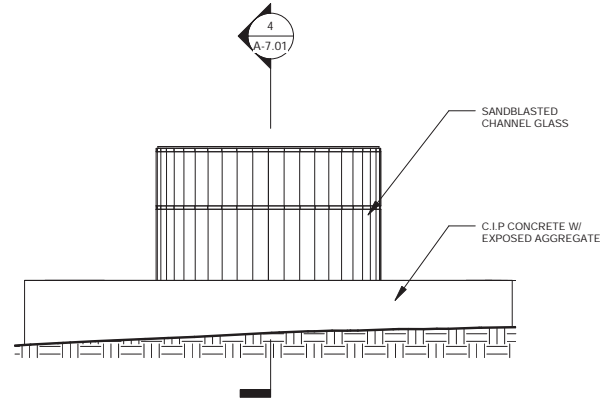
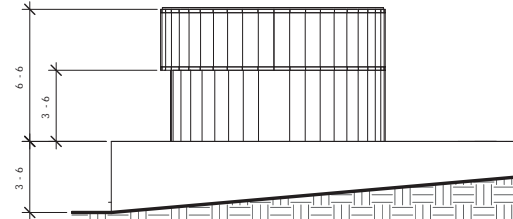


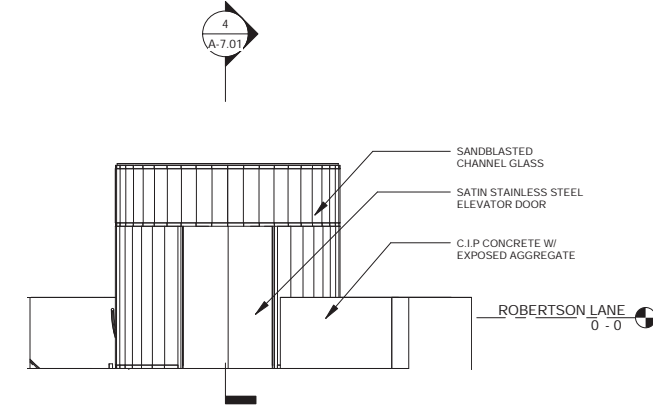
6 PARK NW EGRESS ELEVATION
1/4 = 1 - 0



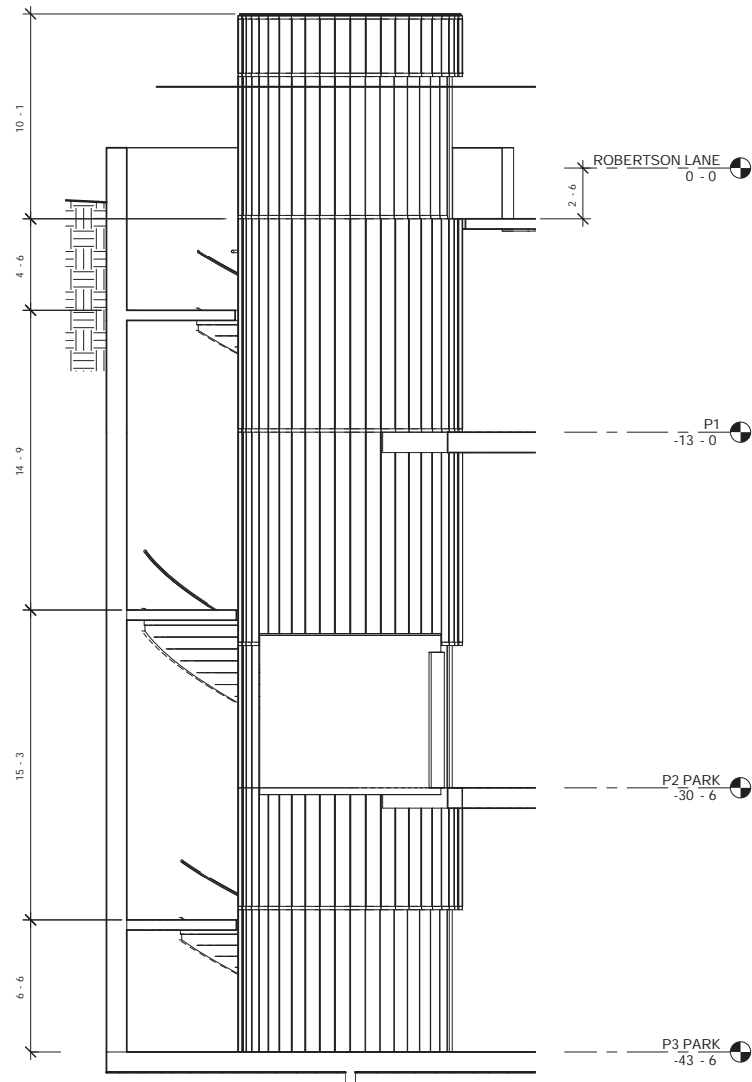
5 PARK NW EGRESS ELEVATION
1/4 = 1 - 0



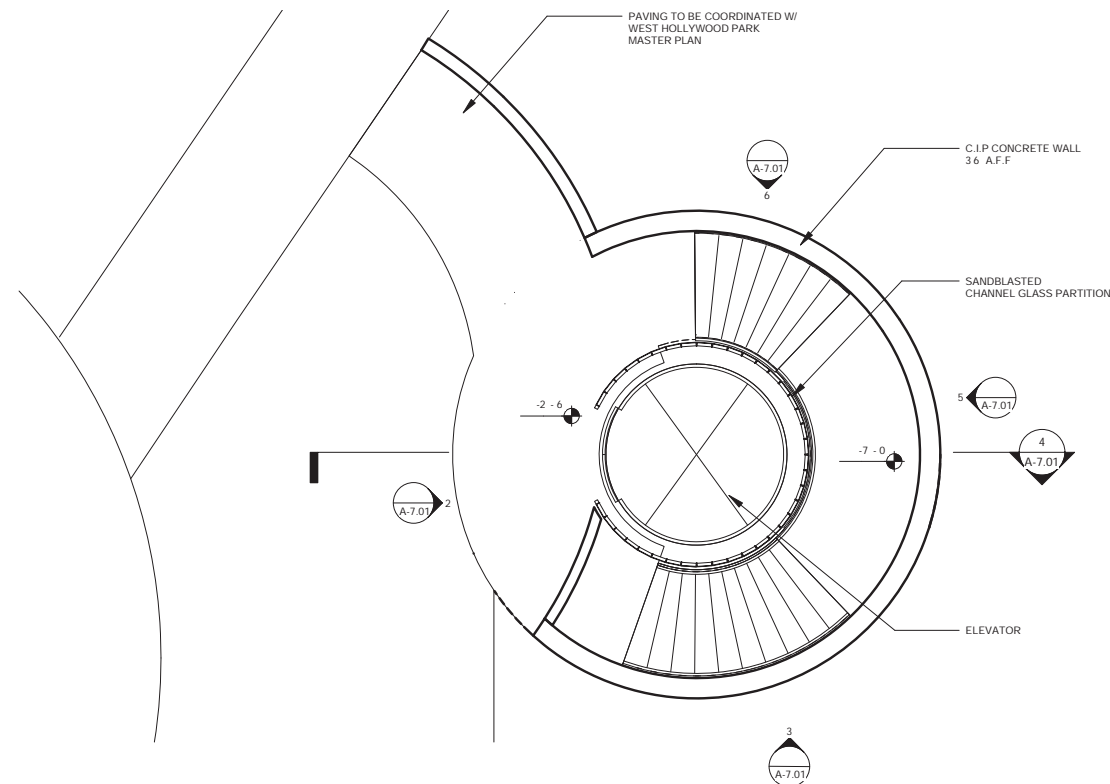
3 PARK NW EGRESS ELEVATION
1/4 = 1 - 0



2 PARK NW EGRESS ELEVATION
1/4 = 1 - 0



4 PARK NW EGRESS SECTION
1/4 = 1 - 0



1 PARK NW EGRESS STAIR AND ELEVATOR PLAN
1/4 = 1 - 0

