

Site Application Permit Submission

12-19-07 Submission to City



For M.A.
CCM 04-14-2008

RECEIVED
FEB 04 2008
Culver City
Planning Division

Gensler

Architect
2500 Broadway - Suite 300
Santa Monica, CA 90404
310.449.5600

CRAIN & Associates, Inc.

Transportation Planning Traffic Engineering
2007 Sawtelle Blvd.
Los Angeles, CA 90025
310.473.6508

RJA Group

Fire Protection Consultants
One Pointe Drive - Suite 210
Brea, CA 92821
714.257.3555

PSOMAS

Civil Engineering
11444 West Olympic Boulevard - Suite 750
West Los Angeles, CA 90064-1549
310.954.3700

6161 Centinela Ave.
Culver City, CA 90230

AERIAL VICINITY



Centinela Development Partners

6161 Centinela Ave., Culver City, CA

Entire Project

05.6132.000

Aerial Vicinity

Page 2

Gensler

Dec 19, 2007

310.449.5600



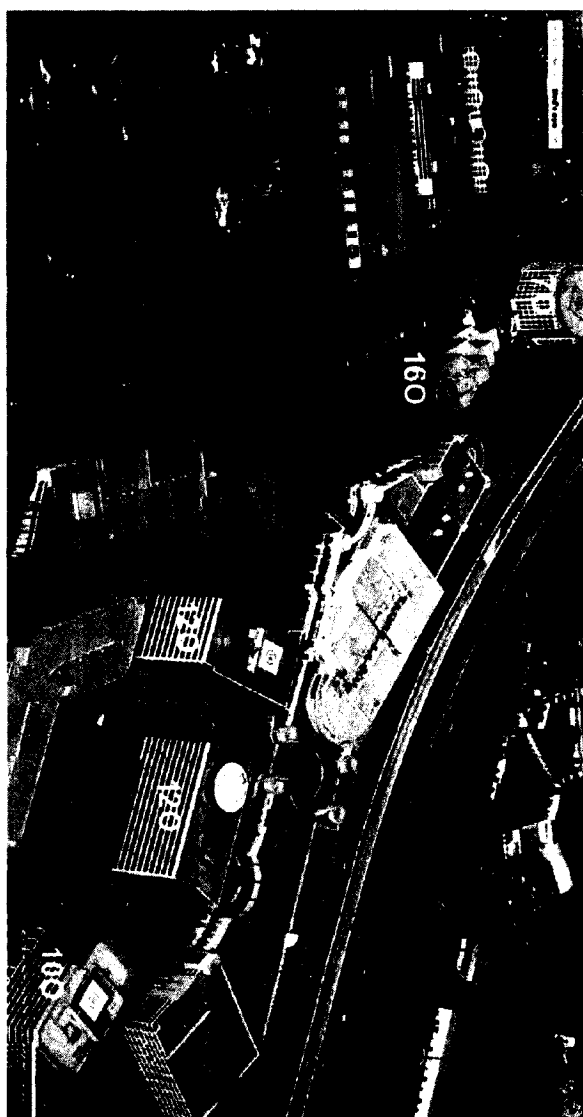
Centinela Development Partners

6161 Centinela Ave., Culver City, CA

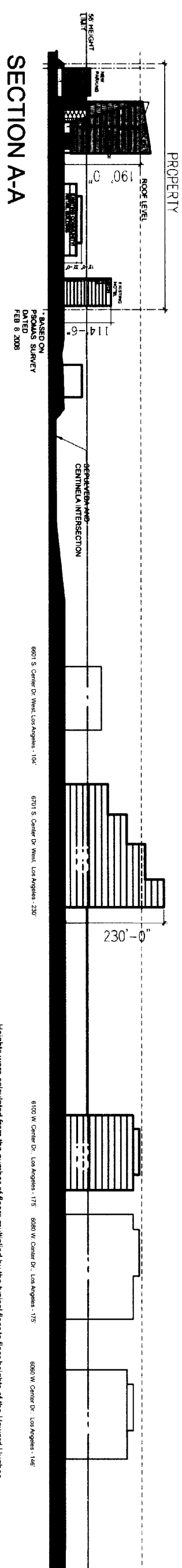
Entrada Project

05.6132.000

Aerial Views and Site Photos



NOTE: HEIGHTS OF NEIGHBORING BUILDINGS ARE APPROXIMATE AND ARE BASED ON FLOOR COUNTS



Heights were calculated from the number of floors multiplied by the typical floor to floor heights of the Howard Hughes projects for which we were able to obtain information - all heights are to the roof floor level.

Heights were calculated from the number of floors multiplied by the typical floor to floor heights of such hotels - all heights are to the roof floor level.

Floor Area & Parking Stall Provided

FLOOR AREA

Level	Gross Area	Net Area
13	32,279	30,955
12	32,262	30,938
11	32,237	30,913
10	32,202	30,878
9	32,158	30,834
8	32,104	30,780
7	32,042	30,718
6	31,970	30,646
5	31,889	30,565
4	15,435	14,405
3	15,435	14,405
2	15,435	14,405
G	6,961	6,217
TOTAL	342,409	326,659

Avg. Gross Fl. Area Fl. 5-13 = 32,127 SQFT
Avg. Net Fl. Area Fl. 5-13 = 30,803 SQFT

Total Site Area : 245,580 S.F.
Site Coverage by Structures : 69,664 S.F. (new) + 43,896 S.F. (existing Hotel & Conference Center)
= 113,560 S.F.

Existing Hotel and Conference Center S.F. : 229,960 S.F.

Legal Description
Parcel 2 of parcel map no. 4031, in the city of culver city, county of los angeles, state of california, as per map filed in book 59, page 100 of parcel maps, in the office of the county recorder of said county.

Assessor Parcel Number for the project is 4220-015-029
Landscape S.F. of New Project = 27,416 S.F.
Existing Landscape S.F. to Remain =23,784 S.F.
Total S.F. of Landscape = 51,200 S.F.

Note:

Gross = Total area

Net = Total area without stairs & shafts (exterior window thickness has not been taken out)

PARKING STALL PROVIDED

Level	HC	Van	Reg.	Parking Stall
P7	0	0	73	73
P6	0	0	158	158
P5	0	0	158	158
P4	4	0	152	156
P3	5	0	150	155
P2	5	11	136	152
G	5	73	68	145
On-Grade	0	0	9	9
B1	5	0	150	155
B2	0	0	87	87
TOTAL	24	84	1,141	1,248

Regular Parking Stall 8'-6" x 18'-0"
HC Parking Stall 9'-0" x 18'-0" with 5'-0" side clearance
Van Parking Stall 9'-0" x 18'-0"

Employee Pkg Req'd = 85% of Total Parking Stalls Provided For Office
= 836 Stalls

Total Van Pkg Req'd = 10% of Employee Parking
= 84 Stalls

Total HC space Req'd = 20 stalls plus 1 per 100 over 1000 stalls provided
= 23 Stalls

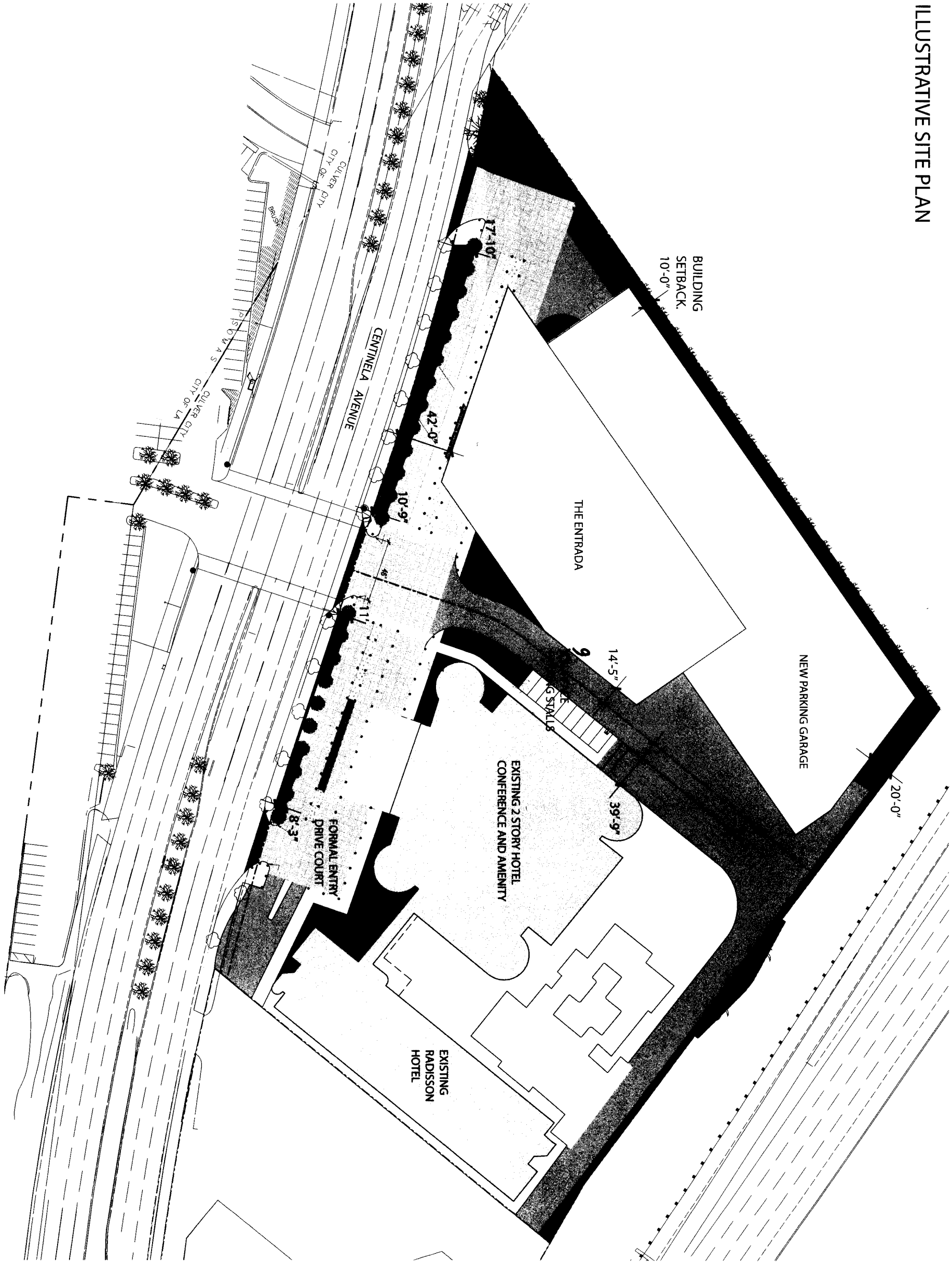
Total Parking Req'd = Total Gross Area / 350 (978 for office) + 265 stalls (For Hotel)
= 1,243 Stalls

