RIVERWALK AT STUDIO CITY

DCP ENTITLEMENT APPLICATION SUBMITTAL

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GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

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01



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04


05

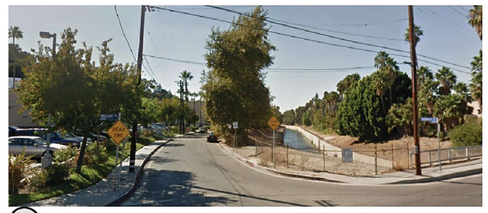


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EXISTING SITE CONTEXT

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

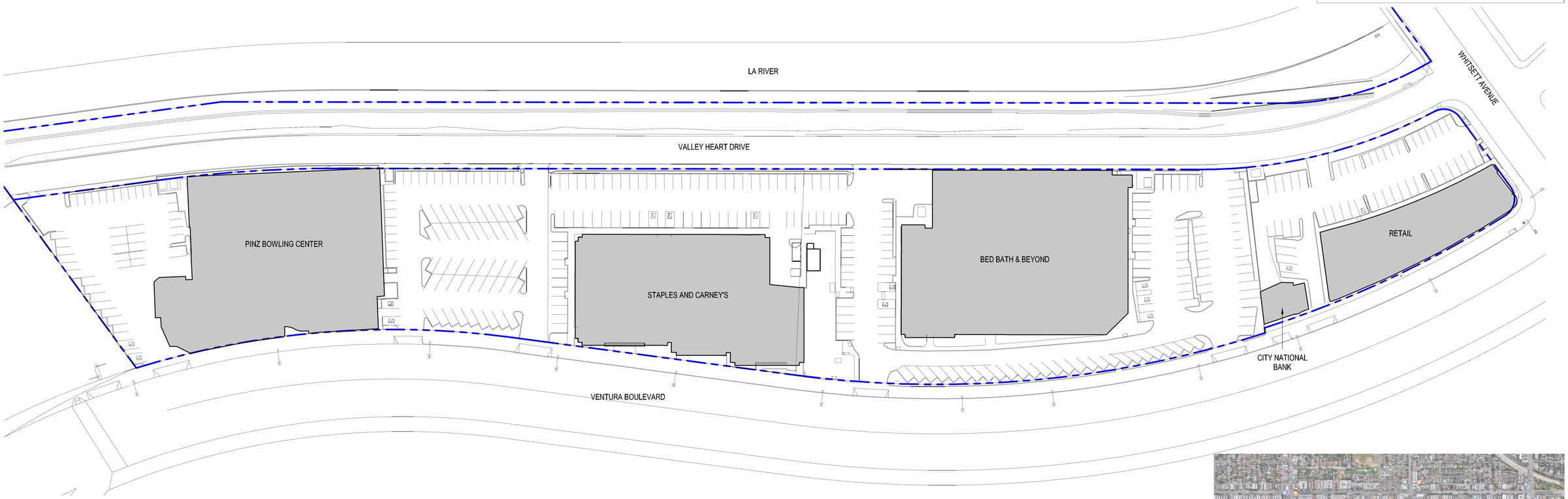
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EXISTING BUILDINGS

0' | 50' | 100' | 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

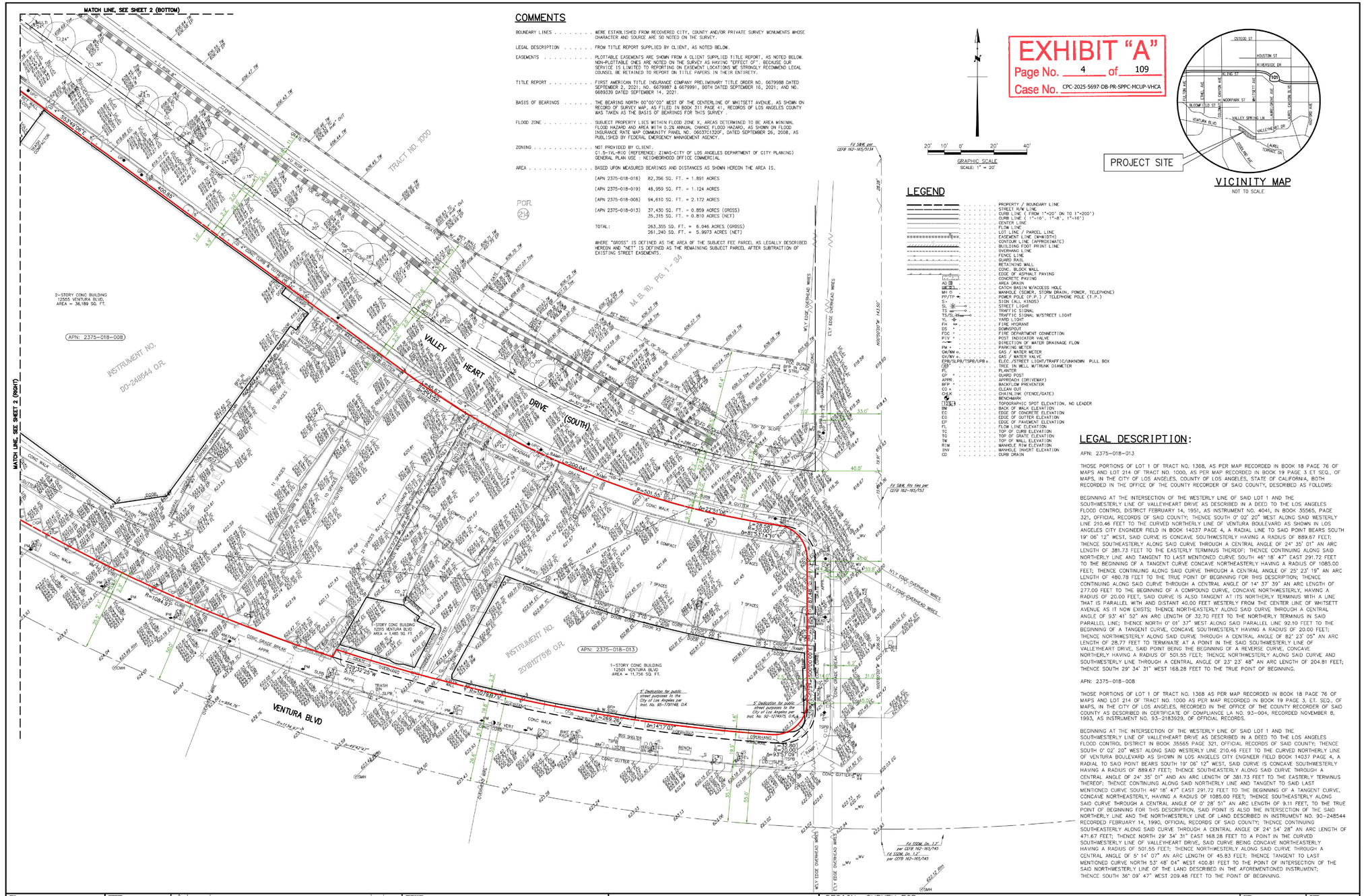
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.01


MATCH LINE, SEE SHEET 2 (BOTTOM)
MATCH LINE, SEE SHEET 2 (RIGHT)
VALLEY HEART DRIVE (SOUTH)
VENTURA BLVD
TRACT NO. 1000
M.B. 19, PG. 1 - 3
APN: 2375-018-008
APN: 2375-018-013
INSTRUMENT NO. 20181177516 O.R.
INSTRUMENT NO. 90-248544 O.R.
2-STORY CONC BUILDING 12555 VENTURA BLVD, AREA = 36,189 SQ. FT.
1-STORY CONC BUILDING 12501 VENTURA BLVD AREA = 1,485 SQ. FT.
1-STORY CONC BUILDING 12501 VENTURA BLVD AREA = 11,758 SQ. FT.
POB
POC
N 53°34'20" E 400.93'
S 36°32'25" W 168.28'
R=501.55'
R=1085.00'
R=1085.00'
R=1085.00

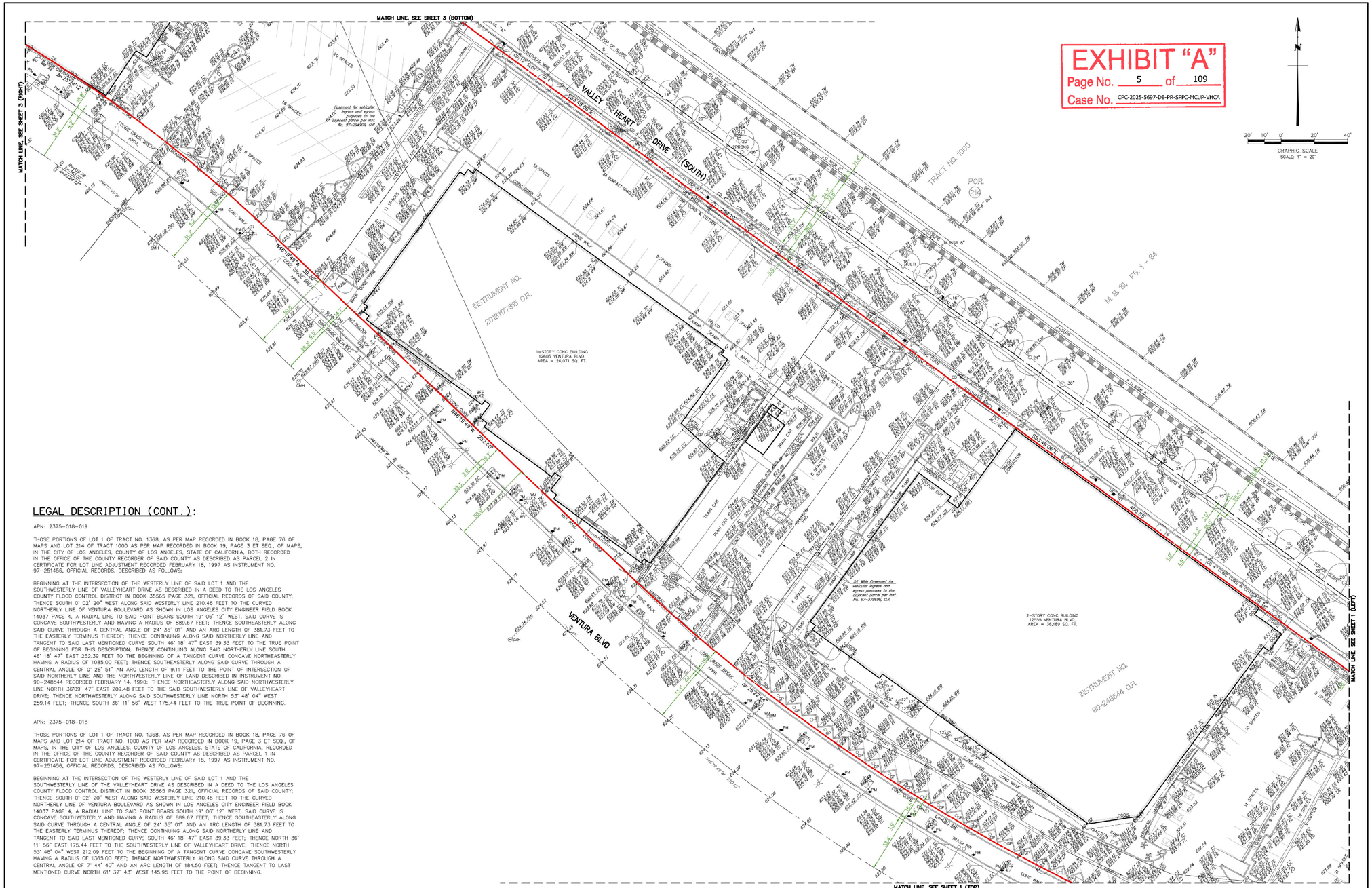


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LEGAL DESCRIPTION (CONT.):

APN: 2375-018-019

THOSE PORTIONS OF LOT 1 OF TRACT NO. 1368, AS PER MAP RECORDED IN BOOK 18, PAGE 76 OF MAPS AND LOT 214 OF TRACT NO 1000 AS PER MAP RECORDED IN BOOK 19, PAGE 3 ET SEQ., OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED AS PARCEL 2 IN CERTIFICATE FOR LOT LINE ADJUSTMENT RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-251456, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHWESTERLY LINE OF VALLEYHEART DRIVE AS DESCRIBED IN A DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN BOOK 35565 PAGE 321, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0° 02' 20" WEST ALONG SAID WESTERLY LINE 210.46 FEET TO THE CURVED NORTHERLY LINE OF VENTURA BOULEVARD AS SHOWN IN LOS ANGELES CITY ENGINEER FIELD BOOK 14037 PAGE 4, A RADIAL LINE TO SAID POINT BEARS SOUTH 19° 06' 12" WEST, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 889.67 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 35' 01" AND AN ARC LENGTH OF 381.73 FEET TO THE EASTERLY TERMINUS THEREOF; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND TANGENT TO SAID LAST MENTIONED CURVE SOUTH 46° 18' 47" EAST 39.33 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 46° 18' 47" EAST 252.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1085.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 28' 51" AN ARC LENGTH OF 9.11 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE AND THE NORTHWESTERLY LINE OF LAND DESCRIBED IN INSTRUMENT NO. 90-248544 RECORDED FEBRUARY 14, 1990; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE NORTH 36°09' 47" EAST 209.48 FEET TO THE SAID SOUTHWESTERLY LINE OF VALLEYHEART DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE NORTH 53° 48' 04" WEST 259.14 FEET; THENCE SOUTH 36° 11' 56" WEST 175.44 FEET TO THE TRUE POINT OF BEGINNING.

APN: 2375-018-018

THOSE PORTIONS OF LOT 1 OF TRACT NO. 1368, AS PER MAP RECORDED IN BOOK 18, PAGE 76 OF MAPS AND LOT 214 OF TRACT NO. 1000 AS PER MAP RECORDED IN BOOK 19, PAGE 3 ET SEQ., OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED AS PARCEL 1 IN CERTIFICATE FOR LOT LINE ADJUSTMENT RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-251456, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

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SEAL: PROFESSIONAL LAND SURVEYOR DANIEL L. RAHE No. 9425 STATE OF CALIFORNIA

DESIGNED SAS
DRAFTED SAS
CHECKED DLR

REV	DATE	DESCRIPTION	BY	APP'D
1	05/28/25	UPDATE ROW WIDTH	LTL	DLR

BENCHMARK:
ELEVATION: ADJUSTMENT:
PATHLOT DATE:
J:\LA\JOB\2019\2019010\SURVEY\DESIGN\SHEETS\PL-ALTA.dwg SHEET :: taylor.lund Plotted :: 5/28/2025 3:23:02 PM :: Saved :: 5/28/2025 1:52:48 PM

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:
SCW 34K, LLC, STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
PROMENADE AT STUDIO CITY
IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: DECEMBER 16, 2021
SCALE: 1" = 20'
PROJECT NUMBER: 1STU120100
SHEET 2 OF 3

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204
DATE ISSUED: 9/18/2025

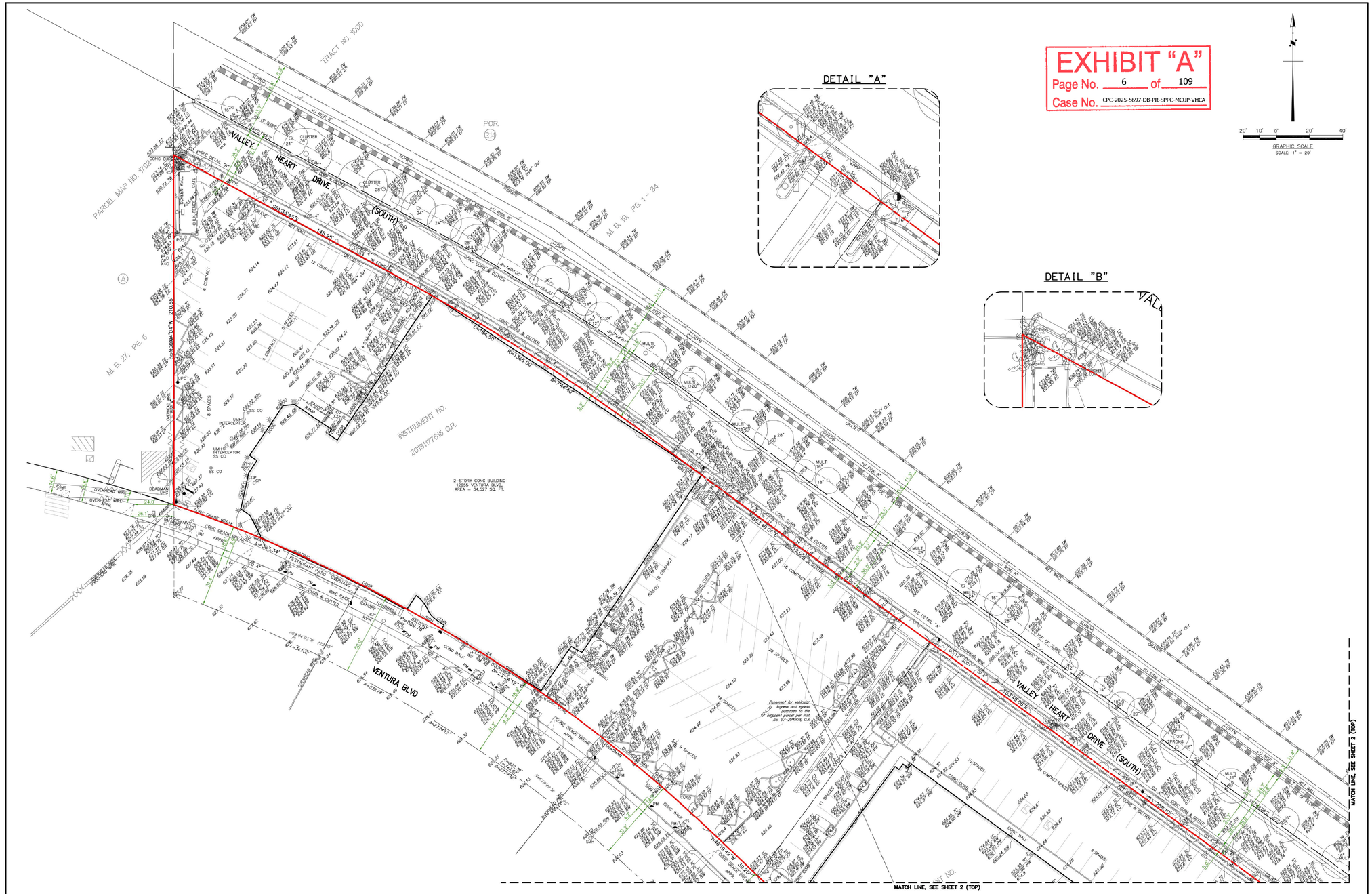
MVE + PARTNERS

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EXHIBIT "A"

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SEAL: DANIEL L RAHE No. 9425 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA	DESIGNED: SAS DRAFTED: SAS CHECKED: DLR	REV: 1 — DATE: 05/28/25 — DESCRIPTION: UPDATE ROW WIDTH — LTL — DLR	BENCHMARK: ELEVATION: ADJUSTMENT: PATHPLOT DATE: J:\LA\ST\2019\10204\SURVEY\DESIGN\SHEETS\PL-ALTA.dwg SHEET1 :: taylor.lane Plotted :: 5/28/2025 3:23:41 PM :: Saved :: 5/28/2025 1:52:48 PM	PSOMAS 555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com	DESIGN SURVEY FOR: SCW 34K, LLC, STUDIO CITY EAST 93K, LLC STUDIO CITY SPORTS CENTER, LLC PROMENADE AT STUDIO CITY IN THE CITY OF WEST HOLLYWOOD COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE: DECEMBER 16, 2021 SCALE: 1" = 20' PROJECT NUMBER: 1STU120100 SHEET: 3 OF 3

TOPO SURVEY BY OTHERS

PROJECT INFORMATION

PROJECT NAME: RIVERWALK AT STUDIO CITY

PROJECT DESCRIPTION

MIXED-USE DEVELOPMENT CONSISTING OF:
814 RESIDENTIAL APARTMENT UNITS
75,968 SF OF COMMERCIAL SPACE (RESTAURANTS)

PROJECT SITE ADDRESSES

12555 W. VENTURA BOULEVARD, LOS ANGELES, CALIFORNIA 91605

(INCLUDES 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12565, 12601, 12603, 12605, 12615, 12621, 12625, 12655, 12661, 12665 W. VENTURA BOULEVARD)

APN'S

2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

PROPERTY OWNERS
SCW 34K, LLC
STUDIO CITY EAST 93K, LLC
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

APPLICANT
STUDIO CITY SPORTS CENTER, LLC
C/O TORINO COMPANIES
4455 WAGON TRAIL AVENUE
LAS VEGAS, NEVADA 89118
CONTACT: JONATHAN GENTON
TELEPHONE: 805.203.3643
EMAIL: JGENTON@GENTONCOCKRUM.COM

ARCHITECT
MVE + PARTNERS
888 S. FIGUEROA STREET, SUITE 2170
LOS ANGELES, CALIFORNIA 90017
CONTACT: SHERWIN PINEDA
TELEPHONE: 213.805.7600
EMAIL: SPINEDA@MVE-ARCHITECTS.COM

LAND USE ENTITLEMENTS
PSOMAS
865 S. FIGUEROA STREET, SUITE 3200
LOS ANGELES, CALIFORNIA 90017
CONTACT: ROSE FISTROVIC
TELEPHONE: 213.223.1537
EMAIL: ROSE.FISTROVIC@PSOMAS.COM

YARD SETBACKS

FRONT YARD - VENTURA BOULEVARD	**REQUIRED**	**PROPOSED**
	BELOW 15' (GROUND FLOOR)	
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.3.i	18 INCHES	18 INCHES
	ABOVE 15' (ABOVE GROUND FLOOR)	
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.a.3.i	0 INCHES	0 INCHES

REAR YARD - VALLEYHEART DRIVE	**REQUIRED**	**PROPOSED**
C1.5 ZONE-LAMC SECTION 12.13.5C.2 /C1 ZONE- LAMC SECTION12.13.C.3(b)	19 FEET	18 INCHES

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.13.C.b.(b) TO ALLOW AN 18 INCH REAR YARD SETBACK IN LIEU OF THE OTHERWISE REQUIRED 19 FOOT SETBACK.

SIDE YARD - WESTERLY PROPERTY LINE	**REQUIRED**	**PROPOSED**
COMMERCIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	0 FEET	0 FEET
RESIDENTIAL - C1.5 ZONE-LAMC SECTION 12.13.5.C.2 /C1 ZONE- LAMC SECTION12.13.C.2(c)	10 FEET	28 FEET

28 FOOT SETBACK ALLOWABLE PER VCBCSP SECTION 7.A.3.b TO PROVIDE DRIVEWAY/FIRE LANE ACCESS

SIDE YARD - EASTERLY PROPERTY LINE - WHITSETT AVENUE	**REQUIRED**	**PROPOSED**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, SECTION 7.A.3.b.	18 INCHES	18 INCHES

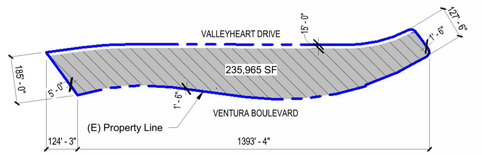
PROJECT SUMMARY

ZONING AND GENERAL PLAN LAND USE DESIGNATION

ZONE	C1.5-1VL-RIO
GENERAL PLAN LAND USE DESIGNATION	NEIGHBORHOOD OFFICE COMMERCIAL

LOT AREA AND BUILDABLE AREA

LOT AREA, PRE-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025) 261,240 SF



FLOOR AREA

ALLOWABLE FLOOR AREA	**FAR**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 6.B.3	1:1 FAR

TOTAL LOT AREA (PRE-DEDICATION)	261,240 SF
BUILDABLE AREA	235,965 SF
BUILDABLE AREA PER LAMC 12.03	
RESIDENTIAL	668,938 SF
COMMERCIAL	75,968 SF
TOTAL FLOOR AREA	**744,906 SF**
REQUESTED FAR	**3.2 :1**

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.22.A.37 TO ALLOW A FLOOR AREA RATIO NOT TO EXCEED 3.2:1, IN LIEU OF THE OTHERWISE REQUIRED 1:1 FLOOR AREA RATIO ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD SPECIFIC PLAN, SECTION 6.B.3.

DENSITY

ALLOWED DENSITY		
BASE DENSITY - RESIDENTIAL DWELLING UNITS	653	UNITS
LOT AREA 261,240 SF / 400 SF		
LAMC SECTION 12.13.5.B.3. - C1.5 ZONE / LAMC SECTION 12.11.C.4 - R4 ZONE		
AFFORDABLE HOUSING INCENTIVE - DENSITY BONUS	816	UNITS
CALIFORNIA GOVERNMENT CODE SECTION 65915 (f)(2), AMENDED OCTOBER 11, 2023		
25% DENSITY BONUS FOR DEVELOPMENTS PROVIDING 7% VERY LOW INCOME UNITS		
PROPOSED DENSITY	**814**	**UNITS**
814 DWELLING UNITS INCLUDING 7% VERY LOW INCOME (46 UNITS)		

DENSITY BONUS - LAMC SECTION 12.22.A.37.E.1.i TO ALLOW AN INCREASE IN DENSITY UP TO 35% GREATER THAN THE BASE ALLOWABLE BY PROVIDING 7% (46 UNITS) VERY LOW INCOME UNITS.

HEIGHT

ALLOWED-FEET	**30**	**FEET**
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 7.E.1.a.4.		
ALLOWED-STORIES (ENTIRELY RESIDENTIAL)	**NO LIMIT**	
ALLOWED-STORIES (ALL OTHER)	**3 STORIES**	
LAMC SECTION 12.21.1		
PROPOSED-FEET	**84**	**FEET**

DENSITY BONUS WAIVER OF DEVELOPMENT STANDARDS - LAMC SECTION 12.22.A.37 TO ALLOW AN ADDITIONAL INCREASE IN HEIGHT UP TO 84 FEET IN LIEU OF OTHERWISE 30 FEET ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD CORRDOR SPECIFIC PLAN (VCBCSP SECTION 7.E.1.a.4).

PROPOSED-STORIES	**7**	**STORIES**

AUTOMOBILE PARKING

REQUIRED PARKING SPACES

RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO (1:100)	PARKING SPACES REQ.
75,968	100	760
		760 SPACES

PROPOSED PARKING SPACES

814 RESIDENTIAL DWELLING UNITS	1,040	SPACES

PROPOSED COMMERCIAL PARKING

RESTAURANTS - 75,968 SF	766	SPACES
TOTAL AUTOMOBILE PARKING SPACES PROPOSED	**1,806**	**SPACES**

BICYCLE PARKING SPACES

RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS - LAMC SECTION 12.21.A.16(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES	RATIO	UNITS	# OF SPACES
One - 25	1 per 10 units	25	3	1 per unit	25	25
26 - 100	1 per 15 units	75	5	1 per 1.5 units	75	50
101 – 200	1 per 20 units	100	5	1 per 2 units	100	50
201 +	1 per 40 units	614	15	1 per 4 units	614	154
	TOTAL	814	28	TOTAL	814	279

LAMC SECTION 12.21.A.16(b) FRACTIONS - ANY FRACTION UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED AND ANY FRACTION OVER ONE-HALF SHALL BE CONSTRUED AS REQUIRING ONE BICYCLE PARKING SPACE.

COMMERCIAL BICYCLE PARKING REQUIRED - LAMC SECTION 12.21.A.16.(a)(2)

RESTAURANT - 75,968 SF		
SHORT TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38	
LONG TERM BICYCLE PARKING (1 BICYCLE SPACE PER 2,000 SF)	38	
TOTAL COMMERCIAL BICYCLE SPACES REQUIRED	**76**	
TOTAL RESIDENTIAL BICYCLE PARKING PROPOSED		
SHORT TERM	30	
LONG TERM	324	
TOTAL COMMERCIAL BICYCLE PARKING PROPOSED		
SHORT TERM	38	
LONG TERM	40	
TOTAL BICYCLE PARKING SPACES	**432**	**SPACES**

ELECTRIC VEHICLE PARKING

RESIDENTIAL

CAL GREEN SECTION 4.106.4.2.2	**Required**	**Proposed**
ELECTRIC VEHICLE READY (EVR) - 40% OF TOTAL SPACES PROVIDED	416	420
EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES		
NOTE: THE NUMBER OF EVR SPACES CAN BE COUNTED TOWARDS THE TOTAL NUMBER OF EV CAPABLE SPACES REQUIRED FOR THE BUILDING.		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 10% OF TOTAL SPACES PROVIDED	104	104
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		

COMMERCIAL

CAL GREEN SECTION 5.106.5.3		
ELECTRIC VEHICLE CAPABLE - 20% OF TOTAL PARKING SPACES PROVIDED	153	155
CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) - 25% OF EV CAPABLE SPACES	38	39
EQUIPPED WITH LEVEL 2 EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)		

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

OPEN SPACE - LAMC SECTION 12.21.G.

REQUIRED OPEN SPACE

UNIT DESCRIPTION	**# OF UNITS**	**OPEN SPACE**
STUDIO (LESS THAN 3 HABITABLE ROOMS)	223	22,300 SF
(100 SF REQUIRED PER UNIT)		
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS)	373	37,300 SF
(100 SF REQUIRED PER UNIT)		
2 BEDROOM (3 HABITABLE ROOMS)	218	27,250 SF
(125 SF REQUIRED PER UNIT)		
TOTAL OPEN SPACE REQUIRED	**814**	**86,850 SF**

PROPOSED OPEN SPACE

COMMON OPEN SPACE - LAMC SECTION 12.21.G.2.(a)(1)(iv)

MINIMUM 50% OF TOTAL REQUIRED OPEN SPACE (43,425 SF)

LOCATION		**AMOUNT (SF)**	**TOTAL OPEN SPACE**
LEVEL 1			
BUILDING 2	POOL AND DECK	8,974	
BUILDING 3	COURTYARD #3A	3,801	
BUILDING 3	COURTYARD #3B	5,787	
COURTYARD BETWEEN BUILDING 3 AND BUILDING 4		4,103	
BUILDING 4	POOL AND DECK	11,389	
BUILDING 4	COURTYARD	4,352	**38,406**
LEVEL 3			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 4			
BUILDING 2	COURTYARD	1,924	
BUILDING 2	COURTYARD	3,669	
BUILDING 2	OPEN SPACE	442	**6,035**
LEVEL 6			
BUILDING 3	OPEN SPACE	2,823	
BUILDING 4	OPEN SPACE	3,439	**6,262**
LEVEL 7			
BUILDING 2	OPEN SPACE	1,259	
BUILDING 3	OPEN SPACE	780	
BUILDING 4	OPEN SPACE	3,124	**5,163**
SUBTOTAL COMMON OPEN SPACE			**55,866 SF**

INDOOR OPEN SPACE (RECREATION ROOMS)

MAXIMUM OF 25% OF TOTAL REQUIRED OPEN SPACE (21,712 SF)

LEVEL 1			
BUILDING 2	INDOOR POOL LOUNGE	1,412	
BUILDING 3	FITNESS ROOM	1,886	
BUILDING 3	YOGA / SPIN & COFFEE LOUNGE	1,456	
BUILDING 4	RECREATION / CO-WORKING AREA	3,441	
BUILDING 4	INDOOR POOL LOUNGE	1,751	
BUILDING 4	MUSIC, SPORTS & GAME ROOM	3,020	
SUBTOTAL COMMON INDOOR OPEN SPACE			**12,966 SF**
PRIVATE OPEN SPACE			
423 BALCONIES @ 50 SQUARE FEET			**21,105 SF**
TOTAL OPEN SPACE PROVIDED			**89,937 SF**

LANDSCAPING - LAMC SECTION 12.21.G.(3)

REQUIRED - 25% OF COMMON OPEN SPACE	**17208 SF**
PROPOSED	**32,575 SF**

TREES - LAMC SECTION 12.21.G.2.(a)(3)

REQUIRED
814 UNITS / 4 = 204 TREES
AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS

PROVIDED - 210 TREES

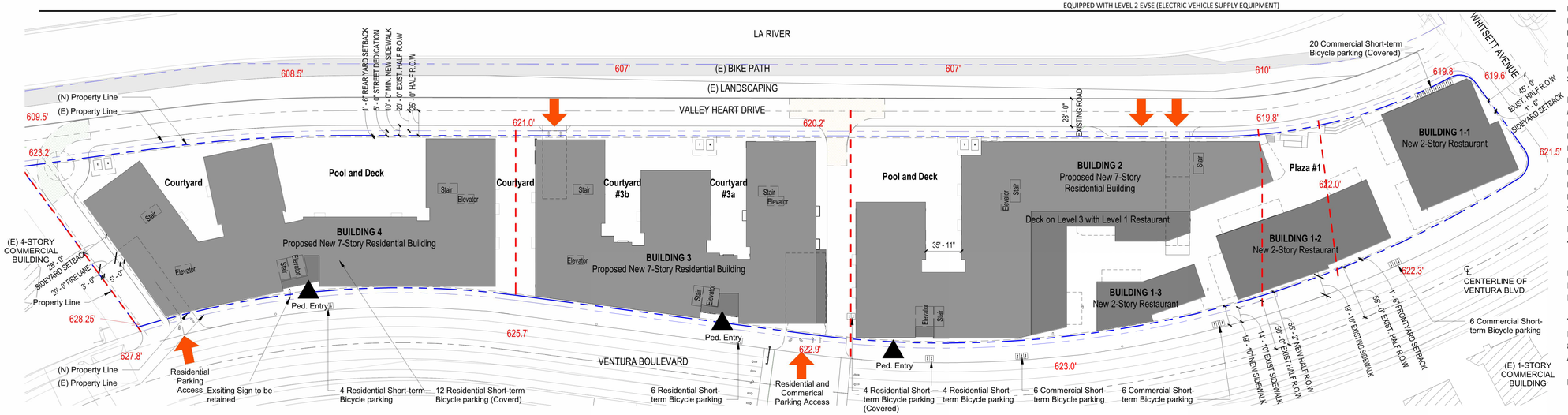


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PROJECT DATA & PLOT PLAN

0' | 50' | 100' | 150'

PROJECT #2019-10204

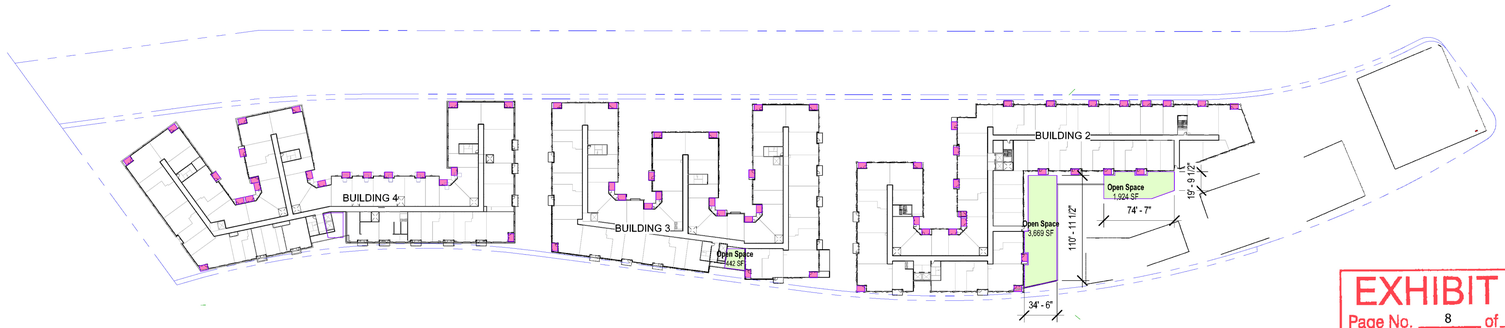
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GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

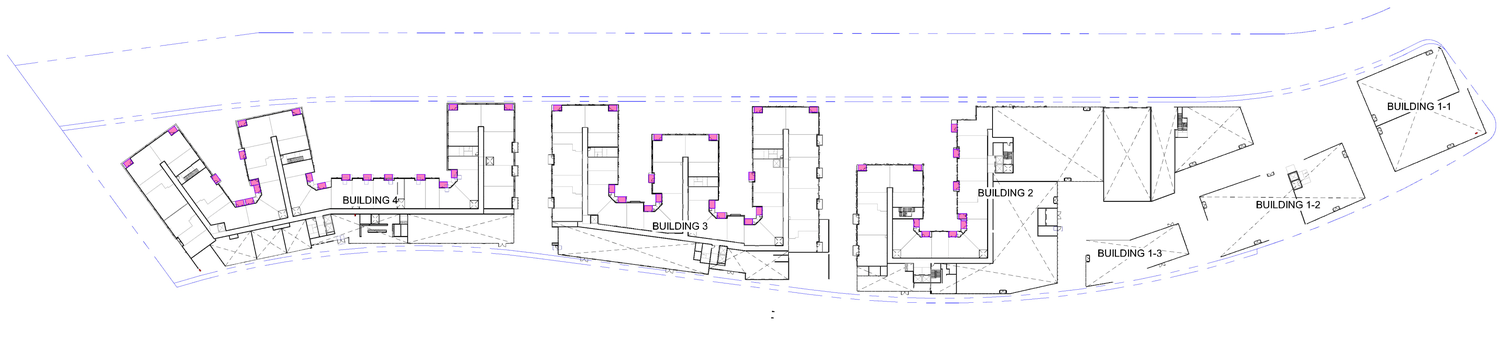
12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS

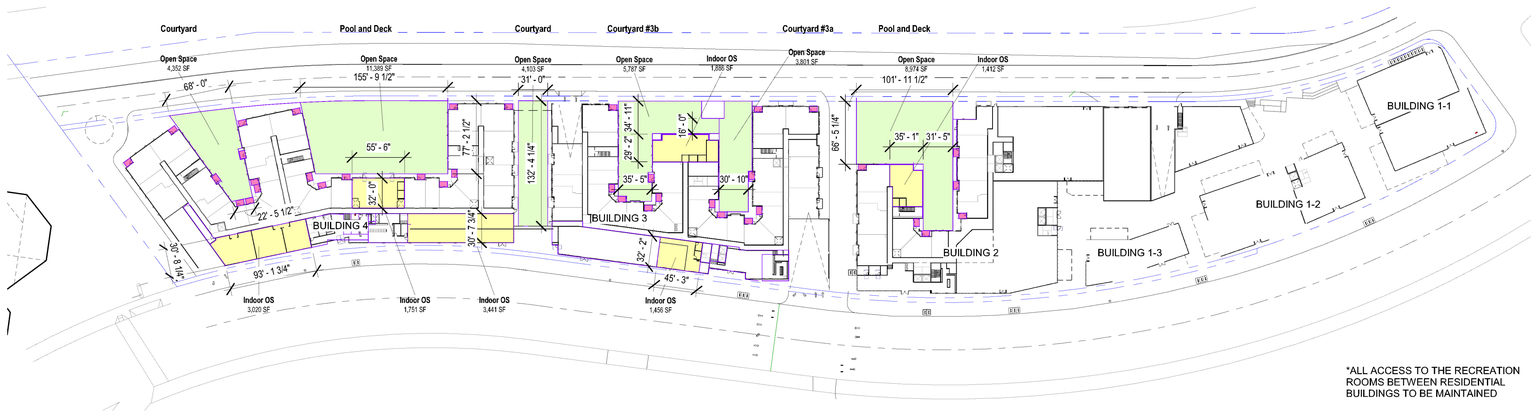
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OS - Level 3 (Levels 4 Similar) | 1" = 80'-0" | **3**



OS - Level 2 | 1" = 80'-0" | **2**



*ALL ACCESS TO THE RECREATION ROOMS BETWEEN RESIDENTIAL BUILDINGS TO BE MAINTAINED

OS - Level 1 | 1" = 80'-0" | **1**

ZONING - OPEN SPACE

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328

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Case No. CPC-2025-S697-DB-PR-SPPC-MCUP-VHCA

OPEN SPACE - LAMC SECTION 12.21.G.

