



Scenic Arts Building

Conformance Review
August 25, 2021



RIOS



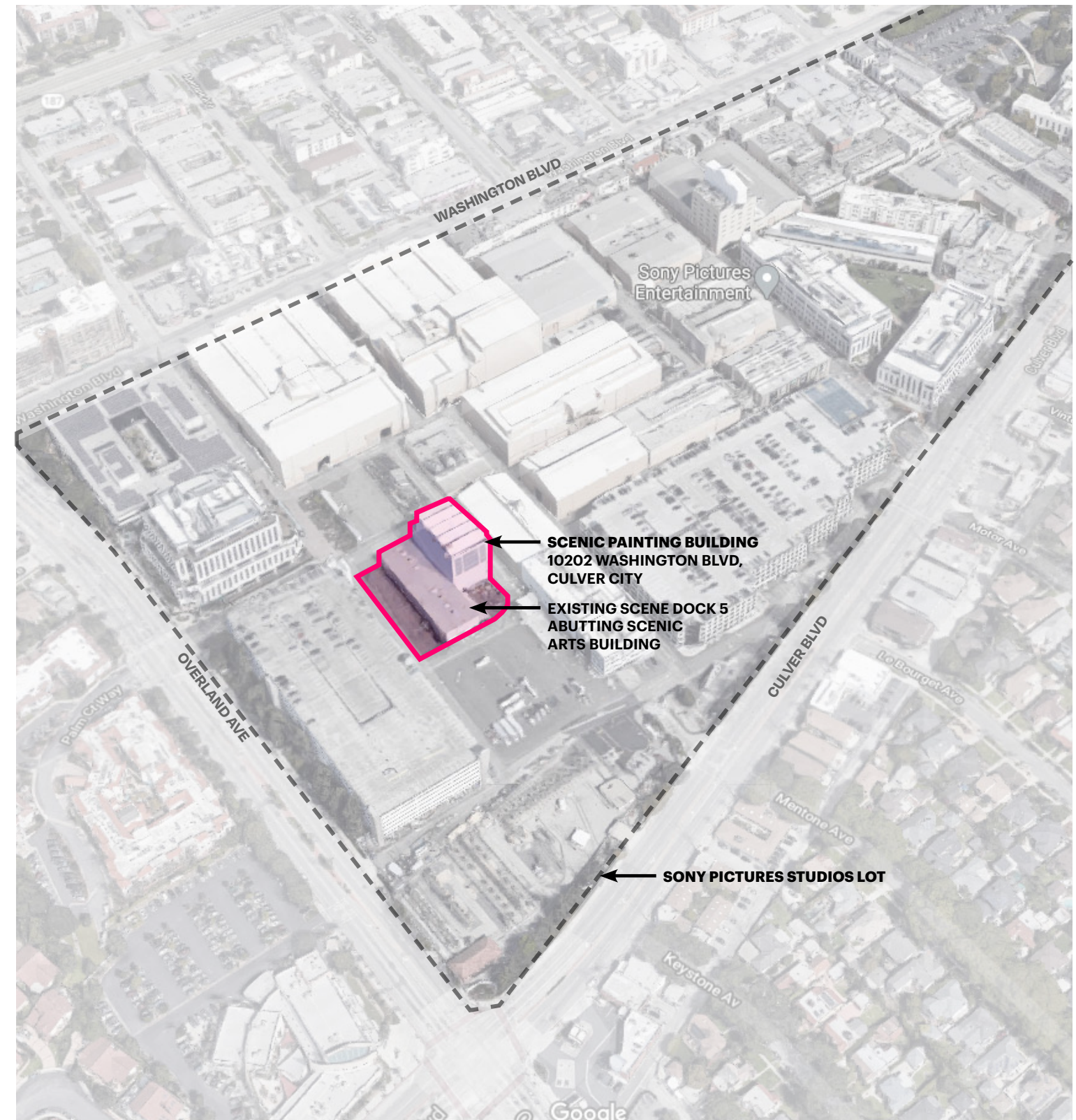
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Project Description

The Scenic Arts project is an adaptive reuse of a Sony Pictures Studios lot scenic arts support building, transforming the functionally obsolete space to an innovative hub for Sony Pictures employees and visitors. The project also includes an office building addition to support the Scenic Arts building's enhancements which will replace the existing Scene Dock 5 building abutting the Scenic Arts building. The upper floor of the Scenic Arts building will be transformed into a unique multipurpose space with varied functionality, ensuring its continued relevance and durability for years to come. The existing character of diffuse natural light and warmth of wood will remain the expression for this space, and existing backlot trades will occupy the lower level. Preserving the use of this legacy building is the most environmentally sustainable thing Sony Pictures can do on its lot.

The architecture of the new addition is calibrated to meet the objective of the Scenic Arts project and its context. It provides all the new and required building systems to allow for this transformation: new lateral stability, new exits, new elevators, new mechanical systems, restrooms, and supporting break out spaces. Additional production office spaces are included as well as costume design and fitting, audience holding with a small ancillary retail space, and replacement of the Sony Pictures Studios lot's Expendables function. The facades of the 2 buildings in the Scenic Arts project responds to the contextual and performative needs of the site and program, from material choice and color to the articulation and building systems employed.



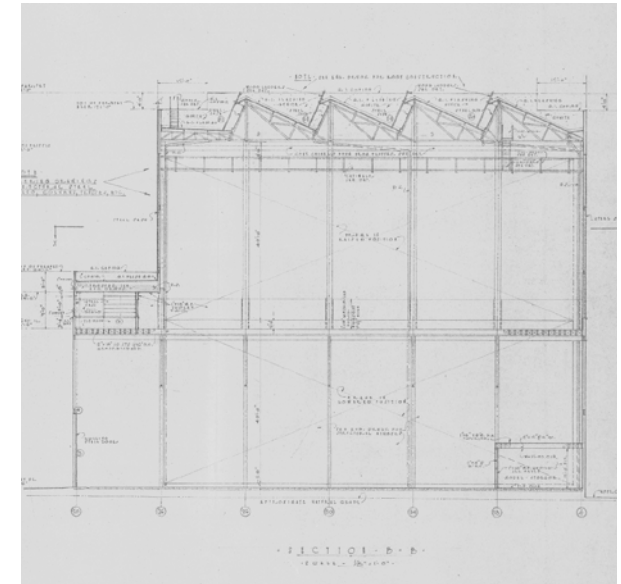
Original Scene Painting Use

- The Scenic Arts Building was completed in 1939, a time when the film industry relied on large, hand-painted backdrops.
- The building was specifically designed for the production of these massive scene paintings.
- The techniques were perfected on site by George Gibson, considered one of the great scenic painters in the industry.
- The ability to produce these massive backdrops helped the LA film industry flourish.



Design Goals

- Provide a new multipurpose space and office building that looks to the future but also celebrates the past.
- Take advantage of the expansive upper level space with its impressively high ceiling, where backdrop painters originally performed their work, as a flexible and memorable new multipurpose space for Sony Pictures Studios to use for years to come.
- Showcase the existing soaring height of the existing wood framing, sawtooth clerestory skylights and fully-functional rigging system used to display painted scenic backdrops.
- Create a new structure that speaks to the 21st century while complementing the existing building.



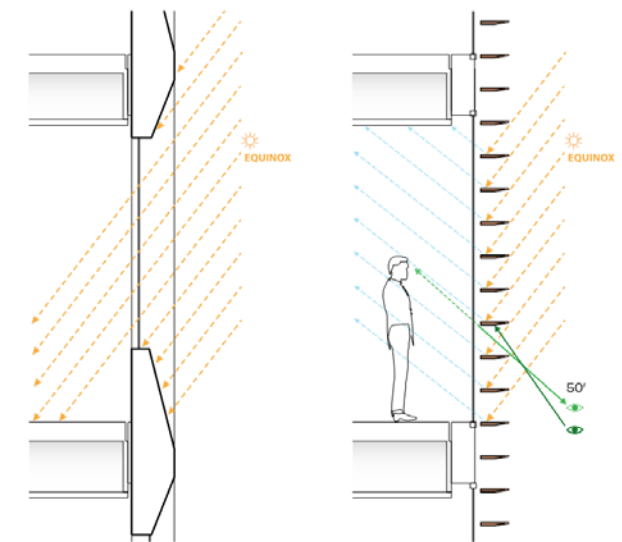
Adaptive Reuse & Rehabilitation

- Sensitively renovate the Scenic Painting Building using best practices in historic preservation.
- The original structure of the level 4 painting room will be cleaned and emphasized in the new design.
- While the original building has undergone numerous changes since its construction in 1938, the basic character of the painting studio remains and will be preserved and adapted for reuse as a multipurpose space incorporating the frames for paintings and their lifting mechanisms.
- The existing character and frames of the sawtooth roof and larger curtain windows will be maintained while the glass itself will be replaced with new glazing to match the original look.



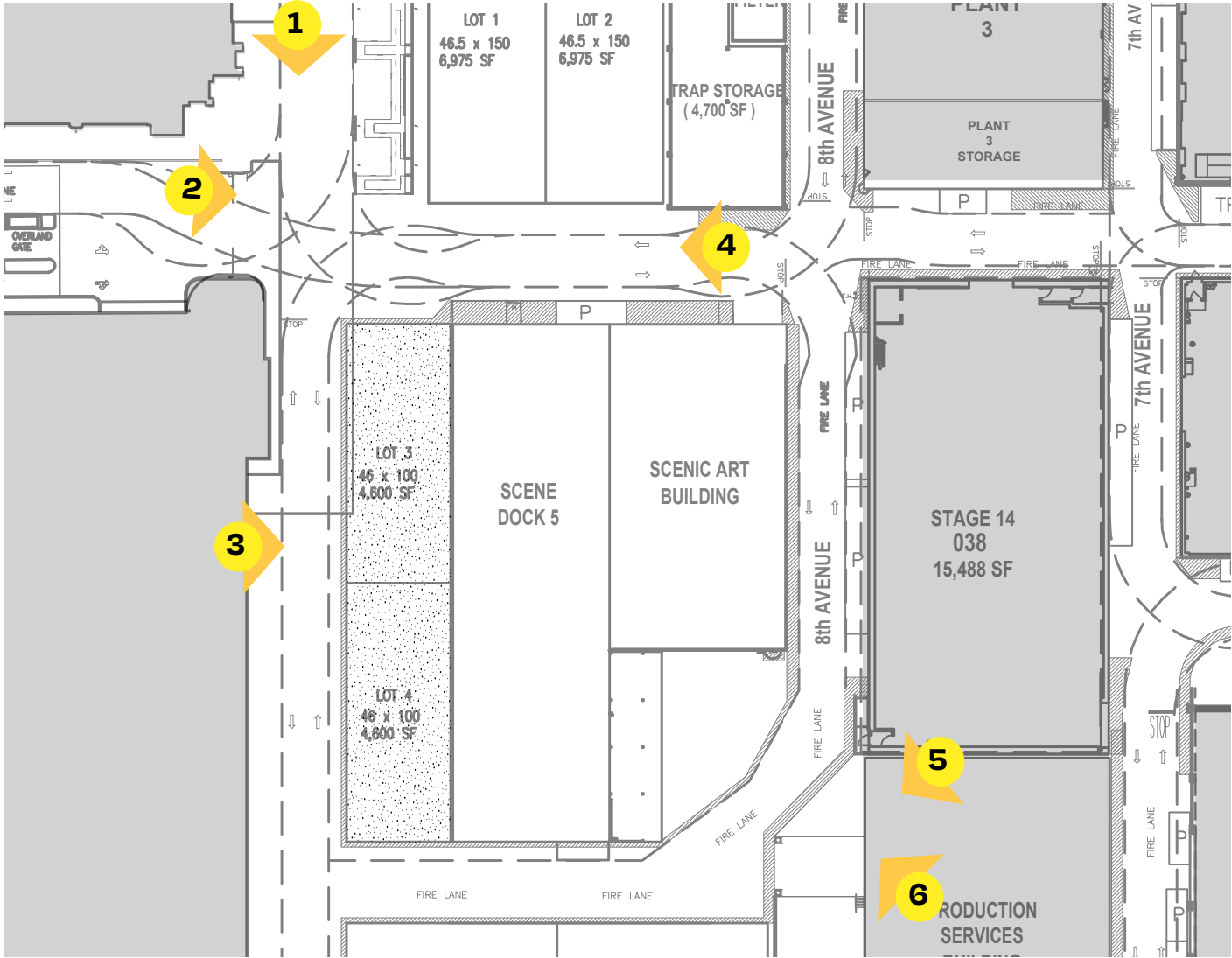
Sustainability & Wellness

- The project will pursue LEED Gold certification and a Fitwel 2-star rating
- Certification will be achieved through a number of strategies, both performative and prescriptive
- The design manages daylight and solar heat gain passively through high performance glass, facade articulation and horizontal fins at the Southern curtain wall
- Preserving and improving the existing building allowing for less material expenditure and a lower environmental impact while also reducing the need for more embodied carbon usage
- New 80 kW solar panel system will be installed at the new roof offsetting the building and lot's energy use for longterm sustainability and a climate friendly development
- High quality local and low impact materials along with high efficiency fixtures will be used throughout the project





AERIAL VIEW OF THE EXISTING SCENIC ARTS BUILDING AND SCENE DOCK 5 HIGHLIGHTING MAIN ENTRANCE FROM THE NORTH



EXISTING BUILDING

Exterior Photo Survey



PARTIAL NORTH VIEW OF SCENIC ARTS BUILDING



VIEW WEST PAST SCENIC ARTS BUILDING



NORTH WEST VIEW OF 2 EXISTING BUILDINGS



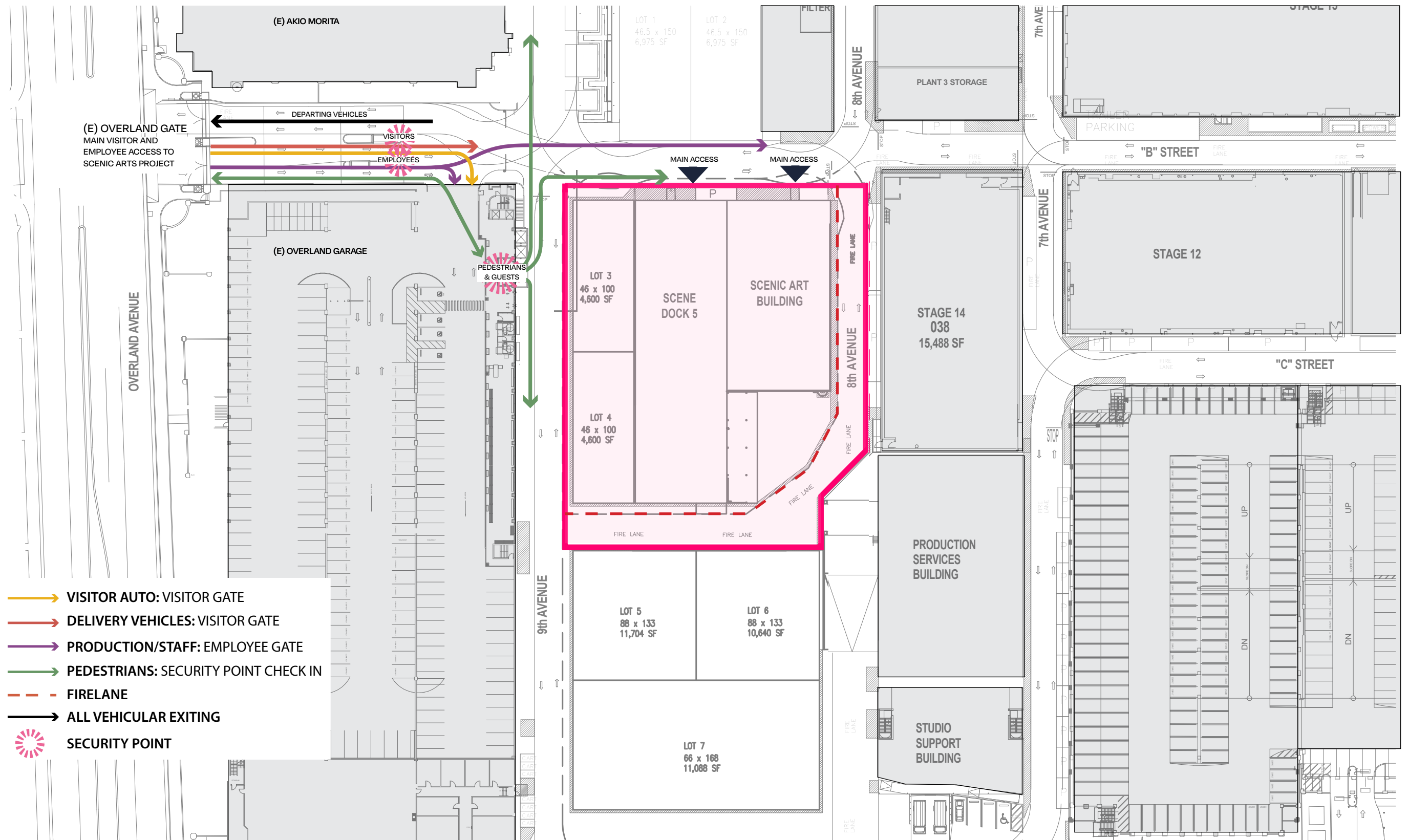
VIEW OF SCENE DOCK 5 AND (E) GOLF CART PARKING



