DEPARTMENT OF
CITY PLANNING

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July 10, 2018

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Los Angeles, CA 90017

Address: 2650 E. Olympic Blvd.
Case Nos.: ZA-2014-3054-ZAD
CEQA No.: ENV-2014-2809-MND
Plan Area: Boyle Heights
C.D.: 14

Letter of Correction

On December 8, 2015, the Office of Zoning Administration approved ZA-2014-3054-ZAD, granting the retention, conversion and adaptive reuse of an existing 1,840,000 square-foot warehouse and retail building (Sears Building – Historic Cultural Monument No. 788) in the C2-1 and M2-1 Zones, and the construction of a five-level parking with 1,502 parking spaces at 1401 South Rio Vista Avenue. The determination was appealed, and on March 11, 2016, following their meeting of February 24, 2016, the East Los Angeles Area Planning Commission issued their determination, denying the appeal and sustaining the action of the Zoning Administrator in approving the project.

On April 27, 2017, the Office of Zoning Administration issued a letter for Substantial Conformance related to the approval of the parking garage, consisting of two subterranean parking levels, two levels of above ground parking levels, and a height of 20 feet to be constructed on property located at 2600-2652 East 12th Street, 1566 South Rio Vista Avenue, and the parcel with APN No. 516-901-0013, in lieu of the property at 1401 South Rio Vista Avenue.

Since the issuance of the determination and the substantial conformance letter, refinements to the project have been made to address the reduced footprint of the Sears store within the Historic Sears building at the project site (due to recent reductions in store operations), the desire for publically accessible open space to accommodate community concerns, changes to the parking to accommodate parking displaced by the open space, and other corrections necessary to address inconsistences uncovered in the project approvals.

As such, the following corrections have been made to the conditions of approval under ZA-2014-3054-ZAD to reflect these minor changes to the project, or to clarify inconsistencies:

6. Approved herein is the adaptive reuse of the Sears Building (HCM No. 788), and the new construction of a five-level parking structure with ~~1,502~~ a minimum of 1,632 parking spaces at ~~1401 South Rio Vista Avenue~~ 2600-2652 East 12th Street and 1566 S. Rio Vista Avenue as depicted in the attached and revised 'Exhibit A' stamp-dated July 10, 2018.

a. ~~250,000~~ 200,000 square feet of retail commercial space for the continued use by Sears Department Store;

b. 1,030 Joint Live/Work Units;

c. The ~~portion of the existing building in the C2 Zone~~ project shall be permitted to have live/work units open to the general population~~. The portion of the building located in the M2 Zone shall be limited to live/work units limited~~ with an emphasis to encourage tenancy to artists and artisans, including individual architects and designers;

d. ~~250,000~~ Approximately 390,000 square feet of commercial uses and creative office space; and,

e. ~~93,853 square feet of ground floor retail and commercial use other than Sears.~~ The project shall provide ground floor open space adjacent to the Sears Building – Historic Cultural Monument No. 788, and approximately 8,500 square feet of rooftop amenity areas on the roof, consistent with revised Exhibit 'A' dated July 10, 2018.

7. In accordance with the provisions of LAMC Section 12.22-A,26, the following incentives are hereby approved:

a. Density: Pursuant to LAMC Section 12.22-A,26(h)(2), that joint living and work quarters shall not be subject to the lot area requirements of the zone or height district.

b. Off-Street Parking: Pursuant to LMAC Section 12.22-A,26(h)(3), that the required number of parking spaces shall be the same as the number of spaces that existed on the site on June 3, 1999, and shall be maintained and not reduced. The site has 436 parking spaces, which shall be re-striped to provide ~~613~~ 483 parking spaces.

c. Mini-Shopping Center and Commercial Corner Development Regulations: Pursuant to LAMC Section 12.22-A,26(h)(4), that the proposed adaptive reuse project is exempt from the mini-shopping center and commercial corner development regulations set forth in LAMC Section 12.22-A,23.

d. Site Plan Review: Pursuant to LAMC Section 12.22-A,26(h)(5), that the proposed adaptive reuse project is exempt from the requirement of Site Plan Review set forth in LAMC Section 16.05.

e. Loading Space: Pursuant to LAMC Section 12.22-A,26(h)(6), that no new loading spaces be required, except the currently existing loading area that is ~~The existing loading area is identified as being~~ located at the southwest corner of the building, on the parking plan page A000.1 of the attached Exhibit 'A,' may continue to operate, recognizing that trucks may back into the project via any of the project driveways, and/or may be improved, modified, or relocated provided that the design of such loading areas are consistent with the Secretary of Interior Standards."

9. Parking.

   a. The adaptive reuse project shall maintain a minimum of ~~613~~ 483 parking spaces at 2650 East Olympic Boulevard and shall construction ~~1,502~~ 1,632 new parking spaces within a new parking structure at 1401 South Rio Vista Avenue. The subject parking building shall either remain under the ownership of the developer or owner of the subject property which includes the Sears Building at 2650 East Olympic Boulevard or a covenant acknowledging and agreeing that the owner or owners shall continue to maintain said parking spaces so long as the building or use they are intended to serve is maintained. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement so stating the maintenance of these parking spaces must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for attachment to the subject case file. This agreement is separate from the agreement required under Condition No. 16 of this Determination.

   b. Prior to the issuance of the Certificate(s) of Occupancy for any portion of the adaptive reuse of the structure at 2650 East Olympic Boulevard, the construction of the parking structure at ~~1401 South Rio Vista Avenue~~ 2650-2652 East 12th Street and 1566 South Rio Vista Avenue with ~~1,502~~ 1,632 parking spaces shall be complete and operational.

   c. Parking for each Joint Living and Work Quarters shall be provided at a ratio of at least one space for each unit ~~with three habitable rooms are less~~.

   d. Permanent parking for Joint Living and Work Quarters units shall be assigned and specifically reserved for tenants of said units upon completion of the project.

   e. A minimum of 20% of the parking spaces in the new parking structure shall be wired to accommodate electric vehicle charging stations.

   f. ~~Bicycle parking shall be provided by Section 12.21-A,16 of the Municipal Code.~~ Per LAMC Section 12.21-A,16(c), "Buildings undergoing change of use shall not be required to provide bicycle parking. This includes adaptive reuse projects pursuant to Section 12.22 A,26."

13. The authorized artists and artisan units shall have no force or effect unless and until satisfactory evidence is presented to the Department of City Planning's Development Services Center for review and attachment to the file that a business tax registration certificate has been issued to each tenant by the Office of Finance pursuant to Los Angeles Administrative Code Section 21.03 permitting those person to engage in business as artists or artisans, individual architects or persons to engage in business as artists or artisans, individual architects or designers. ~~This condition shall not apply to the C2 zoned portion of the building.~~

15. The mitigation measures identified in ENV-2014-2809-MND are hereby incorporated as conditions of this grant as summarized below:

   y. Transportation Demand Management

The Project shall comply with the requirements of the City of Los Angeles TDM Ordinance (No. 167,700), as a non-residential development in excess of 100,000 gross square feet in size. Per the TDM Ordinance, at a minimum the project shall provide the following:

(8) Bicycle parking shall be provided in conformance with Section 12.21A16 of the LAMC.

Note: Per LAMC Section 12.21-A,16(c), "Buildings undergoing change of use shall not be required to provide bicycle parking. This includes adaptive reuse projects pursuant to Section 12.22 A,26."

Conclusion

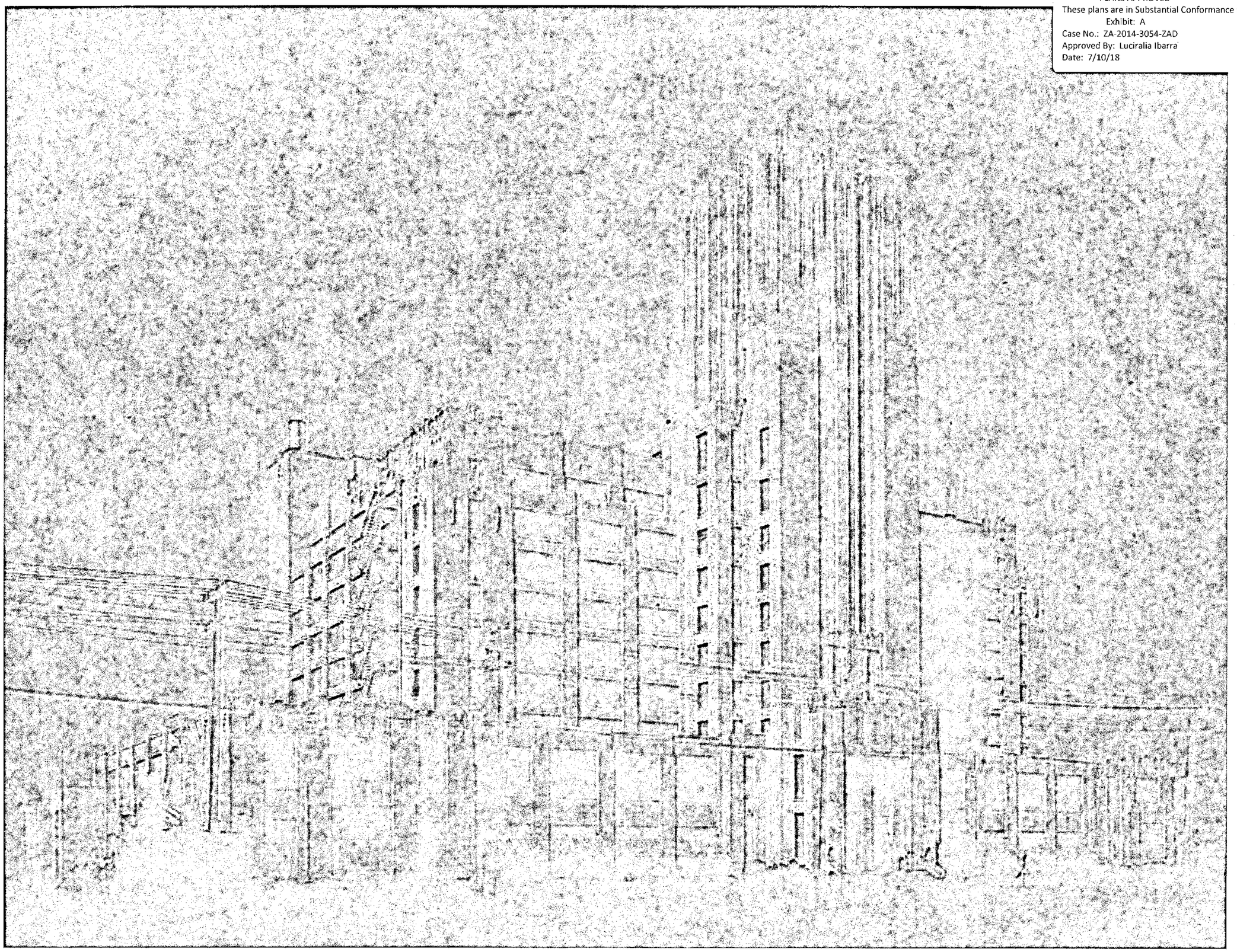
The Department of City Planning's Major Projects staff finds that the aforementioned corrections are consistent with the Project scope. The provision of the open space area furthers the Project's aim of supporting the adaptive reuse project of the Sears Building to accommodate residential uses, while making the enhancements necessary to allow for a successful transition with the adjoining community. The other corrections reflect minor changes to the parking, or clarifications to existing conditions of approval to avoid confusion or conflicts with other conditions or provisions of the LAMC. The attached revised Exhibit "A", stamp-dated July 10, 2018, supersedes the previously issued Exhibit "A" (dated December 8, 2015).

Sincerely,

Luciralia Ibarra
Senior City Planner

LI:dnc

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18



ADAPTIVE REUSE OF LANDMARK SEARS

PLAN CHECK SET

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omnivind
architecture & urban design

LANDMARK SEARS
2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

REVISIONS:

JOB NO.: 14-001
DATE: 05.14.18
SCALE:
SHEET TITLE: COVER SHEET
SHEET NUMBER: G000

7/2/18 6:38:26 PM

UNIT COUNT

NOTE: SEE G053 FOR COMPLETE UNIT BREAKDOWN.

RESIDENTIAL UNIT BREAKDOWN BY FLOOR

LEVEL	QTY.
4TH FL	153
5TH FL	152
6TH FL	152
7TH FL	153
8TH FL	141
9TH FL	141
10TH FL	137
14TH FL	1
	1030

RESIDENTIAL UNIT BREAKDOWN BY TYPE

UNIT TYPE	QTY.
1BD + 1BATH	458
1BD + 2BATH	1
2BD + 1BATH	54
2BD + 2BATH	238
3BD + 2BATH	20
3BD + 3BATH	11
3BD + 4BATH	1
4BD + 2BATH	2
S + 1BATH	245
	1030

RESIDENTIAL UNIT GROSS AREA BREAKDOWN

LEVEL	NAME	AREA (SF)
4TH FL	LIVE/WORK RESIDENTIAL	121477
5TH FL	LIVE/WORK RESIDENTIAL	116997
6TH FL	LIVE/WORK RESIDENTIAL	116980
7TH FL	LIVE/WORK RESIDENTIAL	116816
8TH FL	LIVE/WORK RESIDENTIAL	111353
9TH FL	LIVE/WORK RESIDENTIAL	110838
10TH FL	LIVE/WORK RESIDENTIAL	107499
14TH FL	LIVE/WORK RESIDENTIAL	1675
15TH FL	LIVE/WORK RESIDENTIAL	1696
Grand total		811831

AREA CALCULATIONS

TOTAL BUILDING PROPOSED GROSS SQ.FT

NAME	RANGE	AREA (SF)	ZAD
(E) MECH. RM. TO ENCLOSED COMMON SPACE	(11TH - 12TH FL)	3331	
(N) ENCLOSED COMMON OPEN SPACE, REC ROOM, GYM, ETC.	(11TH - 12TH FL)	9553	
BICYCLE STORAGE	(1ST FL)	9530	
CIRCULATION	-	290140	
DEPARTMENT STORE (SEARS)	(1ST - 2ND FL)	196012	200,000 SF
FIRE CONTROL ROOM	(2ND FL)	232	
LIVE/WORK RESIDENTIAL	(4TH - 10TH, 14TH - 15TH FL)	811831	1,030 JLW UNITS
LOCKERS/SHOWERS	(1ST FL)	344	
MAIL RM	(1ST FL)	705	
MECHANICAL RM	-	29019	
OFFICE	(2ND - 3RD FL)	221091	250,000 SF
RESTROOM		10587	
RETAIL/COMMERCIAL	(BASEMENT - 2ND, 11TH - 13TH FL)	103793	140,000 SF
SECURITY	(1ST FL)	658	
STORAGE	-	2197	
TRASH	(1ST FL)	1892	
GROSS AREA TOTAL		1556915	

BICYCLE PARKING CALCULATIONS

BICYCLE PARKING

NAME	AREA	SHORT TERM FACTOR	REQ'D SHORT TERM	PROVIDED SHORT TERM	LONG TERM FACTOR	REQ'D LONG TERM	PROVIDED LONG TERM
DEPARTMENT STORE (SEARS)	196012	2000	98	98	2000	98	98
LIVE/WORK RESIDENTIAL	1,030 UNITS	1/10 UNITS	NONE REQ'D	103	1/1 UNITS	NONE REQ'D	1030
OFFICE	221091	10000	NONE REQ'D	27	5000	NONE REQ'D	40
RETAIL/COMMERCIAL	103793	2000	NONE REQ'D	50	2000	NONE REQ'D	40
SECURITY	658	10000	NONE REQ'D	1	10000	NONE REQ'D	0
STORAGE	2197	10000	NONE REQ'D	1	10000	NONE REQ'D	0
	1335562		098	280		098	1,208

PER SECTION 12.21-A,16 OF THE MUNICIPAL CODE, 'BUILDINGS UNDERGOING A CHANGE OF USE SHALL NOT BE REQUIRED TO PROVIDE BICYCLE PARKING. THIS INCLUDES ADAPTIVE REUSE PROJECTS.'

DEVELOPMENT PROGRAM AREA SCHEDULE

DEVELOPMENT PROGRAM

NAME	RANGE	AREA (SF)
DEPARTMENT STORE (SEARS)	(1ST - 2ND FL)	196012
LIVE/WORK RESIDENTIAL - 1,030 UNITS	(4TH - 10TH, 14TH - 15TH FL)	811831
OFFICE	(2ND - 3RD FL)	221091
RETAIL/COMMERCIAL	(BASEMENT - 2ND, 11TH - 13TH FL)	103793
DEVELOMENT PROGRAM TOTAL		1332727

FAR BALANCING

FAR BALANCING ANALYSIS

	EXISTING FAR	PROPOSED FAR	FAR INCREASE	FAR DECREASE	COMMENTS
BASEMENT		7,750	7,750		CONVERSION OF MECH SPACE TO RETAIL/COMMERCIAL
1ST FLOOR	204,435	208,695	4,260		ADDITION OF COVERED WALKWAY AND EXTERIOR RETAIL
2ND FLOOR	197,020	188,588		-8,432	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
2ND FLOOR INTERMEDIATE		20,717	20,717		ADDITION OF FLOOR AT LOCATION OF DEMOLISHED MEZZANINE LEVEL
3RD FLOOR	188,354	157,320		-31,034	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
4TH FLOOR	171,131	145,197		-25,934	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
5TH FLOOR	165,576	140,861		-24,715	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
6TH FLOOR	165,493	141,267		-24,226	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
7TH FLOOR	165,183	140,426		-24,757	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
8TH FLOOR	154,398	131,126		-23,272	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
9TH FLOOR	154,443	130,382		-24,061	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
10TH FLOOR	151,883	127,353		-24,510	REMOVAL OF FLOOR AREA FOR LIGHT COURTS
11TH FLOOR		10,587	10,587		CONVERSION OF MECH SPACE TO RESIDENTIAL, ADDITION OF ENCLOSED & COVERED ROOFTOP AMENITIES
12TH FLOOR		5,441	5,441		CONVERSION OF MECH SPACE TO RESIDENTIAL & COMMERCIAL
13TH FLOOR		3,203	3,203		CONVERSION OF MECH SPACE TO RESIDENTIAL & COMMERCIAL
14TH FLOOR		1,928	1,928		CONVERSION OF MECH SPACE TO RESIDENTIAL
15TH FLOOR		1,790	1,790		CONVERSION OF MECH SPACE TO RESIDENTIAL
TOTAL	1,717,896	1,562,631	55,676	-210,941	
TOTAL NET FAR DECREASE		-155,265			

ARCHITECTURAL SYMBOLS

DETAIL (1 / A101)
BUILDING SECTION (1 / A101)
WALL SECTION (1 / A101)
INTERIOR ELEVATION (A / A900 / B / C / D)
EXTERIOR ELEVATION (1 / A101)
ELEVATION MARK
WINDOW MARK (XX)
DOOR MARK (2222)
WALL TYPE (1)
WORK POINT (WPT)
NOTE (N13)
ACCESSIBLE PATH OF TRAVEL
FENCE
EXIT SIGN
ALIGN FINISHES
SMOKE DETECTOR (SD)
FIRE EXTINGUISHER (FE)
AREA DRAIN (AD)
FLOOR DRAIN (FD)
FLOOR MATERIAL TRANSITION (FMC)
SECURITY OPENING (SEC)

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18

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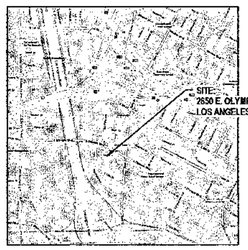
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ARCHITECTURAL ABBREVIATIONS

@	AT	FLR	FLOOR	P	PROPERTY LINE
Ø	DIAMETER	FMC	FLOOR MATERIAL CHANGE	PIP	PROTECT IN PLACE
		FOC	FACE OF CONCRETE	PLAM	PLASTIC LAMINATE
AB	ANCHOR BOLT	FOF	FACE OF FINISH	PT	PAINT
A/C	AIR CONDITIONING	FOM	FACE OF MASONRY	PTD	PAINTED
ACT	ACOUSTIC CEILING TILE	FOS	FACE OF STUD		
ADA	AMERICANS WITH DISABILITIES ACT	FR	FIRE RESISTIVE	QTY	QUANTITY
		FS	FINISH SURFACE		
ADJ	ADJACENT			R	RADIUS or RISER
AFF	ABOVE FINISH FLOOR	GA	GAGE	RCP	REFLECTED CEILING PLAN
ALT	ALTERNATE	GALV	GALVANIZED	RD	ROOF DRAIN
ALUM	ALUMINUM	GB	GRAB BAR	REF	REFRIGERATOR
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR	REQ'D	REQUIRED
ARCH	ARCHITECT	GYP BD	GYPSUM BOARD	REV	REVISION or REVISED
				RM	ROOM
BD	BOARD	HB	HOSE BIBB	ROW	RIGHT OF WAY
BF	BRACE FRAME	HC	HOLLOW CORE	RRM	RESTROOM
BLK	BLOCK	HCW	HOLLOW CORE WOOD		
BM	BEAM	HDR	HEADER	SC	SOLID CORE
BTWN	BETWEEN	HM	HOLLOW METAL	SCW	SOLID CORE WOOD
		HR	HANDRAIL	SF	SQUARE FEET
CAB	CABINET	HT	HEIGHT	SHT	SHEET
℄	CENTER LINE			SHTG	SHEATHING
CL	CLOSET	INS	INSULATION	SIM	SIMILAR
CLG	CEILING	INT	INTERIOR	SL	SLOPE
CLR	CLEAR			ST STL	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	JST	JOIST	STL	STEEL
COL	COLUMN			STRUCT	STRUCTURAL
CONC	CONCRETE	LAM	LAMINATE		
CONT	CONTINUOUS	LAV	LAVATORY	T	TREAD
CONTR	CONTRACTOR	LIN	LINOLEUM	TBD	TO BE DETERMINED
CPT	CARPET			TH	THRESHOLD
CRS	COURSES	MAX	MAXIMUM	THK	THICK
CT	CERAMIC TILE	MECH	MECHANICAL	TJ	TRUSS JOIST
		MFR	MANUFACTURER	TO	TOP OF
(D)	DEMOLISH	MIN	MINIMUM	TOC	TOP OF CONCRETE
DAS	DISABLED ACCESS	MISC	MISCELLANEOUS	TOP	TOP OF PLATE
DBL	DOUBLE	MO	MASONRY OPENING	TOS	TOP OF SLAB
DIA	DIAMETER	MTD	MOUNTED	TOSHTG	TOP OF SHEATHING
DIM	DIMENSION	MTL	METAL	TOW	TOP OF WALL
DN	DOWN			TYP	TYPICAL
DS	DOWNSPOUT	N	NOTE		
DWG	DRAWING	(N)	NEW	UNO	UNLESS NOTED OTHERWISE
		NIC	NOT IN CONTRACT		
(E)	EXISTING	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
ELECT	ELECTRICAL			VERT	VERTICAL
ELEV	ELEVATOR	OC	ON CENTER	VIF	VERIFY IN FIELD
EOS	EDGE OF SLAB	OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED		
EQ	EQUAL			W	WITH
EXT	EXTERIOR	OFOI	OWNER FURNISHED-OWNER INSTALLED	WC	WATER CLOSET
				WD	WOOD
FE	FIRE EXTINGUISHER	OFVI	OWNER FURNISHED-VENDOR INSTALLED	WH	WATER HEATER
FF	FINISH FLOOR			WP	WATERPROOF
FIN	FINISH	OH	OVERHEAD	WPT	WORK POINT
FJ	FLOOR JOIST	OPNG	OPENING		

VICINITY MAP



FIRE RATING REQUIREMENTS

TABLE 601

BUILDING ELEMENT	TYPE 1-A
PRIMARY STRUCTURAL FRAME	3-HR
BEARING WALLS EXTERIOR INTERIOR	3-HR 3-HR
NON BEARING WALLS AND PARTITIONS EXTERIOR	0-HR
NON BEARING WALLS AND PARTITIONS INTERIOR	0-HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2-HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 1/2 - HR

ACCESSIBILITY CODES USED

THE FOLLOWING ARE ALL THE ACCESSIBILITY CODES, STANDARDS, AND GUIDELINES USED IN THE DESIGN OF THIS PROJECT.

ALL COMMERCIAL SPACES (AND ACCESS TO THEM) IN THE BUILDING WILL MEET ACCESSIBILITY REQUIREMENTS PER CHAPTER 11B IN THE 2014 CITY OF LOS ANGELES BUILDING CODE (LABC) BASED ON THE 2013 CBC AND PER ADA (AMERICANS WITH DISABILITY ACT). COMMERCIAL SPACES THAT ARE SHELL=CORE AS A PART OF THIS PERMIT REQUIRE A SEPARATE PERMIT FOR TENANT IMPROVEMENTS. SEPARATE PERMITS FOR TENANT IMPROVEMENT ARE NOT A PART OF THE SCOPE OF THIS PROJECT.

"ANY AREAS SERVING THEM" INCLUDE ANY AREAS LIMITED TO JOINT LIVE AND WORK QUARTER TENANTS, INCLUDING ROOF AMENITIES AND CORRIDORS TO JOINT LIVE AND WORK QUARTERS.

1) (2014 CITY OF LOS ANGELES BUILDING CODE (LABC) BASED ON THE 2013 CBC AND 2012 IBC

CHAPTER 85 ALTERNATIVE BUILDING STANDARDS FOR JOINT LIVING AND WORK QUARTERS -

SECTION 8502.8 ACCESSIBILITY (DISABLED ACCESS). THE CONVERSION OF ANY EXISTING BUILDING OR PORTION THEREOF TO A JOINT LIVING AND WORK QUARTER(S) SHALL BE CONSIDERED RESIDENTIAL OCCUPANCY FOR THE PURPOSE OF APPLYING ACCESSIBILITY (DISABLED ACCESS) REQUIREMENTS. INASMUCH AS THERE ARE NO PUBLIC SALES AND NO ACCESS TO THE PUBLIC, ANY PORTION OF A BUILDING THAT
IS CONVERTED TO A JOINT LIVING AND WORK QUARTER(S) AND ANY AREA OF THE BUILDING THAT SERVES THE THE JOINT LIVING AND WORK QUARTER(S) IS NOT REQUIRED TO COMPLY WITH DISABLED ACCESS REQUIREMENTS OF THE CHAPTER 11A

DISABLED ACCESS NOTES

THE JOINT LIVE & WORK QUARTERS:

A. NOT BE OPEN TO THE GENERAL PUBLIC.

B. WILL NOT BE USED FOR INSTRUCTIONAL CLASSES NOR WILL THEY BE USED FOR RETAIL PURPOSES.

C. WILL NOT HAVE EMPLOYEES WORKING IN THESE UNITS.

D. THIS IS A PRIVATELY FUNDED PROJECT, THERE ARE NO PUBLIC FUNDS.

BUILDING CODES USED

2013 CALIFORNIA BUILDING CODE BASED ON 2012 INTERNATIONAL BUILDING CODE WITH 2014 LA CITY AMENDMENTS

2013 CALIFORNIA GREEN BUILDING CODE - CAL GREEN - CALIFORNIA CODE OF REGULATIONS TITLE 24 WITH 2014 LA CITY AMENDMENTS

2013 CALIFORNIA ELECTRICAL CODE BASED ON 2011 NATIONAL ELECTRICAL CODE WITH 2014 LA CITY AMENDMENTS

2013 CALIFORNIA MECHANICAL CODE BASED ON 2012 UNIFORM MECHANICAL CODE WITH 2014 LA CITY AMENDMENTS

2013 CALIFORNIA PLUMBING CODE BASED ON 2012 UNIFORM PLUMBING CODE WITH 2014 LA CITY AMENDMENTS

2013 CALIFORNIA ENERGY CODE, TITLE 24, PART 6

DEFERRED SUBMITTALS

SITE/GRADING
STOREFRONTS/WINDOW WALLS
RETAIL/COMMERCIAL TENANT IMPROVEMENT
OFFICE TENANT IMPROVEMENT
DEPARTMENT STORE TENANT IMPROVEMENT
SKYLIGHTS
GUARDRAILS
STAIRS
SPIRAL STAIRS
ELEVATOR SYSTEMS
FIRE ALARM
FIRE SPRINKLERS
POOL
NEW SIGNAGE

NOTE:
DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE APPROVED BY THE ARCHITECT OF RECORD AND/OR ENGINEER OF RECORD, AND THEN BY THE BUILDING OFFICIAL HAVING JURISDICTION.

PROJECT INFORMATION

PROJECT NAME:	LANDMARK SEARS
BUILDING INFORMATION ADDRESS:	2650 E. OLYMPIC BLVD.
OWNER:	EAST RIVER GROUP, LLC.
PROJECT DESCRIPTION:	EXISTING +/-1.8 MILLION SQUARE FOOT MIXED-USE BUILDING THAT INCLUDES TEN LEVELS, AND A MULTI-LEVEL TOWER (15 TOTAL FLOORS). THE FIRST LEVEL IS PARTIALLY OCCUPIED BY SEARS RETAIL (76,393 SF), WHILE THE REMAINING SPACE ON THIS FLOOR WILL BE CONVERTED TO RETAIL/COMMERCIAL. THE SECOND FLOOR IS ALSO PARTIALLY OCCUPIED BY SEARS RETAIL (120,503 SF), WHILE THE REMAINING SPACE ON THIS FLOOR WILL BE CONVERTED TO OFFICE SPACE, AND RETAIL/COMMERCIAL. THE ADDITION OF THE SECOND INTERMEDIATE FLOOR WILL BE OFFICE SPACE. THE THIRD FLOOR WILL BE CONVERTED TO LIGHT COURTS, AND OFFICE SPACE. LEVELS 4-10 WILL BE CONVERTED TO LIGHT COURTS, AND JOINT LIVE/WORK QUARTERS PER CHAPTER 85 & ADAPTIVE REUSE ORDINANCE. THE ELEVENTH FLOOR OF THE TOWER WILL BE CONVERTED TO RETAIL/COMMERCIAL. THE ELEVENTH FLOOR ROOF LEVEL WILL BE CONVERTED TO ROOFTOP AMENITIES FOR RESIDENTIAL TENANTS. OFFICE EMPLOYEES, AND RETAIL/COMMERCIAL EMPLOYEES; INCLUDING GYM, SAUNAS, LAUNDRY, RESTROOMS, LOUNGES, POOL AND JACUZZI. THE TWELFTH ROOF LEVEL WILL BE CONVERTED TO RETAIL/ COMMERCIAL, INCLUDING, POOL. THE THIRTEENTH LEVEL WILL BE CONVERTED TO RETAIL/COMMERCIAL. THE REMAINING FLOORS (14TH-15TH) WILL BE CONVERTED INTO (1) JOINT LIVE/WORK QUARTER PER CHAPTER 85 & ADAPTIVE REUSE ORDINANCE. THERE IS NO NET INCREASE OF FAR. ALL RETAIL/COMMERCIAL AND OFFICE PORTIONS OF THIS BUILDING ARE DESIGNED AS A CORE AND SHELL BUILDING. SEPARATE BUILDING, ELECTRICAL AND MECHANICAL PERMITS ARE REQUIRED FOR ALL FUTURE COMMERCIAL TENANT SPACE BUILD-OUTS NOT DETAILED IN THIS PLAN. STRUCTURAL SCOPE INCLUDES: 100% SEISMIC UPGRADES, ADDITION OF 2ND INTERMEDIATE FLOOR, NINE NEW LIGHT COURTS, AND ADDITION OF ONE 2-STORY ROOFTOP AMENITY
CONSTUCTION TYPE:	TYPE 1-A
SPRINKLERS:	FULLY SPRINKLERED, NFPA-13
FLOOD ZONE:	NONE
ADAPTIVE REUSE INCENTIVE AREA:	NONE
HISTORIC PRESEVATION OTHER HISTORIC DESIGNATION STATUS REVIEW:	NATIONAL REGISTRY OF HISTORIC PLACES # 05001407
SETBACKS:	NONE REQUIRED PER ADAPTIVE REUSE ORDINANCE
ALLOWABLE DENSITY:	NONE REQUIRED PER ADAPTIVE REUSE ORDINANCE
ALLOWABLE BUILDING HEIGHT:	UNLIMITED PER CHAPTER 5 OF THE CBC
BUILDING HEIGHT:	180'-7"
ALLOWABLE AREA PER STORY:	UNLIMITED PER CHAPTER 5 OF THE CBC
OCCUPANCY TYPE:	A-2 (SHELL AND CORE) BASEMENT A-2/M (SHELL AND CORE) 1ST FLOOR A-2/M/B (SHELL AND CORE) 2ND FLOOR B (SHELL AND CORE) 2ND FLOOR MEZZANINE B (SHELL AND CORE) 3RD FLOOR R-2 FLOORS 4TH THRU 10TH FLOORS A-3 AND A-2 11TH FLOOR (SEE PLANS FOR SHELL AND CORE LOCATIONS) A-2 12TH FLOOR (SEE PLANS FOR SHELL AND CORE LOCATIONS) A-2 13TH FLOOR (SHELL AND CORE) R-2 14TH THRU 15TH
OCCUPANCY SEPARATION REQUIREMENTS:	MIXED USE NONSEPARATED OCCUPANCIES PER 508.3
ALLOWABLE FAR:	NONE PER ADAPTIVE REUSE ORDINANCE
FIRE DISTRICT:	NO
LEGAL INFORMATION PROPERTY AREA:	557,997.4 SF
APN #:	5169010006 5169010005 5169012009
TRACT:	TR 6410
BLOCK:	NONE
ARB:	NONE
PLANNING AREA:	BOYLE HEIGHTS
PLANNING AND ZONING INFORMATION ZONING:	C2-1-RIO-CUGU M2-1-RIO-CUGU
ZONING INFO:	ZI-2270 ADELANTE EASTSIDE REDEVELOPMENT ZI-2129 EAST LOS ANGELES ENTERPRISE ZONE
GENERAL PLAN LAND USE:	LIGHT MANUFACTURING
PARKING REQUIRED:	PER CASE NO. ZA 2014-3054: 513 ON SITE 1,502 NEW OFF-SITE PARKING STRUCTURE (UNDER SEPARATE PERMIT)
PARKING PROVIDED:	483 ON SITE, (ZAD CLARIFICATION PENDING) OFF-SITE PARKING UNDER SEPARATE PERMIT
BICYCLE PARKING REQUIRED BY CODE:	NONE REQUIRED FOR CHANGE OF USE, INCLUDING ADAPTIVE REUSE, PER LAMC 12.21 A.16 (a) (2) (c)

omgivving
architecture & interior design
724 South Spring Street #501 Los Angeles, CA 90014 213.595.5602

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 900
LOS ANGELES, CA 90014

REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: 1/4" = 1'-0"
SHEET TITLE: PROJECT INFO
SHEET NUMBER: G002

2018.6.26 5:37 PM

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LEGAL DESCRIPTION:

FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE REPORT DATED NOVEMBER 24, 2013, FILE NO. NCS-627771-LA2

PARCEL 1 (PORTION OF APN 5169-010-009)
LOT 3 OF TRACT NO. 8410, IN THE CITY OF LOS ANGELES, A PER MAP RECORDED IN BOOK 134, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (PORTION OF APN 5169-010-009)
THOSE PORTIONS OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 5 OF TRACT NO. 8783, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 99 PAGE 77 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS WHOLE AS FOLLOWS:
COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 3; THENCE SOUTH 62°31'30" EAST ALONG THE SOUTHWESTERLY LINE THEREOF, 400 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO THE LOS ANGELES PAPER BOX FACTORY, RECORDED IN BOOK 10061 PAGE 76 OFFICIAL RECORDS, SAID MOST SOUTHERLY CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27°28'30" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LAND, 50 DESCRIBED AND THE NORTHEASTERLY PROLONGATION THEREOF, 180 FEET TO THE SOUTHWESTERLY LINE OF TRACT NO. 8403, AS PER MAP RECORDED IN BOOK 138 PAGES 7 AND 8 OF MAPS; THENCE SOUTH 62°31'30" EAST ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE, 412.44 FEET TO THE EASTERLY LINE OF SAID LOT 5 (READ ALSO WEST LINE OF SOTO STREET); THENCE SOUTH 27°28'30" WEST ALONG SAID EASTERLY LINE, 144.00 FEET TO THE BEGINNING OF A CURVE THEREIN, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30 FEET; THENCE WESTERLY ALONG SAID CURVE, 39.28 FEET TO THE END THEREOF; THENCE NORTH 62°31'30" WEST, ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 5, 4 AND 3, A DISTANCE OF 457.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3: (PORTION OF APN 5169-010-009)
THOSE PORTIONS OF LOTS 2 AND 3 IN BLOCK 5 OF TRACT NO. 8783, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 99 PAGE 77 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 2, SOUTH 62°31'30" EAST, 100 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 3; THENCE NORTH 27°28'30" EAST, 143 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT NORTHEASTERLY 13 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOT 3 AND DISTANT SOUTH 62°31'30" EAST THEREON, 167.46 FEET FROM THE WEST LINE OF SAID LOT 2; THENCE SOUTH 62°31'30" EAST ALONG SAID PARALLEL LINE, 300 FEET; THENCE SOUTH 27°28'30" WEST, 193 FEET, MORE OR LESS, TO THE INTERSECTION WITH AFORESAID SOUTHWESTERLY LINE OF LOT 2; THENCE NORTH 62°31'30" WEST, ALONG SAID SOUTHWESTERLY LINE, 300 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (PORTION OF APN 5169-010-026)
THOSE PORTIONS OF LOTS 2 AND 4, IN BLOCK 5 OF TRACT NO. 8783, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 99 PAGE 77 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

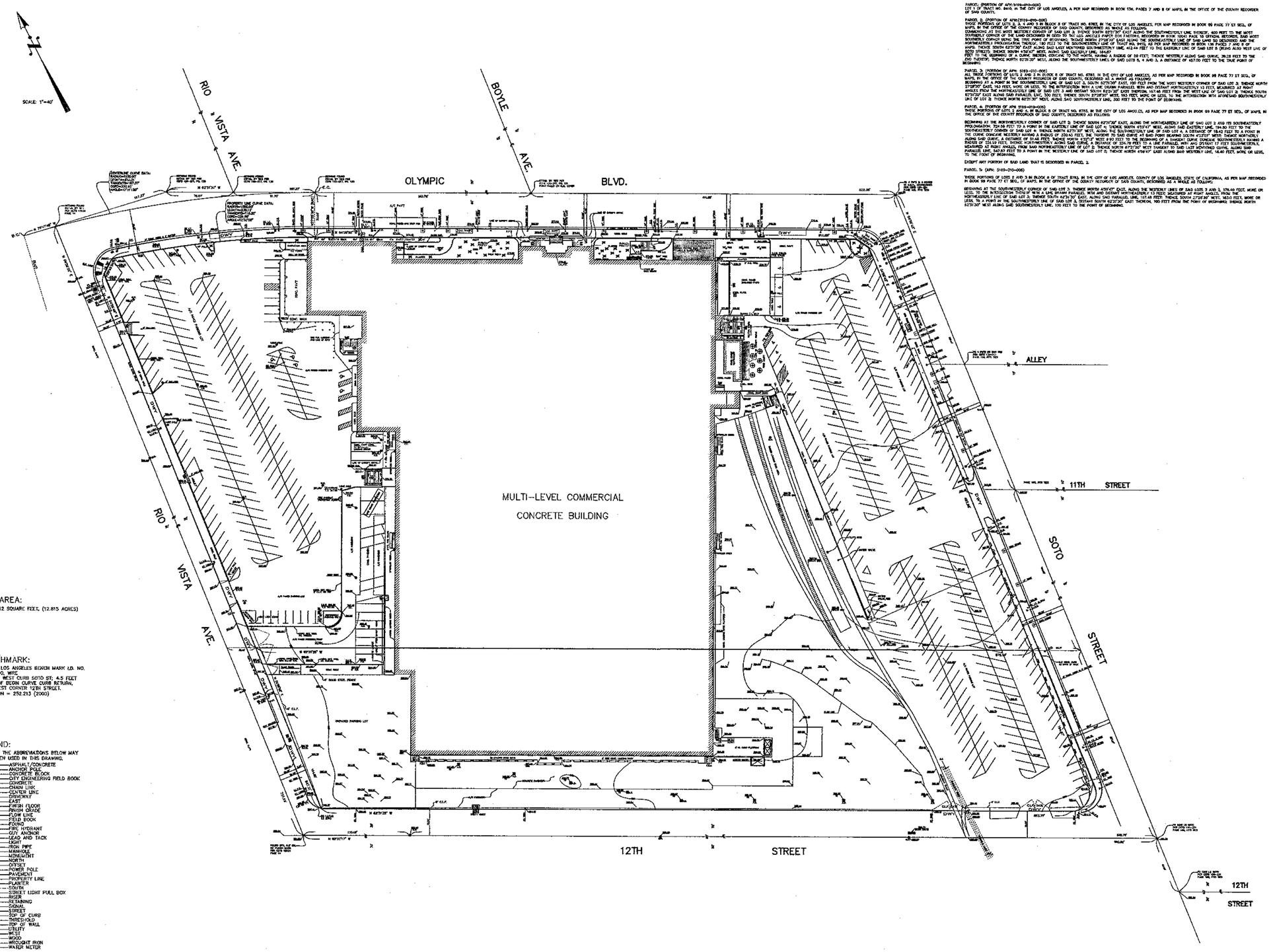
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 62°31'30" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND ITS SOUTHEASTERLY PROLONGATION, 194.90 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 4°59'47" WEST, ALONG SAID EASTERLY LINE, 194.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 46.68 FEET; THENCE NORTH 62°31'30" WEST, TANGENT TO SAID CURVE, 393.00 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30 FEET, A DISTANCE OF 39.28 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 234.78 FEET TO A LINE PARALLEL WITH AND DISTANT 17 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID NORTHEASTERLY LINE OF LOT 2; THENCE NORTH 62°31'30" WEST TANGENT TO SAID LAST MENTIONED CURVE, ALONG SAID PARALLEL LINE, 346.83 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 4°59'47" EAST ALONG SAID WESTERLY LINE, 16.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF SAID LAND THAT IS DESCRIBED IN PARCEL 2.

PARCEL 5: (APN: 5169-010-008)

THOSE PORTIONS OF LOTS 2 AND 3 IN BLOCK 5 OF TRACT 8783, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99 PAGE 77 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTH 4°59'47" EAST, ALONG THE WESTERLY LINES OF SAID LOTS 3 AND 2, 376.46 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH A LINE DRAWN PARALLEL WITH AND DISTANT NORTHEASTERLY 13 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE SOUTH 62°31'30" EAST, ALONG SAID PARALLEL LINE, 167.46 FEET; THENCE, SOUTH 27°28'30" WEST, 143.00 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 3, DISTANT SOUTH 62°31'30" EAST THEREON, 100 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 62°31'30" WEST ALONG SAID SOUTHWESTERLY LINE, 100 FEET TO THE POINT OF BEGINNING.



LOT AREA:
558225.12 SQUARE FEET, (12.815 ACRES)

BENCHMARK:
CITY OF LOS ANGELES BENCH MARK I.D. NO. 12-02900, MRC
SPIKE IN WEST CURB SOTO ST; 4.5 FEET SOUTH OF BEGIN CURVE CURB RETURN, SOUTHWEST CORNER 12TH STREET.
ELEVATION = 252.213 (2000)

LEGEND:
SOME OF THE ABBREVIATIONS BELOW MAY HAVE BEEN USED IN THIS DRAWING.

A/C	ASPHALT/CONCRETE
AP	ANCHOR POLE
CB	CONCRETE BLOCK
CEFB	CITY ENGINEERING FIELD BOOK
CONC	CONCRETE
C.L.	CHAIN LINK
CL	CENTER LINE
DWY	DRIVEWAY
E	EAST
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FL	FLOW LINE
F.B.	FIELD BOOK
FD	FOUND
F.H.	FIRE HYDRANT
G.A.	GUY ANCHOR
L&T	LEAD AND TACK
LT	LIGHT
I.P.	IRON PIPE
MH	MANHOLE
MON.	MONUMENT
N	NORTH
O/S	OFFSET
P.P.	POWER POLE
PAVT	PAVEMENT
PL	PROPERTY LINE
PLTR	PLANTER
S	SOUTH
S.L.P.B.	STREET LIGHT PULL BOX
R	RISER
RET	RETAINING
SIG.	SIGNAL
ST	STREET
TC	TOP OF CURB
TH	THRESHOLD
TW	TOP OF WALL
UTIL	UTILITY
W	WEST
WD	WOOD
W.I.	WROUGHT IRON
WM	WATER METER

SURVEY PERFORMED ON FEB 27, 2013
SURVEY PERFORMED ON MARCH 3-5, & 8, 2014
SURVEY PERFORMED ON APRIL 03 & 15, 2014

REVISIONS

HARVEY A. GOODMAN
CIVIL ENGINEER
834 17TH STREET
SANTA MONICA, CA. 90403
TEL: (310)829-1037

TOPOGRAPHIC & BOUNDARY SURVEY
SEARS BUILDING
2650 E. OLYMPIC BLVD.
LOS ANGELES, CA.

