



8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.638.8998 WWW.ABRAMSONTEIGER.COM

PROJECT NO: BM16

REVISIONS		
REV. NO.	DATE	DESCRIPTION
-	9/19/2016	PPR SUBMISSION SET
-	12/16/2016	SITE PLAN REVIEW SE
-	07/11/2017	SITE PLAN REVIEW F

RENDERINGS

T1.1

9735 Washington Blvd, Culver City, CA

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T1.2



Tenant Roof Garden and Courtyard



Internal Courtyard



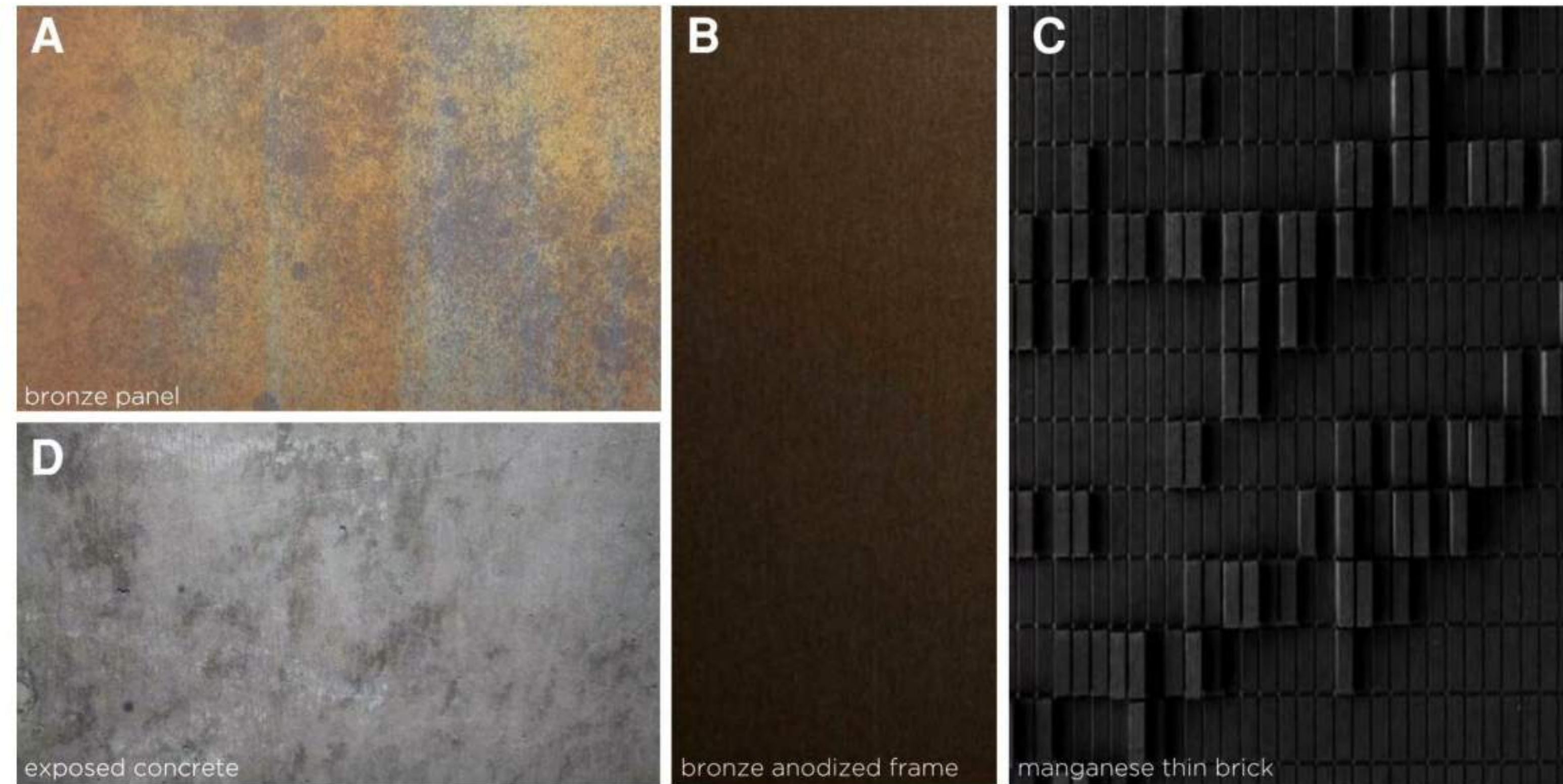
Internal Courtyard



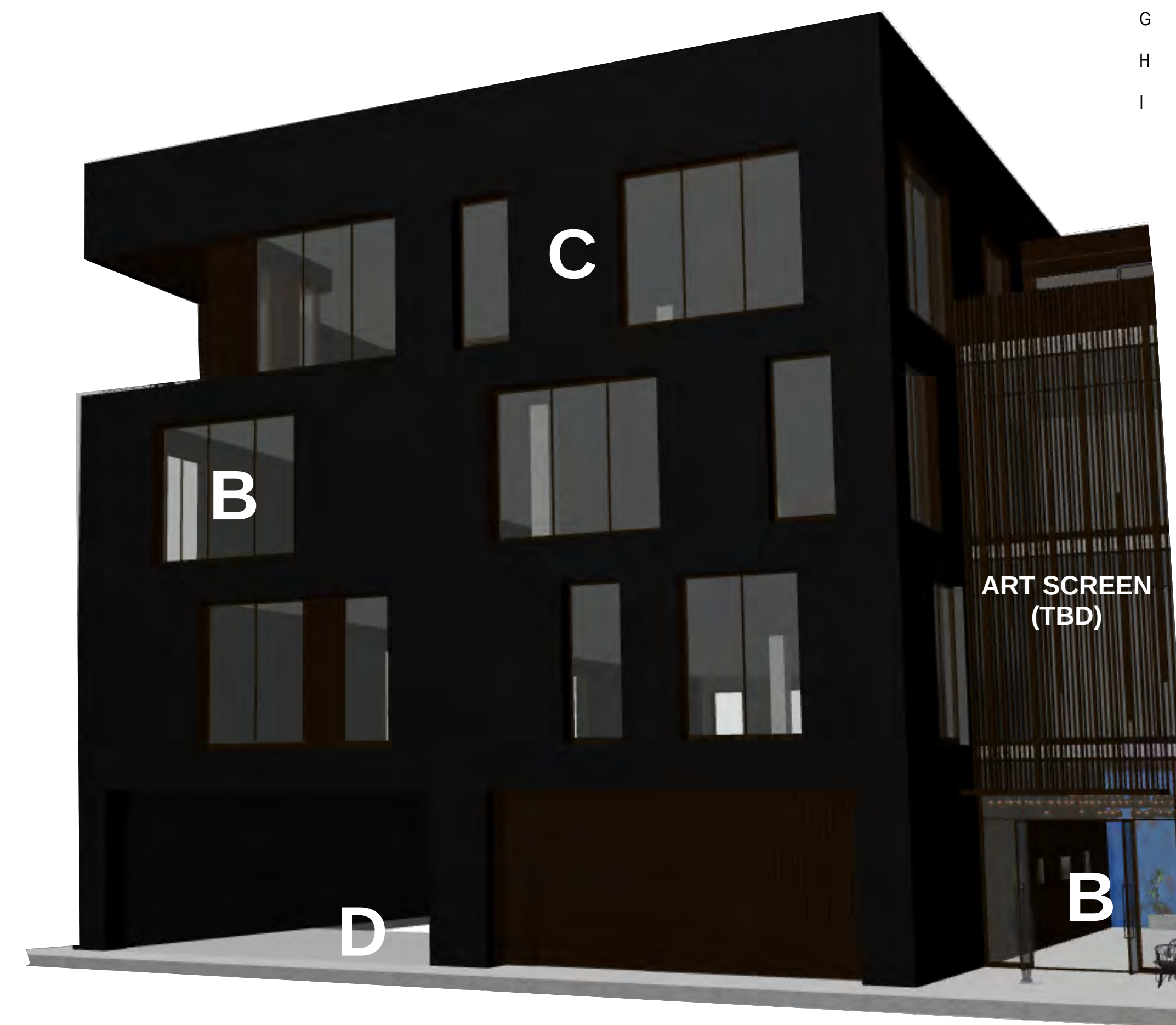
Tenant Roof Garden

- | | |
|---|-------------------------------------|
| A | BRONZE PANEL |
| B | BRONZE ANODIZED FRAME |
| C | MANGANESE THIN BRICK VENEER |
| D | EXPOSED CONCRETE |
| E | PERFORATED BRONZE ANODIZED ALUMINUM |
| F | BRONZE ANODIZED FRAME |
| G | PERFORATED BLUE ANODIZED ALUMINUM |
| H | EXPOSED CONCRETE |
| I | ALUMINUM FRAME |

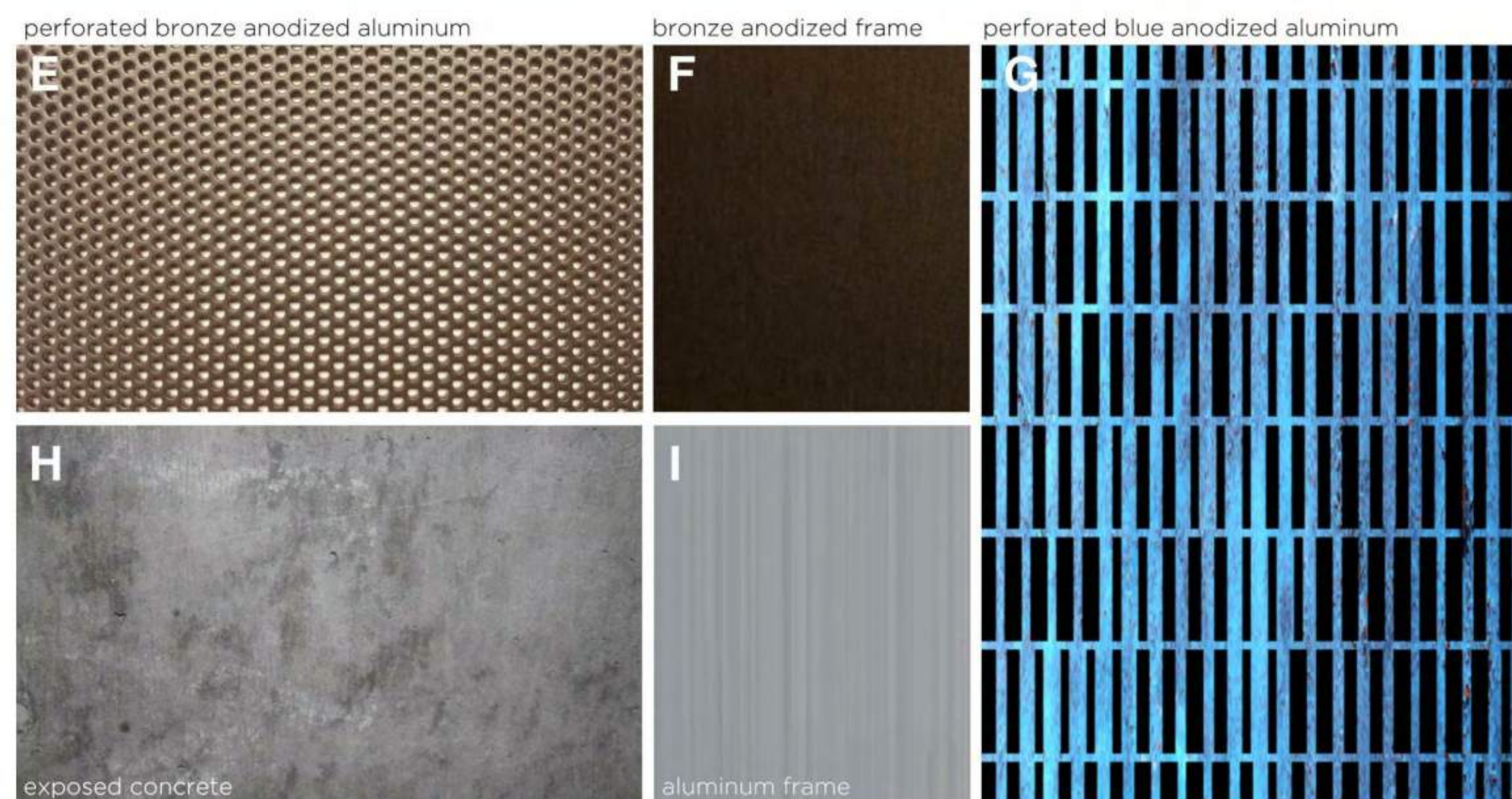
THE BRICK & THE MACHINE
9735 Washington Blvd, Culver City, CA