WEST VIEW OF 2 EXISTING BUILDINGS



REAR VIEW OF 2 EXISTING BUILDINGS FROM SOUTH EAST



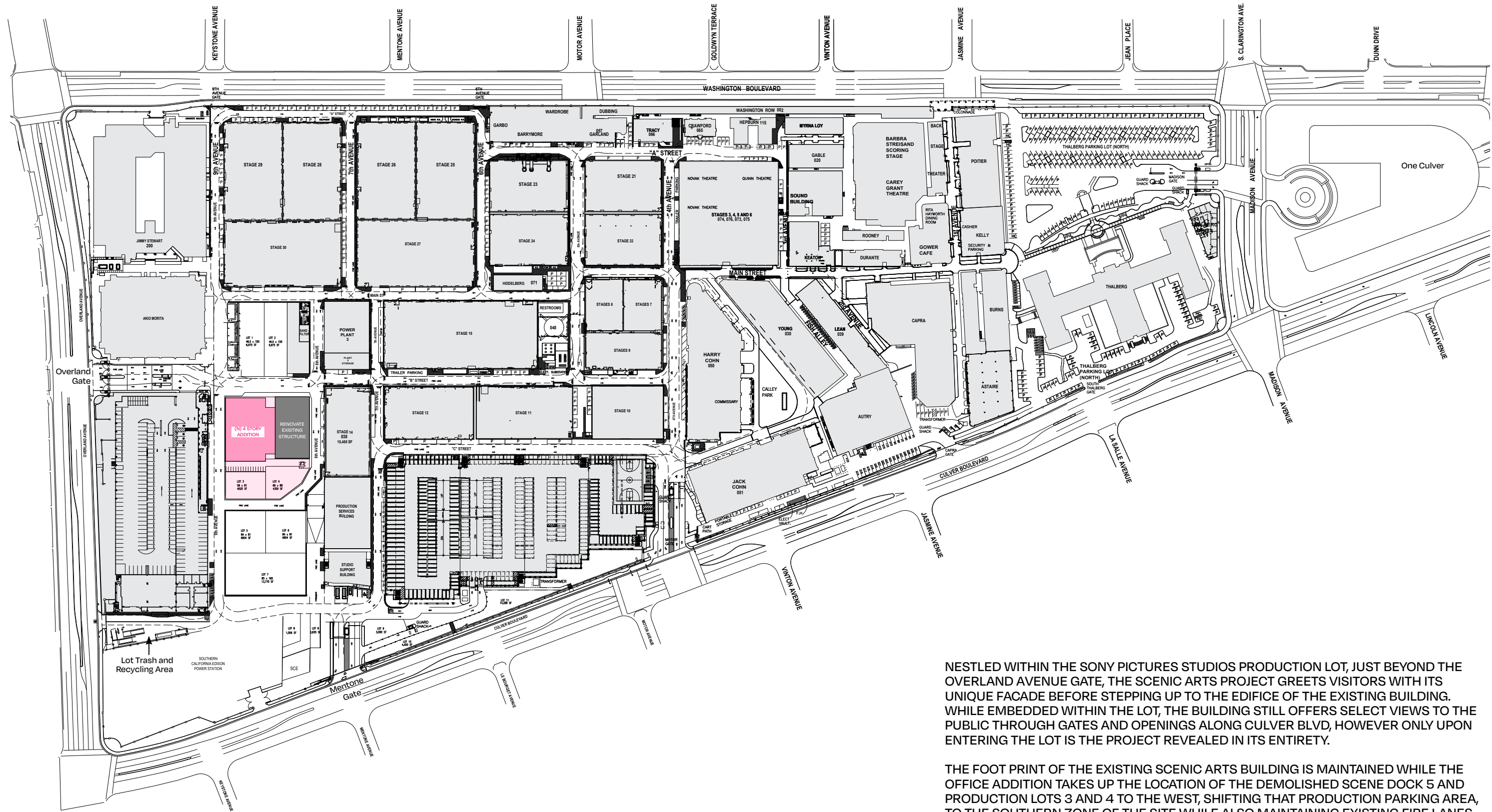
EXISTING BUILDING

Overland Avenue Gate Access

N 80 feet
SCALE 1" = 64'



Proposed Adaptive Reuse, Office Addition and Multipurpose Space

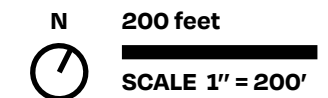


NESTLED WITHIN THE SONY PICTURES STUDIOS PRODUCTION LOT, JUST BEYOND THE OVERLAND AVENUE GATE, THE SCENIC ARTS PROJECT GREETS VISITORS WITH ITS UNIQUE FACADE BEFORE STEPPING UP TO THE EDIFICE OF THE EXISTING BUILDING. WHILE EMBEDDED WITHIN THE LOT, THE BUILDING STILL OFFERS SELECT VIEWS TO THE PUBLIC THROUGH GATES AND OPENINGS ALONG CULVER BLVD, HOWEVER ONLY UPON ENTERING THE LOT IS THE PROJECT REVEALED IN ITS ENTIRETY.

THE FOOT PRINT OF THE EXISTING SCENIC ARTS BUILDING IS MAINTAINED WHILE THE OFFICE ADDITION TAKES UP THE LOCATION OF THE DEMOLISHED SCENE DOCK 5 AND PRODUCTION LOTS 3 AND 4 TO THE WEST, SHIFTING THAT PRODUCTION PARKING AREA, TO THE SOUTHERN ZONE OF THE SITE WHILE ALSO MAINTAINING EXISTING FIRE LANES.

FULL STUDIO LOT

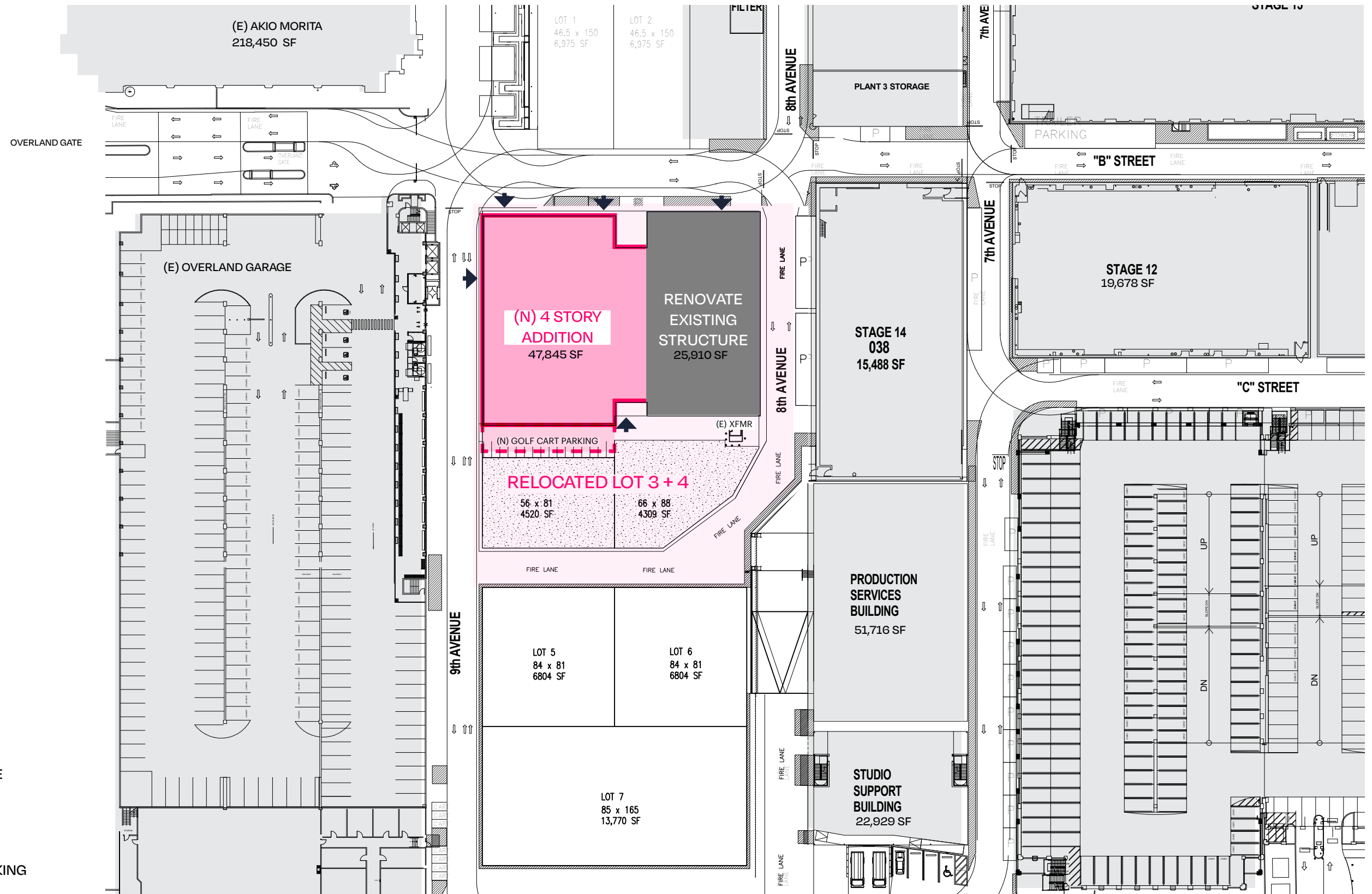
Project Site Area



THE PROPOSED SITE PLAN MOVES THE PRODUCTION PARKING TO THE SOUTH AND REMOVES THE EXISTING SCENE DOCK 5 ALLOWING FOR THE SCENIC ARTS BUILDING TO GREET VISITORS. PRODUCTION LOT PARKING SHALL BE USED FOR PRODUCTION VEHICLE PARKING AS REQUIRED BY SONY PICTURES

ENLARGED PLAN

Proposed Site Plan



➡ MAIN BUILDING ACCESS

N 80 feet
SCALE 1" = 64'

Scenic Art Program

Merchandise and Audience Holding

As Sony Pictures Studios lot audiences visit to participate in live audience filming, Sony Pictures requires a safe and engaging place for them to wait once cleared through security. The ground floor of the Scenic Arts project, immediately adjacent to the Overland Avenue parking structure turnstiles, offers the perfect location. Paired with the waiting area is a merchandise space for guests to visit as they wait. The merchandise program will provide the option for visitors to purchase Sony souvenirs and apparel. The audience holding space and merchandise area directly connect to the building lobby, granting maximum flexibility for the space.

Lobby

The lobby will be the main access point to the building for both Sony staff and guests for multipurpose room functions. The lobby will feature hardwood clad walls and built-in seating with a full height glazed view of the adjacent exterior shade garden.

Expendables

The Expendables program in the office building addition will provide a convenient location for employees to grab a snack or acquire supplies for any production needs. A covered entry and loading area to the south makes for a welcoming and functional experience. Daylight illuminates the space from a recessed clerestory window on the west.

Backlot Trades

The first level of the Scenic Arts building will be renovated to house the backlot trades for the Sony Pictures Studios lot including grounds, mechanical, plumbing, electrical and janitorial services along with a new trash and recycling room. A mezzanine overlooking the work areas will support administrative services of the backlot trades and a new break area.

Wardrobe

Level 2 of the office building will include a wardrobe space that was relocated from existing Sony Pictures Studios lot wardrobe spaces freeing them up for new uses. Here all costume design and procurement will support the various Sony productions. Daylight from the corner location will illuminate the space while a new laundry room, easy access to the freight elevator and exterior stair will make for a highly functional space.

Office

The new addition's main program will be production office with an emphasis on flexibility. With various suite sizes able to be interconnected to enjoy state of the art technology. The production office spaces will support Sony Pictures Studios and their iconic productions well into the future.

Long-term Storage

A third level will be added to the existing Scenic Arts building providing a long-term storage area along with a support program including AV and lighting control for the multipurpose space at the fourth level. The storage space also provides a convenient sound buffer between the multipurpose space and the backlot work areas on the first level and mezzanine below.

Multipurpose Space

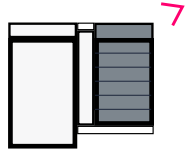
The focal point of the Scenic Arts project is the conversion of the elevated painting room to a multipurpose space facilitating a variety of event uses including employee all-hands meetings, conferences, productions, and Sony events. While preserving the architectural quality, the multipurpose space will host state of the art lighting and AV to support a variety of occasions while also being supported by a catering kitchen and freight elevator. Bamboo floors over a unique Airfloor system will ensure a comfortable and elevated experience for all of Sony Pictures Studios' guests and patrons.



VIEW 1

View from North East of Scenic Arts Building

THE PROJECT CELEBRATES THE EXISTING SCENIC ARTS BUILDING AND ITS PROMINENCE ON THE SITE WHILE ALSO OFFERING A COMPLEMENTARY JUXTAPOSITION BETWEEN THE NEW AND EXISTING ARCHITECTURE.

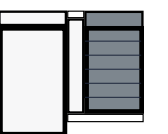




VIEW 2

View From Overland Gate Entrance

AFTER PASSAGE THROUGH SONY'S OVERLAND GATE, VISITORS WILL BE GREETED WITH GROUND FLOOR PUBLIC SPACE, LOBBY ENTRY AND A VIEW OF THE LANDSCAPED TERRACE, PROVIDING A MORE PEDESTRIAN SCALE TO THE FRONT OF THE BUILDING. AN EXTERIOR STAIR AND LANDSCAPED VEHICLE BARRIER FURTHER ACTIVATE THE FACADE.

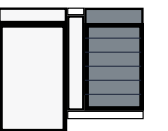


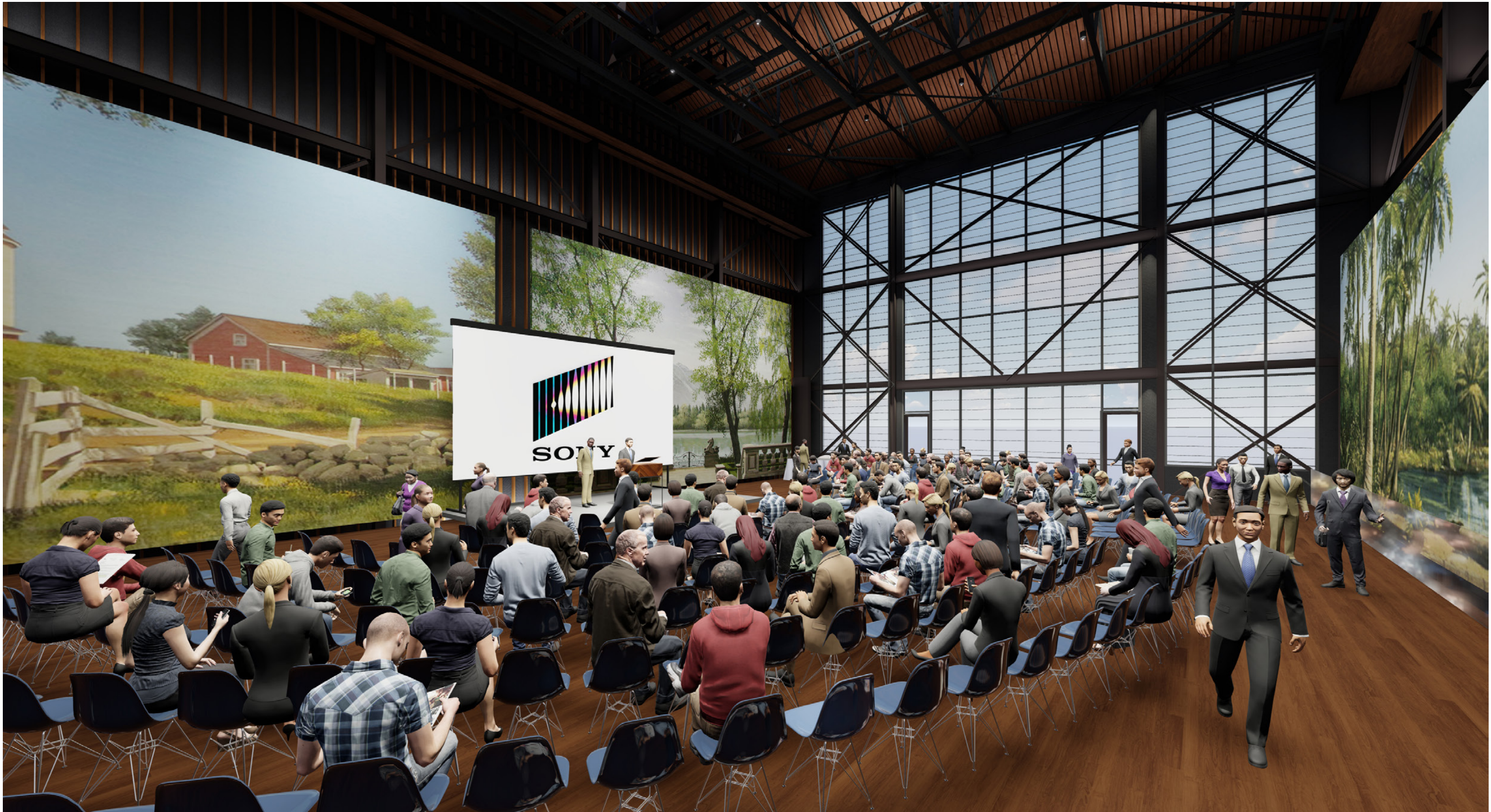


VIEW 3

View of South Facades

A BALANCED JUXTAPOSITION IN MASSING IS PRESENT AT THE SOUTH FACADE, WHICH ALSO PROVIDES FOR A CONVERSATION BETWEEN THE NEW AND EXISTING GLAZING COMPOSITIONS THROUGH THE HORIZONTALITY OF THE FINS AND COMPLIMENTARY PROPORTIONS.

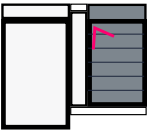




VIEW 4

View of Scenic Arts Multipurpose Space

IN ADDITION TO ALL OF ITS OTHER POTENTIAL USES, THE SONY PICTURES TEAM WILL ALSO UTILIZE THE MULTIPURPOSE SPACE FOR ALL HANDS MEETINGS AND PRESENTATIONS.





