



ATTACHMENT NO. 9

PROJECT INFORMATION

PROJECT NAME:	TRIANGLE CENTER		
ADDRESS:	3984-3988 S MEIER STREET & 12740-12750 W ZANJA STREET, LA CA 90066		
PROJECT DESCRIPTION:	144 UNIT, 5 STOREY, & 6-STOREY MIXED-USE BUILDING WITH AT-GRADE COMMERCIAL SPACE AND 2 LEVELS OF SUBTERRANEAN GARAGE SITUATED IN BETWEEN LOS ANGELES, AND CULVER CITY.		
ZONING:	CULVER CITY: CG- COMMERCIAL GENERAL		
	LOS ANGELES: R3-1 MULTIPLE DWELLING ZONE GENERAL PLAN: MEDIUM RESIDENTIAL SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR TRAFFIC PRIORITY AREA		
PARCEL NUMBER:	4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004, 4236-020-005, & 4236-020-006		
LOT NUMBER:	64, 65, 66, 67, 68, 69, 70, & 71		
CONSTRUCTION TYPE:	TYPE III-A OVER TYPE I-A		
SITE AREA:	57,342 SQ FT (+/- 1.32 ACRES) 33,858 SQ FT (+/- 0.78 ACRES) CULVER CITY 23,484 SQ FT (+/- 0.54 ACRES) LOS ANGELES		
CULVER CITY INCENTIVES UTILIZED: (PER AB 2345)	PARKING PER AB2345: (0-1 BDRM = 1 SPACE, 2+ BDRM = 1.5 SPACES) #1 - 11' HEIGHT INCREASE (TO 67') #2 - ADDITIONAL OFF-MENU DENSITY INCREASE 27 UNITS		
LOS ANGELES INCENTIVES UTILIZED: (PER AB 2345)	PARKING PER AB2345: (0-1 BDRM = 1 SPACE, 2+ BDRM = 1.5 SPACES) #1 - 11' HEIGHT INCREASE (TO 58') #2 - DENSITY CALCULATION: THE AREA OF ANY LAND REQUIRED TO BE DEDICATED FOR STREET OR ALLEY PURPOSES MAY BE INCLUDED AS LOT AREA FOR PURPOSES OF CALCULATING THE MAXIMUM DENSITY PERMITTED BY THE UNDERLYING ZONE IN WHICH THE PROJECT IS LOCATED.		

PROJECT DENSITY

CITY	LOT AREA	TOTAL UNITS PER CITY	ADDITIONAL UNIT REQUEST	TOTAL UNITS
CULVER	33,858	77	27	104
LOS ANGELES	23,484	40	-	40
TOTAL	57,342	117	27	144

SPR, PROJECT UTILIZING AB 2345 FOR ADDITIONAL DENSITY WITH 2 INCENTIVES UTILIZED PLUS PARKING REQUIREMENT

PROJECT AFFORDABLE UNITS

AFFORDABLE REQUIRED	AFFORDABLE PROVIDED	AFFORDABILITY LEVEL
12 IN CULVER CITY:	5	VERY LOW INCOME
	11	WORKFORCE INCOME
3 IN LOS ANGELES:	3	EXTREMELY LOW INCOME
15 REQUIRED	19 PROVIDED	

PROJECT UNIT TYPE

UNIT TYPE	CULVER CITY	LOS ANGELES	TOTAL UNITS
STUDIO	20 UNITS		24 UNITS (17%)
1 BEDROOM	55 UNITS	24 UNITS	79 UNITS (55%)
1 BEDROOM + DEN	5 UNITS		5 UNITS (3%)
2 BEDROOM	23 UNITS	12 UNITS	35 UNITS (24%)
2 BEDROOM + DEN	1 UNIT		1 UNIT (1%)
TOTAL:	104 UNITS	40 UNITS	144 UNITS

PROJECT GROSS BUILDING AREA

BUILDING LEVEL	TYPE / USE	SQ. FT.
GROUND FLOOR	COMMERCIAL / RETAIL	19,012
GROUND FLOOR	COMMON (LOBBY)	419
GROUND FLOOR	RESIDENTIAL	3,360
GROUND FLOOR	RESIDENTIAL COMMON AREA	3,422
GROUND FLOOR	RESIDENTIAL AMENITY (YOGA)	245
2ND FLOOR	RESIDENTIAL AREA	25,301
2ND FLOOR	RESIDENTIAL AMENITY	2,143
2ND FLOOR	COMMON AREA	3,388
3RD FLOOR	RESIDENTIAL AREA	27,723
3RD FLOOR	COMMON AREA	2,882
4TH FLOOR	RESIDENTIAL AREA	27,433
4TH FLOOR	COMMON AREA	2,882
5TH FLOOR	RESIDENTIAL AREA	27,117
5TH FLOOR	COMMON AREA	2,860
6TH FLOOR	RESIDENTIAL AREA	17,409
6TH FLOOR	COMMON AREA	2,029
TOTAL GROSS BUILDING AREA		167,625
(TOTAL PROJECT FAR		2.92 :1)
TOTAL RESIDENTIAL AREA		130,319
TOTAL COMMON AREA		15,487
TOTAL INDOOR AMENITY		2,388
TOTAL RETAIL AREA		19,431
OUTDOOR AMENITY SPACES		660
GROUND FLOOR OUTDOOR DOG RUN		14,716
2ND FLOOR OUTDOOR POOL DECK		6,035
6TH FLOOR OUTDOOR AMENITY DECK		21,418
TOTAL OUTDOOR AMENITY SPACES		

PROJECT PARKING

PARKING REQUIRED					
LOS ANGELES	RESIDENTIAL				46
CULVER CITY	RESIDENTIAL				120
TOTAL RESIDENTIAL PARKING REQUIRED					166
CULVER CITY	COMMERCIAL RETAIL				55
GRAND TOTAL SITE PARKING REQUIRED					221
ALL PARKING IS SHARED BY BOTH CITIES					
PARKING PROVIDED					
RESIDENTIAL (ASSIGNED) PARKING		GROUND FLOOR	BASEMENT LEVEL -1	BASEMENT LEVEL -2	TOTAL STALLS
TANDEM TENANT		-	19x2 = 38	17 x2 = 34	72
COMPACT (LA)		-	-	-	-
STANDARD SINGLE TENANT		-	13	69	82
ACCESSIBLE NON-VAN		-	5	-	5
ACCESSIBLE VAN		-	1	-	1
EV PARKING STALL		-	4	4	8
TOTAL RESIDENTIAL PROVIDED:		-	61	107	168 (>166)
COMMERCIAL PARKING		GROUND FLOOR	BASEMENT LEVEL -1	BASEMENT LEVEL -2	TOTAL STALLS
STANDARD		20	38	-	58
COMPACT (LA)		-	-	-	-
ACCESSIBLE		2	-	-	2
ACCESSIBLE VAN		1	-	-	1
CLEAN AIR		3	-	-	3
HOV		2	-	-	2
TOTAL COMMERCIAL PROVIDED:		28	38	-	66 (>55)
TOTAL SITE PARKING PROVIDED:		28	99	107	234 (>221)

PROJECT BICYCLE PARKING

TYPE	CULVER CITY	LOS ANGELES	TOTAL REQUIRED	TOTAL PROVIDED
RETAIL	3 REQ.	-	3 STALLS	4 STALLS
RESIDENTIAL SHORT TERM	-	4 REQ.	4 STALLS	6 STALLS
RESIDENTIAL LONG TERM	13 REQ.	40 REQ.	53 STALLS	54 STALLS
OTHER (NON - RES)	4 REQ.	-	4 STALLS	5 STALLS
GRAND TOTAL :	20 STALLS	44 UNITS	64 STALLS	69 STALLS

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1 OF 3	PHOTOMETRIC SITE PLAN
2 OF 3	PHOTOMETRIC 2ND FLOOR PLAN
3 OF 3	PHOTOMETRIC 6TH FLOOR PLAN / ROOF
	14,000 SQ FT)
	15,240 SQ FT)

PROJECT OPEN SPACE

REQUIRED	
(LOS ANGELES (PER LAMC SECTION 12.21.G):	4,300 SQ FT)
(CULVER CITY (PER CCMC 17.400.065-G-3):	10,400 SQ FT)
TOTAL OPEN SPACE REQUIRED:	
14,700 SQ FT	
PROVIDED	
(LOS ANGELES (PER LAMC SECTION 12.21.G):	15,953 SQ FT)
(CULVER CITY (PER CCMC 17.400.065-G-3):	14,988 SQ FT)
TOTAL OPEN SPACE PROVIDED:	
30,941 SQ FT	

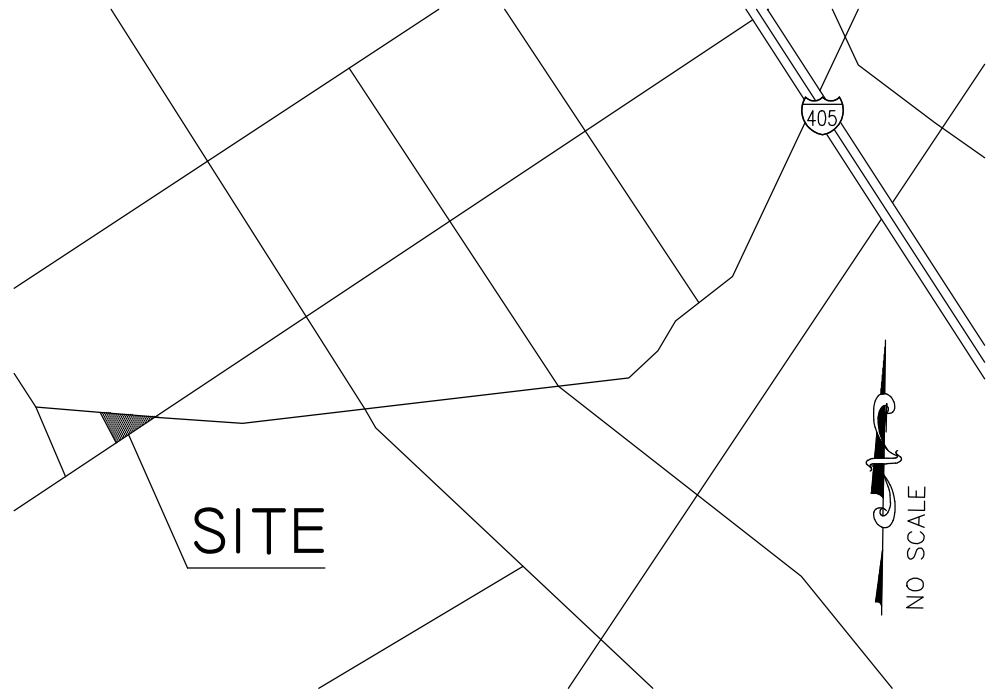
LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CULVER CITY AND LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 64 TO 71 INCLUSIVE OF TRACT 5951, PARTLY WITHIN THE CITY OF CULVER CITY AND PARTLY WITHIN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 77 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DIRECTORY

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VICINITY MAP



Triangle Center - mixed use building

12727 Washington Boulevard
Culver City, California 90066



CULVER CITY - UNIT TYPE

UNIT TYPE	QUANTITY	MIX.	AVERAGE SQ FT.
STUDIO	20 UNITS	19.2 %	658 SQ FT
1 BEDROOM	55 UNITS	52.9 %	833 SQ FT
1 BEDROOM + DEN	5 UNITS	4.8 %	942 SQ FT
2 BEDROOM	23 UNITS	22.1 %	1,178 SQ FT.
2 BEDROOM + DEN	1 UNITS	1%	1,280 SQ FT.
TOTAL:	104 UNITS		

TYPE / USE	QUANTITY	FORMULA (CODE SECTION)	STALLS REQUIRED
19,012 SQ. FT OF RETAIL	RETAIL SPACE: A, B, C, & D	1/350 SQ FT (PER CC# 17 320.020 - TABLE 3-3B)	55
		TOTAL RETAIL:	55
STUDIO	20 UNITS	1 PER UNIT (PER AB 2345)	20
1 BEDROOM	55 UNITS	1 PER UNIT (PER AB 2345)	55
1 BEDROOM + DEN	5 UNITS	1.5 PER UNIT (PER AB 2345)	8
2 + BEDROOM	24 UNITS	1.5 PER UNIT (PER AB 2345)	36
		TOTAL RESIDENTIAL:	119
SPR. PROJECT UTILIZING AB2345 FOR ADDITIONAL DENSITY WITH 2 INCENTIVES UTILIZED PLUS PARKING REQUIREMENT			

RETAIL		RETAIL	STALLS
PARKING STALL TYPE		CODE SECTION	PROVIDED
STANDARD		PER CCMC 17.320.020 - TABLE 3-3B	39
ACCESSIBLE		PER TABLE 11B-208.2	2
ACCESSIBLE (VAN)		PER TABLE 11B-208.2	1
EV CAPABLE	20 % OF REQUIRED PARKING	CCMC SECTION 17.320.035 SUB SECTION 0.2 A	12
EV READY	10 % OF REQUIRED PARKING	CCMC SECTION 17.320.035 SUB SECTION 0.2 B	6
FULL EV CHARGING	10 % OF REQUIRED PARKING	CCMC SECTION 17.320.035 SUB SECTION 0.2 C	6
		TOTAL RETAIL:	66 (-55)
RESIDENTIAL		RESIDENTIAL	STALLS
PARKING STALL TYPE		CODE SECTION	PROVIDED
STANDARD / TANDEM		PER AB-2345	63
ACCESSIBLE		PER TABLE 11B-208.2	5
ACCESSIBLE (VAN)		PER TABLE 11B-208.2	1
EV CAPABLE	20 % OF REQUIRED PARKING (26)	CCMC SECTION 17.320.035 SUB SECTION 0.2 A	26
EV READY	10 % OF REQUIRED PARKING (13)	CCMC SECTION 17.320.035 SUB SECTION 0.2 B	13
FULL EV CHARGING	10 % OF REQUIRED PARKING (13)	CCMC SECTION 17.320.035 SUB SECTION 0.2 C	13
		TOTAL RESIDENTIAL:	121 (-119)

CULVER CITY - BICYCLE PARKING

(PER CCMC 17.320.045)				
VEHICLE PARKING STALLS REQUIRED		FORMULA	BICYCLE STALLS REQUIRED	BICYCLE STALLS PROVIDED
55	RETAIL VEHICLE STALLS	5 % OF REQUIRED VEHICLE STALLS	3 (SHORT TERM)	4
121	RESIDENTIAL VEHICLE STALLS	10% OF REQUIRED VEHICLE STALLS	13 (LONG TERM)	14
55	TOTAL STALLS REQUIRED	5 % OF TOTAL REQUIRED VEHICLE STALLS (NON RES. USES - EMPLOYEE & VISITORS)	3 (SHORT TERM)	4
IN ADDITION TO THE CODE REQUIRED BICYCLE PARKING SPACES, ONE BICYCLE SHARING SPACE WITH ACCOMPANYING BICYCLE TO BE OWNED/ENSURED/MAINTAINED BY THE PROJECT'S PROPERTY MANAGEMENT COMPANY.			1 (SHORT TERM)	1

CULVER CITY - OPEN SPACE

TOTAL OPEN SPACE REQUIRED:	10,400 SQ FT)
TOTAL OPEN SPACE PROVIDED:	15,240 SQ FT)
SEE OPEN SPACE CALCULATIONS SHEET AP1.6	

AFFORDABILITY		TOTAL PROVIDED:	10
AB 2345 REQ.:	15% OF BASE DENSITY (28 UNITS) AS VLI UNITS: 4.2 UNITS = 5 VLI UNITS FOR 55 YEARS		
C.C. COMM. BENEFIT:	15% OF TOTAL UNITS @ 65 DU/ACRE (77 UNITS): 11.55 UNITS 15% OF AB 2345 DENSITY BONUS UNITS (27 UNITS): 4.05 TOTAL COMMUNITY BENEFIT UNITS: 15.6 UNITS = 16 AFFORDABLE UNITS FOR 55 YEARS		
TOTAL AFFORDABLE:	16 UNITS (5 VLI, 11 WORKFORCE) OR 15.4% OF TOTAL CULVER CITY PARCEL UNITS		



LOS ANGELES - PROJECT INFORMATION

PROJECT DESCRIPTION:	R3-1 MULTIPLE DWELLING ZONE - GENERAL PLAN: MEDIUM RESIDENTIAL SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR		
ZONING:			
PARCEL NUMBER:	4236-020-030		
ADDRESS:	3984 S. MEIER ST, 12750 W ZANJA ST., 3988 S. MEIER ST, 12740 W. ZANJA S.		
LOT NUMBER & (SQ FT):	LOT #70 (9,442 SQ FT), & LOT # 71 (10,208 SQ FT)		
ALLOWABLE BUILDING HEIGHT:	45'-0" (R3-1 ZONE PER LAMC 12.2.1) + 11'-0" INCREASE IN HEIGHT - "PER LAMC 12.22-A.25(F)(5)" 56'-0" MAX. ALLOWABLE HEIGHT		
PROPOSED BUILDING HEIGHT:	56'-0", 5-STOREY		
DEDICATION REQUIRED:	3' FRONT YARD (MEIER ST) 5' SIDE YARD (ZANJA ST) REQUESTING TO BE WAIVED 2'-6" ALLEY (ALLEY) REQUESTING TO BE WAIVED 15' CORNER (MEIER ST, & ZANJA ST)		
DEDICATION PROVIDED:	3' FRONT YARD (MEIER ST) 15' CORNER (MEIER ST, & ZANJA ST)		
SETBACKS REQUIRED:	15' FRONT YARD (MEIER ST) 8' SIDE YARD YARD (ZANJA ST) (5' MIN. + 1' FOR EACH STORY OVER 2ND FLOOR)		
SETBACKS PROVIDED:	15' FRONT YARD (MEIER ST) 8' SIDE YARD (ZANJA ST)		
SITE AREA (CURRENT LOT):	19,650 SQ FT	(+/- 0.45 ACRES)	
ALLEY AREA (MERGE):	3,834 SQ FT	(+/- 0.09 ACRES)	
SITE AREA (INCLUSIVE OF ALLEY UNDER VTTM & LAMC 12.22.A.25(F)(7)):	23,484 SQ FT	(+/- 0.54 ACRES)	
HIGHWAY EASEMENTS:	- 2,851 SQ FT	(0.06± ACRE)	
SETBACK AREA:	- 3,705 SQ FT	(0.15± ACRE)	
BUILDABLE AREA (FAR):	16,928 SQ FT	(0.39± ACRES)	
FLOOR AREA ALLOWED:	68,559 SQ FT	(16,928 * 3:1 = 50,784)	
PROPOSED GROSS SQ FT:	37,364 SQ FT - RESIDENTIAL 245 SQ FT - AMENITY 4,015 SQ FT - COMMON 41,624 SQ FT - TOTAL GROSS		
INCENTIVES UTILIZED: (PER LAMC 12.22.A.25)	PARKING PER CALIFORNIA GOVERNMENT CODE SEC. 65915(P)(1) = (0-1 BDRM = 1 SPACE, 2 + BDRM = 1.5 SPACES) #1 - 11' HEIGHT INCREASE TO 56' - PER LAMC 12.22.A.25(F)(5) #2 - DENSITY CALCULATION PER LAMC 12.22.A.25(F)(7) "AREA DEDICATED FOR STREET OR ALLEY PURPOSES MAY BE INCLUDED AS LOT AREA FOR PURPOSES OF CALCULATING THE MAXIMUM DENSITY PERMITTED BY THE UNDERLYING ZONE IN WHICH THE PROJECT IS LOCATED."		

LOS ANGELES - DENSITY

"LOT AREA (DENSITY)"	BASE DENSITY @ 55 DU / ACRE	32.5 % DENSITY BONUS PER AB 2345	AFFORDABLE UNITS REQUIRED	AFFORDABLE UNITS PROVIDED
23,484	30	40	3	3
PROPOSED DENSITY: 40				

SPR, PROJECT UTILIZING "LAMC 12.22.A.25" FOR ADDITIONAL DENSITY WITH 2 INCENTIVES UTILIZED PLUS PARKING REQUIREMENT

LOS ANGELES - AFFORDABLE UNITS

UNIT TYPE	VERY LOW INCOME UNITS PROVIDED	MODERATE INCOME UNITS PROVIDED	EXTREMELY LOW INCOME UNITS PROVIDED	TOTAL
STUDIOS	1	-	-	1
1 BEDROOMS	1	-	-	1
TOTAL 2 BEDROOMS	1	-	-	1
	3	-	-	3
TOTAL PROVIDED:				3
(10% OF BASE DENSITY)				

LOS ANGELES - UNIT TYPE

UNIT TYPE	QUANTITY	MIX.	AVERAGE SQ FT.
STUDIO	4 UNITS	10%	620 SQ FT.
1 BEDROOM	24 UNITS	60%	816 SQ FT
2 BEDROOM	12 UNITS	30%	1,191 SQ FT.
TOTAL:	40 UNITS		

PROJECT GROSS BUILDING AREA

BUILDING LEVEL	TYPE / USE	SQ. FT.
GROUND FLOOR	P1 PARKING ACCESS	419
GROUND FLOOR	RESIDENTIAL	3,360
GROUND FLOOR	RESIDENTIAL COMMON AREA	1,087
GROUND FLOOR	RESIDENTIAL AMENITY (YOGA)	245
2ND FLOOR	RESIDENTIAL AREA	8,030
2ND FLOOR	COMMON AREA	736
3RD FLOOR	RESIDENTIAL AREA	8,509
3RD FLOOR	COMMON AREA	736
4TH FLOOR	RESIDENTIAL AREA	8,341
4TH FLOOR	COMMON AREA	736
5TH FLOOR	RESIDENTIAL AREA	8,543
5TH FLOOR	COMMON AREA	732
TOTAL GROSS BUILDING AREA		41,474
TOTAL RESIDENTIAL AREA		36,783
TOTAL COMMON AREA		4,691
OUTDOOR AMENITY SPACES		
GROUND FLOOR OUTDOOR DOG RUN		662
2ND FLOOR OUTDOOR POOL DECK		7,256
6TH FLOOR OUTDOOR AMENITY DECK		6,035
TOTAL OUTDOOR AMENITY SPACES		13,953

LOS ANGELES - CONSTRUCTION SQ. FT.

UNIT TYPE	RESIDENTIAL FLOOR ARE	NON-RESIDENTIAL FLOOR AREA	TOTALS
FLOOR AREA	50,865 SQ FT.	38,986 SQ FT.	89,851 SQ FT.
TOTAL RATIOS	57 %	43 %	100 %

LOS ANGELES - PARKING REQUIRED

UNIT TYPE	QUANTITY	FORMULA PER (AB 2345)	STALLS REQUIRED
STUDIO	4 UNITS	1 PER UNIT	4
1 BEDROOM	24 UNITS	1 PER UNIT	24
2 BEDROOM	12 UNITS	1.5 PER UNIT	18
TOTAL RESIDENTIAL:			46

PARKING RATIOS PROVIDED PER DENSITY BONUS STATUTE, CALIFORNIA GOVERNMENT CODE SEC. 65915(P)(1)

LOS ANGELES - PARKING PROVIDED

RESIDENTIAL PARKING STALL TYPE	CODE SECTION	STALLS PROVIDED
STANDARD / TANDEM	GOV'T CODE SEC. 65915(P)(1)	22
ACCESSIBLE	PER TABLE 11B-208.2	2
ACCESSIBLE (VAN)	PER TABLE 11B-208.2	1
CLEAN AIR / VANPOOL / EV	PER TABLE 5.106.5.2	6
FUTURE ELECTRIC VEHICLE	30 % OF PARKING PROVIDED	16
ELECTRIC VEHICLE CHARGING STATION	LAMC SECTION 99.04.106.4.2. PER TABLE 5.106.5.3.3	(4 OF 16)
TOTAL RESIDENTIAL:		47 (>46)

LOS ANGELES - BICYCLE PARKING

BICYCLE PARKING	FORMULA	STALLS REQUIRED	STALLS PROVIDED
40 RESIDENTIAL UNITS			
SHORT - TERM	1 / 10 UNITS	4	6
LONG - TERM	1 / 1 UNITS	40	40
TOTAL:		44	46

PROJECT OPEN SPACE

TOTAL OPEN SPACE REQUIRED:
(PER LAMC SECTION 12.21.G): 4,300 SQ FT)

TOTAL OPEN SPACE PROVIDED:
(PER LAMC SECTION 12.21.G): 15,953 SQ FT)

SEE OPEN SPACE CALCULATIONS SHEET AP1.7



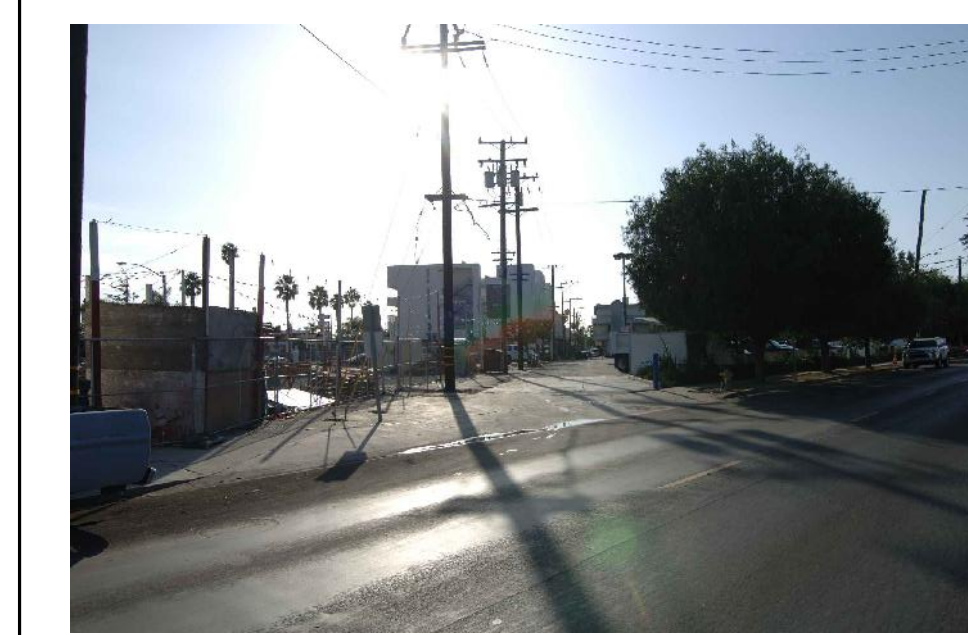
a | view along zanja st.
toward meier st.



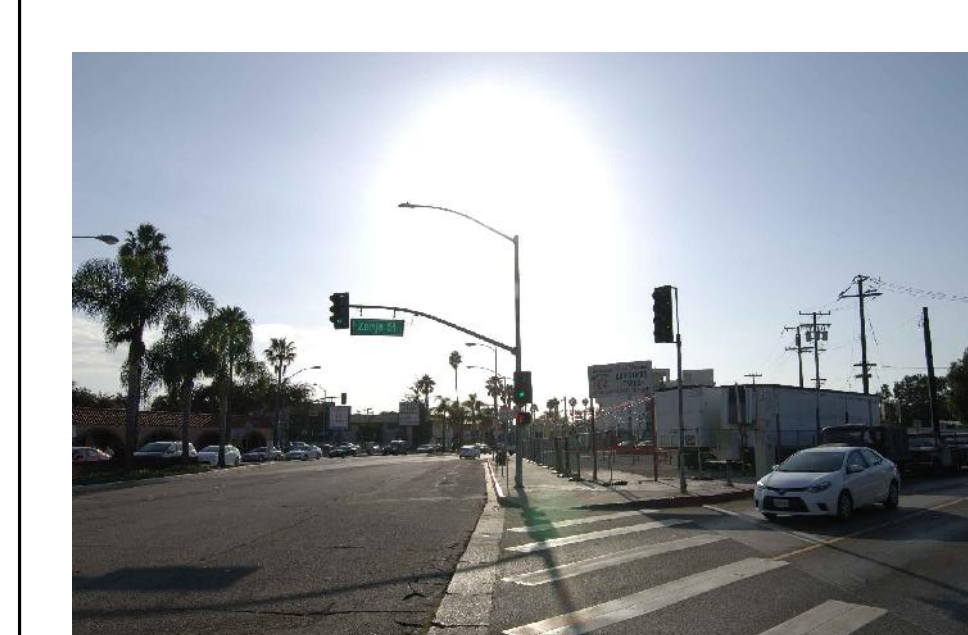
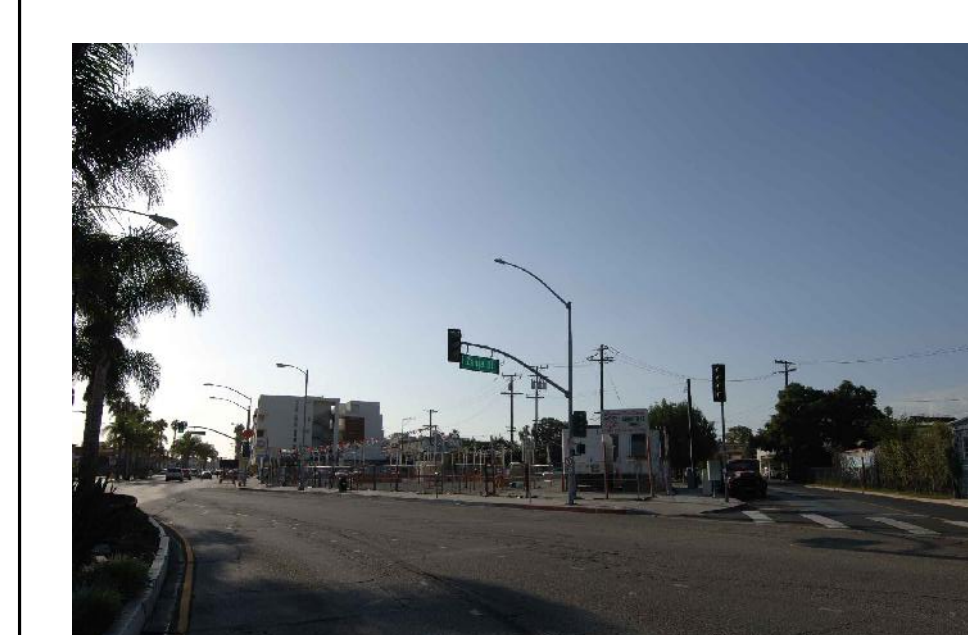
b | view along zanja st.



c | view along zanja st. toward alley

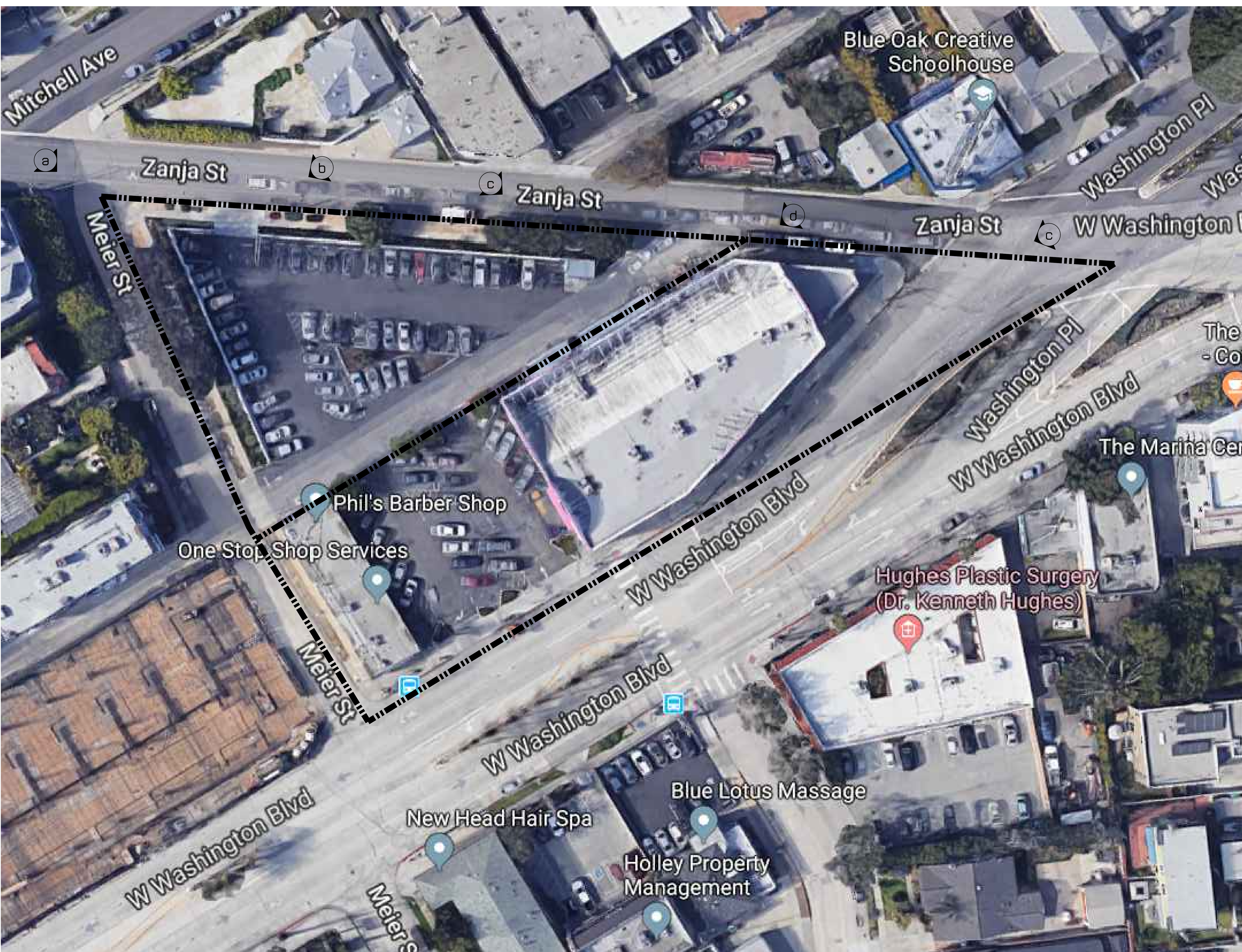


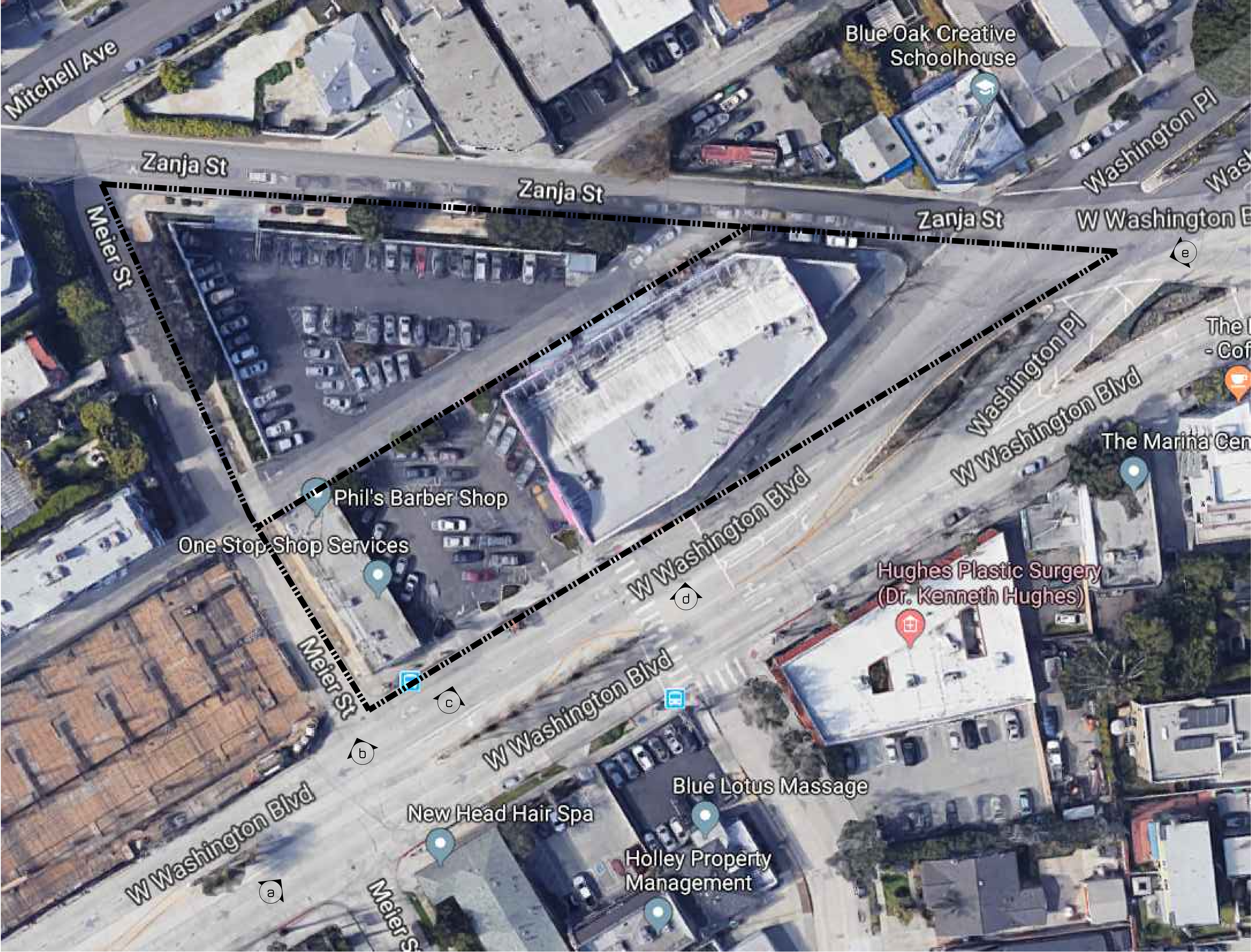
d | view along zanja st. toward alley



e | view from the corner of
washington blvd. & zanja st.

existing site photos on zanja st
scale: 1/16" = 1'-0"





a | view along washington blvd.



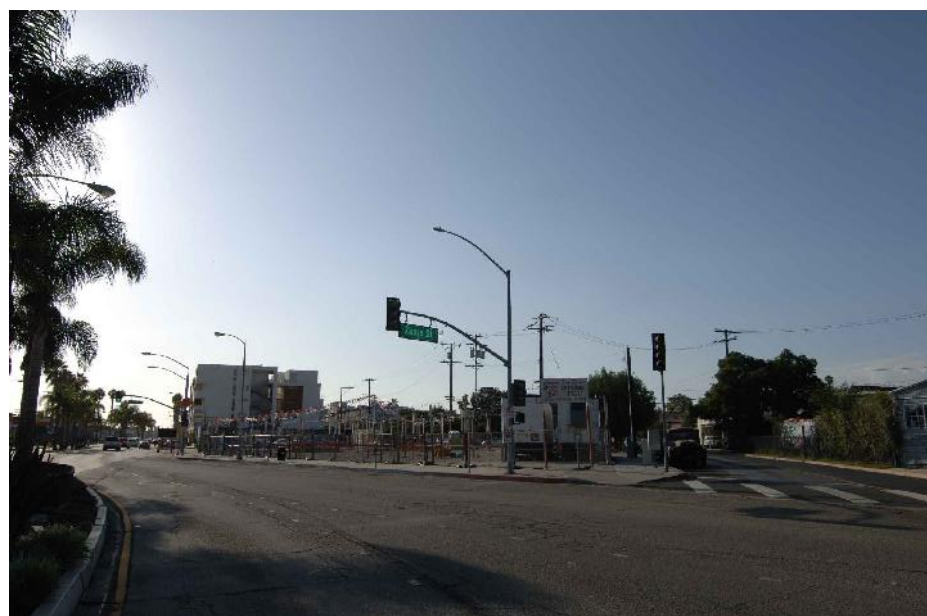
b | view along washington blvd.
toward meier st.



c | view along washington blvd.

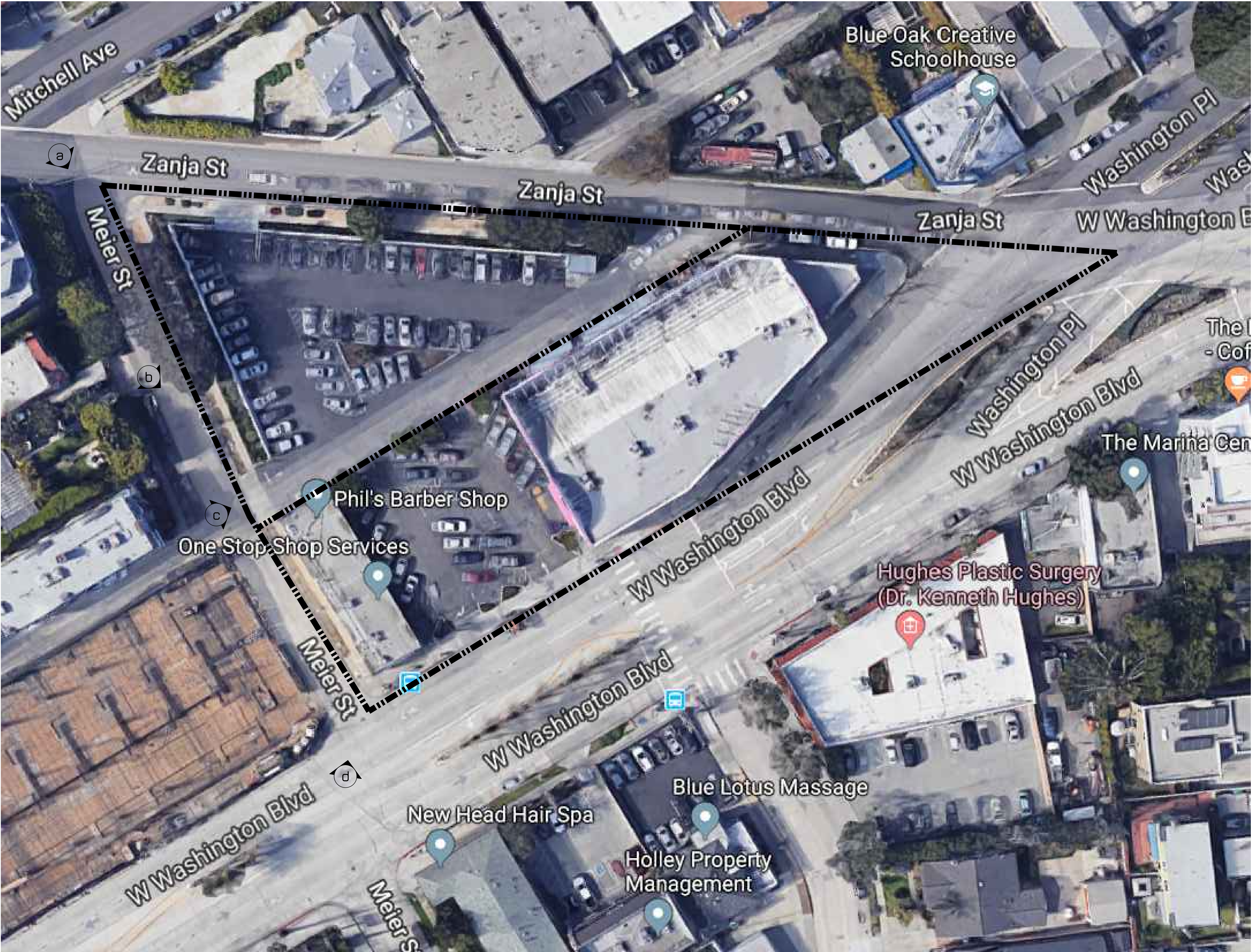


d | view along washington blvd.



e | view from the corner of
washington blvd. & zanja st.

existing site photos on washington blvd



a | view along zanja st.
toward meier st.



b | view along meier st.
toward washington blvd.

