ATTACHMENT 4

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

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COVER SHEET

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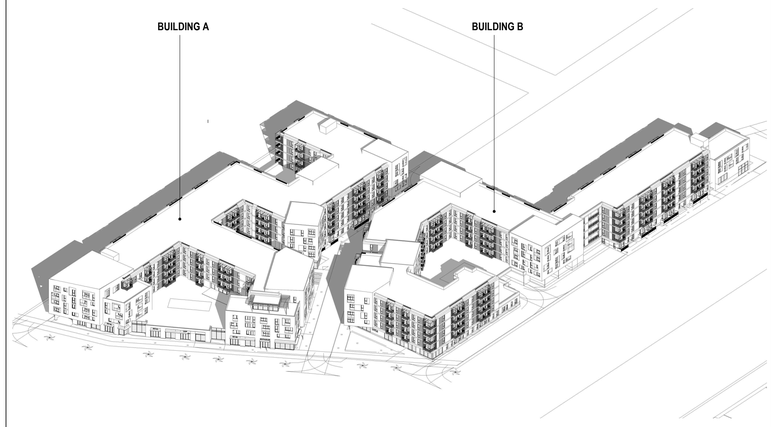
MASSING DIAGRAM



ARCHITECTURAL SYMBOLS

1 A101	DETAIL		WINDOW MARK		ALIGN FINISHES
1 A101	BUILDING SECTION		DOOR MARK	SD	SMOKE DETECTOR
1 A101	WALL SECTION	1	WALL TYPE	CS	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
A D A900 B C	INTERIOR ELEVATION	WPT	WORK POINT	FE	FIRE EXTINGUISHER
1 A101	EXTERIOR ELEVATION	01	NOTE	AD	AREA DRAIN
	ELEVATION MARK		ACCESSIBLE PATH OF TRAVEL	FD	FLOOR DRAIN
			FENCE	FMC	FLOOR MATERIAL TRANSITION
			EXIT SIGN		SECURITY OPENING

ARCHITECTURAL ABBREVIATIONS

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

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00031504-994-X49 DATED NOVEMBER 14, 2014 AT 7:30 A.M.)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 19, BLOCK "B" OF TRACT NO. 5747, IN THE CITY OF CULVER C1TY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, B" OF TRACT NO. 5747, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF TRACT NO. 5747, IN THE CITY OF CULVER C1TY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67 PAGE 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF THE 120.58 ACRE TRACT ALLOTTED TO GREGORIA TALAMANTES, IN THE RANCHO LA BALLONA, BY DECREE OF PARTITION ENTERED MAY 14, 1868 IN ACTION ENTITLED: "JOHN D. YOUNG, ET AL, VS. YGNACIO MACHADO, ET AL.", JOHN D. YOUNG, ET AL, VS. YGNACIO MACHADO, ET AL.", , CASE NO. 965 OF THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. DESCRIBED AS FOLLOWS; BEGINNING AT THE POINT WHERE THE EASTERLY LINE OF SAID ALLOTMENT CROSSES THE SOUTHERLY LINE OF WASHINGTON STREET, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE TRACT OF LAND SHOWN AS LOT "A" ON THE MAP A' ON THE MAP ON THE MAP RECORDED IN BOOK 7 PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE OF WASHINGTON STREET, SOUTH 41° 58' WEST 128.27 FEET TO AN ANGLE IN THE SOUTHERLY LINE OF SAID STREET; THENCE STILL ALONG THE SOUTHERLY LINE OF WASHINGTON STREET, SOUTH 25° 1' 30" WEST 219.74 FEET; THENCE SOUTH 32° 59' 30" EAST 410 FEET; THENCE NORTH 57° EAST 310.25 FEET, MORE OR WEST 219.74 FEET; THENCE SOUTH 32° 59' 30" EAST 410 FEET; THENCE NORTH 57° EAST 310.25 FEET, MORE OR EAST' 410 FEET; THENCE NORTH 57° EAST 310.25 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID ALLOTMENT; THENCE ALONG SAID EASTERLY LINE OF SAID ALLOTMENT, NORTH 33° WEST 559.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF INCLUDED WITHIN THE LINES OF TRACT NO. 7432, AS PER MAP RECORDED IN BOOK 83 PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THAT PORTION OF THE 120.58 ACRE TRACT OF GREGORIA TALAMANTES, IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PARTITIONED IN CASE NO. 965, DISTRICT COURT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WASHINGTON STREET, NOW WASHINGTON BOULEVARD, 60 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 5747, RECORDED IN BOOK 67 PAGE 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 19, BLOCK "B" OF SAID TRACT NO. 5747; THENCE TO AND ALONG SAID NORTHEASTERLY LINE, SOUTH 33° 17' 55" EAST B" OF SAID TRACT NO. 5747; THENCE O AND ALONG SAID NORTHEASTERLY LINE, SOUTH 33° 17' 55" EAST OF SAID TRACT NO. 5747; THENCE TO AND ALONG SAID NORTHEASTERLY LINE, SOUTH 33° 17' 55" EAST EAST 378.62 FEET TO THE MOST WESTERLY CORNER OF LOT 80 OF TRACT NO. 7432, AS SHOWN ON THE MAP RECORDED IN BOOK 83 PAGE 67 OF SAID MAP RECORDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 80, NORTH 56° 42' 05" EAST 50 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO D. OLIA EAST 50 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO D. OLIA MITCHUM, ET AL., RECORDED IN BOOK 19851 PAGE 221 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 33° 17' 55" WEST 409.75 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY LINE OF WEST 409.75 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY LINE OF WASHINGTON STREET, 60 FEET WIDE; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 24° 47' 45" WEST 58.90 FEET, WEST 58.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 4208-024-001, 4028-024-002, & 4208-025-018

GROSS BUILDING AREA

INCLUDES EXTERIOR WALL, ELEVATOR + STAIR SHAFTS; EXCLUDES BALCONIES

SPACE	LEVEL	AREA (SF)
BUILDING A		
TYPE IA - COMMERCIAL		
BUILDING A	1ST FLOOR	18430
TYPE IA - PARKING		
BUILDING A	1ST FLOOR	30437
TYPE IA - RESIDENTIAL		
BUILDING A	1ST FLOOR	29891
TYPE VA - RESIDENTIAL		
BUILDING A	2ND FLOOR	57382
BUILDING A	3RD FLOOR	58902
BUILDING A	4TH FLOOR	58911
BUILDING A	5TH FLOOR	55834
		309787
BUILDING B		
TYPE IA - PARKING		
BUILDING B	1ST FLOOR	20508
TYPE IA - RESIDENTIAL		
BUILDING B	1ST FLOOR	46102
TYPE VA - RESIDENTIAL		
BUILDING B	2ND FLOOR	50707
BUILDING B	3RD FLOOR	51581
BUILDING B	4TH FLOOR	48742
BUILDING B	5TH FLOOR	48742
		266382
SUBTERRANEAN		
TYPE IA - RESIDENTIAL		
SUBTERRANEAN	LEVEL P1	12139
		12139
GRAND TOTAL		588308

PROPOSED PARKING

NO MINIMUM PARKING REQUIRED PER CCMC 17.320.020

COMMERCIAL PARKING PROPOSED: 1 STALLS/ 500 SF = 30 STALLS

RESIDENTIAL PARKING PROPOSED: 1.34 STALLS PER DU = 685 STALLS (142 TANDEM STALLS)

TOTAL PROVIDED: COMMERCIAL: 30 STALLS
RESIDENTIAL: 685 STALLS

GRAND TOTAL: 715 STALLS

PROVIDED ACCESSIBLE PARKING:

COMMERCIAL ACCESSIBLE PARKING
=> 2% OF TOTAL PARKING = 2% OF 30 SPACES = 1 SPACE

RESIDENTIAL ACCESSIBLE PARKING
=> 2% OF TOTAL PARKING = 2% OF 685 SPACES = 14 SPACES

INCLUDING 1 ACCESSIBLE VAN SPACE

EV PARKING PROVIDED

PER CALGREEN JULY 2024 SUPPLEMENT

REQUIRED COMMERCIAL EV PARKING:
26-50 TOTAL PARKING SPACES => - 8 EV CAPABLE SPACES
- 2 EV CAPABLE SPACES PROVIDED WITH EVSE

PROVIDED COMMERCIAL EV PARKING:
30 TOTAL PARKING SPACES => - 8 EV CAPABLE SPACES
- 2 EV CAPABLE SPACES PROVIDED WITH EVSE

REQUIRED RESIDENTIAL EV PARKING:
EV READY PARKING SPACES WITH RECEPTACLES => 40% OF TOTAL PARKING
EV READY PARKING SPACES WITH EV CHARGERS => 10% OF TOTAL PARKING

PROVIDED RESIDENTIAL EV PARKING:
EV READY PARKING SPACES WITH RECEPTACLES
=> 40% OF TOTAL PARKING = 40% OF 685 SPACES = 274 SPACES
EV READY PARKING SPACES WITH EV CHARGERS
=> 10% OF TOTAL PARKING = 10% OF 685 SPACES = 69 SPACES

INCLUDING 3 ACCESSIBLE EV READY PARKING SPACES WITH EV CHARGERS:
69 / 25 = 2.76 = 3 SPACES

BIKE PARKING PROVIDED

COMMERCIAL SHORT TERM BIKE PARKING: 1 SPACE PER 2,000 SF (RETAIL/RESTAURANT)
14,087 SF / 2,000 SF = 7 STALLS

COMMERCIAL LONG TERM BIKE PARKING: 1 SPACE PER 5,000 SF (RETAIL/RESTAURANT)
14,087 SF / 5,000 SF = 3 STALLS

RESIDENTIAL SHORT TERM BIKE PARKING: 1 SPACE PER 30 UNITS
508/30 = 17 STALLS

RESIDENTIAL LONG TERM BIKE PARKING: 1 SPACE PER 4 UNITS
508/4 = 127 STALLS

FAR

INCLUDES AREA TO INSIDE FACE OF EXTERIOR WALL, EXCLUDES ELEVATOR + STAIR SHAFTS + BALCONIES

FAR	LEVEL	AREA (SF)
BUILDING A		
COMMERCIAL		
COMMERCIAL	1ST FLOOR	14087
RESIDENTIAL		
RESIDENTIAL	1ST FLOOR	26539
RESIDENTIAL	2ND FLOOR	56208
RESIDENTIAL	3RD FLOOR	57845
RESIDENTIAL	4TH FLOOR	57845
RESIDENTIAL	5TH FLOOR	54522
		267046
BUILDING B		
RESIDENTIAL		
RESIDENTIAL	1ST FLOOR	38680
RESIDENTIAL	2ND FLOOR	49872
RESIDENTIAL	3RD FLOOR	50851
RESIDENTIAL	4TH FLOOR	47941
RESIDENTIAL	5TH FLOOR	47941
		235285
GRAND TOTAL		502331

FAR: FLOOR AREA/SITE AREA = 502,331 SF/ 250,932 SF = 2.0:1

PROJECT TEAM

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OPEN SPACE

NUMBER OF UNITS	Open Space Per Unit	TOTAL REQ'D OPEN SPACE
508	100	50800 SF
		50800 SF

PROVIDED:

NAME	LEVEL	AREA (SF)
BUILDING A		
COMMON OPEN SPACE: AMENITY	1ST FLOOR	6250
PRIVATE OPEN SPACE	1ST FLOOR	850
COMMON OPEN SPACE	2ND FLOOR	21960
COMMON OPEN SPACE: AMENITY	2ND FLOOR	948
PRIVATE OPEN SPACE	2ND FLOOR	2300
PRIVATE OPEN SPACE	3RD FLOOR	2450
PRIVATE OPEN SPACE	4TH FLOOR	2450
COMMON OPEN SPACE: DECK	5TH FLOOR	2824
PRIVATE OPEN SPACE	5TH FLOOR	2200
		42232
BUILDING B		
COMMON OPEN SPACE	1ST FLOOR	20621
COMMON OPEN SPACE: AMENITY	1ST FLOOR	4801
PRIVATE OPEN SPACE	1ST FLOOR	1200
COMMON OPEN SPACE	2ND FLOOR	12983
COMMON OPEN SPACE: AMENITY	2ND FLOOR	948
PRIVATE OPEN SPACE	2ND FLOOR	2250
PRIVATE OPEN SPACE	3RD FLOOR	2350
PRIVATE OPEN SPACE	4TH FLOOR	2200
PRIVATE OPEN SPACE	5TH FLOOR	2200
		49553
COMMON OPEN SPACE		
COMMON OPEN SPACE	1ST FLOOR	13144
PUBLIC OPEN SPACE	1ST FLOOR	9240
		22384
GRAND TOTAL		114169

UNITS WITH BALCONIES:
REQUIRED - MIN. 50% OF 508 UNITS = 254 UNITS
PROVIDED - 80% OR 409 UNITS > 254 UNITS

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PROJECT INFORMATION

PROJECT NAME: 10950 WASHINGTON

ADDRESS: 10912 WASHINGTON BLVD & 10950 WASHINGTON BLVD, CULVER CITY, CA 90232

APPLICANT: HUDSON PACIFIC PROPERTIES, INC.

APN: 4208-024-001, 4028-024-002, & 4208-025-018

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A MIXED-USE BUILDING INCLUDING 14,087 SF OF COMMERCIAL SPACES, 508 RENTAL UNITS AND 715 PARKING SPACES WITHIN 5-STORY BUILDING (1 LEVEL SUBTERRANEAN, 5 STORIES ABOVE GRADE)

CONSTRUCTION TYPE: 4 STORIES OF TYPE VA OVER 1 STORY OF TYPE IA OVER ONE LEVEL OF SUBTERRANEAN PARKING TYPE IA

ZONING: MIXED-USE MEDIUM (MU-MD)

OCCUPANCY TYPE: R-2 RESIDENTIAL, S-2 PARKING, M MERCANTILE

SITE AREA: GROSS: 250,932 SF OR 5.761 ACRES (PER SURVEY)
NET: 241,450 SF OR 5.543 ACRES

REQUIRED SET BACKS: FRONT: 0' - 0" MIN, 5' - 0" MAX (NON-RESIDENTIAL GROUND FLOOR)
REAR: 20' - 0" IF OVER 30 FEET IN HEIGHT (WHEN ADJACENT TO R1 OR R2 ZONE)
SIDE: 10' - 0" (WHEN ADJACENT TO R1 OR R2 ZONE)

PROVIDED SET BACKS: FRONT: 0 '- 0" MIN (VARIES)
REAR: 20 '- 0"
SIDE: 10' - 0"

DENSITY:

	STANDARD	UNITS ALLOWED	UNITS PROVIDED
BASE DENSITY *	65 DU/ACRE	375	508 (79 LOW INCOME + 429 MARKET RATE)
DENSITY BONUS (STATE DENSITY ONLY)	88.18 DU/ACRE (38.75% DENSITY INCREASE BECAUSE A MINIMUM 21% LOW INCOME UNITS PROVIDED)	146 ADDITIONAL UNITS OR 521 TOTAL	133 ADDITIONAL UNITS (35.46% DENSITY INCREASE)

*** CONSISTENT WITH THE DRAFT LAND USE ELEMENT, 2022 HOUSING ELEMENT AND COMMUNITY BENEFIT INCENTIVES PROGRAM**

DENSITY BONUS - AFFORDABLE UNITS AND INCENTIVES/CONCESSIONS:

INCOME LEVEL OF RESTRICTED UNITS	LOW INCOME
PERCENTAGE OF BASE UNITS PROVIDED	21%
TOTAL NUMBER OF RESTRICTED UNITS	79 UNITS
NUMBER OF INCENTIVES/CONCESSIONS PERMITTED	2
NUMBER OF INCENTIVES REQUESTED	2

ALLOWABLE HEIGHT: 56'-0" (PER CCMC 17.400.065 TABLE 4-2)

PROPOSED HEIGHT: THE PROJECT IS REQUESTING A HEIGHT INCENTIVE TO ALLOW FOR 5 FEET OF ADDITIONAL HEIGHT IN SOME PORTION OF THE BUILDING OVER THE CITY'S 56-FOOT HEIGHT LIMIT.

LIST OF INCENTIVES

1. HEIGHT INCREASE OF ADDITIONAL 5 FEET OVER THE CITY'S 56-FOOT HEIGHT LIMIT.
2. RELIEF FROM INTERIOR UPPER FLOOR STEP BACKS REQUIREMENT WHERE ABUTTING AN R1 OR R2 PARCEL.

LIST OF WAIVERS

1. RELIEF FROM MINIMUM 15-FOOT NON-RESIDENTIAL GROUND FLOOR HEIGHT. PROVIDED HEIGHT VARIES FROM 12' - 5" TO 15' - 0".
2. RELIEF FROM MAXIMUM 5-FOOT NON-RESIDENTIAL STREET FACING SETBACKS.

VICINITY MAP

UNIT COUNT

BLDG A	
1 BR	113
2 BR	99
STUDIO	36
	248
BLDG B	
1 BR	128
2 BR	78
STUDIO	54
	260
GRAND TOTAL	508

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G001

8/11/2025 10:06:45 AM

2ND FLOOR FAR PLAN
1" = 60'-0"
2

1ST FLOOR FAR PLAN
1" = 60'-0"
1

4TH FLOOR FAR PLAN
1" = 60'-0"
4

3RD FLOOR FAR PLAN
1" = 60'-0"
3

5TH FLOOR FAR PLAN
1" = 60'-0"
5

NOTES

LOT AREA:
250,932 SF (5.761 ACRES)

PROPOSED FAR:
502,331 SF/ 250,932 SF = 2.0:1

PROPOSED FAR

FAR	LEVEL	AREA (SF)
BUILDING A		
COMMERCIAL		
COMMERCIAL	1ST FLOOR	14087
RESIDENTIAL		
RESIDENTIAL	1ST FLOOR	26539
RESIDENTIAL	2ND FLOOR	56208
RESIDENTIAL	3RD FLOOR	57845
RESIDENTIAL	4TH FLOOR	57845
RESIDENTIAL	5TH FLOOR	54522
		267046
BUILDING B		
RESIDENTIAL		
RESIDENTIAL	1ST FLOOR	38680
RESIDENTIAL	2ND FLOOR	49872
RESIDENTIAL	3RD FLOOR	50851
RESIDENTIAL	4TH FLOOR	47941
RESIDENTIAL	5TH FLOOR	47941
		235285
GRAND TOTAL		502331

SHEET NOTES

AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

LEGEND

- COMMERCIAL
- PARKING (NOT FAR)
- RESIDENTIAL
- SHAFT (NOT FAR)

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
FAR CALCULATIONS

SHEET NUMBER:
G020

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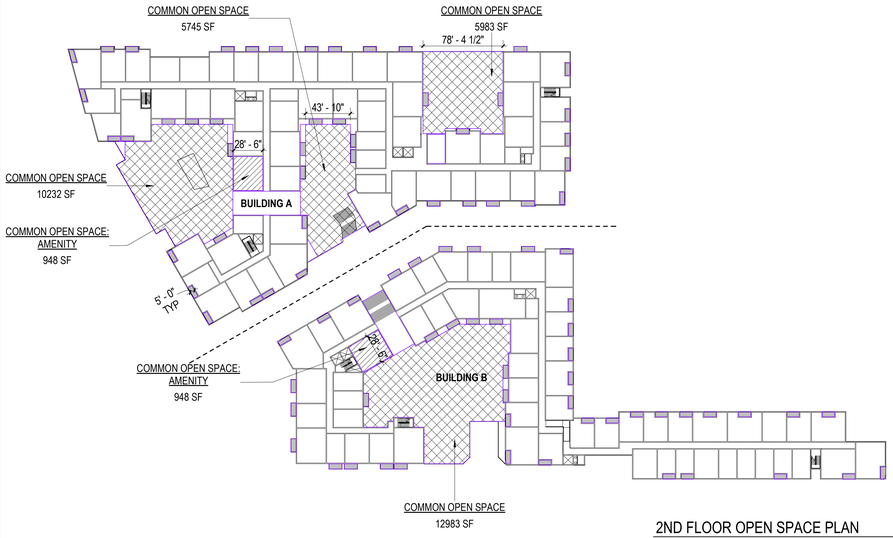
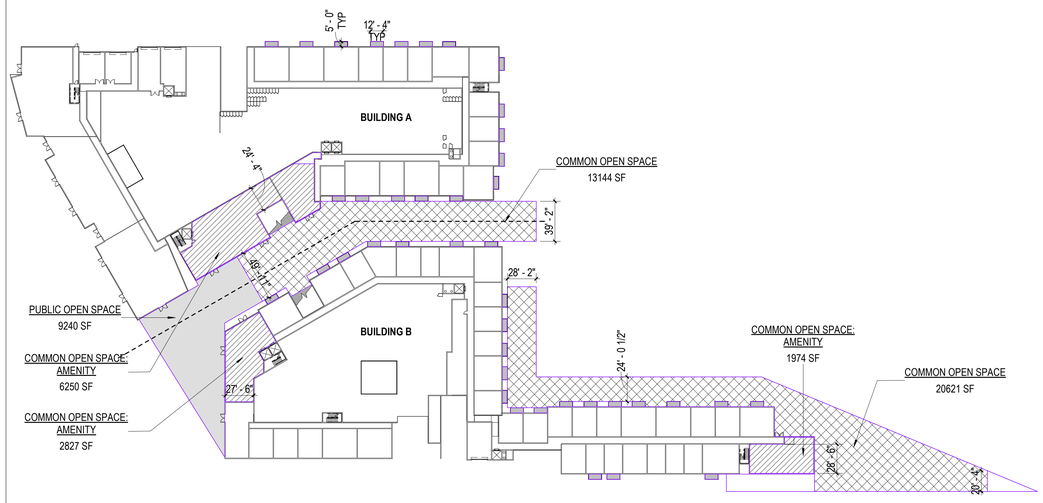


2ND FLOOR OPEN SPACE PLAN (2)
1" = 60'-0"



1ST FLOOR OPEN SPACE PLAN (1)
1" = 60'-0"

4TH FLOOR OPEN SPACE PLAN (4)
1" = 60'-0"

3RD FLOOR OPEN SPACE PLAN (3)
1" = 60'-0"

5TH FLOOR OPEN SPACE PLAN (5)
1" = 60'-0"

NOTES

REQUIRED OPEN SPACE

NUMBER OF UNITS	Open Space Per Unit	TOTAL REQ'D OPEN SPACE
508	100	50800 SF
		50800 SF

PROPOSED OPEN SPACE

NAME	LEVEL	AREA (SF)
BUILDING A		
COMMON OPEN SPACE: AMENITY	1ST FLOOR	6250
PRIVATE OPEN SPACE	1ST FLOOR	850
COMMON OPEN SPACE	2ND FLOOR	21960
COMMON OPEN SPACE: AMENITY	2ND FLOOR	948
PRIVATE OPEN SPACE	2ND FLOOR	2300
PRIVATE OPEN SPACE	3RD FLOOR	2450
PRIVATE OPEN SPACE	4TH FLOOR	2450
COMMON OPEN SPACE: DECK	5TH FLOOR	2824
PRIVATE OPEN SPACE	5TH FLOOR	2200
		42232
BUILDING B		
COMMON OPEN SPACE	1ST FLOOR	20621
COMMON OPEN SPACE: AMENITY	1ST FLOOR	4801
PRIVATE OPEN SPACE	1ST FLOOR	1200
COMMON OPEN SPACE	2ND FLOOR	12983
COMMON OPEN SPACE: AMENITY	2ND FLOOR	948
PRIVATE OPEN SPACE	2ND FLOOR	2250
PRIVATE OPEN SPACE	3RD FLOOR	2350
PRIVATE OPEN SPACE	4TH FLOOR	2200
PRIVATE OPEN SPACE	5TH FLOOR	2200
		49553
COMMON OPEN SPACE		
COMMON OPEN SPACE	1ST FLOOR	13144
PUBLIC OPEN SPACE	1ST FLOOR	9240
		22384
GRAND TOTAL		114169

UNITS WITH BALCONIES:
REQUIRED - MIN. 50% OF 508 UNITS = 254 UNITS
PROVIDED - 80% OR 409 UNITS > 254 UNITS

SHEET NOTES

OPEN SPACE REQUIREMENTS PER CCMC 17.400.065:

EACH UNIT, EXCEPT STUDIO MICRO-UNITS, SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF COMMON AND/OR PRIVATE OPEN SPACE.

COMMON OPEN SPACE AREAS SHALL HAVE A MINIMUM DIMENSION OF 20 FEET IN ANY DIRECTION

PRIVATE OPEN SPACE AREAS SHALL BE AT LEAST 60 SQUARE FEET AND 5 FEET IN ANY DIRECTION, TO THE EXTENT FEASIBLE.

PRIVATE AND COMMON OPEN SPACE REQUIREMENTS MAY BE SATISFIED BY A SELECTION OR COMBINATION OF THE FOLLOWING: ATRIUMS, BALCONIES, COURTYARDS, DECKS, GARDENS, GYMS/EXERCISE ROOMS, PATIOS, PLAYGROUNDS/TOT LOTS, ROOFTOP DECKS, PATIOS AND GARDENS, AND SWIMMING POOLS. THE DIRECTOR MAY APPROVE SIMILAR AMENITIES NOT LISTED ABOVE.

