

A.B. ANCHOR BOLT (S)
A.C. ASPHALT CONCRETE PAVING
ACQU. 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
@

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
C.E. CEMENT
CEM PLAS. CEMENT PLASTER
C.L. 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. COUNTERSINK
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
ELEV. ELEVATOR
ELEV. ELEVATION
ENCL. ENCLOSURE
EQ. EQUAL
EQUIP. EQUIPMENT
E.W.W.M. ELECTRIC WELDED WIRE MESH

EXP.N. 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.HWS. FLAT HEAD WOOD SCREW
FIN. FINISH
FIXT. FIXTURE
FLASH. FLASHING
FLR. FLOOR
FLRGC. 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
FTG. FOOTING

GA. GAUGE
GALV. GALVANIZED
G.I. GALVANIZED IRON (STEEL)
GUN. GUNITE
GYPS. 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. MECH.
MECH. MECHANICAL
MEMB. MEMBRANE
MET. METAL
MFG. MANUFACTURER
M.H. MAIN HOLE
MIN. MINIMUM
MIR. MIRROR
M.O. MASONRY OPENING
MTG. MOUNTING
METAL

N. NORTH
NAT. NATURAL
N.I.C. NOT IN CONTRACT
NO. NUMBER
NOT TO SCALE

O. OVER
O.C. ON CENTER
O.D. OVERFLOW DRAIN
OPP. OPPOSITE
OV. OVEN
OVHD. OVERHEAD

PB. PUSHBUTTON
PC. FULL 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
RISER
R.A.G. RETURN AIR GRILLE
ROAD
R.D. ROOF DRAIN
RDWD. REDWOOD
REC EP RECESSED ELECTRICAL PANEL
REC FE RECESSED FIRE EXTINGUISHER
RECP. RECEPTACLE
REF. REFERENCE
REF. REFRIGERATOR
REGISTER
REINF. REINFORCEMENT
REQD. REQUIRED
RES. FLR. RESILIENT FLOORING
RET. RETAINING
RF. ROOF
RF'G. ROOFING
ROOM
RO. ROUGH
ROUGH OPENING
RUB. RUBBER
R.B. RUBBER (RESILIENT) BASE

S. SOUTH
S.C. SOLID CORE
S.D. STORM DRAIN
SHT. SHEET
SHT.3 SHEATHING
SIM. SIMILAR
SKP. SHELF AND POLE
SPEC.S. SPECIFICATIONS
SPRKL. SPRINKLER
SQ. IN. SQUARE INCH
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
VINYL TILE
V. VINYL

W. WEST
WITH
W. WATER CLOSET
WD. WOOD
W. WIDE FLANGE (STEEL)
W.G. WIRE GLASS
W.H. WATER HEATER
WROUGHT IRON
W/O. WITHOUT
WP. WATERPROOFING
WS. WEATHERSTRIPPING
W.S.P. WET STANDPIPE
WT. WEIGHT
YD. YARD

PROPOSED PARCEL A:
THAT PORTION OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS PARCELS 1, 2 AND 3 IN INSTRUMENT NO. 2017-0753404 RECORDED JULY 06, 2017 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LAND DESCRIBED IN INSTRUMENT NO. 2017-0753405 ON FILE IN THE OFFICE OF SAID REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY AND TOGETHER WITH THAT PORTION OF LAND DESCRIBED IN INSTRUMENT NO. 2017-0753403 ON FILE IN THE OFFICE OF SAID REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2017-0753403 AS 65.00 FEET; THENCE SOUTH 00° 00' 00" WEST 70° 14' FEET; THENCE NORTH 90° 00' 00" EAST 38.00 FEET; THENCE SOUTH 00° 00' 00" EAST 132.62 FEET; THENCE SOUTH 78° 41' 02" EAST 24.37 FEET; THENCE SOUTH 33° 41' 02" EAST 16.96 FEET; THENCE SOUTH 11° 18' 58" WEST 96.57 FEET TO THE SOUTHERLY LINE OF SAID LOT 4. EXCEPT THAT PORTION LYING EASTERLY OF THE LAND DESCRIBED IN INSTRUMENT NO. 2017-0753403 RECORDED JULY 06, 2017 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT IN A LINE DESCRIBED IN SAID INSTRUMENT NO. 2017-0753404 AS BEING THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 4 OF TRACT NUMBER 1368, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 18, PAGE 78 OF MAPS, IN THE OFFICE OF THE SAID COUNTY RECORDER, WITH A LINE PARALLEL WITH AND DISTANT WESTERLY 27.35 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 4; THENCE NORTH 00° 00' 00" EAST 477.71 FEET MORE OR LESS TO A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,040 FEET, SAID CURVE BEING CONCENTRIC WITH THAT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,100 FEET IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1308 IN THE DEGREE OF CONDEMNATION ENTERED IN THE SUPERIOR COURT OF LOS ANGELES COUNTY CASE NO. 569785, A CERTIFIED COPY OF WHICH WAS RECORDED ON APRIL 06, 1951 AS INSTRUMENT NUMBER 2757 IN BOOK 35990 PAGE 167 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY, PERPENDICULAR TO SAID LAST MENTIONED COURSE, NORTH 90° 00' 00" EAST 127.24 FEET TO THE MOST EASTERLY LINE OF LAND DESCRIBED IN SAID INSTRUMENT NO. 2017-0753404.
ALSO EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2017-0753403 AS 65.00 FEET; THENCE SOUTH 00° 00' 00" WEST 70° 14' FEET; THENCE NORTH 90° 00' 00" EAST 38.00 FEET; THENCE SOUTH 00° 00' 00" EAST 132.62 FEET; THENCE SOUTH 78° 41' 02" EAST 24.37 FEET; THENCE SOUTH 33° 41' 02" EAST 16.96 FEET; THENCE SOUTH 11° 18' 58" WEST 96.57 FEET TO THE SOUTHERLY LINE OF SAID LOT 4.

PROPOSED PARCEL B:
THAT PORTION OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS PARCELS 1, 2 AND 3 IN INSTRUMENT NO. 2017-0753404 RECORDED JULY 06, 2017 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY, LYING EASTERLY OF THE LAND DESCRIBED IN INSTRUMENT NO. 2017-0753403 RECORDED JULY 06, 2017 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT IN A LINE DESCRIBED IN SAID INSTRUMENT NO. 2017-0753403 AS BEING THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 4 OF TRACT NUMBER 1368, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 18, PAGE 78 OF MAPS, IN THE OFFICE OF THE SAID COUNTY RECORDER, WITH A LINE PARALLEL WITH AND DISTANT WESTERLY 27.35 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 4; THENCE NORTH 00° 00' 00" EAST 477.71 FEET MORE OR LESS TO A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,040 FEET, SAID CURVE BEING CONCENTRIC WITH THAT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,100 FEET IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1308 IN THE DEGREE OF CONDEMNATION ENTERED IN THE SUPERIOR COURT OF LOS ANGELES COUNTY CASE NO. 569785, A CERTIFIED COPY OF WHICH WAS RECORDED ON APRIL 06, 1951 AS INSTRUMENT NUMBER 2757 IN BOOK 35990 PAGE 167 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY, PERPENDICULAR TO SAID LAST MENTIONED COURSE, NORTH 90° 00' 00" EAST 127.24 FEET TO THE MOST EASTERLY LINE OF LAND DESCRIBED IN SAID INSTRUMENT NO. 2017-0753404.

PROPOSED PARCEL C:
THAT PORTION OF LAND DESCRIBED IN INSTRUMENT NO. 2017-0753403 OF OFFICIAL RECORDS IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS PARCEL 1 IN SAID INSTRUMENT NO. 2017-0753403 OF OFFICIAL RECORDS RECORDED JULY 06, 2017 ON FILE IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF THE COUNTY OF LOS ANGELES, CALIFORNIA, EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2017-0753403 AS 65.00 FEET; THENCE SOUTH 00° 00' 00" WEST 70° 14' FEET; THENCE NORTH 90° 00' 00" EAST 38.00 FEET; THENCE SOUTH 00° 00' 00" EAST 132.62 FEET; THENCE SOUTH 78° 41' 02" EAST 24.37 FEET; THENCE SOUTH 33° 41' 02" EAST 16.96 FEET; THENCE SOUTH 11° 18' 58" WEST 96.57 FEET TO THE SOUTHERLY LINE OF SAID LOT 4. TOGETHER WITH THAT PORTION OF LAND DESCRIBED IN SAID INSTRUMENT NO. 2017-0753404, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2017-0753403 AS 65.00 FEET; THENCE SOUTH 00° 00' 00" WEST 70° 14' FEET; THENCE NORTH 90° 00' 00" EAST 38.00 FEET; THENCE SOUTH 00° 00' 00" EAST 132.62 FEET; THENCE SOUTH 78° 41' 02" EAST 24.37 FEET; THENCE SOUTH 33° 41' 02" EAST 16.96 FEET; THENCE SOUTH 11° 18' 58" WEST 96.57 FEET TO THE SOUTHERLY LINE OF SAID LOT 4.

LEGAL DESCRIPTION 9

SHEET INDEX 6

PROJECT DIRECTORY 2

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 37,049 SQUARE FEET OF RETAIL AND RESTAURANT COMMERCIAL SPACE. THE PROJECT INCLUDES 650,996 SQUARE FEET OF FLOOR AREA AND 1,385 PARKING SPACES. THE MIXED-USE APARTMENT BUILDING IS COMPRISED OF FIVE (5) LEVELS OF TYPE IIA APARTMENT UNITS, OVER ONE (1) LEVEL OF TYPE IIA APARTMENT UNITS, OVER ONE (1) LEVEL OF RETAIL AND RESTAURANT COMMERCIAL SPACE AND APARTMENT UNITS, OVER ONE (1) LEVEL OF TYPE IIA PARKING AND APARTMENT UNITS, OVER 2 LEVELS OF SUBTERRANEAN PARKING.

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

(1) 2.93 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 10 FEET

PROJECT DESCRIPTION 3



VICINITY MAP 4

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

SHEET GRID SYSTEM 8

SYMBOLS 19

ABBREVIATIONS 15

MARMOL RADZINER

MVE
+ PARTNERS
OLIN

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

DESIGN ARCHITECT
MARMOL RADZINER
12210 NEBRASKA AVENUE
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LANDSCAPE ARCHITECT
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LOS ANGELES, CA 90036
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CIVIL ENGINEER
KPF
700 S. FLOWER STREET
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MEP ENGINEER
TKISC
515 S. FIGUEROA STREET
SUITE 1400
LOS ANGELES, CA 90071
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GEOTECHNICAL ENGINEER
GEOCON
3303 N. SAN FERNANDO BOULEVARD
SUITE 100
BURBANK, CA 91504
TEL: (818) 941-8388

PARKING CONSULTANT
PARKING DESIGN GROUP
5150 EAST PACIFIC COAST HIGHWAY
SUITE 200
LONG BEACH, CA 90804
TEL: (714) 722-1586

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

THE RESIDENCES AT
SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

COVER SHEET

2019107

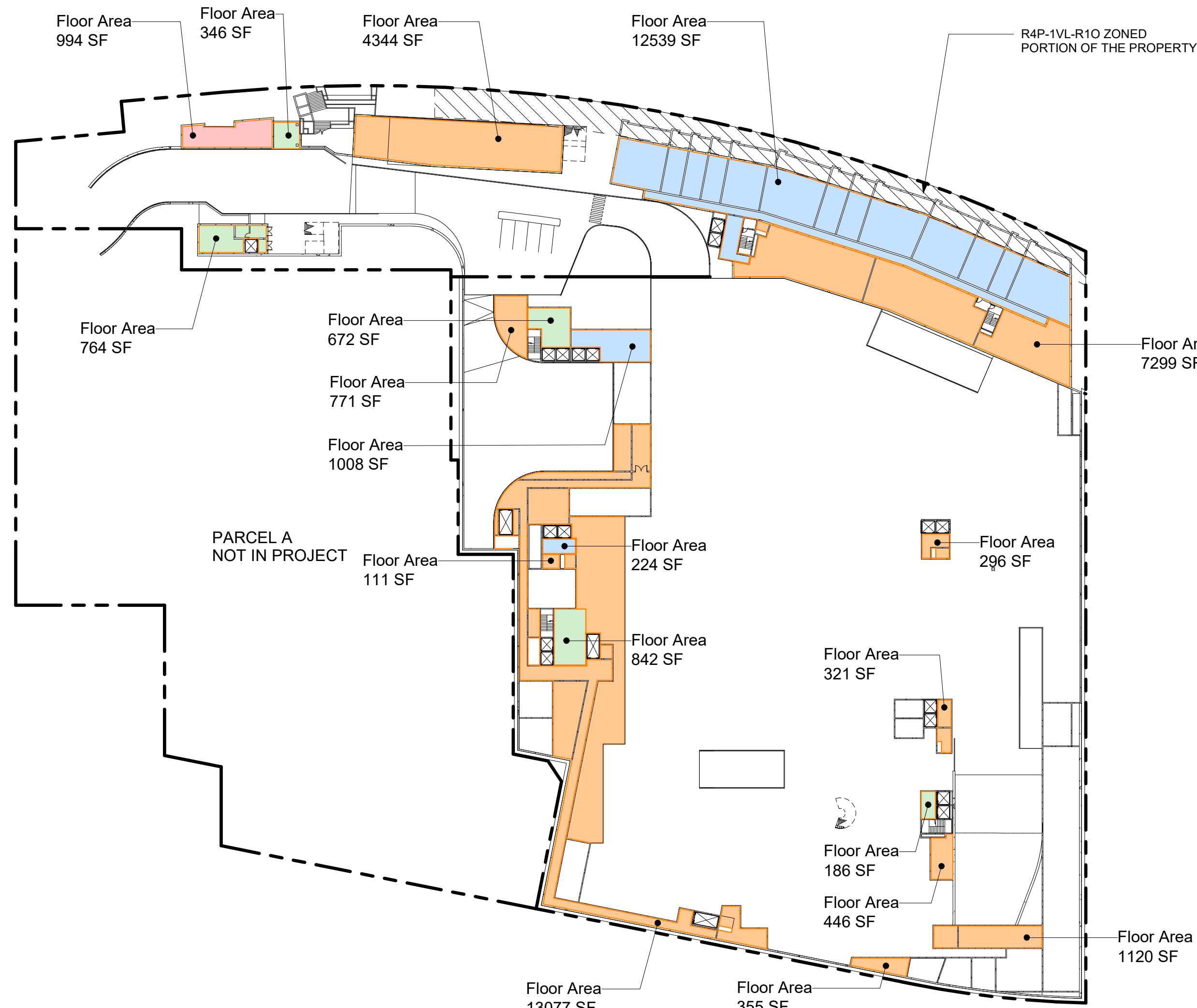
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PARKING LEVEL P3

1/64" = 1'-0"

14



PARKING LEVEL P1

1/64" = 1'-0"

6

FLOOR AREA LEGEND

2

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



PARKING LEVEL P2

1/64" = 1'-0"

8

PROJECT FLOOR AREA SCHEDULE

4

PROJECT FLOOR AREA SCHEDULE	
LEVEL	AREA
RESIDENTIAL AMENITY / BACK OF HOUSE	
PARKING LEVEL P3	4,812 SF
PARKING LEVEL P2	3,882 SF
PARKING LEVEL P1	28,140 SF
PODIUM LEVEL 1	10,672 SF
LEVEL 2	11,246 SF
LEVEL 3	1,502 SF
LEVEL 4	210 SF
LEVEL 5	210 SF
LEVEL 6	210 SF
LEVEL 7	3,266 SF
SUBTOTAL	64,151 SF
COMMERCIAL CIRCULATION / BACK OF HOUSE	
PARKING LEVEL P3	562 SF
PARKING LEVEL P2	1,327 SF
PARKING LEVEL P1	2,810 SF
PODIUM LEVEL 1	4,203 SF
RESTAURANT	
PARKING LEVEL P1	994 SF
PODIUM LEVEL 1	12,574 SF
RETAIL	
PODIUM LEVEL 1	23,475 SF
SUBTOTAL	45,945 SF
RESIDENTIAL	
PARKING LEVEL P3	1,442 SF
PARKING LEVEL P2	2,132 SF
PARKING LEVEL P1	13,770 SF
PODIUM LEVEL 1	82,602 SF
LEVEL 2	64,235 SF
LEVEL 3	107,490 SF
LEVEL 4	82,168 SF
LEVEL 5	79,896 SF
LEVEL 6	57,862 SF
LEVEL 7	49,303 SF
SUBTOTAL	540,900 SF
GRAND TOTAL	650,996 SF



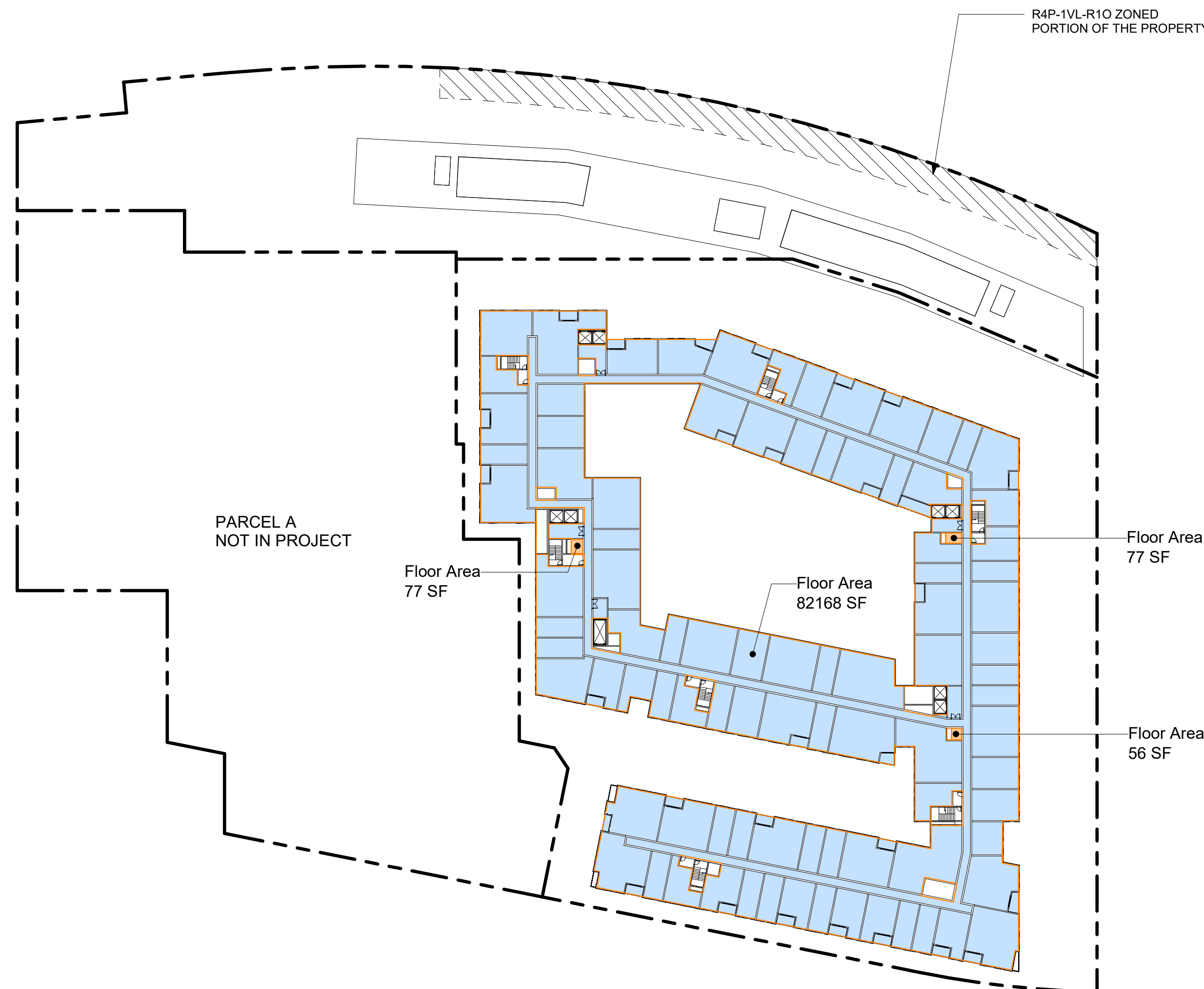
LEVEL 3 1/64" = 1'-0" 14



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

FLOOR AREA LEGEND 2

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



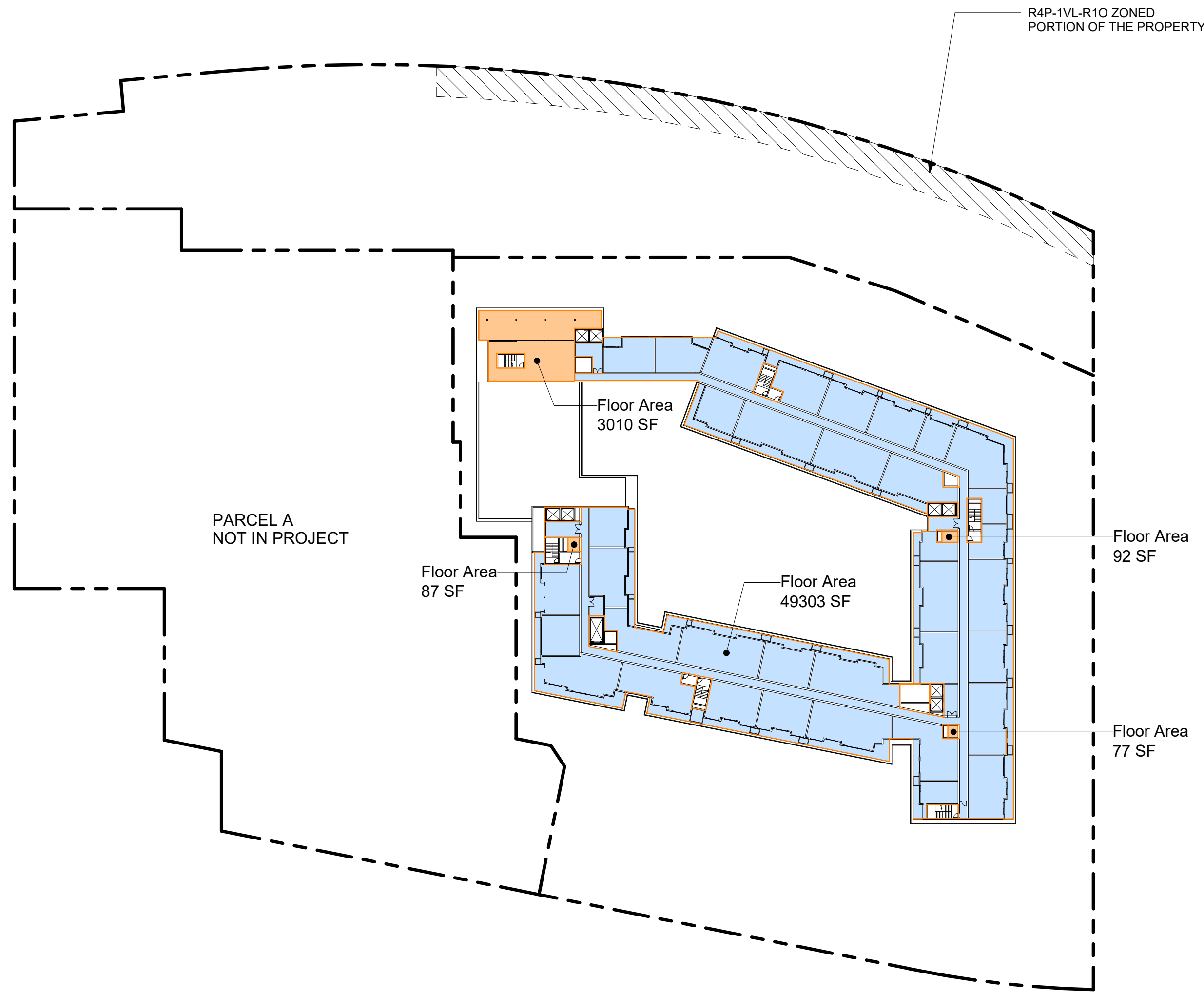
LEVEL 4 1/64" = 1'-0" 16



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

PROJECT FLOOR AREA SCHEDULE 4

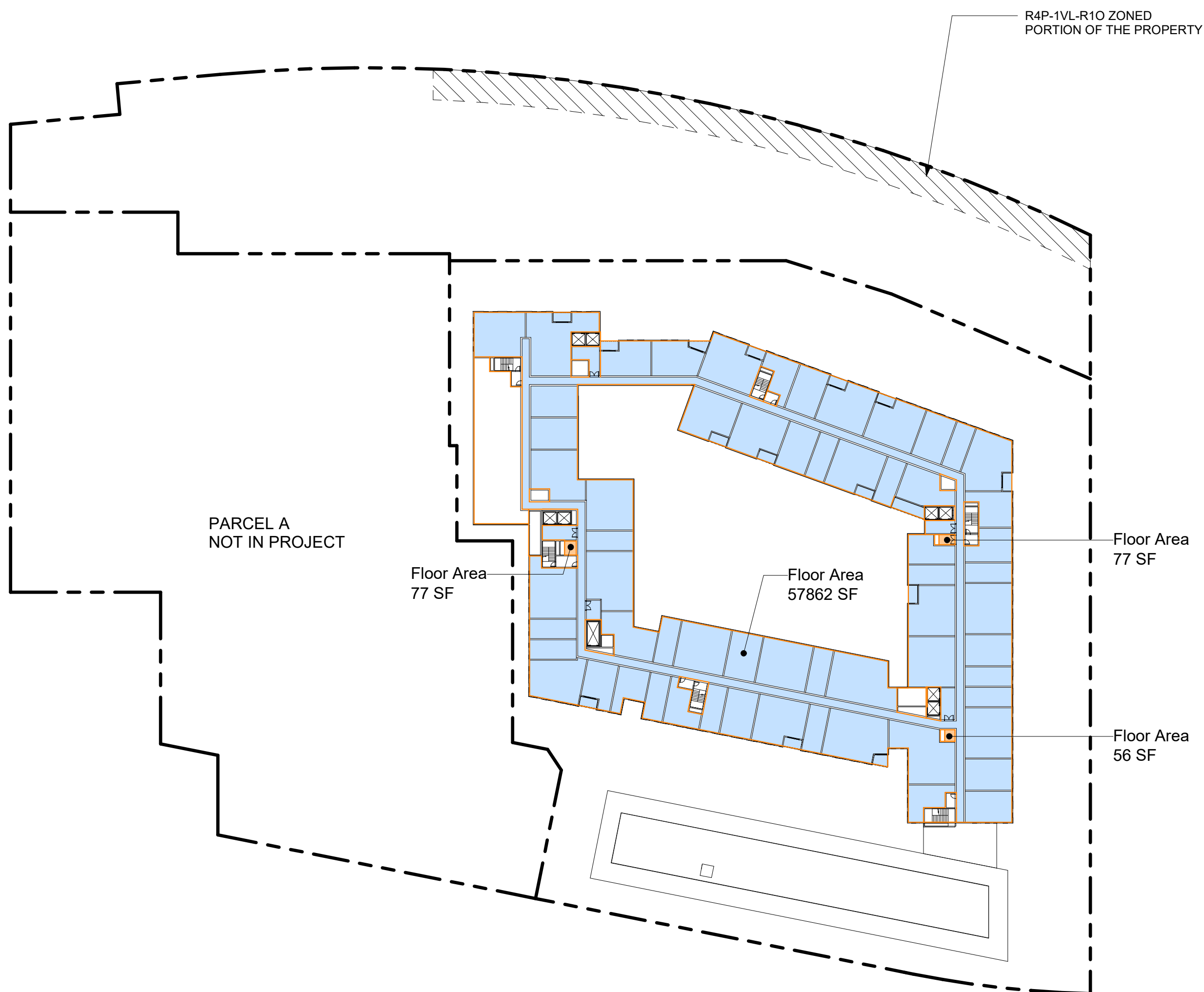
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LEVEL 7 1/64" = 1'-0" 14



