•revised entitlement 21-0422 •revised entitlement 21-0506 •revised plans 21-0617 •revised plans 21-0630 •prc comments 21-0817 •LA side comments 21-0930 •revised entitlement 21-1004 •parking study 22-0217 •revised entitlement 22-0307 •revised entitlement 22-0415 •



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ATTACHMENT NO. 6

PROJECT INFORMATION

PROJECT NAME:	TRIANGLE CENTER
ADDRESS:	3984-3988 S MEIER STREET & 12740-12750 W ZANJA STREET, LA CA 90066
PROJECT DESCRIPTION:	144 UNIT, 5 STOREY, & 6-STOREY MIXED-USE BUILDING WITH AT-GRADE COMMERCIAL SPACE AND 2 LEVELS OF SUBTERRANEAN GARAGE SITUATED IN BETWEEN LOS ANGELES, AND CULVER CITY.
ZONING:	CULVER CITY: CG- COMMERCIAL GENERAL LOS ANGELES: R3-1 MULTIPLE DWELLING ZONE GENERAL PLAN: MEDIUM RESIDENTIAL SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR TRAFFIC PRIORITY AREA
PARCEL NUMBER:	4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004, 4236-020-005, & 4236-020-006
LOT NUMBER:	64, 65, 66, 67, 68, 69, 70, & 71
CONSTRUCTION TYPE:	TYPE III-A OVER TYPE I-A
SITE AREA:	57,342 SQ FT (+/- 1.32 ACRES) 33,858 SQ FT (+/- 0.78 ACRES) CULVER CITY 23,484 SQ FT (+/- 0.54 ACRES) LOS ANGELES
CULVER CITY INCENTIVES UTILIZED: (PER AB 2345)	PARKING PER AB2345: (0-1 BDRM = 1 SPACE, 2+ BDRM = 1.5 SPACES) #1 - 11' HEIGHT INCREASE (TO 67') #2 - ADDITIONAL OFF-MENU DENSITY INCREASE 27 UNITS
LOS ANGELES INCENTIVES UTILIZED: (PER AB 2345)	PARKING PER AB2345: (0-1 BDRM = 1 SPACE, 2+ BDRM = 1.5 SPACES) #1 - 11' HEIGHT INCREASE (TO 56') #2 - DENSITY CALCULATION: THE AREA OF ANY LAND REQUIRED TO BE DEDICATED FOR STREET OR ALLEY PURPOSES MAY BE INCLUDED AS LOT AREA FOR PURPOSES OF CALCULATING THE MAXIMUM DENSITY PERMITTED BY THE UNDERLYING ZONE IN WHICH THE PROJECT IS LOCATED.

PROJECT DENSITY

CITY	LOT AREA	TOTAL UNITS PER CITY CODE	ADDITIONAL UNIT REQUEST	TOTAL UNITS
CULVER	33,858	77	27	104
LOS ANGELES	23,484	40	-	40
TOTAL	57,342	117	27	144

SPR, PROJECT UTILIZING AB 2345 FOR ADDITIONAL DENSITY WITH 2 INCENTIVES UTILIZED PLUS PARKING REQUIREMENT

PROJECT AFFORDABLE UNITS

AFFORDABLE REQUIRED	AFFORDABLE PROVIDED	AFFORDABILITY LEVEL
12 IN CULVER CITY:	5	VERY LOW INCOME
	11	WORKFORCE INCOME
3 IN LOS ANGELES:	3	EXTREMELY LOW INCOME
15 REQUIRED	19 PROVIDED	

PROJECT UNIT TYPE

UNIT TYPE	CULVER CITY	LOS ANGELES	TOTAL UNITS
STUDIO	20 UNITS	4 UNITS	24 UNITS (17%)
1 BEDROOM	55 UNITS	24 UNITS	79 UNITS (55%)
1 BEDROOM + DEN	5 UNITS	-	5 UNITS (3%)
2 BEDROOM	23 UNITS	12 UNITS	35 UNITS (24%)
2 BEDROOM + DEN	1 UNIT	-	1 UNIT (1%)
TOTAL:	104 UNITS	40 UNITS	144 UNITS

PROJECT GROSS BUILDING AREA

BUILDING LEVEL	TYPE / USE	SQ. FT.
GROUND FLOOR	COMMERCIAL / RETAIL	19,012
GROUND FLOOR	COMMON (LOBBY)	419
GROUND FLOOR	RESIDENTIAL	3,360
GROUND FLOOR	RESIDENTIAL COMMON AREA	3,422
GROUND FLOOR	RESIDENTIAL AMENITY (YOGA)	245
2ND FLOOR	RESIDENTIAL AREA	25,301
2ND FLOOR	RESIDENTIAL AMENITY	2,143
2ND FLOOR	COMMON AREA	3,388
3RD FLOOR	RESIDENTIAL AREA	27,723
3RD FLOOR	COMMON AREA	2,882
4TH FLOOR	RESIDENTIAL AREA	27,433
4TH FLOOR	COMMON AREA	2,882
5TH FLOOR	RESIDENTIAL AREA	27,117
5TH FLOOR	COMMON AREA	2,860
6TH FLOOR	RESIDENTIAL AREA	17,409
6TH FLOOR	COMMON AREA	2,029
TOTAL GROSS BUILDING AREA		167,625
(TOTAL PROJECT FAR		2.92 :1)
TOTAL RESIDENTIAL AREA		130,319
TOTAL COMMON AREA		15,487
TOTAL INDOOR AMENITY		2,388
TOTAL RETAIL AREA		19,431
OUTDOOR AMENITY SPACES		
GROUND FLOOR OUTDOOR DOG RUN		660
2ND FLOOR OUTDOOR POOL DECK		14,716
6TH FLOOR OUTDOOR AMENITY DECK		6,035
TOTAL OUTDOOR AMENITY SPACES		21,418

PROJECT PARKING

PARKING REQUIRED

LOS ANGELES	RESIDENTIAL	46
CULVER CITY	RESIDENTIAL	120
TOTAL RESIDENTIAL PARKING REQUIRED		166
CULVER CITY	COMMERCIAL RETAIL	55
GRAND TOTAL SITE PARKING REQUIRED		221
ALL PARKING IS SHARED BY BOTH CITIES		

PARKING PROVIDED

RESIDENTIAL (ASSIGNED) PARKING	GROUND FLOOR	BASEMENT LEVEL -1	BASEMENT LEVEL -2	TOTAL STALLS
TANDEM TENANT	-	19x2 = 38	17 x2 = 34	72
COMPACT (LA)	-	-	-	-
STANDARD SINGLE TENANT	-	13	69	82
ACCESSIBLE NON-VAN	-	5	-	5
ACCESSIBLE VAN	-	1	-	1
EV PARKING STALL	-	4	4	8
TOTAL RESIDENTIAL PROVIDED:	-	61	107	168 (>166)

COMMERCIAL PARKING	GROUND FLOOR	BASEMENT LEVEL -1	BASEMENT LEVEL -2	TOTAL STALLS
STANDARD	20	38	-	58
COMPACT (LA)	-	-	-	-
ACCESSIBLE	2	-	-	2
ACCESSIBLE VAN	1	-	-	1
CLEAN AIR	3	-	-	3
HOV	2	-	-	2
TOTAL COMMERCIAL PROVIDED:	28	38	-	66 (>55)

	GROUND FLOOR	BASEMENT LEVEL -1	BASEMENT LEVEL -2	TOTAL STALLS
TOTAL SITE PARKING PROVIDED:	28	99	107	234 (>221)

PROJECT BICYCLE PARKING

TYPE	CULVER CITY	LOS ANGELES	TOTAL REQUIRED	TOTAL PROVIDED
RETAIL	3 REQ.	-	3 STALLS	4 STALLS
RESIDENTIAL SHORT TERM	-	4 REQ.	4 STALLS	6 STALLS
RESIDENTIAL LONG TERM	13 REQ.	40 REQ.	53 STALLS	54 STALLS
OTHER (NON - RES)	4 REQ.	-	4 STALLS	5 STALLS
GRAND TOTAL :	20 STALLS	44 UNITS	64 STALLS	69 STALLS

SHEET INDEX

ARCHITECTURE:

AP-0	DUAL JURISDICTION PROJECT COVER SHEET
AP-0cc	CULVER CITY PROJECT INFORMATION
AP-0la	LOS ANGELES CITY PROJECT INFORMATION
AP-1	NEIGHBORHOOD SITE PHOTOS ON WASHINGTON BLVD.
AP-1a	NEIGHBORHOOD SITE PHOTOS ON ZANJA ST.
AP-1b	NEIGHBORHOOD SITE PHOTOS ON MEIER ST.
AP-2	CITY MAP
AP-3	OPEN SPACE CALCULATIONS - CULVER CITY SIDE
AP-4	OPEN SPACE CALCULATIONS - LOS ANGELES SIDE
AP-5	BASEMENT PARKING LEVEL P2 FLOOR PLAN
AP-6	BASEMENT PARKING LEVEL P1 FLOOR PLAN
AP-7	GROUND FLOOR / SITE PLAN
AP-7a	SITE DETAILS
AP-7b	FIRE ACCESS SITE PLAN
AP-8	SECOND FLOOR PLAN
AP-9	THIRD FLOOR PLAN
AP-10	FOURTH FLOOR PLAN
AP-11	FIFTH FLOOR PLAN
AP-12	SIXTH FLOOR PLAN
AP-13	ROOF PLAN
AP-14	BUILDING ELEVATIONS
AP-15	BUILDING ELEVATIONS
AP-16	BUILDING SECTIONS
AP-17	BUILDING SECTIONS
AP-18	REFUSE & RECYCLING MANAGEMENT EXHIBIT
AP-18a	CURB USES / STREET PARKING PLAN
AP-19	LIGHTING AND SIGNAGE EXHIBIT
AP-20	MATERIAL BOARD
AP-21	RENDERINGS
AP-22	RENDERINGS
AP-23	RENDERINGS

CIVIL:

C-1	CIVIL TENTATIVE TRACT MAP
C-2	CIVIL TENTATIVE TRACT MAP
C-3	CIVIL TENTATIVE TRACT MAP
C-4	HIGHWAY DEDICATION SITE PLAN
C-5	CIVIL EXISTING PARKING EXHIBIT
C-6	CIVIL PROPOSED PARKING EXHIBIT
C-7	CIVIL EXISTING UTILITY EXHIBIT
C-8	CIVIL LID EXHIBIT

LANDSCAPE:

L-1	GROUND LEVEL LANDSCAPE PLAN
L-2	PODIUM LEVEL SITE PLAN
L-3	SIXTH LEVEL SITE PLAN

PHOTOMETRIC :

1 OF 3	PHOTOMETRIC SITE PLAN
2 OF 3	PHOTOMETRIC 2ND FLOOR PLAN
3 OF 3	PHOTOMETRIC 6TH FLOOR PLAN / ROOF

14,000 SQ FT)
15,240 SQ FT)

PROJECT OPEN SPACE

REQUIRED	
(LOS ANGELES (PER LAMC SECTION 12.21.G):	4,300 SQ FT)
(CULVER CITY (PER CCMC 17.400.065-G-3.):	10,400 SQ FT)
TOTAL OPEN SPACE REQUIRED:	14,700 SQ FT
PROVIDED	
(LOS ANGELES (PER LAMC SECTION 12.21.G):	15,953 SQ FT)
(CULVER CITY (PER CCMC 17.400.065-G-3.):	14,988 SQ FT)
TOTAL OPEN SPACE PROVIDED:	30,941 SQ FT

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CULVER CITY AND LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 64 TO 71 INCLUSIVE OF TRACT 5951, PARTLY WITHIN THE CITY OF CULVER CITY AND PARTLY WITHIN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 77 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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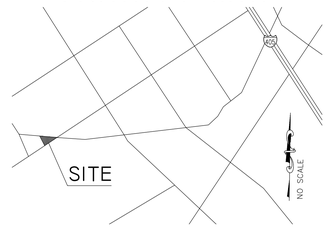
Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

date: 04.22.2021
job number: 17-6110

VICINITY MAP



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▪revised entitlement 21-0422 ▪revised entitlement 21-0506 ▪revised plans 21-0617 ▪revised plans 21-0630 ▪prc comments 21-0817 ▪LA side comments ▪revised entitlement ▪parking study 21-0930 21-1004 22-0217 ▪revised entitlement 22-0307 ▪revised entitlement ▪ 22-0415



CULVER CITY - PROJECT INFORMATION

PROJECT DESCRIPTION:	104 UNIT 6-STOREY MIXED-USE BUILDING WITH AT-GRADE COMMERCIAL SPACE AND 2 LEVELS OF SUBTERRANEAN GARAGE		
ZONING:	CG- COMMERCIAL GENERAL		
PARCEL NUMBER:	4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004, 4236-020-005, 4236-020-006, 4236-020-030		
LOT NUMBER:	64, 65, 66, 67, 68, 69		
ALLOWABLE BUILDING HEIGHT: PER CCMC 17.400.065.E.4-2 ADJACENT TO R3 ZONE	45'-0" + 22'-0" HEIGHT = 67'-0"	IN CG ZONE ON LOTS LESS THAN 150 FEET IN DEPTH PER AB 2345 INCENTIVE #1 MAX. ALLOWABLE HEIGHT	
PROPOSED BUILDING HEIGHT:	67'-0" 6 - STOREY		
SETBACKS REQUIRED: PER CCMC 17.400.065.E.4-2	BELOW GRADE:	NO SETBACKS REQUIRED	
	FRONT: (WASHINGTON BLVD.)	NO SETBACKS REQUIRED	(ADJACENT TO NON-RESIDENTIAL ZONE)
	SIDE: (ZANJA ST)	NO SETBACKS REQUIRED	(ADJACENT TO NON-RESIDENTIAL ZONE)
	REAR: ADJ. TO L.A. R-3 PARCEL (MEIER ST.)		
	BLDG. 15'<	10' SETBACK IS REQUIRED	(ADJACENT TO RESIDENTIAL ZONE)
	BLDG. 15'>	A 60-DEGREE, CLEAR-ZONE ANGLE MUST BE MAINTAINED, MEASURED FROM 15 FEET ABOVE THE EXISTING GRADE, AND 10 FEET FROM THE REAR PROPERTY LINES. (ADJACENT TO RESIDENTIAL ZONE)	
	BLDG. 45'>	50' SETBACK IS REQUIRED	(ADJACENT TO RESIDENTIAL ZONE)
SETBACKS PROVIDED: (WAIVER OF SETBACKS)	BELOW GRADE:	4" TO 7'-2" VARIES	
	FRONT: (WASHINGTON BLVD.)	5' TO 22' VARIES	(ADJACENT TO NON-RESIDENTIAL ZONE)
	SIDE: (ZANJA ST.)	0' TO 1'-8"	(ADJACENT TO NON-RESIDENTIAL ZONE)
	REAR: ADJ. TO L.A. R-3 PARCEL (MEIER ST.)		
	BLDG. 15'<	0' TO 11'-10"	(ADJACENT TO RESIDENTIAL ZONE)
	BLDG. 15'>	0' TO 11'-10"	(ADJACENT TO RESIDENTIAL ZONE)
	BLDG. 45'>	0' TO 11'-10"	(ADJACENT TO RESIDENTIAL ZONE)
SITE AREA:	33,858 SQ FT (0.77± ACRE)		
PROPOSED GROSS SQ FT: (CULVER CITY FAR)	19,012 SQ FT - RETAIL 419 SQ FT - COMMON (LOBBY) 92,955 SQ FT - RESIDENTIAL 2,143 SQ FT - AMENITY 11,472 SQ FT - COMMON 126,001 SQ FT GROSS		
INCENTIVES UTILIZED: (PER AB 2345)	PARKING PER AB2345: (0-1 BDRM = 1 SPACE, 2+ BDRM = 1.5 SPACES) #1 22' HEIGHT INCREASE (TO 67') FROM 45 FOOT CODE LIMIT (PER AB 2345) #2 SETBACK: WAIVER OF SETBACK REQUIRED FOR CULVER CITY PORTION OF PROJECT SIDE ADJACENT TO CITY OF LOS ANGELES R3 ZONE #3 DENSITY BONUS INCENTIVE (PER GC 65915(e)(1)):		

CULVER CITY - DENSITY

PARCELS LOT AREA	BASE DENSITY PER CCMC 17.220.020.A (TABLE 2-6) AND CCMC 17.400.065.E.3	COMMUNITY BENEFIT DENSITY @ 65 DU / ACRE PER 17.400.065.E.3.a	50 % DENSITY BONUS PER AB 2345 (applied to base density)	TOTAL DWELLING UNITS WITH 50% DENSITY BONUS	ADDITIONAL DENSITY BONUS INCENTIVE REQUEST	OVERALL CULVER CITY PARCEL UNITS
33,858 / 0.77 ACRES	35 DU/ACRE = 27.2 = 27UNITS	65 DU/ACRE= 50.52 = 51 UNITS	+26 UNITS	51+26 = 77 UNITS	27 UNITS	104 UNITS

CULVER CITY - AFFORDABLE UNITS

UNIT TYPE	VERY LOW INCOME UNITS PROVIDED	WORKFORCE INCOME UNITS PROVIDED	EXTREMELY LOW INCOME UNITS PROVIDED	TOTAL
STUDIOS	2	3	-	5
1 BEDROOMS	2	6	-	8
2 BEDROOMS	1	2	-	3
TOTAL	5	11	-	16

TOTAL PROVIDED: 16

AFFORDABILITY	
AB 2345 REQ.:	15% OF BASE DENSITY (28 UNITS) AS VLI UNITS: 4.2 UNITS = 5 VLI UNITS FOR 55 YEARS
C.C. COMM. BENEFIT:	15% OF TOTAL UNITS @ 65 DU/ACRE (77 UNITS): 11.55 UNITS 15% OF AB 2345 DENSITY BONUS UNITS (27 UNITS): 4.05 TOTAL COMMUNITY BENEFIT UNITS:15.6 UNITS = 16 AFFORDABLE UNITS FOR 55 YEARS
TOTAL AFFORDABLE:	16 UNITS (5 VLI, 11 WORKFORCE) OR 15.4% OF TOTAL CULVER CITY PARCEL UNITS

CULVER CITY - UNIT TYPE

UNIT TYPE	QUANTITY	MIX.	AVERAGE SQ FT.
STUDIO	20 UNITS	19.2 %	658 SQ FT
1 BEDROOM	55 UNITS	52.9 %	833 SQ FT
1 BEDROOM + DEN	5 UNITS	4.8 %	942 SQ FT
2 BEDROOM	23 UNITS	22.1 %	1,178 SQ FT.
2 BEDROOM + DEN	1 UNITS	1%	1,280 SQ FT.
TOTAL:	104 UNITS		

CULVER CITY - PARKING REQUIRED

TYPE / USE	QUANTITY	FORMULA (CODE SECTION)	STALLS REQUIRED
19,012 SQ. FT OF RETAIL	RETAIL SPACE: A, B, C, & D	1/350 SQ FT (PER CCMC 17.320.020 - TABLE 3-3B)	55
		TOTAL RETAIL:	55
STUDIO	20 UNITS	1 PER UNIT (PER AB 2345)	20
1 BEDROOM	55 UNITS	1 PER UNIT (PER AB 2345)	55
1 BEDROOM + DEN	5 UNITS	1.5 PER UNIT (PER AB 2345)	8
2 + BEDROOM	24 UNITS	1.5 PER UNIT (PER AB 2345)	36
		TOTAL RESIDENTIAL:	119

SPR, PROJECT UTILIZING AB2345 FOR ADDITIONAL DENSITY WITH 2 INCENTIVES UTILIZED PLUS PARKING REQUIREMENT

CULVER CITY - PARKING PROVIDED

RETAIL PARKING STALL TYPE		RETAIL CODE SECTION	STALLS PROVIDED
STANDARD		PER CCMC 17.320.020 - TABLE 3-3B	39
ACCESSIBLE		PER TABLE 11B-208.2	2
ACCESSIBLE (VAN)		PER TABLE 11B-208.2	1
EV CAPABLE	20 % OF REQUIRED PARKING	CCMC SECTION 17.320.035. SUB SECTION O.2.A	12
EV READY	10 % OF REQUIRED PARKING	CCMC SECTION 17.320.035. SUB SECTION O.2.B	6
FULL EV CHARGING	10 % OF REQUIRED PARKING	CCMC SECTION 17.320.035. SUB SECTION O.2.C	6
		TOTAL RETAIL:	66 (>55)

RESIDENTIAL PARKING STALL TYPE		RESIDENTIAL CODE SECTION	STALLS PROVIDED
STANDARD / TANDEM		PER AB-2345	63
ACCESSIBLE		PER TABLE 11B-208.2	5
ACCESSIBLE (VAN)		PER TABLE 11B-208.2	1
EV CAPABLE	20 % OF REQUIRED PARKING (26)	CCMC SECTION 17.320.035. SUB SECTION O.2.A	26
EV READY	10 % OF REQUIRED PARKING (13)	CCMC SECTION 17.320.035. SUB SECTION O.2.B	13
FULL EV CHARGING	10 % OF REQUIRED PARKING (13)	CCMC SECTION 17.320.035. SUB SECTION O.2.C	13
		TOTAL RESIDENTIAL:	121 (>119)

CULVER CITY - BICYCLE PARKING

(PER CCMC 17.320.045)

	VEHICLE PARKING STALLS REQUIRED	FORMULA	BICYCLE STALLS REQUIRED	BICYCLE STALLS PROVIDED
55	RETAIL VEHICLE STALLS	5 % OF REQUIRED VEHICLE STALLS	3 (SHORT TERM)	4
121	RESIDENTIAL VEHICLE STALLS	10% OF REQUIRED VEHICLE STALLS	13 (LONG TERM)	14
55	TOTAL STALLS REQUIRED	5 % OF TOTAL REQUIRED VEHICLE STALLS (NON RES. USES - EMPLOYEE & VISITORS)	3 (SHORT TERM)	4
IN ADDITION TO THE CODE REQUIRED BICYCLE PARKING SPACES, ONE BICYCLE SHARING SPACE WITH ACCOMPANYING BICYCLE TO BE OWNED/ENSURED/MAINTAINED BY THE PROJECT'S PROPERTY MANAGEMENT COMPANY.			1 (SHORT TERM)	1
		TOTAL:	20	23 (>20)

CULVER CITY - OPEN SPACE

TOTAL OPEN SPACE REQUIRED: 10,400 SQ FT)
TOTAL OPEN SPACE PROVIDED: 15,240 SQ FT)

SEE OPEN SPACE CALCULATIONS SHEET AP1.6

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..\..\bastion_logo.jpg

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

date: 04.22.2021
job number: 17-6110

ap0-cc

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LOS ANGELES - PROJECT INFORMATION

PROJECT DESCRIPTION:		
ZONING:	R3-1 MULTIPLE DWELLING ZONE - GENERAL PLAN: MEDIUM RESIDENTIAL SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR	
PARCEL NUMBER:	4236-020-030	
ADDRESS:	3984 S. MEIER ST, 12750 W ZANJA ST., 3988 S. MEIER ST, 12740 W. ZANJA S.	
LOT NUMBER & (SQ FT):	LOT #70 (9,442 SQ FT), & LOT # 71 (10,208 SQ FT)	
ALLOWABLE BUILDING HEIGHT:	45'-0" (R3-1 ZONE PER LAMC 12.2.1) + 11'-0" INCREASE IN HEIGHT - "PER LAMC 12.22-A.25(F)(5)" 56'-0" MAX. ALLOWABLE HEIGHT	
PROPOSED BUILDING HEIGHT:	56'-0", 5-STOREY	
DEDICATION REQUIRED:	3' FRONT YARD 5' SIDE YARD 2'-6" ALLEY 15' CORNER	(MEIER ST) (ZANJA ST) REQUESTING TO BE WAIVED (ALLEY) REQUESTING TO BE WAIVED (MEIER ST, & ZANJA ST)
DEDICATION PROVIDED:	3' FRONT YARD 15' CORNER	(MEIER ST) (MEIER ST, & ZANJA ST)
SETBACKS REQUIRED:	15' FRONT YARD 8' SIDE YARD YARD	(MEIER ST) (ZANJA ST) (5' MIN. + 1' FOR EACH STORY OVER 2ND FLOOR)
SETBACKS PROVIDED:	15' FRONT YARD 8' SIDE YARD	(MEIER ST) (ZANJA ST)
SITE AREA (CURRENT LOT):	19,650 SQ FT	(+/- 0.45 ACRES)
ALLEY AREA (MERGE):	3,834 SQ FT	(+/- 0.09 ACRES)
SITE AREA (INCLUSIVE OF ALLEY UNDER VTTM & LAMC 12.22.A.25(F)(7)):	23,484 SQ FT	(+/- 0.54 ACRES)
HIGHWAY EASEMENTS:	- 2,851 SQ FT	(0.06± ACRE)
SETBACK AREA:	- 3,705 SQ FT	(0.15± ACRE)
BUILDABLE AREA (FAR):	16,928 SQ FT	(0.39± ACRES)
FLOOR AREA ALLOWED:	68,559 SQ FT	(16,928 * 3:1 = 50,784)
PROPOSED GROSS SQ FT:	37,364 SQ FT - RESIDENTIAL 245 SQ FT - AMENITY 4,015 SQ FT - COMMON 41,624 SQ FT - TOTAL GROSS	
INCENTIVES UTILIZED: (PER LAMC 12.22.A.25)	PARKING PER CALIFORNIA GOVERNMENT CODE SEC. 65915(P)(1) = (0-1 BDRM = 1 SPACE, 2 + BDRM = 1.5 SPACES) #1 - 11' HEIGHT INCREASE TO 56' - PER LAMC 12.22.A.25(F)(5) #2 - DENSITY CALCULATION PER LAMC 12.22.A.25(F)(7) *"AREA DEDICATED FOR STREET OR ALLEY PURPOSES MAY BE INCLUDED AS LOT AREA FOR PURPOSES OF CALCULATING THE MAXIMUM DENSITY PERMITTED BY THE UNDERLYING ZONE IN WHICH THE PROJECT IS LOCATED."*	

LOS ANGELES - DENSITY

"LOT AREA (DENSITY)"	BASE DENSITY @ 55 DU / ACRE	32.5 % DENSITY BONUS PER AB 2345	AFFORDABLE UNITS REQUIRED	AFFORDABLE UNITS PROVIDED
23,484	30	40	3	3

PROPOSED DENSITY: 40

SPR, PROJECT UTILIZING "LAMC 12.22.A.25" FOR ADDITIONAL DENSITY WITH 2 INCENTIVES UTILIZED PLUS PARKING REQUIREMENT

LOS ANGELES - AFFORDABLE UNITS

UNIT TYPE	VERY LOW INCOME UNITS PROVIDED	MODERATE INCOME UNITS PROVIDED	EXTREMELY LOW INCOME UNITS PROVIDED	TOTAL
STUDIOS	1	-	-	1
1 BEDROOMS	1	-	-	1
TOTAL 2 BEDROOMS	1	-	-	1
	3	-	-	3

TOTAL PROVIDED: 3
(10% OF BASE DENSITY)

LOS ANGELES - UNIT TYPE

UNIT TYPE	QUANTITY	MIX.	AVERAGE SQ FT.
STUDIO	4 UNITS	10%	620 SQ FT.
1 BEDROOM	24 UNITS	60%	816 SQ FT
2 BEDROOM	12 UNITS	30%	1,191 SQ FT.
TOTAL:	40 UNITS		

PROJECT GROSS BUILDING AREA

BUILDING LEVEL	TYPE / USE	SQ. FT.
GROUND FLOOR	P1 PARKING ACCESS	419
GROUND FLOOR	RESIDENTIAL	3,360
GROUND FLOOR	RESIDENTIAL COMMON AREA	1,087
GROUND FLOOR	RESIDENTIAL AMENITY (YOGA)	245
2ND FLOOR	RESIDENTIAL AREA	8,030
2ND FLOOR	COMMON AREA	736
3RD FLOOR	RESIDENTIAL AREA	8,509
3RD FLOOR	COMMON AREA	736
4TH FLOOR	RESIDENTIAL AREA	8,341
4TH FLOOR	COMMON AREA	736
5TH FLOOR	RESIDENTIAL AREA	8,543
5TH FLOOR	COMMON AREA	732
TOTAL GROSS BUILDING AREA		41,474
TOTAL RESIDENTIAL AREA		36,783
TOTAL COMMON AREA		4,691
OUTDOOR AMENITY SPACES		
GROUND FLOOR OUTDOOR DOG RUN		662
2ND FLOOR OUTDOOR POOL DECK		7,256
6TH FLOOR OUTDOOR AMENITY DECK		6,035
TOTAL OUTDOOR AMENITY SPACES		13,953

LOS ANGELES - CONSTRUCTION SQ. FT.

