Appendix A

Site Plans and Landscape Plans

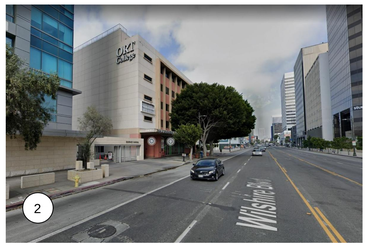
ENTITLEMENT

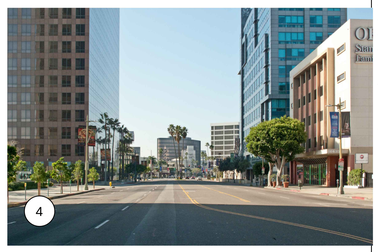
THE STANLEY

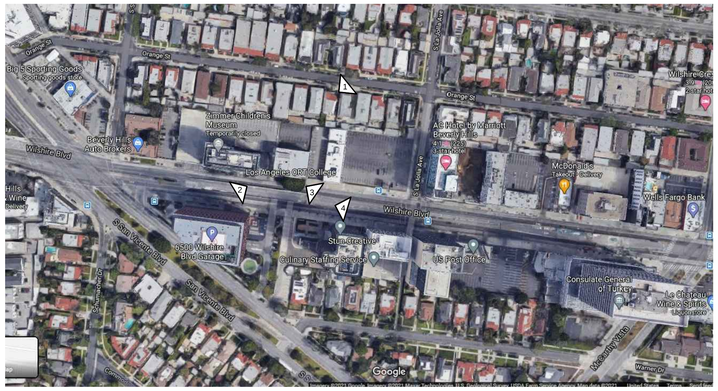
6435 WILSHIRE BLVD.
LOS ANGELES, CA 90084

A PROJECT FOR
BLACK EQUITIES

EXISTING SITE & CONTEXT PHOTOS







PROJECT SUMMARY

PROJECT DESCRIPTION

LOT AREA		17,696 SF	
STREET DEDICATION			
TOTAL LOT AREA LESS REQUIED SETBACKS		15,367 SF	
BUILDING SETBACKS	FRONT	REQUIRED	PROPOSED
	R4	NONE	0'-0"
	T.O.C. TIER 3	NONE	
	SIDE		
	R4	5' (+1' EACH STORY OVER 2ND)	5'-0"
	T.O.C. TIER 3	5'-0"	
	REAR		
	R4	15'-0" (+1' EACH STORY OVER 2ND)	9'-0"
	T.O.C. TIER 3	5'-0"	

ZONING SUMMARY

	ALLOWED	PROPOSED
ZONE	[Q] C4-2D REGIONAL CENTER COMMERCIAL	[Q] C4-2D REGIONAL CENTER COMMERCIAL +T.O.C. TIER 3
MAXIMUM HEIGHT LIMIT	UNLIMITED	90'-0"
DENSITY	77 D.U.	68 D.U.
FLOOR AREA RATIO + T.O.C. TIER 3	6.75:1	4.18:1
BUILDING AREA	103,727 SF	64,226 SF

BUILDING DESCRIPTION

	ALLOWED	PROPOSED
TYPE OF CONSTRUCTION	TYPE III 5 STORIES TYPE I UNLIMITED	5 STORIES 3 STORIES ABOVE GD. 2 STORIES BELOW GD.

PARKING SUMMARY

REQUIRED RESIDENTIAL		
	11 STUDIOS X .5 PER D.U. (T.O.C. TIER 3)	5.5 SPACES
	46 1 BEDROOMS X .5 PER D.U. (T.O.C. TIER 3)	23 SPACES
	10 2 BEDROOMS X .5 PER D.U. (T.O.C. TIER 3)	5 SPACES
	1 3 BEDROOMS X .5 PER D.U. (T.O.C. TIER 3)1	0.5 SPACES
TOTAL RESIDENTIAL REQUIRED PARKING		**34 SPACES**
REQUIRED ACCESSIBLE (PER CBC 11B-208.2 & 208.4) - 2%		**1**
	VAN (9'-0" X 18'-0") - 96" ACCESS	1
REQUIRED ACCESSIBLE (PER CRA REQ. MOBILITY UNITS - 5%		**4**
	STANDARD (9'-0" X 18'-0") - 60" ACCESS	4
REQUIRED CLEAN AIR ACCESSIBLE (PER L.A. GREEN BUILDING CODE 4.106.4.2 - 5%)		**2**
	EVCS VAN (12'-0" X 18'-0") - 60" ACCESS	1
	CLEAN AIR STANDARD (9-0" X 18'-0")	1
TOTAL REQUIRED PARKING		**36 SPACES**

PROVIDED PARKING

STALL TYPE	SPACES
LEVEL B2	
TANDEM	2
COMPACT	1
STANDARD	13
ACCESSIBLE STANDARD	1
EVCS VAN ACCESSIBLE	1
EV SPACES	7
LEVEL B1	
COMPACT	1
STANDARD	11
ACCESSIBLE STANDARD	1
EV SPACES	7
LEVEL 1	
STANDARD	9
ACCESSIBLE VAN	1
EVCS STANDARD ACCESSIBLE	1
EVCS AMBULATORY	1
EV SPACES	4
NON REQUIRED LOADING STALL	1
LEVEL 2	
TANDEM	3
COMPACT	1
STANDARD	14
ACCESSIBLE STANDARD	1
EV SPACES	7
TOTAL PROPOSED PARKING	**87** + 1 NON-REQUIRED LOADING

PROPOSED PARKING SUMMARY BY TYPE

STALL TYPE	SPACES	PERCENTAGE	
TANDEM	5	6%	
COMPACT	3	4%	
STANDARD	47	54%	
ACCESSIBLE STANDARD	3	4%	
ACCESSIBLE VAN	1	1%	
EVCS STANDARD ACCESSIBLE	1	1%	28=32%
EVCS AMBULATORY	1	1%	
EVCS VAN ACCESSIBLE	1	1%	
EV SPACES	25	28%	
NON-REQUIRED LOADING SPACE	1	N/A	
	87	100%	

F.A.R. SUMMARY

ALLOWED F.A.R.: 6.75:1

ALLOWED BUILDABLE AREA: 103,727 SF

PROPOSED BUILDING AREA INCLUDED IN F.A.R.: 64,226 SF

SEE SHEET A00.23 F.A.R AREA ANALYSIS PLAN FOR DETAILED SUMMARY

OPEN SPACE SUMMARY

TOTAL REQUIRED: 5,344 SF (25% REDUCTION FOR T.O.C TIER 3)

TOTAL PROVIDED: 5,794 SF

SEE SHEET A00.22 OPEN SPACE AREA PLAN FOR DETAILED SUMMARY

BIKE PARKING SUMMARY

RESIDENTIAL - PER LAMC TABLE 12.21A.16.(A)(1)(i)

	SHORT TERM	UNITS 1-25: 1 SPACE PER 10 D.U.	2.5 ÷ 2.9 = 6
		UNITS 26-100: 1 SPACE PER 15 D.U.	
	LONG TERM	UNITS 1-25: 1 SPACE PER D.U.	25 ÷ 28.6 = 54
		UNITS 26-100: 1 SPACE PER 1.5 D.U.	
	PROVIDE 100SF WORK SPACE BICYCLE SPACES >20		
TOTAL RESIDENTIAL REQUIRED PARKING			**60 SPACES**

TOTAL PROVIDED BIKE PARKING	**60 SPACES**

PROJECT DESCRIPTION

NEW CONSTRUCTION PROJECT CONSISTS OF A RESIDENTIAL LOBBY, LEASING CENTER, 68 RESIDENTIAL UNITS, A FITNESS ROOM, A LANDSCAPED COURTYARD PODIUM DECK, AND A LANDSCAPED ROOF DECK AND ADJOINING RESIDENT LOUNGE.10% (7 UNITS) EXTREMELY LOW INCOME UNITS TO BE PROVIDED.

PARKING IS PROVIDED IN A GARAGE WITH 2 SUBLEVELS AND 2 LEVELS ABOVE GROUND.

THIS IS NOT A PUBLIC HOUSING FACILITY OWNED OR OPERATED BY, FOR, OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.

UNIT SUMMARY

UNIT NAME	UNIT AMOUNT
LEVEL 3	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	1
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 4	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 5	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 6	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 7	
UNIT A1 (STUDIO)	1
UNIT A2 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT C1 (2 BED)	2
LEVEL 8	
UNIT A1 (STUDIO)	1
UNIT B1 (1 BED)	3
UNIT B2 (1 BED)	3
UNIT B3 (1 BED)	1
UNIT B4 (1 BED)	1
UNIT D1 (3 BED)	1
	68

UNIT SUMMARY BY TYPE

UNIT NAME	UNIT AMOUNT	TYPICAL GROSS UNIT AREA	**TOTAL UNIT AREA**	SUBTOTAL BY TYPE	
UNIT A1 (STUDIO)	6	574 SF	3,444 SF	11 - STUDIOS	(16.1%)
UNIT A2 (STUDIO)	5	564 SF	2,820 SF		
UNIT B1 (1 BED)	18	782 SF	14,076 SF	46 - 1 BEDS	(67.6%)
UNIT B2 (1 BED)	16	744 SF	11,904 SF		
UNIT B3 (1 BED)	6	685 SF	4,110 SF		
UNIT B4 (1 BED)	6	730 SF	4,380 SF		
UNIT C1 (2 BED)	10	1,006 SF	10,060 SF	10 - 2 BEDS	(14.7%)
UNIT D1 (3 BED)	1	1,874 SF	1,874 SF	1 - 3 BEDS	(1.5%)
	68		**52,668 SF**		

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

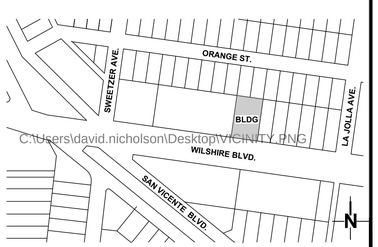
LOTS 7 AND 8 IN BLOCK 3 OF TRACT NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NO.: 5510-023-050 AND 5510-023-051

SHEET INDEX

SHEET #	SHEET TITLE	ISSUE AND DATE: 02.01.21 - ENTITLEMENT SUBMITTAL	06.09.22 - ENTITLEMENT UPDATES
ARCHITECTURAL			
A0.00	TITLE SHEET	●	●
	SURVEY	●	●
A00.22	OPEN SPACE AREA PLAN	●	●
A00.23	F.A.R. AREA ANALYSIS PLAN	●	●
A01.00a	B2 LEVEL FLOOR PLAN	●	●
A01.00b	B2 LEVEL FLOOR PLAN	●	●
A01.01	FIRST LEVEL FLOOR PLAN	●	●
A01.02	SECOND LEVEL FLOOR PLAN	●	●
A01.03	THIRD LEVEL FLOOR PLAN	●	●
A01.04	FOURTH-SEVENTH TYPICAL LEVEL FLOOR PLAN	●	●
A01.05	EIGHT LEVEL FLOOR PLAN	●	●
A01.06	ROOF LEVEL FLOOR PLAN	●	●
A03.01	EXTERIOR ELEVATIONS	●	●
A03.02	EXTERIOR ELEVATIONS	●	●
A03.03	EXTERIOR ELEVATIONS	●	●
A03.04	EXTERIOR ELEVATIONS	●	●
A04.01	BUILDING SECTIONS	●	●
A04.02	BUILDING SECTIONS	●	●
A07.01	MATERIAL BOARD	●	●
A10.01	RENDERINGS	●	●
L1.01	LANDSCAPE SITE PLAN	●	●
L1.03	POOL DECK LANDSCAPE SITE PLAN	●	●
L1.05	EIGTHTH FLOOR LANDSCAPE SITE PLAN	●	●
L7.00	PLANT PALETTE IMAGERY	●	●
L7.01	LANDSCAPE PLANTING PLAN	●	●
L7.02	POOL DECK PLANTING PLAN	●	●
L7.03	EIGTHTH FLOOR DECK PLANTING PLAN	●	●

VICINITY PLAN



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Black Equities

THE
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#	DATE	ISSUE
1	02.01.21	ENTITLEMENT
	06.09.22	ENTITLEMENT UPDATES

JOB NO. 20-151

TITLE SHEET

A00.00

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A.00.00_TITLE SHEET.dwg
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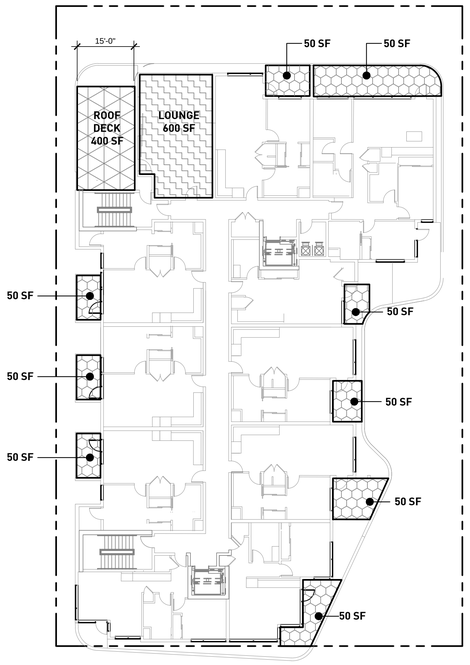
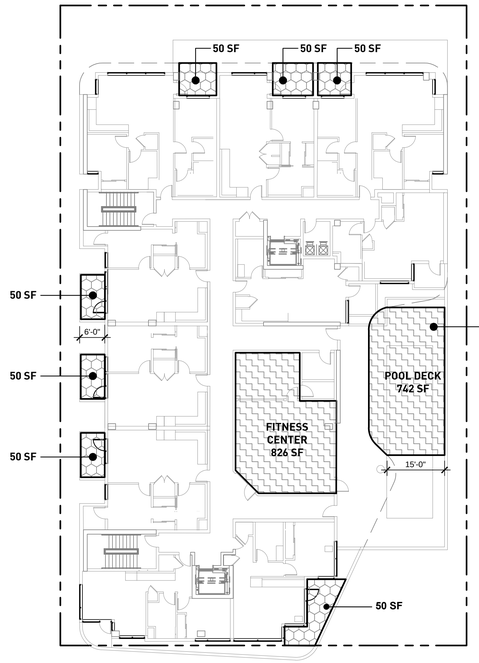


OPEN SPACE AREA PLAN - LEVEL 8 | 4
1/16" = 1'-0"

LAMC 12.21.G.2(B)(2)

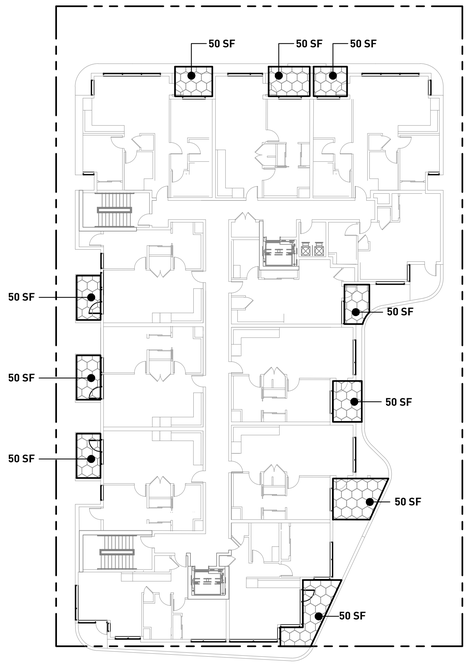
PRIVATE OPEN SPACE SHALL HAVE NO HORIZONTAL DIMENSION LESS THAN SIX FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA



