

ATTACHMENT NO. 4

pk:a

pk:architecture

Culver West

West Washington Blvd . Culver City . California 90066
Proposed Art and Color Revisions

may 2018

5126 clareton drive : suite 110
agoura hills : california 91301

v: 818.584.0057 f: 866.800.1289

w: pkarchitecture.net

ABBREVIATIONS

4	And	DET.	Detail	GA.	Gauge	N.	North	S.D.	Soap Dispenser
6	Angle	DM.	Dimension	GLV.	Galvanized	N.I.C.	Not in Contract	SEGT.	Section
~C	Centerline	DISP.	Dispenser	GB.	Glass Bar	NO. or #	Nominal	SH.	Shelf
O	Diameter or Round	DN.	Down	GL.	Glass	N.T.S.	Not To Scale	SHR.	Shower
#	Found or Number	D.O.	Door Opening	GND.	Ground			SIM.	Similar
(E)	Existing	DR.	Drawer	GYP.	Gypsum			S.N.D.	Sanitary Napkin Dispenser
A.C.	Asphalt	DR.	Drawer			O.A.	Overall	S.N.R.	Sanitary Napkin Receptacle
ACOUS.	Acoustical	DS.	Downspout	H.B.	Hose Bib	O.C.	On Center	SPEC.	Specification
AD.	Area Drain	D.S.P.	Dry Standpipe	H.C.	Hollow Core	O.D.	Outside Diameter (Dim.)	SQ.	Square
ADJ.	Adjustable	DWS	Drawing	HDWD.	Hardwood	OFF.	Office	S.S.K.	Stainless Steel
AGGR.	Aggregate			HDWE.	Hardware	ORNG.	Opening	STA.	Station
AL.	Aluminum	E.	East	H.M.	Hollow Metal	OPP.	Opposite	STD.	Standard
APPROX.	Approximate	E.A.	Each	HORIZ.	Horizontal	FJ	Panel Joint	STL.	Steel
ARCH.	Architectural	E.J.	Expansion Joint	HST.	Hour	FR.CST.	Pre-cast	STOR.	Storage
ASB.	Asbestos	EL.	Elevation			FL.	Plate	STR.	Structural
ASPH.	Asphalt	ELEC.	Electrical			PLAM.	Plastic Laminate	SUSP.	Suspended
		ELEV.	Elevator			PLAS.	Plaster	SY.S.	Symmetrical
		EMER.	Emergency			PLYWD.	PLYWOOD		
BD.	Board	ENCL.	Enclosure	I.D.	Inside Diameter (Dim.)	FR.	Pair	TRD.	Tread
BITUM.	Bituminous	E.P.	Electrical Panelboard INT.	INSUL.	Insulation	PT.	Point	T.B.	Towel Bar
BLDG.	Building	EQ.	Equal	INV.	Inverted	RT.D	Register	T.C.	Top of Curb
BLK.	Block	EQUIPT.	Equipment			FT.D/R	Combination Paper Towel/Tel.	T.T.	Telephone
BLKG.	Blocking	E.W.C.	Electric Water Cooler Jan.			PTN.	Partition	TER.	Terrazzo
BM.	Beam	EXP.	Exposed			PT.R.	Paper Towel Receptacle	T. & G.	Thick
BOT.	Bottom	EXT.	Exterior	KIT.	Kitchen	Q.T.	Quarry Tile	T.P.	Top of Pavement
								T.P.D.	Toilet Paper Dispenser
CAB.	Cabinet							T.V.	Television
C.B.	Catch Basin							TYP.	Typical
CEM.	Cement	F.A.	Fire Alarm	LAB.	Laboratory	R.	Riser		
CBR.	Ceramic	F.B.	Flat Bar	LAM.	Laminate	R.D.	Root Drain	UNF.	Unfinished
C.I.	Cast Iron	F.D.	Flange Drain	LAV.	Lavatory	REF.	Reference	U.O.N.	Unless Otherwise Noted
C.G.	Corner Guard	FDN.	Foundation	LKR.	Locker	REFR.	Refrigerator	UR.	Urinal
CLG.	Ceiling	FE.	Fire Extinguisher	L.T.	Light	REIN.	Reinforced		
CLGK.	Ceiling	F.E.C.	Fire Extinguisher Cab.			REQ.	Required	VERT.	Vertical
CLO.	Closet	F.F.L.	Finish Floor			RESIL.	Resilient	VEST.	Vestibule
CLR.	Clear	F.H.G.	Fire Hose Cabinet			ROOM.	Room		
C.O.	Cased Opening	FIN.	Finish	MAX.	Maximum	R.O.	Rough Opening		
COL.	Column	FL.	Floor	M.C.	Mechanical	RWD.	Roadway		
CONC.	Concrete	FLASH.	Flashing	M.ECH.	Mechanical	R.W.L.	Rain Water Leader	K.	West
CONN.	Connection	FLUOR.	Fluorescent	MET.	Mechanical	S.	South	W/V.	Water Closet
CONSTR.	Construction	F.O.C.	Face of Concrete	MFR.	Manufacturer	S.C.	Solid Core	W.D.	Wood
CONT.	Continuous	F.O.F.	Face of Finish	MH.	Manhole	S.C.D.	Seat Cover Dispenser	W/O.	Without
CORR.	Corridor	F.O.S.	Face of Sill	MIR.	Mirror	SCHED.	Schedule	W/P.	Waterproof
CTSK.	Countersunk	FRF.	Fireproof	MISC.	Miscellaneous			WST.	Wainscot
CNTR.	Counter	F.S.	Full Size	N.O.	No Opening			WCT.	Weight
GTR.	Center	FTG.	Footing	MTD.	Mounted				
		FUR.	Furring	MUL.	Mullion				
		FUT.	Future						
DBL.	Double								
DEPT.	Department								
D.F.	Drinking Fountain								

DIRECTORY

OWNER / DEVELOPER:

CITYVIEW
10871 WILSHIRE BLVD. 12th FLOOR
LOS ANGELES, CA 90024
PHONE: (310) 566-8752
CONTACT: MICHAEL SCHWARTZMAN
E-MAIL: mschwartzman@cityview.com

ARCHITECT:

PK ARCHITECTURE
5126 CLARET DRIVE, SUITE 110
AGOURA HILLS, CA 91301
PHONE: (818) 584-0051 FAX: (818) 584-0019
CONTACT: ALAN GROFSKY
E-MAIL: agrofsky@pkarchitecture.net

CONTRACTOR:

SNYDER LANGSTON
2141 ROSECRANES AVE., SUITE 5110
EL SEGUNDO, CA 90245
PHONE: (310) 606-5650
CONTACT: VITALI VELIKORODNYI
E-MAIL: vv@korodnyisnyderlangston.com

CIVIL ENGINEER:

BRANDON J. JOHNSTON, INC.
100 SOUTH FLOWER STREET, SUITE 1800
LOS ANGELES, CA 90012
PHONE: (213) 596-4500 FAX: (213) 596-4599
CONTACT: ED MELO
E-MAIL: emelo@bjjohnson.com

SOILS ENGINEER:

GEOTECHNOLOGIES, INC.
4594 WESTERN AVENUE
GLENNDALE, CA 91201
PHONE: (818) 240-4600 FAX: (818) 240-4675
CONTACT: STAN TANG
E-MAIL: stang@geotech.com

STRUCTURAL ENGINEER:

BPA GROUP
10271 MCDERMOTT STREET WEST, SUITE 'A'
IRVINE, CA 92614
PHONE: (444) 955-0011 FAX: (444) 205-6251
CONTACT: JOHN FAG
E-MAIL: jfag@bpa.com

PLUMBING:

GAUSMAN & MOORE
26415 CARL COYER DRIVE, SUITE 205
SANTA CLARITA, CA 91350
PHONE: (661) 241-1978
CONTACT: JARED BAZAR
E-MAIL: jbazar@gausman.com

MECHANICAL:

GAUSMAN & MOORE
26415 CARL COYER DRIVE, SUITE 205
SANTA CLARITA, CA 91350
PHONE: (661) 241-1978
CONTACT: JARED BAZAR
E-MAIL: jbazar@gausman.com

ELECTRICAL:

GAUSMAN & MOORE
26415 CARL COYER DRIVE, SUITE 205
SANTA CLARITA, CA 91350
PHONE: (661) 241-1978
CONTACT: JARED BAZAR
E-MAIL: jbazar@gausman.com

LANDSCAPE ARCHITECT:

L. NEWMAN DESIGN GROUP, INC.
51800 VIA COLINAS, SUITE 104
WESTLAKE VILLAGE, CA 91362
PHONE: (818) 991-5056 FAX: (818) 991-3478
CONTACT: BOB BOMBARDIER
E-MAIL: bob@lndg.com

6-STORY MIXED-USE RETAIL & RESIDENTIAL BUILDING

CULVER WEST

11924 WASHINGTON BLVD.

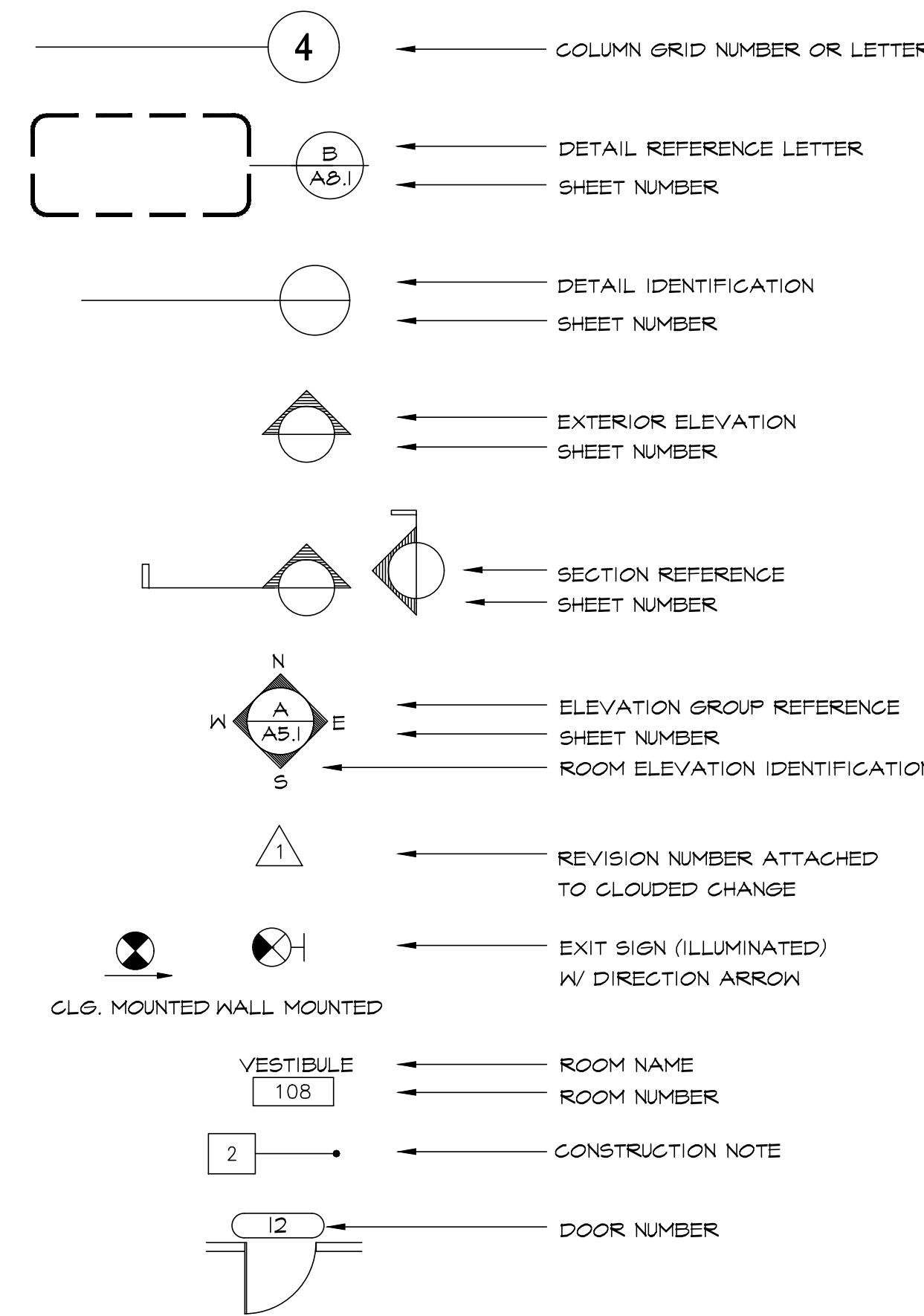
CULVER CITY, CALIFORNIA



PLAN CHECK / APPLICATION NO.

