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REVISED



# 5600 HOLLYWOOD

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

HKS bowwest

**PROJECT ADDRESS:** 5600 Hollywood Boulevard, Hollywood, CA 90028

**LEGAL DESCRIPTION:** APN: 5544026009

**LAND USE:** High Density Residential - No Setback required per Specific Plan

**REDEVELOPMENT PLAN:** High Residential

**ZONING:** [Q]R5-2 and R4-2

**PROJECT DESCRIPTION:** Proposed 14-story multi-residential building comprised of:
150 apartment units
1.5 stories subterranean parking
2.5 stories above-grade parking

**STORIES PROPOSED:** 14 Stories

**BUILDING HEIGHT PROPOSED:** 170'-0"

**GROSS SQUARE FEET AREA:** 302,495 SF

**BUILDING CODE AREA:** 306,015 SF
- Reference Sheet A203

**FAR AREA PROPOSED:** 171,725 SF

**LOT AREA (LAMC):** 37,135 SF

**GROSS ACRE (REDEVELOPMENT PLAN):** 1.25 AC or 54,399 SF

**FAR ALLOWED:** 6.0 x 37,135 SF = 222,810 SF

**FAR PROPOSED:** 171,725 SF / 37,135 SF = 4.6

**BASE DENSITY:** 100 Units (54,399 SF / 80 DU/Acre)
*Based on gross acres per Redevelopment Plan defines as the site area plus one half of any abutting street(s).

**PROPOSED DENSITY:** 150 Units (50% Density Bonus per AB2345)

**AFFORDABLE UNITS:** 15 Very Low Income Units (15% of Base Density)

**DENSITY BONUS INCENTIVES:**

1. Incentive to permit 100 percent of the required open space to be located above the first habitable level in lieu of 75 percent (SNAP Section 9.D)
2. Incentive to permit a 1,707 square foot publicly accessible plaza in lieu of 5,000 square feet to satisfy the SNAP's alternative pedestrian throughway requirement (SNAP Section 9.G)
3. Incentive to permit 22 percent transparent building elements (1,140 square feet) on the eastern ground floor façade along St. Andrews Place in lieu of 50 percent (2,603 square feet). Both North and South ground floor zones exceed the min. transparency requirement achieving 86% and 57% respectively (SNAP Development Standards and Design Guidelines Section V.6).

**PROPOSED UNIT MIX:**
- "BMR" = Below Market Rate

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

**MIN PARKING REQUIRED:**
- Per AB744 - site located 765' (0.15 mile) from Metro Wilshire-Western Red Line station.

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

**MAX PARKING PERMITTED:**
- Per Vermont-Western SNAP
- "HR" = Habitable Room

| Unit Type | Qty. | Car Parking Ratio | Car Parking Permitted |
|---|---|---|---|
| 1BR (= 3HR) | 89 | 1.5 Spaces | 134 |
| 2BR (> 3HR) | 58 | 2 Spaces | 116 |
| 3BR (> 3HR) | 3 | 2 Spaces | 6 |
| Total Units | 150 | 0.5 Guest Spaces/Unit | 75 |
| **Total Permitted Spaces** | | | **331** |

**PARKING PROVIDED:**

| Floor | Standard | Compact | Tandem | Accessible | Future EV | Total |
|---|---|---|---|---|---|---|
| 03 | 21 | 0 | 27 | 0 | 8 | 56 |
| 02 | 10 | 0 | 12 | 4 | 2 | 28 |
| 01 | 19 | 3 | 22 | 0 | 10 | 54 |
| B1 | 19 | 0 | 46 | 0 | 5 | 70 |
| **Total** | **69** | **3** | **107** | **4** | **25** | **208** |

**BICYCLE PARKING REQUIRED:**
- Long Term Spaces per SNAP - 0.5 per unit
- Short Term Spaces per LAMC §12.21 A.16.(a)(1)(i)

| Required Long Term per SNAP | Required Short Term per LAMC | **Total** |
|---|---|---|
| 75 | 10 | **85** |

**BICYCLE PARKING PROVIDED:**

| Long Term | Short Term | **Total** |
|---|---|---|
| 76 | 15 | **91** |

**OPEN SPACE REQUIRED:**
- Per LAMC §12.21 G
- See sheets A201 & A202

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

**PRIVATE OPEN SPACE PROVIDED:**
- Per SNAP Guidelines §V.2

| Name | Provided Private Open Space |
|---|---|
| **BALCONY** | **6,800 SF** |

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

**SNAP COMMON OPEN SPACE PROVIDED:**
- Per LAMC §12.21 G
- Per Vermont-Western SNAP Development Standards and Guidelines

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

**SNAP INDOOR COMMON SPACE PROVIDED:**
- Per Vermont-Western SNAP Development Standards and Guidelines

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

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

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


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


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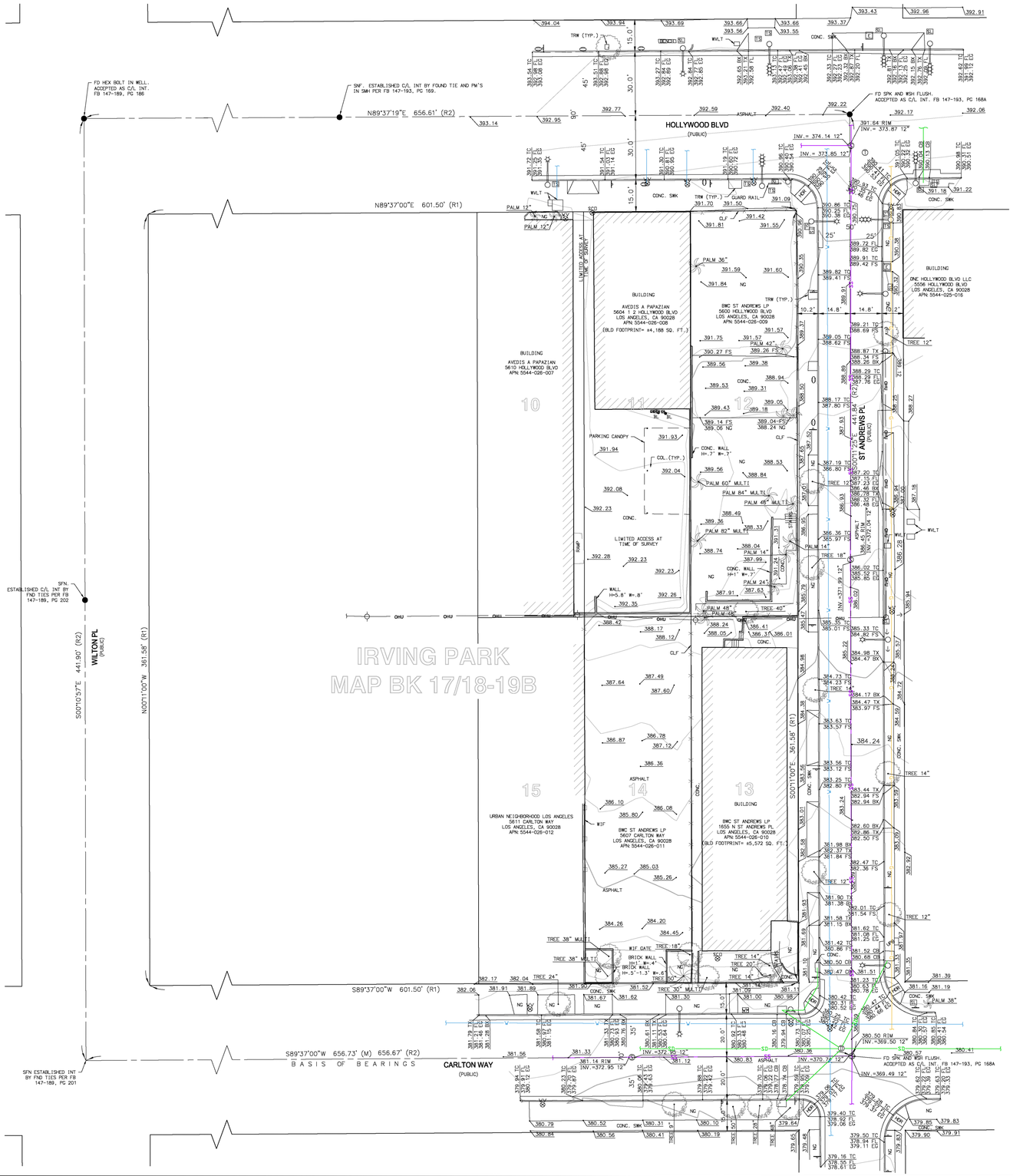
REVISED




**VICINITY MAP**

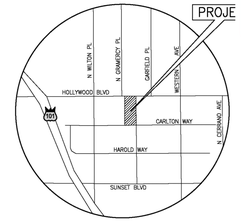
HKS bowwest

# DESIGN SURVEY




## COMMENTS

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

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REVISED

## LINETYPES

- CENTERLINE
- CONC LINE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- EDGE OF GUTTER
- GRADEBREAK
- OHU — OVERHEAD UTILITY LINES
- WALL
- BUILDING
- BUILDING OVERHANG
- COM — COMMUNICATION LINE
- E — ELECTRICAL LINE
- G — STEAM LINE
- OHU — OVERHEAD UTILITY LINE
- SS — SEWER LINE
- SD — STORM DRAIN LINE
- W — WATER LINE

## ABBREVIATIONS

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

## LEGEND

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

## UTILITIES NOTE

UTILITIES SHOWN HEREON ARE A COMPILATION OF CONVENTIONAL VISIBLE SURFACE UTILITIES AND RECORD INFORMATION TAKEN FROM CITY OF LOS ANGELES NAVIGATELA WEB PAGE. WHILE THIS DATA IS ACCURATE, IT MAY BE INCOMPLETE. POTHOLING, OR UNCOVERING UTILITIES IS THE ONLY WAY TO VERIFY THE LOCATION. CARE SHOULD BE TAKEN WHEN DIGGING AS SOME UTILITIES MAY NOT BE SHOWN ON THIS SURVEY.

## REFERENCES


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


Beau Immel
Digitally signed by Beau Immel
Date: 2019.10.30 08:20:28-07'00'

PREPARED UNDER THE DIRECTION OF:

BEAU IMMEL, PLS 9393
beau.immel@kpff.com

LICENSED LAND SURVEYOR
BEAU D. IMMEL
L.9393
STATE OF CALIFORNIA
10/30/2019

N

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

| NO. | DATE | REVISIONS |
|---|---|---|
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

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

5600 HOLLYWOOD BOULEVARD

PREPARED FOR:
JONATHAN BENSICK
HKS INC.
10880 WILSHIRE BOULEVARD, SUITE 1850
LOS ANGELES, CA, 90024

kpff
CONSULTING ENGINEERS
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

SHEET 1 OF 1

P:\2019\19002785 Joint Andrews Dwellings - 1 - Survey\Survey\DWG\Design\19002785-SS-05.dwg 10/30/2019

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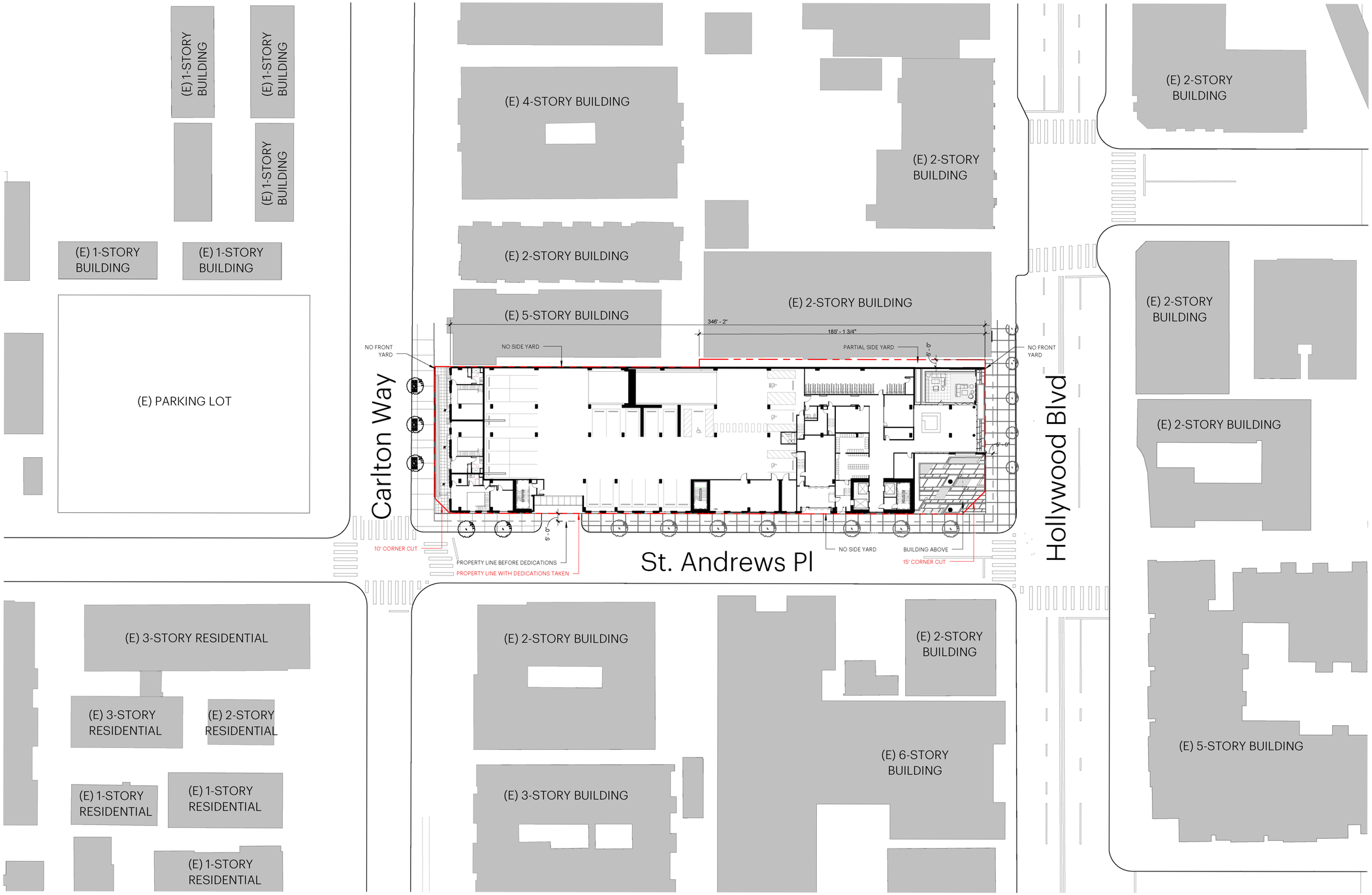
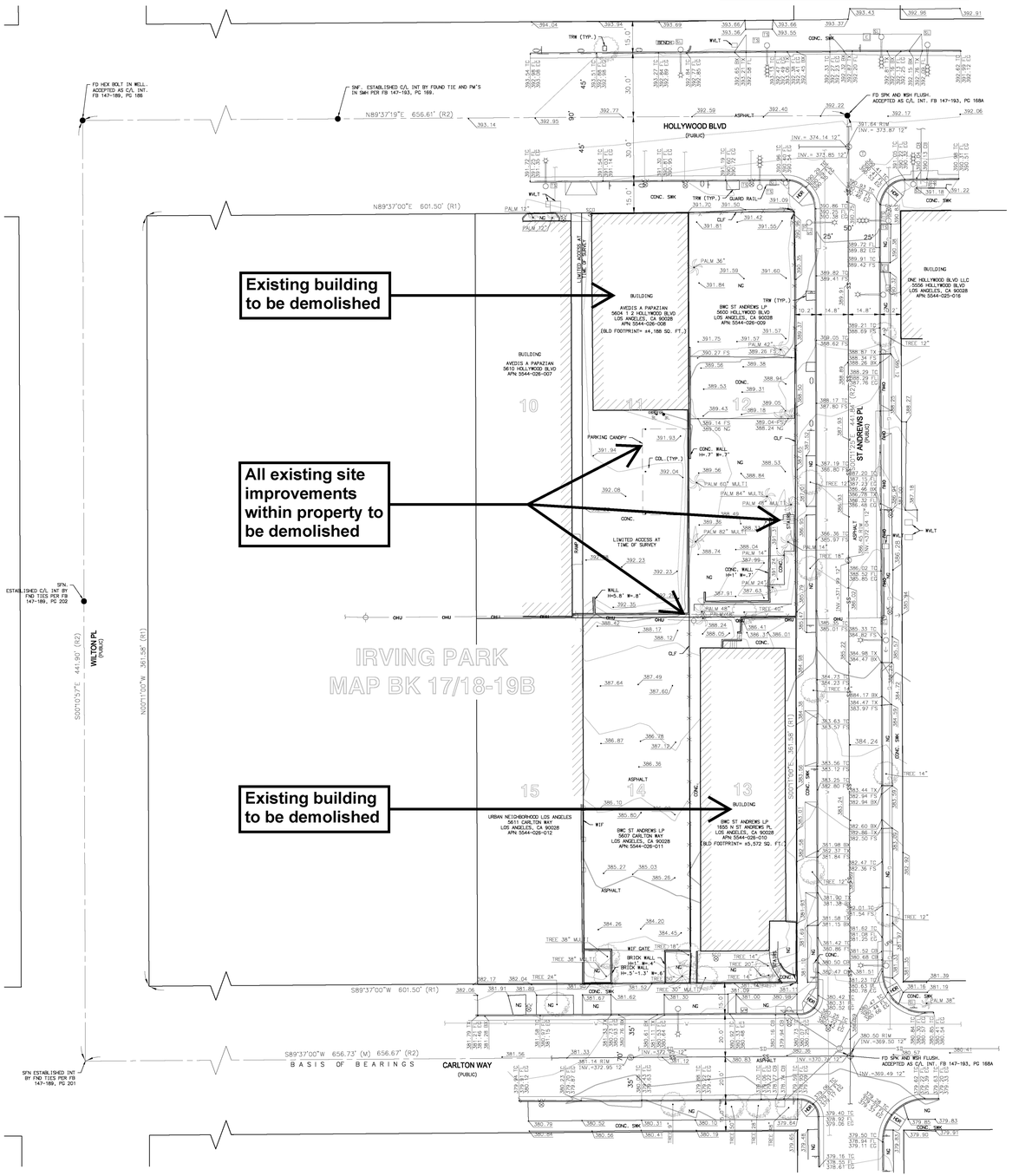
REVISED




HKS bowwest

0 32 64 FT

# *DESIGN SURVEY*




## COMMENTS

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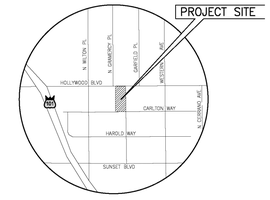


**VICINITY MAP**
(NOT TO SCALE)

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REVISED

## LINETYPES

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

## ABBREVIATIONS

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

## LEGEND

- AIR RELEASE VALVE
- AREA DRAIN (SQUARE)
- AREA DRAIN (CIRCLE)
- BACKFLOW PREVENTER
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- GAS MANHOLE
- GAS VALVE
- GAS METER
- GUY WIRE
- GREASE INTERCEPTOR
- HOSE BIB
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- AREA LIGHT
- MAILBOX
- MONITORING WELL
- PALM
- PARKING METER
- POST INDICATOR VALVE
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- ELECTRIC METER
- UTILITY POLE
- ELECTRIC PULLBOX
- ROOF DRAIN
- SEWER CLEAN OUT
- SEWER MANHOLE
- HANDICAP PARKING
- SIGN
- SPRINKLER
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT PULLBOX
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE MANHOLE
- TRAFFIC PULLBOX
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL
- TREE
- UNIDENTIFIED PULLBOX
- UNIDENTIFIED CABINET
- UNIDENTIFIED CLEAN OUT
- UNIDENTIFIED MANHOLE
- UNIDENTIFIED CONTROL VALVE
- VENT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- RISER
- DETECTOR CHECK VALVE
- DRINKING FOUNTAIN

## UTILITIES NOTE

UTILITIES SHOWN HEREON ARE A COMPILATION OF CONVENTIONAL VISIBLE SURFACE UTILITIES AND RECORD INFORMATION TAKEN FROM CITY OF LOS ANGELES NAVIGATELA WEB PAGE. WHILE THIS DATA IS ACCURATE, IT MAY BE INCOMPLETE. POTHOLING, OR UNCOVERING UTILITIES IS THE ONLY WAY TO VERIFY THE LOCATION. CARE SHOULD BE TAKEN WHEN DIGGING AS SOME UTILITIES MAY NOT BE SHOWN ON THIS SURVEY.