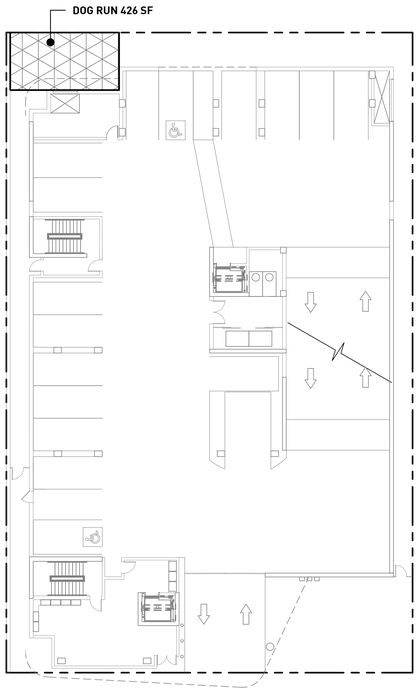
LAMC 12.21.G.2(a)

COMMON OPEN SPACE SHALL BE OPEN TO THE SKY AND SHALL HAVE A MINIMUM AREA OF 400 SQ. FT. WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA,

OPEN SPACE AREA PLAN - LEVEL 3 | 2
1/16" = 1'-0"



OPEN SPACE AREA PLAN - LEVEL 4 | 3
1/16" = 1'-0"



OPEN SPACE AREA PLAN - LEVEL1 | 1
1/16" = 1'-0"

OPEN SPACE SUMMARY:

< 3 HABITABLE ROOMS	100 SF/UNIT
= 3 HABITABLE ROOMS	125 SF/UNIT
> 3 HABITABLE ROOMS	175 SF/UNIT
100 SF X 57 UNITS	5,700 SF
125 SF X 10 UNITS	1,250 SF
175 SF X 1 UNITS	175 SF
OPEN SPACE REQUIRED	7,125 SF
25% REDUCTION PER T.O.C. TIER 3	1,781 SF)
TOTAL OPEN SPACE REQUIRED	5,344 SF

PROVIDED OPEN SPACE:

LEVEL 1	DOG RUN	426 SF
LEVEL 3	FITNESS CENTER*	826 SF
	POOL DECK	742 SF
	RESIDENTIAL BALCONY**	350 SF
	SUBTOTAL	1,918 SF
LEVELS 4-7	RESIDENTIAL BALCONY**	500 SF
	SUBTOTAL X 4 LEVELS	2,000 SF
LEVEL 8	ROOF DECK	400 SF
	LOUNGE*	600 SF
	RESIDENTIAL BALCONY**	450 SF
	SUBTOTAL	1,450 SF

SUBTOTAL EXTERIOR COMMON AREA	1,568 SF	29.3%	56.0%***
SUBTOTAL INDOOR COMMON AREA	1,426 SF	26.7%	
SUBTOTAL PRIVATE OPEN SPACE	2,800 SF		
PROVIDED OPEN SPACE:	5,794 SF		

***LAMC 12.21.G.2(a)** RECREATION ROOMS AT LEAST 600 SQUARE FEET IN AREA MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25 PERCENT OF THE TOTAL REQUIRED USABLE OPEN SPACE.

****LAMC 12.21.G.2(B)(2)** PRIVATE OPEN SPACE SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET OF WHICH NO MORE THAN 50 SQUARE FEET PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED USABLE OPEN SPACE

*****LAMC 12.21.G.2(a)** COMMON OPEN SPACE MUST CONSTITUTE AT LEAST 50% OF THE TOTAL REQUIRED USABLE OPEN SPACE.

LEGEND

- COMMON OUTDOOR OPEN SPACE
- PRIVATE OPEN SPACE
- COMMON INDOOR OPEN SPACE

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#	DATE	ISSUE
1	02.01.21	ENTITLEMENT
	06.09.22	ENTITLEMENT UPDATES

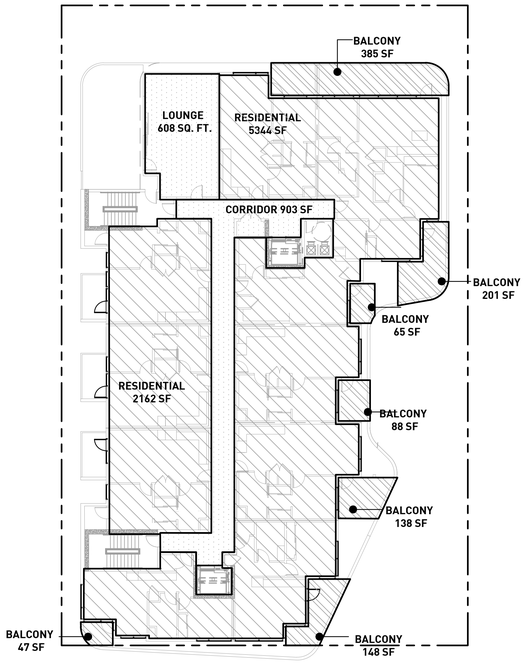
JOB NO. 20-151

OPEN SPACE AREA PLAN

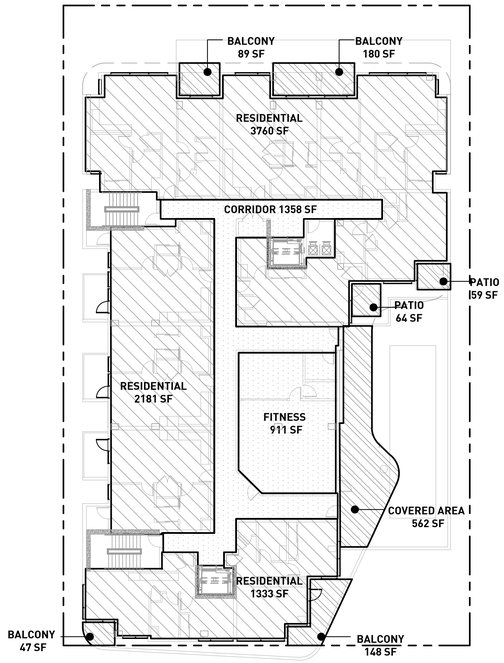
A00.22

NOT ISSUED FOR CONSTRUCTION

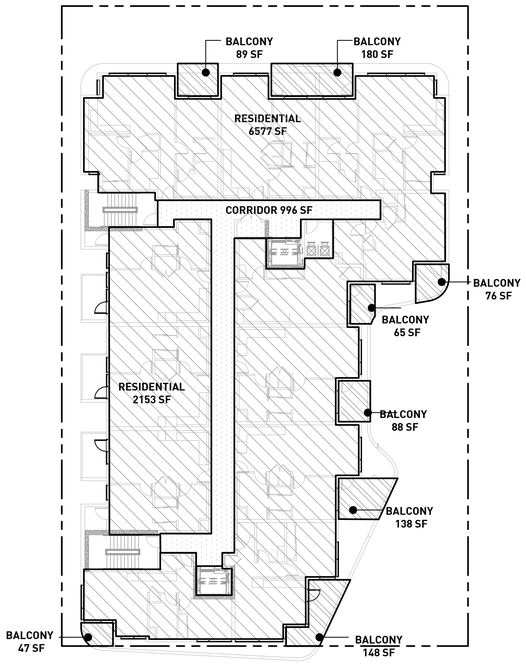
Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A 00.22_OPEN SPACE DIAGRAM.dwg
Date / Time: Feb 03, 2021 - 12:25pm by Alison Hartsfield



F.A.R ANALYSIS - LEVEL 8 | 5
1/16" = 1'-0"



F.A.R ANALYSIS - LEVEL 3 | 3
1/16" = 1'-0"



F.A.R ANALYSIS - LEVELS 4-7 | 4
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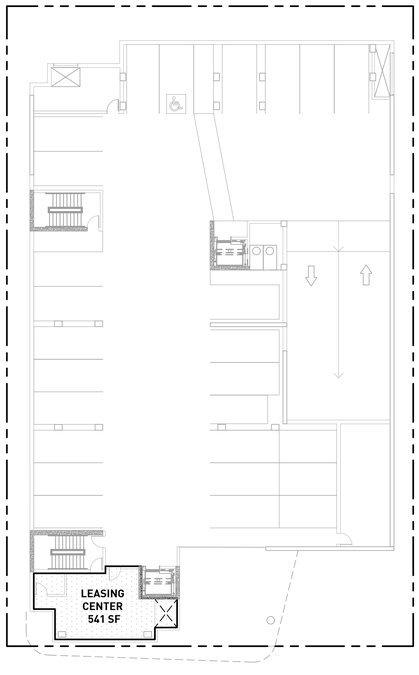
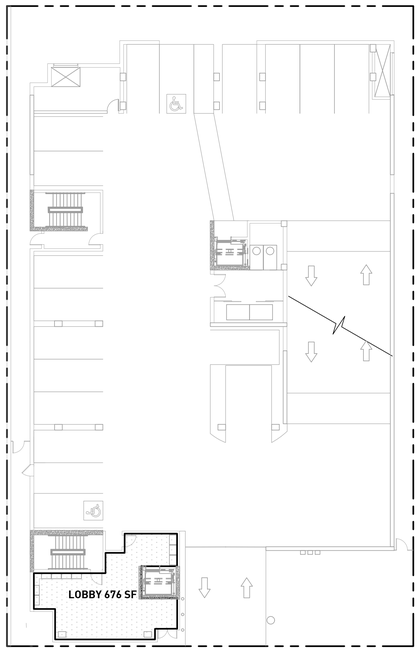


F.A.R ANALYSIS - LEVEL 2 | 2
1/16" = 1'-0"



F.A.R ANALYSIS - LEVEL1 | 1
1/16" = 1'-0"

ALLOWABLE FLOOR AREA :

TOTAL LOT AREA	17,696 SF
TOTAL LOT AREA LESS SETBACKS (FOR F.A.R. CALC)	15,367 SF
BASE F.A.R. (4.5:1)	69,151 SF
WITH TOC TIER 3 (+50%)	103,727 SF

FLOOR AREA SUMMARY:

LEVEL 1	LOBBY	676 SF
LEVEL 2	LEASING CENTER	541 SF
LEVEL 3	FITNESS CENTER	911 SF
	CORRIDOR	1,358 SF
	RESIDENTIAL	7,274 SF
	BALCONY	587 SF
	COVERED AREA	562 SF
	SUBTOTAL	10,692 SF
LEVELS 4-7	CORRIDOR	996 SF
	RESIDENTIAL	8,730 SF
	BALCONY	831 SF
	SUBTOTAL X 4 LEVELS	42,228 SF
LEVEL 8	LOUNGE	608 SF
	CORRIDOR	903 SF
	RESIDENTIAL	7,506 SF
	BALCONY	1,072 SF
	SUBTOTAL	10,089 SF
	PROPOSED AREA INCLUDED IN F.A.R.	64,226 SF

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1	02.01.21	ENTITLEMENT
	06.09.22	ENTITLEMENT UPDATES

JOB NO. 20-151

F.A.R AREA ANALYSIS PLAN

A00.23

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A 00.23_FAR DIAGRAM.dwg
Date / Time: Feb 01, 2021 - 12:15pm by alison.haddad

SWEETZER AVENUE
(PUBLIC RIGHT OF WAY)

FD L&T ON CL INTER PER FB 22508-27
FD L&T ON TC PER FB 22508-27
8.95'
142.25
N07°48'50"E382.42'
143.61
FD SPK/W ON CL INTER MATCH FD TIES PER FB 135-173-509

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LOT 9 BLOCK 3
TR. NO. 7555
M.B. 80-51-53
APN: 5510-023-025

ADDRESS: 6505 WILSHIRE BLVD, LOS ANGELES, CA 90048
OWNER: JEWISH FEDERATION COUNCIL OF GREATER LOS ANGELES

STORAGE
BLDG COR IS ON PL
N07°48'36"E 179.95'
79.90'
50.00'
N07°48'36"E
505.88'
959.77'
3.00'
6.58'
18.40'
144.44 FF
2.54'
2.43'
0.80'
0.62'
9.53'
12.90'
79.80'
CONC CURB
1 0 0'
50' 50'
105.97'
52.99'
A.C.
N82°10'40"W
41.00'
70.70'
N07°48'34"E179.95'
215.41 PARAPET
0.56'
9.63'
0.74'
82.50'
145.08 FF
CONC SIDEWALK
OH LINE
CONC DRIVEWAY
CONC DRIVEWAY
143.28 BOT"X"
143.67 TOP"X"
143.20 FL
50.00'
N07°48'32"E
347.92'
144.16
144.12
144.14
144.90
N07°48'32"E 179.95'
BLDG COR IS ON PL
LOT 6 BLOCK 3
TR. NO. 7555 M.B. 80-51-53
APN: 5501-023-023
ADDRESS: 6427 WILSHIRE BLVD, LOS ANGELES, CA 90048
OWNER: 6423 WILSHIRE BLVD, LLC

LOT 8 BLOCK 3
TR. NO. 7555
M.B. 80-51-53

5 STORY BUILDING
BUILDING HEIGHT: 71 FT
BUILDING FOOTPRINT AREA: 6,816.25 SQ FT

LOT 7 BLOCK 3
TR. NO. 7555
M.B. 80-51-53

A.C. DRIVEWAY
COVERED AREA
19.05'
158.38 CEILING
158.39 CEILING
156.71 CEILING
156.69 CEILING
215.52 PARAPET
GARAGE ENTERANCE
GARAGE BELOW
23 PARKING SPACES
TRASH ENCLOSURE
9 PARKING SPACES
12 PARKING SPACES
A.C.
INSIDE WALL COR IS 0.8' SW/O PL & 0.6' SE/O PL
BLDG LINE IS ON PL

LOT 27 BLOCK 3
TR. NO. 7555
M.B. 80-51-53
APN: 5510-023-039
ADDRESS: 6440 ORANGE ST, LOS ANGELES, CA 90048
OWNER: ORANGE APTS, LLC

LOT 28 BLOCK 3
TR. NO. 7555
M.B. 80-51-53
APN: 5510-023-040
ADDRESS: 6436 ORANGE ST, LOS ANGELES, CA 90048
OWNER: GERSHON GROUP

LOT 29 BLOCK 3
TR. NO. 7555
M.B. 80-51-53
APN: 5510-023-041
ADDRESS: 6430 ORANGE ST, LOS ANGELES, CA 90048
OWNER: RUBINFELD SAMUEL LIVING TRUST / RUBINFELD ANN S

ORANGE STREET
(PUBLIC RIGHT OF WAY)
N82°10'40"W 959.72'

WILSHIRE BLVD
(PUBLIC RIGHT OF WAY)

LA JOLLA AVENUE
(PUBLIC RIGHT OF WAY)
N07°48'20"E 382.42'
146.44
8.95'
FD SPK/W ON CL INTER PER FB 135-173-105
146.45
FD SPK/W ON CL INTER PER FB 135-173-105
EST CL INTER BY FD 4 PMS ON SMH MATCH FD TIES PER FB 135-173-510
146.54

MISCELLANEOUS NOTES:

1.) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2.)AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

3.) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING DISTRICT.

4.)THERE ARE NO WETLANDS ON OR ADJACENT TO THE SUBJECT PER THE UNITED STATES FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY WEB SITE. THIS STATEMENT SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACTUAL FIELD WETLANDS DELINEATION OR ENVIRONMENTAL ASSESSMENT REPORT.