LEGEND

- COMMON OPEN SPACE
- COMMON OPEN SPACE: DECK
- COMMON OPEN SPACE: AMENITY
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE

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2023-021.00

DATE:
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REVISIONS:

SHEET TITLE:
OPEN SPACE CALCULATIONS

SHEET NUMBER:
G021

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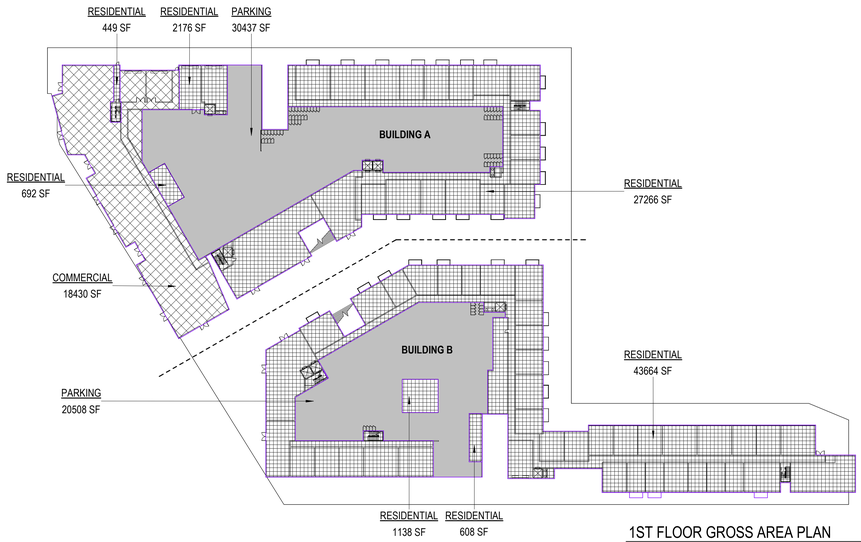
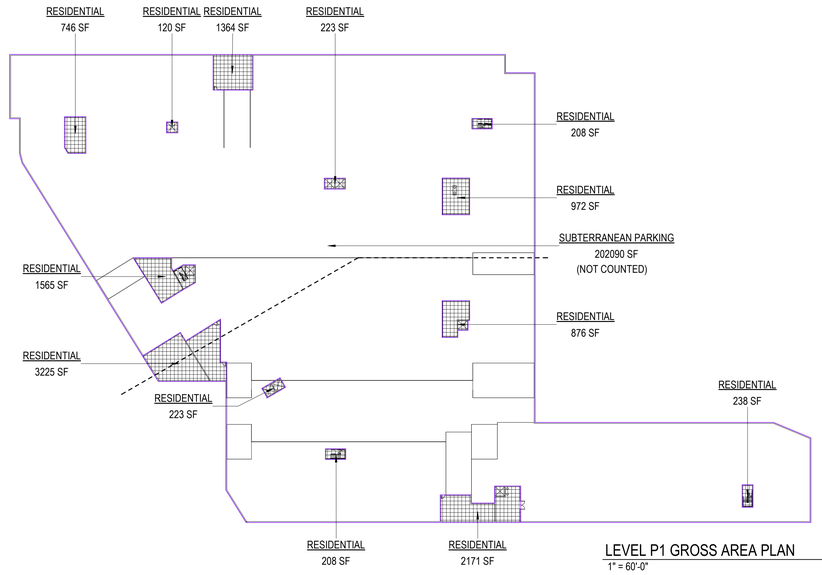
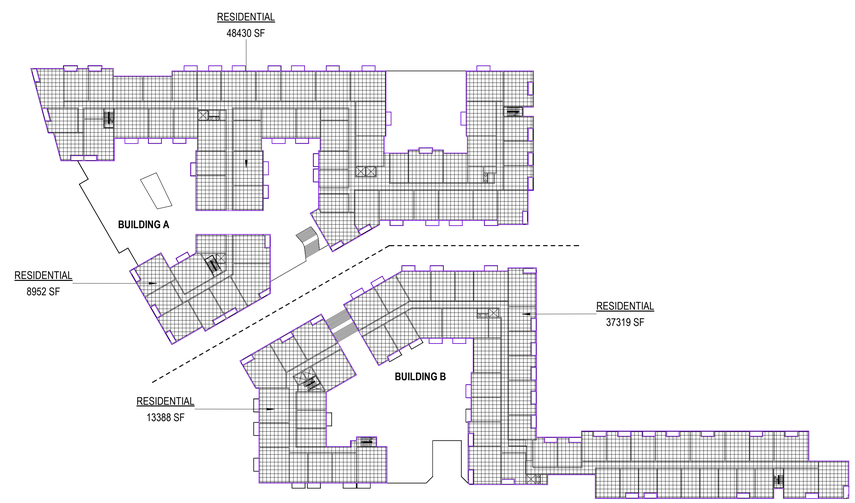


1ST FLOOR GROSS AREA PLAN
1" = 60'-0"
2



LEVEL P1 GROSS AREA PLAN
1" = 60'-0"
1

3RD FLOOR GROSS AREA PLAN
1" = 60'-0"
4



2ND FLOOR GROSS AREA PLAN
1" = 60'-0"
3

5TH FLOOR GROSS AREA PLAN
1" = 60'-0"
6

4TH FLOOR GROSS AREA PLAN
1" = 60'-0"
5

NOTES

XXX

GROSS BUILDING AREA

SPACE	LEVEL	AREA (SF)
BUILDING A		
TYPE IA - COMMERCIAL		
BUILDING A	1ST FLOOR	18430
TYPE IA - PARKING		
BUILDING A	1ST FLOOR	30437
TYPE IA - RESIDENTIAL		
BUILDING A	1ST FLOOR	29891
TYPE VA - RESIDENTIAL		
BUILDING A	2ND FLOOR	57382
BUILDING A	3RD FLOOR	58902
BUILDING A	4TH FLOOR	58911
BUILDING A	5TH FLOOR	55834
		309787
BUILDING B		
TYPE IA - PARKING		
BUILDING B	1ST FLOOR	20508
TYPE IA - RESIDENTIAL		
BUILDING B	1ST FLOOR	46102
TYPE VA - RESIDENTIAL		
BUILDING B	2ND FLOOR	50707
BUILDING B	3RD FLOOR	51581
BUILDING B	4TH FLOOR	48742
BUILDING B	5TH FLOOR	48742
		266382
SUBTERRANEAN		
TYPE IA - RESIDENTIAL		
SUBTERRANEAN	LEVEL P1	12139
		12139
GRAND TOTAL		588308

SHEET NOTES

PER CCMC 17.700, GROSS SQUARE FOOTAGE SHALL INCLUDE ALL AREA WITHIN EACH LEVEL OR FLOOR OF A STRUCTURE, MEASURED FROM EXTERIOR WALL FINISH, EXCEPT AS OTHERWISE DEFINED IN THIS TITLE. ALL SPACE WITHIN EACH FLOOR SHALL BE COUNTED TOWARDS THE AREA FOR THAT FLOOR AND SHALL INCLUDE, BUT NOT LIMITED TO HALLWAYS; LOBBIES; STAIRWAYS AND ELEVATORS; MECHANICAL OR UTILITY ROOMS; STORAGE ROOMS; AND RESTROOMS; BUT SHALL NOT INCLUDE BASEMENTS AS DEFINED HEREIN.

IN SUBTERRANEAN PARKING LEVELS, AREAS SUCH AS, BUT NOT LIMITED TO, STORAGE AND UTILITY ROOMS, MECHANICAL ROOMS, CORRIDORS, RESTROOMS, AND COMMERCIAL TENANT AREA SHALL BE COUNTED AS FLOOR AREA. AREA DEDICATED TO VEHICULAR AND PEDESTRIAN CIRCULATION, PARKING SPACES, DRIVE AISLES, AND RAMPS ARE NOT SUBJECT TO FLOOR AREA CALCULATION.

LEGEND

- CIRCULATION
- COMMERCIAL
- PARKING
- RESIDENTIAL
- UTILITY

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PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
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DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
GROSS AREA CALCULATIONS

SHEET NUMBER:
G022

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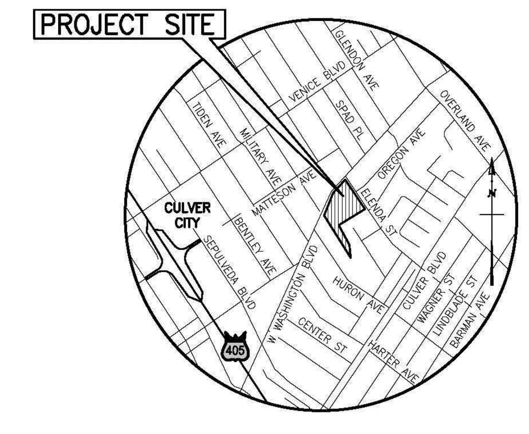
ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00031504-994-X49 DATED NOVEMBER 14, 2014 AT 7:30 A.M.)

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

⟨2.⟩ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: POLE LINES
RECORDED: IN BOOK 3123 PAGE 326, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

PLOTTED HEREON.

⟨3.⟩ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: STREET
RECORDED: IN BOOK 10357 PAGE 185, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

PLOTTED HEREON.

⟨4.⟩ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: POLE LINES, UNDERGROUND CONDUIT AND TRANSFORMER ROAD
RECORDED: MAY 21, 1958 AS INSTRUMENT NO. 3088 IN BOOK D-106 PAGE 589, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

PLOTTED HEREON.

5. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE WASHINGTON-CULVER REDEVELOPMENT PROJECT AREA NO. 3, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED.

RECORDED: NOVEMBER 26, 1975 AS INSTRUMENT NO. 4313, OF OFFICIAL RECORDS
MODIFICATION(S) OF THE TERMS AND PROVISIONS OF SAID DOCUMENT AS THEREIN PROVIDED.
RECORDED: NOVEMBER 24, 1998 AS INSTRUMENT NO. 98-2155318, OF OFFICIAL RECORDS

⟨6.⟩ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: SUBSURFACE PUBLIC SANITARY SEWER
RECORDED: OCTOBER 3, 1991 AS INSTRUMENT NO. 91-1562437 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

PLOTTED HEREON.

7. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: AGREEMENT CONTAINING COVENANTS RESTRICTING LOT CONFIGURATION AND USE OF PROPERTY
RECORDED: JANUARY 21, 1998 AS INSTRUMENT NO. 98-99294, OF OFFICIAL RECORDS

ANY RIGHTS, CLAIMS OR INTERESTS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY AN UNSIGNED, UNSEALED MAP DATED JANUARY 12, 2012 OF AN ALTA/ACSM LAND TITLE SURVEY COMPLETED JANUARY 3, 2012 PREPARED BY OR UNDER THE DIRECTION OF PARTIES UNKNOWN OF O.K.O. ENGINEERING, INC., FOR BOCK AND CLARK'S NATIONAL SURVEYORS NETWORK, NETWORK PROJECT NO. 201102153-1:

(a) THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY LYING SOUTH OF SAID PERIMETER WALL IS OCCUPIED AND LANDSCAPED BY THE OCCUPANT OF AN ABUTTING RESIDENTIAL LOT.

(b) A ROOF OVERHANG ON A SOUTHWEST ADJOINER EXTENDS 1.50 FEET INTO THE SUBJECT PROPERTY.

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY

DATED:FEBRUARY 24, 2012
TRUSTOR: HUDSON 10950 WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE: CHICAGO TITLE COMPANY
BENEFICIARY: CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.
RECORDED: FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302844 OF OFFICIAL RECORDS

8. AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WHICH NAMES:

ASSIGNEE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF COMM 2012-CCRE1 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
RECORDING DATE: NOVEMBER 16, 2012
RECORDING NO: 2012-1746028, OF OFFICIAL RECORDS

9. AN ASSIGNMENT OF ALL MONIES DUE, OR TO BECOME DUE AS RENT OR OTHERWISE FROM SAID LAND, AS WELL AS THE LESSOR'S INTERESTS UNDER THE LEASES REFERRED TO THEREIN, TO SECURE PAYMENT OF AN INDEBTEDNESS, SHOWN BELOW AND UPON THE TERMS AND CONDITIONS THEREIN

ASSIGNED TO: CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.
BY: HUDSON 10950 WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302845, OF OFFICIAL RECORDS

10. AN ASSIGNMENT AND ASSUMPTION OF INTEREST UNDER ASSIGNMENT OF LEASES AND RENTS:

ASSIGNEE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF COMM 2012-CCRE1 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES
RECORDING DATE: NOVEMBER 16, 2012
RECORDING NO: 2012-1746029, OF OFFICIAL RECORDS

11. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.

LESSOR: HUDSON 10950 WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LESSEE: DANICA DERPIC D/B/A D TWO DESIGN
DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
RECORDED: FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302846, OF OFFICIAL RECORDS

12. A SUBORDINATION, NON DISTURBANCE AND ATTORNMENT AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302846, OF OFFICIAL RECORDS.

AMONG OTHER THINGS, SAID LEASE REFERRED THEREIN HAS BEEN SUBORDINATED TO THE DEED OF TRUST RECORDED FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302844, OF OFFICIAL RECORDS.

13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.

LESSOR: HUDSON 10950 WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LESSEE: NFL ENTERPRISES, LLC
DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
RECORDED: FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302848, OF OFFICIAL RECORDS

A SUBORDINATION, NON DISTURBANCE AND ATTORNMENT AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302848, OF OFFICIAL RECORDS.

AMONG OTHER THINGS, SAID LEASE REFERRED THEREIN HAS BEEN SUBORDINATED TO THE DEED OF TRUST RECORDED FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302844, OF OFFICIAL RECORDS.

14. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.

LESSOR: HUDSON 10950 WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LESSEE: ALL3 MEDIA LIMITED, A UNITED KINGDOM CORPORATION
DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
RECORDED: FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302849, OF OFFICIAL RECORDS

A SUBORDINATION, NON DISTURBANCE AND ATTORNMENT AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302849, OF OFFICIAL RECORDS.

AMONG OTHER THINGS, SAID LEASE REFERRED THEREIN HAS BEEN SUBORDINATED TO THE DEED OF TRUST RECORDED FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302844, OF OFFICIAL RECORDS.

15. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN AS DISCLOSED BY A DOCUMENT.

LESSOR: HUDSON 10950 WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LESSEE: SDI MEDIA USA, INC., A DELAWARE CORPORATION
DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
RECORDED: FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302850, OF OFFICIAL RECORDS

A SUBORDINATION, NON DISTURBANCE AND ATTORNMENT AGREEMENT, UPON THE TERMS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302850, OF OFFICIAL RECORDS.

AMONG OTHER THINGS, SAID LEASE REFERRED THEREIN HAS BEEN SUBORDINATED TO THE DEED OF TRUST RECORDED FEBRUARY 27, 2012 AS INSTRUMENT NO. 20120302844, OF OFFICIAL RECORDS.

16. A FINANCING STATEMENT AS FOLLOWS:

DEBTOR: HUDSON 10950 WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY
SECURED PARTY: CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.
RECORDING DATE: FEBRUARY 27, 2012
RECORDING NO: 2012-302851, OF OFFICIAL RECORDS

17. A FINANCING STATEMENT FILED WITH THE OFFICE OF THE COUNTY RECORDER, SHOWING

HUDSON 10950 WASHINGTON, LLC
SECURED PARTY: CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.
RECORDED: MARCH 5, 2012 AS INSTRUMENT NO. 20120340770, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED

NATURE OF CHANGE: ASSIGNMENT
RECORDING DATE: MARCH 23, 2012
RECORDING NO: 2012-454642, OF OFFICIAL RECORDS

A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED

NATURE OF CHANGE: ASSIGNMENT
RECORDING DATE: NOVEMBER 16, 2012
RECORDING NO: 2012-1746030, OF OFFICIAL RECORDS

18. THE EFFECT OF A RECORD OF SURVEY ON FILE IN BOOK 250 PAGE(S) 69, OF RECORDS OF SURVEY, WHICH PURPORTS TO SHOW THE HEREIN DESCRIBED PROPERTY.

REFERENCE IS MADE TO SAID MAP FOR FURTHER PARTICULARS.

RECORDING DATE: AUGUST 6, 2012
RECORDING NO: 2012-1162238, OF OFFICIAL RECORDS

19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: COVENANT AND AGREEMENT
RECORDING DATE: AUGUST 29, 2012
RECORDING NO: 2012-1294722, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

20. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

21. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

THE COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED LEASE REFERRED TO HEREIN BE FURNISHED TO THE COMPANY, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS FOR REVIEW.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

*REMAINING ITEMS ABOVE NOT NOTED AS BEING "PLOTTED HEREON" ARE EITHER NOT PLOTTABLE, NOT SURVEY ITEMS, OR ARE BLANKET IN NATURE.

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00031504-994-X49 DATED NOVEMBER 14, 2014 AT 7:30 A.M.)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 19, BLOCK "B" OF TRACT NO, 5747, IN THE CITY OF CULVER C1TY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67 PAGE 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF THE 120.58 ACRE TRACT ALLOTTED TO GREGORIA TALAMANTES, IN THE RANCHO LA BALLONA, BY DECREE OF PARTITION ENTERED MAY 14, 1868 IN ACTION ENTITLED: "JOHN D. YOUNG, ET AL, VS. YGNACIO MACHADO, ET AL.", CASE NO. 965 OF THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT WHERE THE EASTERLY LINE OF SAID ALLOTMENT CROSSES THE SOUTHERLY LINE OF WASHINGTON STREET, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE TRACT OF LAND SHOWN AS LOT "A" ON THE MAP RECORDED IN BOOK 7 PAGE 49 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE OF WASHINGTON STREET, SOUTH 41° 58' WEST 128.27 FEET TO AN ANGLE IN THE SOUTHERLY LINE OF SAID STREET; THENCE STILL ALONG THE SOUTHERLY LINE OF WASHINGTON STREET, SOUTH 25° 1' 30" WEST 219.74 FEET; THENCE SOUTH 32° 59' 30" EAST 410 FEET; THENCE NORTH 57° EAST 310.25 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID ALLOTMENT; THENCE ALONG SAID EASTERLY LINE OF SAID ALLOTMENT, NORTH 33° WEST 559.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF INCLUDED WITHIN THE LINES OF TRACT NO. 7432, AS PER MAP RECORDED IN BOOK 83 PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THAT PORTION OF THE 120.58 ACRE TRACT OF GREGORIA TALAMANTES, IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PARTITIONED IN CASE NO. 965, DISTRICT COURT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WASHINGTON STREET, NOW WASHINGTON BOULEVARD, 60 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 5747, RECORDED IN BOOK 67 PAGE 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 19, BLOCK "B" OF SAID TRACT NO. 5747; THENCE TO AND ALONG SAID NORTHEASTERLY LINE, SOUTH 33° 17' 55" EAST 378.62 FEET TO THE MOST WESTERLY CORNER OF LOT 80 OF TRACT NO. 7432, AS SHOWN ON THE MAP RECORDED IN BOOK 83 PAGE 67 OF SAID MAP RECORDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 80, NORTH 56° 42' 05" EAST 50 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO D. OLIA MITCHUM, ET AL., RECORDED IN BOOK 19851 PAGE 221 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 33° 17' 55" WEST 409.75 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY LINE OF WASHINGTON STREET, 60 FEET WIDE; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 24° 47' 45" WEST 58.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 4208-024-001, 4208-024-002 & 4208-025-018

COMMENTS

BOUNDARY LINES	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
SITE ADDRESS	10912 WASHINGTON BLVD AND 10950 WASHINGTON BLVD., CULVER CITY, CA 90232.
APN NO.	4208-024-001, 4208-024-002 & 4208-025-018
DATES OF SURVEY	JUNE 6, 8, 11, 13 AND 25, 2018
BASIS OF BEARINGS . . .	THE BEARING OF S 33°17'55" E ALONG THE CENTERLINE OF HURON AVENUE AS SHOWN ON THE MAP OF TRACT NO 5747, FILED IN MAP BOOK 67, PAGE 53, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
GROSS LAND AREA	250, 932 SQ. FT. OR 5.761 ACRES
BENCH MARK	CITY OF LOS ANGELES BENCHMARK 13-02989, WIRE SPIKE IN NORTH CURB WASHINGTON BLVD; 6.5FT E/O BCR OVERLAND AVE; W END CB. NAVD 88 (2000 ADJ) ELEVATION = 77.779 FEET
FLOOD INSURANCE RATE MAP.	ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1595F EFFECTIVE DATE SEPTEMBER 26, 2008.
UTILITIES	ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS.
PUBLIC ACCESS	PUBLIC ACCESS TO SITE FROM WASHINGTON BOULEVARD, A PUBLICLY DEDICATED STREET.
PARKING	AN APPROXIMATE TOTAL OF 440 PARKING SPACES INCLUDING 4 HANDICAPPED STALLS WERE MARKED ON THE SITE AT THE TIME OF THE SURVEY, BOTH ON THE SURFACE AND WITHIN THE PARKING STRUCTURE. SURFACE PARKING: CONTAINED APPROXIMATELY 233 VEHICULAR PARKING SPACES & 4 HANDICAPPED STALLS. PARKING STRUCTURE: CONTAINED APPROXIMATELY 203 VEHICULAR PARKING SPACES & 0 HANDICAPPED STALLS.
ZONING	NO ZONING REPORT PROVIDED.
⟨#⟩	INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

SURVEYOR'S NOTES

NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.

NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.

THERE WERE NOT ANY DEMARCATIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

SHEET LIST

1. TITLE
2. BOUNDARY SURVEY
3. ALTA/NSPS SURVEY

SURVEYOR'S CERTIFICATE

TO (i) (HUDSON 10950 WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND (ii) CHICAGO TITLE COMPANY (TITLE COMPANY):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(a),7(a),7(b1),7(c),8,9,11,13,14,16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2018.

PREPARED UNDER THE DIRECTION OF:

PRELIMINARY

JASON J. STILLER, LS 9271
JASON.STILLER@KPFF.COM

PROFESSIONAL LAND SURVEYOR
JASON J. STILLER
No.9271
STATE OF CALIFORNIA

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	1700251
DATE PREPARED	06/27/2018
DRAWN BY	DB
CHECKED BY	JS

NFL NETWORK SITE – CULVER CITY

PREPARED FOR:
MR. CHRIS BARTON
& MR. MICHAEL PHILLIPS
HUDSON PACIFIC PROPERTIES
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CULVER CITY, CA 90232

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SHEET 1 OF 3
TITLE SHEET

KFA
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310.399.7975
KFALOSANGELES.COM

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10912-10950 WASHINGTON BLVD
CULVER CITY, CA 90232

HUDSON PACIFIC PROPERTIES, INC.
11601 WILSHIRE BLVD 9TH FLR
LOS ANGELES, CA 90025

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
SURVEY

SHEET NUMBER:
G080

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ALTA/NSPS LAND TITLE SURVEY

EASEMENTS

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00031504-994-X49 DATED NOVEMBER 14, 2014 AT 7:30 A.M.)

(2.) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: POLE LINES
RECORDED: IN BOOK 3123 PAGE 326, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

PLOTTED HEREON.

(3.) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: STREET
RECORDED: IN BOOK 10357 PAGE 185, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

PLOTTED HEREON.

(4.) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

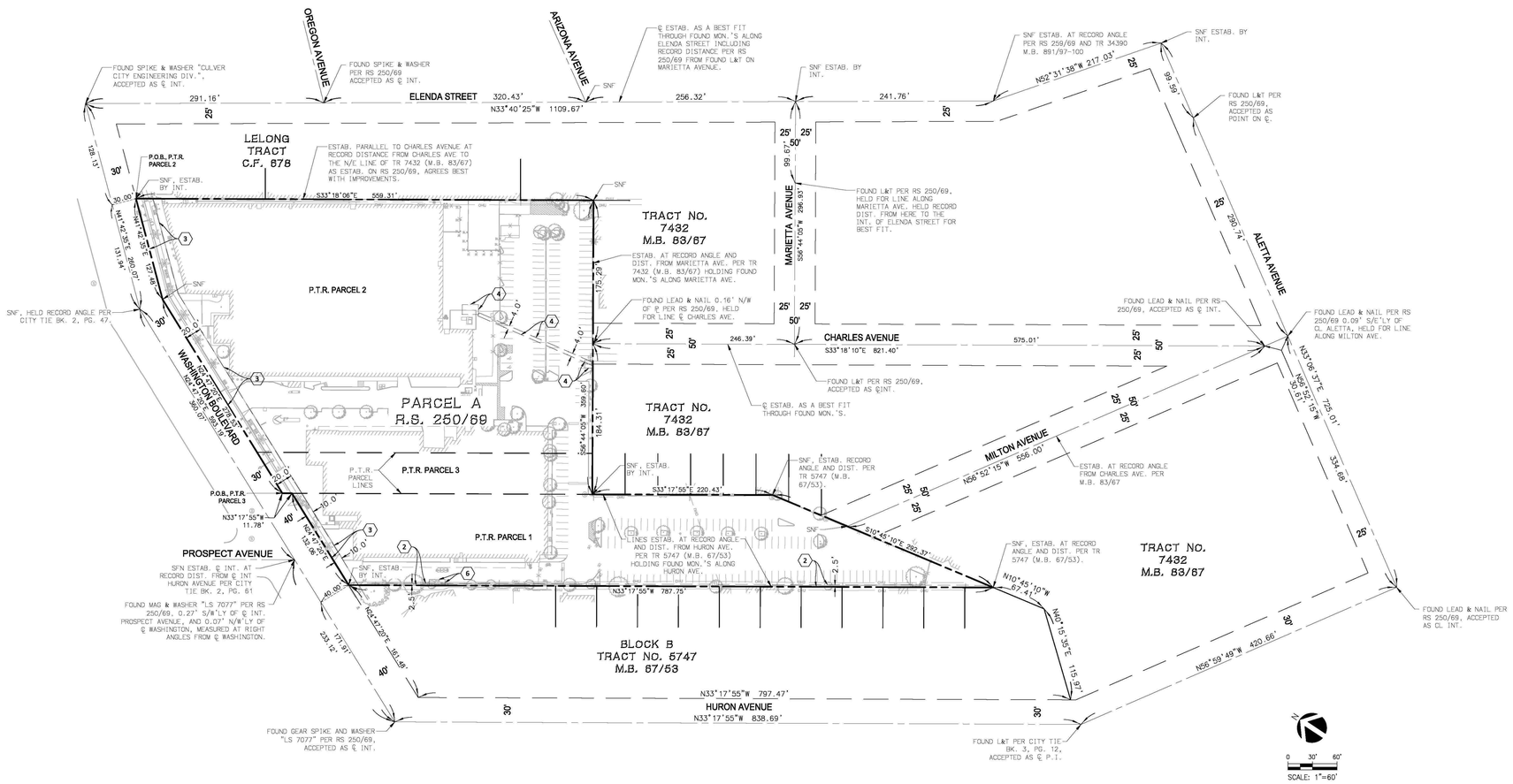
PURPOSE: POLE LINES, UNDERGROUND CONDUIT AND TRANSFORMER ROAD
RECORDED: MAY 21, 1958 AS INSTRUMENT NO. 3088 IN BOOK D-106 PAGE 589, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

PLOTTED HEREON.

(6.) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: SUBSURFACE PUBLIC SANITARY SEWER
RECORDED: OCTOBER 3, 1991 AS INSTRUMENT NO. 91-1562437 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

PLOTTED HEREON.