UNIT TYPE	RESIDENTIAL FLOOR ARE	NON-RESIDENTIAL FLOOR AREA	TOTALS
FLOOR AREA	50,865 SQ FT.	38,986 SQ FT.	89,851 SQ FT.
TOTAL RATIOS	57 %	43 %	100 %

LOS ANGELES - PARKING REQUIRED

UNIT TYPE	QUANTITY	FORMULA PER (AB 2345)	STALLS REQUIRED
STUDIO	4 UNITS	1 PER UNIT	4
1 BEDROOM	24 UNITS	1 PER UNIT	24
2 BEDROOM	12 UNITS	1.5 PER UNIT	18
		TOTAL RESIDENTIAL:	46

PARKING RATIOS PROVIDED PER DENSITY BONUS STATUTE, CALIFORNIA GOVERNMENT CODE SEC. 65915(P)(1)

LOS ANGELES - PARKING PROVIDED

RESIDENTIAL PARKING STALL TYPE	CODE SECTION	STALLS PROVIDED
STANDARD / TANDEM	GOV'T CODE SEC. 65915(P)(1)	22
ACCESSIBLE	PER TABLE 11B-208.2	2
ACCESSIBLE (VAN)	PER TABLE 11B-208.2	1
CLEAN AIR / VANPOOL / EV	PER TABLE 5.106.5.2	6
FUTURE ELECTRIC VEHICLE	30 % OF PARKING PROVIDED LAMC SECTION 99.04.106.4.2.	16
ELECTRIC VEHICLE CHARGING STATION	PER TABLE 5.106.5.3.3	(4 OF 16)
	TOTAL RESIDENTIAL:	47 (>46)

LOS ANGELES - BICYCLE PARKING

BICYCLE PARKING	FORMULA	STALLS REQUIRED	STALLS PROVIDED
40 RESIDENTIAL UNITS			
SHORT - TERM	1 / 10 UNITS	4	6
LONG - TERM	1 / 1 UNITS	40	40
	TOTAL:	44	46

PROJECT OPEN SPACE

TOTAL OPEN SPACE REQUIRED: (PER LAMC SECTION 12.21.G): 4,300 SQ FT)

TOTAL OPEN SPACE PROVIDED: (PER LAMC SECTION 12.21.G): 15,953 SQ FT)

SEE OPEN SPACE CALCULATIONS SHEET AP1.7

pk:architecture

29619 agoura road
agoura hills . california 91301

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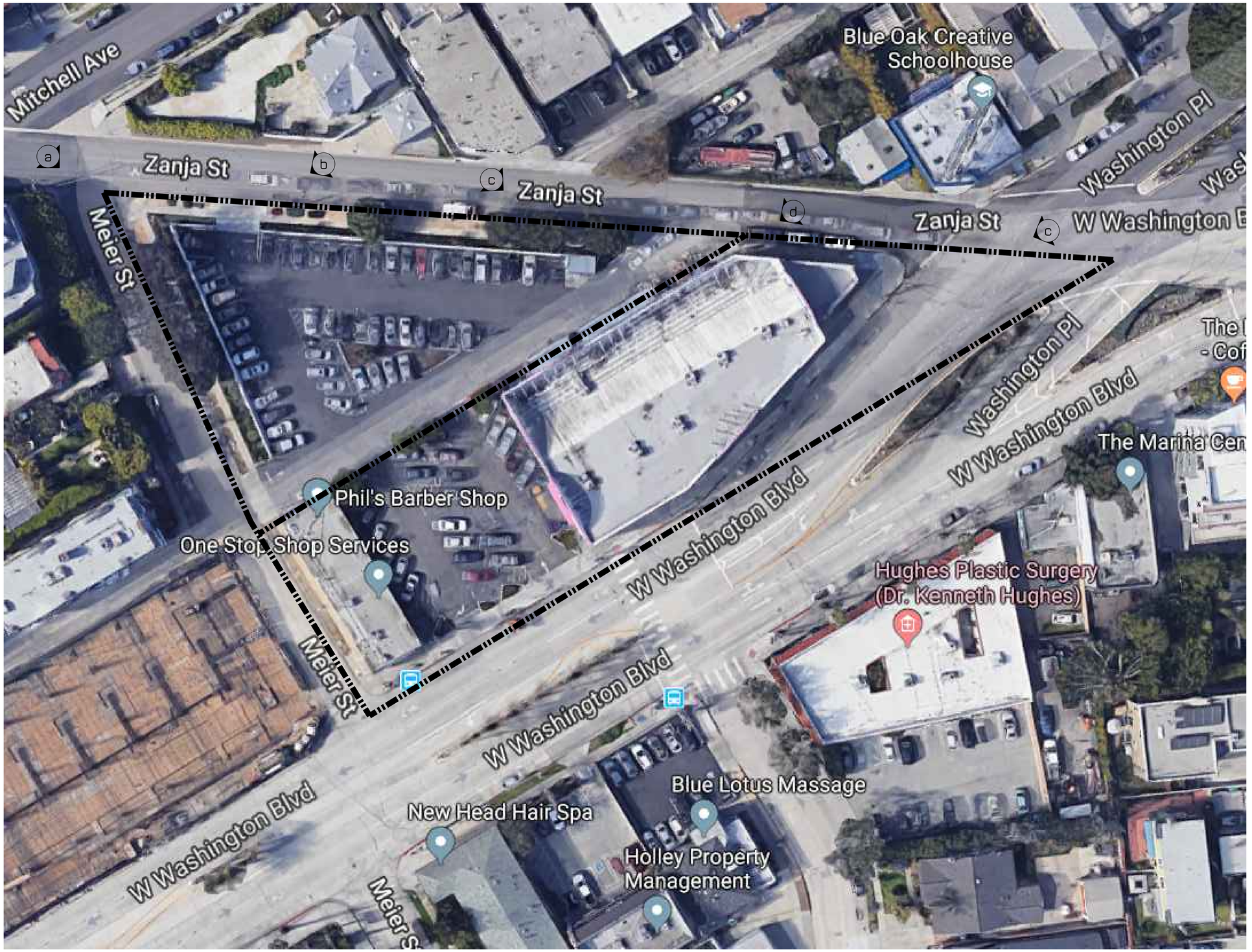
..\..\bastion_logo.jpg

Triangle Center - mixed used building
12727 Washington Boulevard
Culver City, California 90066

date: 04.22.2021
job number: 17-6110

ap0-la

P:\PROJECTS\17-6110 Triangle Center- Washington Blvd\03 Design\ v01 studio changes\--10 planning\ap0 cover sheets.dwg, 8/1/2022 3:03:00 PM, DWG To PDF.pc3





a | view along zanja st. toward meier st.



b | view along zanja st.



c | view along zanja st. toward alley



d | view along zanja st. toward alley





e | view from the corner of washington blvd. & zanja st.

existing site photos on zanja st

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

pk:a
pk:architecture

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agoura hills . california 91301

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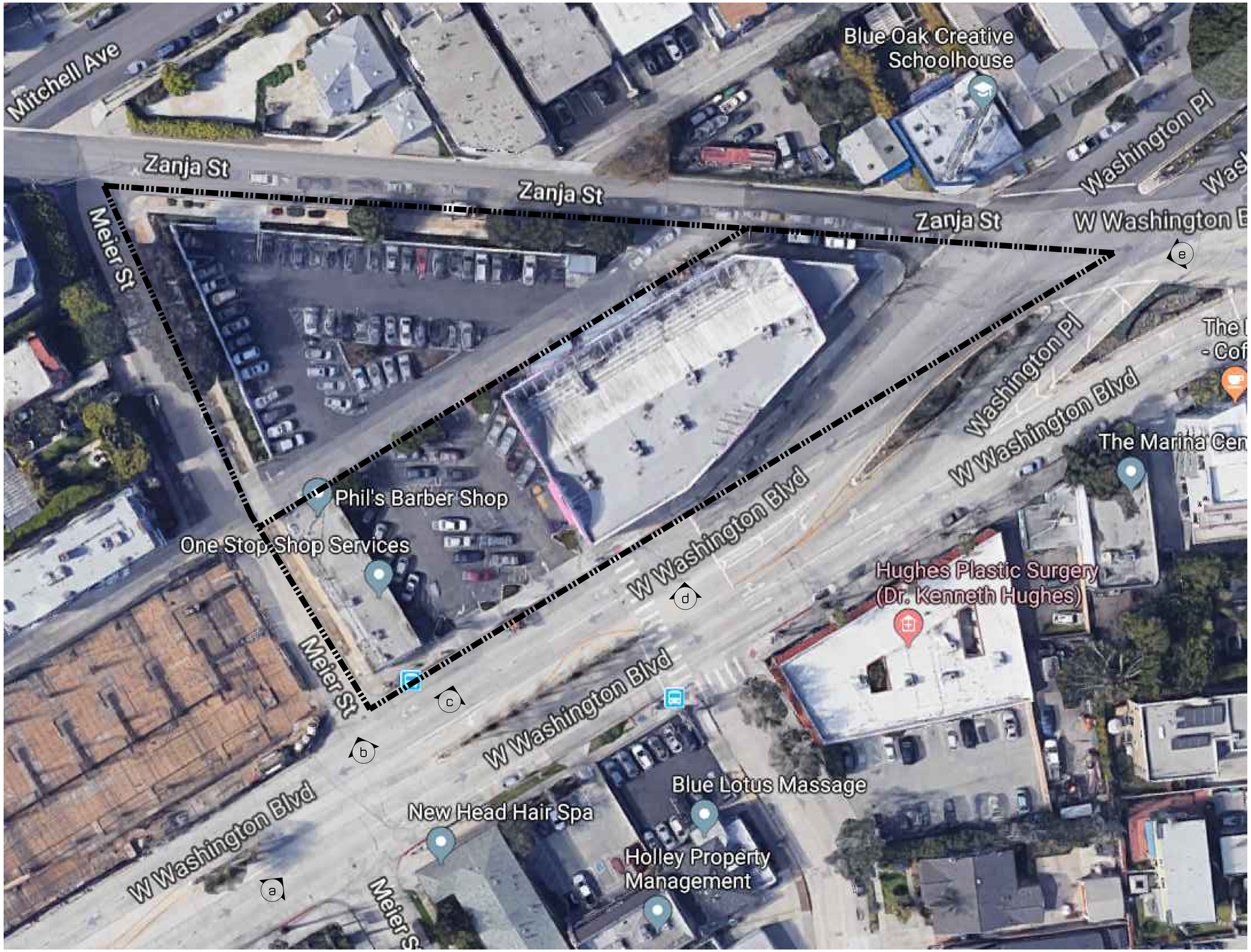
BASTION
DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

date: 04.22.2021
job number: 17-6110

apl





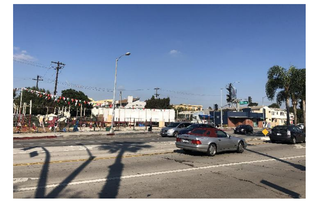
a | view along washington blvd.



b | view along washington blvd. toward meier st.



c | view along washington blvd.



d | view along washington blvd.



e | view from the corner of washington blvd. & zanja st.

existing site photos on washington blvd

pk:a
pk:architecture

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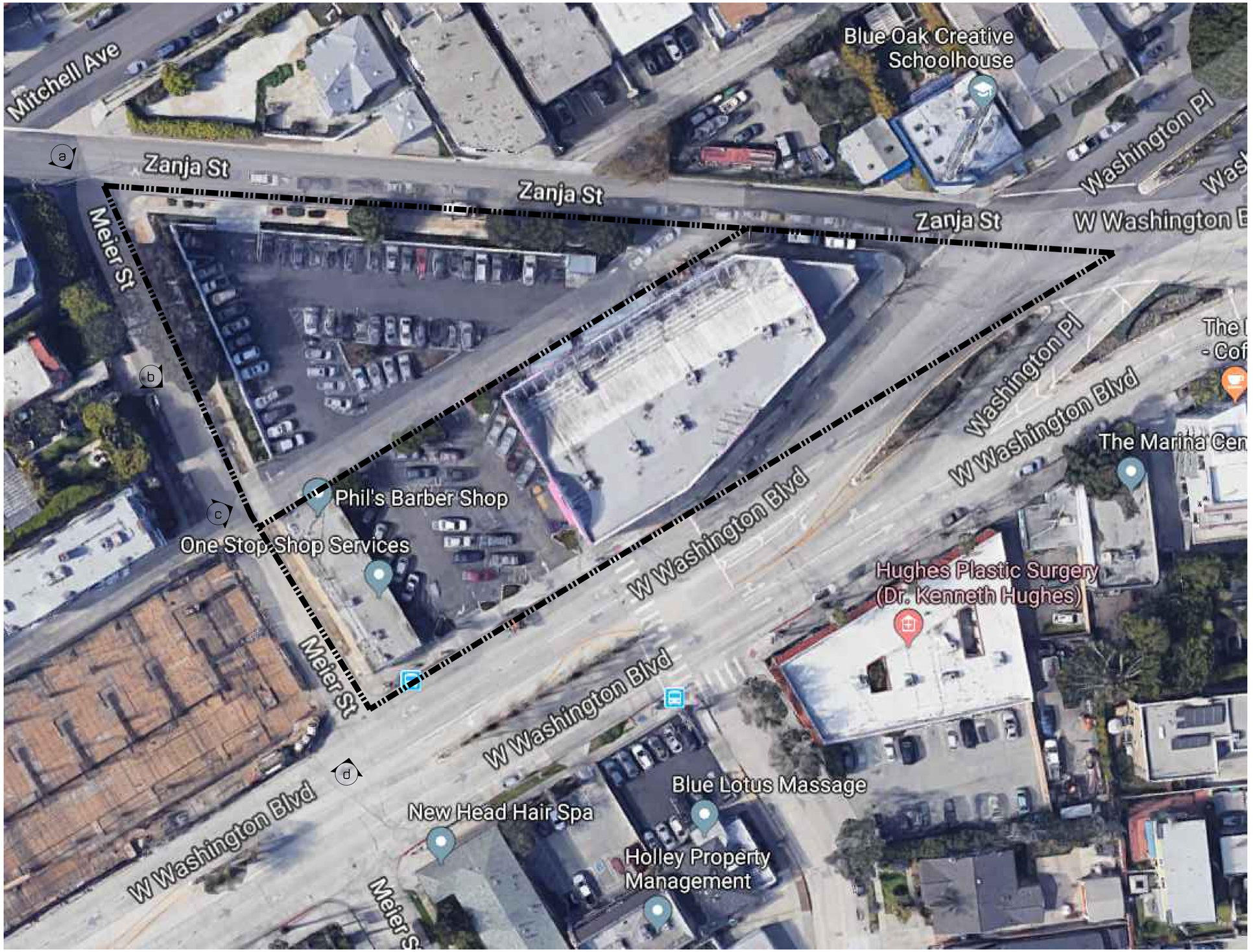
BASTION DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

date: 04.22.2021
job number: 17-6110

apl-a





a | view along zanja st.
toward meier st.



b | view along meier st.
toward washington blvd.



c | view along meier st.
toward the alley



d | view along washington blvd.
toward meier st.

existing site photos on meier st

pk:a
pk:architecture
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agoura hills . california 91301
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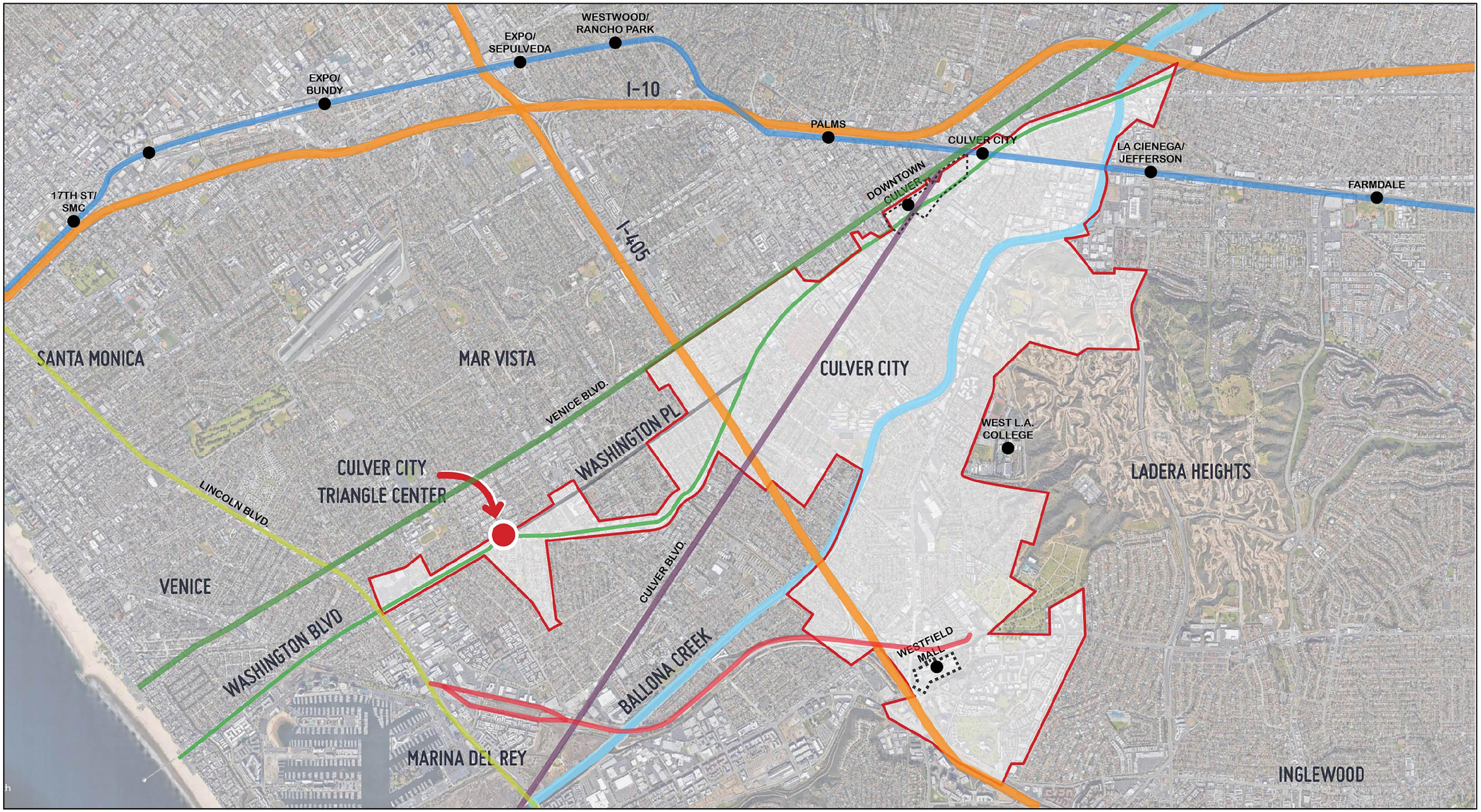
BASTION DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

date: 04.22.2021
job number: 17-6110

apl-b



City Map

pk:architecture

29619 agoura road
agoura hills . california 91301

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BASTION
DEVELOPMENT CORPORATION

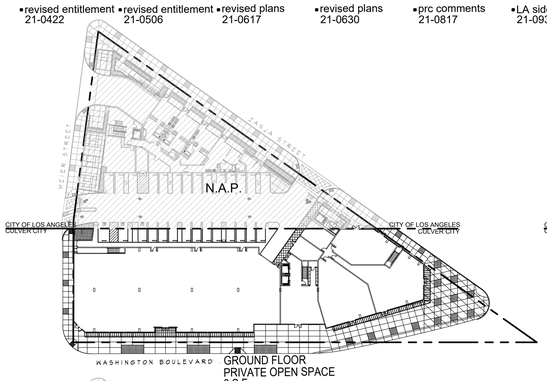
Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

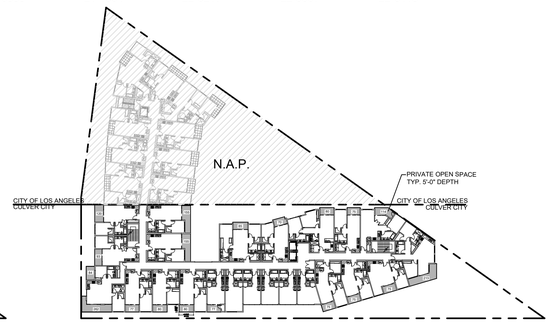
date: 04.22.2021
job number: 17-5110

a02

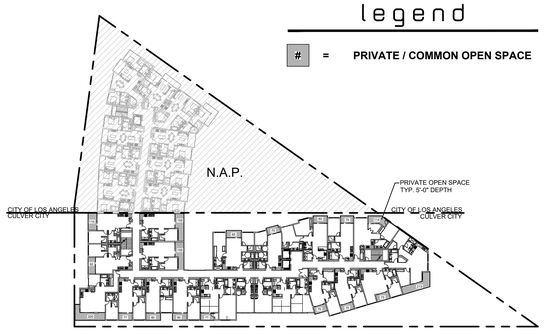
•revised entitlement 21-0422 •revised entitlement 21-0506 •revised plans 21-0617 •revised plans 21-0630 •prc comments 21-0817 •LA side comments 21-0930 •revised entitlement 21-1004 •parking study 22-0217 •revised entitlement 22-0307 •revised entitlement • 22-0415



GROUND FLOOR
PRIVATE OPEN SPACE
0 S.F.



THIRD FLOOR
PRIVATE OPEN SPACE
2,045 S.F.



FIFTH FLOOR
PRIVATE OPEN SPACE
1,898 S.F.

legend

= **PRIVATE / COMMON OPEN SPACE**

open space - culver city

OPEN SPACE REQUIRED: PER CCMC 17.400.065-G-3;

3a. EACH UNIT, EXCEPT STUDIO MICRO-UNITS, SHALL HAVE A MINIMUM OF 75 SQUARE FEET OF COMMON AND/OR PRIVATE OPEN SPACE. STUDIO MICRO-UNITS ARE NOT REQUIRED TO PROVIDE PRIVATE OPEN SPACE. HOWEVER, A MINIMUM OF 100 SQUARE FEET OF COMMON OPEN SPACE PER UNIT SHALL BE REQUIRED, OF WHICH 100% MAY BE LOCATED ON THE ROOFTOP.

3d. PRIVATE AND COMMON OPEN SPACE REQUIREMENTS MAY BE SATISFIED BY A SELECTION OR COMBINATION OF THE FOLLOWING: ATRIUMS, BALCONIES, COURTYARDS, DECKS, GARDENS, GYMS/EXERCISE ROOMS, PATIOS, PLAYGROUNDS/TOT LOTS, ROOFTOP DECKS, PATIOS AND GARDENS, AND SWIMMING POOLS. THE DIRECTOR MAY APPROVE SIMILAR AMENITIES NOT LISTED ABOVE.

OPEN SPACE REQUIRED:

UNIT COUNT	COMMON AND/OR PRIVATE OPEN SPACE	TOTAL OPEN SPACE REQUIRED
104 UNITS	100 S.F. / UNIT	10,400 S.F.

OPEN SPACE PROVIDED:

SECOND FLOOR

21 UNITS x 100 S.F. MIN.	REQUIRED	= 2,100 S.F.
PRIVATE OPEN SPACE	PROVIDED	= 2,303 S.F.
COMMON OPEN SPACE	PROVIDED	= 4,601 S.F.
TOTAL OPEN SPACE	PROVIDED	= 6,904 S.F.

THIRD FLOOR

23 UNITS x 100 S.F. MIN.	REQUIRED	= 2,300 S.F.
PRIVATE OPEN SPACE	PROVIDED	= 2,045 S.F.
COMMON OPEN SPACE	PROVIDED	= 0 S.F.
TOTAL OPEN SPACE	PROVIDED	= 2,045 S.F.

FOURTH FLOOR

23 UNITS x 100 S.F.	REQUIRED	= 2,300 S.F.
PRIVATE OPEN SPACE	PROVIDED	= 1,898 S.F.
COMMON OPEN SPACE	PROVIDED	= 0 S.F.
TOTAL OPEN SPACE PROVIDED		= 1,898 S.F.

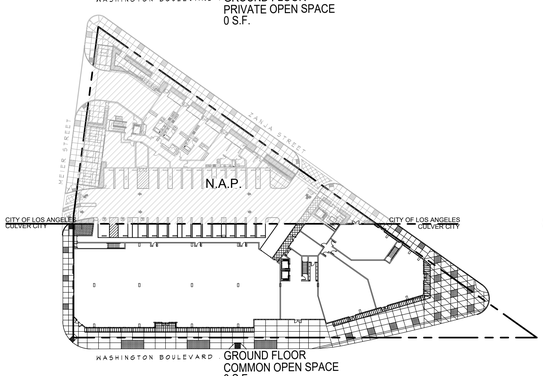
FIFTH FLOOR

21 UNITS x 100 S.F.	REQUIRED	= 2,100 S.F.
PRIVATE OPEN SPACE	PROVIDED	= 1,898 S.F.
COMMON OPEN SPACE	PROVIDED	= 0 S.F.
TOTAL OPEN SPACE PROVIDED		= 1,898 S.F.

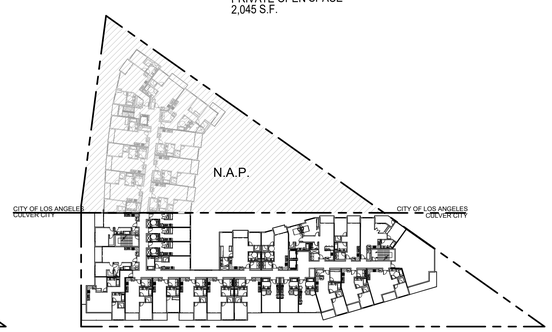
SIXTH FLOOR

16 UNITS x 100 S.F.	REQUIRED	= 1,600 S.F.
PRIVATE OPEN SPACE	PROVIDED	= 2,926 S.F.
COMMON OPEN SPACE	PROVIDED	= 0 S.F.
TOTAL OPEN SPACE PROVIDED		= 2,926 S.F.

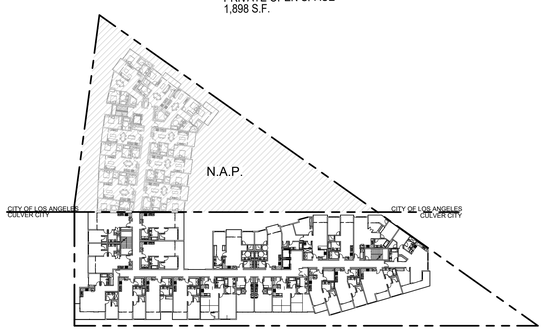
PRIVATE OPEN SPACE	PROVIDED	= 11,070 S.F.
COMMON OPEN SPACE	PROVIDED	= 4,601 S.F.
TOTAL OPEN SPACE	PROVIDED	= 15,671 S.F.



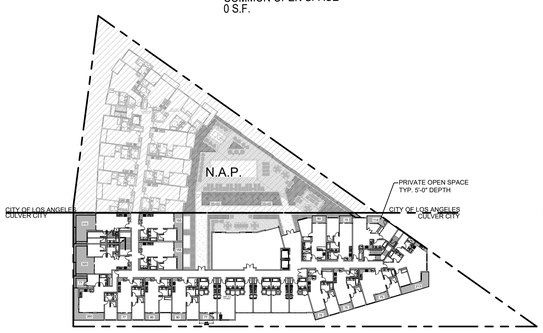
GROUND FLOOR
COMMON OPEN SPACE
0 S.F.



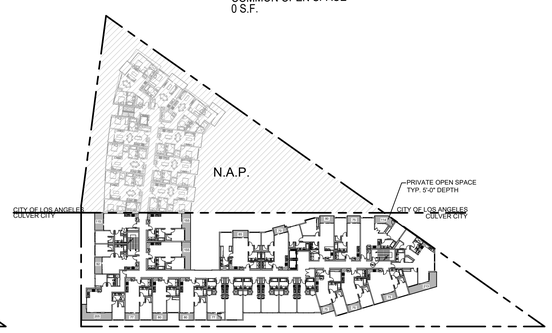
THIRD FLOOR
COMMON OPEN SPACE
0 S.F.



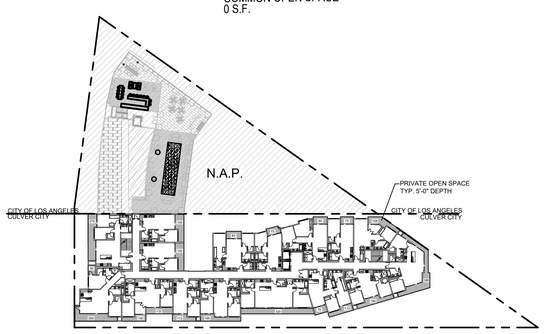
FIFTH FLOOR
COMMON OPEN SPACE
0 S.F.



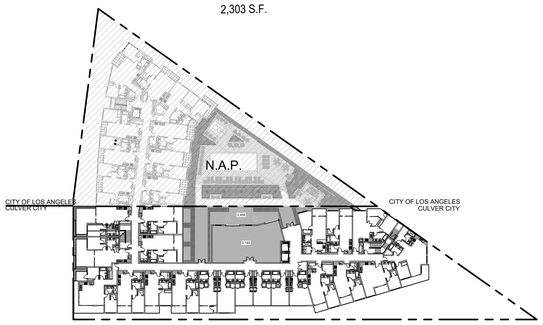
SECOND FLOOR
PRIVATE OPEN SPACE
2,303 S.F.



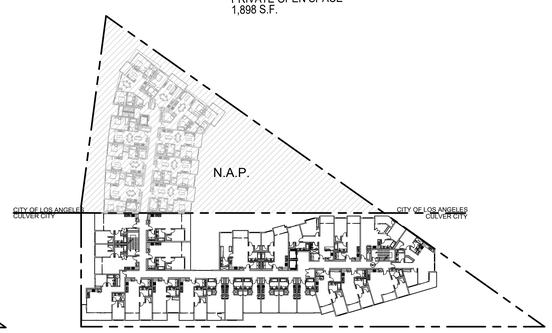
FOURTH FLOOR
PRIVATE OPEN SPACE
1,898 S.F.



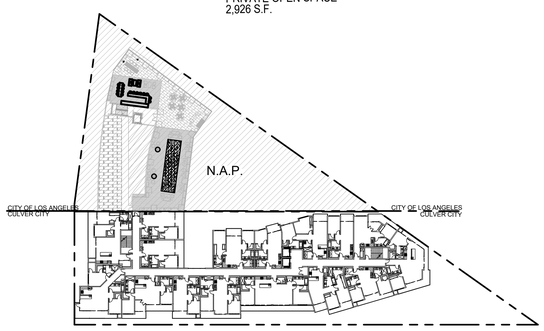
SIXTH FLOOR
PRIVATE OPEN SPACE
2,926 S.F.



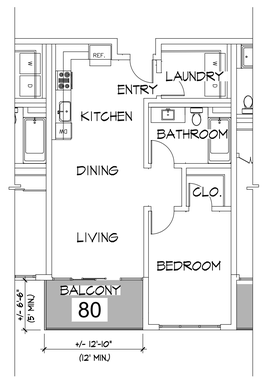
SECOND FLOOR
COMMON OPEN SPACE
4,601 S.F.



FOURTH FLOOR
COMMON OPEN SPACE
0 S.F.



SIXTH FLOOR
COMMON OPEN SPACE
0 S.F.



typical unit private open space

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

NOTE:
PRIVATE OPEN SPACE AREAS SHALL BE AT LEAST 30 SQUARE FEET AND 5 FEET IN ANY DIRECTION, TO THE EXTENT FEASIBLE. PER CCMC 17.400.065-G-3-C.

THE RAILING OR BALCONY WALL WIDTH CAN NOT BE COUNTED AS PART OF THIS DIMENSION OR OPEN SPACE.

open space calculations
culver side

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

pk:a
pk:architecture
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w. pkarchitecture.net

BASTION DEVELOPMENT CORPORATION

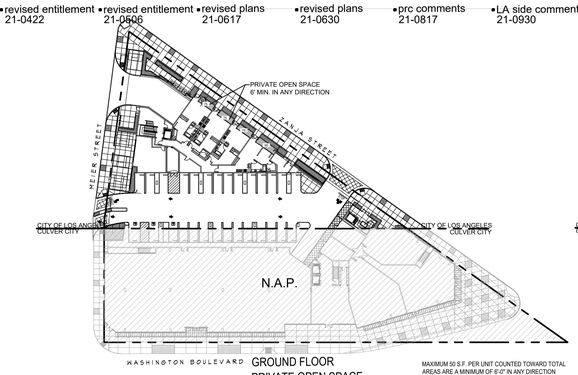
Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

date: 04.22.2021
job number: 17-6110

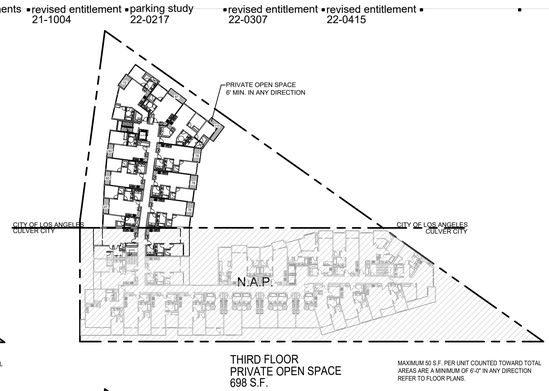
a03

•revised entitlement 21-0422 •revised entitlement 21-0506 •revised plans 21-0617 •revised plans 21-0630 •prc comments 21-0817 •LA side comments 21-0930 •revised entitlement 21-1004 •parking study 22-0217 •revised entitlement 22-0307 •revised entitlement 22-0415 •



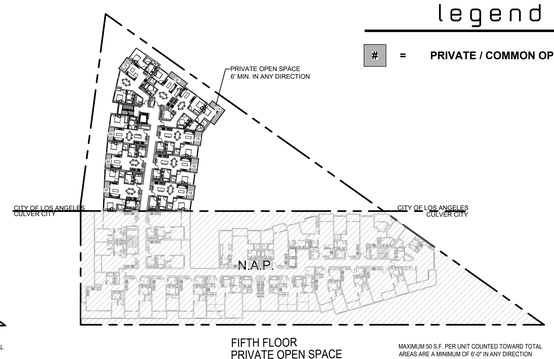
GROUND FLOOR
PRIVATE OPEN SPACE
320 S.F.