SHEET INDEX

REFERENCE SYMBOLS



LEGAL DESCRIPTION

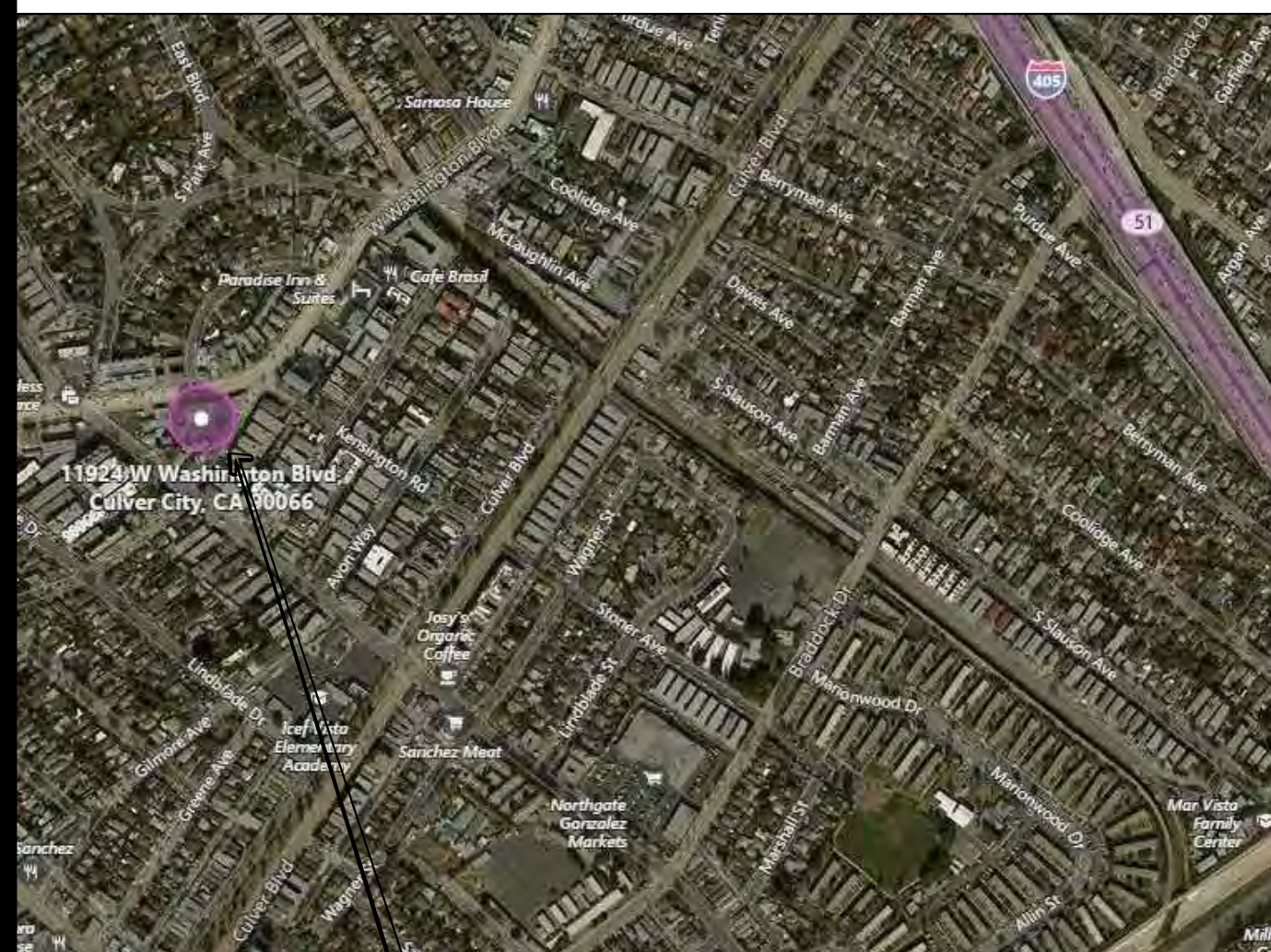
PARCEL 1:
(APN = 4233-017-011 & 4233-017-018) LOTS 121 AND 122 OF TRACT NO. 2425, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
(APN = 4233-017-007) LOT 8 OF TRACT NO. 9975, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 138 PAGE 21 AND 22 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

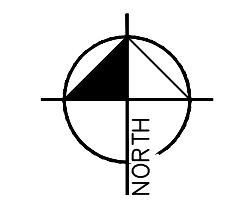
PARCEL 3:
(APN = 4233-017-014 & 4233-017-015) LOT 120 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFORE ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 118 OF OFFICIAL RECORDS.

PARCEL 4:
(APN = 4233-017-010, 4233-017-011, 4233-017-012 & 4233-017-013) LOTS 118 & 119 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFORE ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 118 OF OFFICIAL RECORDS.

VICINITY MAP



PROJECT SITE



CODES

2016 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1
2016 CALIFORNIA BUILDING CODE, TITLE 24, PART 2
2016 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3 & NFPA 70, 2008 NEC
2016 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4
2016 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5
2016 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
2016 CALIFORNIA FIRE CODE, TITLE 24, PART 7
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), TITLE 24, PART II
2016 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24, PART 12
PLUS 2014 AMENDMENTS BY THE COUNTY OF LOS ANGELES.

PROJECT

THE PROPOSED PROJECT SITS ON A +/- 1.36 ACRE SITE WITH 9.1 ACRES BEING IN CULVER CITY JURISDICTION AND THE REMAINING AREA IN THE CITY OF LOS ANGELES. 48 UNITS IN CULVER CITY SHALL BE CONSTRUCTED IN 4 LEVELS ON TOP OF A PODIUM DECK, AND 44 UNITS IN LOS ANGELES SHALL BE CONSTRUCTED IN 5 LEVELS ON TOP OF THE PODIUM. THE TWO UNIT GROUPS SHALL BE SEPARATED BY A PODIUM DECK COURTYARD AS WELL AS UPPER LEVEL CONNECTING CIRCULATION.

THE 7-STORY BUILDING WILL BE PROVIDED WITH A SUPERVISED AUTOMATIC SPRINKLER SYSTEM THAT HAVE BUILT-IN SIGNALS FOR MONITORING FEATURES OF THE SYSTEM. SEE NOTE NO.12 ON SHEET AS.1 FOR ADDITIONAL INFORMATION.

TITLE

A0.1 TITLE SHEET
A0.2 BUILDING CODE ANALYSIS, ZONING INFORMATION, FIRE RATING & OCCUPANCY SEPARATION
A0.3 GENERAL NOTES
A0.4 GENERAL NOTES
A0.5 GENERAL NOTES
A0.6 GENERAL NOTES
A0.7 ACCESSIBILITY DETAILS
A0.8 DISABLED BARRIER NOTES
A0.9 DISABLED BARRIER NOTES
A0.10 OPEN SPACE - CULVER SIDE
A0.11 OPEN SPACE - LOS ANGELES SIDE
A0.12 OCCUPANTS - EXITING PLAN
A0.13 PLANNING CONDITIONS - CULVER
A0.14 PLANNING CONDITIONS - CULVER
A0.15 PLANNING CONDITIONS - CULVER
A0.16 PLANNING CONDITIONS - CULVER
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A0.23 PLANNING CONDITIONS - CULVER
A0.24 PLANNING CONDITIONS - CULVER
A0.25 PLANNING CONDITIONS - LOS ANGELES
A0.26 PLANNING CONDITIONS - LOS ANGELES
A0.27 EXHIBIT