SURVEY PERFORMED FOR:
BOYLE HEIGHTS LAND HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
C/O:
MR. IZEK SHOMOF
MR. LEO PUSTILNIKOV
206 W. 6TH STREET,
MEZZENINE LEVEL
LOS ANGELES, CALIF. 90014

DRAWN BY: K.C. VAND
CHECKED BY: H. A. GOODMAN
DATE: MAY 6, 2014
SCALE: 1" = 40'
SHEET NO. 1

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18

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LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

REVISIONS:

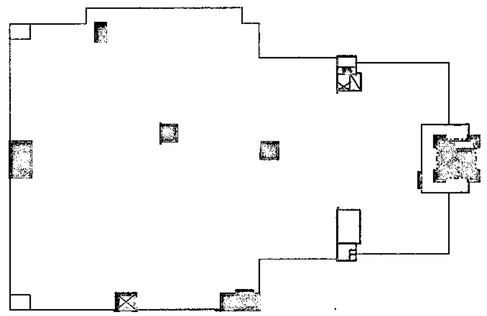
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DATE: 06.14.16
SCALE:
SHEET TITLE: SURVEY
SHEET NUMBER: G003

7/9/18 2:54 PM

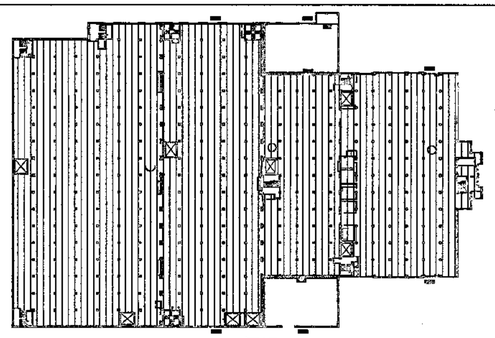
TOTAL BUILDING EXISTING FAR		
LEVEL	NAME	AREA (SF)
1ST FL	COMMERCIAL	1243
1ST FL	COVERED OUTDOOR SPACE	2459
1ST FL	DEPARTMENT STORE	119759
1ST FL	WAREHOUSE	80974
		204435
2ND FL	DEPARTMENT STORE	137697
2ND FL	WAREHOUSE	59323
		197020
3RD FL	WAREHOUSE	188354
		188354
4TH FL	WAREHOUSE	170131
		170131
5TH FL	WAREHOUSE	185676
		185676
6TH FL	WAREHOUSE	185493
		185493
7TH FL	WAREHOUSE	185183
		185183
8TH FL	WAREHOUSE	154398
		154398
9TH FL	WAREHOUSE	154443
		154443
10TH FL	WAREHOUSE	151883
		151883
Grand total		1716896

EXISTING FAR LEGEND

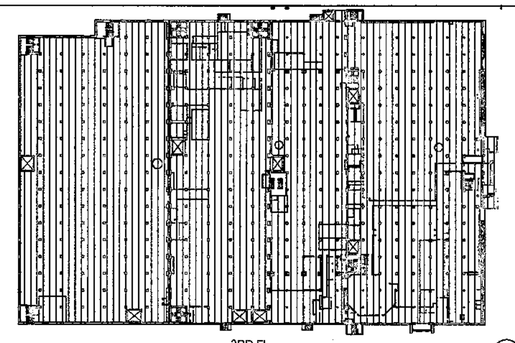
- COMMERCIAL
- COVERED OUTDOOR SPACE
- DEPARTMENT STORE
- MECHANICAL (NOT FAR)
- WAREHOUSE



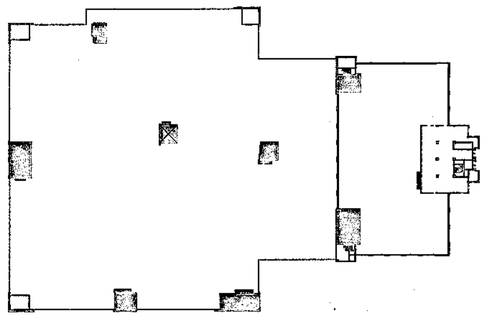
13TH FL
1/64" = 1'-0"
15



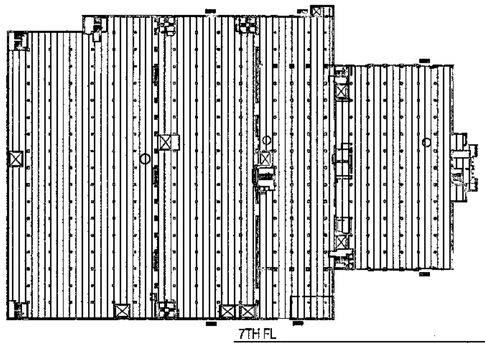
8TH FL
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10



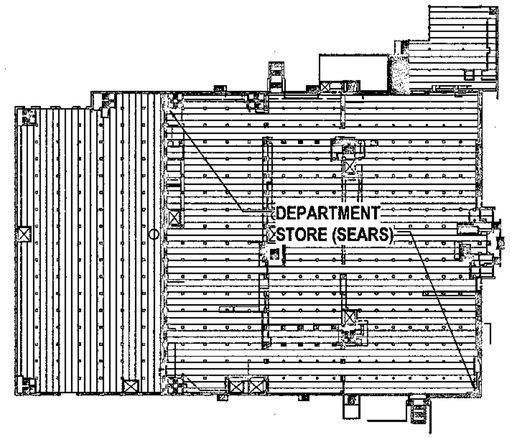
3RD FL
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5



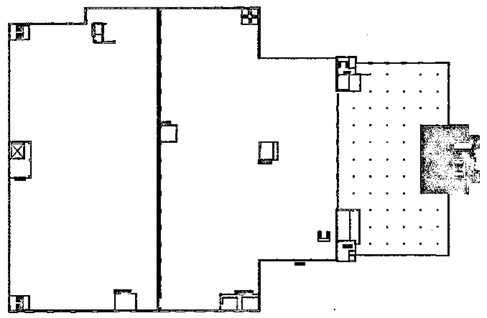
12TH FL
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14



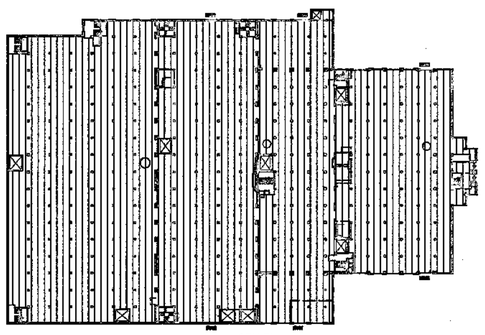
7TH FL
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9



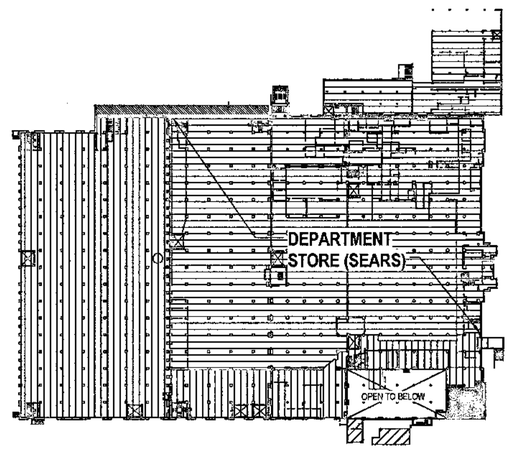
2ND FL
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4



11TH FL
1/64" = 1'-0"
13

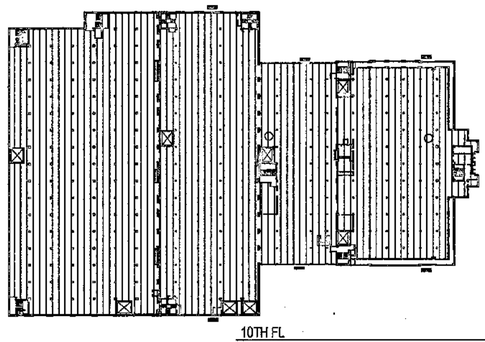


6TH FL
1/64" = 1'-0"
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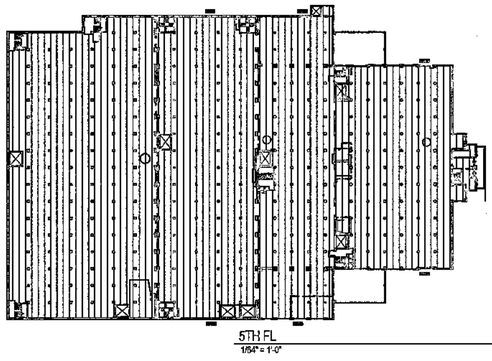


1ST FL
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3

17TH FL
1/64" = 1'-0"
19

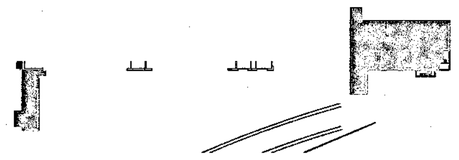


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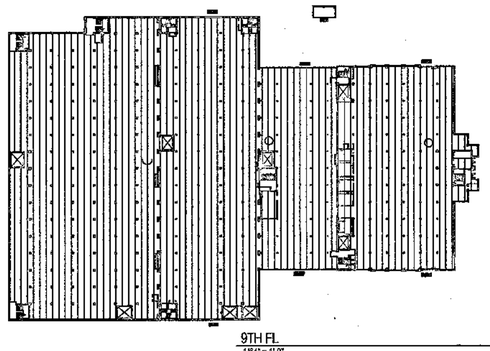
5TH FL
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7

16TH FL
1/64" = 1'-0"
18

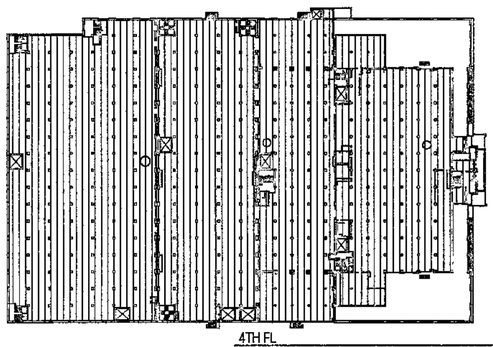


BASEMENT
1/64" = 1'-0"
2

15TH FL (FUTURE MECHANICAL ATTIC)
1/64" = 1'-0"
17



9TH FL
1/64" = 1'-0"
11



4TH FL
1/64" = 1'-0"
6

14TH FL
1/64" = 1'-0"
16

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucíralia Ibarra
Date: 7/10/18

BASEMENT VAULT
1/64" = 1'-0"
1

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3rd Floor, Culver City Metropolitan Commercial Center, Culver City, CA 90232

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 910
LOS ANGELES, CA 90014

REVISIONS:

JOB NO: 14-001
DATE: 06.14.18
SCALE: 1/64" = 1'-0"
SHEET TITLE: EXISTING FAR AREA PLANS AND SCHEDULE
SHEET NUMBER: G050

2018-6-07 05 PM

LANDMARK SEARS

2660 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EASTIMAN'S GROUP, LLC
724 SOUTH SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

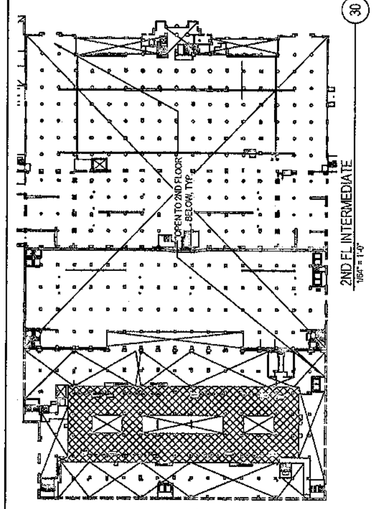
PLANS APPROVED
These plans are in substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucirella Ibarra
Date: 7/10/18

REVISIONS	

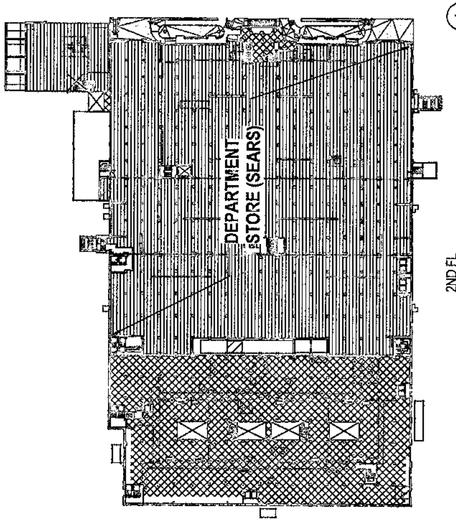
JOB NO. 14491
DATE 05.14.18
SCALE 1/64" = 1'-0"

SHEET CONTENTS
PROPOSED FAR AREA PLANS AND SCHEDULE

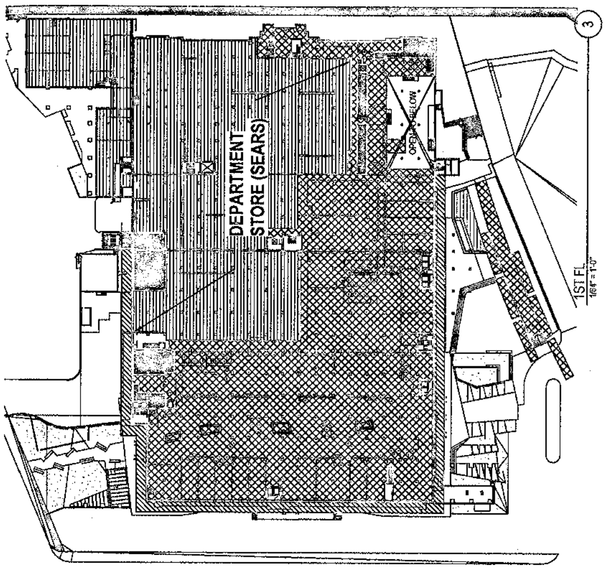
SHEET NUMBER
G051



30 — 2ND FL INTERMEDIATE
1/64" = 1'-0"



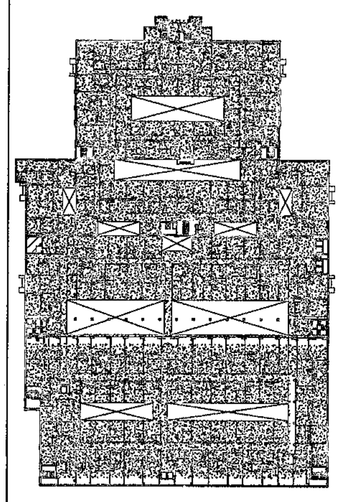
4 — 2ND FL
1/64" = 1'-0"



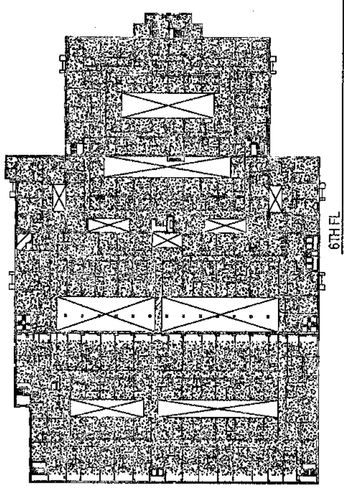
3 — 1ST FL
1/64" = 1'-0"

2 — BASEMENT
1/64" = 1'-0"

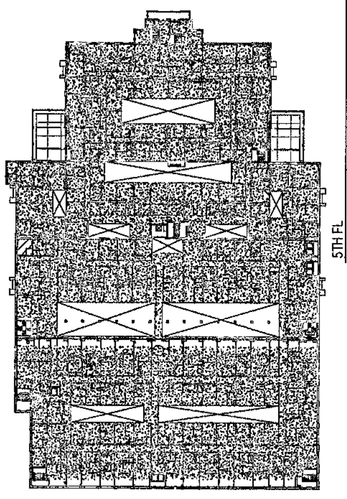
1 — BASEMENT VAULT
1/64" = 1'-0"



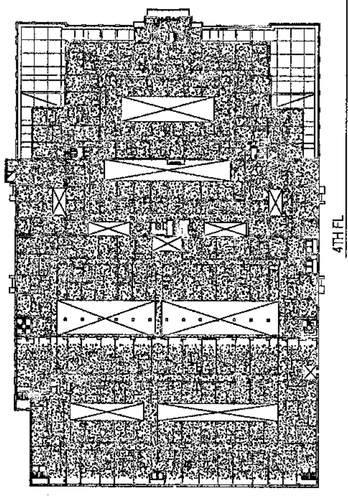
9 — 7TH FL
1/64" = 1'-0"



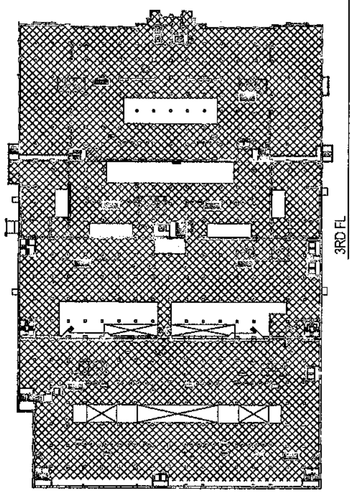
8 — 6TH FL
1/64" = 1'-0"



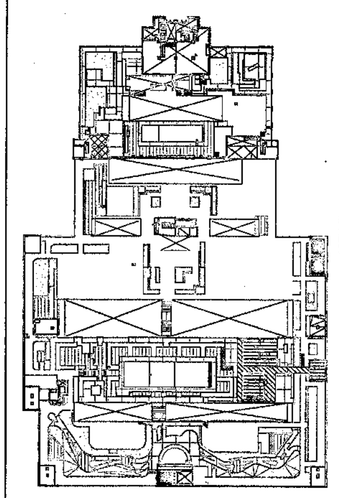
7 — 5TH FL
1/64" = 1'-0"



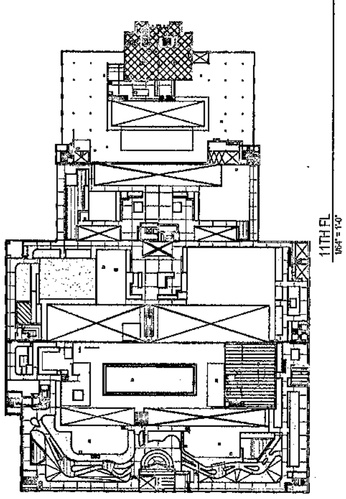
6 — 4TH FL
1/64" = 1'-0"



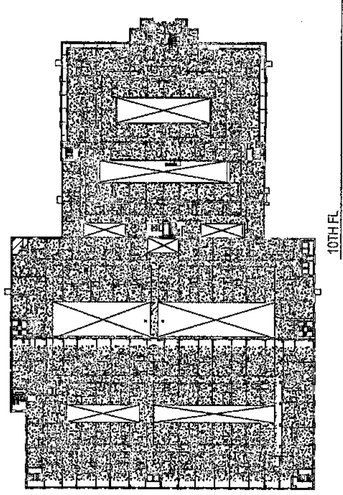
5 — 3RD FL
1/64" = 1'-0"



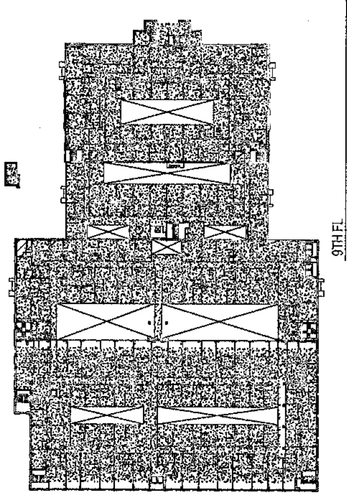
14 — 12TH FL
96" = 1'-0"



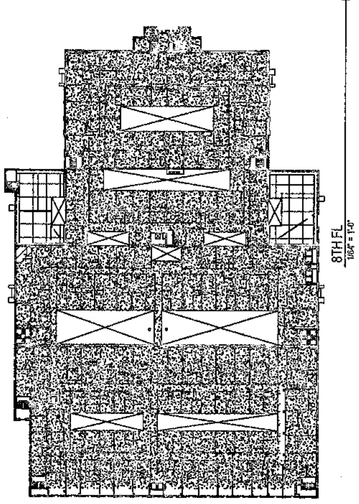
13 — 11TH FL
1/64" = 1'-0"



12 — 10TH FL
1/64" = 1'-0"



11 — 9TH FL
1/64" = 1'-0"



10 — 8TH FL
1/64" = 1'-0"

PROPOSED FAR LEGEND

- COVERED OUTDOOR SPACE
- MECHANICAL (NOT FAR)
- LIVE/WORK RESIDENTIAL
- COMMON SPACE
- DEPARTMENT STORE (SEARS)
- RETAIL/COMMERCIAL/OFFICE



21 — 17TH FL
1/64" = 1'-0"



20 — 16TH FL
1/64" = 1'-0"



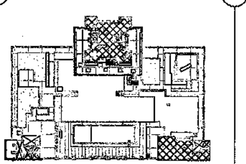
19 — 15TH FL
1/64" = 1'-0"



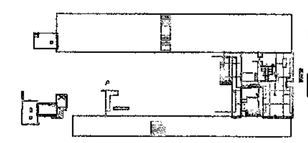
18 — MECHANICAL ATTIC
1/64" = 1'-0"



16 — 14TH FL
1/64" = 1'-0"



15 — 13TH FL
1/64" = 1'-0"



TOTAL BUILDING PROPOSED FAR

NAME	AREA (SF)
BASEMENT	
RETAIL/COMMERCIAL/OFFICE	7550
	7550
1ST FL	
COVERED OUTDOOR SPACE	10665
DEPARTMENT STORE (SEARS)	87733
RETAIL/COMMERCIAL/OFFICE	87733
	206865
2ND FL	
DEPARTMENT STORE (SEARS)	132092
RETAIL/COMMERCIAL/OFFICE	65536
	196586
2ND FL INTERMEDIATE	
RETAIL/COMMERCIAL/OFFICE	20717
	20717
3RD FL	
RETAIL/COMMERCIAL/OFFICE	157220
	157220
4TH FL	
LIVE/WORK RESIDENTIAL	145197
	145197
5TH FL	
LIVE/WORK RESIDENTIAL	145267
	145267
7TH FL	
LIVE/WORK RESIDENTIAL	144425
	144425
8TH FL	
LIVE/WORK RESIDENTIAL	111135
	111135
9TH FL	
LIVE/WORK RESIDENTIAL	133882
	133882
10TH FL	
LIVE/WORK RESIDENTIAL	122353
	122353
11TH FL	
COMMON SPACE	5720
COVERED OUTDOOR SPACE	467
RETAIL/COMMERCIAL/OFFICE	4400
	10587
12TH FL	
COMMON SPACE	3032
COVERED OUTDOOR SPACE	1944
RETAIL/COMMERCIAL/OFFICE	655
	5441
13TH FL	
RETAIL/COMMERCIAL/OFFICE	3233
	3233
14TH FL	
LIVE/WORK RESIDENTIAL	1695
	1695
15TH FL	
LIVE/WORK RESIDENTIAL	1760
	1760
TOTAL PROPOSED FAR	1502431

FAR REMOVAL FOR LIGHT COURTS

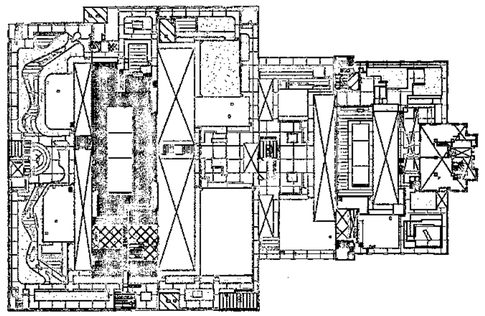
LEVEL	AREA (SF)
2ND FL	3441
2ND FL INTERMEDIATE	3307
3RD FL	3498
3RD FL UPPER	3130
4TH FL	25822
5TH FL	25725
6TH FL	25889
7TH FL	25915
8TH FL	26011
9TH FL	26359
TOTAL FAR REMOVAL FOR COURTS	193529

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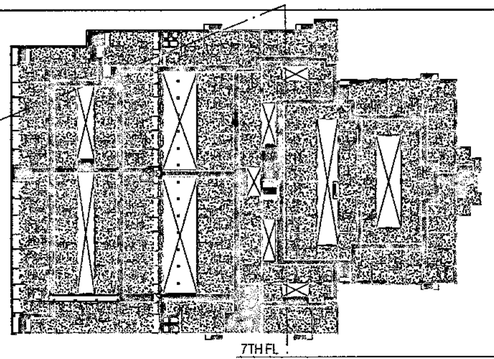
BLDG GROSS AREAS PER ZA-2014-3054 (ZAD) CONDITIONS		
NAME	LEVEL	AREA SQ
BASEMENT		
CIRCULATION	BASEMENT	538
MECHANICAL RM	BASEMENT	1140
RESTROOM	BASEMENT	551
RETAIL/COMMERCIAL	BASEMENT	5751
		7980
1ST FL		
BICYCLE STORAGE	1ST FL	9530
CIRCULATION	1ST FL	32896
DEPARTMENT STORE (SEARS)	1ST FL	74837
LOCKERS/SHOWERS	1ST FL	344
MAIL RM	1ST FL	705
MECHANICAL RM	1ST FL	5048
OFFICE	1ST FL	1801
RESTROOM	1ST FL	2223
RETAIL/COMMERCIAL	1ST FL	74664
SECURITY	1ST FL	658
STORAGE	1ST FL	1899
TRASH	1ST FL	1892
		206397
2ND FL		
CIRCULATION	2ND FL	17004
DEPARTMENT STORE (SEARS)	2ND FL	121175
FIRE CONTROL ROOM	2ND FL	232
MECHANICAL RM	2ND FL	2994
OFFICE	2ND FL	38921
RESTROOM	2ND FL	1609
RETAIL/COMMERCIAL	2ND FL	17292
		199527
2ND FL INTERMEDIATE		
OFFICE	2ND FL INTERMEDIATE	21089
		21089
3RD FL		
CIRCULATION	3RD FL	6222
MECHANICAL RM	3RD FL	1988
OFFICE	3RD FL	159280
RESTROOM	3RD FL	3251
		169749
4TH FL		
CIRCULATION	4TH FL	30726
LIVE/WORK RESIDENTIAL	4TH FL	121477
MECHANICAL RM	4TH FL	34
		152237
5TH FL		
CIRCULATION	5TH FL	28416
LIVE/WORK RESIDENTIAL	5TH FL	118997
MECHANICAL RM	5TH FL	34
		147447
6TH FL		
CIRCULATION	6TH FL	28713
LIVE/WORK RESIDENTIAL	6TH FL	118880
MECHANICAL RM	6TH FL	34
		147627
7TH FL		
CIRCULATION	7TH FL	28151
LIVE/WORK RESIDENTIAL	7TH FL	118816
MECHANICAL RM	7TH FL	30
		146997
8TH FL		
CIRCULATION	8TH FL	25653
LIVE/WORK RESIDENTIAL	8TH FL	111353
MECHANICAL RM	8TH FL	34
		137040
9TH FL		
CIRCULATION	9TH FL	28064
LIVE/WORK RESIDENTIAL	9TH FL	110838
		136902
10TH FL		
CIRCULATION	10TH FL	26021
LIVE/WORK RESIDENTIAL	10TH FL	107499
		133520
11TH FL		
(E) MECH. RM. TO ENCLOSED COMMON SPACE	11TH FL	2332
(E) NON-OCCUPIABLE SPACE	11TH FL	17387
(N) ENCLOSED COMMON OPEN SPACE: REC ROOM, GYM, ETC.	11TH FL	3595
CIRCULATION	11TH FL	6211
MECHANICAL RM	11TH FL	11523
NON-OCCUPIABLE SPACE	11TH FL	11295
RESTROOM	11TH FL	1529
RETAIL/COMMERCIAL	11TH FL	3420
STORAGE	11TH FL	298
		57990
12TH FL		
(E) MECH. RM. TO ENCLOSED COMMON SPACE	12TH FL	999
(N) ENCLOSED COMMON OPEN SPACE: REC ROOM, GYM, ETC.	12TH FL	1958
CIRCULATION	12TH FL	2520
MECHANICAL RM	12TH FL	2275
RESTROOM	12TH FL	203
RETAIL/COMMERCIAL	12TH FL	280
		8735
13TH FL		
CIRCULATION	13TH FL	690
MECHANICAL RM	13TH FL	665
RESTROOM	13TH FL	711
RETAIL/COMMERCIAL	13TH FL	2486
		4672
14TH FL		
CIRCULATION	14TH FL	356
LIVE/WORK RESIDENTIAL	14TH FL	1975
MECHANICAL RM	14TH FL	780
		3111
MECHANICAL ATTIC		
CIRCULATION	MECHANICAL ATTIC	165
MECHANICAL RM	MECHANICAL ATTIC	2203
		2368
15TH FL		
CIRCULATION	15TH FL	107
LIVE/WORK RESIDENTIAL	15TH FL	1896
		2003
-16TH FL		
CIRCULATION	-16TH FL	47
MECHANICAL RM	-16TH FL	142
		189
-17TH FL		
CIRCULATION	-17TH FL	40
MECHANICAL RM	-17TH FL	77
		117
Grand total		1685607

BUILDING AREA LEGEND

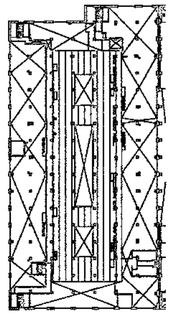
- RETAIL/COMMERCIAL
- OFFICE
- LIVE/WORK RESIDENTIAL
- DEPARTMENT STORE
- CIRCULATION
- (E) MECH. RM. TO ENCLOSED COMMON SPACE
- (N) ENCLOSED COMMON OPEN SPACE: REC ROOM, GYM, ETC.
- COMMON SPACE
- LIGHTWELL
- PATIO
- BICYCLE PARKING
- BICYCLE STORAGE
- LOCKERS/SHOWERS
- (E) NON-OCCUPIABLE SPACE
- MECHANICAL RM
- ELECTRICAL RM
- STORAGE
- FIRE CONTROL ROOM
- RESTROOM
- MAIL RM
- SECURITY
- TRANSFORMER YARD
- TRASH
- DEPARTMENT STORE (SEARS)
- NON-OCCUPIABLE SPACE



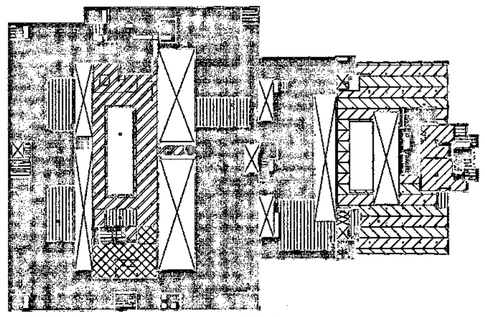
12TH FL 1/64" = 1'-0" 15



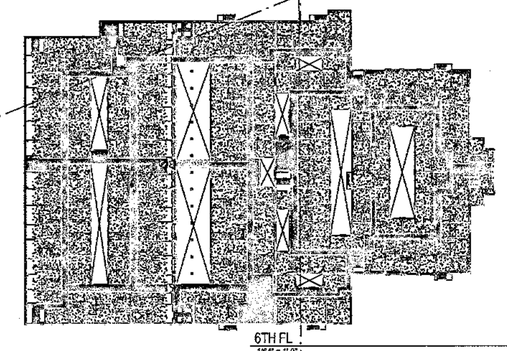
7TH FL 1/64" = 1'-0" 10



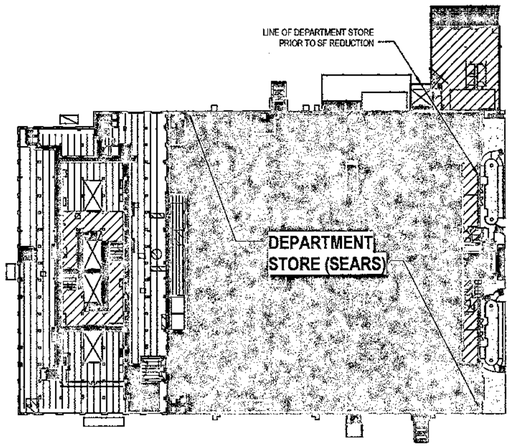
2ND FL INTERMEDIATE 1/64" = 1'-0" 5



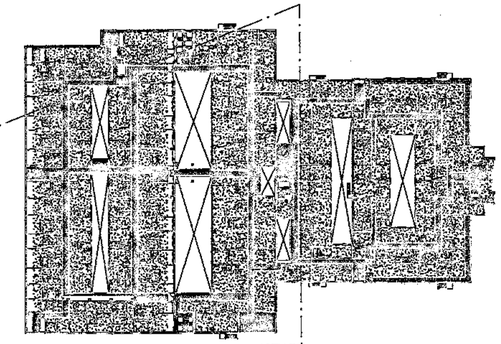
11TH FL 1/64" = 1'-0" 14



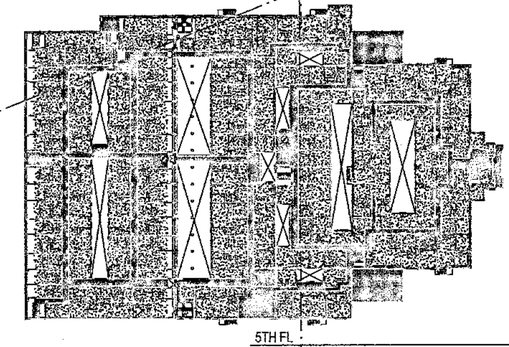
6TH FL 1/64" = 1'-0" 9



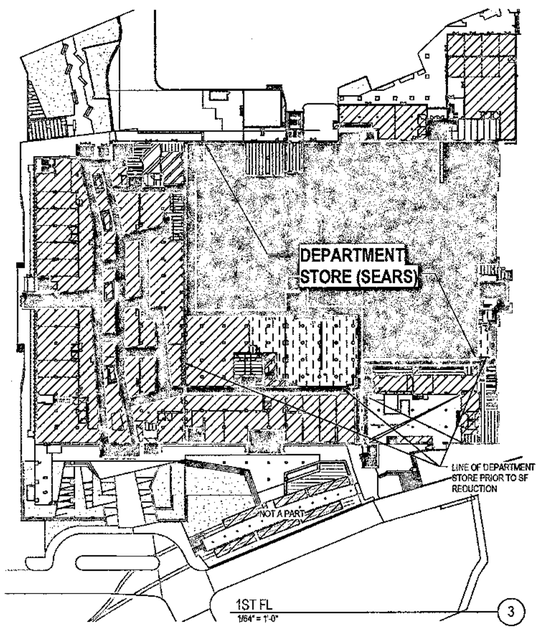
2ND FL 1/64" = 1'-0" 4



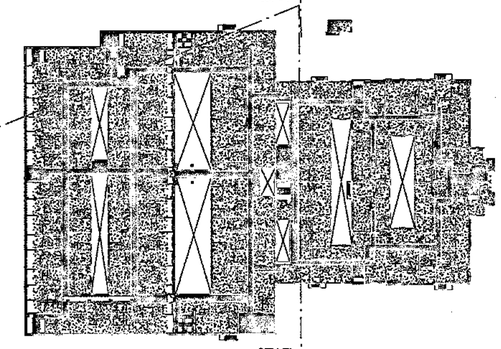
10TH FL 1/64" = 1'-0" 13



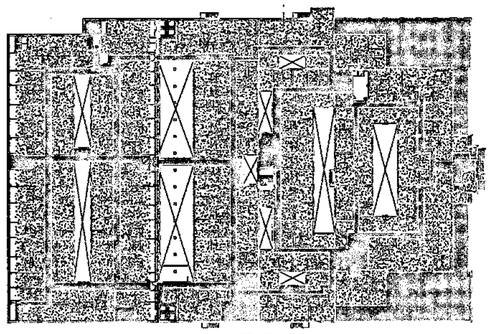
5TH FL 1/64" = 1'-0" 8



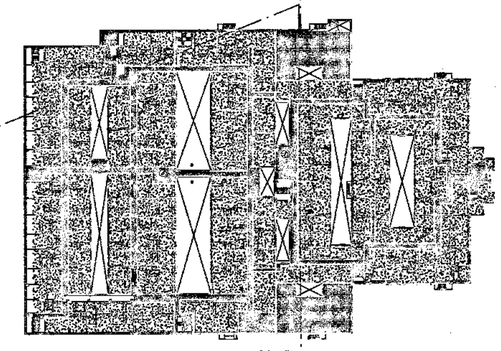
1ST FL 1/64" = 1'-0" 3



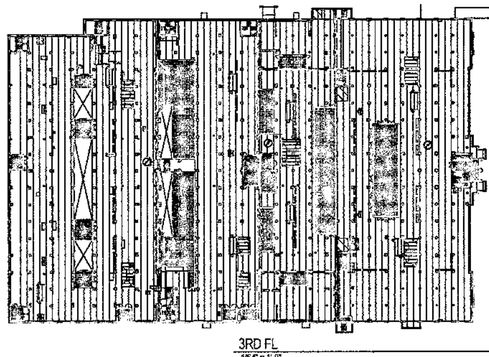
9TH FL 1/64" = 1'-0" 12



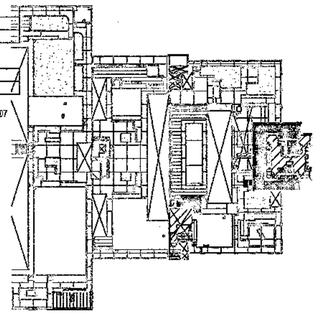
4TH FL 1/64" = 1'-0" 7



8TH FL 1/64" = 1'-0" 11



3RD FL 1/64" = 1'-0" 6



13TH FL 1/64" = 1'-0" 16

17TH FL 1/64" = 1'-0" 21

16TH FL 1/64" = 1'-0" 20

15TH FL 1/64" = 1'-0" 19

MECHANICAL ATTIC 1/64" = 1'-0" 18

14TH FL 1/64" = 1'-0" 17

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18

BASEMENT 1/64" = 1'-0" 2

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LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING ST. FT., SUITE 800
LOS ANGELES, CA 90014

REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: 1/64" = 1'-0"
SHEET TITLE: GROSS BUILDING AREA PLANS - PLANNING
SHEET NUMBER: G052

2/2018 8:40:26 PM

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
7x45 SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

omgarning
architecture interior designers urbanists
3145 Sierra Blanca Street, Commerce, California 90040 (323) 333-0100

NOTES

N1. (N) CANOPY
N2. (E) TRANSFORMERS TO REMAIN
N3. (N) TRANSFORMER AND TRANSFORMER PAD
N4. SEE LANDSCAPING PLANS

SHEET NOTES

A. SEE CIVIL DWGS FOR ADD. INFO.
B. SEE LANDSCAPE DWGS FOR ADD. INFO.
C. PROJECT IN PLACE. ALL (E) ELEMENTS AND (E) SERVICES WHERE SIDEWALK IMPROVEMENTS OCCUR.
D. REMOVE SIDEWALK, CURB, AND GUTTER TO MATCH ADJACENT SIDEWALK PER PLANNING DETERMINATION

LEGEND

(N) LOADING DOOR EXTENSION
LANDSCAPING. SEE LANDSCAPING PLANS
ADA DISABLE ACCESSIB PATH OF TRAVEL

REVISIONS

JOB NO. 14001
DATE 06.14.18
SCALE 1/32" = 1'-0"
SHEET DATE
SHEET NUMBER A000

SITE KEY PLAN

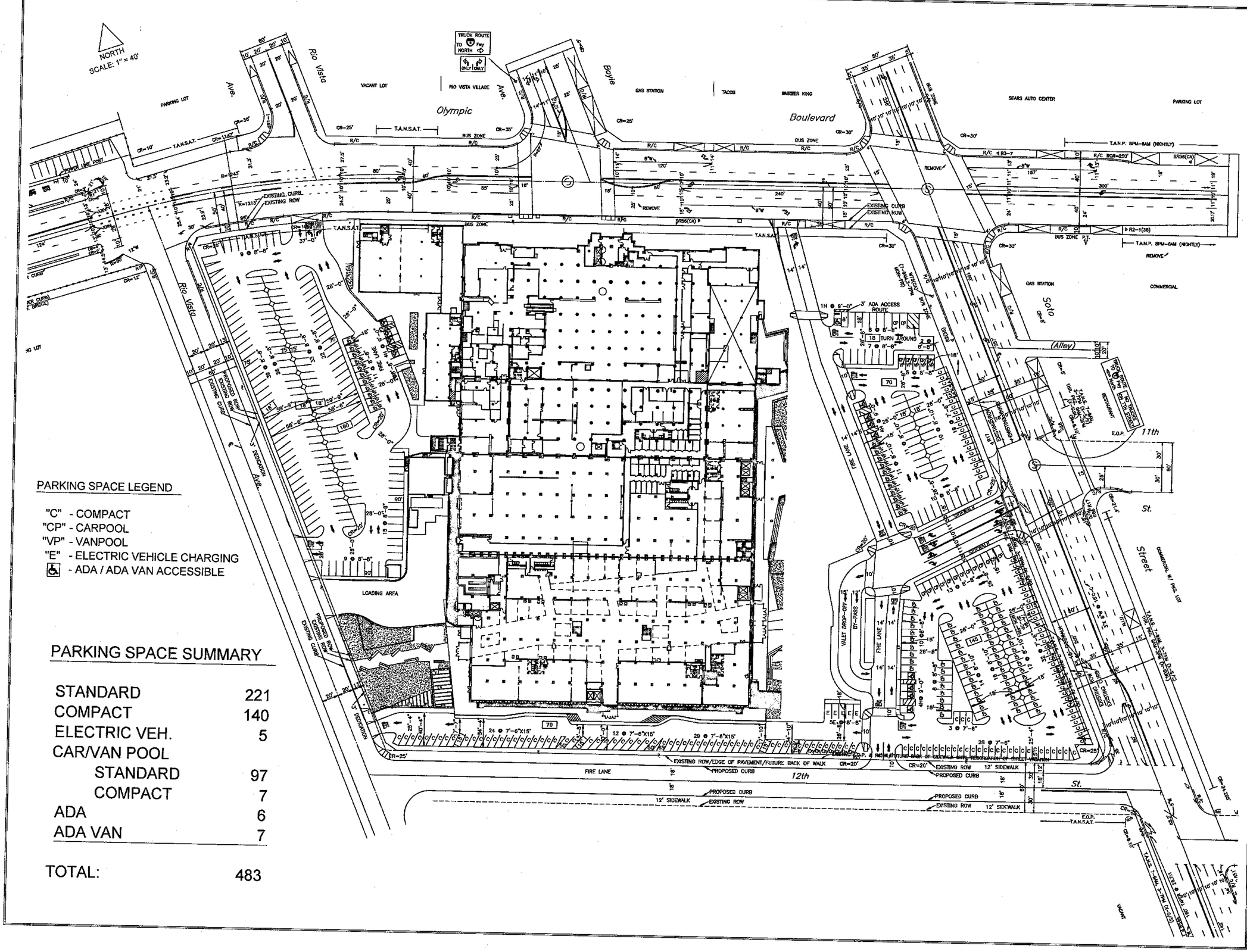
PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucitalia Ibarra
Date: 7/10/18

SITE KEY PLAN
1/32" = 1'-0"

E. OLYMPIC BLVD.
BOYLE AVE.
RIO VISTA AVE.
E. 12TH ST.
11TH ST.
SOTO ST.
Soto Street
Boulevard
Olympic Ave.
Rio Vista Ave.
Boyle Ave.
(Alley)
GAS STATION
RESTAURANT
COMMERCIAL W/ PKG. LOT
TACOS
PARKING LOT
T.A.N.S.A.I.
T.A.N.S. 7-9AM, 3-7PM (X-S/S) 1HR. PKG. 9AM-3PM (X-SUN)
BUS ZONE
R/C
CR=30'
CR=5'
CR=21.4'
CR=25'
CR=20'
CR=35'
CR=40'
PROPOSED ROW
EXISTING ROW
EXISTING CURB
PROPOSED CURB
3' DEDICATION
12' SIDEWALK
FIRE LANE
SEARS EAST ENTRANCE
SEARS RESTAURANT DINING PATIO
BICYCLE PARKING (10 SPACES)
BOXCAR BAR PATIO
CONVERTIBLE BOXCARS
OUTDOOR STAGE
CENTRAL HILL LAWN
SEATING STEPS
CENTRAL HILL TERRACES
ELEVATOR & LOBBY
2ND MARKET PLACE ENTRANCE
ENTRY PROMENADE
BY-PASS
VALET DROP-OFF
OUTDOOR DINING PATIO
RESIDENTIAL OUTDOOR LOUNGE
RESIDENTIAL LAWN
WEST ENTRY PROMENADE
DOG PARK
GARDEN
BUILDING LOADING DOCK
SEWER LOADING DOCK
LOADING AREA
EMP. TRANSFORMERS
ADA ACCESS
TURN AROUND
SEE T-7 NOTE 6
SEE T-7 NOTE 7
SEE T-7 NOTE 8
SEE T-7 NOTE 9
SEE T-7 NOTE 10
SEE T-7 NOTE 11
SEE T-7 NOTE 12
SEE T-7 NOTE 13
SEE T-7 NOTE 14
SEE T-7 NOTE 15
SEE T-7 NOTE 16
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SEE T-7 NOTE 996
SEE T-7 NOTE 997
SEE T-7 NOTE 998
SEE T-7 NOTE 999
SEE T-7 NOTE 1000

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Approved By: Luciralia Ibarra
Date: 7/10/18



PARKING SPACE LEGEND

"C" - COMPACT
"CP" - CARPOOL
"VP" - VANPOOL
"E" - ELECTRIC VEHICLE CHARGING
♿ - ADA / ADA VAN ACCESSIBLE

PARKING SPACE SUMMARY

STANDARD	221
COMPACT	140
ELECTRIC VEH.	5
CAR/VAN POOL	
STANDARD	97
COMPACT	7
ADA	6
ADA VAN	7
TOTAL:	483

PARKING PLAN
NTS
1

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Transportation Planning
Traffic Engineering
300 Corporate Pointe, Suite 470
Culver City, California 90230
PH (310) 670 8008 F (310) 444 9771
www.crainandassociates.com