THE BRICK MATERIALS



THE BRICK MATERIALS



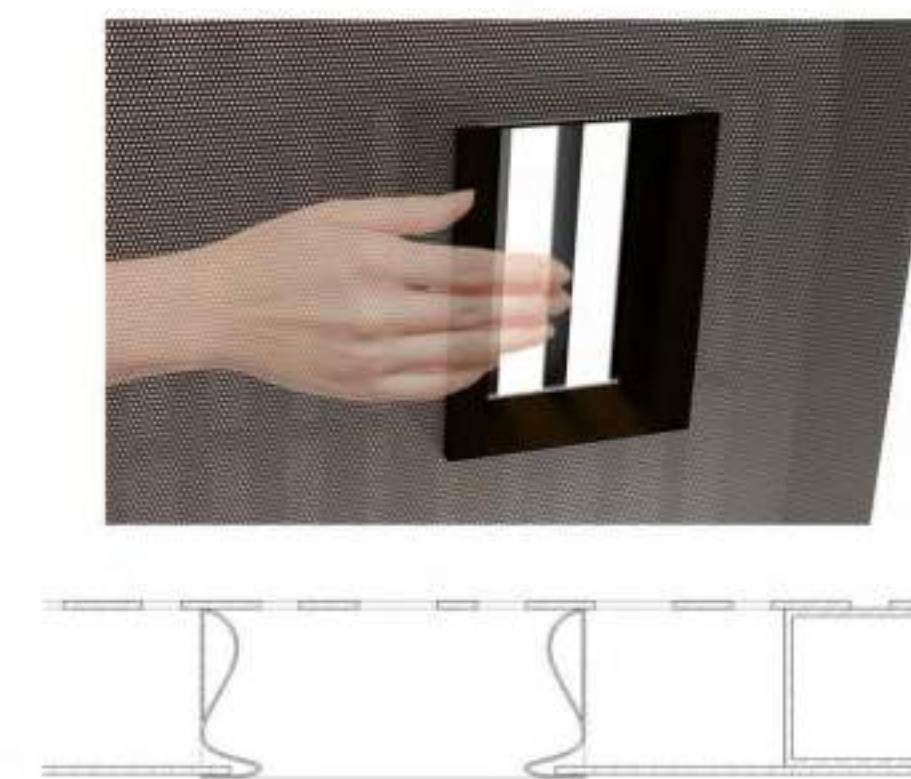
THE MACHINE MATERIALS



THE MACHINE MATERIALS



SLIDING PANEL COMPONENTS



SLIDING PANEL HANDLE DETAIL

PROJECT NO: BM16

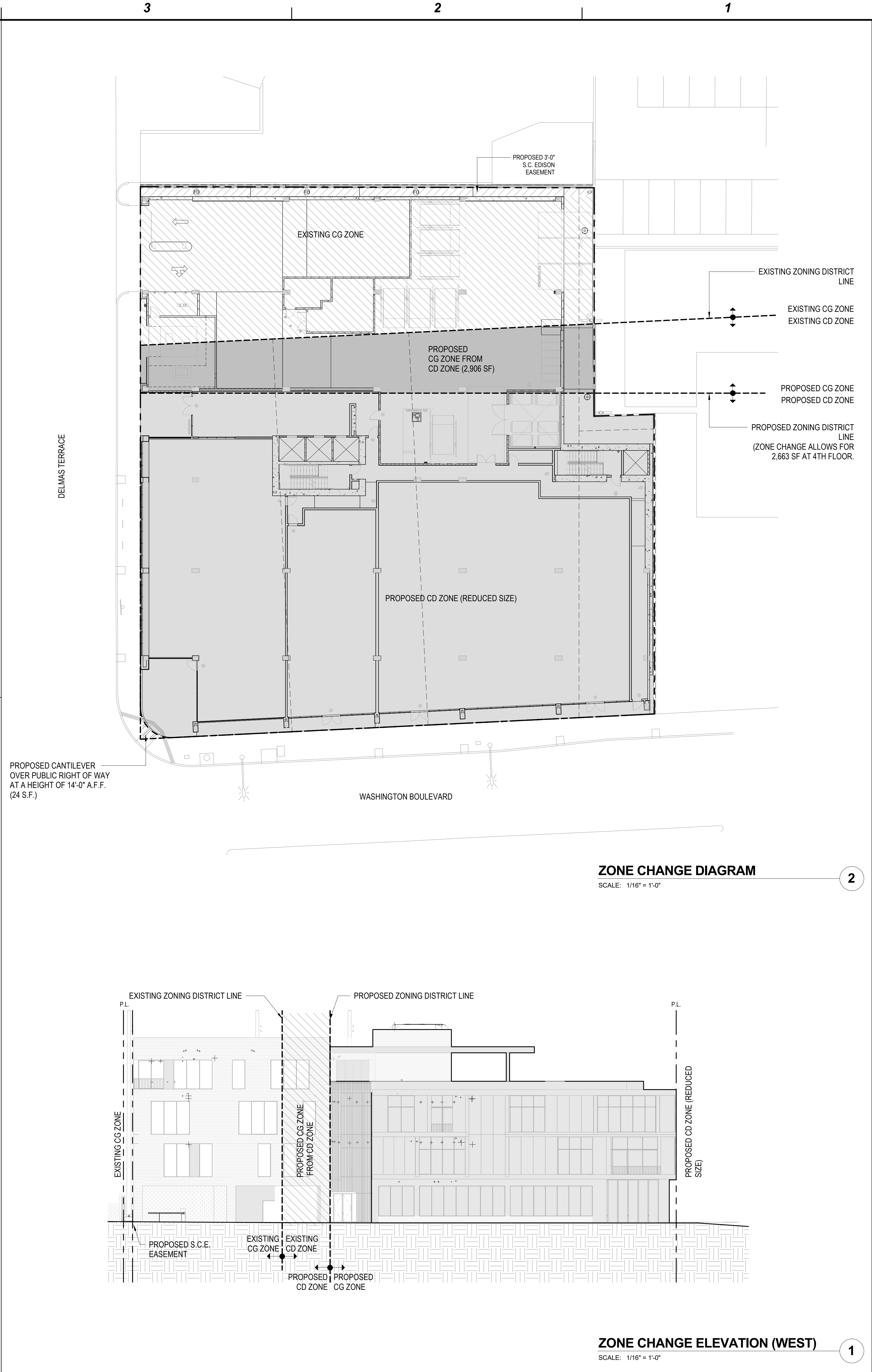
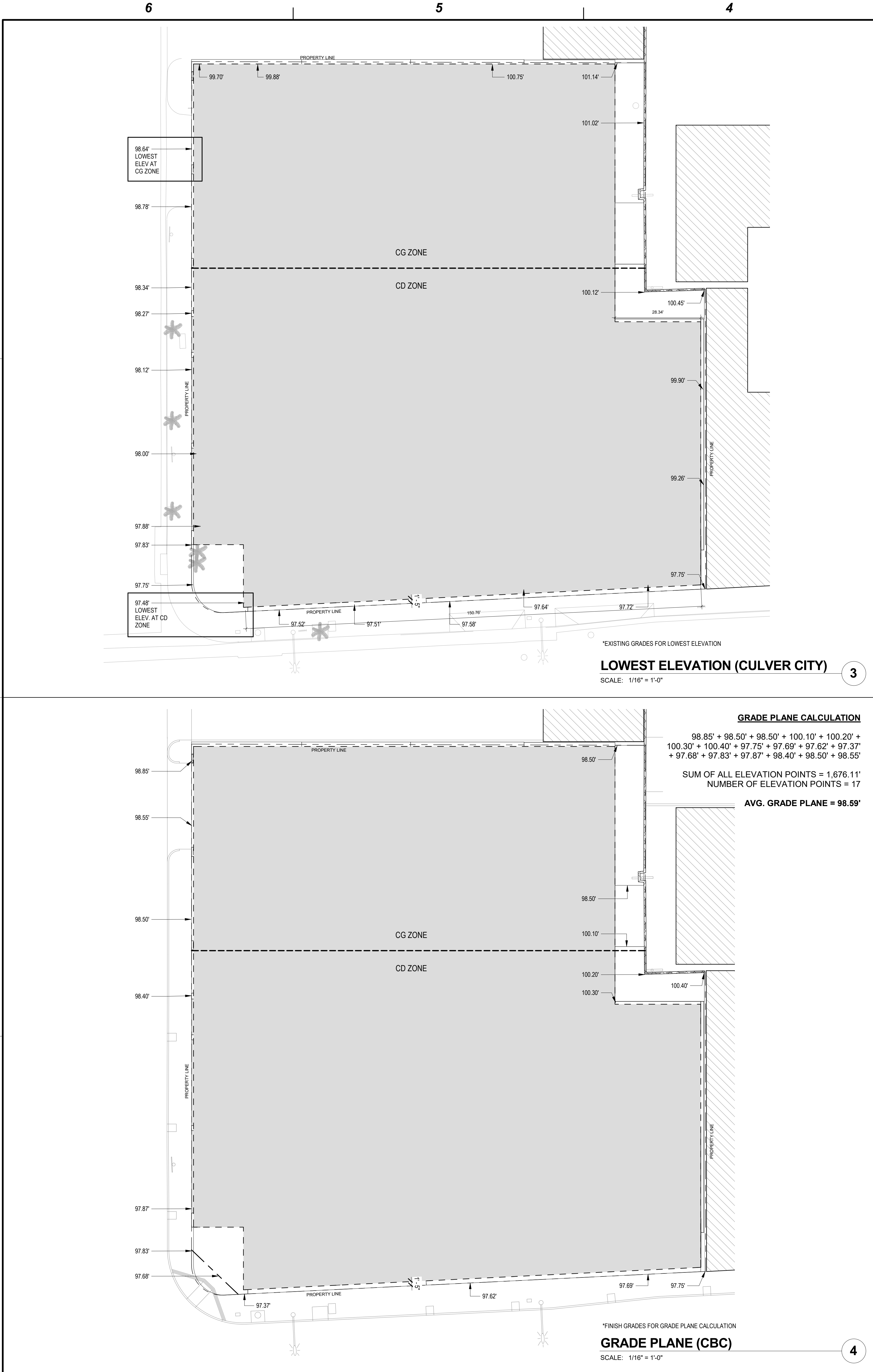
REVISIONS

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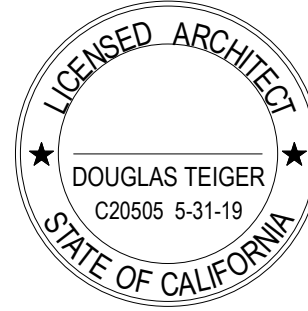
MATERIAL BOARD

T1.3

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THE BRICK & THE MACHINE

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PROJECT NO: BM16

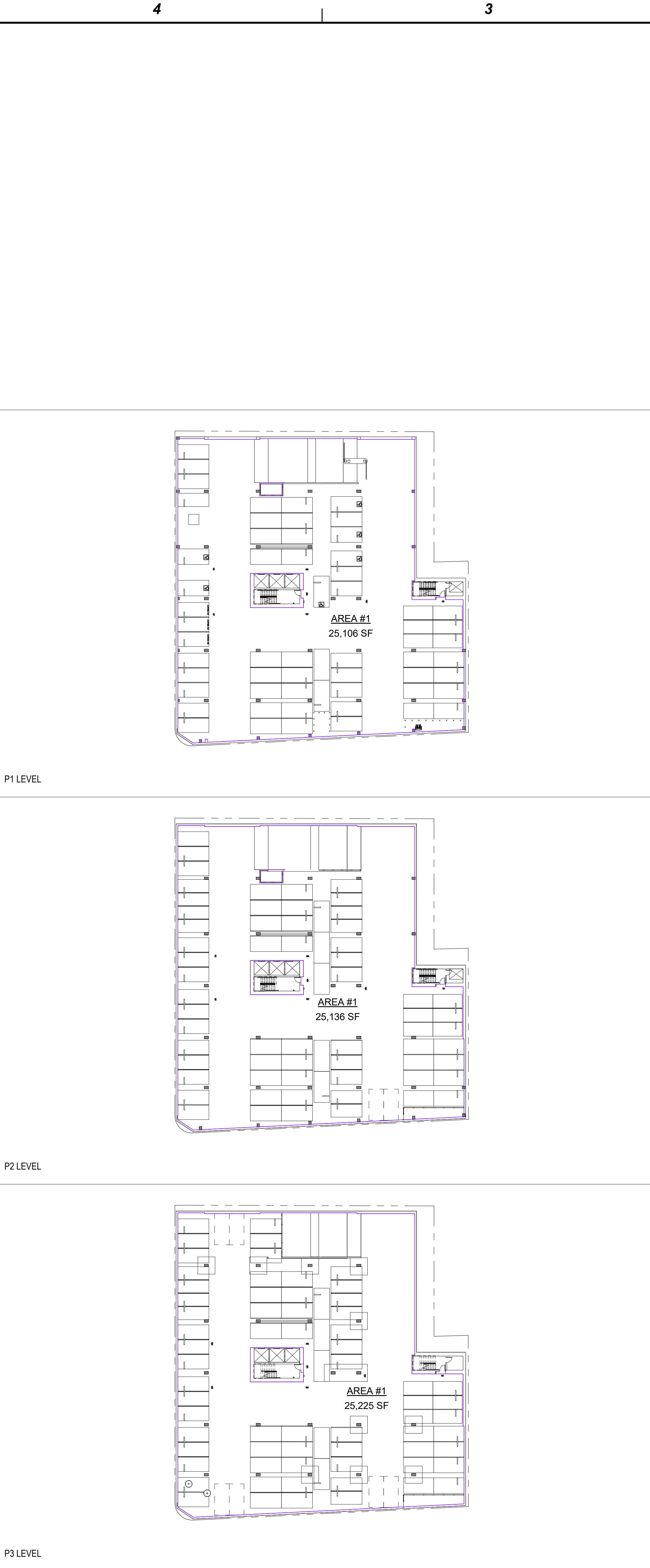
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-	01/06/2017	SITE PLAN REVIEW SET
-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

ZONE CHANGE,
LOWEST ELEV. &
GRADE PLANE

T2.0

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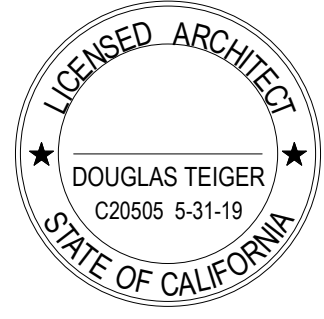
BUILDING AREA PER CBC				
FLOOR	AREA NAME	AREA TYPE	GROUP	AREA
00 - P3	AREA #1	PARKING	S-2	25,225 SF
01 - P2	AREA #1	PARKING	S-2	25,225 SF
02 - P1	AREA #1	BUILDABLE AREA	S-2	25,136 SF
1ST FLOOR / GROUND	AREA #1	BUILDABLE AREA	S-2	25,106 SF
1ST FLOOR / GROUND	AREA #2	BUILDABLE AREA	S-2	445 SF
1ST FLOOR / GROUND	AREA #3	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	528 SF
1ST FLOOR / GROUND	AREA #4	BUILDABLE AREA	B	60 SF
1ST FLOOR / GROUND	AREA #5	BUILDABLE AREA	A-2	908 SF
1ST FLOOR / GROUND	AREA #6	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	3,809 SF
1ST FLOOR / GROUND	AREA #7	PARKING	S-2	1,116 SF
1ST FLOOR / GROUND	AREA #8	BUILDABLE AREA	B	8,518 SF
1ST FLOOR / GROUND	AREA #9	BUILDABLE AREA	M	1,538 SF
2ND FLOOR	AREA #01	BUILDABLE AREA	B	8,076 SF
2ND FLOOR	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	24,997 SF
2ND FLOOR	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	22,039 SF
2ND FLOOR	AREA #04	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
2ND FLOOR	AREA #05	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	145 SF
2ND FLOOR	AREA #06	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	95 SF
2ND FLOOR	AREA #07	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	89 SF
2ND FLOOR	AREA #08	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
2ND FLOOR	AREA #09	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	85 SF
2ND FLOOR	AREA #10	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	616 SF
3RD FLOOR	AREA #01	BUILDABLE AREA	B	129 SF
3RD FLOOR	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	23,379 SF
3RD FLOOR	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	22,047 SF
3RD FLOOR	AREA #04	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	95 SF
3RD FLOOR	AREA #05	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	107 SF
3RD FLOOR	AREA #06	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
3RD FLOOR	AREA #07	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	86 SF
3RD FLOOR	AREA #08	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	117 SF
3RD FLOOR	AREA #09	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
3RD FLOOR	AREA #10	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	419 SF
4TH FLOOR ROOF	AREA #01	BUILDABLE AREA	B	86 SF
4TH FLOOR ROOF	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	23,236 SF
4TH FLOOR ROOF	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	7,979 SF
4TH FLOOR ROOF	AREA #04	BUILDABLE AREA	B	81 SF
4TH FLOOR ROOF	AREA #05	BUILDABLE AREA	B	282 SF
4TH FLOOR ROOF	AREA #06	BUILDABLE AREA	B	147 SF
4TH FLOOR ROOF	AREA #07	BUILDABLE AREA	B	25,106 SF
4TH FLOOR ROOF	AREA #08	BUILDABLE AREA	B	417 SF
4TH FLOOR ROOF	AREA #09	BUILDABLE AREA	B	95 SF
4TH FLOOR ROOF	AREA #10	BUILDABLE AREA	B	86 SF
TOTAL BUILDING AREA				155,986 SF
BUILDING AREA PER CBC (SEPARATED OCCUPANCIES)				
FLOOR	GROUP	AREA	ALLOWED CBC AREA	
00 - P3	S-2	25,225 SF	78,000 SF	
01 - P2	S-2	25,136 SF	78,000 SF	
02 - P1	S-2	25,106 SF	78,000 SF	
1ST FLOOR / GROUND	A-2	3,809 SF	28,500 SF	
1ST FLOOR / GROUND	B	3,622 SF	57,000 SF	
1ST FLOOR / GROUND	M	8,076 SF	37,500 SF	
1ST FLOOR / GROUND	S-2	9,491 SF		
2ND FLOOR	B	23,379 SF		
3RD FLOOR	B	23,236 SF	57,000 SF	
4TH FLOOR ROOF	B	8,907 SF	57,000 SF	
BUILDING AREA PER CBC - FLOOR		AREA		
00 - P3		25,225 SF		
01 - P2		25,136 SF		
02 - P1		25,106 SF		
1ST FLOOR / GROUND		24,997 SF		
2ND FLOOR		23,379 SF		
3RD FLOOR		23,236 SF		
4TH FLOOR ROOF		8,907 SF		
TOTAL BUILDING AREA		155,986 SF		
BUILDING AREA PER CBC - TOTAL...		AREA		
A-2		3,809 SF		
B		59,144 SF		
M		8,076 SF		
S-2		84,958 SF		
TOTAL BUILDING AREA		155,986 SF		





ABRAMSON TEIGER ARCHITECTS

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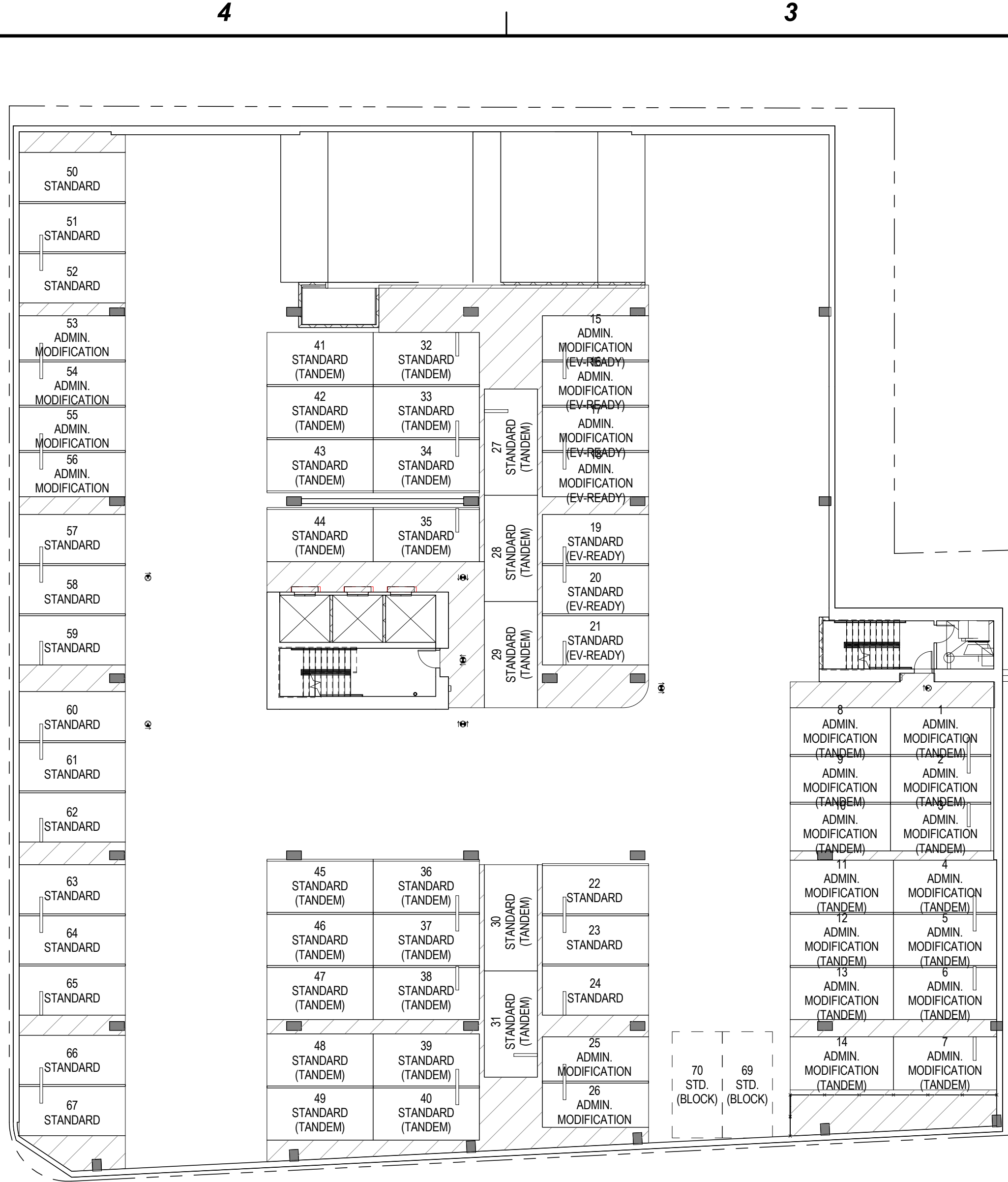
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-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

