



COMPREHENSIVE PLAN AMENDMENT 6 (CPA 6)
REVISED EXHIBITS

THE CULVER STUDIOS

JANUARY 15, 2016



Gensler

BUILDING Y

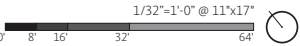
LEVEL 01

LEGEND

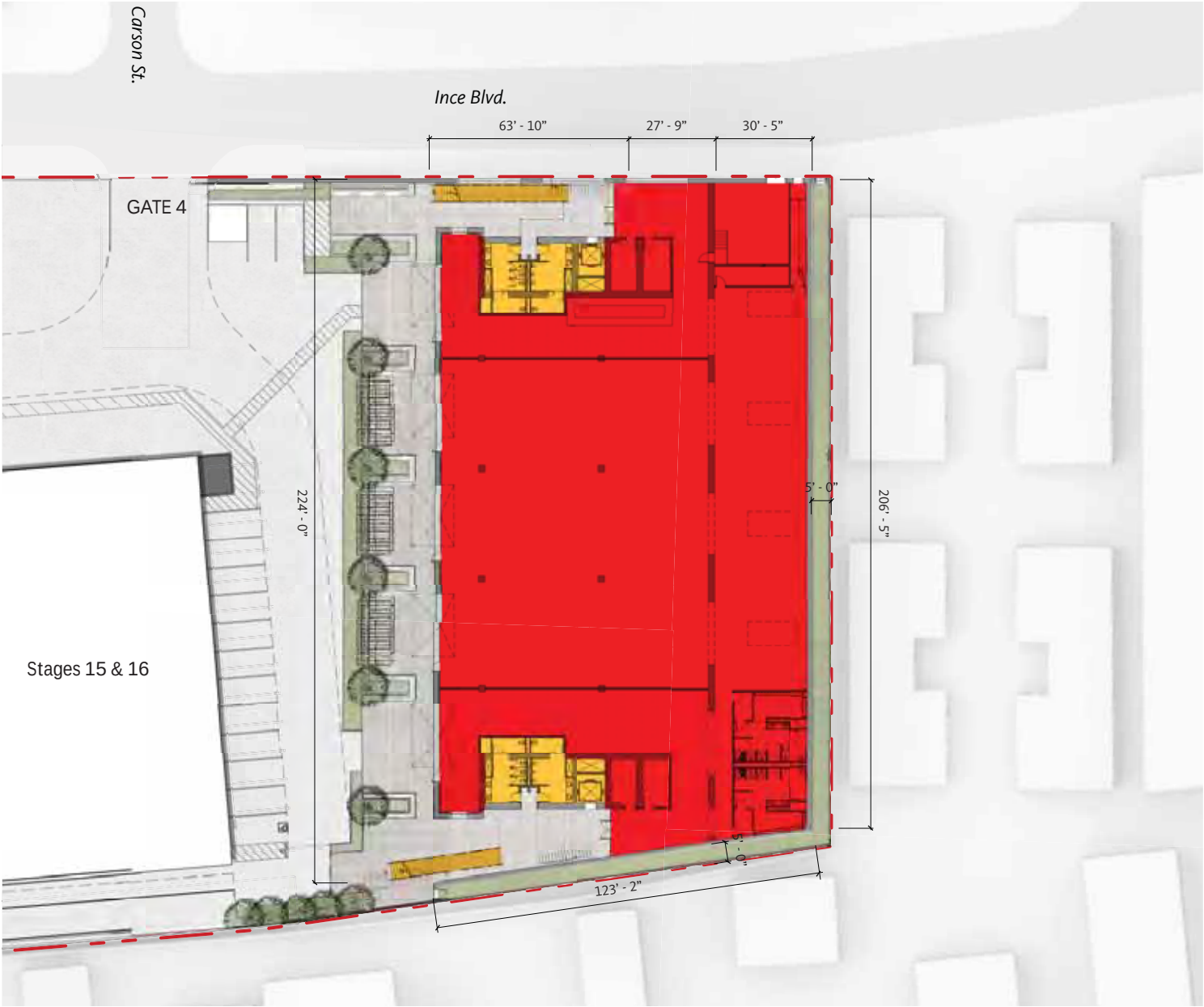
Level 01 Area: 23,690 GSF
Total Area: 76,960 GSF

- Office
- Vertical Circulation / Restrooms
- Trash / Recycling Enclosure
- Planters / Landscape

Building Y Level 01



Building Y's west and south exterior walls are shifted 5 feet away from the property line to allow a buffer zone between the building and it's neighboring properties.



BUILDING Y

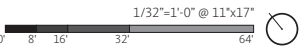
LEVEL 02

LEGEND

Level 02 Area: 16,260 GSF
Total Area: 76,960 GSF

- Office
- Vertical Circulation / Restrooms
- Trash / Recycling Enclosure
- Planters / Landscape

Building Y Level 02



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BUILDING Y

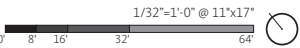
LEVEL 03

LEGEND

Level 03 Area: 13,680 GSF
Total Area: 76,960 GSF

- Office
- Vertical Circulation / Restrooms
- Trash / Recycling Enclosure
- Planters / Landscape

Building Y Level 03



BUILDING Y

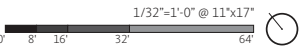
LEVEL 04

LEGEND

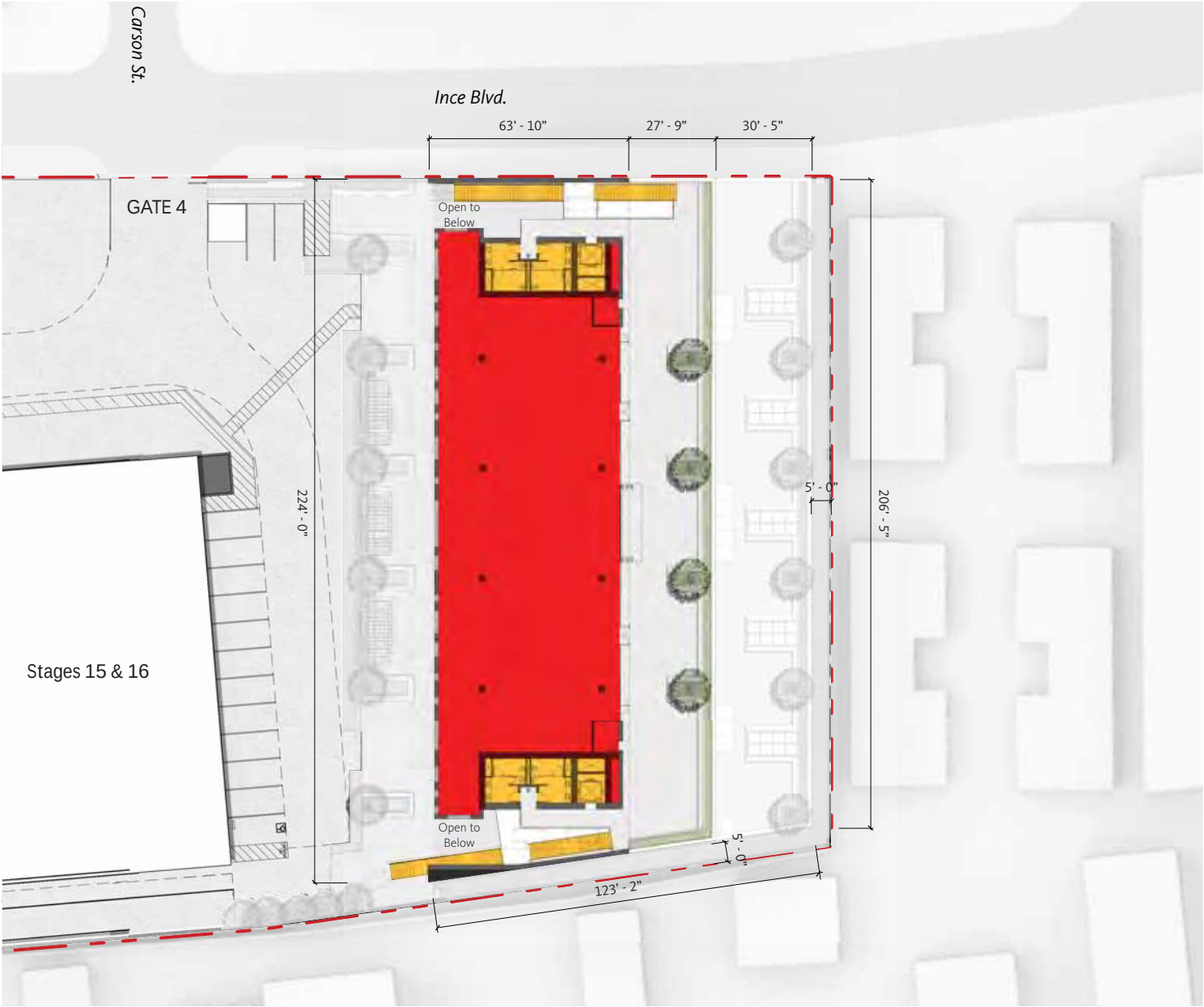
Level 04 Area: 10,920 GSF
Total Area: 76,960 GSF

- Office
- Vertical Circulation / Restrooms
- Trash / Recycling Enclosure
- Planters / Landscape

Building Y Level 04



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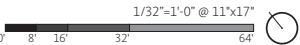
BUILDING Y ROOF

LEGEND

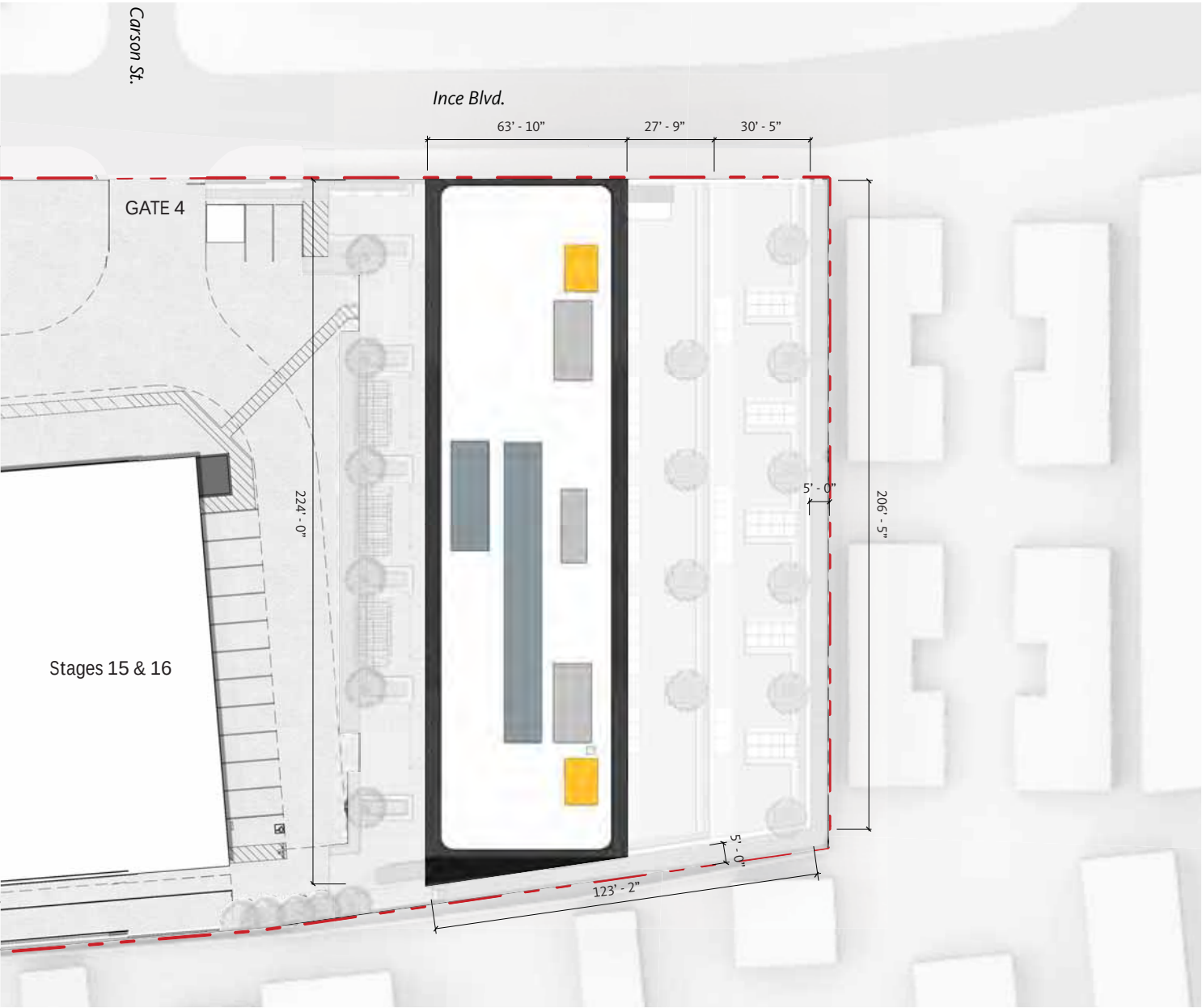
Roof Level Area: 12,410 GSF
Total Area: 76,960 GSF

- Vertical Circulation / Restrooms
- Trash / Recycling Enclosure
- Planters / Landscape
- Mechanical
- Architectural Projection
- Photovoltaic Panels

Building Y Roof Level



Building Y's architectural projection/mechanical screen, as conceptually proposed, is approximately 1,945 square feet or 14.8% of the total roof area. Architectural projection/mechanical screen will not exceed the 15% threshold based on the ratio of Architectural projection/mechanical screen to total roof area.