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



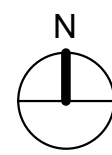
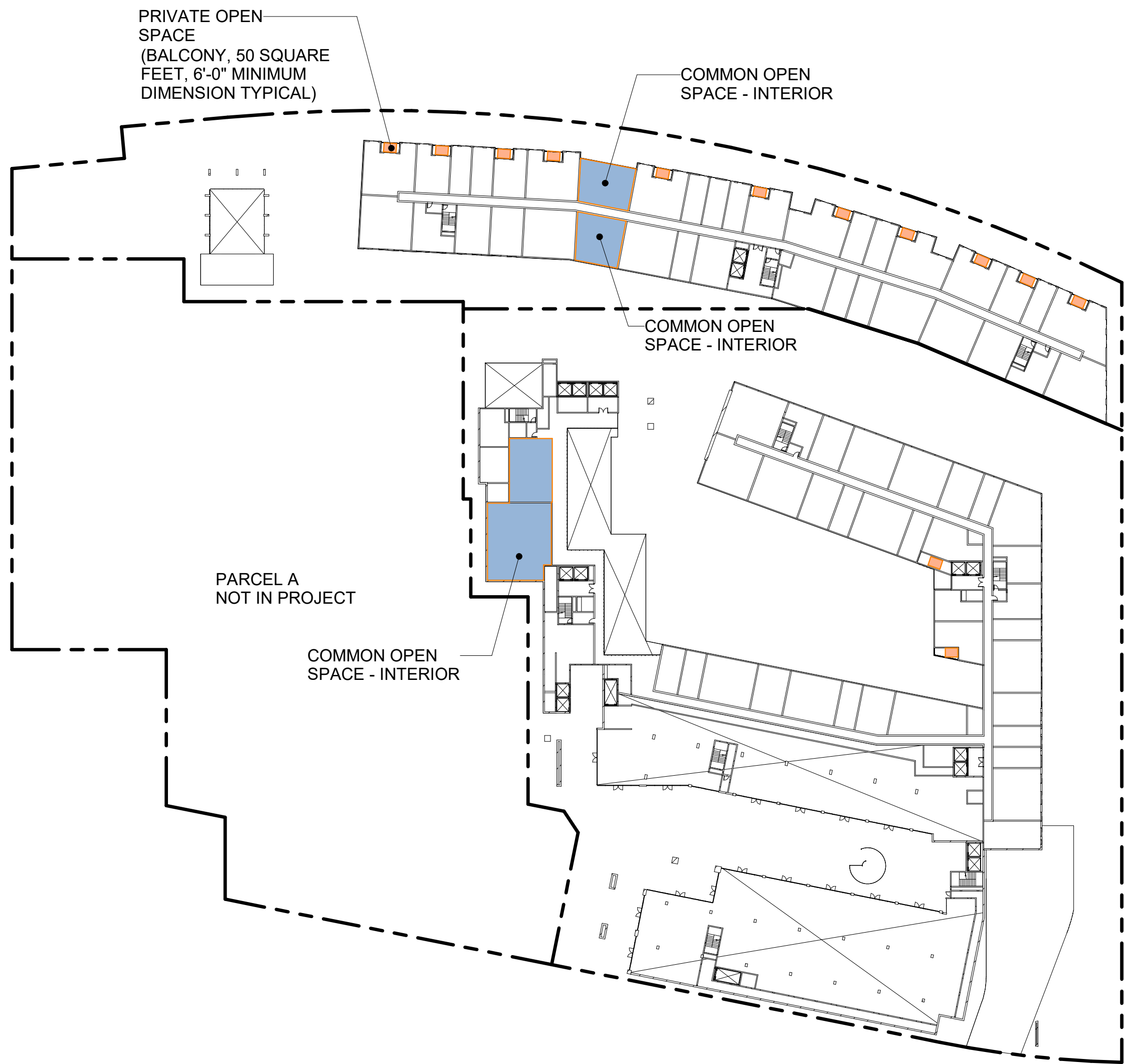
LEVEL 6 1/64" = 1'-0" 8

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

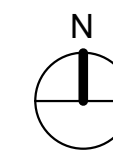
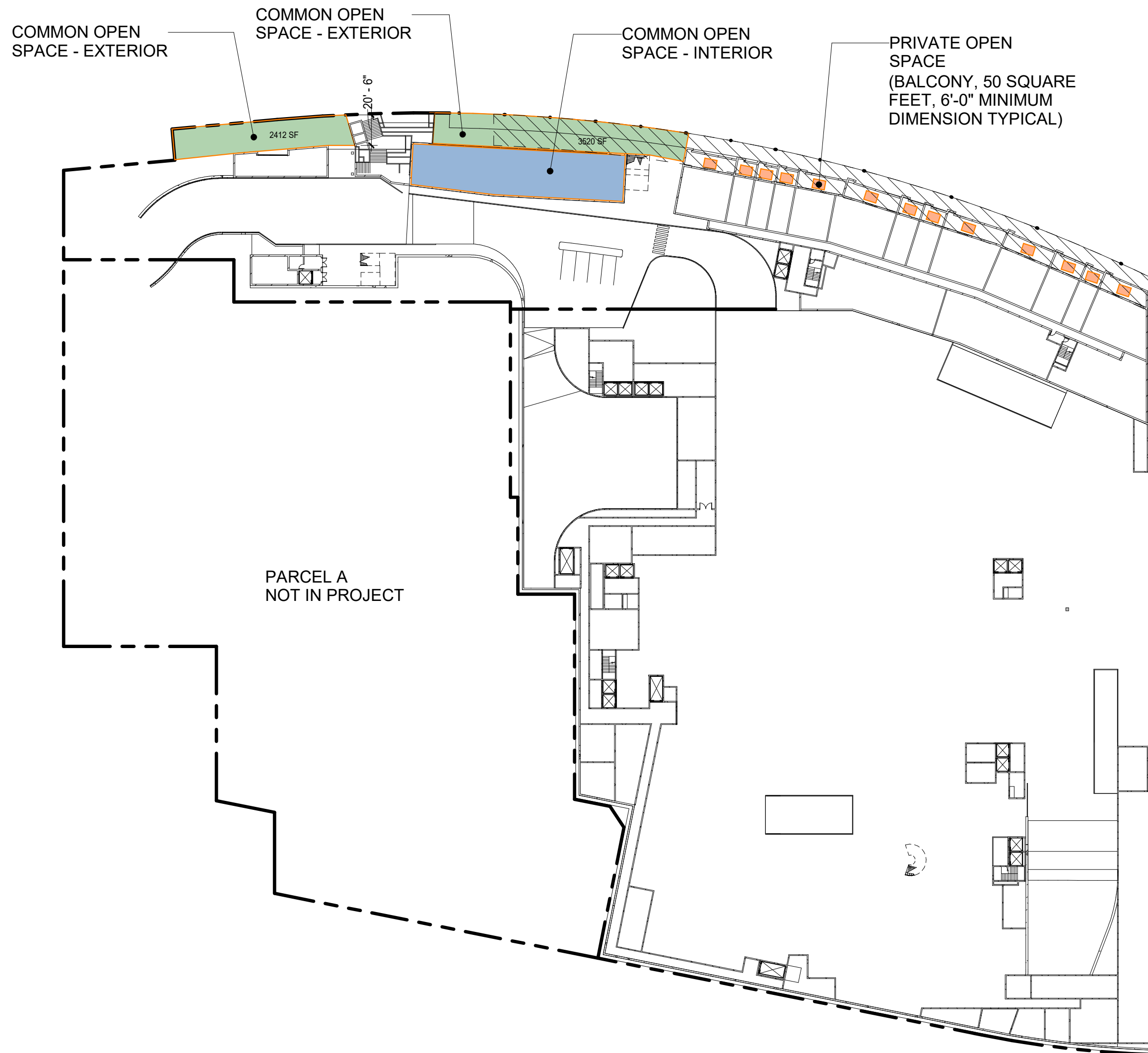
FLOOR AREA LEGEND 2

PROJECT FLOOR AREA SCHEDULE	
LEVEL	AREA
RESIDENTIAL AMENITY / BACK OF HOUSE	
PARKING LEVEL P3	4,812 SF
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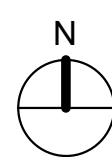
PROJECT FLOOR AREA SCHEDULE 4



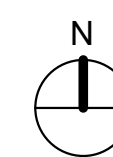
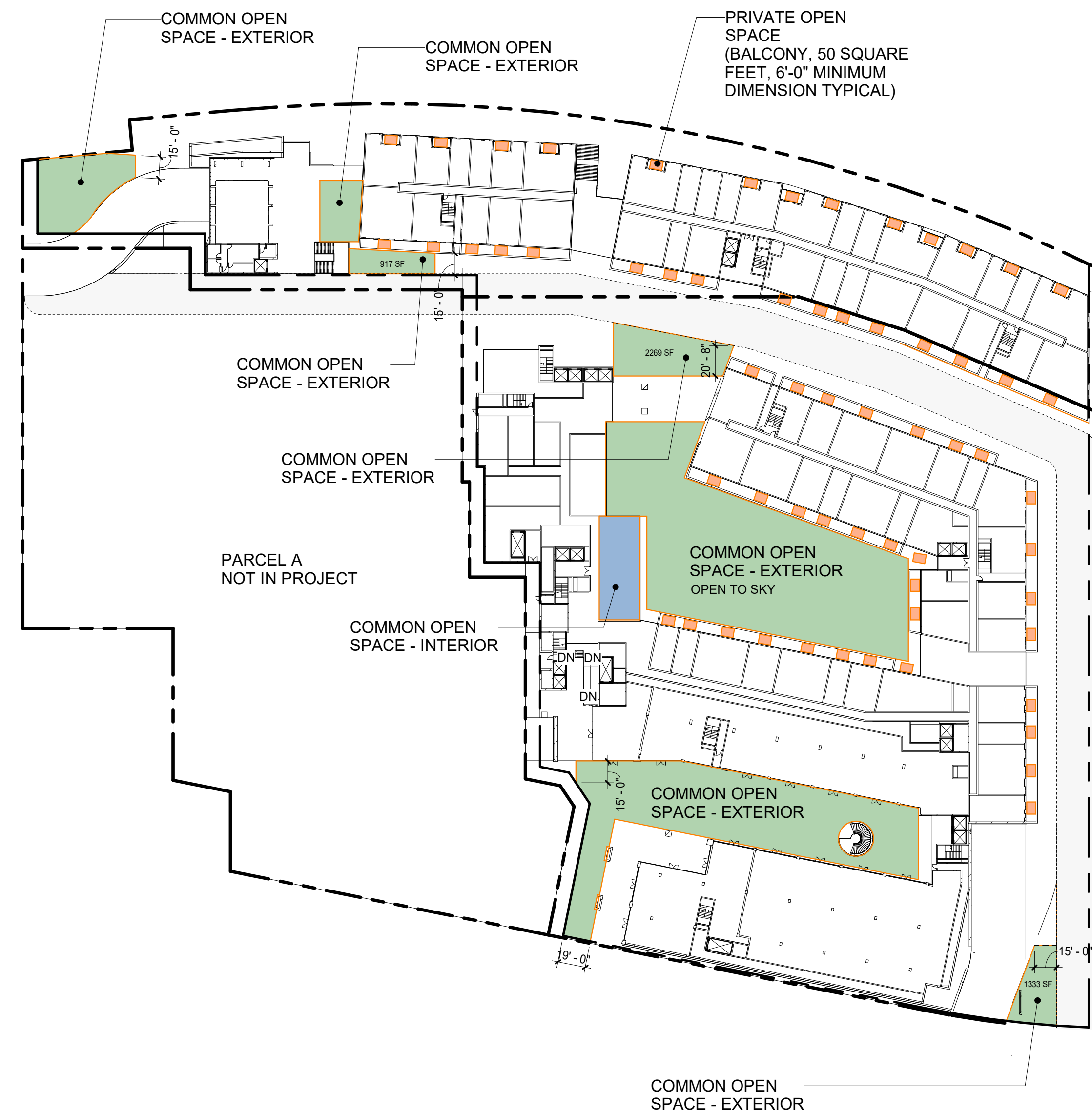
LEVEL 2 1/64" = 1'-0" 14



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



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



PODIUM LEVEL 1 1/64" = 1'-0" 8

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

OPEN SPACE CALCULATION 2

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 LEGEND 3

PROJECT OPEN SPACE AREA SCHEDULE	
LEVEL	AREA
COMMON OPEN SPACE - EXTERIOR	
PARKING LEVEL P1	5,932 SF
PODIUM LEVEL 1	38,346 SF
LEVEL 3	1,916 SF
LEVEL 7	6,325 SF
SUBTOTAL	52,520 SF
COMMON OPEN SPACE - INTERIOR	
PARKING LEVEL P1	4,345 SF
PODIUM LEVEL 1	1,963 SF
LEVEL 2	5,333 SF
LEVEL 3	1,248 SF
LEVEL 7	1,407 SF
SUBTOTAL	14,296 SF
PRIVATE OPEN SPACE	
PARKING LEVEL P1	650 SF
PODIUM LEVEL 1	3,050 SF
LEVEL 2	650 SF
LEVEL 3	2,800 SF
LEVEL 4	1,400 SF
LEVEL 5	1,600 SF
LEVEL 6	750 SF
LEVEL 7	1,650 SF
SUBTOTAL	12,550 SF
GRAND TOTAL	79,366 SF

PROJECT OPEN SPACE AREA SCHEDULE 4

MARMOL RADZINER

MVE
+ PARTNERS
OLIN

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MEP ENGINEER
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LOS ANGELES, CA 90071
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THE RESIDENCES AT
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12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

OPEN SPACE PLANS - LEVEL P1-3

2019107

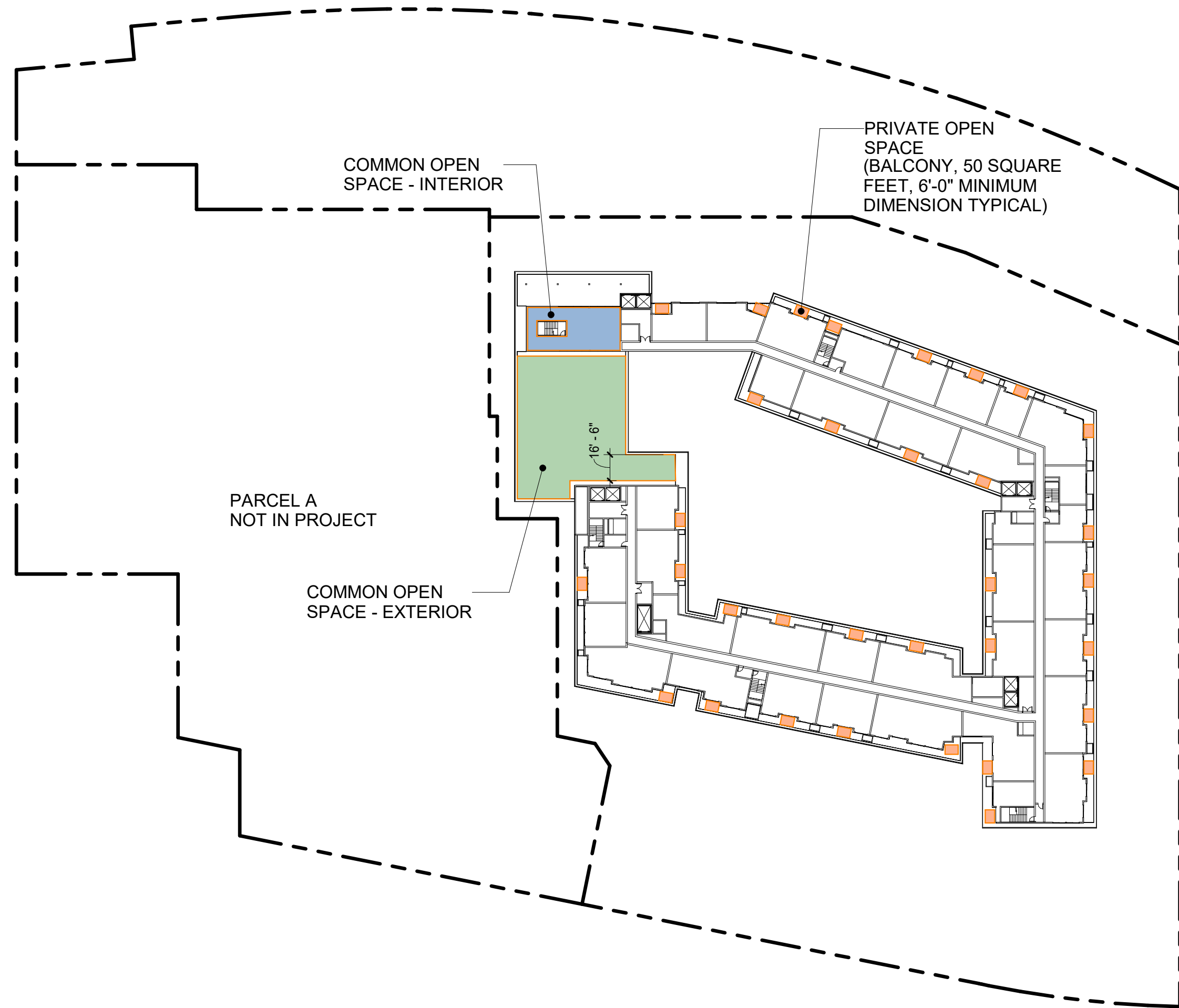
A0.15



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



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



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



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

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

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

OPEN SPACE LEGEND 3

PROJECT OPEN SPACE AREA SCHEDULE	
LEVEL	AREA
COMMON OPEN SPACE - EXTERIOR	
PARKING LEVEL P1	5,932 SF
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LEVEL 3	1,916 SF
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SUBTOTAL	52,520 SF
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SUBTOTAL	14,296 SF
PRIVATE OPEN SPACE	
PARKING LEVEL P1	650 SF
PODIUM LEVEL 1	3,050 SF
LEVEL 2	650 SF
LEVEL 3	2,800 SF
LEVEL 4	1,400 SF
LEVEL 5	1,600 SF
LEVEL 6	750 SF
LEVEL 7	1,650 SF
SUBTOTAL	12,550 SF
GRAND TOTAL	79,366 SF

PROJECT OPEN SPACE AREA SCHEDULE 4

MARMOL
RADZINER

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SUITE 1400
LOS ANGELES, CA 90071
TEL: (949) 751-0811

THE RESIDENCES AT
SPORTSMEN'S LODGE

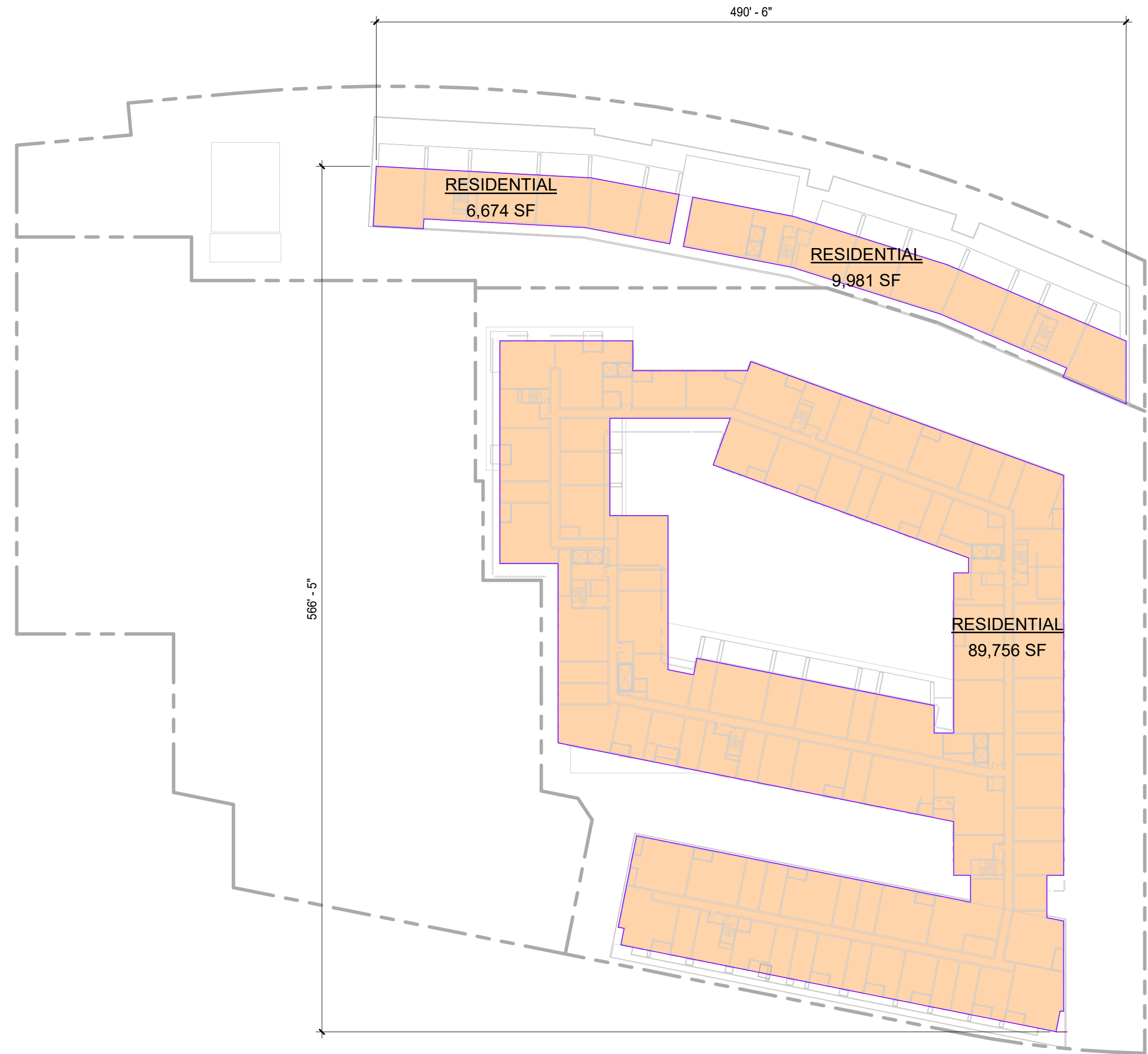
12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

OPEN SPACE PLANS - LEVEL 4-7

2019107

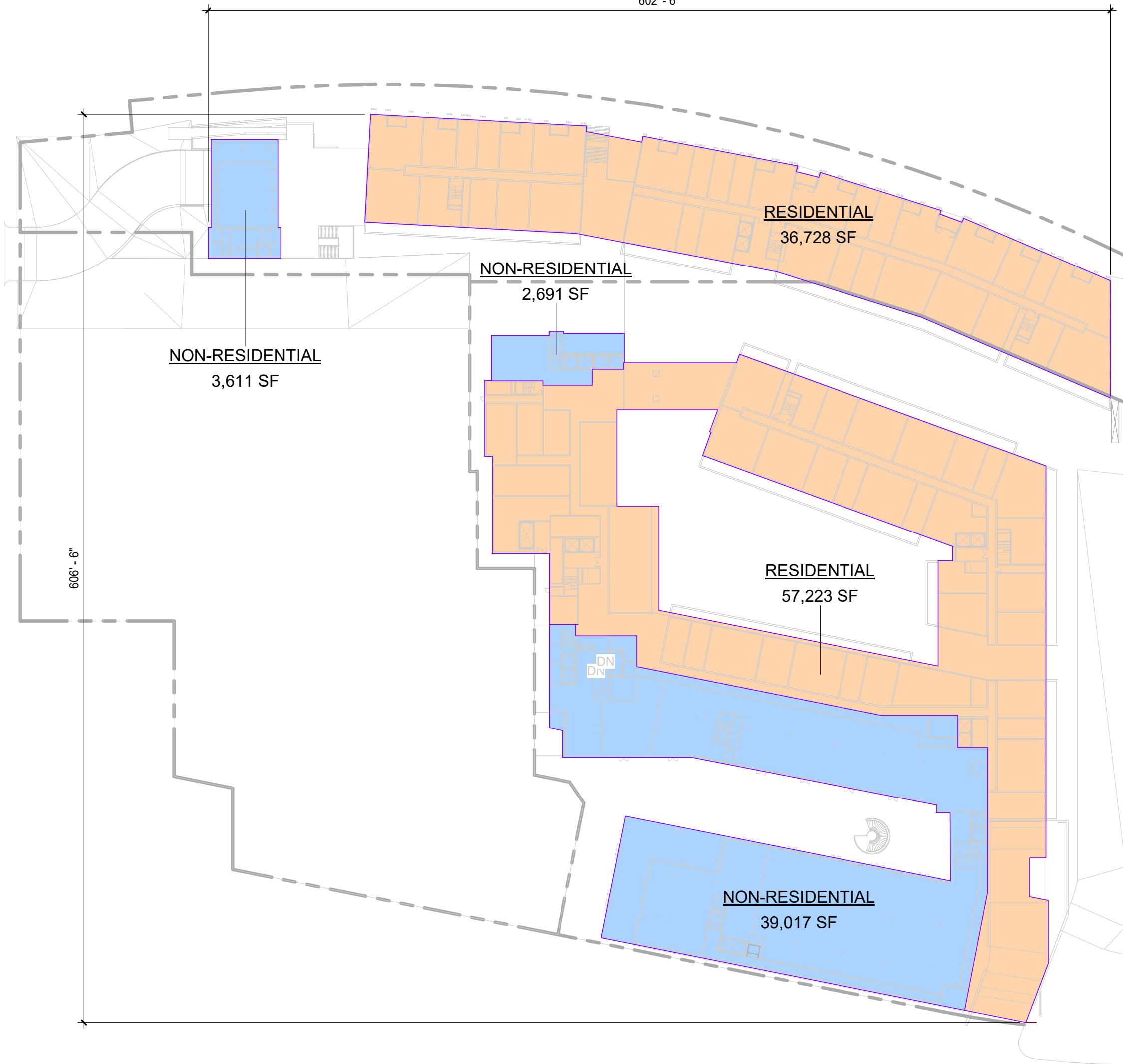
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LEVEL 3

1/64" = 1'-0"

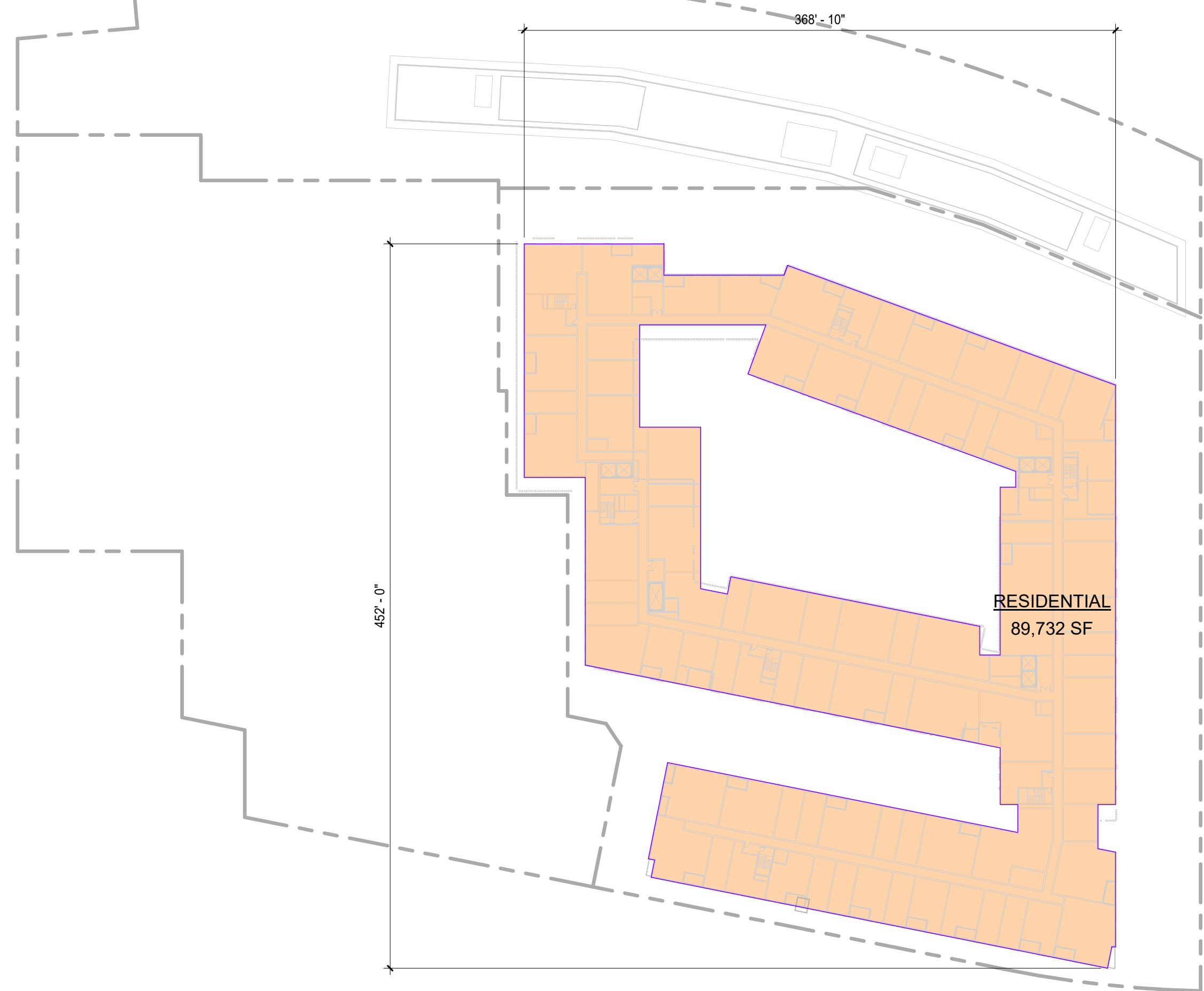
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LEVEL 1