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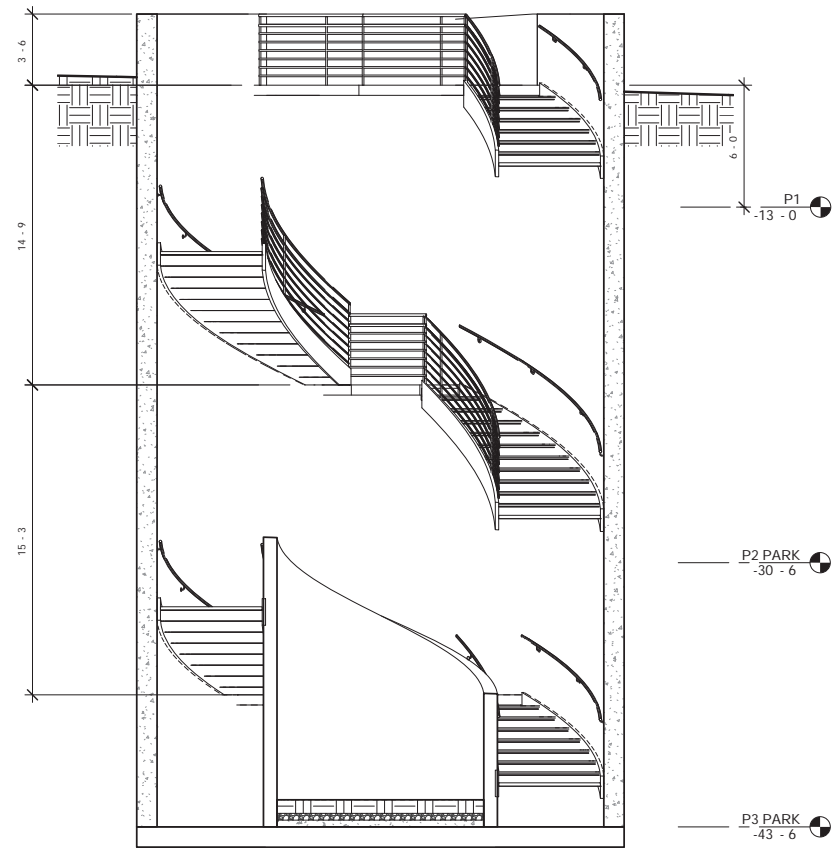
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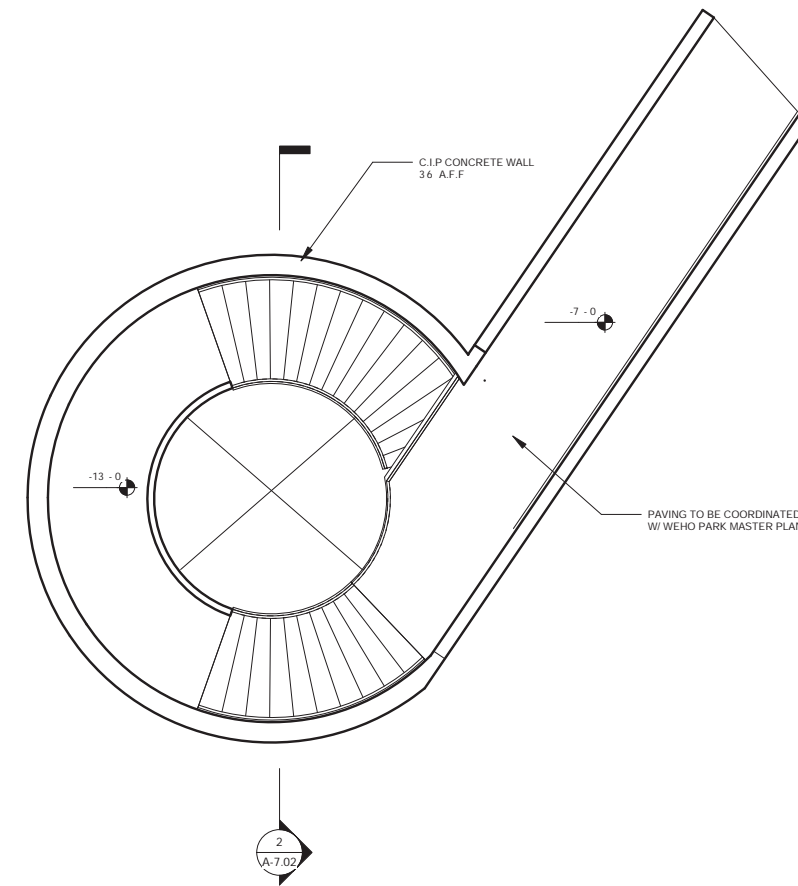
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MARK	DATE	DESCRIPTION
	08.28.15	DEVELOPMENT REVISIONS
	08.12.16	DEVELOPMENT REVISIONS

PROJECT NO.	1330
SUBMISSION	DEVELOPMENT PERMIT
FILE DATE	08.15.14
SCALE	AS INDICATED
DRAWN BY	
CHECKED BY	SHEET SIZE: 30" x 40"
DRAWING TITLE	PARK ELEVATOR AND STAIR DETAILS
DRAWING NO.	A-7.01