BUILDING CODE AREAS

T2.2

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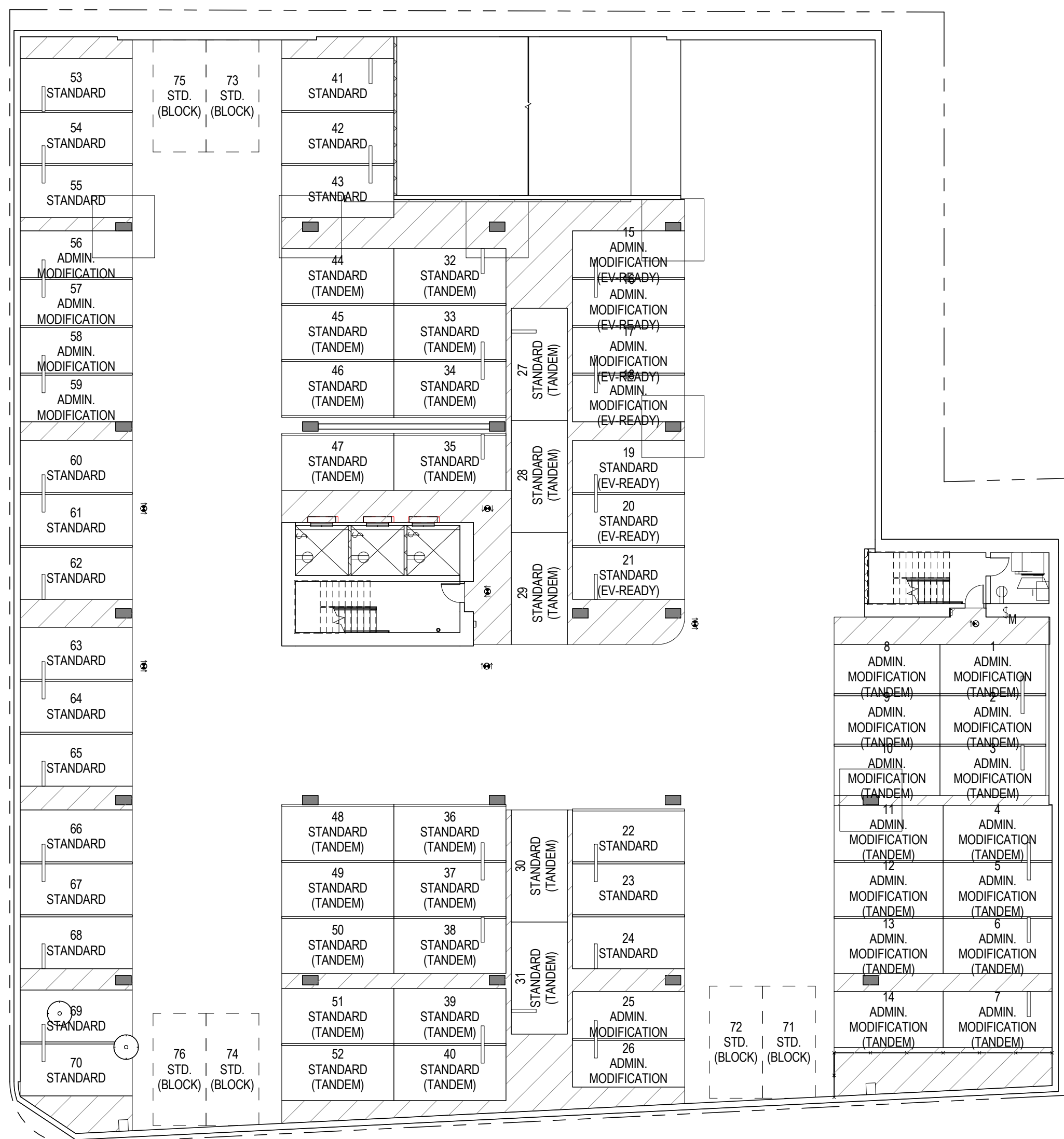
D	GROSS LEASABLE AREA					
	LEVEL	NAME	AREA	PARKING		REQ. BIKES
				FACTOR	REQUIRED	
	1ST FLOOR / GROUND	OUTDOOR DINING	798 SF	100 SF	8.0	0.40
	1ST FLOOR / GROUND	RESTAURANT	4,234 SF	100 SF	42.3	2.12
	1ST FLOOR / GROUND	RETAIL	6,158 SF	400 SF	15.4	0.77
	1ST FLOOR / GROUND	RETAIL	2,000 SF	400 SF	5.0	0.25
	1ST FLOOR / GROUND		13,190 SF		70.7	3.54
	2ND FLOOR	OFFICE	23,135 SF	370 SF	62.5	3.13
	2ND FLOOR		23,135 SF		62.5	3.13
	3RD FLOOR	OFFICE	23,226 SF	370 SF	62.8	3.14
	3RD FLOOR		23,226 SF		62.8	3.14
	4TH FLOOR ROOF	OFFICE	9,250 SF	370 SF	25.0	1.24
	4TH FLOOR ROOF	OUTDOOR DINING	1786.88 SF	100 SF	17.86	0.89
	4TH FLOOR ROOF		11,036.88 SF		45.0	2.13
TOTAL GROSS BUILDING AREA		70,587.88 SF		238.88	11.94	
GROSS LEASABLE AREA - SUMMARY						
TYPE			AREA	PARKING		
				FACTOR	REQUIRED	
OFFICE			55,611 SF	370 SF	150.3	
RESTAURANT			6,818.88 SF	100 SF	68.18	
RETAIL			8,158 SF	400 SF	20.4	
TOTAL GROSS BUILDING AREA			70,587.88 SF		238.88	
PARKING SCHEDULE PER LEVEL						
LEVEL	PARKING TYPE					TOTAL PARKING
1ST FLOOR / GROUND	AUTOMOBILE STACKER					14
1ST FLOOR / GROUND	STANDARD					2
1ST FLOOR / GROUND	STANDARD - ACCESSIBLE PARKING					1
1ST FLOOR / GROUND	STANDARD - DESIGNATED PARKING					1
1ST FLOOR / GROUND						18
P1 LEVEL	ADMIN. MODIFICATION (7'-8" X 18'-0")					1
P1 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")					6
P1 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")					8
P1 LEVEL	STANDARD					13
P1 LEVEL	STANDARD - ACCESSIBLE PARKING					6
P1 LEVEL	STANDARD - DESIGNATED PARKING					6
P1 LEVEL	STANDARD - TANDEM PARKING					20
P1 LEVEL						60
P2 LEVEL	ADMIN. MODIFICATION (7'-8" X 18'-0")					9
P2 LEVEL	ADMIN. MODIFICATION - DESIGNATED PARKING					1
P2 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")					6
P2 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")					8
P2 LEVEL	STANDARD					17
P2 LEVEL	STANDARD - DESIGNATED PARKING					3
P2 LEVEL	STANDARD - TANDEM PARKING					23
P2 LEVEL						67
P3 LEVEL	ADMIN. MODIFICATION (7'-8" X 18'-0")					6
P3 LEVEL	ADMIN. MODIFICATION - DESIGNATED PARKING					4
P3 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")					6
P3 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")					8
P3 LEVEL	STANDARD					20
P3 LEVEL	STANDARD - DESIGNATED PARKING					3
P3 LEVEL	STANDARD - TANDEM PARKING					23
P3 LEVEL						70
TOTAL PARKING STALLS PROVIDED					215	
PARKING STALL TYPES						
PARKING SIZE	TYPE			SIZE	STALLS	
ADMIN. MODIFICATION (7'-8" X 18'-0")				7'-8" X 18'-0"	16	
ADMIN. MODIFICATION - DESIGNATED PARKING	DESIGNATED			7'-8" X 18'-0"	5	
ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")	TANDEM			8'-1" X 17'-6"	18	
ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")	TANDEM			9'-0" X 17'-6"	24	
AUTOMOBILE STACKER	DOUBLE STACK				8	
AUTOMOBILE STACKER	SINGLE STACK				6	
STANDARD				8'-6" X 18'-0"	52	
STANDARD - ACCESSIBLE PARKING	ACCESSIBLE			9'-0" X 18'-0"	7	
STANDARD - DESIGNATED PARKING	DESIGNATED			8'-6" X 18'-0"	13	
STANDARD - TANDEM PARKING	TANDEM				66	
TOTAL PARKING STALLS PROVIDED					215	
C						
B						
A						



P2 LEVEL PLAN

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

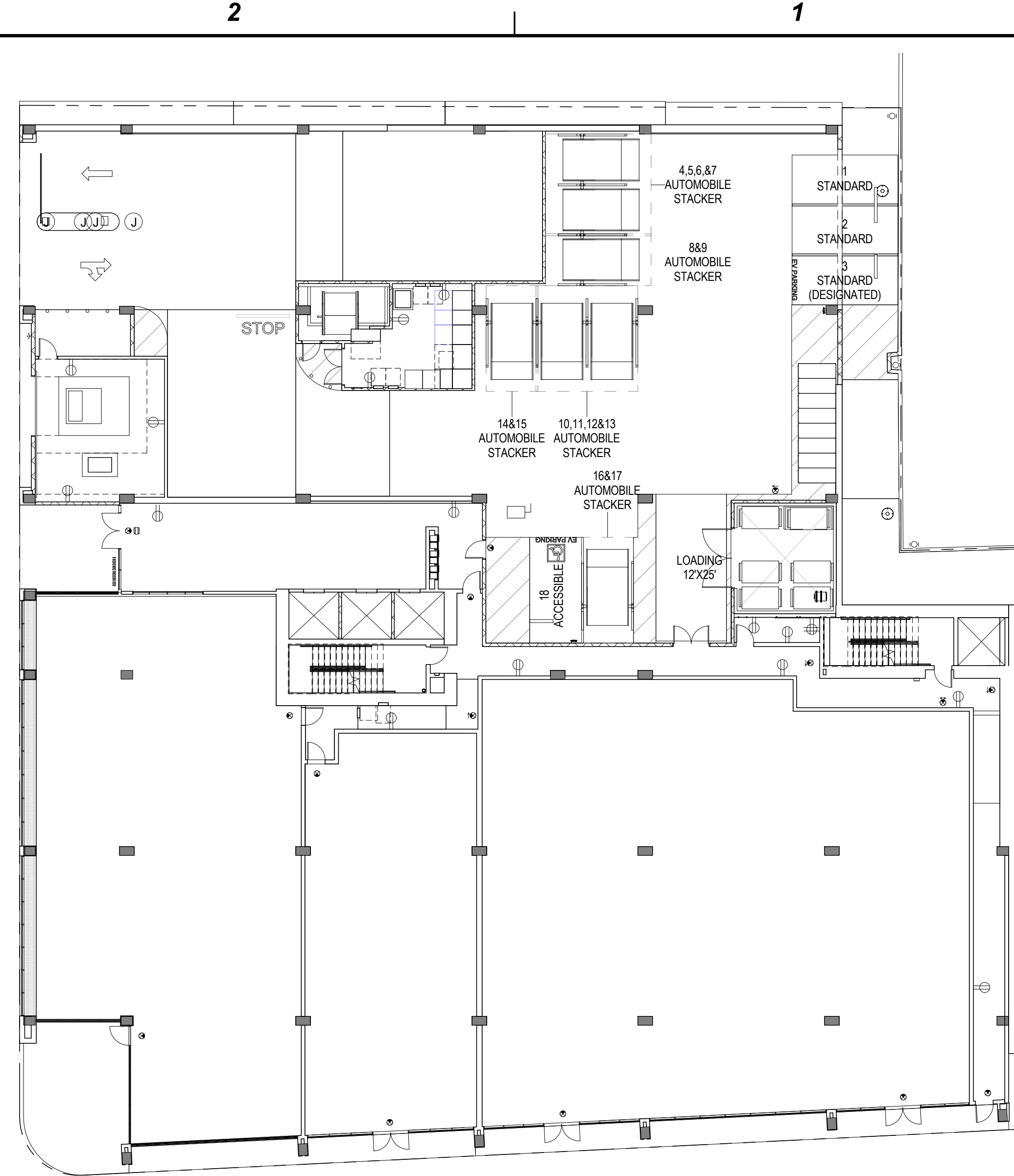
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P3 LEVEL PLAN

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

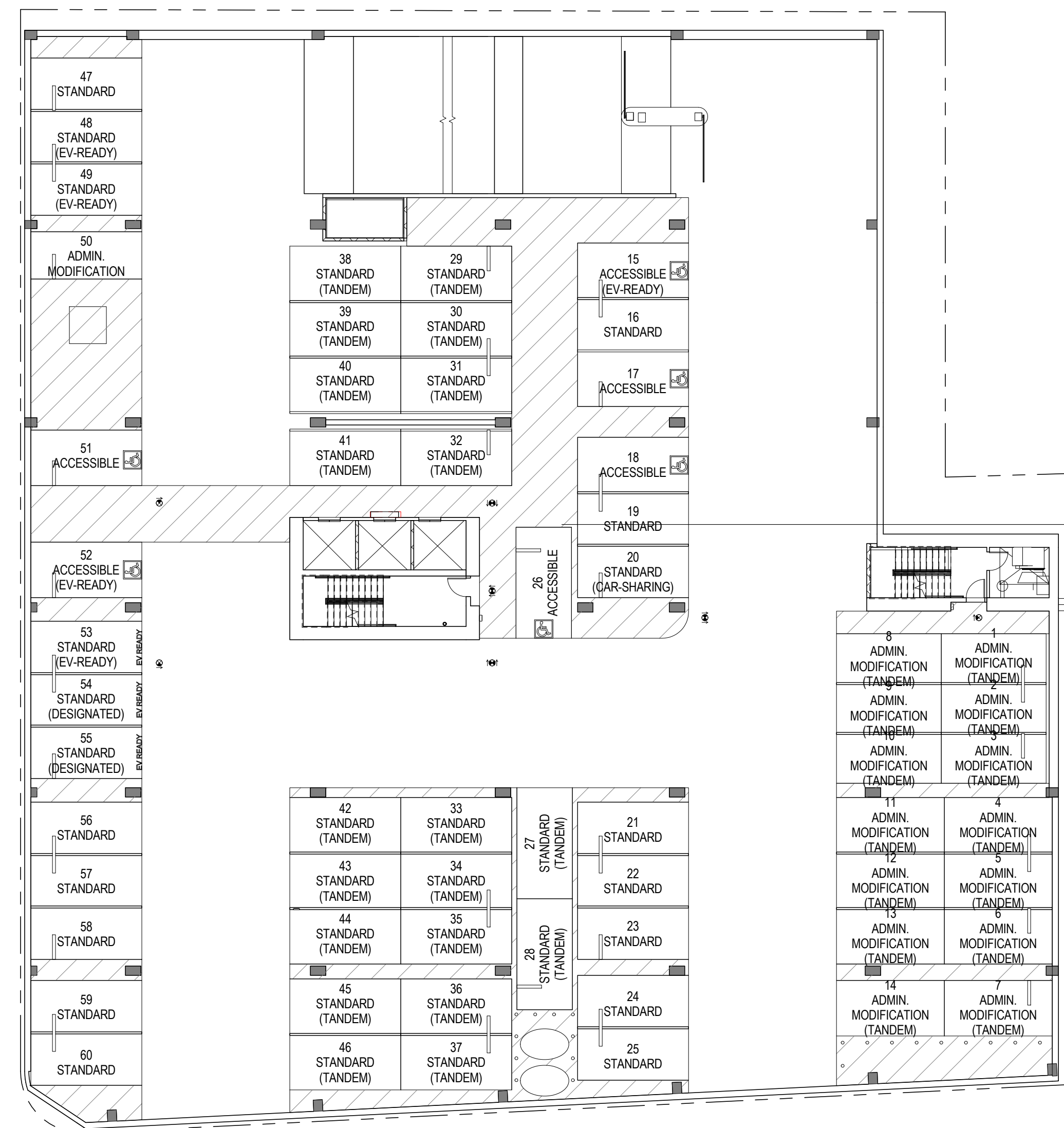
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1ST FLOOR / GROUND

