

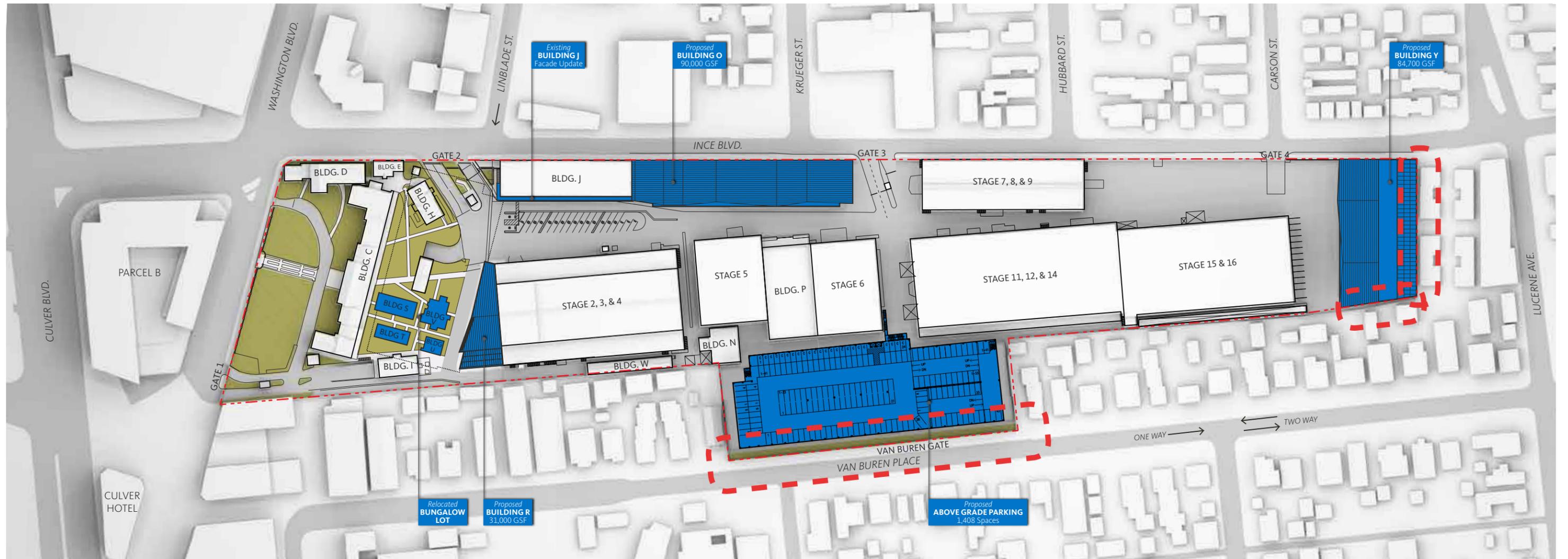
COMPREHENSIVE PLAN AMENDMENT 6 (CPA 6)
REVISED EXHIBITS

THE CULVER STUDIOS

JULY 14, 2016



Gensler



PROPOSED PROJECT OVERVIEW

Comprehensive Plan Amendment #6 proposes the addition of 3 new production office buildings, a new above/below grade parking structure, the relocation of Bungalows S, T, U, and V, and a facade update to existing Building J. In addition, two landscape features will be added to the property; the proposed bungalow lawn that will complement the existing character of the mansion and associated landscaping, and the Van Buren linear setback which will provide visual and sound buffering, stormwater mitigation functions, and act as a neighborhood amenity.

PROJECT	SIZE (GSF OR SPACES)
BUILDING O*	90,000 GSF
BUILDING Y*	84,700 GSF
BUILDING R	31,000 GSF
RELOCATED BUNGALOW LOT	N/A
BUILDING J FACADE UPDATE	N/A
VAN BUREN PARKING STRUCTURE	1,408 SPACES

* Basement level not included - intended as restricted access for utility infrastructural uses only (Building O: 21,400 GSF, Building Y: 27,300 GSF).

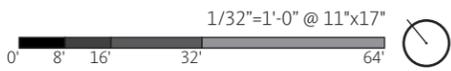
BUILDING Y LEVEL 01

LEGEND

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

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

Building Y Level 01



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



BUILDING Y

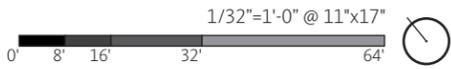
LEVEL 02

LEGEND

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

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

Building Y Level 02



BUILDING Y

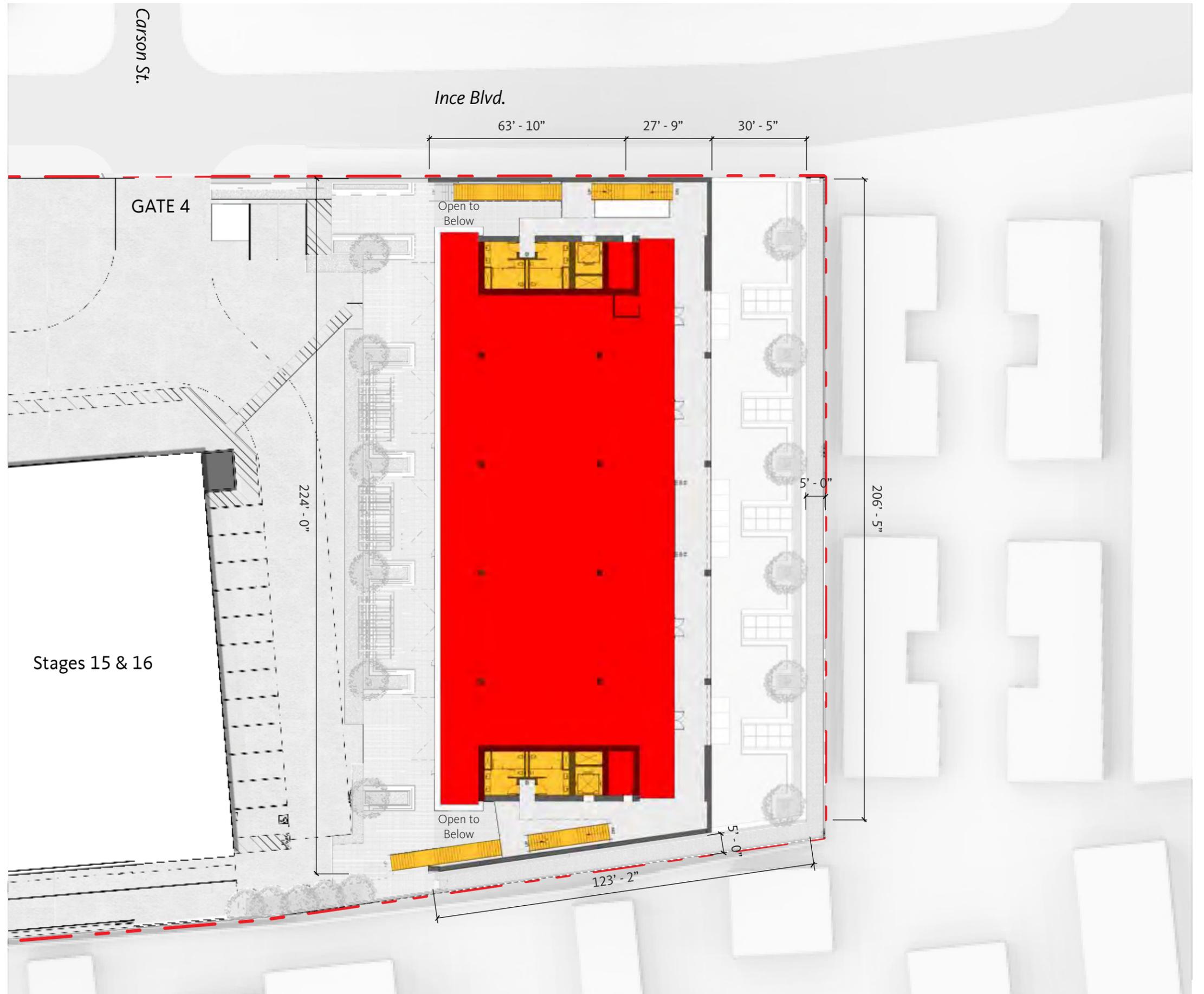
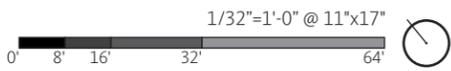
LEVEL 03