SCHEDULE B / EASEMENT(S):

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITIES
RECORDING NO: IN BOOK 4528, PAGE 298, OFFICIAL RECORDS
AFFECTS: THE REAR 4 FEET OF SAID LAND
- PLOTTED HEREON

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CITY OF LOS ANGELES, SUCCESSOR TO THE LOS ANGELES GAS AND ELECTRIC CORPORATION
PURPOSE: POLE LINES AND CONDUITS
RECORDING NO: IN BOOK 15515, PAGE 150, OFFICIAL RECORDS
AFFECTS: THE REAR 4 FEET OF SAID LAND
- PLOTTED HEREON

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING NO: IN BOOK 21935, PAGE 355, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
- DOES NOT AFFECT PROPERTY IN QUESTION

PARKING COUNT:

44 PARKING REGULAR SPACES
3 HANDICAP PARKING SPACES

TOTAL: 47 PARKING SPACES

LEGEND:

A.C. – ASPHALT CONCRETE
BM – BENCHMARK
C/L – CENTERLINE
CONC – CONCRETE
EST – ESTABLISH
FB – FIELD BOOK
FD – FOUND
FF – FINISH FLOOR ELEV.
FL – FLOWLINE ELEV.
INTER – INTERSECTION
L & T – LEAD & TACK
MB – MAP BOOK
OH – OVERHANG
P/L – PROPERTY LINE
PMS – PUNCH MARKS
SMH – SEWER MANHOLE
SPK/W – SPIKE & WASHER
TC – TOP OF CURB ELEV.
TR – TRACT MAP
TW – TOP OF WALL ELEV.

PROPERTY LINE
CENTERLINE
RETAINING WALL
BUILDING LINE
FENCE LINE
OHW OVERHEAD WIRE

SYMBOLS:

COLUMN
DRAIN
FIRE DEPT. CONN. (FDC)
GAS METER
GAS VALVE
GATE POST
MAIL BOX
MONITORING WELL
NEWSPAPER STAND
POST
POWER POLE
SEWER CL OUT
SIGN POST
STREET LIGHT
STREET LIGHT BOX
TELEPHONE MANHOLE
TREE
WATER METER

BENCHMARK:

BM ID : 13-12250
DESCRIPTION : CUT SPK; 9FT N OF N P.L. WILSHIRE BLVD; 3.5FT E/O E CURB LINE SWEETZER AV; NE COR CB 50FT E/O E PL SAN VICENTE BL

ELEVATION : 141.712 FT

ZONING AND ZONING REQUIREMENTS:

THE SUBJECT PROPERTY IS ZONED "C4-2D-O"
(COMMERCIAL ZONE, PER CITY OF LOS ANGELES)

MAXIMUM HEIGHT= NONE
FRONT SETBACK = NONE
SIDE SETBACK = NONE FOR COMMERCIAL USES
REAR SETBACK= NONE FOR COMMERCIAL USES

MINIMUM LOT WIDTH = NONE FOR COMMERCIAL USES
MINIMUM LOT AREA = NONE FOR COMMERCIAL USES

NOTE:
THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN.
FEMA PANEL NO: 06037C1605F
EFFECTIVE DATE: 09/26/2008

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 7 AND 8 IN BLOCK 3 OF TRACT NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5510-023-050 AND 5510-023-051

REFERENCE DOCUMENT:

PER AMENDED PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 997-30013255-A-1MB

DATED AS OF: DECEMBER 18, 2018; AMENDED: JANUARY 7, 2019

BASIS OF BEARINGS:

THE BEARING NORTH 82° 10' 40" WEST ON THE CENTERLINE OF WILSHIRE BLVD AS SHOWN ON TR. NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.B. 80, PAGES 51-53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 19,089.8 SQ. FT. OR 0.4378 ACRES, MORE OR LESS.

SURVEY CERTIFICATE:

To MS. NIKKI DEGUARDIOLA,
Fidelity National Title Insurance Company,
BE BH ADJ, LLC, a California limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 7(a), 7(b1), 7(c), 8, 9, 10, 11, 13, 14 of Table A thereof. The field work was completed on 6/15/2018.

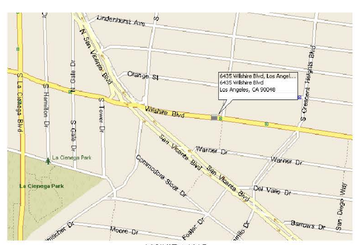
Dated: 01/31, 2019

REGISTERED PROFESSIONAL ENGINEER CYNTHIA A. DE LEON No. C-31604 CIVIL STATE OF CALIFORNIA

Cynthia A. de Leon
Cynthia A. De Leon
RCE 31604 - Exp. 12-31-20

(esigned)

06.09.22 ENTITLEMENT UPDATES



VICINITY MAP
NOT TO SCALE

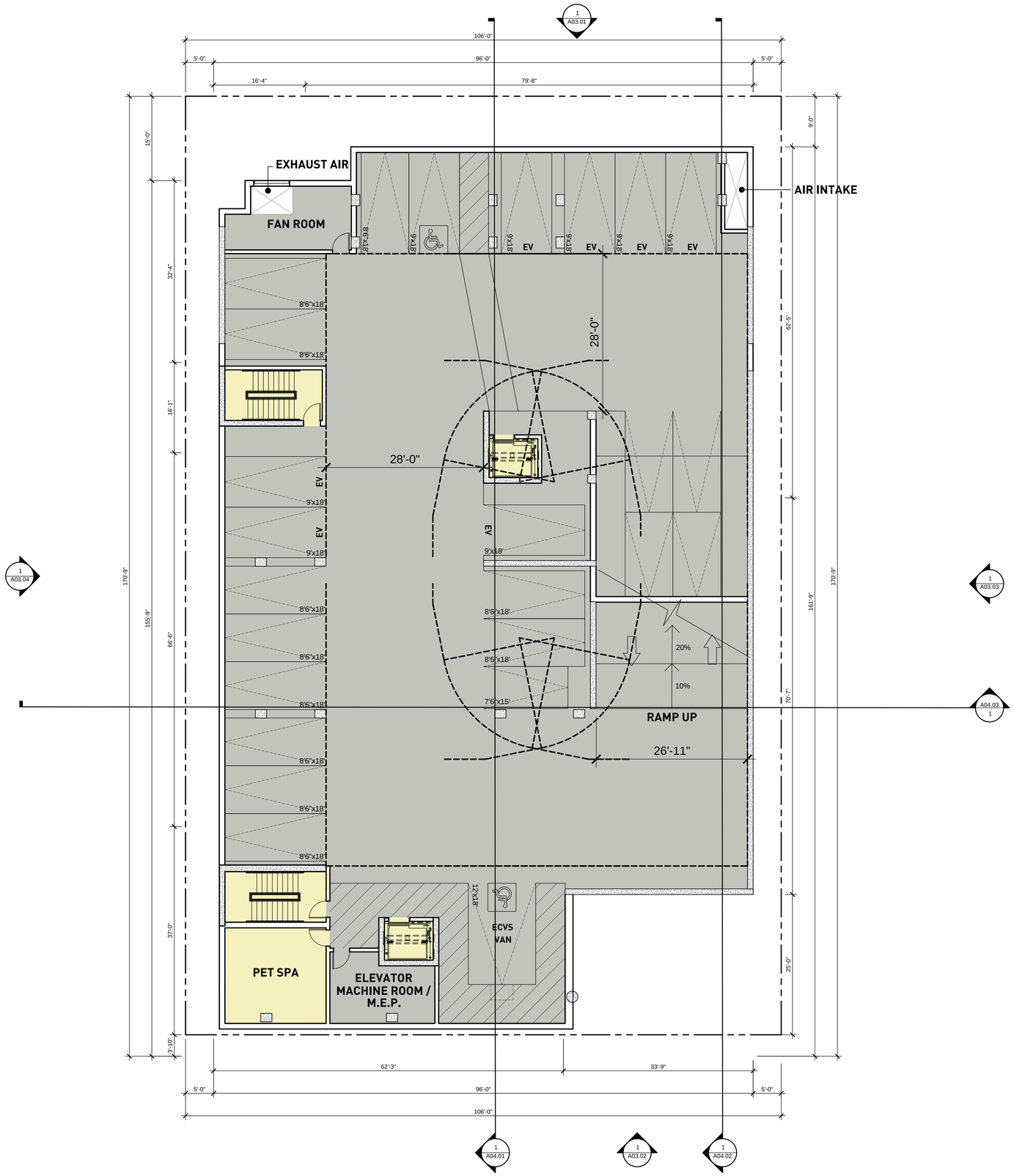
M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY
6435 WILSHIRE BLVD, LOS ANGELES, CA 90048

CLIENT: MS. NIKKI DEGUARDIOLA
JOB NO.: 18-13474
SCALE: 1" = 10'
DATE: 6/21/18
DESIGNED BY: F.G. / NJ
DRAWN BY: MC
CHECKED BY: C.D.L.
REVISION (S): 1/8/19, 1/31/19
SHEET 1 OF 1 SHEET

CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659-0671 FAX (310) 659-0845
info@mglandsur.com www.mgLandsur.com

S:\DRAWINGS\18.13474.DWG (1)



BASEMENT LEVEL 2 FLOOR PLAN | 1

1/8" = 1'-0"

studioneleven

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t 562.901.1500
STUDIO-111.COM

Black Equities

THE STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT
	06.09.22	ENTITLEMENT UPDATES

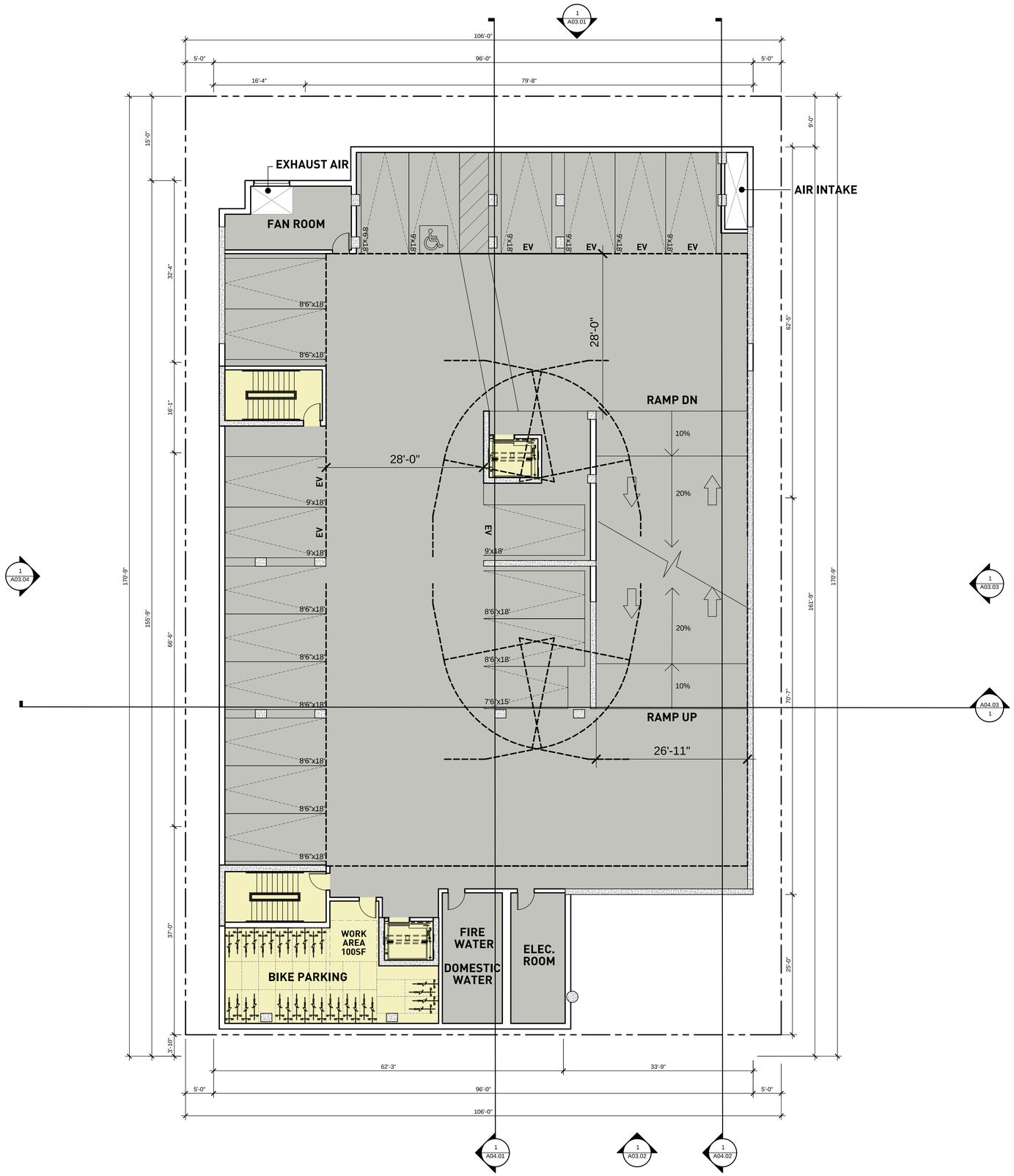
JOB NO. 20-151

B2 LEVEL FLOOR PLAN

A01.00b

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plan\New DWG structure\Studio_009 - plan updates\A.01.00a_FLOOR PLAN BASEMENT LEVEL B2.dwg
Date / Time: 4 Feb 01, 2021 - 3:32pm by alpha.lieuleu



BASEMENT LEVEL 1 FLOOR PLAN | 1

1/8" = 1'-0"

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B1 LEVEL FLOOR PLAN

A01.00b

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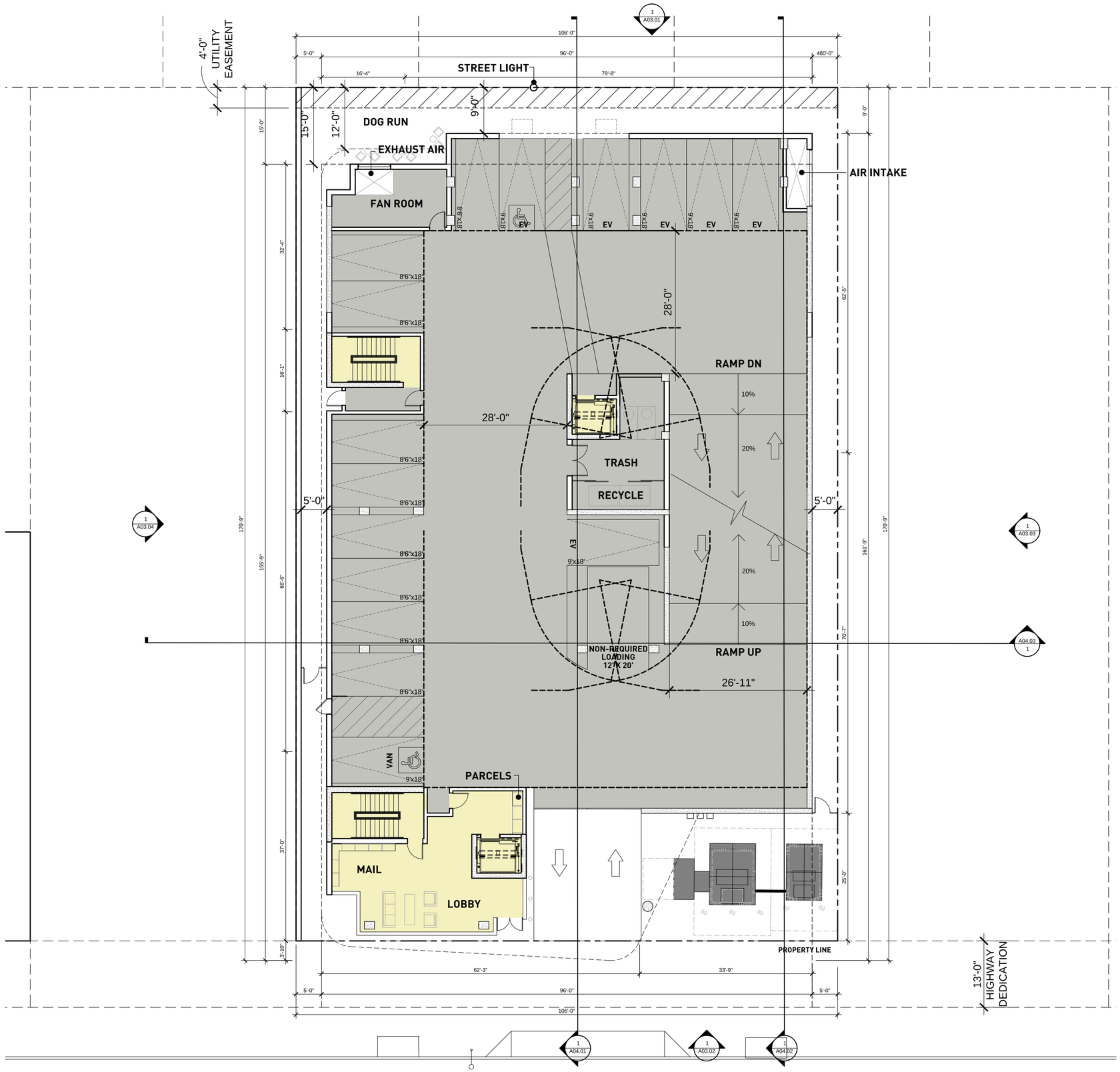
Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plan\New DWG structure\Study_009 - plan updates\A 01.00b_FLOOR PLAN BASEMENT LEVEL B1.dwg
Date / Time: Feb 01, 2021 - 3:53pm by alpha.lieu@sl