2 PARK NE EGRESS STAIR ENLARGED SECTION
1/4" = 1' - 0"



1 PARK NE EGRESS STAIR ENLARGED PLAN
1/4" = 1' - 0"

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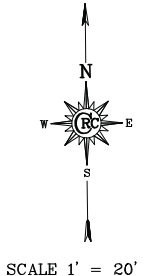
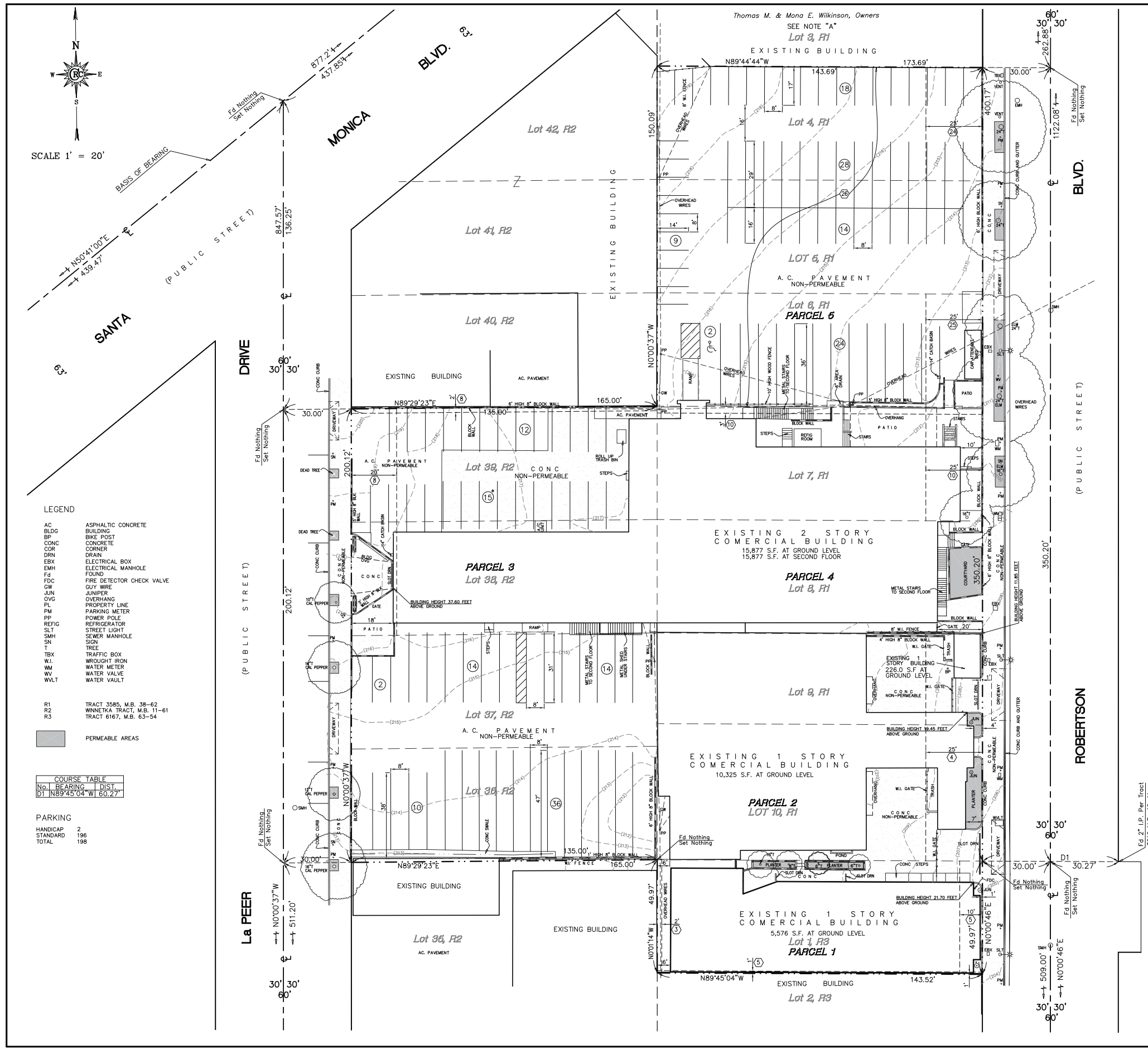
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ISSUE NOTES

MARK	DATE	DESCRIPTION
	08.26.15	DEVELOPMENT REVISIONS
	08.13.15	DEVELOPMENT REVISIONS

DRAWING

PROJECT NO.	1330
SUBMISSION	DEVELOPMENT PERMIT
ISSUE DATE	08.15.14
SCALE	AS INDICATED
DRAWN BY	
CHECKED BY	SHEET SIZE: 30" x 40"
DRAWING TITLE	PARK ELEVATOR AND STAIR DETAILS
DRAWING NO.	A-7.02



SCALE 1" = 20'

BASIS OF BEARING
 N50°41'00"E
 439.47
 N89°44'44"W
 136.25

SANTA DRIVE
 (PUBLIC STREET)
 847.57'
 136.25'

MONICA BLVD.
 877.24'
 437.85'

ROBERTSON BLVD.
 1122.08'
 262.88'

La PEER DRIVE
 (PUBLIC STREET)
 511.20'
 30.30'

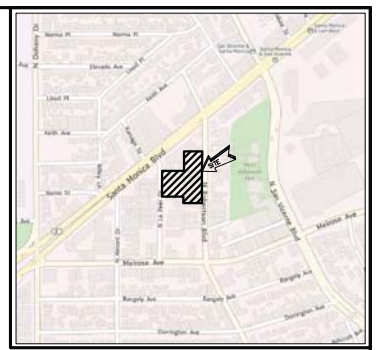
- LEGEND**
- AC ASPHALTIC CONCRETE
 - BLDG BUILDING
 - SP BIKE POST
 - CONC CONCRETE
 - CRN CORNER
 - DRN DRAIN
 - EBX ELECTRICAL BOX
 - EMH ELECTRICAL MANHOLE
 - FM FOUND
 - FDC FIRE DETECTOR CHECK VALVE
 - GUY GUY WIRE
 - JUN JUNIPER
 - OVC OVERHANG
 - PL PROPERTY LINE
 - PM PARKING METER
 - PP POWER POLE
 - REFG REFRIGERATOR
 - SLT STREET LIGHT
 - SMH SEWER MANHOLE
 - SN SIGN
 - T TREE
 - TBX TRAFFIC BOX
 - W.I. WROUGHT IRON
 - WM WATER METER
 - WV WATER VALVE
 - WVLT WATER VAULT
- R1 TRACT 3585, M.B. 38-62
 R2 WINNETKA TRACT, M.B. 11-61
 R3 TRACT 6167, M.B. 63-54
- PERMEABLE AREAS

COURSE TABLE

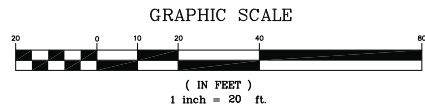
No.	BEARING	DIST.
01	N89°45'04"W	60.27'

PARKING

HANDICAP	2
STANDARD	196
TOTAL	198



VICINITY MAP
 NOT TO SCALE



BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SANTA MONICA BOULEVARD, SHOWN HEREON AS NORTH 50°41'00" EAST IN LIEU OF NORTH 50°41'00" EAST SHOWN BETWEEN FOUND MONUMENTS PER PARCEL MAP 71528, RECORDED IN BOOK 372 PAGES 9 AND 10 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK.
 SPK 4FT E/O E CURB ROBERTSON BLVD 6FT N/O BCR N/O MELROSE AVE SE COR CB
 MAO # 13, BENCH MARK ID # 06070, ELEV 191.67, 1985, NGVD1929