LEGEND

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

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

Building Y Level 03



BUILDING Y

LEVEL 04

LEGEND

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

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

Building Y Level 04



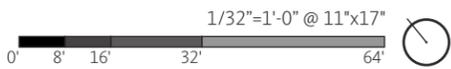
BUILDING Y ROOF

LEGEND

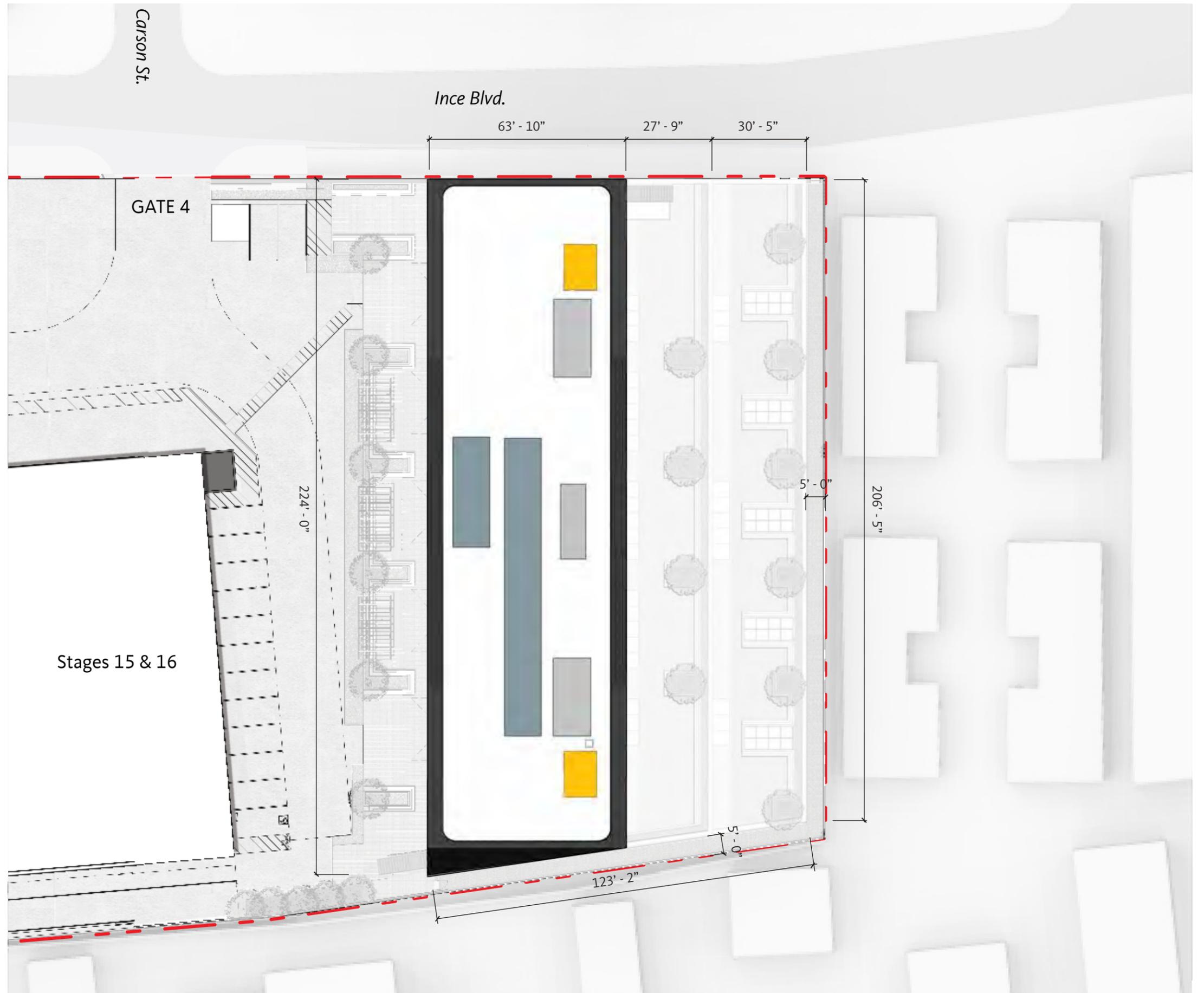
Roof Level Area: 12,410 GSF
Total Area: 76,960 GSF

