EXHIBIT A

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



01



02



03



04



05



06





07



08



09



10

EXISTING SITE CONTEXT

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

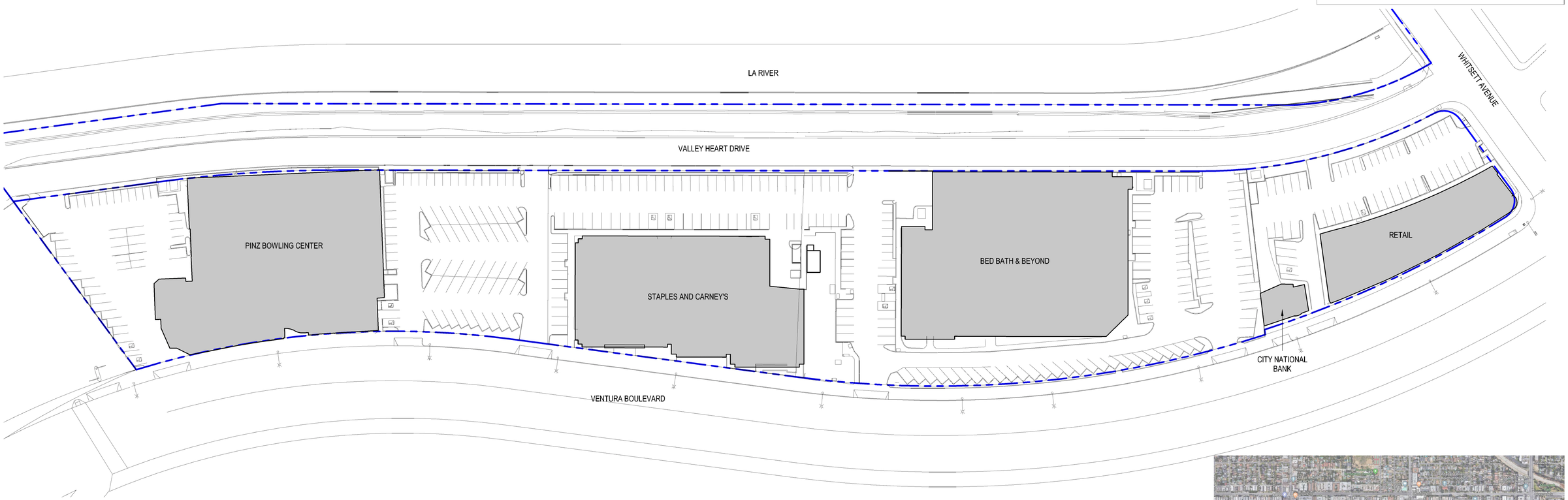
12555 VENTURA BLVD
STUDIO CITY, CA 91604

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A-0.001





EXISTING BUILDINGS

0' 50' 100' 150'

GENTON PROPERTY GROUP RC DEVELOPMENT, INC. TORINO | COMPANIES

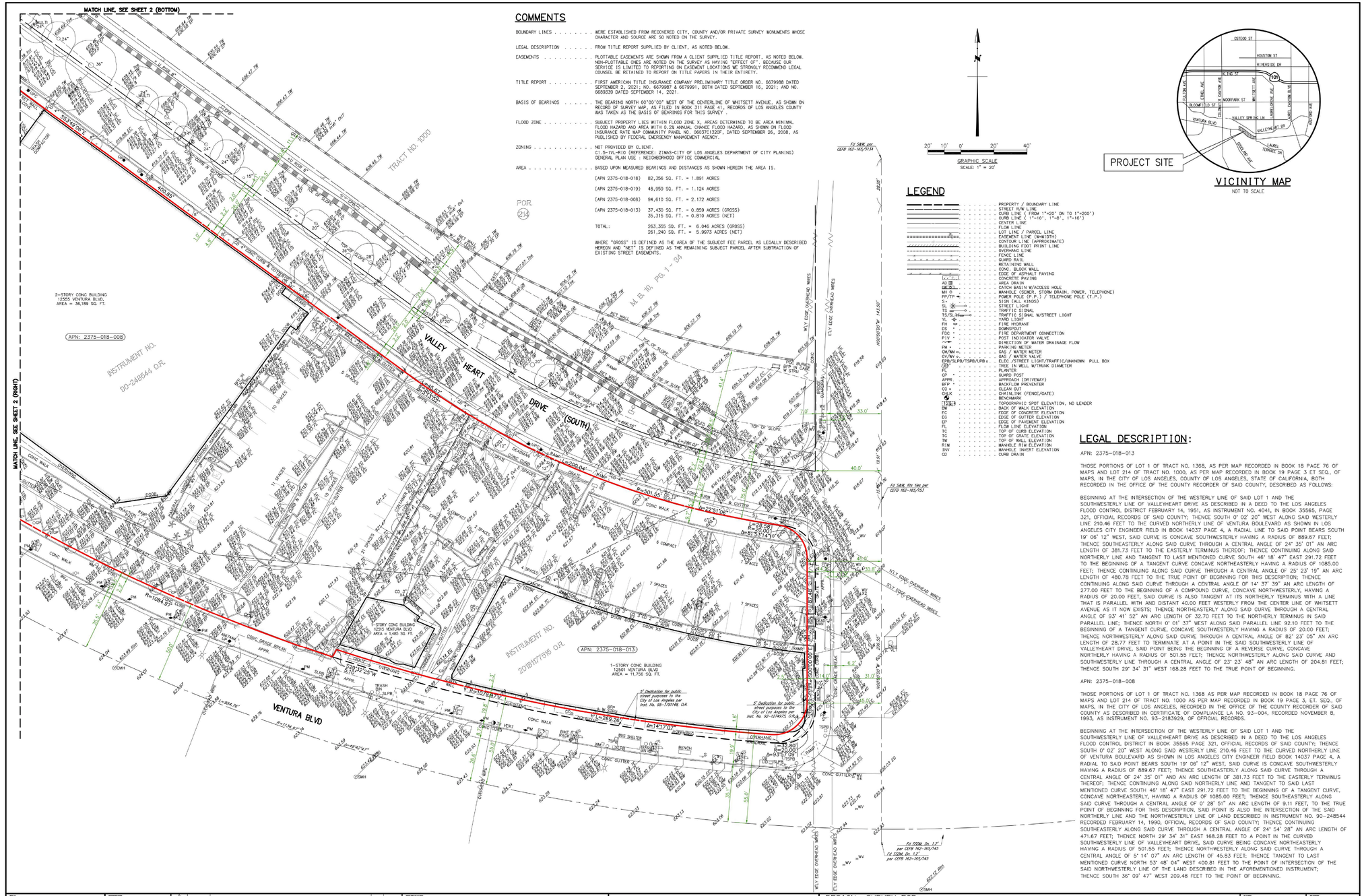
12555 VENTURA BLVD
STUDIO CITY, CA 91604

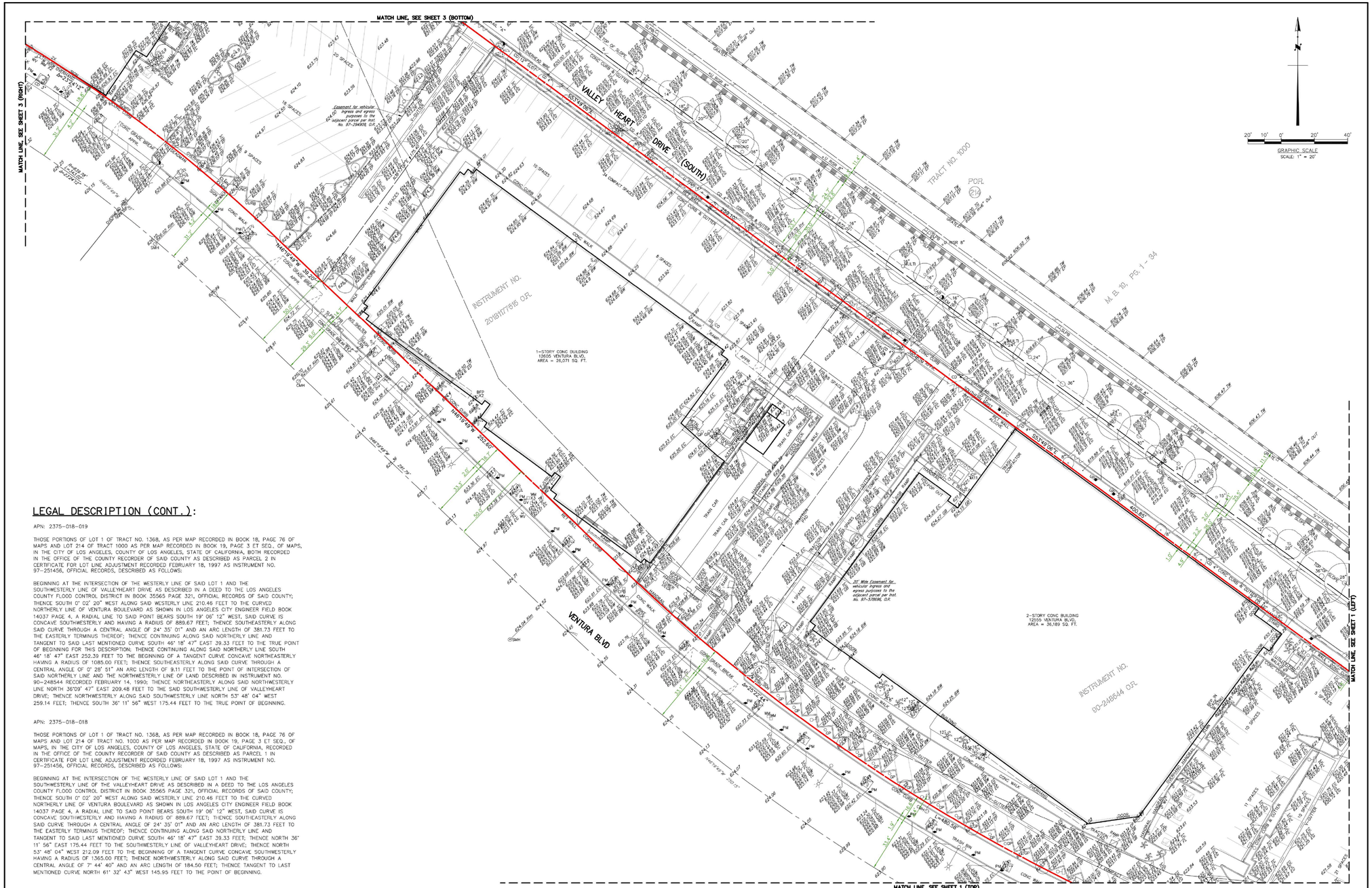
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.01


MATCH LINE, SEE SHEET 2 (BOTTOM)
MATCH LINE, SEE SHEET 2 (RIGHT)
TRACT NO. 1000
M.B. 19, PG. 1 - 9
VALLEY HEART DRIVE (SOUTH)
VENTURA BLVD
APN: 2375-018-008
INSTRUMENT NO. 00-248544 O.R.
APN: 2375-018-013
INSTRUMENT NO. 20181177616 O.R.
2-STORY CONC BUILDING
12555 VENTURA BLVD,
AREA = 36,189 SQ. FT.
1-STORY CONC BUILDING
12501 VENTURA BLVD
AREA = 11,758 SQ. FT.
POB
POC
N 53°34'20" E 400.65'
S 53°32'25" W 168.28'
R=501.55'
R=1085.00'
R=20.00'
R=1085.00'
L=269.20'
Δ=14°37'07"
L=28.58'
Δ=81°51'41"
L=204.81'
Δ=23°23'48"
L=480.78'
Δ=25°23'19"
L=381.73'
Δ=24°35'01"
L=471.67'
Δ=24°54'28"
R=1085.00'
L=9.11'
Δ=0°28'51"
R=889.67'
L=35.80'
Δ=2°18'00"
Δ=93°57'09"
R=1085.00'
L=664.76'
R=1143.87'
Δ=33°18'07"
R=1085.00'
Δ=49°43'47"
R=1085.00'
L=35.80'
Δ=2°18'00"
R=1085.00'
L=35.80'
Δ=2°18'00"
R=1085.00'
L=35.80'
Δ=2°18'00



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

DESIGNED	DRAFTED	CHECKED
SAS	SAS	DLR

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

BENCHMARK

ELEVATION ADJUSTMENT

PATH/PLOT DATE

J:\SAS\STU120100\SURVEY\DESIGN\SHEETS\PL-ALTA.dwg SHT02 :: taylor.lund Plotted :: 9/18/2025 3:23:02 PM :: taylor.lund Saved :: 9/18/2025 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	SHEET
DECEMBER 16, 2021	
SCALE: 1" = 20'	2
PROJECT NUMBER: 1STU120100	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

A-0.02B

DETAIL "A"

DETAIL "B"

GRAPHIC SCALE
SCALE: 1" = 20'

TRACT NO. 1000

PARCEL MAP NO. 1732

M. B. 27, PG. 5

M. B. 10, PG. 1 - 34

VALLEY HEART DRIVE (SOUTH)

VENTURA BLVD

INSTRUMENT NO. 20181177616 O.R.

2-STORY CONC BUILDING
12655 VENTURA BLVD.
AREA = 34,527 SQ. FT.

Easement for vehicular ingress and egress purposes to the adjacent parcel per Inst. No. 57-294909, O.R.

MATCH LINE, SEE SHEET 2 (TOP)

SEAL: PROFESSIONAL LAND SURVEYOR — DANIEL L RAHE — No. 9425 — STATE OF CALIFORNIA	DESIGNED: SAS				BENCHMARK:		
	DRAFTED: SAS				ELEVATION: ADJUSTMENT:		
	CHECKED: DLR				PATHPLOT DATE:		
		1	05/28/25	UPDATE ROW WIDTH	LTL	DLR	
		REV	DATE	DESCRIPTION	BY	APP'D	

PSOMAS
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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

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-0.02C

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

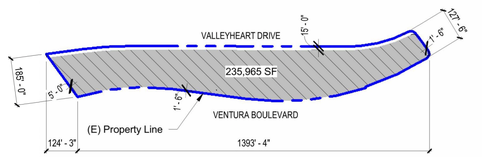
PROJECT SUMMARY

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 COMMERICIAL 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
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(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**
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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**

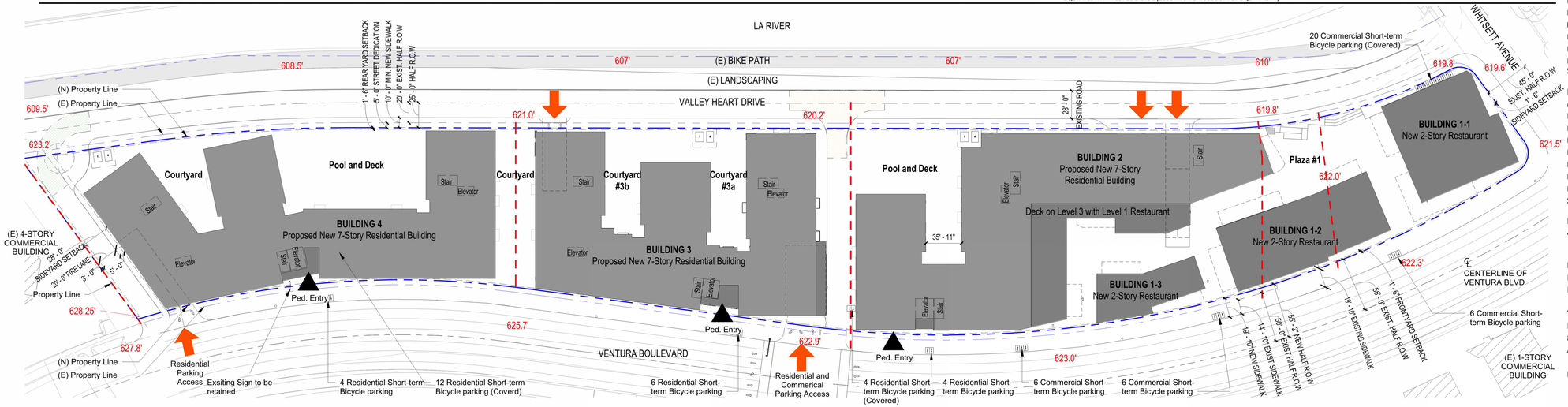
LANDSCAPING - LAMC SECTION 12.21.G.(3)

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



PROJECT DATA & PLOT PLAN

0' | 50' | 100' | 150'

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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

MVE + PARTNERS

A-0.3A

Los Angeles Department of Building and Safety

Parcel Profile - Report Date: 5/5/2025 2:57:53 PM

JOB ADDRESS(ES)

12555 W VENTURA BLVD, LOS ANGELES, CA 91604
12557 W VENTURA BLVD, LOS ANGELES, CA 91604
12565 W VENTURA BLVD, LOS ANGELES, CA 91604
12601 W VENTURA BLVD, LOS ANGELES, CA 91604
12603 W VENTURA BLVD, LOS ANGELES, CA 91604

1. PARCEL LEGAL DESCRIPTION INFORMATION:

Tract:	TR 1000
Block:	
Lot:	214
Arb:	3
Modifier:	PT
Map Reference Number for Tract Recordation:	M B 19-3 (SHT 3)
Parcel Identification Number:	162B161 70 (/OnlineServices/PermitReport/PermitResultsbyPin?pin=162B161%20%20%20%2070)

2. BASIC ZONING INFORMATION FOR PARCEL:

Alquist-Priolo Fault Zone:	NO
Area Planning Commission:	South Valley
Baseline Hillside Ordinance:	NO
Baseline Mansionization Ordinance:	NO
Certified Neighborhood Council:	Studio City
Community Redevelopment Area:	NO
Council District:	4
District Map:	162B161
Flood Hazard Zone:	NO
Hillside Grading Area:	NO
Hillside Ordinance Area:	NO
LA Preliminary Fault Study Area: (/OnlineServices/PermitReport/DisplayPDF?path=LAPFRSA.pdf)	NO
Planning Area / Community Name:	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
Zone(s):	CT,S-1VL-RIO

3. GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:

500 Foot School Zone:	NO
Airport Hazard Area:	NO
Alley:	NO
Building and Safety Branch Office:	VN
Building Line Setback:	NO
Census Tract:	1439.01
City Street R/W:	NO
City Walk R/W:	NO
Coastal Zone Conservation Act:	NO
Community Design Overlay District:	NO
Community Noise Equiv. Level:	NO
Compacted Filled Ground:	NO
Division of Land:	NO
Division of Land Exemption:	NO
Earthquake-Induced Landslide Area:	NO

Earthquake-Induced Liquefaction Area:	YES
Easement:	NO
Energy Zone:	9
Environmentally Sensitive Area:	NO
Fire District:	VHFHSZ
Front Yard Setback:	NO
Future Street:	NO
GPI Plan Route Office:	NO
High Wind Area:	NO
Highway Dedication:	NO
Hillside Street:	NO
Lot Cut Date:	NO
Lot Size:	NO
Lot Type:	NO
Methane Hazard Site:	NO
Nat. Water Course:	NO
Near Source Zone Distance:	2.2
Oil Well Area:	NO
Parcel Area (sqft):	80744.40
Parcel Map Exemption:	NO
Parking District:	NO
Parking Layout:	NO
Private Street:	NO
Rear Yard Setback:	NO
Side Yard Setback:	NO
Thomas Brothers Map Grid:	562-F5
Vacated Street/Alley:	NO
Vehicular Access Waived:	NO

4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:

Affidavit:	AF-93-2183929-CC
	AF-91-2009990-OP
Community Development Block Grant:	BID-STUDIO CITY
City Planning Case(s):	CPC-1980-29223
	CPC-1980-29224
	CPC-1981-29795-GPC
	CPC-1985-381
	CPC-1985-382-MOR
	CPC-1999-1-SP
	CPC-2006-48-ICO
	CPC-2007-3036-RIO
	CPC-2008-3125
	CPC-2008-3125-CA
	CPC-2023-1637-SP
	CPC-6978
	CPC-156378
	COC-93-4
	COC-92-73
	CPC-8240
	CPC-9708
DTRM:	DIR-2016-1896-DI

Ordinance:	ORD-109633
	ORD-185650
	ORD-183145
	ORD-183144
	ORD-174052
	ORD-171240
	ORD-154553
	ORD-156378
	ORD-159763
	ORD-165290
	ORD-166560
Zoning Information File(s):	ZI-2512 Housing Element Sites
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2358 River Implementation Overlay District (RIO)
	ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)

5. OTHER PARCEL RELATED INFORMATION:

Seismic Gas Shut Off Valve Installed:	12565 W VENTURA BLVD
Seismic Gas Shut Off Valve Installed:	12555 W VENTURA BLVD
Seismic Gas Shut Off Valve Installed:	12601 W VENTURA BLVD

RIO APPLICATION & CHECKLIST

ADMINISTRATIVE REVIEW

RIO APPLICATION AND CHECKLIST FOR MINISTERIAL REVIEW

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 13.17 G (Administrative Review) authorizes ministerial review for projects in compliance with Supplemental Use Districts; Ordinance No. 183,145 established the River Improvement Overlay (RIO) District. Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A.

	Drawing Sheet	Administrative Use Only
Section F. Development Regulations		
1. Landscaping. Indicate the drawing sheet that illustrates the percentage of new landscaped area and the associated plant species. The drawing should identify whether a plant is either a native species, Watershed Wise and/or from the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. An exception is made for herbs, fruits, or vegetable plants.	L01; L06-L25	☐
2. Screening/Fencing.		
a. Loading/Off-Street Parking. For a project with any loading areas and/or off-street parking facilities that contain three or more spaces indicate the drawing sheet that illustrates the location of the parking/loading areas and the location, height and design of the screen/fence that shields views of the parking/loading from the abutting rights-of-way and the LA River.	A-1.5	☐
b. Equipment. For a project that includes any exterior equipment (electrical transformers, mechanical units, water meters) indicate the drawing sheet(s) that illustrate the location of each equipment and any associated screening so that the equipment is screened from public view.	A-1.5	☐
c. Exterior Trash Enclosures. For a project that includes a trash disposal unit indicate the drawing sheet that illustrates the location of the unit(s) and the design of any enclosure(s).	N/A	☐
d. Fencing. For any project, with the exception of single-family homes (but including homes built as part of the small lot ordinance), that faces a street that crosses the river or terminates at the river or a river frontage road and/or faces a river frontage road and includes a fence within the front or side yards that is visible from the street, indicate the drawing sheet that illustrates the location and design of the fence.	N/A	☐
3. Exterior Site Lighting. Indicate the drawing sheet that illustrates the location and design characteristics of any site and building mounted lighting.	L26-L28	☐
4. Projects within Inner Core:		
a. Landscape Buffer. Indicate the drawing sheet that illustrates the location of the 10' buffer.	N/A - Project is not Inner Core, not 'adjacent' to River	☐
b. Fence. Indicate the drawing sheet that illustrates the location and design, and height of any fence at or within the 10' buffer area.		☐
c. Fence Height. See (b) above.		☐
d. Gates. Indicate the drawing sheet that illustrates the location, height design and operation of the gate(s). Small-lot projects shall comply with the requirements of Section F.4.f.i and therefore the gate may be a single gate from the entire project to the river and not from individual homes.		☐
e. Noise. Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall indicate the drawing sheet that illustrates the location and design of all noise-attenuating features such that operational sounds shall not exceed 5 decibels above the existing or presumed ambient levels of the property line(s) of properties on the opposite bank.		☐
f. River Access. See (d) above.		☐
g. Riverfront Door. Indicate the drawing sheet that illustrates the location of a doorway visible to, (not necessarily parallel to) and accessible from the river corridor or frontage road.		☐

Note: The Administrative Review fee shall be paid prior to receiving the clearance. For instructions on how to obtain City Planning clearances, see Zoning Information (ZI) No. 2358 River Improvement Overlay Use District.

Administrative Review Invoice Number: _____

_____ _____

Applicant Signature **Date**

_____

Applicant Name

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

INCENTIVES

ATTACHMENT A
PROMENADE STUDIO CITY

REQUESTS FOR DISCRETIONARY APPROVALS AND VESTING TENTATIVE TRACT MAP (VTT-84453)
12555 W. VENTURA BOULEVARD, LOS ANGELES, CA 91604
(INCLUDES 12501, 12503, 12507, 12511, 12515, 12541, 12557, 12601, 12603, 12605, 12615, 12621, 12625, 12661, 12655, 12665 W. VENTURA BOULEVARD)

Studio City Sports Center, LLC ("Applicant") requests approval of the discretionary actions set forth below to allow for the construction of a mixed-use development consisting of 814 residential dwelling units including 46 Very Low Income (7%) Affordable Units and approximately 75,968 square feet of commercial uses (restaurant). The project site is located at 12501 - 12555 W. Ventura Boulevard ("Project Site") in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area and the Ventura / Cahuenga Boulevard Corridor Specific Plan ("VCBCSP") of the City of Los Angeles.

1. **Per Los Angeles Municipal Code ("LAMC"), Chapter 1A, Division 13.B.4, Project Compliance Review** for a project within the boundaries of the Ventura-Cahuenga Boulevard Corridor Specific Plan ("VCBCSP").

2. **Per LAMC Section 12.22.A.37 and California Government Code Section 65915 (f)(2) Amended October 11, 2023, Affordable Housing Incentives – Density Bonus Determination**, the Applicant proposes to set aside 7% (46 units) of the project's base density units for Very Low Income restricted affordable households, to allow for a 25% density bonus, resulting in a total of 814 proposed residential units.