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

1



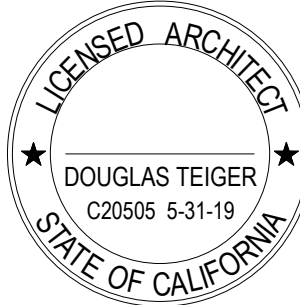
P1 LEVEL PLAN

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

2



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PARKING
ANALYSIS

T3.2

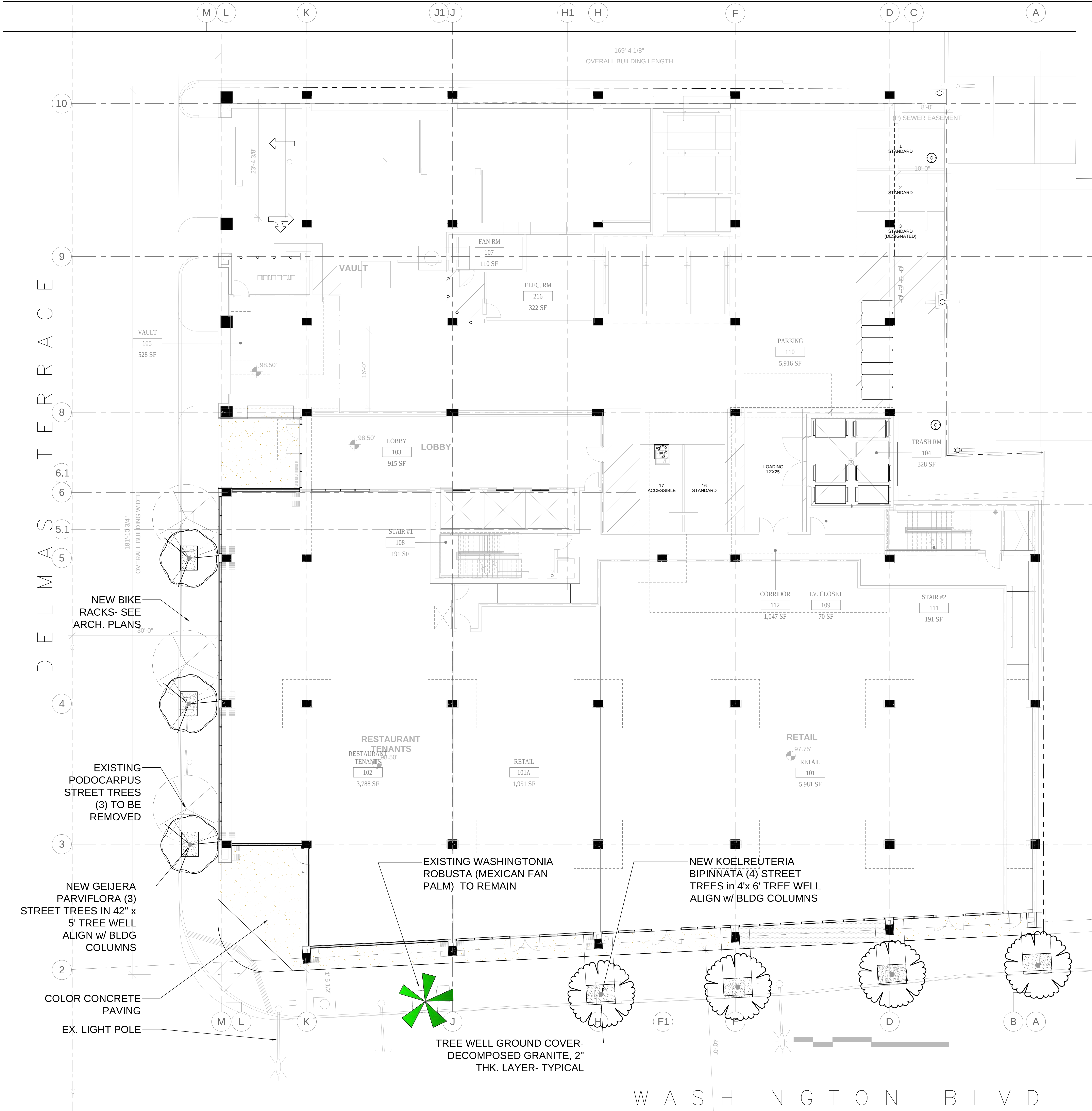
CRAIG JOHNSON, RA, GC, CBO, BUILDING OFFICIAL
BUILDING SAFETY DIVISION TEL 310-253-5800 FAX 310-253-5824
Past President of the ICC Los Angeles Basin Chapter July 2007 - January 2009

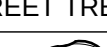
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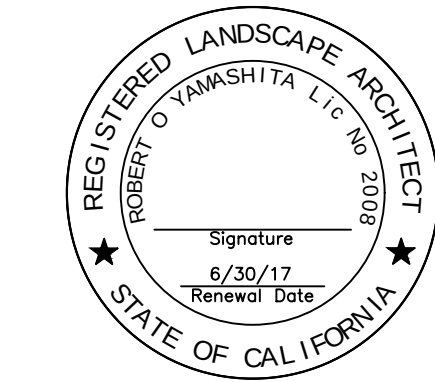
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Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

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PLANT SCHEDULE						
STREET TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	GEI PA2	Geijera parviflora / Australian Willow	24"box		3	Standard Meet City Street Tr requirements
	KOE BIP	Koelreuteria bipinnata / Chinese Flame Tree	24"box		4	Standard Meet City Street Tr requirements
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	DEC GRA	Decomposed Granite / Tan	mulch		147 sf	with stabilizer



Issue	Description	Date
1	PPR SUBMITTAL	12-16-2016
2	100% DD	03-31-2017
3	Site Plan Review RESUBMITT	07-11-2017

Date *

Drawn By ROY

Sheet Title

PLANTING PLAN

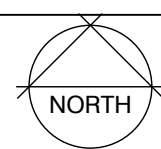
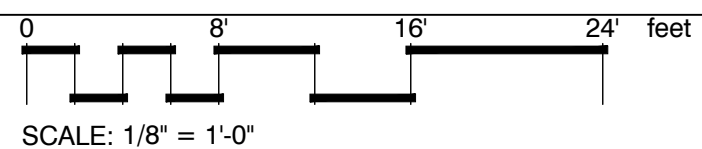
STREETSCAPE

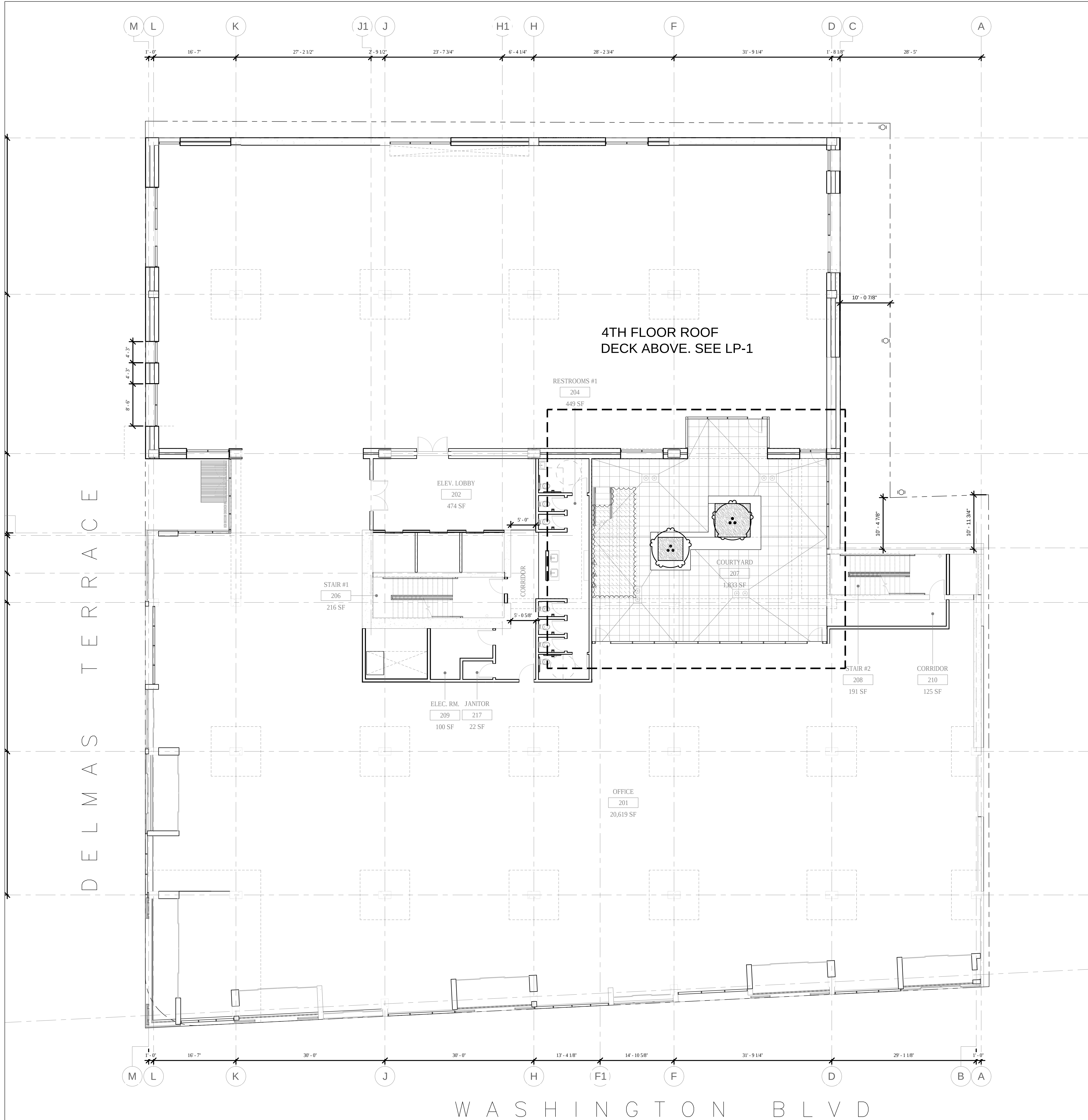
Job No. 4441

Sheet No.

LP-1

LANDSCAPE PLAN STREETSCAPE





PLANT SCHEDULE 2ND FLOOR COURTYARD						
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	ACE BLO	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	24"box		2	
VINE/ESPALIER	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	CIS ANT	Cissus antarctica / Kangaroo Vine	5 gal		1	
	DIS BU2	Distictis buccinatoria / Blood Red Trumpet Vine	5 gal		1	
	WIS SIN	Wisteria sinensis / Chinese Wisteria	5 gal		1	
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	DIA LI2	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	1 gal	18" o.c.	83	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	CAR PAN	Carex pansa / Sanddune Sedge	flat	12" o.c.	74	

Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 / 818.251-9719
email: DesignWorks@lagroupinc.net

THE BRICK & THE MACHINE

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CLARITY WEST DEVELOPMENT
1000 Avenue of the Stars, Suite 2000, Los Angeles, CA 90067

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3	Site Plan Review RESUBMITT	07-11-2017

Date *

Drawn By

Sheet Title

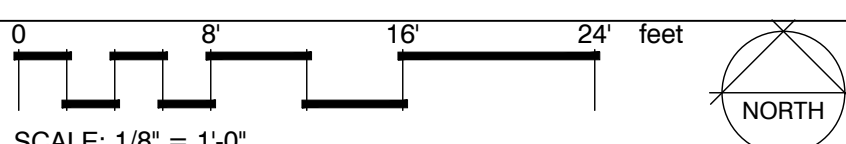
PLANTING PLAN

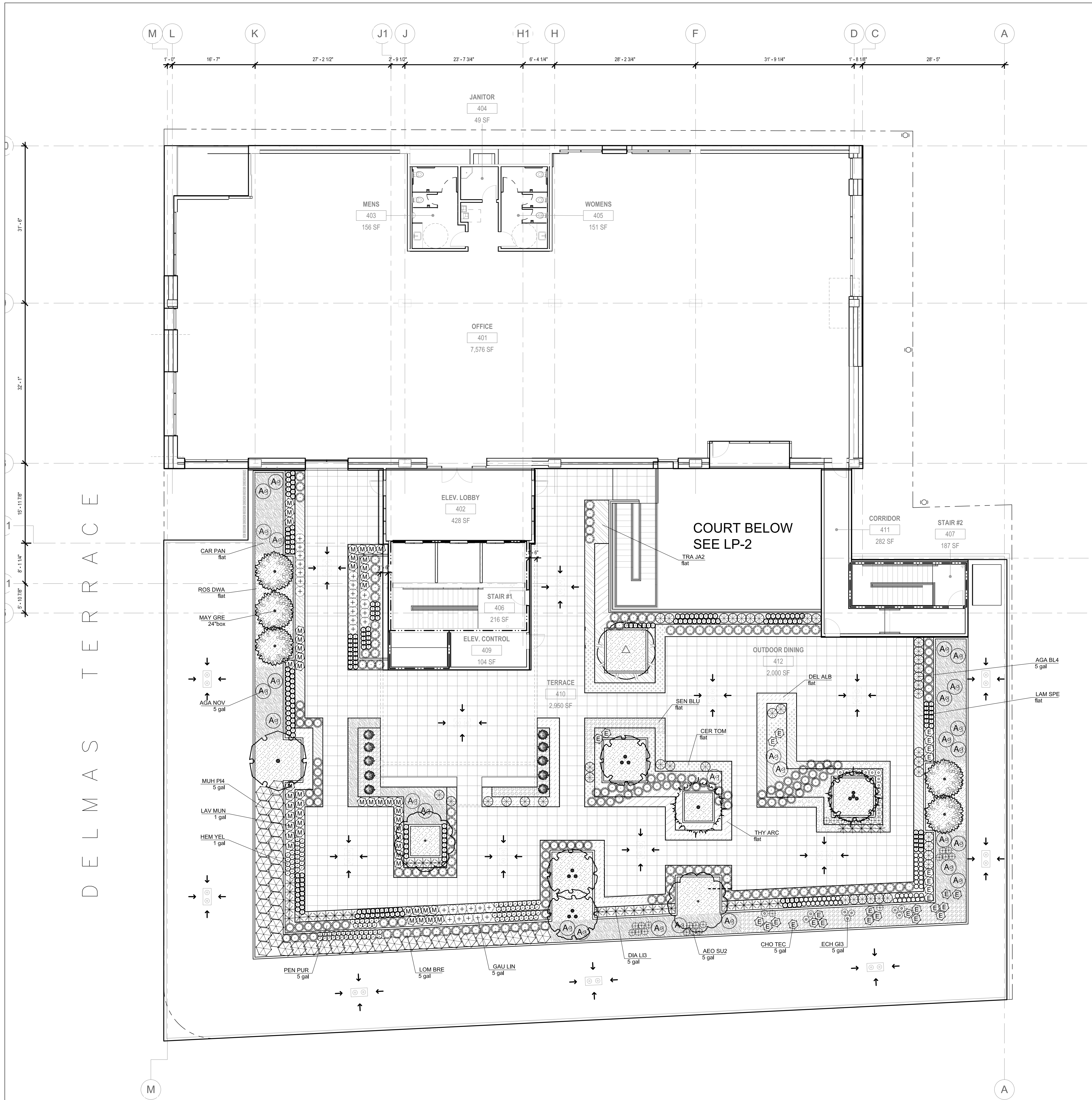
2ND FLOOR COURTYARD

Job No. 4441

Sheet No.

LANDSCAPE PLAN 2ND FLOOR COURTYARD





PLANT SCHEDULE ROOF TERRACE						
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	ARB HYB	Arbutus x 'Marina' / Arbutus Standard	24"box		1	
	CER DES	Cerddium x 'Desert Museum' / Thornless Palo Verde	24"box		2	
	GEI PAR	Geijera parviflora / Australian Willow	24"box		2	
	LEP LA2	Leptospermum laevigatum / Australian Tea Tree	24"box		4	
	MAY GRE	Maytenus boaria 'Green Showers' / Mayten Tree	24"box		5	
	TAB IMP	Tabebuia impetiginosa / Pink Trumpet Tree	24"box		1	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	AEO SU2	Aeonium x 'Sunburst' / Aeonium	5 gal		29	
	AGA NOV	Agave attenuata 'Nova' / Blue Clone	5 gal		28	
	AGA BL4	Agave x 'Blue Glow' / Blue Glow Agave	5 gal		42	
	ALO BLU	Aloe x 'Blue Elf' / Aloe	5 gal		47	
	ANI JOE	Anigozanthos x 'Pink Joey' / Pink Joey Kangaroo Paw	5 gal		210	
	BAM ALP	Bambusa multiplex 'Alphonse Karr' / Alphonse Karr Bamboo	5 gal		10	
	CHO TEC	Chondropetalum tectorum / Cape Rush	5 gal		30	
	DIA LI3	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	5 gal		38	
	ECH GI3	Echeveria x 'Giant Blue Curfs' / Giant Blue Curfs Echeveria	5 gal		20	
	GAU LIN	Gaura lindheimeri / White Gaura	5 gal		29	
	HEM YEL	Hemerocallis x 'Yellow' / Daylily	1 gal		103	
	LAV MUN	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal		51	
	LOM BRE	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	5 gal		111	
	MUH PI4	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly	5 gal		43	
	PEN PUR	Pennisetum setaceum 'Rubrum' / Purple Leaved Fountain Grass	5 gal		95	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	CAR PAN	Carex pansa / Sanddune Sedge	flat	12" o.c.	710	
	CER TOM	Cerastium tomentosum / Snow In Summer	flat	12" o.c.	240	
	DEL ALB	Delosperma alba / White Ice Plant	flat	12" o.c.	232	
	FES EL2	Festuca glauca 'Elijah Blue' / Blue Fescue	flat	12" o.c.	78	
	LAM SPE	Lampranthus spectabilis / Trailing Ice Plant	flat	12" o.c.	174	
	ROS DWA	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	flat	12" o.c.	831	
	SEN BLU	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	flat	12" o.c.	388	
	THY ARC	Thymus praecox arcticus / Creeping Thyme	flat	12" o.c.	120	
	TRA JA2	Trachelospermum jasminoides / Star Jasmine	flat	15" o.c.	79	MEDIUM

L.A. GROUP

Design Works

Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

THE BRICK & THE MACHINE

9735 Washington Blvd., Culver City, CA
COURTESY: L.A. GROUP
1801 Avenue of the Stars, Suite 1400, Los Angeles, CA 90007

Issue	Description	Date
1	PPR SUBMITTAL	12-16-2016
2	100% DD	03-31-2017
3	Site Plan Review RESUBMIT	07-11-2017

Date

Drawn By

Sheet Title

PLANTING PLAN

4TH FLOOR
ROOF DECK

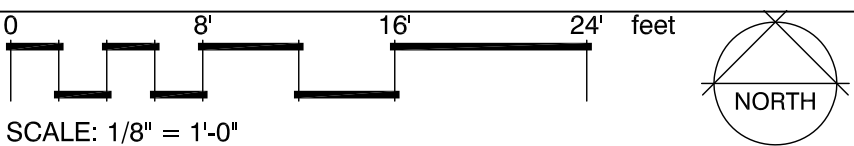
Job No. 4441

Sheet No.