Total On-Site Parking Provided = 1,248 Stalls

Total Off - Site Parking = 60 Stalls Per Covenant

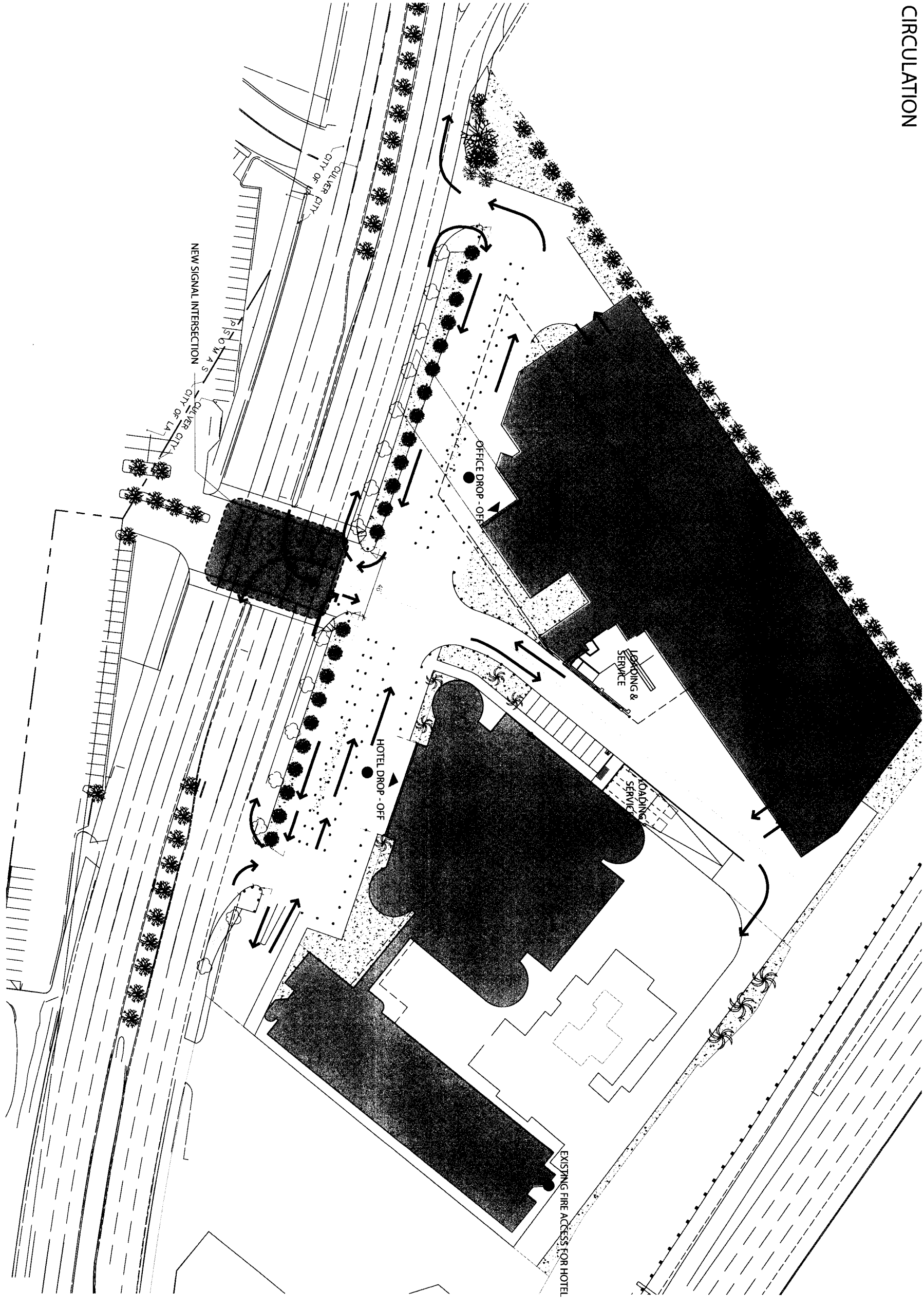


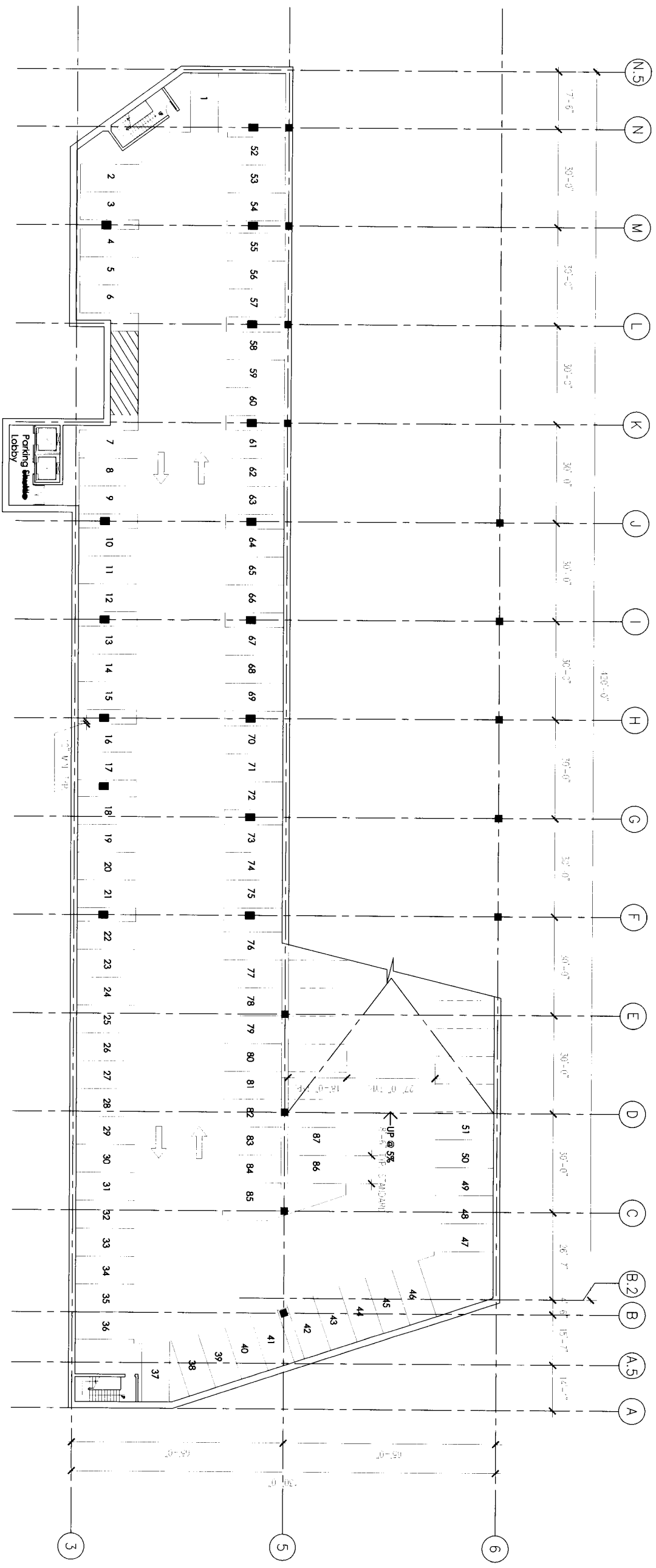
ILLUSTRATIVE SITE PLAN



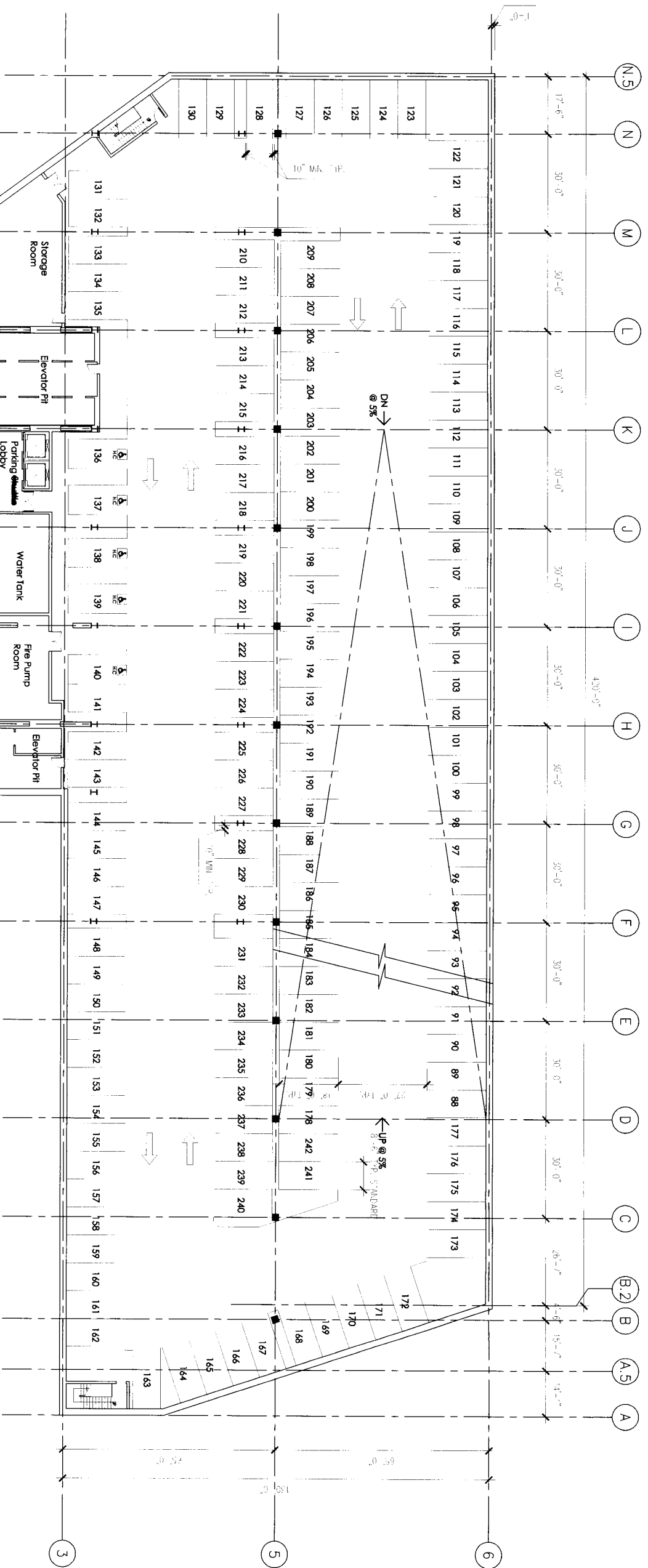
- ☐ EXISTING SITE - NO CHANGE
- ☐ PROPOSED DEVELOPMENT SITE

TRAFFIC CIRCULATION

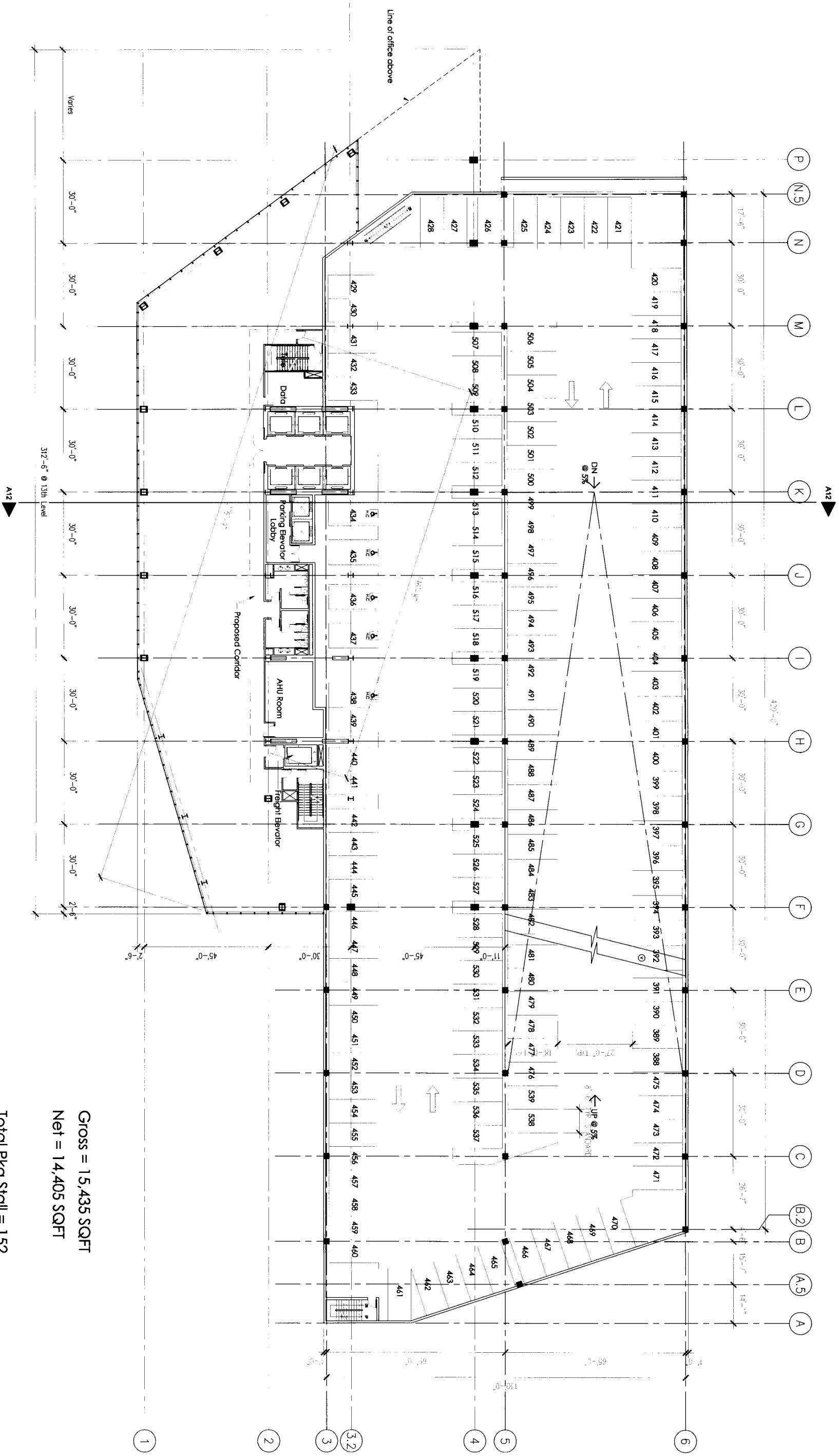




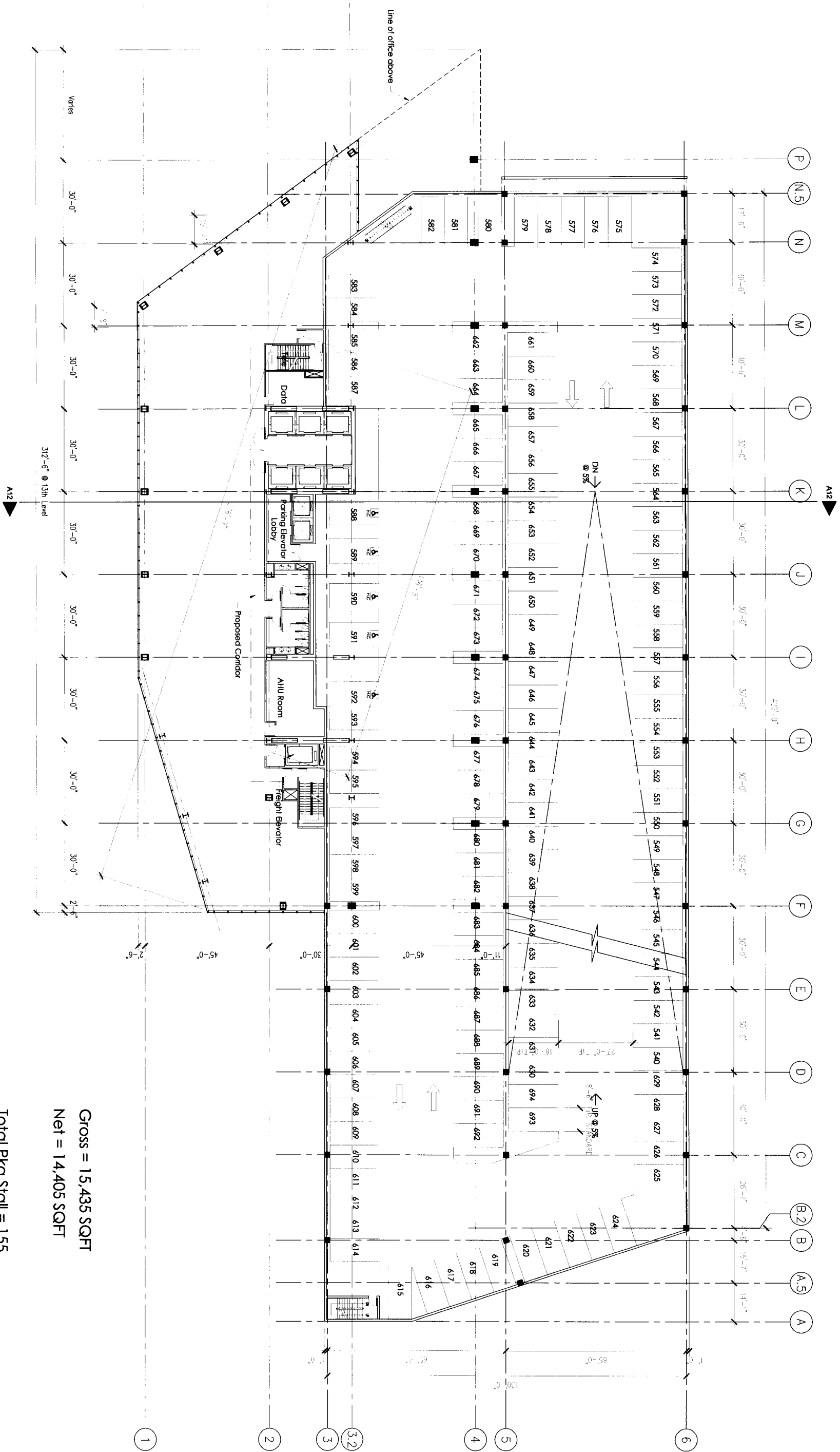
Total Pkg Stail = 87



Total Pkg Stall = 155

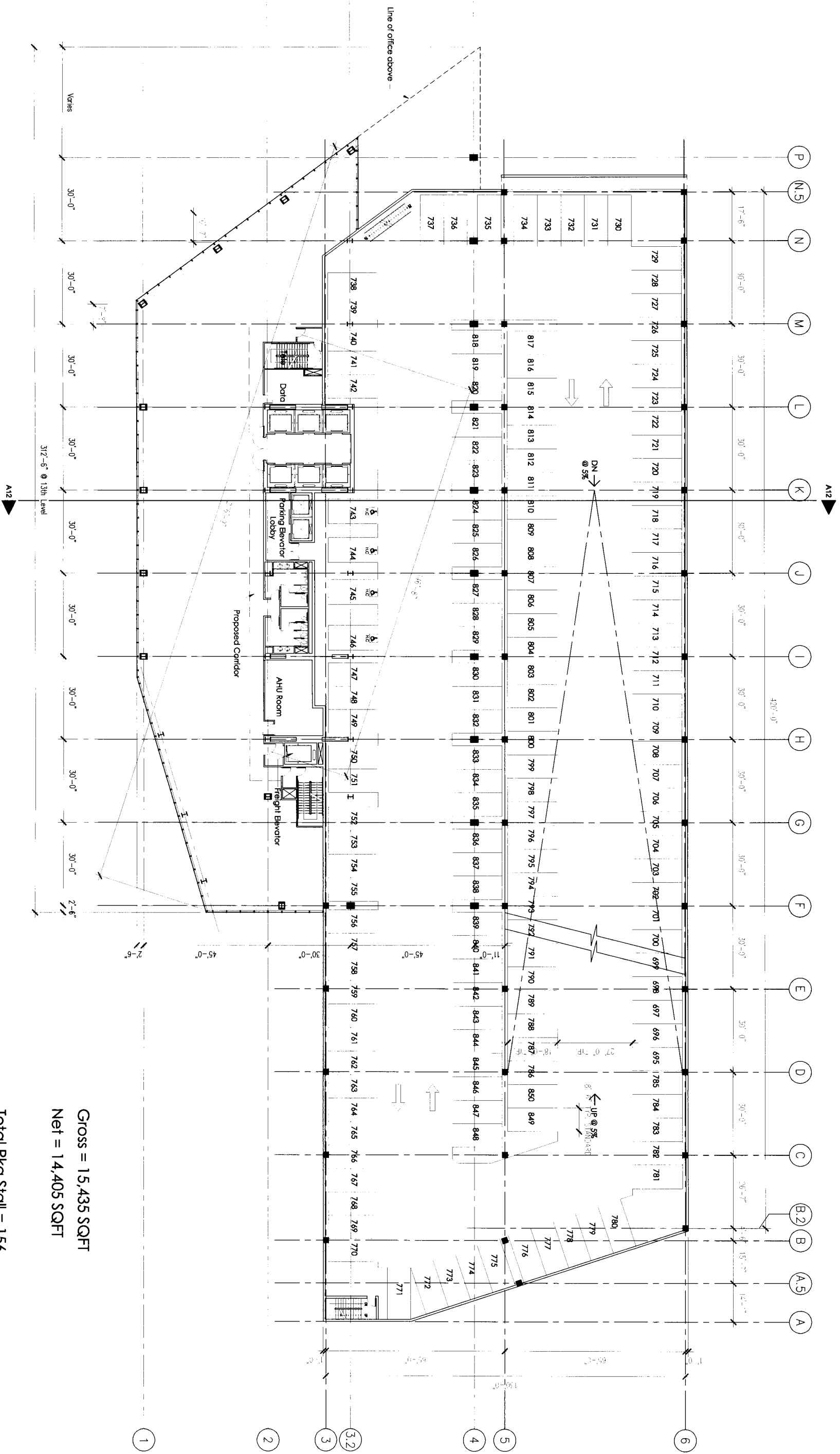


Gross = 15,435 SQFT