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

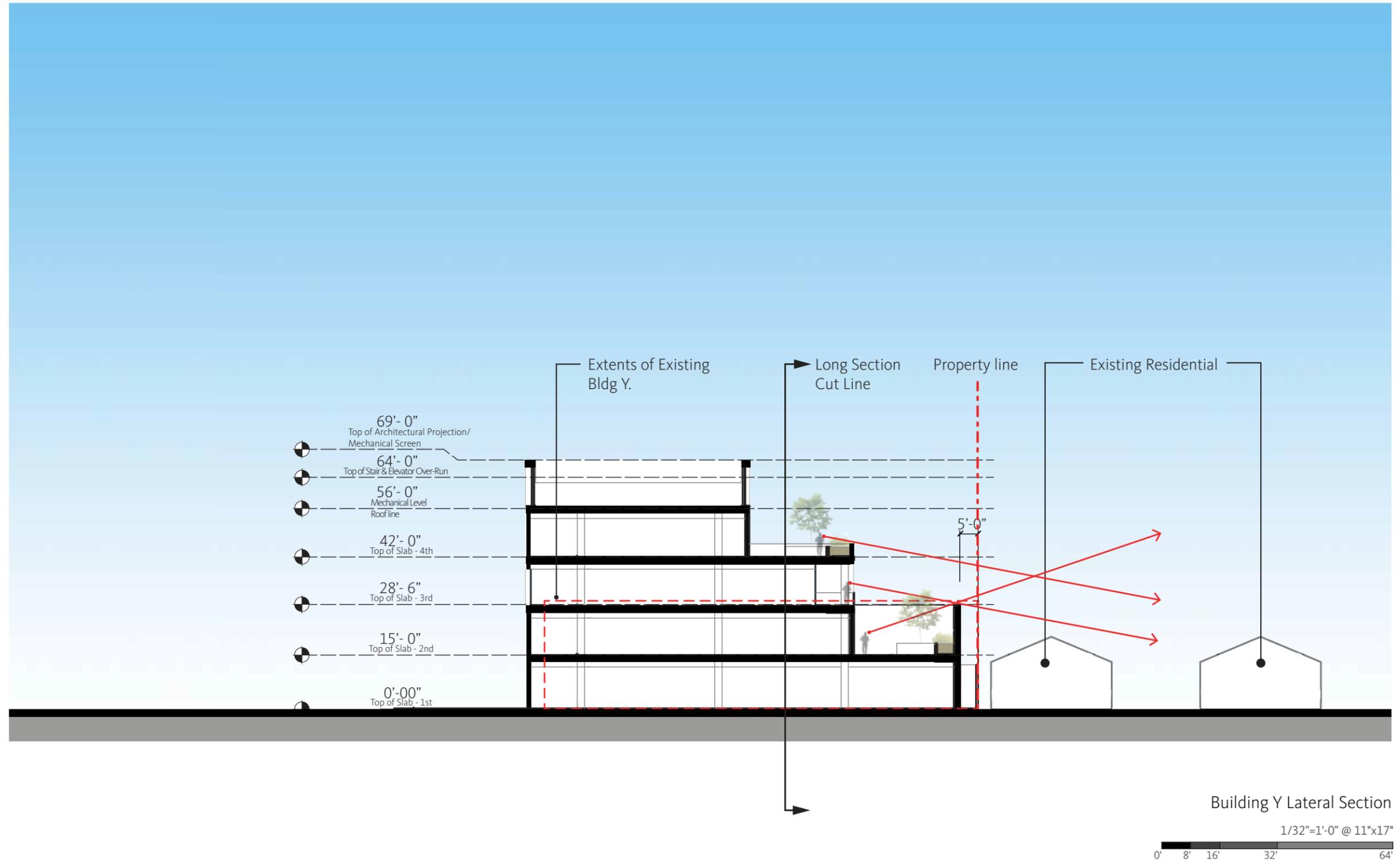
Building Y Roof Level



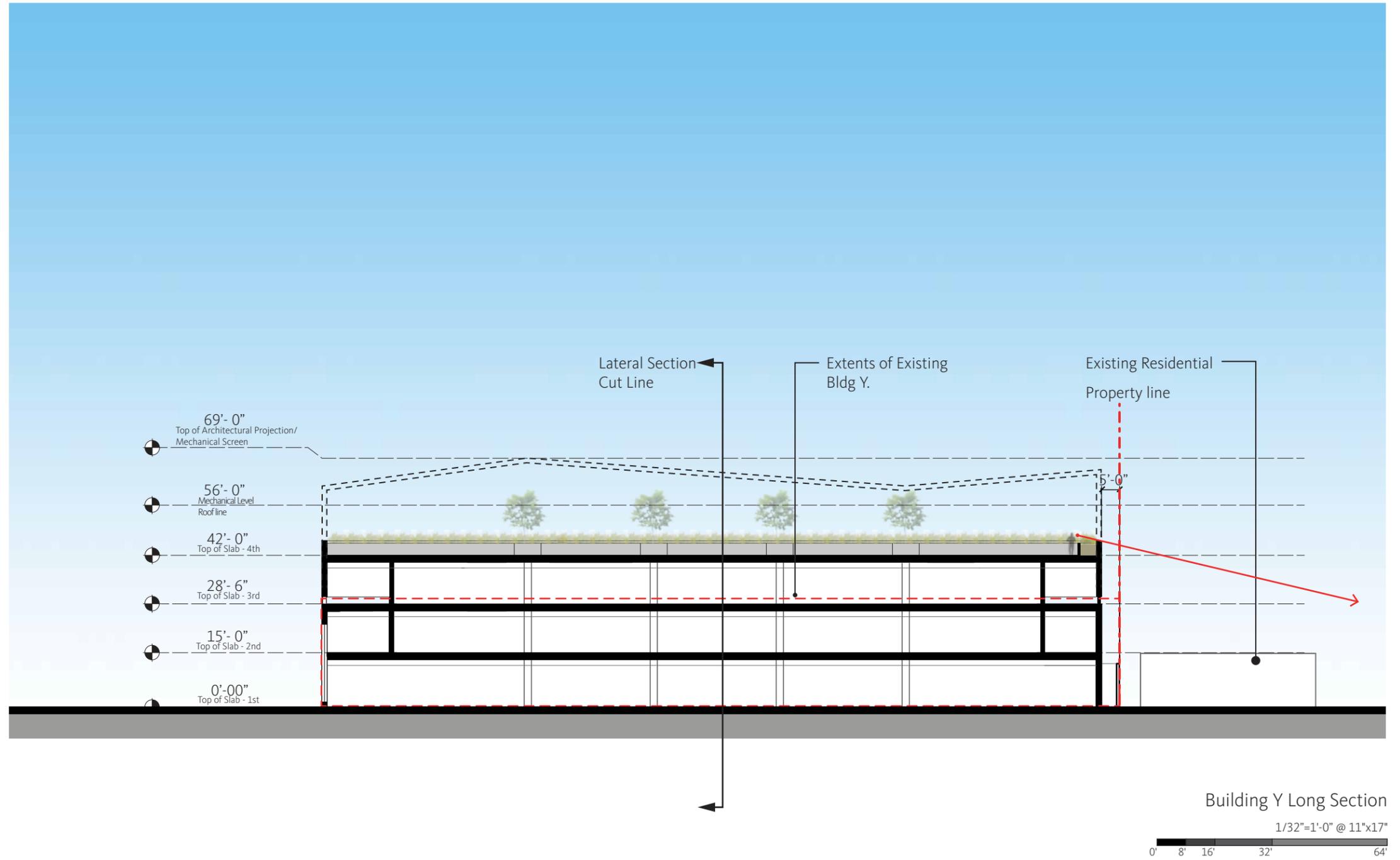
Building Y's architectural projection/mechanical screen, as conceptually proposed, is approximately 1,945 square feet or 14.8% of the total roof area. Architectural projection/mechanical screen will not exceed the 15% threshold based on the ratio of Architectural projection/mechanical screen to total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