REQUIRED OPEN SPACE

UNIT DESCRIPTION	# OF UNITS	OPEN SPACE
STUDIO (LESS THAN 3 HABITABLE ROOMS)	223	22,300 SF
(100 SF REQUIRED PER UNIT)		
1 BEDROOM (LESS THAN 3 HABITABLE ROOMS)	373	37,300 SF
(100 SF REQUIRED PER UNIT)		
2 BEDROOM (3 HABITABLE ROOMS)	218	27,250 SF
(125 SF REQUIRED PER UNIT)		
TOTAL OPEN SPACE REQUIRED	**814**	**86,850 SF**

PROPOSED OPEN SPACE

COMMON OPEN SPACE - LAMC SECTION 12.21.G.2.(a)(1)(iv)
MINIMUM 50% OF TOTAL REQUIRED OPEN SPACE (43,425 SF)

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PRIVATE OPEN SPACE

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TOTAL OPEN SPACE PROVIDED	**89,937 SF**

LANDSCAPING - LAMC SECTION 12.21.G.(3)

REQUIRED - 25% OF COMMON OPEN SPACE	**17208 SF**
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TREES - LAMC SECTION 12.21.G.2.(a)(3)
REQUIRED
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AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS

PROVIDED - 210 TREES

COMMON - INDOOR SPACE
COMMON - OUTDOOR SPACE
PRIVATE OPEN SPACE

N

0' | 80' | 160' | 240'

PROJECT #2019-10204
DATE ISSUED: 9/18/2025

MVE + PARTNERS

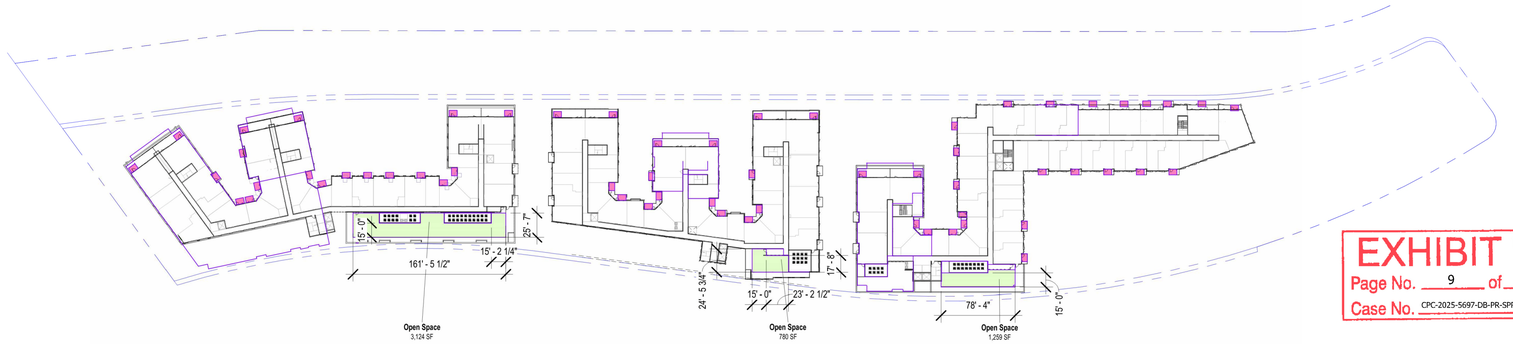
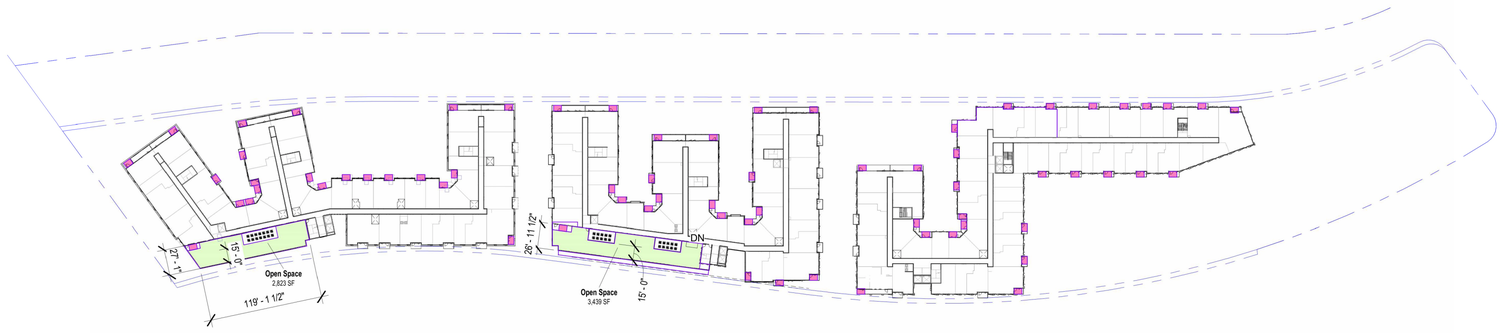


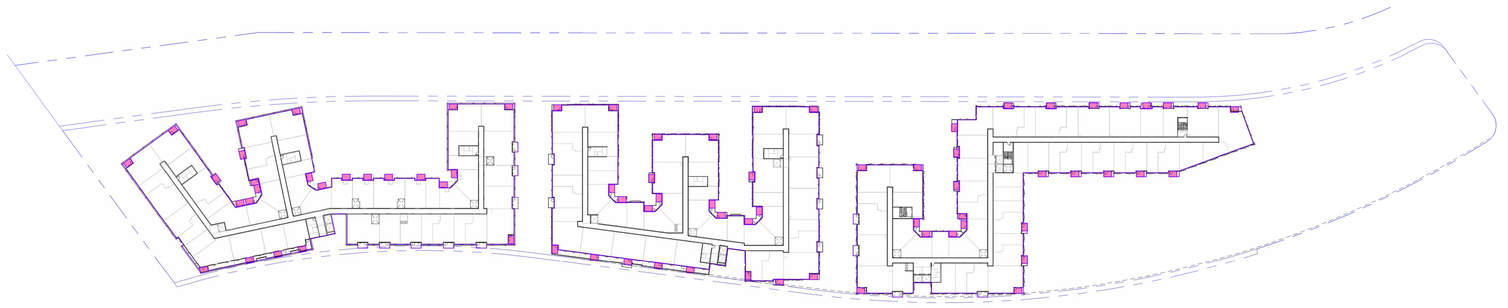
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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328

OS - Level 7 | 1" = 80'-0" | **3**



OS - Level 6 | 1" = 80'-0" | **2**



OS - Level 5 | 1" = 80'-0" | **1**

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TREES - LAMC SECTION 12.21.G.2.(a)(3)

REQUIRED

814 UNITS / 4 = 204 TREES

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS

PROVIDED - 210 TREES

COMMON - INDOOR SPACE

COMMON - OUTDOOR SPACE

PRIVATE OPEN SPACE

N

0' 100' 200' 300'

ZONING - OPEN SPACE

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

FLOOR AREA

ALLOWABLE FLOOR AREA	FAR
VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN SECTION 6.B.3	1:1 FAR

TOTAL LOT AREA (PRE-DEDICATION)	261,240 SF
BUILDABLE AREA	235,965 SF

BUILDABLE AREA PER LAMC 12.03

RESIDENTIAL	668,938 SF
COMMERCIAL	75,968 SF
TOTAL FLOOR AREA	**744,906 SF**
REQUESTED FAR	**3.2 :1**

DENSITY BONUS OFF-MENU INCENTIVE - LAMC SECTION 12.22.A.37 TO ALLOW A FLOOR AREA RATIO NOT TO EXCEED 3.2:1, IN LIEU OF THE OTHERWISE REQUIRED 1:1 FLOOR AREA RATIO ALLOWED BY THE VENTURA-CAHUENGA BOULEVARD SPECIFIC PLAN, SECTION 6.B.3.

RESIDENTIAL AREA

NON-RESIDENTIAL AREA

AREAS EXEMPT FROM FLOOR AREA PER LAMC 12.03

EXTERIOR WALL EXEMPT FROM FLOOR AREA PER 12.03

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

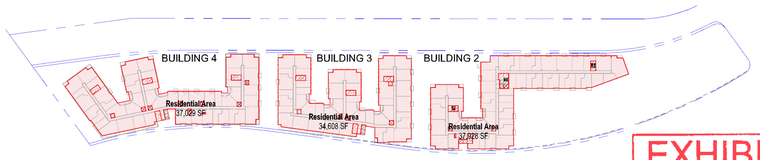
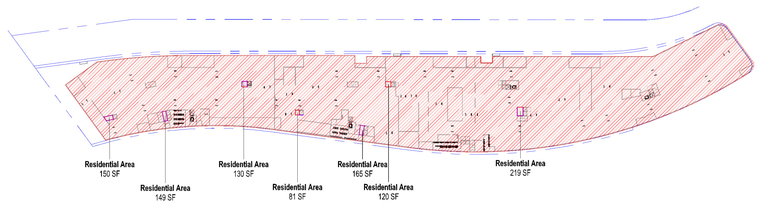
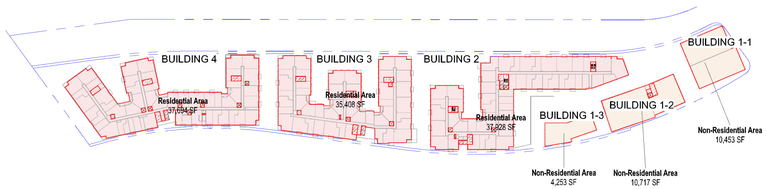


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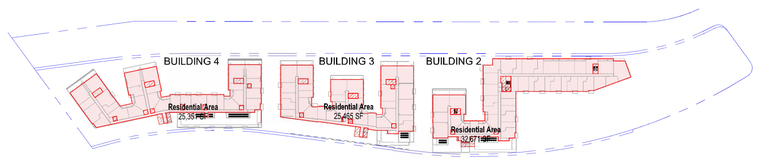
FAR - Level 5 | 1" = 160'-0" | **4**



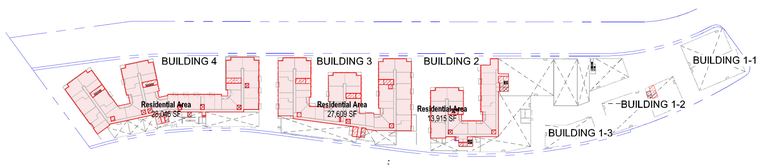
FAR - Level P1-P4 | 1" = 160'-0" | **7**



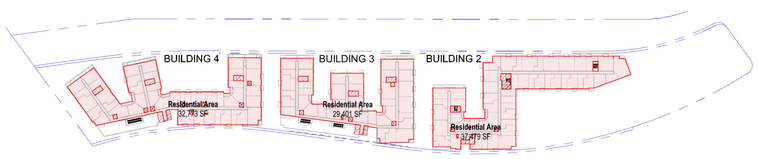
FAR - Level 3 (Levels 4 Similar) | 1" = 160'-0" | **3**



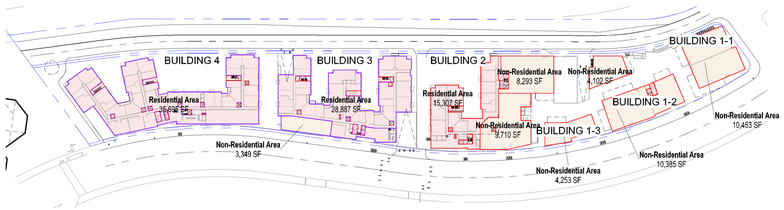
FAR - Level 7 | 1" = 160'-0" | **6**



FAR - Level 2 | 1" = 160'-0" | **2**



FAR - Level 6 | 1" = 160'-0" | **5**



FAR - Level 1 | 1" = 160'-0" | **1**

Area Schedule (FAR)		
Level	**Name**	**Area**
BUILDING 1		
Level P3	Residential Area	1,083 SF
Level P2	Residential Area	1,233 SF
Level P1	Residential Area	1,014 SF
		3,330 SF
BUILDING 1-1		
Level 1	Non-Residential Area	10,453 SF
Level 3	Non-Residential Area	10,453 SF
		20,906 SF
BUILDING 1-2		
Level 1	Non-Residential Area	10,385 SF
Level 3	Non-Residential Area	10,717 SF
		21,102 SF
BUILDING 1-3		
Level 1	Non-Residential Area	4,253 SF
Level 3	Non-Residential Area	4,253 SF
		8,506 SF
BUILDING 2		
Level 1	Residential Area	15,307 SF
Level 2	Residential Area	13,915 SF
Level 3	Residential Area	37,928 SF
Level 4	Residential Area	37,928 SF
(B2) L5	Residential Area	37,928 SF
Level 6	Residential Area	37,479 SF
Level 7	Residential Area	32,671 SF
		213,156 SF
BUILDING 2-1		
Level 1	Non-Residential Area	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Non-Residential Area	18,003 SF
		18,003 SF
BUILDING 3		
Level 1	Residential Area	28,887 SF
Level 2	Residential Area	27,609 SF
Level 3	Residential Area	35,408 SF
Level 4	Residential Area	35,408 SF
(B2) L5	Residential Area	34,608 SF
Level 6	Residential Area	29,401 SF
Level 7	Residential Area	25,465 SF
		216,786 SF
BUILDING 3-1		
Level 1	Non-Residential Area	3,349 SF
		3,349 SF
BUILDING 4		
Level P4	Residential Area	1,233 SF
Level P3	Residential Area	151 SF
Level 1	Residential Area	35,695 SF
Level 2	Residential Area	28,046 SF
Level 3	Residential Area	37,694 SF
Level 4	Residential Area	37,694 SF
(B2) L5	Residential Area	37,029 SF
Level 6	Residential Area	32,773 SF
Level 7	Residential Area	25,351 SF
		235,666 SF
Grand total: 62		744,906 SF

ZONING - FLOOR AREA RATIO (FAR)

0' 100' 200' 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

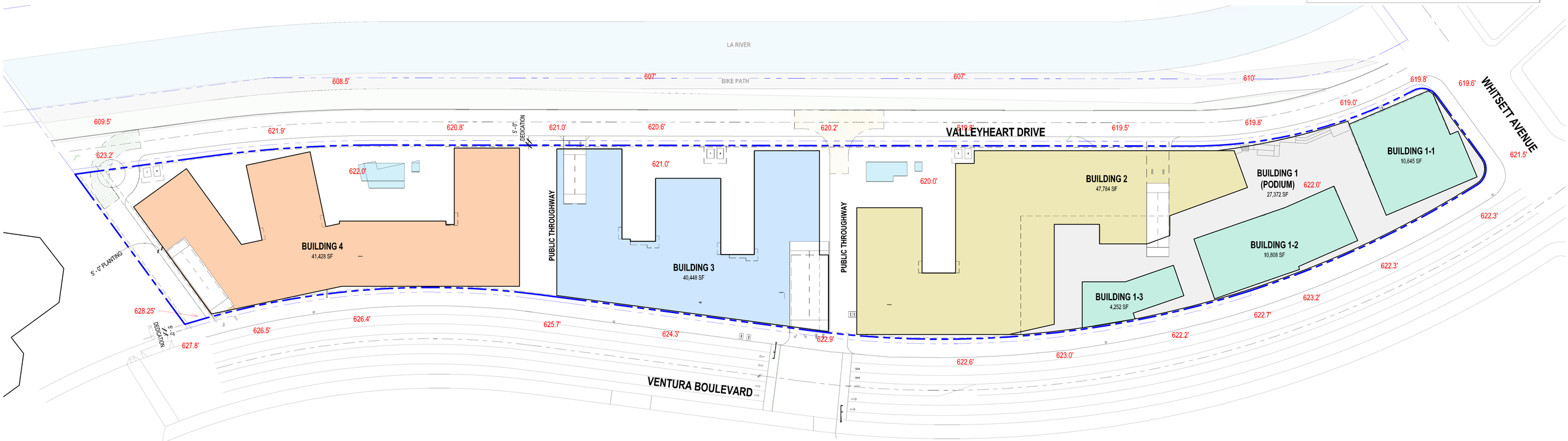
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MVE + PARTNERS

A-0.5

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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
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BY: MEGAN KOLP
DATE: 09/23/2025
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LOT AREA AND BUILDABLE AREA

LOT AREA, PRE-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025)	261,240 SF
LOT AREA, POST-DEDICATION (AS PER PSOMAS ALTA SURVEY, 12/16/2021, REV 6/4/2025)	248,138 SF

* 5 Ft dedication on Ventura per BOE PLUR dated 5/13/2025 (Ref. No. 202500180)
* 5 Ft dedication on Valleyheart per BOE PLUR dated 5/13/2025 (Ref. No. 202500180)

Allowable 60% Lot Coverage Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.B.2	148,882.8 SF
Proposed Lot Coverage Waiver of Development Standard to allow 23% Increase in lot coverage limits	**182,737 SF (73.64% Proposed Lot Coverage)**

LOT COVERAGE	
Name	Area
BUILDING 1 (PODIUM)	27,372 SF
BUILDING 1-1	10,645 SF
BUILDING 1-2	10,808 SF
BUILDING 1-3	4,252 SF
BUILDING 2	47,784 SF
BUILDING 3	40,448 SF
BUILDING 4	41,428 SF
Grand total	182,737 SF

LOT COVERAGE

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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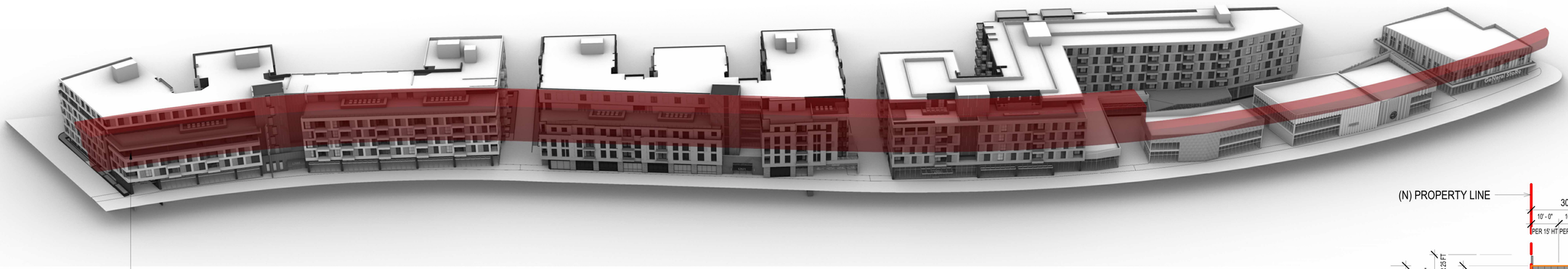
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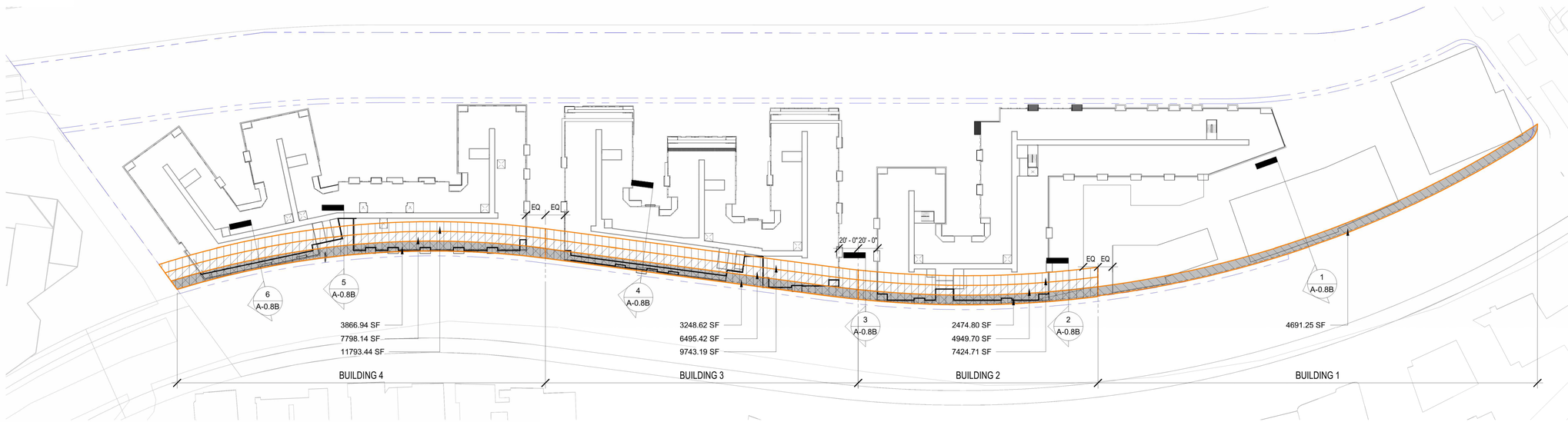
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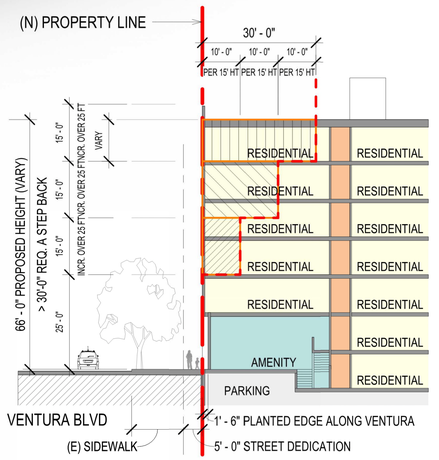
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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
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TOTAL STEPBACK VOLUME 699,636.60 CF





STEPBACK REQUIRED PER SPECIFIC PLAN

STEPBACK REQUIRED PER VENTURA CORRIDOR SPECIFIC PLAN	AREA	HEIGHT (H)	VOLUME
BLDG 1 15 FT (H) - 3RD AFTER 55'	0 SF	0'	0.00 CF
15 FT (H) - 2ND AFTER 40'	0 SF	0'	0.00 CF
15 FT (H) - 1ST AFTER 25'	4691.25 SF	11'	51,603.75 CF
BLDG 2 15 FT (H) - 3RD AFTER 55'	7424.71 SF	9'	66,822.39 CF
15 FT (H) - 2ND AFTER 40'	4949.70 SF	15'	74,245.50 CF
15 FT (H) - 1ST AFTER 25'	2474.80 SF	15'	37,122.00 CF
BLDG 3 15 FT (H) - 3RD AFTER 55'	9743.19 SF	8'	77,945.52 CF
15 FT (H) - 2ND AFTER 40'	6495.42 SF	15'	97,431.30 CF
15 FT (H) - 1ST AFTER 25'	3248.62 SF	15'	48,729.30 CF
BLDG 4 15 FT (H) - 3RD AFTER 55'	11793.44 SF	6'	70,760.64 CF
15 FT (H) - 2ND AFTER 40'	7798.14 SF	15'	116,972.10 CF
15 FT (H) - 1ST AFTER 25'	3866.94 SF	15'	58,004.10 CF
TOTAL REQUIRED			699,636.60 CF

STEPBACK DIAGRAM - REQUIRED

0' | 60' | 120' | 180'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

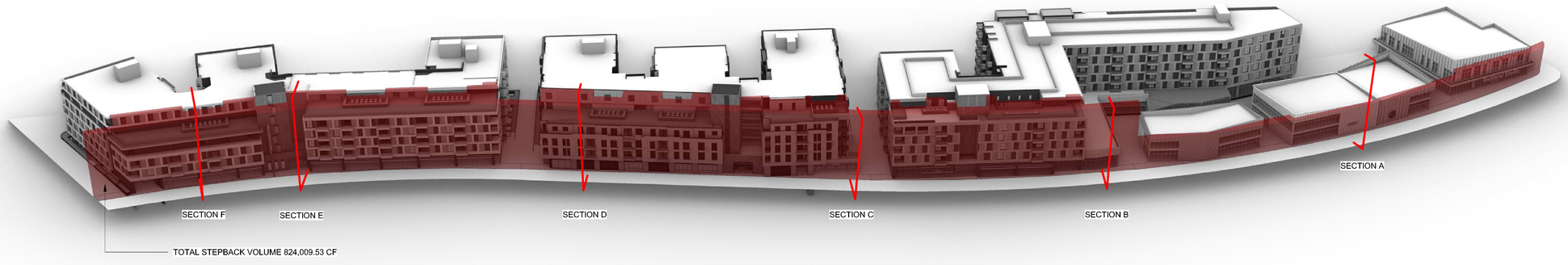
PROJECT #2019-10204

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MVE + PARTNERS

A-0.7

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STEPBACK PROPOSED			
Level	Area	HEIGHT	VOLUME
BLDG 1			
Level 1	4,227 SF	18' - 0"	76,082.94 CF
Level 3	4,199 SF	18' - 0"	75,586.79 CF
			151,669.73 CF
BLDG 2			
Level 1	1,491 SF	17' - 6"	26,085.54 CF
Level 3	1,721 SF	20' - 0"	34,419.64 CF
Level 5	1,721 SF	10' - 0"	17,209.82 CF
Level 6	1,721 SF	10' - 0"	17,209.82 CF
Level 7	5,099 SF	11' - 0"	56,090.80 CF
			151,015.62 CF
BLDG 3			
Level 1	1,534 SF	17' - 0"	26,072.18 CF
Level 3	2,240 SF	20' - 0"	44,798.52 CF
Level 5	2,907 SF	10' - 0"	29,073.06 CF
Level 6	6,426 SF	10' - 0"	64,262.45 CF
Level 7	7,768 SF	11' - 0"	85,445.37 CF
			249,651.59 CF
BLDG 4			
Level 1	1,936 SF	16' - 0"	30,973.00 CF
Level 3	2,165 SF	20' - 0"	43,301.31 CF
Level 5	2,838 SF	10' - 0"	28,380.93 CF
Level 6	5,715 SF	10' - 0"	57,149.84 CF
Level 7	10,170 SF	11' - 0"	111,867.51 CF
			271,672.59 CF
TOTAL PROVIDED			824,009.53 CF

STEPBACK DIAGRAM - PROPOSED VOLUME AVERAGING

0' | 60' | 120' | 180'

N

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

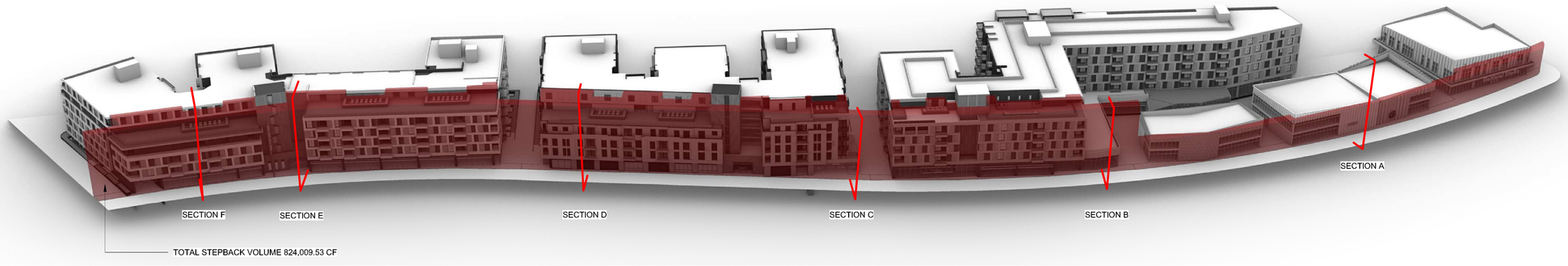
GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

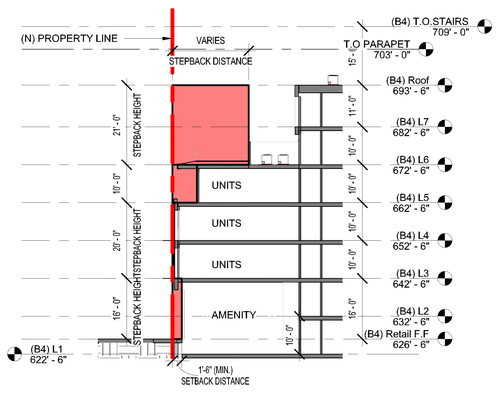
12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS

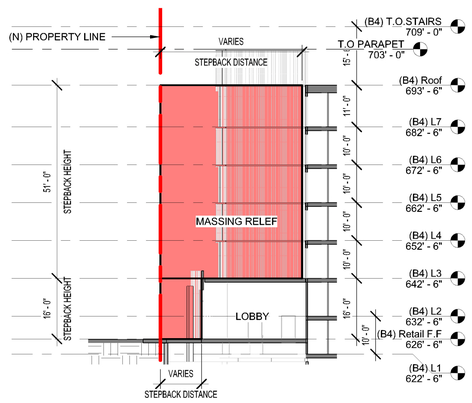
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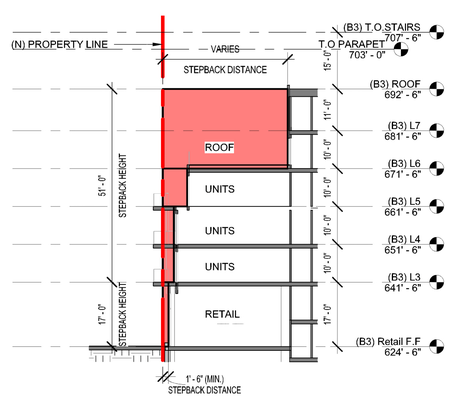




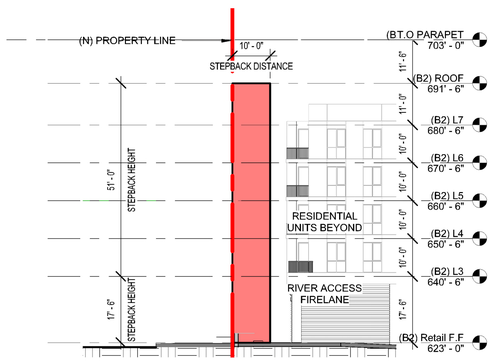
6 STEPBACK SECTION F
1" = 20'-0"



5 STEPBACK SECTION E
1" = 20'-0"



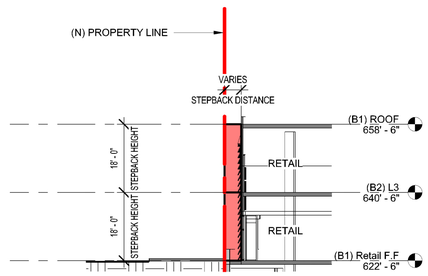
4 STEPBACK SECTION D
1" = 20'-0"



3 STEPBACK SECTION C
1" = 20'-0"



2 STEPBACK SECTION B
1" = 20'-0"



1 STEPBACK SECTION A
1" = 20'-0"

STEPBACK PROPOSED			
Level	Area	HEIGHT	VOLUME
BLDG 1			
Level 1	4,227 SF	18' - 0"	76,082.94 CF
Level 3	4,199 SF	18' - 0"	75,586.79 CF
			151,669.73 CF
BLDG 2			
Level 1	1,491 SF	17' - 6"	26,085.54 CF
Level 3	1,721 SF	20' - 0"	34,419.64 CF
Level 5	1,721 SF	10' - 0"	17,209.82 CF
Level 6	1,721 SF	10' - 0"	17,209.82 CF
Level 7	5,099 SF	11' - 0"	56,090.80 CF
			151,015.62 CF
BLDG 3			
Level 1	1,534 SF	17' - 0"	26,072.18 CF
Level 3	2,240 SF	20' - 0"	44,798.52 CF
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			249,651.59 CF
BLDG 4			
Level 1	1,936 SF	16' - 0"	30,973.00 CF
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Level 5	2,838 SF	10' - 0"	28,380.93 CF
Level 6	5,715 SF	10' - 0"	57,149.84 CF
Level 7	10,170 SF	11' - 0"	111,867.51 CF
			271,672.59 CF
TOTAL PROVIDED			824,009.53 CF

STEPBACK DIAGRAM - PROPOSED VOLUME AVERAGING

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

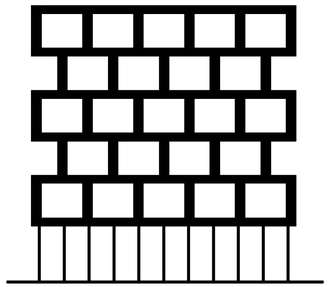
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

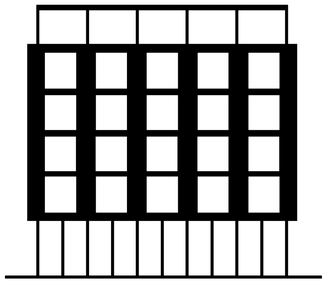
A-0.8B

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STYLE A

A RHYTHMIC PATTERN OF STAGGERED FRAMES.

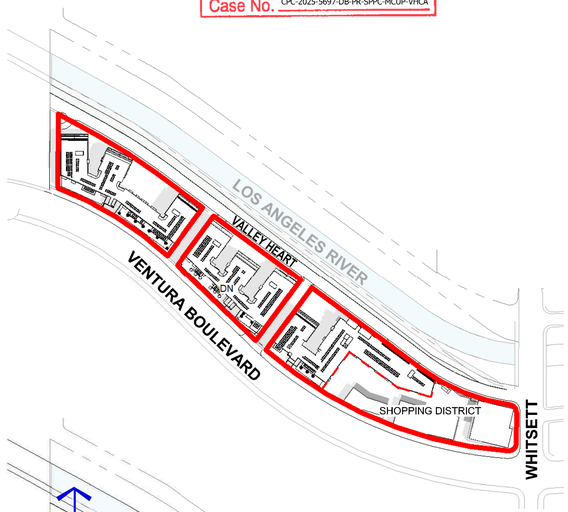


STYLE B

A STREAMLINED APPROACH TO THE BASE-MIDDLE-TOP PROPORTIONING ORDER .

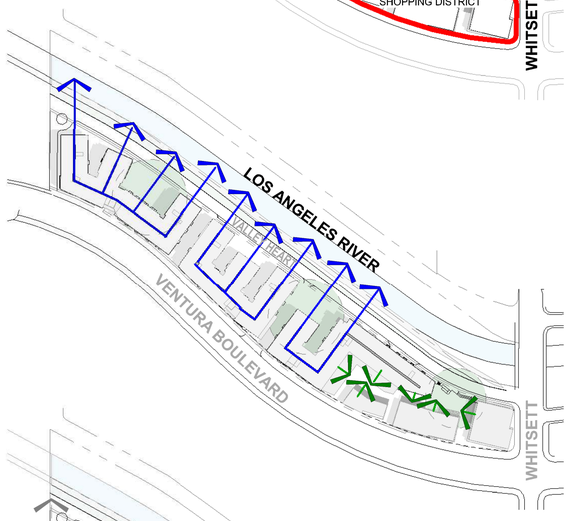






DISTRICT DIAGRAM

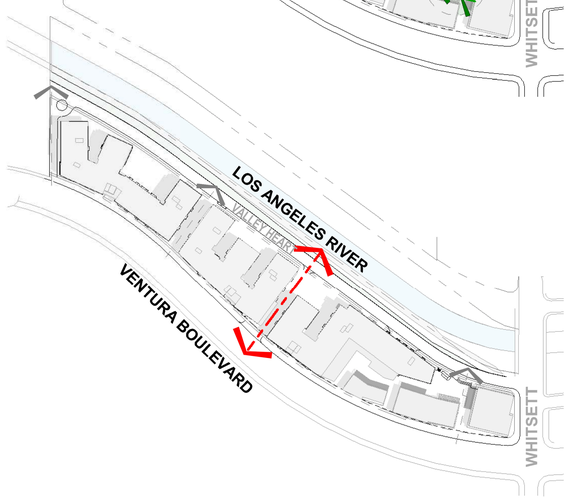
THE DEVELOPMENT IS SEPARATED INTO (3) SEPARATE DISTRICTS WITH CONNECTIONS TO THE RIVER FLOWING IN-BETWEEN.



VISTA DIAGRAM

THE (3) MAIN RESIDENTIAL BUILDINGS AND RESORT-LIKE AMENITIES ARE ORIENTED TOWARDS THE RIVER, CREATING A SEPARATE RIVER "FRONT DOOR" ALONG VALLEYHEART. THE BUILDING LAYOUTS ARE INTENTIONALLY ORGANIZED TO HAVE MAXIMIZE RIVER VIEWS.

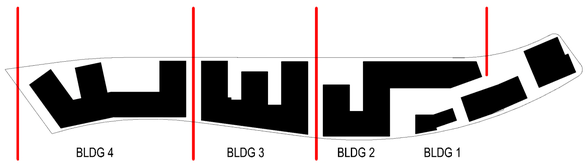
SITUATED ON THE CORNER OF WHITSETT AND VENTURA, ARE POROUS LIFESTYLE RETAIL AND RESTAURANT PAVILIONS WITH VIEWS FOCUSED INWARD TO



RIVER CONNECTION

A LANDSCAPED, SAFE AND CONVENIENT RIVER CONNECTION RUNS AT THE CENTER OF THE PROJECT. THIS WILL PROVIDE BOTH A DIRECT VISUAL AND PEDESTRIAN CONNECTION BETWEEN THE RIVER AND VENTURA BOULEVARD.

STYLE A STAGGERED | **STYLE B** STACKED | **STYLE A** STAGGERED



ARCHITECTURE STRATEGY

IN ORDER TO CREATE A DIVERSITY OF BUILDING FORMS, THE SITE WAS DIVIDED INTO THREE DISTRICTS COMPOSED OF TWO ARCHITECTURAL STYLES. EACH STYLE MAINTAINS A CONTEMPORARY LOOK WHILE BEING DISTINCT FROM EACH OTHER.