Net = 14,405 SQFT
Total Pkg Stall = 152



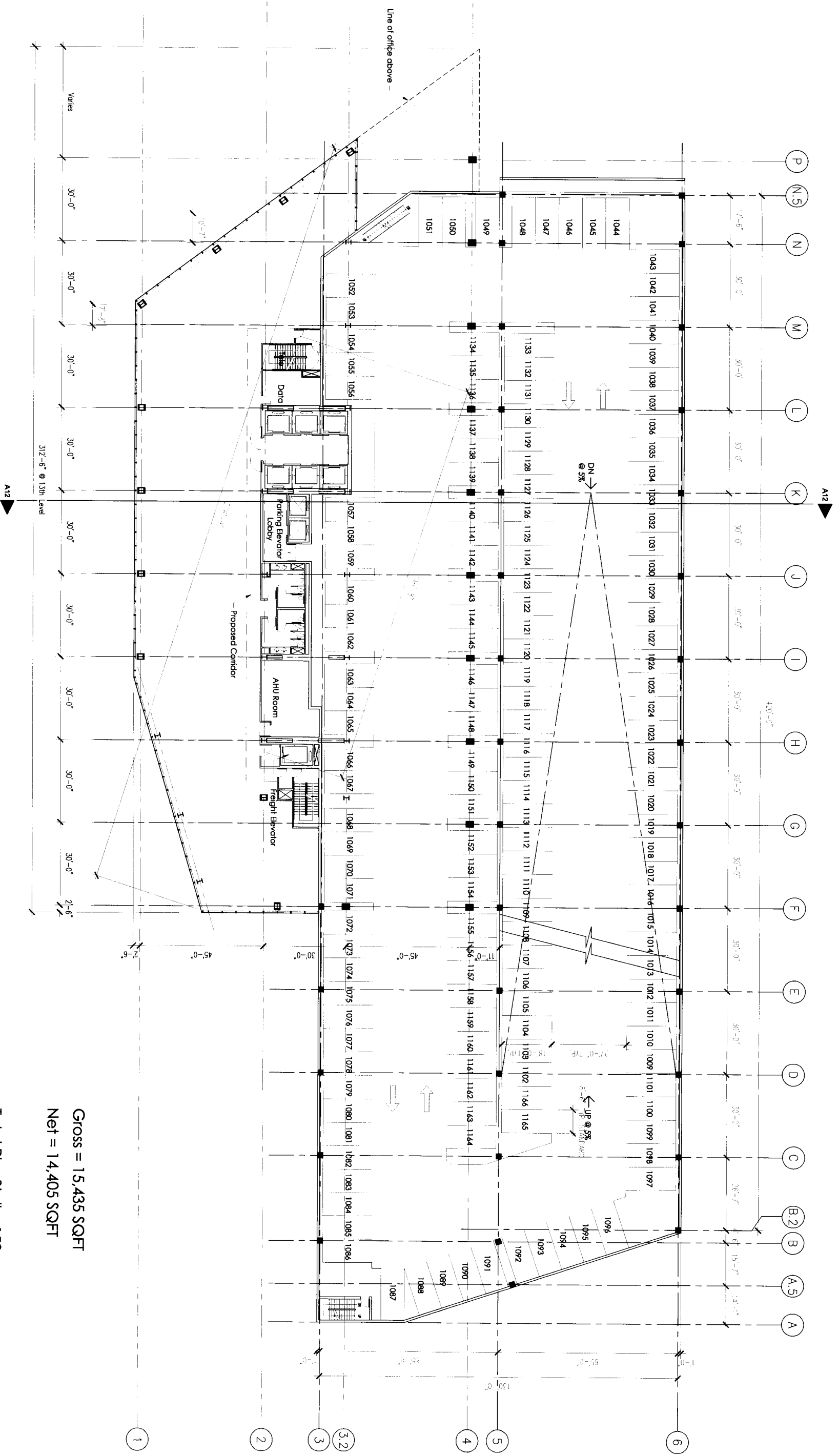
Gross = 15,435 SQFT
Net = 14,405 SQFT

Total Pkg Stall = 155



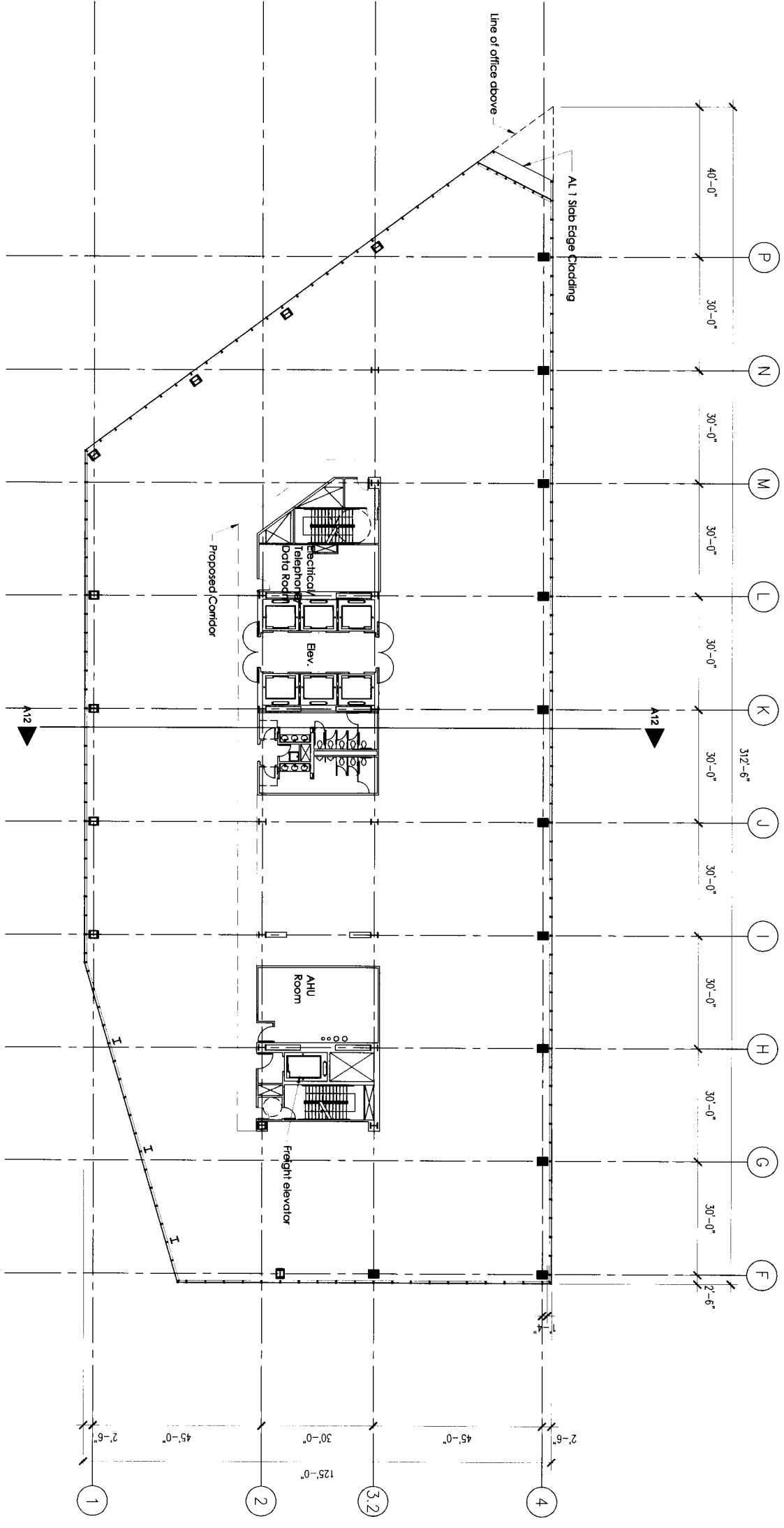
Gross = 15,435 SQFT
Net = 14,405 SQFT

Total Pkg Stall = 156

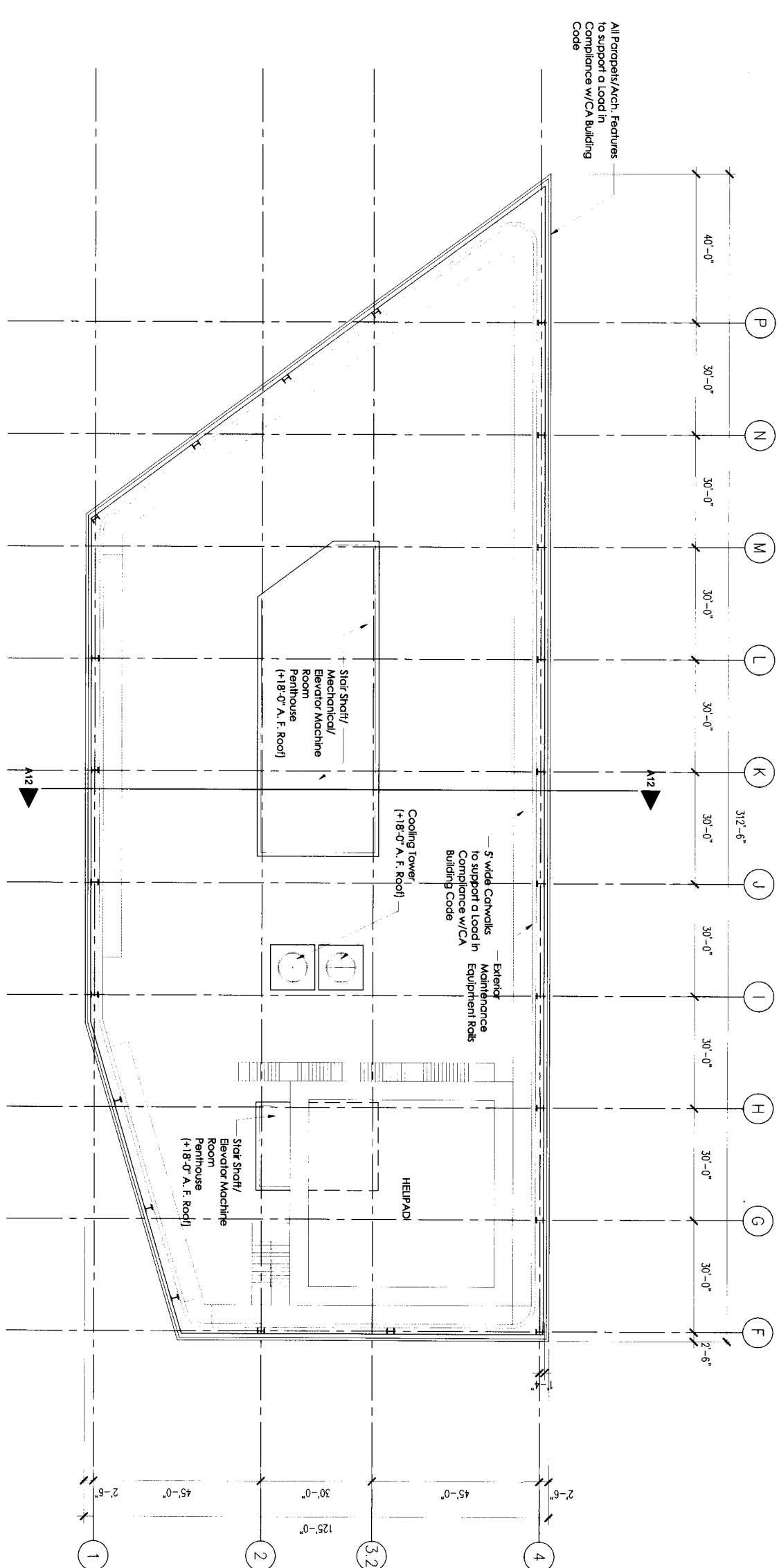


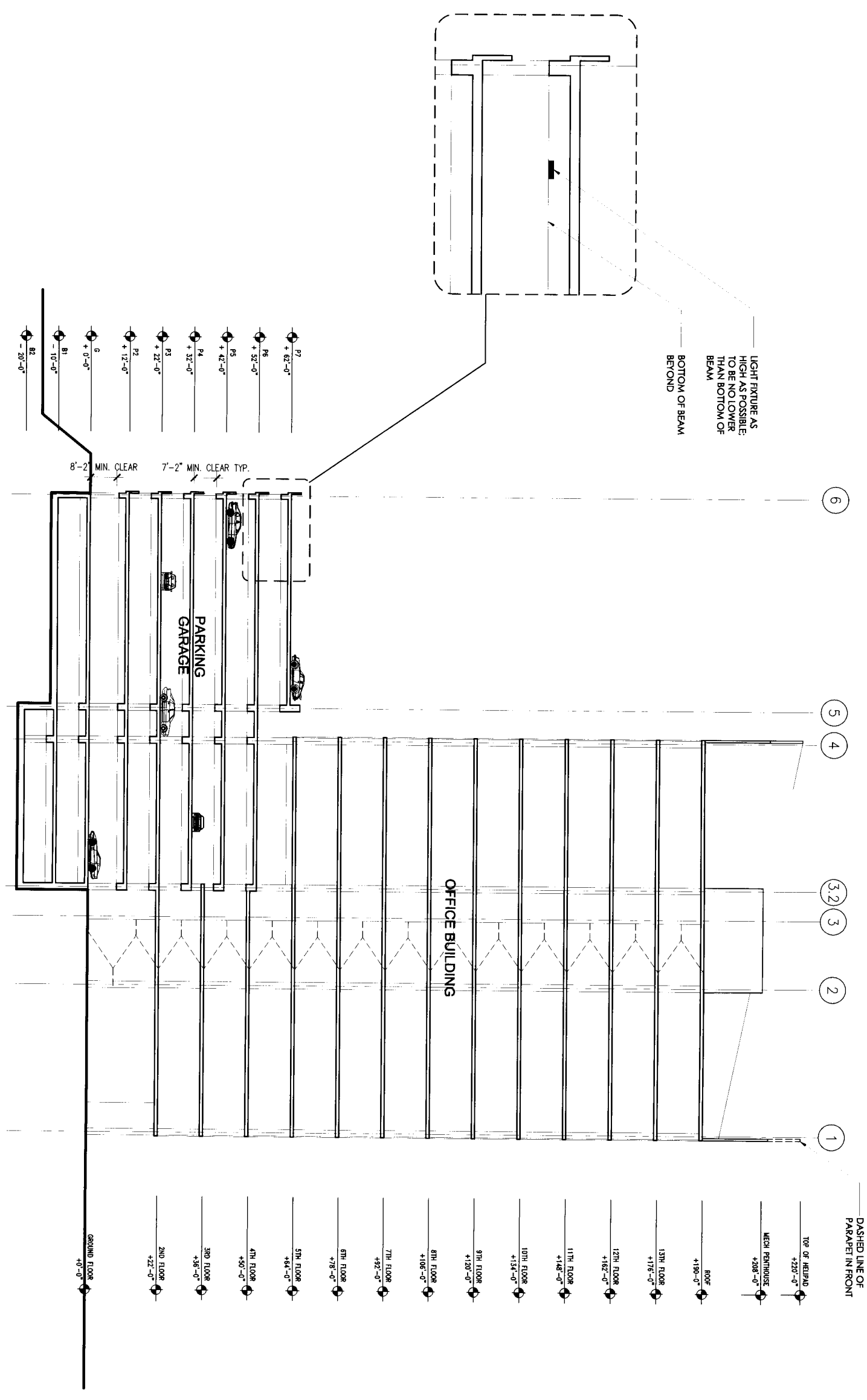
Gross = 15,435 SQFT
Net = 14,405 SQFT

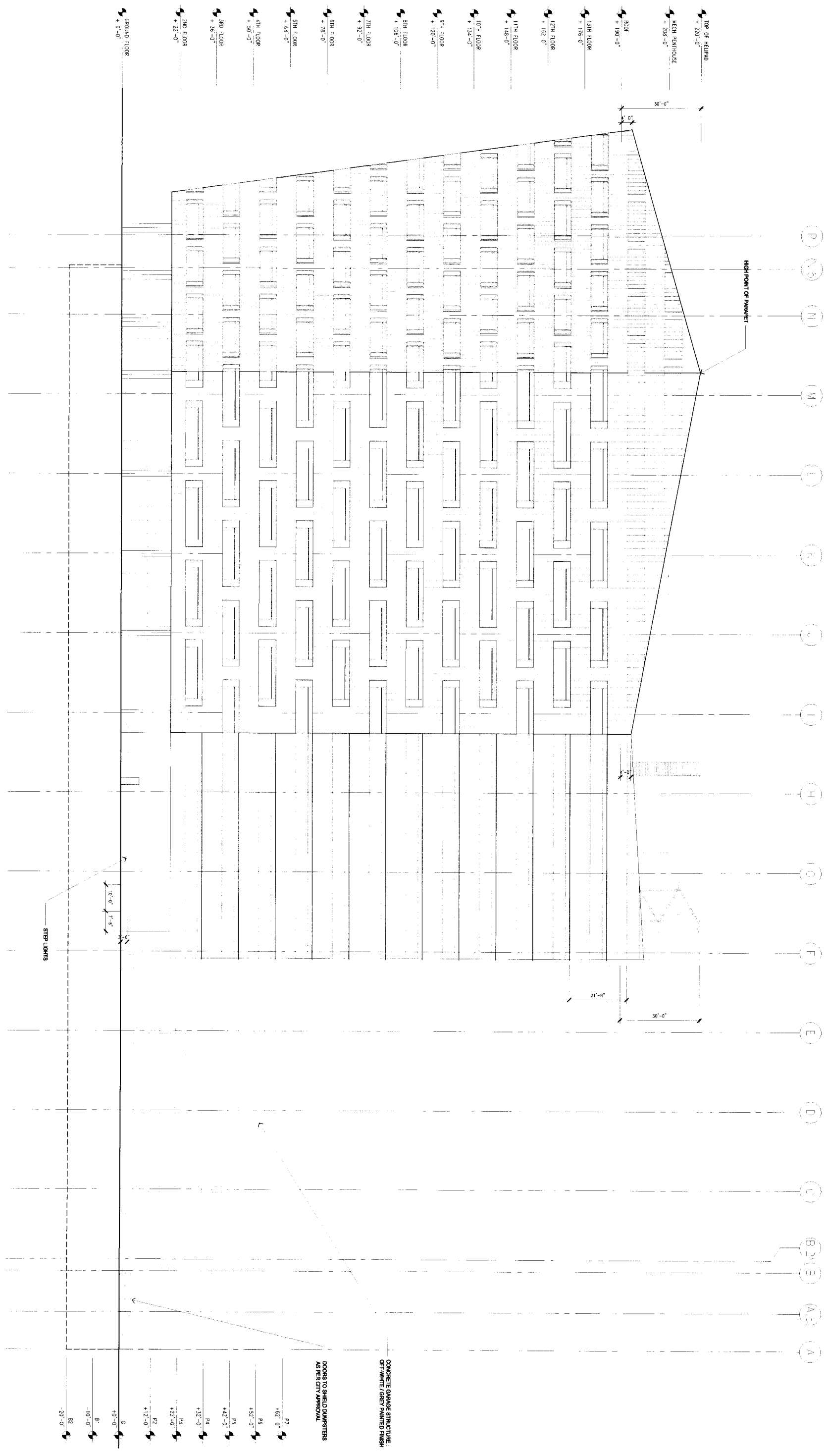
Total Pkg Stall = 158

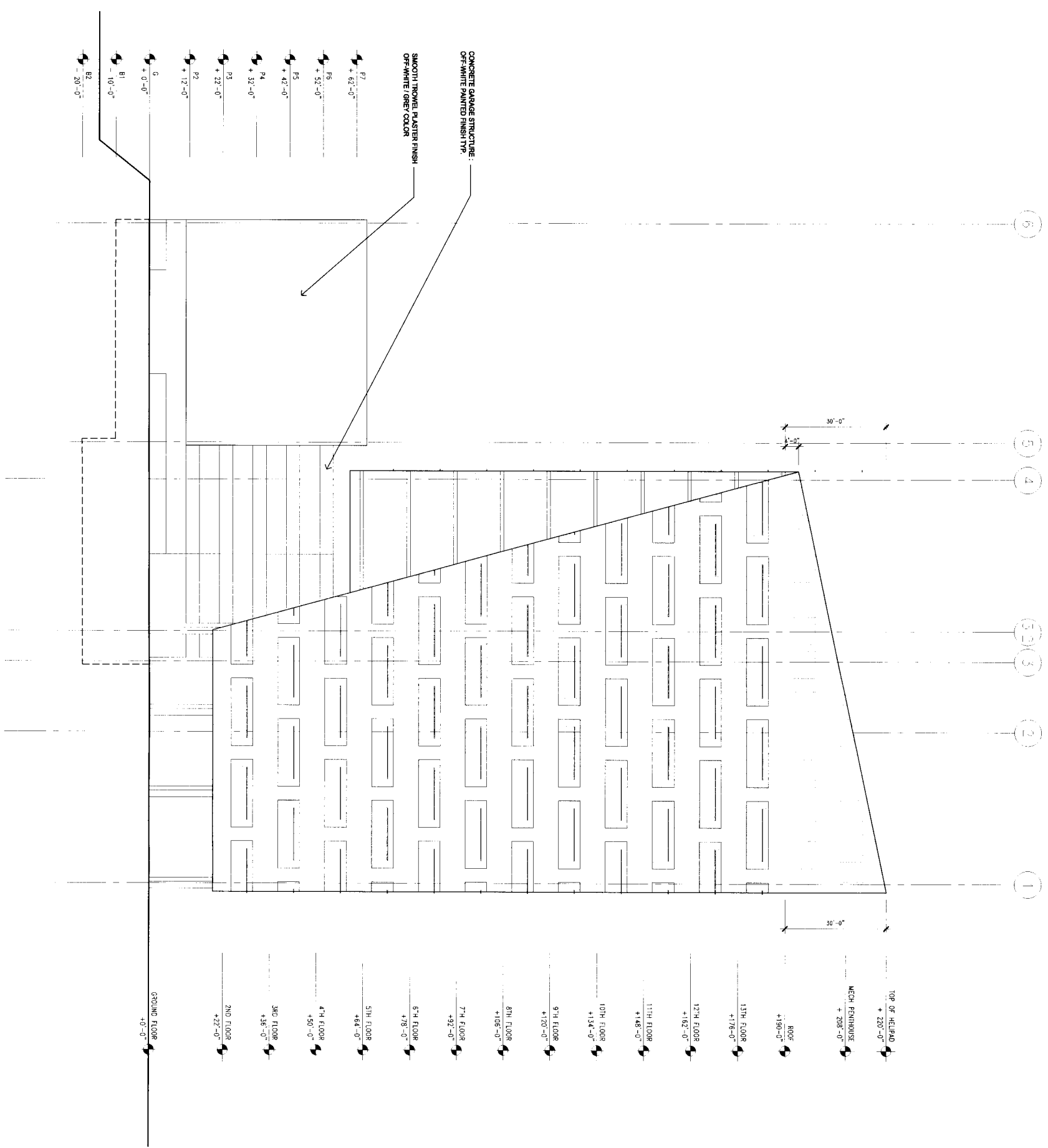


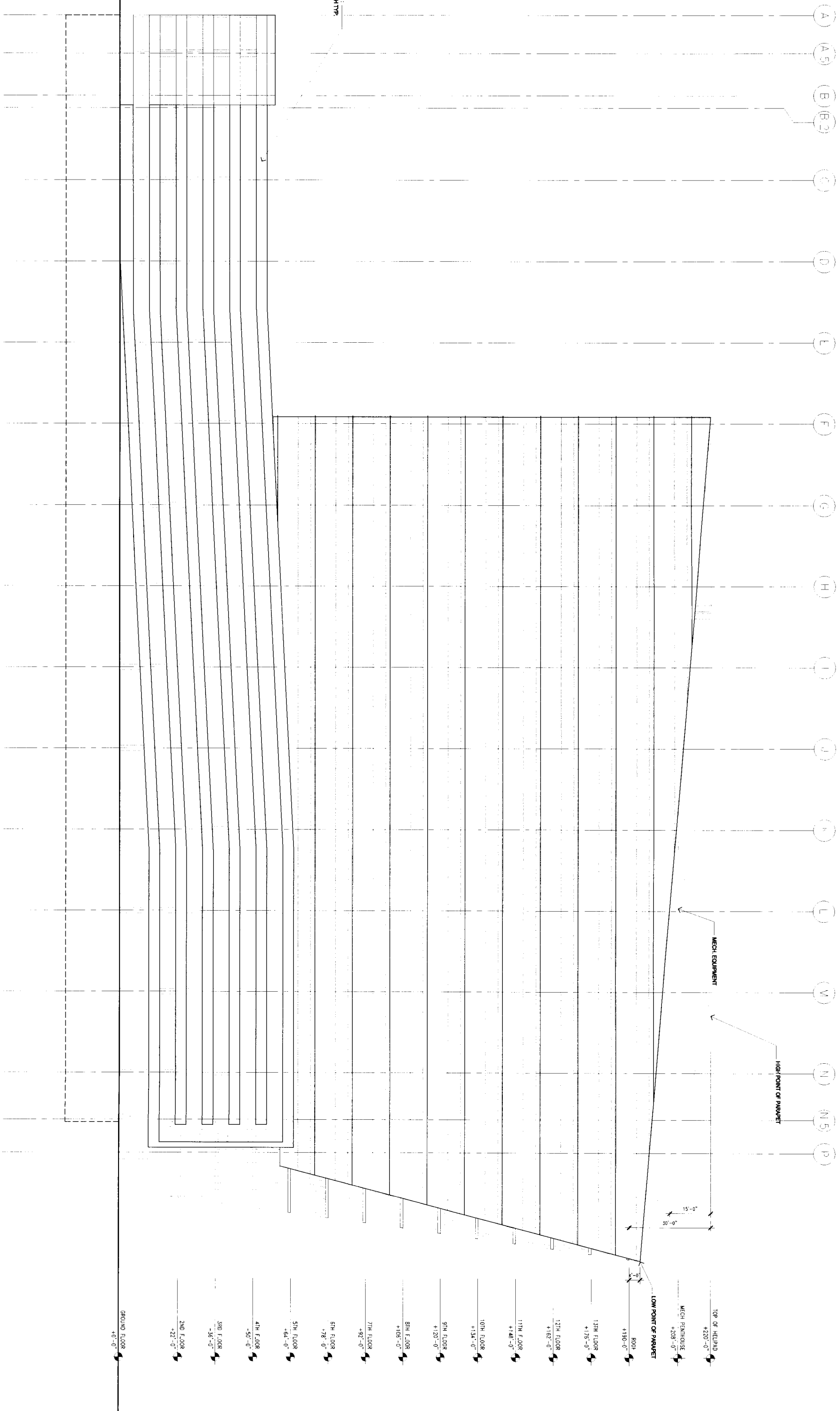
Gross = 32,127 SQFT