1/64" = 1'-0"

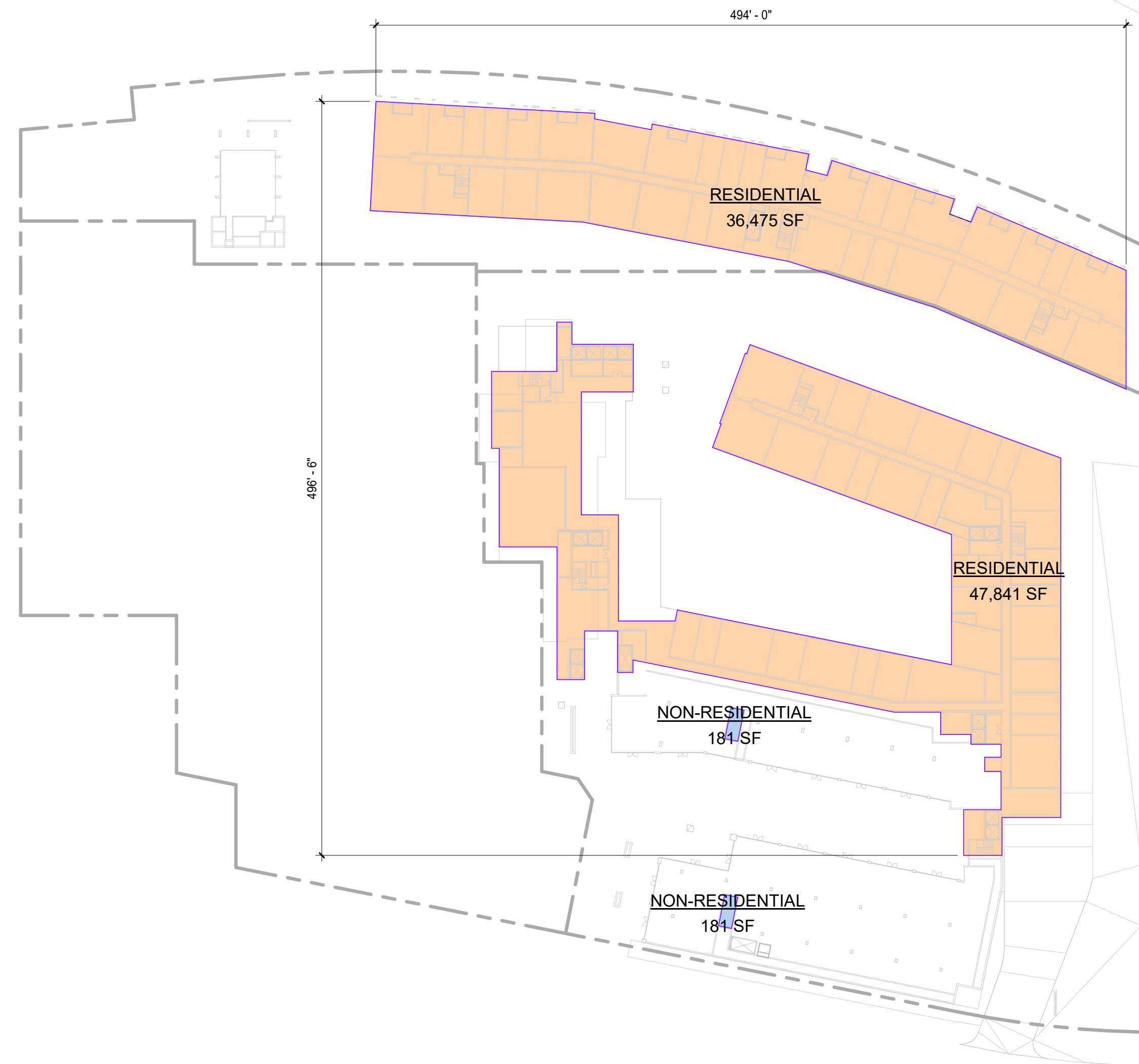
1



LEVEL 4

1/64" = 1'-0"

4



LEVEL 2

1/64" = 1'-0"

2

Floor Area (non-parking)			
	Residential Floor Area (not shared)	Non-residential Floor Area (not shared)	Shared Floor Area
Level P3	6553	1442	
Level P2	5403	3102	
Level P1	21708	5628	
Level 1	93955	45319	
Level 2	86116	383	
Level 3	105411	0	
Level 4	89712	0	
Level 5	85585	0	
Level 6	62408	0	
Level 7	54091	0	
Totals	616758.00	55713.00	672471.00
Ratios	92.71%	8.29%	100.00%

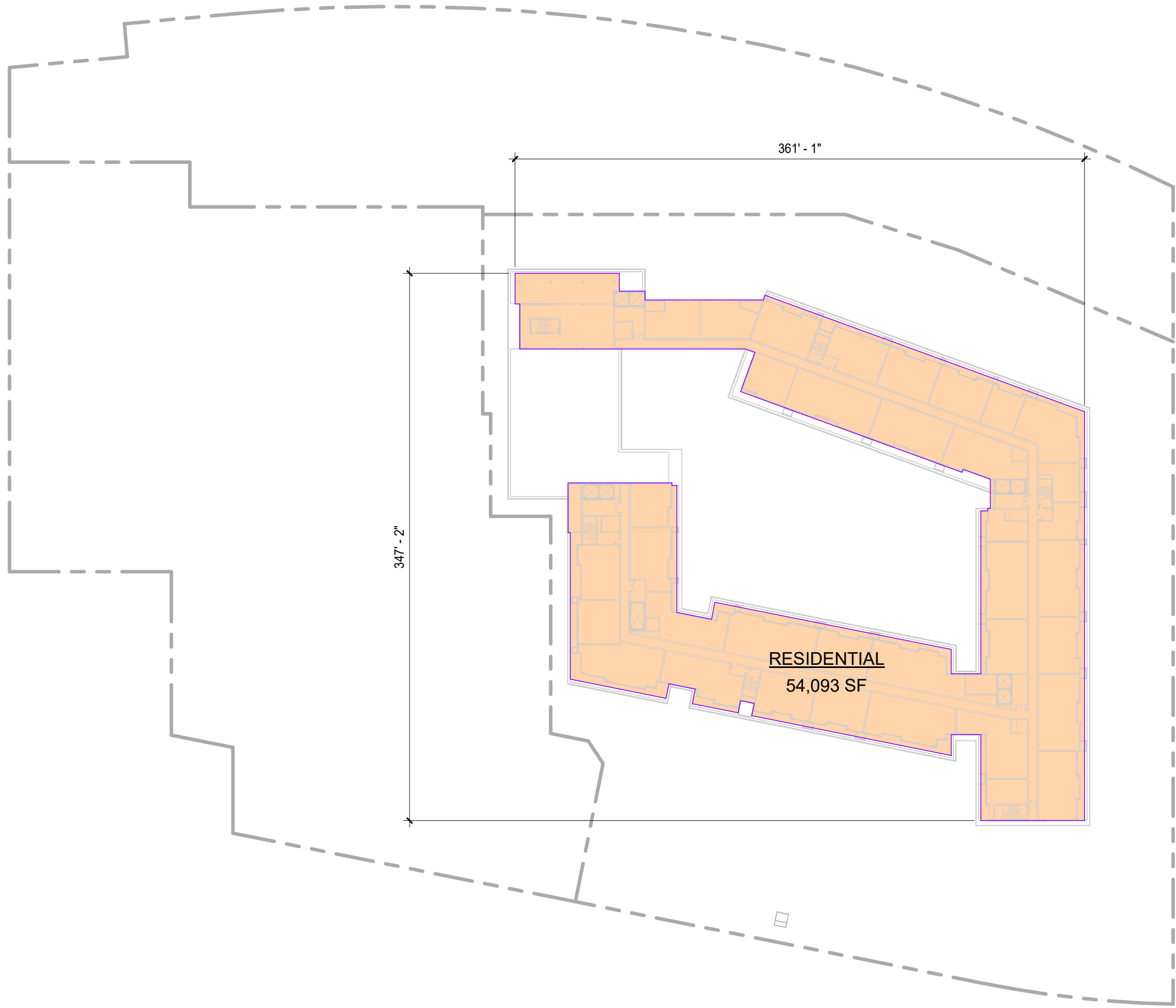
Shared Floor Area (non-parking)			
	Residential Floor Area (not shared)	Non-residential Floor Area (not shared)	Shared Floor Area
Level P3			8026
Level P2			10740
Level P1			3738
Total Shared			22504
	20538.361	1855.64	

Floor Area (parking)			
	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
Level P3	164379	0	0
Level P2	76519	22608	0
Level P1	0	162268	0
Totals	240898.00	232876.00	0

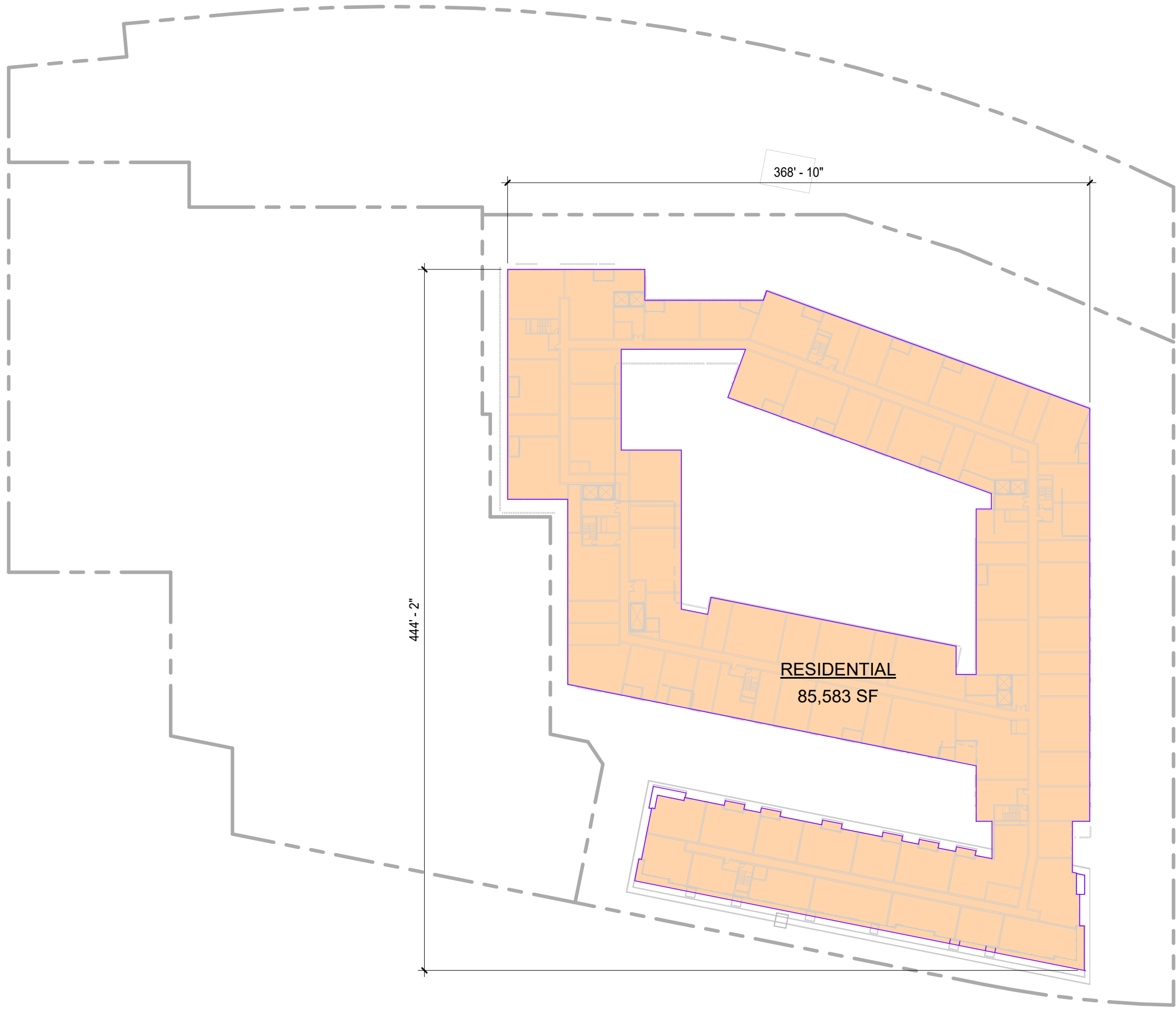
Parking Spaces using shared facilities			
	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Total Qty	730	655	1385
Ratios	52.71%	47.29%	100.00%
	0.00	0.00	

GRAND TOTALS			
	Residential Floor Area	Non-residential Floor Area	Grand Total
Total QTY	676256.361	295214.641	971471.002
Total Ratio	70.14%	30.86%	100.00%

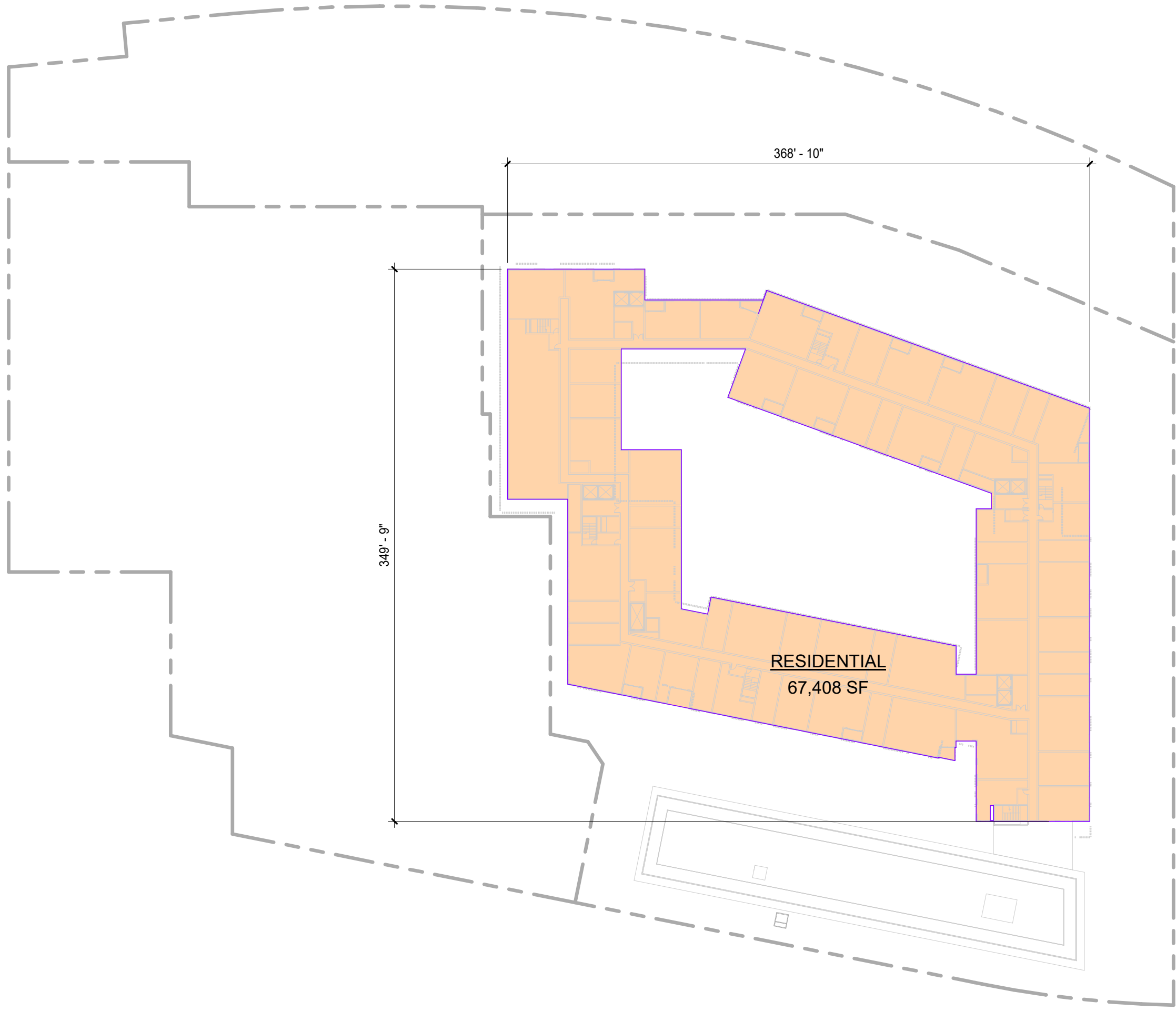
- LEGEND
- NON-RESIDENTIAL
 - NON-RESIDENTIAL PARKING
 - RESIDENTIAL
 - RESIDENTIAL PARKING
 - SHARED



LEVEL 7 1/64" = 1'-0" 3



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



LEVEL 6 1/64" = 1'-0" 2

Floor Area (non-parking)			
	Residential Floor Area (not shared)	Non-residential Floor Area (not shared)	
Level P3	6553	1442	LEAVE BLANK
Level P2	5403	3102	
Level P1	21708	5638	
Level 1	93951	45319	
Level 2	84316	383	
Level 3	106411	0	
Level 4	89712	0	
Level 5	85583	0	
Level 6	67408	0	LEAVE BLANK
Level 7	54093	0	
Totals	616758.00	55793.00	672551.00
Ratios	92.71%	8.29%	100.00%
Shared Floor Area (non-parking)			
	Residential Floor Area (not shared)	Non-residential Floor Area (not shared)	
Level P3	0	8026	LEAVE BLANK
Level P2	0	10740	
Level P1	0	3738	
Total Shared	20588.36	22504	
Floor Area (parking)			
	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
Level P3	164379	0	0
Level P2	76519	22608	0
Level P1	0	31028	0
Totals	240898.00	23796.00	0
Parking Spaces using shared facilities			
	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Total Qty	730	655	1385
Ratios	52.71%	47.29%	100.00%
GRAND TOTALS			
	Residential Floor Area	Non-residential Floor Area	Grand Total
Total QTY	676296.36	25924.46	702220.82
Total Ratio	96.30%	3.70%	100.00%

- LEGEND
- NON-RESIDENTIAL
 - NON-RESIDENTIAL PARKING
 - RESIDENTIAL
 - RESIDENTIAL PARKING
 - SHARED



EXISTING VIEW FROM COLDWATER CANYON BRIDGE LOOKING EAST 14



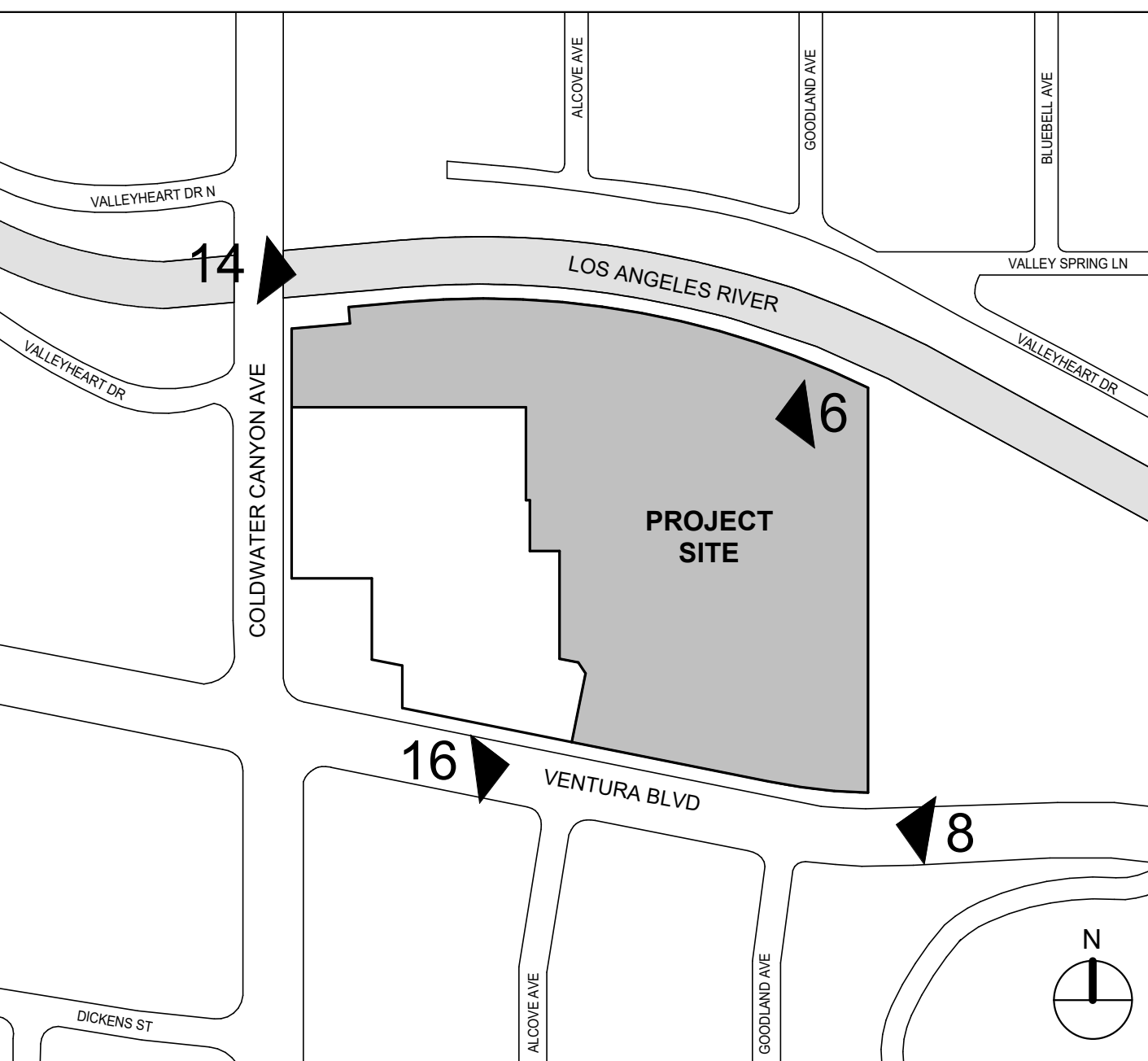
EXISTING VIEW FROM RIVER PATH LOOKING WEST 6



EXISTING VIEW FROM VENTURA LOOKING EAST 16



EXISTING VIEW FROM VENTURA LOOKING WEST 8



EXISTING SITE PHOTOS

2019107

A0.20

THE RESIDENCES AT
SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

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LOS ANGELES, CA 90071
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EXISTING AERIAL VIEW LOOKING NORTH EAST 14



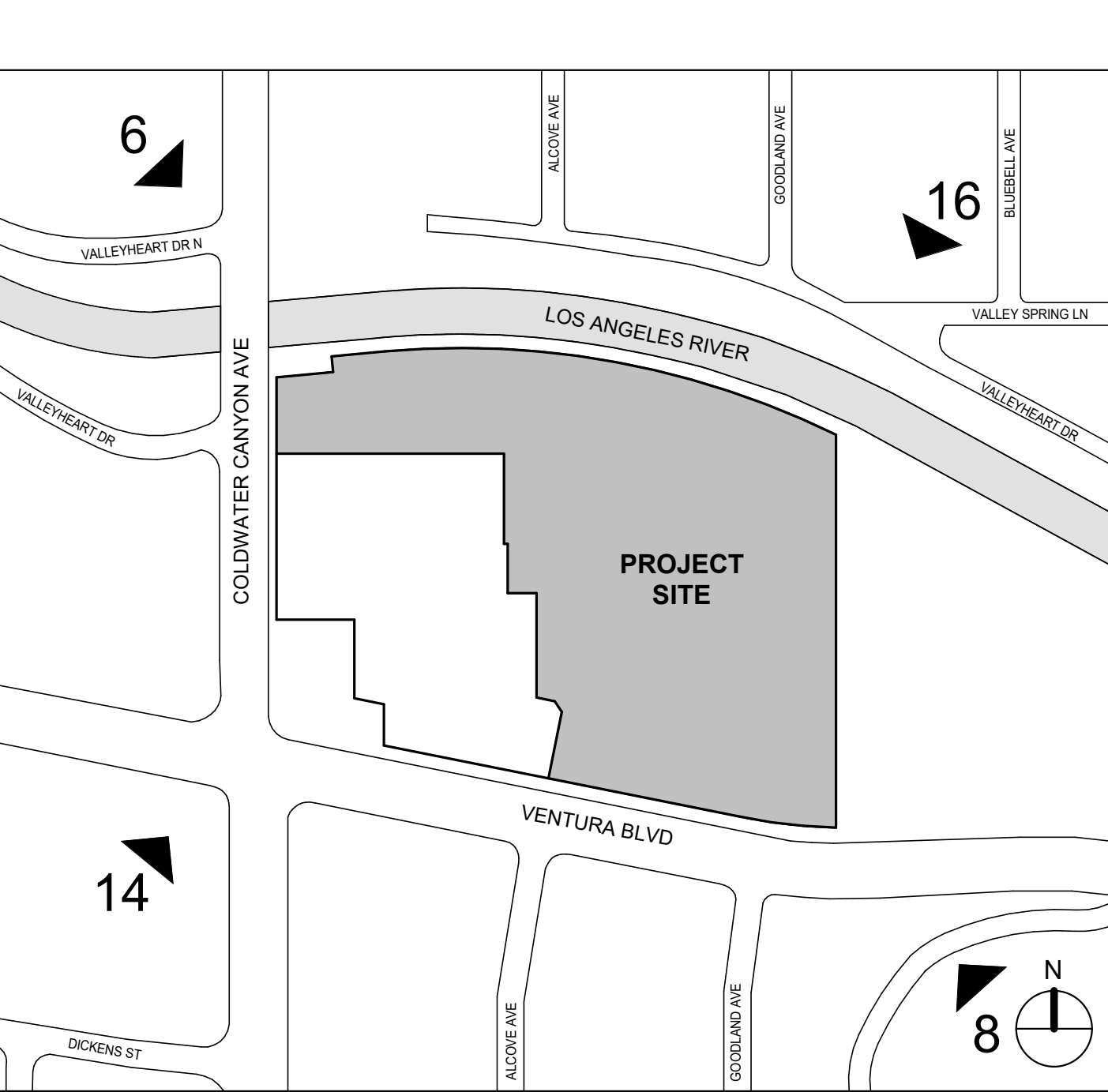
EXISTING AERIAL VIEW LOOKING SOUTH EAST 6



EXISTING AERIAL VIEW LOOKING SOUTH WEST 16



EXISTING AERIAL VIEW LOOKING NORTH WEST 8



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LOS ANGELES, CA 90071
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3715 S. HUNTER STREET
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**THE RESIDENCES AT
SPORTSMEN'S LODGE**
12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