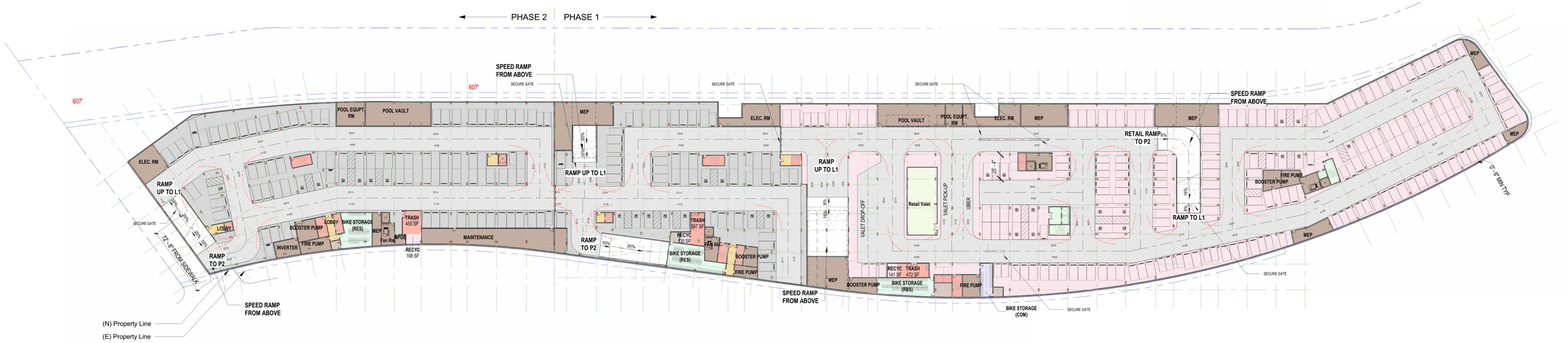
DESIGN PROCESS

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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL 149 | COMMERCIAL 192

PHASE 2 | PHASE 1



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487	486		490			**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Bike Parking Schedule	
Parking Type	Number of Bike Spaces
COMMERCIAL	
LONG TERM	40
SHORT TERM	38
	78
RESIDENTIAL	
LONG TERM	324
SHORT TERM	30
	354

Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 PLAN

0' | 50' | 100' | 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 | DATE ISSUED: 9/18/2025

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.1

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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL 291

COMMERCIAL 197

PHASE 2 | PHASE 1



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

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COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
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COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

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BICYCLE PARKING PROPOSED

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COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P2			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
Level P2	Standard 9'-0" X 18'-0" (EV Ready)	S	151
Level P2	Standard 9'-0" X 18'-0" (EV)	S	13
Level P2	Tandem 7'-6" X 15'-0"	TC	8
Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291

LEVEL P2 PLAN

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

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MVE + PARTNERS

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APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL 289

COMMERCIAL 198



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COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
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		760 SPACES

PROPOSED AUTOMOBILE PARKING

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TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D: RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D: RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P3

Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
Level P3	Compact 7'-6" X 15'-0"	C	35
Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
Level P3	Tandem 7'-6" X 15'-0"	TC	6
Level P3	Tandem 9'-0" X 15'-0"	TC	12
Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

LEVEL P3 PLAN

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

EXHIBIT "A"
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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328

RESIDENTIAL	311

COMMERCIAL	179

PHASE 2 PHASE 1



12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	GRAND TOTAL
	P1	P1	P2	P2	P3	P3	P4	P4	
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

Parking Schedule - P4

Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
Level P4	Standard 9'-0" X 18'-0" (EV Ready)	S	128
Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

LEVEL P4 PLAN

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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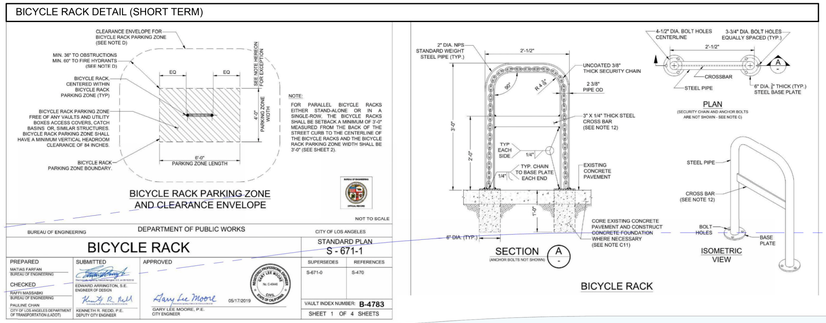
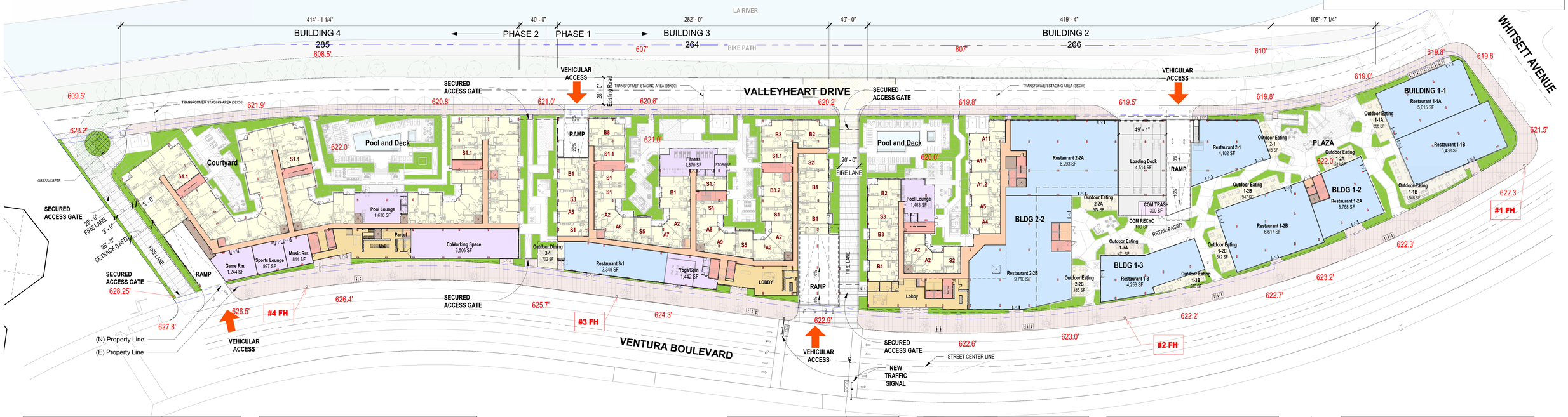


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BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-1		
Level 1	Restaurant 1-1A	5,015 SF
Level 3	Restaurant 1-1A	5,015 SF
		10,030 SF
Level 1	Restaurant 1-1B	5,438 SF
Level 3	Restaurant 1-1B	5,438 SF
		10,876 SF
BUILDING 1-2		
Level 1	Restaurant 1-2A	3,768 SF
Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
Level 1	Restaurant 1-2B	6,617 SF
Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S2	STUDIO	1
UNIT S3	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	1
UNIT A2	1 BR	2
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT A11	1 BR	1
UNIT B1	2 BR	1
UNIT B2	2 BR	1
UNIT B3	2 BR	1
		12

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S1.1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	1
UNIT S5	STUDIO	2
UNIT A2	1 BR	4
UNIT A5	1 BR	1
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	4
UNIT B2	2 BR	2
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
		29

LEVEL1 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT S1.1	STUDIO	3
UNIT S1	STUDIO	3
UNIT S3	STUDIO	2
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT A10	1 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	2
UNIT B3.3	2 BR	1
		30
Grand total		71

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 1

0' 50' 100' 150'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

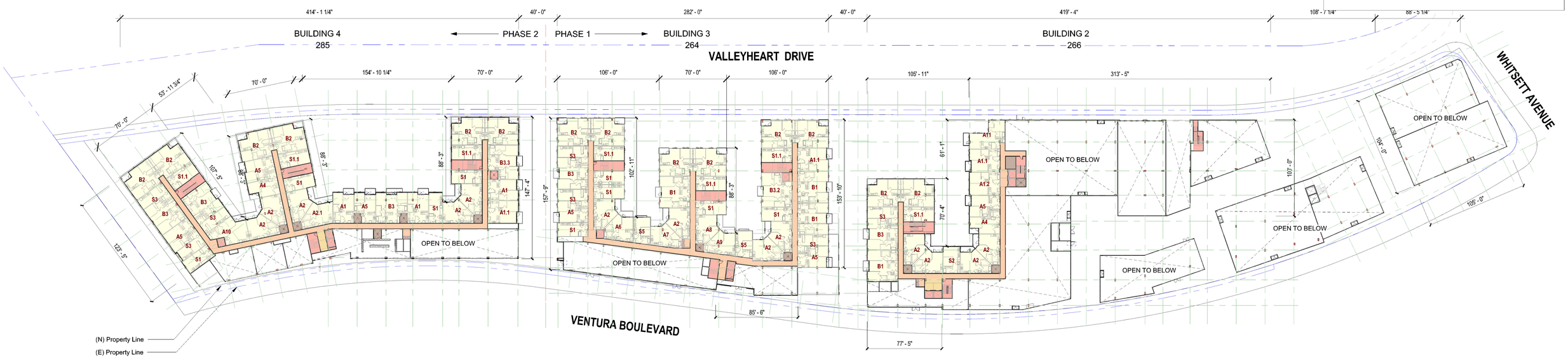
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MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.5

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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-1		
Level 1	Restaurant 1-1A	5,015 SF
Level 3	Restaurant 1-1A	5,015 SF
		10,030 SF
Level 1	Restaurant 1-1B	5,438 SF
Level 3	Restaurant 1-1B	5,438 SF
		10,876 SF
BUILDING 1-2		
Level 1	Restaurant 1-2A	3,768 SF
Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
Level 1	Restaurant 1-2B	6,617 SF
Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S3	STUDIO	1
UNIT A1.2	1 BR	1
UNIT A11	1 BR	1
UNIT B2	2 BR	1
UNIT S1.1	STUDIO	1
UNIT S2	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT B1	2 BR	1
UNIT B2	2 BR	1
UNIT B3	2 BR	1
		16

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S1.1	STUDIO	3
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A5	1 BR	2
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
		35

LEVEL2 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT S1	STUDIO	4
UNIT S1.1	STUDIO	3
UNIT S3	STUDIO	3
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A10	1 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.3	2 BR	1
		35
Grand total		86

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 2

0' 50' 100' 150'

PROJECT #2019-10204

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GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

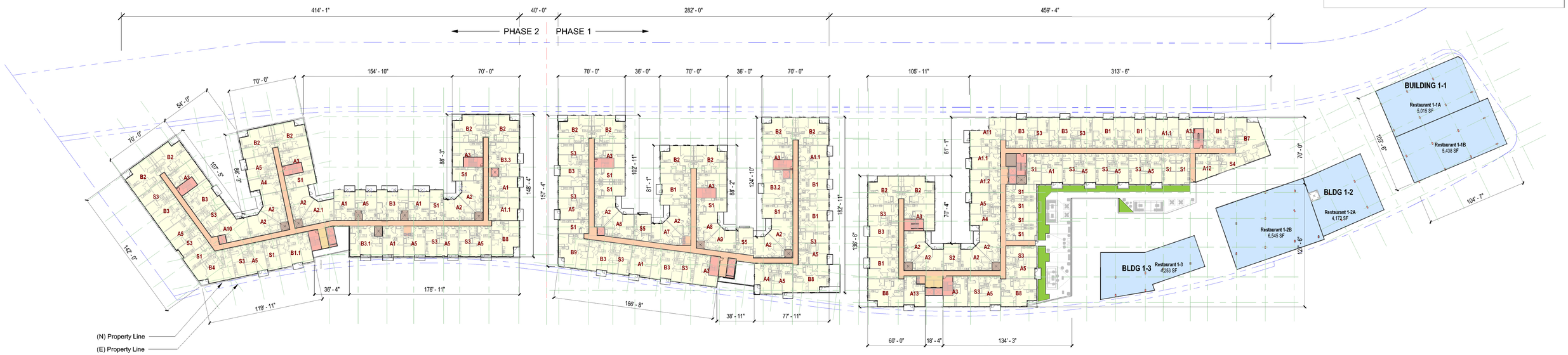
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MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.6

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RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-1		
Level 1	Restaurant 1-1A	5,015 SF
Level 3	Restaurant 1-1A	5,015 SF
		10,030 SF
Level 1	Restaurant 1-1B	5,438 SF
Level 3	Restaurant 1-1B	5,438 SF
		10,876 SF
BUILDING 1-2		
Level 1	Restaurant 1-2A	3,768 SF
Level 3	Restaurant 1-2A	4,172 SF
		7,940 SF
Level 1	Restaurant 1-2B	6,617 SF
Level 3	Restaurant 1-2B	6,545 SF
		13,162 SF

RESTAURANT SUMMARY		
Level	Name	Area
BUILDING 1-3		
Level 1	Restaurant 1-3	4,253 SF
Level 3	Restaurant 1-3	4,253 SF
		8,506 SF
BUILDING 2-1		
Level 1	Restaurant 2-1	4,102 SF
		4,102 SF
BUILDING 2-2		
Level 1	Restaurant 2-2A	8,293 SF
		8,293 SF
Level 1	Restaurant 2-2B	9,710 SF
		9,710 SF
BUILDING 3-1		
Level 1	Restaurant 3-1	3,349 SF
		3,349 SF
Grand total		75,968 SF

*NOTE: LEVEL 1 RESTAURANT IS DOUBLE HEIGHT = 18 FEET

TOTAL NUMBER OF RESTAURANTS PROPOSED = 9

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	7
UNIT S2	STUDIO	1
UNIT S3	STUDIO	8
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1
UNIT B1	2 BR	4

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B2	2 BR	2
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	2
		50
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	5
UNIT S5	STUDIO	2
UNIT A1	1 BR	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	4
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
UNIT B9	2 BR	1
		45
BUILDING 4		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	6
UNIT A1	1 BR	4
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3

LEVEL3 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A4	1 BR	1
UNIT A5	1 BR	7
UNIT A10	1 BR	1
UNIT B1.1	2 BR	1
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B4	2 BR	1
UNIT B8	2 BR	1
		48
Grand total		143

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVELS 3 TO 4

0' 50' 100' 150'

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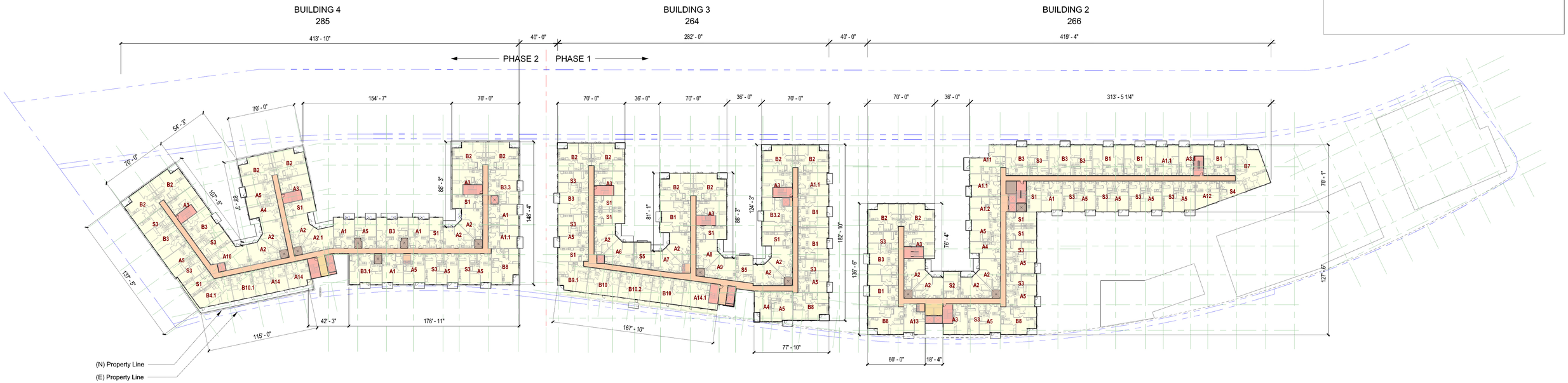
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APPLICATION #: 25010 - 10000 - 01328



LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	10
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	8
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1
UNIT B1	2 BR	4

LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B2	2 BR	2
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	2
UNIT B8.1	2 BR	1
		51
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1

LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT A14.1	1 BR	1
UNIT B1	2 BR	3
UNIT B2	2 BR	6
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
UNIT B9.1	2 BR	1
UNIT B10	2 BR	2
UNIT B10.2	2 BR	1
UNIT A15	1 BR	2
		45
BUILDING 4		
UNIT S1	STUDIO	4
UNIT S3	STUDIO	5
UNIT A1	1 BR	4

LEVEL5 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A10	1 BR	1
UNIT A14	1 BR	2
UNIT B2	2 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B4.1	2 BR	1
UNIT B8	2 BR	1
UNIT B10.1	2 BR	1
		47
TOTAL		143

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 5

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

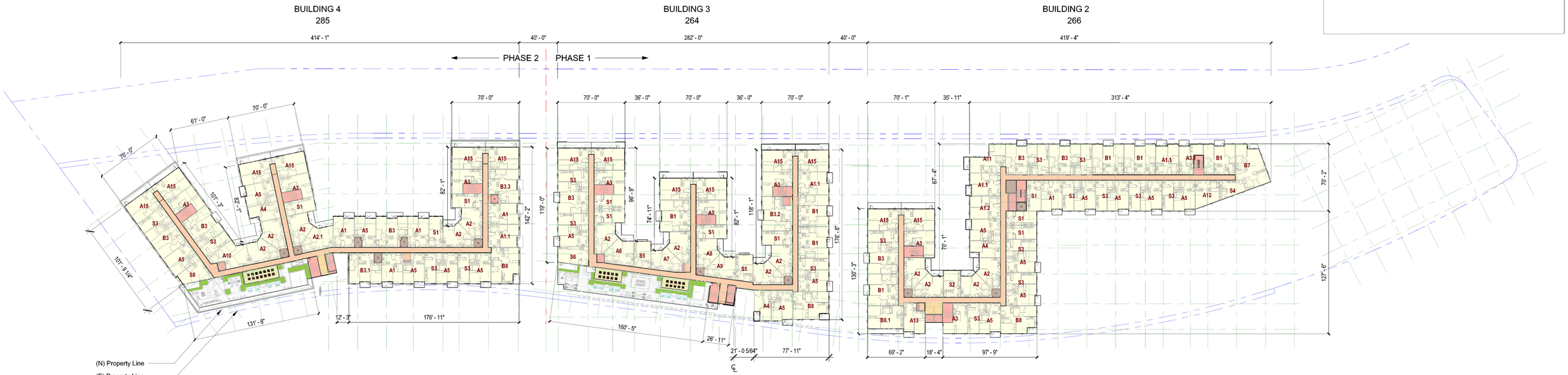
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	10
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	2
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3	1 BR	2
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	8
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT A13	1 BR	1

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B1	2 BR	4
UNIT B3	2 BR	3
UNIT B7	2 BR	1
UNIT B8	2 BR	1
UNIT A1	1 BR	1
UNIT A14	1 BR	1
UNIT B7.1	2 BR	1
UNIT B10	2 BR	3
		53
BUILDING 3		
UNIT S1	STUDIO	4
UNIT S3	STUDIO	3
UNIT S5	STUDIO	2
UNIT S6	STUDIO	1
UNIT A1.1	1 BR	1
UNIT A2	1 BR	4

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	3
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT A15	1 BR	6
UNIT B1	2 BR	3
UNIT B3	2 BR	1
UNIT B3.2	2 BR	1
UNIT B8	2 BR	1
		38
BUILDING 4		
UNIT S1	STUDIO	3
UNIT S3	STUDIO	4

LEVEL6 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT S8	STUDIO	1
UNIT A1	1 BR	4
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A3	1 BR	3
UNIT A4	1 BR	1
UNIT A5	1 BR	6
UNIT A10	1 BR	1
UNIT A15	1 BR	6
UNIT B3	2 BR	3
UNIT B3.1	2 BR	1
UNIT B3.3	2 BR	1
UNIT B8	2 BR	1
UNIT B2.3	2 BR	1
UNIT B2.13	2 BR	1
		44
Grand total		135

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 6

0' 100' 200' 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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STUDIO CITY, CA 91604

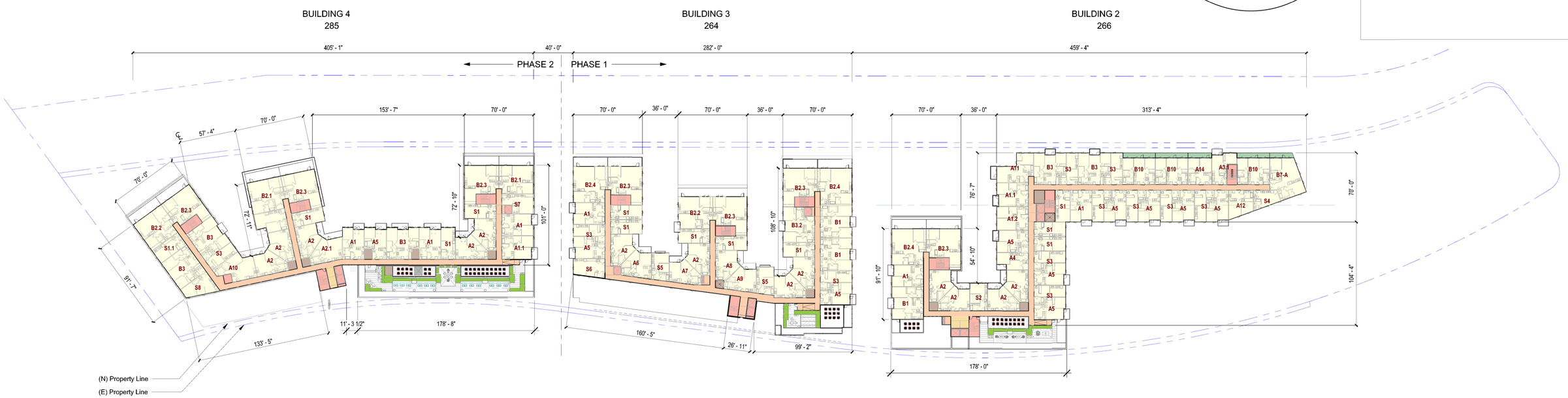
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

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OF BUILDING AND SAFETY
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DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 2		
UNIT S1	STUDIO	3
UNIT S2	STUDIO	1
UNIT S3	STUDIO	8
UNIT S4	STUDIO	1
UNIT A1	1 BR	1
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	1
UNIT A2	1 BR	4
UNIT A3.1	1 BR	1
UNIT A4	1 BR	1
UNIT A5	1 BR	7
UNIT A11	1 BR	1
UNIT A12	1 BR	1
UNIT B1	2 BR	1
UNIT B3	2 BR	2
		34

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 3		
UNIT S1	STUDIO	5
UNIT S3	STUDIO	2
UNIT S5	STUDIO	2
UNIT S6	STUDIO	1
UNIT A1	1 BR	1
UNIT A2	1 BR	4
UNIT A5	1 BR	2
UNIT A6	1 BR	1
UNIT A7	1 BR	1
UNIT A8	1 BR	1
UNIT A9	1 BR	1
UNIT B1	2 BR	2
UNIT B2.3	2 BR	3
UNIT B3.2	2 BR	1
		27

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
BUILDING 4		
UNIT B2.13	2 BR	2
UNIT B2.21	2 BR	1
UNIT S1	STUDIO	3
UNIT S1.1	STUDIO	1
UNIT S3	STUDIO	1
UNIT S7	STUDIO	1
UNIT S8	STUDIO	1
UNIT A1	1 BR	3
UNIT A1.1	1 BR	1
UNIT A2	1 BR	5
UNIT A2.1	1 BR	1
UNIT A4.1	1 BR	1
UNIT A5	1 BR	1
UNIT A10	1 BR	1
UNIT B2.1	2 BR	1

LEVEL7 UNIT COUNT (PER TYPE)		
Family	Unit Type	QUANTITY
UNIT B2.2	2 BR	1
UNIT B2.3	2 BR	3
UNIT B2.12	2 BR	1
UNIT B3	2 BR	3
		32
Grand total		93

UNIT COUNTS (PER BUILDING)			
UNIT TYPE	QUANTITY	Unit Mix	Ave Area
BUILDING 2			
STUDIO	80	30%	472 SF
1 BR	126	47%	662 SF
2 BR	60	23%	1,011 SF
	266	100%	684 SF
BUILDING 3			
STUDIO	79	30%	485 SF
1 BR	108	41%	649 SF
2 BR	77	29%	995 SF
	264	100%	701 SF
BUILDING 4			
STUDIO	64	23%	483 SF
1 BR	139	49%	665 SF
2 BR	81	29%	995 SF
	284	100%	718 SF
	814	**100%**	**701 SF**

LEVEL 7

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

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STUDIO CITY, CA 91604

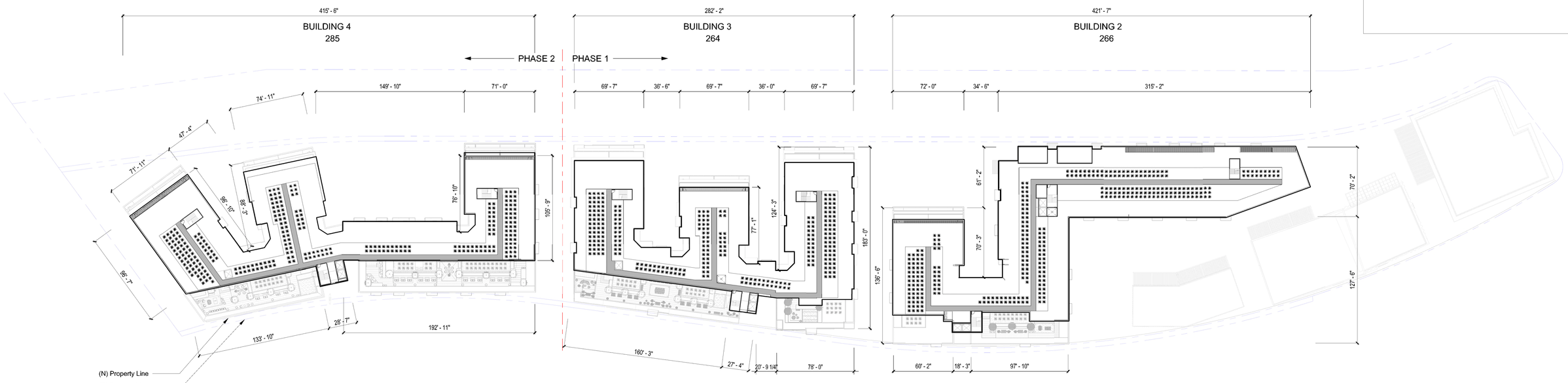
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WALKABLE PATH

HVAC / MECHANICAL EQUIPMENT PLATFORM AREA

ROOF LEVEL

0' 50' 100' 150'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.11

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

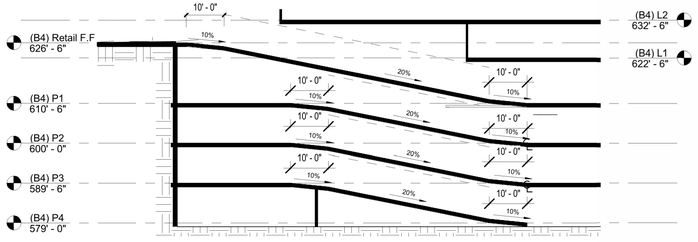
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



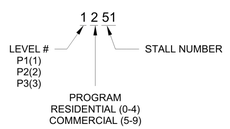
2 SPEED RAMP 4 SECTION
1" = 20'-0"

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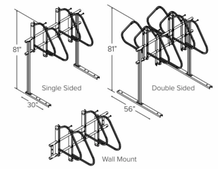
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PARKING NUMBER LEGEND

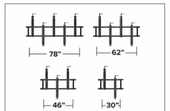


BICYCLE RACK DETAIL (LONG TERM)

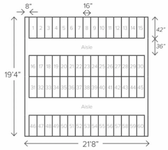
DERO | **Ultra Space Saver® Squared** **Submittal Sheet**



(Examples above show 62" long crossbar sections)



Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 16"OC



As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

CAPACITY Modular construction
1 bike per arm

MATERIALS **Hanger:** 1" square tube with steel slider head with tamperproof locking bolts.
Upright: 2" square tube.
Feet: AISI C3 x 41 galvanized steel channel.
Crossbeams: 1.25" sched. 40 galvanized pipe.

FINISHES ☐ **Powder Coat** *(Feet are galvanized)*
Our powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Epoxy primer electrostatically applied
2. Final thick TGIC polyester powder coat

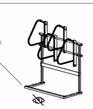
MOUNT OPTIONS ☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30° for single sided and 56° for double sided units) which must be anchored to the floor.

☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS ☐ **Include wheel stops**
Optional wheel stops are available for both floor and wall mounted racks for an additional cost



CANE STOPS ☐ **Include cane stops**
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost



Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS

A-1.21A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

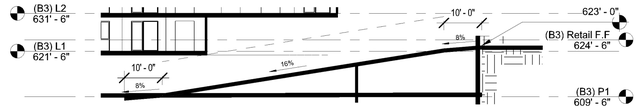
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COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

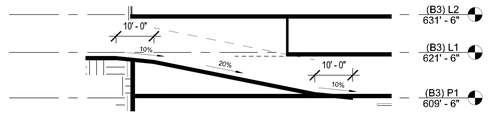
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



3 SPEED RAMP 2 SECTION
1" = 20'-0"



2 SPEED RAMP 3 SECTION
1" = 20'-0"

START OF COMMERCIAL PARKING NUMBER



PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3)
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)
STALL NUMBER

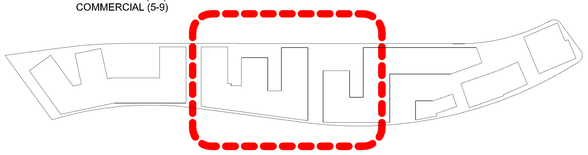
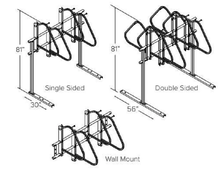


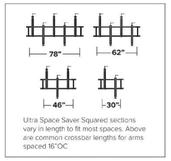
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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

BICYCLE RACK DETAIL (LONG TERM)

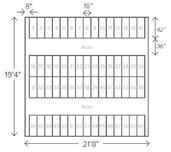
DERO | Ultra Space Saver® Squared | **Submittal Sheet**



(Examples above show 62" long crossbar sections)



Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 16"OC



As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

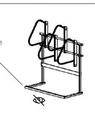
CAPACITY Modular construction
1 bike per arm

MATERIALS **Hanger:** 1" square tube with steel slider head with tamperproof locking bolts.
Upright: 2" square tube.
Feet: AISI C3 x 41 galvanized steel channel.
Crossbeams: 1.25" sched. 40 galvanized pipe.

FINISHES
☐ **Powder Coat** *(Feet are galvanized)*
Our powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Epoxy primer electrostatically applied
2. Final thick TGIC polyester powder coat

MOUNT OPTIONS
☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.
☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS
☐ **Include wheel stops**
Optional wheel stops are available for both floor and wall mounted racks for an additional cost



CANE STOPS
☐ **Include cane stops**
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost

Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
Level P1	Standard 9'-0" X 18'-0"	S	75
Level P1	Standard 9'-0" X 18'-0" (EV Capable)	S	11
Level P1	Standard 9'-0" X 18'-0" (EV)	S	39
			192
RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	ADA 9'-0" X 18'-0" (VAN)	ADA VAN	1
Level P1	Compact 7'-6" X 15'-0"	C	13
Level P1	Standard 9'-0" X 18'-0"	S	25
Level P1	Standard 9'-0" X 18'-0" (EV)	S	91
Level P1	Tandem 7'-6" X 15'-0"	TC	1
Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

LEVEL P1 ENLARGED PLAN B

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.21B

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

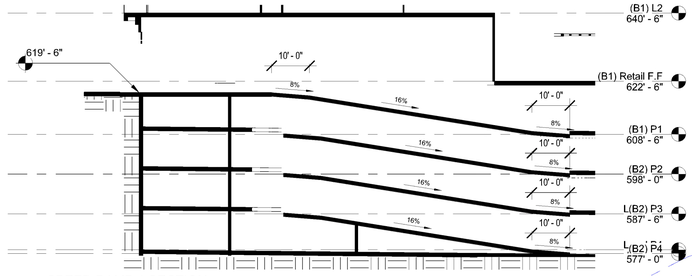
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



2 SPEED RAMP 1 SECTION
1" = 20'-0"

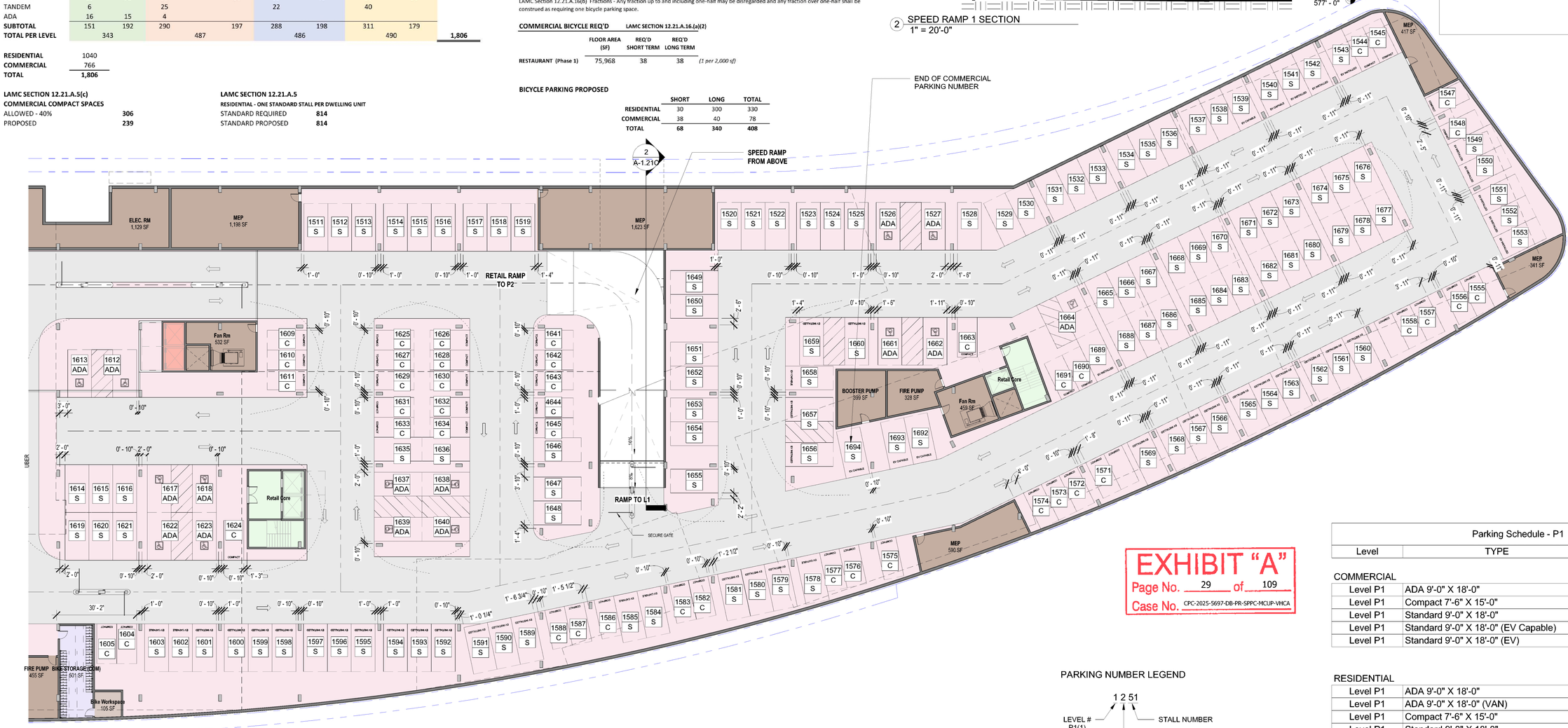
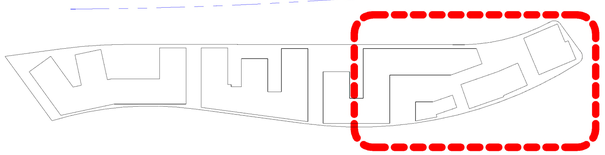


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PARKING NUMBER LEGEND

1 2 51
- LEVEL # P1(1) P2(2) P3(3)
- STALL NUMBER
- PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)

Parking Schedule - P1			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
Level P1	Compact 7'-6" X 15'-0"	C	52
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Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149



LEVEL P1 ENLARGED PLAN C

0' | 20' | 40' | 60'

PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.21C

12555 W. VENTURA BOULEVARD
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PROPOSED AUTOMOBILE PARKING

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TOTAL PER LEVEL	343		487		486		490		**1,806**

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TOTAL	**1,806**

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ALLOWED - 40%	**306**
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LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
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COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
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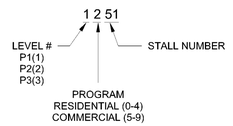
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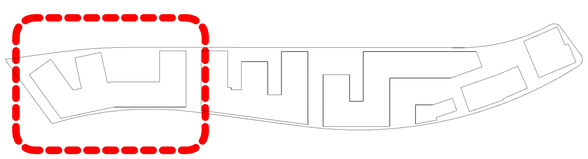
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PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
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Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291



LEVEL P2 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.22A

12555 W. VENTURA BOULEVARD
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LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
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BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

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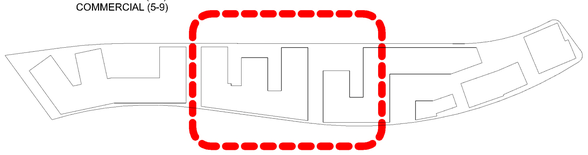
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EXHIBIT "A"
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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA



PARKING NUMBER LEGEND



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LEVEL P2 ENLARGED PLAN B

0' 20' 40' 60'

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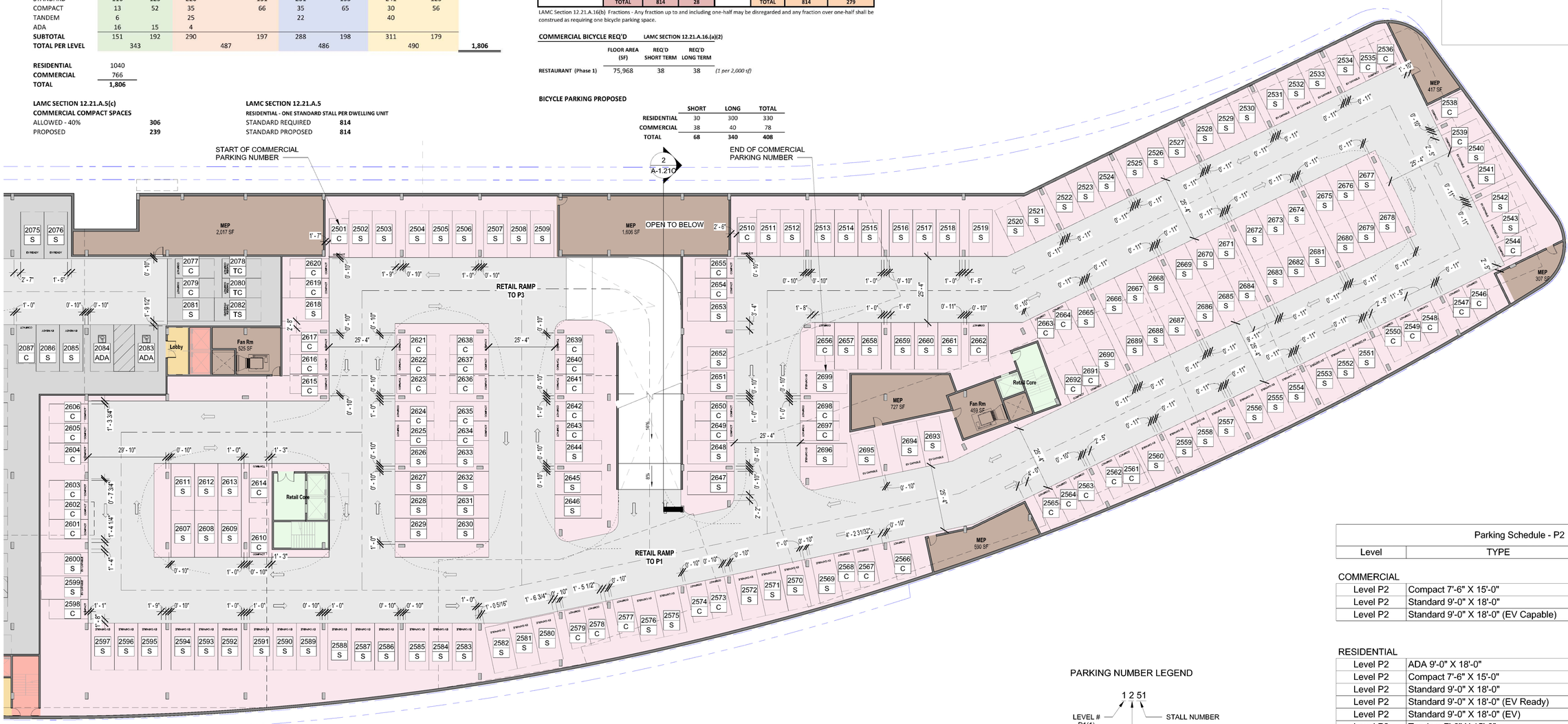
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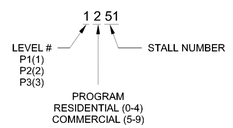
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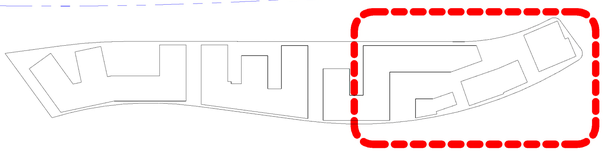
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PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
Level P2	Compact 7'-6" X 15'-0"	C	66
Level P2	Standard 9'-0" X 18'-0"	S	82
Level P2	Standard 9'-0" X 18'-0" (EV Capable)	S	49
			197
RESIDENTIAL			
Level P2	ADA 9'-0" X 18'-0"	ADA	4
Level P2	Compact 7'-6" X 15'-0"	C	35
Level P2	Standard 9'-0" X 18'-0"	S	62
Level P2	Standard 9'-0" X 18'-0" (EV Ready)	S	151
Level P2	Standard 9'-0" X 18'-0" (EV)	S	13
Level P2	Tandem 7'-6" X 15'-0"	TC	8
Level P2	Tandem 9'-0" X 15'-0"	TC	13
Level P2	Tandem 9'-0" X 18'-0"	TS	5
			291



