



8924 LINDBLADE STREET, CULVER CITY, CA 90232
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PROJECT NO: BM16

REVISIONS		
REV. NO.	DATE	DESCRIPTION
-	9/19/2016	PPR SUBMISSION SET
-	12/16/2016	SITE PLAN REVIEW SE
-	07/11/2017	SITE PLAN REVIEW F

RENDERINGS

T1.1



- Internal Courtyard



Internal Courtyard



REVISIONS

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-	9/19/2016	PPR SUBMISSION SET
-	12/16/2016	SITE PLAN REVIEW SET
-	07/11/2017	SITE PLAN REVIEW REV.

T1.2

A	BRONZE PANEL
B	BRONZE ANODIZED FRAME
C	MANGANESE THIN BRICK VENEER
D	EXPOSED CONCRETE
E	PERFORATED BRONZE ANODIZED ALUMINUM
F	BRONZE ANODIZED FRAME
G	PERFORATED BLUE ANODIZED ALUMINUM
H	EXPOSED CONCRETE
I	ALUMINUM FRAME



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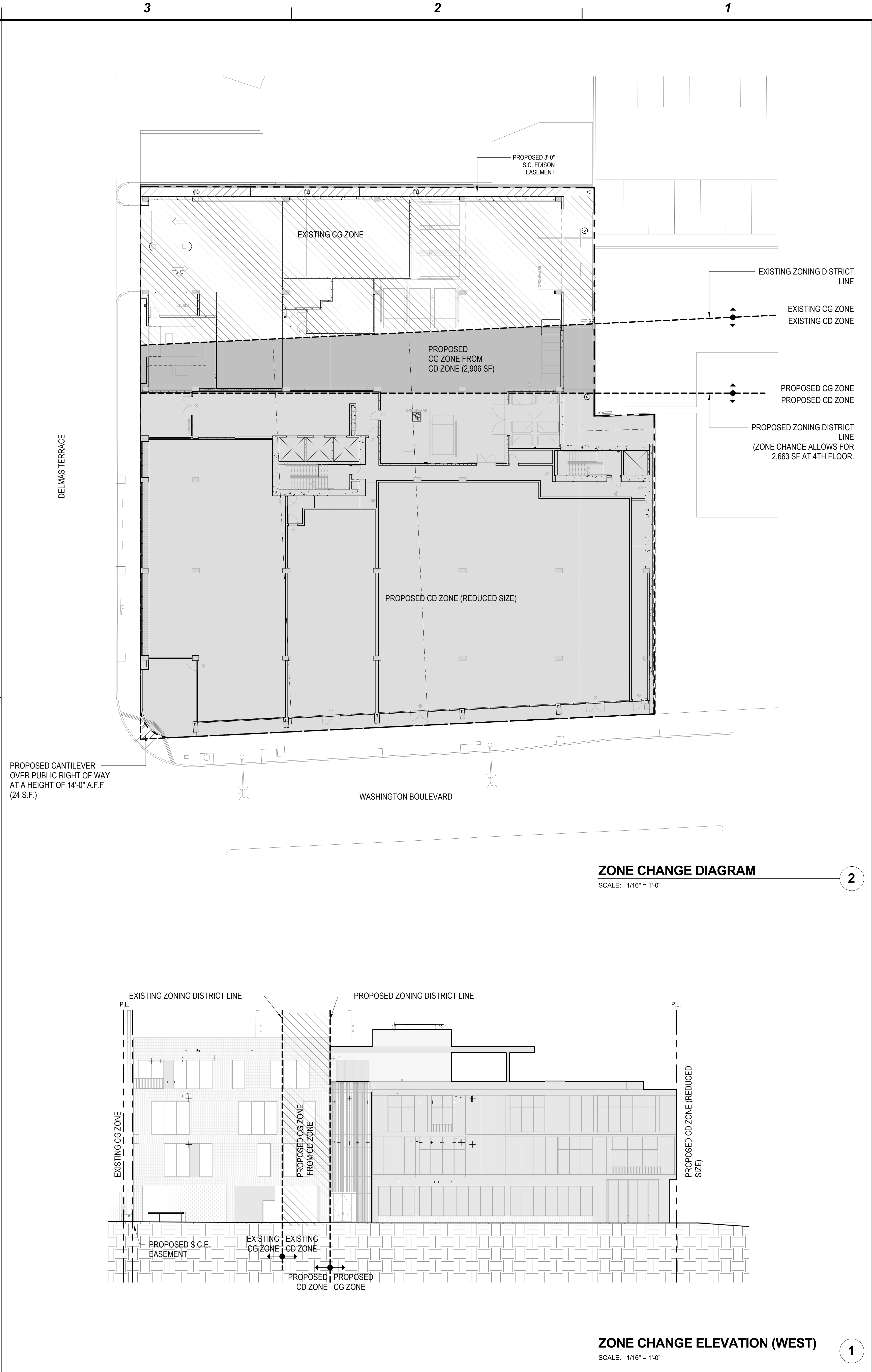
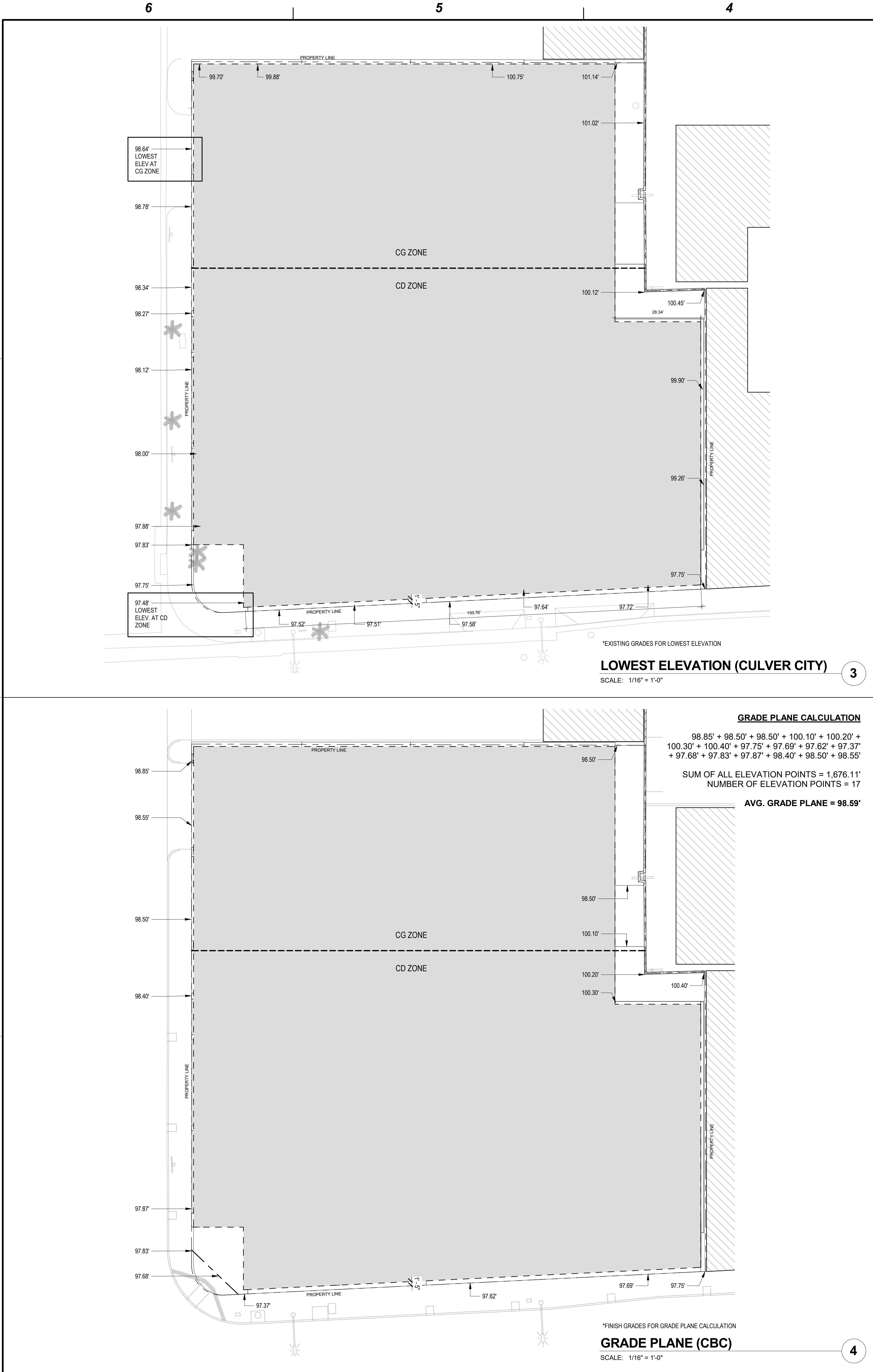
SLIDING PANEL HANDLE DETAIL

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MATERIAL BOARD

T1.3

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ABRAMSON-TEIGER ARCHITECTS

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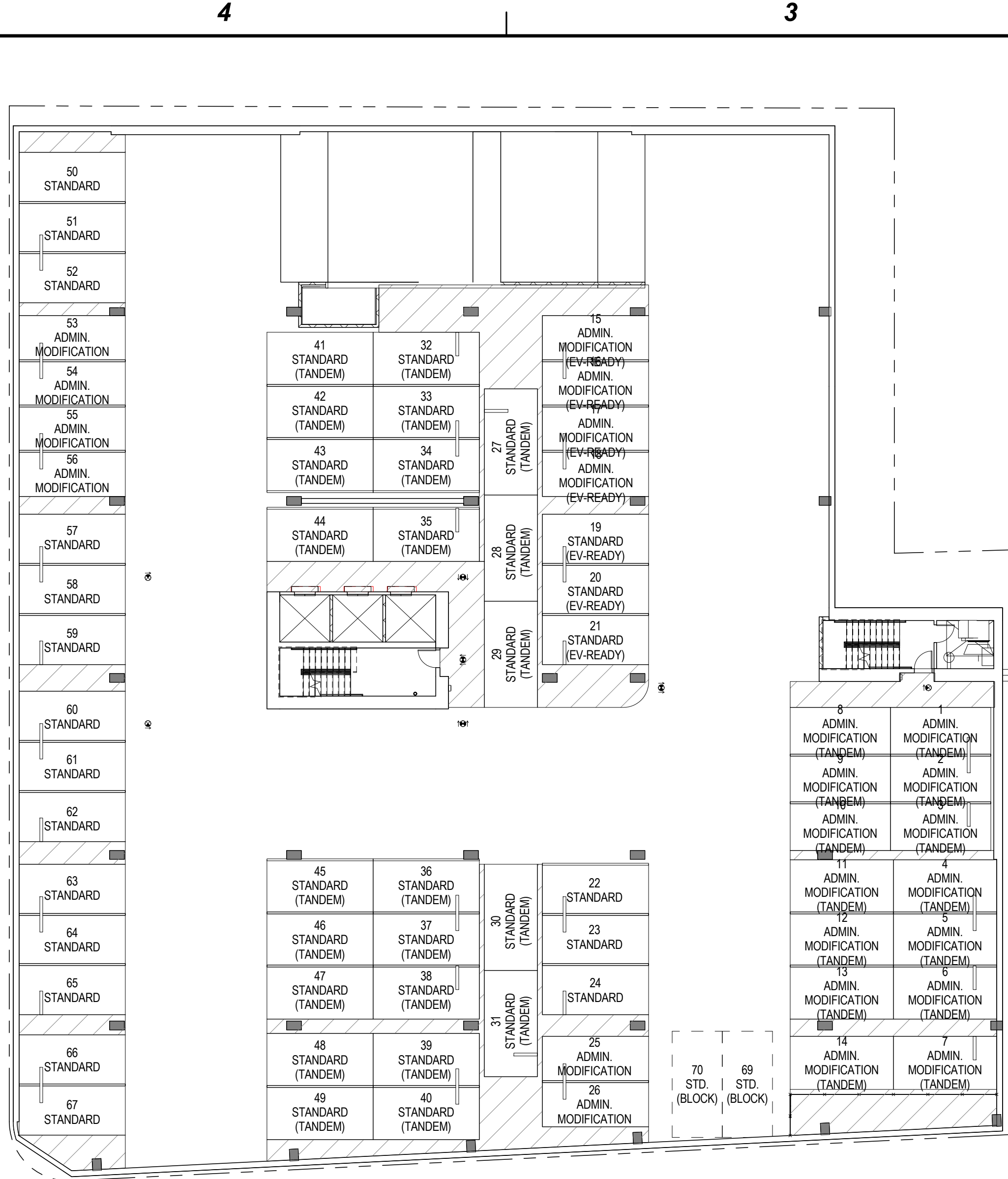
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-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

