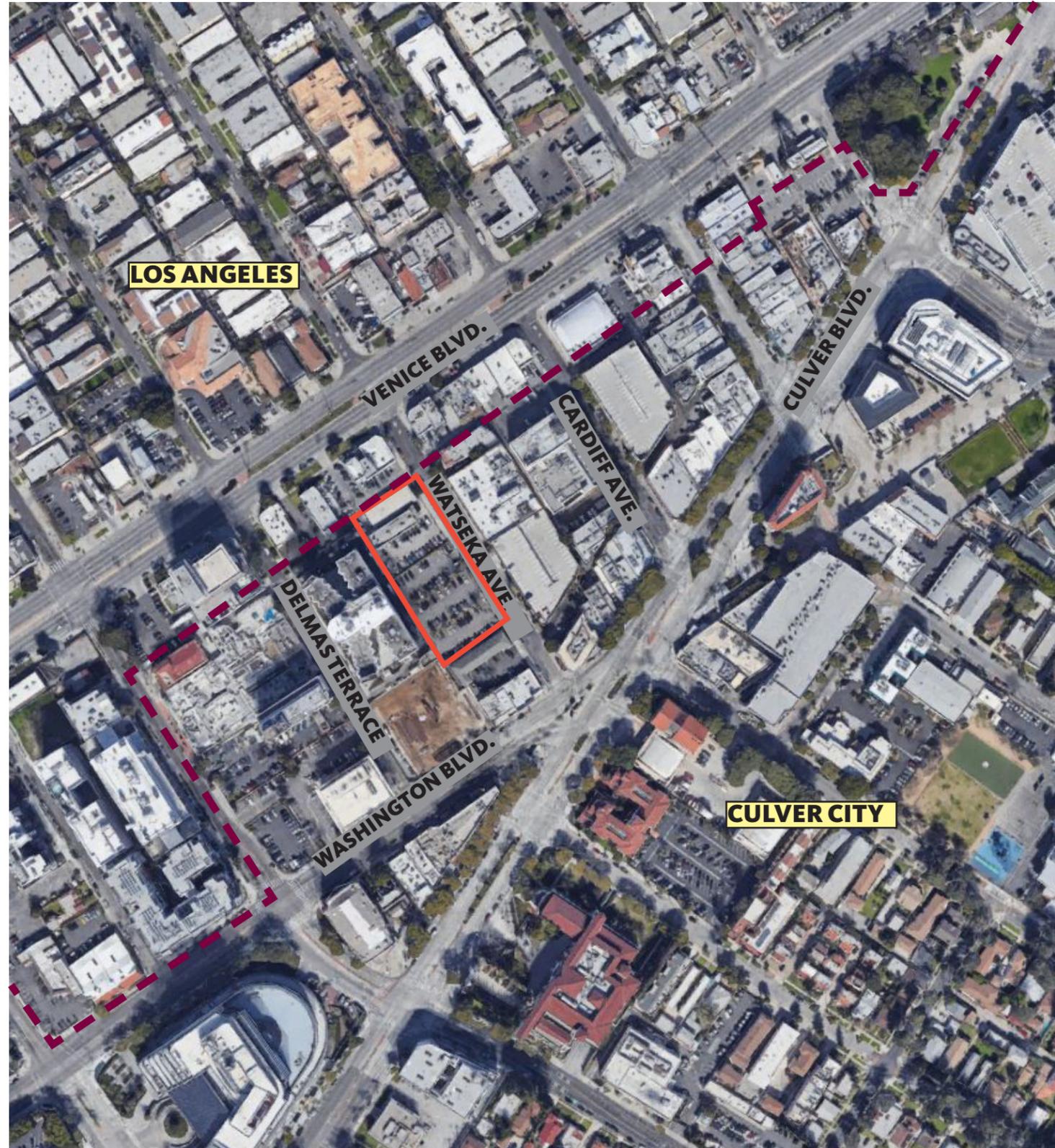


3855 Watseka Ave

Culver City, CA 90232

SITE PLAN

PROJECT INFORMATION



— PROJECT SITE
- - - JURISDICTIONAL LINE

PROPERTY ADDRESS: 3817, 3835, 3855 WATSEKA AVENUE CULVER CITY, CA 90232
 APN: 4207-002-016, 4207-002-017, 4207-002-018, 4207-002-028, 4207-002-015
 LAND AREA: +/- 49,125 SQUARE FEET;
 +/- 1.128 ACRES
 ZONING: CD - COMMERCIAL DOWNTOWN
 LAND USE DESIGNATION: DOWNTOWN
 OWNER: TDCP 3588 WATSEKA, LLC
 APPLICANT: LINCOLN PROPERTY COMPANY

BUILDING AREA:

Building Gross Floor Area	Lot Size: 49,125 SF
Level P1 = 392 GSF	
Ground Floor = 25,006 GSF	
Level 2 = 43,151 GSF	
Level 3 = 39,871 GSF	
Level 4 = 37,411 GSF	
TOTAL = 145,831 GSF	

Parking Area
Ground Floor = 16,310 SF
Level P1 = 42,956 SF
Level P2 = 43,348 SF
Level P3 = 43,348 SF
TOTAL = 145,962 SF

Patio Area
Level 2 = 252 SF
Level 3 = 3,314 SF
Level 4 = 3,247 SF
TOTAL = 6,813 SF

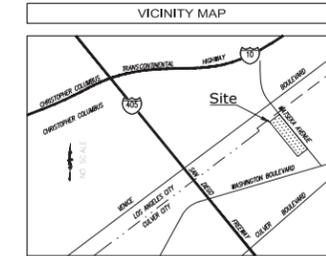
PROPOSED PARKING:
 THE PROJECT IS REQUESTING A REDUCTION
 IN PARKING WITH A TDM PLAN

	HANDICAP (ADA)	STANDARD 8.5' x 18' (S)	STACKER 8.5' x 18' (ST)	COMPACT 8.5' x 15' (C)	SPACES PER LEVEL
Ground Floor	5	0	0	0	5 Spaces
P1	8	90	0	0	98 Spaces
P2	0	104	104	12	220 Spaces
P3	0	107	107	14	228 Spaces
PROVIDED PARKING	13	301	211	26	TOTAL SPACES PROVIDED = 551 Spaces
TOTAL REQUIRED PARKING	Total Required Parking = 514 Spaces				
REQUIRED PARKING FOR NEW PROJECT (Municipal Code 17.220.035 C.4)	Total Spaces Required for New Project = 394 Spaces CD Zone Without TDM Plan: (145,831 GSF OFFICE) / (294 SF / car) = 496 CD Zone With TDM Plan: (145,831 GSF OFFICE) / (370 ^{sq} / car) = 394 Required Parking Reduction Through TDM Plan: 496 - 394 = 102				
REQUIRED REPLACEMENT PARKING	Total Existing Spaces Required for Replacement = 120 Spaces				
SHORT-TERM BICYCLE PARKING	Per CalGreen, provide short-term bicycle spaces for 5% of new tenant motorized vehicle parking spaces REQUIRED: 551 x 5% = 28 Short-Term Bicycle Parking Spaces PROVIDED = 28 Short-Term Bicycle Parking Spaces				
LONG-TERM BICYCLE PARKING	Per CalGreen, provide long-term bicycle spaces for 5% of new tenant motorized vehicle parking spaces REQUIRED: 551 x 5% = 28 Long-Term Bicycle Parking Spaces PROVIDED = 28 Long-Term Bicycle Parking Spaces				

EV SPACES			
	EVC	EVR	FEVCS
GROUND	0	0	0
P1	7	41	41
P2	75	0	0
P3	0	0	0
TOTAL:	82	41	41
TOTAL EV SPACES = 164			

TOPOGRAPHIC SURVEY

3817, 3835, & 3855 Watseka Avenue, Culver City, CA 90232



LEGAL DESCRIPTION (PER TITLE REPORT)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: LOTS 22 AND 23 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE EASTERN ONE-HALF OF THE VACATED ALLEY ADJOINING SAID LOTS 22 AND 23 ON THE WEST AS VACATED BY ORDINANCE NO. 75 ON JANUARY 3, 1922 OF THE CITY OF CULVER CITY.

PARCEL 2: LOTS 24 AND 25 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE NORTHEASTERLY HALF OF THAT CERTAIN PORTION OF THE ALLEY ADJOINING SAID LOTS ON THE SOUTHWEST AND VACATED BY ORDINANCE NO. 75 ON JANUARY 3, 1922 OF THE CITY OF CULVER CITY.

PARCEL 3: LOT 26 AND 27 IN BLOCK 13 OF TRACT NO. 2444, TOGETHER WITH THE NORTHEASTERLY 5 FEET OF THAT PORTION OF THAT CERTAIN ALLEY ADJOINING SAID LOTS ON THE SOUTHWEST VACATED BY THE CITY OF CULVER CITY BY ORDINANCE NO. 75 ON JANUARY 3, 1922, LONG, BETWEEN THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 26 AND THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 27, ALL IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5, 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

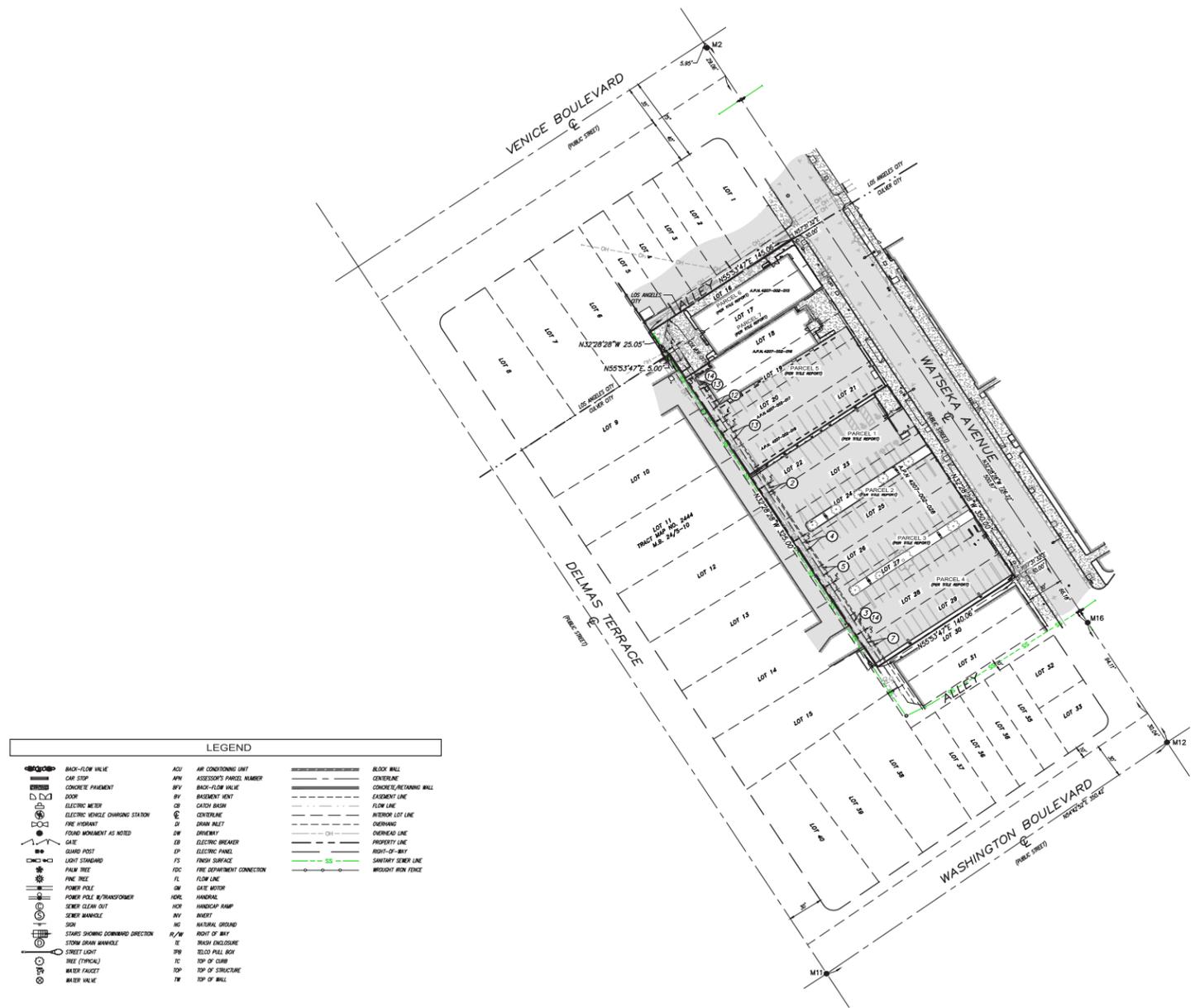
PARCEL 4: LOTS 28 AND 29 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 THROUGH 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS 28 AND 29 ON THE SOUTHWEST, BY ORDINANCE NO. 75 ON JANUARY 3, 1922, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWESTLY CORNER OF SAID LOT 28, THENCE SOUTHWESTERLY AL A RIGHT ANGLE TO THE SOUTHWESTERLY LINE THEREOF, 40.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE, 40.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE, 40.00 FEET; MORE OR LESS, TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 28, THENCE NORTHEASTERLY ALONG SAID PROLONGATION, 9 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 28, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 28 AND 29, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL 5: LOTS 18, 19, 20, 21 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF THE EAST ONE-HALF OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE WEST.

PARCEL 6: LOT 16 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 5, ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY SHOWN ON THE MAP OF SAID TRACT AS ADJOINING SAID LOT ON THE SOUTHWEST LING BETWEEN THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 16 AND THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 16 HAVING A LENGTH OF 125.00 FEET.

PARCEL 7: LOT 17 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 5, ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY SHOWN ON THE MAP OF SAID TRACT AS ADJOINING SAID LOT ON THE SOUTHWEST LING BETWEEN THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID LOT.



LEGEND		
	BACK-FLOW VALVE	ACU
	CAM STOP	APN
	CONCRETE PAVEMENT	BPV
	DOOR	BY
	ELECTRIC METER	CB
	ELECTRIC VEHICLE CHARGING STATION	CE
	FIRE HYDRANT	CF
	FOUND MONUMENT AS NOTED	DM
	GATE	EB
	GUARD POST	EP
	LIGHT STANDARD	FS
	PALM TREE	FDC
	PINE TREE	FL
	POWER POLE	GM
	POWER POLE W/TRANSFORMER	NDK
	SEWER CLEAN OUT	NSP
	SEWER MANHOLE	NSP
	SIGN	NS
	STAKES SHOWING COMPASS DIRECTION	NSP
	STORM DRAIN MANHOLE	NS
	STREET LIGHT	NSP
	TREE (PINE)	NS
	WATER FAUCET	NSP
	WATER VALVE	NS
	AIR CONDITIONING UNIT	ACU
	ASSESSOR'S PARCEL NUMBER	APN
	BACK-FLOW VALVE	BPV
	BASEMENT VENT	BY
	CATCH BASIN	CB
	CENTERLINE	CE
	DRAIN HALLET	CF
	DRIVEWAY	DM
	ELECTRIC BREAKER	EB
	ELECTRIC PANEL	EP
	FIRE DEPARTMENT CONNECTION	FDC
	FLOW LINE	FL
	GATE MOTOR	GM
	HANDRAIL	NDK
	HANDICAP RAMP	NSP
	INSET	NSP
	NATURAL GROUND	NS
	RIGHT-OF-WAY	NSP
	TRACK ENCLOSURE	NS
	REBAR PULL BOX	NSP
	TOP OF CHURN	NS
	TOP OF STRUCTURE	NSP
	TOP OF WALL	NS
	BLOCK WALL	ACU
	CENTERLINE	APN
	CONCRETE/RETAINING WALL	BPV
	EASEMENT LINE	BY
	FLOW LINE	CE
	INTERIOR LOT LINE	CF
	OVERHANG	DM
	OVERHEAD LINE	EB
	PROPERTY LINE	EP
	RIGHT-OF-WAY	FS
	SANITARY SEWER LINE	FDC
	WROUGHT IRON FENCE	FL

SCHEDULE B ITEMS

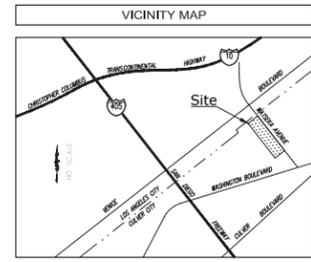
- BASED UPON TITLE REPORT NO. 00196779-819-ED-03, DATED OCTOBER 10, 2010 AS PREPARED BY COMMONWEALTH TITLE COMPANY.
- EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 6051 PAGE 258 OF DEEDS (PLOTTED HEREIN).
 - EASEMENT FOR POLE LINES RECORDED IN BOOK 17299 PAGE 168 OFFICIAL RECORDS (PLOTTED HEREIN).
 - EASEMENT FOR PUBLIC UTILITIES RECORDED IN BOOK 4727 PAGE 263 OF DEEDS (PLOTTED HEREIN).
 - EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 7462 PAGE 207 OF DEEDS (PLOTTED HEREIN).
 - THE RIGHT, LICENSE AND EASEMENT, FOR PIPE LINES AND INGRESS AND EGRESS OVER THAT PORTION OF SAID LOTS INCLUDED WITHIN THE LINES OF THAT CERTAIN ALLEY, NOW VACATED AS GRANTED TO REPUBLIC WATER COMPANY OF PALM, A CORPORATION, BY DEED RECORDED FEBRUARY 17, 1994 IN BOOK 57602 PAGE 3 OF DEEDS (DOES NOT AFFECT THE PROPERTY).
 - EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 5841 PAGE 199 OF DEEDS (PLOTTED HEREIN).
 - EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 7431 PAGE 196 OF DEEDS (PLOTTED HEREIN).
 - EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 1151 PAGE 144 OFFICIAL RECORDS (PLOTTED HEREIN).
 - EASEMENT FOR POLE LINES AND CONDUITS RECORDED FEBRUARY 26, 1940 IN BOOK 17299 PAGE 168 OFFICIAL RECORDS (PLOTTED HEREIN).
 - WATERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED PARKING EASEMENT AGREEMENT RECORDED AUGUST 8, 2006 RECORDED NO. 06-174007; MODIFY APRIL 24, 2007 RECORDED NO. 07-007848; MODIFY APRIL 23, 2008 RECORDED NO. 08-008046; AND MODIFY MARCH 26, 2008 RECORDED NO. 20-0450278. ALL OFFICIAL RECORDS (TO PARKING EASEMENT AGREEMENT DESCRIPTION OF THE PARKING AREAS).