LEVEL P2 ENLARGED PLAN C

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.22C

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

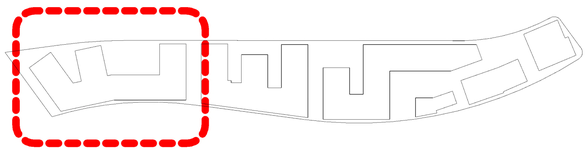
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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA



Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
Level P3	Compact 7'-6" X 15'-0"	C	35
Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
Level P3	Tandem 7'-6" X 15'-0"	TC	6
Level P3	Tandem 9'-0" X 18'-0"	TC	12
Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)



LEVEL P3 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.23A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

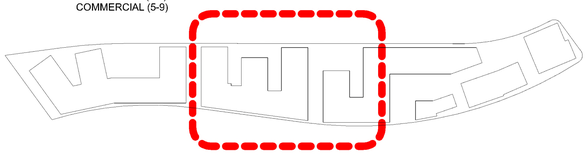
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

EXHIBIT "A"
Page No. 34 of 109
Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA



PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)



Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
Level P3	Compact 7'-6" X 15'-0"	C	35
Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
Level P3	Tandem 7'-6" X 15'-0"	TC	6
Level P3	Tandem 9'-0" X 15'-0"	TC	12
Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

LEVEL P3 ENLARGED PLAN B

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.23B

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

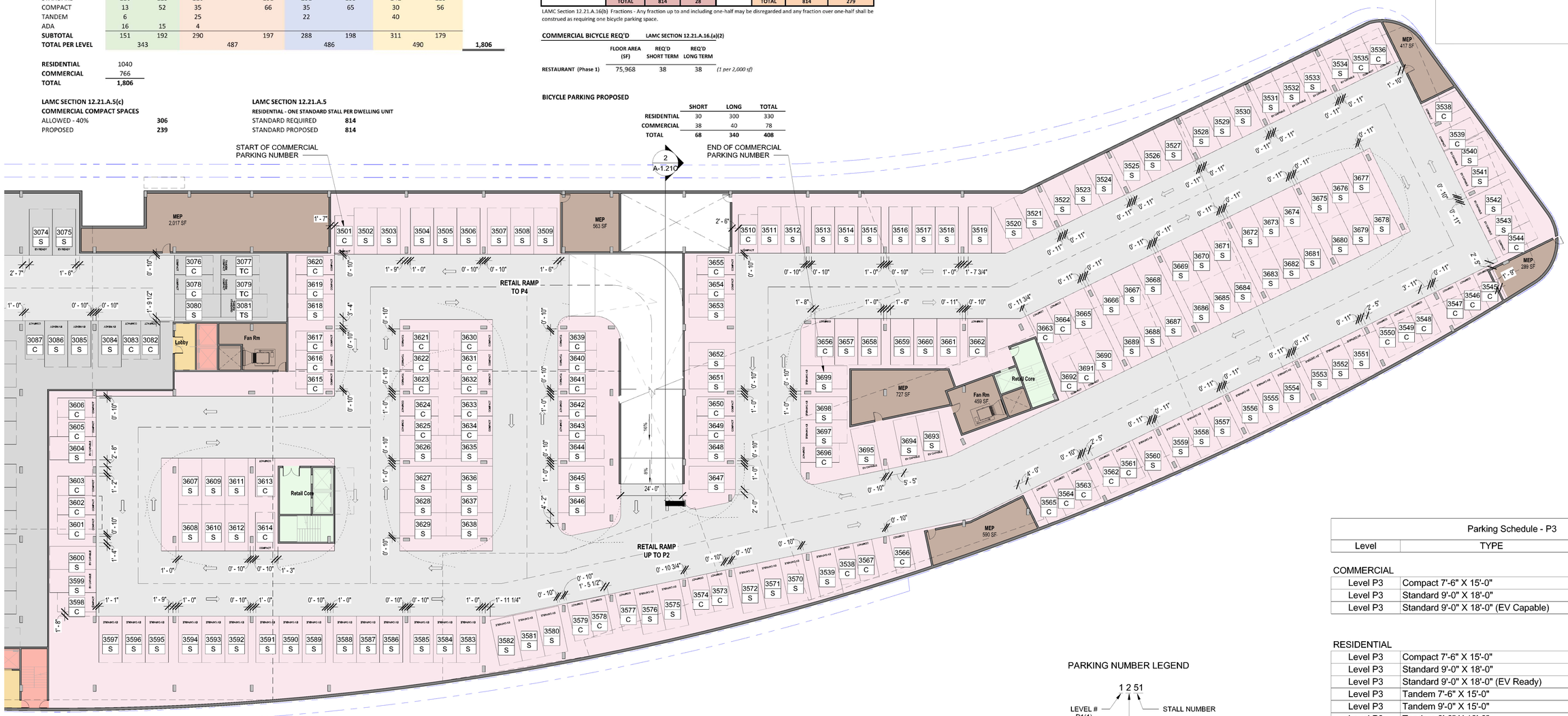
COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

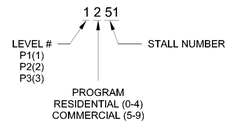
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

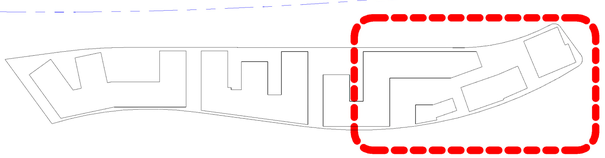
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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA



Parking Schedule - P3			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P3	Compact 7'-6" X 15'-0"	C	65
Level P3	Standard 9'-0" X 18'-0"	S	82
Level P3	Standard 9'-0" X 18'-0" (EV Capable)	S	51
			198
RESIDENTIAL			
Level P3	Compact 7'-6" X 15'-0"	C	35
Level P3	Standard 9'-0" X 18'-0"	S	90
Level P3	Standard 9'-0" X 18'-0" (EV Ready)	S	141
Level P3	Tandem 7'-6" X 15'-0"	TC	6
Level P3	Tandem 9'-0" X 15'-0"	TC	12
Level P3	Tandem 9'-0" X 18'-0"	TS	5
			289

PARKING NUMBER LEGEND





LEVEL P3 ENLARGED PLAN C

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.23C

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
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COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

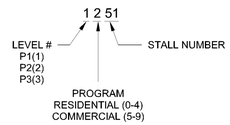
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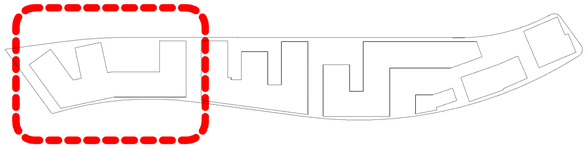
START OF RESIDENTIAL PARKING NUMBER



Parking Schedule - P4			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
Level P4	Standard 9'-0" X 18'-0" (EV Ready)	S	128
Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

PARKING NUMBER LEGEND





LEVEL P4 ENLARGED PLAN A

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.24A

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
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RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
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		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
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RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
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101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

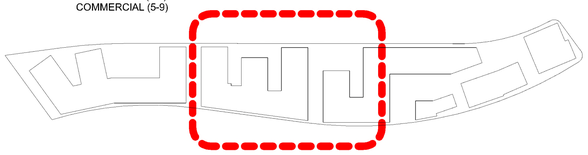
EXHIBIT "A"
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END OF RESIDENTIAL PARKING NUMBER



PARKING NUMBER LEGEND

1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)



Parking Schedule - P4			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
Level P4	Standard 9'-0" X 18'-0" (EV Ready)	S	128
Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

LEVEL P4 ENLARGED PLAN B

0' 100' 200' 300'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-1.24B

12555 W. VENTURA BOULEVARD
AUTO AND BICYCLE PARKING SUMMARY

REQUIRED PARKING SPACES
RESIDENTIAL (LAMC Table 12.22 A.37.(e)(2)(ii)a.)

UNIT TYPE	UNIT COUNT	PARKING RATIO	PARKING SPACES REQ.
STUDIOS	223	1	223
ONE BEDROOM	373	1	373
TWO BEDROOM	218	1.5	327
			923 SPACES

COMMERCIAL (LAMC 12.21.A.4(c) & VCBCSP SECTION 7.F.1.(c))

RESTAURANT SF	PARKING RATIO	PARKING SPACES REQ.
75,986	100	760
		760 SPACES

PROPOSED AUTOMOBILE PARKING

	RESIDENTIAL P1	COMMERCIAL P1	RESIDENTIAL P2	COMMERCIAL P2	RESIDENTIAL P3	COMMERCIAL P3	RESIDENTIAL P4	COMMERCIAL P4	GRAND TOTAL
STANDARD	116	125	226	131	231	133	241	123	
COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
ADA	16	15	4						
SUBTOTAL	151	192	290	197	288	198	311	179	
TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
COMMERCIAL	766
TOTAL	**1,806**

LAMC SECTION 12.21.A.5(c)
COMMERCIAL COMPACT SPACES

ALLOWED - 40%	**306**
PROPOSED	**239**

LAMC SECTION 12.21.A.5
RESIDENTIAL - ONE STANDARD STALL PER DWELLING UNIT

STANDARD REQUIRED	**814**
STANDARD PROPOSED	**814**

BICYCLE PARKING
RESIDENTIAL UNITS - BICYCLE PARKING REQUIREMENTS LAMC SECTION 12.21.A.16.(a)(1)(i)

DWELLING UNITS	SHORT-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
One - 25	1 per 10 units	25	3	**One - 25**	1 per unit	25	25
26-100	1 per 15 units	75	5	**26 - 100**	1 per 1.5 units	75	50
101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
201-531	1 per 40 units	331	8	**201-531**	1 per 4 units	331	83
	SUBTOTAL	531	21		**SUBTOTAL**	531	208
Phase 2 (Building #4)							
532-814	1 per 40 units	283	7	**532-814**	1 per 4 units	283	71
	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

COMMERCIAL BICYCLE REQ'D LAMC SECTION 12.21.A.16.(a)(2)

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

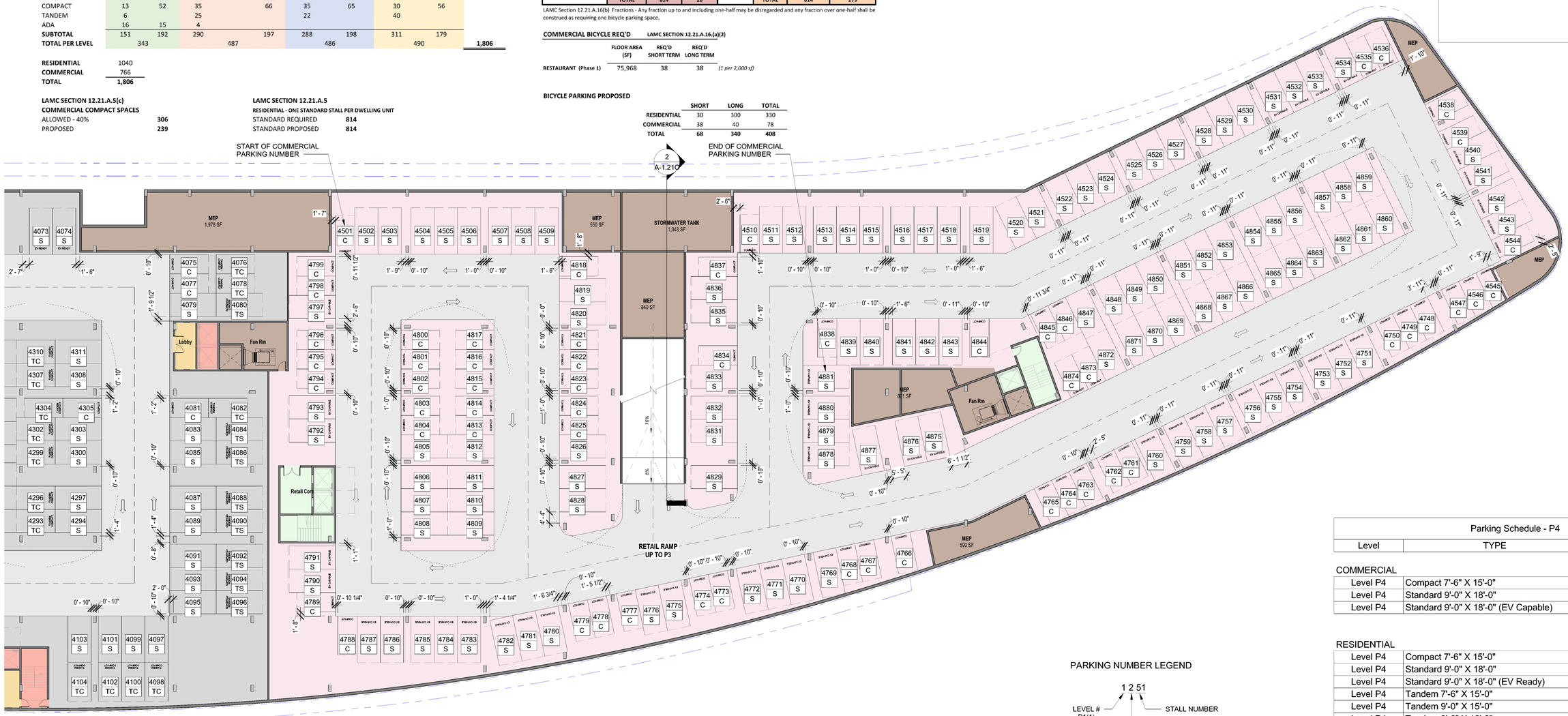
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**

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START OF COMMERCIAL PARKING NUMBER

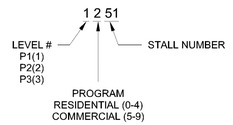
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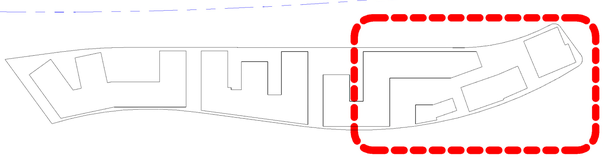
2
A-1.210



Parking Schedule - P4			
Level	TYPE	ABBR.	Count
COMMERCIAL			
Level P4	Compact 7'-6" X 15'-0"	C	57
Level P4	Standard 9'-0" X 18'-0"	S	78
Level P4	Standard 9'-0" X 18'-0" (EV Capable)	S	44
			179
RESIDENTIAL			
Level P4	Compact 7'-6" X 15'-0"	C	30
Level P4	Standard 9'-0" X 18'-0"	S	113
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Level P4	Tandem 7'-6" X 15'-0"	TC	10
Level P4	Tandem 9'-0" X 15'-0"	TC	14
Level P4	Tandem 9'-0" X 18'-0"	TS	16
			311

PARKING NUMBER LEGEND





LEVEL P4 ENLARGED PLAN C

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

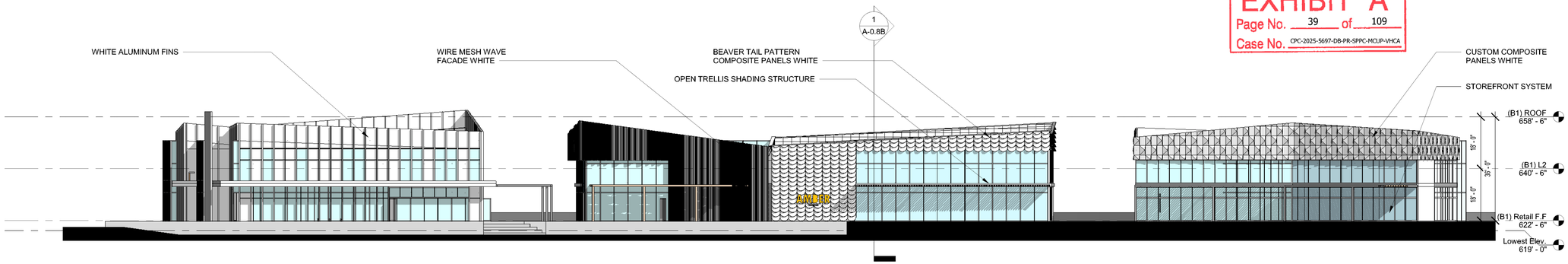
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

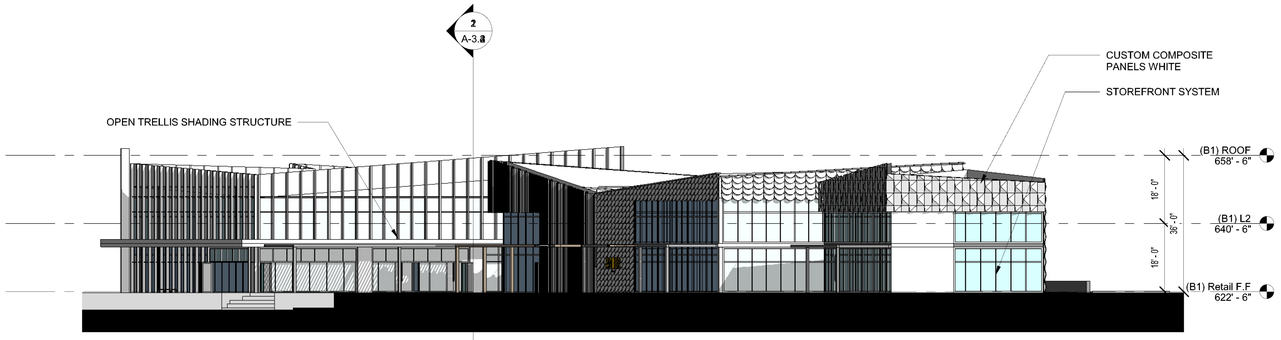
MVE + PARTNERS

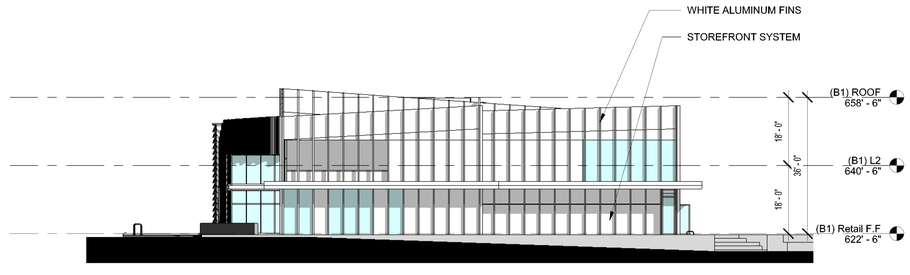
A-1.24C

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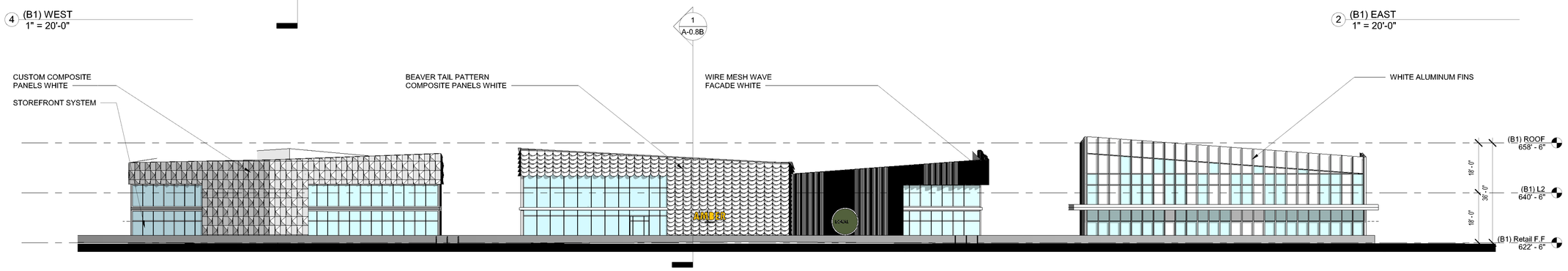
3 (B1) NORTH
1" = 20'-0"



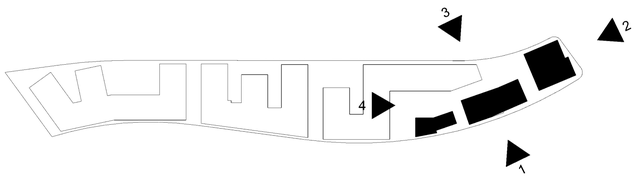


4 (B1) WEST
1" = 20'-0"

2 (B1) EAST
1" = 20'-0"



1 (B1) SOUTH
1" = 20'-0"



EXTERIOR ELEVATION - BUILDING 1

0' 20' 40' 60'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-2.1

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LIGHT GRAY COLOR COMPOSITE PANELS
WOOD TEXTURE COMPOSITE PANELS
DARK GRAY TEXTURED STUCCO
GLASS RAILING
STOREFRONT SYSTEM
DARK GRAY COLOR COMPOSITE PANELS
LIGHT GRAY COLOR COMPOSITE PANELS
DARK GRAY TEXTURED STUCCO
WOOD TEXTURE COMPOSITE PANELS
LIGHT GRAY COLOR COMPOSITE PANELS



2 A-1.21C
2 A-3.4

3 (B2 NORTH
1" = 20'-0"

LIGHT GRAY COLOR COMPOSITE PANELS
WOOD TEXTURE COMPOSITE PANELS
DARK GRAY TEXTURED STUCCO
GLASS RAILING



4 (B2) WEST
1" = 20'-0"

LIGHT GRAY COLOR COMPOSITE PANELS
WOOD TEXTURE PANELS
DARK GRAY TEXTURED STUCCO
GLASS RAILING

2 A-3.4

LIGHT GRAY COLOR COMPOSITE PANELS
STOREFRONT SYSTEM



2 (B2) EAST
1" = 20'-0"

2 A-0.8B
3 A-3.1

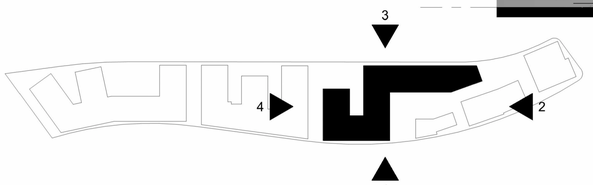
DARK GRAY COLOR COMPOSITE PANELS
LIGHT GRAY COLOR COMPOSITE PANELS
WOOD TEXTURE COMPOSITE PANELS
DARK GRAY TEXTURED STUCCO
GLASS RAILING
STOREFRONT SYSTEM
VERTICAL GREEN WALL SYSTEM



1 (B2) SOUTH
1" = 20'-0"

2 A-1.21C

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



EXTERIOR ELEVATION - BUILDING 2

0' 20' 40' 60'

PROJECT #2019-10204
DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP
RC DEVELOPMENT, INC.
TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS

A-2.2

EXHIBIT "A"
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DARK GRAY METAL SIDING
WHITE COLOR TILE
METAL PICKET RAILING
WOOD TEXTURE COMPOSITE PANEL

WHITE TEXTURED STUCCO
WHITE COLOR TILE



3 A-1.21B

2 A-1.21B

3 (B3) NORTH
1" = 20'-0"

WHITE TEXTURED STUCCO
WOOD TEXTURE COMPOSITE PANEL
DARK GRAY METAL SIDING
WHITE COLOR TILE

2 A-3.3

GRAY COLOR COMPOSITE PANELS
DARK GRAY COLOR COMPOSITE PANELS



4 (B3) WEST
1" = 20'-0"

GRAY COLOR COMPOSITE PANELS
DARK GRAY COLOR COMPOSITE PANELS

2 A-3.3

WHITE TEXTURED STUCCO
DARK GRAY METAL SIDING
WHITE COLOR TILE



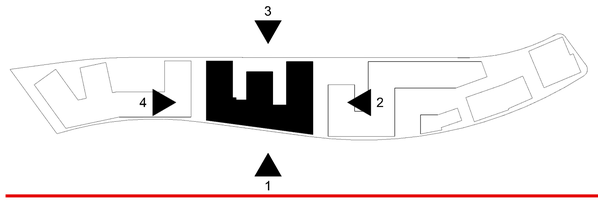
2 (B3) EAST
1" = 20'-0"

DARK GRAY COLOR COMPOSITE PANELS
GRAY COLOR COMPOSITE PANELS
WOOD TEXTURE COMPOSITE PANEL
GLASS RAILING
STOREFRONT SYSTEM

WOOD SLATS WALL PANEL



1 (B3) SOUTH
1" = 20'-0"



EXTERIOR ELEVATION - BUILDING 3

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-2.3





4 (B4) WEST
1" = 20'-0"

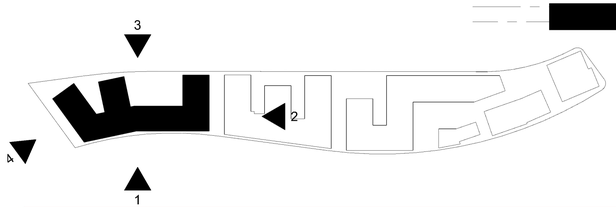


3 (B4) EAST
1" = 20'-0"



2 (B4) SOUTH
1" = 20'-0"

EXHIBIT "A"
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EXTERIOR ELEVATION - BUILDING 4

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

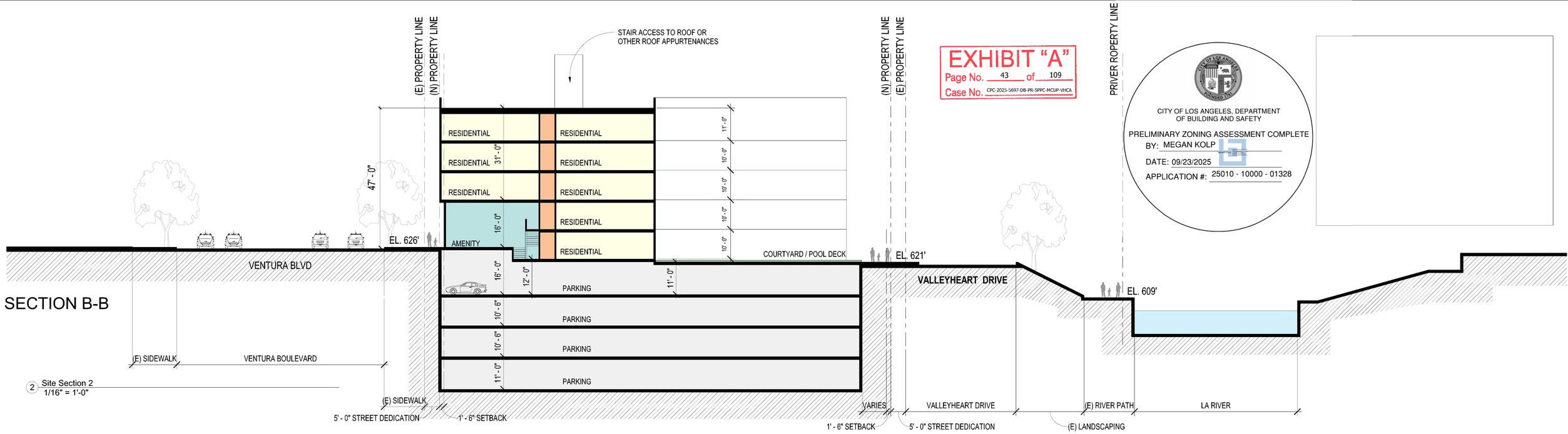
MVE + PARTNERS

A-2.4

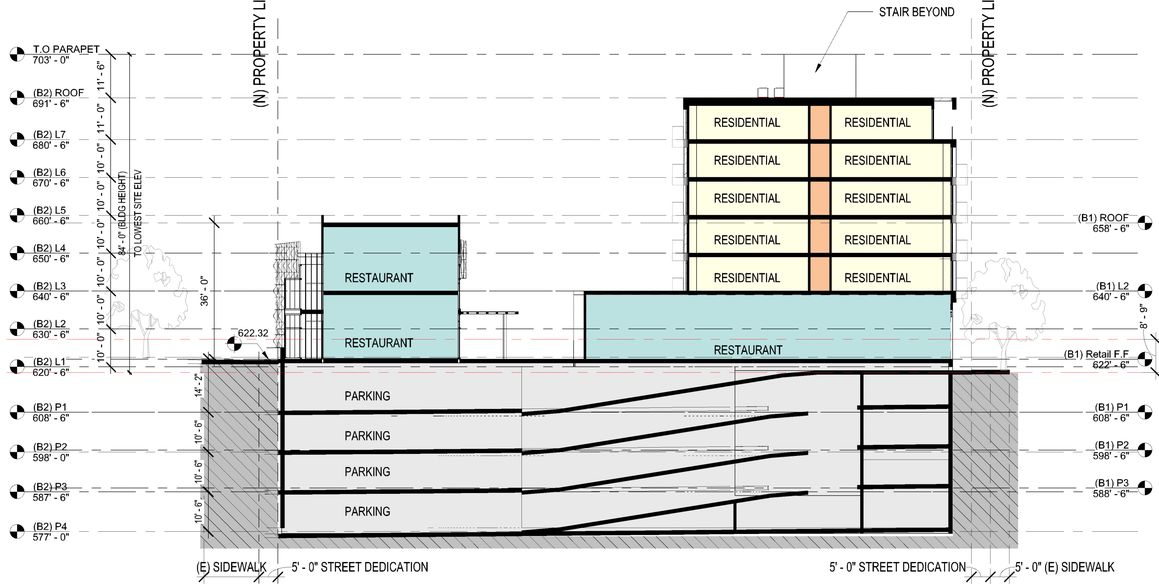
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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328

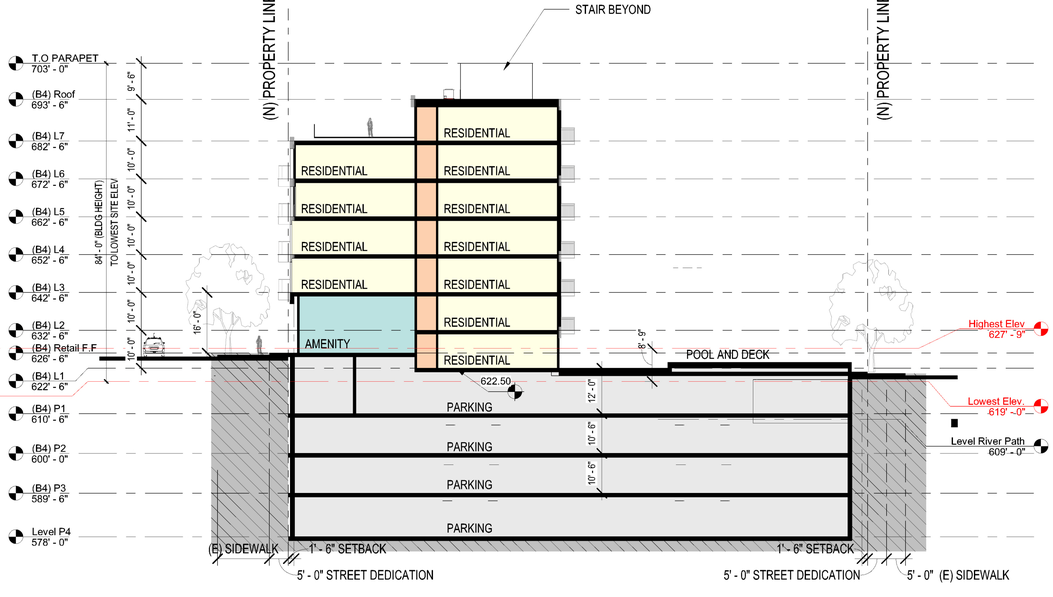
SECTION B-B



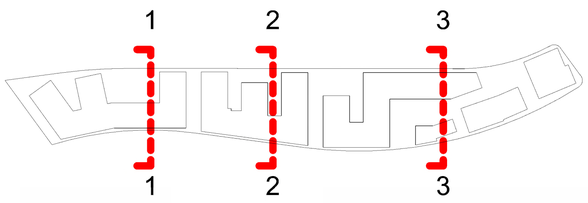
2 Site Section 2
1/16" = 1'-0"



3 Site Section 3
1" = 20'-0"



1 Site Section 1
1" = 20'-0"



BUILDING CROSS SECTION

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

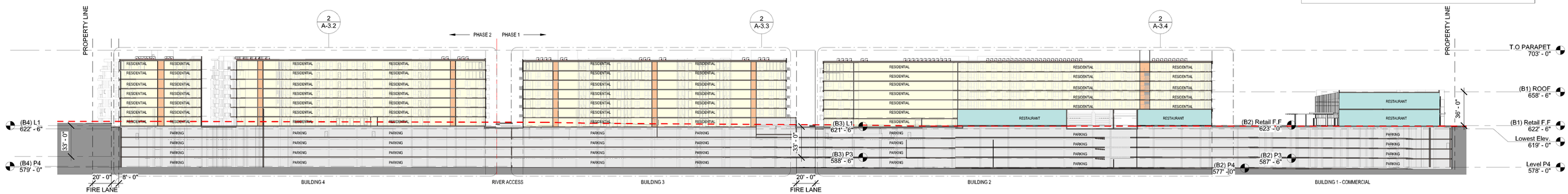
PROJECT #2019-10204

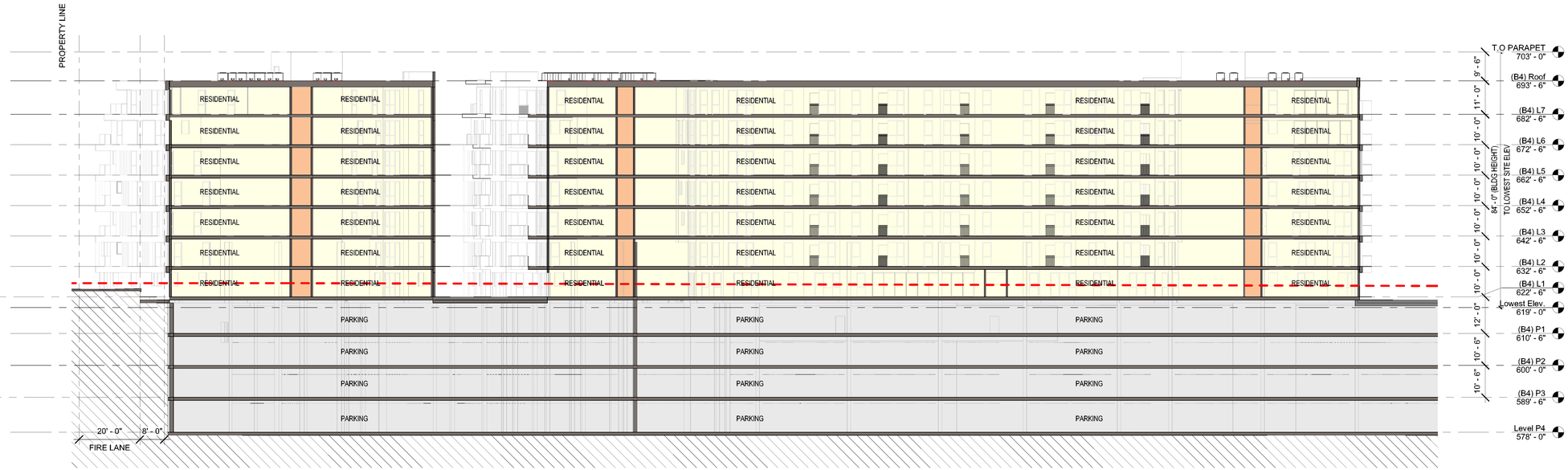
DATE ISSUED: 9/18/2025

MVE + PARTNERS

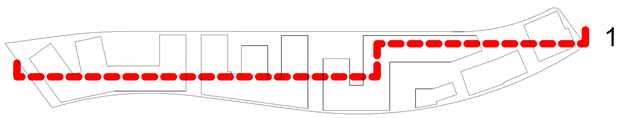
A-3.1

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2 SITE SECTION EW ENLARGED - B4
1" = 20'-0"



BUILDING SECTION

0' 20' 40' 60'

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

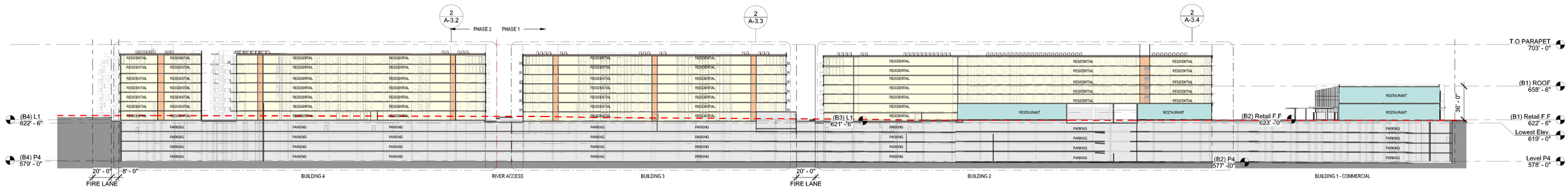
DATE ISSUED: 9/18/2025

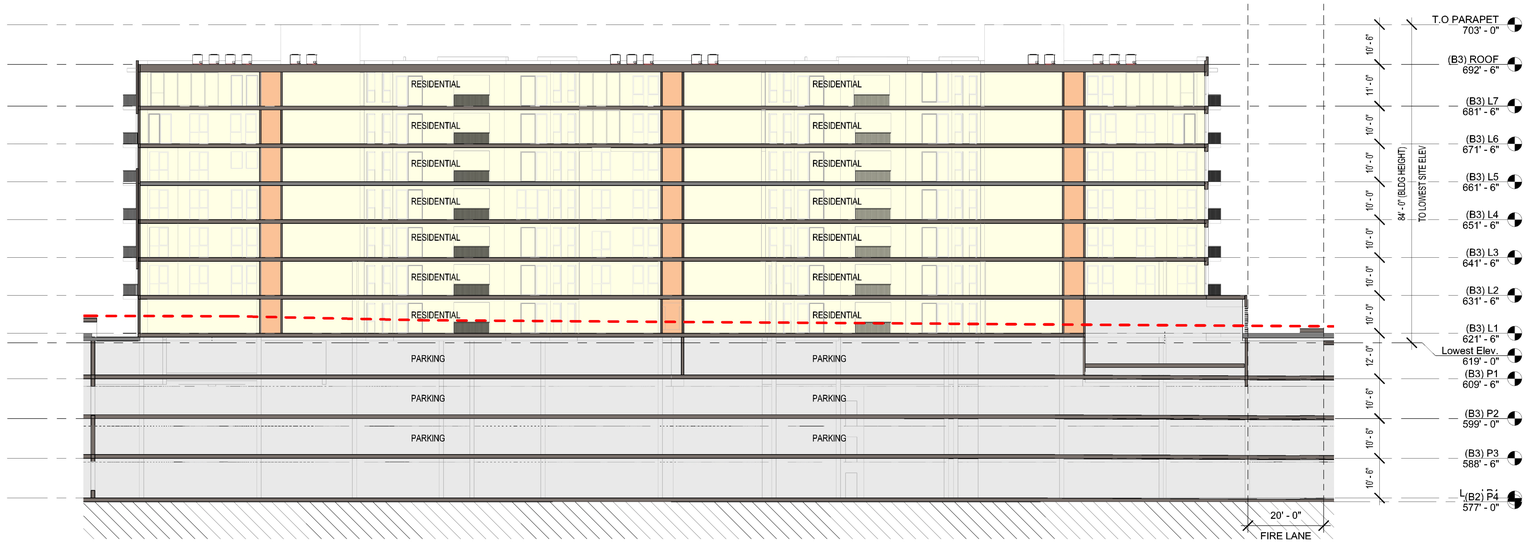
GENTON PROPERTY GROUP · RC DEVELOPMENT, INC. · TORINO | COMPANIES

MVE + PARTNERS

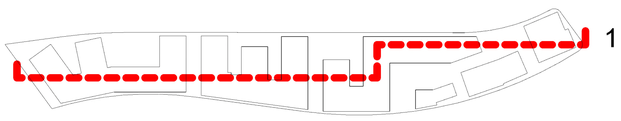
A-3.2

EXHIBIT "A"
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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA





2 SITE SECTION EW ENLARGED - B3
1" = 20'-0"



BUILDING SECTION

0' 20' 40' 60'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

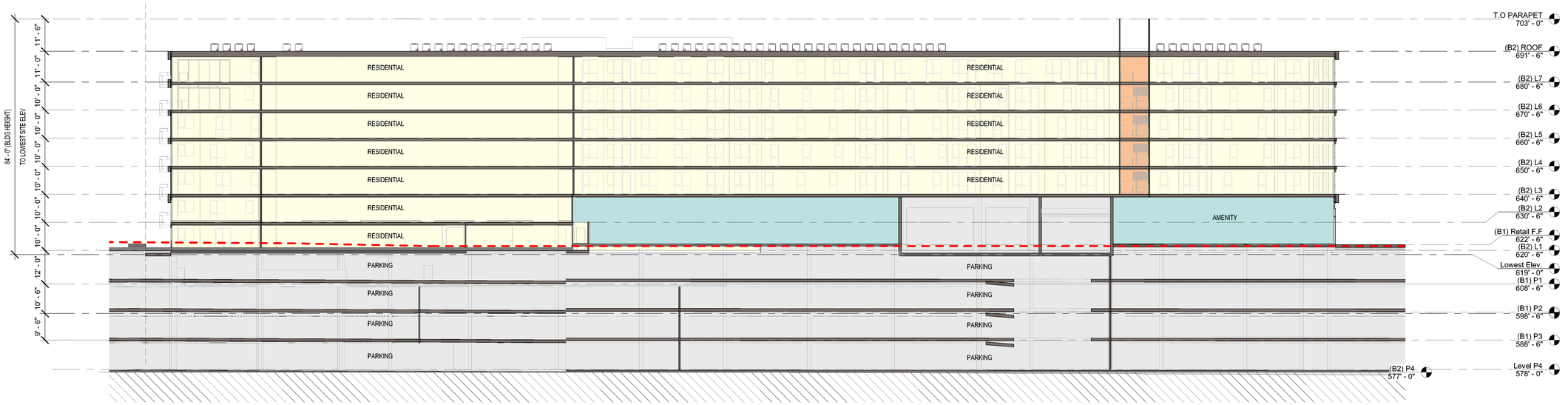
12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS

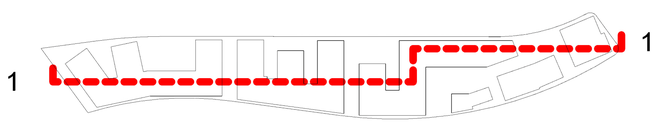
A-3.3

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2 SITE SECTION EW ENLARGED - B2
1" = 20'-0"



BUILDING SECTION

0' 20' 40' 60'

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

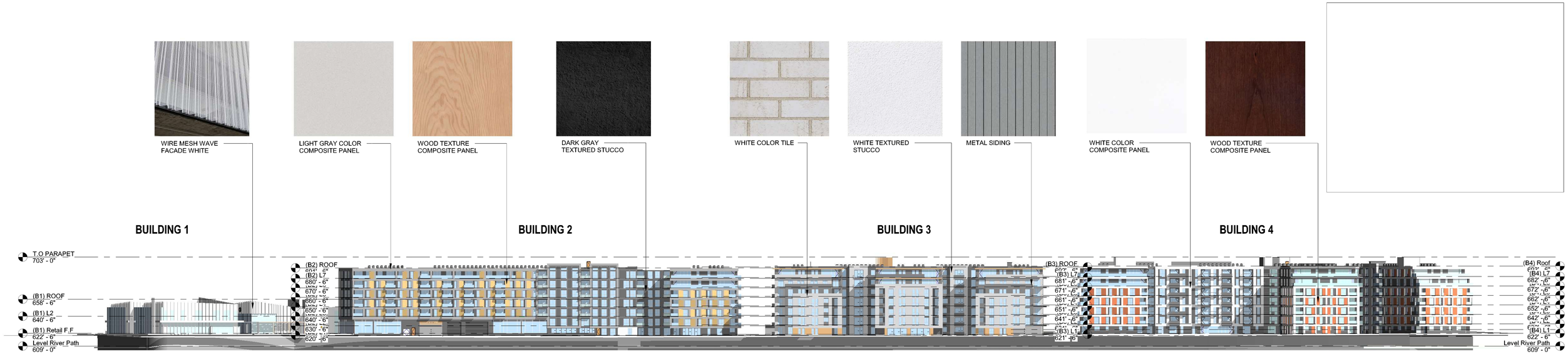
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-3.4



2 VALLEYHEART DR ELEVATION
1" = 50'-0"

1 VENTURA STREET ELEVATION
1" = 50'-0"

EXHIBIT "A"
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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

MATERIAL BOARD

0' 80' 160' 240'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

MVE + PARTNERS | AO Architecture. Design. Relationships.