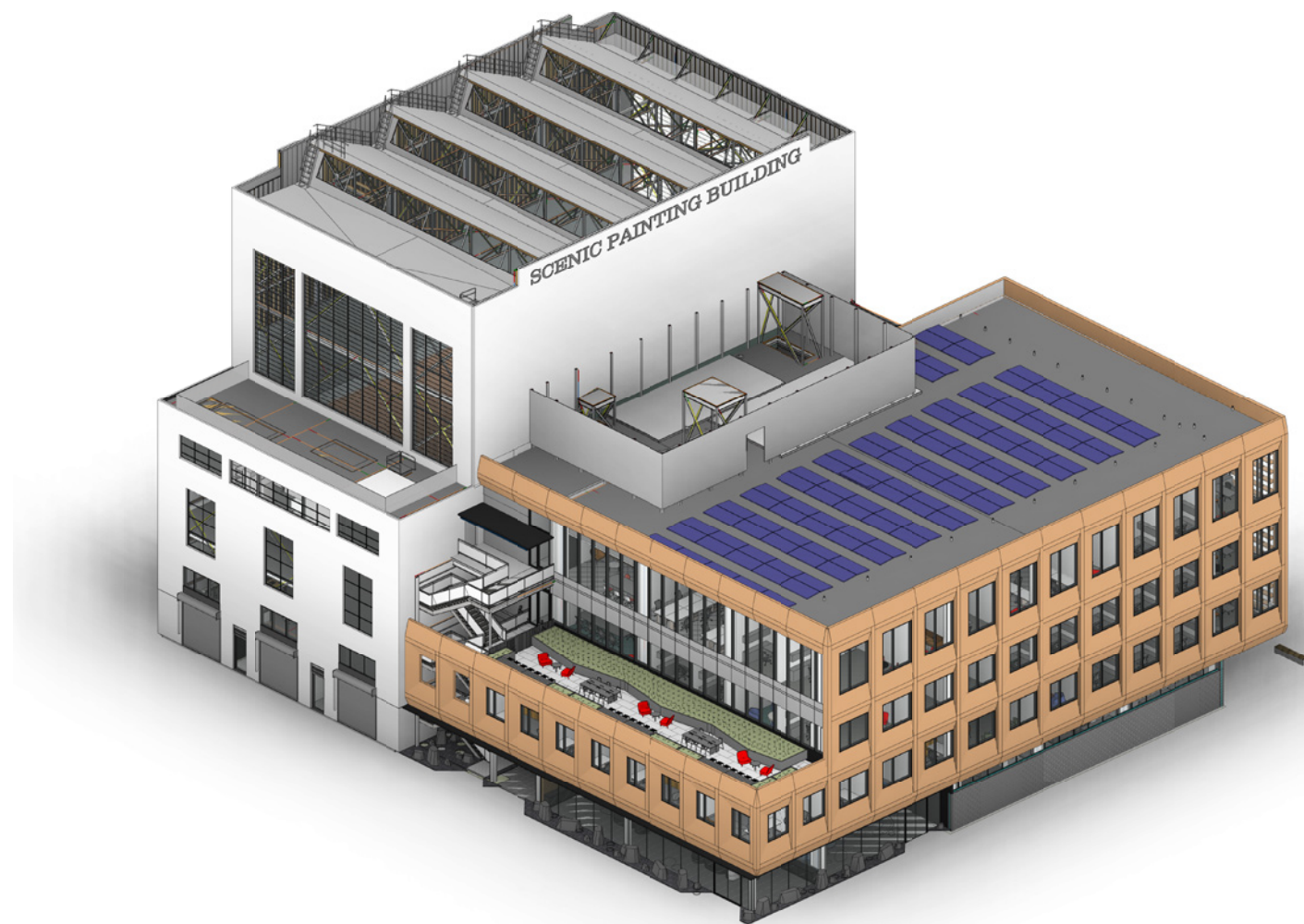
VIEW 5

View of Scenic Arts Multipurpose Space

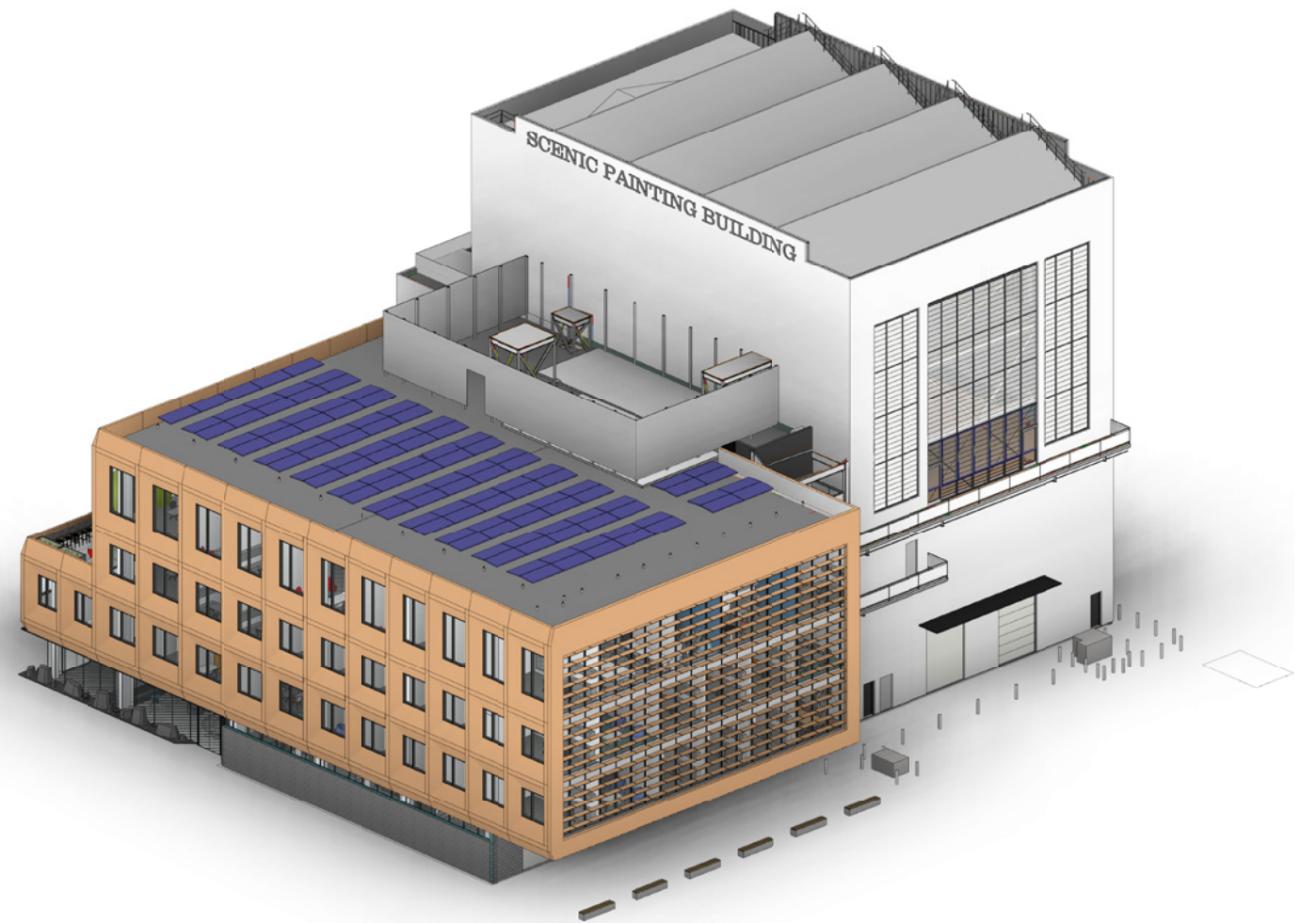
THE HEART OF THE PROJECT IS THE TRANSFORMATION OF THE STORIED CANVAS PAINTING ROOM TO A FLEXIBLE MULTIPURPOSE SPACE THAT WILL FACILITATE A VARIETY OF USES, PROVIDE A TEMPORARY WORKSPACE FOR SONY STAFF, AND SHOWCASE THE HERITAGE OF THE EXISTING BUILDING AND SONY PICTURES STUDIOS LOT FOR YEARS TO COME.



17



NORTH WEST AXONOMETRIC VIEW



SOUTH WEST AXONOMETRIC VIEW

Axonometric Views

Floor Plans

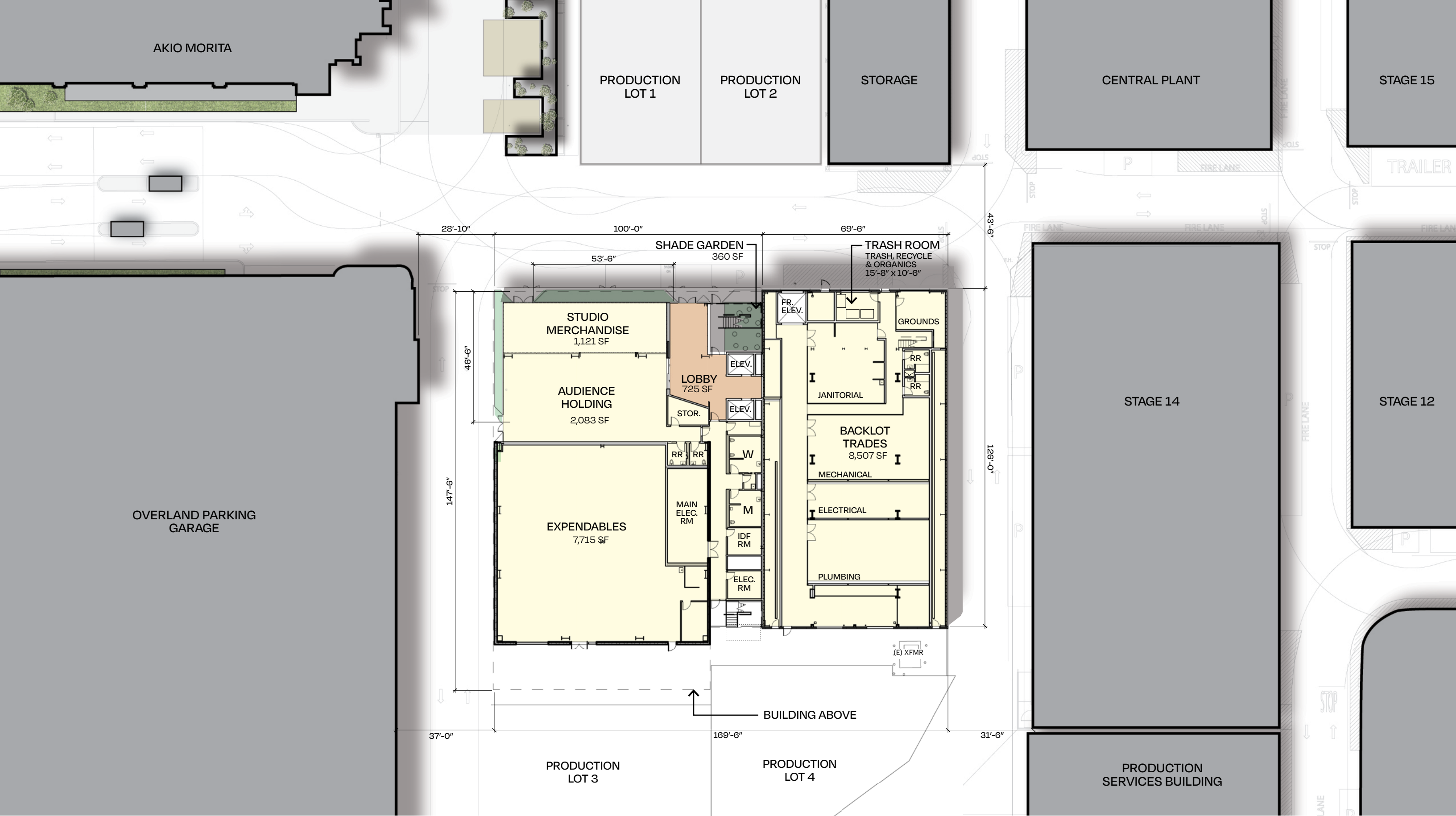
FLOOR PLAN | LEVEL 01

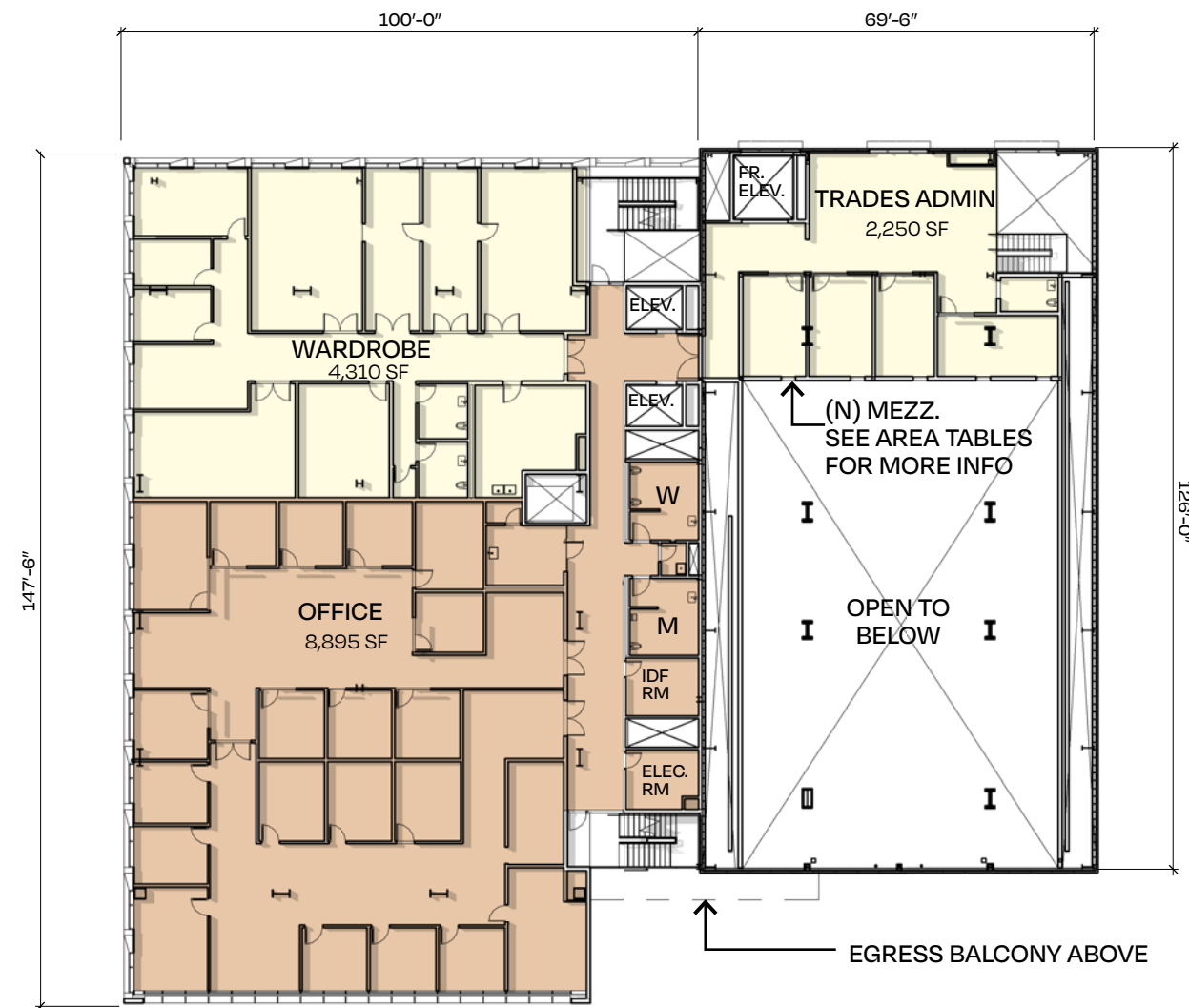
Support: 19,426 SF
Office: 725 SF

- SUPPORT
- OFFICE

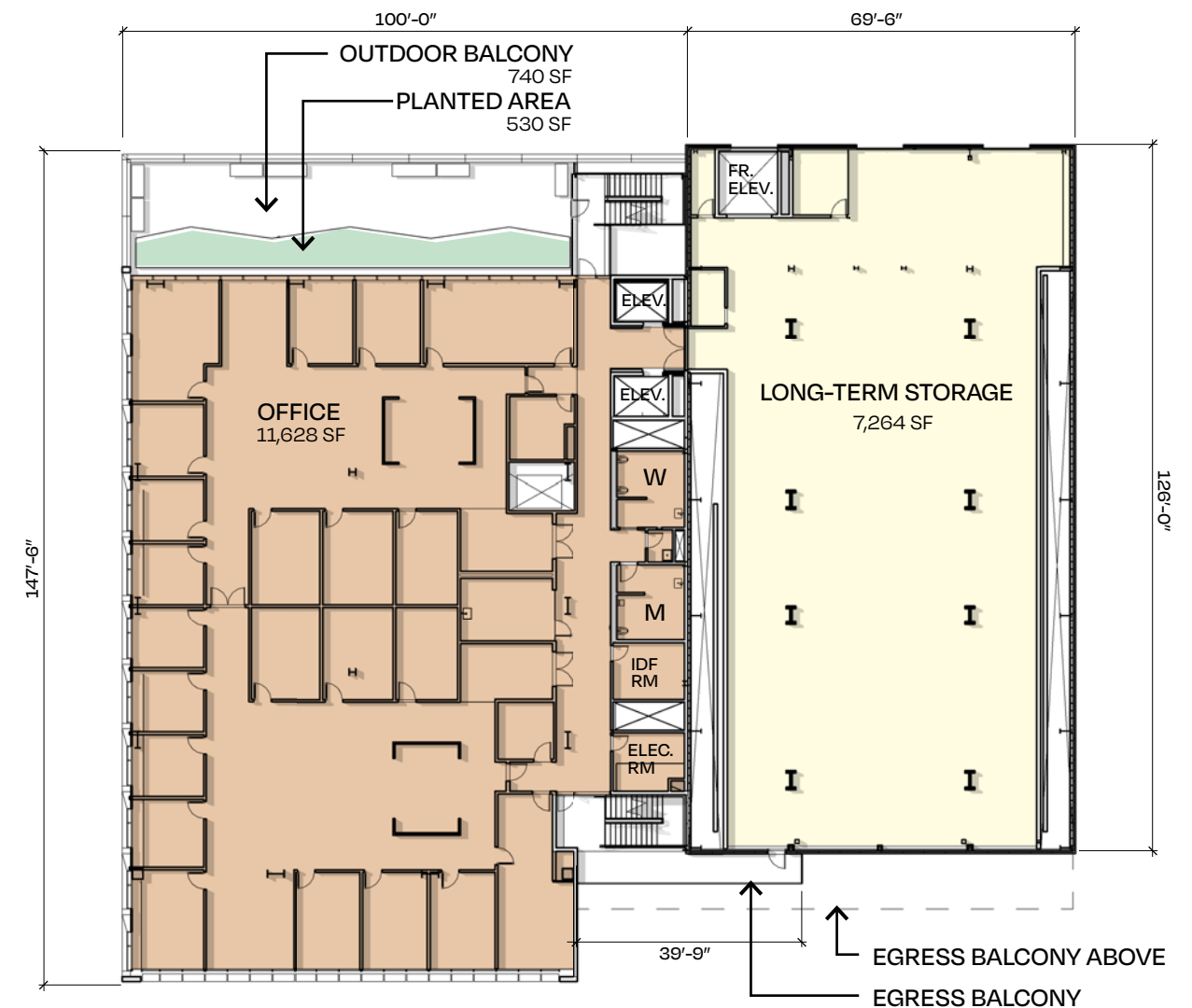


40 feet
SCALE 1" = 32'