Per LAMC Section 12.22.A.37 and California Government Code Section 65915(e)(1), the Applicant requests Affordable Housing **Off-Menu Incentives/Waiver of Development Standards** to facilitate the provision of affordable housing on the site as follows:

a) **Off-Menu Incentive 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 Corridor Specific Plan, Section 6.B.3;

b) **Waiver of Development Standard to allow a 23% increase in lot coverage limits**, allowing 74% lot coverage in lieu of the 60% lot coverage limitation by the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 7.B.2.

c) **Waiver of Development Standard to allow a maximum building height of 84 feet** in lieu of the otherwise 30 feet allowed by the Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.a.4;

d) **Waiver of Development Standard to allow a 1.5-foot rear yard setback** in lieu of the otherwise 19-foot setback required by the Los Angeles Municipal Code, Section 12.13.C.3.

e) **Waiver of Development Standard to waive the otherwise required Transitional Height** requirement for buildings on a C-zoned lot within 49 feet of a lot classified in the RW1 zone or more restrictive zone (LAMC Section 12.21.1.A.10);

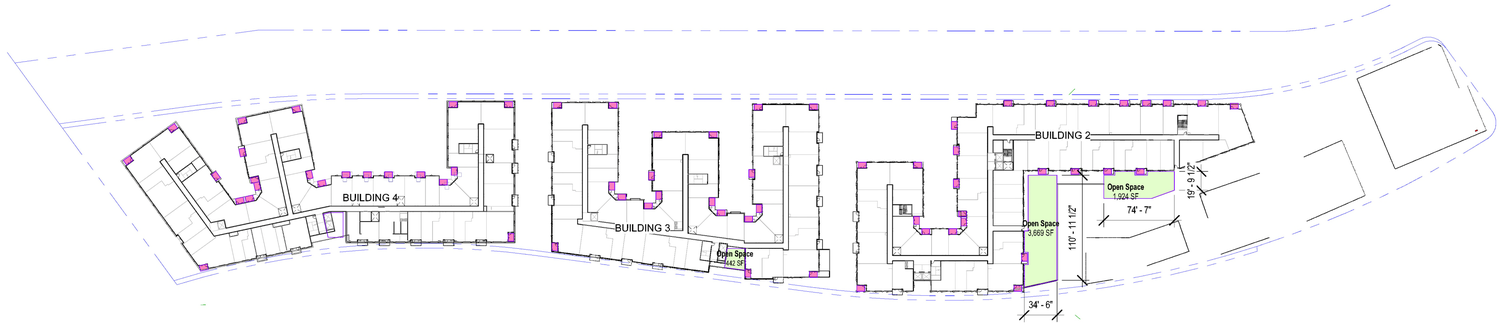
f) **Waiver of Development Standard to allow volume averaging setbacks with hybrid vertical cutouts and stepbacks** in lieu of the otherwise required 10-foot setbacks from the roof perimeter for each 15-foot increment above 25-feet (VCBCSP Section 7E.1.f.)

3. **Class 2 Main Conditional Use Permit ("MCUB") pursuant to LAMC Section 12.24.W.1 and LAMC Section 13B.2.2. of Chapter 1A** to allow the sale and dispensing of a full-line of alcohol for on- and off-site consumption in conjunction with 75,968 square feet of restaurant space within the proposed mixed-use development;

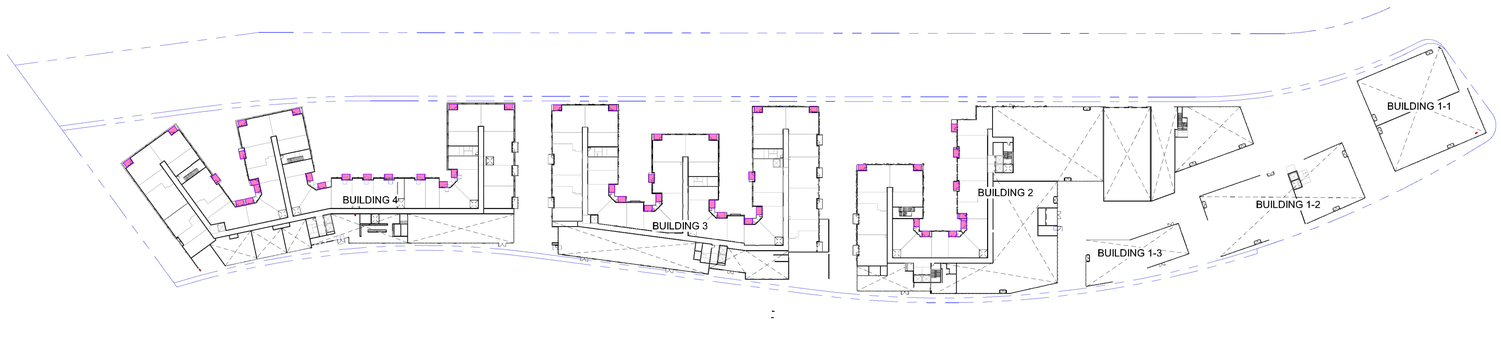
4. **Project Review pursuant to LAMC Chapter 1A, Section 13B2.4 and LAMC Section 16.05.C.** for developments creating 50 or more residential dwelling units.

5. **Per LAMC Section 13B.7.3.I. a Vesting Tentative Tract Map (VTT-84453)** for the re-subdivision of the Project Site into two Master Ground Lots completed in two phases, and multiple airspace lots. A Haul Route for the export of 400,000 cubic yards of earth material is also proposed to be approved concurrently with VTT-84453.

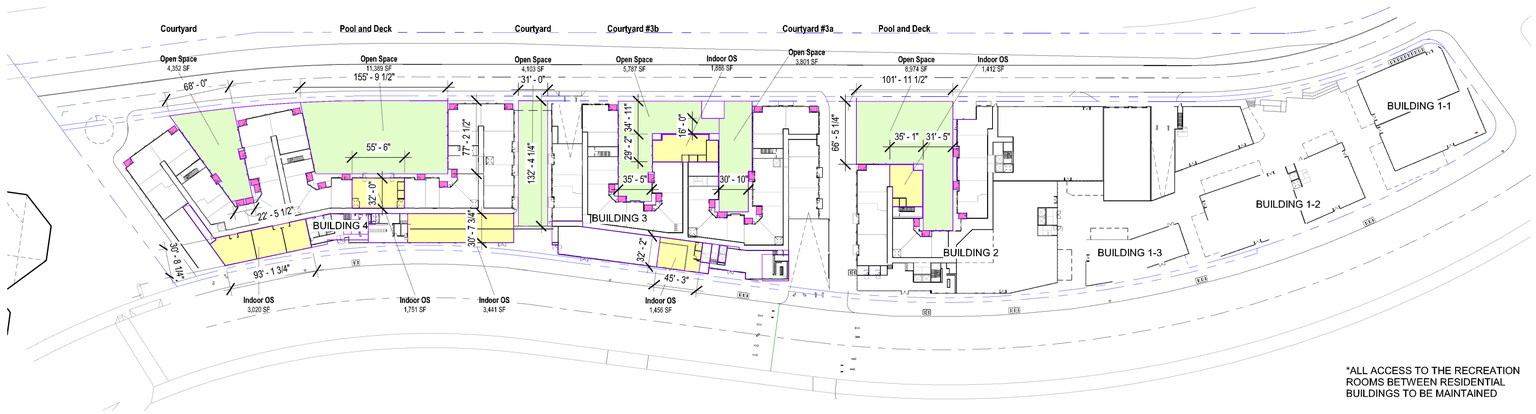
In addition, pursuant to various LAMC sections, the Applicant will or may request approvals and permits from the Department of Building and Safety ("LADBS") and other City departments for Project construction actions, which may include, but are not necessarily limited to, demolition, excavation, shoring, grading, foundation and building.



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**

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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N

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12555 VENTURA BLVD

STUDIO CITY, CA 91604

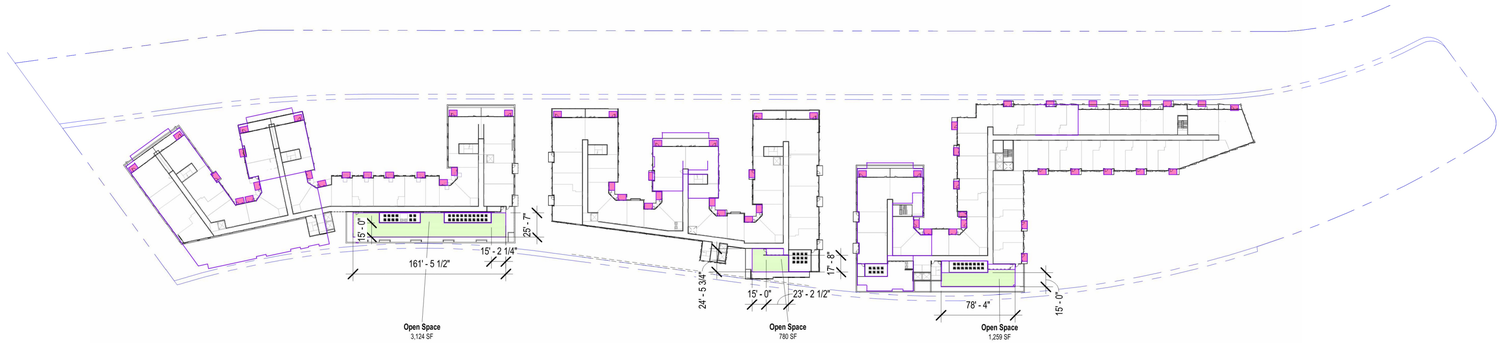
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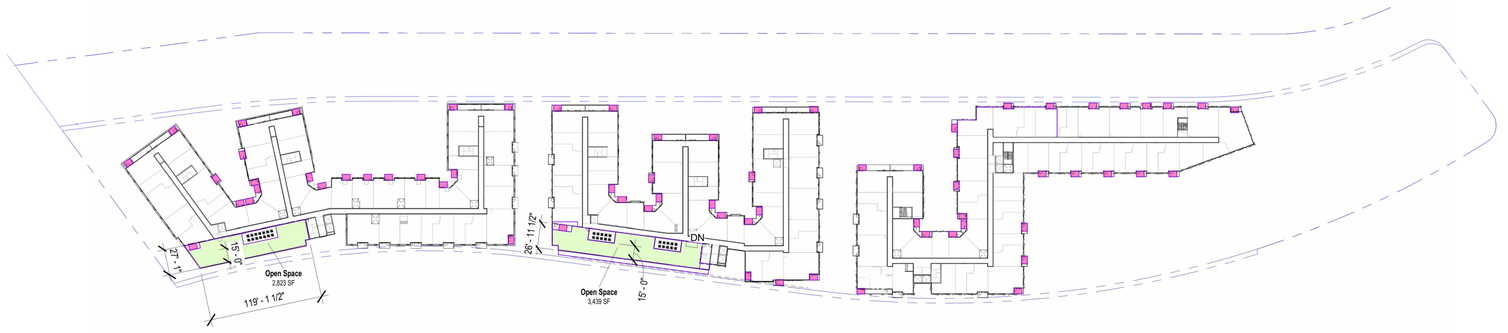
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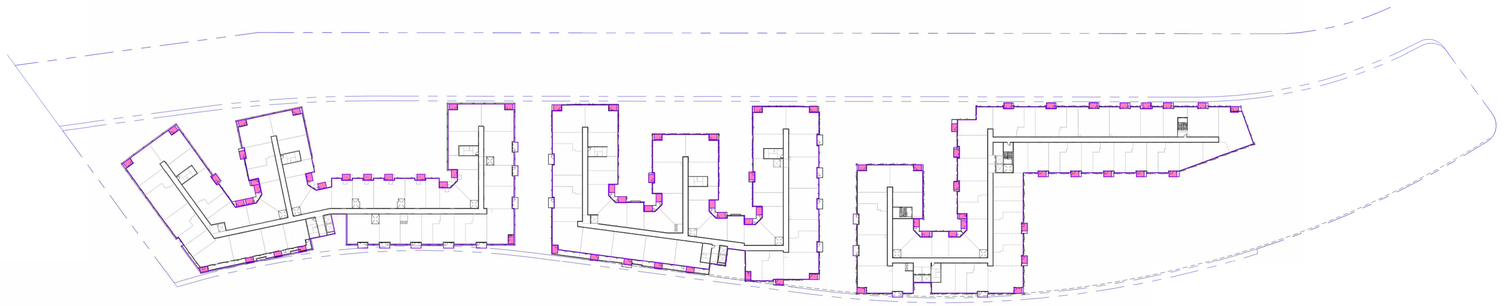
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N

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

A-0.4B

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

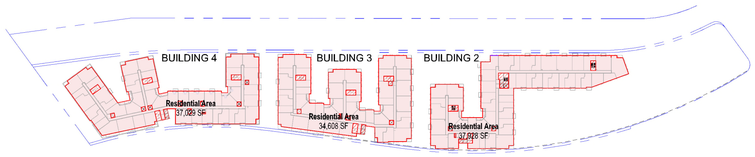
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

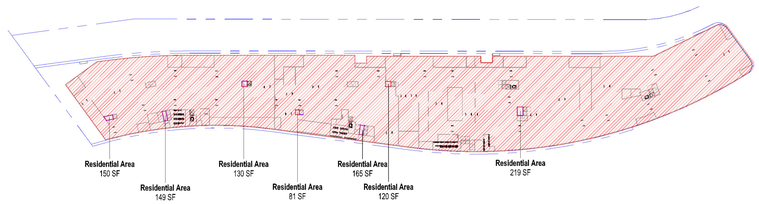
BY: MEGAN KOLP

DATE: 09/23/2025

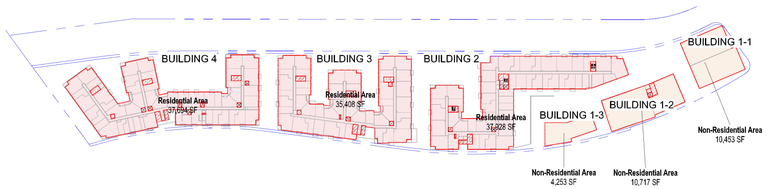
APPLICATION #: 25010 - 10000 - 01328



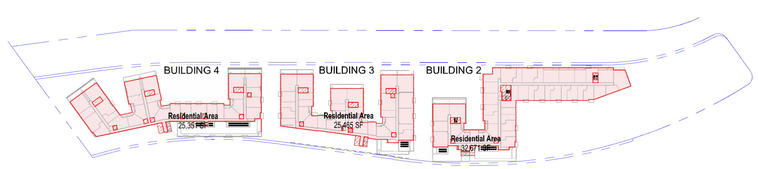
FAR - Level 5 | 1" = 160'-0" | **4**



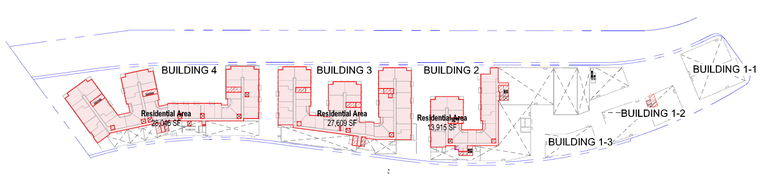
FAR - Level P1-P4 | 1" = 160'-0" | **7**



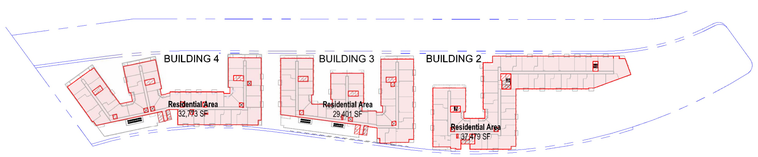
FAR - Level 3 (Levels 4 Similar) | 1" = 160'-0" | **3**



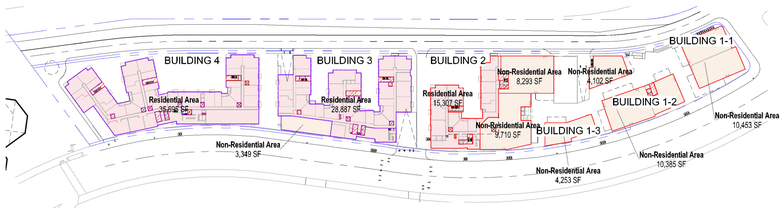
FAR - Level 7 | 1" = 160'-0" | **6**



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

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.5

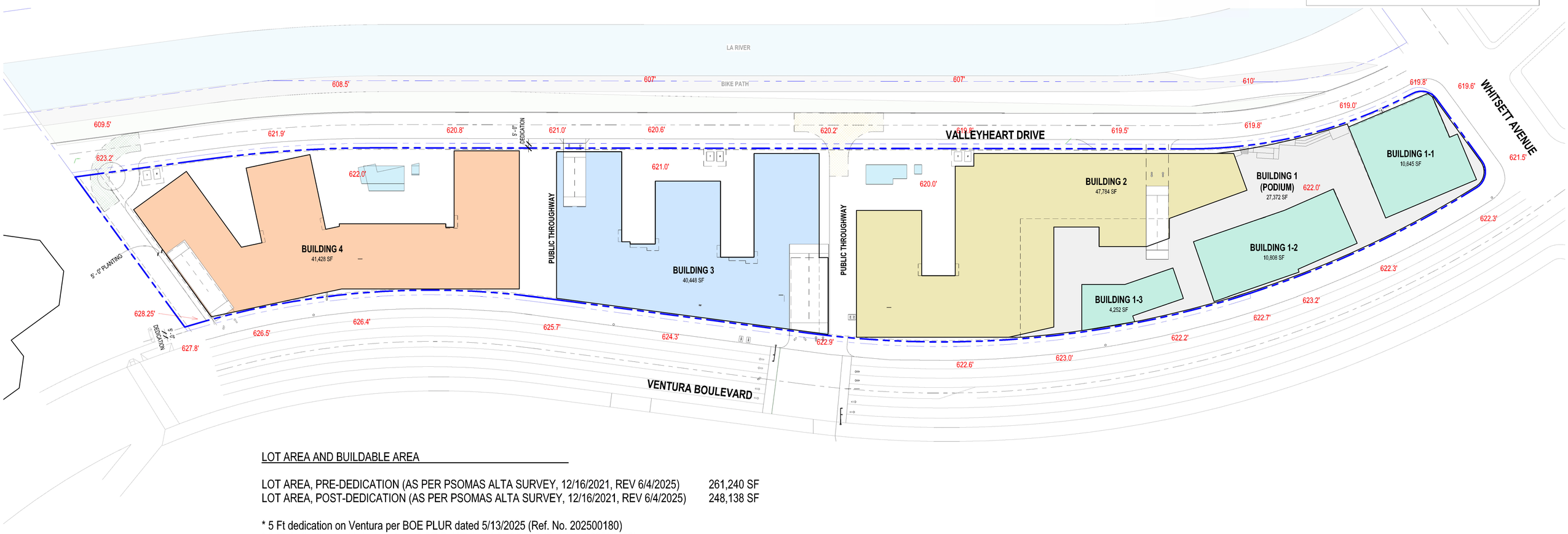
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



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

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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MVE + PARTNERS

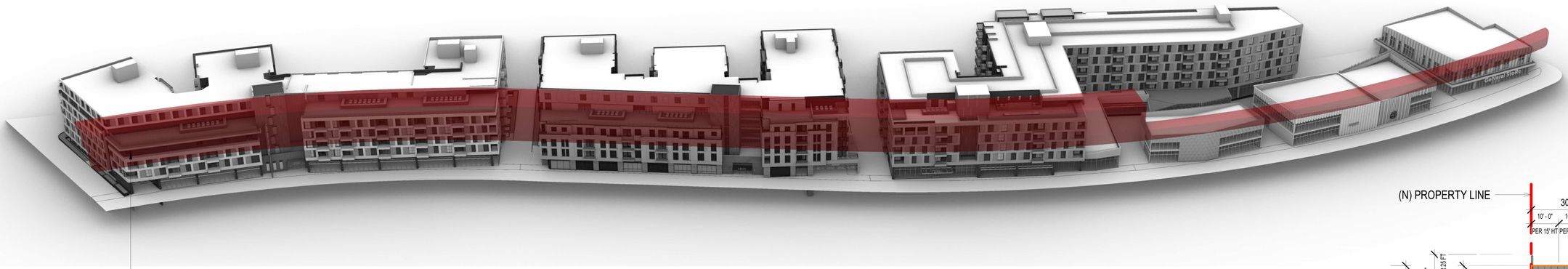
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

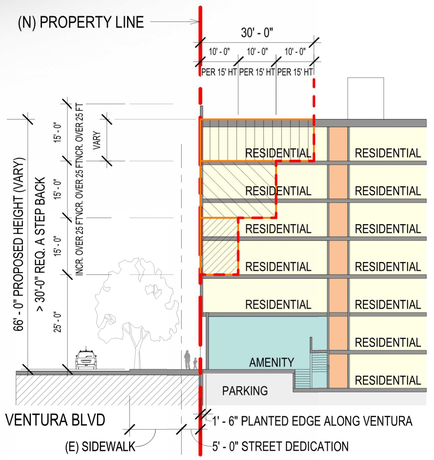
BY: MEGAN KOLP

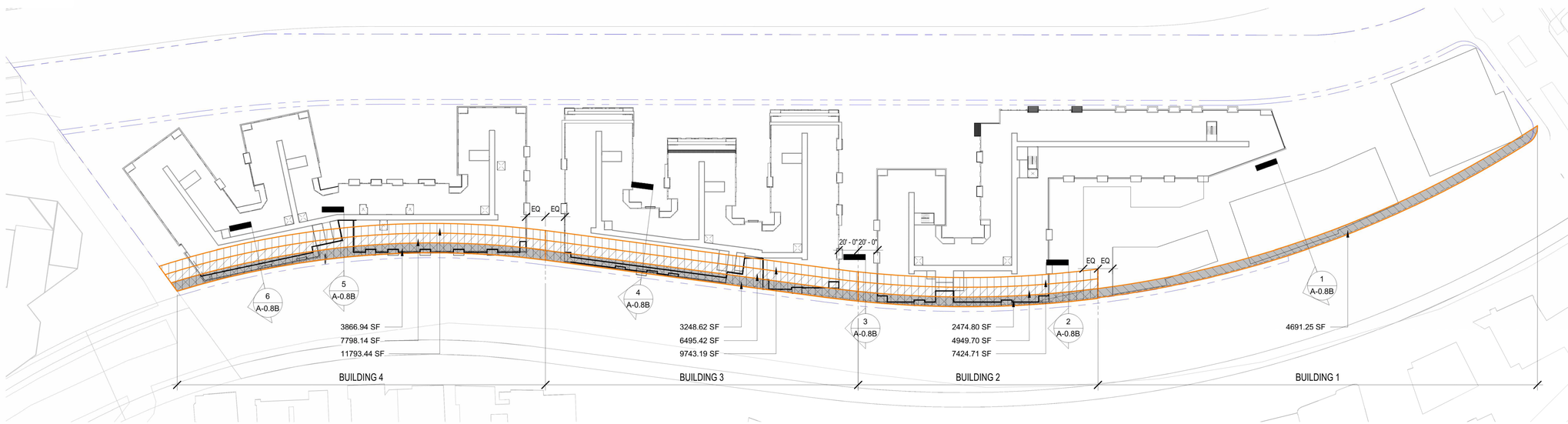
DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328



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

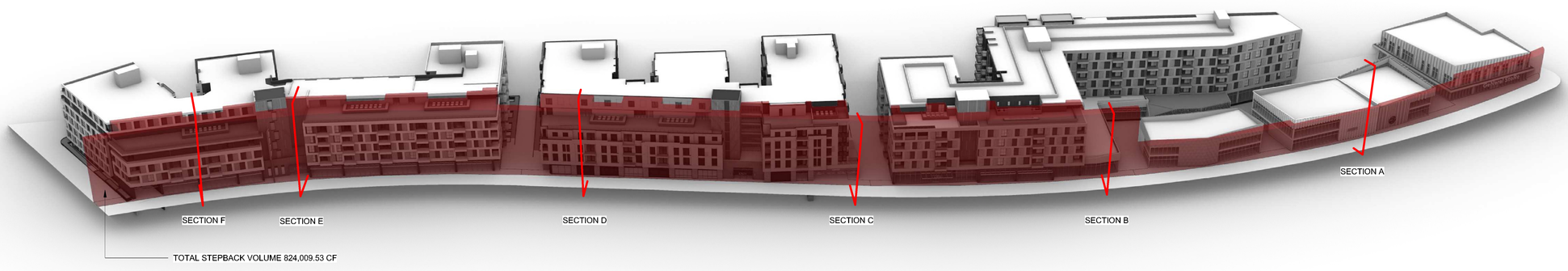
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-0.7





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'

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

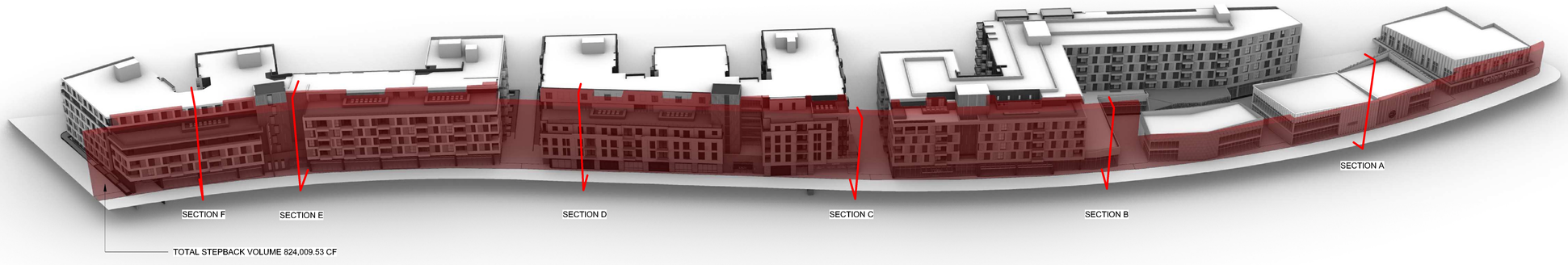
12555 VENTURA BLVD
STUDIO CITY, CA 91604