LP-3

of . Sheet

LANDSCAPE PLAN 4TH FLOOR ROOF DECK



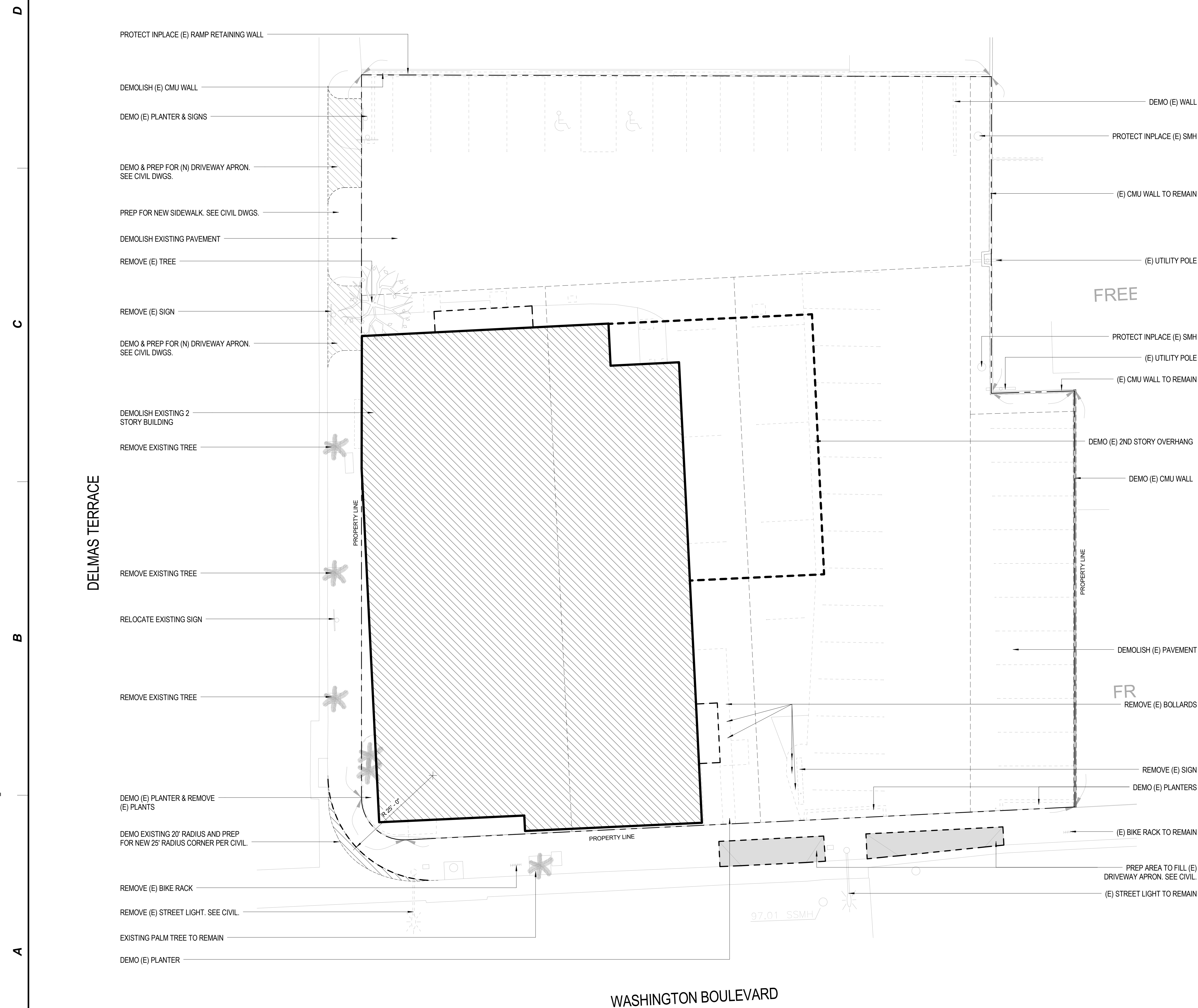
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9735 Washington Blvd, Culver City, CA

PROJECT NO: BM16

[illegible]

DEMOLITION SITE PLAN

D1.0



DEMOLITION PLAN

SCALE: 3/32" = 1'-0"

PROJECT

1

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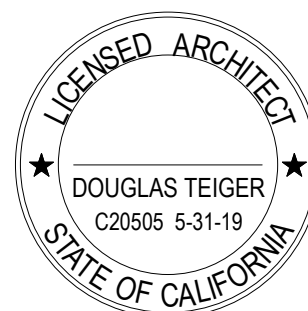


KEYNOTES

NO.	KEYNOTE
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-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

SITE PLAN

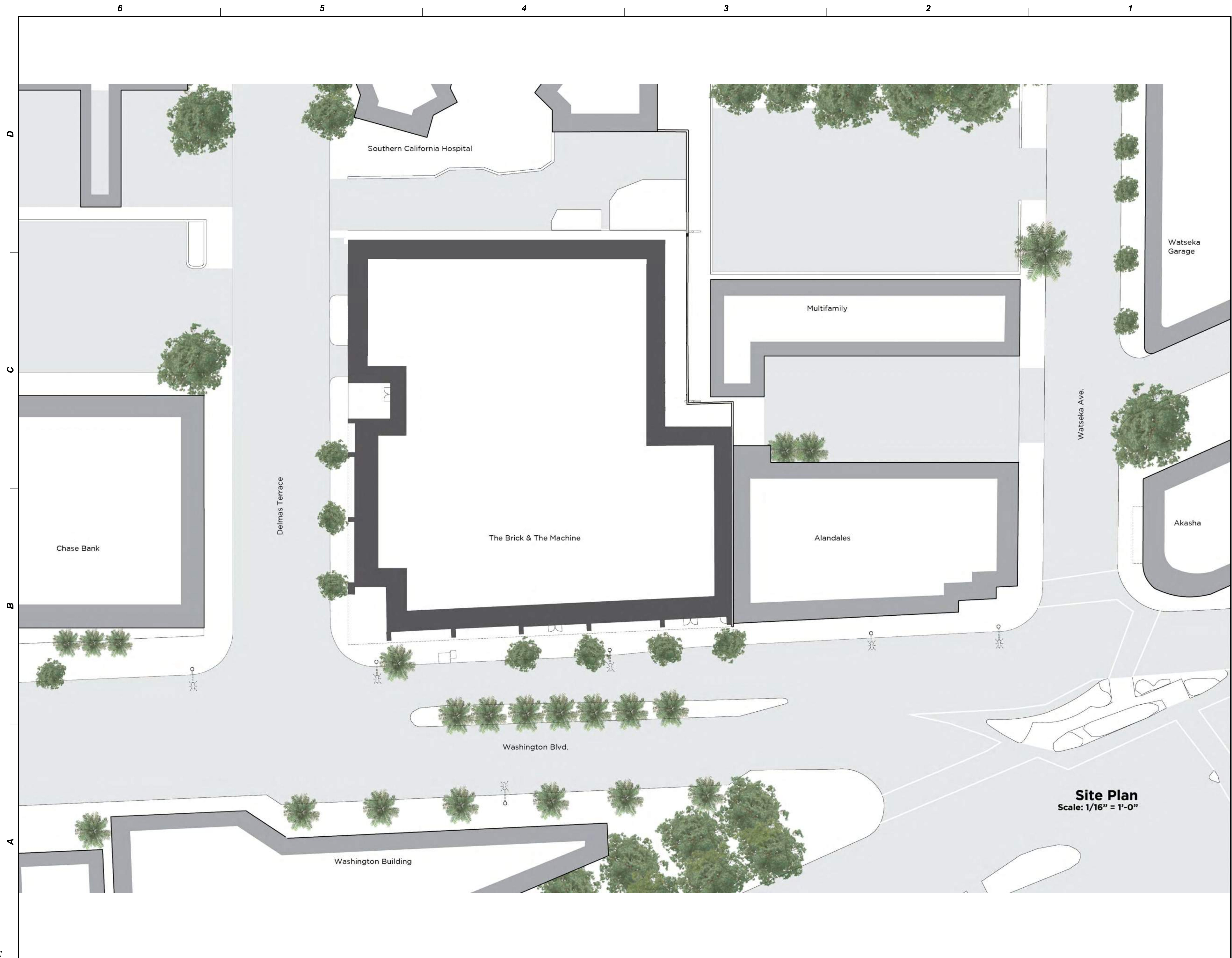
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9/35 Washington Blvd, Culver City, CA

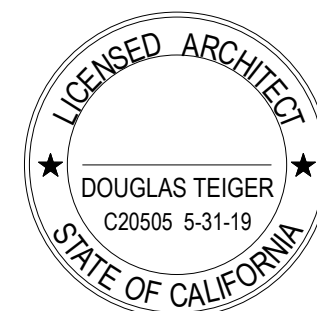
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COLORED SITE
PLAN

A1.1



NO.	KEYNOTE
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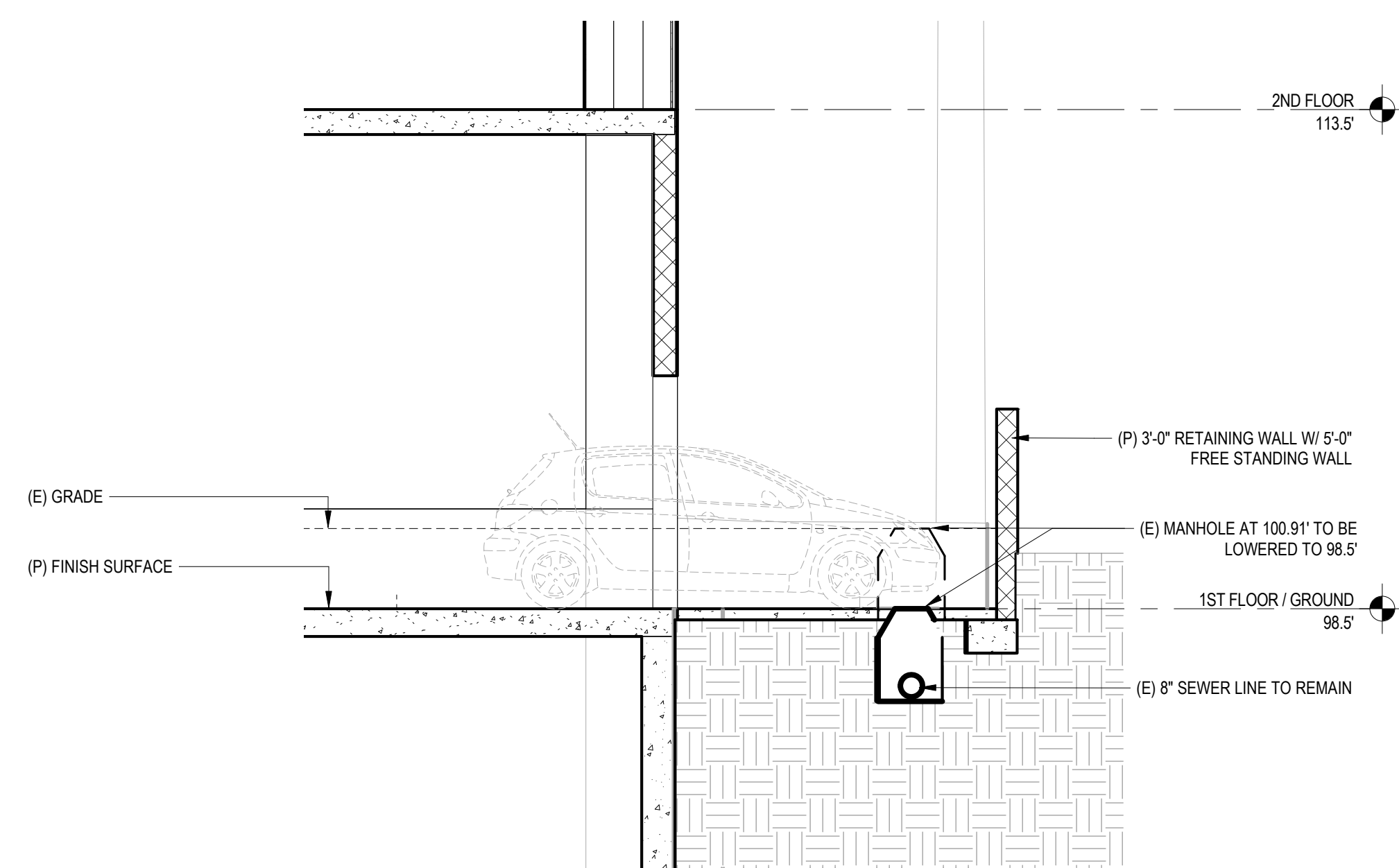
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-	01/06/2017	SITE PLAN REVIEW SET
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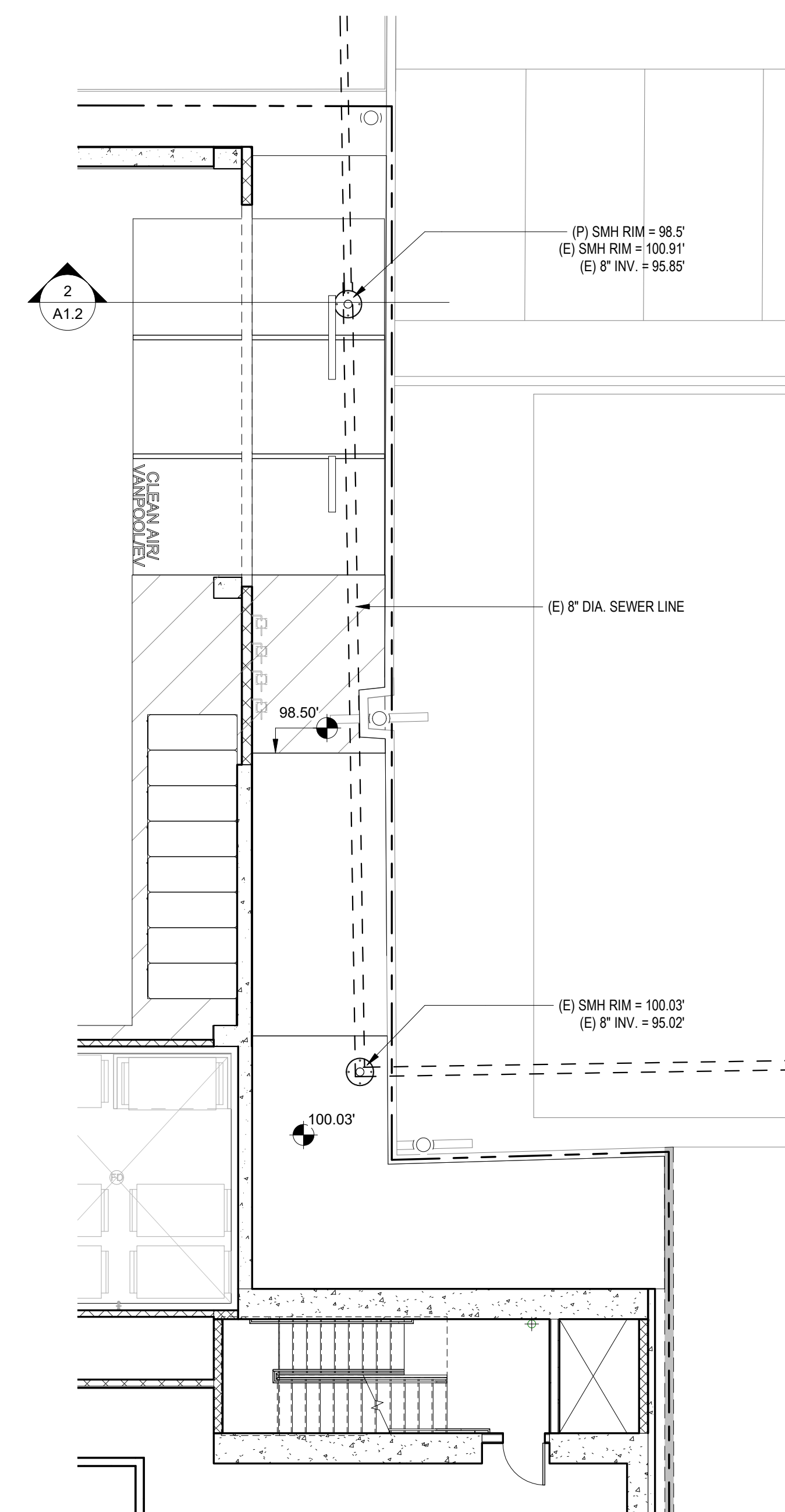
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ENLARGED
EASEMENT PLAN &
SECTION
A1.2



