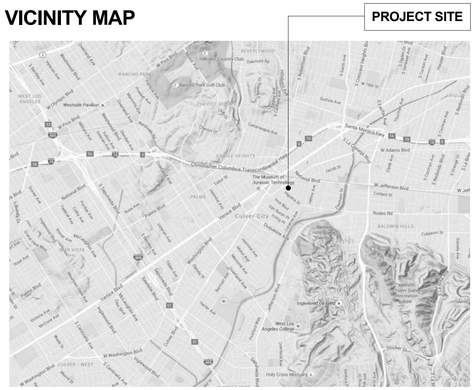
OFFICE BUILDING

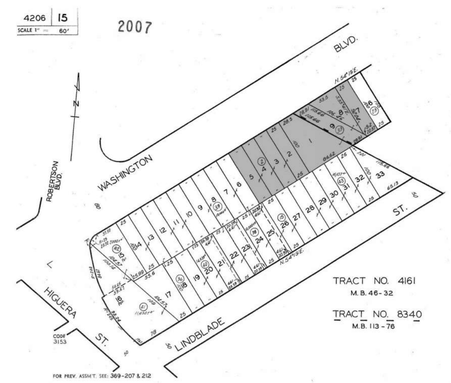
8888 WASHINGTON BLVD. CULVER CITY, CA 90232

ARTIST RENDERINGS, DESIGN INTENT ONLY, NOT TO BE USED FOR CONSTRUCTION

VICINITY MAP



ASSESSORS MAP



AREA CALCULATIONS

FOR BUILDING AREA DIAGRAMS, SEE SHEET T1.4 PER CULVER CITY ZONING

OCCUPANCY	RESTAU-RANT	RETAIL	OFFICE	AUTOMATED PARKING	UTILITY / COMMON AREA CIRCULATION	TOTAL PER FLOOR
BASEMENT				23,271 SF		23,271 SF
1ST FLOOR	3,184 SF	2,878 SF		1,518 SF	3,303 SF	10,883 SF
2ND FLOOR			19,480 SF			19,480 SF
3RD FLOOR			19,655 SF			19,655 SF
4TH FLOOR			20,190 SF			20,190 SF
SUB TOTAL	3,184 SF	2,878 SF	59,325 SF	24,789 SF	3,303 SF	93,479 SF
TOTAL BUILDING AREA: 93,479 SF						

PARKING CALCULATIONS

PARKING CALCULATIONS:
PER TABLE 3-3B TITLE 17 C.C.M.C.

		REST.	RETAIL	OFFICE	TOTAL
SPACES REQUIRED		3,184 SF / 100 32 SPACES	2,878 SF / 350 9 SPACES	59,325 SF / 350 170 SPACES	**211** SPACES REQUIRED
SPACES PROVIDED	UNDER GROUND				207 SPACES
	ABOVE GROUND				1 VAN ACCESSIBLE 4 TEMP LOADING
TOTAL CAR PARKING PROVIDED: **212** SPACES					

BICYCLE CALCULATIONS:

REQUIRED PER CITY	LONG TERM BICYCLE PARKING SHORT TERM BICYCLE PARKING	10 7
REQUIRED PER CALGREEN (5% OF REQUIRED PARKING SPACES, SECTION 5.106.4)	LONG TERM BICYCLE PARKING SHORT TERM BICYCLE PARKING	12 12
PROVIDED	LONG TERM BICYCLE PARKING SHORT TERM BICYCLE PARKING	16 12
	TOTAL BICYCLE PARKING PROVIDED	28

ZONING / PLANNING

ALL SETBACKS AND HEIGHT LIMITATIONS PROVIDED PER COMMERCIAL GENERAL (CG) ZONING AND GENERAL CORRIDOR

SETBACKS	REQUIRED	PROVIDED
FACING WASHINGTON BLVD. GROUND FLOOR	0'-0"	MIN. 9'-11" MAX. 14'-10 1/2"
SECOND FLOOR	0'-0"	0'-0"
THIRD FLOOR	0'-0"	0'-0"
FOURTH FLOOR	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
REAR GROUND FLOOR	0'-0"	MIN. 25'-0"
SECOND FLOOR	0'-0"	MIN. 12'-0"
THIRD FLOOR	0'-0"	MIN. 12'-0"
FOURTH FLOOR	0'-0"	MIN. 12'-0"
HEIGHT LIMIT	56 FT	56 FT, 4 STORIES

SHEET INDEX PLANNING	
T 0.0	COVER SHEET
T 1.4	AREA BY FLOOR SUMMARY
SRVY 1	SITE SURVEY
A 1.0	EXISTING SITE PHOTOS
A 1.1	DEMOLITION / EXISTING SITE PLAN
A 1.2	SITE PLAN
A 1.3	COLORED SITE PLAN
A 1.4	TOD STREETSCAPE DETAILS
A 2.2.0	PARKING PLAN
A 2.2.1	1ST FLOOR PLAN
A 2.2.2	2ND FLOOR PLAN
A 2.2.3	3RD FLOOR PLAN
A 2.2.4	4TH FLOOR PLAN
A 2.2.5	ROOF PLAN
A 3.3	COLORED NORTH & SOUTH ELEVATIONS
A 3.4	COLORED EAST & WEST ELEVATIONS
A 3.5	COLOR RENDERING
A 3.6	COLOR RENDERING
A 3.7	COLOR RENDERING
A 3.8	MATERIAL BOARD
A 4.1	BUILDING SECTIONS
A 8.1	EXTERIOR DETAILS
A 8.6	BUILDING SYSTEM & ASSEMBLY DIAGRAM
L5.01	ILLUSTRATED SITE PLANTING PLAN
L5.11	ILLUSTRATED ROOF PLANTING PLAN
C 1.0	SITE CONTROL PLAN
C 1.1	STRIPING PLAN
C 1.2	ROUGH GRADING PLAN
C 1.3	SITE UTILITY PLAN
WM 1.0	CONCEPTUAL TRASH PLAN

PROJECT DATA

SCOPE OF WORK:
CONSTRUCTION OF A NEW (4) STORY, 56'-0" HIGH, CORE AND SHELL OF OFFICE BUILDING. RETAIL AND RESTAURANT USE ON THE GROUND FLOOR LEVEL AND OFFICE USE FROM THE SECOND TO FOURTH FLOOR AND SUBTERRANEAN AUTOMATED PARKING.

TYPE OF CONSTRUCTION: TYPE II-B, SPRINKLERED

BUILDING OCCUPANCY: 1ST FLOOR - A2, M AND S-2
2ND - 4TH FLOORS - B

EXISTING USE: AUTO REPAIR SHOP/ PARKING
NEW USE: OFFICE/ RETAIL/ RESTAURANT/ PARKING

ACCESSOR PARCEL NUMBERS:
4206-015-002, 4206-015-033, 4206-015-023

TOTAL SITE AREA:
EXISTING: 26,109 SQ. FT.
NEW: 24,804 SQ. FT. (AFTER 5'-0" DEDICATION)

BREIF LEGAL DESCRIPTION:
PARCEL 1: (APN: 4206-015-002)
LOTS 2, 3, 4 AND 5 OF TRACT NO. 4161, M.B. 46/32

PARCEL 2: (APN: 4206-015-033)
LOT 1 OF TRACT NO. 4161, M.B. 46/32 AND LOTS 7,8, AND 9 OF TRACT NO. 8340, M.B. 113/76

PARCEL 3: (APN: 4206-015-023)
LOT 6 OF TRACT NO. 8340, M.B. 113/76

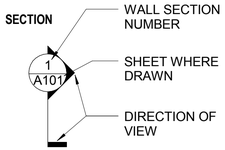
APPLICABLE CODE:
2005 CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE

ABBREVIATIONS

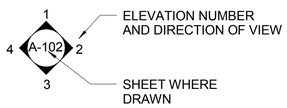
W.	
W/	WITH
WC	WATER CLOSET
WP	WATER PROOF
WR	WATER RESISTANT
WT	WEIGHT
V.	
VERT	VERTICAL
VEST	VESTIBULE
U.	
UC	UNDER COUNTER
T.	
T	TREAD
T.O.	TOP OF
THK	THICK
TYP	TYPICAL
S.	
SD	STORM DRAIN
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
R.	
R	RISER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
RM	ROOM
ROW	RIGHT OF WAY
P.	
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PNL	PANEL
PWR	POWER
O.	
OC	ON CENTER
OD	OUTSIDE DIAMETER
M.	
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
L.	
LAM	LAMINATE, LAMINATION
LED	LIGHT EMITTING DIODE
LF	LINEAR FOOT
LPT	LOW POINT
LT	LIGHT
I.	
IN	INCH
INCL	INCLUDING
INT	INTERIOR
H.	
HB	HOSE BIBB
HC	HOLLOW CORE
HM	HOLLOW METAL
G.	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLZ	GLAZING
GYP	GYPSUM
GYP BD	GYPSUM BOARD
F.	
FA	FIRE ALARM
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT - CONNECTION
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER - CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FT	FOOT, FEET
FTG	FOOTING
E.	
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EOS	EDGE OF SLAB
EQ	EQUAL
EXP	EXPANSION
D.	
DBL	DOUBLE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
C.	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT, CEMENTITIOUS
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE - MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
B.	
B.O.	BOTTOM OF
BD	BOARD
BIT	BITUMIN(OUS)
BLDG	BUILDING
BM	BEAM
A.	
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFS	ABOVE FINISH SLAB
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)

GRAPHIC SYMBOLS

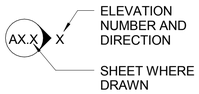
SECTION



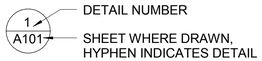
INTERIOR ELEVATION REFERENCE



EXTERIOR ELEVATION



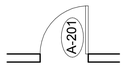
DETAIL REFERENCE



PARTITION TYPE MARK

SEE PARTITION TYPE DRAWINGS

DOOR TYPE MARK



SEE DOOR SCHEDULE

SHEET KEYNOTE MARK

WINDOW AND LOUVER TYPE MARK

SEE CORRESPONDING NUMBER ON SCHEDULE

PROJECT TEAM

OWNER:

PLATFORM HAYDEN TRACT III, LLC
9900 CULVER BOULEVARD, 1A
CULVER CITY, CA 90232
CONTACT: JOSEPH MILLER
joseph@runyongroup.com
TEL (310) 275-0583

STRUCTURAL ENGINEER:

JOHN LABIB & ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245
CONTACT: JOHN LABIB
john@labibse.com
TEL (213) 239-9600
FAX (213) 239-9699

ARCHITECT:

ABRAMSON TEIGER ARCHITECTS
8924 LINDBLADE STREET
CULVER CITY, CA 90232
CONTACT: BJORN SCHRADER
bjorn@abramsonteiger.com
TEL (310) 838-8998 EXT 209
FAX (310) 838-8332

CIVIL ENGINEER:

VCA ENGINEERS, INC
1041 S. GARFIELD AVE, SUITE 210
ALHAMBRA, CA 91801
CONTACT: VIRGIL AOANAN
virgil.aoanan@vcaeng.com
TEL (323) 729-6098
FAX (323) 729-6043

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8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONTEIGER.COM

OFFICE BUILDING
8888 WASHINGTON BOULEVARD
CULVER CITY, CA 90232

PROJECT NO: WA15

REVISIONS		
REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

COVER SHEET

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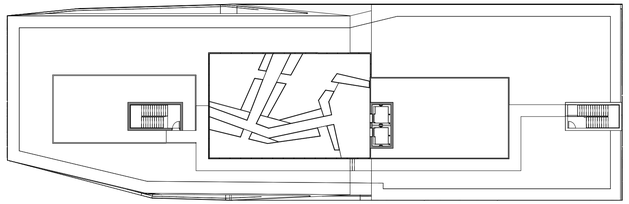
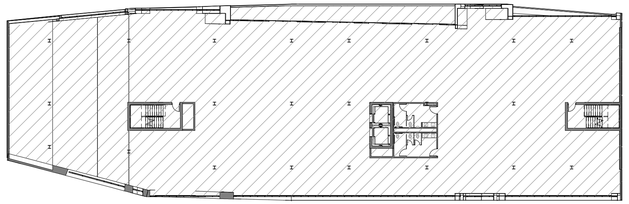


ROOF

N/A

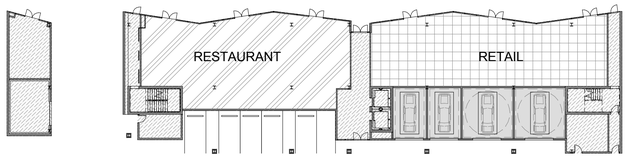


2ND FLOOR

OFFICE 19,480 sf

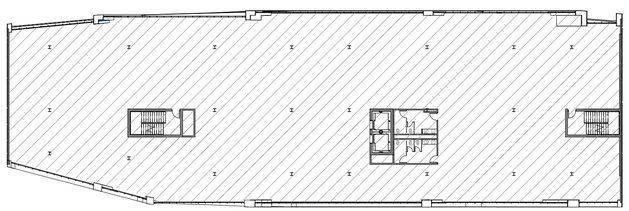
4TH FLOOR

OFFICE 20,190 sf



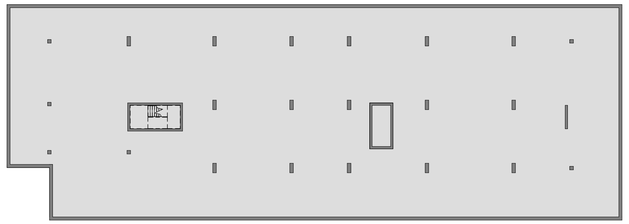
1ST FLOOR

RESTAURANT	3,184 sf
RETAIL	2,878 sf
UTILITY / COMMON AREA CIRCULATION	3,303 sf
AUTOMATED PARKING (ENTRANCES)	1,518 sf
1ST FLOOR TOTAL	**10,883 sf**



3RD FLOOR

OFFICE 19,655 sf



UNDERGROUND FLOOR

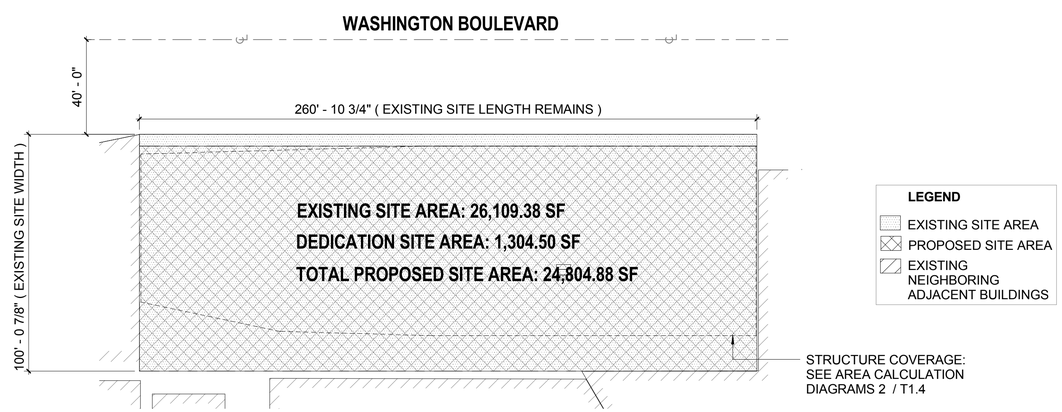
AUTOMATED PARKING 23,271 sf

GROSS BUILDING AREA
PER CULVER CITY PLANNING CODE:

PARKING	23,271 sf
1ST FLOOR	10,883 sf
2ND FLOOR	19,480 sf
3RD FLOOR	19,655 sf
4TH FLOOR	20,190 sf
ROOF	N/A
TOTAL BUILDING AREA	**93,479 sf**

BUILDING AREA PER CURVER CITY PLANNING CODE
1/32" = 1'-0"

2



SITE AREA
1/32" = 1'-0"

1

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8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONTEIGER.COM