LINETYPES

- BUILDING FOOTPRINT
- BUILDING OVERHANG
- CONCRETE CURB
- EASEMENT LINE
- FENCE
- FLOWLINE
- GRADE BREAK
- OVERHEAD UTILITIES
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- STRIPING
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- WALL

LEGEND

- AREA LIGHT
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- CABLE TV BOX
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- WATER VALVE
- PALM
- TREE

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BFP	BACK FLOW PREVENTOR
BL	BOLLARD
BLD	BUILDING
BW	BACK OF WALK
℄	CENTERLINE
CB	CATCH BASIN
CD	CURB DRAIN
CLF	CHAINLINK FENCE
COM	COMMUNICATION
CONC	CONCRETE
D/W	DRIVEWAY
DIST	DISTANCE
DR	DOOR
DVC	DETECTOR CHECK VALVE W/FIRE
EL	ELEVATION
ELEC	ELECTRIC
ESTAB	ESTABLISHED
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GEN	GENERATOR
GP	GUARD POST
ICV	IRRIGATION CONTROL VALVE
INT	INTERSECTION
INV	INVERT
LA	LANDSCAPE AREA
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NR	NEWSPAPER RACK
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RSR	RISER
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SNF	SEARCHED NOTHING FOUND
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TW	TOP OF WALL
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WIF	WROUGHT IRON FENCE
WTR	WATER
WV	WATER VALVE
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N'LY	NORTHERLY
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NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY

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PROJECT #	1700251
DATE PREPARED	06/27/2018
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NFL NETWORK SITE – CULVER CITY

PREPARED FOR:
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& MR. MICHAEL PHILLIPS
HUDSON PACIFIC PROPERTIES
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SHEET 2 OF 3
BOUNDARY SURVEY

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10950 WASHINGTON BLVD

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
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REVISIONS:

SHEET TITLE:
SURVEY

SHEET NUMBER:
G081

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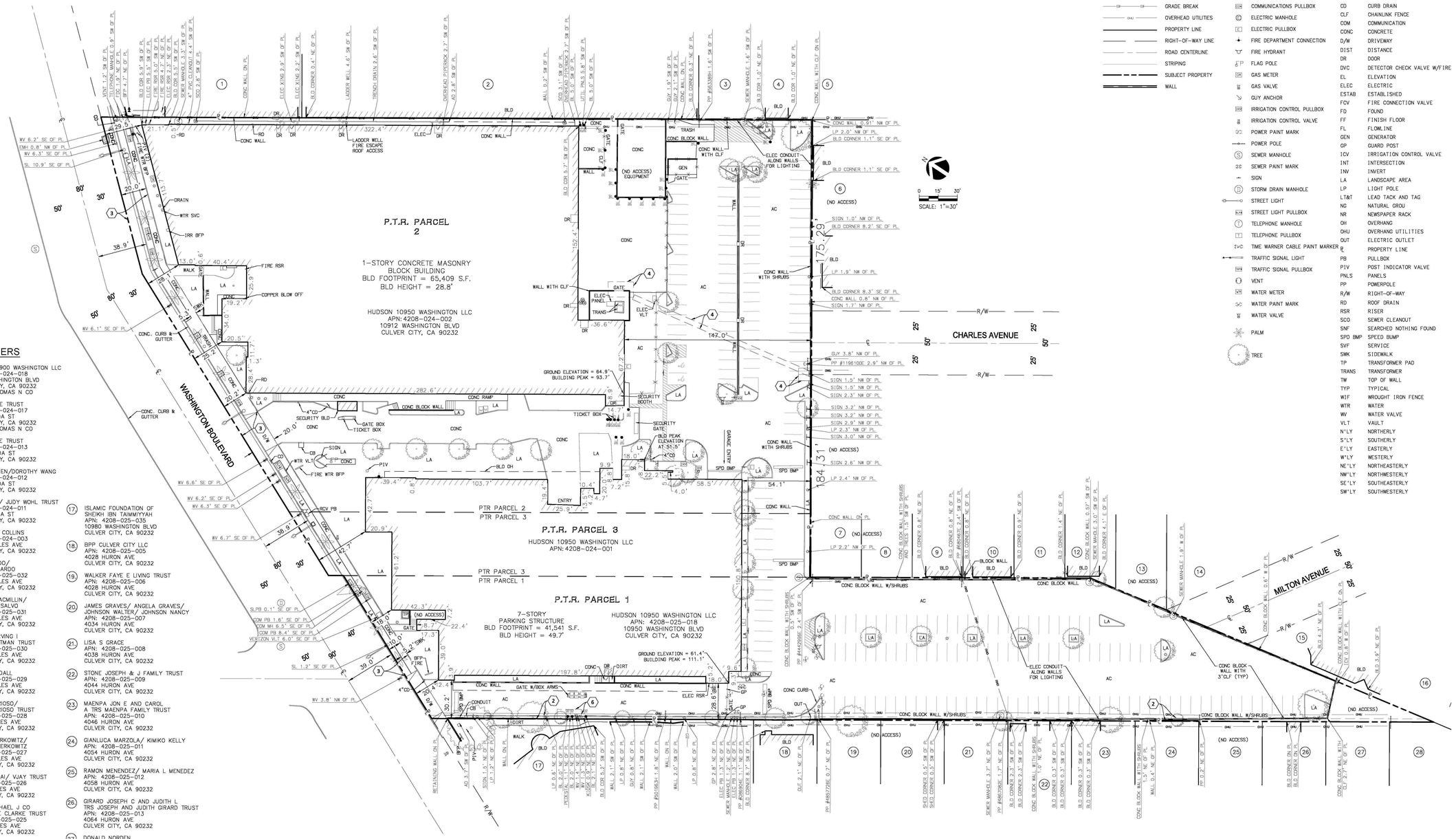
ALTA/NSPS LAND TITLE SURVEY



ADJOINERS

1. HUDSON 10900 WASHINGTON LLC
APN: 4208-024-018
10900 WASHINGTON BLVD
CULVER CITY, CA 90232
LAWSON THOMAS N CO

2. TR LAURLISE TRUST
APN: 4208-024-017
4031 ELENDA ST
CULVER CITY, CA 90232
LAWSON THOMAS N CO

3. TR LAURLISE TRUST
APN: 4208-024-013
4053 ELENDA ST
CULVER CITY, CA 90232

4. DAVID C CHEN/DOROTHY WANG
APN: 4208-024-012
4057 ELENDA ST
CULVER CITY, CA 90232

5. JUDY WOHL/ JUDY WOHL TRUST
APN: 4208-024-011
4061 ELENDA ST
CULVER CITY, CA 90232

6. STEPHEN W COLLINS
APN: 4208-024-003
4056 CHARLES AVE
CULVER CITY, CA 90232

7. SAL LAPARDO/
MAGALI LAPARDO
APN: 4208-025-032
4055 CHARLES AVE
CULVER CITY, CA 90232

8. STEPHEN MACMILLIN/
ANTHONY DISALVO
APN: 4208-025-031
4059 CHARLES AVE
CULVER CITY, CA 90232

9. SAUTMAN IRVING I
AND M SAUTMAN TRUST
APN: 4208-025-030
4063 CHARLES AVE
CULVER CITY, CA 90232

10. GARRY RANDALL
APN: 4208-025-029
4067 CHARLES AVE
CULVER CITY, CA 90232

11. LUZ M GLORIOSO/
LUZ M GLORIOSO TRUST
APN: 4208-025-028
4071 CHARLES AVE
CULVER CITY, CA 90232

12. RICHARD BERKOWITZ/
ROCHELLE BERKOWITZ
APN: 4208-025-027
4075 CHARLES AVE
CULVER CITY, CA 90232

13. JAYESH DESAI/ VJAY TRUST
APN: 4208-025-026
4101 CHARLES AVE
CULVER CITY, CA 90232

14. CLARKE MICHAEL J CO
TR M AND E CLARKE TRUST
APN: 4208-025-025
4105 CHARLES AVE
CULVER CITY, CA 90232

15. COGNITIVE REAL ESTATE
APN: 4208-026-061
4111 MILTON AVE
CULVER CITY, CA 90232

16. COGNITIVE REAL ESTATE
APN: 4208-026-060
4115 MILTON AVE
CULVER CITY, CA 90232

17. ISLAMIC FOUNDATION OF
SHEIKH IBN TAIMMIYYAH
APN: 4208-025-035
10980 WASHINGTON BLVD
CULVER CITY, CA 90232

18. BPP CULVER CITY LLC
APN: 4208-025-005
4028 HURON AVE
CULVER CITY, CA 90232

19. WALKER FAYE E LIVING TRUST
APN: 4208-025-006
4028 HURON AVE
CULVER CITY, CA 90232

20. JAMES GRAVES/ ANGELA GRAVES/
JOHNSON WALTER/ JOHNSON NANCY
APN: 4208-025-007
4034 HURON AVE
CULVER CITY, CA 90232

21. LISA S GRACE
APN: 4208-025-008
4038 HURON AVE
CULVER CITY, CA 90232

22. STONE JOSEPH & J FAMILY TRUST
APN: 4208-025-009
4044 HURON AVE
CULVER CITY, CA 90232

23. MAENPA JON E AND CAROL
A TRS MAENPA FAMILY TRUST
APN: 4208-025-010
4046 HURON AVE
CULVER CITY, CA 90232

24. GIANLUCA MARZOLA/ KIMIKO KELLY
APN: 4208-025-011
4054 HURON AVE
CULVER CITY, CA 90232

25. RAMON MENENDEZ/ MARIA L MENEDEZ
APN: 4208-025-012
4058 HURON AVE
CULVER CITY, CA 90232

26. GIRARD JOSEPH C AND JUDITH L
TRS JOSEPH AND JUDITH GIRARD TRUST
APN: 4208-025-013
4064 HURON AVE
CULVER CITY, CA 90232

27. DONALD NORDEN
APN: 4208-025-014
4068 HURON AVE
CULVER CITY, CA 90232

28. CHRISTOPHER JOHN B CO
TR CHRISTOPHER FAMILY TRUST
APN: 4208-025-015
4072 HURON AVE
CULVER CITY, CA 90232

LINETYPES

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SHEET 3 OF 3
ALTA/NSPS LAND TITLE SURVEY

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
SURVEY

SHEET NUMBER:
G082

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GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE CALIFORNIA BUILDING CODE (EXCAVATION AND GRADING), AND CITY OF CULVER CITY LOCAL ORDINANCES AS APPLICABLE.
2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, "GEOTECHNICAL ENGINEERING INVESTIGATION", BY GEOTECHNOLOGIES, INC. DATED JUNE 19, 2017
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED NOVEMBER 22, 2023 BY KPFF CONSULTING ENGINEERS.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
18. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
19. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
20. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
21. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
22. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
23. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
24. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
25. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
26. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF CULVER CITY FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
27. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
28. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

1-800-227-2600
CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

GRADING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPENDIX CHAPTER 33 OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, ALL CITY OF CULVER CITY MUNICIPAL CODES, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION OF THE PERMIT WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
2. DEVELOPER'S ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE APPROVED PLANS AND APPENDIX CHAPTER 33, EXCAVATION AND GRADING, OF THE CALIFORNIA BUILDING CODE.
3. FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND APPROVED BY THE SOILS ENGINEER AND PUBLIC WORKS INSPECTOR PRIOR TO PLACING THE FILL.
4. FILLS SHALL BE COMPACTED THROUGHOUT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557.
5. THE SOILS ENGINEER MUST APPROVE ALL GRADING, INCLUDING THE STABILITY OF ANY SLOPES CREATED, EXISTING, OR REMAINING.
6. THE SOILS ENGINEER, GEOTECHNOLOGIES, SHALL CERTIFY BY LETTER THAT THEY HAVE REVIEWED THIS PLAN AND THAT IT WAS PREPARED IN CONFORMANCE WITH THEIR GEOTECHNICAL ENGINEERING INVESTIGATION DATED JUNE 19, 2017.
7. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
8. UPON COMPLETION OF THE ROUGH GRADING AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE FOLLOWING REPORTS AND DRAWINGS AND ANY SUPPLEMENTS THERETO SHALL BE SUBMITTED TO THE CITY ENGINEER:
   a) AN AS-BUILT GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
   b) A CERTIFICATION BY THE CIVIL ENGINEER THAT THE GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLAN AND CALIFORNIA BUILDING CODE APPENDIX CHAPTER 33. ALONG WITH THIS CERTIFICATION, A SURVEY SHOWING THE FINAL ROUGH PAD GRADE ELEVATIONS SHALL BE SUBMITTED.
   c) A CERTIFICATION BY THE SOILS ENGINEER THAT THE GRADING HAS BEEN COMPLETED TO THEIR SATISFACTION AND IS IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE CHAPTER 33.
   d) A FINAL COMPACTION REPORT PREPARED BY THE SOILS ENGINEER.

CULVER CITY GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND ANY AMENDMENTS THERETO, OTHER CITY STANDARDS, AND TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER, OR HIS/HER DESIGNEE.
2. TRAFFIC CONTROL SHALL BE PER MUTCD AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR.
3. CONTRACTOR SHALL CALL FOR INSPECTION FOR ANY WORK PROPOSED AT 310.253.5600 AT LEAST 48 HOURS IN ADVANCE. FAILURE TO PROPERLY NOTIFY THE PUBLIC WORKS INSPECTOR IS CAUSE FOR REVOCATION OF PERMIT.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSE AND TO REPAIR OR REPLACE ANY DAMAGED TO THE PUBLIC RIGHT-OF-WAY, TO INCLUDE EXISTING TRAFFIC LOOPS, SIGNAL, LIGHTING, ELECTRICAL SYSTEMS, AND UNDERGROUND INSTALLATIONS (WHETHER OR NOT PHYSICALLY MARKED OR SHOWN ON THE CONTRACT PLANS), DAMAGED CAUSED BY THE CONSTRUCTION OF THE PROPOSED WORK OR PROJECT. SUCH REPAIRS OR REPLACEMENT SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
5. WORKING HOURS SHALL BE FROM 9:00 AM TO 3:00 PM WEEKDAYS ON PUBLIC RIGHT OF WAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER; ALL CONSTRUCTION ACTIVITY ON PRIVATE PROPERTY SHALL BE PROHIBITED, EXCEPT BETWEEN THE HOURS OF: 8:00 A.M. AND 8:00 P.M. MONDAYS THROUGH FRIDAYS; 9:00 A.M. AND 7:00 P.M. SATURDAYS ;10:00 A.M. AND 7:00 P.M. SUNDAYS
6. TO MINIMIZE INCONVENIENCE TO TRAFFIC AND THE PUBLIC IN GENERAL, THE CONTRACTOR SHALL SCHEDULE THE CONCRETE PLACEMENT AND/OR ROADWAY PAVEMENT TO BE COMPLETED NO LATER THAN TWO (2) DAYS AFTER THE REMOVAL OPERATIONS, UNLESS APPROVED BY PUBLIC WORK INSPECTOR. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR MOVEMENT AT AND AROUND ALL CONSTRUCTION SITES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. APPROVED BARRIERS AND SIGNS (TRAFFIC FLAGGING PERSONNEL, IF NECESSARY), SHALL BE FURNISHED AND UTILIZED BY THE CONTRACTOR TO ENSURE PUBLIC SAFETY AT ALL TIMES.
7. THE CONTRACTOR SHALL NOT DISCHARGE OR PERMIT TO BE DISCHARGED TO ANY STREET, STORM DRAIN, OR ANY APPURTENANCE THEREOF, ANY NON-RAIN WATER OR OTHER LIQUID FROM THE PROJECT SITE OF FROM OPERATIONS PERTAINING TO THE PROJECT SITE, PER NPDES REGULATIONS AND CITY'S STORM WATER POLLUTION ORDINANCE SECTION 5.02.500 ET SEQ.
8. CATCH BASINS WITHIN 50 FEET OF WORK AREA SHALL BE PROTECTED WITH PERMEABLE FABRIC AND SANDBAGS PRIOR TO COMMENCING WORK AND MAINTAINED DURING DURATION OF OPERATION. FAILURE TO PROVIDE PROTECTION TO THE CATCH BASIN(S) AND STORM DRAIN INLET(S) IS CAUSE FOR REVOCATION OF PERMIT.
9. STOCKPILING OF MATERIAL OR EQUIPMENT IN THE PUBLIC RIGHT OF WAY IS PROHIBITED UNLESS AUTHORIZED BY THE PUBLIC WORKS DIRECTOR/CITY ENGINEER OR HIS/HER DESIGNEE.
10. THE PROJECT WORK AREA SHALL BE KEPT CLEAN, SAFE, AND SANITARY CONDITION. AT THE END OF EACH WORK DAY, THE PROJECT WORK AREA SHALL BE SWEPT BY MANUAL OR MECHANICAL MEANS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER, OR HIS/HER DESIGNEE.
11. NO STAGING OF CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES ALONG PUBLIC RIGHT OF WAY UNLESS AUTHORIZED BY THE PUBLIC WORKS DIRECTOR/CITY ENGINEER OR HIS/HER DESIGNEE.
12. CONSTRUCTION VEHICLES SHALL NOT BE PARKED OVER NIGHT OR DURING NON-OPERATIONAL HOURS ON PUBLIC RIGHT OF WAY.

LEGEND:

GENERAL
- CIVIL LIMITS OF WORK
- SHEET MATCH LINE

ANNOTATION
- 100.00 XX — SURFACE ELEVATION/UTILITY ELEVATION
- (100.00 XX) — EXISTING SURFACE ELEVATION/UTILITY ELEVATION
- XX — CONSTRUCTION NOTE
- 2.0% — FLOW (DIRECTION AND GRADE)
- XX — HORIZONTAL CONTROL POINT LABEL
- CX — CURVE DATA LABEL
- FF=100.00 — PAD/FINISHED FLOOR ELEVATION

SITE
- CURB/BACK OF CURB/GUTTER
- RETAINING WALL/SITE WALL
- PROPERTY LINE/RIGHT OF WAY
- CENTER LINE
- FENCE
- TO BE DEMOLISHED

EROSION CONTROL
- SANDBAGS
- FIBER ROLL
- PROPOSED BUILDING EXCAVATION OUTLINE
- EXISTING DRAINAGE DIRECTION OF FLOW
- PROTECT TREE IN PLACE

GRADING
- 100 — PROPOSED MAJOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- FLOW LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- EARTHEN SWALE
- SAWCUT
- LIMITS OF GRADING
- GRADING BENCH
- TOP / TOE — GRADED SLOPE (HORIZONTAL:VERTICAL)

UTILITY
- SS — SANITARY SEWER
- W — WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- SD — STORM DRAIN
- G — GAS
- E — ELECTRIC
- T — TELEPHONE
- PERFORATED PIPE
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- FIRE HYDRANT
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT

PATTERN LEGEND:

- CONCRETE PAVING (REFER TO SHEET C5.00 FOR DETAILS)
- ASPHALT (REFER TO SHEET C5.00 FOR DETAILS)
- GRAVEL (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- PA — PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- WATER FEATURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- GREEN ROOF (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- SAND (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MH	MANHOLE
BW	BACK OF WALK	(N)	NORTH
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	PA	PLANTER AREA
BOS	BOTTOM OF STAIRS	POC	POINT OF CONNECTION
BMP	BEST MANAGEMENT PRACTICES	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CI	CAST IRON	PRV	PRESSURE REDUCING VALVE
CL	CENTER LINE	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	R	RADIUS
CO	CLEANOUT	RCIP	RECTANGULAR CAST IRON PIPE
CONC	CONCRETE	RD	ROOF DRAIN
CF	CURB FACE	RW	RIGHT-OF-WAY
DW	DOMESTIC WATER	(S)	SOUTH
(E)	EAST	S=	SLOPE EQUALS
EG	EDGE OF GUTTER	SD	STORM DRAIN
EL. OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX. OR EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TG	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TRAFFIC SIGNAL
FU	FIXTURE UNITS	TSB	TRAFFIC SIGNAL BOX
FV	GATE VALVE	TYP	TYPICAL
FW	FIRE WATER	TV	TELEVISION
GPM	GALLONS PER MINUTE	VIF	VERIFY IN FIELD
HDPE	HIGH DENSITY POLYETHYLENE	VLT	VAULT
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
INV.	INVERT	(W)	WEST
LP	LOW POINT	W	WATER
MAX.	MAXIMUM	WM	WATER METER
MIN.	MINIMUM	WV	WATER VALVE

ESTIMATED EARTHWORK QUANTITIES

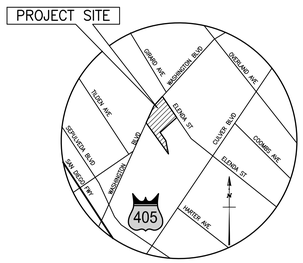
CUT:	88,000	CUBIC YARDS
FILL:	0	CUBIC YARDS
NET (EXPORT):	88,000	CUBIC YARDS

NOTE:
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISH GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN.

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTION, FOOTINGS, SLABS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

SHEET INDEX:

CIVIL DRAWINGS	
C-0.01	TITLE SHEET
C-1.10	EROSION CONTROL PLAN
C-1.20	DEMOLITION PLAN
C-1.40	GRADING PLAN
C-1.50	UTILITY PLAN
C-1.60	LID PLAN
C-1.80	OFF-SITE UTILIZATION PLAN



VICINITY MAP
NOT TO SCALE

KFA
3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

HPP 10950 WASHINGTON BLVD

10950 WASHINGTON BLVD
CULVER CITY, CA 90232

HUDSON 10950
WASHINGTON, LLC
11601 WILSHIRE BLVD 9TH
FLR
LOS ANGELES, CA 90025

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISION:
12.21.2023
02.09.2024
09.06.2024

SHEET
TITLE SHEET

SHEET NUMBER:
C-0.01

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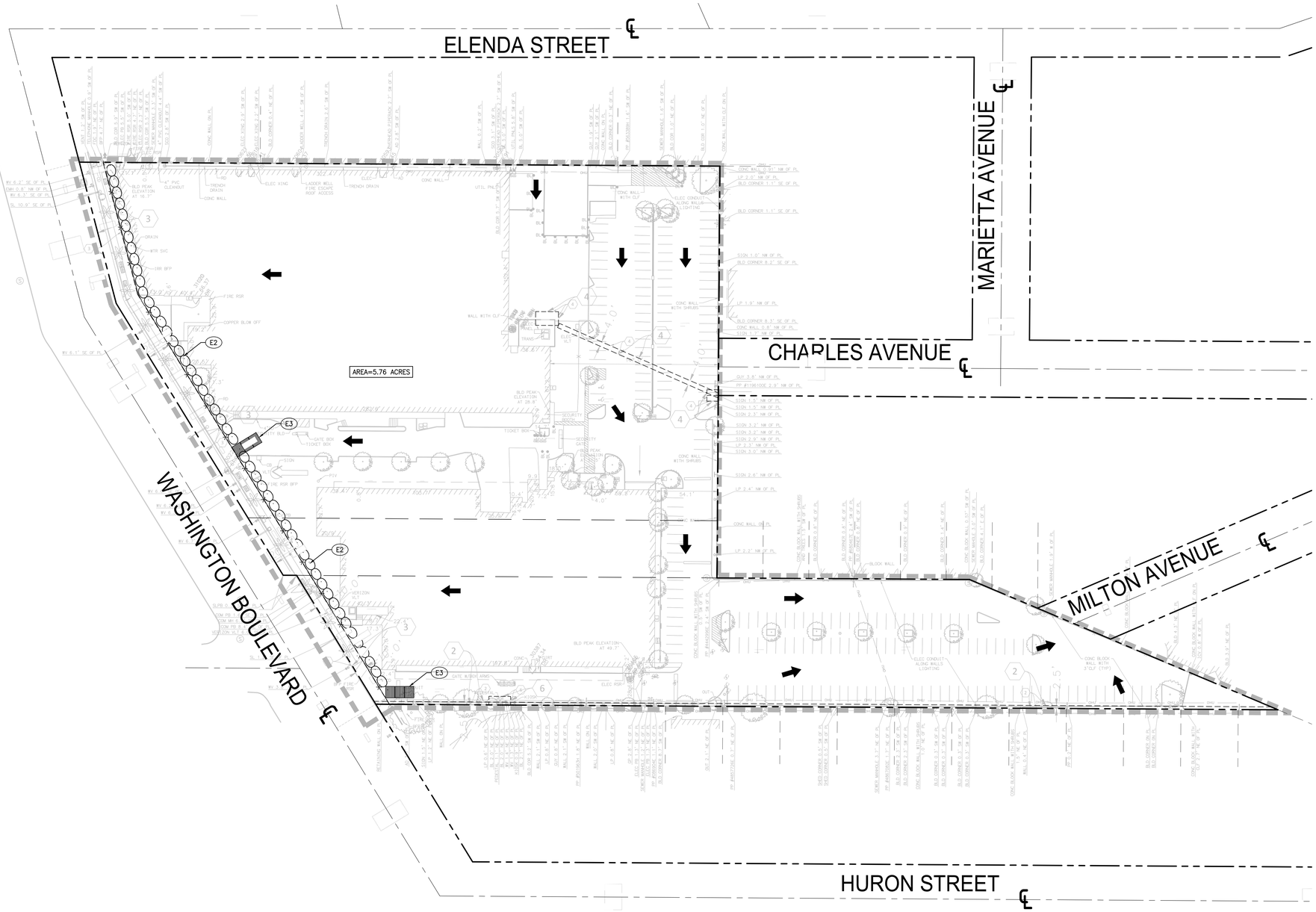


BMP NOTES:

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORMWATER ASSOCIATION (CASQA) STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK, AUGUST 2023, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1–SCHEDULING
EC2–PRESERVATION OF EXISTING VEGETATION
EC3–HYDRAULIC MULCH
EC4–HYDROSEEDING
EC5–SOIL BINDERS
EC6–STRAW MULCH
EC7–GEOTEXTILES AND MATS
EC8–WOOD MULCHING
EC9–EARTH DIKES AND DRAINAGE SWALES
EC10–VELOCITY DISSIPATION DEVICES
EC11–SLOPE DRAINS
EC12–STREAMBANK STABILIZATION
EC13–RESERVED
EC14–COMPOST BLANKETS
EC15–SOIL PREPARATION/ROUGHENING
EC16–NON–VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1–SILT FENCE
SE2–SEDIMENT BASIN
SE3–SEDIMENT TRAP
SE4–CHECK DAM
SE5–FIBER ROLLS
SE6–GRAVEL BAG BERM
SE7–STREET SWEEPING AND VACUUMING
SE8–SANDBAG BARRIER
SE9–STRAW BALE BARRIER
SE10–STORM DRAIN INLET PROTECTION
SE11–ACTIVE TREATMENT SYSTEMS
SE12–MANUFACTURED LINEAR SEDIMENT CONTROLS
SE13–COMPOST SOCKS AND BERMS
SE14–BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

TC1–STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2–STABILIZED CONSTRUCTION ROADWAY
TC3–ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1–WIND EROSION CONTROL

NON–STORMWATER MANAGEMENT

NS1–WATER CONSERVATION PRACTICES
NS2–DEWATERING OPERATIONS
NS3–PAVING AND GRINDING OPERATIONS
NS4–TEMPORARY STREAM CROSSING
NS5–CLEAR WATER DIVERSION
NS6–ILLICIT CONNECTION/DISCHARGE
NS7–POTABLE WATER/IRRIGATION
NS8–VEHICLE AND EQUIPMENT CLEANING
NS9–VEHICLE AND EQUIPMENT FUELING
NS10–VEHICLE AND EQUIPMENT MAINTENANCE
NS11–PILE DRIVING OPERATIONS
NS12–CONCRETE CURING
NS13–CONCRETE FINISHING
NS14–MATERIAL OVER WATER
NS15–DEMOLITION ADJACENT TO WATER
NS16–TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1–MATERIAL DELIVERY AND STORAGE
WM2–MATERIAL USE
WM3–STOCKPILE MANAGEMENT
WM4–SPILL PREVENTION AND CONTROL
WM5–SOLID WASTE MANAGEMENT
WM6–HAZARDOUS WASTE MANAGEMENT
WM7–CONTAMINATED SOIL MANAGEMENT
WM8–CONCRETE WASTE MANAGEMENT
WM9–SANITARY/SEPTIC WASTE MANAGEMENT
WM10–LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, OR WHEN ACTIVE CONSTRUCTION PREVENTS THE DEVICES FROM BEING IN PLACE, ALL DEVICES SHOWN SHALL BE IN PLACE AND SHALL BE MAINTAINED AT ALL TIMES.
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

DUST CONTROL NOTES:

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL ENSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN–UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

EROSION CONTROL NOTES:

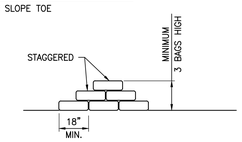
(E1) PLACE GRAVEL BAGS TRIPLE ROW PER DETAIL 1, HEREON.
(E2) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, HEREON.