CIVIL

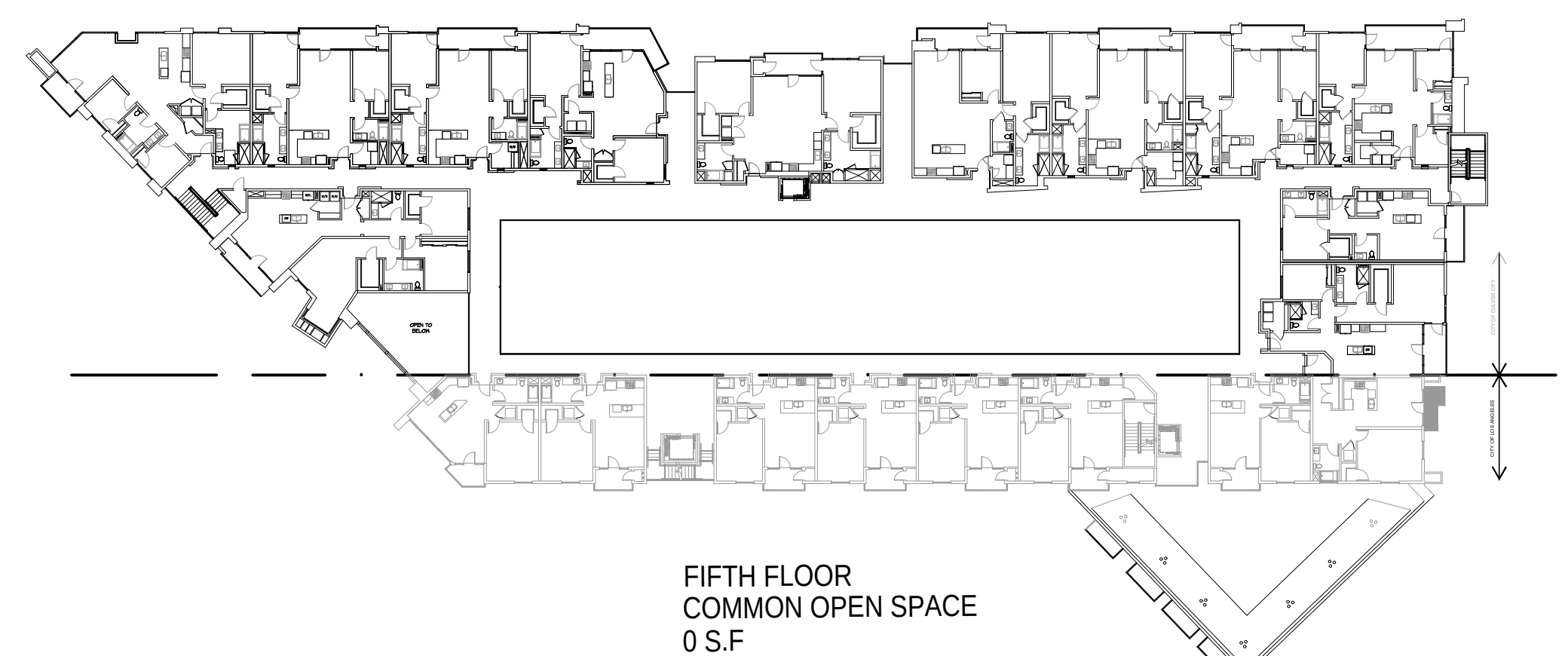
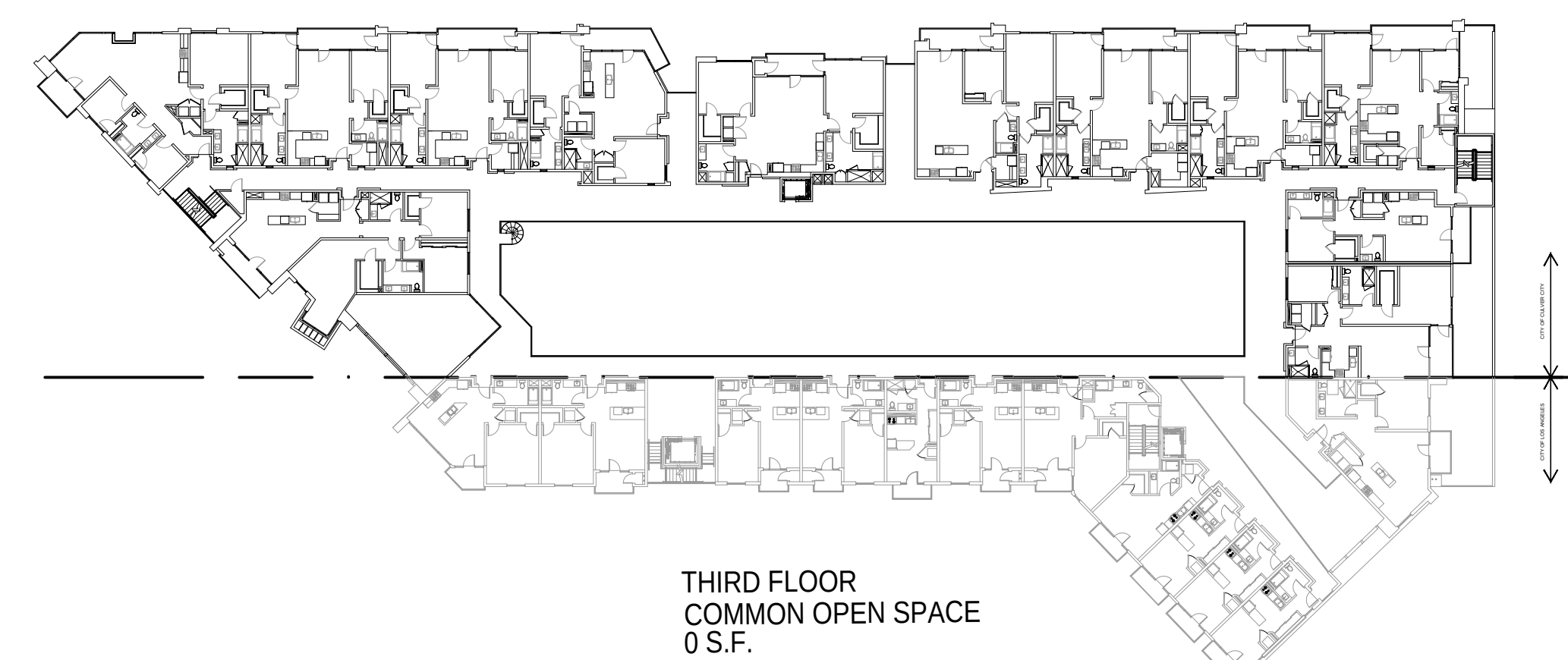
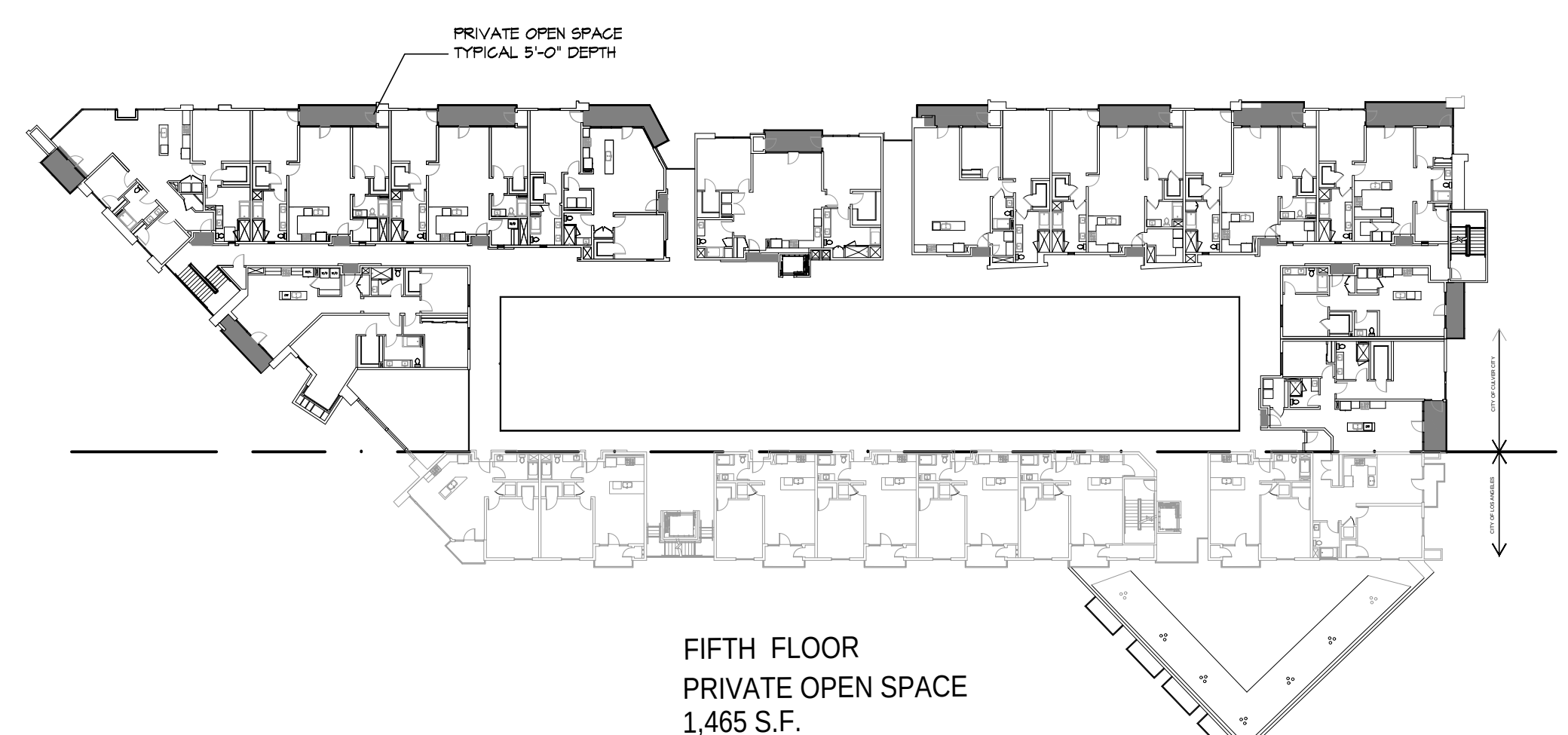
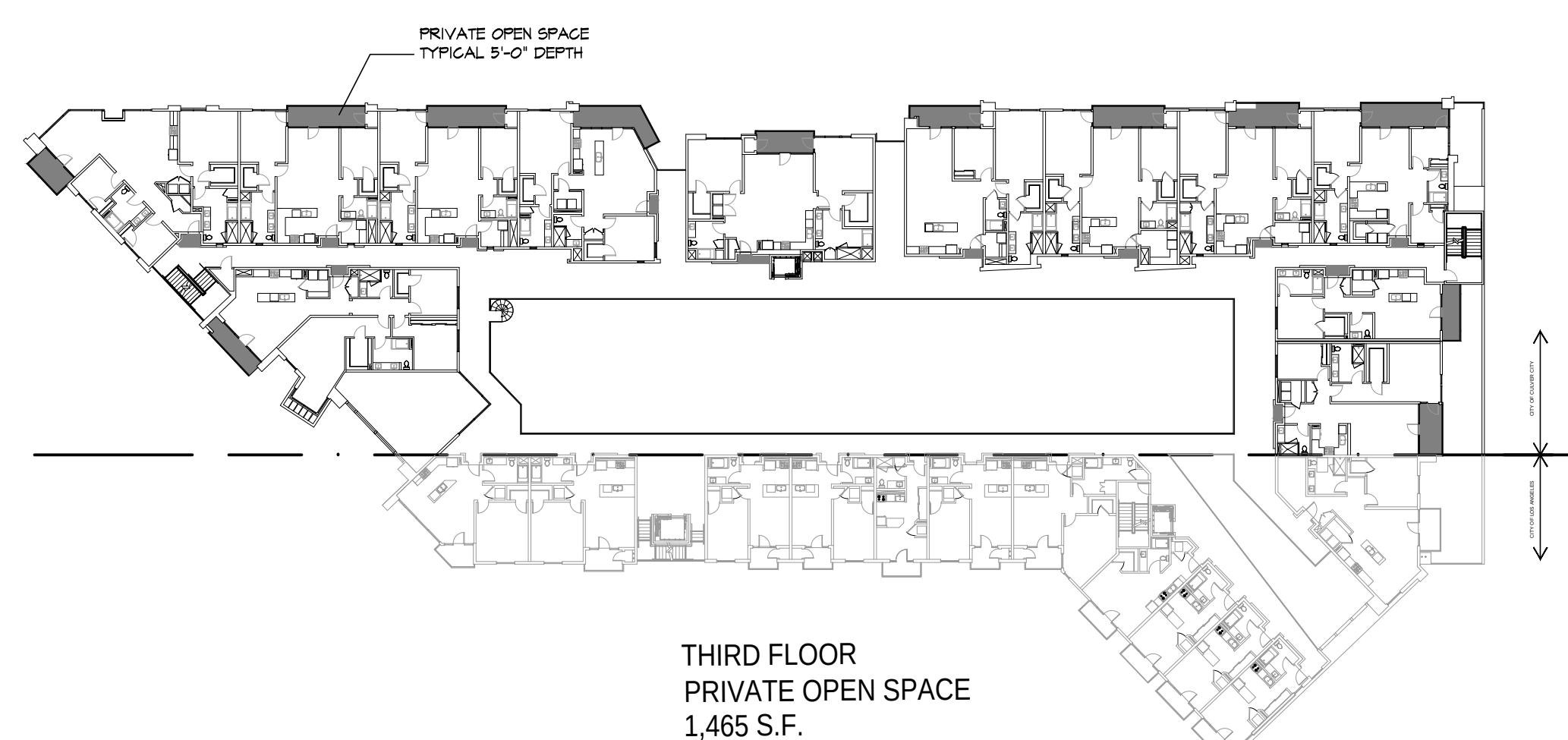
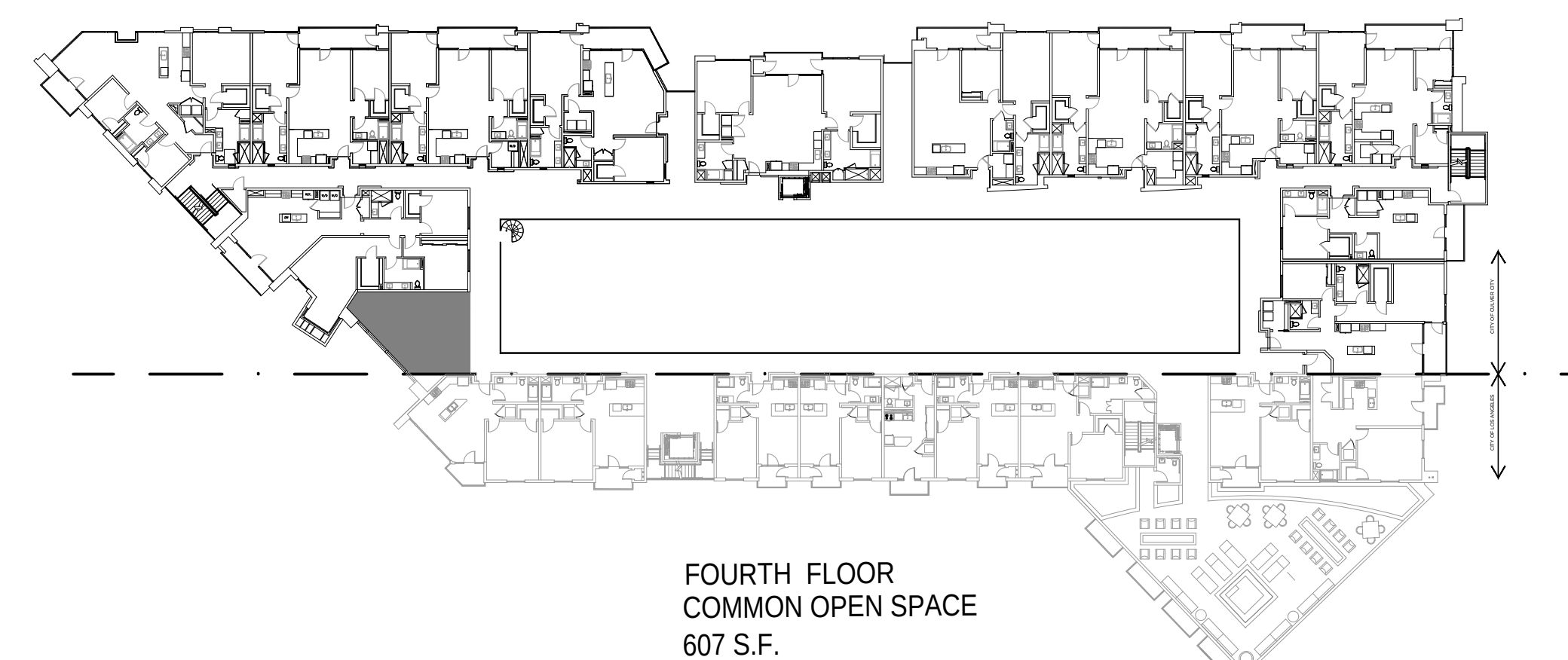
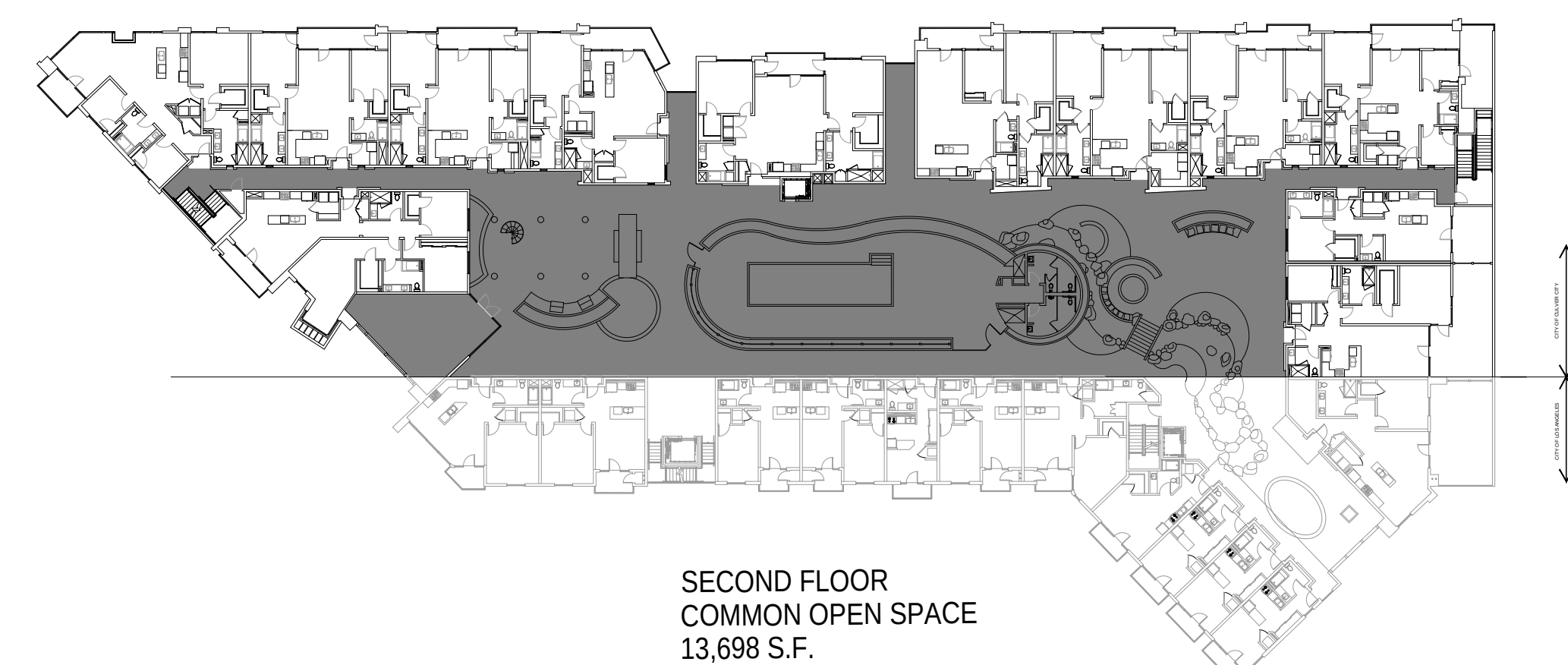
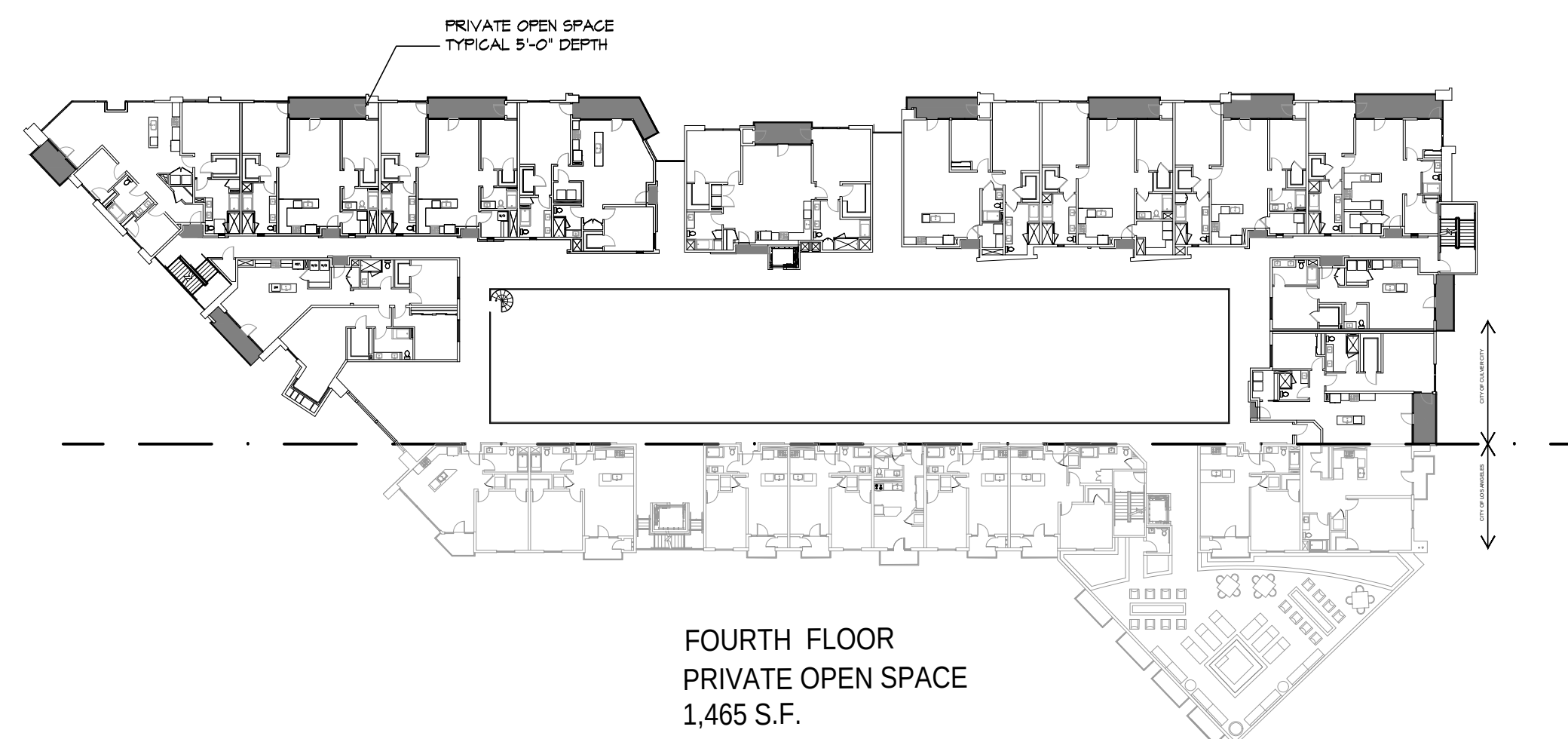
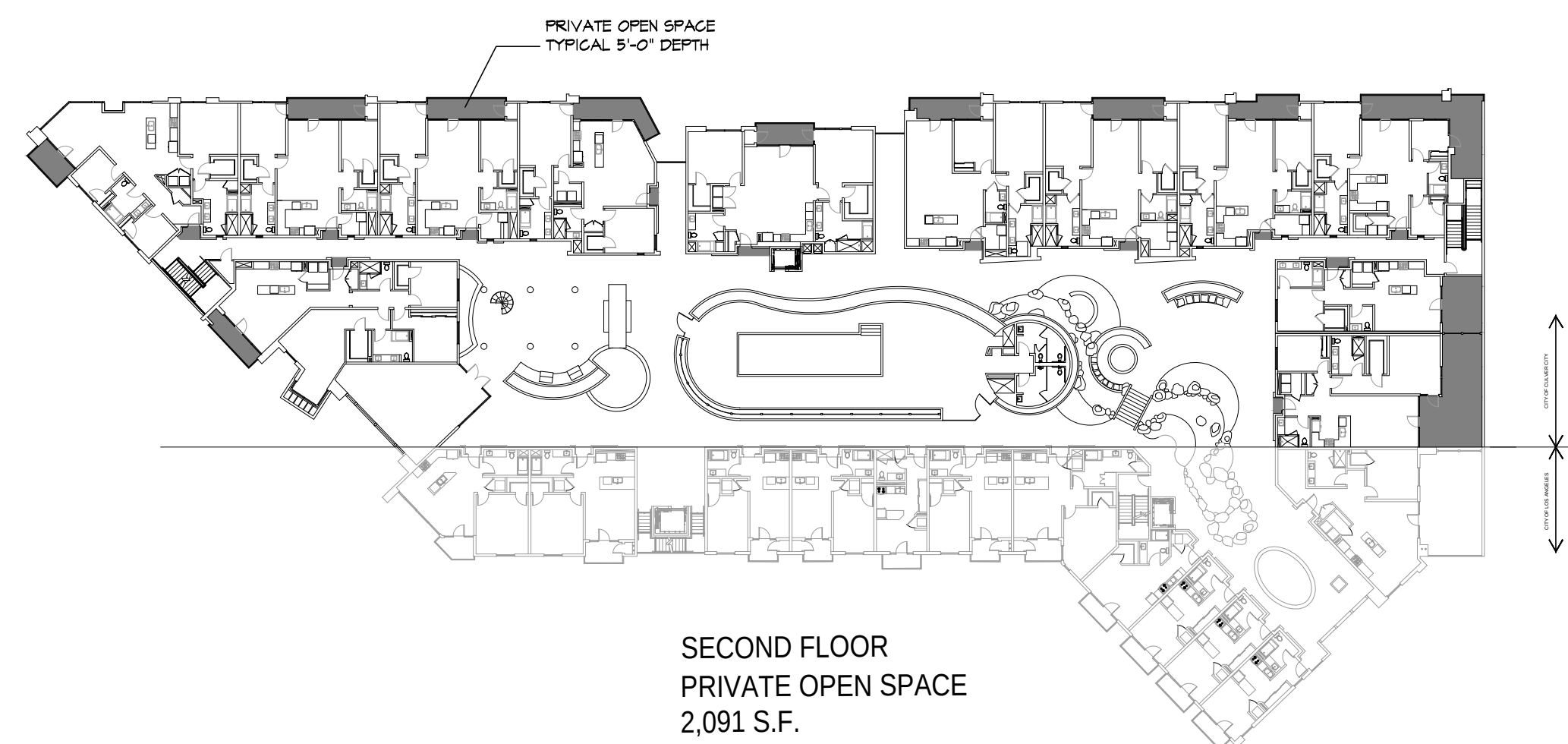
(REFERENCE ONLY - UNDER SEPARATE PERMIT)
C101* TITLE SHEET & GENERAL NOTES
C102* PRE-DEVELOPMENT HYDROLOGY PLAN
C103* POST-DEVELOPMENT HYDROLOGY PLAN
C104 TOPOGRAPHIC SURVEY
C201 TYPICAL DETAILS
C301 DEMOLITION PLAN
C401 SITE GRADING PLAN
C402 UTILITY PLAN
C601 EROSION CONTROL PLAN