SEARS BOYLE HEIGHTS ADAPTIVE REUSE PROJECT
CONCEPTUAL PARKING PLAN WITH SURFACE PARKING ONLY

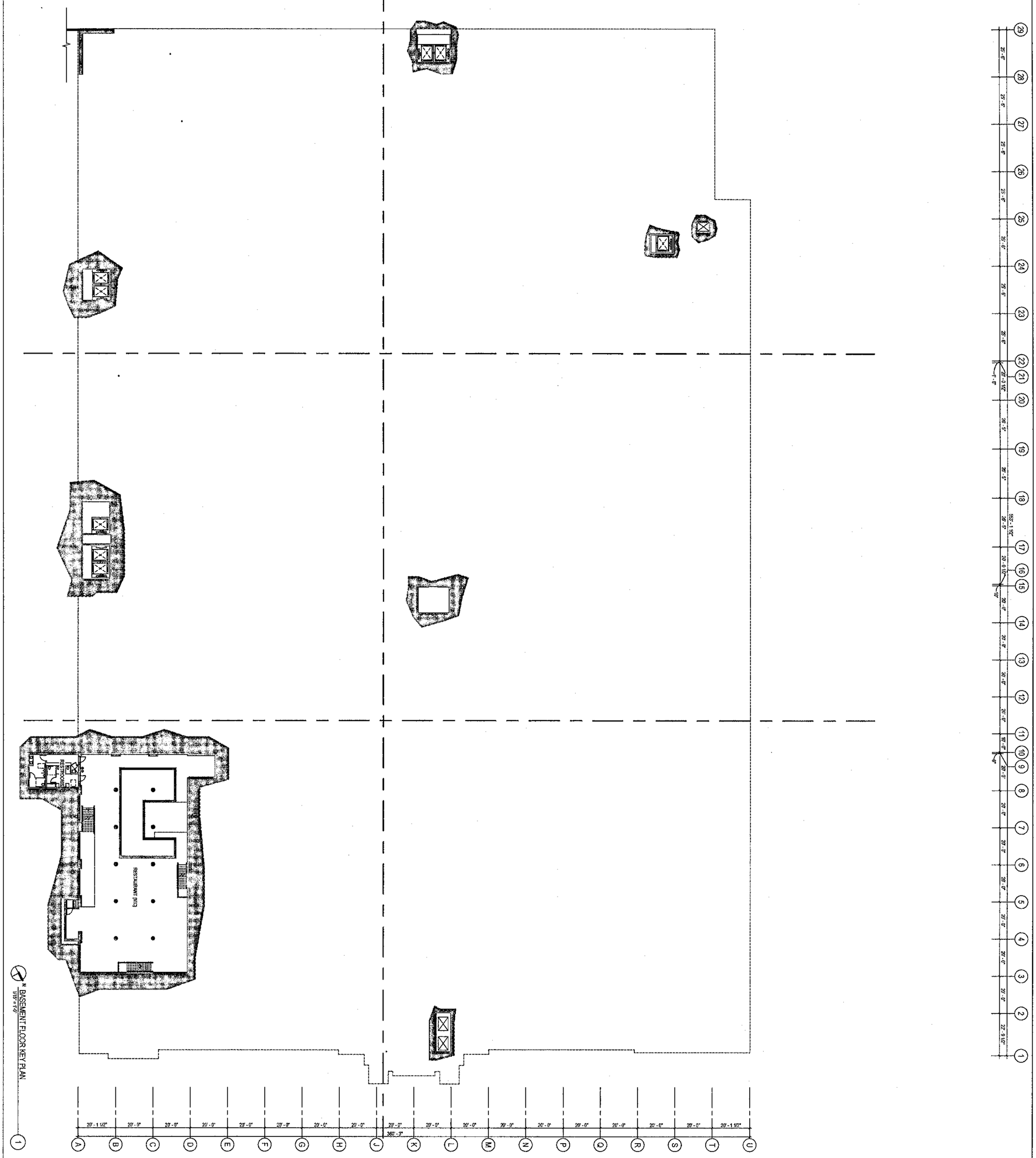
LANDMARK SEARS
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LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

REVISIONS

JOB NO.: 14-001
DATE: 06.14.18
SCALE:
SHEET TITLE: PARKING PLAN
SHEET NUMBER: A001
7/2/18 @ 2:15 PM

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SHEET NUMBER: A100
SHEET TITLE: BASEMENT FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"
DATE: 06.14.18
JOB NO: 14001

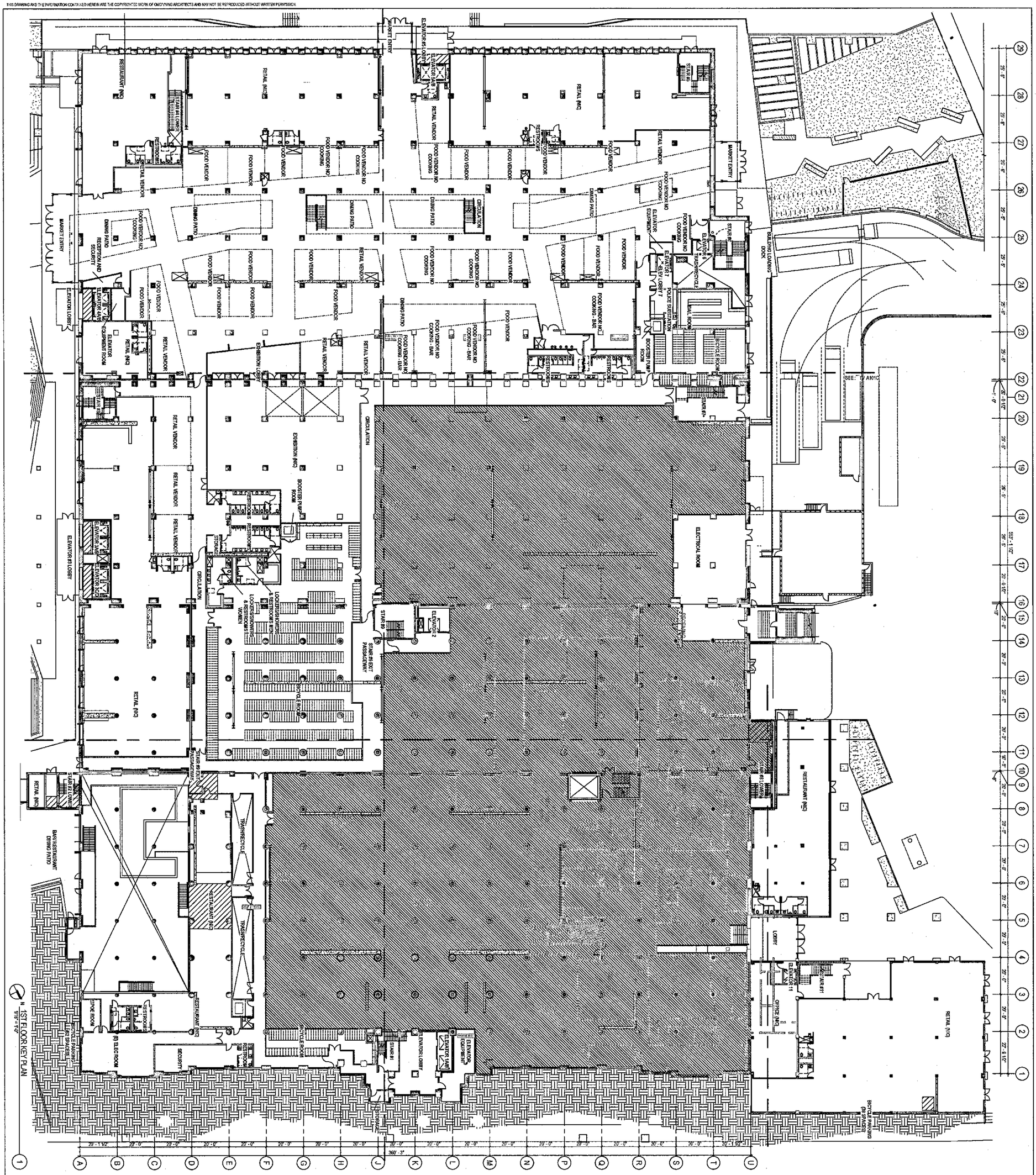
DEVELOPER: EAST WEST EQUITY, LLC
724 S. SPRING ST. SUITE 1000
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1 1ST FLOOR KEY PLAN
1/16" = 1'-0"

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Approved By: Lucralia Ibarra
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KEY

A	C	E
B	D	F

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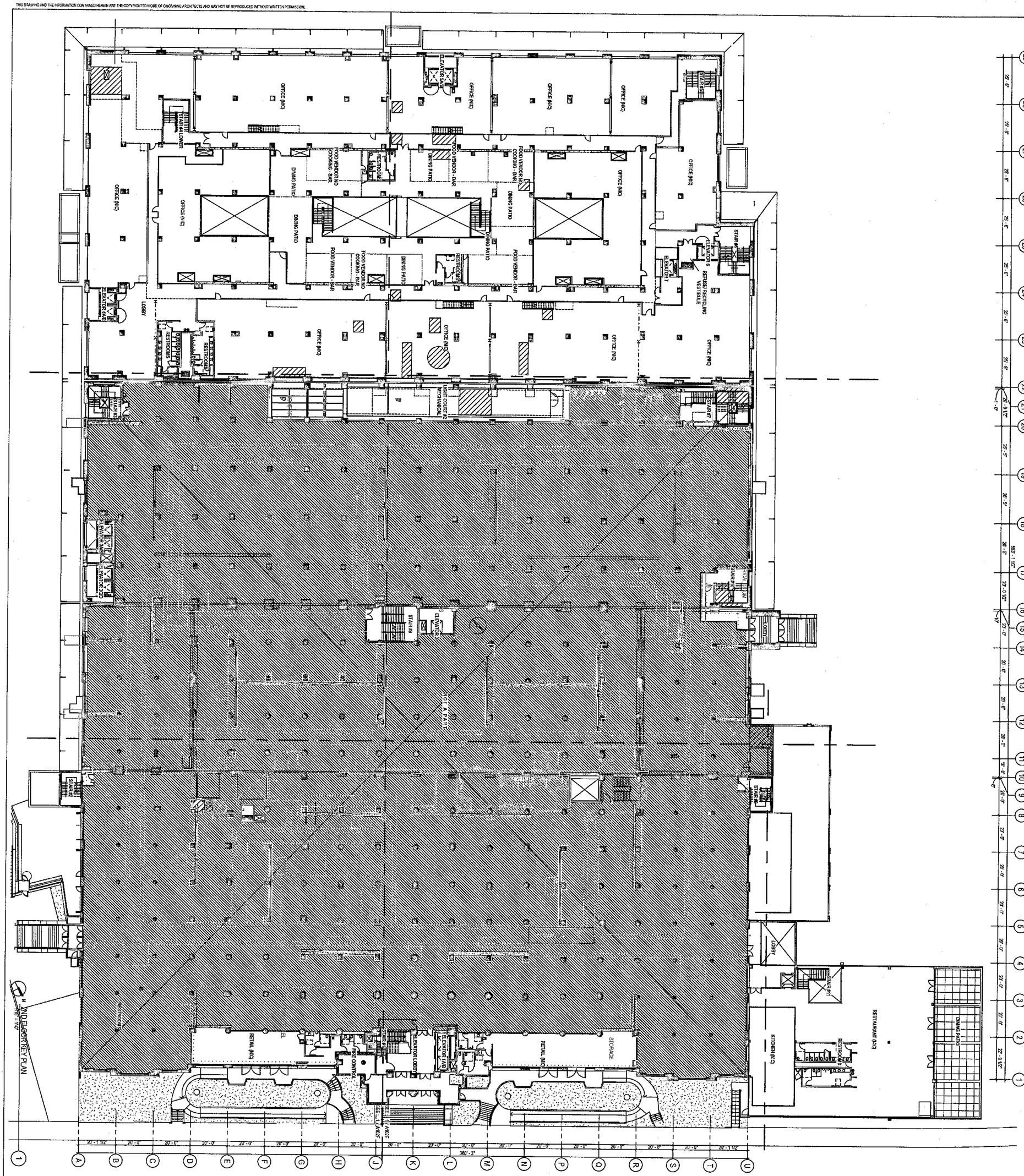
2650 E. OLYMPIC BLVD.
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JOB NO. 14001
DATE 06.14.18
SCALE 1/16" = 1'-0"
SHEET TITLE 1ST FLOOR KEY PLAN
SHEET NUMBER A101

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KEY

A	C	E
B	D	F

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SHEET NUMBER: A102

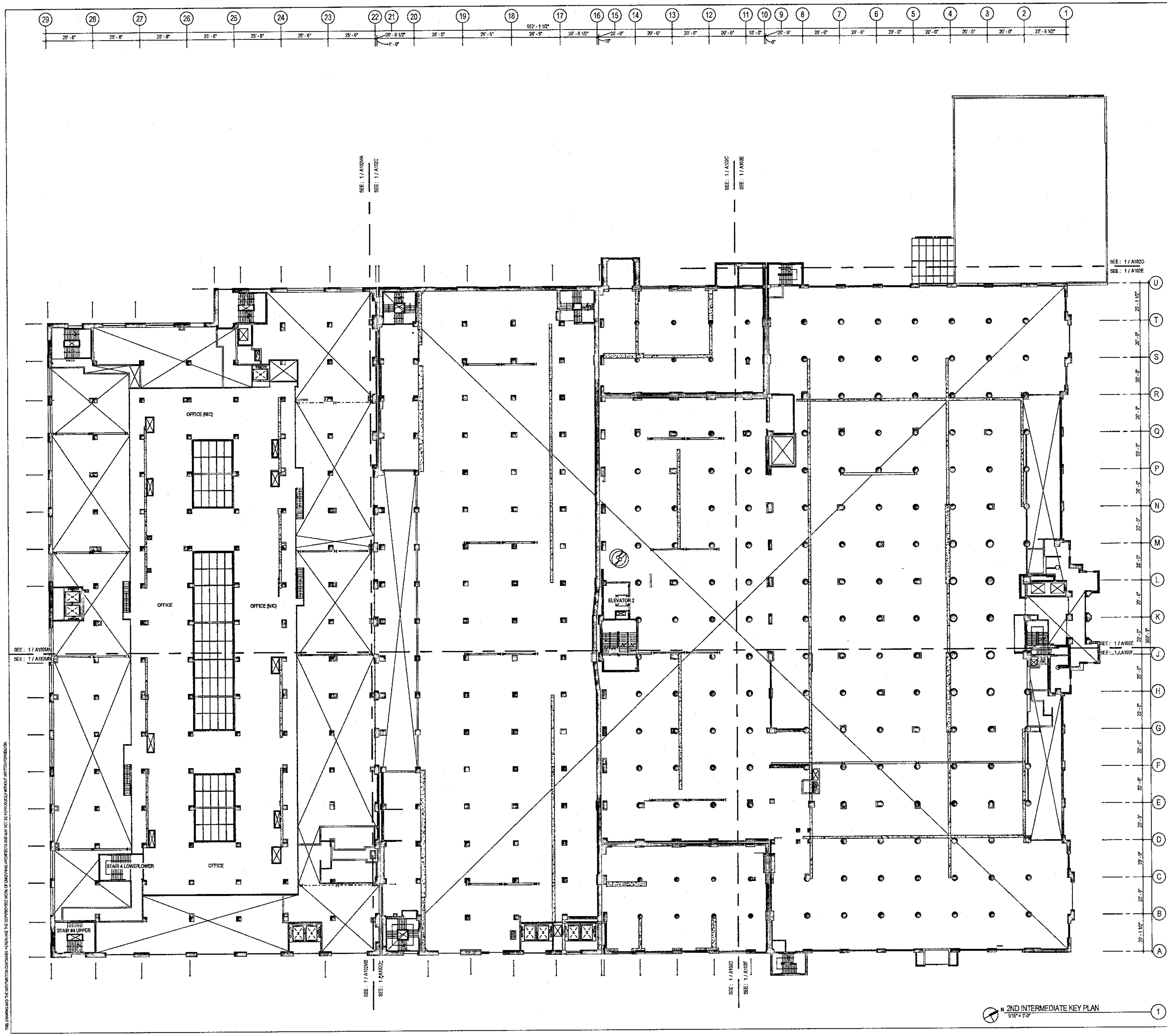
SHEET TITLE: 2ND FLOOR KEY PLAN

SCALE: 1/16" = 1'-0"

DATE: 06.14.18

JOB NO.: 14001

2015-12-21 4:21:27 PM



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KEY

A C E G
B D F

REVISIONS:

JOB NO.: 14-001

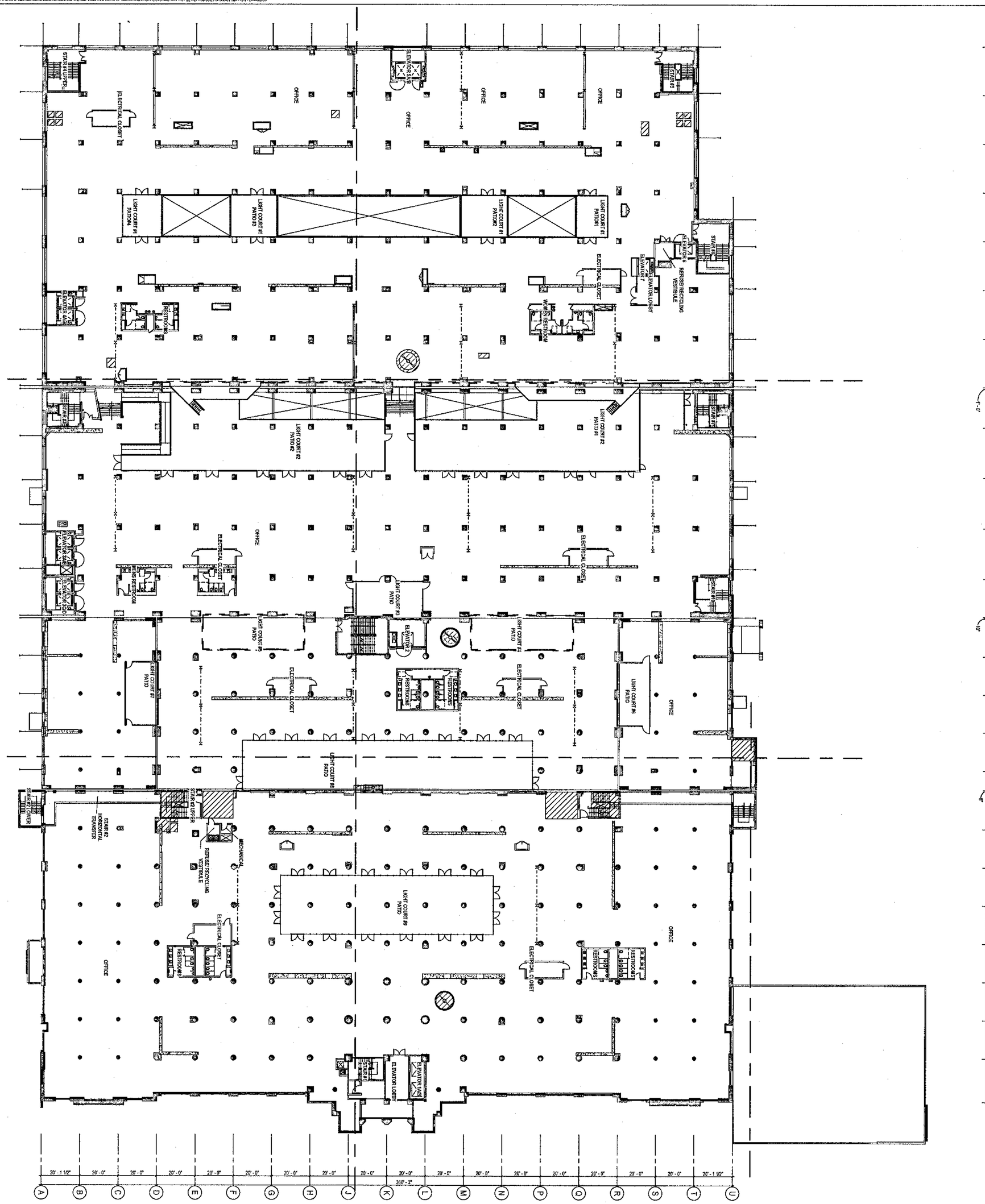
DATE: 08.14.18

SCALE: 1/16" = 1'-0"

SHEET TITLE: 2ND INTERMEDIATE KEY PLAN

SHEET NUMBER: A102M

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N 3RD FLOOR KEY PLAN
3/16" = 1'-0"
1

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LOS ANGELES, CA 90023

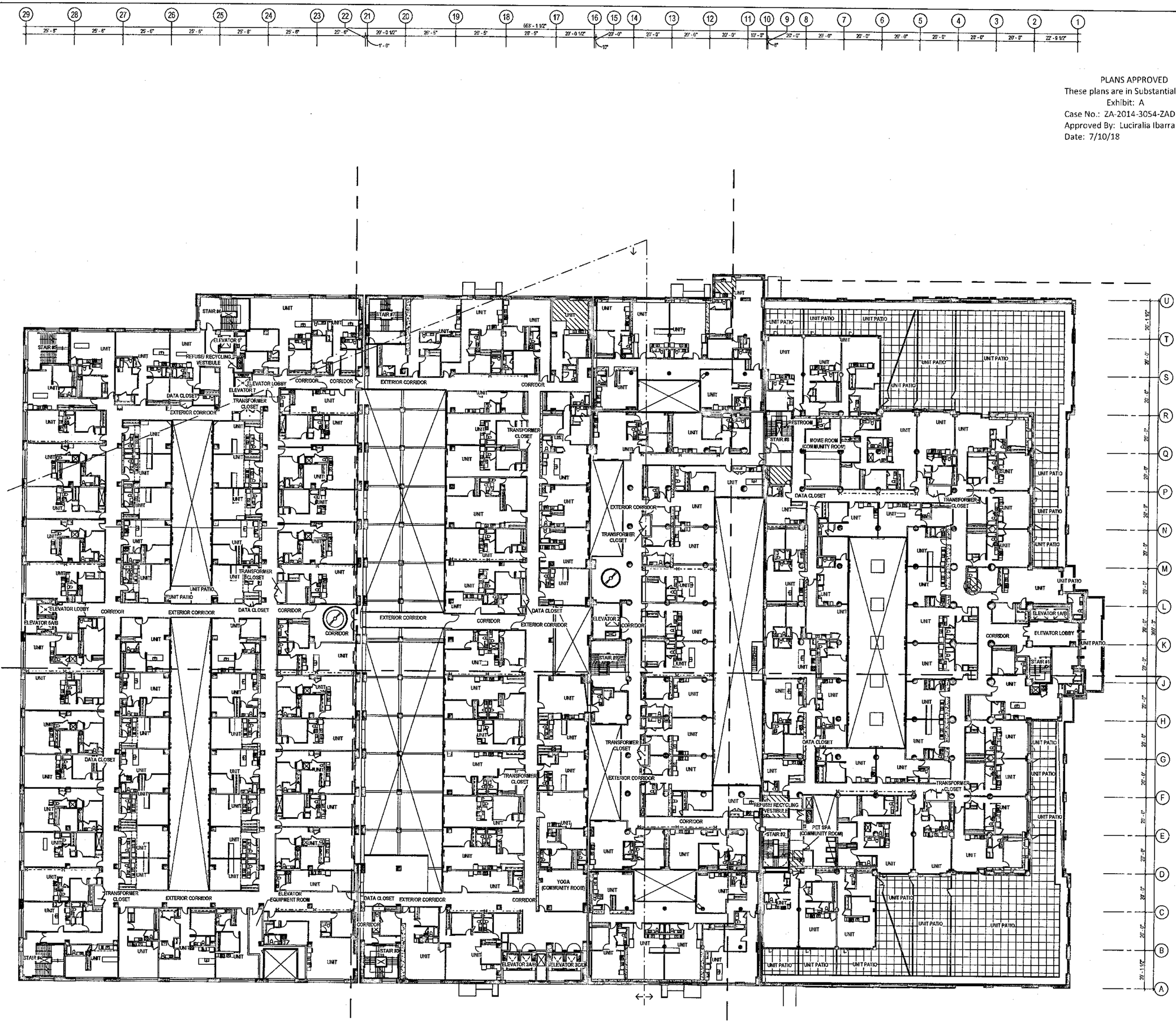
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JOB NO. 14-001
DATE 08.14.18
SCALE 3/16" = 1'-0"
SHEET TITLE 3RD FLOOR KEY PLAN
SHEET NUMBER A103

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4TH FLOOR KEY PLAN
1/16" = 1'-0"

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KEY

A	C	E	G
B	D	F	

REVISIONS:

JOB NO: 14-001
DATE: 02.14.18
SCALE: 1/16" = 1
SHEET TITLE: 4TH FLOOR KEY PLAN
SHEET NUMBER: A104

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UNIT PATIO

UNIT PATIO

(MOVIE ROOM (COMMON ROOM)

N 5TH FLOOR KEY PLAN
1/16" = 1'-0"

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KEY

A	C	E
B	D	F

G

REVISIONS:

JOB NO: 14-001
DATE: 06.14.18
SCALE: 1/16" = 1'-0"
SHEET TITLE: 5TH FLOOR KEY PLAN
SHEET NUMBER: A105

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PET SPA (COMMUNITY ROOM)

6TH FLOOR KEY PLAN
1/16" = 1'-0"

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KEY

A	C	E
B	D	F

REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: 1/16" = 1'-0"
SHEET TITLE: 6TH FLOOR KEY PLAN
SHEET NUMBER: A106

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MOVIE ROOM
COMMUNITY ROOM

7TH FLOOR KEY PLAN
1/16" = 1'-0"

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724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

KEY

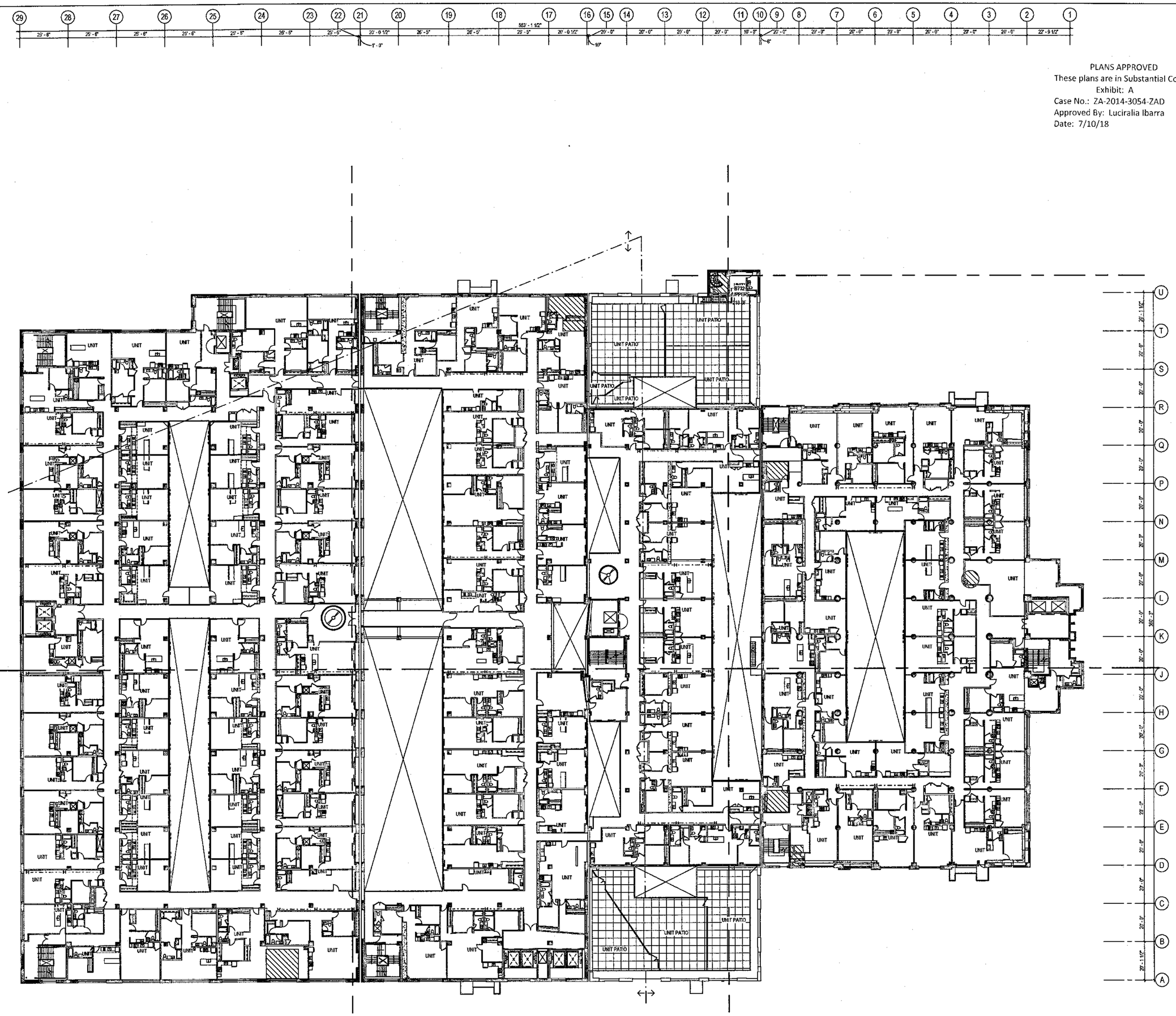
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B	D	F

REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
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SHEET NUMBER: A107

2018 6:26:49 PM

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8TH FLOOR KEY PLAN
1/16" = 1'-0"

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LOS ANGELES, CA 90014

KEY

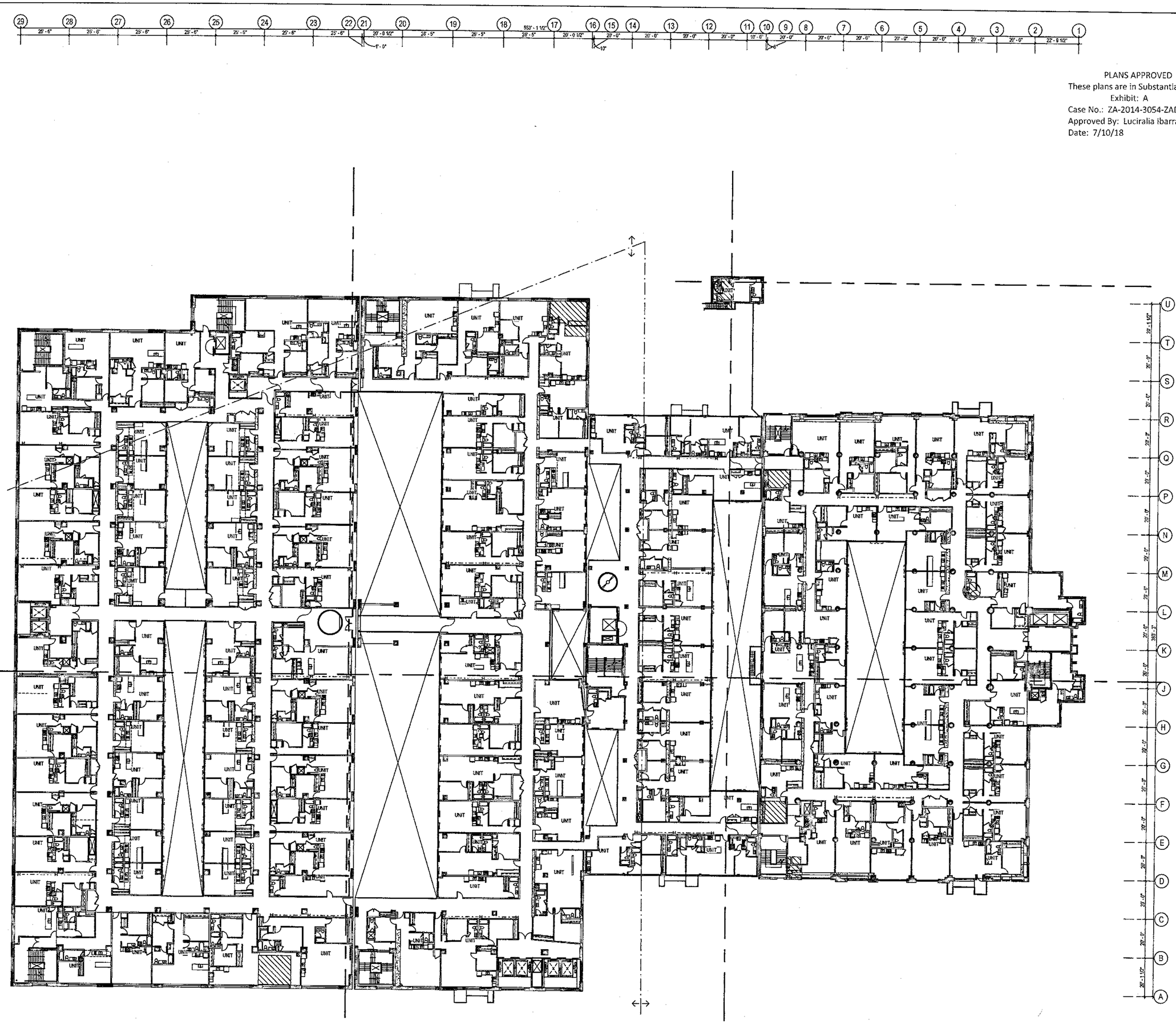
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REVISIONS:

JOB NO.: 14-001
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SHEET TITLE: 8TH FLOOR KEY PLAN
SHEET NUMBER: A108
7/20/18 6:32:15 PM

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9TH FLOOR KEY PLAN
1/16" = 1'-0"

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724 S. SPRING STREET, SUITE 900
LOS ANGELES, CA 90014

KEY

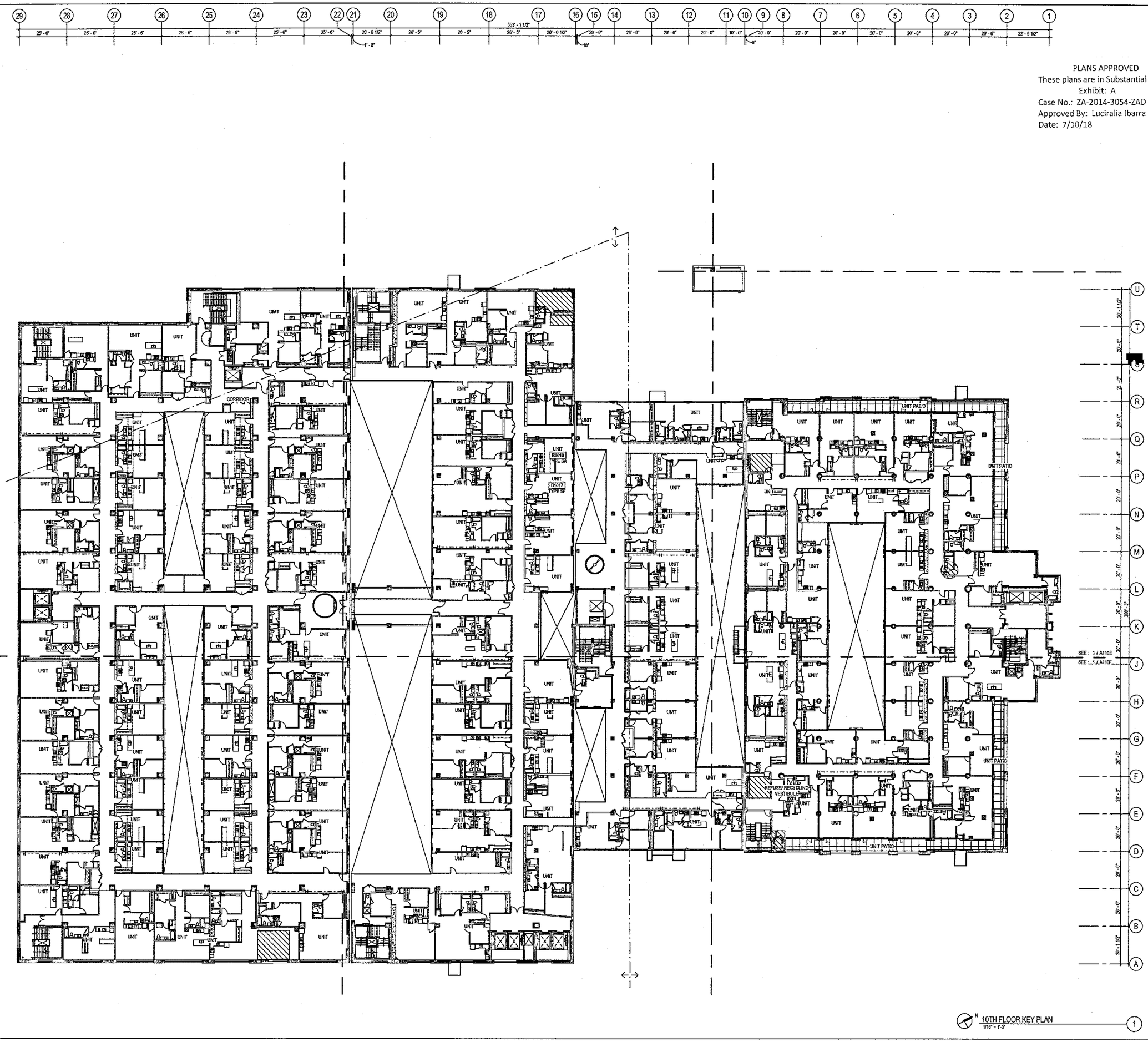
A	C	E
B	D	F

REVISIONS:

JOB NO.: 14-001
DATE: 05.14.18
SCALE: 1/16" = 1'-0"
SHEET TITLE: 9TH FLOOR KEY PLAN
SHEET NUMBER: A109

7/5/18 6:27:39 PM

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10TH FLOOR KEY PLAN
1/16" = 1'-0"

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724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

KEY

A	C	E
B	D	F

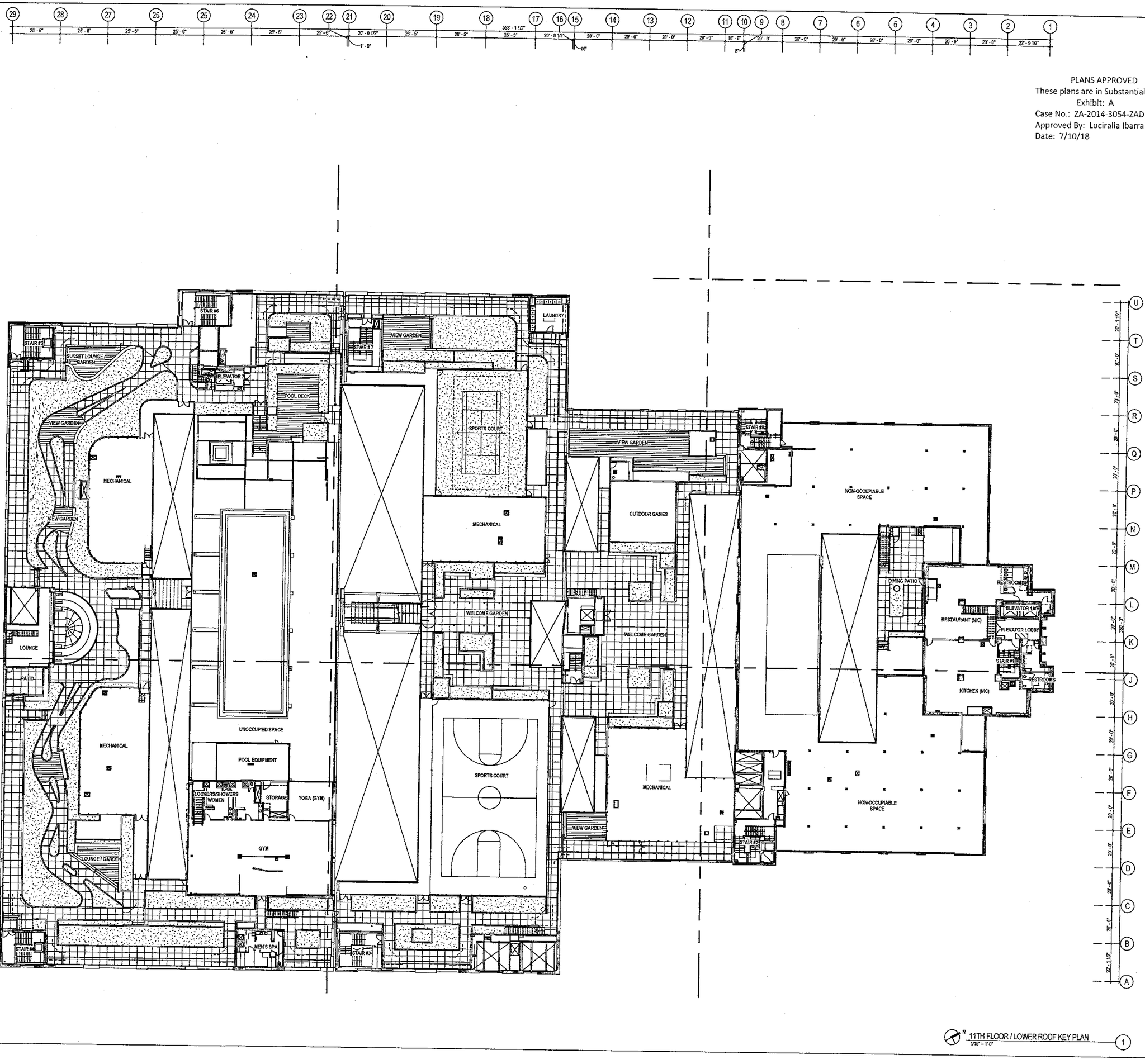
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REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: 1/16" = 1'-0"
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SHEET NUMBER: A110

7/2/18 6:28:04 PM

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N 11TH FLOOR / LOWER ROOF KEY PLAN
1/16" = 1'-0" 1

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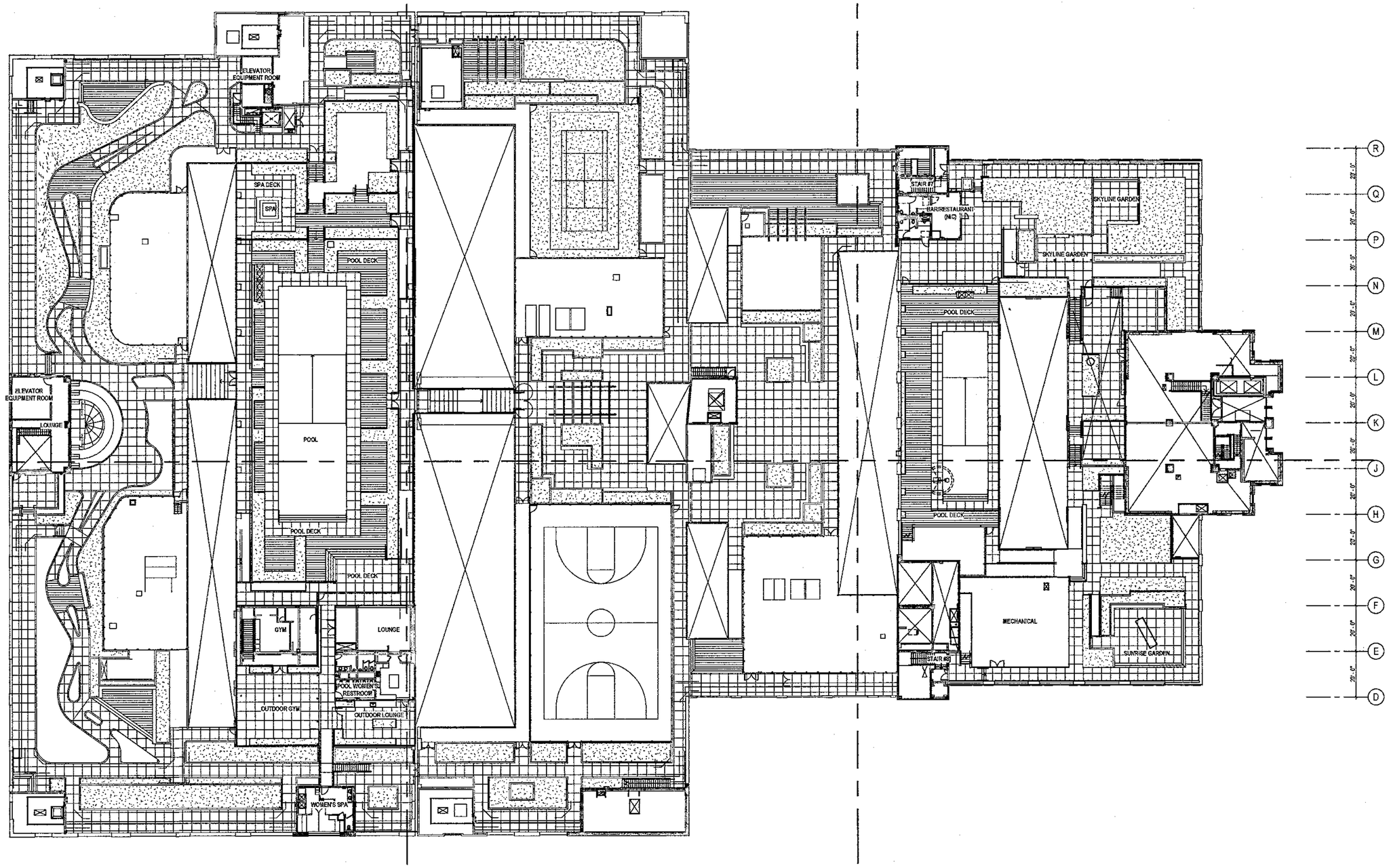
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A	C	E	
B	D	F	

REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: 1/16" = 1'-0"
SHEET TITLE: 11TH FLOOR / LOWER ROOF KEY PLAN
SHEET NUMBER: A111

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12TH FLOOR / UPPER ROOF KEY PLAN
1/16" = 1'-0"

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KEY

REVISIONS:

JOB NO.: 14-001
DATE: 08.14.18
SCALE: 1/16" = 1'-0"
SHEET TITLE: 12TH FLOOR / UPPER ROOF KEY PLAN
SHEET NUMBER: A112

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DINING PATIO (NIC)
ELEVATOR 1A/B
ELEVATOR LOBBY
BAR/RESTAURANT (NIC)
STAIR #1
RESTROOMS
RESTROOMS
DINING PATIO
BAR/RESTAURANT (NIC)
KITCHEN (NIC)
RESTROOMS
STAIR #2
ELEVATOR EQUIPMENT