BUILDING Y LATERAL SECTION

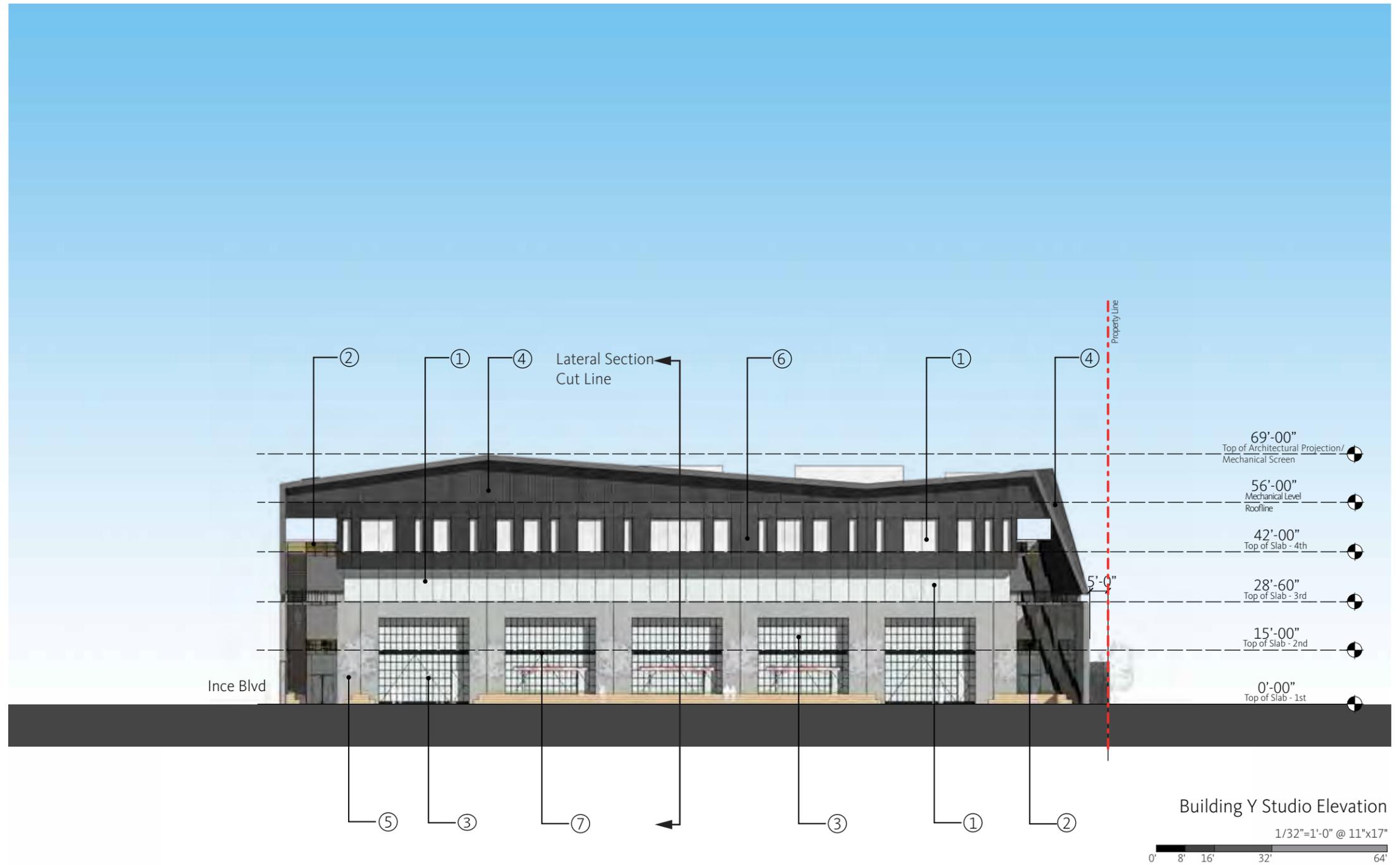


BUILDING Y LONG SECTION



BUILDING Y STUDIO ELEVATION

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

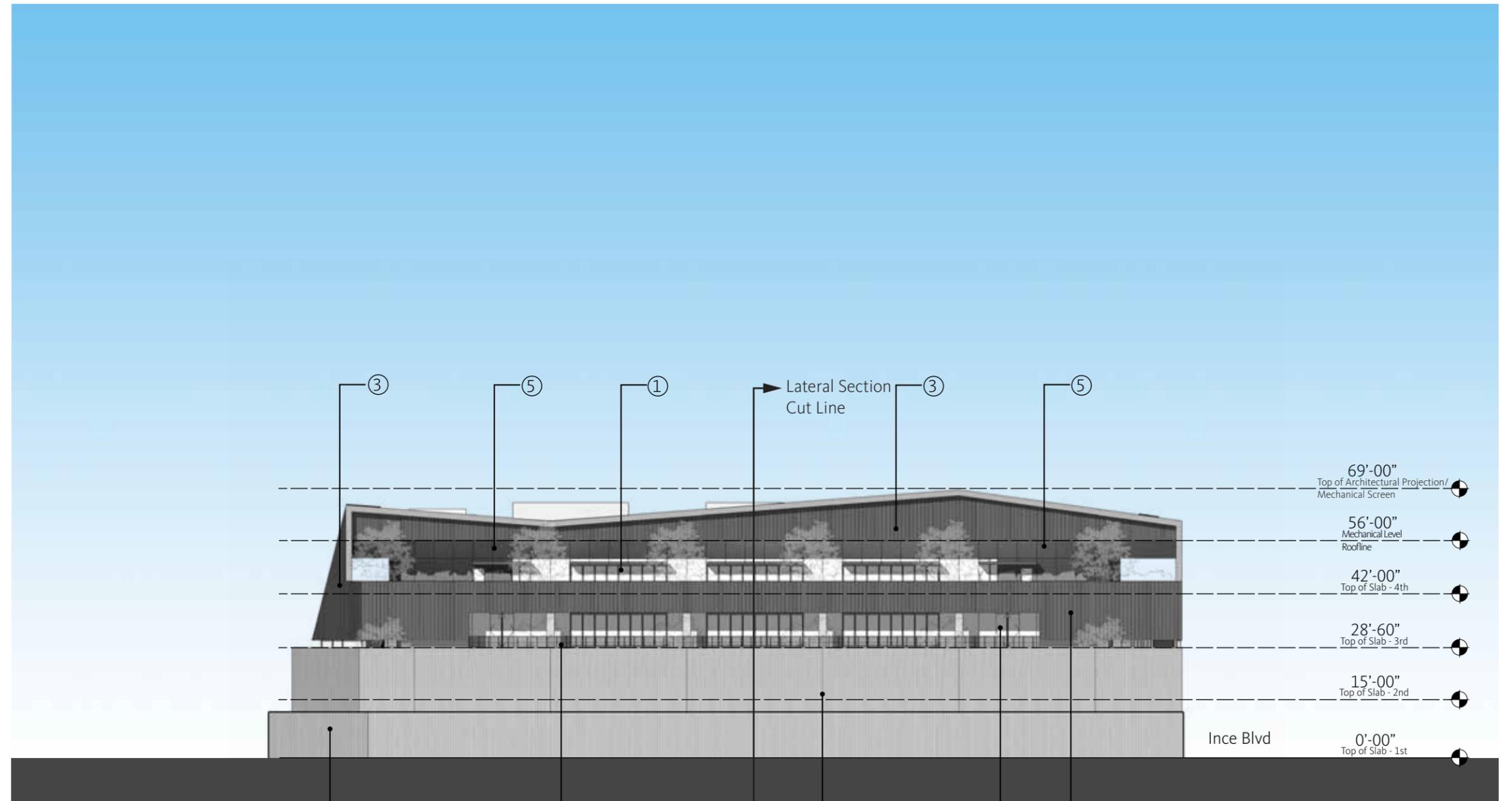


Materials



BUILDING Y

SOUTH ELEVATION

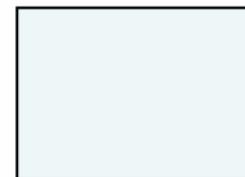