## REFERENCES

R1 IRVING PARK TRACT BK. 17, PG. 18–19

R2 TRACT MAP NO.66205 BK.1365, PG. 28

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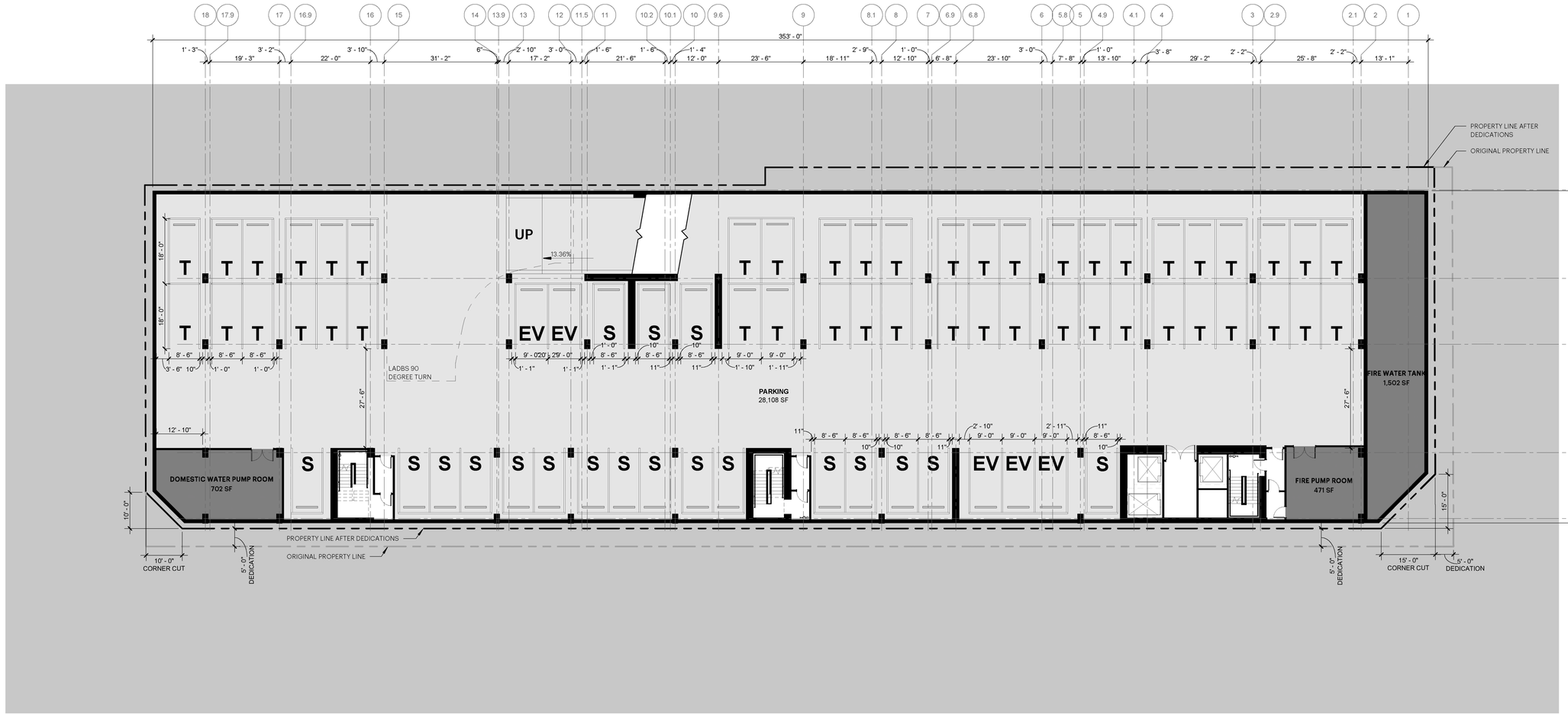
Case No. CPC-2020-4296-CU-DB-SPR-SPR-VHCA-PHP

REVISED

# Level B1 Breakdown

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

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



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Case No. CPC-2020-4096-CU-DB-SPP-SPR-VHCA-PMP

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

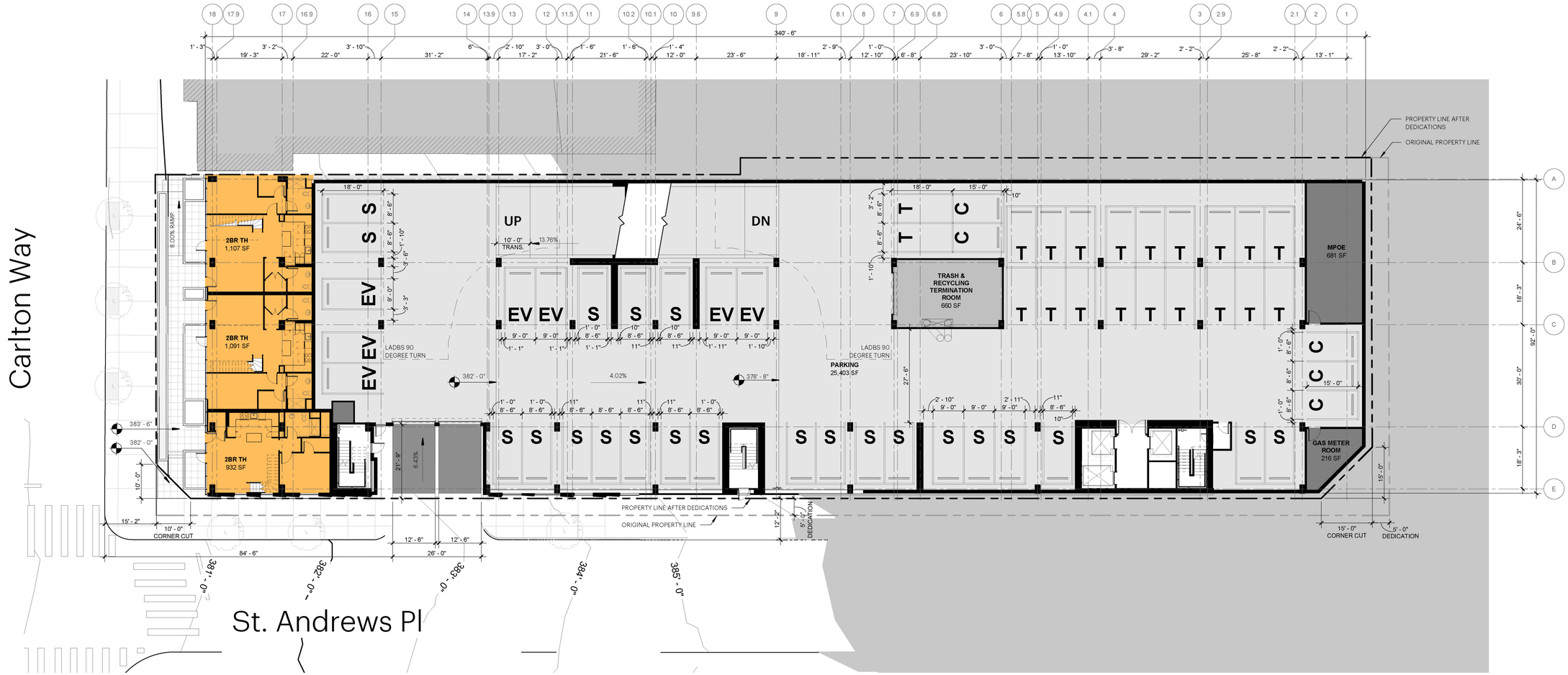
REVISED

# Level 1 Breakdown

| Parking Type | Parking Count |
|---|---|
| COMPACT | 3 |
| FUTURE EV | 10 |
| STANDARD | 19 |
| TANDEM | 22 |
| **Total** | **54** |

| Unit Type | Count | Area Range |
|---|---|---|
| 2BR TH | 3 | 1,623 SF ... 1,699 SF |
| **Total** | **3** | |

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



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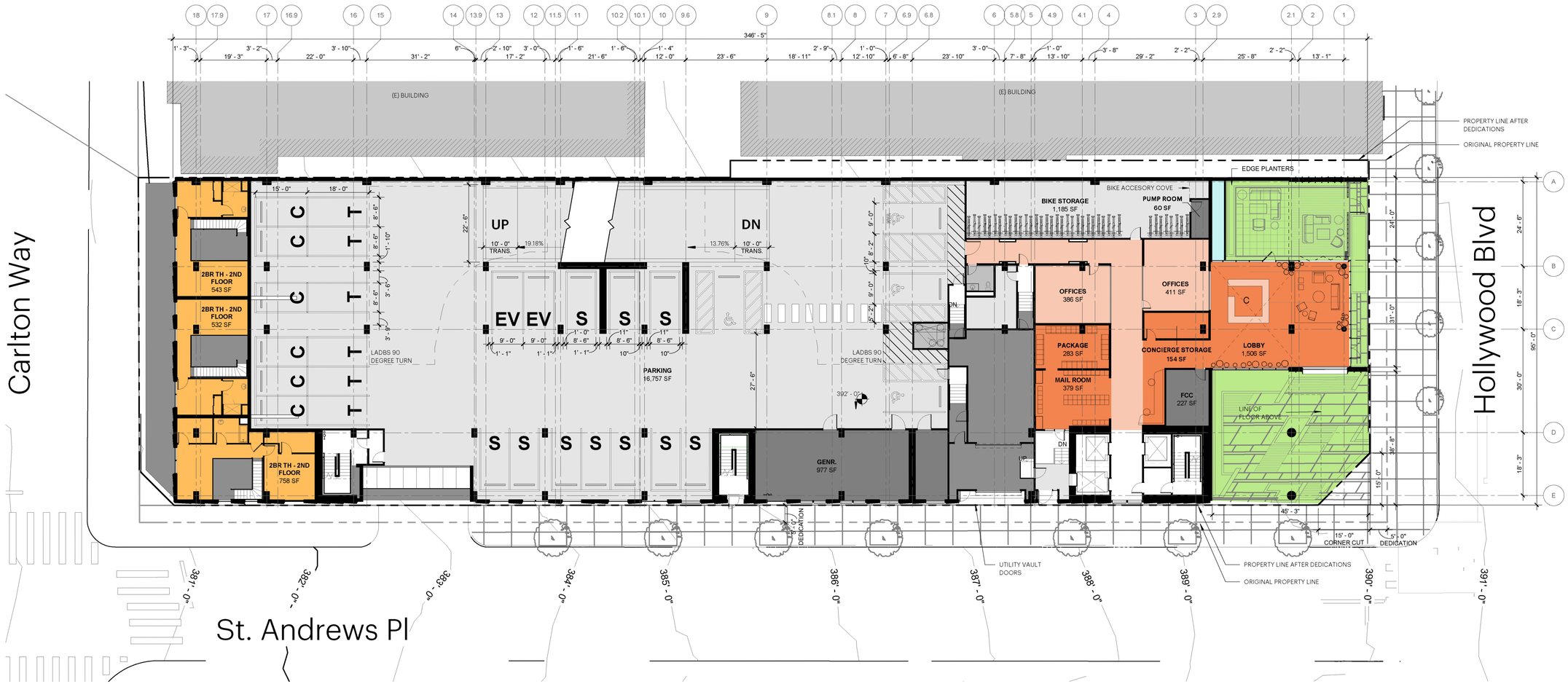
REVISED

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

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

# Level 2 Breakdown

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



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Case No. CPC-2020-4296-CU-DB-SPR-SPR-VHCA-PHP

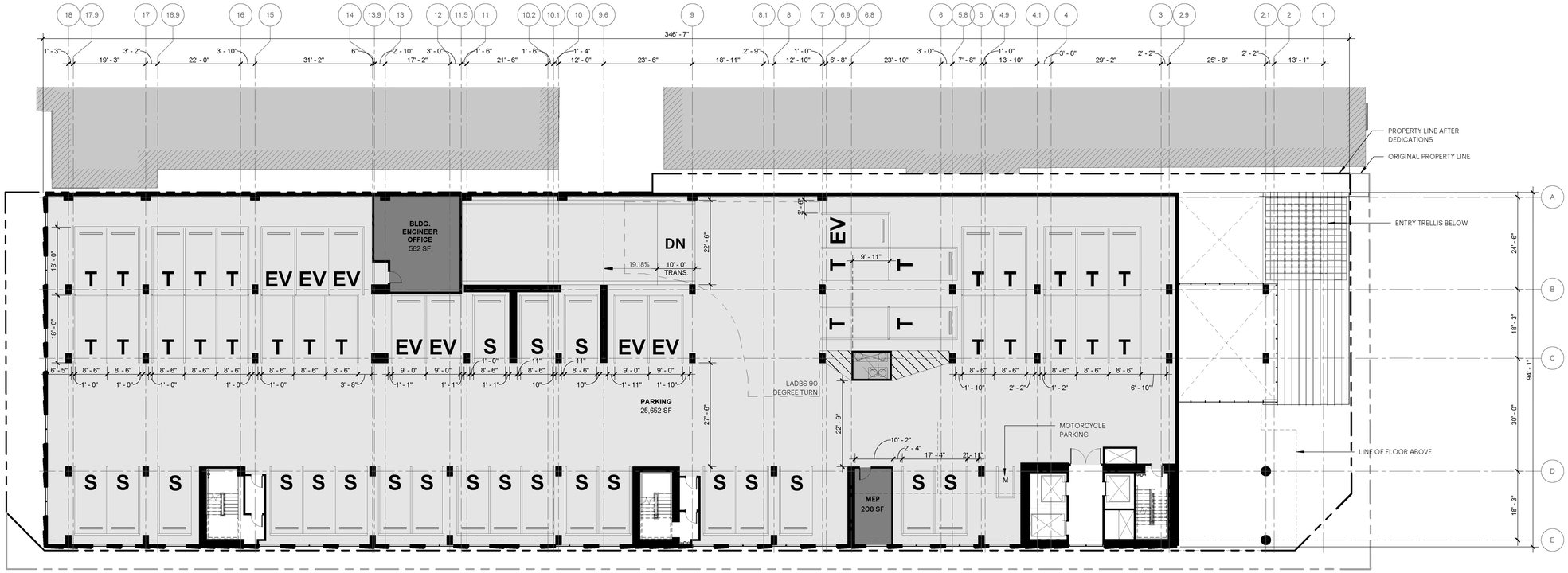
REVISED

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

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

# Level 3 Breakdown

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



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

REVISED

# Level 4 Breakdown

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

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



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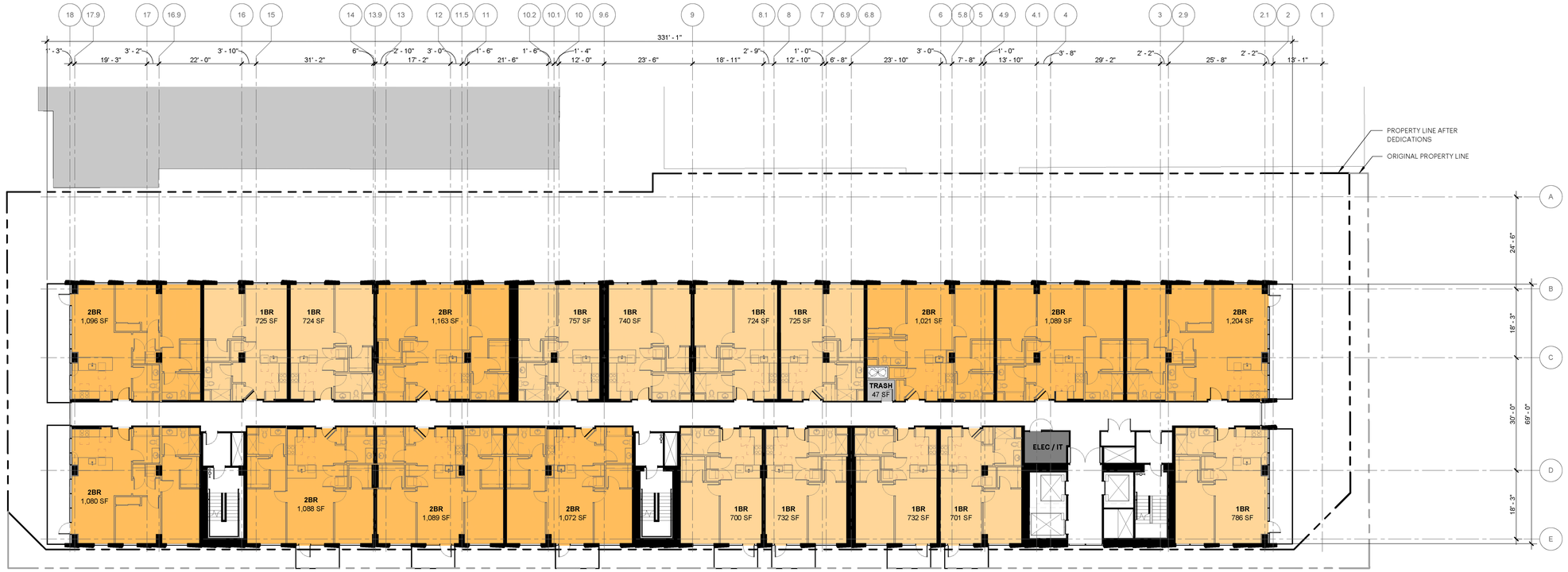
NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

REVISED

# Levels 5-6 Breakdown

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

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



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REVISED

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

# Level 7 Breakdown

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

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



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REVISED

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

# Level 8-10 Breakdown

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

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




HKS bowwest

0 16 32 FT

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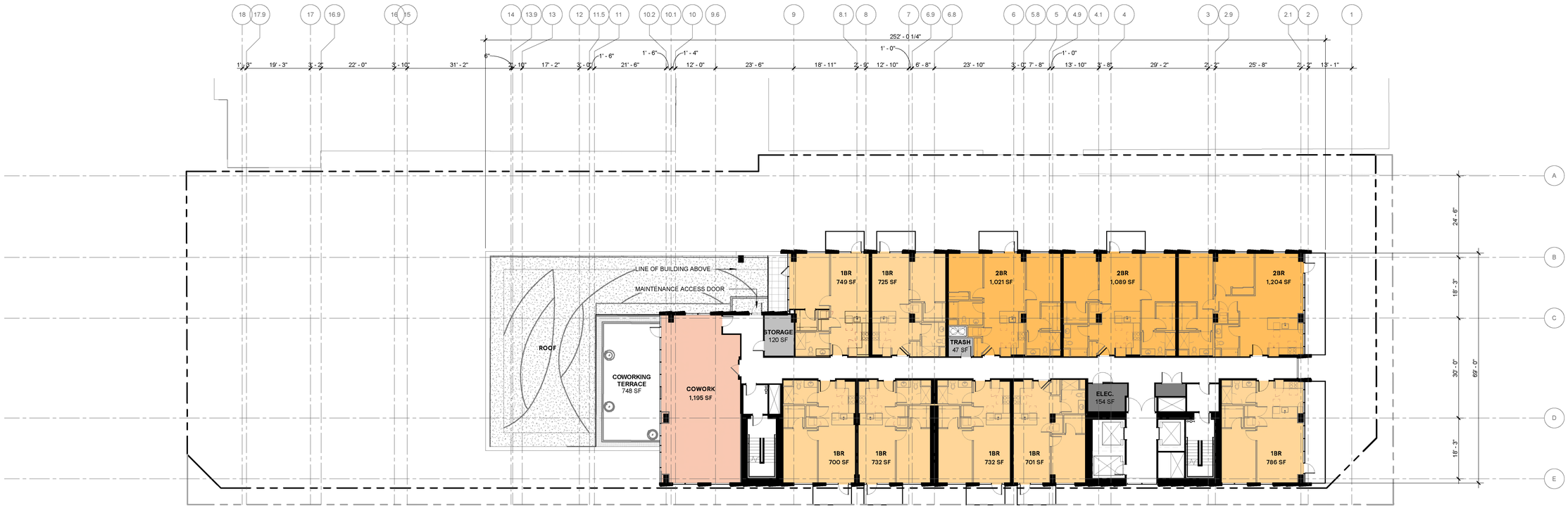
NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