FLOOR PLAN | **LEVEL 02**



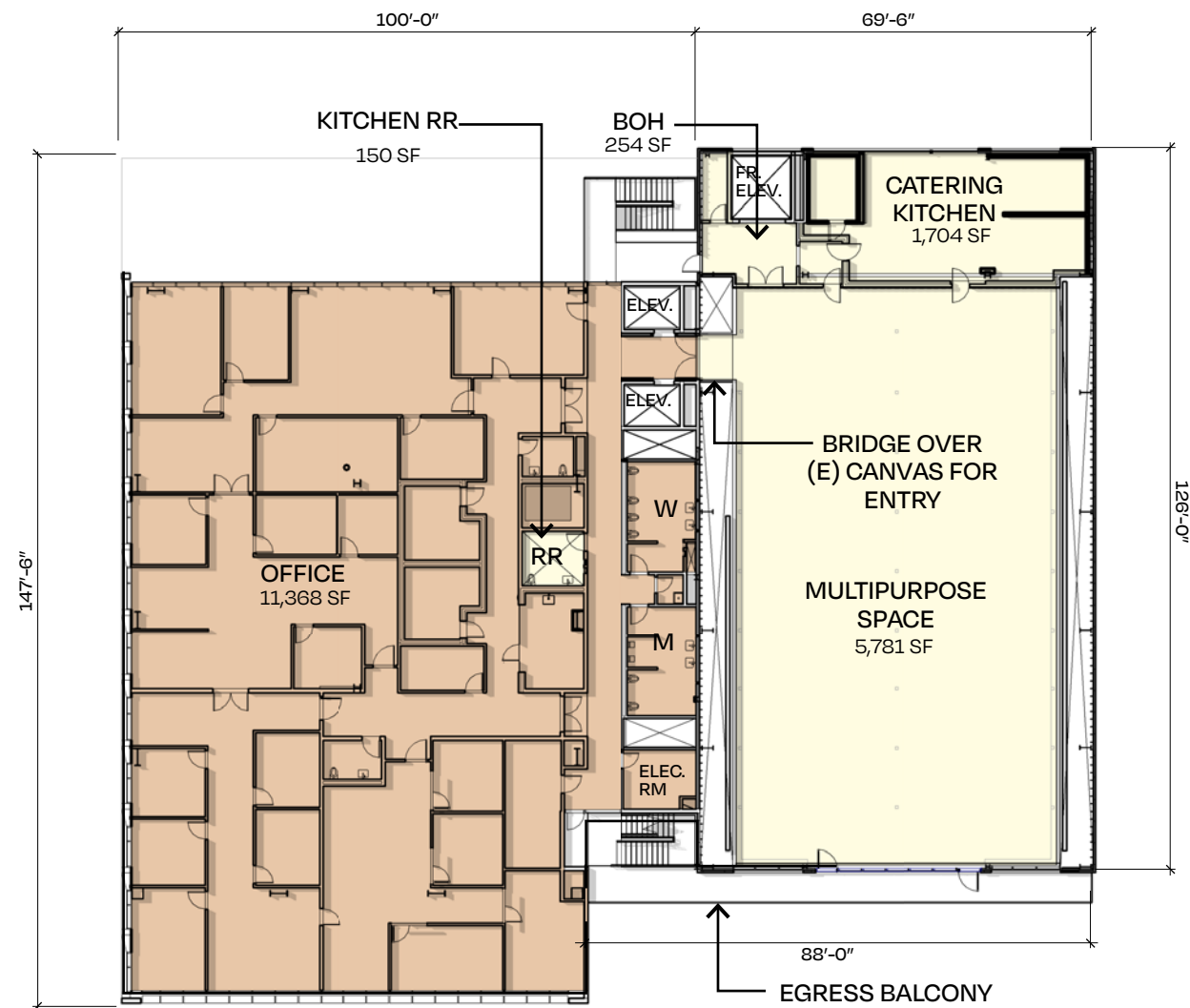
FLOOR PLAN | **LEVEL 03**

Floor Plans

SUPPORT
OFFICE

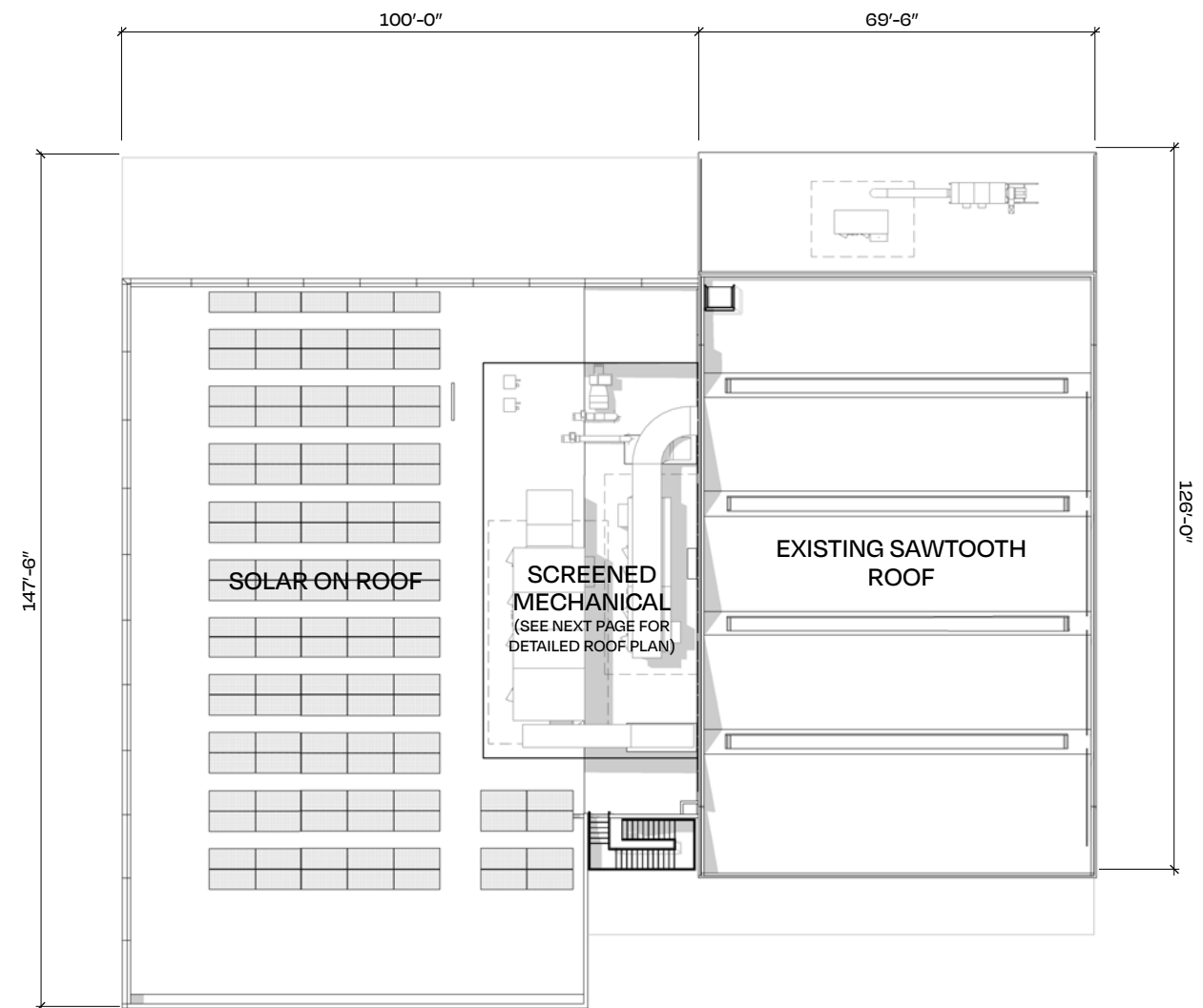


40 feet
SCALE 1" = 32'



FLOOR PLAN | **LEVEL 04**

Support: 7,889 SF
Office: 11,368 SF



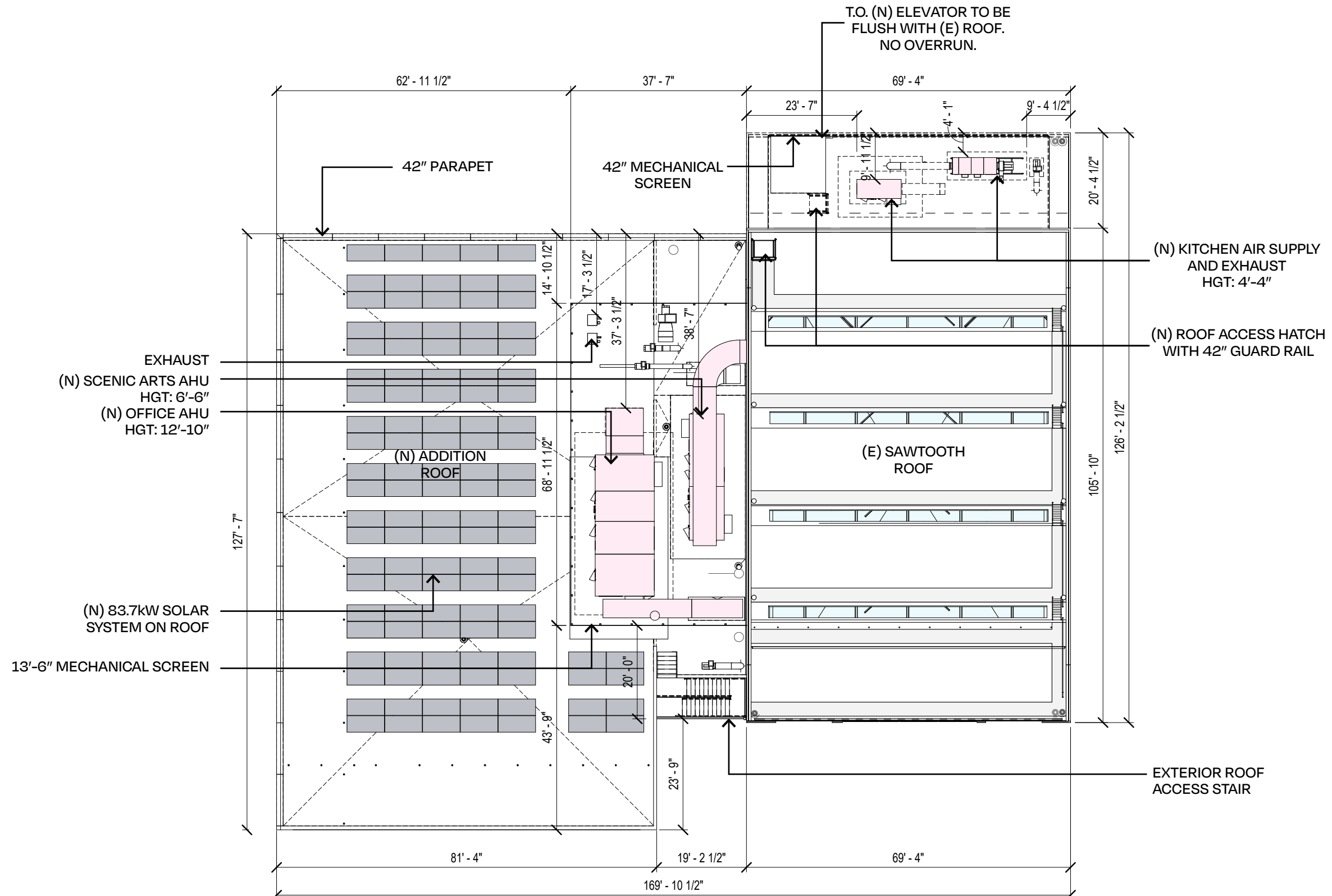
FLOOR PLAN | **ROOF**

Floor Plans

SUPPORT
 OFFICE



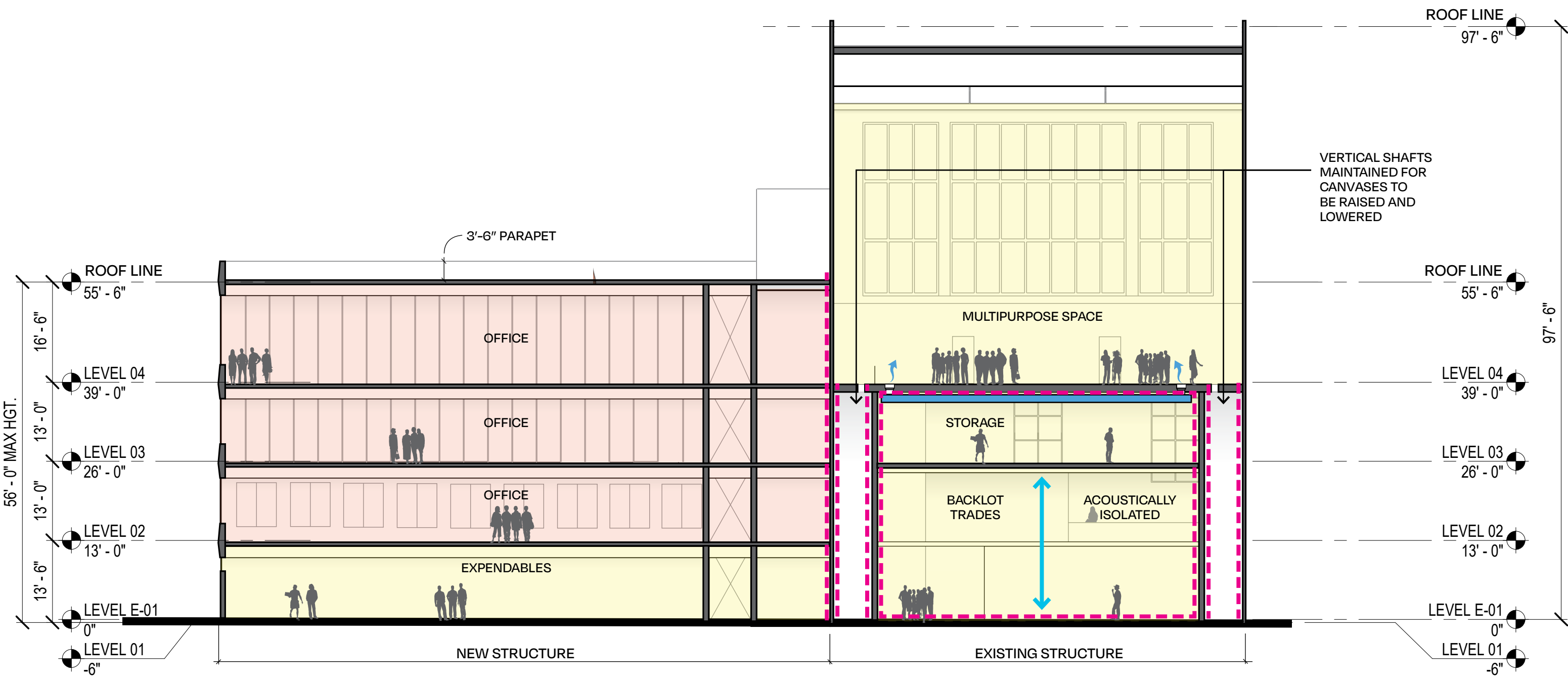
40 feet
SCALE 1" = 32'



ROOF LEVEL

Roof Floor Plan | Detailed



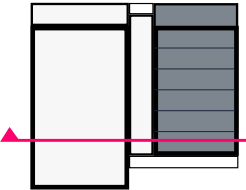


LONGITUDINAL SECTION LOOKING NORTH

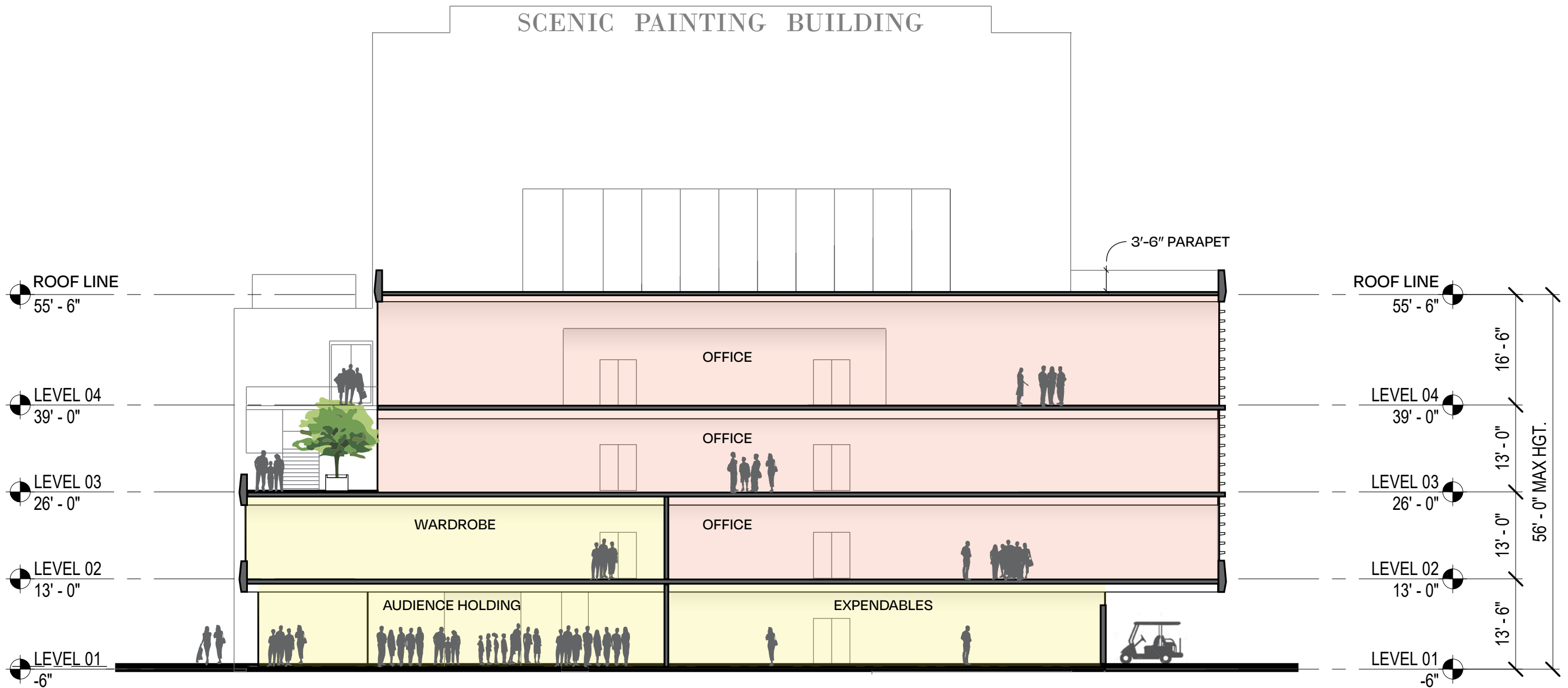
Sections

- - - RATED SEPARATION
- SUPPORT
- OFFICE

SECTION 1



SCENIC PAINTING BUILDING



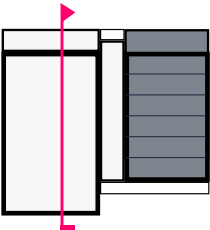
CROSS SECTION LOOKING EAST

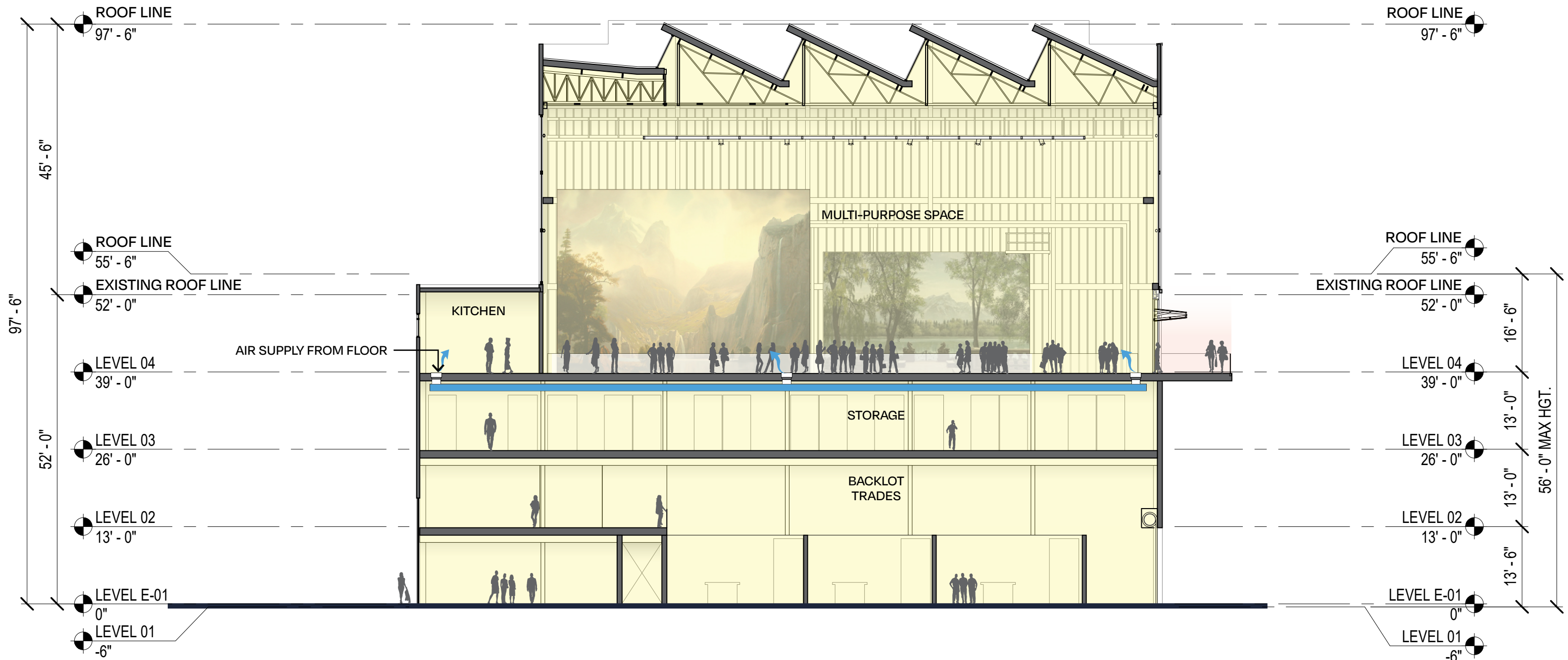
Sections

SUPPORT
OFFICE

SECTION 2

20 feet
SCALE 1" = 16'