 Net = 30,803 SQFT

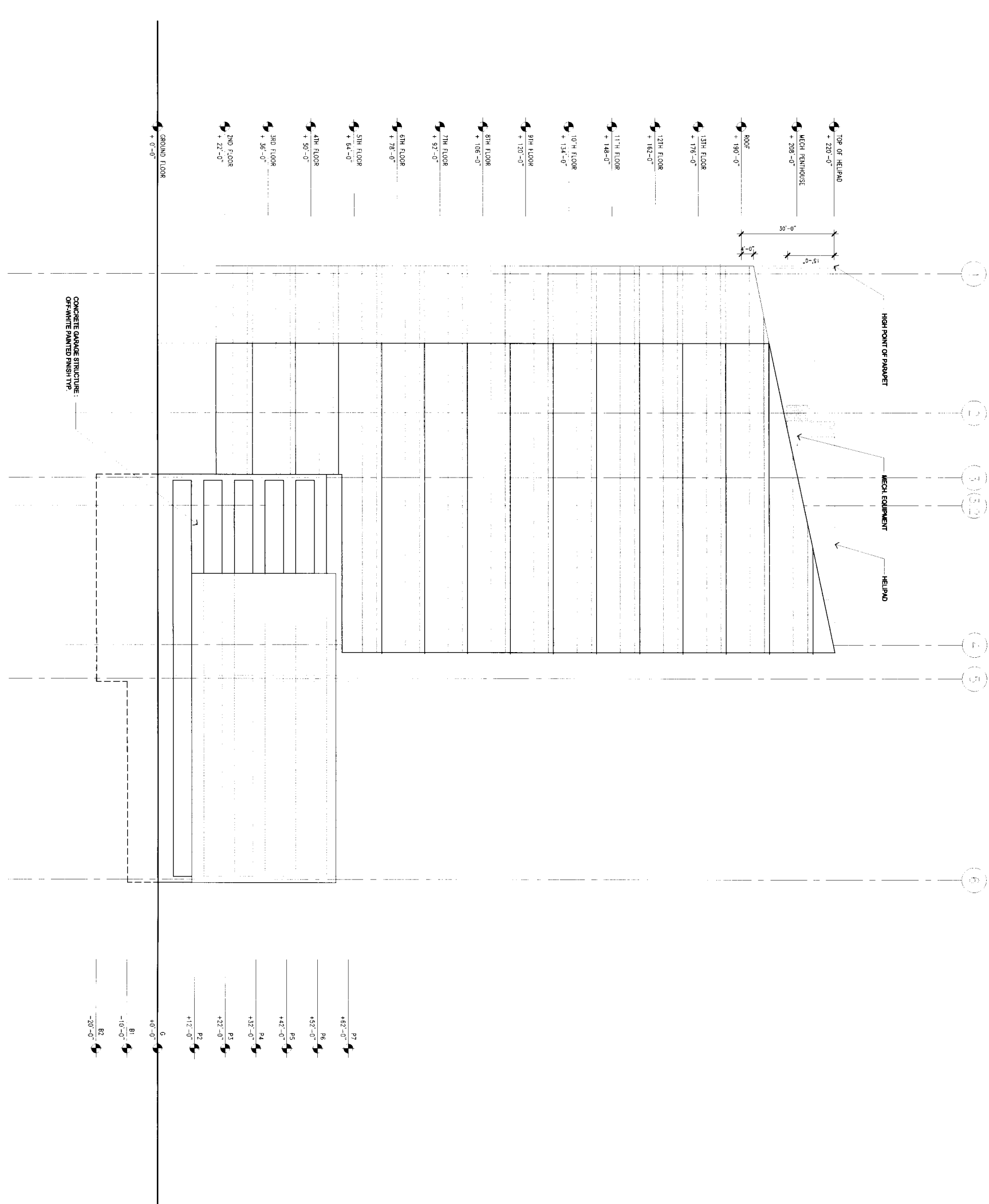


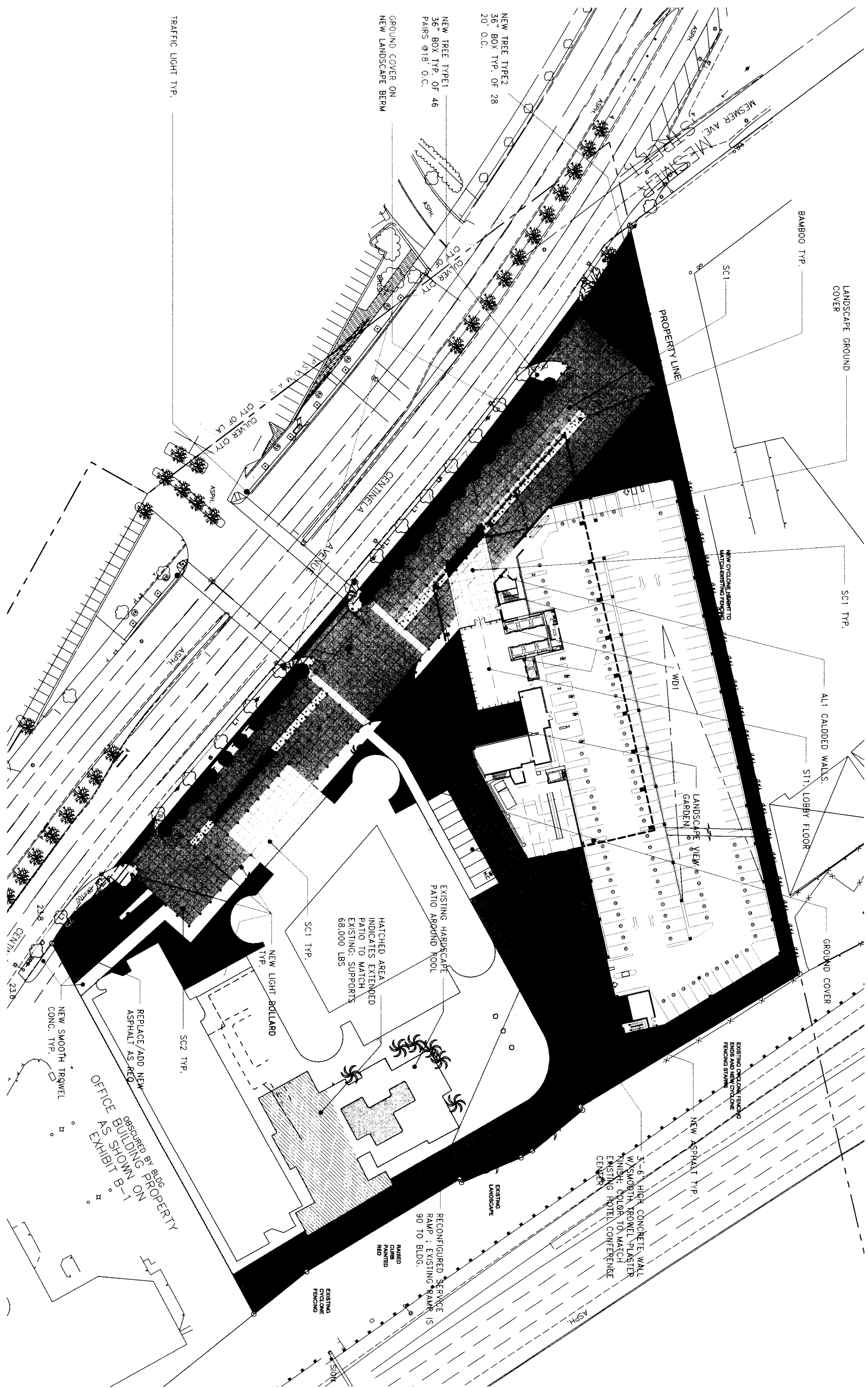




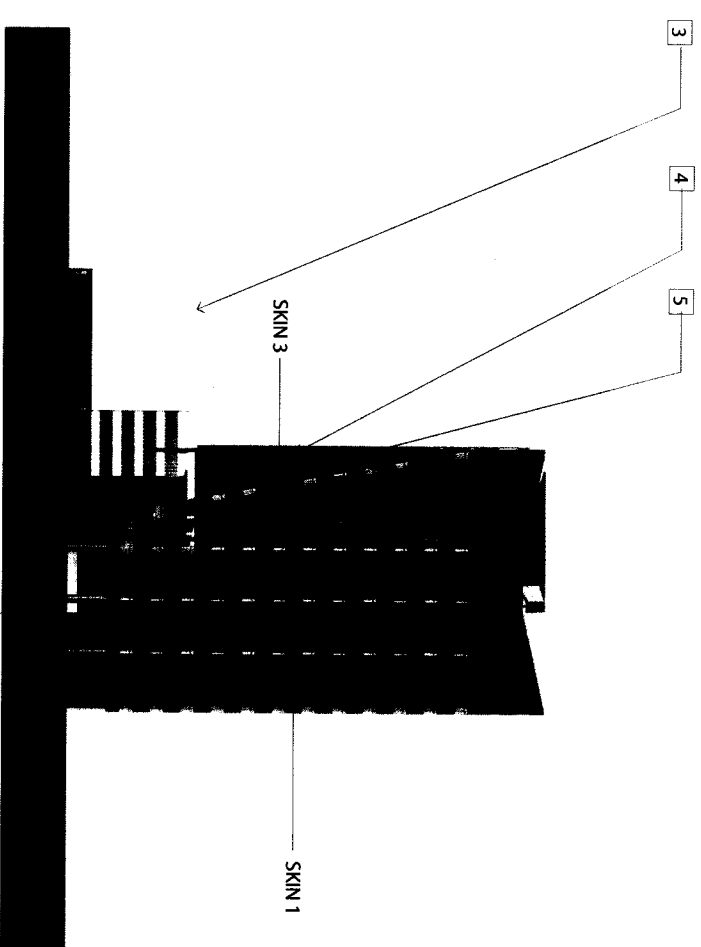
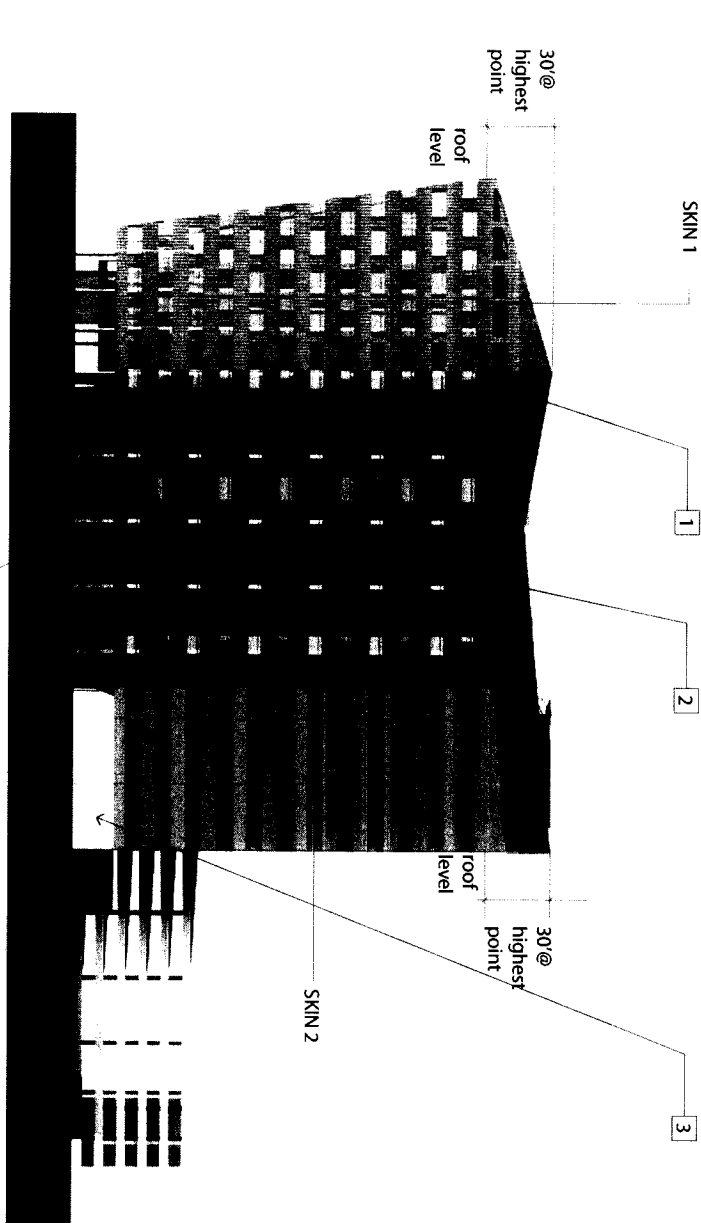








MATERIAL

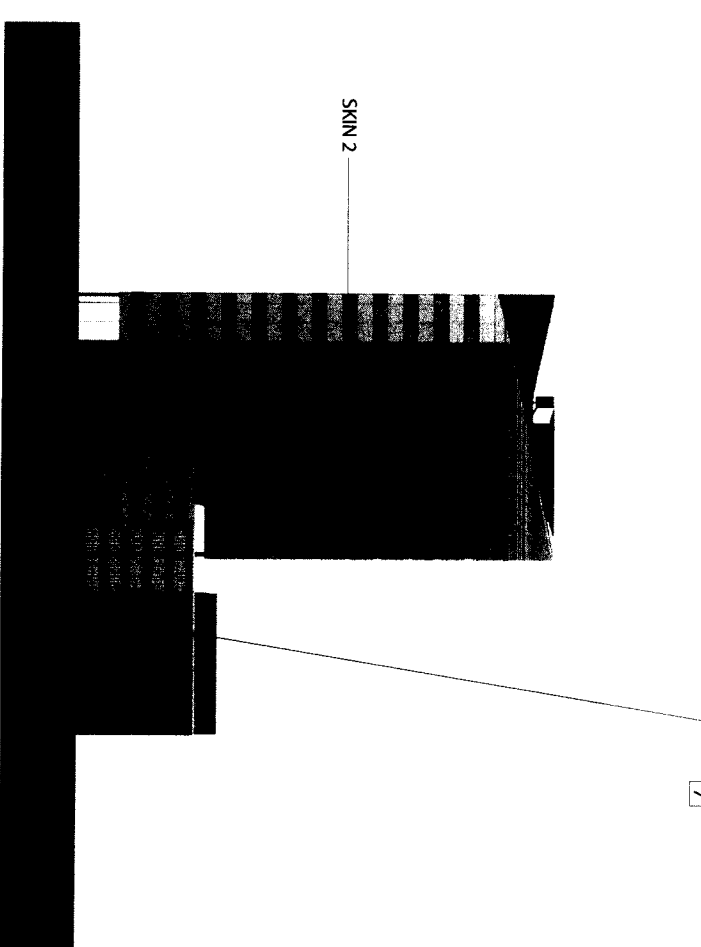
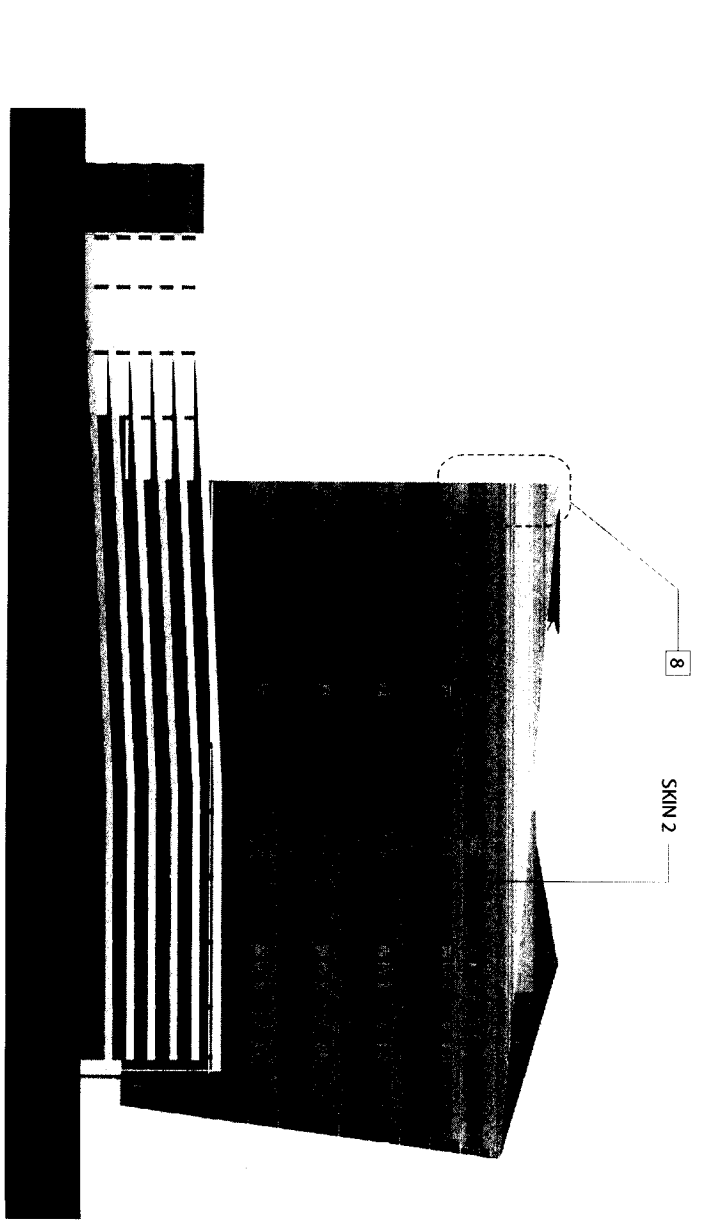


SKIN 1 = SEE PAGE 29, MATERIAL SAMPLES
SKIN 2 = SEE PAGE 29, MATERIAL SAMPLES
SKIN 3 = [5] + [6]

1. SOUTH ELEVATION

2. WEST ELEVATION

- [1] [MTL] CLADDING TYP.
- [2] SEE PAGE 28
- [3] SMOOTH TROWEL PLASTER WALL
- [4] ALL SLAB EDGE CLADDING