REVISED

# Levels 11 Breakdown

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

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




HKS bowwest

0 16 32 FT

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Case No. CPC-2020-4206-CU-DB-SPR-VHCA-PHP

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

REVISED

# Level 12 Breakdown

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

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



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

REVISED

# Level 13 Breakdown

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

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




HKS bowwest

0 16 32 FT

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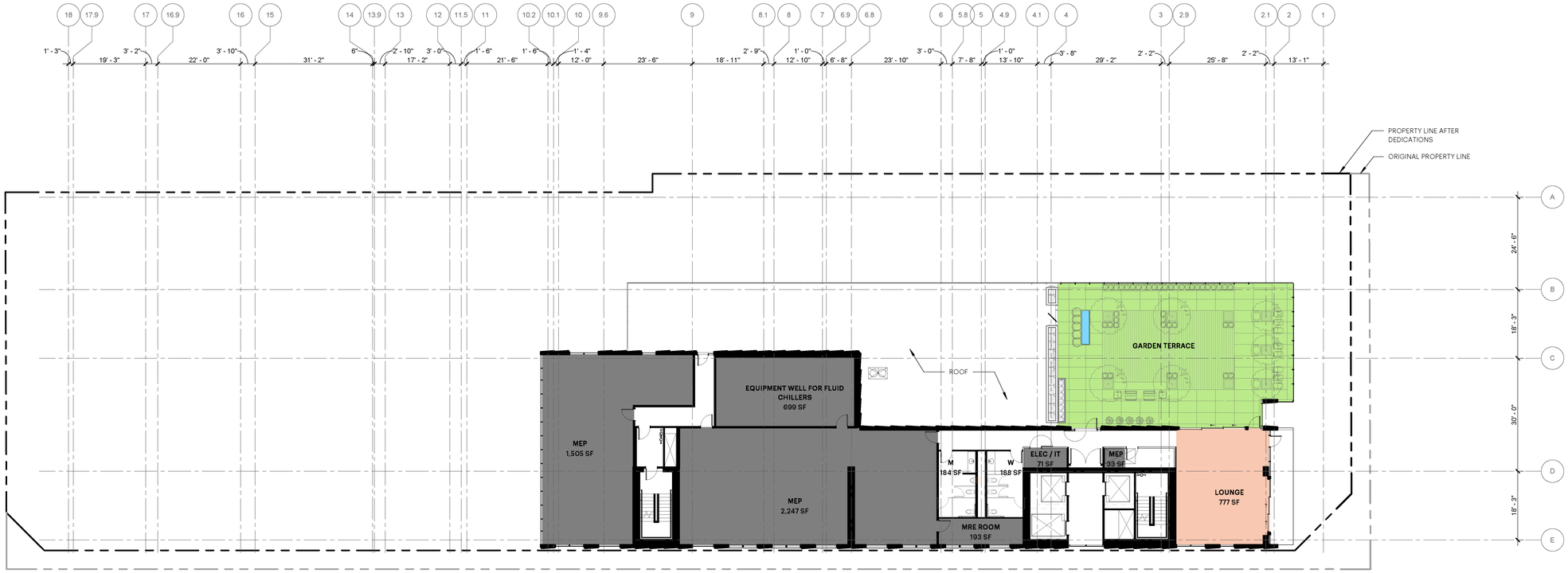
NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

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




HKS bowwest

0 16 32 FT

# Roof Plan



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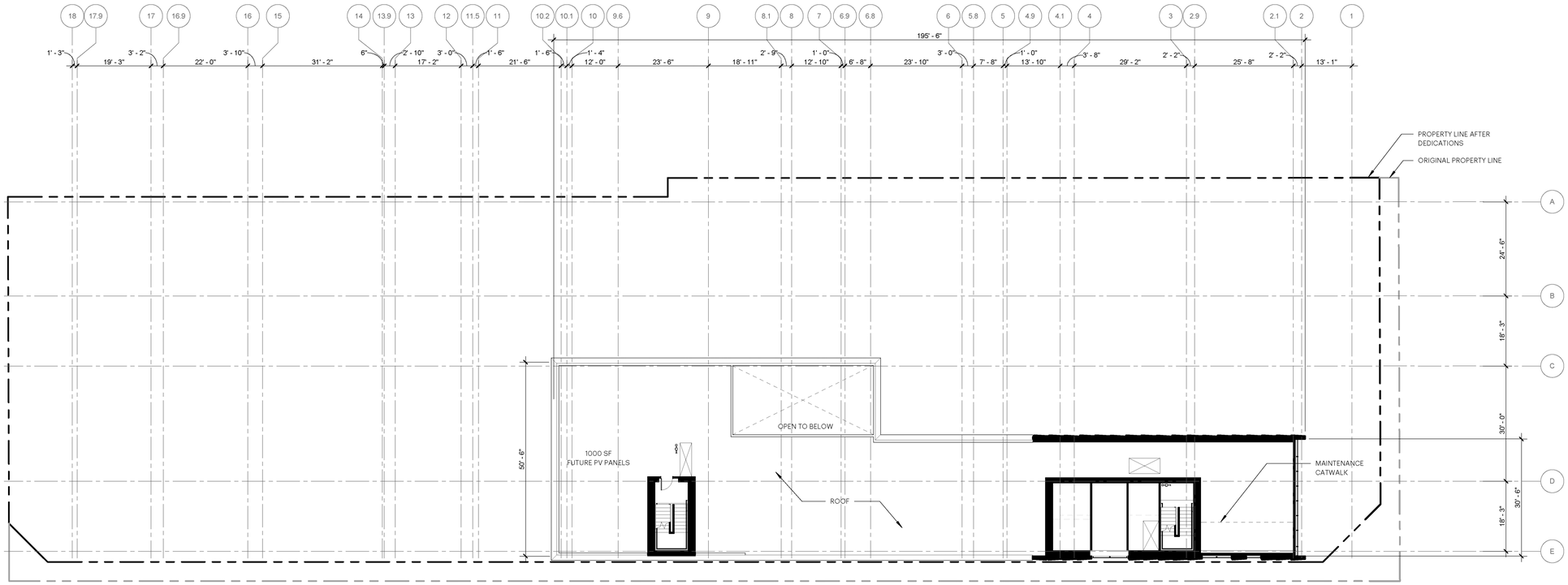
NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

REVISED

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




HKS bowwest

0 16 32 FT

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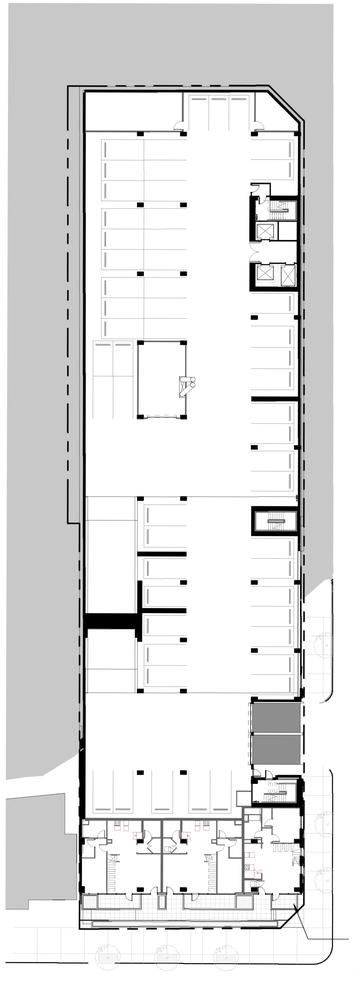
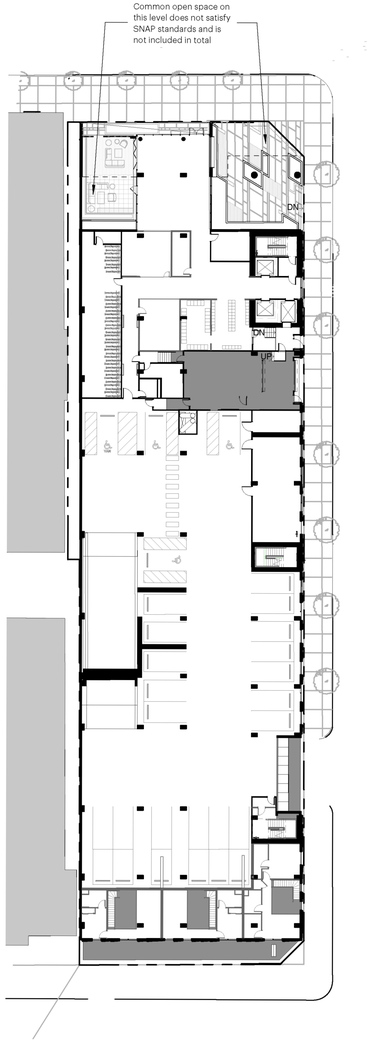
REVISED

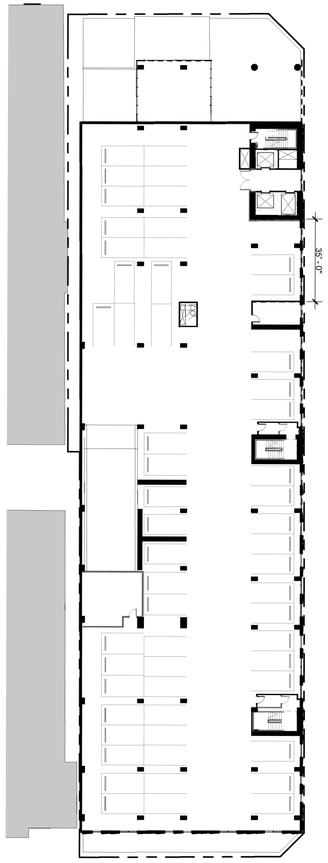


PATIOS ARE REQUIRED TO BE 10' DEEP MINIMUM TO COUNT TOWARDS USEABLE OPEN SPACE

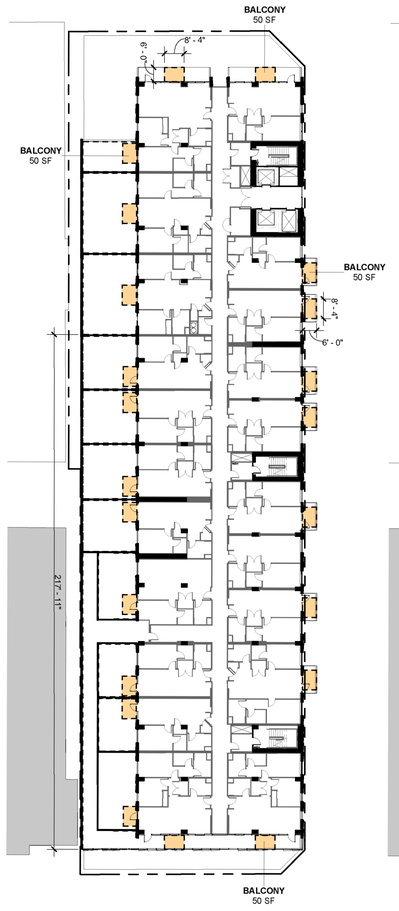
**01 LEVEL 1**
1/32" = 1'-0"



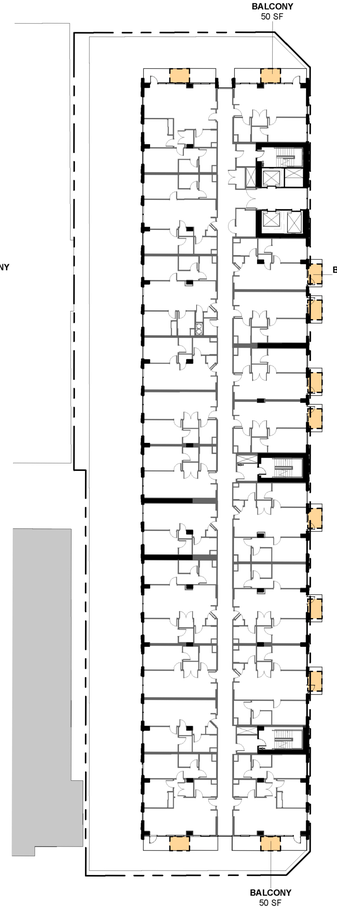

**02 LEVEL 2**
1/32" = 1'-0"




**03 LEVEL 3**
1/32" = 1'-0"




**04 LEVEL 4**
1/32" = 1'-0"




**05 LEVELS 5-6**
1/32" = 1'-0"




**06 LEVEL 7**
1/32" = 1'-0"

HKS bowwest

0 32 64 FT

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**01** LEVELS 8-10 1/32" = 1'-0"

**02** LEVEL 11 1/32" = 1'-0"

**03** LEVEL 12 1/32" = 1'-0"

**04** LEVEL 13 1/32" = 1'-0"

**05** LEVEL 14 1/32" = 1'-0"

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

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

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

| Level | Name | Provided Private O.S. |
|---|---|---|
| LEVEL 4 | BALCONY | 1,100 SF |
| LEVEL 5 | BALCONY | 550 SF |
| LEVEL 6 | BALCONY | 550 SF |
| LEVEL 7 | BALCONY | 600 SF |
| LEVEL 8 | BALCONY | 750 SF |
| LEVEL 9 | BALCONY | 750 SF |
| LEVEL 10 | BALCONY | 750 SF |
| LEVEL 11 | BALCONY | 550 SF |
| LEVEL 12 | BALCONY | 600 SF |
| LEVEL 13 | BALCONY | 600 SF |
| **Total** | | **6,800 SF** |
| **Grand Total Required Open Space (Required O.S. - Private O.S.)** | | **9,875 SF** |

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

| Level | Name | Provided Common Indoor O.S. |
|---|---|---|
| LEVEL 7 | FITNESS | 1,806 SF |
| LEVEL 7 | LOUNGE | 774 SF |
| LEVEL 11 | COWORKING | 1,153 SF |
| LEVEL 14 | LOUNGE | 747 SF |
| **Total** | | **4,480 SF** |
| Indoor Common Space (Max 25% of required Open Space per LAMC §12.21 G) | | 2,468 SF |
| **Grand Total Provided Common O.S.** | | **12,512 SF** |
| Required Planted Area (25% of required Common Open Space per LAMC §12.21 G) | | 1,564 SF |
| **Total Provided Planted Area** | | **1,570 SF** |

HKS bowwest

0 32 64 FT

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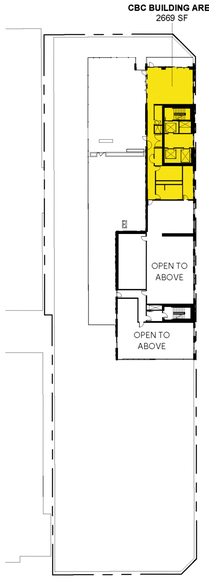
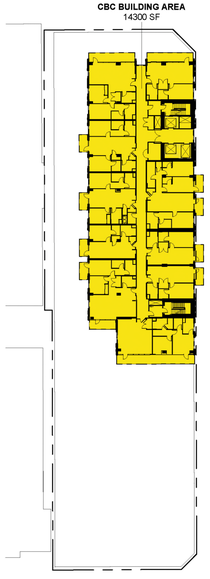
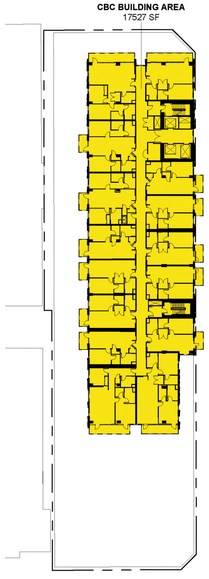



**12 LEVELS 14**
1" = 50'-0"



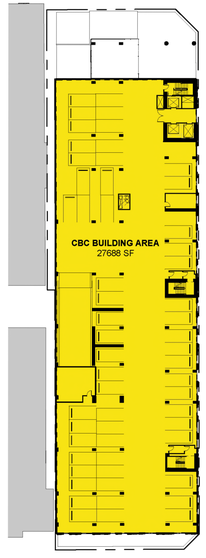

**10 LEVEL 12**
1" = 50'-0"



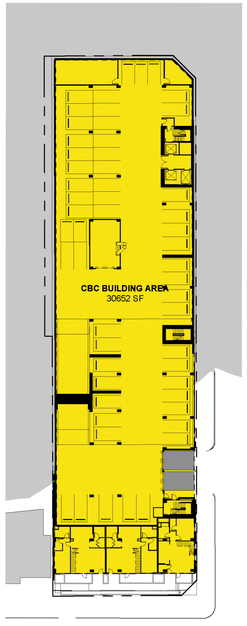

**08 LEVELS 8-10**
1" = 50'-0"




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




**04 LEVEL 3**
1" = 50'-0"

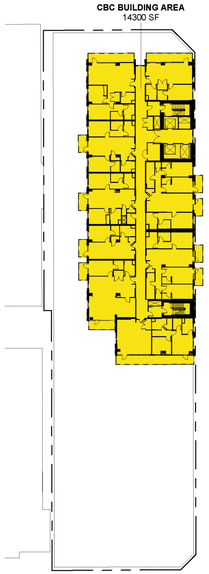



**02 LEVEL 1**
1" = 50'-0"

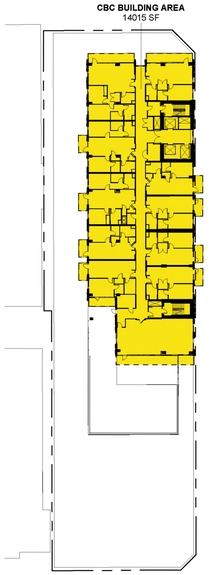
**California Building Code (2019) §202 - Definiti** REVISED

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

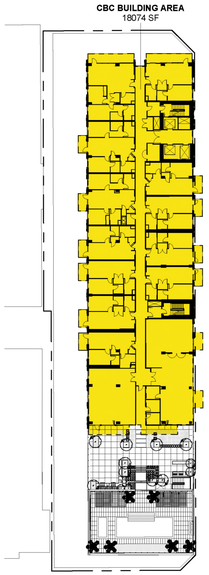
| Level | Area |
|---|---|
| LEVEL 14 | 2,669 SF |
| LEVEL 13 | 14,300 SF |
| LEVEL 12 | 14,300 SF |
| LEVEL 11 | 14,015 SF |
| LEVEL 10 | 17,527 SF |
| LEVEL 9 | 17,527 SF |
| LEVEL 8 | 17,999 SF |
| LEVEL 7 | 18,074 SF |
| LEVEL 6 | 23,242 SF |
| LEVEL 5 | 23,242 SF |
| LEVEL 4 | 23,242 SF |
| LEVEL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