BUILDING Y

STUDIO ELEVATION

Building Y's west roof wall is angled away from the property line to allow more sunlight and viewable sky on the neighboring properties.



Materials



① Glass Type 1



② Railing



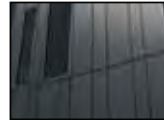
③ Steel Windows & Doors



④ Black Corrugated Metal



⑤ Board Formed Concrete



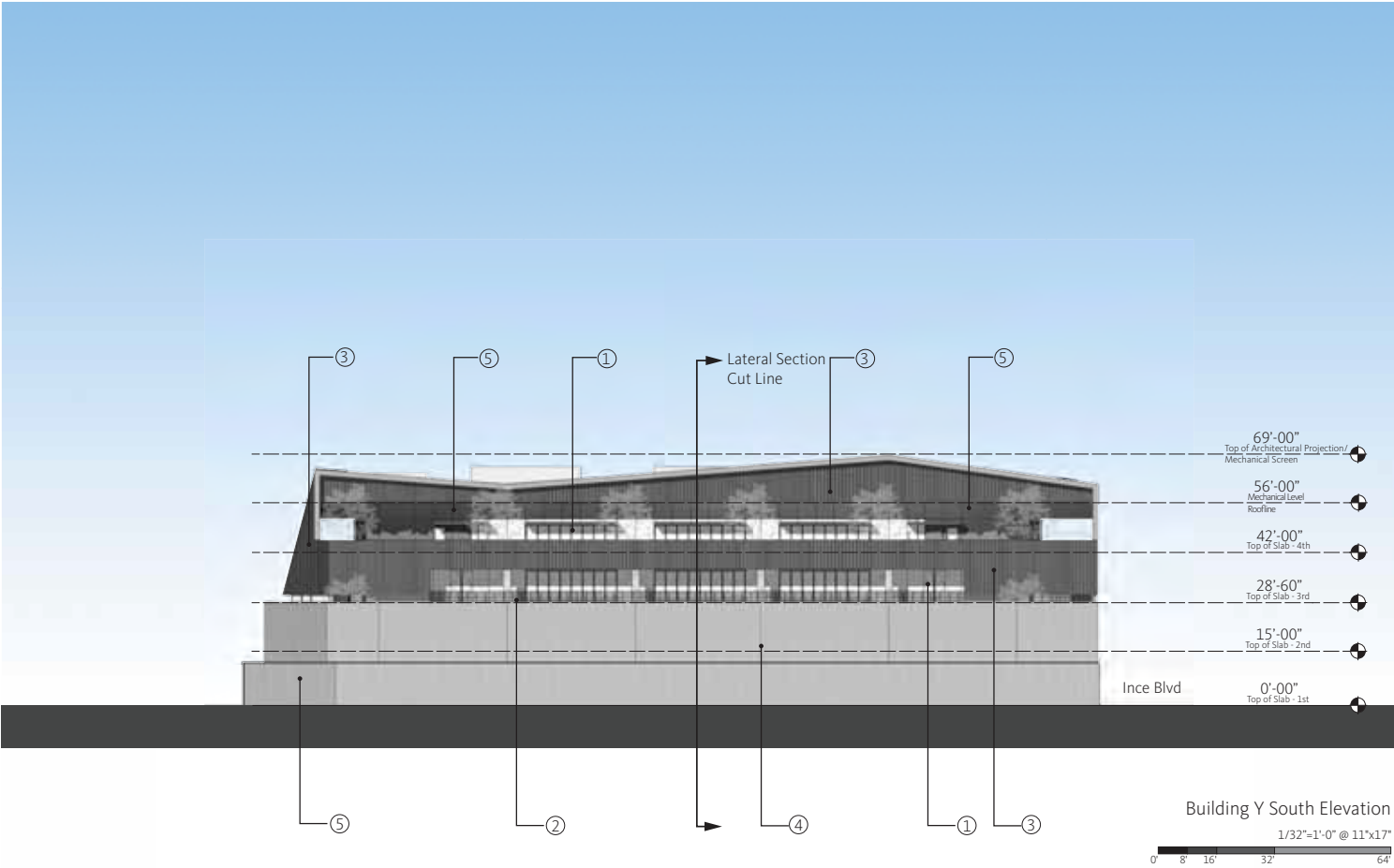
⑥ Gunmetal Flat Metal Panel



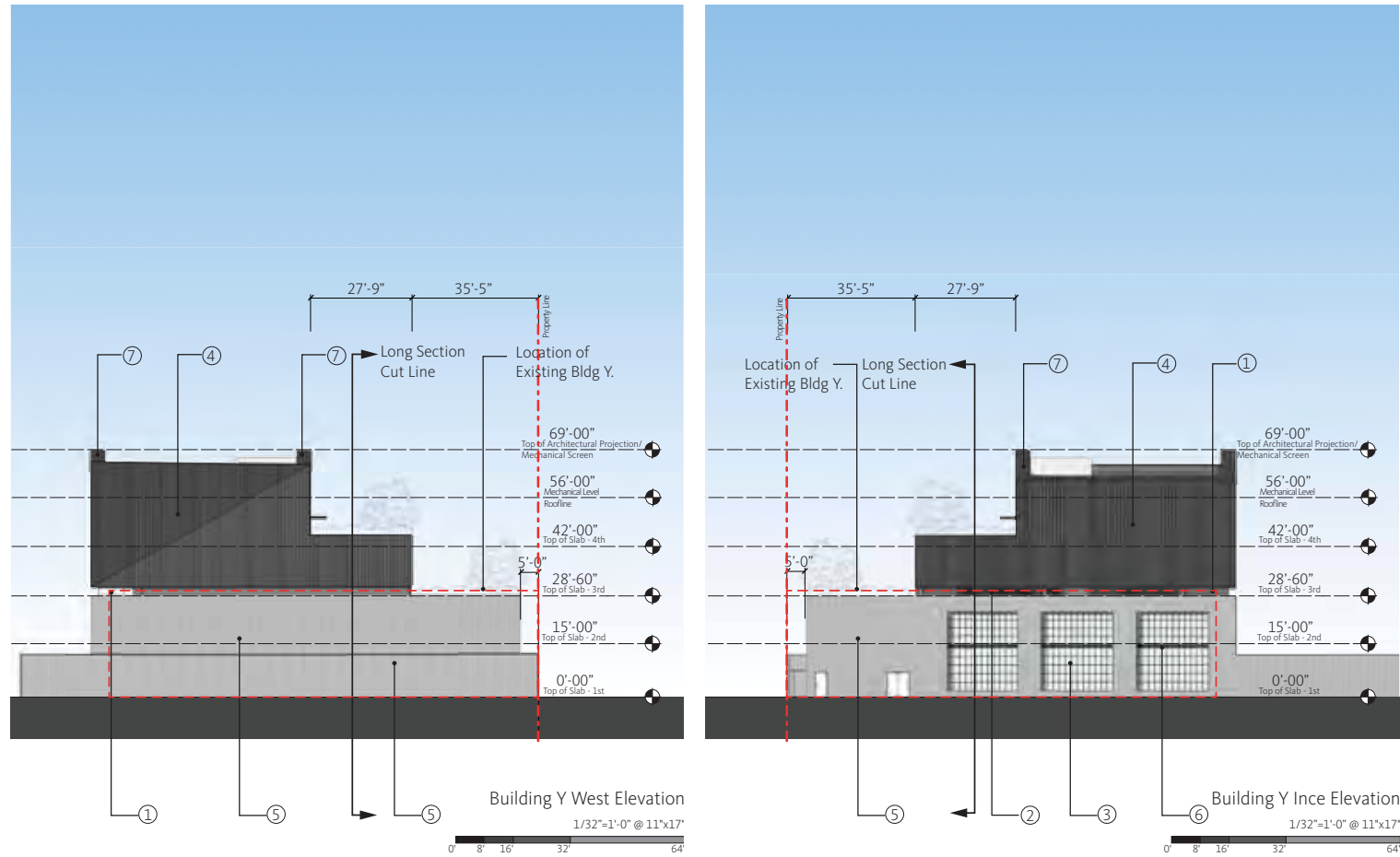
⑦ Painted Steel