OFFICE BUILDING
8888 WASHINGTON BOULEVARD
CULVER CITY, CA 90232

PROJECT NO: WA15

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

AREA BY FLOOR SUMMARY

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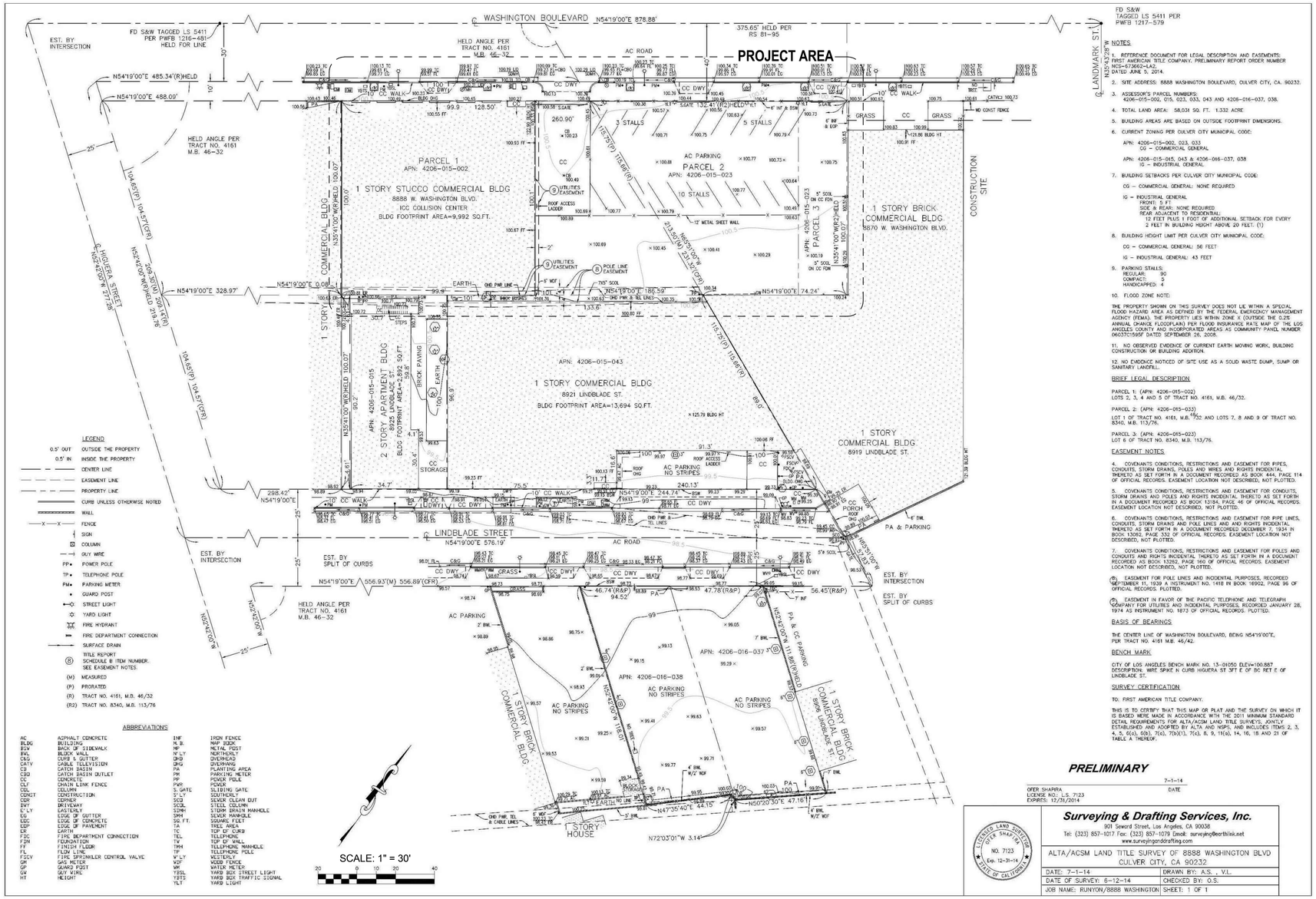

NOTES

1. REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: FIRST AMERICAN TITLE COMPANY, PRELIMINARY REPORT ORDER NUMBER NCS-573662-LA2, DATED JUNE 5, 2014.
2. SITE ADDRESS: 8888 WASHINGTON BOULEVARD, CULVER CITY, CA. 90232.
3. ASSESSOR'S PARCEL NUMBERS: 4206-015-002, 015, 023, 033, 043 AND 4206-016-037, 038.
4. TOTAL LAND AREA: 58,031 SQ. FT. 1.332 ACRE
5. BUILDING AREAS ARE BASED ON OUTSIDE FOOTPRINT DIMENSIONS.
6. CURRENT ZONING PER CULVER CITY MUNICIPAL CODE:

   APN: 4206-015-002, 023, 033
   CG – COMMERCIAL GENERAL

   APN: 4206-015-015, 043 & 4206-016-037, 038
   IG – INDUSTRIAL GENERAL
7. BUILDING SETBACKS PER CULVER CITY MUNICIPAL CODE:

   CG – COMMERCIAL GENERAL: NONE REQUIRED

   IG – INDUSTRIAL GENERAL
   FRONT: 5 FT
   SIDE & REAR: NONE REQUIRED
   REAR ADJACENT TO RESIDENTIAL:
   10 FEET PLUS 1 FOOT OF ADDITIONAL SETBACK FOR EVERY 2 FEET IN BUILDING HEIGHT ABOVE 20 FEET. (1)
8. BUILDING HEIGHT LIMIT PER CULVER CITY MUNICIPAL CODE:

   CG – COMMERCIAL GENERAL: 56 FEET

   IG – INDUSTRIAL GENERAL: 43 FEET
9. PARKING STALLS:
   REGULAR: 90
   COMPACT: 5
   HANDICAPPED: 4
10. FLOOD ZONE NOTE:

THE PROPERTY SHOWN ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE PROPERTY LIES WITHIN ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP OF THE LOS ANGELES COUNTY AND INCORPORATED AREAS AS COMMUNITY PANEL NUMBER 06037C1565F DATED SEPTEMBER 26, 2008.

11. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.

12. NO EVIDENCE NOTICED OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

BRIEF LEGAL DESCRIPTION

PARCEL 1: (APN: 4206-015-002)
LOTS 2, 3, 4 AND 5 OF TRACT NO. 4161, M.B. 46/32.

PARCEL 2: (APN: 4206-015-033)
LOT 1 OF TRACT NO. 4161, M.B. 46/32 AND LOTS 7, 8 AND 9 OF TRACT NO. 8340, M.B. 113/76.

PARCEL 3: (APN: 4206-015-023)
LOT 6 OF TRACT NO. 8340, M.B. 113/76.

EASEMENT NOTES

4. COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENT FOR PIPES, CONDUITS, STORM DRAINS, POLES AND WIRES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AS BOOK 444, PAGE 114 OF OFFICIAL RECORDS. EASEMENT LOCATION NOT DESCRIBED, NOT PLOTTED.

5. COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENT FOR CONDUITS, STORM DRAINS AND POLES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AS BOOK 13184, PAGE 46 OF OFFICIAL RECORDS. EASEMENT LOCATION NOT DESCRIBED, NOT PLOTTED.

6. COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENT FOR PIPE LINES, CONDUITS, STORM DRAINS AND POLE LINES AND AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 7, 1934 IN BOOK 13092, PAGE 332 OF OFFICIAL RECORDS. EASEMENT LOCATION NOT DESCRIBED, NOT PLOTTED.

7. COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENT FOR POLES AND CONDUITS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AS BOOK 13292, PAGE 160 OF OFFICIAL RECORDS. EASEMENT LOCATION NOT DESCRIBED, NOT PLOTTED.

(B) EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1939 A INSTRUMENT NO. 1418 IN BOOK 16902, PAGE 96 OF OFFICIAL RECORDS. PLOTTED.

(S) EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1974 AS INSTRUMENT NO. 1873 OF OFFICIAL RECORDS. PLOTTED.

BASIS OF BEARINGS

THE CENTER LINE OF WASHINGTON BOULEVARD, BEING N54°19'00"E, PER TRACT NO. 4161 M.B. 46/42.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO. 13-01050 ELEV=100.887 DESCRIPTION: WIRE SPIKE N CURB HIGUERA ST 3FT E OF BC RET E OF LINDBLADE ST.

SURVEY CERTIFICATION

TO: FIRST AMERICAN TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14, 16, 18 AND 21 OF TABLE A THEREOF.

LEGEND

0.5' OUT	OUTSIDE THE PROPERTY
0.5' IN	INSIDE THE PROPERTY
	CENTER LINE
	EASEMENT LINE
	PROPERTY LINE
	CURB UNLESS OTHERWISE NOTED
	WALL
—X—X—	FENCE
	SIGN
	COLUMN
	GUY WIRE
PP•	POWER POLE
TP•	TELEPHONE POLE
PM•	PARKING METER
•	GUARD POST
	STREET LIGHT
	YARD LIGHT
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SURFACE DRAIN
(B)	TITLE REPORT SCHEDULE B ITEM NUMBER. SEE EASEMENT NOTES.
(M)	MEASURED
(P)	PRORATED
(R)	TRACT NO. 4161, M.B. 46/32
(R2)	TRACT NO. 8340, M.B. 113/76

ABBREVIATIONS

AC	ASPHALT CONCRETE	INF	IRON FENCE
BLDG	BUILDING	M.B.	MAP BOOK
BSW	BACK OF SIDEWALK	MP	METAL POST
BWL	BLOCK WALL	N'LY	NORTHERLY
C&G	CURB & GUTTER	OHD	OVERHEAD
CATV	CABLE TELEVISION	OHG	OVERHANG
CB	CATCH BASIN	PA	PLANTING AREA
CBO	CATCH BASIN OUTLET	PM	PARKING METER
CC	CONCRETE	PP	POWER POLE
CLF	CHAIN LINK FENCE	PWR	POWER
COL	COLUMN	S. GATE	SLIDING GATE
CONST	CONSTRUCTION	S'LY	SOUTHERLY
COR	CORNER	SCO	SEWER CLEAN OUT
DWY	DRIVEWAY	SCOL	STEEL COLUMN
E'LY	EASTERLY	SDMH	STORM DRAIN MANHOLE
EG	EDGE OF GUTTER	SMH	SEWER MANHOLE
EDC	EDGE OF CONCRETE	SQ. FT.	SQUARE FEET
EDP	EDGE OF PAVEMENT	TC	TOP OF CURB
ER	EARTH	TG	TOP OF GRADE
F2C	FIRE DEPARTMENT CONNECTION	TEL	TELEPHONE
FDN	FOUNDATION	TW	TOP OF WALL
FF	FINISH FLOOR	TMH	TELEPHONE MANHOLE
FL	FLOW LINE	TP	TELEPHONE POLE
FDCV	FIRE SPRINKLER CONTROL VALVE	W'LY	WESTERLY
GM	GAS METER	WDF	WOOD FENCE
GP	GUARD POST	WM	WATER METER
GW	GUY WIRE	YBSL	YARD BOX STREET LIGHT
HT	HEIGHT	YBTS	YARD BOX TRAFFIC SIGNAL
		YLT	YARD LIGHT

PRELIMINARY

OFER SHAPIRA
LICENSE NO.: L.S. 7123
EXPIRES: 12/31/2014

7-1-14
DATE

LICENSED LAND SURVEYOR OFER SHAPIRA NO. 7123 Exp. 12-31-14 STATE OF CALIFORNIA

Surveying & Drafting Services, Inc.
901 Seward Street, Los Angeles, CA 90038
Tel: (323) 857-1017 Fax: (323) 857-1079 Email: surveying@earthlink.net
www.surveyinganddrafting.com

ALTA/ACSM LAND TITLE SURVEY OF 8888 WASHINGTON BLVD
CULVER CITY, CA 90232

DATE: 7-1-14	DRAWN BY: A.S. , V.L.
DATE OF SURVEY: 6-12-14	CHECKED BY: O.S.
JOB NAME: RUNYON/8888 WASHINGTON	SHEET: 1 OF 1

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PROJECT NO: WA15

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

SITE SURVEY

SRVY 1

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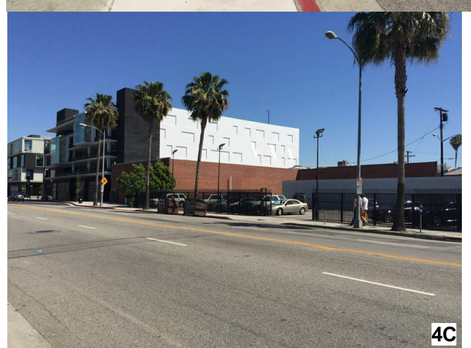

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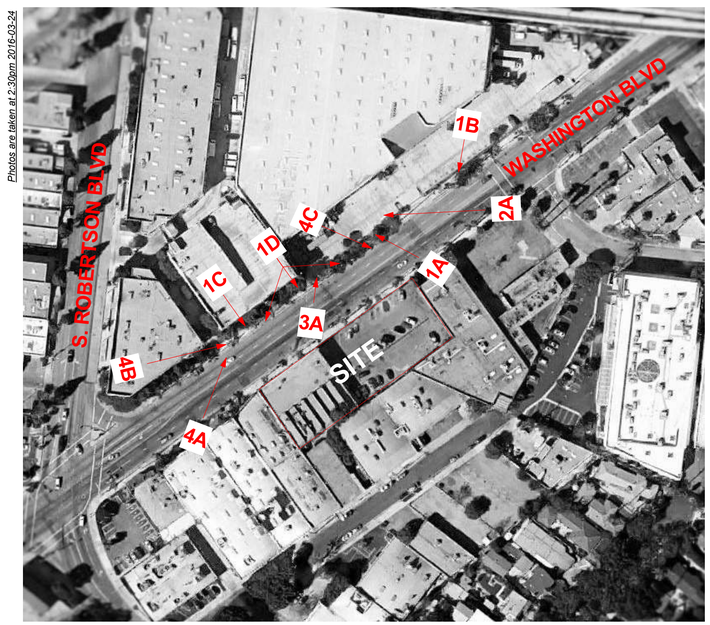

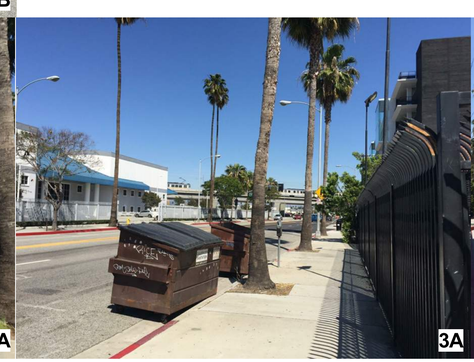

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EXISTING SITE PHOTOS

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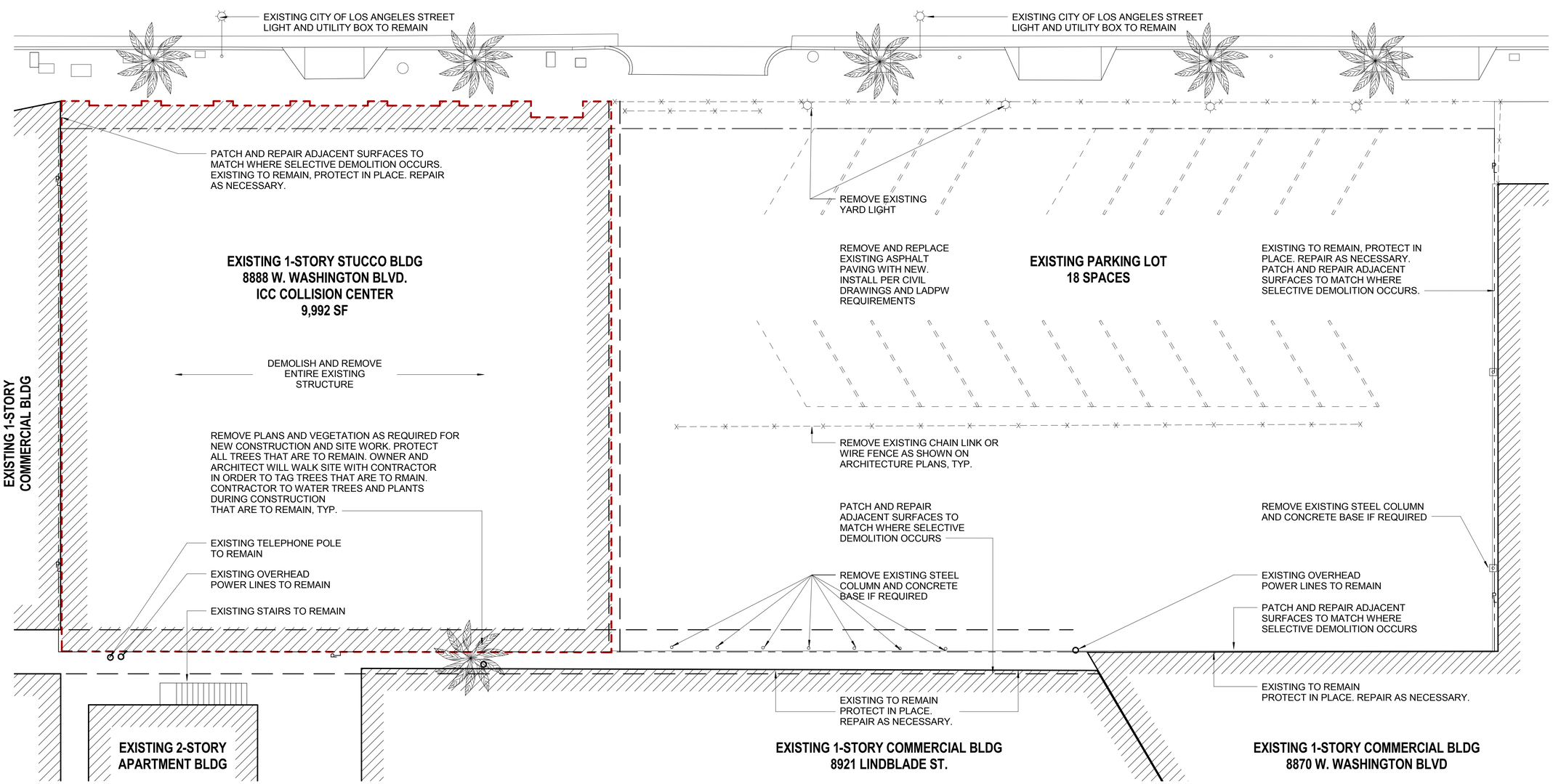