EXISTING AERIAL SITE PHOTOS

2019107
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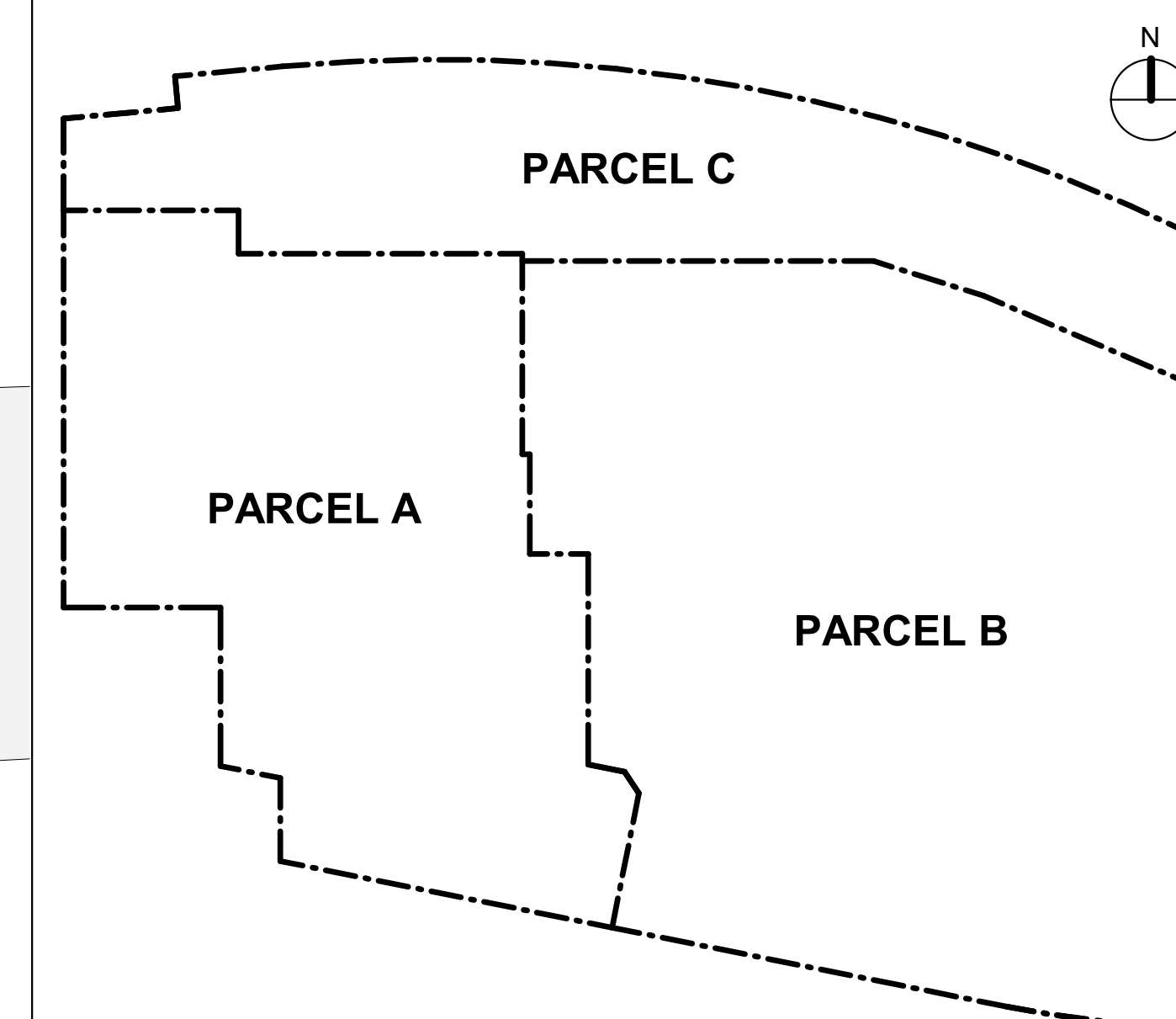
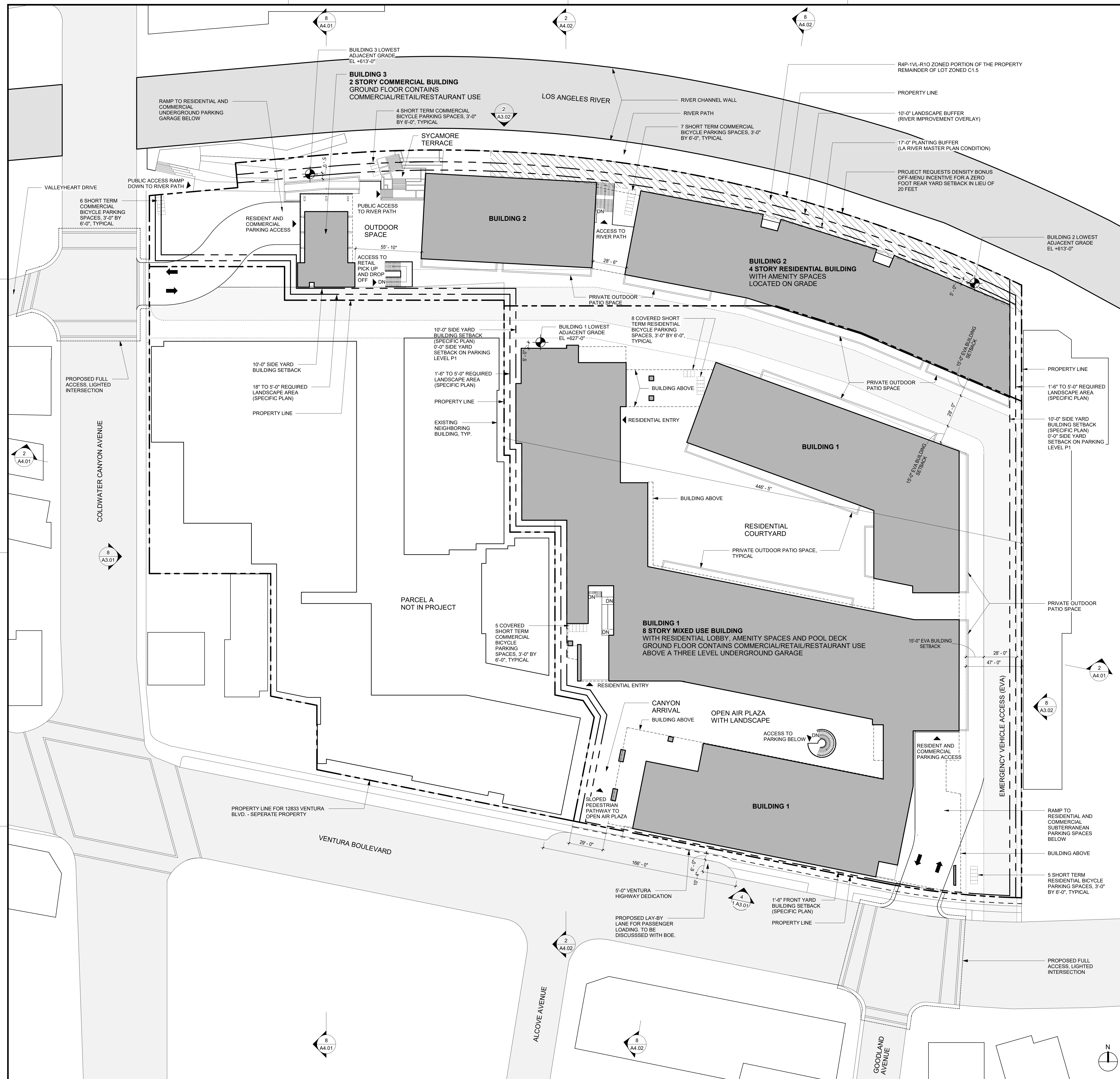
THE RESIDENCES AT SPORTSMEN'S LODGE

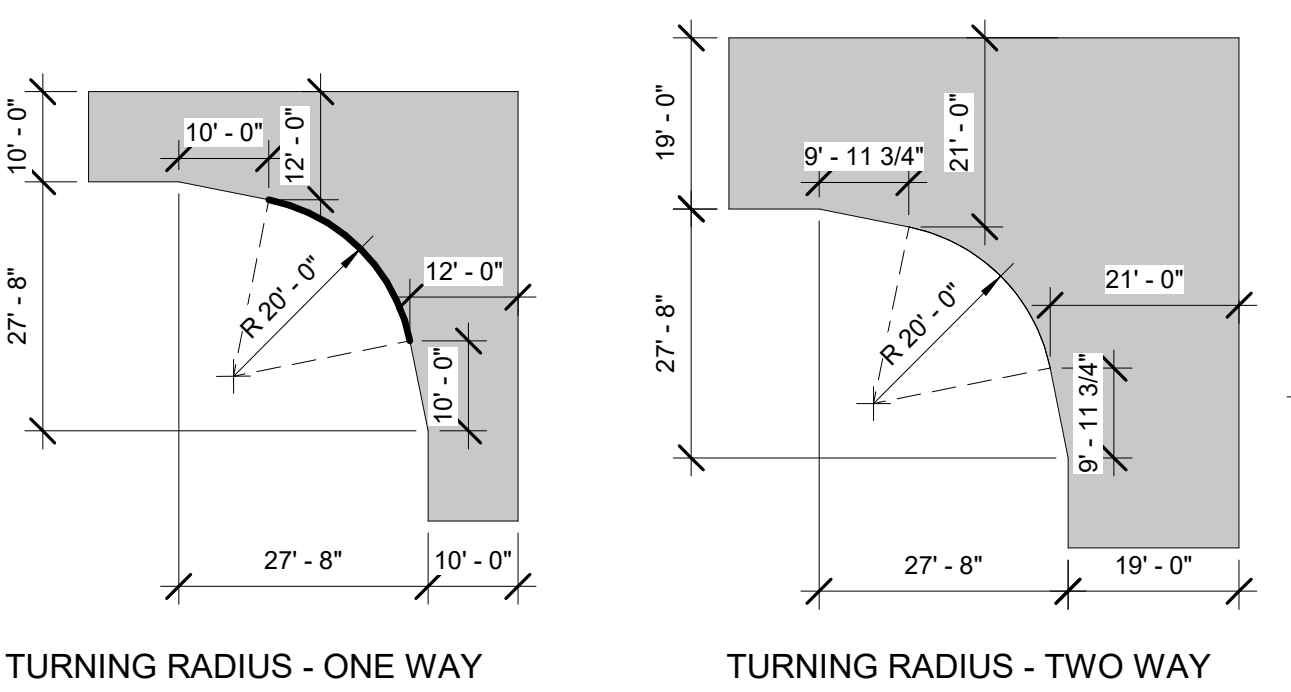
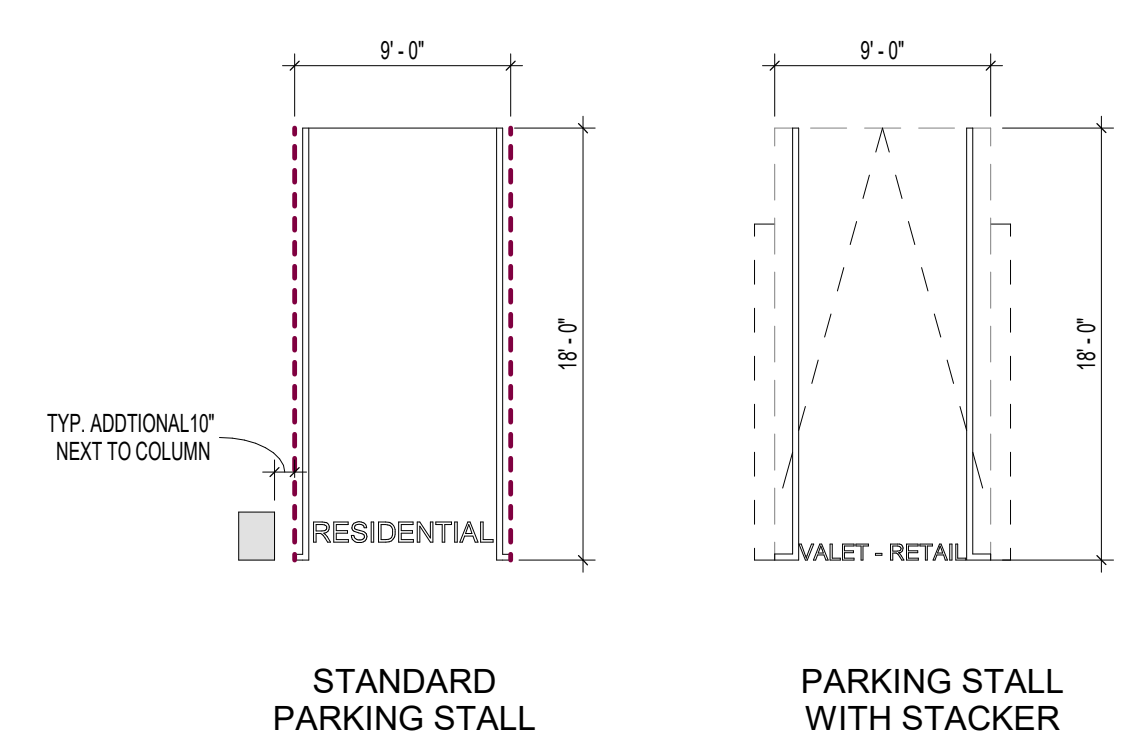
JULY 26, 2021

OVERALL SITE PLAN

2019107

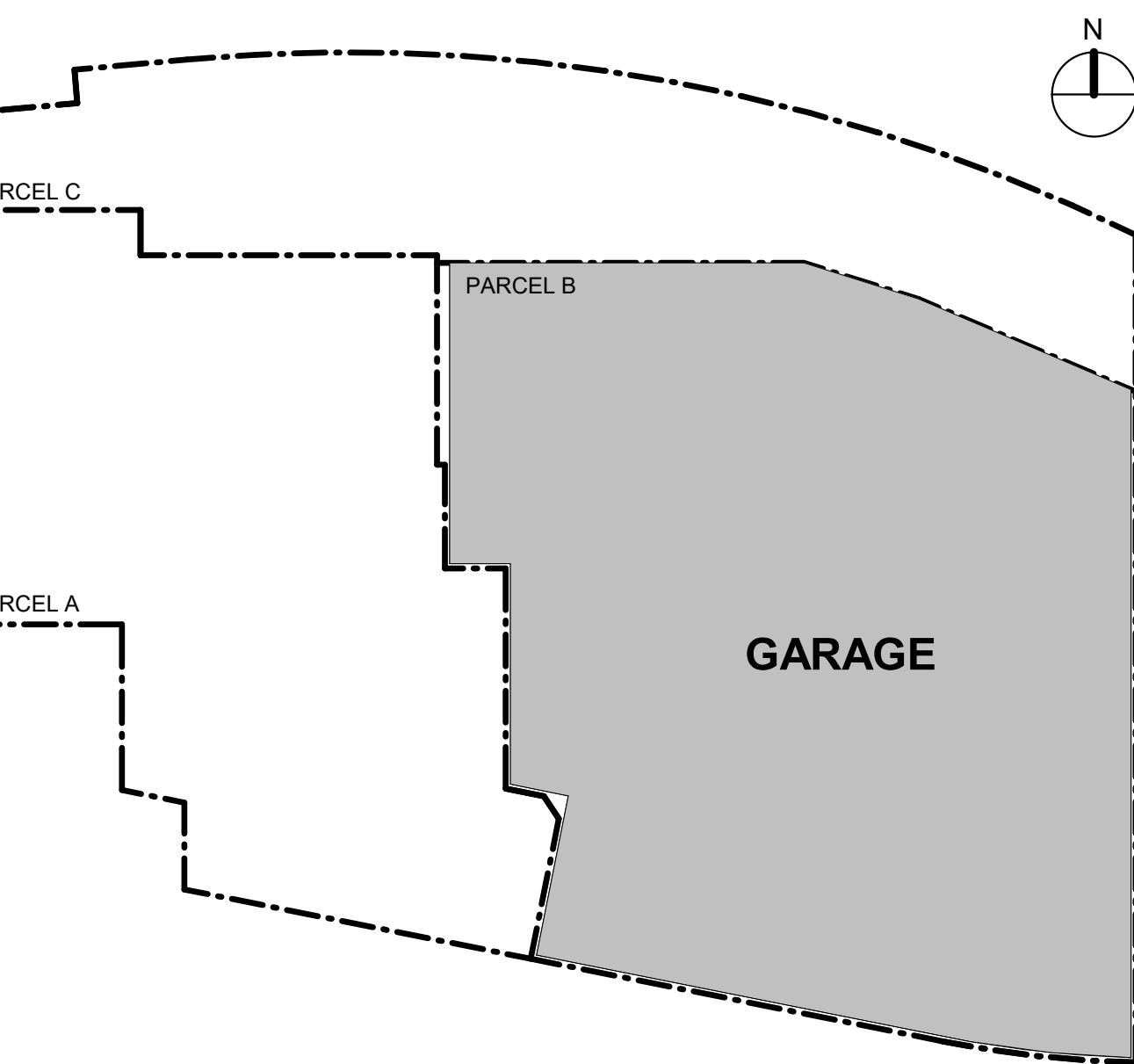
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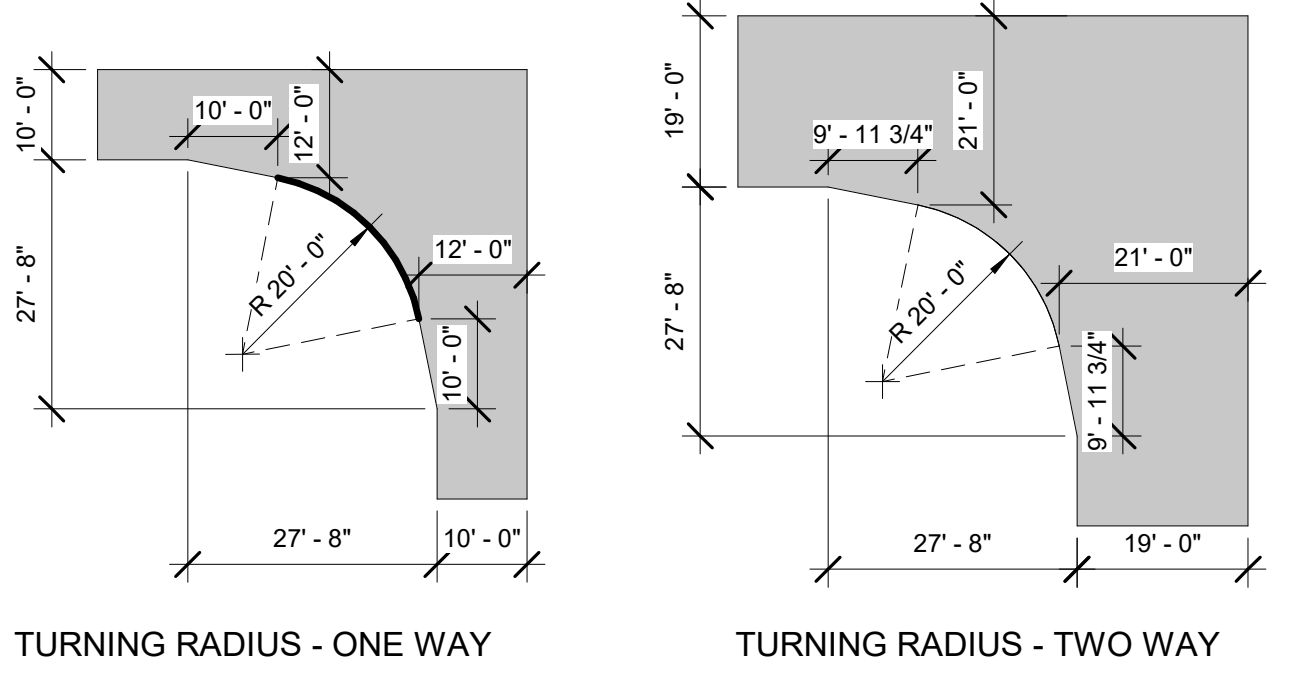
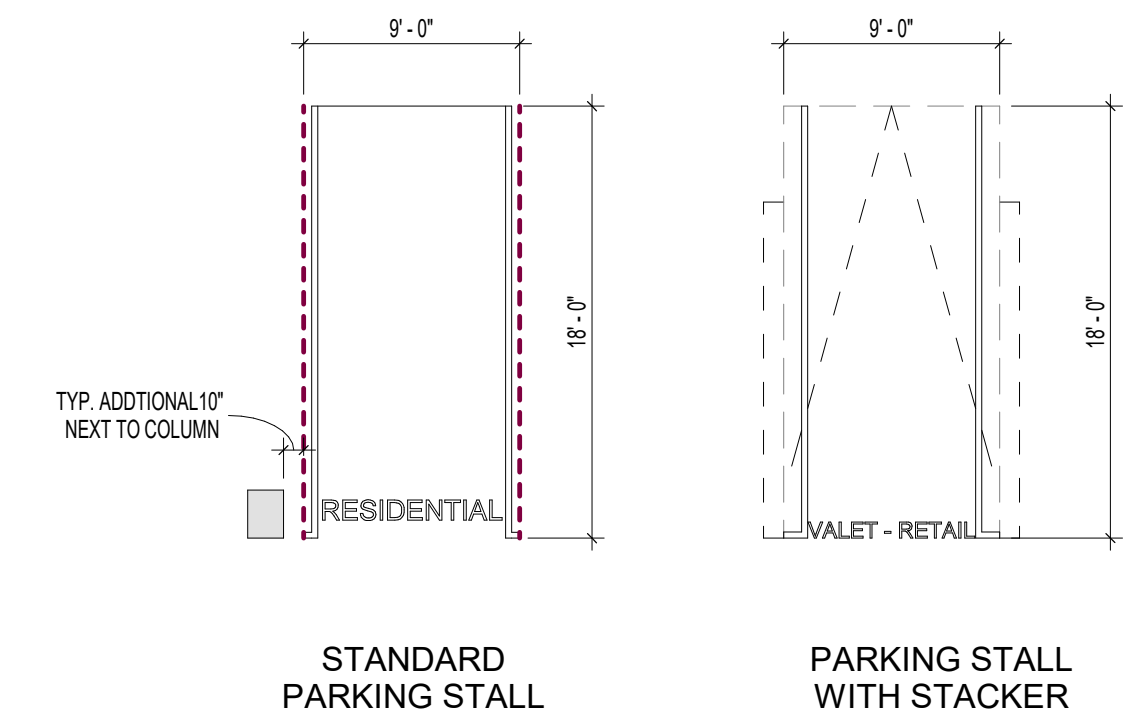




PARKING COUNTS BY LEVEL		
LEVEL	TYPE	COUNT
PARKING LEVEL P1	COMMERCIAL ADA	12
PARKING LEVEL P1	COMMERCIAL COMPACT	7
PARKING LEVEL P1	COMMERCIAL STANDARD	203
PARKING LEVEL P1	COMMERCIAL TANDEM COMPACT	35
SUBTOTAL		257
PARKING LEVEL P2	COMMERCIAL STACKER (COMPACT L1)	10
PARKING LEVEL P2	COMMERCIAL STACKER (COMPACT L2)	10
PARKING LEVEL P2	COMMERCIAL STACKER (STANDARD L1)	189
PARKING LEVEL P2	COMMERCIAL STACKER (STANDARD L2)	189
PARKING LEVEL P2	RESIDENTIAL ADA	2
PARKING LEVEL P2	RESIDENTIAL STACKER (STANDARD)	118
PARKING LEVEL P2	RESIDENTIAL STACKER (TANDEM)	118
PARKING LEVEL P2	RESIDENTIAL TANDEM COMPACT	45
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	343
PARKING LEVEL P3	RESIDENTIAL TANDEM COMPACT	79
SUBTOTAL		438
GRAND TOTAL		1385

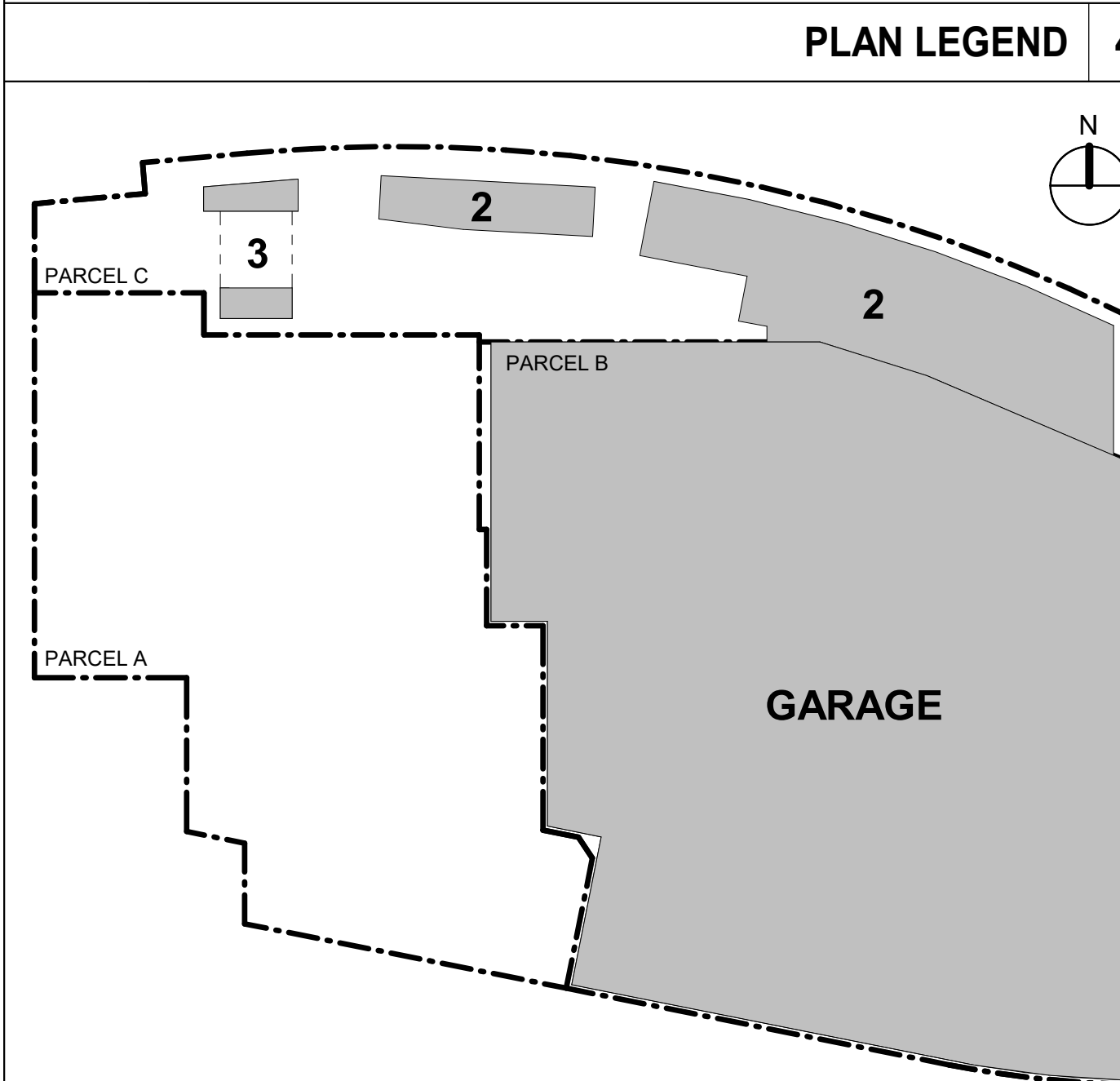
PARKING COUNTS BY LEVEL SCHEDULE	
CIRCULATION	
VERTICAL CIRCULATION	
AMENITY SPACE, LOBBIES	
EXTERIOR AMENITY SPACE	
RESIDENTIAL UNIT	
RESIDENTIAL PRIVATE OUTDOOR SPACE	
BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS	
RETAIL	
RESTAURANT	





PARKING COUNTS BY LEVEL		
LEVEL	TYPE	COUNT
PARKING LEVEL P1	COMMERCIAL ADA	12
PARKING LEVEL P1	COMMERCIAL COMPACT	7
PARKING LEVEL P1	COMMERCIAL STANDARD	203
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PARKING LEVEL P2	RESIDENTIAL TANDEM COMPACT	9
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PARKING COUNTS BY LEVEL SCHEDULE		
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		



THE RESIDENCES AT SPORTSMEN'S LODGE

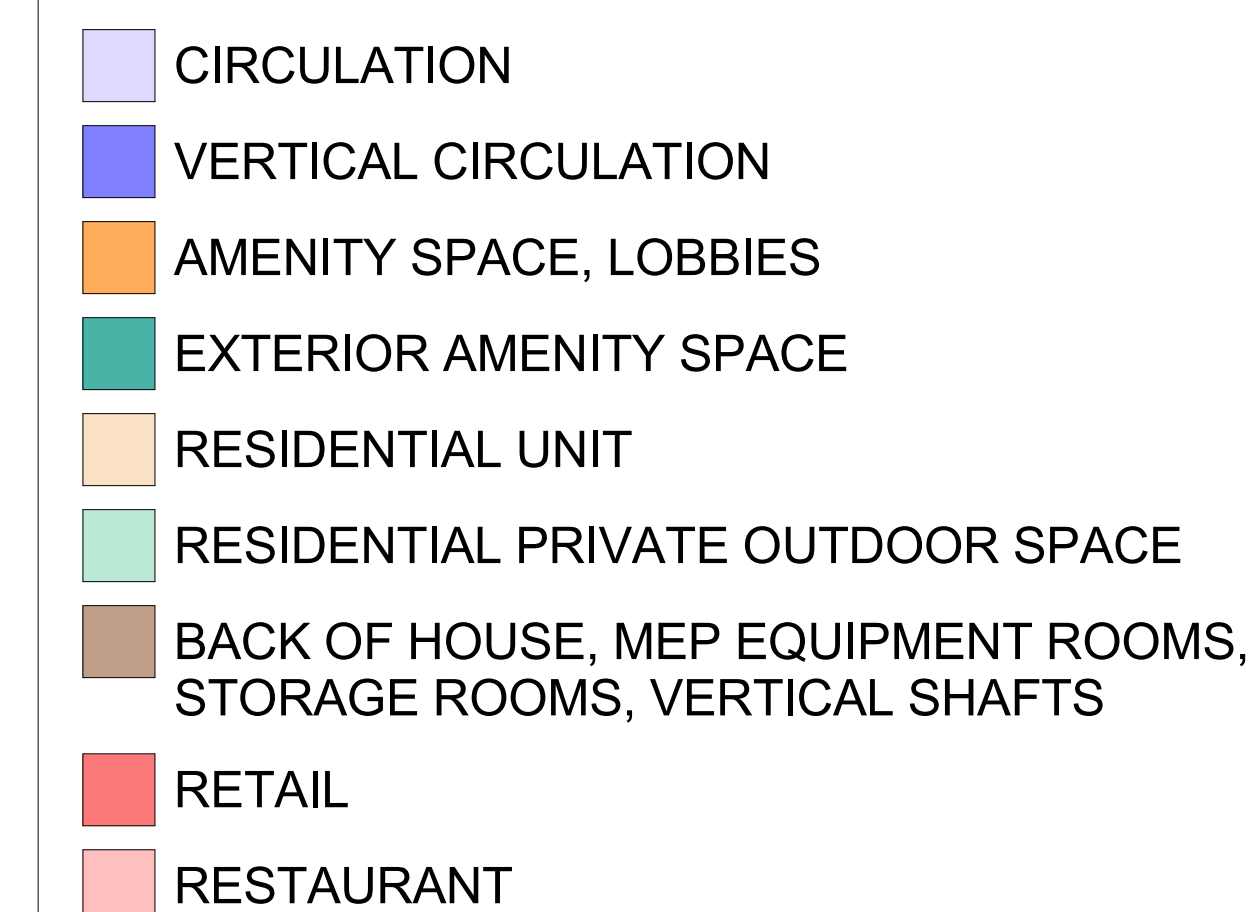
12825 VENTURA BLVD.