LEGEND

LIMIT LINE OF EROSION CONTROL
PROPERTY LINE
GRAVEL BAGS
FIBER ROLL
CONSTRUCTION FENCE
DIRECTION OF FLOW
PROTECT TREE IN PLACE

SLOPE INCLINATION	MAXIMUM SHEET FLOW LENGTH (FOR SLOPE INTERRUPTION)
< 4:1 (H:V)	*20'
4:1–2:1 (H:V)	*15'
> 2:1 (H:V)	*10'

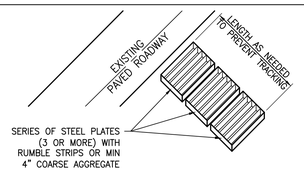
* FIRST ROW NEAR SLOPE TOE



NOTES:

1. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
2. BAG SIZE: EACH GRAVEL–FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
3. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN–GRADED, NON–COHESIVE, POROUS GRAVEL.
4. TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
5. USE PYRAMID APPROACH WHEN STACKING BAGS.

1 GRAVEL BAG BARRIER N.T.S.



NOTES:

1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
3. IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

STREET MAINTENANCE NOTES

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM

2 STABILIZED CONSTRUCTION ENTRANCE N.T.S.

0 20' 40'
SCALE: 1"=40'

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SUBMITTAL
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08.08.2025

REVISION:
12.21.2023
02.09.2024
09.06.2024

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-1.10

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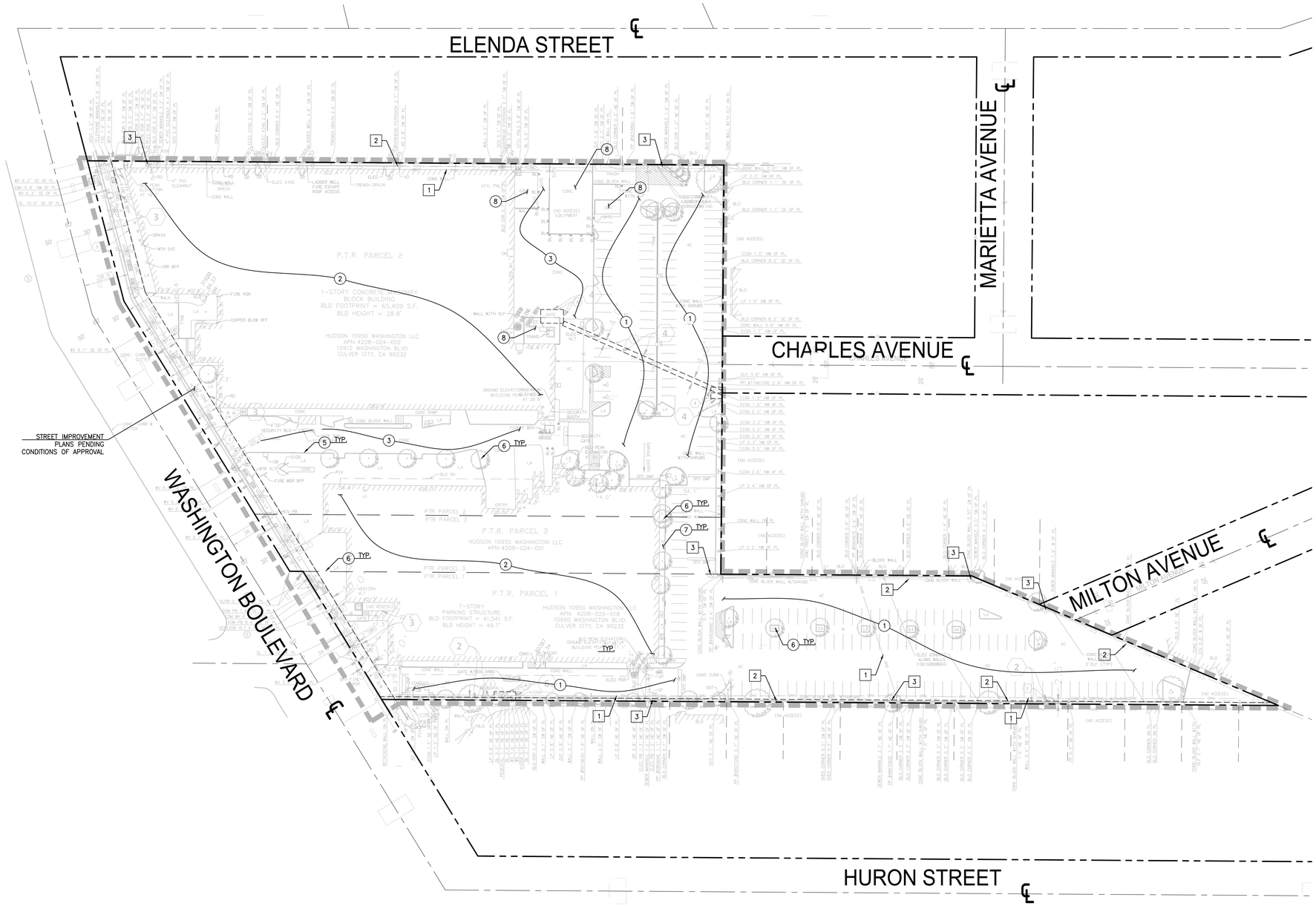

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION NOTES:

PROTECT-IN-PLACE

1. OVERHEAD UTILITY LINE
2. SEWER LATERAL
3. SEWER MANHOLE

DEMOLISH & REMOVE

1. ASPHALT PAVEMENT
2. BUILDING
3. CONCRETE PAVEMENT
4. NOT USED
5. CONCRETE CURB AND/OR GUTTER
6. TREE
7. LANDSCAPE
8. ELECTRICAL EQUIPMENT

LEGEND:

- LIMIT LINE OF DEMOLITION
- PROPERTY LINE
- DEMOLITION LINE

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SHEET TITLE:
DEMOLITION PLAN

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SCALE: 1"=40'

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C-1.20

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LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

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02.09.2024
09.06.2024

SHEET TITLE:
GRADING PLAN

0 20' 40'
SCALE: 1"=40'

SHEET NUMBER:
C-1.40

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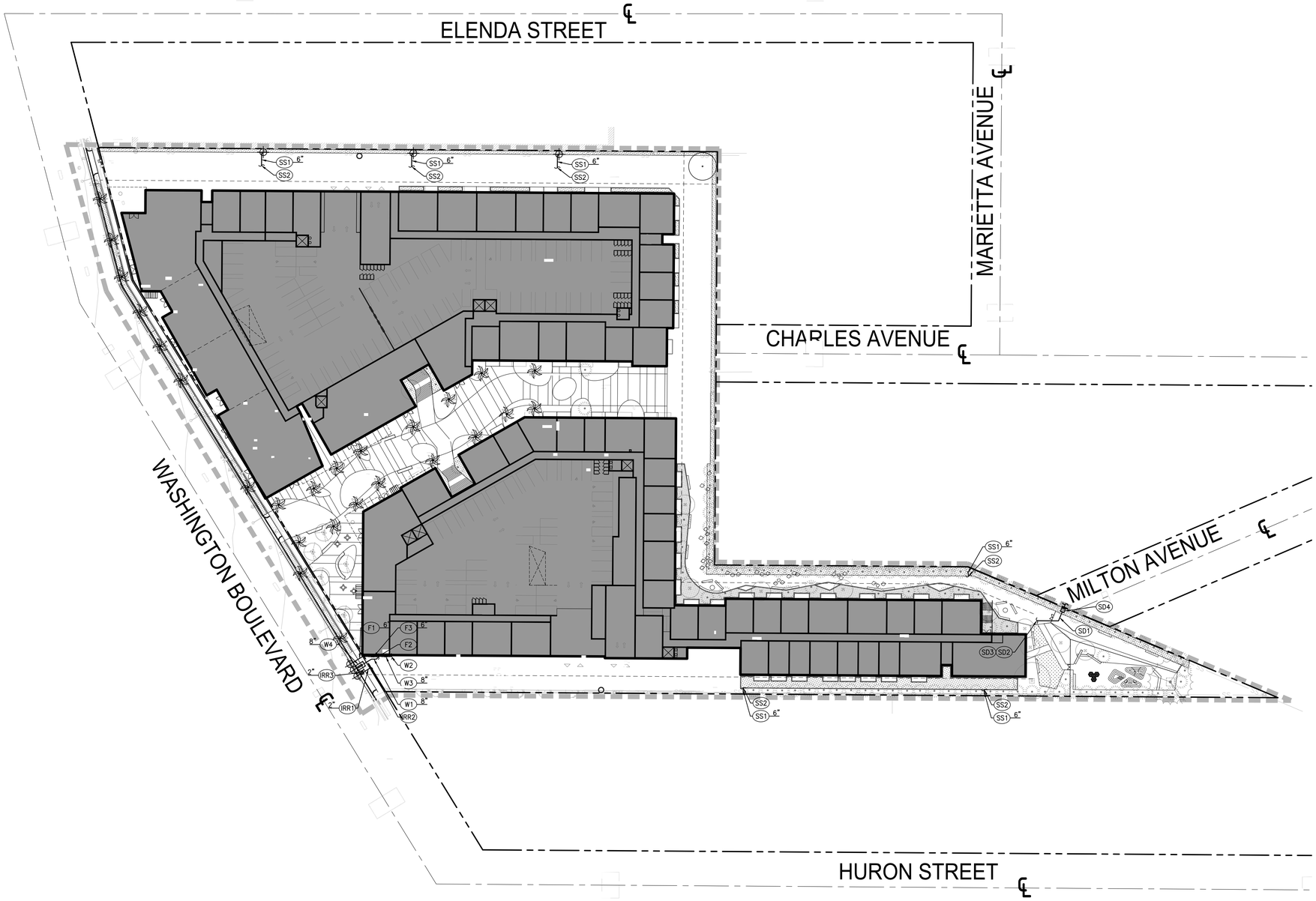

UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- (SD1) PVC, SDR-35 STORM DRAIN PIPE PER DETAIL [____], SHEET [____]. SIZE AND SLOPE PER PLAN.
- (SD2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SD3) CAPTURE AND USE SYSTEM OVERFLOW. SEE SHEET C-1.60 FOR CONTINUATION.
- (SD4) PRECAST CONCRETE CATCH BASIN. JENSEN PRECAST PRODUCTS OR APPROVED EQUIVALENT. SIZE AND GRATE BEARING TYPE PER PLAN.

SANITARY SEWER

- (SS1) PVC, SDR-35 SANITARY SEWER PIPE. SIZE AND SLOPE PER PLAN.
- (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.

DOMESTIC WATER

- (W1) PVC C-900 DOMESTIC WATER PIPE. SIZE PER PLAN.
- (W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (W3) 8" DOMESTIC WATER BACKFLOW PREVENTION DEVICE. INSTALLATION TO BE PER GOLDEN STATE WATER COMPANY STANDARD PLANS.
- (W4) GOLDEN STATE WATER COMPANY TO FURNISH AND INSTALL 8" DOMESTIC SERVICE WITH 8" METER AT OWNER EXPENSE. SHOWN FOR COORDINATION PURPOSES ONLY.

FIRE WATER

- (F1) PVC C-900 FIRE WATER PIPE. SIZE AND MATERIAL PER PLAN.
- (F2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (F3) 6" FIRE WATER BACKFLOW PREVENTION DEVICE. INSTALLATION TO BE PER GOLDEN STATE WATER COMPANY STANDARD PLANS.

IRRIGATION

- (IRR1) IRRIGATION LINE. SEE LANDSCAPE DRAWINGS FOR MORE DETAILS. SHOWN FOR COORDINATION ONLY.
- (IRR2) IRRIGATION LINE CONTINUATION AND BACKFLOW PREVENTER PER IRRIGATION CONSULTANT.
- (IRR3) GOLDEN STATE WATER COMPANY TO FURNISH AND INSTALL 2" IRRIGATION SERVICE AT OWNER EXPENSE. SHOWN FOR COORDINATION PURPOSES ONLY.

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- SS — SANITARY SEWER
- W — WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- SD — STORM DRAIN
- G — GAS
- E — ELECTRIC
- T — TELEPHONE
- PERFORATED PIPE
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- FIRE HYDRANT
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT

NOTE:
IRRIGATION WATER METER, LINES AND APPURTENANCES BY OTHERS.

NOTE:
PRIOR TO THE INSTALLATION OF ALL STORM DRAIN AND SEWER MAIN LINE CONNECTIONS, THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN LINE. IF CONDITIONS DIFFER FROM THOSE ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED.

0 20' 40'
SCALE: 1"=40'

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DATE
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12.21.2023
02.09.2024
09.06.2024

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C-1.50

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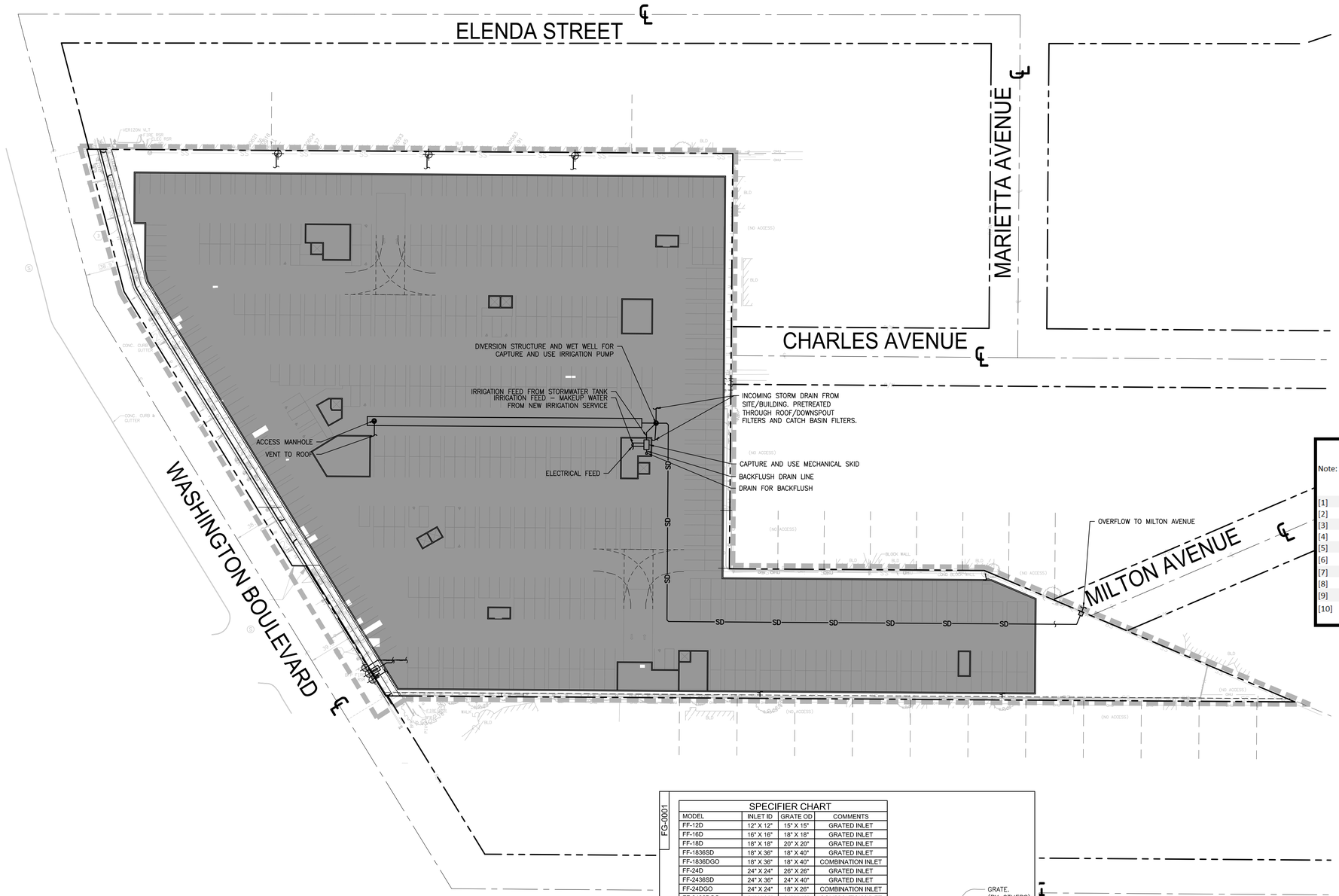

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- SS — SANITARY SEWER
- W — WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- SD — STORM DRAIN
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- PERFORATED PIPE
- POINT OF CONNECTION
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- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
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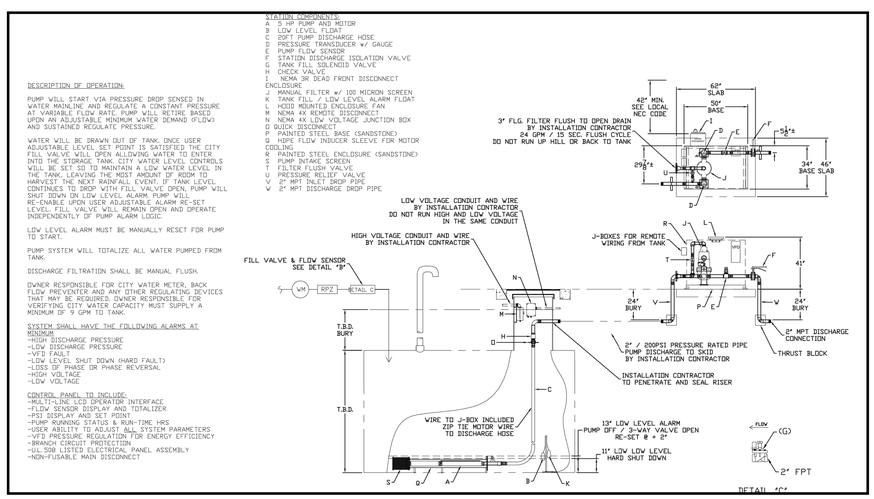
- AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- FIRE HYDRANT
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT

Capture & Use Sizing

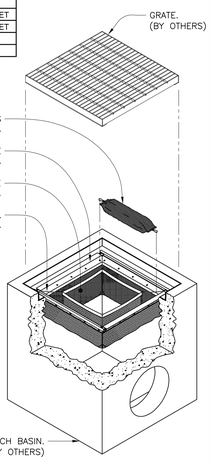
Note: Red values to be changed by user.
Black values are automatically calculated.

[1]	Total Area (SF)		250882
[2]	Impervious Area (SF)		218929
[3]	Pervious Area (SF)	**[1]-[2] =**	31953
[4]	Catchment Area (SF)	**([2]*0.9)+([3]*0.1) =**	200231
[5]	Design Rainfall Depth (in)	**Greater of 0.75", 85th percentile**	1.15
[6]	V_{design} (gal)	**[5]/12*7.48*[4] =**	**143533**
[7]	Planting Area (SF)		34267
[8]	Plant Factor*		0.40
[9]	$ETWU_{(7\text{-}month)}$	**21.7*0.62*[8]*[7] =**	184411
[10]	Is $V_{design} \leq ETWU_{(7\text{-}month)}$?		YES



FG-0001

SPECIFIER CHART			
MODEL	INLET ID	GRATE OD	COMMENTS
FF-12D	12" X 12"	15" X 15"	GRATED INLET
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 26"	GRATED INLET
FF-2436SD	24" X 36"	24" X 40"	GRATED INLET
FF-24DGO	24" X 24"	18" X 26"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET



NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

Inlet Filtration

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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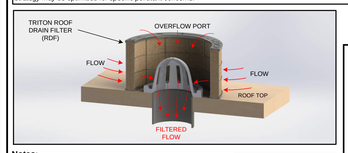
DRAWING NO.	REV.	ECO	DATE		
FG-0001	E	ECO-0142	JPR 7/13/16	JPR 12/18/06	SHEET 1 OF 2

NOTE:
ALL BMP'S PROPOSED AS A PART OF THIS PROJECT ARE TO BE INSPECTED BY THE ENGINEER OF RECORD AFTER INSTALLATION AND PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

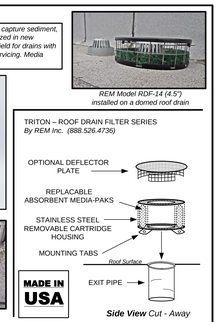
REM's TRITON – (Roof Drain Filter) Series

The REM TRITON - RDF (Roof Drain Filter Series) provides a multipurpose roof drain filter design to capture sediment, trash, debris, suspended solids, oils & grease and other pollutants. TRITON - RDF filters may be utilized in new construction or retrofitted in existing roof drain structures. They are sized to spec or modified in the field for drains with unusual dimensions and unique frame and grates. Filter Cartridges may be easily removed when servicing. Media strategy may be optimized for specific pollutant concerns.

REM Model RDF-14 (4.5") installed on a domed roof drain



Trash buildup around filter



Notes:

- *The TRITON - RDF Series Filters may be customized in the field to fit roof drain exits with irregular dimensions or unusual frame and grate types.*
- *REM also designs custom filters for unique storm water infrastructure and applications.*
- *Filter cartridge housings are constructed utilizing Type 304 Stainless Steel, with 2" welded square openings.*
- *Removable cartridge tops are constructed utilizing over 80% recycled ABS Plastic.*
- *REM TRITON replacement Filter Media Packs are charged with REM FOG media an expanded volcanic ash medium treated to be highly hydrophobic housed in a durable geo-textile perforated polypropylene woven fabric. REM FOG media effectively encapsulates liquefied petroleum hydrocarbons (Fats, Oils & Grease including animal fats). The media's hydrophobic characteristic allows for greater polishing of flow resulting in the reduction of Total Suspended Solids (TSS). Suspended solid reduction includes but is not limited to debris, trash, silt sediment and agglomerated heavy metals. (Additional media options are available including mixed blends of granulated carbon [AC] and Zeolite [ZEO].*
- *REM TRITON filter cartridges are removable for ease of cleaning and maintenance.*
- *Filter designs include a high flow overflow bypass to eliminate pooling or flooding during heavy rain events.*
- *See our Specifier Sheet for sizes, models and flow rate information.*
- *Maintenance information and replacement REM Media Packs are available upon request by contacting REM at sales@remfilters.com or (888) 526-4736.*
- *Made in the USA.*

Depending upon the depth of roof drains, the heights of the filters may vary due to each application. (Standard height for most drains is 4" to 6")

REM Inc.
TRITON ROOF DRAIN FILTER SERIES
(RDF Series)
PH: (888) 526-4736
U.S. Patent Number: 6,217,757

DRAWN BY:	Roof Top and Area Drain Combinations	REV.
C.F.		
SCALE: 1/4 : 1	DATE: 3/30/2013	SHL 1 OF 1

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SHEET TITLE:
LID PLAN

C-1.80

0 20' 40'
SCALE: 1"=40'

SHEET NUMBER:
C-1.60

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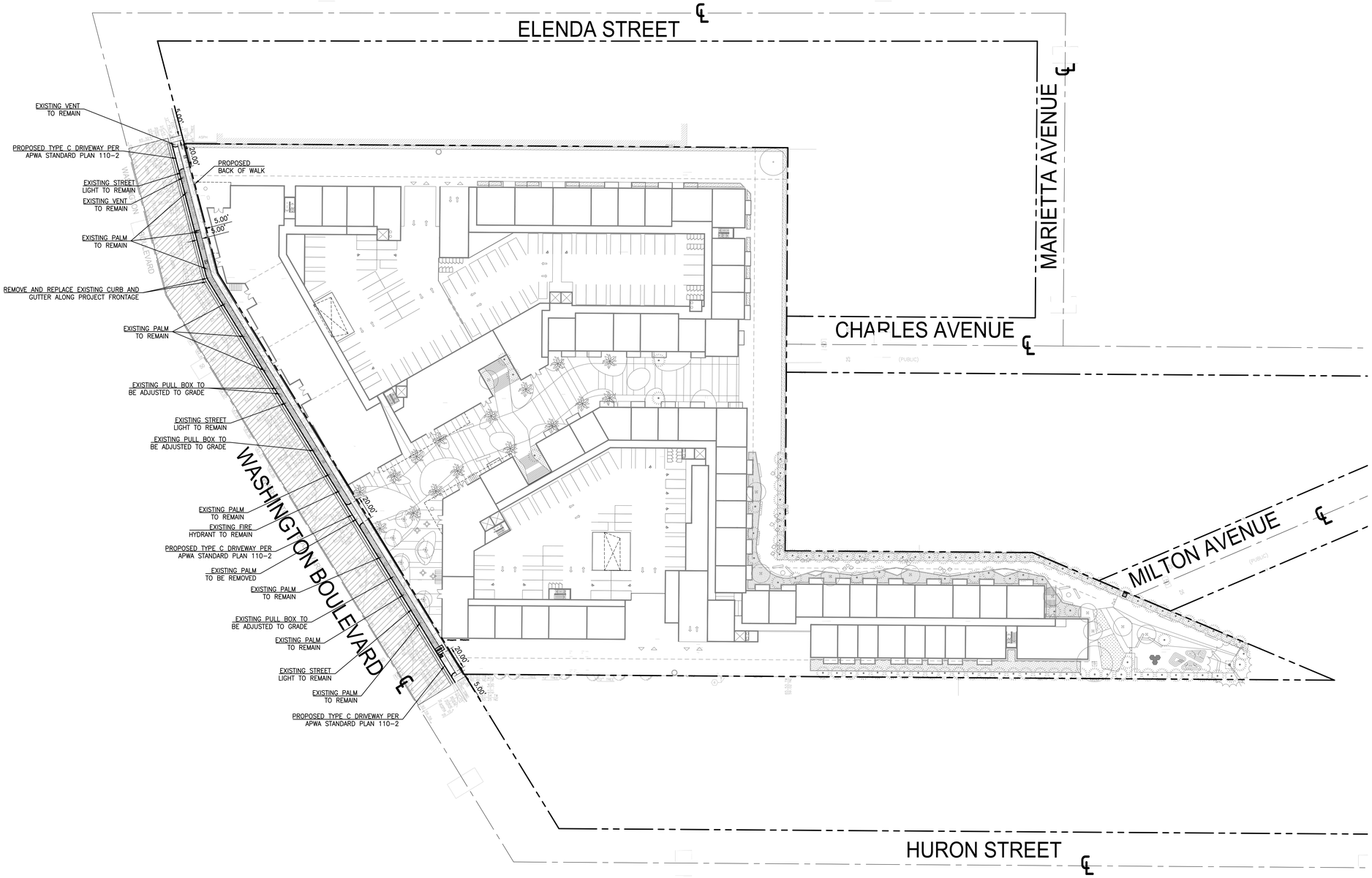

LEGEND

- REMOVE AND REPLACE 2' WIDE STRIP OF ASPHALT ADJACENT TO EDGE OF GUTTER
- GRIND AND OVERLAY
- PARKWAY WITH DROUGHT TOLERANT PLANTS
- REMOVE AND REPLACE EXISTING SIDEWALK

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SHEET TITLE:
OFF-SITE UTILIZATION PLAN

SHEET NUMBER:
C-1.80

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SCALE: 1"=40'

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SITE PLAN
1" = 30'-0"
5

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS OR FOM UNO.