1ST FLOOR DEMOLITION PLAN (1)
1" = 10'-0"

KEYNOTES

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DEMOLITION / EXISTING SITE PLAN

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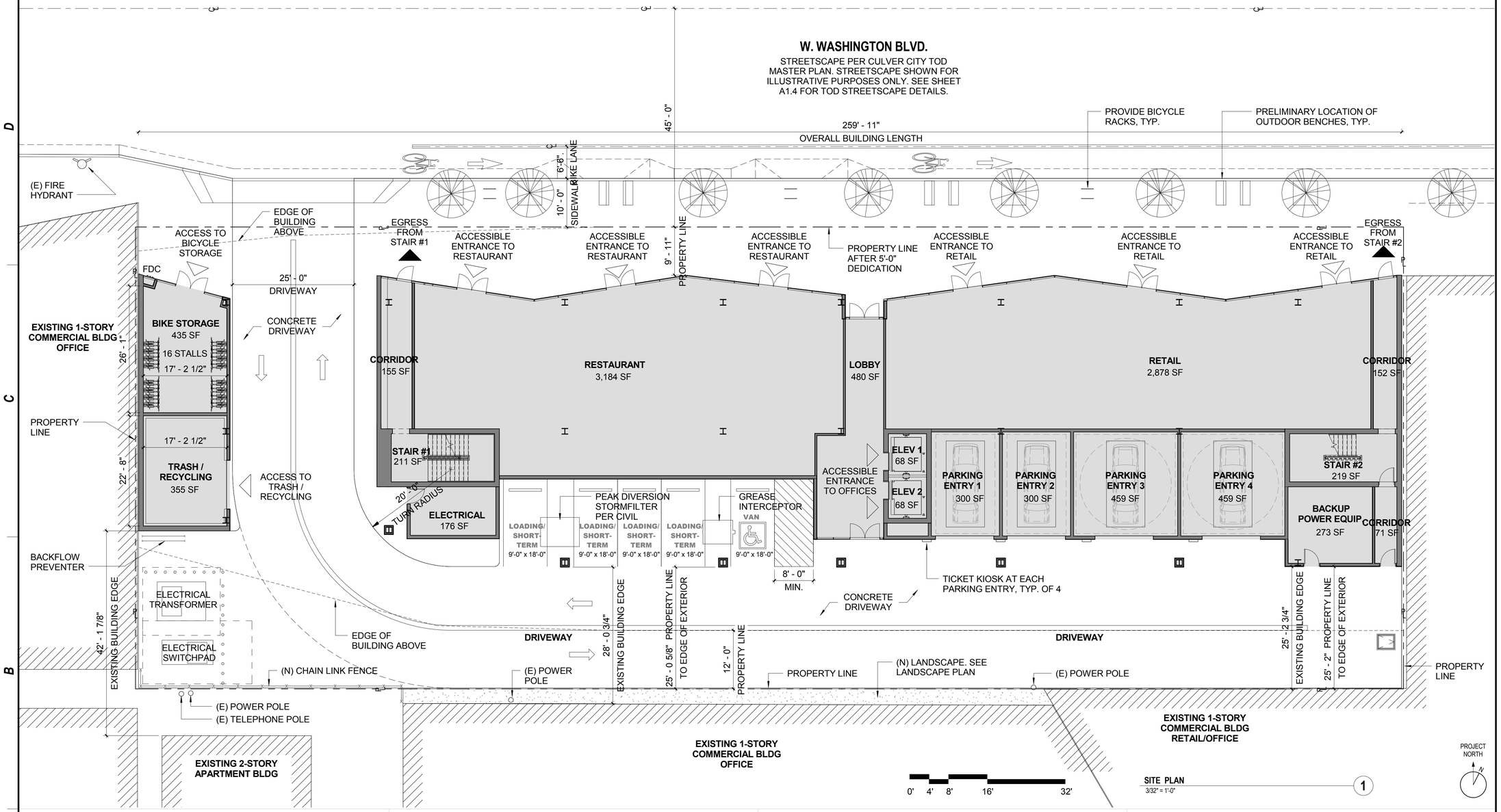

SITE PLAN
3/32" = 1'-0"
1

KEYNOTES

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SITE PLAN

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COLORED SITE PLAN

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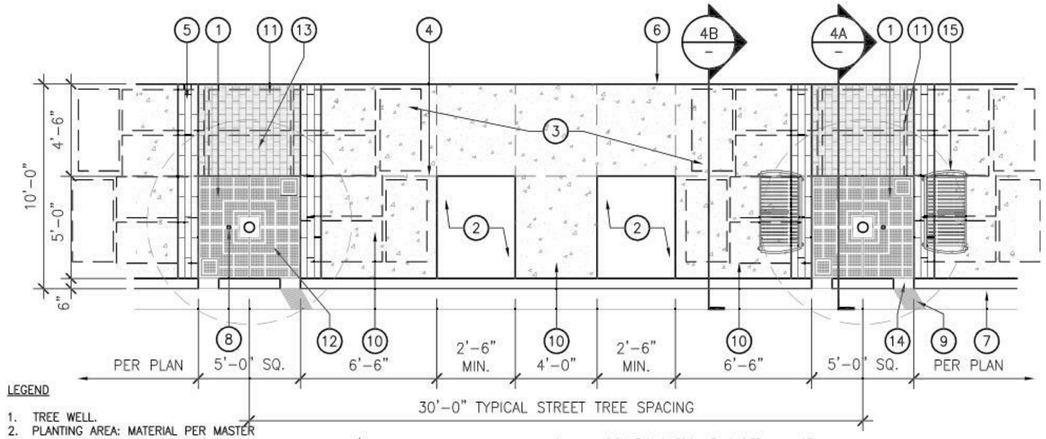


LEGEND

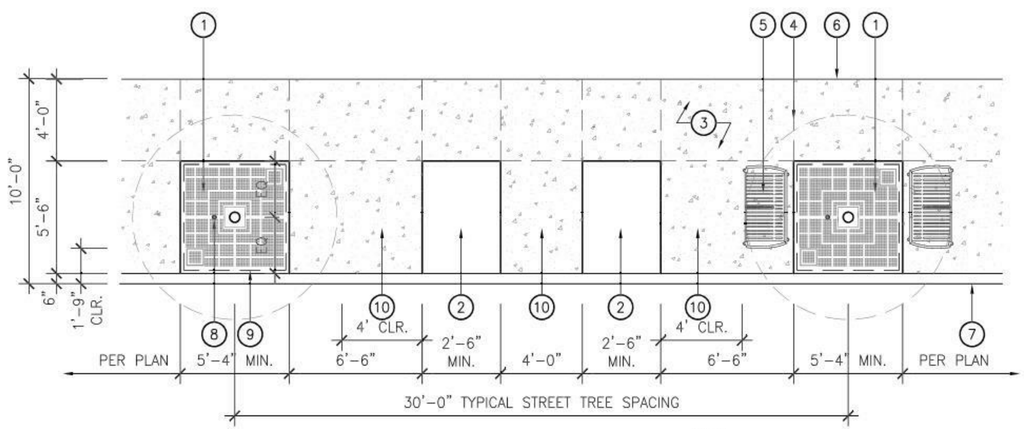
1. TREE WELL.
2. PLANTING AREA: MATERIAL PER MASTER PLAN.
3. CONCRETE: NATURAL GRAY, TOP-CAST #5.
4. CONCRETE JOINT TYP.
5. PLANK PAVERS.
6. RIGHT OF WAY.
7. FACE OF CURB.
8. "GRATE STAKE" BY J.R. PARTNERS.
9. GUTTER GROOVES ON UPHILL SIDE ONLY.
10. PEDESTRIAN ACCESS WHERE PARKING OCCURS.
11. SILVA CELLS BELOW.
12. TREE GRATES: 5'-0" SQUARE "MARKET STREET" BY IRONSMITH.
13. PERMEABLE PAVERS.
14. CURB IN/OUTLET; LOCATION AND QUANTITY PER PROJECT CIVIL ENGINEER.
15. BENCH: 49" BLACK "TOWNE SQUARE" WITH DIVIDER BY LANDSCAPE FORMS.

NOTES

A. PROVIDE 4' O.C. SIDEWALK CONCRETE JOINTS BOTH WAYS UNLESS OTHERWISE NOTED.
B. LOCATE BENCH COUPLET AT EVERY OTHER STREET TREE. BENCH COUPLETS TO BE NO CLOSER THAN 50' APART. FINAL LOCATION TO BE DETERMINED BY COMMUNITY DEVELOPMENT DIRECTOR.
C. ANY DEVIATIONS FROM THIS DETAIL MUST BE FIELD INSPECTED AND APPROVED.
D. WHERE CONFLICTS OCCURS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITION, NOTIFY CITY OF CULVER CITY COMMUNITY DEVELOPMENT DEPARTMENT IN WRITING FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION MAY HOLD CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE PROBLEM, IF REQUIRED.

1 WASHINGTON BOULEVARD STREETSCAPE / LID TREE WELL WITH GRATE

SCALE: 1/4" = 1'-0"



LEGEND

1. TREE WELL.
2. PLANTING AREA: MATERIAL PER MASTER PLAN.
3. CONCRETE: NATURAL GRAY, TOP-CAST #5.
4. CONCRETE JOINT TYP.
5. BENCH: 49" BLACK "TOWNE SQUARE" WITH DIVIDER BY LANDSCAPE FORMS.
6. RIGHT OF WAY.
7. FACE OF CURB.
8. "GRATE STAKE" BY J.R. PARTNERS.
9. ROOT BARRIER.
10. PEDESTRIAN ACCESS WHERE PARKING OCCURS.

NOTES

A. ASSUME 5' O.C. SIDEWALK CONCRETE JOINTS BOTH WAYS UNLESS OTHERWISE NOTED.
B. LOCATE BENCH COUPLET AT EVERY OTHER STREET TREE. BENCH COUPLETS TO BE NO CLOSER THAN 50' APART. FINAL LOCATION TO BE DETERMINED BY COMMUNITY DEVELOPMENT DIRECTOR.
C. ANY DEVIATIONS FROM THIS DETAIL MUST BE FIELD INSPECTED AND APPROVED.
D. WHERE CONFLICTS OCCURS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITION, NOTIFY CITY OF CULVER CITY COMMUNITY DEVELOPMENT DEPARTMENT IN WRITING FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION MAY HOLD CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE PROBLEM, IF REQUIRED.

2 WASHINGTON BOULEVARD STREETSCAPE - TOD ALTERNATE TREE WELL WITH GRATE

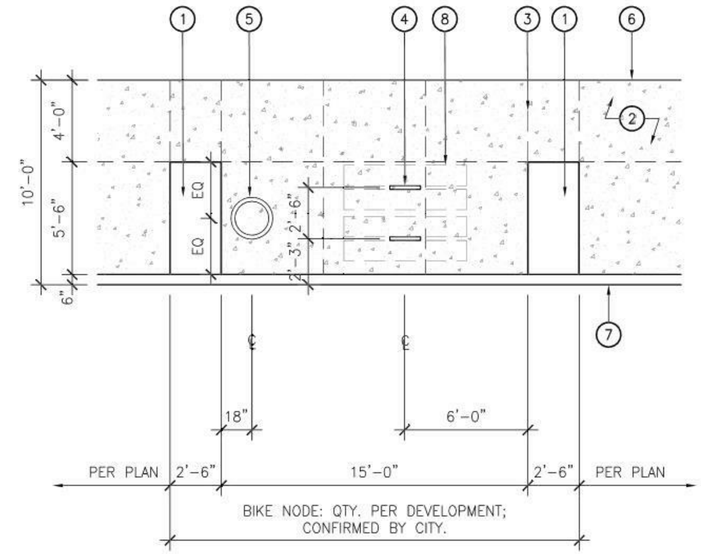
SCALE: 1/4" = 1'-0"

LEGEND

1. PLANTING AREA: MATERIAL PER MASTER PLAN.
2. CONCRETE: NATURAL GRAY, TOP-CAST #5.
3. CONCRETE JOINT, TYP.
4. BIKE RACK: BLACK "SIMPLE-LOK" BY SUNSHINE U-LOK CORPORATION OR APPROVED ALTERNATIVE.
5. TRASH RECEPTACLE: 24" DIA. "SCARBOROUGH" BY LANDSCAPE FORMS.
6. RIGHT OF WAY.
7. FACE OF CURB.
8. EXTENT OF BICYCLE.

NOTES

A. ASSUME 5' O.C. SIDEWALK CONCRETE JOINTS BOTH WAYS UNLESS NOTED OTHERWISE.
B. ANY DEVIATIONS FROM THIS DETAIL MUST BE FIELD INSPECTED AND APPROVED.
C. WHERE CONFLICTS OCCURS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITION, NOTIFY CITY OF CULVER CITY COMMUNITY DEVELOPMENT DEPARTMENT IN WRITING FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION MAY HOLD CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE PROBLEM, IF REQUIRED.