JULY 26, 2021

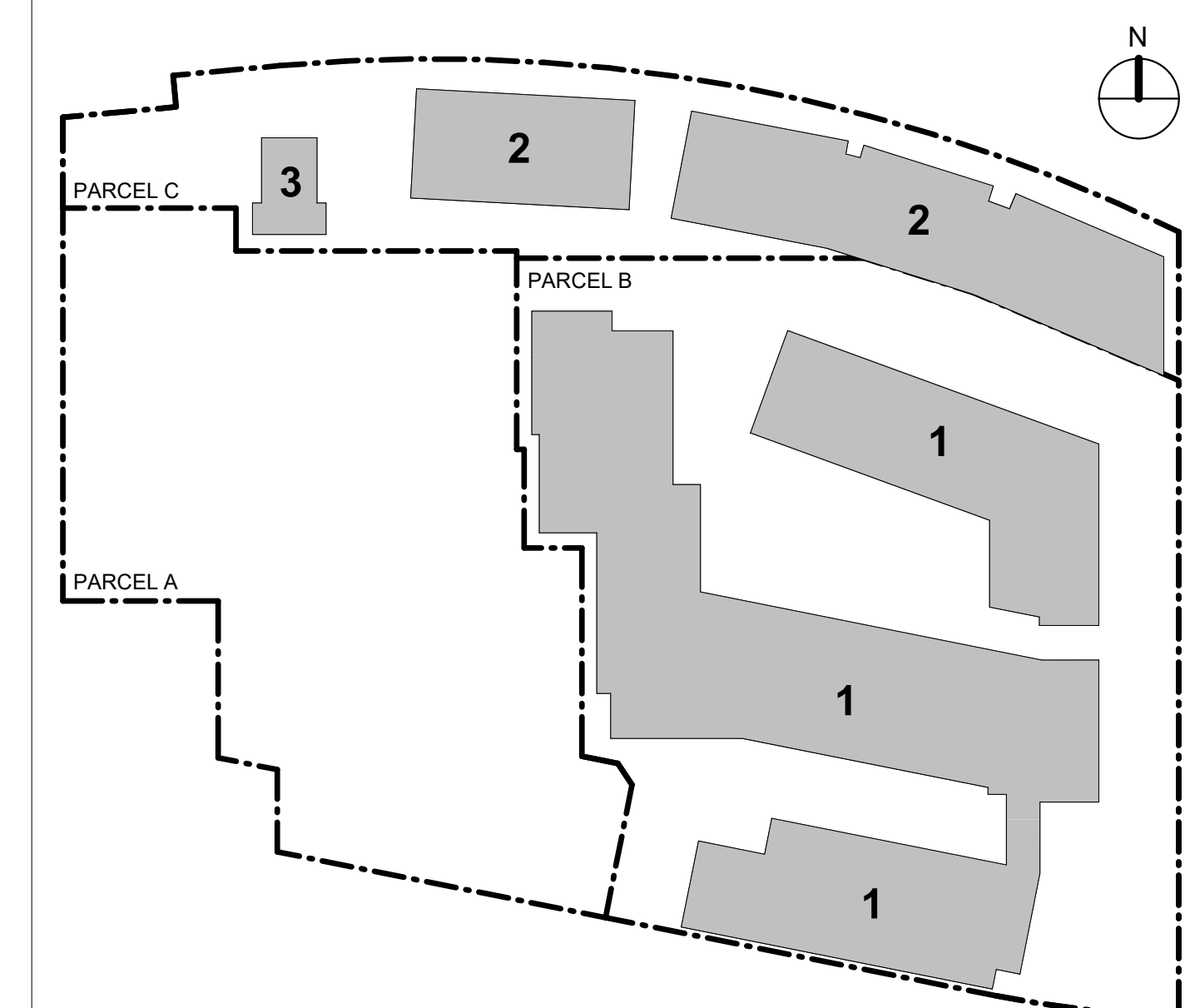
OVERALL FLOOR PLAN - LEVEL 1

2019107

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PLAN LEGEND	3
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KEY PLAN

	NO SCALE
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	4
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OVERALL FLOOR PLAN - LEVEL 1 - 2ND STORY

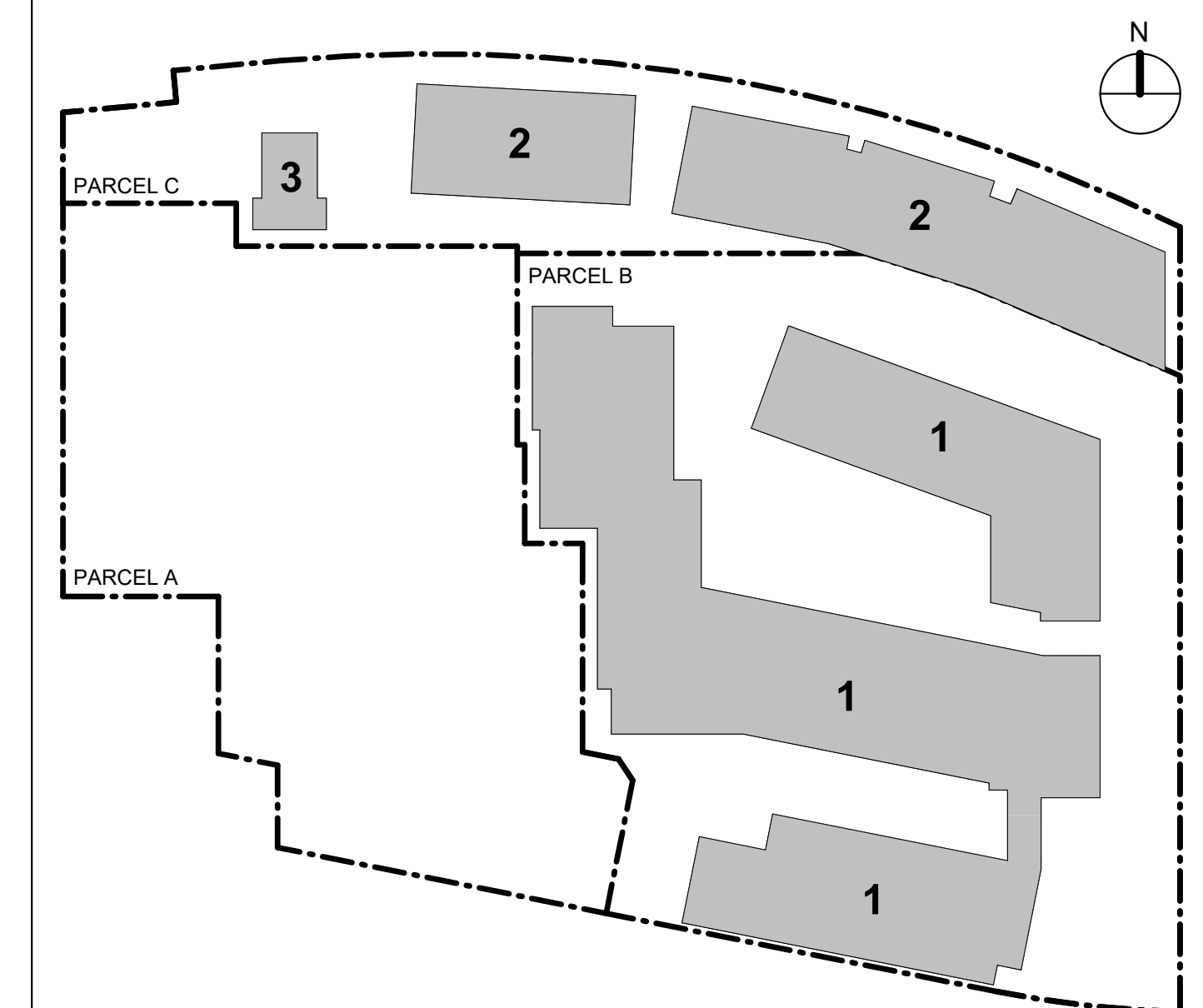
$1/32^{\circ} = 1'-0"$	
------------------------	--

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

PLAN LEGEND

3



OVERALL FLOOR PLAN - LEVEL 2 - 3RD STORY

1/32" = 1'-0" 8

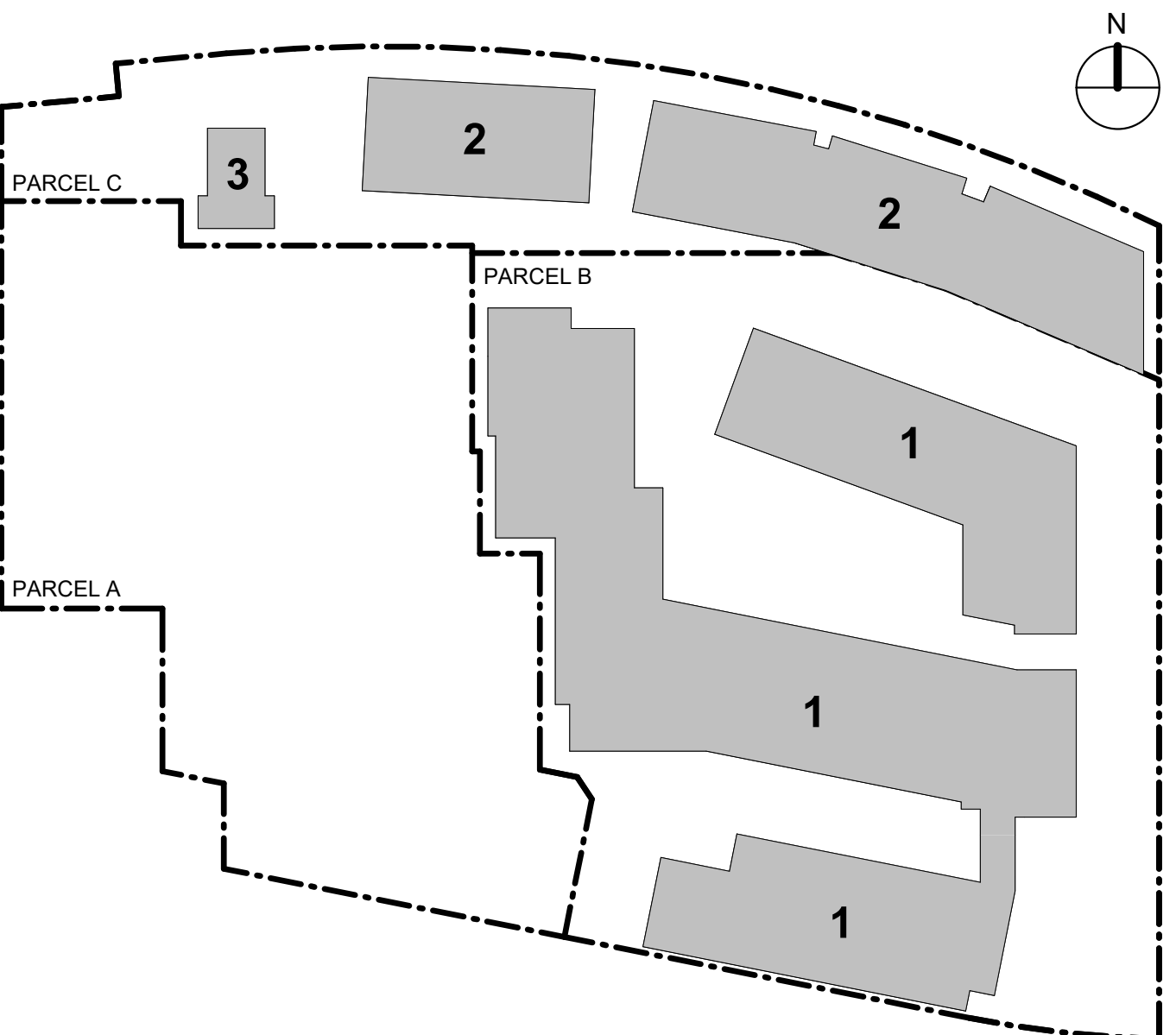
KEY PLAN

NO SCALE 4

- 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

PLAN LEGEND

3

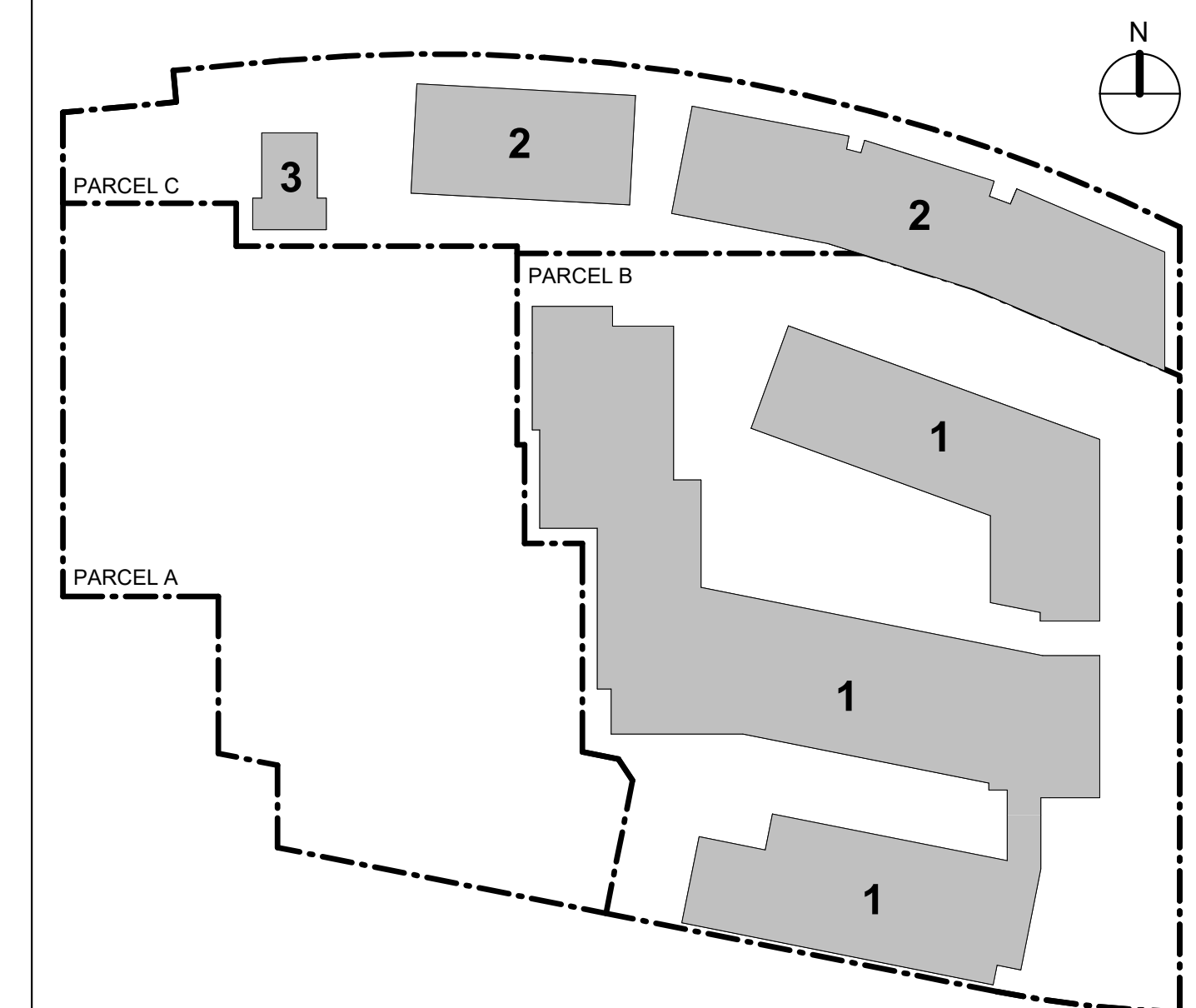




- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT

PLAN LEGEND

3



12825 VENTURA BLVD.

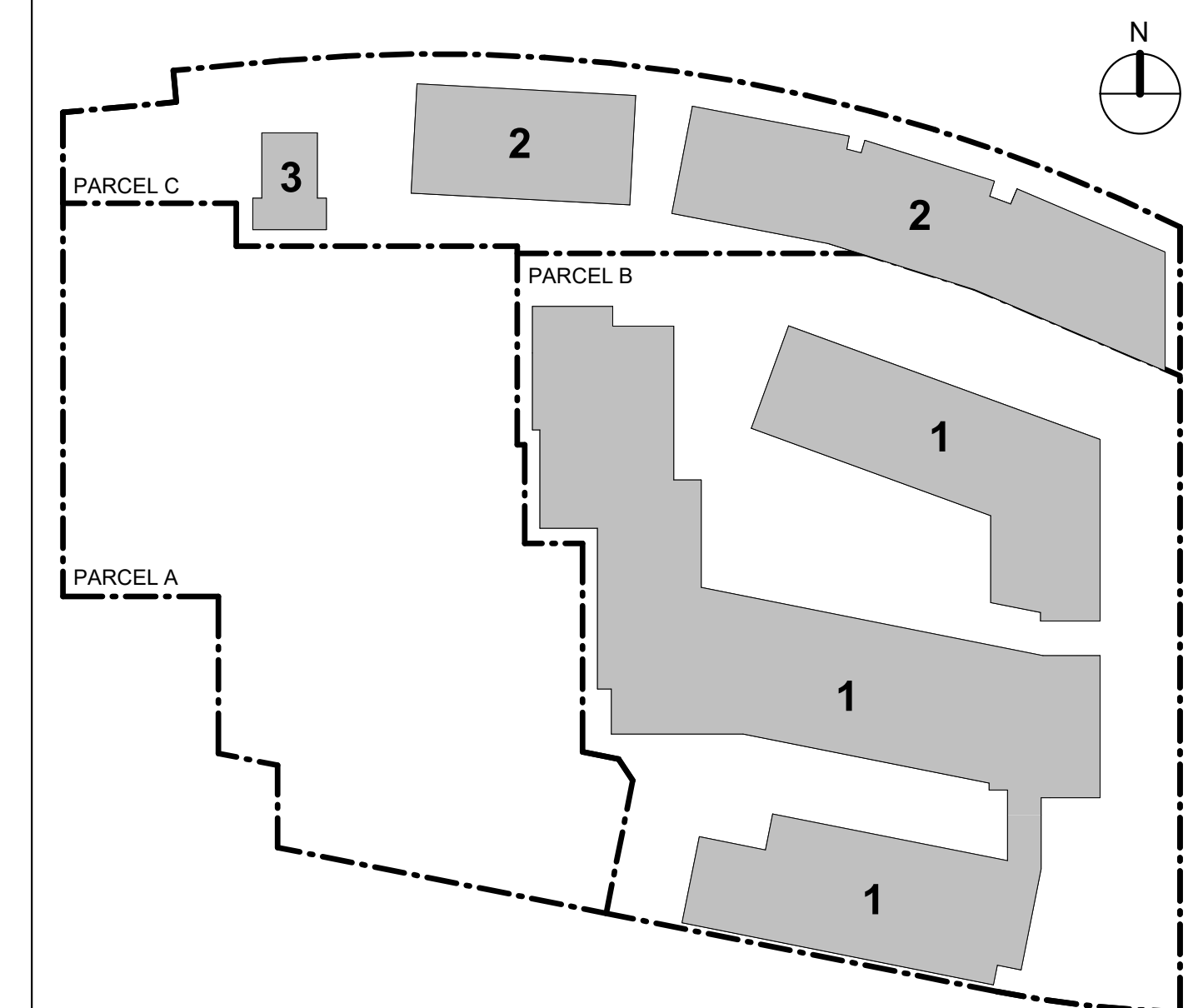
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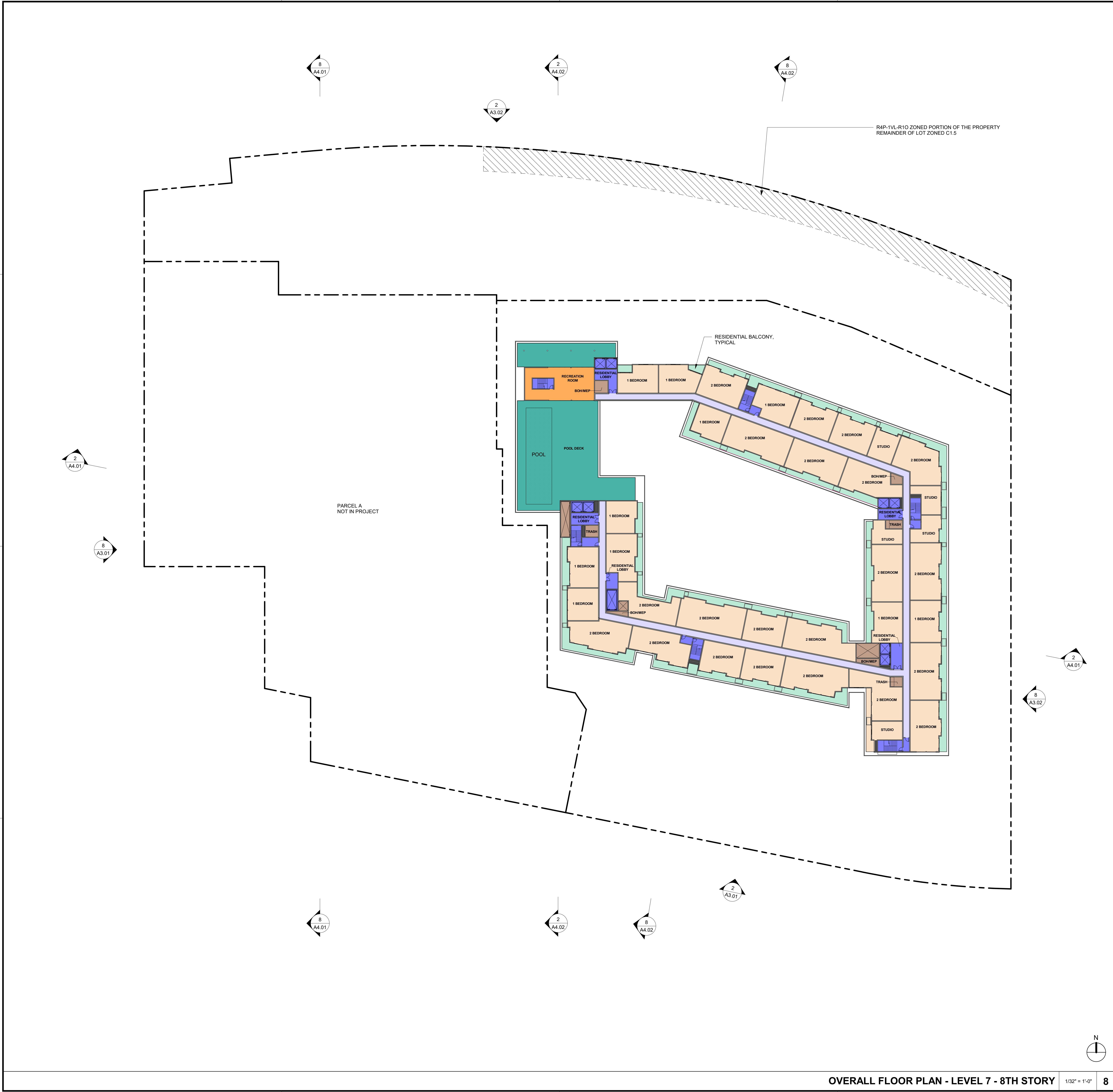


- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS,
STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT

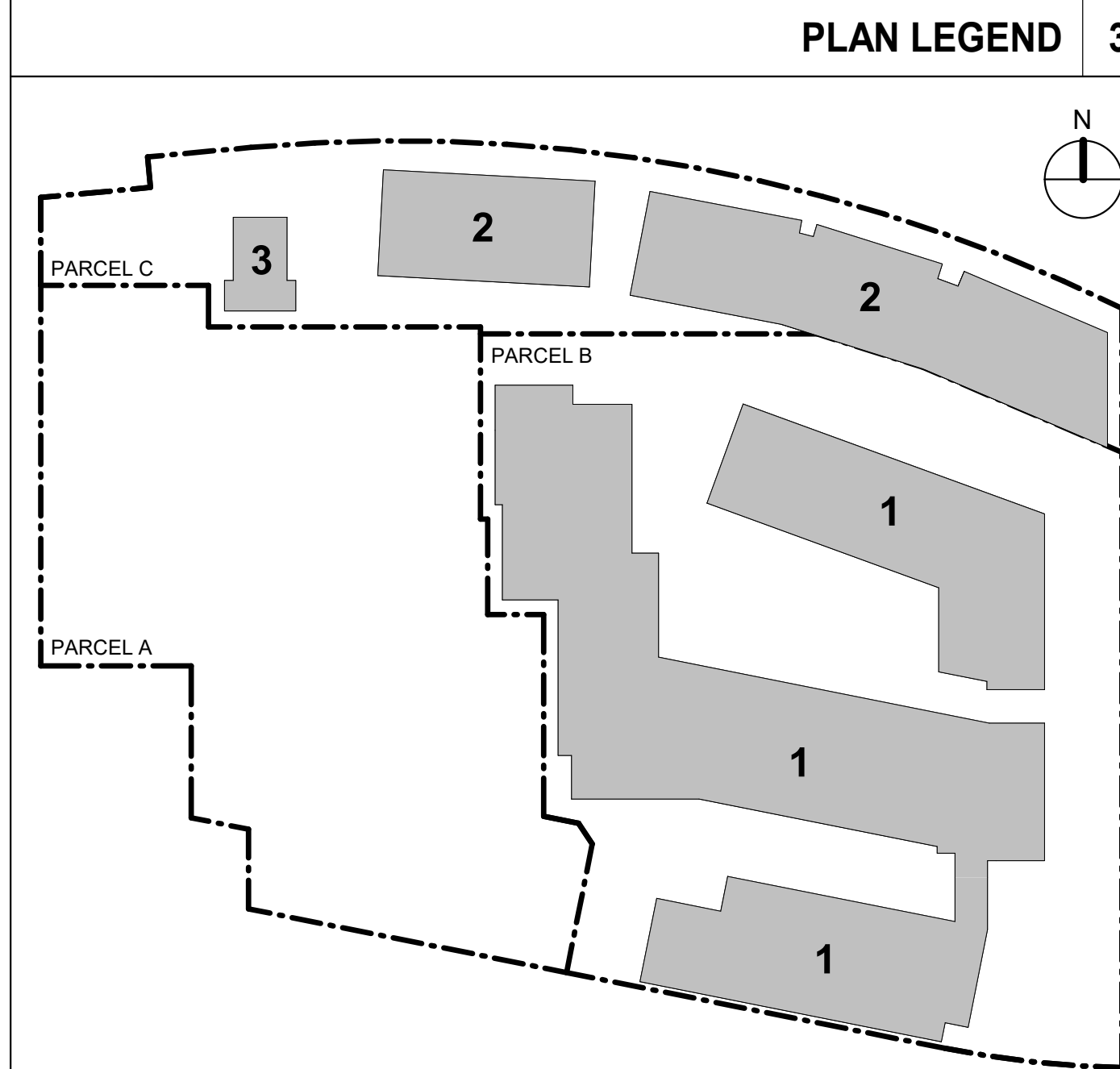
PLAN LEGEND

3





- 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



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

KEY PLAN NO SCALE 4

THE RESIDENCES AT SPORTSMEN'S LODGE

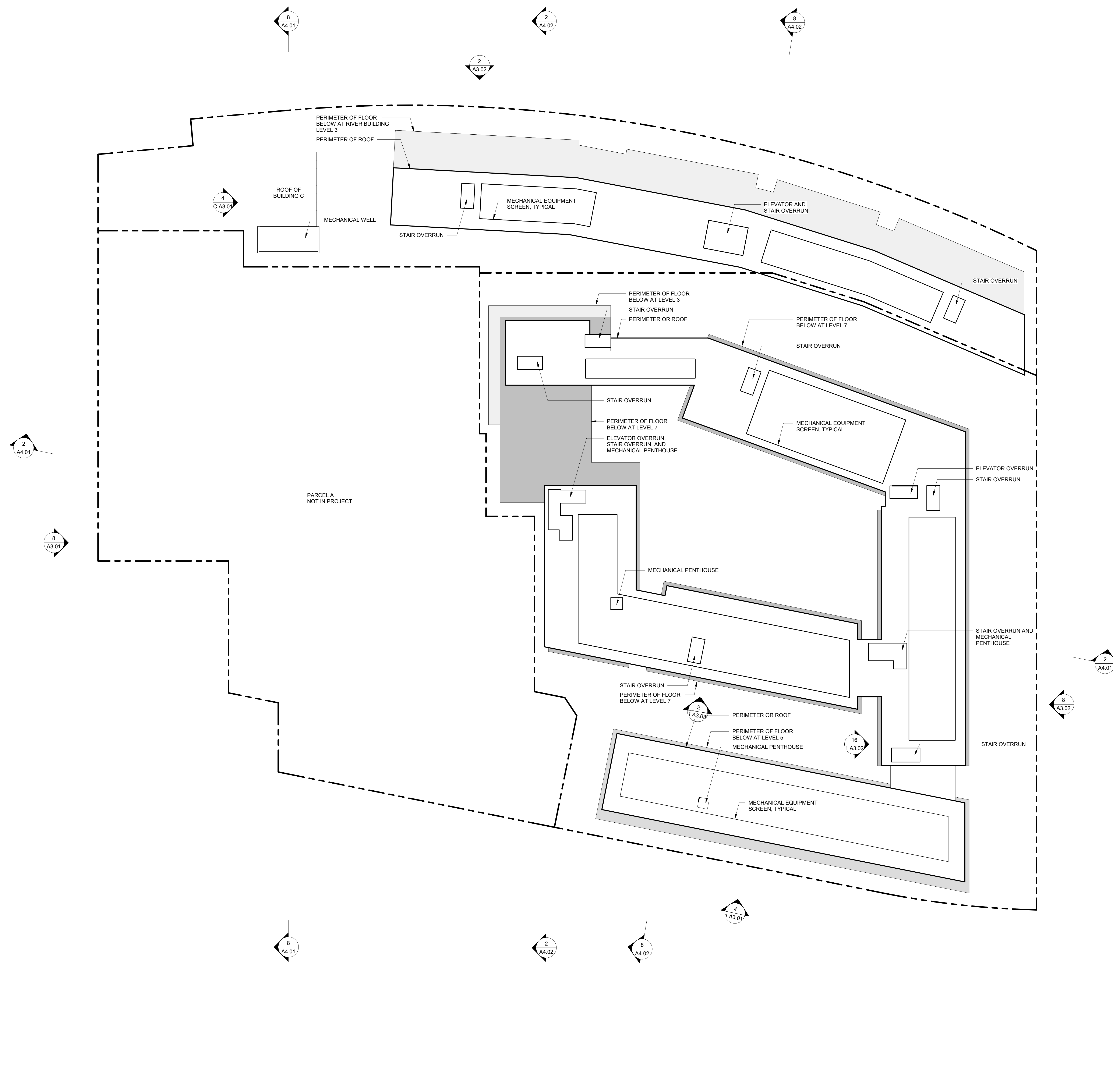
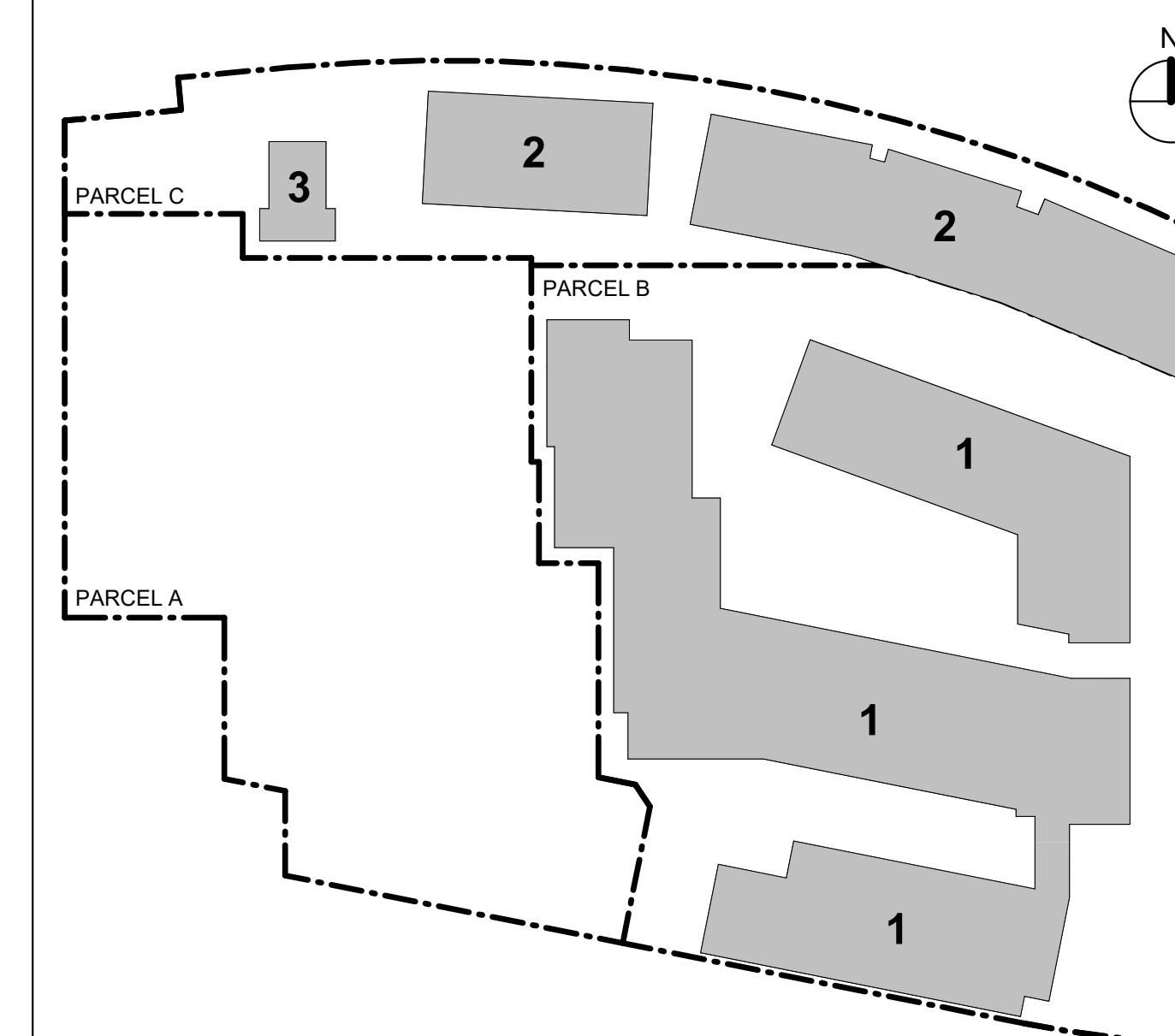
12825 VENTURA BLVD.
STUDIO CITY CA 91604

JULY 26, 2021

OVERALL ROOF PLAN

2019107

A2.20



OVERALL FLOOR PLAN - ROOF

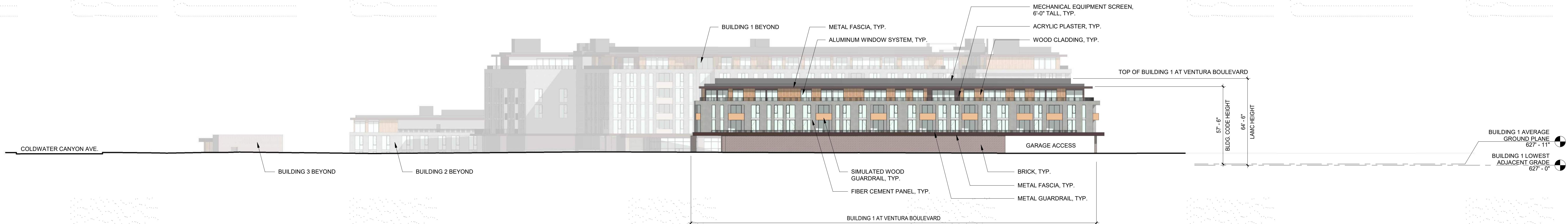
$1/32" = 1'-0"$	8
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8

KEY PLAN

	NO SCALE
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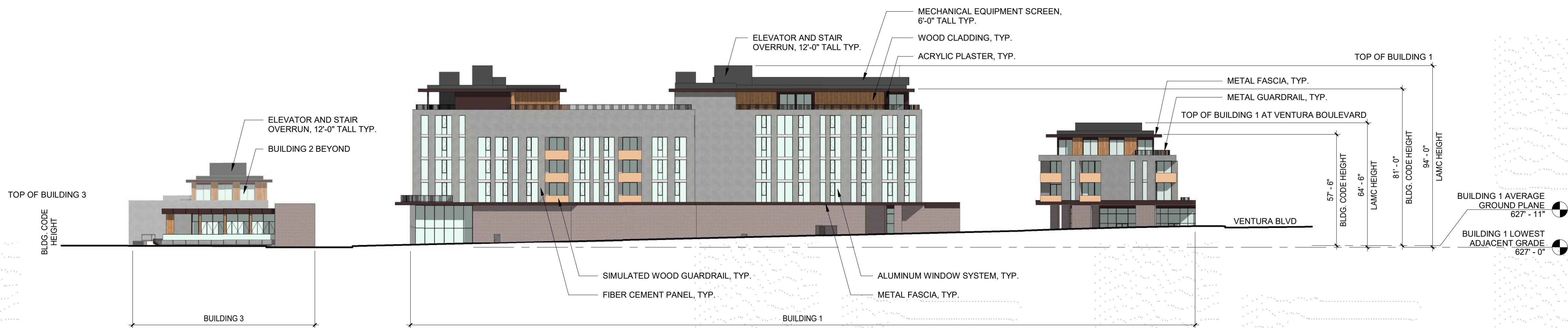
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SOUTH EXTERIOR ELEVATION

1/32" = 1'-0"

2



WEST EXTERIOR ELEVATION

1/32" = 1'-0"

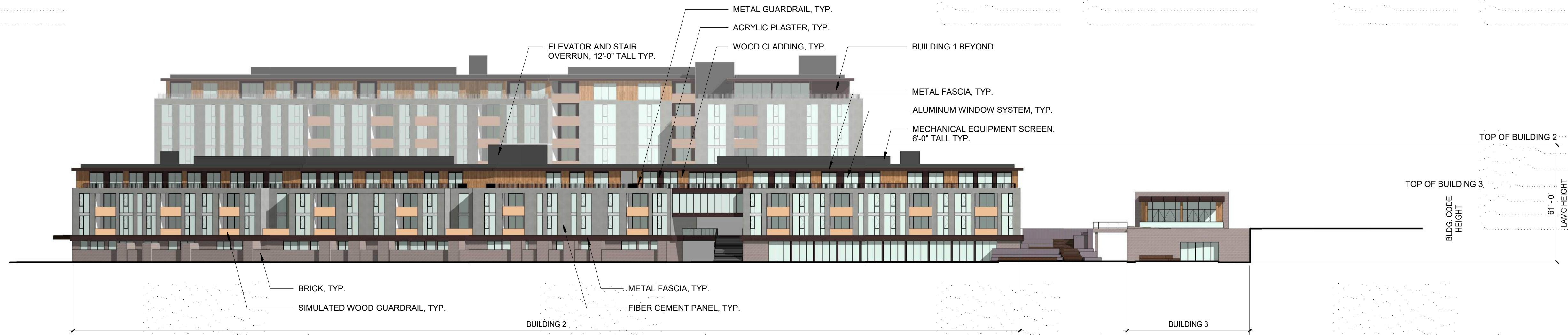
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KEY PLAN

NO SCALE

4



NORTH EXTERIOR ELEVATION

1/32" = 1'-0"

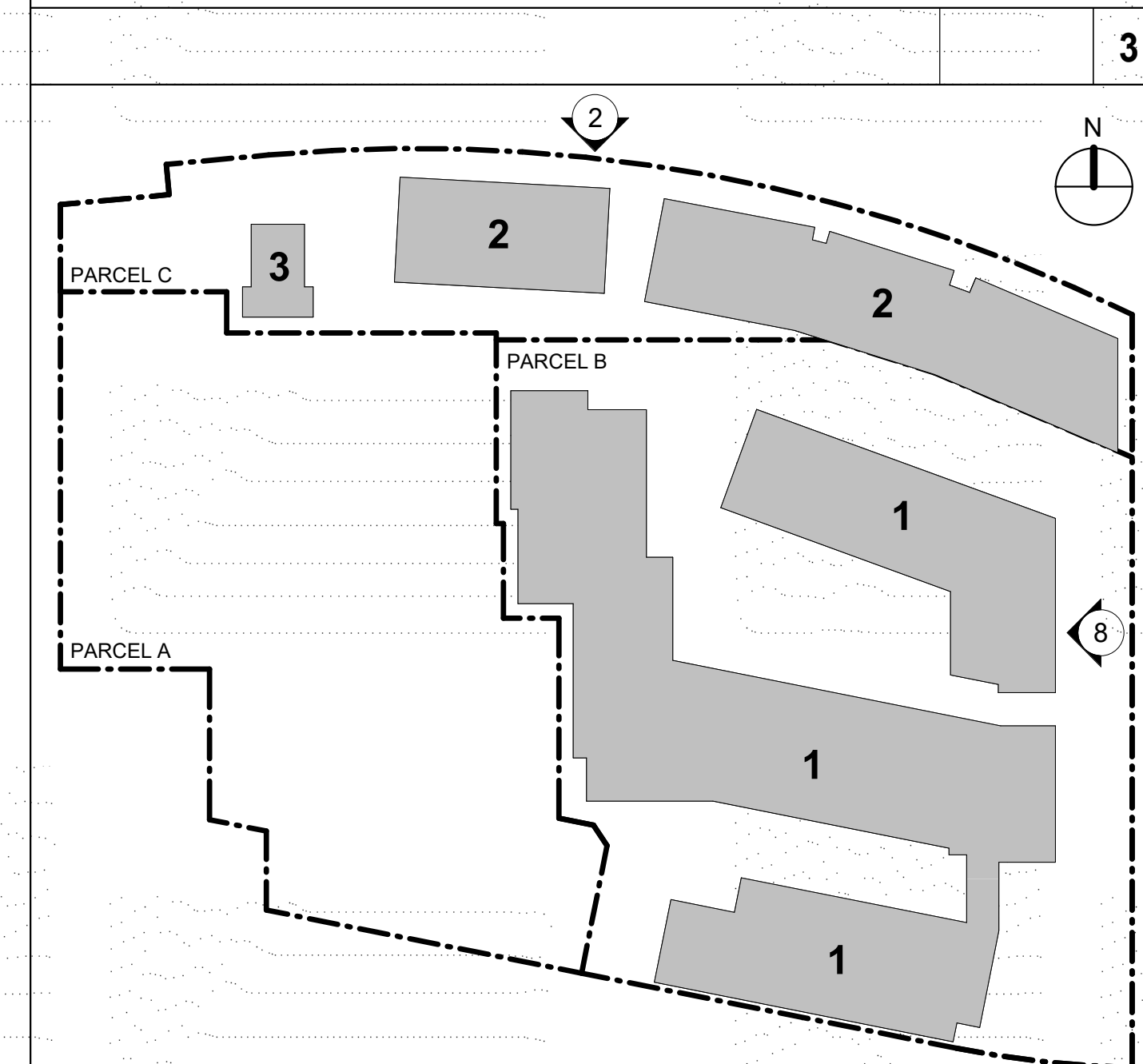
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EAST EXTERIOR ELEVATION

1/32" = 1'-0"

8



KEY PLAN

NO SCALE

4

THE RESIDENCES AT SPORTSMEN'S LODGE

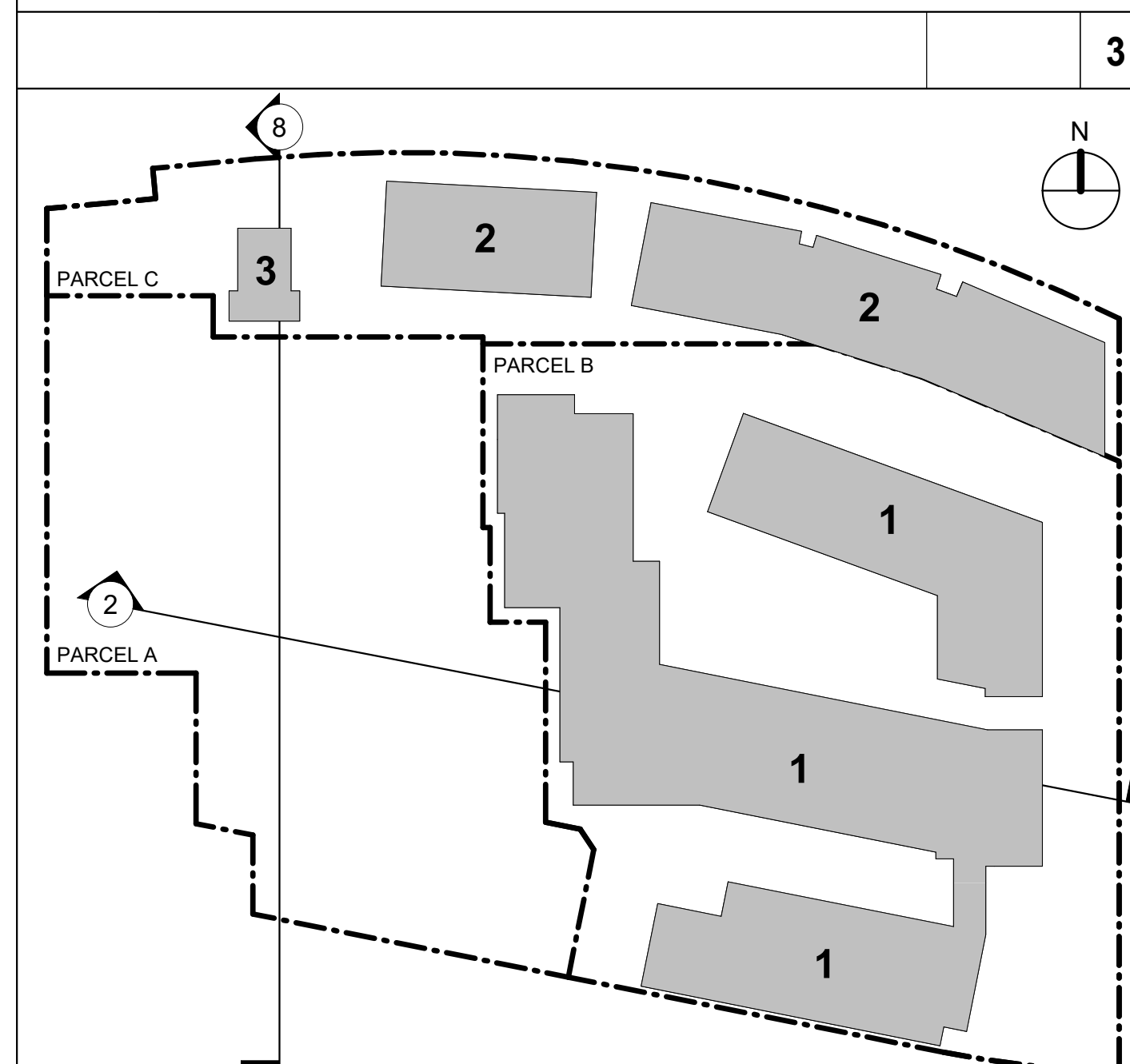
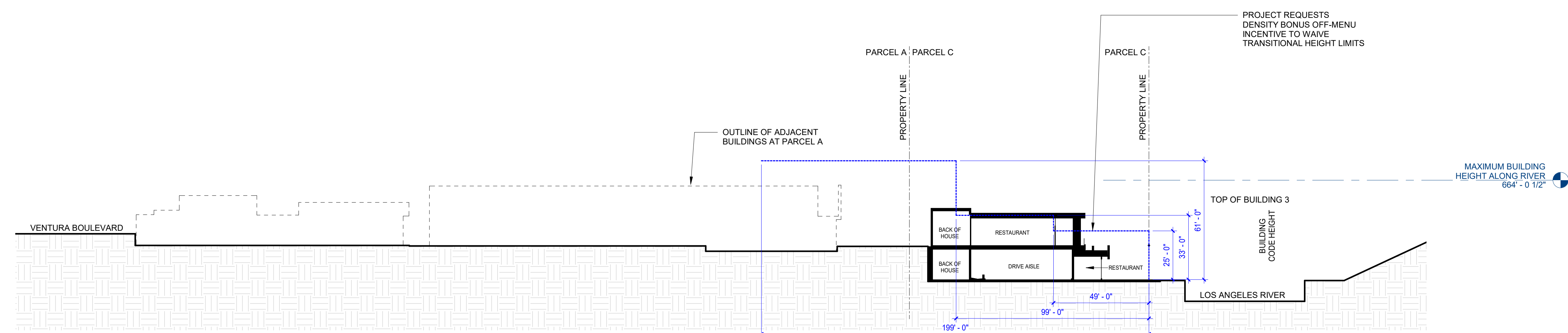
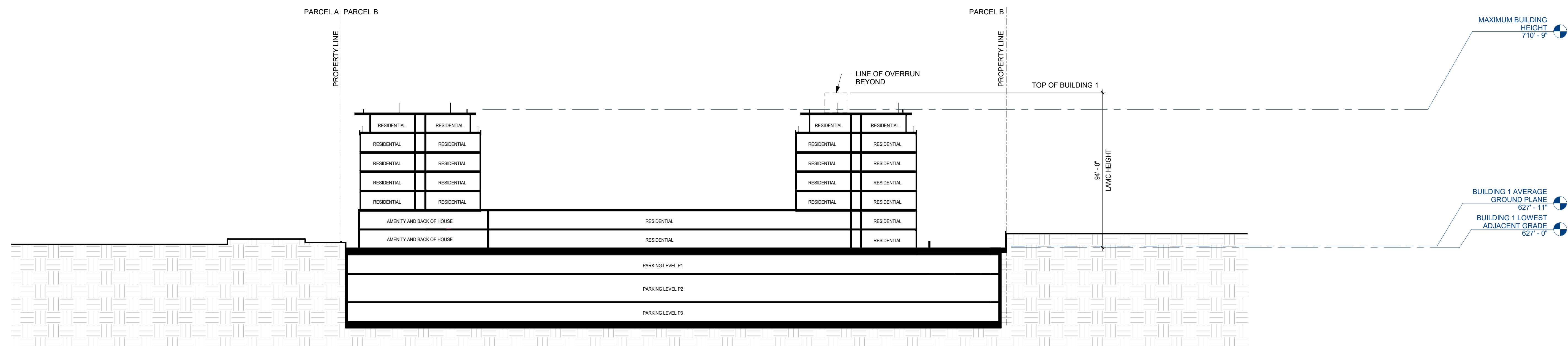
12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

BUILDING SECTIONS

2019107

A4.01



OVERALL SITE SECTION

$$1/32'' = 1'-0''$$

2

OVERALL SITE SECTION

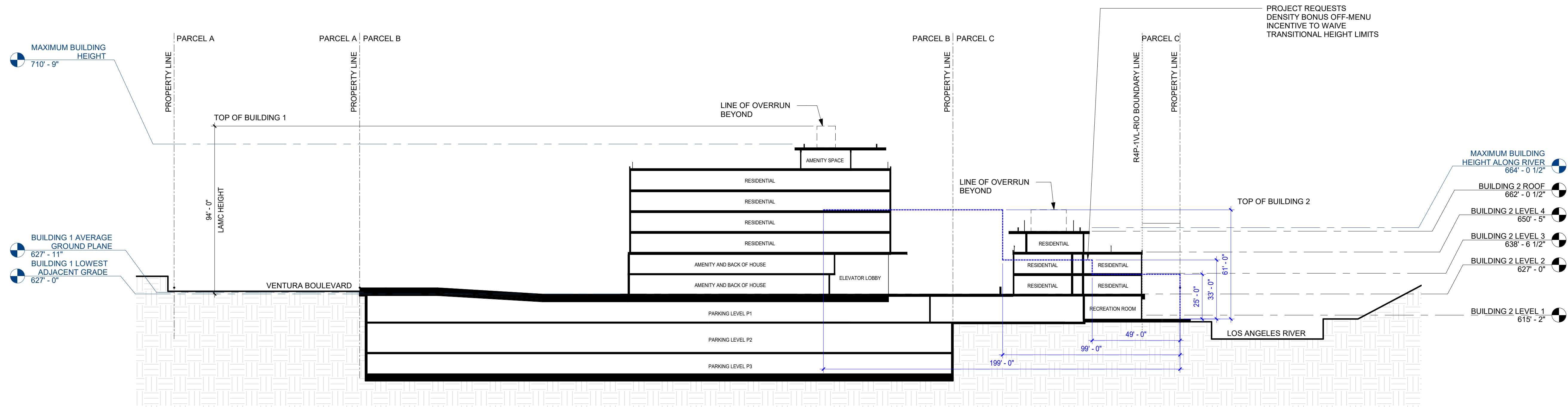
	$1/32" = 1'-0"$
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8

KEY PLAN

	NO SCALE
--	----------

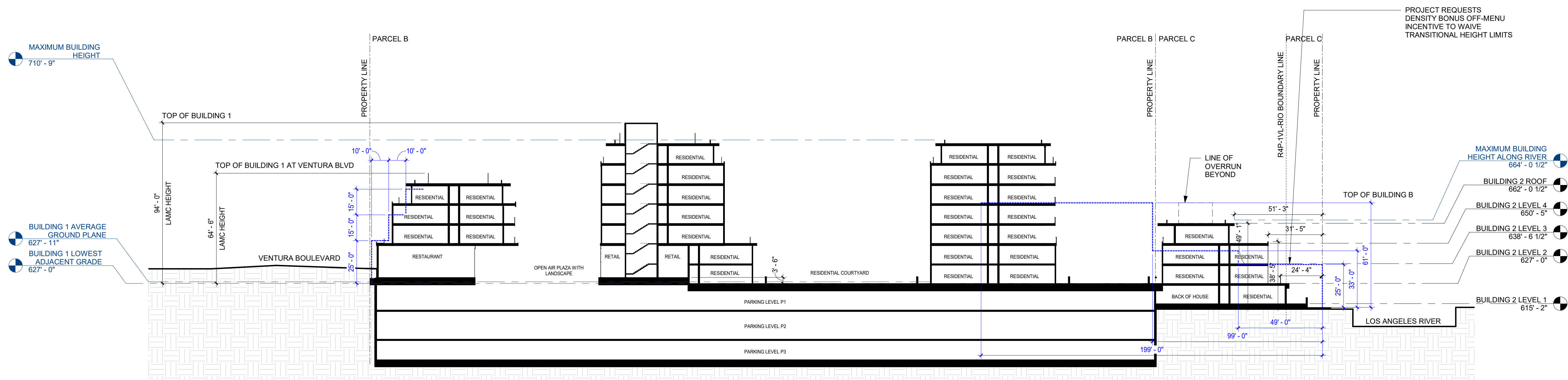
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OVERALL SITE SECTION

1/32" = 1'-0"