B. SEE SHEETS G040-G042 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.

C. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

D. PROVIDE EXPANSION JOINTS AT ALL POINTS OF CONTACT BETWEEN SLAB AND VERTICAL SURFACES.

E. CONTROL JOINTS OR CONSTRUCTION JOINTS SHALL DIVIDE THE SLAB ON GRADE INTO SECTIONS WITH AREAS NOT EXCEEDING 400SF (20' X 20') WITHOUT RE-ENTRANT CORNERS AND LENGTH TO WIDTH RATIO NOT EXCEEDING 1 1/2:1. ADDITIONAL CONTROL OR CONSTRUCTION JOINTS SHALL BE PLACED AT RE-ENTRANT CORNERS.

LEGEND

- LANDSCAPE
- GROUND FLOOR FOOTPRINT
- UPPER LEVEL FOOTPRINT
- ADJACENT BUILDING (NOT A PART)

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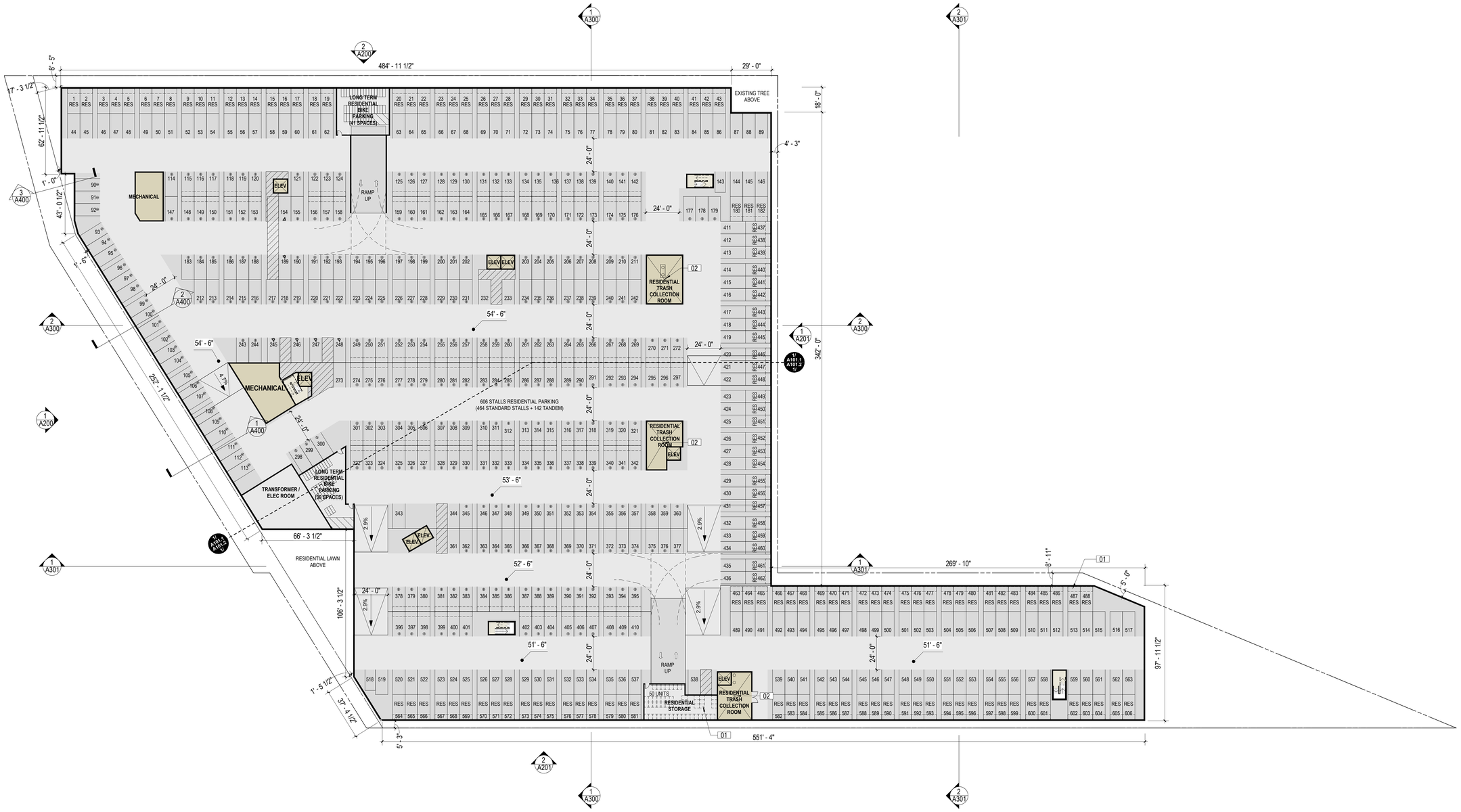
SITE PLAN

SHEET NUMBER:
A000

9/5/2025 12:17:59 PM



LEVEL P1 PLAN
1" = 30'-0"
5

NOTES

01 RESIDENTIAL STORAGE, TYP. 100 CUBIC FT, 30" MIN DIMENSION
02 FLOOR DRAIN

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOM UNO.
B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
C. SEE SHEETS G040-G042 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.
D. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL, FLOOR & CEILING ASSEMBLIES.
E. PROVIDE PIPE GUARDS AT ALL EXPOSED PIPES.

LEGEND

CONCRETE BLOCK WALL
CONCRETE COLUMN
SEE SHEET A900 FOR WALL TYPES
EMERGENCY DRAIN, SLOPE TO DRAIN
ELECTRIC VEHICLE

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
LEVEL P1 PLAN OVERALL

SHEET NUMBER:
A101

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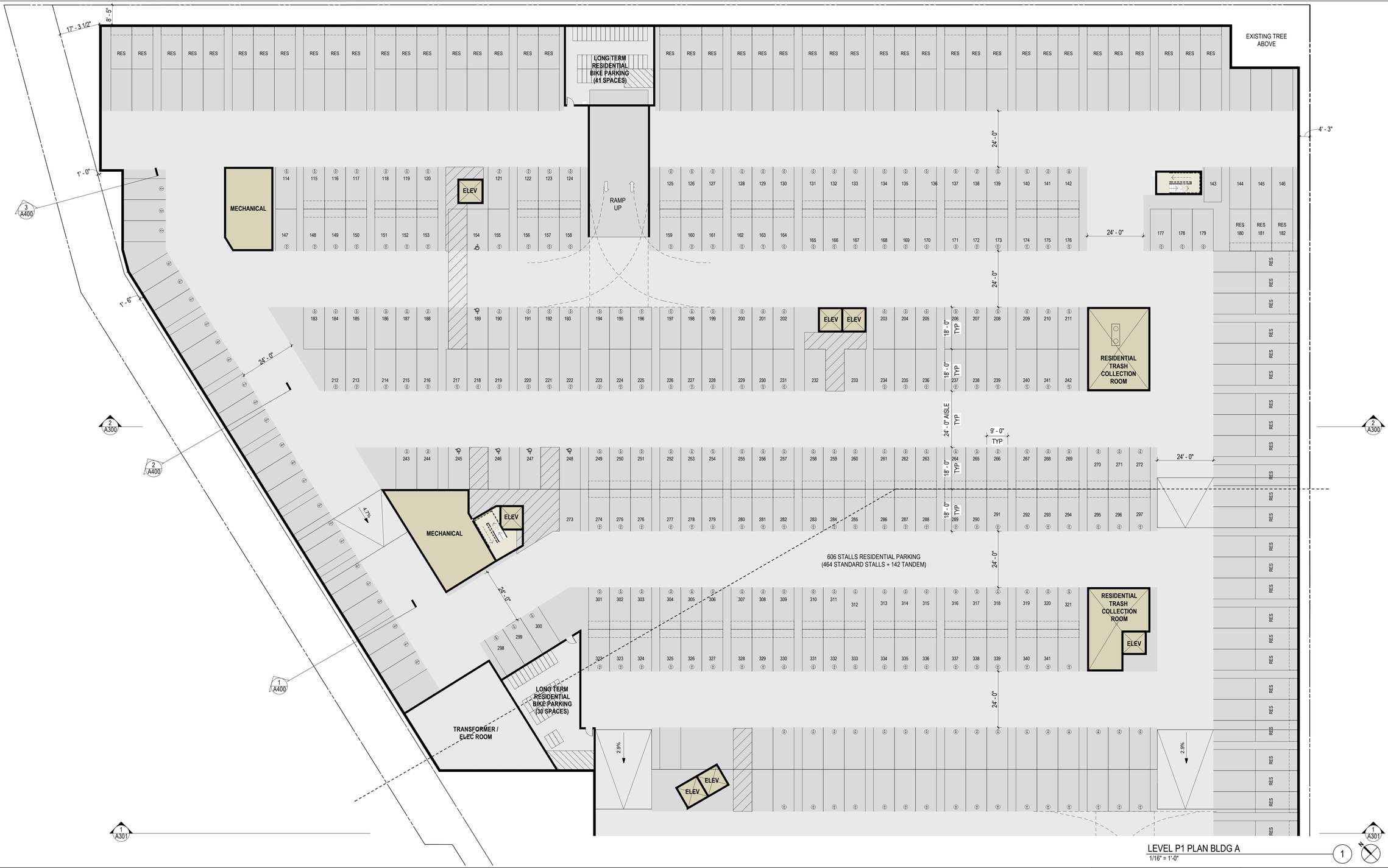

LEVEL P1 PLAN BLDG A
1/16" = 1'-0"

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOM UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE SHEETS G040-G042 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.

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E. PROVIDE PIPE GUARDS AT ALL EXPOSED PIPES.

LEGEND

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- CONCRETE COLUMN
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- ELECTRIC VEHICLE

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2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
LEVEL P1 PLAN BLDG A

SHEET NUMBER:
A101.1

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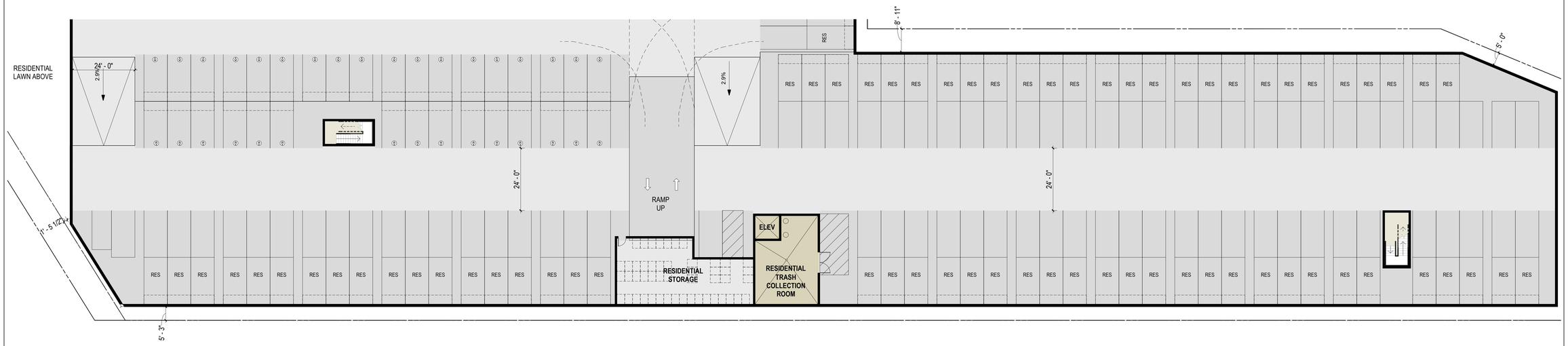

LEVEL P1 PLAN BLDG B
1/16" = 1'-0"

1

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOM UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. SEE SHEETS G040-G042 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.

D. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL, FLOOR & CEILING ASSEMBLIES.

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LEGEND

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- CONCRETE COLUMN
- SEE SHEET A900 FOR WALL TYPES
- EMERGENCY DRAIN, SLOPE TO DRAIN
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JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
LEVEL P1 PLAN BLDG B

SHEET NUMBER:
A101.2

8/8/2025 12:18:23 PM

1ST FLOOR PLAN
1" = 30'-0"

5

NOTES

01 RESIDENTIAL STORAGE, TYP. 100 CUBIC FT, 30" MIN DIMENSION
02 MIRROR ON THE WALL ACROSS.
03 LINE OF SWIMING POOL ABOVE.
04 SHORT TERM RESIDENTIAL BIKE PARKING
05 SHORT TERM COMMERCIAL BIKE PARKING
06 EXISTING TREE TO REMAIN
07 FLOOR DRAIN

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.
B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
C. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.
D. DWELLING UNITS SHALL BE SEPARATED WITH 1-HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.
E. SEE SHEET A9XX FOR SOUND TRANSMISSION CONTROL DETAILS.
F. SEE SHEET A970 FOR TYP FIRESTOPPING DETAILS.
G. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.
H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HOUR FIRE WALL
- 2-HOUR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHEET A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE @ 7'-0" AFF
- AREA DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- DECK DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- 30" X 48" CLEAR SPACE
- CONCRETE BLOCK WALL
- CONCRETE COLUMN
- SEE SHEET A900 FOR WALL TYPES
- EMERGENCY DRAIN, SLOPE TO DRAIN
- ELECTRIC VEHICLE

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JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
FIRST FLOOR PLAN OVERALL

SHEET NUMBER:
A110

8/8/2025 12:18:05 PM

1ST FLOOR PLAN BLDG A
1/16" = 1'-0"

NOTES

01 RESIDENTIAL STORAGE, TYP. 100 CUBIC FT, 30" MIN DIMENSION
02 MIRROR ON THE WALL ACROSS.
03 LINE OF SWIMING POOL ABOVE.
04 SHORT TERM RESIDENTIAL BIKE PARKING
05 SHORT TERM COMMERCIAL BIKE PARKING
06 EXISTING TREE TO REMAIN
07 FLOOR DRAIN

SHEET NOTES

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H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

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DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
FIRST FLOOR PLAN BLDG A

SHEET NUMBER:
A110.1

8/8/2025 12:18:26 PM

1ST FLOOR PLAN BLDG B
1/16" = 1'-0"

1

NOTES

01 RESIDENTIAL STORAGE, TYP. 100 CUBIC FT, 30" MIN DIMENSION
02 MIRROR ON THE WALL ACROSS.
03 LINE OF SWIMING POOL ABOVE.
04 SHORT TERM RESIDENTIAL BIKE PARKING
05 SHORT TERM COMMERCIAL BIKE PARKING
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07 FLOOR DRAIN

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F. SEE SHEET A970 FOR TYP FIRESTOPPING DETAILS.

G. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.

H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

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- WATER CURTAIN
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JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
FIRST FLOOR PLAN BLDG B

SHEET NUMBER:
A110.2

8/8/2025 12:18:27 PM

2ND FLOOR PLAN
1" = 30'-0"
5

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

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F. SEE SHEET A970 FOR TYP FIRESTOPPING DETAILS.

G. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.

H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HOUR FIRE WALL
- 2-HOUR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHEET A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE @ 7'-0" AFF
- DECK DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- ELECTRICAL PANEL

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
SECOND FLOOR PLAN OVERALL

SHEET NUMBER:
A120

9/8/2025 12:18:07 PM

2ND FLOOR PLAN BLDG A
1/16" = 1'-0"

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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E. SEE SHEET A9XX FOR SOUND TRANSMISSION CONTROL DETAILS.

F. SEE SHEET A970 FOR TYP FIRESTOPPING DETAILS.

G. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.

H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HOUR FIRE WALL
- 2-HOUR RATED WALL
- WOOD POST PER STRUCT DWGS
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DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
SECOND FLOOR PLAN BLDG A

SHEET NUMBER:
A120.1

8/8/2025 12:18:29 PM

2ND FLOOR PLAN BLDG B
1/16" = 1'-0"
1

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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F. SEE SHEET A970 FOR TYP FIRESTOPPING DETAILS.

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H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

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- WATER CURTAIN
- DOWNSPOUT
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DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
SECOND FLOOR PLAN BLDG B

SHEET NUMBER:
A120.2

8/8/2025 12:18:30 PM

3RD FLOOR PLAN
1" = 30'-0"
5

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

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H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

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2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
THIRD FLOOR PLAN OVERALL

SHEET NUMBER:
A130

8/8/2025 12:18:08 PM

3RD FLOOR PLAN BLDG A
1/16" = 1'-0"
1

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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F. SEE SHEET A970 FOR TYP FIRESTOPPING DETAILS.

G. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.

H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HOUR FIRE WALL
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- WOOD POST PER STRUCT DWGS
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- WATER CURTAIN
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DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
THIRD FLOOR PLAN BLDG A

SHEET NUMBER:
A130.1

8/8/2025 12:18:32 PM

3RD FLOOR PLAN BLDG B
1/16" = 1'-0"
1

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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SHEET TITLE:
THIRD FLOOR PLAN BLDG B

SHEET NUMBER:
A130.2

8/8/2025 12:18:33 PM

4TH FLOOR PLAN
1" = 30'-0"

5

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.

D. DWELLING UNITS SHALL BE SEPARATED WITH 1-HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS AND FLOORS.

E. SEE SHEET A9XX FOR SOUND TRANSMISSION CONTROL DETAILS.

F. SEE SHEET A970 FOR TYP FIRESTOPPING DETAILS.

G. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.

H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HOUR FIRE WALL
- 2-HOUR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHEET A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE @ 7'-0" AFF
- DECK DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- PLANTER DRAIN. SLOPE TO DRAIN AT 1/4" PER FT MIN
- ELECTRICAL PANEL

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SUBMITTAL:
PRELIMINARY PROJECT REVIEW - RESUBMITTAL

JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
FOURTH FLOOR PLAN OVERALL

SHEET NUMBER:
A140

8/8/2025 12:18:10 PM

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

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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F. SEE SHEET A970 FOR TYP FIRESTOPPING DETAILS.

G. PROVIDE ROOM & UNIT IDENTIFICATION SIGNAGE.

H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

- 3-HOUR FIRE WALL
- 2-HOUR RATED WALL
- WOOD POST PER STRUCT DWGS
- SEE SHEET A900 FOR WALL TYPES
- WATER CURTAIN
- DOWNSPOUT
- SOFFIT ABOVE @ 7'-0" AFF
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DATE:
08.08.2025

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SHEET TITLE:
FOURTH FLOOR PLAN BLDG A

SHEET NUMBER:
A140.1

8/8/2025 12:18:34 PM

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

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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LEGEND

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- WOOD POST PER STRUCT DWGS
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- WATER CURTAIN
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08.08.2025

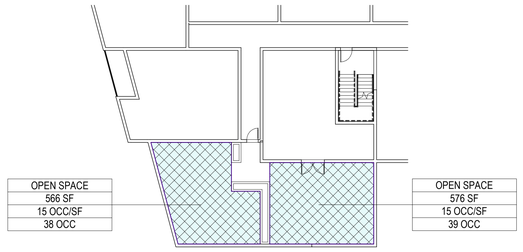
REVISIONS:

SHEET TITLE:
FOURTH FLOOR PLAN BLDG B

SHEET NUMBER:
A140.2

8/8/2025 12:18:36 PM

5TH FLOOR PLAN
1" = 30'-0"
5



AMENITY DECK EAST - OCCUPANCY LOAD
1/16" = 1'-0"
1

AMENITY DECK WEST - OCCUPANCY LOAD
1/16" = 1'-0"
2

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
FIFTH FLOOR PLAN OVERALL

SHEET NUMBER:
A150

8/8/2025 12:18:12 PM

5TH FLOOR PLAN BLDG A
1/16" = 1'-0"

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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H. PROVIDE LEVEL LANDINGS @ EXT DOORS AND GATES.

LEGEND

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DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
FIFTH FLOOR PLAN BLDG A

SHEET NUMBER:
A150.1

8/8/2025 12:18:31 PM

5TH FLOOR PLAN BLDG B
1/16" = 1'-0"
1

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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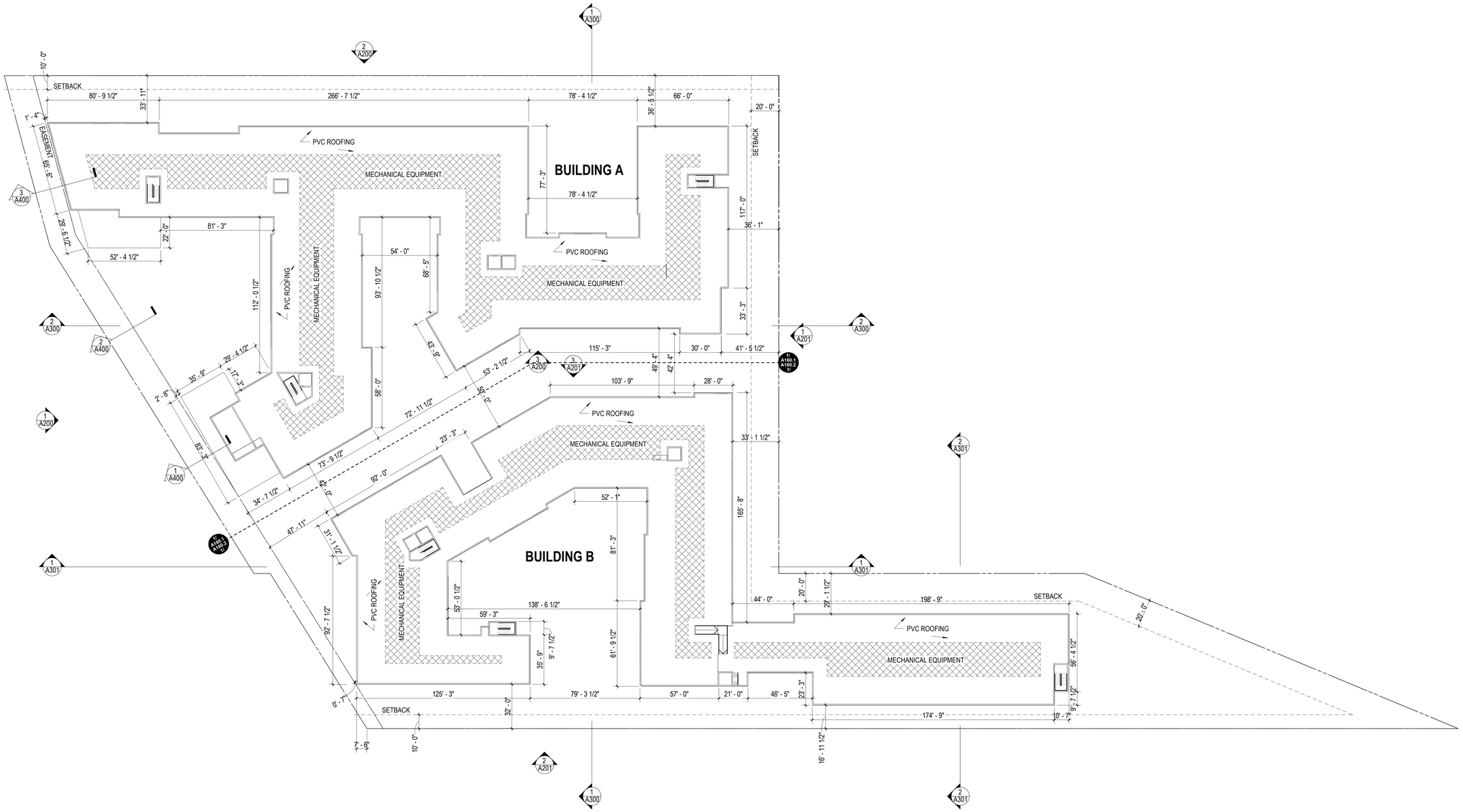
DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
FIFTH FLOOR PLAN BLDG B

SHEET NUMBER:
A150.2

8/8/2025 12:18:36 PM



ROOF PLAN
1" = 30'-0"
5

SHEET NOTES

A. ROOF SLOPES CONTINUOUS TO DOWNSPOUT OR ROOF DRAIN. SLOPES TO BE A MINIMUM OF 1/4" PER FOOT.

B. OVERFLOW DRAINS SHALL BE THE SAME SIZE AS THE ROOF DRAIN WITH INLET 2" ABOVE THE LOW POINT OF THE ROOF AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES.

C. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNLESS NOTED OTHERWISE.

D. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

LEGEND

2-HOUR FIRE WALL

FIRE WALL. NO PENETRATIONS THROUGH THE ROOF IN THIS AREA

○ DOWNSPOUT

DOWNSPOUT WITH SPLASH PAD

EXHAUST FAN VENT THROUGH ROOF

VENT THROUGH ROOF

ROOF DRAIN WITH OVER FLOW DRAIN 2" ABOVE ROOF DRAIN

→ INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLOPES TO HAVE A 2% SLOPE MIN UNO

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JOB NUMBER:
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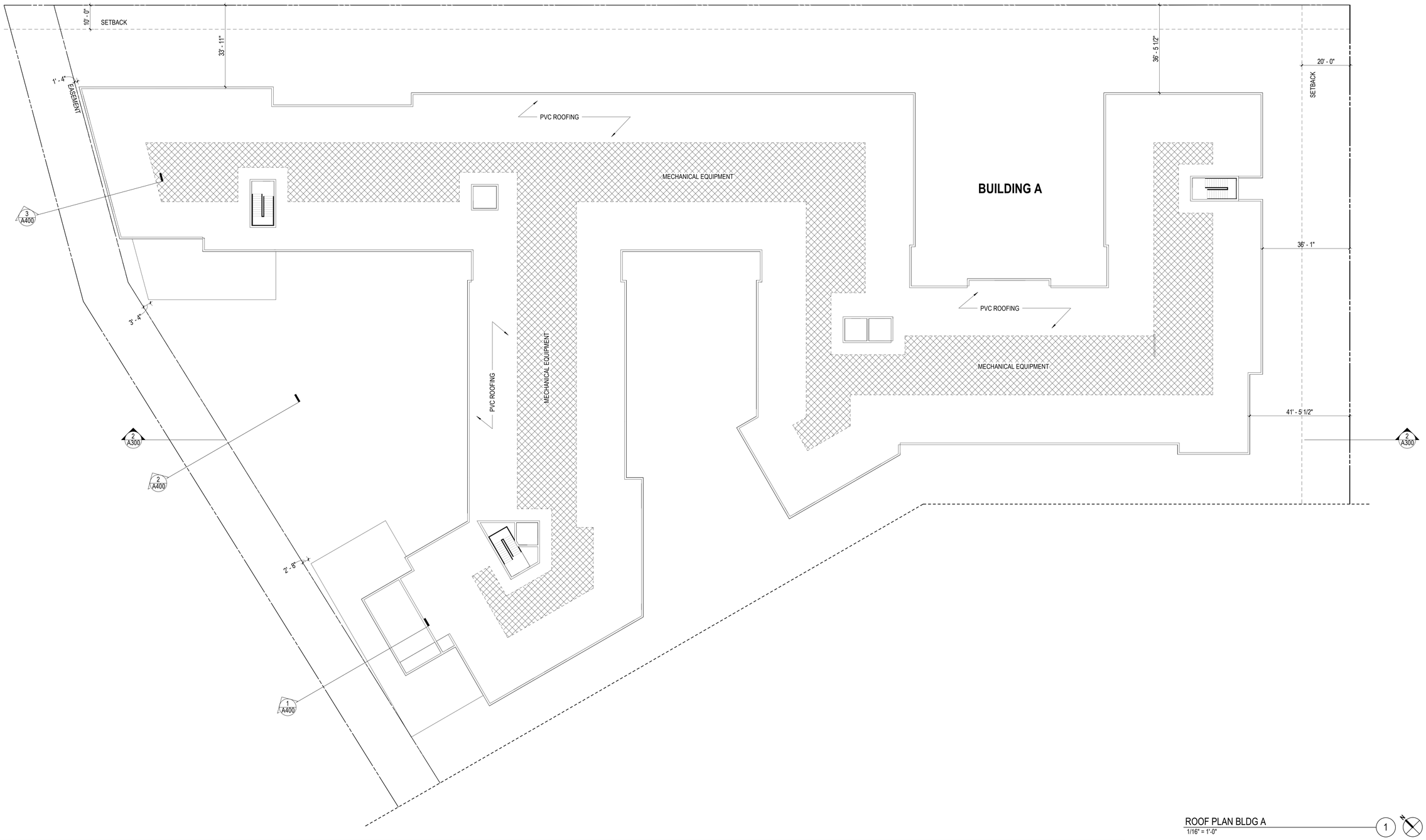
DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
ROOF PLAN OVERALL

SHEET NUMBER:
A160

8/8/2025 12:18:13 PM



ROOF PLAN BLDG A
1/16" = 1'-0"
1

NOTES

SHEET NOTES

A. ROOF SLOPES CONTINUOUS TO DOWNSPOUT OR ROOF DRAIN. SLOPES TO BE A MINIMUM OF 1/4" PER FOOT.

B. OVERFLOW DRAINS SHALL BE THE SAME SIZE AS THE ROOF DRAIN WITH INLET 2" ABOVE THE LOW POINT OF THE ROOF AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES.

C. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNLESS NOTED OTHERWISE.

D. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

LEGEND

2-HOUR FIRE WALL

FIRE WALL. NO PENETRATIONS THROUGH THE ROOF IN THIS AREA

○ DOWNSPOUT

DOWNSPOUT WITH SPLASH PAD

EXHAUST FAN VENT THROUGH ROOF

VENT THROUGH ROOF

RD ROOF DRAIN WITH OVER FLOW DRAIN 2" ABOVE ROOF DRAIN

→ INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLOPES TO HAVE A 2% SLOPE MIN UNO

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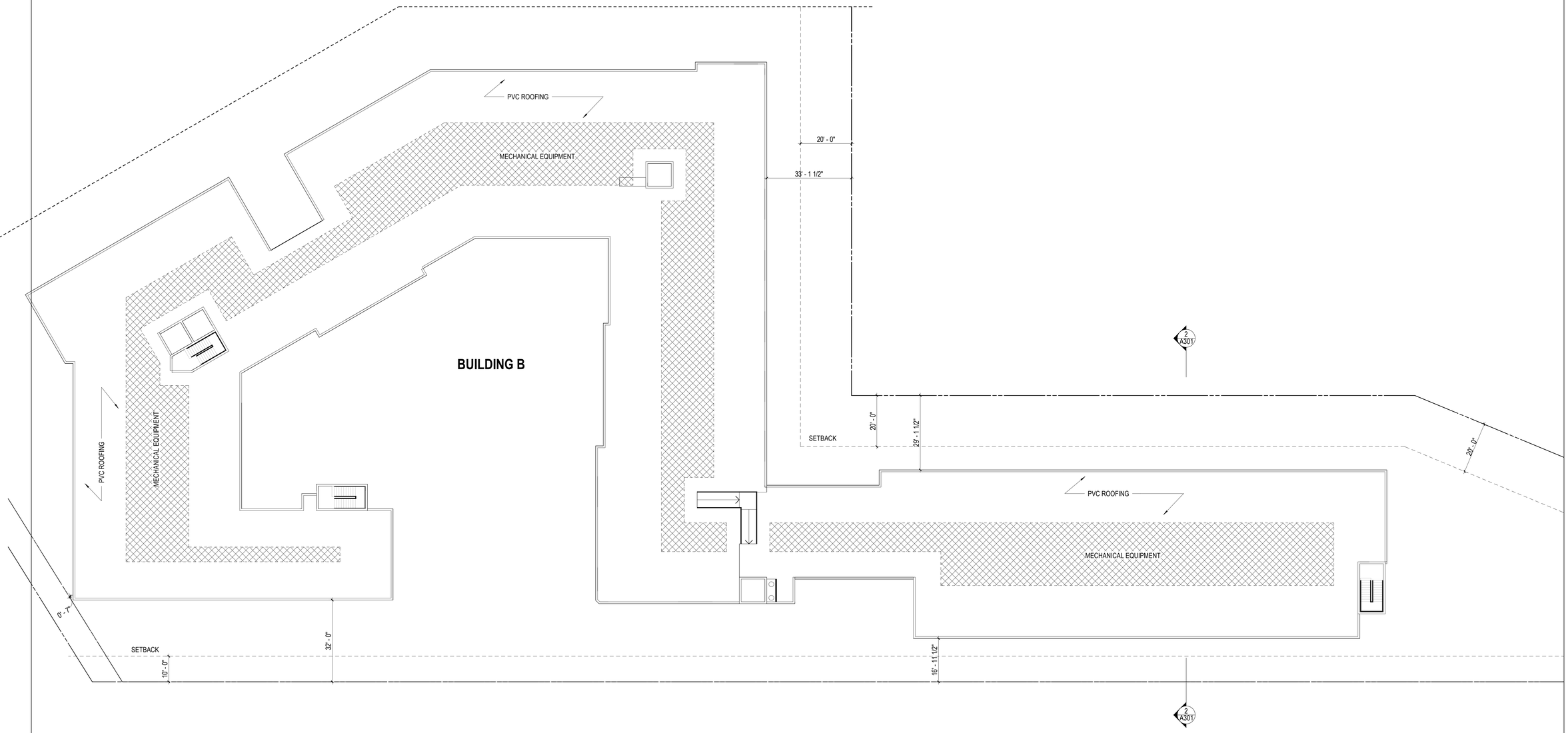
DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
ROOF PLAN BLDG A

SHEET NUMBER:
A160.1

8/8/2025 12:18:39 PM



ROOF PLAN BLDG B
1/16" = 1'-0"
1

NOTES

SHEET NOTES

A. ROOF SLOPES CONTINUOUS TO DOWNSPOUT OR ROOF DRAIN. SLOPES TO BE A MINIMUM OF 1/4" PER FOOT.

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C. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNLESS NOTED OTHERWISE.

D. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

LEGEND

2-HOUR FIRE WALL

FIRE WALL. NO PENETRATIONS THROUGH THE ROOF IN THIS AREA

DOWNSPOUT

DOWNSPOUT WITH SPLASH PAD

EXHAUST FAN VENT THROUGH ROOF

VENT THROUGH ROOF

ROOF DRAIN WITH OVER FLOW DRAIN 2" ABOVE ROOF DRAIN

INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLOPES TO HAVE A 2% SLOPE MIN UNO

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SHEET TITLE:
ROOF PLAN BLDG B

SHEET NUMBER:
A160.2

8/8/2025 12:18:40 PM

NORTH ELEVATION
1" = 20'-0"
1

EAST ELEVATION
1" = 20'-0"
2

WEST ELEVATION - PASEO
1" = 20'-0"
3

NOTES

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

B. ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.

C. OUTSIDE AIR WALL LOUVERS TO BE 10'-0" AWAY FROM ALL EXHAUSTS.

D. EXHAUST LOUVERS TO BE 3'-0" FROM OUTSIDE AIR INLET.

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2023-021.00

DATE:
08.08.2025

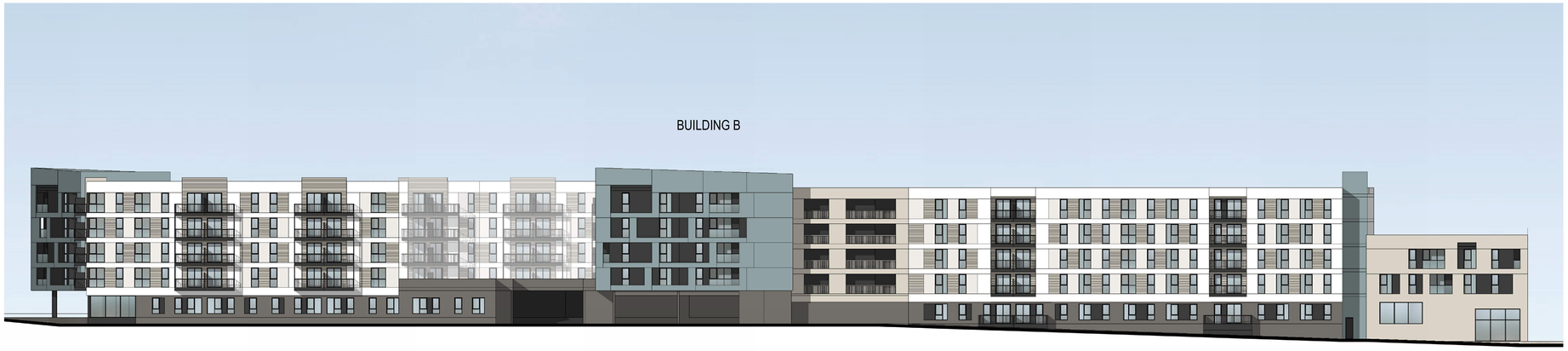
REVISIONS:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A200

8/8/2025 12:18:43 PM

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



WEST ELEVATION (2)
1" = 20'-0"

EAST ELEVATION - PASEO (3)
1" = 20'-0"

NOTES

01

SHEET NOTES

A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTERLINE OF WALL UNO.

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D. EXHAUST LOUVERS TO BE 3'-0" FROM OUTSIDE AIR INLET.

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JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A201

9/5/2025 12:18:46 PM

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JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
RENDERING

SHEET NUMBER:
A202

8/11/2025 10:05:22 AM

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2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
RENDERING

SHEET NUMBER:
A203

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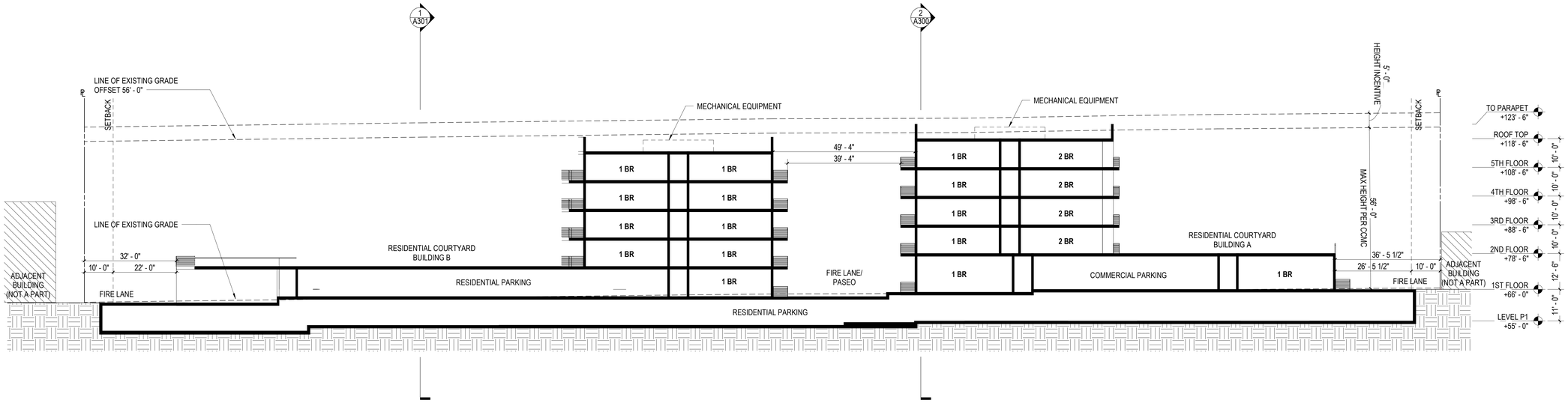
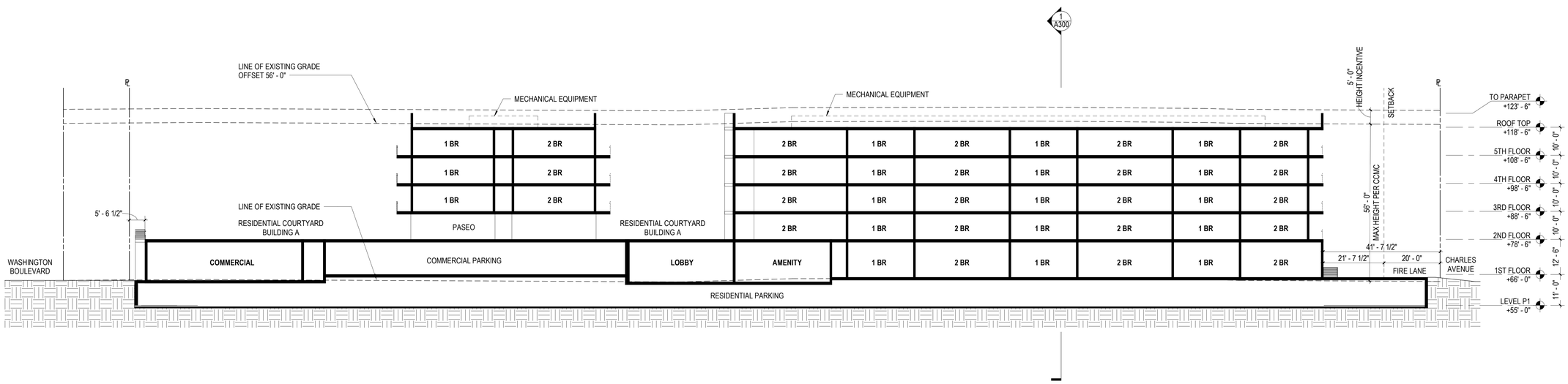


SECTION W-E 01
1/16" = 1'-0"
1



SECTION N-S 01 (BLDG A)
1/16" = 1'-0"
2

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JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A300

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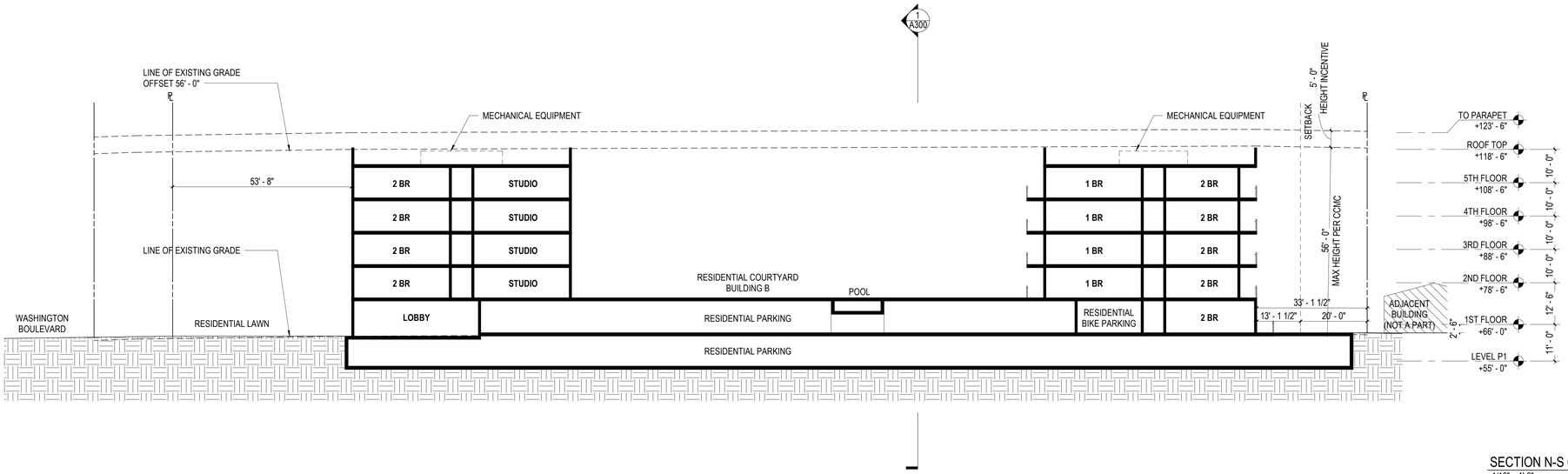
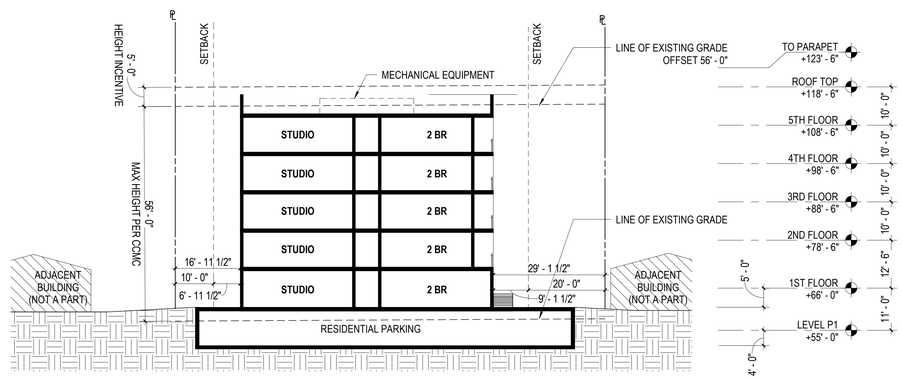


SECTION N-S 02 (BLDG B) 1

1/16" = 1'-0"



SECTION W-E 02 (BLDG B) 2

1/16" = 1'-0"

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REVISIONS:

SHEET TITLE:

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SHEET NUMBER:

A301

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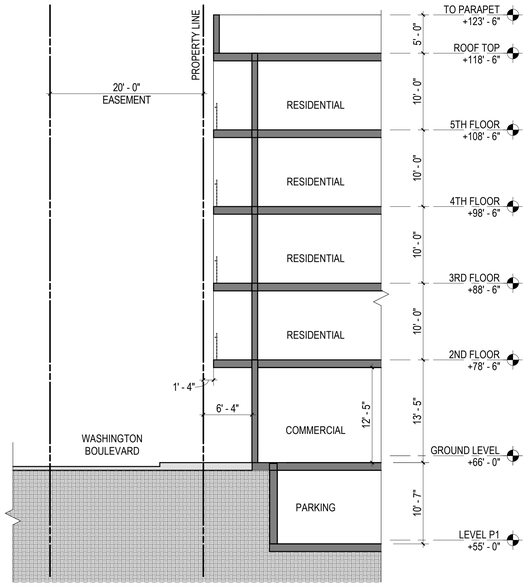
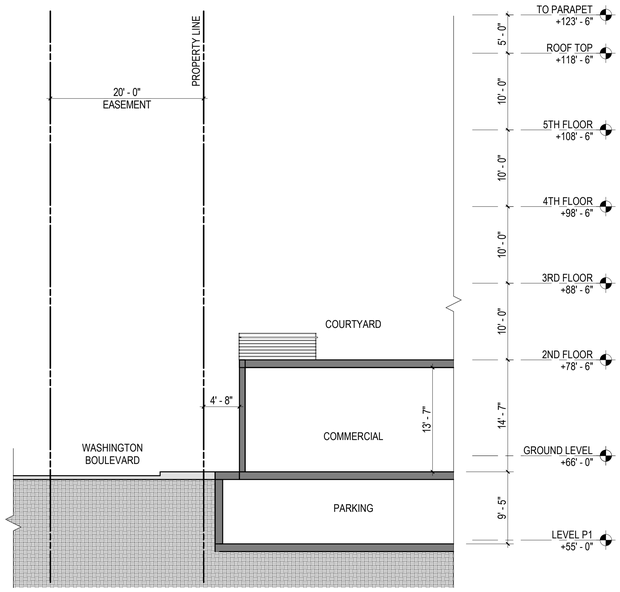
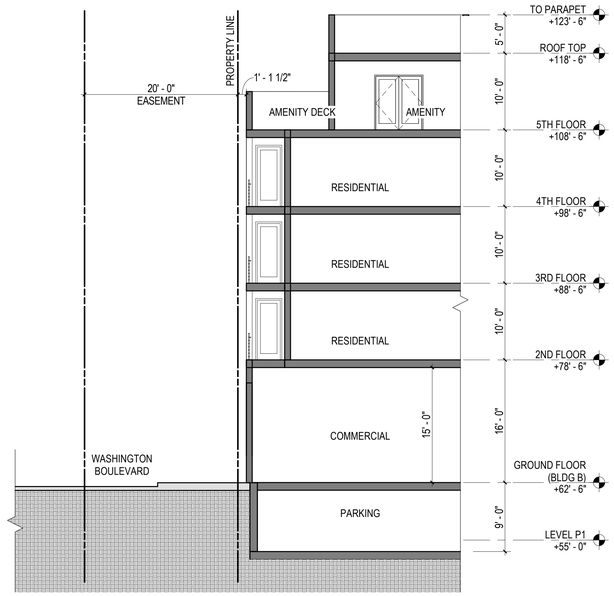


SECTION RETAIL 3
1/8" = 1'-0"
3



SECTION RETAIL 2
1/8" = 1'-0"
2



SECTION RETAIL 1
1/8" = 1'-0"
1

1. XXX

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REVISIONS:

SHEET TITLE:
WALL SECTIONS

SHEET NUMBER:
A400

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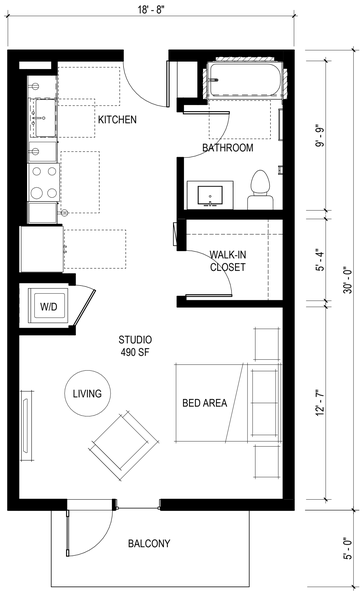
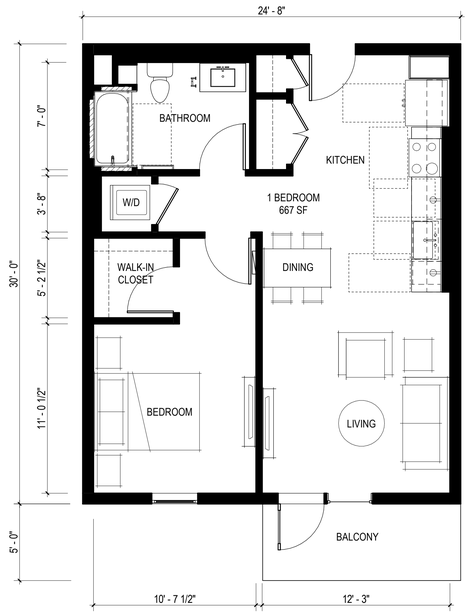
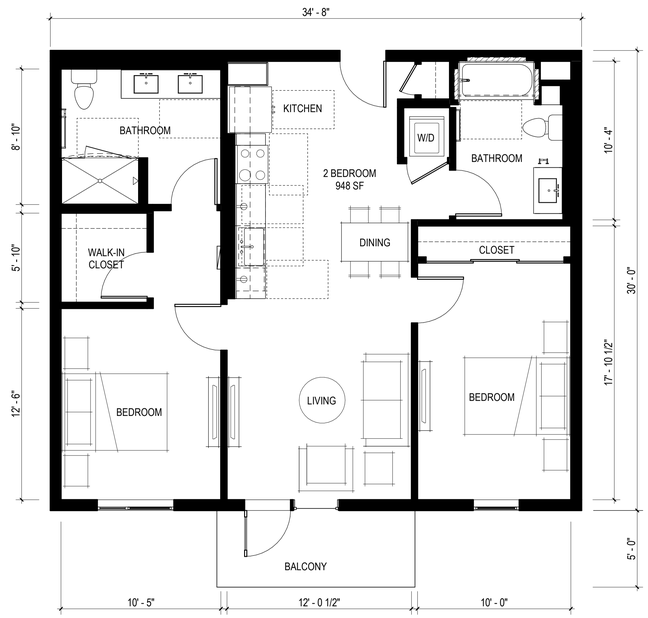