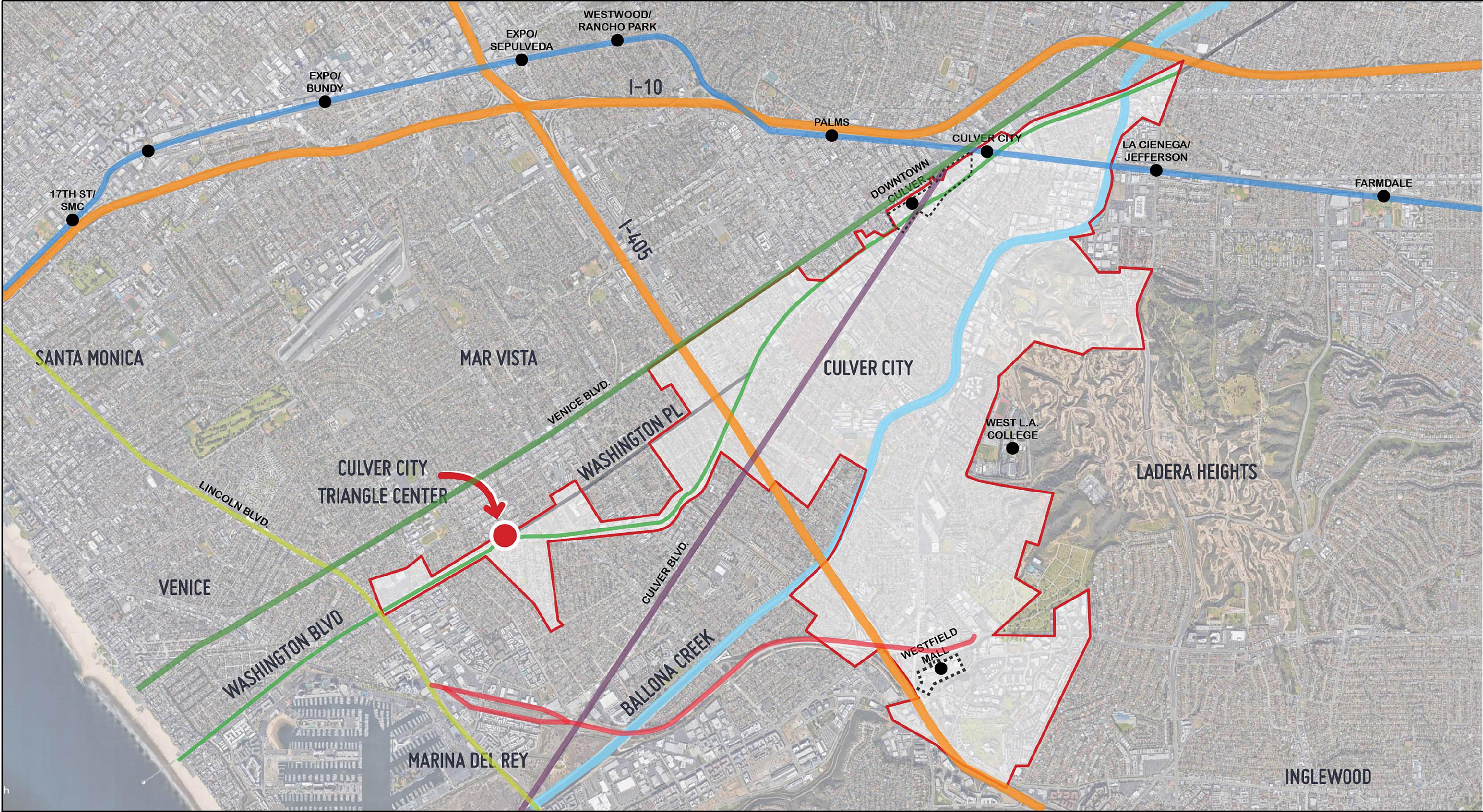


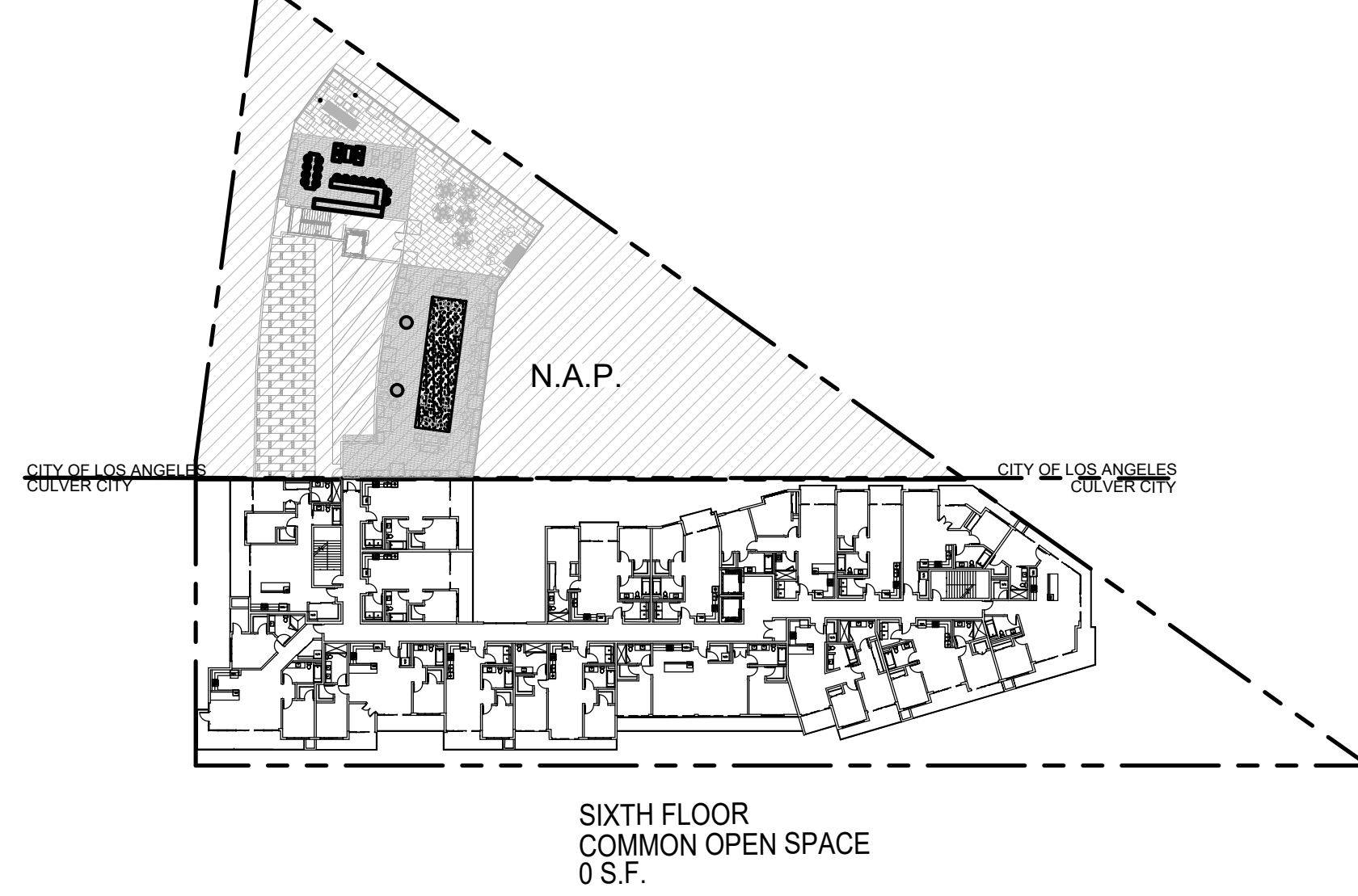
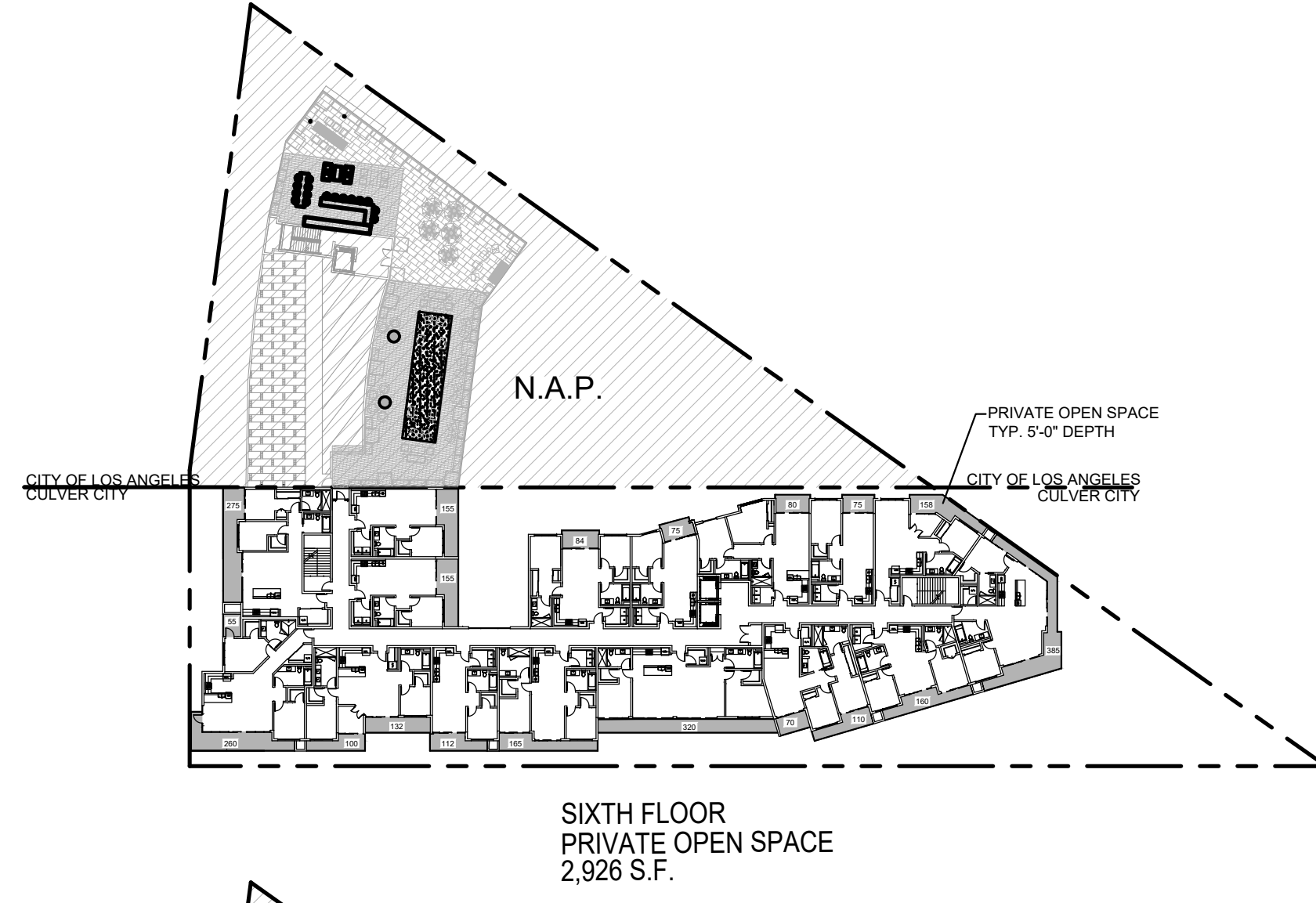
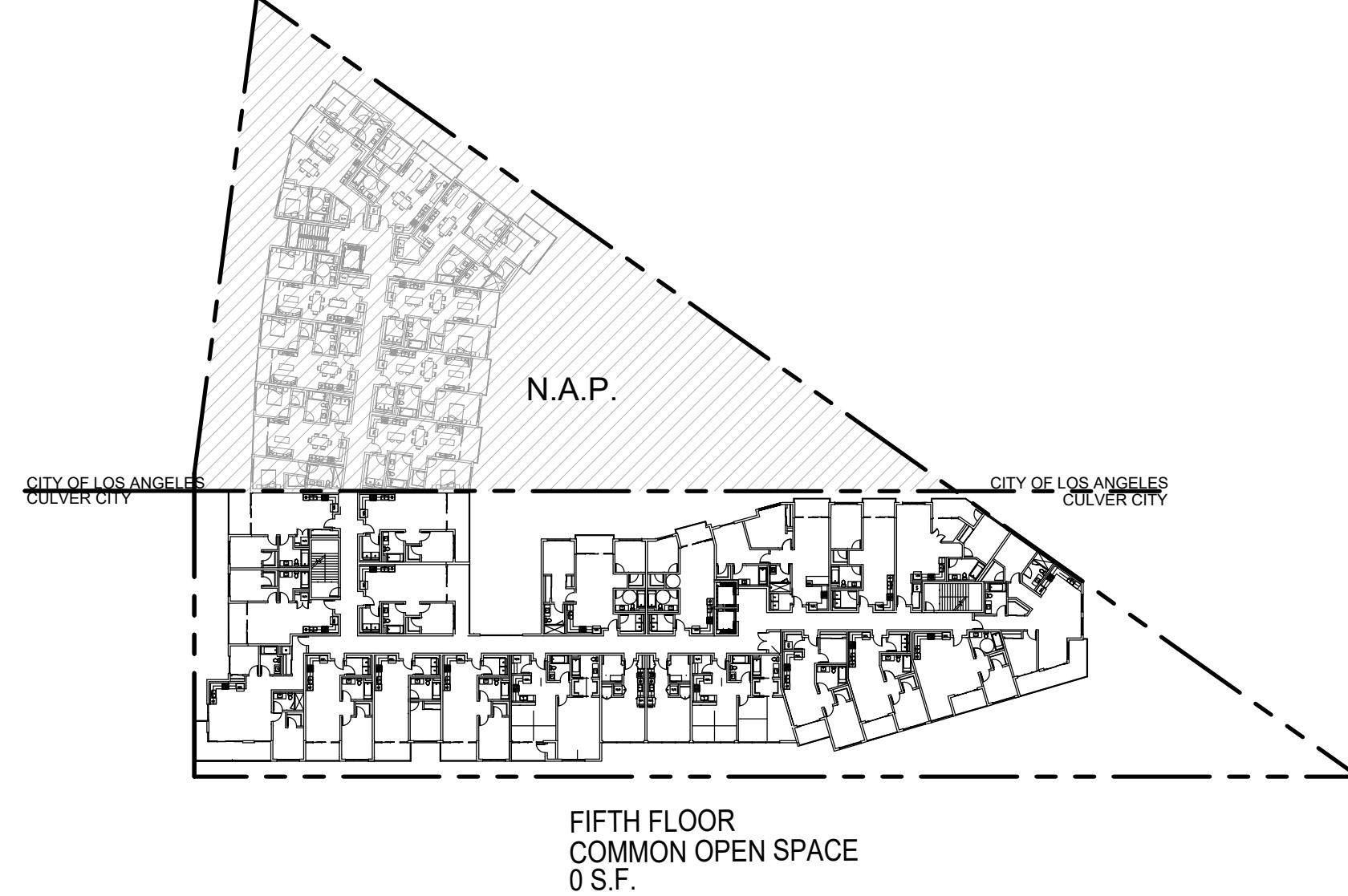
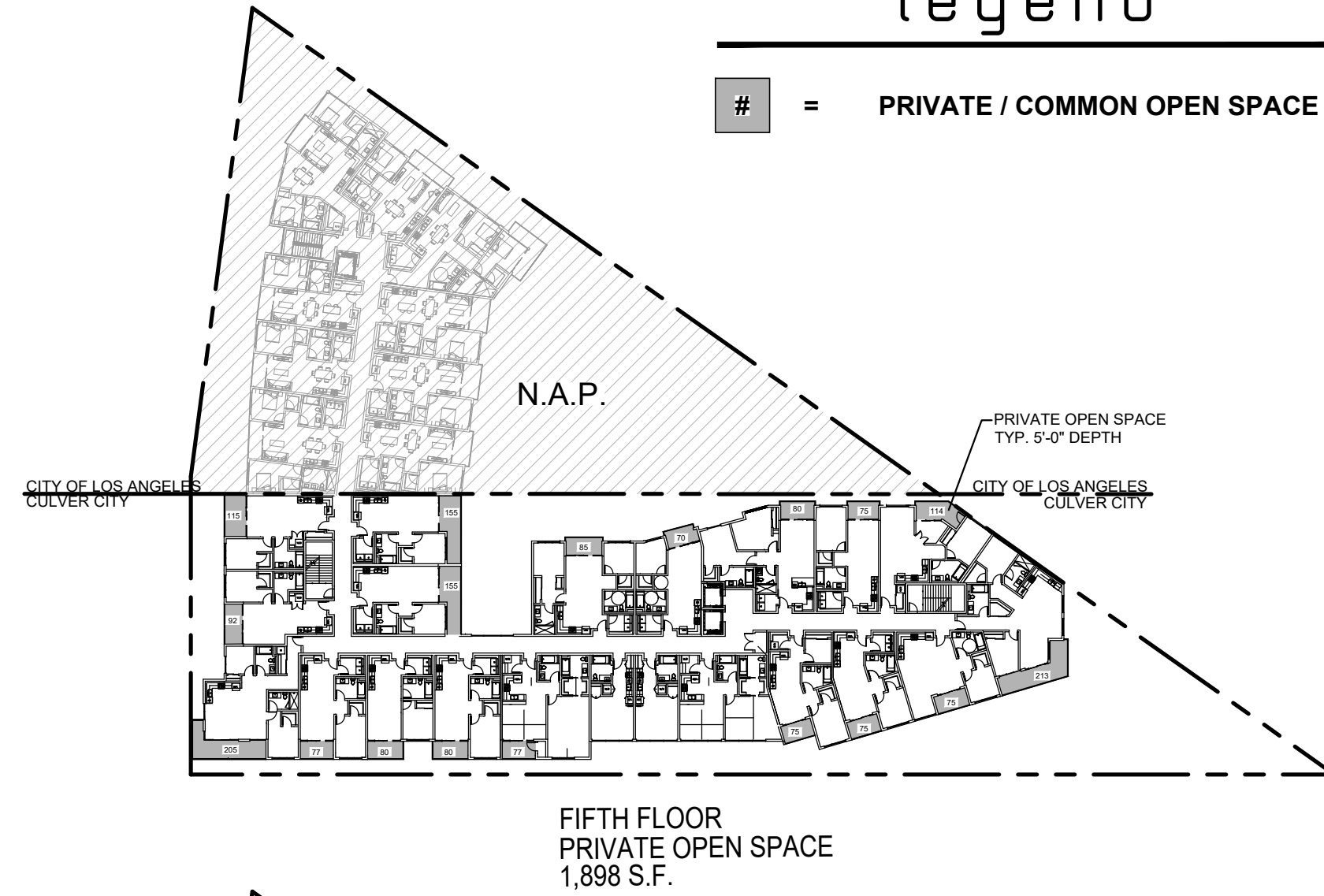
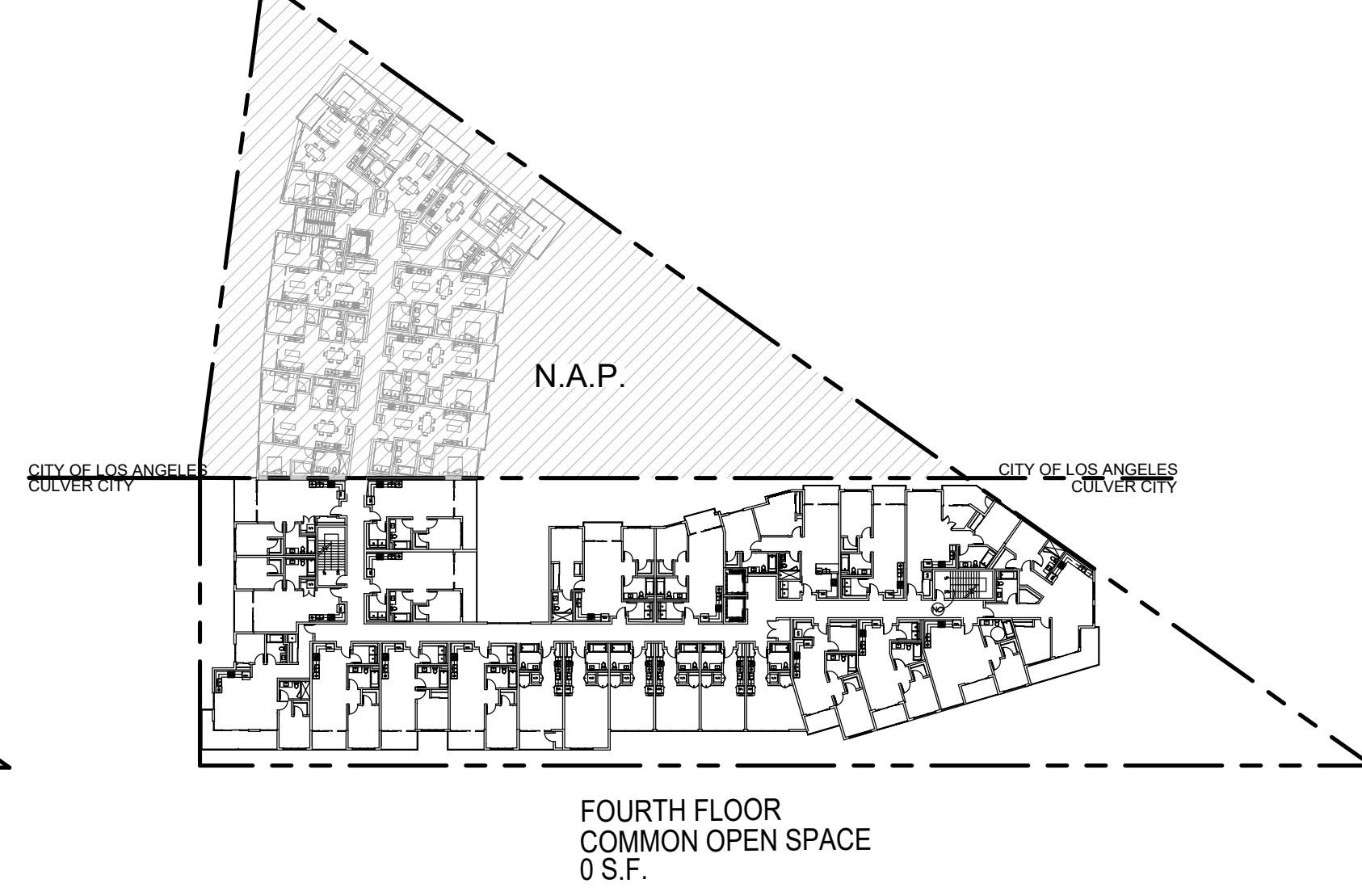
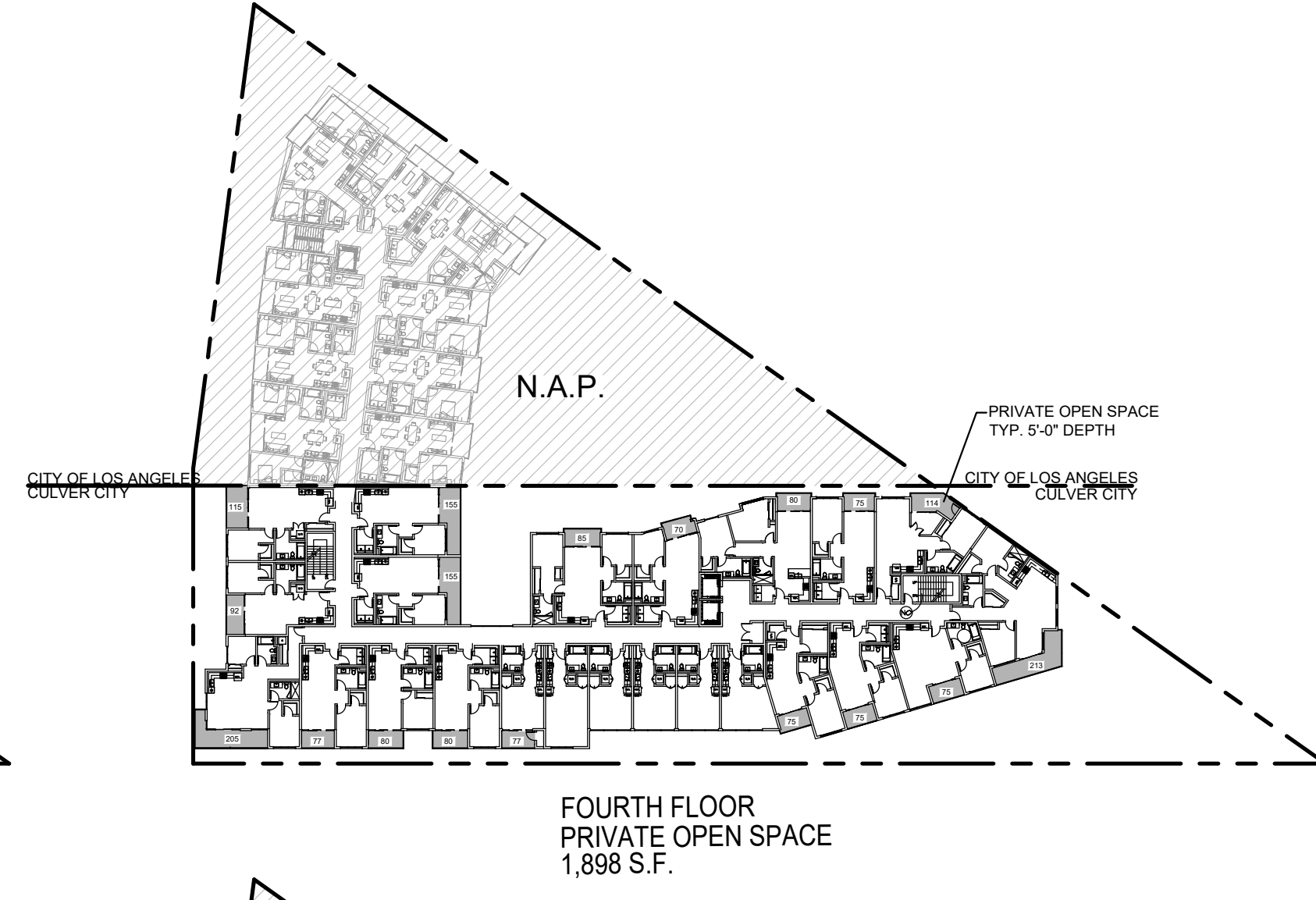
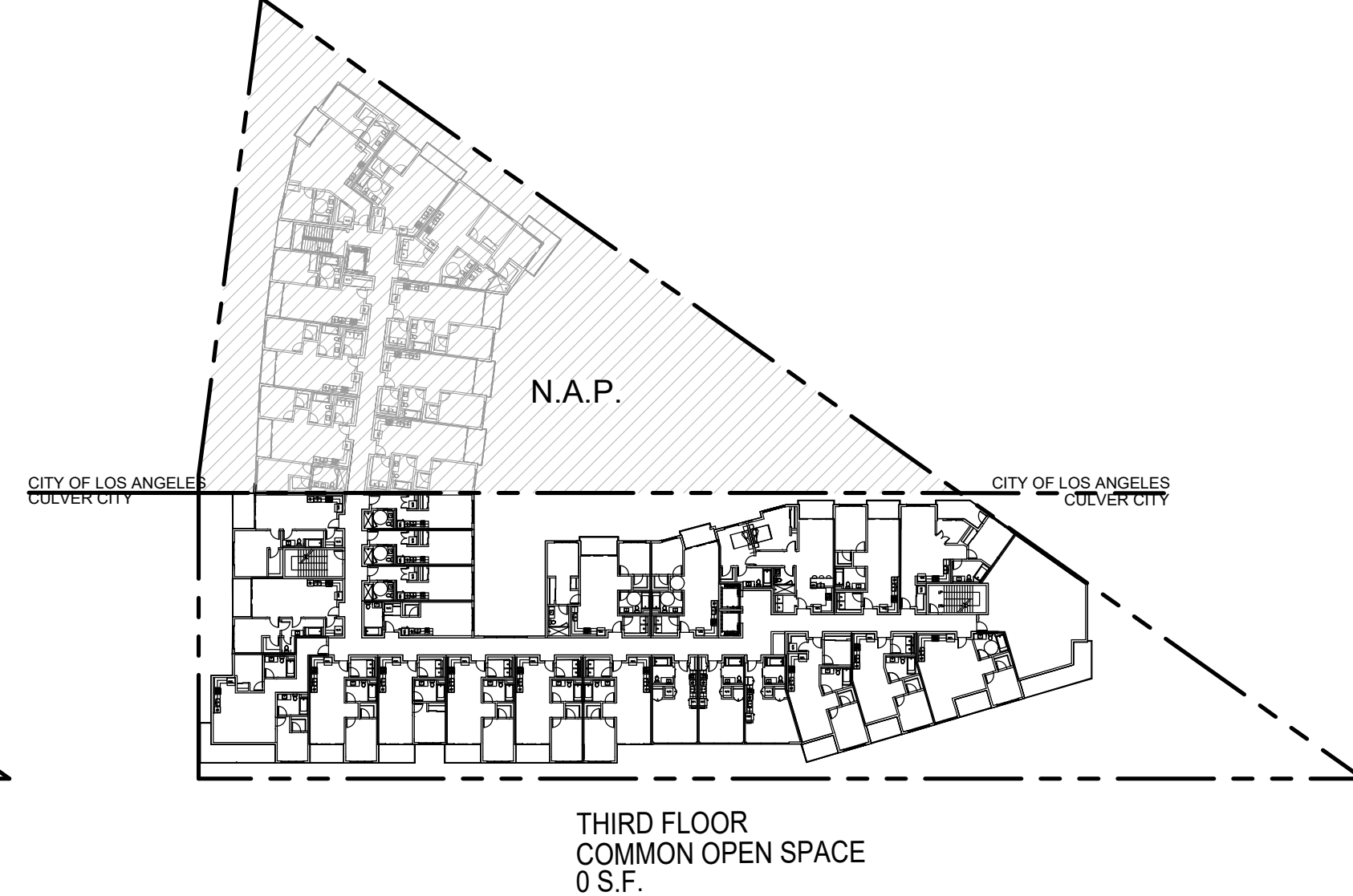
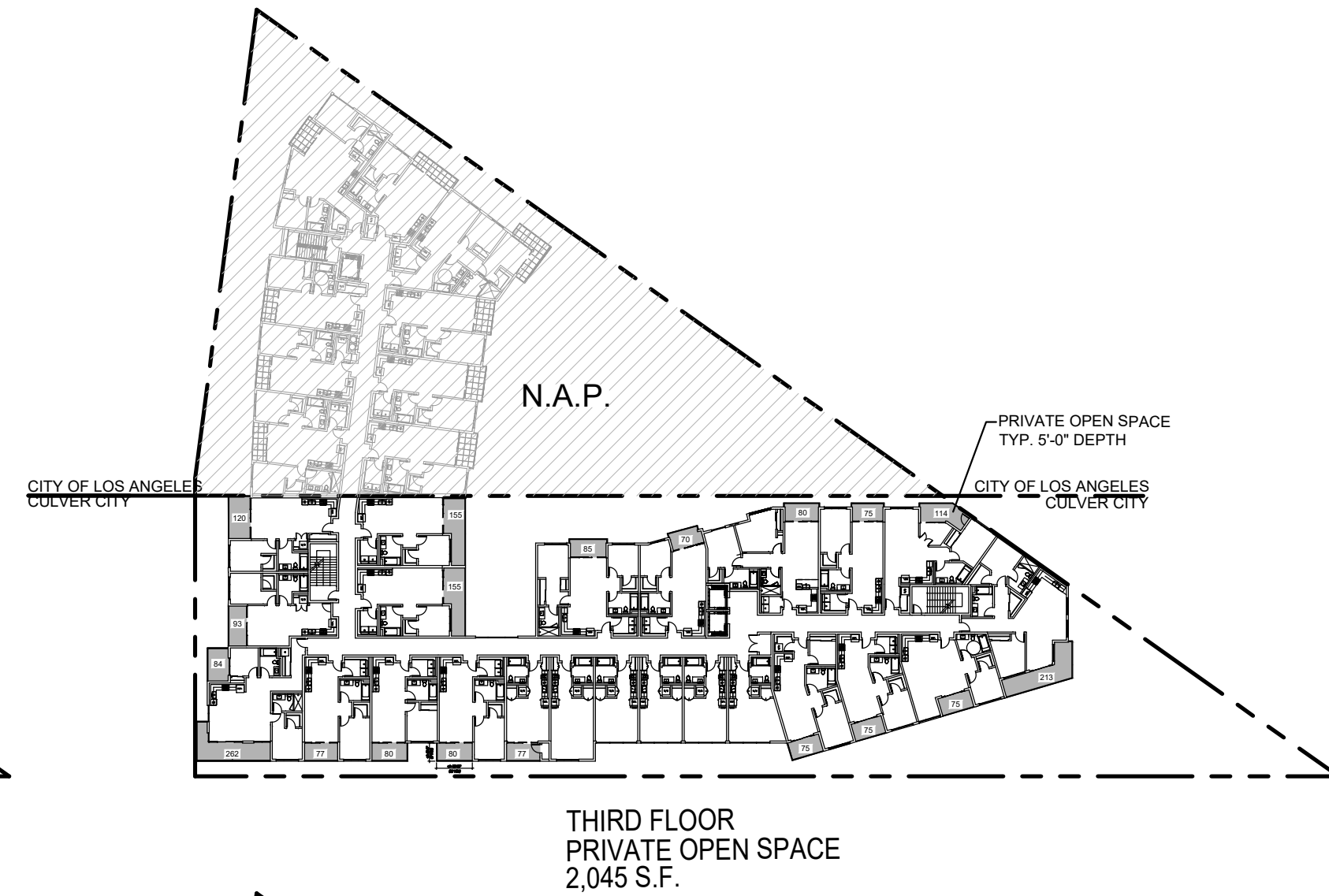
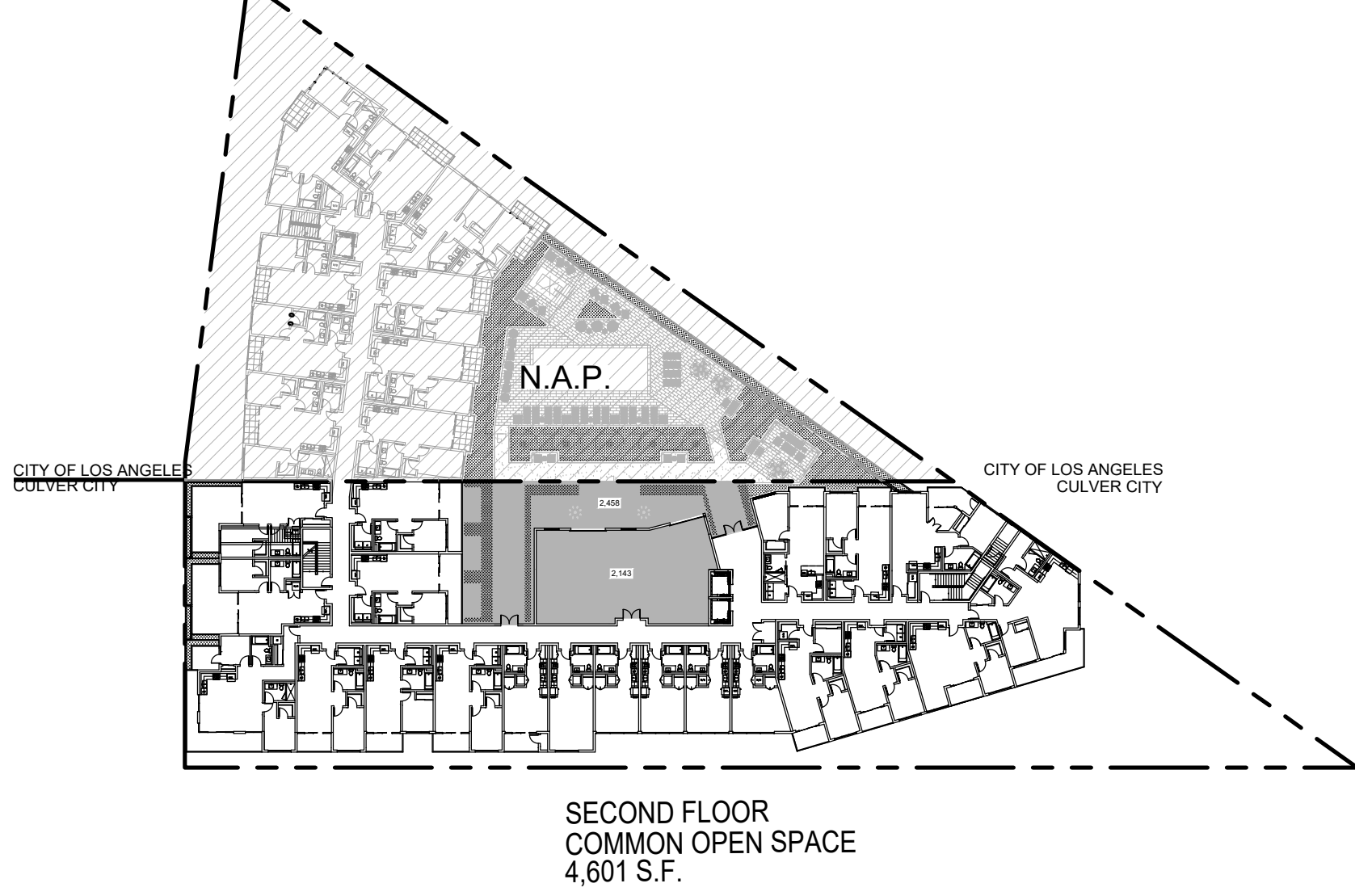
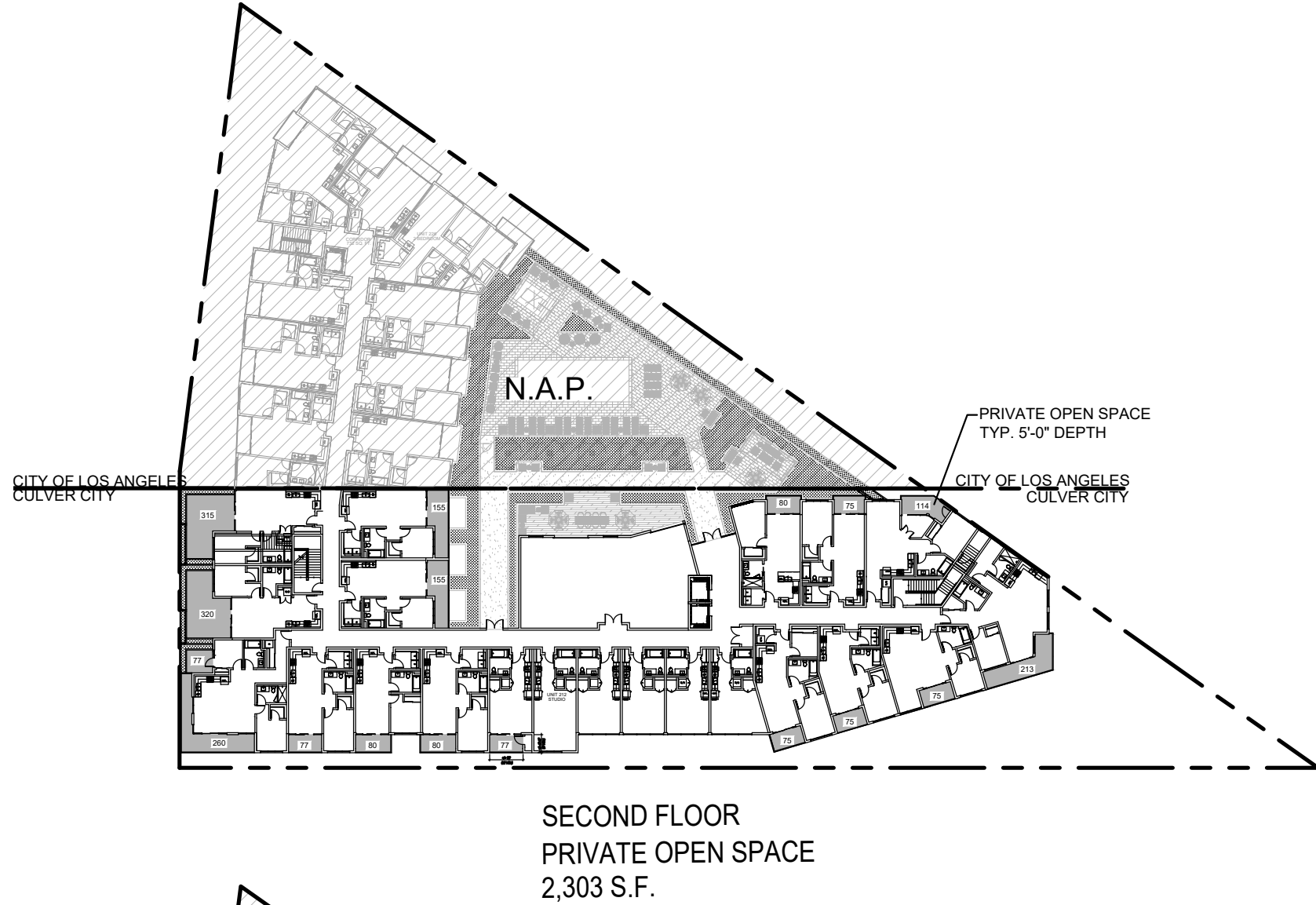
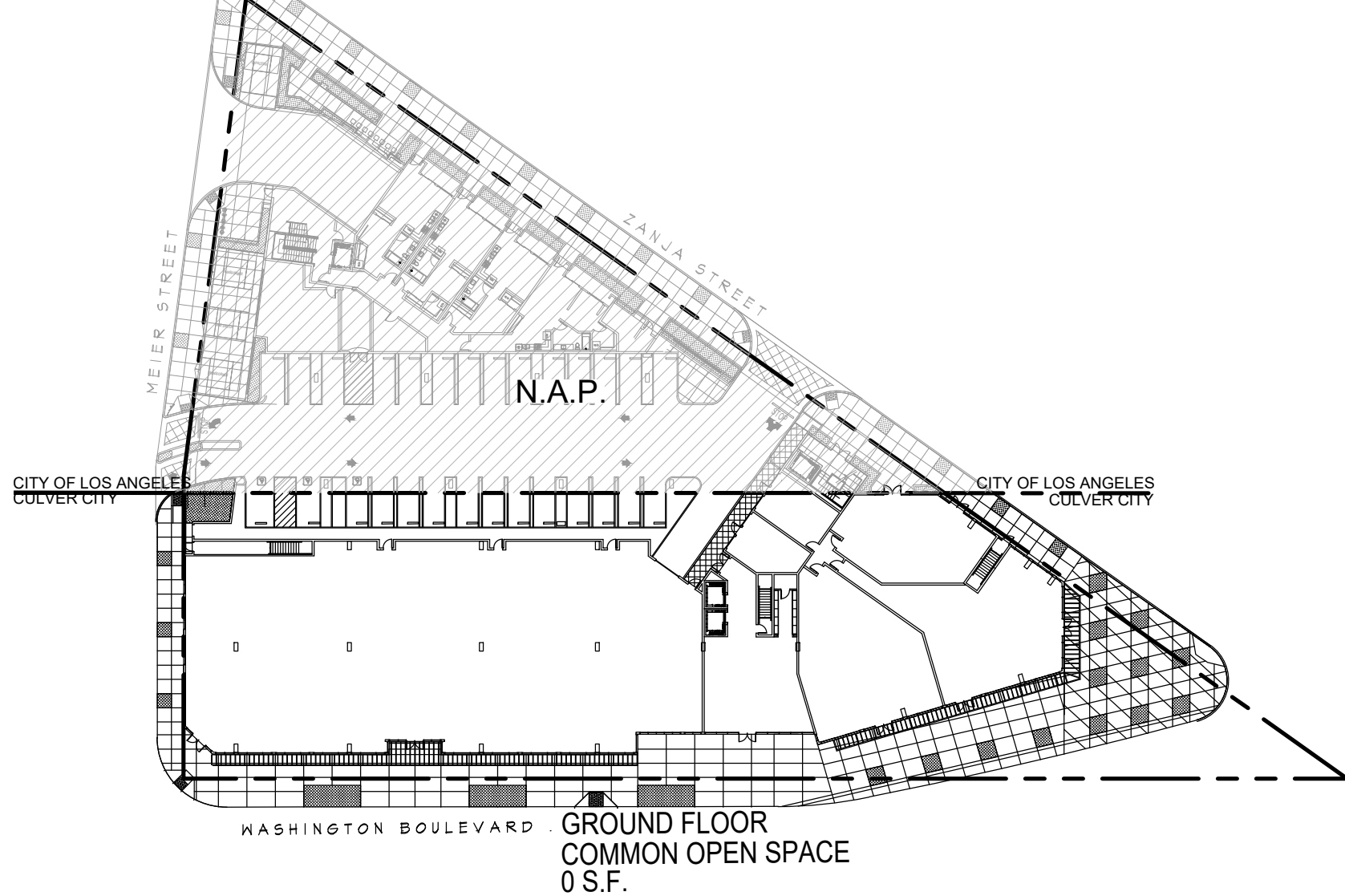
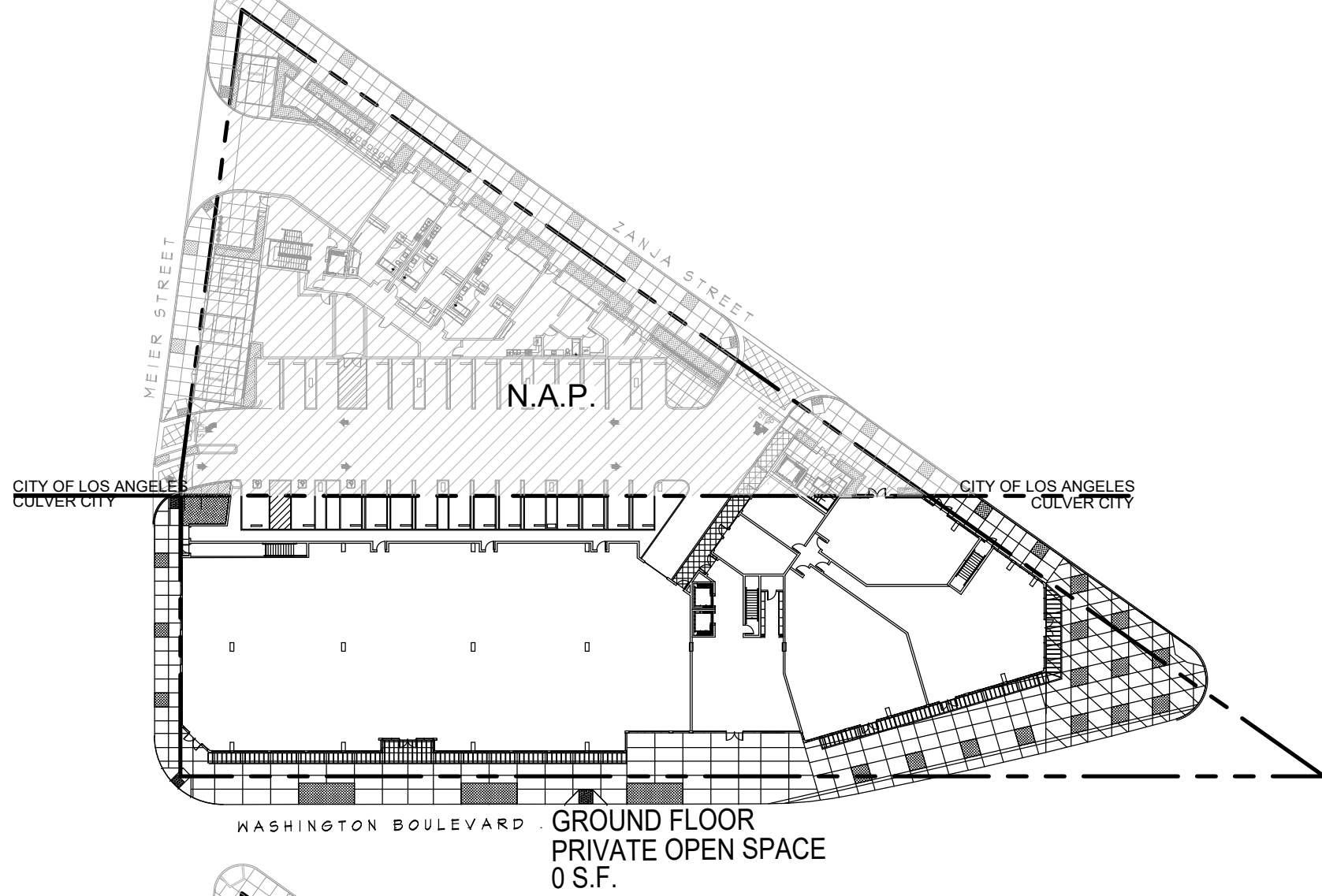
c | view along meier st.
toward the alley



d | view along washington blvd.
toward meier st.

existing site photos on meier st





legend

= PRIVATE / COMMON OPEN SPACE

open space - culver city

OPEN SPACE REQUIRED: PER CCMC 17.400.065-G-3;

3a. EACH UNIT, EXCEPT STUDIO MICRO-UNITS, SHALL HAVE A MINIMUM OF 75 SQUARE FEET OF COMMON AND/OR PRIVATE OPEN SPACE. STUDIO MICRO-UNITS ARE NOT REQUIRED TO PROVIDE PRIVATE OPEN SPACE. HOWEVER, A MINIMUM OF 100 SQUARE FEET OF COMMON OPEN SPACE PER UNIT SHALL BE REQUIRED, OF WHICH 100% MAY BE LOCATED ON THE ROOFTOP.

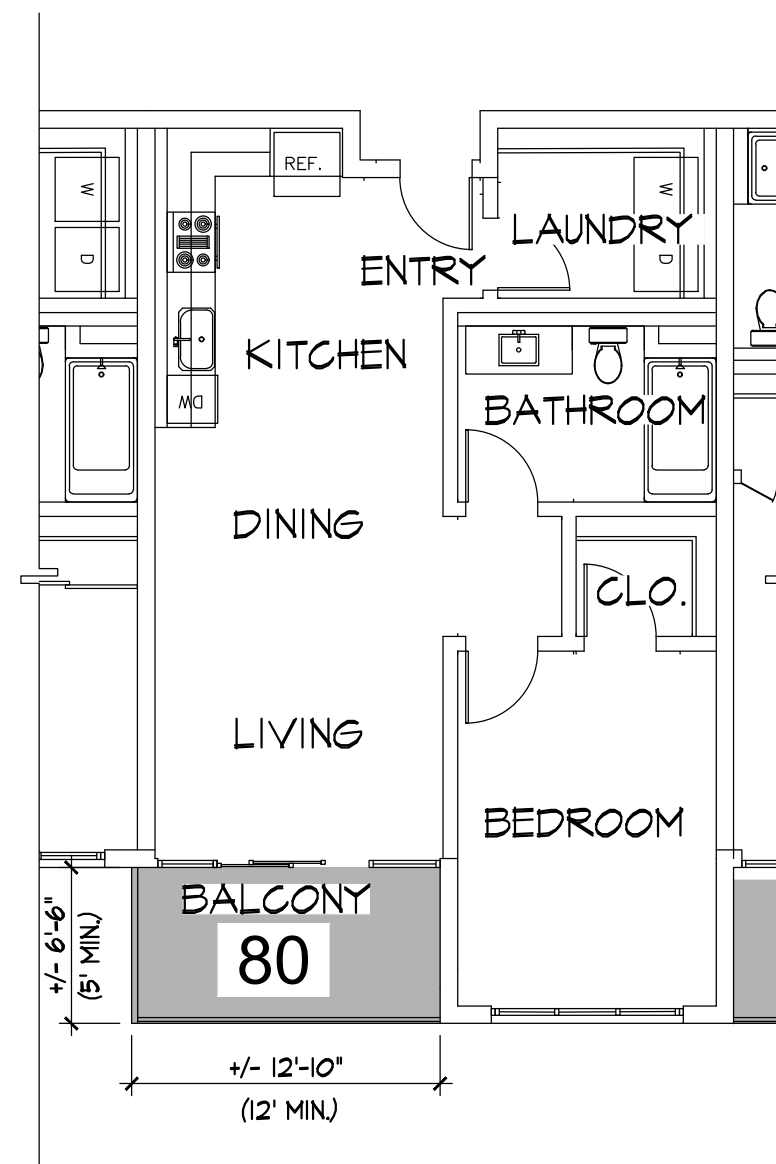
3d. PRIVATE AND COMMON OPEN SPACE REQUIREMENTS MAY BE SATISFIED BY A SELECTION OR COMBINATION OF THE FOLLOWING: ATRIUMS, BALCONIES, COURTYARDS, DECKS, GARDENS, GYMS/EXERCISE ROOMS, PATIOS, PLAYGROUNDS/TOT LOTS, ROOFTOP DECKS, PATIOS AND GARDENS, AND SWIMMING POOLS. THE DIRECTOR MAY APPROVE SIMILAR AMENITIES NOT LISTED ABOVE.

OPEN SPACE REQUIRED:

UNIT COUNT	COMMON AND/OR PRIVATE OPEN SPACE	TOTAL OPEN SPACE REQUIRED
104 UNITS	100 S.F. / UNIT	10,400 S.F.

OPEN SPACE PROVIDED:

SECOND FLOOR		FIFTH FLOOR	
21 UNITS x 100 S.F. MIN.	REQUIRED = 2,100 S.F.	21 UNITS x 100 S.F.	REQUIRED = 2,100 S.F.
PRIVATE OPEN SPACE	PROVIDED = 2,303 S.F.	PRIVATE OPEN SPACE	PROVIDED = 1,898 S.F.
COMMON OPEN SPACE	PROVIDED = 4,601 S.F.	COMMON OPEN SPACE	PROVIDED = 0 S.F.
TOTAL OPEN SPACE	PROVIDED = 6,904 S.F.	TOTAL OPEN SPACE PROVIDED	= 1,898 S.F.
THIRD FLOOR		SIXTH FLOOR	
23 UNITS x 100 S.F. MIN.	REQUIRED = 2,300 S.F.	16 UNITS x 100 S.F.	REQUIRED = 1,600 S.F.
PRIVATE OPEN SPACE	PROVIDED = 2,045 S.F.	PRIVATE OPEN SPACE	PROVIDED = 2,926 S.F.
COMMON OPEN SPACE	PROVIDED = 0 S.F.	COMMON OPEN SPACE	PROVIDED = 0 S.F.
TOTAL OPEN SPACE	PROVIDED = 2,045 S.F.	TOTAL OPEN SPACE PROVIDED	= 2,926 S.F.
FOURTH FLOOR			
23 UNITS x 100 S.F.	REQUIRED = 2,300 S.F.	PRIVATE OPEN SPACE	PROVIDED = 11,070 S.F.
PRIVATE OPEN SPACE	PROVIDED = 1,898 S.F.	COMMON OPEN SPACE	PROVIDED = 4,601 S.F.
COMMON OPEN SPACE	PROVIDED = 0 S.F.	TOTAL OPEN SPACE	PROVIDED = 15,671 S.F.
TOTAL OPEN SPACE PROVIDED	= 1,898 S.F.		



typical unit private open space

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

NOTE:
PRIVATE OPEN SPACE AREAS SHALL BE AT LEAST 30 SQUARE FEET AND 5 FEET IN ANY DIRECTION, TO THE EXTENT FEASIBLE. PER CCMC 17.400.065-G-3-C.

THE RAILING OR BALCONY WALL WIDTH CAN NOT BE COUNTED AS PART OF THIS DIMENSION OR OPEN SPACE.

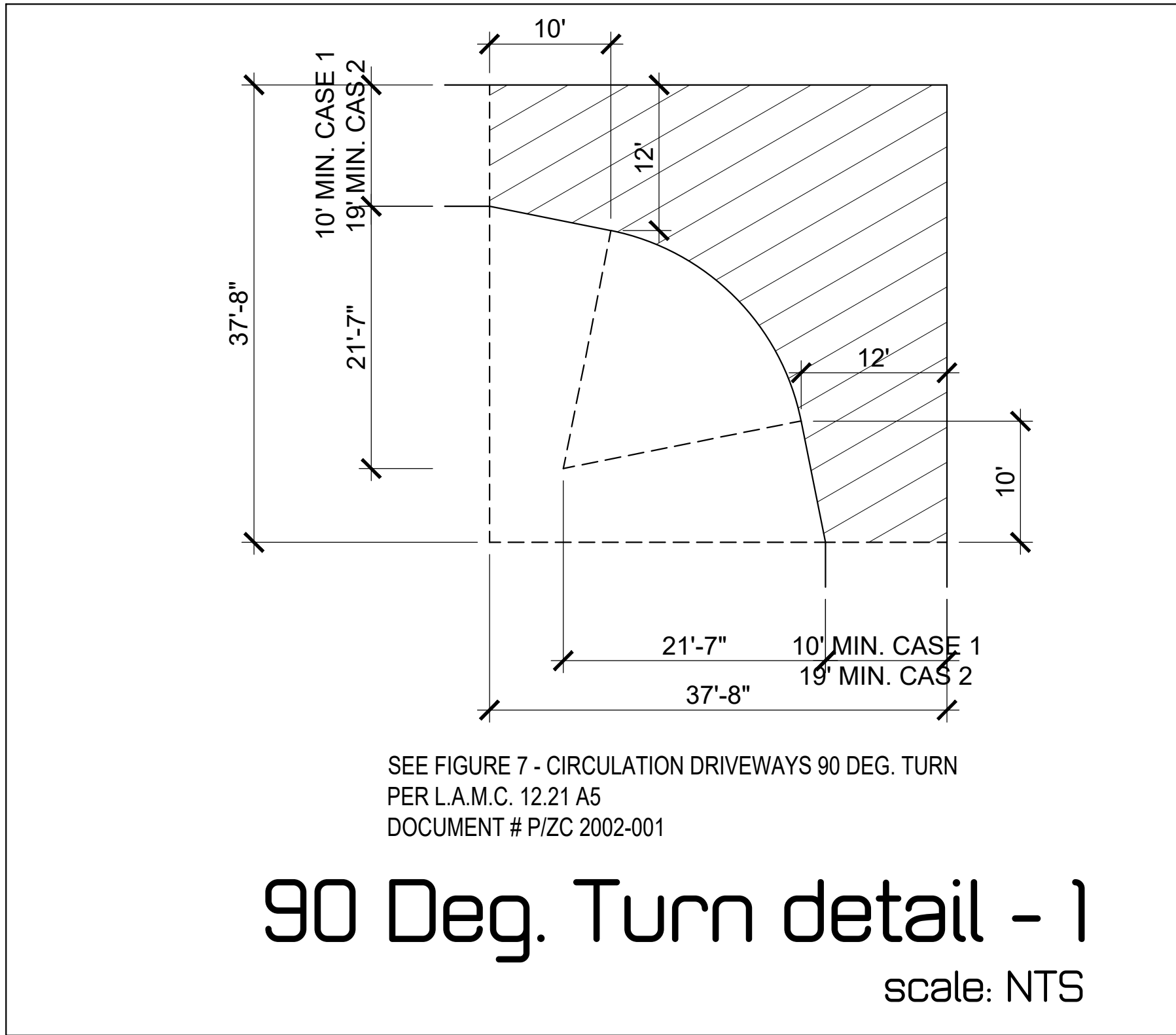
open space calculations

culver side

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

general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER, AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
3. REMOVE ALL EXISTING BUILDINGS AND THEIR COMPONENTS THAT ARE LOCATED ON THE SITE, CAP AND SEAL ALL COMPONENTS TO THE STREET UTILITIES.
4. ACCESS FOR EMERGENCY FIRE AND MEDICAL PERSONNEL: CONCRETE SURFACES BETWEEN THE STREET AND MAIN ENTRANCE FOR EACH BUILDING SHALL BE PAVED TO ALLOW THE ROLLING OF A MEDICAL BURNET.
5. ALL ROOMS INTERIOR AND EXTERIOR SHALL BE PROVIDED WITH NUMBERS AND DESCRIPTION. STAIRWAYS SHALL BE MARKED AT ACCESS AND ON EACH LANDING STAIR NUMBER AND IF STAIRWAY PROVIDES ROOF ACCESS OR NO ROOF ACCESS



keynotes:

- 1 PROPERTY LINE
- 2 EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
- 3 15' DEDICATION
- 3a PROPOSED 3' DEDICATION & ASSOCIATED SIDEWALK WIDENING
- 3b 5' DEDICATION - REQUESTING TO BE WAIVED
- 3c 3' STREET WIDENING & IMPROVEMENTS - REQUESTING TO BE WAIVED
- 3d 2'-6" ALLEY DEDICATION - REQUESTING TO BE WAIVED
- 4 NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF L.A.
- 5 CITY SETBACK
- 6 TRASH ENCLOSURE & TRASH CHUTES ABOVE - CONCRETE BLOCK PAINTED. 8FT MIN CEILING HEIGHTS
- 7 CONCRETE WHEEL STOP, TYPICAL. PER DETAIL (b) (a) (b) (a) (b) (a)
- 8 LANDSCAPING ARE - PER LANDSCAPE PLANS
- 9 KNOX BOX - AT MOTORIZED ACCESS GATES TYP. INSTALLATION & LOCATION SHALL BE APPROVED AND DETERMINED BY FIRE DEPT.
- 10 STRUCTURAL COLUMN - PER STRUCTURAL PLANS
- 11 BUILDING STAIRS WITH GLASS III STANDPIPE SYSTEM WITH 2 1/2" & 1 1/2" REDUCING OUTLETS LOCATED AT EACH LANDING AND PER 100 FOOT OF HOSE AND 50 FOOT OF STREAM. NOTE 1/A WITH ROOF ACCESS HATCH
- 12 BUILDING ELEVATOR
- 13 STANDARD PARKING STALL PER DETAIL (1) (1) (1) (1) (1) (1)
- 14 ADA PARKING STALL PER DETAIL (1) (1) (1) (1) (1) (1)
- 15 TANDEM PARKING STALL
- 16 COMPACT PARKING STALL
- 17 ZERO CURB PER DETAIL (6) (a) (b) (a) (b) (a) (b)
- 18 ADA CURB / RAMP PER DETAIL (6) (a) (b) (a) (b) (a) (b)
- 19 GAS METERS
- 20 BASEMENT RAMP
- 21 BASEMENT RETAINING WALL
- 22 TRANSFORMER, SWITCH, AND CAPACITOR LOCATION
- 23 RESIDENTIAL BICYCLE LONG TERM BIKE RACKS IN SECURE LOCKING ENCLOSURE & WITHIN 50-FT WALKING DISTANCE OF AN ELEVATOR.
- 24 RESIDENTIAL BICYCLE SHORT TERM PARKING RACK WITHIN 50-FT OF THE MAIN FEEDER ENTRANCE TO BUILDING - PER DETAIL (1) (1) (1) (1) (1) (1)
- 25 RETAIL BICYCLE SHORT TERM PARKING RACK PER DETAIL (1) (1) (1) (1) (1) (1)
- 26 HOV PARKING STALL
- 27 CLEAN AIR VEHICLE PARKING STALL
- 28 ELECTRICAL VEHICLE CHARGING STATION - (EVCS) PER CBC 11B-228.3 AND TABLE 11B-228.3.2.1 OUTLINE OF BUILDING ABOVE
- 29 PHOTOVOLTAIC SYSTEM WITH AT LEAST ONE KILOWATT (1 KW) FOR EACH 10,000 SQ FT OF GROSS FLOOR AREA, OR FRACTION THEREOF, AND SHALL COMPLY WITH 2019 ENERGY CODE, 2016 CALIFORNIA FIRE CODE CHAPTER 6 SECTION 605.11 - 605.11.2, CALIFORNIA BUILDING CODE, OR CALIFORNIA RESIDENTIAL CODE, AND CALIFORNIA ELECTRICAL CODE.
- 30 RIDESHARE PARKING STALL
- 31 REFER TO SHEET AP18 FOR WASTE MANAGEMENT PLAN
- 32 REFER TO SHEET AP18-A FOR PUBLIC LIMITED METER PARKING TRUCK PICK UP SCHEDULE
- 33 ENHANCED CROSSWALK AT INTERSECTION
- 34 REFER TO SHEET 02XX FOR PUBLIC LIMITED METER PARKING & DAYCARE LOADING & UNLOADING SCHEDULE
- 35 PARKING STALLS & METER COORDINATE WITH SHEET AP18-A
- 36 EMERGENCY / PANIC KIOSK
- 37 TRASH CHUTES
- 38 DASHED LINE INDICATES HANGING STORAGE CABINET UNITS, PAINTED WOOD CONSTRUCTION, PROVIDE LOCKING HASP AND DOOR PULLS. A MIN. 100 CUBIC FT. PER UNIT (MIN. DIM. OF 30")
- 39 MEDIUM LOADING AREA OF 12'X25', 300 SF MIN. 12' MIN. HEAD CLEARANCE PER COMC 11.520.050.
- 40 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES FOR BALCONIES AND AMENITY DECK
- 41 VEHICULAR 90 DEGREE TURN PER L.A.M.C. 12.21A5 AND DETAIL (a) (b) (a) (b) (a) (b)
- 42 ONE BICYCLE SHARING SPACE WITH ACCOMPANYING BICYCLE TO BE OWNED/ENSURED/MAINTAINED BY THE PROJECT'S PROPERTY MANAGEMENT COMPANY.
- 43 NEW STRIPED CROSSWALKS FOR WASHINGTON BLVD AND ZANJA STREET CROSSINGS
- 44 NON-RESIDENTIAL USES - BICYCLE PARKING SPACES TO SERVE EMPLOYEES AND VISITORS TO THE PROJECT.
- 45 MECHANICAL SCREEN

CITY OF LOS ANGELES
CULVER CITY

CITY OF LOS ANGELES
CULVER CITY

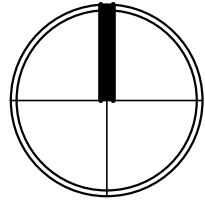
WASHINGTON BLVD.

ALLEY
ZANJA ST.

MEIER ST.