A-9.1

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3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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3D VIEW

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3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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3D VIEW

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

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3D VIEW

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3D VIEW

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3D VIEW

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3D VIEW

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3D VIEW

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GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF STUDIO CITY REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF STUDIO CITY REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.

PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF STUDIO CITY GUIDELINES.

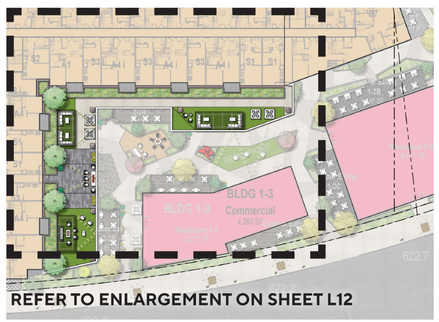
IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

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GROUND LEVEL



LEVEL 3

0 50' 100'
SCALE 1" = 50'

OVERALL LANDSCAPE PLAN

TOTAL LANDSCAPE AREA BY LEVEL	
LEVEL 1	32,676 SF
LEVEL 3	1,762 SF
LEVEL 6	1,107 SF
LEVEL 7	1,255 SF
TOTAL:	36,800 SF

FRONT YARD SETBACK LANDSCAPE CALCULATIONS	
TOTAL FRONT YARD SETBACK AREA (18" FROM PROPERTY LINE)	2,166 SF
PROPOSED LANDSCAPE AREA	1,437 SF
LANDSCAPE COVERAGE	66%

PROJECT SUMMARY	
OVERALL SITE AREA	261,240 SF
OVERALL LANDSCAPE AREA	36,800 SF
LANDSCAPE COVERAGE	14%

OVERALL OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
OVERALL LANDSCAPE AREA	36,800 SF
OVERALL OPEN SPACE	89,736 SF
TOTAL OPEN SPACE	48.4%

USABLE OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
LANDSCAPED OPEN SPACE	36,800 SF
USABLE OPEN SPACE	60,706 SF
TOTAL USABLE OPEN SPACE	23%

LICENSED LANDSCAPE ARCHITECT
DIEGO ALESSI
4201
Signature
09/2027
Renewal Date
10/2026
Date
STATE OF CALIFORNIA

PROJECT INFORMATION

PROJECT NAME: 12555 W. VENTURA BOULEVARD LOS ANGELES CA 91605

APN'S: 2375-018-008, 2375-018-013, 2375-018-018, 2375-018-019

NAME: DIEGO ALESSI
ADDRESS: 144 N. ORANGE STREET
ORANGE CA. 92866
PHONE: 714.639.9860
EMAIL: DIEGOA@AOARCHITECTS.COM
LIC: 4201

PROJECT #2019-10204

GENTON PROPERTY GROUP · RC DEVELOPMENT, INC. · TORINO | COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

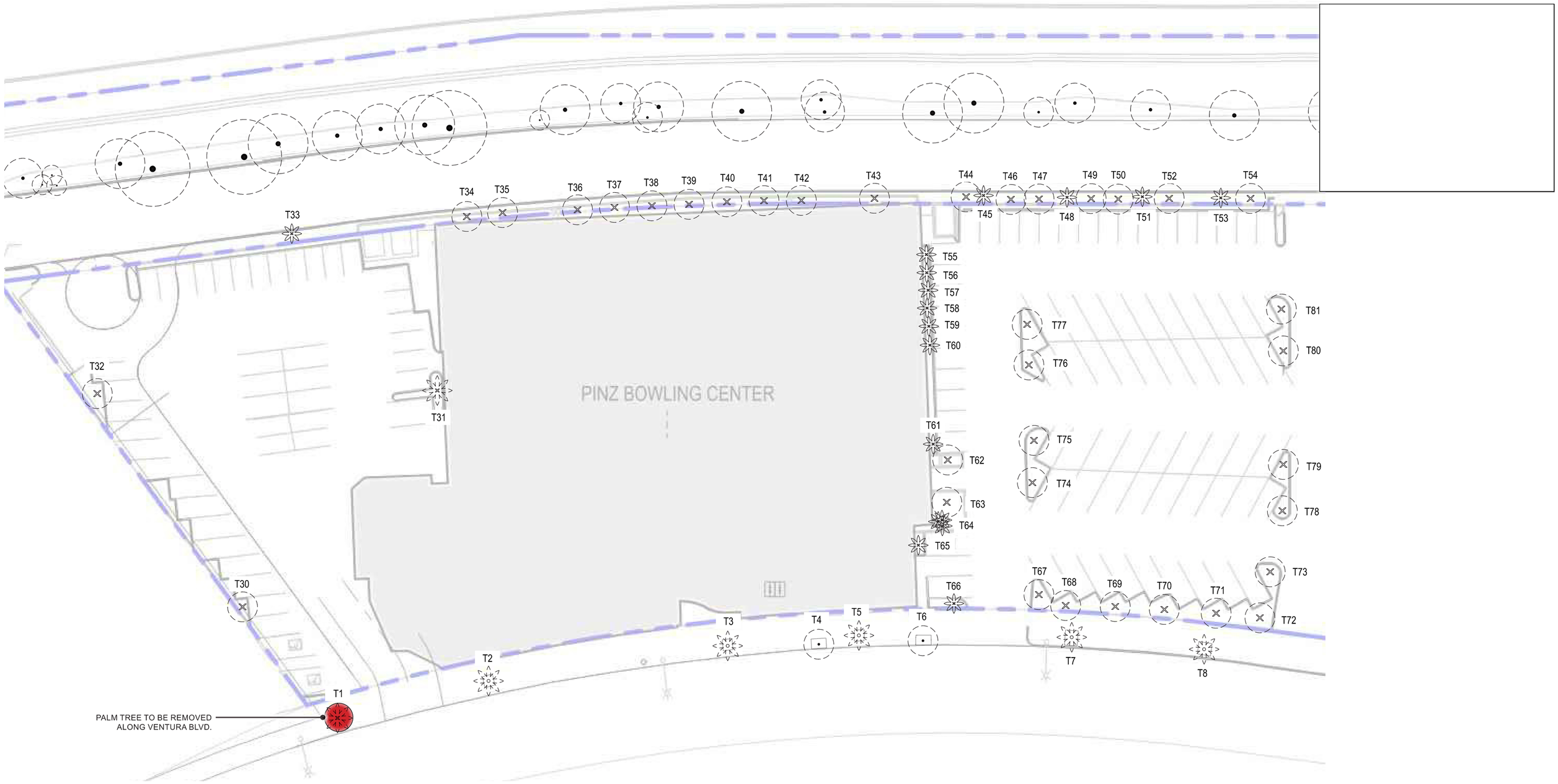
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EXISTING TREE INVENTORY LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	DESCRIPTION
T1	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T2	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T3	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T4	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T5	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T6	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T7	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T8	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T9	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T10	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T11	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T12	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T13	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T14	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T15	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T16	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T17	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T18	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T19	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T20	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T21	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T22	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T23	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T24	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T25	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T26	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T27	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T28	PISTACIA CHINENSIS CHINESE PISTACHE	TO REMAIN - PROTECT IN PLACE
T29	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO REMAIN - PROTECT IN PLACE
T30	SCHEFFLERA SPECIES SCHEFFLERA	TO BE REMOVED
T31	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T32	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T33	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T34	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T35	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T36	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T37	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T38	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T39	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T40	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T41	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T42	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T43	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T44	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T45	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T46	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T47	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T48	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T49	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T50	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T51	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T52	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T53	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T54	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T55	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T56	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T57	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T58	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T59	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T60	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T61	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO BE REMOVED
T62	FICUS SPECIES FICUS	TO BE REMOVED
T63	FICUS SPECIES FICUS	TO BE REMOVED
T64	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T65	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO BE REMOVED
T66	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO BE REMOVED
T67	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T68	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T69	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T70	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T71	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T72	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T73	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T74	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T75	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T76	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T77	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T78	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T79	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T80	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T81	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T82	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T83	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T84	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T85	JACARANDA MIMOSIFOLIA JACARANDA	TO BE REMOVED
T86	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T87	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T88	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T89	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T90	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T91	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T92	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T93	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T94	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T95	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T96	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T97	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
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T101	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T102	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T103	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T104	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T105	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	TO BE REMOVED
T106	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	TO BE REMOVED
T107	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	TO BE REMOVED
T108	CORYMBIA CITRIODORA LEMON-SCENTED GUM	TO BE REMOVED
T109	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	TO BE REMOVED
T110	SCHEFFLERA SPECIES SCHEFFLERA	TO BE REMOVED
T111	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T112	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T113	SCHEFFLERA SPECIES SCHEFFLERA	TO BE REMOVED
T114	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T115	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T116	SCHEFFLERA SPECIES SCHEFFLERA	TO BE REMOVED
T117	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T118	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T119	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T120	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T121	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T122	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T123	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO BE REMOVED
T124	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	TO BE REMOVED
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T127	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T128	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T129	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T130	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T131	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T132	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
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T135	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
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T138	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T139	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
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T144	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T145	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
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T147	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T148	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T149	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T150	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
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T153	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T154	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
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T156	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T157	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T158	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T159	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T160	CORYMBIA CITRIODORA LEMON-SCENTED GUM	TO BE REMOVED
T161	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T162	CORYMBIA CITRIODORA LEMON-SCENTED GUM	TO BE REMOVED
T163	CORYMBIA CITRIODORA LEMON-SCENTED GUM	TO BE REMOVED
T164	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T165	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T166	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T167	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T168	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T169	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T170	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T171	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T172	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T173	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T174	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T175	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
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T179	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T180	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T181	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T182	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T183	PYRUS CALLERYANA ORNAMENTAL PEAR	TO BE REMOVED
T184	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T185	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T186	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED

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EXISTING TREE INVENTORY LEGEND



TREE INVENTORY AND PROTECTION PLAN

0 20′ 40′

SCALE 1" = 20'

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KEYMAP



GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

MVE + PARTNERS | AO Architecture. Design. Relationships.

L03

VALLEY HEART DRIVE

T86 T87 T88 T89 T90 T91 T92 T93 T94 T95 T96 T97 T98 T99 T100 T101 T102 T103 T104 T138 T139 T140

T85 T84 T83 T82

STAPLES AND CARNEY'S

T105 T106 T107 T108

BED BATH & BEYOND

T109 T110 T111 T112 T113 T114 T115 T116 T117 T118 T119 T120 T121 T122 T123 T124

T9 T10 T11 T12 T13 T14 T185 T186 T15

T127 T16 T17 T128 T18 T129 T19 T130

VENTURA BOULEVARD

CANOPY TREE TO BE REMOVED ALONG VENTURA BLVD.

PALM TREE TO BE REMOVED ALONG VENTURA BLVD.

KEYMAP



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0 20' 40'
SCALE 1" = 20'

TREE INVENTORY AND PROTECTION PLAN

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

MVE + PARTNERS | AO Architecture. Design. Relationships.

L04

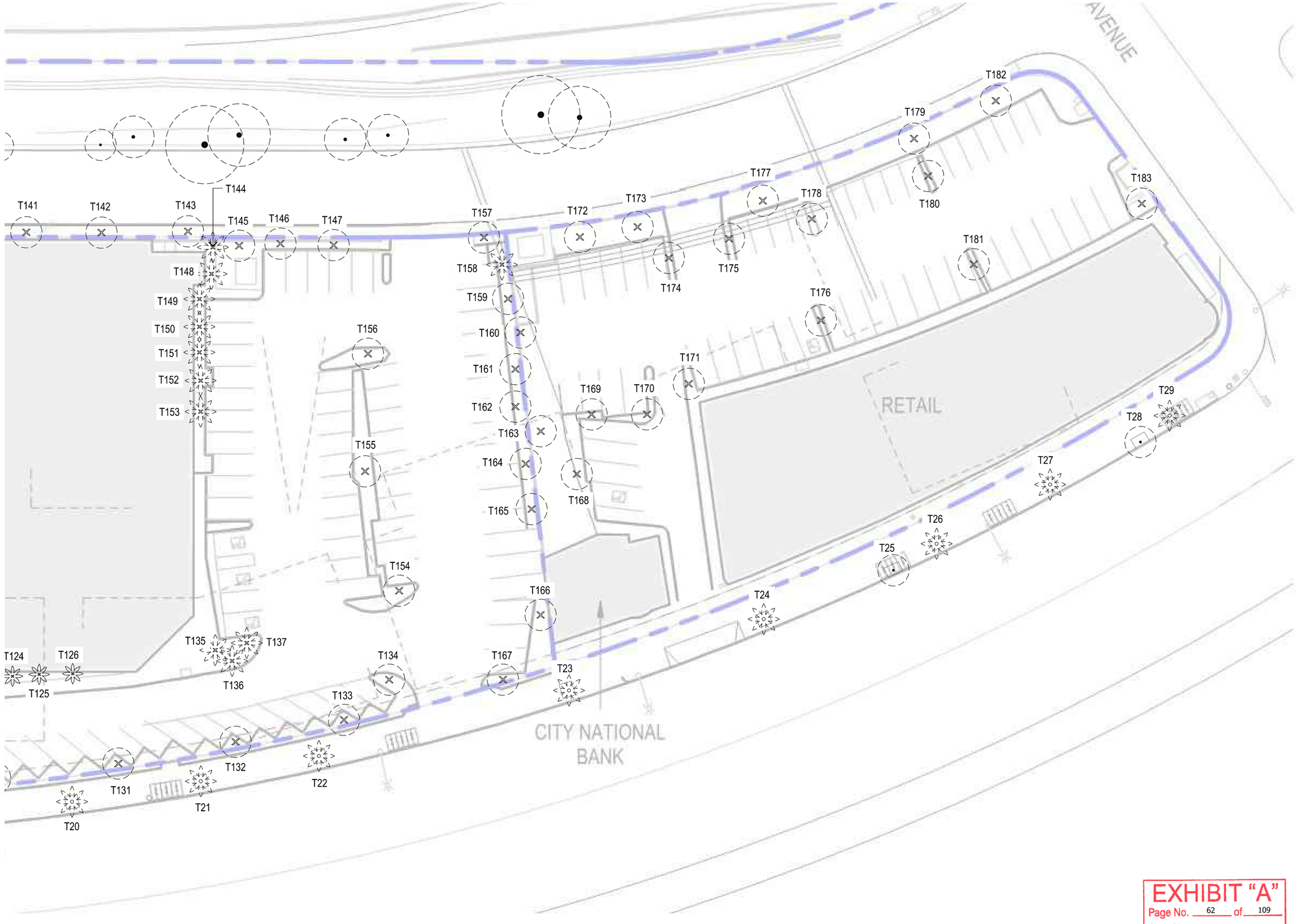


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0 20' 40'
SCALE 1" = 20'

TREE INVENTORY AND PROTECTION PLAN

KEYMAP



GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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L05

PHASE 2

608.5'

609.5'

VALLEYHEART DRIVE

SECURED ACCESS GATE

620.8'

621.9'

TRANSFORMER STAGING AREA (38X30)

623.2'

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

SECURED ACCESS GATE

FIRE LANE

Pool Lounge
1,636 SF

Parcel

CoWorking Space
3,506 SF

Outdoor Dining

Game Rm.
1,244 SF

Sports Lounge
997 SF

Music Rm.
844 SF

RAMP

12" EXPOSED HIGH WALLS TYP.
24" MIN. PLANTING DEPTH

12" EXPOSED HIGH WALLS TYP.
24" MIN. PLANTING DEPTH

SECURED ACCESS GATE

628.25'

626.4'

VENTURA BOULEVARD

SECURED ACCESS GATE

625.7'

626.5'

#4 FH

627.8'

(N) Property Line

OPEN SPACE DIAGRAM

USABLE OPEN SPACE

LANDSCAPED OPEN SPACE

USABLE OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
LANDSCAPED OPEN SPACE	32,676 SF
USABLE OPEN SPACE	58,664 SF
TOTAL USABLE OPEN SPACE	23%

KEYMAP



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0 20' 40'
SCALE 1" = 20'

OPEN SPACE DIMENSION PLAN

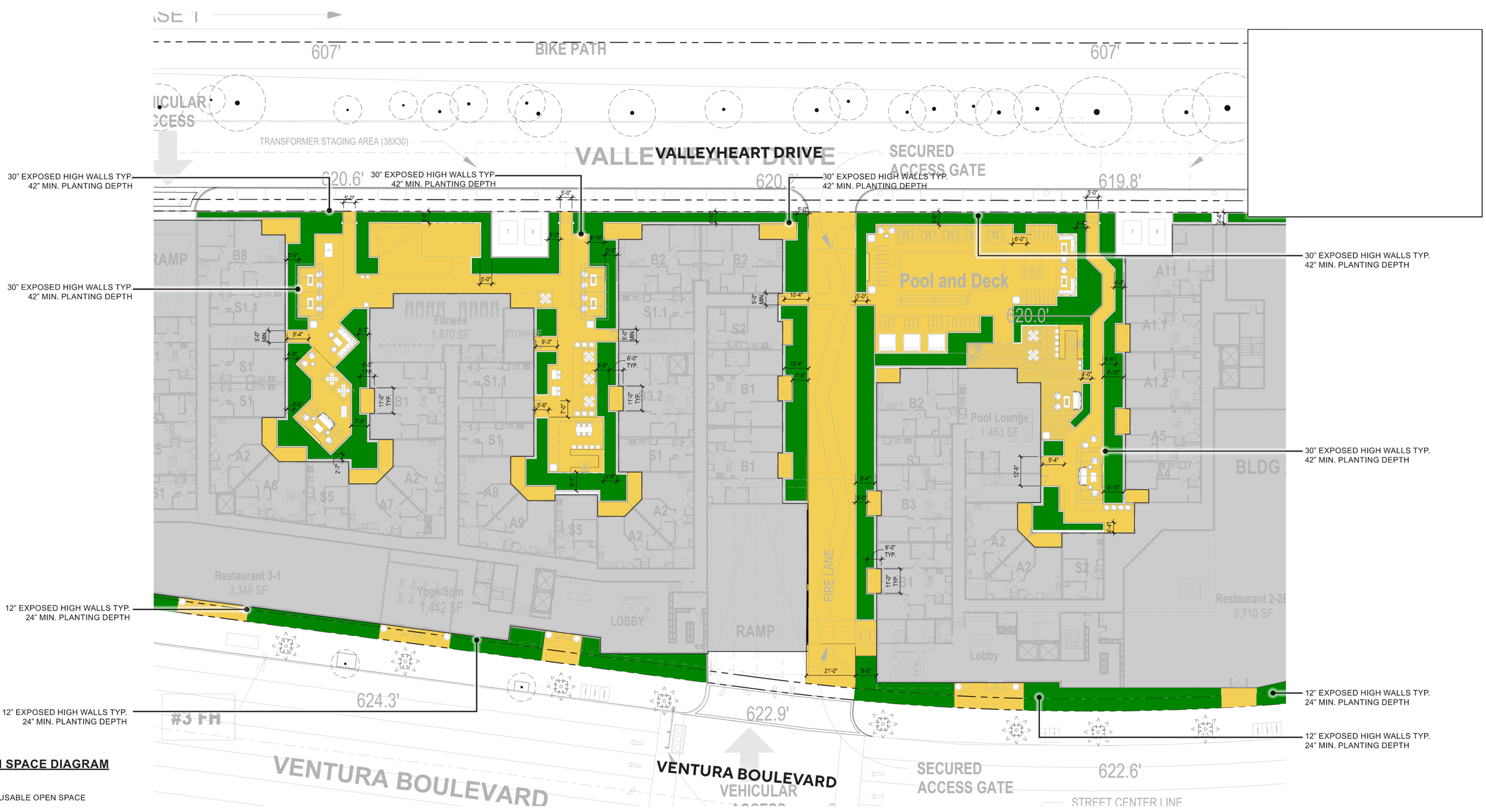
PROJECT #2019-10204

12555 VENTURA BLVD
STUDIO CITY, CA 91604

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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L06



OPEN SPACE DIAGRAM

USABLE OPEN SPACE

LANDSCAPED OPEN SPACE

USABLE OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
LANDSCAPED OPEN SPACE	32,676 SF
USABLE OPEN SPACE	58,664 SF
TOTAL USABLE OPEN SPACE	23%

OPEN SPACE DIMENSION PLAN

0 20' 40'

SCALE 1" = 20'

EXHIBIT "A"
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KEYMAP



GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

MVE + PARTNERS | AO Architecture. Design. Relationships.

L07

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

12" EXPOSED HIGH WALLS TYP.
24" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

30" EXPOSED HIGH WALLS TYP.
42" MIN. PLANTING DEPTH

VEHICULAR ACCESS

VALLEYHEART DRIVE

WHITSETT AVENUE

VENTURA BOULEVARD

TRANSFORMER STAGING AREA (38X30)

610'

619.8'

619.0'

619.8'

619.5'

621.5'

622.3'

622.3'

623.2'

622.7'

622.2'

BUILDING 1-1
Restaurant 1-1A
5,015 SF
Outdoor Eating
1-1A
657 SF
Restaurant 1-1B
5,438 SF

PLAZA

Outdoor Eating
1-1
[illegible] SF

Outdoor Eating
1-1B
[illegible] SF

Restaurant 2-1
4,102 SF

Outdoor Eating
1-2B
47 SF

BLDG 1-2
Restaurant 1-2A
3,768 SF

Restaurant 1-2B
6,617 SF

Outdoor Eating
1-2C

Restaurant 2-2A
8,293 SF

LOADING DOCK

RAMP

COMMERCIAL TRASH
300 SF

Outdoor Eating
2-2A

Outdoor Eating
1-2A

REMI PASEO

BLDG 1-3
Restaurant 1-3
4,227 SF

Outdoor Eating
1-3

Outdoor Eating
1-2B

#1 FH

9'-5"
3'-5"
7'-4"
8'-0"
5'-0"
4'-1"
3'-5"
5'-0"
4'-10"
5'-7"
6'-7"
6'-3"
5'-0"
5'-0"
5'-0"
5'-0"
3'-5"
7'-3"
4'-10"
4'-8"
4'-4"
5'-0"

OPEN SPACE DIAGRAM

USABLE OPEN SPACE

LANDSCAPED OPEN SPACE

USABLE OPEN SPACE SUMMARY	
OVERALL SITE AREA	261,240 SF
LANDSCAPED OPEN SPACE	32,676 SF
USABLE OPEN SPACE	58,664 SF
TOTAL USABLE OPEN SPACE	23%

KEYMAP



EXHIBIT "A"
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0 20' 40'
SCALE 1" = 20'

OPEN SPACE DIMENSION PLAN

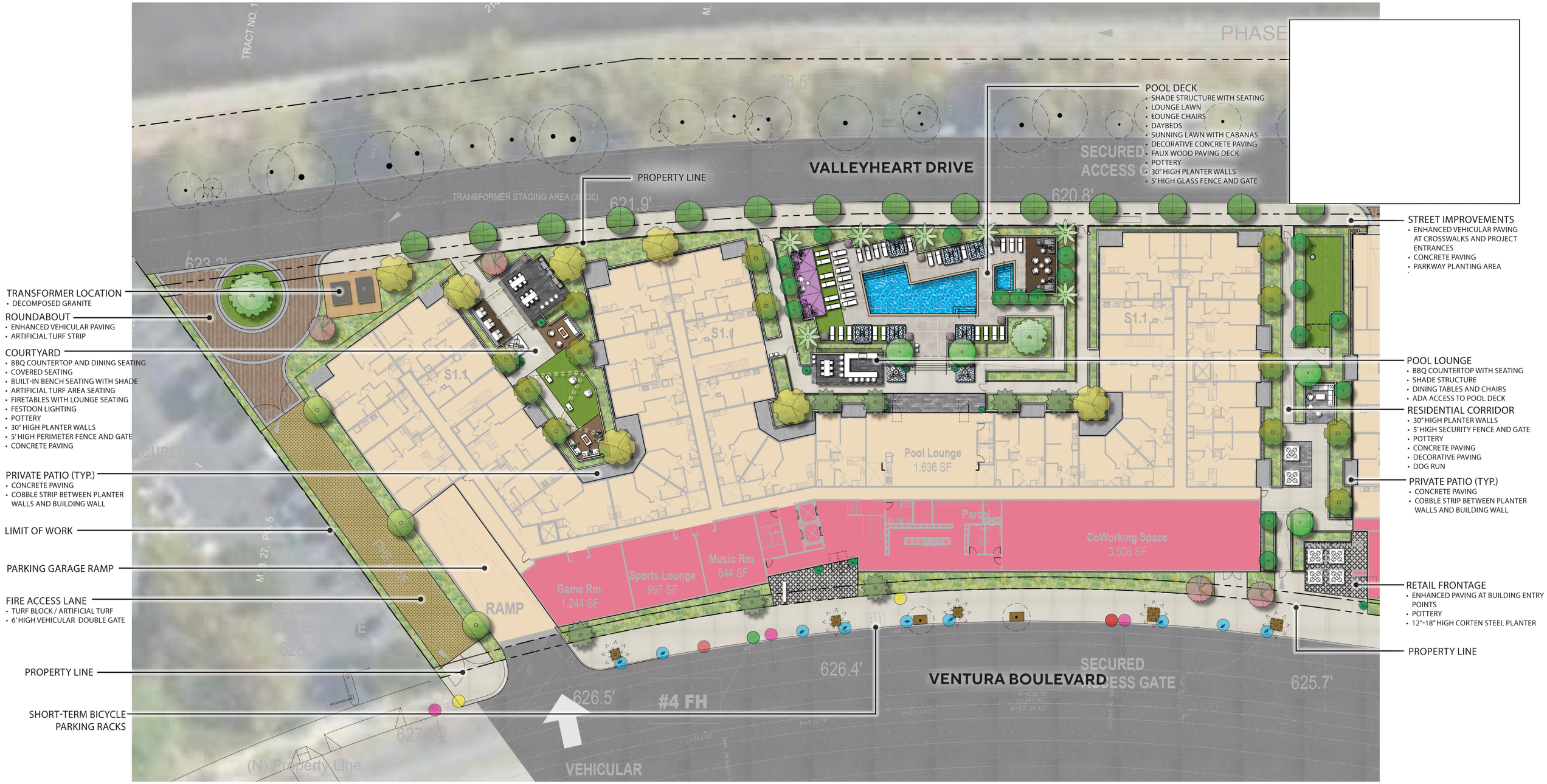
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STUDIO CITY, CA 91604

PROJECT #2019-10204

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L08



EXISTING CONDITIONS LEGEND

- EXISTING LIGHT POLE TO REMAIN
- EXISTING PARKING METER TO REMAIN
- EXISTING BUS SHELTER TO REMAIN
- EXISTING GROUND UTILITIES TO REMAIN
- EXISTING POWER LINE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN

KEYMAP



EXHIBIT "A"
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0 20' 40'
SCALE 1" = 20'

RESIDENTIAL ENLARGEMENT

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

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L09



STREET IMPROVEMENTS
- ENHANCED VEHICULAR PAVING AT CROSSWALKS AND PROJECT ENTRANCES
- CONCRETE PAVING
- PARKWAY PLANTING AREA

FITNESS PATIO
- ARTIFICIAL TURF
- SHADE SAIL ELEMENTS
- SOFT SEATING

COURTYARD
- D.G. AREA WITH FIRETABLES AND LOUNGE SEATING
- ARTIFICIAL TURF AREA WITH SEATING
- POTTERY
- 30" HIGH PLANTER WALLS
- CONCRETE PAVING
- LOUNGE SEATING

PRIVATE PATIO (TYP.)
- CONCRETE PAVING

COURTYARD
- D.G. AREA WITH FIRETABLES AND LOUNGE SEATING
- ENHANCED PAVING AREAS
- POTTERY
- 30" HIGH PLANTER WALLS
- BBQ COUNTERTOP WITH SEATING
- SHADE STRUCTURE WITH DINING TABLES AND CHAIRS
- PERIMETER FENCE AND GATE

RETAIL FRONTAGE
- ENHANCED PAVING AT BUILDING ENTRIES POINTS
- POTTERY
- 12"-18" HIGH CORTEN STEEL PLANTER
- EXISTING CONCRETE SIDEWALK TO REMAIN
- ENHANCED VEHICULAR PAVING AT ENTRY DRIVES

SHORT-TERM BICYCLE PARKING RACKS

POOL AND SPA
- SHADE STRUCTURE
- LOUNGE SPACE WITH FIRETABLES
- SUNNING LAWN WITH DAYBEDS
- MULTIMEDIA WALL
- LOUNGE CHAIRS
- DAYBEDS
- DECORATIVE CONCRETE PAVING
- DECORATIVE POTTERY
- 30" HIGH PLANTER WALLS
- 5' HIGH GLASS FENCE AND GATES

TRANSFORMER LOCATION
- DECOMPOSED GRANITE

CLUBHOUSE LOUNGE
- BBQ COUNTERTOP WITH SHADE ELEMENT
- DINING TABLES AND CHAIRS
- LOUNGE SEATING
- DECORATIVE TILE PAVING
- FIRETABLE IN D.G. AREA

PRIVATE PATIO (TYP.)
- CONCRETE PAVING

COURTYARD
- ARTIFICIAL LAWN AREA WITH SOFT SEATING AND SHADE STRUCTURE
- CONCRETE PAVING
- SEATING AREAS
- 30" HIGH PLANTER WALLS
- PERIMETER FENCE AND GATE
- DECORATIVE POTTERY IN COBBLE BED

FIRE ACCESS LANE
- TURF BLOCK / ARTIFICIAL TURF
- 6' HIGH VEHICULAR DOUBLE GATE
- PEDESTRIAN ACCESS
- ENHANCED VEHICULAR PAVING
- VEHICULAR RATED CONCRETE SIDEWALK
- PLANTERS ON ACCESS RAMP WALL
- 30" HIGH PLANTER WALLS

RETAIL FRONTAGE
- ENHANCED PAVING AT BUILDING ENTRY POINTS
- POTTERY
- 12"-18" HIGH CORTEN STEEL PLANTER
- EXISTING CONCRETE SIDEWALK TO REMAIN

SHORT-TERM BICYCLE PARKING RACKS

PARKING GARAGE RAMP
- ENHANCED PAVING AT MAJOR ENTRY POINTS

EXISTING CONDITIONS LEGEND
- EXISTING LIGHT POLE TO REMAIN
- EXISTING PARKING METER TO REMAIN
- EXISTING BUS SHELTER TO REMAIN
- EXISTING GROUND UTILITIES TO REMAIN
- EXISTING POWER LINE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN

KEYMAP



EXHIBIT "A"
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0 20' 40'
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RESIDENTIAL ENLARGEMENT

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

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L10



EXISTING TREES
- PROTECT IN PLACE
- TRIM AND MAINTAIN

LOADING DOCK
- ENHANCED VEHICULAR PAVING (TYP. AT ALL ENTRIES)

PROPERTY LINE

VALLEYHEART ENHANCEMENT
- ENHANCED VEHICULAR PAVING AT CROSSWALKS AND PROJECT ENTRANCES
- CONNECTION TO RIVER PARK
- POTENTIAL STREET CLOSURE FOR STREET FAIR

PROPERTY LINE

THE PARK
- ARTIFICIAL TURF AREA
- PERFORMANCE STAGE
- FIRETABLE
- STADIUM SEATING FACING RIVER AND PARK
- LOUNGE SEATING
- FESTOON LIGHTING
- 5' WIDE ADA RAMP ACCESS AND STEPS
- DINING PATIOS
- RAISED PLANTERS
- 30" HIGH PLANTERS
- SHADE ELEMENTS

CORNER PLAZA
- PLANTING AREA TYP.
- PROJECT SIGNAGE
- 1' HIGH CORTEN STEEL PLANTER AT GROUND LEVEL

VENTURA BLVD.
- EXISTING TREES TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- ENHANCED PEDESTRIAN PAVING

THE LOUNGE
- FIRETABLES
- LOUNGE SEATING
- DECOMPOSED GRANITE
- RAISED PLANTERS

RETAIL PASEO
- 30" HIGH RAISED PLANTERS
- DINING PATIOS
- DECORATIVE POTTERY
- SEATING
- ENHANCED PAVING

ELEVATOR NODES
- ENHANCED CONCRETE PAVERS AT ELEVATOR / STAIR LOCATIONS

SHORT-TERM BICYCLE PARKING RACKS

VENTURA BLVD.
- EXISTING TREES TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING BUS STOPS TO REMAIN
- EXISTING LIGHT POLES TO REMAIN
- ENHANCED PEDESTRIAN PAVING AT PROJECT ENTRIES
- PROPOSED BIKE RACKS

RESTAURANT PATIO (TYP.)
- SHADE STRUCTURE
- FENCE AND GATE
- DECORATIVE POTTERY
- ENHANCED PAVING
- 30" RAISED PLANTER WALLS

PROPERTY LINE

SHORT-TERM BICYCLE PARKING RACKS

KEYMAP



RETAIL PASEO
- 30" HIGH RAISED PLANTERS
- DINING PATIOS
- DECORATIVE POTTERY
- SEATING
- ENHANCED PAVING

EXISTING CONDITIONS LEGEND
- EXISTING LIGHT POLE TO REMAIN
- EXISTING PARKING METER TO REMAIN
- EXISTING BUS SHELTER TO REMAIN
- EXISTING GROUND UTILITIES TO REMAIN
- EXISTING POWER LINE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN

KID'S PLAY PARK
- ARTIFICIAL TURF
- PLAY SCULPTURES
- FESTOON LIGHTING
- ART SCULPTURE
- SEATING
- ENHANCED PAVING
- RAISED PLANTERS

RESTAURANT PATIO (TYP.)
- SHADE STRUCTURE
- FENCE AND GATE
- DECORATIVE POTTERY
- ENHANCED PAVING
- 30" RAISED PLANTER WALLS

ELEVATOR NODES
- ENHANCED CONCRETE PAVERS AT ELEVATOR / STAIR LOCATIONS

COMMERCIAL ENLARGEMENT

0 20' 40'
SCALE 1" = 20'