MAXIMUM 50 S.F. PER UNIT COUNTED TOWARD TOTAL AREAS ARE A MINIMUM OF 6'-0" IN ANY DIRECTION REFER TO FLOOR PLANS.



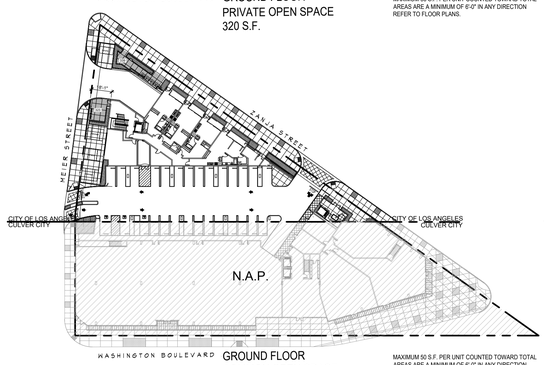
THIRD FLOOR
PRIVATE OPEN SPACE
698 S.F.

MAXIMUM 50 S.F. PER UNIT COUNTED TOWARD TOTAL AREAS ARE A MINIMUM OF 6'-0" IN ANY DIRECTION REFER TO FLOOR PLANS.



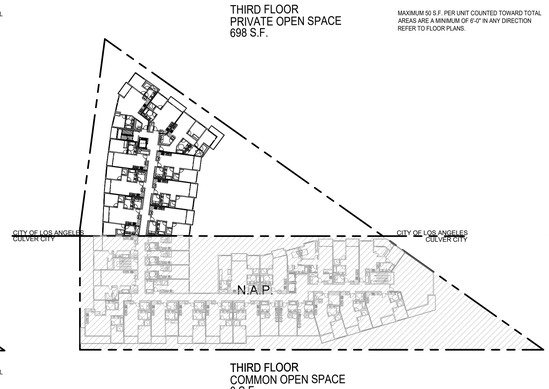
FIFTH FLOOR
PRIVATE OPEN SPACE
698 S.F.

MAXIMUM 50 S.F. PER UNIT COUNTED TOWARD TOTAL AREAS ARE A MINIMUM OF 6'-0" IN ANY DIRECTION REFER TO FLOOR PLANS.

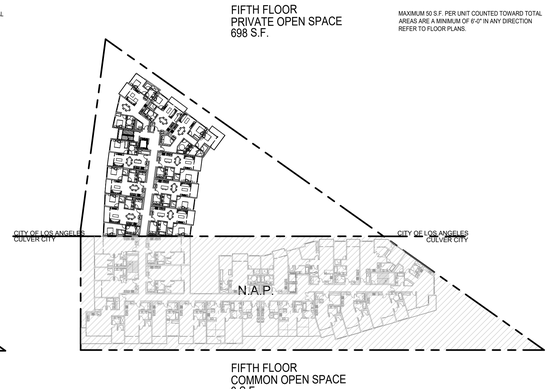


GROUND FLOOR
COMMON OPEN SPACE
662 S.F.

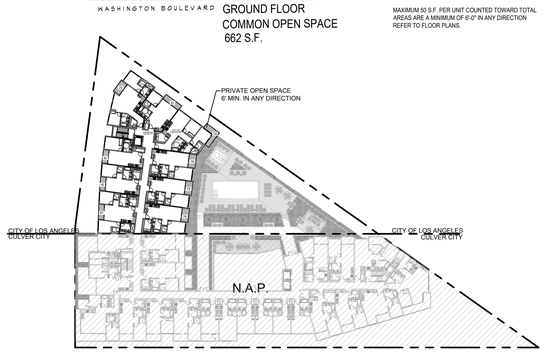
MAXIMUM 50 S.F. PER UNIT COUNTED TOWARD TOTAL AREAS ARE A MINIMUM OF 6'-0" IN ANY DIRECTION REFER TO FLOOR PLANS.



THIRD FLOOR
COMMON OPEN SPACE
0 S.F.

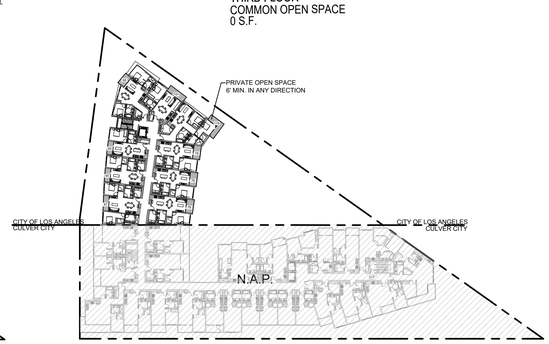


FIFTH FLOOR
COMMON OPEN SPACE
0 S.F.

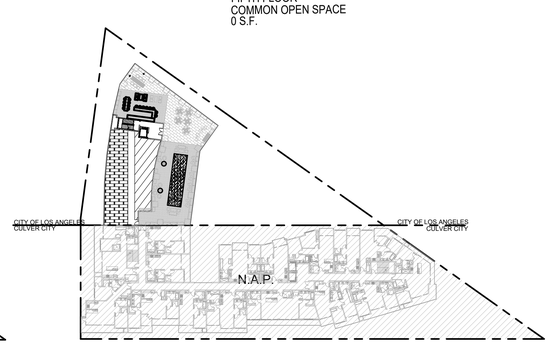


SECOND FLOOR
PRIVATE OPEN SPACE
703 S.F.

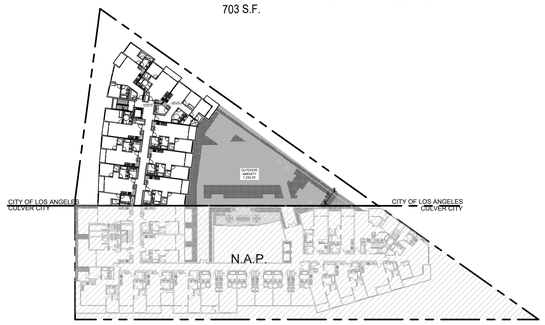
MAXIMUM 50 S.F. PER UNIT COUNTED TOWARD TOTAL AREAS ARE A MINIMUM OF 6'-0" IN ANY DIRECTION REFER TO FLOOR PLANS.



FOURTH FLOOR
PRIVATE OPEN SPACE
709 S.F.

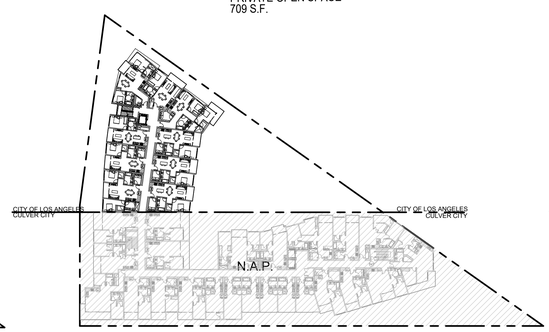


SIXTH FLOOR
PRIVATE OPEN SPACE
0 S.F.

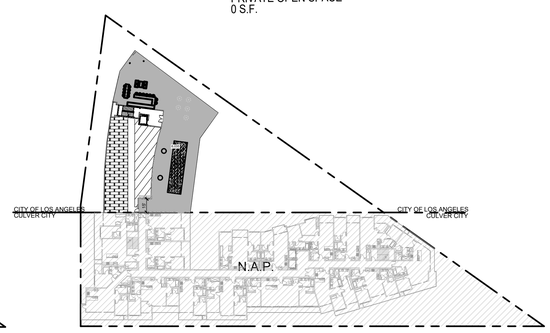


SECOND FLOOR
COMMON OPEN SPACE
7,256 S.F.

MAXIMUM 50 S.F. PER UNIT COUNTED TOWARD TOTAL AREAS ARE A MINIMUM OF 6'-0" IN ANY DIRECTION REFER TO FLOOR PLANS.



FOURTH FLOOR
COMMON OPEN SPACE
0 S.F.



SIXTH FLOOR
COMMON OPEN SPACE
6,035 S.F.

legend

= **PRIVATE / COMMON OPEN SPACE**

open space - los angeles

OPEN SPACE REQUIRED (PER LAMC SECTION 12.21.G):
100 SF OF OPEN SPACE IS REQUIRED FOR UNITS WITH LESS THAN (<) 3 HABITABLE ROOMS
125 SF OF OPEN SPACE IS REQUIRED FOR UNITS WITH 3 HABITABLE ROOMS
175 SF OF OPEN SPACE IS REQUIRED FOR UNITS WITH MORE THAN (>)3 HABITABLE ROOMS

GROUND FLOOR

4 - UNITS W/	(<) 3 HABITABLE ROOMS	@ 100 S.F.	= 400 S.F.
0 - UNITS W/	3 HABITABLE ROOMS	@ 125 S.F.	= 000 S.F.
0 - UNITS W/	(>) 3 HABITABLE ROOMS	@ 175 S.F.	= 000 S.F.
OPEN SPACE REQUIRED:			**= 400 S.F.**
PRIVATE OPEN SPACE PROVIDED:			= 320 S.F.
"NOTE:"ONLY 50 S.F. OF PRIVATE OPEN SPACE / UNIT CAN BE COUNTED TOWARDS THE TOTAL OPEN SPACE S.F."			
PRIVATE OPEN SPACE ALLOWED (4 UNITS @ 50 S.F. EACH):			= 200 S.F."
PROVIDED COMMON OPEN SPACE:			= 662 S.F.
TOTAL OPEN SPACE PROVIDED:			**= 862 S.F.**

SECOND FLOOR

6 - UNITS W/ (<) 3 HABITABLE ROOMS	@ 100 S.F.	= 600 S.F.
3 - UNITS W/ 3 HABITABLE ROOMS	@ 125 S.F.	= 375 S.F.
0 - UNITS W/ (>) 3 HABITABLE ROOMS	@ 175 S.F.	= 000 S.F.
REQUIRED OPEN SPACE		**= 975 S.F.**
PROVIDED PRIVATE OPEN SPACE		= 703 S.F.
"NOTE:"ONLY 50 S.F. OF PRIVATE OPEN SPACE / UNIT CAN BE COUNTED TOWARDS THE TOTAL OPEN SPACE S.F."		
PRIVATE OPEN SPACE (9 UNITS @ 50 S.F. EACH)		= 450 S.F."
PROVIDED COMMON OPEN SPACE		= 7,256 S.F.
TOTAL OPEN SPACE PROVIDED		**= 7,706 S.F.**

THIRD FLOOR

6 - UNITS W/ (<) 3 HABITABLE ROOMS	@ 100 S.F.	= 600 S.F.
3 - UNITS W/ 3 HABITABLE ROOMS	@ 125 S.F.	= 375 S.F.
0 - UNITS W/ (>) 3 HABITABLE ROOMS	@ 175 S.F.	= 000 S.F.
REQUIRED OPEN SPACE		**= 975 S.F.**
PROVIDED PRIVATE OPEN SPACE		= 698 S.F.
"NOTE:"ONLY 50 S.F. OF PRIVATE OPEN SPACE / UNIT CAN BE COUNTED TOWARDS THE TOTAL OPEN SPACE S.F."		
PRIVATE OPEN SPACE (9 UNITS @ 50 S.F. EACH)		= 450 S.F."
PROVIDED COMMON OPEN SPACE		= 0 S.F.
TOTAL OPEN SPACE PROVIDED		**= 450 S.F.**

FOURTH FLOOR

6 - UNITS W/ (<) 3 HABITABLE ROOMS	@ 100 S.F.	= 600 S.F.
3 - UNITS W/ 3 HABITABLE ROOMS	@ 125 S.F.	= 375 S.F.
0 - UNITS W/ (>) 3 HABITABLE ROOMS	@ 175 S.F.	= 000 S.F.
REQUIRED OPEN SPACE		**= 975 S.F.**
PROVIDED PRIVATE OPEN SPACE		= 709 S.F.
"NOTE:"ONLY 50 S.F. OF PRIVATE OPEN SPACE / UNIT CAN BE COUNTED TOWARDS THE TOTAL OPEN SPACE S.F."		
PRIVATE OPEN SPACE (9 UNITS @ 50 S.F. EACH)		= 450 S.F."
PROVIDED COMMON OPEN SPACE		= 0 S.F.
TOTAL OPEN SPACE PROVIDED		**= 450 S.F.**

FIFTH FLOOR

6 - UNITS W/ (<) 3 HABITABLE ROOMS	@ 100 S.F.	= 600 S.F.
3 - UNITS W/ 3 HABITABLE ROOMS	@ 125 S.F.	= 375 S.F.
0 - UNITS W/ (>) 3 HABITABLE ROOMS	@ 175 S.F.	= 000 S.F.
REQUIRED OPEN SPACE		**= 975 S.F.**
PROVIDED PRIVATE OPEN SPACE		= 698 S.F.
NOTE:"ONLY 50 S.F. OF PRIVATE OPEN SPACE / UNIT CAN BE COUNTED TOWARDS THE TOTAL OPEN SPACE S.F.		
PRIVATE OPEN SPACE (9 UNITS @ 50 S.F. EACH)		= 450 S.F."
PROVIDED COMMON OPEN SPACE		= 0 S.F.
TOTAL OPEN SPACE PROVIDED		**= 450 S.F.**

SIXTH FLOOR

0 - UNITS		= 0 S.F.
REQUIRED OPEN SPACE		**= 0 S.F.**
PRIVATE OPEN SPACE PROVIDED		= 0 S.F."
PROVIDED COMMON OPEN SPACE		= 6,035 S.F.
TOTAL OPEN SPACE PROVIDED		**= 6,035 S.F.**

GRAND TOTAL OPEN SPACE REQUIRED	**= 4,300 S.F.**
GRAND TOTAL OPEN SPACE PROVIDED	**= 15,953 S.F.**

LANDSCAPE REQUIRED

15% REQUIRED LANDSCAPE WITHIN COMMON OPEN SPACE		
13,953 S.F.	@ 15%	= 2,093 S.F.
PROVIDED LANDSCAPE @ COMMON OPEN SPACE:		= 3,740 S.F.

pk:architecture
29619 agoura road
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t. 818.584.0057 f. 866.800.1289
w. pkarchitecture.net

BASTION DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

date: 04.22.2021
job number: 17-6110

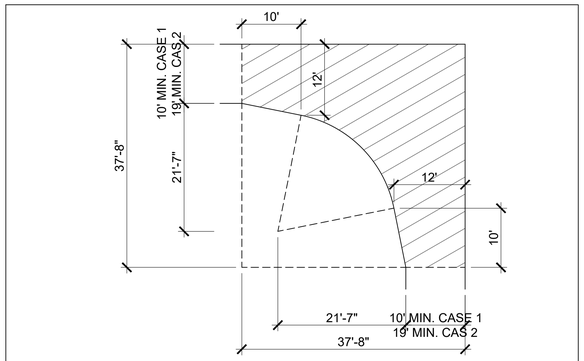
open space calculations
los angeles side

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

a04

general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
3. REMOVE ALL EXISTING BUILDINGS AND THEIR COMPONENTS THAT ARE LOCATED ON THE SITE, CAP AND SEAL ALL COMPONENTS TO TO THE STREET UTILITIES.
4. ACCESS FOR EMERGENCY FIRE AND MEDICAL PERSONNEL. CONCRETE SURFACES BETWEEN THE STREET AND MAIN ENTRANCE FOR EACH BUILDING SHALL BE PAVED TO ALLOW THE ROLLING OF A MEDICAL GURNEY
5. ALL ROOMS INTERIOR AND EXTERIOR SHALL BE PROVIDED WITH NUMBERS AND DESCRIPTION. STAIRWAYS SHALL BE MARKED AT ACCESS AND ON EACH LANDING STAIR NUMBER AND IF STAIRWAY PROVIDES ROOF ACCESS OR NO ROOF ACCESS



SEE FIGURE 7 - CIRCULATION DRIVEWAYS 90 DEG. TURN
PER L.A.M.C. 12.21 A5
DOCUMENT # P/ZC 2002-001

90 Deg. Turn detail - 1
scale: NTS

keynotes:

1. PROPERTY LINE
2. EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
3. 15' DEDICATION
3a. PROPOSED 3' DEDICATION & ASSOCIATED SIDEWALK WIDENING
3b. 5' DEDICATION - REQUESTING TO BE WAIVED
3c. 3' STREET WIDENING & IMPROVEMENTS - REQUESTING TO BE WAIVED
3d. 2'-6" ALLEY DEDICATION - REQUESTING TO BE WAIVED
4. NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF L.A.
5. CITY SETBACK
6. TRASH ENCLOSURE & TRASH CHUTES ABOVE - CONCRETE BLOCK PAINTED. 8FT MIN CEILING HEIGHTS
7. CONCRETE WHEEL STOP, TYPICAL. PER DETAIL 6/ap-16
8. LANDSCAPING ARE - PER LANDSCAPE PLANS
9. KNOX BOX - AT MOTORIZED ACCESS GATES TYP. INSTALLATION & LOCATION SHALL BE APPROVED AND DETERMINED BY FIRE DEPT.
10. STRUCTURAL COLUMN - PER STRUCTURAL PLANS
11. BUILDING STAIRS WITH CLASS III STANDPIPE SYSTEM WITH 2 1/2" & 1 1/2" REDUCING OUTLETS LOCATED AT EACH LANDING AND PER 100 FOOT OF HOSE AND 30 FOOT OF STREAM. NOTE 11A WITH ROOF ACCESS HATCH
12. BUILDING ELEVATOR
13. STANDARD PARKING STALL PER DETAIL 1/-
14. ADA PARKING STALL PER DETAIL 1/ap-16
15. TANDEM PARKING STALL
16. COMPACT PARKING STALL
17. ZERO CURB PER DETAIL
18. ADA CURB / RAMP PER DETAIL 6/ap-16
19. GAS METERS
20. BASEMENT RAMP
21. BASEMENT RETAINING WALL
22. TRANSFORMER, SWITCH, AND CAPACITOR LOCATION
23. RESIDENTIAL BICYCLE LONG TERM BIKE RACKS IN SECURE LOCKING ENCLOSURE & WITHIN 50-FT WALKING DISTANCE OF AN ELEVATOR.
24. RESIDENTIAL BICYCLE SHORT TERM PARKING RACK WITHIN 50-FT OF THE MAIN PEDESTRIAN ENTRANCE TO BUILDING - PER DETAIL 1/ap-16
25. RETAIL BICYCLE SHORT TERM PARKING RACK PER DETAIL WITHIN 50-FT OF THE MAIN ENTRANCE TO BUILDING
26. HOV PARKING STALL
27. CLEAN AIR VEHICLE PARKING STALL
28. ELECTRICAL VEHICLE CHARGING STATION - (EVCS) PER CBC 11B-228.3 AND TABLE 11B-228.3.2.1 OUTLINE OF BUILDING ABOVE
29. PHOTOVOLTAIC SYSTEM WITH AT LEAST ONE KILOWATT (1 KW) FOR EACH 10,000 SQ FT OF GROSS FLOOR ARE, OR FRACTION THEREOF, AND SHALL COMPLY WITH 2019 ENERGY CODE, 2016 CALIFORNIA FIRE CODE CHAPTER 6 SECTION 605.11.1 - 605.11.2, CALIFORNIA BUILDING CODE, OR CALIFORNIA RESIDENTIAL CODE, AND CALIFORNIA ELECTRICAL CODE.
30. RIDESHARE PARKING STALL
32. REFER TO SHEET AP1B FOR WASTE MANAGEMENT PLAN REFER TO SHEET AP1B-A FOR PUBLIC LIMITED METER PARKING TRUCK PICK UP SCHEDULE
33. ENHANCED CROSSWALK AT INTERSECTION
34. REFER TO SHEET AP1XX FOR PUBLIC LIMITED METER PARKING & DAYCARE LOADING & UNLOADING SCHEDULE
35. PARKING STALLS & METER COORDINATE WITH SHEET AP1B-A
36. EMERGENCY / PANIC KIOSK
37. TRASH CHUTES
38. DASHED LINE INDICATES HANGING STORAGE CABINET UNITS. PAINTED WOOD CONSTRUCTION. PROVIDE LOCKING HASP AND DOOR PULLS. A MIN. 100 CUBIC FT. PER UNIT (MIN. DIM. OF 30")
39. MEDIUM LOADING AREA OF 12'X25', 300 SF MIN. 12' MIN. HEAD CLEARANCE PER CAMC 11.320.050.
40. 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES FOR BALCONIES AND AMENITY DECK
41. VEHICULAR 90 DEGREE TURN PER L.A.M.C. 12.21A5 AND DETAIL 1/ap-5
42. ONE BICYCLE SHARING SPACE WITH ACCOMPANYING BICYCLE TO BE OWNED/ENSURED/MAINTAINED BY THE PROJECT'S PROPERTY MANAGEMENT COMPANY.
43. NEW STRIPED CROSSWALKS FOR WASHINGTON BLVD AND ZANJA STREET CROSSINGS
44. NON-RESIDENTIAL USES - BICYCLE PARKING SPACES TO SERVE EMPLOYEES AND VISITORS TO THE PROJECT.
45. MECHANICAL SCREEN

RESIDENTIAL (ASSIGNED) PARKING

TANDEM TENANT	17 x2 = 34
STANDARD SINGLE TENANT	73
TOTAL RESIDENTIAL PROVIDED:	107

basement parking level 2
scale: 1/16" = 1'-0"

pk:a
pk:architecture
29619 agoura road
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w. pkarchitecture.net

BASTION DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

ap5

general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
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keynotes:

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2. EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
3. 15' DEDICATION
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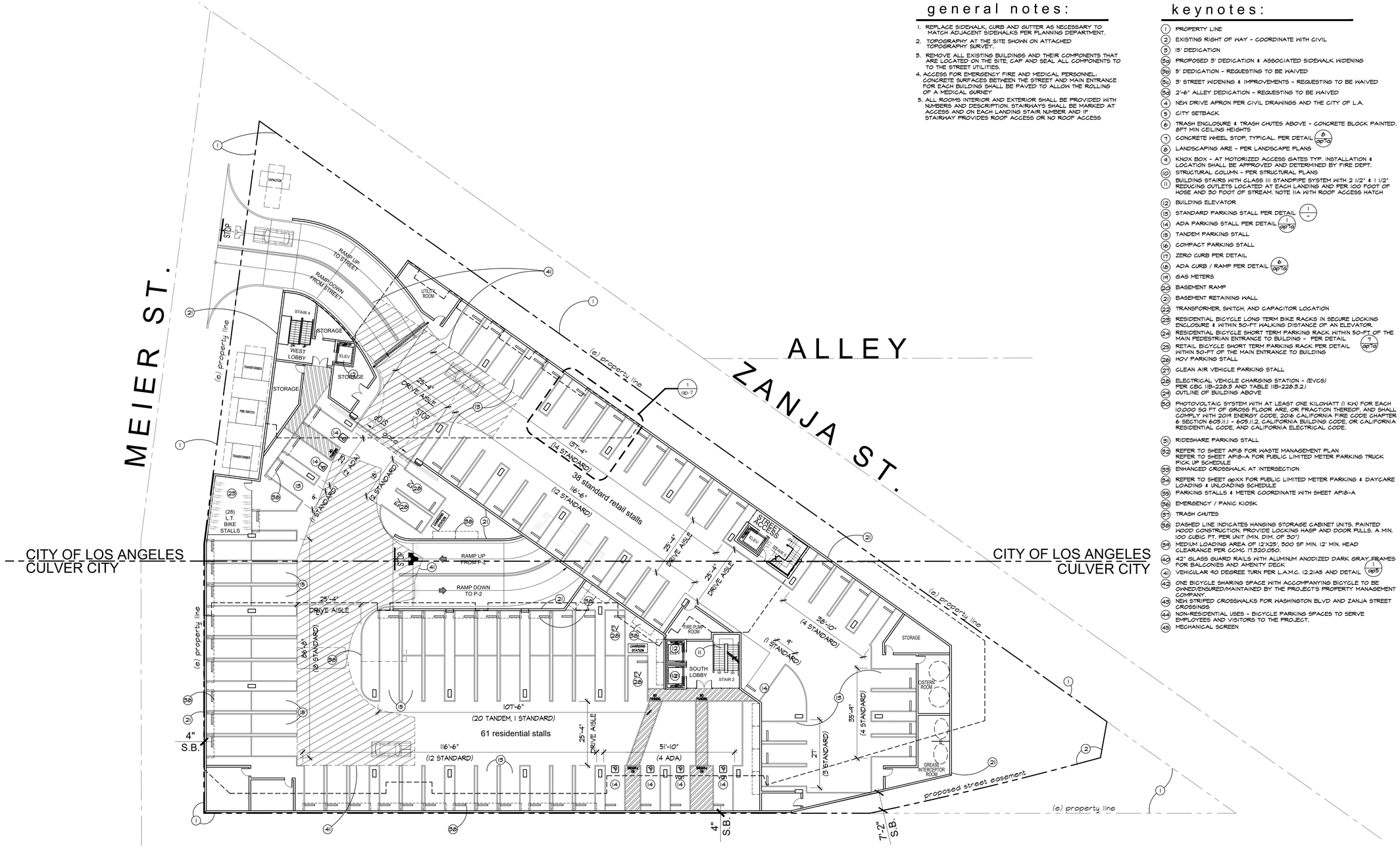

RESIDENTIAL (ASSIGNED) PARKING	
TANDEM TENANT	19x2 = 38
STANDARD	15
ACCESSIBLE	5
ACCESSIBLE VAN	1
EV PARKING STALL	4
TOTAL RESIDENTIAL PROVIDED:	61
COMMERCIAL PARKING	
STANDARD	38
TOTAL PARKING PROVIDED:	99

basement parking level 1

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

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BASTION DEVELOPMENT CORPORATION

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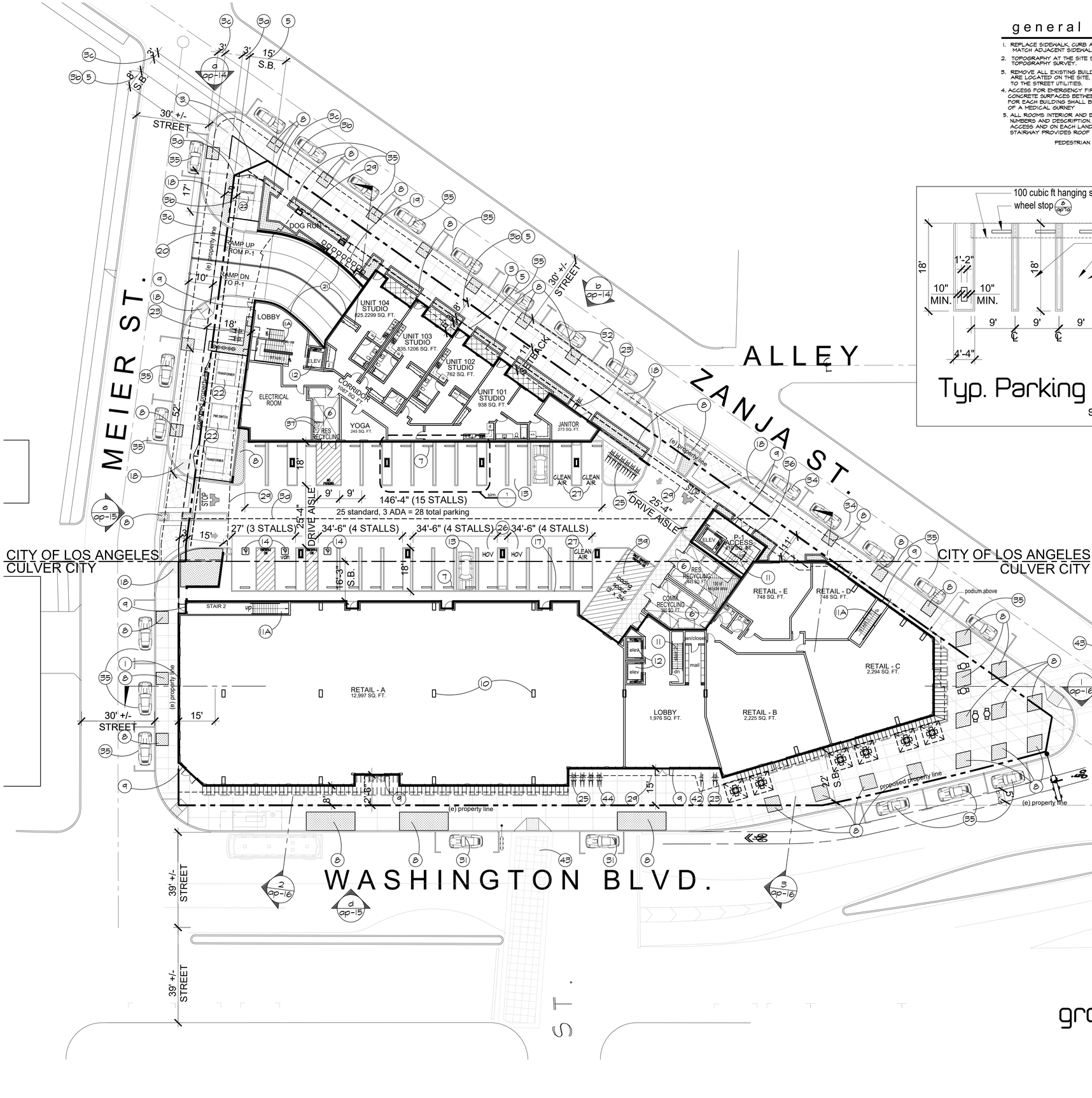
Culver City, California 90066

true north

ap6

•revised entitlement 21-0422 •revised entitlement 21-0506 •revised plans 21-0617 •revised plans 21-0630 •prc comments 21-0817 •LA side comments 21-0930 •revised entitlement 21-1004 •parking study 22-0217 •revised entitlement 22-0307 •revised entitlement • 22-0415



general notes:

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PEDESTRIAN PATH OF TRAVEL

Typ. Parking detail - 1

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

keynotes:

1. PROPERTY LINE
2. EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
3. 15' DEDICATION
3a. PROPOSED 3' DEDICATION & ASSOCIATED SIDEWALK WIDENING
3b. 5' DEDICATION - REQUESTING TO BE WAIVED
3c. 3' STREET WIDENING & IMPROVEMENTS - REQUESTING TO BE WAIVED
3d. 2'-6" ALLEY DEDICATION - REQUESTING TO BE WAIVED
4. NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF L.A.
5. CITY SETBACK
6. TRASH ENCLOSURE & TRASH CHUTES ABOVE - CONCRETE BLOCK PAINTED. 8FT MIN CEILING HEIGHTS
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45. MECHANICAL SCREEN

COMMERCIAL PARKING	
STANDARD	20
ACCESSIBLE	2
ACCESSIBLE VAN	1
CLEAN ARE	3
HOV	2
TOTAL PARKING PROVIDED:	28

ground floor / site plan

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

true north

pk:a
pk:architecture
29619 agoura road
agoura hills . california 91301
t. 818.584.0057 f. 866.800.1289
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BASTION DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
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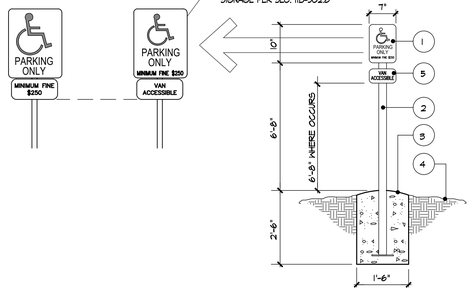
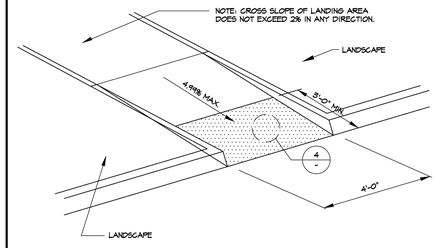
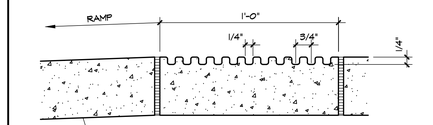
ap1



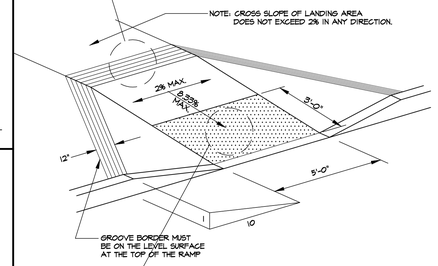
9 ACCESSIBLE STALL SIGN
SCALE: 1/8"=1'-0"



6 CURB RAMP DETAIL
1 1/2"=1'-0"

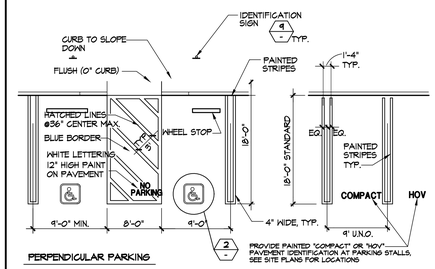


GROOVED BORDER DETAIL

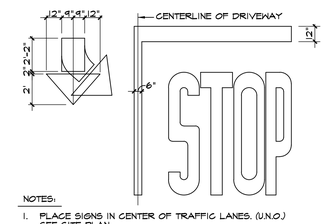


TRUNCATED DOMES

4 CUT-CURB RAMP
SCALE: 1"=1'-0"

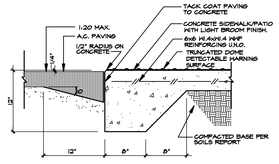


1 TYPICAL PARKING STALL
SCALE: 1/8"=1'-0"

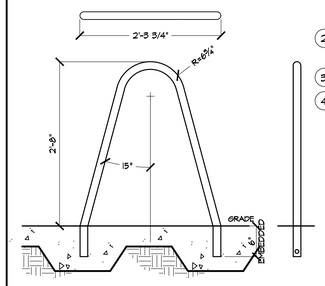


NOTES:
1. PLACE SIGNS IN CENTER OF TRAFFIC LANES. (U.N.O.) SEE SITE PLAN.
2. PAINT ARROW, STOP SIGN AND STOP BAR W/ WHITE BEADED
3. PAINT TWO COATS MINIMUM. DRY BETWEEN COATS. REFLECTIVE PAINT.
4. PAINT STOP BAR 12"Hx8'L AT EACH "STOP", SEE SITE PLAN.