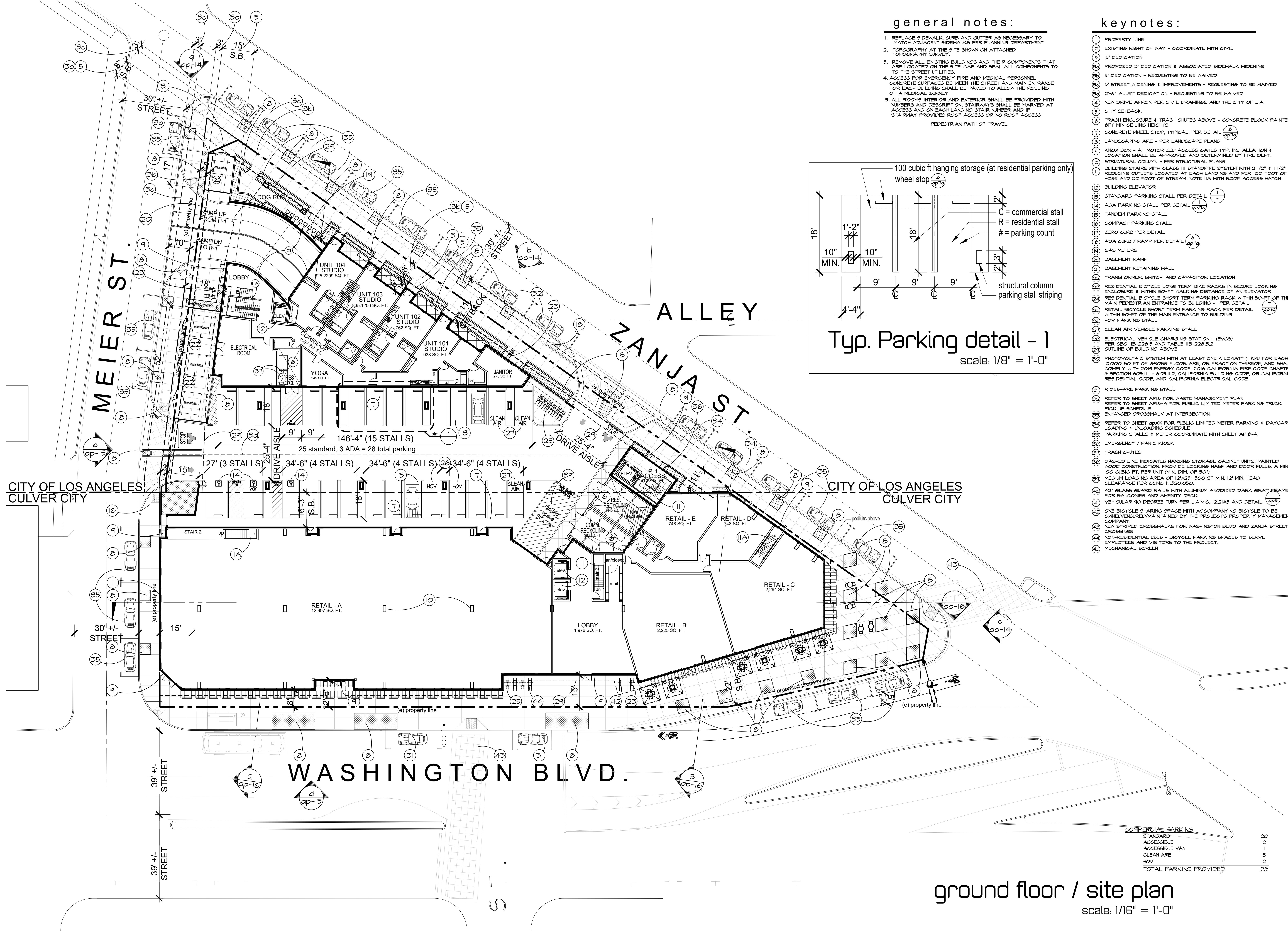
RESIDENTIAL (ASSIGNED) PARKING		
TANDEM TENANT	17	x2 = 34
STANDARD SINGLE TENANT	73	
TOTAL RESIDENTIAL PROVIDED:		107

basement parking level 2
scale: 1/16" = 1'-0"



true north

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

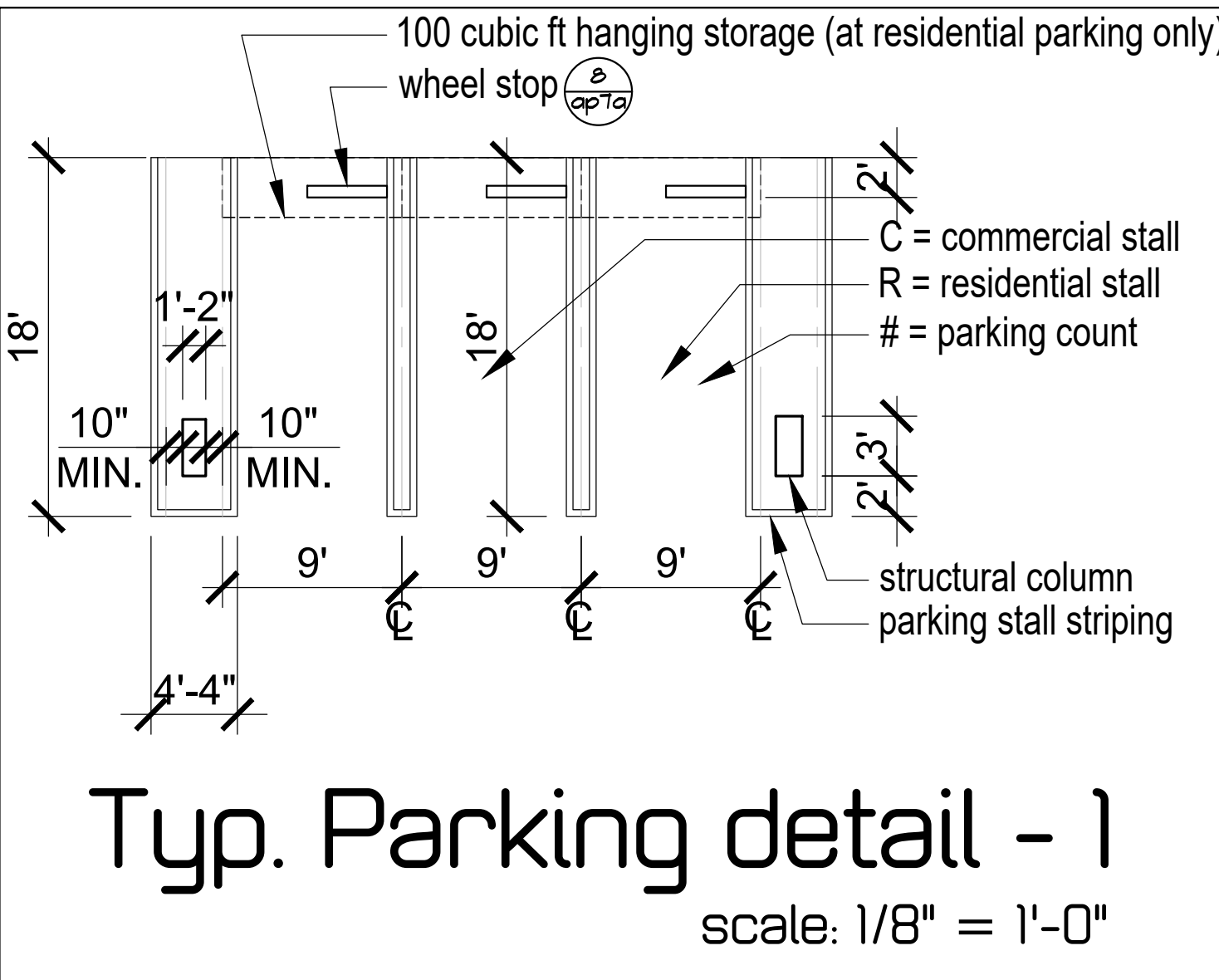


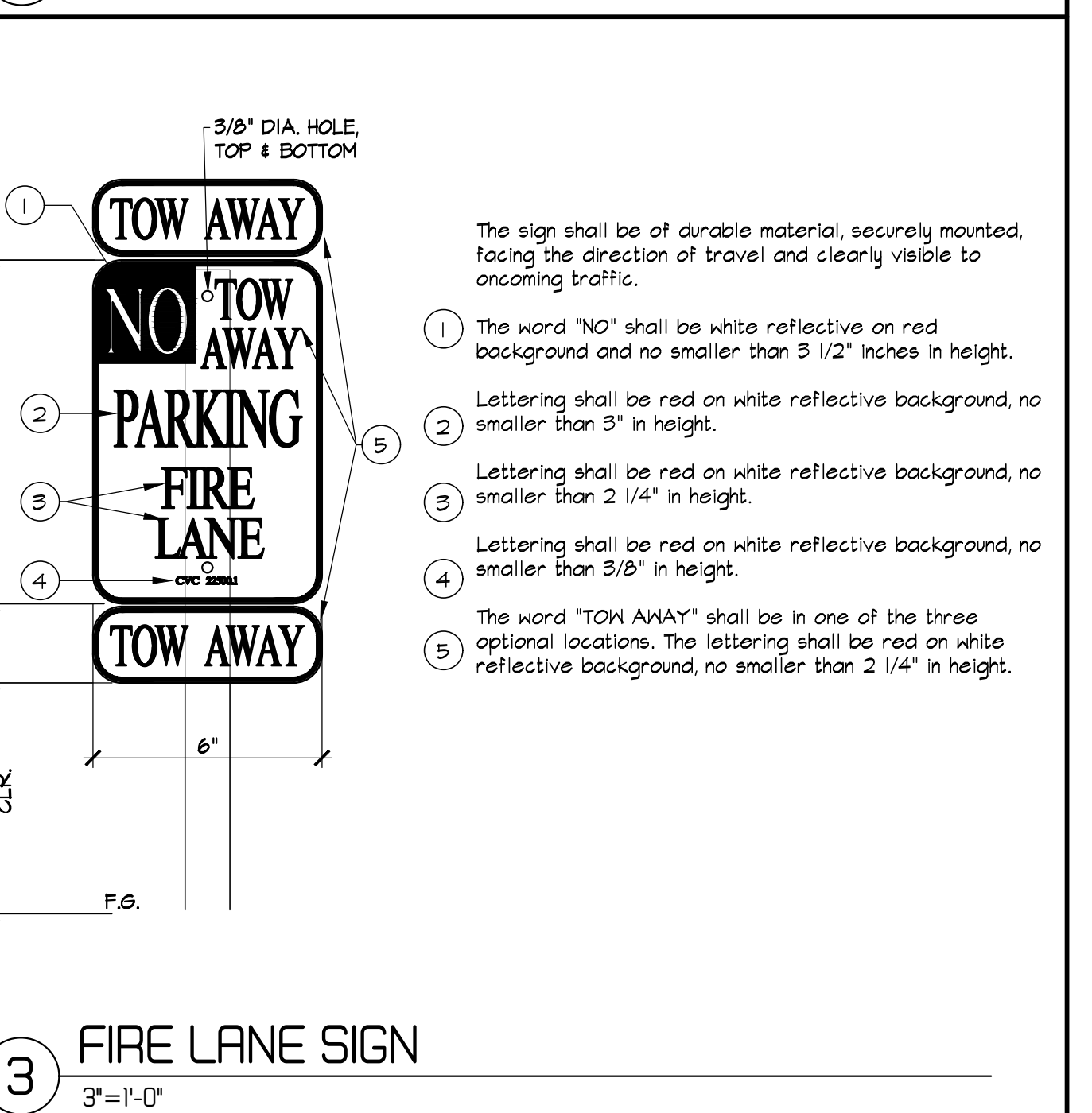
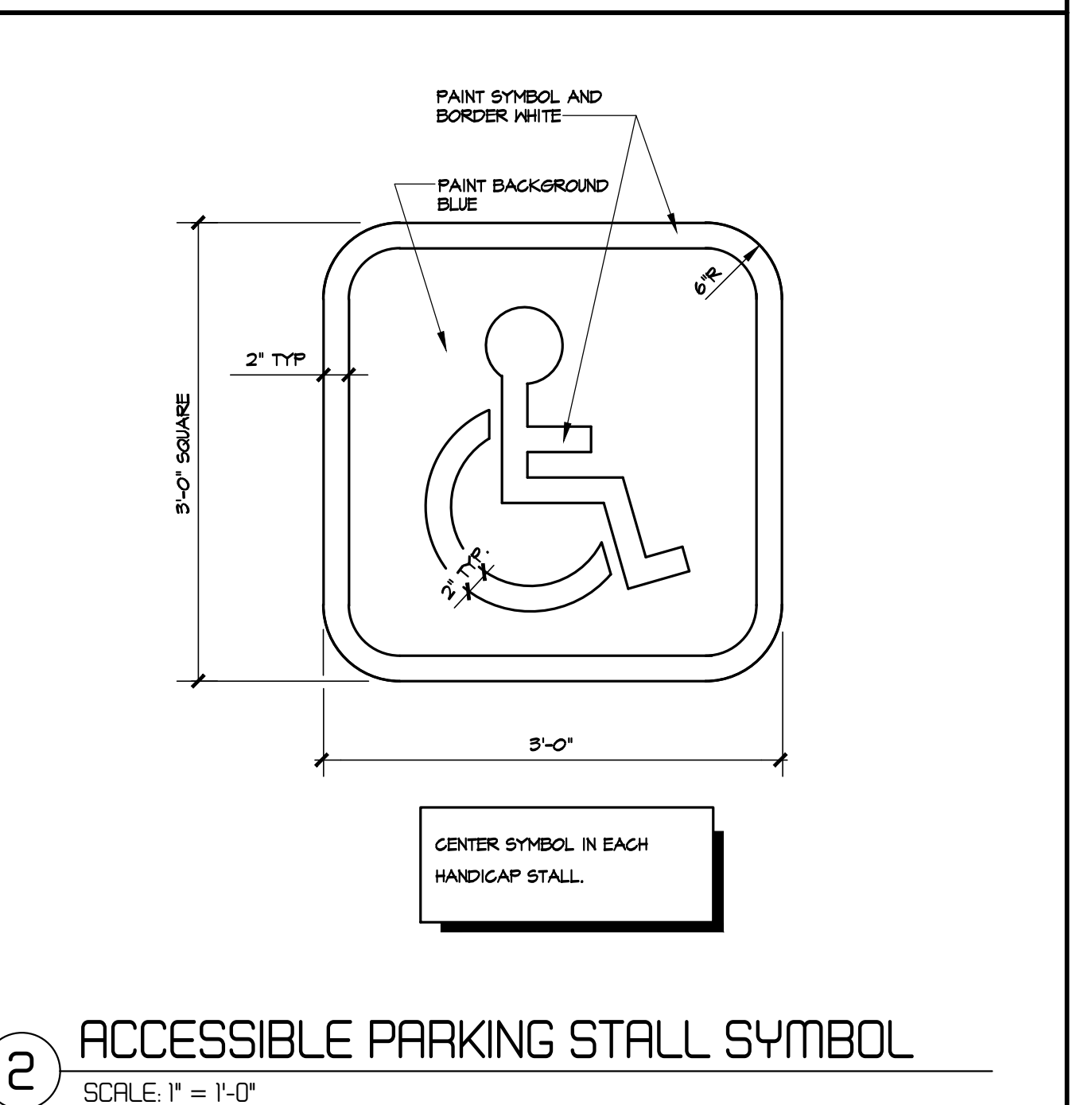
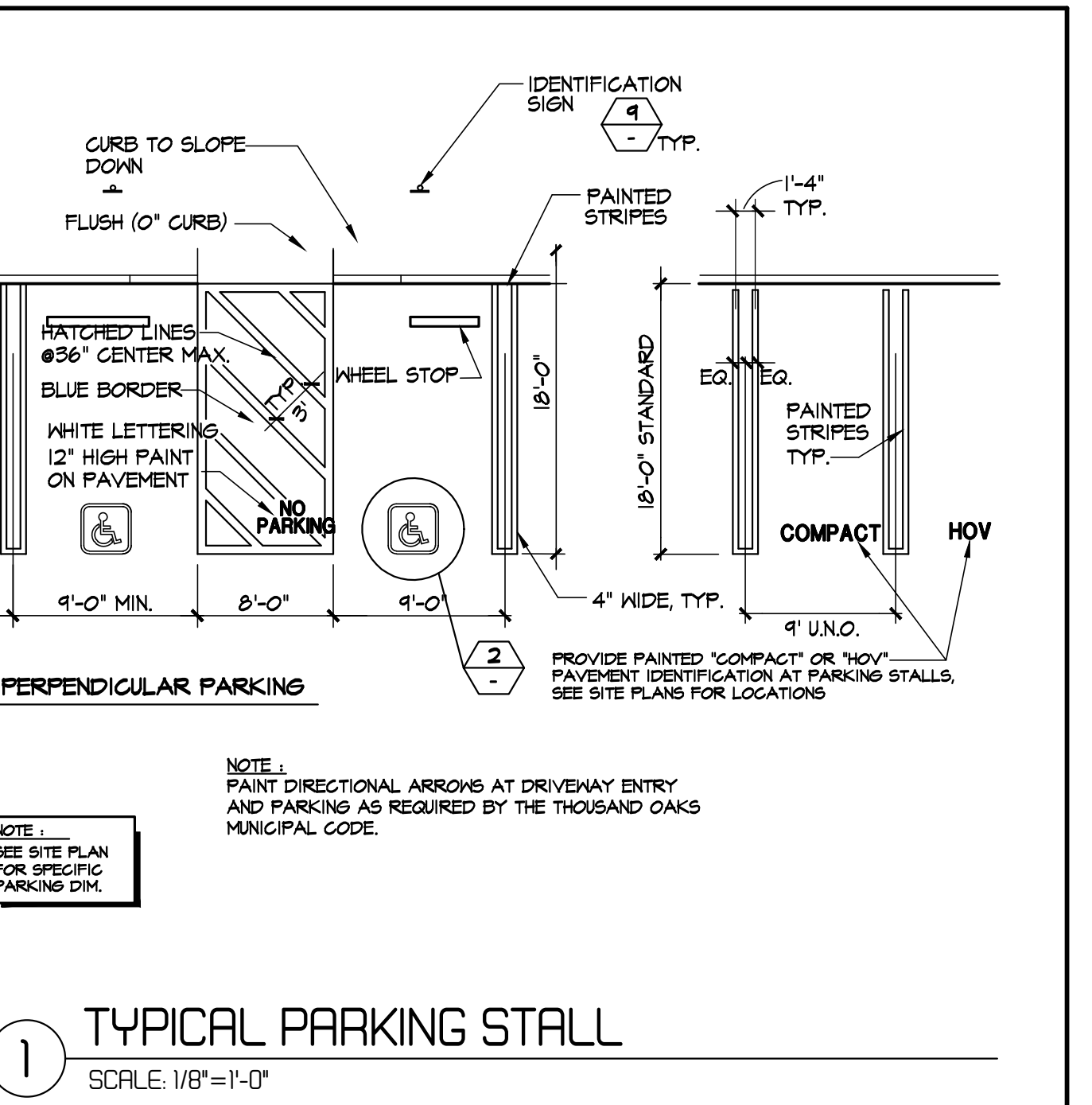
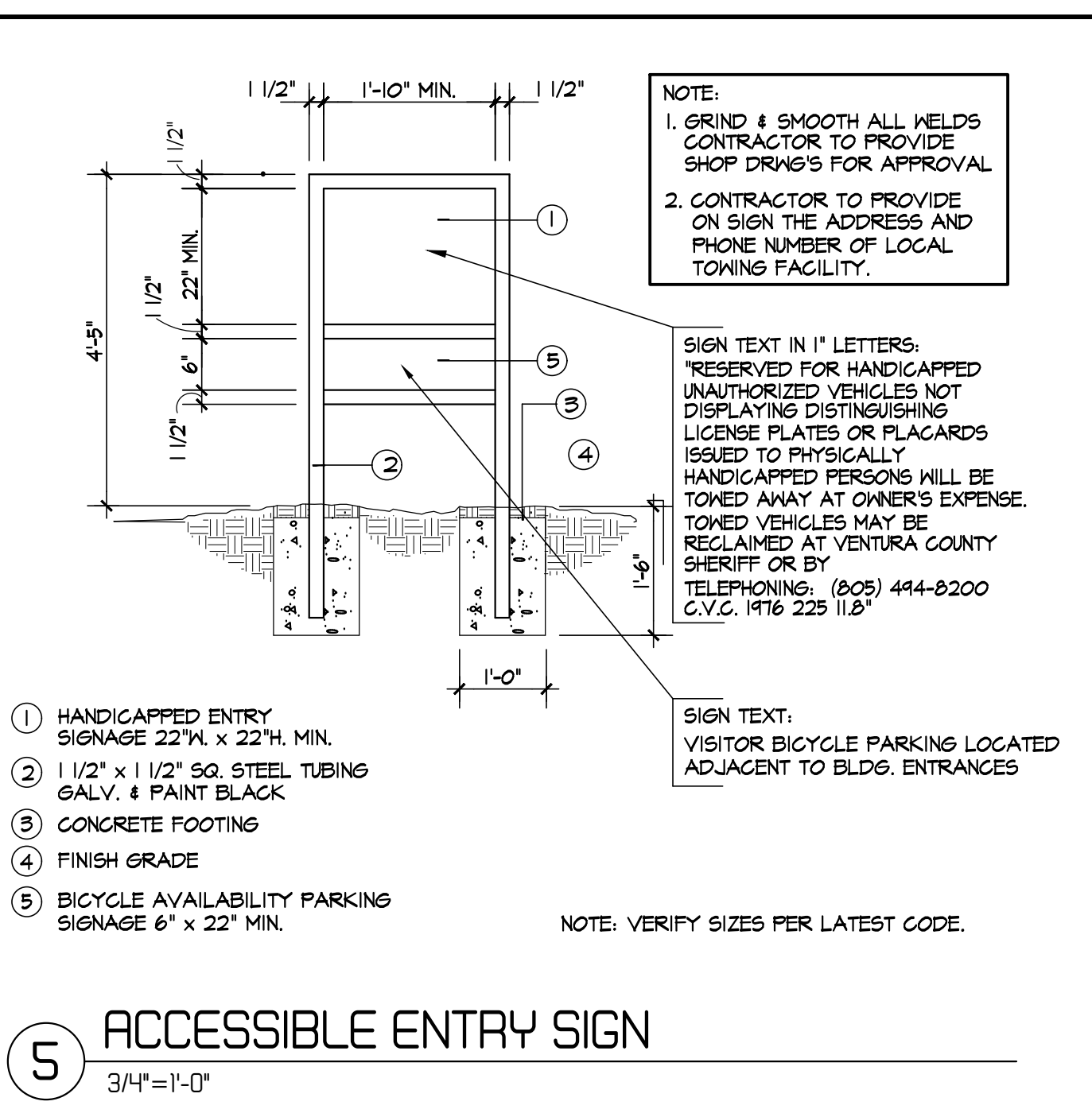
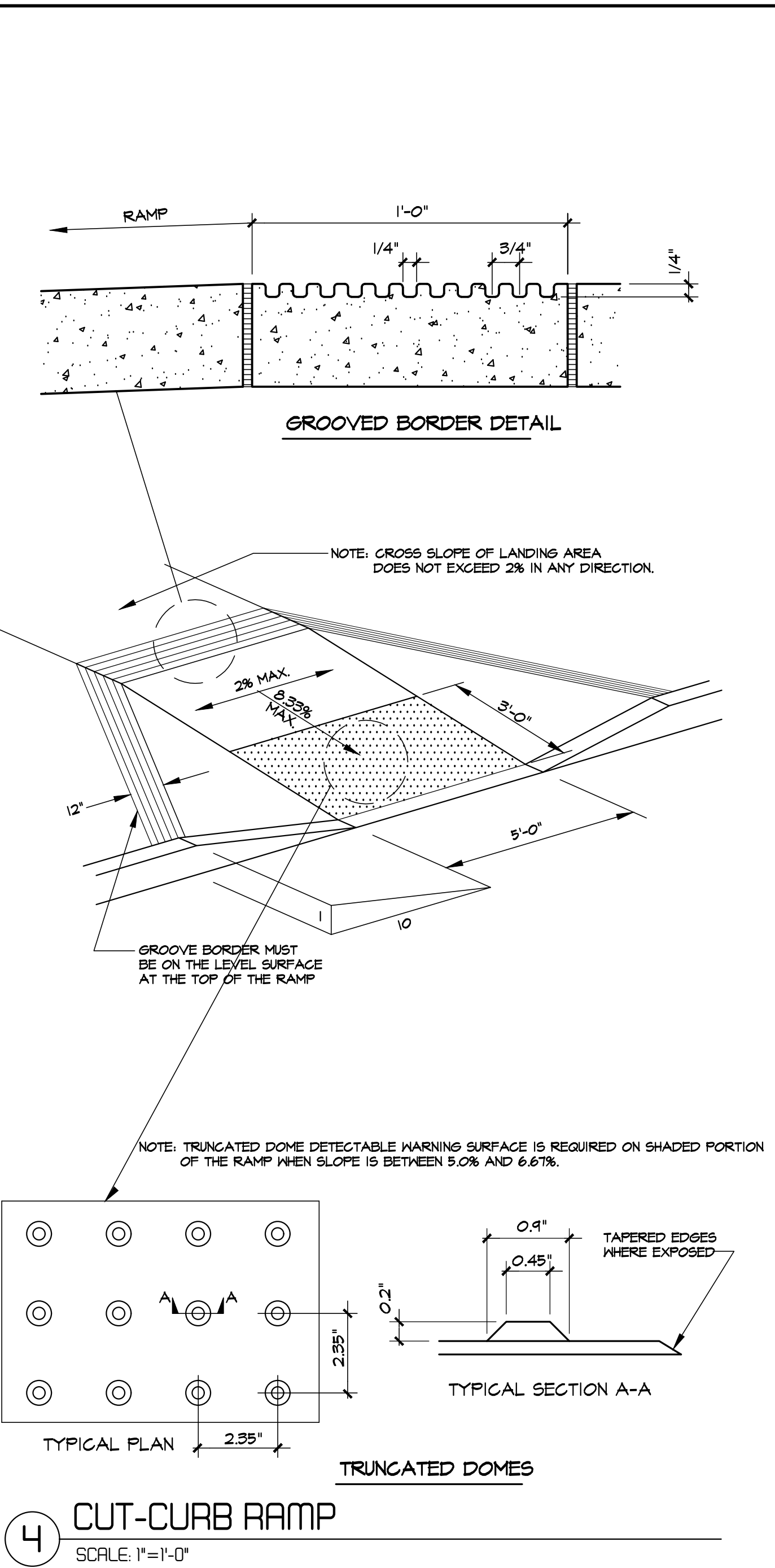
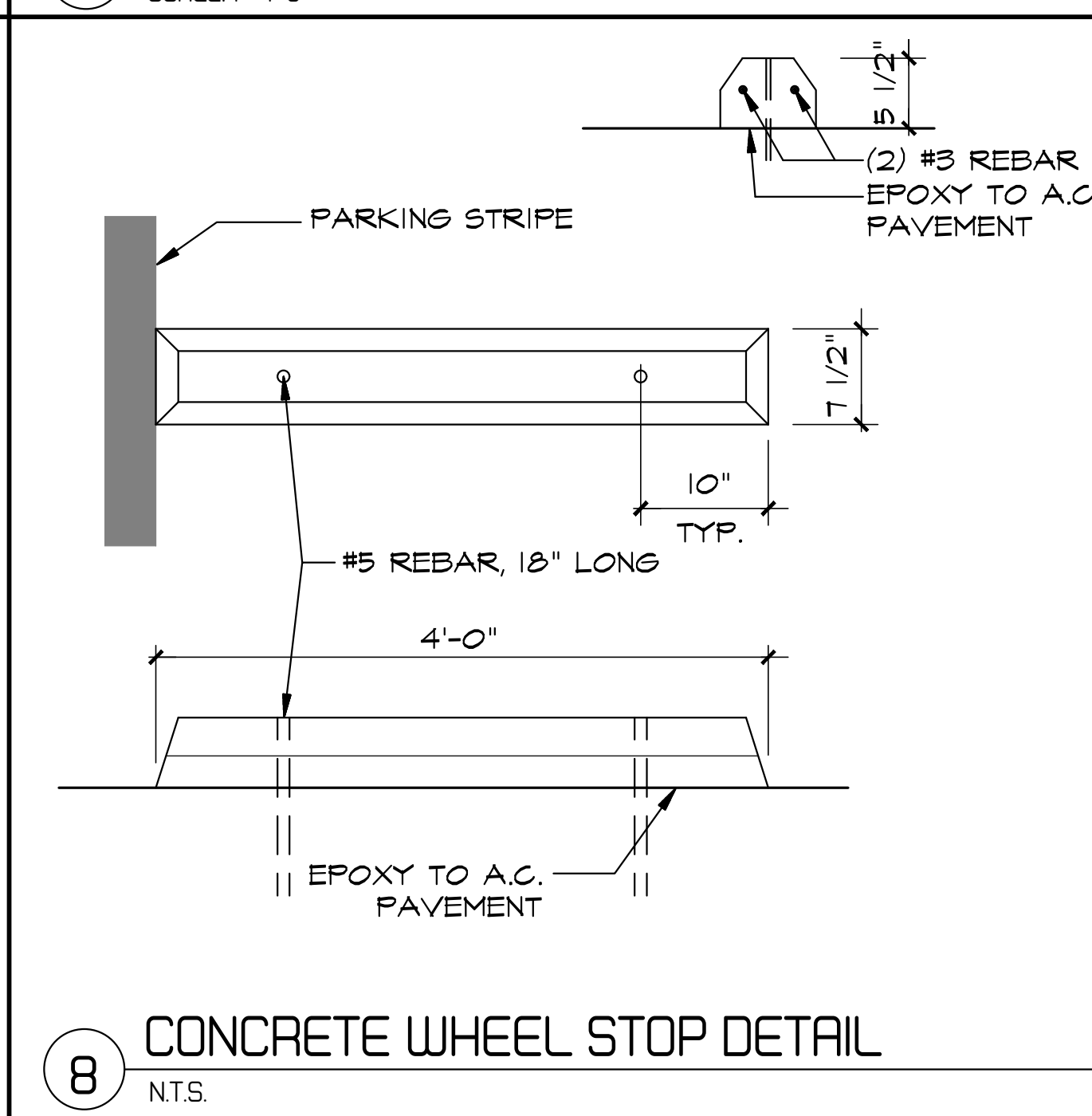
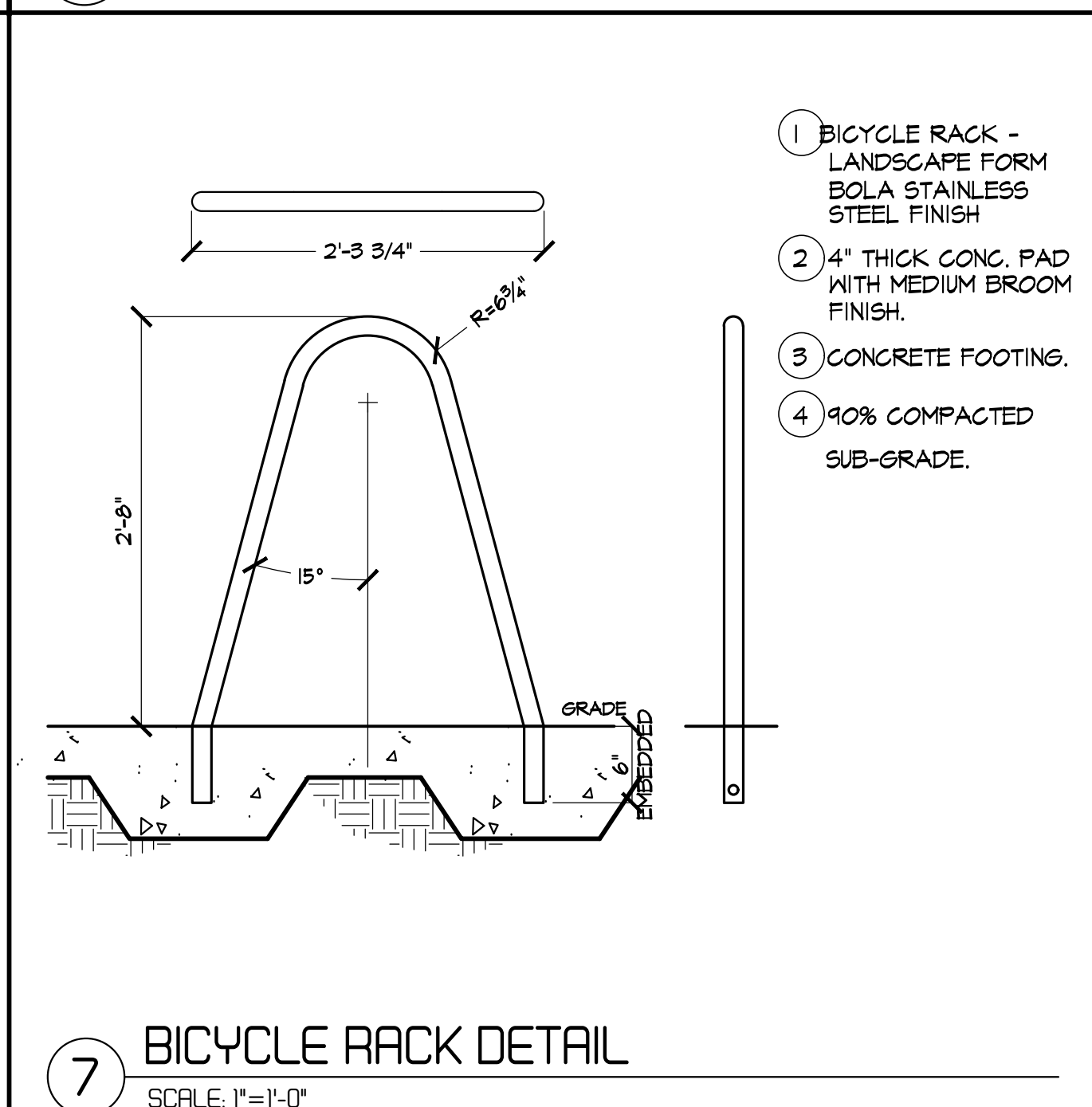
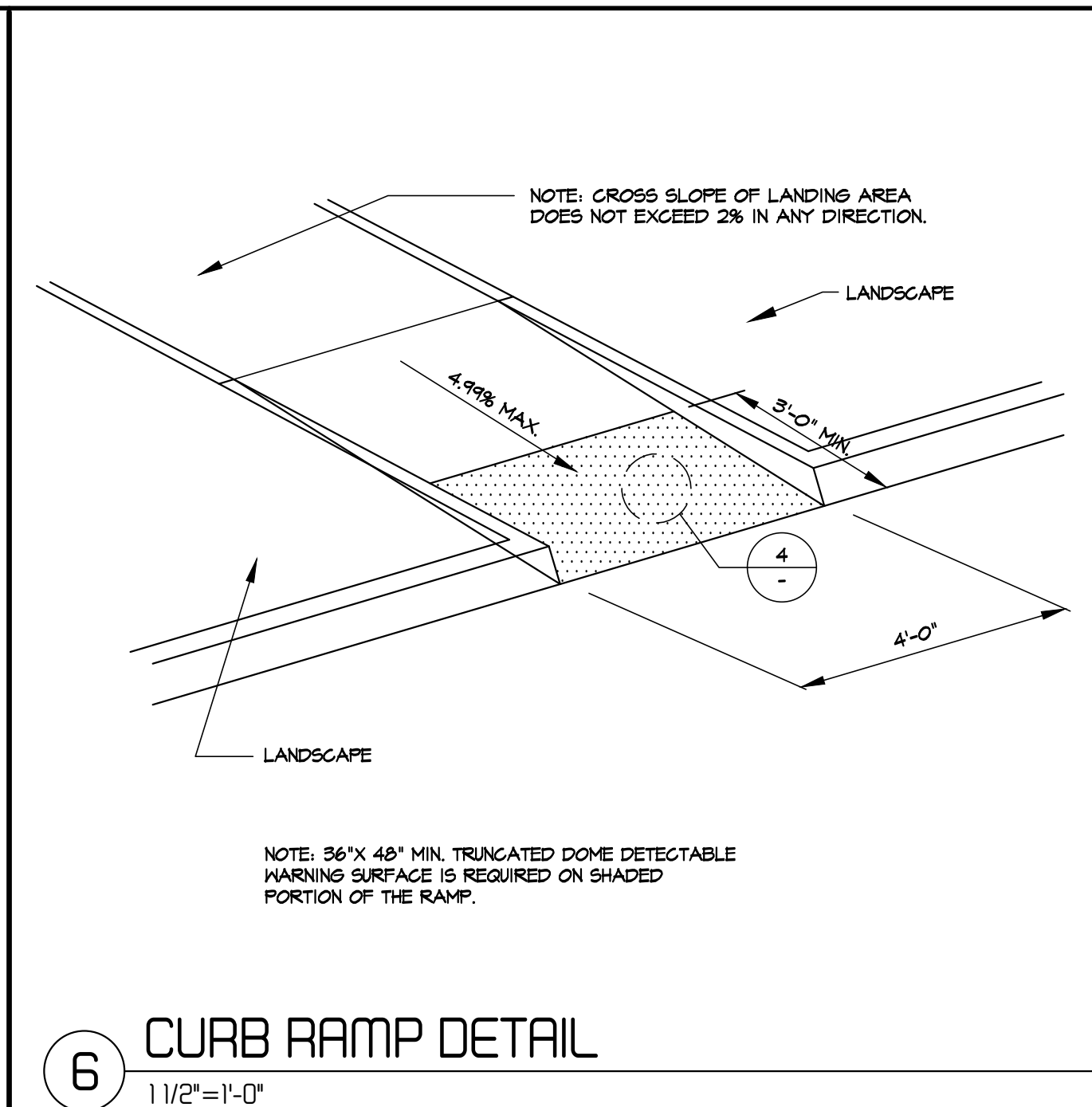
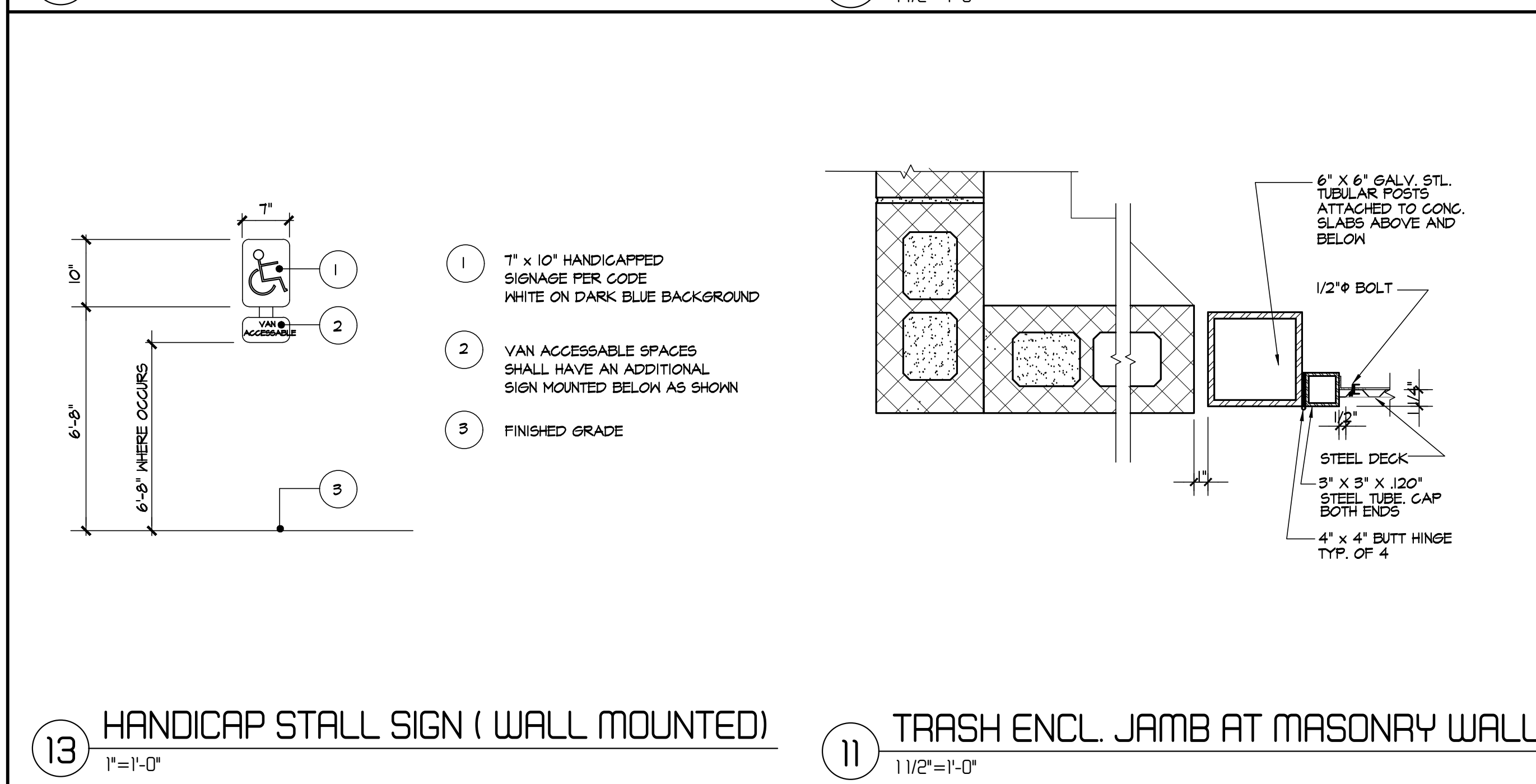
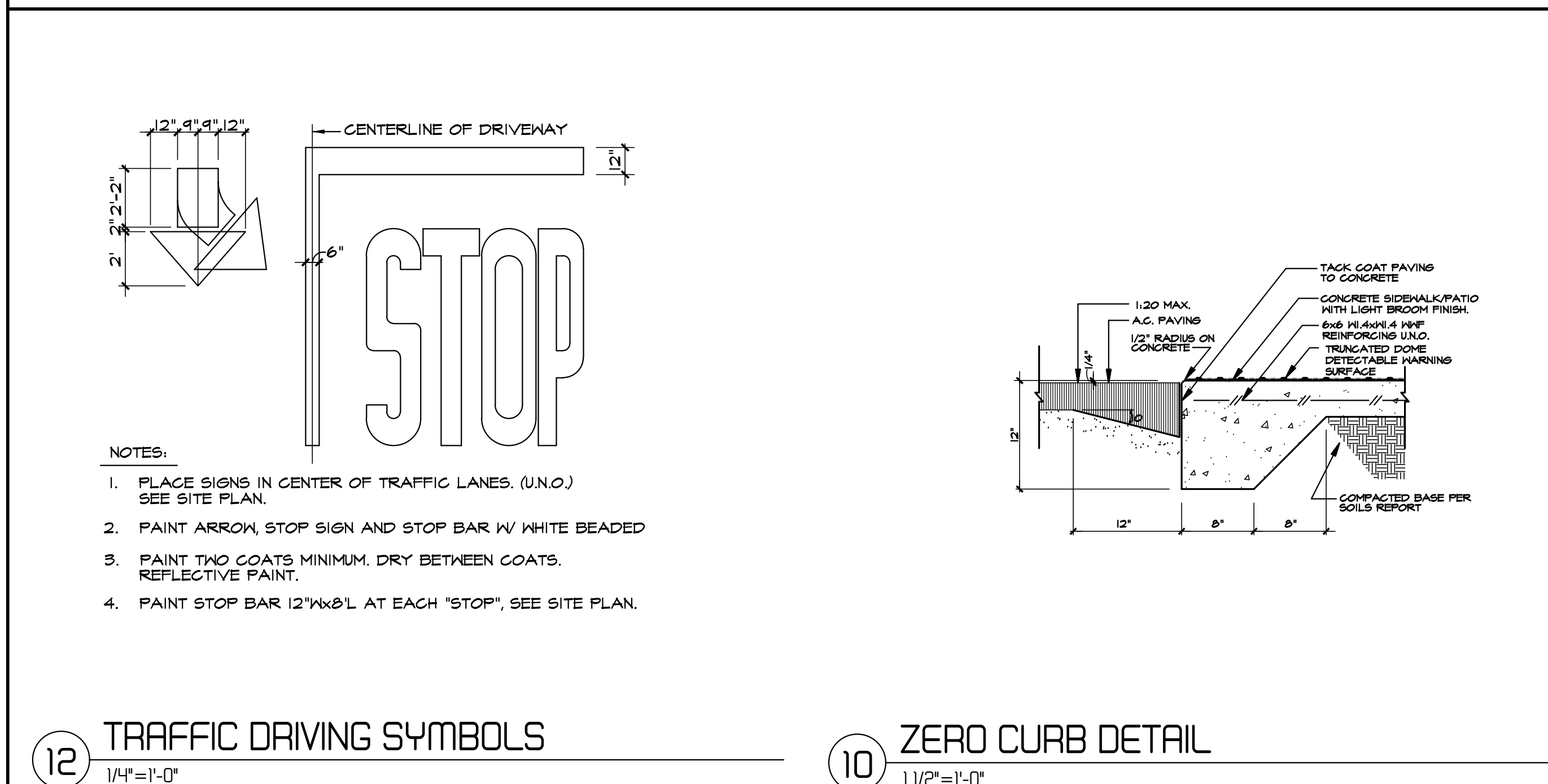
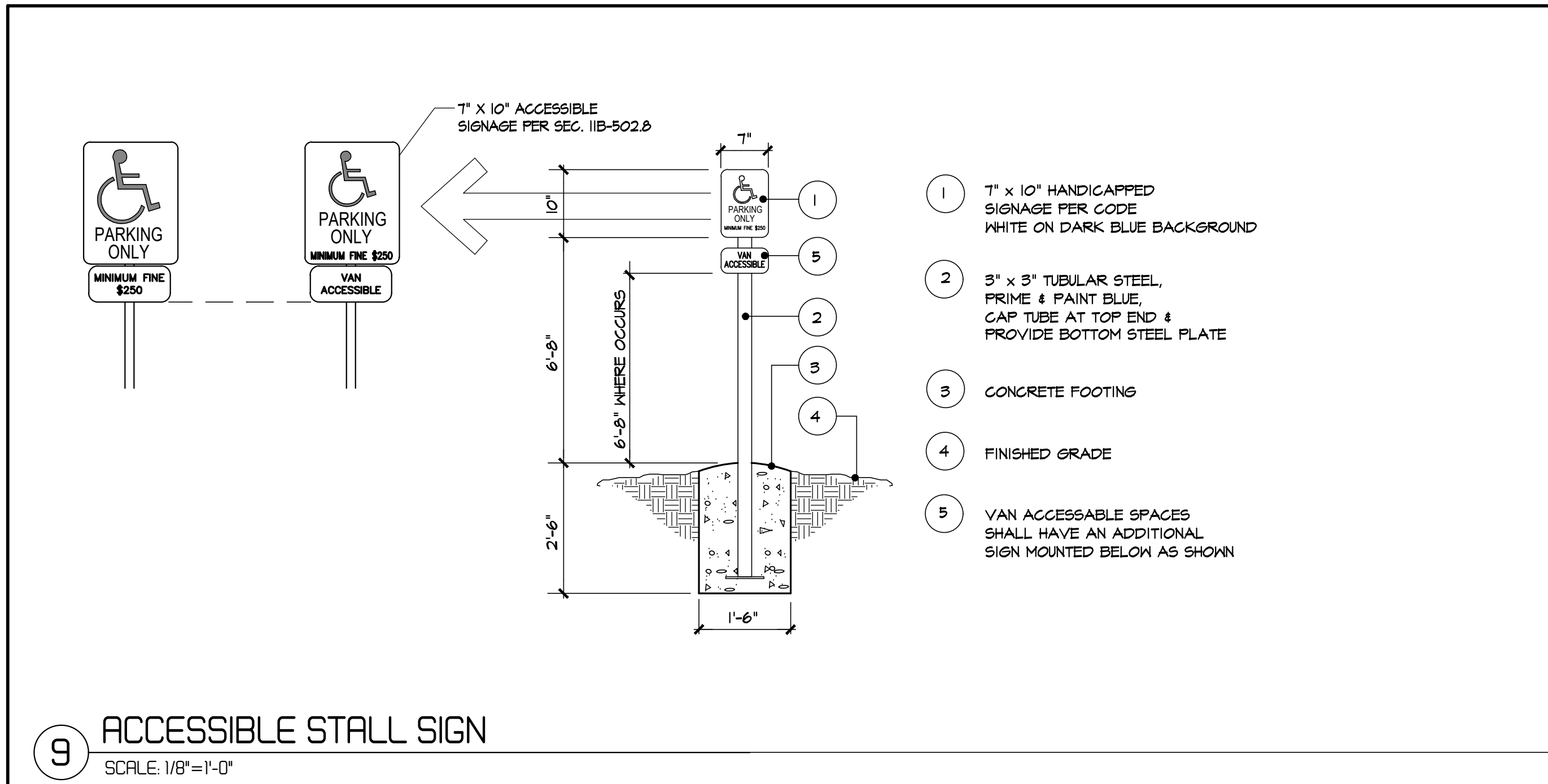
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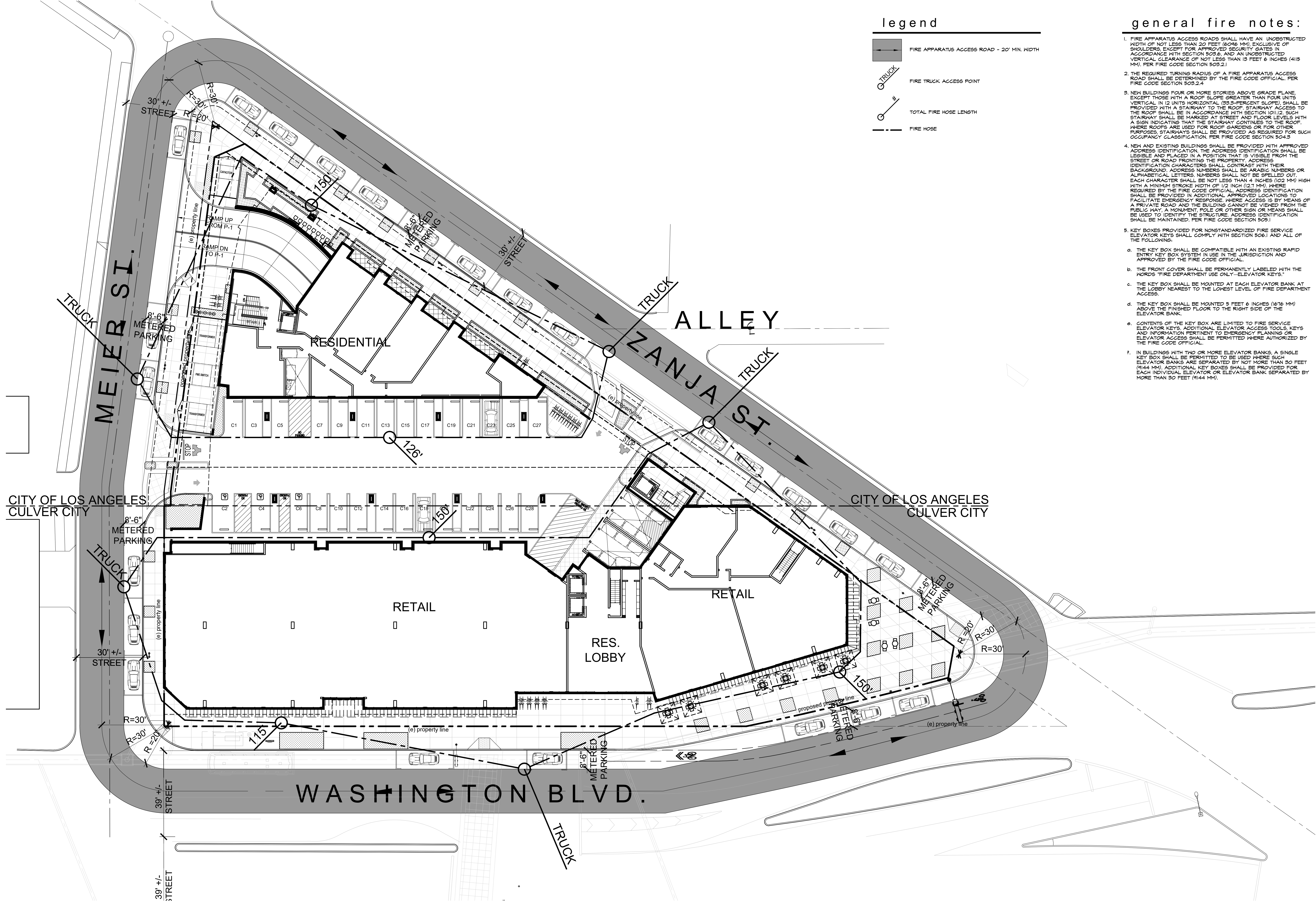
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keynotes:

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- 2 EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
- 3 15' DEDICATION
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- 5 5' DEDICATION - REQUESTING TO BE WAIVED
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- 16 BUILDING ELEVATOR
- 17 STANDARD PARKING STALL PER DETAIL (1) (1)
- 18 ADA PARKING STALL PER DETAIL (1) (ap-19)
- 19 TANDEM PARKING STALL
- 20 COMPACT PARKING STALL
- 21 ZERO CURB PER DETAIL
- 22 ADA CURB / RAMP PER DETAIL (6) (ap-19)
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- 42 MEDIUM LOADING AREA OF 12'X25', 300 SF MIN. 12' MIN. HEAD CLEARANCE PER COM. (1) (320.090)
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legend

- FIRE APPARATUS ACCESS ROAD - 20' MIN. WIDTH
- FIRE TRUCK ACCESS POINT
- TOTAL FIRE HOSE LENGTH
- FIRE HOSE

- general fire notes:
1. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM), PER FIRE CODE SECTION 503.2.1.
 2. THE REQUIRED TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL, PER FIRE CODE SECTION 503.2.4.
 3. NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33.3-PERCENT SLOPE), SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF. STAIRWAY ACCESS TO THE ROOF SHALL BE IN ACCORDANCE WITH SECTION 1011.2. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF. WHERE ROOFS ARE USED FOR ROOF GARDENS OR FOR OTHER PURPOSES, STAIRWAYS SHALL BE PROVIDED AS REQUIRED FOR SUCH OCCUPANCY CLASSIFICATION, PER FIRE CODE SECTION 504.3.
 4. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPILLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 MM), WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED, PER FIRE CODE SECTION 505.1.
 5. KEY BOXES PROVIDED FOR NONSTANDARDIZED FIRE SERVICE ELEVATOR KEYS SHALL COMPLY WITH SECTION 506.1 AND ALL OF THE FOLLOWING:
 - a. THE KEY BOX SHALL BE COMPATIBLE WITH AN EXISTING RAPID ENTRY KEY BOX SYSTEM IN USE IN THE JURISDICTION AND APPROVED BY THE FIRE CODE OFFICIAL.
 - b. THE FRONT COVER SHALL BE PERMANENTLY LABELED WITH THE WORDS 'FIRE DEPARTMENT USE ONLY-ELEVATOR KEYS.'
 - c. THE KEY BOX SHALL BE MOUNTED AT EACH ELEVATOR BANK AT THE LOBBY NEAREST TO THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
 - d. THE KEY BOX SHALL BE MOUNTED 5 FEET 6 INCHES (1676 MM) ABOVE THE FINISHED FLOOR TO THE RIGHT SIDE OF THE ELEVATOR BANK.
 - e. CONTENTS OF THE KEY BOX ARE LIMITED TO FIRE SERVICE ELEVATOR KEYS, ADDITIONAL ELEVATOR ACCESS TOOLS, KEYS AND INFORMATION PERTINENT TO EMERGENCY PLANNING OR ELEVATOR ACCESS. SHALL BE PERMITTED WHERE AUTHORIZED BY THE FIRE CODE OFFICIAL.
 - f. IN BUILDINGS WITH TWO OR MORE ELEVATOR BANKS, A SINGLE KEY BOX SHALL BE PERMITTED TO BE USED WHERE SUCH ELEVATOR BANKS ARE SEPARATED BY NOT MORE THAN 30 FEET (9144 MM). ADDITIONAL KEY BOXES SHALL BE PROVIDED FOR EACH INDIVIDUAL ELEVATOR OR ELEVATOR BANK SEPARATED BY MORE THAN 30 FEET (9144 MM).