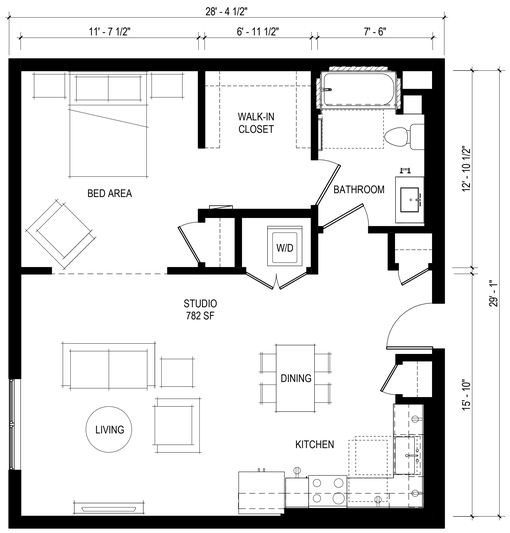
TYPICAL STUDIO
1/4" = 1'-0"
3



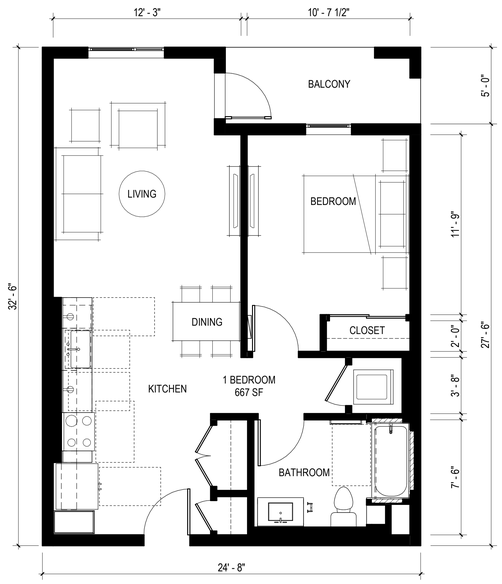
TYPICAL 1 BEDROOM
1/4" = 1'-0"
2



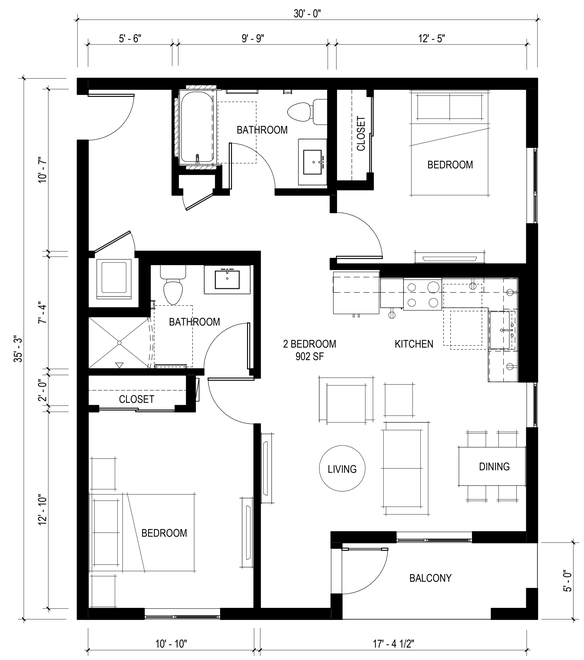
TYPICAL 2 BEDROOM
1/4" = 1'-0"
1



TYPICAL STUDIO - B1
1/4" = 1'-0"
6



TYPICAL 1 BEDROOM - B1
1/4" = 1'-0"
5



TYPICAL 2 BEDROOM - B1
1/4" = 1'-0"
4

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JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
ENLARGED PLANS

SHEET NUMBER:
A600

8/8/2025 12:18:48 PM

MATERIALS PALETTE

DECOMPOSED GRANITE PAVING

INTEGRAL COLOR CONCRETE

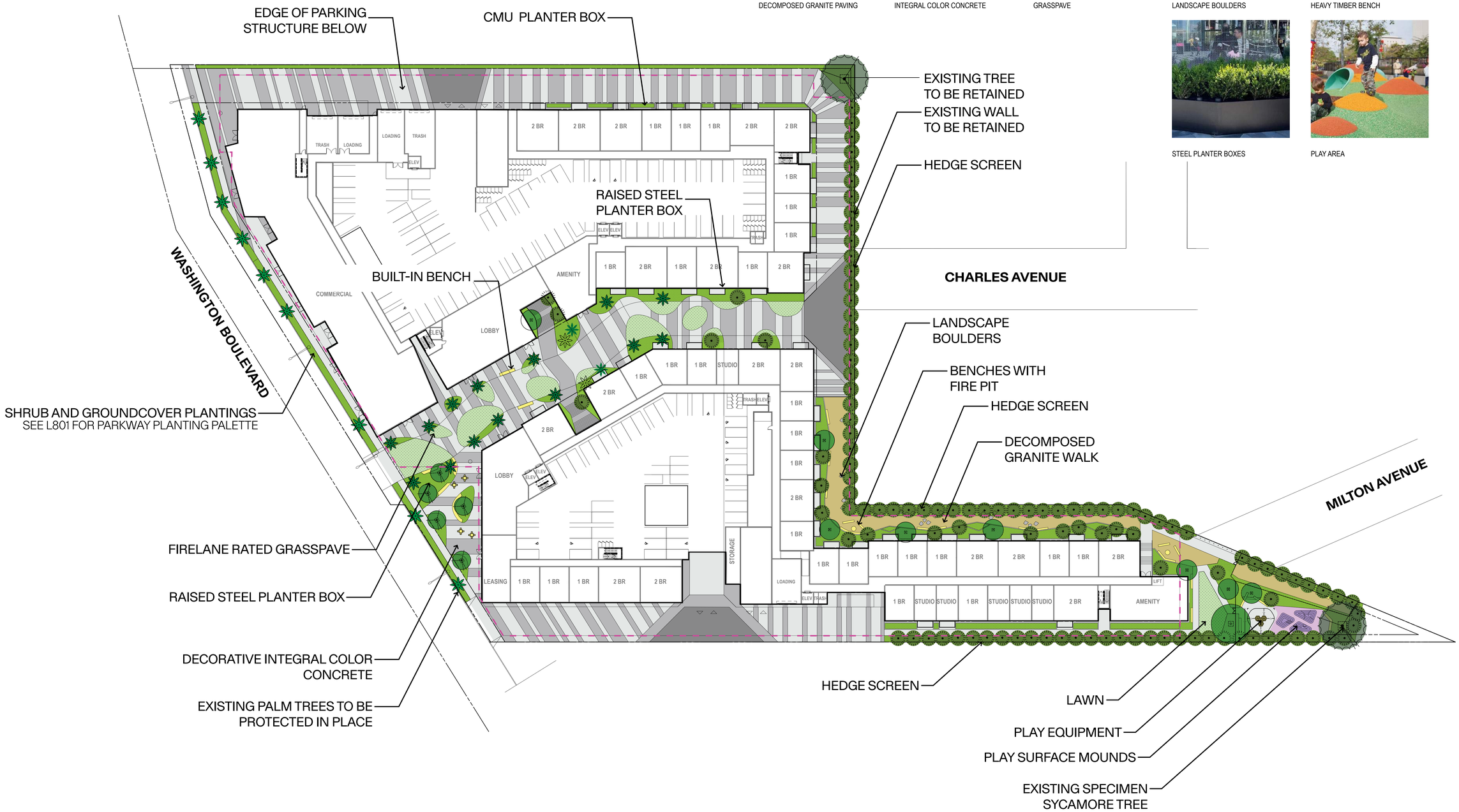
GRASSPAVE

LANDSCAPE BOULDERS

HEAVY TIMBER BENCH

STEEL PLANTER BOXES

PLAY AREA



LANDSCAPE PLAN 1
Scale: 1/32" = 1'-0"

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LANDSCAPE ARCHITECTURE + URBAN DESIGN
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JOB NUMBER
2023-021.00

DATE
08.08.2025

REVISIONS

SHEET TITLE
GROUND LEVEL LANDSCAPE PLAN

SHEET NUMBER
L201

MATERIALS PALETTE

PRE-CAST CONCRETE PAVERS

PORCELAIN WOOD TILE

CMU PLANTER WALLS

SHADE TRELLIS

LANDSCAPE PLAN 1
Scale: 1/32" = 1'-0"

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JOB NUMBER:
2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
LEVEL 2
LANDSCAPE PLAN

SHEET NUMBER:
L202

MATERIALS PALETTE

PRE-CAST CONCRETE PAVERS

PRE-FAB PLANTERS

LANDSCAPE PLAN 1
Scale: 1/32" = 1'-0"

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2023-021.00

DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
LEVEL 5
LANDSCAPE PLAN

SHEET NUMBER:
L204

ON SITE TREES

Acacia baileyana
Cootamundra Wattle

Afrocarpus graciliior
Fern Pine

Agonis flexuosa
Peppermint Willow

Arbutus 'Marina'
Strawberry Tree

Laurus nobilis
Bay Laurel

Olea europeae 'Swan Hill'
Fruitless Olive

Phoenix dactylifera
Date Palm

Platanus racemosa
Western Sycamore

PARKWAY PLANTING

ALL PARKWAY PLANTS TO BE DROUGHT TOLERANT, LOW WATER USE, AND CLIMATE ADAPTED

TREES*

Washingtonia robusta
Mexican Fan Palm

* EXISTING WASHINGTONIA ROBUSTA TREES TO BE PROTECTED IN PLACE

SHRUBS, GRASSES, AND GROUNDCOVERS

Achillea millefolium 'Paprika'
Yarrow

Lomandra 'Breeze'
Dwarf Mat Rush

Mimulus aurantiacus
Sticky Monkey Flower

Muhlenbergia capillaris
Muhly Grass

Muhlenbergia rigens
Deer Grass

Rosmarinus officinalis 'Huntington Carpet'
Huntington Carpet Rosemary

ON SITE SHRUBS, GRASSES, AND GROUNDCOVERS

Agave attenuata 'Boutin Blue'
Foxtail Agave

Calamagrostis 'Karl Foerster'
Feather Reed Grass

Chondropetalum tectorum
Small Cape Rush

Dichondra argentea Silver Falls'
Silver Nickel Vine

Geranium maderense
Cranesbill

Grevillea x 'Noellii'
Noell Grevillea

Kalanchoe beharensis
Felt Bush

Kalanchoe bracteata
Silver Teaspoons

Leucadendron 'Safari Sunset'
Conebush

Liriope muscari
Blue Lily Turf

Lomandra 'Breeze'
Dwarf Mat Rush

Lonicera hispidula
California Honeysuckle

Muhlenbergia rigens
Deer Grass

Pachycereus marginatus
Mexican Fencepost

Polystichum munitum
Western Sword Fern

Rosmarinus officinalis 'Huntington Carpet'
Huntington Carpet Rosemary

Santolina 'Lemon Queen'
Lavender Cotton

Thaumatophyllum xanadu
Xanadu Philodendron

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JOB NUMBER:
2023-021.00

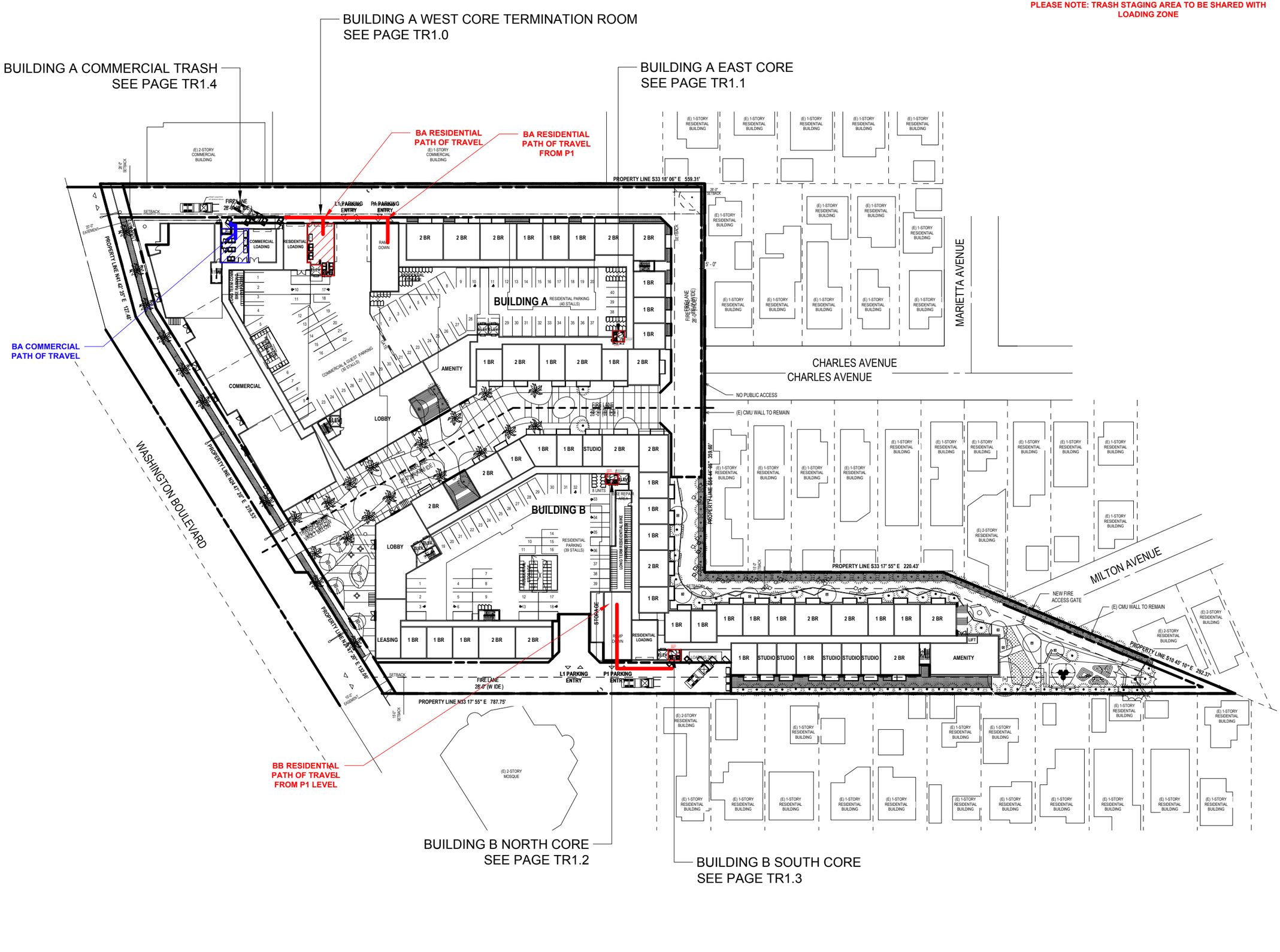
DATE:
08.08.2025

REVISIONS:

SHEET TITLE:
PLANT PALETTE

SHEET NUMBER:
L801

PLEASE NOTE: TRASH STAGING AREA TO BE SHARED WITH LOADING ZONE



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SITE PLAN
LEVEL 1

DRAWING TITLE

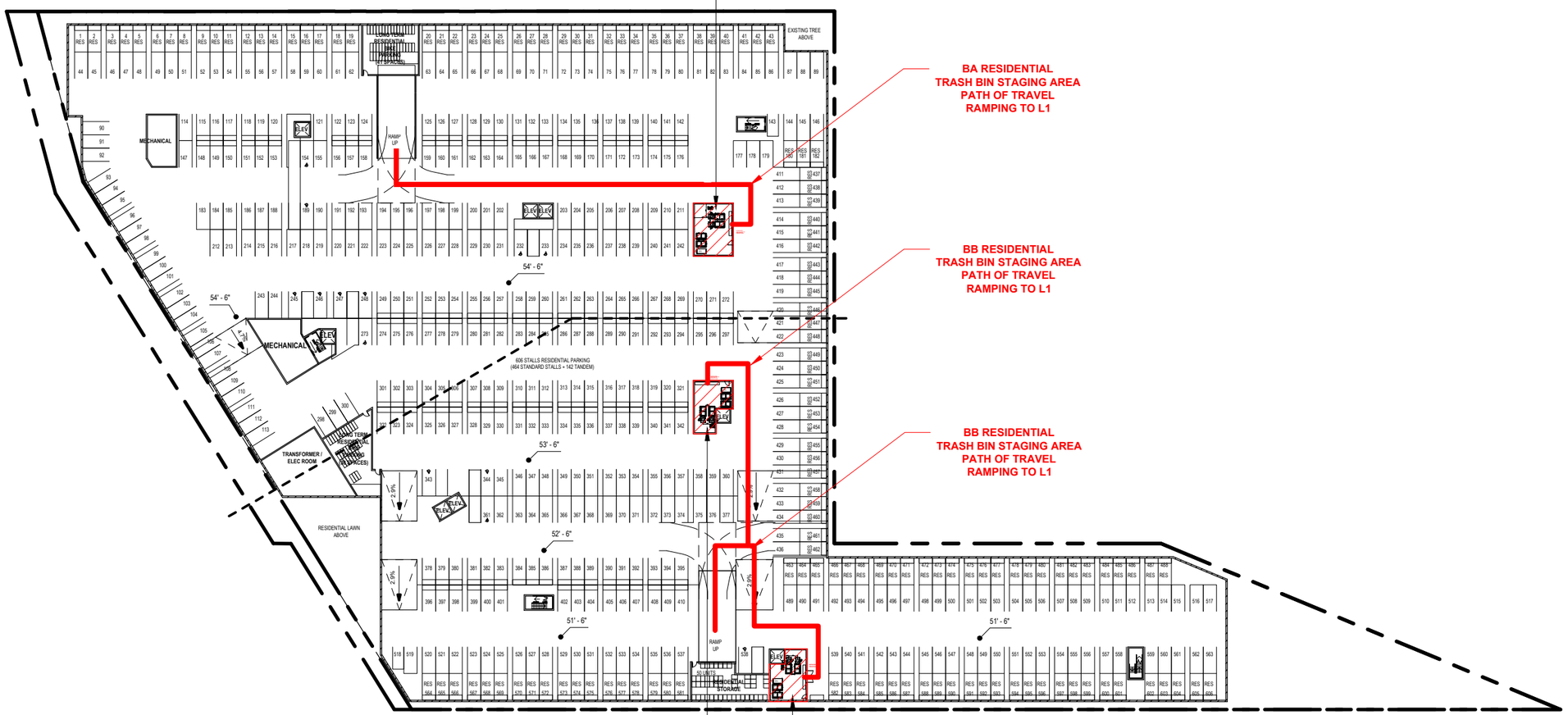
PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	08/08/2025
SCALE	NTS

DRAWING NO.

TR0.1

PLEASE NOTE: TRASH STAGING AREA TO BE SHARED WITH LOADING ZONE

BUILDING A EAST CORE TERMINATION ROOM
SEE PAGE TR1.1



BUILDING B NORTH CORE TERMINATION ROOM
SEE PAGE TR1.2

BUILDING B SOUTH CORE TERMINATION ROOM
SEE PAGE TR1.3

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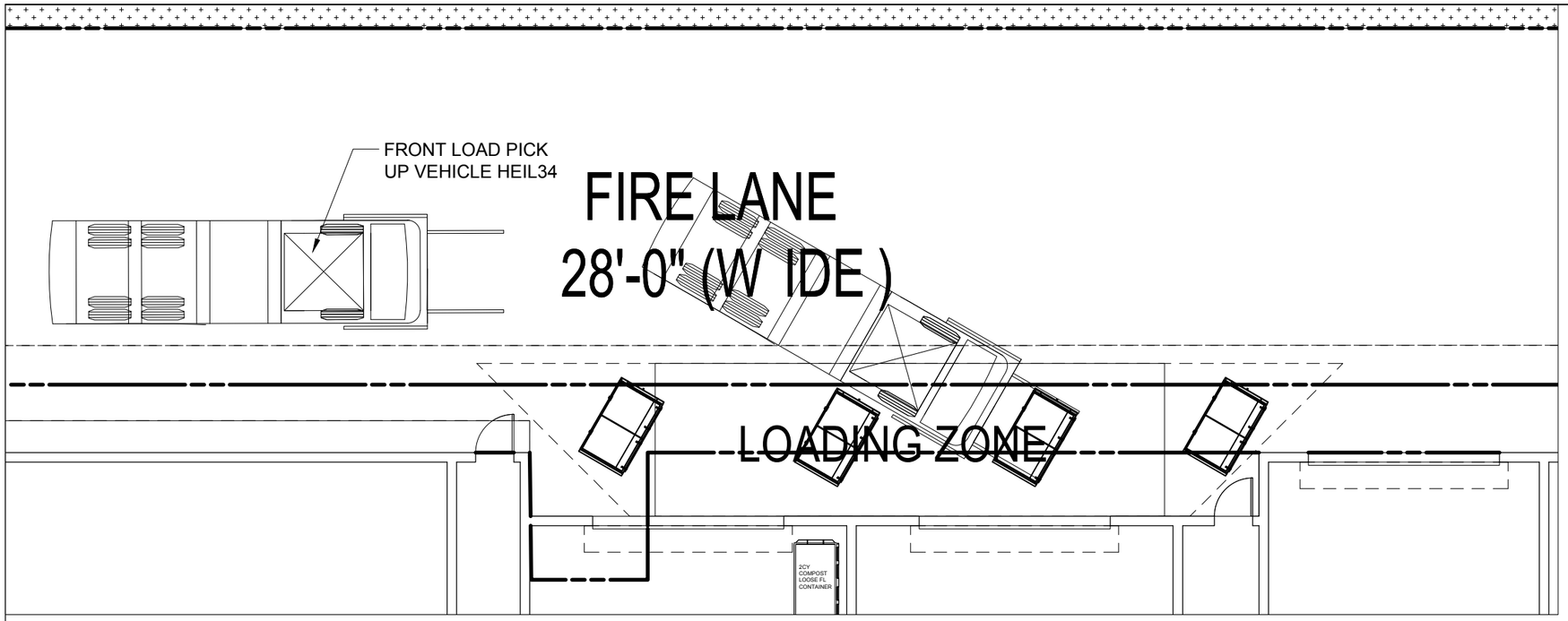
SITE PLAN
LEVEL P1

DRAWING TITLE

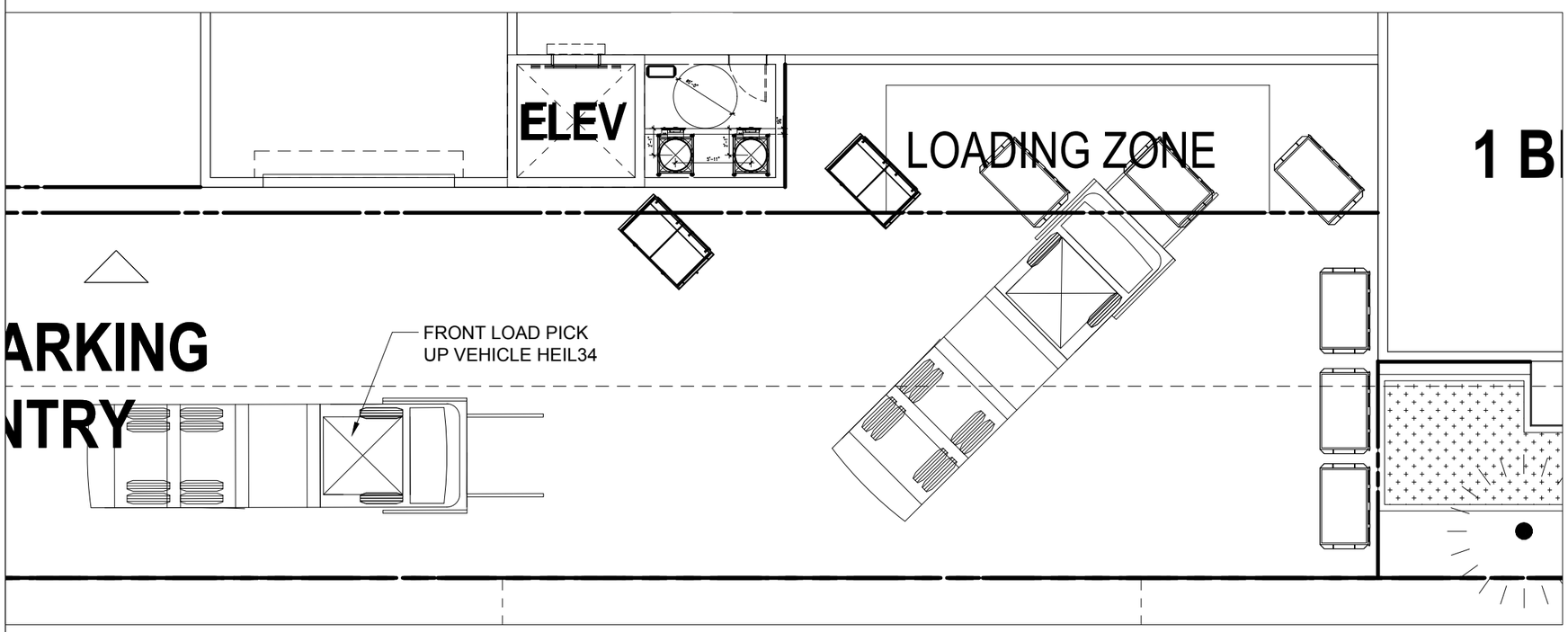
PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	08/08/2025
SCALE	NTS

DRAWING NO.