12 TRAFFIC DRIVING SYMBOLS
1/4"=1'-0"



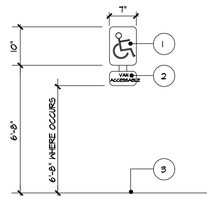
10 ZERO CURB DETAIL
1 1/2"=1'-0"



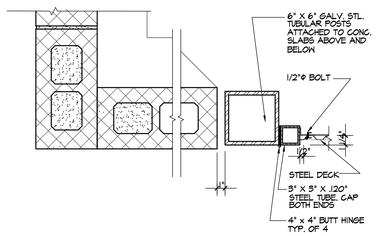
7 BICYCLE RACK DETAIL
SCALE: 1"=1'-0"



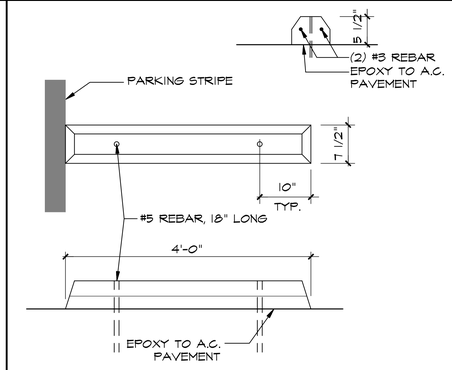
2 ACCESSIBLE PARKING STALL SYMBOL
SCALE: 1" = 1'-0"



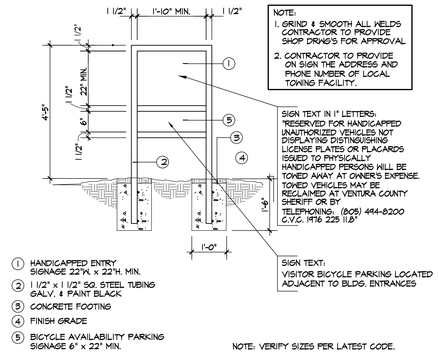
13 HANDICAP STALL SIGN (WALL MOUNTED)
1"=1'-0"



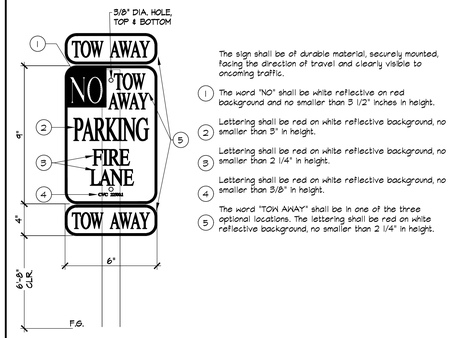
11 TRASH ENCL. JAMB AT MASONRY WALL
1 1/2"=1'-0"



8 CONCRETE WHEEL STOP DETAIL
N.T.S.



5 ACCESSIBLE ENTRY SIGN
3/4"=1'-0"



3 FIRE LANE SIGN
3"=1'-0"

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BASTION DEVELOPMENT CORPORATION

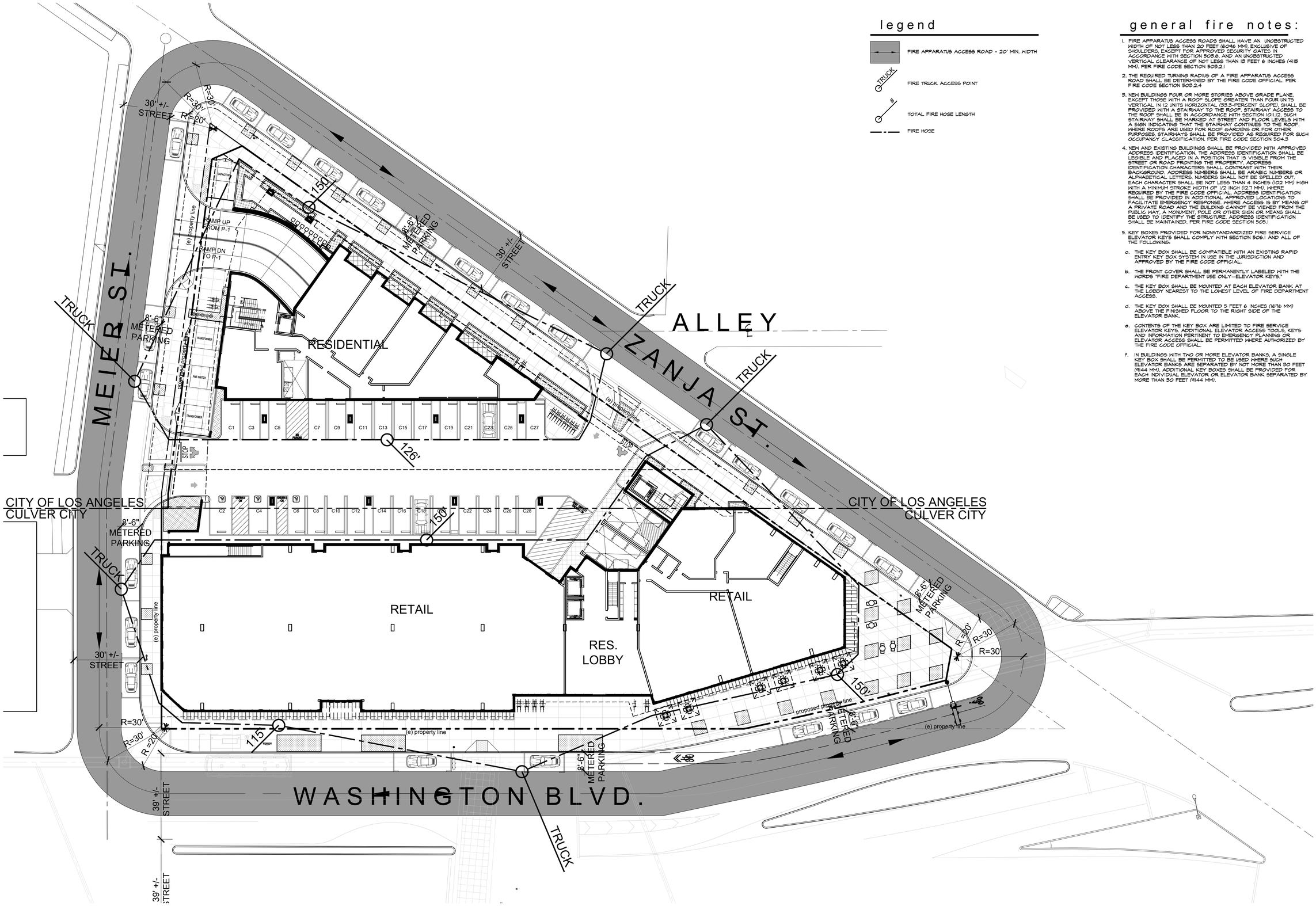
Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

date: 04.22.2021
job number: 17-6110

site details

ap7-a

•revised entitlement 21-0422 •revised entitlement 21-0506 •revised plans 21-0617 •revised plans 21-0630 •prc comments 21-0817 •LA side comments 21-0930 •revised entitlement 21-1004 •parking study 22-0217 •revised entitlement 22-0307 •revised entitlement 22-0415



legend

- FIRE APPARATUS ACCESS ROAD - 20' MIN. WIDTH
- TRUCK — FIRE TRUCK ACCESS POINT
- # — TOTAL FIRE HOSE LENGTH
- FIRE HOSE

general fire notes:

1. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM). PER FIRE CODE SECTION 503.2.1
2. THE REQUIRED TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL. PER FIRE CODE SECTION 503.2.4
3. NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33.3-PERCENT SLOPE), SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF. STAIRWAY ACCESS TO THE ROOF SHALL BE IN ACCORDANCE WITH SECTION 1011.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF. WHERE ROOFS ARE USED FOR ROOF GARDENS OR FOR OTHER PURPOSES, STAIRWAYS SHALL BE PROVIDED AS REQUIRED FOR SUCH OCCUPANCY CLASSIFICATION. PER FIRE CODE SECTION 504.3
4. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER FIRE CODE SECTION 505.1
5. KEY BOXES PROVIDED FOR NONSTANDARDIZED FIRE SERVICE ELEVATOR KEYS SHALL COMPLY WITH SECTION 506.1 AND ALL OF THE FOLLOWING:
   a. THE KEY BOX SHALL BE COMPATIBLE WITH AN EXISTING RAPID ENTRY KEY BOX SYSTEM IN USE IN THE JURISDICTION AND APPROVED BY THE FIRE CODE OFFICIAL.
   b. THE FRONT COVER SHALL BE PERMANENTLY LABELED WITH THE WORDS "FIRE DEPARTMENT USE ONLY—ELEVATOR KEYS."
   c. THE KEY BOX SHALL BE MOUNTED AT EACH ELEVATOR BANK AT THE LOBBY NEAREST TO THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
   d. THE KEY BOX SHALL BE MOUNTED 5 FEET 6 INCHES (1676 MM) ABOVE THE FINISHED FLOOR TO THE RIGHT SIDE OF THE ELEVATOR BANK.
   e. CONTENTS OF THE KEY BOX ARE LIMITED TO FIRE SERVICE ELEVATOR KEYS, ADDITIONAL ELEVATOR ACCESS TOOLS, KEYS AND INFORMATION PERTINENT TO EMERGENCY PLANNING OR ELEVATOR ACCESS SHALL BE PERMITTED WHERE AUTHORIZED BY THE FIRE CODE OFFICIAL.
   f. IN BUILDINGS WITH TWO OR MORE ELEVATOR BANKS, A SINGLE KEY BOX SHALL BE PERMITTED TO BE USED WHERE SUCH ELEVATOR BANKS ARE SEPARATED BY NOT MORE THAN 50 FEET (9144 MM). ADDITIONAL KEY BOXES SHALL BE PROVIDED FOR EACH INDIVIDUAL ELEVATOR OR ELEVATOR BANK SEPARATED BY MORE THAN 50 FEET (9144 MM).

fire access site plan

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

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BASTION DEVELOPMENT CORPORATION

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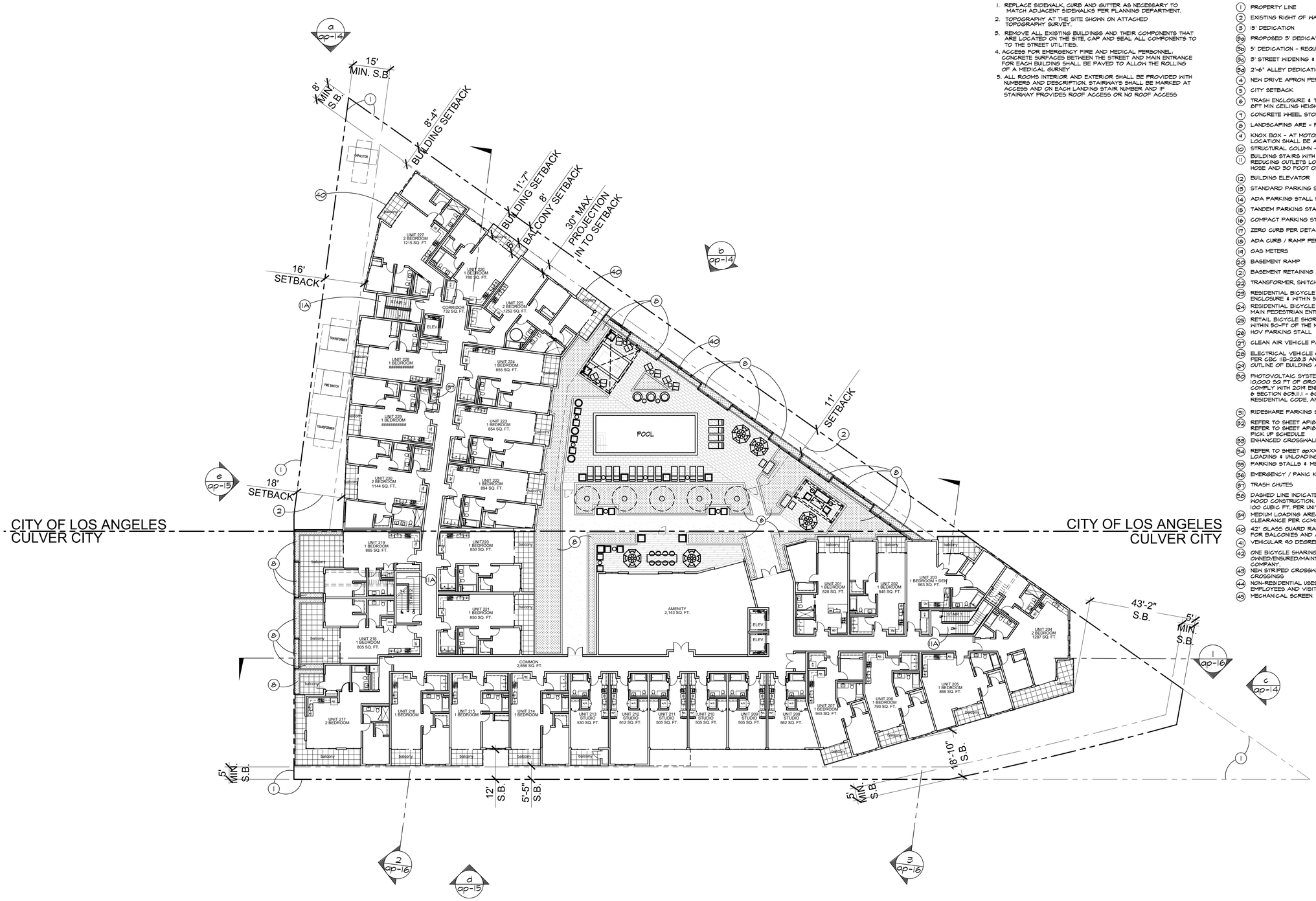
true north

ap7-b



general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
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5. ALL ROOMS INTERIOR AND EXTERIOR SHALL BE PROVIDED WITH NUMBERS AND DESCRIPTION. STAIRWAYS SHALL BE MARKED AT ACCESS AND ON EACH LANDING STAIR NUMBER AND IF STAIRWAY PROVIDES ROOF ACCESS OR NO ROOF ACCESS

keynotes:

1. PROPERTY LINE
2. EXISTING RIGHT OF WAY - COORDINATE WITH CIVIL
3. 15' DEDICATION
3a. PROPOSED 3' DEDICATION & ASSOCIATED SIDEWALK WIDENING
3b. 5' DEDICATION - REQUESTING TO BE WAIVED
3c. 3' STREET WIDENING & IMPROVEMENTS - REQUESTING TO BE WAIVED
3d. 2'-6" ALLEY DEDICATION - REQUESTING TO BE WAIVED
4. NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF L.A.
5. CITY SETBACK
6. TRASH ENCLOSURE & TRASH CHUTES ABOVE - CONCRETE BLOCK PAINTED. 8FT MIN CEILING HEIGHTS
7. CONCRETE WHEEL STOP, TYPICAL. PER DETAIL 6/ap-16
8. LANDSCAPING ARE - PER LANDSCAPE PLANS
9. KNOX BOX - AT MOTORIZED ACCESS GATES TYP. INSTALLATION & LOCATION SHALL BE APPROVED AND DETERMINED BY FIRE DEPT.
10. STRUCTURAL COLUMN - PER STRUCTURAL PLANS
11. BUILDING STAIRS WITH CLASS III STANDPIPE SYSTEM WITH 2 1/2" & 1 1/2" REDUCING OUTLETS LOCATED AT EACH LANDING AND PER 100 FOOT OF HOSE AND 30 FOOT OF STREAM. NOTE 11A WITH ROOF ACCESS HATCH
12. BUILDING ELEVATOR
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14. ADA PARKING STALL PER DETAIL 1/ap-16
15. TANDEM PARKING STALL
16. COMPACT PARKING STALL
17. ZERO CURB PER DETAIL
18. ADA CURB / RAMP PER DETAIL 6/ap-16
19. GAS METERS
20. BASEMENT RAMP
21. BASEMENT RETAINING WALL
22. TRANSFORMER, SWITCH, AND CAPACITOR LOCATION
23. RESIDENTIAL BICYCLE LONG TERM BIKE RACKS IN SECURE LOCKING ENCLOSURE & WITHIN 50-FT WALKING DISTANCE OF AN ELEVATOR.
24. RESIDENTIAL BICYCLE SHORT TERM PARKING RACK WITHIN 50-FT OF THE MAIN PEDESTRIAN ENTRANCE TO BUILDING - PER DETAIL
25. RETAIL BICYCLE SHORT TERM PARKING RACK PER DETAIL 1/ap-16 WITHIN 50-FT OF THE MAIN ENTRANCE TO BUILDING
26. HOV PARKING STALL
27. CLEAN AIR VEHICLE PARKING STALL
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38. DASHED LINE INDICATES HANGING STORAGE CABINET UNITS. PAINTED WOOD CONSTRUCTION. PROVIDE LOCKING HASP AND DOOR PULLS. A MIN. 100 CUBIC FT. PER UNIT (MIN. DIM. OF 30")
39. MEDIUM LOADING AREA OF 12'X25', 300 SF MIN. 12' MIN. HEAD CLEARANCE PER CCMC 17.320.050.
40. 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES FOR BALCONIES AND AMENITY DECK.
41. VEHICULAR 90 DEGREE TURN PER L.A.M.C. 12.21A5 AND DETAIL 3/ap-5
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44. NON-RESIDENTIAL USES - BICYCLE PARKING SPACES TO SERVE EMPLOYEES AND VISITORS TO THE PROJECT.
45. MECHANICAL SCREEN

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Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

second level floor plan

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

a08

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2 Bedroom
1,105 SQ. FT.



1 Bedroom
854 SQ. FT.



Studio
653 SQ. FT



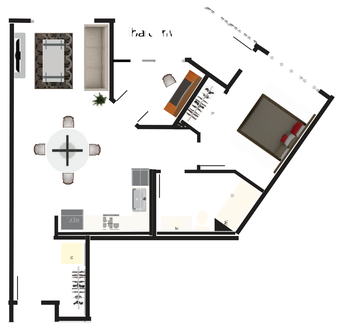
2 Bedroom
1,200 SQ. FT.



2 Bedroom
1,191 SQ. FT.



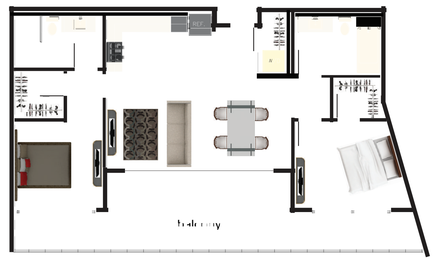
Studio
500 SQ. FT.



1 Bedroom
951 SQ. FT.



2 Bedroom
1,298 SQ. FT.



2 Bedroom
1,144 SQ. FT.

Typical Unit Plans

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

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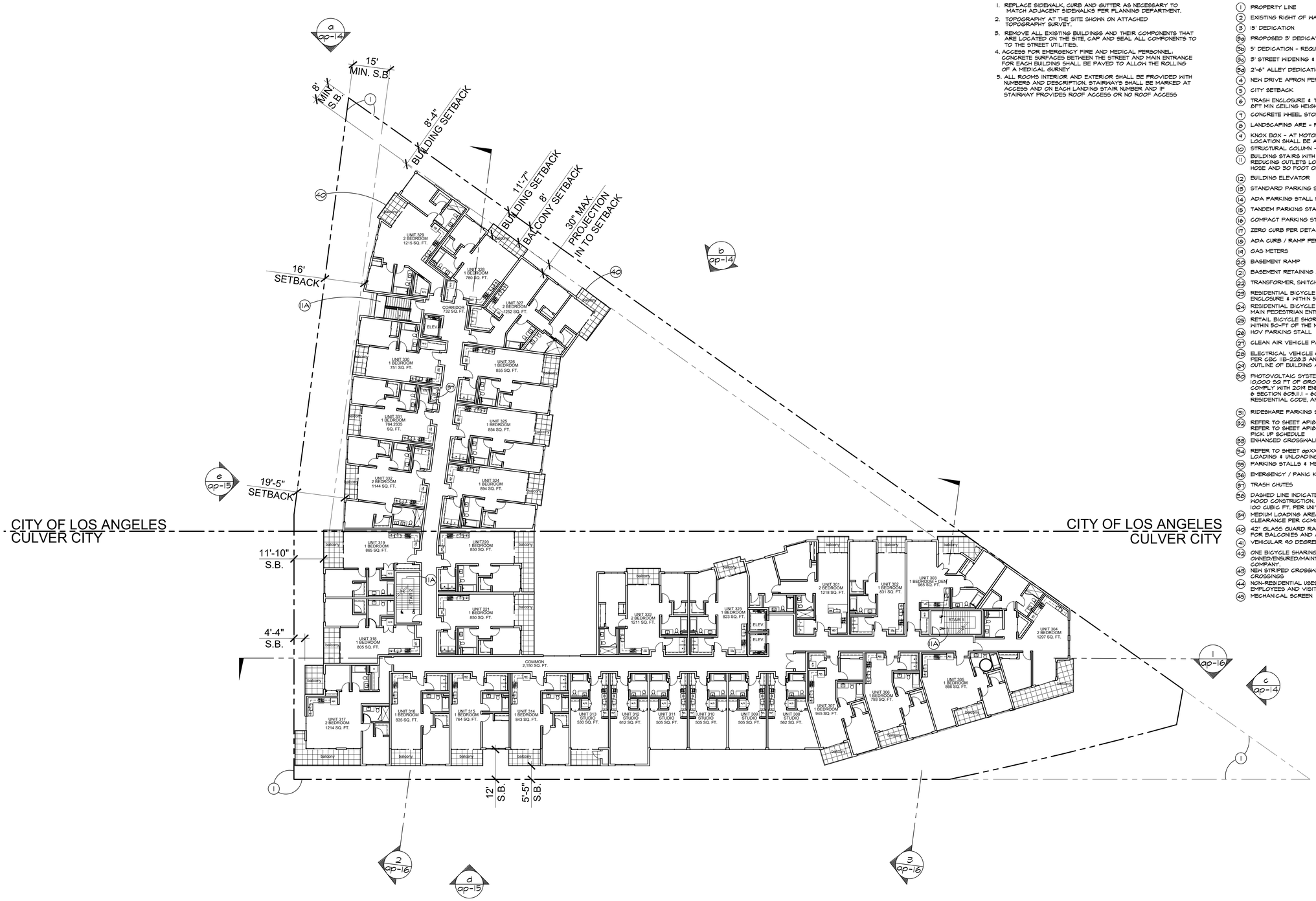
BASTION
DEVELOPMENT CORPORATION

mixed use building

Triangle Center - Phase II
12727 Washington Boulevard
Culver City, California 90066

date: 06.21.2021
job number: 17-6110

a08a



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..\..\bastion_logo.jpg

Triangle Center - mixed use building
12727 Washington Boulevard
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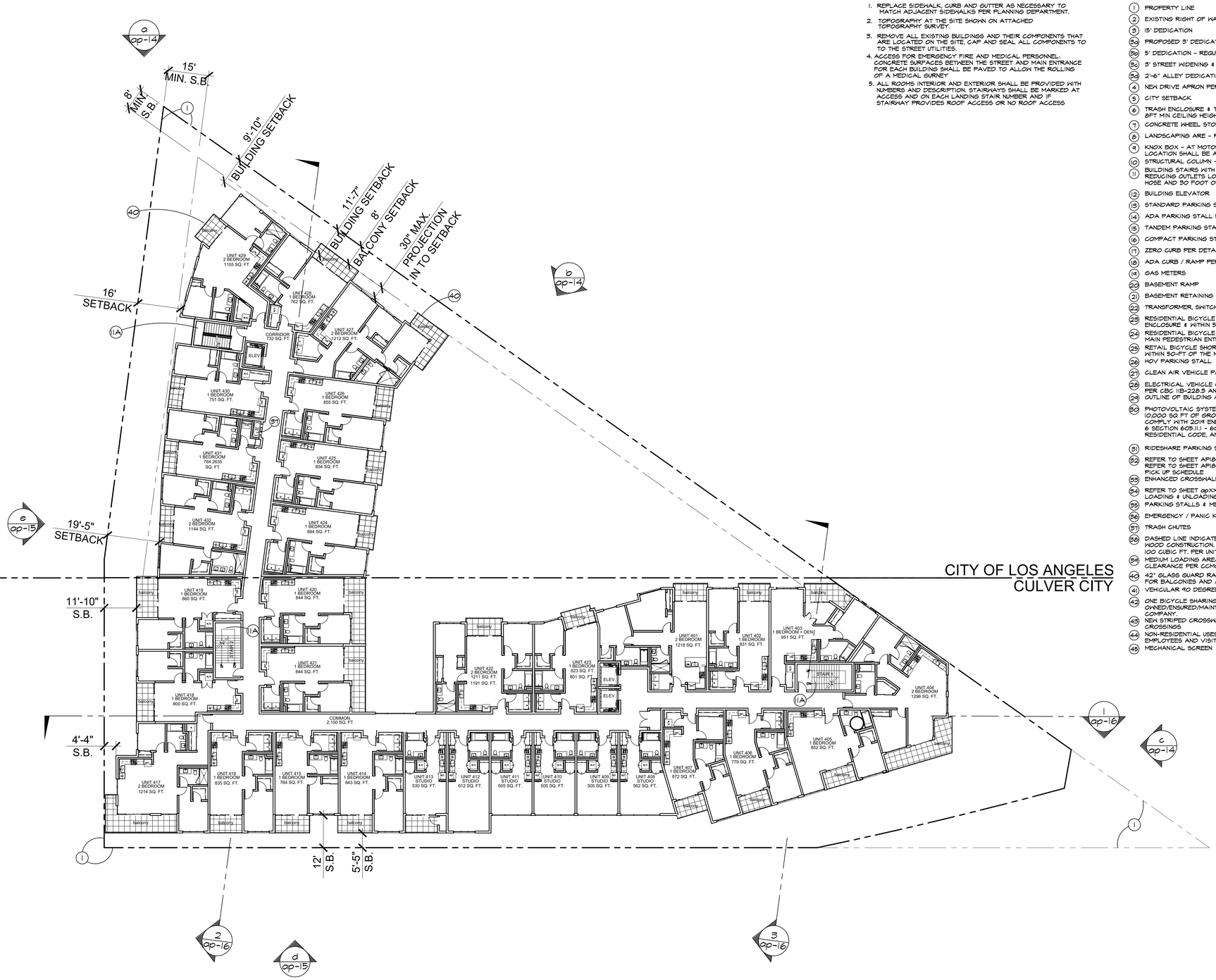
true north

third level floor plan

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

F:\PROJECTS\17-BLVD Triangle Center- Washington Blvd\03 Design*v01 studio changes*-10 planning\ap5 - floor plans - revised studios.dwg 8/1/2022 3:05:49 PM. DWG To PDF.pc3