BUILDING Y

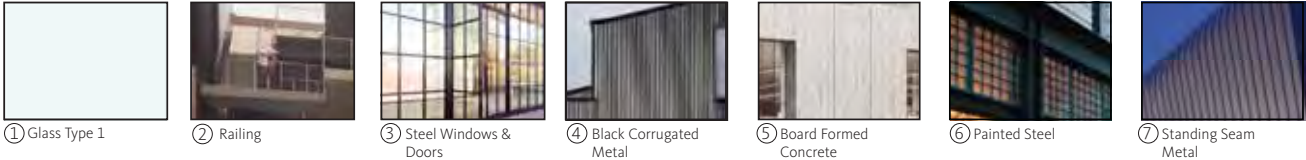
SOUTH ELEVATION



BUILDING Y INCE & WEST ELEVATION

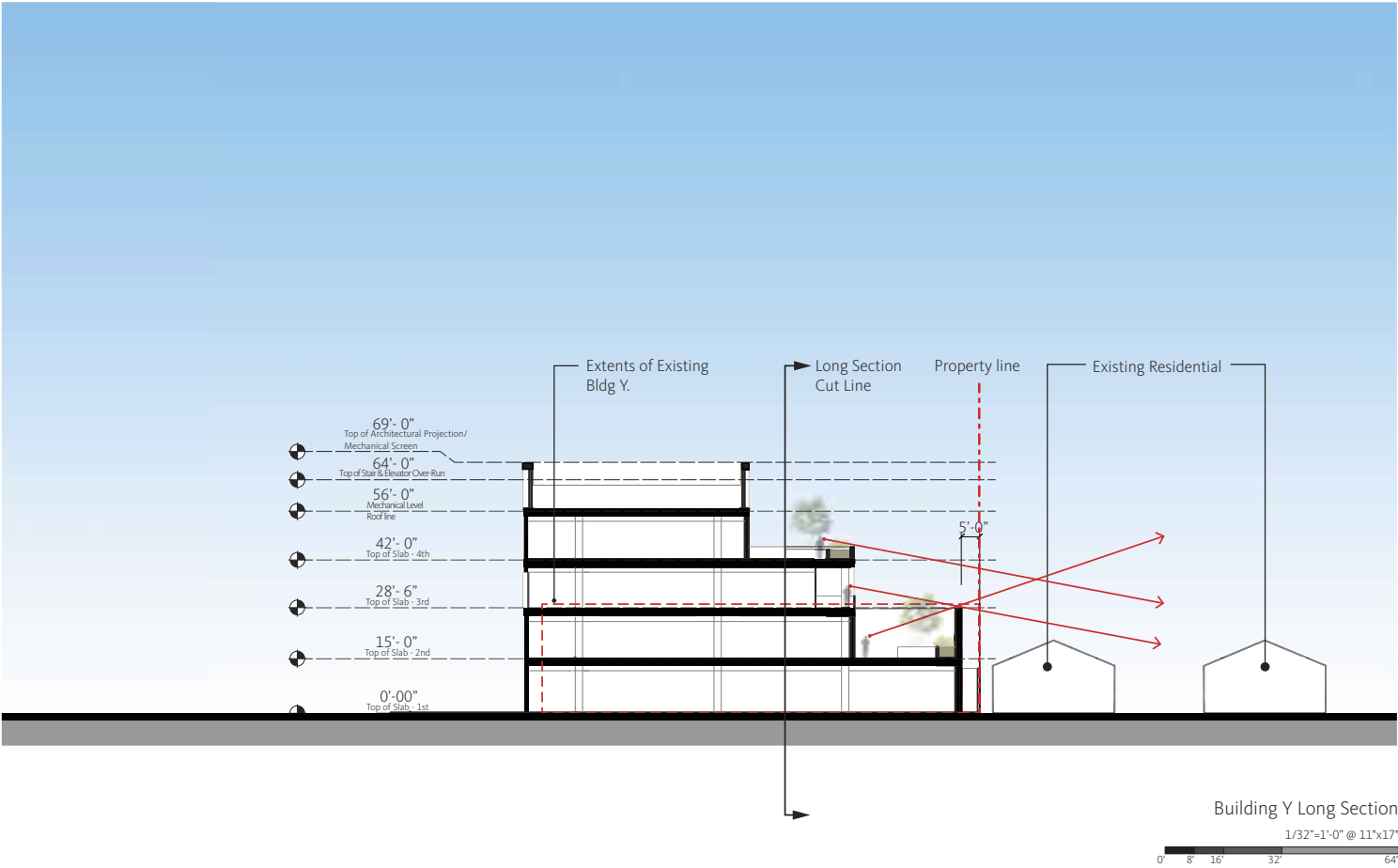


Materials

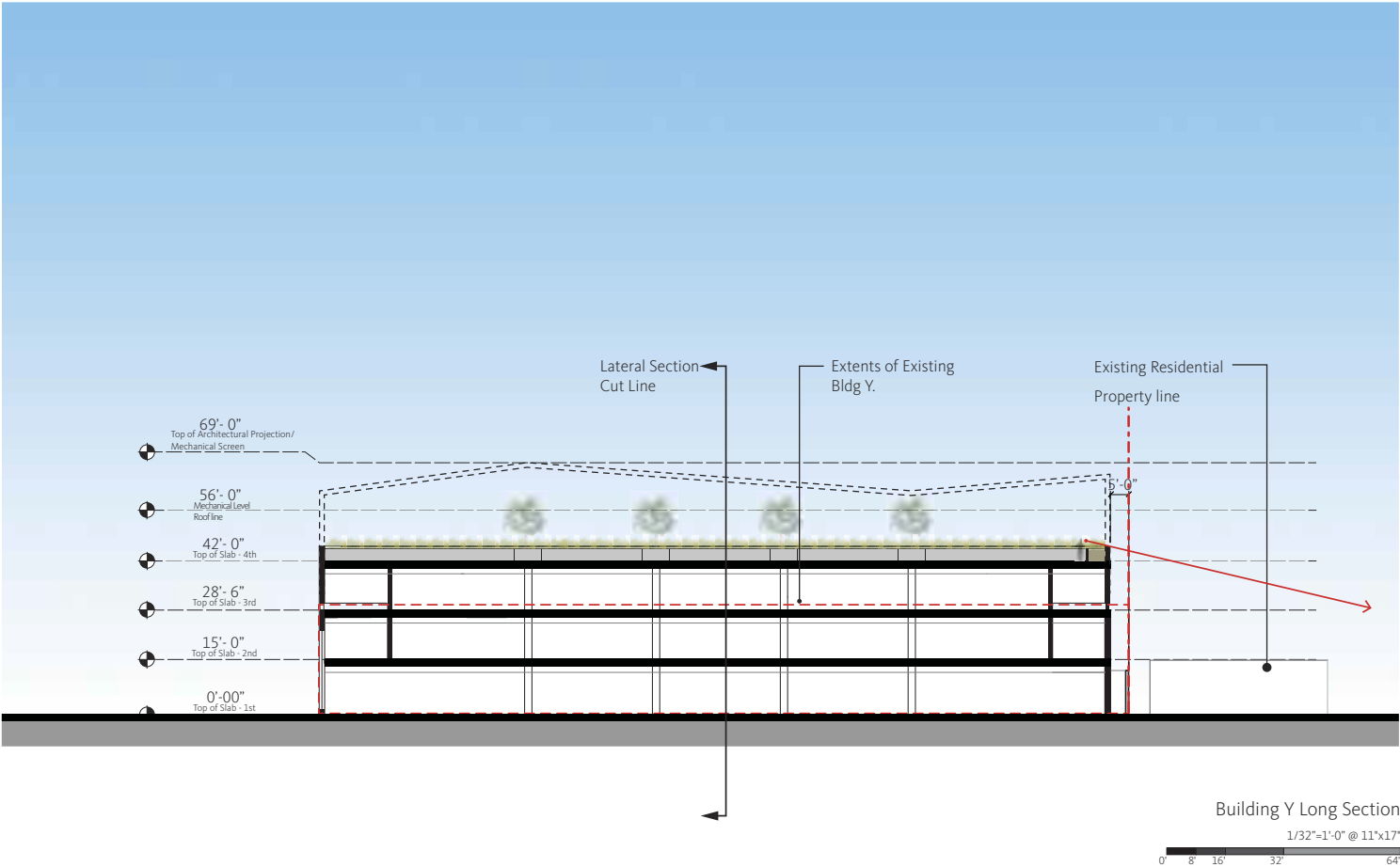


BUILDING Y

LATERAL SECTION



BUILDING Y LONG SECTION



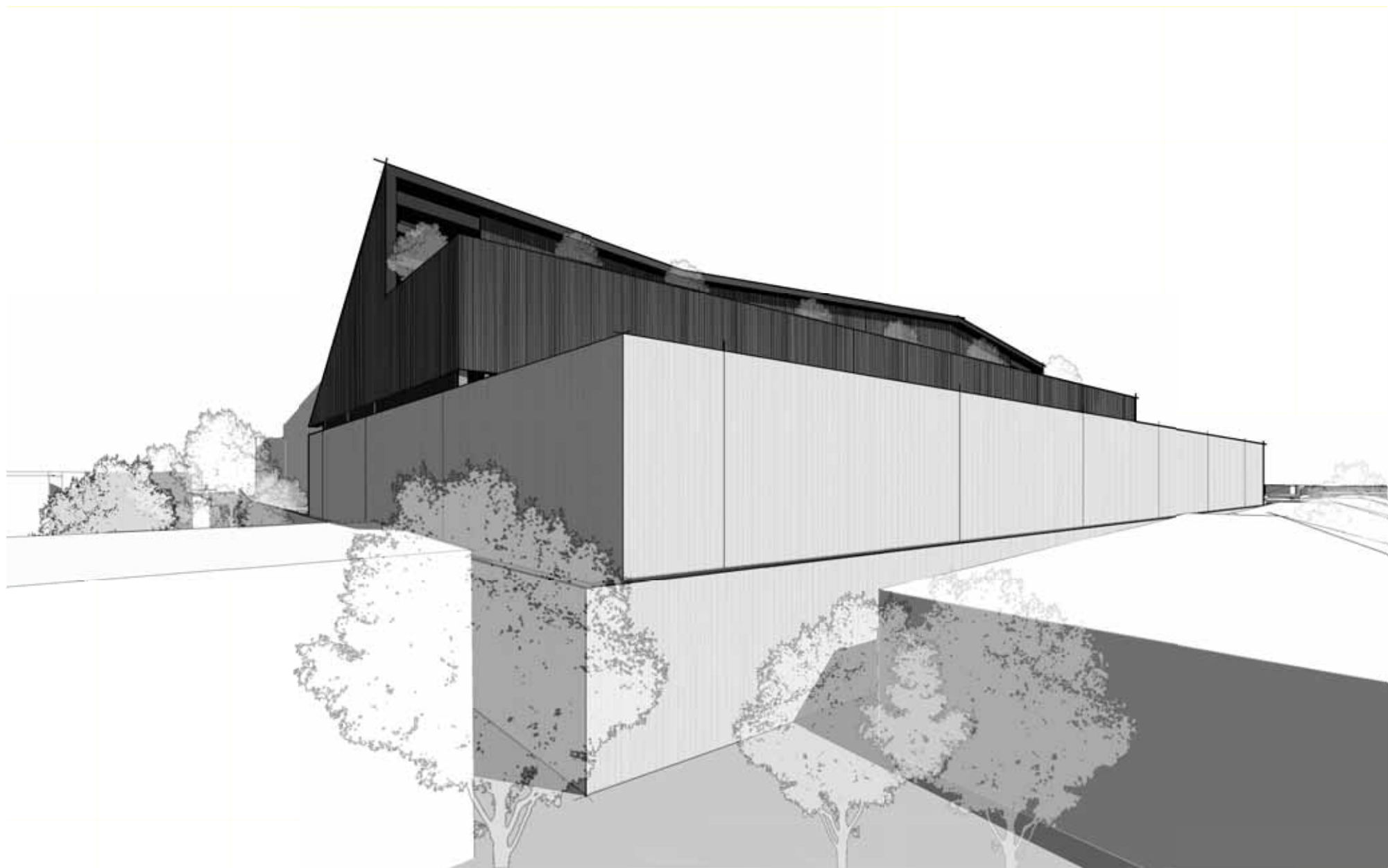














COMPREHENSIVE PLAN AMENDMENT 6 (CPA 6)
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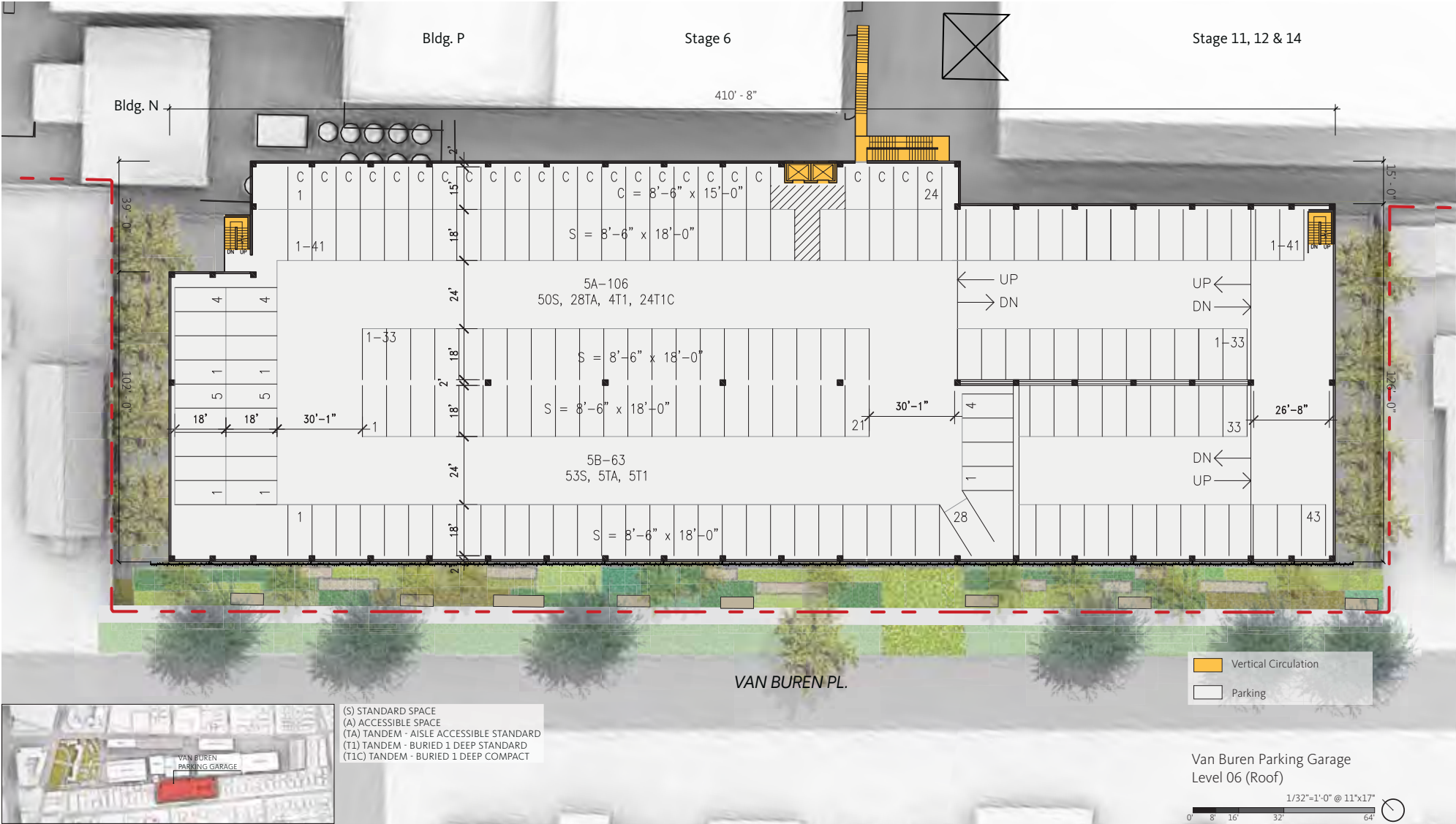
THE CULVER STUDIOS