Building Y South Elevation

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



Materials



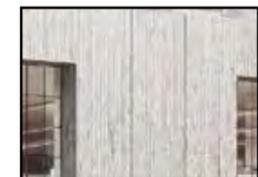
① Glass Type 1



② Railing



③ Black Corrugated Metal

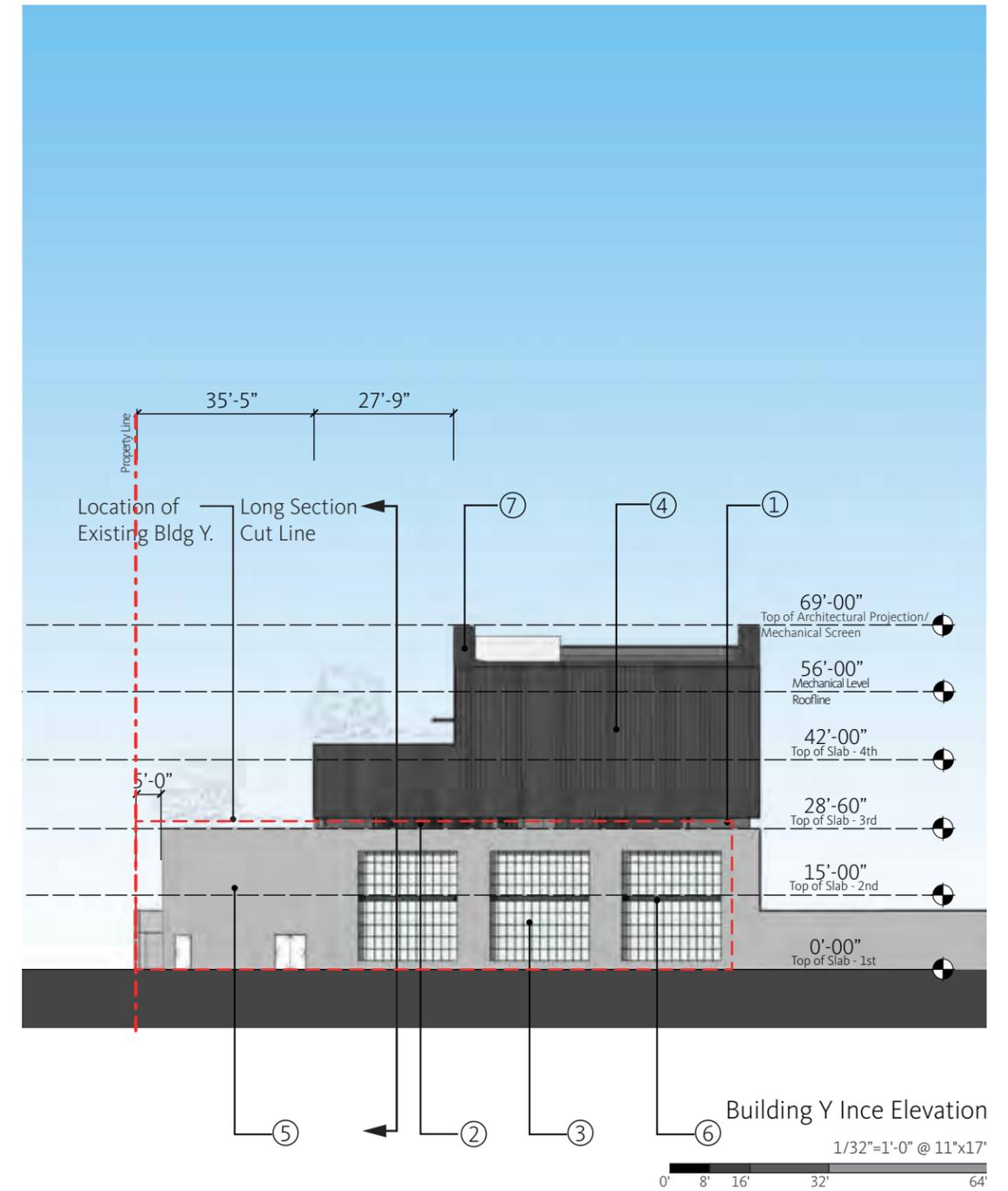
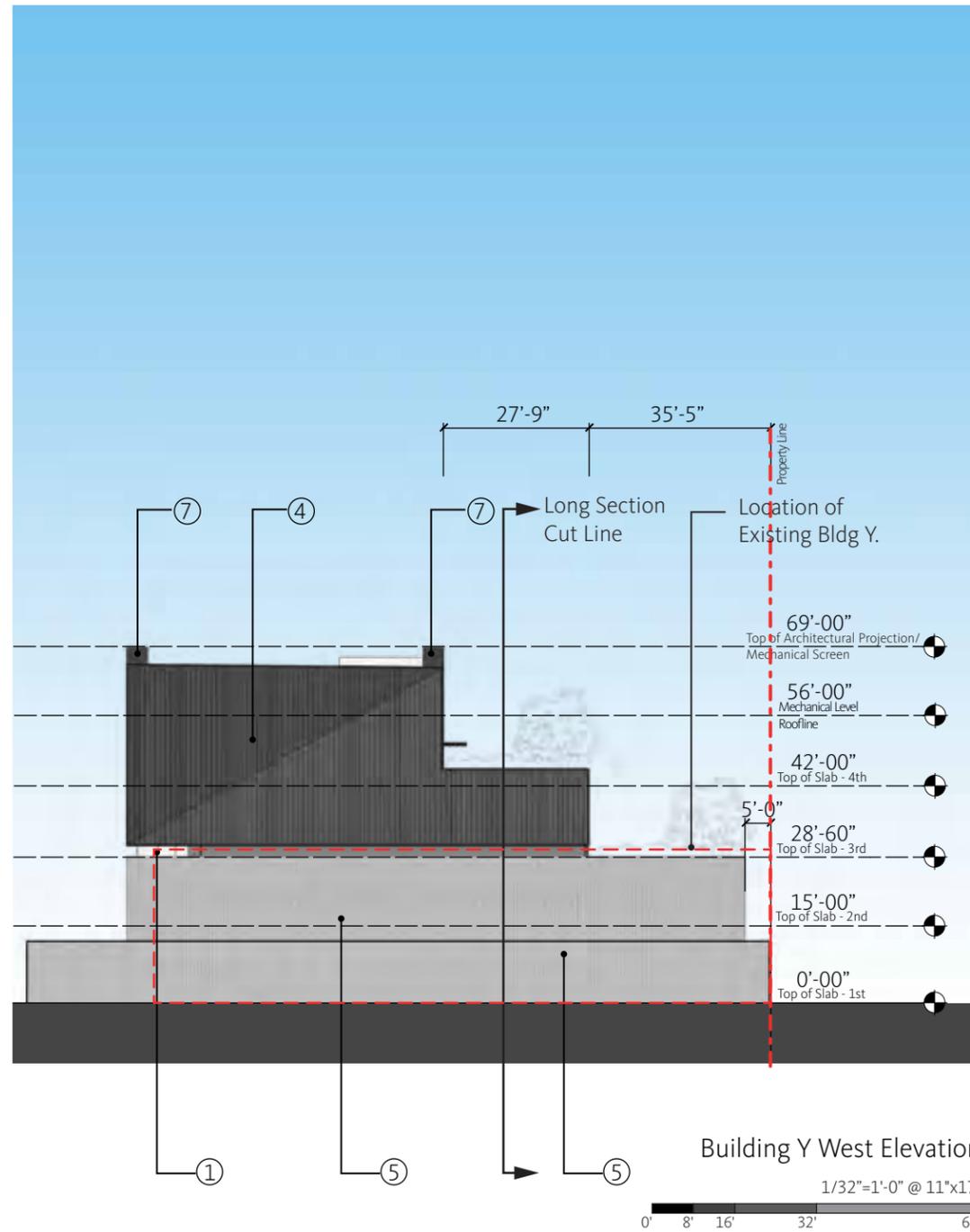