CROSS SECTION LOOKING EAST

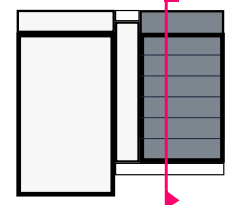
Sections

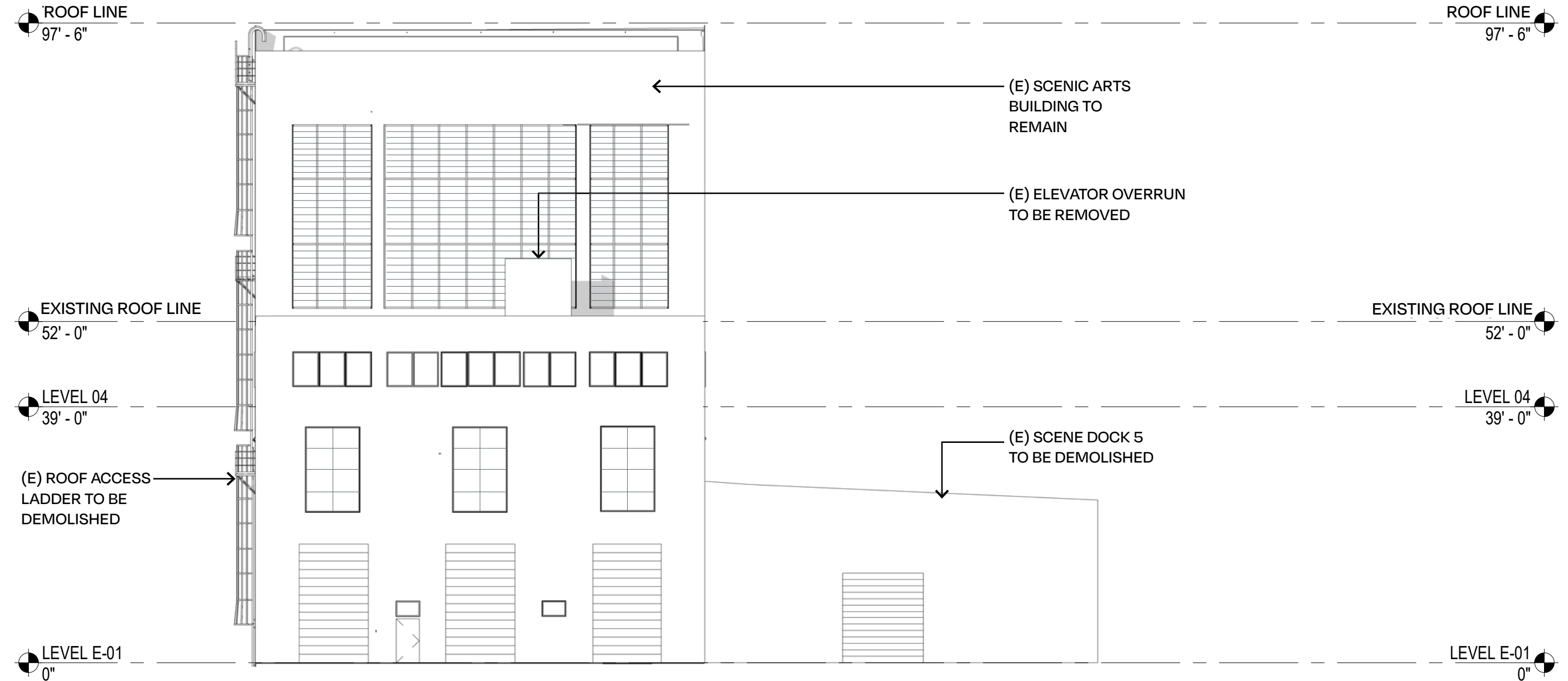
SUPPORT
OFFICE

SECTION 3

20 feet

SCALE 1" = 16'





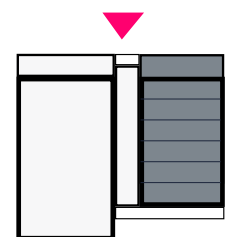
Existing Elevation

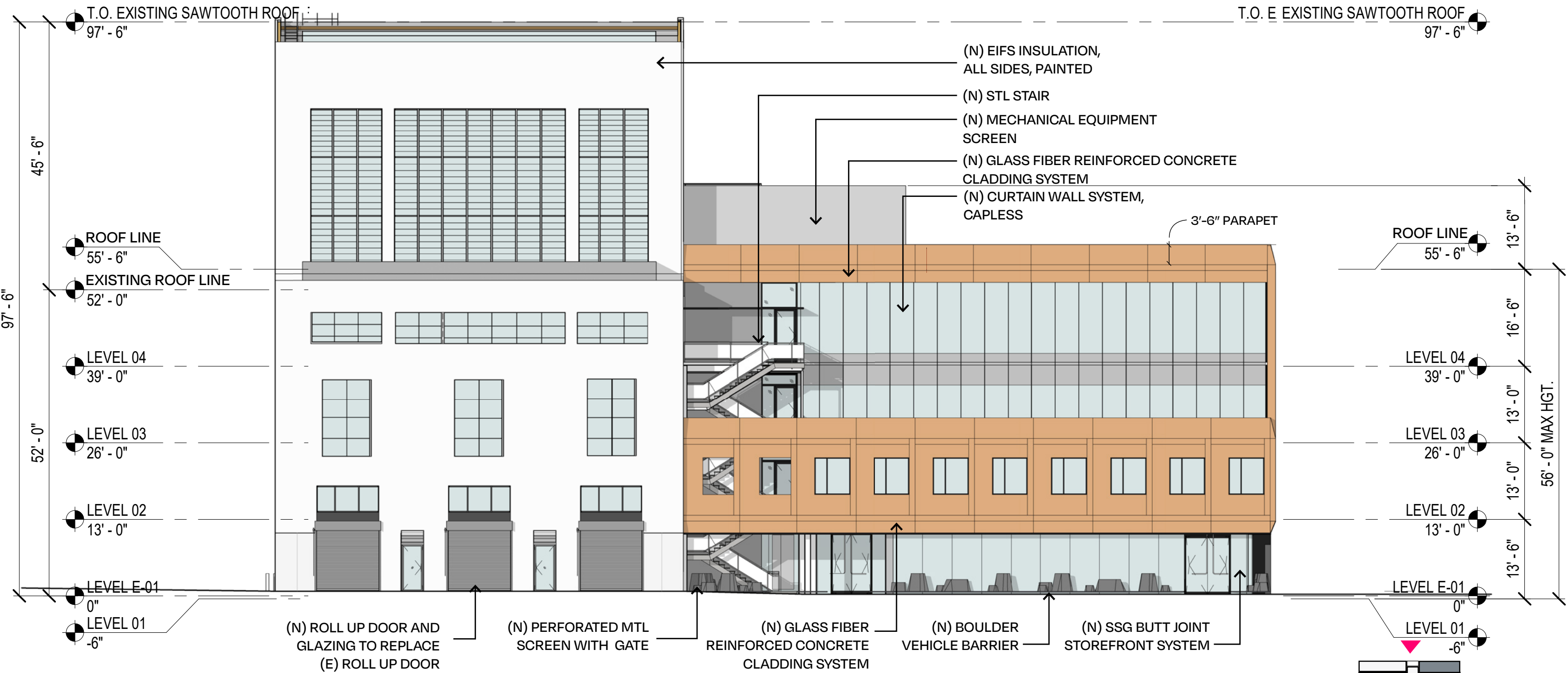
NOTE: FOR NOTE CALLOUTS REFER TO MATERIAL PALETTE ON PAGE 34

NORTH ELEVATION

20 feet

SCALE 1" = 16'

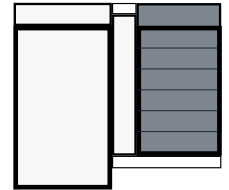


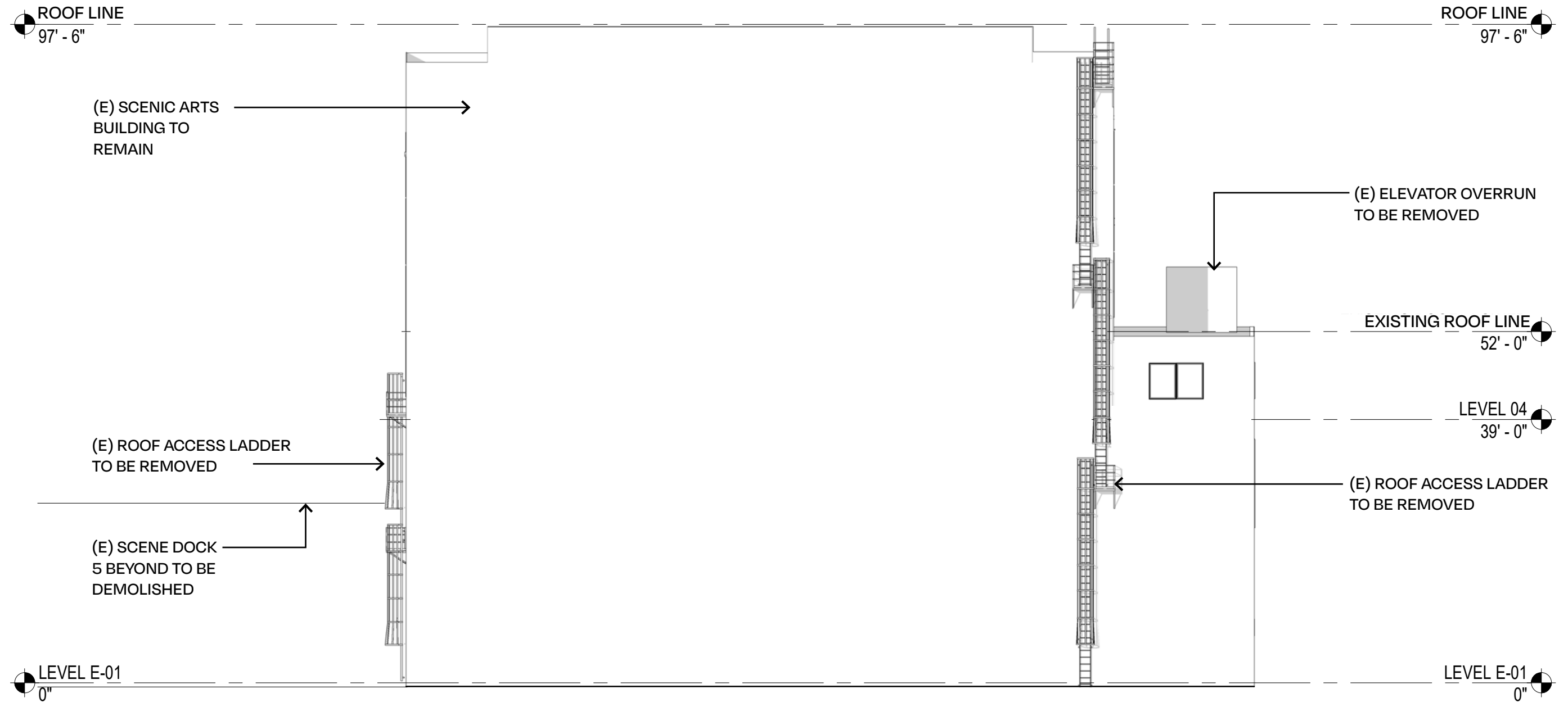


Elevation

NORTH ELEVATION
 20 feet
 SCALE 1" = 16'

NOTE: FOR NOTE CALLOUTS REFER TO MATERIAL PALETTE ON PAGE 34





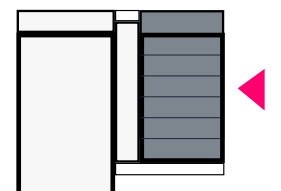
Existing Elevation

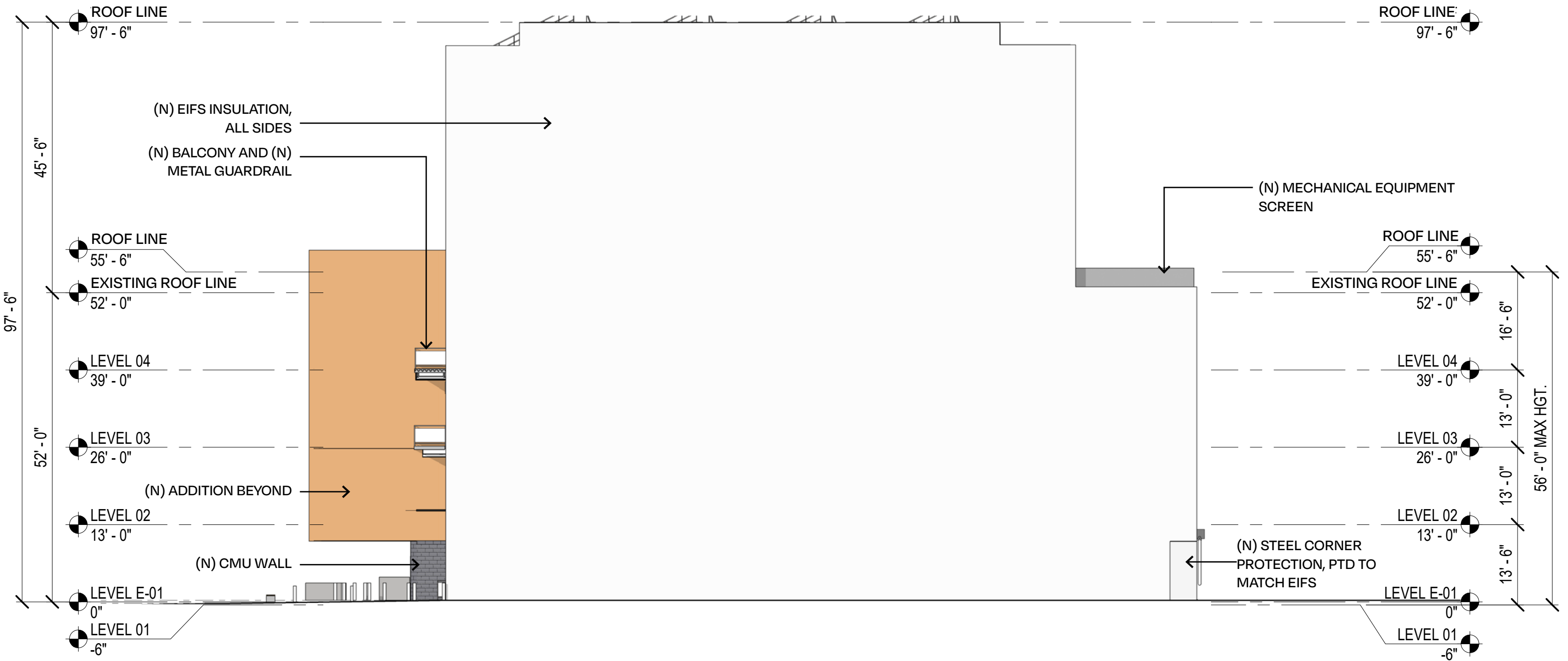
NOTE: FOR NOTE CALLOUTS REFER TO MATERIAL PALETTE ON PAGE 34

EAST ELEVATION

20 feet

SCALE 1" = 16'