MONUMENT NOTES	
MON.#	DESCRIPTION
M12	FD. LEAD, TACK AND TAG "HYDUS DIV", PER RECORD OF SURVEY 145/79-82
M11	FD. SPKX AND WASHBR "L.S. 5507", PER RECORD OF SURVEY 156/39-40
M12	FD. 3" BRASS CAP FLUSH STAMPED "CULVER CITY L.S. 5507", PER RECORD OF SURVEY 146/39-40
M16	FD. PK. NAIL, PER RECORD OF SURVEY 145/72-82

REVISIONS				UTILITY STATEMENT		PREPARED FOR		BASIS OF BEARINGS		BENCHMARK		SITE INFORMATION		SURVEYOR OF RECORD	
NO.	DATE	REVISIONS	BY	RAISED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND UNCOVERED SURFACE EXISTING RECORDS. SHOWINGS OF THE CONCEALED UTILITY LINES OBTAINED FROM "REVEALS" AND "RESPONSE" SURVEYS NOT CONDUCTED WITH CALVADA SURVEYING, INC. OR WARRANTIES GUARANTEED BY WARRANTY EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR INDEPENDENCE OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF CONCEALED UTILITIES OR PIPE LINES ARE OBTAINED, THE CLIENT OF REVEALS WILL HAVE TO BE NOTIFIED BY FIELD PERSONNEL CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL BE THE BEST GUY FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.	LINCOLN PROPERTY COMPANY	THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WATSEKA AVENUE, BEING N32°28'28"W PER RECORD OF SURVEY NO. 160, PAGES 79 THROUGH 82, INCLUDING, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.	ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES BENCHMARK NO. 13-0283 (ELEVATION 101.65 FEET (NAVD 88)).	SITE NAME: 3817, 3835, & 3855 WATSEKA AVENUE, CULVER CITY, CA 90232	AREA: 1.128 AC. 48,725 SQ. FT.	ASSASSOR'S PARCEL NOS: 4207-002-014, 4207-002-017, 4207-002-018, 4207-002-028 AND 4207-002-029	CAL VADA SURVEYING, INC.	FIELD COMPLETION DATE: DECEMBER 20, 2019.			
0	12/26/19	SUBMITTAL	RM/AA		Underground Service Alert	Lincoln Property Company									
1	01/07/20	CLIENT COMMENTS	JM												

TOPOGRAPHIC SURVEY

3817, 3835, & 3855 Watseka Avenue, Culver City, CA 90232



LEGAL DESCRIPTION (PER TITLE REPORT)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 22 AND 23 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE EASTERLY ONE-HALF OF THE UNLACED ALLEY ADJOINING SAID LOTS 22 AND 23 ON THE WEST AS UNLACED BY ORDINANCE NO. 75 ON JANUARY 3, 1922 OF THE CITY OF CULVER CITY.

PARCEL 2:
LOTS 24 AND 25 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THE NORTHEASTERLY HALF OF THAT CERTAIN PORTION OF THE ALLEY ADJOINING SAID LOTS ON THE WEST AND UNLACED BY ORDINANCE NO. 75 ON JANUARY 3, 1922 OF THE CITY OF CULVER CITY.

PARCEL 3:
LOT 26 AND 27 IN BLOCK 13 OF TRACT NO. 2444, TOGETHER WITH THE NORTHEASTERLY 5 FEET OF THAT PORTION OF THAT CERTAIN ALLEY ADJOINING SAID LOTS ON THE WEST, UNLACED BY THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE UNLACED ALLEY ADJOINING SAID LOTS 26 AND 27 ON THE SOUTHWEST BY ORDINANCE NO. 75 ON JANUARY 3, 1922, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26; THENCE SOUTHWESTERLY 41 FEET ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 26 AND THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 27; THENCE SOUTHWESTERLY 5 FEET TO THE CENTER LINE OF SAID ALLEY; THENCE NORTHERLY ALONG SAID CENTER LINE 48.66 FEET; THENCE SOUTHWESTERLY 5 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 26; THENCE NORTHERLY ALONG SAID PROLONGATION 5 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 26; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 26 AND 27, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
LOTS 28 AND 29 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 THROUGH 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE UNLACED ALLEY ADJOINING SAID LOTS 28 AND 29 ON THE SOUTHWEST BY ORDINANCE NO. 75 ON JANUARY 3, 1922, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29; THENCE SOUTHWESTERLY 41 FEET ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 29 AND THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 28; THENCE SOUTHWESTERLY 5 FEET TO THE CENTER LINE OF SAID ALLEY; THENCE NORTHERLY ALONG SAID CENTER LINE 48.66 FEET; THENCE SOUTHWESTERLY 5 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 29; THENCE NORTHERLY ALONG SAID PROLONGATION 5 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 29; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 28 AND 29, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
LOTS 30, 31, 20, 21 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF THE EAST ONE-HALF OF THE UNLACED ALLEY ADJOINING SAID LOTS ON THE WEST.

PARCEL 6:
LOT 18 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 5, 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE UNLACED ALLEY SHOWN ON THE MAP OF SAID TRACT AS ADJOINING SAID LOT ON THE SOUTHWEST LINE BETWEEN THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 16 AND THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 16; A LENGTH OF 125.06 FEET.

PARCEL 7:
LOT 17 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGES 5, 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE UNLACED ALLEY SHOWN ON THE MAP OF SAID TRACT AS ADJOINING SAID LOT ON THE SOUTHWEST LINE BETWEEN THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 17 AND THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 17; A LENGTH OF 125.06 FEET.

SCHEDULE B ITEMS

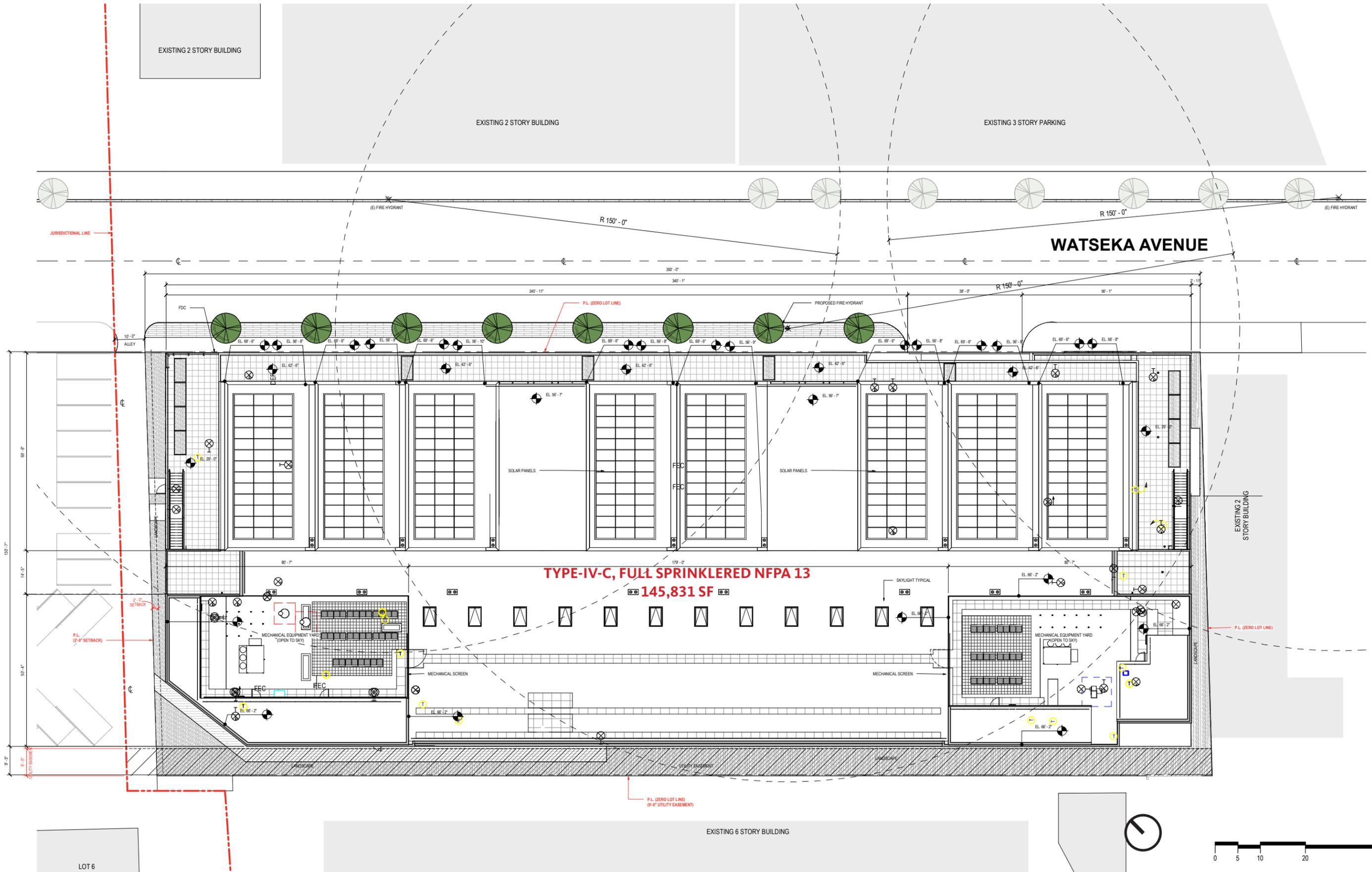
- BASED UPON TITLE REPORT NO. 0996779-919-01-01, DATED OCTOBER 15, 2019 AS PREPARED BY COMMONWEALTH TITLE COMPANY.
- 1. EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 4031 PAGE 258 OF DEEDS (PLOTTED HEREIN).
 - 2. EASEMENT FOR POLE LINES RECORDED IN BOOK 17299 PAGE 168 OFFICIAL RECORDS (PLOTTED HEREIN).
 - 3. EASEMENT FOR PUBLIC UTILITIES RECORDED IN BOOK 6727 PAGE 283 OF DEEDS (PLOTTED HEREIN).
 - 4. EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 7462 PAGE 207 OF DEEDS (PLOTTED HEREIN).
 - 5. THE RIGHT, LICENSE AND EASEMENT FOR PIPE LINES AND TRENCHES AND EGRESS OVER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THAT CERTAIN ALLEY, (NOW UNLACED) AS GRANTED TO PROPER COMPANY OF PALM A CORPORATION, IN DEEDS RECORDED FEBRUARY 17, 1914 IN BOOK 51902 PAGE 3 OF DEEDS (DOES NOT AFFECT THE PROPERTY).
 - 6. EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 5841 PAGE 198 OF DEEDS (PLOTTED HEREIN).
 - 7. EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 7471 PAGE 196 OF DEEDS (PLOTTED HEREIN).
 - 8. EASEMENT FOR POLE LINES AND CONDUITS RECORDED IN BOOK 1151 PAGE 141 OFFICIAL RECORDS (PLOTTED HEREIN).
 - 9. EASEMENT FOR POLE LINES AND CONDUITS RECORDED FEBRUARY 26, 1940 IN BOOK 17299 PAGE 168 OFFICIAL RECORDS (PLOTTED HEREIN).
 - 10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "PARKING EASEMENT AGREEMENT" RECORDED AUGUST 8, 2008 RECORDED NO. 06-178803; MORTGAGE APRIL 24, 2002 RECORDED NO. 2002080446; MORTGAGE APRIL 23, 2009 RECORDED NO. 2009060476; AND MORTGAGE MARCH 26, 2010 RECORDED NO. 2010030201. ALL OFFICIAL RECORDS (TO PARKING EASEMENT AGREEMENT DESCRIPTION OF THE PARKING AREAS).

MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD. LEAD, TACK AND TAG "HINYS DIV", PER RECORD OF SURVEY 165/79-82
M11	FD. SPIKE AND WASHER "L.S. 5507", PER RECORD OF SURVEY 156/39-40
M12	FD. 2" BRASS CAP FLUSH STAMPED "CULVER CITY L.S. 5507", PER RECORD OF SURVEY 146/39-40
M16	FD. PK. NAIL, PER RECORD OF SURVEY 165/72-82

REVISIONS NO. DATE REVISIONS BY 0 12/26/19 SUBMITTAL RM/AA 1 01/07/20 CLIENT COMMENTS JM		UTILITY STATEMENT UNDEGROUND SERVICE ALERT CALL TOLL FREE 1-800-227-2000 TWO WORKING DAYS BEFORE YOU DIG		PREPARED FOR LINCOLN PROPERTY COMPANY 855 WILSHIRE BOULEVARD, SUITE 2000 LOS ANGELES, CA 90017 PHONE: (310) 443-6002		BASIS OF BEARINGS THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WATSEKA AVENUE, BEING N33°28'14"W PER RECORD OF SURVEY NO. 105, PAGES 79 THROUGH 82, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.		BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES BENCHMARK NO. 13-0282, ELEVATION 104.00 FEET (DMS) MSL.		SITE INFORMATION SITE NAME: 3817, 3835, & 3855 WATSEKA AVENUE SITE ADDRESS: CULVER CITY, CA 90232 AREA: 1.028 AC. 44,120 SQ. FT.		SURVEYOR OF RECORD FIELD COMPLETION DATE: DECEMBER 20, 2019 CALVADA SURVEYING, INC. 4111 JAMES CREEK, SUITE 200, CULVER CITY, CA 90230 PHONE: 951-280-9960 FAX: 951-280-9746 TOLL FREE: 800-CALVADA www.calvada.com EST. 1989 JOB NO. 19690	
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SITE PLAN

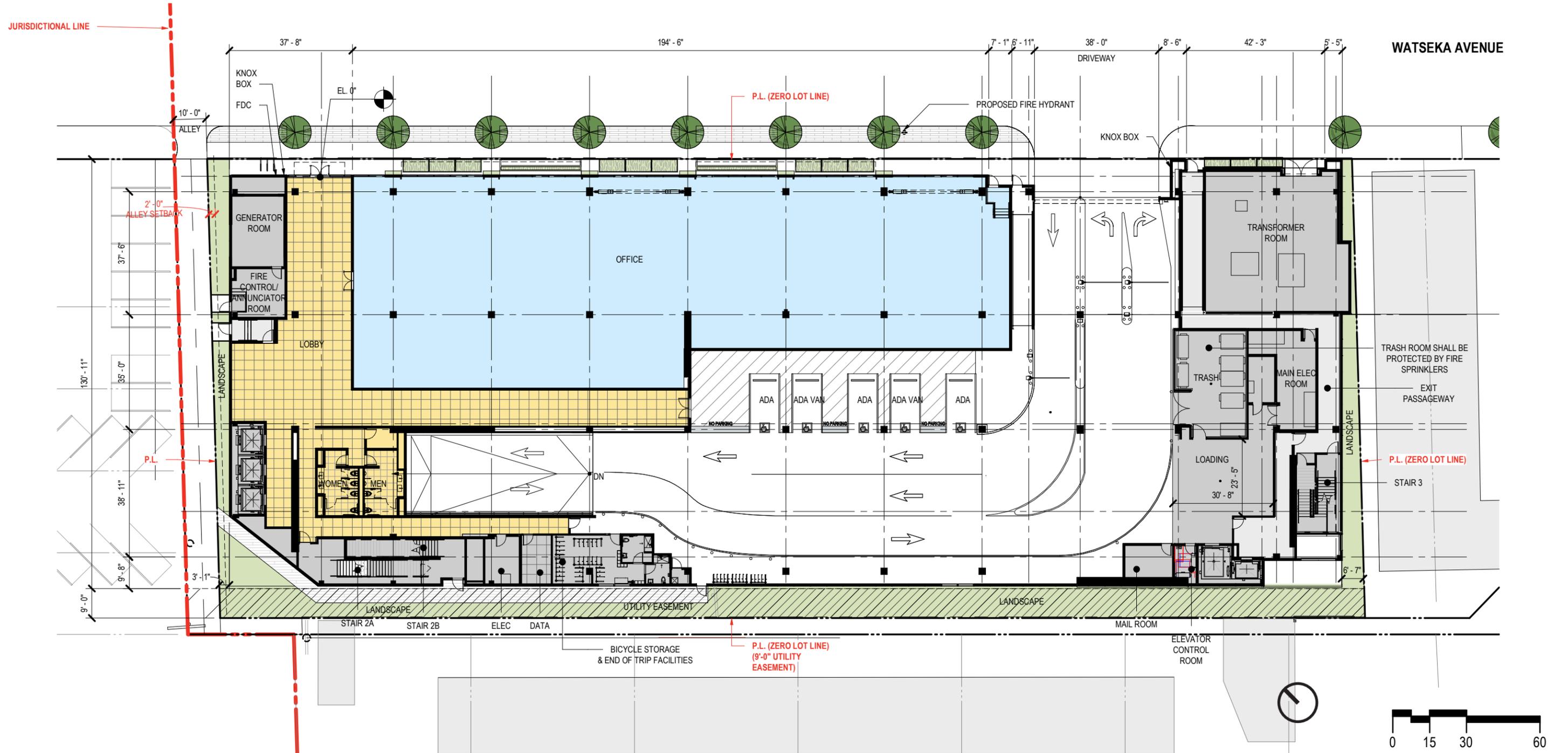


GROUND FLOOR PLAN

Parking Count	HANDICAP (ADA)	STANDARD 8.5' x 18' (S)	STACKER 8.5' x 18' (ST)	COMPACT 8.5' x 15' (C)	SPACES PER LEVEL
Ground Floor	5	0	0	0	5 Spaces
P1	8	90	0	0	98 Spaces
P2	0	104	104	12	220 Spaces
P3	0	107	107	14	228 Spaces
	13	301	211	26	