3 WASHINGTON BOULEVARD STREETSCAPE - BIKE NODE

SCALE: 1/4" = 1'-0"

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TOD STREETSCAPE DETAILS

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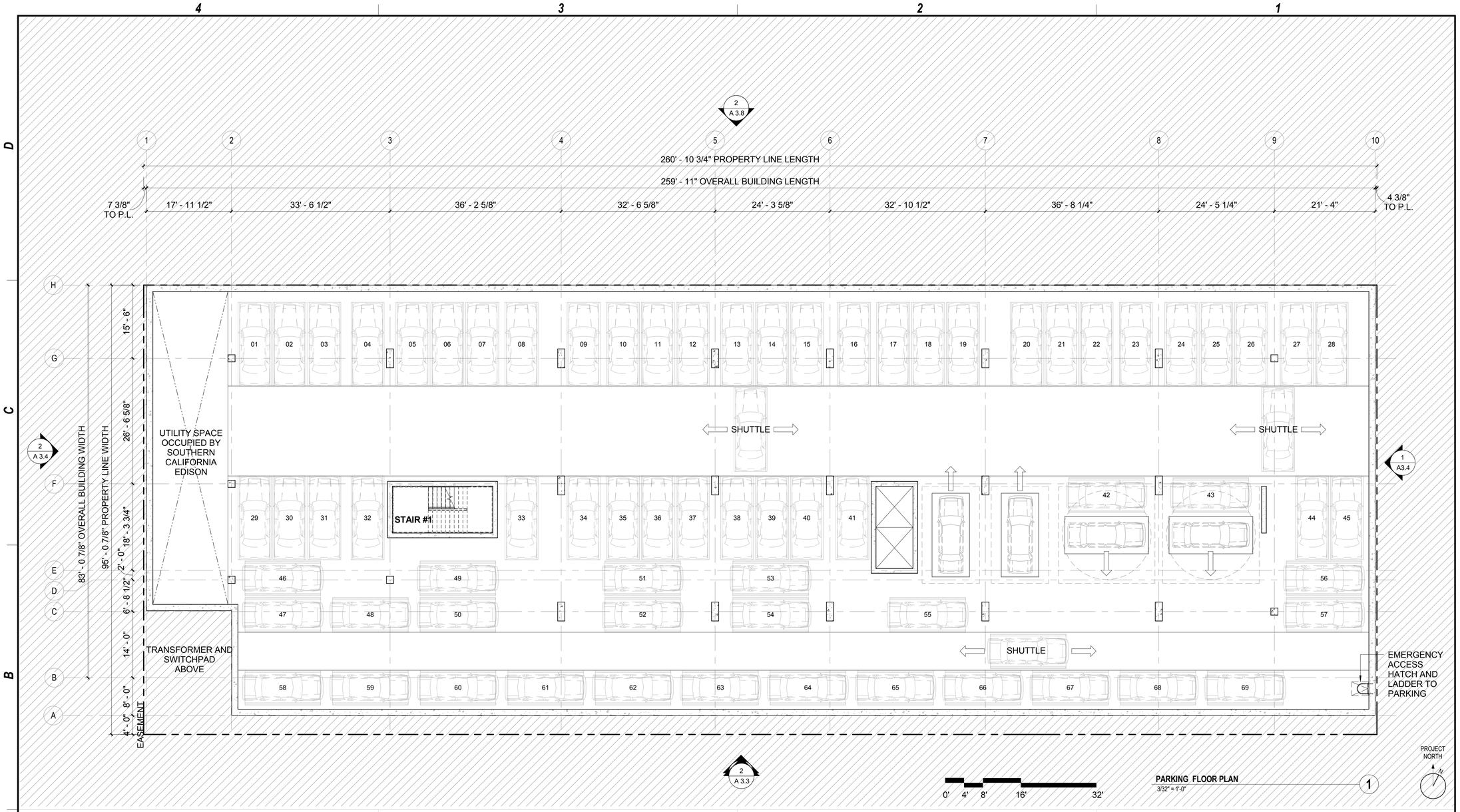

PARKING COUNT

LEVEL	NAME	QTY
ABOVE GROUND PARKING		
1ST FLR	GROUND FLOOR PARKING	5
UNDERGROUND PARKING		
P1	UG PARKING LEVEL 1	69
P2	UG PARKING LEVEL 2	69
P3	UG PARKING LEVEL 3	69
	UG TOTAL	207
	OVERALL TOTAL	**212**

KEYNOTES

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PARKING PLAN

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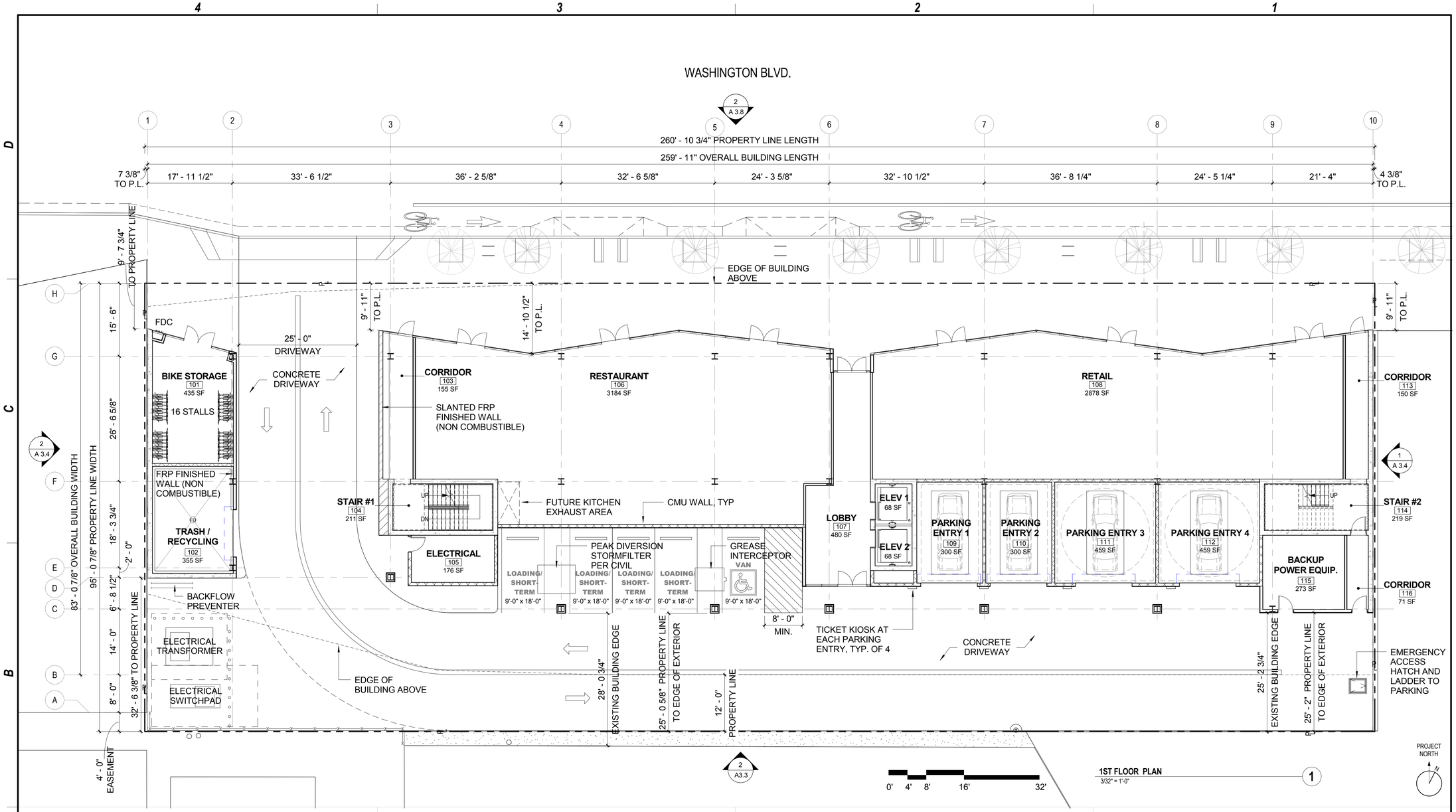

1ST FLOOR PLAN
3/32" = 1'-0"

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1ST FLOOR PLAN

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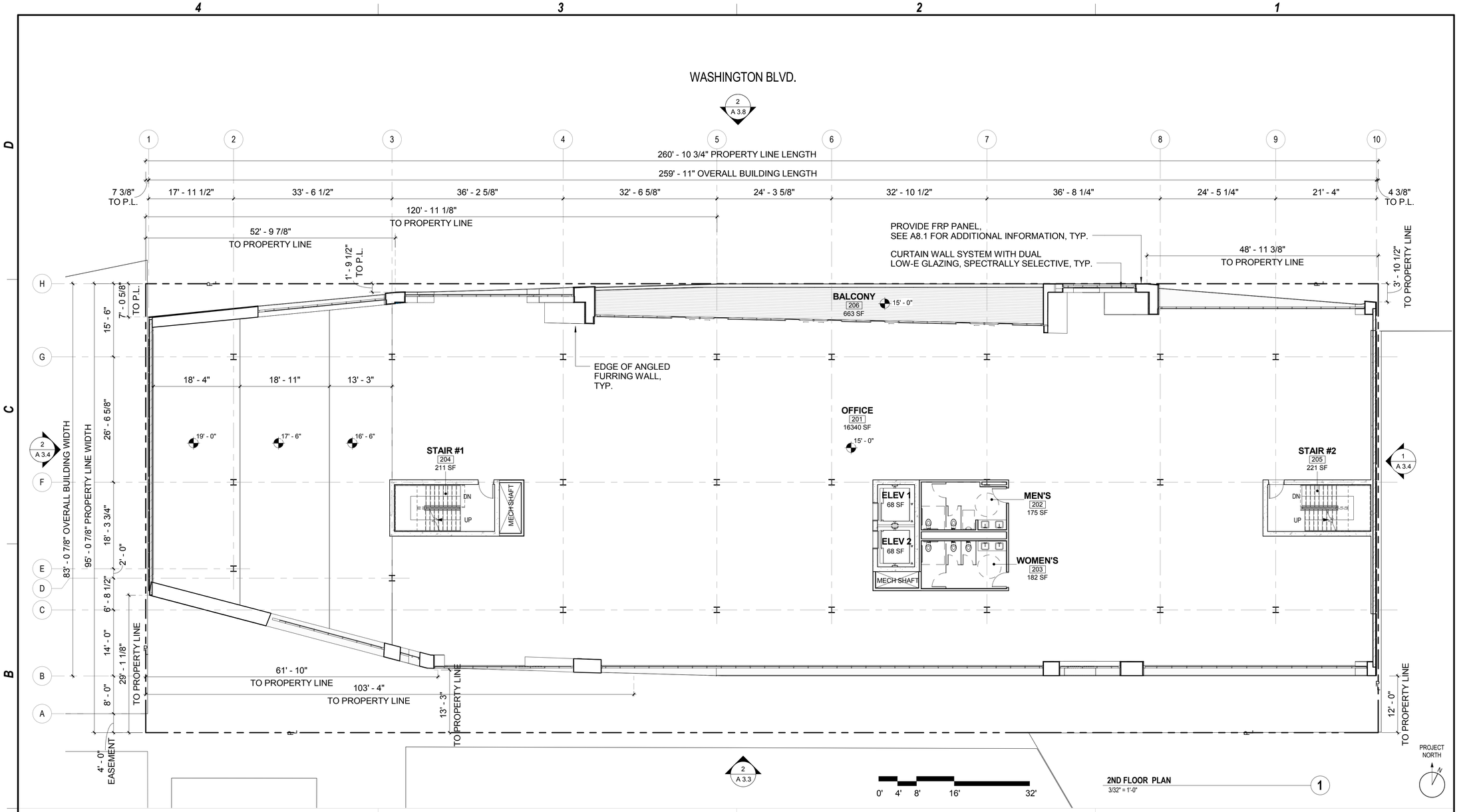

2ND FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

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2ND FLOOR PLAN

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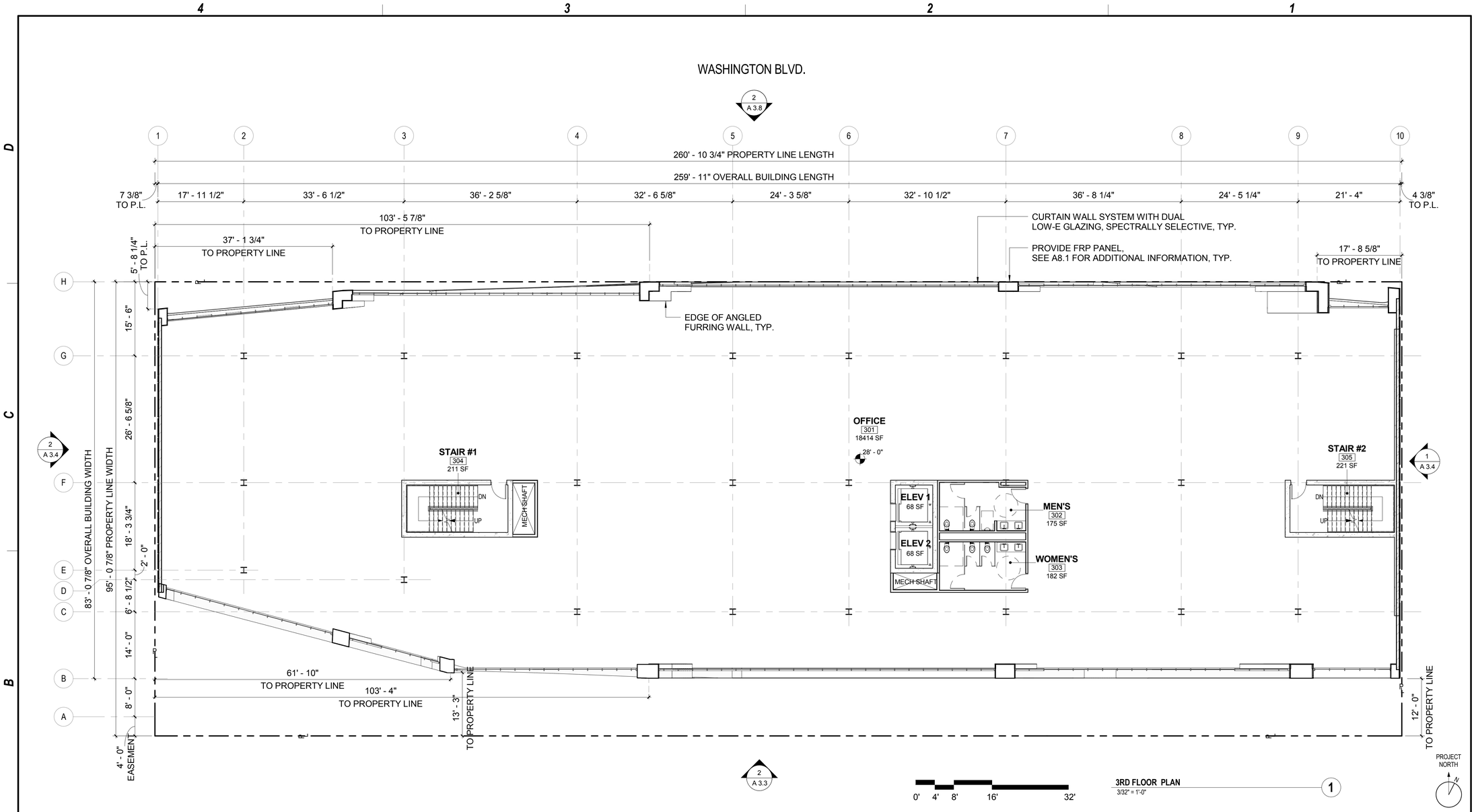

3RD FLOOR PLAN 1
3/32" = 1'-0"

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3RD FLOOR PLAN

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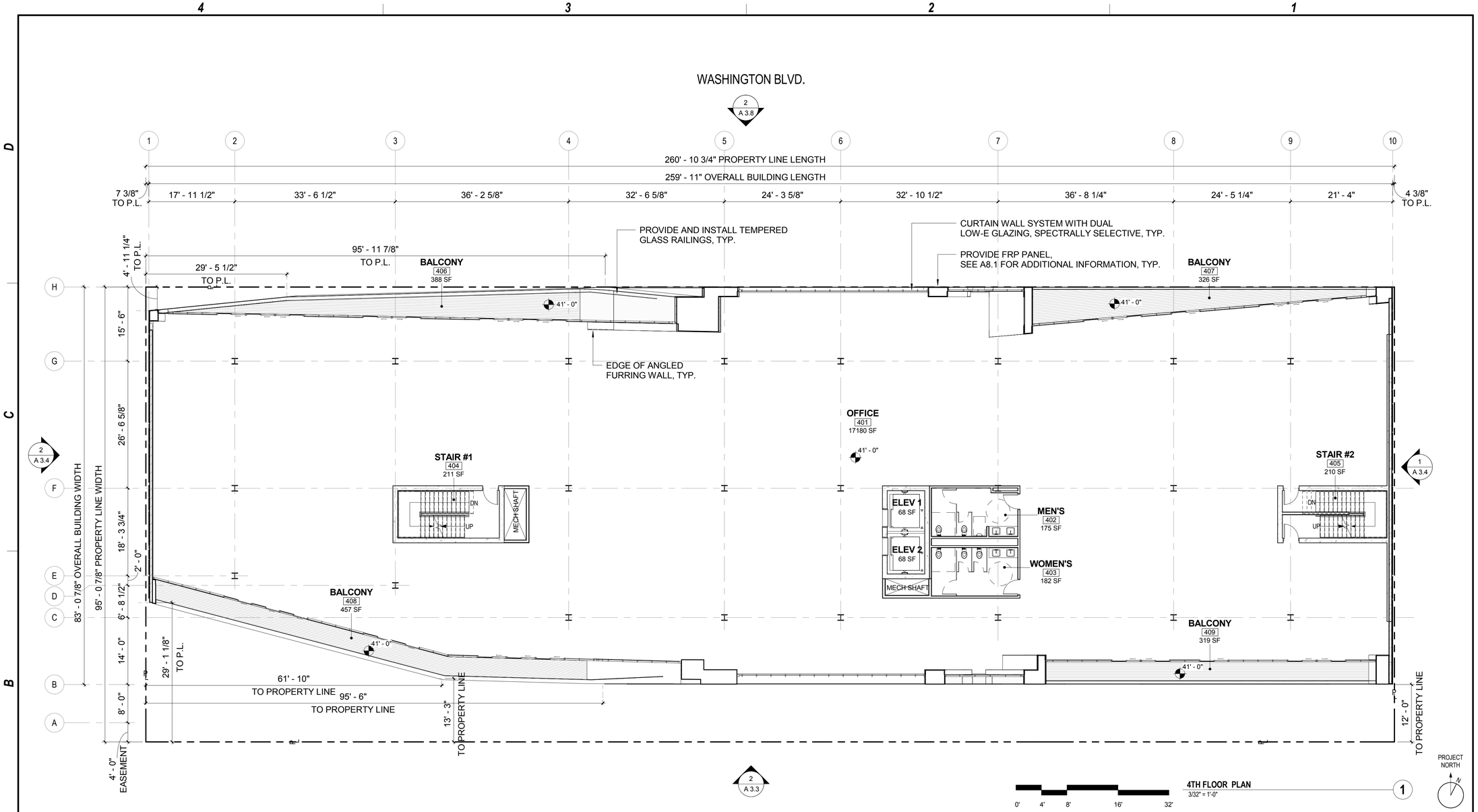