MAY 12, 2016



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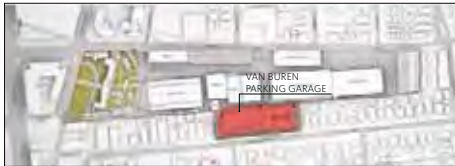
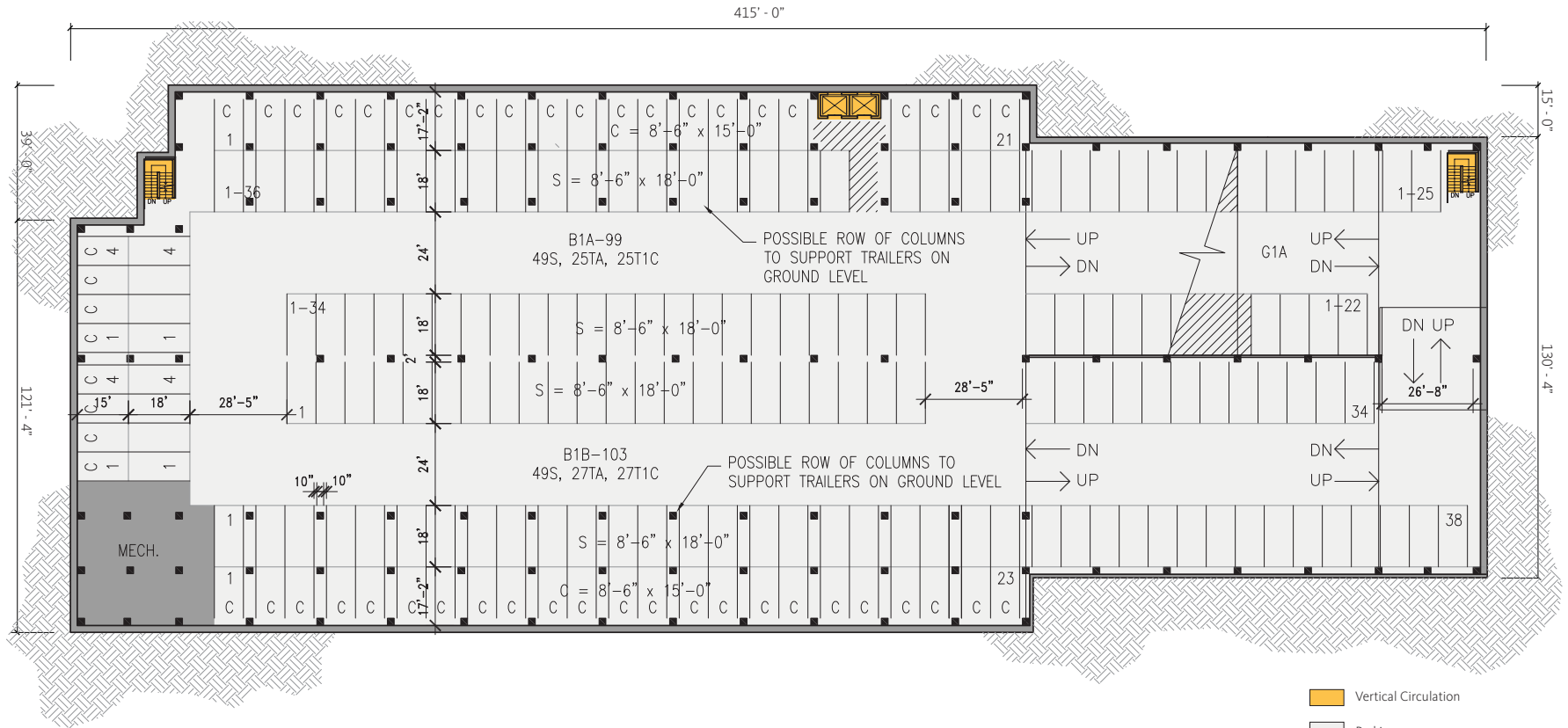
CPA 6 - VAN BUREN PARKING GARAGE ROOF



[illegible]

CPA 6 - VAN BUREN PARKING GARAGE

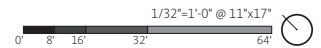
BASEMENT LEVEL 01



(S) STANDARD SPACE
 (A) ACCESSIBLE SPACE
 (TA) TANDEM - AISLE ACCESSIBLE STANDARD
 (T1) TANDEM - BURIED 1 DEEP STANDARD
 (T1C) TANDEM - BURIED 1 DEEP COMPACT

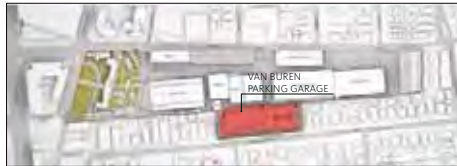
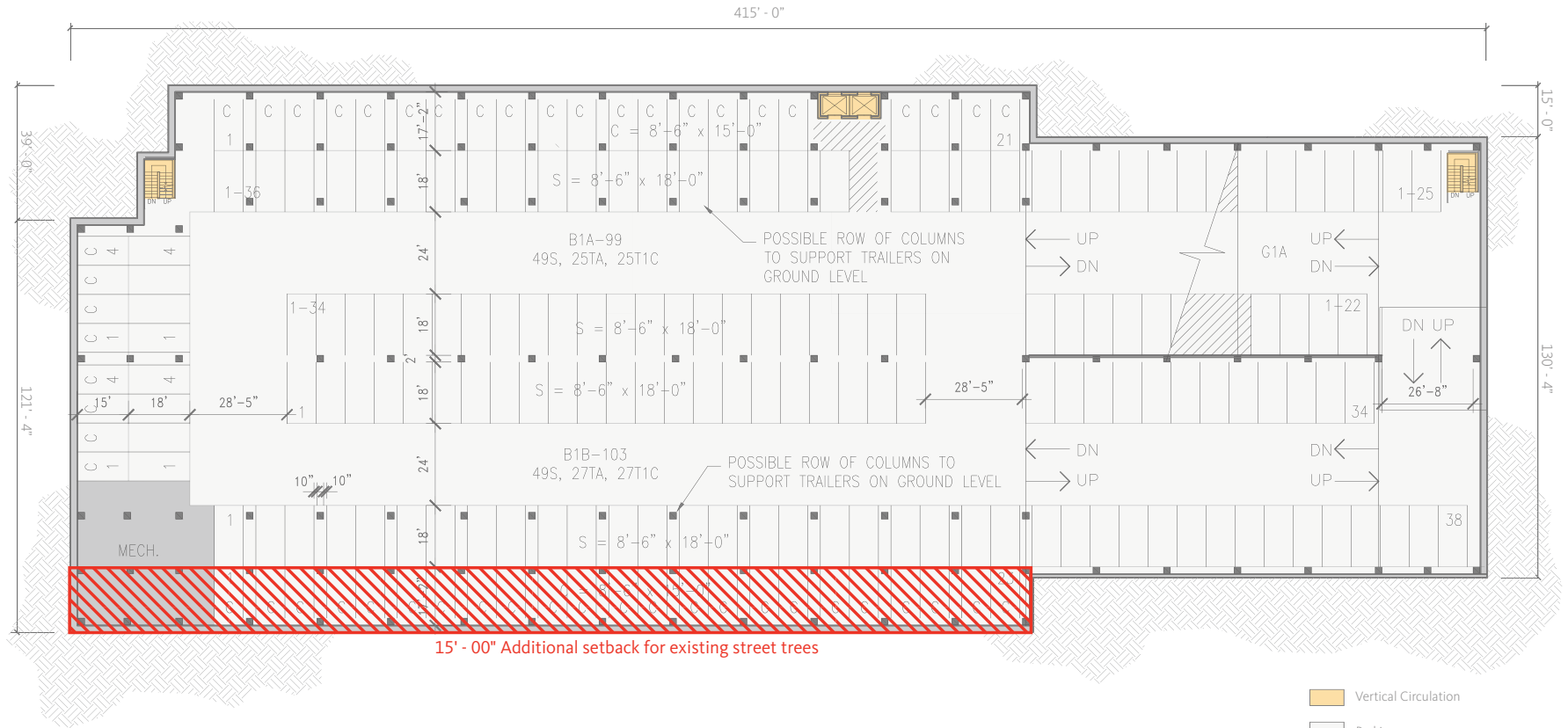
- Vertical Circulation
- Parking
- Mechanical

Van Buren Parking Garage
 Level B1



REVISED - VAN BUREN PARKING GARAGE

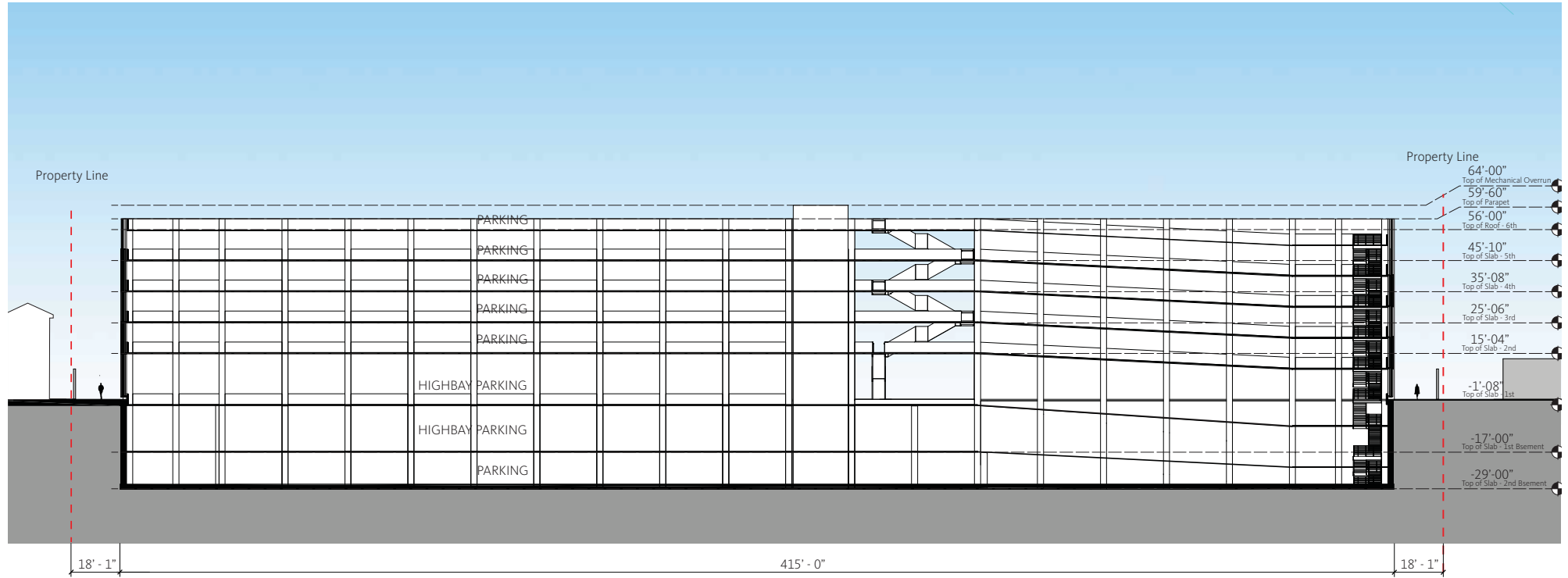
BASEMENT LEVEL 01



(S) STANDARD SPACE
 (A) ACCESSIBLE SPACE
 (TA) TANDEM - AISLE ACCESSIBLE STANDARD
 (T1) TANDEM - BURIED 1 DEEP STANDARD
 (T1C) TANDEM - BURIED 1 DEEP COMPACT