TOTAL SPACES PROVIDED = 551 Spaces

Building Gross Floor Area		Lot Size: 49,125 SF
Level P1	= 392 GSF	
Ground Floor	= 25,006 GSF	
Level 2	= 43,151 GSF	
Level 3	= 39,871 GSF	
Level 4	= 37,411 GSF	
TOTAL	= 145,831 GSF	



LEVEL 2 FLOOR PLAN

Patio Area
 Level 2 = 252 SF
 Level 3 = 3,314 SF
 Level 4 = 3,247 SF

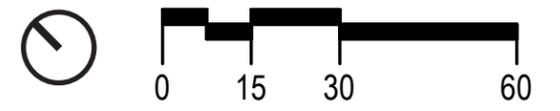
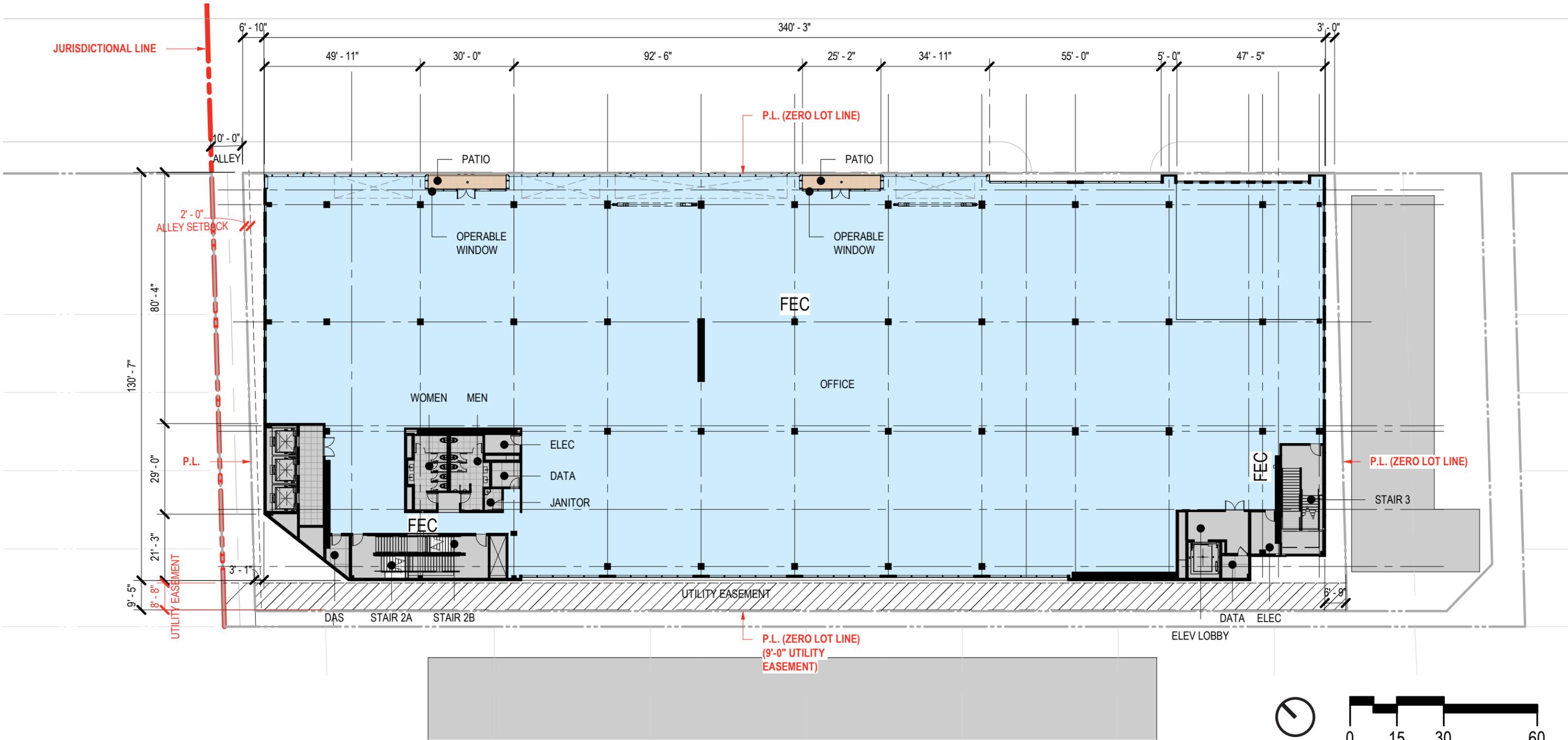
TOTAL = 6,813 SF

Building Gross Floor Area

Level P1 = 392 GSF
 Ground Floor = 25,006 GSF
 Level 2 = 43,151 GSF
 Level 3 = 39,871 GSF
 Level 4 = 37,411 GSF

TOTAL = 145,831 GSF

Lot Size: 49,125 SF



LEVEL 3 FLOOR PLAN

Patio Area
 Level 2 = 252 SF
 Level 3 = 3,314 SF
 Level 4 = 3,247 SF

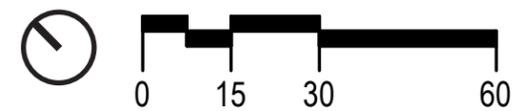
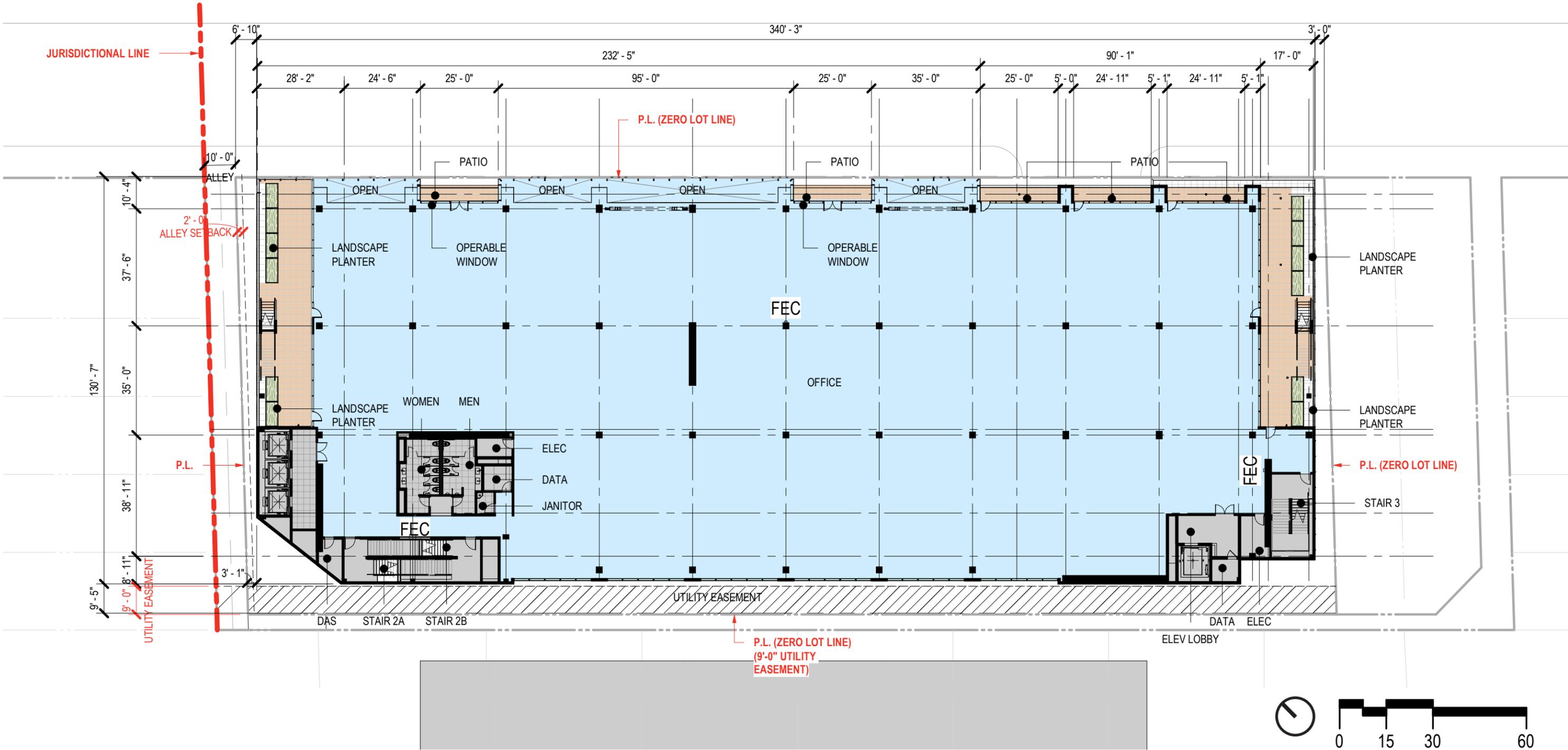
TOTAL = 6,813 SF

Building Gross Floor Area

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Lot Size: 49,125 SF



LEVEL 4 FLOOR PLAN

Patio Area
 Level 2 = 252 SF
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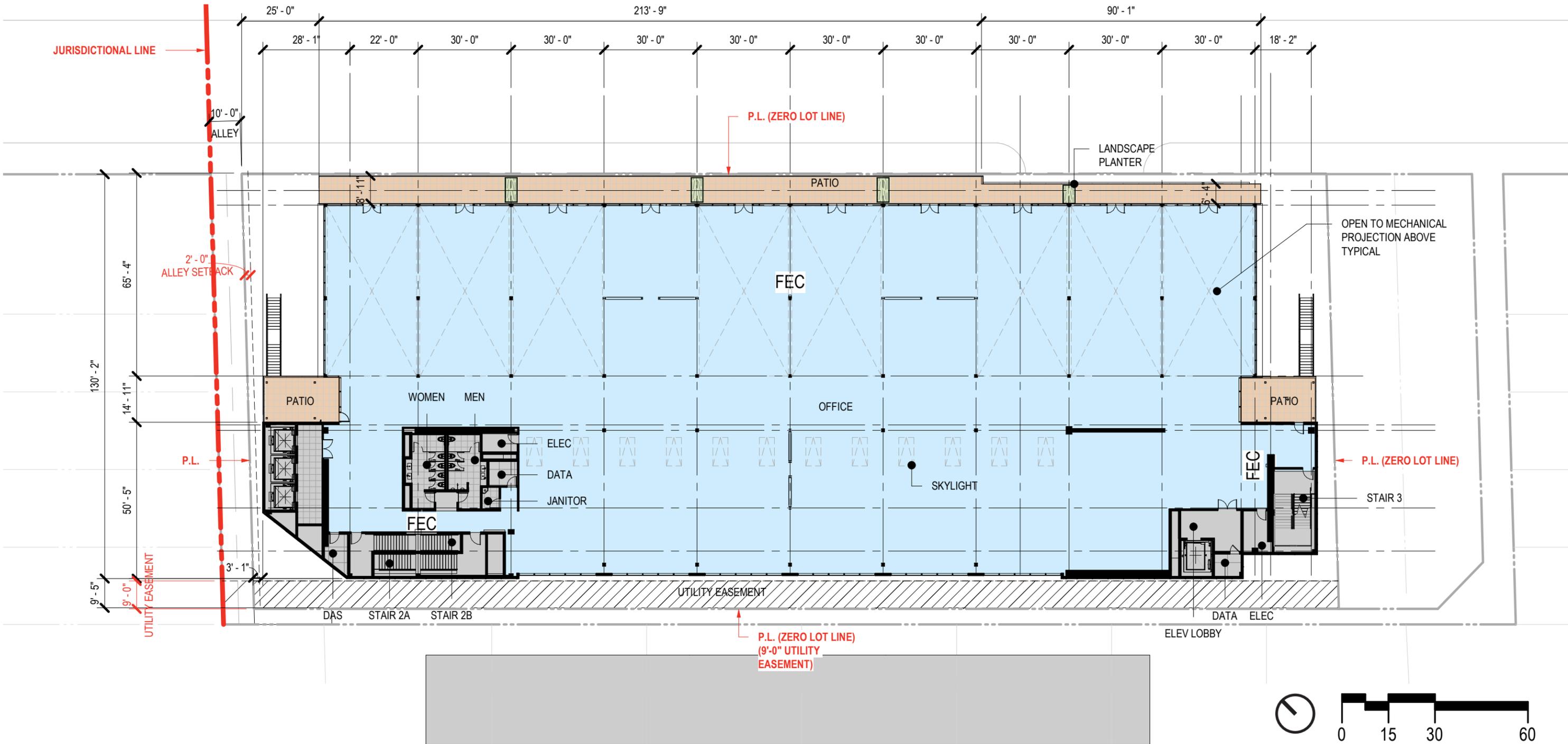
TOTAL = 6,813 SF

Building Gross Floor Area

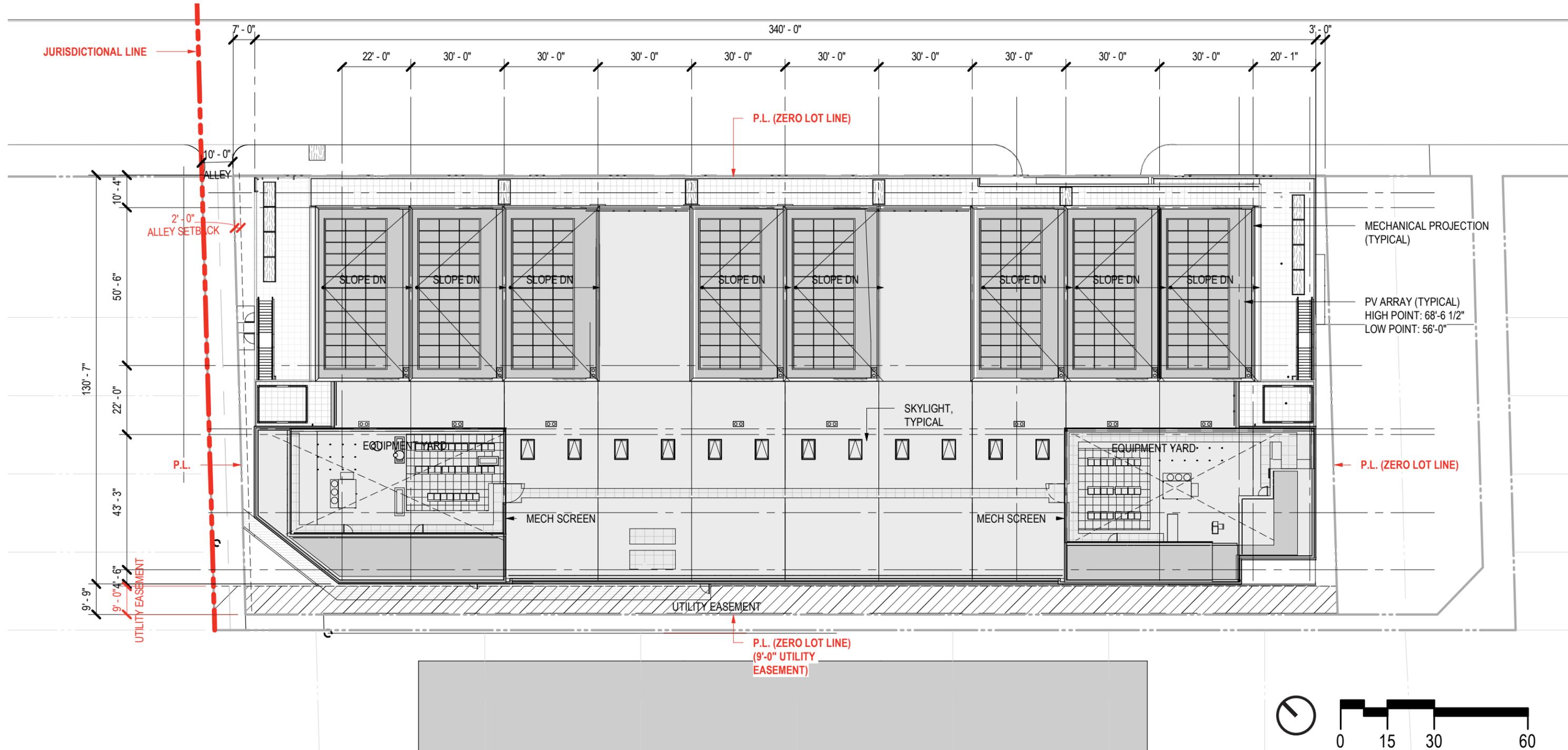
Level P1 = 392 GSF
 Ground Floor = 25,006 GSF
 Level 2 = 43,151 GSF
 Level 3 = 39,871 GSF
 Level 4 = 37,411 GSF