- [5] [GL] FULL HEIGHT VERT BUTT JOINT
W/ALL VERT. MULLION@INTERIOR
- [6] CLEAR GLASS @ LOBBY EXTERIOR
ENCLOSURE
- [7] PAINTED PERFORATED MTL. PANELS
ON MISC. STEEL BACKUP
- [8] SEE PAGE 28

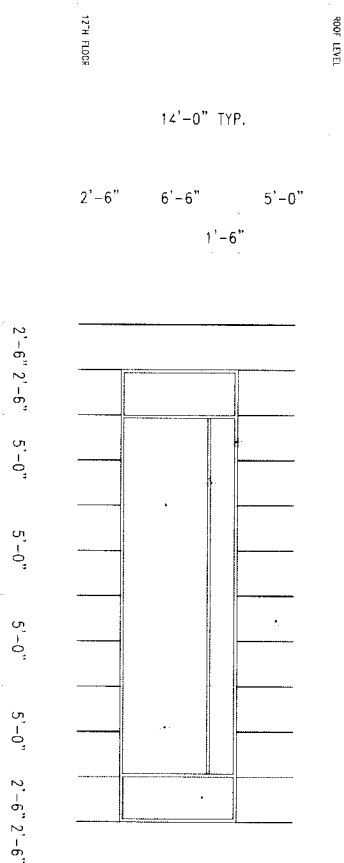


3. NORTH ELEVATION

4. EAST ELEVATION

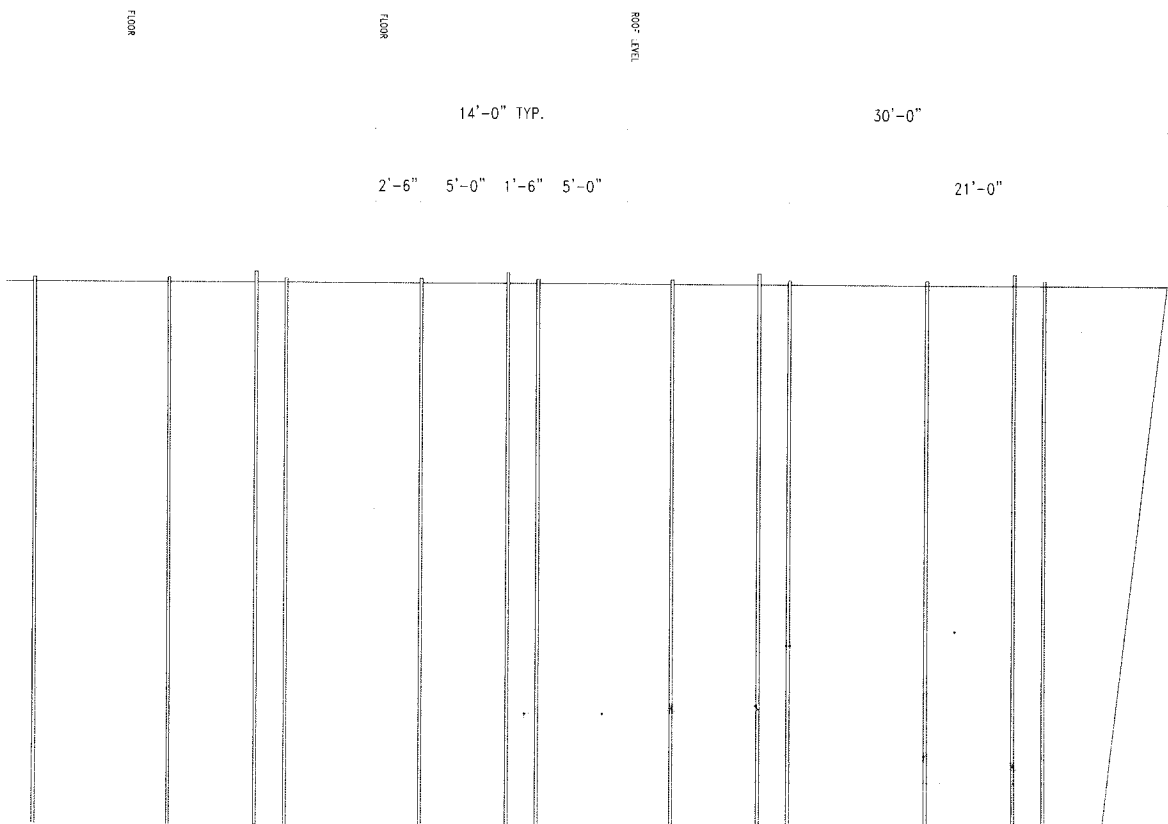
MATERIAL

- AL1 MULLIONS TYP.
- AL1 MULLIONS W/6 SNAP-ON EXTENSION BUTT JOINT W/AL1 MULLION @ INTERIOR
- ML1 CLADDING
- GL1



SKIN 1

- GL2A
- AL1 MULLIONS TYP.
- AL1 MULLION W/6" SNAP-ON EXTENSION
- AL1 MULLIONS TYP.