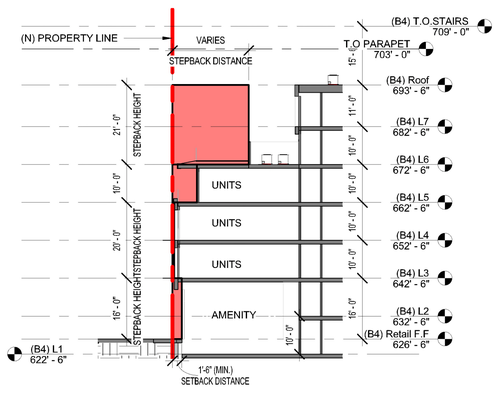
PROJECT #2019-10204

DATE ISSUED: 9/18/2025

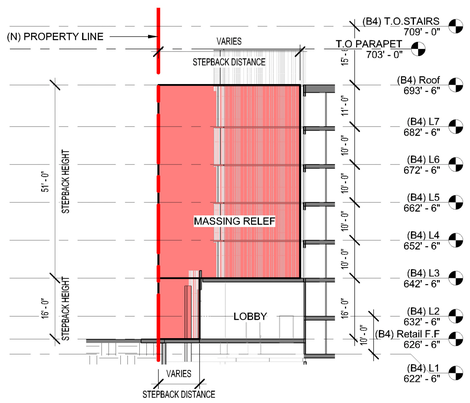
MVE + PARTNERS

A-0.8A

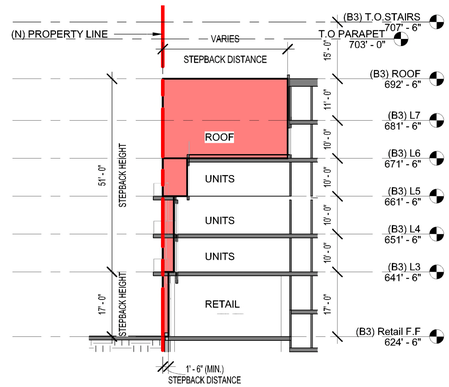




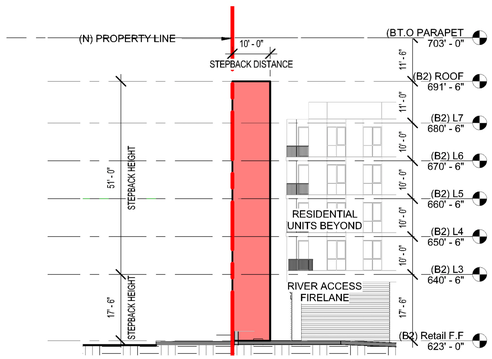
6 STEPBACK SECTION F
1" = 20'-0"



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



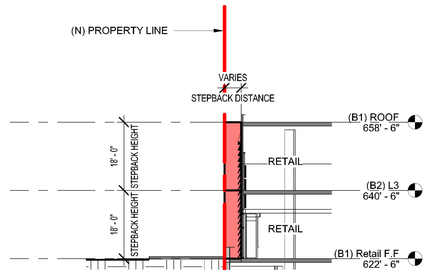
4 STEPBACK SECTION D
1" = 20'-0"



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



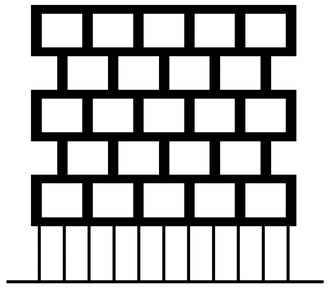
2 STEPBACK SECTION B
1" = 20'-0"



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

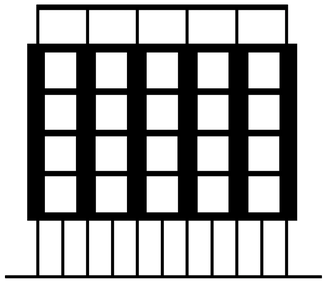
STEPBACK PROPOSED			
Level	Area	HEIGHT	VOLUME
BLDG 1			
Level 1	4,227 SF	18' - 0"	76,082.94 CF
Level 3	4,199 SF	18' - 0"	75,586.79 CF
			151,669.73 CF
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Level 3	2,240 SF	20' - 0"	44,798.52 CF
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			249,651.59 CF
BLDG 4			
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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



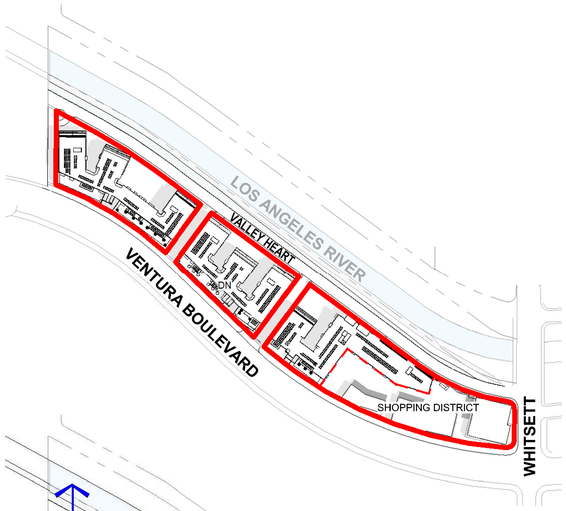
STYLE A

A RHYTHMIC PATTERN OF STAGGERED FRAMES.



STYLE B

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

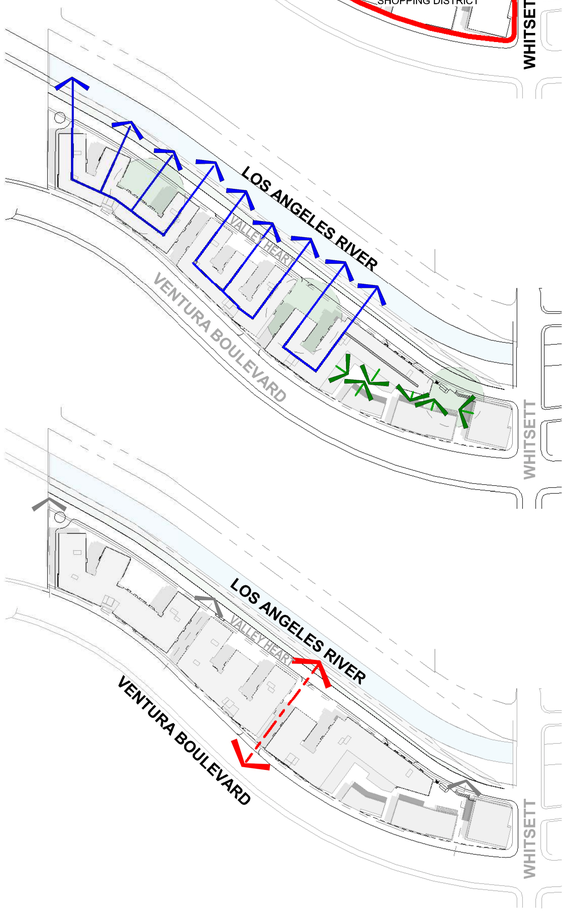


DISTRICT DIAGRAM

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





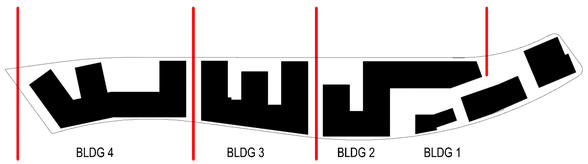


VISTA DIAGRAM

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

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.

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.

DESIGN PROCESS

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

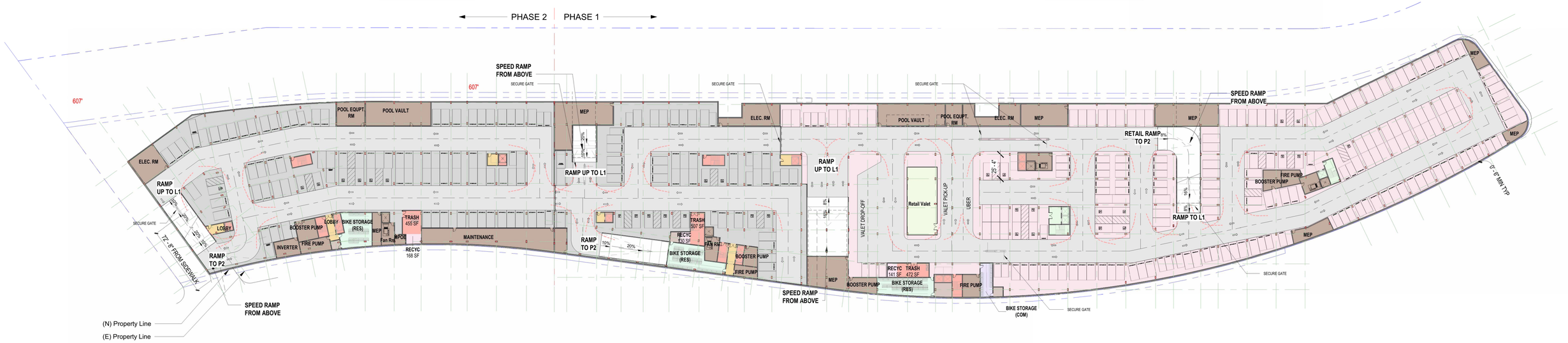
DATE: 09/23/2025

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'

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-1.1

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



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**

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

DATE ISSUED: 9/18/2025

MVE + PARTNERS

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	289

COMMERCIAL	198

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**

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

A-1.3

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



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
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			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

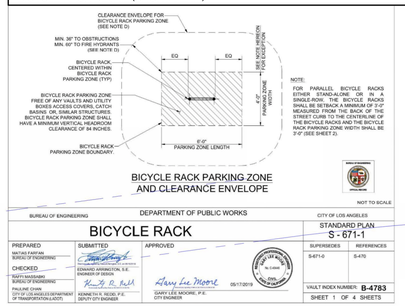
12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

BICYCLE RACK DETAIL (SHORT TERM)



BICYCLE RACK PARKING ZONE AND CLEARANCE ENVELOPE

NOT TO SCALE

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

BICYCLE RACK

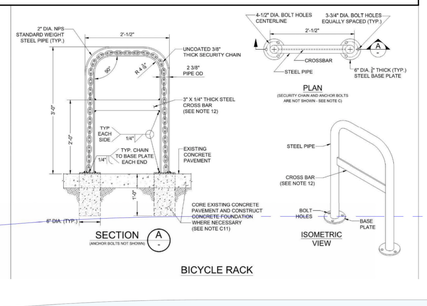
CITY OF LOS ANGELES
STANDARD PLAN
S - 671-1

PREPARED	SUBMITTED	APPROVED
MATHU FARFAN, BUREAU OF ENGINEERING	EDWARD ARAMAKOTAN, S.E. ENGINEER OF DESIGN	GARY LEE MOORE, P.E. CITY ENGINEER
CHECKED		
ROPPI MASSABKI, BUREAU OF ENGINEERING	KENNETH S. WONG, P.E. DEPUTY CITY ENGINEER	05/17/2019
PAULINE CHAN, CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT)		

SUPERSEDES	REFERENCES
S-671-0	S-470

VAULT INDEX NUMBER: **B-4783**

SHEET 1 OF 4 SHEETS



BICYCLE RACK

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

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

12555 VENTURA BLVD
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MVE + PARTNERS | AO Architecture. Design. Relationships.

A-1.5

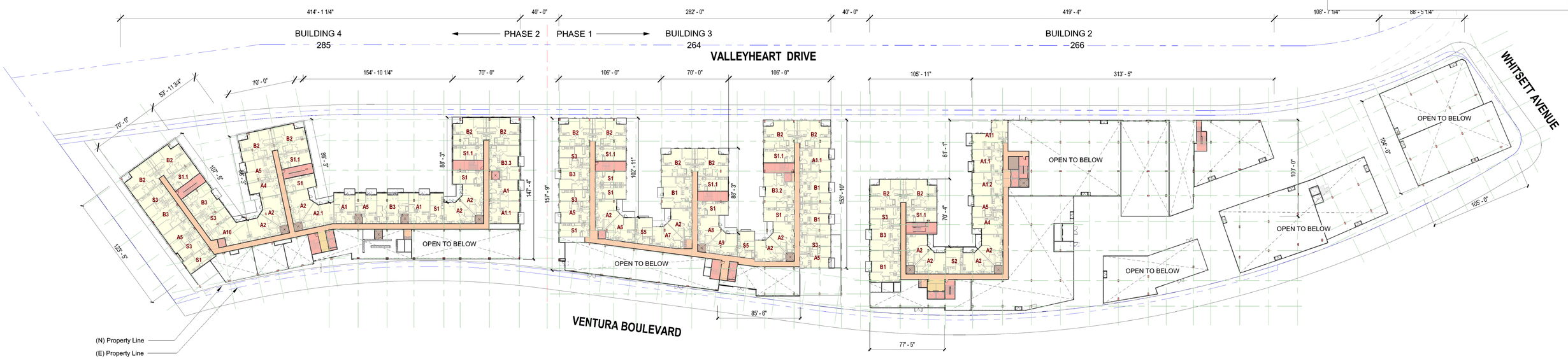
CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

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

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-1.6

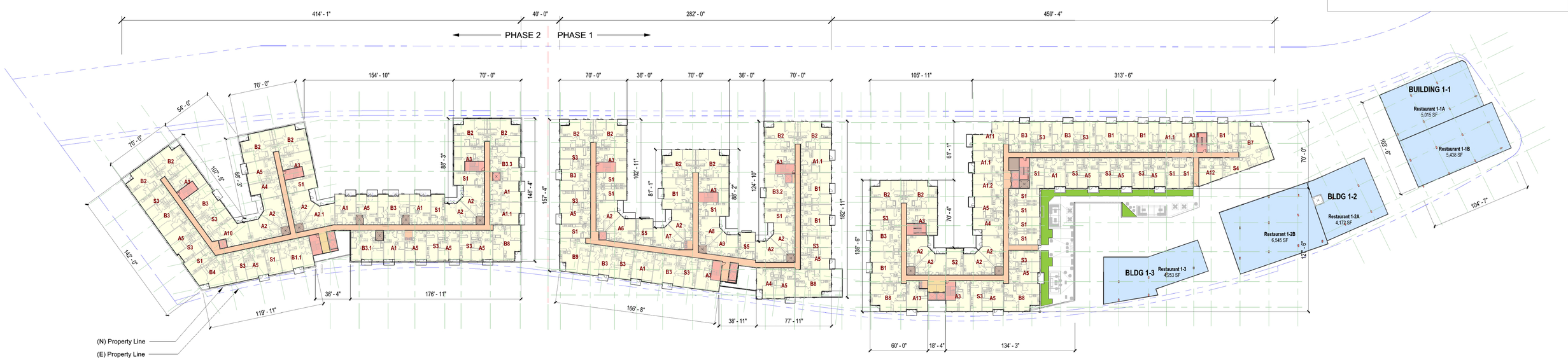
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

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

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

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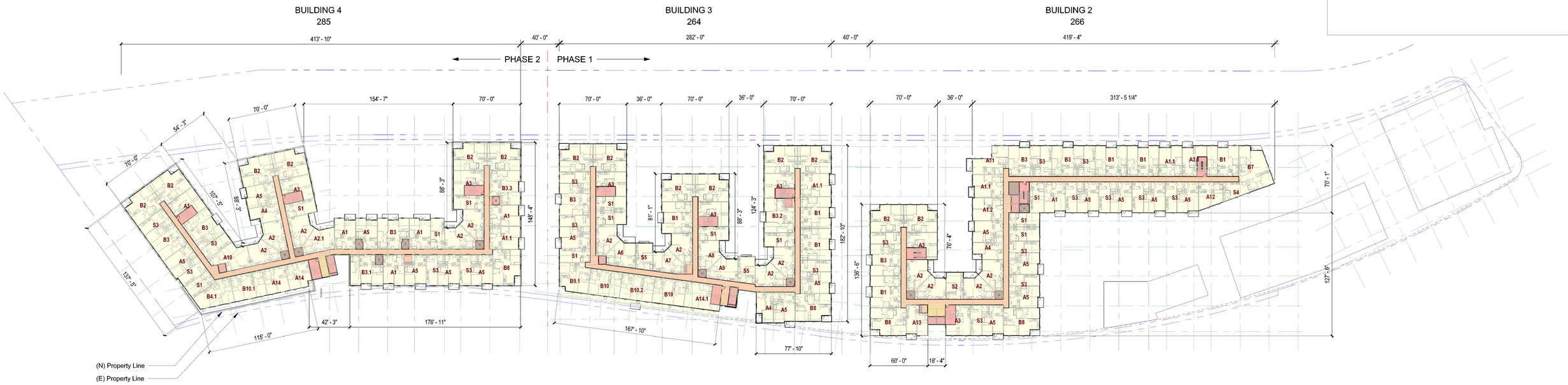
CITY OF LOS ANGELES, DEPARTMENT
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DATE: 09/23/2025

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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)		
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)		
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)		
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

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MVE + PARTNERS

CITY OF LOS ANGELES, DEPARTMENT
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BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

BUILDING 4
285

BUILDING 3
264

BUILDING 2
266



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

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

DATE ISSUED: 9/18/2025

MVE + PARTNERS

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: MEGAN KOLP

DATE: 09/23/2025

APPLICATION #: 25010 - 10000 - 01328

BUILDING 4
285

BUILDING 3
264

BUILDING 2
266



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'

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

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STUDIO CITY, CA 91604

MVE + PARTNERS

A-1.10

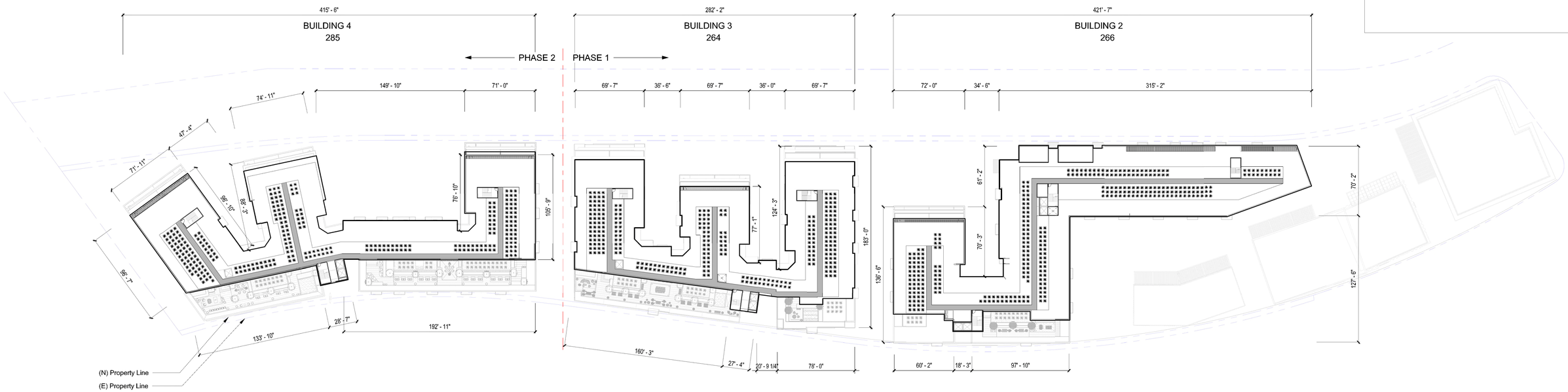
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WALKABLE PATH

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	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**

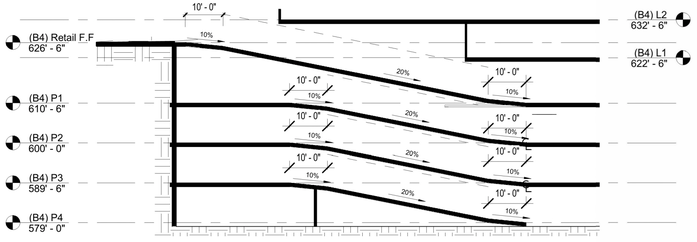
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

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**



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



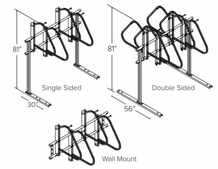
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PARKING NUMBER LEGEND

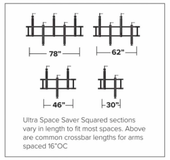
1 2 51
LEVEL # P1(1) P2(2) P3(3)
STALL NUMBER
PROGRAM RESIDENTIAL (0-4) COMMERCIAL (5-9)

BICYCLE RACK DETAIL (LONG TERM)

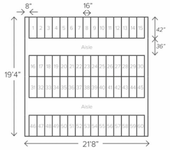
DERO | **Ultra Space Saver® Squared** **Submittal Sheet**



(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 insures 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

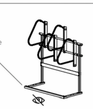
MOUNT OPTIONS ☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **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

12555 VENTURA BLVD
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**

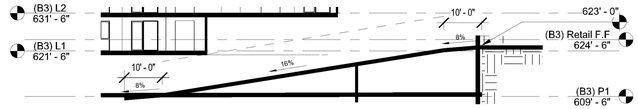
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

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

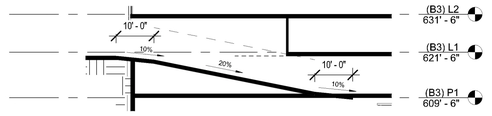
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

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

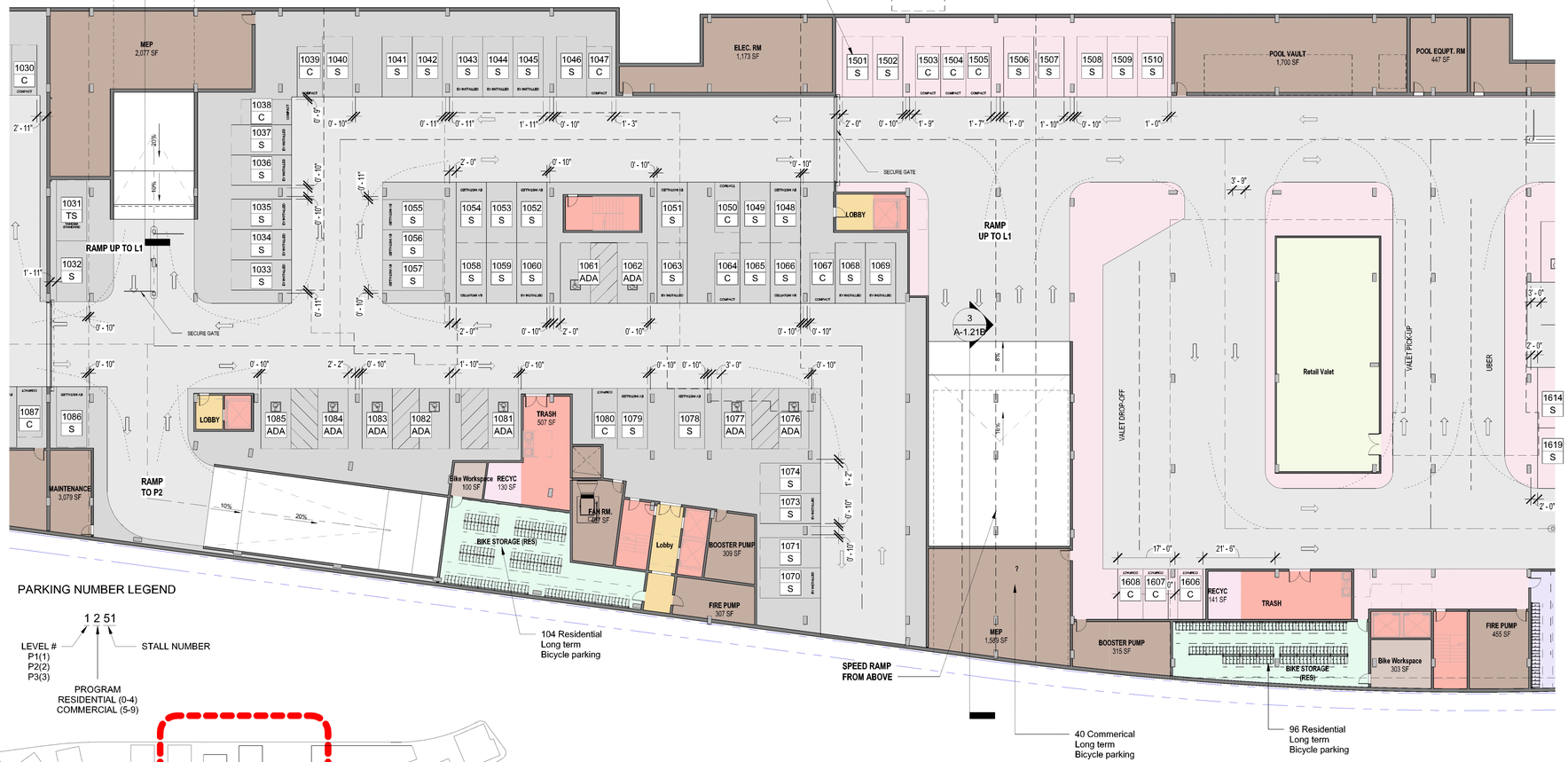


3 SPEED RAMP 2 SECTION
1" = 20'-0"



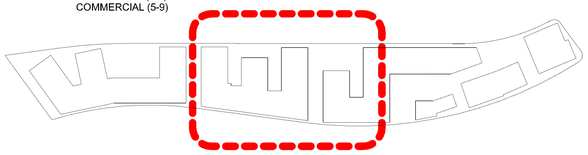
2 SPEED RAMP 3 SECTION
1" = 20'-0"