13TH FLOOR KEY PLAN
1/16" = 1'-0"

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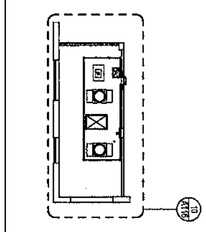
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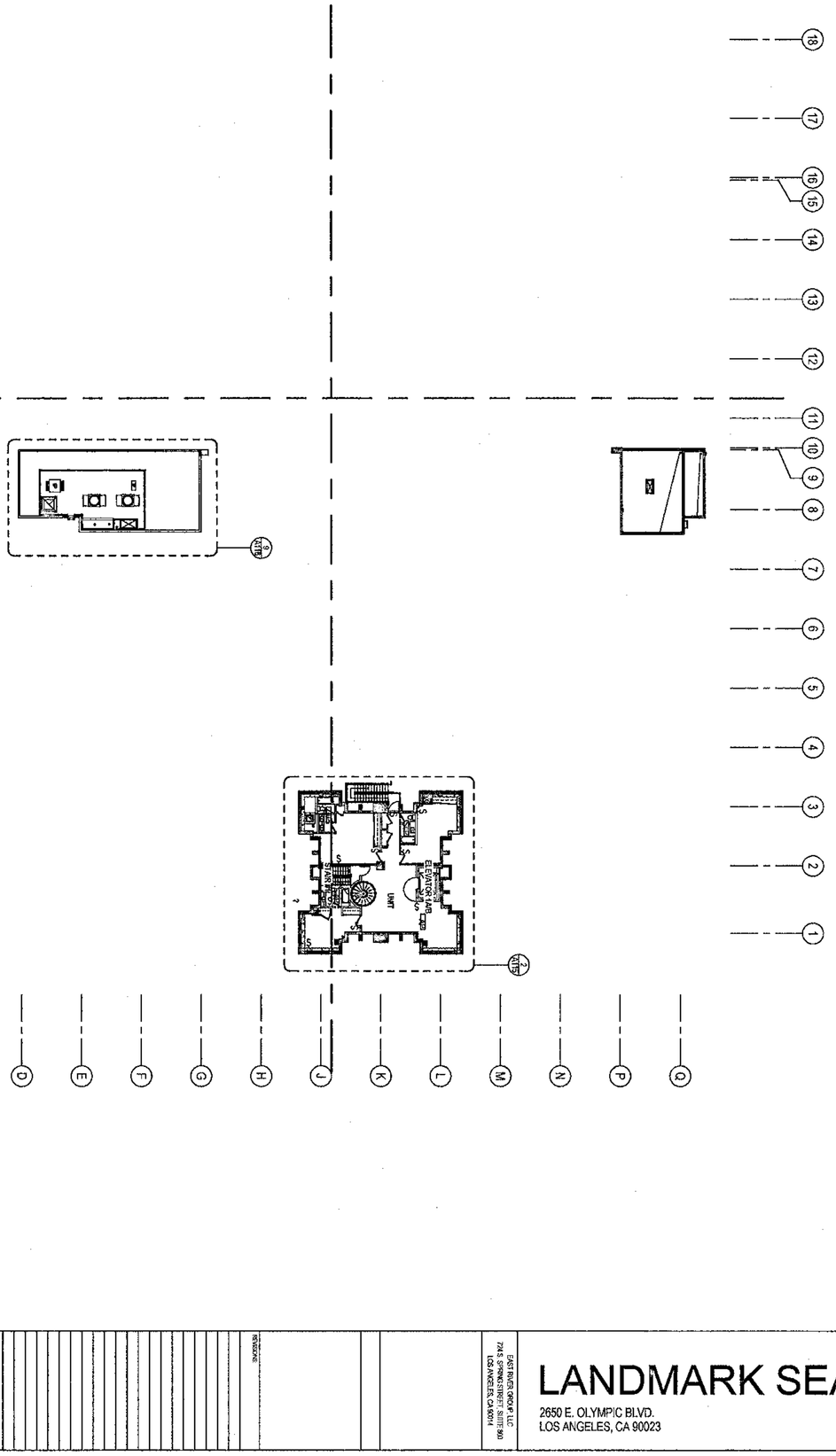
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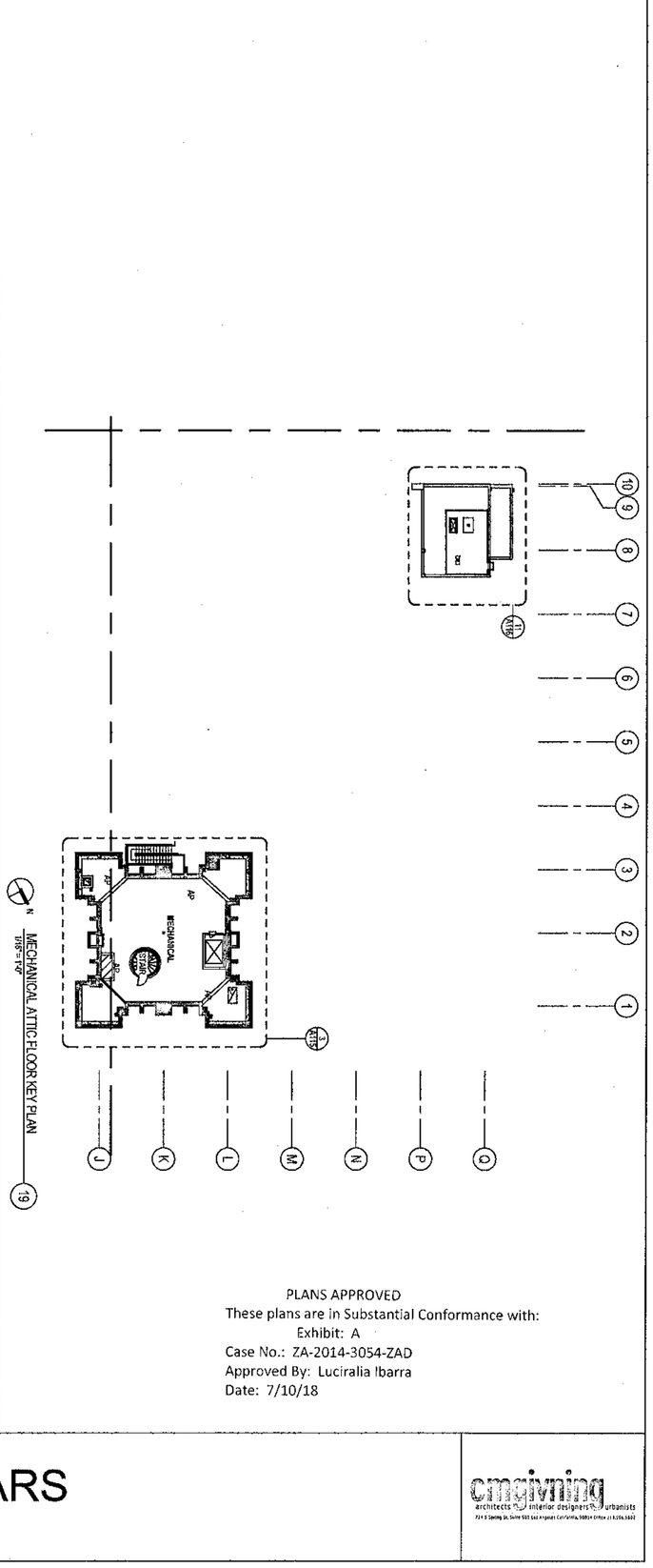
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DATE: 08.14.18
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SHEET NUMBER: A113
7/7/18 5:52:21 PM

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N
14TH FLOOR KEY PLAN
1/16" = 1'-0"



N
MECHANICAL ATTIC FLOOR KEY PLAN
1/16" = 1'-0"
19

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Date: 7/10/18

SHEET NUMBER: A114

SHEET TITLE: 14TH & MECHANICAL ATTIC FLOOR KEY PLANS

JOB NO.: 14-001
DATE: 02.14.18
SCALE: 1/16" = 1'-0"

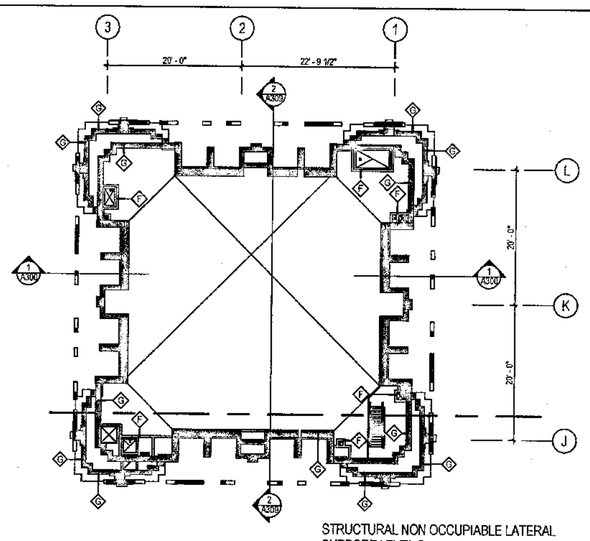
REVISIONS

EAST RIVER 90045 LLC
724 S. SPRING STREET, SUITE 900
LOS ANGELES, CA 90014

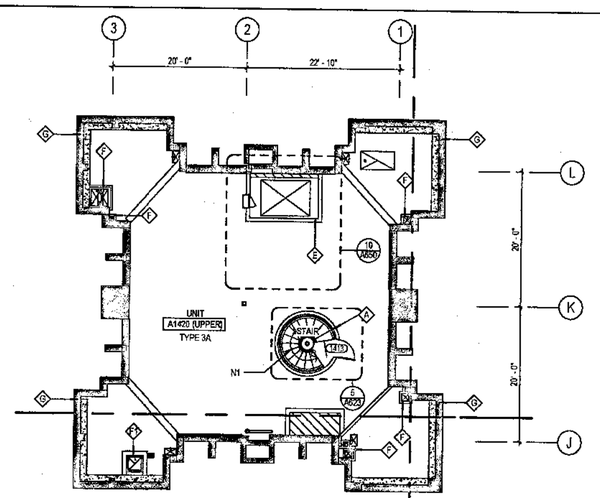
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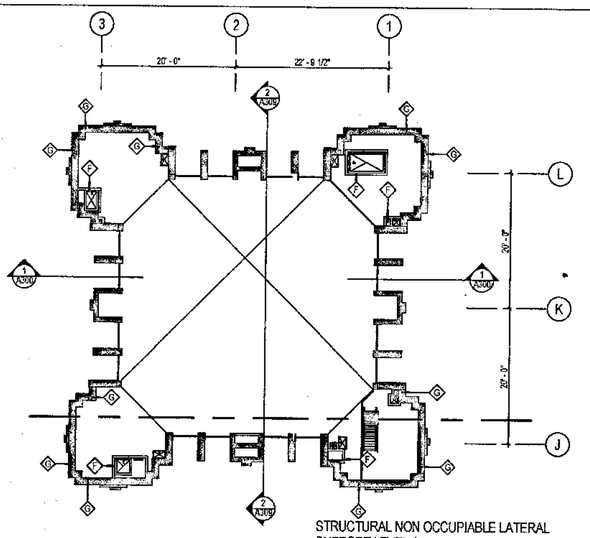
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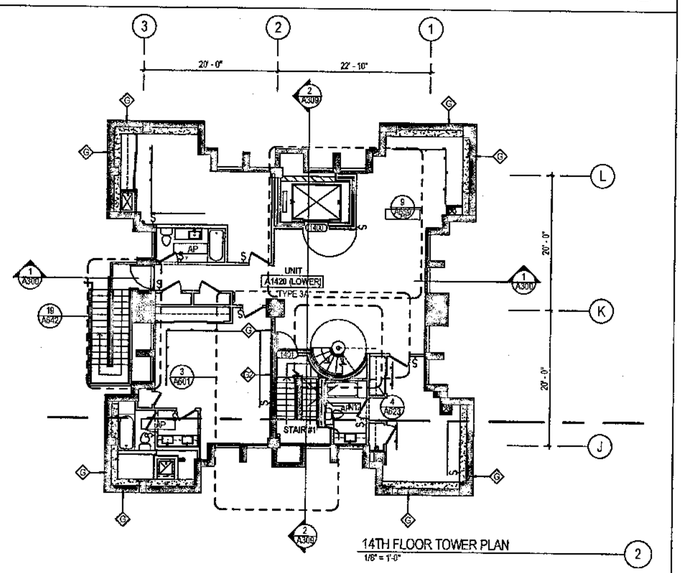
STRUCTURAL NON OCCUPIABLE LATERAL SUPPORT LEVEL 2
1/8" = 1'-0" 6



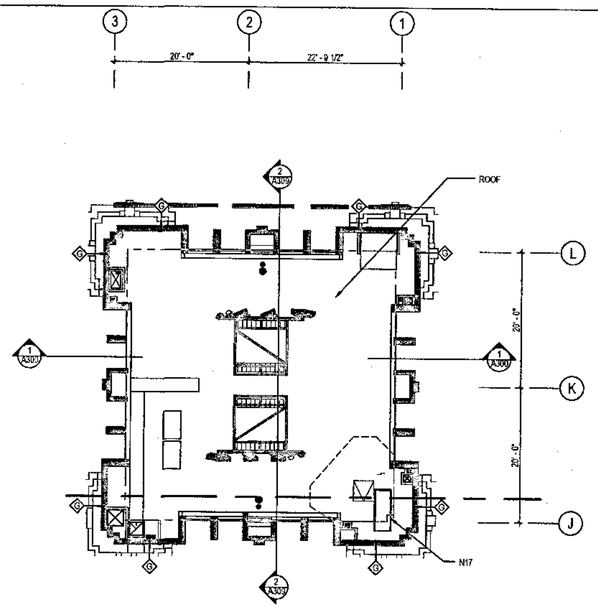
MECHANICAL ATTIC FLOOR TOWER PLAN
1/8" = 1'-0" 3



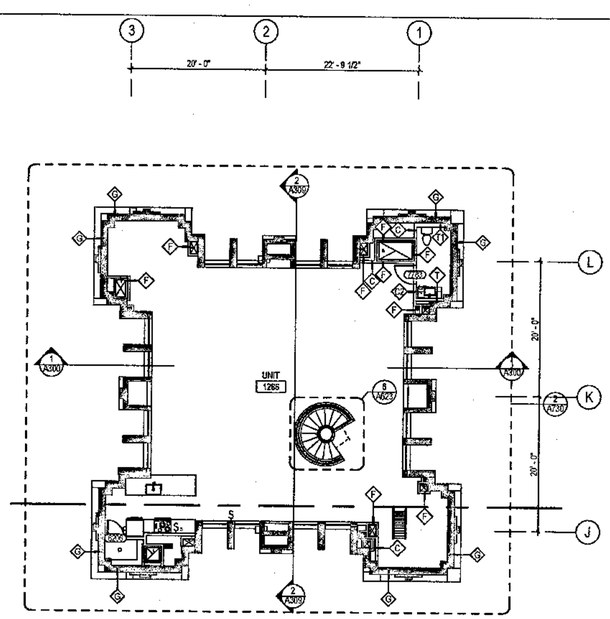
STRUCTURAL NON OCCUPIABLE LATERAL SUPPORT LEVEL 1
1/8" = 1'-0" 5



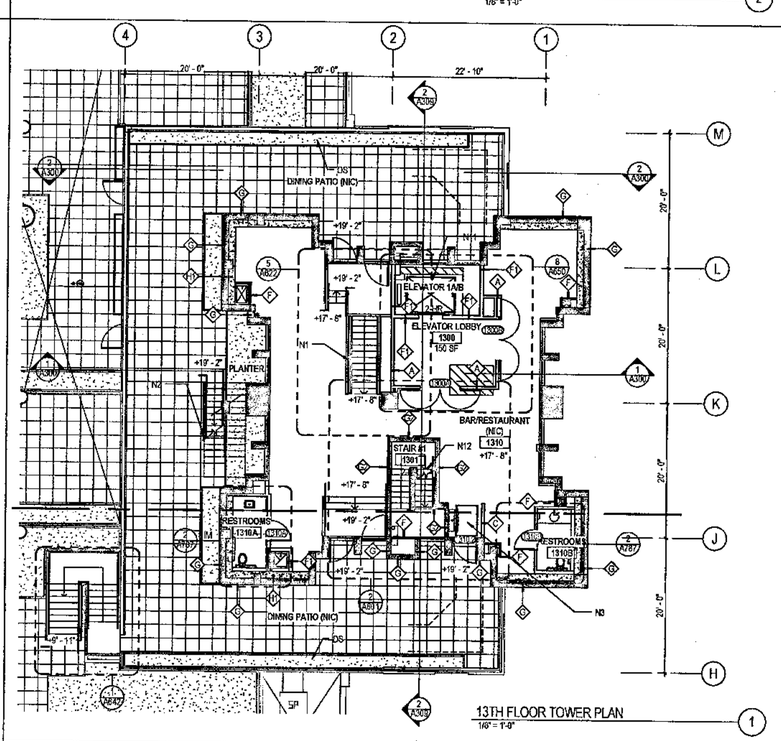
14TH FLOOR TOWER PLAN
1/8" = 1'-0" 2



TOWER ROOF PLAN
1/8" = 1'-0" 7



15TH FLOOR TOWER PLAN
1/8" = 1'-0" 4



13TH FLOOR TOWER PLAN
1/8" = 1'-0" 1

NOTES

N1. (N) STAIR
N2. (N) EXTERIOR STAIR
N3. (E) ELEVATOR PENTHOUSE
N4. (E) MECHANICAL EQUIP TO BE REMOVED. RAISE (E) STAIR
N5. (N) ELEVATOR PENTHOUSE
N6. (E) STAIR PENTHOUSE TO REMAIN. (E) STAIR BELOW TO BE ABANDONED
N7. (E) STAIR PENTHOUSE TO REMAIN
N8. (E) PENTHOUSE
N9. HVAC UNITS. SEE MECHANICAL
N10. UPPER STORY OF (E) PENTHOUSE
N11. EXTEND (E) ELEVATOR SHAFT TO ACCOMODATE (N) ELEVATOR. SEE STRUCT.
N12. (N) STAIR WITHIN (E) STAIR SHAFT
N13. STAIR PENTHOUSE
N14. POOL VAULT PER STRUCTURAL
N15. POOL SUPPORT STRUCTURE PER STRUCTURAL
N16. MECHANICAL SCREEN. SEE: 1 / A643
N17. ACCESS HATCH FOR SERVICE USE ONLY. HATCH TO REMAIN UNLOCKED AT ALL TIMES SEE: 21 / A842
N18. ACCESS LADDER FOR SERVICE USE ONLY. SEE: 3 / A842. FOR LADDERS OVER 20', SEE: 19 / A842

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucíralia Ibarra
Date: 7/10/18

SHEET NOTES

A. SEE SPECIFICATIONS FOR ADDITIONAL INFO
B. SEE SHEETS A700 THRU A750 FOR ENLARGED UNIT PLANS & ADDITIONAL WALL TYPES
C. ALL UNITS TO BE SEPARATED WITH A MINIMUM CONSTRUCTION OF 1 HR AND A MINIMUM STC RATING OF 50

LEGEND

- FLOOR INFILL. SEE STRUCT DRWGS
- STEEL COLUMN
- (E) WALL OR STRUCTURE
- WALL OR STRUCTURE
- (E) SEARS DEPT. STORE. SEISMIC RETROFIT ONLY. TI NOT A PART
- RETAIL/COMMERCIAL. TI NOT A PART
- SHELL AND CORE OFFICE. TI NOT A PART
- PAVERS. SEE LANDSCAPE
- CONC SHEAR WALL. SEE STRUCT DRWGS
- DOOR. SEE A800
- WALL TYPE. SEE A800
- C2/M2 ZONE BOUNDARY LINE

ottogi wong
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LANDMARK SEARS

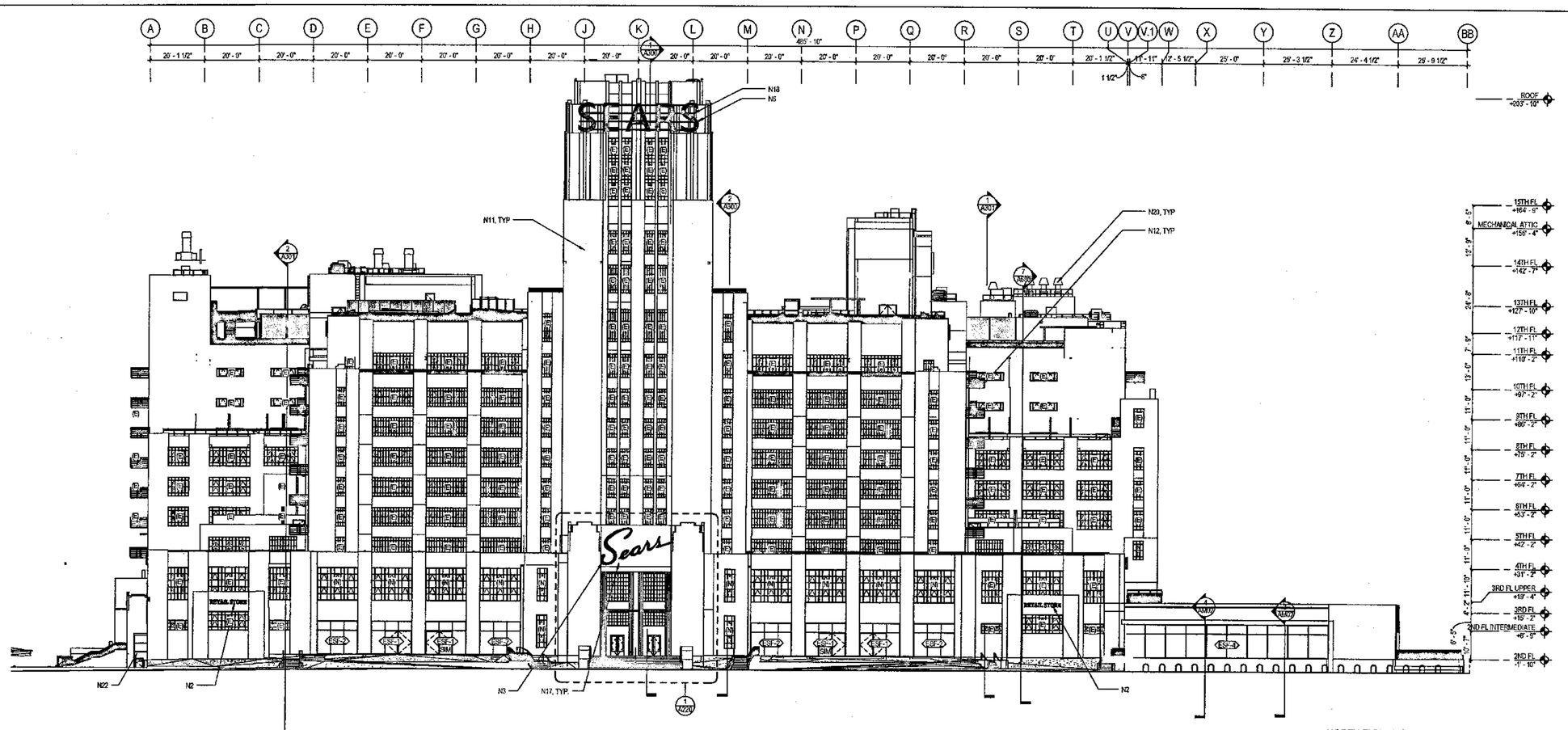
2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

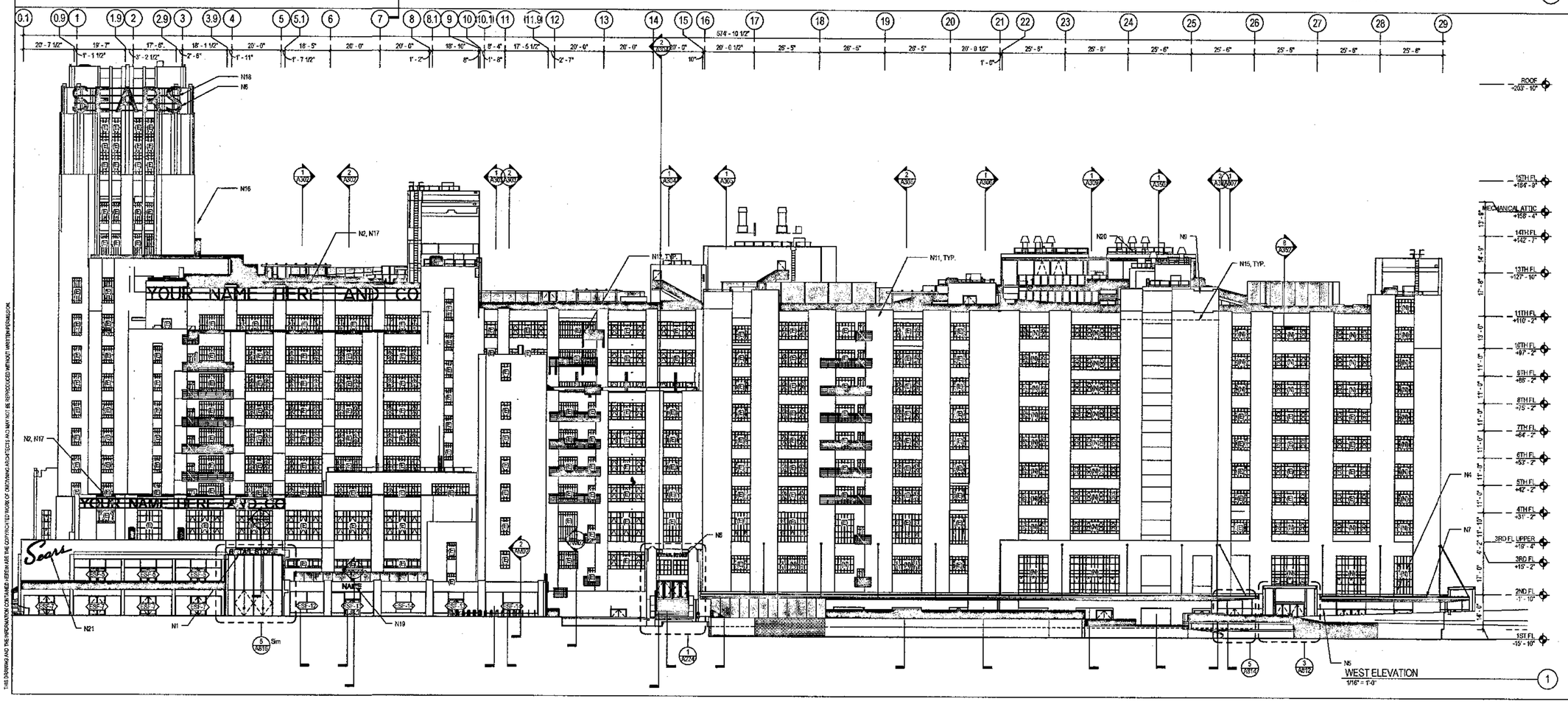
REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: 1/8" = 1'-0"
SHEET TITLE: 13TH - 17TH FLOOR TOWER PLANS
SHEET NUMBER: A115

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NORTH ELEVATION
1/16" = 1'-0"
2



WEST ELEVATION
1/16" = 1'-0"
1

NOTES

N1. (E) RETAIL ENTRANCE TO BE REHABILITATED

N2. (N) BUILDING SIGNAGE TO MATCH (E) HISTORIC SIGNAGE IN SIZE, FONT AND LOCATION, ETC.

N3. (E) SIGNAGE TO BE REUSED AT SIMILAR LOCATION PRIOR TO DEMO, IF COMPATIBLE IN PROPORTION W/ ENTRANCE REHABILITATION

N4. (N) CANOPY SIGNAGE

N5. (N) PEDESTRIAN SIGNAGE

N6. (E) BUILDING SIGNAGE TO BE REHABILITATED

N7. (N) CANOPY TO MATCH HISTORIC CANOPY IN SIZE PROFILE, STRUCTURE, DETAILS, ETC.

N8. (N) GLASS ELEVATOR VESTIBULE

N9. (N) STAIR PENTHOUSE

N10. NOT USED

N11. (E) CONCRETE, REPAINT, TYP. PT-1 ICI MANSARD STONE - #A1832, TYP.

N12. (E) EXTERIOR FIRE ESCAPE TO REMAIN, INFILL OPENING, TO BECOME TENANT BALCONY, MAINTAIN RISER/RUN, RAISE GUARDRAIL TO 42" TYP.

N13. (N) OPEN AIR ELEVATOR VESTIBULE

N14. NOT USED

N15. EDGE OF (E) PARAPET

N16. (N) EXTERIOR STAIR

N17. (N) SIGNAGE SUPPORT BRACKETS

N18. (E) SIGNAGE SUPPORT BRACKETS

N19. (N) BUILDING SIGNAGE

N20. MECHANICAL EQUIPMENT, SEE MECH. DRAWINGS FOR ADDITIONAL INFO.

N21. (E) SIGNAGE TO BE REUSED AT SIMILAR LOCATION PRIOR TO DEMO

N22. (N) WHEELCHAIR LIFT

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucralia Ibarra
Date: 7/10/18

LEGEND

(E) (E) WINDOWS TO BE REPAIRED PER PERMIT # 14016-10000-08618

(N) (N) WINDOWS UNDER SEPARATE PERMIT

3727 West Sixth Street, Suite 540
Los Angeles, California 90020
213.387.3760

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

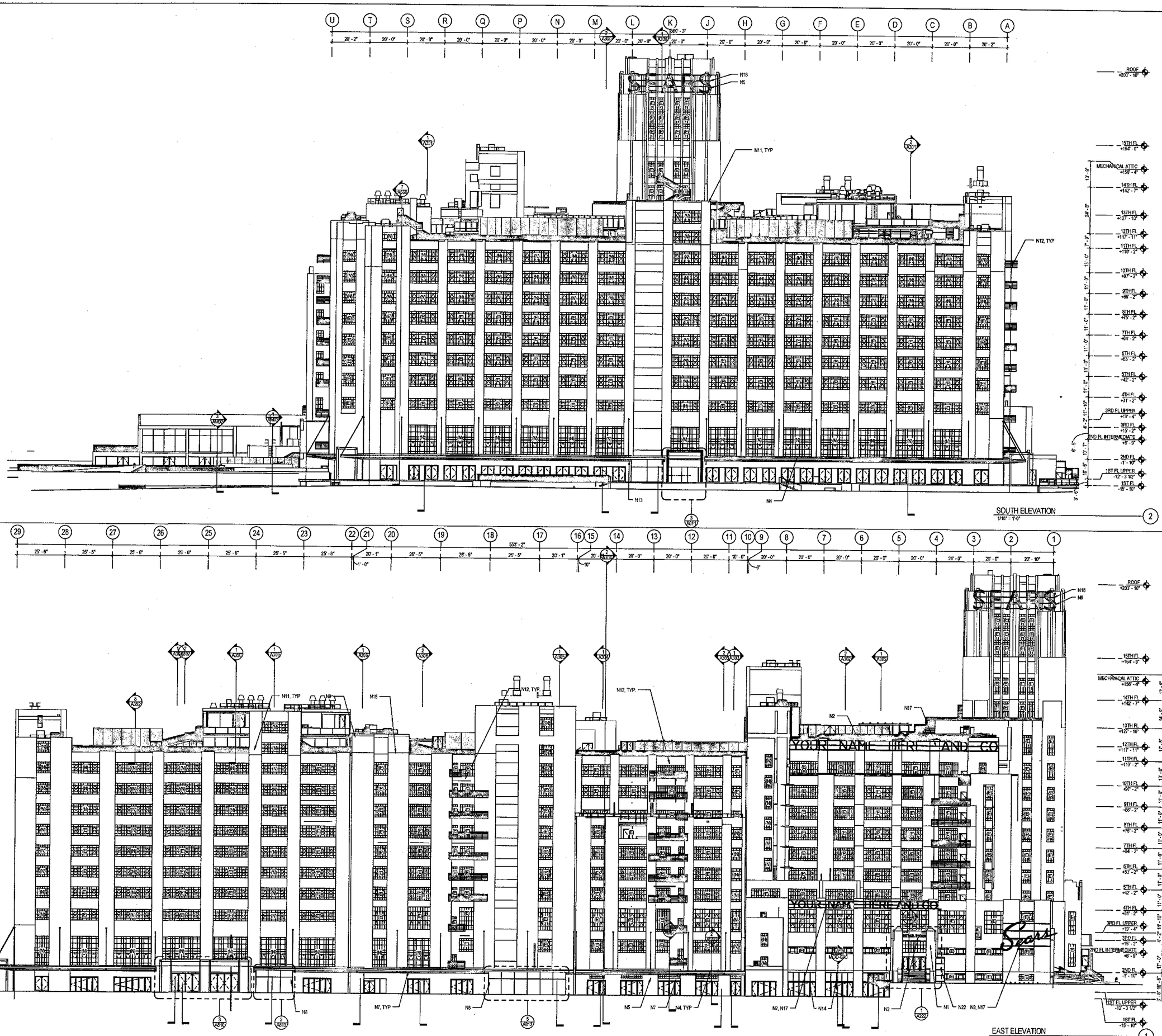
EAST RIVER GROUP, LLC
734 S. SPRING STREET, SUITE 500
LOS ANGELES, CA 90014

REVISIONS:

JOB NO.: 14-031
DATE: 08.14.18
SCALE: As indicated
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A200

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7/9/18 8:31:44 PM



NOTES

N1. (E) RETAIL ENTRANCE TO BE REHABILITATED

N2. (N) BUILDING SIGNAGE TO MATCH (E) HISTORIC SIGNAGE IN SIZE, FONT AND LOCATION, ETC.

N3. (E) SIGNAGE TO BE REUSED AT SIMILAR LOCATION PRIOR TO DEMO, IF COMPATIBLE IN PROPORTION W/ ENTRANCE REHABILITATION

N4. (N) CANOPY SIGNAGE

N5. (N) PEDESTRIAN SIGNAGE

N6. (E) BUILDING SIGNAGE TO BE REHABILITATED

N7. (N) CANOPY TO MATCH HISTORIC CANOPY IN SIZE PROFILE, STRUCTURE, DETAILS, ETC.

N8. (N) GLASS ELEVATOR VESTIBULE

N9. (N) STAIR PENTHOUSE

N10. NOT USED

N11. (E) CONCRETE, REPAINT, TYP. PT-1 ICI MANSARD STONE - #M1932, TYP.

N12. (E) EXTERIOR FIRE ESCAPE TO REMAIN. INFILL OPENING, TO BECOME TENANT BALCONY, MAINTAIN RISER/RUN. RAISE GUARDRAIL TO 42" TYP.

N13. (N) OPEN AIR ELEVATOR VESTIBULE

N14. NOT USED

N15. EDGE OF (E) PARAPET

N16. (N) EXTERIOR STAIR

N17. (N) SIGNAGE SUPPORT BRACKETS

N18. (E) SIGNAGE SUPPORT BRACKETS

N19. (N) BUILDING SIGNAGE

N20. MECHANICAL EQUIPMENT, SEE MECH. DRAWINGS FOR ADDITIONAL INFO.

N21. (E) SIGNAGE TO BE REUSED AT SIMILAR LOCATION PRIOR TO DEMO

N22. (N) WHEELCHAIR LIFT

LEGEND

(E) (E) WINDOWS TO BE REPAIRED PER PERMIT # 14016-10000-08819

(N) (N) WINDOWS UNDER SEPARATE PERMIT

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

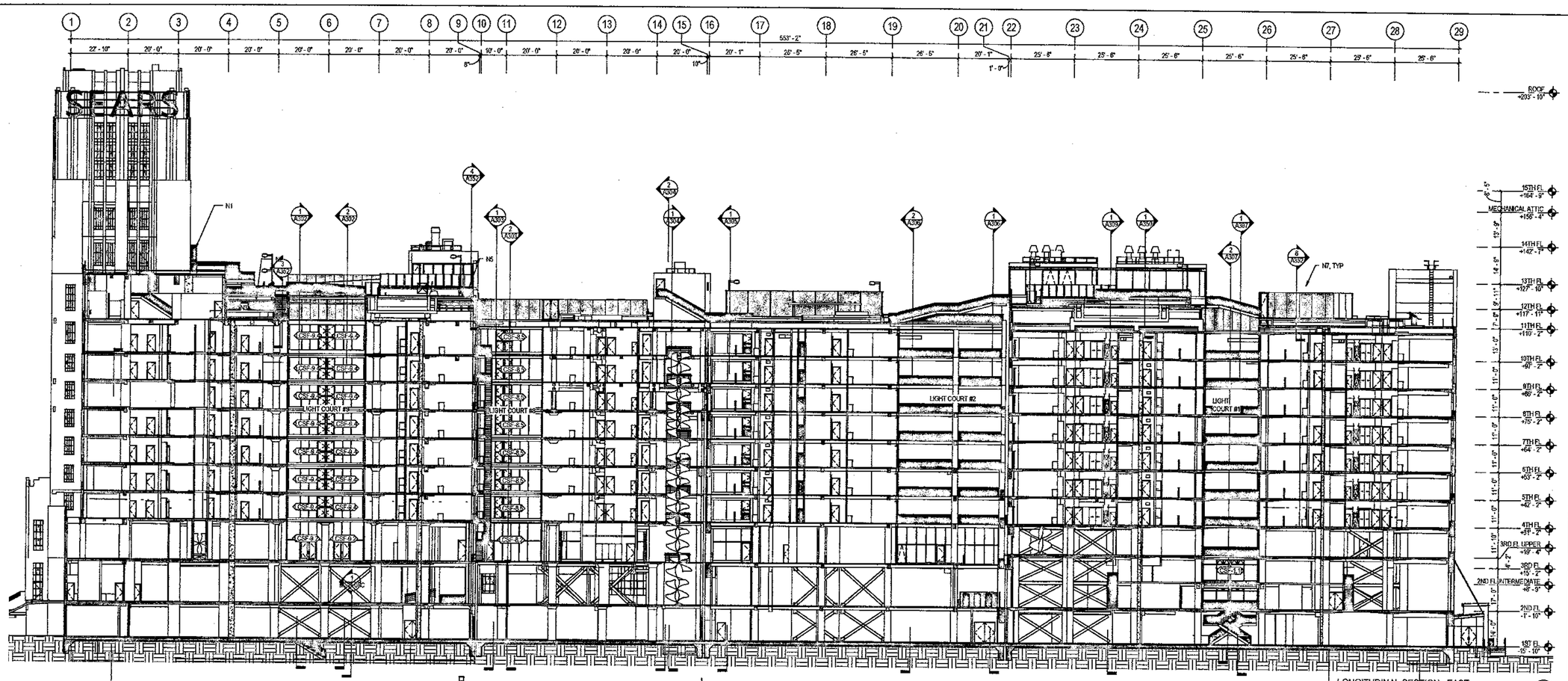
EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: As indicated
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A201

7/3/18 @ 3:07 PM

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NOTES

N1. (N) EXTERIOR STAIRS

N2. ROOF LEVEL BEYOND

N3. (N) RECESSED PATIO

N4. (E) SHIPPING CHUTE

N5. (N) RAISED POOL DECK. POOL DECK TO BE 4" BELOW (E) PARAPET WALL

N6. (N) RAISED POOL DECK

N7. (N) MECHANICAL SCREEN

N8. (N) EXTERIOR STAIR IN (E) STAIR LOCATION

N9. REHABILITATED 1927 FACADE

N10. (N) EXTERIOR FIRE ESCAPE STAIR IN ORIGINAL 1927 LOCATION. INFILL OPENING TO BECOME TENANT BALCONY. MAINTAIN RISE & RUN. RAISE GUARDRAIL TO 42" TYP.

N11. REHABILITATED 1929 FACADE

N12. TOP OF RAISED POOL DECK BEYOND

N13. EDGE OF (E) PARAPET WALL BEYOND. TOP OF (E) PARAPET WALL TO BE 5" (AT LOW POINT) AND 1'-6" (AT HIGH POINT) ABOVE (N) RAISED ROOF LEVEL UNO. SEE A350 FOR ADD'L INFO.