fire access site plan
scale: 1/16" = 1'-0"

general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
3. REMOVE ALL EXISTING BUILDINGS AND THEIR COMPONENTS THAT ARE LOCATED ON THE SITE, CAP AND SEAL ALL COMPONENTS TO THE STREET UTILITIES.
4. ACCESS FOR EMERGENCY FIRE AND MEDICAL PERSONNEL. CONCRETE SURFACES BETWEEN THE STREET AND MAIN ENTRANCE FOR EACH BUILDING SHALL BE PAVED TO ALLOW THE ROLLING OF A MEDICAL GURNY.
5. ALL ROOMS INTERIOR AND EXTERIOR SHALL BE PROVIDED WITH NUMBERS AND DESCRIPTION. STAIRWAYS SHALL BE MARKED AT ACCESS AND ON EACH LANDING STAIR NUMBER AND IF STAIRWAY PROVIDES ROOF ACCESS OR NO ROOF ACCESS.

keynotes:

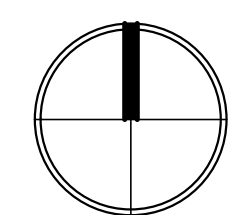
- 1 PROPERTY LINE
- 2 EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
- 3 15' DEDICATION
- 3a PROPOSED 3' DEDICATION & ASSOCIATED SIDEWALK WIDENING
- 3b 5' DEDICATION - REQUESTING TO BE WAIVED
- 3c 3' STREET WIDENING & IMPROVEMENTS - REQUESTING TO BE WAIVED
- 3d 2'-6" ALLEY DEDICATION - REQUESTING TO BE WAIVED
- 4 NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF L.A.
- 5 CITY SETBACK
- 6 TRASH ENCLOSURE & TRASH CHUTES ABOVE - CONCRETE BLOCK PAINTED. 8FT MIN CEILING HEIGHTS
- 7 CONCRETE WHEEL STOP, TYPICAL. PER DETAIL (b) (ap-14)
- 8 LANDSCAPING ARE - PER LANDSCAPE PLANS
- 9 KNOX BOX - AT MOTORIZED ACCESS GATES TYP. INSTALLATION & LOCATION SHALL BE APPROVED AND DETERMINED BY FIRE DEPT.
- 10 STRUCTURAL COLUMN - PER STRUCTURAL PLANS
- 11 BUILDING STAIRS WITH GLASS III STANDPIPE SYSTEM WITH 2 1/2" & 1 1/2" REDUCING OUTLETS LOCATED AT EACH LANDING AND PER 100 FOOT OF HOSE AND 50 FOOT OF STREAM. NOTE 11A WITH ROOF ACCESS HATCH
- 12 BUILDING ELEVATOR
- 13 STANDARD PARKING STALL PER DETAIL (1) (ap-15)
- 14 ADA PARKING STALL PER DETAIL (1) (ap-15)
- 15 TANDEM PARKING STALL
- 16 COMPACT PARKING STALL
- 17 ZERO CURB PER DETAIL (6) (ap-15)
- 18 ADA CURB / RAMP PER DETAIL (6) (ap-15)
- 19 GAS METERS
- 20 BASEMENT RAMP
- 21 BASEMENT RETAINING WALL
- 22 TRANSFORMER, SWITCH, AND CAPACITOR LOCATION
- 23 RESIDENTIAL BICYCLE LONG TERM BIKE RACKS IN SECURE LOCKING ENCLOSURE & WITHIN 50-FT WALKING DISTANCE OF AN ELEVATOR.
- 24 RESIDENTIAL BICYCLE SHORT TERM PARKING RACK WITHIN 50-FT OF THE MAIN FEDERATION ENTRANCE TO BUILDING - PER DETAIL (1) (ap-15)
- 25 RETAIL BICYCLE SHORT TERM PARKING RACK PER DETAIL (1) (ap-15)
- 26 HOV PARKING STALL
- 27 CLEAN AIR VEHICLE PARKING STALL
- 28 ELECTRICAL VEHICLE CHARGING STATION - (EVCS) PER CBC (1B-22B.3 AND TABLE 1B-22B.3.2)
- 29 OUTLINE OF BUILDING ABOVE
- 30 PHOTOVOLTAIC SYSTEM WITH AT LEAST ONE KILOWATT (1 KW) FOR EACH 10,000 SQ FT OF GROSS FLOOR AREA, OR FRACTION THEREOF, AND SHALL COMPLY WITH 2019 ENERGY CODE, 2016 CALIFORNIA FIRE CODE CHAPTER 6 SECTION 605.11.1 - 605.11.2, CALIFORNIA BUILDING CODE, OR CALIFORNIA RESIDENTIAL CODE, AND CALIFORNIA ELECTRICAL CODE.
- 31 RIDESHARE PARKING STALL
- 32 REFER TO SHEET AP18 FOR WASTE MANAGEMENT PLAN
- 33 REFER TO SHEET AP18-A FOR PUBLIC LIMITED METER PARKING TRUCK PICK UP SCHEDULE
- 34 ENHANCED CROSSWALK AT INTERSECTION
- 35 REFER TO SHEET apxx FOR PUBLIC LIMITED METER PARKING & DAYCARE LOADING & UNLOADING SCHEDULE
- 36 PARKING STALLS & METER COORDINATE WITH SHEET AP18-A
- 37 EMERGENCY / PANIC KIOSK
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- 39 DASHED LINE INDICATES HANGING STORAGE CABINET UNITS. PAINTED WOOD CONSTRUCTION. PROVIDE LOCKING HASP AND DOOR PULLS. A MIN. 100 CUBIC FT. PER UNIT (MIN. DIM. OF 30")
- 40 MEDIUM LOADING AREA OF 12'X25', 300 SF MIN. 12' MIN. HEAD CLEARANCE PER COMC (11.920.050)
- 41 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES FOR BALCONIES AND AMENITY DECK
- 42 VEHICULAR 90 DEGREE TURN PER L.A.M.C. 12.21A5 AND DETAIL (ap-5)
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- 44 NEW STRIPED CROSSWALKS FOR WASHINGTON BLVD AND ZANJA STREET CROSSINGS
- 45 NON-RESIDENTIAL USES - BICYCLE PARKING SPACES TO SERVE EMPLOYEES AND VISITORS TO THE PROJECT.
- 46 MECHANICAL SCREEN

CITY OF LOS ANGELES
CULVER CITY

CITY OF LOS ANGELES
CULVER CITY

second level floor plan

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



true north



2 Bedroom
1,105 SQ. FT.



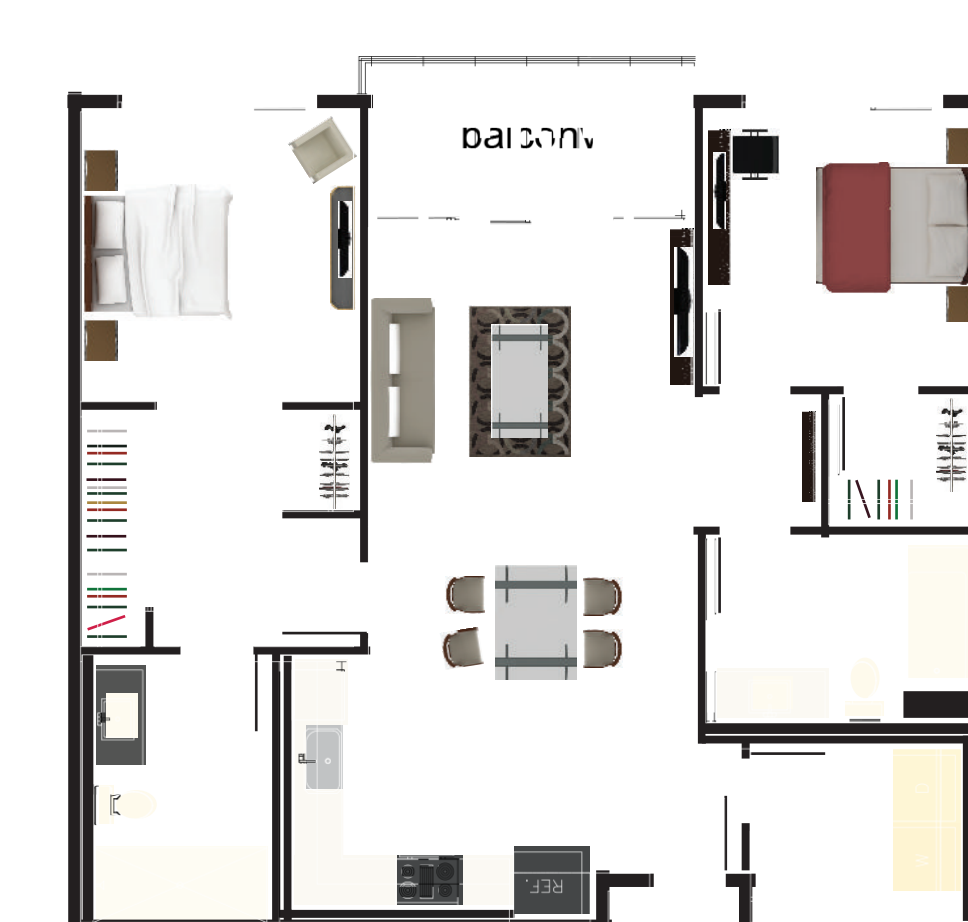
1 Bedroom
854 SQ. FT.



Studio
653 SQ. FT.



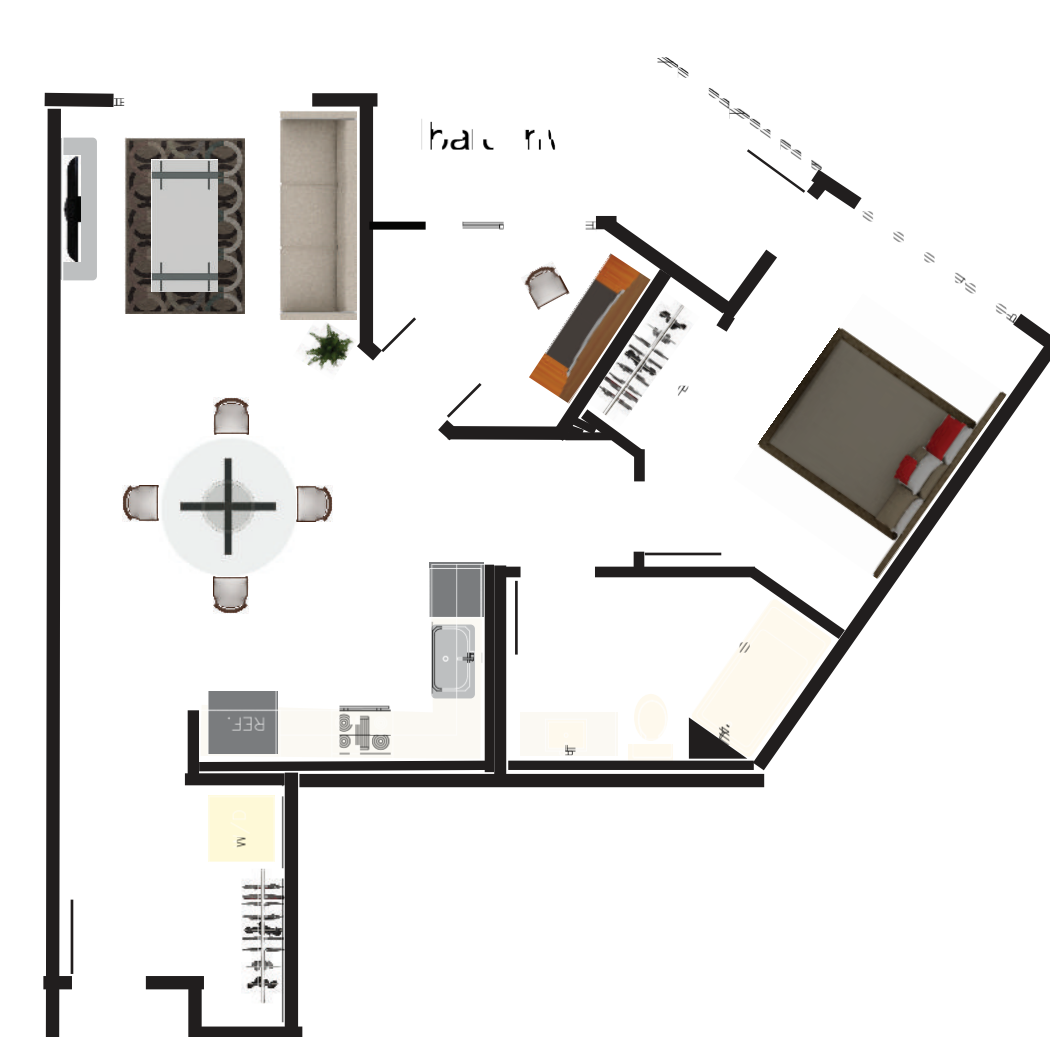
2 Bedroom
1,200 SQ. FT.



2 Bedroom
1,191 SQ. FT.



Studio
500 SQ. FT.



1 Bedroom
951 SQ. FT.



2 Bedroom
1,298 SQ. FT.



2 Bedroom
1,144 SQ. FT.

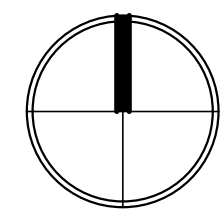
Typical Unit Plans
Scale: 1/8" = 1'-0"

general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
3. REMOVE ALL EXISTING BUILDINGS AND THEIR COMPONENTS THAT ARE LOCATED ON THE SITE, CAP AND SEAL ALL COMPONENTS TO THE STREET UTILITIES.
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- 2 EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
- 3 15' DEDICATION
- 3a PROPOSED 3' DEDICATION & ASSOCIATED SIDEWALK WIDENING
- 3b 5' DEDICATION - REQUESTING TO BE WAIVED
- 3c 3' STREET WIDENING & IMPROVEMENTS - REQUESTING TO BE WAIVED
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- 7 CONCRETE WHEEL STOP, TYPICAL. PER DETAIL (b) (ap-14)
- 8 LANDSCAPING ARE - PER LANDSCAPE PLANS
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- 10 STRUCTURAL COLUMN - PER STRUCTURAL PLANS
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- 14 ADA PARKING STALL PER DETAIL (1) (ap-14)
- 15 TANDEM PARKING STALL
- 16 COMPACT PARKING STALL
- 17 ZERO CURB PER DETAIL (6) (ap-14)
- 18 ADA CURB / RAMP PER DETAIL (6) (ap-14)
- 19 GAS METERS
- 20 BASEMENT RAMP
- 21 BASEMENT RETAINING WALL
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- 24 RESIDENTIAL BICYCLE SHORT TERM PARKING RACK WITHIN 50-FT OF THE MAIN FEEDER ENTRANCE TO BUILDING - PER DETAIL (1) (ap-14)
- 25 RETAIL BICYCLE SHORT TERM PARKING RACK PER DETAIL (1) (ap-14)
- 26 HOV PARKING STALL
- 27 CLEAN AIR VEHICLE PARKING STALL
- 28 ELECTRICAL VEHICLE CHARGING STATION - (EVCS) PER CBC 11B-228.3 AND TABLE 11B-228.3.2.1
- 29 OUTLINE OF BUILDING ABOVE
- 30 PHOTOVOLTAIC SYSTEM WITH AT LEAST ONE KILOWATT (1 KW) FOR EACH 10,000 SQ FT OF GROSS FLOOR AREA, OR FRACTION THEREOF, AND SHALL COMPLY WITH 2019 ENERGY CODE, 2016 CALIFORNIA FIRE CODE CHAPTER 6 SECTION 605.11.1 - 605.11.2, CALIFORNIA BUILDING CODE, OR CALIFORNIA RESIDENTIAL CODE, AND CALIFORNIA ELECTRICAL CODE.
- 31 RIDESHARE PARKING STALL
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- 35 REFER TO SHEET ap-xx FOR PUBLIC LIMITED METER PARKING & DAYCARE LOADING & UNLOADING SCHEDULE
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- 39a MEDIUM LOADING AREA OF 12'X25', 300 SF MIN. 12' MIN. HEAD CLEARANCE PER COMC 11.920.080.
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- 45 MECHANICAL SCREEN



true north

CITY OF LOS ANGELES
CULVER CITY

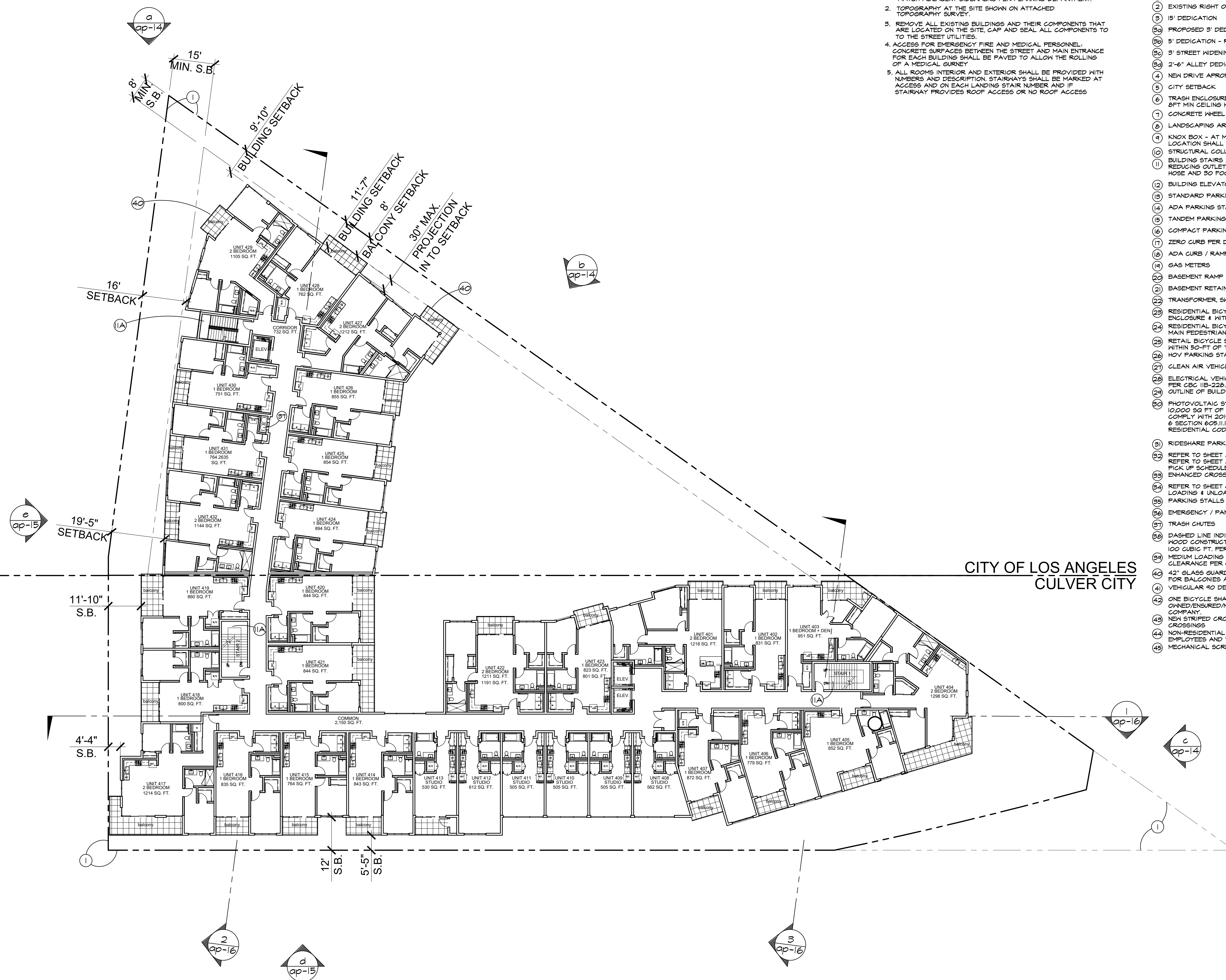
CITY OF LOS ANGELES
CULVER CITY

third level floor plan

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

keynotes:

- 1 PROPERTY LINE
2 EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
3 15' DEDICATION
4 PROPOSED 5' DEDICATION & ASSOCIATED SIDEWALK WIDENING
5 5' DEDICATION - REQUESTING TO BE WAIVED
6 3' STREET WIDENING & IMPROVEMENTS - REQUESTING TO BE WAIVED
7 2'-6" ALLEY DEDICATION - REQUESTING TO BE WAIVED
8 NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF L.A.
9 CITY SETBACK
10 TRASH ENCLOSURE & TRASH CHUTES ABOVE - CONCRETE BLOCK PAINTED
11 8 FT MIN CELLING HEIGHT
12 CONCRETE WHEEL STOP, TYPICAL, PER DETAIL (ap19)
13 LANDSCAPING ARE - PER LANDSCAPE PLANS
14 KNOX BOX - AT MOTORIZED ACCESS GATES TYP. INSTALLATION &
15 LOCATION SHALL BE APPROVED AND DETERMINED BY FIRE DEPT.
16 STRUCTURAL COLUMN - PER STRUCTURAL PLANS
17 BUILDING STAIRS WITH GLASS III STANDPIECE SYSTEM WITH 2 1/2" & 1 1/2"
18 REDUCING OUTLETS LOCATED AT EACH LANDING AND PER 100 FOOT OF
19 HOSE AND 50 FOOT OF STREAM. NOTE I/A WITH ROOF ACCESS HATCH
20 BUILDING ELEVATOR
21 STANDARD PARKING STALL PER DETAIL (1)
22 ADA PARKING STALL PER DETAIL (ap19)
23 TANDEM PARKING STALL
24 COMPACT PARKING STALL
25 ZERO CURB PER DETAIL
26 ADA CURB / RAMP PER DETAIL (6)
27 GAS METERS
28 BASEMENT RAMP
29 BASEMENT RETAINING WALL
30 TRANSFORMER, SWITCH, AND CAPACITOR LOCATION
31 RESIDENTIAL BICYCLE LONG TERM BIKE RACKS IN SECURE LOCKING
32 ENCLOSURE & WITHIN 50-FT WALKING DISTANCE OF AN ELEVATOR.
33 RETAIL BICYCLE SHORT TERM PARKING RACK WITHIN 50-FT OF THE
34 MAIN PEDESTRIAN ENTRANCE TO BUILDING - PER DETAIL (7)
35 RETAIL BICYCLE SHORT TERM PARKING RACK PER DETAIL
36 WITHIN 50-FT OF THE MAIN ENTRANCE TO BUILDING
37 HOV PARKING STALL
38 CLEAN AIR VEHICLE PARKING STALL
39 ELECTRICAL VEHICLE CHARGING STATION - (EVCS)
40 REFER (IB-228.3 & TABLE IB-228.2.1)
41 OUTLINE OF BUILDING ABOVE
42 PHOTOVOLTAIC SYSTEM WITH AT LEAST ONE KILOWATT (1 KW) FOR EACH
43 10,000 SQ FT OF GROSS FLOOR AREA, OR FRACTION THEREOF, AND SHALL
44 BE CUBIC FT PER GROSS FLOOR AREA, DIV. OF 307)
45 6 SECTION 605.11 - 605.11.2, CALIFORNIA BUILDING CODE, OR CALIFORNIA
46 RESIDENTIAL CODE, AND CALIFORNIA ELECTRICAL CODE.
47 RIDESHARE PARKING STALL
48 REFER TO SHEET AP10-A FOR WASTE MANAGEMENT PLAN
49 REFER TO SHEET AP10-A FOR PUBLIC LIMITED METER PARKING TRUCK
50 PICK UP SCHEDULE
51 ENHANCED CROSSWALK AT INTERSECTION
52 REFER TO SHEET APXX FOR PUBLIC LIMITED METER PARKING & DAYCARE
53 LOADING & UNLOADING SCHEDULE
54 PARKING STALLS & METER COORDINATE WITH SHEET AP10-A
55 EMERGENCY / PANIC KIOSK
56 TRASH CHUTES
57 DASHED LINE INDICATES HANGING STORAGE CABINET UNITS, PAINTED
58 WOOD CONSTRUCTION PROVIDE LOCKING HASP AND DOOR PULLS, A MIN.
59 12" CUBIC FT PER GROSS FLOOR AREA, DIV. OF 307)
60 MEDIUM LOADING AREA OF 12'X25', 500 SF MIN. 12' MIN. HEAD
61 CLEARANCE PER CGC 17.320.050.
62 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES
63 FOR BALCONIES AND AMENITY DECKS
64 VEHICULAR 90 DEGREE TURN PER L.A.M.C. 12.21AS.1 (ap5)
65 ONE BICYCLE SHARING SPACE WITH ACCOMPANYING BICYCLE TO BE
66 OWNED/ENSURED/MAINTAINED BY THE PROJECT'S PROPERTY MANAGEMENT
67 COMPANY.
68 UNIMPROVED CROSSWALKS FOR WASHINGTON BLVD AND ZANJA STREET
69 CROSSINGS
70 NON-RESIDENTIAL USES - BICYCLE PARKING SPACES TO SERVE
71 EMPLOYEES AND VISITORS TO THE PROJECT.
72 MECHANICAL SCREEN



true north

fourth level floor plan

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

epid

general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
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keynotes:

- 1 PROPERTY LINE
- 2 EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
- 3 15' DEDICATION
- 3a PROPOSED 3' DEDICATION & ASSOCIATED SIDEWALK WIDENING
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- 12 BUILDING ELEVATOR
- 13 STANDARD PARKING STALL PER DETAIL (1) (ap-1)
- 14 ADA PARKING STALL PER DETAIL (1) (ap-19)
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- 32 REFER TO SHEET AP18 FOR WASTE MANAGEMENT PLAN. REFER TO SHEET AP18-A FOR PUBLIC LIMITED METER PARKING TRUCK PICK UP SCHEDULE
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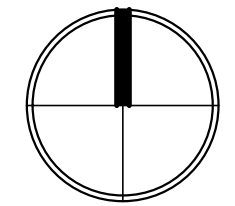
28619 agoura road
agoura hills - california 91301

t: 818.584.0057 f: 866.800.1289
w: pkarchitecture.net

pkarchitecture

Triangle Center - mixed use building

12727 Washington Boulevard
Culver City, California 90066



true north

ap11

fifth level floor plan

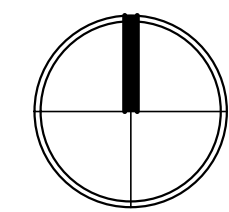
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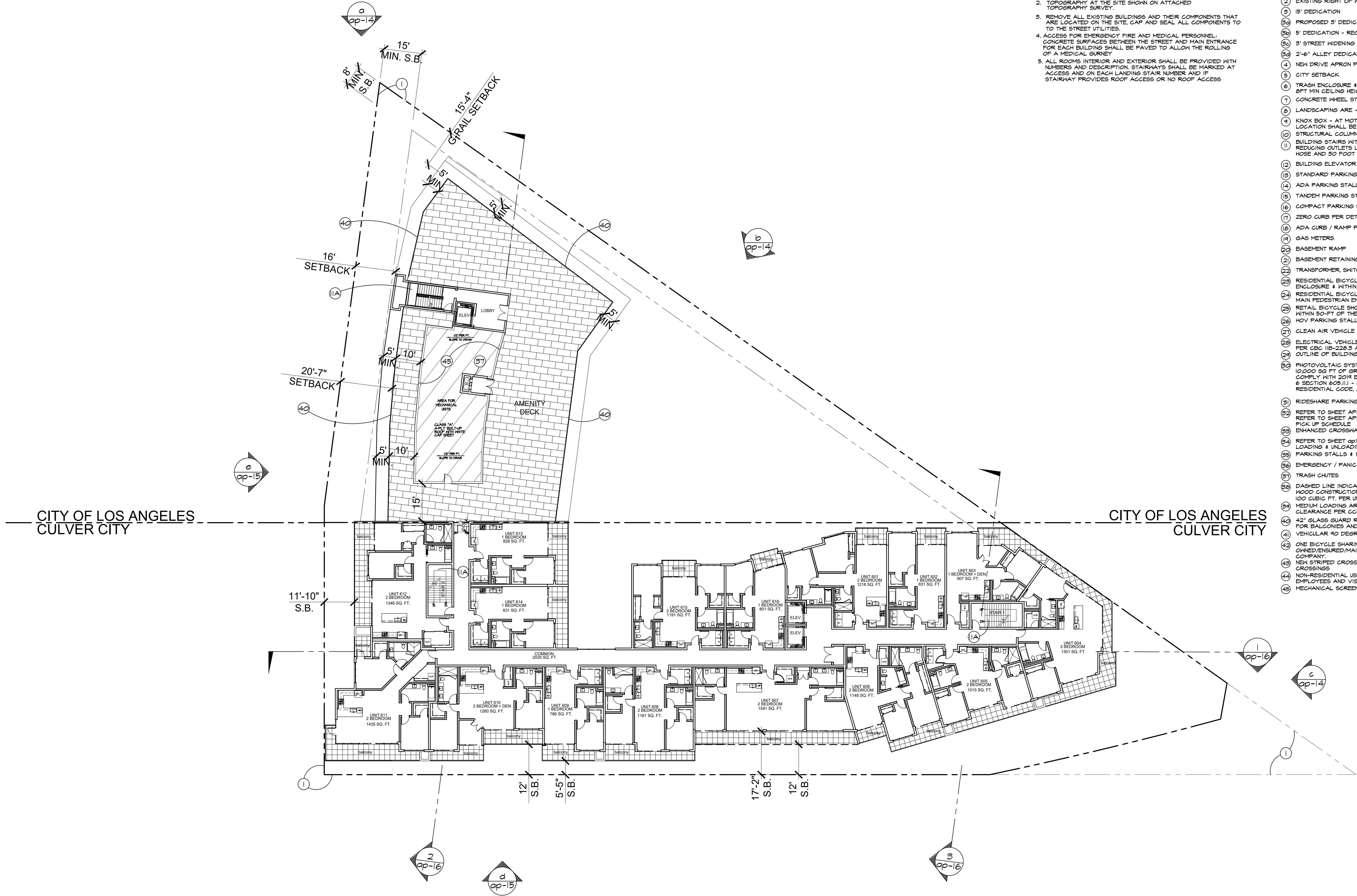
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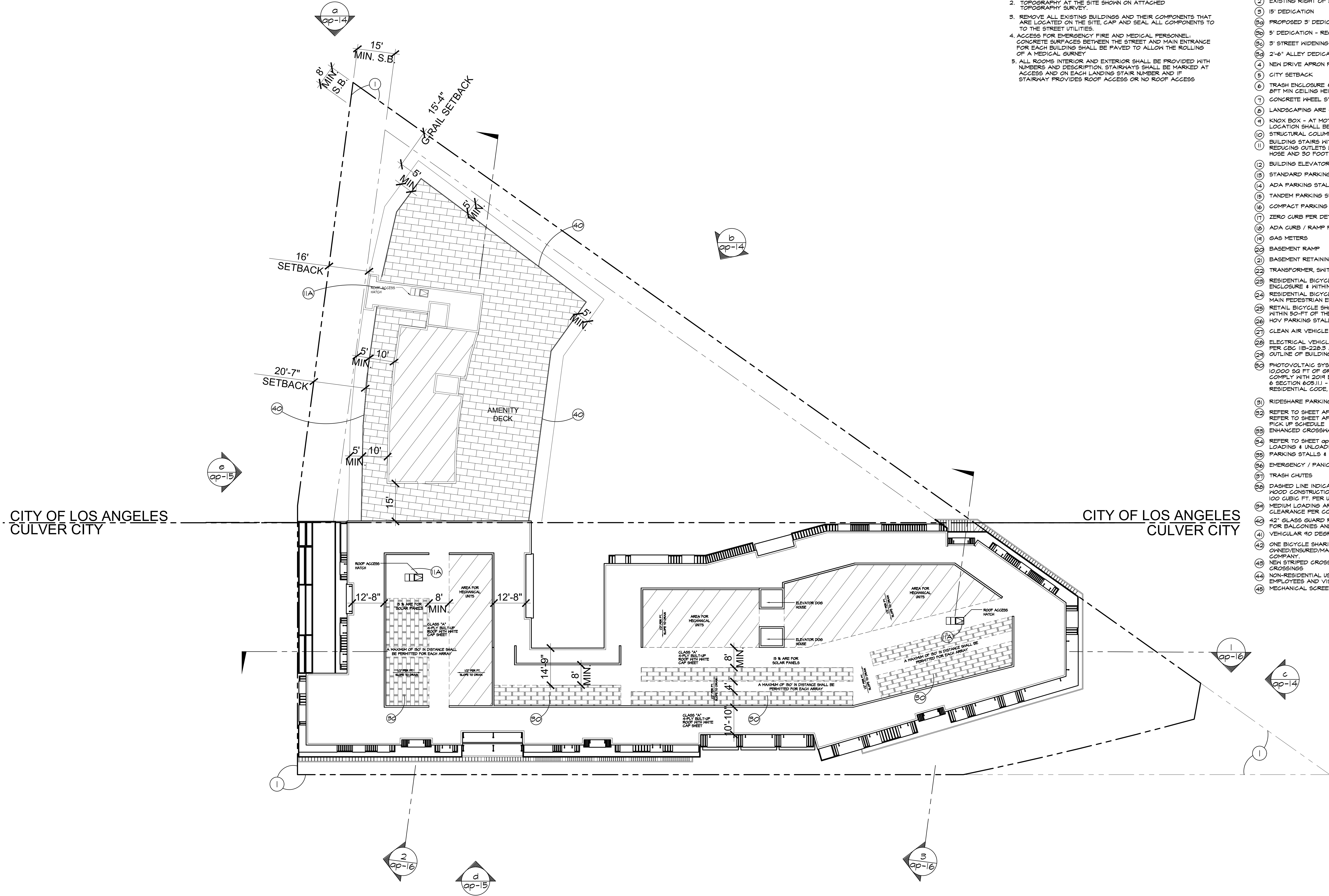
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- 9 KNOX BOX - AT MOTORIZED ACCESS GATES TYP. INSTALLATION & LOCATION SHALL BE APPROVED AND DETERMINED BY FIRE DEPT.
- 10 STRUCTURAL COLUMN - PER STRUCTURAL PLANS
- 11 BUILDING STAIRS WITH GLASS III STANDPIPE SYSTEM WITH 2 1/2" & 1 1/2" REDUCING OUTLETS LOCATED AT EACH LANDING AND PER 100 FOOT OF HOSE AND 50 FOOT OF STREAM, NOTE 11A WITH ROOF ACCESS HATCH
- 12 BUILDING ELEVATOR
- 13 STANDARD PARKING STALL PER DETAIL (1) (ap-1)
- 14 ADA PARKING STALL PER DETAIL (1) (ap-19)
- 15 TANDEM PARKING STALL
- 16 COMPACT PARKING STALL
- 17 ZERO CURB PER DETAIL
- 18 ADA CURB / RAMP PER DETAIL (6) (ap-19)
- 19 GAS METERS
- 20 BASEMENT RAMP
- 21 BASEMENT RETAINING WALL
- 22 TRANSFORMER, SWITCH, AND CAPACITOR LOCATION
- 23 RESIDENTIAL BICYCLE LONG TERM BIKE RACKS IN SECURE LOCKING ENCLOSURE & WITHIN 50-FT WALKING DISTANCE OF AN ELEVATOR.
- 24 RESIDENTIAL BICYCLE SHORT TERM PARKING RACK WITHIN 50-FT OF THE MAIN PEDESTRIAN ENTRANCE TO BUILDING - PER DETAIL (1) (ap-19)
- 25 RETAIL BICYCLE SHORT TERM PARKING RACK PER DETAIL (1) (ap-19)
- 26 HOV PARKING STALL
- 27 CLEAN AIR VEHICLE PARKING STALL
- 28 ELECTRICAL VEHICLE CHARGING STATION - (EVCS) PER CBC 11B-228.3 AND TABLE 11B-228.3.2.1
- 29 OUTLINE OF BUILDING ABOVE
- 30 PHOTOVOLTAIC SYSTEM WITH AT LEAST ONE KILOWATT (1 KW) FOR EACH 10,000 SQ FT OF GROSS FLOOR AREA, OR FRACTION THEREOF, AND SHALL COMPLY WITH 2019 ENERGY CODE, 2016 CALIFORNIA FIRE CODE CHAPTER 6 SECTION 605.11.1 - 605.11.2, CALIFORNIA BUILDING CODE, OR CALIFORNIA RESIDENTIAL CODE, AND CALIFORNIA ELECTRICAL CODE.
- 31 RIDESHARE PARKING STALL
- 32 REFER TO SHEET AP18 FOR WASTE MANAGEMENT PLAN
- 33 REFER TO SHEET AP18-A FOR PUBLIC LIMITED METER PARKING TRUCK PICK UP SCHEDULE
- 34 ENHANCED CROSSWALK AT INTERSECTION
- 35 REFER TO SHEET apxx FOR PUBLIC LIMITED METER PARKING & DAYCARE LOADING & UNLOADING SCHEDULE
- 36 PARKING STALLS & METER COORDINATE WITH SHEET AP18-A
- 37 EMERGENCY / PANIC KIOSK
- 38 TRASH CHUTES
- 39 DASHED LINE INDICATES HANGING STORAGE CABINET UNITS, PAINTED WOOD CONSTRUCTION, PROVIDE LOCKING HASP AND DOOR PULLS, A MIN. 100 CUBIC FT. PER UNIT (MIN. DIM. OF 30")
- 39a MEDIUM LOADING AREA OF 12'X25', 300 SF MIN. 12' MIN. HEAD CLEARANCE PER COMC 11.920.050.
- 40 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES FOR BALCONIES AND AMENITY DECK
- 41 VEHICULAR 90 DEGREE TURN PER L.A.M.C. 12.21A5 AND DETAIL (ap-5)
- 42 ONE BICYCLE SHARING SPACE WITH ACCOMPANYING BICYCLE TO BE OWNED/ENSURED/MAINTAINED BY THE PROJECT'S PROPERTY MANAGEMENT COMPANY.
- 43 NEW STRIPED CROSSWALKS FOR WASHINGTON BLVD AND ZANJA STREET CROSSINGS
- 44 NON-RESIDENTIAL USES - BICYCLE PARKING SPACES TO SERVE EMPLOYEES AND VISITORS TO THE PROJECT.
- 45 MECHANICAL SCREEN



true north

sixth level floor plan
scale: 1/16" = 1'-0"





general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
3. REMOVE ALL EXISTING BUILDINGS AND THEIR COMPONENTS THAT ARE LOCATED ON THE SITE, CAP AND SEAL ALL COMPONENTS TO THE STREET UTILITIES.
4. ACCESS FOR EMERGENCY FIRE AND MEDICAL PERSONNEL. CONCRETE SURFACES BETWEEN THE STREET AND MAIN ENTRANCE FOR EACH BUILDING SHALL BE PAVED TO ALLOW THE ROLLING OF A MEDICAL GURNET.
5. ALL ROOMS INTERIOR AND EXTERIOR SHALL BE PROVIDED WITH NUMBERS AND DESCRIPTION. STAIRWAYS SHALL BE MARKED AT ACCESS AND ON EACH LANDING STAIR NUMBER AND IF STAIRWAY PROVIDES ROOF ACCESS OR NO ROOF ACCESS

keynotes:

- 1 PROPERTY LINE
- 2 EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
- 3 15' DEDICATION
- 3a PROPOSED 3' DEDICATION & ASSOCIATED SIDEWALK WIDENING
- 3b 5' DEDICATION - REQUESTING TO BE WAIVED
- 3c 3' STREET WIDENING & IMPROVEMENTS - REQUESTING TO BE WAIVED
- 3d 2'-6\"/>

roof plan
scale: 1/16" = 1'-0"



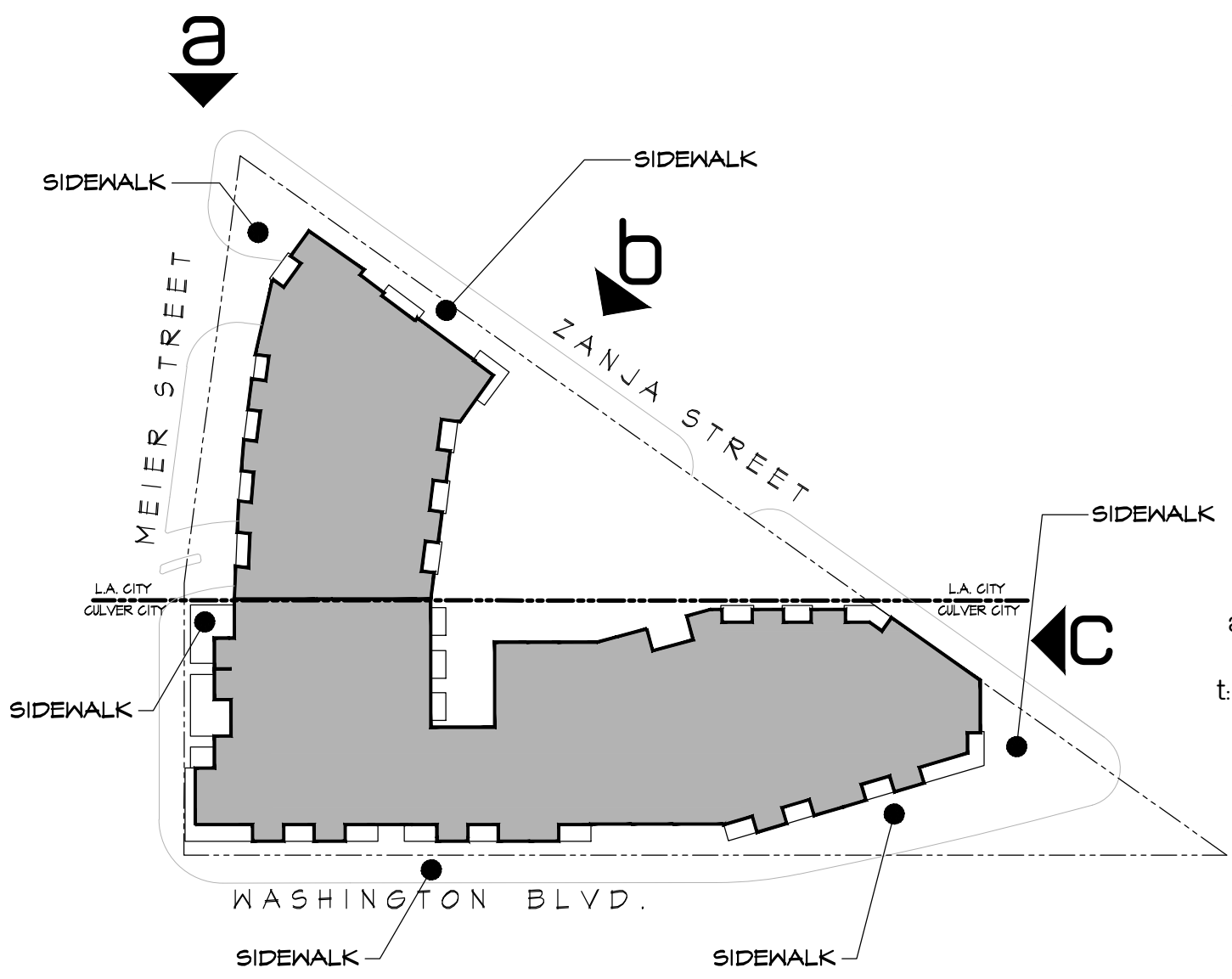
a - north elevation - zanja street



b- north / east elevation - zanja street



c - east elevation - zanja street



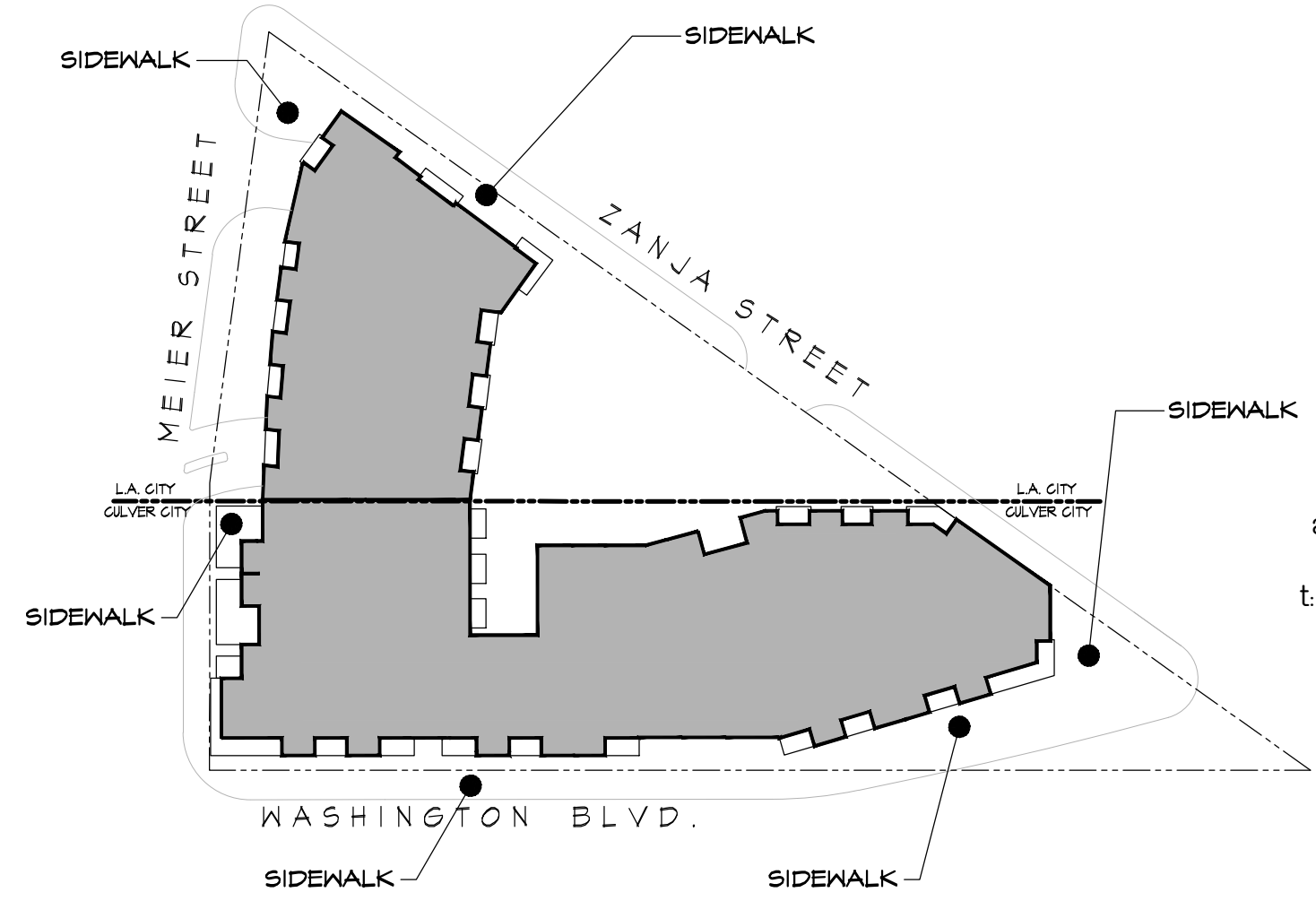
key plan
scale: 1/64" = 1'-0"

keynotes:

- 1 EXTERIOR STUCCO, HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH SPUN EDWARDS DE6384 - IRON FIXTURE
- 2 EXTERIOR CLADDING, WOOD COLOR PANEL
- 3 EXTERIOR CLADDING (SOFFIT), WOOD COLOR PANELS (UNDER CANOPIES & BALCONIES)
- 4 CORRUGATED, ANODIZED DARK GRAY
- 5 CONCRETE, EXPOSED CONCRETE WALL WITH 6 INCH BOARD FORM PATTERN, DARK GRAY
- 6 METAL STOREFRONT / CANOPY, ALUMINUM ANODIZED DARK GRAY
- 7 METAL STOREFRONT, ALUMINUM ANODIZED CLEAR
- 8 ROOF SCREEN, MECHANICAL METAL SCREEN
- 9 GLAZING, CLEAR GLASS
- 10 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES
- 11 CORTEN OR SIMILAR
- 12 ADDRESS - FRONT-LIT CHANNEL LETTERS ABOVE CANOPY

general notes:

1. FASCIA AND TOPS OF EXTERIOR WALLS SHALL BE CONSTRUCTED OF HARD MATERIALS ABLE TO WITHSTAND THE WEIGHT OF FIREFIGHTERS AND FIREFIGHTING EQUIPMENT. CONTACT CGFD FOR REQUIREMENTS. (NO FOAM PRODUCTS SHALL BE USED.)
2. PARAPETS IN EXCESS OF FIVE FEET SHALL HAVE CATWALKS AND LADDERS, CONTACT CGFD FOR REQUIREMENTS.



key plan
scale: 1/64" = 1'-0"

keynotes:

- 1 EXTERIOR STUCCO, HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH SPUNN EDWARDS D66384 - IRON FIXTURE
- 2 EXTERIOR CLADDING: WOOD COLOR PANEL
- 3 EXTERIOR CLADDING (SOFFIT): WOOD COLOR PANELS (UNDER CANOPIES & BALCONIES)
- 4 CORRUGATED, ANODIZED DARK GRAY
- 5 CONCRETE, EXPOSED CONCRETE WALL WITH 6 INCH BOARD FORM PATTERN, DARK GRAY
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- 8 ROOF SCREEN: MECHANICAL METAL SCREEN
- 9 GLAZING: CLEAR GLASS
- 10 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES
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2. PARAPETS IN EXCESS OF FIVE FEET SHALL HAVE CATWALKS AND LADDERS, CONTACT CGFD FOR REQUIREMENTS.



d- south elevation - washington blvd.



e - west elevation - meier street



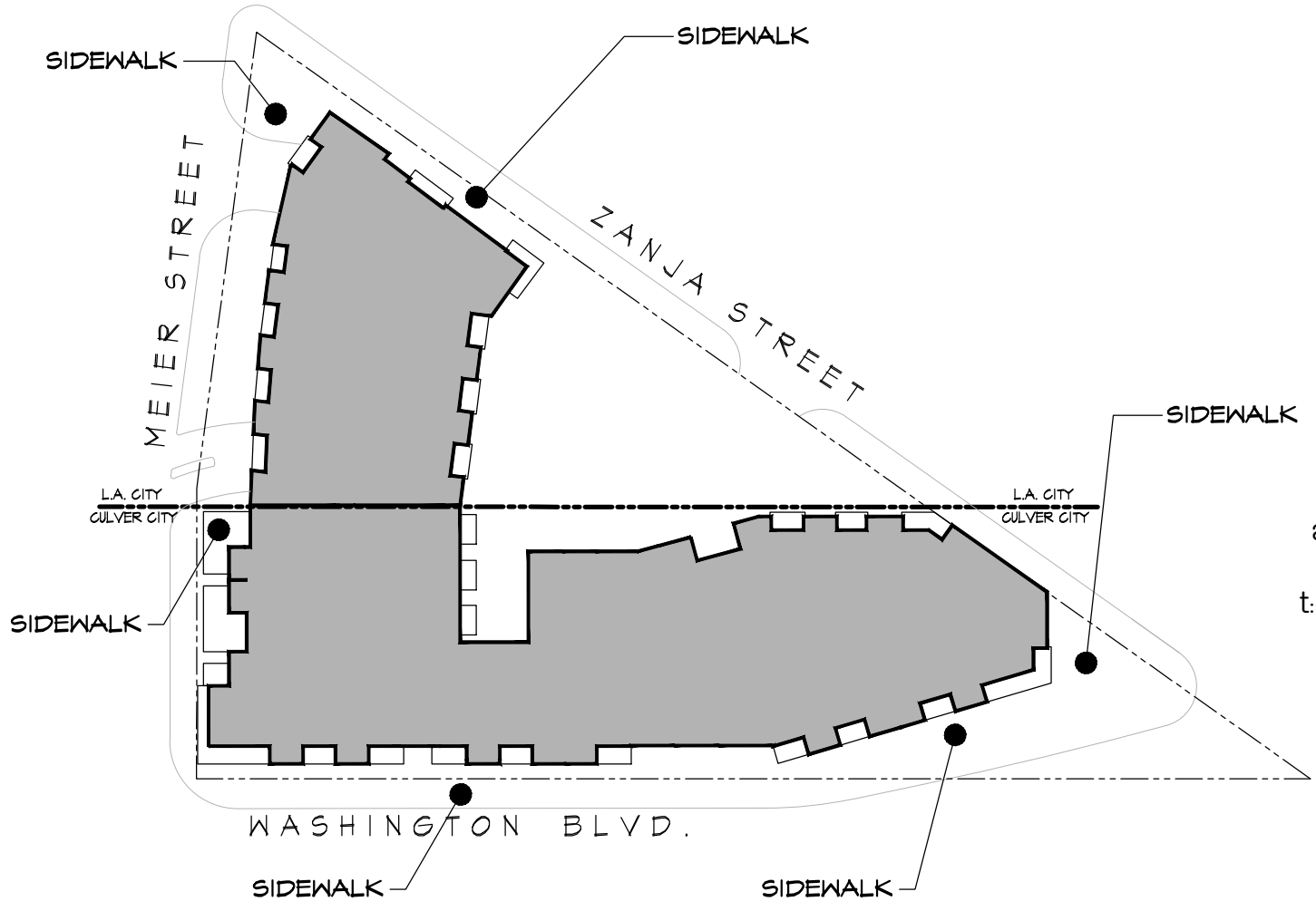
building section 1



building section 2



building section 3



key plan
scale: 1/64" = 1'-0"

general notes:

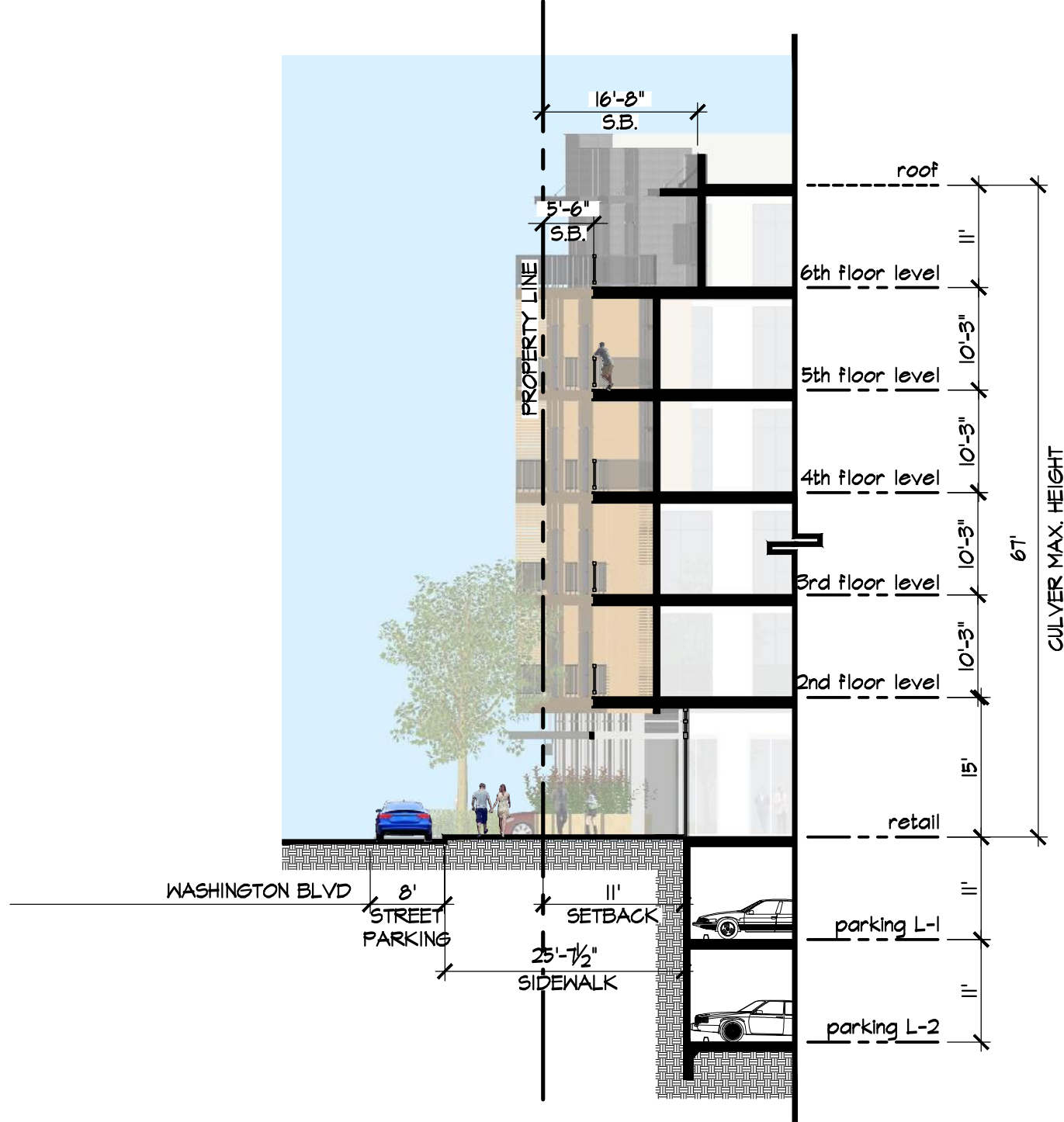
1. FASCIA AND TOPS OF EXTERIOR WALLS SHALL BE CONSTRUCTED OF HARD MATERIALS ABLE TO WITHSTAND THE WEIGHT OF FIREFIGHTERS AND FIREFIGHTING EQUIPMENT. CONTACT CCFD FOR REQUIREMENTS. (NO FOAM PRODUCTS SHALL BE USED.)
2. PARAPETS IN EXCESS OF FIVE FEET SHALL HAVE CATHALKS AND LADDERS. CONTACT CCFD FOR REQUIREMENTS.