TOTAL = 145,831 GSF

Lot Size: 49,125 SF



ROOF PLAN



P1 PARKING

S = STANDARD PARKING STALL
 S(ST) = STANDARD STACKER STALL
 C = COMPACT

EVC = EV CAPABLE
 EVR = EV READY
 FEVCS = FULL EV CHARGER STATION

(REFER TO PAGES 13-14 FOR DETAILS)

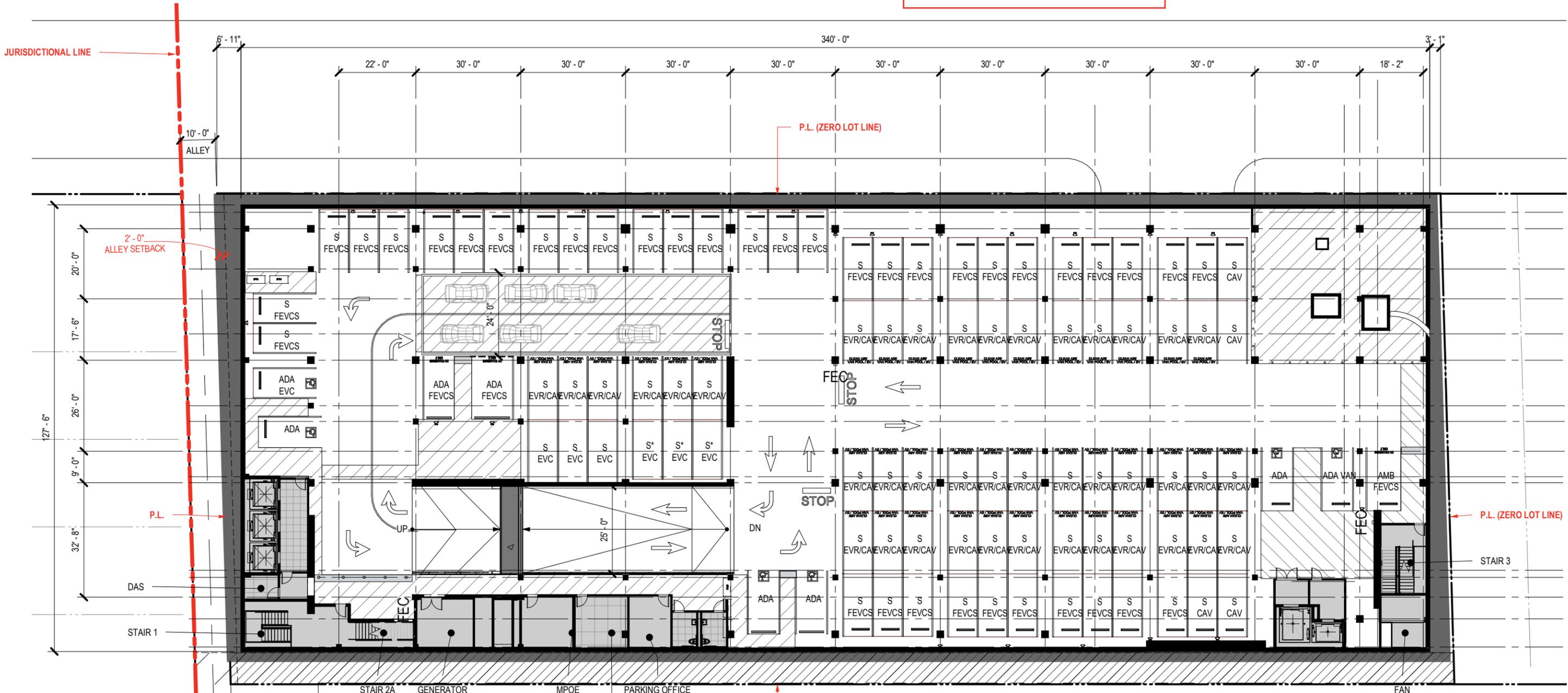
	EV SPACES		
	EVC	EVR	FEVCS
GROUND	0	0	0
P1	7	41	41
P2	75	0	0
P3	0	0	0
TOTAL:	82	41	41

TOTAL EV SPACES = 164

Parking Count	HANDICAP (ADA)	STANDARD 8.5' x 18' (S)	STACKER 8.5' x 18' (ST)	COMPACT 8.5' x 15' (C)	SPACES PER LEVEL
P1	8	90	0	0	98 Spaces
P2	0	104	104	12	220 Spaces
P3	0	107	107	14	228 Spaces
	13	301	211	26	

TOTAL SPACES PROVIDED = 551 Spaces

Parking Area	
Ground Floor	= 16,310 SF
Level P1	= 42,956 SF
Level P2	= 43,348 SF
Level P3	= 43,348 SF
TOTAL	= 145,962 SF



P.L. (ZERO LOT LINE)
 (9'-0" UTILITY EASEMENT)



P2 PARKING

S = STANDARD PARKING STALL
 S(ST) = STANDARD STACKER STALL
 C = COMPACT

EVC = EV CAPABLE
 EVR = EV READY
 FEVCS = FULL EV CHARGER STATION

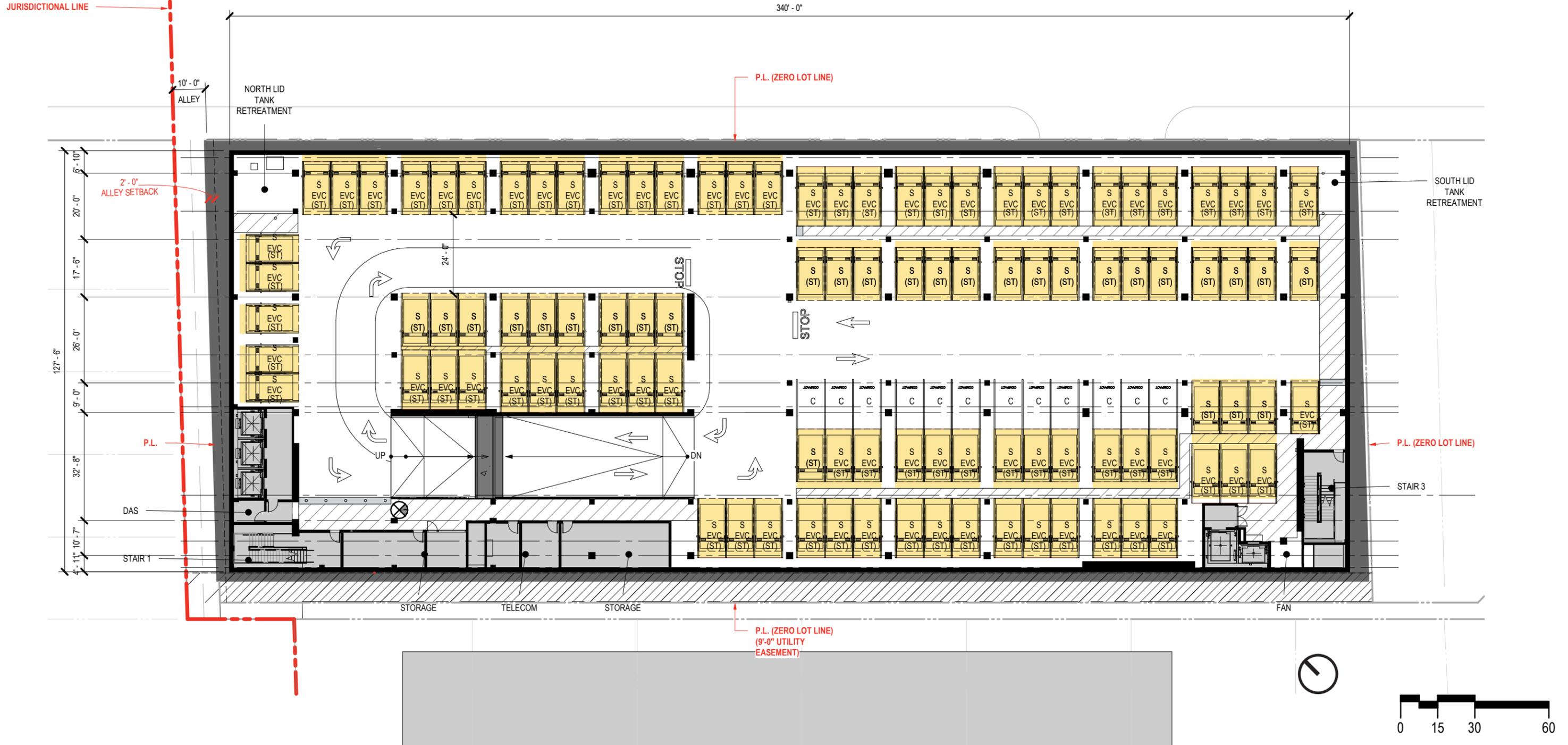
(REFER TO PAGES 13-14 FOR DETAILS)

EV SPACES			
	EVC	EVR	FEVCS
GROUND	0	0	0
P1	7	41	41
P2	75	0	0
P3	0	0	0
TOTAL:	82	41	41
TOTAL EV SPACES = 164			

Parking Count	HANDICAP (ADA)	STANDARD 8.5' x 18' (S)	STACKER 8.5' x 18' (ST)	COMPACT 8.5' x 15' (C)	SPACES PER LEVEL
Ground Floor	5	0	0	0	5 Spaces
P1	8	90	0	0	98 Spaces
P2	0	104	104	12	220 Spaces
P3	0	107	107	14	228 Spaces
	13	301	211	26	

Parking Area	
Ground Floor	= 16,310 SF
Level P1	= 42,956 SF
Level P2	= 43,348 SF
Level P3	= 43,348 SF
TOTAL	= 145,962 SF

HYDRAULIC POWER SYSTEM UNIT REQUIRED PER EVERY 30 CARS (5 PER FLOOR)



P3 PARKING

S = STANDARD PARKING STALL
 S(ST) = STANDARD STACKER STALL
 C = COMPACT

EVC = EV CAPABLE
 EVR = EV READY
 FEVCS = FULL EV CHARGER STATION

(REFER TO PAGES 13-14 FOR DETAILS)

	EV SPACES		
	EVC	EVR	FEVCS
GROUND	0	0	0
P1	7	41	41
P2	75	0	0
P3	0	0	0
TOTAL:	82	41	41

TOTAL EV SPACES = 164

Parking Count	HANDICAP (ADA)	STANDARD 8.5' x 18' (S)	STACKER 8.5' x 18' (ST)	COMPACT 8.5' x 15' (C)	SPACES PER LEVEL
P1	8	90	0	0	98 Spaces
P2	0	104	104	12	220 Spaces
P3	0	107	107	14	228 Spaces
	13	301	211	26	

TOTAL SPACES PROVIDED = 551 Spaces

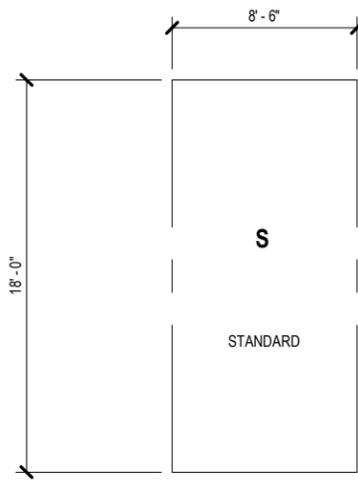
Parking Area	
Ground Floor	= 16,310 SF
Level P1	= 42,956 SF
Level P2	= 43,348 SF
Level P3	= 43,348 SF
TOTAL	= 145,962 SF

HYDRAULIC POWER SYSTEM UNIT REQUIRED PER EVERY 30 CARS (5 PER FLOOR)

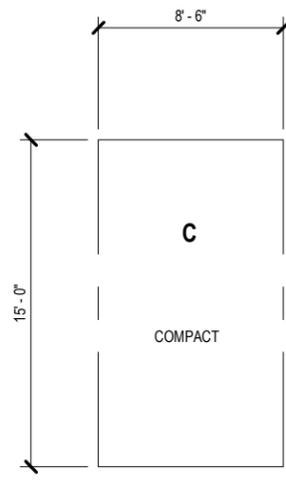


TYPICAL PARKING LAYOUTS

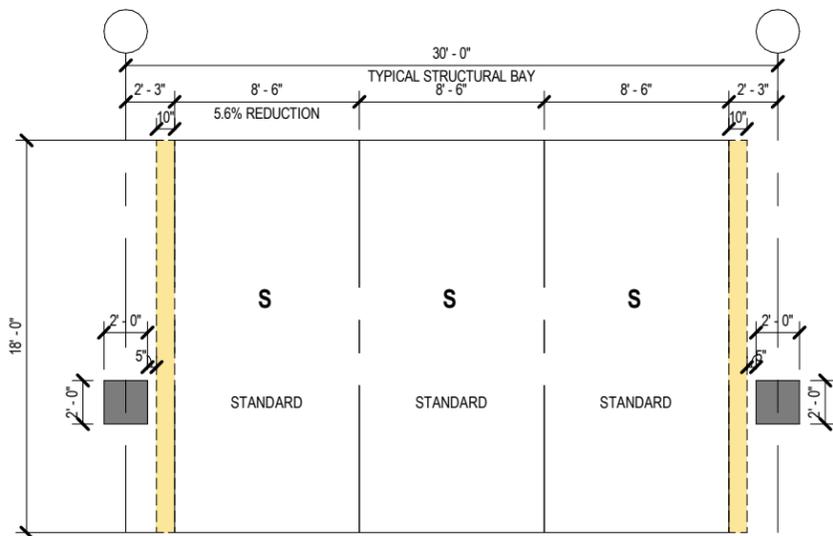
- S = STANDARD PARKING STALL (8'-6"X18')
- S(ST) = STANDARD STACKER STALL (8'-6"X18')
- C = COMPACT (8'-6"X15')



