CENTINELA DEVELOPMENT PARTNERS



ENTRADA CREATIVE OFFICE
SITE PLAN REVIEW SUBMITTAL
10/19/2016

6161 W. CENTINELA AVE, CULVER CITY, CA

CENTINELA DEVELOPMENT PARTNERS
Client
11100 Santa Monica Blvd #750
Los Angeles, CA 90025
310.575.1700 Main
Contact: Edward Samek

Gensler
Architect
500 S. Figueroa Street
Los Angeles CA 90071
Telephone: 213.327.3600
Facsimile: 213.327.3601
Contact: Serena Winner

PAUL HASTINGS LLP
Land Use Attorney
515 South Flower St., 29th Fl
Los Angeles, CA 90071
213.683.6000 Main
Contact: Mitchell Menzer

AHBE LANDSCAPE ARCHITECTS
Landscape
617 W 7th St #304,
Los Angeles, CA 90017
213.694.3800 Main
Contact: Evan Mather

ESA PCR
Environmental
201 Santa Monica Boulevard, Suite 500
Santa Monica, California 90401
310.451.4488 Main
Contact: Jay Ziff

CRAIN & ASSOCIATES
Traffic
300 Corporate Pointe, Suite #470
Culver City, California 90230
310.473.6508 Main
Contact: Roy Nakamura

KPFF CONSULTING ENGINEERS
Civil (on-site)
6080 Center Drive, Suite 750
Los Angeles, CA 90045
310.665.1536 Main
Contact: Brian Powers

PSOMAS
Civil (off-site)
555 S Flower St #4300
Los Angeles, CA 90071
213.223.1400 Main
Contact: Matthew Rowe

SITE BUILDING INFORMATION

(P) OFFICE BUILDING

BUILDING USE: **BUSINESS (B)**
CONSTRUCTION TYPE: **TYPE IB**
NO. OF STORIES: **6**
BLDG HEIGHT: **137'-6"'**

FIRE RATING REQ. (2016 CBC - TABLE 601)

STRUCTURAL FRAME: **2**
BEARING WALLS:
EXTERIOR : **2**
INTERIOR: **2**
NONBEARING WALLS
& PARTITIONS: **0**
FLOOR BEAMS & JOISTS: **2**
ROOF BEAMS & JOISTS: **1**

(P) PARKING STRUCTURE

BUILDING USE: **PARKING (S-2)**
CONSTRUCTION TYPE: **TYPE IB**
NO. OF STORIES: **7 (5 ABOVE GRADE)**
BLDG HEIGHT: **53'-6"**

FIRE RATING REQ. (2016 CBC - TABLE 601)

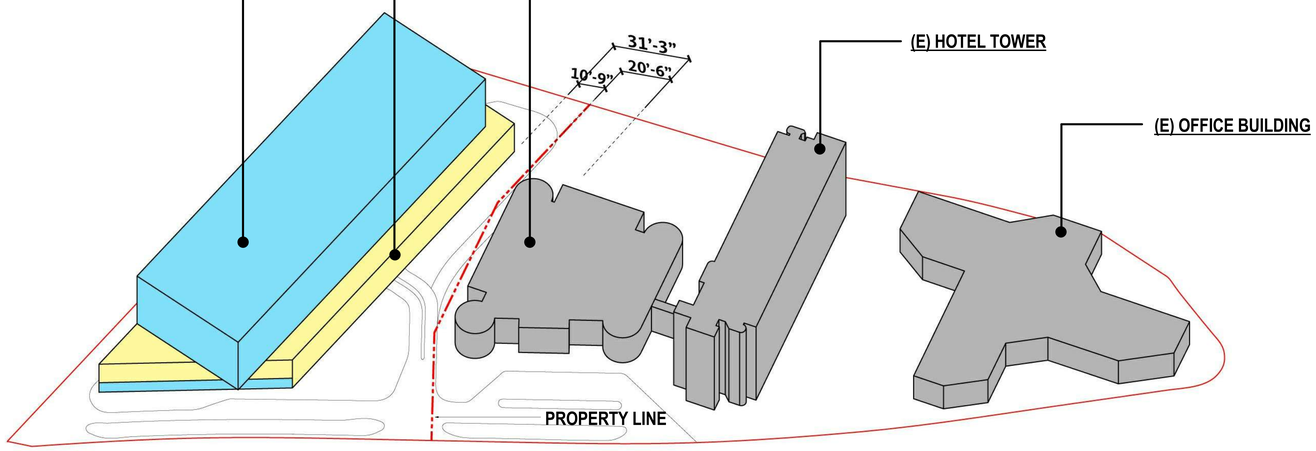
STRUCTURAL FRAME: **2**
BEARING WALLS:
EXTERIOR : **2**
INTERIOR: **2**
NONBEARING WALLS
& PARTITIONS:**0**
FLOOR BEAMS & JOISTS: **2**
ROOF BEAMS & JOISTS: **1**

(E) AMENITIES BUILDING

BUILDING USE: **ASSEMBLY (A)**
CONSTRUCTION TYPE: **TYPE IIIA**
(CONSTRUCTED UNDER THE 1970 BUILDING CODE)
NO. OF STORIES: **2**
BLDG HEIGHT: **44'**

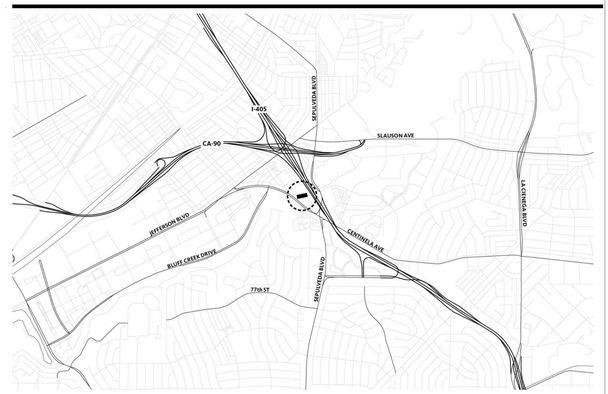
FIRE RATING REQ. (2016 CBC - TABLE 601)

STRUCTURAL FRAME: **1**
BEARING WALLS:
EXTERIOR :**2**
INTERIOR: **1**
NONBEARING WALLS
& PARTITIONS: **0**
FLOOR BEAMS & JOISTS: **1**
ROOF BEAMS & JOISTS: **1**

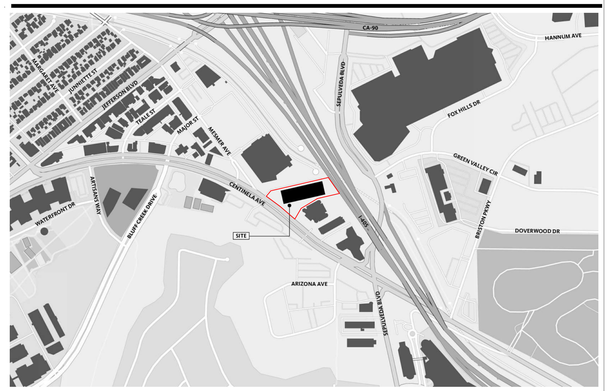


(E) = EXISTING
(P) = PROPOSED

VICINITY MAP



LOCATION MAP



BUILDING SUMMARY

PROJECT ADDRESS	6161 WEST CENTINELA AVE CULVER CITY CA 90230
APN:	4220-015-029
LEGAL:	PARCEL 2 OF PARCEL MAP NO. 4031, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 58, PAGE 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
OCCUPANCY	TYPE B
CONSTRUCTION TYPE	B - FULLY SPRINKLERED HIGH RISE
PROJECT DESCRIPTION	7- STORY PARKING GARAGE 6-STORY OFFICE BUILDING 11-STORY BUILDING ABOVE GROUND

BUILDING TABULATIONS

Office Building Area Tabulation

Levels	Gross Area	Gross Area* (as calculated for parking)
Ground	13,560	13,560
Level 01	45,039	42,830
Level 02	45,039	43,250
Level 03	45,039	43,250
Level 04	45,039	43,250
Level 05	45,039	43,250
Level 06	45,039	43,250
Total	283,794	272,640

Bicycle Parking Tabulation

Levels	Bicycle (short term)	Bicycle (long term)	Total/level
P5	0	0	0
P4	0	0	0
P3	0	0	0
P2	0	0	0
P1	0	0	0
Ground	14	28	42
B1	0	0	0
B2	0	0	0
Total	14	28	42

Car Parking Tabulation

Level	Standard	Tandem	Compact	Accessible	Van/Carpool	Electric V.	Total / level
P5	62	75	0	2	0	0	139
P4	80	109	0	2	0	0	191
P3	80	109	0	2	0	0	191
P2	68	91	0	2	0	0	161
Ground	0	44	0	12	33	12	101
B1	81	115	0	2	0	0	198
B2	21	42	0	0	0	0	63
Total	392	585	0	22	33	12	1044

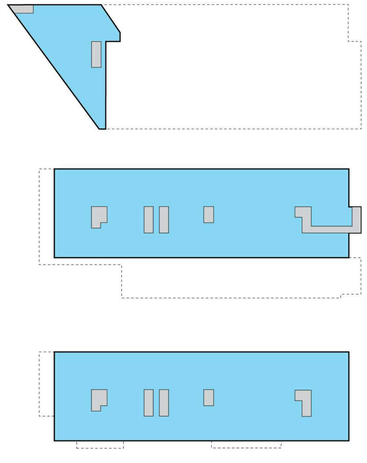
265 existing surface parking stalls are being displaced by this development and are being replaced in the parking structure for Hotel use.

CCMC 17.320 Table 3-3B requires *1 space per 350 square feet.* Development is **272,640 GSF** / 350 = **779 stalls required**

779 + 265(replaced hotel spaces) **= 1,044 total stalls required** **1,044 parking spaces required > 1,044 parking spaces provided**

* Total gross building area excluding Elevator Hoistway's, Mechanical Shafts, and Stairway shafts - refer to adjacent diagram.

GROSS AREA DIAGRAM (as calucalted for parking)



GROUND FLOOR

LEVEL 01 / AMENITY DECK

TYP. LEVEL 2 - 6

BUILDING BOUNDARY
BOUNDARY OF BUILDING ENCLOSURE
OFFICE AREA
EXCLUDED AREA - ELEV. HOISTWAYS / MECH. SHAFTS AND STAIRWAY SHAFTS

NOTE: SIGNAGE UNDER SEPARATE DOCUMENT

BUILDING AREA AND HEIGHT

BUILDING GROSS SQUARE FOOTAGE	281,209 SF
ENTITLED GROSS SQUARE FOOTAGE	342,409 SF
REMAINING UNBUILT AREA	59,444 SF
HEIGHT TO HIGHEST OCCUPIED FLOOR	137'-6" FT
TOTAL BUILDING HEIGHT	152'-6" FT

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
2016 MECHANICAL CODE
2016 PLUMBING CODE
2016 FIRE CODE
2016 CALGREEN (MANDATORY MEASURES)
CCMC Culver City Municipal Code
CULVER CITY BICYCLE & PEDESTRIAN MASTER PLAN - DESIGN GUIDE
CITY OF OAKLAND - BICYCLE PARKING RACK GUIDELINES

Sheet List

SHEET NUMBER	SHEET NAME	10/19/2016
A0.00	COVER SHEET	•
A0.01	PROJECT INFO	•
A0.10	EXISTING SURVEY	•
A0.11	EXISTING SURVEY	•
C1.30	GRADING AND DRAINAGE PLAN	•
C1.50	UTILITY PLAN	•
C1.60	SUSMP PLAN	•
C1.80	TRACT MAP	•
C2.00	11FT DEDICATION	•
A1.00	SITE PLAN	•
A1.01	FLOOR PLAN - BASEMENT 02	•
A1.02	FLOOR PLAN - BASEMENT 01	•
A1.03	FLOOR PLAN - GROUND	•
A1.04	FLOOR PLAN - P2	•
A1.05	FLOOR PLAN - P3	•
A1.06	FLOOR PLAN - P4	•
A1.07	FLOOR PLAN - P5	•
A1.08	FLOOR PLAN - LEVEL 01	•
A1.09	FLOOR PLAN - LEVEL 02	•
A1.10	FLOOR PLAN - LEVEL 03	•
A1.11	FLOOR PLAN - LEVEL 04	•
A1.12	FLOOR PLAN - LEVEL 05	•
A1.13	FLOOR PLAN - LEVEL 06	•
A1.14	FLOOR PLAN - T.O. ROOF	•
A1.20	FLOOR PLAN - GROUND - KEYPLAN	•
A1.21	AERIAL VIEW - KEYPLAN	•
A1.22	PRECEDENTS - KEYPLAN	•
A2.01	RENDERINGS	•
A2.02	RENDERINGS	•
A2.03	RENDERINGS	•
A2.04	RENDERINGS	•
A2.05	RENDERINGS	•
A2.10	ELEVATIONS	•
A2.11	ELEVATIONS	•
A2.20	SECTIONS	•
G0.50	ARCHITECURAL MATERIAL DETAILS	•
FL0.01	EMERGENCY VEHICLE PLAN	•
FL0.02	EMERGENCY VEHICLE CLEARANCE DIAGRAM	•
FL0.03	ELEVATIONS - FIRE TRUCK 1	•
FL0.04	ELEVATIONS - FIRE TRUCK 2	•
FL0.05	SECTIONS - FIRE TRUCK	•
L1.00	LANDSCAPE CONCEPT	•
L1.01	LANDSCAPE CONCEPT	•
L1.02	CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL	•
L1.03	CONCEPTUAL LANDSCAPE PLAN - P2 & LEVEL 01	•
L1.04	CONCEPTUAL LANDSCAPE PLAN - LEVEL 02 & LEVEL 03 & LEVEL 04	•
L1.05	CONCEPTUAL LANDSCAPE PLAN - LEVEL 05 & LEVEL 06 & ROOF	•
L2.01	PLANT PASLETTE LEGENDS & NOTES - REFERENCE IMAGES	•
L2.02	REFERENCE IMAGES	•
L2.03	REFERENCE IMAGES	•

CENTINELA DEVELOPMENT PARTNERS
6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street Tel 213.327.3600
Los Angeles, California 90071 Fax 213.327.3601
United States

△ Date	Description
10/19/2016	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
PROJECT INFO

Scale

A0.01

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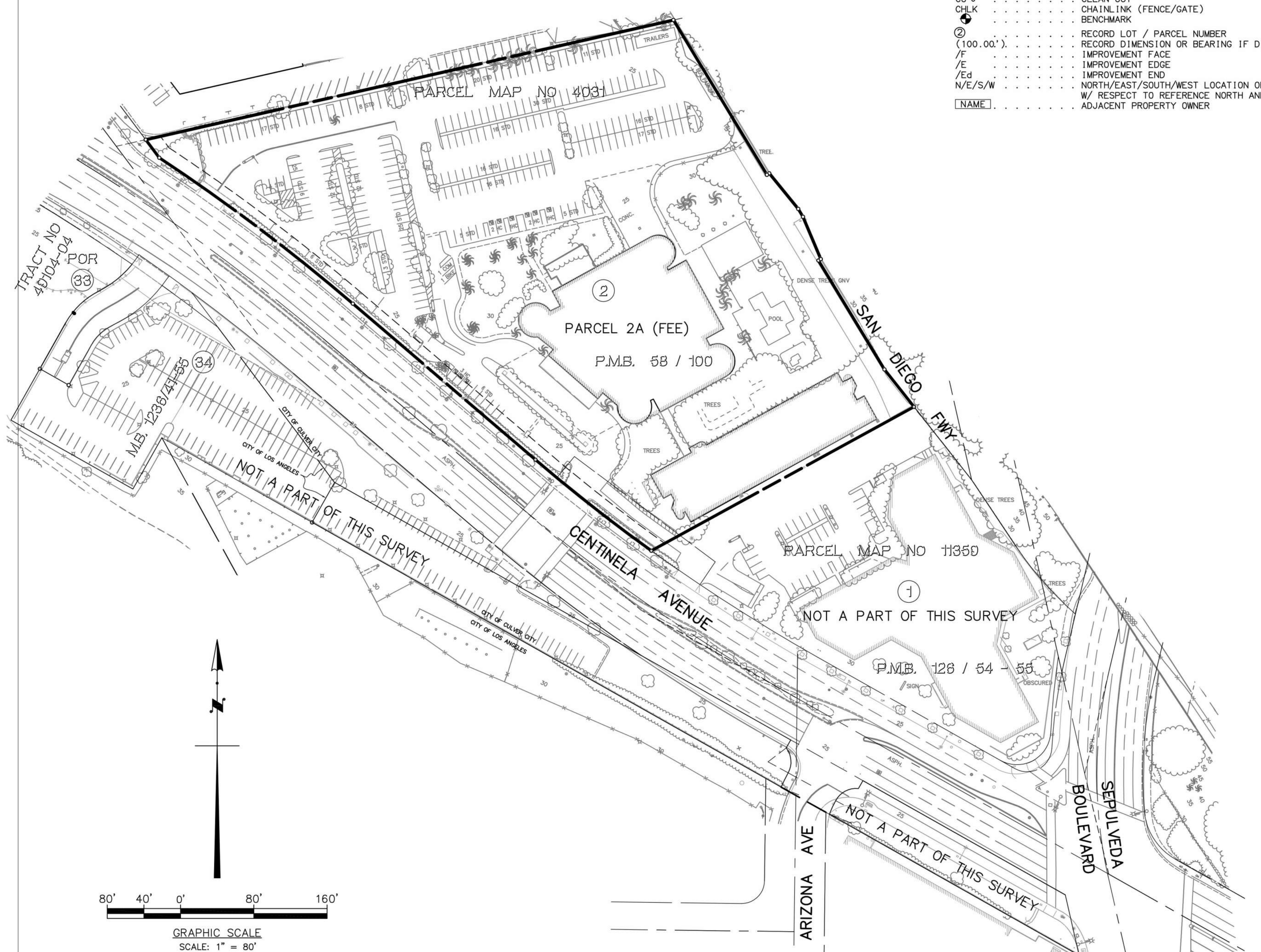
LEGEND

- PROPERTY / BOUNDARY LINE
- STREET R/W LINE
- CURB LINE (FROM 1"=20' ON TO 1"=200')
- CURB LINE (1"=10', 1"=8', 1"=16')
- CENTER LINE
- FLOW LINE
- LOT LINE / PARCEL LINE
- EASEMENT LINE (W=WIDTH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- OVERHANG LINE
- FENCE LINE
- GUARD RAIL
- RETAINING WALL
- CONC. BLOCK WALL
- EDGE OF ASPHALT PAVING
- CONCRETE PAVING
- AD . . . AREA DRAIN
- CB . . . CATCH BASIN W/ACCESS HOLE
- MH . . . MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
- PP/TP . . . POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
- S . . . SIGN (ALL KINDS)
- SL . . . STREET LIGHT
- TS . . . TRAFFIC SIGNAL
- TS/SL . . . TRAFFIC SIGNAL W/STREET LIGHT
- YL . . . YARD LIGHT
- FH . . . FIRE HYDRANT
- DS . . . DOWNSPOUT
- FDC . . . FIRE DEPARTMENT CONNECTION
- PIV . . . POST INDICATOR VALVE
- DIRECTION OF WATER DRAINAGE FLOW
- PM . . . PARKING METER
- GM/WM . . . GAS / WATER METER
- GV/WV . . . GAS / WATER VALVE
- EPB/SLPB/TSPB/UPB . . . ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
- TREE IN WELL W/TRUNK DIAMETER
- PL . . . PLANTER
- GP . . . GUARD POST
- APPR. . . . APPROACH (DRIVEWAY)
- BFP . . . BACKFLOW PREVENTER
- CO . . . CLEAN OUT
- CHLK . . . CHAINLINK (FENCE/GATE)
- BENCHMARK
- ② . . . RECORD LOT / PARCEL NUMBER
- (100.00'). . . . RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
- /F . . . IMPROVEMENT FACE
- /E . . . IMPROVEMENT EDGE
- /Ed . . . IMPROVEMENT END
- N/E/S/W . . . NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
- NAME . . . ADJACENT PROPERTY OWNER



FEE PARCEL

COMMENTS

BOUNDARY LINES............WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY, AND FROM RECORD INFORMATION.

LEGAL DESCRIPTION.........FROM INFORMATION SUPPLIED BY CLIENT. USUALLY A TITLE POLICY OR TITLE REPORT. TITLE REPORT COVERS THIS AND OTHER PROPERTY.

EASMENTS..................PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT..............CHICAGO TITLE COMPANY, COMMITMENT FOR TITLE REPORT NO. 00038836-994-X49, DATED JUNE 15, 2015.

◁○ TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS.........THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SEPULVEDA BOULEVARD SHOWN AS NORTH 12°50'05" WEST ON TRACT NO. 44629 RECORDED IN MB 1076 PAGES 3 TO 10, AND SHOWN AS NORTH 12°49'51" WEST ON THIS MAP.

AREA......................BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA OF THE FEE PARCEL IS:

FEE PARCEL 2-A :

245,518 SQ FT OR 5.6363 ACRES

AERIAL SURVEY.............THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED AUGUST 06, 2004 AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

FLOOD ZONE................SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF FLOOD ZONE X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1760F IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING & BLDG. SETBACK.....CULVER CITY: "CRB" COMMERCIAL REGIONAL BUSINESS PARK DISTRICT CITY OF LOS ANGELES: "M(PV)" / "R1-1 PLAYA VISTA AREA D SPECIFIC PLAN / ONE-FAMILY ZONE WITHIN HEIGHT DISTRICT NO. 1.