ZONE CHANGE, LOWEST ELEV. & GRADE PLANE
T2.0

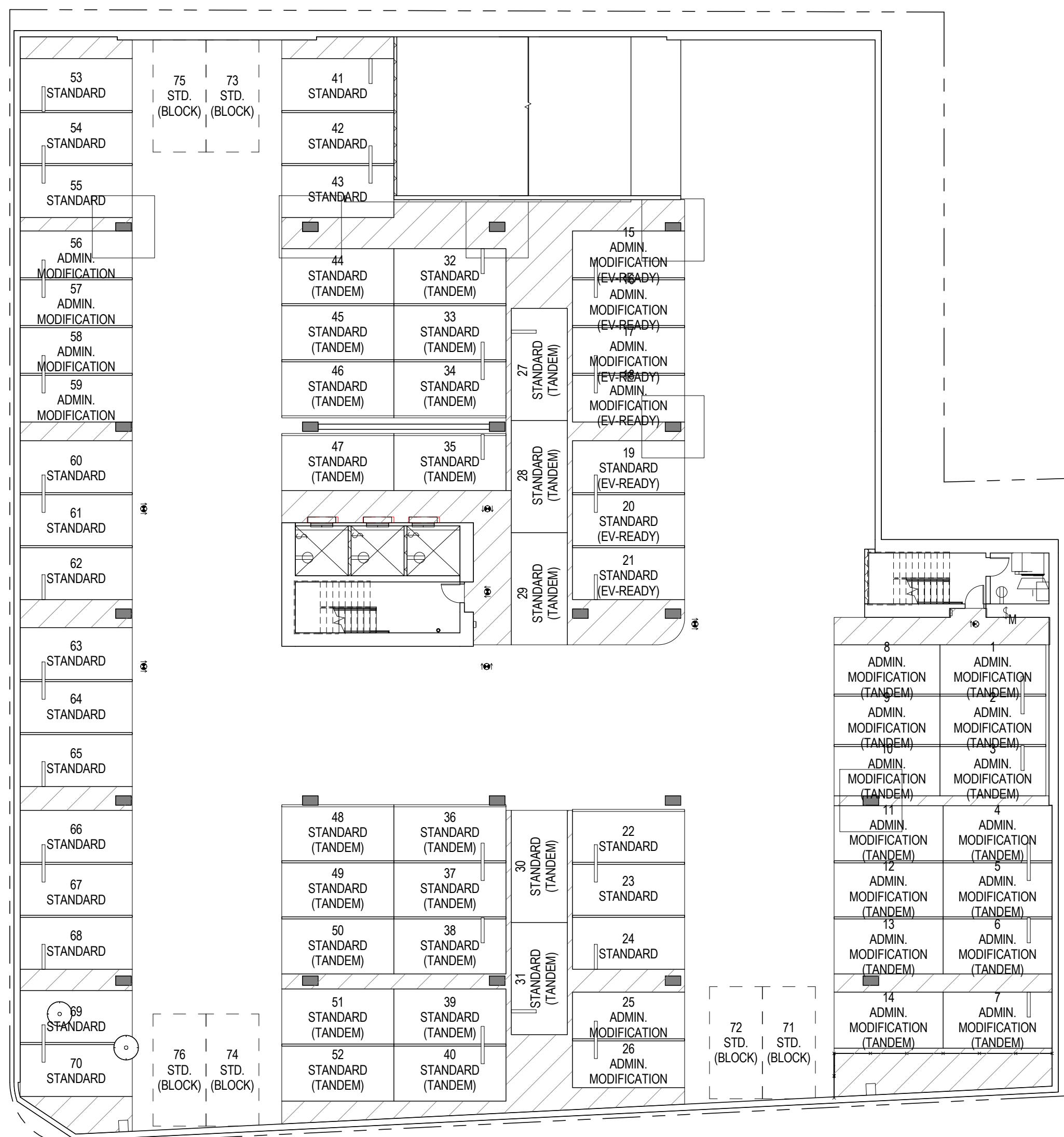
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D	GROSS LEASABLE AREA					
	LEVEL	NAME	AREA	PARKING		REQ. BIKES
	1ST FLOOR / GROUND	OUTDOOR DINING	798 SF	100 SF	8.0	0.40
	1ST FLOOR / GROUND	RESTAURANT	4,234 SF	100 SF	42.3	2.12
	1ST FLOOR / GROUND	RETAIL	6,158 SF	400 SF	15.4	0.77
	1ST FLOOR / GROUND	RETAIL	2,000 SF	400 SF	5.0	0.25
	1ST FLOOR / GROUND		13,190 SF		70.7	3.54
	2ND FLOOR	OFFICE	23,135 SF	370 SF	62.5	3.13
	2ND FLOOR		23,135 SF		62.5	3.13
	3RD FLOOR	OFFICE	23,226 SF	370 SF	62.8	3.14
	3RD FLOOR		23,226 SF		62.8	3.14
	4TH FLOOR ROOF	OFFICE	9,250 SF	370 SF	25.0	1.24
	4TH FLOOR ROOF	OUTDOOR DINING	1786.88 SF	100 SF	17.86	0.89
	4TH FLOOR ROOF		11,036.88 SF		45.0	2.13
TOTAL GROSS BUILDING AREA			70,587.88 SF	238.88	11.94	
GROSS LEASABLE AREA - SUMMARY						
TYPE			AREA	PARKING		
				FACTOR	REQUIRED	
OFFICE			55,611 SF	370 SF	150.3	
RESTAURANT			6,818.88 SF	100 SF	68.18	
RETAIL			8,158 SF	400 SF	20.4	
TOTAL GROSS BUILDING AREA			70,587.88 SF		238.88	
PARKING SCHEDULE PER LEVEL						
LEVEL	PARKING TYPE				TOTAL PARKING	
1ST FLOOR / GROUND	AUTOMOBILE STACKER				14	
1ST FLOOR / GROUND	STANDARD				2	
1ST FLOOR / GROUND	STANDARD - ACCESSIBLE PARKING				1	
1ST FLOOR / GROUND	STANDARD - DESIGNATED PARKING				1	
1ST FLOOR / GROUND					18	
P1 LEVEL	ADMIN. MODIFICATION (7'-8" X 18'-0")				1	
P1 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")				6	
P1 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")				8	
P1 LEVEL	STANDARD				13	
P1 LEVEL	STANDARD - ACCESSIBLE PARKING				6	
P1 LEVEL	STANDARD - DESIGNATED PARKING				6	
P1 LEVEL	STANDARD - TANDEM PARKING				20	
P1 LEVEL					60	
P2 LEVEL	ADMIN. MODIFICATION (7'-8" X 18'-0")				9	
P2 LEVEL	ADMIN. MODIFICATION - DESIGNATED PARKING				1	
P2 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")				6	
P2 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")				8	
P2 LEVEL	STANDARD				17	
P2 LEVEL	STANDARD - DESIGNATED PARKING				3	
P2 LEVEL	STANDARD - TANDEM PARKING				23	
P2 LEVEL					67	
P3 LEVEL	ADMIN. MODIFICATION (7'-8" X 18'-0")				6	
P3 LEVEL	ADMIN. MODIFICATION - DESIGNATED PARKING				4	
P3 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")				6	
P3 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")				8	
P3 LEVEL	STANDARD				20	
P3 LEVEL	STANDARD - DESIGNATED PARKING				3	
P3 LEVEL	STANDARD - TANDEM PARKING				23	
P3 LEVEL					70	
TOTAL PARKING STALLS PROVIDED					215	
PARKING STALL TYPES						
PARKING SIZE			TYPE		SIZE STALLS	
ADMIN. MODIFICATION (7'-8" X 18'-0")					7'-8" X 18'-0" 16	
ADMIN. MODIFICATION - DESIGNATED PARKING			DESIGNATED		7'-8" X 18'-0" 5	
ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")			TANDEM		8'-1" X 17'-6" 18	
ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")			TANDEM		9'-0" X 17'-6" 24	
AUTOMOBILE STACKER			DOUBLE STACK		8	
AUTOMOBILE STACKER			SINGLE STACK		6	
STANDARD					8'-6" X 18'-0" 52	
STANDARD - ACCESSIBLE PARKING			ACCESSIBLE		9'-0" X 18'-0" 7	
STANDARD - DESIGNATED PARKING			DESIGNATED		8'-6" X 18'-0" 13	
STANDARD - TANDEM PARKING			TANDEM		66	
TOTAL PARKING STALLS PROVIDED					215	