N14. SPORTS SCREEN

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucralia Ibarra
Date: 7/10/18

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architects | interior designers | urbanists
211 S Spring St, Suite 350 Los Angeles, California, 90012 Office: 213.346.2640

LANDMARK SEARS

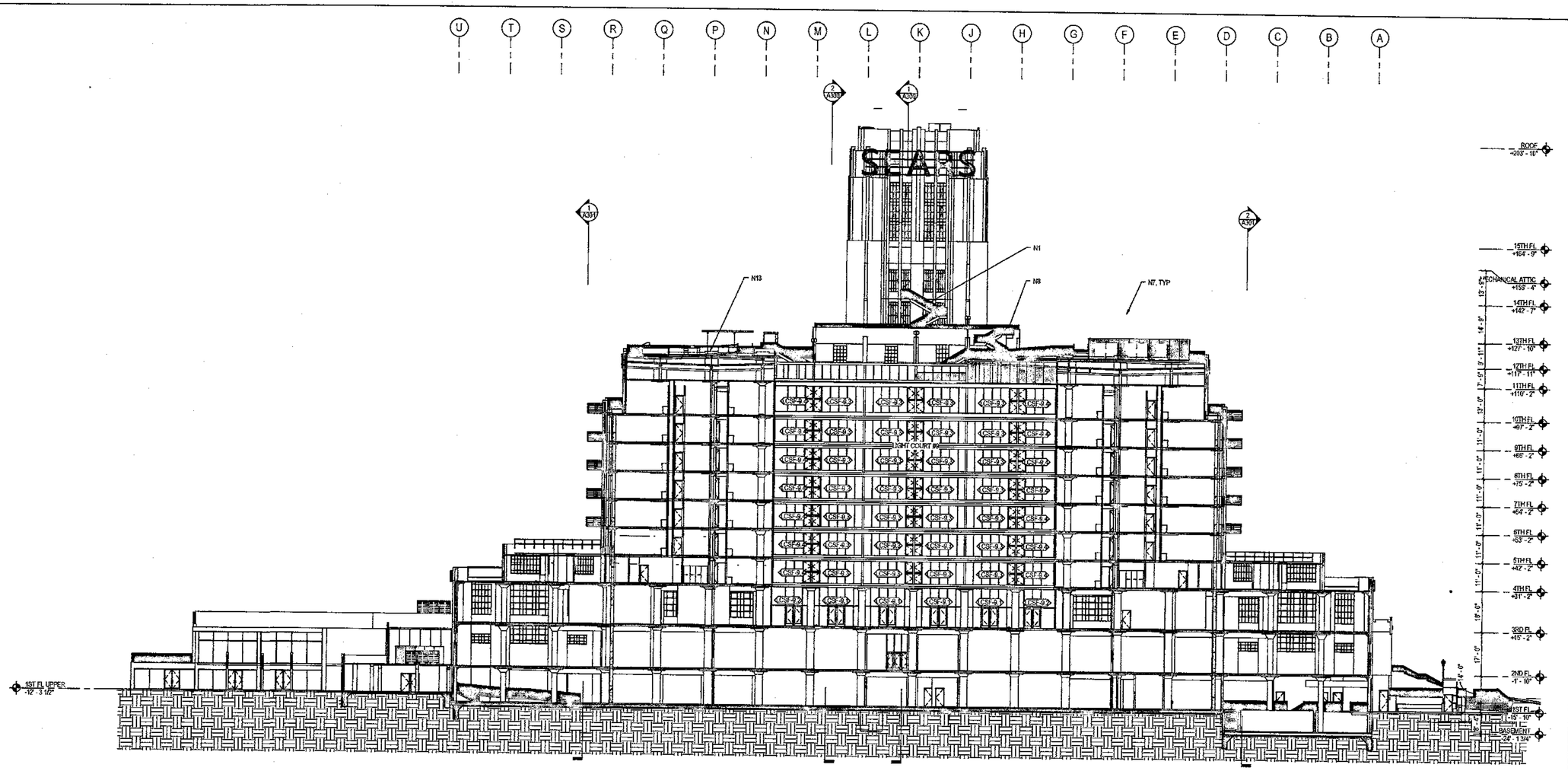
2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 900
LOS ANGELES, CA 90014

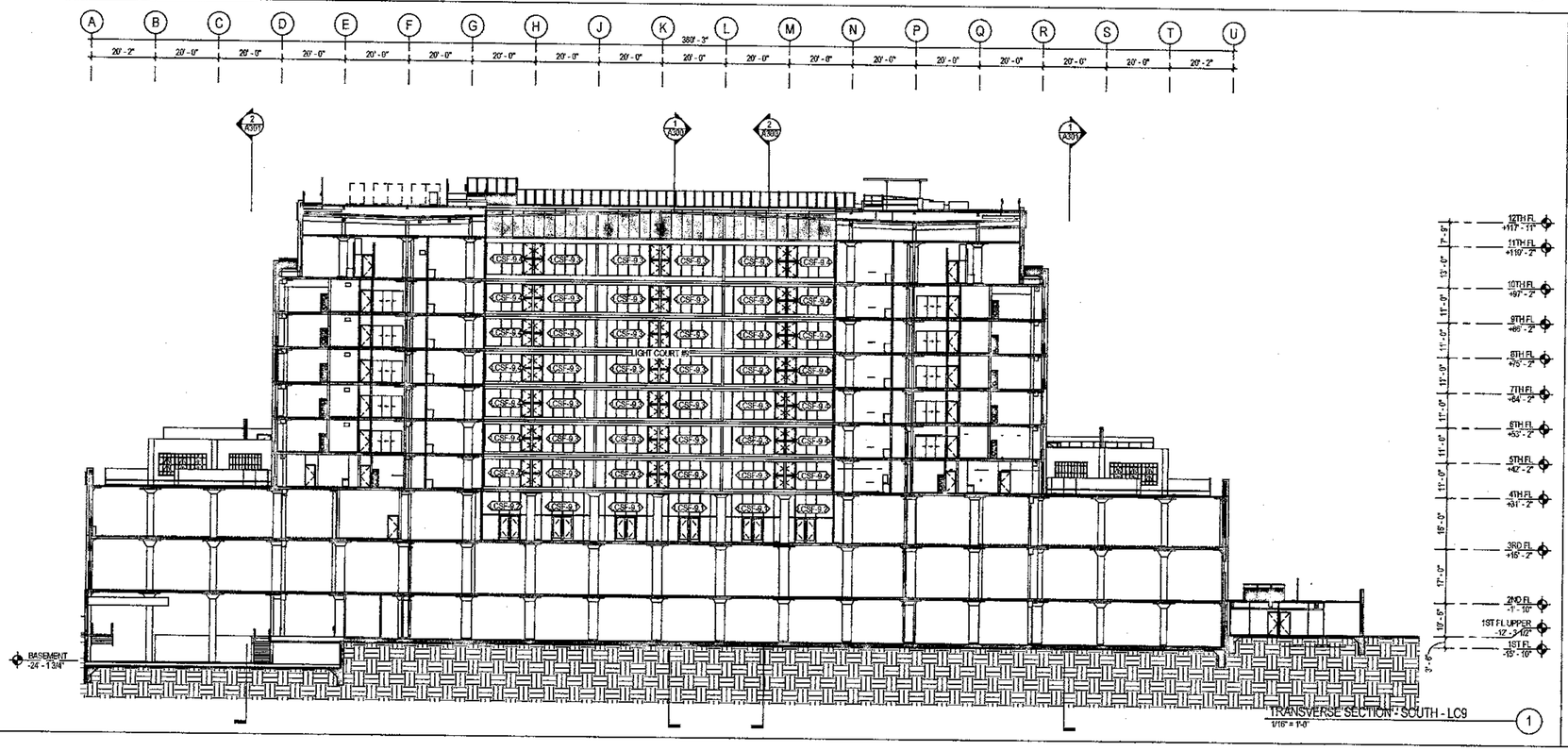
REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: As indicated
SHEET TITLE: LONGITUDINAL BUILDING SECTIONS
SHEET NUMBER: A300

7/27/18 6:24:11 PM



TRANSVERSE SECTION - NORTH - LC9
1/16" = 1'-0" (2)



TRANSVERSE SECTION - SOUTH - LC9
1/16" = 1'-0" (1)

NOTES

N1. (N) EXTERIOR STAIRS
N2. ROOF LEVEL BEYOND
N3. (N) RECESSED PATIO
N4. (E) SHIPPING CHUTE
N5. (N) RAISED POOL DECK. POOL DECK TO BE 4" BELOW (E) PARAPET WALL
N6. (N) RAISED POOL DECK
N7. (N) MECHANICAL SCREEN
N8. (N) EXTERIOR STAIR IN (E) STAIR LOCATION
N9. REHABILITATED 1927 FACADE
N10. (N) EXTERIOR FIRE ESCAPE STAIR IN ORIGINAL 1927 LOCATION. INFILL OPENING TO BECOME TENANT BALCONY. MAINTAIN RISE & RUN, RAISE GUARDRAIL TO 42" TYP.
N11. REHABILITATED 1929 FACADE
N12. TOP OF RAISED POOL DECK BEYOND
N13. EDGE OF (E) PARAPET WALL BEYOND. TOP OF (E) PARAPET WALL TO BE 9" (AT LOW POINT) AND 1'-6" (AT HIGH POINT) ABOVE (N) RAISED ROOF LEVEL UNO. SEE A350 FOR ADD'L INFO.
N14. SPORTS SCREEN

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucralia Ibarra
Date: 7/10/18

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LANDMARK SEARS

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LOS ANGELES, CA 90023

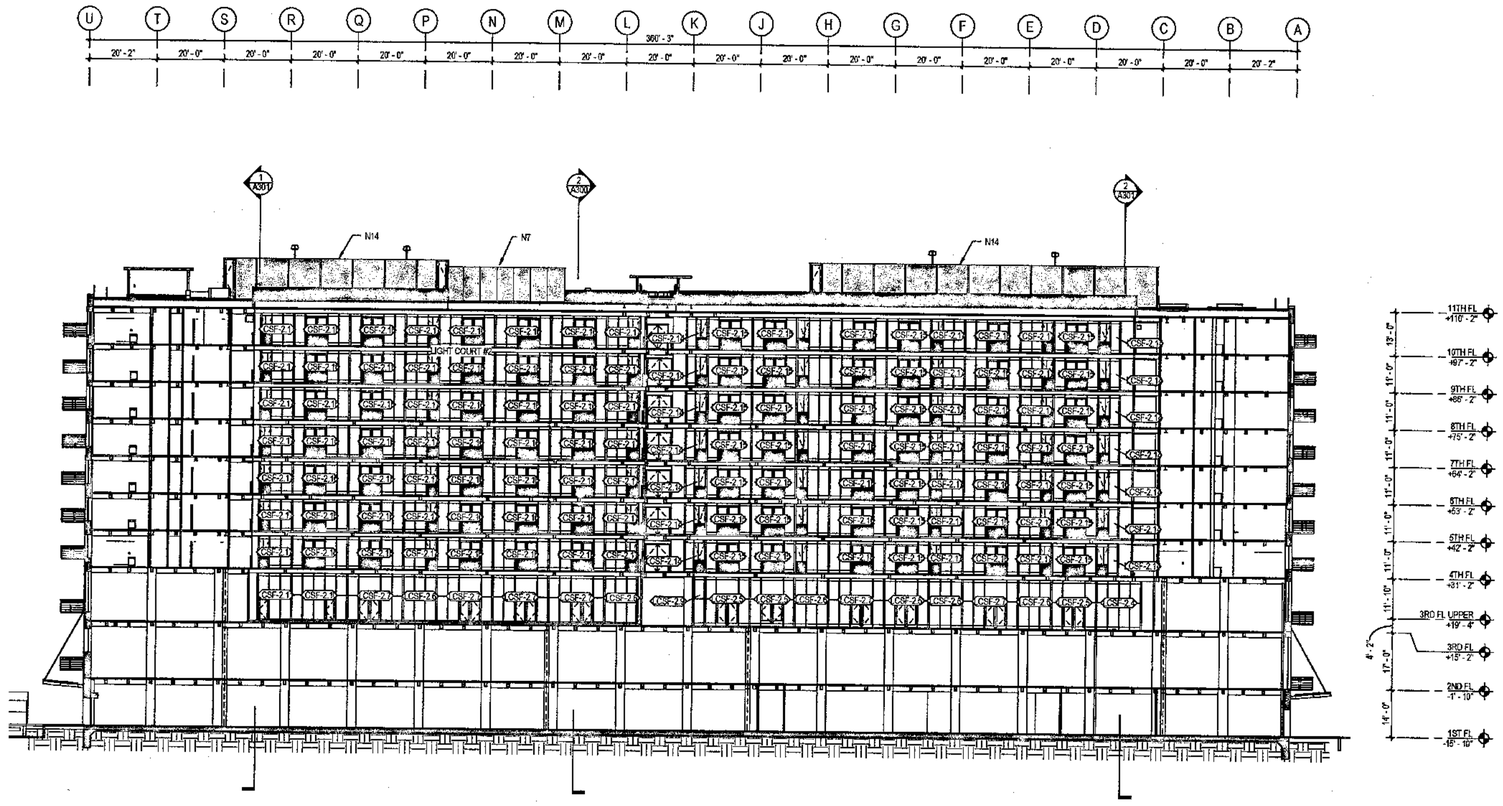
OMO YANG ARCHITECTS
211 Santa Ana Ave, Los Angeles, CA 90012
213.613.9000

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

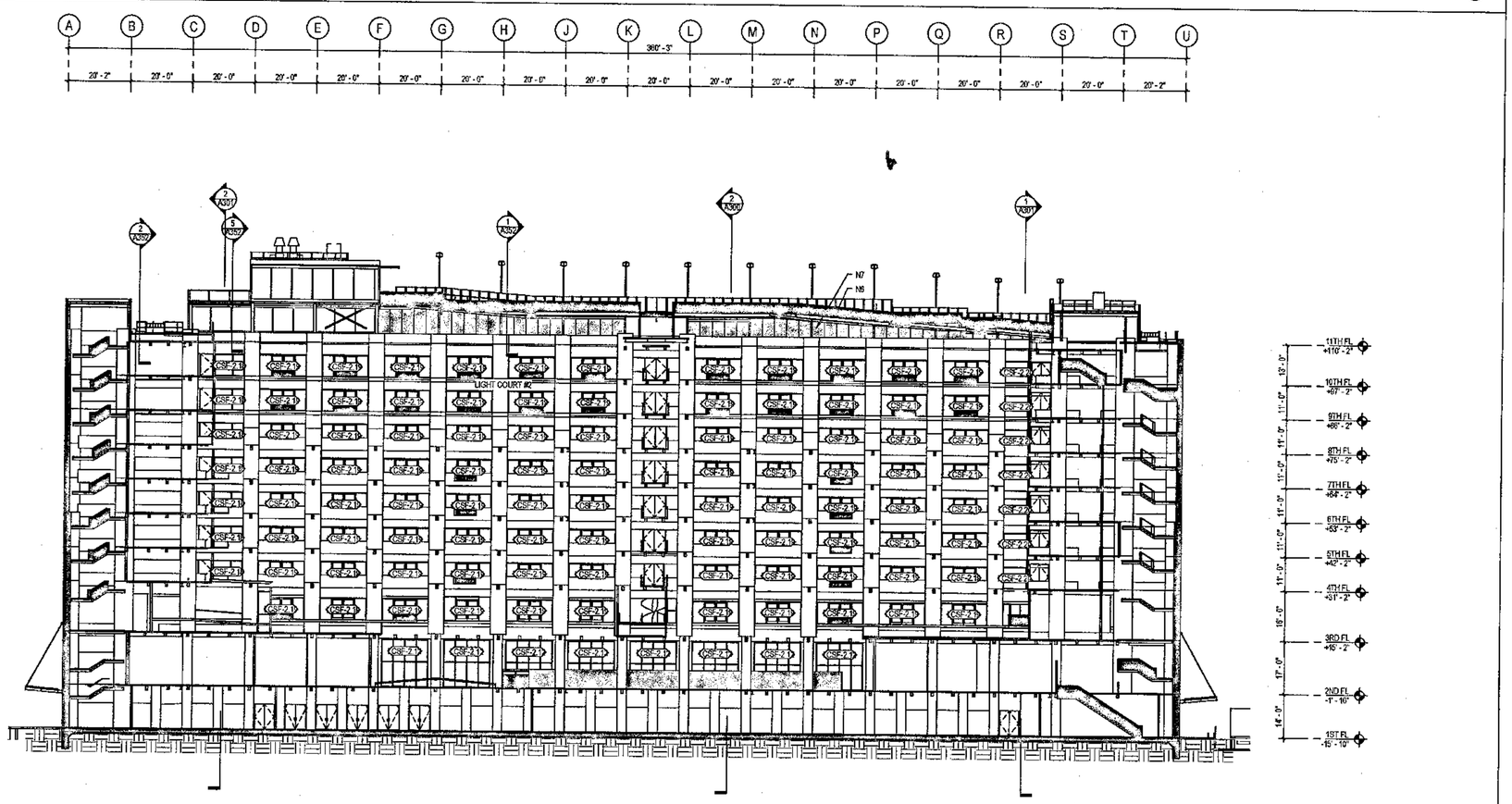
REVISIONS:

JOB NO.: 14-001
DATE: 06.14.18
SCALE: As indicated
SHEET TITLE: TRANSVERSE BUILDING SECTIONS
SHEET NUMBER: A302

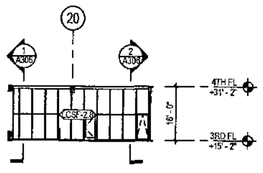
7/9/18 8:05:16 PM



TRANSVERSE SECTION - NORTH - LC2 (2)
1/16" = 1'-0"



TRANSVERSE SECTION - SOUTH - LC2 (1)
1/16" = 1'-0"



SHT - STOREFRONT ELEVATION - LC2 - WEST - LOWER - A (3)
1/16" = 1'-0"

NOTES

N1. (N) EXTERIOR STAIRS
N2. ROOF LEVEL BEYOND
N3. (N) RECESSED PATIO
N4. (E) SHIPPING CHUTE
N5. (N) RAISED POOL DECK. POOL DECK TO BE 4" BELOW (E) PARAPET WALL
N6. (N) RAISED POOL DECK
N7. (N) MECHANICAL SCREEN
N8. (N) EXTERIOR STAIR IN (E) STAIR LOCATION
N9. REHABILITATED 1927 FACADE
N10. (N) EXTERIOR FIRE ESCAPE STAIR IN ORIGINAL 1927 LOCATION. INFILL OPENING TO BECOME TENANT BALCONY. MAINTAIN RISE & RUN. RAISE GUARDRAIL TO 42" TYP.
N11. REHABILITATED 1929 FACADE
N12. TOP OF RAISED POOL DECK BEYOND
N13. EDGE OF (E) PARPAPET WALL BEYOND. TOP OF (E) PARAPET WALL TO BE 9" (AT LOW POINT) AND 1'-5" (AT HIGH POINT) ABOVE (N) RAISED ROOF LEVEL UNO. SEE A350 FOR ADD'L INFO.
N14. SPORTS SCREEN

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucitalia Ibarra
Date: 7/10/18

omgivinn
ARCHITECTS DESIGNERS URBANISTS

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

EAST RIVER GROUP, LLC
724 S. SPRING STREET, SUITE 800
LOS ANGELES, CA 90014

REVISIONS:

JOB NO.: 14-001
DATE: 05.14.18
SCALE: As indicated
SHEET TITLE: TRANSVERSE BUILDING SECTIONS
SHEET NUMBER: A306

7/20/18 8:30:10 PM

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SEARS LANDMARK BULDING GROUND LEVEL

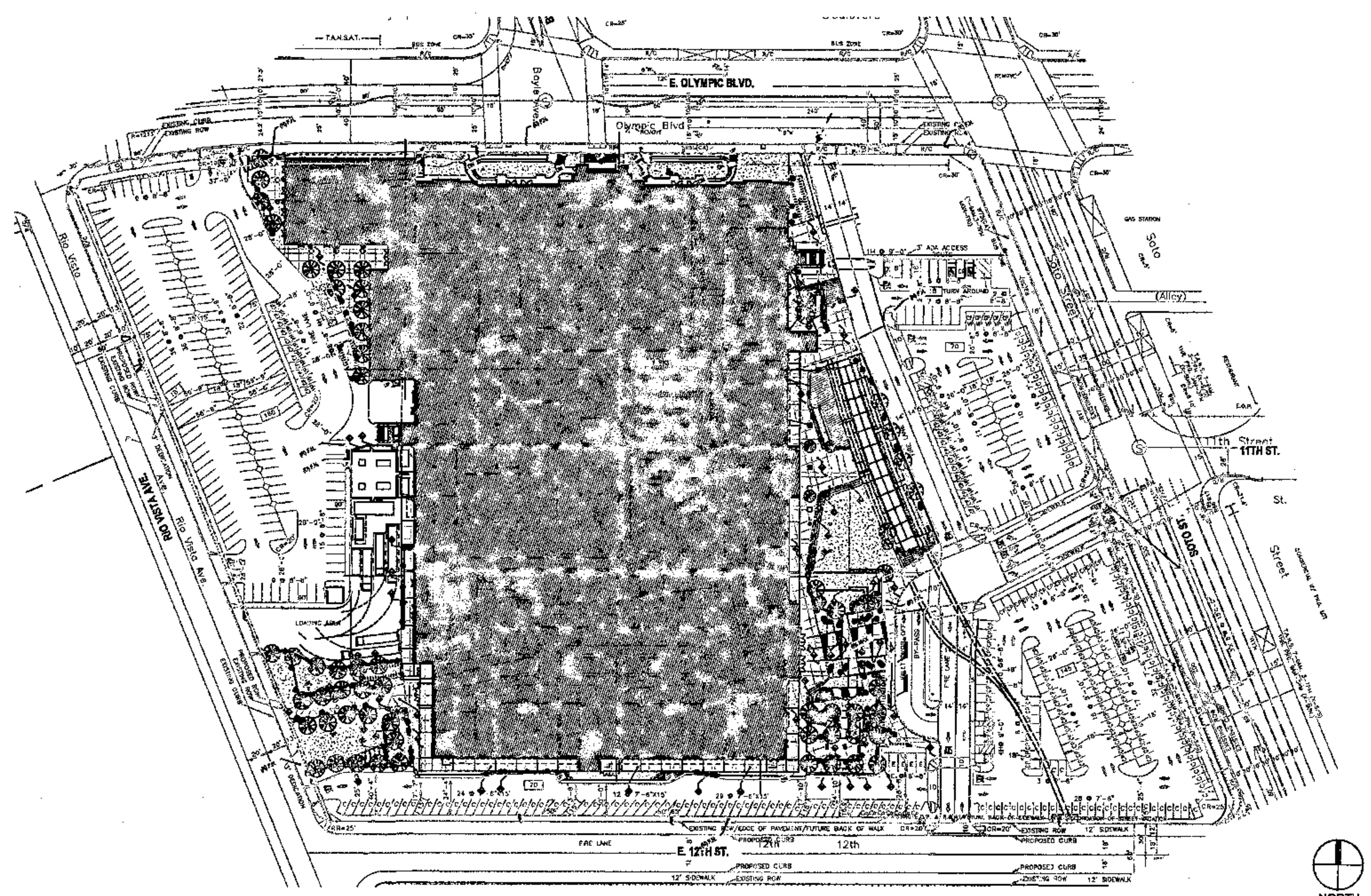
2650 EAST OLYMPIC BLVD, LOS ANGELES, CA 90023

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18

LANDSCAPE 100% CONSTRUCTION DOCUMENTS

Pg	NUMBER	SHEET NAME	Pg	NUMBER	SHEET NAME
1	L-0.0	COVER SHEET	17	LP-1.0	OVERALL GROUND LEVEL PLANTING PLAN
2	L-0.1	GENERAL NOTES	18	LP-1.1	ENLARGED GROUND LEVEL PLANTING PLAN
			19	LP-1.2	ENLARGED GROUND LEVEL PLANTING PLAN
3	LH-1.0	OVERALL GROUND LEVEL SITE HARDSCAPE PLAN	20	LP-1.3	ENLARGED GROUND LEVEL PLANTING PLAN
4	LH-1.1	ENLARGED GROUND LEVEL SITE HARDSCAPE PLAN	21	LP-1.4	ILLUSTRATED PLANTING PALLETE
5	LH-1.2	ENLARGED GROUND LEVEL SITE HARDSCAPE PLAN	22	LP-2.0	PLANTING DETAILS
6	LH-1.3	ENLARGED GROUND LEVEL SITE HARDSCAPE PLAN	23	LP-2.1	PLANTING DETAILS
7	LH-3.0	HARDSCAPE SECTIONS			
8	LH-4.0	HARDSCAPE DETAILS			
9	LH-4.1	HARDSCAPE DETAILS			
10	LI-1.0	OVERALL GROUND LEVEL IRRIGATION PLAN			
11	LH-1.1	ENLARGED GROUND LEVEL SITE IRRIGATION PLAN			
12	LH-1.2	ENLARGED GROUND LEVEL SITE IRRIGATION PLAN			
13	LH-1.3	ENLARGED GROUND LEVEL SITE IRRIGATION PLAN			
14	LI-2.0	IRRIGATION CALCULATIONS			
15	LI-3.0	IRRIGATION DETAILS			
16	LI-3.1	IRRIGATION DETAILS			

SHEET INDEX



SITE PLAN Scale: 1" = 64'-0"

SYMBOL	DESCRIPTION
AGG.	AGGREGATE
ALT.	ALTERNATE
A.B.	ANCHOR BOLT
&	AND
∠	ANGLE
APP.	APPROXIMATE
A.D.	AREA DRAIN
ARCH.	ARCHITECTURE
ASPH.	ASHALT
@	AT
BM.	BEAM
BLK.	BLOCK
BOT.	BOTTOM
B.O.W.	BOTTOM OF WALL
BLDG.	BUILDING
C.B.	CATCH BASIN
CENT.	CENTER
℄	CENTERLINE
CER. TILE	CERAMIC TILE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.J.	CONTROL JOINT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
EA.	EACH
E.	EAST
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
ENG.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXPAN.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
FT.	FEET
F.F.	FINISH FLOOR
F.O.W.	FACE OF WALL
FTG.	FOOTING
GALV.	GALVINIZED
GA.	GAUGE
GR.	GRADE
GRND.	GROUND
HRDWRE.	HARDWARE
HT.	HEIGHT
H.P.	HIGH POINT
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
IN.	INCH
I.D.	INSIDE DIAMETER
INT.	INTERIOR
INV.	INVERT
JNT.	JOINT
L.P.	LOW POINT
LT.	LIGHT
MH.	MANHOLE
MANUF.	MANUFACTURER
M.O.	MASONRY OPENING
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
N/A	NOT APPLICABLE
(N)	NEW
NOM.	NOMINAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OV.DR.	OVERFLOW DRAIN
OPEN.	OPENING
OPP.	OPPOSITE
P.A.	PLANTING AREA
PNTD.	PAINTED
PL.	PLATE
PLYWD.	PLYWOOD
PT.	POINT
P.I.P.	POURED IN PLACE
QNTY.	QUANTITY
R.	RADIUS
REF.	REFERENCE
REINF.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.F.	SQUARE FEET
STAND.	STANDARD
STA.	STATION
ST.	STEEL
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
THK.	THICK
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.W.	TOP OF WALL
T.S.	TUBE STEEL
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
W.I.	WROUGHT IRON
W/	WITH
WD.	WOOD
WTRPRF.	WATERPROOF
WT.	WEIGHT
YD.	YARD

ABBREVIATIONS

LANDSCAPE ARCHITECT:

KSA DESIGN STUDIO
4212 1/2 GLENCOE AVENUE
MARINA DEL REY, CA 90292
310.574.4460
CONTACT:
JAKE PATTON EXT. 223
EDWIN LEW EXT. 221

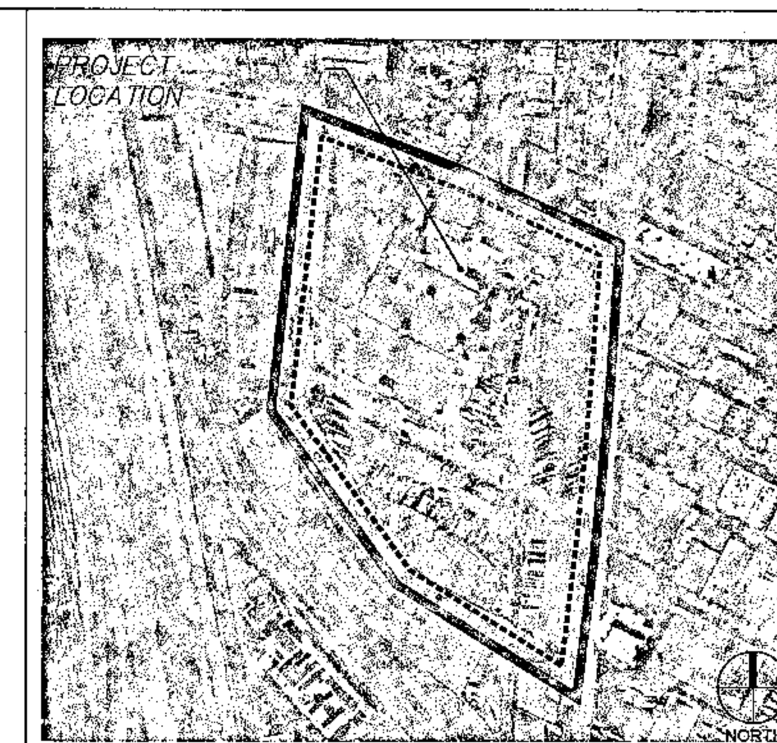
SEE ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

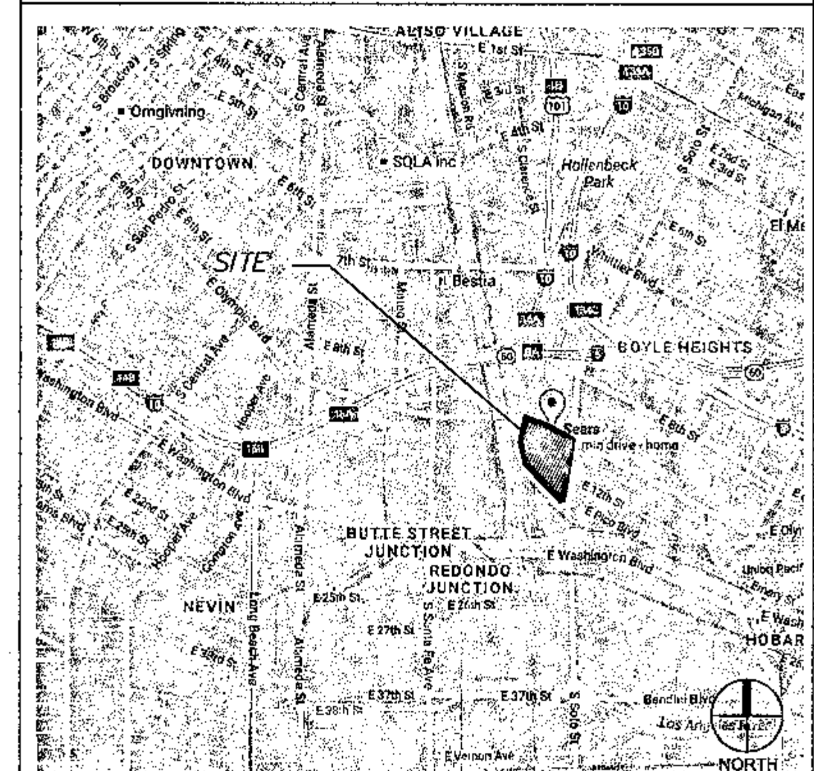
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND LANDSCAPE REGULATIONS AND HEREBY SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE 04-06-18

PROJECT SUMMARY / COMPLIANCE



SITE LOCATION MAP



VICINITY MAP

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	FINISH CALLOUT	GENUS SPECIES SIZE & SPACING	GROUNDCOVER PLANTING
	FURNISHING CALLOUT		
DETAIL NUMBER / DRAWING REFERENCE	DETAIL CALLOUT	GENUS SPECIES SIZE & SPACING	SHRUB PLANTING
DETAIL NUMBER / DRAWING REFERENCE	ENLARGED PLAN CALLOUT	TREAD / HANDRAIL / RISER	STAIR DETAILS
SEE SHEET LX.XX	MATCH LINE		LOUNGE FURNISHING
LIMIT OF WORK	LIMIT OF WORK		DINING FURNISHING
	CENTERLINE		TRASH / URN
	BREAK LINE		BOLLARD
	REVISION CLOUD		POTTERY
	WORK POINT OR DATUM POINT		BIKE RACK
	ALIGN, FLUSH		STREET LIGHT

DRAWING SYMBOLS

LANDMARK SEARS
2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

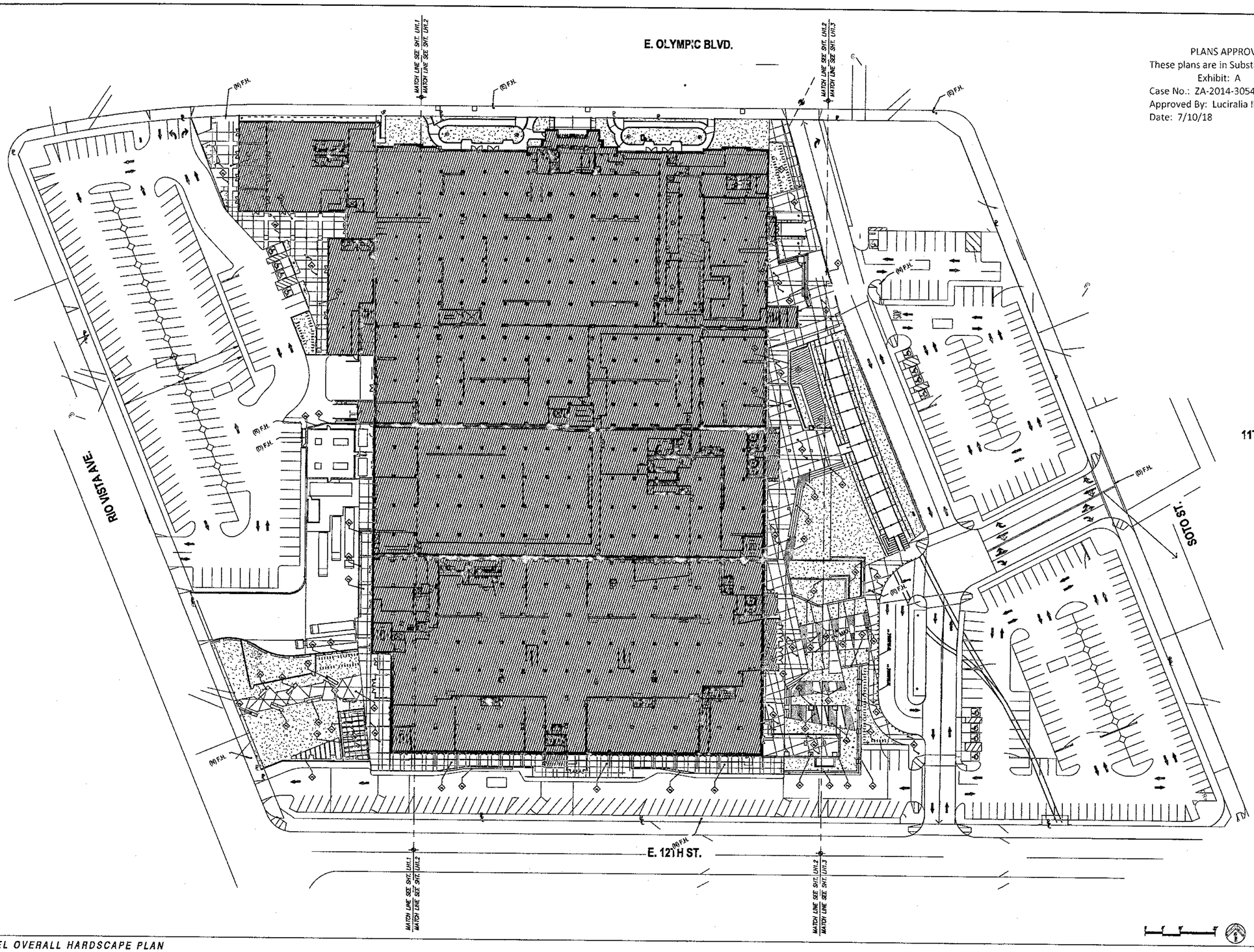
KSA Inc.
Landscape Studio
Ph. 310 574 4460
Fx. 310 574 4462
4212 1/2 Glencoe Avenue
Marina Del Rey, CA 90292

REVISIONS:

JOB NO.: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: COVER SHEET
SHEET NUMBER: L0.0

2/22/2018 1:00:34 PM

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18



1 GRADE LEVEL OVERALL HARDSCAPE PLAN

GRAPHIC SCALE 1/16"=1'-0"

KEYNOTE	MATERIAL	REMARK	DETAIL
1	4'-0" X 4'-0" TREE GRATE MAKE: NEENAH FOUNDRY MODEL: METROPOLITAN COLLECTION R-8706-1A	INSTALL PER MANUFACTURE'S WRITTEN SPECIFICATION	1 / LH2.0
2	8" THICK RAISED CORTEN STEEL PLANTERS		6 / LH2.0
3	POURED IN PLACE CONCRETE LANDSCAPE WALLS WITH BOARD FORM FINISH (VERT.) & SMOOTH SAND FINISH (TOP SURFACE) – BOARD SIZE TO BE 8" WIDTH TYPICAL COLOR: DARK GRAY		5 / LH2.0
4	POURED IN PLACE CONCRETE STEPS / AMPHITHEATER SEATS WITH SMOOTH SAND FINISH – COLOR: NATURAL CONCRETE ALL TREADS SHALL HAVE A CONTRASTING VISUAL STRIPE TYP.		4 / LH2.0
5	POURED IN PLACE SLAB ON GRADE FINISH: NATURAL GRAY WITH LIGHT WASH CONTR. TO PROVIDE MOCK-UP SAMPLES FOR REVIEW & APPROVAL TYP.		2/3 / LH2.0
6	POURED IN PLACE SLAB ON GRADE FINISH: DARK GRAY WITH SILICA CARBIDE CONTR. TO PROVIDE MOCK-UP SAMPLES FOR REVIEW & APPROVAL TYP.		2/3 / LH2.0
7	BIKE RACKS FINISH: XXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXX		– / –
8			– / –

KEYNOTE	MATERIAL	REMARK	DETAIL
			– / –
			– / LH4.3
			– / –
			– / –
			– / –
			– / –
			– / –
			– / –

2 HARDSCAPE LEGEND

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

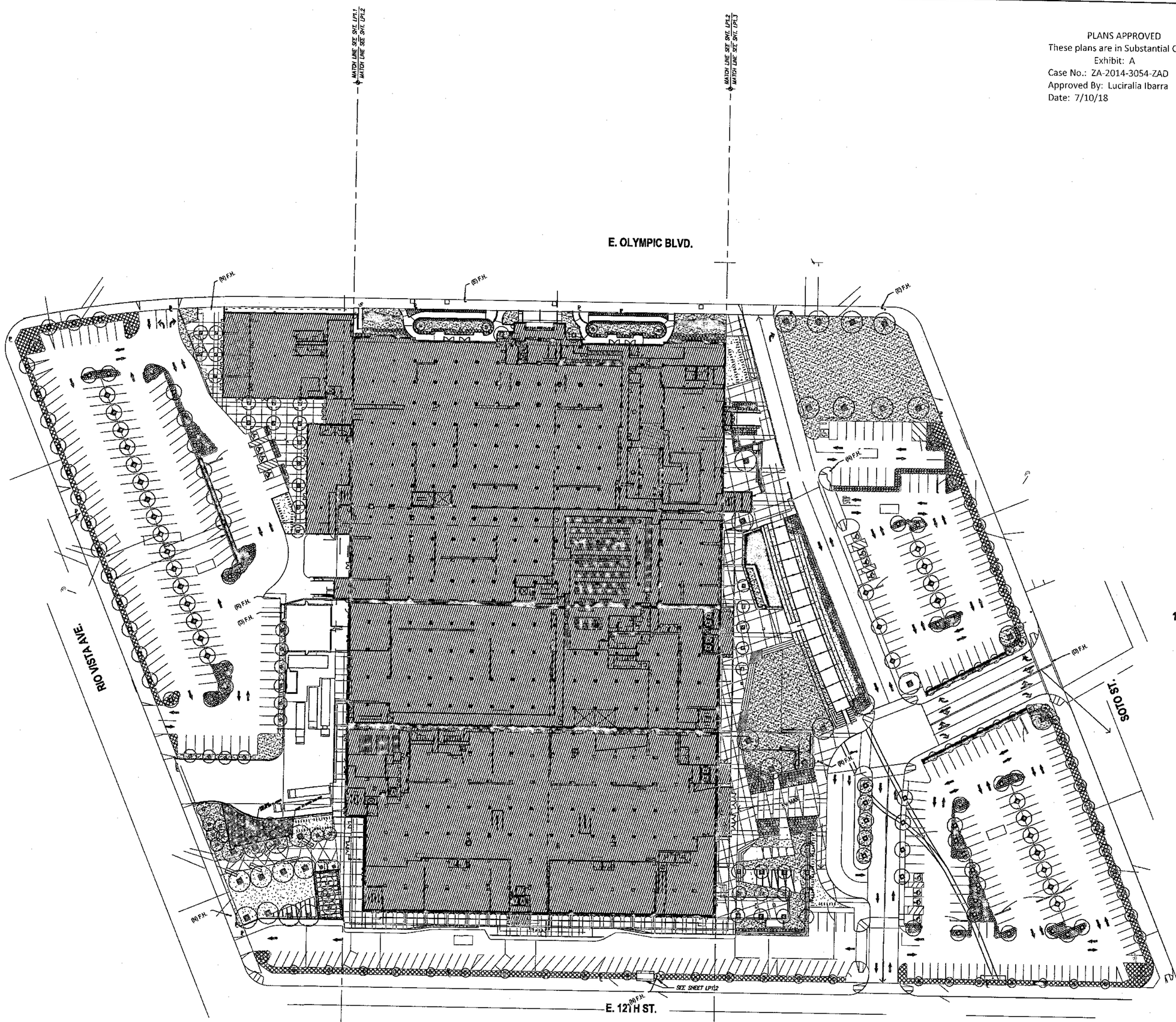
KSA Inc. Landscape Studio
Ph. 310 574 4460
Fx. 310 574 4461
4717 Via Dolce
Marina Del Rey, CA 90292

REVISIONS:

JOB NO.: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: SITE HARDSCAPE PLAN
SHEET NUMBER: LH1.0

2/22/2015 1:00:24 PM

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18



GRADE LEVEL ENLARGED PLANTING PLAN

GRAPHIC SCALE 1/32"=1'-0"

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

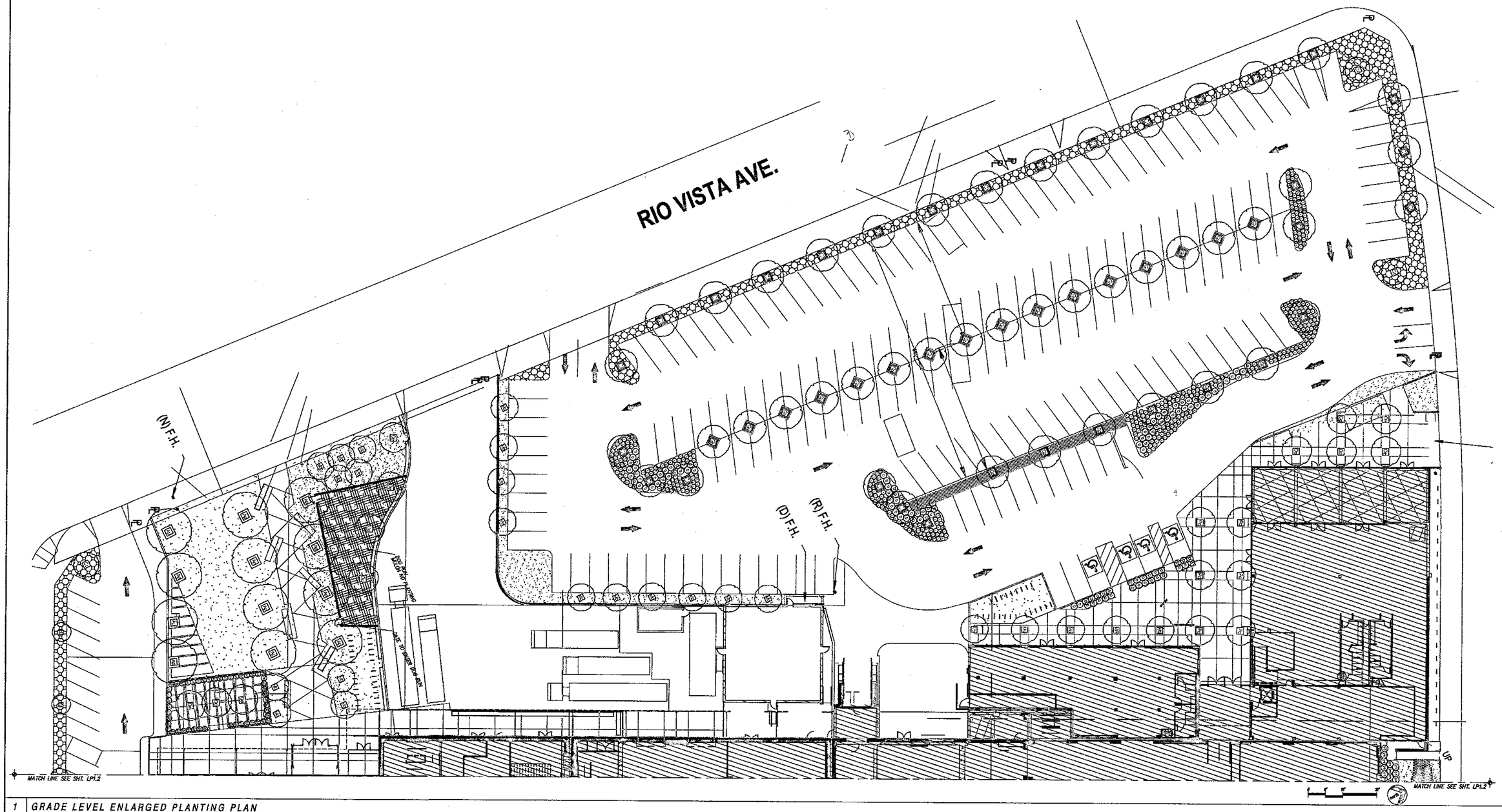
KSA Inc.
Landscape Studio
Ph. 310 574 4460
Fx. 310 574 4461
4351 N Glencoe Avenue
Marina Del Rey, CA 90292

REVISIONS:

JOB NO.: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: SITE PLANTING PLAN
SHEET NUMBER: LP1.0

2/22/2018 1:00:54 PM

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18



1 GRADE LEVEL ENLARGED PLANTING PLAN

GRAPHIC SCALE 1/16"=1'-0"

TREE SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	27	60" BOX	ACACIA FARNESIANA	SWEET ACACIA	STANDARD TRUNK	LOW	NO	675 SF
	3	60" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	75 SF
	25	60" BOX	OLEA EUROPEA "SWAN HILL"	FRUITLESS OLIVE	MULTI-TRUNK	LOW	NO	625 SF
	2	48" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	38 SF
	55	48" BOX	CHILOPSIS LINEARIS	DESERT WILLOW	STANDARD TRUNK	VERY LOW	YES	880 SF
	39	48" BOX	GELMEA PARVIFLORA	AUSTRALIAN WILLOW	STANDARD TRUNK, DWARF SPECIES	LOW	NO	468 SF
	3	36" BOX	EUCALYPTUS GONFOLIA	SILVER DOLLAR GUM TREE	STANDARD TRUNK	LOW	NO	43 SF
	6	36" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	54 SF
	16	36" BOX	GELMEA PARVIFLORA	AUSTRALIAN WILLOW	STANDARD TRUNK, DWARF SPECIES	LOW	NO	144 SF
	3	36" BOX	CINNAMOMUM CAMPHORA	CAMPHOR TREE	STANDARD TRUNK, DWARF SPECIES	LOW	NO	45 SF
	17	24" BOX	ARBUTUS UNEDO	STRAWBERRY TREE	MULTI-TRUNK	LOW	NO	68 SF
	27	24" BOX	HYMENOSPERUM FLAVUM	SWEET SHADE	STANDARD TRUNK, DWARF SPECIES	MEDIUM	NO	108 SF
	24	24" BOX	MAYTENUS BOARIA	MAYTEN	STANDARD TRUNK, DWARF SPECIES	MEDIUM	NO	96 SF

SHRUB SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	66	15 G.C.	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	36" O.C.	LOW	NO	438 SF
	66	15 G.C.	CARPENTERIA CALIFORNICA	BUSH ANEMONE	36" O.C.	LOW	NO	438 SF
	102	15 G.C.	PHORMIUM TENAX	NEW ZEALAND FLAX	36" O.C.	LOW	NO	720 SF
	113	5 G.C.	COTONEASTER DAMMERI	BOMBYARY COTONEASTER	36" O.C.	LOW	NO	800 SF
	863	5 G.C.	IRITES VEGETA "VARIEGATA"	VARIEGATED AFRICAN IRIS	18" O.C.	LOW	NO	1696 SF
	896	5 G.C.	IRITES SISSIRI LEMON DROP	FORTNIGHT LILY	36" O.C.	LOW	NO	2,470 SF
	54	5 G.C.	NERI X MORISSINO	NERI	36" O.C.	MEDIUM	NO	288 SF
	66	5 G.C.	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVENDER	24" O.C.	LOW	NO	396 SF
	1056	5 G.C.	LIRIOPE MUSCARI	LILYTURF	24" O.C.	MEDIUM	NO	5,280 SF
	98	5 G.C.	RIBES MALVACEUM	CHAPARRAL CURRANT	36" O.C.	LOW	YES	490 SF
	136	5 G.C.	PITTOSPERUM TENUIFOLIUM	SILVER SHEEN KOHUHU	36" O.C.	MEDIUM	NO	960 SF
	178	5 G.C.	SALVIA GREGGII	AUTUMN SAGE	30" O.C.	LOW	NO	890 SF
	863	1 G.C.	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	24" O.C.	MEDIUM	NO	518 SF

VINE SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	7	5 G.C.	FICUS REPENS	CREEPING FIG		MEDIUM	NO	70 SF

GROUNDCOVER SCHEDULE

SYMBOL	AREA (SF)	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	1,300	FLAT	ELYMUS GLAUCUS	BLUEWILD RYE	8" O.C.	LOW	YES	1,300 SF
	34,988	SOD	AGROSTIS PALLENS	NATIVE BENT GRASS	SOD ROLL PER PLAN	MEDIUM	YES	34,800 SF
	11,748	5 G.C.	BACCHARIS PILULARIS var. CONSANGUINEA	COYOTE BRUSH	36" O.C. & 2'-0" MIN. HT AT TIME OF PLANTING (SHRUB HEIGHT & SCREEN TO SHIELD VIEW FROM PUBLIC RIGHT OF WAY	LOW	YES	11,748 SF
	660	1 G.C.	MAHONIA REPENS	CREEPING MAHONIA	8" O.C.	LOW	NO	660 SF

RIVER IMPROVEMENT OVERLAY GRID COMPLIANCE FIGURE

TOTAL NEW LANDSCAPED AREA	AREA OF NATIVE PLANTS REQUIRED BY SECTION 13.17 F.1 OF LAMC (75% OF TOTAL)	TOTAL AREA OF PROPOSED NATIVE PLANTS IN NEW LANDSCAPED AREA	PERCENT OF TOTAL	COMPLIANCE
64,700 SF	64,700 SF X 0.750 = 48,525 SF	49,808 SF	75.6%	49,808 SF > 48,525 SF COMPLIES WITH GRID REQ.