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

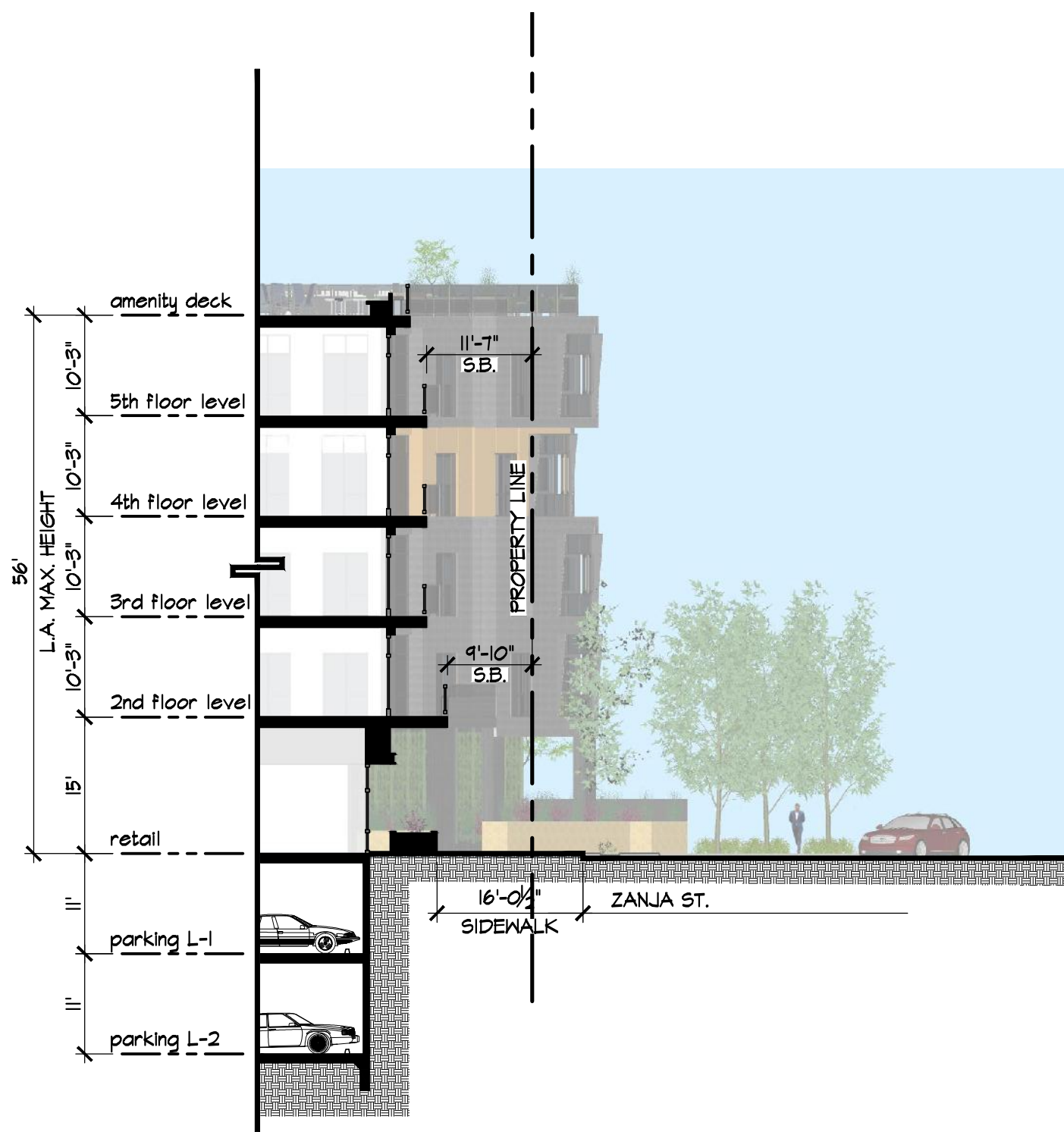
pk:architecture

28619 agoura road
agoura hills, california 91301
t: 818.584.0057 f: 866.800.1289
w: pkarchitecture.net

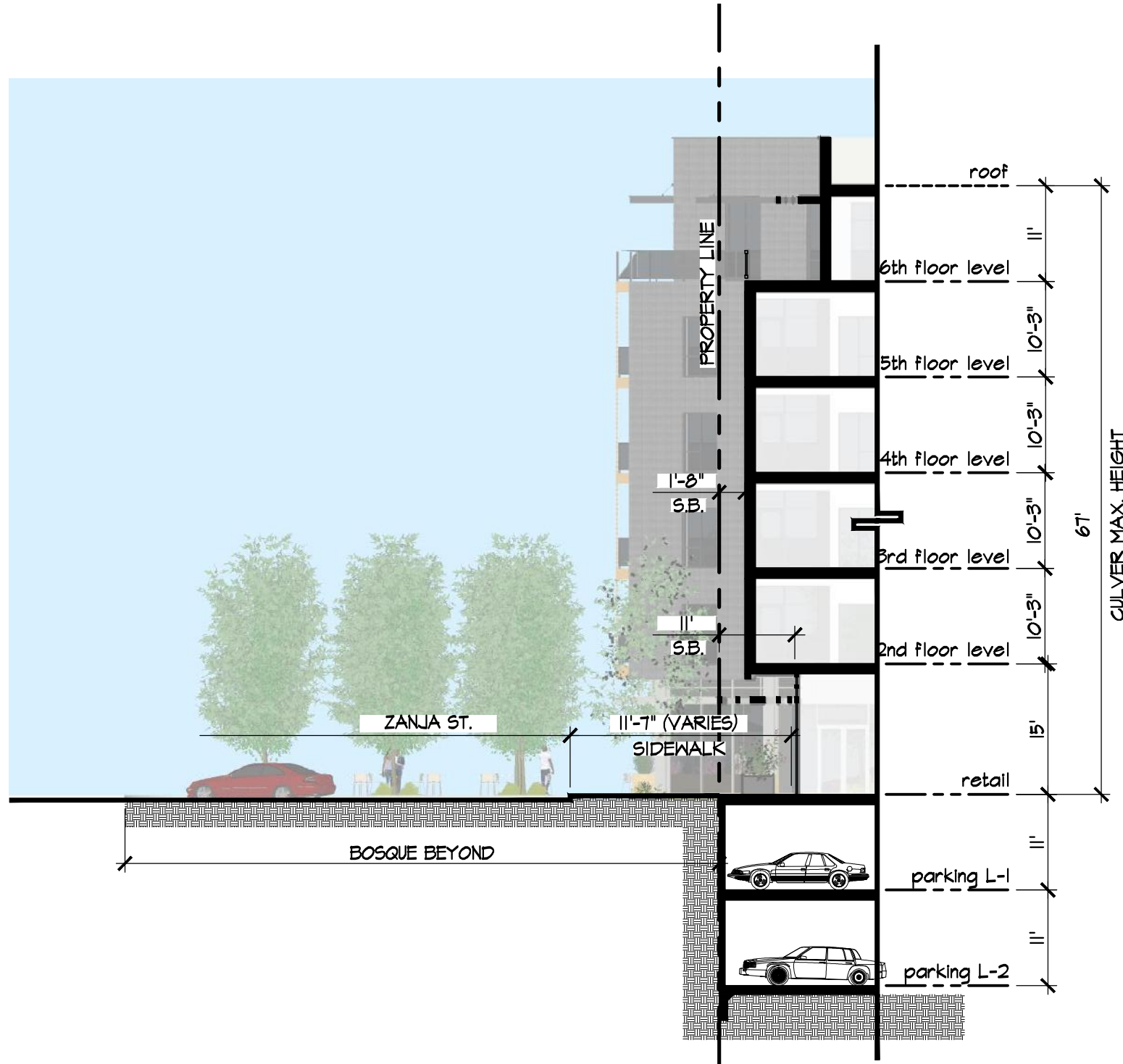
BASTION
DEVELOPMENT CORPORATION



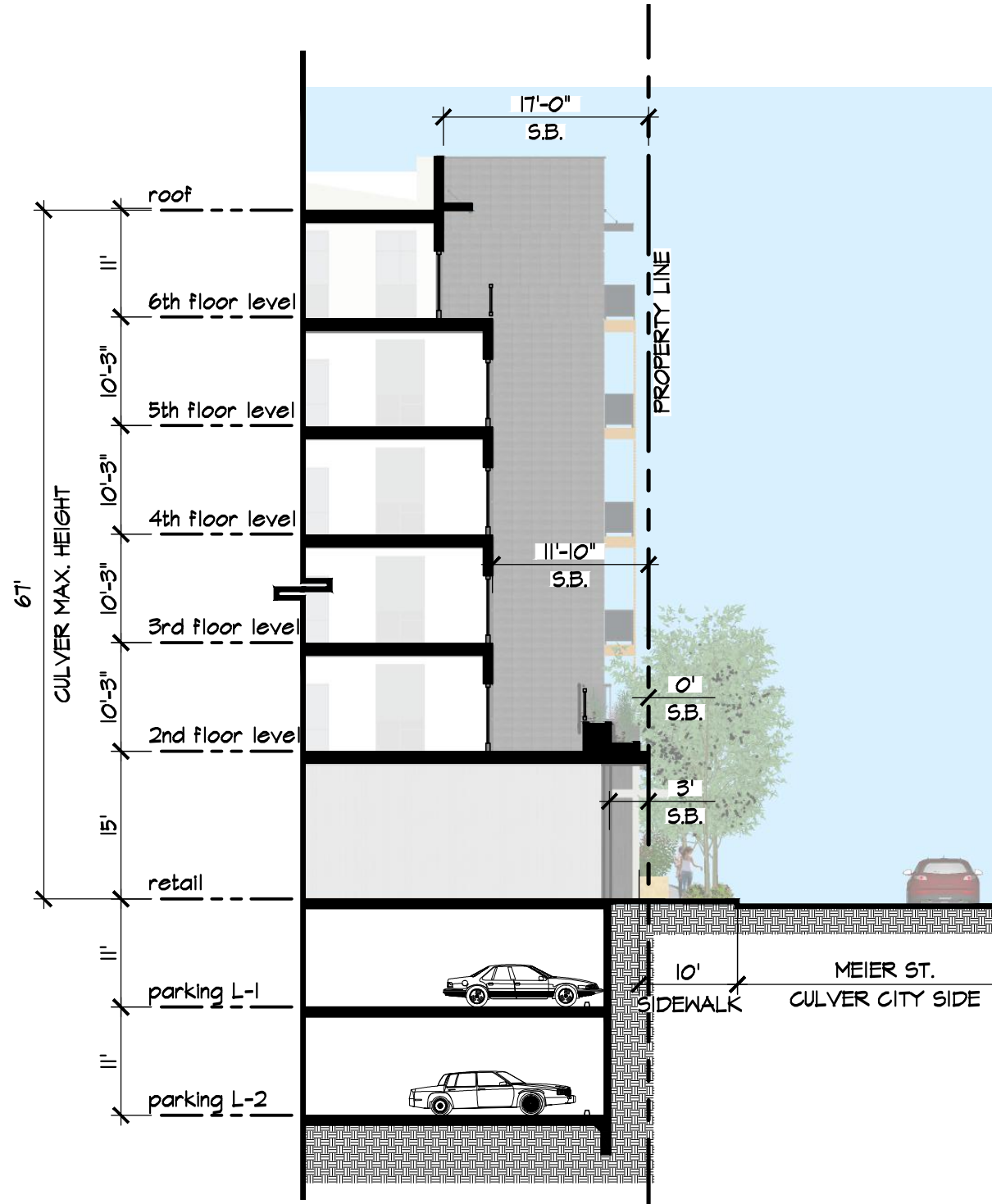
building section 4



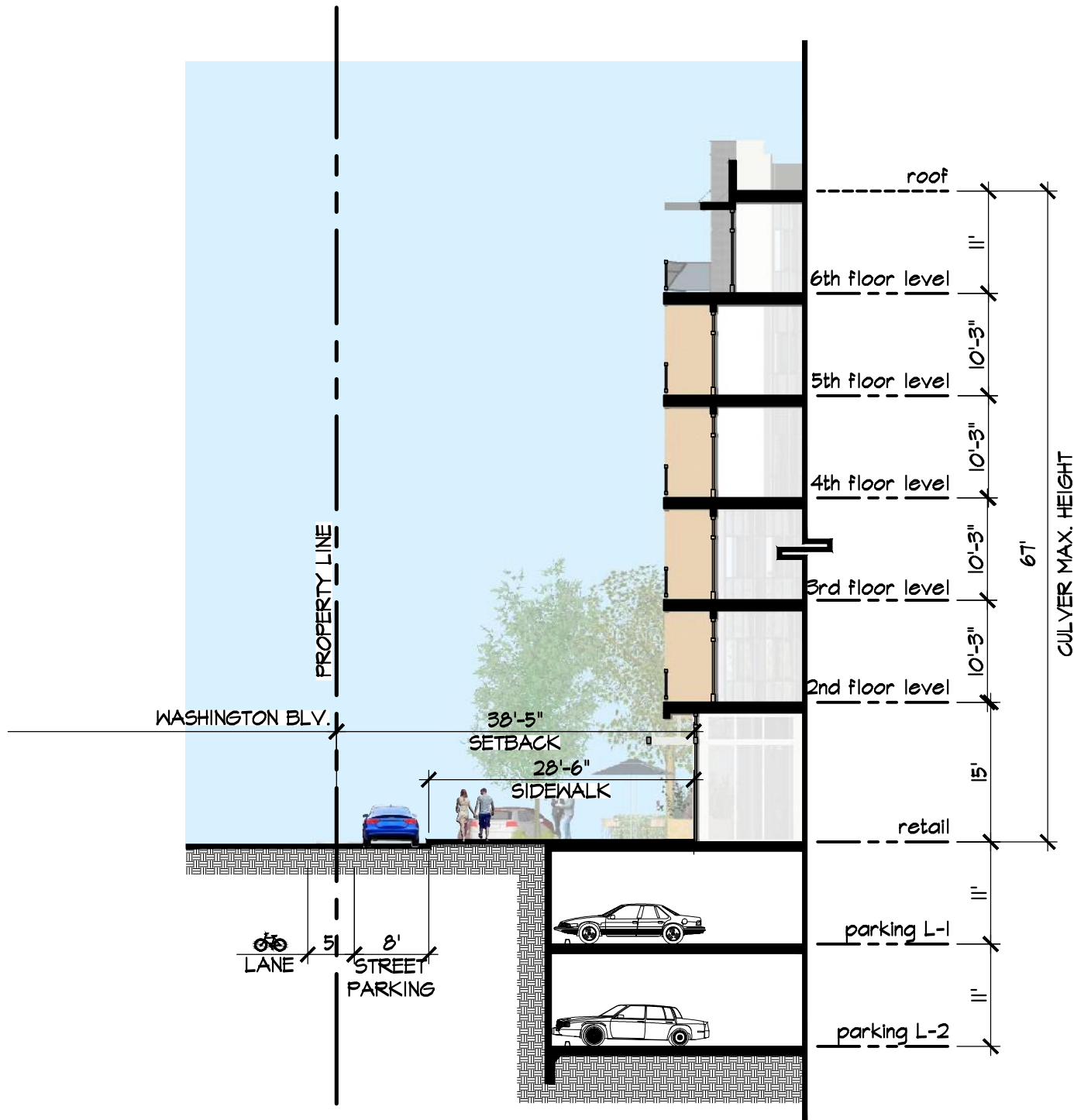
building section 5



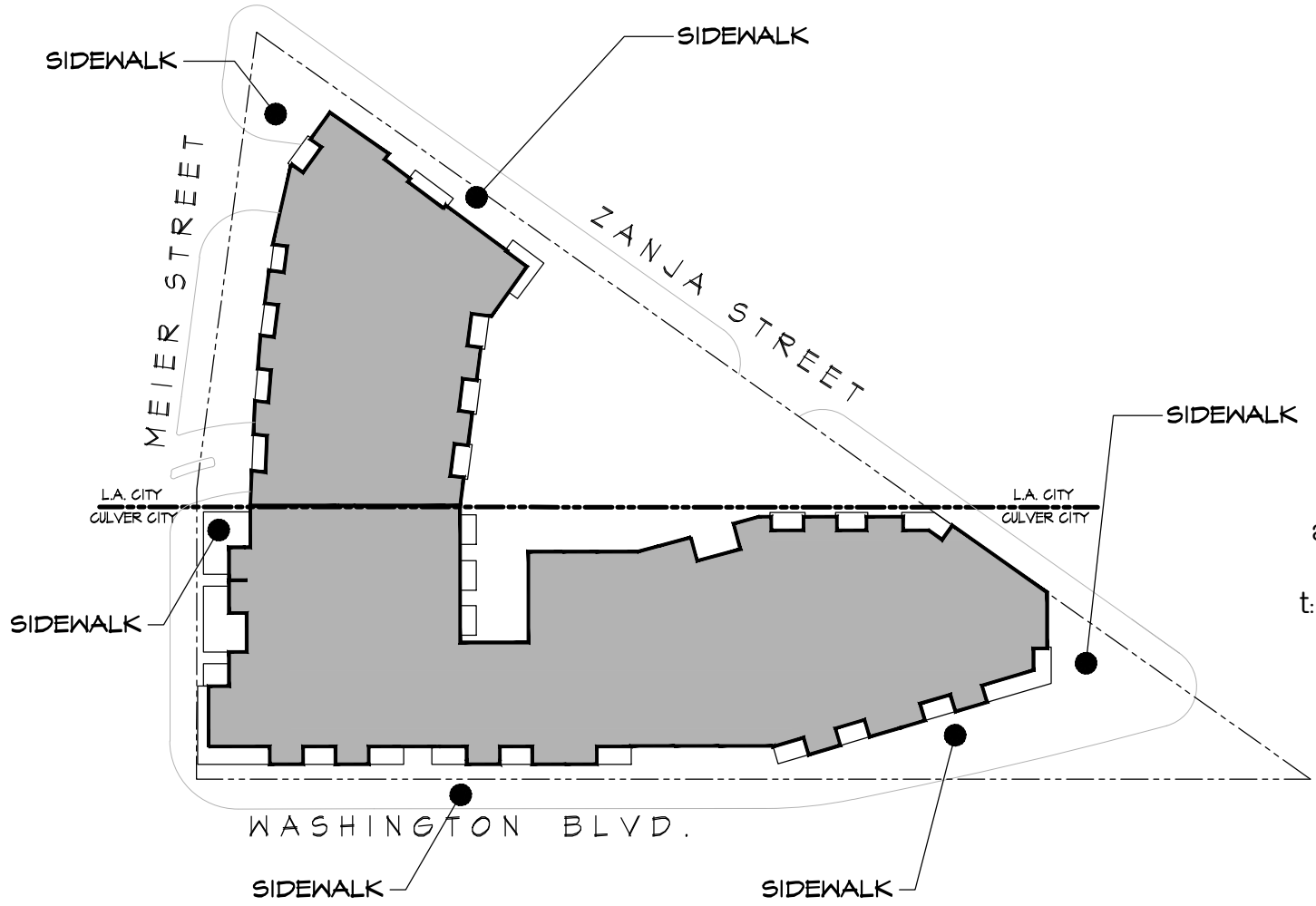
building section 6



building section 7



building section 8



key plan
scale: 1/64" = 1'-0"

general notes:

1. FASCIA AND TOPS OF EXTERIOR WALLS SHALL BE CONSTRUCTED OF HARD MATERIALS ABLE TO WITHSTAND THE WEIGHT OF FIREFIGHTERS AND FIREFIGHTING EQUIPMENT. CONTACT CCFD FOR REQUIREMENTS. (NO FOAM PRODUCTS SHALL BE USED.)
2. PARAPETS IN EXCESS OF FIVE FEET SHALL HAVE CATHWALKS AND LADDERS. CONTACT CCFD FOR REQUIREMENTS.

general notes:

1. SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY SHALL COMPLY WITH ALL APPLICABLE REGULATORY OR RESOLUTIONAL ACTS OF THE CITY OF GALT AND THE STATE OF CALIFORNIA RELATIVE TO SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING, INCLUDING, BUT NOT LIMITED TO, FREQUENCY OF COLLECTION, MEANS OF COLLECTION, AND THE NUMBER, LOCATION, AND DESIGN OF COLLECTION BINS, TRASHES, AND NATURE, LOCATION AND EXTENT OF PROVIDING SOLID WASTE HANDLING SERVICES.
2. THE CITY OF GULVER CITY SHALL PROVIDE WASTE DISPOSAL AND RECYCLING SERVICES FOR ALL CONSTRUCTION & DEMOLITION PROJECTS WITHIN CITY LIMITS IN ACCORDANCE WITH CMC § 5.01.010.
3. ALL PROJECT RELATED SOLID WASTE AND RECYCLABLE WASTE MATERIAL HANDLING SHALL BE IN ACCORDANCE WITH CMC SECTION 5.01.010 - SOLID WASTE MANAGEMENT, WHICH OUTLINES THE ENVIRONMENTAL PROGRAMS AND OPERATION PROCEDURES EXCLUSIVE TO THE CITY OF GULVER CITY.
4. PROJECT SHALL PROVIDE ADEQUATE TRASH, RECYCLING, AND ORGANICS WASTE CAPACITY AND COMPLY WITH ASSEMBLY BILLS 939, 1026 AND 341 WASTE DIVERSION GOALS.
5. A MINIMUM OF 10 CLEAR OPENING WITH SLING GATES OF BOTH TRASH ENCLOSURES BEING TO BE LABELED AS "RECYCLE", "REFUSE", AND "ORGANIC WASTE" ACCORDINGLY.
6. TRASH ENCLOSURES TO HAVE A 6"x8" CONCRETE CURBING ALONG THE INTERIOR WALLS PER DETAIL - "A".
7. PROVIDE A CENTRALLY LOCATED FLOOR DRAIN, CONNECT TO THE EXISTING/EXISTING PRIVATE SEWER LATERAL FOR MAINTENANCE PURPOSES.
8. TRASH AREAS WITHIN FIVE FEET OF THE BUILDING SHALL BE PROTECTED BY FIRE SPRINKLERS.

note:

trash will be installed in all trash rooms which will be connected to a private sanitary sewer

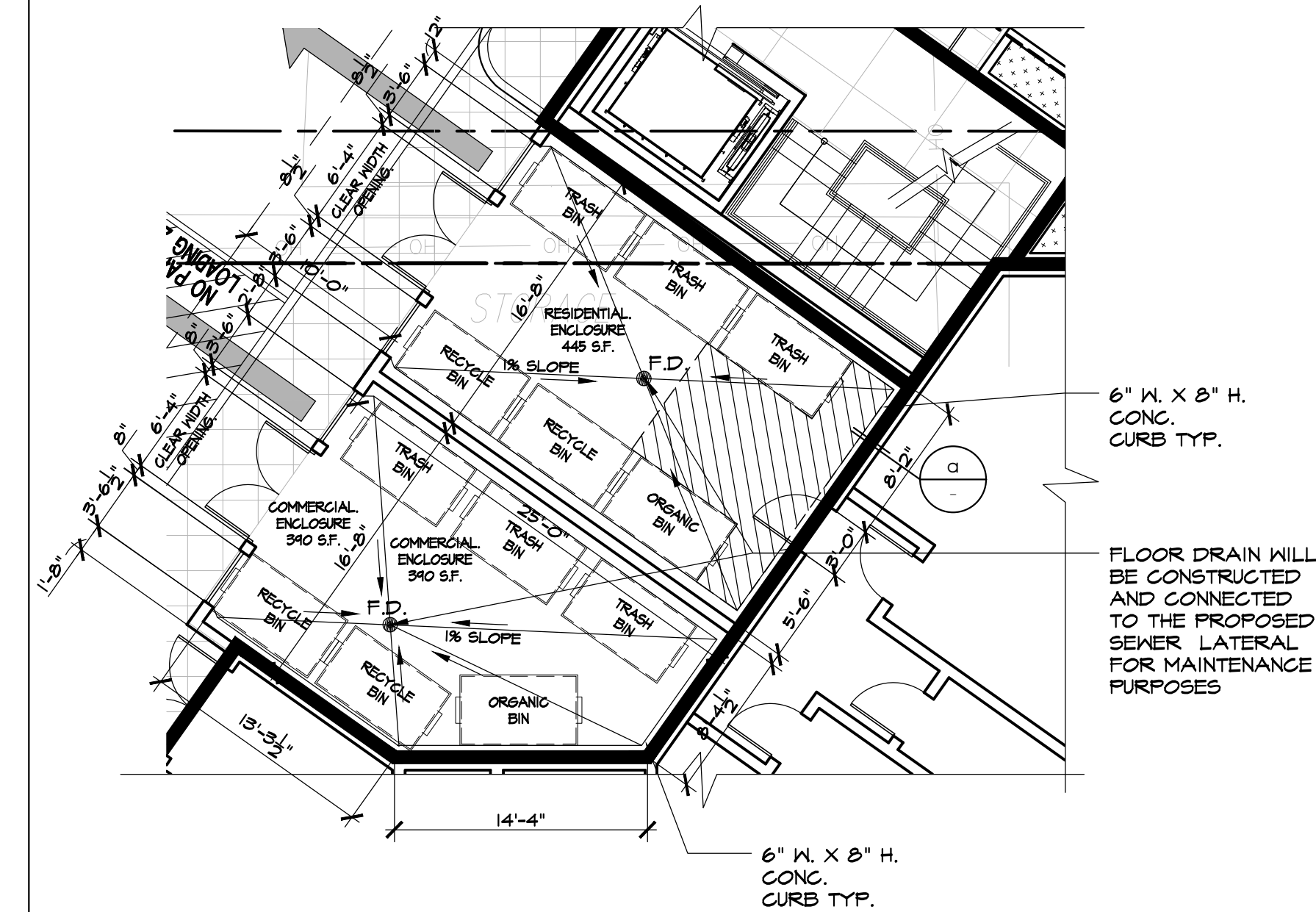
commercial trash room -

- (2) 3 yard trash bin
- (2) 3 yard recycle bin
- 100 sq ft of recycle area
- (2) 3 yard organic bin

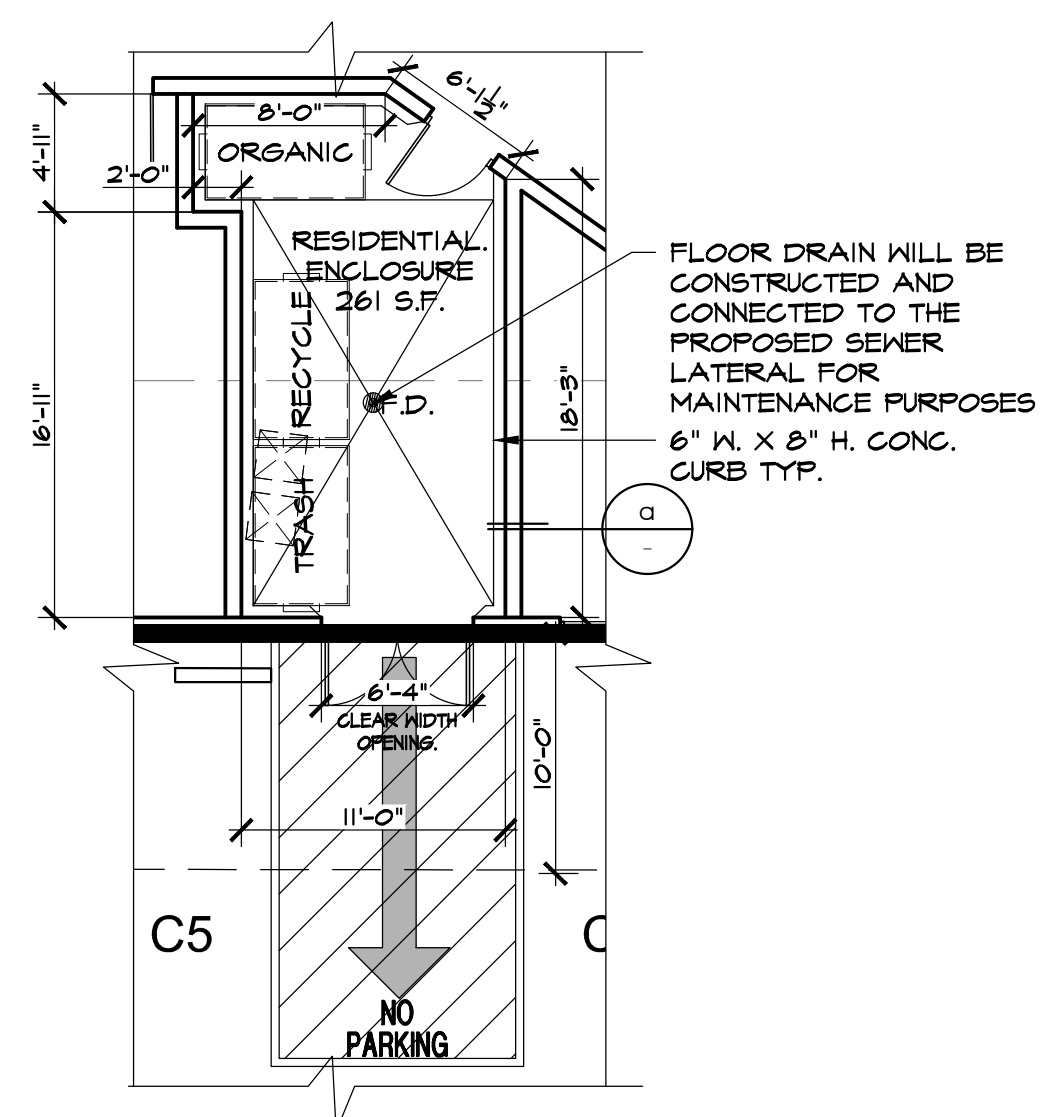
residential trash room

- (3) 3 yard trash bin
(2) 3 yard recycle bin
(1) 3 yard organic bin

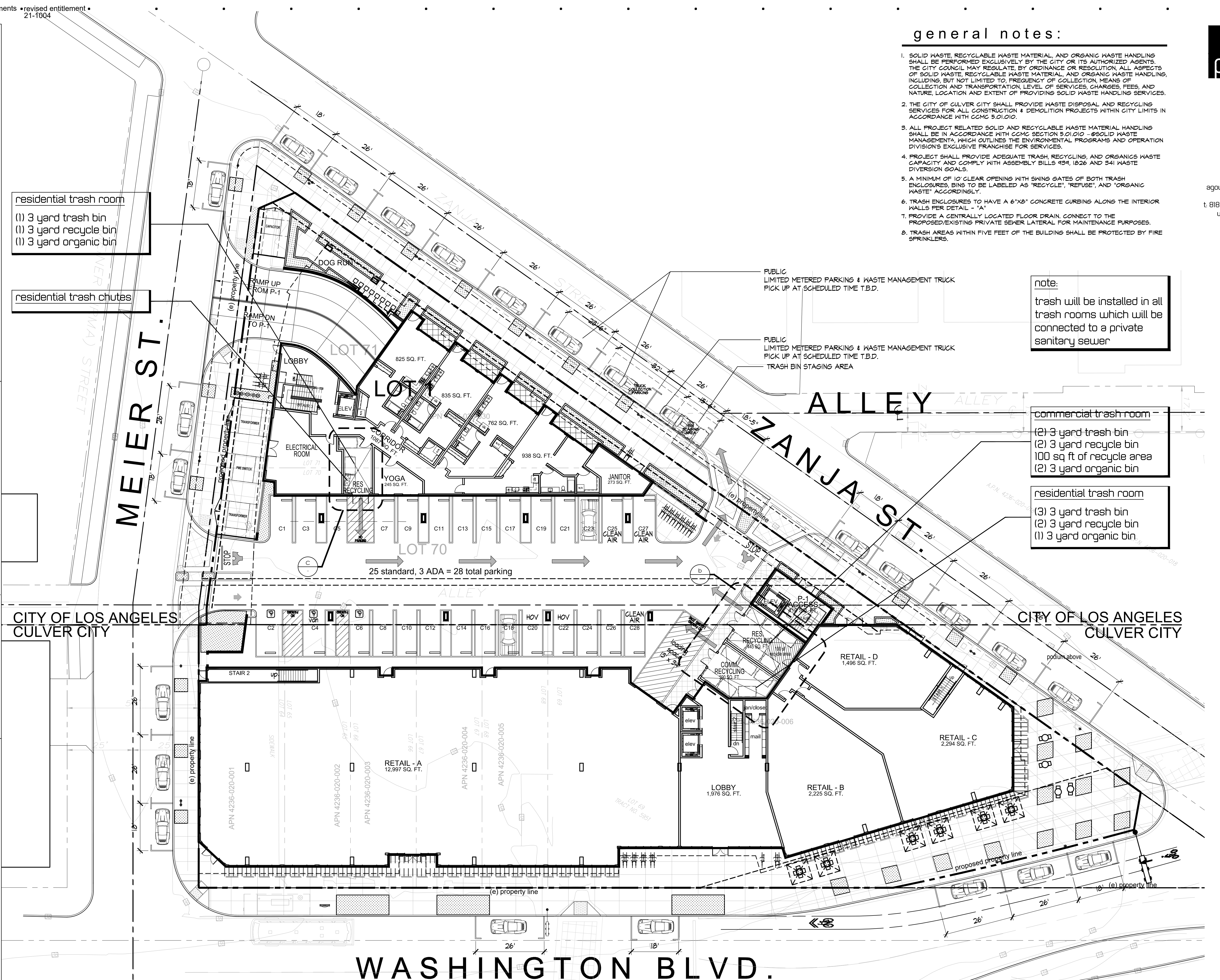
trash enclosure curb detail (a)



enlarged trash enclosure detail (b)

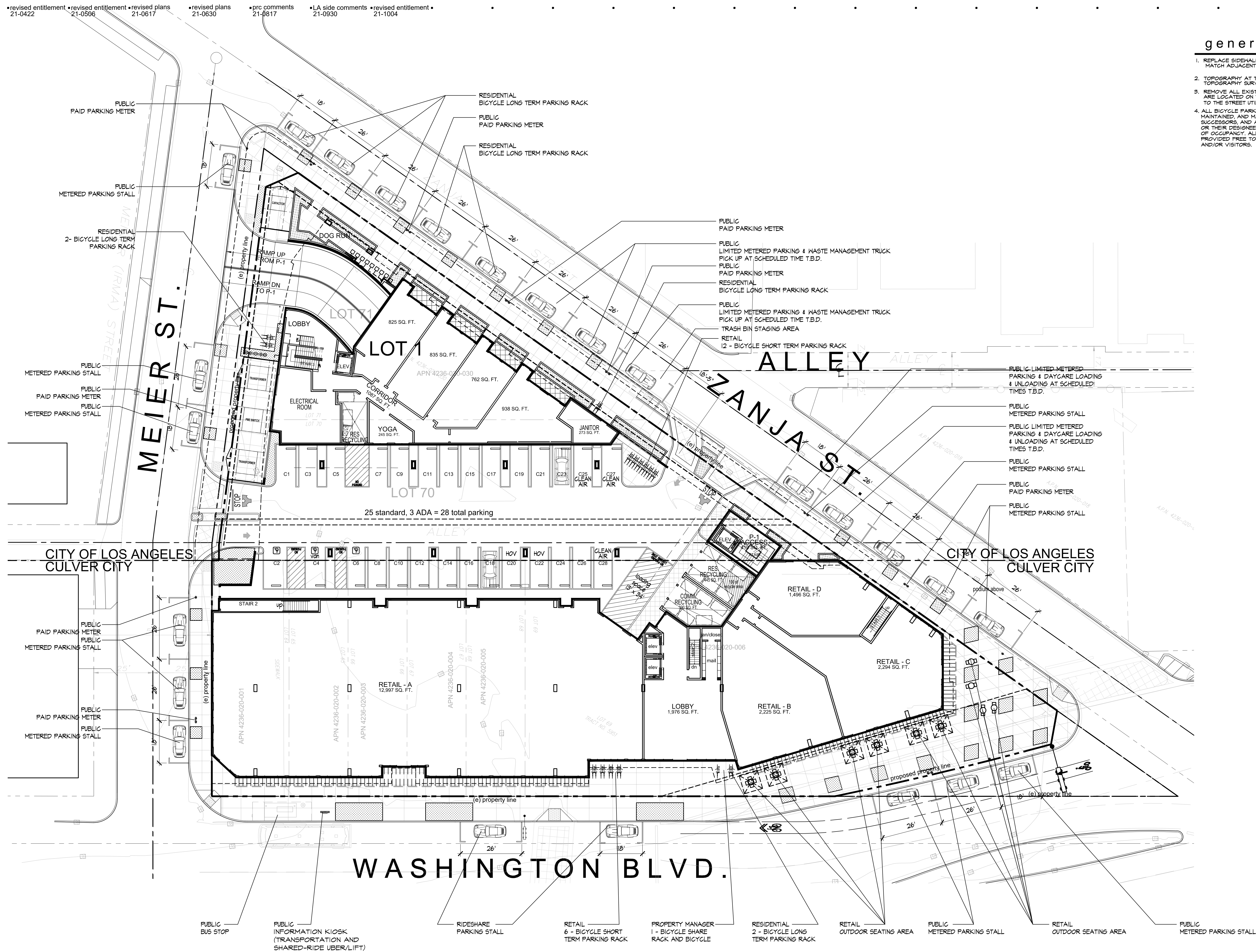


enlarged trash enclosure detail ©



trash waste management plan
scale: 1/16" = 1'-0"

1. REPLACE SIDEWALK, CURBS AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
3. REMOVE ALL EXISTING BUILDINGS AND THEIR COMPONENTS THAT ARE LOCATED ON THE SITE, GAP AND SEAL ALL COMPONENTS TO TO THE STREET UTILITIES.
4. ALL BICYCLE PARKING REQUIRED ABOVE, SHALL BE INSTALLED, MAINTAINED, AND MANAGED BY THE DEVELOPER OR THEIR SUCCESSORS, AS APPROVED BY THE PUBLIC WORKS DIRECTOR OR THEIR DESIGNEE, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. ALL REQUIRED BICYCLE PARKING SHALL BE PROVIDED FREE TO ANY BUILDING TENANT, TENANT EMPLOYEES AND VISITORS.



Curb Use / Street parking plan
scale: 1/16" = 1'-0"

Lighting

Light Fixture



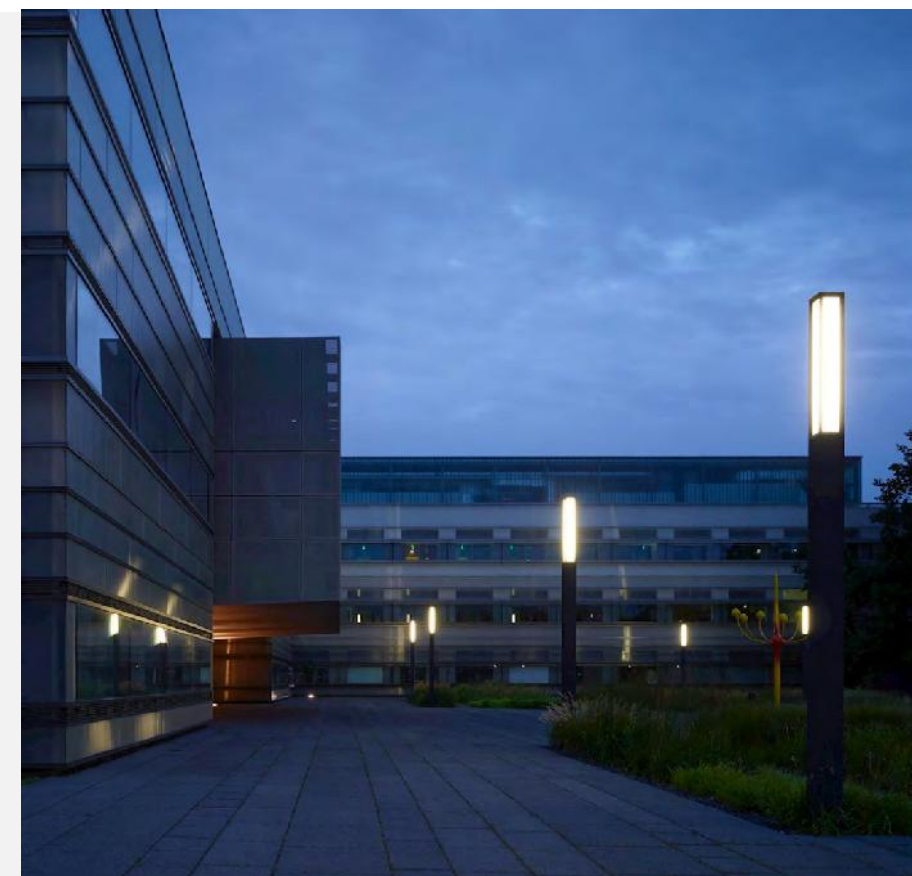
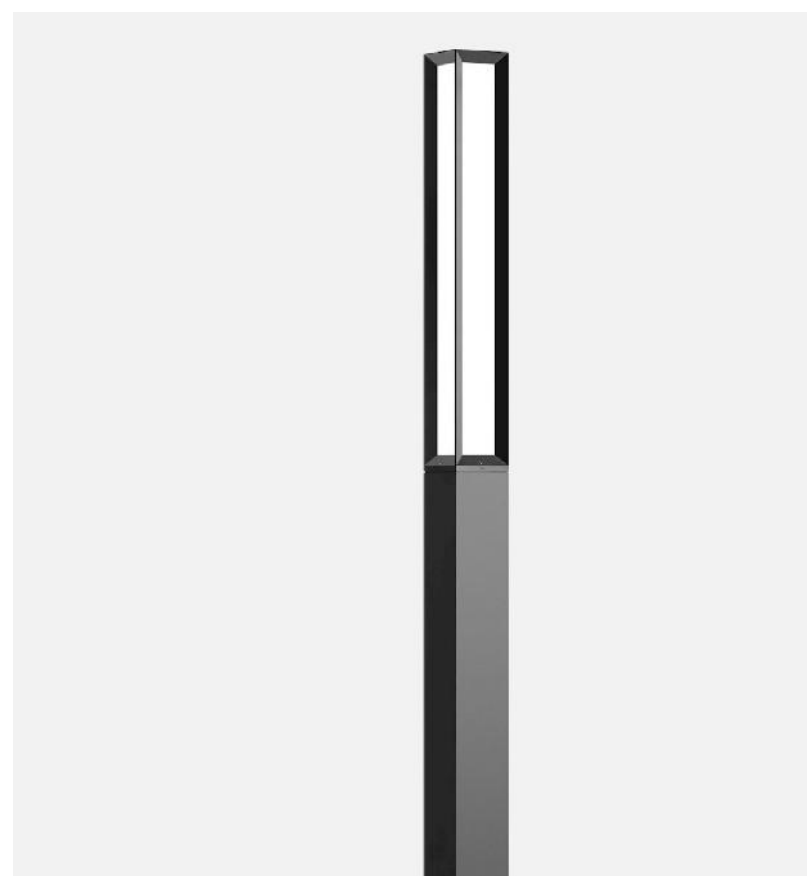
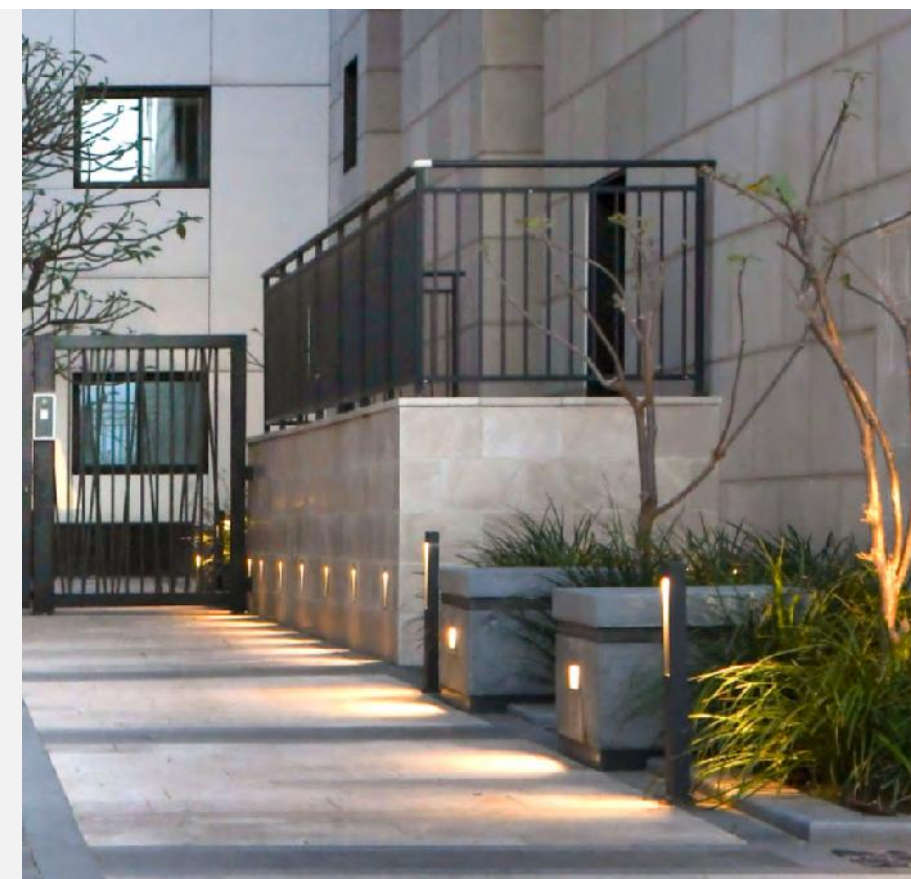
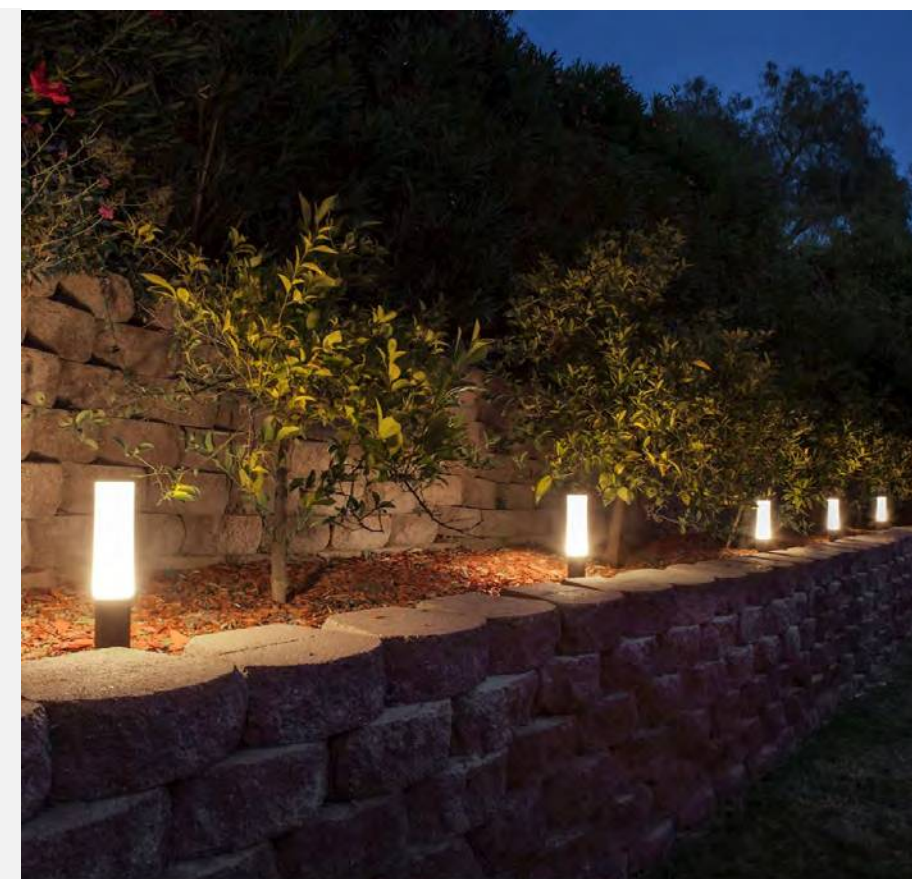
Sample View



Light Fixture

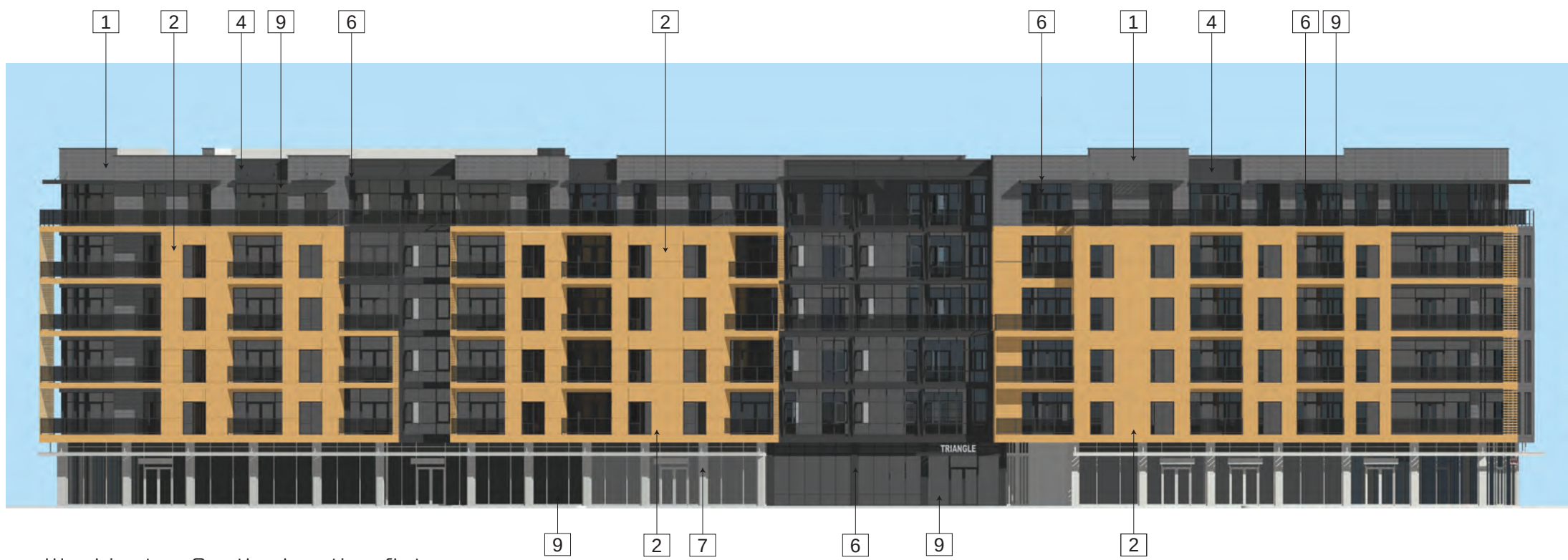


Sample View



Signage

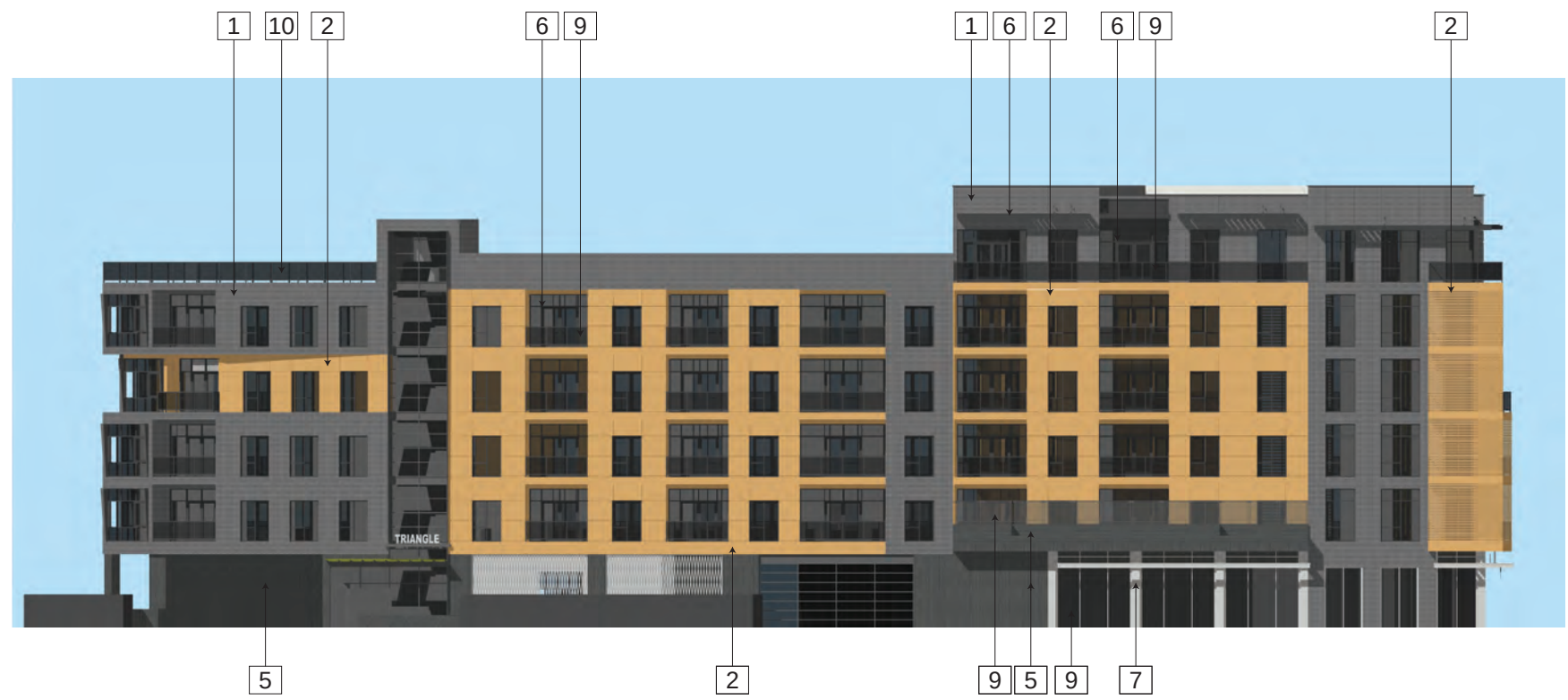




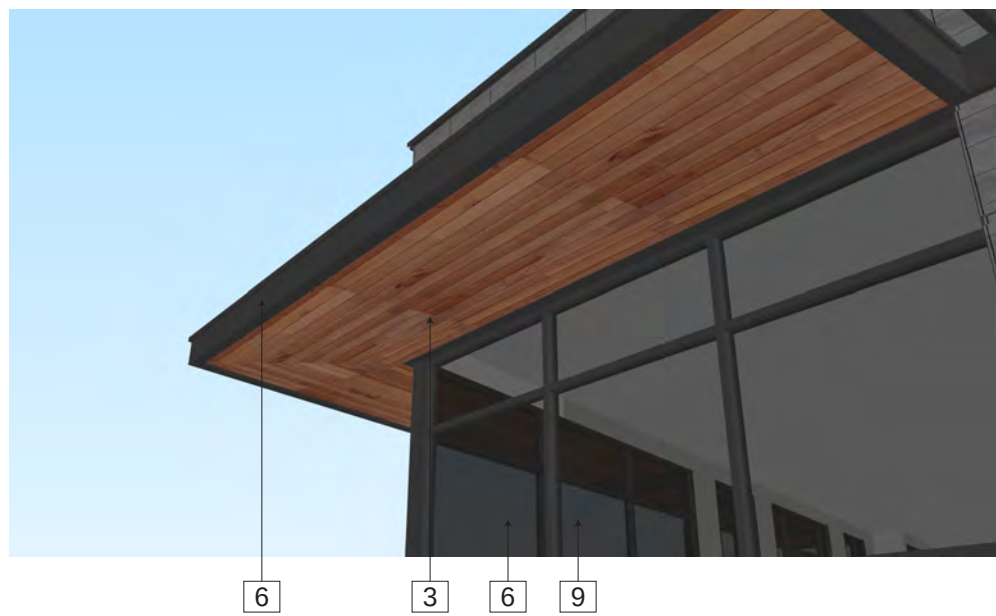
Washington South elevation flat



cc courtyard flat



Meier West elevation flat



exterior cladding at canopy perspective



rendering on washington blvd.