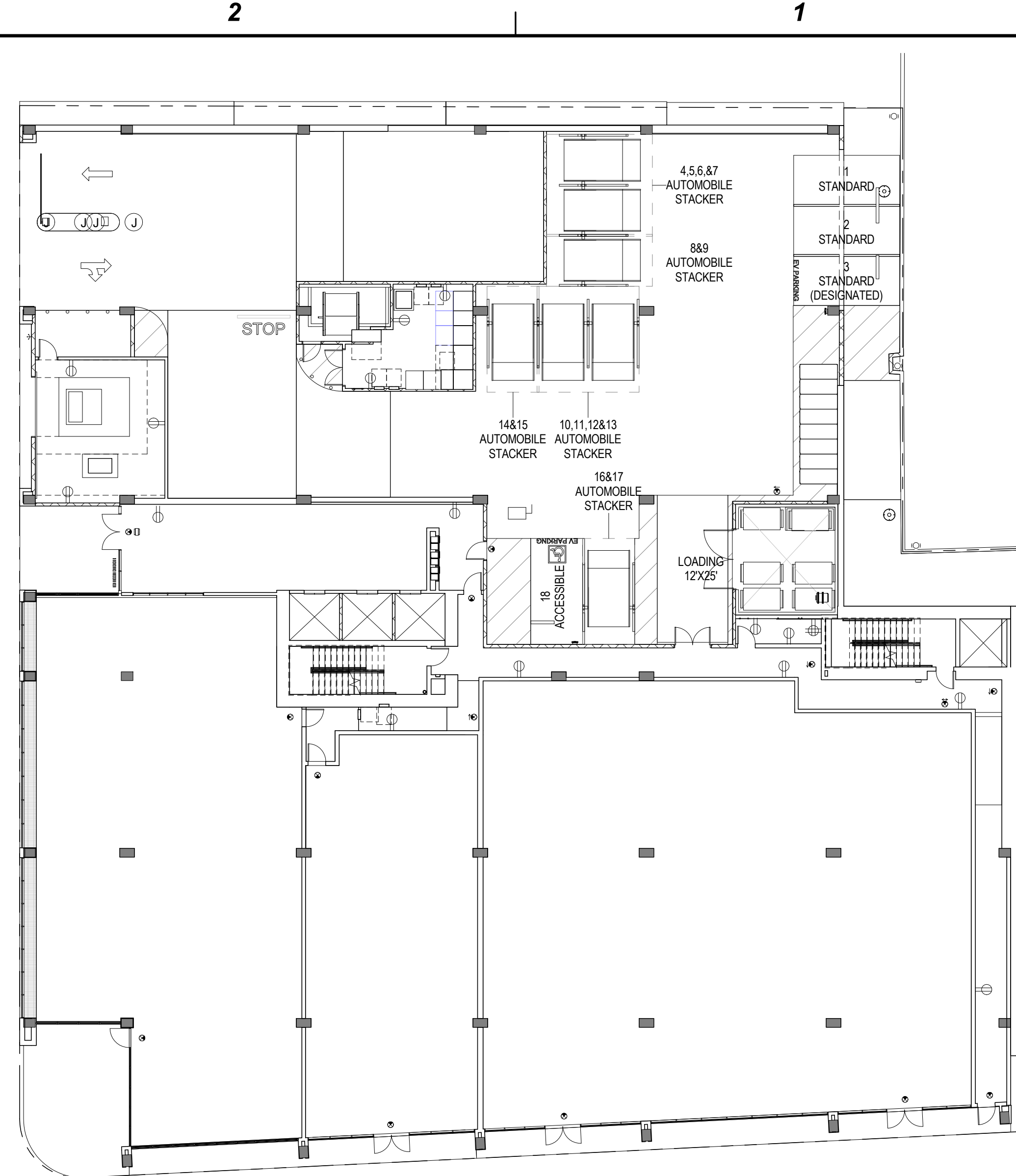
P2 LEVEL PLAN

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



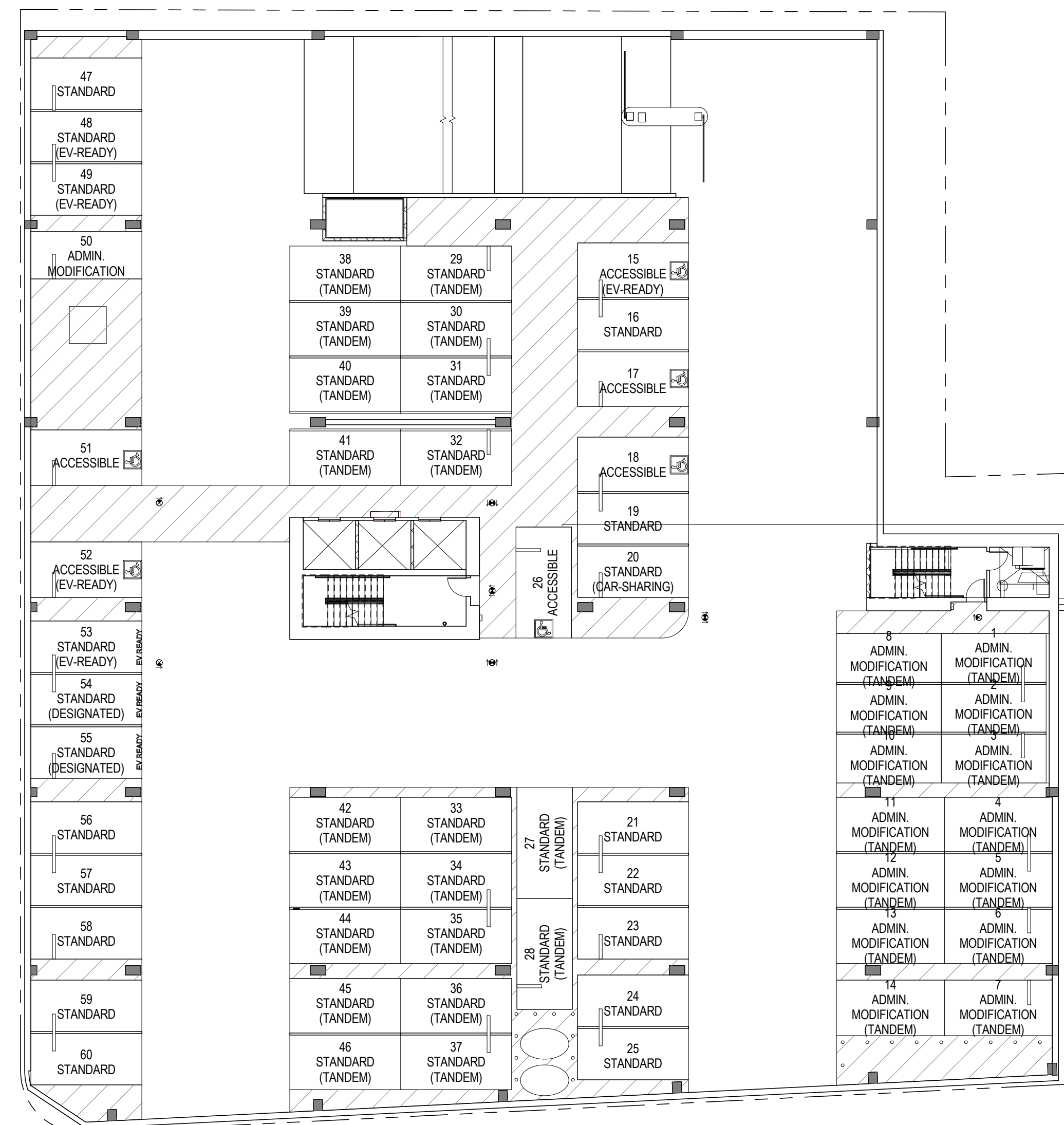
P3 LEVEL PLAN

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



1ST FLOOR / GROUND

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

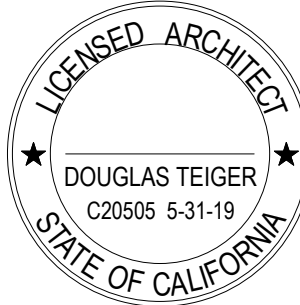


P1 LEVEL PLAN

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



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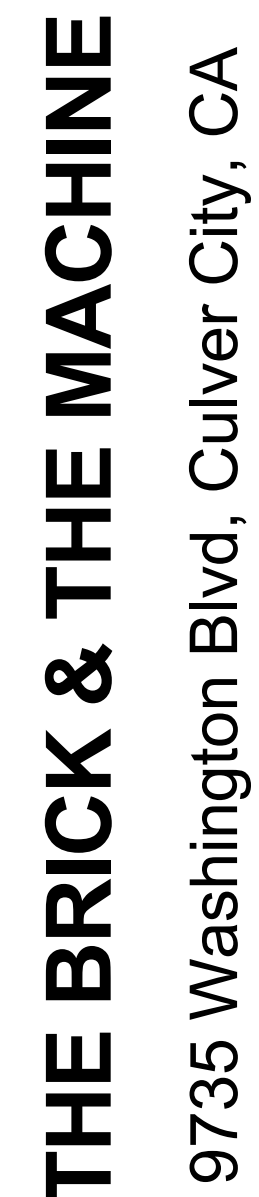
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PARKING ANALYSIS

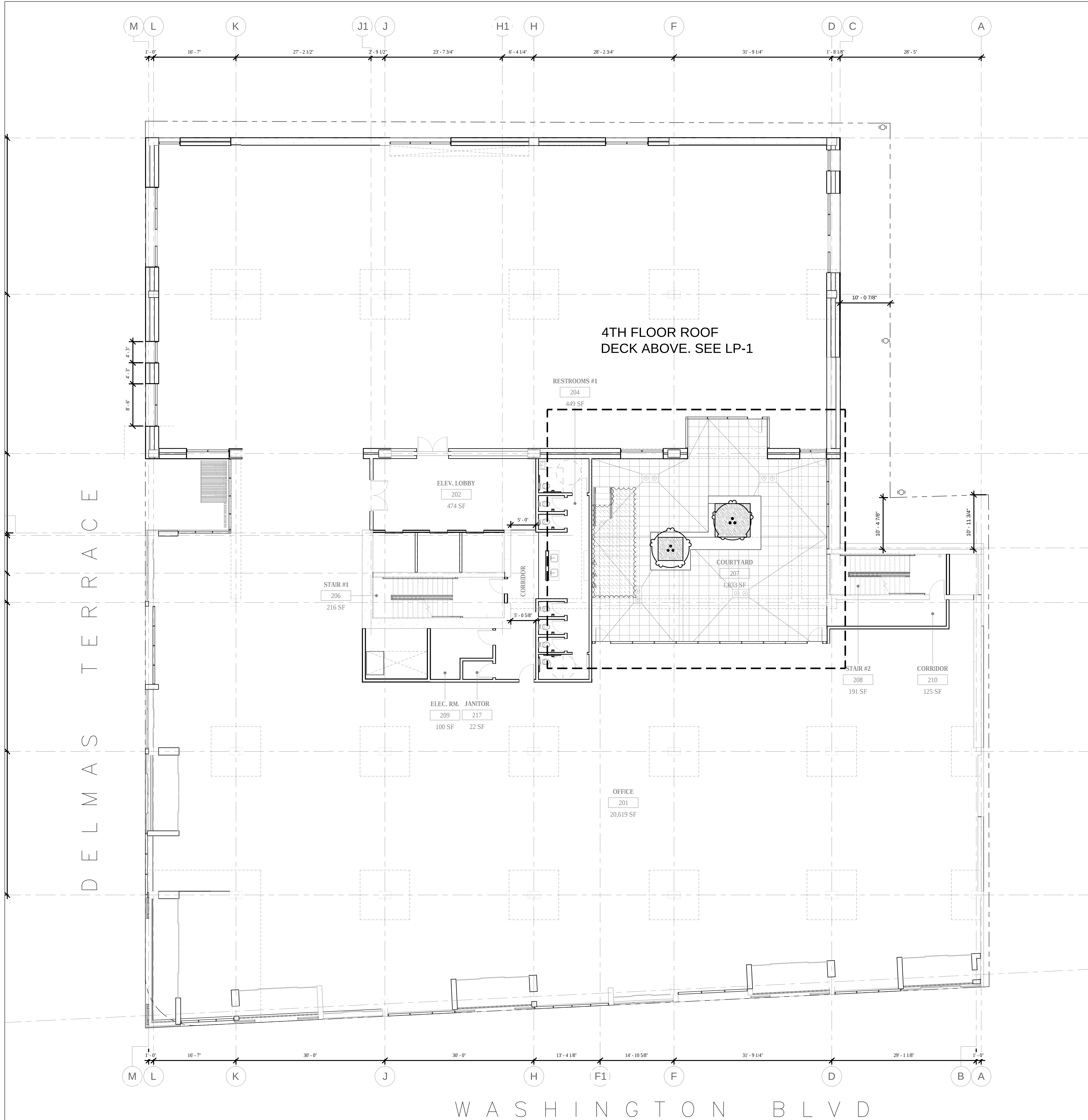
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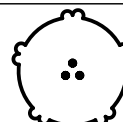
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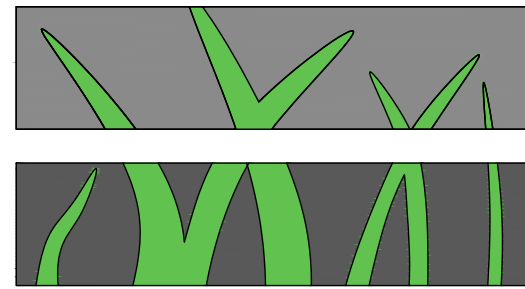
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BUILDING SAFETY DIVISION TEL 310-253-5800 FAX 310-253-5824
Past President of the ICC Los Angeles Basin Chapter July 2007 - January 2009