TITLE REPORT NOTES

- THE EFFECTS OF EASEMENT SHOWN IN COMMONWEALTH LAND TITLE COMPANY POLICY NO. 08011084 DATED DECEMBER 12, 2013 ARE SHOWN UNLESS OTHERWISE NOTED.
- ③ AN EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF THE CITY OF LOS ANGELES, SUCCESSOR TO LOS ANGELES, GAS & ELECTRIC CORPORATION RECORDED IN BOOK 15520, PAGE 252, OF OFFICIAL RECORDS.
 - ④ COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN BOOK 1609, PAGE 316, OF OFFICIAL RECORDS, SAID DOCUMENT HAS AN 25 FOOT SETBACK BUILDING RESTRICTION.
 - ⑤ AN EASEMENT GRANTED TO ANAWALT LUMBER COMPANY FOR ARCHITECTURAL PROTECTION RECORDED AUGUST 2, 1973 AS INSTRUMENT NO. 3543, OFFICIAL RECORDS.
 - ⑥ AN EASEMENT FOR POLE LINES AND A 20 FOOT BUILDING SETBACK RESTRICTION RECORDED IN BOOK 475, PAGE 273, OF OFFICIAL RECORDS.
 - ⑩ AN EASEMENT FOR WATER LINES AND A 25 FOOT BUILDING SETBACK RESTRICTION RECORDED IN BOOK 2667, PAGE 306, OF OFFICIAL RECORDS.
 - ⑭ COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN BOOK 1219, PAGE 251 OF OFFICIAL RECORDS, SAID DOCUMENT HAS AN 25 FOOT SETBACK BUILDING RESTRICTION.
 - ⑳ COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN BOOK 1898, PAGE 138 OF OFFICIAL RECORDS, SAID DOCUMENT HAS AN 25 FOOT SETBACK BUILDING RESTRICTION.
 - ㉔ COVENANT AND AGREEMENT TO JOIN TWO OR MORE PARCELS TOGETHER RECORDED OCTOBER 26, 1998 AS INSTRUMENT NO. 98-1954505, OF OFFICIAL RECORDS.



PLANS PREPARED UNDER THE DIRECTION OF

 RON KOESTER LS 5930
 12 MAY 2014
 DATE

CRC Enterprises
 27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
 Telephone (661) 297-2336 FAX (661) 297-2331

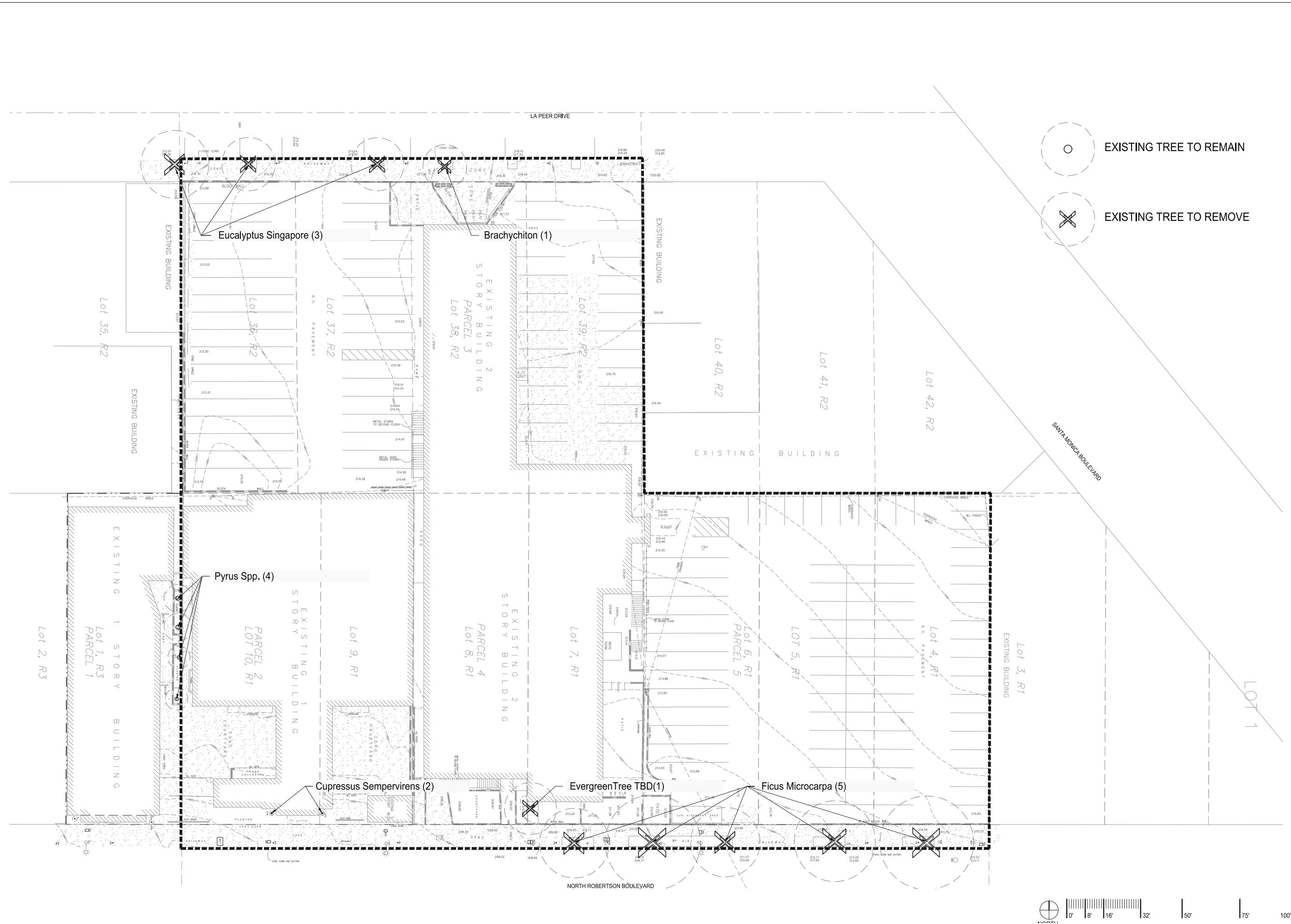
TOPOGRAPHIC SURVEY

PREPARED FOR
IVY PROPERTY GROUP
 8687 MELROSE AVENUE
 LOS ANGELES, CA. 90069
 Mr. Jerry Houlahan

DATE _____

REVISIONS _____

SHEET 1 OF 1 SHEET
 CRC 2902



○ EXISTING TREE TO REMAIN
 ⊗ EXISTING TREE TO REMOVE

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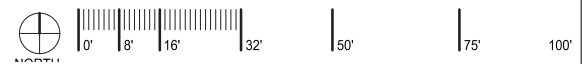
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ISSUE NOTES