1 EXTERIOR COLOR
DE6384: IRON FIXTURE



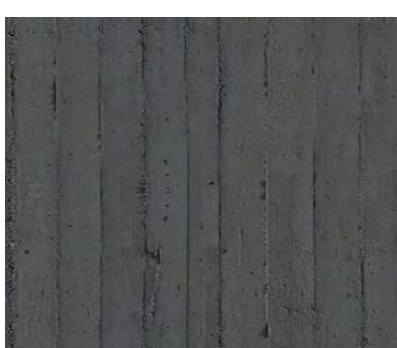
2 EXTERIOR CLADDING
WOOD COLORED PANEL



3 EXTERIOR CLADDING (SOFFIT)
WOOD COLORED PANEL



4 CORRUGATED METAL
ANODIZED DARK GREY



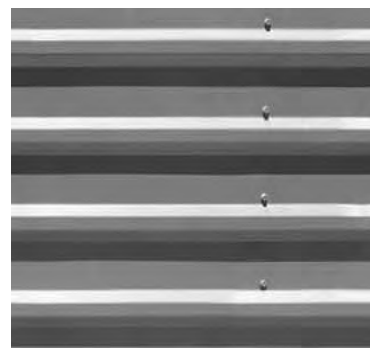
5 EXPOSED CONCRETE
6" FORM BOARD PATTERN



6 METAL STOREFRONT/
CANOPY
ANODIZED DARK GRAY



7 METAL STOREFRONT
ANODIZED CLEAR



8 METAL ROOF SCREEN
CORRUGATED

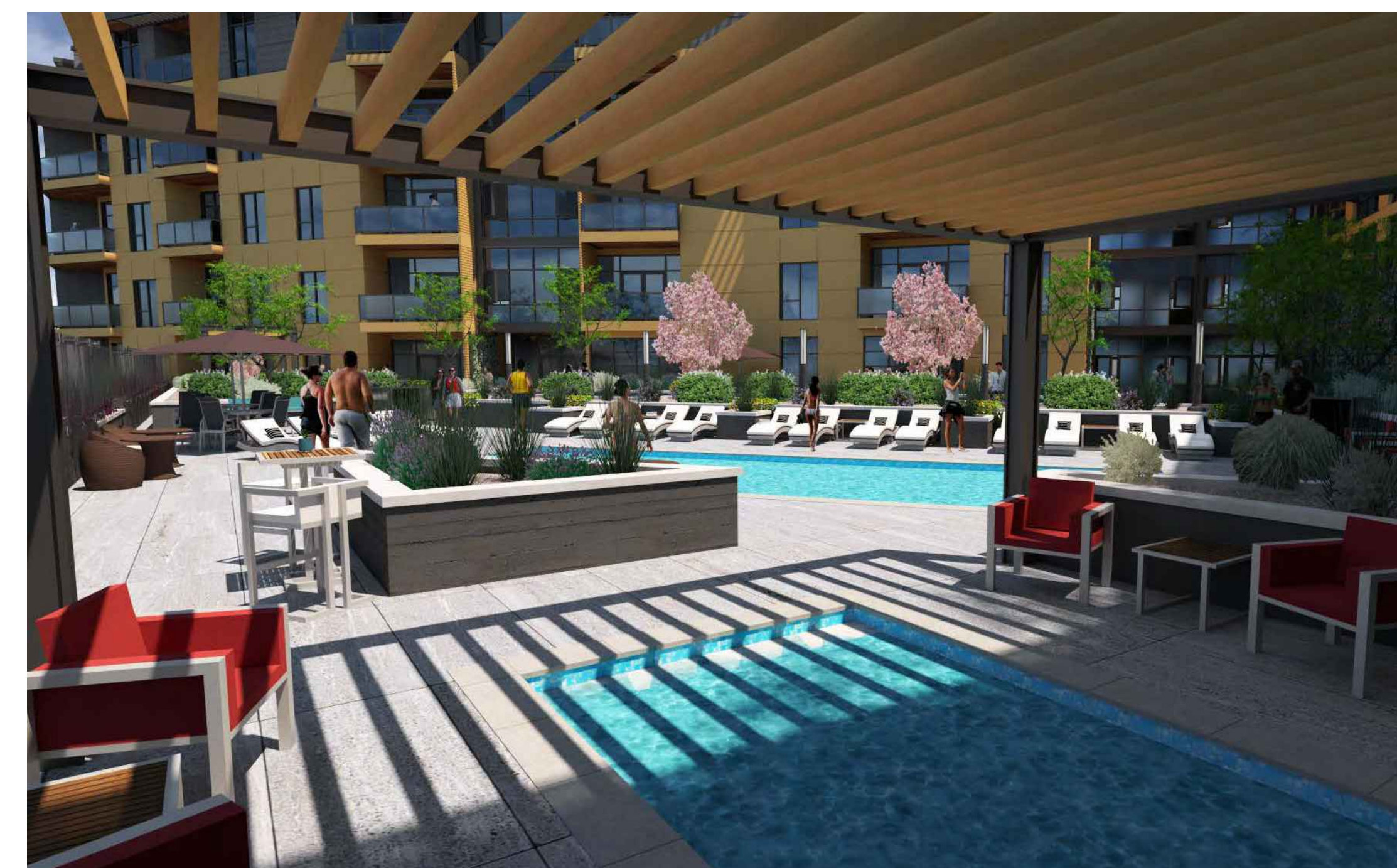


9 CLEAR GLASS WINDOW

materials list

- 1 exterior stucco: hard trowel smooth finish, painted to match "Dunn Edwards" DE6384 - Iron Fixture
- 2 exterior cladding: wood color panel
- 3 exterior cladding (soffit): wood color panels (under canopies & balconies)
- 4 corrugated: anodized dark gray
- 5 concrete: exposed concrete wall with 6" board form pattern, dark gray
- 6 metal storefront / canopy: aluminum anodized dark gray
- 7 metal storefront: aluminum anodized clear
- 8 roof screen: mechanical metal screen
- 9 glazing: clear glass



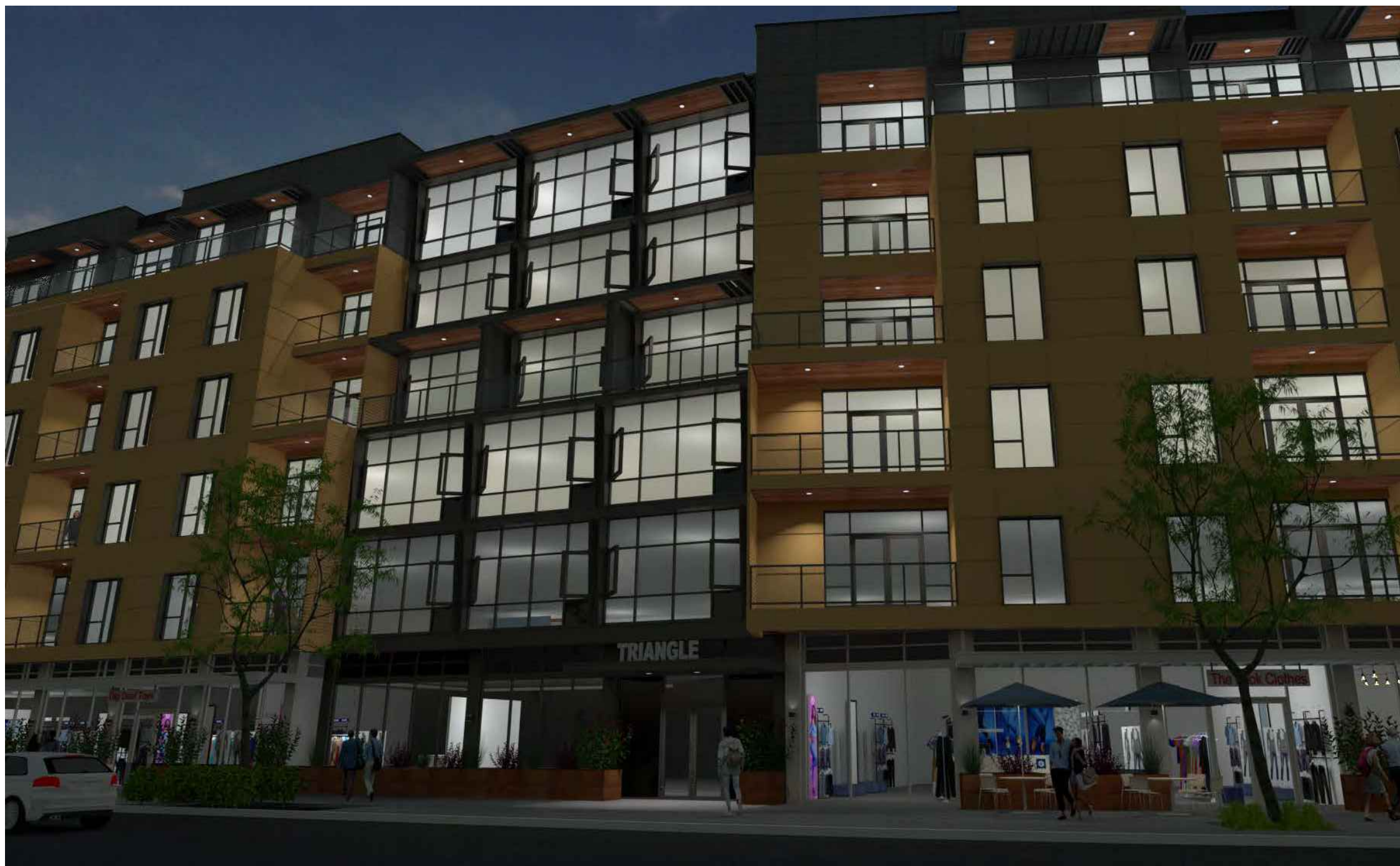
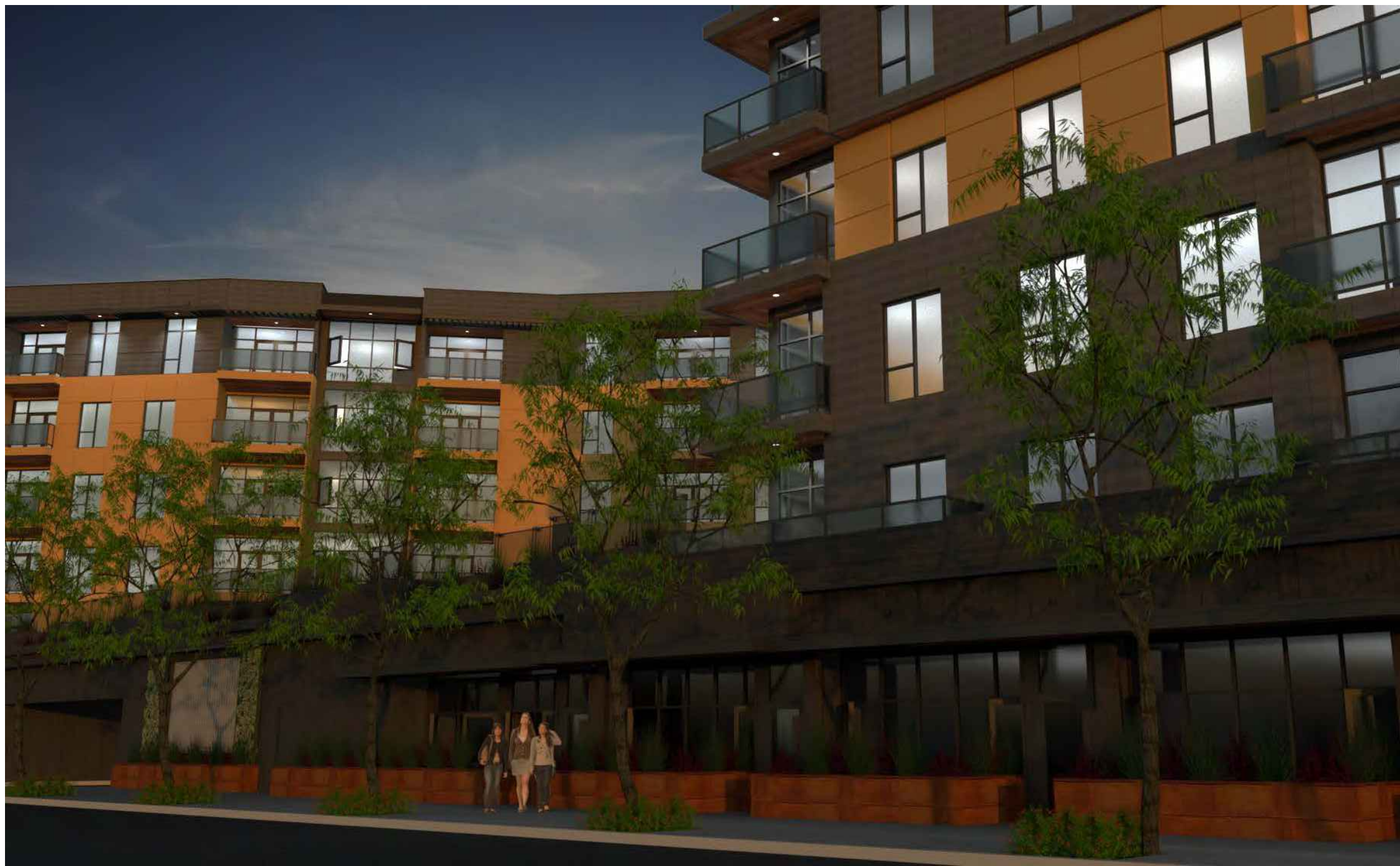


Triangle Center - mixed use building
 12727 Washington Boulevard
 Culver City, California 90066

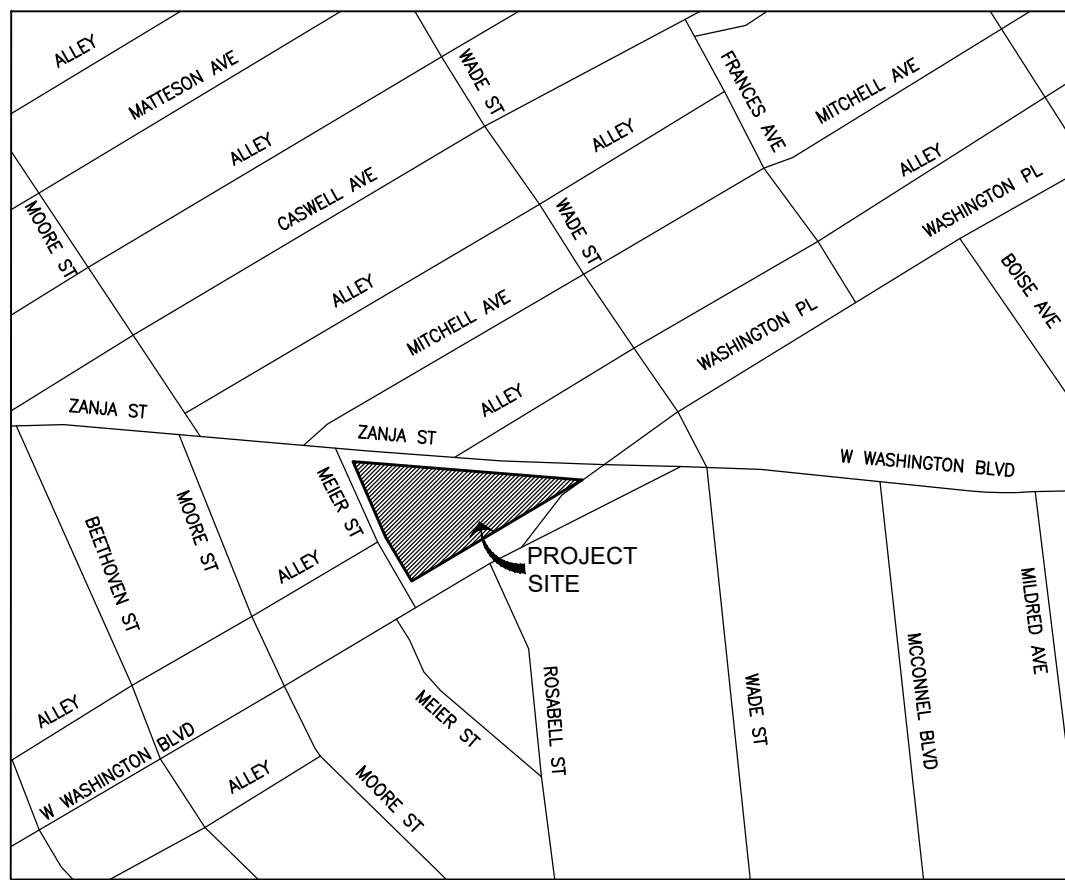
date: 04/28/2021
 job number: 17-6110

building renderings
 scale: nts

ap22



TENTATIVE TRACT NO. _____
LOCATED IN THE CITY OF CULVER CITY
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



CIVIL ENGINEER

X ENGINEERING & CONSULTING, INC.
6 HUTTON CENTRE DR., SUITE 650
SANTA ANA, CA 92707
TEL: 949.522.7100

CONTACT: PUNEET COMAR, PE

GEOTECHNICAL ENGINEER

GEOTECHNOLOGIES, INC.
439 WESTERN AVENUE
GLENDALE, CA 91201-2837
TEL: 818.240.9600

CONTACT: GREGORIO VARELA, GE

SHEET INDEX

- | | |
|---|-------------------------|
| 1 | TITLE SHEET |
| 2 | CONCEPTUAL GRADING PLAN |
| 3 | CONCEPTUAL UTILITY PLAN |

CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	TANGENT
C1	3°21'08"	92.85'	1587.00'	46.44'
C3	6°06'17"	15.66'	147.00'	7.84'

OWNER

TRIANGLE CENTRE LP
11955 WEST WASHINGTON BLVD., SUITE 103
CULVER CITY, CA
TEL: 604.731.3500

CONTACT: DENISE HEWITT

DEVELOPER

BASTION DEVELOPMENT CORPORATION
11955 WEST WASHINGTON BLVD., SUITE 103
CULVER CITY, CA
TEL: 604.731.3500

CONTACT: REID KAUFMANN

NUMBERED LOT SUMMARY		
LOT #	Area (SF)	Area (AC)
LOT 1	52,114	1.20

ABBREVIATIONS

LPT	ANGLE POINT	INT	INTERSECTION
AB	AGGREGATE BASE	LF	LINEAR FOOT
AC	ASPHALTIC CONCRETE	LT	LEFT
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BVC	BEGIN VERTICAL CURVE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PL	PROPERTY LINE
C/CL	CENTERLINE	PP	POWER POLE
CONC	CONCRETE	PROP	PROPOSED
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
DW	DOMESTIC WATER	PVI	POINT OF VERTICAL INTERSECTION
DWG	DRAWING	R	RADIUS
EC	END CURVE	RT	RIGHT
ECR	END CURB RETURN	RW	RECLAIMED WATER
ESMT	EASEMENT	R/W	RIGHT OF WAY
ELEV	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EVC	END VERTICAL CURVE	S	SANITARY SEWER
EX	EXISTING	SMH	SEWER MANHOLE
FG	FINISHED GRADE	ST	STREET
FH	FIRE HYDRANT	SWLK	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
FS	FINISHED SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VERT	VERTICAL
HORZ	HORIZONTAL		

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES PRECISE BENCHMARK 05930, ELEVATION 54.69 FEET (NGVD 29).

DESCRIPTION:
WIRE SPIKE IN W. CURB CENTINELA AVENUE .5FT N. OF BC CURB RETURN NORTH OF BARBARA AVENUE.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CULVER CITY AND LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 64 TO 71 INCLUSIVE OF TRACT 5951, PARTLY WITHIN THE CITY OF CULVER CITY AND PARTLY WITHIN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 77 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NO.: 4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004, 4236-020-005, 4236-020-006, 4236-020-030.

UTILITIES

NOTIFICATIONS:
CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES & UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO STARTING CONSTRUCTION:

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	811
CULVER CITY SANITATION	(310) 253-6400
GOLDEN STATE WATER COMPANY	(800) 999-4033
LOS ANGELES DEPARTMENT WATER AND POWER	(800) 342-4397
METROPOLITAN WATER DISTRICT	(626) 844-5610
SOUTHERN CALIFORNIA EDISON COMPANY	(800) 611-1911
SOUTHERN CALIFORNIA GAS COMPANY	(800) 422-4133

EXISTING EASEMENT NOTES

- 5 AN EASEMENT FOR STREET PURPOSES, RECORDING BOOK 6718 PAGE 352 OFFICIAL RECORDS.

EARTHWORK QUANTITIES

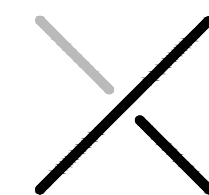
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RAW VALUES:	38,701	0
NET:	38,701 CY EXPORT	

NOTE: EARTHWORK QUANTITIES DO NOT INCLUDE EARTHWORK FOR REMEDIAL PURPOSES, OVER-EXCAVATION, OR ORGANIC REMOVAL. QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES WITH ENGINEER.

LEGEND

PROPOSED RIGHT OF WAY	EXISTING STORM DRAIN
TRACT BOUNDARY	PROPOSED RETAINING WALL
EXISTING RIGHT OF WAY	GRADING LIMITS
STREET CENTERLINE	PROPOSED CUT-FILL LINE
PROPOSED FLOWLINE	PROPOSED DAYLIGHT LINE
TOP OF SLOPE	PROPOSED RIDGE LINE
TOE OF SLOPE	PROPOSED ELEVATION
EXISTING EASEMENT	EXISTING ELEVATION
PROPOSED STORM DRAIN	

PREPARED BY:

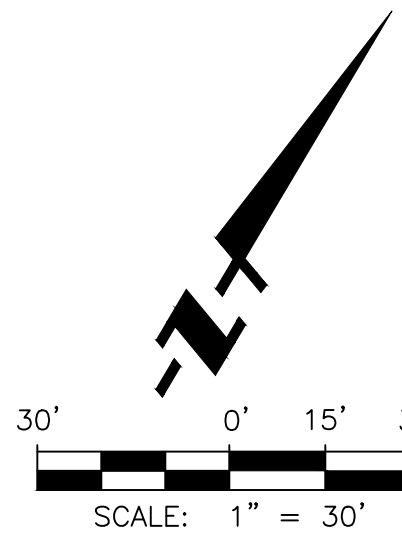


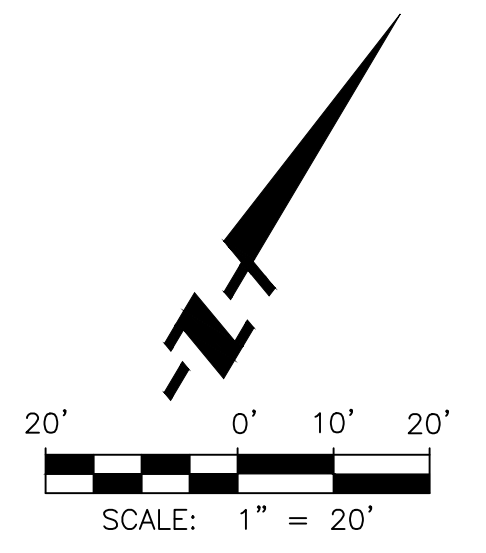
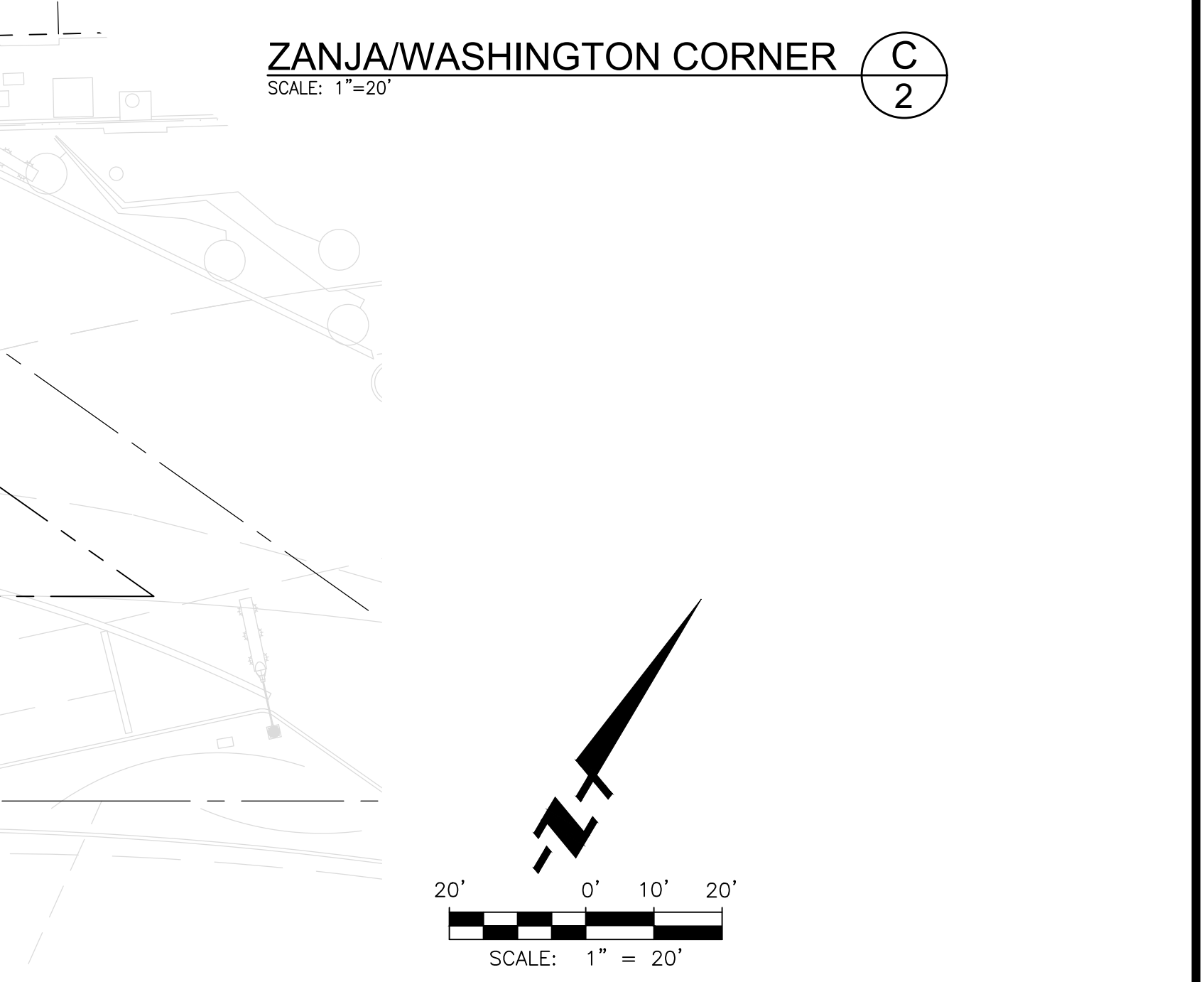
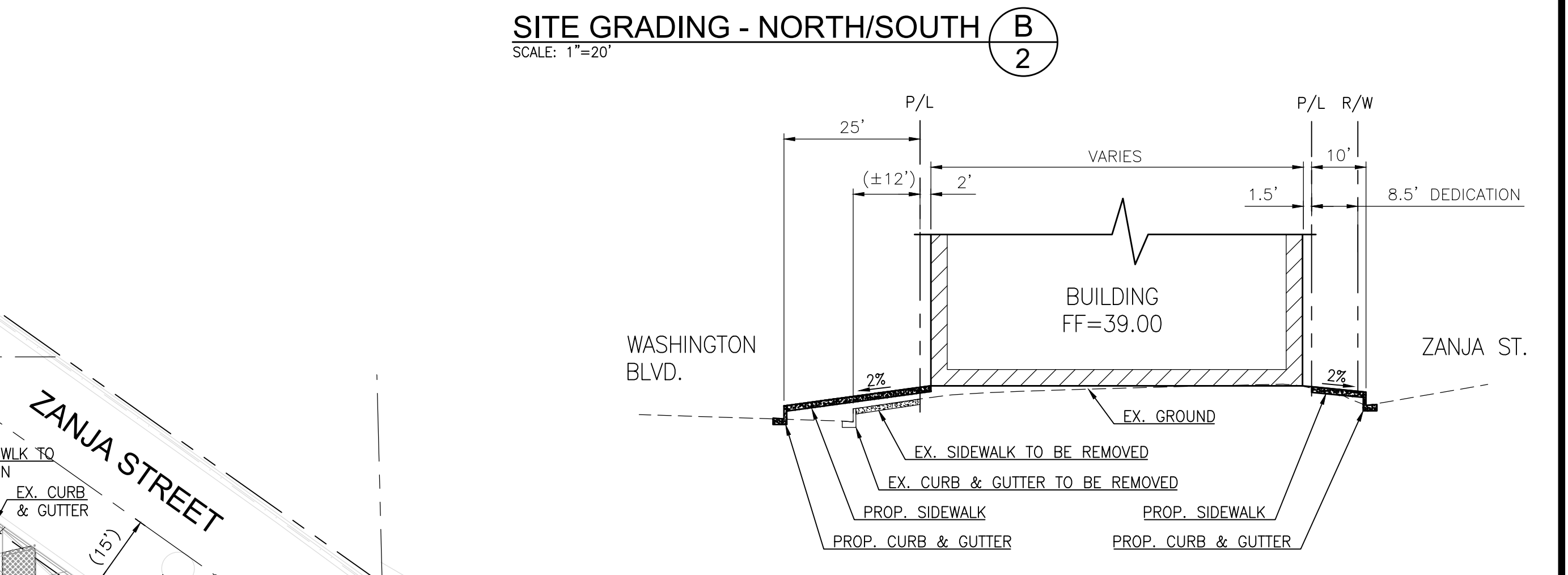
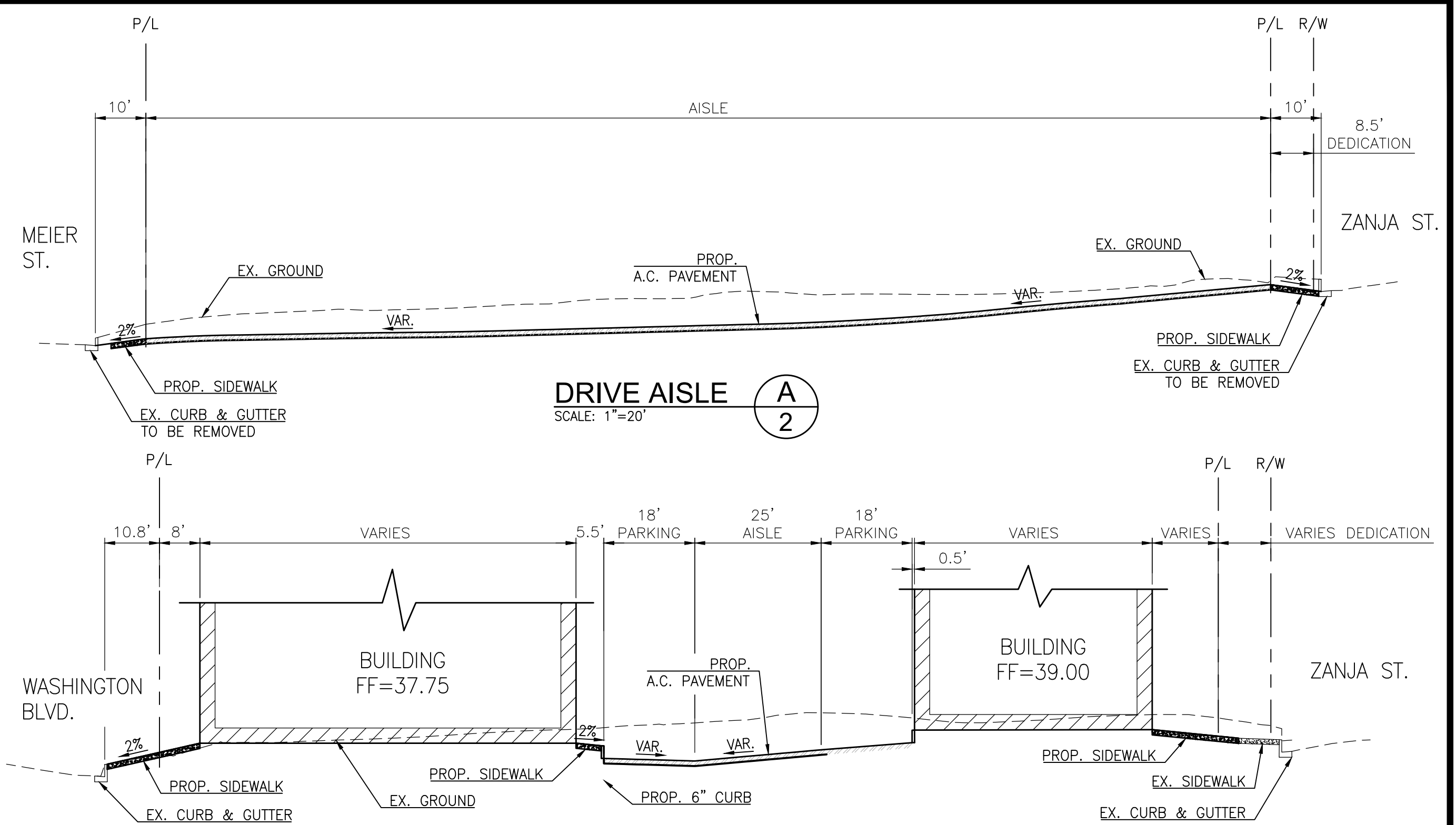
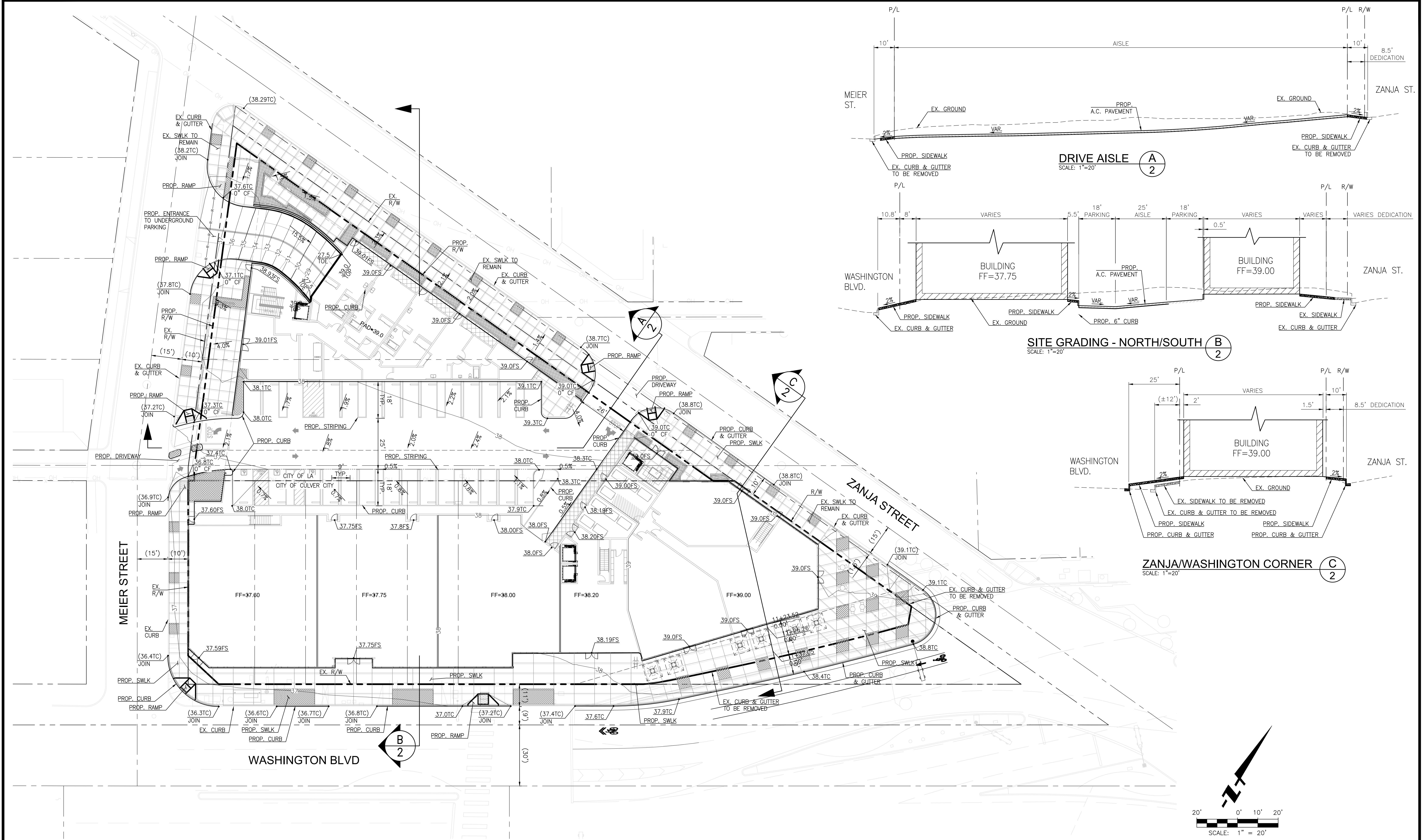
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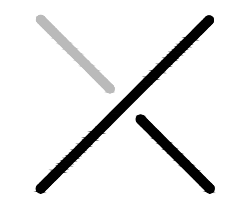
TENTATIVE TRACT
MAP XXXXX
TITLE SHEET
CITY OF CULVER CITY, CALIFORNIA

SHEET
1
OF
3





PREPARED BY:



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**TENTATIVE TRACT
MAP XXXXX**
CONCEPTUAL GRADING PLAN
CITY OF CULVER CITY, CALIFORNIA

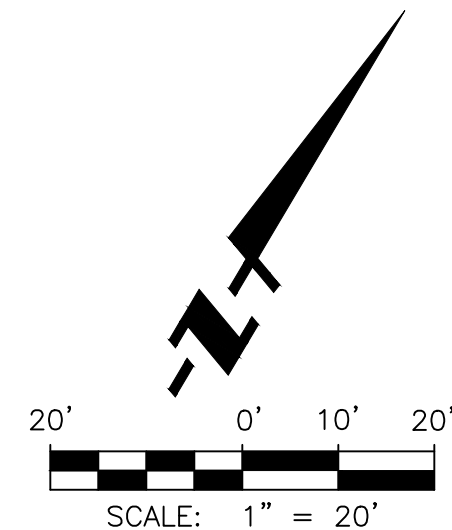
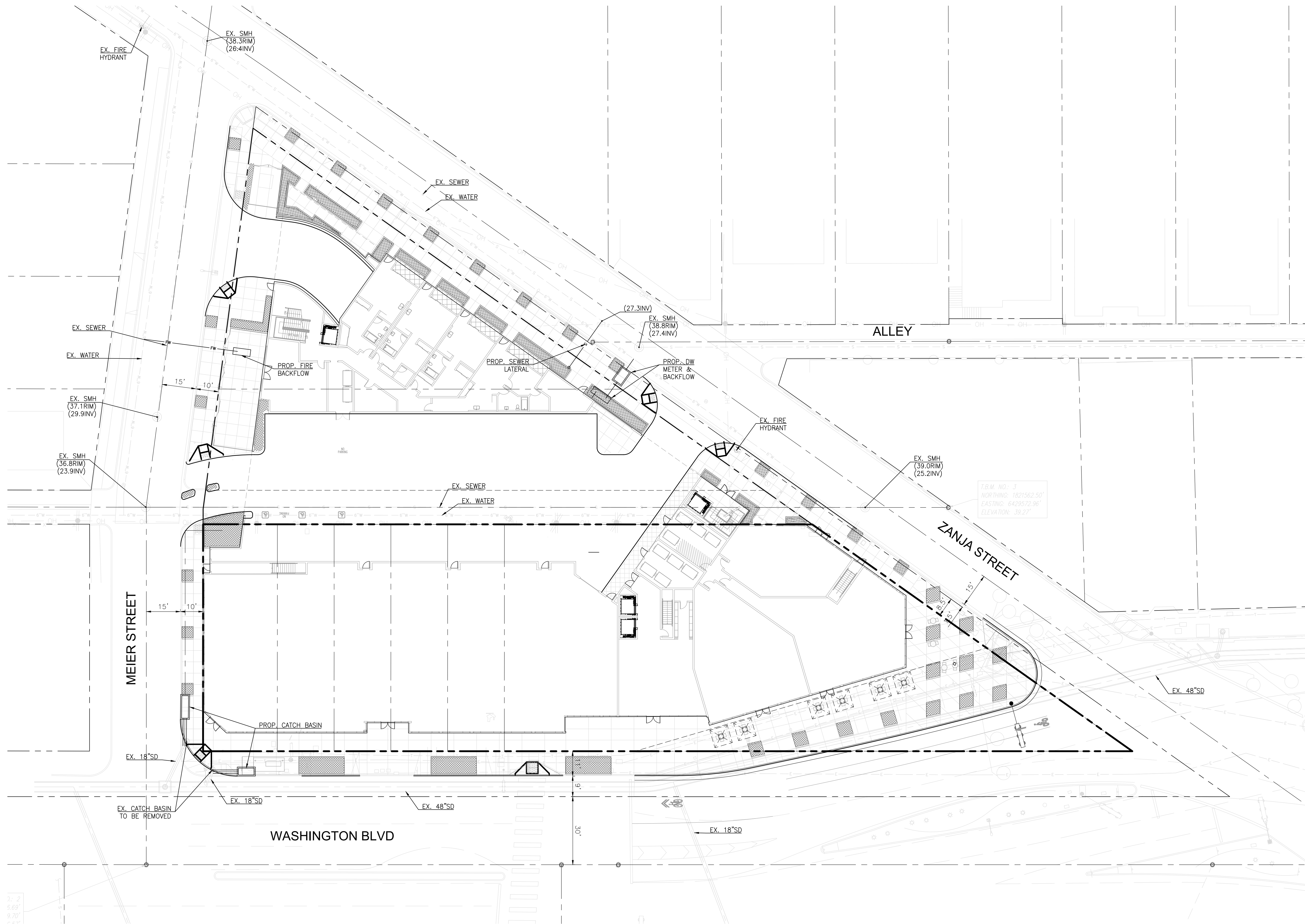
SHEET

2

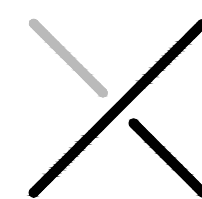
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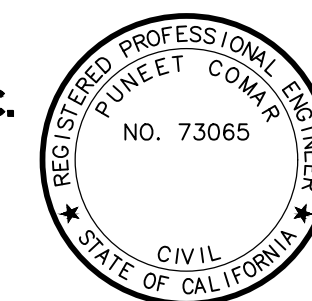
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PREPARED BY:

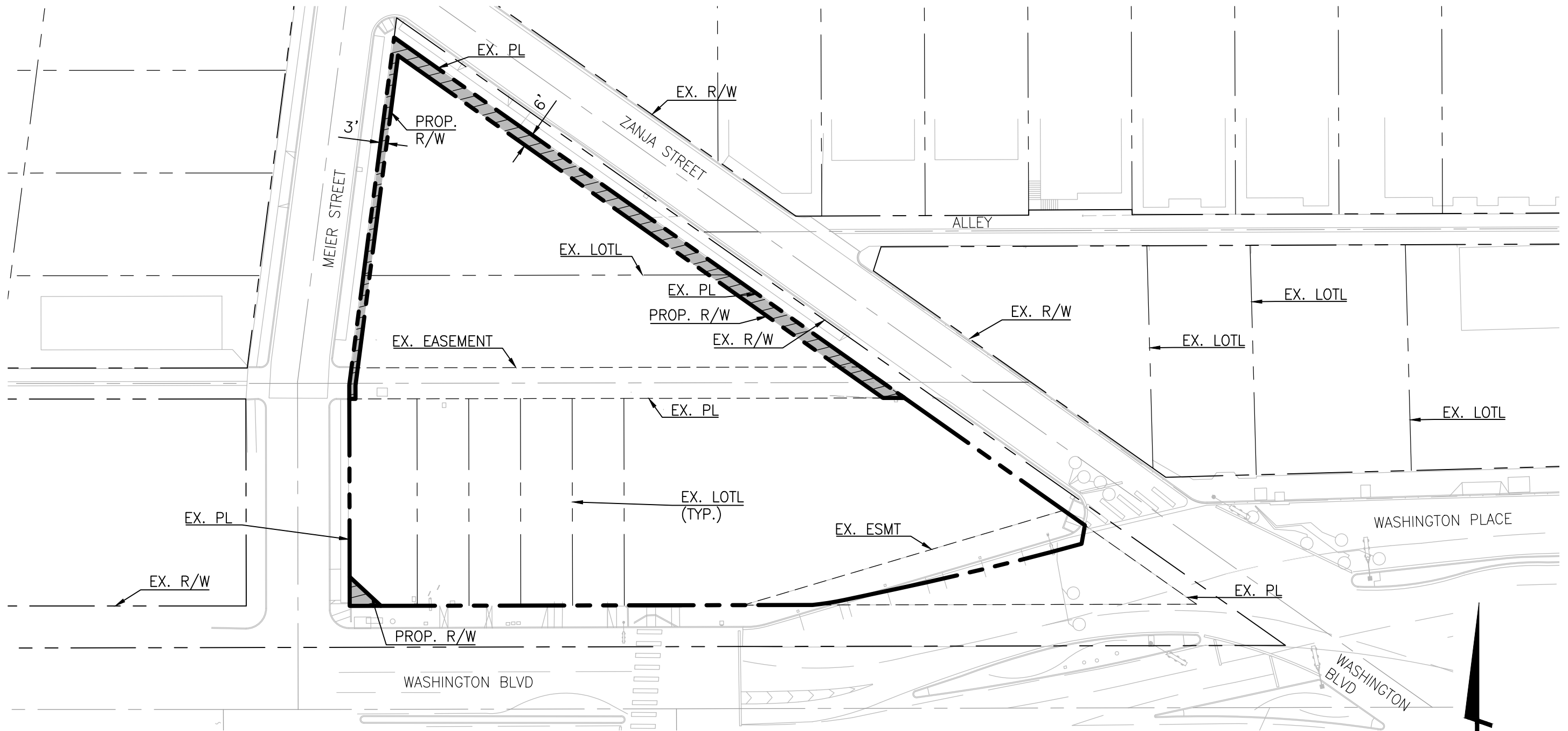


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**TENTATIVE TRACT
MAP XXXXX**
CONCEPTUAL UTILITY PLAN
CITY OF CULVER CITY, CALIFORNIA

SHEET
3
OF
3



LEGEND

 PROP. HIGHWAY DEDICATION (0.06AC)

AREA SUMMARY

GROSS AREA: 1.32AC
NET ARE: 1.20AC

ABBREVIATION

BLVD	BOULEVARD
ESMT	EASEMENT
EX	EXISTING
LOTL	LOT LINE
PL	PROPERTY LINE
PROP	PROPOSED
R/W	RIGHT OF WAY
TYP	TYPICAL

50' 0' 25' 50'

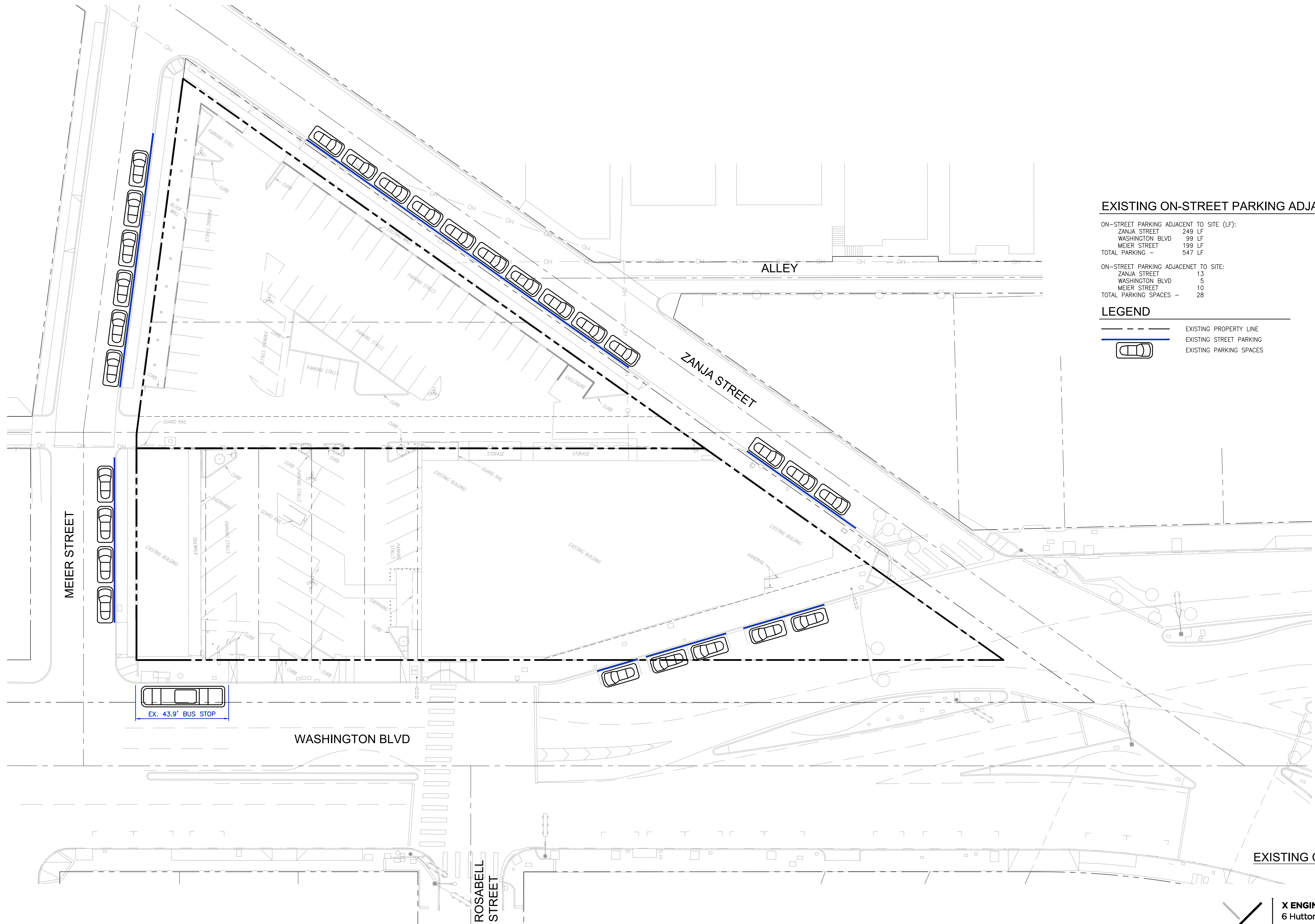
SCALE: 1" = 50'

HIGHWAY SETBACK SITE PLAN

CULVER CITY AND LOS ANGELES CITY



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949.522.7100 | xengineeringinc.com



EXISTING ON-STREET PARKING ADJACENT TO SITE

ON-STREET PARKING ADJACENT TO SITE (LF):

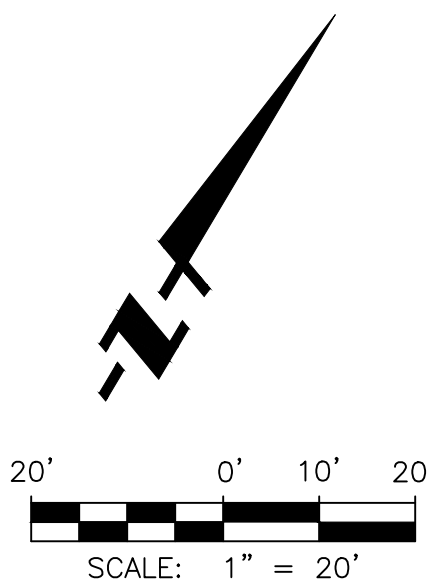
ZANJA STREET	249 LF
WASHINGTON BLVD	99 LF
MEIER STREET	199 LF
TOTAL PARKING	547 LF

ON-STREET PARKING ADJACENT TO SITE:

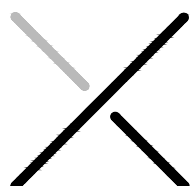
ZANJA STREET	13
WASHINGTON BLVD	5
MEIER STREET	10
TOTAL PARKING SPACES	28

LEGEND

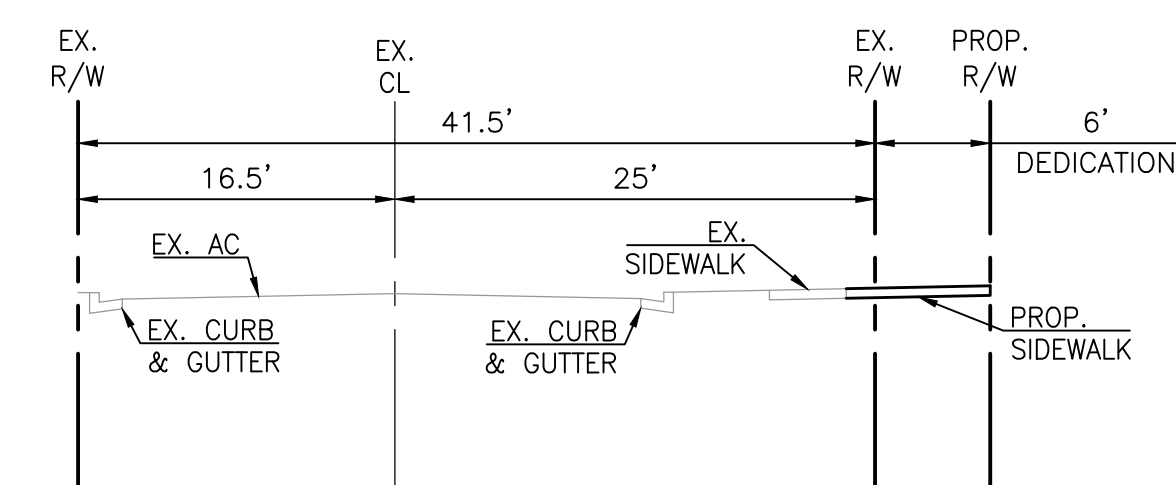
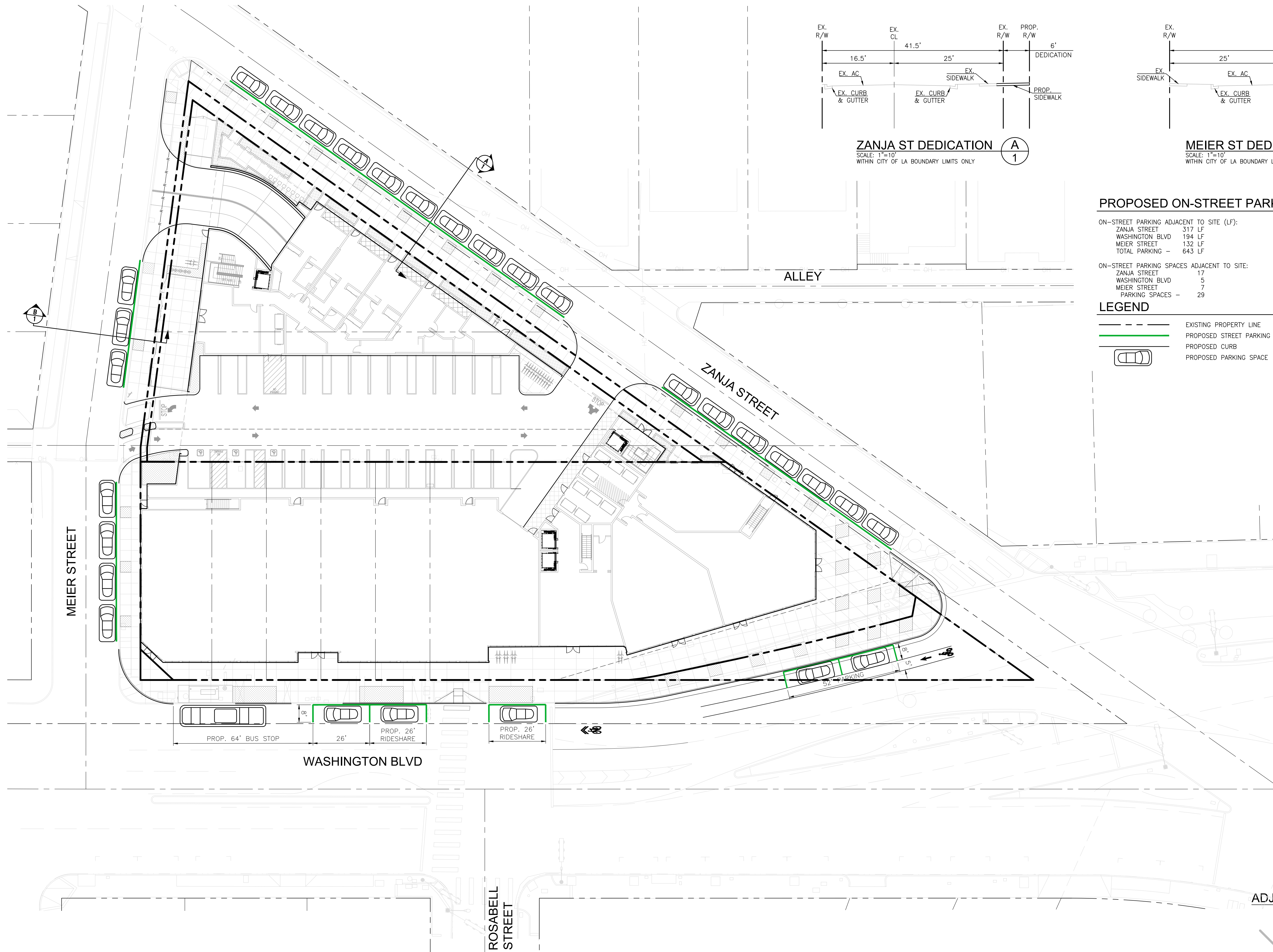
- EXISTING PROPERTY LINE
- EXISTING STREET PARKING
- EXISTING PARKING SPACES



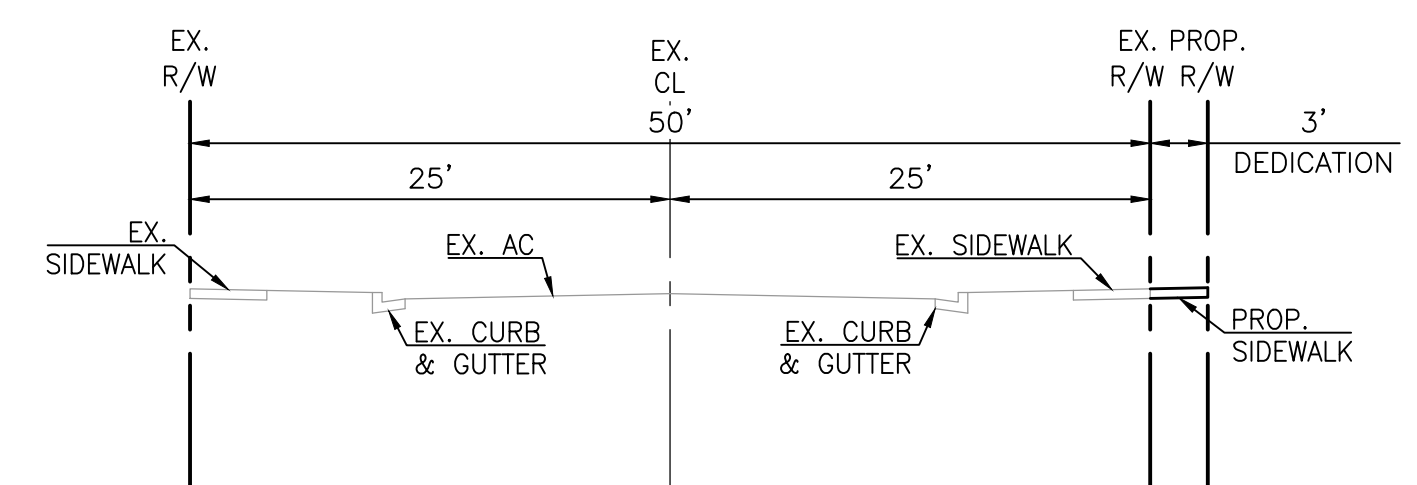
**EXISTING ON-STREET PARKING
ADJACENT TO SITE
TRIANGLE CENTER**



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ZANJA ST DEDICATION (A)
SCALE: 1"=10'
WITHIN CITY OF LA BOUNDARY LIMITS ONLY



MEIER ST DEDICATION (B)
SCALE: 1"=10'
WITHIN CITY OF LA BOUNDARY LIMITS ONLY

PROPOSED ON-STREET PARKING ADJACENT TO SITE

ON-STREET PARKING ADJACENT TO SITE (LF):

ZANJA STREET	317 LF
WASHINGTON BLVD	194 LF
MEIER STREET	132 LF
TOTAL PARKING	643 LF

ON-STREET PARKING SPACES ADJACENT TO SITE:

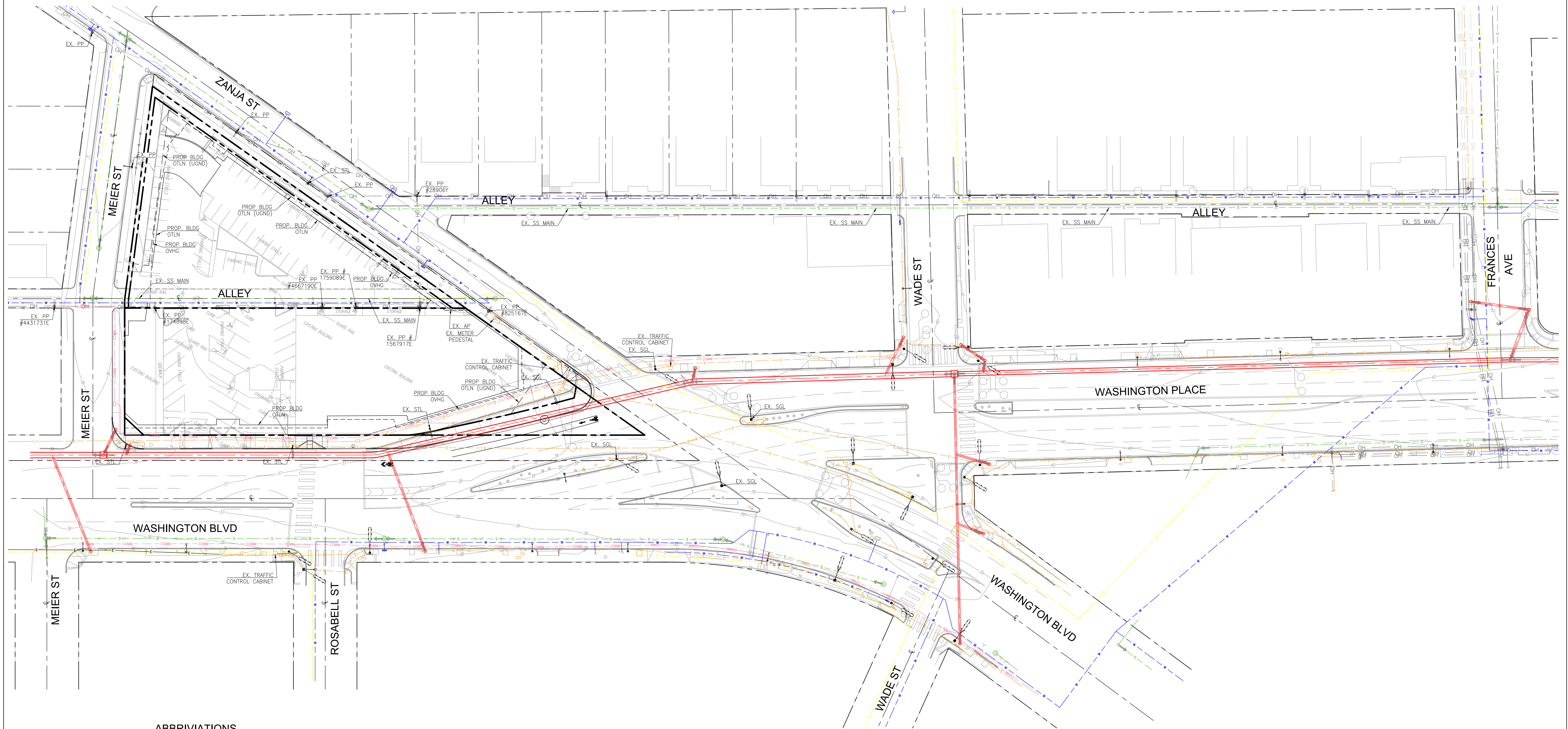
ZANJA STREET	17
WASHINGTON BLVD	5
MEIER STREET	7
PARKING SPACES	29

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED STREET PARKING
- PROPOSED CURB
- PROPOSED PARKING SPACE

**PROPOSED ON-STREET PARKING
ADJACENT TO SITE & CURBSIDE PLAN**
TRIANGLE CENTER

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Santa Ana, California 92707
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ABBREVIATIONS

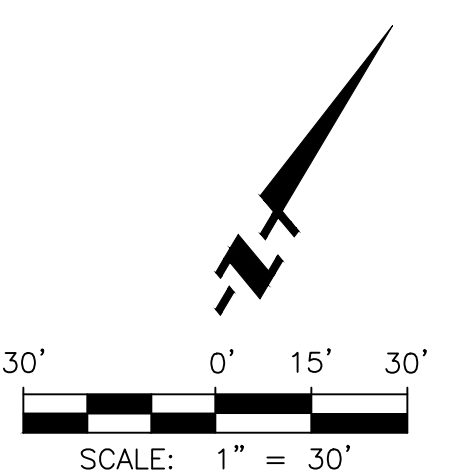
ANT	ANTENNA	FH	FIRE HYDRANT	SGL	SIGNAL LIGHT
AP	ANCHOR POLE	GM	GAS METER	SDMH	STORM DRAIN MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	GB	GRADE BREAK	SS	SEWER
ARV	AIR RELEASE VALVE	GP	GUARD POST	SSMH	SANITARY SEWER MANHOLE
BFV	BACK-FLOW VALVE	HCR	HANDICAP RAMP	STL	STREET LIGHT
BTM	BOTTOM OF STRUCTURE	INV	INVERT	TPB	TELCO PULL BOX
CAB	CABINET	ICB	IRRIGATION CONTROL BOX	TOE	TOE OF SLOPE
CATV	CABLE T.V. VAULT	ICR	IRRIGATION CONTROL RISER	TB	TOP OF BERM
CB	CATCH BASIN	ICV	IRRIGATION CONTROL VALVE	TC	TOP OF CURB
CLV	CULVERT	M-BOX	MAIL BOX	TOR	TOP OF RIM
COMM	COMMUNICATIONS	NG	NATURAL GROUND	TOS	TOP OF SLOPE
DI	DRAIN INLET	OT	OVERHANG TOP	TOP	TOP OF STRUCTURE
DW	DRIVEWAY	OH	OVERHEAD WIRE	TP	TOP OF PARAPET
EB	ELECTRIC BREAKER	OTLN	OUTLINE	TW	TOP OF WALL
EC	ELECTRIC CABINET	OVHD	OVERHEAD	TR	TRANSFORMER
EM	ELECTRIC METER	PIV	POST INDICATOR VALVE	TVC	TV CABINET
EP	ELECTRIC PANEL	POB	POINT OF BEGINNING	TVPB	TV PULL BOX
EPB	ELECTRIC PULL BOX	POC	POINT OF COMMENCING	TVV	TV VAULT
EV	ELECTRIC VAULT	PP	POWER POLE	UNGD	UNDERGROUND
FF	FINISH FLOOR	RR	RAIL ROAD	VLT	VAULT
FL	FLOW LINE	RL	RIDGE LINE	WM	WATER METER
FS	FINISH SURFACE	ROW	RIGHT OF WAY	WPB	WATER PULL BOX
FDC	FIRE DEPARTMENT CONNECTION	R	ROOF	WV	WATER VAULT
FDP	FIRE DEPARTMENT PREVENTION	SCO	SEWER CLEAN OUT		

LEGEND

---	PROPERTY LINE
- - -	EXISTING RIGHT OF WAY
---	STREET CENTERLINE
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING SEWER LINE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND COMMUNICATIONS LINE
---	EXISTING FIRE HYDRANT

NOTE

NOTE: UTILITY INFORMATION SHOWN HEREON HAS BEEN BASED UPON INFORMATION PROVIDED ON NAVIGATE LA, AND CITY OF LA CONSTRUCTION DOCUMENTS, SURVEY PREPARED BY CAL VADA SURVEY INC. DATED DECEMBER 28, 2017, AND VISUAL OBSERVATIONS IN THE FIELD.



EXISTING UTILITY EXHIBIT

TRIANGLE CENTER
X ENGINEERING & CONSULTING, INC.
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SITE PLAN LID CALCULATIONS

TOTAL AREA:	57,342 SF
PROPOSED IMPERVIOUS AREA:	53,160 SF
PROPOSED PERVIOUS AREA:	4,182 SF
APPROXIMATE EXISTING IMPERVIOUS PERCENT:	95%
PROPOSED IMPERVIOUS PERCENT:	93%
REQUIRED PEAK FLOW RATE:	0.7649 CFS (343.29 GPM)
WETLAND MOD MEDIA LOADING RATE:	0.12 GPM/SF
REQUIRED TOTAL MEDIA SURFACE AREA:	2,861 SF
PROVIDED TOTAL MEDIA SURFACE AREA:	2,990 SF

LID INFILTRATION & HYDROMOD

SOURCE: REPORT OF GEOTECHNICAL ENGINEERING INVESTIGATION PROPOSED MIX-USE DEVELOPMENT 12727 AND 12753 WEST WASHINGTON BOULEVARD, CULVER CITY, CALIFORNIA; 3984 AND 3986 SOUTH MEIER STREET, AND 12740 AND 12750 WEST ZANJA STREET, LOS ANGELES, CALIFORNIA

PERCOLATION TEST RESULTS: NOT CONDUCTED DUE TO INSUFFICIENT ROOM FOR AN INFILTRATION SYSTEM AND A SUBTERRANEAN PARKING STRUCTURE

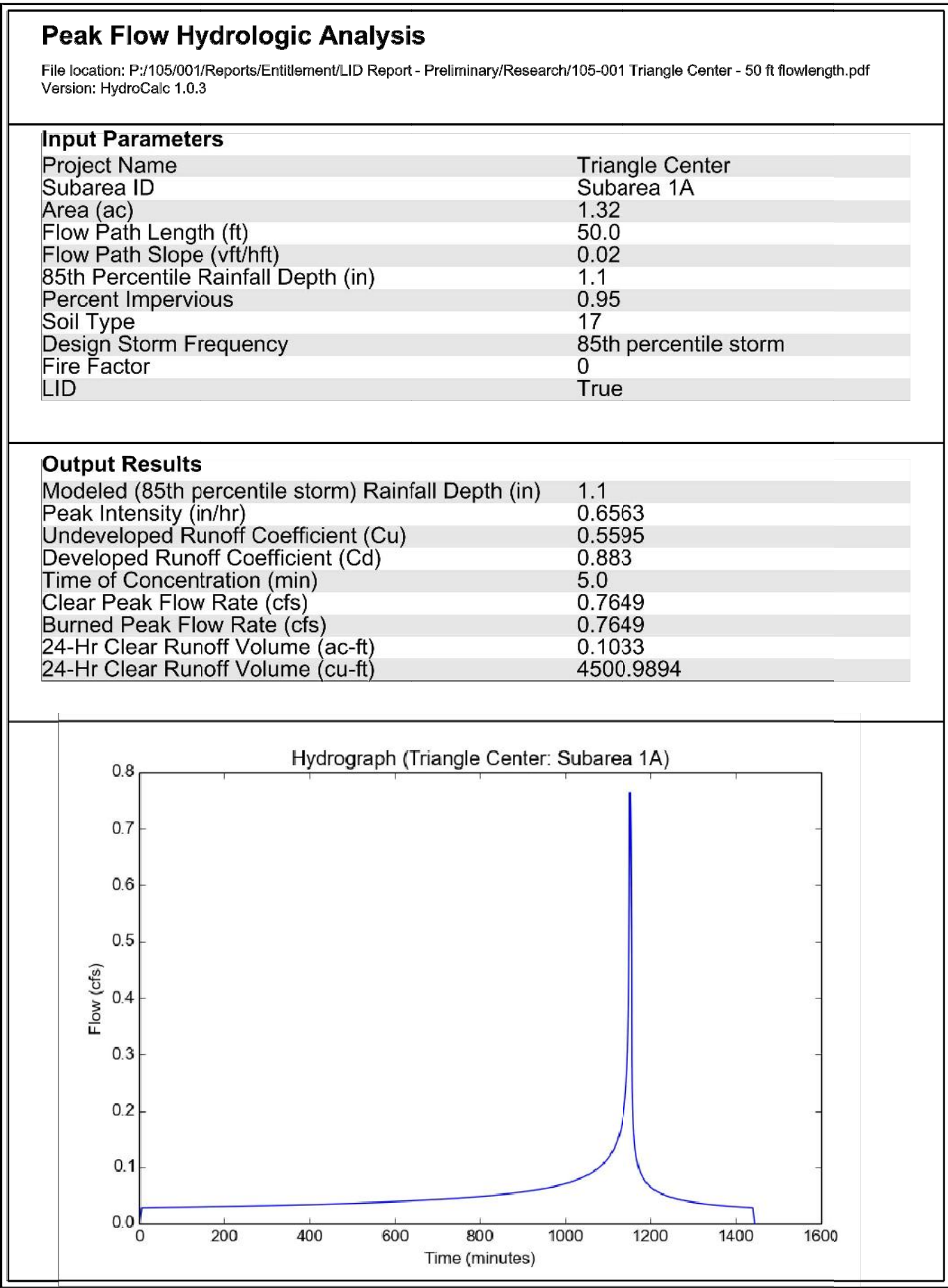
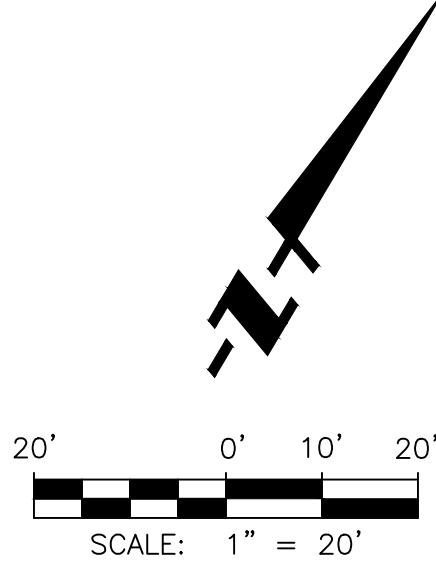
GROUNDWATER: RANGING BETWEEN 35' AND 37" BELOW THE EXISTING GRADE

CONCLUSION: INFILTRATION NOT FEASIBLE

HYDROMOD: SECTION 8.2 OF THE LADPW LID MANUAL STATES THAT THE PROJECT MAY BE EXEMPT IF REDEVELOPMENT OF A PREVIOUSLY DEVELOPED SITE IN AN URBANIZED AREA THAT DOES NOT INCREASE THE EFFECTIVE IMPERVIOUS AREA OR DECREASE THE INFILTRATION CAPACITY OF PERVIOUS AREA COMPARED TO THE PRE-PROJECT CONDITIONS. DUE TO THIS CRITERIA, THE PROJECT IS EXEMPT FROM HYDROMOD.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED BUILDING OVERHANG
- PROPOSED DMA BOUNDARY
- DIRECTION OF SURFACE FLOW
- DMA DESIGNATION
- ACREAGE
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PROPOSED WETLANDMOD ON PODIUM
- EXISTING STORM DRAIN
- EXISTING CATCH BASIN
- PROPOSED PAVEMENT AT GRADE
- PROPOSED LANDSCAPING AT GRADE AND ON PODIUM

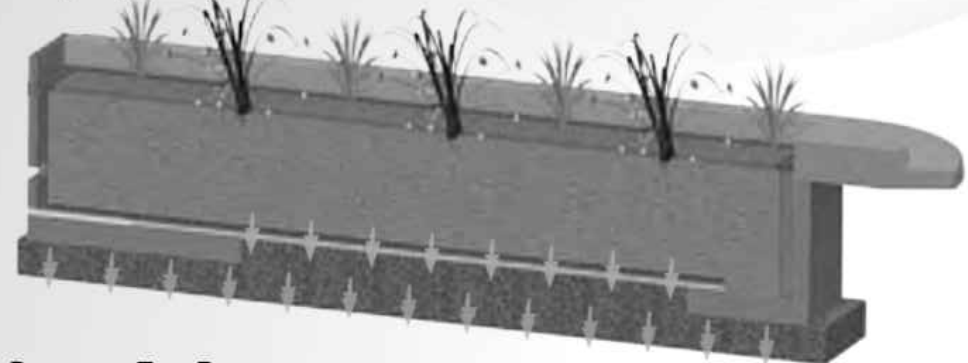


LID INPUT

Configurations

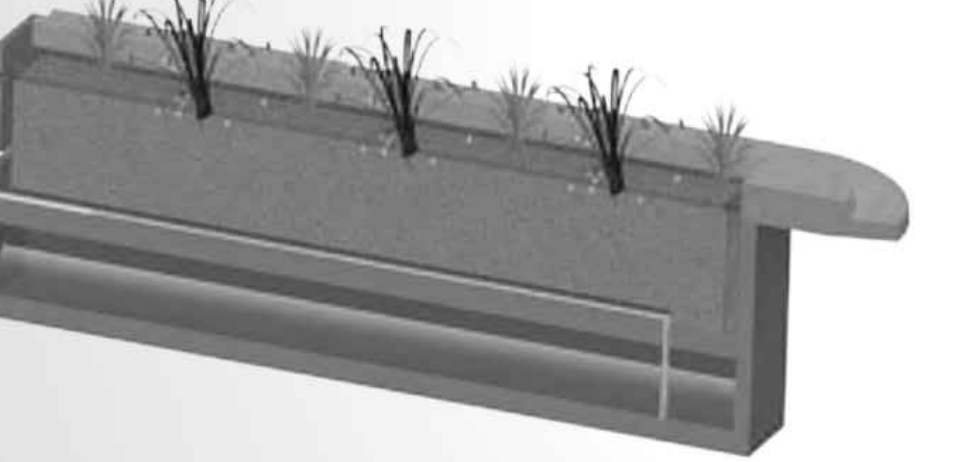
Open Bottom - Infiltration

This configuration is available with an open basin to maximize infiltration and meet "partial infiltration" requirements in many jurisdictions. A 12" rock base is recommended under the structure to maximize storage and infiltration capacity.



Cistern - Storage For Reuse

An optional storage vessel under the biofiltration chamber stores water for reuse, including irrigation and grey water. The Cistern configuration allows for treated runoff to be stored for later use and a removable sump pump is available.



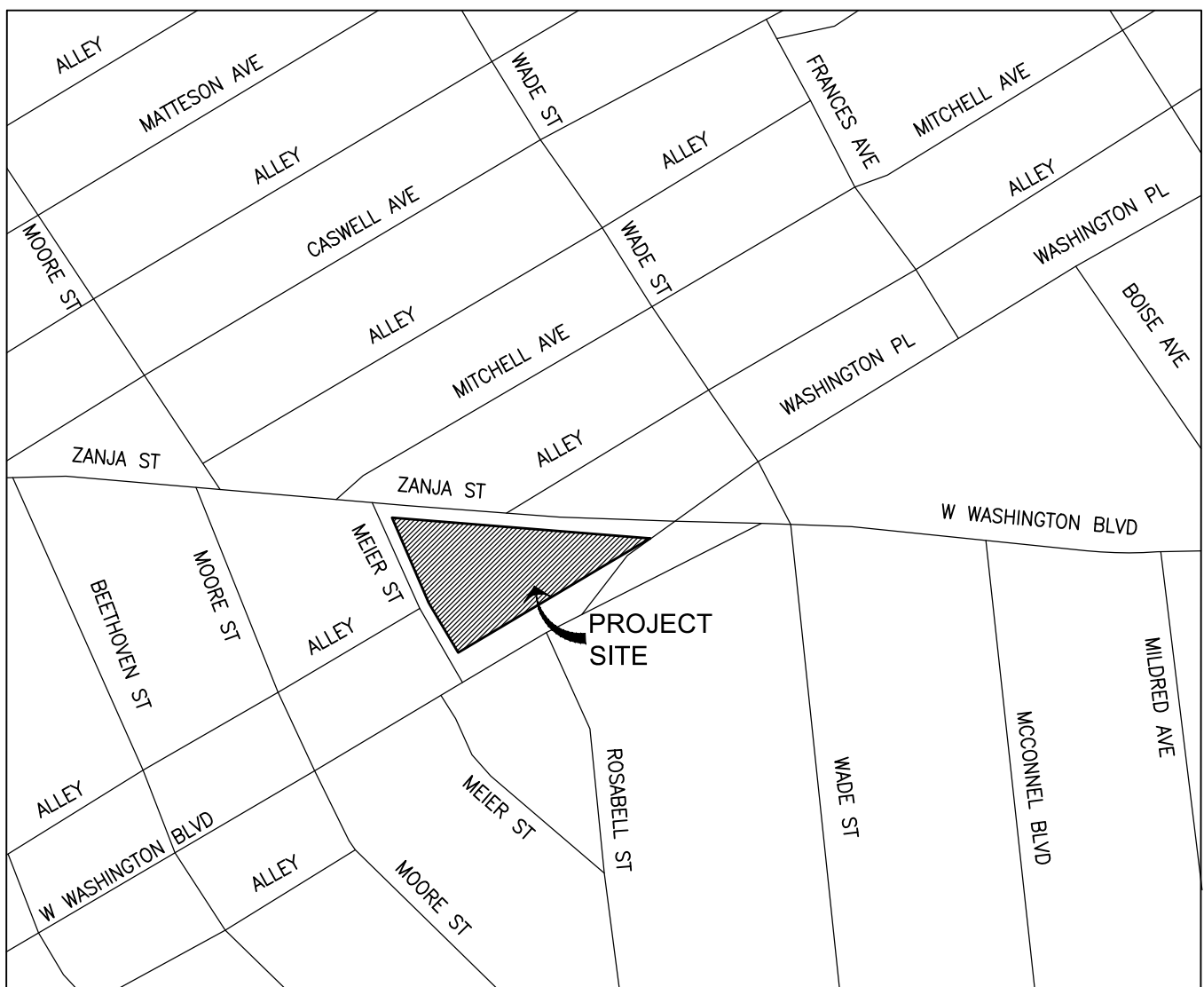
WetlandMEDIA

WetlandMEDIA is an organic free alternative to traditional bioretention media. It offers higher infiltration rates and a sorptive media mix with high ion exchange capacity. This makes it ideal for nutrient removal. WetlandMEDIA also supports robust vegetation and prevents standing water.



Bioretention Mix

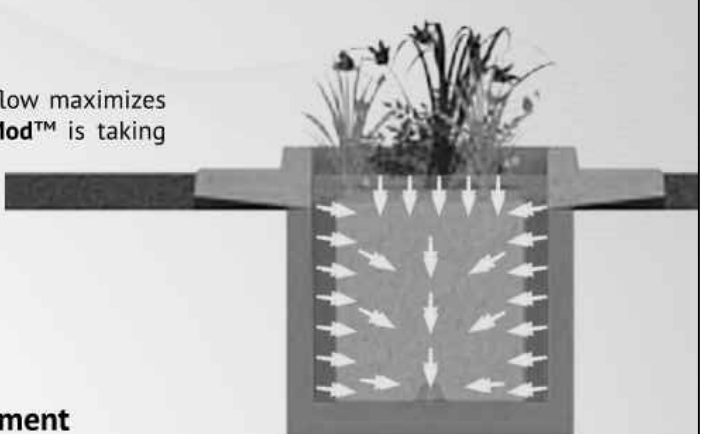
The WetlandMod™ is designed to utilize any type of bioretention mix required to meet local requirements and specifications, including a 5-Inch Per Hour sand compost mix found in most LID manuals.



VICINITY MAP
NOT TO SCALE

Sizing

The combination of horizontal flow and downward flow maximizes surface area and minimizes footprint. The WetlandMod™ is taking bioretention/biofiltration to a new level.



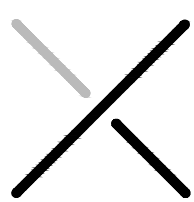
18" Media - San Diego County Minimum Requirement

18" Media Thickness	WetlandMod	Traditional Bioretention
Chamber Width L.D. (ft.)	4.00	4.00
Cage Width (ft.)	3.34	n/a
Void Width (ft.)	0.33	n/a
Chamber Height Max (TC) (ft.)	4.40	n/a
Assoc. Cage Height Max (ft.)	3.52	n/a
TC to Top of Cage Distance (ft.)	0.88	n/a
Ponding Over Media (ft.)	0.33	Variable
Chamber Height Min (ft.)	1.61	Variable
Assoc. Cage Height Min (ft.)	1.83	Variable
TC to Top of Cage Distance (ft.)	0.88	Variable
MAX Surface Area Per Linear Foot (sq. ft.)	10.38	4
MIN Surface Area Per Linear Foot (sq. ft.)	7	4
Footprint Reduction Provided		61%
Footprint Reduction Provided		43%

24" Media - Los Angeles County Minimum Requirement

24" Media Thickness	WetlandMod	Traditional Bioretention
Chamber Width L.D. (ft.)	5.00	5.00
Cage Width (ft.)	4.34	n/a
Void Width (ft.)	0.33	n/a
Chamber Height Max (TC) (ft.)	4.40	n/a
Assoc. Cage Height Max (ft.)	3.52	n/a
TC to Top of Cage Distance (ft.)	0.88	n/a
Ponding Over Media (ft.)	0.33	Variable
Chamber Height Min (ft.)	2.05	Variable
Assoc. Cage Height Min (ft.)	2.33	Variable
TC to Top of Cage Distance (ft.)	0.88	Variable
MAX Surface Area Per Linear Foot (sq. ft.)	11.58	5
MIN Surface Area Per Linear Foot (sq. ft.)	9	5
Footprint Reduction Provided		56%
Footprint Reduction Provided		44%

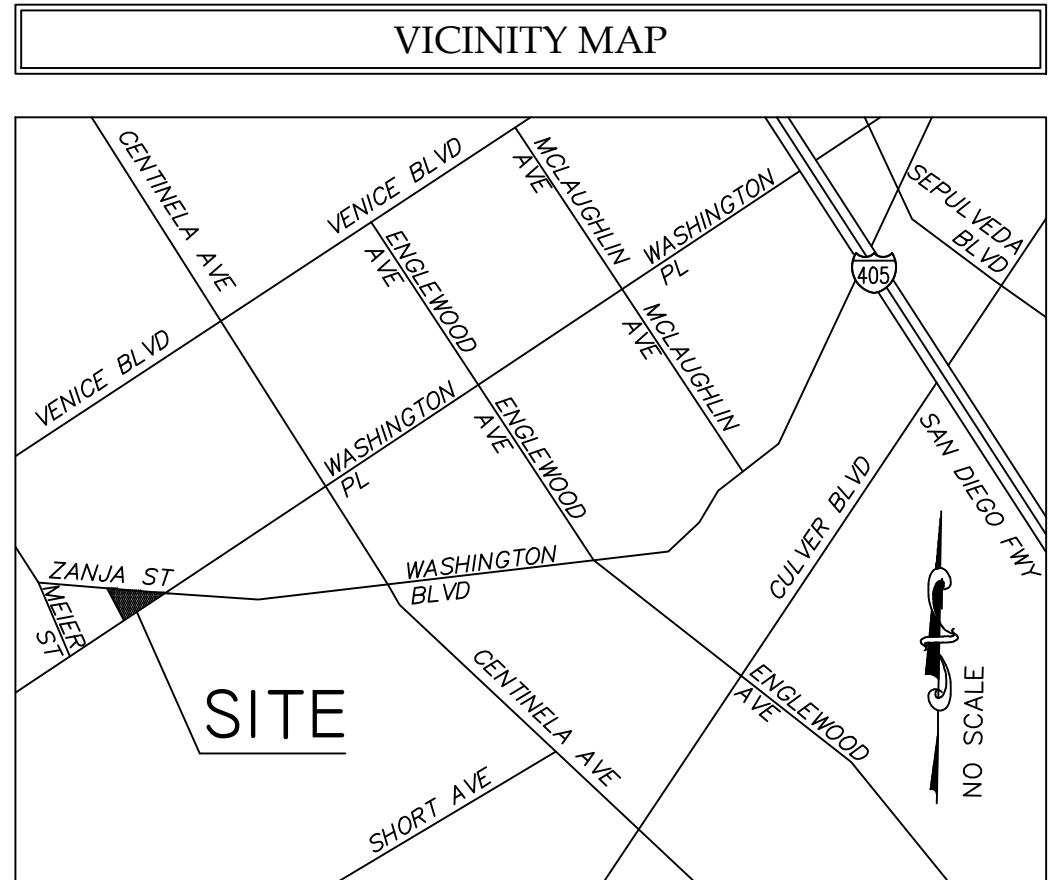
LID EXHIBIT
TRIANGLE CENTER



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Santa Ana, California 92707
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TOPOGRAPHIC SURVEY

12727 W. WASHINGTON BLVD., CULVER CITY, CA 90066



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CULVER CITY AND LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 64 TO 71 INCLUSIVE OF TRACT 5951, PARTLY WITHIN THE CITY OF CULVER CITY AND PARTLY WITHIN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 77 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-847280-SA1, DATED SEPTEMBER 18, 2017 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

- [illegible]

SITE INFORMATION

SITE ADDRESS:	12727 W WASHINGTON BLVD., CULVER CITY, CA 90066
AREA:	1.228 AC. 53,480 SQ. FT.
TOTAL GROUND FLOOR AREA OF BUILDINGS:	16,542 SQ. FT.
PARKING:	72 REGULAR PARKING STALLS 4 HANDICAP PARKING STALLS 76 TOTAL PARKING STALLS
ASSESSOR'S PARCEL NO.:	4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004, 4236-020-005, 4236-020-006, 4236-020-030

UTILITY STATEMENT

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCH MARK

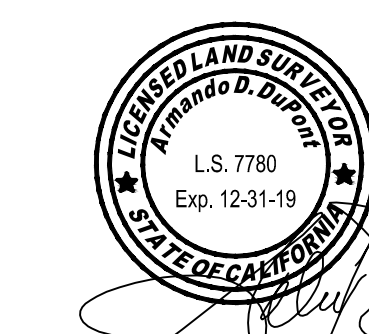
ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES PRECISE BENCHMARK 05930,
ELEVATION 54.69 FEET (NGVD 29).

DESCRIPTION:
WIRE SPIKE IN W. CURB CENTINELA AVENUE .5FT N. OF BC CURB RETURN NORTH OF BARBARA AVENUE.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

PREPARED UNDER MY SUPERVISION:



Armando D. DuPont
Registration No. 7780
in the State of California

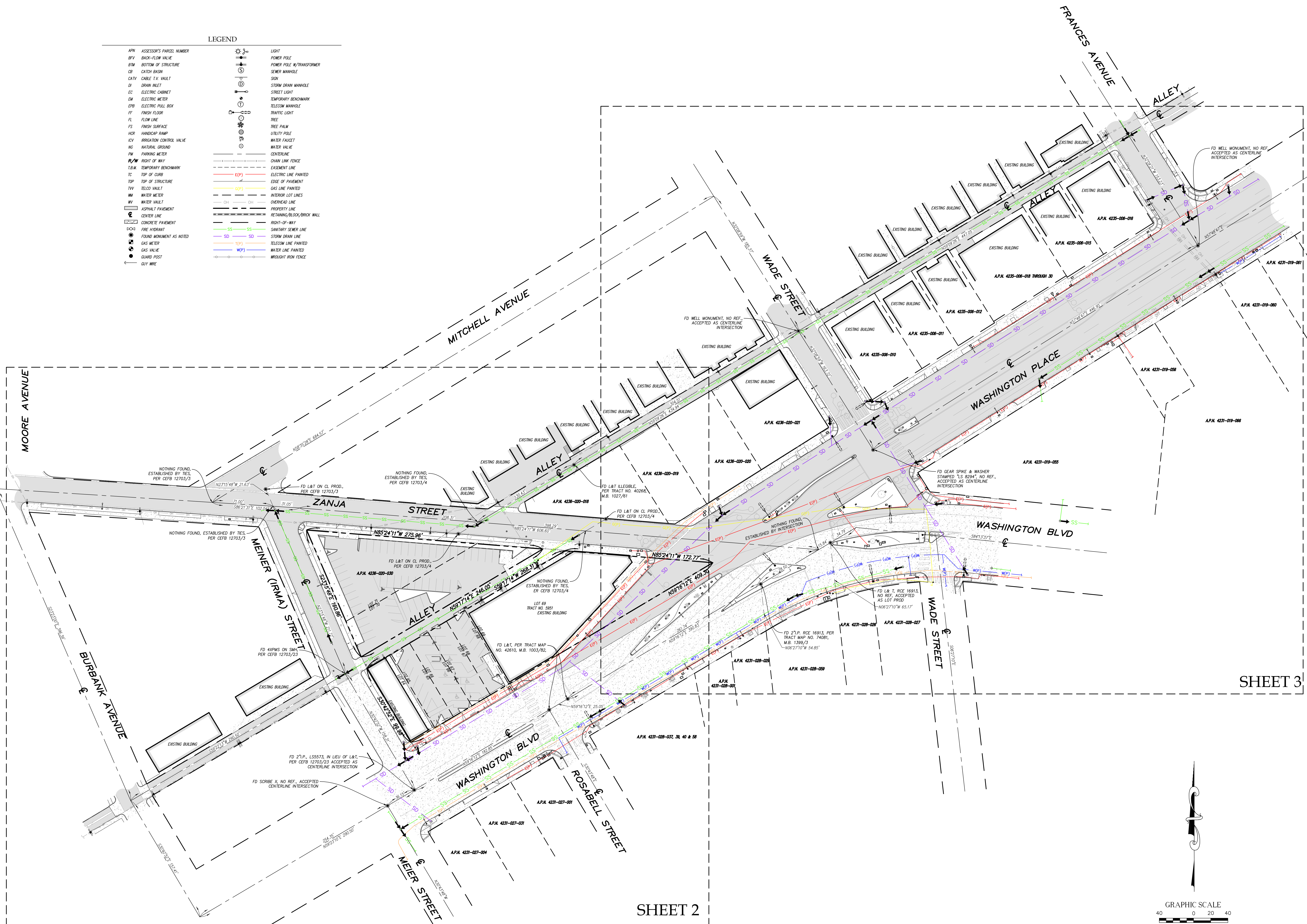
DATE OF SURVEY: DECEMBER 28, 2017

CAL VADA

SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 171644-2

DATE: JANUARY 10, 2018_RM SHEET 1 OF 3



SHEET 2

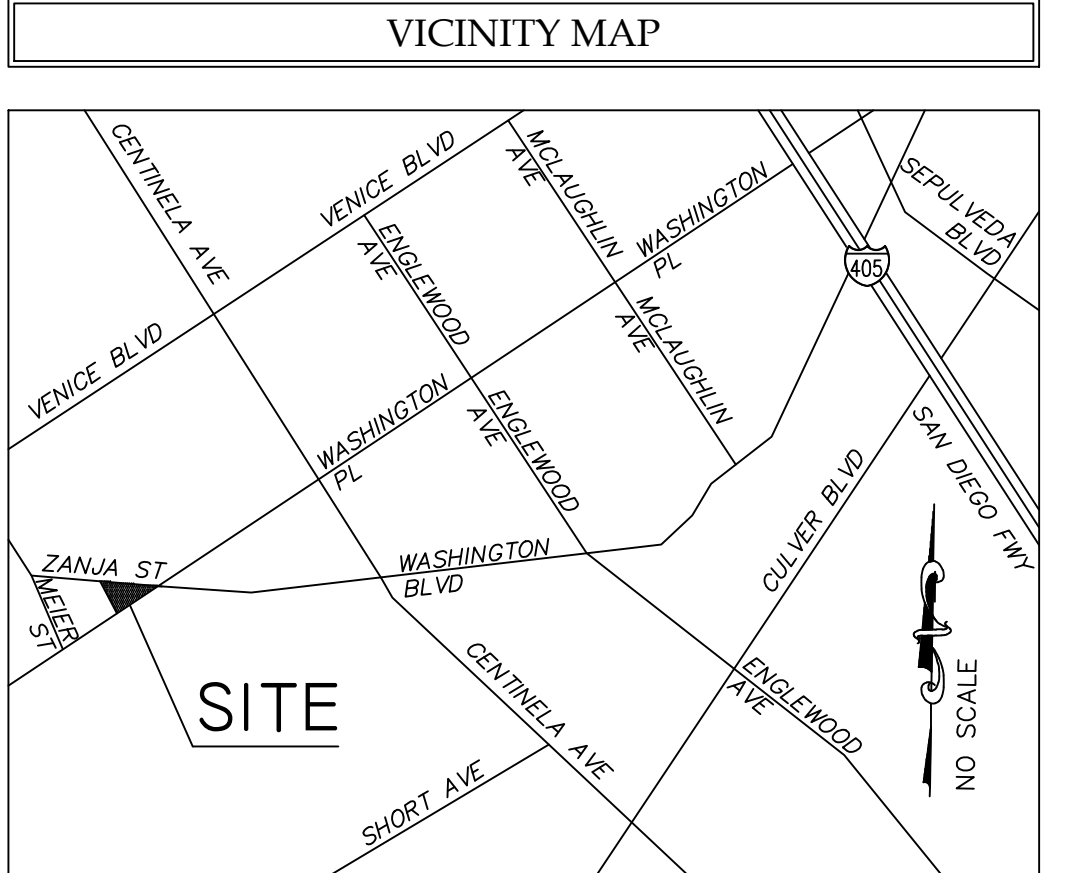


PREPARED FOR:
Bastion Development
11924 A Washington Blvd.
Culver City, CA 90066

NO.	DATE	REVISIONS	BY	DATE: JANUARY 10, 2018_RM SHEET 1 OF 3
-----	------	-----------	----	--

TOPOGRAPHIC SURVEY

12727 W. WASHINGTON BLVD., CULVER CITY, CA 90066



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CULVER CITY AND LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 64 TO 71 INCLUSIVE OF TRACT 5951, PARTLY WITHIN THE CITY OF CULVER CITY AND PARTLY WITHIN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 77 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-847280-SA1, DATED SEPTEMBER 18, 2017 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

- [illegible]

SITE INFORMATION

SITE ADDRESS: 12727 W WASHINGTON BLVD.,
OLIVER CITY, CA 90066

AREA: 1.228 AC
53,480 SQ. FT.

TOTAL GROUND FLOOR AREA OF BUILDINGS: 16,542 SQ. FT.

PARKING: 72 REGULAR PARKING STALLS
4 HANDICAP PARKING STALLS
76 TOTAL PARKING STALLS

ASSESSOR'S PARCEL NO.: 4236-020-001, 4236-020-002 4236-020-003, 4236-020-004,
4236-020-005, 4236-020-006, 4236-020-030.

UTILITY STATEMENT

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCH MARK

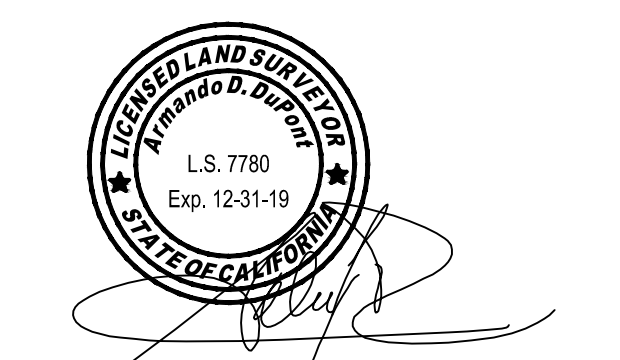
ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES PRECISE BENCHMARK 05930,
ELEVATION 54.69 FEET (NGVD 29).

DESCRIPTION:
WIRE SPIKE IN W. CURB CENTINELA AVENUE .5FT N. OF BC CURB RETURN NORTH OF BARBARA AVENUE.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

PREPARED UNDER MY SUPERVISION:



Armando D. DuPont
Registration No. 7780
in the State of California

DATE OF SURVEY: DECEMBER 28, 2017

CAL VADA

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Toll Free: 800-CALVADA www.calvada.com

OB NO. 171644-2

					 SURVEYING, INC. 411 Jenks Cir., Suite 205, Corona, CA 92880 Phone: 951-280-9860 Fax: 951-280-9746 Toll Free: 800-CALVADA www.calvada.com JOB NO. 171644-2
NO.	DATE	REVISIONS	BY	DATE:	JANUARY 10, 2018_RM SHEET 2 OF 3

Underground Service Alert

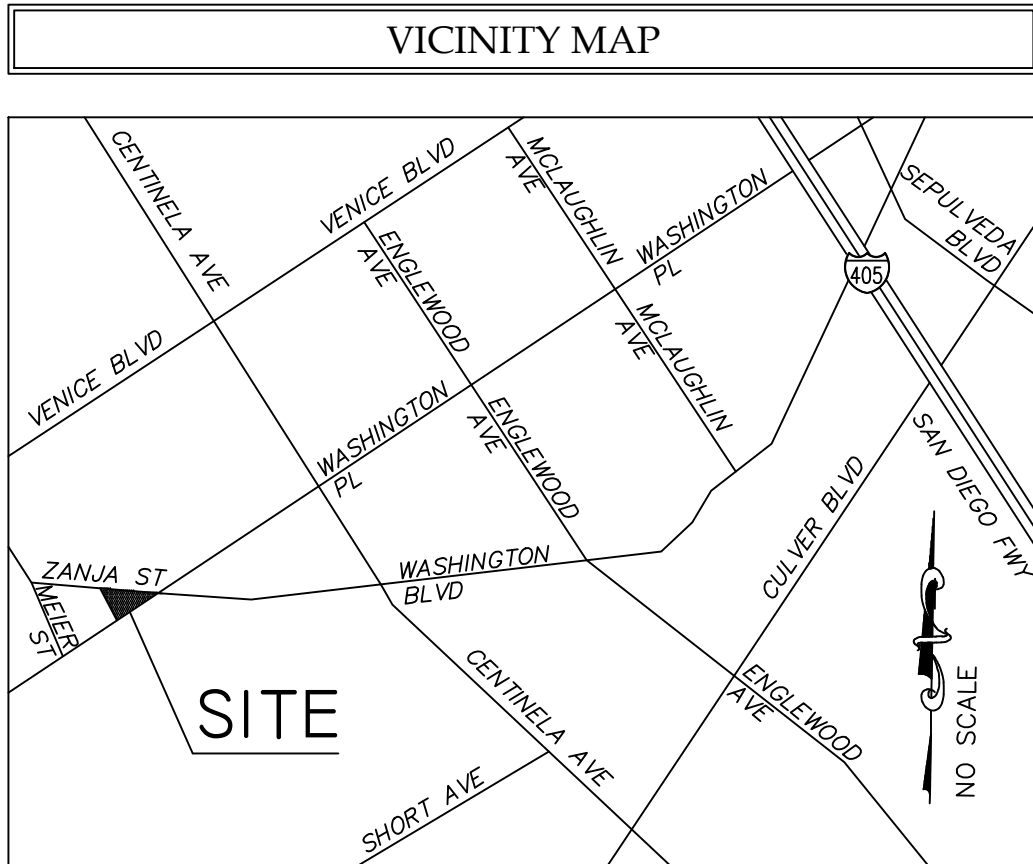
Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS
BEFORE YOU DIG

PREPARED FOR:
Bastion Development
11924 A Washington Blvd.
Culver City, CA 90066

TOPOGRAPHIC SURVEY

12727 W. WASHINGTON BLVD., CULVER CITY, CA 90066



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CULVER CITY AND LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 64 TO 71 INCLUSIVE OF TRACT 5951, PARTLY WITHIN THE CITY OF CULVER CITY AND PARTLY WITHIN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 77 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-847280-SA1, DATED SEPTEMBER 18, 2017 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

- [illegible]

⑤ AN EASEMENT FOR STREET PURPOSES, RECORDING BOOK 6718 PAGE 352 OFFICIAL RECORDS. (PLOTTER HEREON)

6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AS BOOK 56466, PAGE 151 OF OFFICIAL RECORDS. **(AFFECTS LOTS 70 AND 71 - NO EASEMENTS SPECIFIED)**
7. ANY EASEMENT OR LESSER RIGHT, FOR THE PURPOSES HEREIN STATED, INCLUDING INCIDENTAL PURPOSES, DISCLOSED BY A SURVEY, INSPECTION OR INQUIRY AS SHOWN BY PRIOR TITLE EVIDENCE FOR POLE LINE. AFFECTS: THE REAR 6 FEET OF SAID LOTS 64 TO 69 INCLUSIVE.
8. AN ENCROACHMENT OF IMPROVEMENTS LOCATED ON SAID LAND, DISCLOSED BY A SURVEY OR INSPECTION AS SHOWN BY PRIOR TITLE EVIDENCE ONTO THE STREET OR ALLEY: WASHINGTON BOULEVARD, ADJOINING ON THE SOUTHEAST, CONSISTING OF: STUCCO AWNING

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, ESTABLISHING UNDERGROUND UTILITY DISTRICT NO. 4" RECORDED NOVEMBER 30, 1973 AS INSTRUMENT NO. 3940 OF OFFICIAL RECORDS.
10. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CULVER CITY COMPONENT FOUR REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 1998-2155317 OF OFFICIAL RECORDS.

11. THE TERMS AND PROMSIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED OCTOBER 13, 2015 AS INSTRUMENT NO. 2015-1260683 OF OFFICIAL RECORDS. (AFFECTS LOTS 70 AND 71 - NO EASEMENTS SPECIFIED)
12. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED OCTOBER 19, 2015 AS INSTRUMENT NO. 2015-1280292 OF OFFICIAL RECORDS. (AFFECTS LOTS 70 AND 71 - NO EASEMENT SPECIFIED)

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING(GRAFFITI REMOVAL)" RECORDED APRIL 15, 2016 AS INSTRUMENT NO. 2016-428398 OF OFFICIAL RECORDS, (AFFECTS LOTS 70 AND 71 - NO EASEMENTS SPECIFIED)
14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS

16. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
(AFFECTS LOT 64 AND 69)

- #### SITE INFORMATION

SITE INFORMATION

SITE ADDRESS: 12727 W WASHINGTON BLVD.,
CLAYTON CITY, CA 95066

AREA: 1,228 AC.
53,480 SQ. FT.

TOTAL GROUND FLOOR AREA OF BUILDINGS: 16,542 SQ. FT.

PARKING: 72 REGULAR PARKING STALLS
4 HANDICAP PARKING STALLS
76 TOTAL PARKING STALLS

ASSESSOR'S PARCEL NO.: 4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004,
4236-020-005, 4236-020-006, 4236-020-030.

UTILITY STATEMENT

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCH MARK

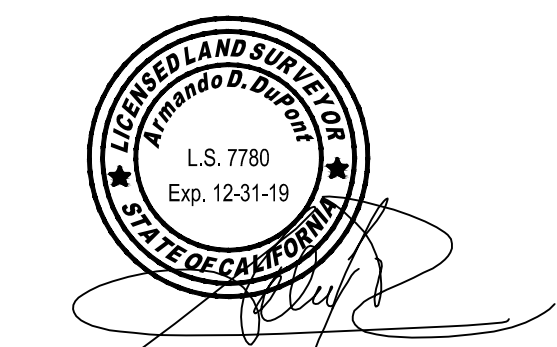
ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES PRECISE BENCHMARK 05930,
ELEVATION 54.69 FEET (NGVD 29).