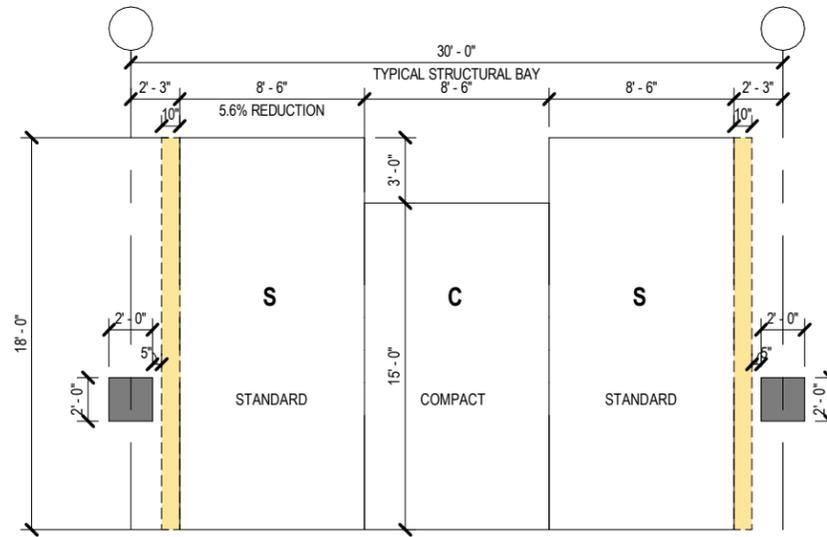
TYPICAL STANDARD



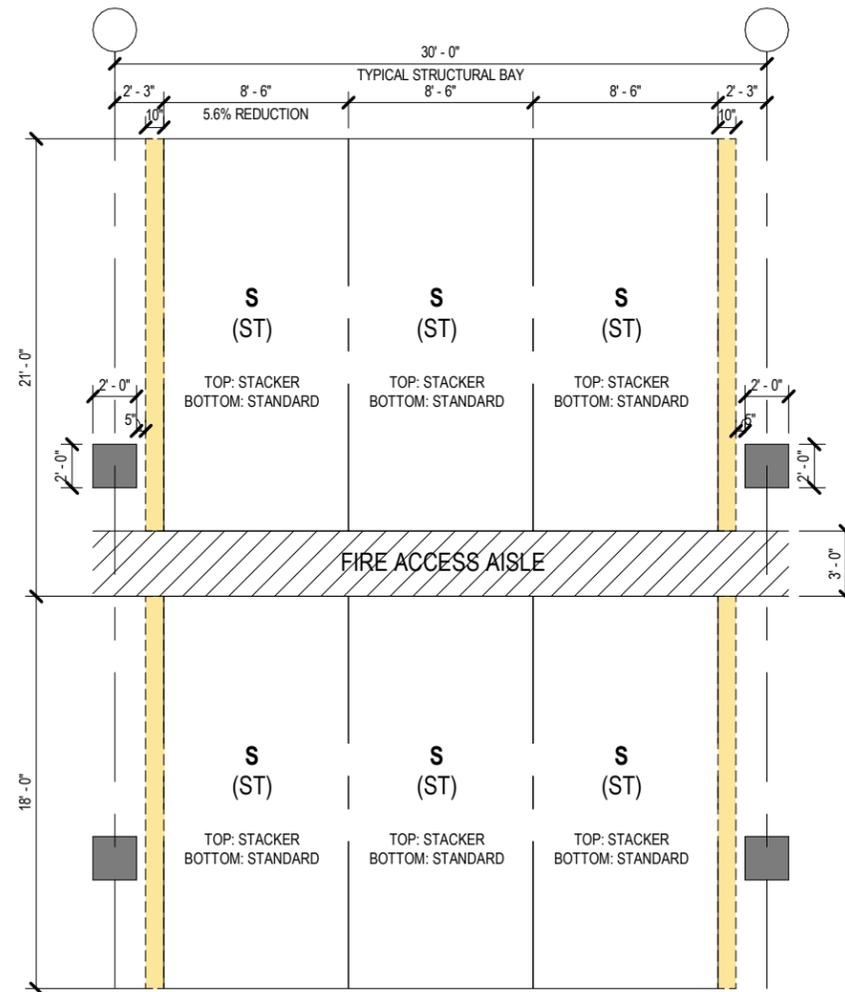
TYPICAL COMPACT



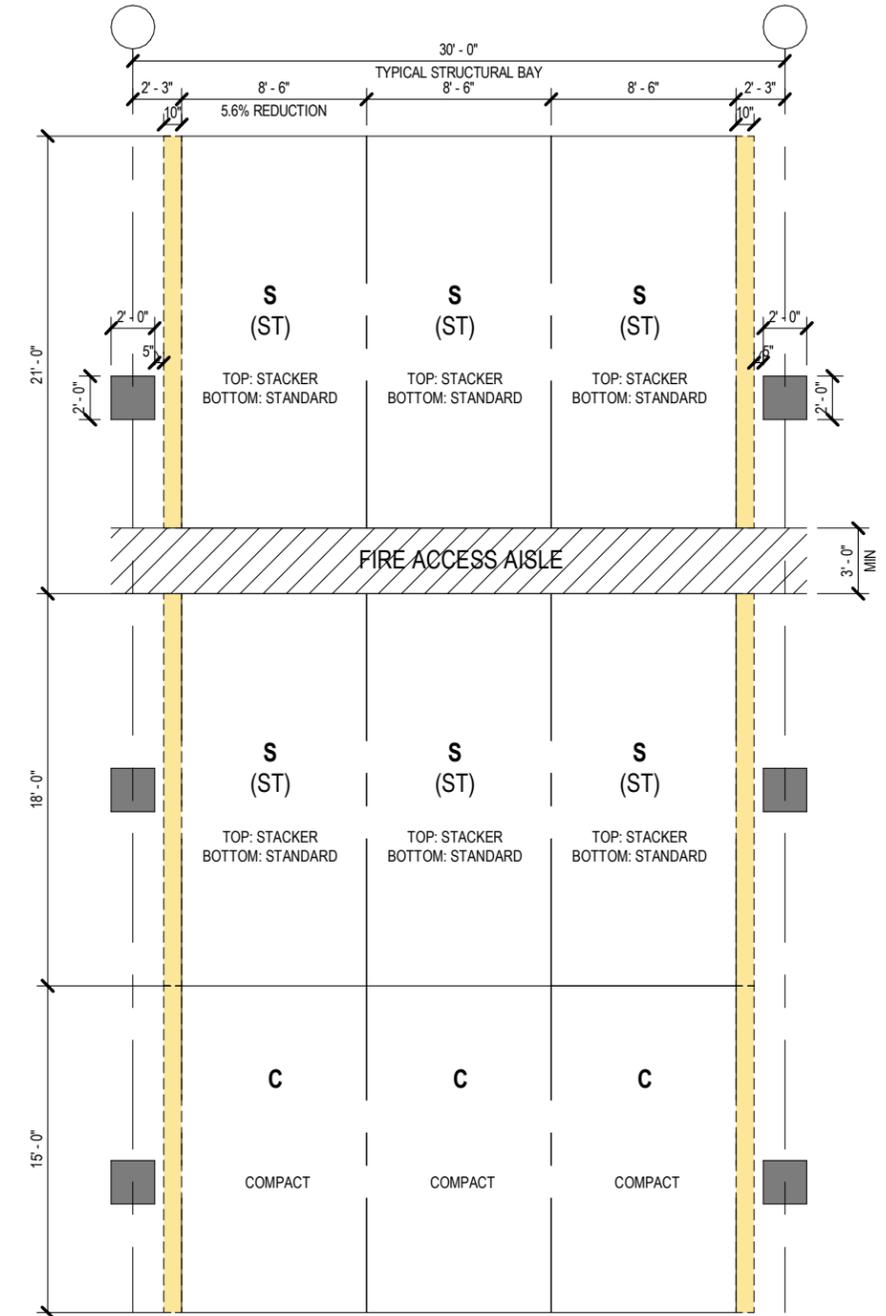
SINGLE STANDARD



STANDARD / COMPACT

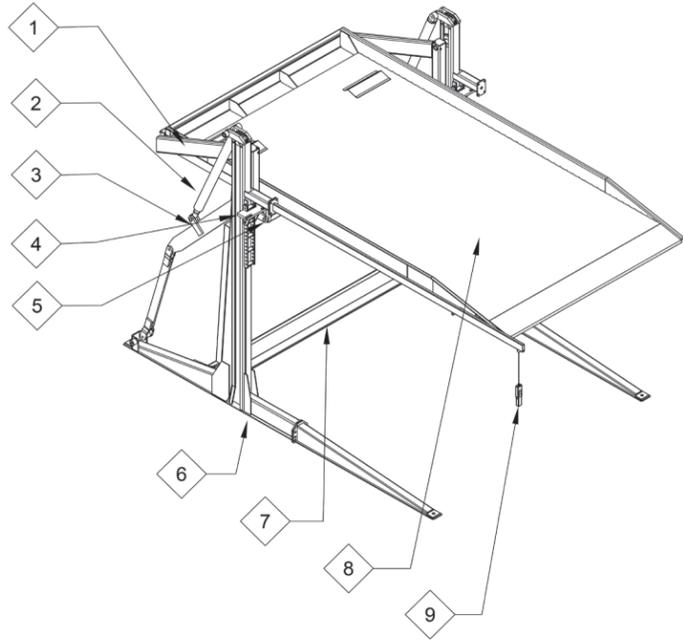


TANDEM STACKER

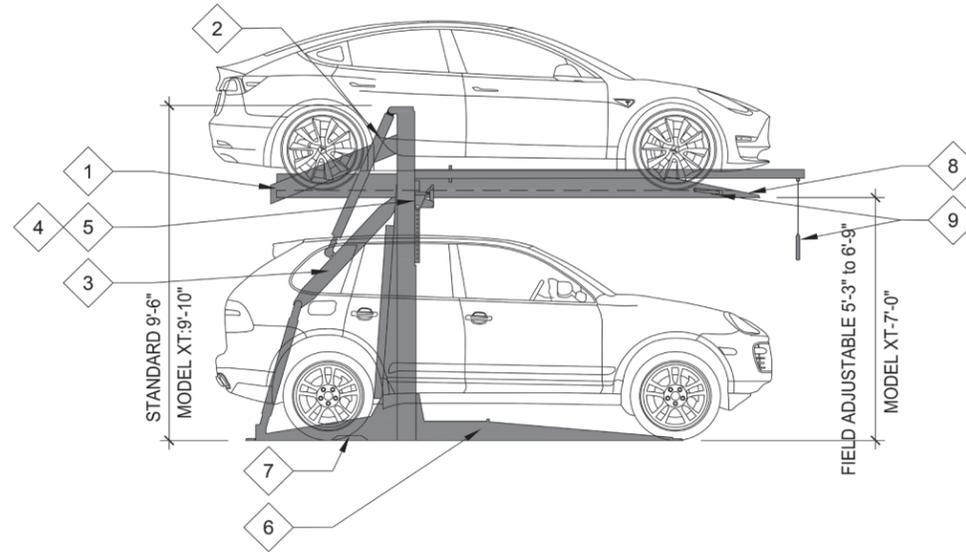


COMPACT | STANDARD / TANDEM STACKER

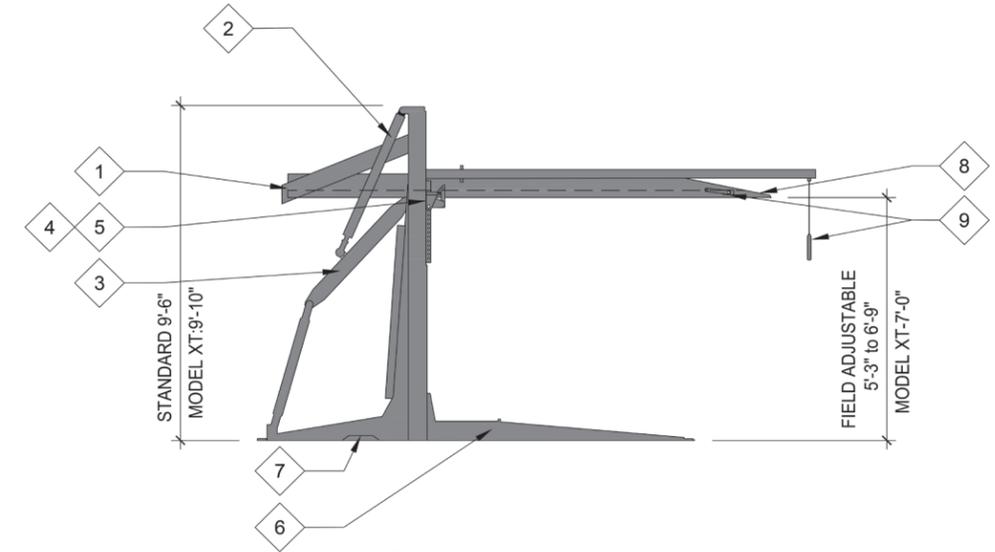
MECHANICAL PARKING STACKER DETAILS



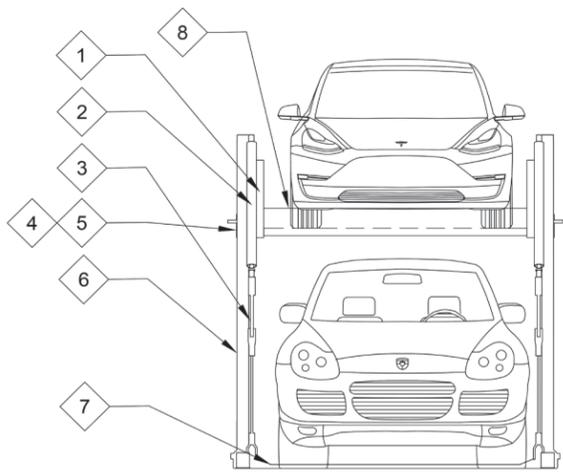
AXONOMETRIC



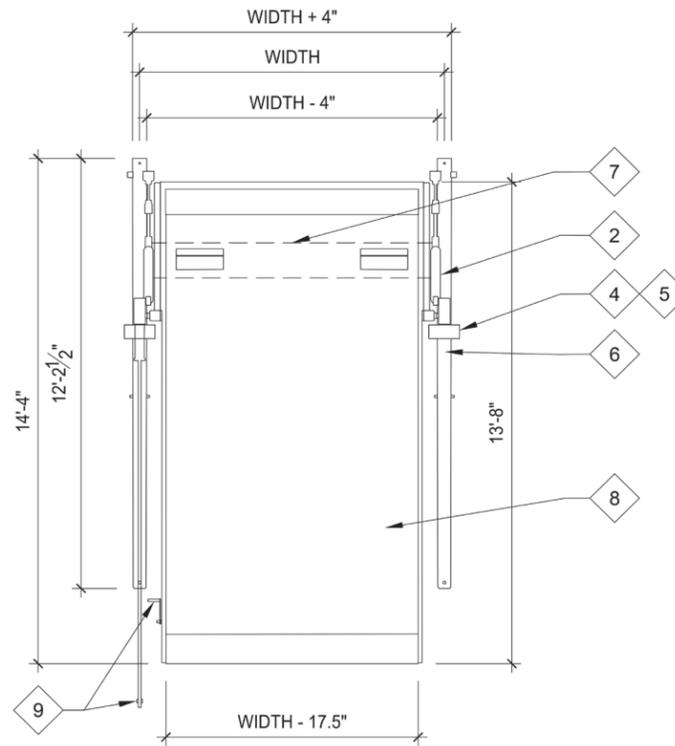
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

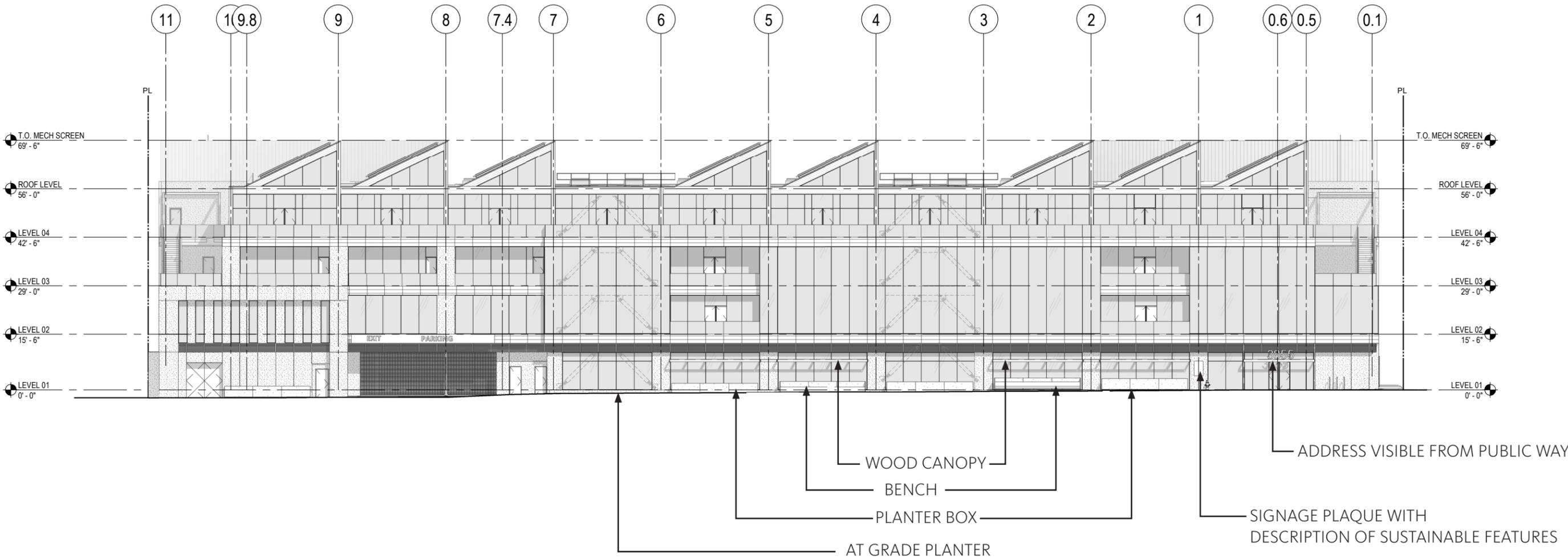


PLAN

KEY NOTES:

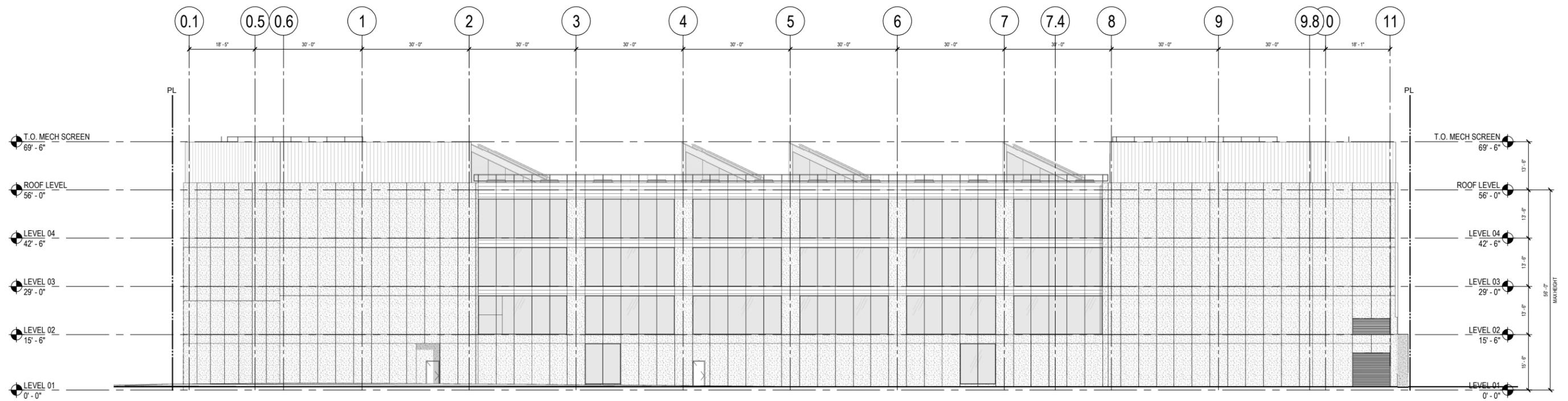
- 1 CRADLE FRAME ASSEMBLY
- 2 HYDRAULIC CYLINDER
- 3 PARALLEL ARM ASSEMBLY
- 4 ADJUSTABLE HEIGHT ASSEMBLY
- 5 SAFETY LOCKS ASSEMBLY
- 6 END LEG ASSEMBLY
- 7 SEISMIC BEAM ASSEMBLY
- 8 PLATFORM ASSEMBLY
- 9 CONTROLS