OFF SITE IMPROVEMENT PLANS

C1 TITLE SHEET
C2 TYPICAL DETAILS
C3 STREET IMPROVEMENT PLAN
C4 STREET IMPROVEMENT PLAN

ARCHITECTURAL

A1.0 SITE PLAN
A1.1 SITE DETAILS
A2.1 OVERALL BASEMENT PLAN
A2.1A BASEMENT SLAB PLAN
A2.2 PARTIAL BASEMENT PLAN
A2.3 PARTIAL BASEMENT PLAN
A2.4 OVERALL GROUND FLOOR PLAN
A2.4A GROUND FLOOR SLAB PLAN
A2.5 PARTIAL GROUND FLOOR PLAN
A2.6 PARTIAL GROUND FLOOR PLAN
A2.7 OVERALL SECOND FLOOR PLAN
A2.7A SECOND FLOOR SLAB PLAN
A2.8 PARTIAL SECOND FLOOR PLAN
A2.9 PARTIAL SECOND FLOOR PLAN
A2.10 OVERALL THIRD FLOOR PLAN
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A2.12 PARTIAL THIRD FLOOR PLAN
A2.13 OVERALL FOURTH FLOOR PLAN
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A2.20 PARTIAL SIXTH FLOOR PLAN
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A2.22 OVERALL ROOF PLAN
A2.23 PARTIAL ROOF PLAN
A2.24 PARTIAL ROOF PLAN
A2.25 PARTIAL LOW ROOF PLAN
A2.26 PARTIAL ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 COURTYARD ELEVATIONS
A3.5 COURTYARD ELEVATIONS
A3.6 COURTYARD ELEVATIONS
A3.7 COURTYARD ELEVATIONS W/ GUARDRAILS
A3.8 COURTYARD ELEVATIONS W/ GUARDRAILS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A4.3 RAMP SECTIONS
A4.4 RAMP SECTIONS
A4.5 WALL SECTIONS
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open space - culver city

OPEN SPACE REQUIRED:

PER CCMC 17.400.065-G-3; 75 S.F. OF OPEN SPACE IS REQUIRED PER UNIT

UNIT COUNT	OPEN SPACE / UNIT	TOTAL OPEN SPACE REQ'D.
48 UNITS	75 S.F.	3600 S.F.

TOTAL OPEN SPACE REQUIRED FOR CULVER CITY = 3,600 S.F.

OPEN SPACE PROVIDED:

SECOND FLOOR
12 UNITS
12 UNITS X 75 S.F. = 900 S.F. REQUIRED
PROVIDED PRIVATE OPEN SPACE = 2,091 S.F.
PROVIDED COMMON OPEN SPACE = 13,698 S.F.
TOTAL PROVIDED OPEN SPACE = 15,789 S.F.

THIRD FLOOR
12 UNITS
12 UNITS x 75 S.F. = 900 S.F. REQUIRED
PROVIDED PRIVATE OPEN SPACE = 1,465 S.F.
PROVIDED COMMON OPEN SPACE = 0 S.F.
TOTAL PROVIDED OPEN SPACE = 1,465 S.F.

FOURTH FLOOR
12 UNITS
12 UNITS x T5 S.F. = 900 S.F. REQUIRED
PROVIDED PRIVATE OPEN SPACE = 1,465 S.F.
PROVIDED COMMON OPEN SPACE = 60T S.F.
TOTAL PROVIDED OPEN SPACE = 2,012 S.F.

FIFTH FLOOR
12 UNITS
12 UNITS x 75 S.F. = 900 S.F. REQUIRED
PROVIDED PRIVATE OPEN SPACE = 1,465 S.F.
PROVIDED COMMON OPEN SPACE = 0 S.F.
TOTAL PROVIDED OPEN SPACE = 1,465 S.F.

TOTAL REQUIRED OPEN SPACE = 3,600 S.F.
TOTAL PROVIDED OPEN SPACE = 20,791 S.F.

SURPLUS OPEN SPACE PROVIDED
IN CULVER CITY: 17,191 S.F.

[illegible]

sheet title

OPEN SPACE
CULVER CITY SIDE

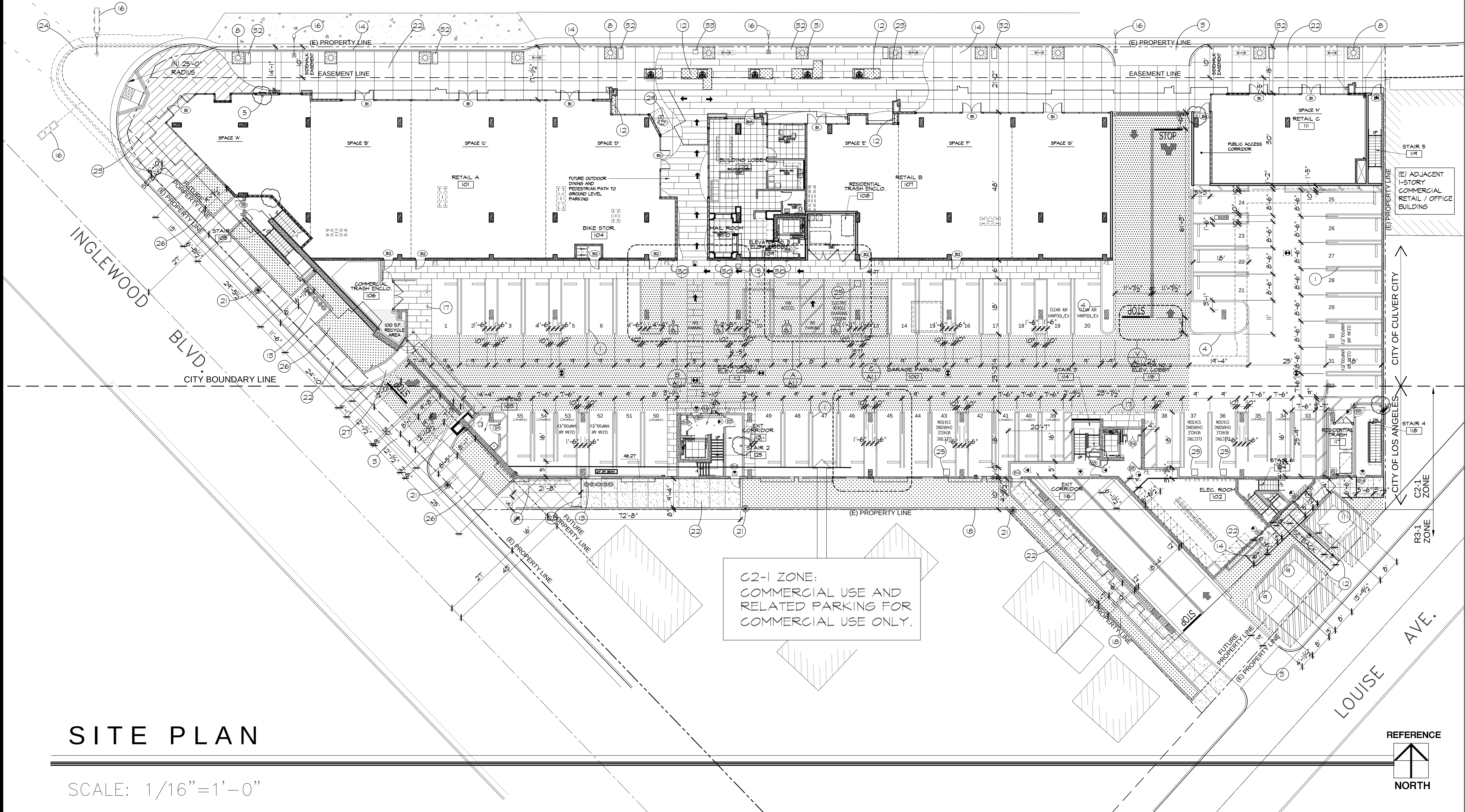
drawn by

project no 16-16-00

date

scale

WASHINGTON BLVD.