④ Board Formed Concrete

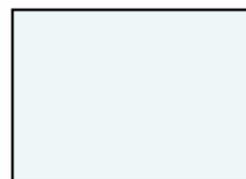


⑤ Gunmetal Flat Metal Panel

BUILDING Y INCE & WEST ELEVATION



Materials



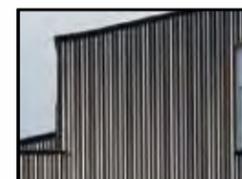
① Glass Type 1



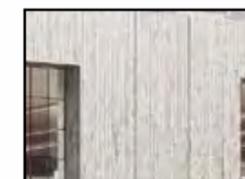
② Railing



③ Steel Windows & Doors



④ Black Corrugated Metal



⑤ Board Formed Concrete



⑥ Painted Steel

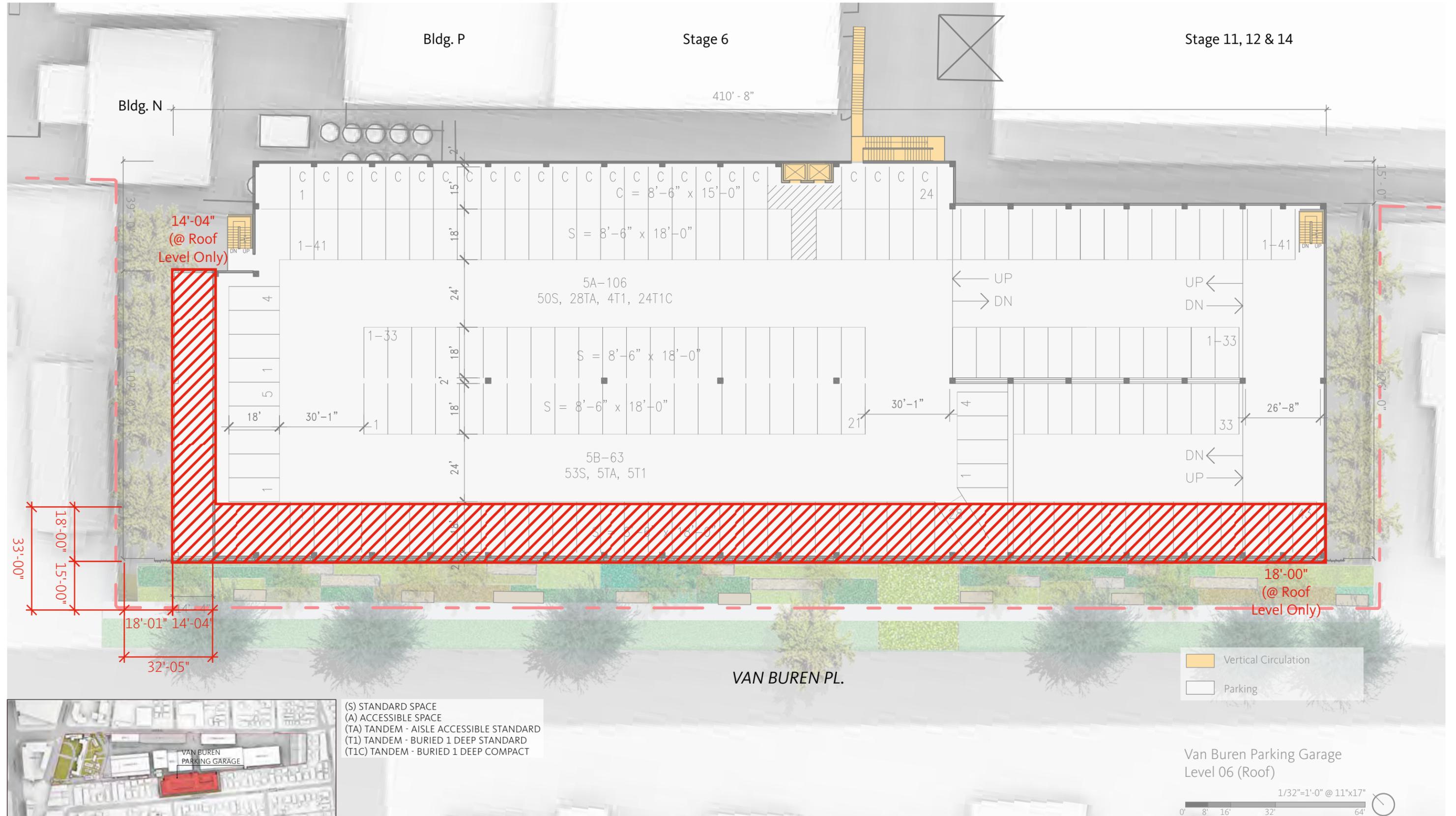


⑦ Standing Seam Metal





REVISED - VAN BUREN PARKING GARAGE ROOF



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

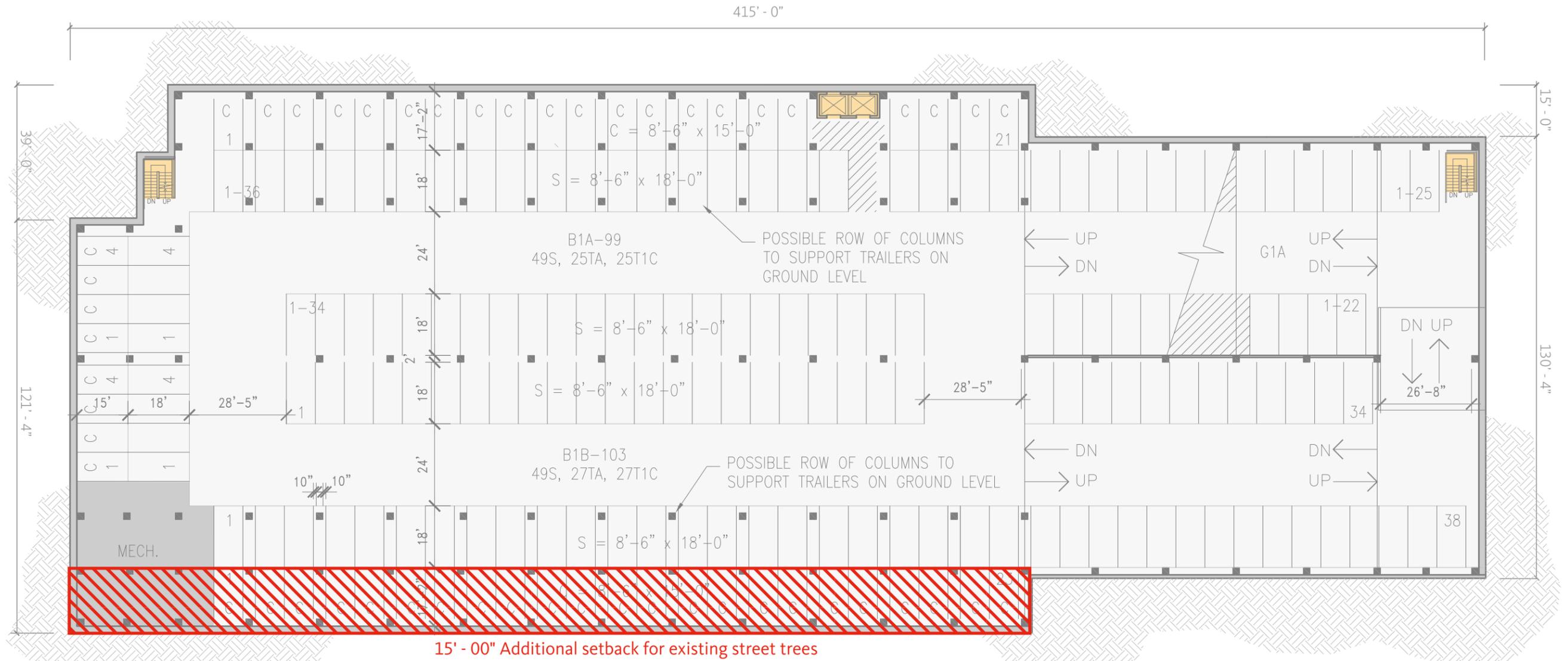
Vertical Circulation
 Parking

Van Buren Parking Garage
 Level 06 (Roof)

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

REVISED - VAN BUREN PARKING GARAGE

BASEMENT LEVEL 01



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

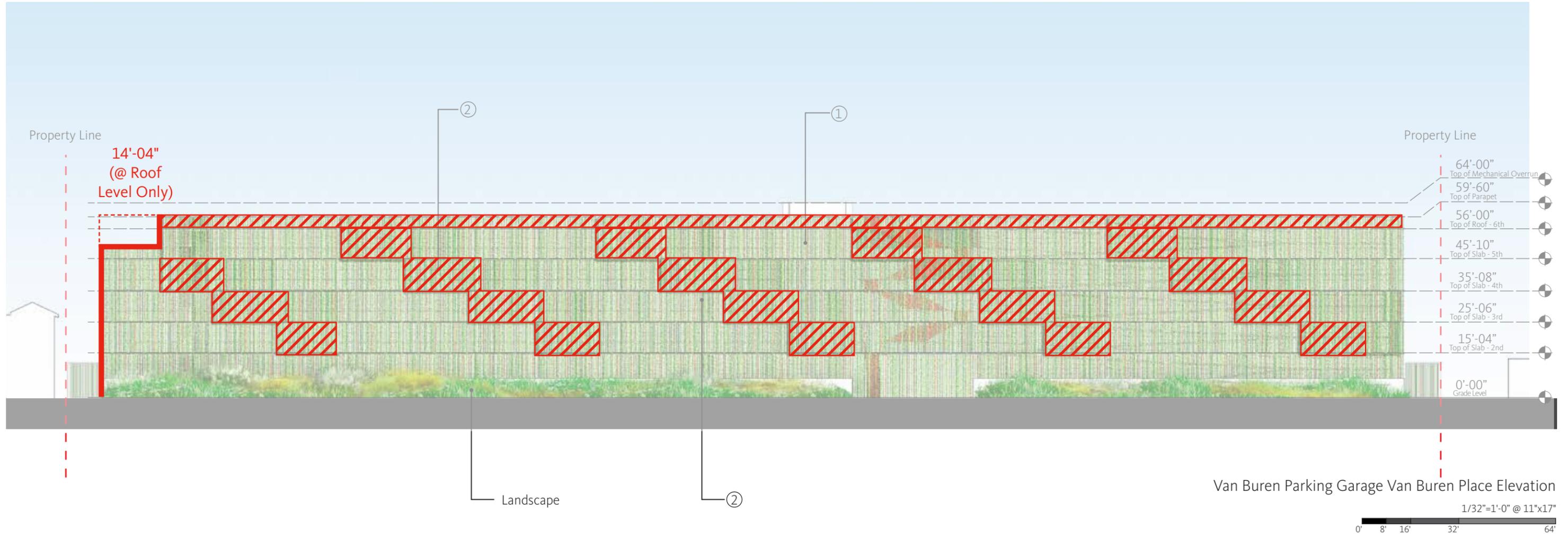
- Vertical Circulation
- Parking
- Mechanical