CUGID OVERLAY PARKING SPOTS TO TREES RATIO FIGURE

TOTAL NUMBER OF PARKING SPOTS	NUMBER OF TREES REQUIRED (1 TREE FOR 4 SPOTS) ALONG PARKING	TOTAL NUMBER OF TREES IN NEW LANDSCAPED AREA ADJACENT TO PARKING	NOTES	COMPLIANCE
483	483 X (.25) = 121	319		319 > 121 COMPLIES WITH CUGID REQ.

NOTE:
NATIVE SPECIES OF PLANTING CHOSEN CAN BE FOUND IN THE LOS ANGELES COUNTY RIVER MASTER PLAN LANDSCAPING GUIDELINES AND PLANT PALETTES.
TOTAL AREA OF TREES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF PLANTERS.
TOTAL AREA OF SHRUBS CALCULATED BY DERIVING THE AREA COVERAGE OF THE SHRUB FROM THE PLANTER, THEN MULTIPLYING THE AREA BY THE QUANTITY OF SHRUBS.
TOTAL AREA OF GROUND COVER CALCULATED UNIFORMLY BY THE USE OF WATER PAINT.
TOTAL AREA OF VINES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF VINES.

2 PLANTING SCHEDULE

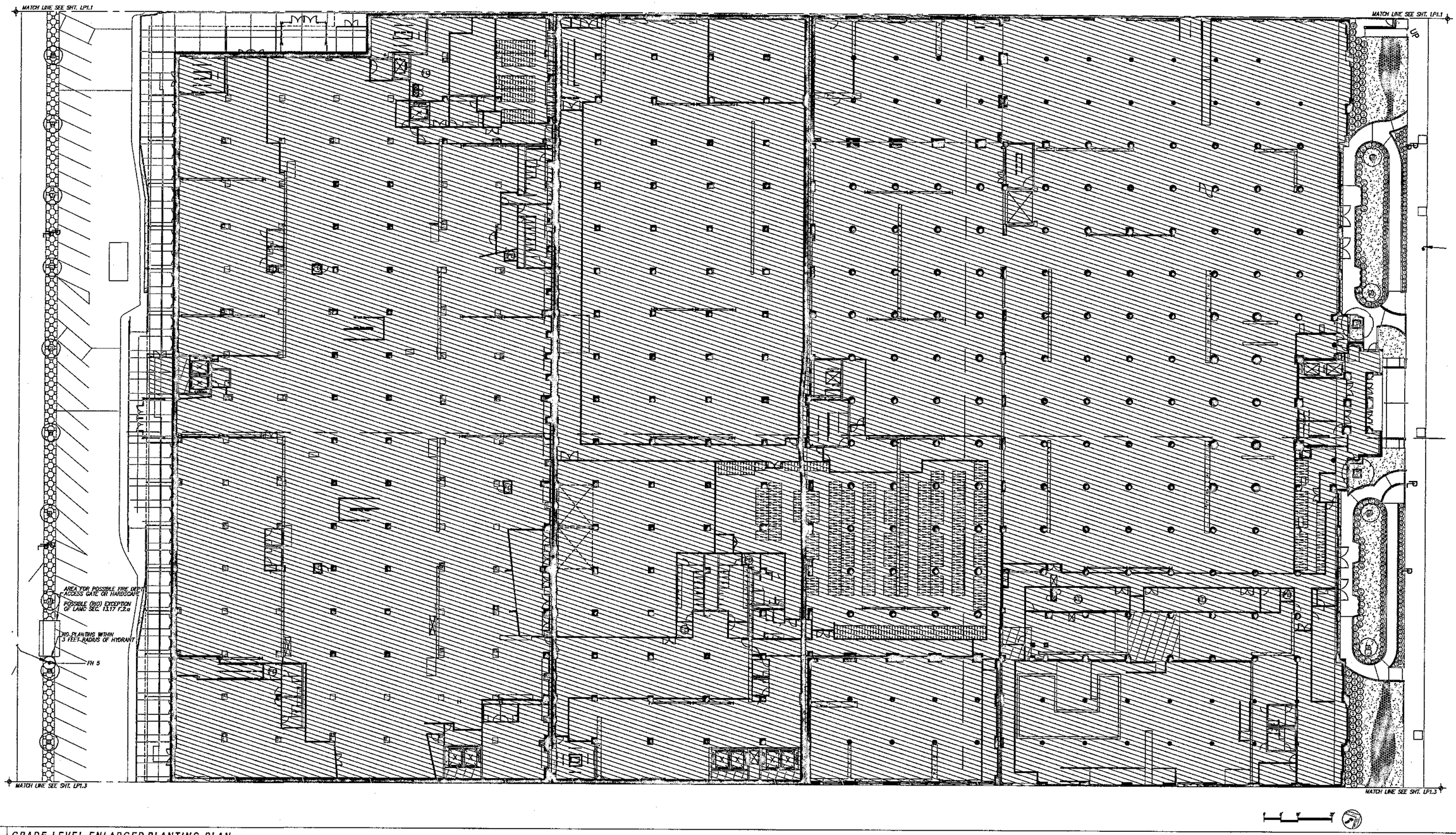
LANDMARK SEARS
2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

KSA Inc. Landscape Studio
Ph. 310 574 4460
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4311 1/2 Glencoe Avenue
Marina Del Rey, CA 90292

REVISIONS:

JOB NO: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: SITE PLANTING PLAN
SHEET NUMBER: LP1.1

7/20/2018 1:09:34 PM



1 GRADE LEVEL ENLARGED PLANTING PLAN

GRAPHIC SCALE 1/16"=1'-0"

TREE SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	67	60" BOX	ACACIA FARNESIANA	SWEET ACACIA	STANDARD TRUNK	LOW	NO	670 SF
	9	48" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	72 SF
	23	60" BOX	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	MULTI-TRUNK	LOW	NO	625 SF
	2	48" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	38 SF
	55	48" BOX	CHILOPSIS LINEARIS	DESERT WILLOW	STANDARD TRUNK	VERY LOW	YES	660 SF
	39	48" BOX	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	STANDARD TRUNK, 3VARF SPECIES	LOW	NO	624 SF
	5	36" BOX	EUCALYPTUS CINEREA	SILVER DOLLAR GUM TREE	STANDARD TRUNK	LOW	NO	45 SF
	6	36" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	54 SF
	16	36" BOX	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	STANDARD TRUNK, DWARF SPECIES	LOW	NO	144 SF
	5	36" BOX	CINNAMOMUM CAMPHORA	CAMPHOR TREE	STANDARD TRUNK, DWARF SPECIES	LOW	NO	45 SF
	17	24" BOX	ARBUTUS UNEDO	STRAWBERRY TREE	MULTI-TRUNK	LOW	NO	68 SF
	27	24" BOX	HYMENOSPORUM FLAVUM	SWEET SHADE	STANDARD TRUNK, DWARF SPECIES	MEDIUM	NO	108 SF
	24	24" BOX	MAYTENUS BOARIA	MAYTEN	STANDARD TRUNK, DWARF SPECIES	MEDIUM	NO	96 SF

SHRUB SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	60	15 G.C.	ANTIGONINIZES FLAVIDUS	KANGAROO PAW	36" O.C.	LOW	NO	450 SF
	88	15 G.C.	CARPENTERIA CALIFORNICA	BUSH ANEMONE	36" O.C.	LOW	NO	436 SF
	152	15 G.C.	PHORMIUM TENAX	NEW ZEALAND FLAX	36" O.C.	LOW	NO	706 SF
	113	5 G.C.	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	36" O.C.	LOW	NO	850 SF
	163	5 G.C.	AGAVE VICTORIA 'VARIEGATA'	VARIEGATED AMERICAN AGAVE	30" O.C.	LOW	NO	1290 SF
	896	5 G.C.	HEMEROCALLIS LEMON DROP	DAYLILY	36" O.C.	LOW	NO	5,689 SF
	54	5 G.C.	HEBE X ANDERSONII	HEBE	36" O.C.	MEDIUM	NO	388 SF
	82	5 G.C.	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVENDER	36" O.C.	LOW	NO	560 SF
	1026	5 G.C.	LIRIOPE MUSCARI	LILYTURF	24" O.C.	MEDIUM	NO	9,326 SF
	98	5 G.C.	RIBES MALVACEUM	CHAPARRAL CURRANT	36" O.C.	LOW	YES	490 SF
	136	5 G.C.	PITTOSPORUM TOBIRA'SIN	SILVER SHEEN KOHUHU	36" O.C.	MEDIUM	NO	960 SF
	178	5 G.C.	SALVIA GREGGII	AUTUMN SAGE	36" O.C.	LOW	NO	830 SF
	162	1 G.C.	FELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	24" O.C.	MEDIUM	NO	328 SF

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucialia Ibarra
Date: 7/10/18

VINE SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	7	5 G.C.	FICUS REPENS	CREEPING FIG		MEDIUM	NO	70 SF

GROUNDCOVER SCHEDULE

SYMBOL	AREA (SF)	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	1,980	FLAT	ELYMUS GLAUCUS	BLUEWILD RYE	8" O.C.	LOW	YES	1,980 SF
	34,889	SOD	AGROSTIS PALLENS	NATIVE BENT GRASS	SOD ROLL PER PLAN	MEDIUM	YES	34,889 SF
	11,546	5 G.C.	BACCHARIS PILULARIS Var. CONSANGUINEA	COYOTE BRUSH	30" O.C. & 5'-0" MIN. HT AT TIME OF PLANTING FORMS HEDGE / SCREEN TO SHIELD VALVE FROM PUBLIC R.O.W. OF VAT	LOW	YES	11,546 SF
	669	1 G.C.	MAHONIA REPENS	CREEPING MAHONIA	8" O.C.	LOW	NO	669 SF

RIVER IMPROVEMENT OVERLAY (RIO) COMPLIANCE FIGURE

TOTAL NEW LANDSCAPED AREA	AREA OF NATIVE PLANTS REQUIRED BY SECTION 13.17 F.2 OF LAMC (50% OF TOTAL)	TOTAL AREA OF PROPOSED NATIVE PLANTS IN NEW LANDSCAPED AREA	PERCENT OF TOTAL	COMPLIANCE
64,700 SF	64,700 SF X 0.70 = 49,585 SF	49,888 SF	75.6%	49,888 SF > 49,525 SF COMPLIES WITH (R)IO REQ.

(C)UGU OVERLAY PARKING SPOTS TO TREES RATIO FIGURE

TOTAL NUMBER OF PARKING SPOTS	NUMBER OF TREES REQUIRED (1 TREE FOR 4 SPOTS) ALONG PARKING	TOTAL NUMBER OF TREES IN NEW LANDSCAPED AREA ADJACENT TO PARKING	NOTES	COMPLIANCE
483	483 X 0.250 = 121	313		313 > 121 COMPLIES WITH (C)UGU REQ.

NOTE:
NATIVE SPECIES OF PLANTING CHOSEN CAN BE FOUND IN THE LOS ANGELES COUNTY RIVER MASTER PLAN LANDSCAPING GUIDELINES AND PLANT PALETTES.
TOTAL AREA OF TREES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF PLANTERS.
TOTAL AREA OF SHRUBS CALCULATED BY DERIVING THE AREA EQUIVALENT OF THE SHRUB FROM THE DIAMETER, THEN MULTIPLYING THE AREA BY THE QUANTITY OF SHRUBS.
TOTAL AREA OF GROUND COVER CALCULATED GRAPHICALLY BY THE USE OF HATCH PATTERNS.
TOTAL AREA OF VINES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF VINES.

2 PLANTING SCHEDULE

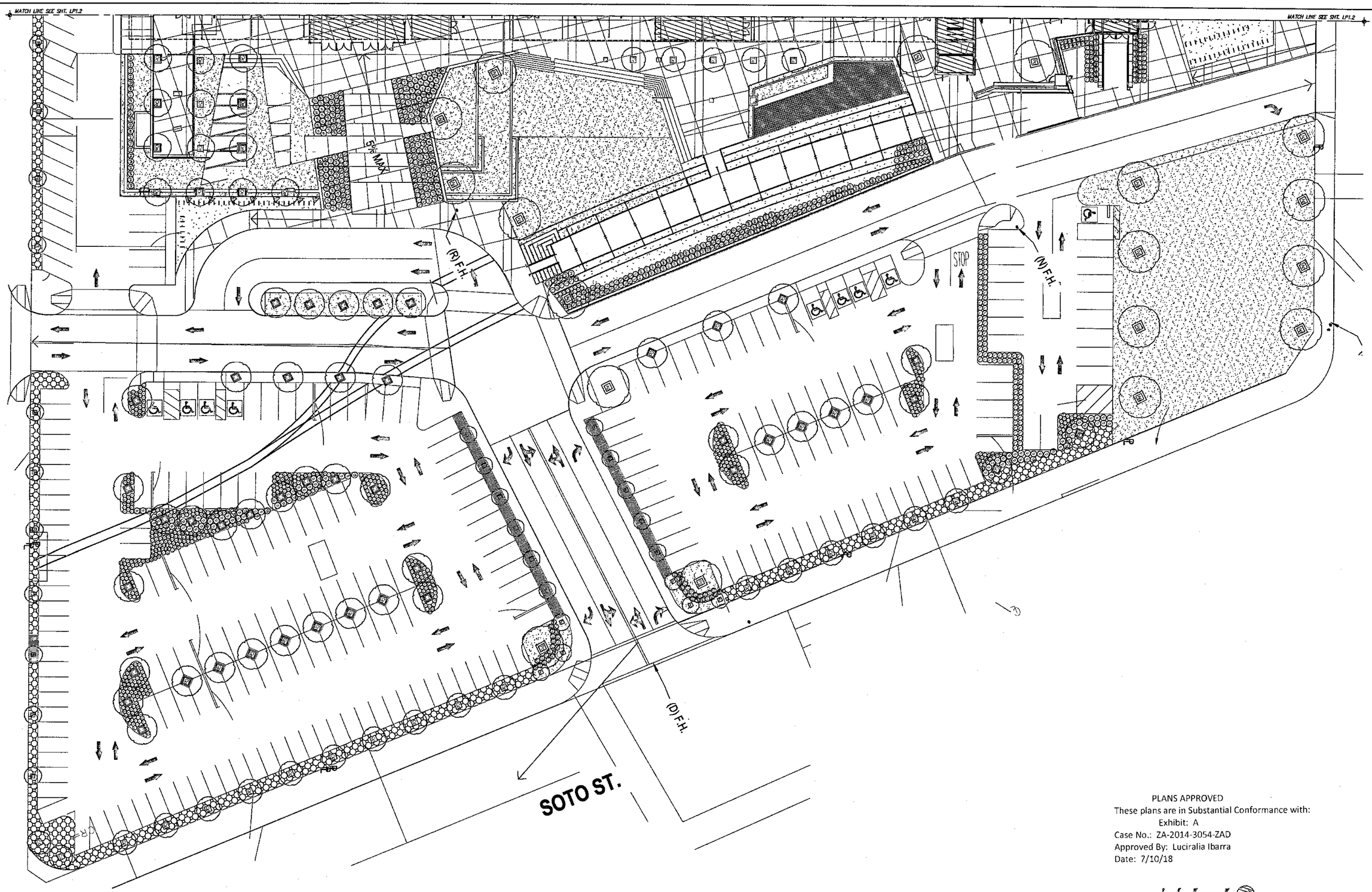
LANDMARK SEARS
2550 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

KSA Inc. Landscape Studio
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Fx. 310.574.4403
4742 Via Ortensia Avenue
Marina Del Rey, CA 90292

REVISIONS:

JOB NO.: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: SITE PLANTING PLAN
SHEET NUMBER: LP1.2

2/22/2016 1:00:24 PM



1 GRADE LEVEL ENLARGED PLANTING PLAN

GRAPHIC SCALE 1/16"=1'-0"

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucralia Ibarra
Date: 7/10/18

TREE SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	89	60" BOX	ACACIA FARNESIANA	SWEET ACACIA	STANDARD TRUNK	LOW	NO	6,675 SF
	3	60" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	75 SF
	25	60" BOX	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	MULTI-TRUNK	LOW	NO	625 SF
	5	48" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	38 SF
	25	48" BOX	CHILOPSIS LINEARIS	DESERT WILLOW	STANDARD TRUNK	VERY LOW	YES	200 SF
	38	48" BOX	GELSEA PARVIFLORA	AUSTRALIAN WILLOW	STANDARD TRUNK, DWARF SPECIES	LOW	NO	608 SF
	9	36" BOX	EUCALYPTUS CORDEA	SILVER DOLLAR GUM TREE	STANDARD TRUNK	LOW	NO	45 SF
	6	36" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	54 SF
	16	36" BOX	GELSEA PARVIFLORA	AUSTRALIAN WILLOW	STANDARD TRUNK, DWARF SPECIES	LOW	NO	144 SF
	9	36" BOX	CINNAMOMUM CAMPHORA	CAMPHOR TREE	STANDARD TRUNK, DWARF SPECIES	LOW	NO	45 SF
	17	24" BOX	ARBUTUS UNEDO	STRAWBERRY TREE	MULTI-TRUNK	LOW	NO	68 SF
	27	24" BOX	HYMENOSPORUM FLAVUM	SWEET SHADE	STANDARD TRUNK, DWARF SPECIES	MEDIUM	NO	108 SF
	24	24" BOX	MAYTENUS BOARIA	MAYTEN	STANDARD TRUNK, DWARF SPECIES	MEDIUM	NO	96 SF

NOTES:
NATIVE SPECIES OF PLANTING CHOSEN CAN BE FOUND IN THE LOS ANGELES COUNTY RIVER MASTER PLAN LANDSCAPING GUIDELINES AND PLANT PALETTES.
TOTAL AREA OF TREES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF PLANTERS.
TOTAL AREA OF SHRUBS CALCULATED BY SURVEYING THE AREA COVERAGE OF THE SHRUB FROM THE DIAMETER, THEN MULTIPLYING THE AREA BY THE QUANTITY OF SHRUBS.
TOTAL AREA OF GROUND COVER CALCULATED GRAPHICALLY BY THE USE OF HATCH PATTERNS.
TOTAL AREA OF VINES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF VINES.

SHRUB SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	68	15 G.C.	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	36" O.C.	LOW	NO	680 SF
	80	15 G.C.	CARPENTERIA CALIFORNICA	BUSH ANEMONE	32" O.C.	LOW	NO	435 SF
	512	15 G.C.	PHORMIUM TENAX	NEW ZEALAND FLAX	36" O.C.	LOW	NO	720 SF
	159	5 G.C.	COTONEASTER DAMMERI	BEARBERRY CUTONEASTER	36" O.C.	LOW	NO	800 SF
	563	5 G.C.	DIETES VEGETA 'VARIEGATA'	VARIEGATED AFRICAN IRIS	20" O.C.	LOW	NO	1,056 SF
	896	5 G.C.	DIETES BICOLOR LEMON DROP	FORTNIGHT LILY	36" O.C.	LOW	NO	2,420 SF
	24	5 G.C.	NEW X ANDERSONII	NEW	36" O.C.	MEDIUM	NO	200 SF
	68	5 G.C.	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVENDER	36" O.C.	LOW	NO	380 SF
	2026	5 G.C.	LIRIOPE MUSCARI	LILYTURF	24" O.C.	MEDIUM	NO	2,380 SF
	98	5 G.C.	RIBES MALVACEUM	CHAPARRAL CURRANT	30" O.C.	LOW	YES	408 SF
	136	5 G.C.	PITTOSPORUM TENUIFOLIUM	SILVER SHEEN KOHUHU	36" O.C.	MEDIUM	NO	966 SF
	170	5 G.C.	SALVIA GREGGII	AUTUMN SAGE	30" O.C.	LOW	NO	830 SF
	163	1 G.C.	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	24" O.C.	MEDIUM	NO	510 SF

VINE SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	7	5 G.C.	FICUS REPENS	CREEPING FIG		MEDIUM	NO	70 SF

GROUNDCOVER SCHEDULE

SYMBOL	AREA OF	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	1,380	FLAT	ELYMUS GLAUCUS	BLUEWILD RYE	8" O.C.	LOW	YES	1,380 SF
	34,800	SOD	AGROSTIS PALLENS	NATIVE BENT GRASS	SOD ROLL PER PLAN	MEDIUM	YES	34,800 SF
	11,540	5 G.C.	BACCHARIS PILULARIS (var. CONSANGUINEA)	COYOTE BRUSH	36" O.C. & 6'-0" MIN. HT AT TIME OF PLANTING (TYP.) HEDGE / SCREEN TO SHIELD VIEW FROM PUBLIC RIGHT OF WAY	LOW	YES	11,540 SF
	660	1 G.C.	MAHONIA REPENS	CREEPING MAHONIA	8" O.C.	LOW	NO	660 SF

RIVER IMPROVEMENT OVERLAY (RIO) COMPLIANCE FIGURE

TOTAL NEW LANDSCAPED AREA	AREA OF NATIVE PLANTS REQUIRED BY SECTION 561.7.4 OF LAMC (70% OF TOTAL)	TOTAL AREA OF PROPOSED NATIVE PLANTS IN NEW LANDSCAPED AREA	PERCENT OF TOTAL	COMPLIANCE
64,700 SF	64,700 SF X 0.70 = 45,525 SF	49,000 SF	75.8%	49,000 SF > 45,525 SF COMPLIES WITH OVOD REQ.

CUGU OVERLAY PARKING SPOTS TO TREES RATIO FIGURE

TOTAL NUMBER OF PARKING SPOTS	NUMBER OF TREES REQUIRED (1 TREE FOR 4 SPOTED ALONG PARKING	TOTAL NUMBER OF TREES IN NEW LANDSCAPED AREA ADJACENT TO PARKING	NOTES	COMPLIANCE
483	483 X 0.25 = 121	338		338 > 121 COMPLIES WITH CUGU REQ.

2 PLANTING SCHEDULE

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

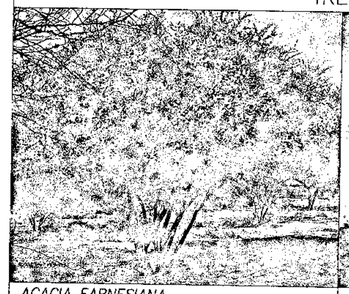
KSA Inc. Landscape Studio
Ph. 310 574 4440
Fx. 310 574 4442
4212 1/2 Glencoe Avenue
Marina Del Rey, CA 90292

REVISIONS:

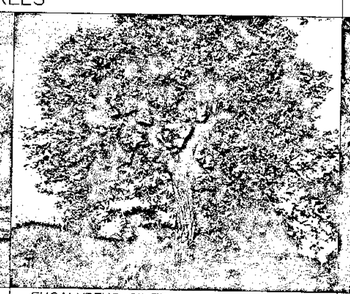
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DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: SITE PLANTING PLAN
SHEET NUMBER: LP1.3

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TREES



ACACIA FARNESIANA



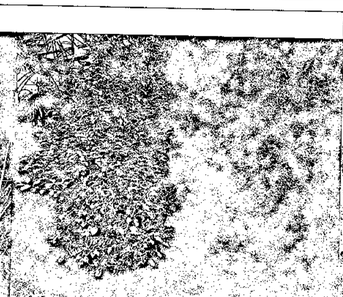
EUCALYPTUS CINEREA

SHRUBS



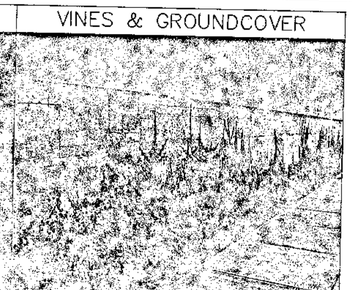
ANIGOZANTHOS FLAVIDUS

DIETES BICOLOR LEMON DROP

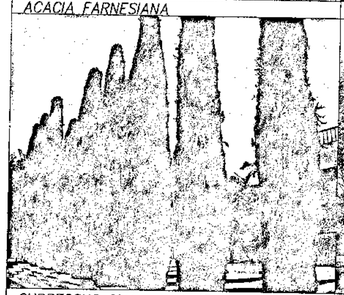


PITTOSPORUM TENUFOLIUM

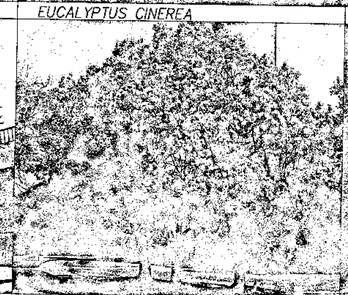
VINES & GROUNDCOVER



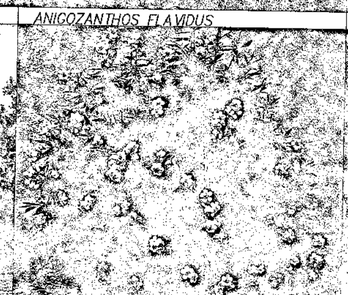
FICUS REPENS



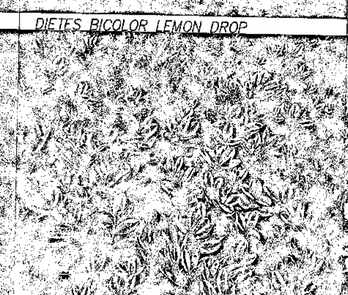
CUPRESSUS SEMPERVIRENS



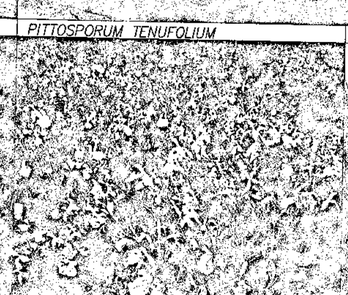
CINNAMOMUM CAMPHORA



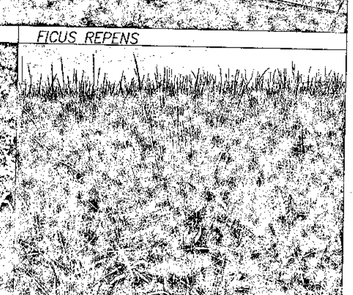
CARPENTERIA CALIFORNICA



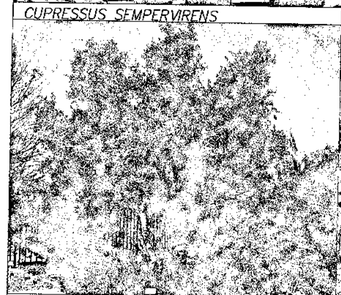
HEBE X ANDERSONII



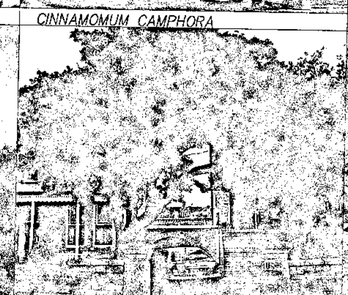
SALVIA GREGGII



ELYMUS GLAUCUS



OLEA EUROPEA 'SWAN HILL'



ARBUTUS UNEDO



PHORMIUM TENAX

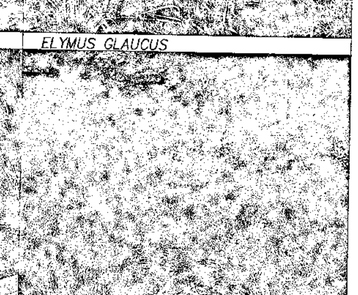


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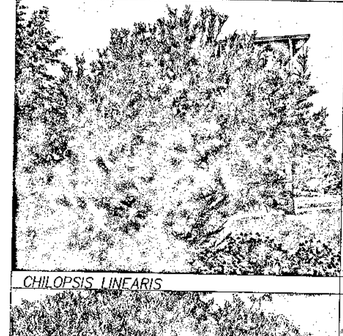


HELICTOTRICHON SEMPERVIRENS

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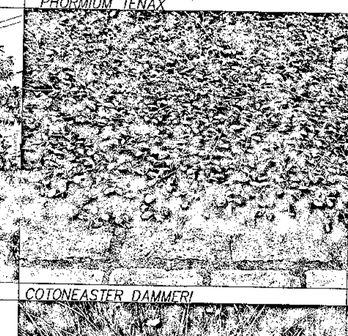
AGROSTIS PALLENS



CHILOPSIS LINEARIS



HYMENOSPORUM FLAVUM

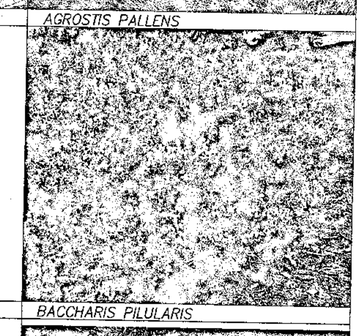


COTONEASTER DAMMERI

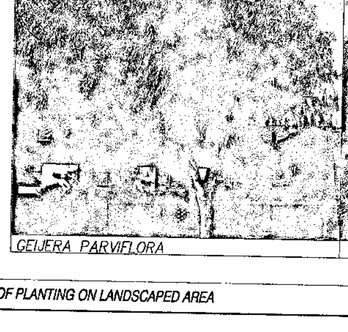


LIRIOPE MUSCARI

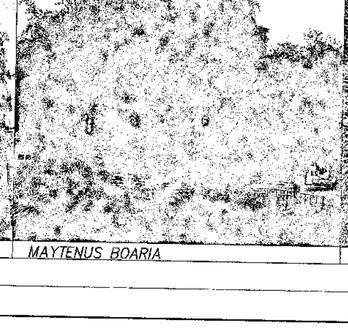
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BACCHARIS PILULARIS



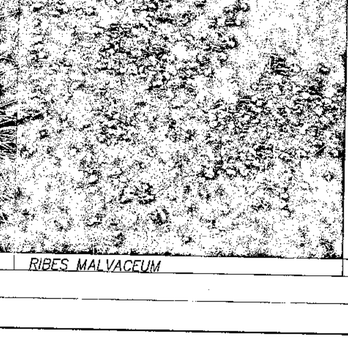
GEIJERA PARVIFLORA



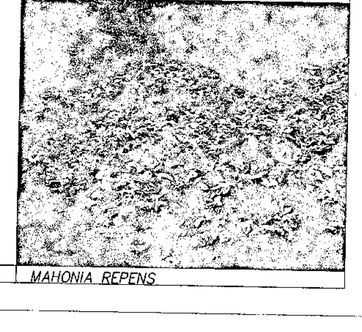
MAYTENUS BOARIA



DIETES VEGETA 'VARIEGATA'



RIBES MALVACEUM



MAHONIA REPENS

REFERENCE ILLUSTRATIONS OF PLANTING ON LANDSCAPED AREA

TREE SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	17	60" BOX	ACACIA FARNESIANA	SWEET ACACIA	STANDARD TRUNK	LOW	NO	675 SF
	3	60" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	75 SF
	25	60" BOX	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	MULTI-TRUNK	LOW	NO	625 SF
	8	48" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	200 SF
	53	48" BOX	CHILOPSIS LINEARIS	DESERT WILLOW	STANDARD TRUNK	VERY LOW	YES	795 SF
	38	48" BOX	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	STANDARD TRUNK, DWARF SPECIES	LOW	NO	608 SF
	3	36" BOX	EUCALYPTUS CINEREA	SILVER DOLLAR GUM TREE	STANDARD TRUNK	LOW	NO	45 SF
	6	36" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	STANDARD TRUNK	MEDIUM	NO	54 SF
	16	36" BOX	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	STANDARD TRUNK, DWARF SPECIES	LOW	NO	144 SF
	9	36" BOX	CINNAMOMUM CAMPHERA	CAMPHER TREE	STANDARD TRUNK, DWARF SPECIES	LOW	NO	405 SF
	17	24" BOX	ARBUTUS UNEDO	STRAWBERRY TREE	MULTI-TRUNK	LOW	NO	68 SF
	27	24" BOX	HYMENOSPORUM FLAVUM	SWEET SHADE	STANDARD TRUNK, DWARF SPECIES	MEDIUM	NO	108 SF
	24	24" BOX	MAYTENUS BOARIA	MAYTEN	STANDARD TRUNK, DWARF SPECIES	MEDIUM	NO	96 SF

SHRUB SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	68	15 G.C.	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	36" O.C.	LOW	NO	680 SF
	68	15 G.C.	CARPENTERIA CALIFORNICA	BUSH ANEMONE	36" O.C.	LOW	NO	420 SF
	182	15 G.C.	PHORMIUM TENAX	NEW ZEALAND FLAX	36" O.C.	LOW	NO	703 SF
	113	5 G.C.	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	36" O.C.	LOW	NO	900 SF
	869	5 G.C.	DIETES VEGETA 'VARIEGATA'	VARIEGATED AFRICAN IRIS	36" O.C.	LOW	NO	1290 SF
	686	5 G.C.	DIETES BICOLOR LEMON DROP	FORTNIGHT LILY	36" O.C.	LOW	NO	2,800 SF
	54	5 G.C.	HEBE X ANDERSONII	HEBE	36" O.C.	MEDIUM	NO	386 SF
	82	5 G.C.	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVENDER	36" O.C.	LOW	NO	586 SF
	1056	5 G.C.	LIRIOPE MUSCARI	LILYTURF	84" O.C.	MEDIUM	NO	9,900 SF
	90	5 G.C.	RIBES MALVACEUM	CHAPARRAL CURRANT	39" O.C.	LOW	YES	480 SF
	136	5 G.C.	PITTOSPORUM TENUFOLIUM	SILVER SHEEN KOHUHU	36" O.C.	MEDIUM	NO	960 SF
	170	5 G.C.	SALVIA GREGGII	AUTUMN SAGE	30" O.C.	LOW	NO	830 SF
	163	1 G.C.	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	24" O.C.	MEDIUM	NO	310 SF

VINE SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	7	5 G.C.	FICUS REPENS	CREEPING FIG		MEDIUM	NO	70 SF

GROUNDCOVER SCHEDULE

SYMBOL	AREA (SF)	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	NATIVE SPECIES	TOTAL AREA
	1,369	FLAT	ELYMUS GLAUCUS	BLUEWILD RYE	8" O.C.	LOW	YES	4,380 SF
	34,500	SOD	AGROSTIS PALLENS	NATIVE BENT GRASS	SOD ROLL PER PLAN	MEDIUM	YES	34,500 SF
	11,548	5 G.C.	BACCHARIS PILULARIS (var. CENTENNIAL)	COYOTE BRUSH	30" O.C. & 2'-6" MIN. HT AT TIME OF PLANTING (TRIM WEEDS / SCREEN TO SHIELD VIEW FROM PUBLIC RIGHT OF WAY	LOW	YES	11,548 SF
	660	1 G.C.	MAHONIA REPENS	CREEPING MAHONIA	6" O.C.	LOW	NO	660 SF

PLANTING SCHEDULE

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucira Ibarra
Date: 7/10/18

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

KSA Inc. Landscape Studio
Ph. 310 574 4460
Fx. 310 574 4463
4751 Via Gilberto Avenue
Buena Del Rey, CA 90292

REVISIONS:

JOB NO.: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: ILLUSTRATED PLANTING PALETTE
SHEET NUMBER: LP1.4

2/22/2018 1:00:34 PM

SEARS LANDMARK BULDING ROOFTOP

2650 EAST OLYMPIC BLVD, LOS ANGELES, CA 90023

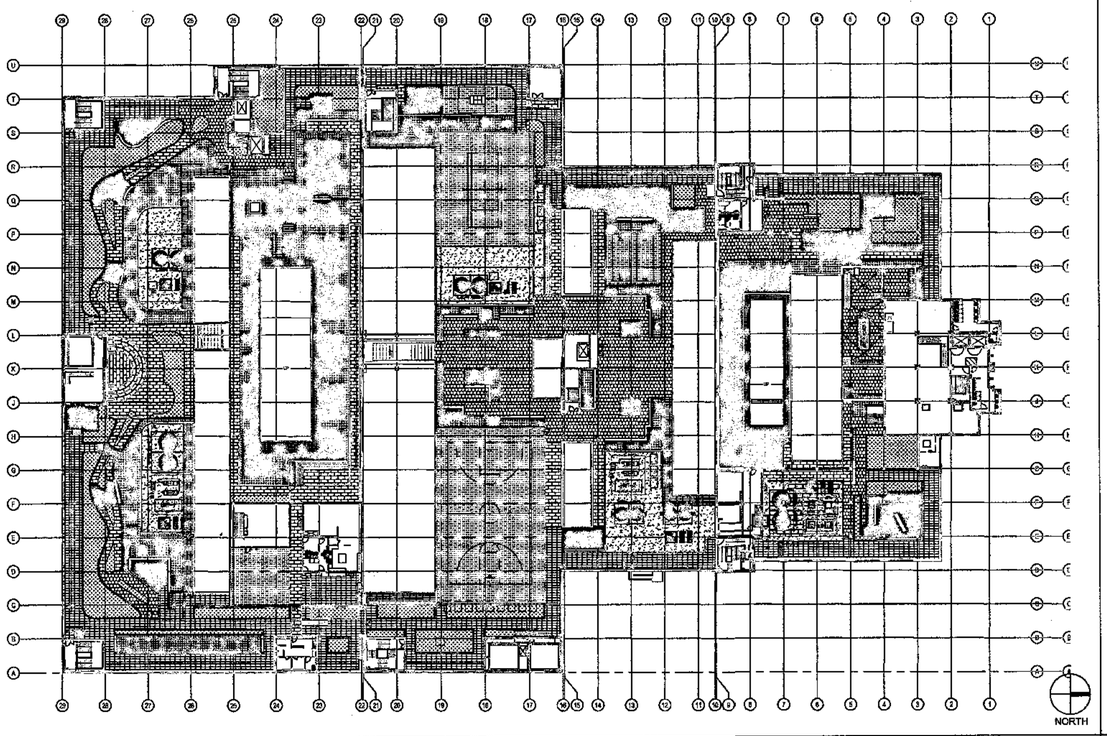
PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18

LANDSCAPE 100% CONSTRUCTION DOCUMENTS

Pg	NUMBER	SHEET NAME
1	L-0.0	COVER SHEET
2	L-0.1	GENERAL NOTES
3	L-0.2	GREEN BUILDING CODES
4	LH-1.0	OVERALL ROOF TOP HARDSCAPE FINISH PLAN
5	LH-2.0A	HARDSCAPE VERTICAL AND HORIZONTAL CONTROL PLAN
6	LH-2.0B	HARDSCAPE VERTICAL AND HORIZONTAL CONTROL PLAN
7	LH-2.0C	HARDSCAPE VERTICAL AND HORIZONTAL CONTROL PLAN
8	LH-3.0	HARDSCAPE SECTIONS
9	LH-3.1	HARDSCAPE SECTIONS
10	LH-4.0	HARDSCAPE DETAILS
11	LH-4.1	HARDSCAPE DETAILS
12	LH-4.2	HARDSCAPE DETAILS
13	LH-4.3	HARDSCAPE DETAILS
14	LH-4.4	HARDSCAPE DETAILS
15	LH-4.5	HARDSCAPE DETAILS
16	LI-1.0	OVERALL ROOFTOP IRRIGATION PLAN
17	LI-2.0	IRRIGATION LEGEND AND NOTES
18	LI-3.0	IRRIGATION DETAILS

Pg	NUMBER	SHEET NAME
19	LP-1.0	OVERALL ROOFTOP PLANTING PLAN
20	LP-1.0A	PLANTING PLAN
21	LP-1.0B	PLANTING PLAN
22	LP-1.0C	PLANTING PLAN
23	LP-2.0	PLANTING DETAILS
24	LF-1.0	ROOF FURNITURE PLAN
25	LF-1.0A	ROOF FURNITURE PLAN
26	LF-1.0B	ROOF FURNITURE PLAN
27	LF-1.0C	ROOF FURNITURE PLAN

SHEET INDEX



SITE PLAN — Scale: 1" = 32'-0"

SYMBOL	DESCRIPTION
AGG.	AGGREGATE
ALT.	ALTERNATE
A.B.	ANCHOR BOLT
&	AND
∠	ANGLE
APP.	APPROXIMATE
A.D.	AREA DRAIN
ARCH.	ARCHITECTURE
ASPH.	ASHALT
@	AT
BM.	BEAM
BLK.	BLOCK
BOT.	BOTTOM
B.O.W.	BOTTOM OF WALL
BLDG.	BUILDING
C.B.	CATCH BASIN
CENT.	CENTER
℄	CENTERLINE
CER. TILE	CERAMIC TILE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.J.	CONTROL JOINT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
EA.	EACH
E.	EAST
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
ENG.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXPAN.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
FT.	FEET
F.F.	FINISH FLOOR
F.O.W.	FACE OF WALL
FTG.	FOOTING
GALV.	GALVINIZED
GA.	GAUGE
GR.	GRADE
GRND.	GROUND
HDWARE.	HARDWARE
HT.	HEIGHT
H.P.	HIGH POINT
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
IN.	INCH
I.D.	INSIDE DIAMETER
INT.	INTERIOR
INV.	INVERT
JNT.	JOINT
L.P.	LOW POINT
LT.	LIGHT
MH.	MANHOLE
MANUF.	MANUFACTURER
M.O.	MASONRY OPENING
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
N/A	NOT APPLICABLE
(N)	NEW
NOM.	NOMINAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OV.DR.	OVERFLOW DRAIN
OPEN.	OPENING
OPP.	OPPOSITE
P.A.	PLANTING AREA
PNTD.	PAINTED
PL.	PLATE
PLYWD.	PLYWOOD
PT.	POINT
P.I.P.	POURED IN PLACE
QNTY.	QUANTITY
R.	RADIUS
REF.	REFERENCE
REINF.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.F.	SQUARE FEET
STAND.	STANDARD
STA.	STATION
ST.	STEEL
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
THK.	THICK
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.W.	TOP OF WALL
T.S.	TUBE STEEL
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
W.I.	WROUGHT IRON
W/	WITH
WD.	WOOD
WTRPRF.	WATERPROOF
WT.	WEIGHT
YD.	YARD

ABBREVIATIONS

LANDSCAPE ARCHITECT:

KSA DESIGN STUDIO
4212 1/2 GLENCOE AVENUE
MARINA DEL REY, CA 90292
310.574.1460
CONTACT:
JAKE PATTON EXT. 223
EDWIN LEW EXT. 221

IRRIGATION DESIGN AND CONSULTING:

SWEENEY + ASSOCIATES
38730 SKY CANYON DRIVE, SUITE C
MURRIETA, CALIFORNIA 92563
951.461.6850
CONTACT:
DANIEL ZUMMALLEN
CLAYTON BARAGER

LANDSCAPE:

TURF: 0.0 S.F.

SHRUB AND TREES: 17,226 S.F.