T4.0



PLANT SCHEDULE 2ND FLOOR COURTYARD						
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	ACE BLO	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	24"box		2	
VINE/ESPALIER	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	CIS ANT	Cissus antarctica / Kangaroo Vine	5 gal		1	
	DIS BU2	Distictis buccinatoria / Blood Red Trumpet Vine	5 gal		1	
	WIS SIN	Wisteria sinensis / Chinese Wisteria	5 gal		1	
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	DIA LI2	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	1 gal	18" o.c.	83	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	CAR PAN	Carex pansa / Sanddune Sedge	flat	12" o.c.	74	



L.A. GROUP
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CLARETTE WELSH DEVELOPMENT
1802 Avenue of the Stars, Suite 200, Los Angeles, CA 90067

Issue	Description	Date
1	PPR SUBMITTAL	12-16-2016
2	100% DD	03-31-2017
3	Site Plan Review RESUBMITT	07-11-2017

Date *

Drawn By

Sheet Title

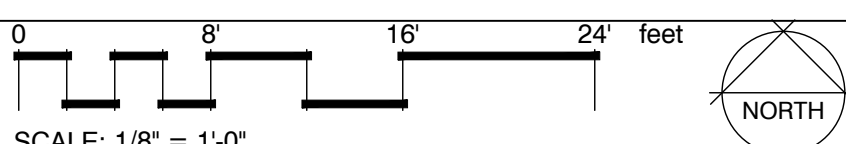
PLANTING PLAN

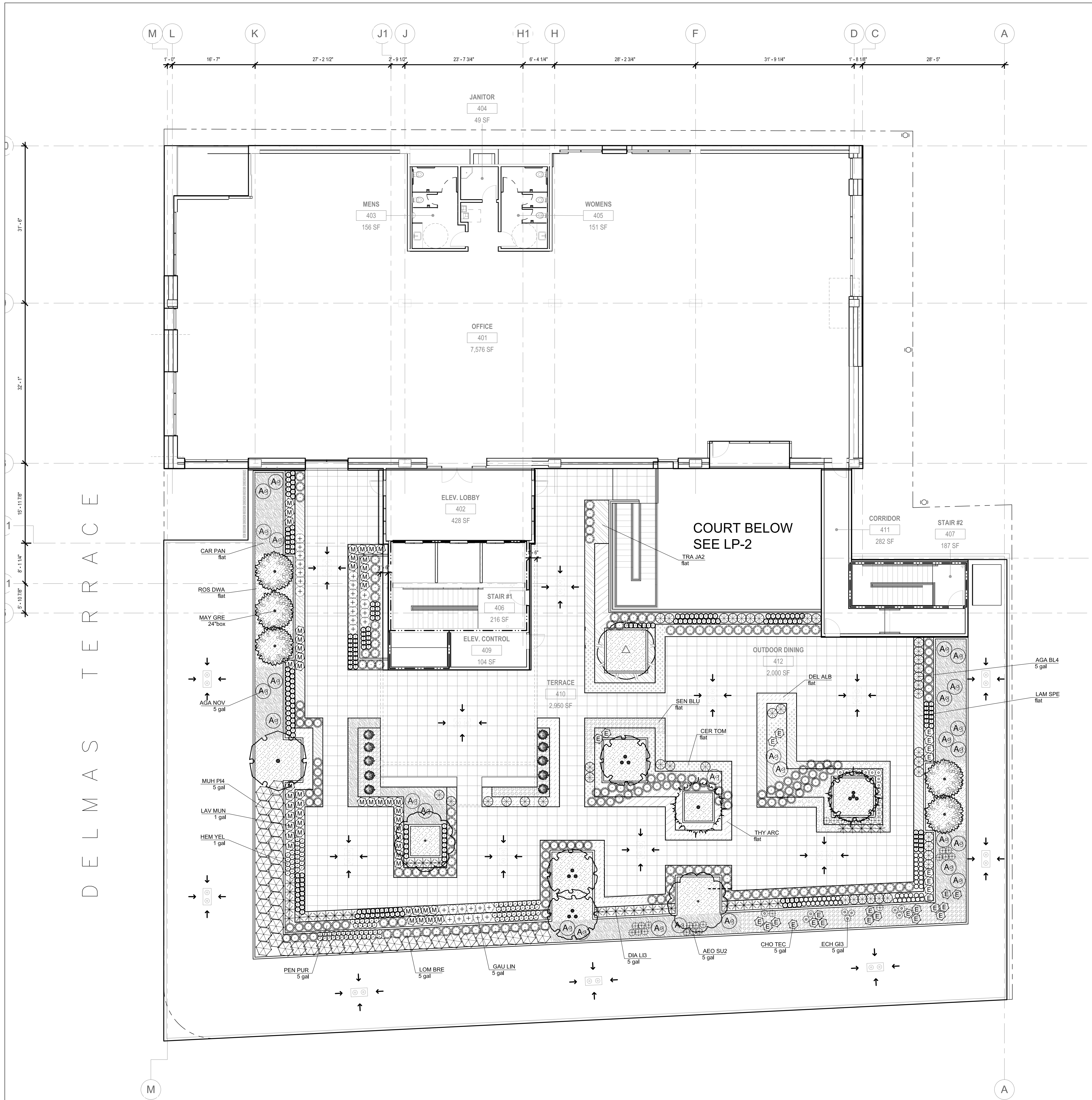
2ND FLOOR COURTYARD

Job No. 4441

Sheet No.

LANDSCAPE PLAN 2ND FLOOR COURTYARD





PLANT SCHEDULE ROOF TERRACE						
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	ARB HYB	Arbutus x 'Marina' / Arbutus Standard	24\"box		1	
	CER DES	Cerddium x 'Desert Museum' / Thornless Palo Verde	24\"box		2	
	GEI PAR	Geijera parviflora / Australian Willow	24\"box		2	
	LEP LA2	Leptospermum laevigatum / Australian Tea Tree	24\"box		4	
	MAY GRE	Maytenus boaria 'Green Showers' / Mayten Tree	24\"box		5	
	TAB IMP	Tabebuia impetiginosa / Pink Trumpet Tree	24\"box		1	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	AEO SU2	Aeonium x 'Sunburst' / Aeonium	5 gal		29	
	AGA NOV	Agave attenuata 'Nova' / Blue Clone	5 gal		28	
	AGA BL4	Agave x 'Blue Glow' / Blue Glow Agave	5 gal		42	
	ALO BLU	Aloe x 'Blue Elf' / Aloe	5 gal		47	
	ANI JOE	Anigozanthos x 'Pink Joey' / Pink Joey Kangaroo Paw	5 gal		210	
	BAM ALP	Bambusa multiplex 'Alphonse Karr' / Alphonse Karr Bamboo	5 gal		10	
	CHO TEC	Chondropetalum tectorum / Cape Rush	5 gal		30	
	DIA LI3	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	5 gal		38	
	ECH GI3	Echeveria x 'Giant Blue Curfs' / Giant Blue Curfs Echeveria	5 gal		20	
	GAU LIN	Gaura lindheimeri / White Gaura	5 gal		29	
	HEM YEL	Hemerocallis x 'Yellow' / Daylily	1 gal		103	
	LAV MUN	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal		51	
	LOM BRE	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	5 gal		111	
	MUH PI4	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly	5 gal		43	
	PEN PUR	Pennisetum setaceum 'Rubrum' / Purple Leaved Fountain Grass	5 gal		95	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	CAR PAN	Carex pansa / Sanddune Sedge	flat	12\"o.c.	710	
	CER TOM	Cerastium tomentosum / Snow In Summer	flat	12\"o.c.	240	
	DEL ALB	Delosperma alba / White Ice Plant	flat	12\"o.c.	232	
	FES EL2	Festuca glauca 'Elijah Blue' / Blue Fescue	flat	12\"o.c.	78	
	LAM SPE	Lampranthus spectabilis / Trailing Ice Plant	flat	12\"o.c.	174	
	ROS DWA	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	flat	12\"o.c.	831	
	SEN BLU	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	flat	12\"o.c.	388	
	THY ARC	Thymus praecox arcticus / Creeping Thyme	flat	12\"o.c.	120	
	TRA JA2	Trachelospermum jasminoides / Star Jasmine	flat	15\"o.c.	79	MEDIUM

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Date

Drawn By

Sheet Title

PLANTING PLAN

4TH FLOOR
ROOF DECK

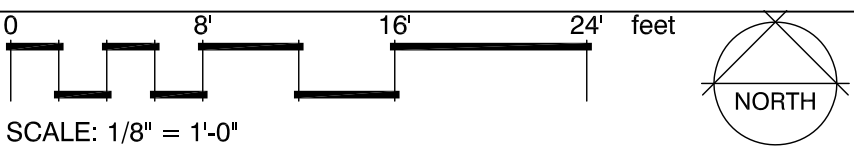
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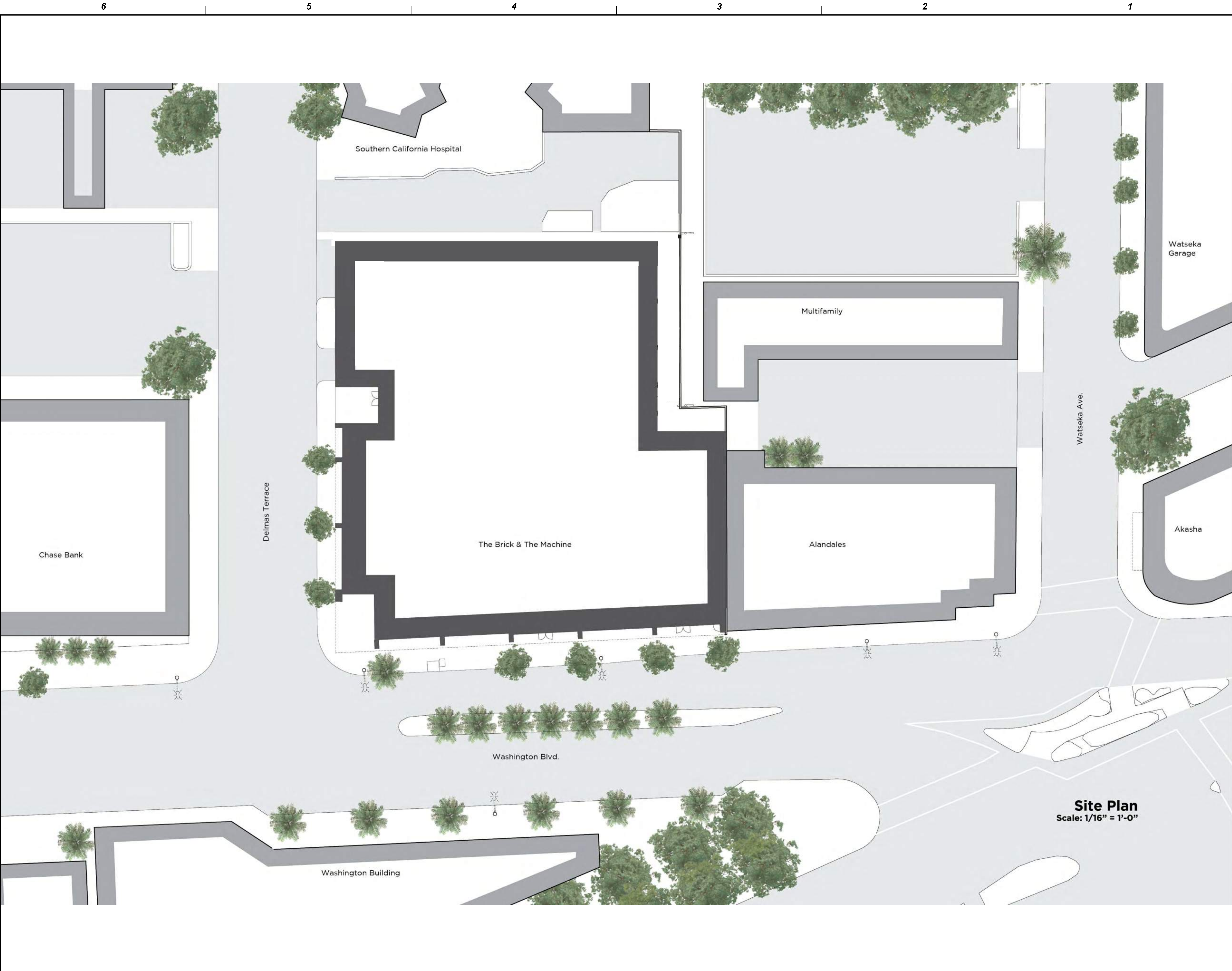
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LANDSCAPE PLAN 4TH FLOOR ROOF DECK