KEYNOTES

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4TH FLOOR PLAN

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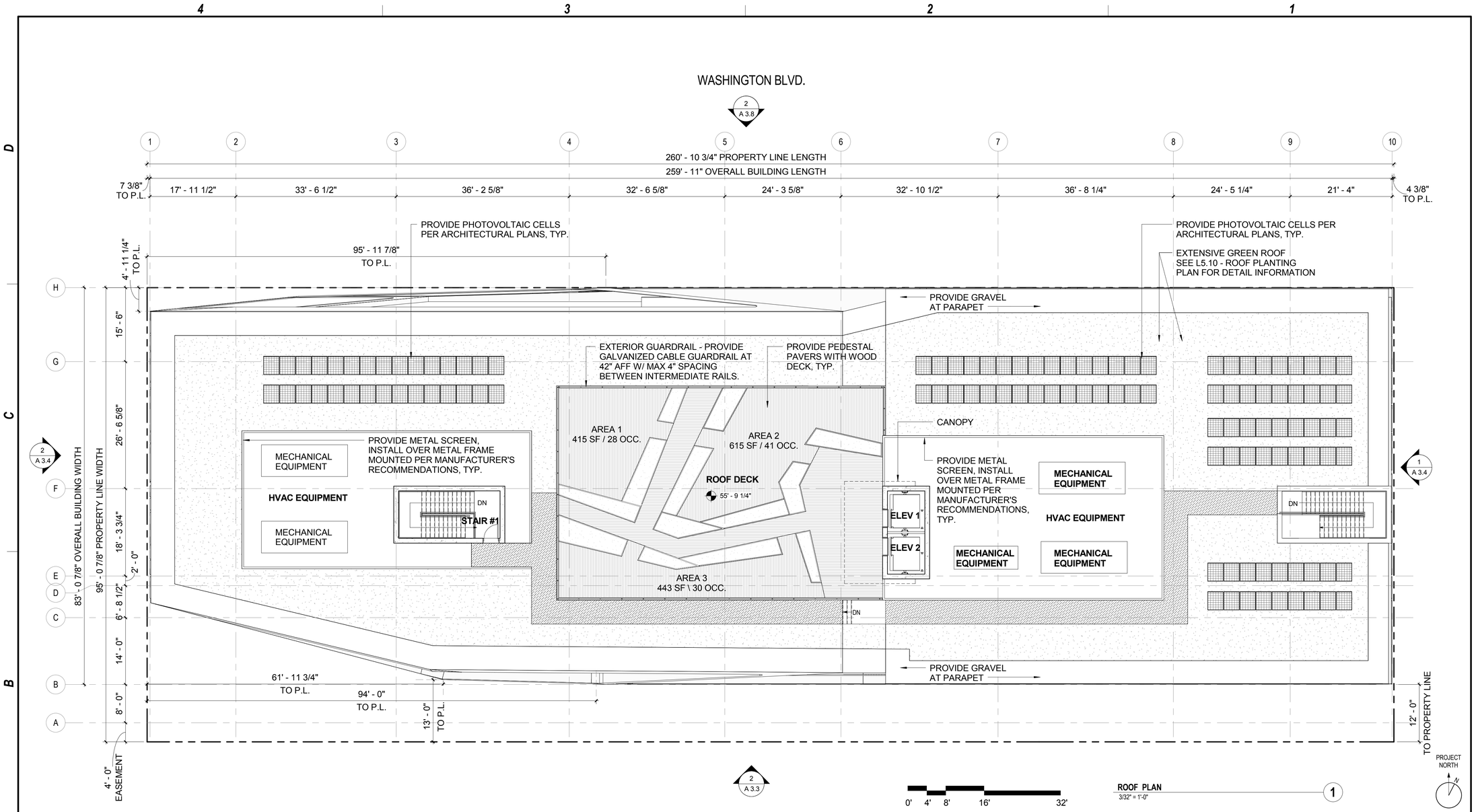

ROOF PLAN
3/32" = 1'-0"

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ROOF PLAN

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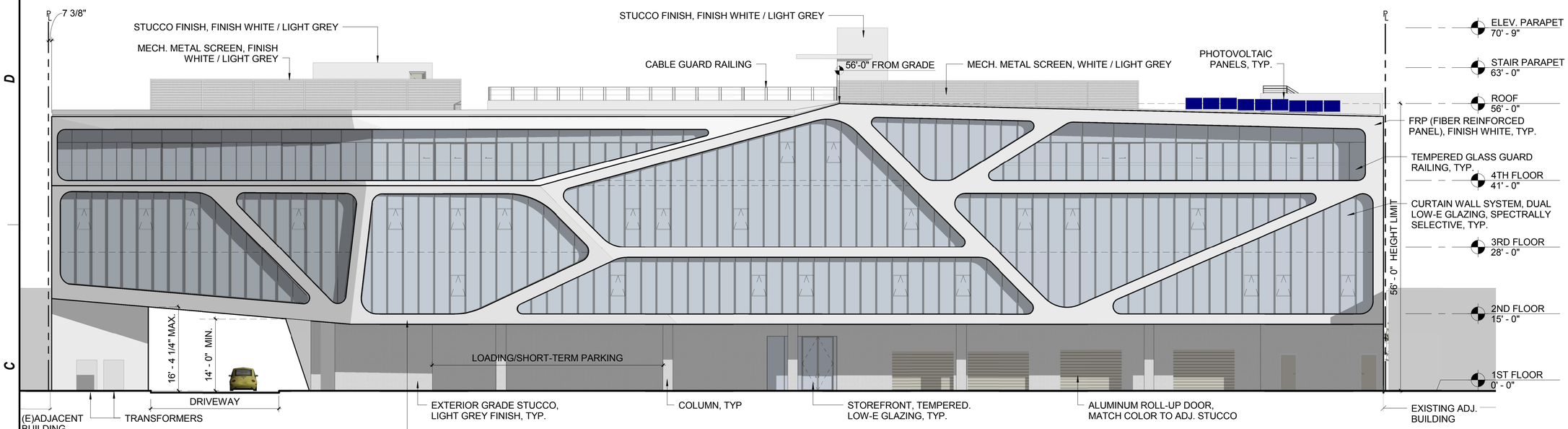
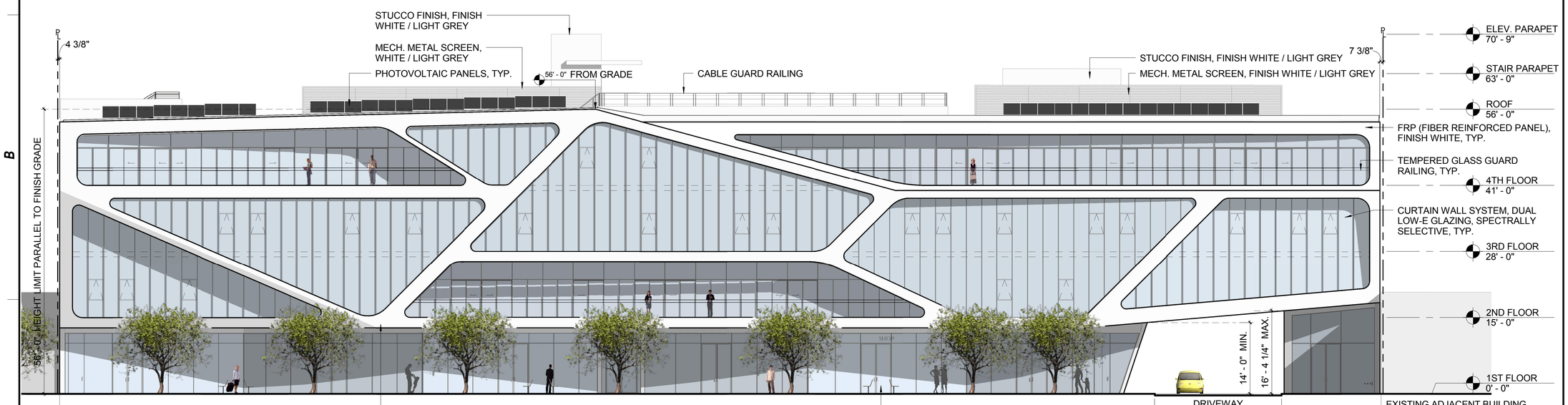


COLORED SOUTH ELEVATION (2)
3/32" = 1'-0"



COLORED NORTH ELEVATION (1)
3/32" = 1'-0"

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COLORED NORTH & SOUTH ELEVATIONS

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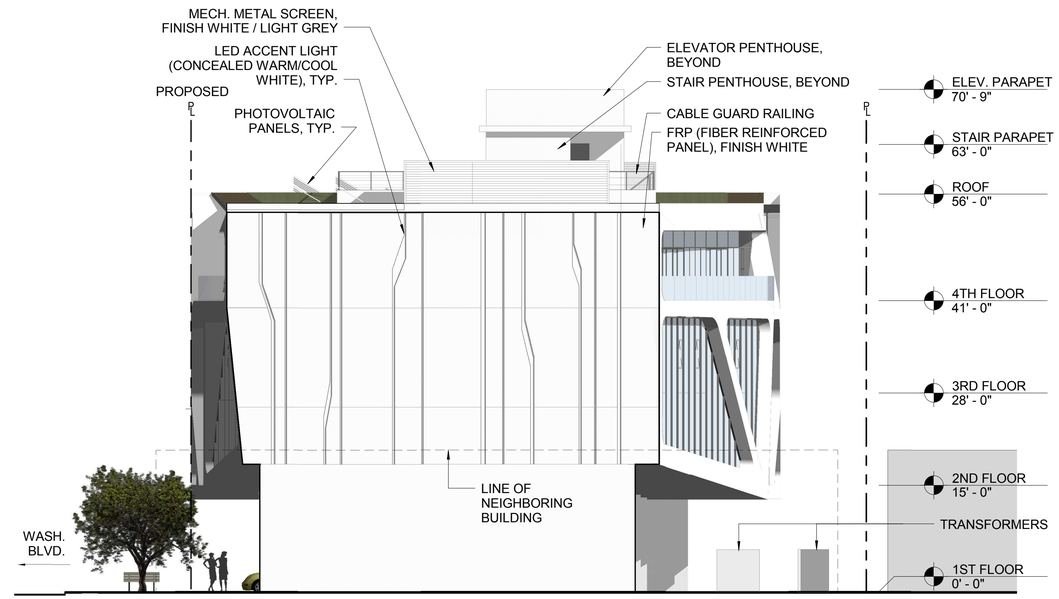
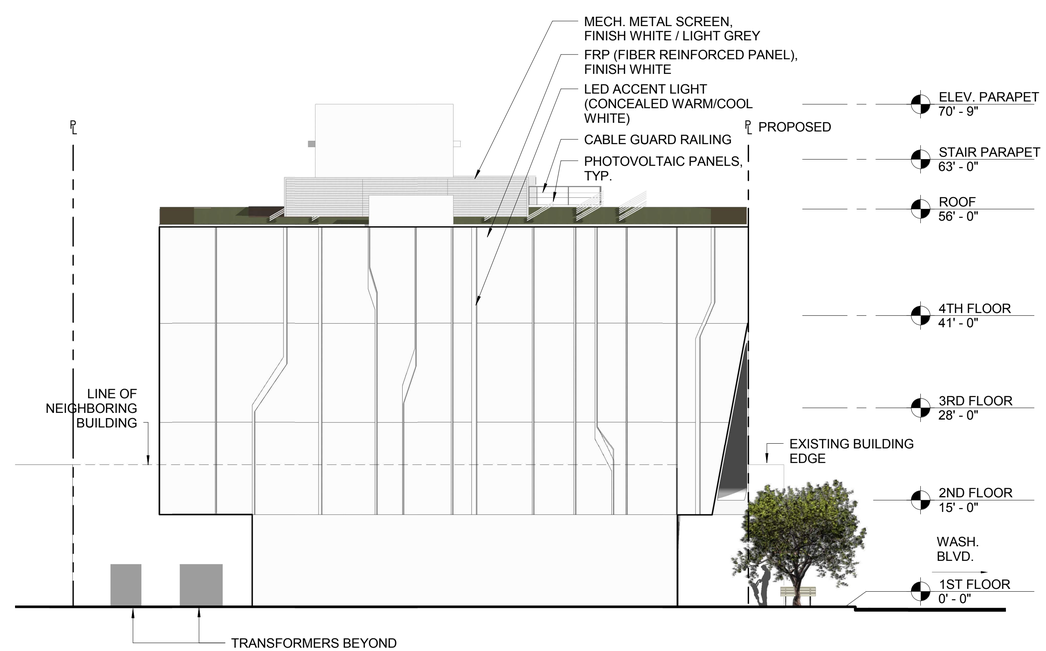


COLORED WEST ELEVATION 2
3/32" = 1'-0"



COLORED EAST ELEVATION 1
3/32" = 1'-0"

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COLORED EAST & WEST ELEVATIONS

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COLOR RENDERING

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OFFICE BUILDING

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PROJECT NO: WA15

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

COLOR RENDERING

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COLOR RENDERING

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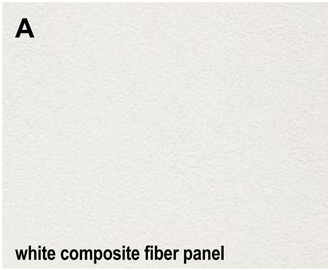
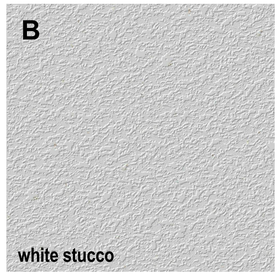