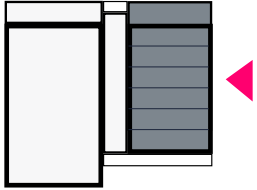




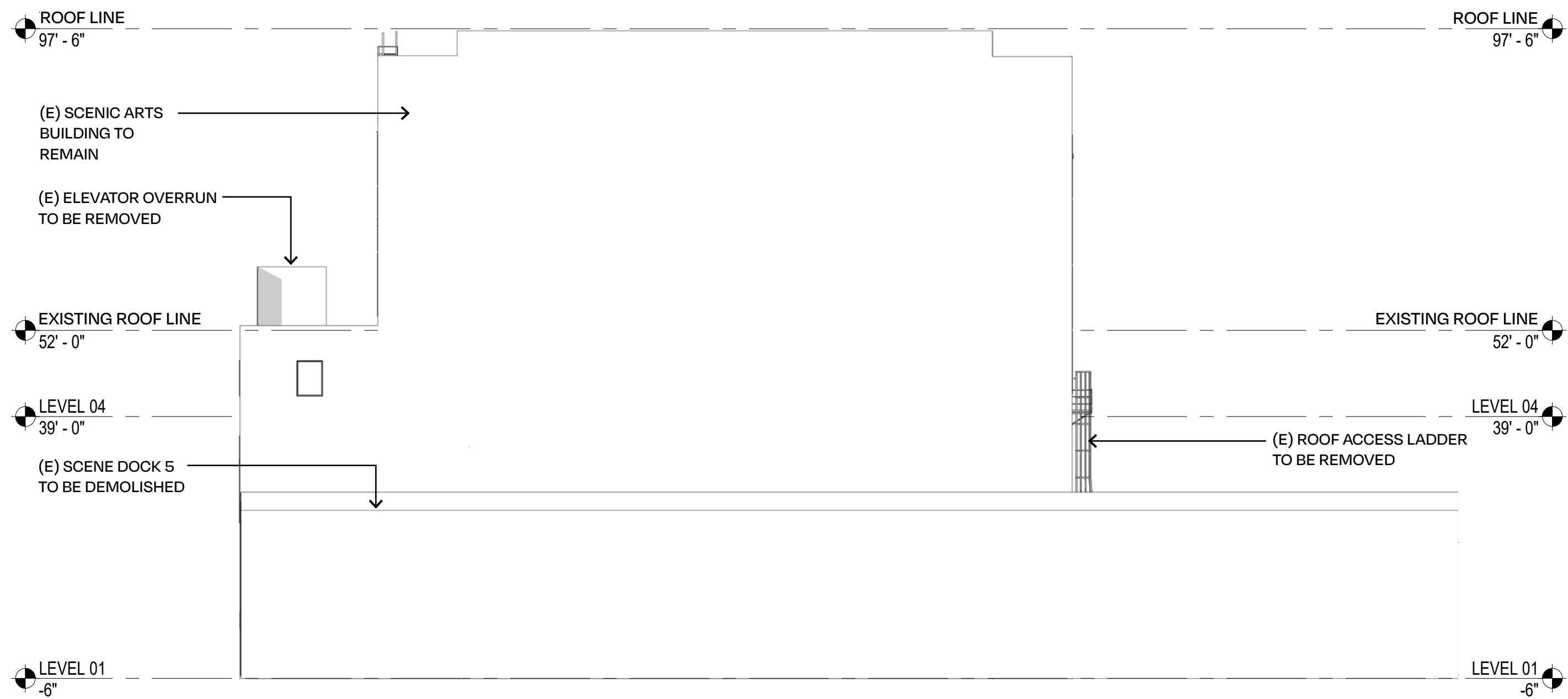
Elevation

EAST ELEVATION

20 feet
 SCALE 1" = 16'



NOTE: FOR NOTE CALLOUTS REFER TO MATERIAL PALETTE ON PAGE 34

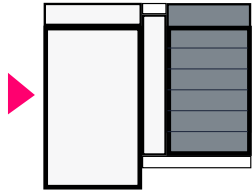


Existing Elevation

NOTE: FOR NOTE CALLOUTS REFER TO MATERIAL PALETTE ON PAGE 34

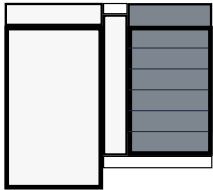
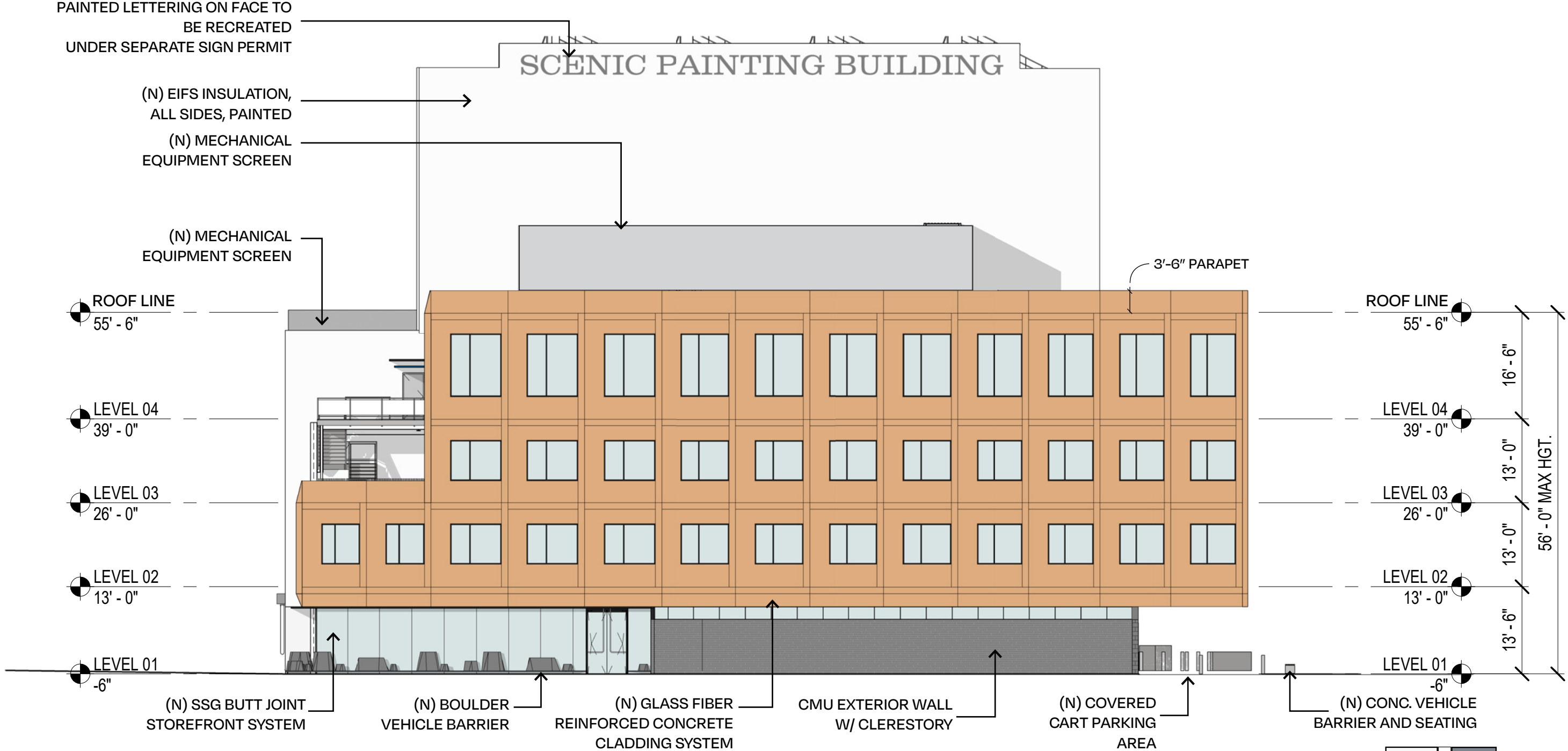
WEST ELEVATION

20 feet
SCALE 1" = 16'

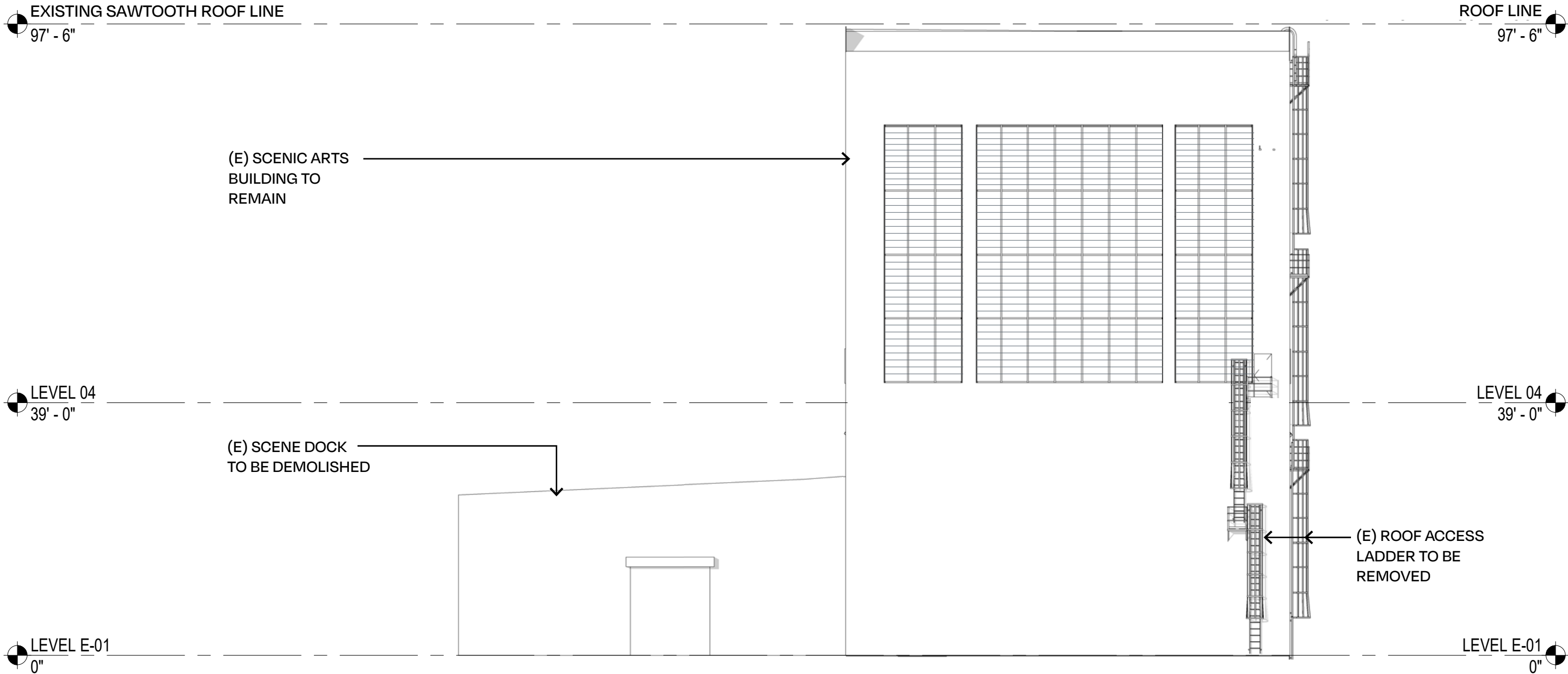


Elevation

Scale 1/16" = 1'-0"

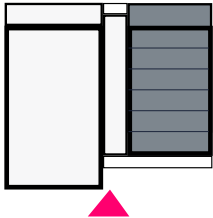


Existing Elevation

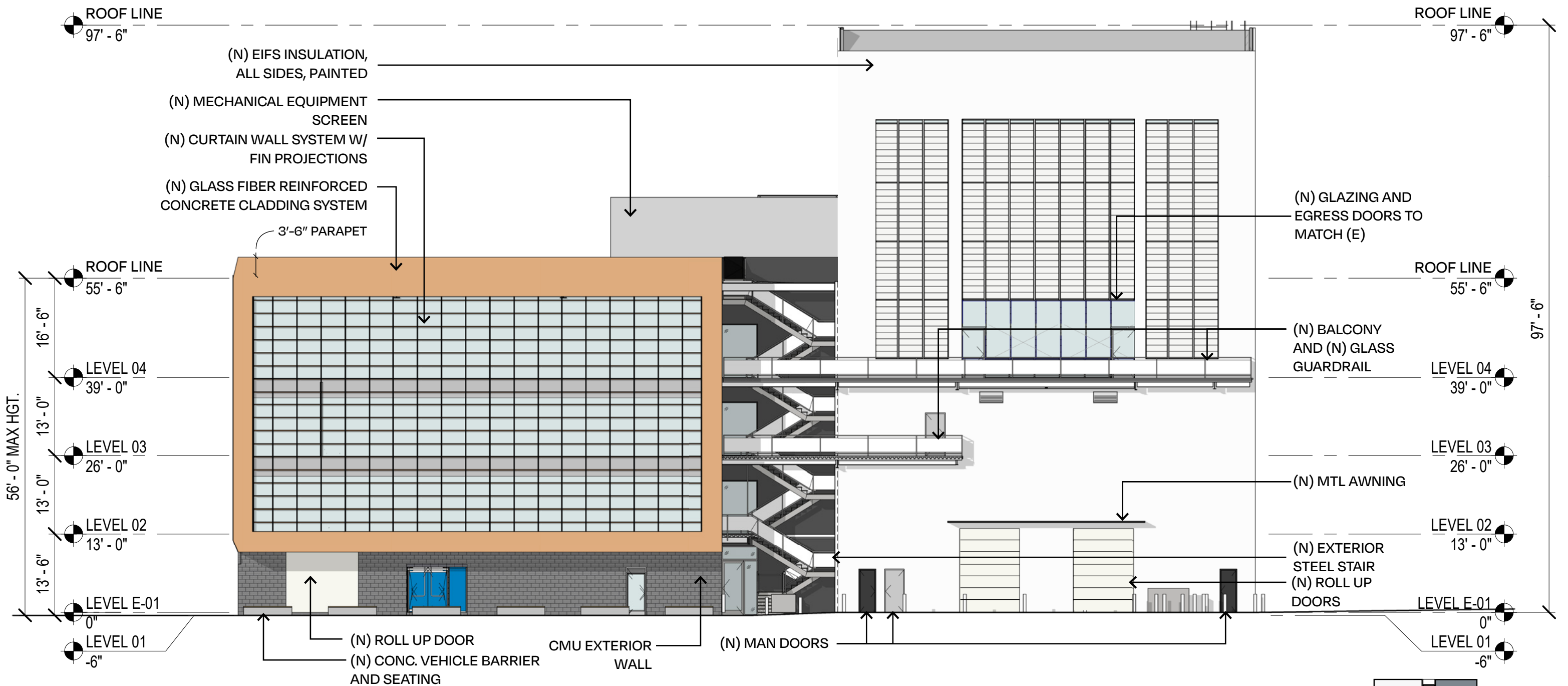


SOUTH ELEVATION

20 feet
SCALE 1" = 16'



NOTE: FOR NOTE CALLOUTS REFER TO MATERIAL PALETTE ON PAGE 34

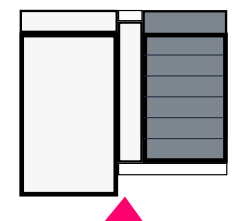


Elevation

SOUTH ELEVATION

20 feet

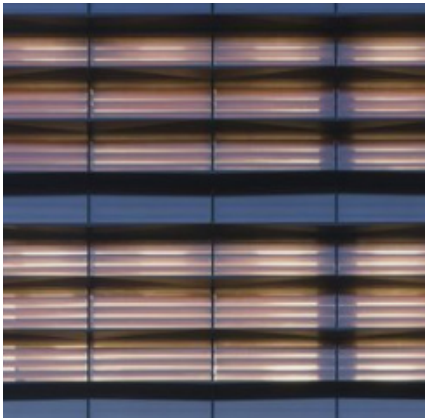
SCALE 1" = 16'