CPA 6 - VAN BUREN PARKING GARAGE

NORTH - SOUTH SECTION



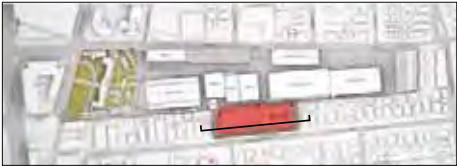
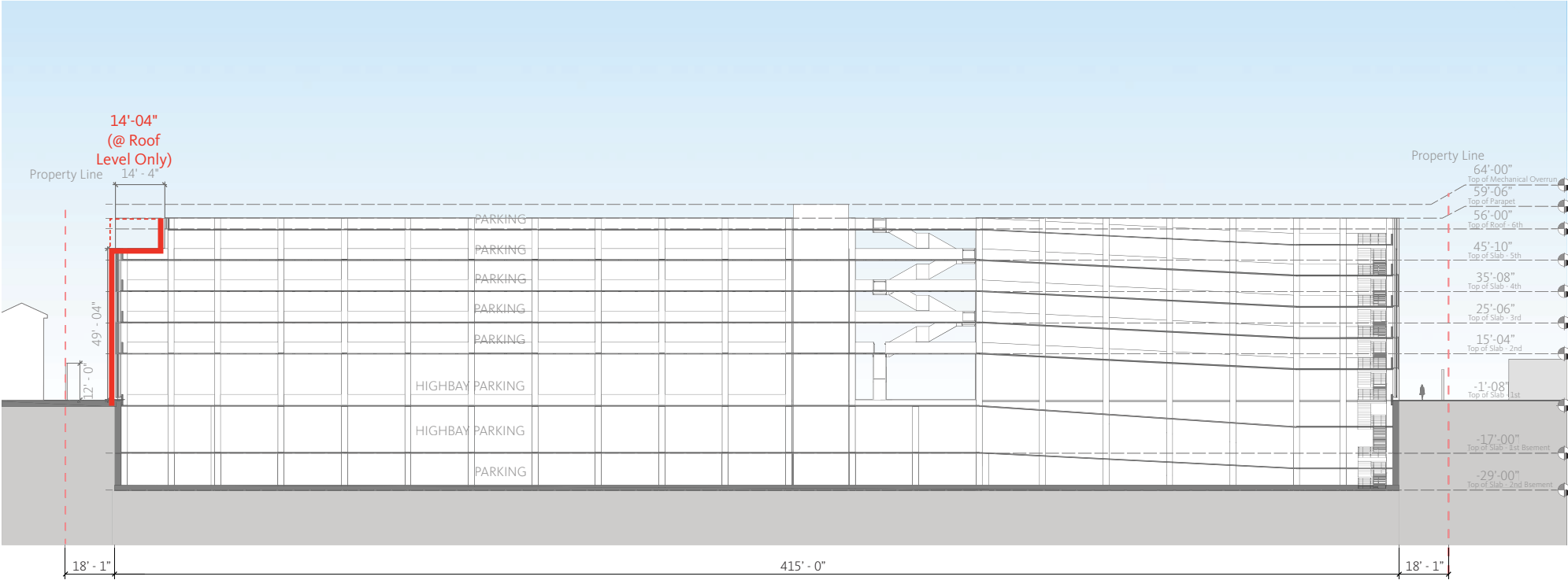
Van Buren Parking Garage
North-South Section

1/32"=1'-0" @ 11"x17"



REVISED - VAN BUREN PARKING GARAGE

NORTH - SOUTH SECTION

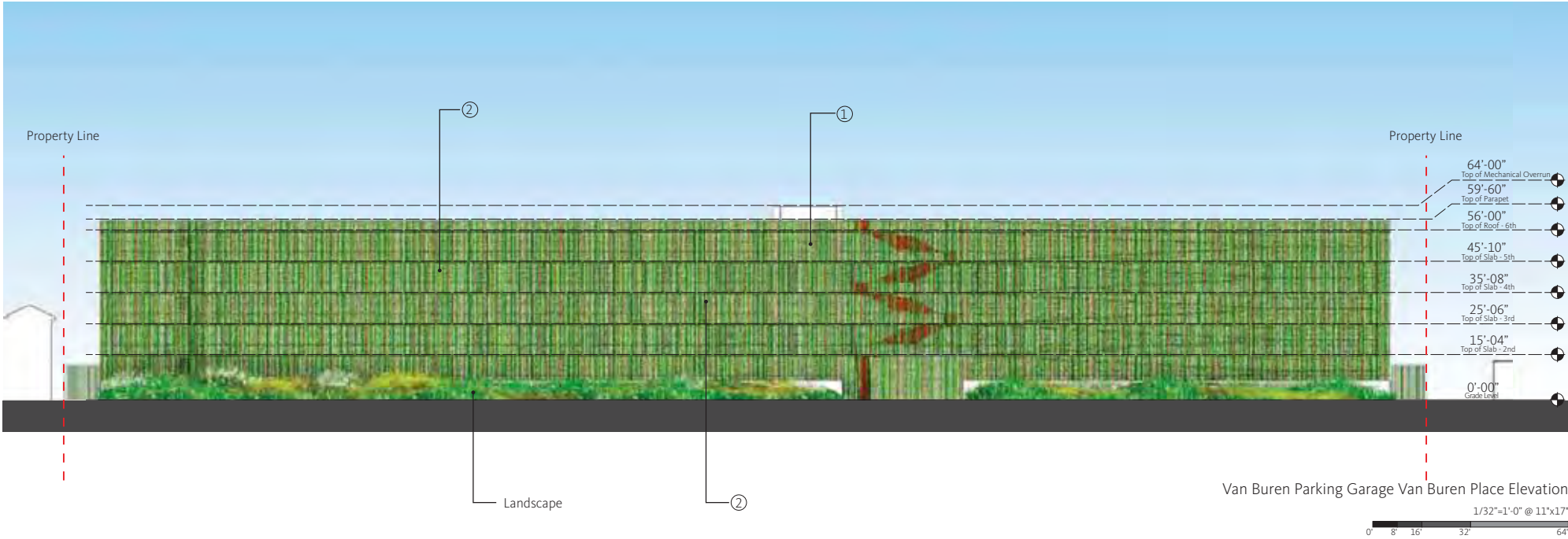


Van Buren Parking Garage
North-South Section

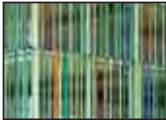
1/32"=1'-0" @ 11"x17"
0' 8' 16' 32' 64'