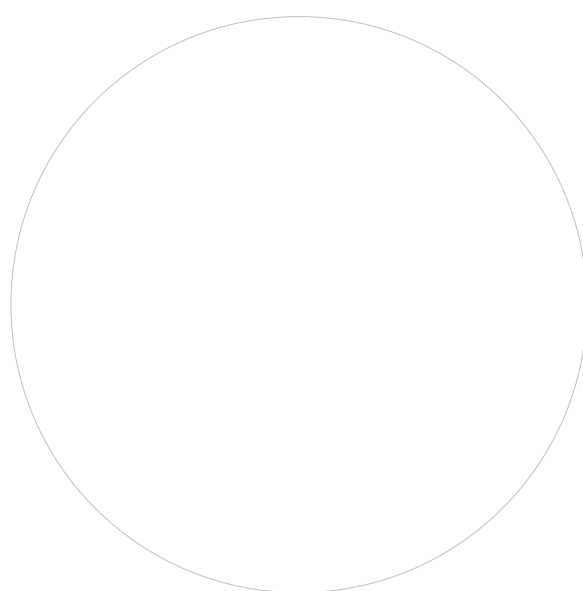
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Site Plan
Scale: 1/16" = 1'-0"



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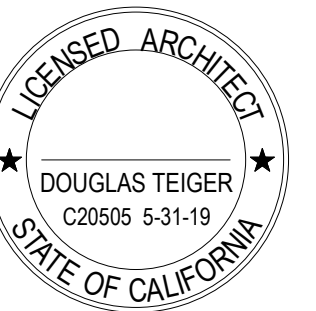
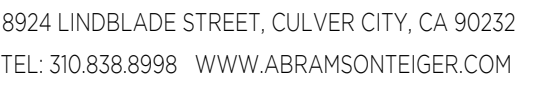
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COLORED SITE PLAN

A1.1

NO.	KEYNOTE
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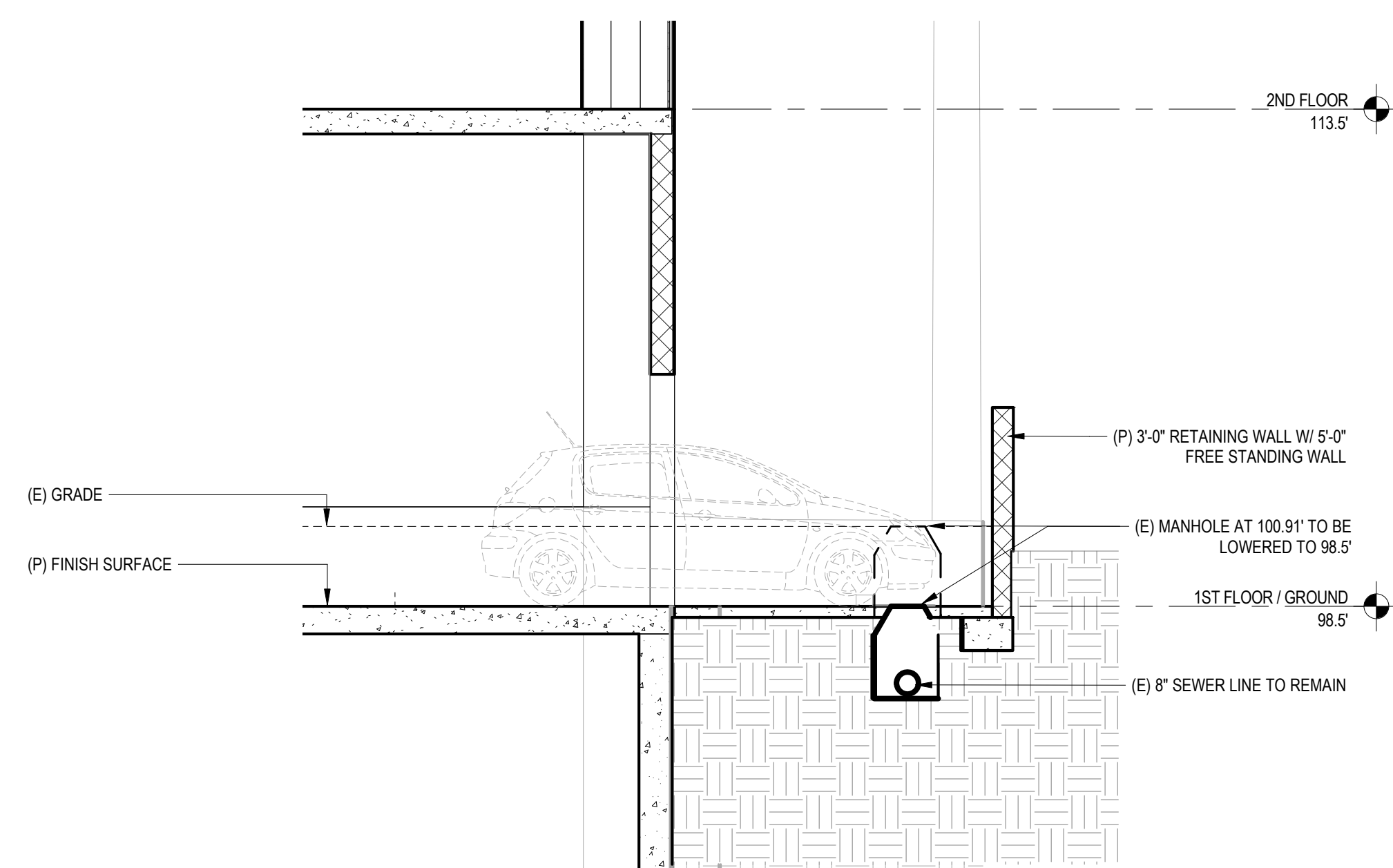
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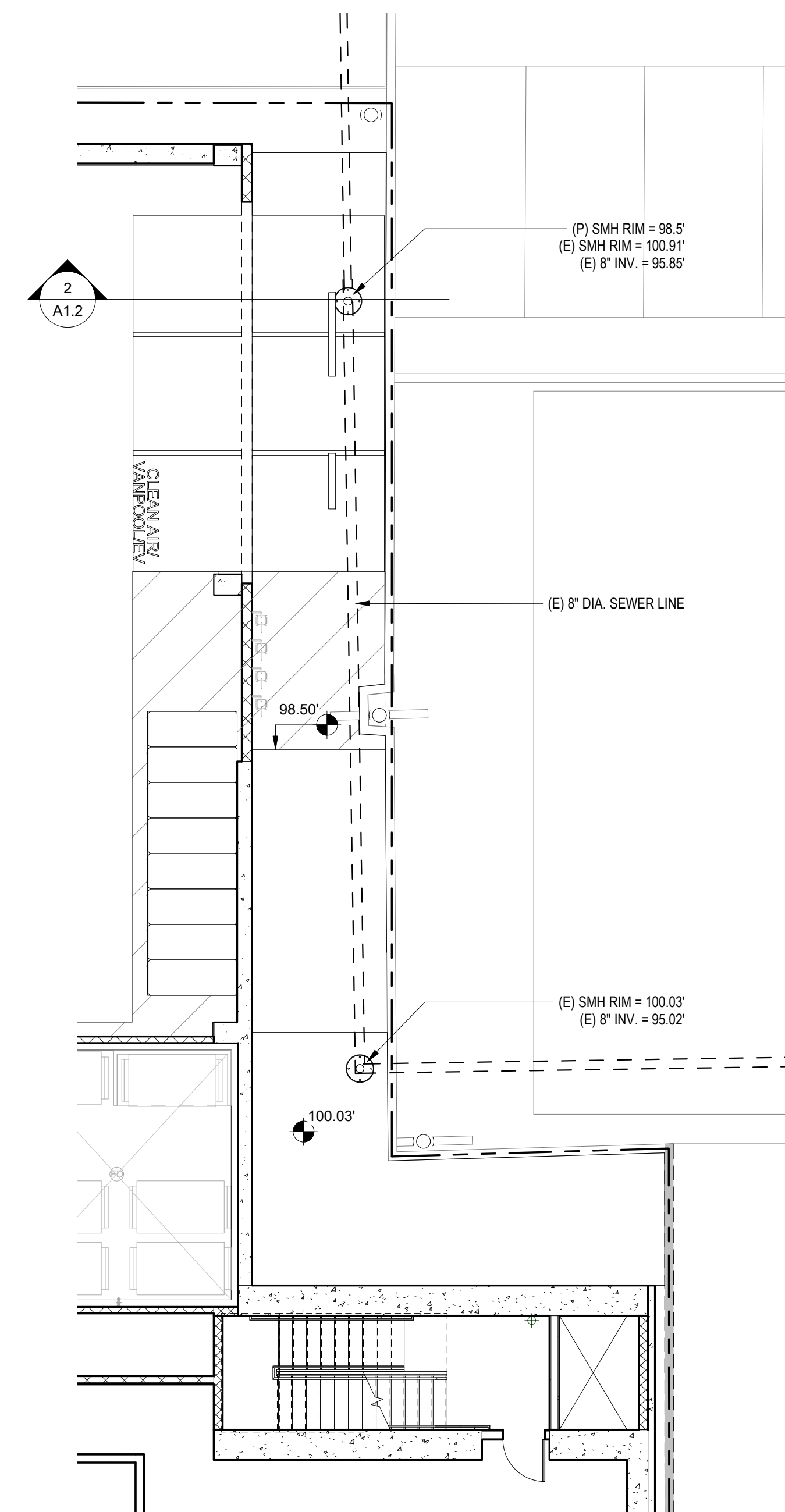
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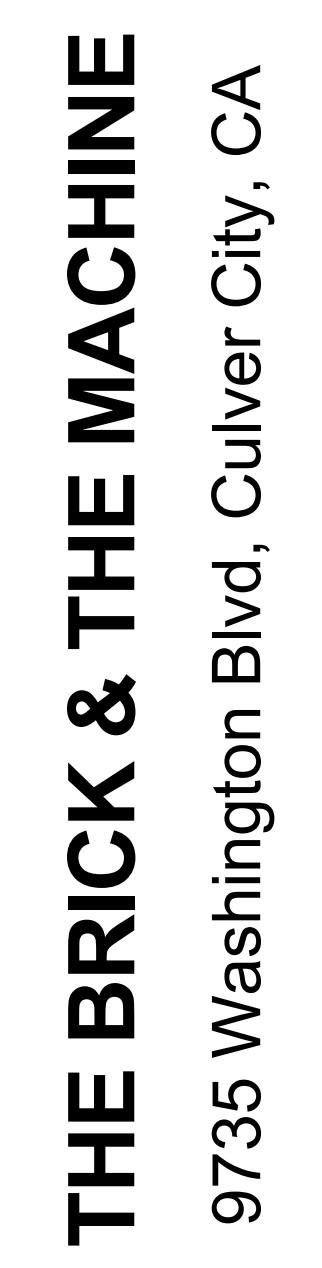