START OF COMMERCIAL PARKING NUMBER



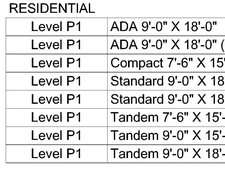
PARKING NUMBER LEGEND

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



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.
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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'

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

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

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			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

	P1 RESIDENTIAL	P1 COMMERCIAL	P2 RESIDENTIAL	P2 COMMERCIAL	P3 RESIDENTIAL	P3 COMMERCIAL	P4 RESIDENTIAL	P4 COMMERCIAL	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	SHORT-TERM SPACES REQ'D UNITS	SHORT-TERM SPACES REQ'D # OF SPACES	DWELLING UNITS	LONG-TERM SPACES REQ'D RATIO	LONG-TERM SPACES REQ'D UNITS	LONG-TERM SPACES REQ'D # 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
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	SUBTOTAL	531	21		**SUBTOTAL**	531	208
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	SUBTOTAL	283	7		**SUBTOTAL**	283	71
	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

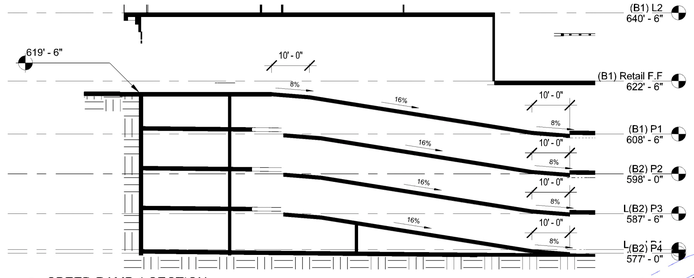
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

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

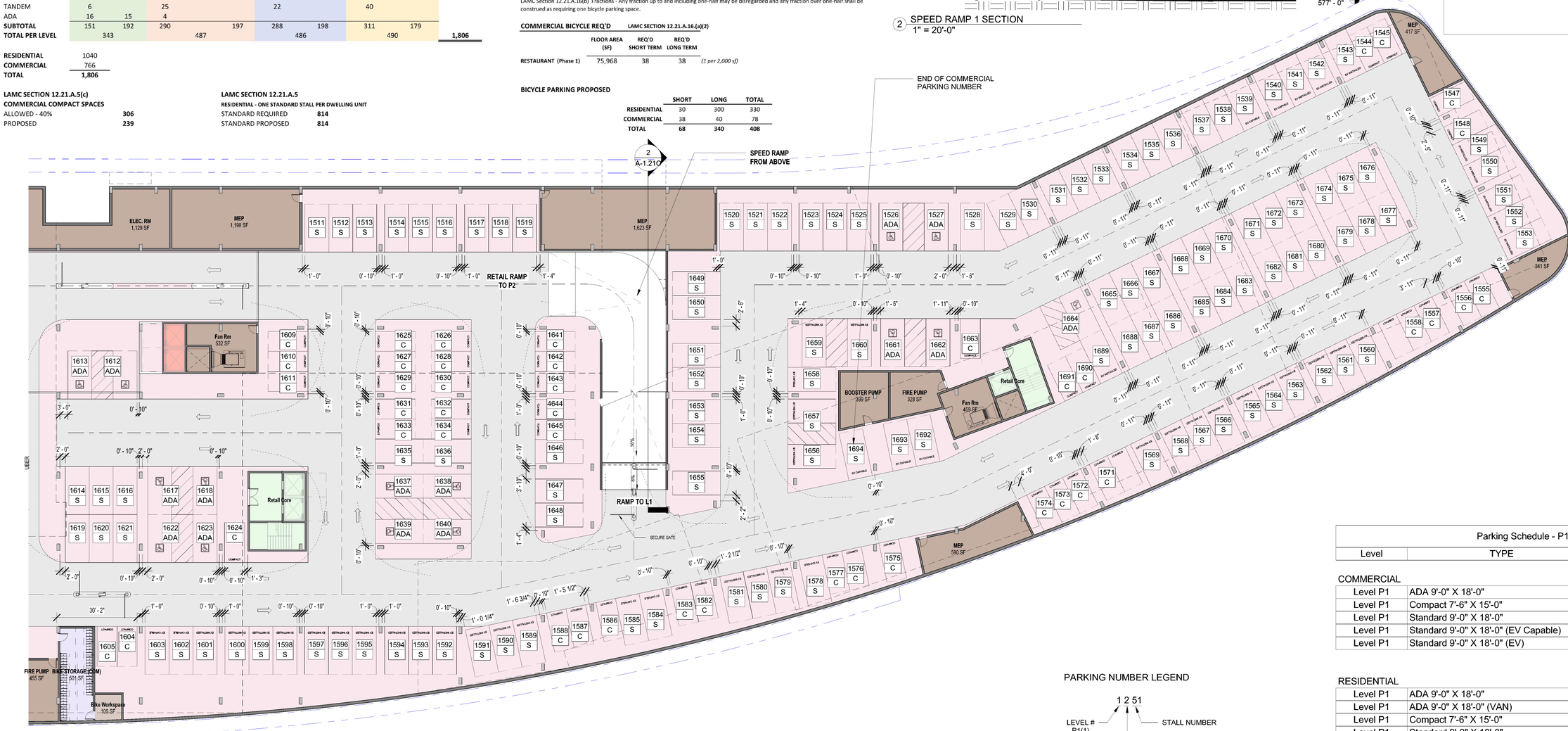
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

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



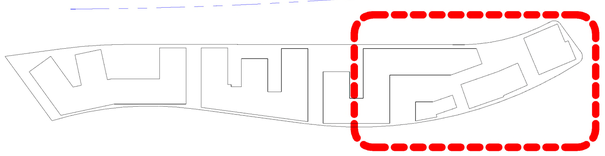
2 SPEED RAMP 1 SECTION
1" = 20'-0"



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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RESIDENTIAL			
Level P1	ADA 9'-0" X 18'-0"	ADA	15
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Level P1	Tandem 9'-0" X 15'-0"	TC	2
Level P1	Tandem 9'-0" X 18'-0"	TS	1
			149

PARKING NUMBER LEGEND

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



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
AUTO AND BICYCLE PARKING SUMMARY

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

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			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
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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
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	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)*

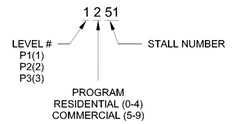
BICYCLE PARKING PROPOSED

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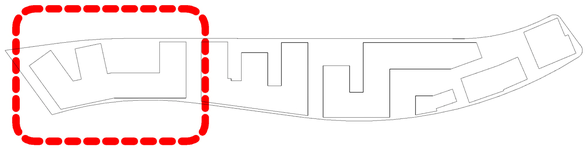
START OF RESIDENTIAL PARKING NUMBER



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 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
AUTO AND BICYCLE PARKING SUMMARY

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

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

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	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)**

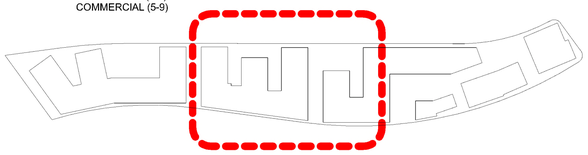
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

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



PARKING 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 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-1.22B

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**

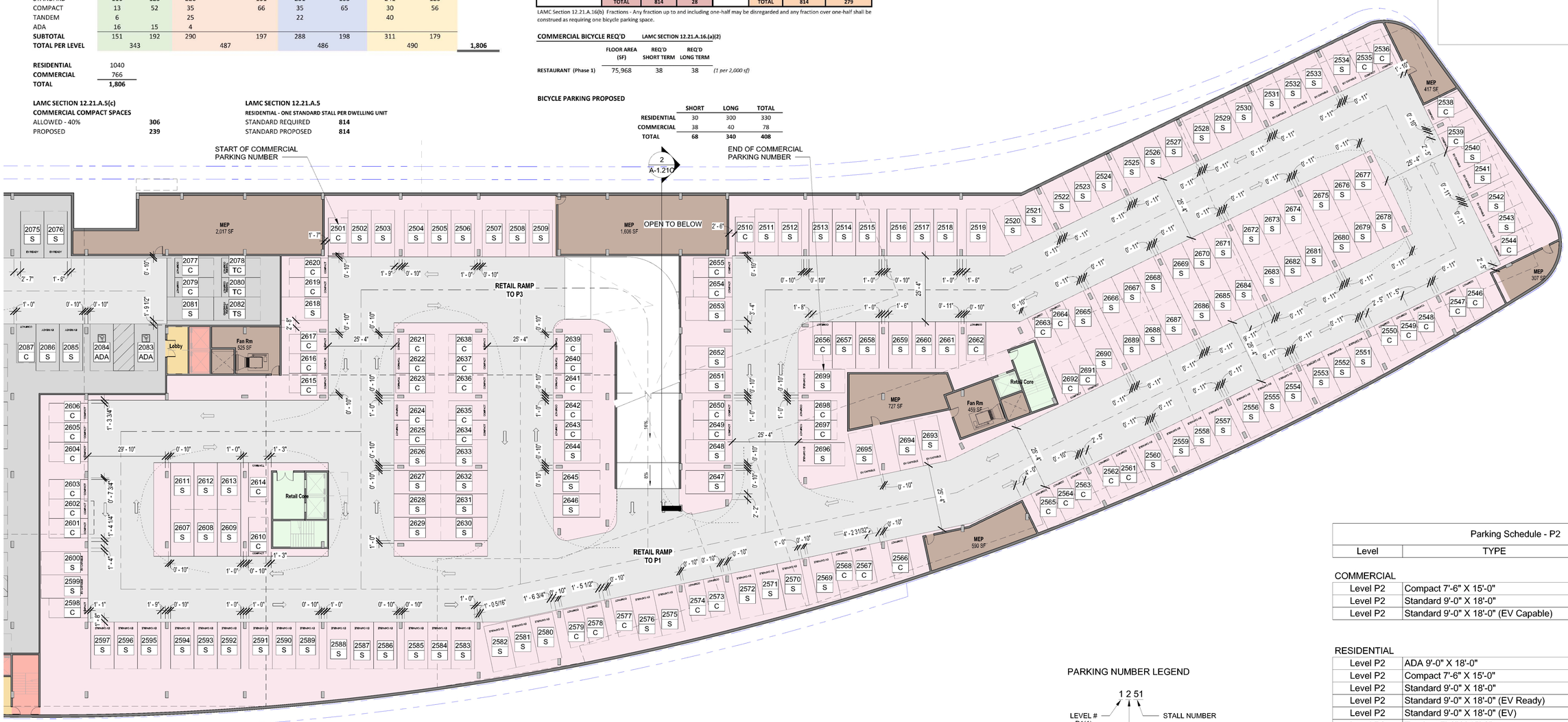
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COMMERCIAL BICYCLE REQ'D **LAMC SECTION 12.21.A.16.(a)(2)**

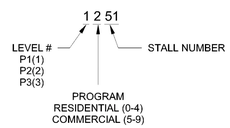
	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
RESTAURANT (Phase 1)	75,968	38	38	*(1 per 2,000 sf)*

BICYCLE PARKING PROPOSED

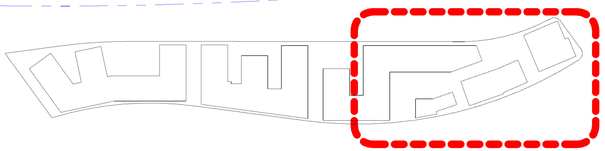
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



PARKING NUMBER LEGEND



Parking Schedule - P2			
Level	**TYPE**	**ABBR.**	**Count**
COMMERCIAL			
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Level P2	Standard 9'-0" X 18'-0"	S	82
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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.)

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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
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
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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

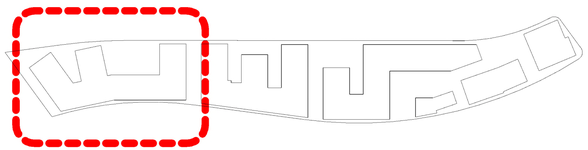
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



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

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.)

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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
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COMPACT	13	52	35	66	35	65	30	56	
TANDEM	6		25		22		40		
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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
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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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BICYCLE PARKING PROPOSED

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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
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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

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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
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TANDEM	6		25		22		40		
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TOTAL PER LEVEL	343		487		486		490		**1,806**

RESIDENTIAL	1040
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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
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101-200	1 per 20 units	100	5	**101 – 200**	1 per 2 units	100	50
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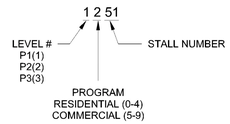
BICYCLE PARKING PROPOSED

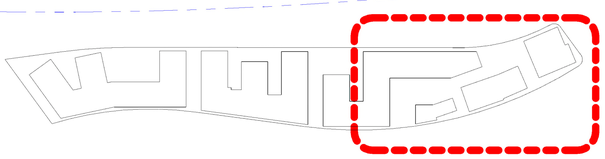
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PARKING NUMBER LEGEND





LEVEL P3 ENLARGED PLAN C

0' 20' 40' 60'

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

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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)*

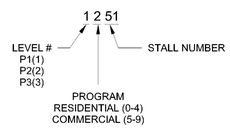
BICYCLE PARKING PROPOSED

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

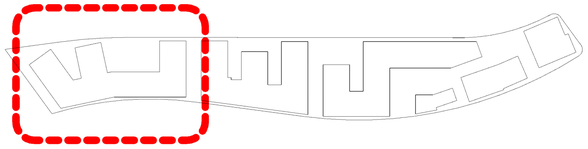
START OF RESIDENTIAL PARKING NUMBER



PARKING NUMBER LEGEND



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 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.
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
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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)*

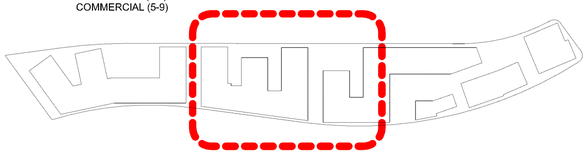
BICYCLE PARKING PROPOSED

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



PARKING NUMBER LEGEND

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

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
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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			DWELLING UNITS	LONG-TERM SPACES REQ'D		
	RATIO	UNITS	# OF SPACES		RATIO	UNITS	# OF SPACES
Phase 1 (Buildings #2 & #3)							
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	TOTAL	**814**	**28**		**TOTAL**	**814**	**279**

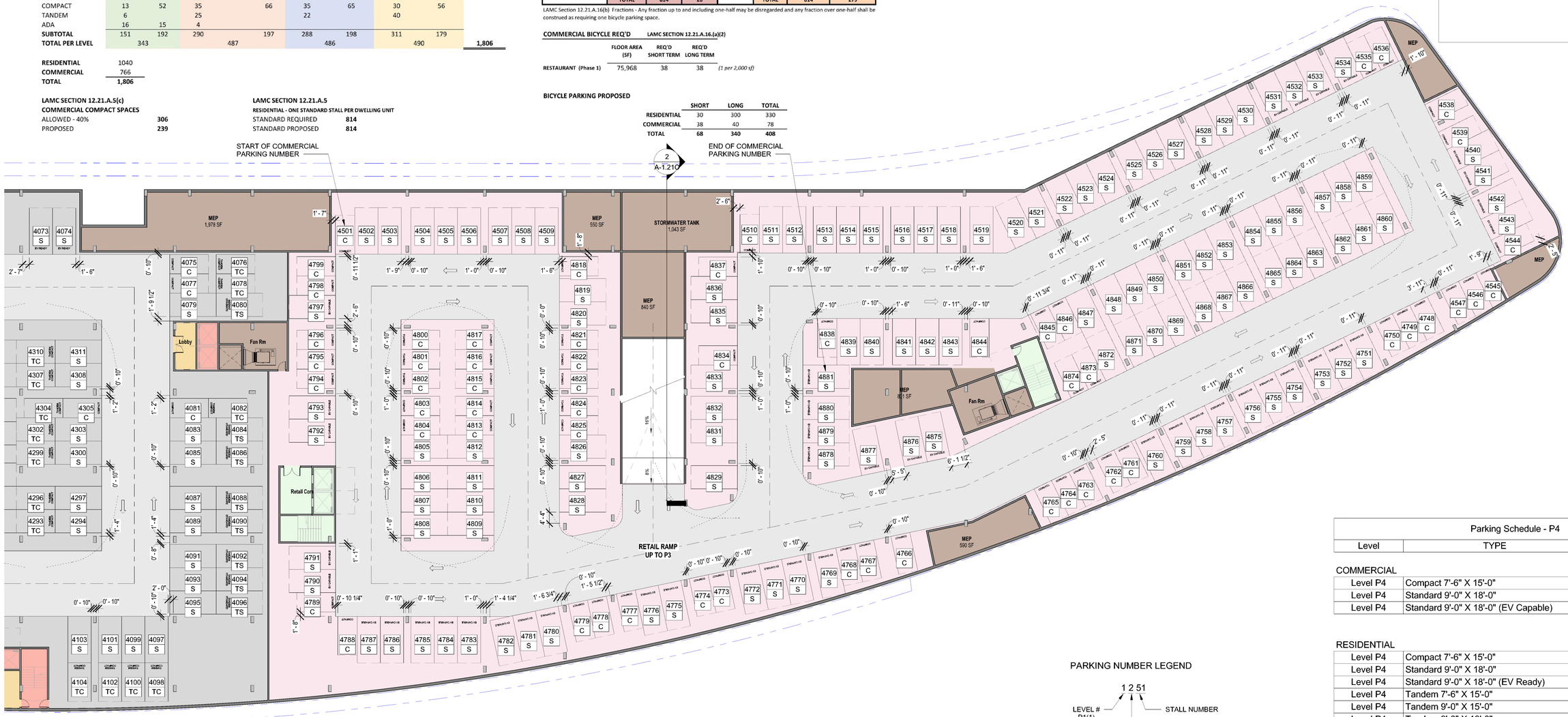
LAMC Section 12.21.A.16(b) Fractions - Any fraction up to and including one-half may be disregarded and any fraction over one-half shall be construed as requiring one bicycle parking space.

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

	FLOOR AREA (SF)	REQ'D SHORT TERM	REQ'D LONG TERM	
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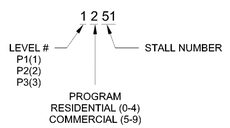
BICYCLE PARKING PROPOSED

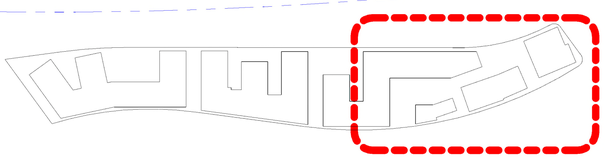
	SHORT	LONG	TOTAL
RESIDENTIAL	30	300	330
COMMERCIAL	38	40	78
TOTAL	**68**	**340**	**408**



Parking Schedule - P4			
Level	TYPE	ABBR.	Count
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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
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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 C

0' 20' 40' 60'

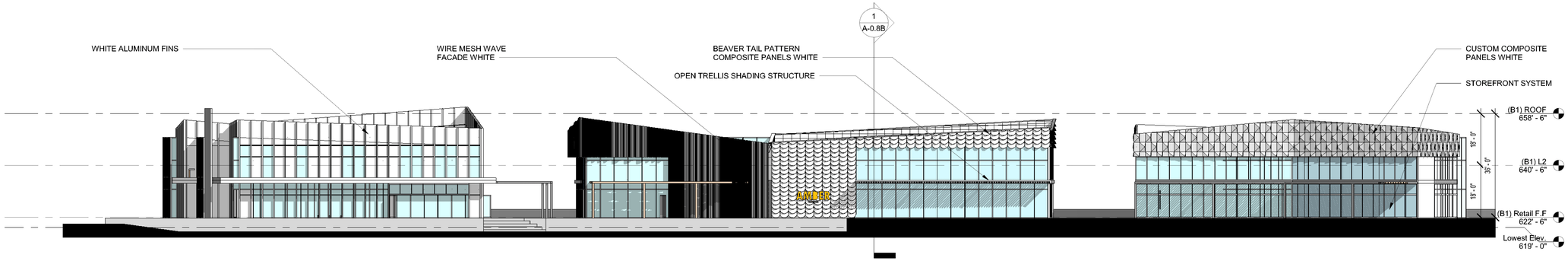
PROJECT #2019-10204 **DATE ISSUED: 9/18/2025**

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

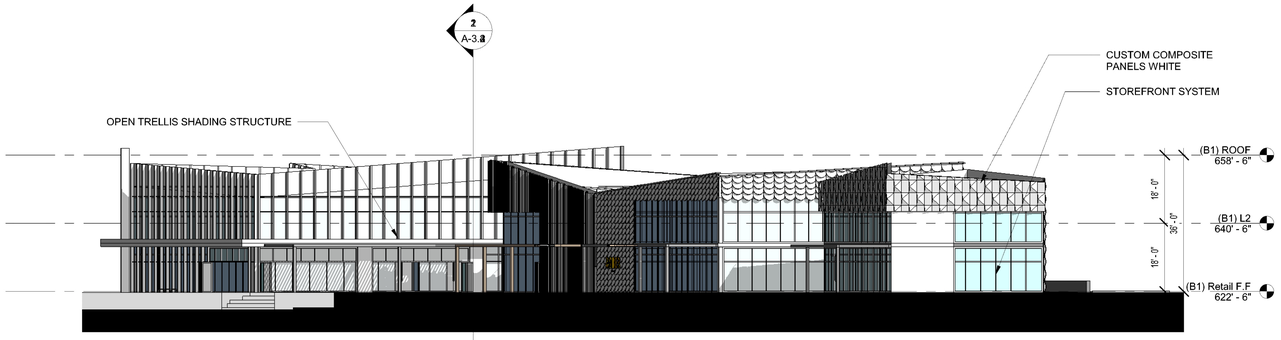
12555 VENTURA BLVD
STUDIO CITY, CA 91604

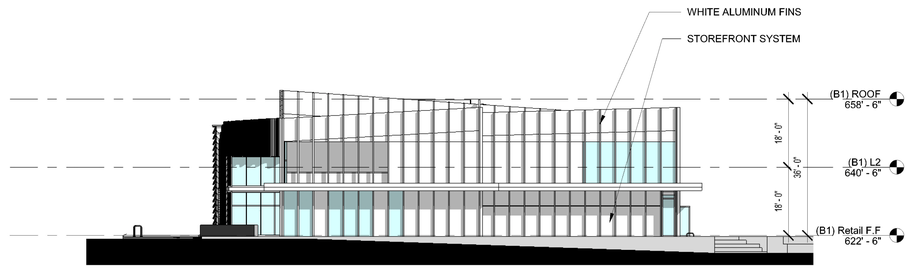
MVE + PARTNERS

A-1.24C

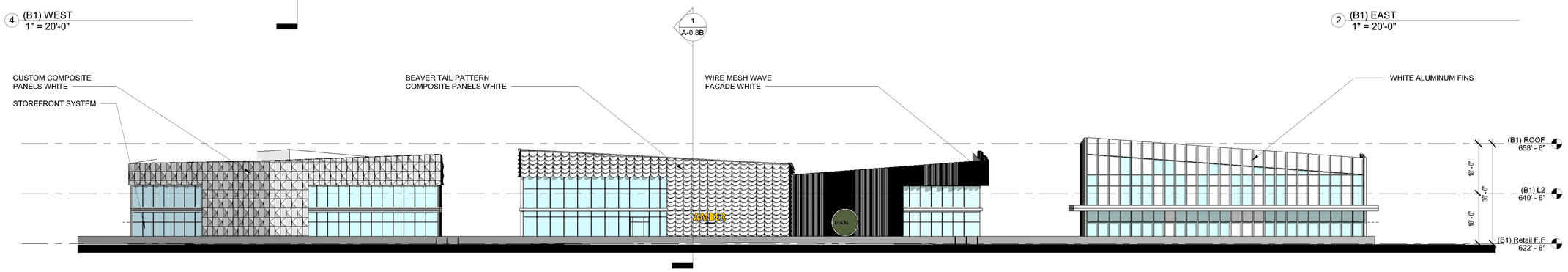


3 (B1) NORTH
1" = 20'-0"



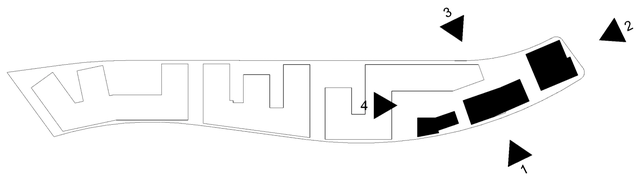


4 (B1) WEST
1" = 20'-0"



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



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



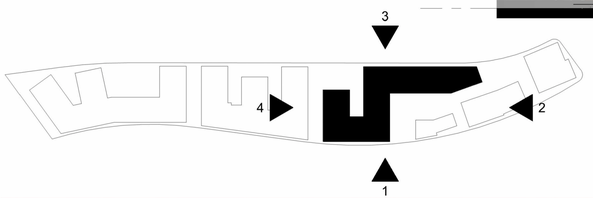
4 (B2) WEST
1" = 20'-0"



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



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



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



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



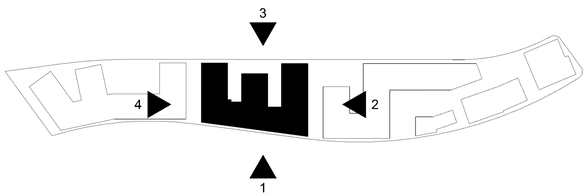
4 (B3) WEST
1" = 20'-0"