CPA 6 - VAN BUREN PARKING GARAGE

VAN BUREN PLACE ELEVATION



Materials

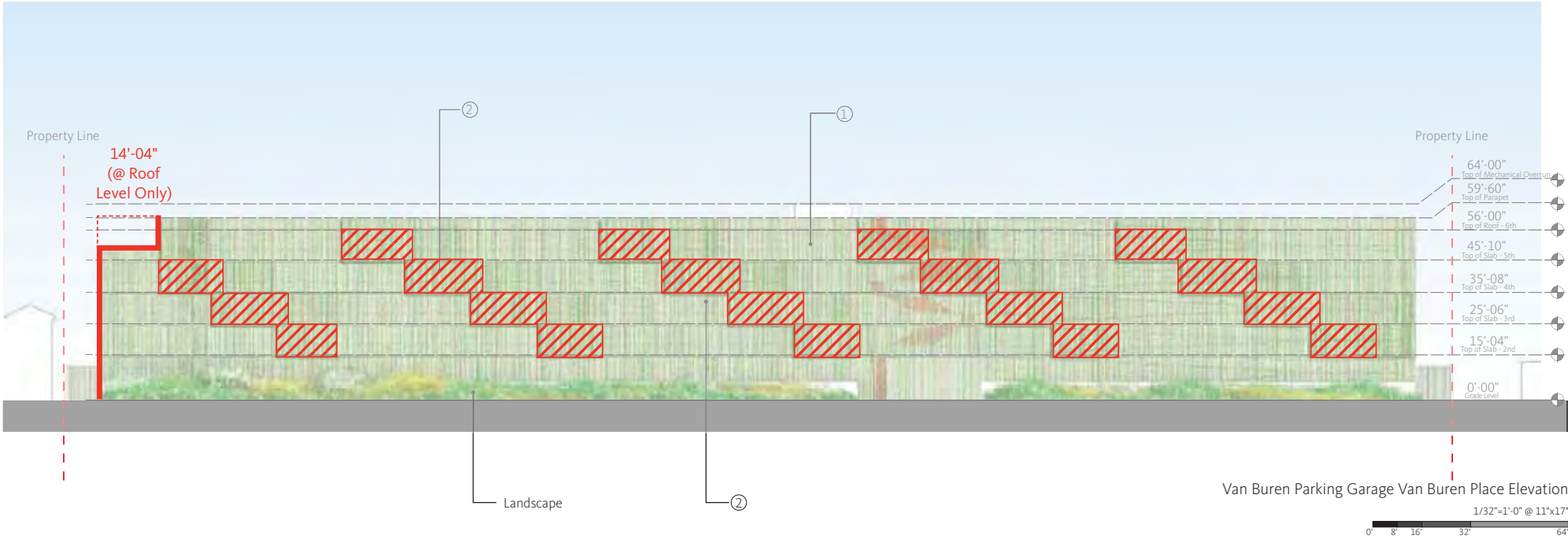



① Concrete

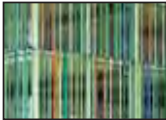
② Aluminum Screen

REVISED - VAN BUREN PARKING GARAGE

VAN BUREN PLACE ELEVATION



Materials

① Concrete

② Aluminum Screen

CPA 6 - VAN BUREN PARKING GARAGE

VAN BUREN PLACE ELEVATION

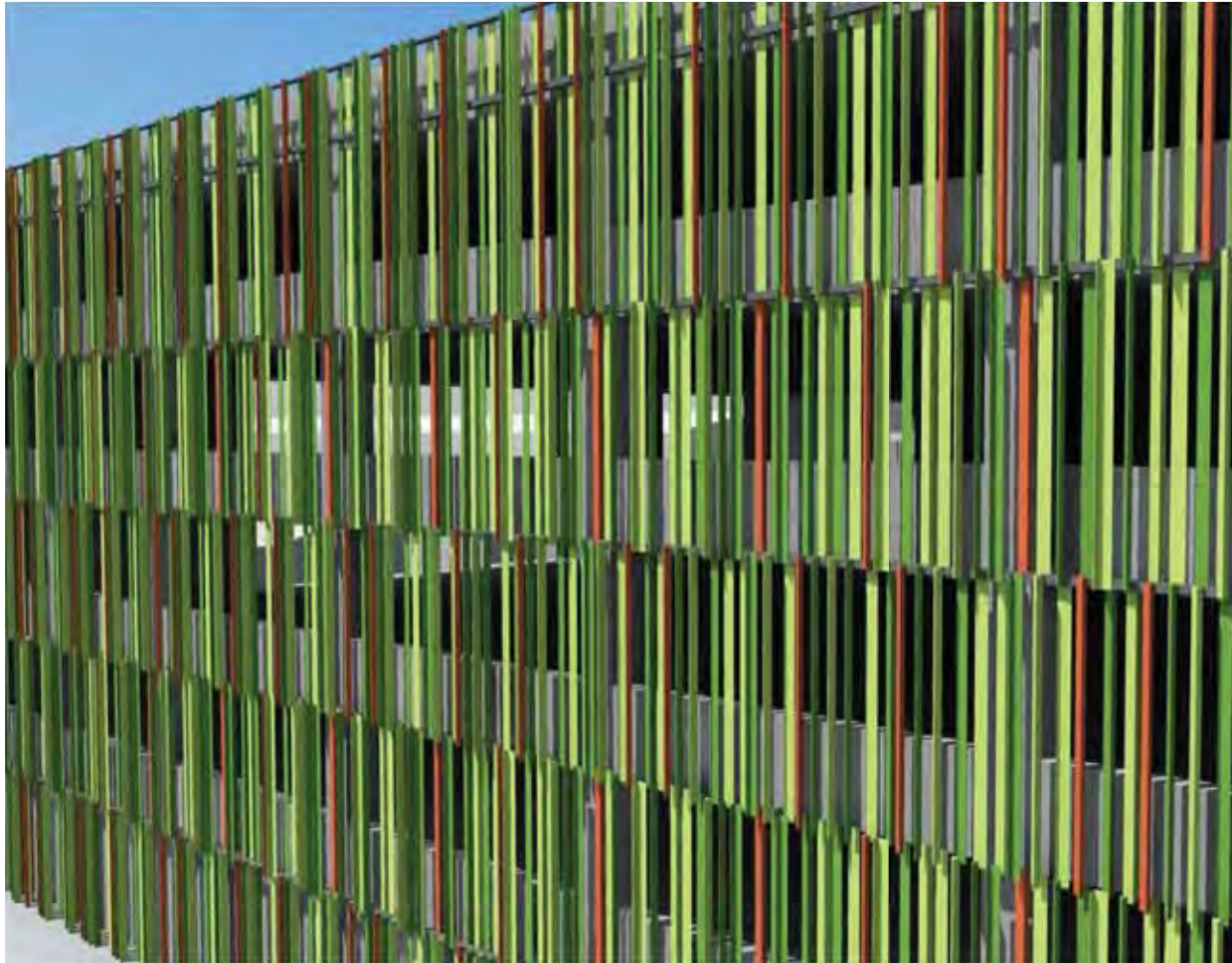


REVISED - VAN BUREN PARKING GARAGE

VAN BUREN PLACE ELEVATION - 36" OFFSET & UPPER LEVEL BLUE COLOR

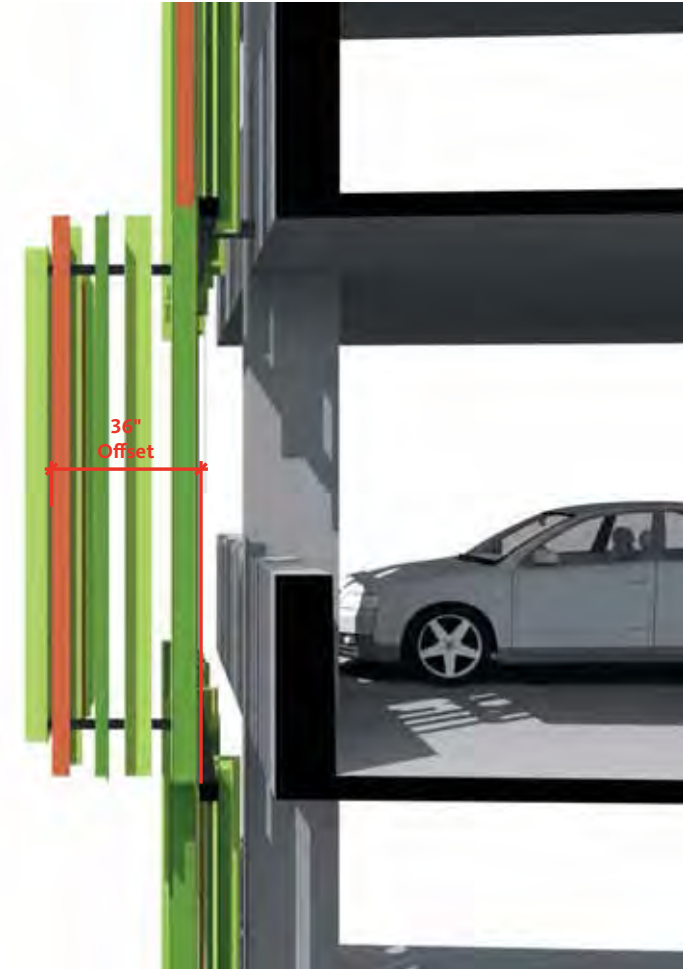
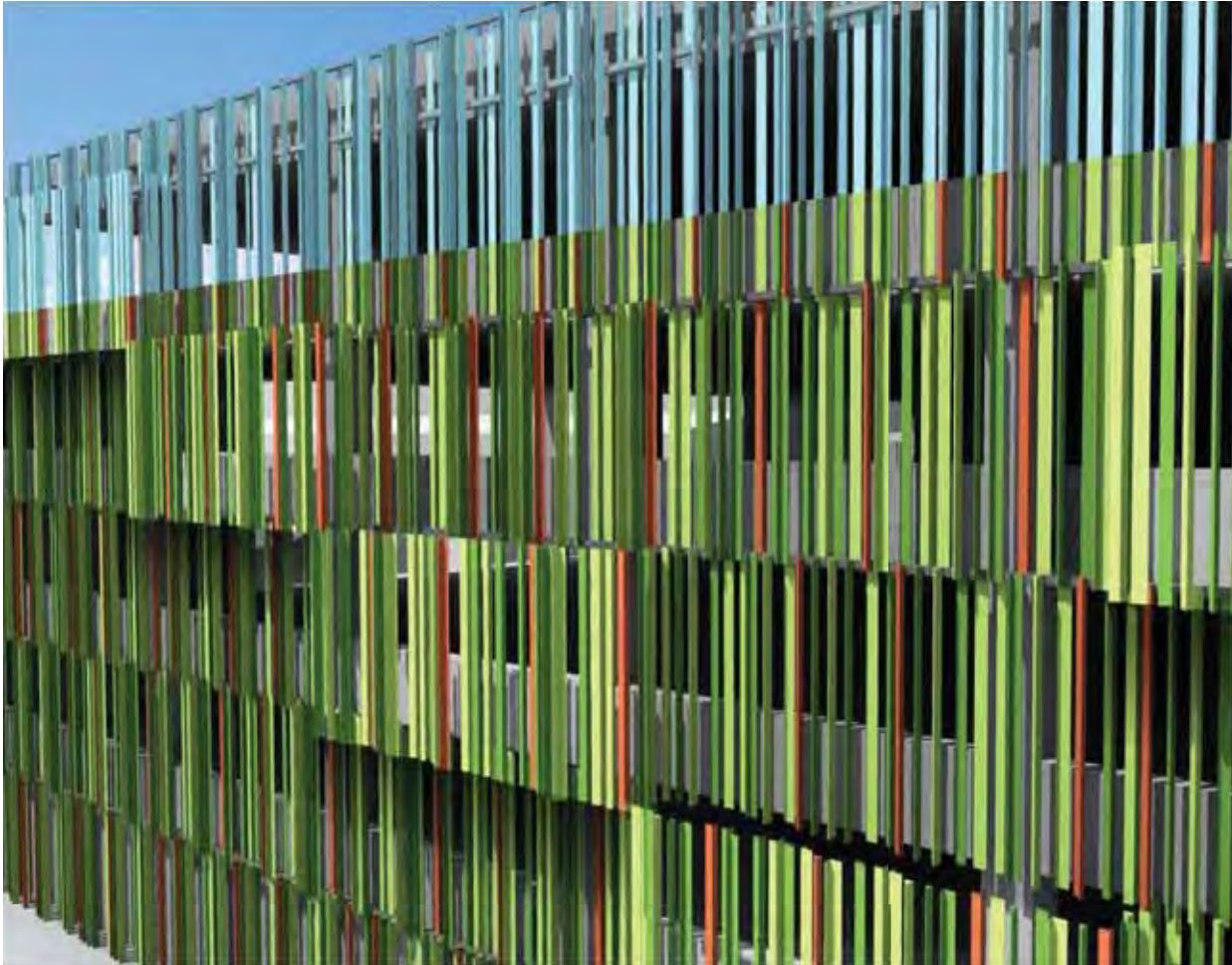


CPA 6 - VAN BUREN PARKING GARAGE FACADE SCREEN



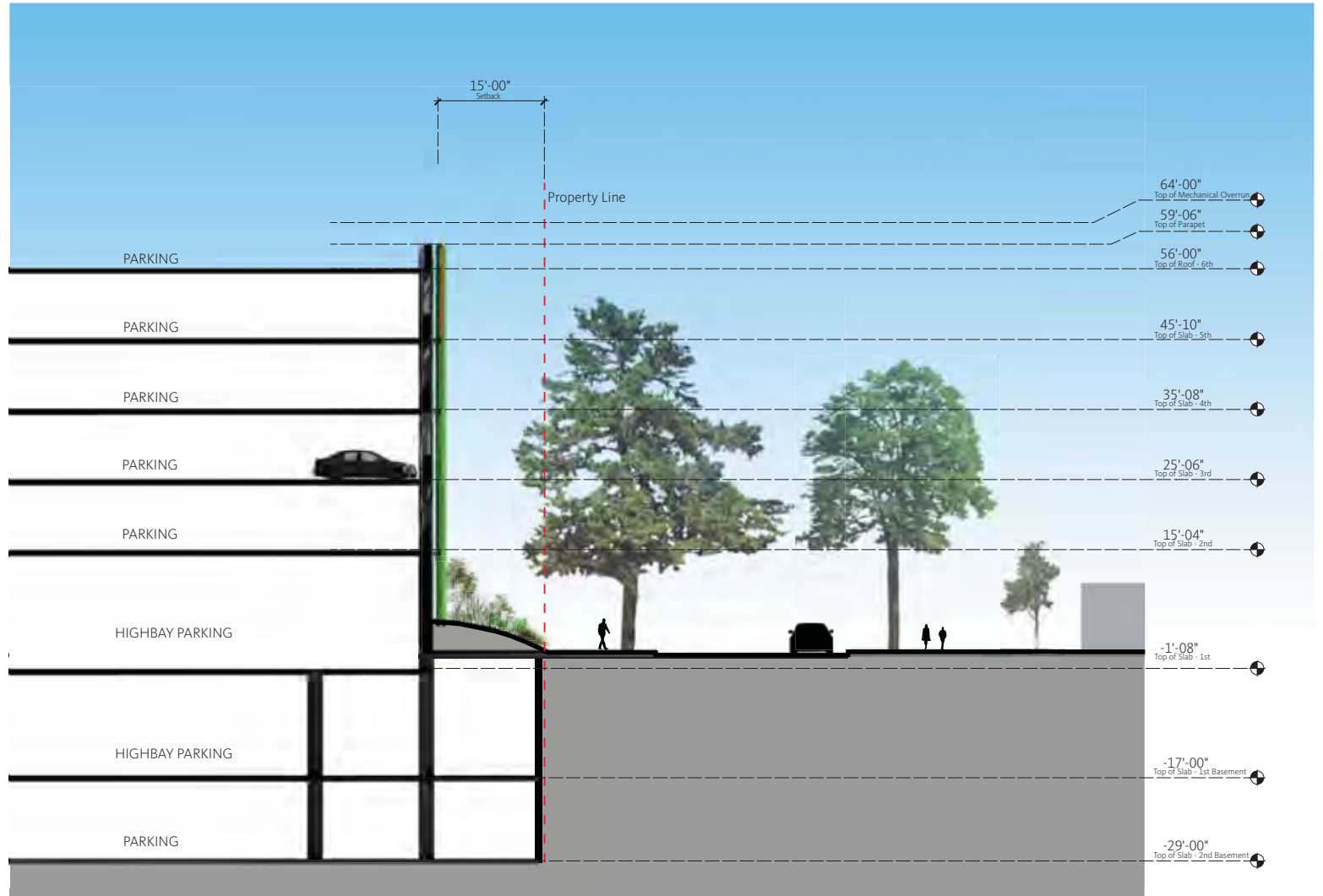
CPA 6 - VAN BUREN PARKING GARAGE

FACADE SCREEN - 36" OFFSET & UPPER LEVEL BLUE COLOR



CPA 6 - VAN BUREN PARKING GARAGE

EAST - WEST SECTION - ORIGINAL SCREEN



REVISED - VAN BUREN PARKING GARAGE

EAST - WEST SECTION - 36" OFFSET UPPER LEVEL BLUE COLOR

NOTES:

UPPER LEVEL COLOR TREATMENT

The upper portion of the facade will have a color shift, with various hues, to represent the color of a day-lit sky to lessen visual impacts that may occur above the existing tree line.