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6. TRASH ENCLOSURE & TRASH CHUTES ABOVE - CONCRETE BLOCK PAINTED. 8FT MIN CEILING HEIGHTS
7. CONCRETE WHEEL STOP, TYPICAL. PER DETAIL 6/ap1a
8. LANDSCAPING ARE - PER LANDSCAPE PLANS
9. KNOX BOX - AT MOTORIZED ACCESS GATES TYP. INSTALLATION & LOCATION SHALL BE APPROVED AND DETERMINED BY FIRE DEPT.
10. STRUCTURAL COLUMN - PER STRUCTURAL PLANS
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Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

fourth level floor plan

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

ap10

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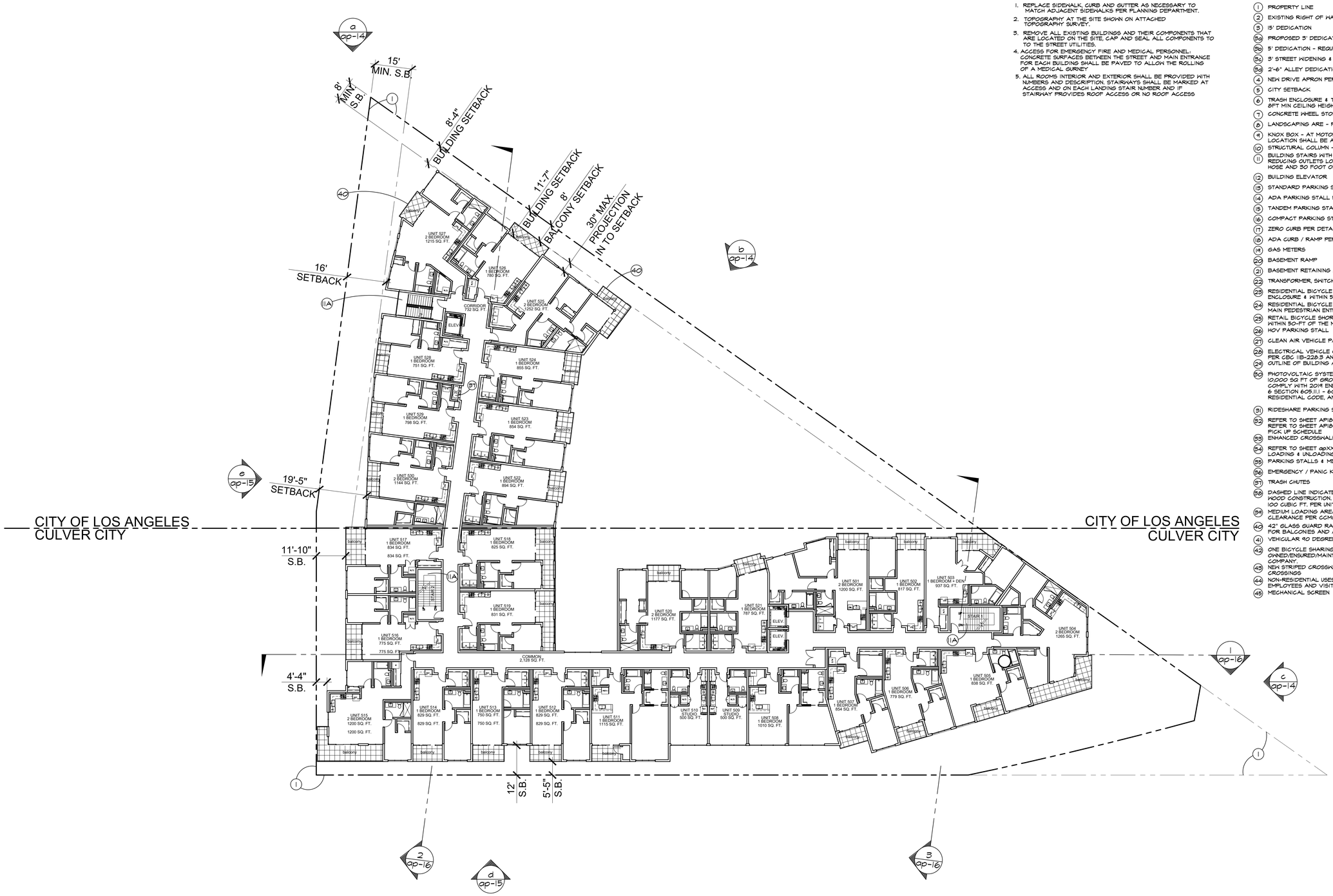

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Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

fifth level floor plan

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

ap11

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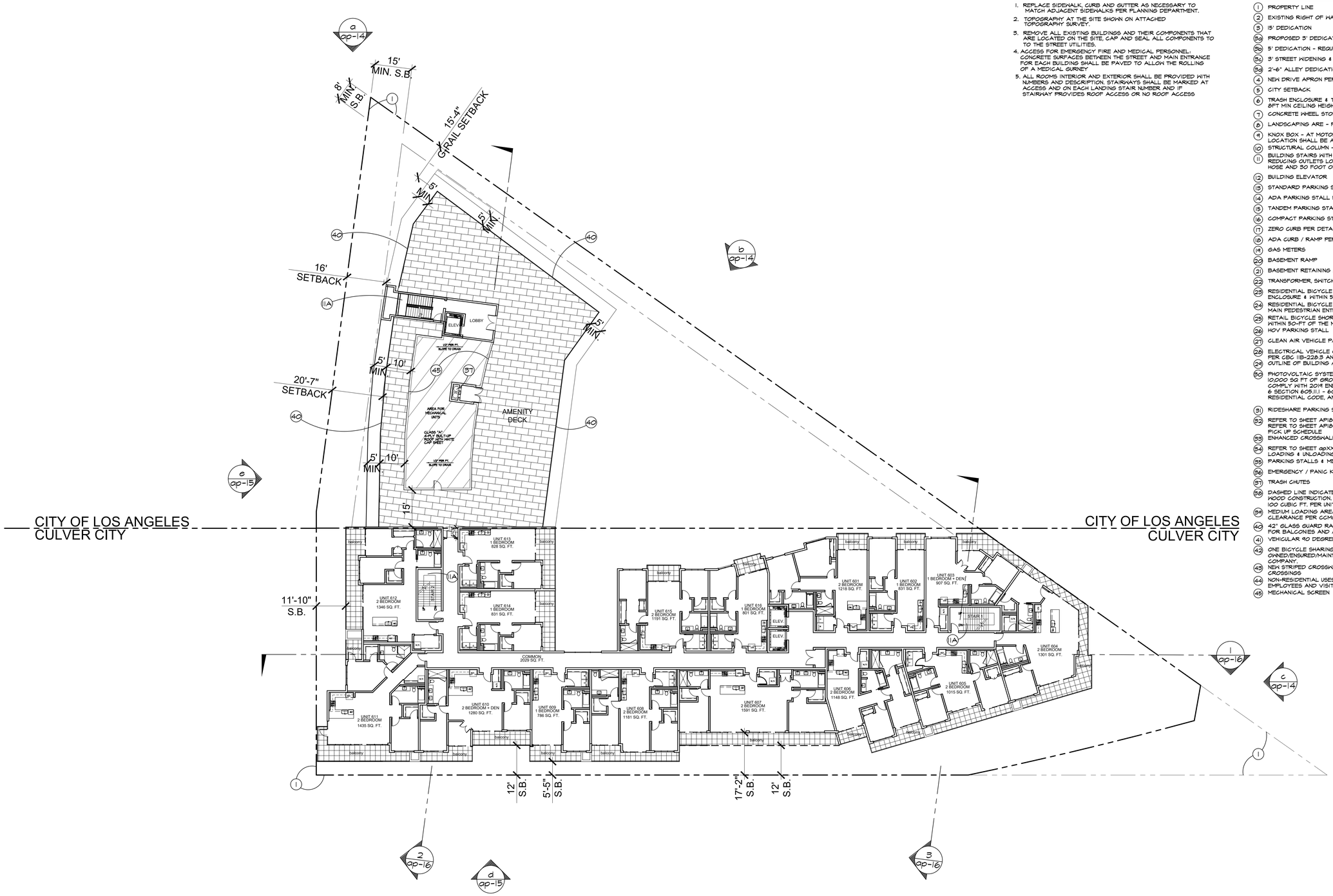

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Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

sixth level floor plan

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

ap12

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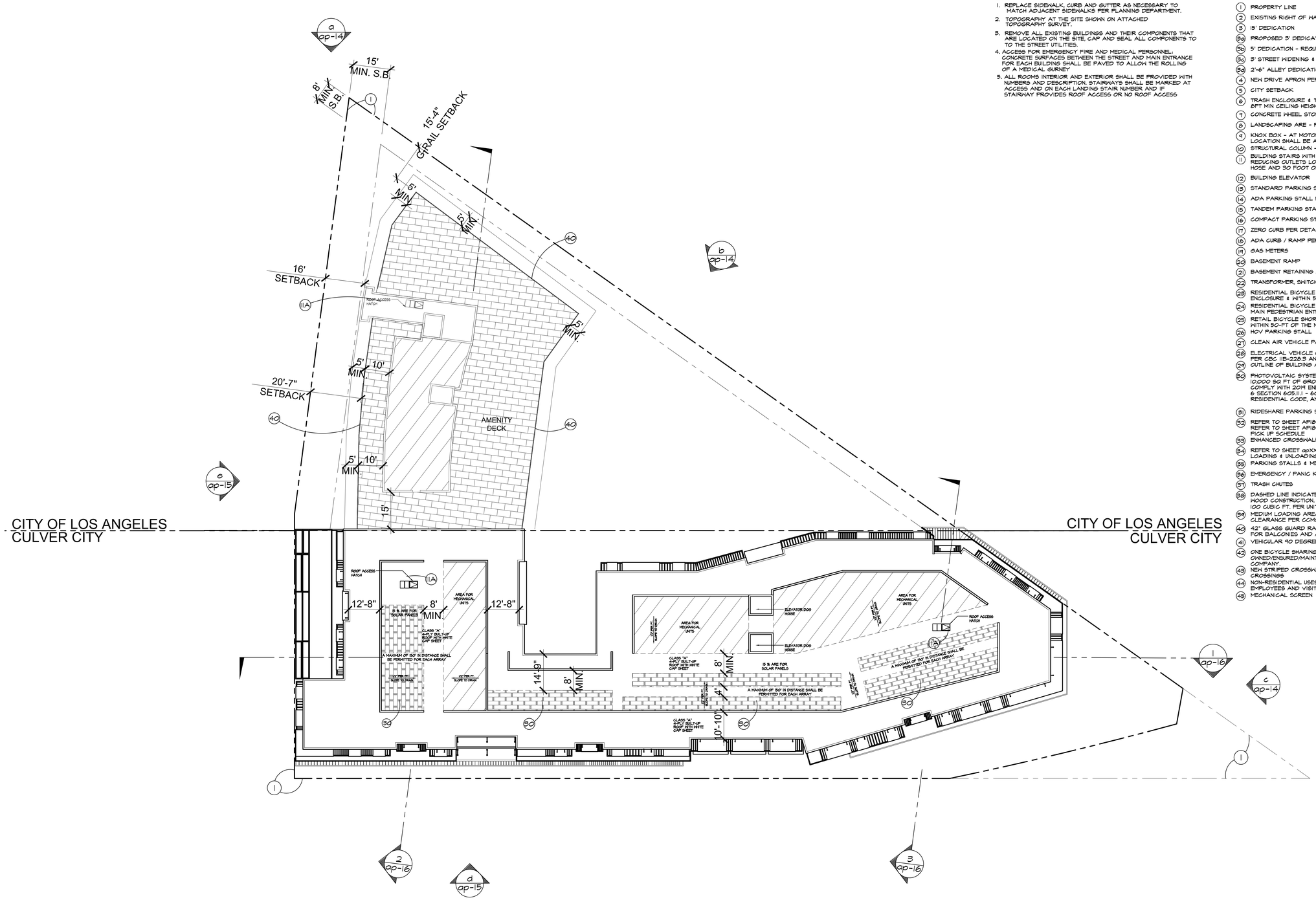

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BASTION DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

roof plan

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



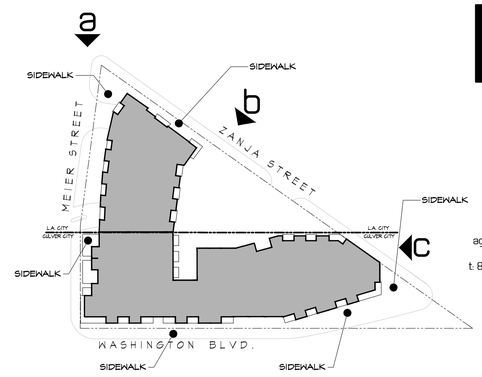
a - north elevation - zanja street



b- north / east elevation - zanja street



c - east elevation - zanja street



key plan

scale: 1/64" = 1'-0"

keynotes:

1. EXTERIOR STUCCO: HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH @DUNN EDWARDS DE6384 - IRON FIXTURE
2. EXTERIOR CLADDING: WOOD COLOR PANEL
3. EXTERIOR CLADDING (SOFFIT):WOOD COLOR PANELS (UNDER CANOPIES & BALCONIES)
4. CORRUGATED: ANODIZED DARK GRAY
5. CONCRETE: EXPOSED CONCRETE WALL WITH 6 INCH BOARD FORM PATTERN, DARK GRAY
6. METAL STOREFRONT / CANOPY: ALUMINUM ANODIZED DARK GRAY
7. METAL STOREFRONT: ALUMINUM ANODIZED CLEAR
8. ROOF SCREEN: MECHANICAL METAL SCREEN
9. GLAZING: CLEAR GLASS
10. 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES
11. CORTEN OR SIMILAR
12. ADDRESS - FRONT-LIT CHANNEL LETTERS ABOVE CANOPY

general notes:

1. FASCIA AND TOPS OF EXTERIOR WALLS SHALL BE CONSTRUCTED OF HARD MATERIALS ABLE TO WITHSTAND THE WEIGHT OF FIREFIGHTERS AND FIREFIGHTING EQUIPMENT. CONTACT CCFD FOR REQUIREMENTS. (NO FOAM PRODUCTS SHALL BE USED.)
2. PARAPETS IN EXCESS OF FIVE FEET SHALL HAVE CATWALKS AND LADDERS, CONTACT CCFD FOR REQUIREMENTS.

building elevations

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

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pk:architecture
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agoura hills . california 91301
t. 818.584.0057 f. 866.800.1289
w. pkarchitecture.net

BASTION DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

date: 04.22.2021
job number: 17-5110

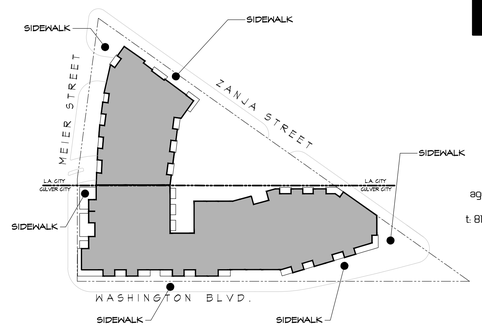
a014



d- south elevation - washington blvd.



e - west elevation - meier street



key plan

scale: 1/64" = 1'-0"

keynotes:

1. EXTERIOR STUCCO: HARD TROWEL SMOOTH FINISH, PAINTED TO MATCH @DUNN EDWARDS DE6384 - IRON FIXTURE
2. EXTERIOR CLADDING: WOOD COLOR PANEL
3. EXTERIOR CLADDING (SOFFIT):WOOD COLOR PANELS (UNDER CANOPIES & BALCONIES)
4. CORRUGATED: ANODIZED DARK GRAY
5. CONCRETE: EXPOSED CONCRETE WALL WITH 6 INCH BOARD FORM PATTERN, DARK GRAY
6. METAL STOREFRONT / CANOPY: ALUMINUM ANODIZED DARK GRAY
7. METAL STOREFRONT: ALUMINUM ANODIZED CLEAR
8. ROOF SCREEN: MECHANICAL METAL SCREEN
9. GLAZING: CLEAR GLASS
10. 42" GLASS GUARD RAILS WITH ALUMINUM ANODIZED DARK GRAY FRAMES
11. CORTEN OR SIMILAR
12. ADDRESS - FRONT-LIT CHANNEL LETTERS ABOVE CANOPY

general notes:

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job number: 17-6110

apls



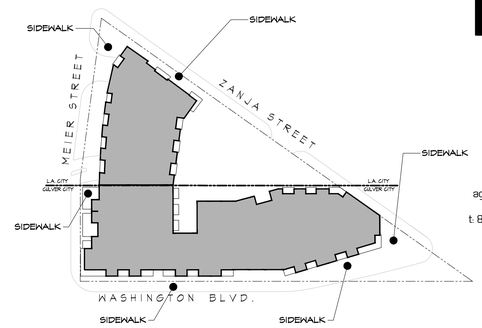
building section 1



building section 2



building section 3



key plan

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BASTION DEVELOPMENT CORPORATION

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12727 Washington Boulevard
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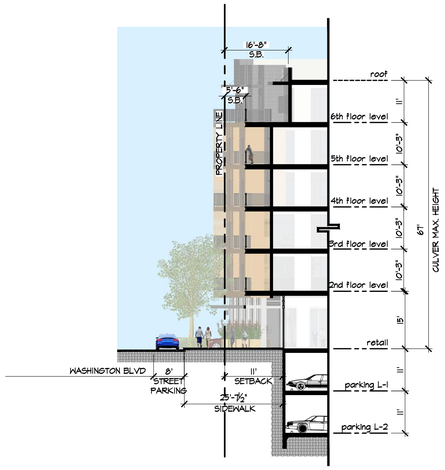
job number: 17-6110

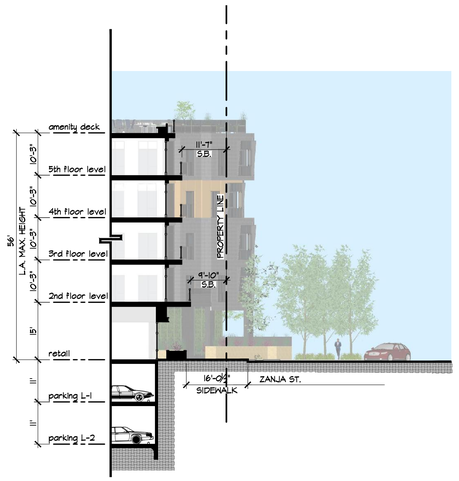
building sections

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

a016



building section 4



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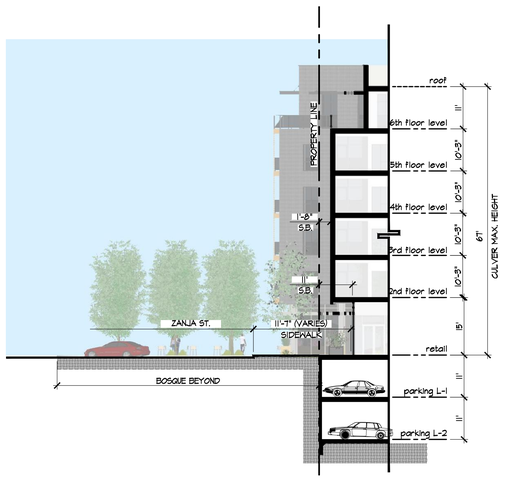
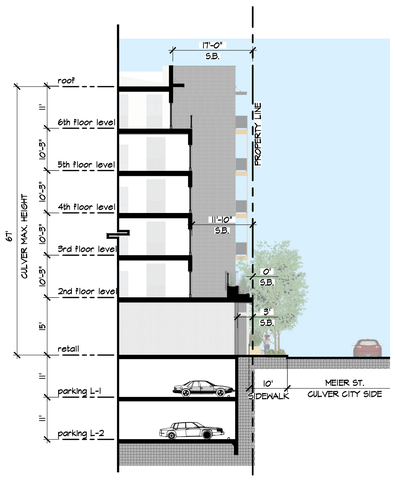
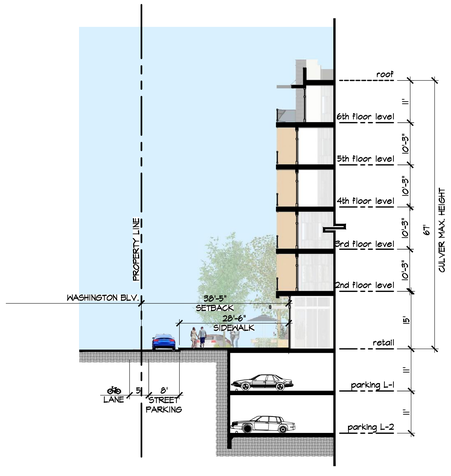


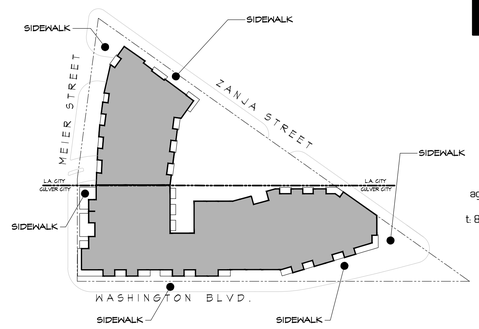
building section 6



building section 7



building section 8



key plan
scale: 1/64" = 1'-0"

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BASTION DEVELOPMENT CORPORATION

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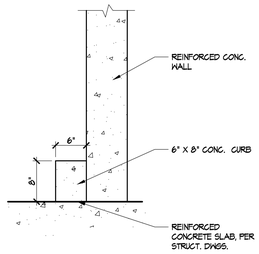
date: 04.22.2021
job number: 17-6110

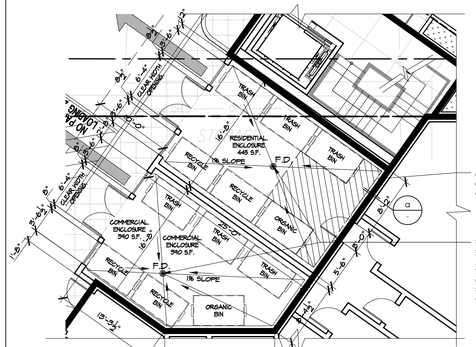
building sections
scale: 1/16" = 1'-0"

ap17

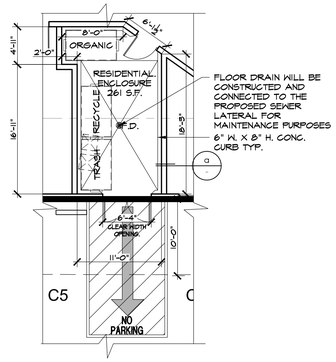
•revised entitlement 21-0422 •revised entitlement 21-0506 •revised plans 21-0617 •revised plans 21-0630 •prc comments 21-0817 •LA side comments 21-0930 •revised entitlement 21-1004



trash enclosure curb detail ⓐ



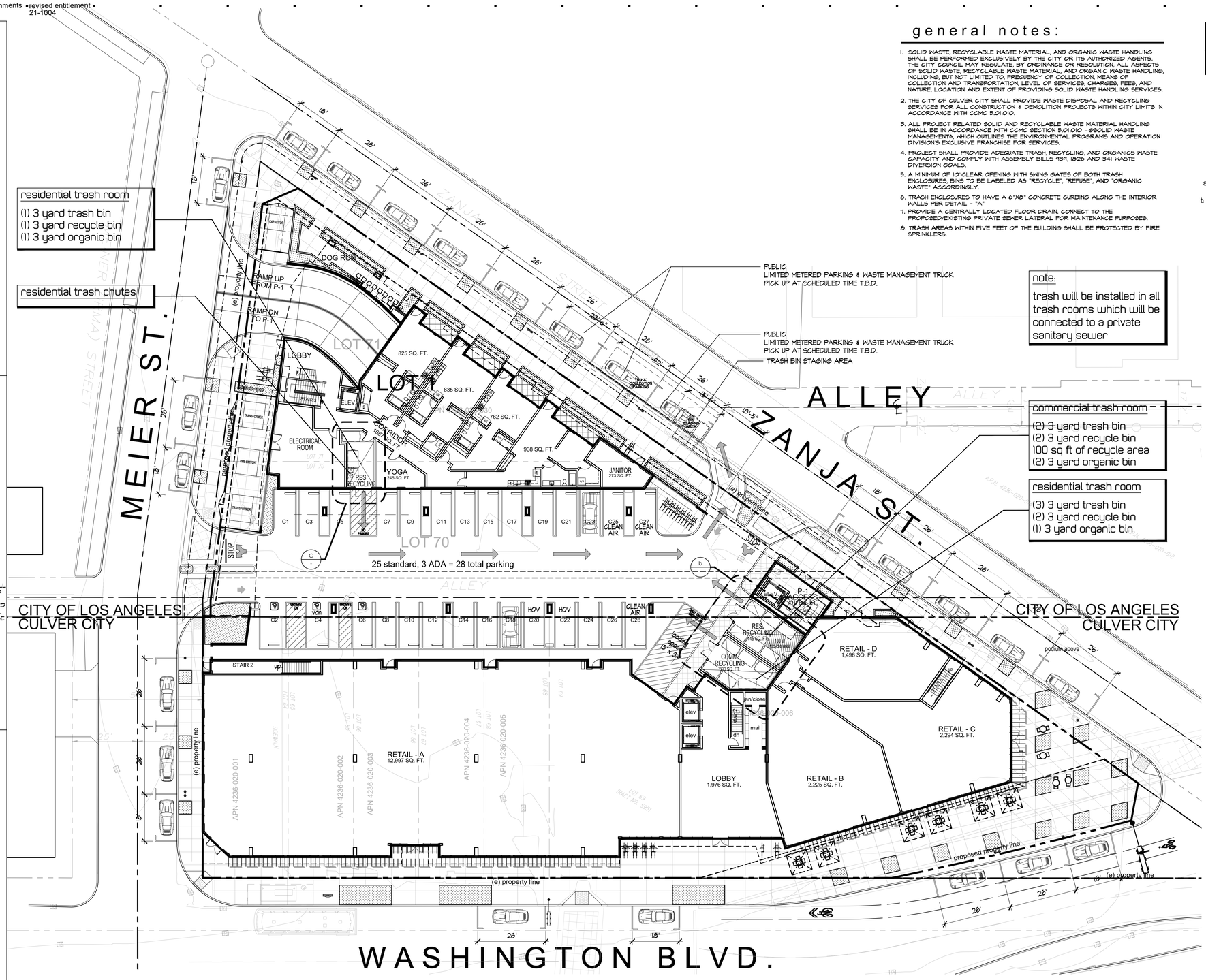
enlarged trash enclosure detail ⓑ



enlarged trash enclosure detail ⓒ

residential trash room
(1) 3 yard trash bin
(1) 3 yard recycle bin
(1) 3 yard organic bin

residential trash chutes



note:
trash will be installed in all trash rooms which will be connected to a private sanitary sewer

commercial trash room
(2) 3 yard trash bin
(2) 3 yard recycle bin
100 sq ft of recycle area
(2) 3 yard organic bin

residential trash room
(3) 3 yard trash bin
(2) 3 yard recycle bin
(1) 3 yard organic bin

true north

general notes:

1. SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY COUNCIL MAY REGULATE BY ORDINANCE OR RESOLUTION, ALL ASPECTS OF SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING, INCLUDING, BUT NOT LIMITED TO, FREQUENCY OF COLLECTION, MEANS OF COLLECTION AND TRANSPORTATION, LEVEL OF SERVICES, CHARGES, FEES, AND NATURE, LOCATION AND EXTENT OF PROVIDING SOLID WASTE HANDLING SERVICES.
2. THE CITY OF CULVER CITY SHALL PROVIDE WASTE DISPOSAL AND RECYCLING SERVICES FOR ALL CONSTRUCTION & DEMOLITION PROJECTS WITHIN CITY LIMITS IN ACCORDANCE WITH CCMC 5.01.010.
3. ALL PROJECT RELATED SOLID AND RECYCLABLE WASTE MATERIAL HANDLING SHALL BE IN ACCORDANCE WITH CCMC SECTION 5.01.010 - 85GOLID WASTE MANAGEMENTA, WHICH OUTLINES THE ENVIRONMENTAL PROGRAMS AND OPERATION DIVISION'S EXCLUSIVE FRANCHISE FOR SERVICES.
4. PROJECT SHALL PROVIDE ADEQUATE TRASH, RECYCLING, AND ORGANICS WASTE CAPACITY AND COMPLY WITH ASSEMBLY BILLS 939, 1826 AND 341 WASTE DIVERSION GOALS.
5. A MINIMUM OF 10' CLEAR OPENING WITH SWING GATES OF BOTH TRASH ENCLOSURES, BINS TO BE LABELED AS "RECYCLE", "REFUSE", AND "ORGANIC WASTE" ACCORDINGLY.
6. TRASH ENCLOSURES TO HAVE A 6"X8" CONCRETE CURBING ALONG THE INTERIOR WALLS PER DETAIL - "A"
7. PROVIDE A CENTRALLY LOCATED FLOOR DRAIN. CONNECT TO THE PROPOSED/EXISTING PRIVATE SEWER LATERAL FOR MAINTENANCE PURPOSES.
8. TRASH AREAS WITHIN FIVE FEET OF THE BUILDING SHALL BE PROTECTED BY FIRE SPRINKLERS.

trash waste management plan
scale: 1/16" = 1'-0"

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BASTION DEVELOPMENT CORPORATION

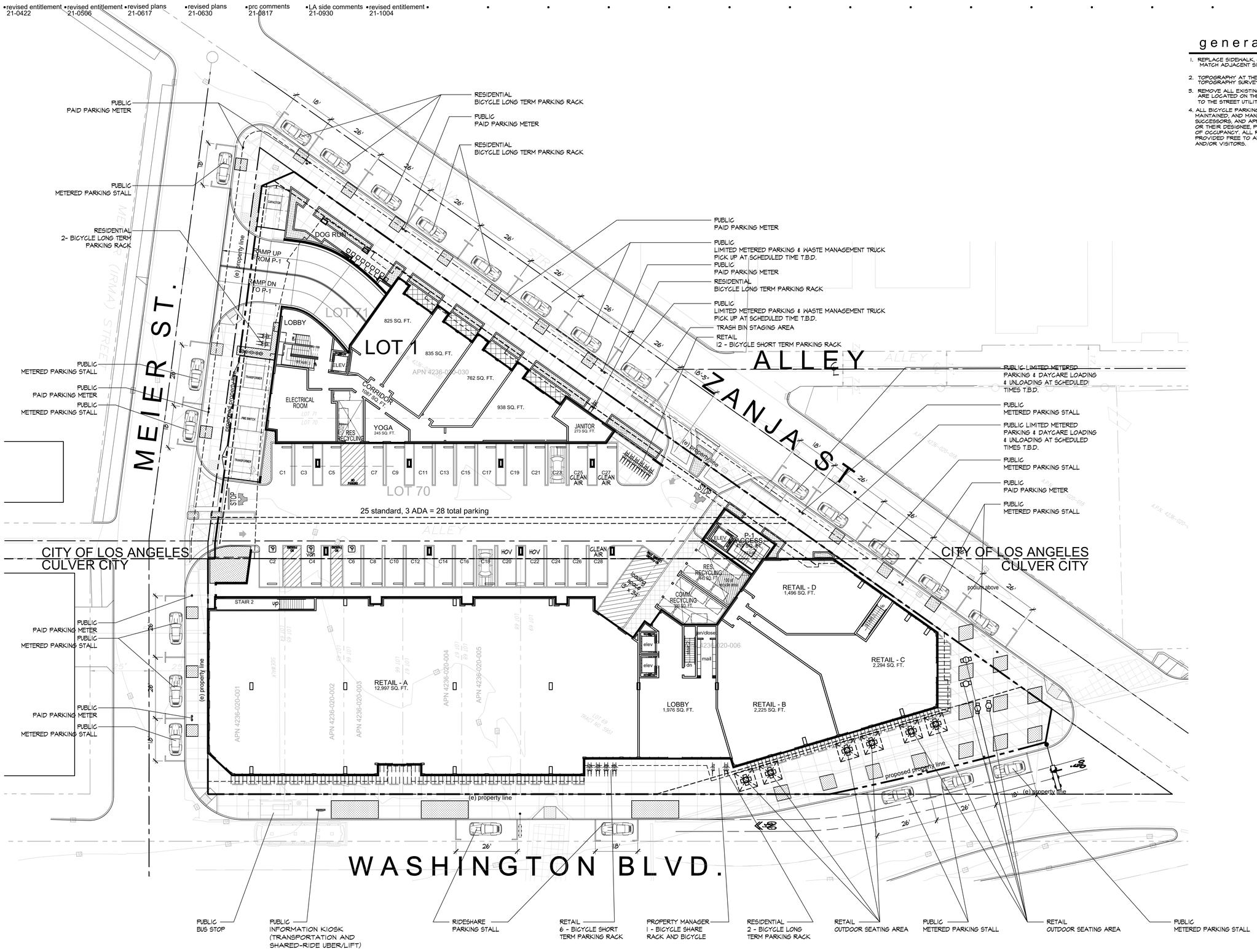
Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

ap18

• revised entitlement 21-0422 • revised entitlement 21-0506 • revised plans 21-0617 • revised plans 21-0630 • prc comments 21-0817 • LA side comments 21-0930 • revised entitlement 21-1004

general notes:

1. REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
2. TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.
3. REMOVE ALL EXISTING BUILDINGS AND THEIR COMPONENTS THAT ARE LOCATED ON THE SITE, CAP AND SEAL ALL COMPONENTS TO TO THE STREET UTILITIES.
4. ALL BICYCLE PARKING REQUIRED ABOVE, SHALL BE INSTALLED, MAINTAINED, AND MANAGED BY THE DEVELOPER OR THEIR SUCCESSORS, AND APPROVED BY THE PUBLIC WORKS DIRECTOR OR THEIR DESIGNEE, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. ALL REQUIRED BICYCLE PARKING SHALL BE PROVIDED FREE TO ANY BUILDING TENANT, TENANT EMPLOYEES AND/OR VISITORS.