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



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



EXTERIOR ELEVATION - BUILDING 3

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-2.3





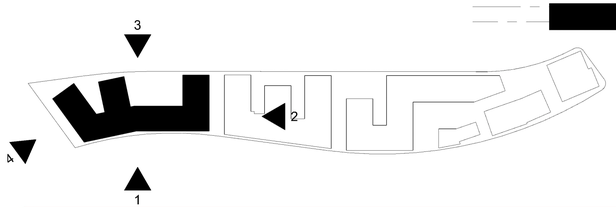
4 (B4) WEST
1" = 20'-0"



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



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



EXTERIOR ELEVATION - BUILDING 4

0' 20' 40' 60'

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

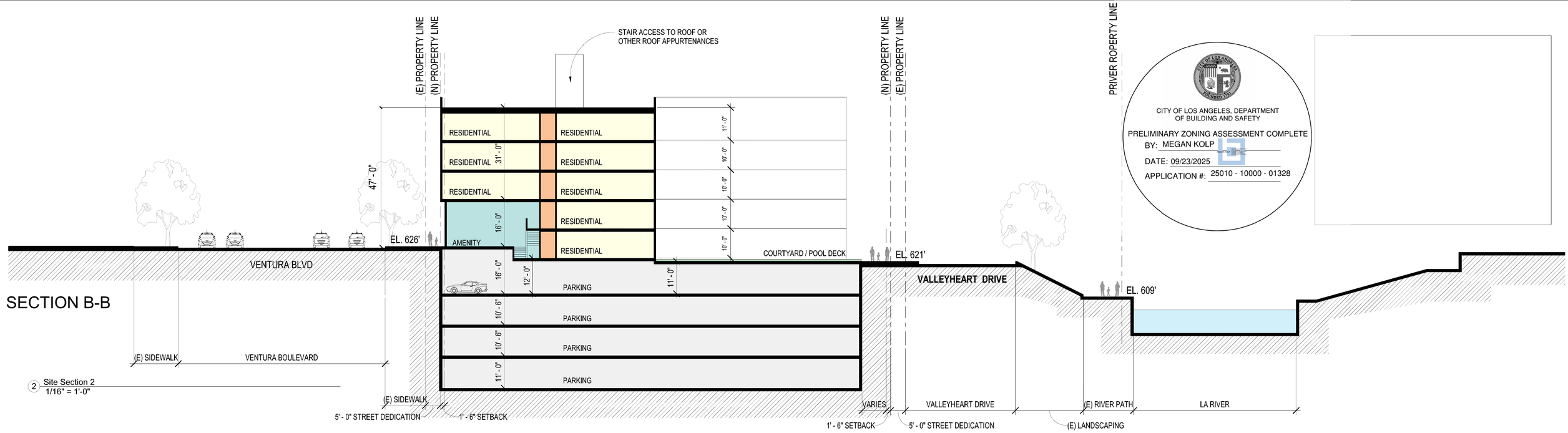
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MVE + PARTNERS

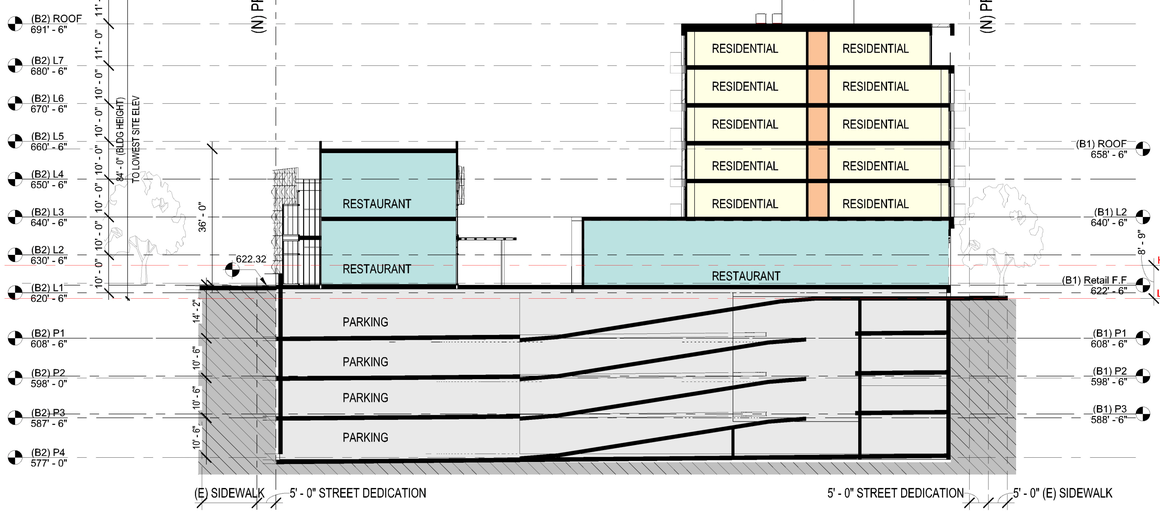
A-2.4



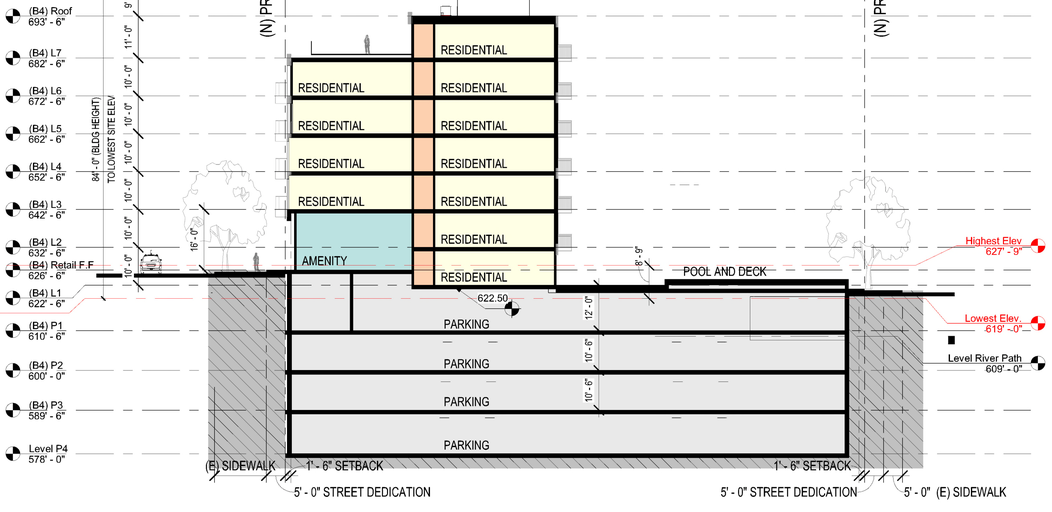
SECTION B-B

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

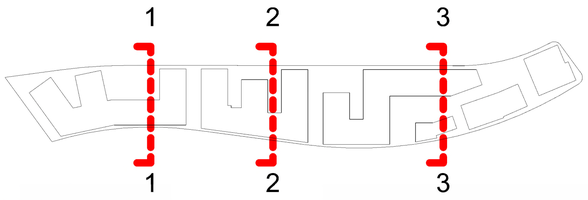
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PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: MEGAN KOLP
DATE: 09/23/2025
APPLICATION #: 25010 - 10000 - 01328



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

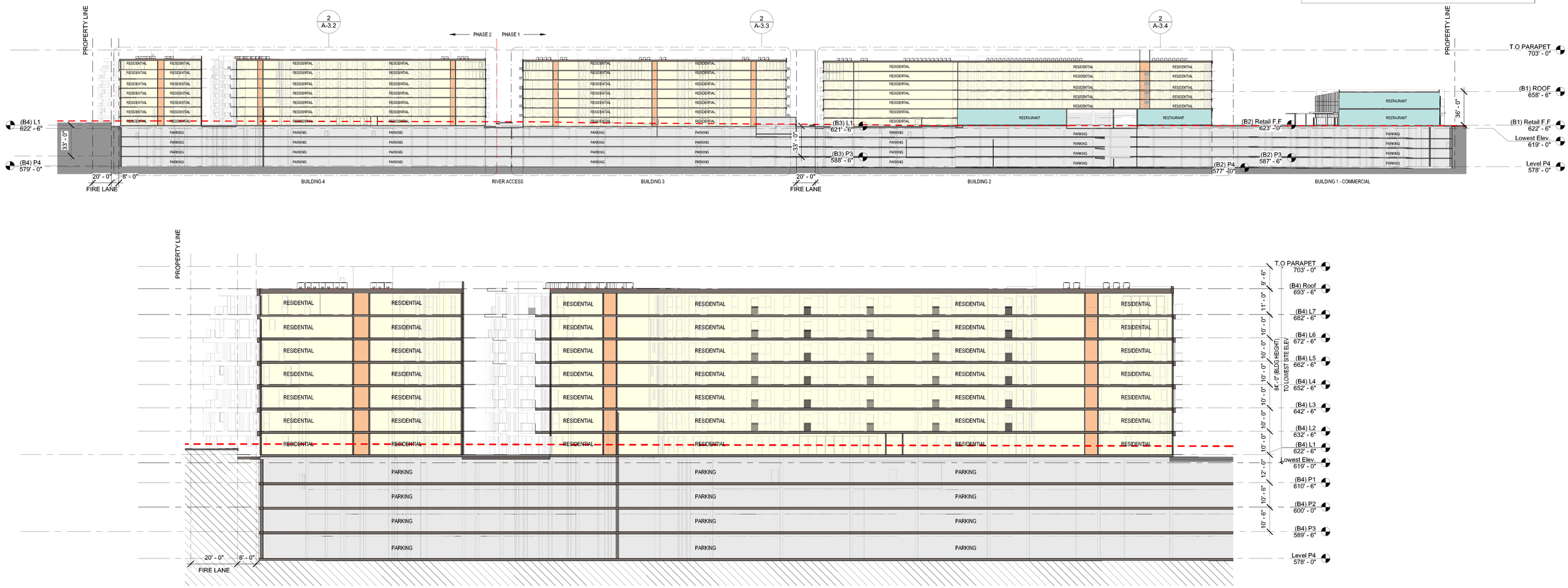
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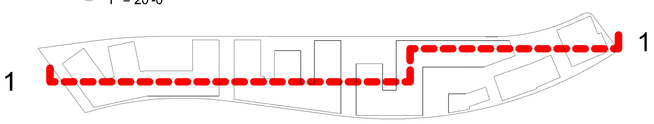
DATE ISSUED: 9/18/2025

MVE + PARTNERS

A-3.1



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



BUILDING SECTION

0' | 20' | 40' | 60'

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

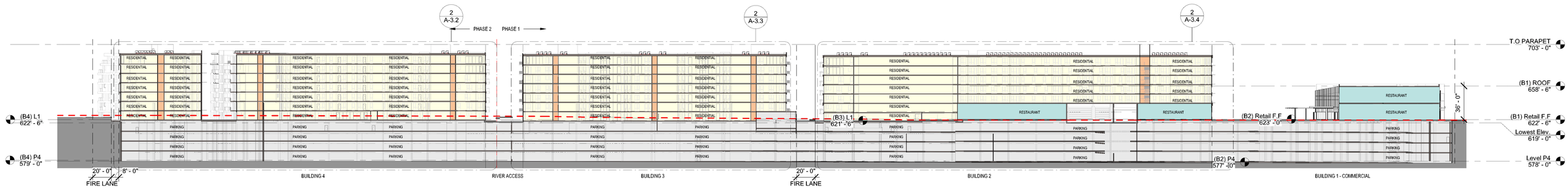
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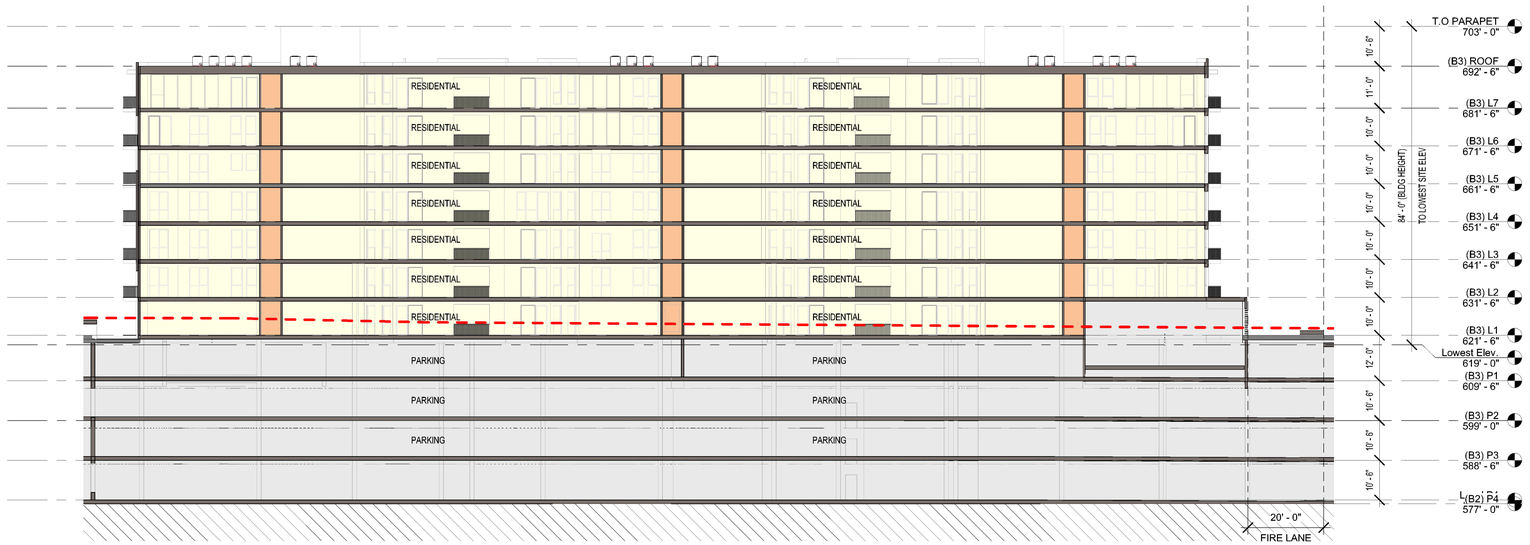
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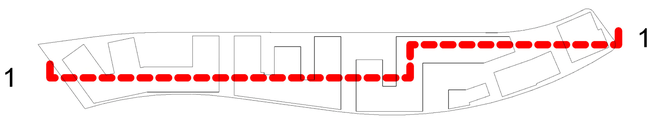
MVE + PARTNERS

A-3.2





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



BUILDING SECTION

0' | 20' | 40' | 60'

PROJECT #2019-10204

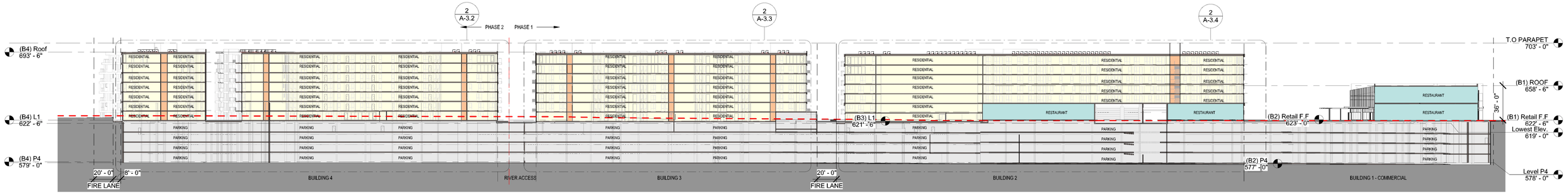
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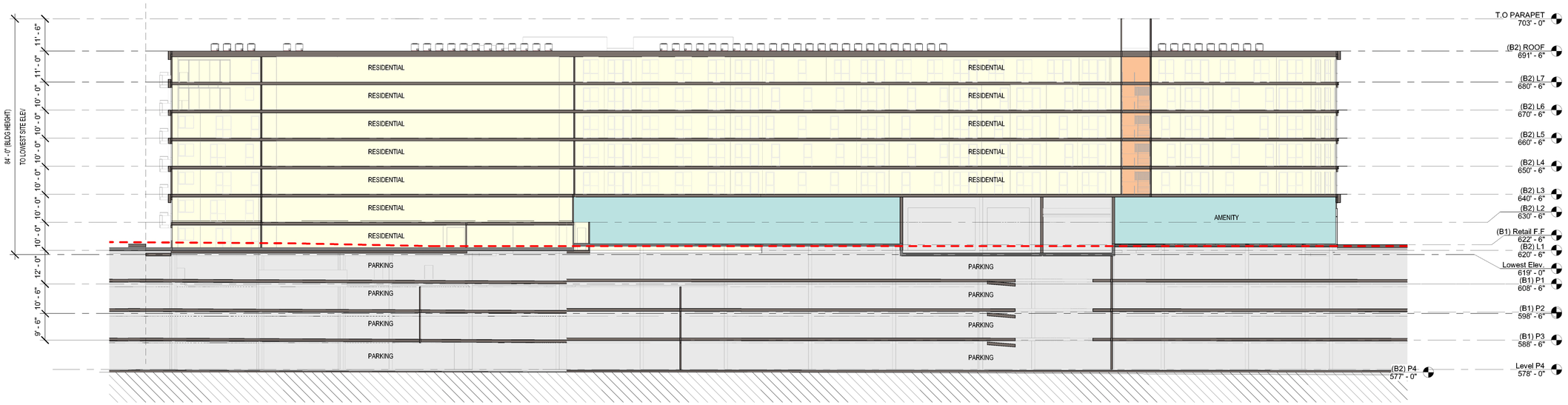
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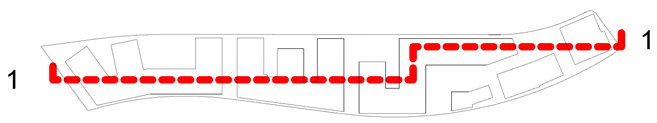
MVE + PARTNERS

A-3.3





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



BUILDING SECTION

0' 20' 40' 60'

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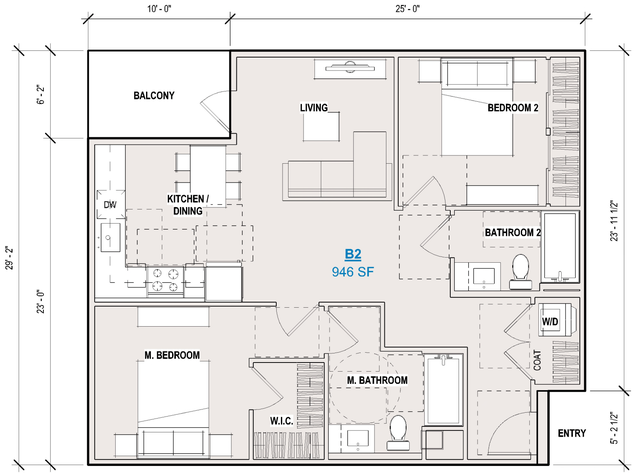
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A-3.4



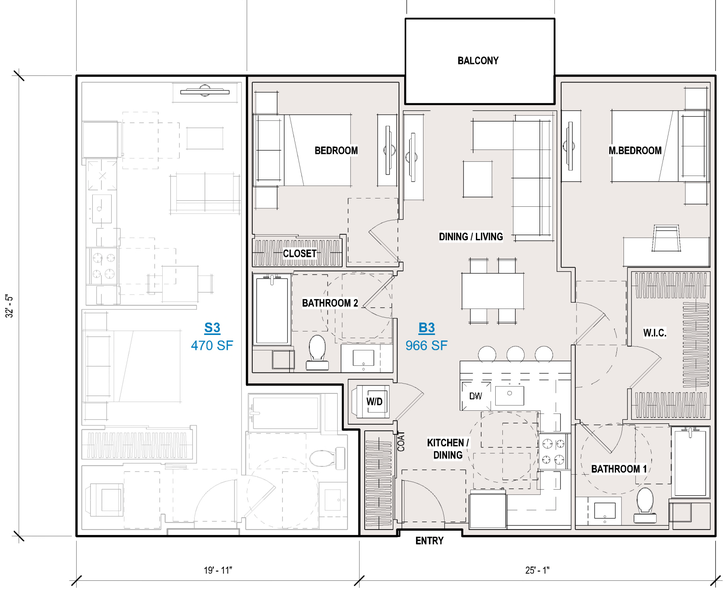
7 UNIT B2
3/16" = 1'-0"



6 UNIT B1
3/16" = 1'-0"



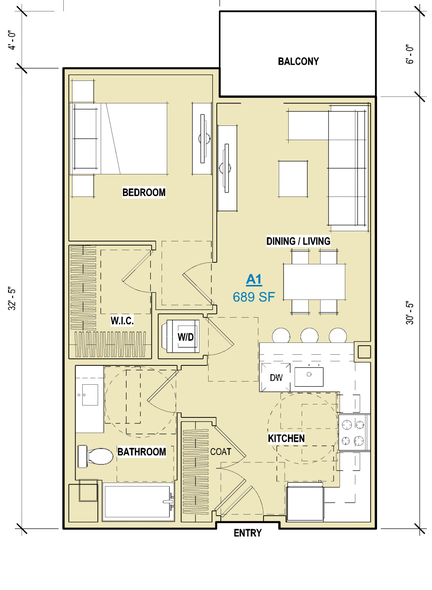
5 UNIT A2
3/16" = 1'-0"



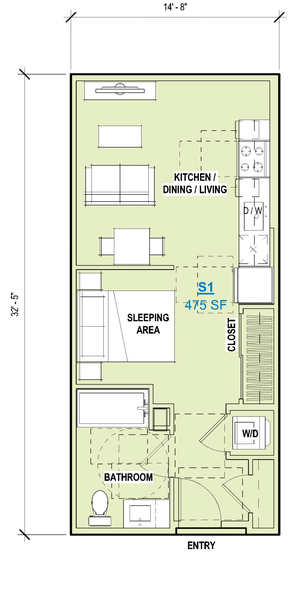
4 INTERLOCK UNIT S3 & B3
3/16" = 1'-0"



3 INTERLOCK UNIT S3 & A4
3/16" = 1'-0"



2 UNIT A1
3/16" = 1'-0"



1 UNIT S1
3/16" = 1'-0"

TYPICAL UNIT PLANS

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WIRE MESH WAVE FACADE WHITE

LIGHT GRAY COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



DARK GRAY TEXTURED STUCCO



WHITE COLOR TILE

WHITE TEXTURED STUCCO



METAL SIDING

WHITE COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



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



WOOD TEXTURE COMPOSITE PANEL



SILVER COLOR COMPOSITE PANEL

WHITE COLOR COMPOSITE PANEL



GRAY COLOR COMPOSITE PANEL



WOOD SLATS WALL PANEL



DARK GRAY COLOR COMPOSITE PANEL

LIGHT GRAY COLOR COMPOSITE PANEL



WOOD TEXTURE COMPOSITE PANEL



CUSTOM COMPOSITE PANELS WHITE



BEAVER TAIL PATTERN COMPOSITE PANELS WHITE



WHITE ALUMINUM FINS



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

MATERIAL BOARD

0' 80' 160' 240'

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A-9.1



3D VIEW

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3D VIEW

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3D VIEW

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A-9.4



3D VIEW

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3D VIEW

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MVE + PARTNERS

A-9.6



3D VIEW

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MVE + PARTNERS

A-9.7



3D VIEW

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MVE + PARTNERS

A-9.8



3D VIEW

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MVE + PARTNERS



1

3D VIEW

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MVE + PARTNERS

A-9.10



3D VIEW

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MVE + PARTNERS

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

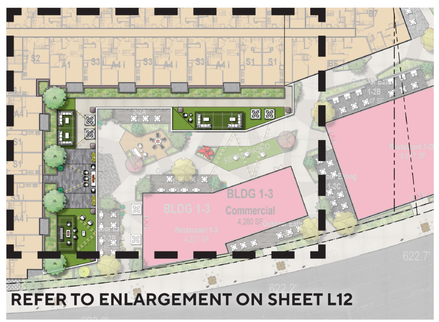
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. 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.