FIRST LEVEL FLOOR PLAN | 1
1/8" = 1'-0"

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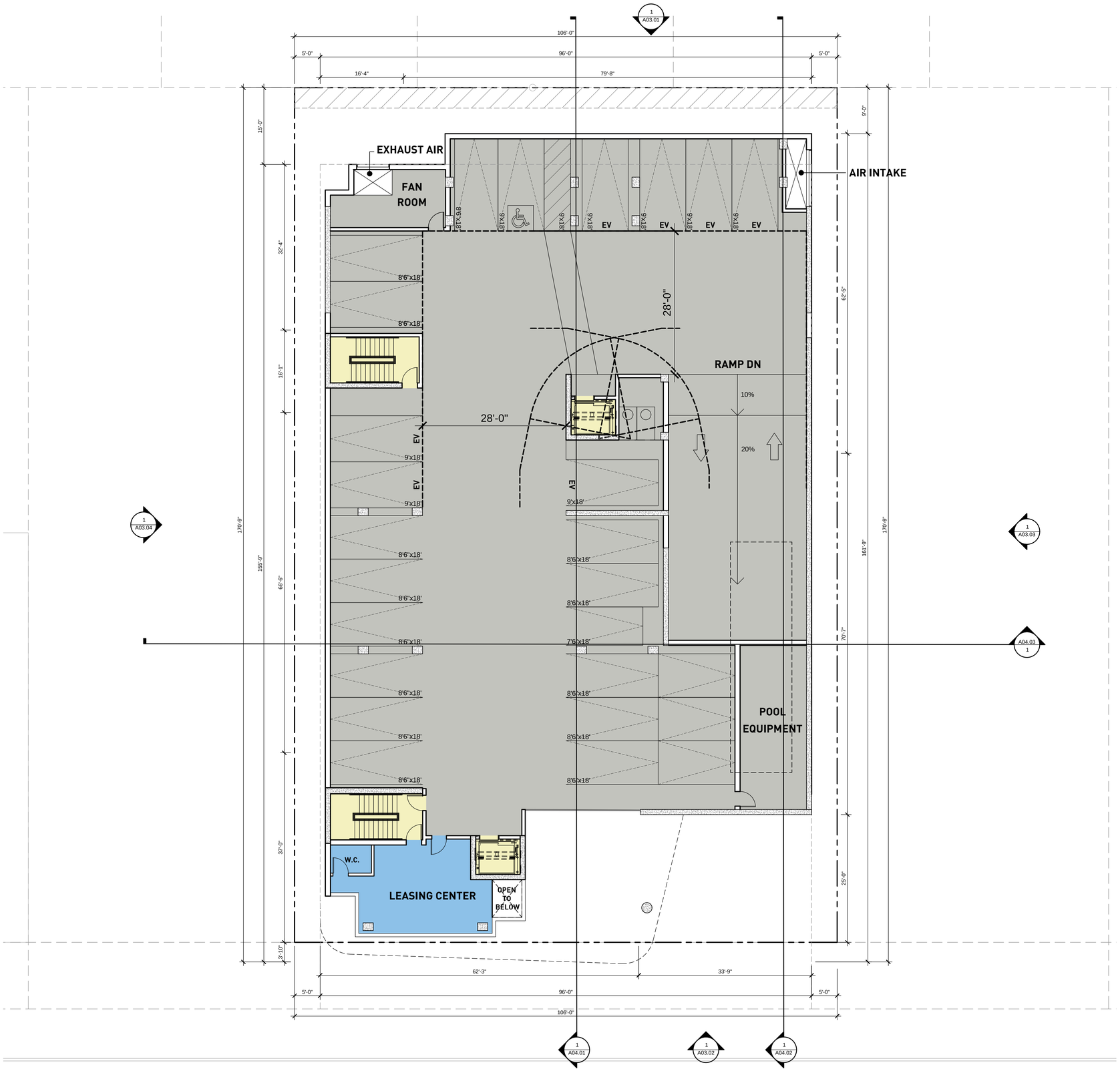
FIRST LEVEL FLOOR PLAN

A01.01

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plan\New DWG structure\Study_009 - plan updates\A 01.01_FL FLOOR PLAN FIRST LEVEL.dwg
Date / Time: Mar 09, 2021 - 4:25pm by alpha.tkeates



SECOND LEVEL FLOOR PLAN | 1
1/8" = 1'-0"

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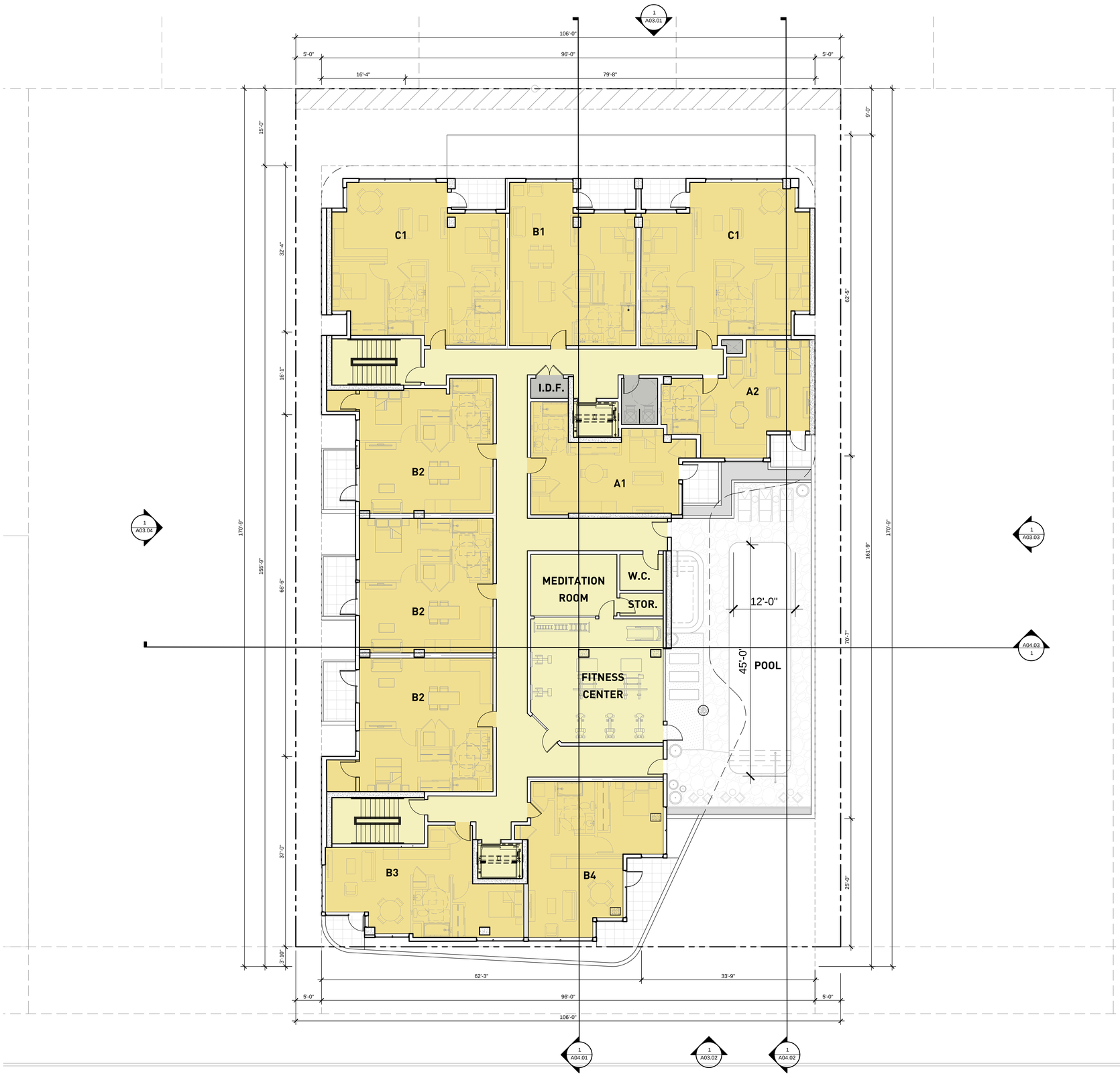
SECOND LEVEL FLOOR PLAN

A01.02

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plan\New DWG structure\Study_009 - plan updates\A 01.02_FLOOR PLAN SECOND - LEVEL.dwg
Date / Time: 4/6/21, 2021 - 3:32pm by alison.kwaskin



THIRD LEVEL FLOOR PLAN | 1
1/8" = 1'-0"

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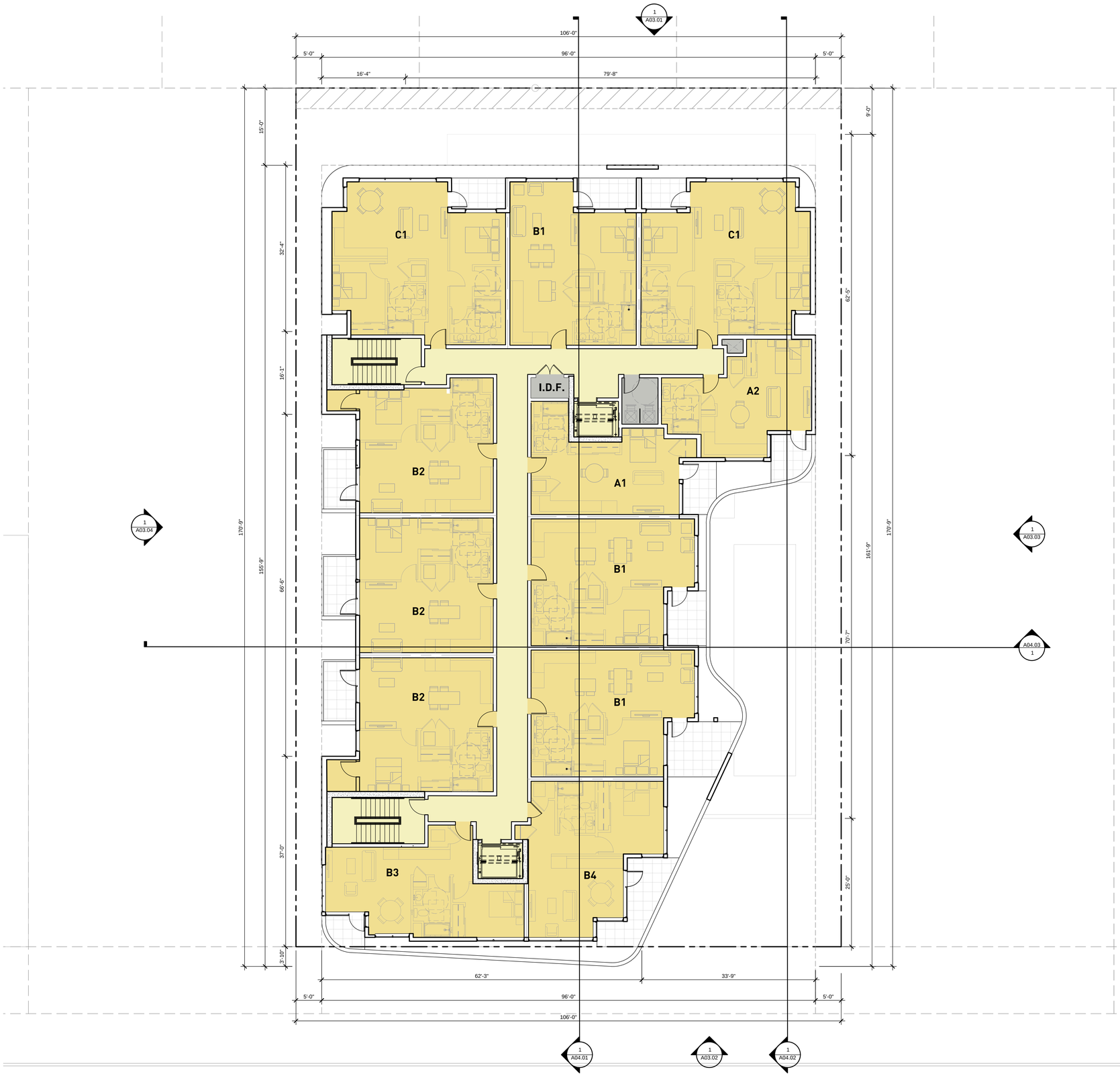
THIRD LEVEL FLOOR PLAN

A01.03

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plots\New DWG structure\Study_009 - plan updates\A-01.03_FLOOR PLAN THIRD LEVEL.dwg
Date: Wed, Mar 09, 2022 - 4:25pm by alexis.bautista



FOURTH LEVEL FLOOR PLAN | 1
1/8" = 1'-0"

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FOURTH-SEVENTH TYPICAL LEVEL FLOOR PLAN

A01.04

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A 01.04_FLOOR PLAN FOURTH LEVEL.dwg
Date / Time: Feb 01, 2021 - 3:51pm by Alison Bastian

EIGHTH LEVEL FLOOR PLAN | 1
1/8" = 1'-0"