NOTE: FOR NOTE CALLOUTS REFER TO MATERIAL PALETTE ON PAGE 34



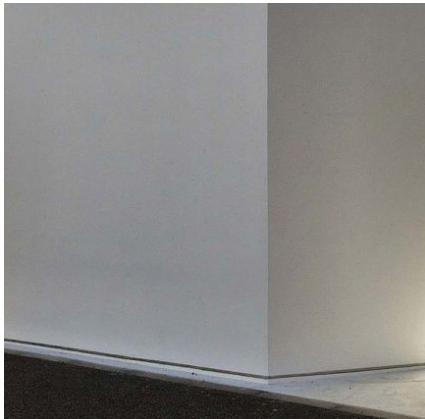
GFRG CLADDING SYSTEM w/ INTEGRAL COLOR



CURTAIN WALL SYSTEM WITH FINS



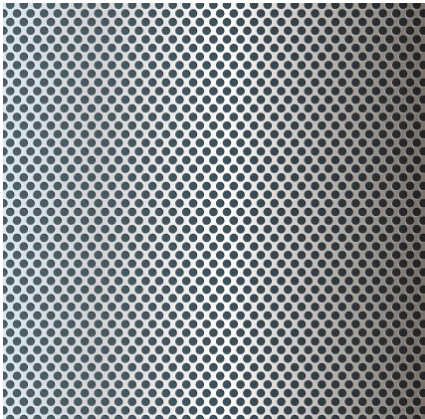
CURTAIN WALL SYSTEM, CAPLESS



EIFS CLADDING SYSTEM



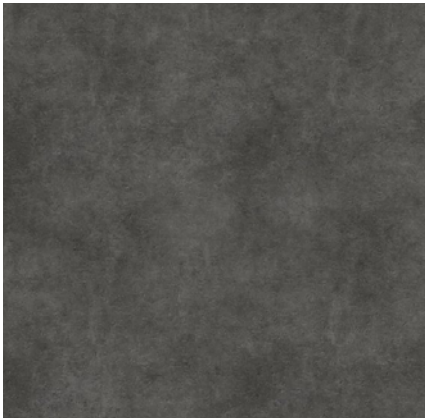
SSG BUTT JOINT STOREFRONT SYSTEM



PERFORATED METAL SCREEN



GLAZED/BURNISHED CMU BLOCK

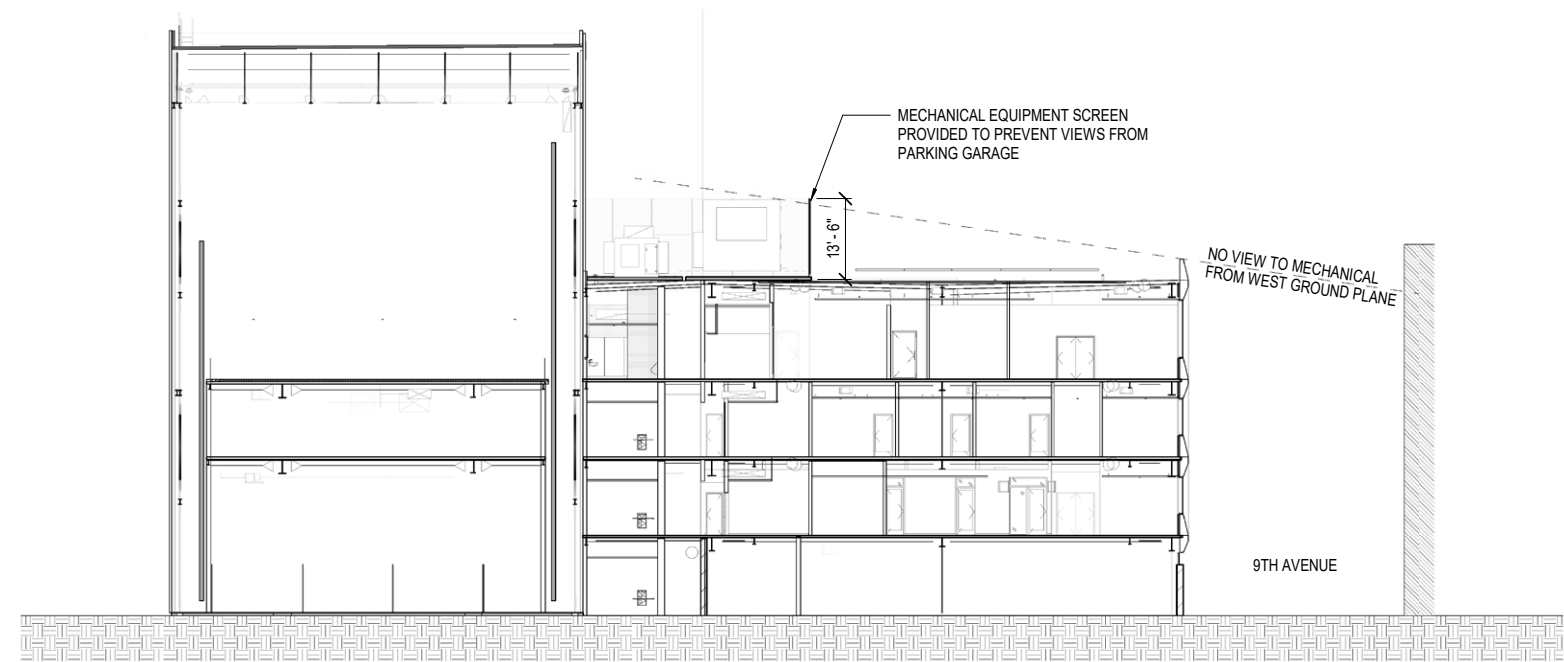


CONCRETE VEHICLE BARRIERS/SEATING

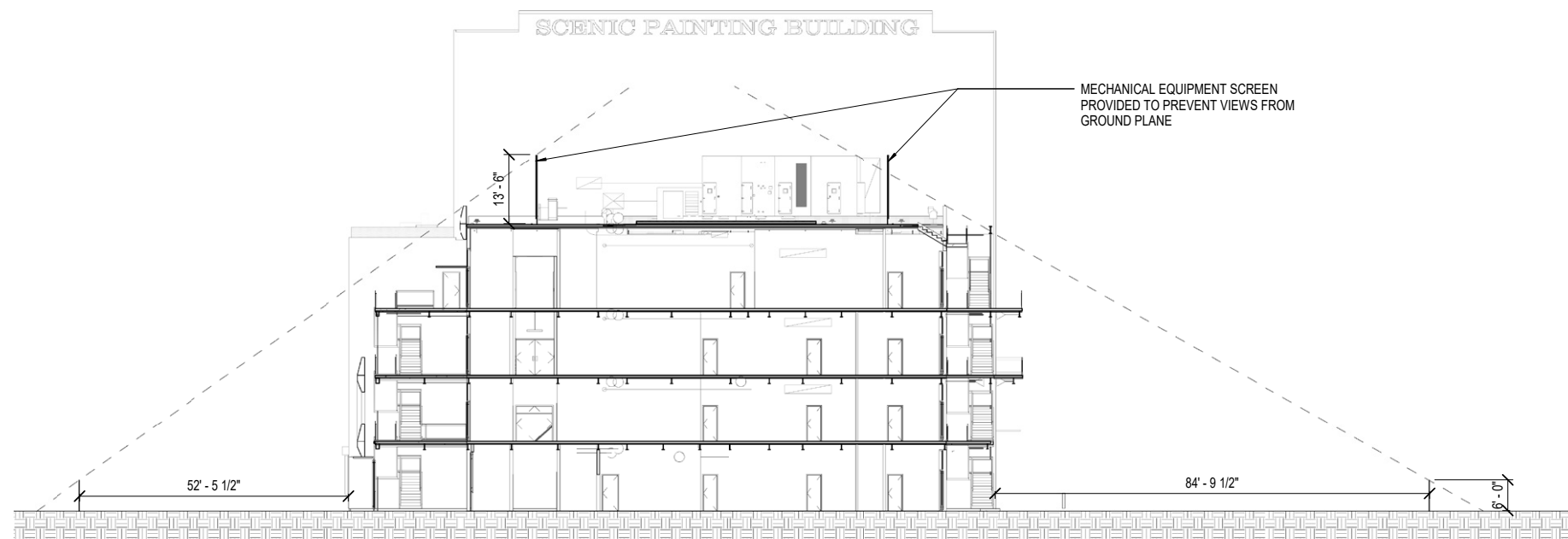


BOULDER/LANDSCAPE VEHICLE BARRIER

Material Palette

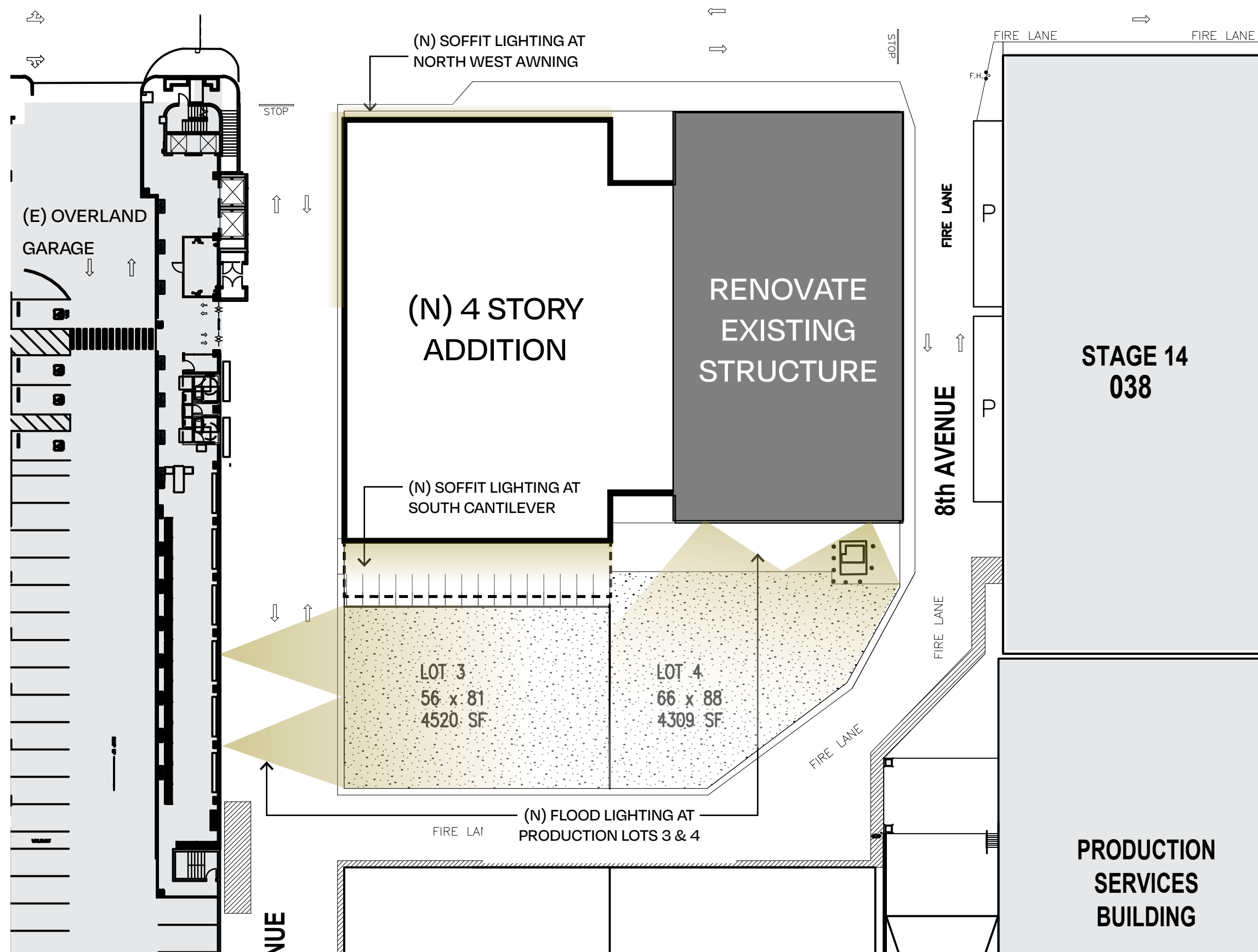


EAST WEST SECTION AT MECHANICAL EQUIPMENT



NORTH SOUTH SECTION AT MECHANICAL EQUIPMENT

Mechanical Equipment Sight Line Study

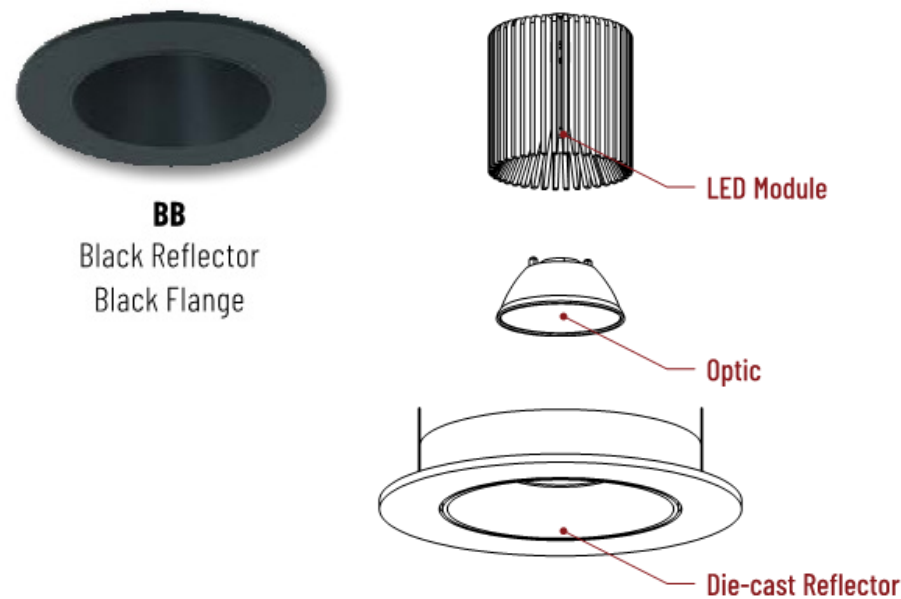


ENLARGED

Site Lighting Strategy



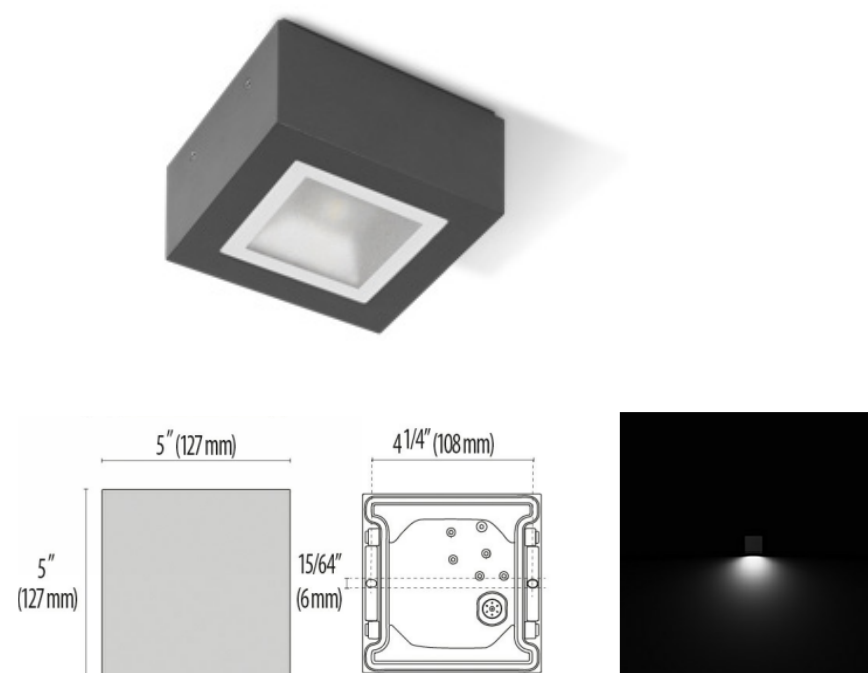
SCALE 1" = 32'



NIO-4RND C
 4" Iolite Round Reflector with Round Aperture
 Source: 14W to 28W LED
 800lm to 2500lm

PRODUCT DESCRIPTION
 4" Iolite reflectors can be specified for use with Iolite new construction or remodel housings. Deep regressed cone reflectors optimize visual cut-off.

SOFFIT DOWN LIGHTING



MIMIK 10 M TYPE III



- Wall sconce series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
 - Copper-free precision die-cast aluminum housing and mounting plate.
 - Extra-clear, tempered, silk-screened, flat glass diffuser.
 - Custom molded, anti-aging gasket(s).
 - Stainless steel external hardware.

WALL SCNCE LIGHTING



KLIK LEDpod™ 40 Patented

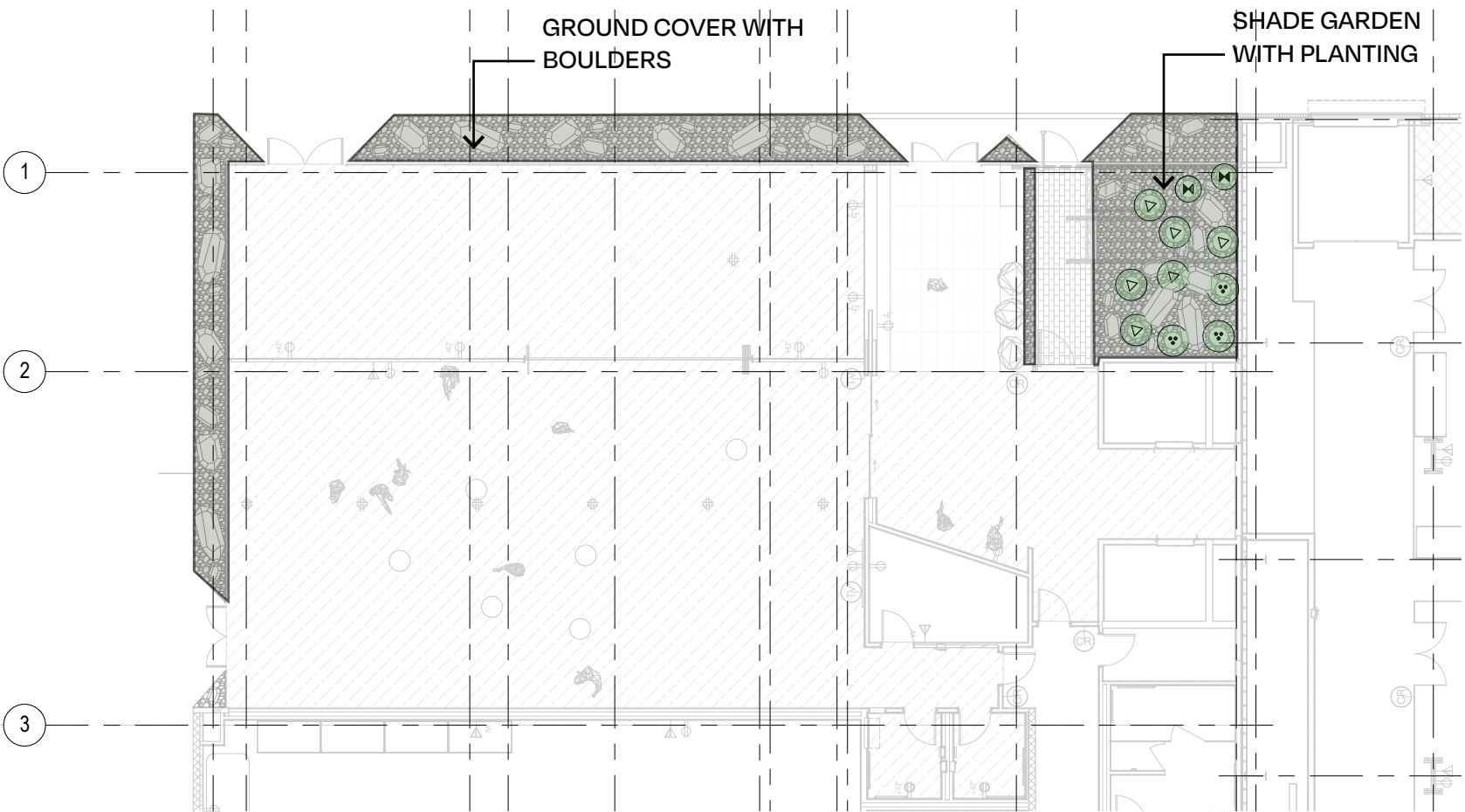
Description

Discrete, seamless point source LED fixture for use in all code-compliant handrail, especially curving ramps and helical stairs as well as long runs on bridges and pedestrian paths. Asymmetric optic allows mounting at rail nadir, eliminating uncomfortable glare issues.