Van Buren Parking Garage
Level B1



REVISED - VAN BUREN PARKING GARAGE

VAN BUREN PLACE ELEVATION



Materials



① Concrete



② Aluminum Screen

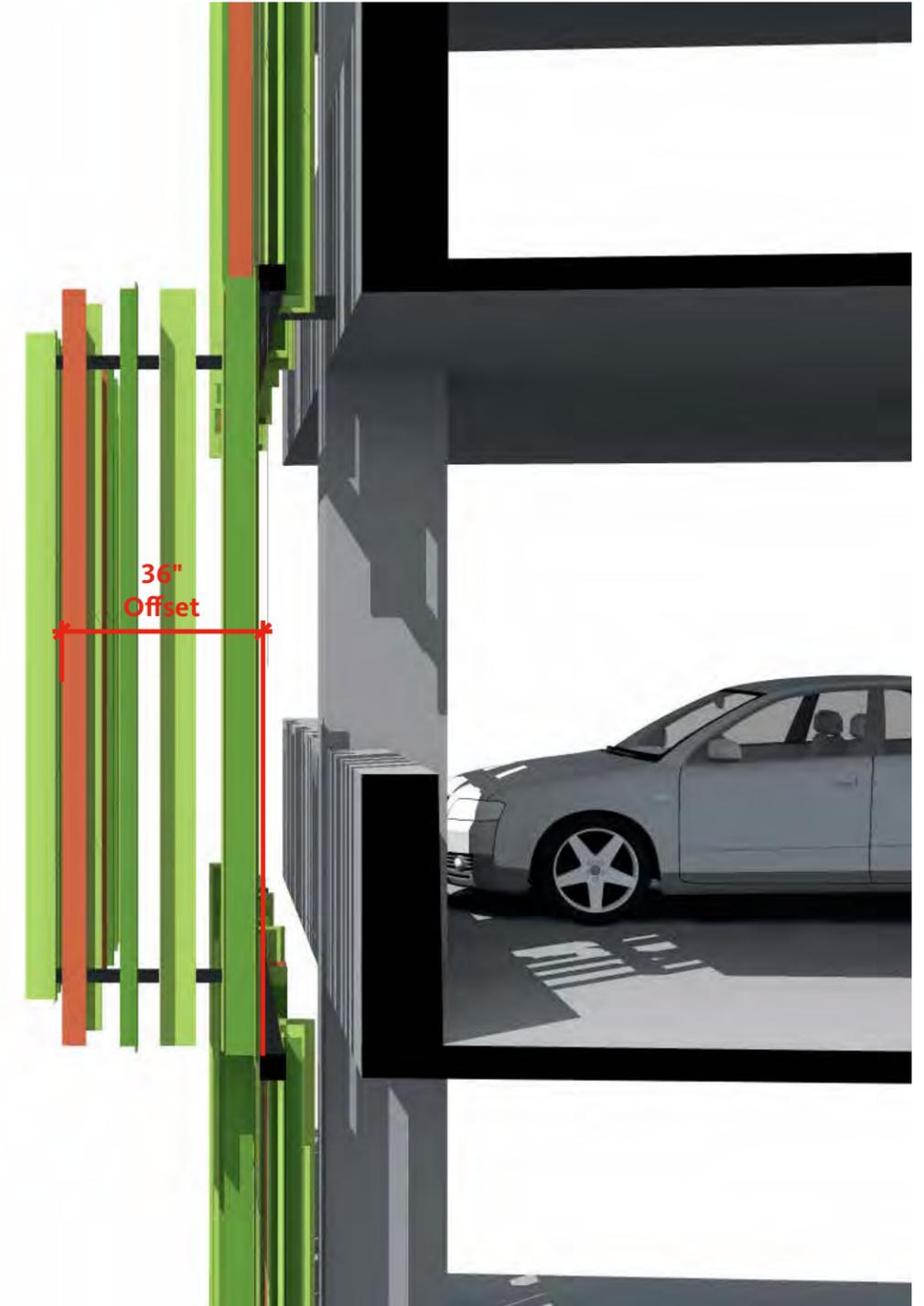
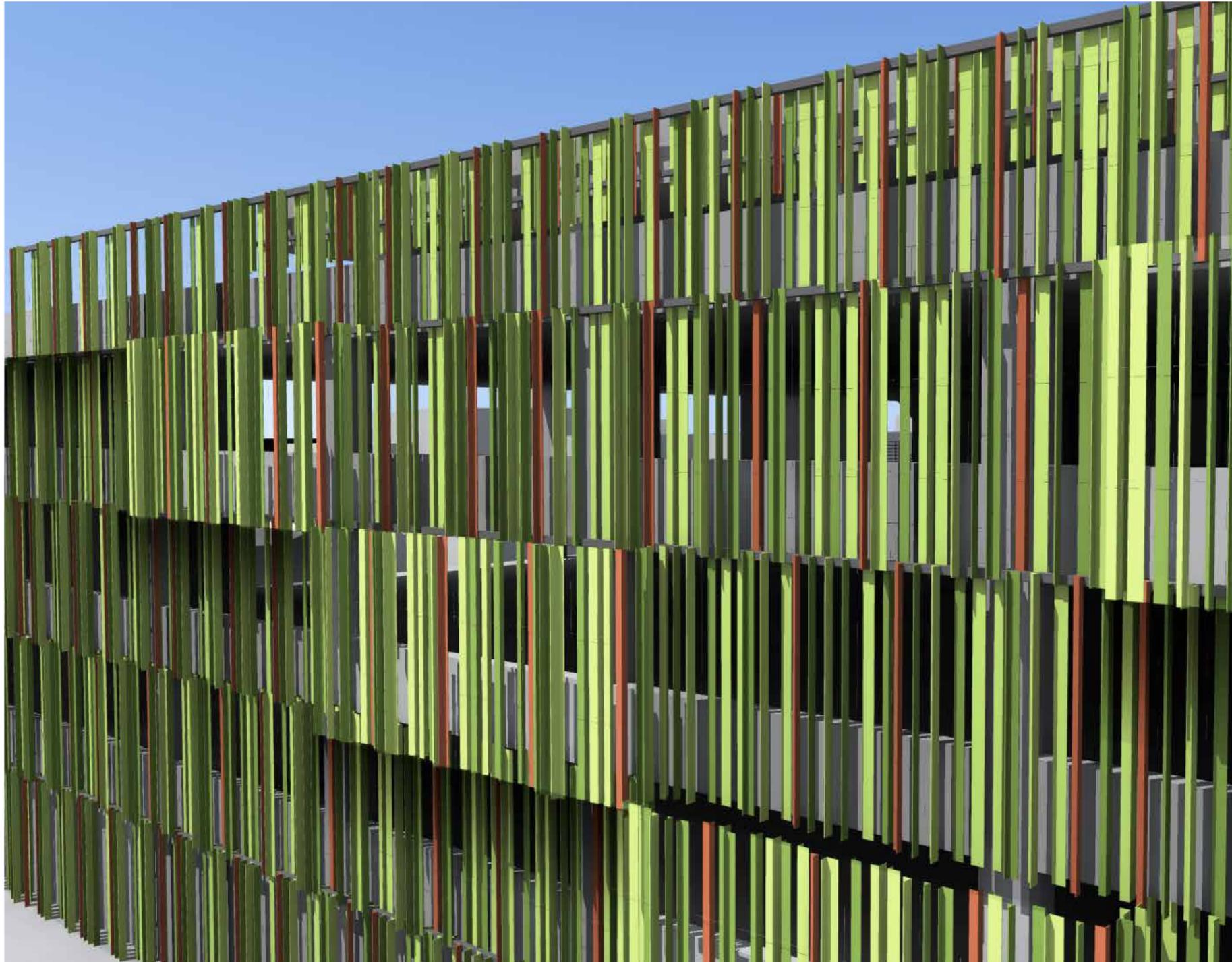
REVISED - VAN BUREN PARKING GARAGE