Curb Use / Street parking plan

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

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BASTION DEVELOPMENT CORPORATION

Triangle Center - mixed use building
12727 Washington Boulevard
Culver City, California 90066

true north

ap18-a

Lighting

Light Fixture

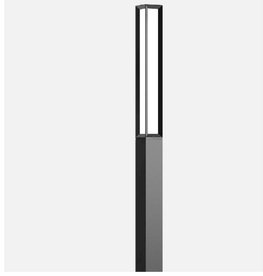


Sample View









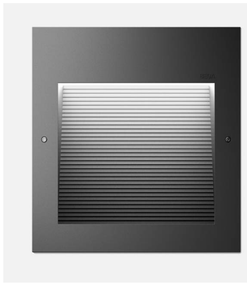


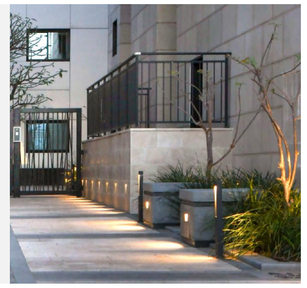
Light Fixture



Sample View







Signage









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BASTION
DEVELOPMENT CORPORATION

mixed use building

Triangle Center - 12727 Washington Boulevard
Culver City, California 90066

date: 04.12.2021
job number: 17-6110

lighting & signage

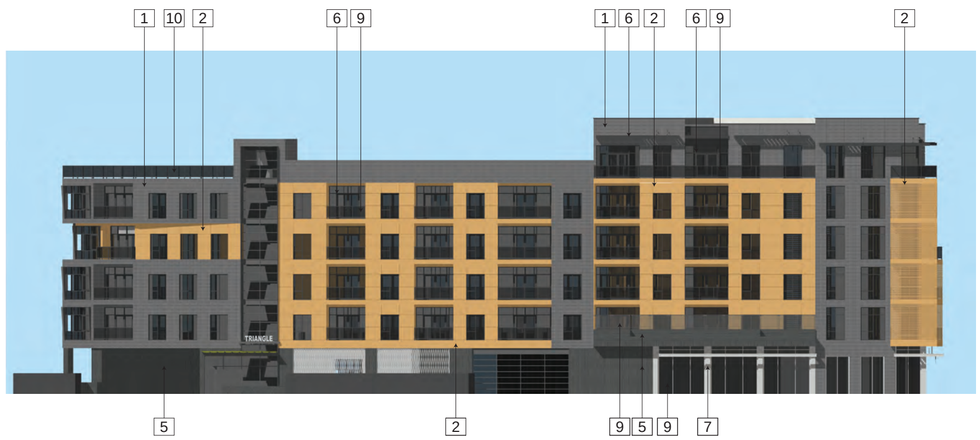
ap19



Washington South elevation flat



cc courtyard flat



Meier West elevation flat



exterior cladding at canopy perspective



rendering on washington blvd.



1 EXTERIOR COLOR
DE6384: IRON FIXTURE



4 CORRUGATED METAL
ANODIZED DARK GREY



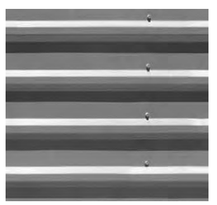
7 METAL STOREFRONT
ANODIZED CLEAR



2 EXTERIOR CLADDING
WOOD COLORED PANEL



5 EXPOSED CONCRETE
6" FORM BOARD PATTERN



8 METAL ROOF SCREEN
CORRUGATED



3 EXTERIOR CLADDING (SOFFIT)
WOOD COLORED PANEL



6 METAL STOREFRONT/
CANOPY
ANODIZED DARK GRAY



9 CLEAR GLASS WINDOW

materials list

1 exterior stucco: hard trowel smooth finish, painted to match “Dunn Edwards” DE6384 - Iron Fixture

2 exterior cladding: wood color panel

3 exterior cladding (soffit): wood color panels (under canopies & balconies)

4 corrugated: anodized dark gray

5 concrete: exposed concrete wall with 6” board form pattern, dark gray

6 metal storefront / canopy: aluminum anodized dark gray

7 metal storefront: aluminum anodized clear

8 roof screen: mechanical metal screen

9 glazing: clear glass

material board

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ap20

•revised entitlement 21-0422 •revised entitlement 21-0506 •revised plans 21-0617 •revised plans 21-0630 •prc comments 21-0817 •LA side comments 21-0930 •revised entitlement 21-1004













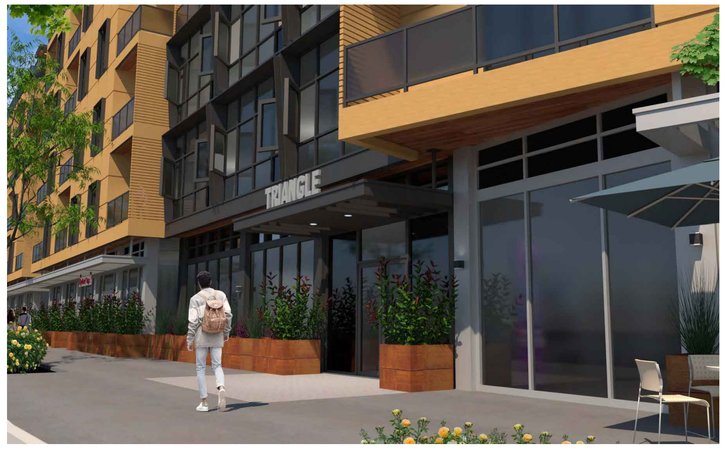





building renderings

scale: nts

pk:architecture

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BASTION DEVELOPMENT CORPORATION

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ap21

- revised entitlement 21-0422
- revised entitlement 21-0506
- revised plans 21-0617
- revised plans 21-0630
- prc comments 21-0817
- LA side comments 21-0930
- revised entitlement 21-1004











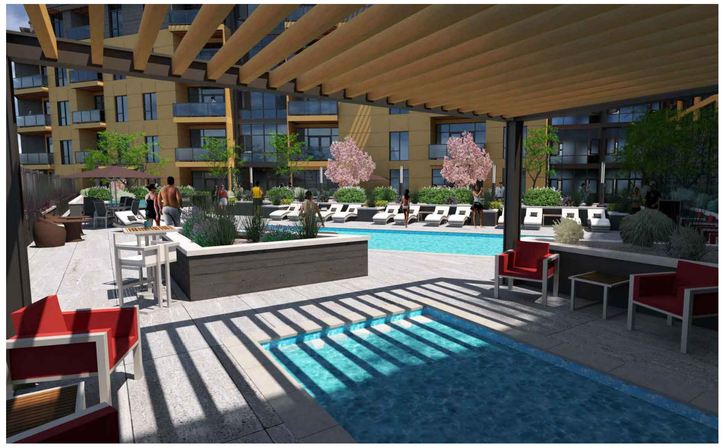







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building renderings

scale: nts

ap22

building renderings

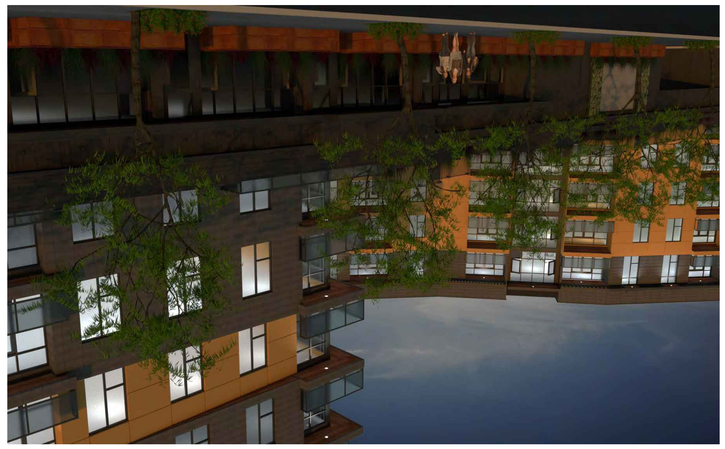
scale: nts











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BASTION
DEVELOPMENT CORPORATION

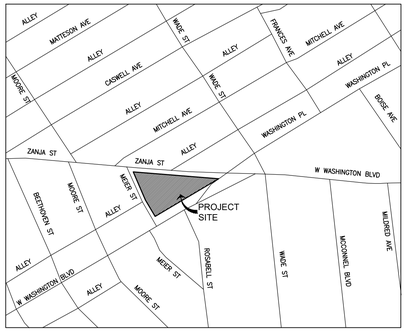
date 04.22.2021
job number 17-6110

e2de

TENTATIVE TRACT NO. _____

LOCATED IN THE CITY OF CULVER CITY
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





CIVIL ENGINEER

X ENGINEERING & CONSULTING, INC
6 HUTTON CENTRE DR., SUITE 650
SANTA ANA, CA 92707
TEL: 949.522.7100

CONTACT: PUNEET COMAR, PE

OWNER

TRIANGLE CENTRE LP
11955 WEST WASHINGTON BLVD., SUITE 103
CULVER CITY, CA
TEL: 604.731.3500

CONTACT: DENISE HEWITT

GEOTECHNICAL ENGINEER

GEOTECHNOLOGIES, INC.
439 WESTERN AVENUE
GLENDALE, CA 91201-2837
TEL: 818.240.9600

CONTACT: GREGORIO VARELA, GE

DEVELOPER

BASTION DEVELOPMENT CORPORATION
11955 WEST WASHINGTON BLVD., SUITE 103
CULVER CITY, CA
TEL: 604.731.3500

CONTACT: REID KAUFMANN

SHEET INDEX

1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL UTILITY PLAN

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS	TANGENT
C1	3°21'08""	92.85'	1587.00'	46.44'
C3	6°06'17""	15.66'	147.00'	7.84'

NUMBERED LOT SUMMARY

LOT #	Area (SF)	Area (AC)
LOT 1	52,114	1.20

ABBREVIATIONS

∠PT	ANGLE POINT	INT	INTERSECTION
AB	AGGREGATE BASE	LF	LINEAR FOOT
AC	ASPHALTIC CONCRETE	LT	LEFT
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BVC	BEGIN VERTICAL CURVE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PL	PROPERTY LINE
℄/CL	CENTERLINE	PP	POWER POLE
CONC	CONCRETE	PROP	PROPOSED
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
DW	DOMESTIC WATER	PVI	POINT OF VERTICAL INTERSECTION
DWG	DRAWING	R	RADIUS
EC	END CURVE	RT	RIGHT
ECR	END CURB RETURN	RW	RECLAIMED WATER
ESMT	EASEMENT	R/W	RIGHT OF WAY
ELEV	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EVC	END VERTICAL CURVE	S	SANITARY SEWER
EX	EXISTING	SMH	SEWER MANHOLE
FG	FINISHED GRADE	ST	STREET
FH	FIRE HYDRANT	SWLK	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
FS	FINISHED SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VERT	VERTICAL
HORZ	HORIZONTAL		

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES PRECISE BENCHMARK 05930, ELEVATION 54.69 FEET (NGVD 29).

DESCRIPTION:
WIRE SPIKE IN W. CURB CENTINELA AVENUE .5FT N. OF BC CURB RETURN NORTH OF BARBARA AVENUE.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CULVER CITY AND LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 64 TO 71 INCLUSIVE OF TRACT 5951, PARTLY WITHIN THE CITY OF CULVER CITY AND PARTLY WITHIN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 77 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NO.: 4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004, 4236-020-005, 4236-020-006, 4236-020-030.

UTILITIES

NOTIFICATIONS:
CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES & UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO STARTING CONSTRUCTION:

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	811
CULVER CITY SANITATION	(310) 253-6400
GOLDEN STATE WATER COMPANY	(800) 999-4033
LOS ANGELES DEPARTMENT WATER AND POWER	(800) 342-4397
METROPOLITAN WATER DISTRICT	(626) 844-5610
SOUTHERN CALIFORNIA EDISON COMPANY	(800) 611-1911
SOUTHERN CALIFORNIA GAS COMPANY	(800) 422-4133

EXISTING EASEMENT NOTES

5 AN EASEMENT FOR STREET PURPOSES, RECORDING BOOK 6718 PAGE 352 OFFICIAL RECORDS.

EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)
RAW VALUES:	38,701	0

NET: 38,701 CY EXPORT

NOTE: EARTHWORK QUANTITIES DO NOT INCLUDE EARTHWORK FOR REMEDIAL PURPOSES, OVER-EXCAVATION, OR ORGANIC REMOVAL. QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES WITH ENGINEER.

LEGEND

- PROPOSED RIGHT OF WAY
- TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- STREET CENTERLINE
- PROPOSED FLOWLINE
- TOP OF SLOPE
- TOE OF SLOPE
- EXISTING EASEMENT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED RETAINING WALL
- GRADING LIMIT — GRADING LIMITS
- CF — PROPOSED CUT-FILL LINE
- PROPOSED DAYLIGHT LINE
- R—R—R—R— PROPOSED RIDGE LINE
- 100 PROPOSED ELEVATION
- (100) EXISTING ELEVATION

30' 0' 15' 30'
SCALE: 1" = 30'

PREPARED BY:

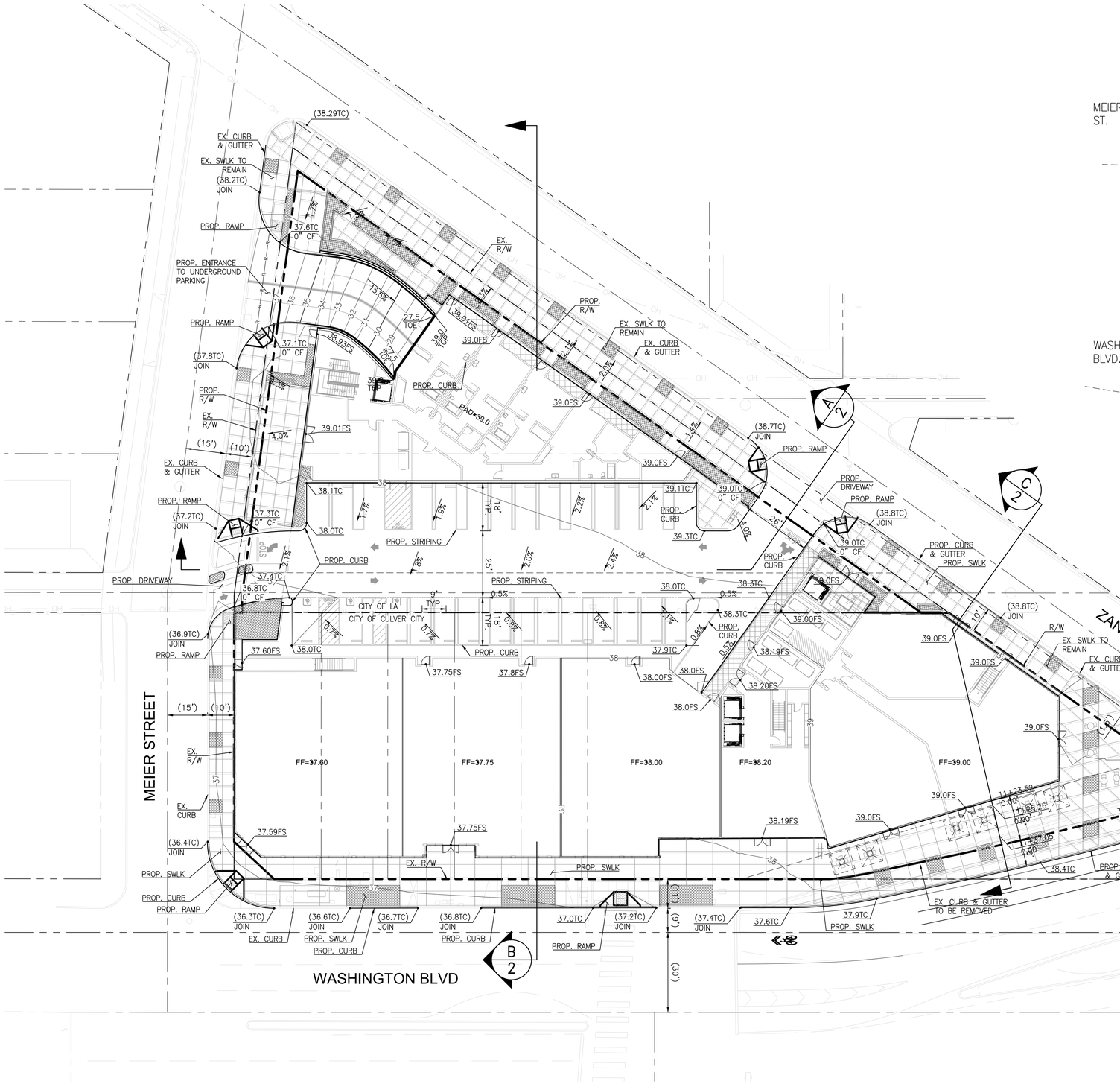
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

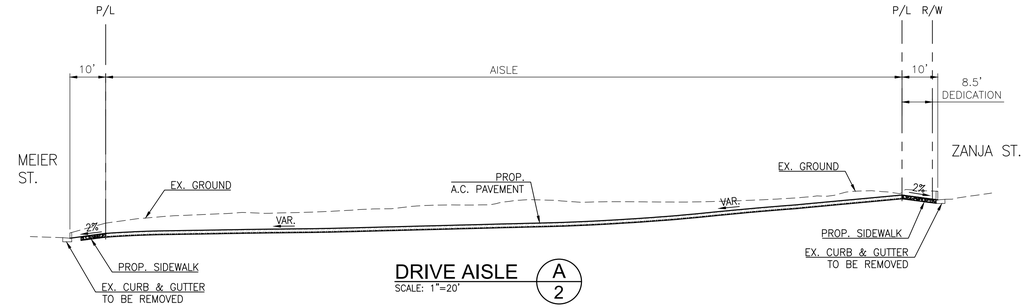
REGISTERED PROFESSIONAL ENGINEER · PUNEET COMAR · NO. 73065 · CIVIL · STATE OF CALIFORNIA

TENTATIVE TRACT MAP XXXXX
TITLE SHEET
CITY OF CULVER CITY, CALIFORNIA

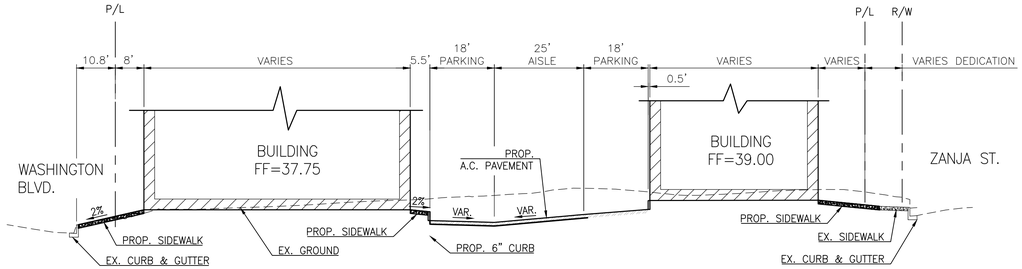
SHEET 1 OF 3

P:\103\001\Phase\Entitlement\TTM - City of Culver City\103-001-tm01ts.dwg Plotted At: May 6, 2021 3:34 PM Last Saved By: TylerPham Last Saved At: May 6, 2021 3:33 PM

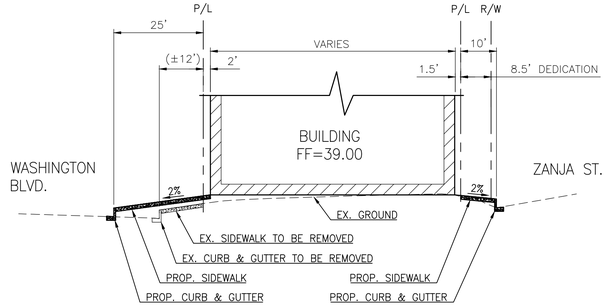




DRIVE AISLE (A/2)
SCALE: 1"=20'



SITE GRADING - NORTH/SOUTH (B/2)
SCALE: 1"=20'



ZANJA/WASHINGTON CORNER (C/2)
SCALE: 1"=20'

20' 0' 10' 20'
SCALE: 1" = 20'

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TENTATIVE TRACT MAP XXXXX
CONCEPTUAL GRADING PLAN
CITY OF CULVER CITY, CALIFORNIA

SHEET 2 OF 3

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EX. FIRE HYDRANT

EX. SMH (38.3RIM) (26.4INV)

EX. SEWER

EX. WATER

(27.3INV)

EX. SMH (38.8RIM) (27.4INV)

ALLEY

EX. SEWER

EX. WATER

PROP. FIRE BACKFLOW

PROP. SEWER LATERAL

PROP. DW METER & BACKFLOW

15'

10'

EX. SMH (37.1RIM) (29.9INV)

EX. FIRE HYDRANT

EX. SMH (36.8RIM) (23.9INV)

EX. SMH (39.0RIM) (25.2INV)

EX. SEWER

EX. WATER

ZANJA STREET

15'

15'

MEIER STREET

15'

10'

EX. 48"SD

PROP. CATCH BASIN

EX. 18"SD

EX. CATCH BASIN TO BE REMOVED

EX. 18"SD

EX. 48"SD

EX. 18"SD

WASHINGTON BLVD

20' 0' 10' 20'

SCALE: 1" = 20'

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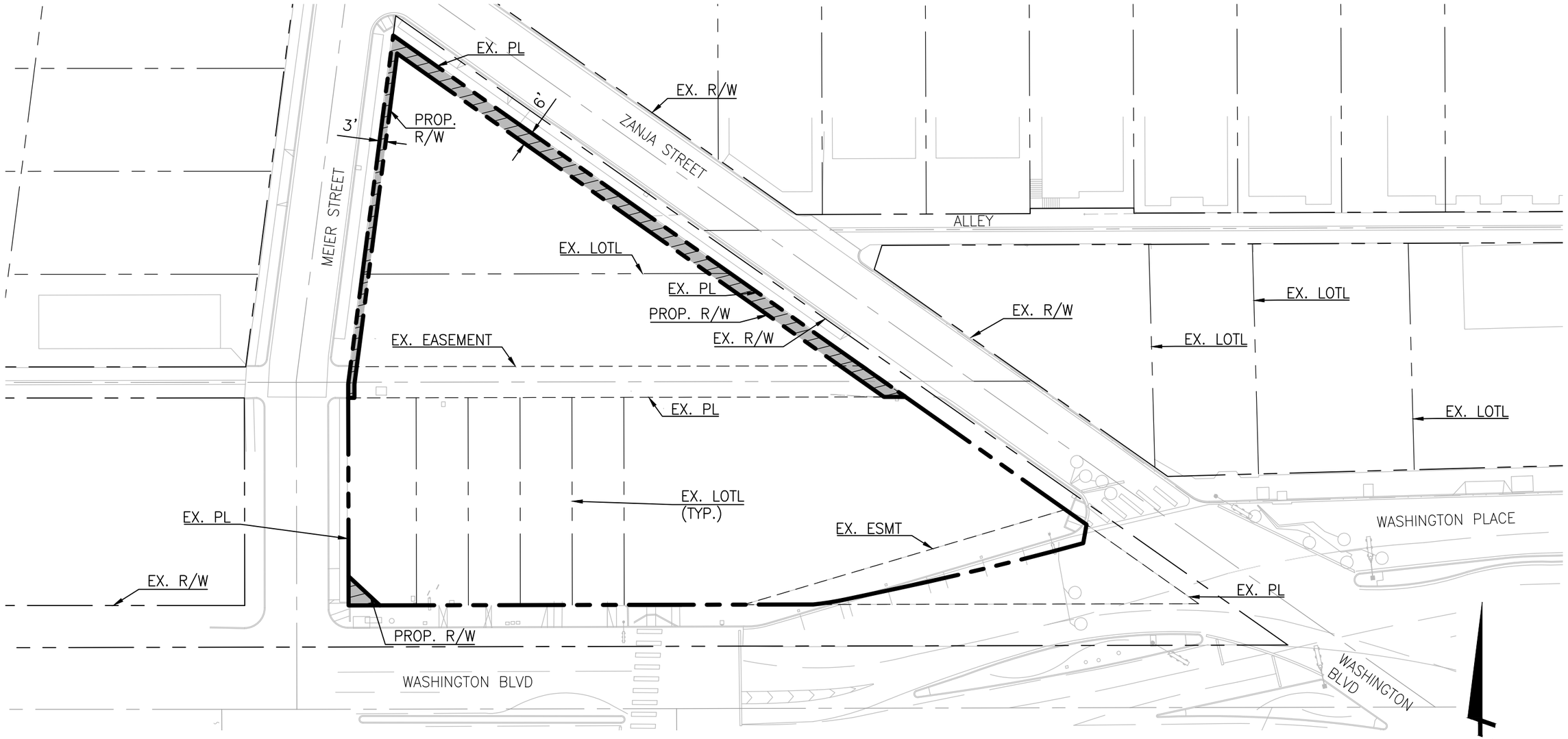
REGISTERED PROFESSIONAL ENGINEER
SUNEET COMR
NO. 73065
CIVIL
STATE OF CALIFORNIA

TENTATIVE TRACT MAP XXXXX

CONCEPTUAL UTILITY PLAN

CITY OF CULVER CITY, CALIFORNIA

SHEET 3 OF 3



LEGEND

PROP. HIGHWAY DEDICATION (0.06AC)

AREA SUMMARY

GROSS AREA: 1.32AC

NET ARE: 1.20AC

ABBREVIATION

BLVD	BOULEVARD
ESMT	EASEMENT
EX	EXISTING
LOTL	LOT LINE
PL	PROPERTY LINE
PROP	PROPOSED
R/W	RIGHT OF WAY
TYP	TYPICAL

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HIGHWAY SETBACK SITE PLAN

CULVER CITY AND LOS ANGELES CITY

ALLEY

ZANJA STREET

MEIER STREET

WASHINGTON BLVD

ROSABELL STREET

EX. 43.9' BUS STOP

EXISTING ON-STREET PARKING ADJACENT TO SITE

ON-STREET PARKING ADJACENT TO SITE (LF):

ZANJA STREET	249 LF
WASHINGTON BLVD	99 LF
MEIER STREET	199 LF
TOTAL PARKING –	547 LF

ON-STREET PARKING ADJACENET TO SITE:

ZANJA STREET	13
WASHINGTON BLVD	5
MEIER STREET	10
TOTAL PARKING SPACES –	28

LEGEND

EXISTING PROPERTY LINE

EXISTING STREET PARKING

EXISTING PARKING SPACES

20' 0' 10' 20'

SCALE: 1" = 20'

EXISTING ON-STREET PARKING ADJACENT TO SITE

TRIANGLE CENTER

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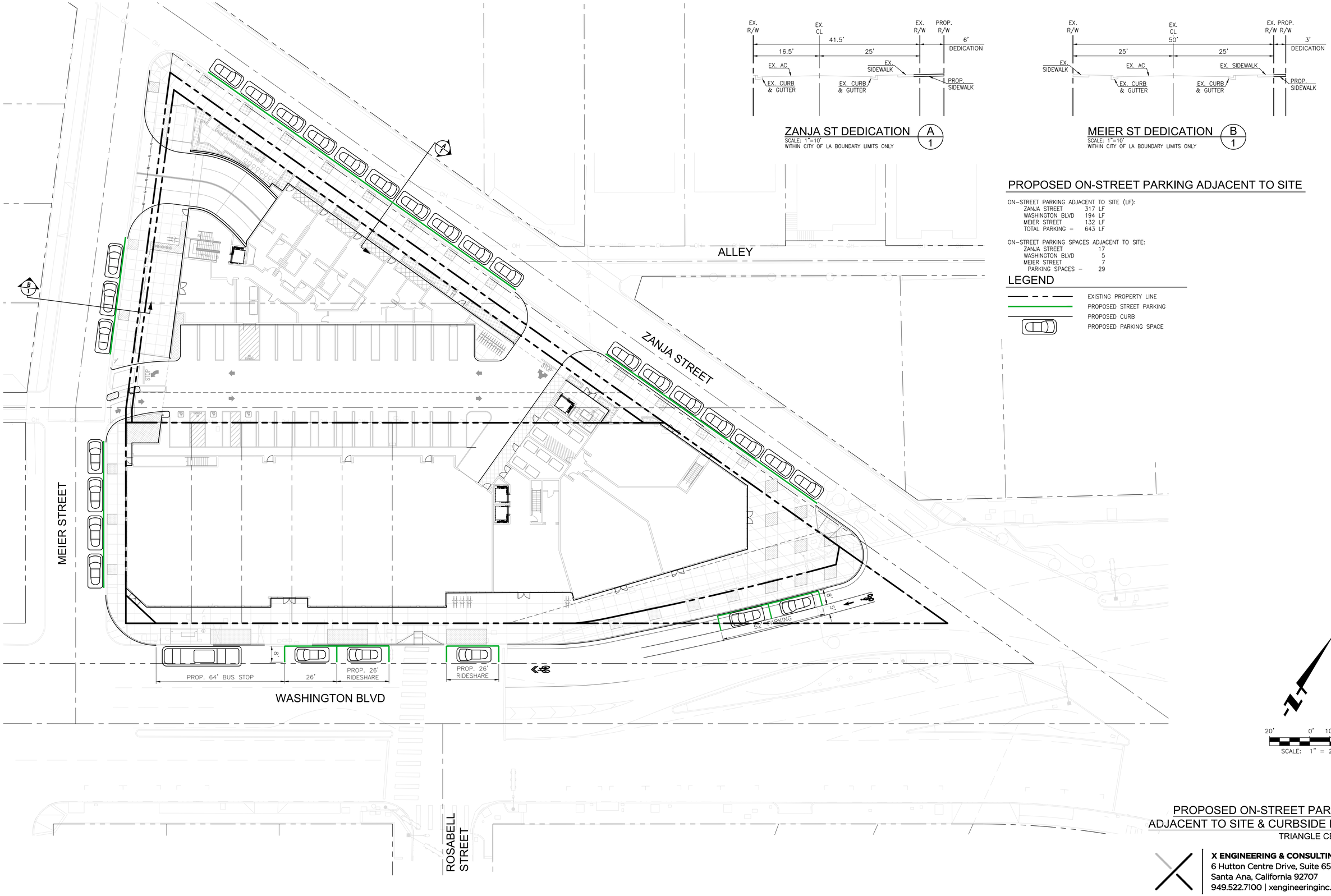
949.522.7100 | xengineeringinc.com

P:\105\001\Exhibits\Entitlement\105-001 Existing Parking Exhibit.dwg Plotted At: April 7, 2021 4:47 PM Last Saved By: Tyler.Pham Last Saved At: August 26, 2019 2:33 PM



ZANJA ST DEDICATION (A/1)

SCALE: 1"=10'
WITHIN CITY OF LA BOUNDARY LIMITS ONLY

MEIER ST DEDICATION (B/1)

SCALE: 1"=10'
WITHIN CITY OF LA BOUNDARY LIMITS ONLY

PROPOSED ON-STREET PARKING ADJACENT TO SITE

ON-STREET PARKING ADJACENT TO SITE (LF):