WATER FEATURE: 4,568 S.F. (POOLS AND FOUNTAINS)

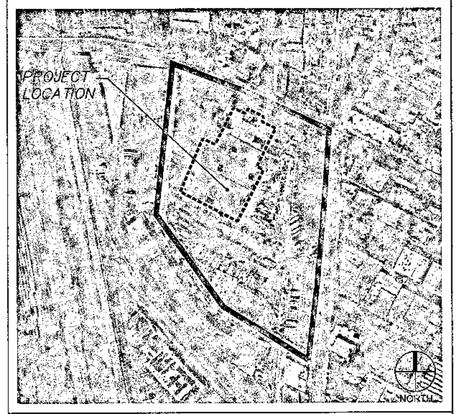
SEE ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

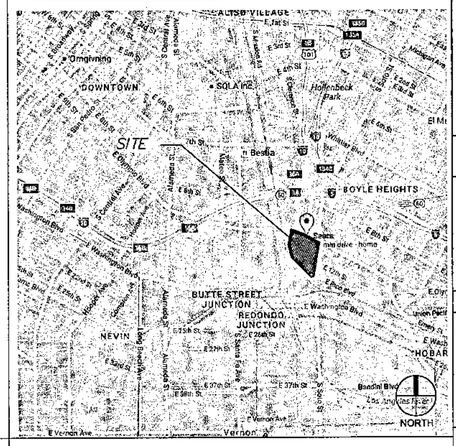
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND LANDSCAPE REGULATIONS AND HEREBY SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE — DATE: 01-31-18

PROJECT SUMMARY / COMPLIANCE



SITE LOCATION MAP



VICINITY MAP

SYMBOL	DESCRIPTION
XX	FINISH CALLOUT
X	FURNISHING CALLOUT
X/XX — DETAIL NUMBER / DRAWING REFERENCE	DETAIL CALLOUT
X/XX — DETAIL NUMBER / DRAWING REFERENCE	ENLARGED PLAN CALLOUT
SEE SHEET LX.XX	MATCH LINE
LIMIT OF WORK	LIMIT OF WORK
	CENTERLINE
	BREAK LINE
	REVISION CLOUD
	WORK POINT OR DATUM POINT
	ALIGN, FLUSH

SYMBOL	DESCRIPTION
GENUS SPECIES SIZE & SPACING	GROUNDCOVER PLANTING
GENUS SPECIES SIZE & SPACING	SHRUB PLANTING
TREAD / HANDRAIL / RISER	STAIR DETAILS
	LOUNGE FURNISHING
	DINING FURNISHING
	TRASH / URN
	BOLLARD
	POTTERY
	BIKE RACK
	STREET LIGHT

DRAWING SYMBOLS

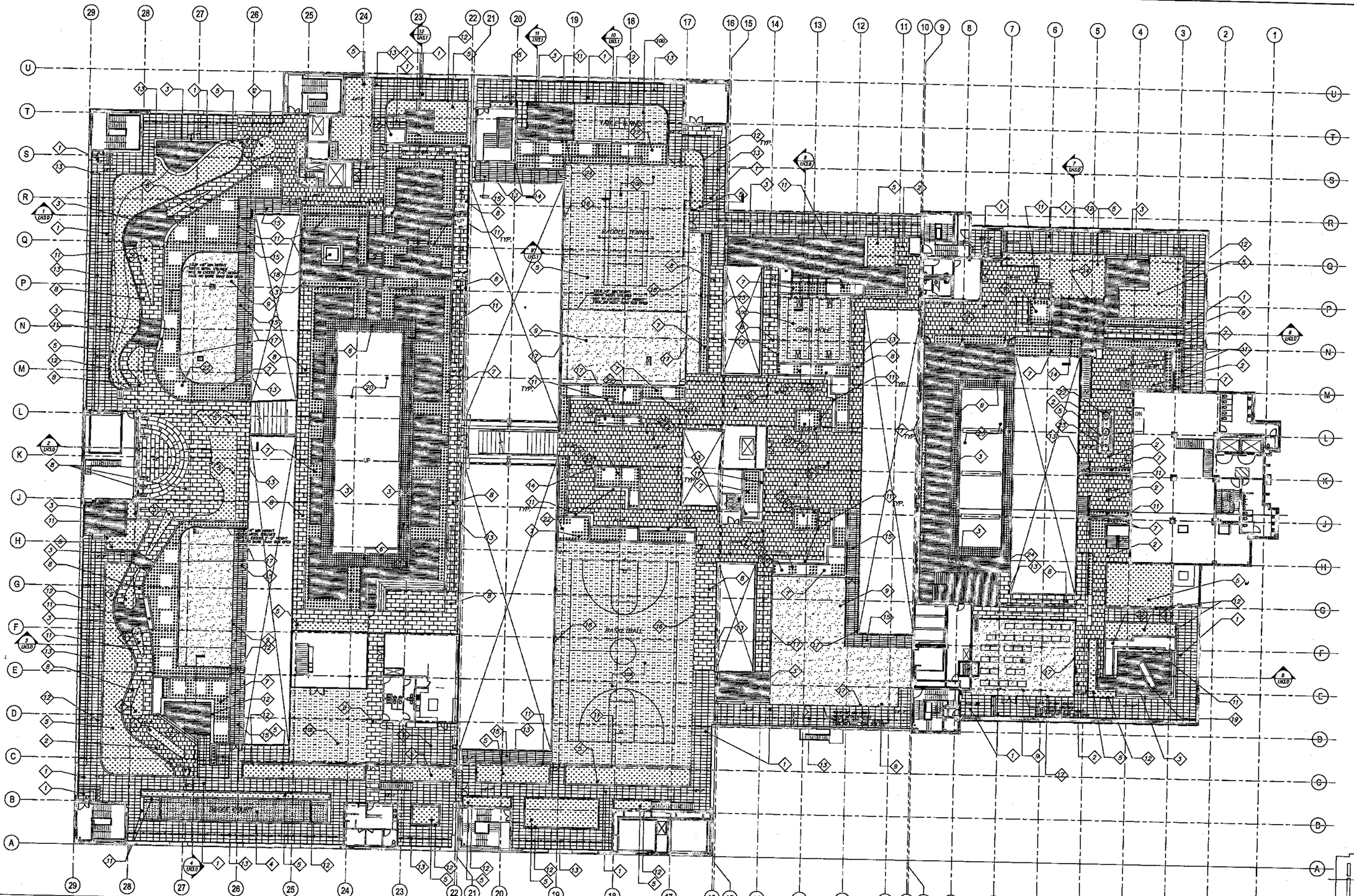
LANDMARK SEARS
2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

KSA Inc. Landscape Studio

REVISIONS:

JOB NO.: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: COVER SHEET
SHEET NUMBER: L0.0

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KEYNOTE	MATERIAL	SYMBOL	REMARK	DETAIL
1	PEDESTAL ROOF PAVER SYSTEM (STACK BOND) MFTR: BISON, VERSADJUST LARR #25754 (CSI#10270) PAVER: STEP STONE, 12"X24"X2", GRANADA WHITE #1801		INSTALL PER MANUFACTURE'S WRITTEN SPECIFICATION	
2	PEDESTAL ROOF PAVER SYSTEM (RUNNING BOND) MFTR: BISON, VERSADJUST LARR #25754 (CSI#10270) PAVER: STEP STONE, 24"X24"X2", FRENCH GRAY #1404		INSTALL PER MANUFACTURE'S WRITTEN SPECIFICATION	
3	PEDESTAL ROOF SYSTEM: EUROTEC (MTL. SUBSTRUCTUER) DECK TERRACE: KEYSTA TRUEGRAIN – CORI–0216 1X6 PLATINUM DECKING_DKL0100S6, COLOR: AGED TEAK		INSTALL PER MANUFACTURE'S WRITTEN SPECIFICATION	
4	PLAY COURT (BOCE BALL) MFTR: SYN–LAWN, PERCUSION CUT BASE: TURFSTONE PAVERS		INSTALL PER MANUFACTURE'S WRITTEN SPECIFICATION	
5	PLANTING AREA: LOW GROUND COVER		10"MIN.–12"MAX EFFECTIVE SOIL DEPTH	
6	4'–0" WIDE MIN. POOL PAVERS/COPING MFTR: STEPSTONE SERIES: MODERN, 18"X24"X2" FRENCH GRAY #1404 (STACK PATTERN)			
7	PLANTING AREA SEE SECTIONS FOR SOIL DEPTH AND PLANTING PLANS FOR PLANT SPECIES		18"MIN.–24"MAX. EFFECTIVE SOIL DEPTH MIN. TREE SOIL DEPTH SEE PLANTER DETAIL	
8	PEDESTAL ROOF PAVER SYSTEM (RUNNING BOND) MFTR: BISON, VERSADJUST LARR #25754 (CSI#10270) PAVER: STEP STONE, 18"X18"X2", PORCELAIN #1815		INSTALL PER MANUFACTURE'S WRITTEN SPECIFICATION	

KEYNOTE	MATERIAL	SYMBOL	REMARK	DETAIL
9	¾" SIZE x 2" THICK ROCK MULCH MFTR: SOUTHWEST BOULDER AND STONE COLOR: CRUSHED BLUESTONE			
10A 10B 10C 10D 10E	MODULAR COURT SURFACE (POWERGAME) MANUF: SPORT COURT COLOR: SEE DWGS. ASTM F 1292		10A: BASKETBALL COURT 10B: PADDLE TENNIS 10C: CORN HOLE 10D: TABLE TENNIS 10E: FITNESS AREA INSTALL PER MANUFACTURE'S WRITTEN SPECIFICATION	LH4.3
11	POURED IN PLACE CONCRETE PLANTER / BENCH WITH SMOOTH 6" BOARDFORM NATURAL GRAY FINISH		SEE T.O.W. FOR F.S. HEIGHT	
12	CONCRETE CURB 6"WIDE x 6" TALL ABOVE FINISH SURFACE MEDIUM SAND FINISH			
13	GUARDRAIL / RAILING REFER TO ARCHITECTURAL PLANS TYPICAL			
14	P.I.P. CONCRETE SLAB FINISH: LIGHT SANDBLAST OR TOPCAST COLOR: NATURAL GRAY			
15	FACADE ACCESS AREA (STACK BOND) PAVER: STEPSTONE, SERIES: ROOFTRAC		PAVERS SET OF STEEL FRAMING AND L.W. CONCRETE SLAB	

KEYNOTE	MATERIAL	SYMBOL	REMARK	DETAIL
16	FENCING (MINI MESH) MINI MESH CHAIN LINK VINYL COATED COLOR: BLACK		STRUCT. AND ARCH. FOR ADDITIONAL INFORMATION.	
17	MECHANICAL EQUIPMENT FENCING SEE ARCHITECTURAL PLANS			
18	HOT TUB / SPA MFTR: T.B.D. SEE DETAIL: 1/LH4.1 FINISH: POOL PLASTER W/ WATERLINE TILE		EQUIPMENT LOCATION AND REQUIREMENTS PER MECH., PLUMBING, AND ARCH.	
19	FOUNTAIN/WATER FEATURE SEE DETAIL: 3/LH4.1 FINISH: POOL PLASTER W/ WATERLINE TILE		SUBMERSABLE PUMP IN FOUNTAIN SEE PUMP SPEC. FOR ADDITIONAL REQ'MTS	
20	POOL SEE DETAIL: 12/LH4.1 FINISH: POOL PLASTER W/ WATERLINE TILE		EQUIPMENT LOCATION AND REQUIREMENTS PER POOL, MECH., PLUMBING, AND ARCH.	
21	POOL FENCING PER ARCH. DWGS.			
22	PLANTING AREA SEE SECTIONS FOR SOIL DEPTH AND PLANTING PLANS FOR PLANT SPECIES		36"MIN.–48" MAX. EFFECTIVE SOIL DEPTH SEE PLANTER DETAIL	
23	POTTED PLANT (FIBERGLASS) MFTR: OLD TOWN, SERIES: DUNE, DS6040			

KEYNOTE	MATERIAL	SYMBOL	REMARK	DETAIL
24	4" TUBE STEEL BEAM TRELLIS			
25				
26				
27				
28				
29				
30				
31				

NOTE:
1. CONTRACTOR TO FOLLOW EFFECTIVE SOIL DEPTH RANGE AS NOTED PER PLAN. CONTRACTOR TO SUBMIT DRAWING ILLUSTRATING SOIL AND FOAM DEPTH IN PLANTER AREAS TO BE REVIEWED BY STRUCTURAL ENGINEER AND LANDSCAPE ARCHITECT.
2. ALL ITEMS, COLORS AND MATERIALS, TO BE SUBMITTED FOR REVIEW AND APPROVAL.
3. PEDESTAL SYSTEM OVER SUB–FLOOR AND DRAINAGE BY OTHERS
4. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

HARDSCAPE PLAN OVERALL ROOFTOP

GRAPHIC SCALE 1/16"=1'–0"

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucralia Ibarra
Date: 7/10/18

LA SEARS

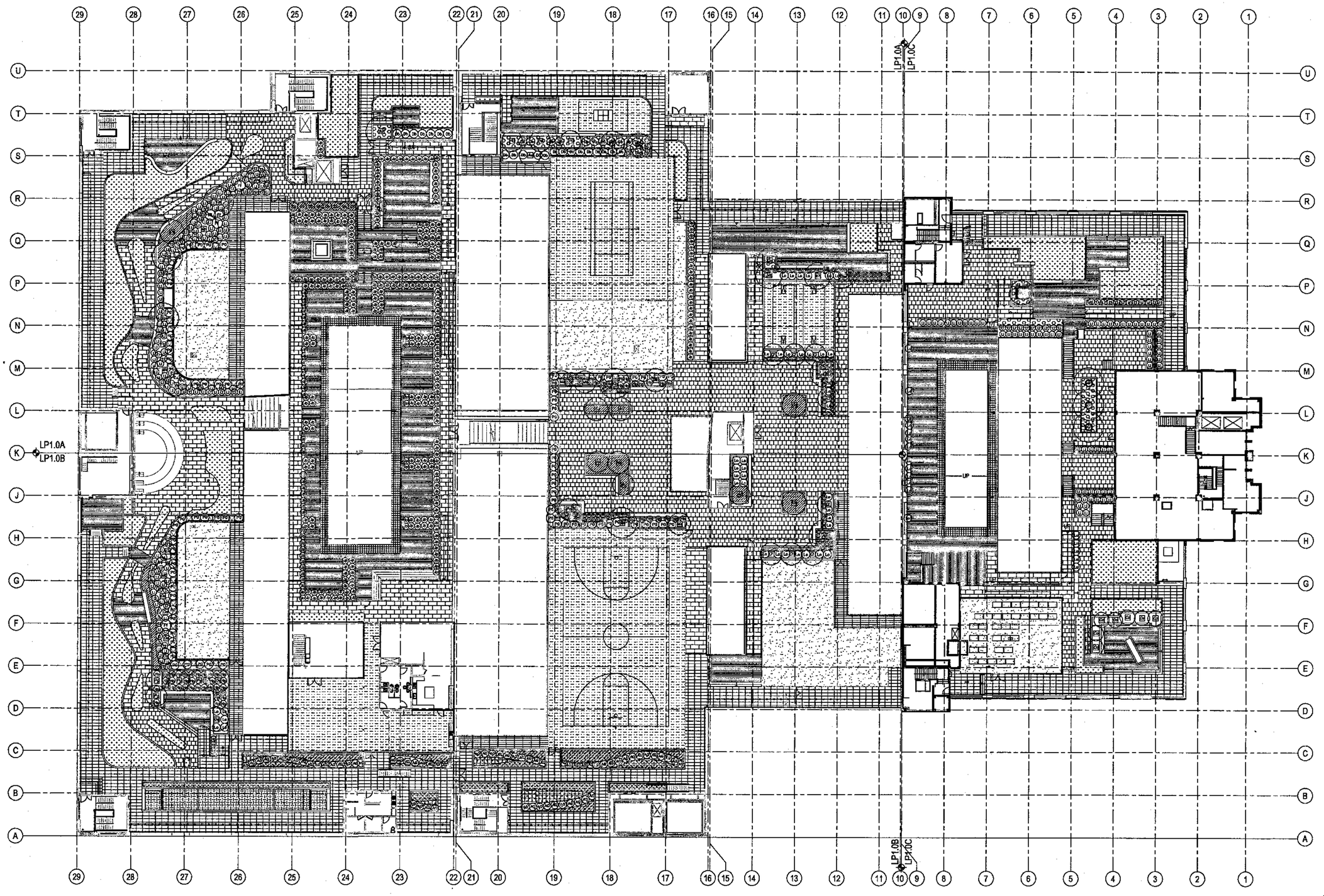
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Martha Del Rey, CA 90292

REVISIONS:

JOB NO.: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: OVERALL ROOF HARDSCAPE PLAN
SHEET NUMBER: LH1.0

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PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucralia Ibarra
Date: 7/10/18

LANDMARK SEARS

2650 E. OLYMPIC BLVD.
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REVISIONS:

JOB NO.: 14-001
DATE: 3.23.18
SCALE: AS NOTED
SHEET TITLE: OVERALL PLANTING PLAN
SHEET NUMBER: LP1.0

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PLANTING NOTES:

1. CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS INCLUDING BUT, NOT LIMITED TO PLANS, DETAILS, DRAWINGS, NOTES AND SPECIFICATIONS.

2. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES AND REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

4. WRITTEN SPECIFICATIONS AND NOTES SUPERSEDE DRAWINGS. IF CONDITIONS IN FIELD ARE IN CONFLICT WITH DRAWINGS, NOTIFY OWNER OR L.A. PRIOR TO PROCEEDING.

5. CONTRACTOR SHALL PROVIDE ONE PHOTOGRAPH OF EACH TREE VARIETY AND SIZE, CALLED OUT ON DRAWINGS, AND SEND TO OWNER'S AUTHORIZED REPRESENTATIVE OR L.A. FOR APPROVAL PRIOR TO PURCHASE, DELIVERY TO SITE OR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR TIMELY DELIVERY OF SUCH PHOTOS, ALLOWING ADEQUATE TIME FOR OWNER'S REJECTION OF MATERIAL AND RESUBMITTAL WITHOUT COMPROMISE TO OVERALL LANDSCAPE INSTALLATION SCHEDULE.

6. AT LANDSCAPE ARCHITECT'S DISCRETION, LANDSCAPE ARCHITECT MAY TAG ALL SITE TREES.

7. TREES SHALL BE PRELIMINARILY TAGGED BY CONTRACTOR. CONTRACTOR SHALL OBSERVE EACH TREE IN ORDER TO ASCERTAIN THAT TREES ARE HEALTHY, FREE OF PESTS, DISEASES, ROOT GIRDLING, SCARS, AND THAT TREES HAVE GOOD BRANCH ATTACHMENT. LANDSCAPE ARCHITECT MAY REJECT ANY TREES BROUGHT TO THE SITE WHICH ARE NOT IN GOOD FORM AND HEALTH.

8. TREES AND SHRUBS SHALL COME FROM REPUTABLE TREE FARMS AND NURSERIES. NURSERIES SHALL BE MEMBERS OF THE CALIFORNIA ASSOCIATION OF NURSERIES AND GARDEN CENTERS (CANGC), AND SHALL HAVE CONDUCTED BUSINESS AS A TREE FARM IN CURRENT LOCATION AND UNDER CURRENT OWNERSHIP FOR MINIMUM OF TEN YEARS. CONTRACTOR REQUIRED TO SUBMIT PROOF THAT NURSERY MEETS THE ABOVE QUALIFICATIONS.

9. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ALL PLANT MATERIAL DEEMED TO BE UNSUITABLE FOR PROJECT FOR ANY REASON ONCE IT IS ONSITE.

10. ROOT BALL CONDITION OF PLANTS FURNISHED BY THE CONTRACTOR WILL BE DETERMINED BY REMOVAL OF EARTH FROM THE ROOTS OF NOT LESS THAN 2 PLANTS NOR MORE THAN 2 PERCENT OF THE TOTAL NUMBER OF PLANTS OF EACH SPECIES, EXCEPT WHEN CONTAINER-GROWN PLANTS ARE FROM SEVERAL SOURCES, THE ROOTS OF NOT LESS THAN 2 PLANTS OF EACH SPECIES OR VARIETY FROM EACH SOURCE WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. IN CASE THE SAMPLE PLANTS INSPECTED ARE FOUND TO BE DEFECTIVE, INCLUDING BUT NOT LIMITED TO , ROOT BOUND OR UNDERDEVELOPED ROOT BALL, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT THE ENTIRE LOT OR LOTS OF PLANTS REPRESENTED BY THE DEFECTIVE SAMPLES. PLANTS RENDERED UNSUITABLE FOR PLANTING BECAUSE OF THIS INSPECTION WILL BE CONSIDERED AS SAMPLES AND WILL NOT BE PAID FOR.

10. ALL PLANTS SHALL ARRIVE ON SITE WITH NURSERY TAGS. THOSE WITHOUT NURSERY TAGS ARE SUBJECT TO REJECTION.

11. FINAL LOCATIONS OF TREES AND SHRUBS SHALL BE APPROVED BY THE OWNER OR L.A. PRIOR TO PLANTING. COMPLETED PLANTING AND IRRIGATION SHALL BE INSPECTED BY THE OWNER'S AUTHORIZED AGENT OR OBSERVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.

12. CONTRACTOR SHALL GUARANTEE ALL NEW PLANTS AS FOLLOWS:

TREES (24" BOX AND LARGER) – 1 YEAR
SHRUBS VINES, AND VINES (1 GAL. AND LARGER) – 1 YEAR
SUCCULENTS AND GROUND COVER – 6 MONTHS
ANNUAL COLOR – 2 MONTH

13. PLANT MATERIAL WHICH IN THE JUDGMENT OF THE OWNER OR L.A. IS NOT HEALTHY AND VIGOROUS AT THE END OF THE MAINTENANCE PERIOD AND/OR GUARANTEE PERIOD SHALL BE REPLACED BY CONTRACTOR AT NO COST TO OWNER.

14. CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT A WRITTEN LOG OF DATES, STAFF, AND ACTIONS PERFORMED DURING SUCH MAINTENANCE PERIOD.

15. QUALITY AND SIZE OF ALL PLANTS SHALL CONFORM TO THE CALIFORNIA STANDARD GRADING CODE OF NURSERY STOCK AND SHALL BE NUMBER ONE GRADE. THERE SHALL BE NO INSECTS, EGGS, OR LARVAE.

16. CONTRACTOR SHALL SUBMIT SUPPLIER RECEIPTS TO OWNER'S AUTHORIZED AGENT FOR ALL MATERIALS USED ONSITE WITH BILLING.

17. CONTRACTOR SHALL CONFIRM WITH GROWERS THAT PLANTS PURCHASED FOR THIS PROJECT ARE PROPERLY ACCLIMATIZED TO PROJECTS CONDITIONS AND SEASONS OF PLANTING.

18. CONTRACTOR SHALL STORE PLANT MATERIAL IN SHADE AND PROTECT FROM SUN. MAINTAIN PLANTS IN MOIST CONDITION PRIOR TO PLANTING.

19. CONTRACTOR SHALL PLANT ALL PLANTS SO THAT AFTER FULL SETTLING, THE CROWN OF THE PLANT IS EVEN WITH OR ½" ABOVE THE FINISH GRADE. AFTER PLANTING, SMOOTH SOIL AROUND PLANT, COMPACT BY FOOT AND WATER WITH A FINE SPRAY.

20. CONTRACTOR SHALL WATER THOROUGHLY, IMMEDIATELY AFTER PLANTING. WATER SETTLE AND HAND TAMP ALL BACKFILLED AREAS THOROUGHLY.

21. CONTRACTOR SHALL WATER SETTLE AND HAND COMPACT ALL SOIL IN BUILT-UP PLANTERS. SUCH COMPACTION SHALL OCCUR OVER A 3-DAY PERIOD, ONE WEEK MINIMUM PRIOR TO PLANTING, IN ORDER TO MAXIMIZE SETTLEMENT. CONTRACTOR SHALL INSTALL ADDITIONAL SOIL AS REQUIRED TO BRING TOP OF FINISH GRADE TO 2" BELOW TOP OF WALL, OR TO TOP OF WATERPROOFING MEMBRANE WHERE WATERPROOFING MEMBRANE IS HIGHER THAN 3" BELOW TOP OF WALL.

22. ALL DRAINAGE AND TREE SUPPORT GRAVEL TO BE ¾" DIAMETER WASHED GRAVEL.

23. CONTRACTOR SHALL TOP DRESS ALL PLANTING AREAS WITH 2" NITROWOOD MULCH UNLESS OTHERWISE NOTED.

24. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES AND TAGS FROM ALL PLANT MATERIALS AFTER PLANTING.

25. CONTRACTOR SHALL DOUBLE STAKE OR GUY ALL TREES 15 GALLONS AND LARGER IMMEDIATELY AFTER PLANTING PER DRAWINGS. DO NOT PENETRATE WATER PROOFING MEMBRANE. DO NOT PENETRATE ROOT BALL.

26. CONTRACTOR SHALL TAKE SUFFICIENT MEASURES TO KEEP LAWN AREAS FROM UNHEALTHY YELLOWING, OR OTHERWISE DAMAGE BY PEDESTRIANS AND WORKMEN. CONTRACTOR SHALL REPLACE TURF DAMAGED, REGARDLESS OF CAUSE.

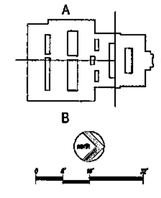
27. CONTRACTOR SHALL ATTACH VINES TO HARD SURFACES WITH 1"x⅝" BRASS SCREW-EYES AND GREEN WIRE TIES. PROVIDE SAMPLE OF WIRE TIE TO OWNER OR L.A. PRIOR TO TYING.

28. MULCH SHALL NOT BE PLACED CLOSER THAN 2" AWAY FROM CROWN OF ANY GROUND COVER, SHRUB OR TREE.

29. TURF SHALL BE INSTALLED LEVEL, FREE OF DIVOTS, HOLES, DIPS, OR RISES. TURF SHALL BE INSTALLED TO DRAIN AS SPECIFIED ON CONTRACT DOCUMENTS. TURF WHICH DOES NOT MEET THESE STANDARDS SHALL BE REGRADED AND REPLANTED IN TOTALITY.

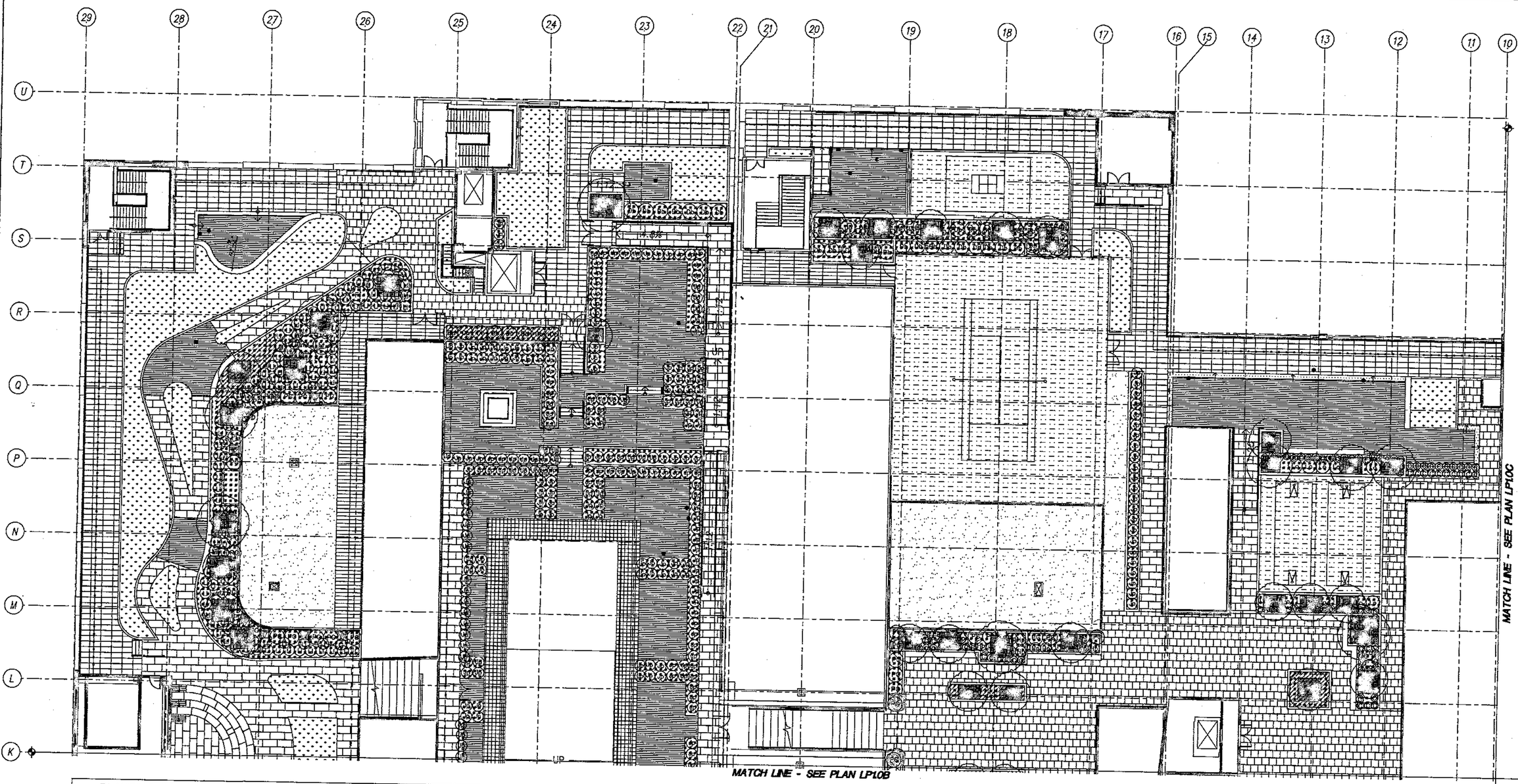
GREEN NOTES:

1. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.



1 OVERALL ROOFTOP PLANTING PLAN

GRAPHIC SCALE 1/16"=1'-0"



PLANTING SCHEDULE – TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	HEIGHT	SPREAD	NATIVE SPECIES	TOTAL AREA
	8	48" BOX	OLEA EUROPAEA	FIELD GROWN OLIVE TREE	MULTI-TRUNK	LOW	25-30'	25-30'	NO	128 SF
	6	48" BOX	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW TREE	STANDARD TRUNK	LOW	25-35'	20'	NO	96 SF
	4	48" BOX	ACACIA PODALYRIIFOLIA	PEARL ACACIA TREE	STANDARD TRUNK	LOW	10-20'	10-20'	NO	64 SF
	3	24" BOX	ACACIA PODALYRIIFOLIA	PEARL ACACIA TREE	STANDARD TRUNK	LOW	10-20'	10-20'	NO	12 SF
	8	36" BOX	CHILOPSIS LINEARIS	DESERT WILLOW TREE	STANDARD TRUNK	VL	15-30'	10-20'	YES	72 SF
	1	36" BOX	OLEA EUROPAEA	FIELD GROWN OLIVE TREE	MULTI-TRUNK	LOW	18-20'	15-20'	NO	9 SF
	8	36" BOX	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA TREE	STANDARD TRUNK	MEDIUM	20-25'	20-25'	NO	72 SF
	4	36" BOX	MAYTENUS BOARIA	MAYTEN TREE	STANDARD TRUNK	MEDIUM	20-30'	15-30'	NO	36 SF
	2	36" BOX	PYRUS CALLERYANA	ORNAMENTAL PEAR TREE	STANDARD TRUNK	MEDIUM	30-50'	30-50'	NO	18 SF
	3	36" BOX	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM TREE	STANDARD TRUNK	LOW	10-25'	10-25'	NO	27 SF
	2	24" BOX	ARBUTUS UNEDO	STRAWBERRY TREE	MULTI-TRUNK	LOW	10'	5-10'	NO	8 SF
	3	24" BOX	ACACIA BAILEYANA	FERN LEAF ACACIA TREE	STANDARD TRUNK	LOW	20-30'	20-40'	NO	12 SF
	5	24" BOX	PROSOPIS GLANDULOSA	HONEY MESQUITE TREE	STANDARD TRUNK	LOW	20-30'	15-25'	YES	20 SF
	2	24" BOX	PUNICA GRANATUM	POMEGRANATE TREE	MULTI-TRUNK	LOW	8-10'	8-10'	NO	8 SF
	12	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD TREE	STANDARD TRUNK	LOW	10-18'	10-15'	YES	48 SF

PLANTING SCHEDULE – SHRUBS

QTY.	SIZE	BOTANICAL NAME	COMMON NAME	DETAIL	REMARKS	WUCOLS	ZONE	NATIVE SPECIES	TOTAL AREA
79	15 G.C.	HETEROMELES ARBUTIFOLIA	TOYON	14/LP2.0	48" O.C.	LOW	10	YES	992 SF
6	15 G.C.	FURCRAEA FOETIDA	MAURITIUS HEMP	14/LP2.0	60" O.C.	LOW	10	NO	118 SF
286	5 G.C.	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE GRASS	14/LP2.0	PER PLAN	LOW	1,10	YES	835 SF
67	5 G.C.	AGAVE GEMINIFLORA	TWIN FLOWER AGAVE	14/LP2.0	36" O.C.	LOW	10	NO	473 SF
59	5 G.C.	HESPERALOE PARVIFLORA	RED YUCCA	14/LP2.0	SQUARE SPACING; 24" O.C.	VL	3,9,11	NO	185 SF
59	5 G.C.	LITTLE OLLIE OLEA EUROPAEA	LITTLE OLLIE DWARF OLIVE	14/LP2.0	SQUARE SPACING; 3'-9" O.C.	LOW	4	NO	651 SF
377	5 G.C.	CEANOTHUS LEUCODERMIS	CHAPARRAL WHITETHORN	14/LP2.0	36" O.C.	LOW	10	YES	2651 SF
41	5 G.C.	DIETES BICOLOR	FORTNIGHT LILY	14/LP2.0	SQUARE SPACING; 48" O.C.	LOW	10	NO	514 SF
183	1 G.C.	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE GRASS	14/LP2.0	SQUARE SPACING; 18" O.C.	LOW	10	YES	322 SF

PLANTING SCHEDULE – GROUNDCOVERS

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	DETAIL	REMARKS	WUCOLS	ZONE	NATIVE SPECIES	TOTAL AREA
		FLATS	NATIVE SUCCULENT MIX	SUCCULENT GROUND COVER FROM FLATS	N/A		LOW	4	YES	7,756 SF
	7,756 SF									
	1110	FLATS	ELYMUS GLAUCUS	BLUE WILD RYE	5/LP2.0	TRIANGULAR SPACING; 8" O.C.	LOW	9,11	YES	323 SF
	323 SF									
	551	FLATS	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	5/LP2.0	TRIANGULAR SPACING; 8" O.C.	LOW	9,11	NO	212 SF
	212 SF									
	2,857	FLATS	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	5/LP2.0	TRIANGULAR SPACING; 8" O.C.	VL	1,3,4,6,	NO	1099 SF
	1099 SF									
	455	FLATS	AEONIUM SUNBURST	SUNBURST AEONIUM	2/LP2.0	SQUARE SPACING; 8" O.C.	LOW	4	NO	175 SF
	175 SF									
	307	FLATS	SEDUM STONECROP	STONECROP SEDUM	5/LP2.0	TRIANGULAR SPACING; 8" O.C.	LOW	4	NO	118 SF
	118 SF									

PLANTING SCHEDULE – VINES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	DETAIL	REMARKS	WUCOLS	ZONE	NATIVE SPECIES	TOTAL AREA
	27	15 G.C.	DISTICTIS BUCCINATORIA	WHITE TRUMPET VINE	8/LP2.0	TRAIN ON EXISTING WALL	MEDIUM	6	NO	162 SF

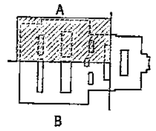
NOTE:
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDATED.
FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED

RIVER IMPROVEMENT OVERLAY (RIO) COMPLIANCE FIGURE

TOTAL NEW LANDSCAPED AREA	AREA OF NATIVE PLANTS REQUIRED BY SECTION 13.17 F.1 OF LAMC (75% OF TOTAL)	TOTAL AREA OF PROPOSED NATIVE PLANTS IN NEW LANDSCAPED AREA	PERCENT OF TOTAL	COMPLIANCE
17,226 SF	17,226 SF X (.75) = 12,920 SF	13,029 SF	75.6%	13,029 SF > 12,920 SF COMPLIES WITH (RIO) REQ.

NOTE:
NATIVE SPECIES OF PLANTING CHOSEN CAN BE FOUND IN THE LOS ANGELES COUNTY RIVER MASTER PLAN LANDSCAPING GUIDELINES AND PLANT PALETTES.
TOTAL AREA OF TREES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF PLANTERS.
TOTAL AREA OF SHRUBS CALCULATED BY DERIVING THE AREA COVERAGE OF THE SHRUB FROM THE DIAMETER, THEN MULTIPLYING THE AREA BY THE QUANTITY OF SHRUBS.
TOTAL AREA OF GROUND COVER CALCULATED GRAPHICALLY BY THE USE OF HATCH PATTERNS.
TOTAL AREA OF VINES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF VINES.

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Lucralia Ibarra
Date: 7/10/18





GRAPHIC SCALE 1/16"=1'-0"

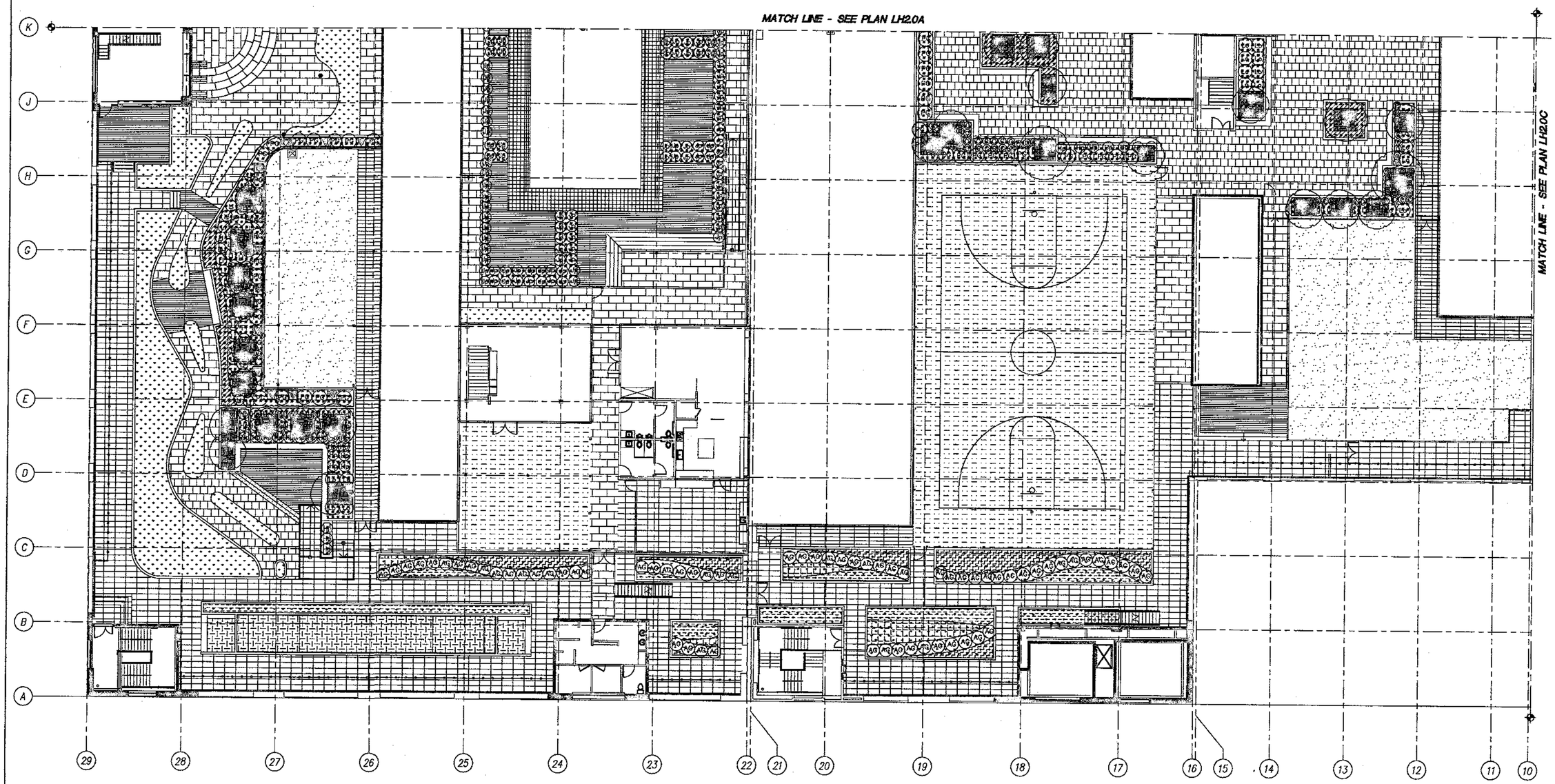
PLANTING PLAN

LANDMARK SEARS
2650 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

KSA Inc. Landscape Studio
Ph. 310.574.4480
Fx. 310.574.4482
4211 1/2 Glencoe Avenue
Marina Del Rey, CA 90292

REVISIONS:

JOB NO.: 14-001
DATE: 4.6.18
SCALE: AS NOTED
SHEET TITLE: PLANTING PLAN
SHEET NUMBER: LP1.0A
2/22/2018 1:02:24 PM



PLANTING SCHEDULE – TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	HEIGHT	SPREAD	NATIVE SPECIES	TOTAL AREA
OE	8	48" BOX	OLEA EUROPAEA	FIELD GROWN OLIVE TREE	MULTI-TRUNK	LOW	25-30'	25-30'	NO	128 SF
GP	6	48" BOX	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW TREE	STANDARD TRUNK	LOW	25-35'	20'	NO	96 SF
AH	4	48" BOX	ACACIA PODALYRIFOLIA	PEARL ACACIA TREE	STANDARD TRUNK	LOW	10-20'	10-20'	NO	64 SF
AP	3	24" BOX	ACACIA PODALYRIFOLIA	PEARL ACACIA TREE	STANDARD TRUNK	LOW	10-20'	10-20'	NO	12 SF
CL	8	36" BOX	CHILOPSIS LINEARIS	DESERT WILLOW TREE	STANDARD TRUNK	VL	15-30'	10-20'	YES	72 SF
OE	1	36" BOX	OLEA EUROPAEA	FIELD GROWN OLIVE TREE	MULTI-TRUNK	LOW	18-20'	15-20'	NO	9 SF
MG	8	36" BOX	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA TREE	STANDARD TRUNK	MEDIUM	20-25'	20-25'	NO	72 SF
MB	4	36" BOX	MAYTENUS BOARIA	MAYTEN TREE	STANDARD TRUNK	MEDIUM	20-30'	15-30'	NO	36 SF
PC	2	36" BOX	PYRUS CALLERYANA	ORNAMENTAL PEAR TREE	STANDARD TRUNK	MEDIUM	30-50'	30-50'	NO	18 SF
PC	3	36" BOX	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM TREE	STANDARD TRUNK	LOW	10-25'	10-25'	NO	27 SF
AU	2	24" BOX	ARBUTUS UNEDO	STRAWBERRY TREE	MULTI-TRUNK	LOW	10'	5-10'	NO	8 SF
AB	3	24" BOX	ACACIA BAILEYANA	FERN LEAF ACACIA TREE	STANDARD TRUNK	LOW	20-30'	20-40'	NO	12 SF
PG	5	24" BOX	PROSOPIS GLANDULOSA	HONEY MESQUITE TREE	STANDARD TRUNK	LOW	20-30'	15-25'	YES	20 SF
PG	2	24" BOX	PUNICA GRANATUM	POMEGRANATE TREE	MULTI-TRUNK	LOW	8-10'	8-10'	NO	8 SF
CO	12	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD TREE	STANDARD TRUNK	LOW	10-18'	10-15'	YES	48 SF

PLANTING SCHEDULE – SHRUBS

	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	DETAIL	REMARKS	WUCOLS	ZONE	NATIVE SPECIES	TOTAL AREA
	79	15 G.C.	HETEROMELES ARBUTIFOLIA	TOYON	14/LP2.0	48" O.C.	LOW	10	YES	592 SF
	6	15 G.C.	FURCRAEA FOETIDA	MAURITIUS HEMP	14/LP2.0	60" O.C.	LOW	10	NO	118 SF
	266	5 G.C.	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE GRASS	14/LP2.0	PER PLAN	LOW	1,10	YES	835 SF
	67	5 G.C.	AGAVE GEMINIFLORA	TWIN FLOWER AGAVE	14/LP2.0	36" O.C.	LOW	10	NO	473 SF
	59	5 G.C.	HESPERALOE PARVIFLORA	RED YUCCA	14/LP2.0	SQUARE SPACING; 24" O.C.	VL	3,9,11	NO	185 SF
	59	5 G.C.	LITTLE OLLIE OLEA EUROPAEA	LITTLE OLLIE DWARF OLIVE	14/LP2.0	SQUARE SPACING; 3'-9" O.C.	LOW	4	NO	651 SF
	377	5 G.C.	CEANOTHUS LEUCODERMIS	CHAPARRAL WHITEHORN	14/LP2.0	36" O.C.	LOW	10	YES	2661 SF
	41	5 G.C.	DIETES BICOLOR	FORTNIGHT LILY	14/LP2.0	SQUARE SPACING; 48" O.C.	LOW	10	NO	514 SF
	183	1 G.C.	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE GRASS	14/LP2.0	SQUARE SPACING; 18" O.C.	LOW	10	YES	322 SF

PLANTING SCHEDULE – GROUNDCOVERS

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	DETAIL	REMARKS	WUCOLS	ZONE	NATIVE SPECIES	TOTAL AREA
		FLATS	NATIVE SUCCULENT MIX	SUCCULENT GROUND COVER FROM FLATS	N/A		LOW	4	YES	7,756 SF
	7,756 SF									
	1110	FLATS	ELYMUS GLAUCUS	BLUE WILD RYE	5/LP2.0	TRIANGULAR SPACING; 8" O.C.	LOW	9,11	YES	323 SF
	323 SF									
	551	FLATS	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	5/LP2.0	TRIANGULAR SPACING; 8" O.C.	LOW	9,11	NO	212 SF
	212 SF									
	2,857	FLATS	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	5/LP2.0	TRIANGULAR SPACING; 8" O.C.	VL	1,3,4,8,	NO	1099 SF
	1099 SF									
	455	FLATS	AEONIUM SUNBURST	SUNBURST AEONIUM	2/LP2.0	SQUARE SPACING; 8" O.C.	LOW	4	NO	175 SF
	175 SF									
	307	FLATS	SEDUM STONECROP	STONECROP SEDUM	5/LP2.0	TRIANGULAR SPACING; 8" O.C.	LOW	4	NO	118 SF
	118 SF									

PLANTING SCHEDULE – VINES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	DETAIL	REMARKS	WUCOLS	ZONE	NATIVE SPECIES	TOTAL AREA
	27	15 G.C.	DISTICTIS BUCCINATORIA	WHITE TRUMPET VINE	8/LP2.0	TRAIN ON EXISTING WALL	MEDIUM	6	NO	162 SF

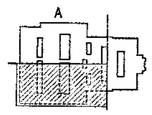
NOTE:
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED

RIVER IMPROVEMENT OVERLAY (RIO) COMPLIANCE FIGURE

TOTAL NEW LANDSCAPED AREA	AREA OF NATIVE PLANTS REQUIRED BY SECTION 13.17 F.1 OF LAMC (75% OF TOTAL)	TOTAL AREA OF PROPOSED NATIVE PLANTS IN NEW LANDSCAPED AREA	PERCENT OF TOTAL	COMPLIANCE
17,226 SF	17,226 SF X (.75) = 12,920 SF	13,029 SF	75.6%	13,029 SF > 12,920 SF COMPLIES WITH (RIO) REQ.

NOTE:
NATIVE SPECIES OF PLANTING CHOSEN CAN BE FOUND IN THE LOS ANGELES COUNTY RIVER MASTER PLAN LANDSCAPING GUIDELINES AND PLANT PALETTES.
TOTAL AREA OF TREES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF PLANTERS.
TOTAL AREA OF SHRUBS CALCULATED BY DERIVING THE AREA COVERAGE OF THE SHRUB FROM THE DIAMETER, THEN MULTIPLYING THE AREA BY THE QUANTITY OF SHRUBS.
TOTAL AREA OF GROUND COVER CALCULATED GRAPHICALLY BY THE USE OF HATCH PATTERNS.
TOTAL AREA OF VINES CALCULATED BY MULTIPLYING THE PLANTER AREA WITH THE QUANTITY OF VINES.