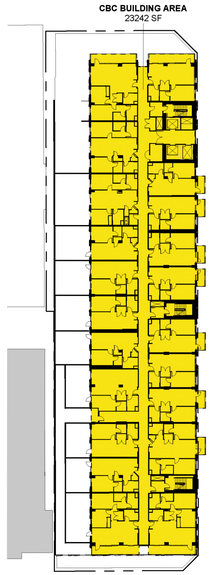

**11 LEVEL 13**
1" = 50'-0"



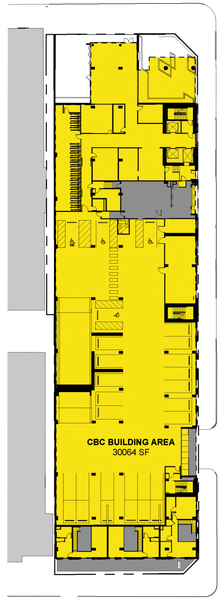

**09 LEVEL 11**
1" = 50'-0"



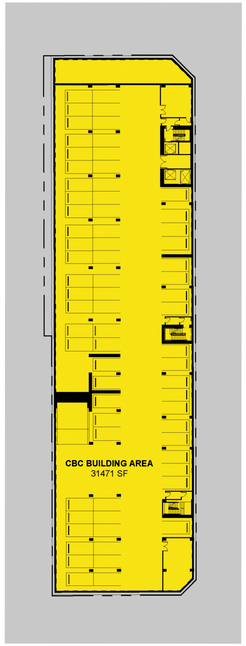

**07 LEVEL 7**
1" = 50'-0"




**05 LEVEL 4**
1" = 50'-0"




**03 LEVEL 2**
1" = 50'-0"




**01 LEVEL B1**
1" = 50'-0"

0 50 100FT

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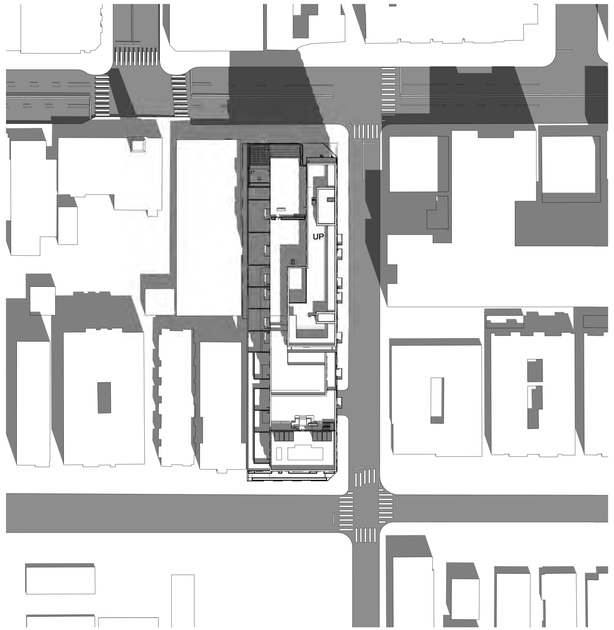
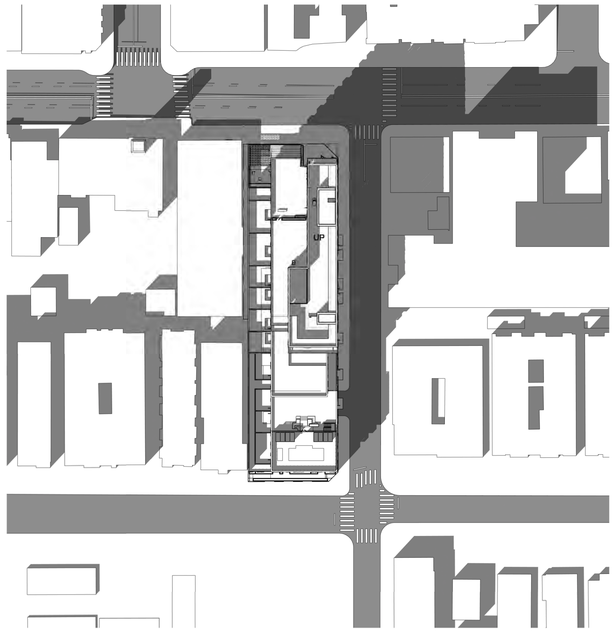
REVISED




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



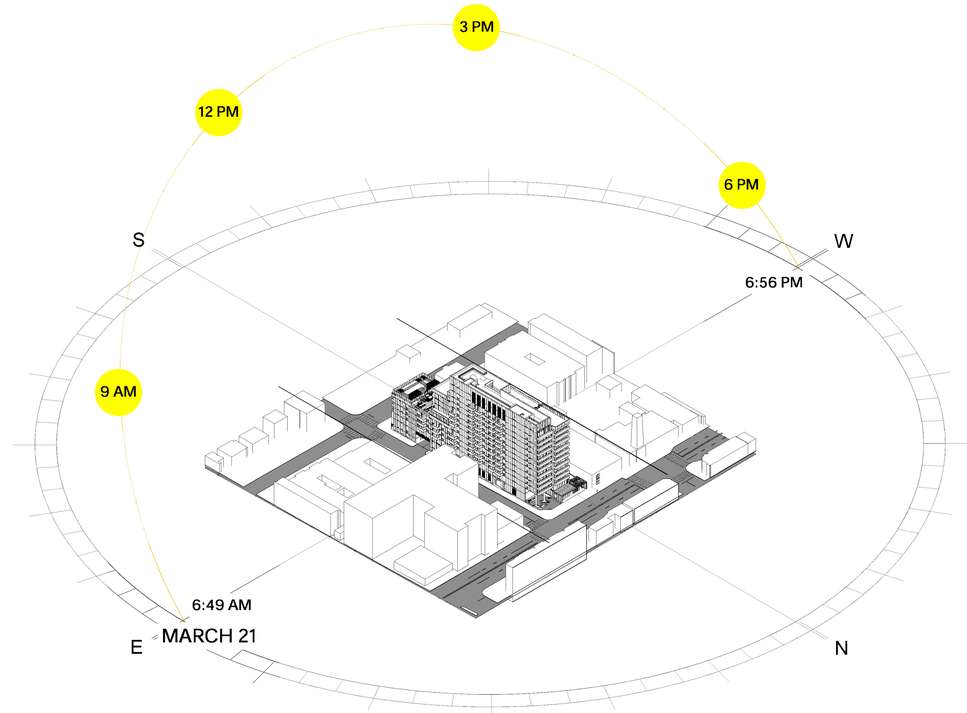

**02** **Spring Equinox 12PM**
1" = 80'-0"




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




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




**05** **Spring Equinox Sun Path**

0 80 160 FT

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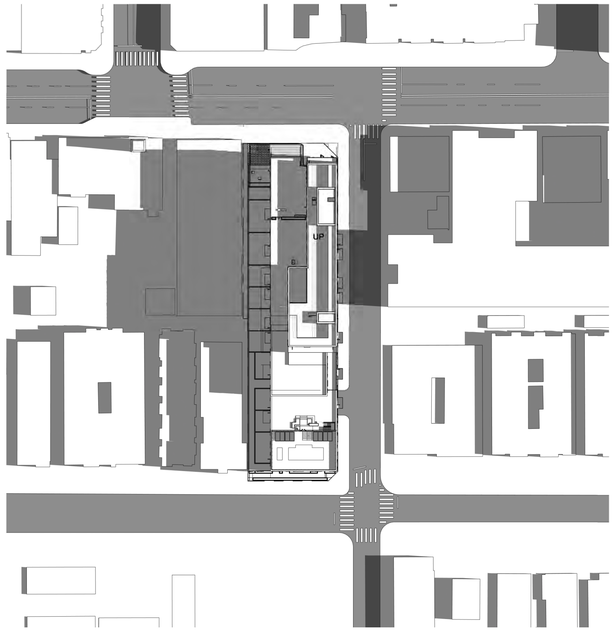
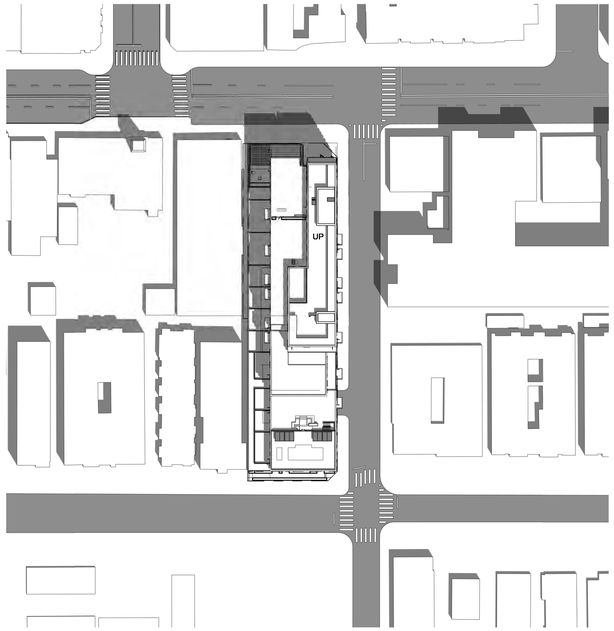
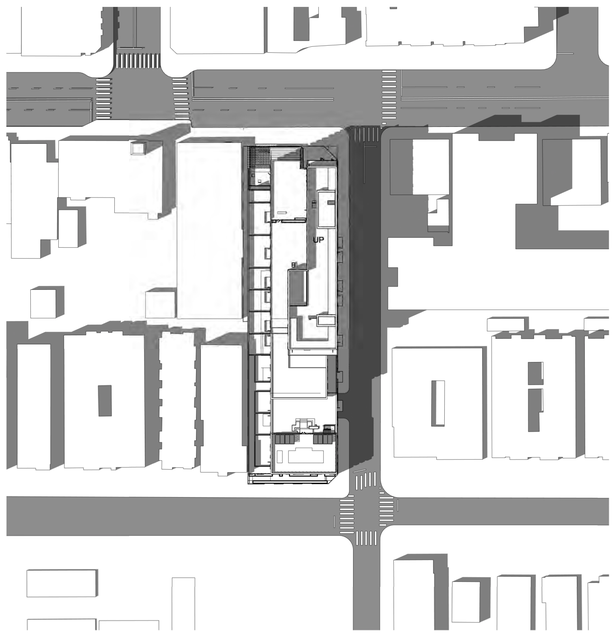
REVISED




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



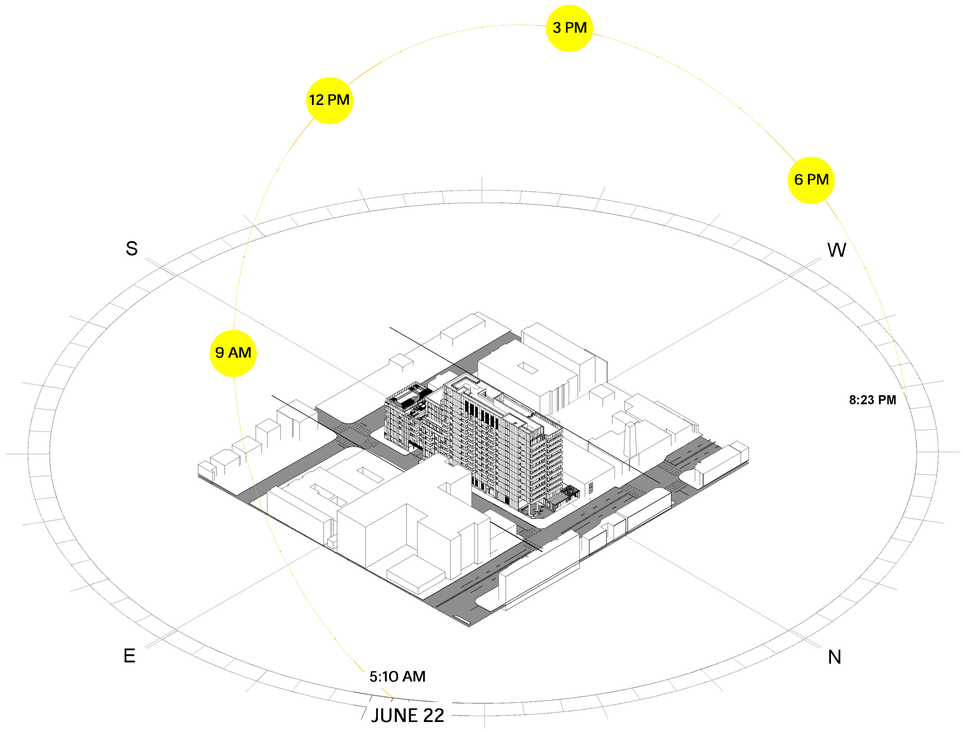

**02** **Summer Solstice 12PM**
1" = 80'-0"




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




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




**05** **Summer Solstice Sun Path**

0 100 200 FT

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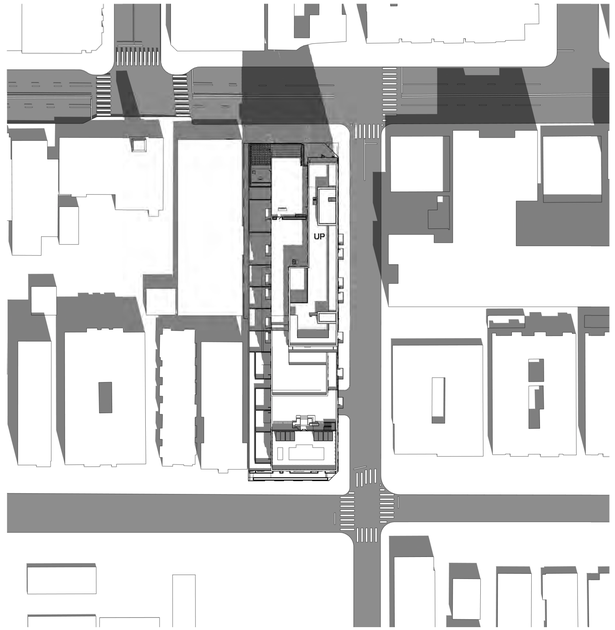
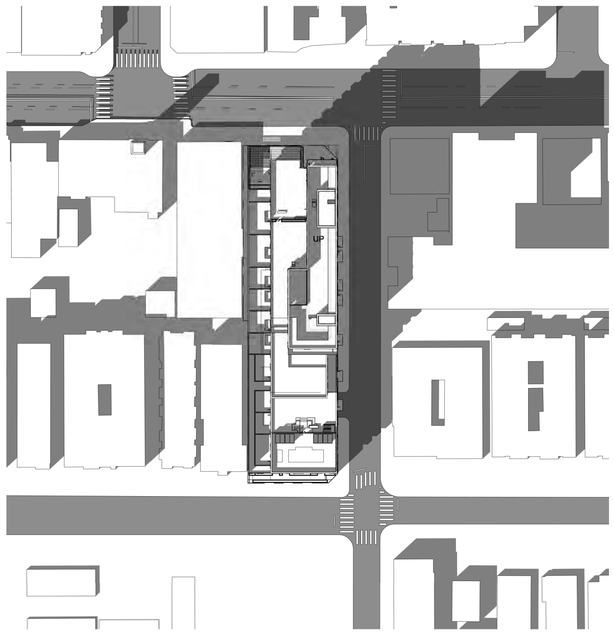
REVISED




**01** **Fall Equinox 9AM**
1" = 80'-0"



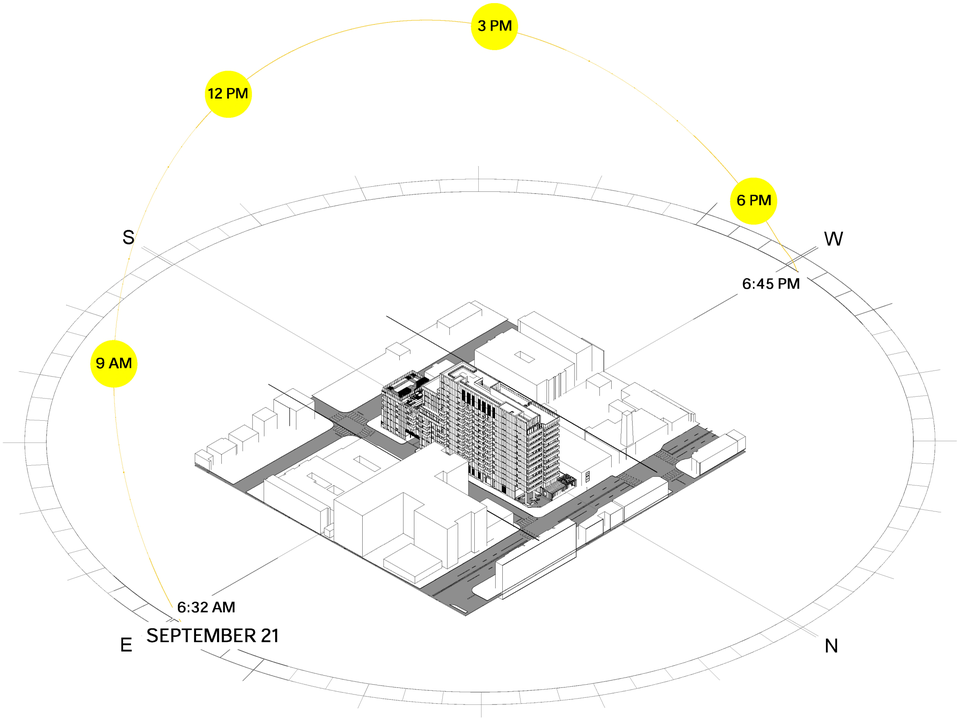

**02** **Fall Equinox 12PM**
1" = 80'-0"




**03** **Fall Equinox 3PM**
1" = 80'-0"




**04** **Fall Equinox 6PM**
1" = 80'-0"




**05** **Fall Equinox Sun Path**

0 100 200 FT

HKS bowwest

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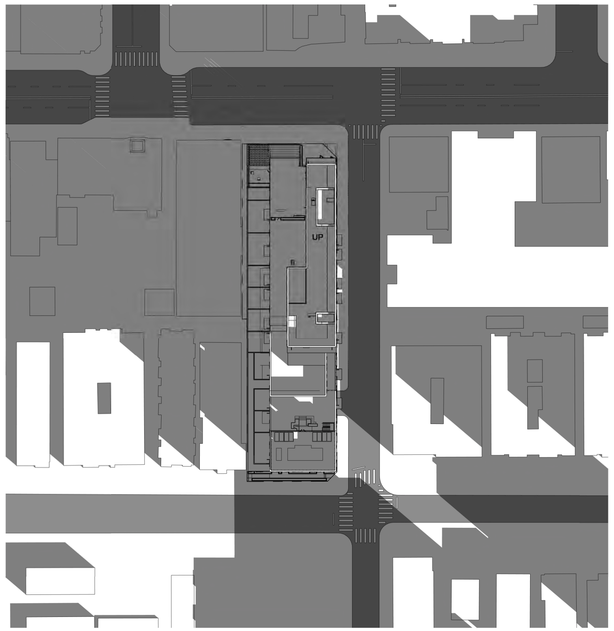
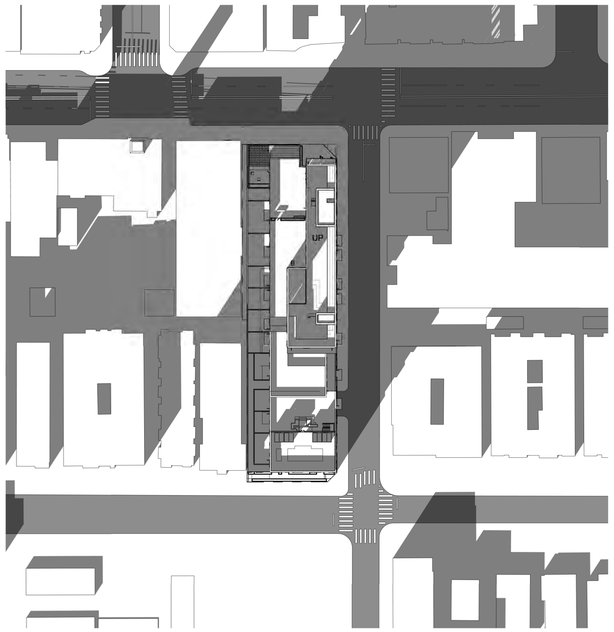
REVISED