FRONT/STREET SIDE......15 FEET FOR PARCELS OVER 20,000 SQ. FT.
SIDE..................NONE REQUIRED.
REAR..................NONE REQUIRED.

PER PLANNING & ZONING RESOURCE COMPANY (PZR) REPORT NO. 88793-1 DATED NOVEMBER 9, 2015. SEE SURVEYOR'S NOTE 4.

PARKING.................. BASES UPON ON-SITE STRIPING, THE PARKING IS:

REGULAR SPACES.	256
COMPACT SPACES.	1
HANDICAPPED SPACES. . .	9
MOTORCYCLE SPACES . . .	1
BUS SPACES	1
TOTAL	268

CONSTRUCTION EVIDENCE......THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

RIGHT OF WAY ....THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

DUMP/LANDFILL ....THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTER DUMP, SUMP OR SANITARY LANDFILL.

WETLAND ....THE SUBJECT PROPERTY IS NOT IN A DESIGNATED WETLAND AREA PER THE U.S. FISH AND WILDLIFE SERVICE, NATIONAL WETLAND INVENTORY.

EFFECT OF....................PROPERTY TAXES, ASSESSMENTS AND LIENS.

◁A ◁B

EFFECT OF....................WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

◁1

MATTERS THAT AFFECT PARCEL 2 (DOUBLETREE BY HILTON)

EFFECT OF. . . . . .30' WIDE EASEMENT FOR SANITARY SEWER PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES RECORDED FEBRUARY 8, 1924 IN BOOK 3032, PAGE 170, O.R. PLOTTED HEREON.

◁17

EFFECT OF. . . . . .VARIOUS WIDTH EASEMENT FOR RETAINING WALL FOOTING IN FAVOR OF THE STATE OF CALIFORNIA RECORDED OCTOBER 5, 1959 AS INSTRUMENT NO. 4579 IN BOOK D-624, PAGE 216, O.R. PLOTTED HEREON.

◁18

EFFECT OF. . . . . .ABUTTER'S RIGHTS OF INGRESS AND EGREES TO AND FROM FREEWAY RECORDED OCTOBER 5, 1959 AS INSTRUMENT NO. 4579 IN BOOK D-624, PAGE 216, O.R. PLOTTED HEREON.

◁19

EFFECT OF. . . . . .ABUTTER'S RIGHTS OF INGRESS AND EGREES TO AND FROM FREEWAY RECORDED APRIL 29, 1963 AS INSTRUMENT NO. 4917 IN BOOK D-2009, PAGE 9, O.R. PLOTTED HEREON.

◁20

EFFECT OF. . . . . .15'X15' EASEMENT FOR WATER PIPELINES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA WATER CO. RECORDED JUNE 20, 1973 AS INSTRUMENT NO. 3444 IN BOOK D-5915, PAGE 722, O.R. PLOTTED HEREON.

◁21

EFFECT OF. . . . . .15'X15' EASEMENT FOR WATER PIPELINES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA WATER CO. RECORDED AUGUST 1, 1973 AS INSTRUMENT NO. 3209, O.R. PLOTTED HEREON.

◁22

EFFECT OF. . . . . .VARIOUS WIDTH EASEMENT FOR FIRE ACCESS ROAD PURPOSES IN FAVOR OF CULVER CITY RECORDED OCTOBER 16, 1974 AS INSTRUMENT NO. 2308, O.R. PLOTTED HEREON.

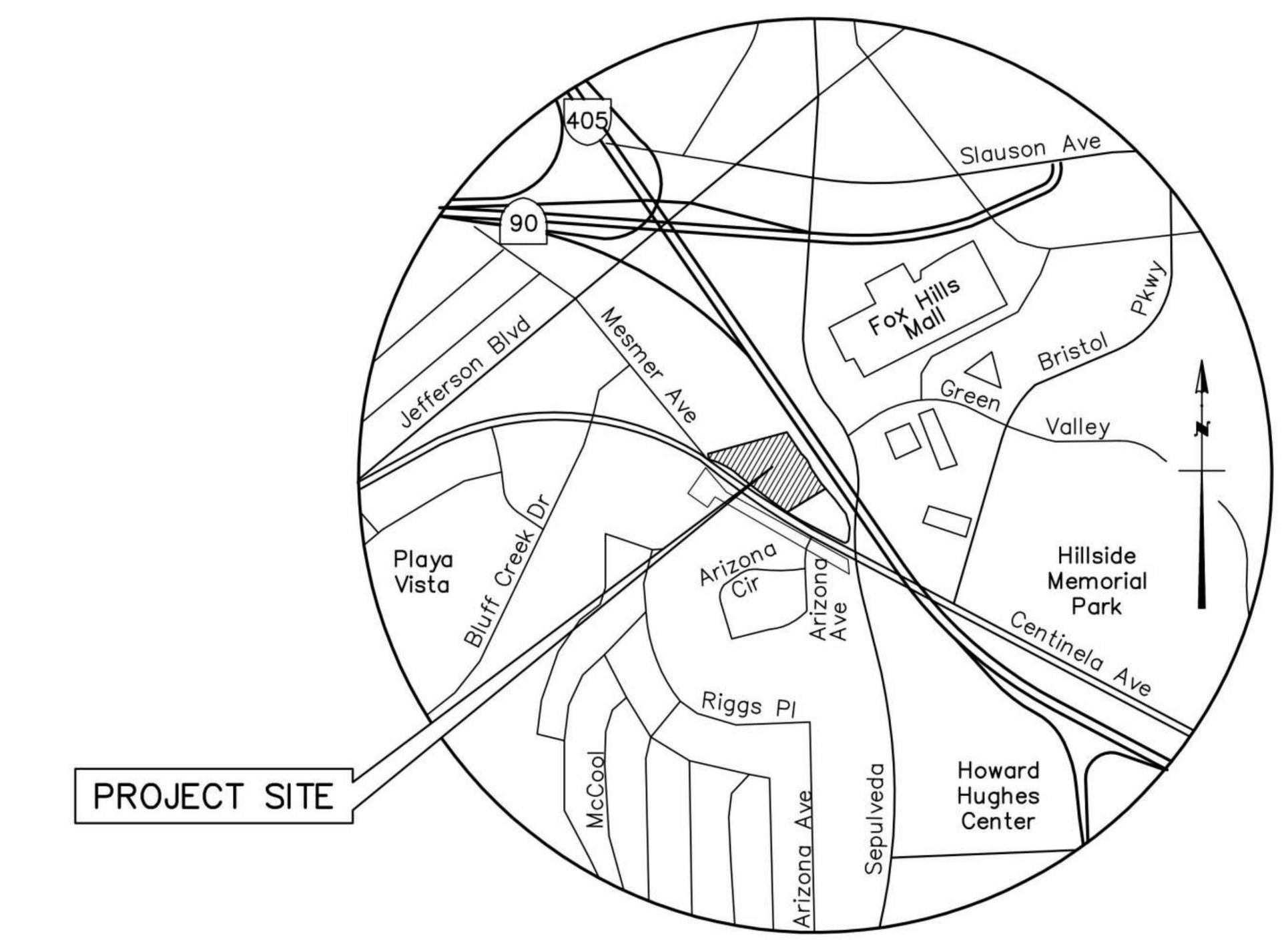
◁23

EFFECT OF. . . . . .16' WIDE EASEMENT FOR SEWER PURPOSES IN FAVOR OF CULVER CITY RECORDED OCTOBER 16, 1974 AS INSTRUMENT NO. 2309, O.R. PLOTTED HEREON.

◁24

EFFECT OF. . . . . .COVENANT AND AGREEMENT REGARDING MAINTENANCE OF THE FIRE ROAD AND ON-SITE FIRE HYDRANTS, RECORDED JANUARY 7, 1975 AS INSTRUMENT NO. 1954, O.R.

◁25



VICINITY MAP

NOT TO SCALE

COMMENTS (CONT.)

MATTERS THAT AFFECT PARCEL 2 (DOUBLETREE BY HILTON)

EFFECT OF . . . . MEMORANDUM OF LICENSE AGREEMENT RECORDED SEPTEMBER 23, 1981 AS INST. NO. 81-944976, O.R.

◁26

EFFECT OF. . . . . "PARKING AND ACCESS AGREEMENT" (HOTEL) RECORDED SEPTEMBER 21, 2009 AS INSTRUMENT NO. 20091432022, AMENDED BY INST. NO. 20091848850 RECORDED DECEMBER 7, 2009, BOTH O.R.

SAID INSTRUMENTS PROVIDES FOR ACCESS OVER IMPROVED AREAS AND PARKING WITHIN THE OFFICE BUILDING PROPERTY (PARCEL 1 OF PARCEL MAP NO 11359, P.M.B. 126/54-55) TOGETHER WITH THE ABILITY TO RELOCATE THE ACCESS AND PARKING. SAID AREAS ARE BLANKET OVER THE IMPROVED AREAS AND PARKING AREAS.

◁27

EFFECT OF. . . . . "SHARED ACCESS AGREEMENT" REGARDING RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS, RECORDED SEPTEMBER 21, 2009 AS INSTRUMENT NO. 20091432024, O.R. NOT PLOTTABLE.

◁28

EFFECT OF. . . . . DEED OF TRUST RECORDED AUGUST 9, 2012 AS INSTRUMENT NO. 2012-1180702, ASSIGNMENT OF TRUST RECORDED MARCH 15, 2013 AS INST. NO. 2013-392286, O.R.

◁29

EFFECT OF. . . . . ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL RECORDED AUGUST 9, 2012 AS INSTRUMENT NO. 2012-1180703, ASSIGNMENT OF LEASES AND RENTS RECORDED MARCH 15, 2013 AS INST. NO. 2013-392287, O.R.

◁30

EFFECT OF. . . . . SUBORDINATION, ASSIGNMENT, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED AUGUST 9, 2012 AS INSTRUMENT NO. 2012-1180704, MODIFIED BY INST. NO. 2013-392288 RECORDED MARCH 15, 2013, BOTH O.R.

◁31

LEGAL DESCRIPTION:

PARCEL 2: (4220-015-029)

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 4031, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 58, PAGE 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TITLE REPORT COVERS THIS AND OTHER PROPERTY. PER CLIENT REQUEST, PARCEL 2-A IS THE ONLY PORTION TO BE SURVEYED.

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES

1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
2. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

SURVEYOR'S CERTIFICATE:

TO: THE CARLYLE GROUP AND TO CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2006 AND SEPTEMBER 27, 2006 AND FIELD UPDATED MARCH 02, 2016.

DOUGLAS R. HOWARD, PLS 6169
PSOMAS

DATE: 3 / 02 / 2016

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

FOR REFERENCE ONLY

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA

CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	10/19/2016	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
EXISTING SURVEY

Scale
NOT TO SCALE

A0.10

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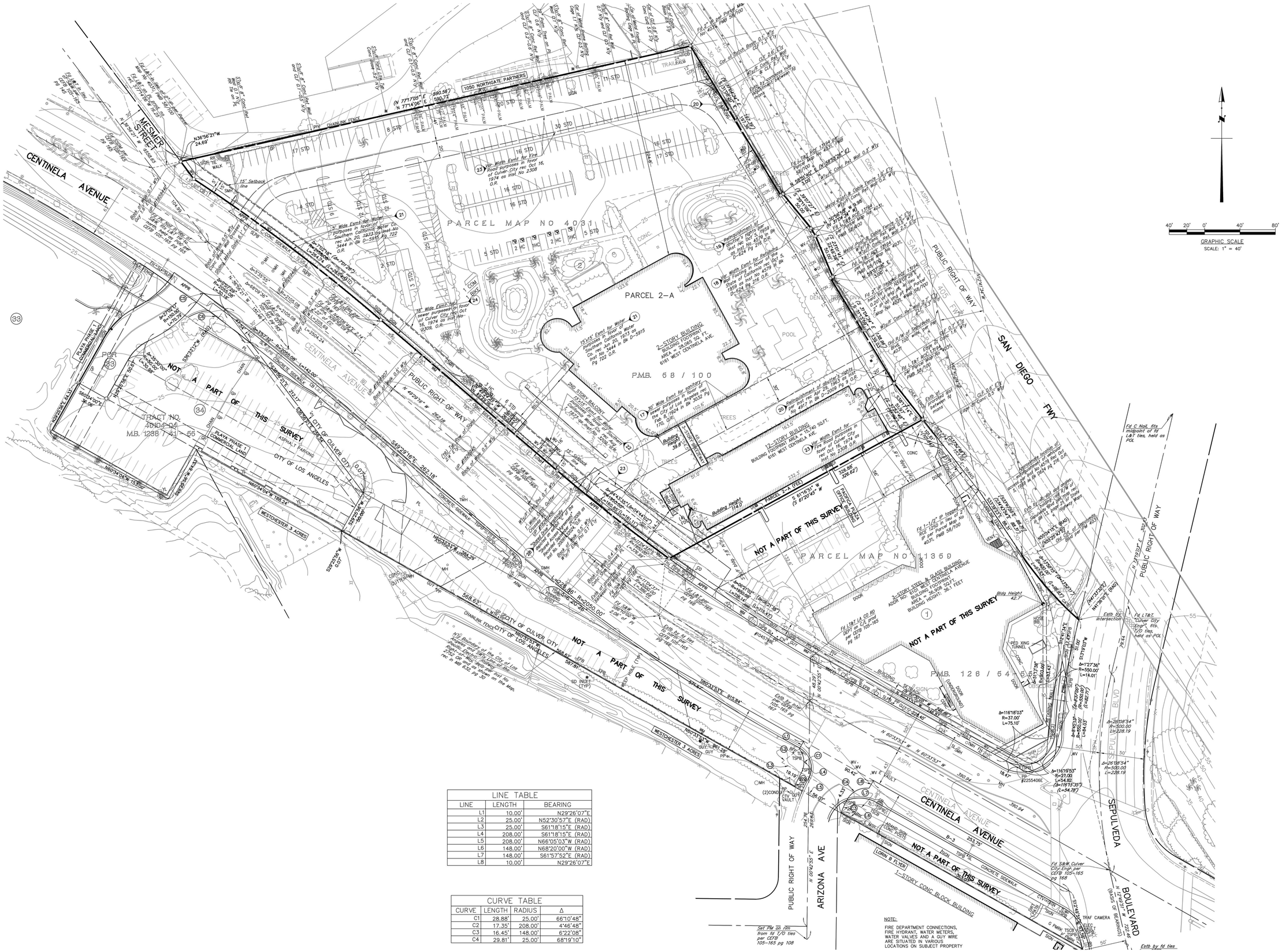

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N29°26'07"E
L2	25.00'	N52°30'57"E (RAD)
L3	25.00'	S61°18'15"E (RAD)
L4	208.00'	S61°18'15"E (RAD)
L5	208.00'	N66°05'03"W (RAD)
L6	148.00'	N68°20'00"W (RAD)
L7	148.00'	S61°57'52"E (RAD)
L8	10.00'	N29°26'07"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ
C1	28.88'	25.00'	66°10'48"
C2	17.35'	208.00'	4°46'48"
C3	16.45'	148.00'	6°22'08"
C4	29.81'	25.00'	68°19'10"

NOTE:
FIRE DEPARTMENT CONNECTIONS, FIRE HYDRANT, WATER METERS, WATER VALVES AND A GUY WIRE ARE SITUATED IN VARIOUS LOCATIONS ON SUBJECT PROPERTY

FOR REFERENCE ONLY

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
10/19/2016	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
EXISTING SURVEY

Scale
NOT TO SCALE

A0.11

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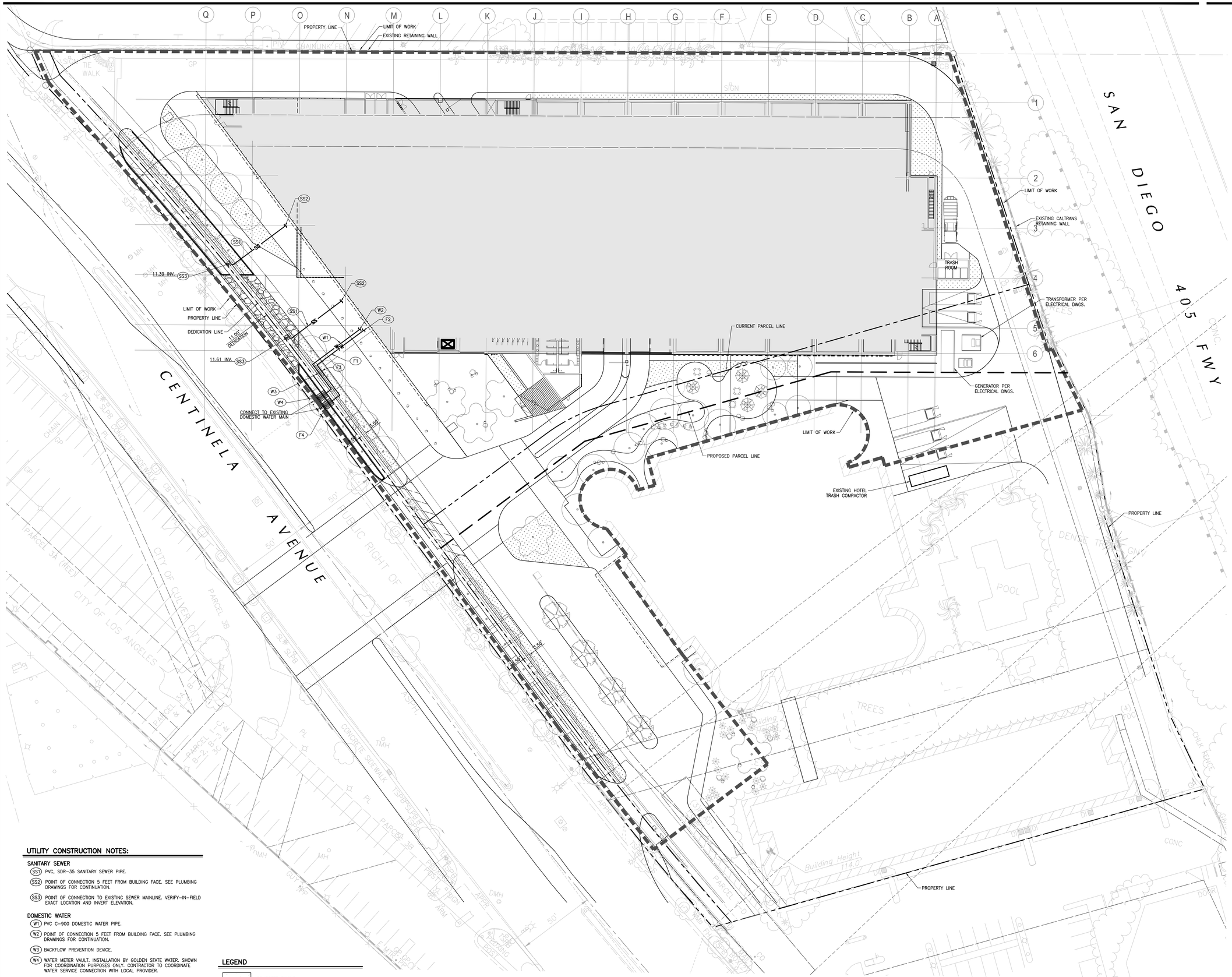

UTILITY CONSTRUCTION NOTES:

SANITARY SEWER

- (SS1) PVC, SDR-35 SANITARY SEWER PIPE.
- (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SS3) POINT OF CONNECTION TO EXISTING SEWER MAINLINE. VERIFY-IN-FIELD EXACT LOCATION AND INVERT ELEVATION.

DOMESTIC WATER

- (W1) PVC C-900 DOMESTIC WATER PIPE.
- (W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (W3) BACKFLOW PREVENTION DEVICE.
- (W4) WATER METER VAULT. INSTALLATION BY GOLDEN STATE WATER. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.

FIRE WATER

- (F1) PVC C-900 FIRE WATER PIPE.
- (F2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (F3) BACKFLOW PREVENTION DEVICE.
- (F4) WATER METER VAULT. INSTALLATION BY GOLDEN STATE WATER SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE FIRE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.