ZANJA STREET	317 LF
WASHINGTON BLVD	194 LF
MEIER STREET	132 LF
TOTAL PARKING –	643 LF

ON-STREET PARKING SPACES ADJACENT TO SITE:

ZANJA STREET	17
WASHINGTON BLVD	5
MEIER STREET	7
PARKING SPACES –	29

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED STREET PARKING
- PROPOSED CURB
- PROPOSED PARKING SPACE

20' 0' 10' 20'
SCALE: 1" = 20'

PROPOSED ON-STREET PARKING ADJACENT TO SITE & CURBSIDE PLAN

TRIANGLE CENTER

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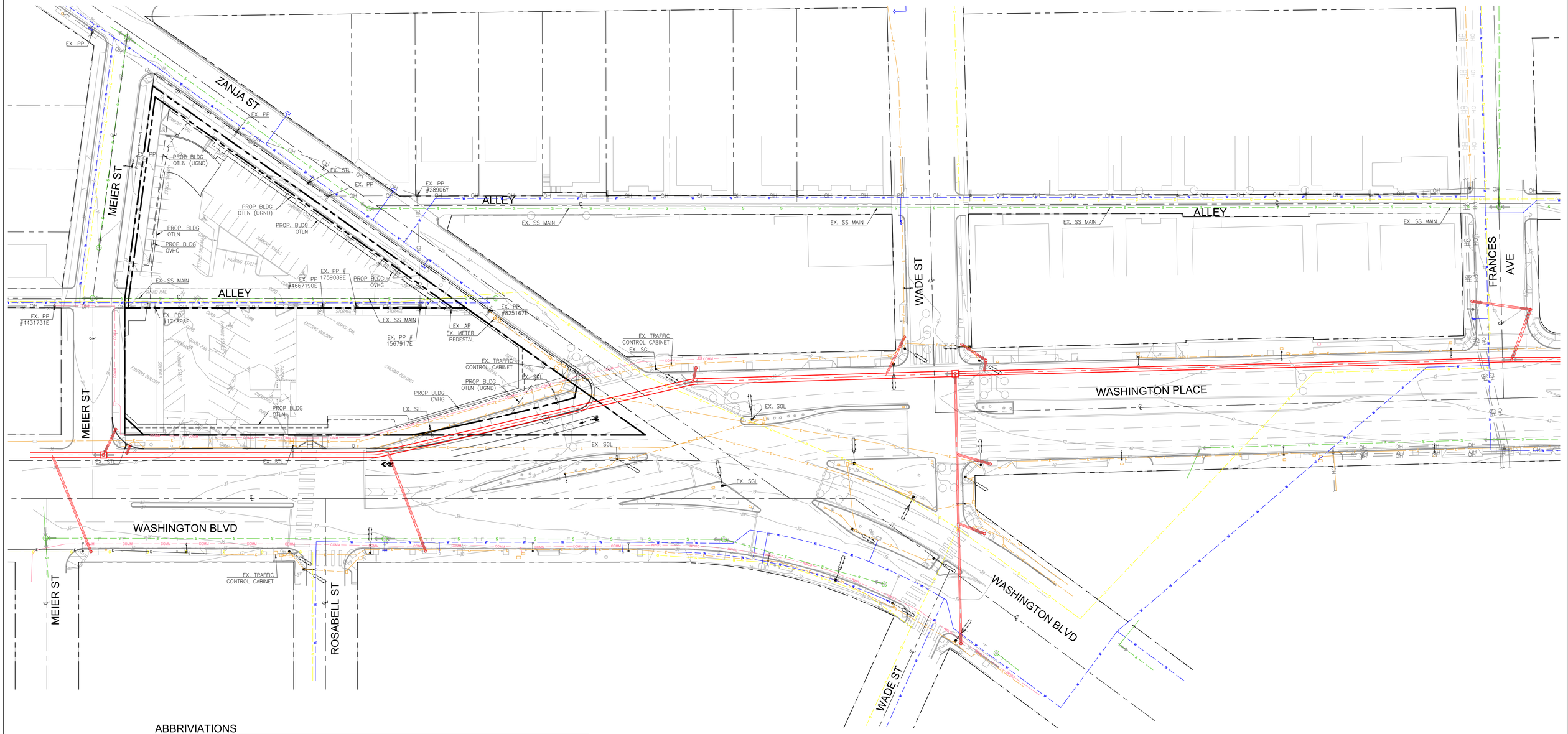

ABBRIVIATIONS

ANT	ANTENNA
AP	ANCHOR POLE
APN	ASSESSOR'S PARCEL NUMBER
ARV	AIR RELEASE VALVE
BFV	BACK-FLOW VALVE
BTM	BOTTOM OF STRUCTURE
CAB	CABINET
CATV	CABLE T.V. VAULT
CB	CATCH BASIN
CLV	CULVERT
COMM	COMMUNICATIONS
DI	DRAIN INLET
DW	DRIVEWAY
EB	ELECTRIC BREAKER
EC	ELECTRIC CABINET
EM	ELECTRIC METER
EP	ELECTRIC PANEL
EPB	ELECTRIC PULL BOX
EV	ELECTRIC VAULT
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
FDC	FIRE DEPARTMENT CONNECTION
FDP	FIRE DEPARTMENT PREVENTION
FH	FIRE HYDRANT
GM	GAS METER
GB	GRADE BREAK
GP	GUARD POST
HCR	HANDICAP RAMP
INV	INVERT
ICB	IRRIGATION CONTROL BOX
ICR	IRRIGATION CONTROL RISER
ICV	IRRIGATION CONTROL VALVE
M-BOX	MAIL BOX
NG	NATURAL GROUND
OT	OVERHANG TOP
OH	OVERHEAD WIRE
OTLN	OUTLINE
OVHD	OVERHEAD
PIV	POST INDICATOR VALVE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PP	POWER POLE
RR	RAIL ROAD
RL	RIDGE LINE
ROW	RIGHT OF WAY
R	ROOF
SCO	SEWER CLEAN OUT
SGL	SIGNAL LIGHT
SDMH	STORM DRAIN MANHOLE
SS	SEWER
SSMH	SANITARY SEWER MANHOLE
STL	STREET LIGHT
TPB	TELCO PULL BOX
TOE	TOE OF SLOPE
TB	TOP OF BERM
TC	TOP OF CURB
TOR	TOP OF RIM
TOS	TOP OF SLOPE
TOP	TOP OF STRUCTURE
TP	TOP OF PARAPET
TW	TOP OF WALL
TR	TRANSFORMER
TVC	TV CABINET
TVPB	TV PULL BOX
TVV	TV VAULT
UNGD	UNDERGROUND
VLT	VAULT
WM	WATER METER
WPB	WATER PULL BOX
WV	WATER VAULT

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- STREET CENTERLINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING FIRE HYDRANT

NOTE

NOTE: UTILITY INFORMATION SHOWN HEREON HAS BEEN BASED UPON INFORMATION PROVIDED ON NAVIGATE LA, AND CITY OF LA CONSTRUCTION DOCUMENTS, SURVEY PREPARED BY CAL VADA SURVEY INC. DATED DECEMBER 28, 2017, AND VISUAL OBSERVATIONS IN THE FIELD.

30' 0' 15' 30'
SCALE: 1" = 30'

EXISTING UTILITY EXHIBIT

TRIANGLE CENTER

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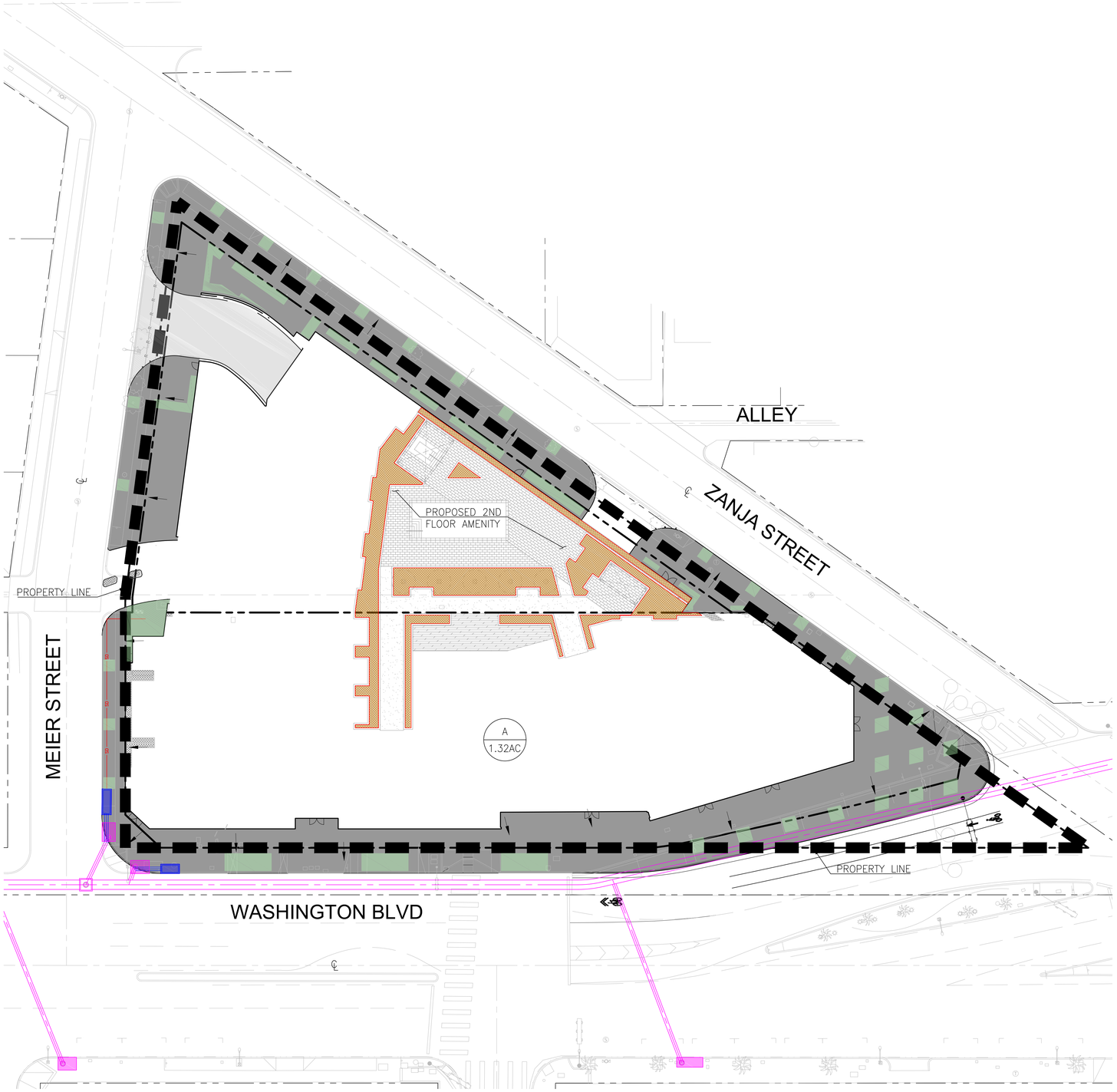
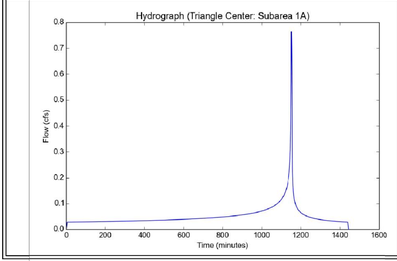


Peak Flow Hydrologic Analysis

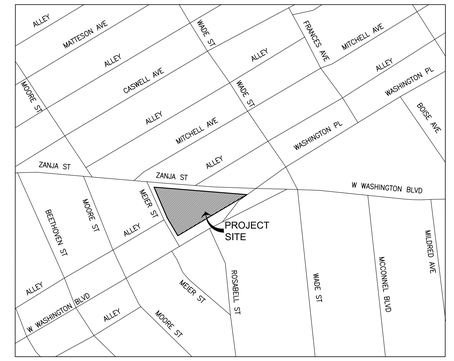
File location: P:/105/001/Reports/Entitlement/LID Report - Preliminary/Research/105-001 Triangle Center - 50 ft flowlength.pdf
Version: HydroCalc 1.0.3

Input Parameters	
Project Name	Triangle Center
Subarea ID	Subarea 1A
Area (ac)	1.32
Flow Path Length (ft)	50.0
Flow Path Slope (vft/hft)	0.02
85th Percentile Rainfall Depth (in)	1.1
Percent Impervious	0.95
Soil Type	17
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results	
Modeled (85th percentile storm) Rainfall Depth (in)	1.1
Peak Intensity (in/hr)	0.6553
Undeveloped Runoff Coefficient (Cu)	0.5595
Developed Runoff Coefficient (Cd)	0.883
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.7649
Burned Peak Flow Rate (cfs)	0.7649
24-Hr Clear Runoff Volume (ac-ft)	0.1033
24-Hr Clear Runoff Volume (cu-ft)	4500.9894



LID INPUT



VICINITY MAP
NOT TO SCALE

SITE PLAN LID CALCULATIONS

TOTAL AREA:	57,342 SF
PROPOSED IMPERVIOUS AREA:	53,160 SF
PROPOSED PERVIOUS AREA:	4,182 SF
APPROXIMATE EXISTING IMPERVIOUS PERCENT:	95%
PROPOSED IMPERVIOUS PERCENT:	93%
REQUIRED PEAK FLOW RATE:	0.7649 CFS (343.29 GPM)
WETLAND MOD MEDIA LOADING RATE:	0.12 GPM/SF
REQUIRED TOTAL MEDIA SURFACE AREA:	2,861 SF
PROVIDED TOTAL MEDIA SURFACE AREA:	2,990 SF

LID INFILTRATION & HYDROMOD

SOURCE:
REPORT OF GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED MIX-USE DEVELOPMENT
12727 AND 12753 WEST WASHINGTON BOULEVARD, CULVER CITY, CALIFORNIA; 3984 AND 3988 SOUTH MEIER STREET, AND 12740 AND 12750 WEST ZANJA STREET, LOS ANGELES, CALIFORNIA

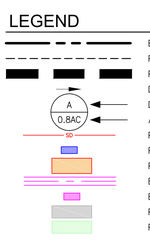
PERCOLATION TEST RESULTS:
NOT CONDUCTED DUE TO INSUFFICIENT ROOM FOR AN INFILTRATION SYSTEM AND A SUBTERRANEAN PARKING STRUCTURE

GROUNDWATER:
RANGING BETWEEN 35' AND 37' BELOW THE EXISTING GRADE

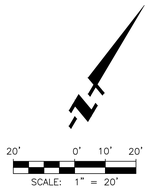
CONCLUSION:
INFILTRATION NOT FEASIBLE

HYDROMOD:
SECTION 8.2 OF THE LADPW LID MANUAL STATES THAT THE PROJECT MAY BE EXEMPT IF REDEVELOPMENT OF A PREVIOUSLY DEVELOPED SITE IN AN URBANIZED AREA THAT DOES NOT INCREASE THE EFFECTIVE IMPERVIOUS AREA OR DECREASE THE INFILTRATION CAPACITY OF PERVIOUS AREA COMPARED TO THE PRE-PROJECT CONDITIONS.". DUE TO THIS CRITERIA, THE PROJECT IS EXEMPT FROM HYDROMOD.

LEGEND



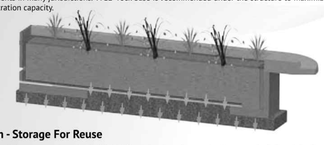
EXISTING PROPERTY LINE
PROPOSED BUILDING OVERHANG
PROPOSED DMA BOUNDARY
DIRECTION OF SURFACE FLOW
DMA DESIGNATION
ACREAGE
PROPOSED STORM DRAIN
PROPOSED CATCH BASIN
PROPOSED WETLANDMOD ON PODIUM
EXISTING STORM DRAIN
EXISTING CATCH BASIN
PROPOSED PAVEMENT AT GRADE
PROPOSED LANDSCAPING AT GRADE AND ON PODIUM



Configurations

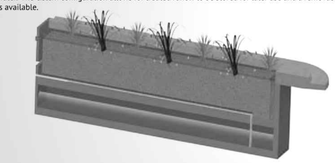
Open Bottom - Infiltration

This configuration is available with an open basin to maximize infiltration and meet "partial infiltration" requirements in many jurisdictions. A 12" rock base is recommended under the structure to maximize storage and infiltration capacity.



Cistern - Storage For Reuse

An optional storage vessel under the biofiltration chamber stores water for reuse, including irrigation and grey water. The *Cistern* configuration allows for treated runoff to be stored for later use and a removable sump pump is available.





WetlandMEDIA

WetlandMEDIA is an organic free alternative to traditional bioretention media. It offers higher infiltration rates and a sorptive media mix with high ion exchange capacity. This makes it ideal for nutrient removal. WetlandMEDIA also supports robust vegetation and prevents standing water.

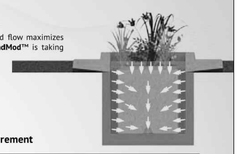


Bioretention Mix

The **WetlandMod™** is designed to utilize any type of bioretention mix required to meet local requirements and specifications, including a *5-Inch Per Hour* sand compost mix found in most LID manuals.

Sizing

The combination of horizontal flow and downward flow maximizes surface area and minimizes footprint. The **WetlandMod™** is taking bioretention/biofiltration to a new level.



18" Media - San Diego County Minimum Requirement

18" Media Thickness	WetlandMod	Traditional Bioretention
Chamber Width I.D. (ft.)	4.00	4.00
Cage Width (ft.)	3.34	n/a
Void Width (ft.)	0.33	n/a
Chamber Height Max (TC) (ft.)	4.40	n/a
Assoc. Cage Height Max (ft.)	3.52	n/a
TC to Top of Cage Distance (ft.)	0.88	n/a
Ponding Over Media (ft.)	0.33	Variable
Chamber Height Min (ft.)	1.61	Variable
Assoc. Cage Height Min (ft.)	1.83	Variable
TC to Top of Cage Distance (ft.)	0.88	Variable
MAX Surface Area Per Linear Foot (sq. ft.)	**10.38**	**4**
Footprint Reduction Provided		**61%**
MIN Surface Area Per Linear Foot (sq. ft.)	**7**	**4**
Footprint Reduction Provided		**43%**

24" Media - Los Angeles County Minimum Requirement

24" Media Thickness	WetlandMod	Traditional Bioretention
Chamber Width I.D. (ft.)	5.00	5.00
Cage Width (ft.)	4.34	n/a
Void Width (ft.)	0.33	n/a
Chamber Height Max (TC) (ft.)	4.40	n/a
Assoc. Cage Height Max (ft.)	3.52	n/a
TC to Top of Cage Distance (ft.)	0.88	n/a
Ponding Over Media (ft.)	0.33	Variable
Chamber Height Min (ft.)	2.05	Variable
Assoc. Cage Height Min (ft.)	2.33	Variable
TC to Top of Cage Distance (ft.)	0.88	Variable
MAX Surface Area Per Linear Foot (sq. ft.)	**11.38**	**5**
Footprint Reduction Provided		**56%**
MIN Surface Area Per Linear Foot (sq. ft.)	**9**	**5**
Footprint Reduction Provided		**44%**

www.ModularWetlands.com

WETLAND MOD DETAIL

LID EXHIBIT
TRIANGLE CENTER

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

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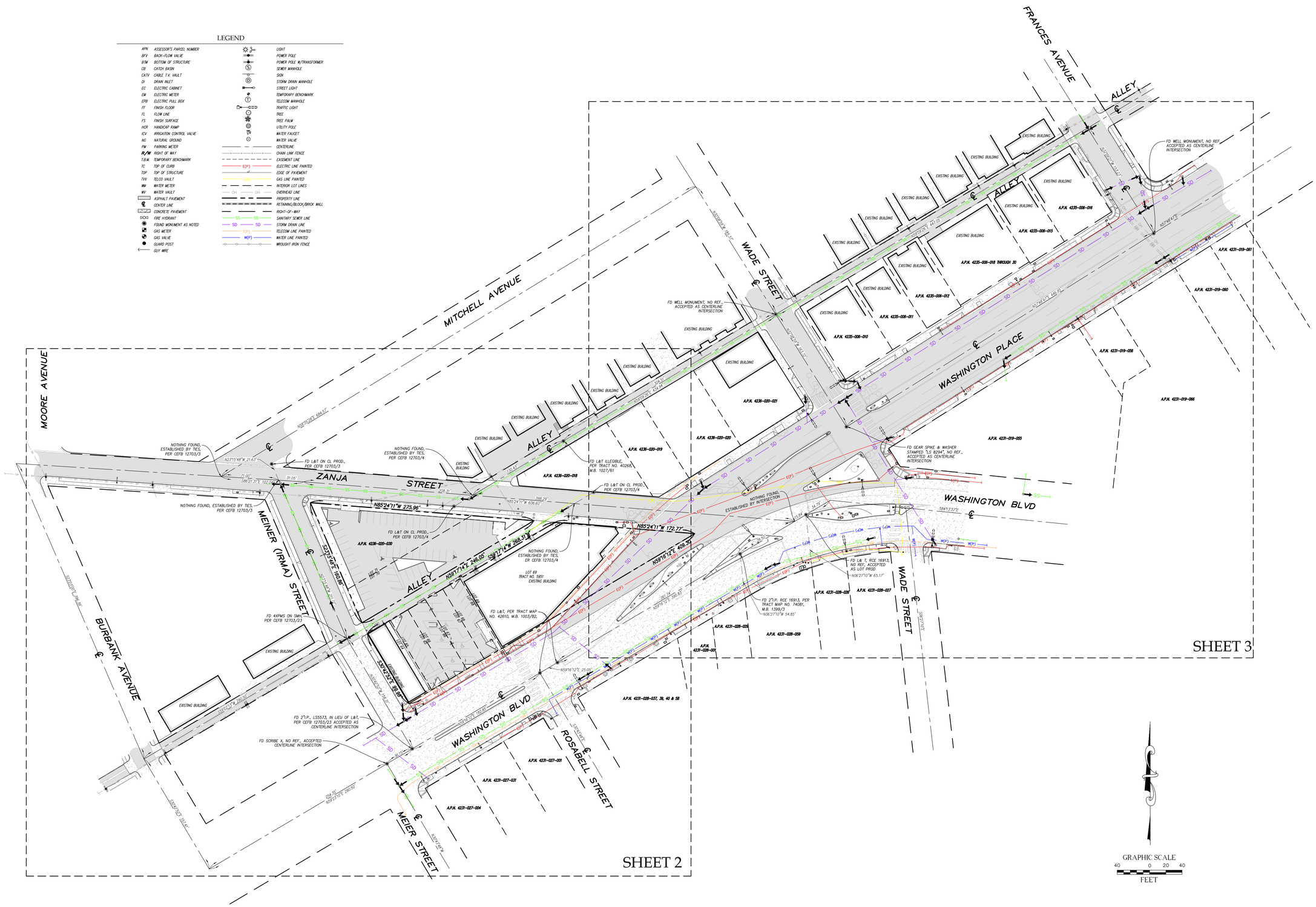
TOPOGRAPHIC SURVEY

12727 W. WASHINGTON BLVD., CULVER CITY, CA 90066

LEGEND

APN	ASSESSOR'S PARCEL NUMBER		LIGHT
BFV	BACK-FLOW VALVE		POWER POLE
BTM	BOTTOM OF STRUCTURE		POWER POLE W/TRANSFORMER
CB	CATCH BASIN	S	SEWER MANHOLE
CATV	CABLE T.V. VAULT		SIGN
DI	DRAIN INLET	D	STORM DRAIN MANHOLE
EC	ELECTRIC CABINET		STREET LIGHT
EM	ELECTRIC METER		TEMPORARY BENCHMARK
EPB	ELECTRIC PULL BOX	T	TELECOM MANHOLE
FF	FINISH FLOOR		TRAFFIC LIGHT
FL	FLOW LINE		TREE
FS	FINISH SURFACE		TREE PALM
HCR	HANDICAP RAMP		UTILITY POLE
ICV	IRRIGATION CONTROL VALVE		WATER FAUCET
NG	NATURAL GROUND		WATER VALVE
PM	PARKING METER		CENTERLINE
R/W	RIGHT OF WAY		CHAIN LINK FENCE
T.B.M.	TEMPORARY BENCHMARK		EASEMENT LINE
TC	TOP OF CURB	E(P)	ELECTRIC LINE PAINTED
TOP	TOP OF STRUCTURE		EDGE OF PAVEMENT
TYV	TELCO VAULT	G(P)	GAS LINE PAINTED
WM	WATER METER		INTERIOR LOT LINES
WV	WATER VAULT	OH OH	OVERHEAD LINE
	ASPHALT PAVEMENT		PROPERTY LINE
℄	CENTER LINE		RETAINING/BLOCK/BRICK WALL
	CONCRETE PAVEMENT		RIGHT-OF-WAY
	FIRE HYDRANT	SS SS	SANITARY SEWER LINE
	FOUND MONUMENT AS NOTED	SD SD	STORM DRAIN LINE
	GAS METER	T(P)	TELECOM LINE PAINTED
	GAS VALVE	W(P)	WATER LINE PAINTED
	GUARD POST		WROUGHT IRON FENCE
	GUY WIRE		


FRANCES AVENUE
ALLEY
WADE STREET
MITCHELL AVENUE
WASHINGTON PLACE
MOORE AVENUE
ZANJA STREET
MEINER (IRMA) STREET
BURBANK AVENUE
WASHINGTON BLVD
ROSABELL STREET
MEIER STREET
SHEET 3
SHEET 2
A.P.N. 4235-006-016
A.P.N. 4235-006-015
A.P.N. 4235-006-018 THROUGH 30
A.P.N. 4235-006-012
A.P.N. 4235-006-011
A.P.N. 4235-006-010
A.P.N. 4231-019-001
A.P.N. 4231-019-060
A.P.N. 4231-019-056
A.P.N. 4231-019-006
A.P.N. 4231-019-055
A.P.N. 4236-020-021
A.P.N. 4236-020-020
A.P.N. 4236-020-019
A.P.N. 4236-020-018
A.P.N. 4236-020-030
A.P.N. 4231-028-026
A.P.N. 4231-028-027
A.P.N. 4231-028-025
A.P.N. 4231-028-059
A.P.N. 4231-028-001
A.P.N. 4231-028-037, 38, 40 & 58
A.P.N. 4231-027-001
A.P.N. 4231-027-031
A.P.N. 4231-027-004
EXISTING BUILDING
LOT 69 TRACT NO. 5951 EXISTING BUILDING
FD WELL MONUMENT, NO REF., ACCEPTED AS CENTERLINE INTERSECTION
FD L&T ON CL PROD., PER CEFB 12703/3
FD L&T ON CL PROD., PER CEFB 12703/4
FD L&T ILLEGIBLE, PER TRACT NO. 40268, M.B. 1027/61
FD L&T, PER TRACT MAP NO. 42610, M.B. 1003/82,
FD GEAR SPIKE & WASHER STAMPED "LS 8294", NO REF., ACCEPTED AS CENTERLINE INTERSECTION
FD L&T, RCE 16913, NO REF., ACCEPTED AS LOT PROD
FD 2"LP, RCE 16913, PER TRACT MAP NO. 74081, M.B. 1399/3
FD 2"LP., LS5573, IN LIEU OF L&T, PER CEFB 12703/23 ACCEPTED AS CENTERLINE INTERSECTION
FD SCRIBE X, NO REF., ACCEPTED CENTERLINE INTERSECTION
FD X&PMS ON SMK, PER CEFB 12703/23
NOTHING FOUND, ESTABLISHED BY TIES, PER CEFB 12703/3
NOTHING FOUND, ESTABLISHED BY TIES, PER CEFB 12703/4
NOTHING FOUND, ESTABLISHED BY INTERSECTION
N85°24'11"W 275.96'
N85°24'11"W 172.77'
N59°16'12"E 409.30'
N59°17'14"E 246.05'
S59°12'14"W 268.71'
S23°43'46"E 160.86'
S30°49'32"E 98.80'
N59°16'12"E 25.00'
S84°33'37"E
N06°27'10"W 65.17'
N06°27'10"W 54.85'
S06°27'10"E
N23°15'48"W 21.67'
S86°21'31"E 102.00'
N85°24'11"W 608.60'
S30°49'32"E 134.41'
S30°49'32"E 264.80'
N59°16'12"E 183.65'
S30°49'32"E 264.80'
N59°16'12"E 249.20'
N30°49'32"W 664.57'
N30°49'32"W 664.57'
N30°49'32"W 664.57

TOPOGRAPHIC SURVEY

12727 W. WASHINGTON BLVD., CULVER CITY, CA 90066



LEGEND

APN	ASSESSOR'S PARCEL NUMBER		LIGHT
BFV	BACK-FLOW VALVE		POWER POLE
B/W	BOTTOM OF STRUCTURE		POWER POLE W/TRANSFORMER
CB	CATCH BASIN		SEWER MANHOLE
CATV	CABLE T.V. VAULT		SIGN
DI	DRAIN INLET		STORM DRAIN MANHOLE
EC	ELECTRIC CABINET		STREET LIGHT
EM	ELECTRIC METER		TEMPORARY BENCHMARK
EPB	ELECTRIC PULL BOX		TELECOM MANHOLE
FF	FINISH FLOOR		TRAFFIC LIGHT
FL	FLOW LINE		TREE
FS	FINISH SURFACE		TREE PALM
HCR	HANDICAP RAMP		UTILITY POLE
ICV	IRRIGATION CONTROL VALVE		WATER FAUCET
NG	NATURAL GROUND		WATER VALVE
PM	PARKING METER		CENTERLINE
R/W	RIGHT OF WAY		CHAIN LINK FENCE
T.B.M.	TEMPORARY BENCHMARK		EASEMENT LINE
TC	TOP OF CURB	E(P)	ELECTRIC LINE PAINTED
TOP	TOP OF STRUCTURE		EDGE OF PAVEMENT
TVV	TELCO VAULT	G(P)	GAS LINE PAINTED
WM	WATER METER		INTERIOR LOT LINES
WV	WATER VAULT	OH	OVERHEAD LINE
	ASPHALT PAVEMENT		PROPERTY LINE
	CENTER LINE		RETAINING/BLOCK/BRICK WALL
	CONCRETE PAVEMENT		RIGHT-OF-WAY
	FIRE HYDRANT	SS	SANITARY SEWER LINE
	FOUND MONUMENT AS NOTED	SD	STORM DRAIN LINE
	GAS METER	T(P)	TELECOM LINE PAINTED
	GAS VALVE	W(P)	WATER LINE PAINTED
	GUARD POST		WROUGHT IRON FENCE
	GUY WIRE		

GRAPHIC SCALE
20 0 10 20
FEET

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227-2600
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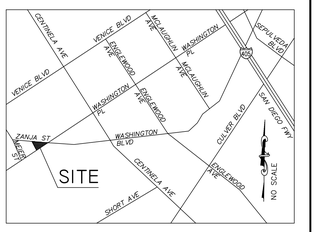
Bastion Development
11924 A Washington Blvd.
Culver City, CA 90066

VICINITY MAP



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CULVER CITY AND LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 64 TO 71 INCLUSIVE OF TRACT 5951, PARTLY WITHIN THE CITY OF CULVER CITY AND PARTLY WITHIN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 77 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-847280-SA1, DATED SEPTEMBER 18, 2017 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 5777 PAGE 334 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. **(AFFECTS LOT 68, NOT PLOTTED NO EASEMENTS SPECIFIED)**

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 2948 PAGE 87 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. **(BLANKET IN NATURE, NO EASEMENTS SPECIFIED)**

5. AN EASEMENT FOR STREET PURPOSES, RECORDING BOOK 6718 PAGE 352 OFFICIAL RECORDS. **(PLOTTED HEREON)**

6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AS BOOK 16446, PAGE 151 OF OFFICIAL RECORDS. **(AFFECTS LOTS 70 AND 71 – NO EASEMENTS SPECIFIED)**

7. ANY EASEMENT OR LESSER RIGHT, FOR THE PURPOSES HEREIN STATED, INCLUDING INCIDENTAL PURPOSES, DISCLOSED BY A SURVEY, INSPECTION OR INQUIRY AS SHOWN BY PRIOR TITLE EVIDENCE FOR: POLE LINE. AFFECTS: THE REAR 6 FEET OF SAID LOTS 64 TO 69 INCLUSIVE.