MARK	DATE	DESCRIPTION
	05.20.15	DEVELOPMENT REVISIONS
	06.12.16	DEVELOPMENT REVISIONS

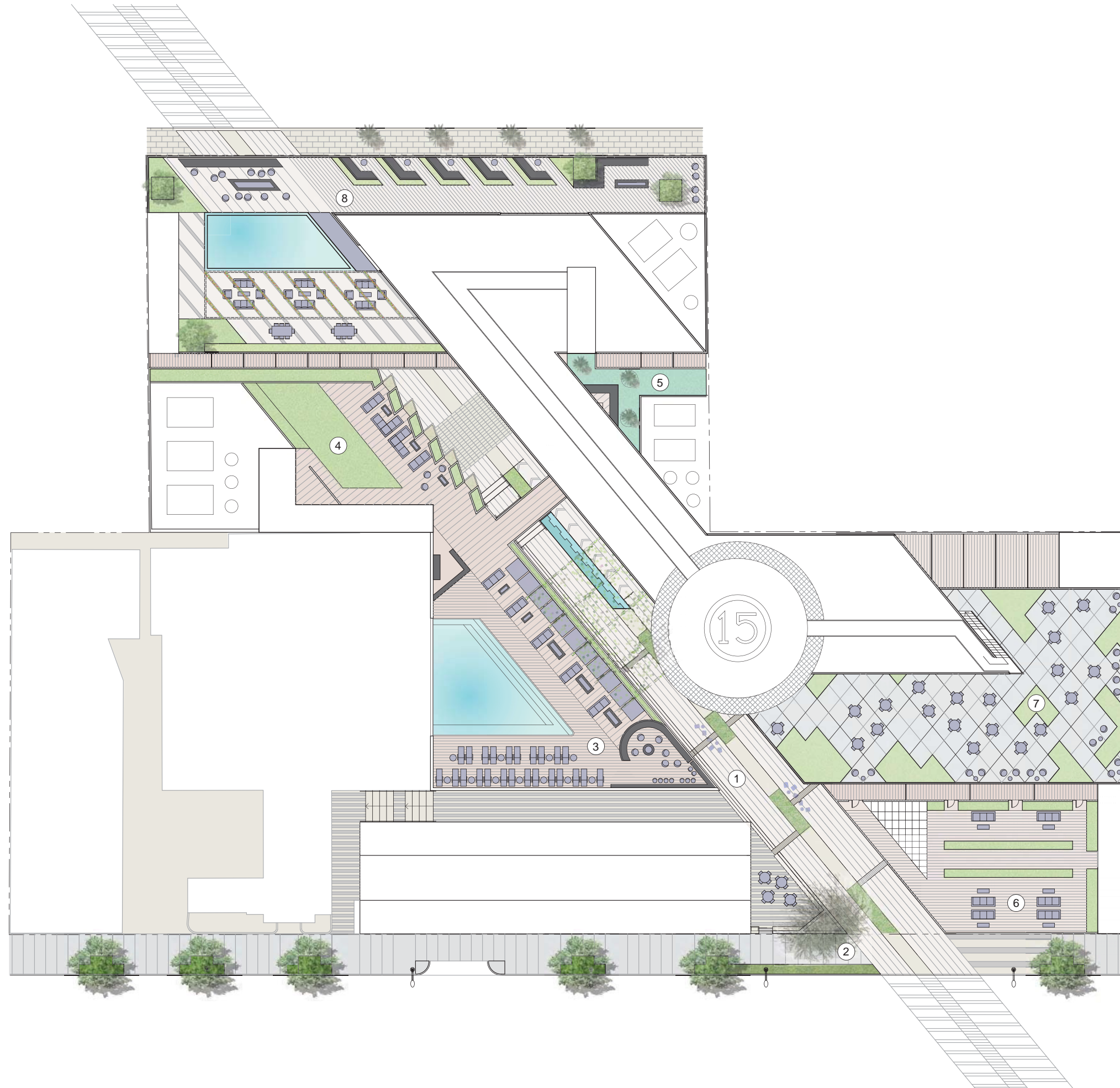
DRAWING

PROJECT NO.	1330
SUBMISSION	DEVELOPMENT PERMIT
ISSUE DATE	05.15.14
SCALE	AS INDICATED
DRAWN BY	
CHECKED BY	SHEET SIZE: 30" x 40"
DRAWING TITLE	EXISTING TREE SURVEY
DRAWING NO.	L-001



LANDSCAPE ZONE KEY

- ① STREETSCAPE & LANE
- ② EAST ENTRANCE
- ③ POOL DECK
- ④ LAWN TERRACE
- ⑤ BLUE GARDEN
- ⑥ GARDEN TERRACE
- ⑦ ROOF GARDEN
- ⑧ OLIVE TERRACE & FOUNTAIN COURT



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ISSUE NOTES

MARK	DATE	DESCRIPTION
	08.28.15	DEVELOPMENT REVISIONS
	04.12.16	DEVELOPMENT REVISIONS

DRAWING

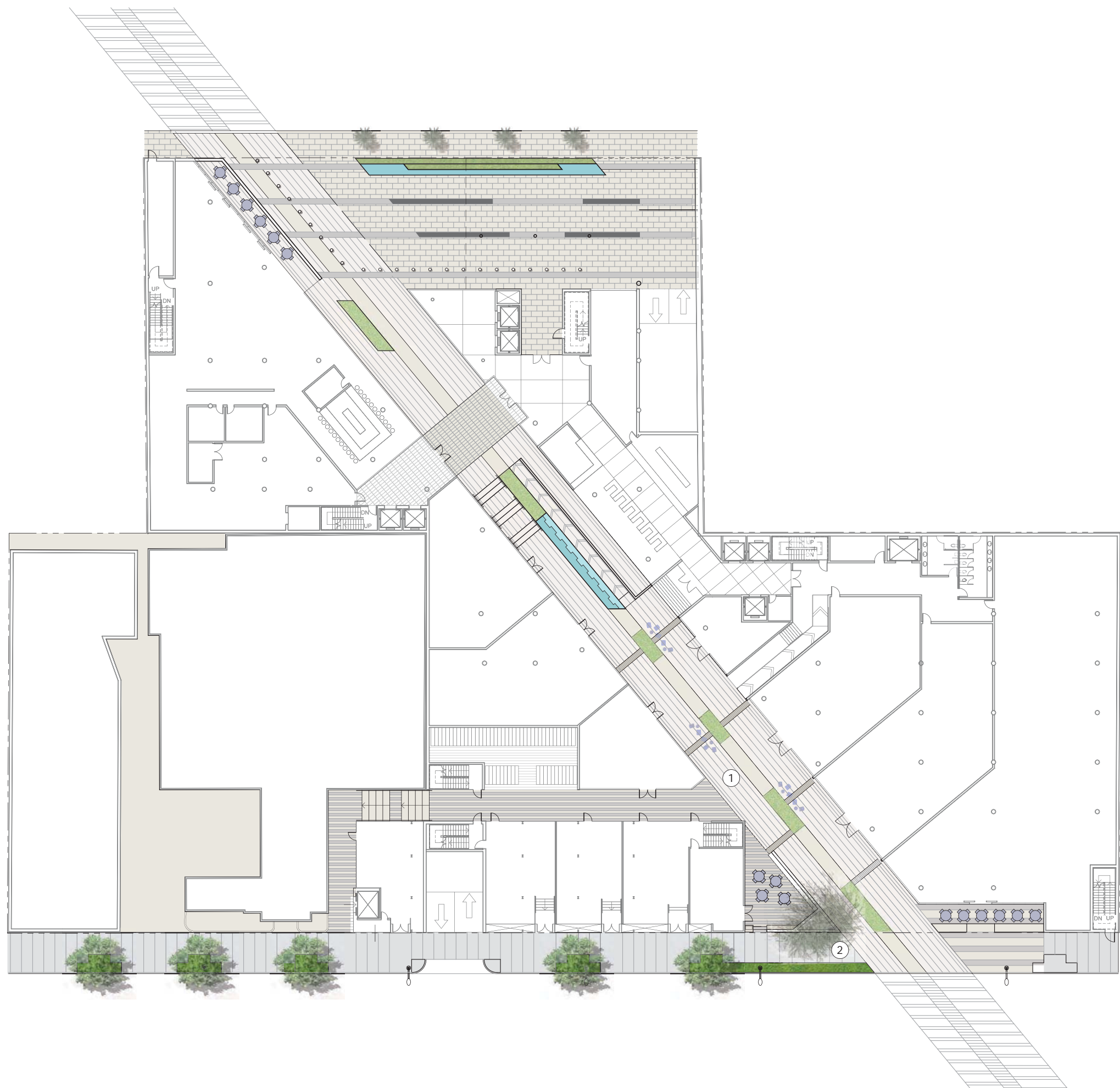
PROJECT NO.	1330
SUBMISSION	DEVELOPMENT PERMIT
ISSUE DATE	06.15.16
SCALE	1/16" = 1'-0"
DRAWN BY	DV
CHECKED BY	CHK (SHEET SIZE: 30" x 42")
DRAWING TITLE	OVERALL LANDSCAPE PLAN
DRAWING NO.	L-100