LEGEND

- CONCRETE PAVING
- ASPHALT CONCRETE PAVING
- PA — BIOFILTRATION PLANTER
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

N

0 10' 20'

SCALE: 1"=20'

THE CARLYLE GROUP
6161 W. CENTINELA AVE, CULVER CITY, CA
ENTRADA CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California
90071
United States
Tel 213.327.3600
Fax 213.327.3601

kpff
6080 Center Dr., Suite 700
Los Angeles, CA 90045
O: 310.665.2800
F:310.665.9075
www.kpff.com

△ Date Description

Seal / Signature

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Project Name
ENTRADA CREATIVE OFFICE

Project Number
1600031

Description
UTILITY PLAN

Scale
AS NOTED

C1.50

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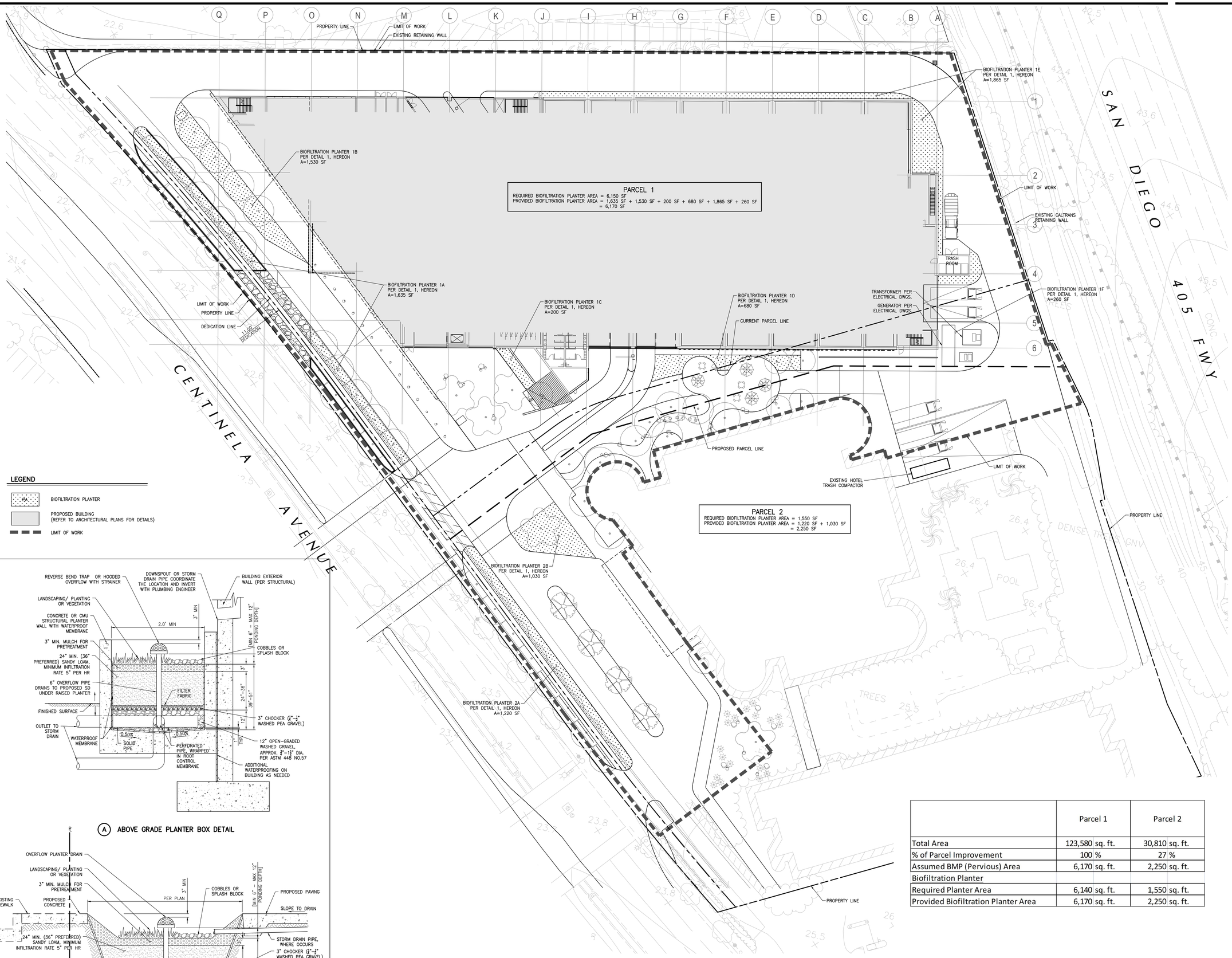

A ABOVE GRADE PLANTER BOX DETAIL

B AT GRADE FLOW THROUGH PLANTER DETAIL

1 BIOFILTRATION PLANTER SAMPLE DETAILS N.T.S.

	Parcel 1	Parcel 2
Total Area	123,580 sq. ft.	30,810 sq. ft.
% of Parcel Improvement	100 %	27 %
Assumed BMP (Pervious) Area	6,170 sq. ft.	2,250 sq. ft.
Biofiltration Planter		
Required Planter Area	6,140 sq. ft.	1,550 sq. ft.
Provided Biofiltration Planter Area	6,170 sq. ft.	2,250 sq. ft.

N

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

THE CARLYLE GROUP
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ENTRADA CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California
90071
United States
Tel 213.327.3600
Fax 213.327.3601

kpff
6080 Center Dr., Suite 700
Los Angeles, CA 90045
P: 310.665.2800
F:310.665.9075
www.kpff.com

△ Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE
Project Number
1600031
Description
SUSMP PLAN

Scale
AS NOTED

C1.60

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CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA

CREATIVE OFFICE

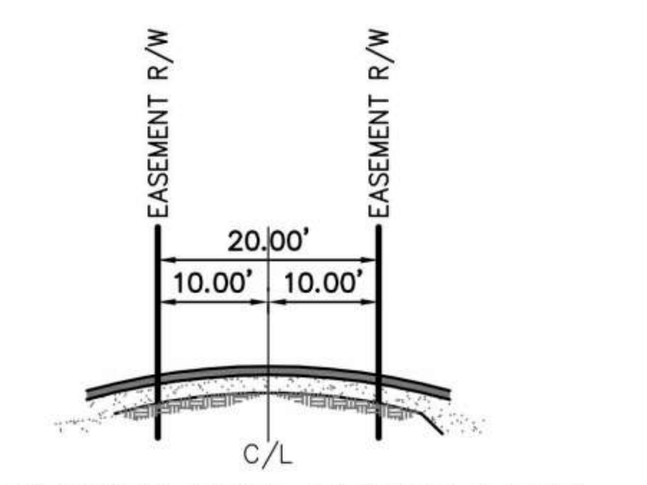
Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

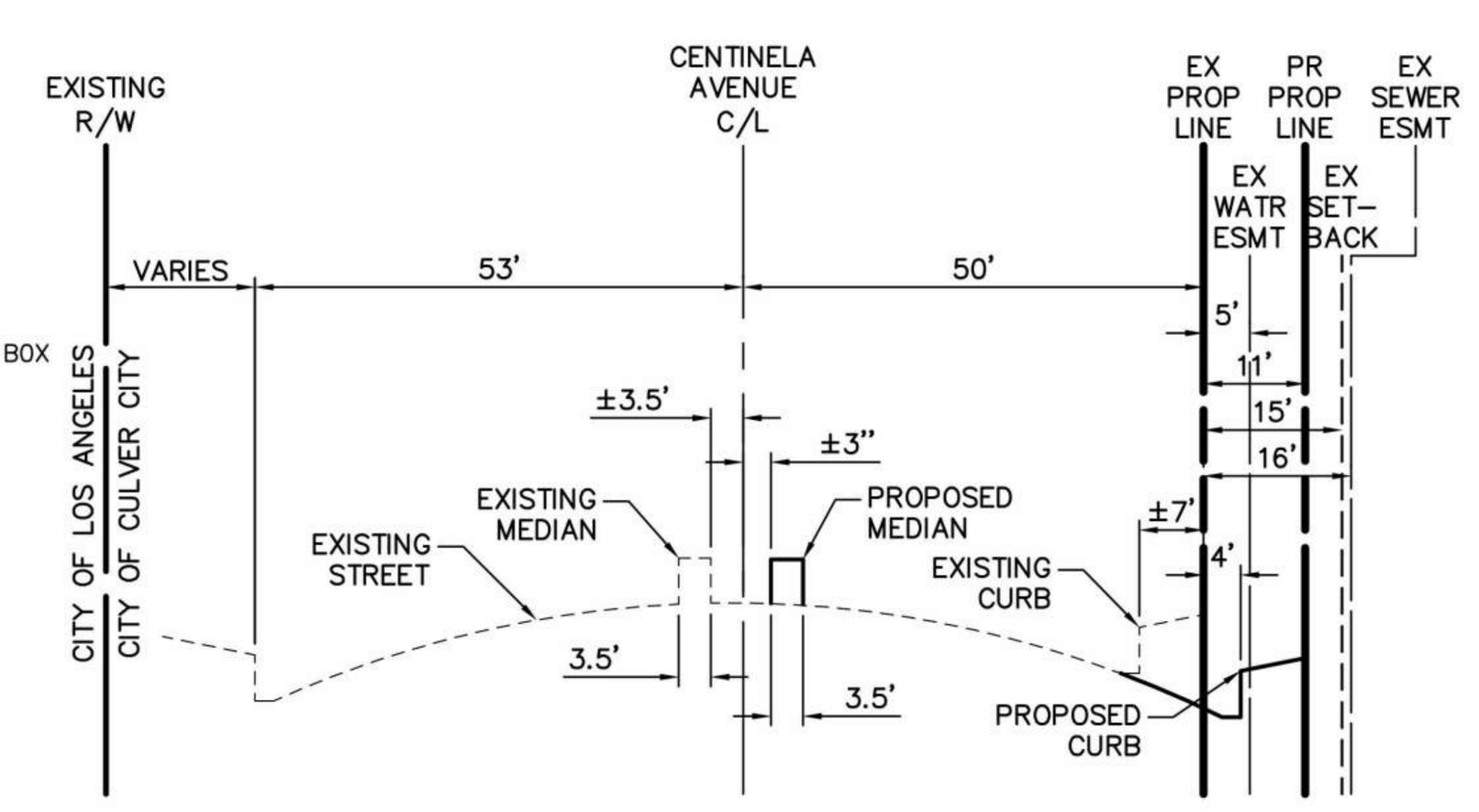
LEGEND

- PROPERTY / BOUNDARY LINE
- STREET R/W LINE
- CURB LINE (FROM 1"=20' ON TO 1"=200')
- CENTER LINE
- PROPOSED LOT LINE / PARCEL LINE
- EASEMENT LINE (W=WIDTH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- FENCE LINE
- RETAINING WALL
- CONC. BLOCK WALL
- EDGE OF ASPHALT PAVING
- CB . . . CATCH BASIN W/ACCESS HOLE
- MH . . . MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
- PP/TP . . . POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
- S . . . SIGN (ALL KINDS)
- SL . . . STREET LIGHT
- TS . . . TRAFFIC SIGNAL
- TS/SL . . . TRAFFIC SIGNAL W/STREET LIGHT
- YL . . . YARD LIGHT
- FH . . . FIRE HYDRANT
- U.E. . . . UPPER ELEVATION
- L.E. . . . LOWER ELEVATION
- DS . . . DOWNSPOUT
- FDC . . . FIRE DEPARTMENT CONNECTION
- PIV . . . POST INDICATOR VALVE
- DIRECTION OF WATER DRAINAGE FLOW
- PM . . . PARKING METER
- GM/WM . . . GAS / WATER METER
- GV/WV . . . GAS / WATER VALVE
- EPB/SLPB/TSPB/UPB . . . ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
- TREE IN WELL W/TRUNK DIAMETER
- PL . . . PLANTER
- APPR. . . . APPROACH (DRIVEWAY)
- CO . . . CLEAN OUT
- CHLK . . . CHAINLINK (FENCE/GATE)
- WIF . . . WROUGHT IRON FENCE
- PA . . . PLANTER AREA
- AL . . . AREA LIGHT
- AD . . . AREA DRAIN
- OHE . . . OVERHEAD ELECTICAL LINE
- 8" SS . . . SANITARY SEWER (SIZE)
- 8" SD . . . STORM DRAIN (SIZE)
- 8" W . . . WATER LINE (SIZE)
- 8" G . . . GAS LINE (SIZE)
- 8" O . . . OIL/PETROLEUM LINE (SIZE)
- E . . . ELECTRICAL LINE
- C . . . COMMUNICATION LINE
- OVERHEAD UTILITY LINE(S)



PROPOSED FIRE ACCESS LANE

NOT TO SCALE



CENTINELA AVENUE SECTION

NOT TO SCALE

NOTES:

1. UTILITIES ARE AVAILABLE TO THE SITE.
2. SEWAGE DISPOSAL AND DRAINAGE WILL BE PROVIDED BY CITY SYSTEMS.
3. THERE ARE NO OAK TREES ON THE SITE.
4. PARCELS 1 AND 2 WILL HAVE RECIPROCAL EASEMENTS FOR ACCESS OVER THE INTERNAL ROADS, TO BE RESERVED IN SEPARATE DOCUMENT(S).
5. PARCEL 1 WILL MAINTAIN APPROXIMATELY 265 PARKING SPACES FOR THE BENEFIT OF PARCEL 2, TO BE RESERVED IN SEPARATE DOCUMENT(S).
6. PARCEL LINES SHOWN HEREON ARE PRELIMINARY AND WILL BE BASED UPON FINAL DESIGN DOCUMENTS.

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 4031, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 58, PAGE 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBSTRUCTURE LIST:

STORM DRAIN:
CITY OF LOS ANGELES DRAINAGE MAP RECORD DRAWINGS OF CENTINELA DRAIN (PROJECT NO. 2559)
RECORD DRAWINGS OF LACDPW 24" STORM DRAIN (PROJECT NO. 3757)

SEWER:
RECORD DRAWINGS OF CITY OF LOS ANGELES 15" SEWER MAIN (D-24455)
RECORD DRAWINGS OF CITY OF LOS ANGELES 21" SEWER MAIN (D-28965)

WATER:
RECORD DRAWINGS FROM GOLDEN STATE WATER COMPANY

POWER:
RECORD DRAWINGS FROM SOUTHERN CALIFORNIA EDISON

COMMUNICATIONS:
RECORD DRAWINGS FROM AT&T AND TIME WARNER CABLE COMPANY

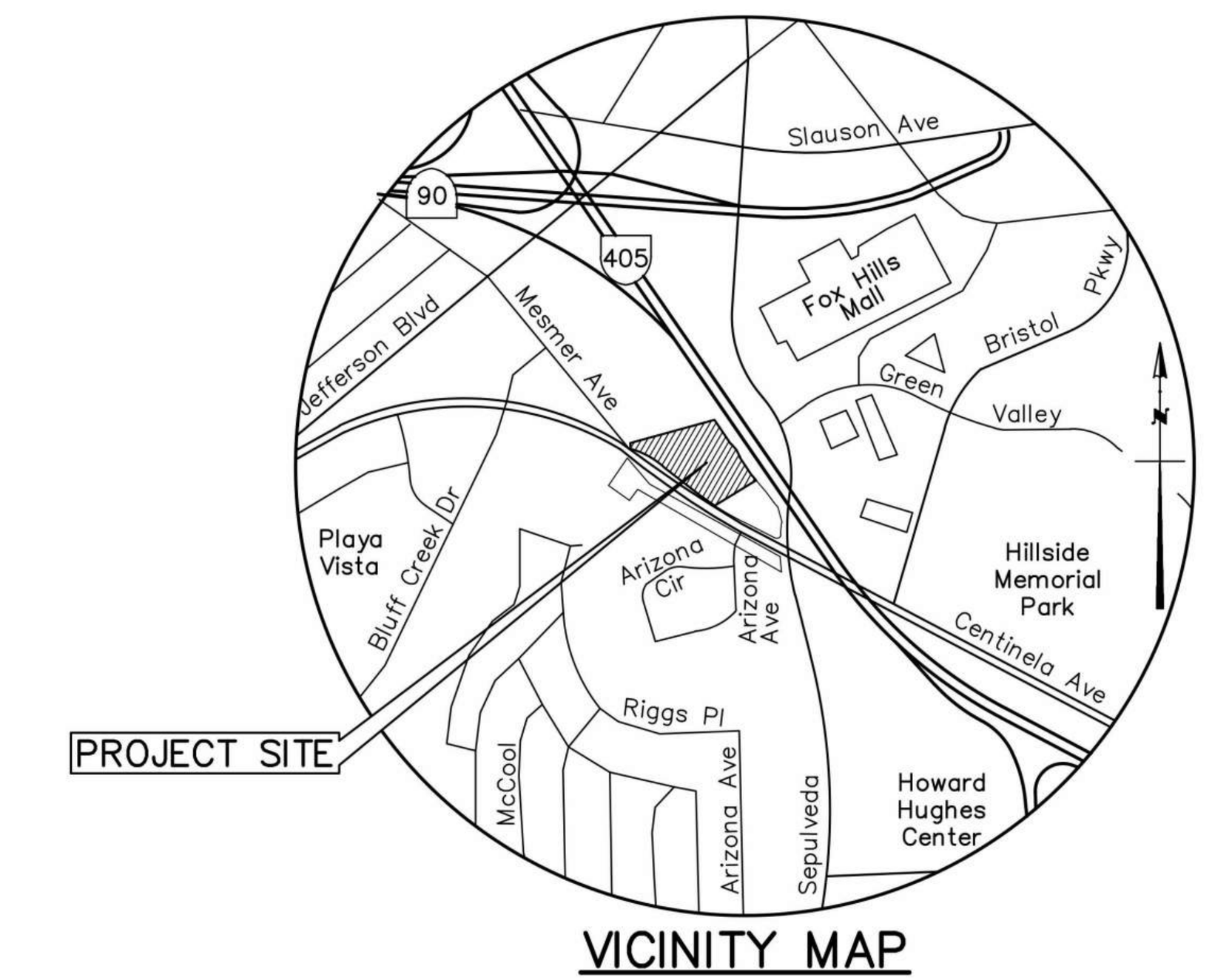
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND ACCURATELY REFLECTS THE PLOTTABLE EASEMENTS OF RECORD AS NOTED IN THE PRELIMINARY TITLE REPORT DATED JULY 13, 2007 AS PREPARED BY FIRST AMERICAN TITLE COMPANY (ORDER NO. NCS-307957-LA1).

DOUGLAS R HOWARD, PLS 6169 DATED
PSOMAS

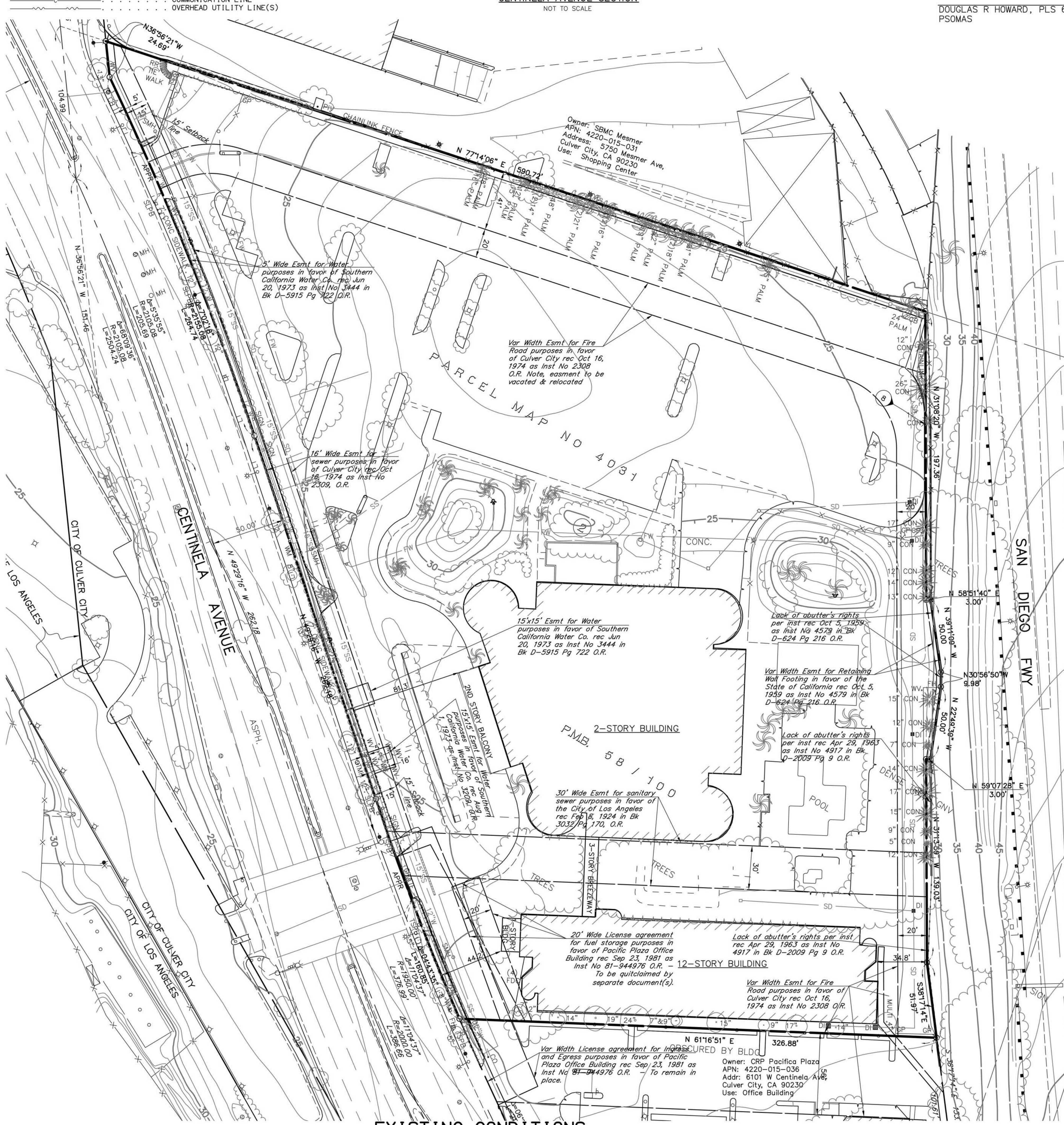
TENTATIVE PARCEL MAP NOTES:

OWNER	CRP CENTINELA, L.P. 1001 PENNSYLVANIA AVE NW 220 WASHINGTON DC, 20004
SUBDIVIDER	CENTINELA DEVELOPMENT PARTNERS ATTN: EDWARD SAMEK 11100 SANTA MONICA BLVD, SUITE 400 LOS ANGELES, CA 90025 PHONE: 310.575.1700
SURVEYOR/ENGINEER	PSOMAS DOUGLAS HOWARD, PLS 6169 555 SOUTH FLOWER STREET, SUITE 4300 LOS ANGELES, CA 90071 PHONE: (213) 223-1400
PROJECT ADDRESS	6161 CENTINELA AVENUE CULVER CITY, CA 90230
APN	4220-015-029
ZONING	CRB (COMMERCIAL REGIONAL BUSINESS PARK)
EXISTING USE	HOTEL, CONFERENCE CENTER AND PARKING LOT
GENERAL PLAN DESIGNATION	COMMERCIAL - REGIONAL CENTER
PROPOSED USE	HOTEL, CONFERENCE CENTER, OFFICE BUILDING AND PARKING STRUCTURE
THOMAS GUIDE	672-G6 & G7
AREA	BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE TOTAL AREA IS: 279,889 SQ FT OR 6.4254 ACRES (TO THE CL OF THE STREET) 245,518 SQ FT OR 5.6363 ACRES (FEE PROPERTY) 237,698 SQ FT OR 5.4568 ACRES (NET AFTER STREET DEDICATIONS)
CONTOUR INTERVAL	1 FOOT.
FLOOD ZONE	SUBJECT PROPERTY LIES WITHIN FLOOD ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 060114 0005 C, DATED 2/1/1980, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
UTILITIES	UNDERGROUND UTILITIES SPECIFICALLY LISTED IN THE UTILITY INFORMATION TABLE ARE PLOTTED ON THIS SURVEY. OTHER UNDERGROUND UTILITIES NOT LISTED (E.G. TRAFFIC SIGNAL AND STREET LIGHT CONDUIT, ABANDONED LINES, ETC.) HAVE NOT BEEN PLOTTED. THE LOCATION OF THOSE PLOTTED UTILITIES WERE OBTAINED FROM UTILITY MAPS AND PLANS AS LISTED UNDER THE SUBSTRUCTURE LIST.