VAN BUREN PLACE ELEVATION - 36" OFFSET, 18' SETBACK & UPPER LEVEL BLUE COLOR



REVISED - VAN BUREN PARKING GARAGE

VAN BUREN PLACE PERSPECTIVE - 36" OFFSET, 18' SETBACK & UPPER LEVEL BLUE COLOR



REVISED - VAN BUREN PARKING GARAGE

VAN BUREN PLACE FACADE COLOR DEVELOPMENT



COLOR 01
Lower to mid canopy

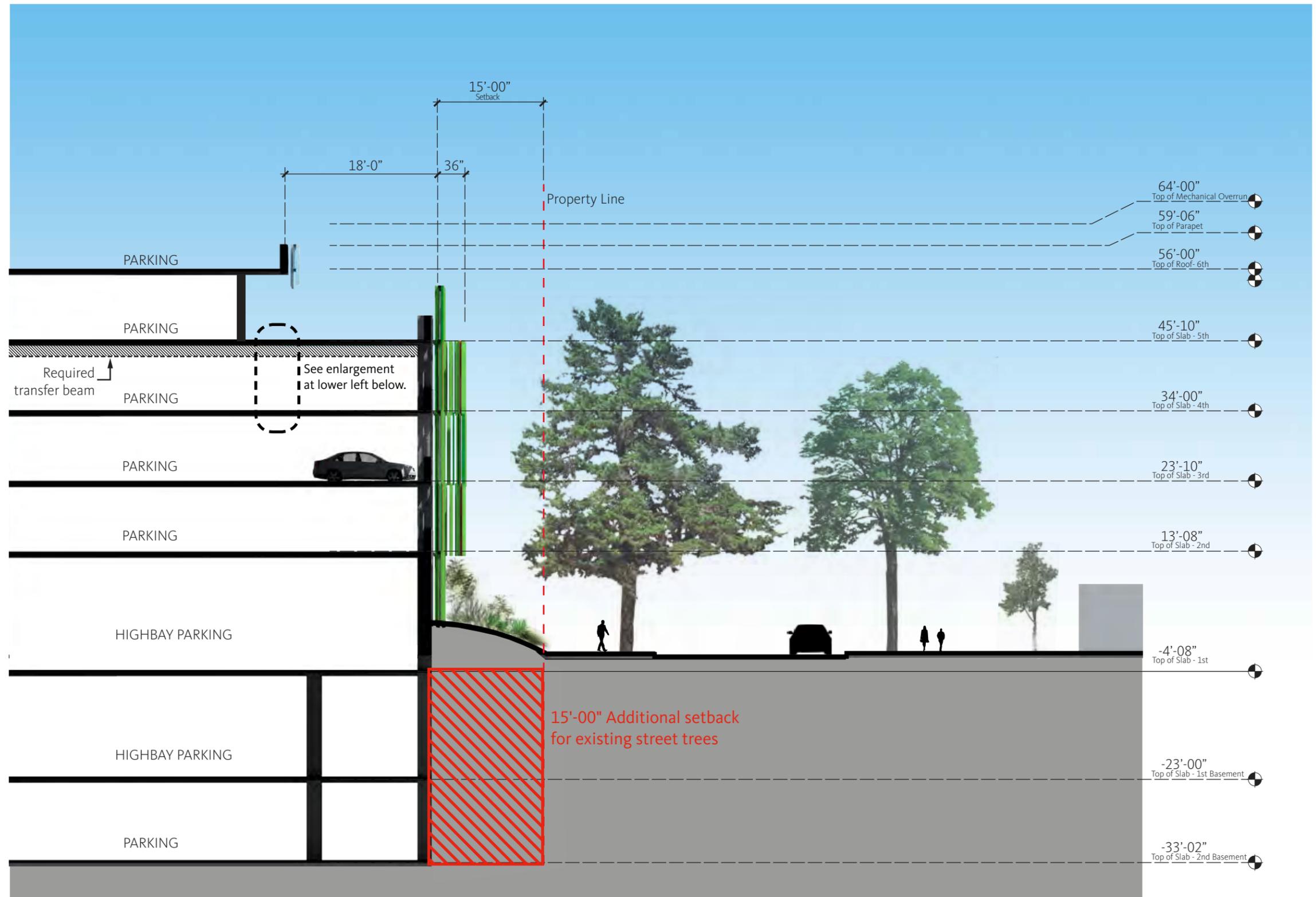
COLOR 02
Upper canopy

COLOR 03
Trunk and branches

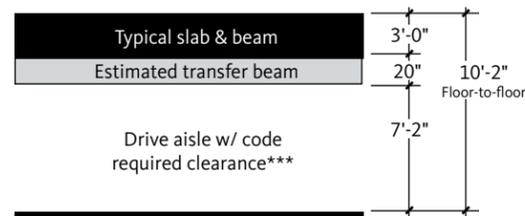


REVISED - VAN BUREN PARKING GARAGE

EAST - WEST SECTION - 36" OFFSET & 18' SETBACK



ENLARGEMENT OF TRANSFER BEAM SECTION.



Notes:

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

**To be verified by arborist.

***2 inch dimension for engineering tolerance







APPENDIX - CPA 6 SUPPORTING DOCUMENTS

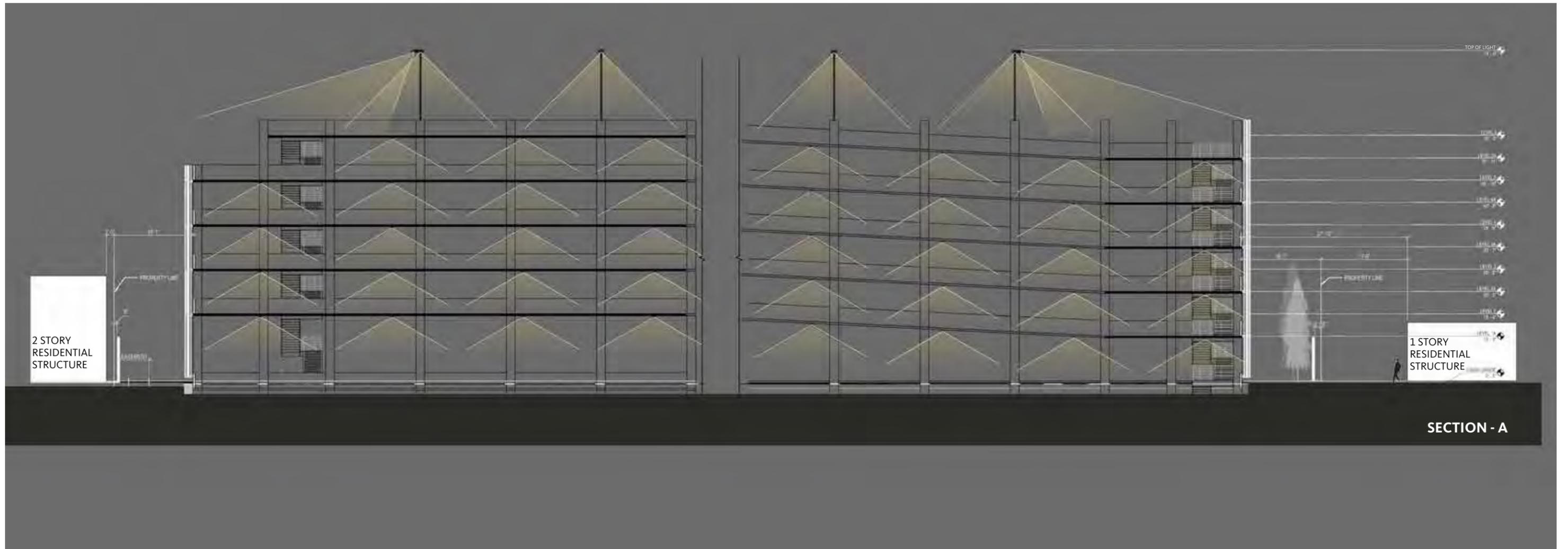
THE CULVER STUDIOS



CPA 6 - PROPOSED CONDITION PARKING GARAGE INTERIOR GUIDELINE

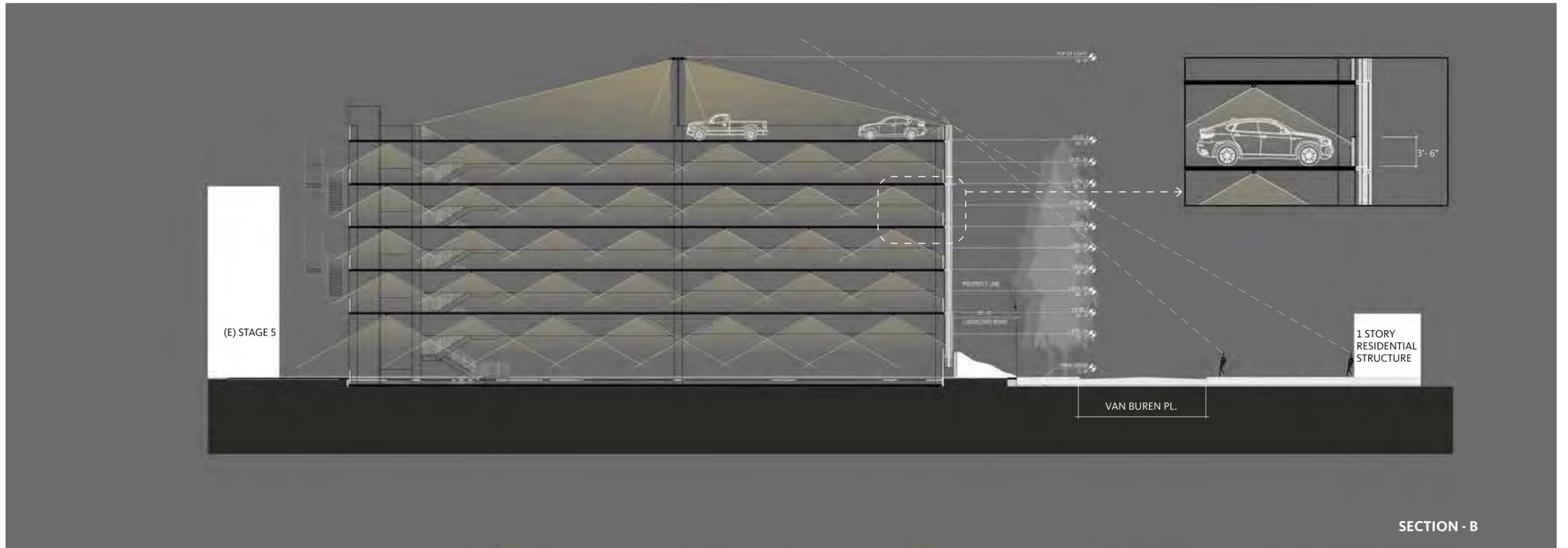
PROPOSED CONDITIONS:

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



CPA 6 - PROPOSED LIGHTING GUIDELINE

PARKING GARAGE
EXTERIOR



CPA 6 - PROPOSED LIGHTING GUIDELINE

PARKING GARAGE EXTERIOR

CPA 6 - VAN BUREN PARKING GARAGE

PARKING GARAGE INTERIOR