SKIN 2

EXTERIOR MATERIAL

GL2A

VIT5-HIGH OPRC WHITE ON CLEAR
MONO SPANDREL VIRA CON

AL1

DURANAR XL SILVER PPG

MTL1

PREWEATHERED BLUE GRAY
DOUBLE LOCK STANDING
SEAM 36MM RHENIZINK

MTL2

BRUSHED
STAINLESS
STEEL

GL3

VIE85 VIRA CON

GL2

VIE9-2M VIRA CON

GL1

VIE1-46 VIRA CON

SC1

ARCH CONC HEAVY SANDBLAST FINISH

SC2

ARCH CONC ACID WASH FINISH

POTENTIAL LANDSCAPE SPECIES



BLOOD GRASS

MONKEY GRASS

APPLE TREE

GINGKO TREE

PEAR TREE

LIRIOPE

BOX HEDGE

GRASS LAWN

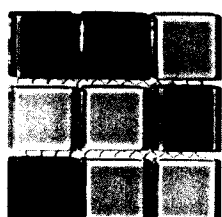
BAMBOO

KOREAN MOSS

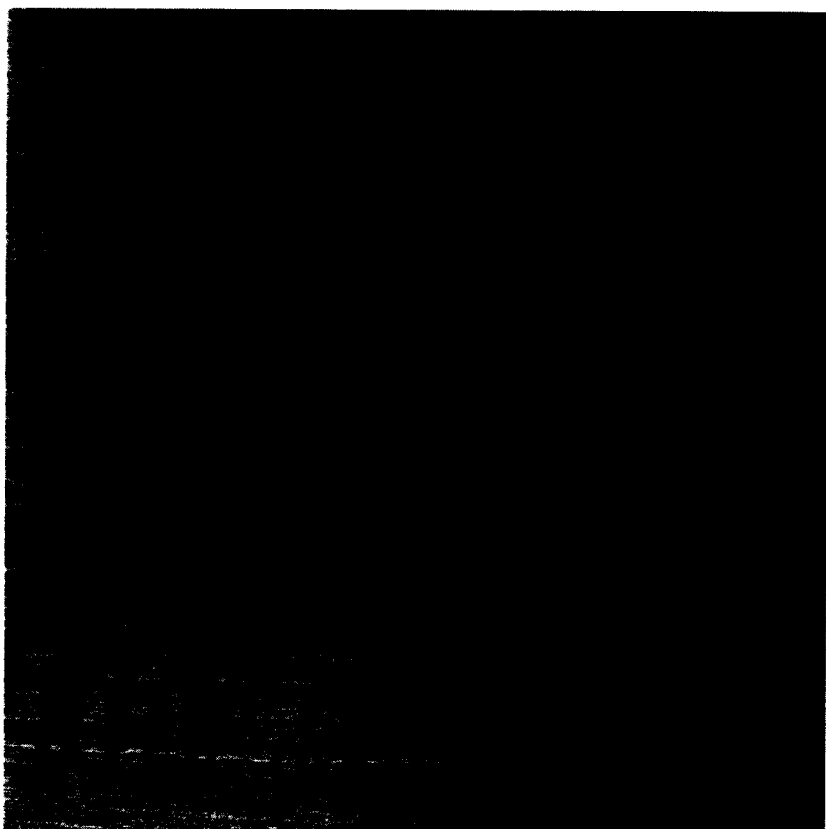
INTERIOR MATERIAL



STATE HONED,VT,STRUC.SLATE CO. ST1



GLASS MOSAIC CT1



WALNUT - QUARTERED FIGURED

WDT1

CAMERA LOCATIONS



VIEW SIMULATIONS



RENDERINGS

Centinela Development Partners

6161 Centinela Ave., Culver City, CA

Exhibit Project

05.6132.000

Camera Views

Page 31

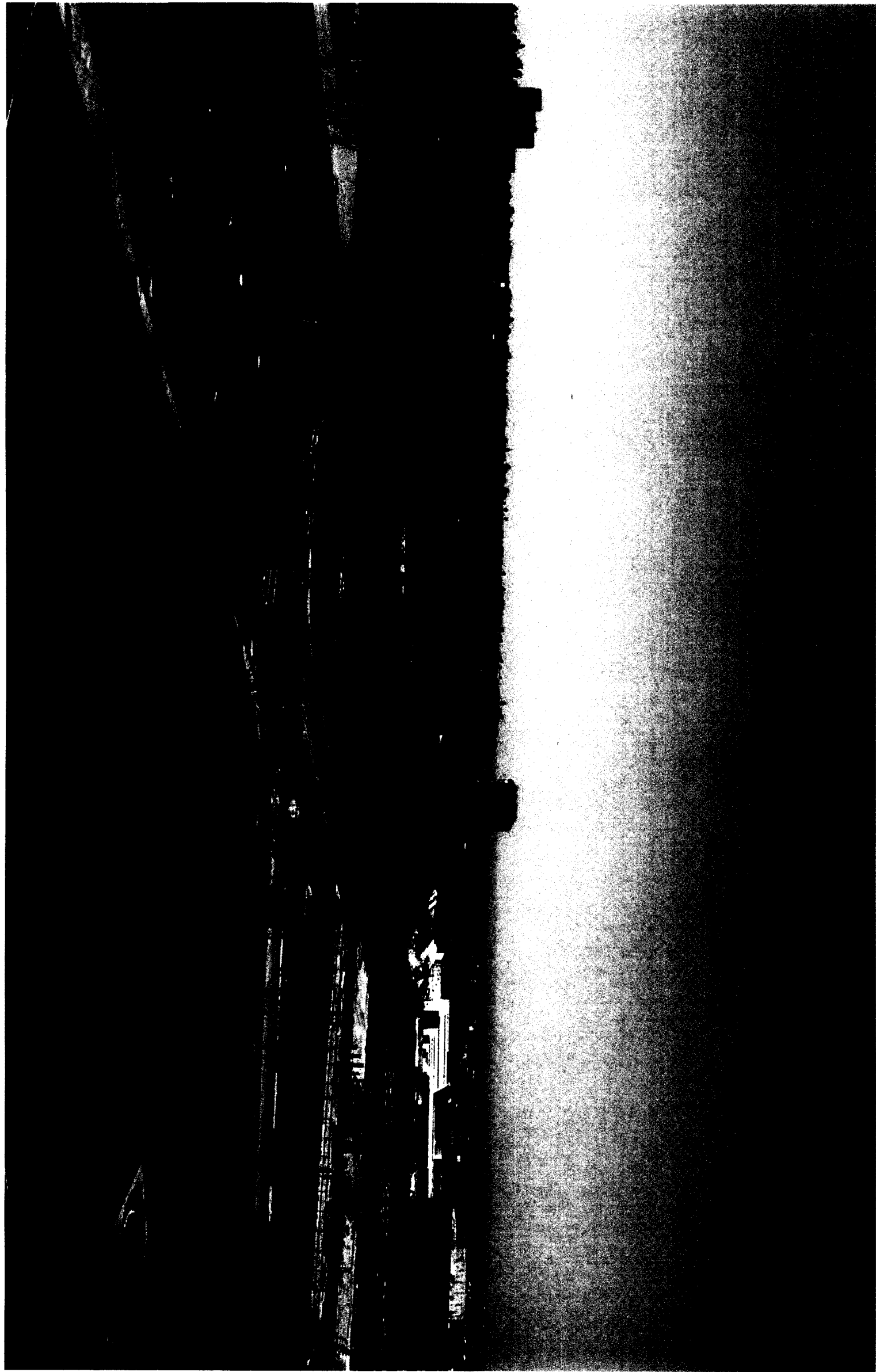
Dec 19, 2007

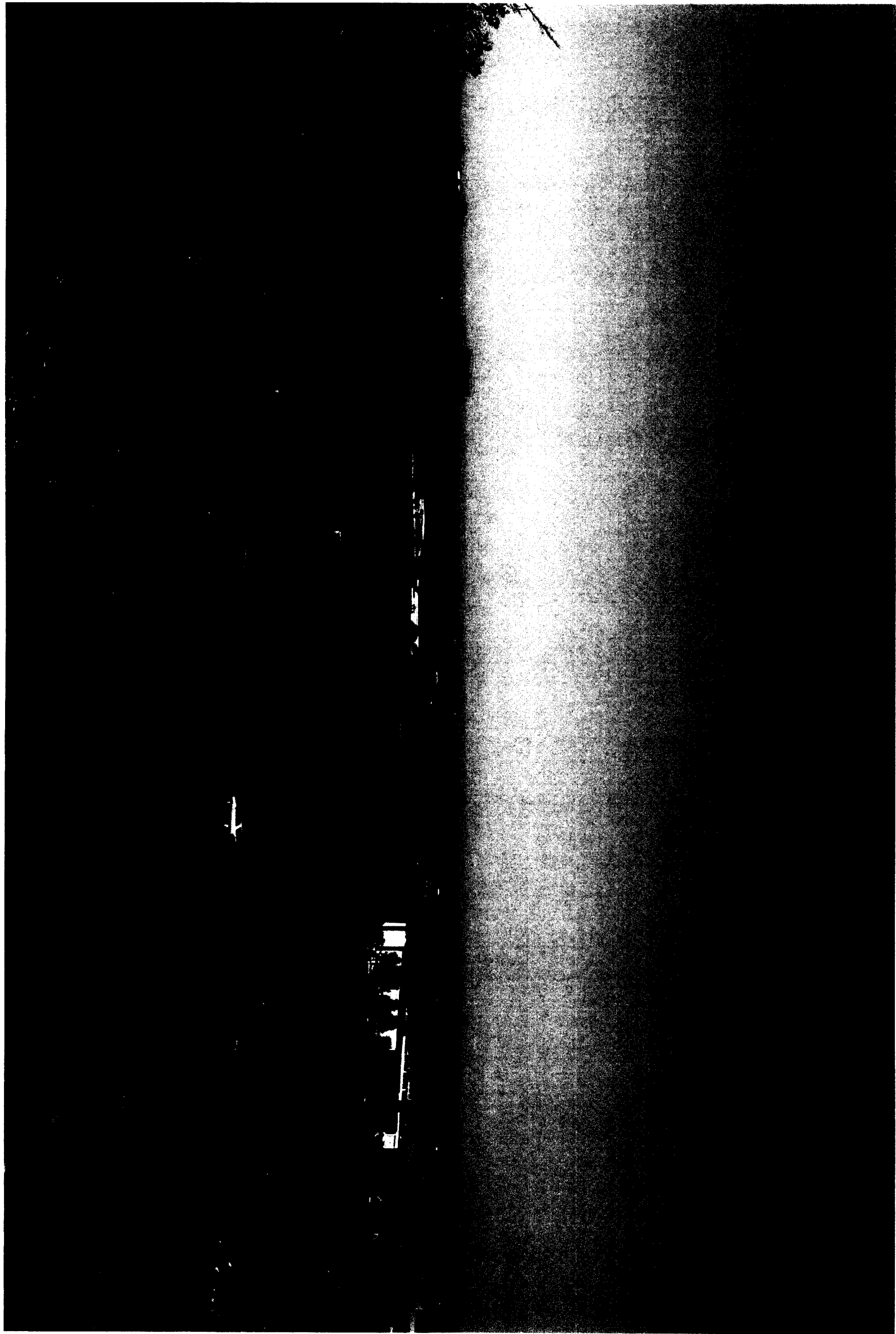
Gensler