HANDRAIL DOWN LIGHTING

NOTE: ALL FIXTURES ARE DARKSKY COMPLIANT (NO UPLIGHT) AND HAVE LOW GLARE RATINGS

Site Lighting Fixtures



PLANT SCHEDULE

SYMBOL	KEY		CONTAINER SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME	FORM	WATER USE (WUCOLS)	NATIVE ORIGIN	SUN / SHADE REQ.	COMMENTS
	GENUS	SPECIES									
	AGA	BOU	5 GAL	13	Agave Alt. 'Blue Boutin'	Boutin Blue Foxtail Agave	SHRUBS	VERY LOW	MEXICO	FULL SUN	
	CAR	TUM	1 GAL	93	Carex tumicola	Berkeley Sedge	SHRUBS	LOW	CALIFORNIA	FULL SUN	
	CRA	UND	5 GAL	2	CRASSULA A. UNDULATIFOLIA	RIPPLE JADE	SHRUBS	LOW	SOUTH AFRICA	FULL SUN - PARTIAL SHADE	
	LEU	GOL	5 GAL	6	Leucadendron 'Goldstrike'	Goldstrike Cone Bush	SHRUBS	LOW	AUSTRALIA	FULL SUN - PARTIAL SHADE	
	LOM	LON	5 GAL	20	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	SHRUBS	LOW	SOUTH AFRICA	FULL SUN - PARTIAL SHADE	
	MIC	STR	5 GAL	6	MICROLEPIA STRIGOSA	LACE FERN	SHRUBS	HIGH	NORTH AMERICA	PART SUN - PART SHADE	
	PEN	SET	1 GAL	86	Pennisetum spathulatum	Slender Velvet Grass	SHRUBS	LOW	CALIFORNIA	FULL SUN	
	SEN	ART	5 GAL	4	Senna Artemisioides	Feathery Cassia	SHRUBS	LOW	MEDITERRANEAN	FULL SUN	
	WES	GRE	5 GAL	32	Westringia	Grey Box	SHRUBS	LOW	AUSTRALIA	FULL SUN	
	OLE	EUR	48" BOX	3	Olea europaea	Olive	TREES	LOW	Mediterranean	FULL SUN	Multi-Trunk
	PSE	JAP	15 GAL	3	Pseudosasa japonica	ARROW BAMBOO	TREES	MODERATE	Japan, North Korea, South Korea	PART SUN - PART SHADE	
Grand total: 268				268							



Pseudosasa japonica
Arrow Bamboo



Microlepia strigosa
Lace Fern



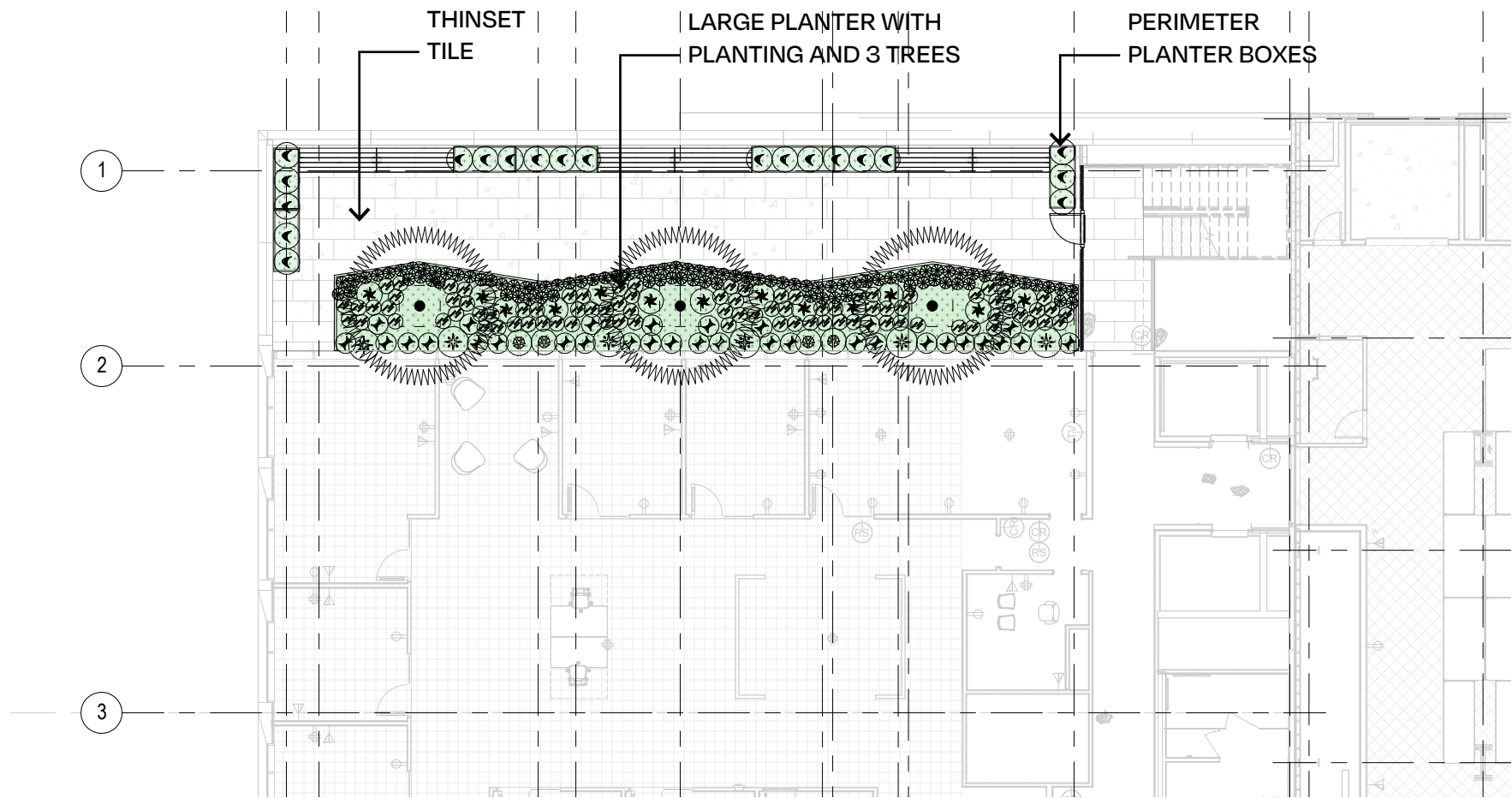
Boulders
Dark Granite



Groundcover
Shale Mulch

Landscape | Level 1

20 feet
SCALE 1" = 16'



PLANT SCHEDULE

SYMBOL	KEY GENUS SPECIES	CONTAINER SIZE	QTY.	SCIENTIFIC NAME	COMMON NAME	FORM	WATER USE (WUCOLS)	NATIVE ORIGIN	SUN / SHADE REQ.	COMMENTS
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Grand total: 268			268							



Olea europaea
Olive Tree



Agave a. 'Boutin Blue'
Blue Foxtail Agave



Leucodendron 'Gold Strike'
Yellow Conebush



Westringia f. 'Grey Box'
Grey Box Coast Rosemary



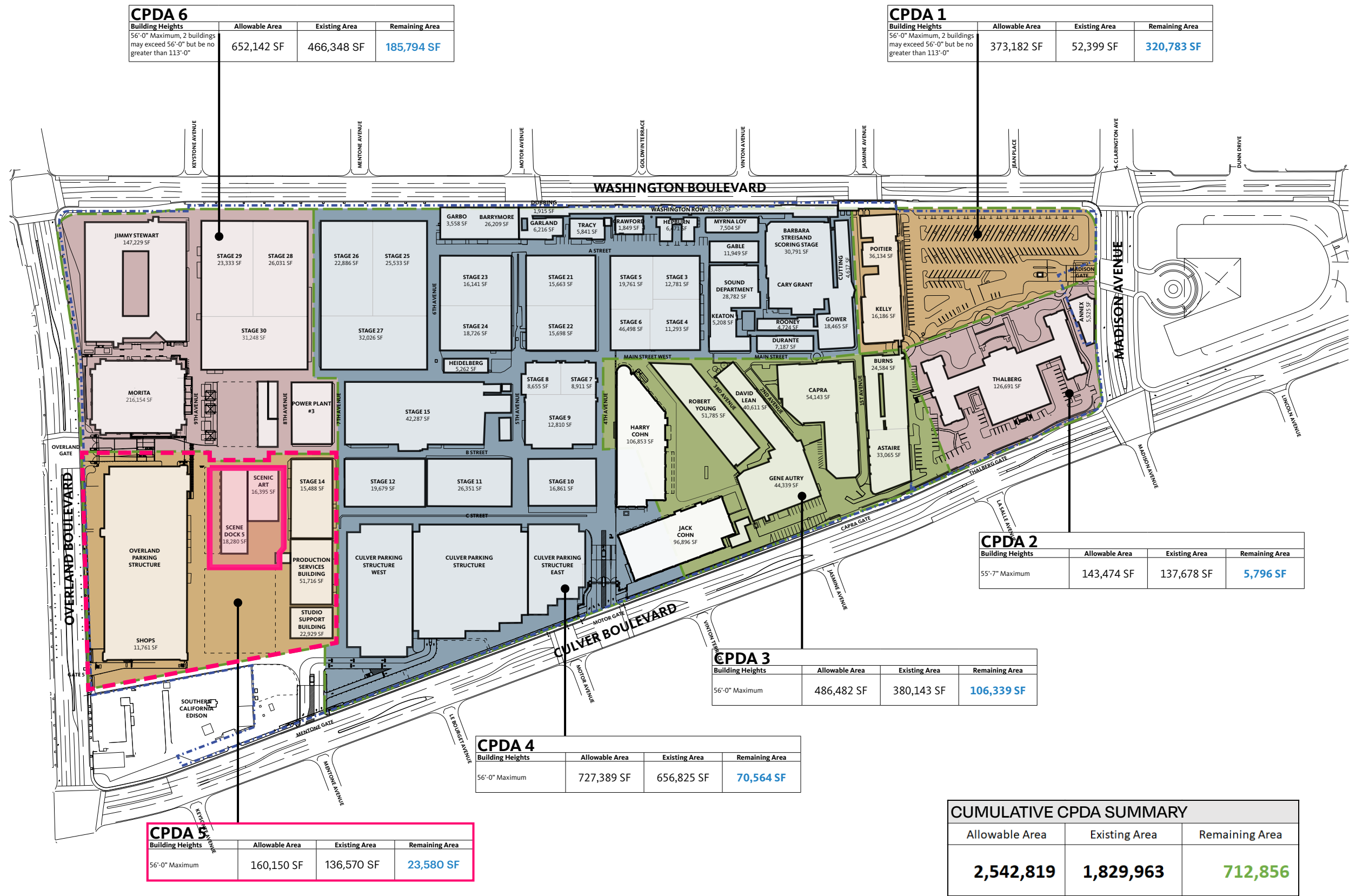
Pennisetum spathiolatum
Slender Veldt Grass



Carex tumulicola
Berkeley Sedge

Landscape | Level 3 Terrace

20 feet
SCALE 1" = 16'



CPDA ZONES + SCOPE OF WORK

Comprehensive Plan Design Areas - Existing

- - - - - SCOPE OF WORK
 ■■■■■ CPDA

N
 SCALE 1" = 200'

Building Demolition				
Building		GSF	Type	
		Total	Office	Support
Scene Dock 5		18,280	6,859	11,421
Total Demo		18,280	6,859	11,421

New Construction + Renovated Area				
Building		GSF	Type	
	Floor	Total	Office	Support
Scenic Arts Building (Renovated)	1	8,507		8,507
	4	7,889	850	7,039
	Subtotal	16,396		
Scenic Arts Building (New)	2	2,250		2,250
	3	7,264		7,264
	Subtotal	9,514		
4 Story Office Building (New)	1	11,644	725	10,919
	2	13,205	8,895	4,310
	3	11,628	11,628	
	4	11,368	11,368	
	Subtotal	47,845		
	(N) Const. Subtotal	57,359		
Total Project Construction	Total	73,755	33,466	40,289

Project Area Summary			
Area	GSF	Office	Support
Scenic Arts - Levels 1 & 2 (Existing Area to Remain)	16,396	850	15,546
New Construction Area	57,359	32,616	24,743
Gross Project Area	73,755	33,466	40,289
Gross Project Area	73,755	33,466	40,289
Exisiting Area to Remain	-16,396	-850	-15,546
Scene Dock 5 (Demolished)	-18,280	-6,859	-11,421
Net Project GSF	39,079	25,757	13,322

PROJECT DATA

Project Areas Table

Parking Summary for Scenic Arts Program					
CPDA effected by building: 5					
Building		Total Stalls	SF	Parking Ratio	Use
<i>Scene Dock 5 (Demolished)</i>		-16	(11,421)	730	Support
		-13	(6,859)	549	Office
Scenic Arts Building New Area		13	9,514	730	Support
4 Story Office Building		61	33,466	549	Office
		15	10,919	730	Support
New Parking Demand		61			

Parking Summary for Sony Pictures Entertainment Lot		
Building		Total Stalls
Existing Parking on Lot		4,791
Existing Required Parking on Lot		3,232
New Requirements		61
Parking Surplus		1,498

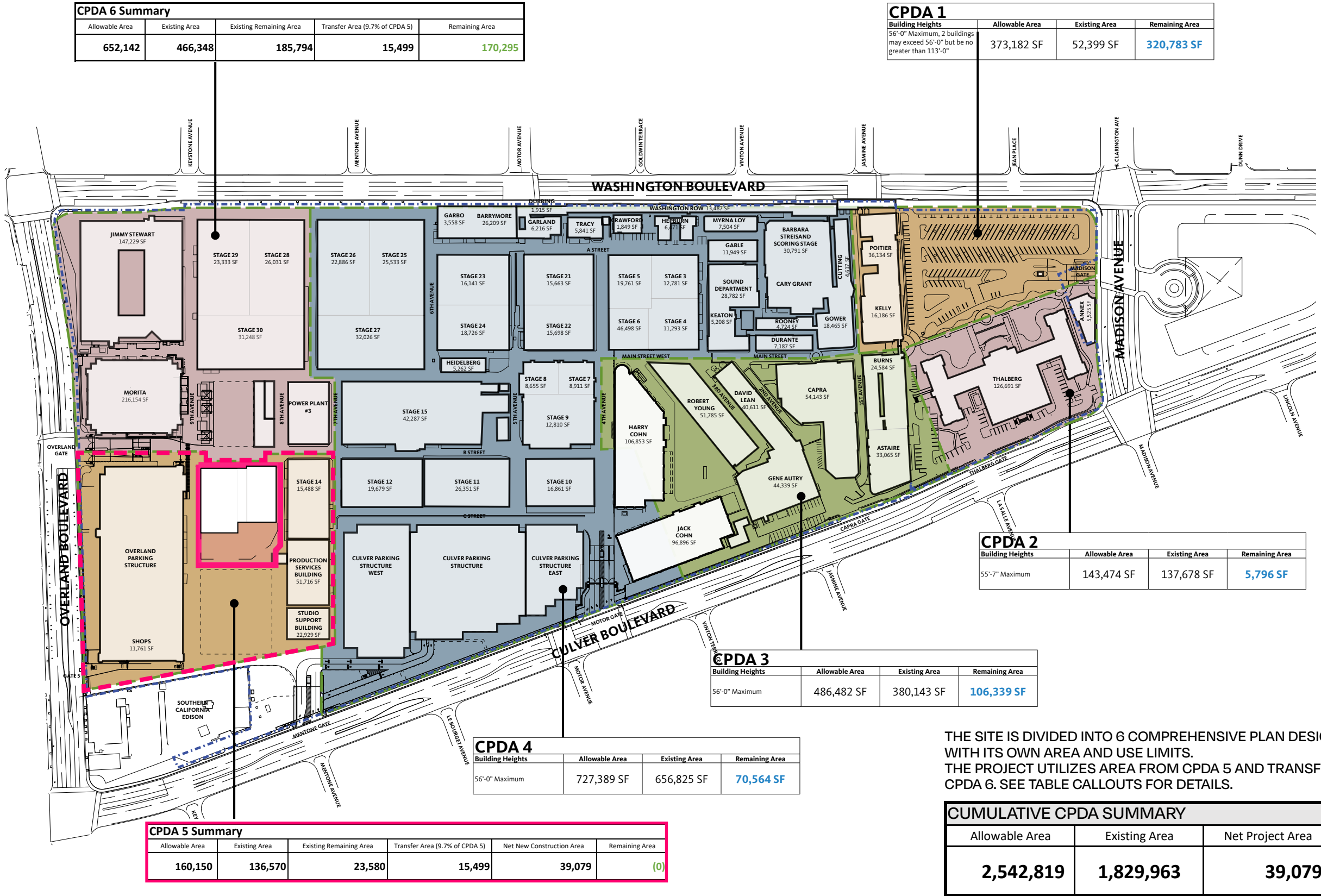
NOTE: BICYCLE PARKING IS SPREAD THROUGHOUT SONY PICTURES PRODUCTION LOT, INCLUDING AT OVERLAND PARKING GARAGE ADJACENT TO SCENIC ARTS BUILDING, ACCOUNTING FOR NEED CREATED BY THE PROJECT PER DEVELOPMENT AGREEMENT.

EV Parking Breakdown for Sony Pictures Studio Lot	
Location	# of EV stalls
Overland Structure	11
Culver Structure	20
North Thalberg Lot	10
Capra Lot	9
Bowtruss Lot	2
Stage 10-1	1
TOTAL	64

NOTE: SPA IMAGEWORKS CAMPUS HAS AN ADDITIONAL 11 EV PARKING SPACES

PROJECT DATA

Parking



CPDA ZONES + SCOPE OF WORK

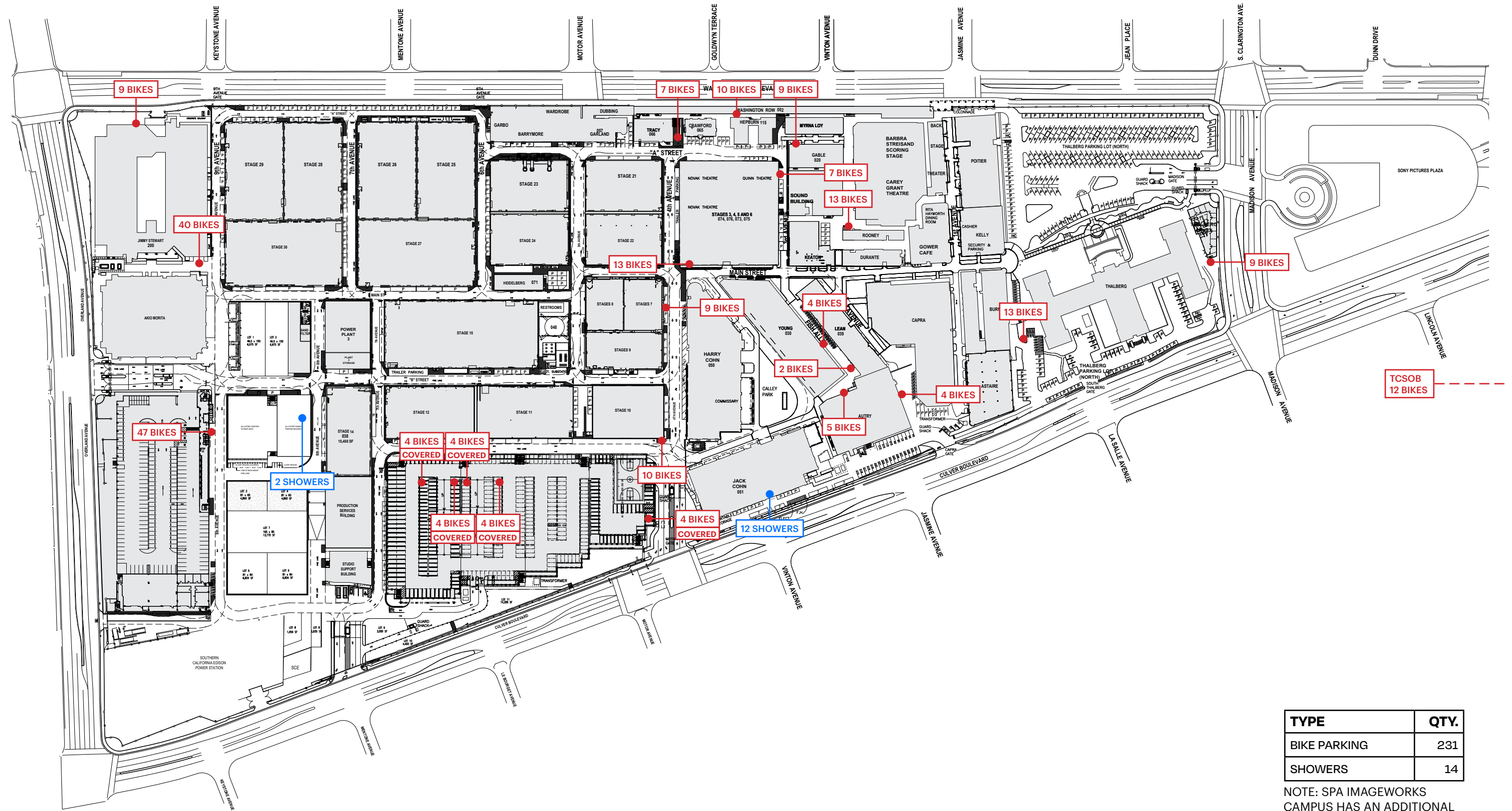
Comprehensive Plan Design Areas - Proposed

SCOPE OF WORK

CPDA

N

SCALE 1" = 200'



BICYCLE PARKING

Bike Racks & Showers - Locations & Quantities