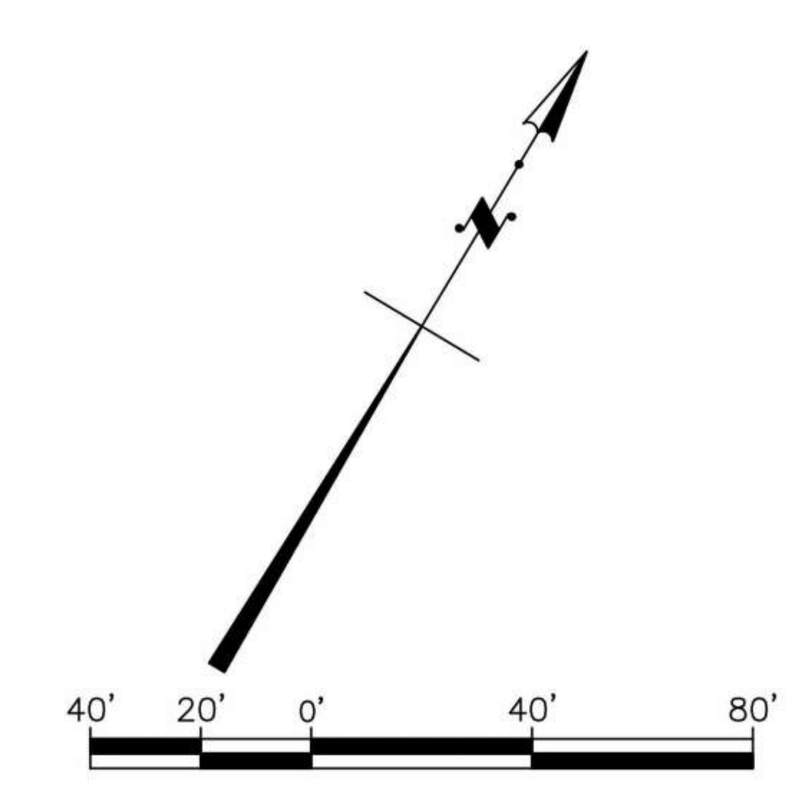


VICINITY MAP

NOT TO SCALE

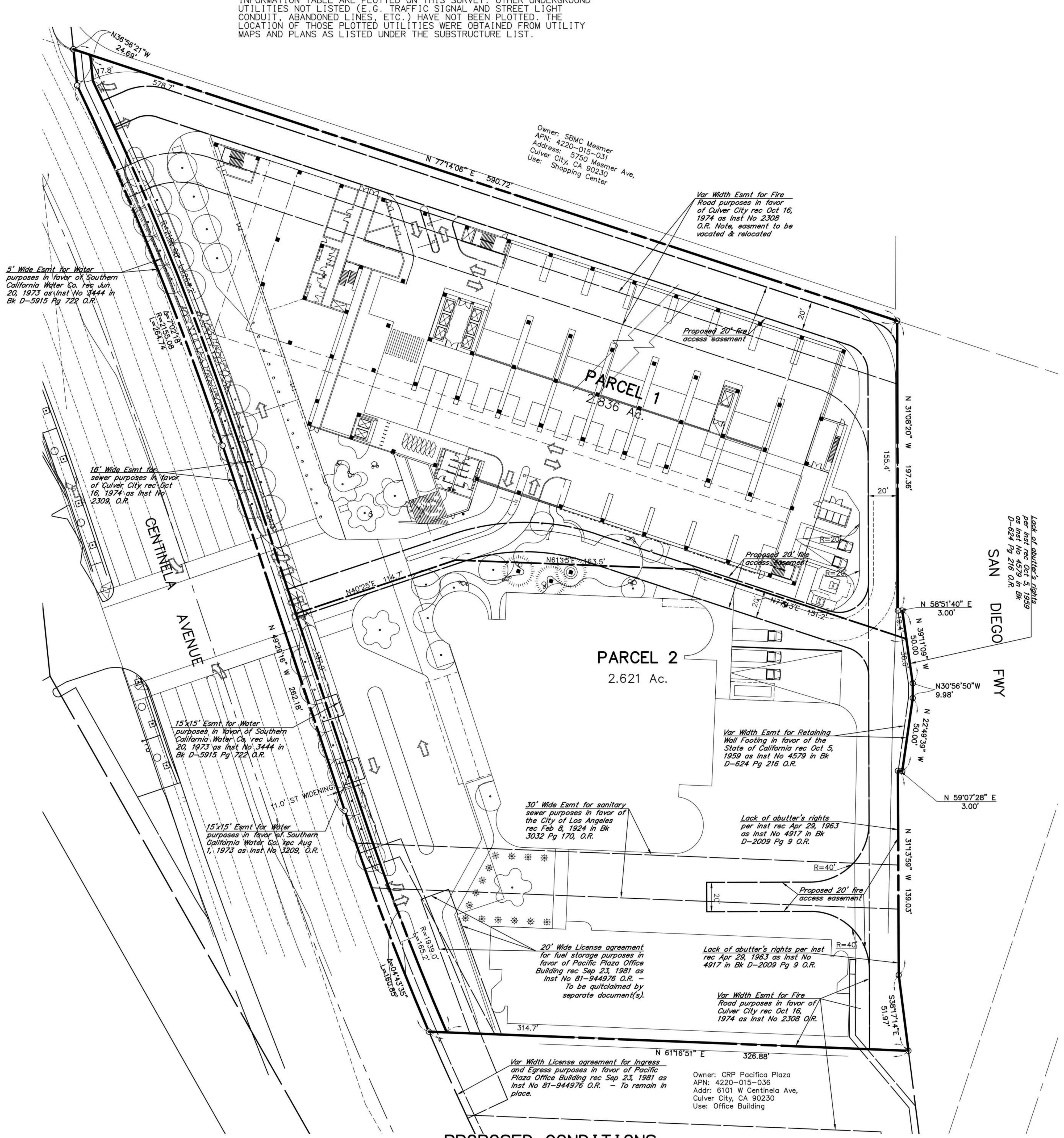


EXISTING CONDITIONS



GRAPHIC SCALE

SCALE: 1" = 40'



PROPOSED CONDITIONS

SEAL: PROFESSIONAL LAND SURVEYOR — DOUGLAS R. HOWARD — No. 6169 — STATE OF CALIFORNIA

DESIGNED	GRG
DRAFTED	GRG
CHECKED	DRH

REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK CITY OF LOS ANGELES BENCH MARK NO. R17-03391
USC&GS DISC *STMPD M-776 RESET 1962*
AT N'LY END HANDRAIL 8FT W/O W CURB
SEPULVEDA BLVD, 41FT S/O BCR S/O
CENTINELA AVE; FORMER BRIDGE *RESET 1962*

ELEV. 28.041 FEET ADJUSTMENT 1985 (NGVD29)

PATH/PLOT DATE: Plotted: 06/21/16 10:17:48 \\pprod.psomas.corp\panzuraprojects\LA_Projects\1CAR510100\SURVEY\SUBDIVISION\TENTATIV\PLTSHT\PL-2TT01.DWG ggaldo

P S O M A S
11444 West Olympic Boulevard, Suite 750
West Los Angeles, CA 90064-1549
(310) 954-3700 (310) 954-3777 (FAX)

TENTATIVE PARCEL MAP FOR SUBDIVISION PURPOSES FOR:

TENTATIVE PARCEL MAP NO. 74287
CRP CENTINELA L.P.
6161 CENTINELA AVENUE

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

DATE: JUNE 21, 2016
SCALE: 1" = 40'
PROJECT NUMBER: 1CAR510100 TASK100
SHEET 1 OF 1

Date	Description
10/19/2016	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
TRACT MAP

Scale

C1.80

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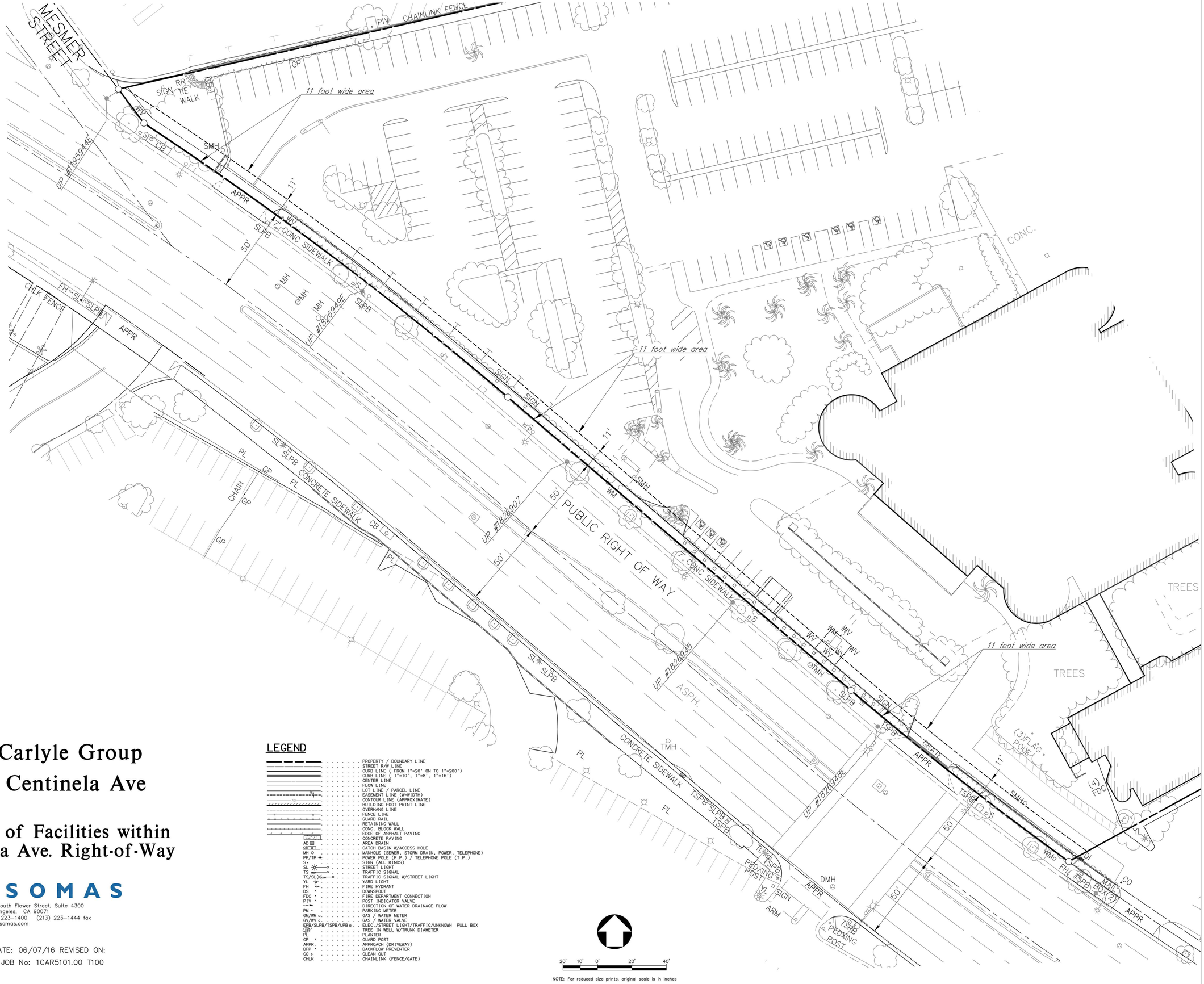

The Carlyle Group
6101 Centinela Ave

Exhibit of Facilities within Centinela Ave. Right-of-Way

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DATE: 06/07/16 REVISED ON:
JOB No: 1CAR5101.00 T100

LEGEND

	PROPERTY / BOUNDARY LINE
	STREET R/W LINE
	CURB LINE (FROM 1"=20' ON TO 1"=200')
	CURB LINE (1"=10', 1"=8', 1"=16')
	CENTER LINE
	FLOW LINE
	LOT LINE / PARCEL LINE
	EASEMENT LINE (W=WIDTH)
	CONTOUR LINE (APPROXIMATE)
	BUILDING FOOT PRINT LINE
	OVERHANG LINE
	FENCE LINE
	GUARD RAIL
	RETAINING WALL
	CONC. BLOCK WALL
	EDGE OF ASPHALT PAVING
	CONCRETE PAVING
AD	AREA DRAIN
CB	CATCH BASIN W/ACCESS HOLE
MH	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
PP/TP	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
S	SIGN (ALL KINDS)
SL	STREET LIGHT
TS	TRAFFIC SIGNAL
TS/SL	TRAFFIC SIGNAL W/STREET LIGHT
YL	YARD LIGHT
FH	FIRE HYDRANT
DS	DOWNSPOUT
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
	DIRECTION OF WATER DRAINAGE FLOW
PM	PARKING METER
GM/WM	GAS / WATER METER
GV/WV	GAS / WATER VALVE
ER/SLPB/TSPB/UPB	ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
(28)"	TREE IN WELL W/TRUNK DIAMETER
PL	PLANTER
GP	GUARD POST
APPR.	APPROACH (DRIVEWAY)
BFP	BACKFLOW PREVENTER
CO	CLEAN OUT
CHLK	CHAINLINK (FENCE/GATE)

20' 10' 0' 20' 40'

NOTE: For reduced size prints, original scale is in inches

CENTINELA DEVELOPMENT PARTNERS
6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
10/19/2016	

Seal / Signature

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Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
11FT DEDICATION

Scale

C2.00

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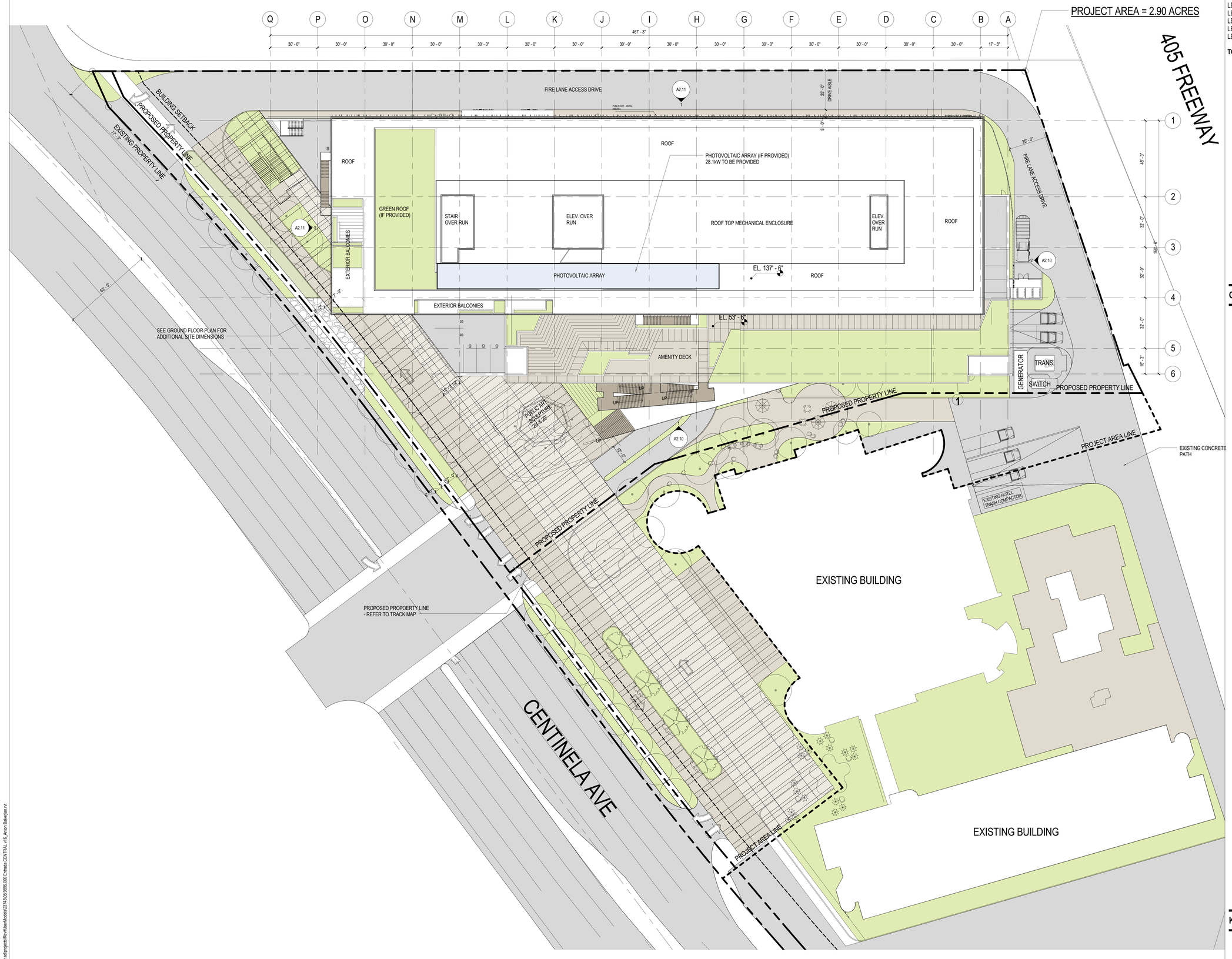

1 SITE PLAN
SCALE: 1" = 20'-0"

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	283, 794sf / 32, 345sf

GENERAL NOTES

HARDSCAPE
LANDSCAPE
PAVED AREA

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
10/19/2016	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
SITE PLAN