SITE PLAN

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

LEGEND

	ELECTRICAL TRANSFORMER - SEE ELECTRICAL DWG'S.
	UNDERGROUND UTILITY BOX - SEE ELECTRICAL DWG'S.
	FIRE HYDRANT - SEE CIVIL DWG'S.
	PARKING LOT LIGHT FIXTURE - SEE ELECTRICAL DWG'S.
	CATCH BASIN - SEE CIVIL DWG'S.
	SEWER CLEANOUT OR MANHOLE - SEE CIVIL DWG'S.
	AUTOMATIC SPRINKLER RISER - SEE FIRE SPRINKLER DWG'S.
	FIRE EXTINGUISHER

CONSTRUCTION NOTES

- PARKING STRIPING TO BE PAINTED WITH HIGHWAY WHITE PAINT TYPICAL THROUGHOUT SITE. REFER TO DETAIL G/A.II.
- NEW ON SITE FIRE HYDRANT
- CONCRETE DRIVE APPROACH. SEE CIVIL DWG'S.
- ON SITE CONCRETE CURBS, REFER TO CIVIL DWG'S.
- FIRE DEPARTMENT CONNECTION (F.D.C.) REFER TO CIVIL DWG'S.
- LANDSCAPE IRRIGATION METER - REFER TO LANDSCAPE DWG'S.
- LANDSCAPE CONTROLLER - REFER TO LANDSCAPE DWG'S.
- STREET TREE WELLS - REFER TO LANDSCAPE DWG'S.
- TRANSFORMER PAD LOCATION. REFER TO ELECTRICAL DRAWINGS
- CAPACITOR PAD LOCATION. REFER TO ELECTRICAL DRAWINGS
- SWITCH PAD LOCATION. REFER TO ELECTRICAL DRAWINGS
- LANDSCAPE AREAS - REFER TO LANDSCAPE DWG'S.
- BACKFLOW PREVENTER - SEE CIVIL DWG'S.
- BIKE RACK LOCATION - REFER TO DETAIL G/A.II.
- AUTOMATED PAY STATION BY "ZEAS ARC" ANCHORED TO SLAB. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL REQUIREMENTS.
- EXISTING TRAFFIC SIGNALS/STREET LIGHTS TO BE REMOVED IN THEIR ENTIRETY. REFER TO CIVIL DRAWINGS FOR LOCATION OF NEW FIXTURES.
- PIPE BOLLARDS. REFER TO DETAIL U/A.II.
- 6'-0" HIGH C.M.U. WALL AND RAISED MITIGATION PLANTER WALL ALONG PROPERTY LINE.
- GAS METER LOCATION. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION AND DETAILS.
- GREASE INTERCEPTOR LOCATION. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION AND DETAILS.
- EXISTING POWER POLES TO REMAIN.
- CONCRETE HARDSAPE WITH A 5'-0" x 5'-0" SCORED GRID PATTERN. COLOR TO BE DETERMINED.
- CONCRETE HARDSAPE WITH A 2'-0" x 14'-0" SCORED PATTERN. COLOR TO BE DETERMINED.
- PORTION OF EXISTING CURB & GUTTER, SIDEWALK AND TRAFFIC SIGNALS TO BE REMOVED IN THEIR ENTIRETY. REFER TO CIVIL DRAWINGS FOR NEW CONFIGURATION OF CURB & GUTTER, SIDEWALK AND LOCATION OF TRAFFIC SIGNALS.
- FUTURE LOCATION OF VEHICLE CHARGING STATIONS
- 4'-0" HIGH RAISED MITIGATION PLANTER. REFER TO CIVIL AND LANDSCAPE DRAWINGS.
- PROVIDE A "RIGHT TURN ONLY" SIGN
- WROUGHT IRON GATE WITH PANIC HARDWARE ON INSIDE. NO HARDWARE ON EXTERIOR SIDE OF GATE.
- WALL FOUNTAIN. PROVIDE ELECTRICAL CONDUIT TO THIS AREA. THIS TO BE A DEFERRED SUB. PRIOR TO FINAL DESIGN APPROVAL
- AN ADDITIONAL SIGN SHALL BE POSTED EITHER: 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. §1B-502.8, SEE SHEET A0.7
- TRELLIS - TO BE A DEFERRED SUBMITTAL PRIOR TO FINAL DESIGN APPROVAL. REFER TO SHEET A0.1.
- SHEET BENCH - REFER TO LANDSCAPE DRAWINGS FOR SPECIFICATION
- EXISTING UTILITY CABINET TO REMAIN.

SITE PLAN NOTES

- REFER TO LANDSCAPE DRAWINGS FOR LOCATION OF ALL LANDSCAPE AND IRRIGATION. GENERAL CONTRACTOR SHALL USE LANDSCAPE PLANS FOR BIDDING THESE ITEMS.
- REFER TO CIVIL DRAWINGS FOR CURBS, PAVING, SITE DRAINAGE, BUILDING SETBACKS, HORIZONTAL CONTROL, FINAL TRACT PARCEL MAP, ETC.
- GENERAL CONTRACTOR SHALL COORDINATE SITE PLAN DATA SHOWN ON THE ARCHITECTURAL, CIVIL, ELECTRICAL AND LANDSCAPE DRAWINGS AND NOTIFY THE ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONSTRUCTION.
- REFER TO ELECTRICAL DRAWINGS FOR ON-SITE ELECTRICAL.
- TO THE BEST OF OUR KNOWLEDGE ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS PLAN.
- ALL PARKING SPACES, AISLES, ENTRANCES AND EXITS SHALL BE STRIPED PER CITY STANDARDS. 2 COATS HIGHWAY WHITE PAINT.
- SETBACK FOR P.I.V., F.D.C. AND FACE OF LIGHT POLE BASE SHALL BE 2'-6" FROM CURB FACE. SEE CIVIL DRAWINGS AND FIRE PROTECTION DRAWINGS.
- ALL DIMENSIONS TO CURBS ARE TO FRONT FACE OF CURB.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS, PROPERTY DIMENSIONS, ETC. PRIOR TO ANY CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES.
- REFER TO PLUMBING DRAWINGS AND ROOF PLAN FOR ALL ROOF DRAINAGE.
- SEE CIVIL DRAWINGS FOR LOCATION AND SIZE OF ALL NEW AND EXISTING WATER METERS, GAS METERS AND ALL UTILITIES POINTS OF CONNECTION.
- PROVIDE PIPEGUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT IF REQUIRED BY GOVERNING AGENCIES. VERIFY EXACT NUMBER, SIZE, TYPE, FINISH AND LOCATION WITH UTILITY COMPANIES.
- ALL CONCENTRATED DRAINAGE SUCH AS RAINWATER FROM GUTTERS AND DOWNSPOUTS, SCUPPERS AND ROOF VALLEYS SHALL BE DIVERTED AWAY FROM FOUNDATIONS BY CONCRETE SPLASH BLOCKS OR OTHER NON-EROSIVE DEVICES.
- NO CONSTRUCTION OR ACTIVITIES TO BE DONE ON OR BEYOND PROPERTY LINES.
- PAINT ALL PIPEGUARDS HIGHWAY YELLOW (2 COATS) EXCEPT WHEN LOCATED IN PLANTED AREAS, PAINT DARK BROWN (2 COATS).
- ALL EXTERIOR SIGNS REQUIRE A SEPARATE SIGN PERMIT AND COMPATIBILITY WITH BUILDING ARCHITECTURE.
- ALL EXISTING SIGNAGE SHALL BE BROUGHT UP TO CURRENT CODE CONFORMANCE WHERE APPLICABLE.
- ALL SITE BACKFLOW DEVICES TO BE PAINTED DARK BROWN. (2 COATS).
- AN 8'-2" VERTICAL CLEARANCE IS REQUIRED TO AND INCLUDING ANY VAN ACCESSIBLE PARKING SPACE AND ANY BACK-UP PARKING SPACE.
- DEMOLITION UNDER SEPARATE PERMIT.
- A CONSTRUCTION STAGING PLAN SHALL BE SUBMITTED AS PART OF THE PERMIT APPLICATION DRAWINGS INCLUDING BUT NOT LIMITED TO: WORKER PARKING AREAS, MATERIALS STORAGE AREAS, TRUCK MATERIAL DELIVERY LOCATIONS, TRAILER LOCATIONS (IF ANY) STREET, ALLEY AND SIDEWALK CLOSURES, IF ANY, TEMPORARY SIDEWALK PROTECTION PROPOSED.
- APPLICATION FOR FIRE SERVICES SHALL BE MADE AND APPROVED PRIOR TO SITE CONSTRUCTION. NO COMBUSTIBLE MATERIALS TO BE ON SITE OR ERRECTED PRIOR TO FIRE SERVICE INSTALLATION.
- THE CONTRACTOR SHALL COMPLY WITH THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOKS.
- ALL EXTERIOR LIGHTING SHALL BE DEVELOPED PURSUANT TO CGMC TITLE 17, CHAPTER 17.000, GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS. ALL LIGHTING SHALL BE DIRECTED ON-SITE AND LIGHT SOURCES SHALL BE SHIELDED SO AS NOT TO BE INTRUSIVE TO SURROUNDING PROPERTIES.
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.
- PER CONDITIONS OF APPROVAL #28 STREETScape AND MEDIAN LANDSCAPE PLAN WILL BE SUBMITTED FOR REVIEW TO THE ENGINEERING DIVISION AND PLANNING DIVISION FOR APPROVAL
- HOURS OF CONSTRUCTION SHALL BE CONSISTENT WITH CONDITION 56, "NOT WITH THE HOURS IN THE CODE." THE HOURS SHALL BE 8 A.M. TO 6 P.M. M-F, 9 A.M. TO 6 P.M. SATURDAY, NO CONSTRUCTION ON SUNDAYS AND NATIONAL HOLIDAYS.
- SEE OFF-SITE PLANS FOR ALL OFF-SITE WORK.

PARKING CALCULATIONS

CULVER CITY:	
REQUIRED FOR RETAIL = 1/250 S.F.:	
13,124 S.F. DIVIDED BY 250 = 52 STALLS	
PER 2016 CALIFORNIA GREEN CODE, SECTION 5.106.5.2	
CLEAN AIR/VAN POOL STALLS	
REQUIRED = 6 STALLS	
PROVIDED = 6 STALLS	
PER 2016 CALIFORNIA GREEN CODE, SECTION 5.106.5.3.3	
ELECTRICAL VEHICLE CHARGING STATIONS	
REQUIRED = 4 STALLS	
PROVIDED = 4 STALLS	
REQUIRED FOR RESIDENTIAL:	
USE	PARKING SPACES REQUIRED
1 BEDROOM	1 SPACE PER EACH UNIT
2 BEDROOM	2 SPACE PER EACH UNIT
3 BEDROOM	3 SPACE PER EACH UNIT
GUEST	1 SPACE PER FOUR (4) UNITS
4 1-BEDROOMS = 4 STALLS REQUIRED	
32 2-BEDROOMS = 64 STALLS REQUIRED	
12 3-BEDROOMS = 36 STALLS REQUIRED	
GUEST = 48 UNITS / 4 = 12 STALLS REQUIRED	
TOTAL PARKING REQUIRED = 156 STALLS	
TOTAL PARKING PROVIDED = 134 STALLS	
LOS ANGELES:	
REQUIRED FOR RESIDENTIAL:	
USE	PARKING SPACES REQUIRED
STUDIO & 1 BEDROOM	1 SPACE PER EACH UNIT
38 1-BEDROOMS = 38 STALLS REQUIRED	
11 - STUDIOS = 11 STALLS REQUIRED	
10% REDUCTION BY BICYCLE ORDINANCE = 49 x 10% = 4 - 49 = 45	
TOTAL PARKING REQUIRED = 45 STALLS	
TOTAL PARKING PROVIDED = 61 STALLS	
OVERALL PARKING REQUIRED = 201 STALLS	
OVERALL PARKING PROVIDED = 201 STALLS	
RETAIL PARKING AND GUEST PARKING ARE TO SHARE. GUEST DURING OFF HOURS FROM COMMERCIAL.	

WASHINGTON BLVD.

SITE PLAN

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

LEGEND

	ELECTRICAL TRANSFORMER - SEE ELECTRICAL DWG'S.
	UNDERGROUND UTILITY BOX - SEE ELECTRICAL DWG'S.
	FIRE HYDRANT - SEE CIVIL DWG'S.
	PARKING LOT LIGHT FIXTURE - SEE ELECTRICAL DWG'S.
	CATCH BASIN - SEE CIVIL DWG'S.
	SEWER CLEANOUT OR MANHOLE - SEE CIVIL DWG'S.
	AUTOMATIC SPRINKLER RISER - SEE FIRE SPRINKLER DWG'S.
	HATCHED AREA REQUIRED TO HAVE MINIMUM 8'-2" CLEAR HEADROOM PER ADA DISABLED PARKING AND CIRCULATION REQUIREMENT. PROVIDE WARNING SIGNAGE WHERE CLEAR HEADROOM GOES BELOW 8'-2".
	F.E. FIRE EXTINGUISHER

CONSTRUCTION NOTES

- PARKING STRIPING TO BE PAINTED WITH HIGHWAY WHITE PAINT TYPICAL THROUGHOUT SITE. REFER TO DETAIL G/A/I.
- NEW ON SITE FIRE HYDRANT
- CONCRETE DRIVE APPROACH. SEE CIVIL DWG'S.
- ON SITE CONCRETE CURBS, REFER TO CIVIL DWG'S.
- FIRE DEPARTMENT CONNECTION (F.D.C.) REFER TO CIVIL DWG'S.
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CULVER CITY:

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CLEAN AIR/VAN POOL STALLS
REQUIRED = 6 STALLS
PROVIDED = 6 STALLS
PER 2016 CALIFORNIA GREEN CODE, SECTION 5.106.5.3.3
ELECTRICAL VEHICLE CHARGING STATIONS
REQUIRED = 4 STALLS
PROVIDED = 4 STALLS

REQUIRED FOR RESIDENTIAL:

USE	PARKING SPACES REQUIRED
1 BEDROOM	1 SPACE PER EACH UNIT
2 BEDROOM	2 SPACE PER EACH UNIT
3 BEDROOM	2 SPACE PER EACH UNIT
GUEST	1 SPACE PER FOUR (4) UNITS
4 1-BEDROOMS =	4 STALLS REQUIRED
32 2-BEDROOMS =	64 STALLS REQUIRED
12 3-BEDROOMS =	24 STALLS REQUIRED
GUEST = 48 UNITS / 4 =	12 STALLS REQUIRED
TOTAL PARKING REQUIRED =	156 STALLS
TOTAL PARKING PROVIDED =	134 STALLS

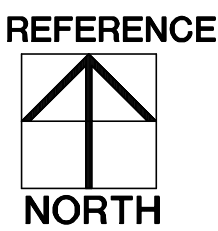
LOS ANGELES:

REQUIRED FOR RESIDENTIAL:

USE	PARKING SPACES REQUIRED
STUDIO & 1 BEDROOM	1 SPACE PER EACH UNIT
38 1-BEDROOMS =	38 STALLS REQUIRED
11 - STUDIOS =	11 STALLS REQUIRED
10% REDUCTION BY BICYCLE ORDINANCE =	49 x 10% = 4 - 49 = 45
TOTAL PARKING REQUIRED =	45 STALLS
TOTAL PARKING PROVIDED =	61 STALLS

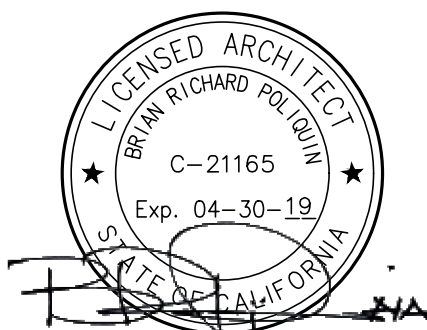
OVERALL PARKING REQUIRED	=	201 STALLS
OVERALL PARKING PROVIDED	=	201 STALLS

RETAIL PARKING AND GUEST PARKING ARE TO SHARE.
GUEST DURING OFF HOURS FROM COMMERCIAL.