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GRAPHIC SCALE 1/10"=1'-0"

1 PLANTING PLAN

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PLANTING SCHEDULE – TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	HEIGHT	SPREAD	NATIVE SPECIES	TOTAL AREA
	8	48" BOX	OLEA EUROPAEA	FIELD GROWN OLIVE TREE	MULTI–TRUNK	LOW	25–30'	25–30'	NO	128 SF
	6	48" BOX	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW TREE	STANDARD TRUNK	LOW	25–35'	20'	NO	96 SF
	4	48" BOX	ACACIA PODALYRIIFOLIA	PEARL ACACIA TREE	STANDARD TRUNK	LOW	10–20'	10–20'	NO	64 SF
	3	24" BOX	ACACIA PODALYRIIFOLIA	PEARL ACACIA TREE	STANDARD TRUNK	LOW	10–20'	10–20'	NO	12 SF
	8	36" BOX	CHILOPSIS LINEARIS	DESERT WILLOW TREE	STANDARD TRUNK	VL	15–30'	10–20'	YES	72 SF
	1	36" BOX	OLEA EUROPAEA	FIELD GROWN OLIVE TREE	MULTI–TRUNK	LOW	18–20'	15–20'	NO	9 SF
	8	36" BOX	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA TREE	STANDARD TRUNK	MEDIUM	20–25'	20–25'	NO	72 SF
	4	36" BOX	MAYTENUS BOARIA	MAYTEN TREE	STANDARD TRUNK	MEDIUM	20–30'	15–30'	NO	36 SF
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	3	36" BOX	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM TREE	STANDARD TRUNK	LOW	10–25'	10–25'	NO	27 SF
	2	24" BOX	ARBUTUS UNEDO	STRAWBERRY TREE	MULTI–TRUNK	LOW	10'	5–10'	NO	8 SF
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	12	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD TREE	STANDARD TRUNK	LOW	10–18'	10–15'	YES	48 SF

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	67	5 G.C.	AGAVE GEMINFLORA	TWIN FLOWER AGAVE	14/LP2.0	36" O.C.	LOW	10	NO	473 SF
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	377	5 G.C.	CEANOTHUS LEUCODERMIS	CHAPARRAL WHITEHORN	14/LP2.0	36" O.C.	LOW	10	YES	2881 SF
	41	5 G.C.	DIETES BICOLOR	FORTNIGHT LILY	14/LP2.0	SQUARE SPACING; 48" O.C.	LOW	10	NO	514 SF
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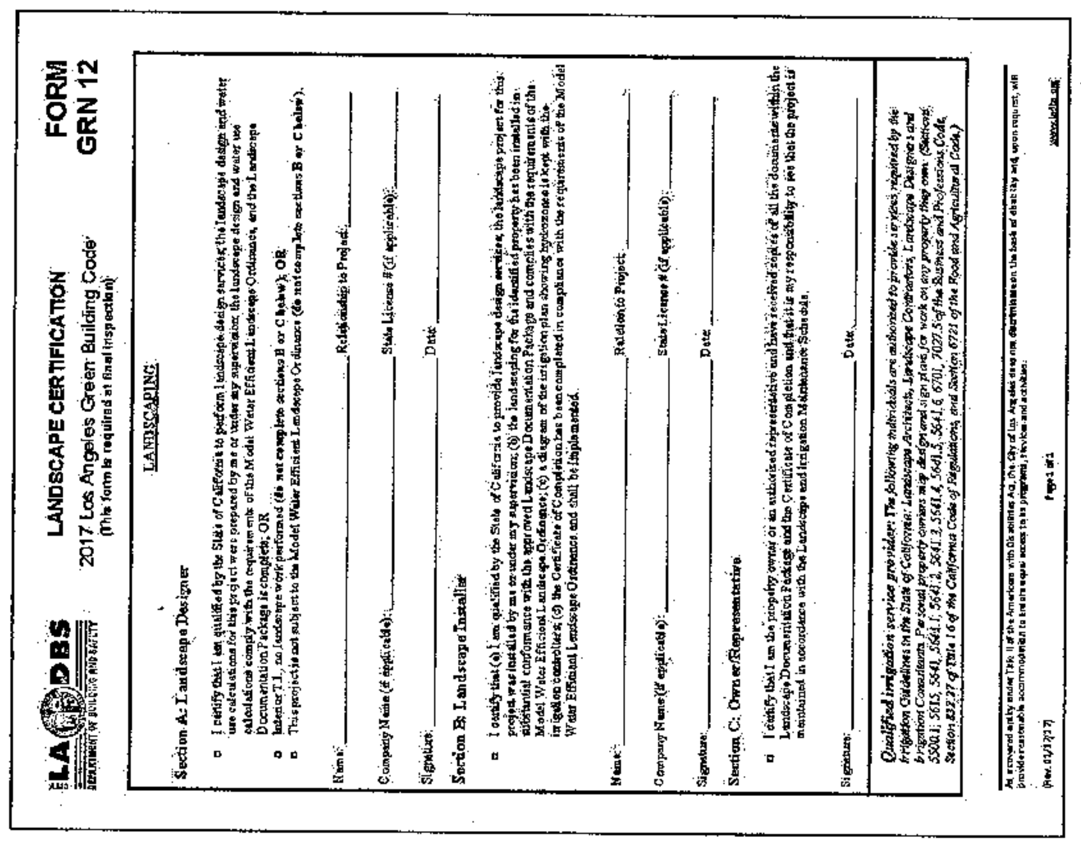
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NOTE: FOR PROJECTS THAT INCLUDE LANDSCAPE WORK,
THE LANDSCAPE CERTIFICATION, FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION.



LANDSCAPE CERTIFICATION — FORM GRN 12
2017 Los Angeles Green Building Code
(This form is required at final inspection)

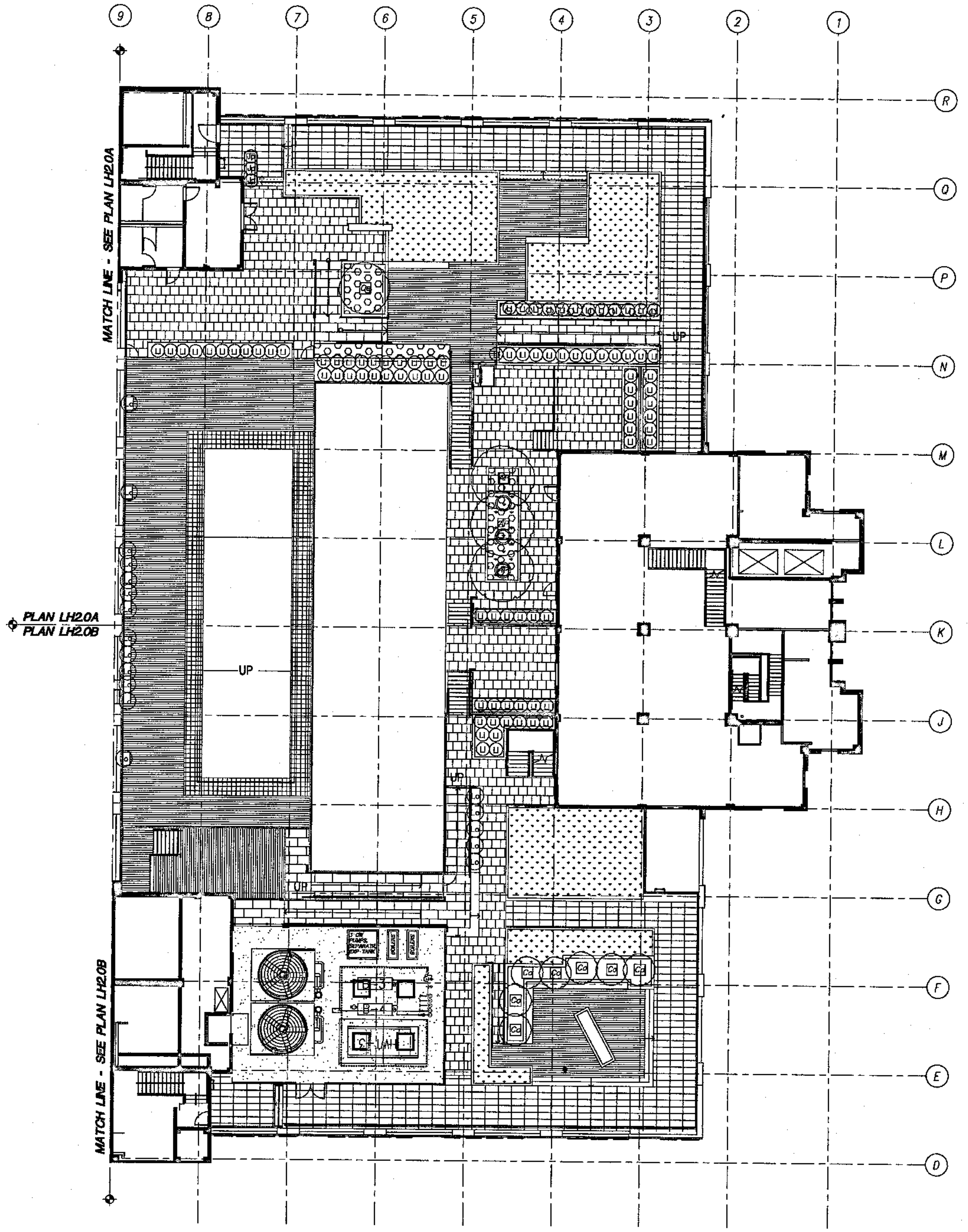
LANDSCAPING

Section A: Landscape Designer

Section B: Landscape Installer

Section C: Owner/Representative

2 PLANTING SCHEDULE & NOTES



1 PLANTING PLAN

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SHEET NUMBER: LP1.0C

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SEARS-SOTO PARKING STRUCTURE

Los Angeles, CA

SHEET INDEX:

A0	SITE PLAN
A1	GROUND LEVEL FLOOR PLAN
A2	SECOND LEVEL FLOOR PLAN
A3	THIRD LEVEL FLOOR PLAN
A4	FOURTH LEVEL FLOOR PLAN
A5	FIFTH (ROOF) LEVEL FLOOR PLAN
A6	BUILDING ELEVATIONS
A7	BUILDING SECTIONS

PROJECT DATA:

PROJECT DESCRIPTION:	5-LEVEL PARKING GARAGE (2600 STALLS)
OCCUPANCY GROUP:	S-2 OPEN PARKING GARAGE (CBC SECTION 311.3)
TYPE OF CONSTRUCTION:	I-B (CBC TABLE 601 AND SECTION 602.2)
GROSS FLOOR AREA:	841,506 S.F. (INCLUDING RAMPS)
OCCUPANT LOAD/LEVEL:	172,437 S.F. / 200 = 862 O.L. (CBC TABLE 1004.1.2)
NO. OF REQUIRED EXITS:	3 (CBC TABLE 1021.1)
EXIT & STAIR ANALYSIS:	(CBC SECTION 1005.3.1)
	862 O.L. x 0.2 = 172.4"/12 = 14.37' (TOTAL STAIR WIDTH REQ'D FOR)
	20'-0" TOTAL STAIR WIDTH PROVIDED (5 STAIRS @ 4'-0" WIDE EACH)
VENTILATION:	NATURAL VENTILATION

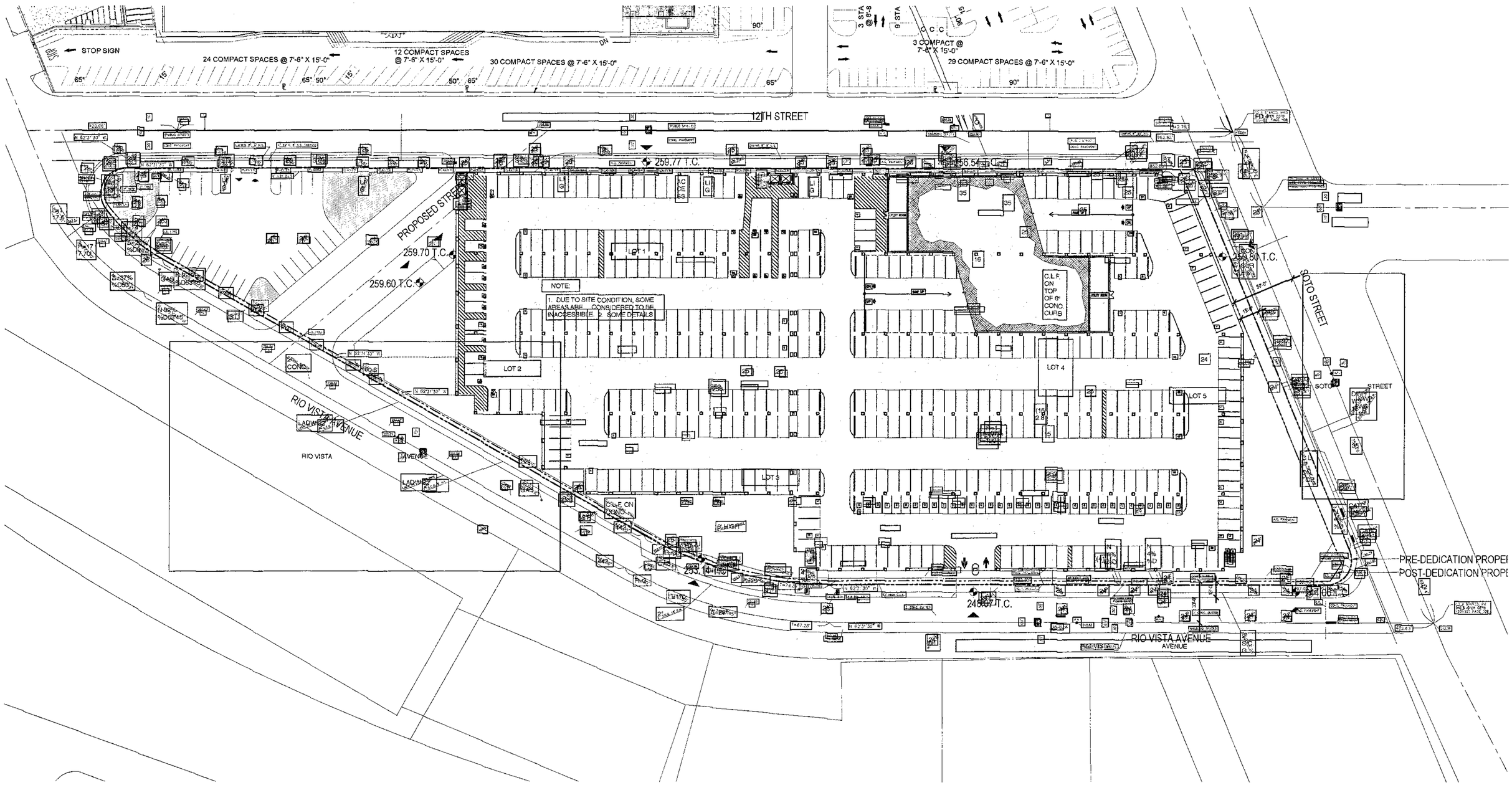
AREA SUMMARY:

S = 9.0' X 18' Ø = 90
C = 7.5' X 15' Ø = 90
Bldg. Size: 315'-8" X 629'-0"

AREA	ON-GRADE SLAB (S.F.)	ELEVATED SLAB (S.F.)	NUMBER OF SPACES VAN	ACCESSIBLE	COMPACT	STANDARD	TOTAL	S.F./SPACE
GD		7,071				15	15	471.40
GE		22,657	2	5		51	58	390.64
1A		21,523			37	36	73	294.84
1B		34,997				107	107	327.07
1C		39,680	1	3	1	115	120	330.67
1D		31,983	7,071	1	8	1	106	116	336.67
1E		14,526	22,657	2	6		102	110	338.03
2A			21,523			37	41	78	275.94
2B			34,997				107	107	327.07
2C			39,680		2		118	120	330.67
2D			39,054	1	5		106	112	348.70
2E			37,184				114	114	326.18
3A			21,523			37	41	78	275.94
3B			34,997				107	107	327.07
3C			39,680				121	121	327.93
3D			39,054				120	120	325.45
3E			37,184				112	112	332.00
4A			21,523			37	41	78	275.94
4B			34,997				107	107	327.07
4C			39,680				121	121	327.93
4D			39,054				120	120	325.45
4E			37,184				116	116	320.55
5A			21,523			37	41	78	275.94
5B			34,997				108	108	324.05
5C			39,680				125	125	317.44
5D			21,723				68	68	319.46
5E			4,104				11	11	373.09
	172,437	669,069						
		172,437						
Gross Floor Area (SF)		841,506						
Total Number Spaces			7	29	187	2377	2600	
Design Efficiency:		841,506	+		2,600	=		323.66

Notes: Square footage is approximate and should be verified before re-use.
Podium level square footage is not included in Design Efficiency

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SITE PLAN
SCALE: 1" = 30'-0"

N

PARKCO BUILDING COMPANY

International Parking Design, Inc.
Architecture / Engineering / Consulting
www.ipd-global.com

Alameda
Irvine
Los Angeles

JESSEN WRIGHT

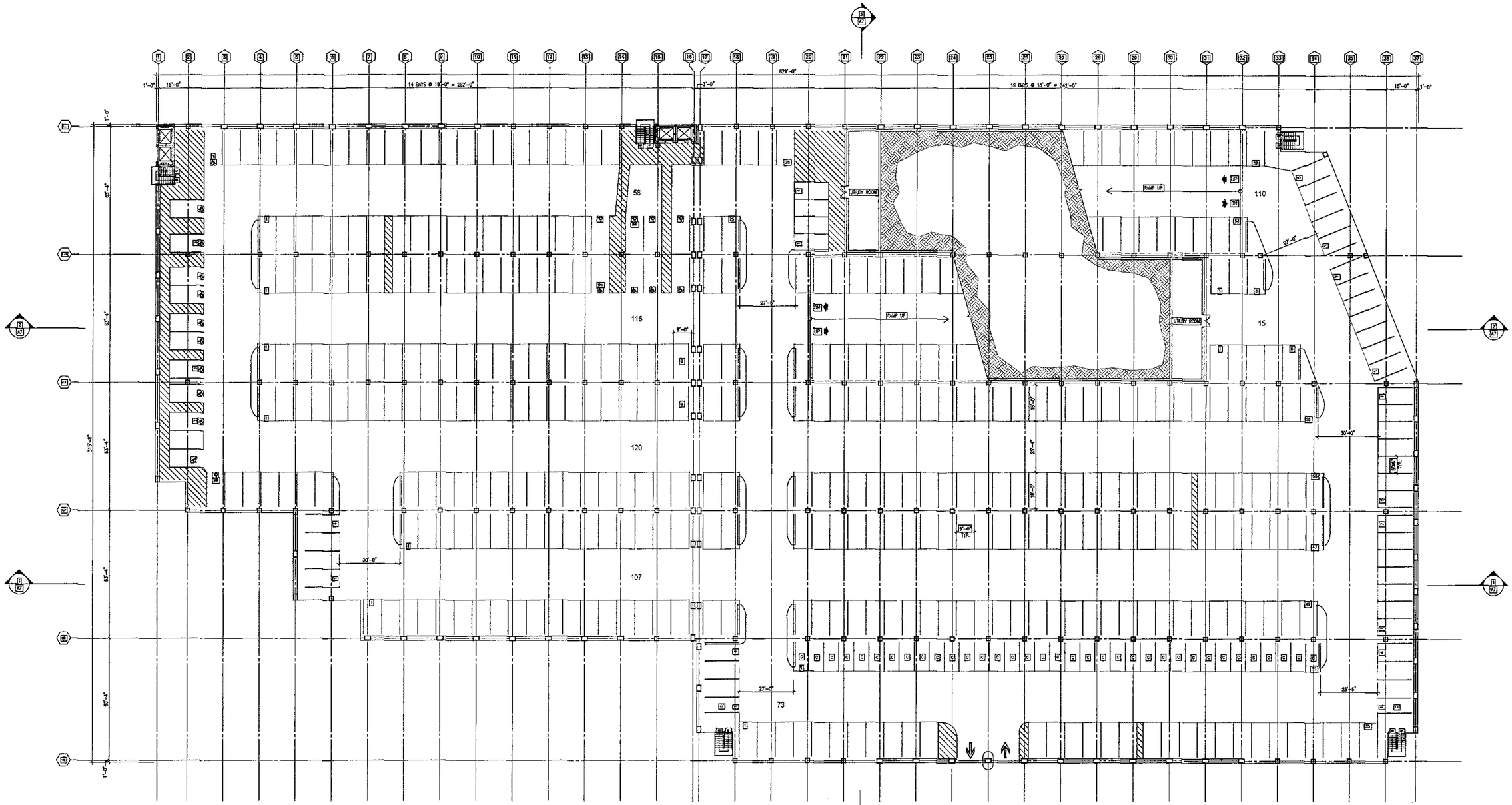
100 AMBER GROVE DRIVE, SUITE 109
CHICO, CALIFORNIA 95973
(530) 894-5345 FAX (530) 894-3018

CONCEPTUAL DESIGN
June 18, 2018

SEARS-SOTO
PARKING STRUCTURE
Los Angeles, CA

A0

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GROUND LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

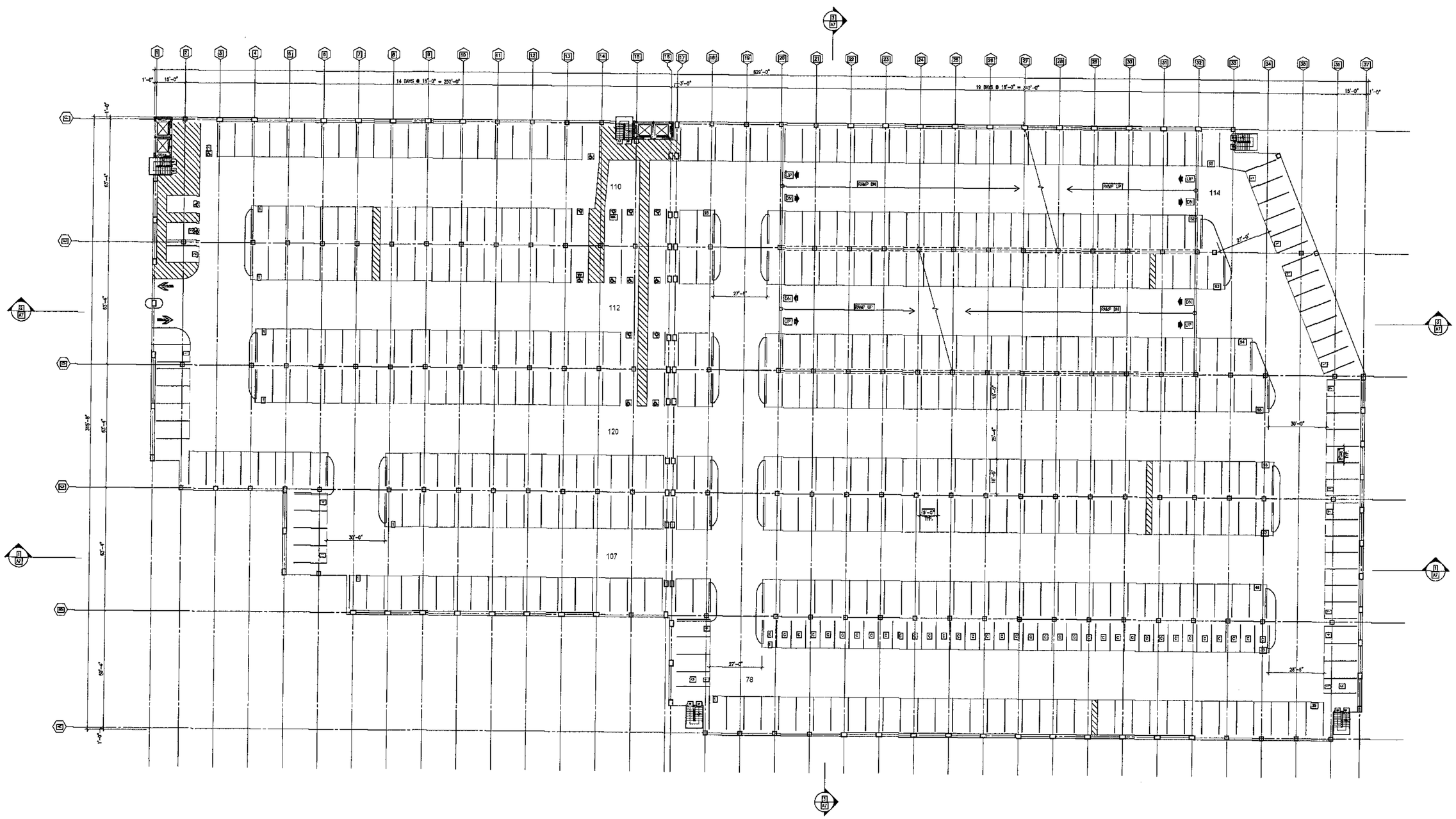
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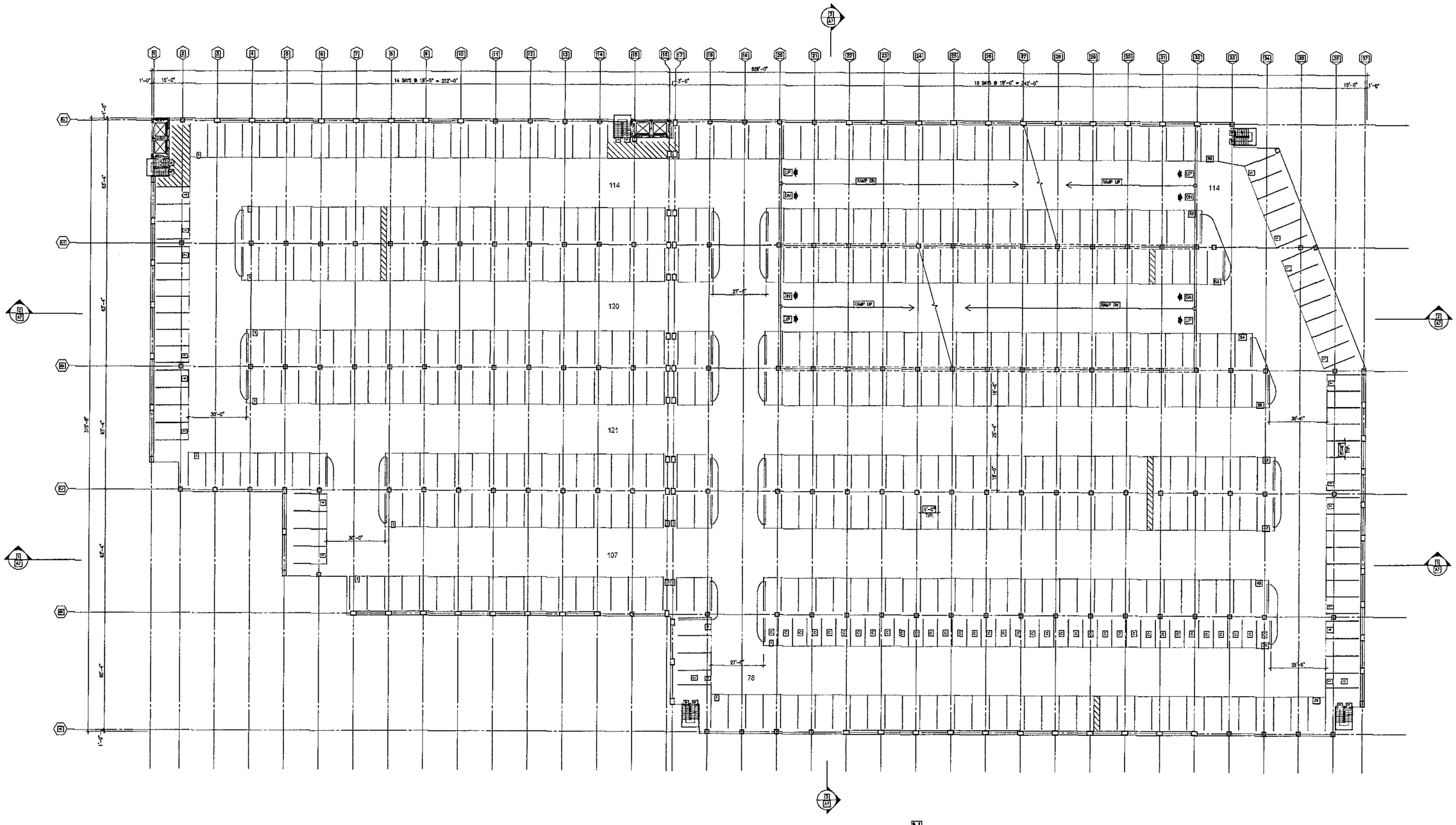
A1

PLANS APPROVED
These plans are in Substantial Conformance with:
Exhibit: A
Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18



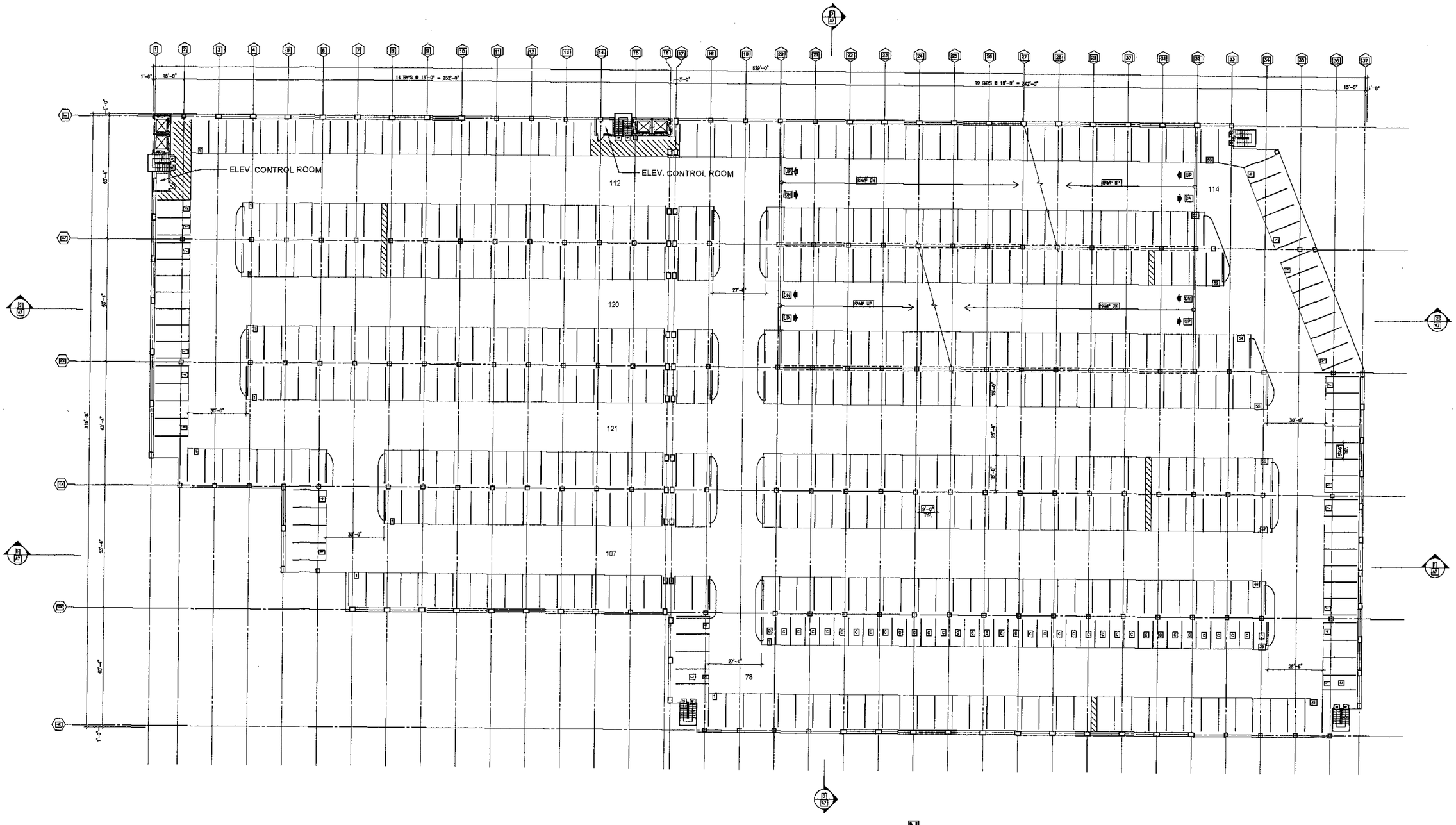
SECOND LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

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THIRD LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

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FOURTH LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

N

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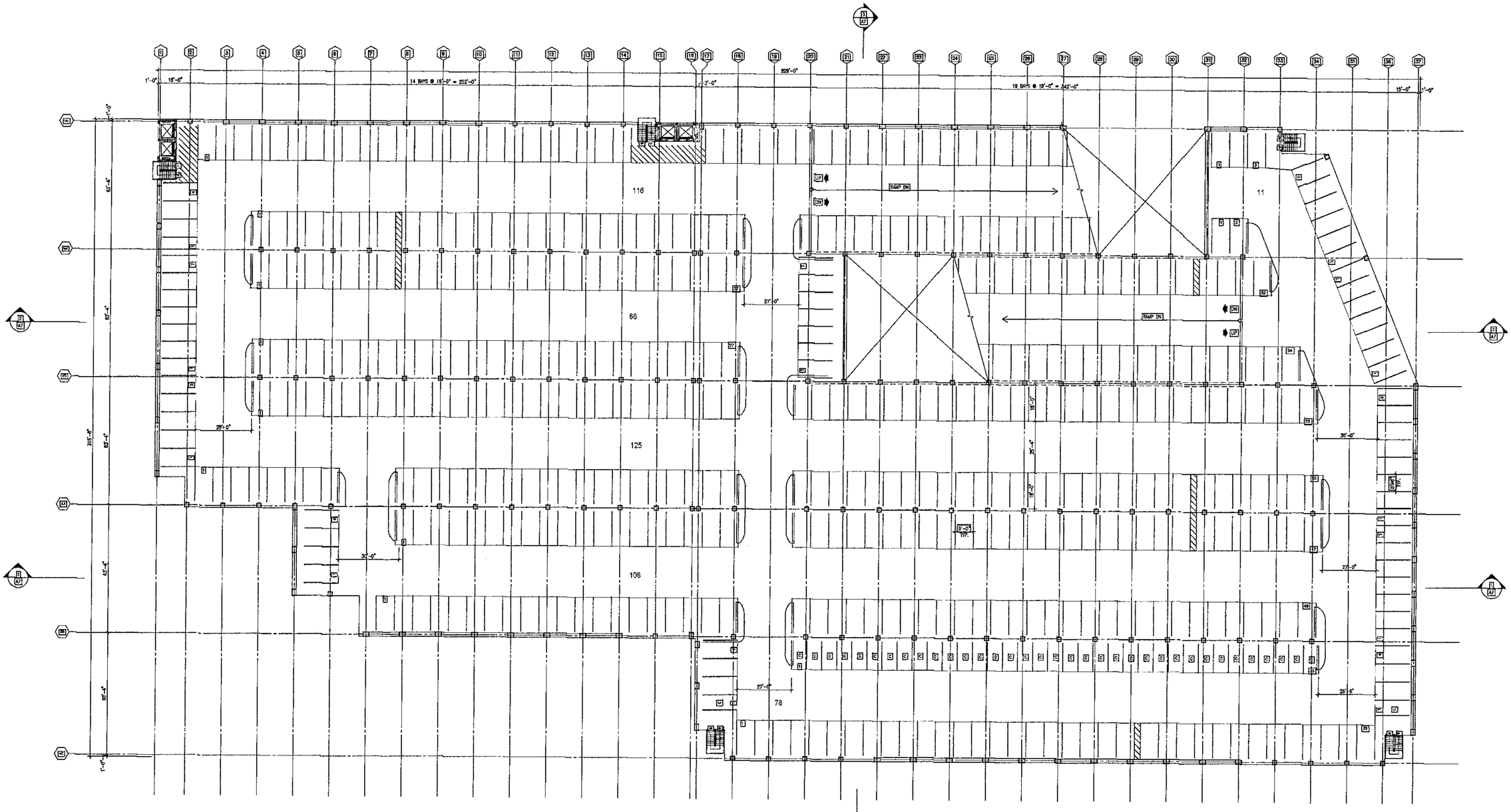
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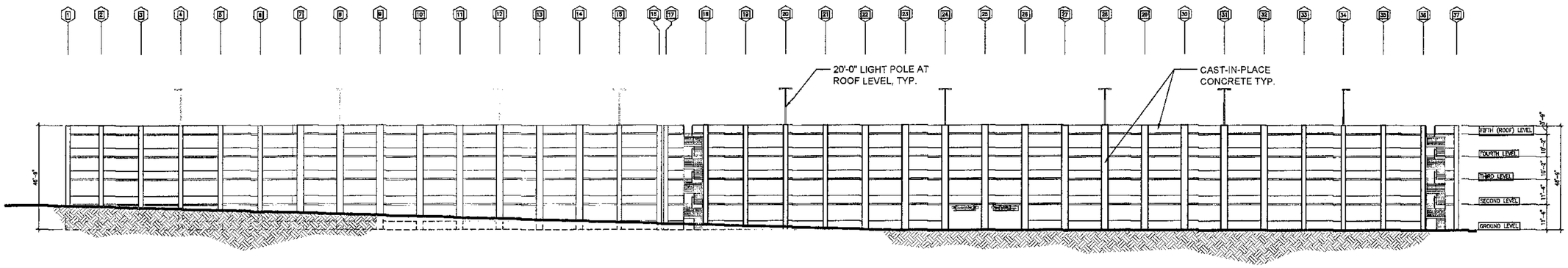
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Case No.: ZA-2014-3054-ZAD
Approved By: Luciralia Ibarra
Date: 7/10/18

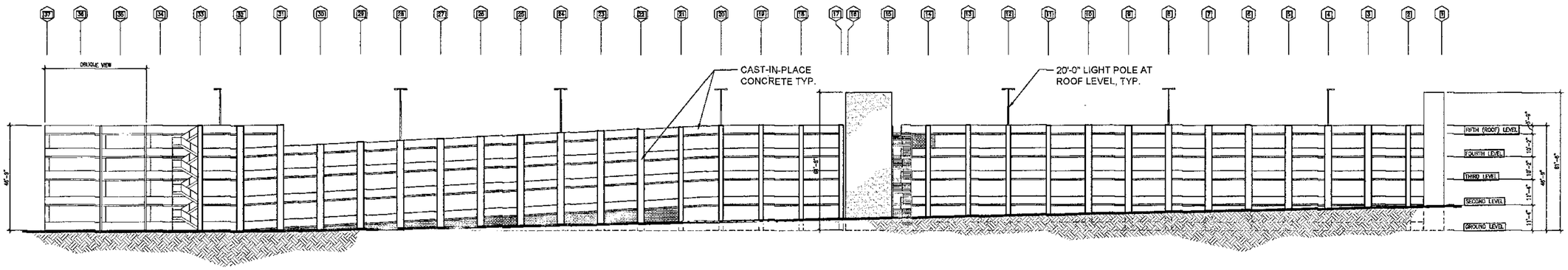


FIFTH (ROOF) LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

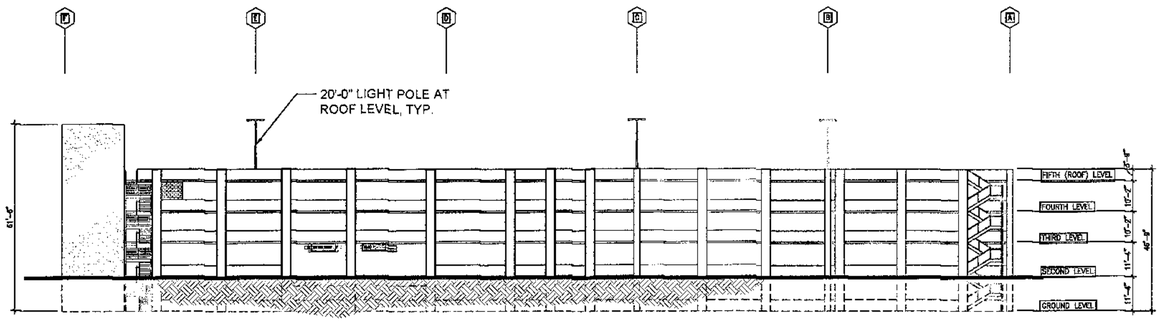
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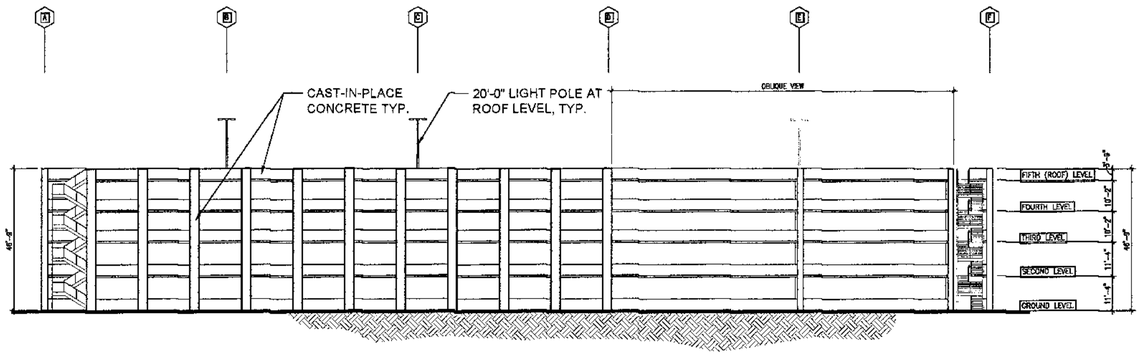
BUILDING SOUTH ELEVATION 3
SCALE: 1" = 20'-0"



BUILDING NORTH ELEVATION 2
SCALE: 1" = 20'-0"

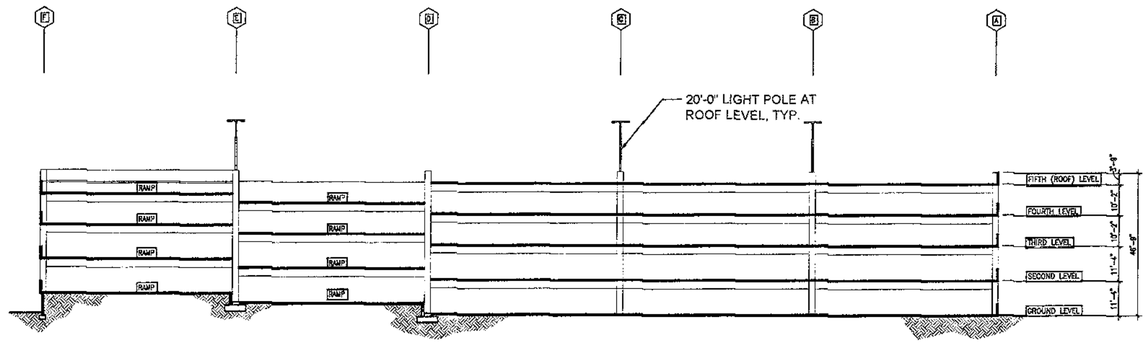


BUILDING WEST ELEVATION 4
SCALE: 1" = 20'-0"

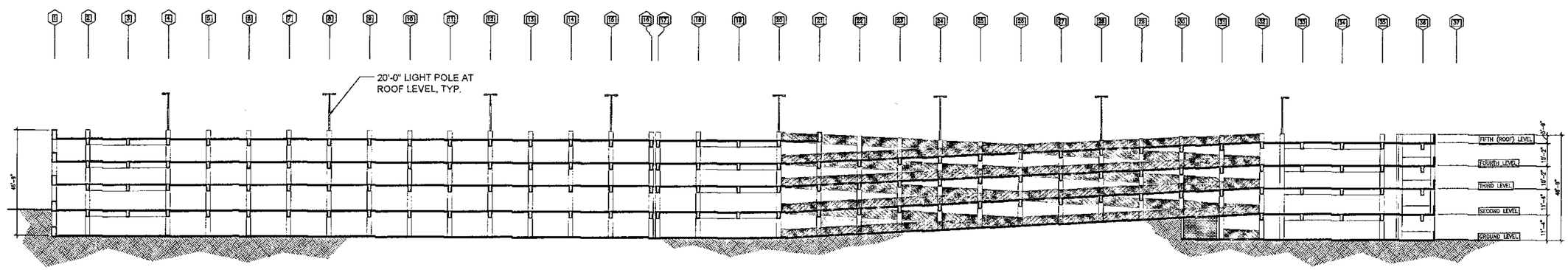


BUILDING EAST ELEVATION 1
SCALE: 1" = 20'-0"

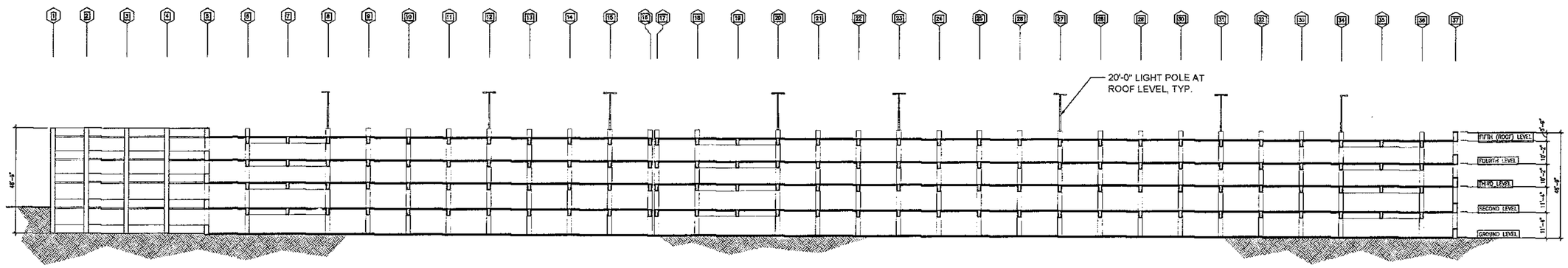
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BUILDING SECTION 3
SCALE: 1" = 20'-0"



BUILDING SECTION 2
SCALE: 1" = 20'-0"



BUILDING SECTION 1
SCALE: 1" = 20'-0"

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