1 STREETScape & LANE

TREE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
ARCHONTOPHOENIX ALEXANDRAE "KING PALM"	8' - 10' BTH	PER PLAN	M
GINKGO BILOBA "MAIDENHAIR TREE"	36" BOX	PER PLAN	M
LIGESTROEMIA INDICA "CRAPE MYRTLE"	36" BOX	PER PLAN	M
PYRUS CALLERYANA 'BRADFORD' "CALLERY PEAR"	36" BOX	PER PLAN	M
ROBINIA PSEUDOACACIA "BLACK LOCUST"	36" BOX	PER PLAN	L
SHRUB & GROUND COVER LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
ACORUS GRAMINEUS 'OGON' "GOLDEN VIREGATED SWEET FLAG"	1 GAL	12" O.C.	H
AGAPANTHUS AFRICANUS "LILY OF THE NILE"	5 GAL	24" O.C.	M
CAREX DIVULSA "BERKELEYSEDGE"	1 GAL	12" O.C.	M
DIANELLA TASMANICA 'VARIEGATE' "VARIEGATED FLAX LILY"	5 GAL	24" O.C.	M
DIETES SPP. "FORTNIGHT LILY"	5 GAL	36" O.C.	M
IRIS 'FREQUENT FLYER' "WHITE TALL BEARDED"	5 GAL	24" O.C.	M
IRIS 'GRAMINEA' "GRASS-LEAVED FLAG"	5 GAL	24" O.C.	M
PHILODENDRON 'XANADU' "NCN"	5 GAL	36" O.C.	M
VINE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
DISTICTIS BUCCINATORIA "RED TRUMPET VINE"	15 GAL	PER PLAN	M
WISTERIA SINENSIS "CHINESE WISTERIA"	15 GAL	PER PLAN	M

2 EAST ENTRANCE

TREE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
CERCIDIUM 'DESERT MUSEUM' "THORNLESS PALO VERDE"	36" BOX	PER PLAN	VL
CORSIA SPECIOSA "FLOSS SILK TREE"	48" BOX	PER PLAN	L
OLEA EUROPAEA 'SWAN HILL' "FRUITLESS OLIVE"	48" BOX	PER PLAN	L
TABEBUIA IMPETIGINOSA "PINK TRUMPET TREE"	48" BOX	PER PLAN	M



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MARK	DATE	DESCRIPTION
01	03.20.15	DEVELOPMENT REVISIONS
02	04.12.16	DEVELOPMENT REVISIONS

DRAWING	
PROJECT NO.	1330
SUBMISSION DATE	DEVELOPMENT PERMIT
DATE	06.16.14
SCALE	1/16" = 1'-0"
DRAWN BY	DV
CHECKED BY	CHK
SHEET NO.	30' x 40'
DRAWING TITLE	LANDSCAPE PLAN GROUND LEVEL
DRAWING NO.	L-111

3 POOL DECK

TREE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
ARCHONTOPHOENIX ALEXANDRAE "KING PALM"	36" BOX	PER PLAN	M
CORISIA SPECIOSA "FLOSS SILK TREE"	36" BOX	PER PLAN	L
MELALEUCA QUINQUINERVA "PAPERBARK TREE"	36" BOX	PER PLAN	M
TABEBUIA IMPETIGINOSA "PINK TRUMPET TREE"	36" BOX	PER PLAN	M

SHRUB & GROUNDCOVER LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
AGAPANTHUS AFRICANUS "LILY OF THE NILE"	5 GAL	24" O.C.	M
LAVADULA DENTATA "FRENCH LAVENDAR"	5 GAL	36" O.C.	L
LAVADULA STOECHAS "SPANISH LAVENDAR"	5 GAL	36" O.C.	L
PHILODENDRON 'XANADU' "NCN"	5 GAL	24" O.C.	M
ROSA 'ICEBERG' "FLORIBUNDA ROSE"	5 GAL	36" O.C.	M
SALVIA LEUCANTHA "MEXICAN BUSH SAGE"	5 GAL	24" O.C.	L
STRELIZIA REGINAE "BIRD OF PARADISE"	15 GAL	48" O.C.	M

VINE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
DISTICTIS BUCINATORIA "RED TRUMPET VINE"	5 GAL	PER PLAN	M
FIGUS PUMILA "CREEPING FIG"	5 GAL	PER PLAN	M
LONICERA JAPONICA "JAPANESE HONEY SUCKLE"	5 GAL	PER PLAN	L
PARTHENOCISSUS TRICUSPIDATA "BOSTON IVY"	5 GAL	PER PLAN	M
TRACHELOSPERMUM JASMINOIDES "STAR JASMINE"	5 GAL	PER PLAN	M
WISTERIA SINENSIS "CHINESE WISTERIA"	15 GAL	PER PLAN	M