TR0.2



BUILDING A BIN STAGING



BUILDING B BIN STAGING

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STAGING
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
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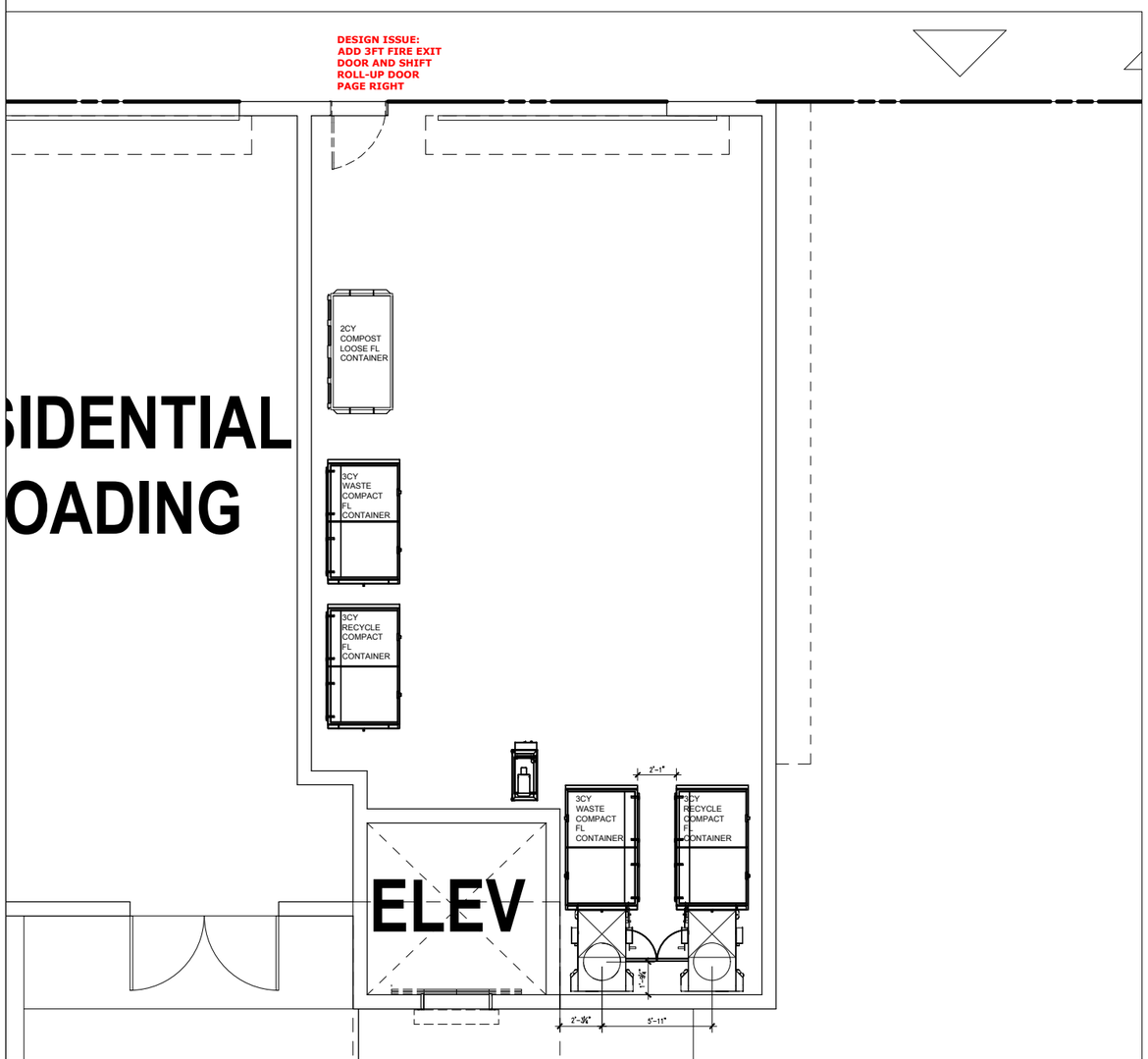
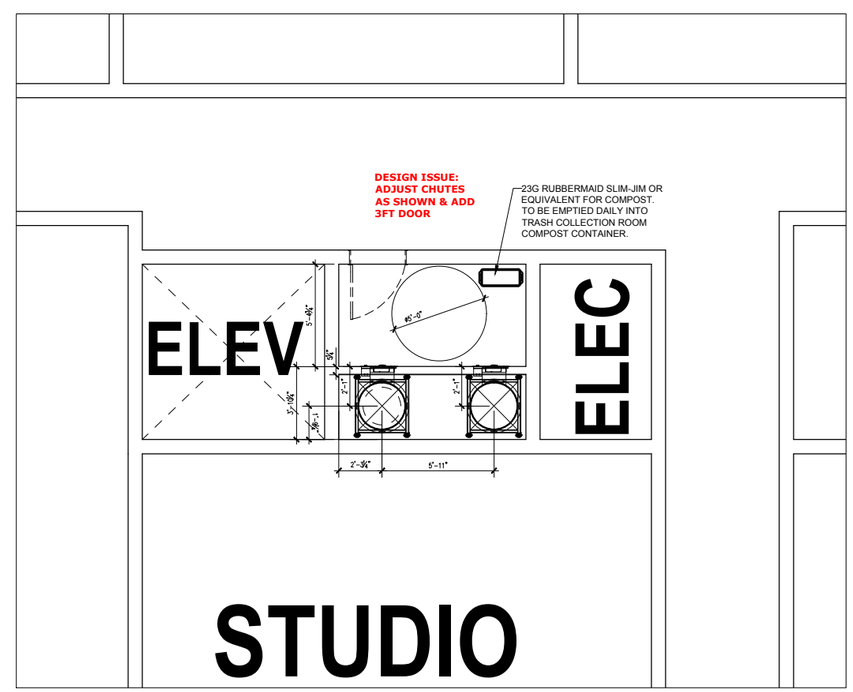
DATE	08/08/2025
SCALE	NTS
DRAWING NO.	TR0.3

BUILDING A WEST CORE COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE COMPACT (3CY)	1				1		
RECYCLE COMPACT (3CY)	1				1		
COMPOST LOOSE (2CY)			1				
TOTAL	2	0	1	0	2	0	0



BUILDING A WEST TRASH TERMINATION ROOM
LEVEL 1



BUILDING A WEST UPPER CHUTE VESTIBULE
LEVEL 2-5

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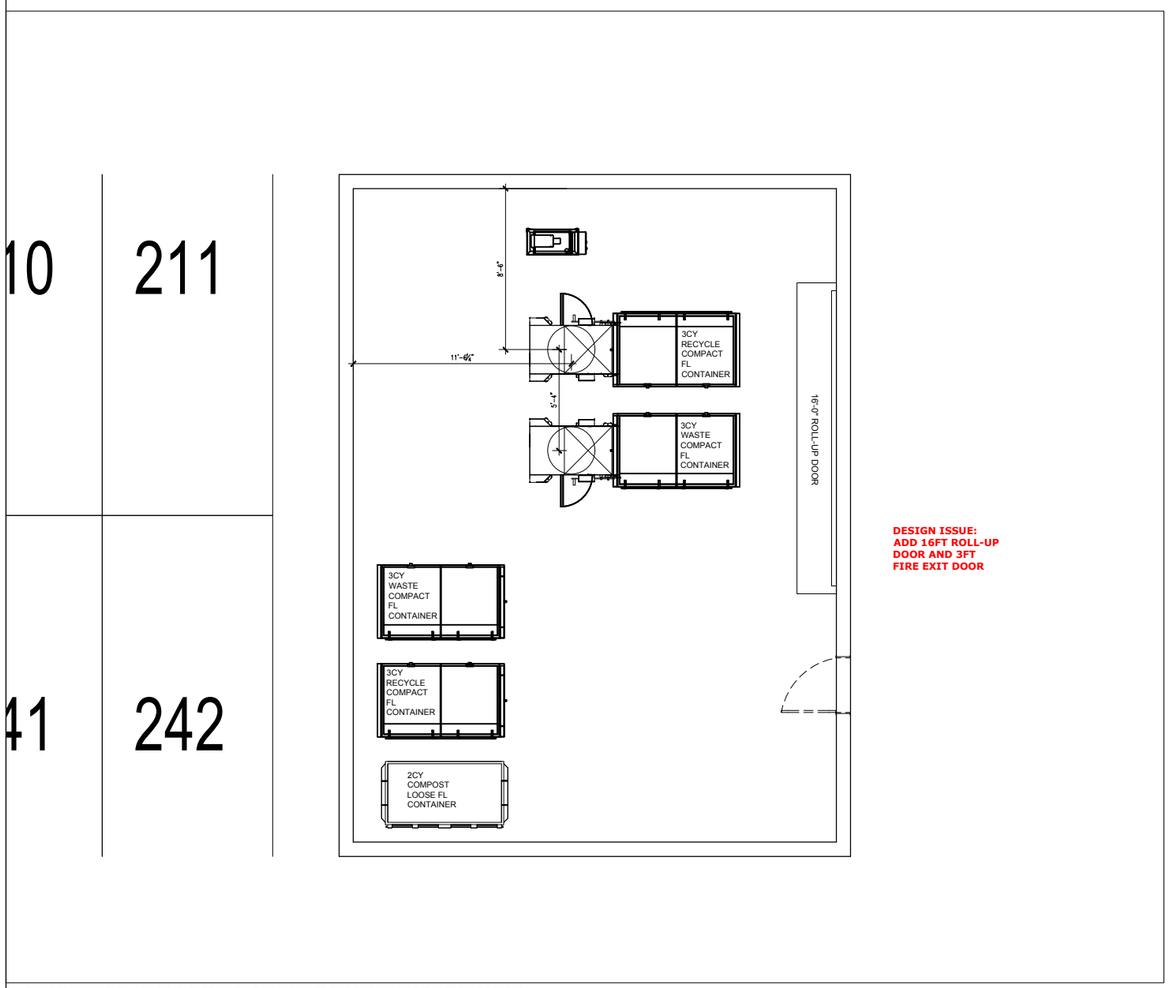
BUILDING A
WEST CORE
DRAWING TITLE

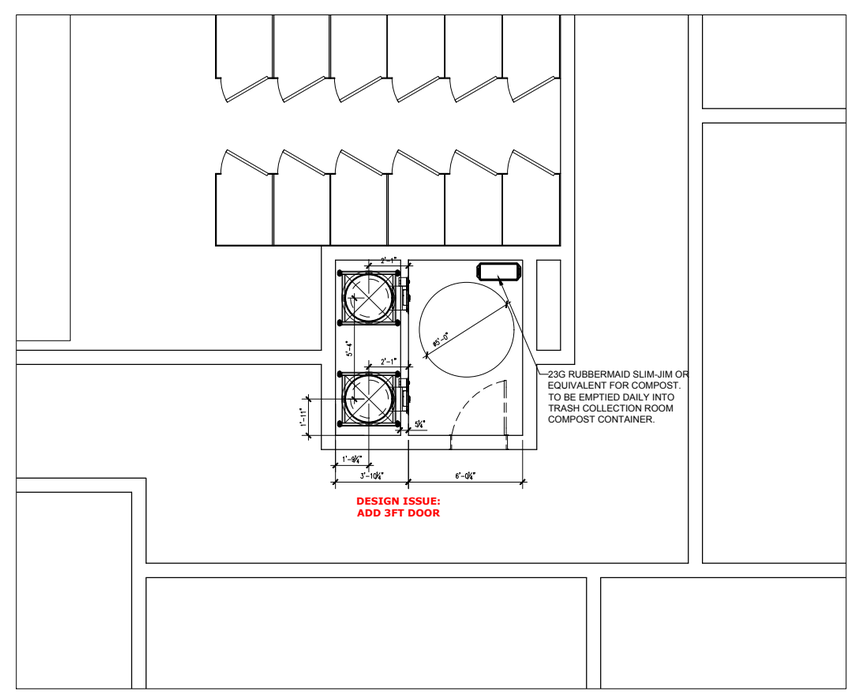
PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	08/08/2025
SCALE	3/16" = 1'-0"
DRAWING NO.	TR1.0

BUILDING A EAST CORE COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE COMPACT (3CY)	1				1		
RECYCLE COMPACT (3CY)	1				1		
COMPOST LOOSE (2CY)			1				
TOTAL	2	0	1	0	2	0	0



DESIGN ISSUE:
ADD 16FT ROLL-UP DOOR AND 3FT FIRE EXIT DOOR

BUILDING A EAST TRASH TERMINATION ROOM
LEVEL P1



DESIGN ISSUE:
ADD 3FT DOOR

BUILDING A EAST UPPER CHUTE VESTIBULE
LEVEL 1-5

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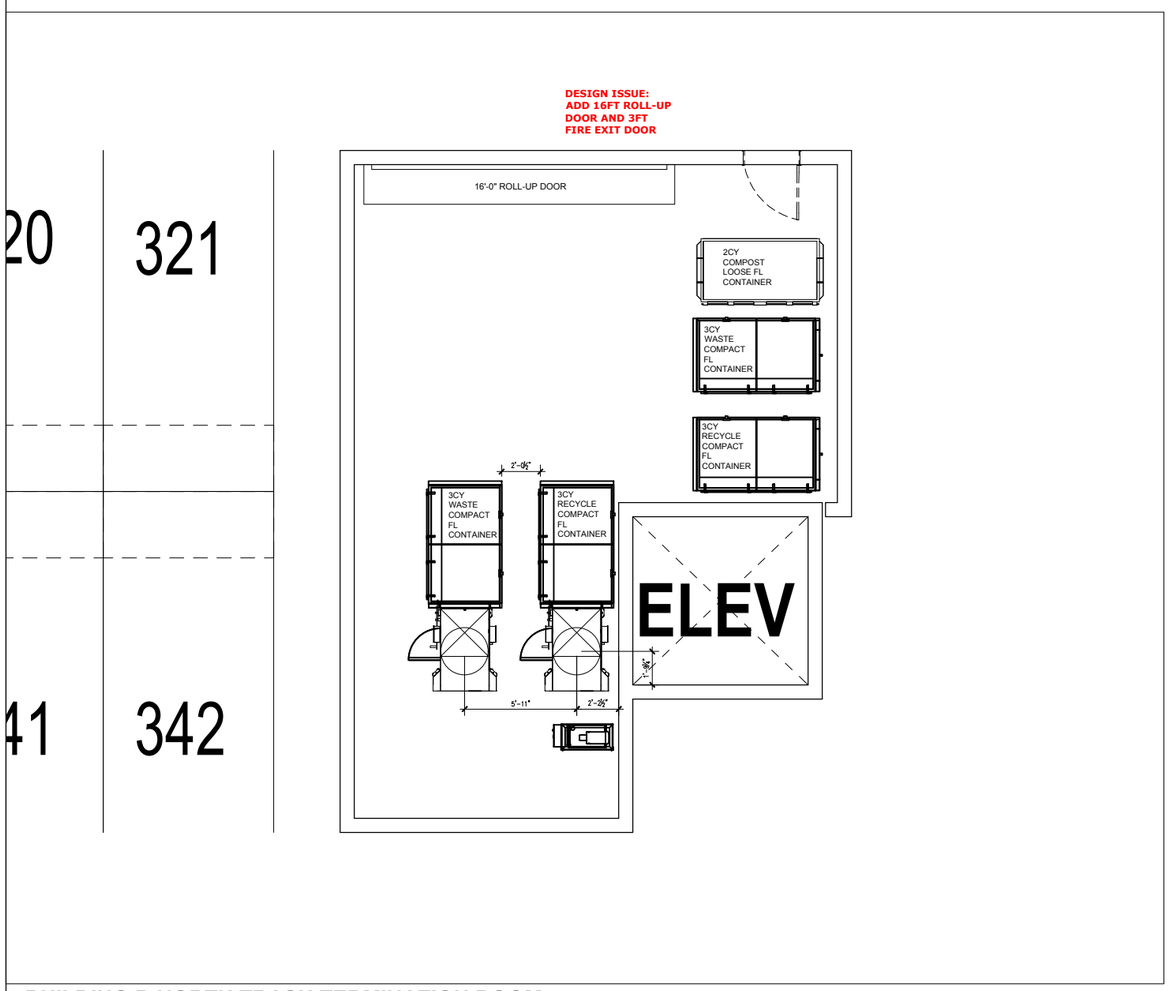
BUILDING A
EAST CORE

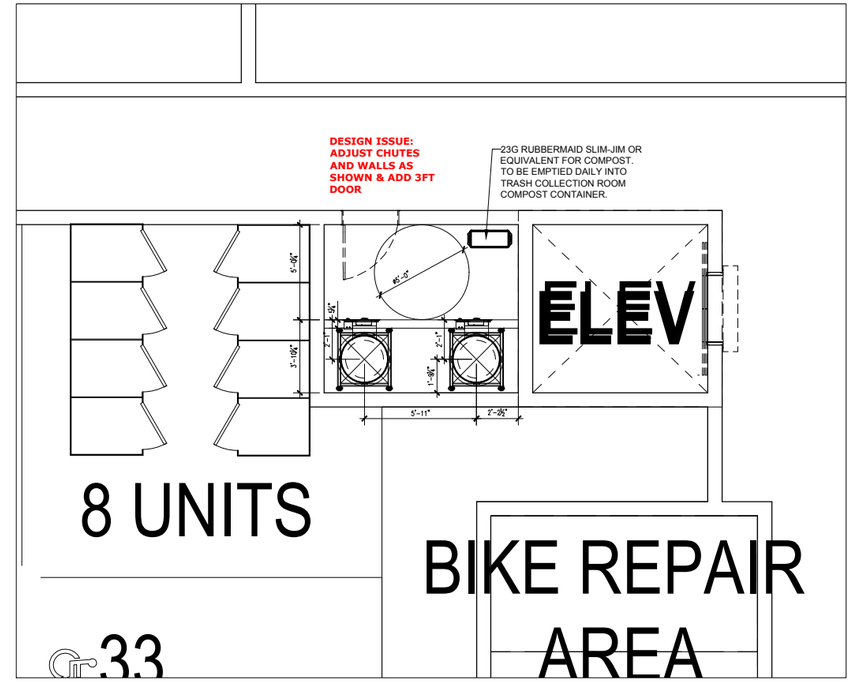
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	08/08/2025
SCALE	3/16" = 1'-0"
DRAWING NO.	TR1.1

BUILDING B NORTH CORE COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE COMPACT (3CY)	1		1		1		
RECYCLE COMPACT (3CY)	1		1		1		
COMPOST LOOSE (2CY)		1					
TOTAL	2	1	2	0	2	0	0



BUILDING B NORTH TRASH TERMINATION ROOM
LEVEL P1



BUILDING B NORTH UPPER CHUTE VESTIBULE
LEVEL 1-5

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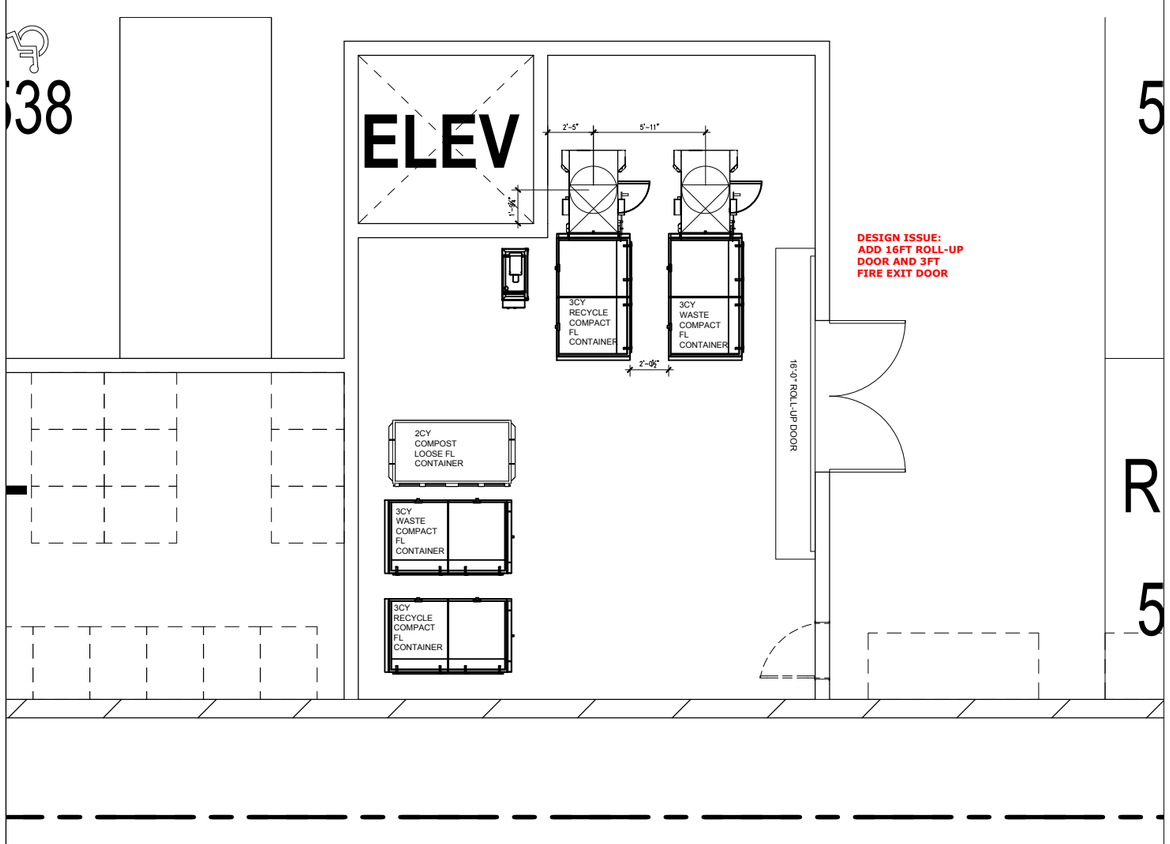
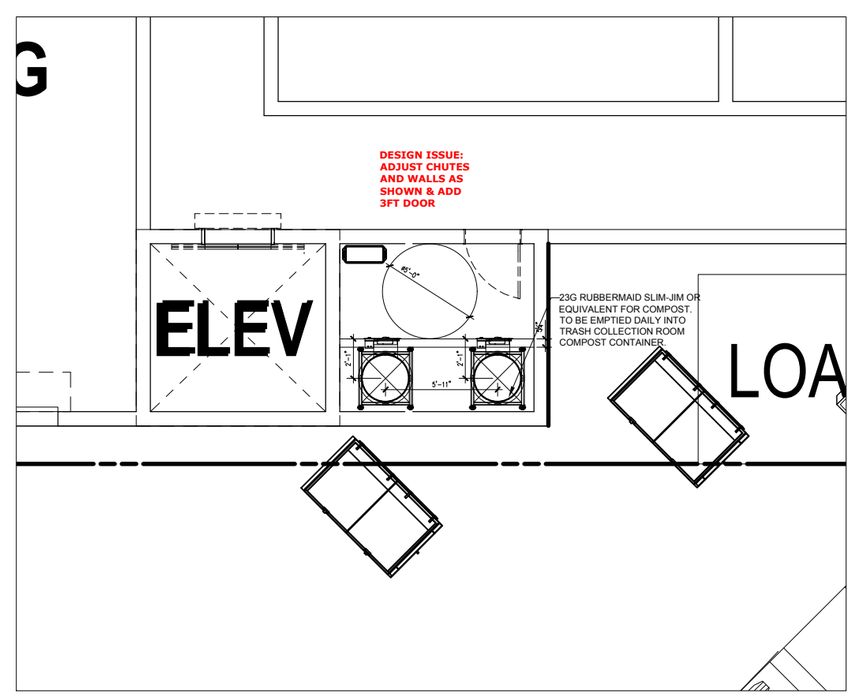
BUILDING B
NORTH CORE
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	08/08/2025
SCALE	3/16" = 1'-0"
DRAWING NO.	TR1.2

BUILDING B SOUTH CORE COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE COMPACT (3CY)	1		1		1		
RECYCLE LOOSE (3CY)	1		1		1		
COMPOST LOOSE (2CY)		1					
TOTAL	2	1	2	0	2	0	0



BUILDING B SOUTH TRASH TERMINATION ROOM
LEVEL P1



BUILDING B SOUTH UPPER CHUTE VESTIBULE
LEVEL 1-5

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
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CONSULTANT

KFA
ARCHITECT

HUDSON PACIFIC
OWNER / DEVELOPER

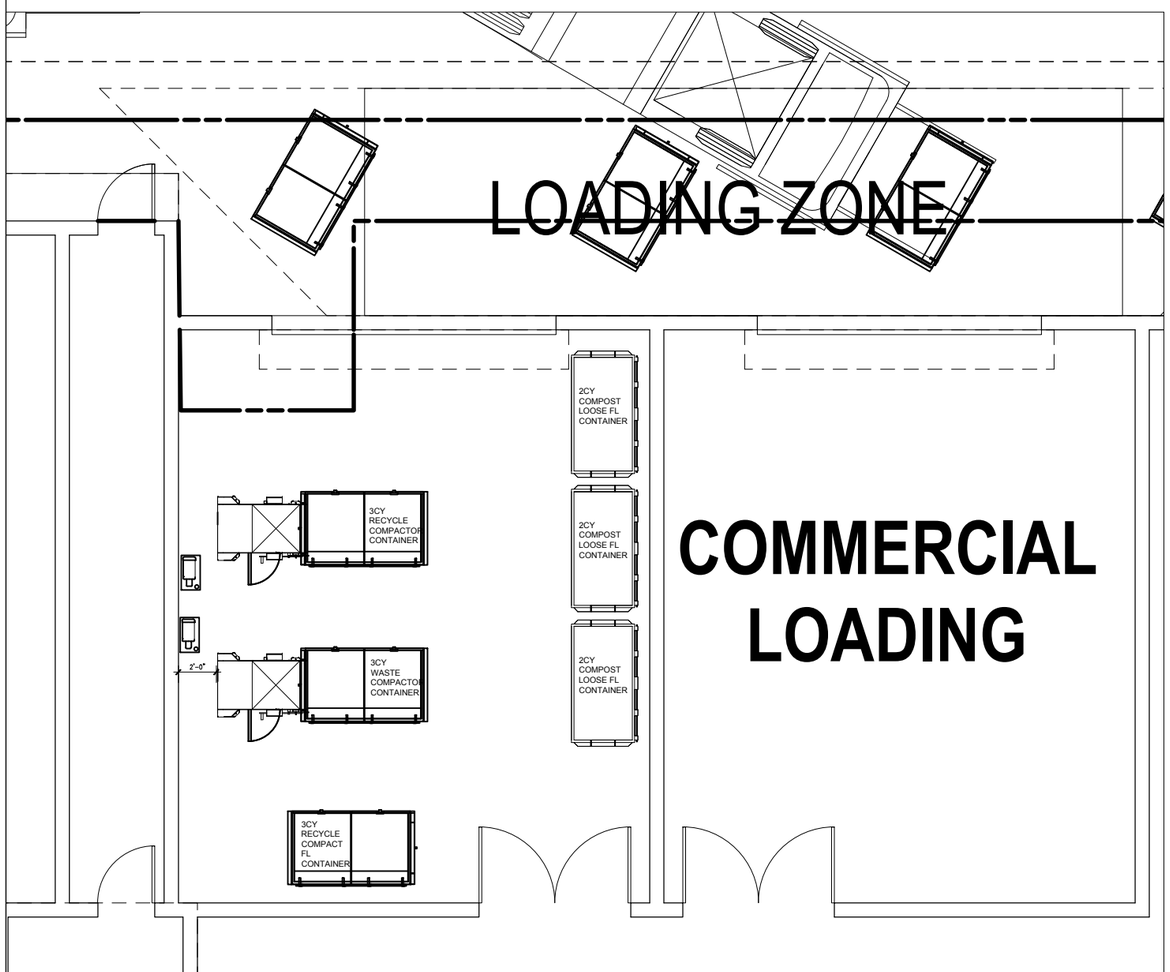
NO.	DATE	ISSUE / REVISION	ISSUED BY

10950 Washington Blvd
Culver City, CA
PROJECT

BUILDING B
SOUTH CORE
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	08/08/2025
SCALE	3/16" = 1'-0"
DRAWING NO.	TR1.3

BUILDING A COMMERCIAL COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE COMPACT (3CY)	1		1		1		
RECYCLE COMPACT (3CY)	2		2		2		
COMPOST LOOSE (2CY)	3		2		3		
TOTAL	6	0	5	0	6	0	0



COMMERCIAL TRASH COLLECTION ROOM
LEVEL 1

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10950 Washington Blvd
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PROJECT

COMMERCIAL TRASH
DRAWING TITLE

PROJECT NO.	
DRAWN	CM
APPROVED	CS
DATE	08/08/2025
SCALE	3/16" = 1'-0"

DRAWING NO.
TR1.4