310.419.5600





VIEW 3









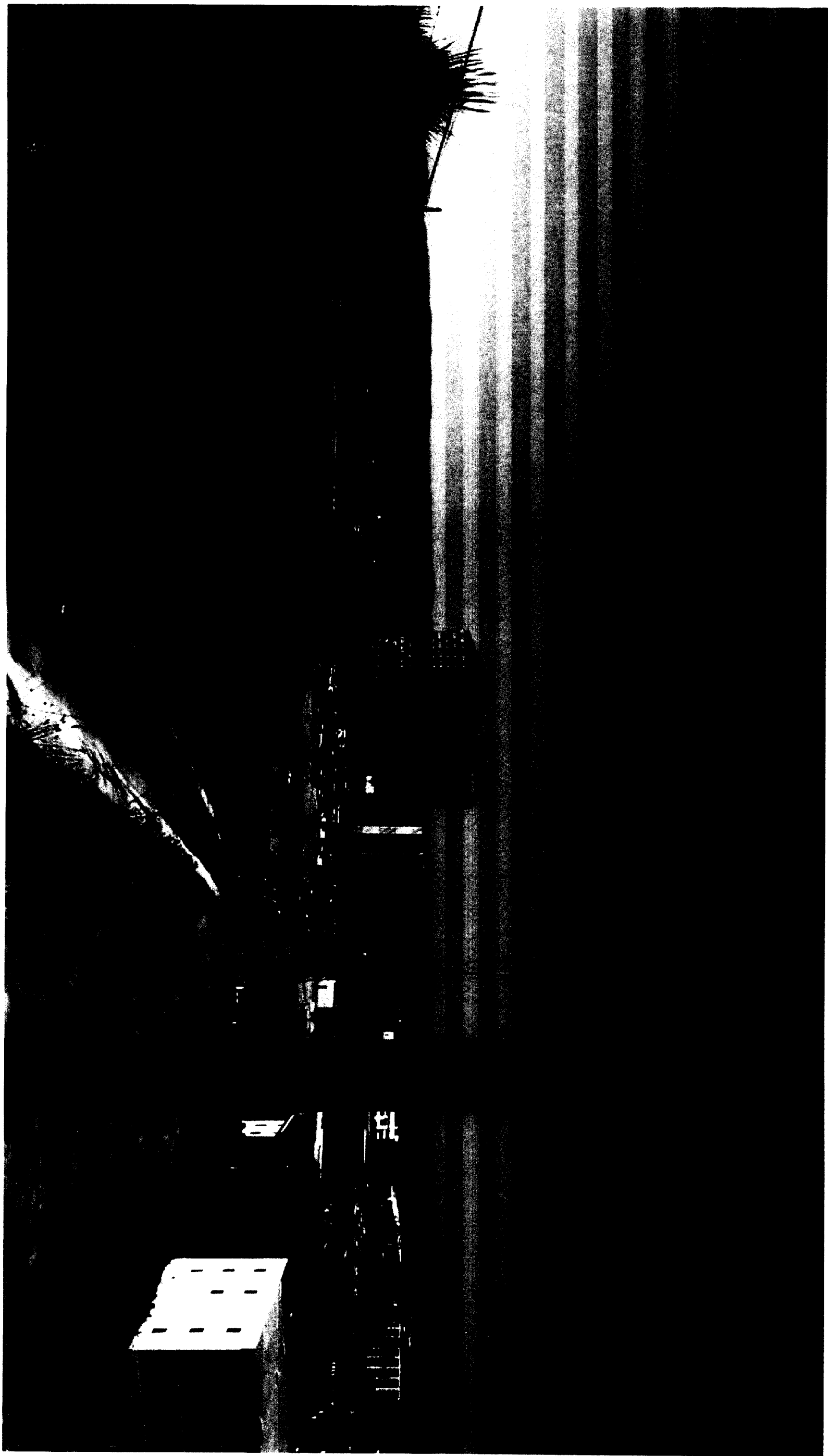
VIEW 7 - Direct



VIEW 7 - Panoramic



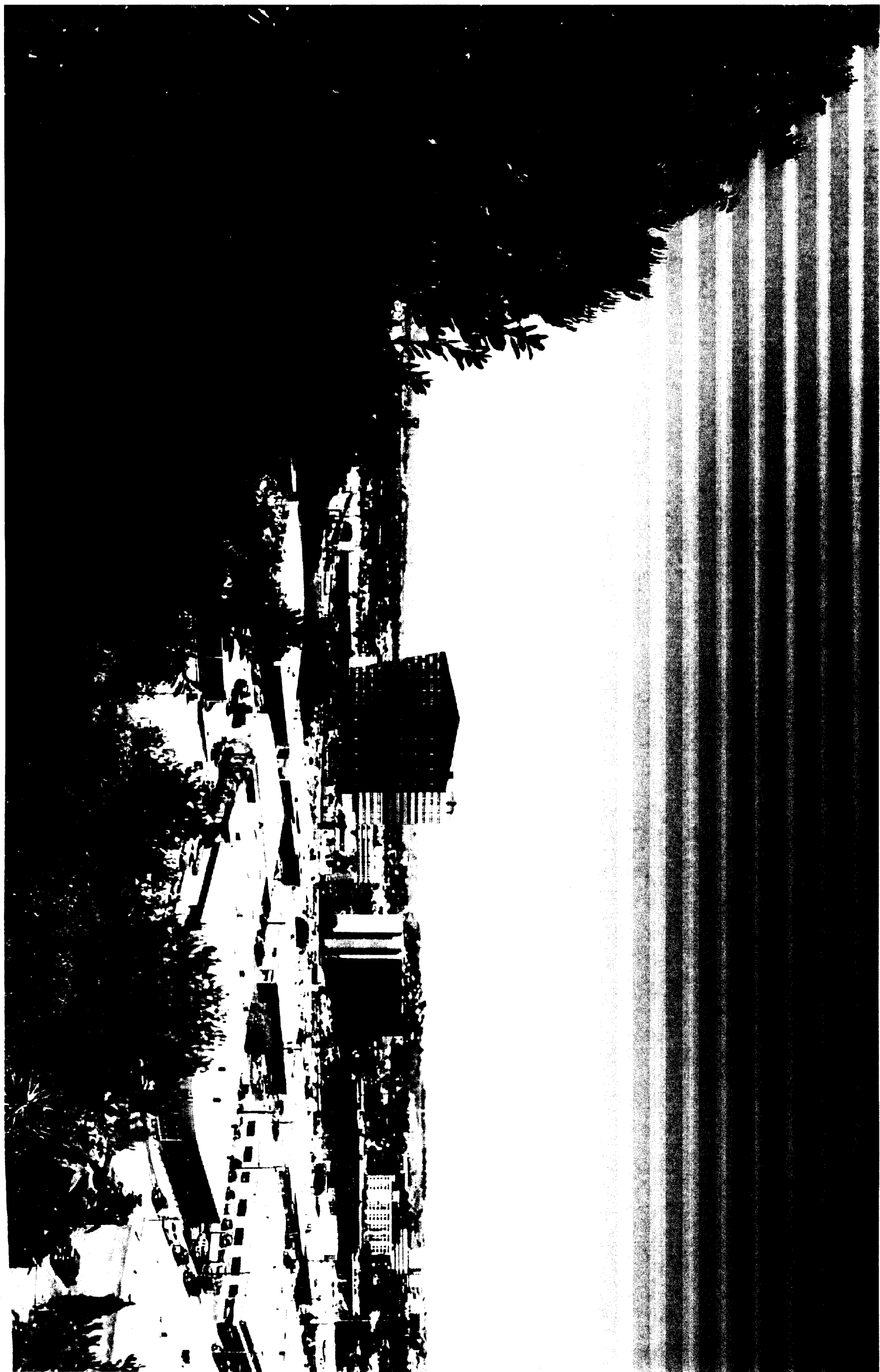
VIEW 8 - Direct



VIEW 8 - Panoramic



VIEW 9 - Direct



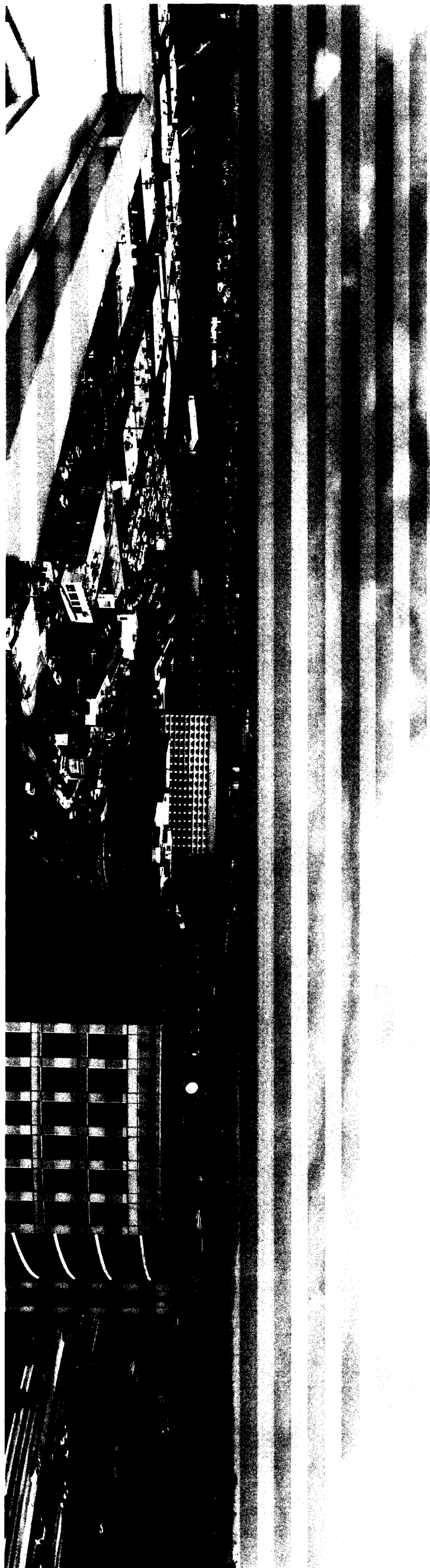
VIEW 9 - Panoramic



VIEW 10 - Direct



VIEW 10 - Panoramic



VIEW 11



VIEW 12

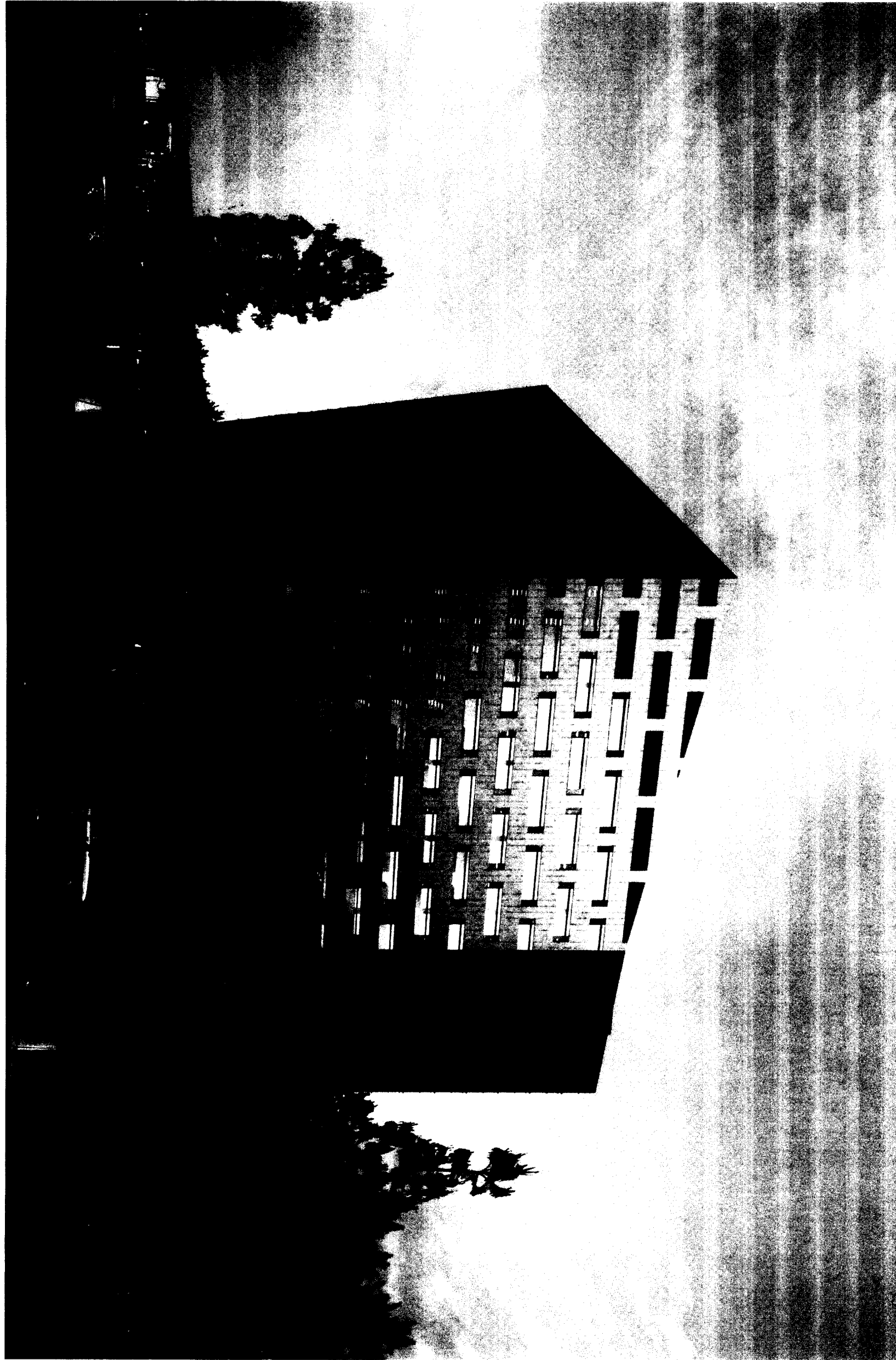


Rendering A



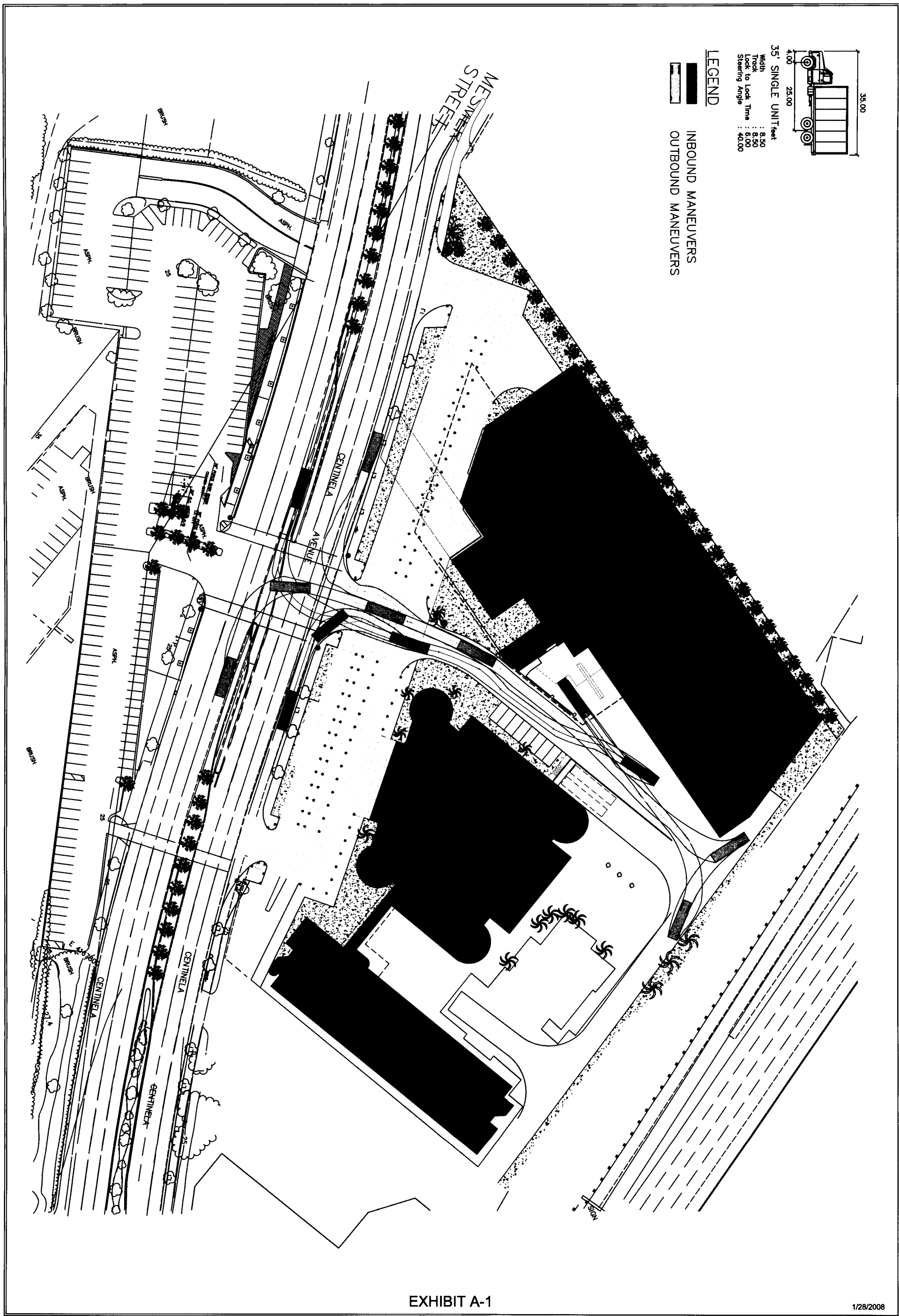






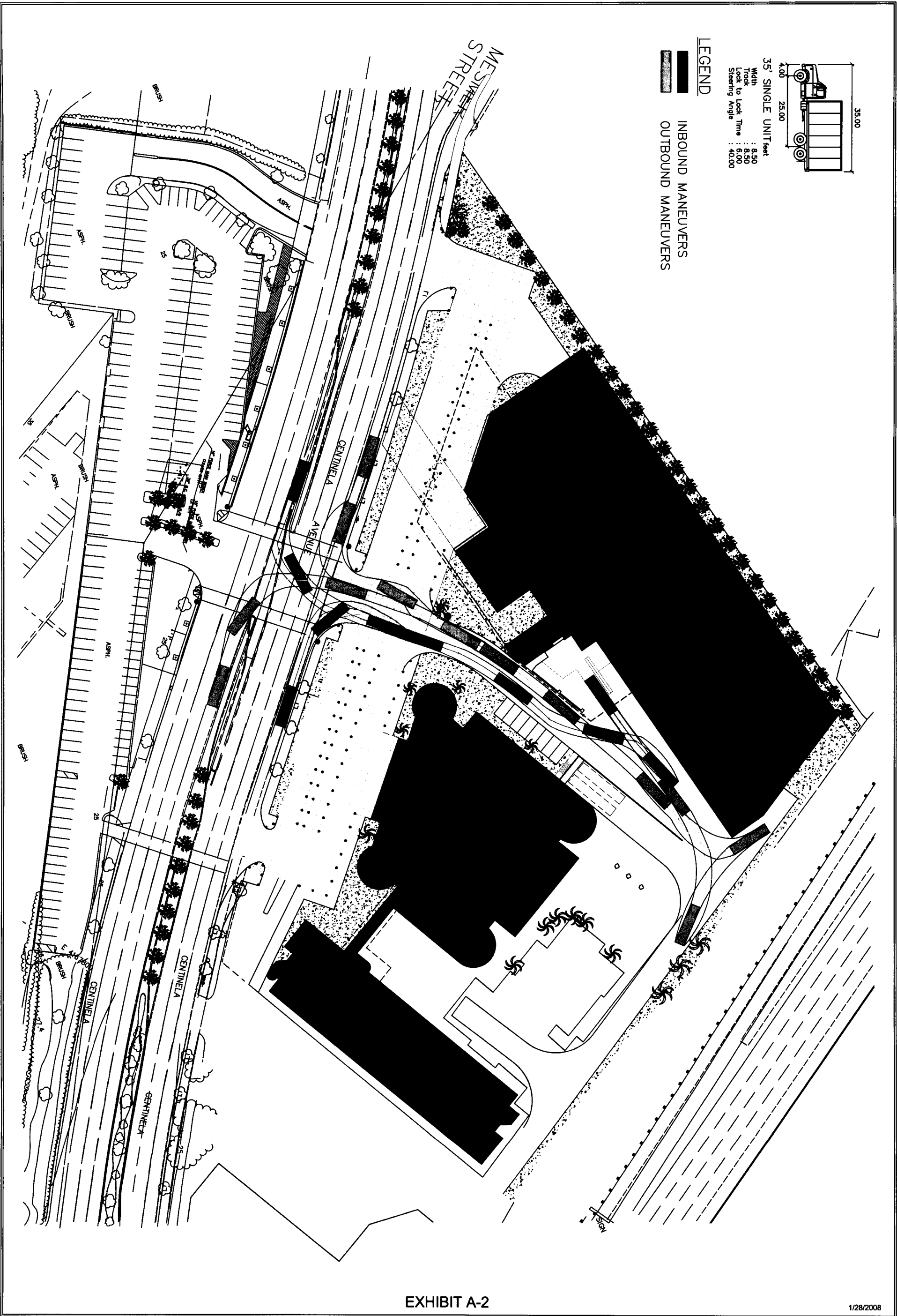






ENTRADA OFFICE PROJECT
 TYPICAL MANEUVERS
 FOR A 35 FT. SINGLE-UNIT TRUCK (DOCK 1)

CA CRAIN Transportation Planning
 Traffic Engineering
 &
ASSOCIATES
 2007 Sawtelle Boulevard
 Los Angeles, California 90025
 PH (310) 473 6506 F (310) 444 9771
 www.crainandassociates.com



ENTRADA OFFICE PROJECT
TYPICAL MANEUVERS
FOR A 35 FT. SINGLE-UNIT TRUCK (DOCK 2)

CA CRAIN
&
ASSOCIATES

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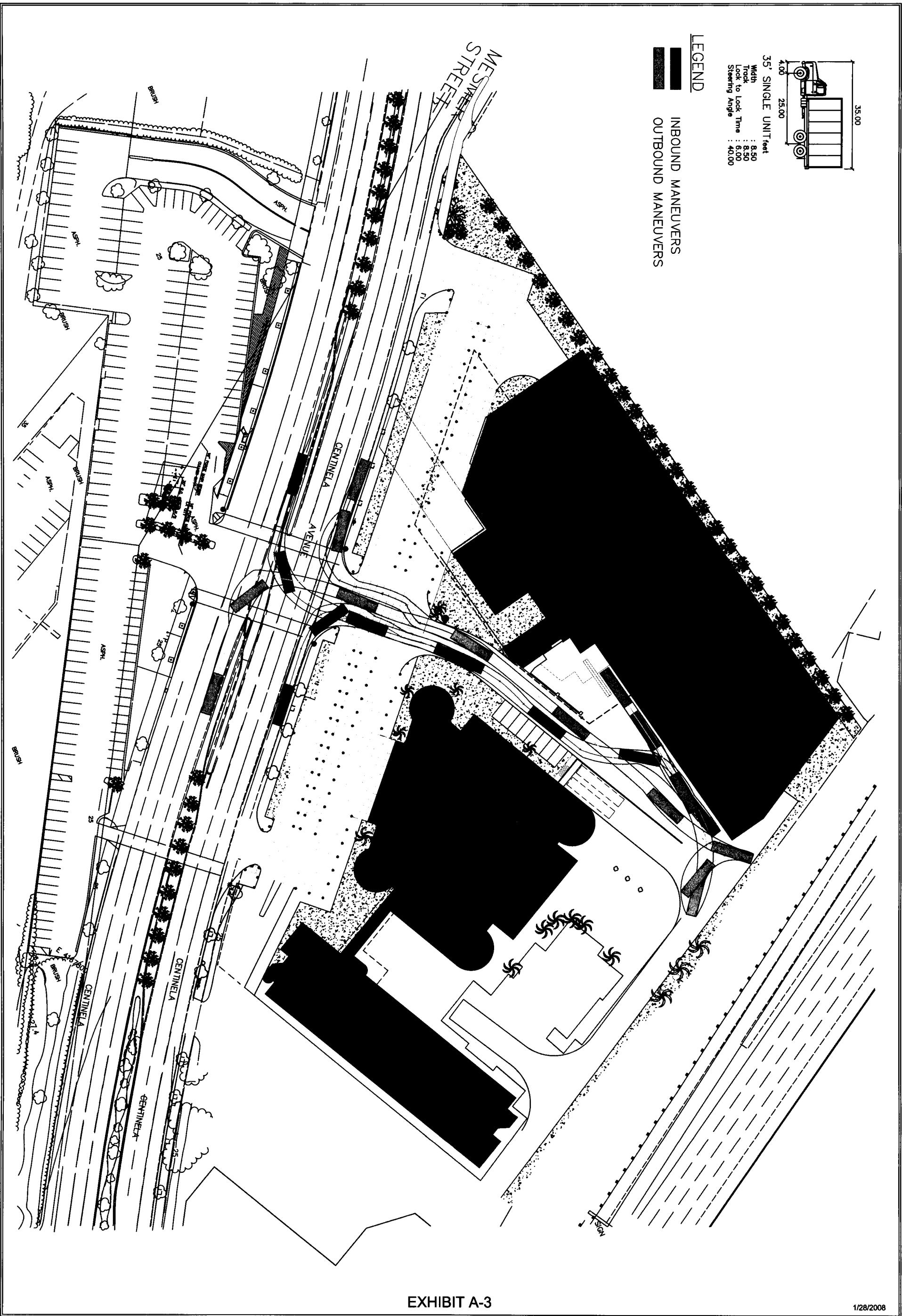