SUCCULENT LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
AEONIUM ARBOREUM 'ATROPURPUREUM' "PURPLE AEONIUM"	5 GAL	PER PLAN	L
AEONIUM ARBOREUM 'ZWARTKOP' "LARGE PURPLE AEONIUM"	5 GAL	PER PLAN	L
AGAVE AMERICANA "CENTURY PLANT"	15 GAL	PER PLAN	L
AGAVE ATTENUATA "FOX TAIL AGAVE"	5 GAL	PER PLAN	L
AGAVE VILMORINIANA "OCTOPUS AGAVE"	5 GAL	PER PLAN	L
ECHVEERIA ELEGANS "HEN AND CHICKS"	5 GAL	PER PLAN	L
SEDUM RUPERTRE 'ANGELINA' "ANGELINA STONECROP"	1 GAL	PER PLAN	L
SENECIO MANDRALISCAE "BLUE CHALK STICKS"	1 GAL	PER PLAN	L

4 LAWN TERRACE

TREE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
BAMBUSA OLDHAMII "TIMBER BAMBOO" - HEDGE	24" BOX	36" O.C.	M
FIGUS NITIDA "INDIAN LAUREL FIG" - HEDGE	24" BOX	36" O.C.	M
PODOCARPUS GRACILOR "FERN FINE" - HEDGE	24" BOX	36" O.C.	M

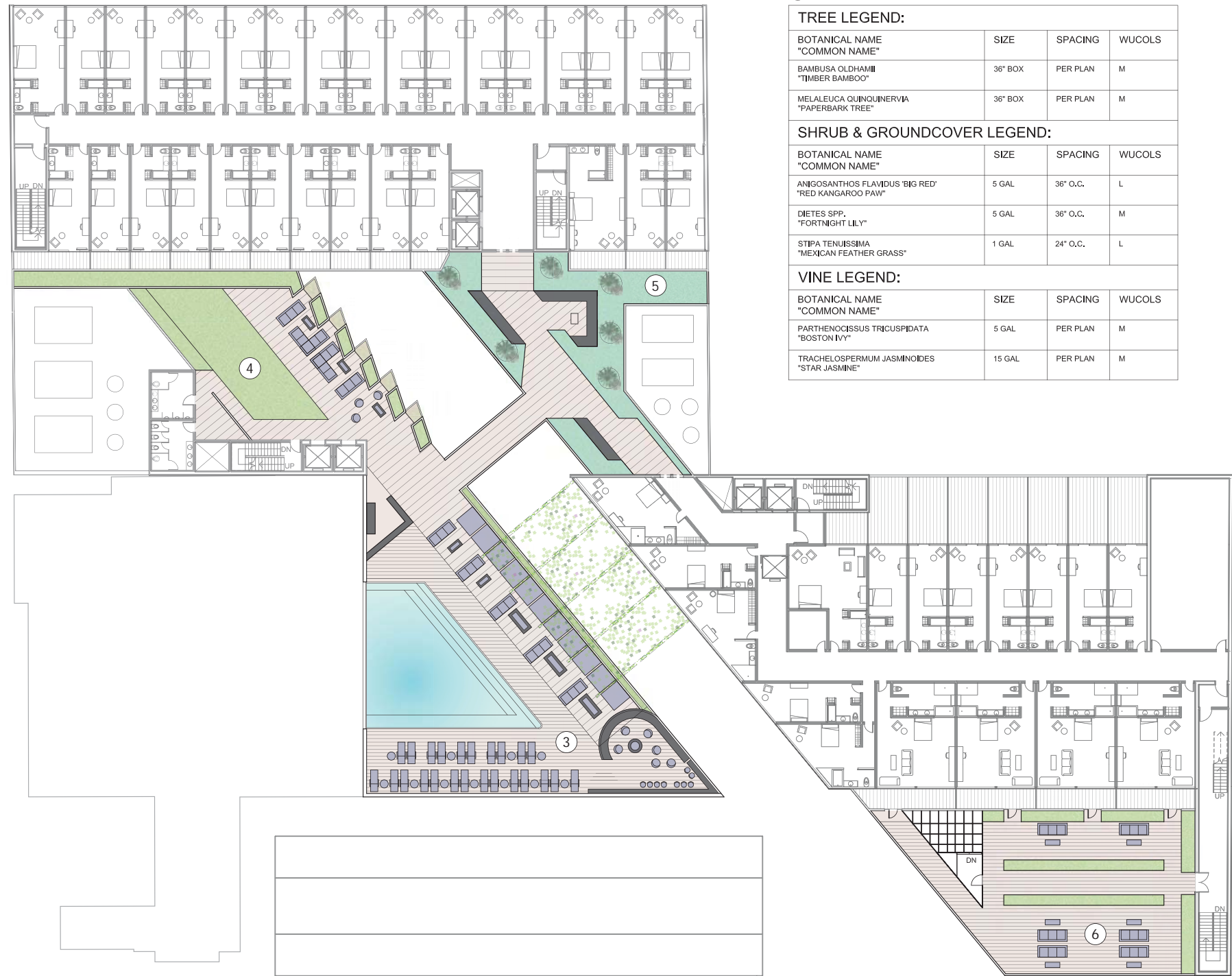
SHRUB & GROUNDCOVER LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
DODONAEA VISCOSA "HOPSEED BUSH"	24" BOX	36" O.C.	L
HYBRID BERMUUDA GRASS "SOD GRASS"	SOD	-	H
OSMANTHUS FRAGRANS "SWEET OLIVE"	24" BOX	36" O.C.	M

5 BLUE GARDEN

TREE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
DRACAENA DRACO "DRAGON TREE"	48" BOX	PER PLAN	M
MELALEUCA QUINQUINERVA "PAPERBARK TREE"	36" BOX	PER PLAN	M

SHRUB & GROUNDCOVER LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
DIANELLA TASMANICA 'VARIEGATE' "VARIEGATED FLAX LILY"	5 GAL	24" O.C.	M
FESTUCA OVINA GLAUCA "COMMON BLUE FESCUE"	1 GAL	9" O.C.	M

SUCCULENT LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
AGAVE AMERICANA "CENTURY PLANT"	15 GAL	PER PLAN	L
AGAVE ATTENUATA "FOX TAIL AGAVE"	5 GAL	PER PLAN	L
SENECIO MANDRALISCAE "BLUE CHALK STICKS"	1 GAL	9" O.C.	L



6 GARDEN TERRACE

TREE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
BAMBUSA OLDHAMII "TIMBER BAMBOO"	36" BOX	PER PLAN	M
MELALEUCA QUINQUINERVA "PAPERBARK TREE"	36" BOX	PER PLAN	M

SHRUB & GROUNDCOVER LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
ANGOSANTHOS FLAVIDUS 'BIG RED' "RED KANGAROO PAW"	5 GAL	36" O.C.	L
DIETES SPP. "FORTNIGHT LILY"	5 GAL	36" O.C.	M
STIPA TENUISSIMA "MEXICAN FEATHER GRASS"	1 GAL	24" O.C.	L