DESCRIPTION:
WIRE SPIKE IN W. CURB CENTINELA AVENUE 151' N. OF RC CURB RETURN NORTH OF BARRERA AVENUE

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINED BY SECTIONS 8001 TO 8019 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

PREPARED UNDER MY SUPERVISION:

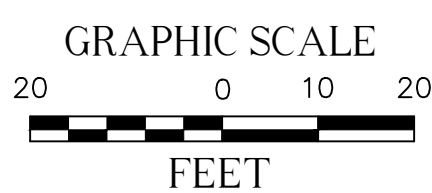


Armando D. DuPont
Registration No. 7780
in the State of California

CAL VADA
SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

DATE OF SURVEY: DECEMBER 28, 2011

B NO. 171644-2



LEGEND

- [illegible]



PREPARED FOR:
Bastion Development
11924 A Washington Blvd.
Culver City, CA 90066

							
					411 Jenks Cir., Suite 205, Corona, CA 92880 Phone: 951-280-9960 Fax: 951-280-9746 Toll Free: 800-CALVADA www.calvada.com JOB NO. 171644-2		
NO.	DATE	REVISIONS	BY	DATE:	JANUARY 10, 2018	RM	SHEET 3 OF 3

TRIANGLE CENTER

CULVER CITY, CALIFORNIA

BASTION DEVELOPMENT CORPORATION

April 22nd, 2021

ima



TRIANGLE CENTER: GROUND LEVEL SITE PLAN





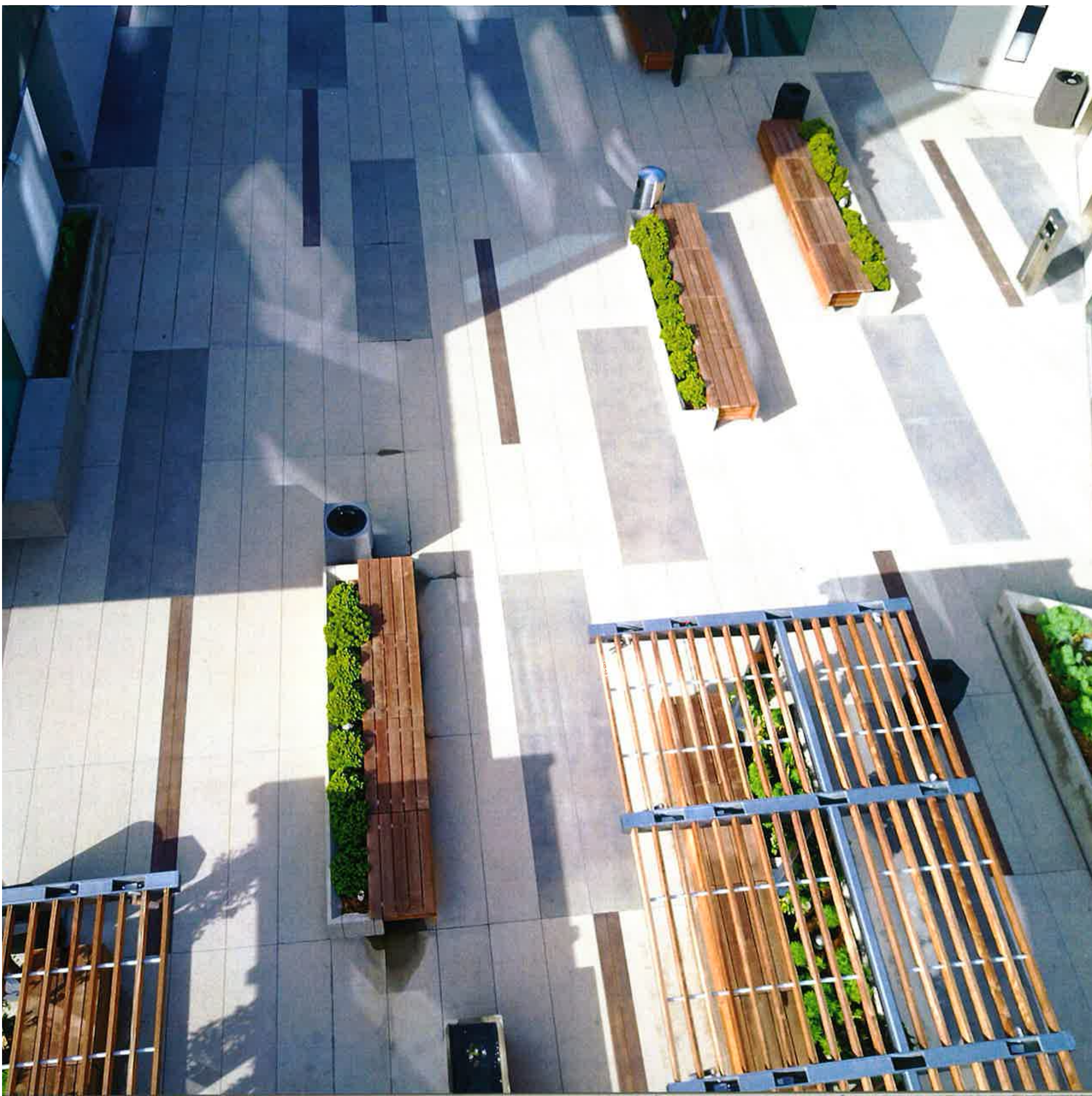
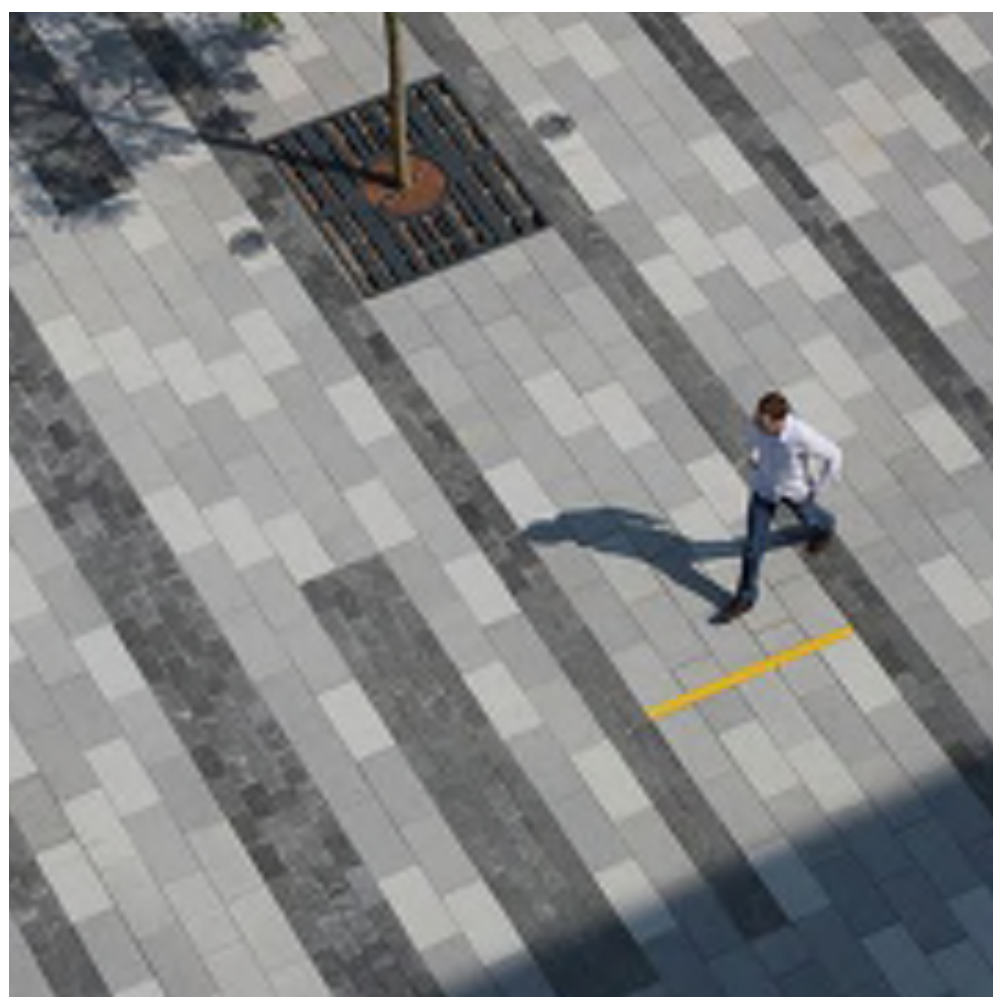
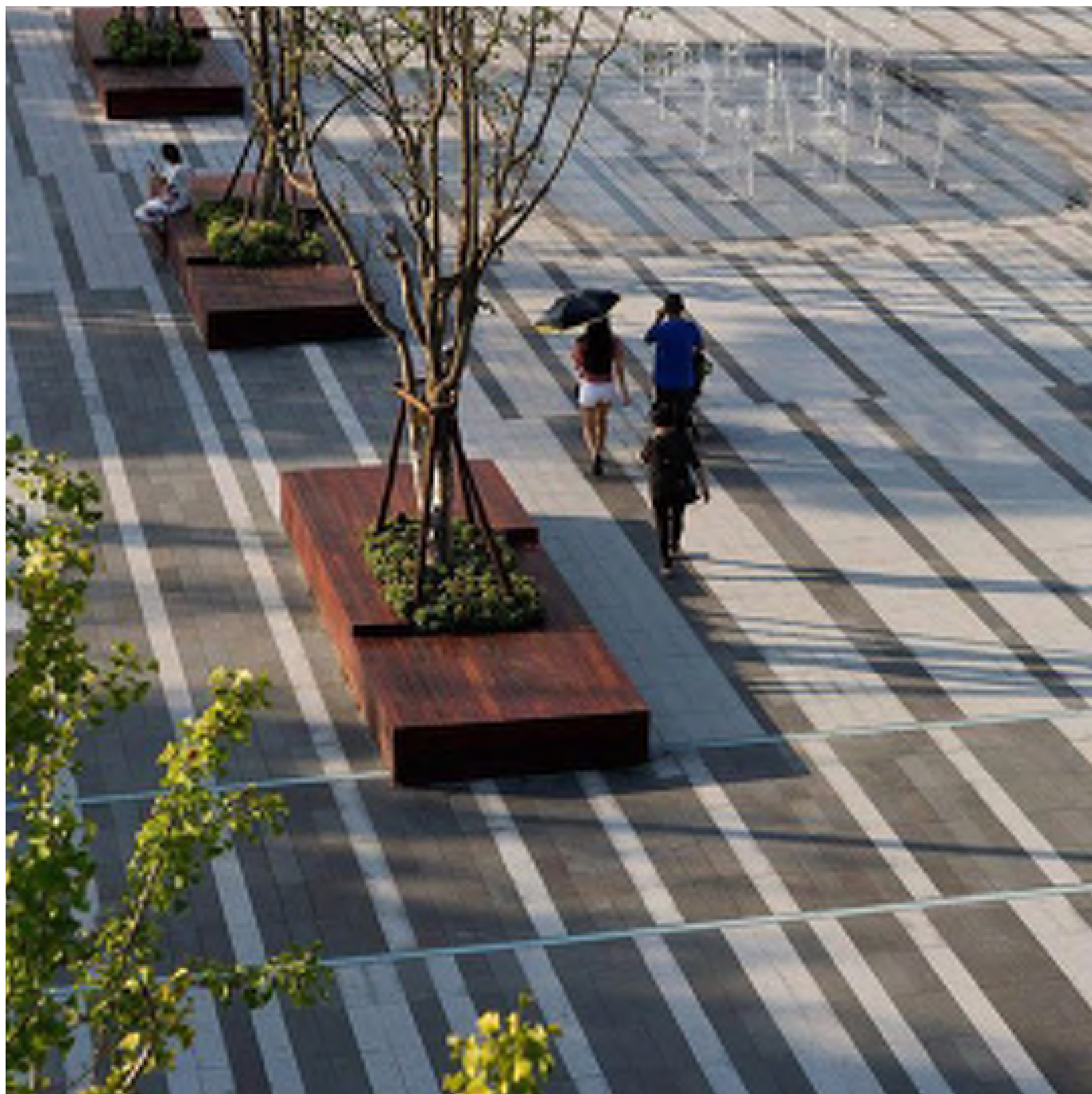
LEGEND

- ① Pool with chaise lounge chairs and accent seating
- ② Spa with overhead structure and adirondack seating
- ③ Pool enclosure
- ④ Activity deck adjacent to amenity room
- ⑤ Barbecue area inside pool enclosure
- ⑥ Barbecue area with shade structure and dining
- ⑦ Enhanced pool deck paving
- ⑧ Colored concrete walkway
- ⑨ Sculptural architecture pieces with tivolli lighting
- ⑩ Tree screening at patios

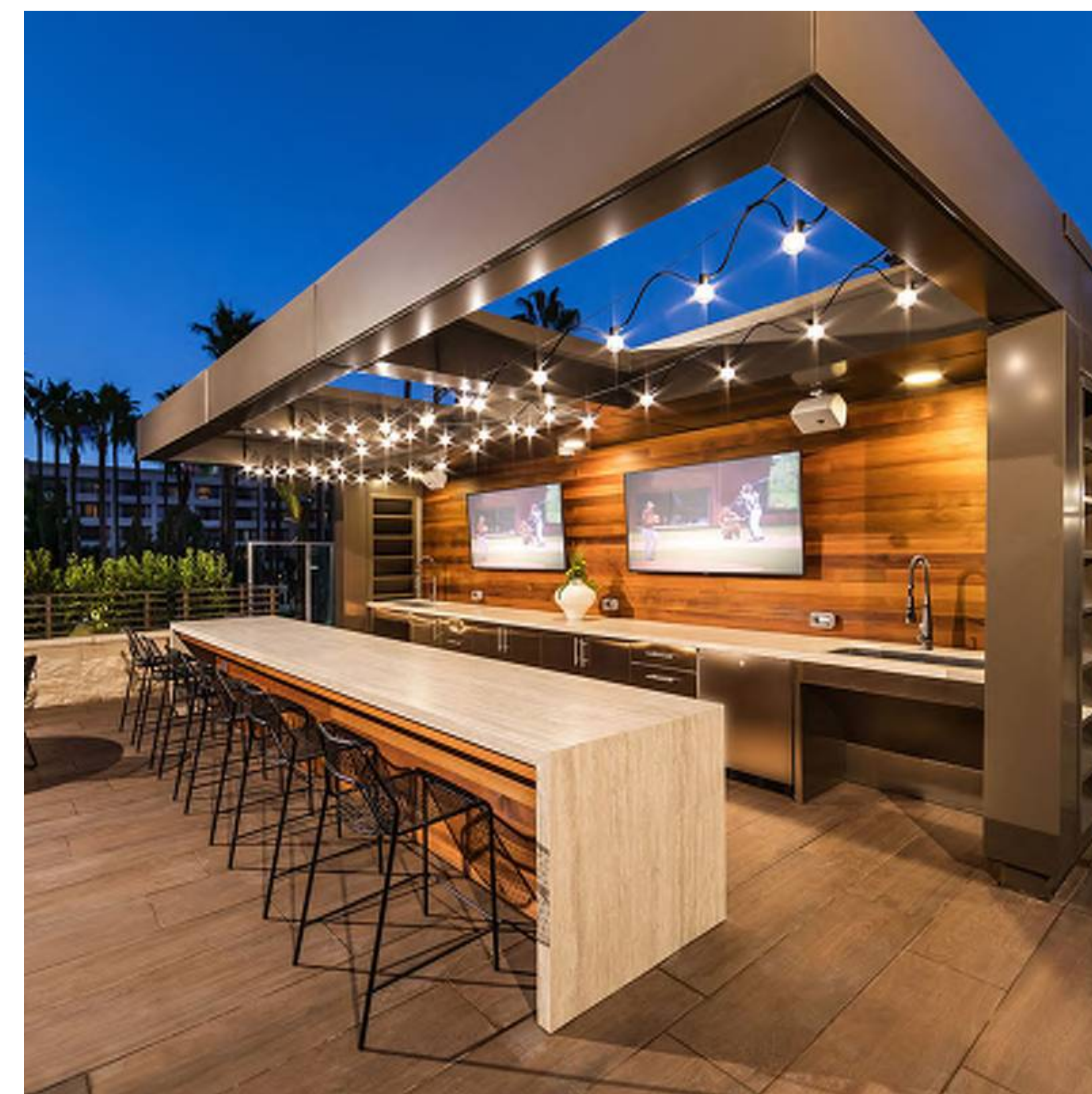
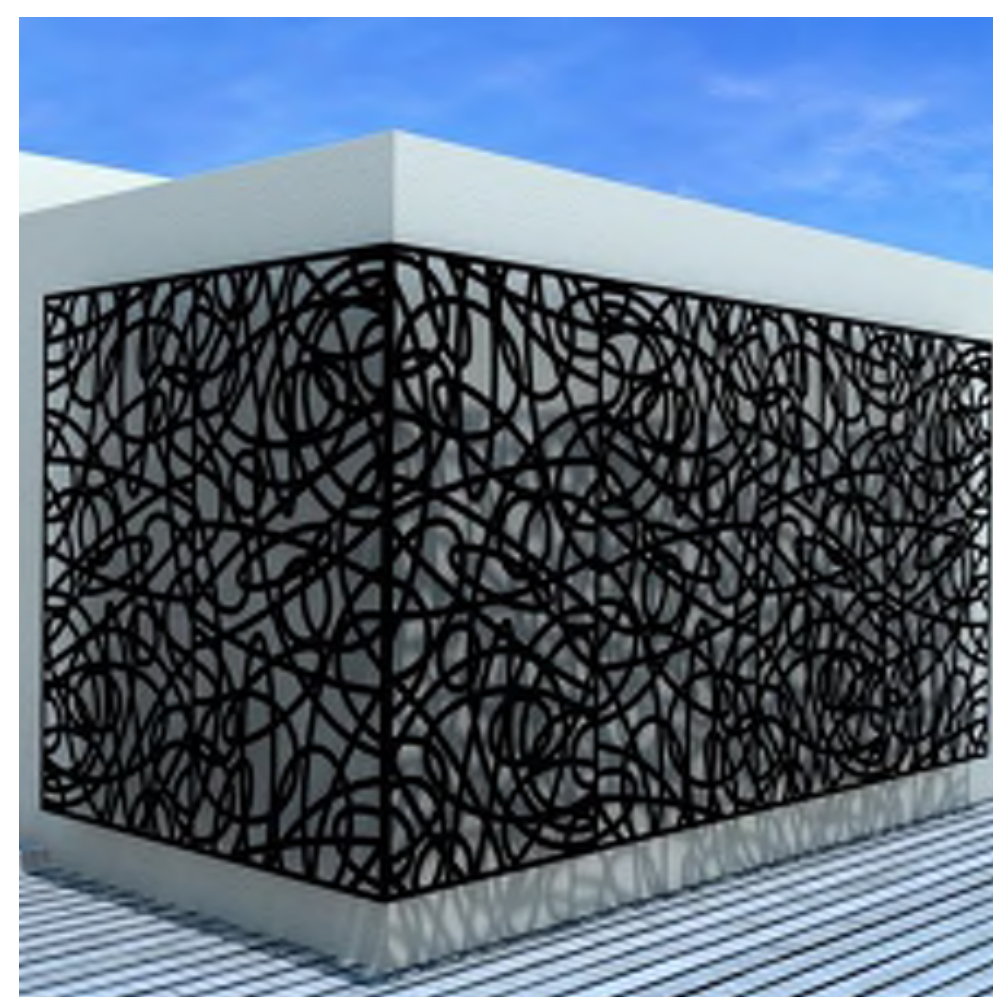
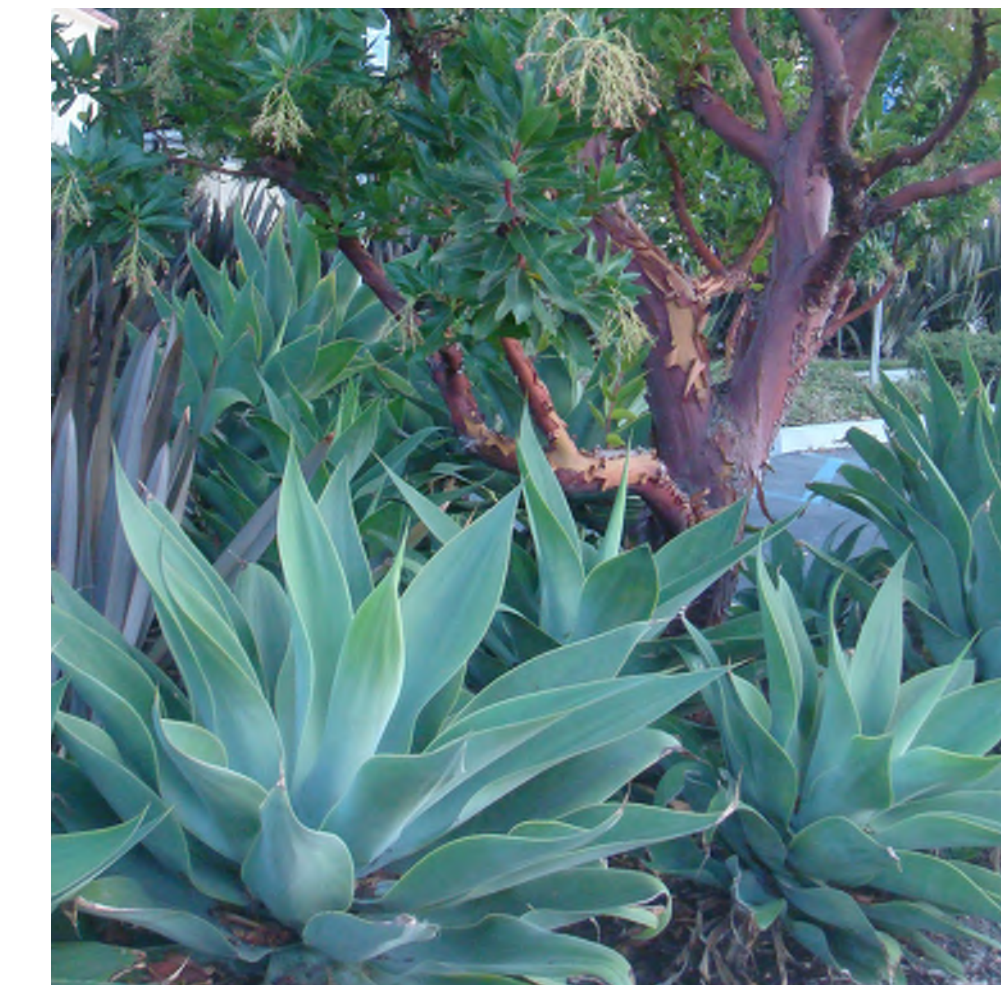


LEGEND

- ① Club/Lounge Area
 - Sunset Views
 - Shade Structure
 - TV and Bar Height Bistro Seating
 - Fire Table
 - Lounge Seating
- ② Family Style Hangout Area
 - Dining Tables with Umbrellas
 - Fire Table with Informal Seating
 - Accent Planting
- ③ Social seating pods
 - Eclectic soft seating arrangements
 - Artificial Turf with Corn Hole
 - Large Decorative Pots



TRIANGLE CENTER: TRIANGLE CENTER GROUND LEVEL



CULVER CITY TRIANGLE CENTER: TRIANGLE CENTER PODIUM LEVEL AND ROOFTOP LEVEL

PROPOSED TREE PALETTE



Platanus x acerifolia
London Plane Tree



Bauhinia x blakeana
Purple Orchard Tree



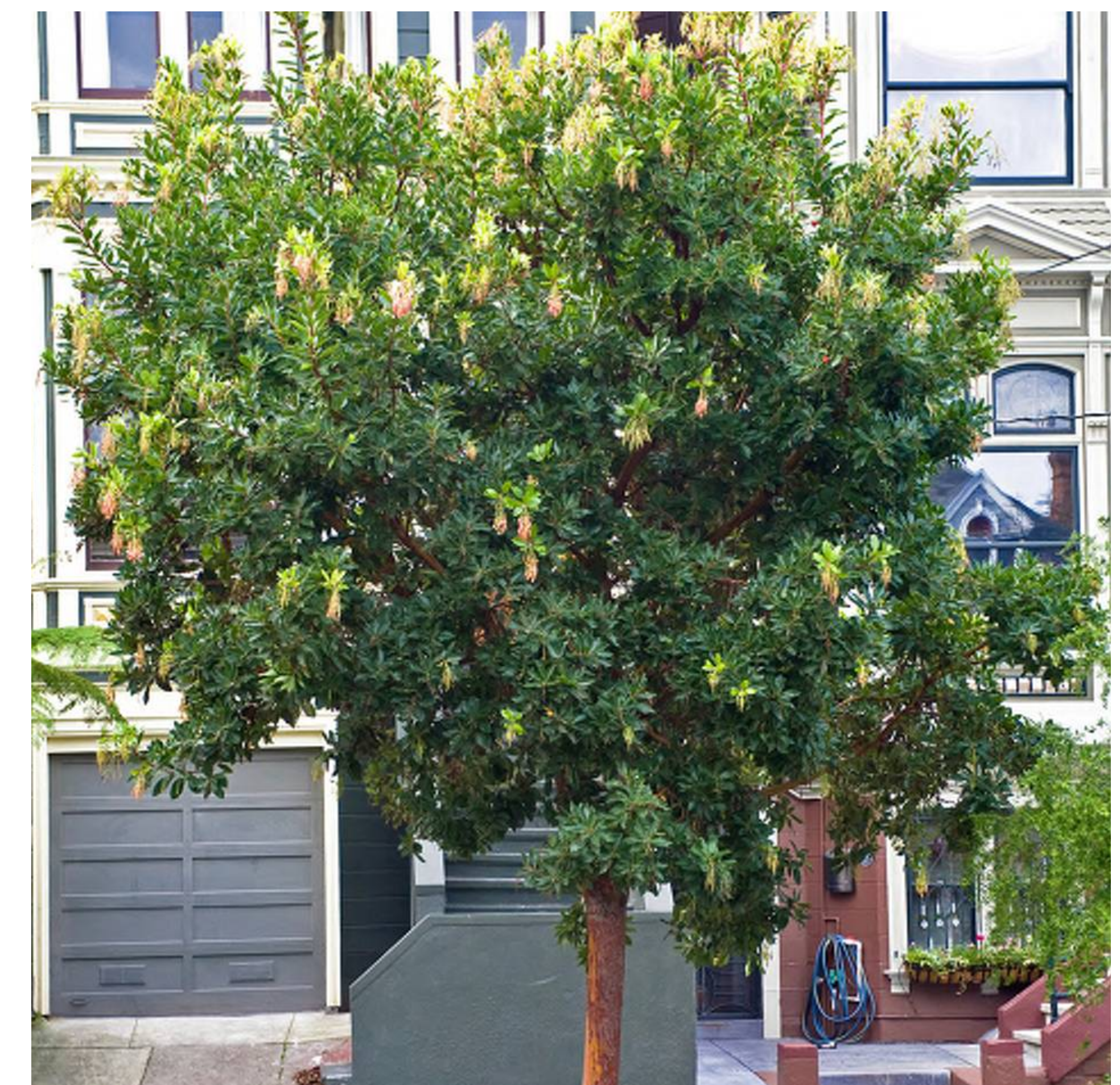
Agonis flexuosa
Peppermint Willow Tree



Lophostemon confertus
Brisbane Box



Ginkgo biloba 'Princeton Sentry'
Princeton Sentry Ginkgo



Arbutus marina
Marina Strawberry Tree

PROPOSED SHRUB PALETTE



Agave attenuata
Foxtail Agave



Agave 'Blue Flame'
Blue Flame Agave



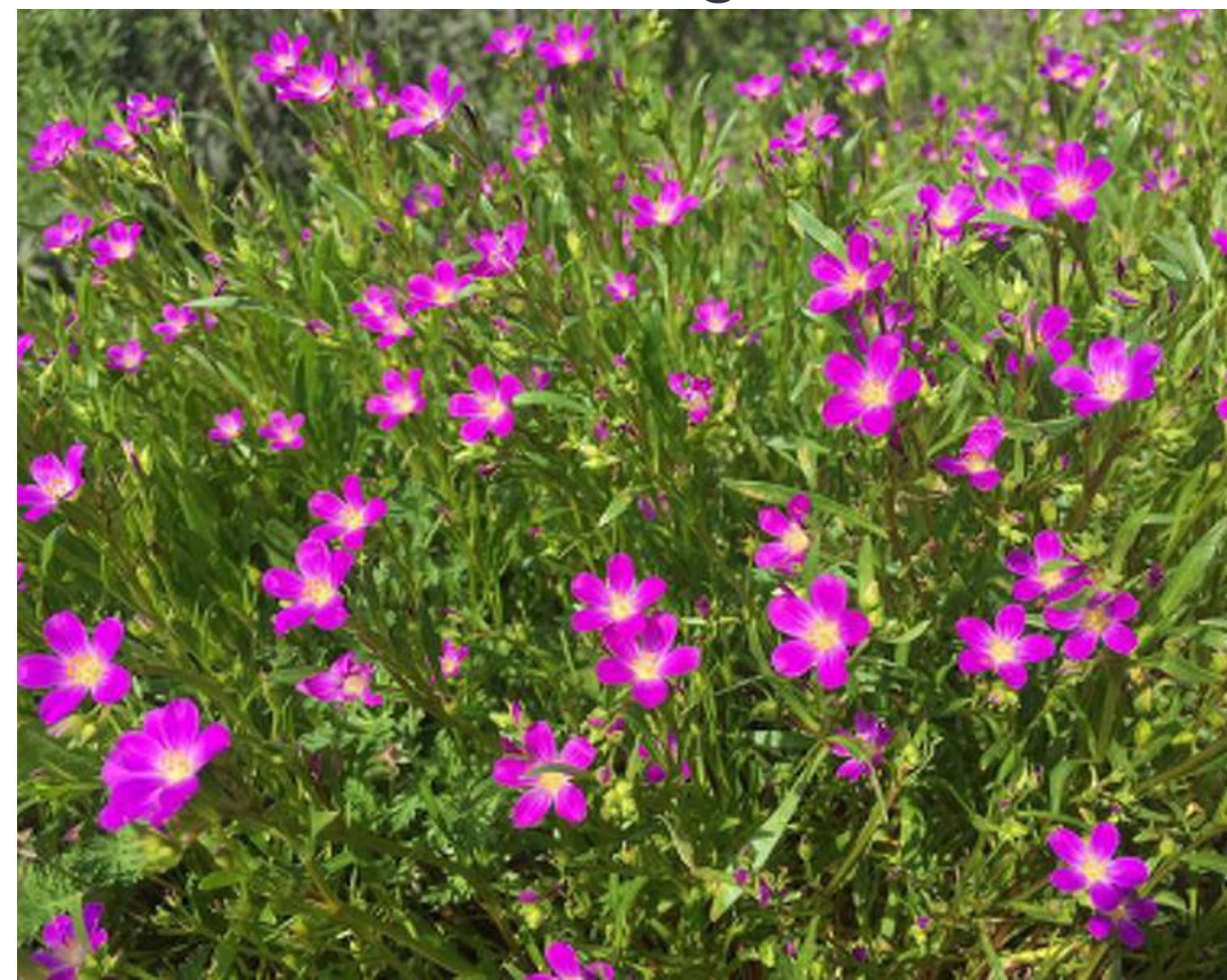
Agave 'Blue Glow'
Blue Glow Agave



Aloe dawei
Dawe's Aloe



Carex praeegracilis
Western Meadow Sedge



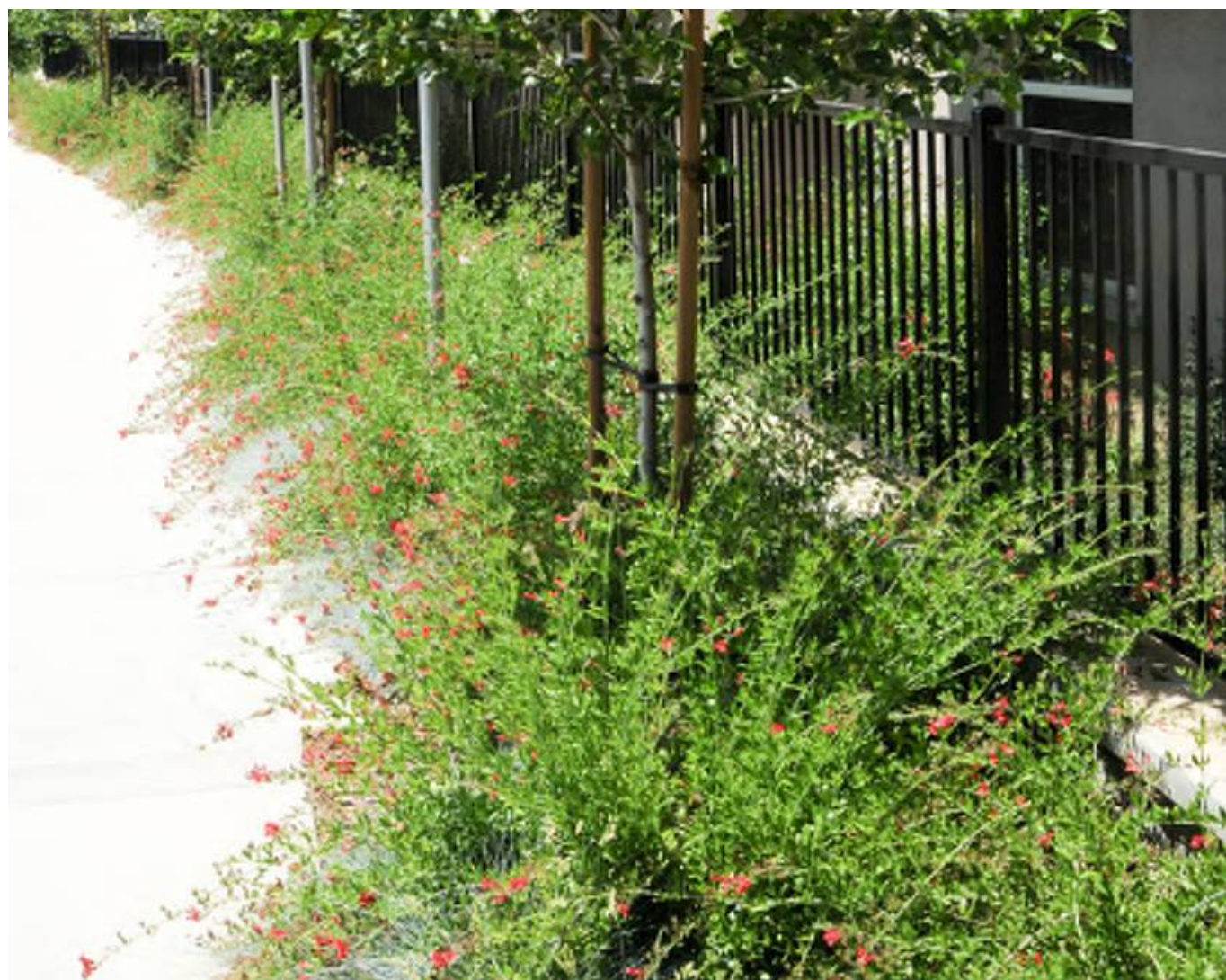
Calandrinia ciliata
Red Maids



Ceanothus 'Concha'
California Mountain Lilac



Epilobium canum 'Uvas Canyon'
California Fuschia



Galvezia speciosa 'Firecracker'
Island Bush Snapdragon



Elymus condosatus
Giant Wild Rye



Muhlenbergia rigens
Deergrass



Prunus ilicifolia spp. lyonii
Catalina Cherry



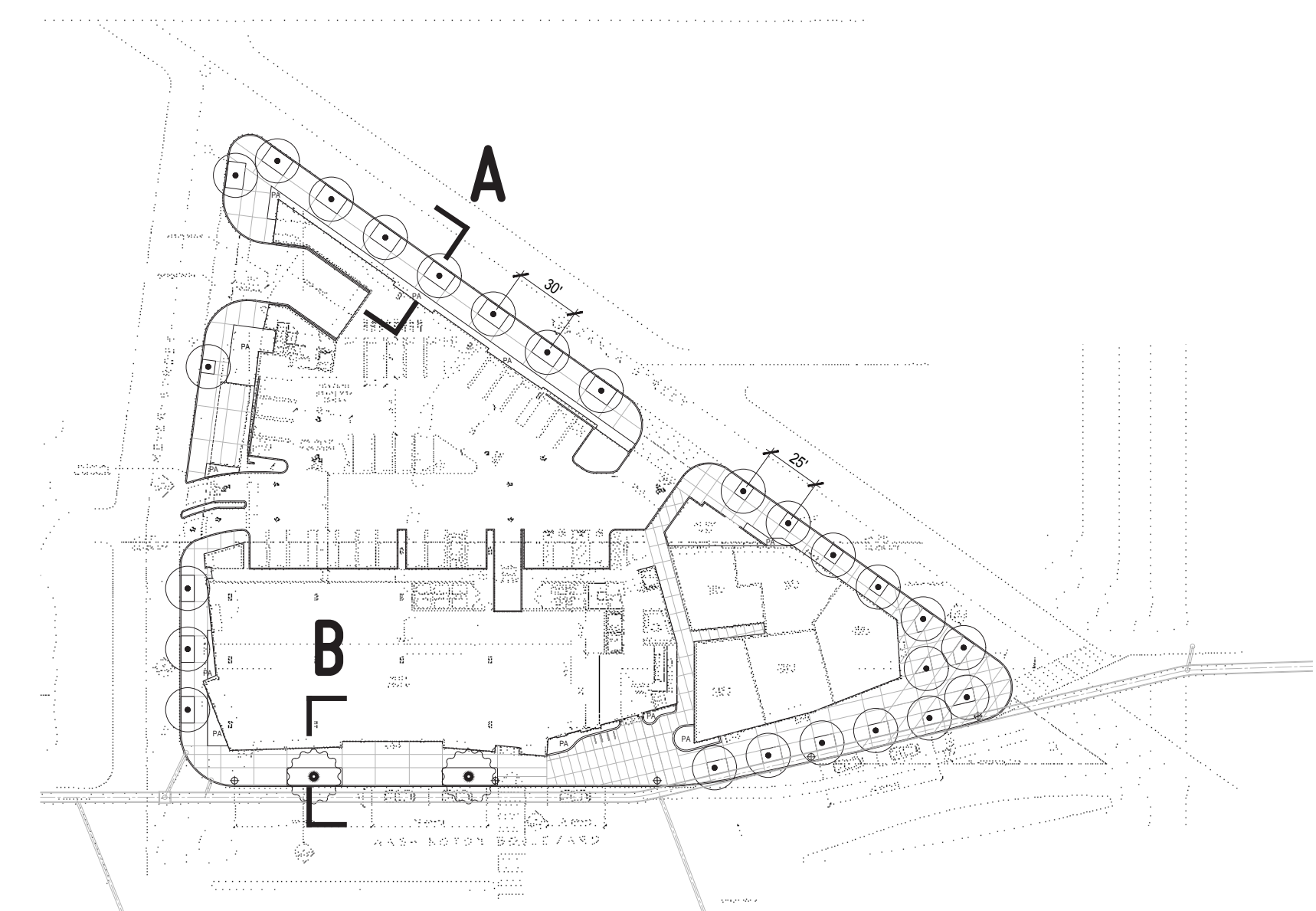
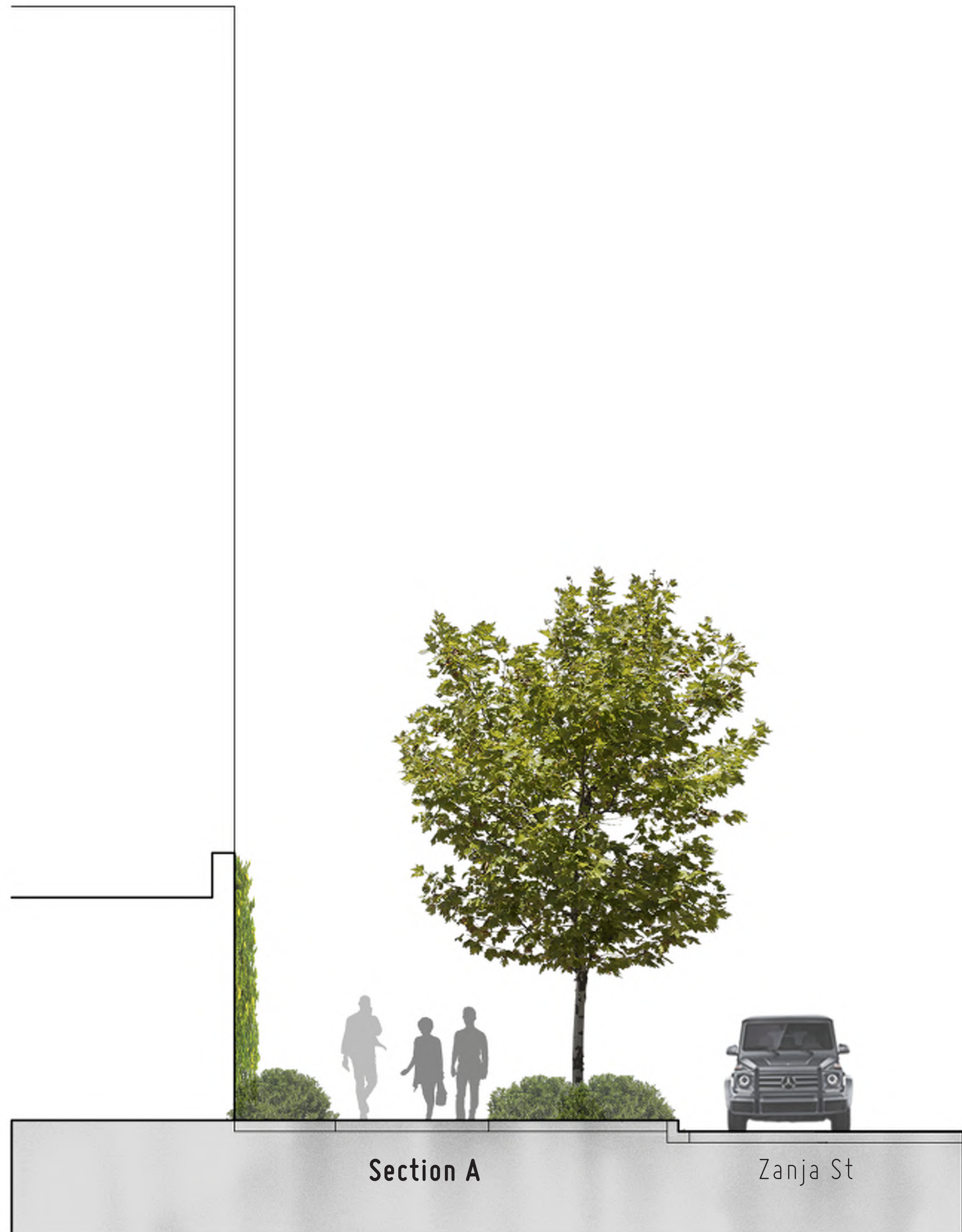
Salvia 'Pozo Blue'
Pozo Blue Sage



Yucca whipplei
Chaparral Yucca

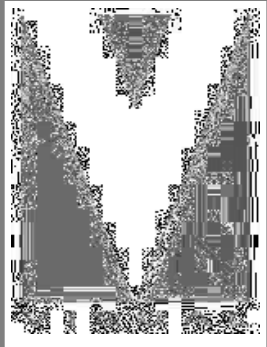
Irrigation Concept

All Landscape Areas will be permanently irrigated using an automatic, reclaimed water system. The irrigation system will be divided into several sub-systems based on the water requirements of each hydrozone. Hydrozone separations are determined by the sun orientation and water requirements of the specified plant material. The irrigation system shall be designed to minimize overspray and use an automatic weather-based (ET) controller.



CULVER CITY TRIANGLE CENTER: SECTIONS

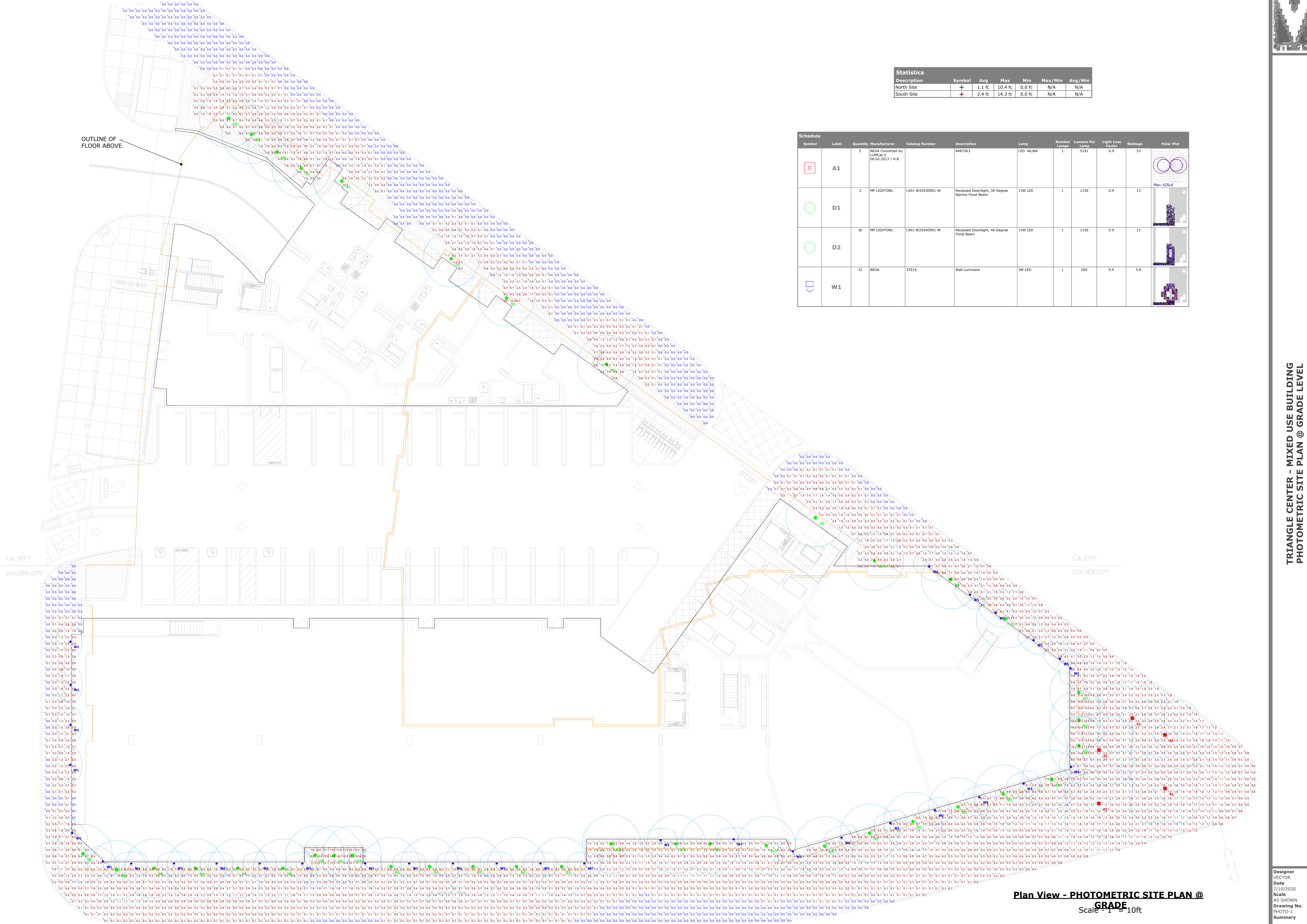
NOT TO SCALE



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Site	+	1.1 fc	10.4 fc	0.0 fc	N/A	N/A
South Site	+	2.4 fc	14.3 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Polar Plot
	A1	5	BEGA Converted by LUNCE V 06.02.2017 / H.R.		84875K3	LED 46,8W	1	5151	0.9	53	
	D1	3	MP LIGHTING	L401-W35S30SR1-W	Recessed Downlight, 30-Degree Narrow Flood Beam	13W LED	1	1150	0.9	13	
	D2	36	MP LIGHTING	L401-W35S40SR1-W	Recessed Downlight, 40-Degree Flood Beam	13W LED	1	1150	0.9	13	
	W1	32	BEGA	33514	Wall Luminaire	3W LED	1	204	0.9	5.8	

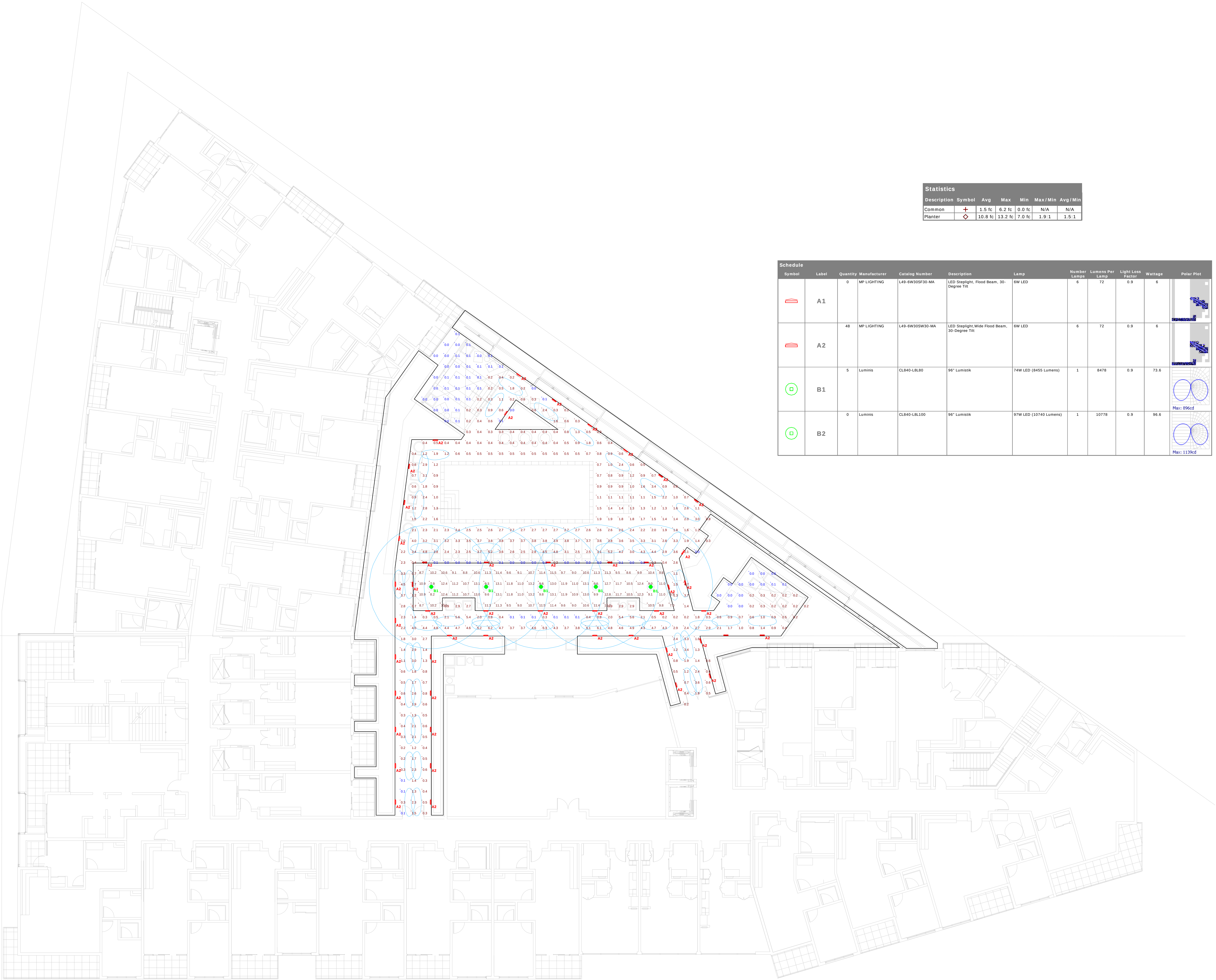
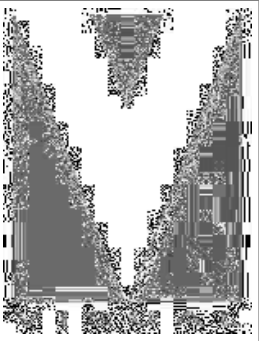
OUTLINE OF FLOOR ABOVE



Plan View - PHOTOMETRIC SITE PLAN @
GRADE
Scale: 1" = 10ft

TRIANGLE CENTER - MIXED USE BUILDING
PHOTOMETRIC SITE PLAN @ GRADE LEVEL

Designer
VECTOR
Date
7/10/2020
Scale
AS SHOWN
Drawing No.
PHOTO-1
Summary

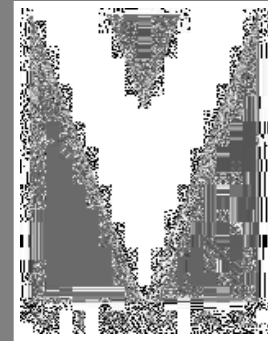


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Common	+	1.5 fc	6.2 fc	0.0 fc	N/A	N/A
Planter	◇	10.6 fc	13.2 fc	7.0 fc	1.9:1	1.5:1

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A1	0	MP LIGHTING	L49-6W30SF30-MA	LED Steplight, Flood Beam, 30-Degree Tilt	6W LED	6	72	0.9	6
	A2	48	MP LIGHTING	L49-6W30SW30-MA	LED Steplight, Wide Flood Beam, 30-Degree Tilt	6W LED	6	72	0.9	6
	B1	5	Luminis	CL840-LBL80	96" Lumistik	74W LED (8455 Lumens)	1	8478	0.9	73.6
	B2	0	Luminis	CL840-LBL100	96" Lumistik	97W LED (10740 Lumens)	1	10778	0.9	96.6

Plan View - PHOTOMETRIC SITE PLAN @ 2ND FLOOR

Scale - 1" = 10ft



Statistics							
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	
Cpcommon	+	3.3 fc	14.9 fc	0.0 fc	N/A	N/A	

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Polar Plot
	A1	0	MP LIGHTING	L49-6W30SF30-MA	LED Steplight, Flood Beam, 30-Degree Tilt	6W LED	6	72	0.9	6	
	A2	16	MP LIGHTING	L49-6W30SW30-MA	LED Steplight, Wide Flood Beam, 30-Degree Tilt	6W LED	6	72	0.9	6	
	B1	0	Luminis	CL840-LBL40	96" Lumistik	35W LED (1065 Lumens)	1	4279	0.9	34.7	 Max: 452cd
	B2	8	Luminis	CL840-LBL60	96" Lumistik	50W LED (1500 Lumens)	1	5988	0.9	49.9	 Max: 633cd
	B3	0	Luminis	CL840-LBL80	96" Lumistik	74W LED (2115 Lumens)	1	8478	0.9	73.6	 Max: 896cd

Plan View - PHOTOMETRIC SITE PLAN @ 6TH FLOOR ROOF
Scale - 1" = 10ft