SCALE: 1/4" = 1'-0"

2



SCALE: 1/8" = 1'-0"

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KEYNOTES

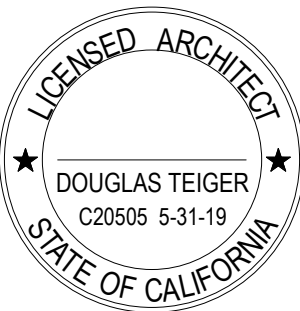
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LEGEND

- 1 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- DEX-O-TEX WATERPROOFING MEMBRANE
- FLOOR DRAIN PER PLUMBING



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P3 LEVEL PLAN

A2.0

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KEYNOTES

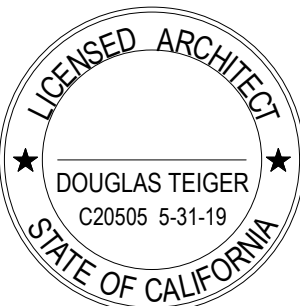
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- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- DEX-O-TEX WATERPROOFING MEMBRANE
- FLOOR DRAIN PER PLUMBING



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P2 LEVEL PLAN

A2.1

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KEYNOTES

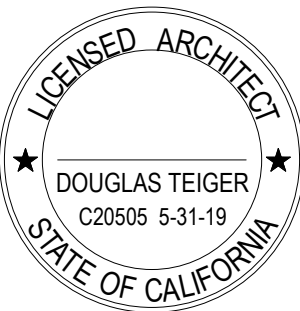
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- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- DEX-O-TEX WATERPROOFING MEMBRANE
- FLOOR DRAIN PER PLUMBING



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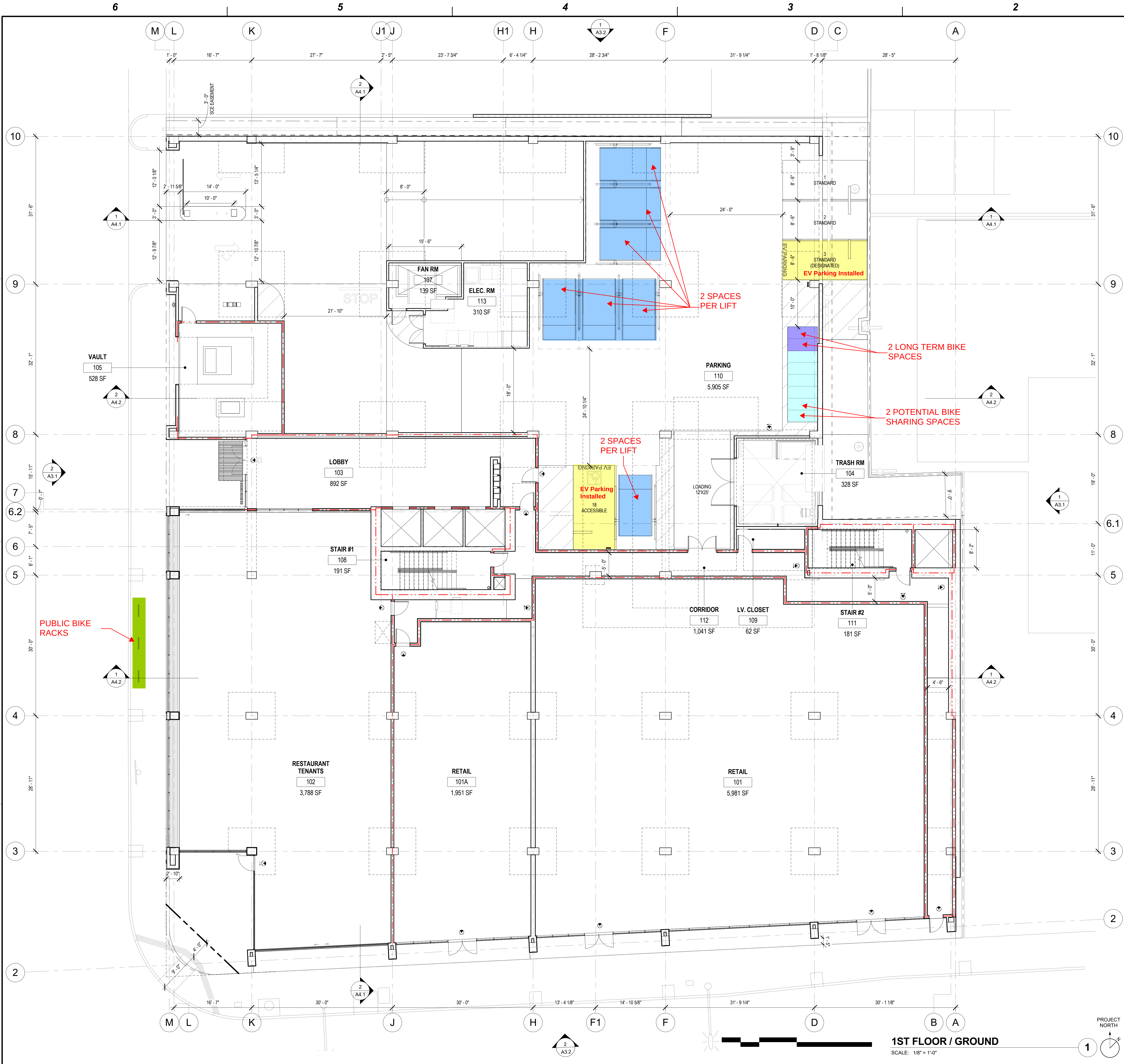
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-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

P1 LEVEL PLAN

A2.2

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KEYNOTES

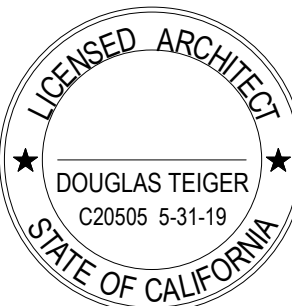
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LEGEND

- 1 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
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- FLOOR DRAIN PER PLUMBING



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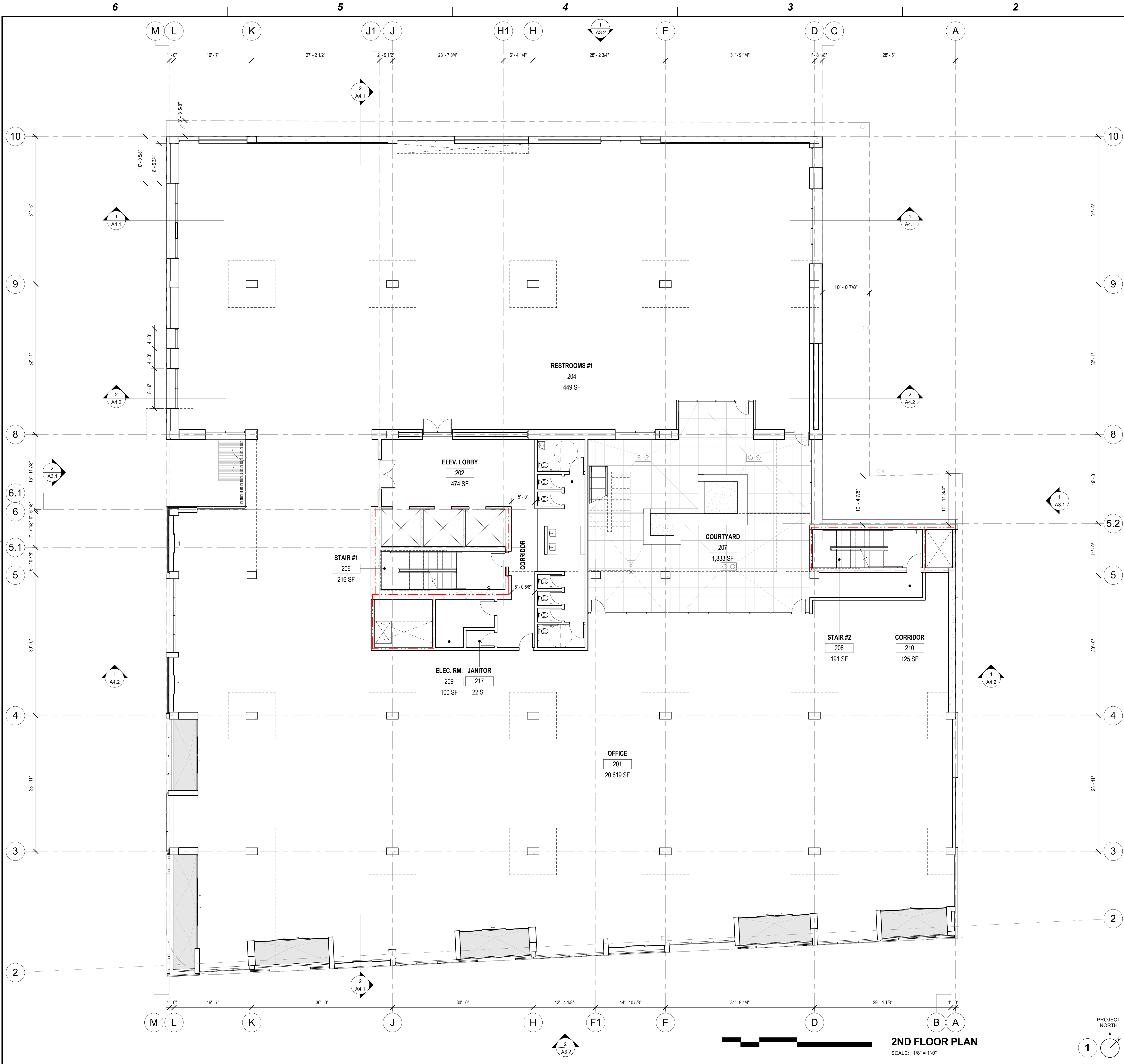
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-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

1ST FLOOR /
GROUND PLAN

A2.3

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KEYNOTES	
NO.	KEYNOTE

LEGEND

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- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- DEX-O-TEX WATERPROOFING MEMBRANE
- FLOOR DRAIN PER PLUMBING

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LICENSED ARCHITECT
DOUGLAS TEIGER
C20505 5-31-19
STATE OF CALIFORNIA

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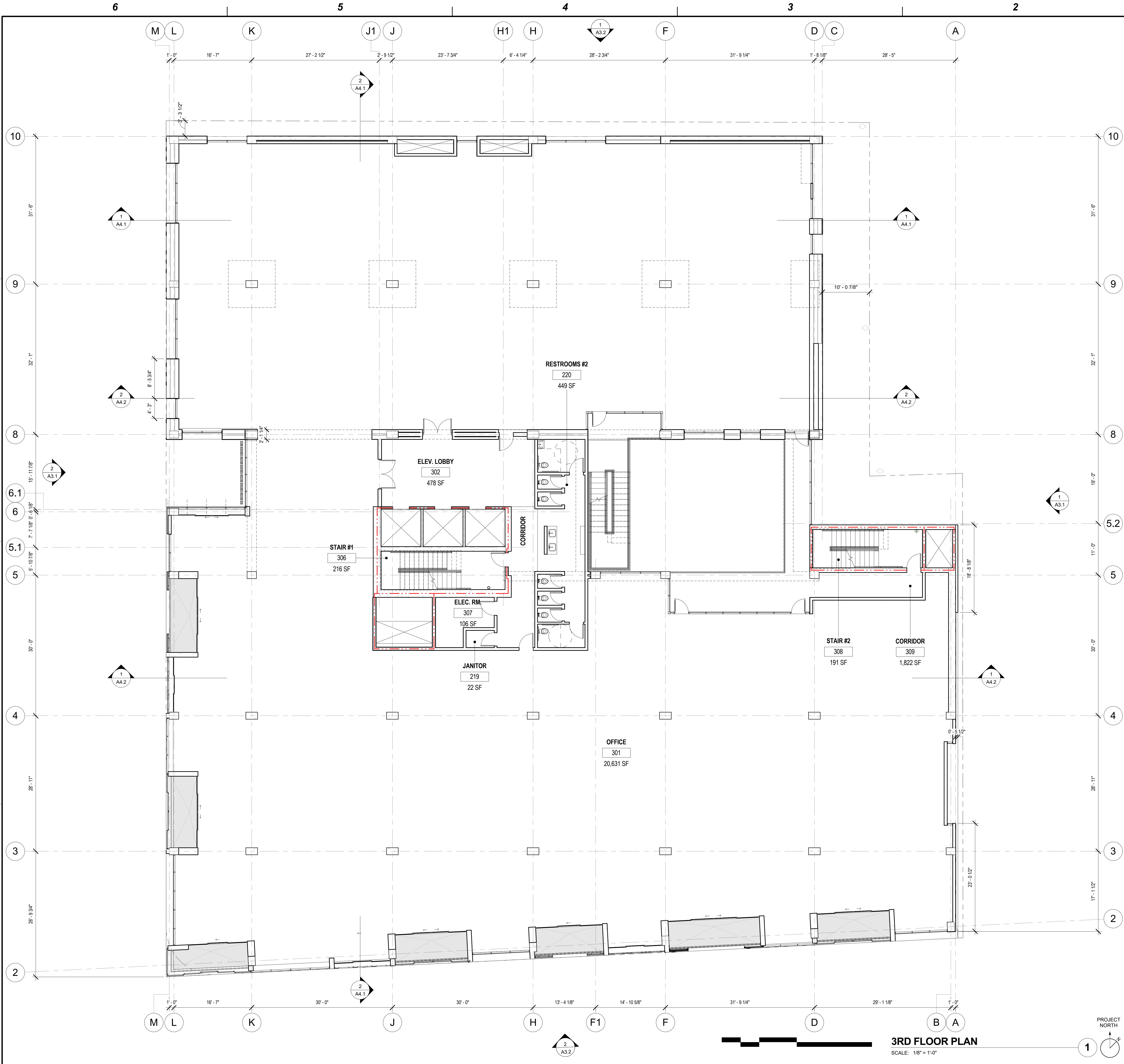
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2ND FLOOR PLAN

A2.4

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KEYNOTES

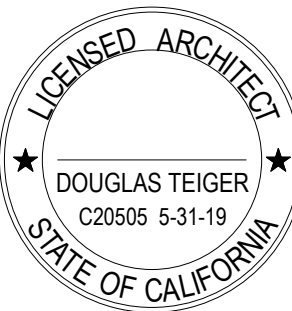
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LEGEND

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- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- DEX-O-TEX WATERPROOFING MEMBRANE
- FLOOR DRAIN PER PLUMBING



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3RD FLOOR PLAN

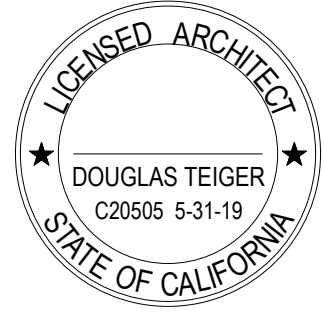
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KEYNOTES	
NO.	KEYNOTE