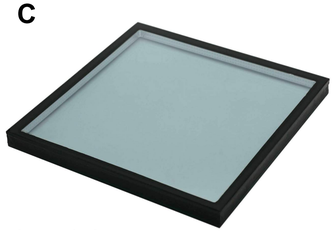
white composite fiber panel

B



white stucco

C



low-e glazing

D

exposed concrete walk

View of Roof Deck

E

light gray metal panel

F

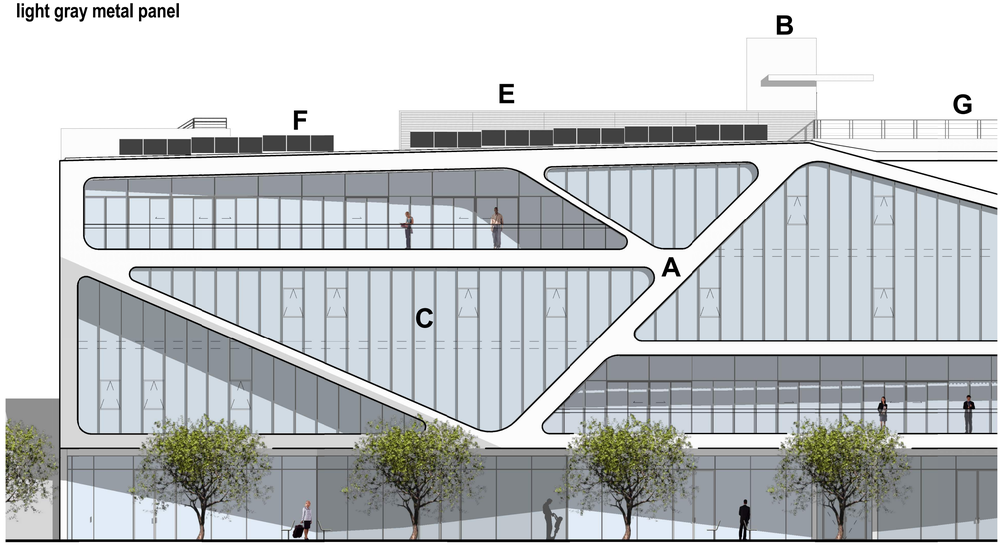
pv panels

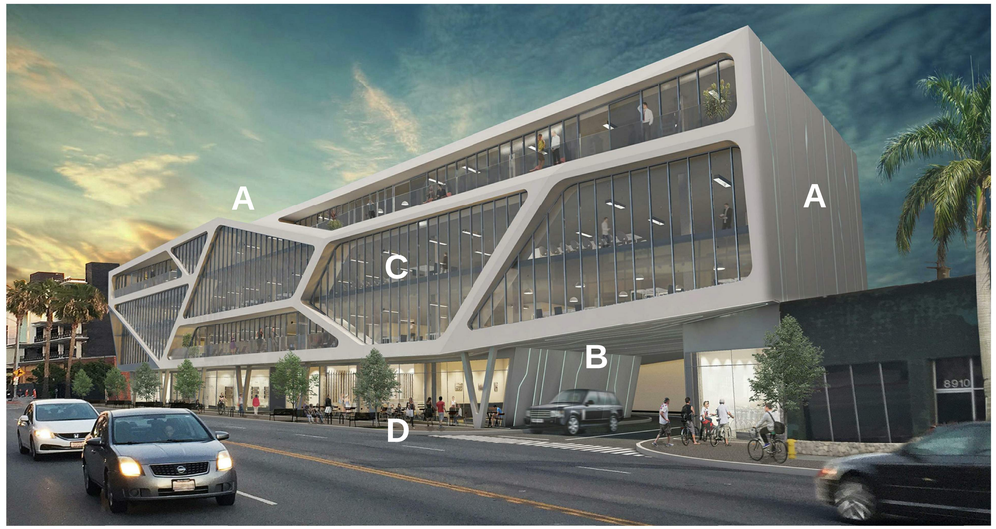
G

stainless steel cable railing

H

ipe wood decking





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MATERIAL BOARD

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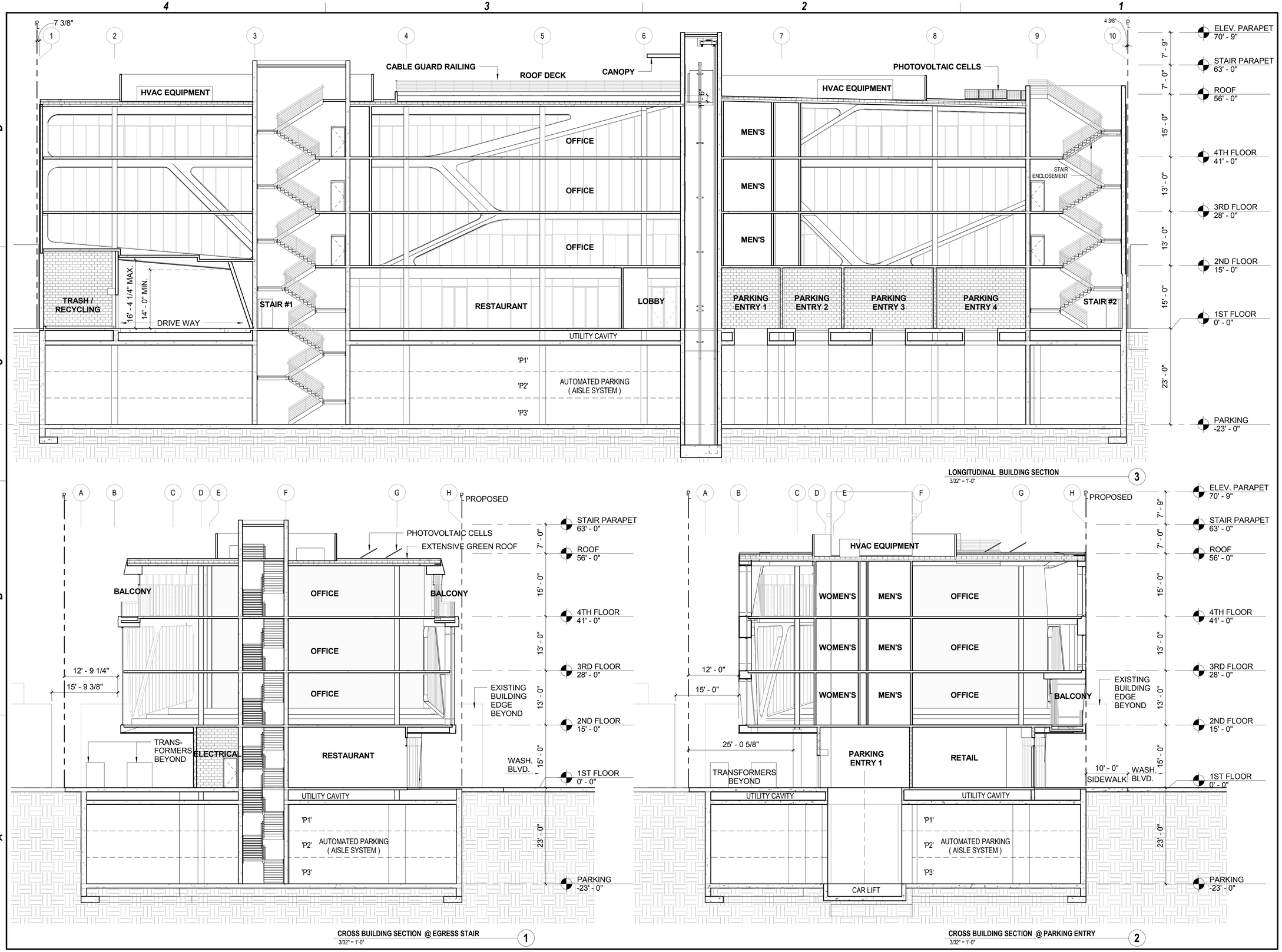

LONGITUDINAL BUILDING SECTION 3
3/32" = 1'-0"

CROSS BUILDING SECTION @ EGRESS STAIR 1
3/32" = 1'-0"

CROSS BUILDING SECTION @ PARKING ENTRY 2
3/32" = 1'-0"

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BUILDING SECTIONS

A 4.1

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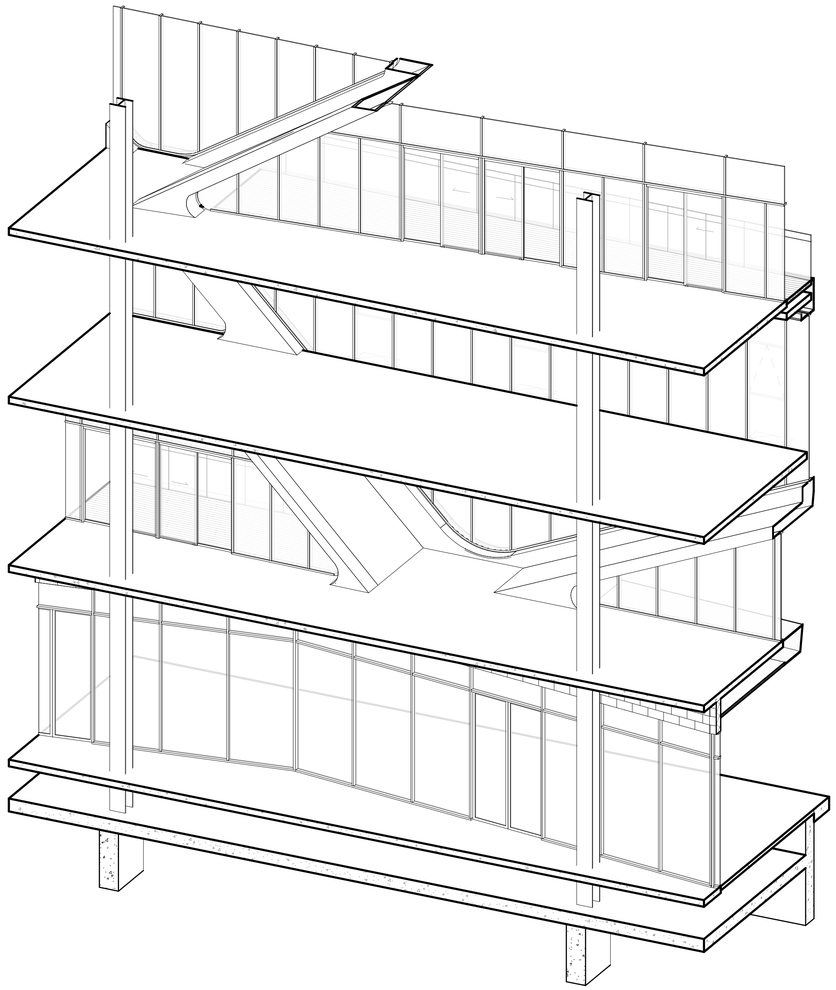
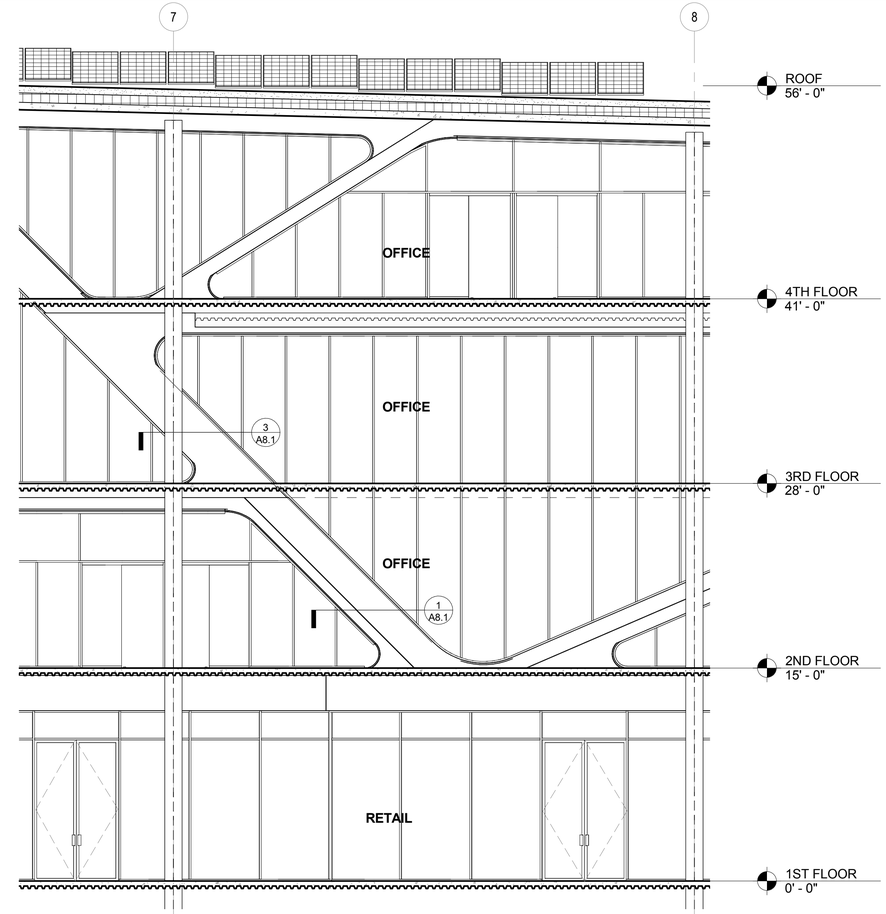
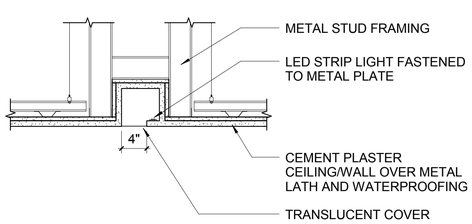


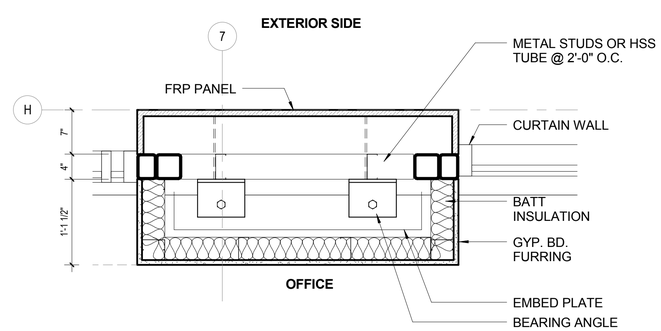
PARTIAL AXONOMETRIC @ NORTH FACADE 02 — 3



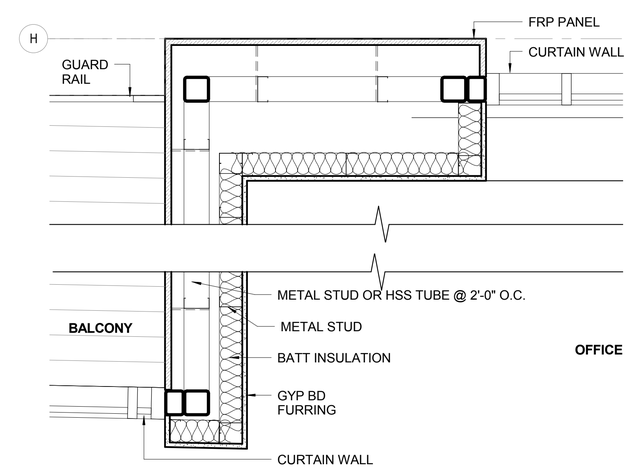
PARTIAL ELEVATION - NORTH FACADE — 4
3/16" = 1'-0"



LED LIGHT COVE DETAIL — 5
1" = 1'-0"



TYPICAL PLAN DETAIL @ CURTAIN WALL — 2
1" = 1'-0"



TYPICAL PLAN DETAIL @ BALCONY — 1
1" = 1'-0"