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EIGHTH LEVEL FLOOR PLAN

A01.05

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A.01.05_FLOOR PLAN EIGHTH LEVEL.dwg
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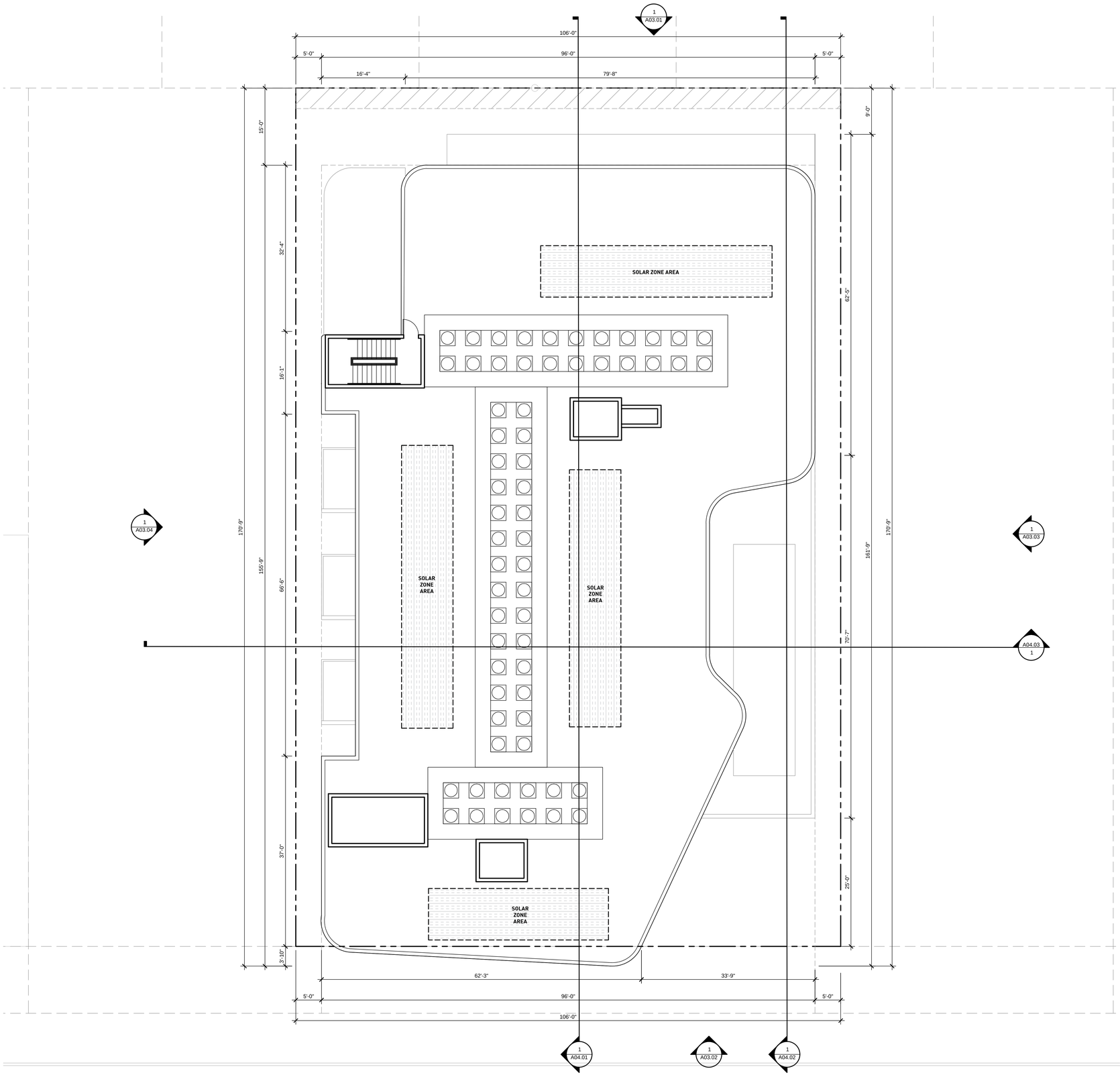

ROOF PLAN | 1
1/8" = 1'-0"

N

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	06.09.22	ENTITLEMENT UPDATES

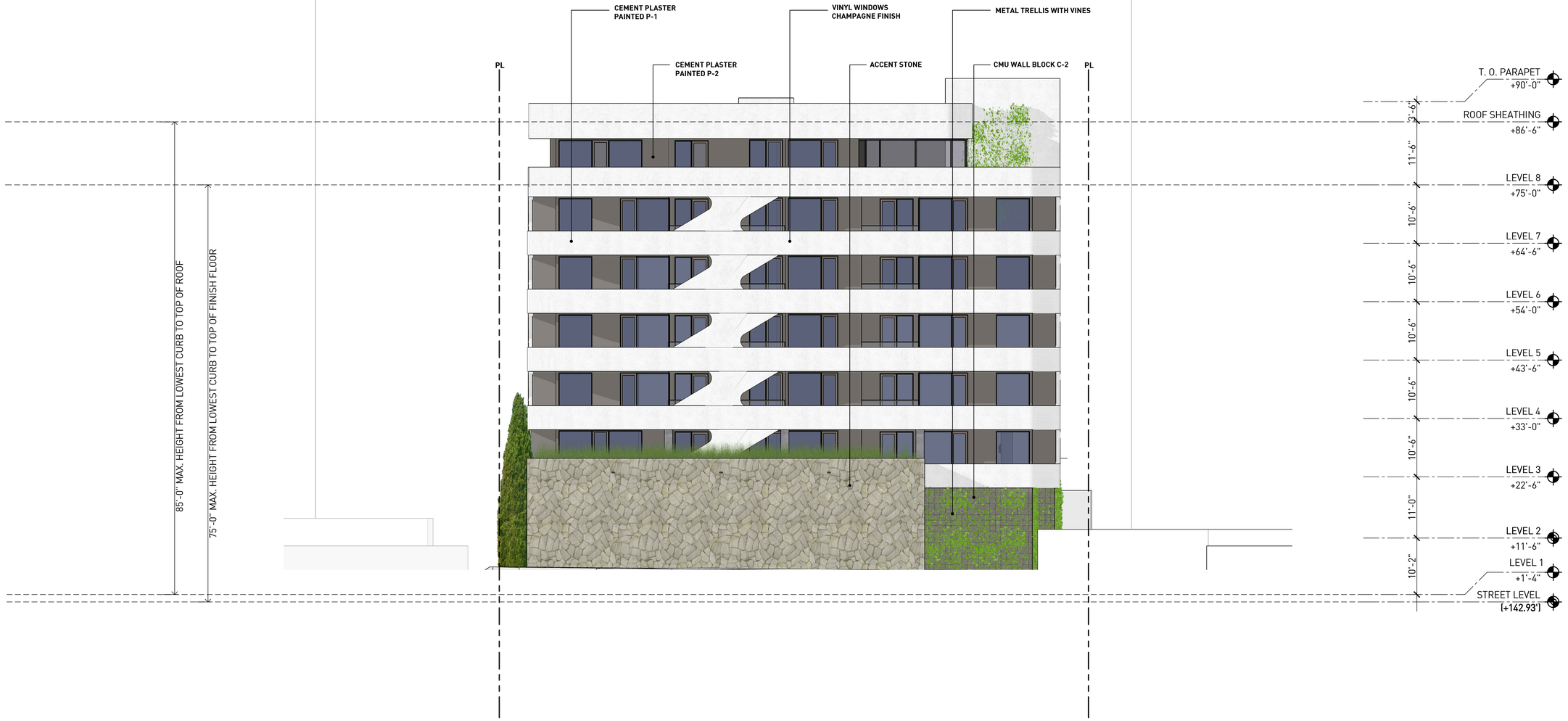
JOB NO. 20-151

ROOF PLAN

A01.06

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A.01.06_ROOF PLAN.dwg
Date Plotted: Feb 01, 2021 - 12:16pm by Alison Mautino



BUILDING ELEVATION - NORTH | 1
1/8" = 1'-0"

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	06.09.22	ENTITLEMENT UPDATES

JOB NO. 20-151

BUILDING ELEVATION - NORTH

A03.01

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A3.01_BUILDING ELEVATION - NORTH.dwg
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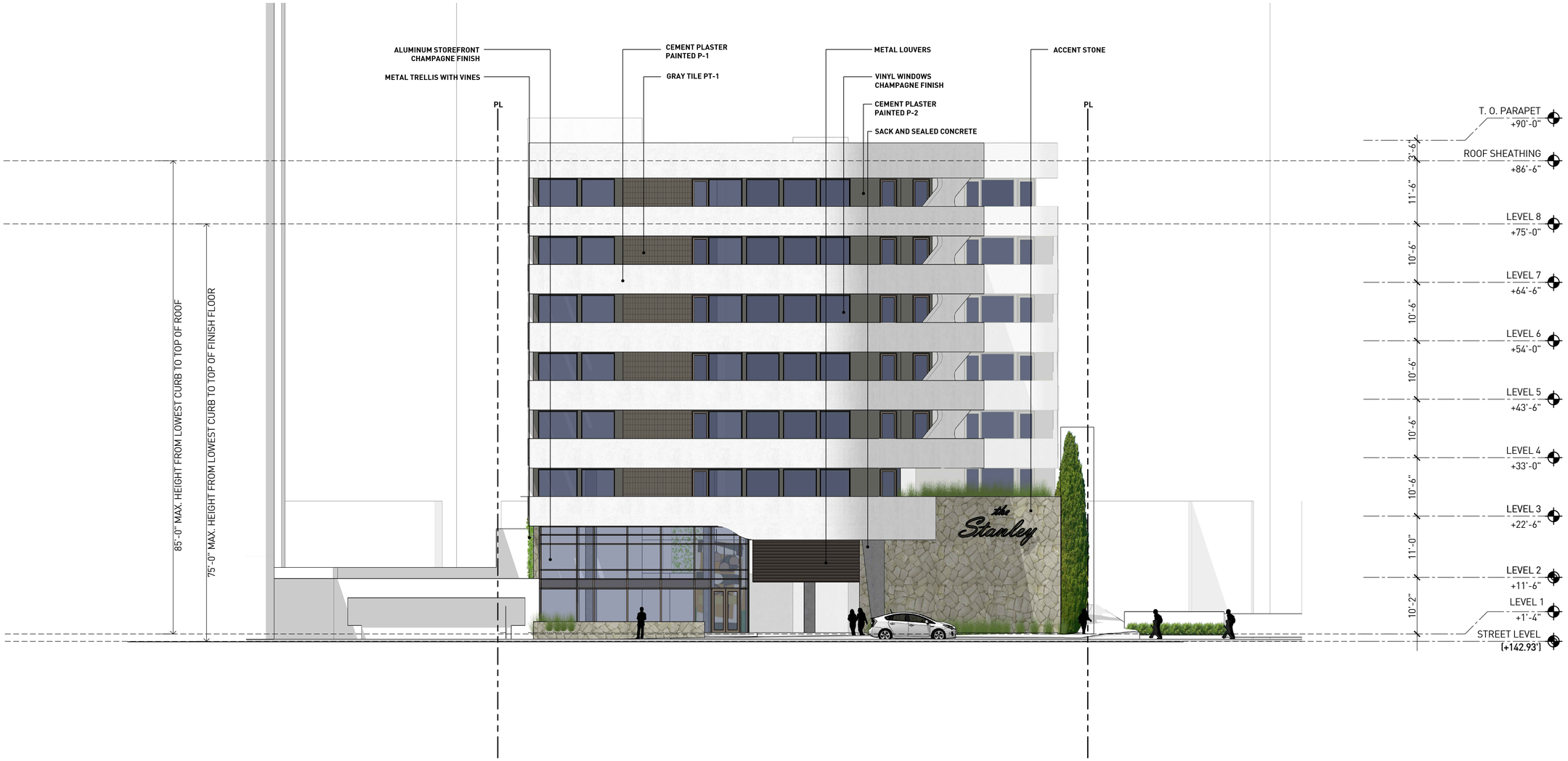

BUILDING ELEVATION - SOUTH | 1
1/8" = 1'-0"

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Black Equities

THE STANLEY

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#	DATE	ISSUE
1	02.01.21	ENTITLEMENT
	06.09.22	ENTITLEMENT UPDATES

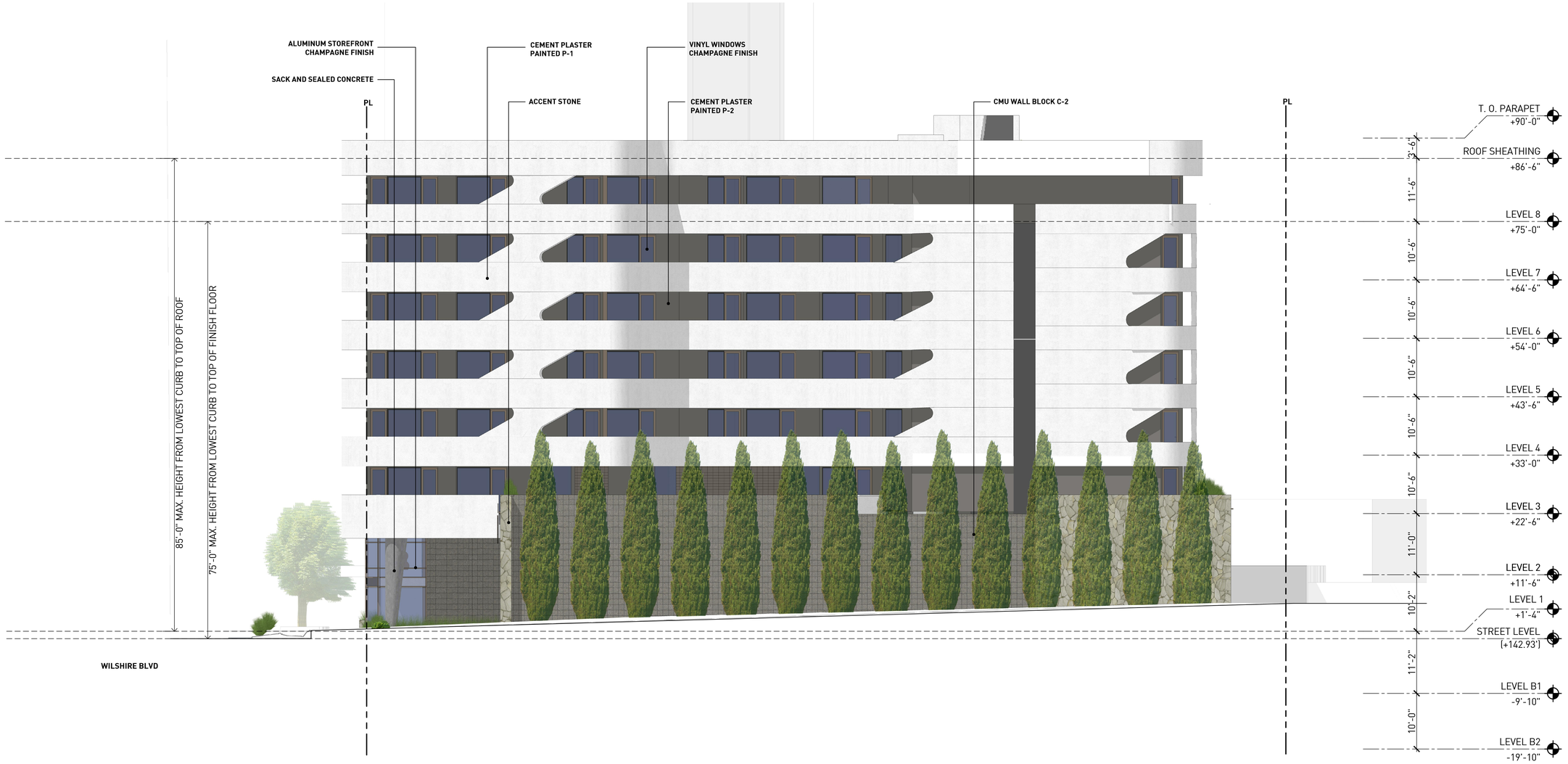
JOB NO. 20-151

BUILDING ELEVATION - SOUTH

A03.02

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plan\New DWG structure\Study_009 - plan updates\A.03.02_BUILDING ELEVATION - SOUTH.dwg
Date / Time: Feb 01, 2021 - 1:57pm by Alison Iwasaki



BUILDING ELEVATION - EAST | 1
1/8" = 1'-0"

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Black Equities

THE
STANLEY

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#	DATE	ISSUE
1	02.01.21	ENTITLEMENT
	06.09.22	ENTITLEMENT UPDATES

JOB NO. 20-151

BUILDING ELEVATION - EAST

A03.03

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A 03.03_BUILDING ELEVATION - EAST.dwg
Date / Time: Feb 03, 2021 - 1:51pm by Alison Isaacs

BUILDING ELEVATION - WEST | 1
1/8" = 1'-0"