Scale
As indicated

A1.00

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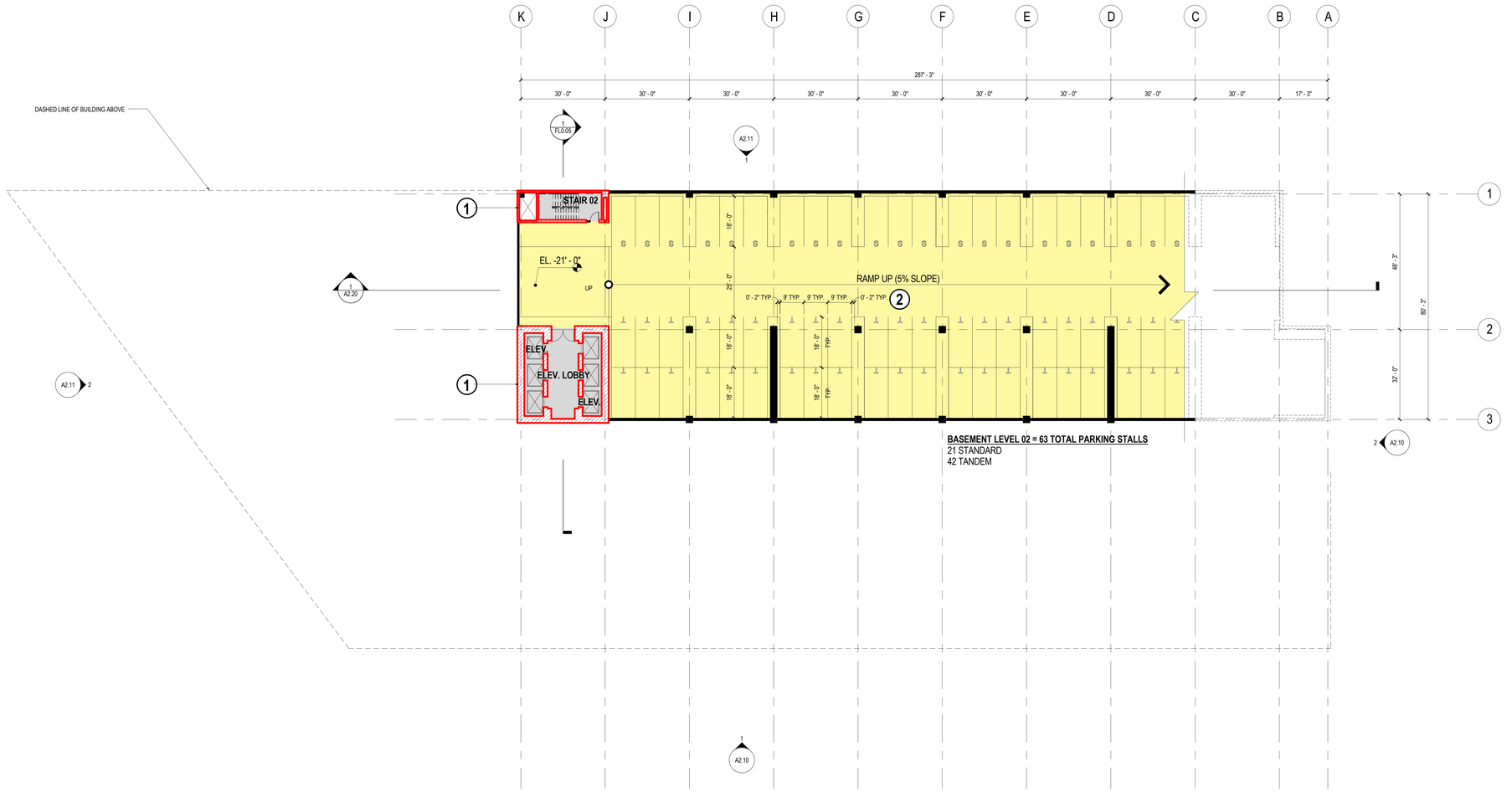

Drawing North

1 FLOOR PLAN - BASEMENT 02
SCALE: 1/16" = 1'-0"

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

PARKING LEGEND

S = STANDARD STALL - 8'6"x18'
T = TANDEM - 9'x18'
EV = ELEVTRIC VEHICLE - 8'6"x18'
V = VAN/CARPOOL - 9'x18'
V* = POTENTIAL VAN/CARPOOL - 9'x18'
A = ACCESSIBLE - 9'x18'

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

2 PARKING STALL DISTANCE TO COLUMN FACE IS LESS THAN REQUIRED PER CCMC - CHAPTER 17.320.035

GENERAL NOTES

LEGEND

- CORE
- PARKING
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
10/19/2016	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
FLOOR PLAN - BASEMENT 02

Scale
As indicated

A1.01

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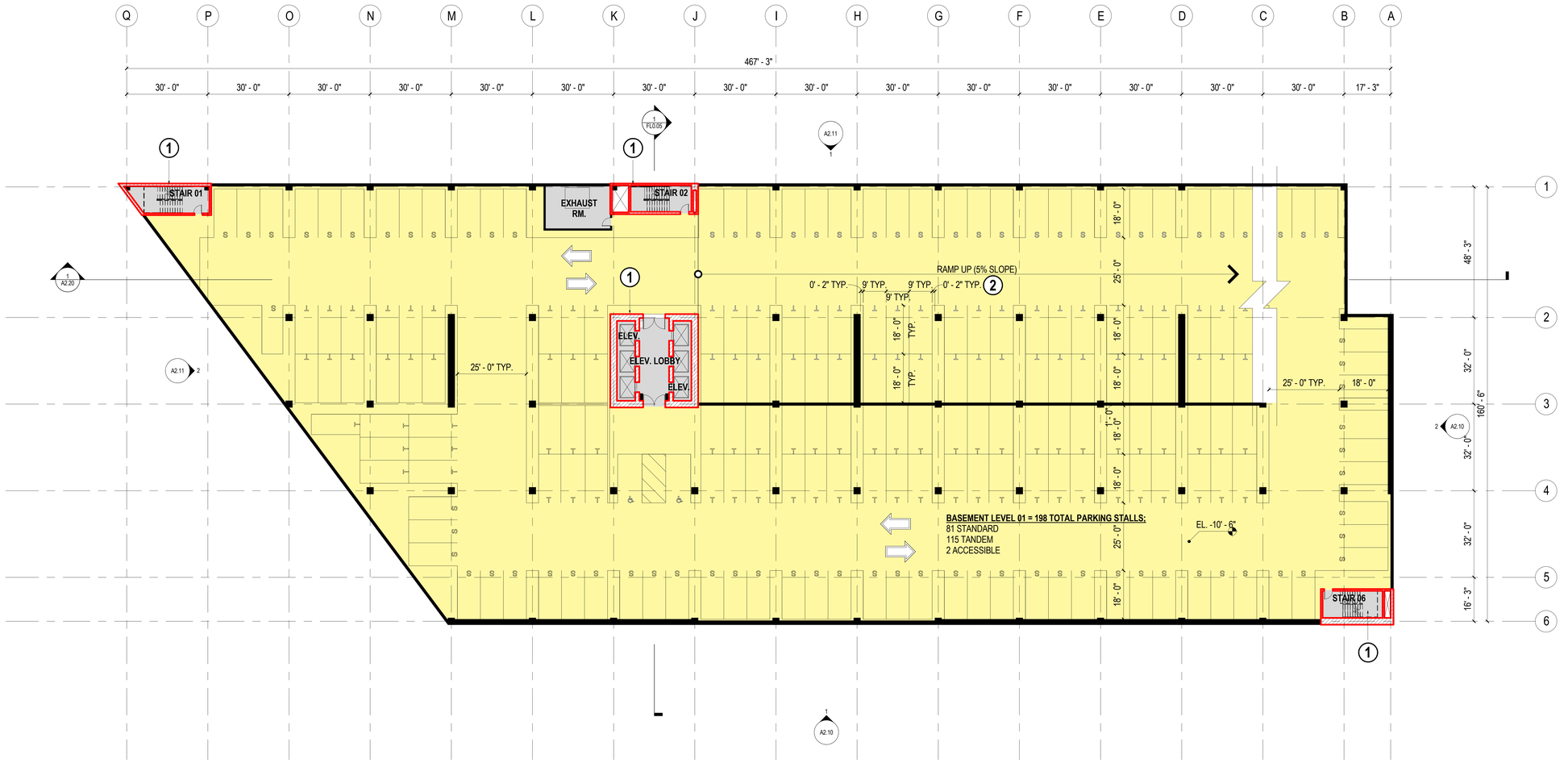

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

PARKING LEGEND

S = STANDARD STALL - 8'6"x18'
T = TANDEM - 9'x18'
EV = ELEVTRIC VEHICLE - 8'6"x18'
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A = ACCESSIBLE - 9'x18'

1. ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

2. PARKING STALL DISTANCE TO COLUMN FACE IS LESS THAN REQUIRED PER CCMC - CHAPTER 17.320.035

GENERAL NOTES

LEGEND

- CORE
- PARKING
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
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Project Name
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Project Number
05.9895.000

Description
FLOOR PLAN - BASEMENT 01

Scale
As indicated

A1.02

1 FLOOR PLAN - BASEMENT 01
SCALE: 1/16" = 1'-0"

0 4 8 16 32

Drawing North

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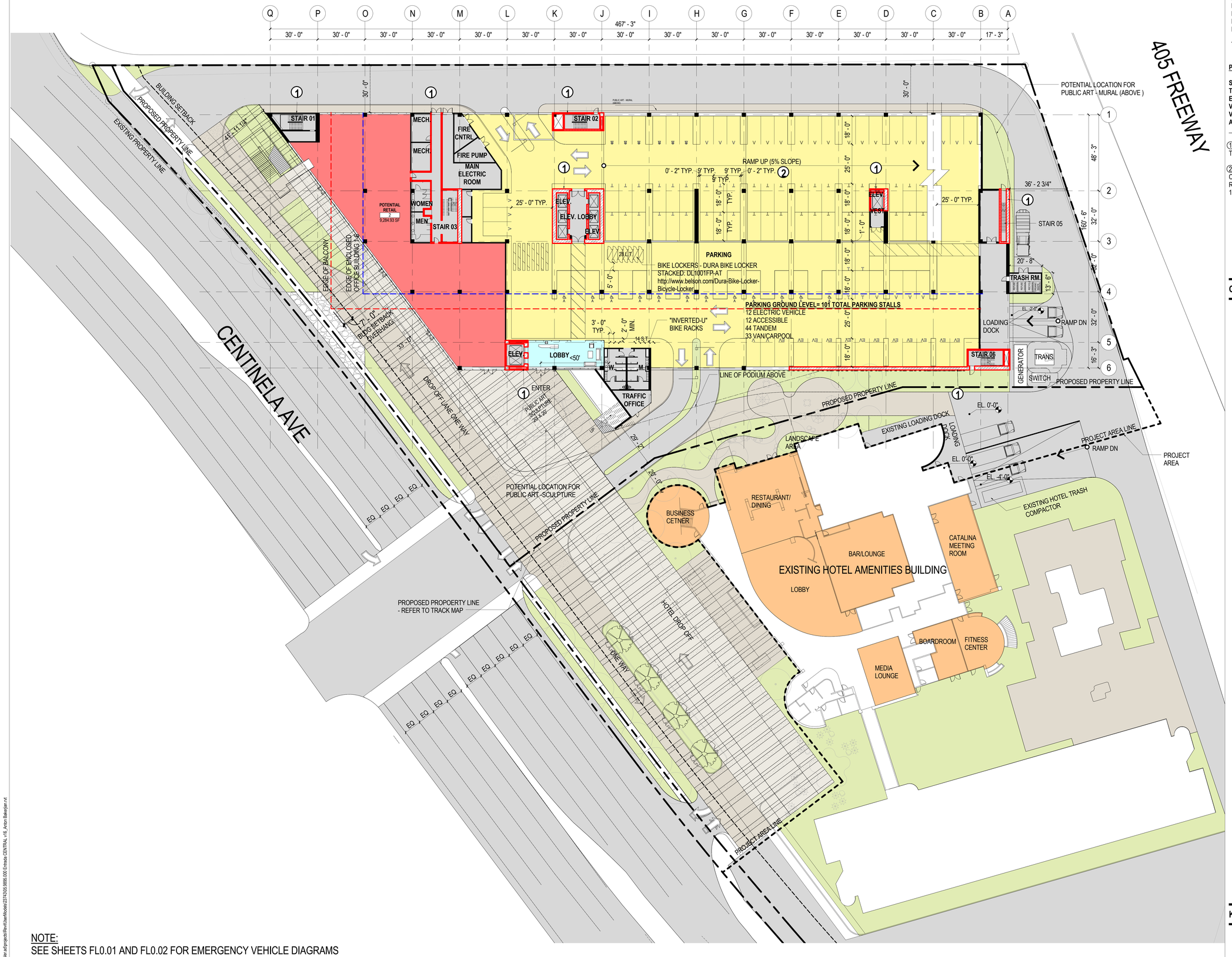

NOTE:
SEE SHEETS FL0.01 AND FL0.02 FOR EMERGENCY VEHICLE DIAGRAMS

1 FLOOR PLAN - GROUND
SCALE: 1" = 20'-0"

Drawing North

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	283, 794sf / 32, 345sf

PARKING LEGEND

S = STANDARD STALL - 8'6"x18'
T = TANDEM - 9'x18'
EV = ELEVTRIC VEHICLE - 8'6"x18'
V = VAN/CARPOOL - 9'x18'
V* = POTENTIAL VAN/CARPOOL - 9'x18'
A = ACCESSIBLE - 9'x18'

① ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

② PARKING STALL DISTANCE TO COLUMN FACE IS LESS THAN REQUIRED PER CCMC - CHAPTER 17.320.035

GENERAL NOTES

LEGEND

- CAFE
- CORE
- LOBBY
- PARKING
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

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Description
FLOOR PLAN - GROUND

Scale
As indicated

A1.03

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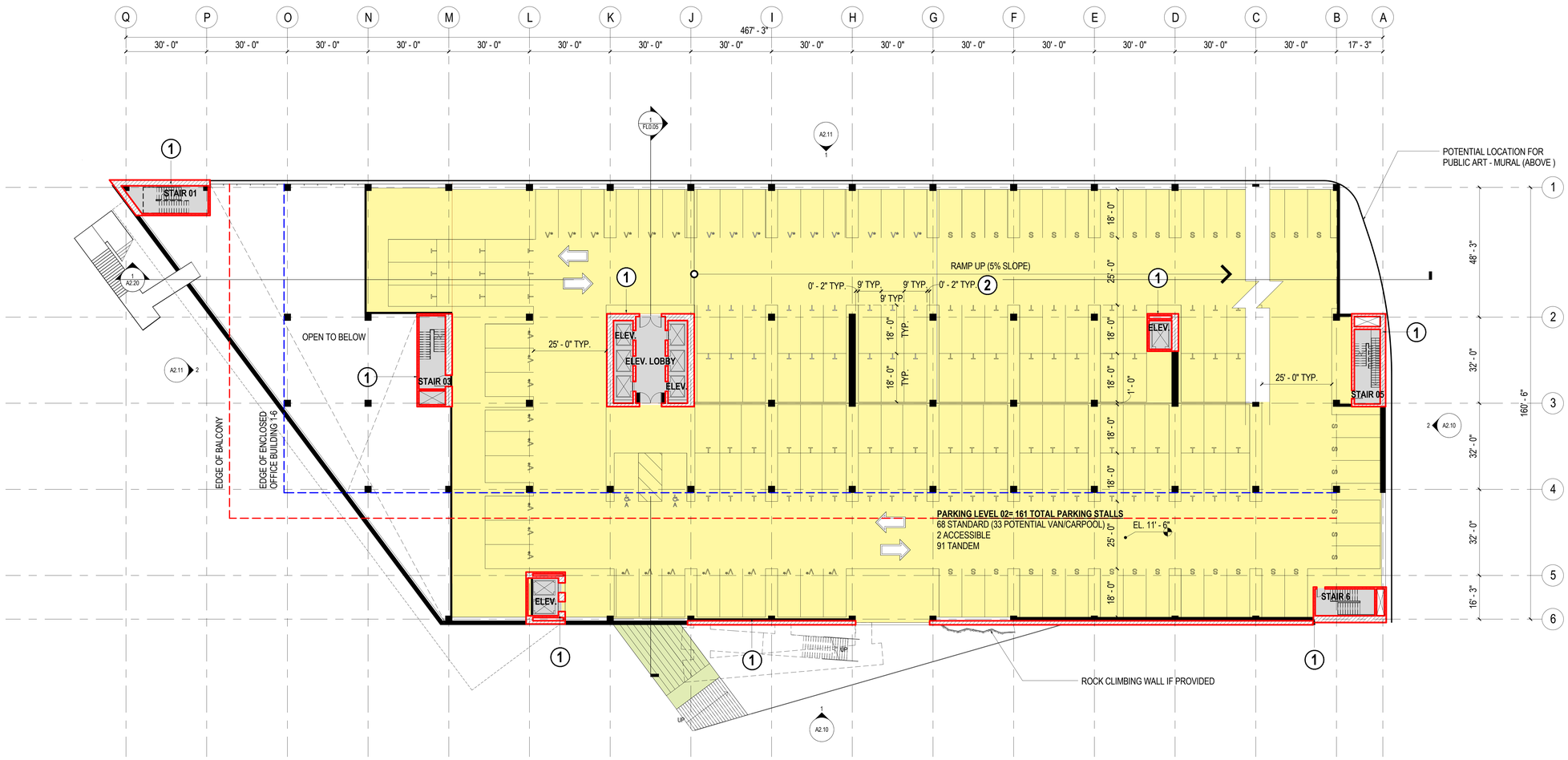

1 FLOOR PLAN - P2
SCALE: 1/16" = 1'-0"

Drawing North

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

PARKING LEGEND

S = STANDARD STALL - 8'6"x18'
T = TANDEM - 9'x18'
EV = ELEVTRIC VEHICLE - 8'6"x18'
V = VAN/CARPOOL - 9'x18'
V* = POTENTIAL VAN/CARPOOL - 9'x18'
A = ACCESSIBLE - 9'x18'

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

2 PARKING STALL DISTANCE TO COLUMN FACE IS LESS THAN REQUIRED PER CCMC - CHAPTER 17.320.035

GENERAL NOTES

LEGEND

- CORE
- PARKING
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
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Project Number
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Description
FLOOR PLAN - P2

Scale
As indicated

A1.04

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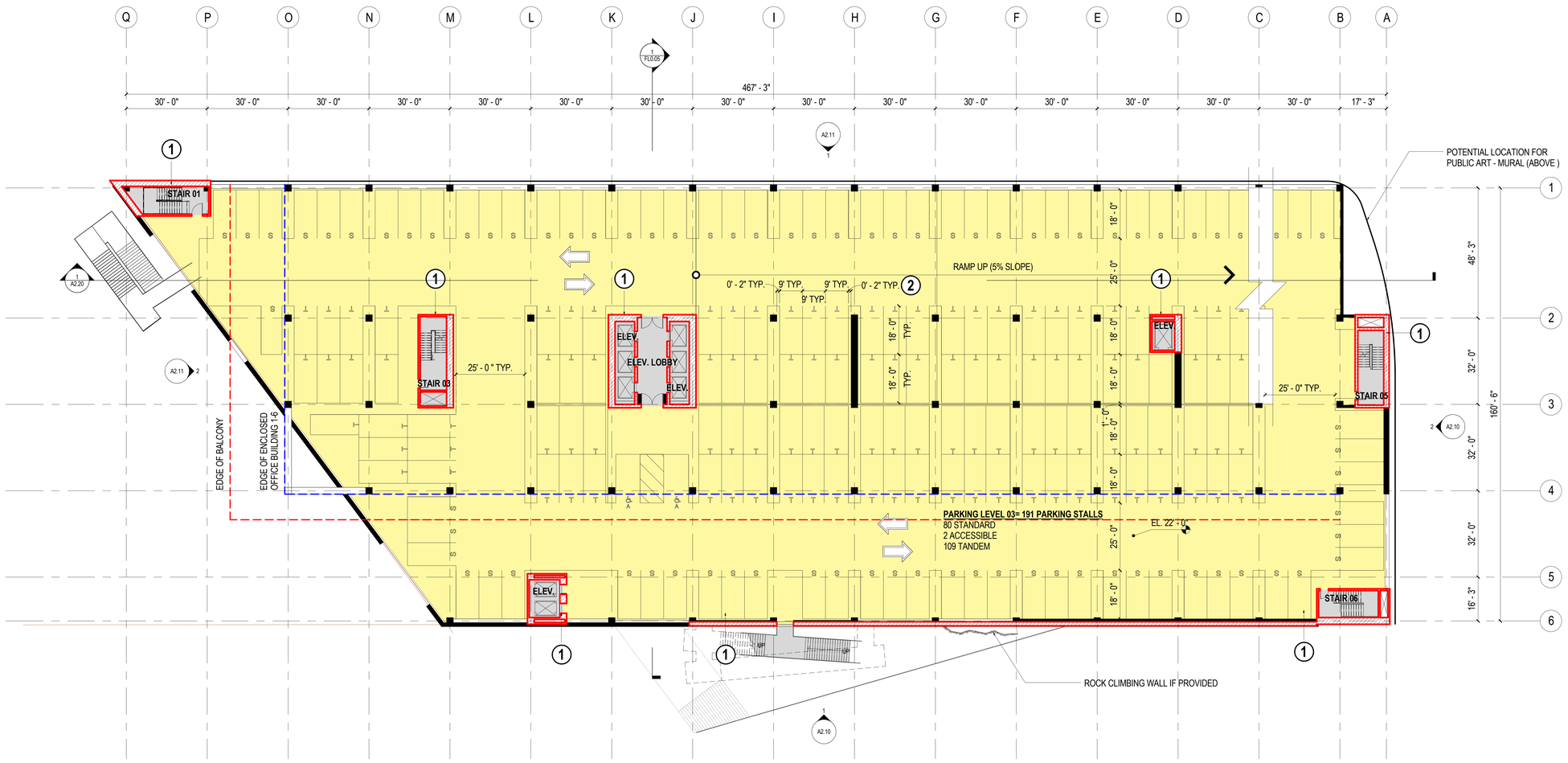

1 FLOOR PLAN - P3
SCALE: 1/16" = 1'-0"

Drawing North

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

PARKING LEGEND

S = STANDARD STALL - 8'6"x18'
T = TANDEM - 9'x18'
EV = ELEVTRIC VEHICLE - 8'6"x18'
V = VAN/CARPOOL - 9'x18'
V* = POTENTIAL VAN/CARPOOL - 9'x18'
A = ACCESSIBLE - 9'x18'