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EXTERIOR DETAILS

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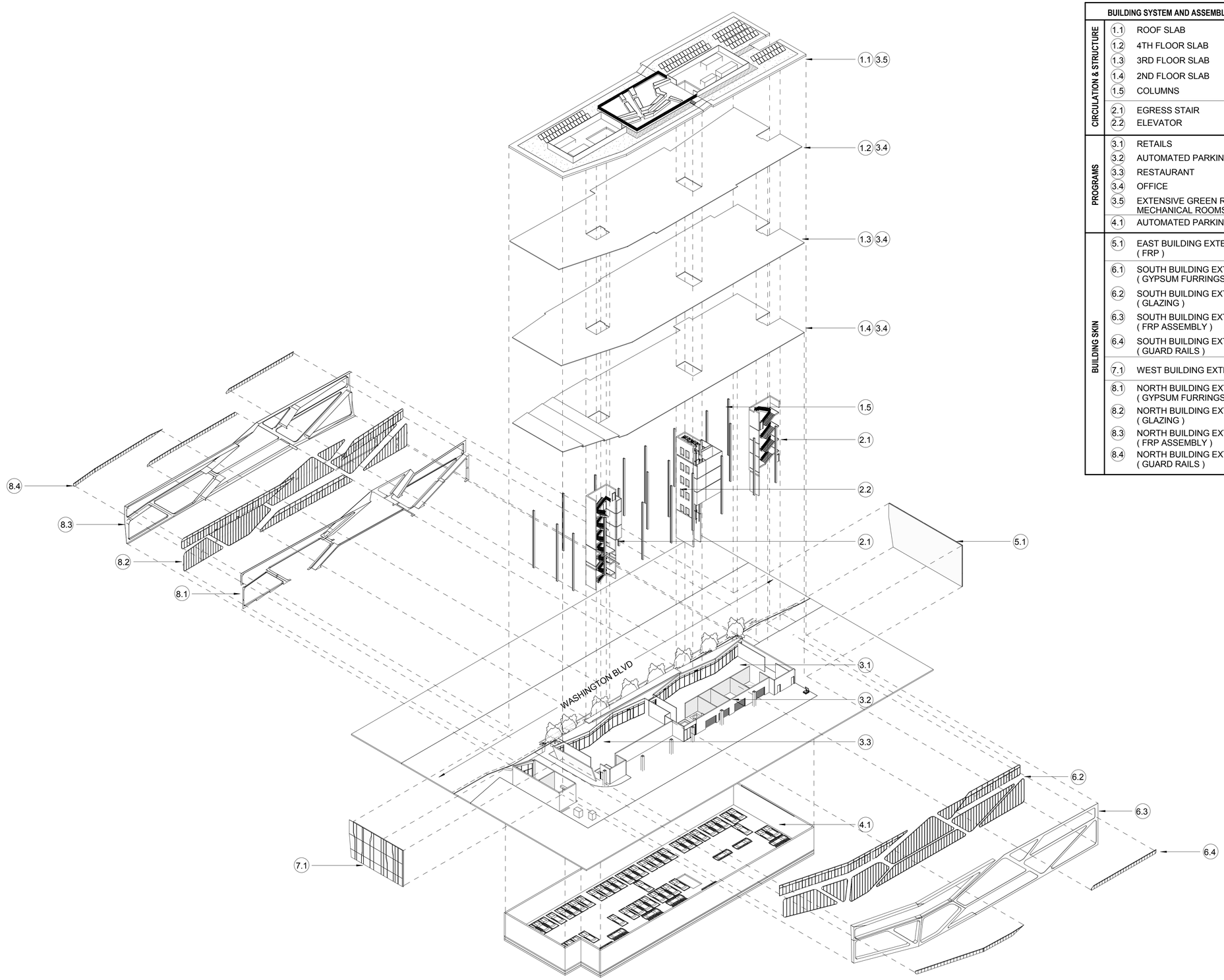

BUILDING SYSTEM AND ASSEMBLY DIAGRAM LEGEND		
CIRCULATION & STRUCTURE	1.1	ROOF SLAB
	1.2	4TH FLOOR SLAB
	1.3	3RD FLOOR SLAB
	1.4	2ND FLOOR SLAB
	1.5	COLUMNS
	2.1	EGRESS STAIR
	2.2	ELEVATOR
PROGRAMS	3.1	RETAILS
	3.2	AUTOMATED PARKING ENTRANCES
	3.3	RESTAURANT
	3.4	OFFICE
	3.5	EXTENSIVE GREEN ROOF, MECHANICAL ROOMS, PV PANELS
	4.1	AUTOMATED PARKINGS
BUILDING SKIN	5.1	EAST BUILDING EXTERIOR (FRP)
	6.1	SOUTH BUILDING EXTERIOR (GYPSUM FURRINGS)
	6.2	SOUTH BUILDING EXTERIOR (GLAZING)
	6.3	SOUTH BUILDING EXTERIOR (FRP ASSEMBLY)
	6.4	SOUTH BUILDING EXTERIOR (GUARD RAILS)
	7.1	WEST BUILDING EXTERIOR (FRP)
	8.1	NORTH BUILDING EXTERIOR (GYPSUM FURRINGS)
	8.2	NORTH BUILDING EXTERIOR (GLAZING)
	8.3	NORTH BUILDING EXTERIOR (FRP ASSEMBLY)
	8.4	NORTH BUILDING EXTERIOR (GUARD RAILS)

BUILDING SYSTEM ASSEMBLY DIAGRAM Copy 1 (1)

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BUILDING SYSTEM & ASSEMBLY DIAGRAM

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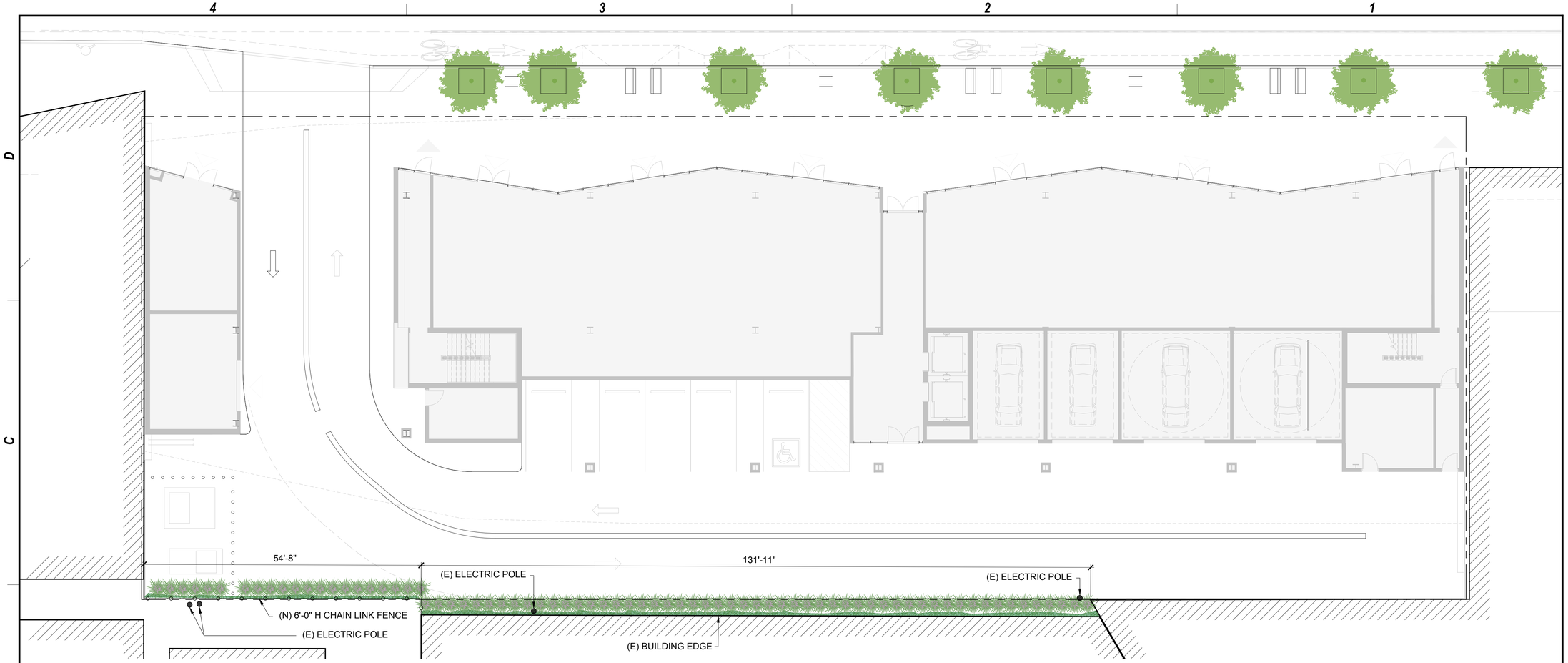

SITE PLANTING PLAN

3/32" = 1'-0"

1

0' 4' 8' 16' 32'

PROJECT NORTH

N

PLANT SCHEDULE

PAC
Platanus x Acerfolia (London Planetree)

QTY
8

CONTAINER
48" box

SIZE AT PLANTING
10'-12' H x 4'-6' W

MATURE SIZE
60'-100' H x 60'-75' W

LG
Liriope 'Gigantea'

QTY
73

CONTAINER
1 gal

SIZE AT PLANTING
1'-6" W x 1'-6" H

MATURE SIZE
2'-3' H x 2'-3' W

FP
Ficus pumila

QTY
32

CONTAINER
1 gal

MATURE SIZE
climbing and spreading vine

KEYNOTES

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Email: INFO@ELYSIANLANDSCAPES.COM

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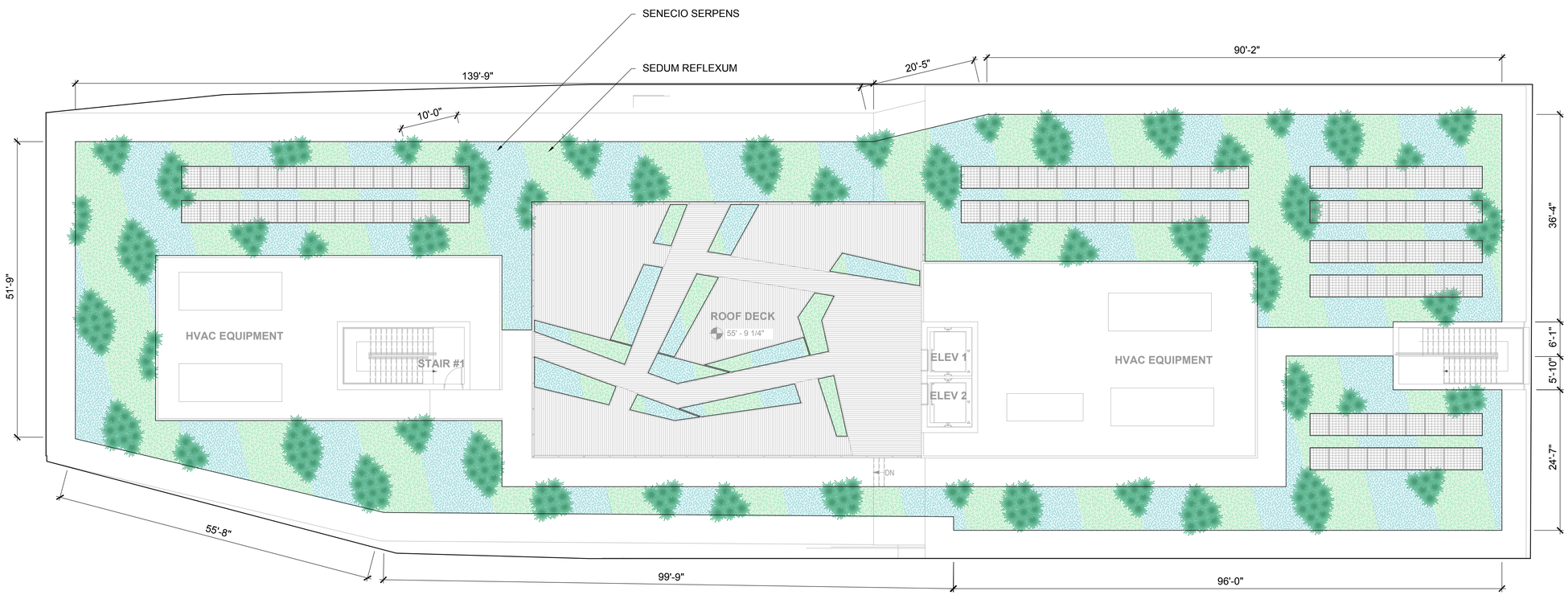
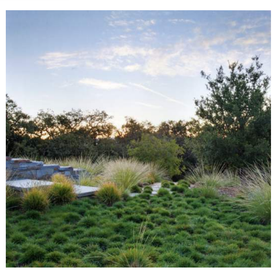
ILUSTRATED SITE PLANTING PLAN

L 5.01



PLANTING CONCEPT REFERENCE IMAGES



PLANT SCHEDULE

LAG
Leymus arenarius 'Glauca'

QTY
351

CONTAINER
1 gal

SIZE AT PLANTING
6"-10" H x 8"-10" W

MATURE SIZE
1'-3' H x spreading

SPACING
12"-24"

SR
Sedum reflexum

QTY
TBD

CONTAINER
flats

SIZE AT PLANTING
3"-6" H x 4"-6" W

MATURE SIZE
5" H x 15"-18" W

SPACING
12"-18"

SS
Senecio serpens

QTY
TBD

CONTAINER
flats

SIZE AT PLANTING
3"-6" H x 4"-6" W

MATURE SIZE
1' H x 2'-3' W

SPACING
12"-18"

0' 4' 8' 16' 32'

ROOF PLANTING PLAN (1)

3/32" = 1'-0"

PROJECT NORTH

KEYNOTES

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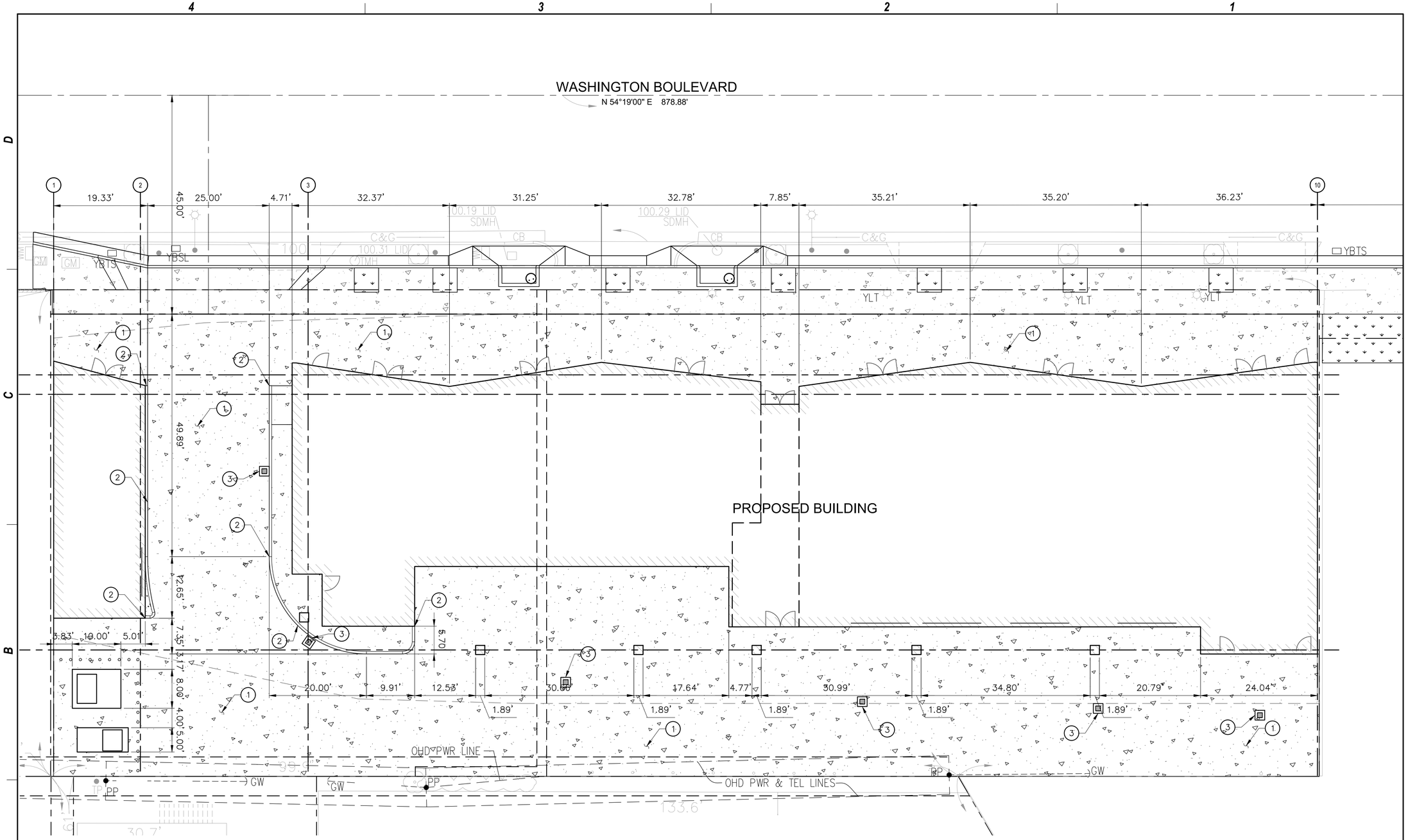
ILLUSTRATED ROOF PLANTING PLAN

L 5.11



CONSTRUCTION NOTES:

1. 4" MAX. LIGHT WEIGHT CONCRETE PAVEMENT OVER STRUCTURAL SLAB.
2. 6" HIGH LIGHT WEIGHT CONCRETE CURB/PAVEMENT OVER STRUCTURAL SLAB.
3. 12"X12" AREA DRAIN.

SHEET NOTES:

1. FOR GENERAL NOTES, LEGENDS AND ABBREVIATIONS, SEE SHEETS C-001 AND C-002.
2. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR OTHER SITE RELATED DIMENSIONS AND PAVING PATTERN NOT SHOWN ON THIS DRAWING.