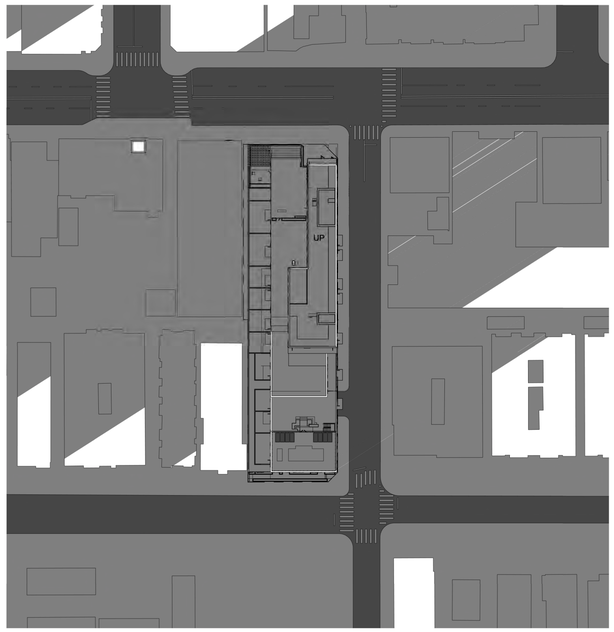

**01** Winter Solstice 9AM
1" = 80'-0"



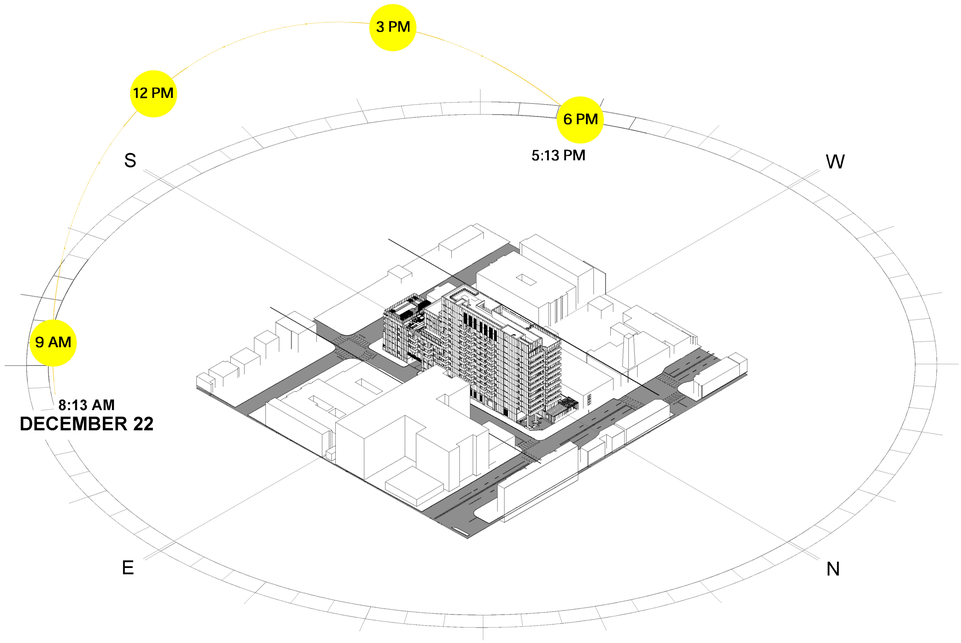

**02** Winter Solstice 12PM
1" = 80'-0"




**03** Winter Solstice 3PM
1" = 80'-0"




**04** Winter Solstice 6PM
1" = 80'-0"




**05** Winter Solstice Sun Path

0 80 160FT

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REVISED

| Label | Description |
|---|---|
| AEC-01 | ARCHITECTURAL EXPOSED CONCRETE, SMOOTH FORMED FINISH |
| ART-01 | ART EXHIBITION SURFACE |
| C-01/FMP-01 | GLASS FIBER REINFORCED CONCRETE,TEXTURED WHITE FINISH OR FORMED METAL PANEL,TEXTURED WHITE PAINTED FINISH |
| CMWP-01 | COMPOSITE METAL WALL PANEL, DARK BRONZE FINISH |
| GAFS-01 | GLAZED ALUMINUM FRAMING SYSTEM, 4 WAY CAPTURED, DARK BRONZE FINISH |
| GL-01V | INSULATING COATED GLASS - VISION |
| LVR-01 | ARCHITECTURAL LOUVER, DARK BRONZE FINISH |
| LVR-02 | ARCHITECTURAL LOUVER, WHITE FINISH |
| OHR-01 | CLEAR GLASS GUARDRAIL WITH CONTINUOUS STAINLESS STEELCAP |
| OHR-03 | WINDSCREEN GLASS RAILING, 6'-0" TALL |




HKS bowwest

0 16 32 FT

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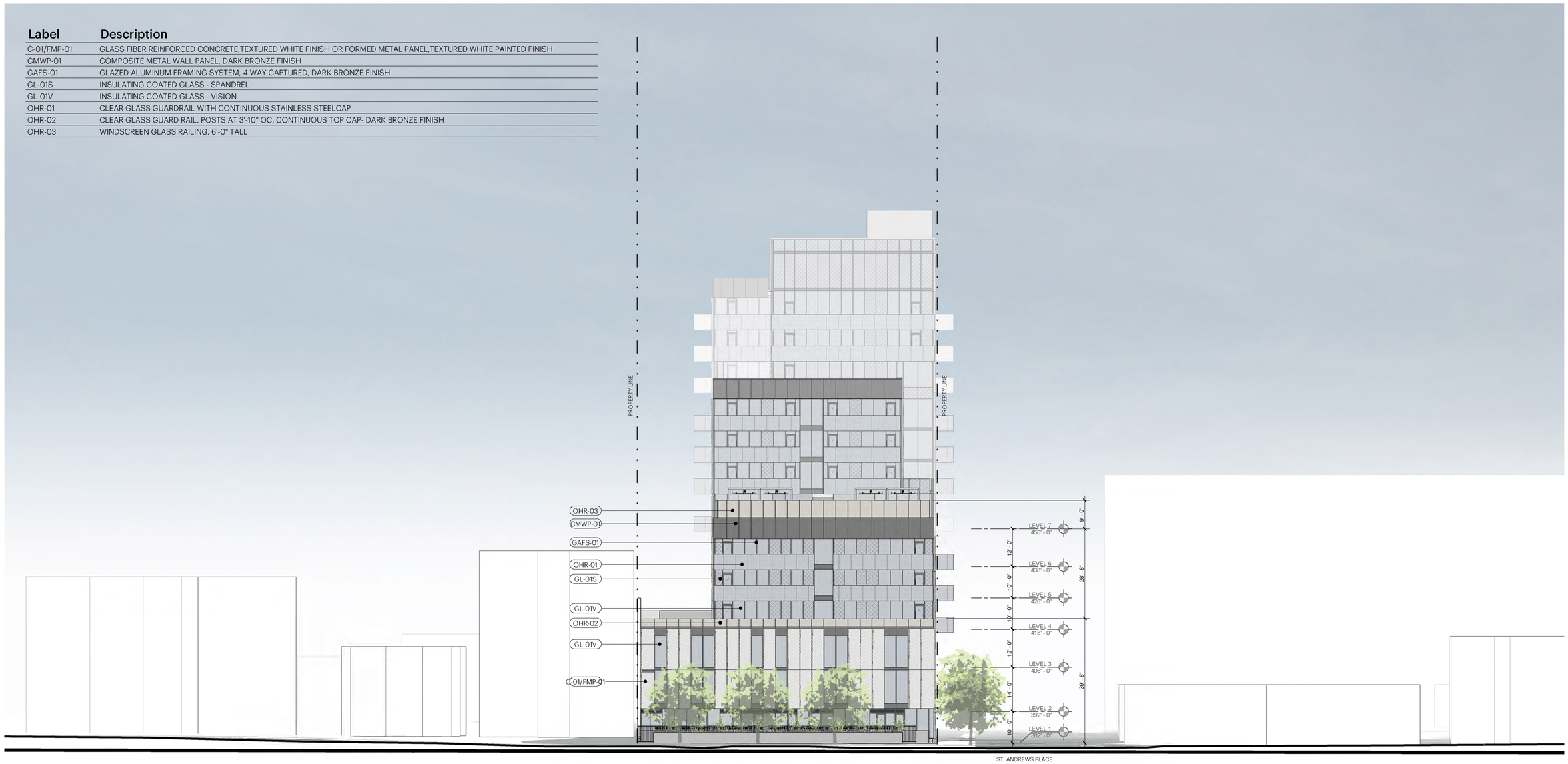
REVISED

| Label | Description |
|---|---|
| C-01/FMP-01 | GLASS FIBER REINFORCED CONCRETE,TEXTURED WHITE FINISH OR FORMED METAL PANEL,TEXTURED WHITE PAINTED FINISH |
| CMWP-01 | COMPOSITE METAL WALL PANEL, DARK BRONZE FINISH |
| GAFS-01 | GLAZED ALUMINUM FRAMING SYSTEM, 4 WAY CAPTURED, DARK BRONZE FINISH |
| GL-01S | INSULATING COATED GLASS - SPANDREL |
| GL-01V | INSULATING COATED GLASS - VISION |
| OHR-01 | CLEAR GLASS GUARDRAIL WITH CONTINUOUS STAINLESS STEELCAP |
| OHR-02 | CLEAR GLASS GUARD RAIL, POSTS AT 3'-10" OC, CONTINUOUS TOP CAP- DARK BRONZE FINISH |
| OHR-03 | WINDSCREEN GLASS RAILING, 6'-0" TALL |




HKS bowwest

0 16 32FT

South Elevation - Carlton Way / A502

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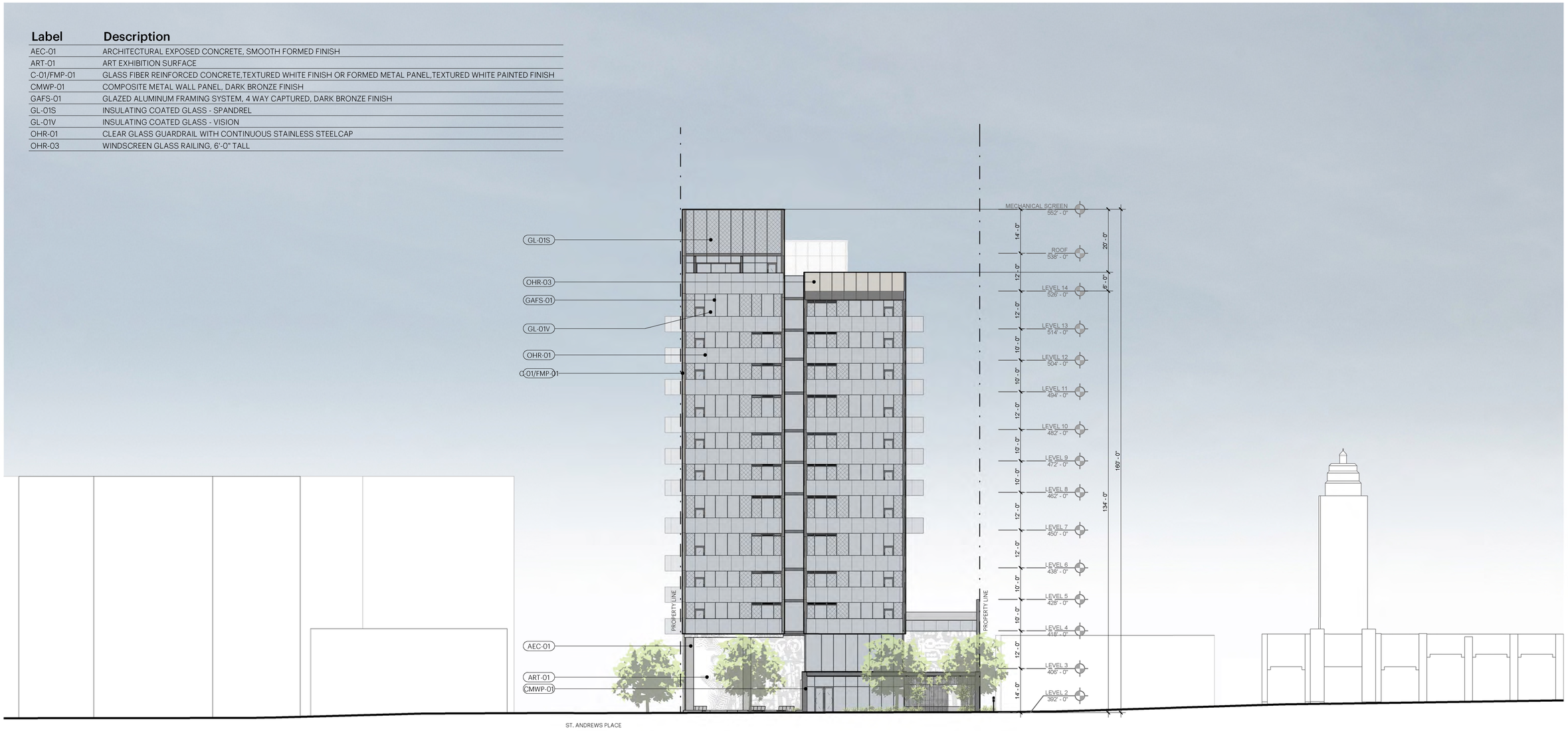
REVISED

| Label | Description |
|---|---|
| AEC-01 | ARCHITECTURAL EXPOSED CONCRETE, SMOOTH FORMED FINISH |
| ART-01 | ART EXHIBITION SURFACE |
| C-01/FMP-01 | GLASS FIBER REINFORCED CONCRETE,TEXTURED WHITE FINISH OR FORMED METAL PANEL,TEXTURED WHITE PAINTED FINISH |
| CMWP-01 | COMPOSITE METAL WALL PANEL, DARK BRONZE FINISH |
| GAFS-01 | GLAZED ALUMINUM FRAMING SYSTEM, 4 WAY CAPTURED, DARK BRONZE FINISH |
| GL-01S | INSULATING COATED GLASS - SPANDREL |
| GL-01V | INSULATING COATED GLASS - VISION |
| OHR-01 | CLEAR GLASS GUARDRAIL WITH CONTINUOUS STAINLESS STEELCAP |
| OHR-03 | WINDSCREEN GLASS RAILING, 6'-0" TALL |




HKS bowwest

0 16 32 FT

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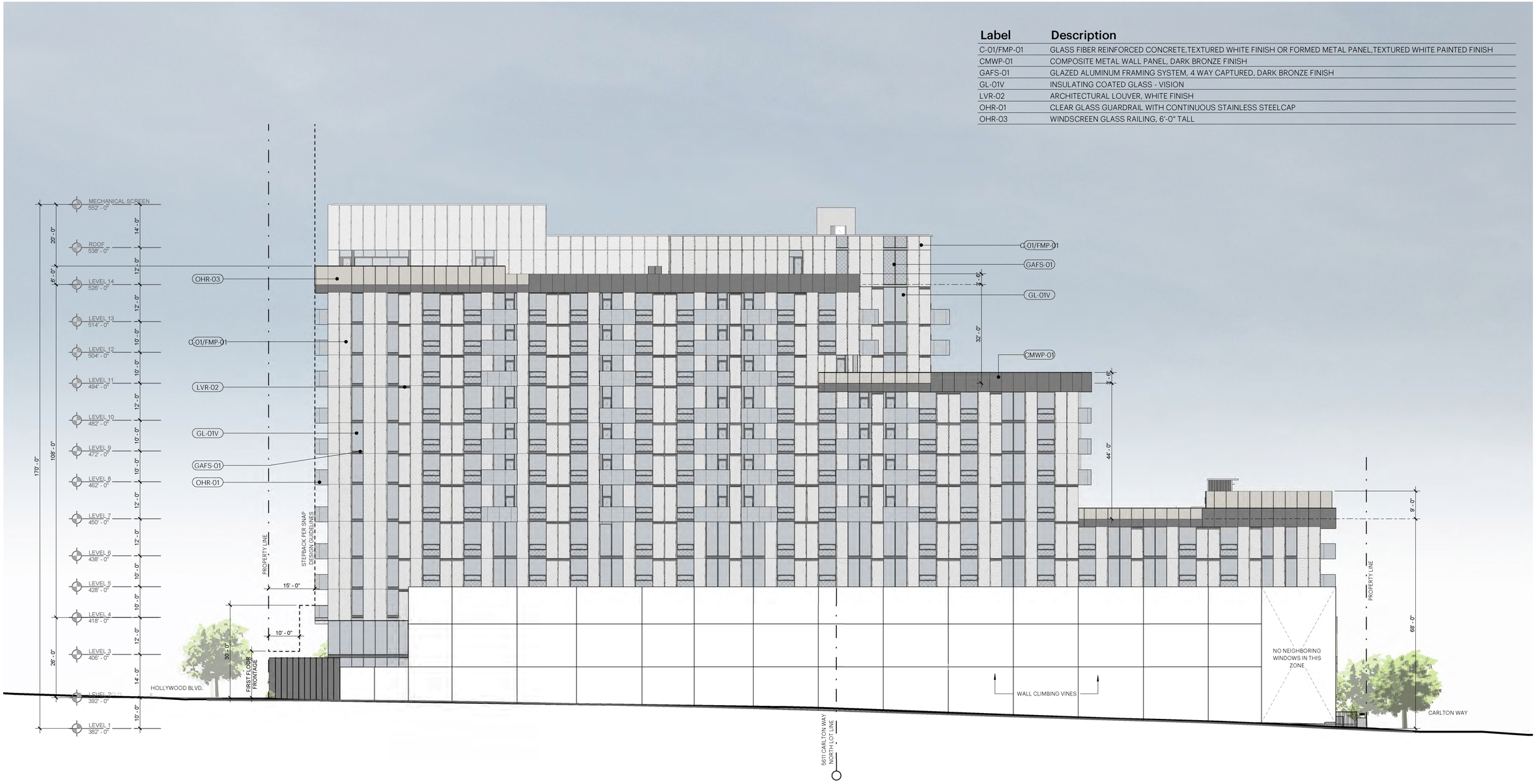
REVISED

| Label | Description |
|---|---|
| C-01/FMP-01 | GLASS FIBER REINFORCED CONCRETE,TEXTURED WHITE FINISH OR FORMED METAL PANEL,TEXTURED WHITE PAINTED FINISH |
| CMWP-01 | COMPOSITE METAL WALL PANEL, DARK BRONZE FINISH |
| GAFS-01 | GLAZED ALUMINUM FRAMING SYSTEM, 4 WAY CAPTURED, DARK BRONZE FINISH |
| GL-01V | INSULATING COATED GLASS - VISION |
| LVR-02 | ARCHITECTURAL LOUVER, WHITE FINISH |
| OHR-01 | CLEAR GLASS GUARDRAIL WITH CONTINUOUS STAINLESS STEELCAP |
| OHR-03 | WINDSCREEN GLASS RAILING, 6'-0" TALL |