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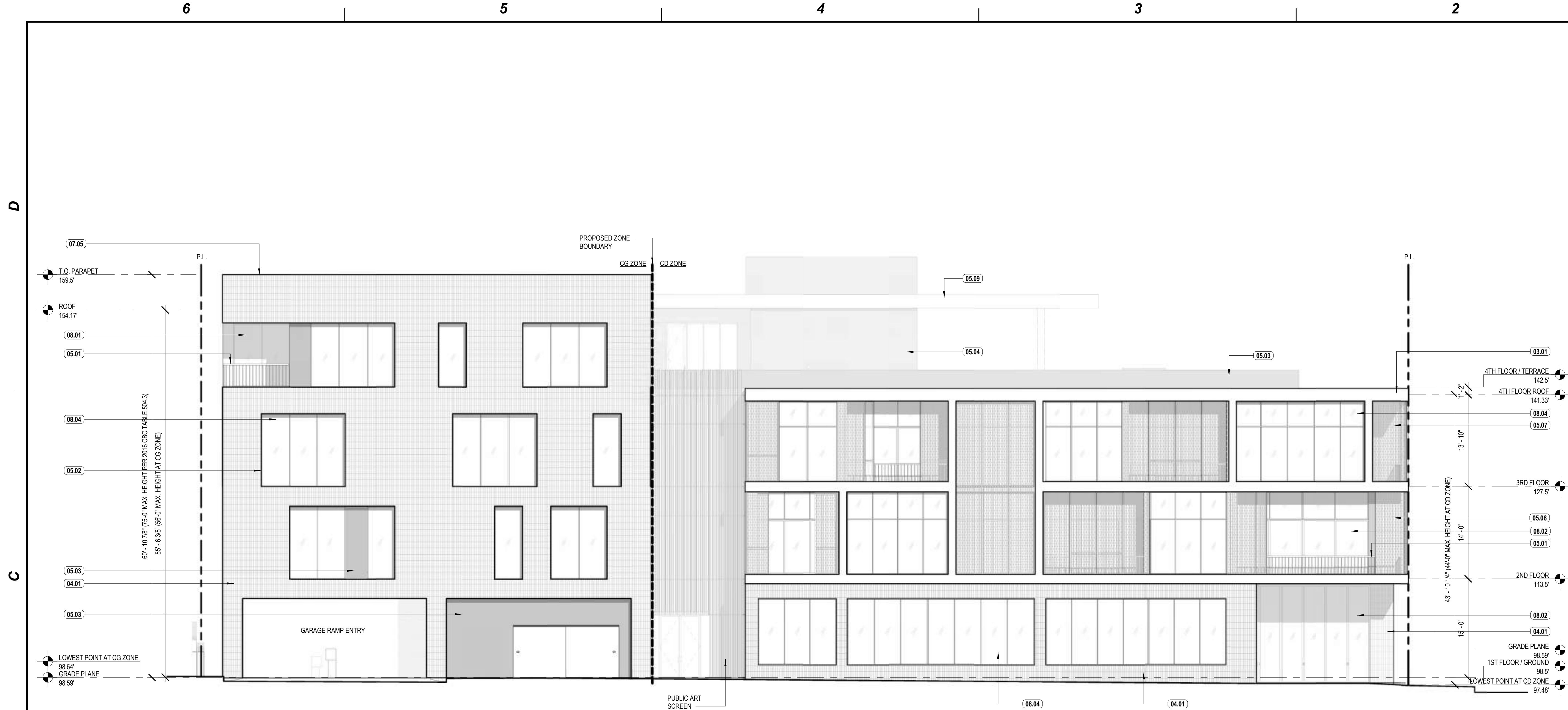
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ROOF PLAN

A2.7

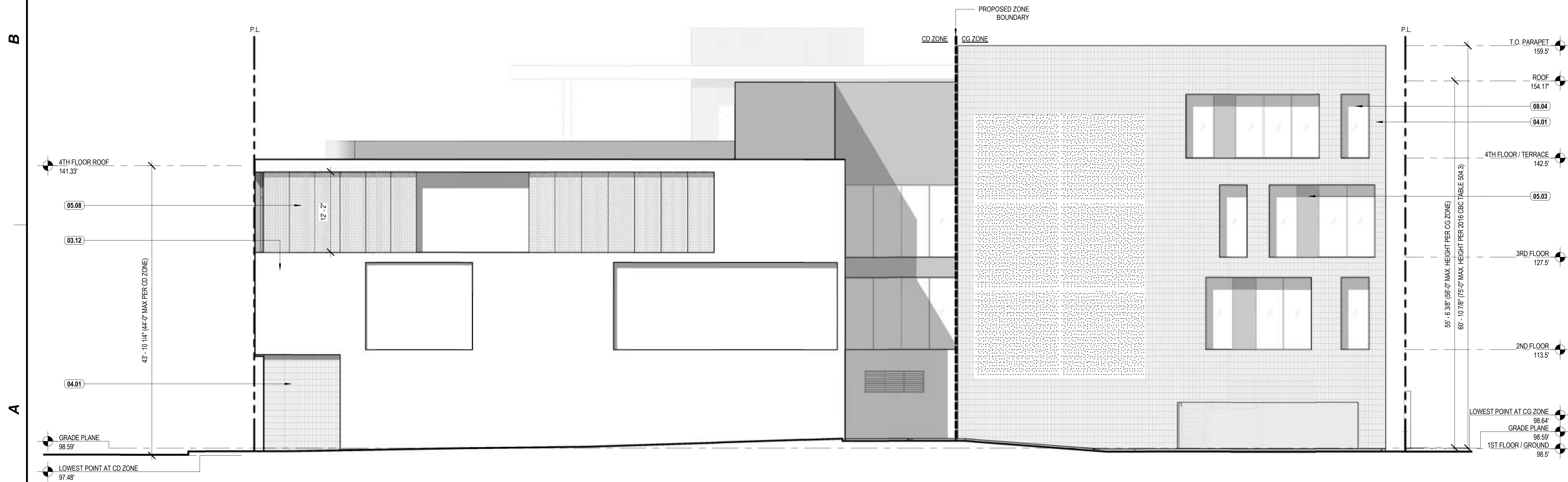
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WEST (DELMAS) ELEVATION

SCALE: 1/8" = 1'-0"

2



EAST ELEVATION

SCALE: 1/8" = 1'-0"

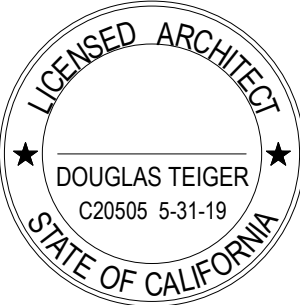
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KEYNOTES

NO.	KEYNOTE
03.01	CAST-IN-PLACE CONCRETE CURB ALONG EDGE OF CONCRETE FLOOR SLAB.
03.12	CAST-IN-PLACE CONCRETE WALL.
04.01	ENDICOTT NORMAN THIN BRICK - MANGANESE BROWN, SMOOTH FINISH WITH VARYING THICKNESSES OF 1/2" AND 1" THK. PER THE BRICK PATTERN DESIGN.
05.01	STEEL TUBE GUARDRAIL, PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.02	1/4" THICK STEEL PLATE, JAMB/HEAD/SILL, PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.03	1/4" THICK STEEL EXTERIOR PLATE, PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.04	1/4" THICK STEEL EXTERIOR PLATE, PRIMED AND PAINTED BLUE TO MATCH ARKTURA PANELS. PROVIDE ARCHITECT SAMPLES FOR APPROVAL.
05.06	ARKTURA SLIDING ALUMINUM PERFORATED CUSTOM PATTERN PANELS WITH POWDER COATED FINISH.
05.07	ARKTURA FIXED ALUMINUM PERFORATED CUSTOM PATTERN PANEL WITH POWDER COATED FINISH.
05.08	ARKTURA WALL MOUNTED PERFORATED CUSTOM PATTERN WITH POWDER COATED FINISH.
05.09	STEEL TRELLIS BEAM PRIMED AND PAINTED.
07.05	METAL COPING OVER PARAPET AND BRICK VENEER, PAINTED FINISH TO MATCH BRICK VENEER. SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL.
08.01	ARCADIA 5000 SERIES (THERMAL) COMMERCIAL SLIDING DOORS OR APPROVED EQUAL.
08.02	ARCADIA 5820 SERIES (THERMAL) MULTI-SLIDING DOOR OR APPROVED EQUAL.
08.04	ARCADIA TC470 SERIES (THERMAL) WITH BRONZE ANODIZED FRAMES OR APPROVED EQUAL.



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-	07/11/2017	SITE PLAN REVIEW REV.

ELEVATIONS

A3.1

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WEST (DELMAS) COLORED ELEVATION 1

SCALE: 1/8" = 1'-0"



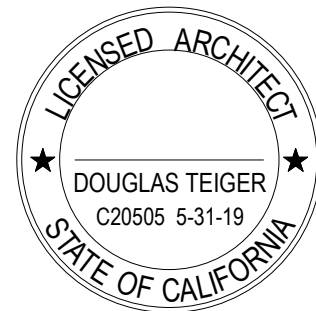
EAST ELEVATION COLORED 2

SCALE: 1/8" = 1'-0"

KEYNOTES



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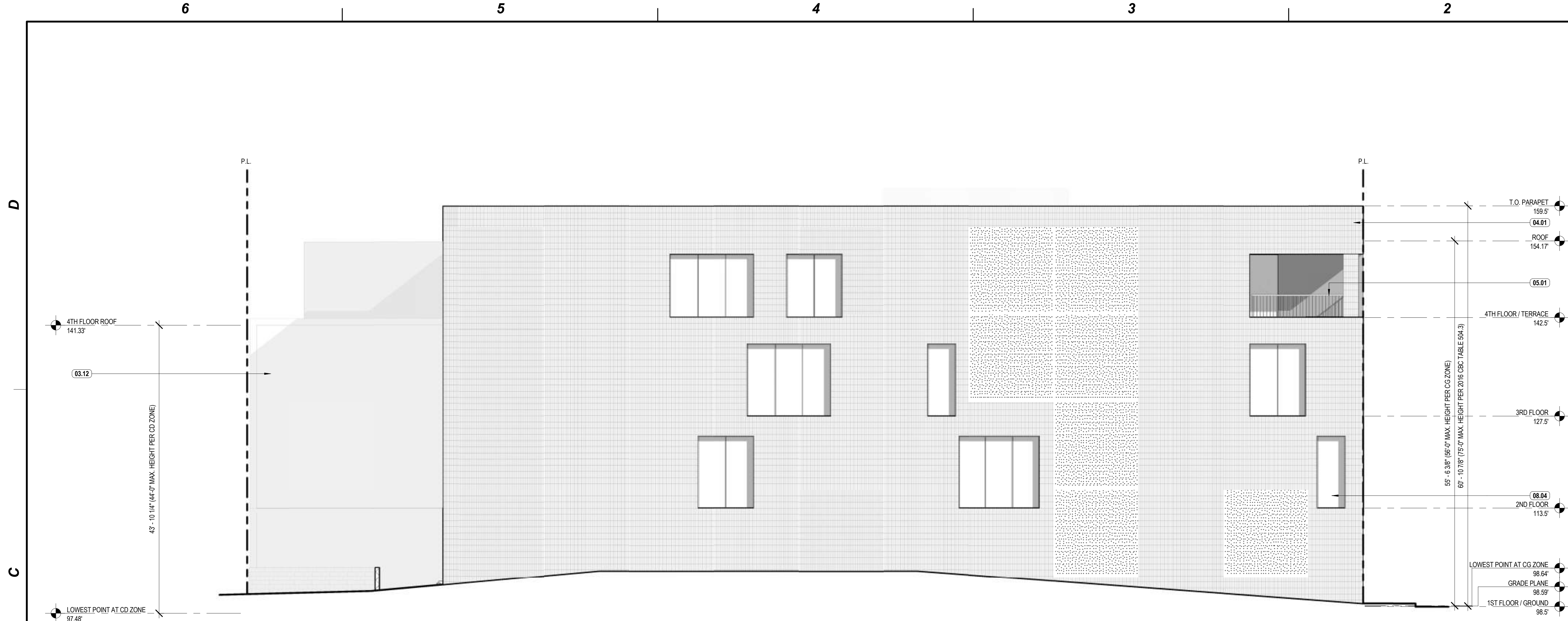
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-	01/06/2017	SITE PLAN REVIEW SET
-	07/11/2017	SITE PLAN REVIEW REV.

COLORED
ELEVATIONS

A3.1A

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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1



SOUTH (WASHINGTON) ELEVATION

SCALE: 1/8" = 1'-0"

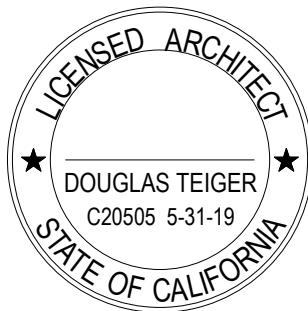
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KEYNOTES

NO.	KEYNOTE
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03.12	CAST-IN-PLACE CONCRETE WALL.
04.01	ENDICOTT NORMAN THIN BRICK - MANGANESE BROWN, SMOOTH FINISH WITH VARYING THICKNESSES OF 1/2" AND 1" THK. PER THE BRICK PATTERN DESIGN.
05.01	STEEL TUBE GUARDRAIL PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.03	1/4" THICK STEEL EXTERIOR PLATE. PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.06	ARKTURA SLIDING ALUMINUM PERFORATED CUSTOM PATTERN PANELS WITH POWDER COATED FINISH.
08.02	ARCADIA S820 SERIES (THERMAL) MULTI-SLIDING DOOR OR APPROVED EQUAL.
08.04	ARCADIA TC470 SERIES (THERMAL) WITH BRONZE ANODIZED FRAMES OR APPROVED EQUAL.



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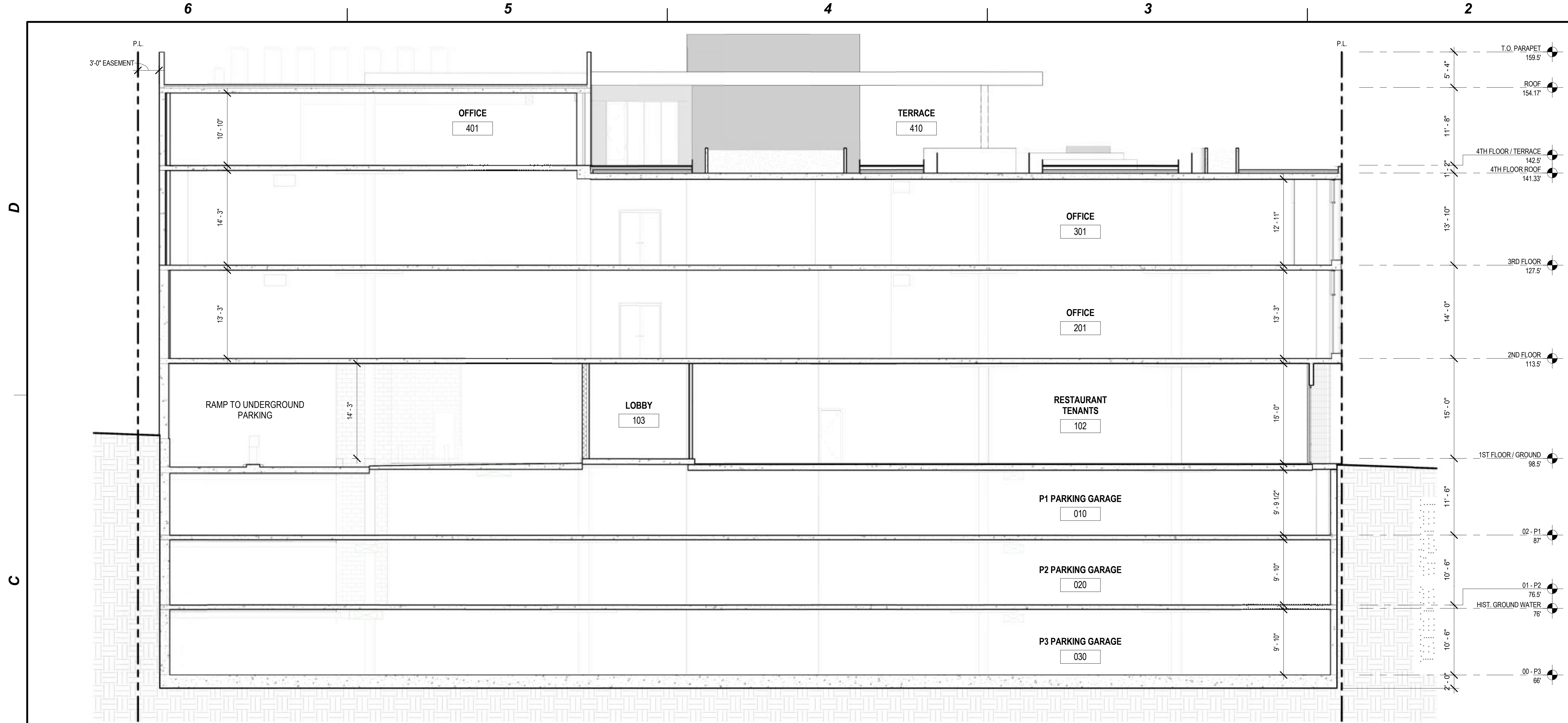
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ELEVATIONS