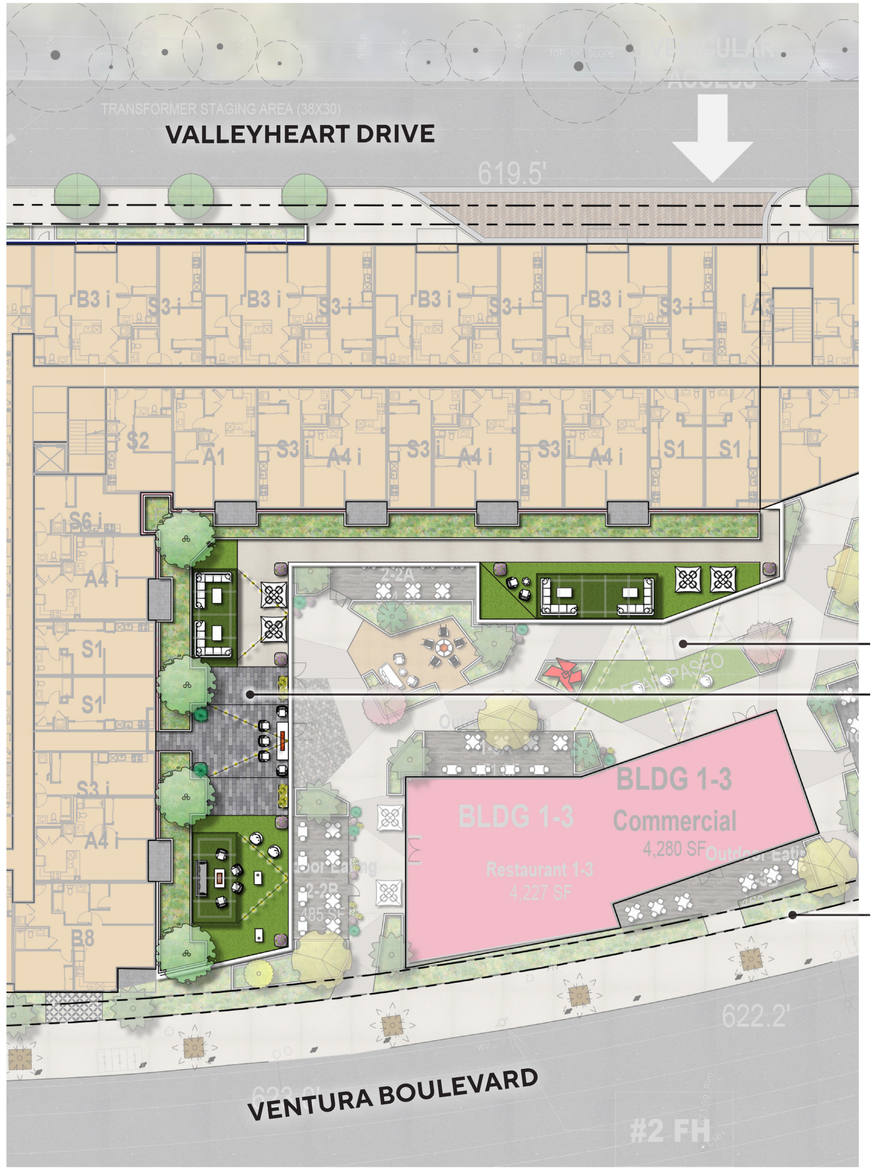
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GROUND LEVEL RETAIL
- REFER TO SHEET L11

LEVEL 3 UPPER COURTYARD
- FIRETABLE WITH LOUNGE SEATING
- FESTOON LIGHTING
- ARTIFICIAL TURF
- 30" HIGH RAISED PLANTER WALLS
- DECORATIVE PAVING
- DECORATIVE POTTERY
- SHADE STRUCTURE WITH GAMES

PROPERTY LINE

USABLE OPEN SPACE SUMMARY	
LANDSCAPED OPEN SPACE	1,762 SF
USABLE OPEN SPACE	4,457 SF
TOTAL OPEN SPACE	6,219 SF

KEYMAP



EXHIBIT "A"
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0 20' 40'
SCALE 1" = 20'

RESIDENTIAL ENLARGEMENT - LEVEL 3

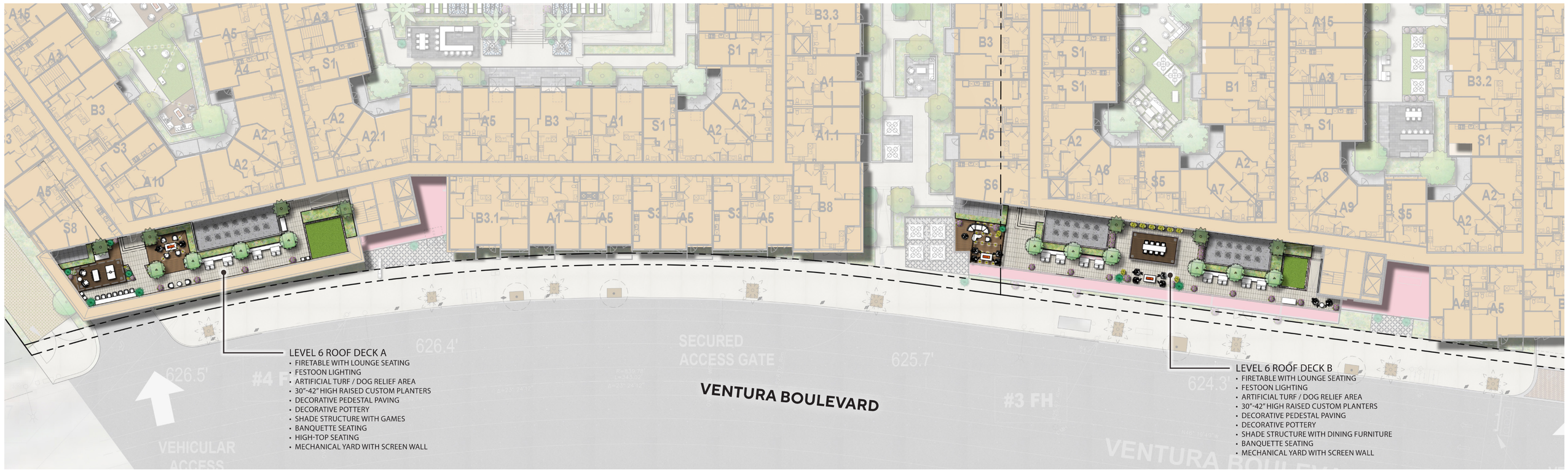
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STUDIO CITY, CA 91604

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L12



USABLE OPEN SPACE SUMMARY	
LANDSCAPED OPEN SPACE	1,107 SF
USABLE OPEN SPACE	5,089 SF
TOTAL OPEN SPACE	6,197 SF

KEYMAP



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0 20' 40'
SCALE 1" = 20'

RESIDENTIAL ENLARGEMENT - LEVEL 6

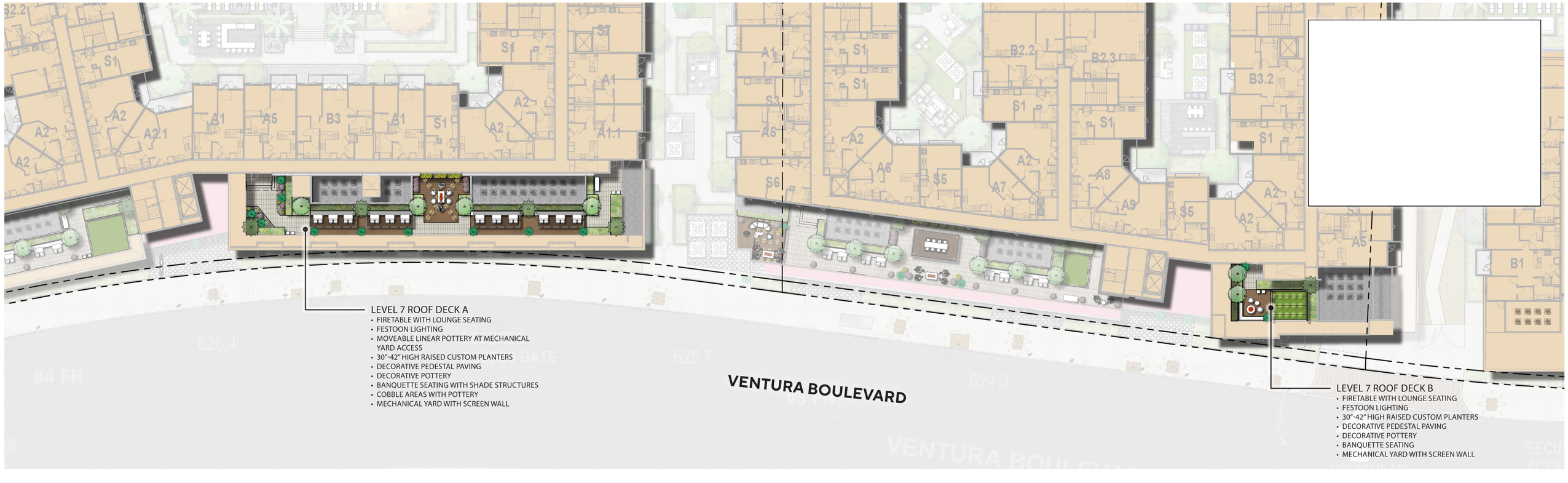
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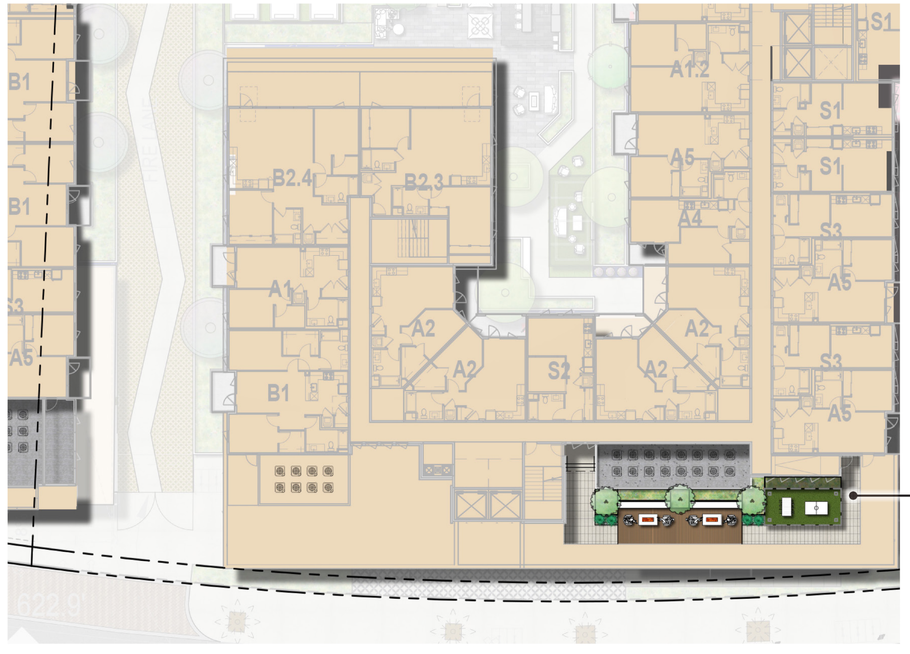
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L13



LEVEL 7 ROOF DECK A
- FIRETABLE WITH LOUNGE SEATING
- FESTOON LIGHTING
- MOVEABLE LINEAR POTTERY AT MECHANICAL YARD ACCESS
- 30"-42" HIGH RAISED CUSTOM PLANTERS
- DECORATIVE PEDESTAL PAVING
- DECORATIVE POTTERY
- BANQUETTE SEATING WITH SHADE STRUCTURES
- COBBLE AREAS WITH POTTERY
- MECHANICAL YARD WITH SCREEN WALL

LEVEL 7 ROOF DECK B
- FIRETABLE WITH LOUNGE SEATING
- FESTOON LIGHTING
- 30"-42" HIGH RAISED CUSTOM PLANTERS
- DECORATIVE PEDESTAL PAVING
- DECORATIVE POTTERY
- BANQUETTE SEATING
- MECHANICAL YARD WITH SCREEN WALL



LEVEL 7 ROOF DECK C
- FIRETABLES WITH BANQUETTE SEATING
- 30"-42" HIGH RAISED CUSTOM PLANTERS
- DECORATIVE PEDESTAL PAVING
- DECORATIVE POTTERY
- MECHANICAL YARD WITH SCREEN WALL
- LAWN WITH GAMES

USABLE OPEN SPACE SUMMARY	
LANDSCAPED OPEN SPACE	1,255 SF
USABLE OPEN SPACE	3,791 SF
TOTAL OPEN SPACE	5,046 SF

KEYMAP



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RESIDENTIAL ENLARGEMENT - LEVEL 7

0 20' 40'
SCALE 1" = 20'

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12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

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L14



ARBUTUS MARINA
(STRAWBERRY TREE)
HEIGHT: 30' - 50'
SPREAD: 30' - 45'



ARCHONTOPHOENIX CUNNINGHAMIANA
(KING PALM - MULTI TRUNK)
HEIGHT: 30' - 50'
SPREAD: 30' - 45'



CHAMAEROPS HUMILUS
(MEDITERRANEAN FAN PALM)
HEIGHT: 6' - 15'
SPREAD: 6' - 20'



CERCIDIUM FLORIDUM
(BLUE PALO VERDE)
HEIGHT: 20' - 30'
SPREAD: 20' - 25'



DRACENA DRACO
(DRAGON TREE)
HEIGHT: 15' - 25'
SPREAD: 15' - 25'



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ
(NATCHEZ CRAPE MYRTLE)
HEIGHT: 20'
SPREAD: 20'



LAURUS NOBILIS ANGUSTIFOLIA
(WILLOW LEAF BAY LAUREL)
HEIGHT: 30' - 50'
SPREAD: 10' - 30'



LOPHOSTEMON CONFERTUS
(BRISBANE BOX)
HEIGHT: 30' - 50'
SPREAD: 10' - 30'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'
(LITTLE GEM MAGNOLIA)
HEIGHT: 20' - 30'
SPREAD: 10' - 15'



OLEA EUROPAEA 'SWAN HILL'
(FRUITLESS OLIVE)
HEIGHT: 25' - 30'
SPREAD: 25' - 30'



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
(SILVER SHEEN KOHUHU)
HEIGHT: 12 - 16'
SPREAD: 6' - 8'



PRUNUS CAROLINIANA
(CHERRY LAUREL)
HEIGHT: 15' - 25'
SPREAD: 15' - 25'



YUCCA ELEPHANTIPES
(SPINELESS YUCCA)
HEIGHT: 15' - 25'
SPREAD: 15' - 20'

TREE LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	CITY OF L.A. NATIVE Y/N	WUCOLS IV REGION 3, PLANT FACTOR	EXPECTED HEIGHT X CANOPY DIA.	PLANTER DIMENSION (IF APPLICABLE)
	ARBUTUS MARINA *STRAWBERRY TREE*	24" BOX	4	N	L (0.10 - 0.30)	HEIGHT: 30' - 50' SPREAD: 30' - 40'	N/A
	ARCHONTOPHOENIX CUNNINGHAMIANA *KING PALM (MULTI-TRUNK)*	15'-20' B.T.H.	13	N	L (0.10 - 0.30)	HEIGHT: 40' - 50' SPREAD: 10' - 15'	N/A
	CERCIDIUM FLORIDUM *BLUE PALO VERDE*	24" BOX	28	N	M (0.40 - 0.60)	HEIGHT: 20' - 30' SPREAD: 20' - 25'	N/A
	CHAMAEROPS HUMILIS *MEDITERRANEAN FAN PALM*	24" BOX	5	N	L (0.10 - 0.30)	HEIGHT: 6' - 15' SPREAD: 6' - 20'	N/A
	DRACENA DRACO *DRAGON TREE*	24" BOX	35	N	VL (0.10)	HEIGHT: 15' - 25' SPREAD: 15' - 25'	N/A
	LAGERSTROEMIA X INDICA X FAURIEI *CRAPE MYRTLE HYBRIDS*	24" BOX	15	N	M (0.40 - 0.60)	HEIGHT: 20' SPREAD: 20'	N/A
	LAURUS NOBILIS ANGUSTIFOLIA *WILLOW LEAF BAY LAUREL*	24" BOX	11	N	L (0.10 - 0.30)	HEIGHT: 20' SPREAD: 10'-20'	N/A
	LOPHOSTEMON CONFERTUS *BRISBANE BOX*	36" BOX	40	N	M (0.40 - 0.60)	HEIGHT: 30' - 50' SPREAD: 10' - 30'	5'-0" x 12'-0" (ON GRADE)
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' *LITTLE GEM MAGNOLIA*	24" BOX	13	N	M (0.40 - 0.60)	HEIGHT: 20' - 30' SPREAD: 10' - 15'	N/A
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	36" BOX	2	N	L (0.10 - 0.30)	HEIGHT: 25' - 30' SPREAD: 25' - 30'	N/A
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' *SILVER SHEEN KOHUHU*	24" BOX	7	N	M (0.40 - 0.60)	HEIGHT: 12' - 16' SPREAD: 6' - 8'	N/A
	PRUNUS CAROLINIANA *CHERRY LAUREL*	24" BOX	18	N	M (0.40 - 0.60)	HEIGHT: 15' - 25' SPREAD: 15' - 25'	N/A
	YUCCA ELEPHANTIPES *SPINELESS YUCCA*	24" BOX	5	N	L (0.10 - 0.30)	HEIGHT: 15' - 25' SPREAD: 15' - 20'	N/A
	EXISTING TREES TO REMAIN	-					

REQUIRED TREES: 814 UNITS / 4 = 204 TREES
LEVEL 1 183 (NOT INCLUDING PALMS)
LEVEL 3 4
LEVEL 6 17
LEVEL 7 14
PROPOSED TOTAL TREES : 218

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GROUND LEVEL TREE LEGEND

TREE LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME *COMMON NAME*
	ARBUTUS MARINA *STRAWBERRY TREE*
	ARCHONTOPHOENIX CUNNINGHAMIANA *KING PALM (MULTI-TRUNK)*
	CERCIDIUM FLORIDUM *BLUE PALO VERDE*
	CHAMAEROPS HUMILIS *MEDITERRANEAN FAN PALM*
	DRACENA DRACO *DRAGON TREE*
	LAGERSTROEMIA X INDICA X FAURIEI *CRAPE MYRTLE HYBRIDS*
	LAURUS NOBILIS ANGUSTIFOLIA *WILLOW LEAF BAY LAUREL*
	LOPHOSTEMON CONFERTUS *BRISBANE BOX*
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' *LITTLE GEM MAGNOLIA*
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' *SILVER SHEEN KOHUHU*
	PRUNUS CAROLINIANA *CHERRY LAUREL*
	YUCCA ELEPHANTIPES *SPINELESS YUCCA*
	EXISTING TREES TO REMAIN



TREE PLAN

TREE LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME *COMMON NAME*
	ARBUTUS MARINA *STRAWBERRY TREE*
	ARCHONTOPHOENIX CUNNINGHAMIANA *KING PALM (MULTI-TRUNK)*
	CERCIDIUM FLORIDUM *BLUE PALO VERDE*
	CHAMAEROPS HUMILIS *MEDITERRANEAN FAN PALM*
	DRACENA DRACO *DRAGON TREE*
	LAGERSTROEMIA X INDICA X FAURIEI *CRAPE MYRTLE HYBRIDS*
	LAURUS NOBILIS ANGUSTIFOLIA *WILLOW LEAF BAY LAUREL*
	LOPHOSTEMON CONFERTUS *BRISBANE BOX*
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' *LITTLE GEM MAGNOLIA*
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' *SILVER SHEEN KOHUHU*
	PRUNUS CAROLINIANA *CHERRY LAUREL*
	YUCCA ELEPHANTIPES *SPINELESS YUCCA*
	EXISTING TREES TO REMAIN



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TREE PLAN

PROJECT #2019-10204

12555 VENTURA BLVD
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TREE LEGEND - GROUND LEVEL

SYMBOL	BOTANICAL NAME *COMMON NAME*
	ARBUTUS MARINA *STRAWBERRY TREE*
	ARCHONTOPHOENIX CUNNINGHAMIANA *KING PALM (MULTI-TRUNK)*
	CERCIDIUM FLORIDUM *BLUE PALO VERDE*
	CHAMAEROPS HUMILIS *MEDITERRANEAN FAN PALM*
	DRACENA DRACO *DRAGON TREE*
	LAGERSTROEMIA X INDICA X FAURIEI *CRAPE MYRTLE HYBRIDS*
	LAURUS NOBILIS ANGUSTIFOLIA *WILLOW LEAF BAY LAUREL*
	LOPHOSTEMON CONFERTUS *BRISBANE BOX*
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' *LITTLE GEM MAGNOLIA*
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' *SILVER SHEEN KOHUHU*
	PRUNUS CAROLINIANA *CHERRY LAUREL*
	YUCCA ELEPHANTIPES *SPINELESS YUCCA*
	EXISTING TREES TO REMAIN



TREE PLAN

SCALE 1" = 20'

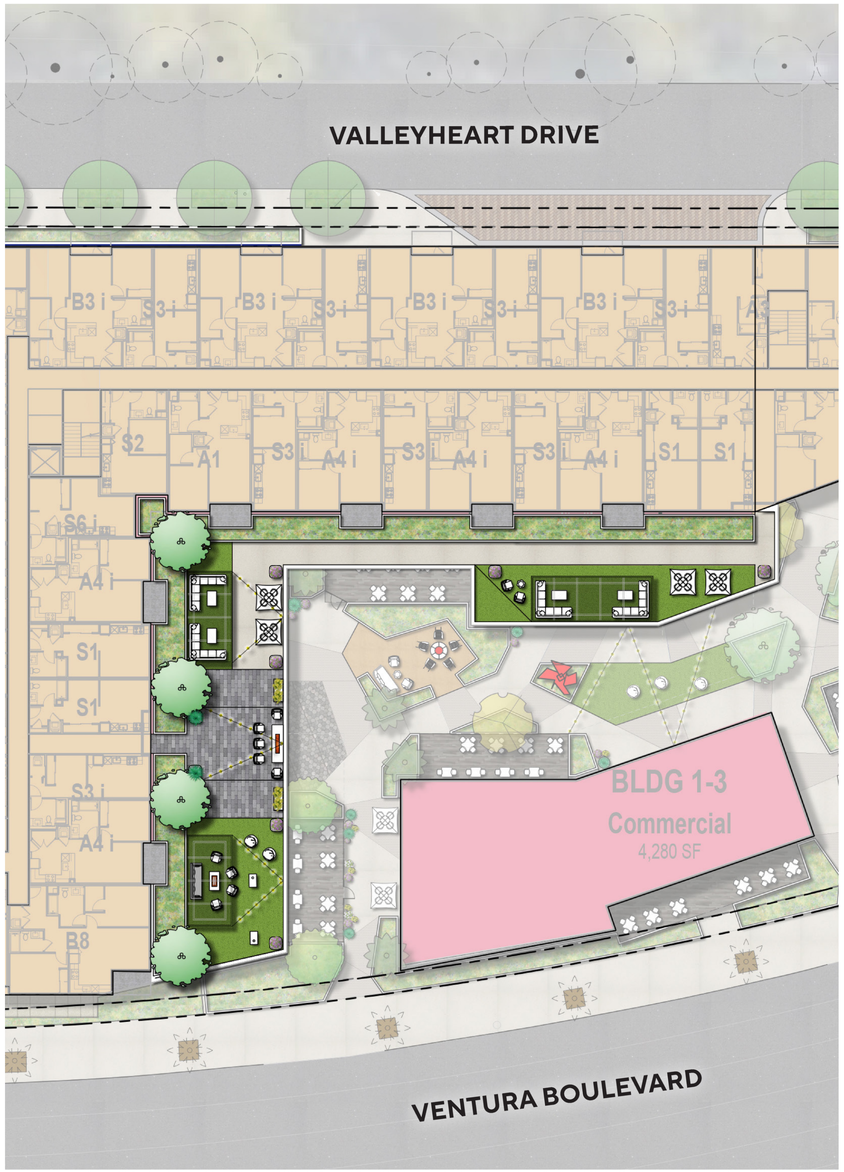
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TREE LEGEND - LEVEL 3				
SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	DESCRIPTION
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	24" BOX	4	MULTI-TRUNK

KEYMAP



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TREE PLAN - LEVEL 3

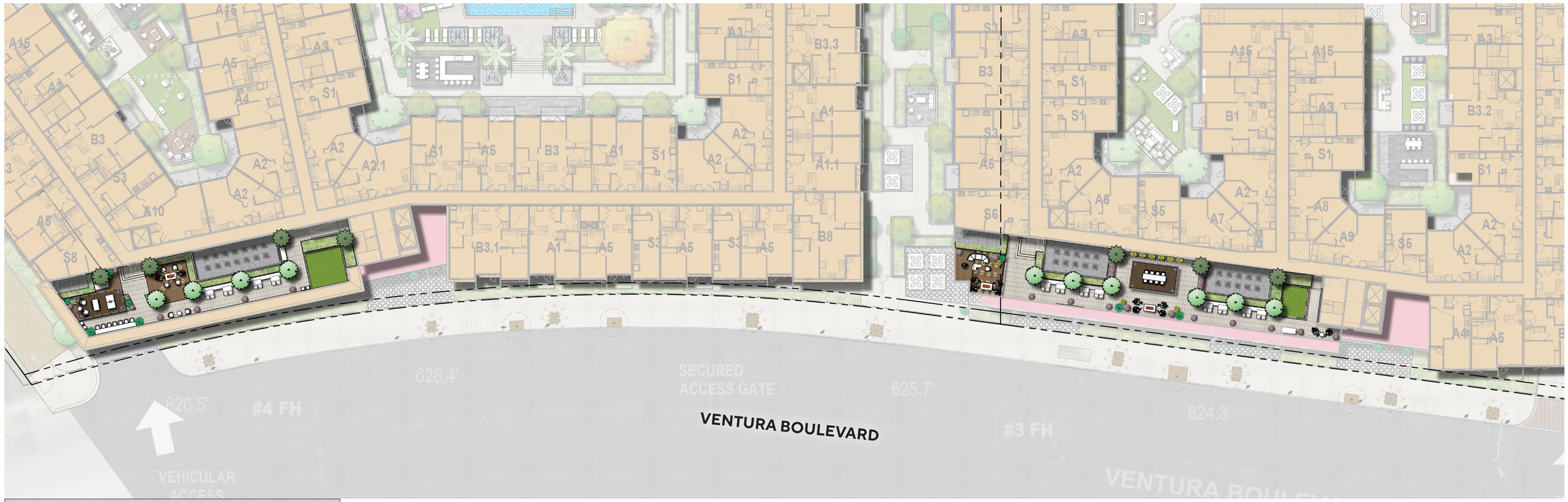
0 20' 40'
SCALE 1" = 20'

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TREE LEGEND - LEVEL 6				
SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	DESCRIPTION
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	24" BOX	10	MULTI-TRUNK
	DRACENA DRACO *DRAGON TREE*	24" BOX	7	STANDARD

TREE PLAN - LEVEL 6

0 20' 40'

SCALE 1" = 20'

KEYMAP



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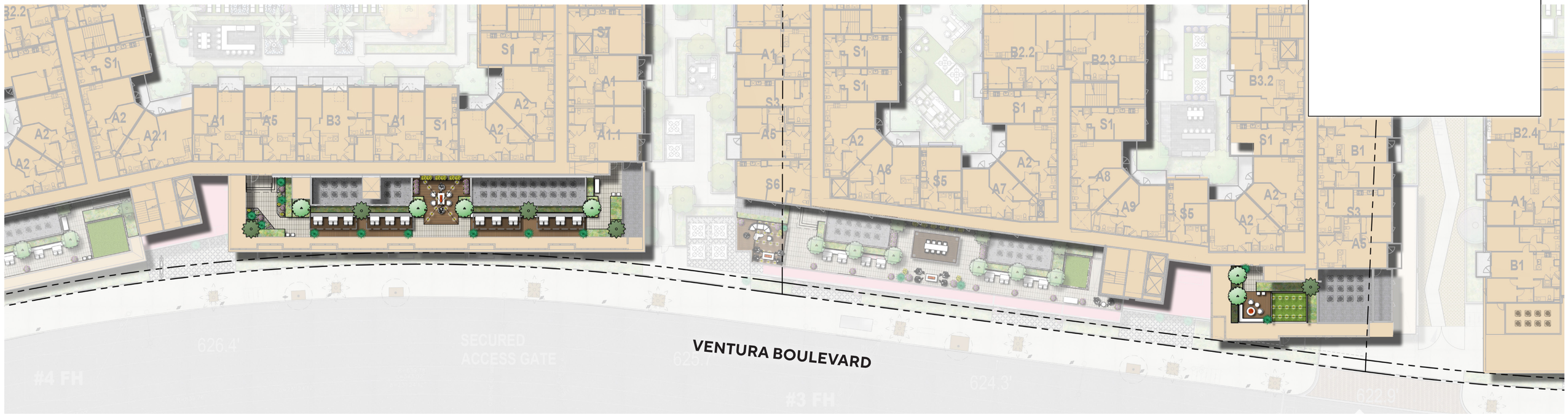
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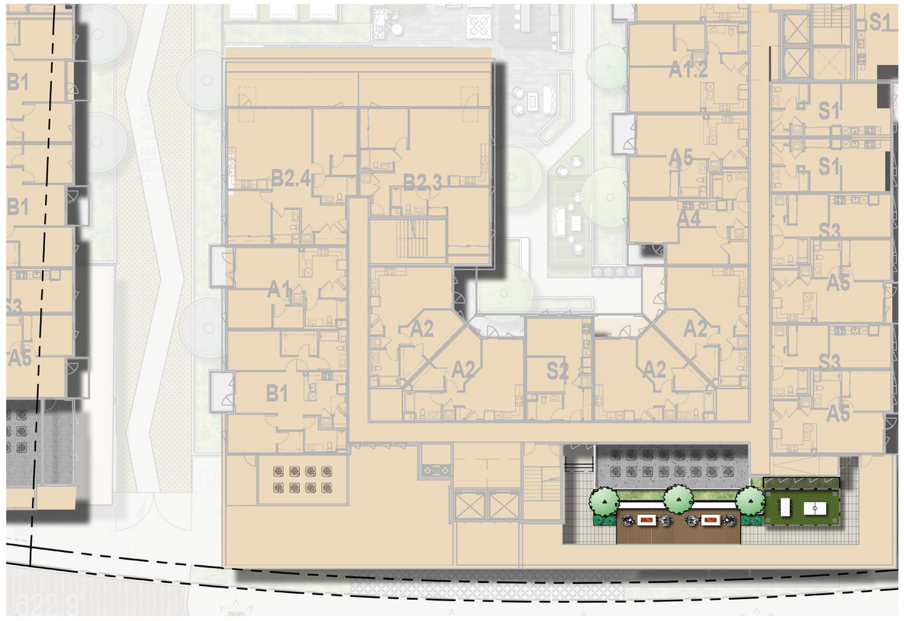
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L20



TREE LEGEND - LEVEL 7				
SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	DESCRIPTION
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	24" BOX	9	MULTI-TRUNK
	DRACENA DRACO *DRAGON TREE*	24" BOX	5	STANDARD



TREE PLAN - LEVEL 7

0 20' 40'

SCALE 1" = 20'

KEYMAP



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SHRUB LEGEND

SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	CITY OF L.A. NATIVE Y/N	WUCOLS IV REGION 3, PLANT FACTOR	EXPECTED HEIGHT X CANOPY DIA.	PLANTER DIMENSION (IF APPLICABLE)
	ALYOGYNE HUEGELII *'SWAN RIVER'*	15 GAL.		N	L (0.10 - 0.30)	HEIGHT: 5' - 8' SPREAD: 5' - 8'	N/A
	CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*	15 GAL.		N	L (0.10 - 0.30)	HEIGHT: 2' - 3' SPREAD: 3' - 4'	N/A
	CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*	15 GAL.		N	L (0.10 - 0.30)	HEIGHT: 25' - 30' SPREAD: 3'	N/A
	EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN SPIRE EUONYMUS*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6' - 8' SPREAD: 1' - 2'	N/A
	HYDRANGEA PANICULATA 'BOBO' *DWARF PANICLE HYDRANGEA*	15 GAL.	539	N	M (0.40 - 0.60)	HEIGHT: 2.5' -3' SPREAD: 4'	N/A
	LIGUSTRUM JAPONICUM 'TEXANUM' *TEXAS PRIVET HEDGE*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6' - 8' SPREAD: 4' - 6'	N/A
	PHOTINIA FRASERI *FRASER'S PHOTINIA HEDGE*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 10' - 15' SPREAD: 10' - 15'	N/A
	PITTOSPORUM TENUIFOLIUM 'GOLF BALL' *KOHUHU GOLF BALL*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 3' - 4' SPREAD: 3' - 4'	N/A
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' *DWARF LAUREL*	15 GAL.		N	M (0.40 - 0.60)	HEIGHT: 3'-4' SPREAD: 6'-8'	N/A
	AGAVE SPECIES	15 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 2'-4' SPREAD: 2'-4'	N/A
	BUXUS MICROPHYLLA JAPONICA *JAPANESE BOXWOOD*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6'-8' SPREAD: 6'-8'	N/A
	CISTUS X PURPUREUS *ORCHID ROCKROSE*	5 GAL.		N	L (0.10 - 0.30)	HEIGHT: 4'-6' SPREAD: 4'-6'	N/A
	ESCALLONIA 'NEWPORT DWARF' *NEWPORT DWARF ESCALLONIA*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 3' SPREAD: 3'	N/A
	HELLEBORUS 'PINK' *LENTON ROSE*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 1.5' SPREAD: 2'	N/A
	LAVANDULA DENTATA *FRENCH LAVENDER*	5 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 3'-4' SPREAD: 5'	N/A
	LEYMUS CONDENSATUS 'CANYON PRINCE' *CANYON PRINCE RYE*	5 GAL.	2804	Y	L (0.10 - 0.30)	HEIGHT: 2'-3' SPREAD: 3'-4'	N/A
	MUHLENBERGIA SPECIES	5 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 3'-4' SPREAD: 3'	N/A
	PHORMIUM TENAX 'JACK SPRATT' *DWARF BRONZE FLAX*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 18" SPREAD: 18"	N/A
	PITTOSPORUM TOBIRA 'VARIEGATA' *MOCK ORANGE*	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 5' SPREAD: 5'	N/A
	RHAPHIOLEPIS INDICA 'CLARA' *WHITE INDIAN HAWTHORN*	5 GAL.		N	L (0.10 - 0.30)	HEIGHT: 4'-5' SPREAD: 4'-5'	N/A
	ROSA SPECIES	5 GAL.		N	M (0.40 - 0.60)	HEIGHT: 2'-6' SPREAD: 2'-6'	N/A
	ROSMARINUS OFFICIANALIS 'COLLINGWOOD INGRAM' *COLLINGWOOD INGRAM ROSEMARY*	5 GAL.		N	L (0.10 - 0.30)	HEIGHT: 2' SPREAD: 4'	N/A
	ALOE SPECIES	1 GAL.		N	L (0.10 - 0.30)	HEIGHT: 1'-2' SPREAD: 1'-2'	N/A
	ARCTOSTAPHYLOS 'EMERALD CARPET' *CARPET MANZANITA*	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 10"-18" SPREAD: 3'-6'	N/A
	BACCHARIS PILULARIS 'PIGEON POINT' *DWARF COYOTE BRUSH*	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 2'-3' SPREAD: 6'-8'	N/A
	CAREX SPECIES	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 6"-30" SPREAD: 1'-2'	N/A
	EUONYMUS FORTUNEI 'COLORATUS' *PURPLE WINTER CREEPER*	1 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6"-9" SPREAD: 1'-3'	N/A
	FESTUCA GLAUCA 'ELIJAH BLUE' *BLUE FESCUE*	1 GAL.		N	L (0.10 - 0.30)	HEIGHT: 10"-18" SPREAD: 10"-18"	N/A
	GAZANIA REGINS 'SUNSHINE MIX' *SUNSHINE MIX GAZANIA*	1 GAL.	5167	N	M (0.40 - 0.60)	HEIGHT: 8"-10" SPREAD: 6"-10"	N/A
	MYOPORUM PARVIFOLIUM 'WHITE' *WHITE TRAILING MYOPORUM*	1 GAL.		N	M (0.40 - 0.60)	HEIGHT: 3"-6" SPREAD: 9'	N/A
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' *BLACK MONDO GRASS*	1 GAL.		N	M (0.40 - 0.60)	HEIGHT: 6"-12" SPREAD: 9"-12"	N/A
	SEDUM SPECIES	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 6"-1' SPREAD: 1'-18"	N/A
	SENECIO SERPENS *DWARF BLUE CHALK*	1 GAL.		N	L (0.10 - 0.30)	HEIGHT: 6"-12" SPREAD: 2'-3'	N/A
	TRACHELOSPERMUM JASMINOIDES *STAR JASMINE*	1 GAL.		N	M (0.40 - 0.60)	HEIGHT: 1'-2' SPREAD: 3'-6'	N/A
	ZAUSCHNERIA CALIFORNICA *CALIFORNIA FUCHSIA*	1 GAL.		Y	L (0.10 - 0.30)	HEIGHT: 30" SPREAD: 3'	N/A

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MASTER SHRUB LEGEND

SHRUB LEGEND

SYMBOL	SIZE	O.C. SPACING	QTY.
(7,582 S.F.)	LARGE SHRUBS 30" - 60" HT.	AVG. @ 48" O.C.	547
BOTANICAL NAME *COMMON NAME*			
ALYOGYNE HUEGELII *'SWAN RIVER'*			
CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*			
CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*			
EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN SPIRE EUONYMUS*			
HYDRANGEA PANICULATA 'BOBO' *DWARF PANICLE HYDRANGEA*			
LIGUSTRUM JAPONICUM 'TEXANUM' *TEXAS PRIVET HEDGE*			
PHOTINIA FRASERI *FRASER'S PHOTINIA HEDGE*			
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' *KOHUHU GOLF BALL*			
PRUNUS LAUROCERASUS 'OTTO LUYKEN' *DWARF LAUREL*			
(14,473 S.F.)	MEDIUM SHRUB 18" - 30" HT.	AVG. @ 30" O.C.	2,674
BOTANICAL NAME *COMMON NAME*			
AGAVE SPECIES			
BUXUS MICROPHYLLA JAPONICA *JAPANESE BOXWOOD*			
CISTUS X PURPUREUS *ORCHID ROCKROSE*			
ESCALLONIA 'NEWPORT DWARF' *NEWPORT DWARF ESCALLONIA*			
HELLEBORUS 'PINK' *LENTON ROSE*			
LAVANDULA DENTATA *FRENCH LAVENDER*			
LEYMUS CONDENSATUS 'CANYON PRINCE' *CANYON PRINCE RYE*			
MUHLENBERGIA SPECIES			
PHORMIUM TENAX 'JACK SPRATT' *DWARF BRONZE FLAX*			
PITTOSPORUM TOBIRA 'VARIEGATA' *MOCK ORANGE*			
RHAPHIOLEPIS INDICA 'CLARA' *WHITE INDIAN HAWTHORN*			
ROSA SPECIES			
ROSMARINUS OFFICIANALIS 'COLLINGWOOD INGRAM' *COLLINGWOOD INGRAM ROSEMARY*			
(9,847 S.F.)	SMALL/GROUNDCOVER 12" - 18" HT	AVG. @ 18" O.C.	5,054
BOTANICAL NAME *COMMON NAME*			
ALOE SPECIES			
ARCTOSTAPHYLOS 'EMERALD CARPET' *CARPET MANZANITA*			
BACCHARIS PILULARIS 'PIGEON POINT' *DWARF COYOTE BRUSH*			
CAREX SPECIES			
EUONYMUS FORTUNEI 'COLORATUS' *PURPLE WINTER CREEPER*			
FESTUCA GLAUCA 'ELIJAH BLUE' *BLUE FESCUE*			
GAZANIA REGINS 'SUNSHINE MIX' *SUNSHINE MIX GAZANIA*			
MYOPORUM PARVIFOLIUM 'WHITE' *WHITE TRAILING MYOPORUM*			
OPHIOPOGON PLANISCAPUS 'NIGRESCENS' *BLACK MONDO GRASS*			
SEDUM SPECIES			
SENECIO SERPENS *DWARF BLUE CHALK*			
TRACHELOSPERMUM JASMINOIDES *STAR JASMINE*			
ZAUSCHNERIA CALIFORNICA *CALIFORNIA FUCHSIA*			