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

2. ALL DIMENSIONS ARE TO FACE OF STUDY U.N.O.
3. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING TO FIELD. PLAN AND SECTION DIMENSIONS TAKE PRECEDENCE OVER OTHER PLANS.
4. VERIFY EXACT LOCATIONS IN FIELD.
5. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 6' U.N.O.
6. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT, CONFIRMATION OF LOCATION, COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
7. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
8. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE-PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL CITY AND STATE ORDINANCES.
9. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL SHOP DRAWINGS, FOR FABRICATED ITEMS, CATALOGS COPIES OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR TO THE ARCHITECT FOR APPROVAL AND (2) ARCHITECT'S REVIEW AND APPROVAL OF ORDERING.
10. FIRE ALARM SYSTEM SHALL BE PART OF THIS PROJECT. SMOKE DETECTION SHALL BE PROVIDED IN ALL COMMON ROOMS AND EXIT CORRIDORS.
11. BACK OF BASEMENT WALL SHALL HAVE WATERPROOFING AND A DRAINAGE SYSTEM WITH OUTLET DRAINS. REFER TO CIVIL DRAWINGS.
12. THERE IS NO HOT WATER HEATERS ON THIS PROJECT. HOT WATER IS SERVED BY DOMESTIC HOT WATER BOILERS ON THE ROOF FEED THROUGH PIPES ON RISE THROUGH CHASES TO EACH UNIT.
13. REFER TO PLUMBING DRAWINGS.



culver west
residential & retail building

11924 washington blvd.
culver city, california

all drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

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sheet title

drawn by	
project no	16-46.20
date	
scale	

A2.7

1. ALL EXTERIOR GLASS INDICATED WITH (T) TO BE TEMPERED GLASS.
2. PAINT COLORS REFERENCED FROM "DUNN EDWARDS" COLOR SYSTEM.
3. ALL DOORS, FRAMES, FLASHING, DRIPS, VENTS, CAPS, SCUPPERS, ROLL-UP DOORS, ETC. TO BE PAINTED SAME COLOR AS ADJACENT WALL COLOR OR AS INDICATED OTHERWISE.
4. PROVIDE BUILDING ADDRESS. VERIFY LOCATION, SIZE AND STYLE WITH LOCAL JURISDICTION.
5. THE USE OF HIGHLY REFLECTIVE WINDOW GLAZING SHALL BE PROHIBITED THROUGHOUT THE PROJECT.

(1A) STOREFRONT CLEAR GLASS (RETAIL)

 1"PG SOLARBAN 60 STARPHIRE
 1" INSULATED VISION GLASS
 MINIMUM U-FACTOR TO BE .50
 MINIMUM SHGC VALUE TO BE .30

(1B) CLEAR GLASS (RESIDENTIAL)

 "MILGARD" WINDOWS
 1" DUAL PANE
 STYLE: MONTECITO ULTRA
 FRAME MATERIAL: VINYL
 FRAME COLOR: SILVER

(2) CLEAR GLASS - NON VISION

 SAME AS 1B
 EXCEPT NON-VISION / SPANDREL

(3) CORRUGATED METAL SIDING
 "ATAS"
 PROFILE: MFF-120
 GAUGE: .032
 COLOR: 62-CHARCOAL GREY
 MATERIAL: ALUMINUM
 CONTACT: FRANK SALDANA
 484-225-1431

(4) ALUMINUM STOREFRONT FRAMES:
 2" x 4 1/2" - CLEAR ANODIZED ALUMINUM

(5) NOT USED

(6) METAL ROOFING
 "ATAS" PROFILE: DUTCH SEAM
 STYLE: MRD150
 GAUGE: 24 GA. METALLIC COATED STEEL
 PANELED WIDTH: 11"
 TEXTURE: SMOOTH, FINISH: KYNAR 500
 COLOR: CHARCOAL GREY (62) SR1/2T
 CONTACT: FRANK SALDANA
 484-225-1431

(7) EXTERIOR CEMENT PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6714 - KHAKI VIEW

(8) EXTERIOR CEMENT PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "SHERWIN WILLIAMS" OCEANSIDE SW 6486

(9) EXTERIOR CEMENT PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6471 - FRESH HONEYDEW

(10) EXTERIOR CEMENT PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(11) EXTERIOR CEMENT PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6381 - SILVER BULLET

(12) EXTERIOR CEMENT PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6365 - COLD MORNING

(13) EXPOSED CONCRETE
 EXPOSED CONCRETE WALL WITH
 6" BOARD FORM PATTERN, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(14) CORRUGATED METAL SIDING
 "ATAS" PROFILE: "METAPHOR"
 GAUGE: .032
 TEXTURE: SMOOTH
 COLOR: 13 - DOVE GREY
 MATERIAL: ALUMINUM
 CONTACT: FRANK SALDANA
 484-225-1431

(15) CORRUGATED METAL SIDING
 SAME AS ITEM 14
 COLOR: 06 - SANDSTONE

(16) CORRUGATED METAL SIDING
 SAME AS ITEM 14
 COLOR: 20 - SLATE GREY

(17) EXPOSED CONCRETE
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6342 - BLUE STEEL

(18) METAL LOUVERS
 CLEAR ANODIZED ALUMINUM

(19) BALCONY GUARDRAIL
 3"x3" 300 SERIES WIRE MESH INFILL PANEL
 BY PACIFIC STAIR CORPORATION OR APPROVED EQUAL
 COLOR: SILVER MATTE FINISH TO MATCH STOREFRONT FRAMES

(20) METAL ANNING

(21) HOLLOW METAL DOOR
 PAINTED TO MATCH
 "DUNN EDWARDS" DE6384 - IRON FIXTURE

(22) 3"x3" WIRE MESH INFILL

(23) METAL REVEAL
 PRE-FINISHED TO MATCH STOREFRONT

(24) BOLLARDS

(25) SECURITY GATE & ACCESS DOOR

(26) PLANTER WALLS
 EXPOSED CONCRETE WALL WITH
 6" BOARD FORM PATTERN, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(27) BACK-FLOW PREVENTER

(28) GAS METERS

(29) TRANSFORMERS

(30) STONE VENEER
 MATCH "CORONADO STONE PRODUCTS"
 SAND CANYON FLAGSTONE - DESERT BEIGE

(31) TRASH/RECYCLE CHUTE DOORS

(32) EXPOSED CONCRETE / CMU IN PARKING GARAGE

(33) KITCHEN/RESTROOM/DRYER VENT SHIELD

(34) STEEL COLUMN, PAINT TO MATCH
 "DUNN EDWARDS" DEA187 - BLACK

(35) BREAK METAL WRAPPED BEAMS
 PAINTED TO MATCH
 "DUNN EDWARDS" DE6384 - IRON FIXTURE



1. ALL EXTERIOR GLASS INDICATED WITH (T) TO BE TEMPERED GLASS.
2. PAINT COLORS REFERENCED FROM "DUNN EDWARDS" COLOR SYSTEM.
3. ALL DOORS, FRAMES, FLASHING, DRIPS, VENTS, CAPS, SCUPPERS, ROLL-UP DOORS, ETC. TO BE PAINTED SAME COLOR AS ADJACENT WALL COLOR OR AS INDICATED OTHERWISE.
4. PROVIDE BUILDING ADDRESS. VERIFY LOCATION, SIZE AND STYLE WITH LOCAL JURISDICTION.
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5. THE USE OF HIGHLY REFLECTIVE WINDOW GLAZING SHALL BE PROHIBITED THROUGHOUT THE PROJECT.

- (1) **STOREFRONT CLEAR GLASS (RETAIL)**
 "PFG" SOLARBAN 60 STARPHIRE
1" INSULATED VISION GLASS
MINIMUM I-F-FACTOR TO BE .90
MINIMUM SHGC VALUE TO BE .30
- (1B) **CLEAR GLASS (RESIDENTIAL)**
 "MILGARD" WINDOWS
1" DUAL PANE
STYLE: MONTECITO ULTRA
FRAME MATERIAL: VINYL
FRAME COLOR: SILVER
- (2) **CLEAR GLASS - NON VISION**
 SAME AS 1B
EXCEPT NON-VISION / SPANDREL
- (3) **CORRUGATED METAL SIDING**
"ATAS" PROFILE: MFP-120
GAUGE: .032
COLOR: 62-CHARCOAL GREY
MATERIAL: ALUMINUM
CONTACT: FRANK SALDANA
484-225-1431
- (4) **ALUMINUM STOREFRONT FRAMES:**
2" x 4 1/2" - CLEAR ANODIZED ALUMINUM
- (5) **NOT USED**
- (6) **METAL ROOFING**
"ATAS" PROFILE: DUTCH BEAM
STYLE: MRD50
GAUGE: 24 GA. METALLIC COATED STEEL
PANEL WIDTH: 11"
TEXTURE: SMOOTH FINISH, KYNAR 500
COLOR: CHARCOAL GREY (62) SRI.27
CONTACT: FRANK SALDANA
484-225-1431
- (7) **EXTERIOR CEMENT PLASTER**
HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH
"DUNN EDWARDS" DE6391 - KHAKI VIEW
- (8) **EXTERIOR CEMENT PLASTER**
HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH
"SHERWIN WILLIAMS" OCEANSIDE SW 64946
- (9) **EXTERIOR CEMENT PLASTER**
HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH
"DUNN EDWARDS" DE5471 - FRESH HONEYDEW
- (10) **EXTERIOR CEMENT PLASTER**
HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH
"DUNN EDWARDS" DE6362 - STORM CLOUD
- (11) **EXTERIOR CEMENT PLASTER**
HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH
"DUNN EDWARDS" DE6581 - SILVER BULLET
- (12) **EXTERIOR CEMENT PLASTER**
HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH
"DUNN EDWARDS" DE6365 - COLD MORNING
- (13) **EXPOSED CONCRETE**
EXPOSED CONCRETE WALL WITH
6" BOARD FORM PATTERN, PAINTED TO MATCH
"DUNN EDWARDS" DE6362 - STORM CLOUD
- (14) **CORRUGATED METAL SIDING**
"ATAS" PROFILE: METAPHOR
GAUGE: .032
TEXTURE: SMOOTH
COLOR: 13 - DOVE GREY
MATERIAL: ALUMINUM
CONTACT: FRANK SALDANA
484-225-1431
- (15) **CORRUGATED METAL SIDING**
SAME AS ITEM 14
COLOR: 06 - SANDSTONE
- (16) **CORRUGATED METAL SIDING**
SAME AS ITEM 14
COLOR: 20 - SLATE GREY
- (17) **EXPOSED CONCRETE**
HARD TROWEL, SMOOTH FINISH, PAINTED TO MATCH
"DUNN EDWARDS" DE6342 - BLUE STEEL
- (18) **METAL LOUVERS**
CLEAR ANODIZED ALUMINUM
- (19) **BALCONY GUARDRAIL**
3"x3" 500 SERIES NIRE MESH INFILL PANEL
BY PACIFIC STAIR CORPORATION OR APPROVED EQUAL
COLOR: SILVER MATTE FINISH TO MATCH STOREFRONT FRAMES
- (20) **METAL AWNING**
- (21) **HOLLOW METAL DOOR**
PAINTED TO MATCH
"DUNN EDWARDS" DE6384 - IRON FIXTURE
- (22) **3"x3" WIRE MESH IN-FILL**
- (23) **METAL REVEAL**
PRE-FINISHED TO MATCH STOREFRONT
- (24) **BOLLARDS**
- (25) **SECURITY GATE & ACCESS DOOR**
- (26) **PLASTER WALLS**
EXPOSED CONCRETE WALL WITH
6" BOARD FORM PATTERN, PAINTED TO MATCH
"DUNN EDWARDS" DE6362 - STORM CLOUD
- (27) **BACK-FLOW PREVENTER**
- (28) **GAS METERS**
- (29) **TRANSFORMERS**
- (30) **STONE VENEER**
MATCH "CORONADO STONE PRODUCTS"
SAND CANYON FLAGSTONE - DESERT BEIGE
- (31) **TRASH/RECYCLE CHUTE DOORS**
- (32) **EXPOSED CONCRETE / CMU IN PARKING GARAGE**
- (33) **KITCHEN/RESTROOM/DRYER VENT SHIELD**
- (34) **STEEL COLUMN PAINT TO MATCH**
"DUNN EDWARDS" DE6101 - BLACK
- (35) **BREAK METAL WRAPPED BEAMS**
PAINTED TO MATCH
"DUNN EDWARDS" DE6384 - IRON FIXTURE



SCALE: 3/32"=1'-0"



SCALE: $3/32"=1'-0"$

1. ALL EXTERIOR GLASS INDICATED WITH (T) TO BE TEMPERED GLASS.
2. PAINT COLORS REFERENCED FROM "DUNN EDWARDS" COLOR SYSTEM.
3. ALL DOORS, FRAMES, FLASHING, DRIPS, VENTS, CAPS, SCUPPERS, ROLL-UP DOORS, ETC. TO BE PAINTED SAME COLOR AS ADJACENT WALL COLOR, OR AS INDICATED OTHERWISE.
4. PROVIDE BUILDING ADDRESS, VERIFY LOCATION, SIZE AND STYLE WITH LOCAL JURISDICTION.
5. THE USE OF HIGHLY REFLECTIVE WINDOW GLAZING SHALL BE PROHIBITED THROUGHOUT THE PROJECT.