VINE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
PARTHENOCISSUS TRICUSPIDATA "BOSTON IVY"	5 GAL	PER PLAN	M
TRACHELOSPERMUM JASMINOIDES "STAR JASMINE"	15 GAL	PER PLAN	M

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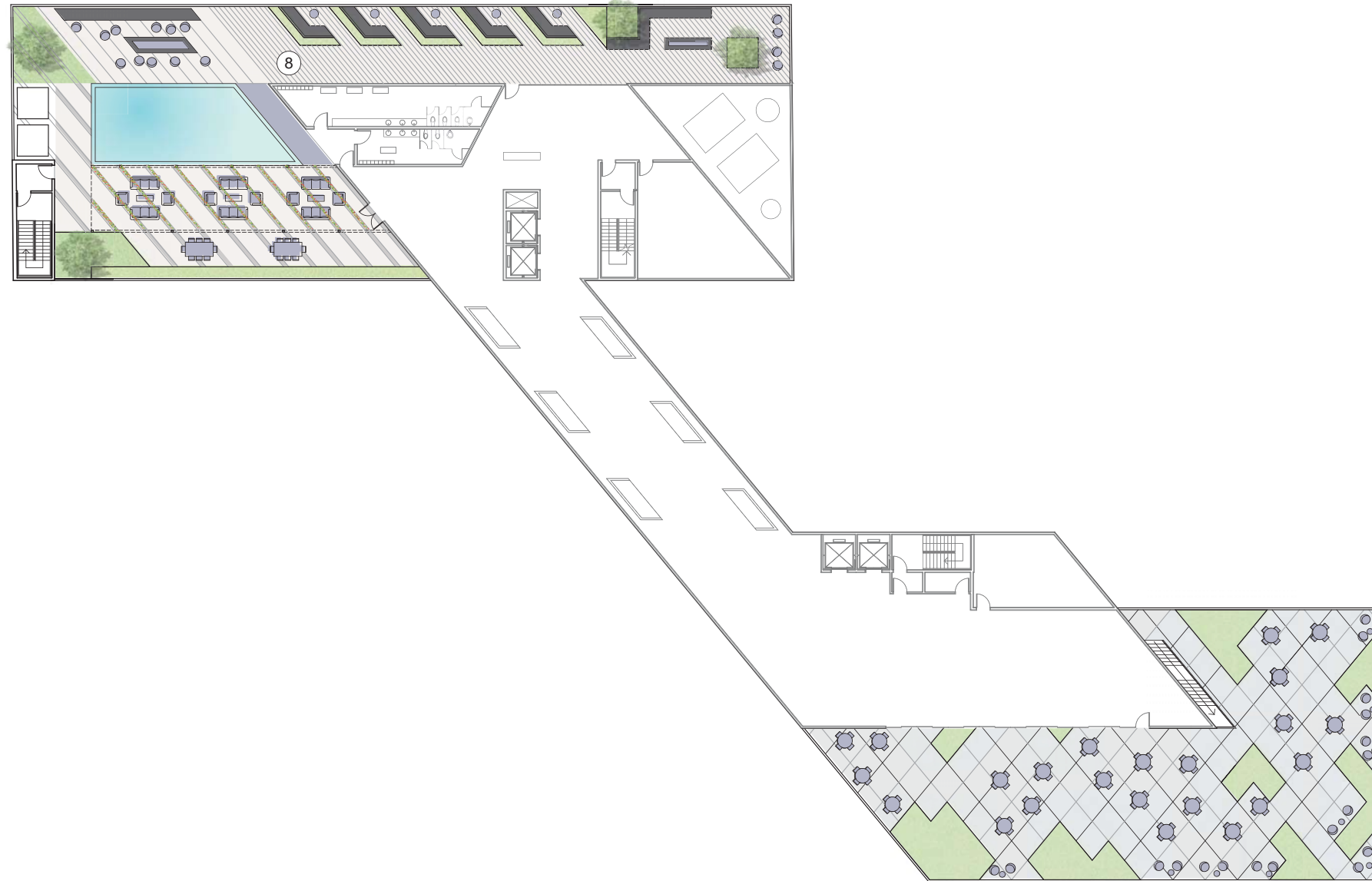
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MARK	DATE	DESCRIPTION
	08.28.15	DEVELOPMENT REVISIONS
	08.12.16	DEVELOPMENT REVISIONS

DRAWING	
PROJECT NO.	1330
SUBMISSION	DEVELOPMENT PERMIT
SUB. DATE	06.16.14
SCALE	1/16" = 1'-0"
DRAWN BY	DV
CHECKED BY	CHK (SHEET SIZE: 30" x 42")
DRAWING TITLE	LANDSCAPE PLAN LEVEL 4
DRAWING NO.	L-113

8 OLIVE TERRACE & FOUNTAIN COURT

TREE LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
LAGESSTROEMA INDICA "GRAPE MYRTLE"	48" BOX	PER PLAN	M
OLEA EUROPAEA "SWAN HILL" "FRUITLESS OLIVE"	48" BOX	PER PLAN	L
SHRUB & GROUND COVER LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
BUXUS MICROPHYLLA 'JAPONICA' "JAPANESE BOXWOOD"	5 GAL	18" O.C.	M
CUPRESSUS SEMPERIRENS "ITALIAN CYPRESS"	36" BOX	PER PLAN	L
FESTUCA OVINA GLAUCA "COMMON BLUE FESCUE"	1 GAL	9" O.C.	M
HELICHRYSUM PETIOLARE "LICORICE PLANT"	5 GAL	36" O.C.	M
ROSA 'ICEBERG' "FLORIBUNDA ROSE"	5 GAL	36" O.C.	M
SALVIA LEUCANTHA "MEXICAN BUSH SAGE"	5 GAL	48" O.C.	L
SUCCULENT LEGEND:			
BOTANICAL NAME "COMMON NAME"	SIZE	SPACING	WUCOLS
AEONIUM ARBOREUM 'ATROPURPUREUM' "PURPLE AEONIUM"	1 GAL	24" O.C.	L
AGAVE AMERICANA "CENTURY PLANT"	15 GAL	PER PLAN	L
AGAVE ATTENUATA "FOX TAIL AGAVE"	5 GAL	PER PLAN	L
GRAPTOPETALUM SPP "GRAPTOPETALUM"	1 GAL	12" O.C.	L
SENECIO MANDRALISCAE "BLUE CHALK STICKS"	1 GAL	12" O.C.	L



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ISSUE NOTES

MARK	DATE	DESCRIPTION
	08.26.15	DEVELOPMENT REVISIONS
	04.12.16	DEVELOPMENT REVISIONS

DRAWING

PROJECT NO.	1330
SUBMISSION	DEVELOPMENT PERMIT
SUB. DATE	05.15.14
SCALE	1/16" = 1'-0"
DRAWN BY	DV
CHECKED BY	CHK (SHEET SIZE: 30" x 42")
DRAWING TITLE	LANDSCAPE PLAN ROOF LEVEL
DRAWING NO.	L114