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
05/2027
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

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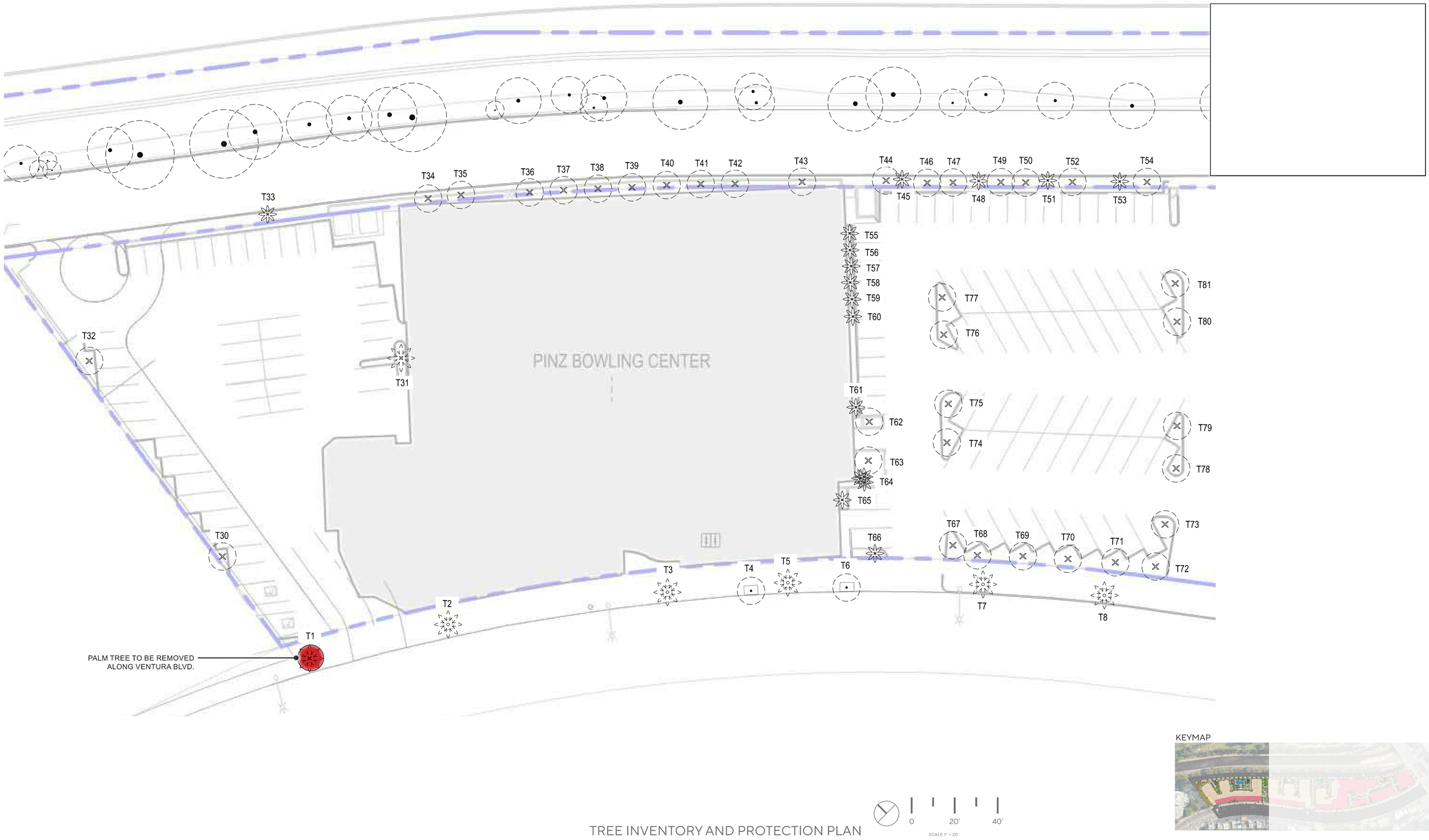
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EXISTING TREE INVENTORY LEGEND

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
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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
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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
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T100	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
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
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T131	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
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T143	CUPANIOPSIS ANACARDIOIDES CARROT WOOD	TO BE REMOVED
T144	SYAGRUS ROMANZOFFIANA QUEEN PALM	TO BE REMOVED
T145	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T146	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
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
T151	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T152	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T153	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	TO BE REMOVED
T154	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
T155	LAGERSTROEMIA INDICA CRAPE MYRTLE	TO BE REMOVED
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
T176	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T177	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
T178	PISTACIA CHINENSIS CHINESE PISTACHE	TO BE REMOVED
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

EXISTING TREE INVENTORY LEGEND



KEYMAP

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.

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

T107 T108

T105 T106

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



TREE INVENTORY AND PROTECTION PLAN

0 20' 40'

SCALE 1" = 20'

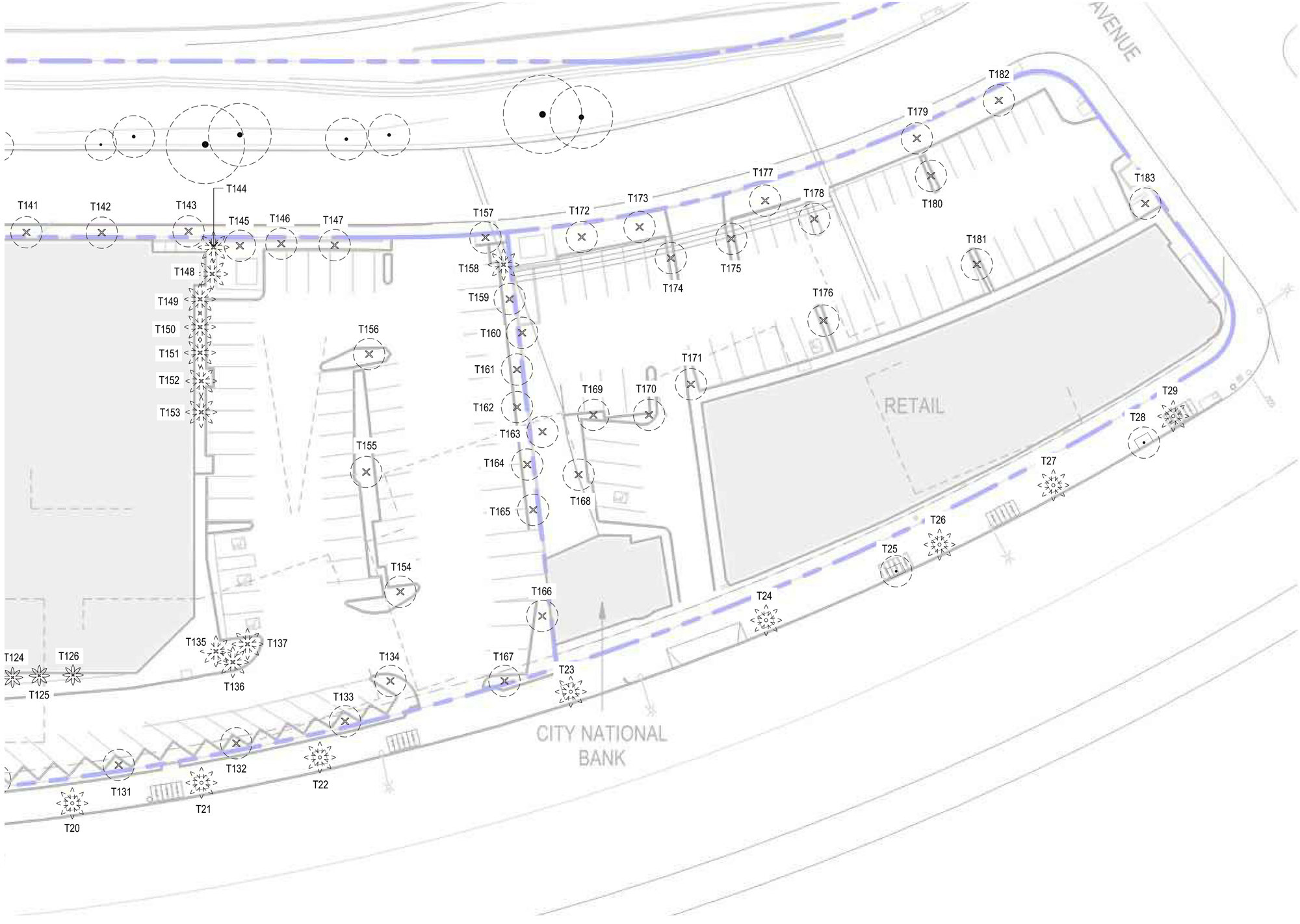
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L04



KEYMAP



TREE INVENTORY AND PROTECTION PLAN

0 20' 40'

SCALE 1" = 20'

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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

RAMP

SECURED ACCESS GATE

628.25'

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

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

Pool Lounge
1,636 SF

Parcel

Game Rm.
1,244 SF

Sports Lounge
997 SF

Music Rm.
844 SF

CoWorking Space
3,506 SF

Outdoor Dining

626.4'

626.5'

#4 FH

VENTURA BOULEVARD

SECURED ACCESS GATE

625.7'

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



OPEN SPACE DIMENSION PLAN

0 20' 40'

SCALE 1" = 20'

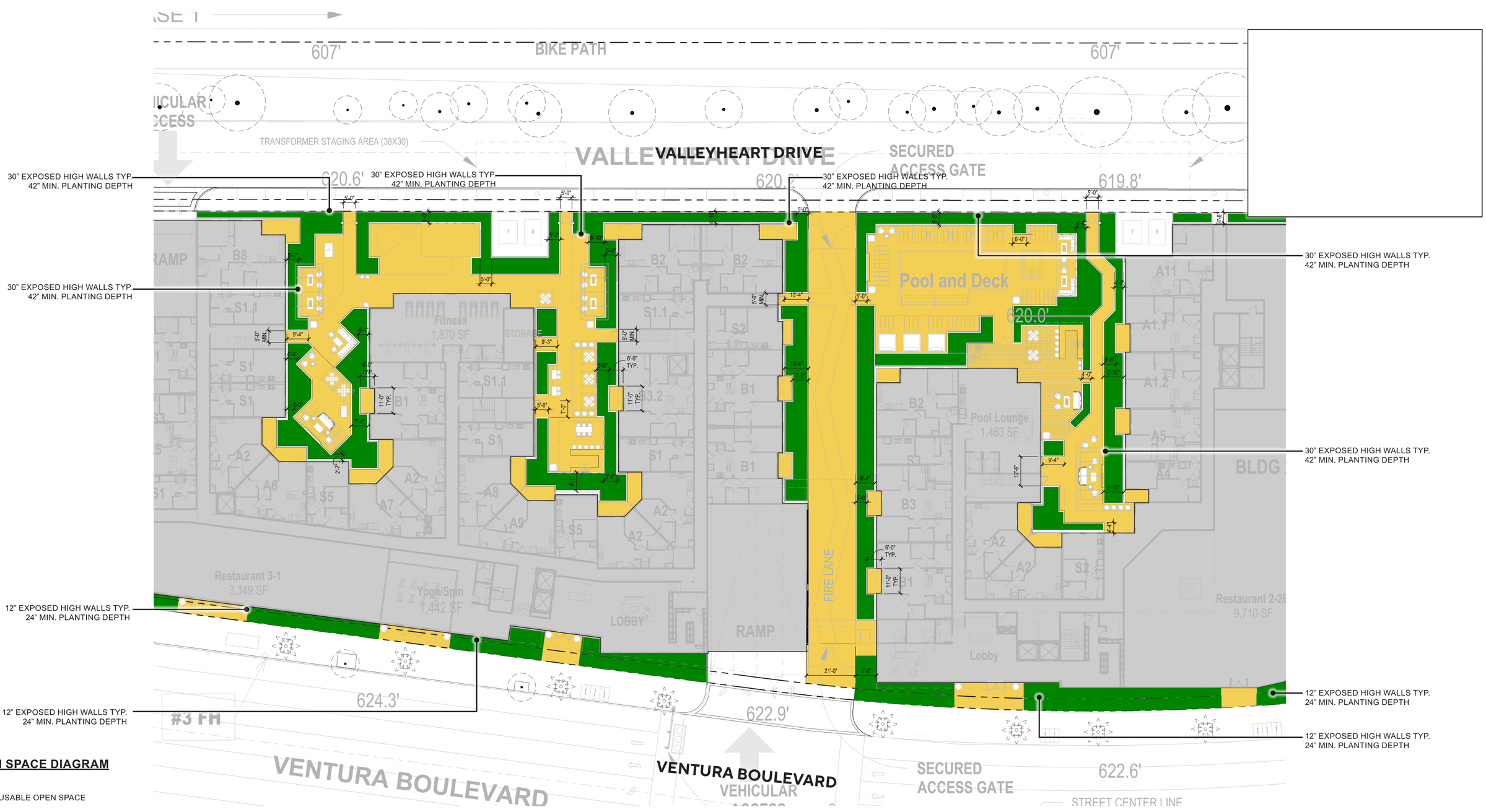
GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO | COMPANIES

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STUDIO CITY, CA 91604

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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%

KEYMAP



OPEN SPACE DIMENSION PLAN

0 20' 40'

SCALE 1" = 20'

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

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STUDIO CITY, CA 91604

PROJECT #2019-10204

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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

Restaurant 1-1B
5,438 SF

PLAZA

Outdoor Eating
1-1A
657 SF

Outdoor Eating
1-1B
1,040 SF

Outdoor Eating
1-2B
647 SF

Outdoor Eating
1-2C
1,265 SF

Outdoor Eating
1-3
1,265 SF

BLDG 1-2

Restaurant 1-2A
3,768 SF

Restaurant 1-2B
6,617 SF

BLDG 1-3

Restaurant 1-3
4,227 SF

Restaurant 2-1
4,102 SF

Restaurant 2-2A
8,293 SF

Outdoor Eating
2-2A
671 SF

Outdoor Eating
2-2B
1,085 SF

LOADING DOCK

RAMP

COMMERCIAL TRASH
300 SF

REGENT PASEO

#1 FH

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



0 20' 40'

SCALE 1" = 20'

OPEN SPACE DIMENSION PLAN

GENTON PROPERTY GROUP

RC DEVELOPMENT, INC.

TORINO | COMPANIES

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STUDIO CITY, CA 91604

PROJECT #2019-10204

MVE + PARTNERS

AO Architecture. Design. Relationships.

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



0 20' 40'

SCALE 1" = 20'

RESIDENTIAL ENLARGEMENT

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

GENTON PROPERTY GROUP | RC DEVELOPMENT, INC. | TORINO COMPANIES | MVE + PARTNERS | AO Architecture. Design. Relationships.

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



0 20' 40'

SCALE 1" = 20'

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

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

ELEVATOR NODES
- ENHANCED CONCRETE PAVERS AT ELEVATOR / STAIR LOCATIONS

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

PROPERTY LINE

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

SHORT-TERM BICYCLE PARKING RACKS

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

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

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

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

KEYMAP



COMMERCIAL ENLARGEMENT

0 20' 40'

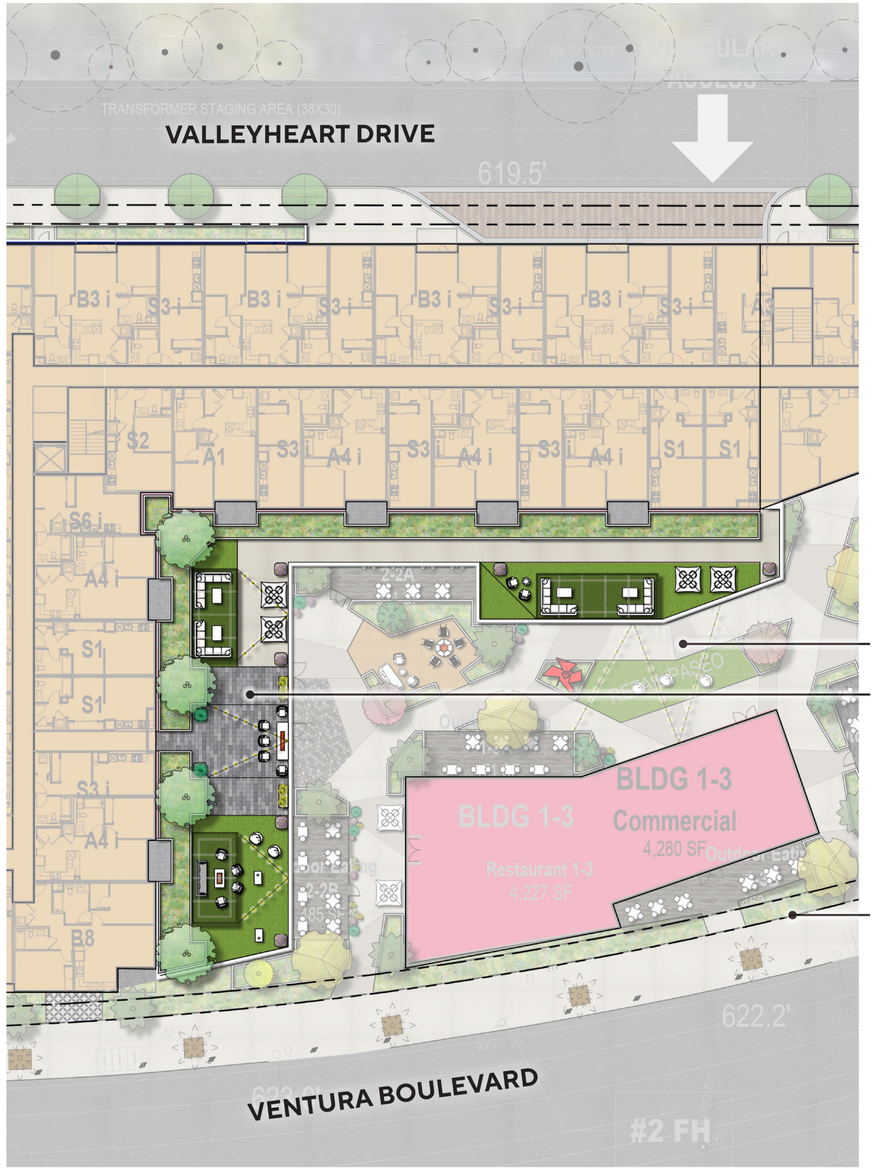
SCALE 1" = 20'

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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



0 20' 40'
SCALE 1" = 20'

RESIDENTIAL ENLARGEMENT - LEVEL 3

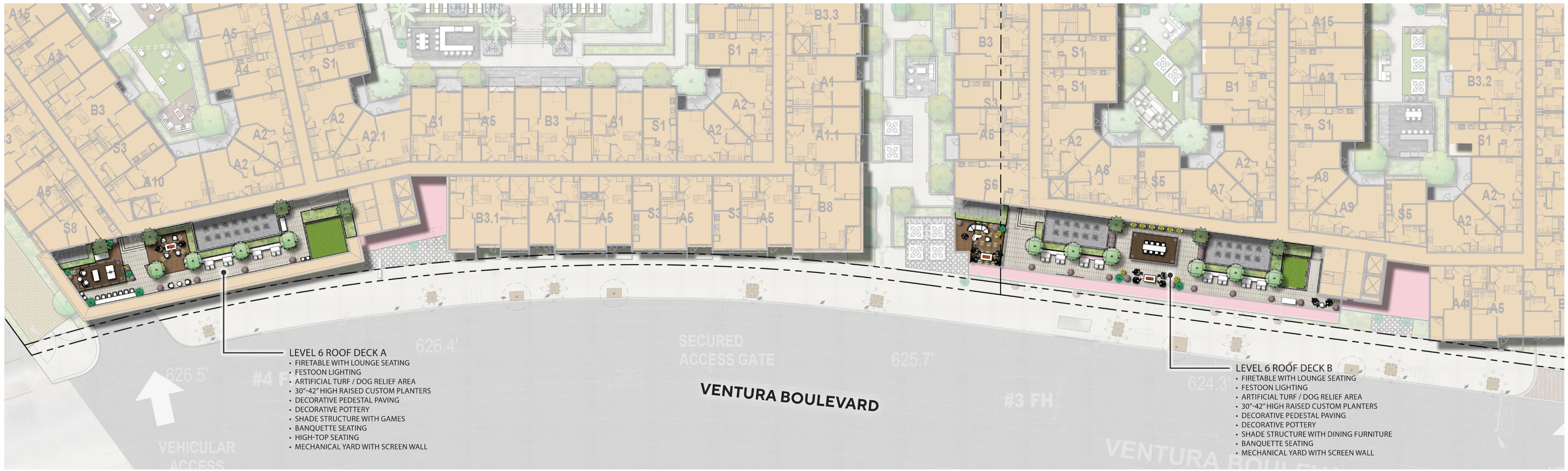
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L12



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

KEYMAP



RESIDENTIAL ENLARGEMENT - LEVEL 6

0 20' 40'

SCALE 1" = 20'

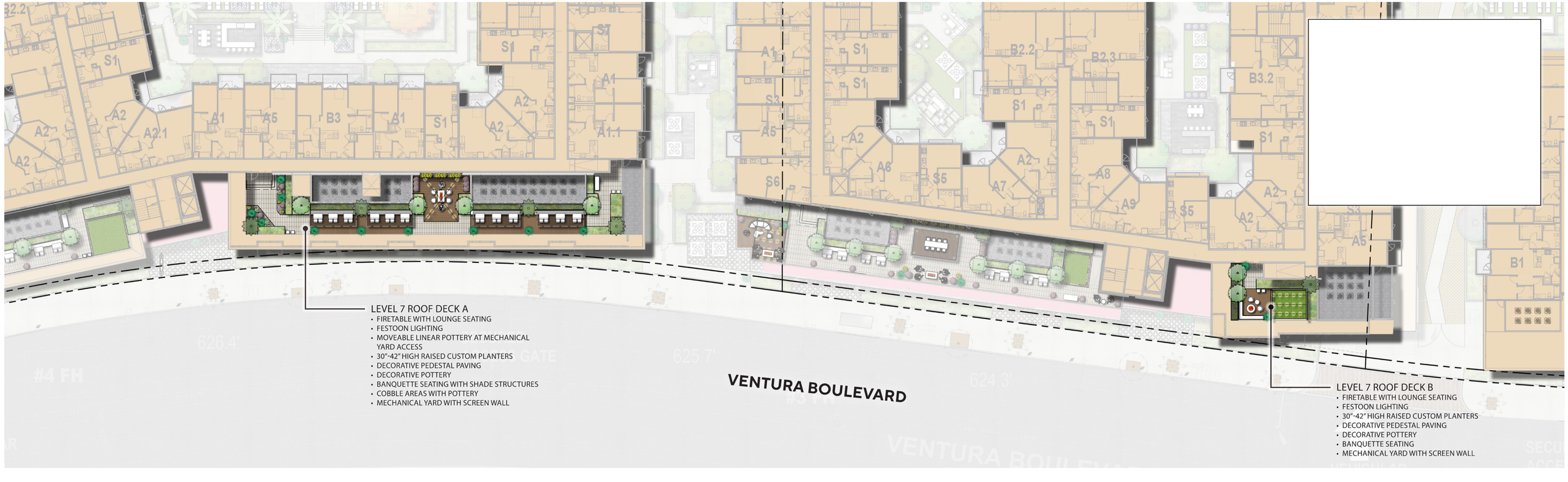
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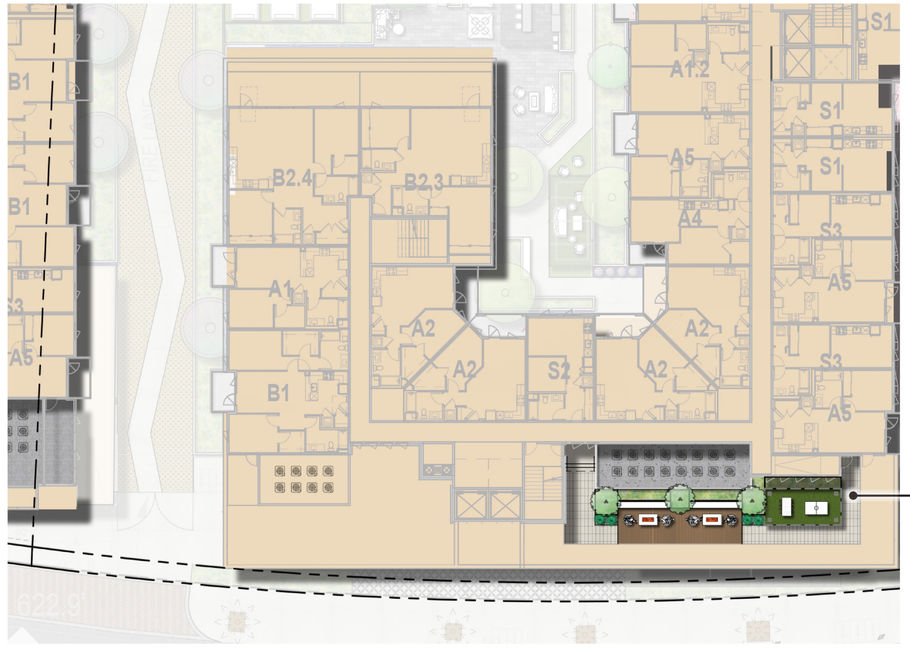
MVE + PARTNERS | AO Architecture. Design. Relationships.