SHRUB PLAN

KEYMAP

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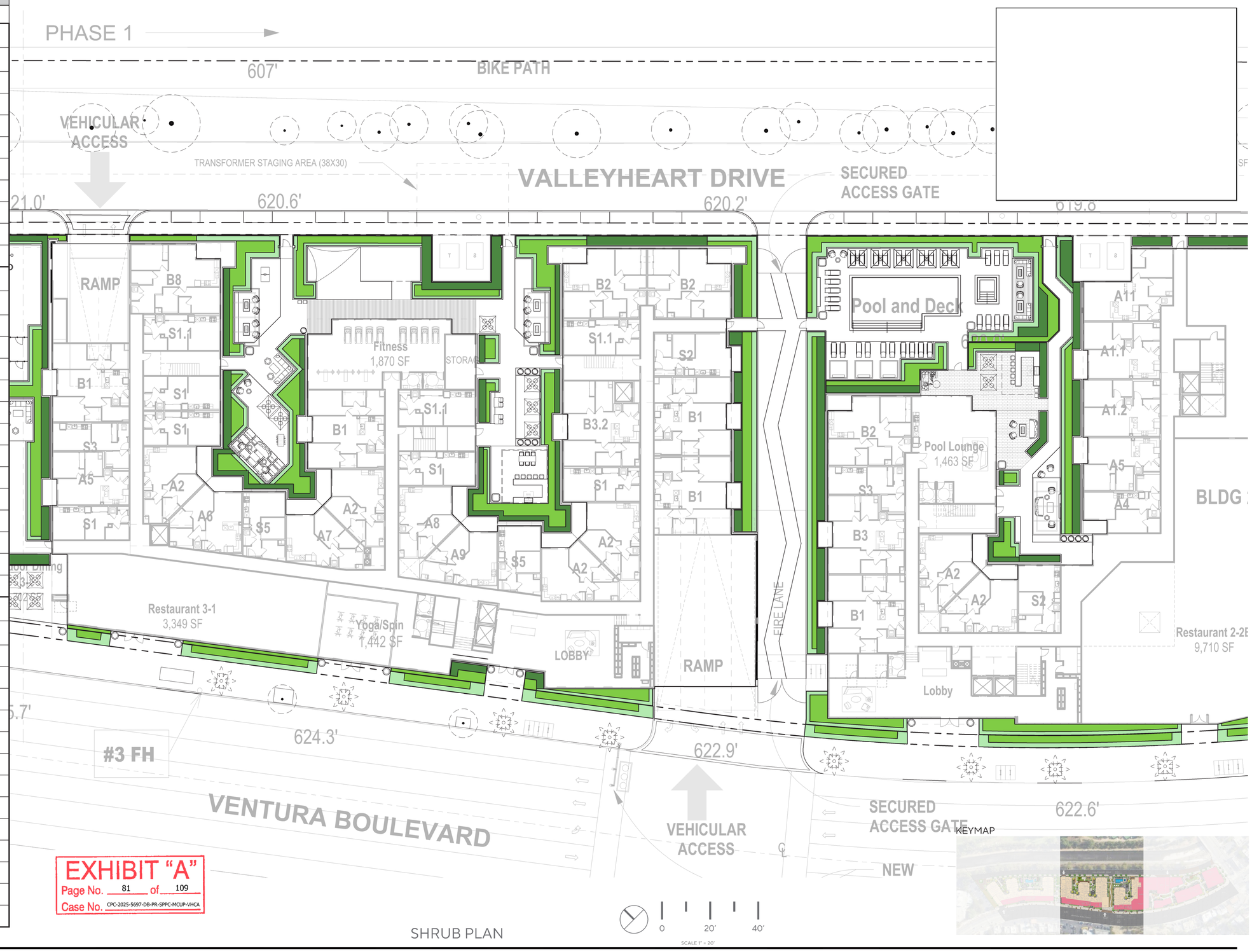
PROJECT #2019-10204

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SHRUB LEGEND

SYMBOL	SIZE	O.C. SPACING	QTY.
(7,582 S.F.)	LARGE SHRUBS 30" - 60" HT.	AVG. @ 48" O.C.	547
BOTANICAL NAME *COMMON NAME*			
ALYOGYNE HUEGELII *'SWAN RIVER'*			
CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*			
CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*			
EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN SPIRE EUONYMUS*			
HYDRANGEA PANICULATA 'BOBO' *DWARF PANICLE HYDRANGEA*			
LIGUSTRUM JAPONICUM 'TEXANUM' *TEXAS PRIVET HEDGE*			
PHOTINIA FRASERI *FRASER'S PHOTINIA HEDGE*			
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' *KOHUHU GOLF BALL*			
PRUNUS LAUROCERASUS 'OTTO LUYKEN' *DWARF LAUREL*			
(14,473 S.F.)	MEDIUM SHRUB 18" - 30" HT.	AVG. @ 30" O.C.	2,674
BOTANICAL NAME *COMMON NAME*			
AGAVE SPECIES			
BUXUS MICROPHYLLA JAPONICA *JAPANESE BOXWOOD*			
CISTUS X PURPUREUS *ORCHID ROCKROSE*			
ESCALLONIA 'NEWPORT DWARF' *NEWPORT DWARF ESCALLONIA*			
HELLEBORUS 'PINK' *LENTON ROSE*			
LAVANDULA DENTATA *FRENCH LAVENDER*			
LEYMUS CONDENSATUS 'CANYON PRINCE' *CANYON PRINCE RYE*			
MUHLENBERGIA SPECIES			
PHORMIUM TENAX 'JACK SPRATT' *DWARF BRONZE FLAX*			
PITTOSPORUM TOBIRA 'VARIEGATA' *MOCK ORANGE*			
RHAPHIOLEPIS INDICA 'CLARA' *WHITE INDIAN HAWTHORN*			
ROSA SPECIES			
ROSMARINUS OFFICIANALIS 'COLLINGWOOD INGRAM' *COLLINGWOOD INGRAM ROSEMARY*			
(9,847 S.F.)	SMALL/GROUNDCOVER 12" - 18" HT	AVG. @ 18" O.C.	5,054
BOTANICAL NAME *COMMON NAME*			
ALOE SPECIES			
ARCTOSTAPHYLOS 'EMERALD CARPET' *CARPET MANZANITA*			
BACCHARIS PILULARIS 'PIGEON POINT' *DWARF COYOTE BRUSH*			
CAREX SPECIES			
EUONYMUS FORTUNEI 'COLORATUS' *PURPLE WINTER CREEPER*			
FESTUCA GLAUCA 'ELIJAH BLUE' *BLUE FESCUE*			
GAZANIA REGINS 'SUNSHINE MIX' *SUNSHINE MIX GAZANIA*			
MYOPORUM PARVIFOLIUM 'WHITE' *WHITE TRAILING MYOPORUM*			
OPHIOPOGON PLANISCAPUS 'NIGRESCENS' *BLACK MONDO GRASS*			
SEDUM SPECIES			
SENECIO SERPENS *DWARF BLUE CHALK*			
TRACHELOSPERMUM JASMINOIDES *STAR JASMINE*			
ZAUSCHNERIA CALIFORNICA *CALIFORNIA FUCHSIA*			



KEYMAP

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SHRUB PLAN

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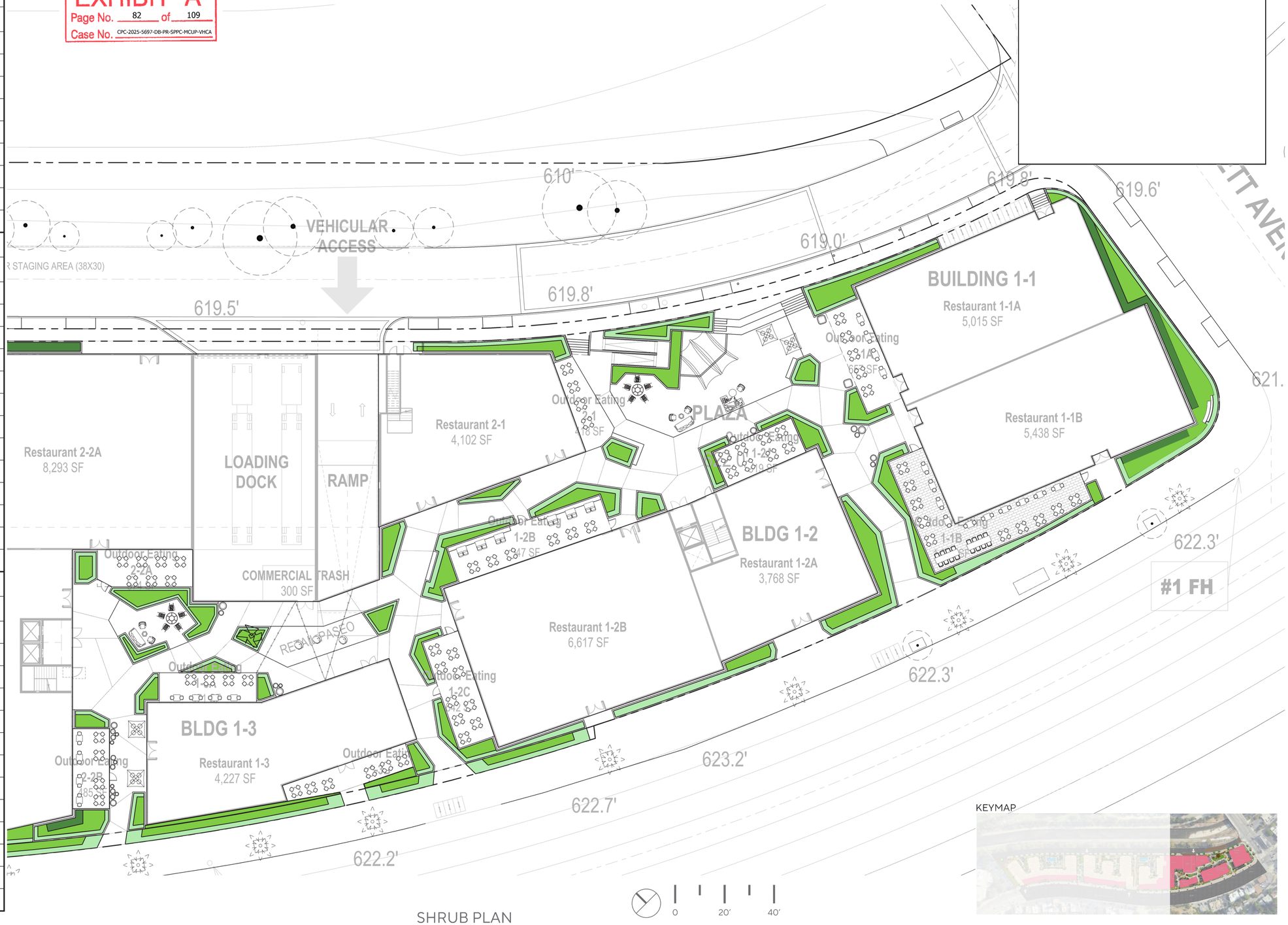
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SHRUB LEGEND

SYMBOL	SIZE	O.C. SPACING	QTY.
(7,582 S.F.)	LARGE SHRUBS 30" - 60" HT.	AVG. @ 48" O.C.	547
BOTANICAL NAME *COMMON NAME*			
ALYOGYNE HUEGELII *'SWAN RIVER'*			
CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*			
CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*			
EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN SPIRE EUONYMUS*			
HYDRANGEA PANICULATA 'BOBO' *DWARF PANICLE HYDRANGEA*			
LIGUSTRUM JAPONICUM 'TEXANUM' *TEXAS PRIVET HEDGE*			
PHOTINIA FRASERI *FRASER'S PHOTINIA HEDGE*			
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' *KOHUHU GOLF BALL*			
PRUNUS LAUROCERASUS 'OTTO LUYKEN' *DWARF LAUREL*			
(14,473 S.F.)	MEDIUM SHRUB 18" - 30" HT.	AVG. @ 30" O.C.	2,674
BOTANICAL NAME *COMMON NAME*			
AGAVE SPECIES			
BUXUS MICROPHYLLA JAPONICA *JAPANESE BOXWOOD*			
CISTUS X PURPUREUS *ORCHID ROCKROSE*			
ESCALLONIA 'NEWPORT DWARF' *NEWPORT DWARF ESCALLONIA*			
HELLEBORUS 'PINK' *LENTON ROSE*			
LAVANDULA DENTATA *FRENCH LAVENDER*			
LEYMUS CONDENSATUS 'CANYON PRINCE' *CANYON PRINCE RYE*			
MUHLENBERGIA SPECIES			
PHORMIUM TENAX 'JACK SPRATT' *DWARF BRONZE FLAX*			
PITTOSPORUM TOBIRA 'VARIEGATA' *MOCK ORANGE*			
RHAPHIOLEPIS INDICA 'CLARA' *WHITE INDIAN HAWTHORN*			
ROSA SPECIES			
ROSMARINUS OFFICIANALIS 'COLLINGWOOD INGRAM' *COLLINGWOOD INGRAM ROSEMARY*			
(9,847 S.F.)	SMALL/GROUNDCOVER 12" - 18" HT	AVG. @ 18" O.C.	5,054
BOTANICAL NAME *COMMON NAME*			
ALOE SPECIES			
ARCTOSTAPHYLOS 'EMERALD CARPET' *CARPET MANZANITA*			
BACCHARIS PILULARIS 'PIGEON POINT' *DWARF COYOTE BRUSH*			
CAREX SPECIES			
EUONYMUS FORTUNEI 'COLORATUS' *PURPLE WINTER CREEPER*			
FESTUCA GLAUCA 'ELIJAH BLUE' *BLUE FESCUE*			
GAZANIA REGINS 'SUNSHINE MIX' *SUNSHINE MIX GAZANIA*			
MYOPORUM PARVIFOLIUM 'WHITE' *WHITE TRAILING MYOPORUM*			
OPHIOPOGON PLANISCAPUS 'NIGRESCENS' *BLACK MONDO GRASS*			
SEDUM SPECIES			
SENECIO SERPENS *DWARF BLUE CHALK*			
TRACHELOSPERMUM JASMINOIDES *STAR JASMINE*			
ZAUSCHNERIA CALIFORNICA *CALIFORNIA FUCHSIA*			



SHRUB PLAN

KEYMAP

PROJECT #2019-10204

12555 VENTURA BLVD
STUDIO CITY, CA 91604

GENTON PROPERTY GROUP · RC DEVELOPMENT, INC. · TORINO | COMPANIES

MVE + PARTNERS · AO Architecture. Design. Relationships.

L25

LIGHT FIXTURE LEGEND

SYMBOL	TYPE / LOCATION	MANUFACTURER / MODEL #
	DOWN LIGHTS UNDER HARD LID STRUCTURES	WAC: FM-W2605-WT
	12' POLE LIGHT AT COURTYARDS AND PUBLIC SPACES	T.B.D
	STAKED MOUNTED LANDSCAPE LIGHTS (2 PER TREE) UNDER TREES AND SPECIALTY FEATURES	FOCUS INDUSTRIES: RXD-02-BLT
	STREET LIGHTS STREET	T.B.D
	PALM MOUNTED UP-LIGHT RING (2 PER PALM)	B-K LIGHTING: PTR-2-26-AR-LED-RM-E66-SP-A9-BZP-12-11-C
	RECESSED WALL LIGHTS LOW PLANTER WALLS AT THE COURTYARDS AND STEPS	T.B.D
	SCONCE LIGHTS BUILDING ENTRIES AND GATE ENTRIES	T.B.D
	FESTIVAL STRING LIGHTS COURTYARDS AND PUBLIC SPACES	TOKISTAR LIGHTING: EXBK-18-VI-S14-C
	LED STRIP LIGHTS UNDER BUILT-IN BENCHES	ALUM LEDS: T.B.D

NOTE:
A. THIS IS FOR CONCEPTUAL USE ONLY.

LANDSCAPE LIGHTING CONCEPT

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE LED.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

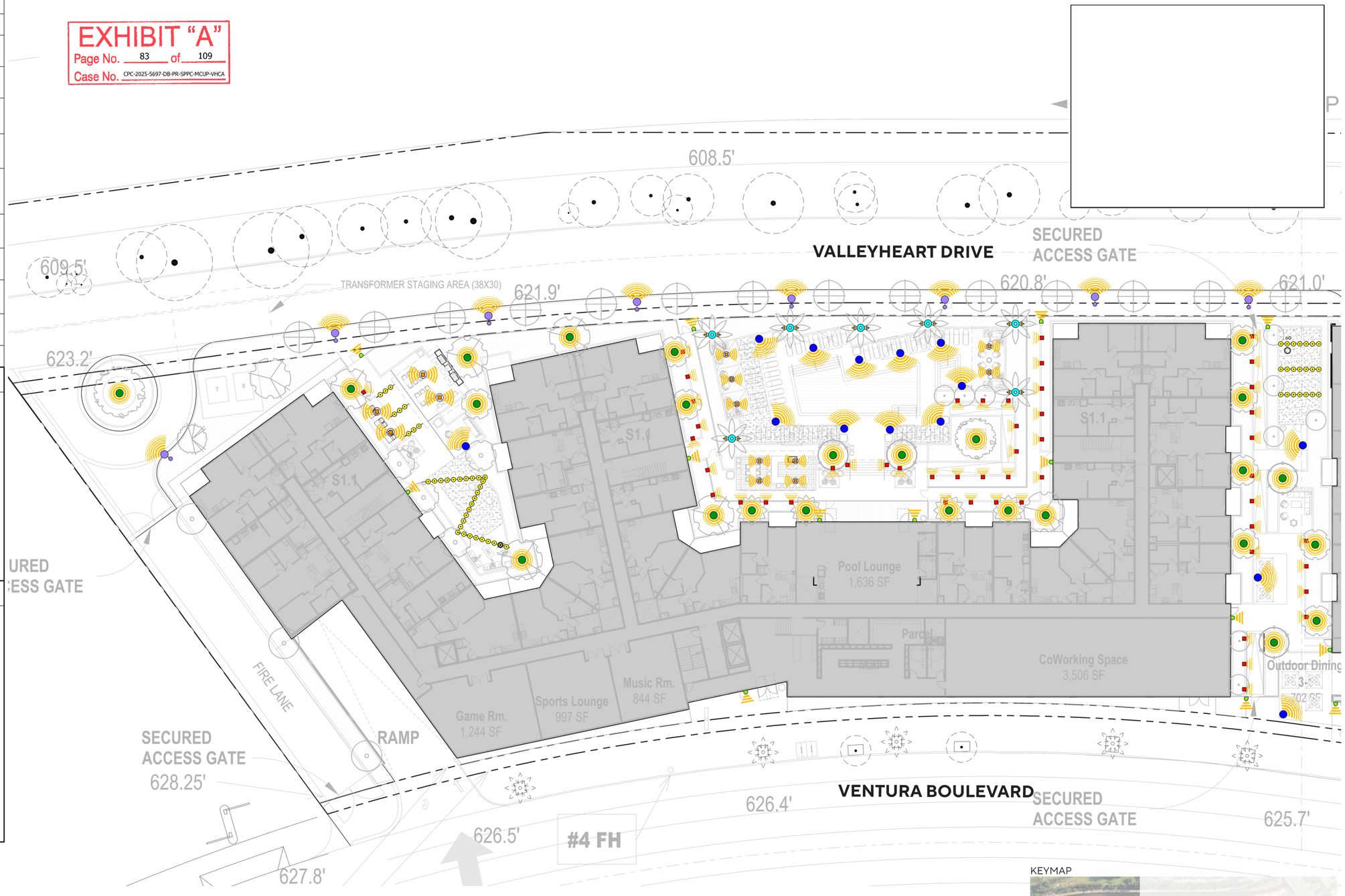
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WALL MOUNTED FIXTURES WILL HAVE OPAQUE GLASS AND BE FITTED WITH LAMPS NOT EXCEEDING 60 WATTS.

GENERAL SITE LIGHTING NOTES

1. CONTRACTOR SHALL STUB OUT ELECTRICAL CONDUIT TO SPECIMEN TREES / PALMS PRIOR TO PLANTING. ALL FIXTURES SHALL BE MOUNTED AFTER INSTALLATION OF SPECIMEN PLANT MATERIAL.
2. ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENT AGENCY.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
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7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT THROUGH THE PODIUM DECK AND PLANTER WALLS AND UNDER PAVING PRIOR TO CONSTRUCTION.

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CONCEPT LIGHTING PLAN

LIGHT FIXTURE LEGEND

SYMBOL	TYPE / LOCATION	MANUFACTURER / MODEL #
	DOWN LIGHTS UNDER HARD LID STRUCTURES	WAC: FM-W2605-WT
	12' POLE LIGHT AT COURTYARDS AND PUBLIC SPACES	T.B.D
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CONCEPT LIGHTING PLAN

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12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

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L27

LIGHT FIXTURE LEGEND

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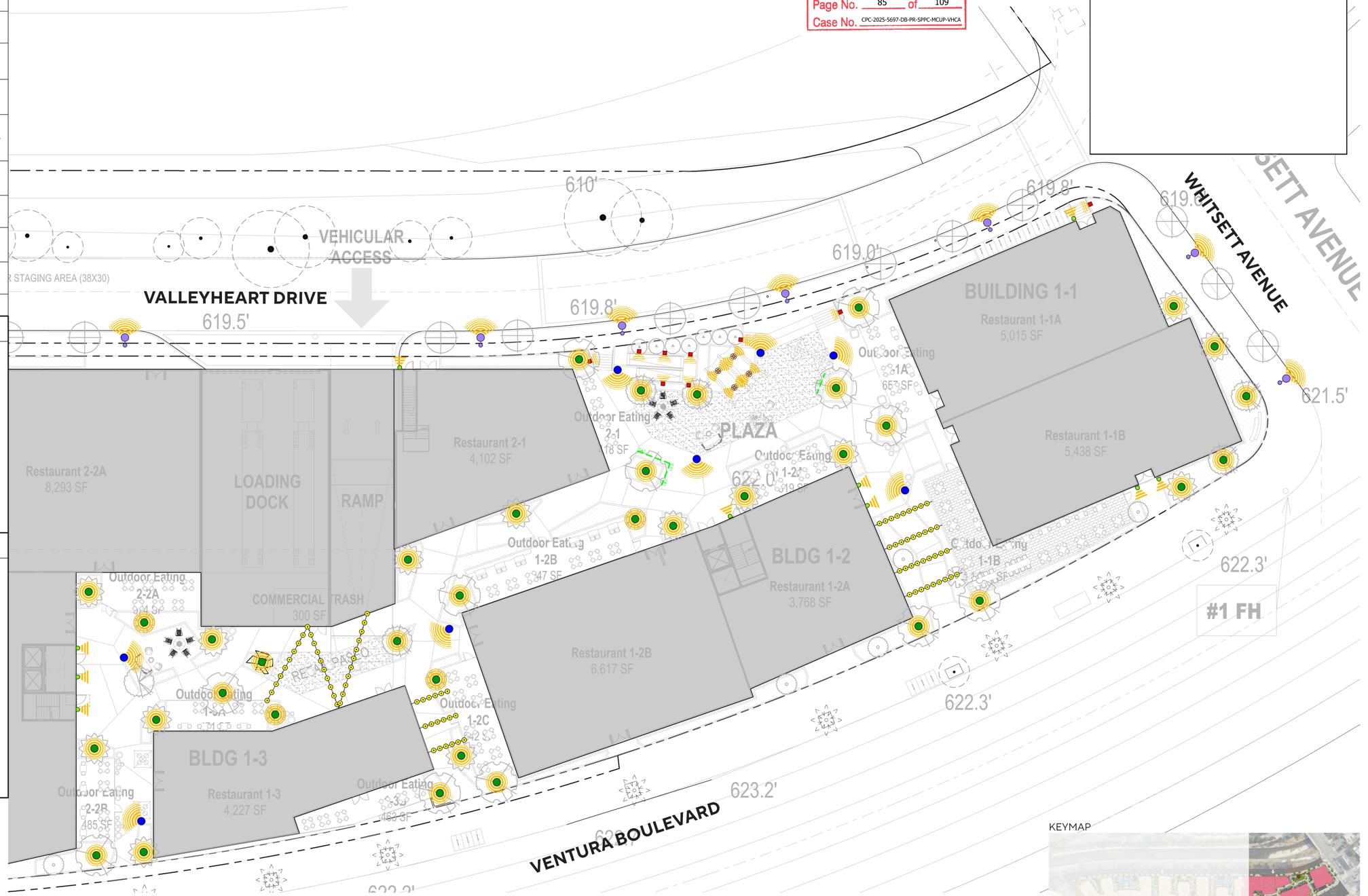
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CONCEPT LIGHTING PLAN

0 20' 40'
SCALE 1" = 20'

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STUDIO CITY, CA 91604

PROJECT #2019-10204

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RIVERWALK AT STUDIO CITY

MASTER SIGN PROGRAM

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INTENT OF MASTER SIGN PROGRAM

The intent of this document is to establish an approved Master Sign Program (MSP) for Riverwalk at Studio City, located at 12555 W Ventura Blvd in Studio City, CA. This MSP specifies high quality building, vehicular and pedestrian oriented signage in accordance with the City of Los Angeles code. Additionally, it allows for improved design coordination between various tenants, streamlining the signage approval process.

ALLOWABLE SIGN TYPES AND ILLUMINATION

A. PERMITTED SIGN TYPES
- Information Sign
- Monument Sign
- Projecting Sign
- Wall Sign

B. PROHIBITED SIGN TYPES
- Signs that contain obscene matters.
- Posters, Pennants, Banners, ribbons, steamers or spinners except as permitted.
- Off-site commercial signs
- Supergraphic Displays
- Sign that emits flashing, mechanical, strobe lights, blinking lights, or parts moving
- Portable Signs
- Pole Signs
- Signs located in public right of way
- Signs on free standing walls, except directional signs for parking
- Window signs, except store names, store hours, security signs, logos, and holiday paintings, (provided they are not placed in the window more than 30 business days before a holiday and are removed within ten business days after the holiday).

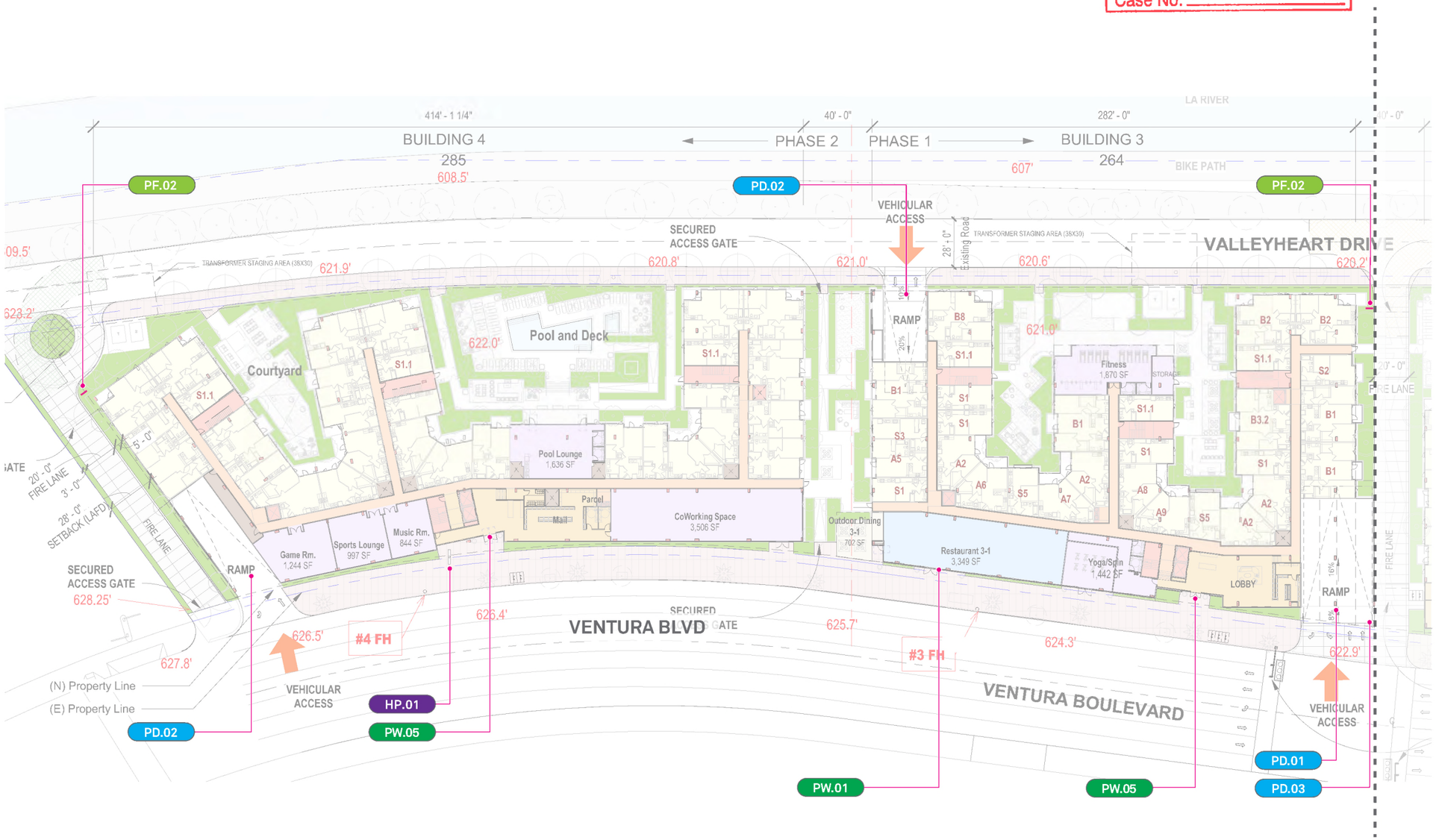
LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8



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LOCATION PLAN - SITE WEST

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Project Signs - Key

Wall / Projecting Signs

- PW.01 Tenant ID, Wall
- PW.02 Tenant ID, Projecting
- PW.03 Tenant ID Canopy, Wall
- PW.04 *Loading Dock ID - *Informational*
- PW.05 *Residential Address, Canopy - *Informational*

*Directional Signs - *Informational*

- PD.01 Public Parking Entry ID, Wall Sign
- PD.02 Residential Parking Entry ID, Wall Sign
- PD.03 Public Parking Projecting ID
- PD.04 Pedestrian Directional, Wall Sign

Monument Freestanding Signs

- PF.01 Project ID with Tenant Listing, Monument
- PF.02 *Pedestrian Directional - *Informational*

Historic

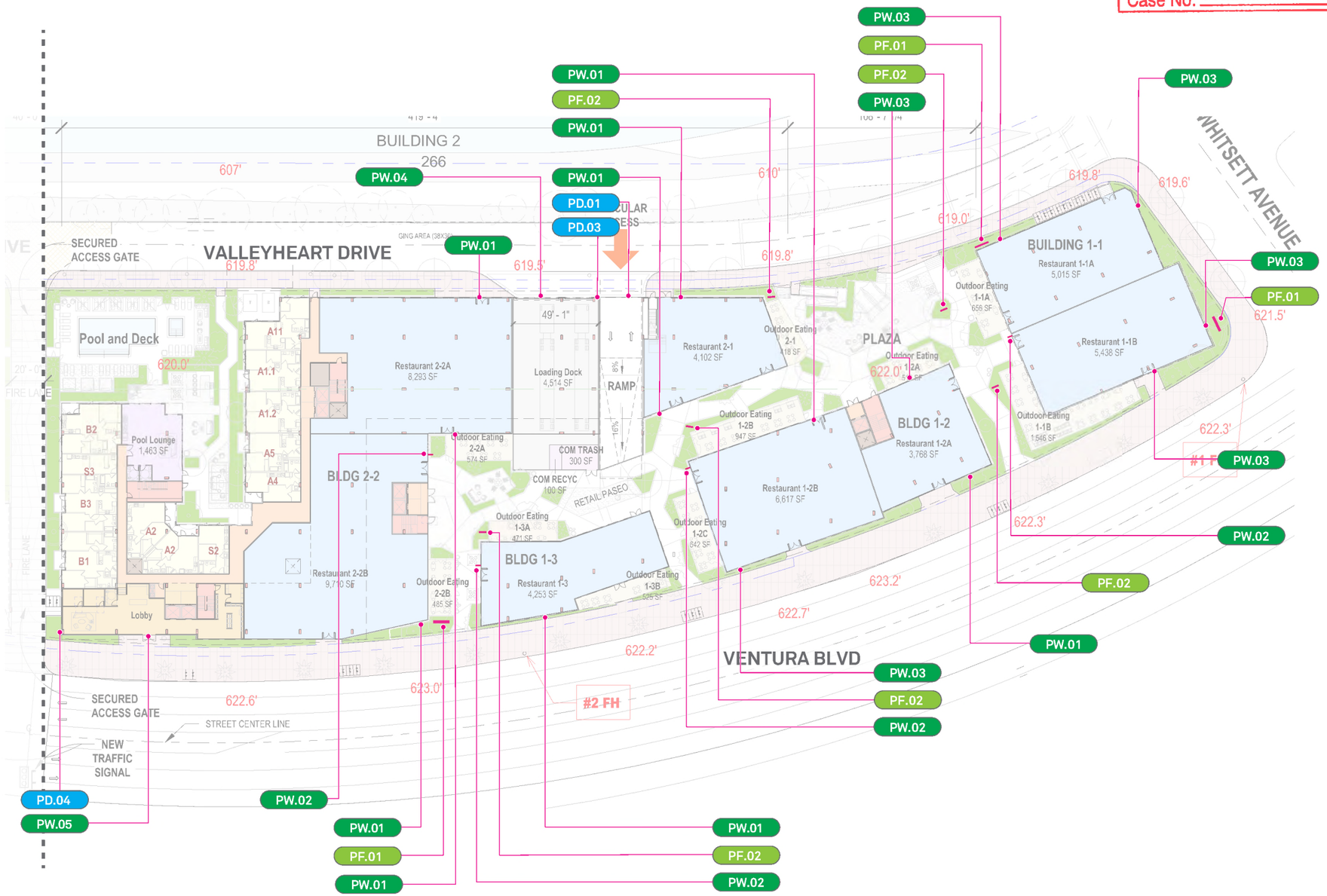
- HP.01 *Bowl Pole Sign - *Historic*

**Information signage shall be excluded from the calculation of overall allowable signage square footage.*

**Historic signage shall be excluded from the calculation of overall allowable signage square footage. See Historic report for additional information*

LOCATION PLAN - SITE EAST

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Project Signs - Key

Wall / Projecting Signs

- PW.01 Tenant ID, Wall
- PW.02 Tenant ID, Projecting
- PW.03 Tenant ID Canopy, Wall
- PW.04 *Loading Dock ID - *Informational*
- PW.05 *Residential Address, Canopy - *Informational*

*Directional Signs - *Informational*

- PD.01 Public Parking Entry ID, Wall Sign
- PD.02 Residential Parking Entry ID, Wall Sign
- PD.03 Public Parking Projecting ID
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Monument Freestanding Signs

- PF.01 Project ID with Tenant Listing, Monument
- PF.02 *Pedestrian Directional - *Informational*

Historic

- HP.01 *Bowl Pole Sign - *Historic*

**Information signage to be excluded from the calculation of overall allowable signage square footage.*

**Historic signage to be excluded from the calculation of overall allowable signage square footage. See Historic report for additional information*

TOTAL SIGNAGE ALLOWANCE

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	**5,990**

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 2-2B	*216
Ventura Boulevard	Building 1-2	Tenant 2-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
Whitsett Avenue	Building 1-1	Tenant 1-1B	92
Whitsett Avenue	Building 1-1	Tenant 1-1A	92
Whitsett Avenue	Project Monument	-	60
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
			2,753

* wall and projecting signage square footage

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.

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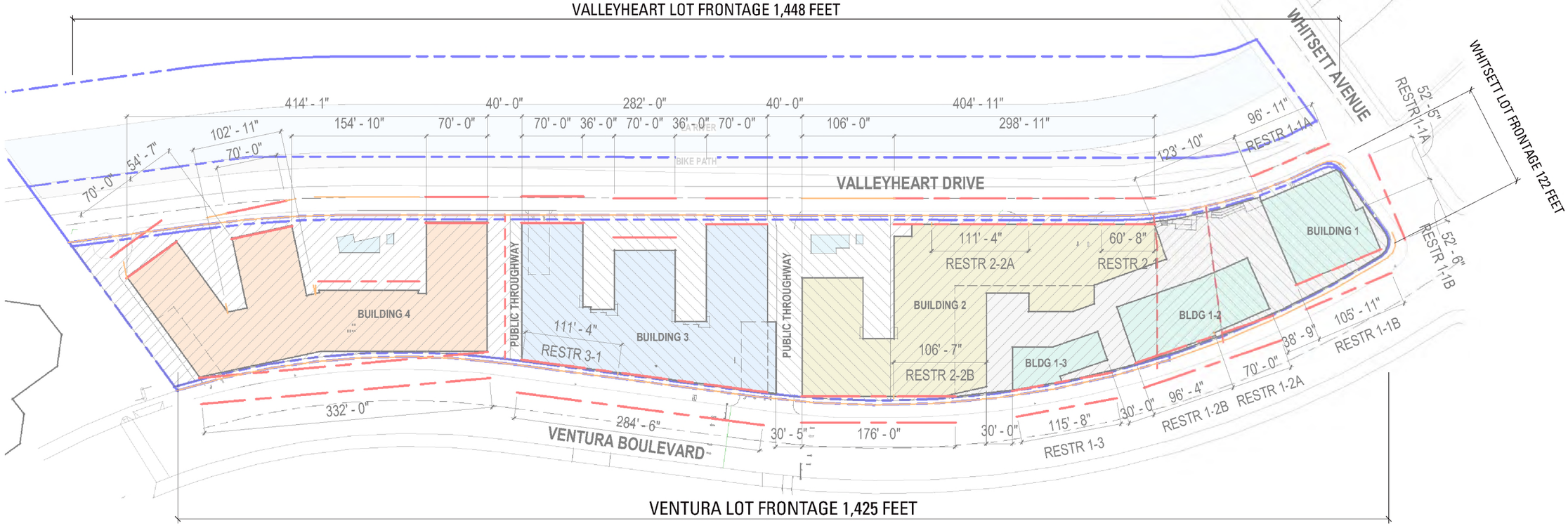


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Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley. • No projecting sign shall extend above the lowest point of the roof eave visible from the street. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.
Existing Historic Signage	• Existing Bowl signage is considered Historic. Historic signage shall be excluded from the calculation of overall allowable signage square footage. See Historic report for additional information.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

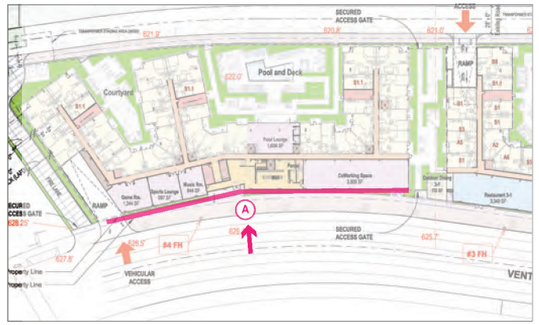
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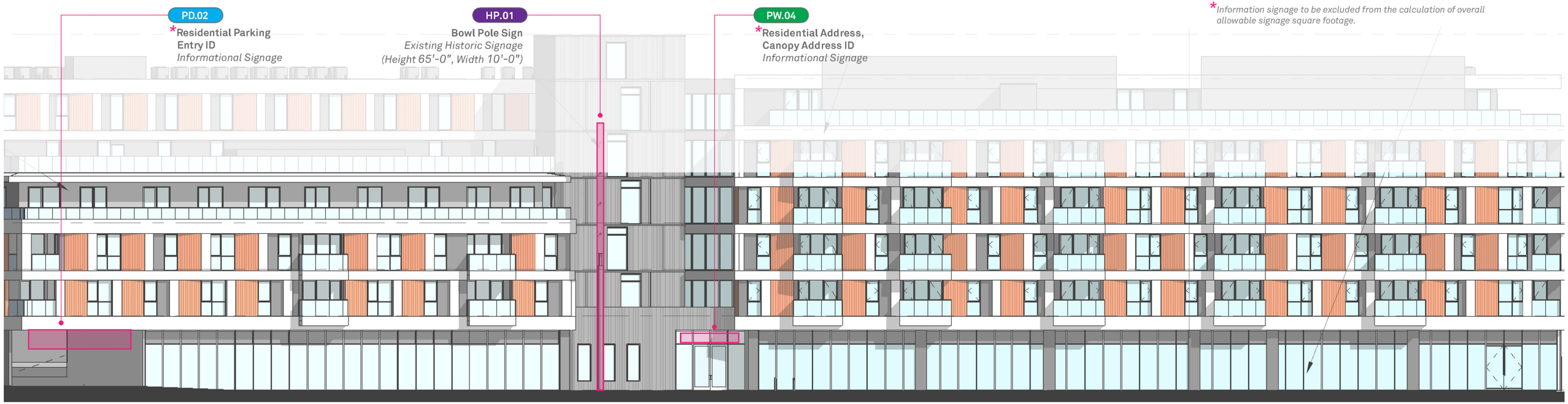
Existing Historic Bowl Sign,
See Historic Report for additional information.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

**Information signage to be excluded from the calculation of overall allowable signage square footage.*



A VENTURA BOULEVARD
RESIDENTIAL
BUILDING 4 - SOUTH FACE
SCALE: 1" = 20'-0

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Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

* wall and projecting signage square footage

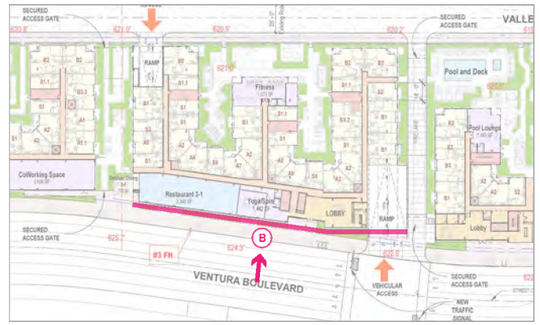
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NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

***** *Information signage to be excluded from the calculation of overall allowable signage square footage.*



B VENTURA BOULEVARD
RESIDENTIAL / TENANT 3-1
BUILDING 3 - SOUTH FACE
SCALE: 1" = 20'-0

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Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
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NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

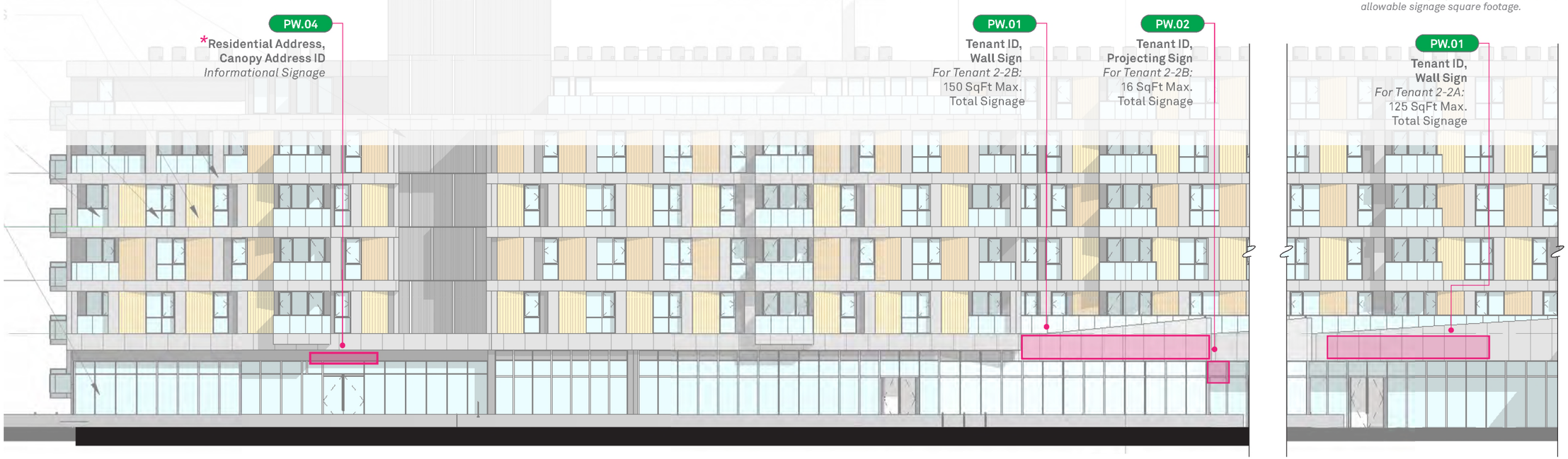
Tenant frontage subject to final lease lines and may change.