SCALE: 1/4" = 1'-0"

2



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



P2 LEVEL PLAN

A2.1

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KEYNOTES

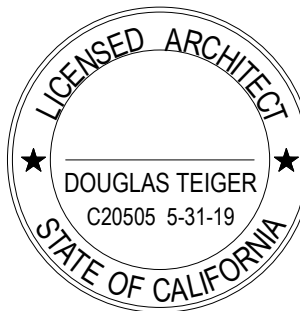
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LEGEND

- 1 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- DEX-O-TEX WATERPROOFING MEMBRANE
- FLOOR DRAIN PER PLUMBING



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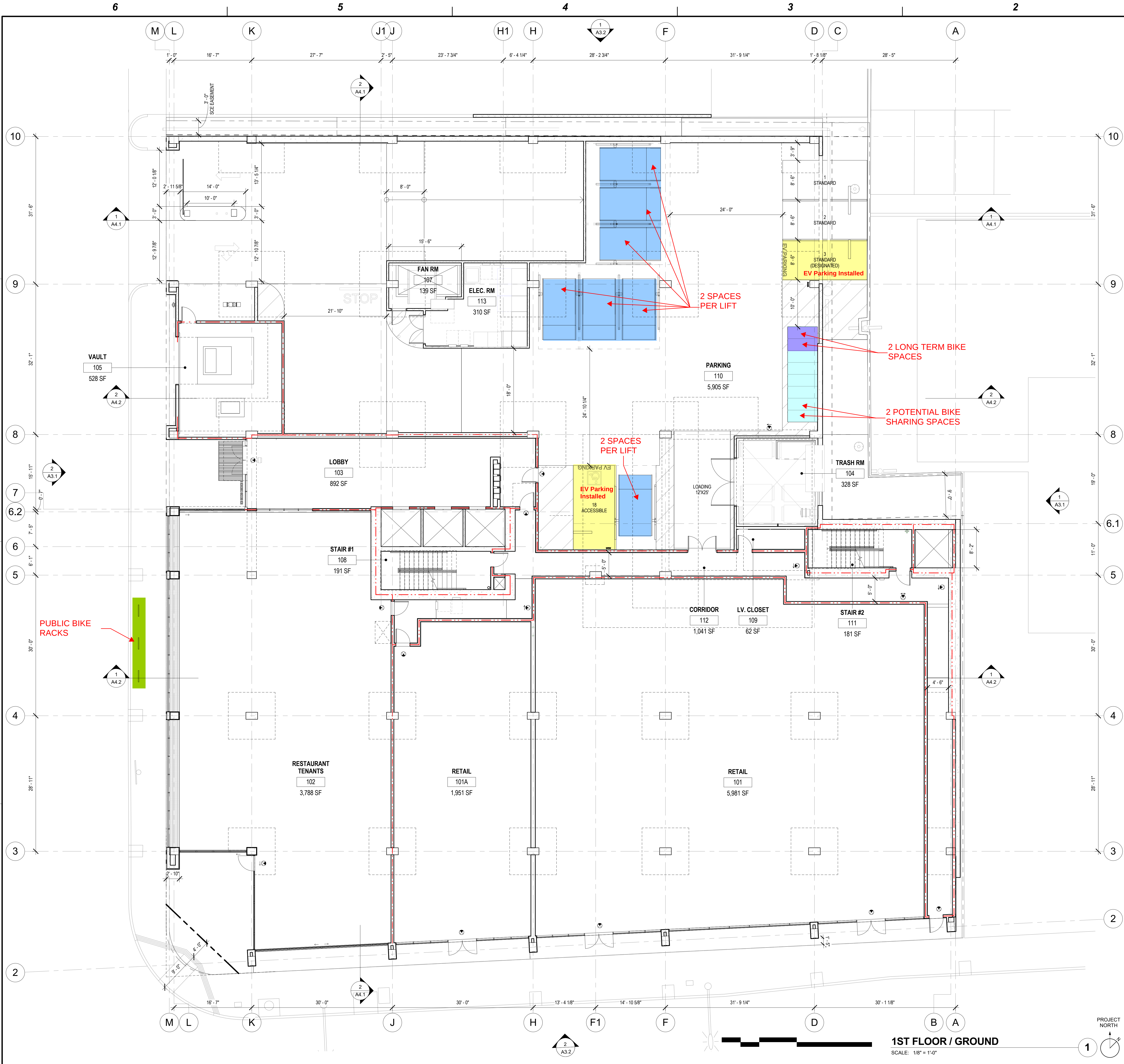
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P1 LEVEL PLAN

A2.2

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KEYNOTES

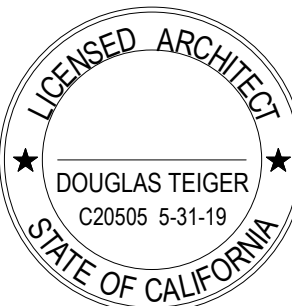
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	FLOOR DRAIN PER PLUMBING



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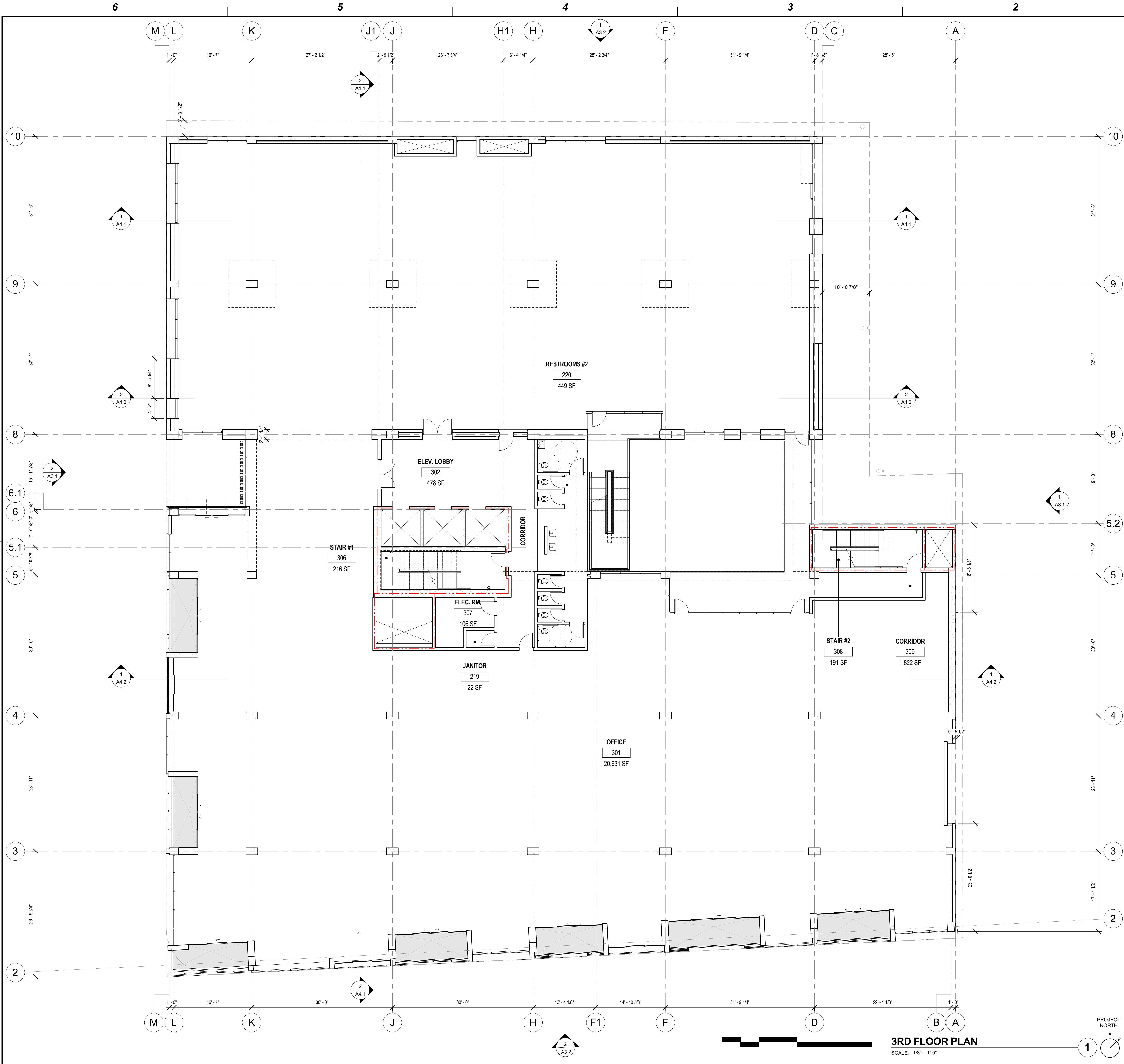
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1ST FLOOR /
GROUND PLAN

A2.3

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KEYNOTES

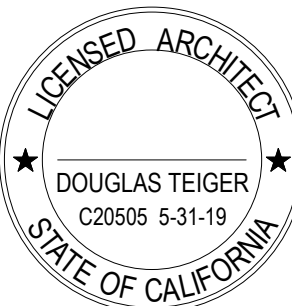
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3RD FLOOR PLAN

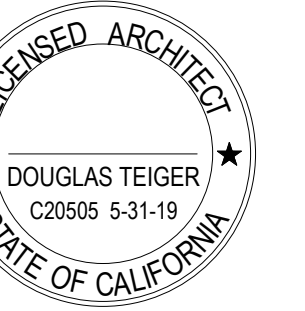
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KEYNOTES	
NO.	KEYNOTE



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LEGEND

	1 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
	2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
	3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
	DEX-O-TEX WATERPROOFING MEMBRANE
	FLOOR DRAIN PER PLUMBING

PROJECT NO:BM16

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	07/11/2017	SITE PLAN REVIEW REV.