EAST ELEVATION



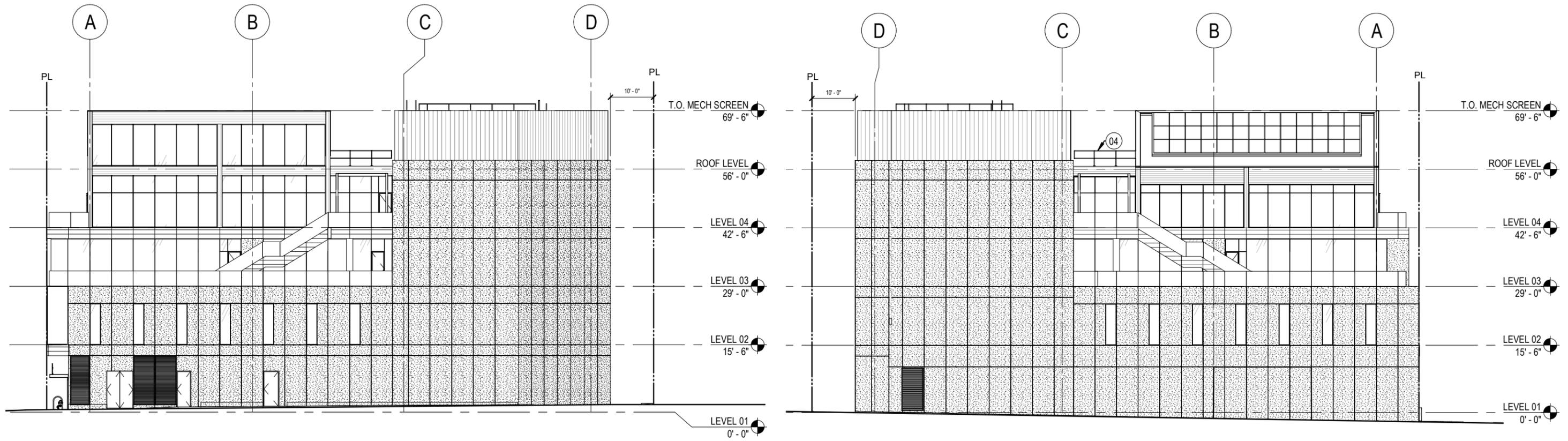
ALL FASCIAS AND TOPS OF EXTERIOR WALLS SHALL BE CONSTRUCTED OF HARD MATERIALS ABLE TO WITHSTAND THE WEIGHT OF FIREFIGHTERS AND FIREFIGHTING EQUIPMENT. (NO FOAM PRODUCTS SHALL BE USED)

WEST ELEVATION

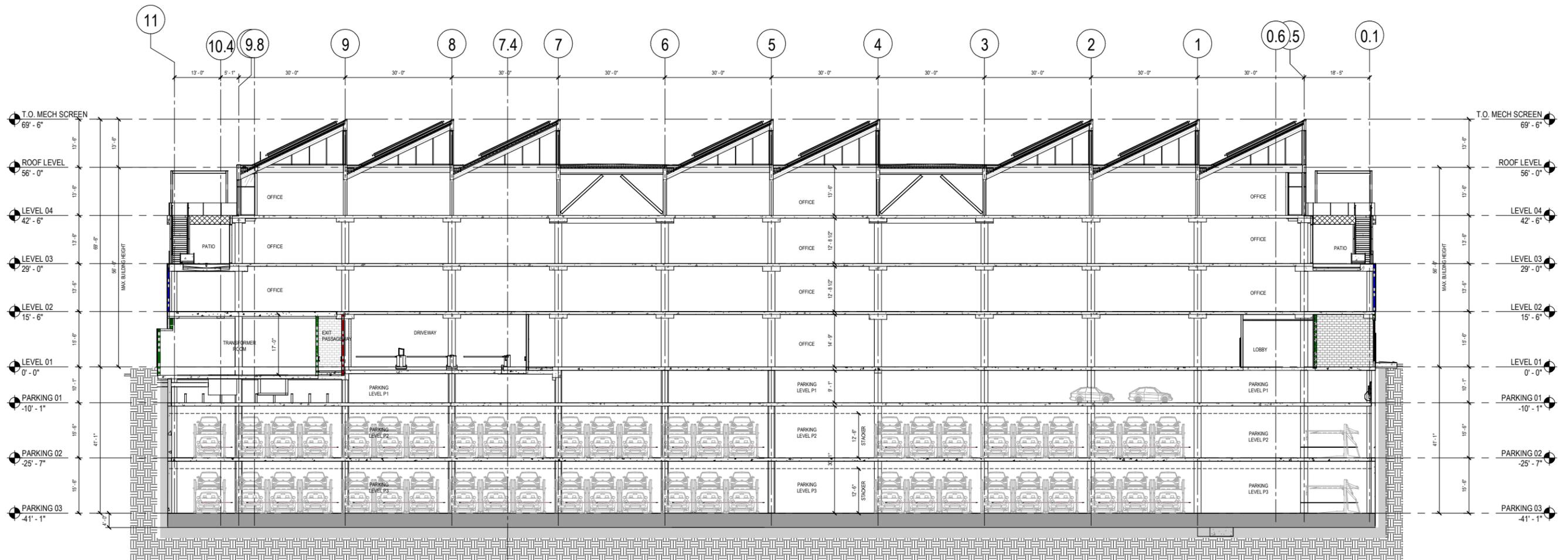


NORTH ELEVATION

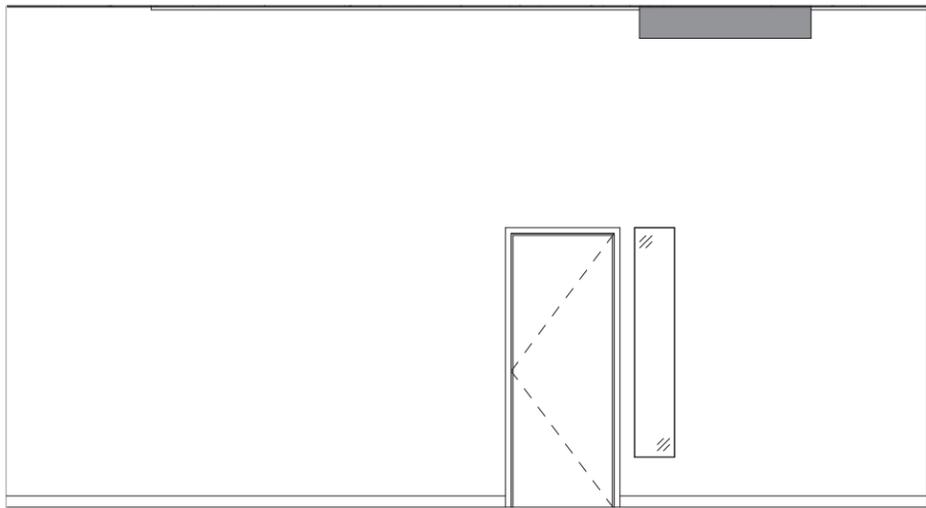
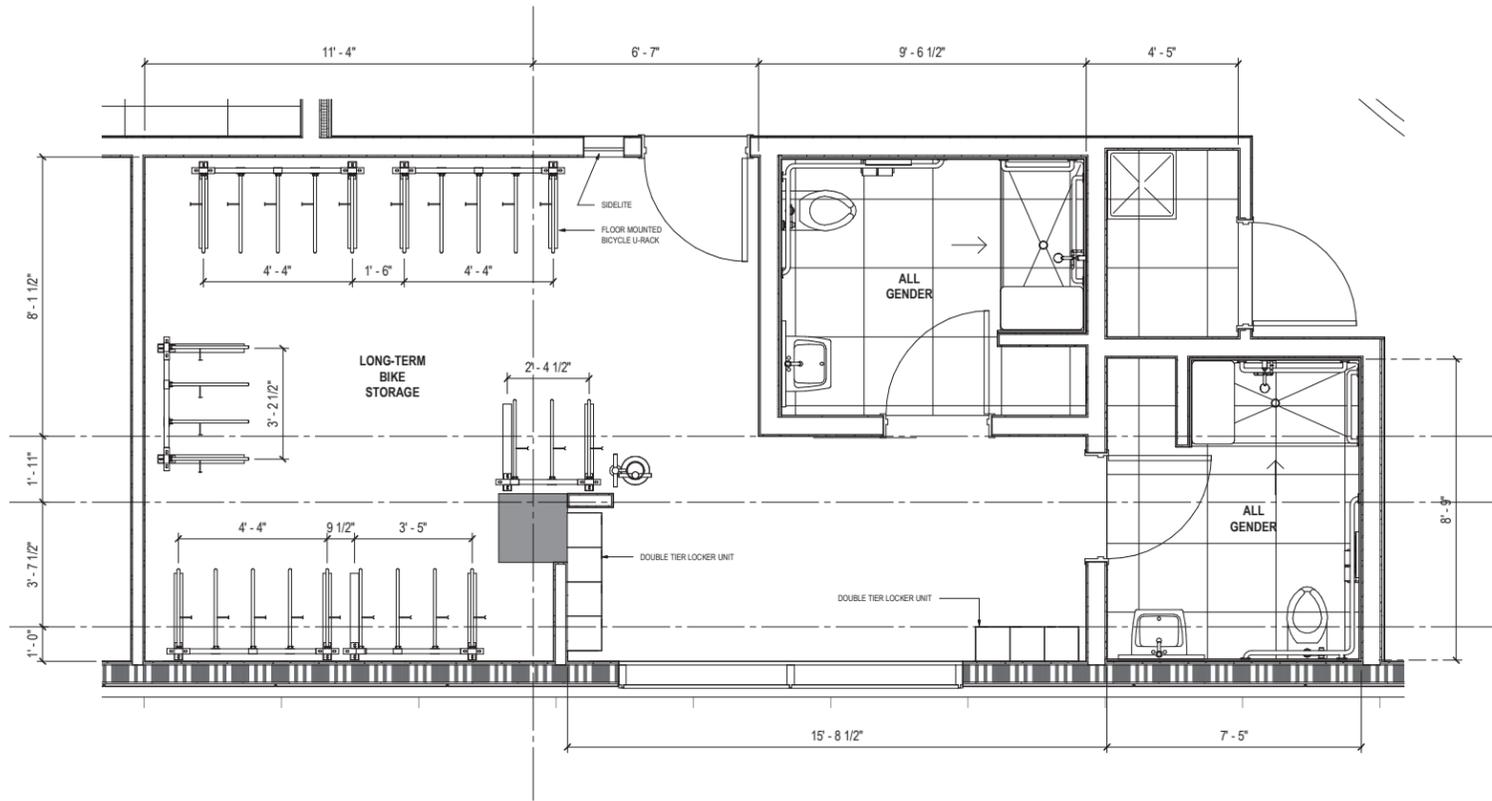
SOUTH ELEVATION



BUILDING SECTION



END OF TRIP FACILITIES / LONG -TERM BICYCLE ROOM ENLARGED PLAN & ELEVATION



RENDERING



RENDERING



RENDERING



- ① EDGE LIGHTING BELOW 2ND FLOOR OVERHANG
- ② LINEAR DOWNLIGHTING BELOW BUILT INTO WOOD CANOPY
- ③ LINEAR UPLIGHTING AT BASE OF PILASTERS
- ④ LANDSCAPE LIGHTING IN PLANTER BOXES
- ⑤ UPLIGHTS AT TREE PITS

LANDSCAPE CONCEPT

TREES



GINKGO BILOBA
MALE SPECIES
MAIDEN HAIR TREE

SHRUBS AND GRASSES



HELICHRYSUM
PETIOLARE 'MINUS'
LICORICE PLANT



BUDDLEJA DAVIDII
'SRPBUDROY'
ROTAI BUTTERFLY BUSH

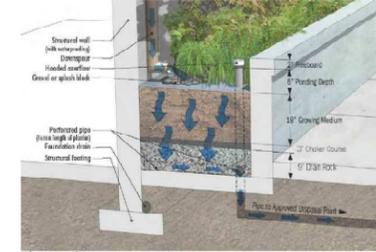


PENNISETUM 'FAIRY TAILS'
EVERGREEN FOUNTAIN GRASS



LOMANDRA 'SEASCAPE'
SEASCAPE MAT RUSH

LID PLANTERS



FILTRATION PLANTERS

PLANT SCHEDULE

LEVEL 1 EAST/WEST FACADES

SIZE	BOTANICAL NAME	COMMON NAME
48" box	GINKGO BILOBA	MAIDEN HAIR TREE
5 g.c.	BUDDLEJA DAVIDII 'SRPBUDROY'	ROYALRAZZ BUTTERFLY BUSH
5 g.c.	HELICHRYSUM PETIOLARE 'MINUS'	LICORICE PLANT
5 g.c.	HEBE 'WIRI BLUSH'	WIRI BLUSH HEBE
5 g.c.	LOMANDRA C. SSP. 'SEASCAPE'	SEASCAPE MAT RUSH
5 g.c.	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
5 g.c.	PENNISETUM 'FAIRY TAILS'	EVERGREEN FOUNTAIN GRASS
5 g.c.	PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO
5 g.c.	SALVIA GUARANTICA 'BLACK AND BLUE'	ANISE-SENTED SAGE
1 g.c.	PENNISETUM SPATHIOLATUM	SLENDER VELD'T GRASS

VINES

SIZE	BOTANICAL NAME	COMMON NAME
15 g.c.	FICUS PUMILA	CREEPING FIG VINE
5 g.c.	FICUS PUMILA	CREEPING FIG VINE

HARDSCAPE SCHEDULE

KEYNOTE	QTY.	ITEM	SIZE (WxLxH)	REMARKS
2		TOUNESOL KITSAP MODULAR LIGHTWEIGHT PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 15'-0" WIDTH X 19'-0" LENGTH MODULAR SIZE TRIANGULAR	TRIANGLE SHAPE PLANTER PER PLAN	LIGHTWEIGHT METAL PLANTER ABOVE STRUCTURE
1		TOUNESOL MILSHIRE GFCR PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
1		TOUNESOL MILSHIRE GFCR PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
1		TOUNESOL MILSHIRE GFCR PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
1		TOUNESOL MILSHIRE GFCR PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
3		TOUNESOL MILSHIRE GFCR PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
3		TOUNESOL MILSHIRE GFCR PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
3		TOUNESOL MILSHIRE GFCR PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
1		TOUNESOL MILSHIRE GFCR PLANTER BOX MFR: TOUNESOL MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
		PLANTER 4" TRK P.P.P. PLANTER AREA	PER PLAN	LID PLANTER AREA TOP AT GRADE
8		TREE GRATE WITH ROOT BARRIER 36" DEPTH BY NDS MFR: IRONSMITH MAT: CAST IRON UNTREATED MODEL MARKET STREET 4'X4' HELL PROOF GRATE W/ 'E' EMBLEMMENT FRAME MFR: LANSCAPE FORMS FINISH: NATURAL GREY TOP-CAST MICRO ETCH OS	NOTE: NATURAL BROWN PATINA PER PLAN BLACK PATINA OVER TIME.	TREE STAKE MEGA GRATE STAKE SYSTEM MFR: J.B. PARTNERS 1-888-333-3060 INSTALL PER MFR SPEC.
		SCORE AND EXPANSION JOINTS PER PLAN		
3		TRASH RECEPTACLE MFR: LANSCAPE FORMS MODEL: SCARBOROUGH FINISH-POWDER COAT COLOR: "STEEL"		
2		BIKE RACK MFR: SUNSHINE U-LOK CORPORATION MODEL: SUNSHINE U-LOK COLOR: STANDARD BLACK		
		CONCRETE PAVERS MFR: STEPSTONE INC. MODEL: NARROW MODULAR PAVERS COLOR: FRENCH GRAY 1424/PORCELAIN 1813.		HARDSCAPE PER ARCHITECT
3 SETS		BENCH MFR: LANSCAPE FORMS MODEL: SOCRATES COLOR: BEEGE SIZES PER SET: 2-142", 1- 24"		

BASIS OF DESIGN

THE PLANT PALETTE ON THE EAST/WEST FACADES OF THE BUILDING CONSISTS OF A LUSH DROUGHT TOLERANT DESERT DESIGN IN RAISED PLANTERS. ON THE NORTH/SOUTH FACADES OF LEVEL 1, PLANTS ARE WATER WISE WITH A MIXTURE OF SHADE AND SUN TOLERANT PLANTS DEPENDING ON THEIR LOCATION. THE ROOF LEVELS CONSIST OF BIOSWALE PLANTINGS IN RAISED LID PLANTERS TO SOFTEN THE PATIO SPACES AND CREATE A GREEN ROOF FEEL, ATTRACTING WILDLIFE AND CONSERVING WATER.