HKS bowwest

0 16 32 FT

# SNAP Transparency Diagrams



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REVISED

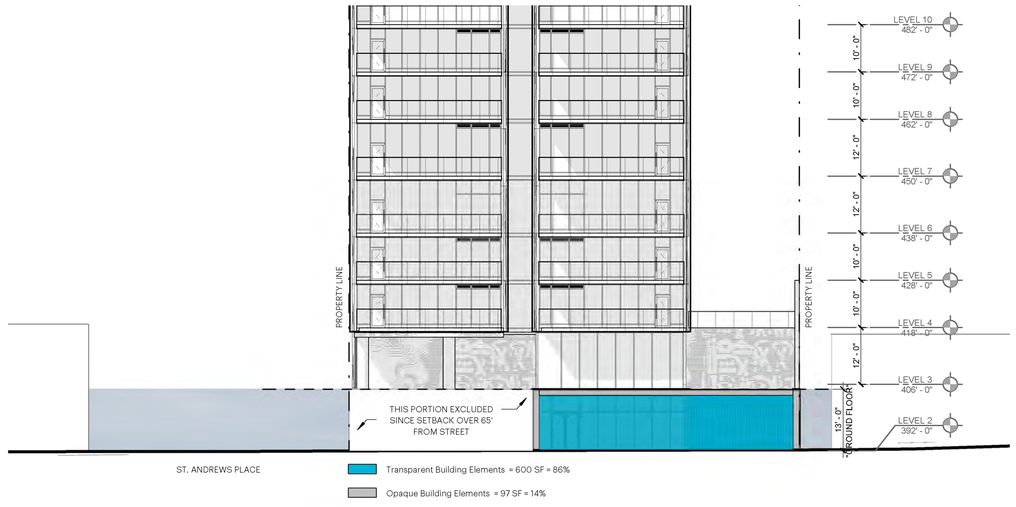
AVERAGE TRANSPARENCY FOR STREET FACING FACADES CALCULATED AS FOLLOWS:

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

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

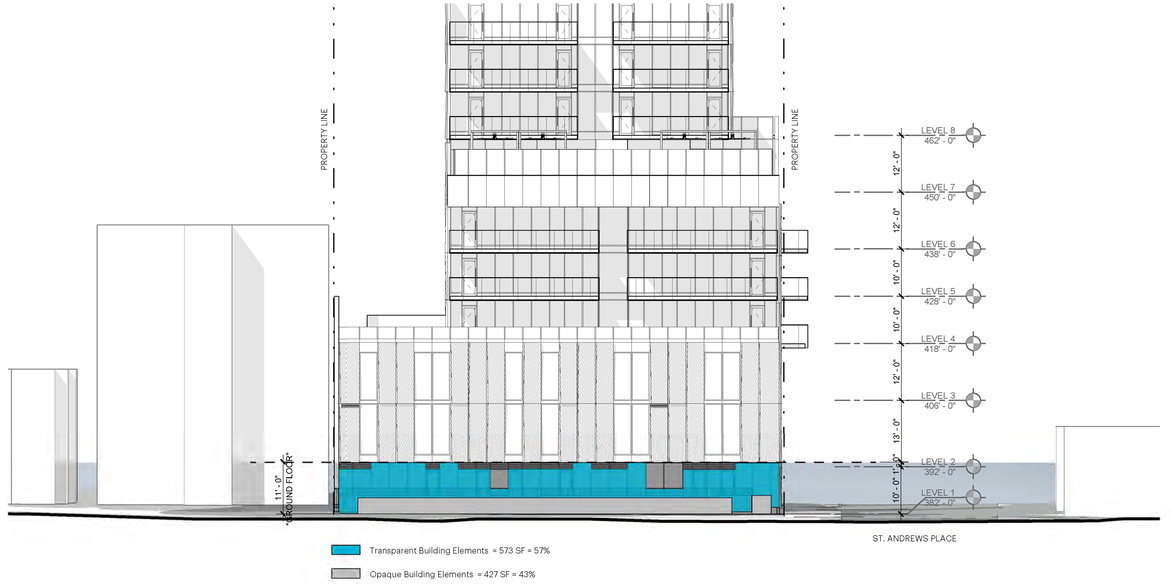
TOTAL STREET FACING AREA = 2,331 SF + 4,591 SF = 6,922 SF

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



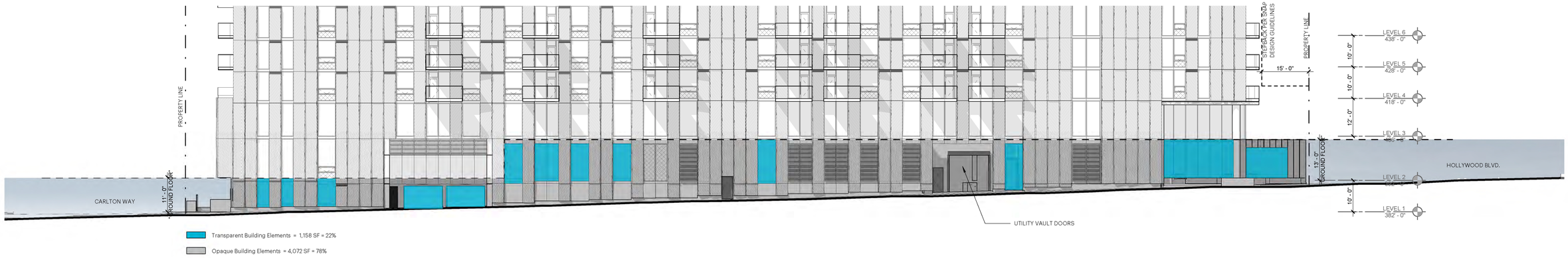

## 03 Hollywood Blvd. Elevation Transparency

1/16" = 1'-0"




## 02 Carlton Way Elevation Transparency

1/16" = 1'-0"




## 01 St. Andrews Elevation Transparency

1/16" = 1'-0"

HKS bowwest

0 16 32 FT

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REVISED



# North-South Building Section



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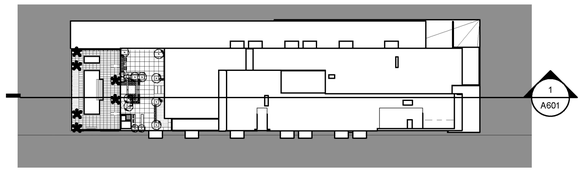
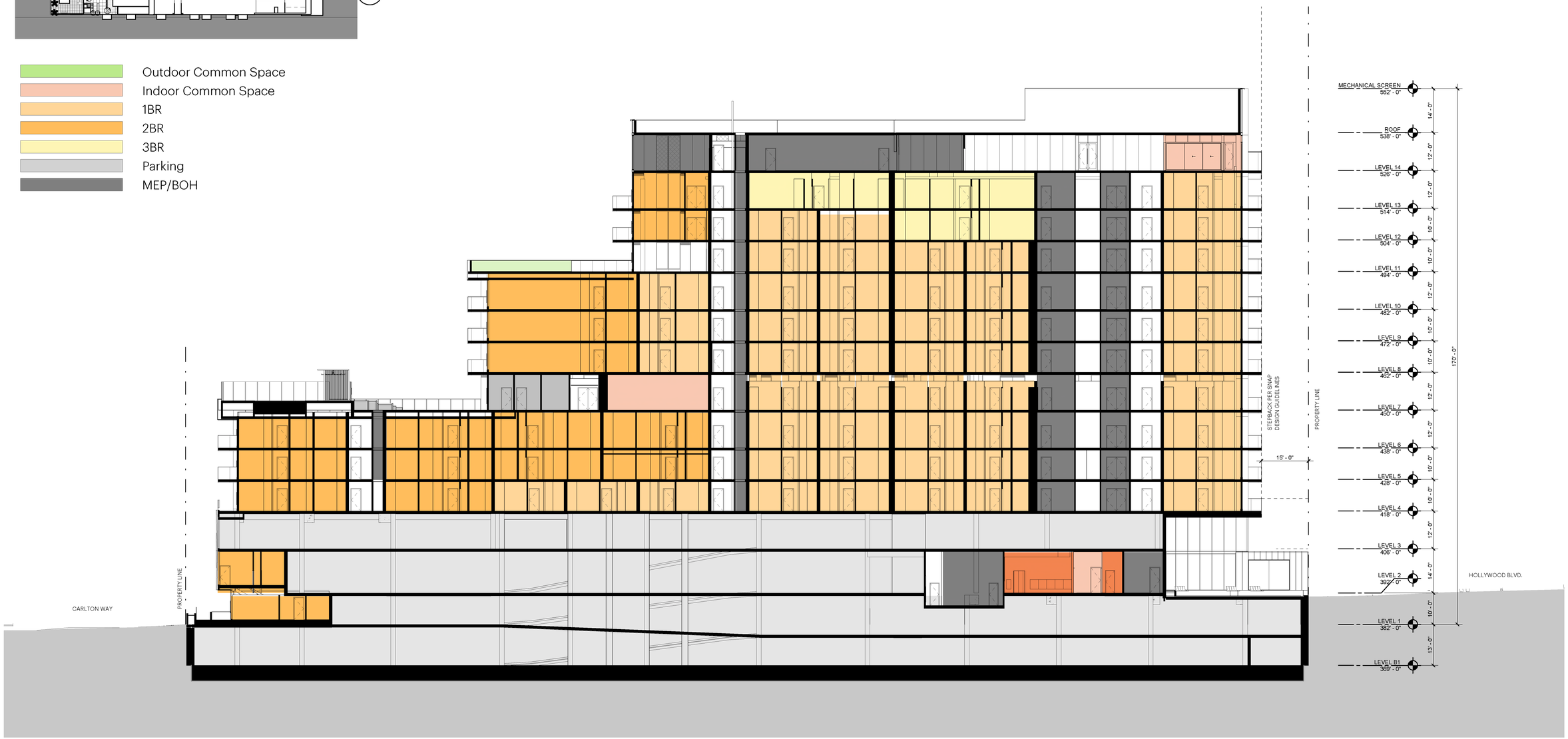
REVISED




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




HKS bowwest

0 16 32FT

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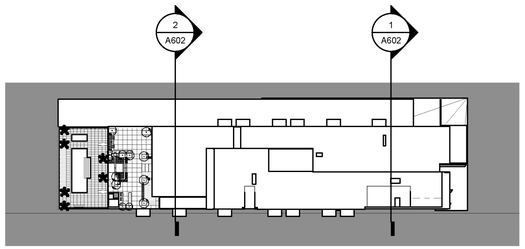
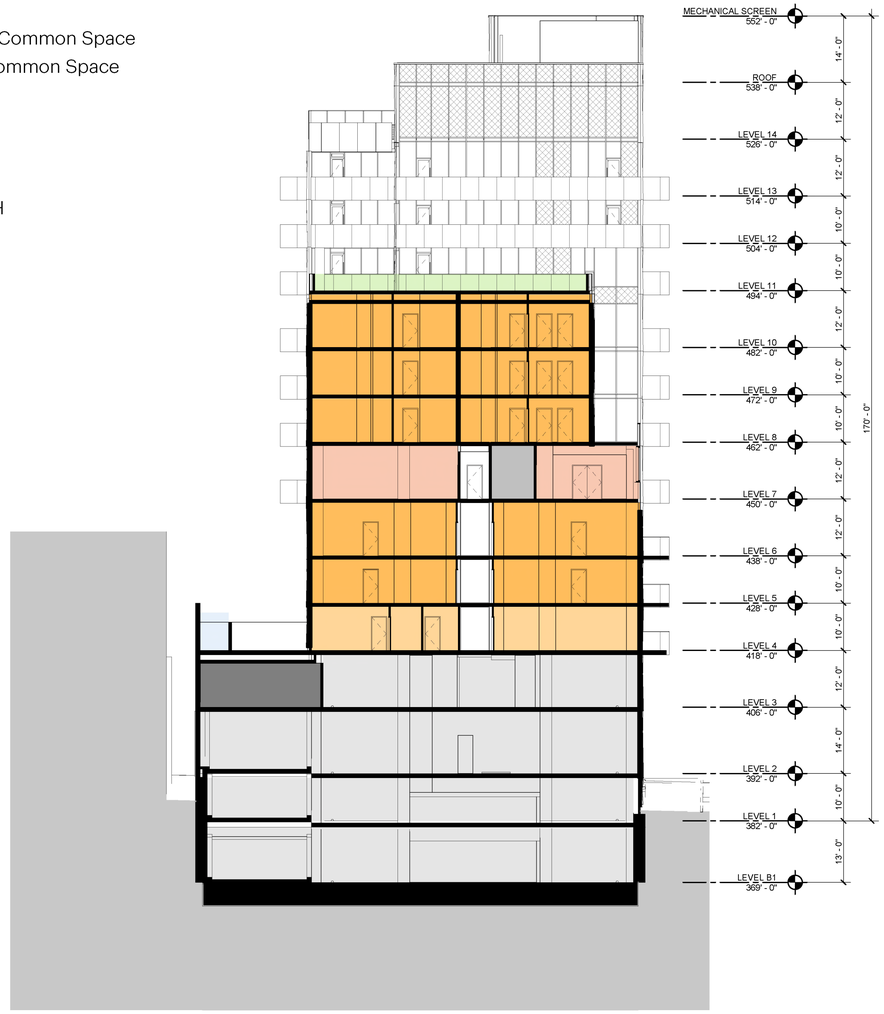
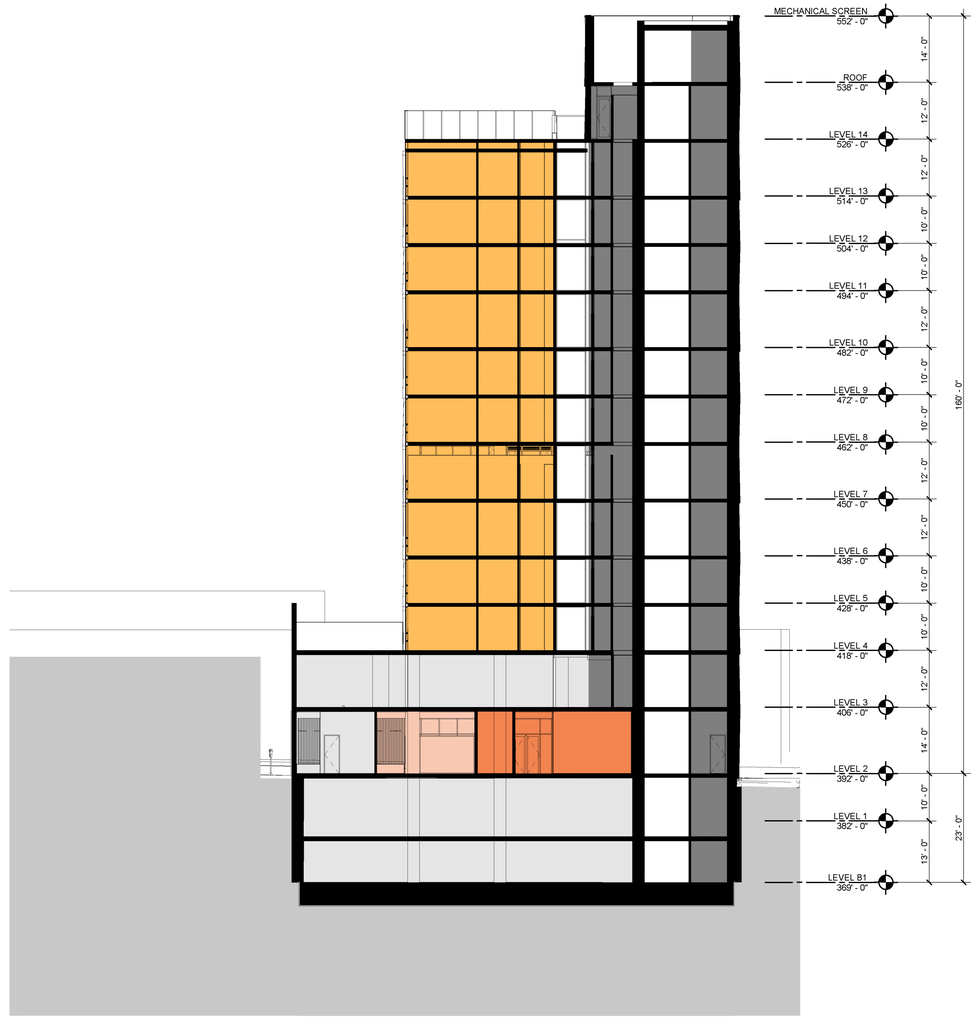
REVISED

# East-West Building Section




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



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REVISED



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REVISED



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REVISED



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REVISED



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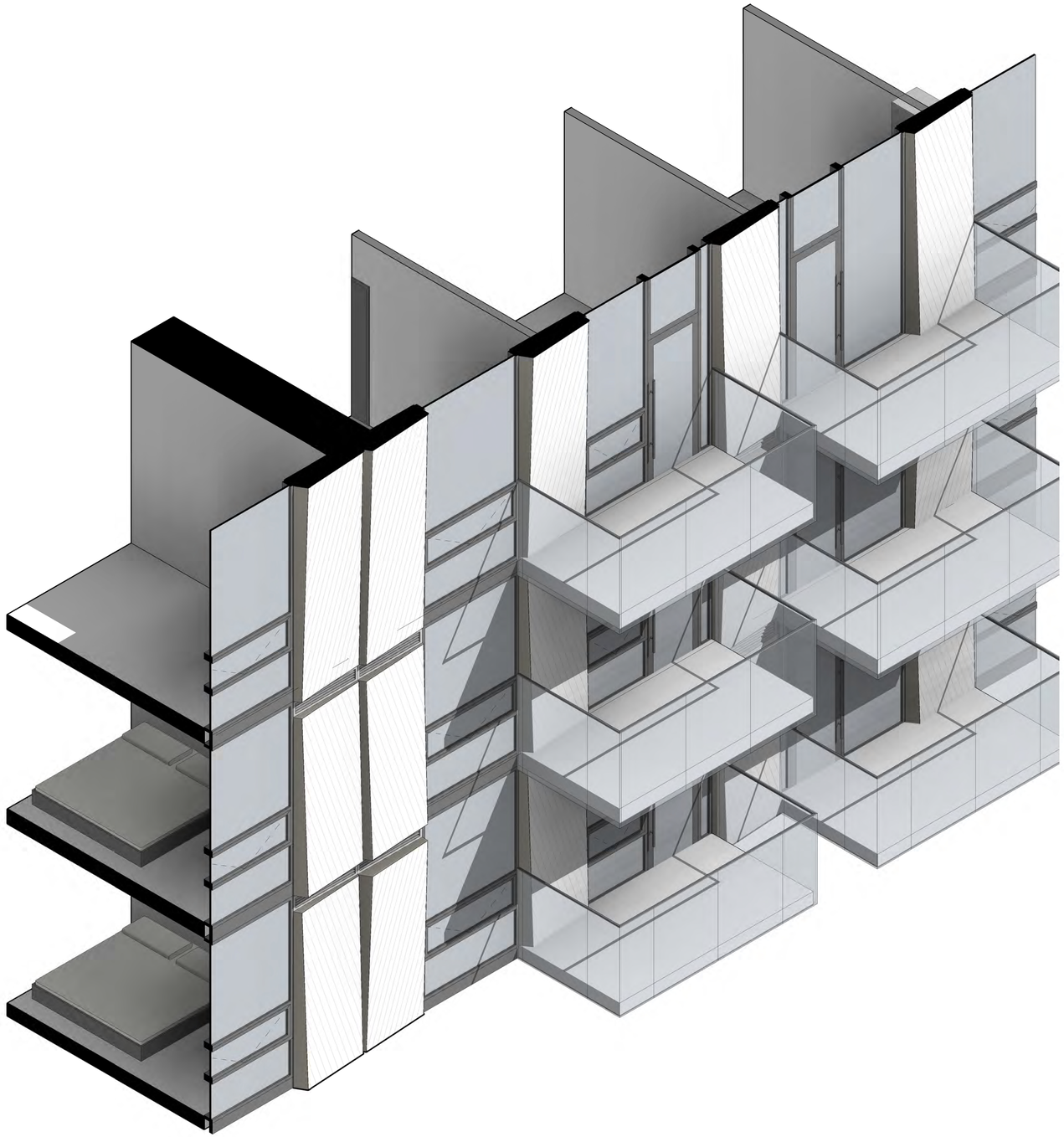
REVISED