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



RESIDENTIAL ENLARGEMENT - LEVEL 7

0 20' 40'

SCALE 1" = 20'

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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

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



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



TREE PLAN

0 20' 40'

SCALE 1" = 20'

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STUDIO CITY, CA 91604

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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



TREE PLAN - LEVEL 3

0 20' 40'

SCALE 1" = 20'

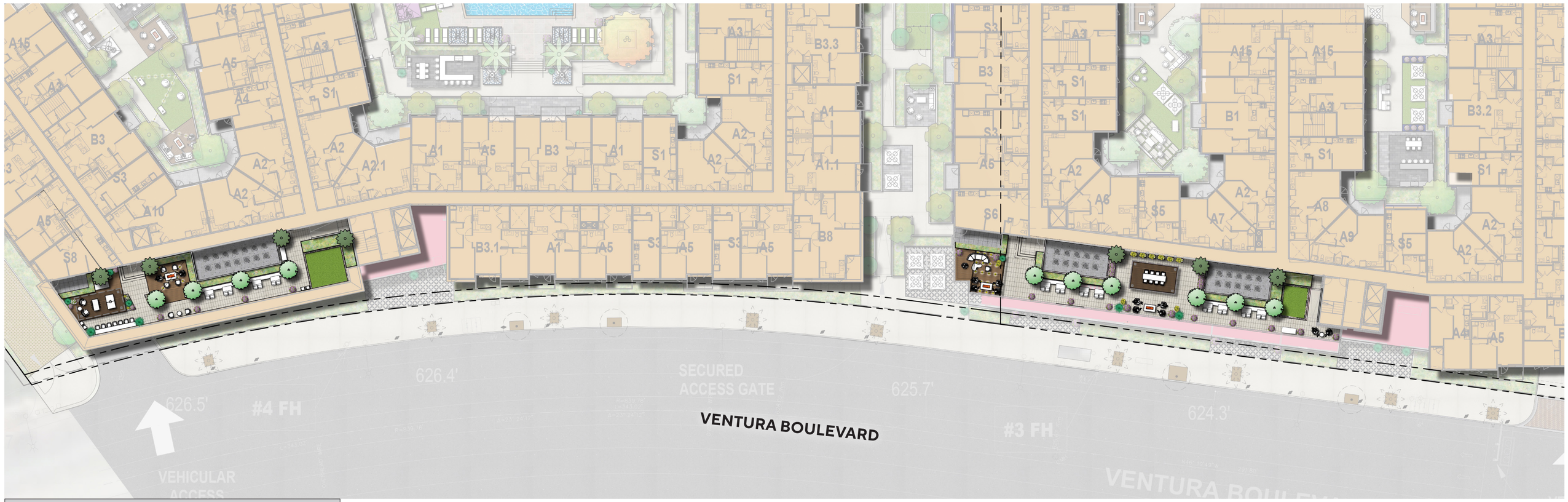
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TREE LEGEND - LEVEL 6				
SYMBOL	BOTANICAL NAME *COMMON NAME*	SIZE	QTY.	DESCRIPTION
	OLEA EUROPAEA 'SWAN HILL' *SWAN HILL OLIVE*	24" BOX	10	MULTI-TRUNK
	DRACENA DRACO *DRAGON TREE*	24" BOX	7	STANDARD

KEYMAP



TREE PLAN - LEVEL 6

0 20' 40'

SCALE 1" = 20'

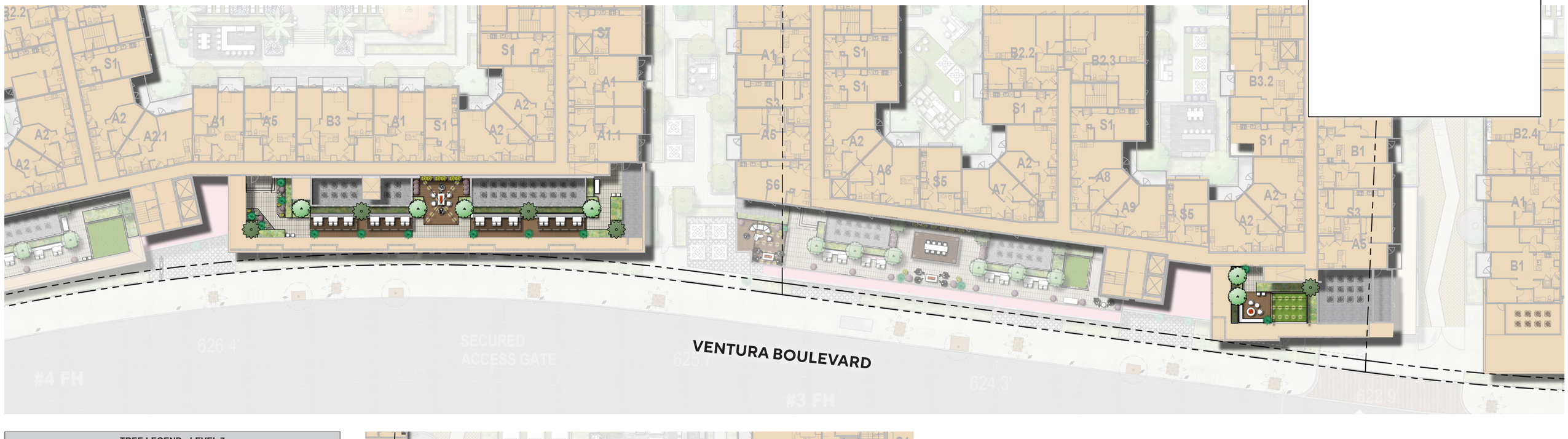
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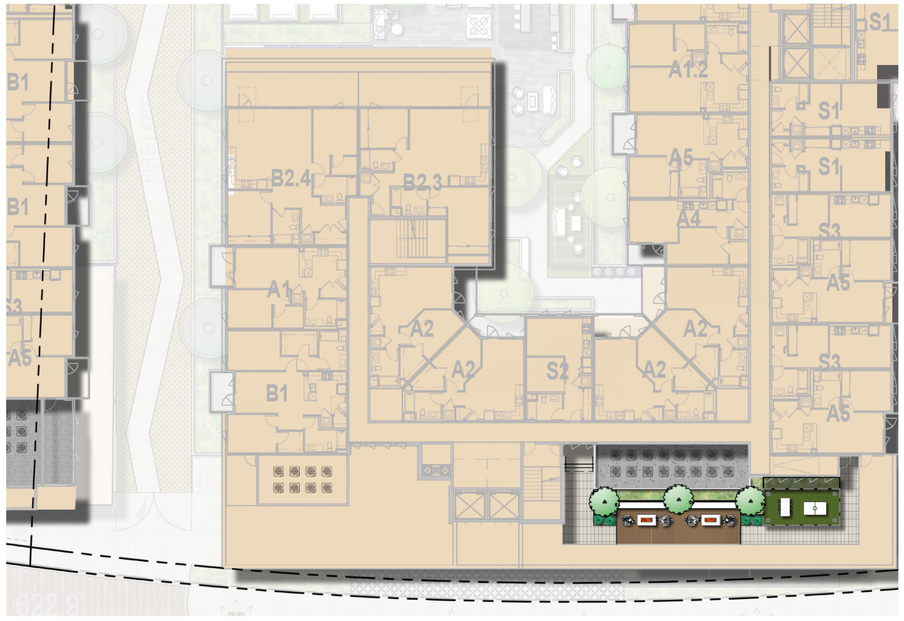
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L20



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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L21

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

MASTER SHRUB LEGEND

SHRUB LEGEND

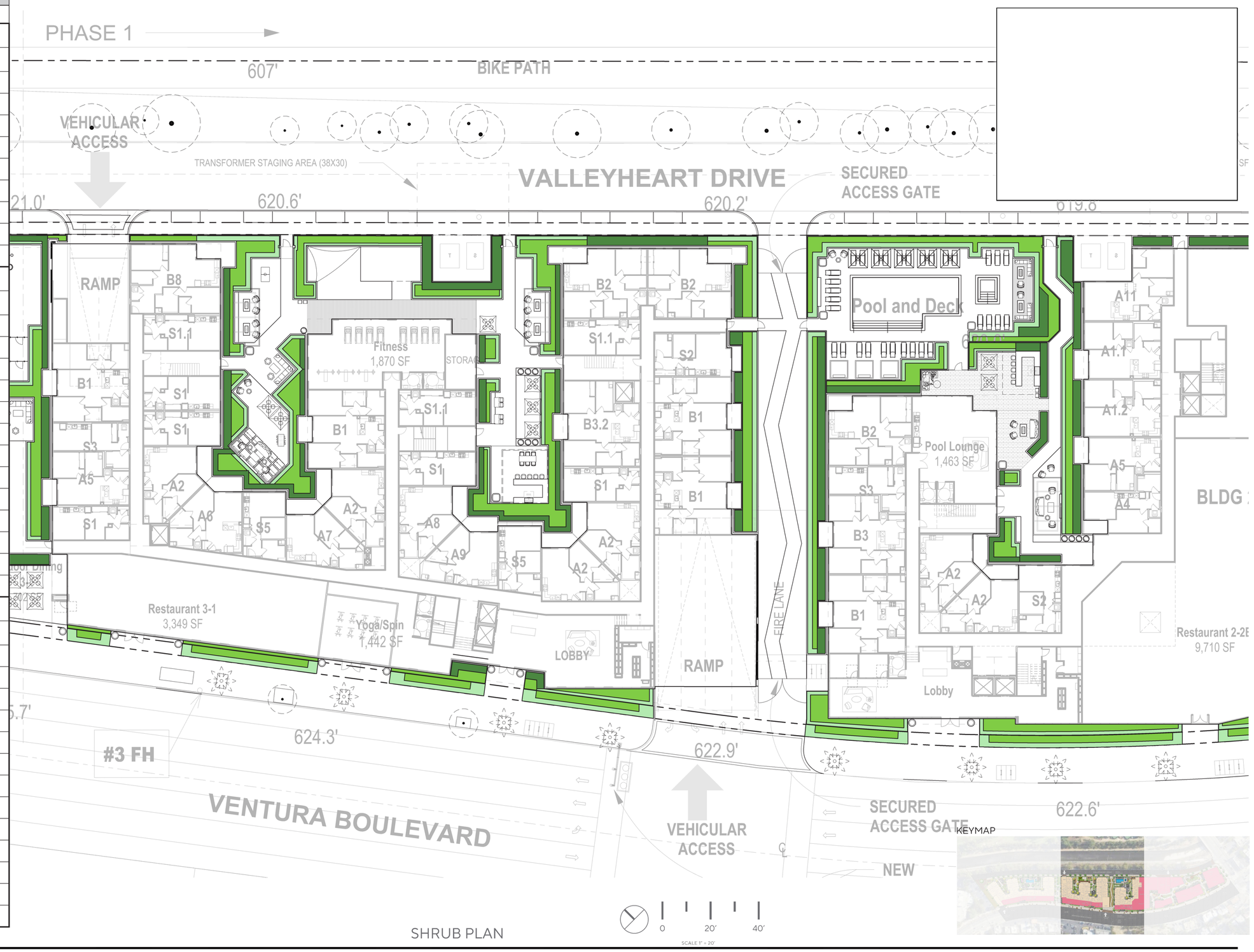
SYMBOL	SIZE	O.C. SPACING	QTY.
(7,582 S.F.)	LARGE SHRUBS 30" - 60" HT.	AVG. @ 48" O.C.	547
BOTANICAL NAME *COMMON NAME*			
ALYOGYNE HUEGELII *'SWAN RIVER'*			
CHONDROPETALUM TECTORUM *DWARF CAPE RUSH*			
CUPRESSUS SEMPERVIRENS 'TINY TOWER' *DWARF ITALIAN CYPRESS*			
EUONYMUS JAPONICUS 'GREEN SPIRE' *GREEN 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

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

SHRUB PLAN

PROJECT #2019-10204

12555 VENTURA BLVD
STUDIO CITY, CA 91604

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L24

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

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.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

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.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODES, PERMITS REQUIREMENTS AND STATE AND HEALTH SAFETY REQUIREMENTS.
6. ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR LOCATIONS AND QUANTITIES REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS.
7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT THROUGH THE PODIUM DECK AND PLANTER WALLS AND UNDER PAVING PRIOR TO CONSTRUCTION.



CONCEPT LIGHTING PLAN

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.

L26

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

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CONCEPT LIGHTING PLAN

12555 VENTURA BLVD
STUDIO CITY, CA 91604

PROJECT #2019-10204

GENTON PROPERTY GROUP · RC DEVELOPMENT, INC. · TORINO | COMPANIES · MVE + PARTNERS · AO Architecture. Design. Relationships.

L27

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
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CONCEPT LIGHTING PLAN



RIVERWALK AT STUDIO CITY

MASTER SIGN PROGRAM

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Sign Location Plan	4
Sign Allowance Table	6
Building Elevations & Massing	7
Sign Type Examples	20

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

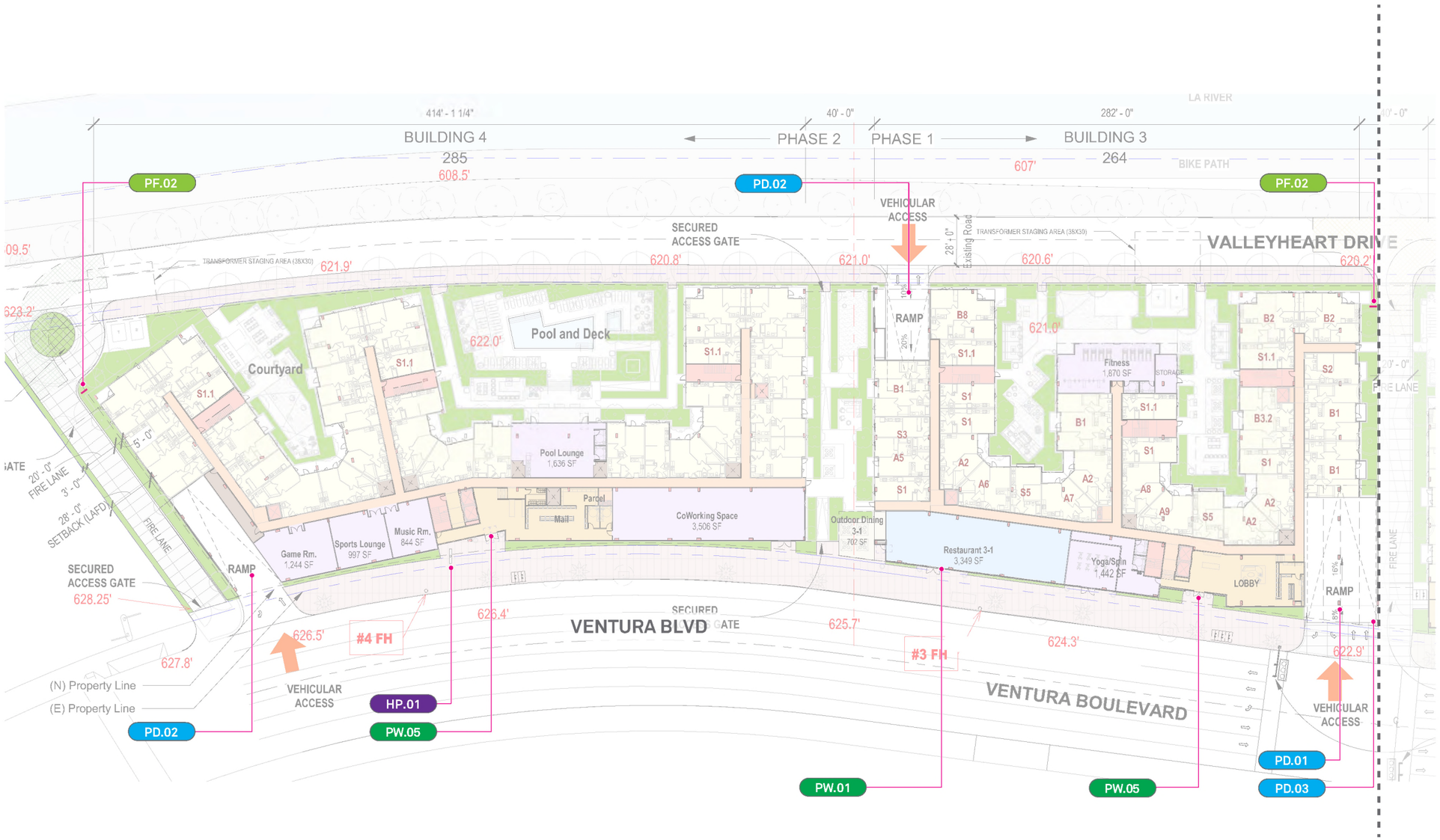
A. PERMITTED SIGN TYPES
- Information Sign
- Monument Sign
- Projecting Sign
- Wall Sign

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



LOCATION PLAN - SITE WEST



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*

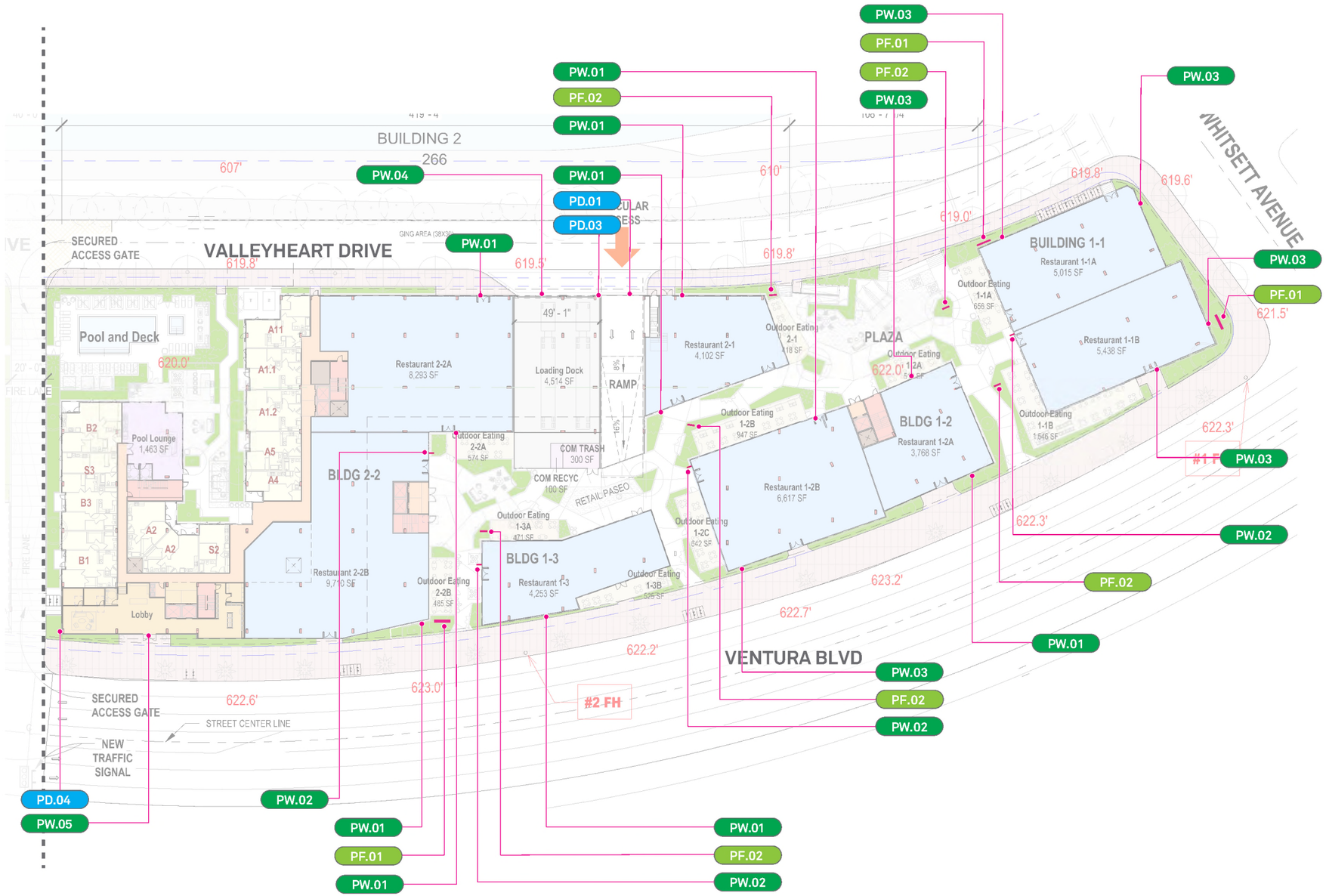
Historic

- 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



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
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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

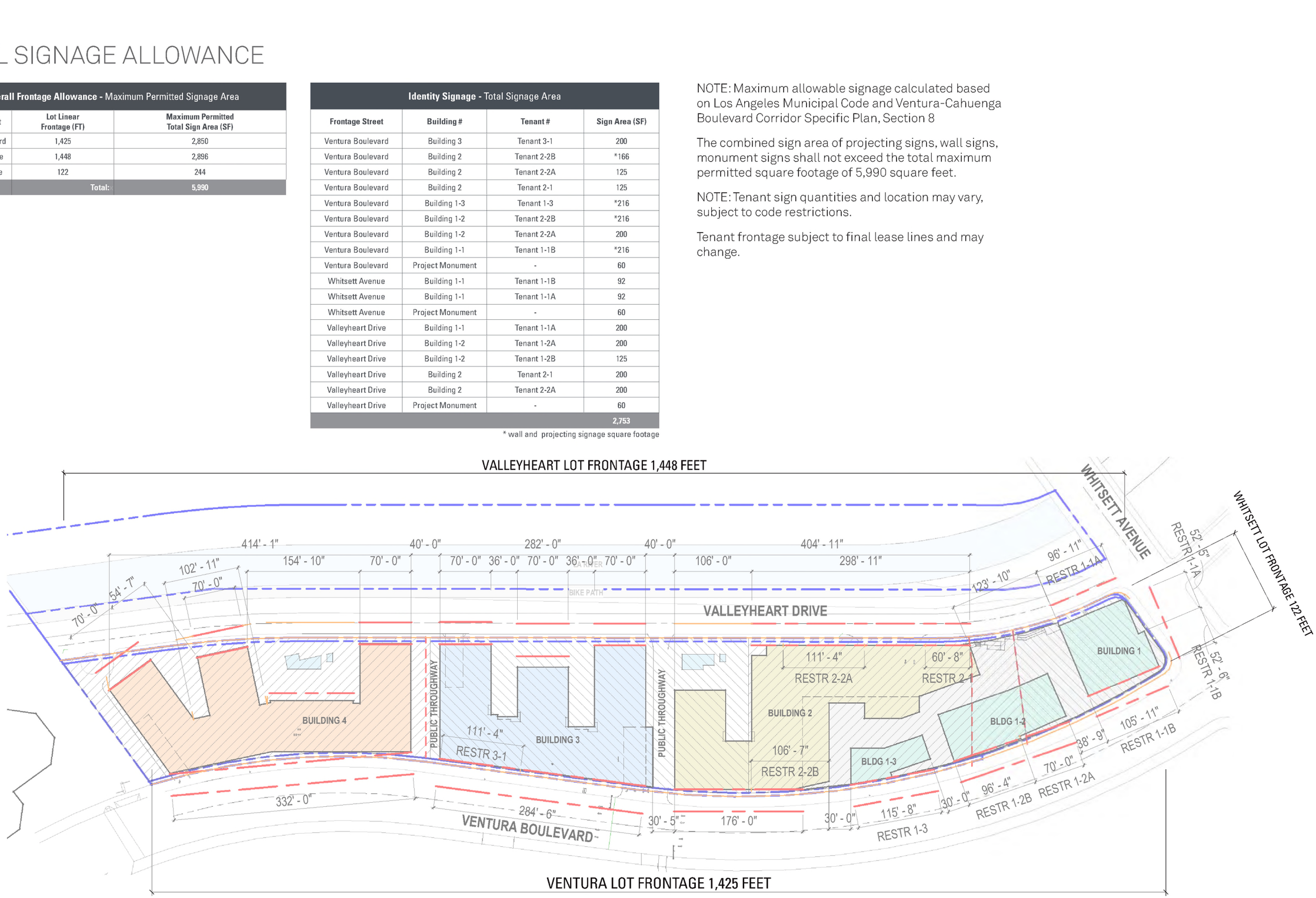
* wall and projecting signage square footage

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.



Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section B)*
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

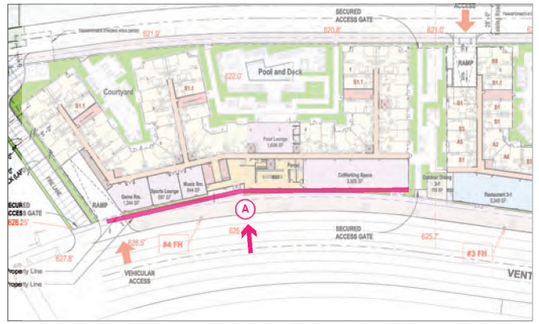
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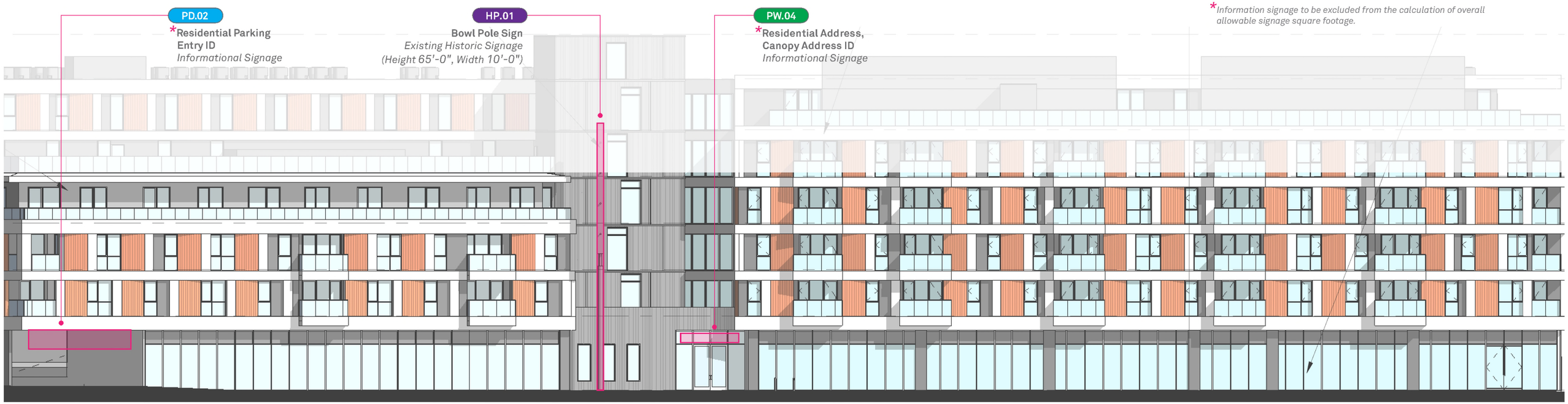
Existing Historic Bowl Sign,
See Historic Report for additional information.