SITE CONTROL PLAN

10 5 0 10 20

SCALE: 1" = 10'

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Alhambra, Ca 91801
Tel. 323.729.6098
Fax. 323.729.6043

REGISTERED PROFESSIONAL ENGINEER
VIRGILIO C. AGANAN
No. C36079
Exp. 6/30/18
CIVIL
STATE OF CALIFORNIA

OFFICE BUILDING

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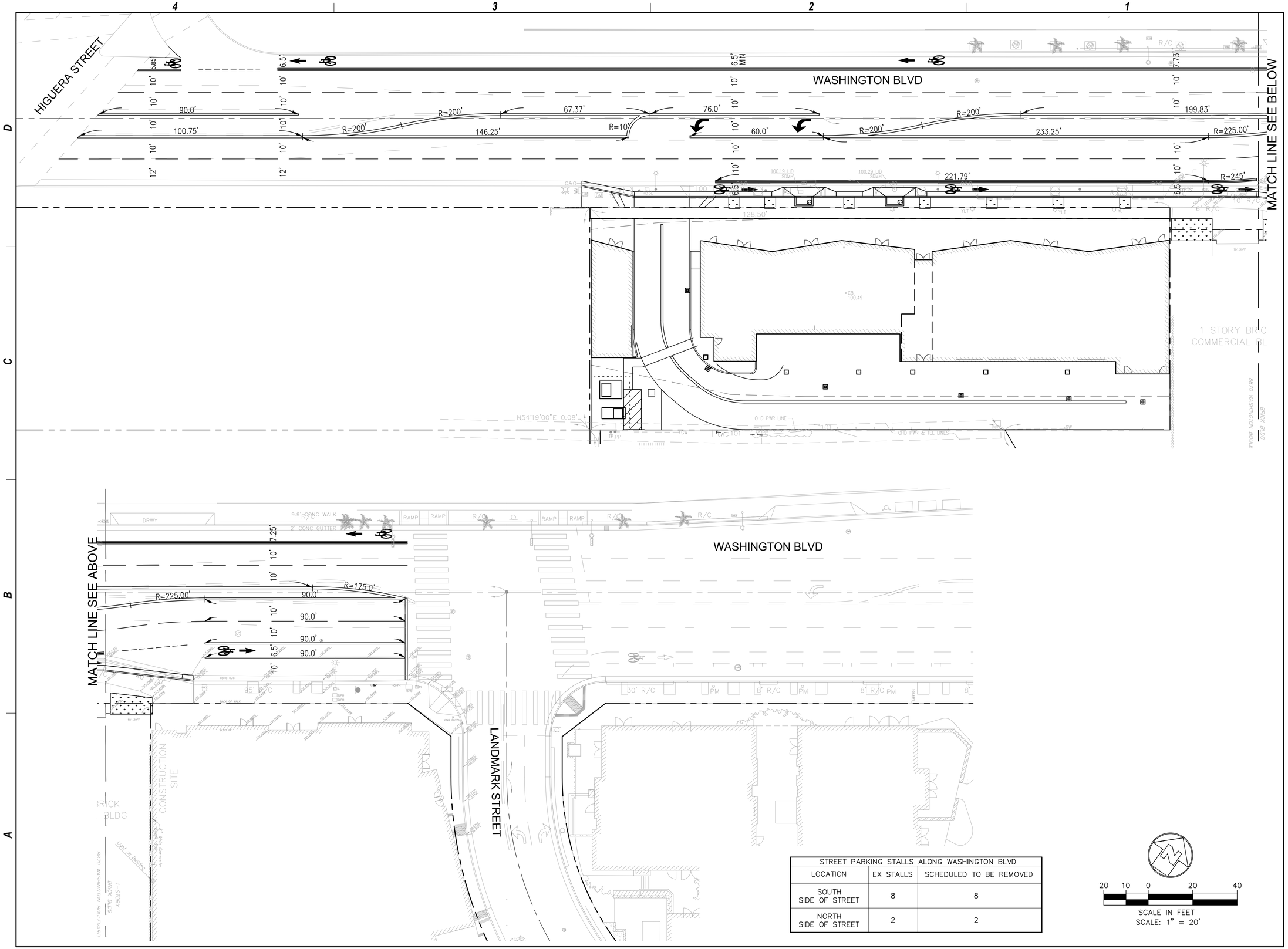
SITE CONTROL PLAN

C1.0



STREET PARKING STALLS ALONG WASHINGTON BLVD		
LOCATION	EX STALLS	SCHEDULED TO BE REMOVED
SOUTH SIDE OF STREET	8	8
NORTH SIDE OF STREET	2	2

20 10 0 20 40

SCALE IN FEET
SCALE: 1" = 20'

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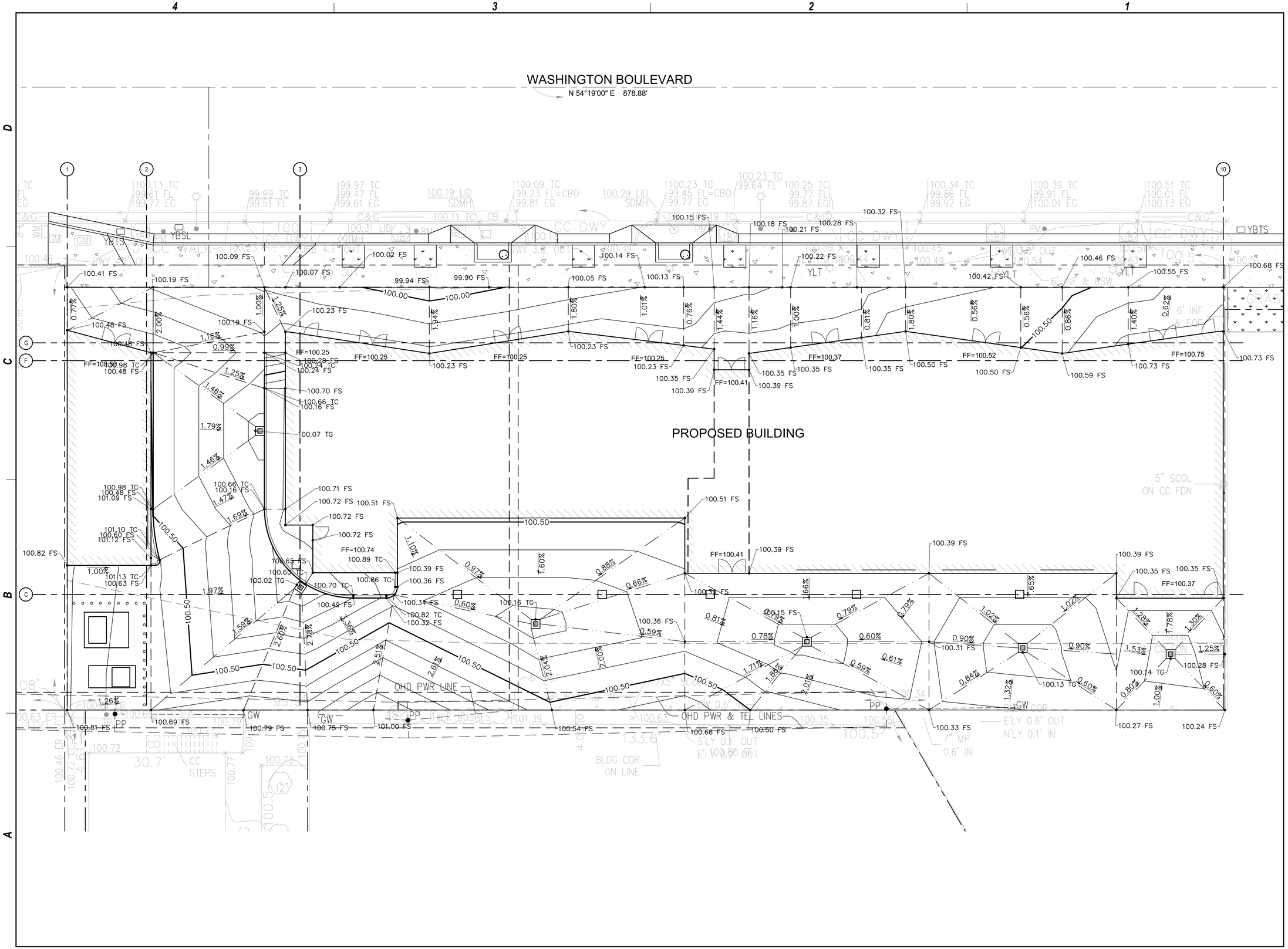
STRIPING PLAN

C1.1



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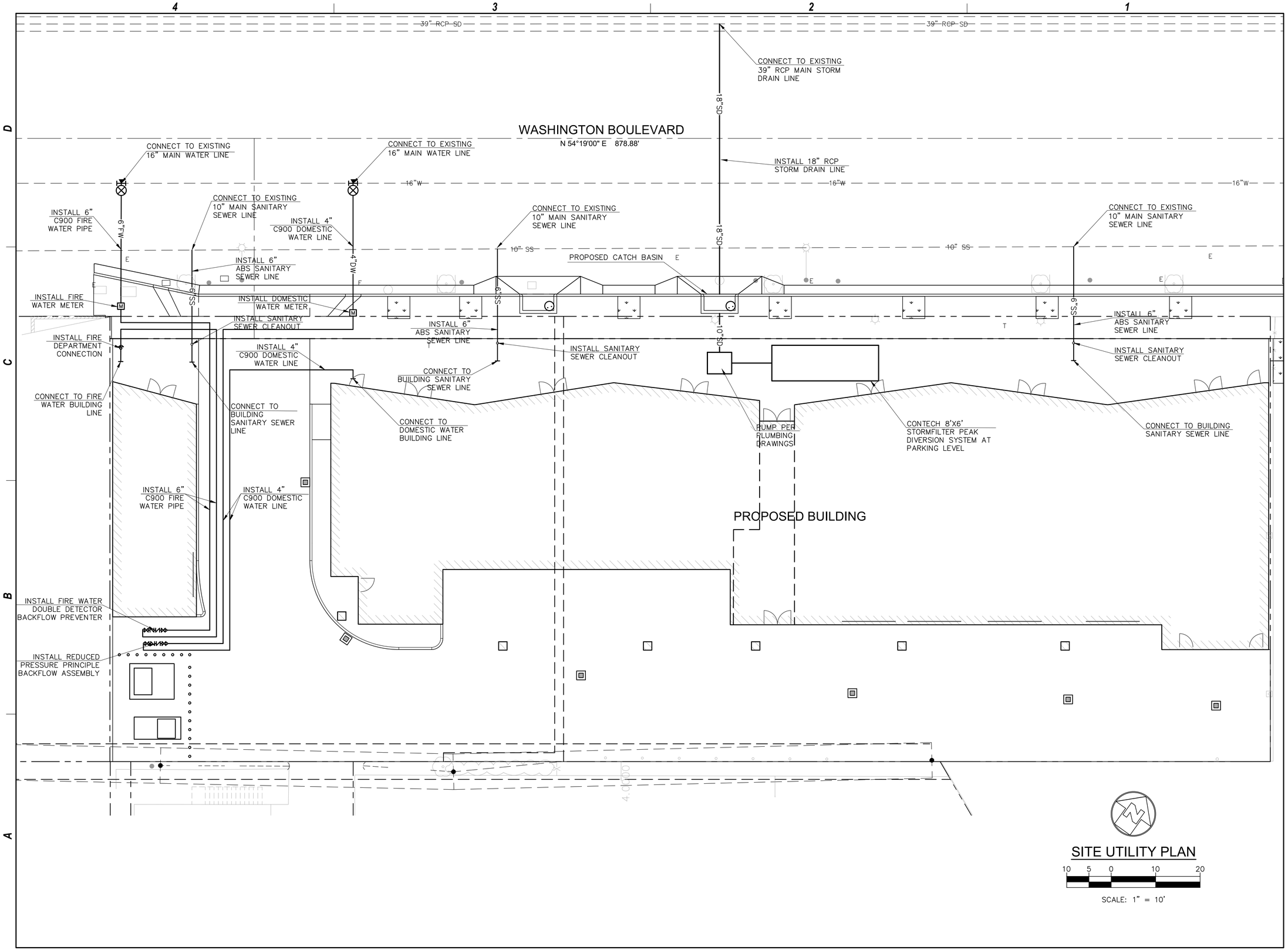
ROUGH GRADING PLAN

C1.2



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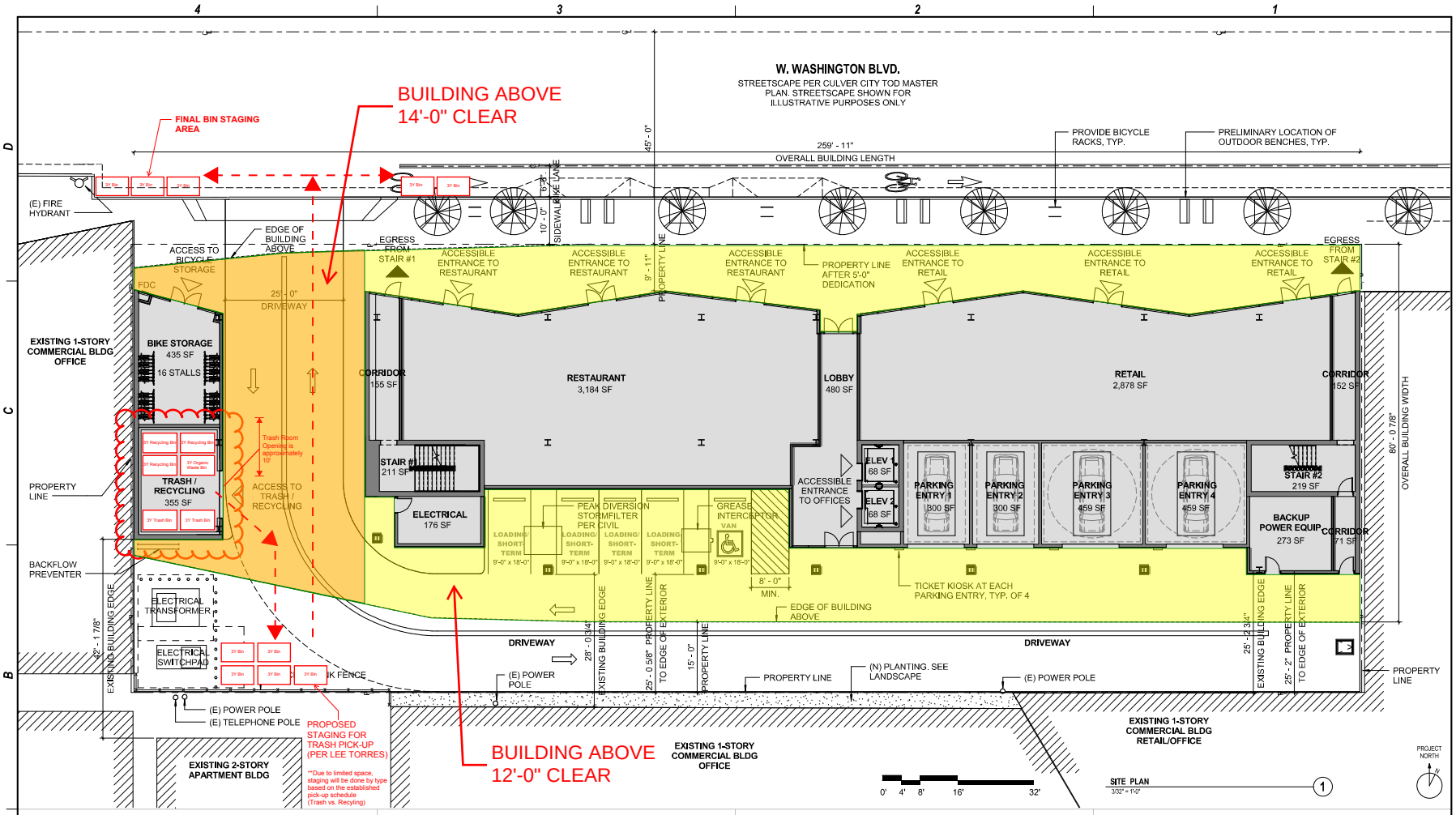
SITE UTILITY PLAN

C1.3



KEYNOTES

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CONCEPTUAL TRASH PLAN

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