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5. THE USE OF HIGHLY REFLECTIVE WINDOW GLAZING SHALL BE PROHIBITED THROUGHOUT THE PROJECT.

(1A) STOREFRONT CLEAR GLASS (RETAIL):
 "PPG" SOLARBAN 60 STARFIRE
 1" INSULATED VISION GLASS
 MINIMUM U-FACTOR TO BE .30
 MINIMUM SHGG VALUE TO BE .30

(1B) CLEAR GLASS (RESIDENTIAL)
 "MILGARD" WINDOWS
 1" DUAL PANE
 STYLE: MONTESITO ULTRA
 FRAME MATERIAL: VINYL
 FRAME COLOR: SILVER

(2) CLEAR GLASS - NON VISION
 SAME AS 1B
 EXCEPT NON-VISION / SPANDREL

(3) CORRUGATED METAL SIDING
 "ATAS" PROFILE: MTF-120
 GAUGE: .032
 COLOR: 62-CHARCOAL GREY
 MATERIAL: ALUMINUM
 CONTACT: FRANK SILDANA
 484-223-1431

(4) ALUMINUM STOREFRONT FRAMES:
 2" x 4 1/2" - CLEAR ANODIZED ALUMINUM

(5) NOT USED

(6) METAL ROOFING
 "ATAS" PROFILE: DUTCH SEAM
 STYLE: MRD150
 GAUGE: .24 GA. METALLIC COATED STEEL
 PANEL WIDTH: 11"
 TEXTURE: SMOOTH FINISH, KYNAR 500
 COLOR: CHARCOAL GREY (62) SRI:27
 CONTACT: FRANK SILDANA
 484-223-1431

(7) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6744 - KHAKI VIEW

(8) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "SHERWIN WILLIAMS" OCEANSIDE SW 6446

(9) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE5477 - FRESH HONEYDEW

(10) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(11) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6381 - SILVER BULLET

(12) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6365 - COLD MORNING

(13) EXPOSED CONCRETE
 EXPOSED CONCRETE WALL WITH
 6" BOARD FORM PATTERN, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(14) CORRUGATED METAL SIDING
 "ATAS" PROFILE: "METAPHOR"
 GAUGE: .032
 TEXTURE: SMOOTH
 COLOR: 13 - DOVE GREY
 MATERIAL: ALUMINUM
 CONTACT: FRANK SILDANA
 484-223-1431

(15) CORRUGATED METAL SIDING
 SAME AS ITEM 14
 COLOR: 06 - SANDSTONE

(16) CORRUGATED METAL SIDING
 SAME AS ITEM 14
 COLOR: 20 - SLATE GREY

(17) EXPOSED CONCRETE
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6342 - BLUE STEEL

(18) METAL LOUVERS
 CLEAR ANODIZED ALUMINUM

(19) BALCONY GUARDRAIL
 3"x3" 300 SERIES WIRE MESH INFILL PANEL
 BY PACIFIC STAIR CORPORATION OR APPROVED EQUAL
 COLOR: SILVER MATTE FINISH TO MATCH STOREFRONT FRAMES

(20) METAL ANNING

(21) HOLLOW METAL DOOR
 PAINTED TO MATCH
 "DUNN EDWARDS" DE6384 - IRON FIXTURE

(22) 3"x3" WIRE MESH IN-FILL

(23) METAL REVEAL
 PRE-FINISHED TO MATCH STOREFRONT

(24) BOLLARDS

(25) SECURITY GATE & ACCESS DOOR

(26) PLANTER WALLS
 EXPOSED CONCRETE WALL WITH
 6" BOARD FORM PATTERN, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(27) BACK-FLOW PREVENTER

(28) GAS METERS

(29) TRANSFORMERS

(30) STONE VENEER
 MATCH "CORONADO STONE PRODUCTS"
 SAND CANYON FLAGSTONE - DESERT BEIGE

(31) TRASH/RECYCLE CHUTE DOORS

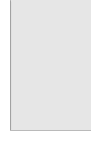
(32) EXPOSED CONCRETE / CMU IN PARKING GARAGE

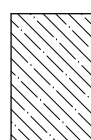
(33) KITCHEN/RESTROOM/DRYER VENT SHIELD

(34) STEEL COLUMN, PAINT TO MATCH
 "DUNN EDWARDS" DE4187 - BLACK

(35) BREAK METAL WRAPPED BEAMS
 PAINTED TO MATCH
 "DUNN EDWARDS" DE6384 - IRON FIXTURE

- (1A) STOREFRONT CLEAR GLASS (RETAIL):
 "PPG" SOLARBAN 60 STARFIRE
 1" INSULATED VISION GLASS
 MINIMUM U-FACTOR TO BE .30
 MINIMUM SHGG VALUE TO BE .30

(1B) CLEAR GLASS (RESIDENTIAL)
 "MILGARD" WINDOWS
 1" DUAL PANE
 STYLE: MONTESITO ULTRA
 FRAME MATERIAL: VINYL
 FRAME COLOR: SILVER

(2) CLEAR GLASS - NON VISION
 SAME AS 1B
 EXCEPT NON-VISION / SPANDREL

(3) CORRUGATED METAL SIDING
 "ATAS" PROFILE: MTF-120
 GAUGE: .032
 COLOR: 62-CHARCOAL GREY
 MATERIAL: ALUMINUM
 CONTACT: FRANK SILDANA
 484-223-1431

(4) ALUMINUM STOREFRONT FRAMES:
 2" x 4 1/2" - CLEAR ANODIZED ALUMINUM

(5) NOT USED

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 "ATAS" PROFILE: DUTCH SEAM
 STYLE: MRD150
 GAUGE: .24 GA. METALLIC COATED STEEL
 PANEL WIDTH: 11"
 TEXTURE: SMOOTH FINISH, KYNAR 500
 COLOR: CHARCOAL GREY (62) SRI:27
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 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
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 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE5477 - FRESH HONEYDEW

(10) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(11) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6381 - SILVER BULLET

(12) EXTERIOR CONCRETE PLASTER
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6365 - COLD MORNING

(13) EXPOSED CONCRETE
 EXPOSED CONCRETE WALL WITH
 6" BOARD FORM PATTERN, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(14) CORRUGATED METAL SIDING
 "ATAS" PROFILE: "METAPHOR"
 GAUGE: .032
 TEXTURE: SMOOTH
 COLOR: 13 - DOVE GREY
 MATERIAL: ALUMINUM
 CONTACT: FRANK SILDANA
 484-223-1431

(15) CORRUGATED METAL SIDING
 SAME AS ITEM 14
 COLOR: 06 - SANDSTONE

(16) CORRUGATED METAL SIDING
 SAME AS ITEM 14
 COLOR: 20 - SLATE GREY

(17) EXPOSED CONCRETE
 HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH
 "DUNN EDWARDS" DE6342 - BLUE STEEL

(18) METAL LOUVERS
 CLEAR ANODIZED ALUMINUM

(19) BALCONY GUARDRAIL
 3"x3" 300 SERIES WIRE MESH INFILL PANEL
 BY PACIFIC STAIR CORPORATION OR APPROVED EQUAL
 COLOR: SILVER MATTE FINISH TO MATCH STOREFRONT FRAMES

(20) METAL ANNING

(21) HOLLOW METAL DOOR
 PAINTED TO MATCH
 "DUNN EDWARDS" DE6384 - IRON FIXTURE

(22) 3"x3" WIRE MESH IN-FILL

(23) METAL REVEAL
 PRE-FINISHED TO MATCH STOREFRONT

(24) BOLLARDS

(25) SECURITY GATE & ACCESS DOOR

(26) PLANTER WALLS
 EXPOSED CONCRETE WALL WITH
 6" BOARD FORM PATTERN, PAINTED TO MATCH
 "DUNN EDWARDS" DE6362 - STORM CLOUD

(27) BACK-FLOW PREVENTER

(28) GAS METERS

(29) TRANSFORMERS

(30) STONE VENEER
 MATCH "CORONADO STONE PRODUCTS"
 SAND CANYON FLAGSTONE - DESERT BEIGE

(31) TRASH/RECYCLE CHUTE DOORS

(32) EXPOSED CONCRETE / CMU IN PARKING GARAGE

(33) KITCHEN/RESTROOM/DRYER VENT SHIELD

(34) STEEL COLUMN, PAINT TO MATCH
 "DUNN EDWARDS" DE4187 - BLACK

(35) BREAK METAL WRAPPED BEAMS
 PAINTED TO MATCH
 "DUNN EDWARDS" DE6384 - IRON FIXTURE



SCALE: $3/32"=1'-0'$



SCALE: 3/32"=1'-0"



SCALE: $3/32"=1'-0"$



PROJECT: CULVER WEST

CLIENT: CITY VIEW

PUBLIC ART CONCEPTS

SEPTEMBER 2017



PUBLIC ART STRATEGY

Our goal at LeBasse Projects is to utilize public art programming to turn clients development projects into iconic buildings. At Culver West the strategy will be to utilize a series of large and small scale art installations across the project to create active and memorable interactions for the public. The public art will also help set an overall brand look and feel for the building.



PRIMARY FOCUS

We will utilize the corner facing of Washington and Inglewood to install a colorful and unique mural.

The mural will become a beacon for Culver West and will hopefully create a lasting and iconic image that will eventually become the 'brand' for Culver West.



PRIMARY FOCUS

The mural can stretch into the stairwell and tower as well as infusing color palettes across the project.



THE PASEO

The artist commissioned for the Primary Mural will also be tasked with art directing and working with the architecture firm to design 'trellis' concepts that will be installed at the entrance to the Paseo and retail environment. This trellis will also be a part of the 1% AIPP funds and continue to connect the project and extend the artistic design and brand of Culver West.



MURAL CONCEPT



original color

washington blvd



revised color

washington blvd



original color

inglewood blvd



revised color

inglewood blvd



original color

louise ave



revised color

louise ave



original color

louise ave (back)



revised color

louise ave (back)

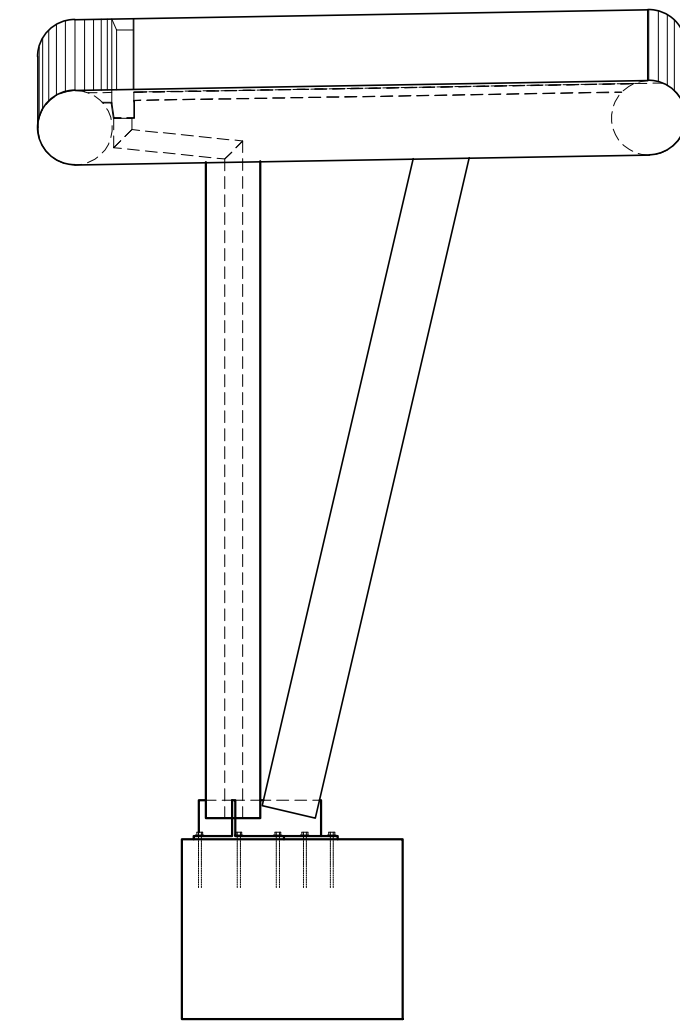
Cultural Affairs, Public Art &
Historical Preservation Coordinator
9770 Culver Blvd
Culver City, CA 90232