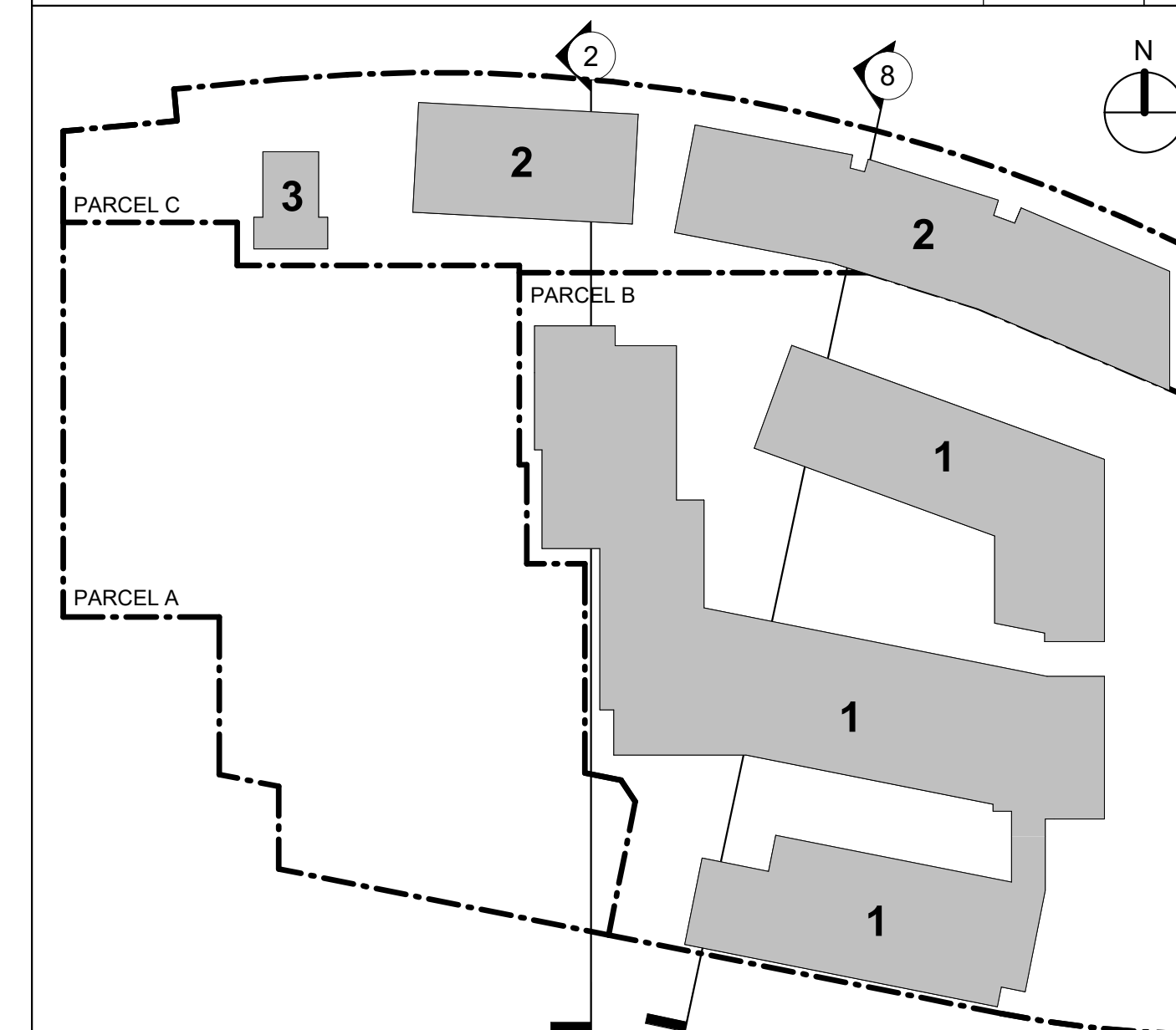
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OVERALL SITE SECTION

1/32" = 1'-0"

8



KEY PLAN

NO SCALE

4



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

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 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
- METAL EDGE TYPE A

NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
- 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 OF LANDSCAPE 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.
- 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.
- 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.
- 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.
- MAINTAIN VEHICULAR TRAFFIC FLOW TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
- 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.
- 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 4

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OLIN

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THE RESIDENCES AT
SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

OVERALL LANDSCAPE SITE PLAN

NOT FOR CONSTRUCTION

STAMP

2019107

L1.00



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 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
- METAL EDGE TYPE A

NOTES

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THE RESIDENCES AT
SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

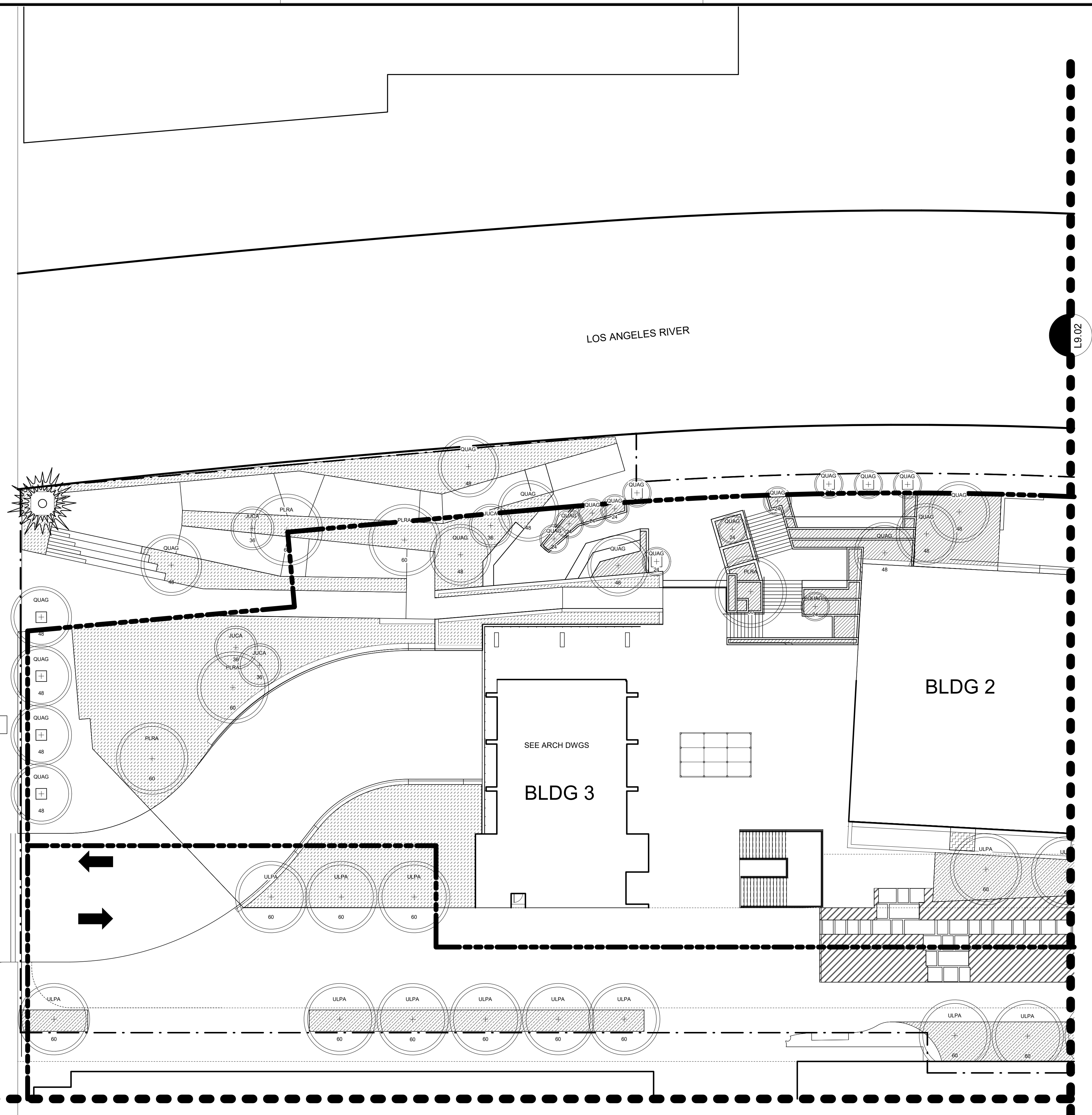
OVERALL LANDSCAPE SITE PLAN - RIVER
LEVEL

NOT FOR CONSTRUCTION

STAMP

2019107

L1.01



NOT IN PROJECT

COLDWATER CANYON AVENUE

LOS ANGELES RIVER

BLDG 2

BLDG 3

SEE ARCH DWGS

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EXISTING CANOPY TREE
- EXISTING PALM TREE
- PROPOSED CANOPY TREE
- PROPOSED PALM TREE
- PLANT MIX A
LA RIVER SHRUB MIX
- PLANT MIX B
LA RIVER GROUND COVER MIX
- PLANT MIX C
SITE SHRUB MIX
- PLANT MIX D
SITE GROUND COVER MIX
- PLANT MIX E
RESIDENTIAL COURTYARD SHRUB MIX
- PLANT MIX F
RESIDENTIAL COURTYARD GROUND COVER MIX
- PLANT MIX G
STREETSCAPE MIX

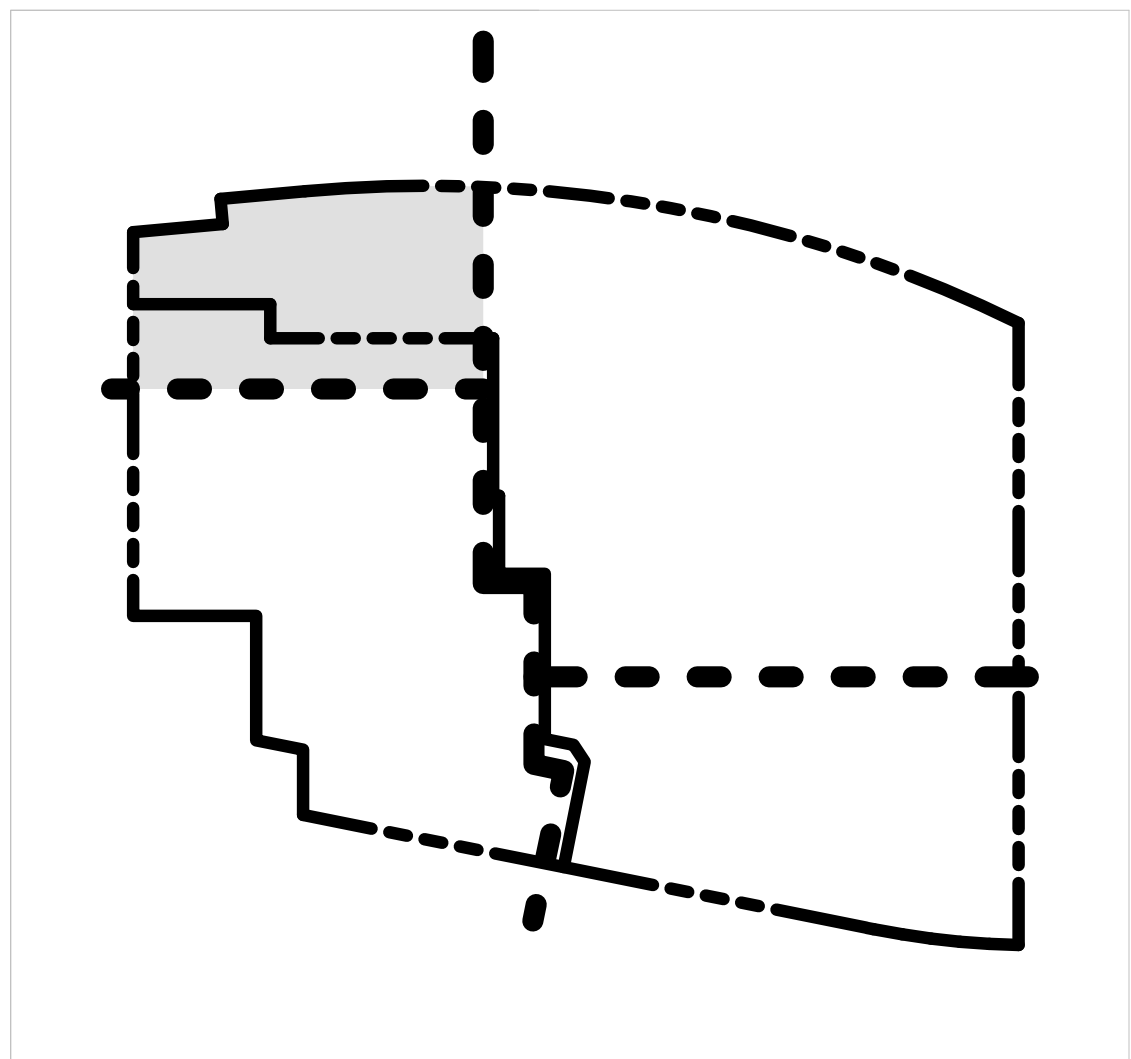
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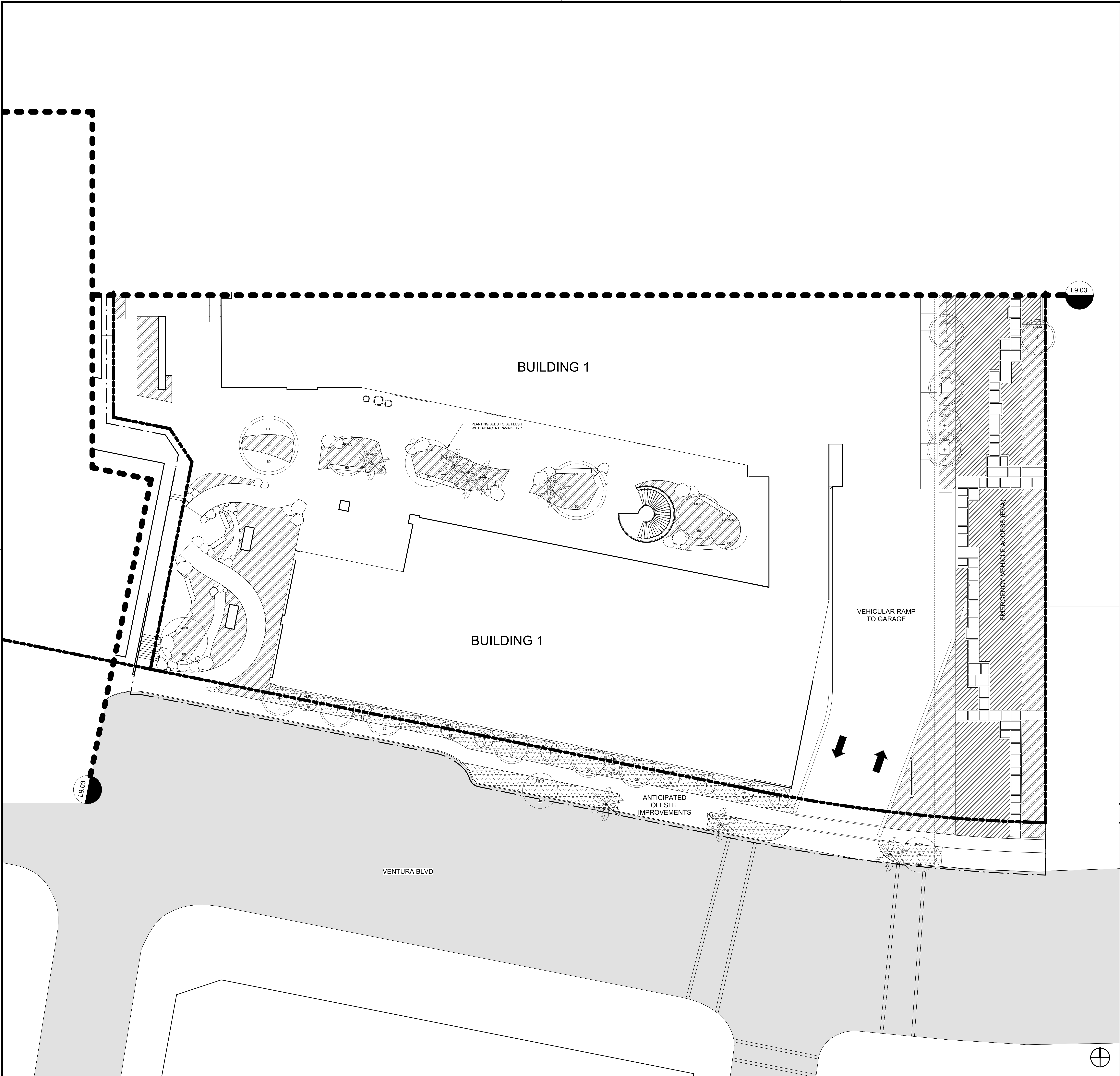
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- P.B. = PLANT BED. MULCH ALL PLANT BEDS TO A DEPTH OF 2" BEDS SHALL BE KEPT 1' MIN AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
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- ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
- 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. ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
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- THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

LEGEND AND NOTES

NO SCALE

3





LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EXISTING CANOPY TREE
- EXISTING CONIFER TREE
- EXISTING PALM TREE
- PROPOSED CANOPY TREE
- PROPOSED PALM TREE
- PLANT MIX A
LA RIVER SHRUB MIX
- PLANT MIX B
LA RIVER GROUNDCOVER MIX
- PLANT MIX C
SITE SHRUB MIX
- PLANT MIX D
SITE GROUNDCOVER MIX
- PLANT MIX E
RESIDENTIAL COURTYARD SHRUB MIX
- PLANT MIX F
RESIDENTIAL COURTYARD GROUNDCOVER MIX
- PLANT MIX G
STREETSCAPE MIX

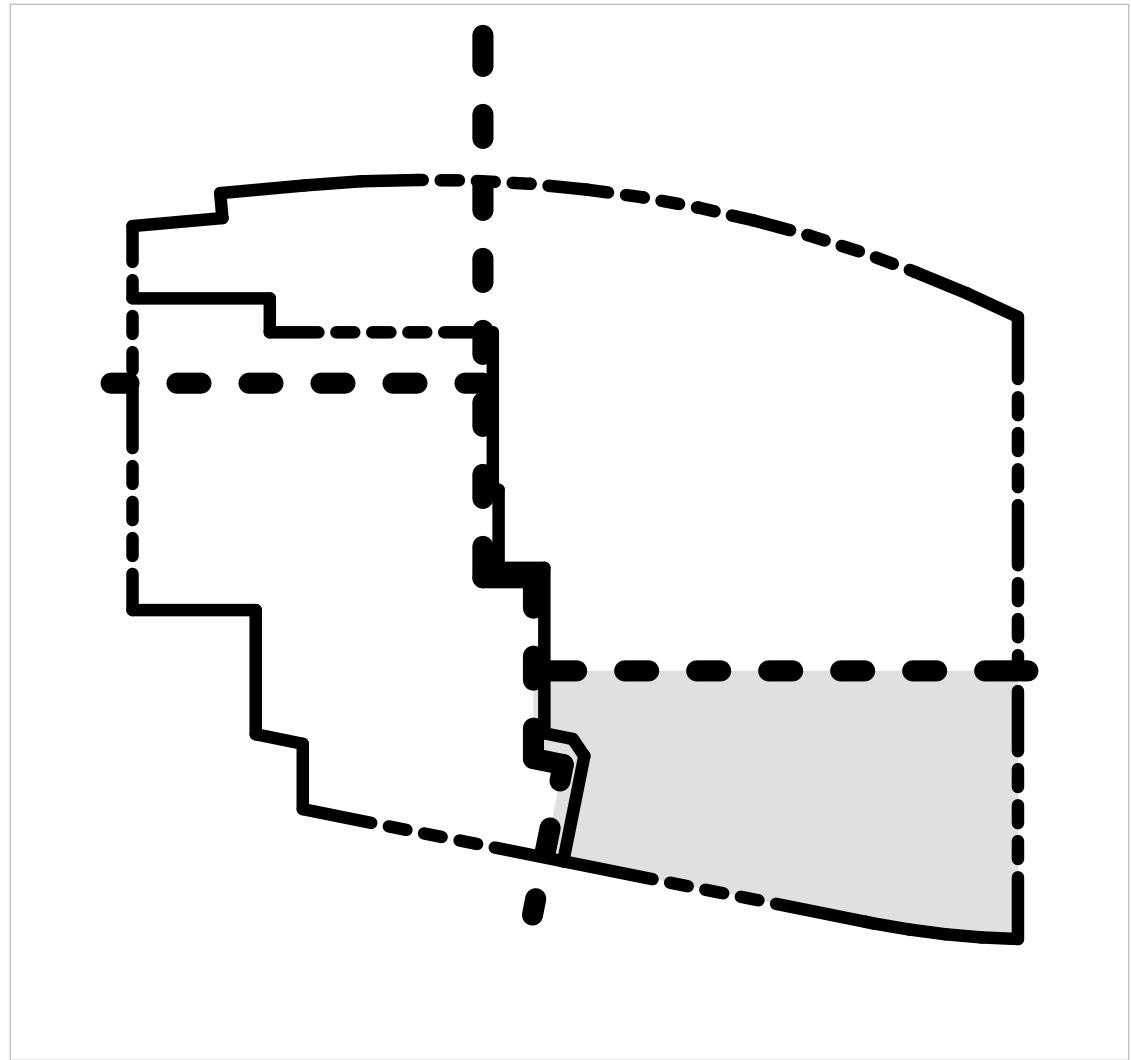
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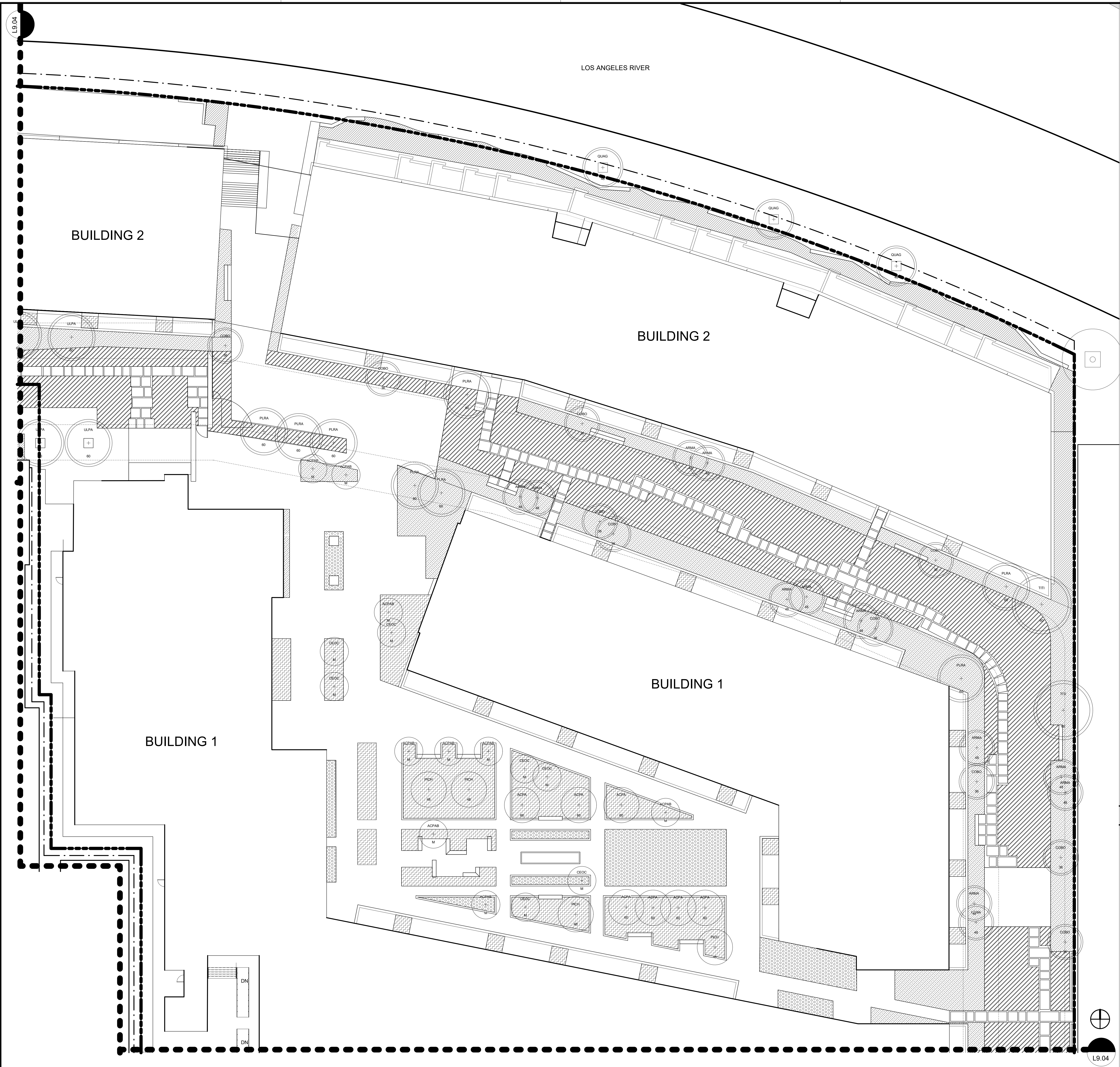
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LEGEND AND NOTES

NO SCALE

3

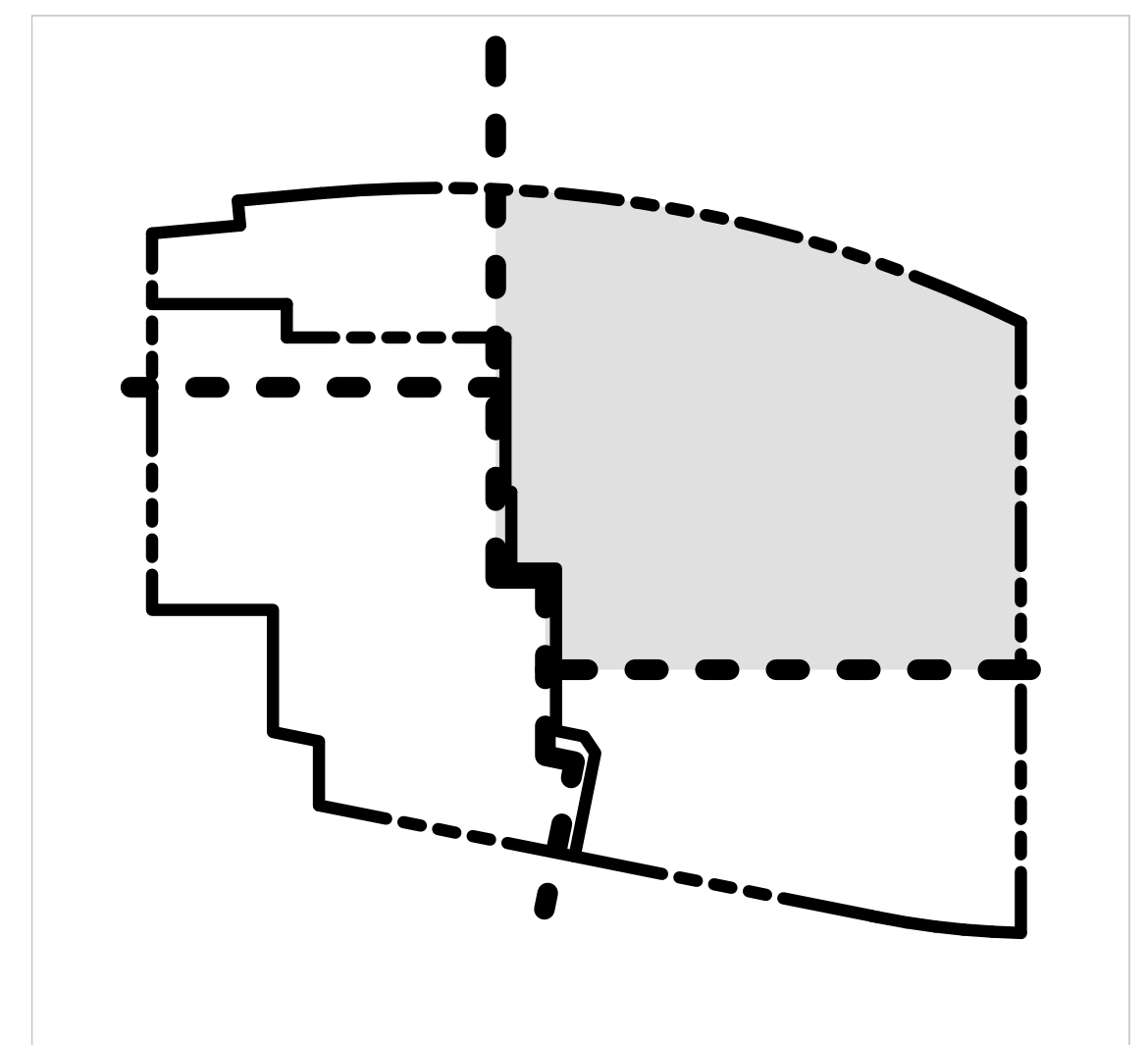




- LEGEND**
- PROPERTY LINE
 - LIMIT OF WORK
 - EXISTING CANOPY TREE
 - EXISTING PALM TREE
 - PROPOSED CANOPY TREE
 - PROPOSED PALM TREE
 - PLANT MIX A
LA RIVER SHRUB MIX
 - PLANT MIX B
LA RIVER GROUNDCOVER MIX
 - PLANT MIX C
SITE SHRUB MIX
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RESIDENTIAL COURTYARD SHRUB MIX
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 - PLANT MIX G
STREETSCAPE MIX

- NOTES**
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LEGEND AND NOTES NO SCALE 3



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MVE OLIN

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THE RESIDENCES AT SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