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

2 PARKING STALL DISTANCE TO COLUMN FACE IS LESS THAN REQUIRED PER CCMC - CHAPTER 17.320.035

GENERAL NOTES

LEGEND

- CORE
- PARKING
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

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Project Number
05.9895.000

Description
FLOOR PLAN - P3

Scale
As indicated

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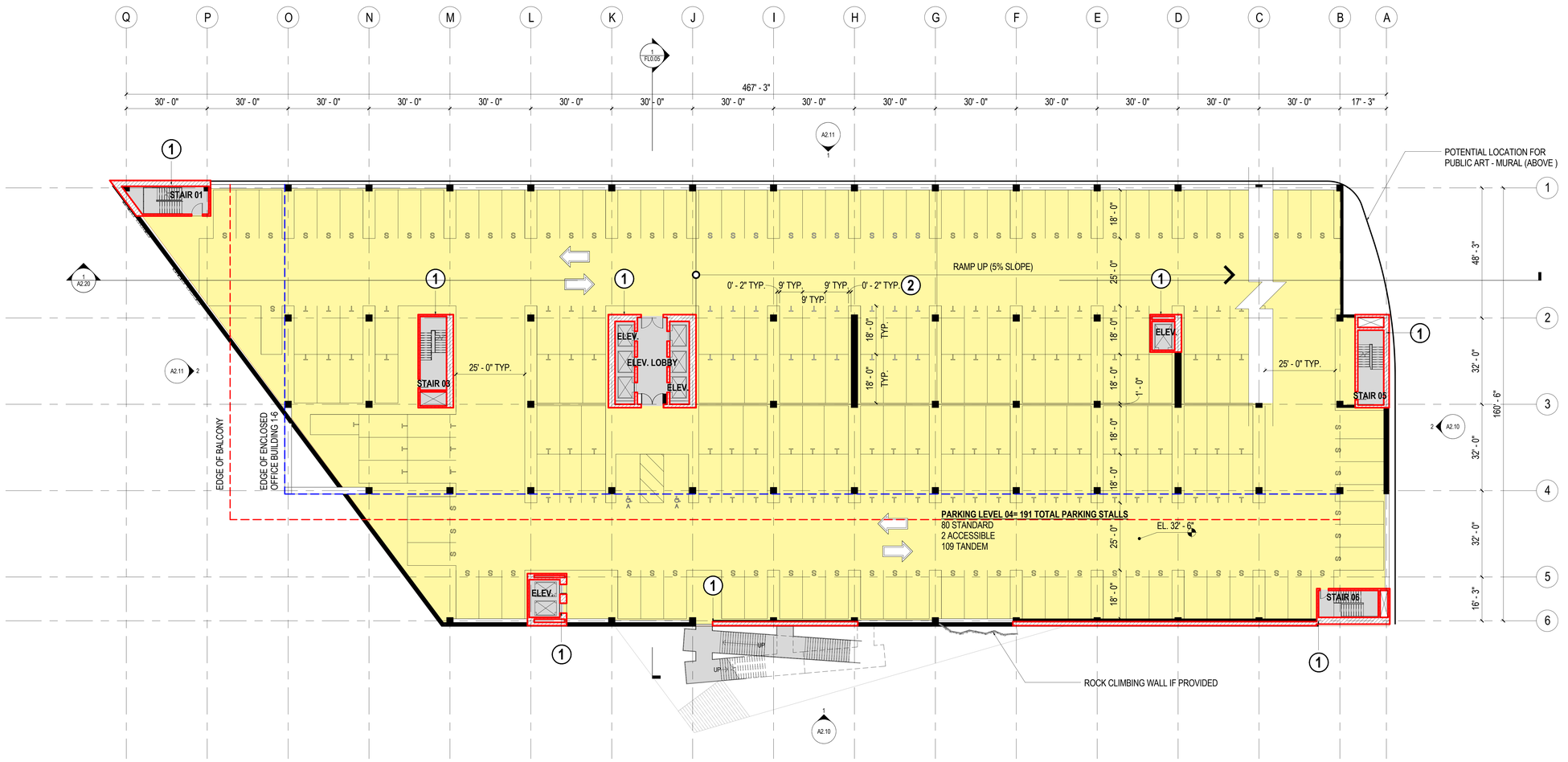

1 FLOOR PLAN - P4
SCALE: 1/16" = 1'-0"

Drawing North

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

PARKING LEGEND

S = STANDARD STALL - 8'6"x18'
T = TANDEM - 9'x18'
EV = ELEVTRIC VEHICLE - 8'6"x18'
V = VAN/CARPOOL - 9'x18'
V* = POTENTIAL VAN/CARPOOL - 9'x18'
A = ACCESSIBLE - 9'x18'

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

2 PARKING STALL DISTANCE TO COLUMN FACE IS LESS THAN REQUIRED PER CCMC - CHAPTER 17.320.035

GENERAL NOTES

LEGEND

- CORE
- PARKING
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

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Description
FLOOR PLAN - P4

Scale
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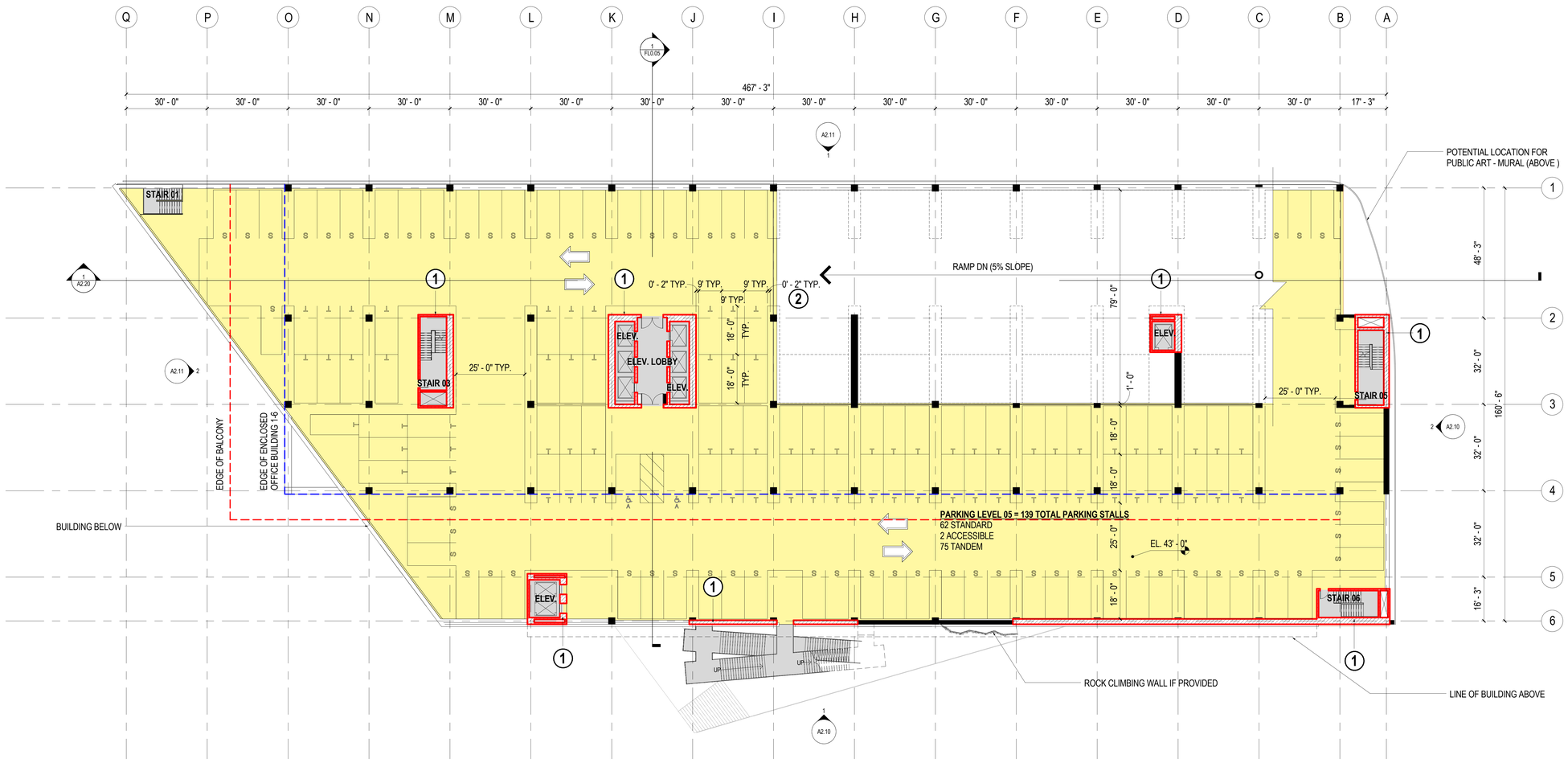

1 FLOOR PLAN - P5
SCALE: 1/16" = 1'-0"

Drawing North

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

PARKING LEGEND

S = STANDARD STALL - 8'6"x18'
T = TANDEM - 9'x18'
EV = ELEVTRIC VEHICLE - 8'6"x18'
V = VAN/CARPOOL - 9'x18'
V* = POTENTIAL VAN/CARPOOL - 9'x18'
A = ACCESSIBLE - 9'x18'

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

2 PARKING STALL DISTANCE TO COLUMN FACE IS LESS THAN REQUIRED PER CCMC - CHAPTER 17.320.035

GENERAL NOTES

LEGEND

- CORE
- PARKING
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

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Description
FLOOR PLAN - P5

Scale
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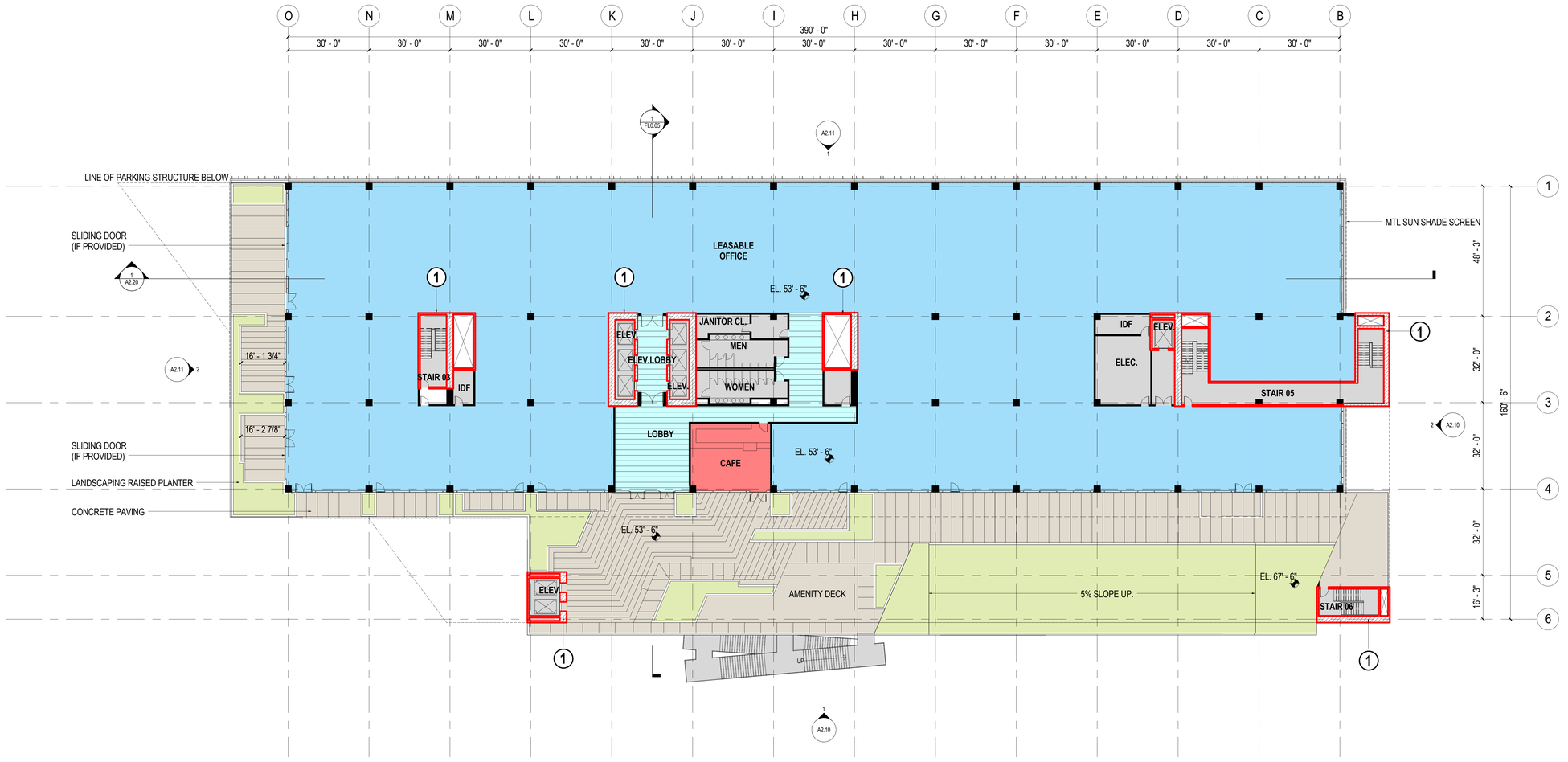

Exit Stair Width Calculation:
Floor size: 42,830 SF/100 = 429 occupants x .2"=85.8"/2 (for 2 stairs) = 42.9" min based on occupant load. Two stairs provided, each 48" wide

Number of Stairs:
2 based on Table 1021.1 (433 < 500)

Distance Between Stairs:
Not less than 1/3 the diagonal (per 1015.2.1, exception 2) and not more than 300' based on Table 1016.2.
Diagonal = 409'/3 = 136.33'

Drawing North

1 FLOOR PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

GENERAL NOTES

LEGEND

- CAFE
- CORE
- LOBBY
- OFFICE
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

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Description
FLOOR PLAN - LEVEL 01

Scale
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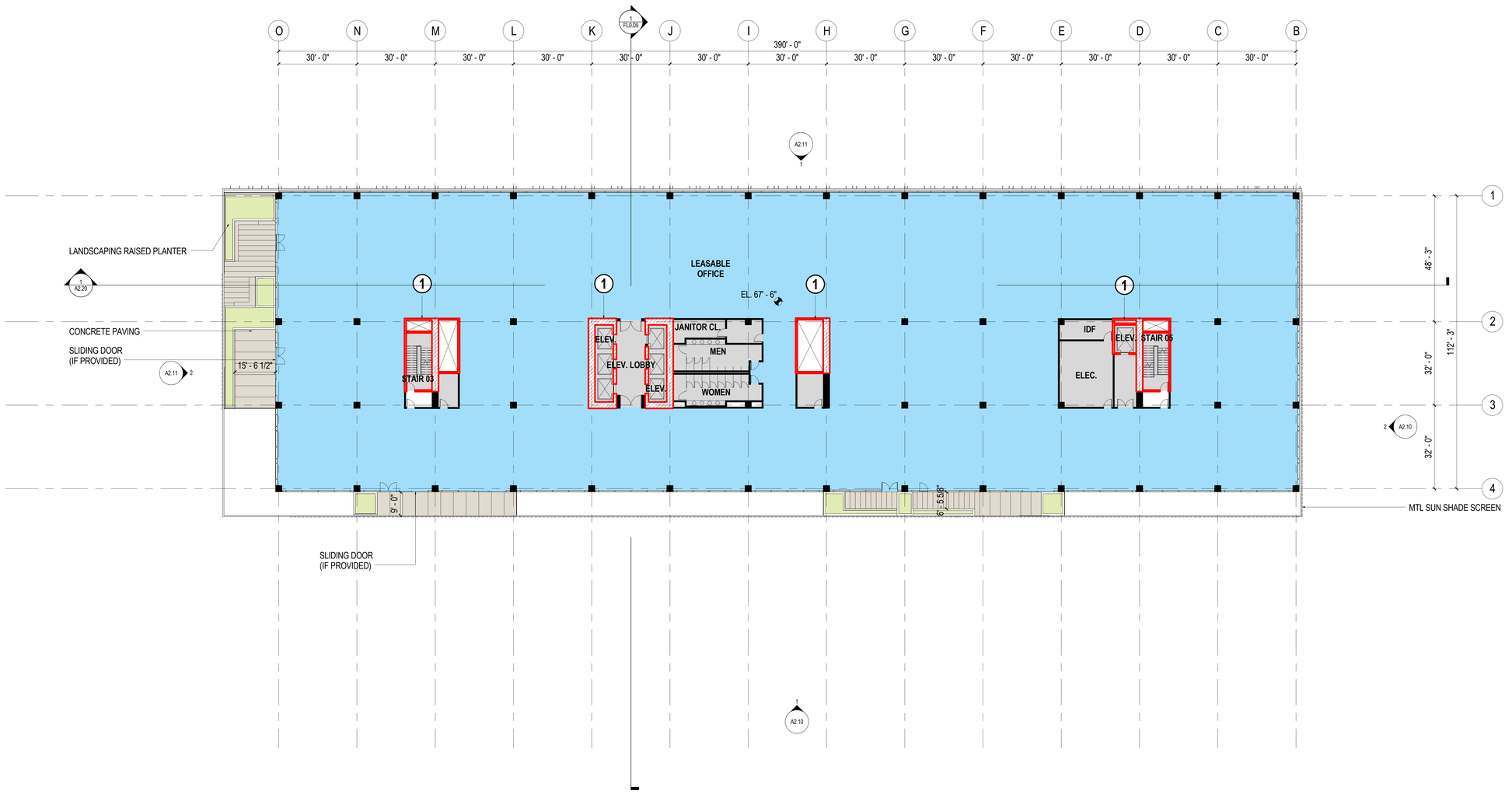

Exit Stair Width Calculation:
Floor size: 43,250 SF/100 = 433 occupants x .2"=86.6"/2 (for 2 stairs) = 43.3" min based on occupant load. Two stairs provided, each 48" wide

Number of Stairs:
2 based on Table 1021.1 (433 < 500)

Distance Between Stairs:
Not less than 1/3 the diagonal (per 1015.2.1, exception 2) and not more than 300' based on Table 1016.2.
Diagonal = 409'/3 = 136.33'

Drawing North

1 FLOOR PLAN - LEVEL 02
SCALE: 1/16" = 1'-0"

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

GENERAL NOTES

LEGEND

- OFFICE
- CORE
- Calculating HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

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Description
FLOOR PLAN - LEVEL 02

Scale
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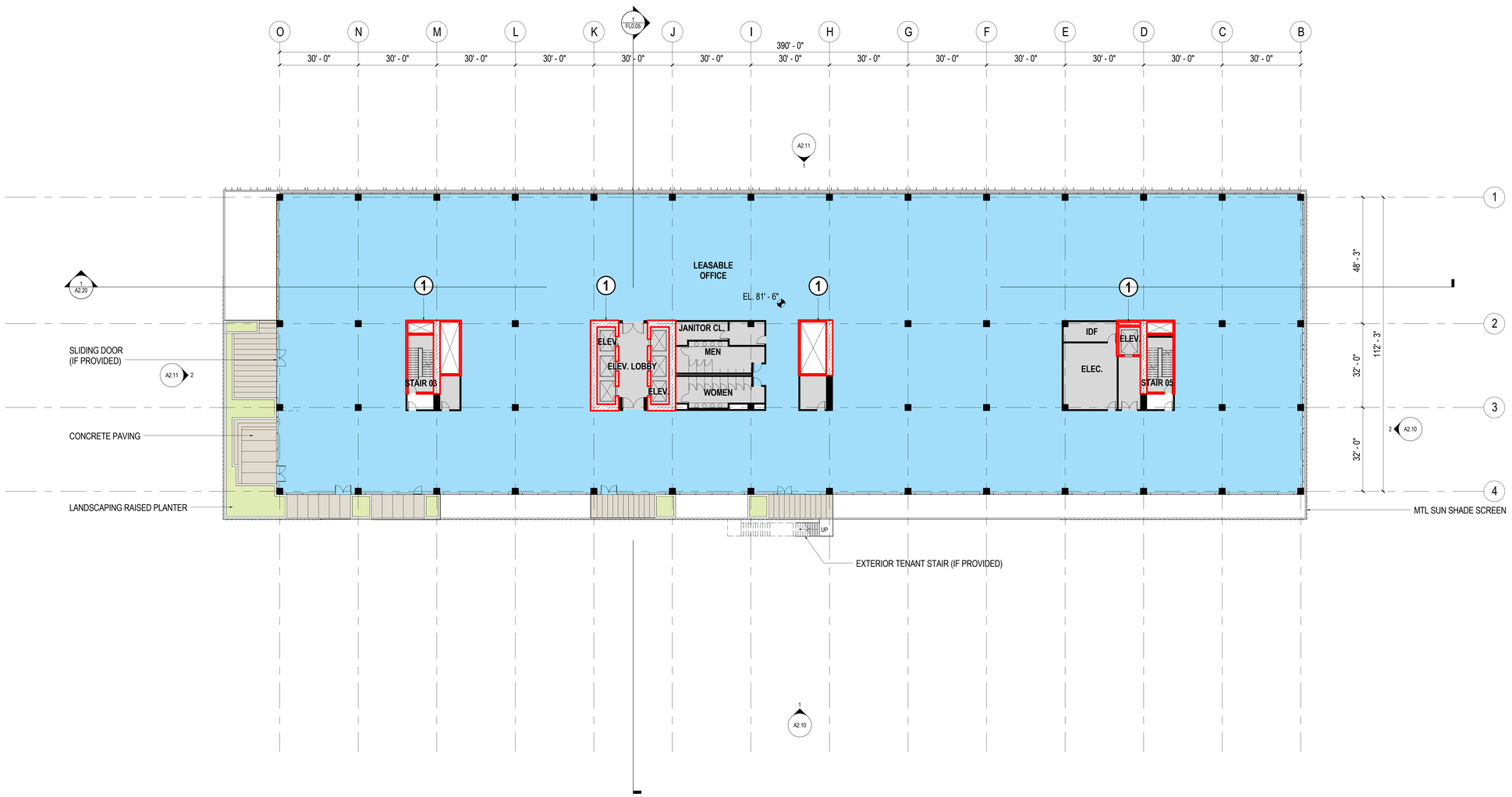