4TH FLOOR PLAN

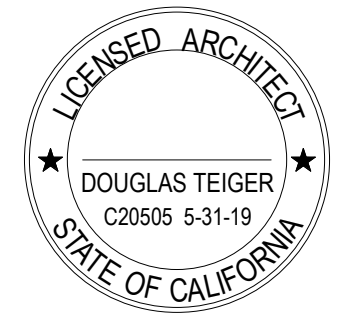
A2.6



KEYNOTES	
NO.	KEYNOTE



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PROJECT NO:BM16

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ROOF PLAN

A2.7

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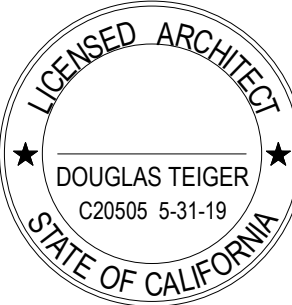


KEYNOTES

NO.	KEYNOTE
03.01	CAST-IN-PLACE CONCRETE CURB ALONG EDGE OF CONCRETE FLOOR SLAB.
03.12	CAST-IN-PLACE CONCRETE WALL.
04.01	ENDICOTT NORMAN THIN BRICK - MANGANESE BROWN, SMOOTH FINISH WITH VARYING THICKNESSES OF 1/2" AND 1" THK. PER THE BRICK PATTERN DESIGN.
05.01	STEEL TUBE GUARDRAIL PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.02	1/4" THICK STEEL PLATE JAMB/HEAD/SILL, PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.03	1/4" THICK STEEL EXTERIOR PLATE, PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.04	1/4" THICK STEEL EXTERIOR PLATE, PRIMED AND PAINTED BLUE TO MATCH ARKTURA PANELS. PROVIDE ARCHITECT SAMPLES FOR APPROVAL.
05.06	ARKTURA SLIDING ALUMINUM PERFORATED CUSTOM PATTERN PANELS WITH POWDER COATED FINISH.
05.07	ARKTURA FIXED ALUMINUM PERFORATED CUSTOM PATTERN PANEL WITH POWDER COATED FINISH.
05.08	ARKTURA WALL MOUNTED PERFORATED CUSTOM PATTERN WITH POWDER COATED FINISH.
05.09	STEEL TRELLIS BEAM PRIMED AND PAINTED.
07.05	METAL COPING OVER PARAPET AND BRICK VENEER, PAINTED FINISH TO MATCH BRICK VENEER. SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL.
08.01	ARCADIA 5000 SERIES (THERMAL) COMMERCIAL SLIDING DOORS OR APPROVED EQUAL.
08.02	ARCADIA 5820 SERIES (THERMAL) MULTI-SLIDING DOOR OR APPROVED EQUAL.
08.04	ARCADIA TC470 SERIES (THERMAL) WITH BRONZE ANODIZED FRAMES OR APPROVED EQUAL.



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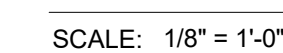
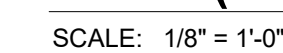
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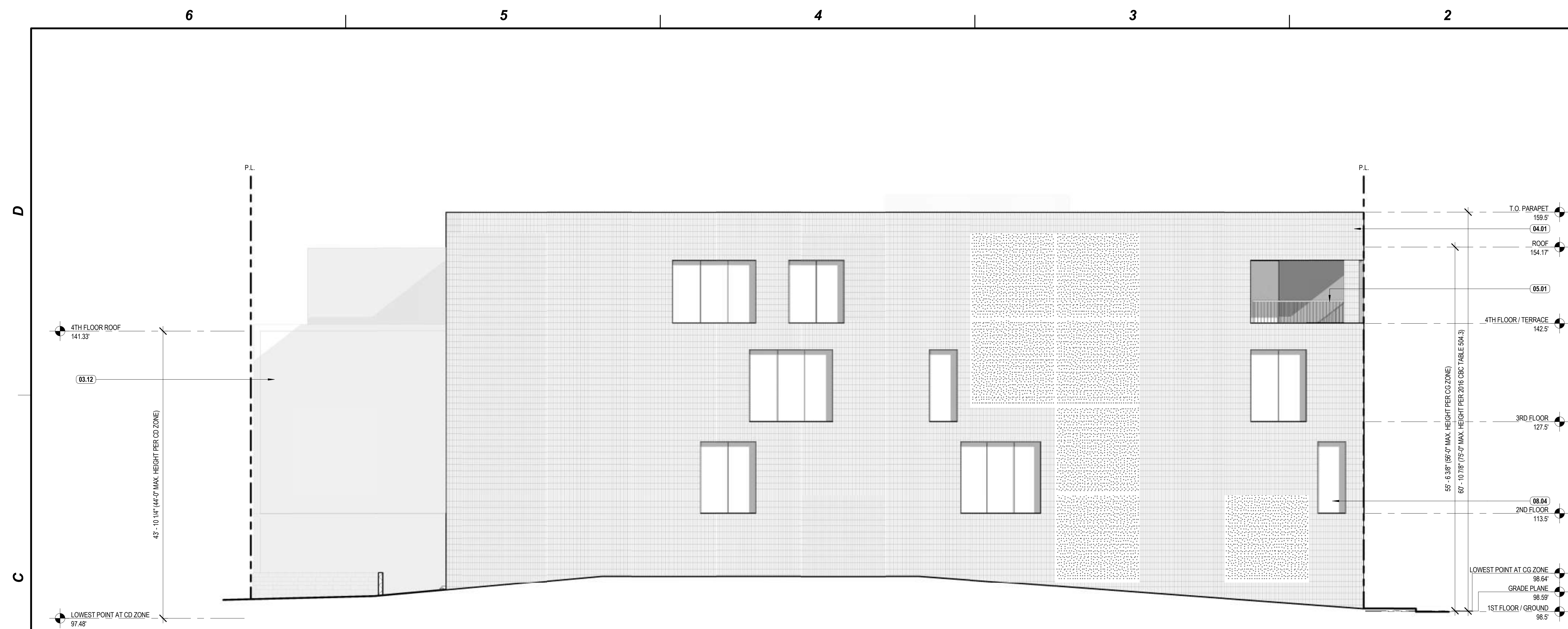
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ELEVATIONS

A3.1

A3.1A





NORTH ELEVATION

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



SOUTH (WASHINGTON) ELEVATION

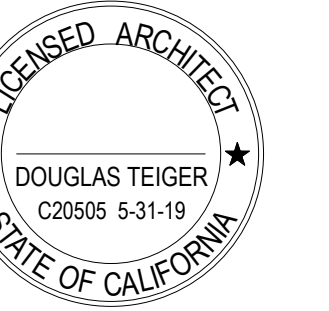
SCALE: 1/8" = 1'-0"

KEYNOTES

NO	KEYNOTE
03.01	CAST-IN-PLACE CONCRETE CURB ALONG EDGE OF CONCRETE FLOOR SLAB.
03.12	CAST-IN-PLACE CONCRETE WALL.
04.01	ENDCOAT MORGAN THICK BROWN MANGANESE BROWN, SMOOTH FINISH WITH VARYING THICKNESSES OF 1/2" AND 1" THK. PER THE BROOM PATTERN DESIGN.
05.01	STEEL TUB. EXTERIOR, PRIMED AND PAINTED BROWN COLOR. PROVIDE ARCHITECT'S COLOR SAMPLES FOR APPROVAL.
05.03	1/4" THICK STEEL PLATE. PRIMED AND PAINTED BROWN COLOR. PROVIDE ARCHITECT'S COLOR SAMPLES FOR APPROVAL.
05.06	ARTKURA SLIDING ALUMINUM PERFORATED CUSTOM PATTERN PANELS WITH POWDER COATED FINISH.
08.02	ACQUA 5600 SERIES (THERMAL) MULTI-SLIDING CURT OR APPROVED EQUAL.
08.04	ACQUA 5600 SERIES (THERMAL) MULTI-SLIDING CURT OR APPROVED EQUAL.
	OR APPROVED EQUAL.



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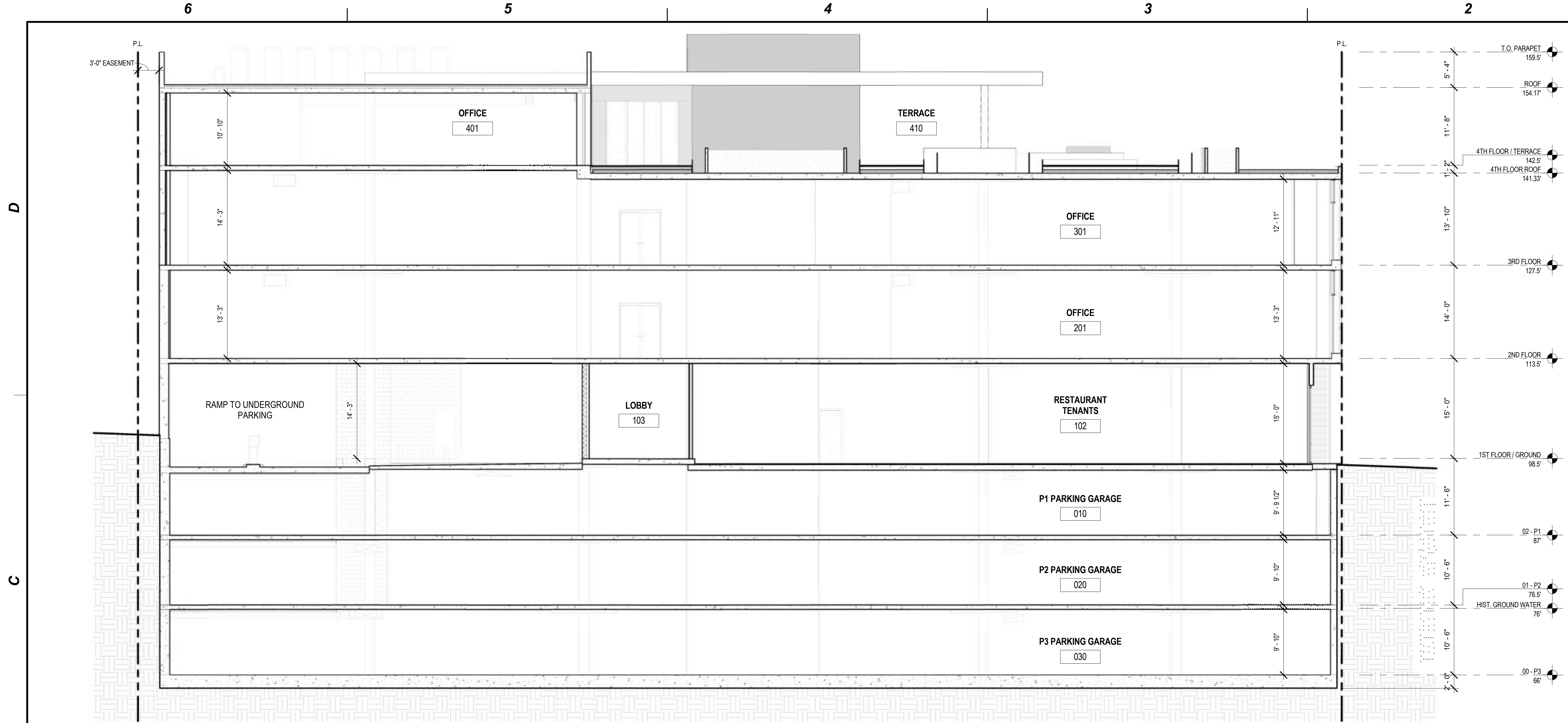
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ELEVATIONS