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Black Equities

THE STANLEY

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#	DATE	ISSUE
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	06.09.22	ENTITLEMENT UPDATES

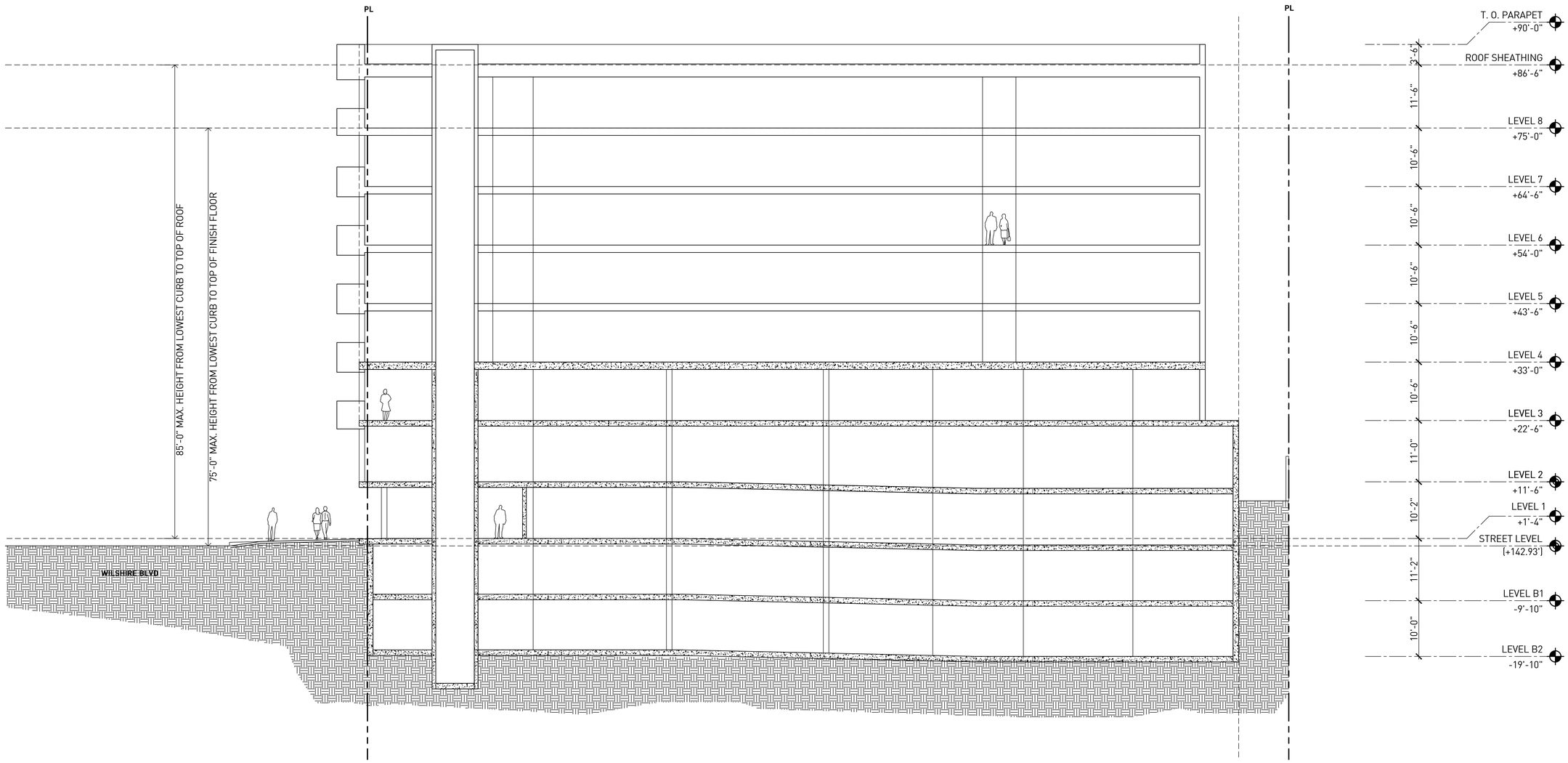
JOB NO. 20-151

BUILDING ELEVATION - WEST

A03.04

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A.03.04_BUILDING ELEVATION - WEST.dwg
Date / Time: Feb 01, 2021 - 12:40pm by Alison Haskell



BUILDING SECTION - A | 1
1/8" = 1'-0"

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Black Equities

THE STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT
	06.09.22	ENTITLEMENT UPDATES

JOB NO. 20-151

BUILDING SECTION

A04.01

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Stacky_009 - plan updates\A.04.01_BUILDING SECTION.dwg
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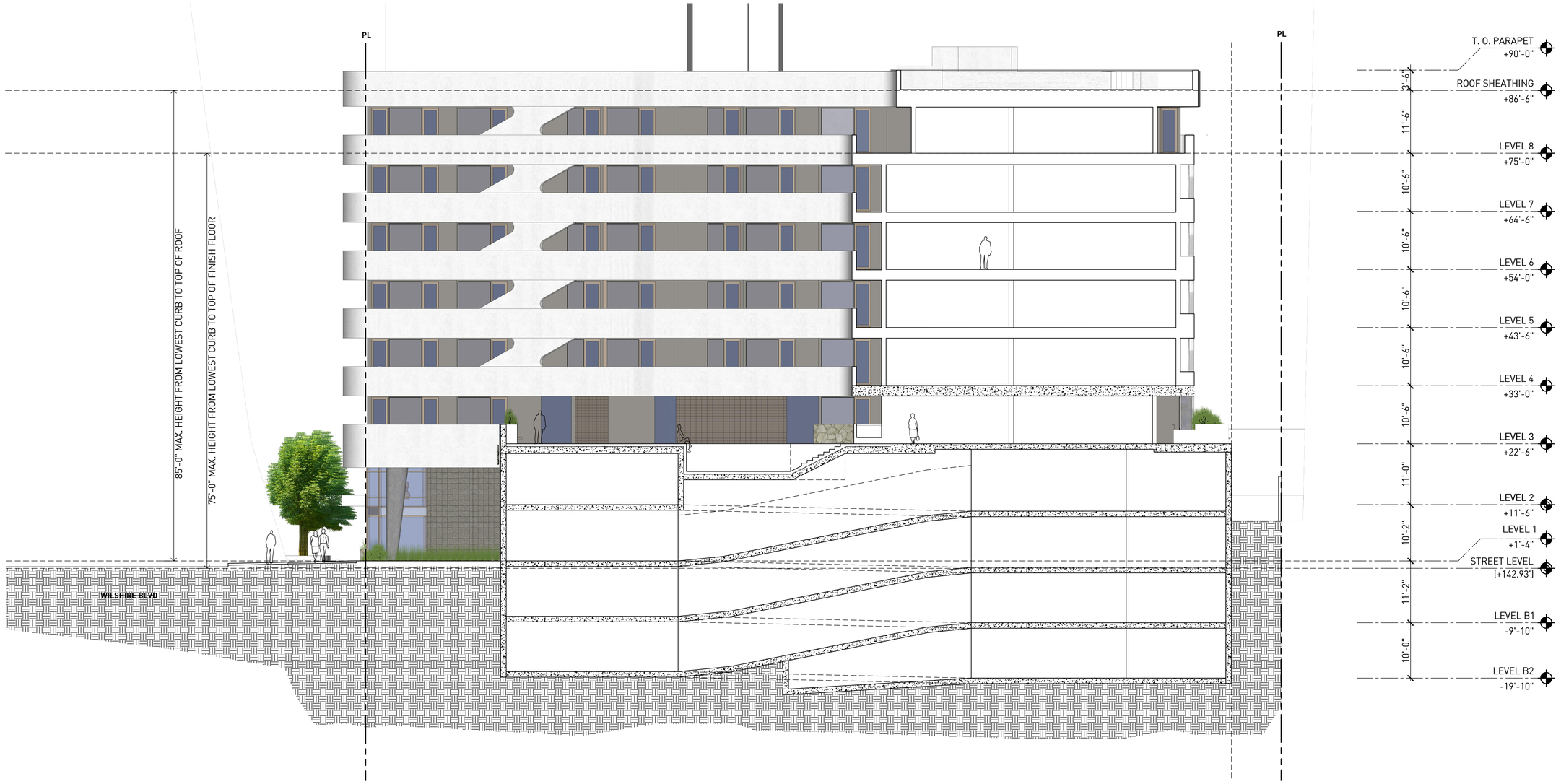

BUILDING SECTION - B | 1
1/8" = 1'-0"

studioneleven

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t 562.901.1500
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Black Equities

THE STANLEY

6435 WILSHIRE BLVD.
LOS ANGELES, CA 90048

#	DATE	ISSUE
1	02.01.21	ENTITLEMENT
	06.09.22	ENTITLEMENT UPDATES

JOB NO. 20-151

BUILDING SECTION

A04.02

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A.04.02_BUILDING SECTION.dwg
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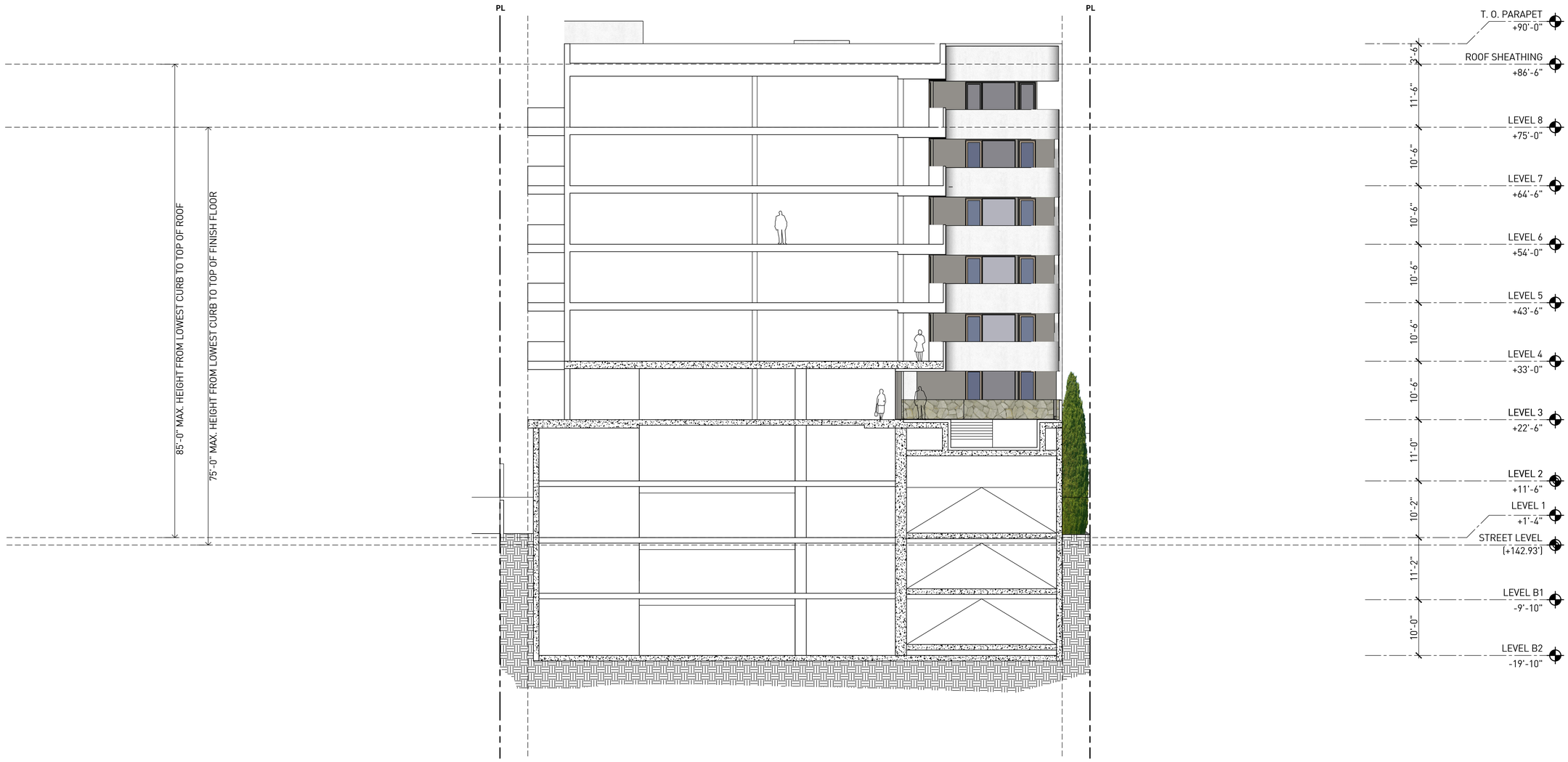

BUILDING SECTION - C | 1
1/8" = 1'-0"

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Black Equities

THE STANLEY

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LOS ANGELES, CA 90048

#	DATE	ISSUE
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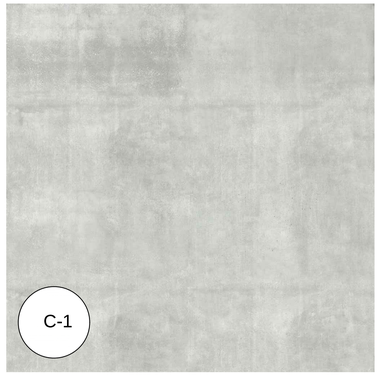
JOB NO. 20-151

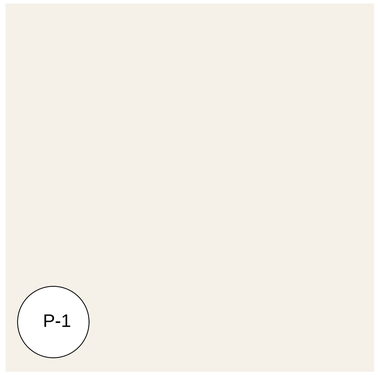
BUILDING SECTION

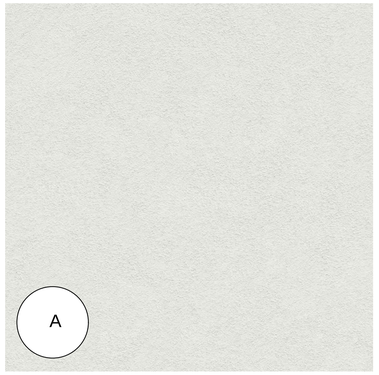
A04.03

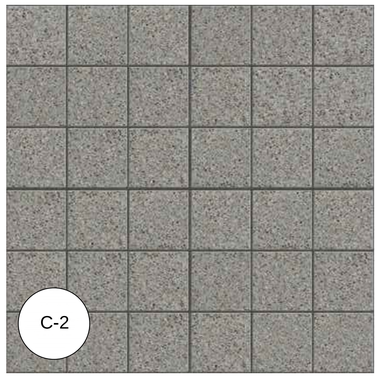
NOT ISSUED FOR CONSTRUCTION

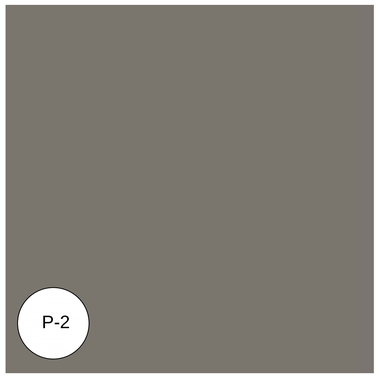
Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Stanley_009 - plan updates\A.04.03_BUILDING SECTION.dwg
Date / Time: Feb 01, 2021 - 12:42pm by Alison Mathis