MUHLENBERGIA
CAPILLARIS
PINK MUHLY GRASS



PITTOSPORUM CRASSIFOLIUM
'NANA'
DWARF KARO



SALVIA GUARANTICA
'BLACK AND BLUE'



HEBE 'WIRI BLUSH'
WIRI BLUSH HEBE



PENNISETUM SPATHIOLATUM
SLENDER VELD'T GRASS



FICUS PUMILA
CREEPING FIG VINE



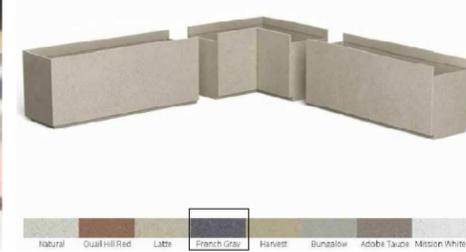
SANDSET CONCRETE PAVERS
NARROW MODULAR PAVERS BY STEP STONE

TREE GRATES



MARKET STREET BY IRONSMITH
EXPANDABLE TO 18" DIAMETER

PLANTERS



QUICKCRETE CONCRETE PRODUCT, FRENCH GRAY
CALIFORNIA MODULAR SYSTEM

AMENITIES



SCARBOROUGH RECYCLABLES
BY LANDSCAPE FORM



BIKE PARKING
SIMPLE LOK
BY SUNSHINE U-LOCK CORP

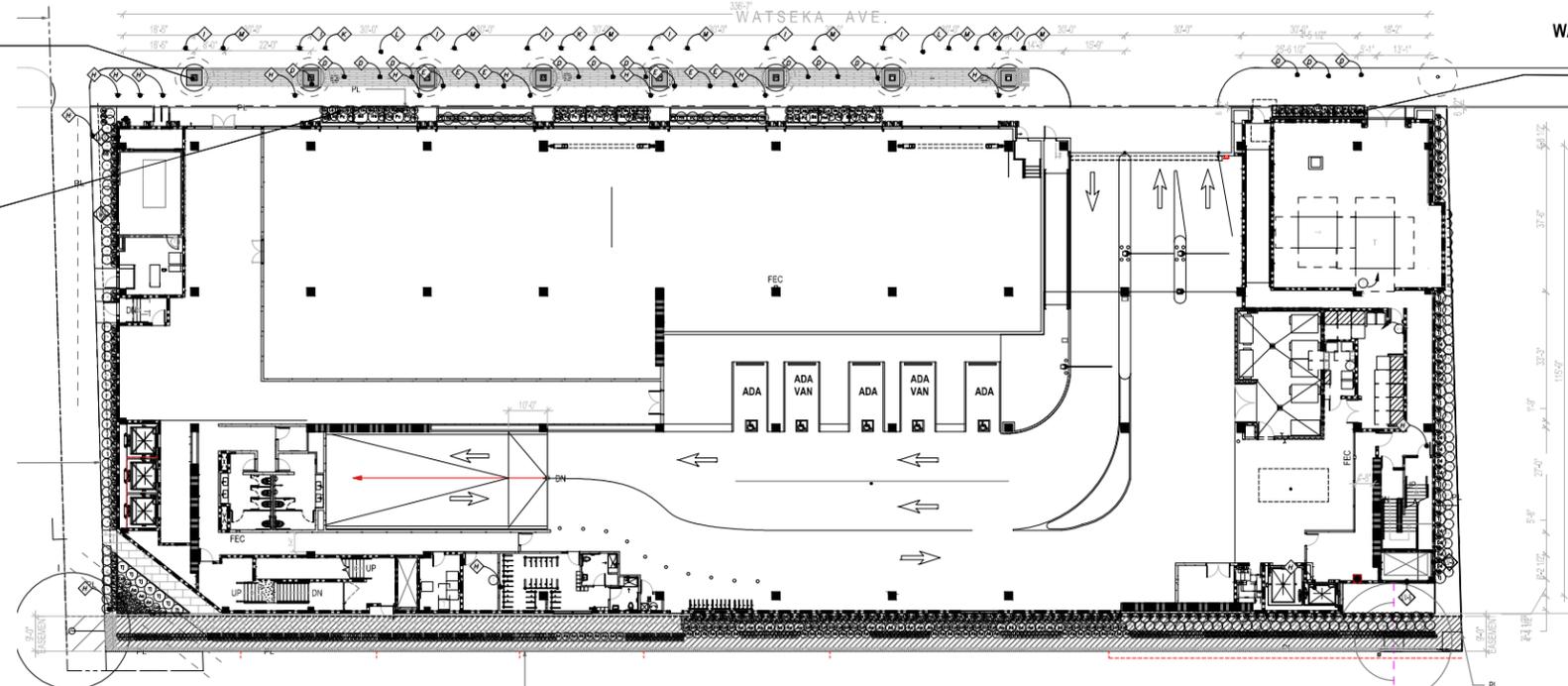
SEATING



BENCH
SOCRATES BY LANDSCAPE FORMS

STREET TREES:
TOTAL P.A. 123 SQ.FT.
8 - 48" BOX GINKGO BILOBA, MALE ONLY

ABOVE GROUND PLANTERS:
TOTAL P.A. 285 SQ.FT.



WATSEKA AVENUE

ON GRADE FACADE PLANTERS:
TOTAL P.A. 150 SQ. FT.

LANDSCAPE CONCEPT

SHRUBS AND GROUNDCOVERS



DODONAEA V. 'PURPUREA' PITTOSPORUM TOBIRA 'SHIMA' PITTOSPORUM 'WHEELER'S DWARF' RHAPHIOLEPIS UMBELLATA 'MINOR'
PURPLE LEAFED HOP BUSH CREME DE MINT MOCK ORANGE DWARF MOCK ORANGE



AGAVE ATTENUATA PITTOSPORUM TOBIRA 'SHIMA' SENECIO MANDRALISCAE RHAPHIOLEPIS UMBELLATA 'MINOR' POLYSTICHUM SETIFERUM
FOXTAIL AGAVE CREME DE MINT MOCK ORANGE BLUE CHALKSTICKS DWARF YEDDO SOFT SHIELD FERN



ARTEMISIA 'POWIS CASTLE' TRACHELOSPERMUM EUPHORBIA CHARACIAS ALOE 'LEO 3711' ALOE STRIATA SEDUM RUPESTRE AEONIUM 'SUNBURST' PODOCARPUS MACROPHYLLUS
WORMWOOD JASMINOIDES 'WULFENII' SPURGE SUPER RED ALOE CORAL ALOE 'ANGELINA' STONECROP SUNBURST AEONIUM PODOCARPUS

VINES		
SIZE	BOTANICAL NAME	COMMON NAME
15 g.c.	FICUS PUMILA	CREeping FIG VINE
5 g.c.	FICUS PUMILA	CREeping FIG VINE

VINE

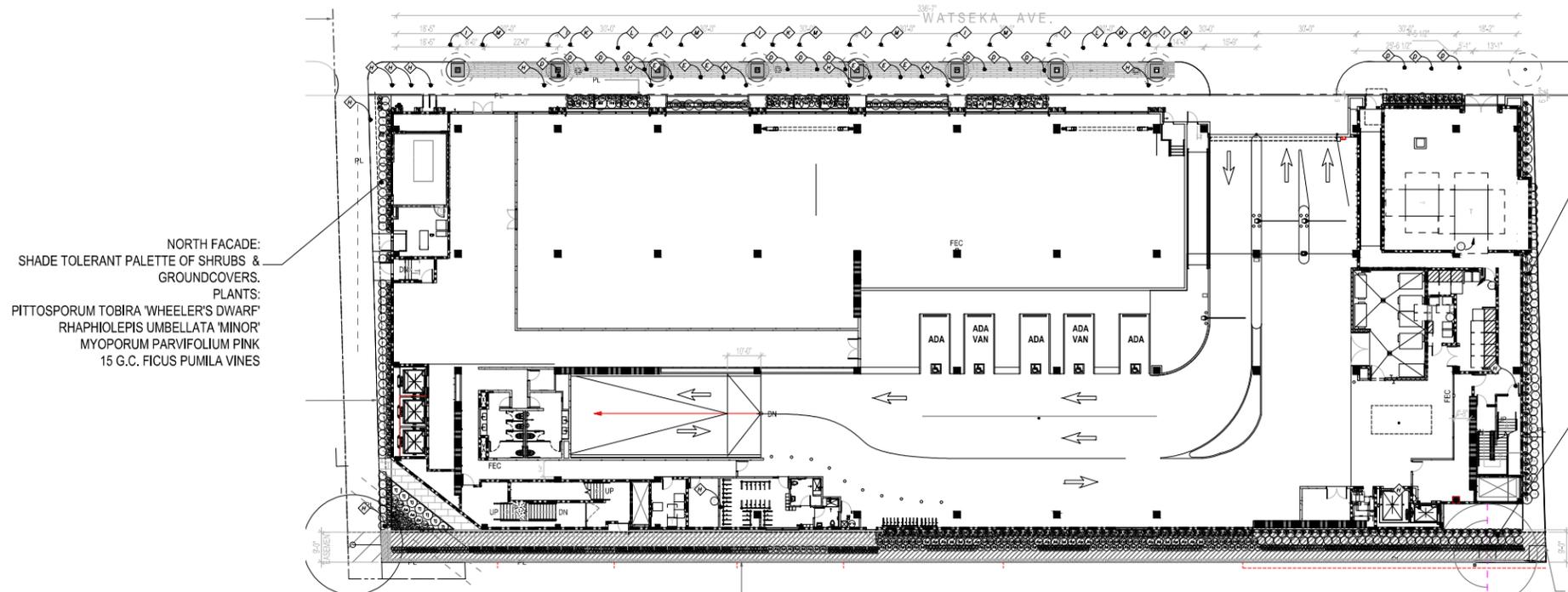


FICUS PUMILA
CREeping FIG VINE

PLANT SCHEDULE

LEVEL 1 NORTH/SOUTH FACADES		
SIZE	BOTANICAL NAME	COMMON NAME
5 g.c.	AEONIUM 'SUNBURST'	SUNBURST AEONIUM
5 g.c.	AGAVE ATTENUATA	FOXTAIL AGAVE
5 g.c.	ARTEMISIA 'POWIS CASTLE'	WORMWOOD
5 g.c.	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOP BUSH
5 g.c.	EUPHORBIA CHARACIAS 'WULFENII'	SPURGE
5 g.c.	PITTOSPORUM TOBIRA 'SHIMA'	CREME DE MINT MOCK ORANGE
5 g.c.	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE
5 g.c.	POLYSTICHUM SETIFERUM	SOFT SHIELD FERN
5 g.c.	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORNE
5 g.c.	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
1 g.c.	ALOE STRIATA	CORAL ALOE
1 g.c.	ALOE 'LEO 3711'	SUPER RED ALOE
1 g.c.	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP
FLAT	MYOPORUM PARVIFOLIUM 'PINK'	PINK GROUNDCOVER MYOPORUM
FLAT	SENECIO MANDRALISCAE	BLUE CHALKSTICKS
SEED	FESTUCA RUBRA 'MOLATE'	CREeping RED FESCUE
15 g.c.	PODOCARPUS MACROPHYLLUS	PODOCARPUS

HARDSCAPE SCHEDULE				
KEYNOTE	QTY.	ITEM	SIZE (WxH)	REMARKS
2		YOUNESQ KITSAF MODULAR LIGHTWEIGHT PLANTER BOX MTR: YOUNESQ, FINISH: MTLA, HEIGHT/VARIABLES: 12"-14" NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	TRIANGLE SHAPE PLANTER PER PLAN	LIGHTWEIGHT METAL PLANTER ABOVE STRUCTURE
1		YOUNESQ WLSHRE GFCR PLANTER BOX MTR: YOUNESQ, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
1		YOUNESQ WLSHRE GFCR PLANTER BOX MTR: YOUNESQ, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
1		YOUNESQ WLSHRE GFCR PLANTER BOX MTR: YOUNESQ, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
3		YOUNESQ WLSHRE GFCR PLANTER BOX MTR: YOUNESQ, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
3		YOUNESQ WLSHRE GFCR PLANTER BOX MTR: YOUNESQ, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
3		YOUNESQ WLSHRE GFCR PLANTER BOX MTR: YOUNESQ, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
1		YOUNESQ WLSHRE GFCR PLANTER BOX MTR: YOUNESQ, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
		PLANTER 4" THK. P.P.P. PLANTER AREA	PER PLAN	LID PLANTER AREA TOP AT GRADE
8		TREE GRATE WITH ROOT BARRIER 36" DEPTH BY NDS MTR: WOODWILL, MAT. CAST IRON UNPAINTED MODEL MARKET STREET 1.54 HES. PROF. GRADE W/ 4" EMBLEMOT FRAME SIDEWALK FINISH: NATURAL GREY TOP-CAST MICRO ECH 05	NOTE: NATURAL BROWN PATINA BLACK PATINA OVER TIME.	TREE STAKE: MEGA GRATE STAKE SYSTEM MTR: J.E. PARTNERS 1-888-333-3090 INSTALL PER MFR SPEC. SCORE AND EXPANSION JOINTS PER PLAN
3		TERRAZZO W/EPICURE MTR: LANDSCAPE FORMS MODEL: SCABROUS/GRASS FINISH: POWDER COAT COLOR: "STEEL"		
2		SEW BLOCK MTR: SENSIBLE B.L.O.K. CORPORATION MODEL: SENSE-LOCK COLOR: STANDARD BLACK		
		CONCRETE PAVERS MTR: STEPSTONE, INC. MODEL: NARROW MODULAR PAVERS COLOR: FRENCH GRAY 16X16 PORCELAIN 1611.		HARDSCAPE PER ARCHITECT
3 SETS		SEED LANDSCAPE FORMS MODEL: SOCRATES COLOR: BEIGE SIZES PER SET: 2-14"X, 1- 24"		



NORTH FACADE:
SHADE TOLERANT PALETTE OF SHRUBS & GROUNDCOVERS.
PLANTS:
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'
RHAPHIOLEPIS UMBELLATA 'MINOR'
MYOPORUM PARVIFOLIUM PINK
15 G.C. FICUS PUMILA VINES

SOUTH FACADE:
TOTAL P.A. 640 SQ.FT.
PART SHADE TOLERANT
PALETTE OF SHRUBS
& GROUNDCOVERS.
PLANTS:
DODONAEA VISCOSA 'PURPUREA'
PITTOSPORUM 'CREME DE MINT'
TRACHELOSPERMUM JASMINOIDES
15 G.C. FICUS PUMILA VINES
PODOCARPUS MACROPHYLLUS

ALLEY PLANTING:
TOTAL P.A. 2,864SF
DROUGHT TOLERANT TREES, SHRUBS,
SUCCULENTS & GROUNDCOVERS:
AGAVE ATTENUATA
RHAPHIOLEPIS UMBELLATA
SENECIO MANDRALISCAE
PITTOSPORUM TOBIRA 'SHIMA'
15 G.C. FICUS PUMILA

LANDSCAPE CONCEPT

CONTAINER PLANTS



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH

JUNCUS PATENS 'ELK BLUE'
ELK BLUE CALIFORNIA GRAY RUSH

CAREX DIVULSA
EUROPEAN GRAY SEDGE

CAREX BUCHANANII
LEATHER LEAF SEDGE

PLANTERS

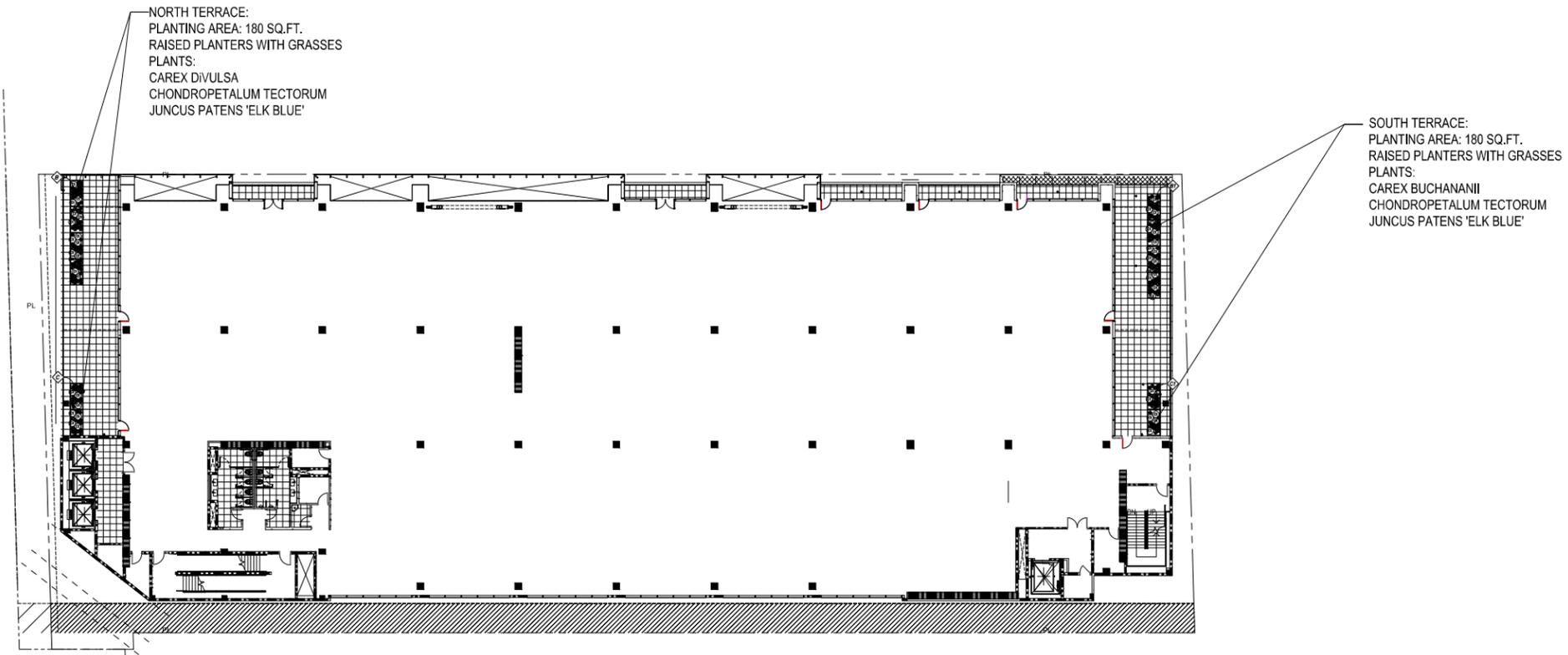


QUICKCRETE CONCRETE PRODUCT, FRENCH GRAY
CALIFORNIA MODULAR SYSTEM

PLANT SCHEDULE

CONTAINER PLANTS		
SIZE	BOTANICAL NAME	COMMON NAME
5 g.c.	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH
1 g.c.	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH
1 g.c.	CAREX DIVULSA	EUROPEAN GRAY SEDGE
1 g.c.	CAREX BUCHANANII	LEATHERLEAF SEDGE