Exit Stair Width Calculation:
Floor size: 43,250 SF/100 = 433 occupants x .2"=86.6"/2 (for 2 stairs) = 43.3" min based on occupant load. Two stairs provided, each 48" wide

Number of Stairs:
2 based on Table 1021.1 (433 < 500)

Distance Between Stairs:
Not less than 1/3 the diagonal (per 1015.2.1, exception 2) and not more than 300' based on Table 1016.2.
Diagonal = 409'/3 = 136.33'

Drawing North

1 FLOOR PLAN - LEVEL 03
SCALE: 1/16" = 1'-0"

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

GENERAL NOTES

LEGEND

- CORE
- OFFICE
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
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Description
FLOOR PLAN - LEVEL 03

Scale
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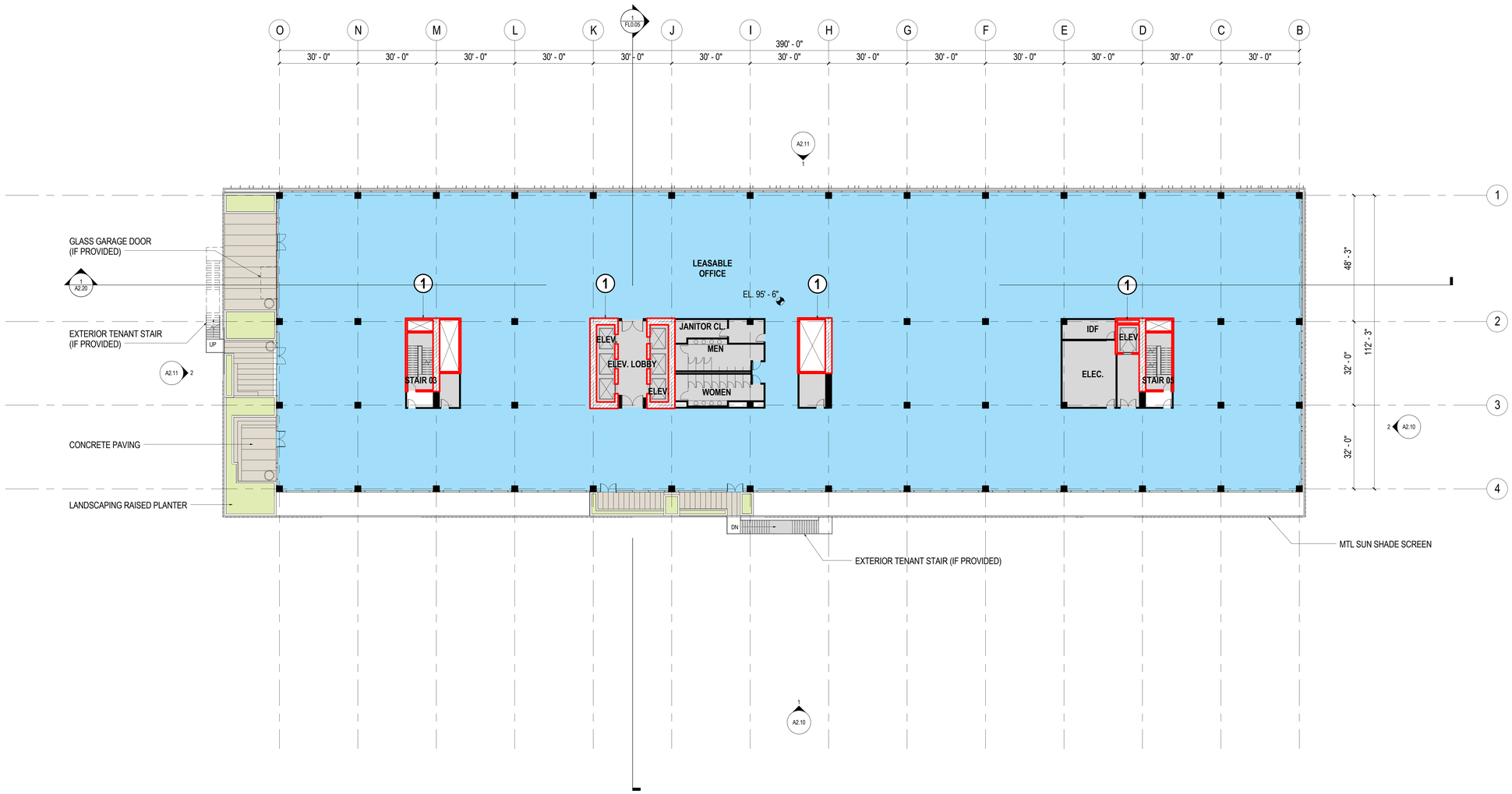

Exit Stair Width Calculation:
Floor size: 43,250 SF/100 = 433 occupants x .2"=86.6"/2 (for 2 stairs) = 43.3" min based on occupant load. Two stairs provided, each 48" wide

Number of Stairs:
2 based on Table 1021.1 (433 < 500)

Distance Between Stairs:
Not less than 1/3 the diagonal (per 1015.2.1, exception 2) and not more than 300' based on Table 1016.2.
Diagonal = 409'/3 = 136.33'

Drawing North

0 4 8 16 32

1 FLOOR PLAN - LEVEL 04
SCALE: 1/16" = 1'-0"

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

GENERAL NOTES

LEGEND

- OFFICE
- CORE
- Calculating... HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

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Description
FLOOR PLAN - LEVEL 04

Scale
As indicated

A1.11

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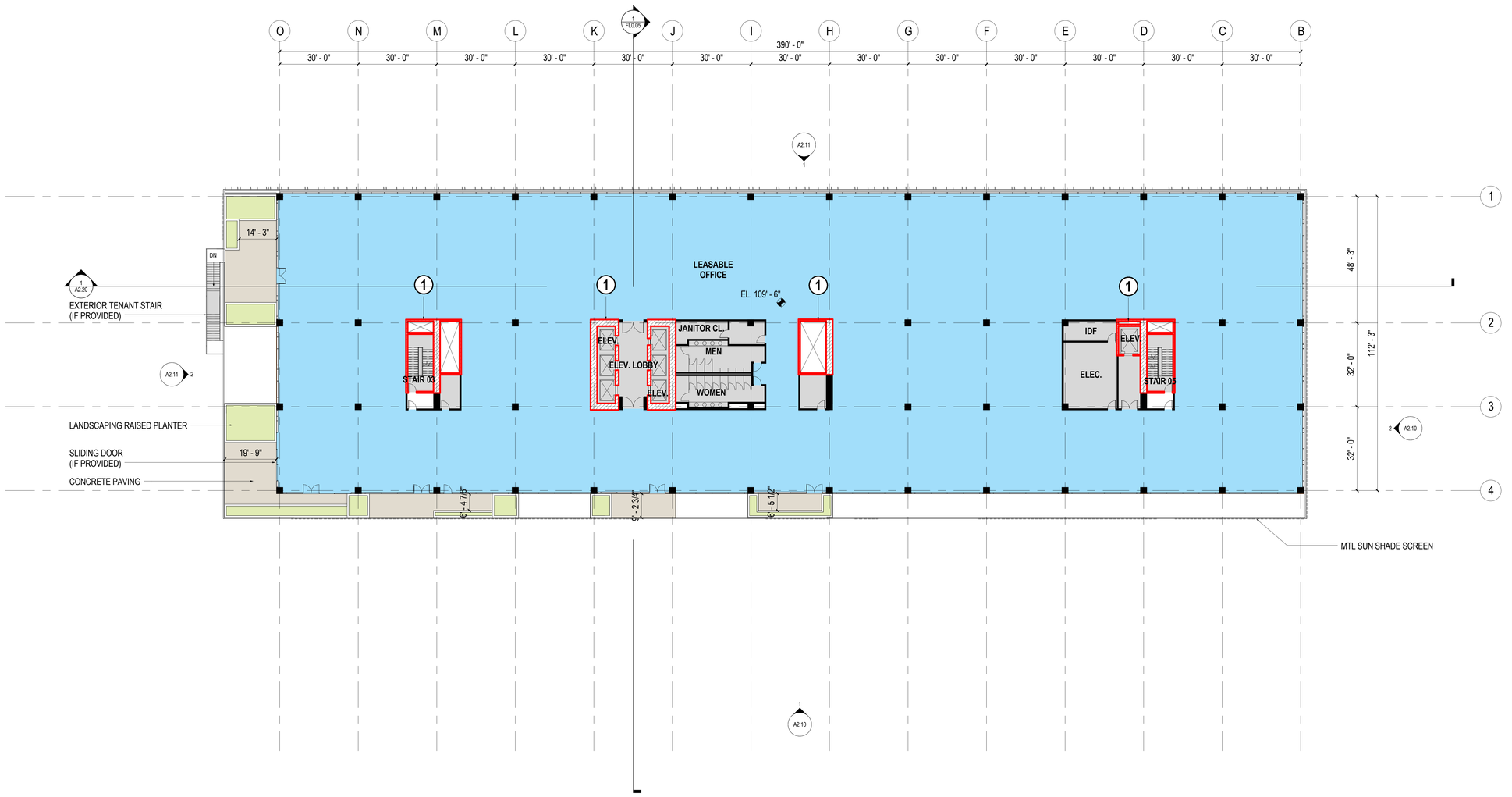

Exit Stair Width Calculation:
Floor size: 43,250 SF/100 = 433 occupants x .2"=86.6"/2 (for 2 stairs) = 43.3" min based on occupant load. Two stairs provided, each 48" wide

Number of Stairs:
2 based on Table 1021.1 (433 < 500)

Distance Between Stairs:
Not less than 1/3 the diagonal (per 1015.2.1, exception 2) and not more than 300' based on Table 1016.2.
Diagonal = 409'/3 = 136.33'

Drawing North

1 FLOOR PLAN - LEVEL 05
SCALE: 1/16" = 1'-0"

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

GENERAL NOTES

LEGEND

- CORE
- OFFICE
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
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500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
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Description
FLOOR PLAN - LEVEL 05

Scale
As indicated

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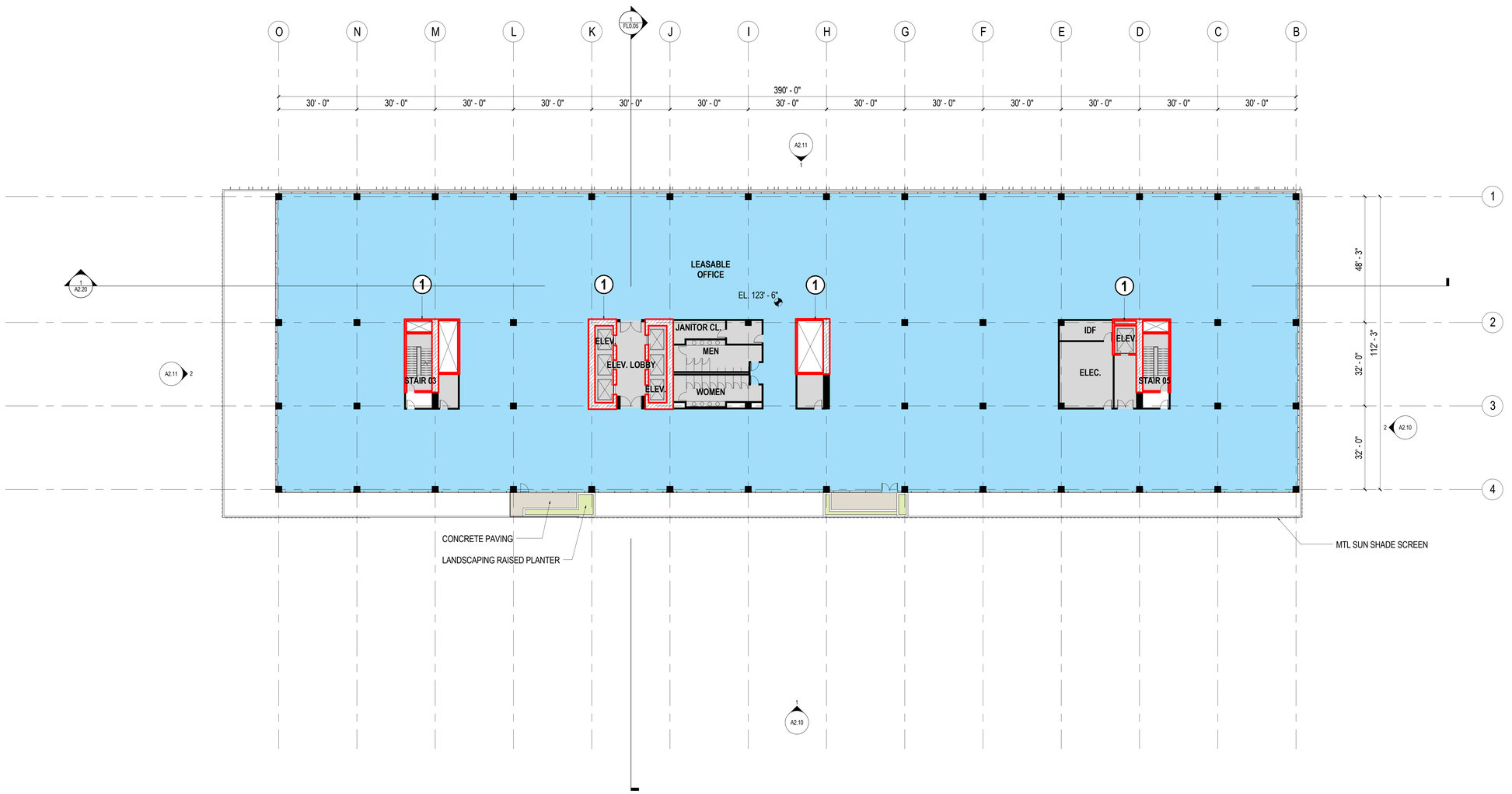

Exit Stair Width Calculation:
Floor size: 43,250 SF/100 = 433 occupants x .2"=86.6"/2 (for 2 stairs) = 43.3" min based on occupant load. Two stairs provided, each 48" wide

Number of Stairs:
2 based on Table 1021.1 (433 < 500)

Distance Between Stairs:
Not less than 1/3 the diagonal (per 1015.2.1, exception 2) and not more than 300' based on Table 1016.2.
Diagonal = 409'/3 = 136.33'

Drawing North

1 FLOOR PLAN - LEVEL 06
SCALE: 1/16" = 1'-0"

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

GENERAL NOTES

LEGEND

- CORE
- OFFICE
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS
6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
10/19/2016	

Seal / Signature

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Project Name
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Project Number
05.9895.000

Description
FLOOR PLAN - LEVEL 06

Scale
As indicated

A1.13

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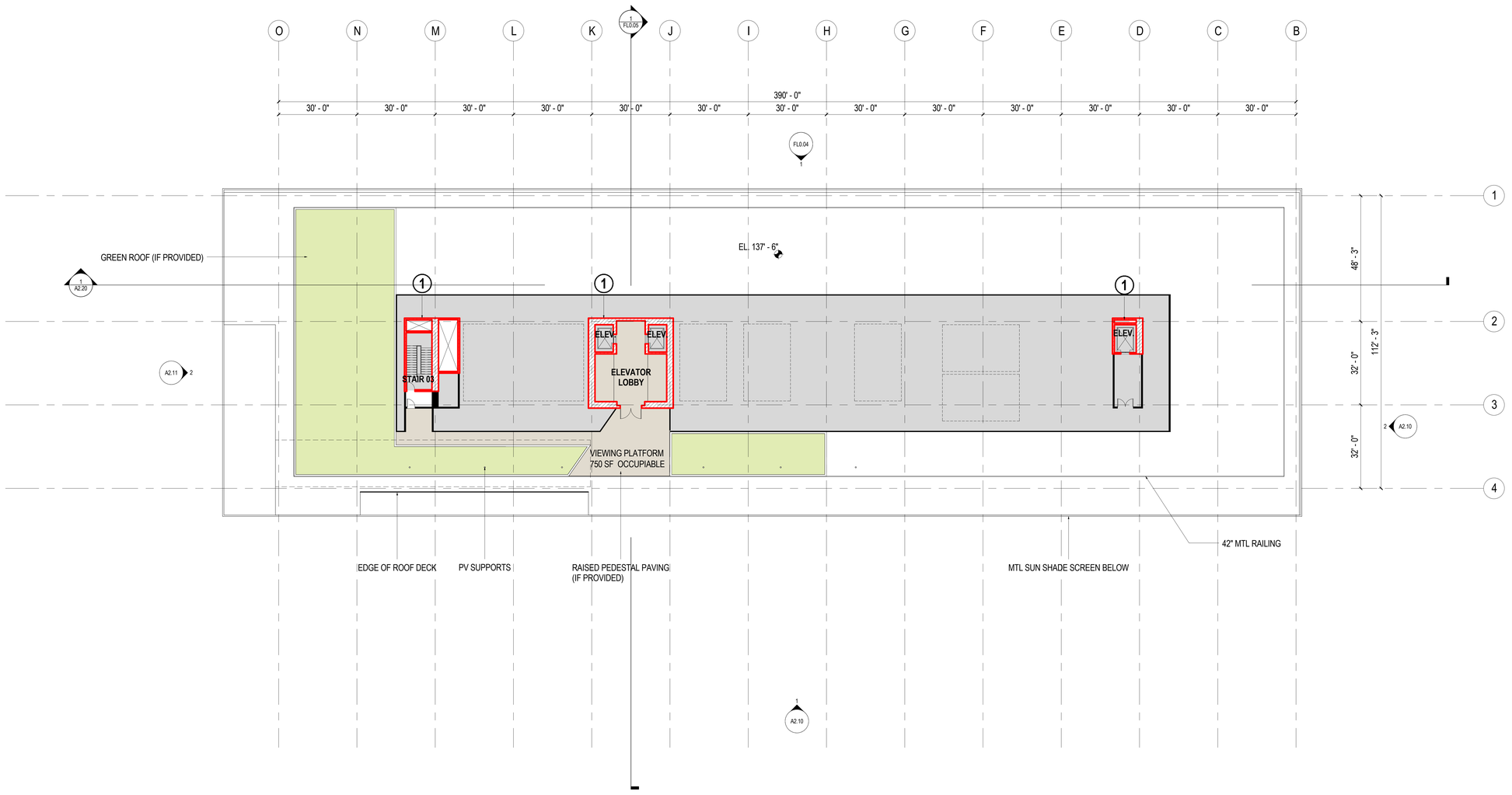

1 FLOOR PLAN - T.O. ROOF
SCALE: 1/16" = 1'-0"

Drawing North

0 4 8 16 32

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	283, 794sf / 32, 345sf

1 ALL SHAFTS AND STAIR WALLS ARE TO BE MIN. 2 HR. RATED

GENERAL NOTES

LEGEND

- CORE
- HARDSCAPE
- LANDSCAPE
- 2HR RATED WALLS

KEY PLAN

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ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
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Description
FLOOR PLAN - T.O. ROOF

Scale
As indicated

A1.14

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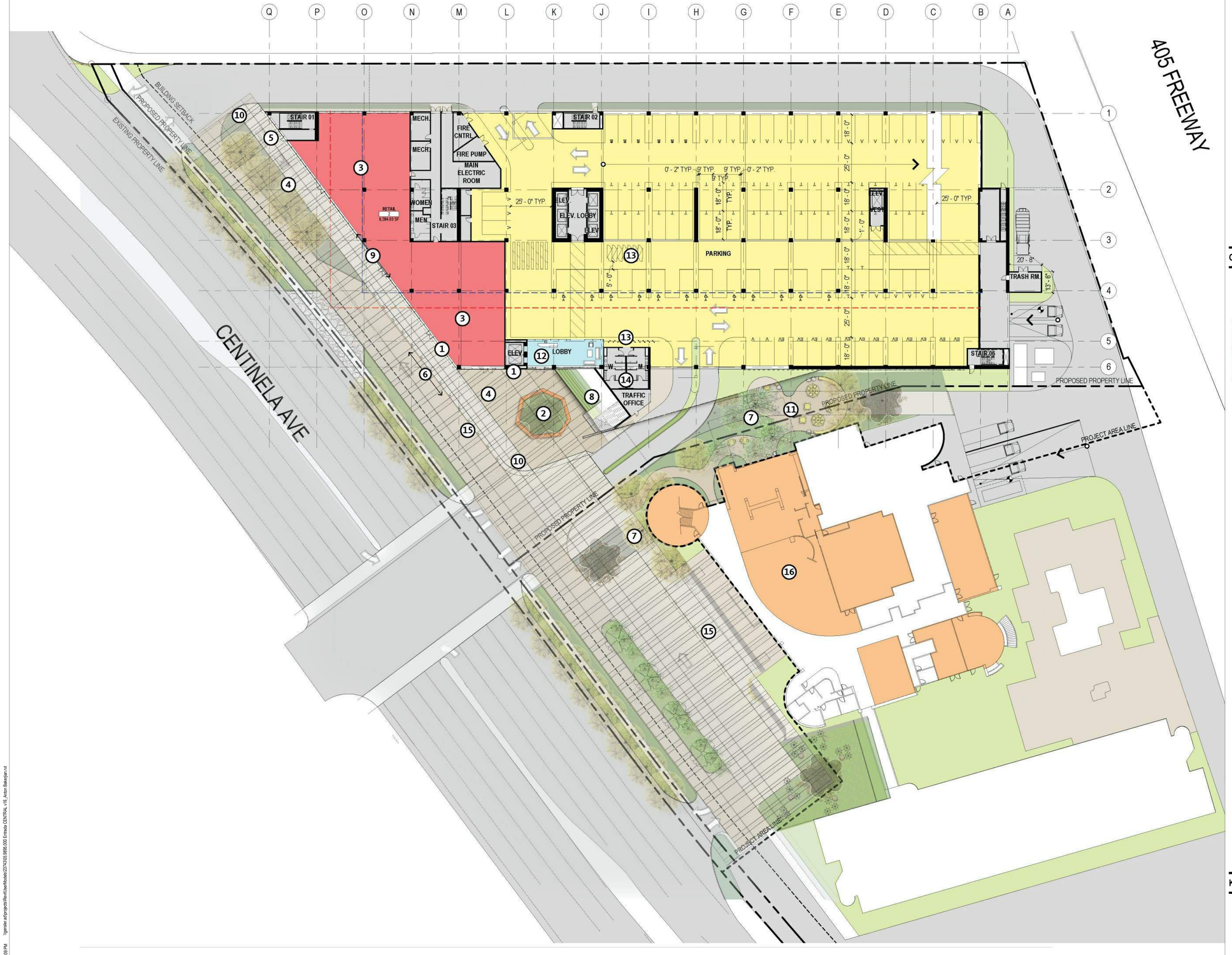

SHEET NOTES

1. REFER TO SHEET A1.22 FOR KEY NOTES AND IMAGERY

GENERAL NOTES

LEGEND

- CAFE
- CORE
- LOBBY
- PARKING

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

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ENTRADA

CREATIVE OFFICE

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500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
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Description

FLOOR PLAN - GROUND - KEYPLAN

Scale

1 1/2" = 1'-0"

A1.20

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SHEET NOTES

1. REFER TO SHEET A1.22 FOR KEY NOTES AND IMAGERY

GENERAL NOTES

KEY PLAN

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CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
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Description
AERIAL VIEW - KEYPLAN

Scale
1 1/2" = 1'-0"

A1.21

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1 Parking Garage Screen which provides an opportunnity for signage, art, and/or green wall, and dramatic illumination.