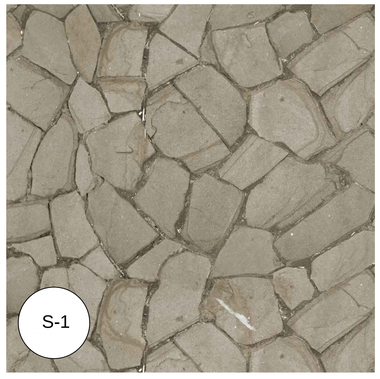


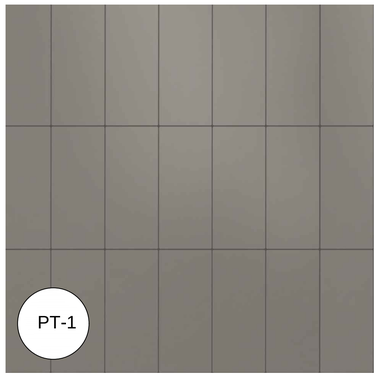


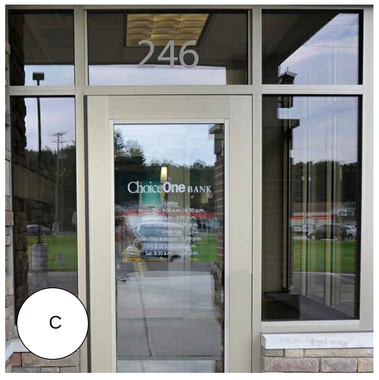


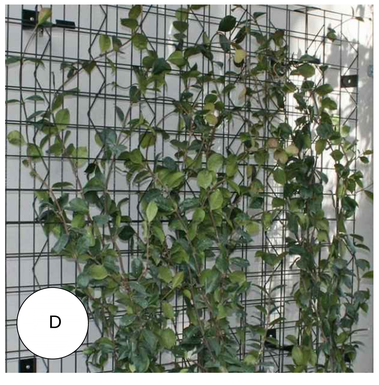












MATERIALS

C-1 SACK AND SEALED CONCRETE

C-2 CMU WALL BLOCK

P-1 WHITE PAINT COLOR

P-2 WARM NEUTRAL PAINT COLOR

S-1 ACCENT STONE

PT-1 ACCENT TILE

A EXTERIOR CEMENT PLASTER

B VINYL WINDOWS WITH CHAMPAGNE FINISH MULLIONS

C ALUMINUM STOREFRONT WITH CHAMPAGNE FINISH MULLIONS

D METAL TRELLIS WITH VINES

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1	02.01.21	ENTITLEMENT
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JOB NO. 20-151

MATERIAL BOARD

A07.01

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Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A 07.01_MATERIAL BOARD.dwg
Date / Time: Feb 03, 2021 - 12:29pm by alison.haddad

VIEW OF WILSHIRE BLVD. ELEVATION | 4

VIEW LOOKING SOUTHEAST | 2

DETAILED VIEW OF LOBBY AND VEHICULAR ENTRANCE | 3

VIEW LOOKING EAST ON WILSHIRE BLVD. | 1

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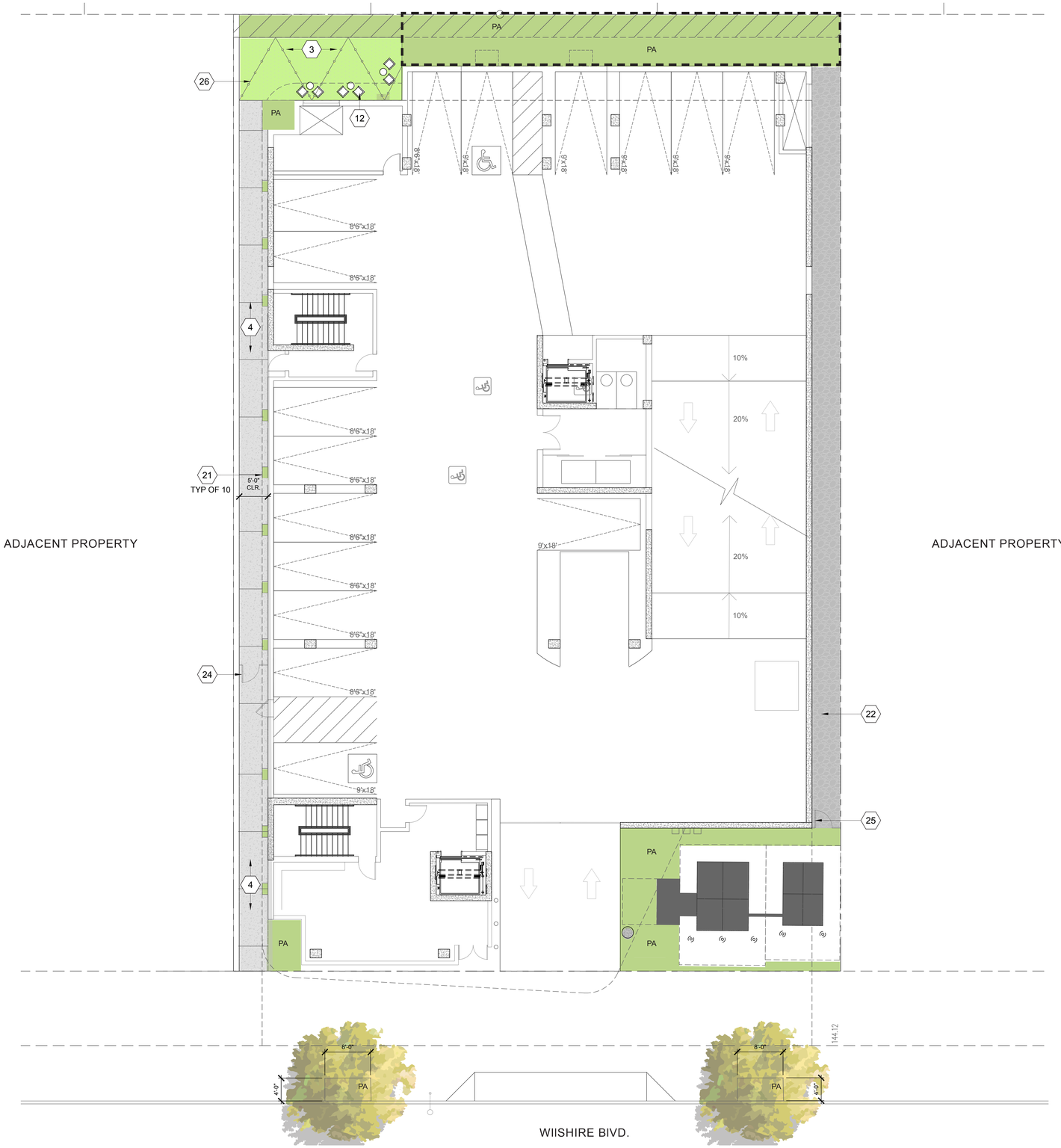
3D RENDERINGS

A10.01

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Documentation\CAD\Plans\New DWG structure\Study_009 - plan updates\A-10.01_3D RENDERING.dwg
Date / Time: Feb 03, 2021 - 11:53am by alison.haddad



ADJACENT PROPERTY

ADJACENT PROPERTY

1 LANDSCAPE SITE PLAN
SCALE: 1/8"=1'-0"

0' 4' 8' 16'

N

Keynotes

1. Decorative flagstone paving
2. Composite lumber decking
3. Artificial turf flex space
4. Concrete paving
5. Open air courtyard
6. 3'-6" H. Linear raised planter
7. Fiberglass planter
8. Bbq & counter top
9. Firetable
10. Planting area, typical.
11. Soft textural planting
12. Flexible seating
13. Lounge seating
14. Dining table with dining seating
15. 36" H. Parapet with glass extension railing
16. Planter pots, typ
17. Pool
18. Spa
19. Line of floor above
20. Architectural column, refer to architectural plans
21. Vine planting pocket
22. Gravel mulch
23. L.I.D. Stormwater capture system to be integrated into planting area
24. Fire access gate
25. Maintenance gate
26. String lighting

LANDSCAPE SITE PLAN SYMBOLS

P.A. PLANTER AREA

TREE REQUIREMENTS

DESCRIPTION	QTY
TOTAL TREES REQUIRED 1X 24" BOX PER 4 UNITS & 2 TREES PER 1 REMOVED	23
TREES PROVIDED 1 X 24" BOX PER 4 UNITS & 2 TREES PER 1 REMOVED	27

OVERALL AREA CALCULATIONS

DESCRIPTION	
TOTAL SITE AREA	17,713
TOTAL BUILDING FOOTPRINT	7,456
TOTAL LANDSCAPE AREA	2,144
TOTAL HARDSCAPE AREA *DOES NOT INCLUDE HARDSCAPE THAT OVERLAPS WITH BUILDING FOOTPRINT	1,065
TOTAL PLANTER AREA (PLANTING IN POTS)	136

LANDSCAPE ORDINANCE POINTS

DESCRIPTION	PTS
TOTAL POINT REQUIRED 15,501 - 40,000	20
STREET TREES PLANTED AT 24" BOX TOTAL TREES: 2	4
INSTALLATION OF STREET TREES	2
USE OF CLASS I OR CLASS II COMPOST	3
PARKWAY PLANTING	3
VINES OR ESPALIERED PLANTS OR VINES ALONG WALL 2 PTS PER 50 LINEAR FEET OF VINES	8
TOTAL LANDSCAPE POINTS PROVIDED	20

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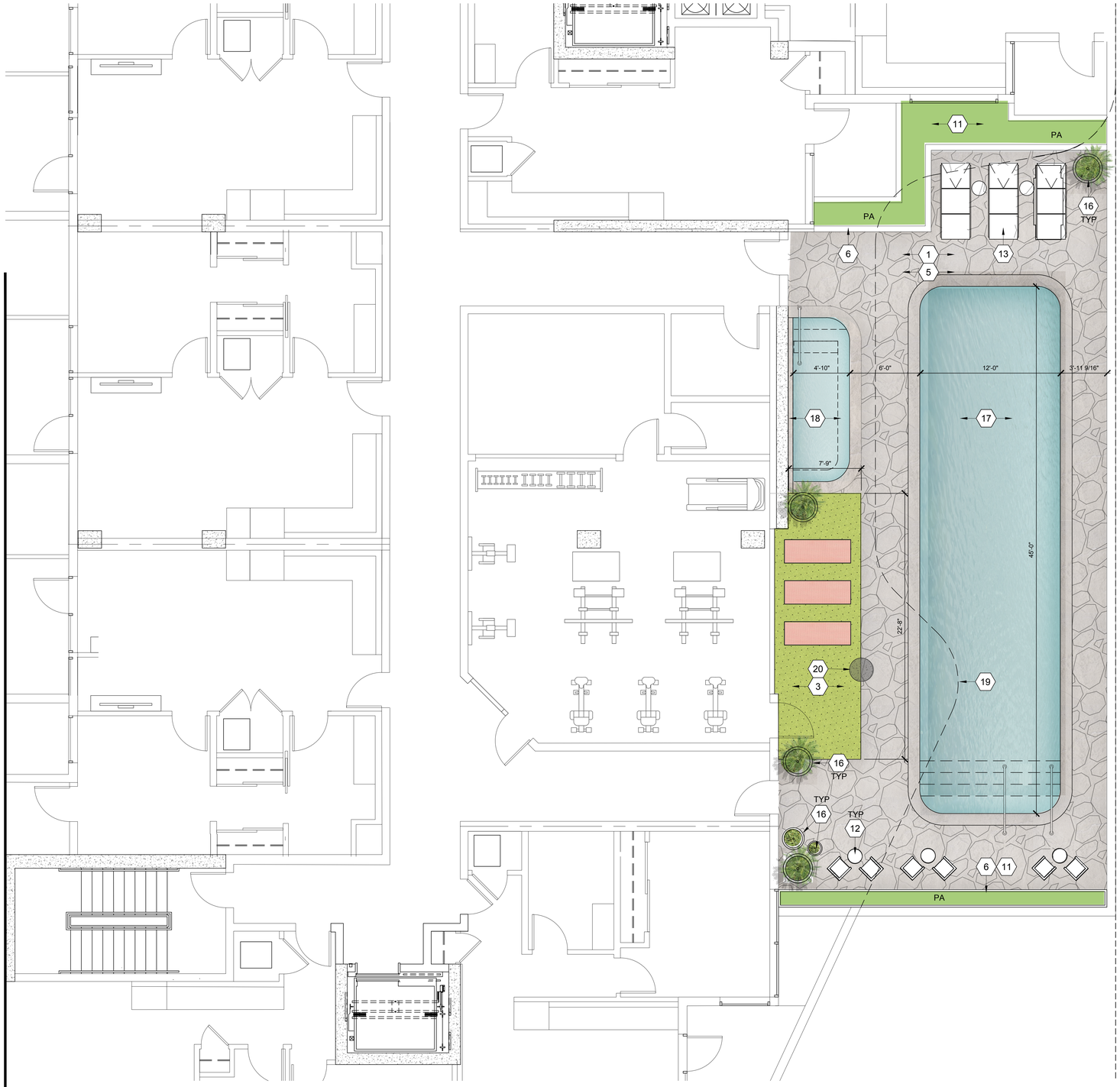
LANDSCAPE SITE PLAN

L1.01



1 POOL DECK LANDSCAPE SITE PLAN
SCALE: 1/8"=1'-0"

0' 4' 8' 16'

N

Keynotes

1. Decorative flagstone paving
2. Composite lumber decking
3. Artificial turf flex space
4. Concrete paving
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6. 3'-6" H. Linear raised planter
7. Fiberglass planter
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24. Fire access gate
25. Maintenance gate
26. String lighting

* NOTE: REFER TO SHEET L1.01 FOR LANDSCAPE REQUIREMENT CHARTS

LANDSCAPE SITE PLAN SYMBOLS

P.A. PLANTER AREA

Flagstone paving

Artificial turf

Decorative pottery
*Note: Final Selections T.B.D.