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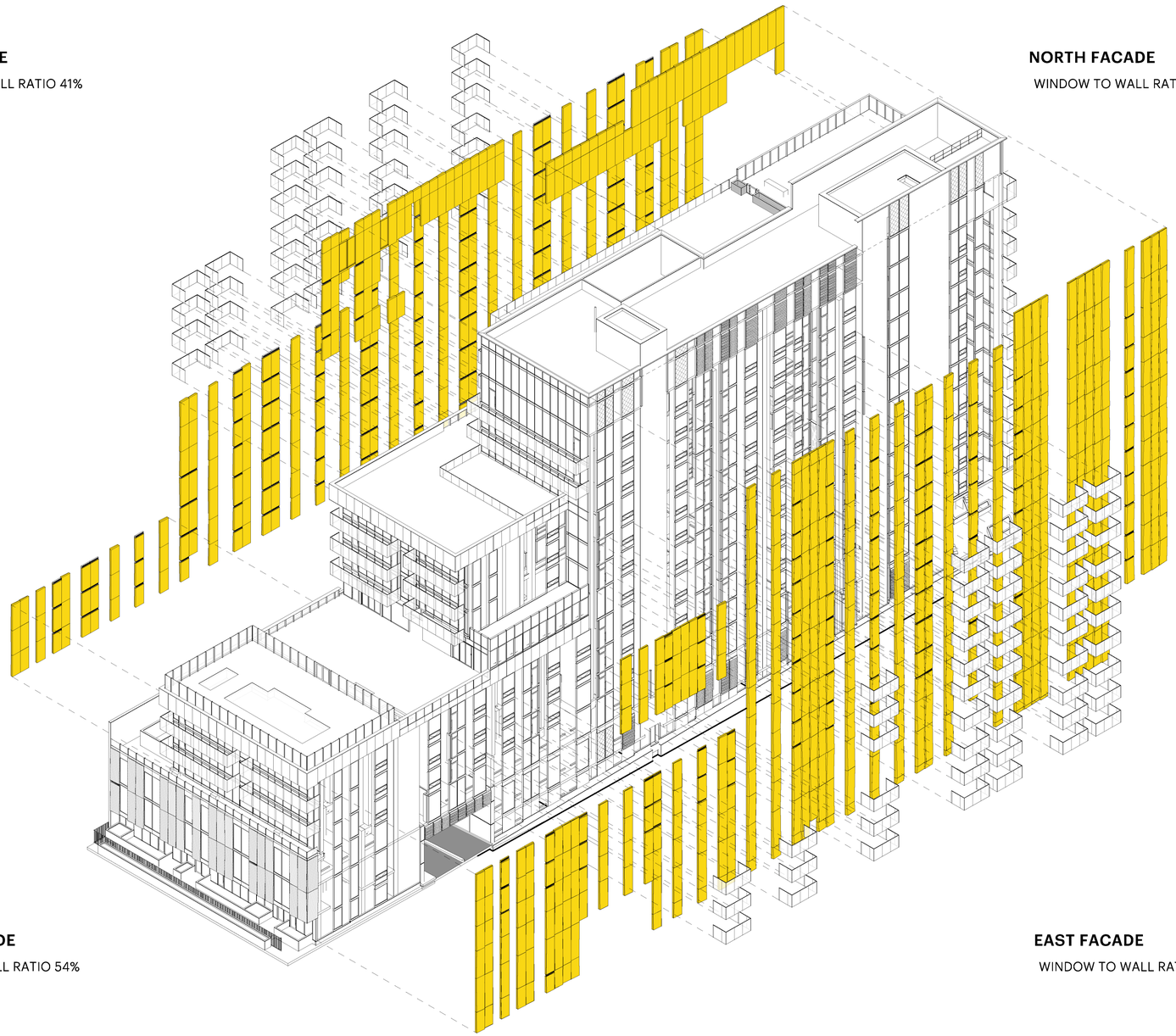
REVISED

**WEST FACADE**

WINDOW TO WALL RATIO 41%

**NORTH FACADE**

WINDOW TO WALL RATIO 53%



**SOUTH FACADE**

WINDOW TO WALL RATIO 54%

**EAST FACADE**

WINDOW TO WALL RATIO 32%

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REVISED



**02** Roof Articulation Rendering
12" = 1'-0"




**01** Key Elevation - St. Andrews
1 : 300

HKS bowwest

0 25

50 FT

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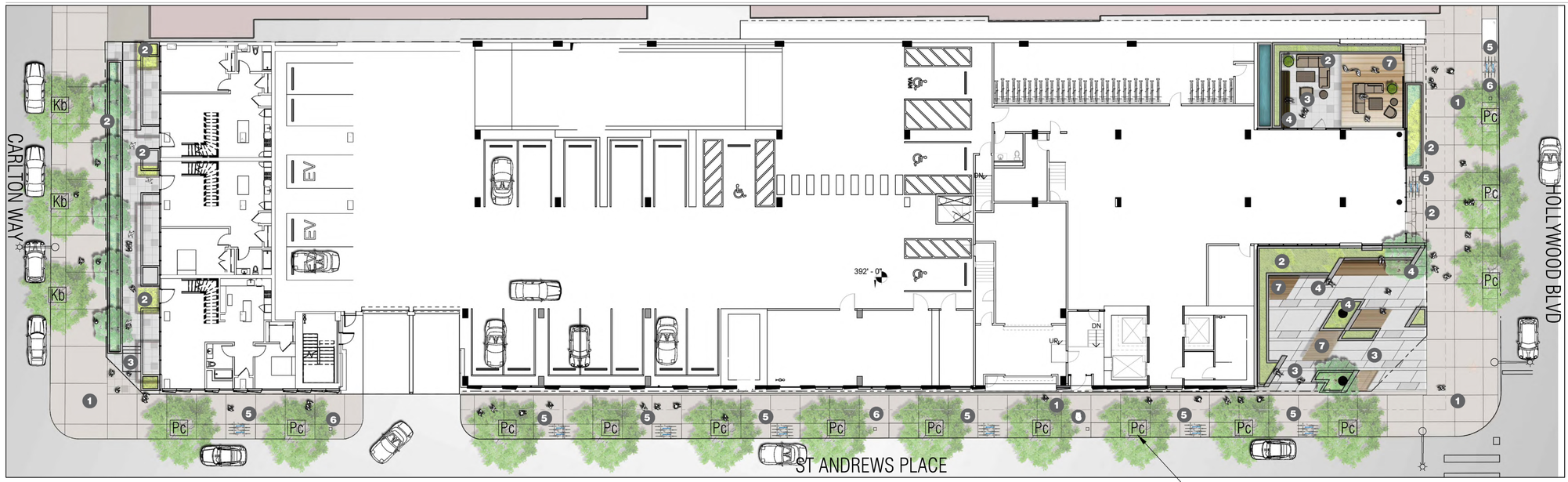
REVISED




# GROUND LEVEL FLOOR PLAN

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

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

## LEGEND

1. NATURAL GREY SIDEWALK
2. BUILT-IN CONCRETE PLANTERS
3. ENHANCED PAVING
4. BUILT-IN CONCRETE BENCH
5. BICYCLE RACKS
6. TRASH RECEPTACLES
7. DECKING

## DEVELOPMENT STANDARDS

STREETSCAPE ELEMENTS:

ST ANDREWS PLACE: 336' STREET FRONTAGE

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

336'/30' = 11 REQUIRED, 11 PROVIDED

BIKE RACKS: ONE/ 50' OF FRONTAG

336'/50 = 7 REQUIRED, 7 PROVIDED

TRASH RECEPTACES: 336'/100 = 3 REQUIRED, 3 PROVIDED

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

HOLLYWOOD BLVD: 94' STREET FRONTAGE

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

94'/30' = 3 REQUIRED, 3 PROVIDED

BIKE RACKS: ONE/ 50' OF FRONTAGE

94'/50 = 2 REQUIRED, 2 PROVIDED

TRASH RECEPTACES: 94'/100 = 1 REQUIRED, 1 PROVIDED

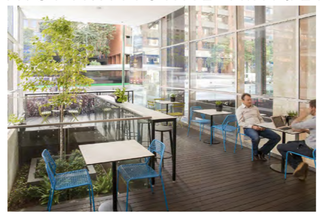
CARLTON WAY: 94' STREET FRONTAGE

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

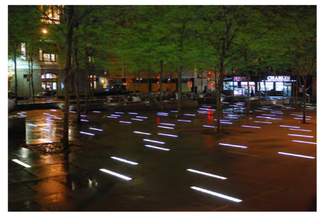
94'/30' = 3 REQUIRED, 3 PROVIDED

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

## INSPIRATIONAL IMAGERY


URBAN GARDEN


URBAN GARDEN


IN-GROUND LED WAY FINDING LIGHTS


CONCRETE AND DECKING


BUILT-IN BENCH W/ LIGTHING


PAVING PATTERN

## PLANTING PALETTE

GROUND FLOOR TREES


JACARANDA MIMOSLIFOLIA


KENTIA PALM


KOELREUTERIA BIPINNATANA


ACER PALMATUM


ARBUTUS MARINA


CERCIS OCCIDENTALIS


ALCANTAREA IMPERIALIS


ALPINIA ZERUMBET 'VARIEGATA'


ASPLENIUM NIDUS


CAREX 'SPARKLER'


CLIVIA MINIATA 'BELGIAN HYBRID'


CYCAS REVOLUTA


DIANELLA TASMATICA


LIRIOPE MUSCARI 'BIG BLUE'


OPHIOPOGON PLANISCAPUS


NEOREGELIA CHILE VERDE

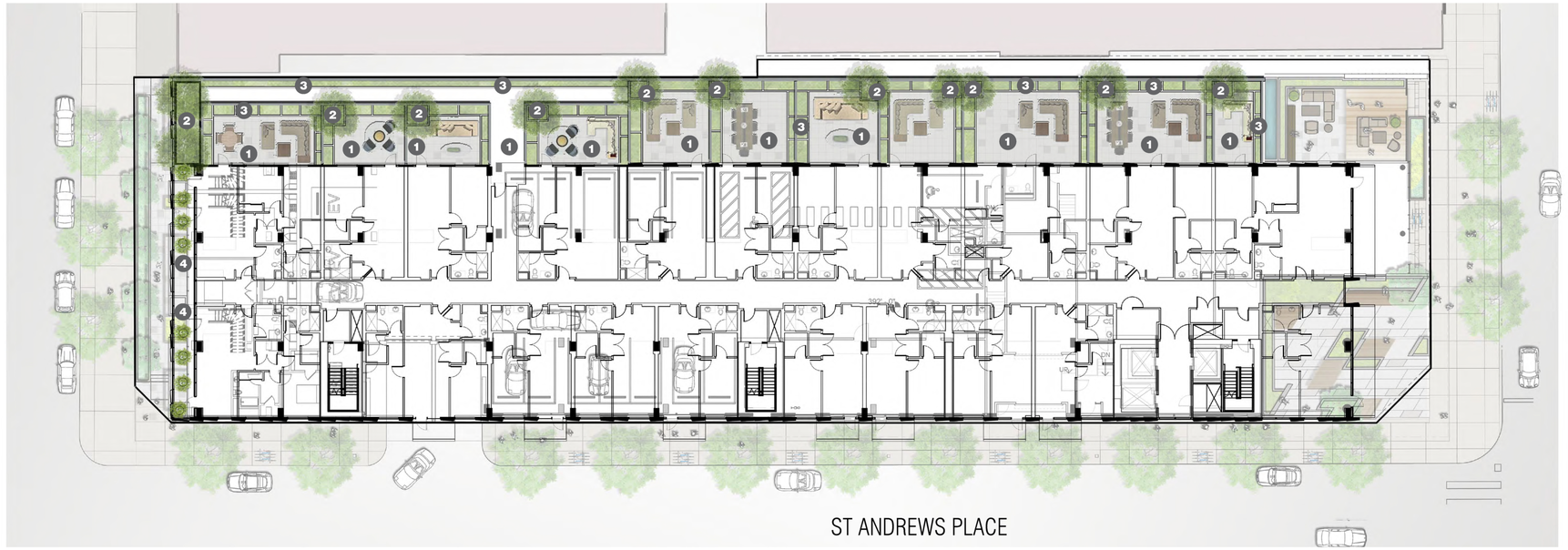

NEPHROLEPIS CORDIFOLIA


PITTOSPORUM CREME DE MINT


PLEIOBLASTUS FORTUNEI


GARDENIA JASM. 'VEITCHII'

CARLTON WAY



ST ANDREWS PLACE

HOLLYWOOD BLVD

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

LEGEND

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

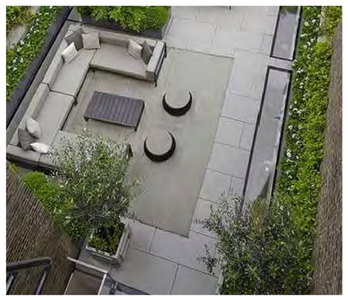
# 4TH LEVEL FLOOR PLAN

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

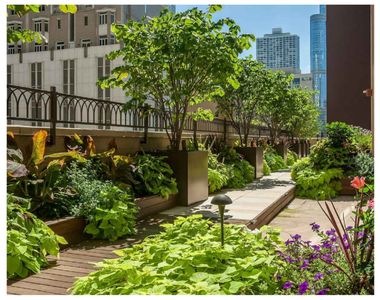
## INSPIRATIONAL IMAGERY



DECK AND PAVING PATTERN



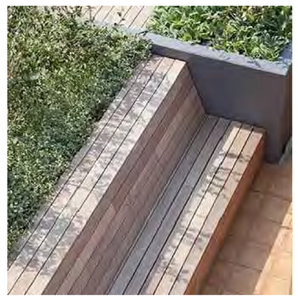
LOUNGE AREA W/ DECKING



DECKING



BUILT IN PLANTER



BUILT - IN BENCH AND PLANTER



BUILT- IN SEATING LOUNGE AREA

## PLANTING PALETTE



LAEGERSTROMEA INDICA 'NATCHEZ'



CERCIDIUM D MUSEUM



OLEA EUROPAEA 'MONTRA'



CHONDROPETALUM TECTORUM



ARMERIA MARITIMA



DIANELLA CAERULEA 'LITTLE BECCA'



TEUCRIUM CHAMAEDRYS



FESTUCA GLAUCA 'ELIJAH BLUE'

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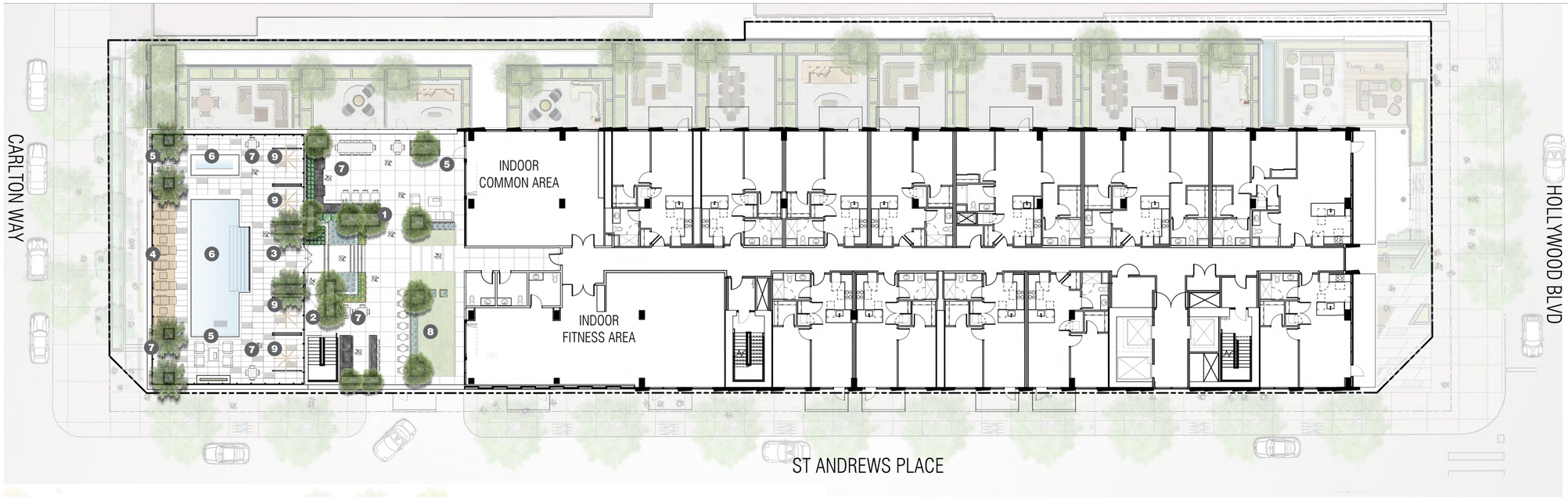
REVISED




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

LEGEND

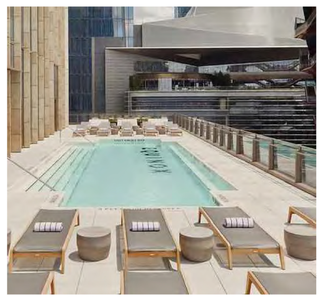
1. BUILT-IN PLANTERS
2. ADA LIFT
3. ENHANCED PAVING
4. POOL SIDE DECKING
5. FIREPIT LOUNGE AREA
6. POOL & SPA AREA
7. OUTDOOR DINING AREA
8. OUTDOOR FITNESS AREA
9. POOL CABANA

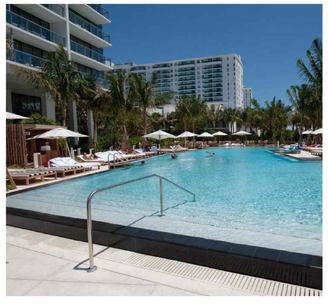
0 16 32 FT
GRAPHIC SCALE
SCALE : 1/32 " = 1'-0"

# 7TH FLOOR LEVEL PLAN

INSPIRATIONAL IMAGERY


POOL


POOL STEPS

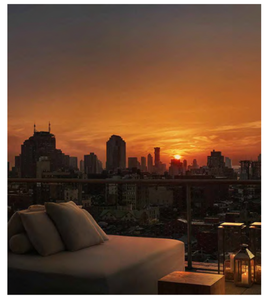

POOL WITH PALMS


POOL CABANA


DINING AREA


TREE IN PLANTER


LOUNGE AREA


ROOF TOP LOUNGE SUNSET

## PLANTING PALETTE


CHITALPA x TASHKENTENSIS


PHOENIX CANARIENSIS


LAGESTROEMIA INDICA 'NATCHEZ'


MUHLENBERGIA LINDHEIMERI


OLEA EUROPAEA 'MONTRA'


WESTRINGIA 'GREY BOX'


LAVANDULA STOECHAS 'OTTO QUAST'


GREVILLEA LANIGERA 'PROSTRATA'