Dear Mrs. Christine Byers,

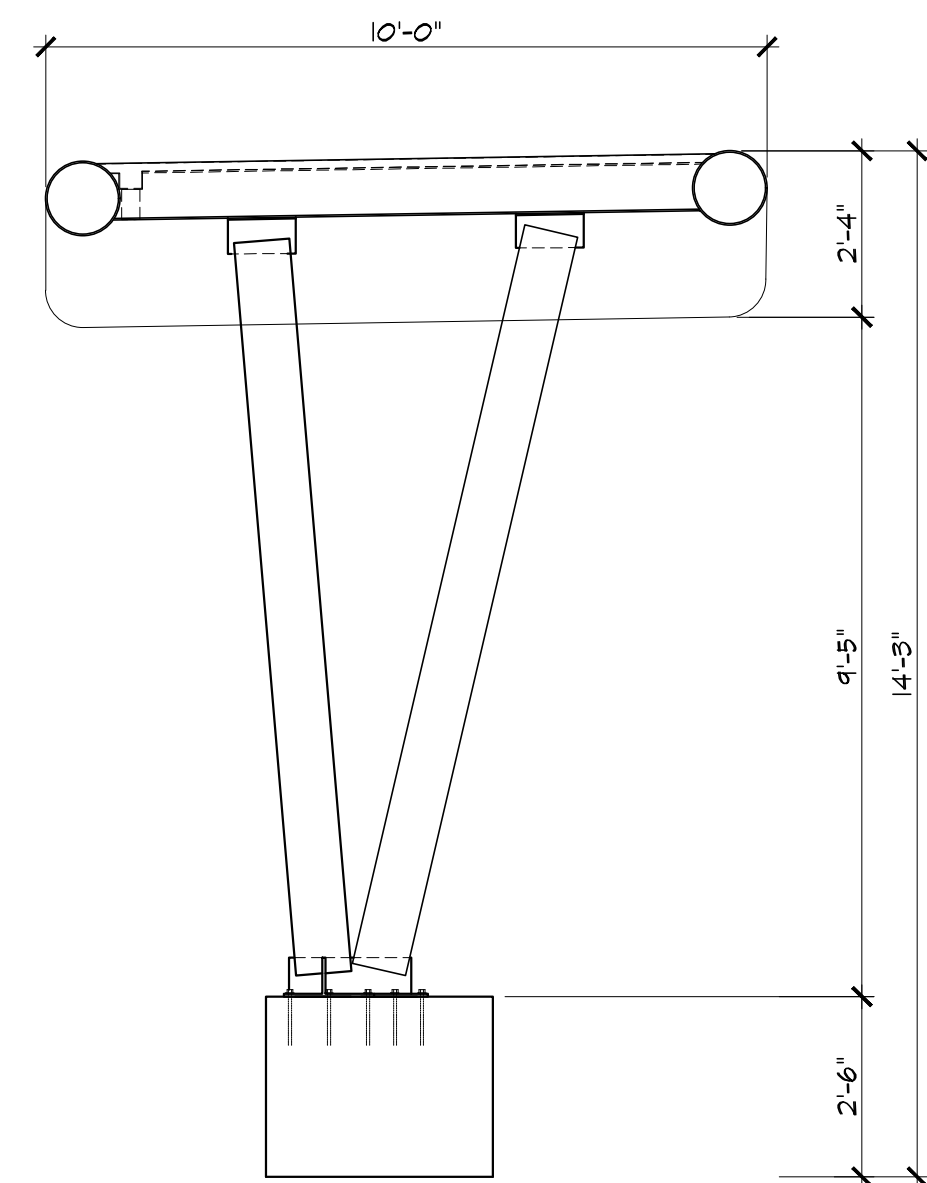
The canopy/trellis shown on the sidewalk of the Washington Blvd façade renderings of the project located at 11924 W Washington Blvd will be designated as the public art piece. The exact design of such will be submitted formally to the Committee of Affairs & Historical Preservation subject to their approval. The approximate height, length, and width of the canopy will be the same as the conceptual design submitted with the Core and Shell Building Permit plans.

Regards,

Rayanna Schmeling
On behalf of CV Culver West, LLC
10877 Wilshire Blvd Suite 1200
Los Angeles, CA 90024

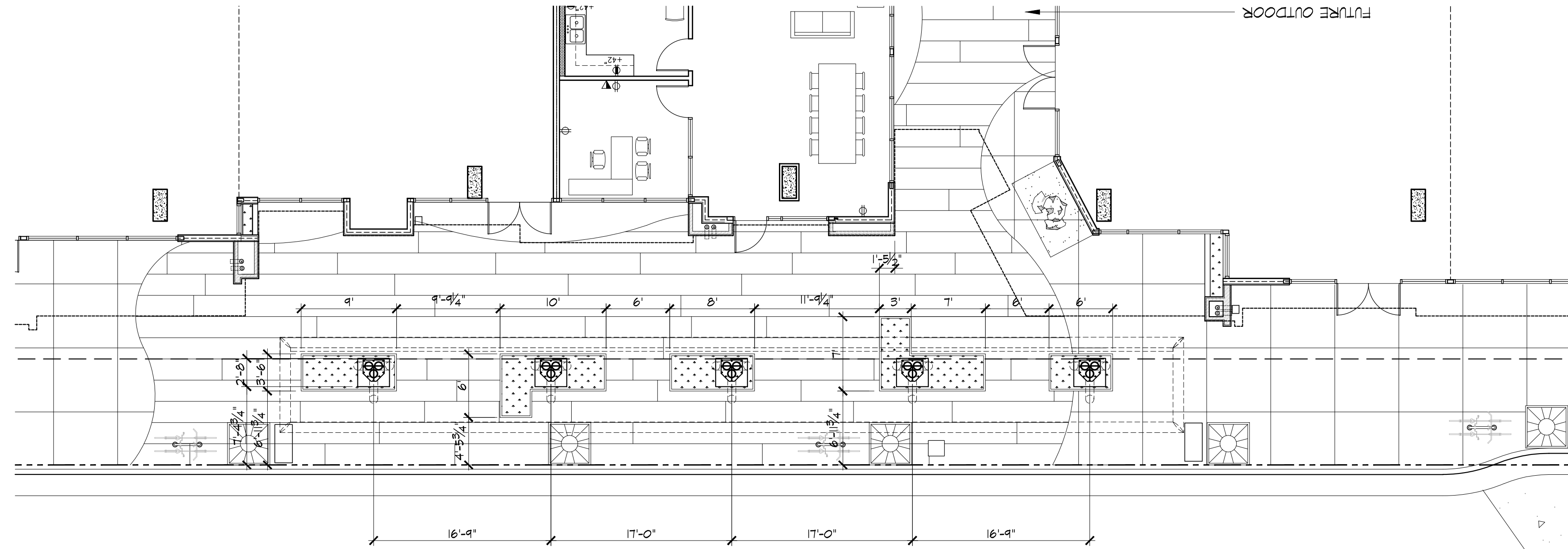


SCALE: 3/8"=1'-0"

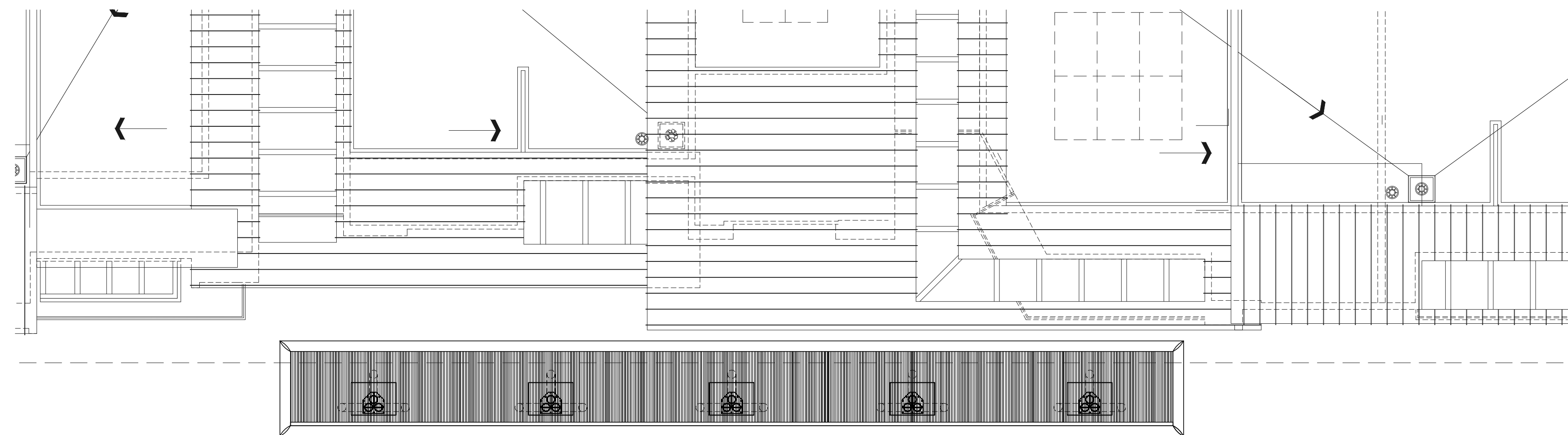


SCALE: 3/8"=1'-0"

TRELLIS TO BE A DEFERRED SUBMITTAL
ENCROACHMENT PERMIT TO BE OBTAINED
FROM THE CITY PRIOR TO INSTALLATION.
TRELLIS WILL SATISFY THE PUBLIC ART
REQUIREMENT FROM THE CITY.



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



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

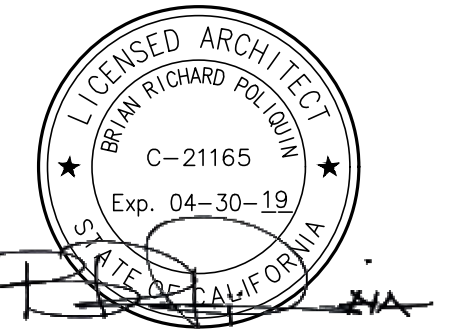


SCALE: 1/8"=1'-0"



pk:architecture

5188 claretan drive : suite 110
agoura hills : california 91301
v. 818 584 0057 f. 818 584 0019
w. pkarchitecture.net



culver west
residential & retail building

11924 washington blvd.
culver city, california

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

	remarks	date
	P.C. SUBMITTAL	3-2-2017
	COORD. SET	4-28-2017
	P.C. RESUBMITTAL	
	PERMIT SET	11-21-2017
	CONSTRUCTION SET	01-05-2018
	BULLETIN NO. 3	xx-xx-2018

CANOPY

drawn by

project no 16-1622

date

scale

A10.1





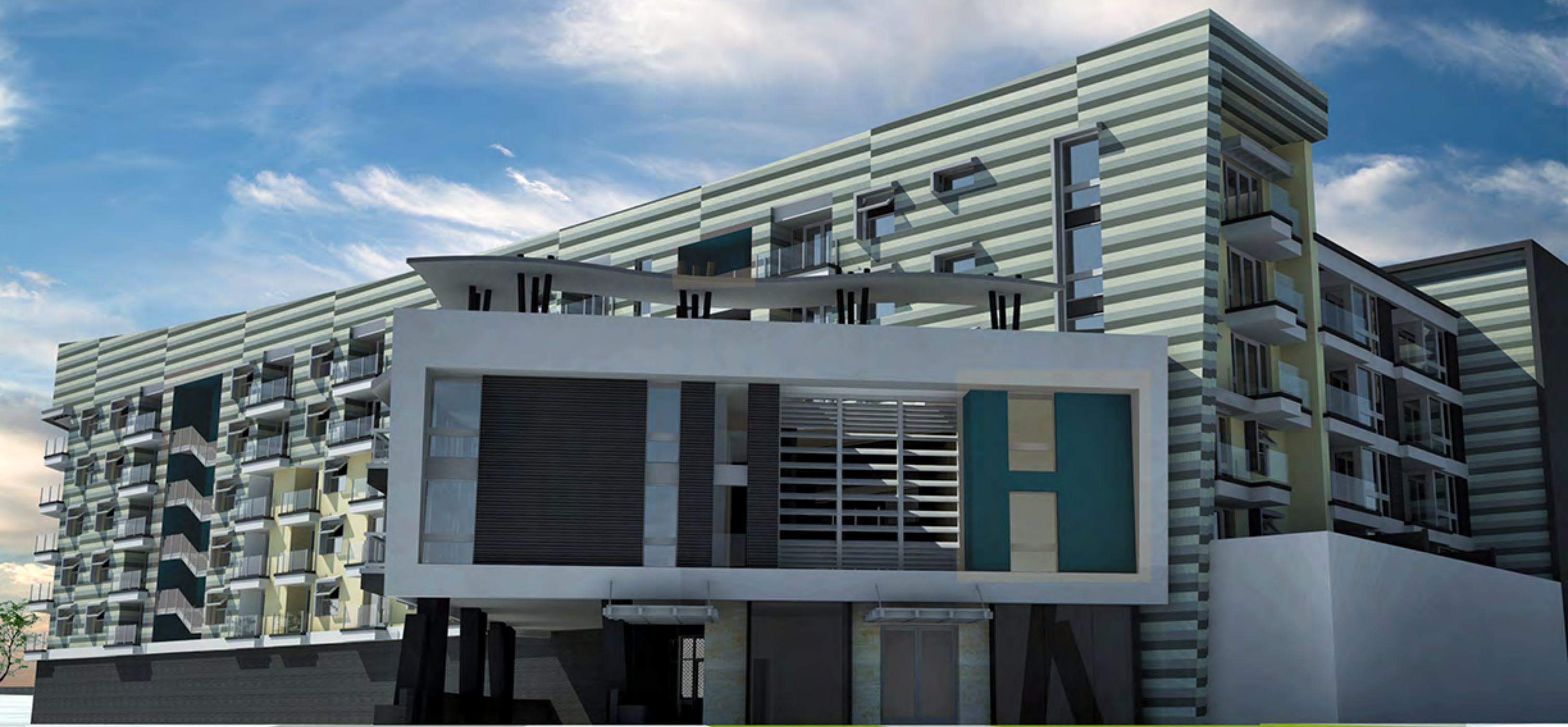






pk:architecture







BOGDONOV PAO ASSOCIATES LTD.

A Member of BPA Group of Companies
STRUCTURAL ENGINEERS

April 27, 2018

PK Architecture
5126 Clareton Drive, Suite 110
Agoura Hills, CA 91301

Attention: Brian Poliquin

RE: Change of Cladding from Metal to Stucco at West Elevation
Culver West Building, Culver City California

Dear Brian:

As per your request, we have reviewed the exterior stud wall design at the west elevation. There is a small weight difference between a stucco facade (10 psf) versus a metal facade (4 psf). Structurally the 2x6 exterior wall as designed can accommodate either type of exterior finish. Hence there would be no consequence to the exterior wall structure from a switch of exterior finish from metal to stucco.

Please contact the writer if there are further questions.

Yours truly,

BOGDONOV PAO ASSOCIATES LTD.



John H. Pao
John H. Pao, S.E.