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JOB NO. 20-151

POOL DECK LANDSCAPE SITE PLAN

L1.03

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Landscape\Documentation\CAD\Sheets\L1.02_Stanley-Construction Layout Plan-LVL1-30x42.dwg
Date / Time: Mar 11, 2021 - 11:58am by steven.andrews

1 EIGHTH FLOOR LANDSCAPE SITE PLAN
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

N

eynotes

1. Decorative flagstone paving
2. Composite lumber decking
3. Artificial turf flex space
4. Concrete paving
5. Open air courtyard
6. 3'-6" H. Linear raised planter
7. Fiberglass planter
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25. Maintenance gate
26. String lighting

* NOTE: REFER TO SHEET L1.01 FOR LANDSCAPE REQUIREMENT CHARTS

LANDSCAPE SITE PLAN SYMBOLS

P.A. PLANTER AREA

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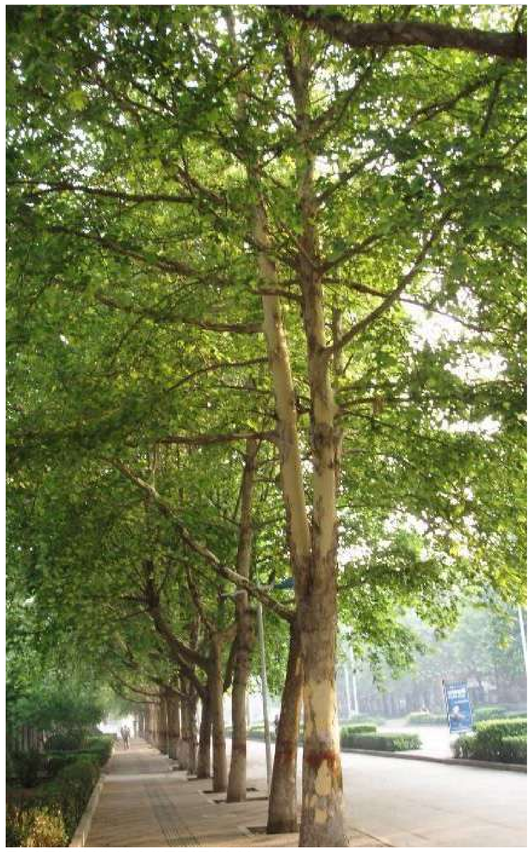
JOB NO. 20-151

EIGHTH FLOOR LANDSCAPE SITE PLAN

L1.05

Construction plan-LV18_30x42.dwg


PLATANUS X ACERIFOLIA

CUPRESSUS SEMPERVIRENS

ALOE BAINESII

AGAVE ATTENUATA

ALOE ‘ROOIKAPPIE’

BOUGAINVILLEA ‘KOIRO’

CAREX ELATA ‘AUREA’

CAREX DIVULSA

DRACAENA MARGINATA

LIRIOPE ‘SILVERY SUNPROOF’

PENNISETUM SPATHIOLATUM

PODOCARPUS ELONGATUS ‘MONMAL’

WESTRINGIA ‘MORNING LIGHT’

CISSUS ANTARTICA

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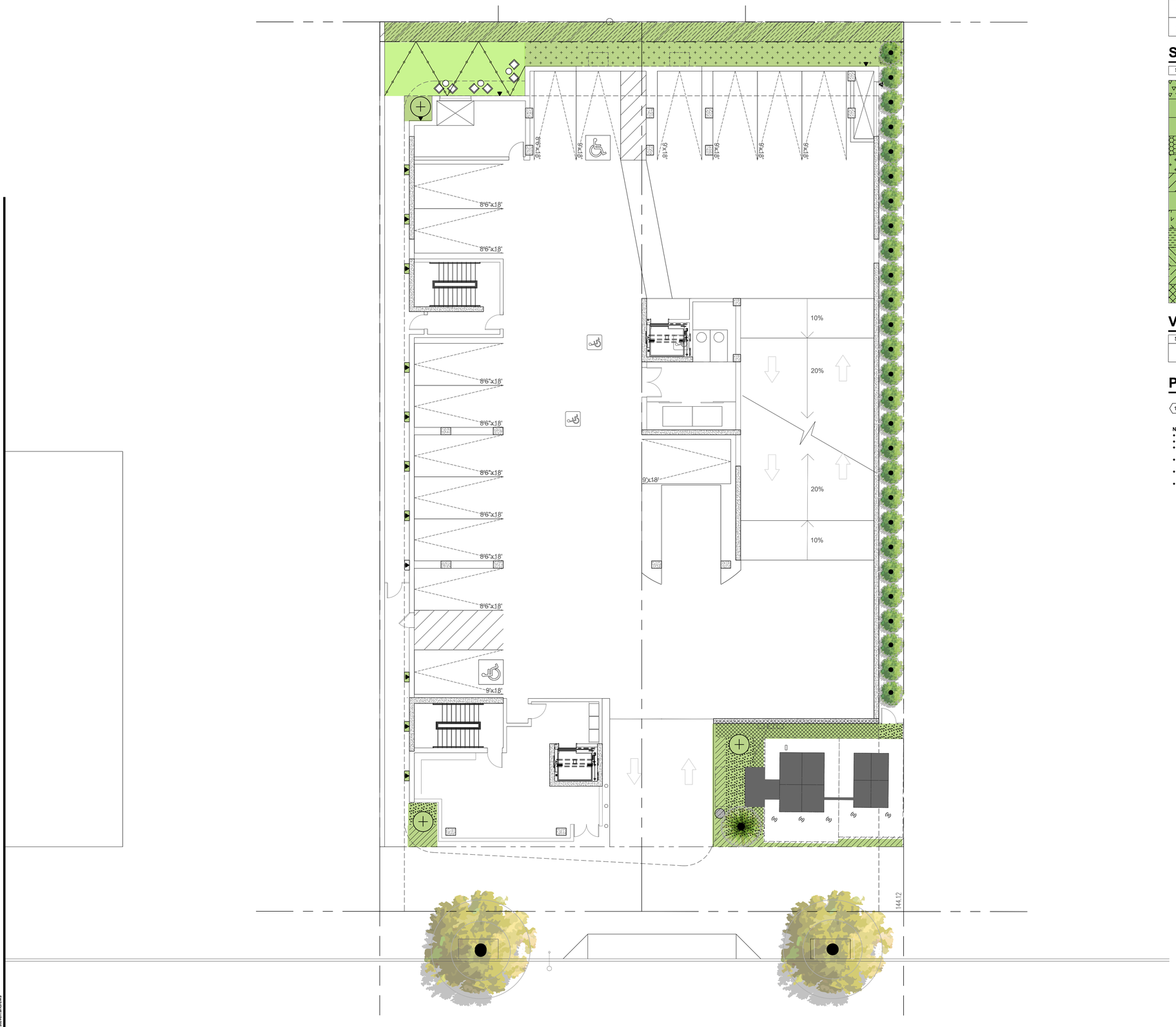
PLANT PALETTE IMAGERY



1 LANDSCAPE PLANTING PLAN
SCALE: 1/8"=1'-0"

0' 4' 8' 16'

N

TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	PLATANUS X ACERIFOLIA LONDON PLANETREE	36" BOX	2	STANDARD
	CUPRESSUS SEMPERVIRENS MEDITERRANEAN CYPRESS	24" BOX	27	STANDARD

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	6	24" O.C.
	ALOE BAINSEII TREE ALOE	24" BOX	1	STANDARD
	ALOE 'ROOIKAPPIE' LITTLE RED RIDING HOOD ALOE	5 GAL.	8	24" O.C.
	BOUGAINVILLEA X 'KOIRO' ROSE DWARF BOUGAINVILLEA	5 GAL.	20 SF	24" O.C.
	CAREX DIVULSA EUROPEAN GREY SEDGE	5 GAL	380	18" O.C.
	CAREX ELATA 'AUREA' BOWLES GOLDEN SEDGE	5 GAL.	180 SF	18" O.C.
	DRACAENA MARGINATA MADAGASCAR DRAGON TREE	15 GAL.	3	36" O.C.
	LIRIOPE MUSCARI 'SILVERY SUNPROOF' SILVERY SUNPROOF LILYTURF	5 GAL.	200 SF	24" O.C.
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.	123 SF	24" O.C.
	PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	5 GAL.	20 SF	18" O.C.
	PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE YELLOW-WOOD	15 GAL	54	36" O.C.
	WESTRINGIA 'MORNING LIGHT' COAST ROSEMARY	15 GAL	50 SF	24" O.C.

VINE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	CISSUS ANTARTICA KANGAROO VINE	15 GAL.	14	TRAIN TO ADJ. WALL

PLANTING PLAN KEYNOTES

1 ALL NEW TREES TO HAVE LINEAR ROOT BARRIERS, UNLESS OTHERWISE NOTED.

NOTES:

- CLIMATE ZONE - 24 (SUNSET WESTERN GARDEN BOOK)
- PLANT QUANTITIES LISTED ARE FOR REFERENCE ONLY.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO QUANTIFY ALL PLANT MATERIALS AS SHOWN ON PLANS
- WULCOLS (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES) RATINGS SHOWN HEREON ARE FOR REGION 3 - SOUTH COASTAL
- ALL PLANTER POTS SHALL BE FILLED WITH CONTAINER MIX PER SPECIFICATIONS
- ALL PLANTER AREAS SHALL RECEIVE GROUNDCOVER MULCH PER SPECIFICATIONS

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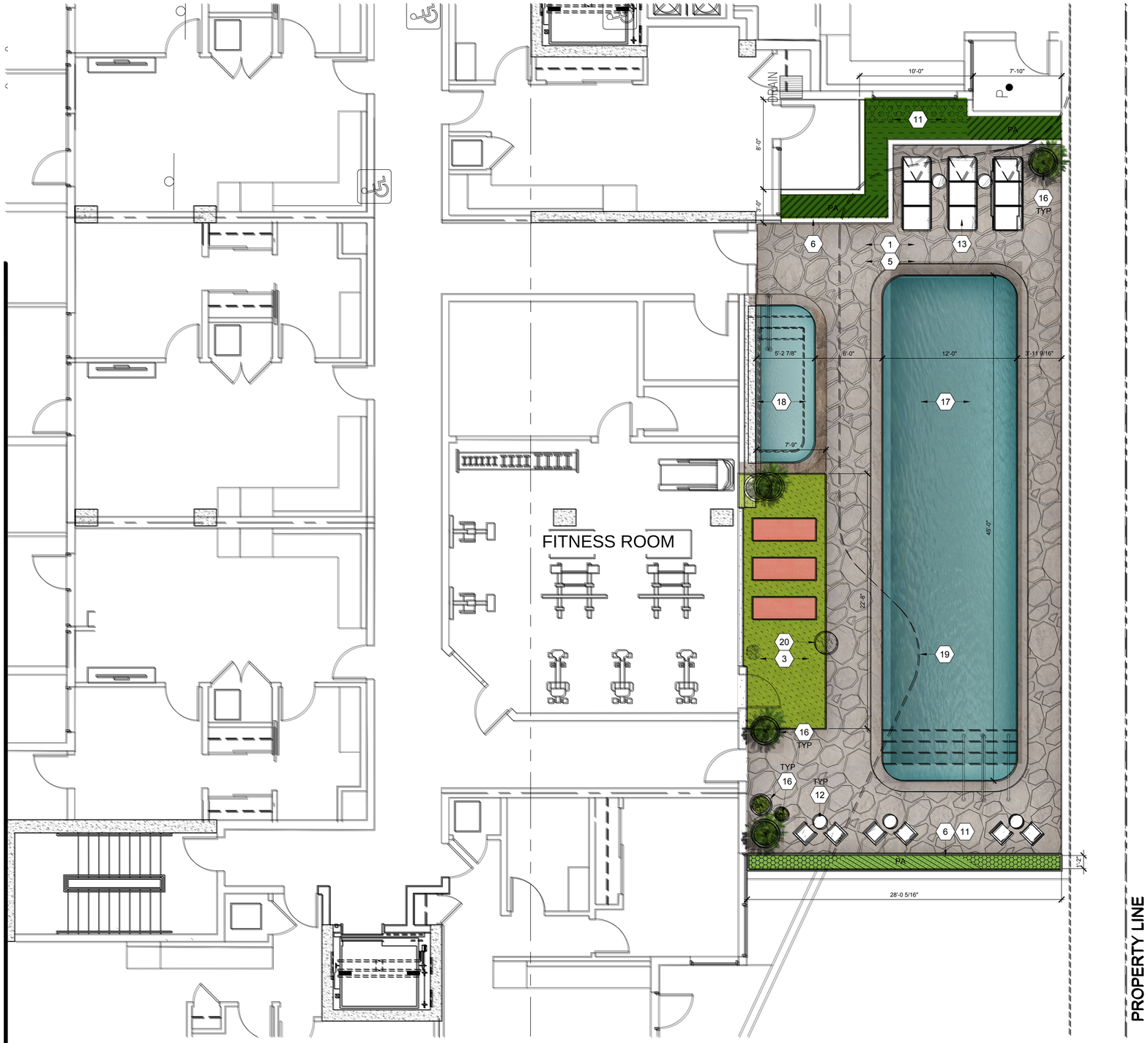
LANDSCAPE PLANTING PLAN

L7.01

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Landscape\Documentation\CAD\Sheets\L7.01_Stanley-Planting Plan-LVL1_20x42.dwg
Date / Time: Mar 10, 2021 - 4:22pm by steven.andrews



1 THIRD FLOOR DECK CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	PLATANUS X ACERIFOLIA LONDON PLANETREE	36" BOX	2	STANDARD
	CUPRESSUS SEMPERVIRENS MEDITERRANEAN CYPRESS	24" BOX	27	STANDARD

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	6	24" O.C.
	ALOE BAINSEII TREE ALOE	24" BOX	1	STANDARD
	ALOE 'ROOIKAPPIE' LITTLE RED RIDING HOOD ALOE	5 GAL.	8	24" O.C.
	BOUGAINVILLEA X 'KOIRO' ROSE DWARF BOUGAINVILLEA	5 GAL.	20 SF	24" O.C.
	CAREX DIVULSA EUROPEAN GREY SEDGE	5 GAL	380	18" O.C.
	CAREX ELATA 'AUREA' BOWLES GOLDEN SEDGE	5 GAL.	180 SF	18" O.C.
	DRACAENA MARGINATA MADAGASCAR DRAGON TREE	15 GAL.	3	36" O.C.
	LIRIOPE MUSCARI 'SILVERY SUNPROOF' SILVERY SUNPROOF LILYTURF	5 GAL.	200 SF	24" O.C.
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL.	123 SF	24" O.C.
	PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	5 GAL.	20 SF	18" O.C.
	PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE YELLOW-WOOD	15 GAL	54	36" O.C.
	WESTRINGIA 'MORNING LIGHT' COAST ROSEMARY	15 GAL	50 SF	24" O.C.

VINE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	CISSUS ANTARTICA KANGAROO VINE	15 GAL.	14	TRAIN TO ADJ. WALL

PLANTING PLAN KEYNOTES

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NOTES:

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- WULCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) RATINGS SHOWN HEREON ARE FOR REGION 3 - SOUTH COASTAL
- ALL PLANTER POTS SHALL RECEIVE GROWING CONTAINER MIX PER SPECIFICATIONS
- ALL PLANTER AREAS SHALL RECEIVE GROUNDCOVER MULCH PER SPECIFICATIONS

INSTALLATION OF STREET TREES	
USE OF CLASS I OR CLASS II COMPOST	2
PARKWAY PLANTING	3
30' ON CENTER MAXIMUM PER TREE 2 PTS PER TREE.	3
VINES OR ESPALIERED PLANTS OR VINES ALONG WALL 2 PTS PER 50 LINEAR FEET OF VINES	30
TOTAL LANDSCAPE POINTS PROVIDED	2
	44

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JOB NO. 20-151

THIRD FLOOR DECK CONSTRUCTION PLAN

L7.02

Drawing Name: P:\2020\20-151_6435 Wilshire Blvd\Landscape\Construction\L7.02 Stanley Planting Plan.dwg, 3/30/2022 3:01:11 PM, Plotted by: Mac Ho
Date & Time: Mar 30, 2022 - 3:01pm

1 EIGHTH FLOOR DECK PLANTING PLAN
SCALE: 1/2"=1'-0"

0' 1' 2' 4'

N

TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	PLATANUS X ACERIFOLIA LONDON PLANETREE	36" BOX	2	STANDARD
	CUPRESSUS SEMPERVIRENS MEDITERRANEAN CYPRESS	24" BOX	27	STANDARD

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	6	24" O.C.
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	ALOE 'ROOIKAPPIE' LITTLE RED RIDING HOOD ALOE	5 GAL.	8	24" O.C.
	BOUGAINVILLEA X 'KOIRO' ROSE DWARF BOUGAINVILLEA	5 GAL.	20 SF	24" O.C.
	CAREX DIVULSA EUROPEAN GREY SEDGE	5 GAL	380	18" O.C.
	CAREX ELATA 'AUREA' BOWLES GOLDEN SEDGE	5 GAL.	180 SF	18" O.C.
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	PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE YELLOW-WOOD	15 GAL	54	36" O.C.
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SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
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PLANTING PLAN KEYNOTES

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JOB NO. 20-151

EIGHTH FLOOR DECK PLANTING PLAN

L7.03

Drawing Name: P:\2020\20151_6435 Wilshire Blvd\Landscape\Documentation\CAD\Sheets\L7.03_Stanley-Planting Plan-LV18_30x42.dwg
Date/Time: Mar 10, 2021 - 7:56pm by steve.simoes