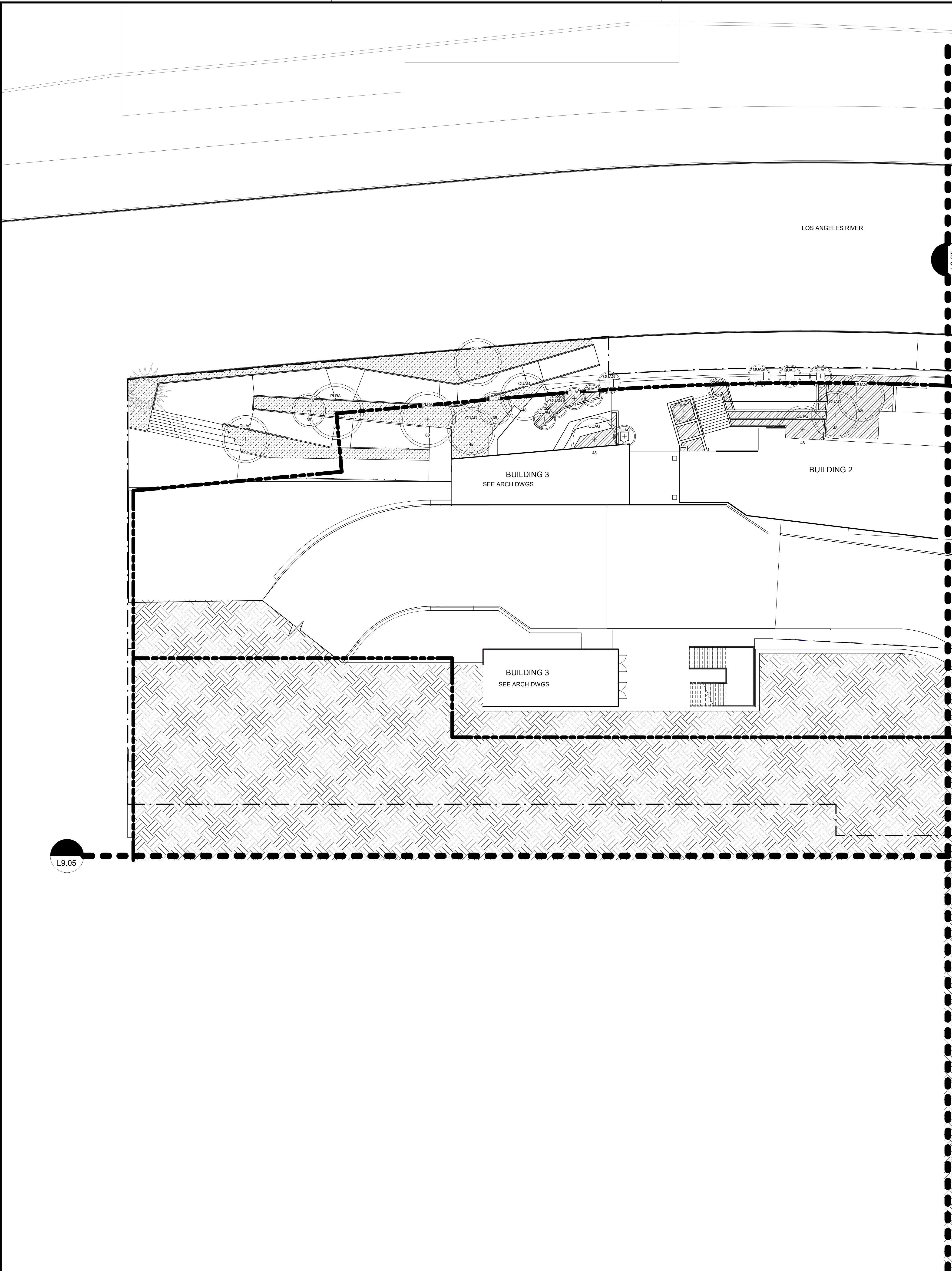
PARTIAL PLANTING PLAN - NORTHEAST

NOT FOR CONSTRUCTION

STAMP

2019107

L9.04



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

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EXISTING CANOPY TREE
- EXISTING PALM TREE
- PROPOSED CANOPY TREE
- PROPOSED PALM TREE
- PLANT MIX A
LA RIVER SHRUB MIX
- PLANT MIX B
LA RIVER GROUND COVER MIX
- PLANT MIX C
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SITE GROUND COVER MIX
- PLANT MIX E
RESIDENTIAL COURTYARD SHRUB MIX
- PLANT MIX F
RESIDENTIAL COURTYARD GROUND COVER MIX
- PLANT MIX G
STREETSCAPE MIX

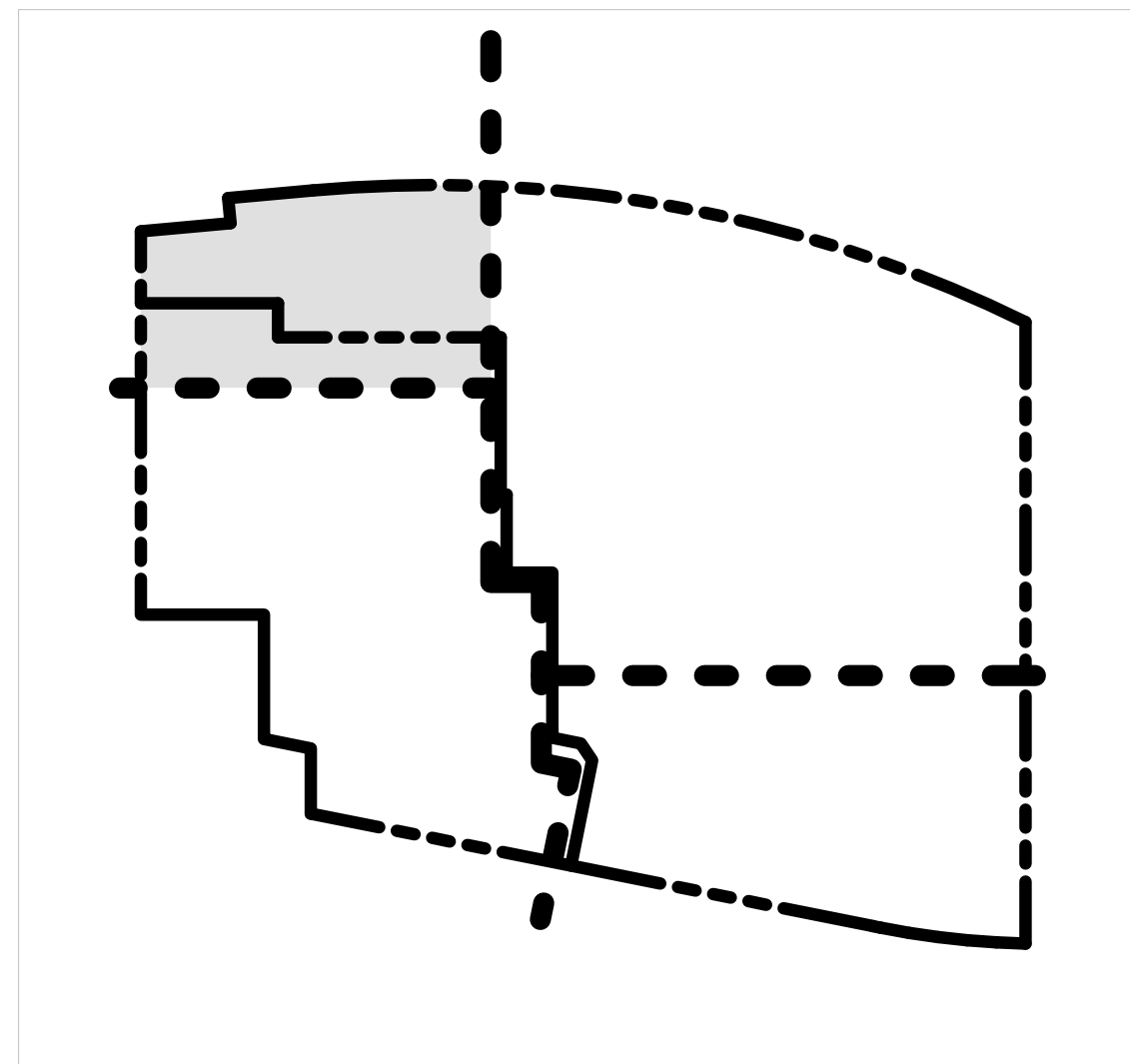
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LEGEND AND NOTES

NO SCALE

3



KEY PLAN NO SCALE 4

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JULY 26, 2021

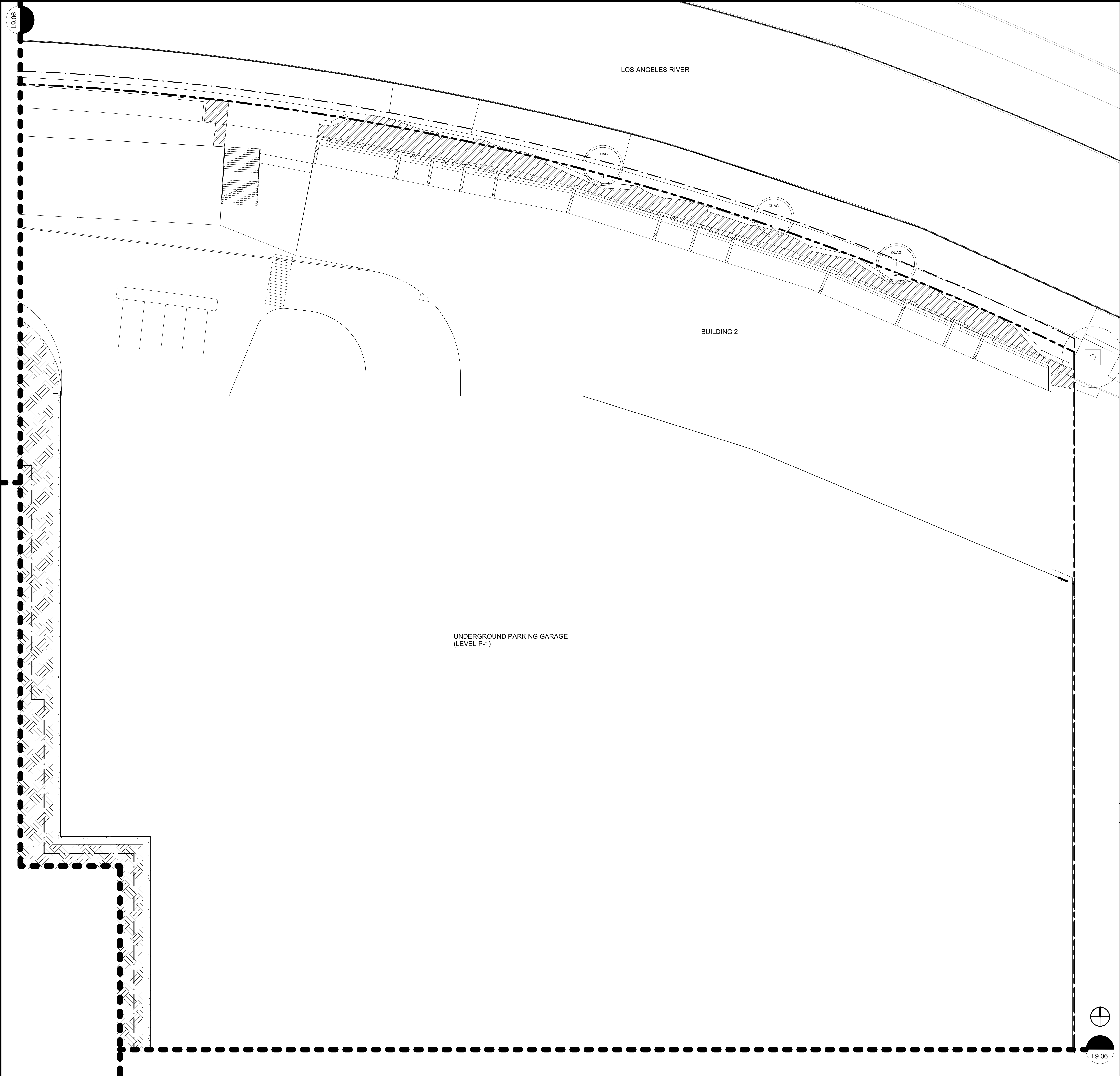
PARTIAL PLANTING PLAN RIVER LEVEL -
NORTHWEST

NOT FOR CONSTRUCTION

STAMP

2019107

L9.05



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EXISTING CANOPY TREE
- EXISTING PALM TREE
- PROPOSED CANOPY TREE
- PROPOSED PALM TREE
- PLANT MIX A
LA RIVER SHRUB MIX
- PLANT MIX B
LA RIVER GROUNDCOVER MIX
- PLANT MIX C
SITE SHRUB MIX
- PLANT MIX D
SITE GROUNDCOVER MIX
- PLANT MIX E
RESIDENTIAL COURTYARD SHRUB MIX
- PLANT MIX F
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- PLANT MIX G
STREETSCAPE MIX

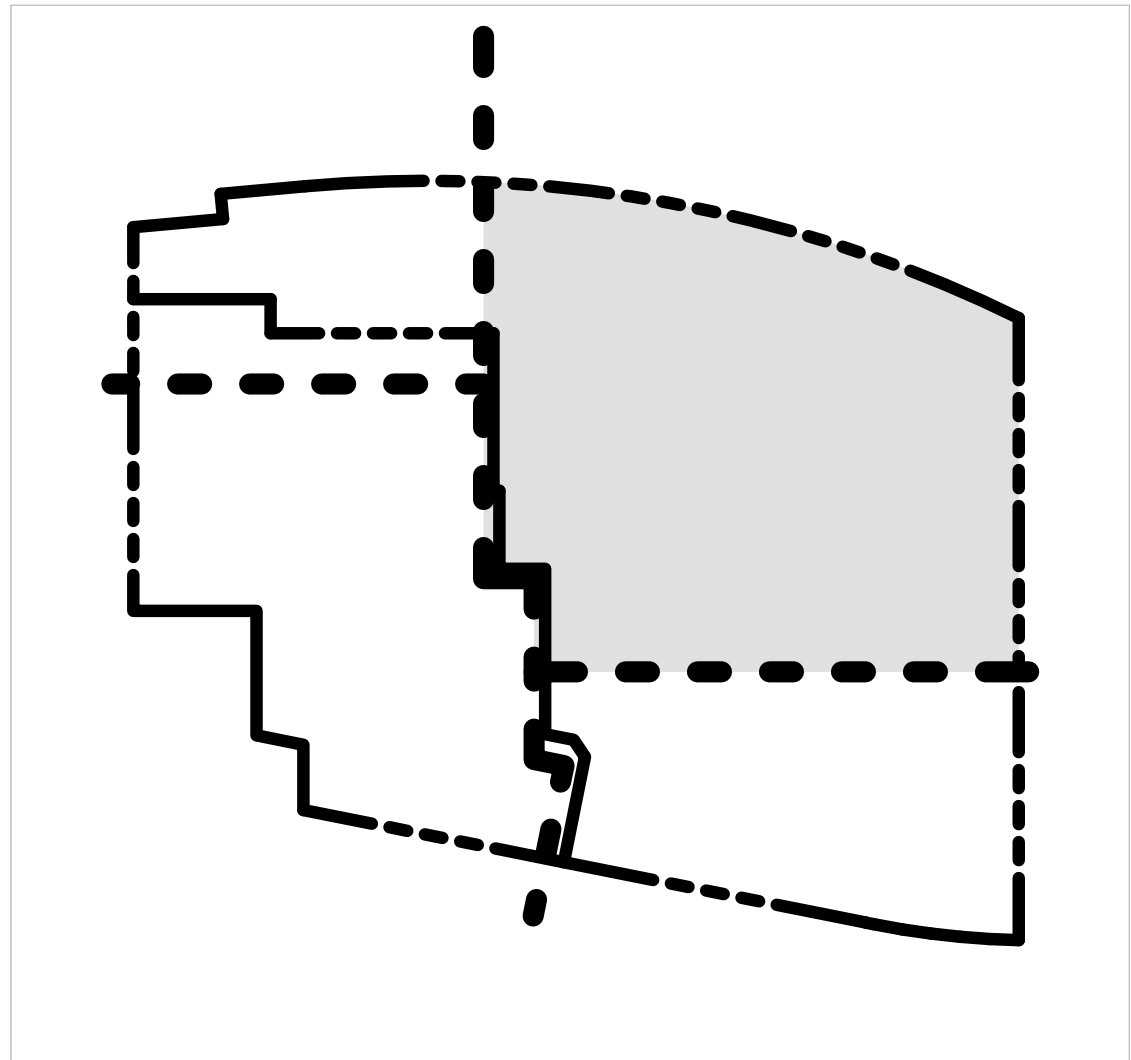
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LEGEND AND NOTES

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3



KEY PLAN

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4

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JULY 26, 2021

PARTIAL PLANTING PLAN RIVER LEVEL -
NORTHEAST

NOT FOR CONSTRUCTION

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2019107

L9.06

PARTIAL PLANTING PLAN RIVER LEVEL

1/16"=1'-0"

8

MIX A - LA RIVER SHRUB MIX		QUANTITY: 4790 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)
<i>Artemisia californica</i>	California Sagebrush	●	●	●	5 gal	Very Low
<i>Cercocarpus betulodes</i>	Mountain Mahogany	●	●	●	5 gal	Very Low
<i>Encelia californica</i>	Bush Sunflower	●	●	●	5 gal	Very Low
<i>Elymus condensatus</i>	Giant Wild Rye	●	●	●	5 gal	Low
<i>Epilobium canum</i>	California Fuchsia	●	●	●	5 gal	Very Low
<i>Eriogonum fasciculatum</i>	California Buckwheat	●	●	●	5 gal	Very Low
<i>Heteromeles arbutifolia</i>	Toyon	●	●	●	5 gal	Very Low
<i>Isomeris arborea</i>	Bladderpod	●	●	●	5 gal	Low
<i>Muhlenbergia rigens</i>	Dewgrass	●	●	●	5 gal	Low
<i>Ribes speciosum</i>	Fuchsia Flowering Gooseberry	●	●	●	5 gal	Very Low
<i>Ribes viburnifolium</i>	Catalina Currant	●	●	●	5 gal	Very Low
<i>Romneya coulteri</i>	Matilija poppy	●	●	●	5 gal	Very Low
<i>Salvia apiana</i>	White Sage	●	●	●	5 gal	Very Low
<i>Salvia mellifera</i>	Black Sage	●	●	●	5 gal	Very Low
<i>Yucca whipplei</i>	Chaparral Yucca	●	●	●	15 gal	Very Low

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

MIX C - SITE SHRUB MIX		QUANTITY: 18,730 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)
<i>Aeonium arboreum</i> 'Zwartkop'	Black Rose				5 gal	Low
<i>Aeonium</i> 'Sunburst'	Sunburst Aeonium				5 gal	Low
<i>Agave americana</i> 'Mediopicta Alba'	White-Striped Century Plant				15 gal	Very Low
<i>Agave</i> x 'Blue Glow'	Blue Glow Agave				5 gal	Low
<i>Arctostaphylos</i> 'Emerald Carpet'	Carpet Manzanita	●		●	5 gal	Moderate/Medium
<i>Artemisia</i> 'Powis Castle'	Wormwood	●		●	5 gal	Moderate/Medium
<i>Beschorniera yuccoides</i>	Anole	●			5 gal	Moderate/Medium
<i>Bulbine frutescens</i>	Stalked Bulbine	●			5 gal	Low
<i>Callistemon citrinus</i> 'Little John'	Bottlebrush	●			5 gal	Low
<i>Carpenteria californica</i>	Bush Anemone	●		●	5 gal	Low
<i>Chondropetalum elephantinum</i>	Large Cape Rush				5 gal	Low
<i>Chondropetalum tectorum</i>	Small Cape Rush				5 gal	Low
<i>Diets bicolor</i> 'Morea'	Fortnight Lily	●			5 gal	Low
<i>Diplacus puniceus</i>	Red Monkey Flower			●	5 gal	Low
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	●	●	●	5 gal	Very Low
<i>Gaura lindheimeri</i> 'Whirling Butterflies'	Whirling Butterflies Gaura	●			5 gal	Low
<i>Helleborus argutifolius</i>	Corsican Hellebore	●			5 gal	Low
<i>Hesperaloe parviflora</i>	Red Yucca	●			15 gal	Very Low
<i>Heuchera maxima</i>	Island Alum Root	●		●	5 gal	Low
<i>Leucadendron</i> 'Safari Sunset'	Safari Conebush				15 gal	Low
<i>Melianthus major</i>	Honeybush				15 gal	Low
<i>Philodendron</i> x 'Xanadu'	Winterbom Philodendron				15 gal	Moderate/Medium
<i>Phlebodium aureum</i>	Rabbit's Foot Fern				5 gal	Moderate/Medium
<i>Ribes speciosum</i>	Fuchsia Flowering Gooseberry	●	●	●	5 gal	Very Low
<i>Ribes viburnifolium</i>	Catalina Currant	●		●	5 gal	Very Low
<i>Romneya coulteri</i>	Matilija poppy			●	5 gal	Very Low
<i>Rhamnus californica</i> 'Mound San Bruno'	Coffeeberry	●		●	5 gal	Very Low
<i>Rhaphiolepis umbellata</i> 'Minor'	Dwarf Yeddo Hawthorn	●			5 gal	Low
<i>Russelia equisetiformis</i>	Coral Fountain	●			5 gal	Moderate/Medium
<i>Salvia apiana</i>	White Sage	●	●	●	5 gal	Very Low
<i>Salvia clevelandii</i> 'Winifred Gilman'	Blue Sage	●		●	5 gal	Very Low
<i>Salvia leucantha</i> 'Midnight'	Midnight Mexican Sage	●			5 gal	Low
<i>Salvia microphylla</i> 'Hot Lips'	Hot Lips Sage	●			5 gal	Moderate/Medium
<i>Santolina neapolitana</i> 'Lemon Queen'	Lavender Cotton				5 gal	Low
<i>Sisyrinchium striatum variegatum</i>	Variegated Sisyrinchium				5 gal	Low
<i>Verbena bonariensis</i>	Purple Top	●			5 gal	Low
<i>Verbena lilacina</i> 'De la Mina'	De la Mina Lilac Verbena	●		●	5 gal	Low
<i>Woodwardia fimbriate</i>	Giant Chain Fern	●		●	5 gal	Moderate/Medium

MIX D - SITE GROUNDCOVER MIX		QUANTITY: 18,550 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SPACING	WUCOLS (LA)
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	●		●	1 gal pot, 18" O.C.	Low
<i>Berberis aquifolium</i> var. <i>repens</i>	Creeping Barberry	●		●	1 gal pot, 36" O.C.	Low
<i>Ceanothus</i> 'Joyce Coulter'	Creeping Mountain Lilac	●		●	1 gal pot, 36" O.C.	Low
<i>Echeveria imbricata</i>	Hens and Chicks	●			3" pot, 6" O.C.	Low
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	●			1 gal pot, 18" O.C.	Low
<i>Festuca glauca</i> 'Siskiyou Blue'	Siskiyou Blue Fescue	●			6" pot, 12" O.C.	Low
<i>Graptopetalum paraguayense</i>	Ghost Plant	●			3" pot, 6" O.C.	Low
<i>Polystichum californicum</i>	California Sword Fern			●	6" pot, 18" O.C.	Moderate/Medium

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

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

MIX G - STREETSCAPE MIX		QUANTITY: 2910 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)
<i>Agave americana</i> 'Mediopicta Alba'	White-Striped Century Plant				15 gal	Very Low
<i>Agave</i> x 'Blue Glow'	Blue Glow Agave				5 gal	Low
<i>Aloe plicatilis</i> (Kumara plicatilis)	Fan Aloe				15 gal	Low
<i>Aloe ferox</i>	Cape Aloe				5 gal	Low
<i>Berberis aquifolium</i> var. <i>repens</i>	Creeping Barberry	●		●	1 gal pot, 36" O.C.	Moderate/Medium
<i>Bougainvillea glabra</i>	Paper Flower	●			5 gal	Low
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue grama grass	●		●	1 gal pot, 18" O.C.	Low
<i>Bulbine frutescens</i>	Stalked Bulbine	●			5 gal	Low
<i>Ceanothus</i> 'Joyce Coulter'	Creeping Mountain Lilac	●		●	1 gal pot, 36" O.C.	Low
<i>Ceanothus thyrsiflorus</i> 'Arroyo de la Cruz'	Arroyo de la Cruz California Lilac	●			5 gal	Low
<i>Callistemon citrinus</i> 'Little John'	Bottlebrush	●			5 gal	Low
<i>Carpenteria californica</i>	Bush Anemone	●		●	5 gal	Low
<i>Diets bicolor</i> 'Morea'	Fortnight Lily	●			5 gal	Low
<i>Echeveria imbricata</i>	Hens and Chicks	●			3" pot, 6" O.C.	Low
<i>Erigeron karvinskianus</i>	Santa Barbara daisy	●			1 gal pot, 18" O.C.	Low
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	●		●	5 gal	Very Low
<i>Festuca glauca</i> 'Siskiyou Blue'	Siskiyou Blue Fescue	●			5 gal	Low
<i>Hesperaloe parviflora</i>	Red Yucca	●			5 gal	Very Low
<i>Hesperoyucca whipplei</i>	Our Lord's Candle	●		●	15 gal	Very Low
<i>Heteromeles arbutifolia</i>	Toyon	●	●	●	5 gal	Very Low
<i>Heuchera maxima</i>	Island Alum Root	●		●	5 gal	Low
<i>Rhamnus californica</i> 'Mound San Bruno'	Coffeeberry	●		●	15 gal	Very Low
<i>Ribes speciosum</i>	Fuchsia Flowering Gooseberry	●	●	●	5 gal	Very Low
<i>Ribes viburnifolium</i>	Catalina Currant	●		●	5 gal	Very Low
<i>Romneya coulteri</i>	Matilija poppy	●		●	5 gal	Very Low
<i>Salvia apiana</i>	White Sage	●	●	●	5 gal	Very Low
<i>Salvia chiapensis</i>	Chiapas Sage	●			5 gal	Moderate/Medium
<i>Salvia clevelandii</i> 'Winifred Gilman'	Blue Sage	●		●	5 gal	Very Low
<i>Salvia leucantha</i> 'Midnight'	Midnight Mexican Sage	●			5 gal	Low
<i>Santolina chamaecyparissus</i> 'Lemon Queen'	Naples Lavender Cotton				5 gal	Low
<i>Senecio serpens</i>	Blue Chalksticks	●			6" pot, 12" O.C.	Low
<i>Sisyrinchium striatum variegatum</i>	Variegated Sisyrinchium				5 gal	Low
<i>Trachelospermum jasminoides</i>	Asiatic Star Jasmine	●			1 gal pot, 36" O.C.	Moderate/Medium
<i>Yucca filamentosa</i>	Adam's Needle				15 gal	Very Low

PROPOSED TREES								
PLANT ID	BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)	QUANTITY
ACPA	<i>Acer palmatum</i>	Japanese Maple				60" BOX	Moderate/Medium	7
ACPAB	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple				48" BOX	Moderate/Medium	9
ARMA	<i>Arbutus x 'Marina'</i>	Marina Strawberry Tree	●			48" BOX	Low	15
ARMA	<i>Arbutus x 'Marina'</i>	Marina Strawberry Tree	●			60" BOX	Low	1
CEOC	<i>Cercis occidentalis</i>	Western Redbud	●		●	48" BOX	Low	7
CCBO	<i>Cordia alliodora</i>	Texas Olive	●			36" BOX	Low	18
JUCA	<i>Juglans californica</i>	California Black Walnut	●	●	●	36" BOX	Low	4
KOBI	<i>Koeberlinia bipinnata</i>	Chinese Flame Tree	●			60" BOX	Moderate/Medium	2
MEEX	<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	●			60" BOX	Moderate/Medium	1
PICH	<i>Pistacia chinensis</i>	Chinese Pistache	●			48" BOX	Moderate/Medium	6
PLRA	<i>Platanus racemosa</i>	California Sycamore	●	●	●	60" BOX	Moderate/Medium	13
QUAG	<i>Quercus agrifolia</i>	Coast Live Oak	●	●	●	24" BOX	Very Low	12
QUAG	<i>Quercus agrifolia</i>	Coast Live Oak	●	●	●	48" BOX	Very Low	15
TITI	<i>Tipuana tipu</i>	Rosewood	●			60" BOX	Low	4
ULPA	<i>Ulmus parvifolia</i>	Chinese Elm				60" BOX	Moderate/Medium	16
WARO	<i>Washingtonia robusta</i>	Mexican Fan Palm				36" BOX	Low	5

NOTE: ALL PROPOSED PLANTING TO BE COMPLIANT WITH RIO OVERLAY

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701 S. FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
TEL: (213) 418-0201

MEP ENGINEER
TK1SC
115 S. FLORIDA STREET
SUITE 1400
LOS ANGELES, CA 90011
TEL: (949) 751-5817

THE RESIDENCES AT
SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

JULY 26, 2021

PLANT SCHEDULE

NOT FOR CONSTRUCTION

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