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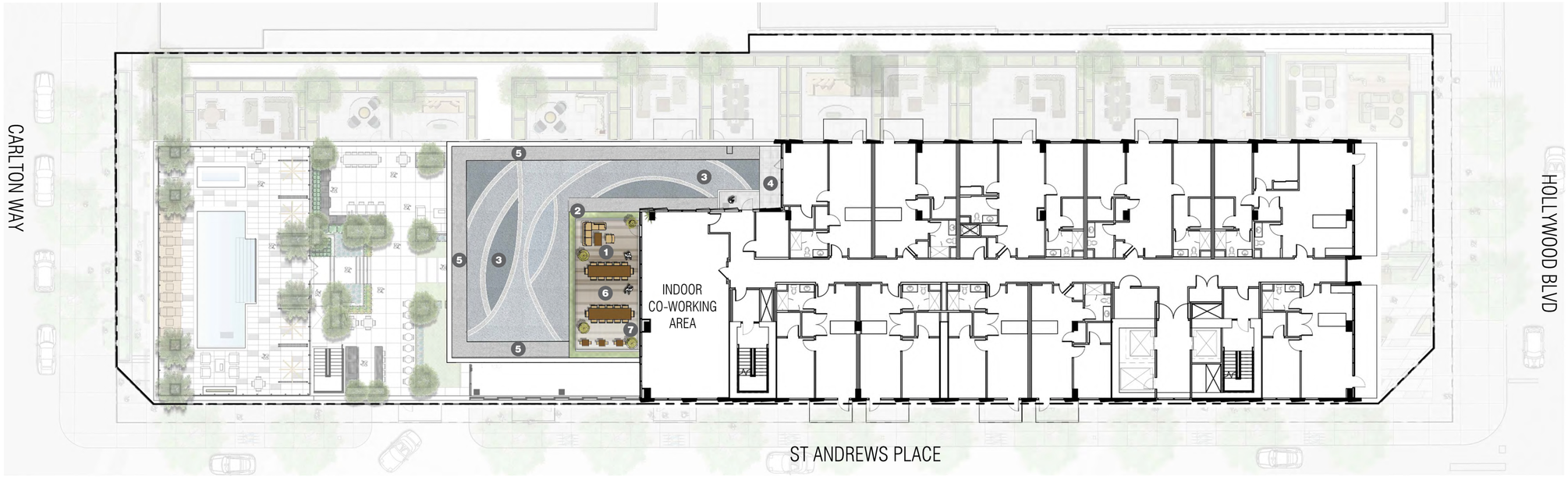
REVISED




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

LEGEND

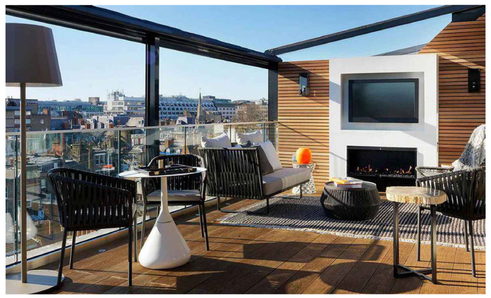
1. CO-WORKING OUTDOOR TERRACE
2. BUILT-IN PLANTER
3. ROCK AND PEBBLE GRAVEL GARDEN
4. ENHANCED PAVING
5. UTILITY ACCESS
6. DECKING
   - 1X6 KUMARU WOOD DECKING W/ PENOFIN FINISH / PEDESTAL SUPPORT SYSTEM W/ 2X P.T. FRAMING / AVAIL. FROM TILE TECH
7. POTTED PLANTING

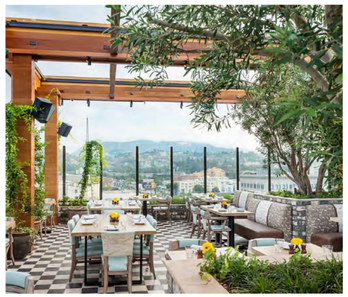
0 16 32 FT
GRAPHIC SCALE
SCALE : 3/32 " = 1'-0"

# 11TH LEVEL FLOOR PLAN

## INSPIRATIONAL IMAGERY


ROOFTOP DINING

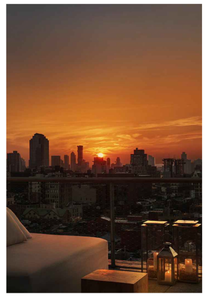

SEATING


DINING AREA


LOUNGE SEATING


FIRE PIT AREA


TREE PLANTER


LOUNGE SUNSET

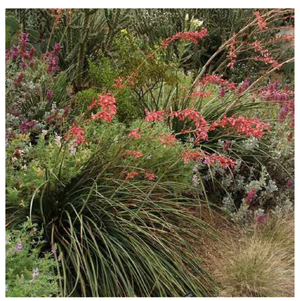
## PLANTING PALETTE


OLEA EUROPAEA 'WILSONII'


ARBUTUS MARINA MULTI


AGAVE ATTENUATA 'BOUTIN BLUE'


CALLISTEMON 'LITTLE JOHN'


HESPERALOE PARVIFLORA


LANTANA CAMARA 'RADIATION'


SENECIO VITALIS


SENECIO MANDRALISCAE

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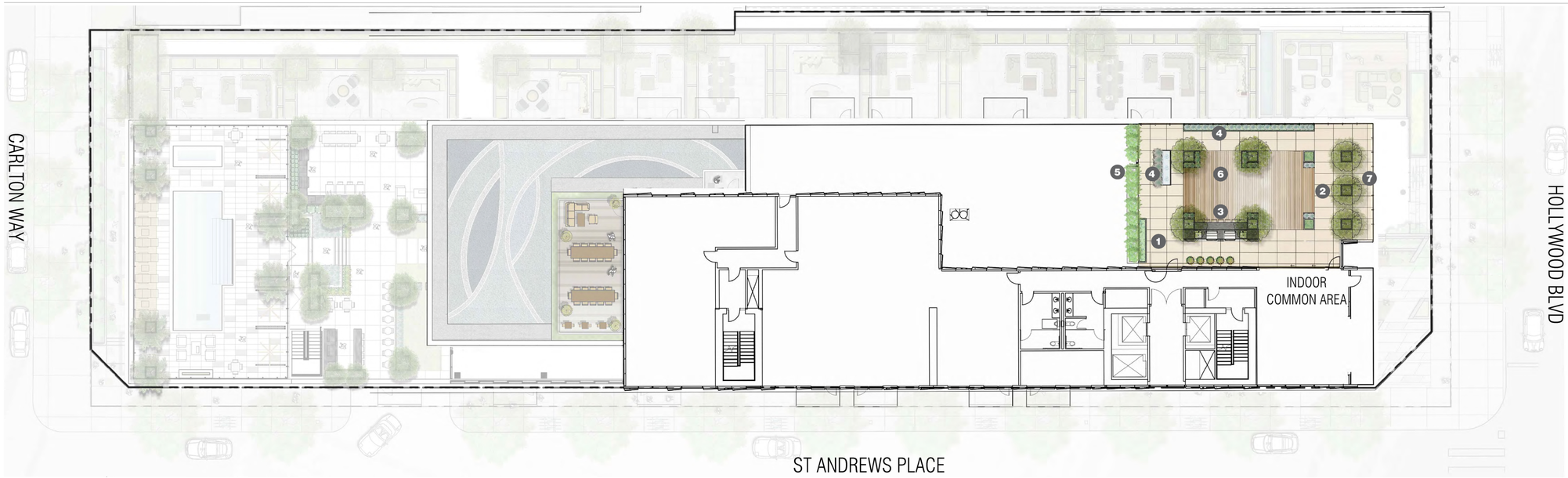
REVISED




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

LEGEND

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

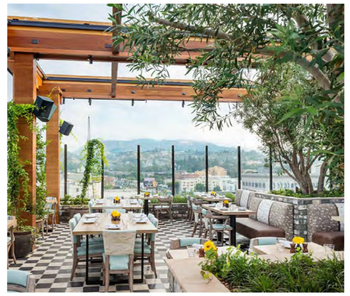
# 14TH LEVEL FLOOR PLAN

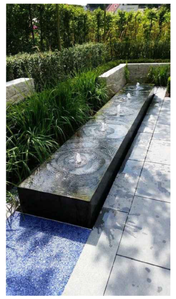
0 16 32 FT
GRAPHIC SCALE
SCALE : 1/32 " = 1'-0"

## INSPIRATIONAL IMAGERY


ROOFTOP DINING


SEATING

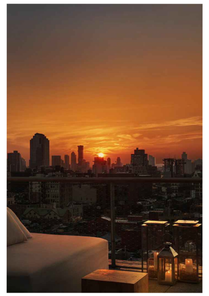

DINING AREA


WATER FEAUTURE


LOUNGE SEATING


FIRE PIT AREA


TREE PLANTER


LOUNGE SUNSET

## PLANTING PALETTE


OLEA EUROPAEA 'WILSONII'


ARBUTUS MARINA MULTI


AGAVE ATTENUATA 'BOUTIN BLUE'


CALLISTEMON 'LITTLE JOHN'


HESPERALOE PARVIFLORA


LANTANA CAMARA 'RADIATION'


SENECIO VITALIS


SENECIO MANDRALISCAE

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REVISED

# PLANT PALETTE SCHEDULE



## GRND & 2ND LEVEL

SHRUBS SCHEDULE

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

## 4TH LEVEL

SHRUBS SCHEDULE

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

## 7TH LEVEL

SHRUBS SCHEDULE

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

## 11TH LEVEL

SHRUBS SCHEDULE

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

## 14TH LEVEL

SHRUBS SCHEDULE

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

## STREET

TREE SCHEDULE

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

## GROUNDLEVEL

TREE SCHEDULE

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

## 2TH LEVEL

TREE SCHEDULE

| MARK | SIZE | BOTANICAL NAME | COMMON NAME | SPACING | REMARKS | WATER USE |
|---|---|---|---|---|---|---|
| T7 | 24" BOX | LIGUSTRUM JAPONICUM | JAPANESE PRIVET | - | | MEDIUM |
| T8 | 24" BOX | PHOTINIA x FRARESI | FRASER PHOTINIA | - | | MEDIUM |
| TOTAL # | 2 | | | - | | |

## 4TH LEVEL

TREE SCHEDULE

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

## 7TH LEVEL

TREE SCHEDULE

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

## 14TH LEVEL

TREE SCHEDULE

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

## TOTAL

TREE SCHEDULE EXISTING

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

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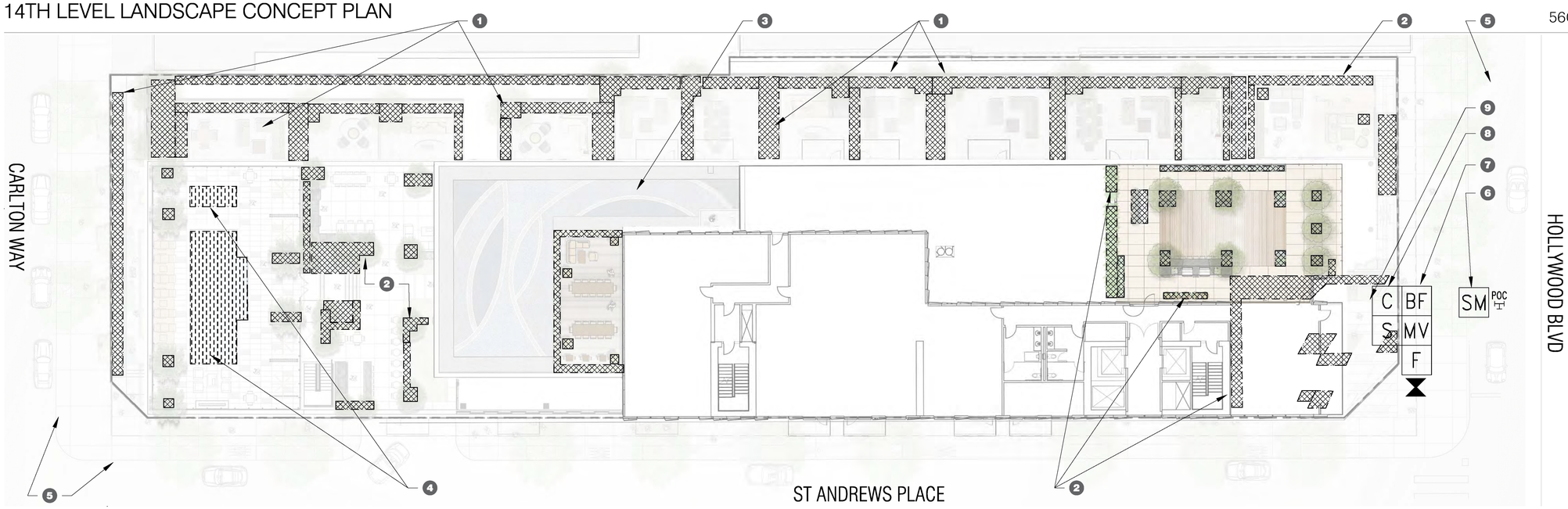
REVISED

## 14TH LEVEL LANDSCAPE CONCEPT PLAN

5600 Hollywood Blvd - 23308 / 08/05/22




LEGEND

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

# OVERALL IRRIGATION HYDROZONE PLAN

0 16 32 FT
GRAPHIC SCALE
SCALE : 1/6 " = 1'-0"

## IRRIGATION LEGEND AND CALCULATIONS

**Reference Evapotranspiration (ETo)** 50.1

| Hydrozone # /Planting Description* | Plant Factor (PF) | Irrigation Method[2] | Irrigation Efficiency (IE)[3] | ETAF (PF/IE) | Landscape Area (sq, ft,) | ETAF x Area | Estimated Total Water Use (ETWU)[4] |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| *1–LW/MW MIX* | *0.4* | *DRIP* | *0.81* | *0.49* | *1107* | *542* | *16,835* |
| *2–LW PLANTS* | *0.2* | *DRIP* | *0.81* | *0.25* | *2464* | *616* | *19,134* |
| *4–POOL* | *1* | *–* | *1* | *1* | *724* | *724* | *22,488* |
| | | | | | | | |
| | | | | Totals | *4295* | *1882* | *58,457* |
| **Special Landscape Areas** | | | | | | | |
| | | | | 1 | | | |
| | | | | 1 | | | |
| | | | | 1 | | | |
| | | | | Totals | 0 (C) | 0 (D) | |
| | | | | | | ETWU Total | *58,457* |
| | | | | | | Maximum Allowed Water Allowance (MAWA)[4] | *60,035* |

[1] *Hydrozone #/Planting Description*
E.g
1.) *front lawn*
2.) *low water use plantings*
3.) *medium water use planting*

[2] *Irrigation Method*
*overhead spray or drip*

[3] *Irrigation Efficiency*
*0.75 for spray head*
*0.81 for drip*

[4] *ETWU* (Annual Gallons Required) = *ETo x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

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

**ETAF Calculations**

Regular Landscape Areas

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

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

All Landscape Areas

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

## WATER SOURCE

1. THE IRRIGATION POINT OF CONNECTION (P.O.C.) SHALL BE MADE BY THE CONTRACTOR DOWNSTREAM OF THE DOMESTIC WATER METER.

2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND THE STATIC WATER PRESSURE OF 105 PSI AT POINTS OF CONNECTION PRIOR TO ORDERING ANY IRRIGATION MATERIALS AND PROCEEDING WITH INSTALLING IRRIGATION SYSTEM. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT SHOULD THE STATIC WATER PRESSURE FOUND BE DIFFERENT, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND ADDITIONS THAT MAY OCCUR TO THE SYSTEMS.

3. THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 30 PSI AT THE DRIP IRRIGATION LINES.

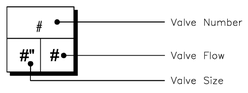
## CONTROLS

1. SYSTEMS OF THIS PROJECT ARE CONTROLLED BY SOLID STATE IRRIGATION CONTROLLER WITH SPECIFIED OPTIONS. THE CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR PROPER GROUNDING, INSTALLATION AND USE.

2. CONTROLLER LOCATION IS SHOWN DIAGRAMMATICALLY. FINAL LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE. POWER FOR THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE OWNER LOCATED APPROXIMATELY WHERE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE IRRIGATION CONTROLLER.

3. TO PREVENT UNNECESSARY IRRIGATION IN THE EVENT OF SUBSTANTIAL RAINFALL THE IRRIGATION CONTROL SYSTEMS SHALL INCLUDE A RAIN SENSING DEVICE.

Valve Callout




| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | AREA TO RECEİVE DRİPLİNE<br>NETAFİM TLCV-04-12 (12)<br>TECHLİNE PRESSURE COMPENSATİNG LANDSCAPE DRİPLİNE WİTH CHECK VALVE FOR RECLAİMED WATER. 0.4GPH EMİTTERS AT 12.0" O.C. DRİPLİNE LATERALS SPACED AT 12.0" APART, WİTH EMİTTERS OFFSET FOR TRİANGULAR PATTERN. 17MM. |
| | AREA TO RECEİVE DRİPLİNE<br>NETAFİM TLCV-06-12 (12)<br>TECHLİNE PRESSURE COMPENSATİNG LANDSCAPE DRİPLİNE WİTH CHECK VALVE FOR RECLAİMED WATER. 0.6GPH EMİTTERS AT 12.0" O.C. DRİPLİNE LATERALS SPACED AT 12.0" APART, WİTH EMİTTERS OFFSET FOR TRİANGULAR PATTERN. 17MM. |
| | NETAFIM LVCZS8010075-HF<br>PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM. |
| | PIPE TRANSITION POINT ABOVE GRADE<br>PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION. |
| F | NETAFIM TLSOV<br>AUTOMATIC FLUSH VALVE, WITH INSERT INLET |
| | GATE VALVE<br>CRANE 428 (2 1/2" OR LESS). 461 OR 460 (3" OR <) OR SIMILAR. |
| | RAINBIRD<br>100-PEB-PRS-D 1" IRRIGATION CONTROL VALVE WITH PRESSURE REGULATING MODULE. |
| HB | RAIN BIRD 44-NP<br>1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING RUBBER COVER, AND 2-PIECE BODY. MOUNTED IN POURED CONCRETE ANCHOR BLOCK |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| MV | MASTER VALVE<br>BUCKNER SUPERIOR 3300150 NORMALLY OPEN MASTER VALVE |
| F | RAINBIRD FS150P<br>1-1/2" PVC TEE FLOW SENSOR. OPERATING RANGE: 5 TO 100 GPM |
| BF | FEBCO 825Y 2" BACKFLOW PREVENTOR WITH ENCLOSURE |
| C | RAIN BIRD ESP8LXMEF WITH (04) ESPLXMSM4 24 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES. |
| E | 120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD |
| WM | EXISTING DOMESTIC WATER METER. PROTECT IN PLACE |
| SM | IRRIGATION SUBMETER 2"<br>INSTALL DOWNSTREAM FROM DOMESTIC WATER METER, INSIDE PROPERTY LINE |
| POC | IRRIGATION POINT OF CONNECTION |
| S | RAİN BİRD WR2<br>WIRELESS RAIN SENSOR |
| | IRRİGATİON LATERAL LİNE: PVC SCHEDULE 40 PVC SCHEDULE 40 İRRİGATİON PİPE. ONLY LATERAL TRANSİTİON PİPE SİZES 1" AND ABOVE ARE İNDİCATED ON THE PLAN, WİTH ALL OTHERS BEİNG 3/4" İN SİZE. |
| | IRRİGATİON MAİNLİNE: PVC SCHEDULE 40 AND CLASS 315 PVC SCHEDULE 40 TO 1-1/2" |
| | PİPE SLEEVE: PVC SCHEDULE 40 |

HKS bowwest