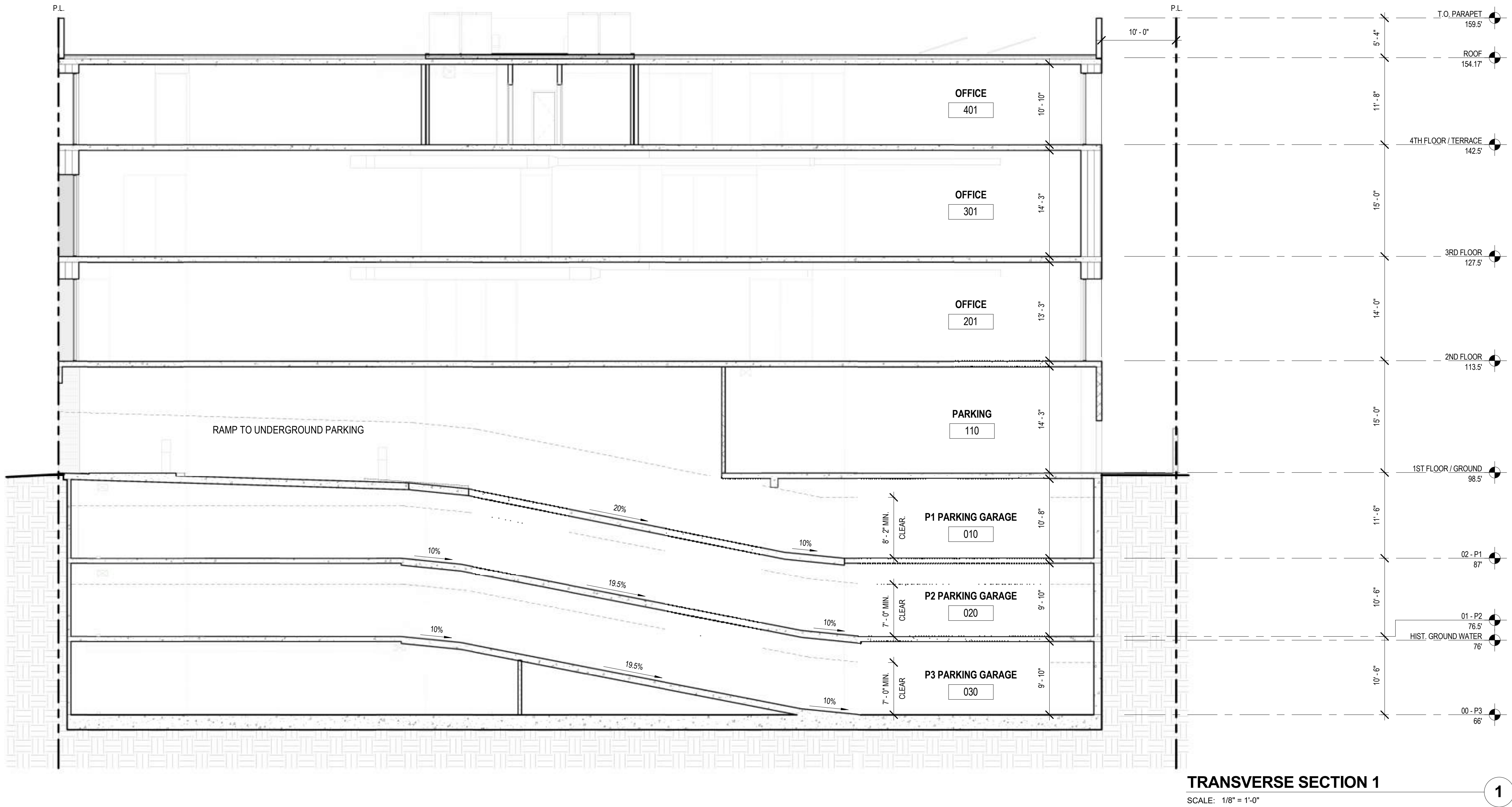
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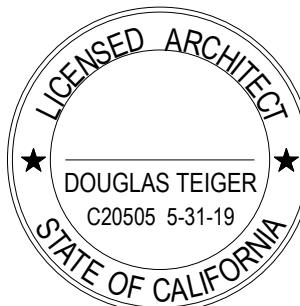


KEYNOTES

NO.	KEYNOTE
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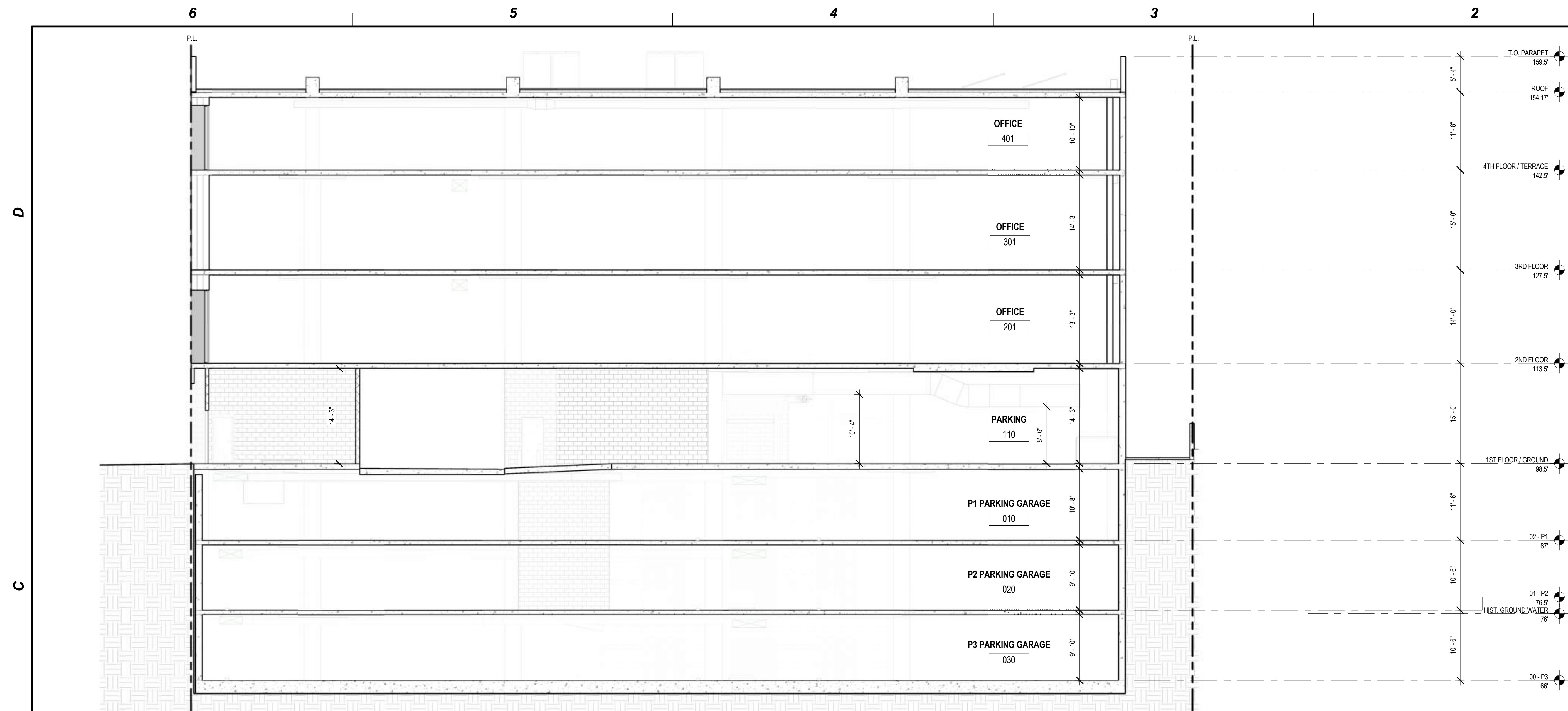
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SECTIONS

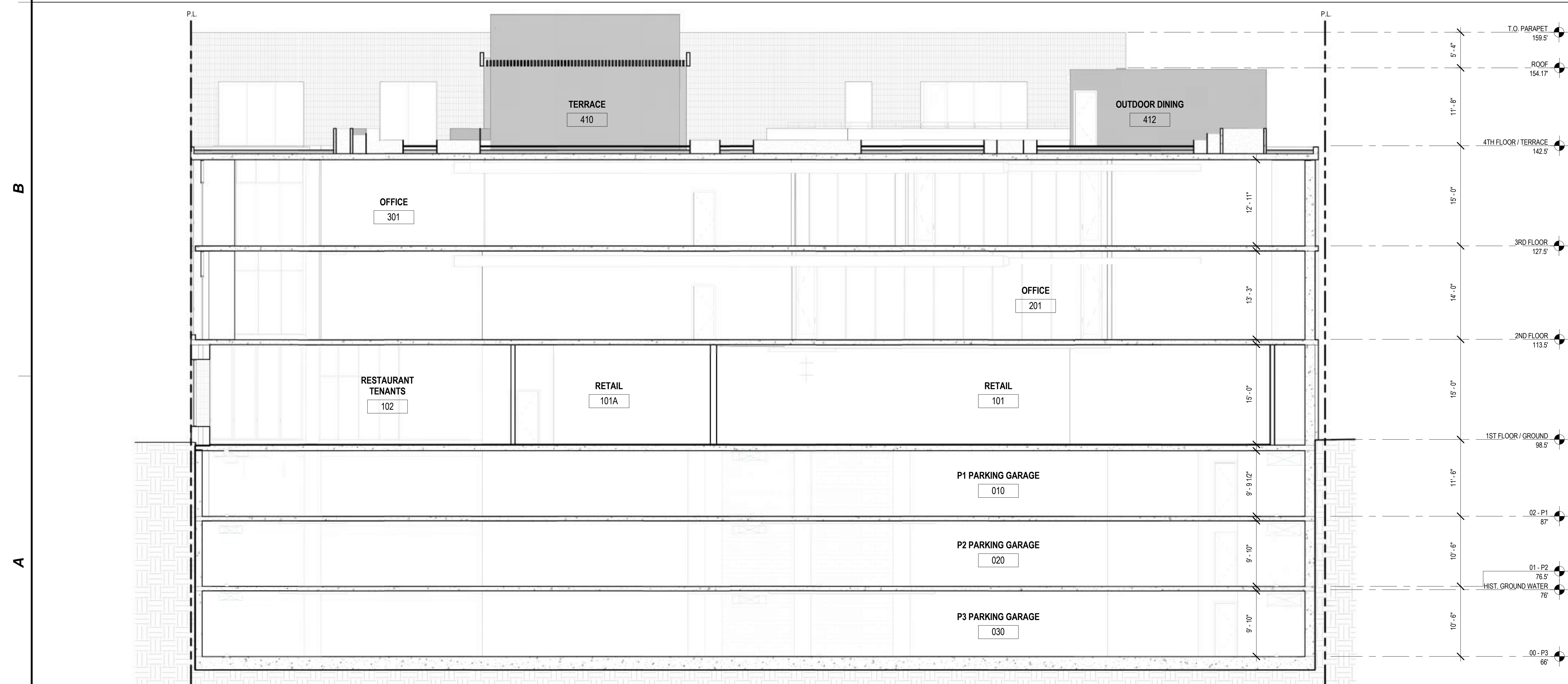
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TRANSVERSE SECTION 2

SCALE: 1/8" = 1'-0"

2



TRANSVERSE SECTION 3

SCALE: 1/8" = 1'-0"

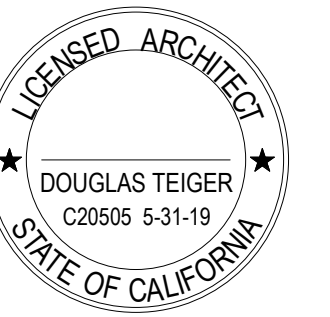
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KEYNOTES

NO.	KEYNOTE
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PROJECT NO:BM16

REVISIONS

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SECTIONS

A4.2

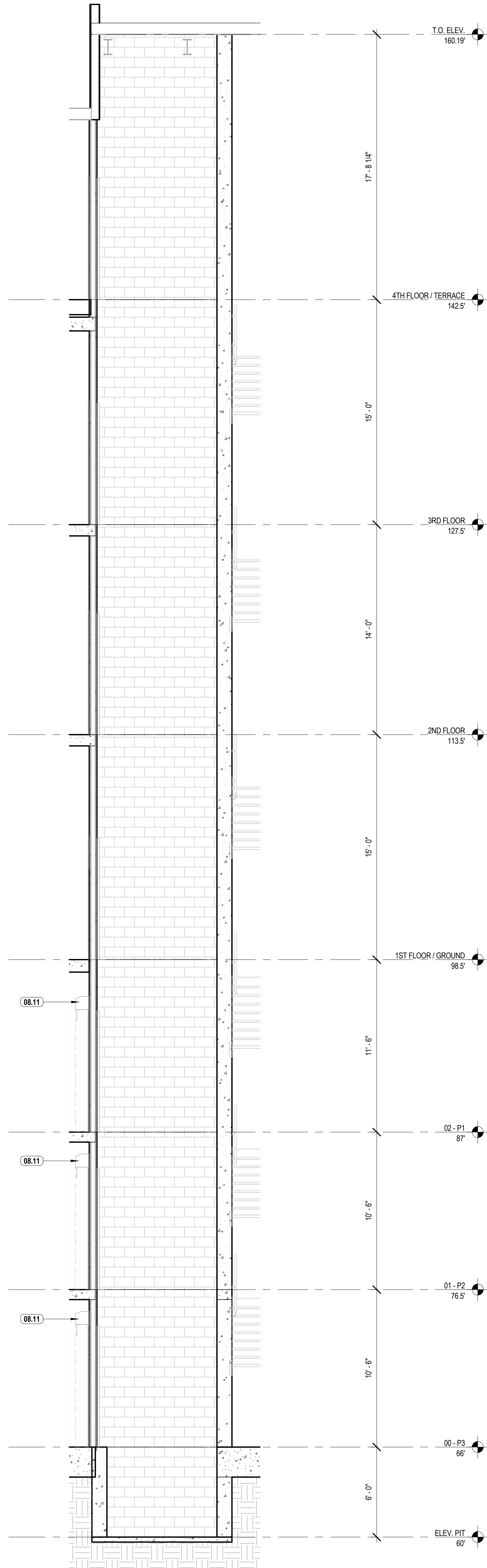
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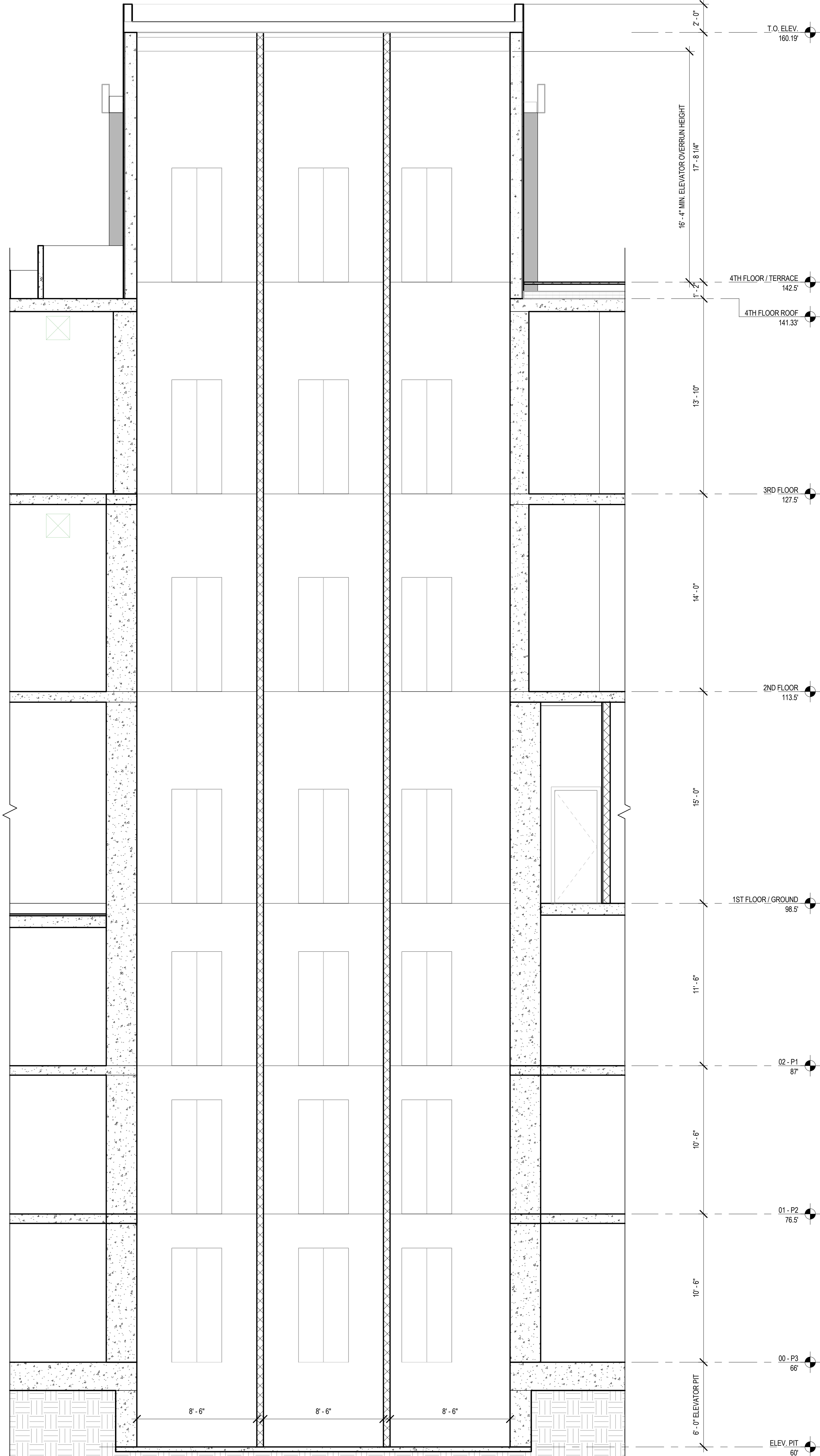
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ELEVATOR SECTION 2

SCALE: 1/4" = 1'-0"

2



ELEVATOR SECTION 1

SCALE: 1/4" = 1'-0"

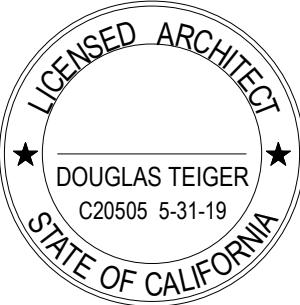
1

KEYNOTES

NO.	KEYNOTE
08.11	INSTALL SMOKE GUARD



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THE BRICK & THE MACHINE
9735 Washington Blvd, Culver City, CA

PROJECT NO: BM16

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	07/11/2017	SITE PLAN REVIEW REV.

ELEVATOR
SECTIONS

A4.3