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

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

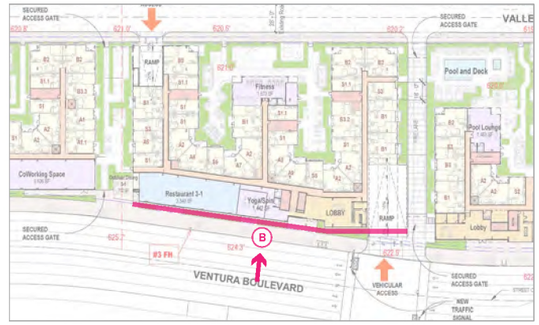
Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that 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: 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

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

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

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
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Whitsett Avenue	122	244
	Total:	5,990

Identity Signage - Total Signage Area			
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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

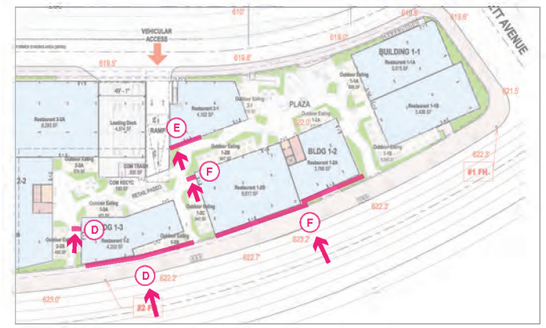
Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that 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

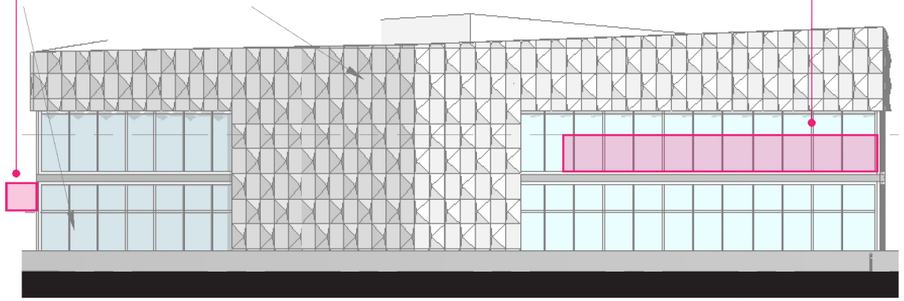
PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-3
200 SqFt Max.
Total Signage

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

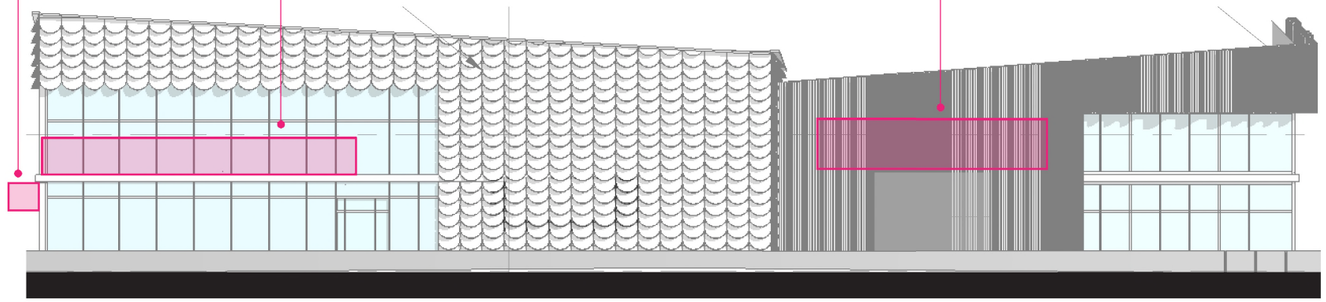
PW.02
Tenant ID, Projecting Sign
For Tenant 1-2B:
16 SqFt Max.
Total Signage

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.



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.

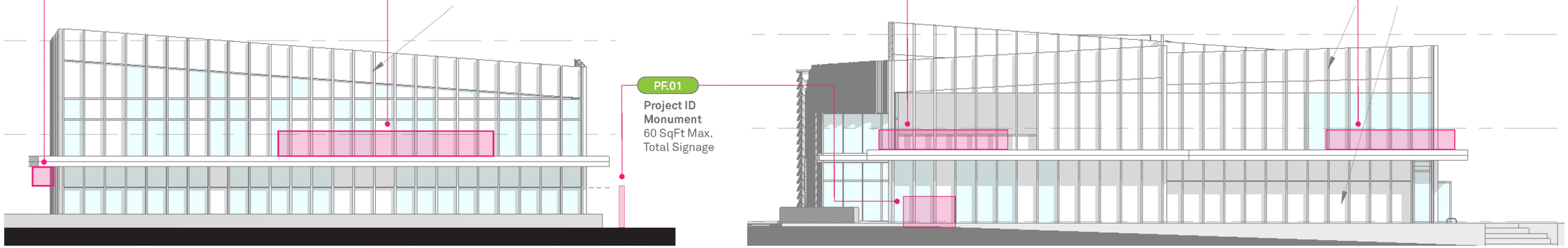
PW.02
Tenant ID, Projecting Sign
For Tenant 1-1B:
16 SqFt Max.
Total Signage

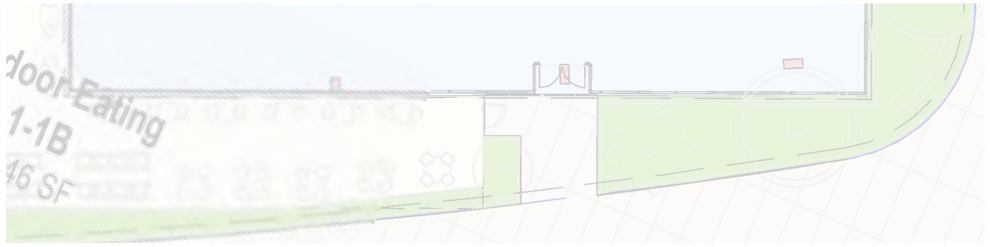
PW.03
Tenant ID Canopy, Wall Sign
For Tenant 1-1B:
200 SqFt Max.
Total Signage

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.
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.

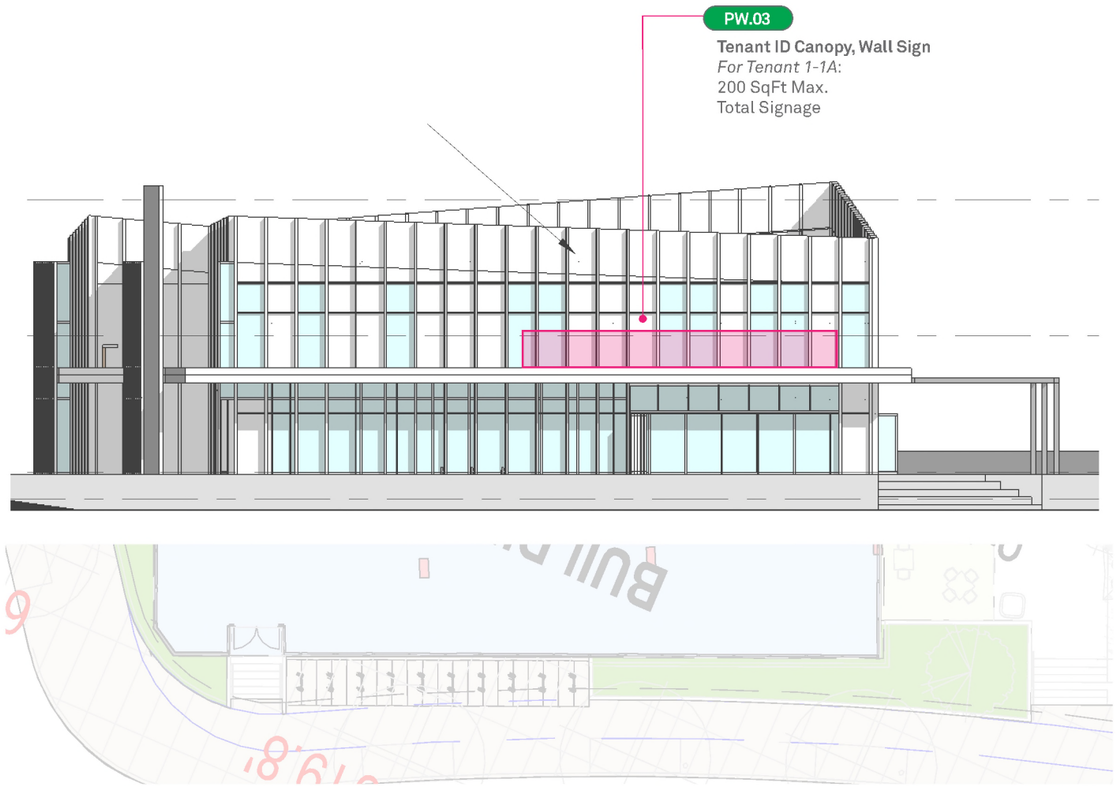
NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

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.



1 VALLEYHEART DRIVE
TENANT 1-1A
BUILDING 1-1 - NORTH 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.
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.

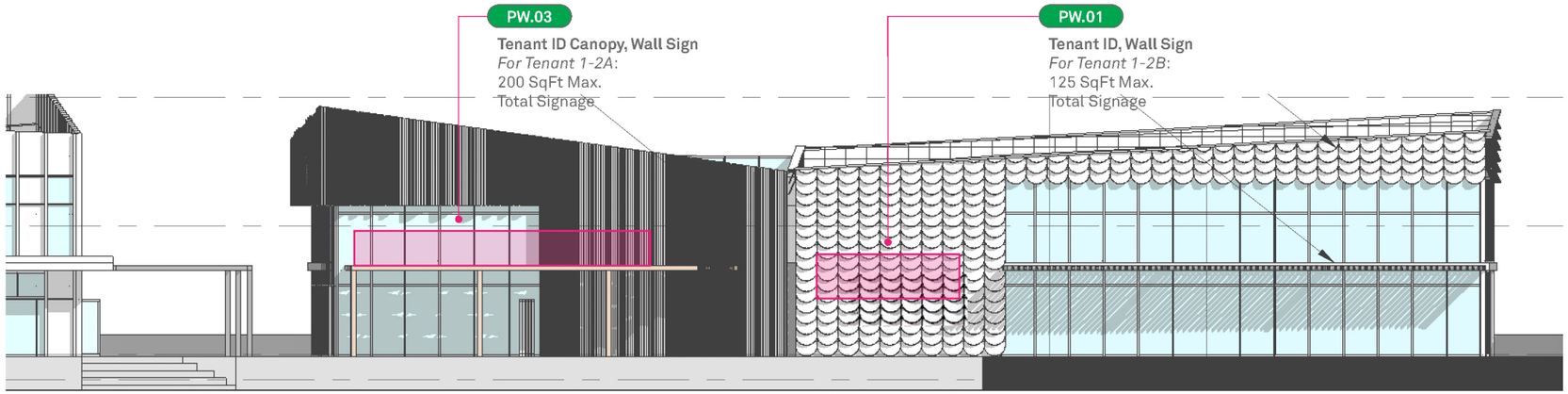
NOTE: Tenant sign quantities and location may vary, subject to code restrictions.

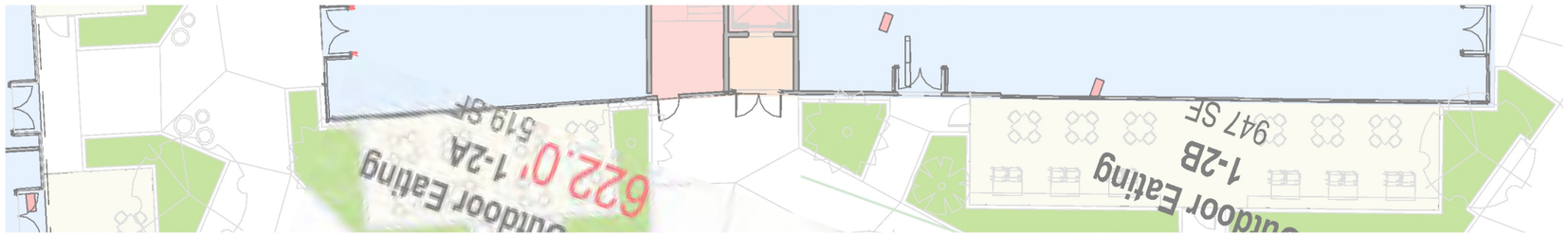
Tenant frontage subject to final lease lines and may change.



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.





J VALLEYHEART DRIVE
TENANT 1-2A / 1-2B
BUILDING 1-2 - NORTH 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.
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.



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

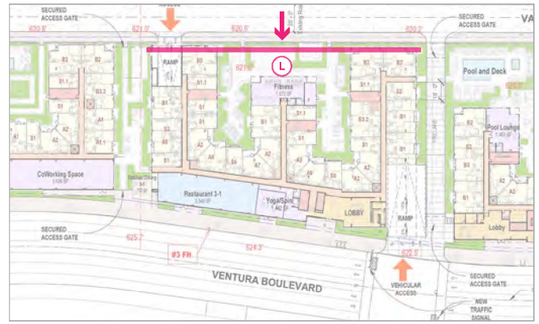
Signage Guideline Information	
Sign Type	**Guidelines** *(LAMC & Ventura-Cahuenga Boulevard Corridor, Specific Plan - Section 8)*
Wall Signage	• A maximum of one wall sign per tenant is permitted on a building's street frontage. In addition to the above, a maximum of one wall sign is permitted on that 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

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.

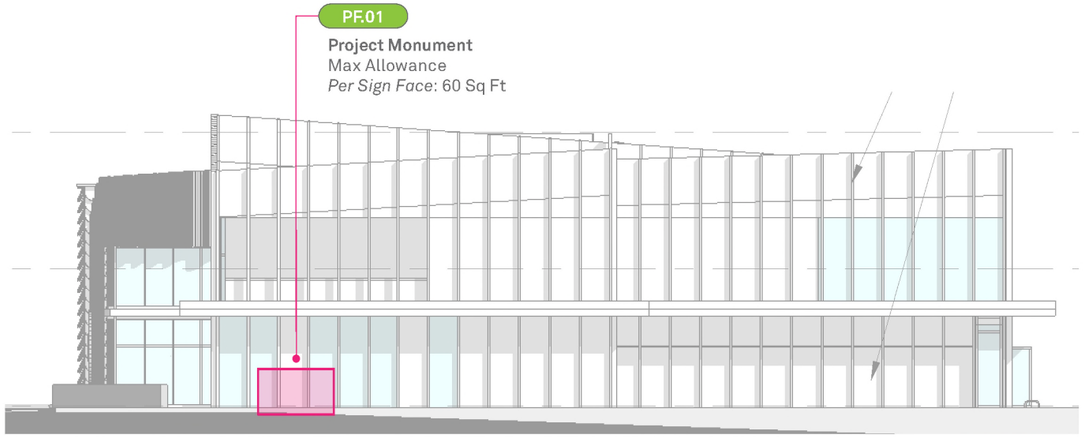
NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

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.

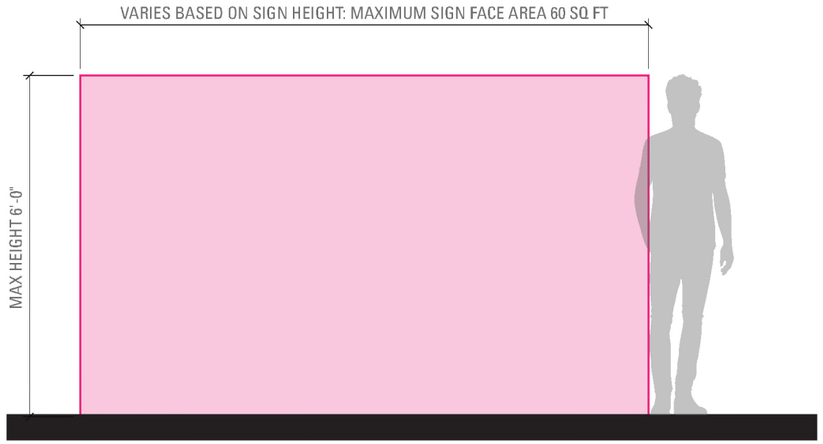


Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

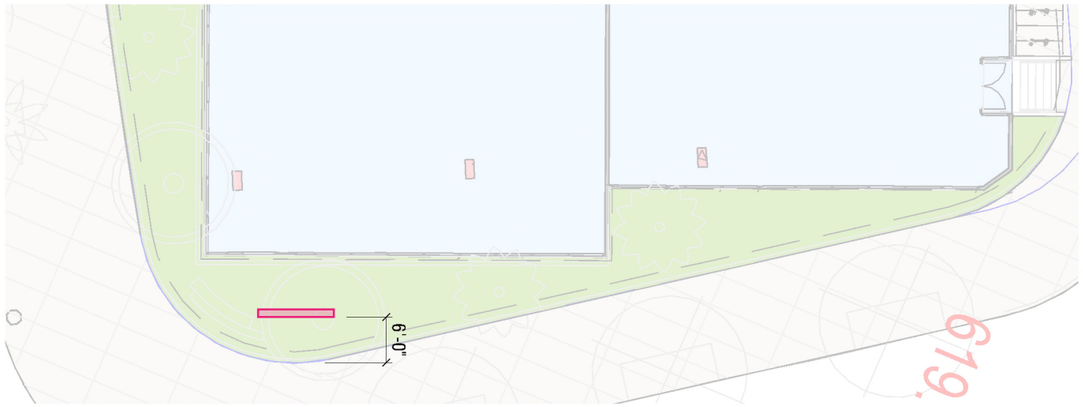
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



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.

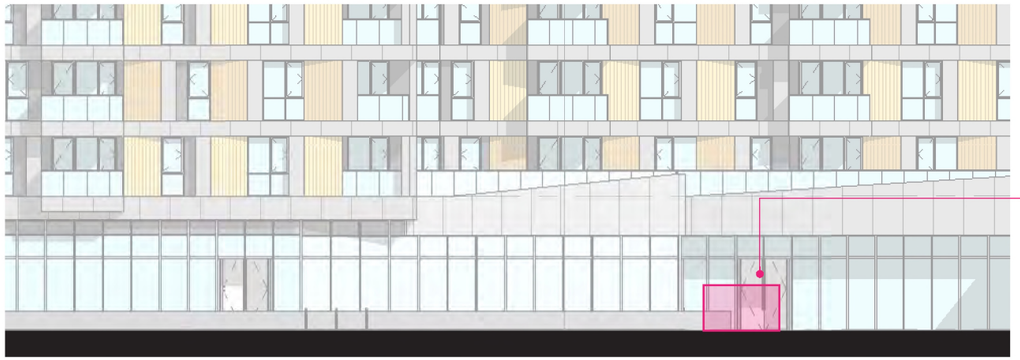
NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

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.

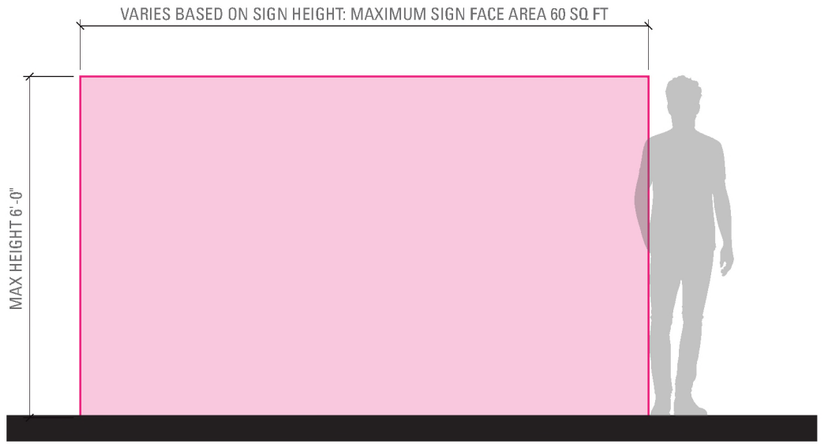


Note: Sign boxes represent the maximum allowable sign area only. Final sign location, configuration, and design may vary and are subject to operator approval.

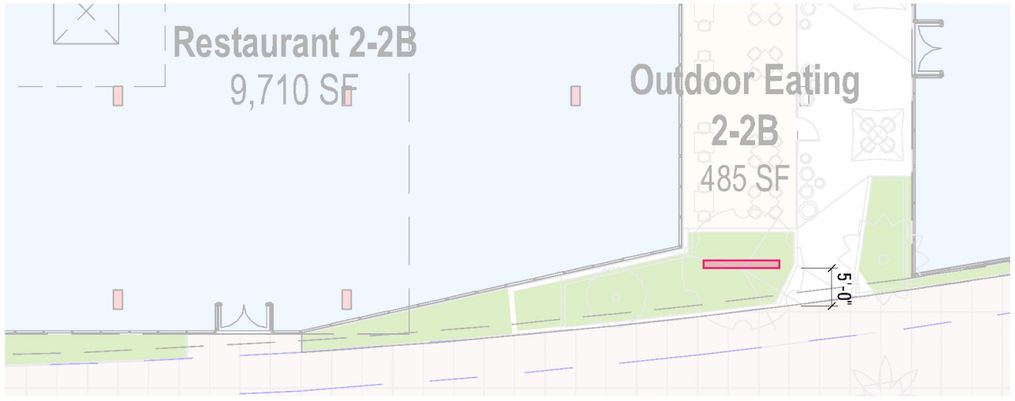
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



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.

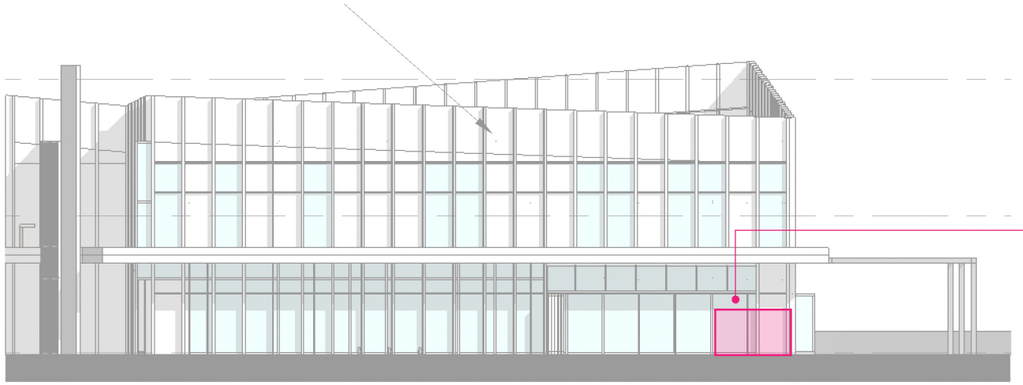
NOTE: Maximum allowable signage calculated based on Los Angeles Municipal Code and Ventura-Cahuenga Boulevard Corridor Specific Plan, Section 8

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.



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

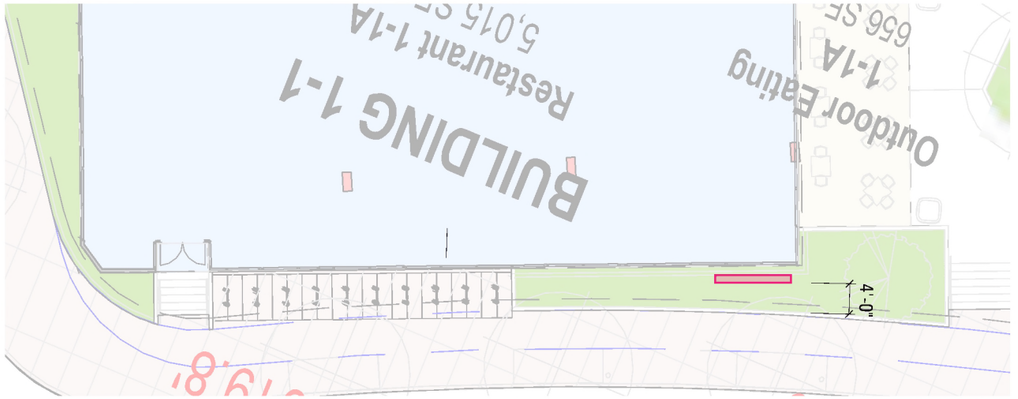
Tenants may determine how their permitted sign square footage is allocated, subject to approval.



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



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



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

SIGN TYPE EXAMPLES

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

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.

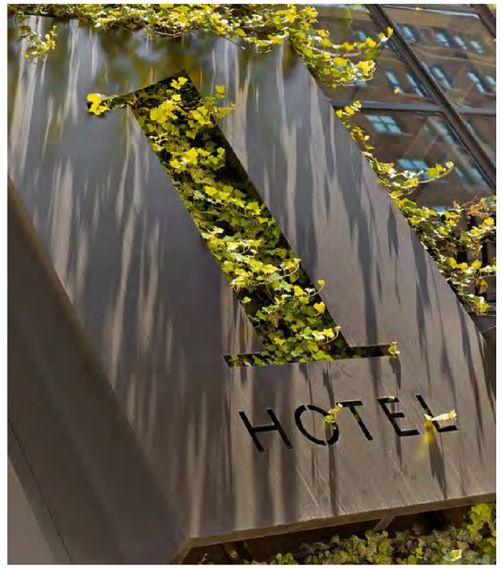
The Tenant signage may incorporate a variety of colors and materials. The design, finish and color of the signage are ultimately subject to the Landlord's approval to ensure only the highest quality for the project.

Guidelines:

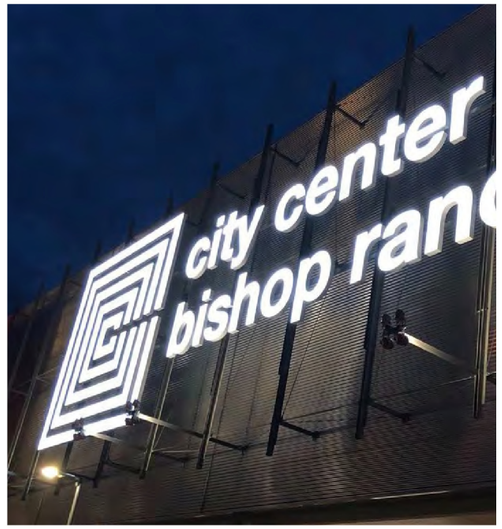
- The sign area of any wall sign on the building frontage, alone or in combination with any projecting sign, shall not exceed two square feet for each one foot of lot frontage.
- Maximum of one wall sign per tenant is permitted on a buildings street frontage.
- Maximum one wall sign is permitted on portion 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

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

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

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.

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