HARDSCAPE SCHEDULE				
KEYNOTE	QTY.	ITEM	REMARKS	
◇	2	TOURNECOLO KITSAP MODULAR LIGHTWEIGHT PLANTER BOX MFR: TOURNECOLO, FINISH: METAL, HEIGHT/VARIES 12"-18" NOTE: 15'-0" WIDTH X 3'-0" LENGTH MODULAR SIZE, TRIANGULAR	SIZE (ML/LH) TRIANGLE SHAPE PLANTER PER PLAN	LIGHTWEIGHT METAL PLANTER ABOVE STRUCTURE
◇	1	TOURNECOLO WELSHIRE GFCR PLANTER BOX MFR: TOURNECOLO, MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" x 8'-0" x 3'-6"	LD PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	1	TOURNECOLO WELSHIRE GFCR PLANTER BOX MFR: TOURNECOLO, MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" x 8'-0" x 3'-6"	LD PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	1	TOURNECOLO WELSHIRE GFCR PLANTER BOX MFR: TOURNECOLO, MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" x 8'-0" x 3'-6"	LD PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	3	TOURNECOLO WELSHIRE GFCR PLANTER BOX MFR: TOURNECOLO, MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" x 8'-0" x 3'-6"	LD PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	3	TOURNECOLO WELSHIRE GFCR PLANTER BOX MFR: TOURNECOLO, MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" x 8'-0" x 3'-6"	LD PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE EXTRUDE SHORT SIDE TO 3'-6"
◇	1	TOURNECOLO WELSHIRE GFCR PLANTER BOX MFR: TOURNECOLO, MODEL: WFT-264842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" x 8'-0" x 3'-6"	LD PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇		PLANTER 4" THK. P.I.P. PLANTER AREA	PER PLAN	LD PLANTER AREA TOP AT GRADE
◇	8	TREE GRATE WITH ROOT BARRIER 3/8" DEPTH BY NOS. MFR: HORNSEBIL, MAT: CAST IRON UNPAINTED MODEL MARKET STREET 4'x4' HEEL PROOF GRATE W/ 'E' EMBEDMENT FRAME	NOTE: NATURAL BROWN PATINA BLACK PATINA OVER TIME.	TREE STAKE, MEGA GRATE STAKE SYSTEM MFR: J.E. FARMER 1-888-333-3090 INSTALL PER MFR SPEC.
◇		SEWER/PLP CONCRETE FINISH: NATURAL GREY TOP-CAST MICRO ETCH DS		SCORE AND EXPANSION JOINTS PER PLAN
◇	3	TERRAZZO RECEIVED MFR: LANDSCAPE FORMS MODEL: SCARBOROUGH FINISH-POWDER COAT COLOR: "STEEL"		
◇	2	BIKE RACK MFR: SCARBOROUGH U-LOCK CORPORATION MODEL: SAMPSON COLOR: STANDARD BLACK		
◇		CONCRETE PAVERS MFR: STEPSHINE INC MODEL: BARRON MODULAR PAVERS COLOR: FRENCH GRAY 1404/PORCELAIN 1813		HARDSCAPE PER ARCHITECT
◇	3 SETS	SEWER LANDSCAPE FORMS MODEL: SOCRATES COLOR: BIEDE SIZES PER SET: 2-142"L, 1- 24"L		



LANDSCAPE CONCEPT

PLANT SCHEDULE

CONTAINER PLANTS

SIZE	BOTANICAL NAME	COMMON NAME
5 g.c.	JUNCUS TEXTILIS	BASKET RUSH
5 g.c.	HELICHRYSUM PETIOLARE 'MINUS'	LICORICE PLANT

CONTAINER PLANTS



JUNCUS TEXTILIS
BASKET RUSH

HELICHRYSUM PETIOLARE
'MINUS'
SILVER MIST LICORICE

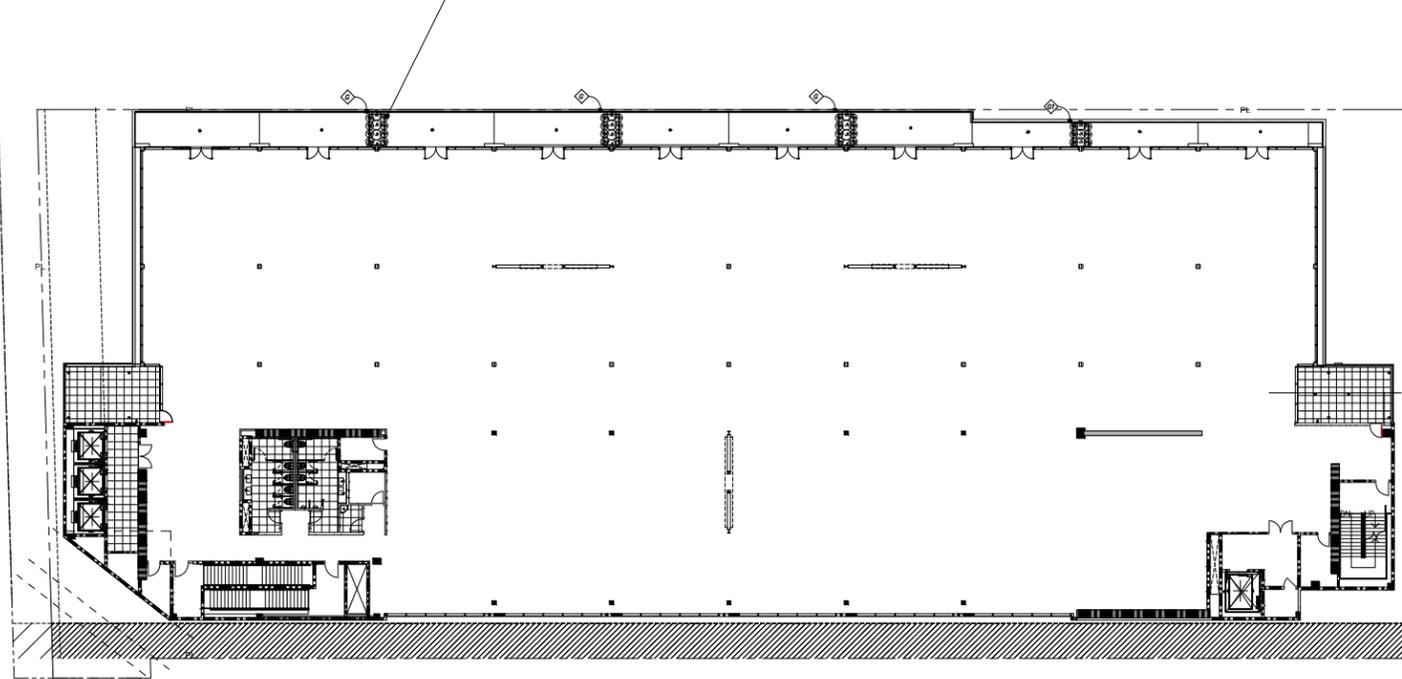
PLANTERS



QUICKCRETE CONCRETE PRODUCT, FRENCH GRAY
CALIFORNIA MODULAR SYSTEM

HARDSCAPE SCHEDULE				
KEYNOTE	QTY.	ITEM	SIZE (WxLxH)	REMARKS
◇	2	TOURNESOL KITSAP MODULAR LIGHTWEIGHT PLANTER BOX MFR: TOURNESOL, FINISH: METAL, HEIGHT/VARIABLES: 12" - 18" NOTE: 15"-0" WIDTH X 19"-0" LENGTH MODULAR SIZE TRIANGULAR	TRIANGLE SHAPE PLANTER PER PLAN	LIGHTWEIGHT METAL PLANTER ABOVE STRUCTURE
◇	1	TOURNESOL WELSHIRE GFRIC PLANTER BOX MFR: TOURNESOL, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	1	TOURNESOL WELSHIRE GFRIC PLANTER BOX MFR: TOURNESOL, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	1	TOURNESOL WELSHIRE GFRIC PLANTER BOX MFR: TOURNESOL, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	1	TOURNESOL WELSHIRE GFRIC PLANTER BOX MFR: TOURNESOL, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	3	TOURNESOL WELSHIRE GFRIC PLANTER BOX MFR: TOURNESOL, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	3	TOURNESOL WELSHIRE GFRIC PLANTER BOX MFR: TOURNESOL, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE EXTRUDE SHORT SIDE TO 3'-6"
◇	3	TOURNESOL WELSHIRE GFRIC PLANTER BOX MFR: TOURNESOL, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇	1	TOURNESOL WELSHIRE GFRIC PLANTER BOX MFR: TOURNESOL, MODEL: #T-984842 NOTE: 4'-0" WIDTH X 8'-0" LENGTH MODULAR SIZE	4'-0" X 8'-0" X 3'-6"	LID PLANTER ABOVE GRADE SYSTEM COMPONENTS: END, MIDDLE
◇		PLANTER 4" DIA. P.P.P. PLANTER AREA	PER PLAN	LID PLANTER AREA TOP AT GRADE
◇	8	TREE GRATE WITH ROOT BARRIER 3/8" DEPTH BY NOS MFR: IRONMATH, MAT: CAST IRON UNPAINTED MODEL MARKET STREET 4' X 4' HELL PROOF GRATE W/ 1" EMBEDED FRAME	NOTE: NATURAL BROWN PATINA BLACK PATINA OVER TIME.	TREE STAKE; MEGA GRATE STAKE SYSTEM MFR: J.P. PARTNERS 1-888-333-3090 INSTALL PER MFR SPEC
◇		SIDE WALK MFR: P.P.P. CONCRETE FINISH: NATURAL GREY TOP-CAST MICRO ETCH 05		SCORE AND EXPANSION JOINTS PER PLAN
◇	3	TRENCH RECEPTACLE MFR: LANDSCAPE FORMS MODEL: SCHENBROUROUGH FINISH: POWDER COAT COLOR: "STEEL"		
◇	2	SIKE RIZZY MFR: SARGINE US-Low CORPORATION MODEL: SAMPLE-LIN COLOR: STANDARD BLACK		
◇		CONCRETE PAVERS MFR: STEPSTONE INC. MODEL: NARROW MODULAR PAVERS COLOR: FRENCH GRAY HIGH PORCELAIN TELS.		HARDSCAPE PER ARCHITECT
◇	3 SETS	SENO MFR: LANDSCAPE FORMS MODEL: SODGRATES COLOR: BEGE SIZES PER SET: 2-142", 1- 24"		

EAST FACADE PLANTERS:
PLANTS:
JUNCUS TEXTILIS
HELICHRYSUM PETIOLARE MINUS



LANDSCAPE CONCEPT



1 EAST ELEVATION (WATSEKA AVENUE)
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION (ALLEY)
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

APPENDIX

EXTERIOR MATERIAL BOARD

GLASS
LEVELS 2-3



GL-1

3/8" VIRACON VE1-2M



GL-1 ALT

3/8" INTERPANE VISION 60



CP-1

LA HABRA STUCCO (SANTA BARBARA MISSION FINISH)

GLASS
LEVELS 1, 4



GL-3

3/8" VIRACON VUE1-40



GL-2

3/8" VIRACON VNE1-53



GL-2 ALT

3/8" INTERPANE VISION 50



WD-2

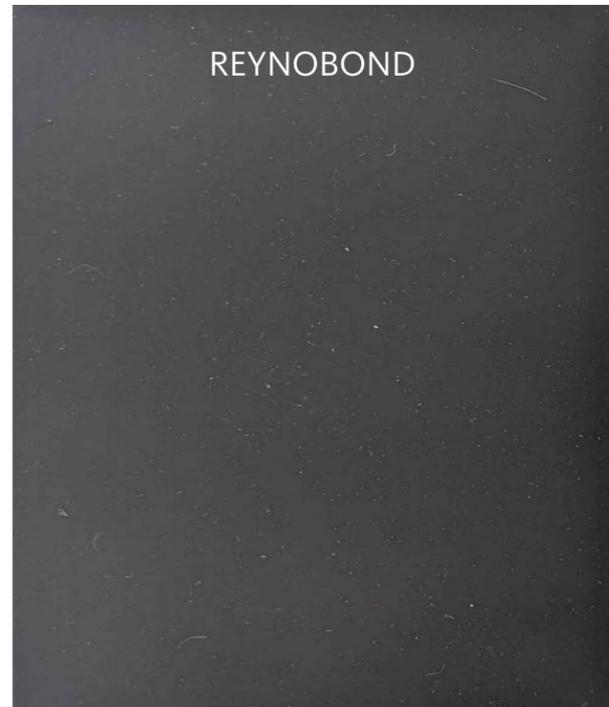
WOOD FINISH ALUMINUM CANOPY

MORIN



MT-2

REYNOBOND



MT-1

ALASKAN YELLOW CEDAR MASS TIMBER (SANSIN COLOR STAIN FINISH)



WD-1

WD-1 ALT

NOTE: ALL FINISH MATERIALS ARE PENDING CITY APPROVAL

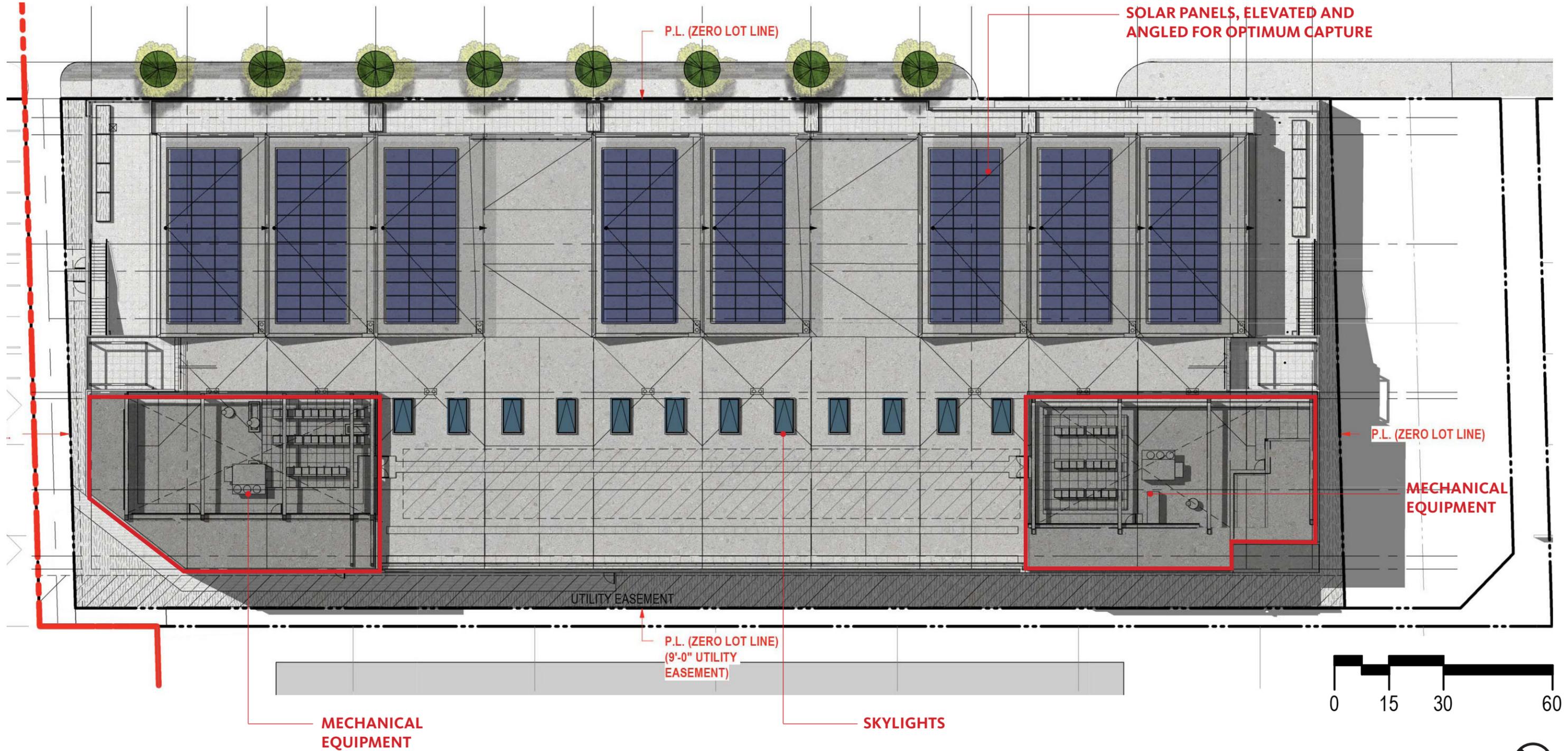


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ROOF PLAN

WATSEKA AVE.



P.L. (ZERO LOT LINE)

SOLAR PANELS, ELEVATED AND ANGLED FOR OPTIMUM CAPTURE

P.L. (ZERO LOT LINE)

MECHANICAL EQUIPMENT

UTILITY EASEMENT

P.L. (ZERO LOT LINE)
(9'-0" UTILITY EASEMENT)

MECHANICAL EQUIPMENT

SKYLIGHTS