FACADE SCREEN ARTICULATION

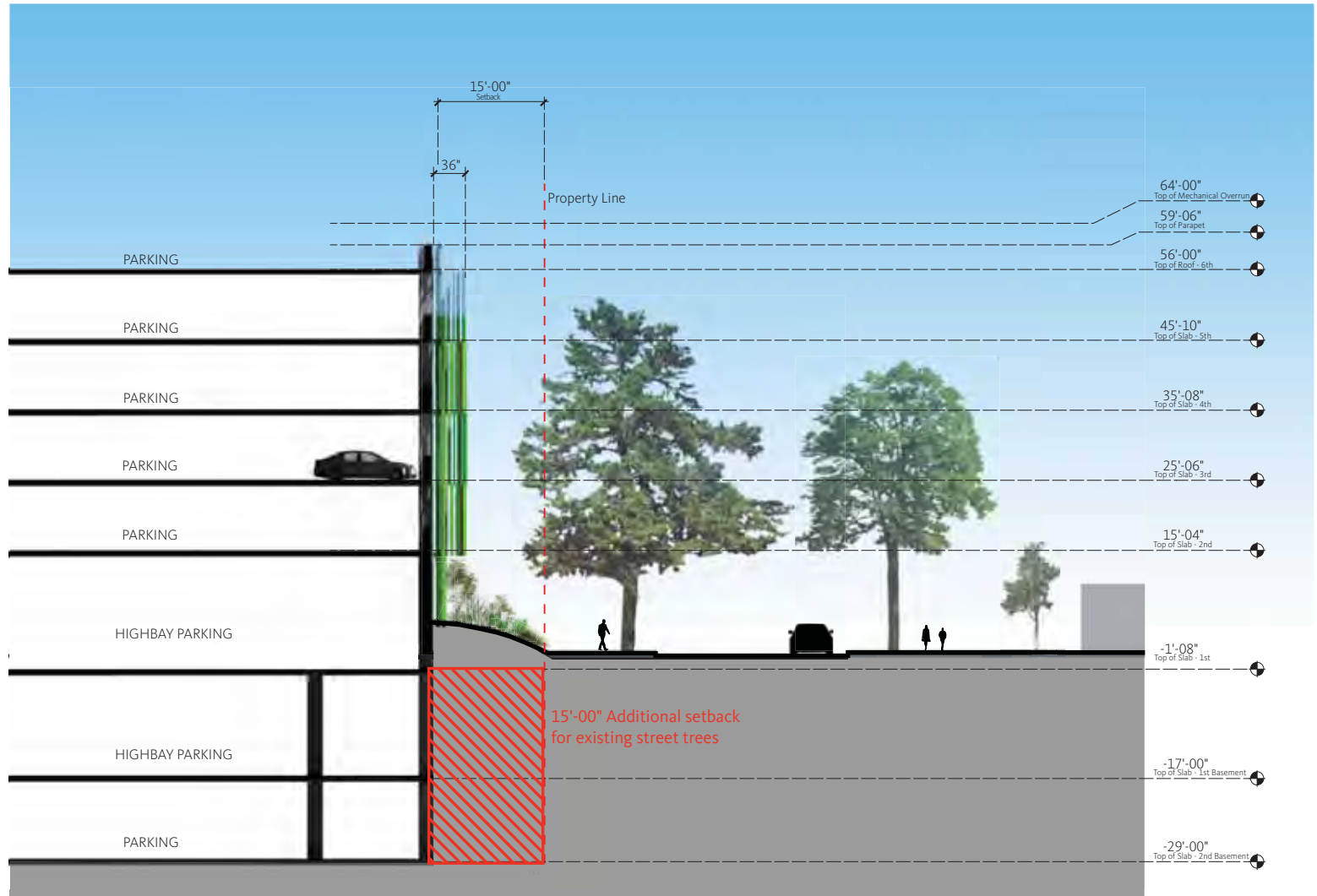
The facade screen will be articulated along the full length of the Van Buren Place elevation. The articulation will reach a maximum offset of 36-inches and will be wrapped on 3 sides. The wrap will reduce any potential views in or out of the garage, as well as act as a secondary screen for any ambient light created within.

NORTH UPPER LEVEL STEPBACK

An additional setback of 14-feet, 4-inches will be provided for on the north facade, further reducing any potential visual or shadow impact. This setback is in addition to the 18-foot, 1-inch setback for the lower levels from the property line.

BASEMENT LEVEL PARKING SETBACK

Both basement levels of parking have been setback 15-feet from the property line to avoid any potential impact to the existing street trees along Van Buren Place. This setback results in the loss of 46 parking spaces.













APPENDIX - ADDITIONAL STUDIES

THE CULVER STUDIOS



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APPENDIX - VAN BUREN PARKING GARAGE

EAST - WEST SECTION - 36" OFFSET & 3' SETBACK

NOTES:

ROOF LEVEL

An upper level setback of 18-feet from the Van Buren place elevation results in a significant loss of parking, 41 spaces.

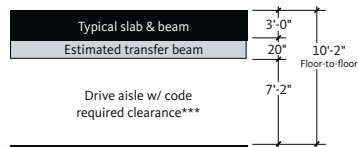
TRANSFER BEAM *

A 18-foot+ shift of the upper level columns would require a transfer beam at the 4th level to shift loads from the outside columns along Van Buren Place to the offset column needed for the upper level. The required transfer beam is conceptually estimated to need an additional 20 inches of depth, above the standard dimension, to accommodate the new load. To accommodate this additional depth and retain required operational clearance, the fifth and sixth levels are shifted 1-foot 8-inches up in elevation - exceeding the 56-foot top of roof height limit.

GROUND LEVEL EMERGENCY ACCESS

The garage cannot be nestled deeper below grade to accommodate the added depth of the transfer beam due to required emergency access through the garage at the ground level to and from Van Buren Place.

ENLARGEMENT OF TRANSFER BEAM SECTION.

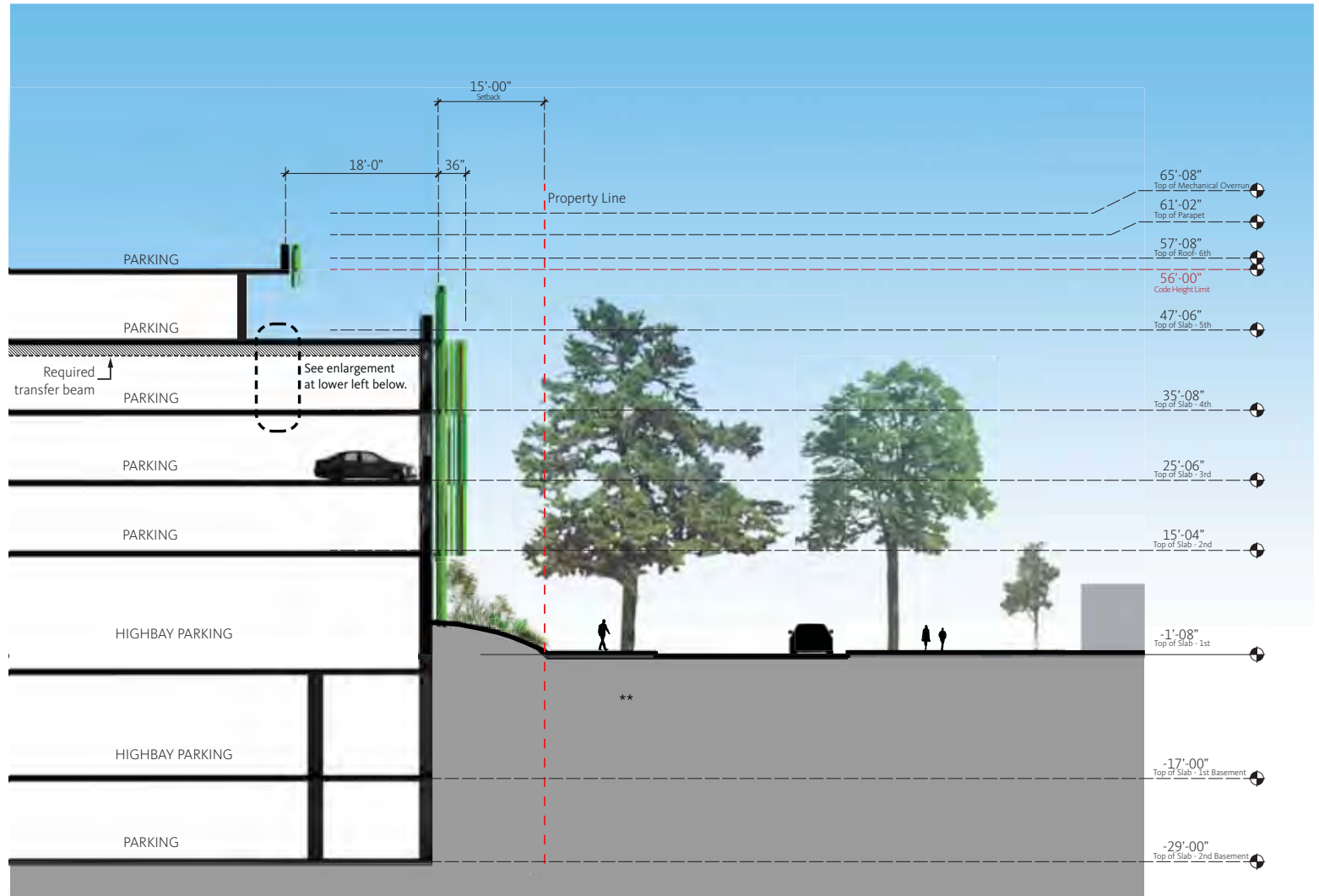


Notes:

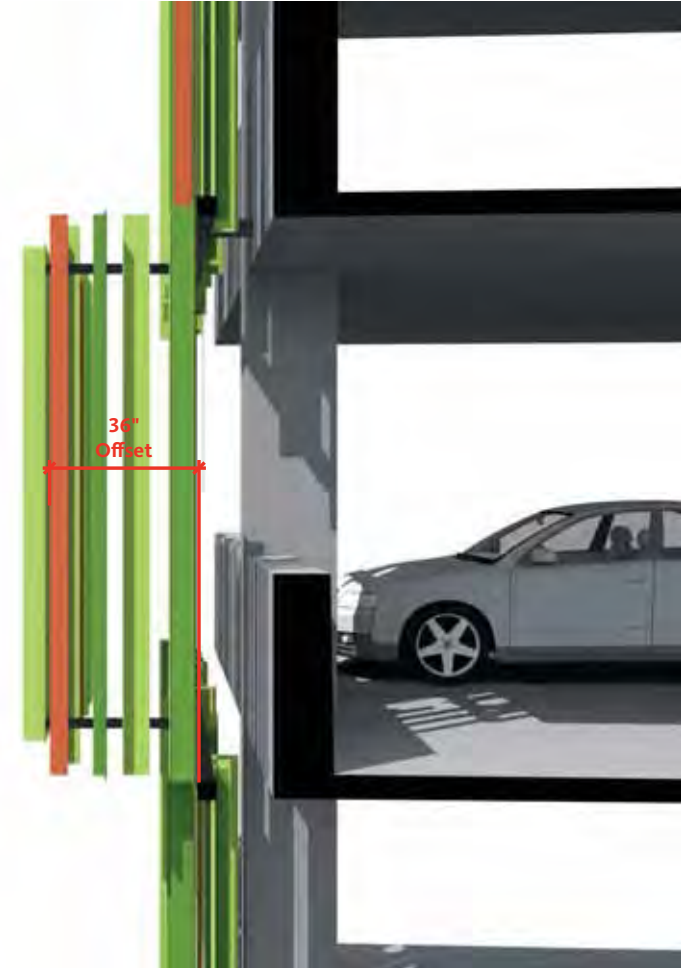
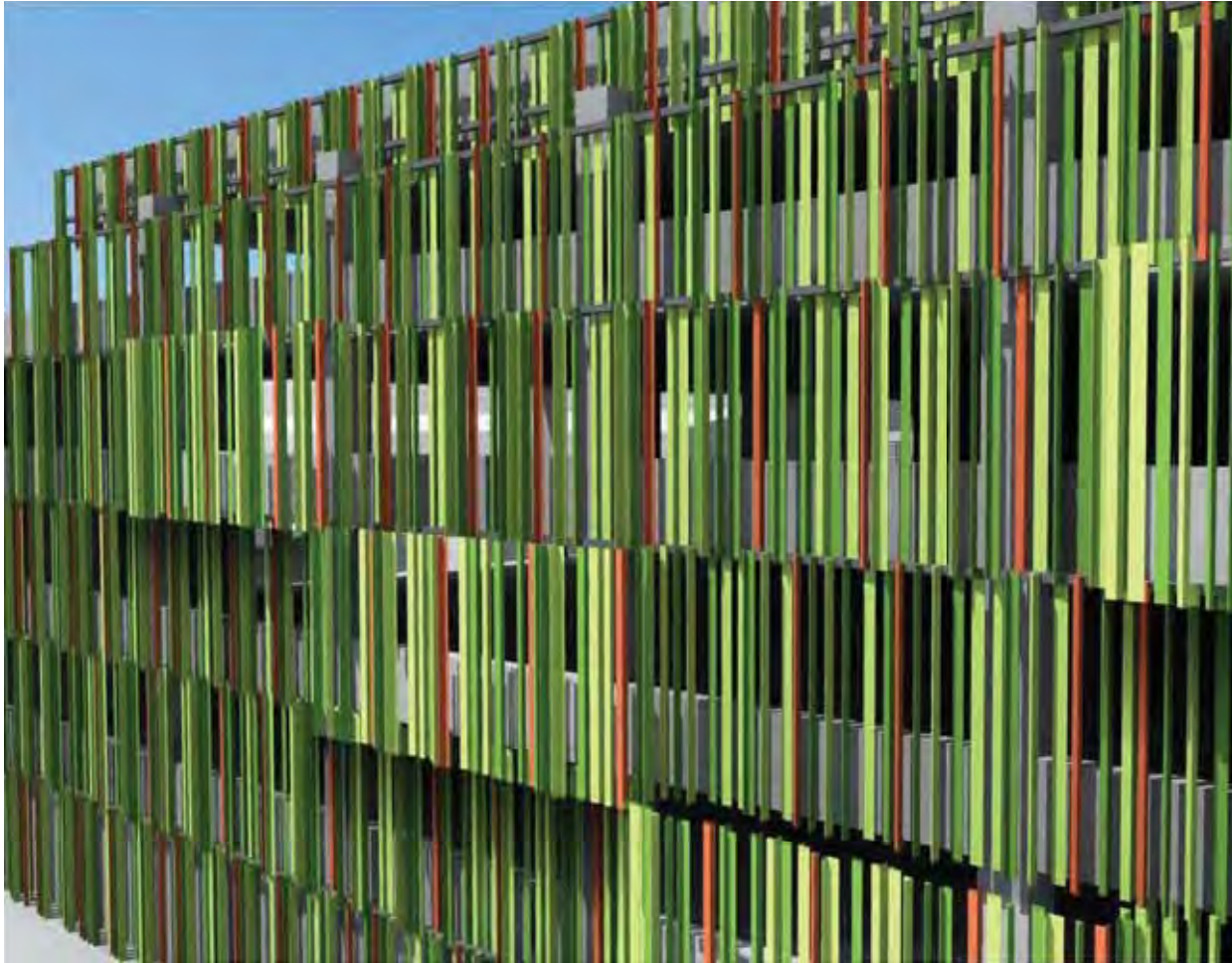
*To be further verified in schematic design by architect and engineer.