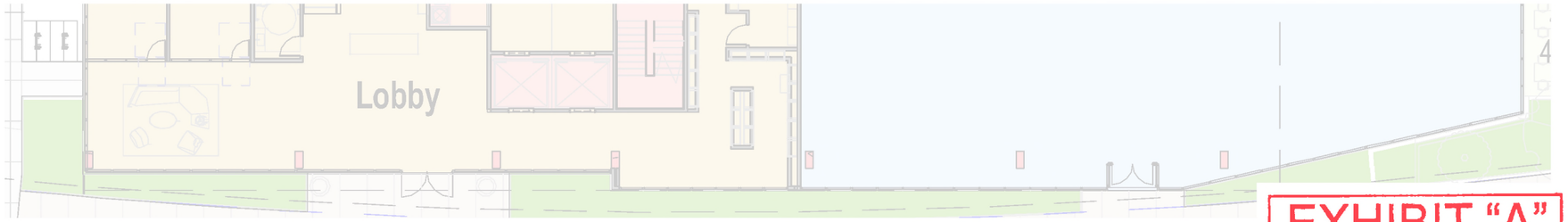


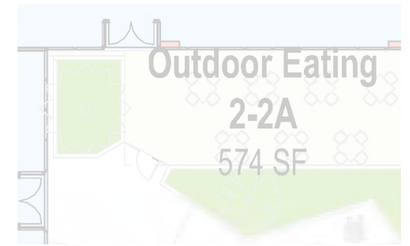
Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

***** *Information signage to be excluded from the calculation of overall allowable signage square footage.*







C.1 VENTURA BOULEVARD
RESIDENTIAL / TENANT 2-2B
BUILDING 2 - SOUTH FACE
SCALE: 1" = 20'-0

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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

C.2 VENTURA BOULEVARD
TENANT 2-2A
BUILDING 2 - SOUTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

* wall and projecting signage square footage

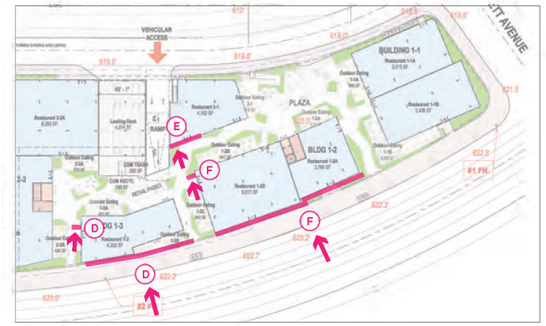
Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley. • No projecting sign shall extend above the lowest point of the roof eave visible from the street. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

PW.02
Tenant ID, Projecting Sign
For Tenant 1-3
16 SqFt Max.
Total Signage

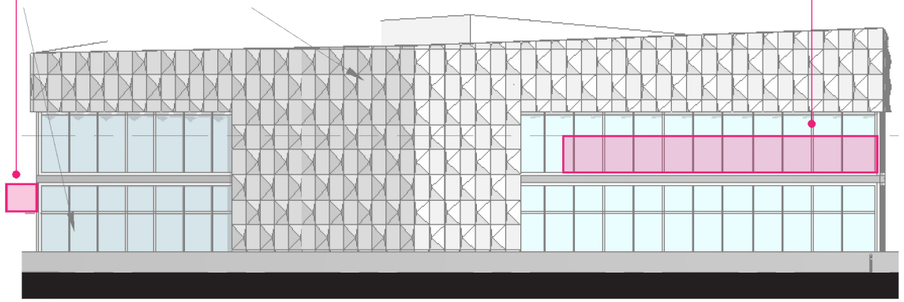
PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-3
200 SqFt Max.
Total Signage

PW.01
Tenant ID, Wall Sign
For Tenant 2-1:
125 SqFt Max.
Total Signage

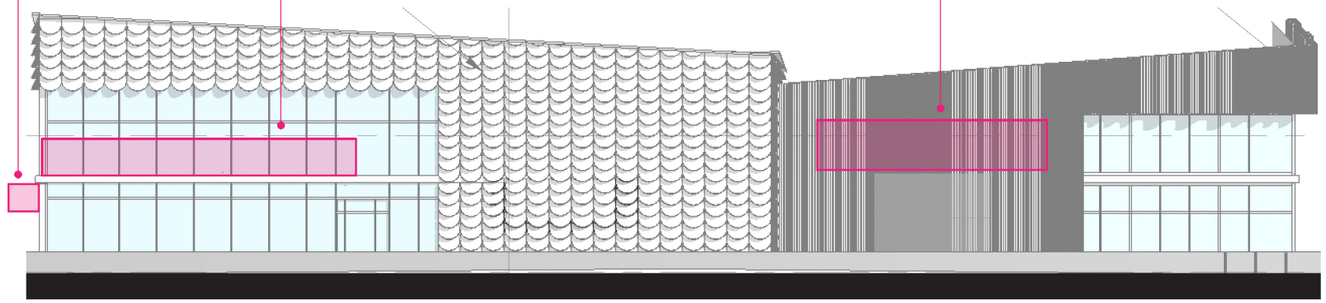
PW.02
Tenant ID, Projecting Sign
For Tenant 1-2B:
16 SqFt Max.
Total Signage

PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-2B:
200 SqFt Max.
Total Signage

PW.01
Tenant ID, Wall Sign
For Tenant 1-2A:
200 SqFt Max.
Total Signage













(D) VENTURA BOULEVARD
TENANT 1-3
BUILDING 1-3 - SOUTH FACE
SCALE: 1" = 20'-0

(E) VENTURA BOULEVARD
TENANT 2-1
BUILDING 2 - SOUTH FACE
SCALE: 1" = 20'-0

(F) VENTURA BOULEVARD
TENANT 1-2A / 1-2B
BUILDING 1-2 - SOUTH FACE
SCALE: 1" = 20'-0"

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Whitsett Avenue	Building 1-1	Tenant 1-1B	92
Whitsett Avenue	Building 1-1	Tenant 1-1A	92
Whitsett Avenue	Project Monument	-	60
		Whitsett Avenue Total =	**244**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley. • No projecting sign shall extend above the lowest point of the roof eave visible from the street. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.

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Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

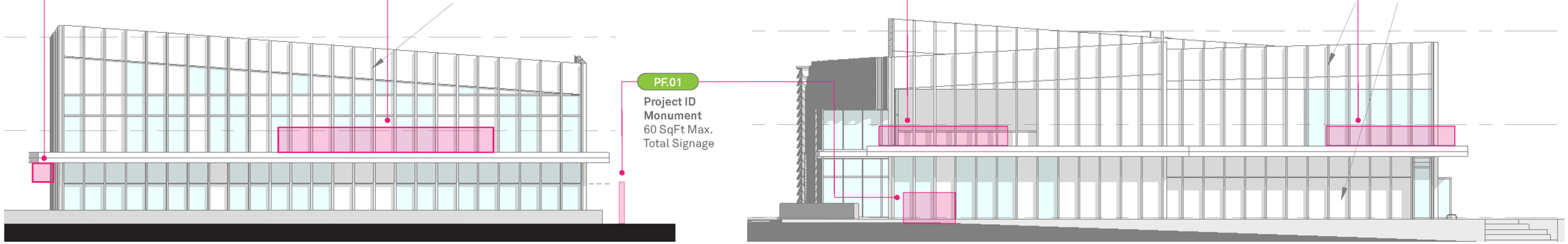
PW.02
Tenant ID, Projecting Sign
For Tenant 1-1B:
16 SqFt Max.
Total Signage

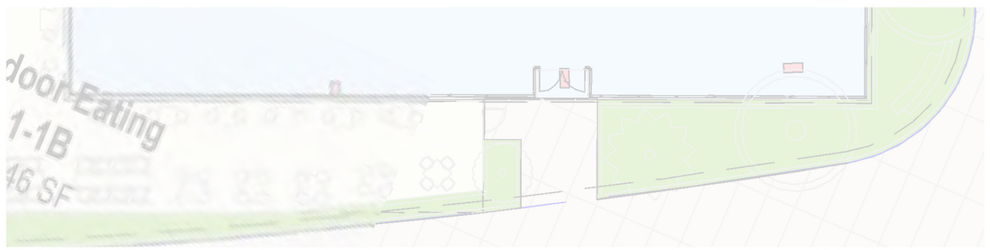
PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-1B:
200 SqFt Max.
Total Signage

PF.01
Project ID Monument
60 SqFt Max.
Total Signage

PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-1B:
92 SqFt Max.
Total Signage

PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-1A:
92 SqFt Max.
Total Signage







(G) VENTURA BOULEVARD
TENANT 1-1B
BUILDING 1-1 - SOUTH FACE
SCALE: 1" = 20'-0

(H) WHITSETT AVENUE
TENANT 1-1B / 1-1A / PROJECT MONUMENT
BUILDING 1-1 - SOUTH FACE
SCALE: 1" = 20'-0

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
		Valleyheart Drive Total =	985

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
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NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

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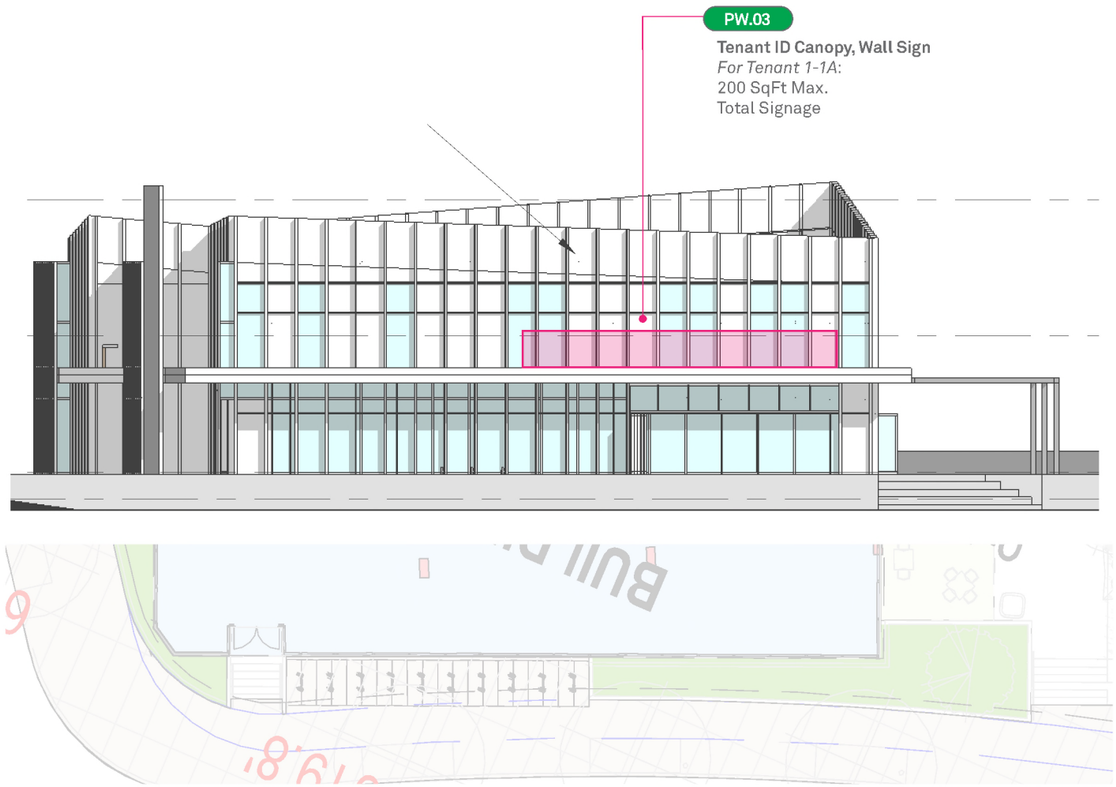
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Tenant frontage subject to final lease lines and may change.



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Tenants may determine how their permitted sign square footage is allocated, subject to approval.



(1) VALLEYHEART DRIVE
TENANT 1-1A
BUILDING 1-1 - NORTH FACE
SCALE: 1" = 20'-0

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Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
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Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
		Valleyheart Drive Total =	985

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
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The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

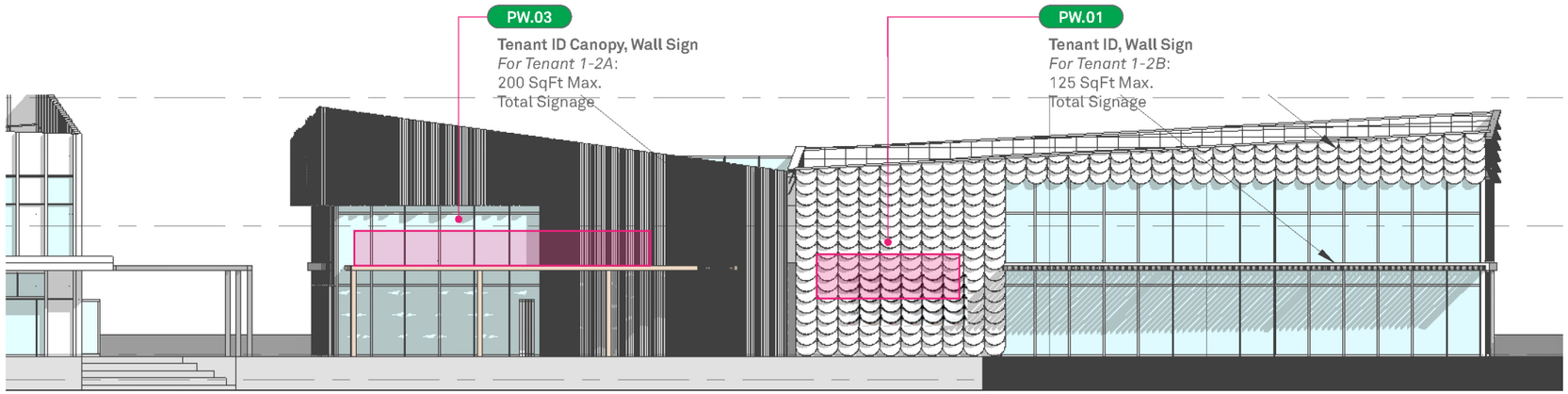
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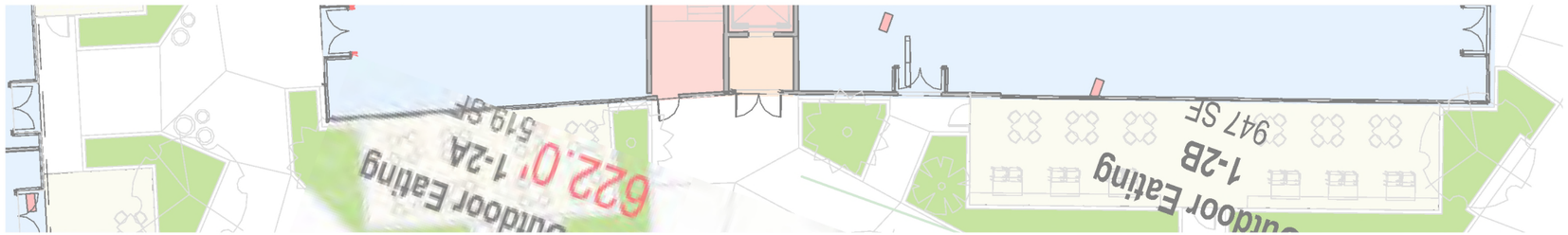
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Tenants may determine how their permitted sign square footage is allocated, subject to approval.





J VALLEYHEART DRIVE
TENANT 1-2A / 1-2B
BUILDING 1-2 - NORTH FACE
SCALE: 1" = 20'-0

EXHIBIT "A"
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Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
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Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
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Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
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Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
		Valleyheart Drive Total =	985

* wall and projecting signage square footage

Signage Guideline Information	
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The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

*****Information signage to be excluded from the calculation of overall allowable signage square footage.*



(K) VALLEYHEART DRIVE
RESIDENT / TENANT 2-1 / TENANT 2-2A
BUILDING 2 - NORTH FACE
SCALE: 1" = 20'-0

EXHIBIT "A"
Page No. 100 of 109
Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

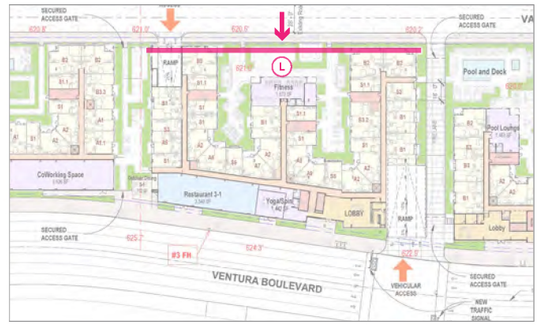
Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot. • The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage. • No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
Projecting Signage	• No more than one projecting sign shall be permitted for each building. • The sign area of a projecting sign shall be limited to 16 square feet. • Projecting signs may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley. • No projecting sign shall extend above the lowest point of the roof eave visible from the street. • No projecting sign shall project more than 48 inches from the building face or a distance from the building face equal to one-half of the width of the adjacent public sidewalk or walkway, whichever is less.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

Tenant frontage subject to final lease lines and may change.



Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

Tenants may determine how their permitted sign square footage is allocated, subject to approval.

*****Information signage to be excluded from the calculation of overall allowable signage square footage.*



Ⓛ VALLEYHEART DRIVE
RESIDENT
BUILDING 3 - NORTH FACE
SCALE: 1" = 20'-0

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Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Whitsett Avenue	Building 1-1	Tenant 1-1B	92
Whitsett Avenue	Building 1-1	Tenant 1-1A	92
Whitsett Avenue	Project Monument	-	60
		Whitsett Avenue Total =	**244**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Project Monument ID	• The total area of each side of the monument structure shall not exceed 60 square feet. • Monument signs shall be limited to a maximum overall height of six feet above sidewalk grade. • The signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign. • No more than one monument sign shall be permitted per 200 feet of lot frontage.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

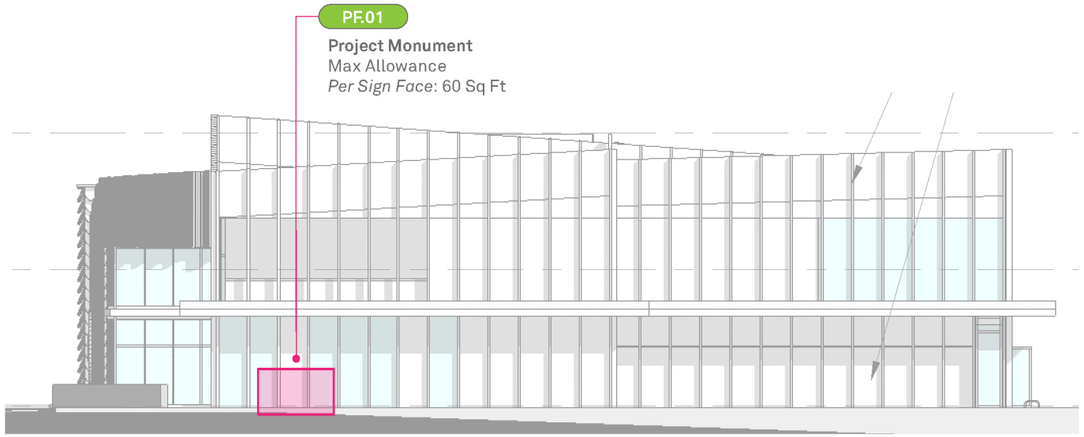
The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

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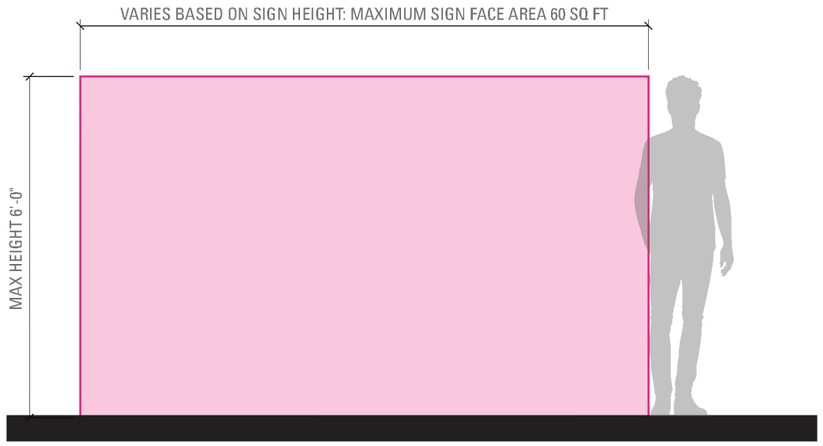


Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

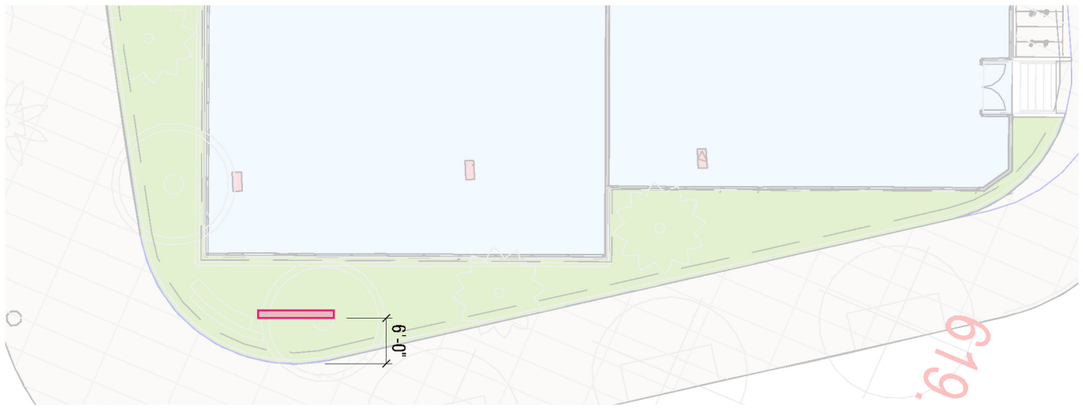
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



ELEVATION, WHITSETT AVE
SCALE: 1" = 20'-0



ELEVATION, ENLARGED FRONT VIEW
SCALE: 3/8" = 1'-0"



SITE PLAN, CORNER OF WHITSETT AVE and VENTURA BLVD
SCALE: 1" = 20'-0"

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Ventura Boulevard	Building 3	Tenant 3-1	200
Ventura Boulevard	Building 2	Tenant 2-2B	*166
Ventura Boulevard	Building 2	Tenant 2-2A	125
Ventura Boulevard	Building 2	Tenant 2-1	125
Ventura Boulevard	Building 1-3	Tenant 1-3	*216
Ventura Boulevard	Building 1-2	Tenant 1-2B	*216
Ventura Boulevard	Building 1-2	Tenant 1-2A	200
Ventura Boulevard	Building 1-1	Tenant 1-1B	*216
Ventura Boulevard	Project Monument	-	60
		Ventura Boulevard Total =	**1,524**

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Project Monument ID	• The total area of each side of the monument structure shall not exceed 60 square feet. • Monument signs shall be limited to a maximum overall height of six feet above sidewalk grade. • The signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign. • No more than one monument sign shall be permitted per 200 feet of lot frontage.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

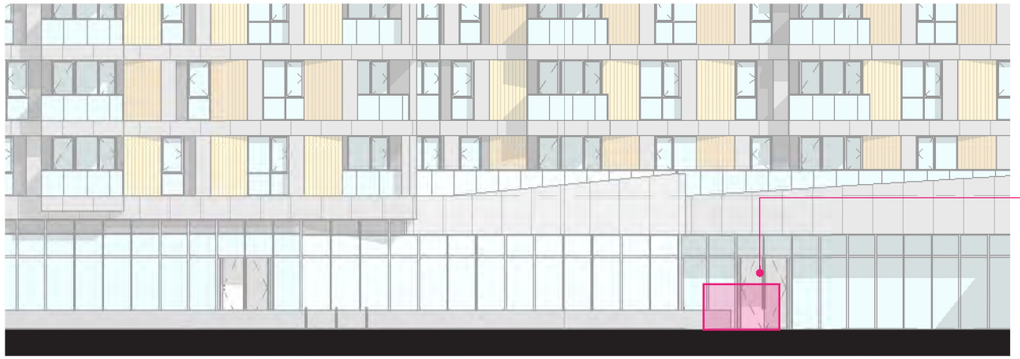
The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

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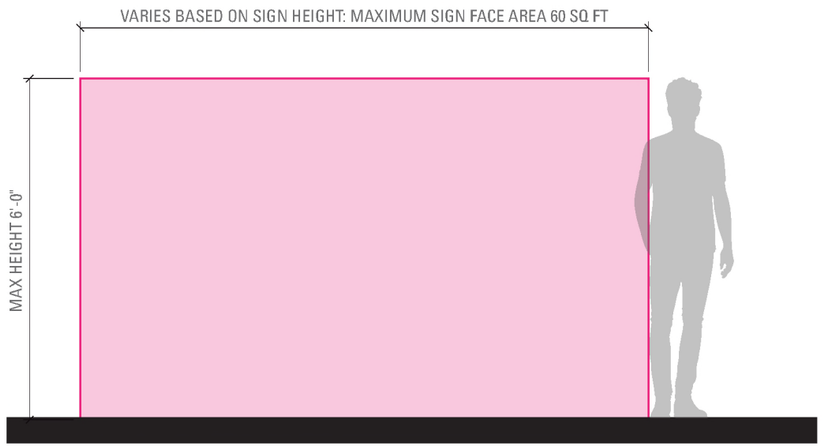


Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

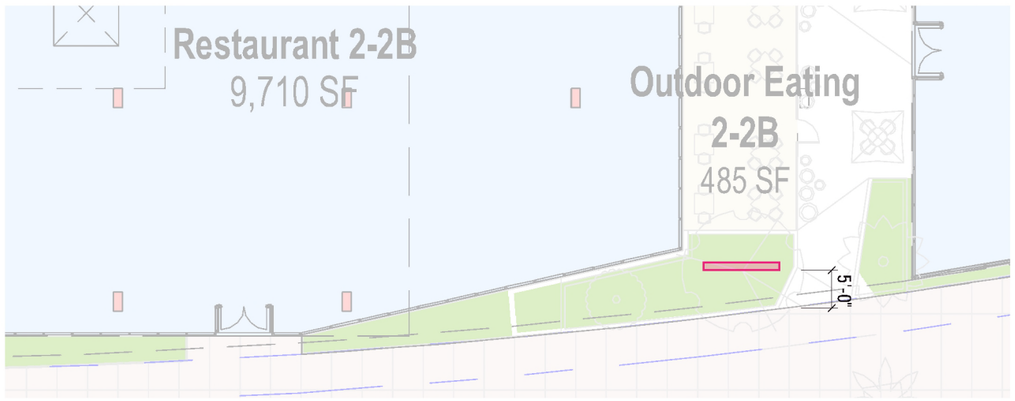
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



ELEVATION, VENTURA BLVD
SCALE: 1" = 20'-0



ELEVATION, ENLARGED FRONT VIEW
SCALE: 3/8" = 1'-0"



SITE PLAN, ENLARGED
SCALE: 1" = 20'-0"

Overall Frontage Allowance - Maximum Permitted Signage Area		
Frontage Street	**Lot Linear Frontage (FT)**	**Maximum Permitted Total Sign Area (SF)**
Ventura Boulevard	1,425	2,850
Valleyheart Drive	1,448	2,896
Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
Frontage Street	**Building #**	**Tenant #**	**Sign Area (SF)**
Valleyheart Drive	Building 1-1	Tenant 1-1A	200
Valleyheart Drive	Building 1-2	Tenant 1-2A	200
Valleyheart Drive	Building 1-2	Tenant 1-2B	125
Valleyheart Drive	Building 2	Tenant 2-1	200
Valleyheart Drive	Building 2	Tenant 2-2A	200
Valleyheart Drive	Project Monument	-	60
		Valleyheart Drive Total =	985

* wall and projecting signage square footage

Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Project Monument ID	• The total area of each side of the monument structure shall not exceed 60 square feet. • Monument signs shall be limited to a maximum overall height of six feet above sidewalk grade. • The signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign. • No more than one monument sign shall be permitted per 200 feet of lot frontage.

NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

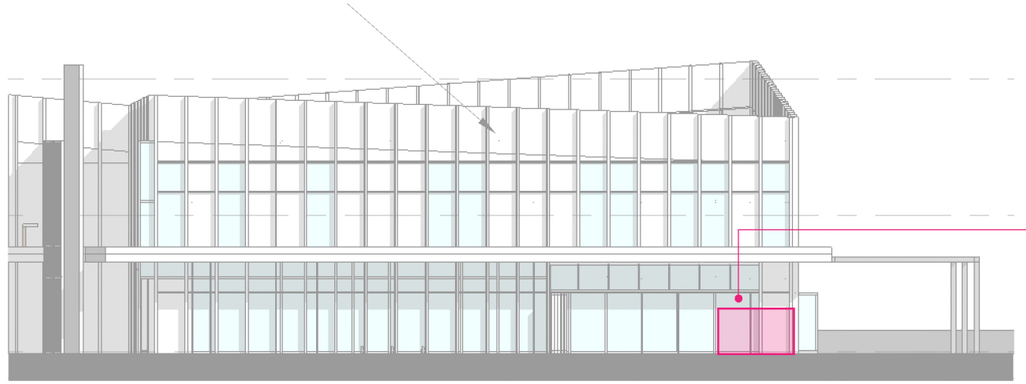
The combined sign area of projecting signs, wall signs, monument signs shall not exceed the total maximum permitted square footage of 5,990 square feet.

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Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

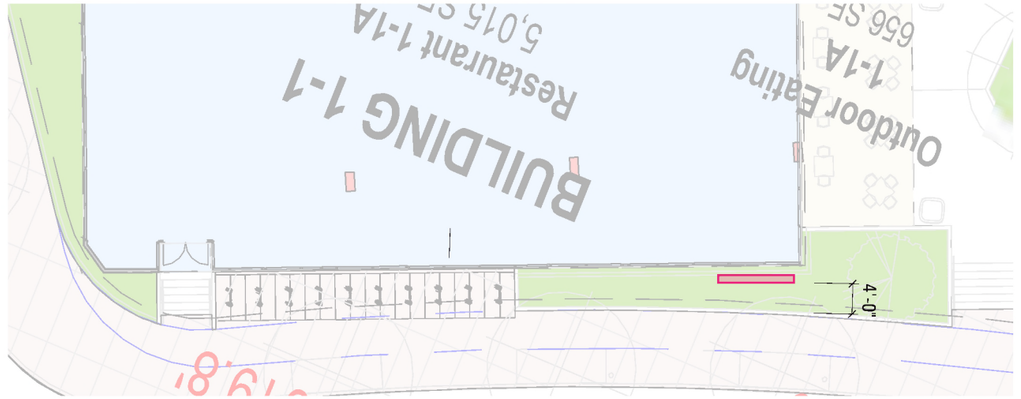
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



ELEVATION, VALLEYHEART DRIVE
SCALE: 1" = 20'-0



ELEVATION, ENLARGED FRONT VIEW
SCALE: 3/8" = 1'-0"



SITE PLAN, ENLARGED
SCALE: 1" = 20'-0"

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The following examples are not intended as a comprehensive or all inclusive list but to be used for the purposes of design inspiration and guidance.

TENANT ID, WALL SIGNAGE

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SIGN TYPE	DESCRIPTION
PW.01	TENANT ID, WALL MOUNTED
	WALL MOUNTED SIGN PANELS AND LETTERFORMS

GENERAL NOTES

This signage is mounted to the walls of street facing buildings with the face of the sign approximately parallel to the wall. These signs will consist of non illuminated and illuminated sign panels or channel letters.

Specific sign locations and surrounding architectural treatments can inform the maximum sign height and length, which may be less than the general guidelines proposed in this MSP. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement. Tenants to follow MSP & Landlord limitations to ensure consistency, while still allowing for unique expressions in their signage.

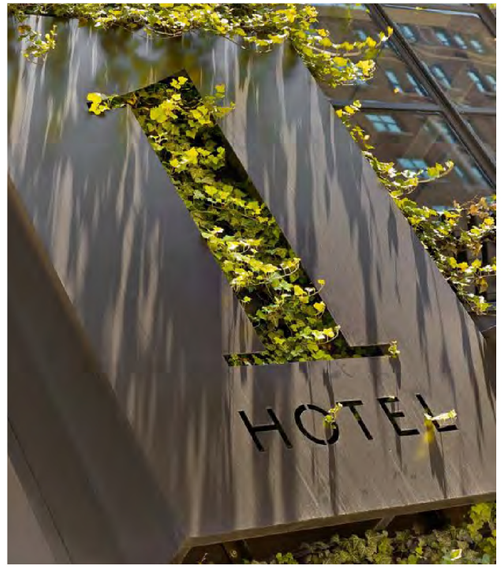
The Tenant signage may incorporate a variety of colors and materials. The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

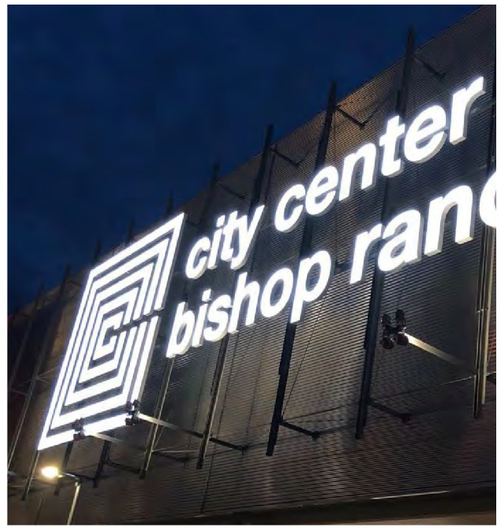
- The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage.
- Maximum of one wall sign per tenant is permitted on a buildings street frontage.
- Maximum one wall sign is permitted on portion of building facing an alley or street other than the primary building frontage or facing a parking lot.
- *No wall sign may prcject from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.*

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TENANT ID, PROJECTING SIGNAGE

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SIGN TYPE	DESCRIPTION
PW.02	TENANT ID, PROJECTING
	PROJECTING SIGNAGE, TENANT RETAIL

GENERAL NOTES

This sign type will be allowed for tenant retail identification, subject to maximum allowances, and is only permitted adjacent to public entries. These signs will consist of internally or externally illuminated projecting sign forms mounted perpendicular to the building facade.

The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

- No More than one projecting sign shall be permitted for each building.
- Projecting sign area shall be limited to 16 square feet.
- Projecting signs may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or alley.
- Signs shall have a minimum clearance of eight feet above the sidewalk grade. Should not extend above the lowest point of the roof eave visible from the street
- No projecting sign shall project more than 48 inches from the building face or distance from the building face equal to one half of the width of the adjacent public sidewalk or walkway, whichever is less.

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TENANT ID CANOPY, WALL SIGNAGE

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SIGN TYPE	DESCRIPTION
PW.03	TENANT ID CANOPY, WALL
	CANOPY MOUNTED SIGN PANELS AND LETTERFORMS

GENERAL NOTES

This signage is mounted to the canopies of street facing buildings with the face of the sign approximately parallel to the wall. These signs will consist of non illuminated and illuminated sign panels or channel letters.

Specific sign locations and surrounding architectural treatments can inform the maximum sign height and length, which may be less than the general guidelines proposed in this MSP. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement. Tenants to follow MSP & Landlord limitations to ensure consistency, while still allowing for unique expressions in their signage.

The Tenant signage may incorporate a variety of colors and materials. The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

- The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage.
- Maximum of one wall sign per tenant is permitted on a buildings street frontage.
- Maximum one wall sign is permitted on portion of building facing an alley or street other than the primary building frontage or facing a parking lot.
- *No wall sign may prcject from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.*

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MONUMENT ID

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SIGN TYPE	DESCRIPTION
PF.01	PROJECT ID / TENANT ID
	MONUMENT ID SIGN

GENERAL NOTES

The Project ID Monuments are located on Ventura Blvd, Whitsett Ave, and Valleyheart Drive. These signs will consist of non illuminated and illuminated sign panels and graphics.

The Landlord reserves the right to approve or reject any proposed tenant graphic panels on the basis of its design or size. Tenants to follow MSP & Landlord limitations to ensure consistency, while still allowing for unique expressions in their signage.

The monument signage may incorporate a variety of colors and materials. The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

- The total area of each side of the monument structure shall not exceed 60 square feet.
- Monument signs shall be limited to a maximum overall height of six feet above sidewalk grade.
- The signs shall be located in maintained landscaped areas which are equal to or greater in area than the dimensions of the face of the sign.
- No more than one monument sign shall be permitted per 200 feet of lot frontage.

LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8