EXHIBIT A-3

1/28/2008

FN: CARLYLE RADISSON - CULVER CITY PROJECT SITE & PARKING PLANS\A2_SITEPLAN_R03(+35FT SU INBOUND+OUTBOUND)-DOCK 3

ENTRADA OFFICE PROJECT
TYPICAL MANEUVERS
FOR A 35 FT. SINGLE-UNIT TRUCK (DOCK 3)

CA CRAIN
ASSOCIATES

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Traffic Engineering
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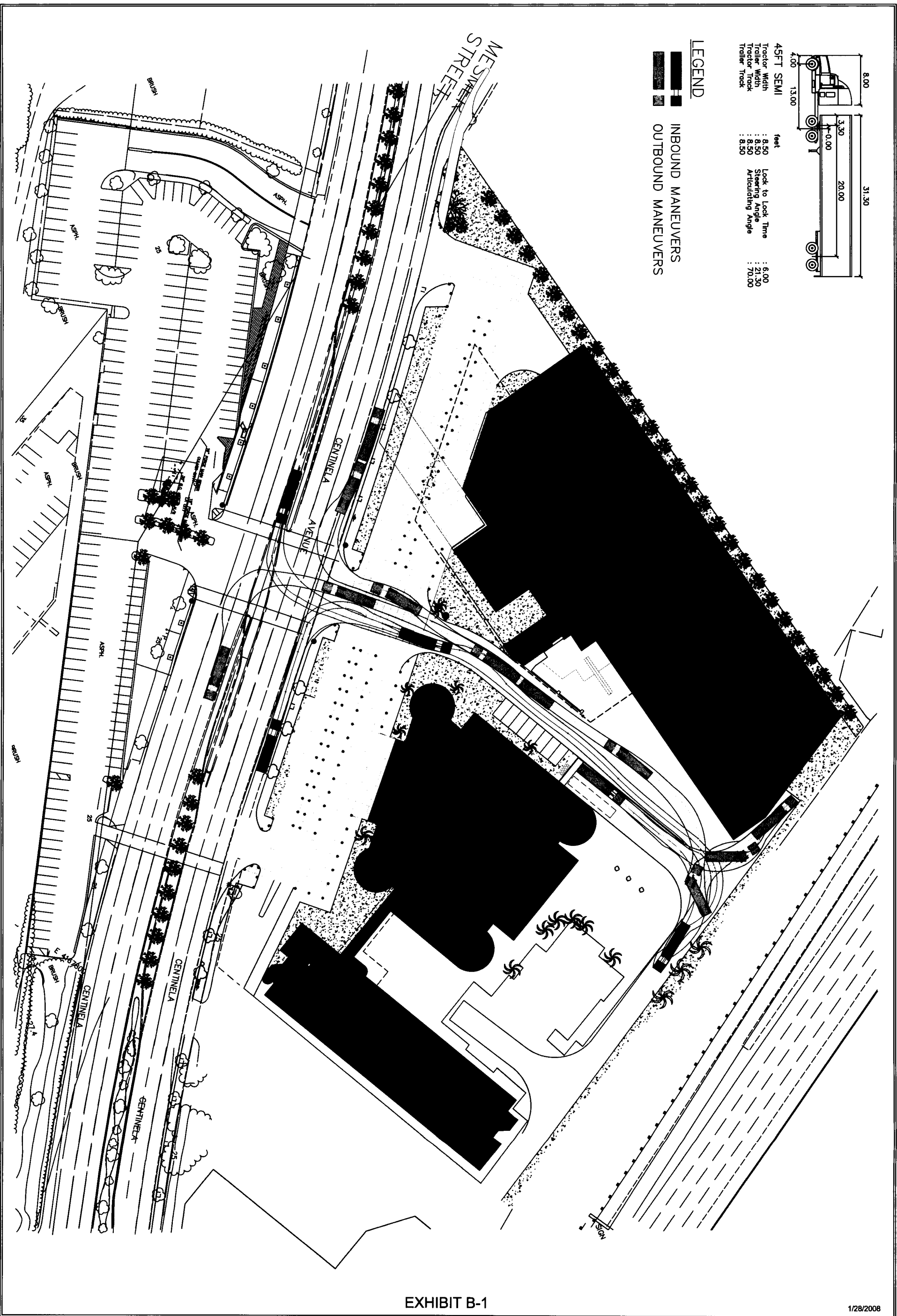


EXHIBIT B-1

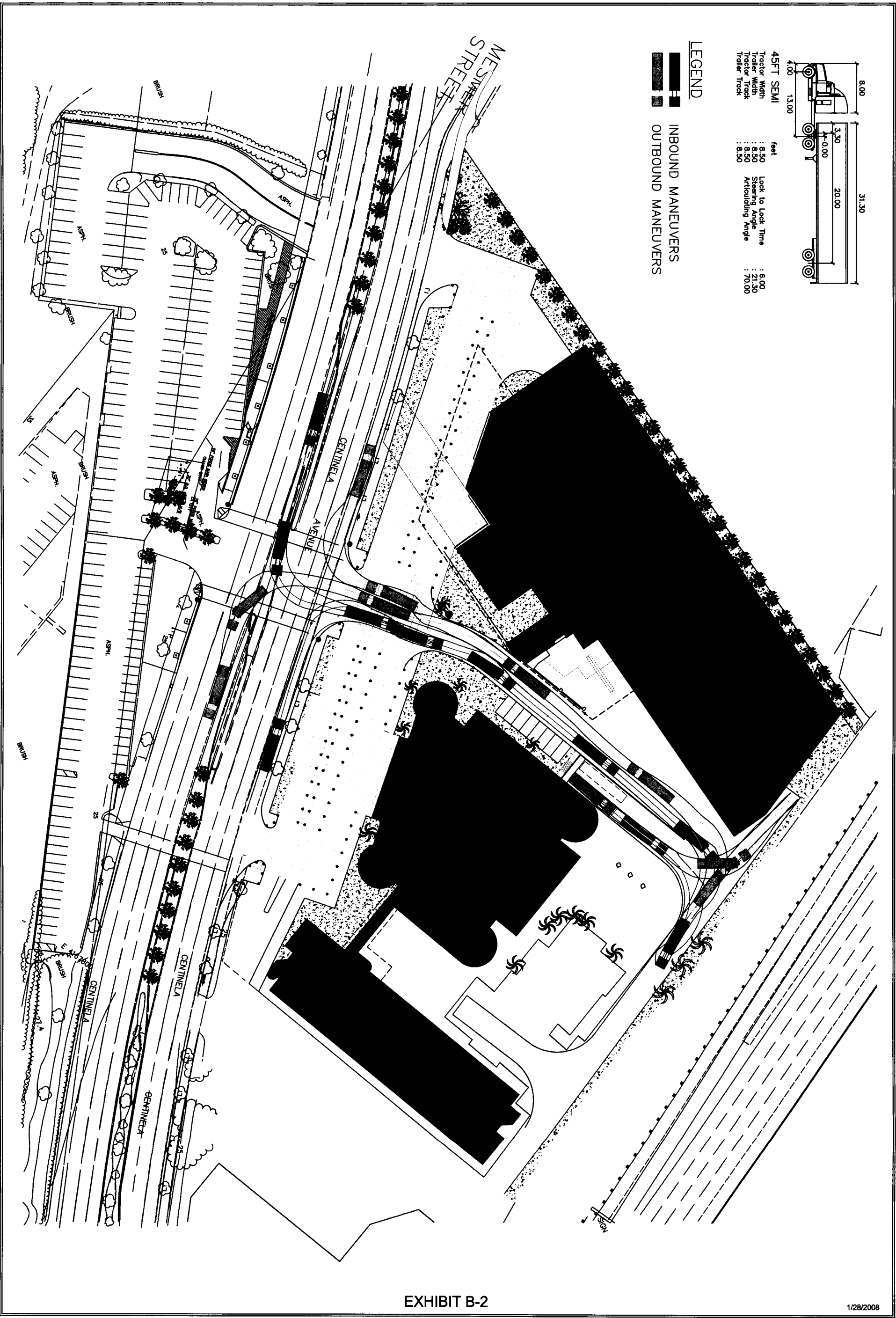
1/28/2008

FN: CARLYLE RADISSON - CULVER CITY PROJECT SITE & PARKING PLANS V2 SITEPLAN_R03(+45FT SEMIS INBOUND+OUTBOUND)-DOCK 1

ENTRADA OFFICE PROJECT
TYPICAL MANEUVERS
FOR A 45 FT. SEMI TRUCK (DOCK 1)

CA CRAIN
&
ASSOCIATES

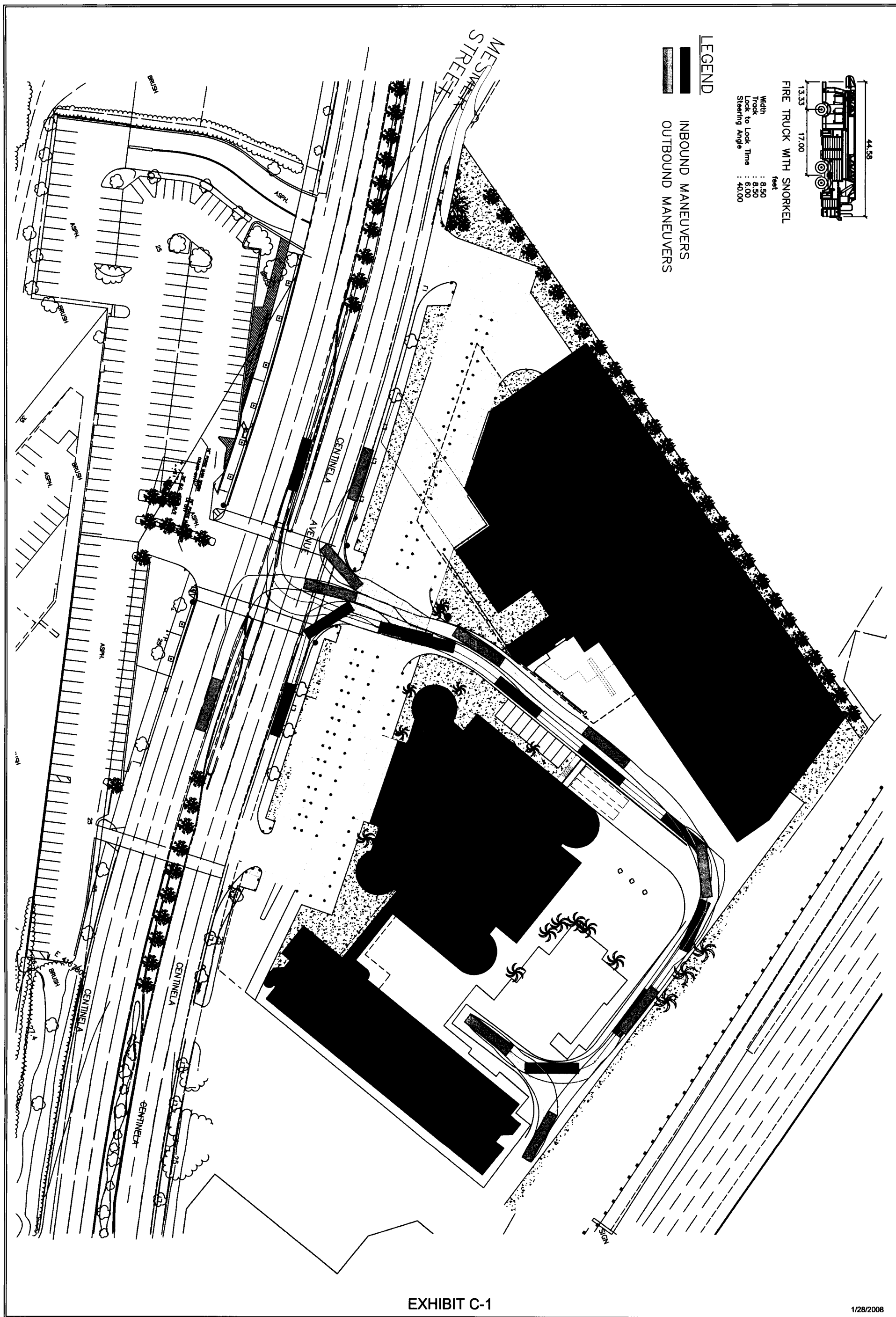
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Traffic Engineering
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Los Angeles, California 90025
PH (310) 473-6508 F (310) 444-9771
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ENTRADA OFFICE PROJECT
TYPICAL MANEUVERS
FOR A 45 FT. SEMI TRUCK (DOCK 2)

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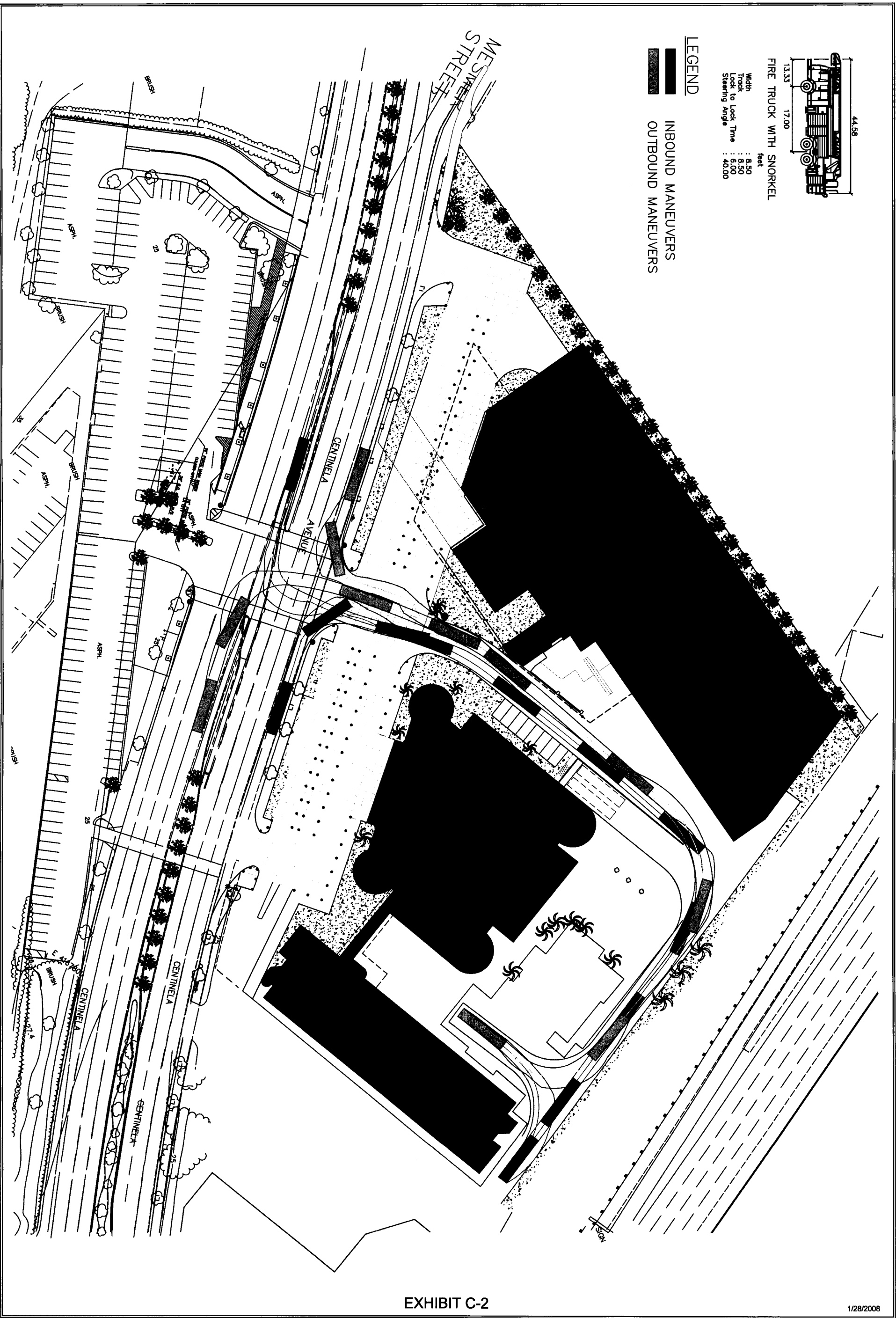
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Traffic Engineering
2007 Sawtelle Boulevard
Los Angeles, California 90025
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**ANTRADA OFFICE PROJECT
TYPICAL MANEUVERS
FOR A FIRE TRUCK**

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ENTRADA OFFICE PROJECT
TYPICAL MANEUVERS
FOR A FIRE TRUCK (ALTERNATIVE)

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Traffic Engineering
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