**To be verified by arborist.

***2 inch dimension for engineering tolerance



REVISED - VAN BUREN PARKING GARAGE FACADE SCREEN - 36" OFFSET & 3' SETBACK



CPA 6 - VAN BUREN PARKING GARAGE

VAN BUREN PLACE ELEVATION - 36" OFFSET & 3' SETBACK



APPENDIX - CPA 6 SUPPORTING DOCUMENTS

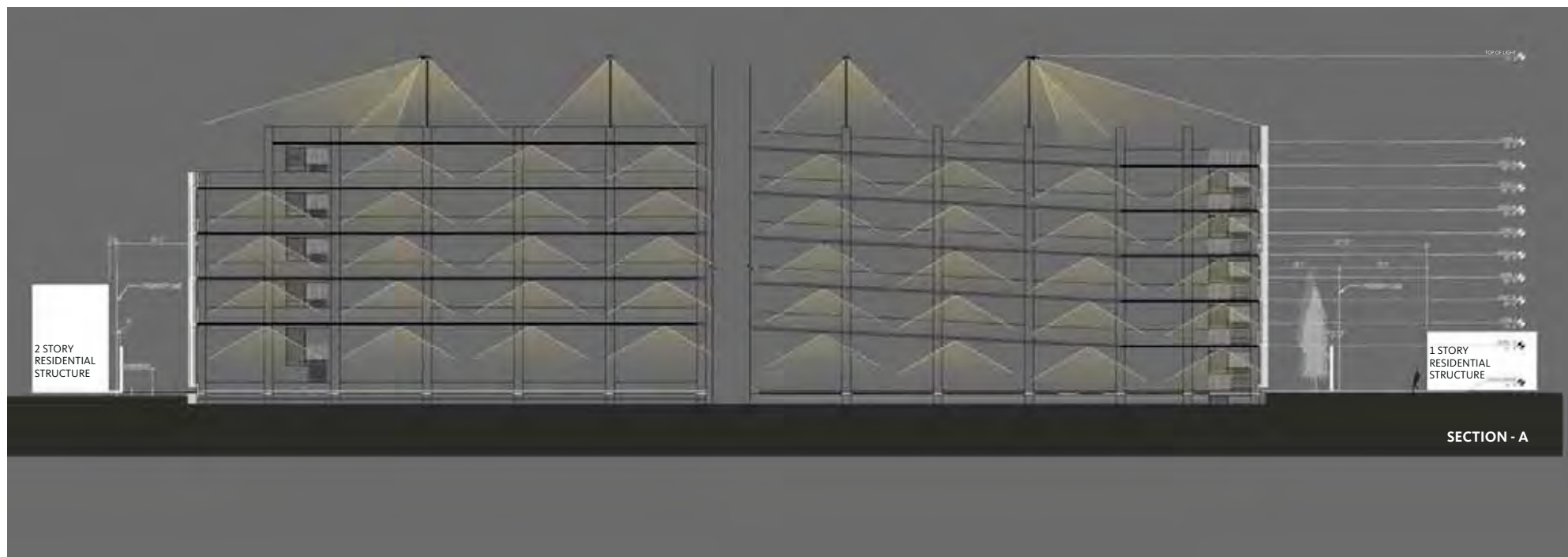
THE CULVER STUDIOS



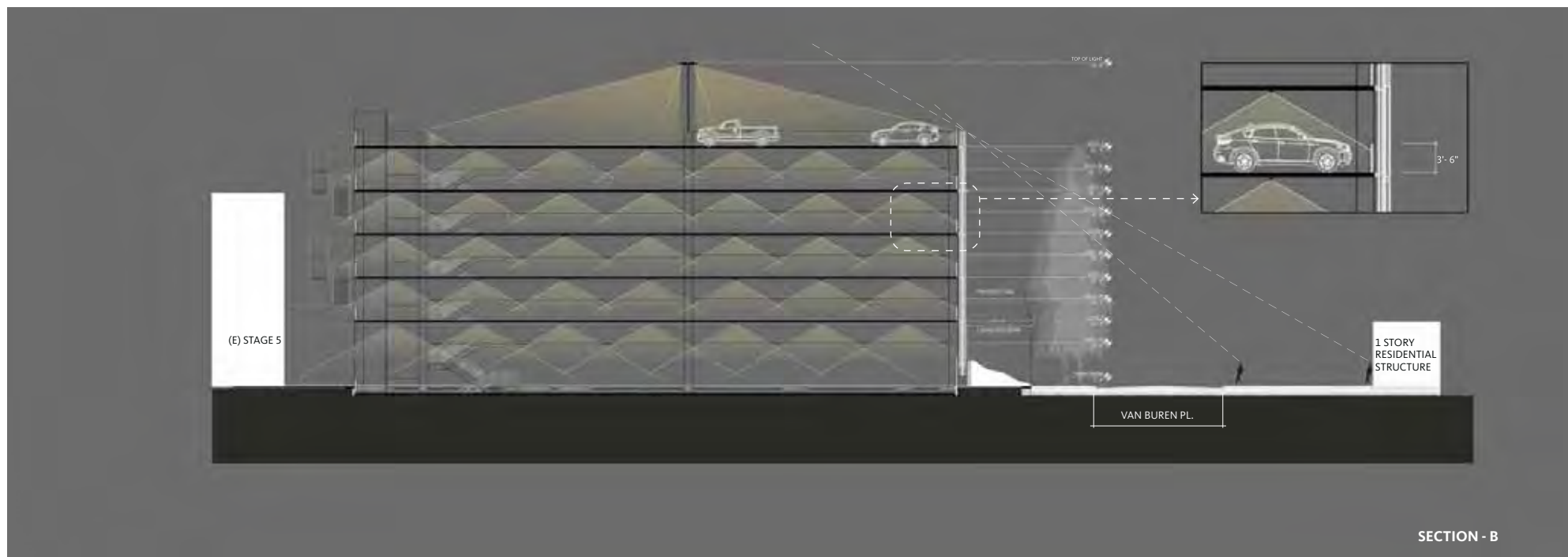
CPA 6 - PROPOSED CONDITION PARKING GARAGE INTERIOR GUIDELINE

PROPOSED CONDITIONS:

Use of shielded linear small aperture luminaires with opaque sides oriented perpendicular to the facade will minimize views of light sources, reduce glare and light spill outside the garage. In addition, the garage will utilize occupancy sensors to reduce unnecessary lighting when not in use.



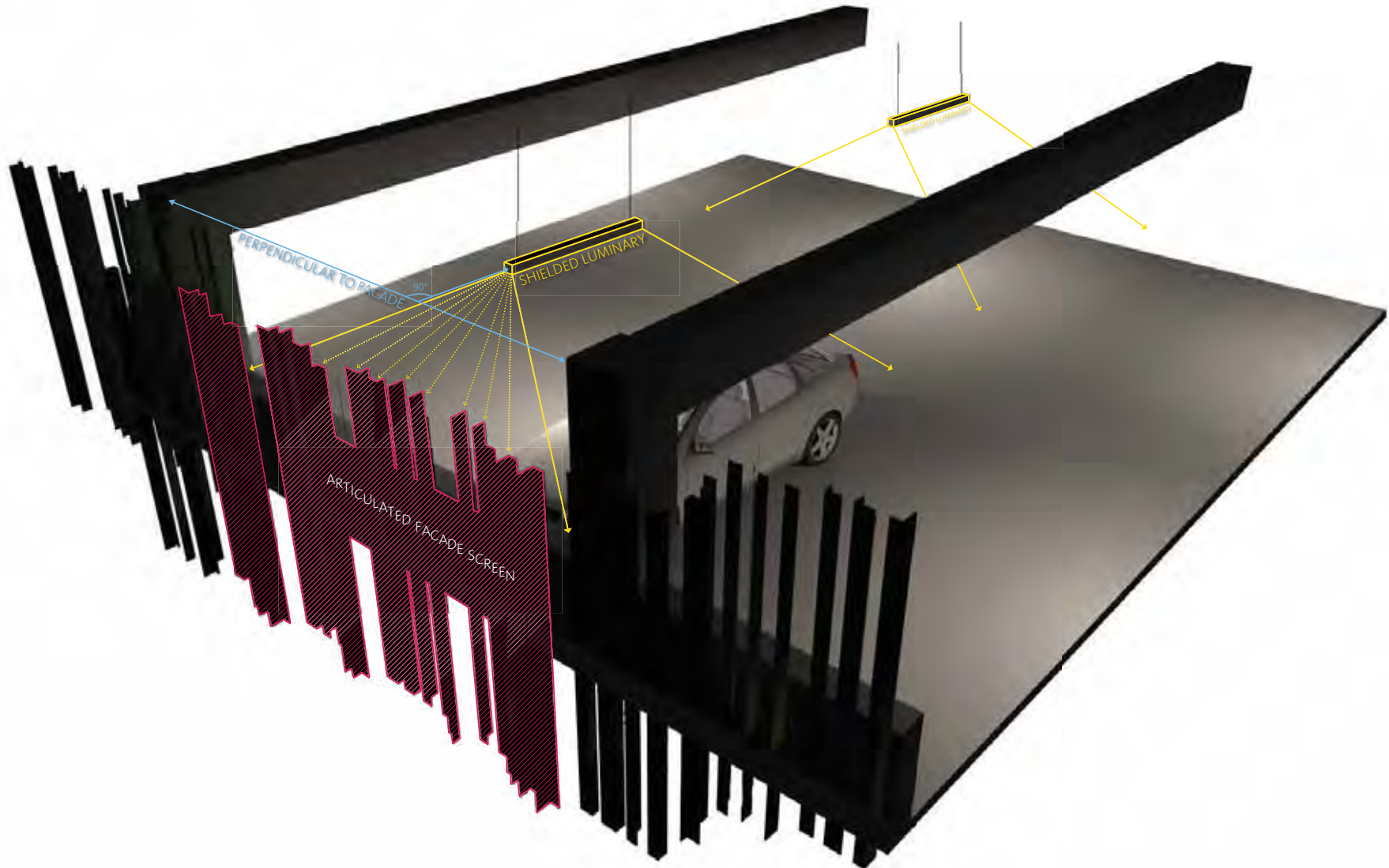
CPA 6 - PROPOSED LIGHTING GUIDELINE PARKING GARAGE EXTERIOR



CPA 6 - PROPOSED LIGHTING GUIDELINE PARKING GARAGE EXTERIOR

CPA 6 - VAN BUREN PARKING GARAGE

PARKING GARAGE INTERIOR



REVISED - VAN BUREN PARKING GARAGE

VAN BUREN PLACE FACADE COLOR DEVELOPMENT



COLOR 01
Lower to mid canopy

COLOR 02
Upper canopy

COLOR 03
Trunk and branches