A3.2

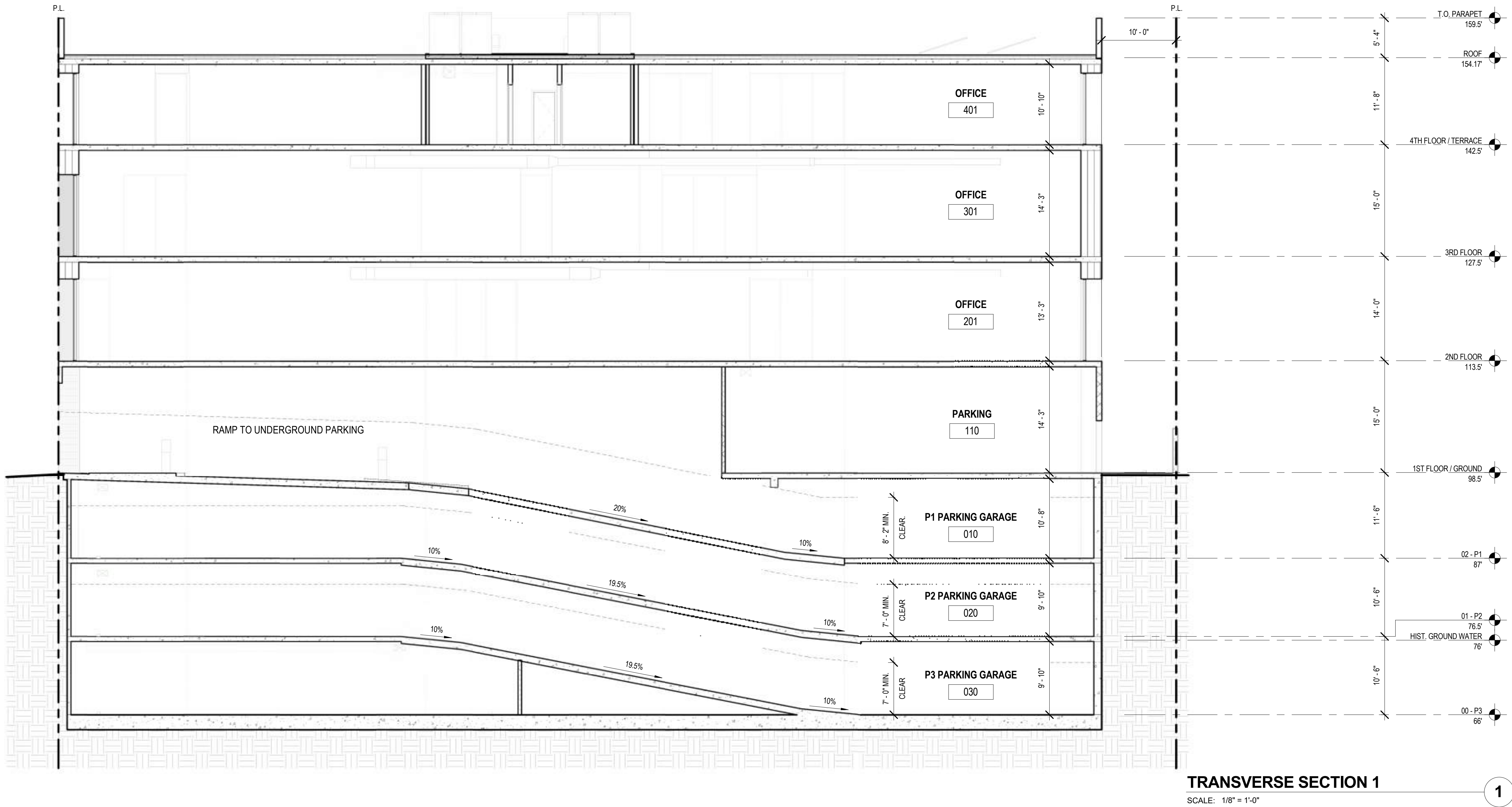


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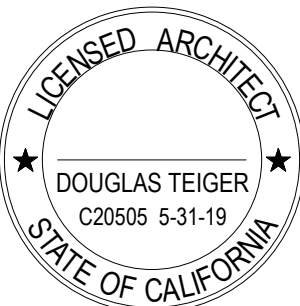


KEYNOTES

NO.	KEYNOTE
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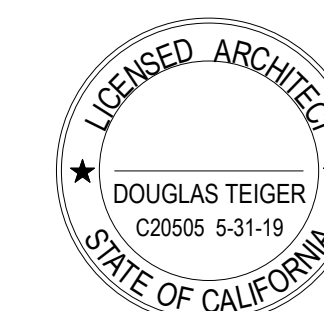
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SECTIONS

A4.1

NO.	KEYNOTE
08.11	INSTALL SMOKE GUARD



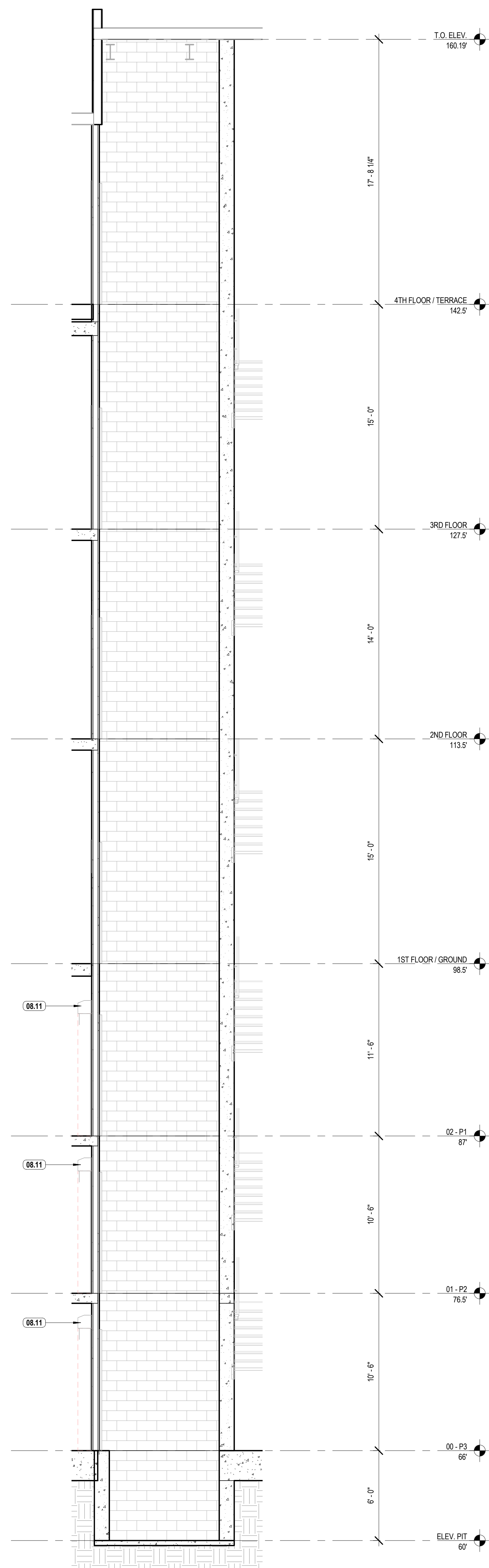
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ELEVATOR SECTIONS

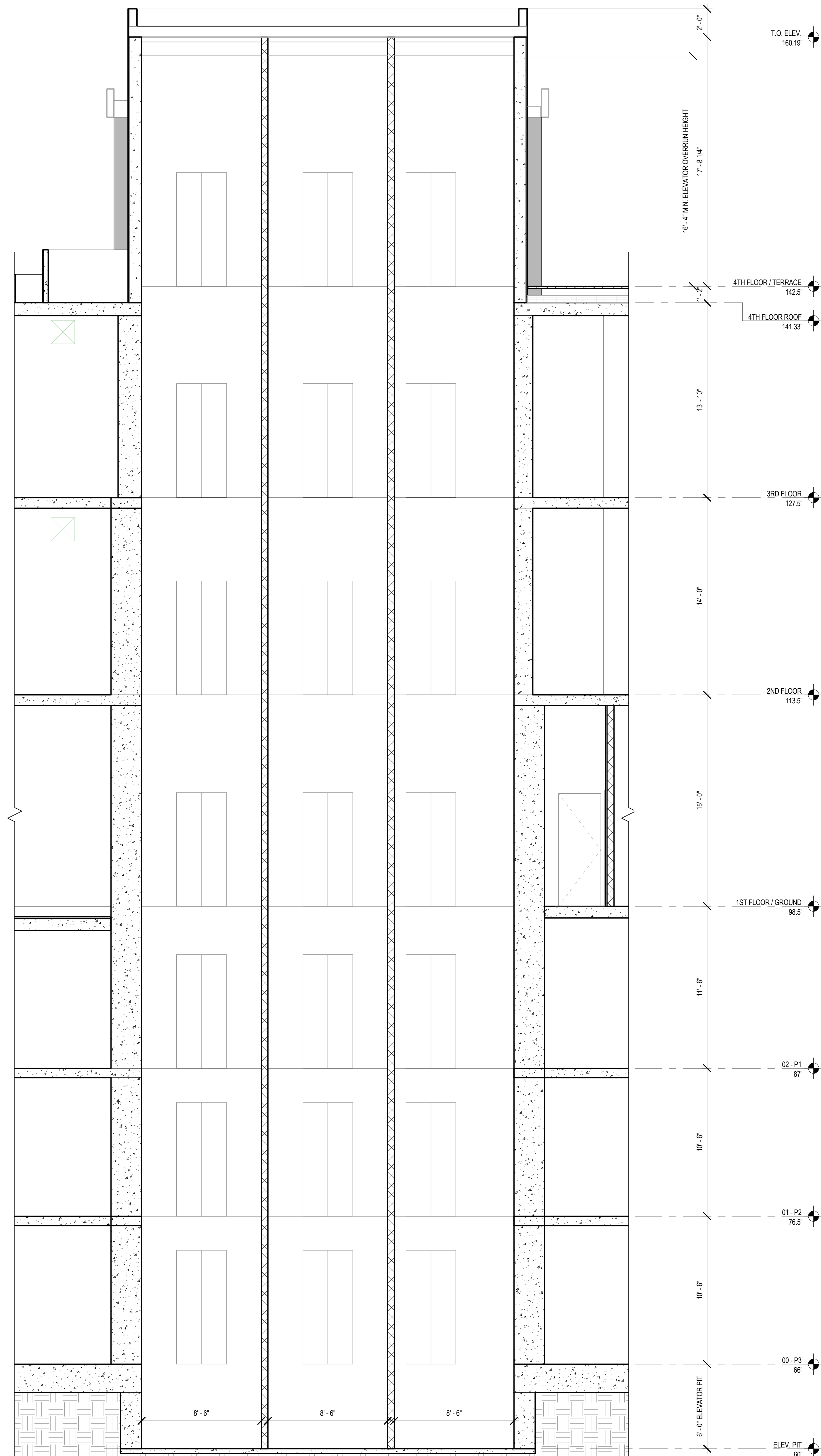
A4.3



ELEVATOR SECTION 2

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

2



ELEVATOR SECTION 1

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