8. AN ENCROACHMENT OF IMPROVEMENTS LOCATED ON SAID LAND, DISCLOSED BY A SURVEY OR INSPECTION AS SHOWN BY PRIOR TITLE EVIDENCE ONTO THE STREET OR ALLEY: WASHINGTON BOULEVARD. ADJOINER ON THE: SOUTHEAST. CONSISTING OF: STUCCO AWNING.

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, ESTABLISHING UNDERGROUND UTILITY DISTRICT NO. 4" RECORDED NOVEMBER 30, 1973 AS INSTRUMENT NO. 3940 OF OFFICIAL RECORDS.

10. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CULVER CITY COMPONENT FOUR REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 1998-2155317 OF OFFICIAL RECORDS.

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED OCTOBER 13, 2015 AS INSTRUMENT NO. 2015-1260183 OF OFFICIAL RECORDS. **(AFFECTS LOTS 70 AND 71 – NO EASEMENTS SPECIFIED)**

12. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED OCTOBER 19, 2015 AS INSTRUMENT NO. 2015-1280292 OF OFFICIAL RECORDS. **(AFFECTS LOTS 70 AND 71 – NO EASEMENTS SPECIFIED)**

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING/GRAFFITI REMOVAL" RECORDED APRIL 15, 2016 AS INSTRUMENT NO. 2016-426398 OF OFFICIAL RECORDS. **(AFFECTS LOTS 70 AND 71 – NO EASEMENTS SPECIFIED)**

14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS LOTS 65, 66, 67, 68, 70 AND 71)

16. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (AFFECTS LOT 64 AND 69)

17. RIGHTS OF PARTIES IN POSSESSION.

SITE INFORMATION

SITE ADDRESS: 12727 W WASHINGTON BLVD., CULVER CITY, CA 90066

AREA: 1.228 AC. 53,480 SQ. FT.

TOTAL GROUND FLOOR AREA OF BUILDINGS: 16,542 SQ. FT.

PARKING: 72 REGULAR PARKING STALLS
4 HANDICAP PARKING STALLS
76 TOTAL PARKING STALLS

ASSESSOR'S PARCEL NO.: 4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004, 4236-020-005, 4236-020-006, 4236-020-030.

UTILITY STATEMENT

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES PRECISE BENCHMARK 05930, ELEVATION 54.69 FEET (NGVD 29).

DESCRIPTION:
WIRE SPIKE IN W. CURB CENTINELA AVENUE .5FT N. OF BC CURB RETURN NORTH OF BARBARA AVENUE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

PREPARED UNDER MY SUPERVISION:

L.S. 7780
Exp. 12-31-19

Armando D. DuPont
Registration No. 7780
in the State of California

DATE OF SURVEY: DECEMBER 28, 2017

NO.	DATE	REVISIONS	BY

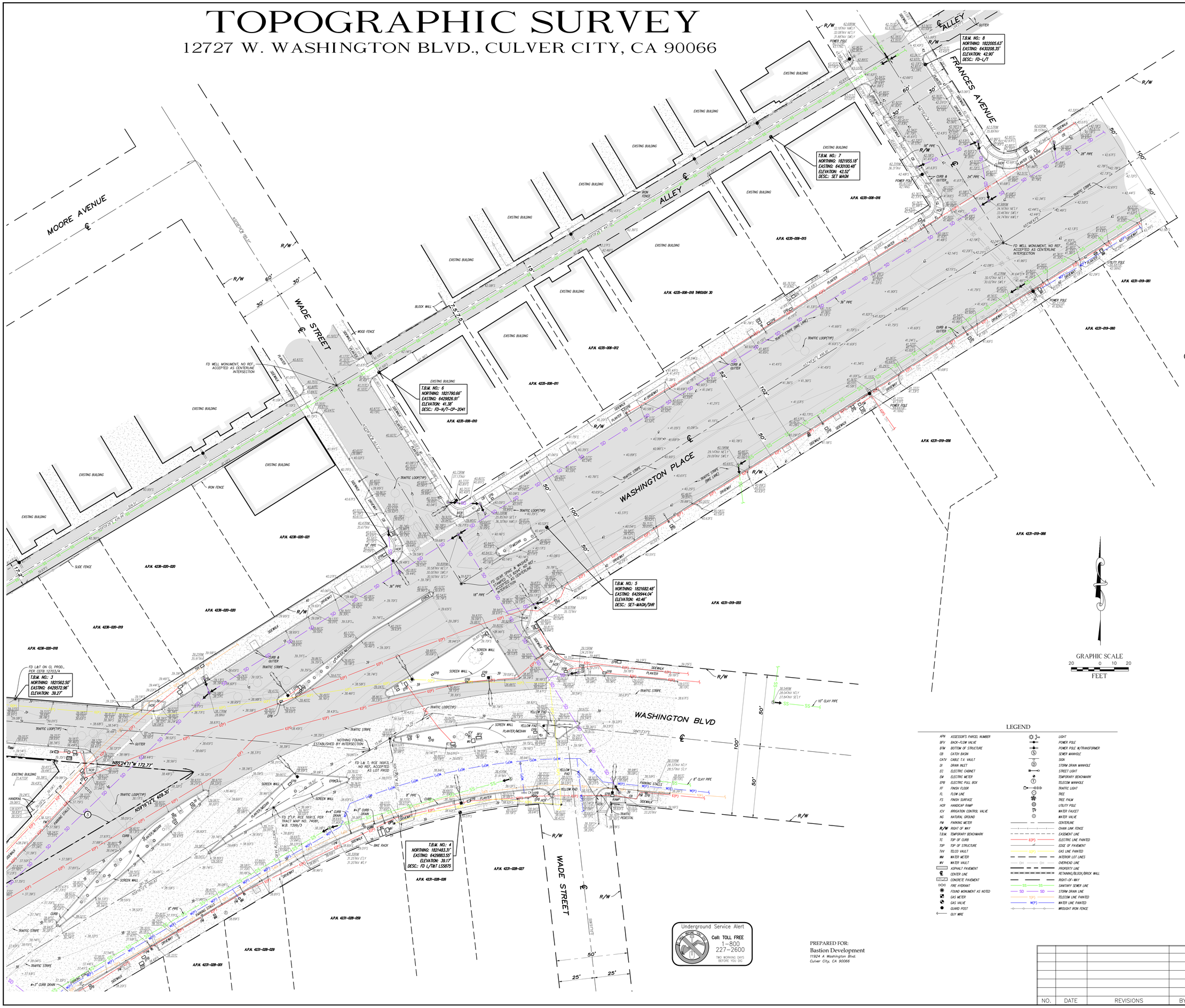
CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 171644-2

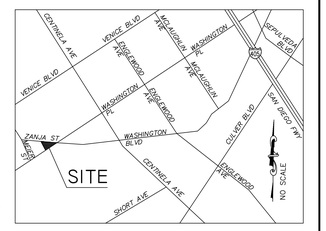
DATE: JANUARY 10, 2018_RM SHEET 2 OF 3

TOPOGRAPHIC SURVEY

12727 W. WASHINGTON BLVD., CULVER CITY, CA 90066



VICINITY MAP



LEGAL DESCRIPTION

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NOTES CORRESPONDING TO SCHEDULE B ITEMS

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1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.

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PARKING:	72 REGULAR PARKING STALLS 4 HANDICAP PARKING STALLS 76 TOTAL PARKING STALLS
ASSESSOR'S PARCEL NO.:	4236-020-001, 4236-020-002, 4236-020-003, 4236-020-004, 4236-020-005, 4236-020-006, 4236-020-030.

GRAPHIC SCALE
20 0 10 20
FEET

UTILITY STATEMENT

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LEGEND

APN	ASSESSOR'S PARCEL NUMBER		LIGHT
BFV	BACK-FLOW VALVE		POWER POLE
BTM	BOTTOM OF STRUCTURE		POWER POLE W/TRANSFORMER
CB	CATCH BASIN	S	SEWER MANHOLE
CATV	CABLE T.V. VAULT		SIGN
DI	DRAIN INLET	D	STORM DRAIN MANHOLE
EC	ELECTRIC CABINET		STREET LIGHT
EM	ELECTRIC METER		TEMPORARY BENCHMARK
EPB	ELECTRIC PULL BOX	T	TELECOM MANHOLE
FF	FINISH FLOOR		TRAFFIC LIGHT
FL	FLOW LINE		TREE
FS	FINISH SURFACE		TREE PALM
HCR	HANDICAP RAMP		UTILITY POLE
ICV	IRRIGATION CONTROL VALVE		WATER FAUCET
NG	NATURAL GROUND		WATER VALVE
PM	PARKING METER		CENTERLINE
R/W	RIGHT OF WAY		CHAIN LINK FENCE
T.B.M.	TEMPORARY BENCHMARK		EASEMENT LINE
TC	TOP OF CURB	E(P)	ELECTRIC LINE PAINTED
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DCRS	FIRE HYDRANT	SS SS	SANITARY SEWER LINE
	FOUND MONUMENT AS NOTED	SD SD	STORM DRAIN LINE
	GAS METER	T(P)	TELECOM LINE PAINTED
	GAS VALVE	W(P)	WATER LINE PAINTED
	GUARD POST		WROUGHT IRON FENCE
	GUY WIRE		

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES PRECISE BENCHMARK 05930, ELEVATION 54.69 FEET (NGVD 29).

DESCRIPTION:
WIRE SPIKE IN W. CURB CENTINELA AVENUE ,5FT N. OF BC CURB RETURN NORTH OF BARBARA AVENUE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE...

PREPARED UNDER MY SUPERVISION:

REGISTERED LAND SURVEYOR — ARMANDO D. DUPONT — L.S. 7780 — STATE OF CALIFORNIA

L.S. 7780
Exp. 12-31-19

Armando D. DuPont
Registration No. 7780
in the State of California

Underground Service Alert
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227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR:
Bastion Development
11924 A Washington Blvd.
Culver City, CA 90066

DATE OF SURVEY: DECEMBER 28, 2017

NO.	DATE	REVISIONS	BY

CALVADA SURVEYING, INC.
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Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 171644-2

DATE: JANUARY 10, 2018_RM SHEET 3 OF 3

TRIANGLE CENTER

CULVER CITY, CALIFORNIA

BASTION DEVELOPMENT CORPORATION

April 22nd, 2021

ima



LEGEND

1. Plaza with tree bosque
2. Residential lobby entry
3. Bike racks for short term use
4. Retail entry with specimen tree accents
5. Utility enclosure
6. Streetscape with formal trees and parking
7. Easement area
8. Street furniture and umbrellas at retail storefront
9. Existing bus stop

TRIANGLE CENTER: GROUND LEVEL SITE PLAN

0' 20' 40'



LEGEND

1. Pool with chaise lounge chairs and accent seating
2. Spa with overhead structure and adirondack seating
3. Pool enclosure
4. Activity deck adjacent to amenity room
5. Barbecue area inside pool enclosure
6. Barbecue area with shade structure and dining
7. Enhanced pool deck paving
8. Colored concrete walkway
9. Sculptural architecture pieces with tivoli lighting
10. Tree screening at patios

TRIANGLE CENTER: PODIUM LEVEL SITE PLAN

0′ 20′ 40′

N

ima



LEGEND

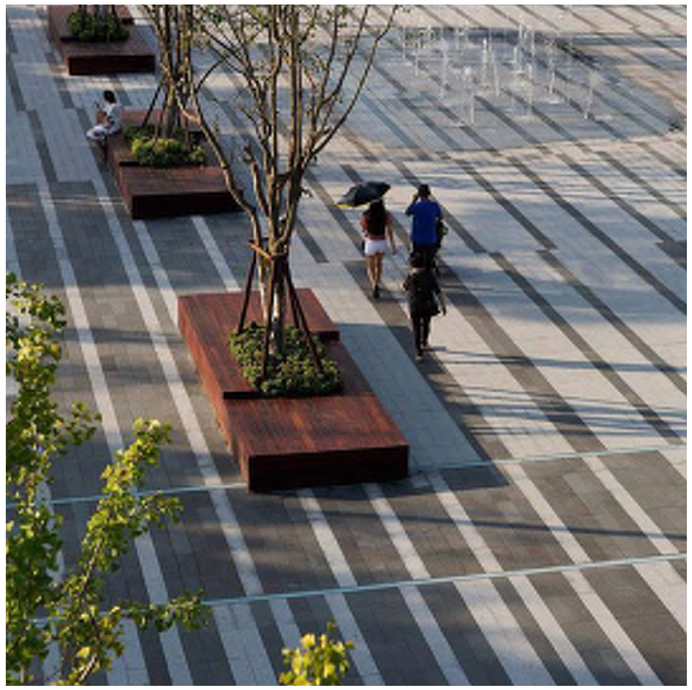
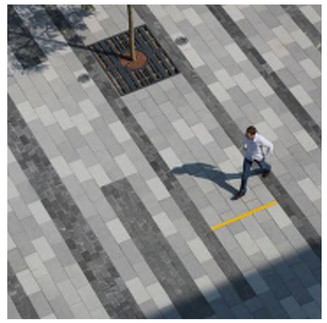
1. Club/Lounge Area
   - Sunset Views
   - Shade Structure
   - TV and Bar Height Bistro Seating
   - Fire Table
   - Lounge Seating
2. Family Style Hangout Area
   - Dining Tables with Umbrellas
   - Fire Table with Informal Seating
   - Accent Planting
3. Social seating pods
   - Eclectic soft seating arrangements
   - Artificial Turf with Corn Hole
   - Large Decorative Pots

TRIANGLE CENTER: 6TH LEVEL PLAN

0′ 20′ 40′

ima

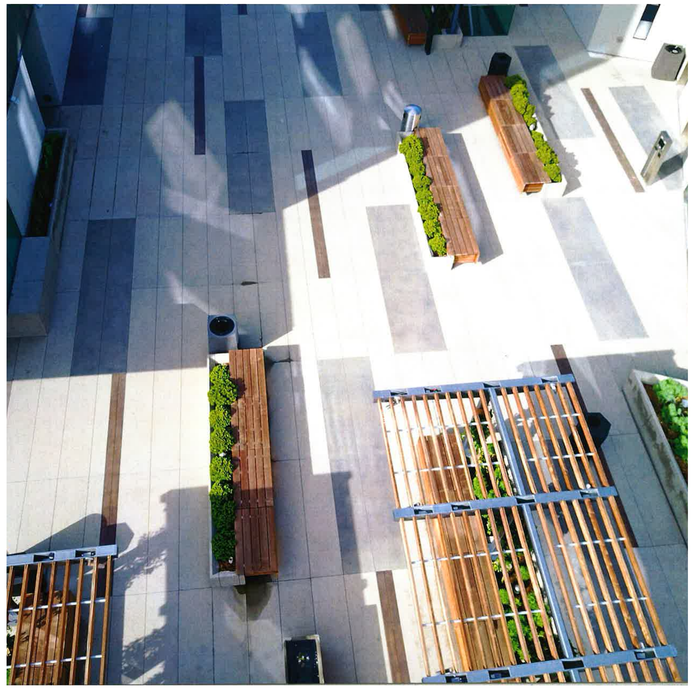


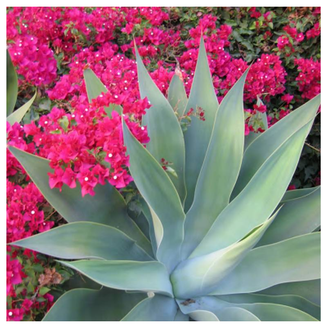














TRIANGLE CENTER: TRIANGLE CENTER GROUND LEVEL

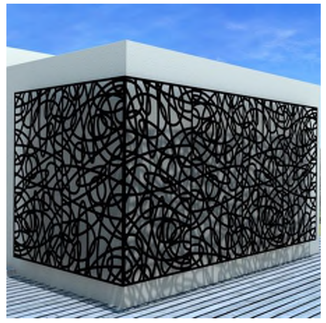


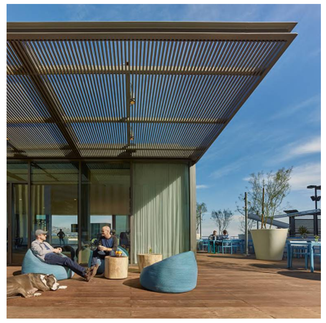












CULVER CITY TRIANGLE CENTER: TRIANGLE CENTER PODIUM LEVEL AND ROOFTOP LEVEL

PROPOSED TREE PALETTE



Platanus x acerifolia
London Plane Tree



Bauhinia x blakeana
Purple Orchard Tree



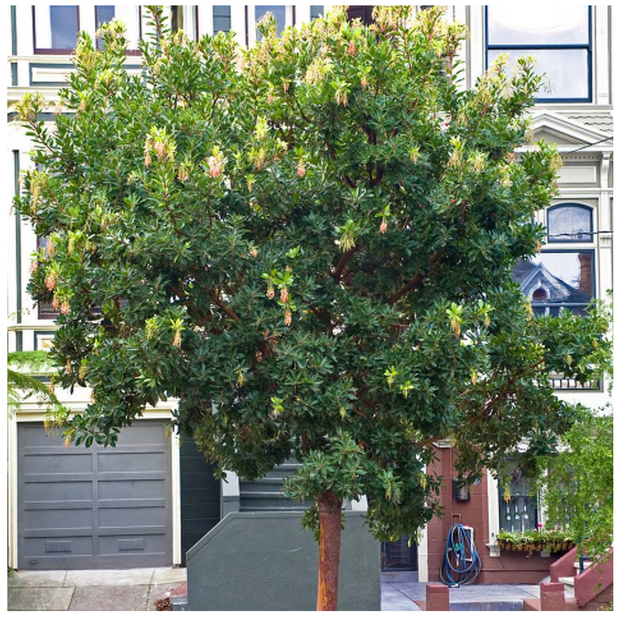
Agonis flexuosa
Peppermint Willow Tree



Lophostemon confertus
Brisbane Box



Ginko biloba ‘Princeton Sentry’
Princeton Sentry Ginkgo



Arbutus marina
Marina Strawberry Tree

PROPOSED SHRUB PALETTE



Agave attenuata
Foxtail Agave



Agave ‘Blue Flame’
Blue Flame Agave



Agave ‘Blue Glow’
Blue Glow Agave



Aloe dawei
Dawe’s Aloe



Carex praegracilis
Western Meadow Sedge



Calandrinia ciliata
Red Maids



Ceanothus ‘Concha’
California Mountain Lilac



Epilobium canum ‘Uvas Canyon’
California Fuschia



Galvezia speciosa ‘Firecracker’
Island Bush Snapdragon



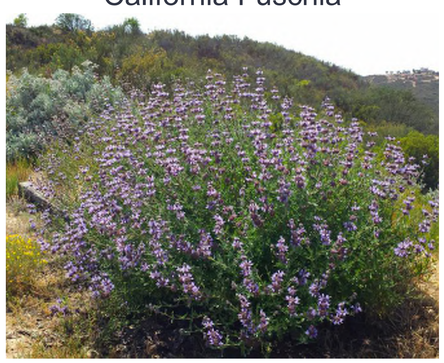
Elymus condesatus
Giant Wild Rye



Muhlenbergia rigens
Deergrass



Prunus ilicifolia spp. lyonii
Catalina Cherry



Salvia ‘Pozo Blue’
Pozo Blue Sage



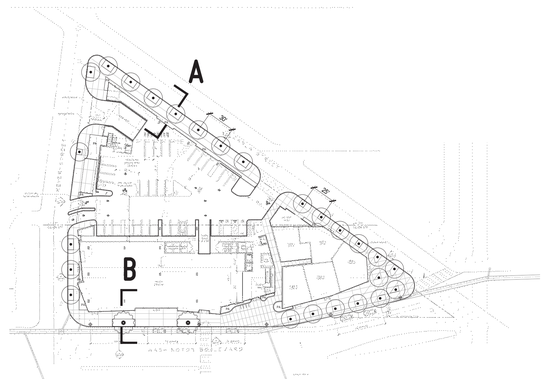
Yucca whipleii
Chaparral Yucca

Irrigation Concept

All Landscape Areas will be permanently irrigated using an automatic, reclaimed water system. The irrigation system will be divided into several sub-systems based on the water requirements of each hydrozone. Hydrozone separations are determined by the sun orientation and water requirements of the specified plant material. The irrigation system shall be designed to minimize overspray and use an automatic weather-based (ET) controller.







NOT TO SCALE

CULVER CITY TRIANGLE CENTER: SECTIONS

OUTLINE OF
FLOOR ABOVE

L.A. CITY
CULVER CITY

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Site	+	1.1 fc	10.4 fc	0.0 fc	N/A	N/A
South Site	+	2.4 fc	14.3 fc	0.0 fc	N/A	N/A

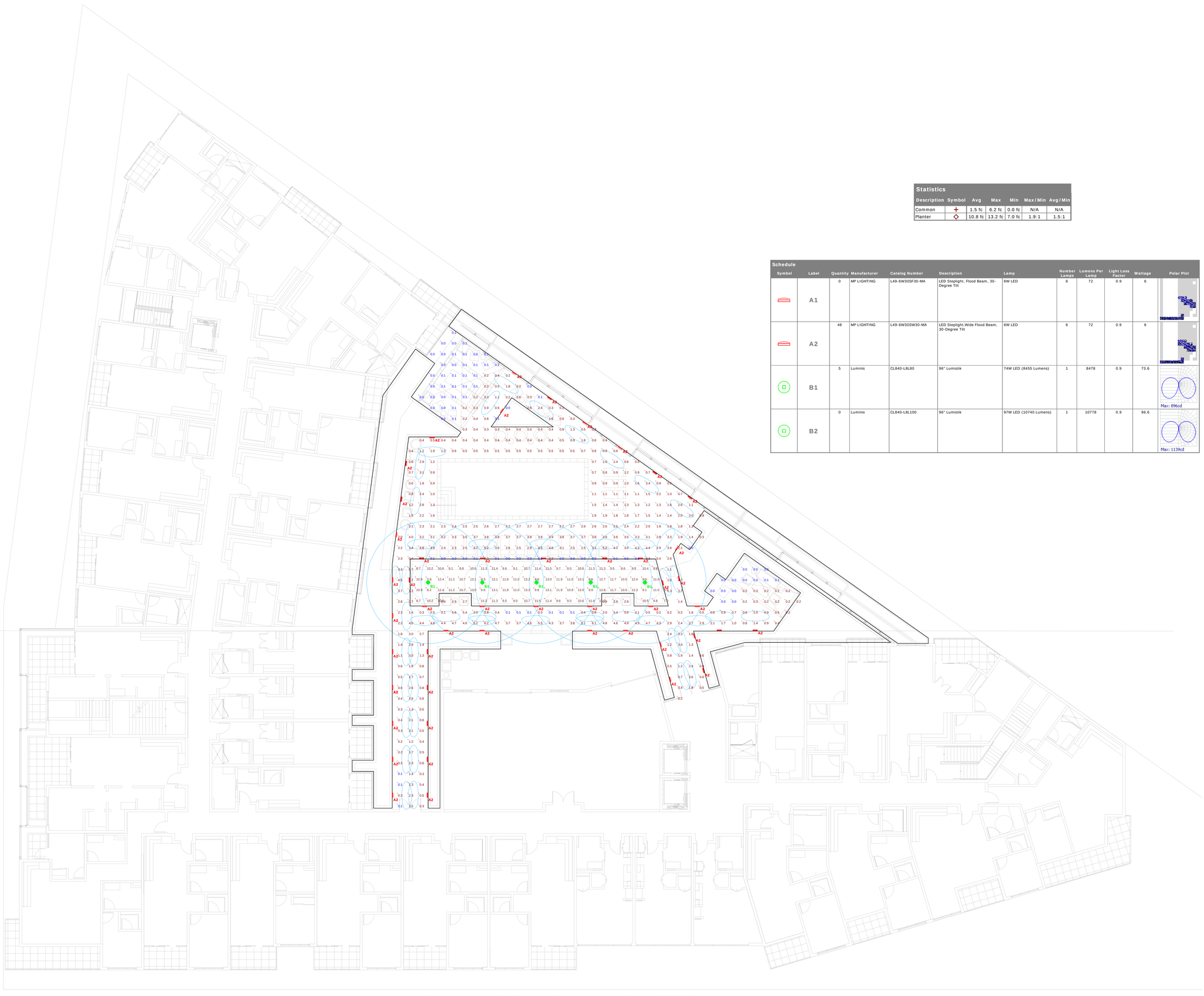
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Polar Plot
	A1	5	BEGA Converted by LUMCat V 06.02.2017 / H.R.		84875K3	LED 46,8W	1	5191	0.9	53	Max: 625cd
	D1	3	MP LIGHTING	L401-W35S30SR1-W	Recessed Downlight, 30-Degree Narrow Flood Beam	13W LED	1	1150	0.9	13	
	D2	36	MP LIGHTING	L401-W35S40SR1-W	Recessed Downlight, 40-Degree Flood Beam	13W LED	1	1150	0.9	13	
	W1	32	BEGA	33514	Wall Luminaire	3W LED	1	204	0.9	5.8	

Plan View - PHOTOMETRIC SITE PLAN @ GRADE
Scale - 1" = 10ft

TRIANGLE CENTER - MIXED USE BUILDING
PHOTOMETRIC SITE PLAN @ GRADE LEVEL

Designer
VECTOR
Date
7/10/2020
Scale
AS SHOWN
Drawing No.
PHOTO-1
Summary



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Common	+	1.5 fc	6.2 fc	0.0 fc	N/A	N/A
Planter	◇	10.8 fc	13.2 fc	7.0 fc	1.9:1	1.5:1

Schedule

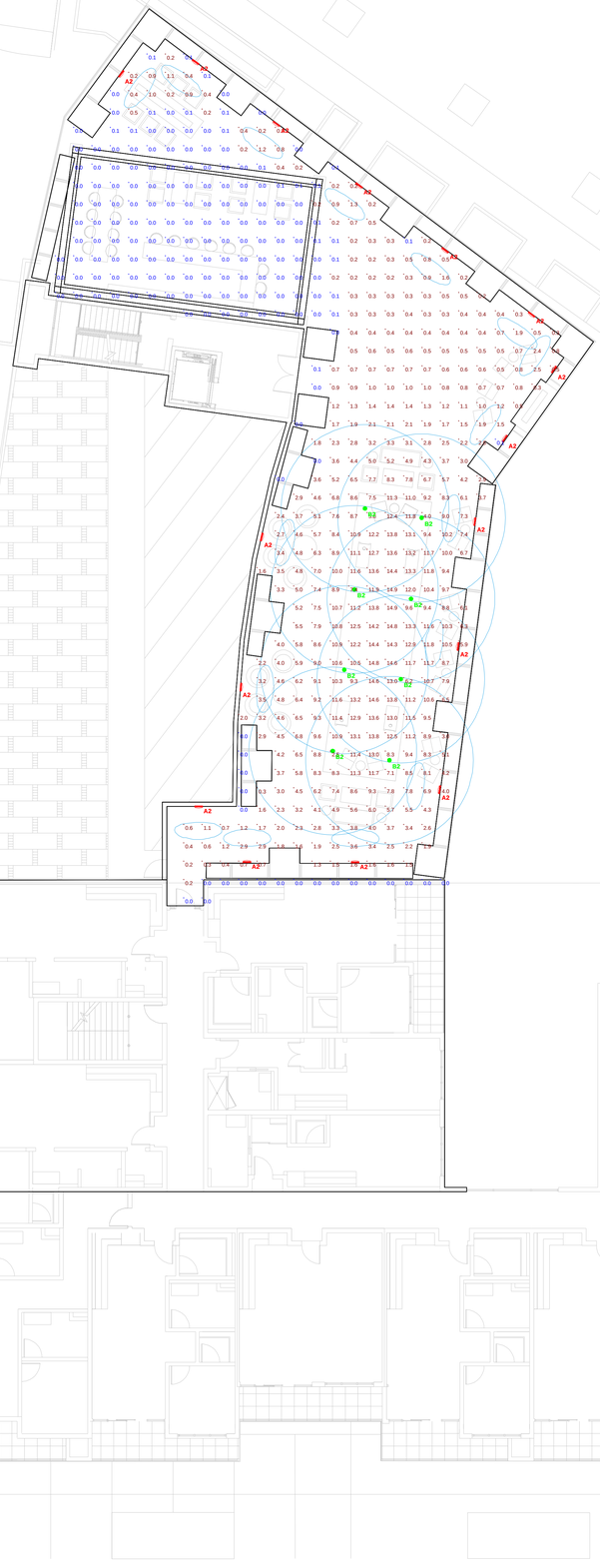
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Polar Plot
	A1	0	MP LIGHTING	L49-6W30SF30-MA	LED Steplight, Flood Beam, 30-Degree Tilt	6W LED	6	72	0.9	6	
	A2	48	MP LIGHTING	L49-6W30SW30-MA	LED Steplight,Wide Flood Beam, 30-Degree Tilt	6W LED	6	72	0.9	6	
	B1	5	Luminis	CL840-L8L80	96" Lumistik	74W LED (8455 Lumens)	1	8478	0.9	73.6	Max: 896cd
	B2	0	Luminis	CL840-L8L100	96" Lumistik	97W LED (10740 Lumens)	1	10778	0.9	96.6	Max: 1139cd

Plan View - PHOTOMETRIC SITE PLAN @ 2ND FLOOR

Scale - 1" = 10ft

TRIANGLE CENTER - MIXED USE BUILDING
PHOTOMETRIC SITE PLAN @ LEVEL 2

Designer	
Vector	
Date	
7/12/2020	
Scale	
As Shown	
Drawing No.	
PHOTO-2	
Summary	



Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Cpommon	+	3.3 fc	14.9 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Polar Plot
	A1	0	MP LIGHTING	L49-6W30SF30-MA	LED Steplight, Flood Beam, 30-Degree Tilt	6W LED	6	72	0.9	6	
	A2	16	MP LIGHTING	L49-6W30SW30-MA	LED Steplight, Wide Flood Beam, 30-Degree Tilt	6W LED	6	72	0.9	6	
	B1	0	Luminis	CL840-L8L40	96" Lumistik	35W LED (1065 Lumens)	1	4279	0.9	34.7	Max: 452cd
	B2	8	Luminis	CL840-L8L60	96" Lumistik	50W LED (1500 Lumens)	1	5988	0.9	49.9	Max: 633cd
	B3	0	Luminis	CL840-L8L80	96" Lumistik	74W LED (2115 Lumens)	1	8478	0.9	73.6	Max: 896cd

Plan View - PHOTOMETRIC SITE PLAN @ 6TH FLOOR ROOF

Scale - 1" = 10ft

TRIANGLE CENTER - MIXED USE BUILDING
PHOTOMETRIC SITE PLAN @ LEVEL 6 ROOF

Designer	
Vector	
Date	
7/12/2020	
Scale	
As Shown	
Drawing No.	
PHOTO-3	
Summary	