2 Potential for art feature focal point.



3 Retail development such as "fast-casual" restaurant, fitness, art gallery, etc...



4 Seating area for quick food.



5 Easy access to parking garage.



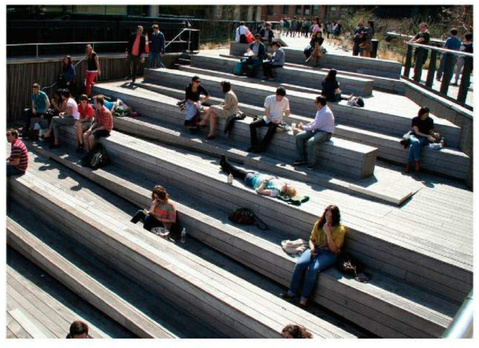
6 Parking for mobile food.



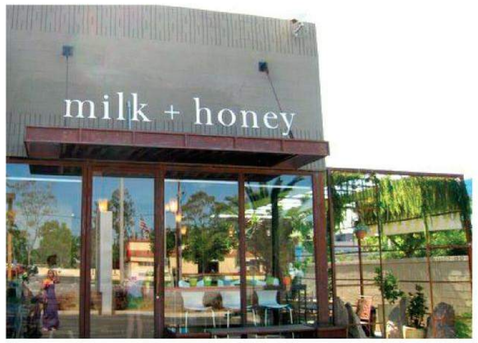
7 Areas for potential outdoor food kiosks.



8 Bleacher stairs to upper deck and other amenities.



9 Signage opportunity.



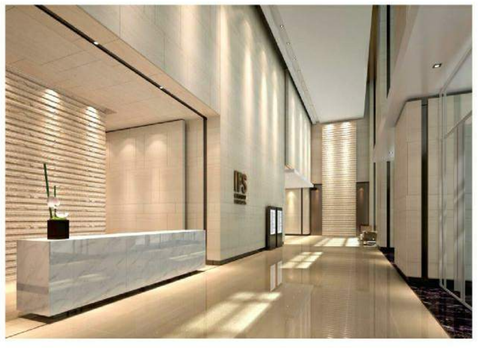
10 Campus monument sign.



11 Outdoor seating for hotel dining and/or casual seating for the food services in retail space and office.



12 Office lobby.



13 Bike storage and repair.



14 Bike showers.



15 Drop off for taxis and ride sharing such as Lyft, Uber and Shuttles.



16 Hotel lobby, restaurant and lounge.



SHEET NOTES

GENERAL NOTES

KEY PLAN

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ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
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PRECEDENTS - KEYPLAN

Scale
1 1/2" = 1'-0"

A1.22

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ENTRADA
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Los Angeles, California 90071
United States

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RENDERINGS

Scale

A2.01

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ENTRADA
CREATIVE OFFICE

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Los Angeles, California 90071
United States
Tel 213.327.3600
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RENDERINGS

Scale

A2.02

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ENTRADA
CREATIVE OFFICE

Gensler

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Los Angeles, California 90071
United States

Tel 213.327.3600
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RENDERINGS

Scale

A2.03

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CREATIVE OFFICE

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Los Angeles, California 90071
United States

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RENDERINGS

Scale

A2.04

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Los Angeles, California 90071
United States
Tel 213.327.3600
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RENDERINGS

Scale

A2.05

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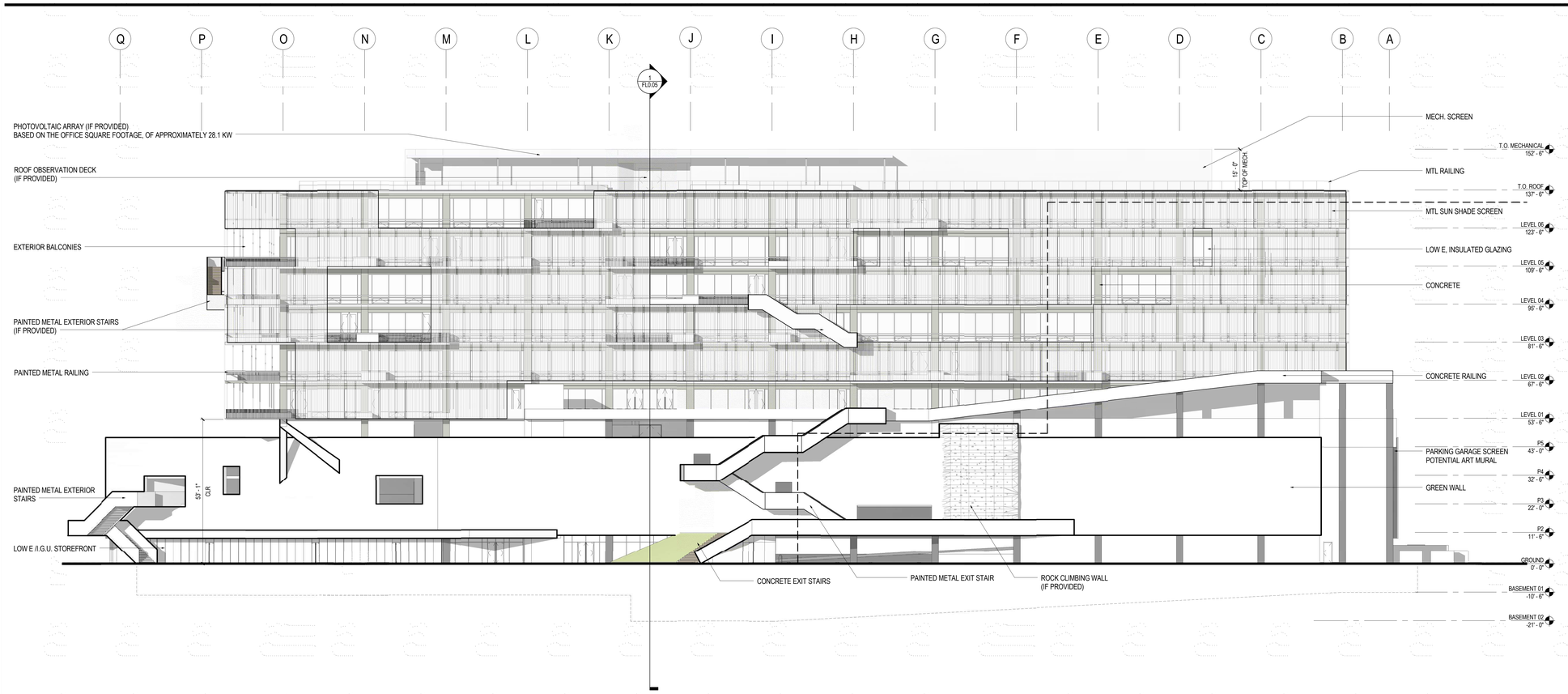

1 EXTERIOR ELEVATION-SOUTH
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/16" = 1'-0"

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	283, 794sf / 32, 345sf

GENERAL NOTES

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

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CREATIVE OFFICE

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Description
ELEVATIONS

Scale
As indicated

A2.10

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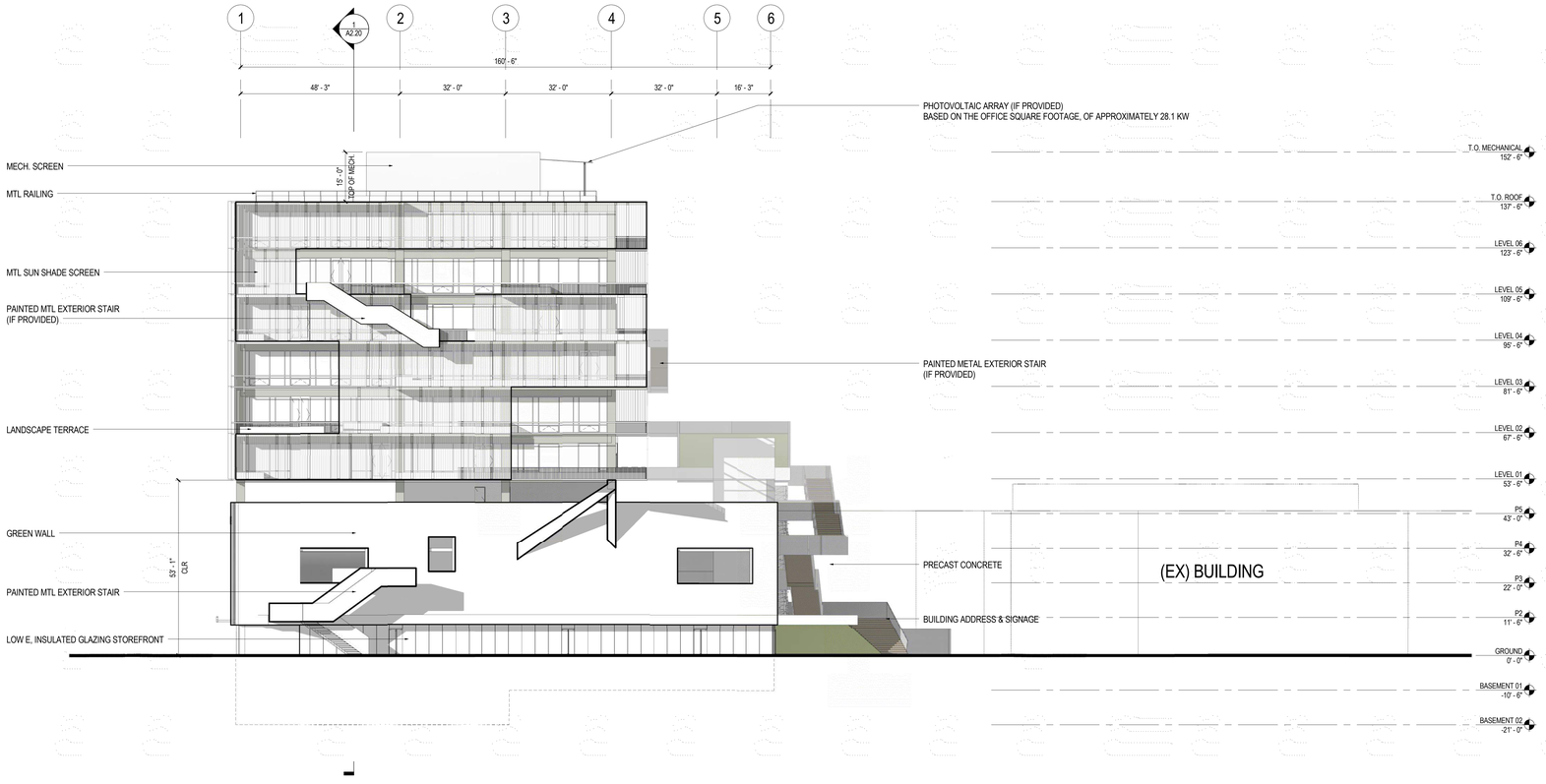
1 Elevation 1 - NORTH
SCALE: 1/16" = 1'-0"



2 Elevation 1 - WEST
SCALE: 1/16" = 1'-0"

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
LEVEL 03:	45, 039sf / 2, 638sf
LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

GENERAL NOTES

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

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ENTRADA
CREATIVE OFFICE

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United States

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Description
ELEVATIONS

Scale
As indicated

A2.11

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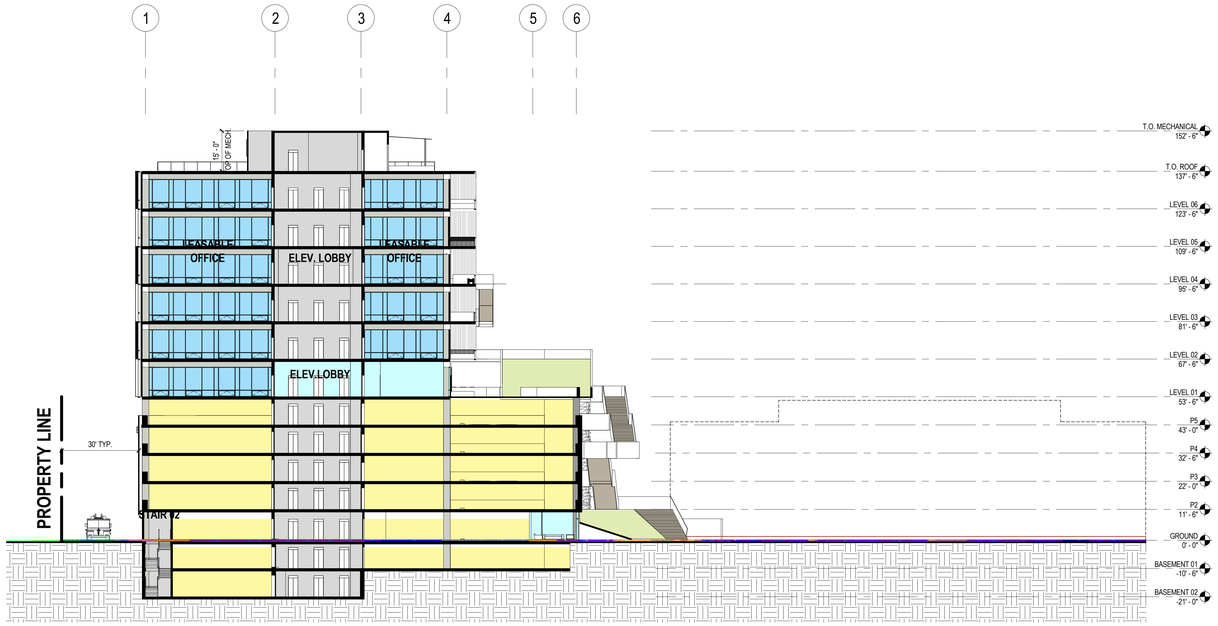
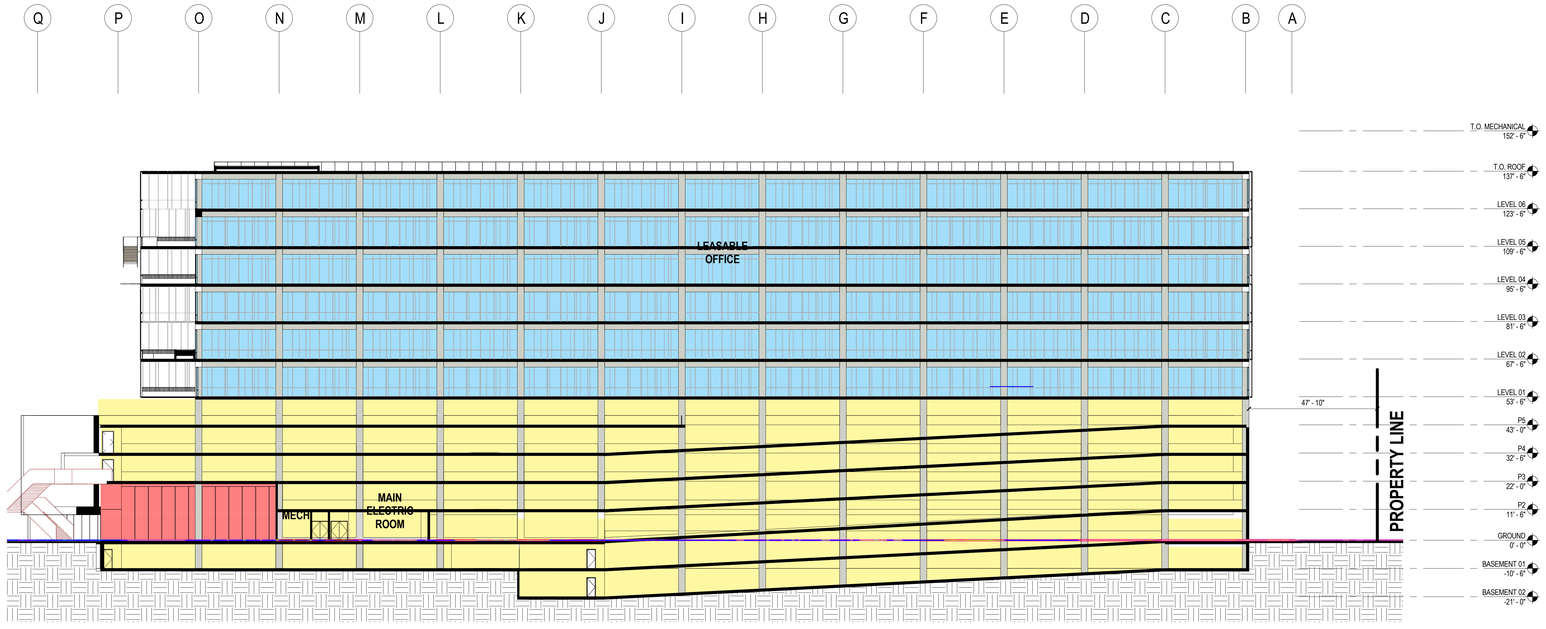


2 SECTION B
SCALE: 1" = 20'-0"



1 SECTION A
SCALE: 1" = 20'-0"

SHEET NOTES

OFFICE

LEVEL	FLR / BALCONIESsf
GROUND:	13, 560sf
LEVEL 01:	45, 039sf / 3, 254sf / DECK 16,284sf
LEVEL 02:	45, 039sf / 3, 029sf
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LEVEL 04:	45, 039sf / 3, 299sf
LEVEL 05:	45, 039sf / 3, 526sf
LEVEL 06:	45, 039sf / 585sf
TOTAL:	**283, 794sf / 32, 345sf**

GENERAL NOTES

LEGEND

- CORE
- LOBBY
- OFFICE
- PARKING

KEY PLAN

CENTINELA DEVELOPMENT PARTNERS

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United States

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Description
SECTIONS

Scale
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WINDOW WALL SYSTEM



OFFICE OUTDOOR BALCONY AMENITIES



TERRACE PODIUM AMENITIES



TERRACE LEVEL OFFICES



METAL CABLE GREEN FACADE

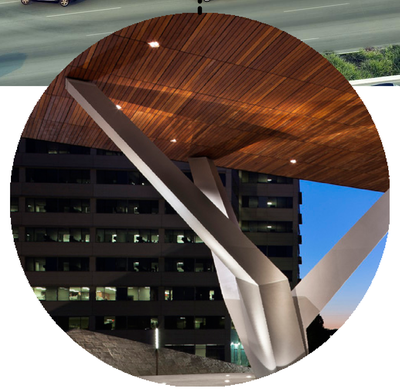




PERFORATED METAL SCREEN



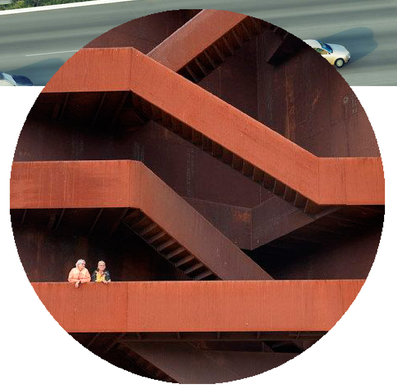
PARKING GARAGE SCREEN
VINYL ART MURAL
NORTH AND EAST PARKING GARAGE FACADES



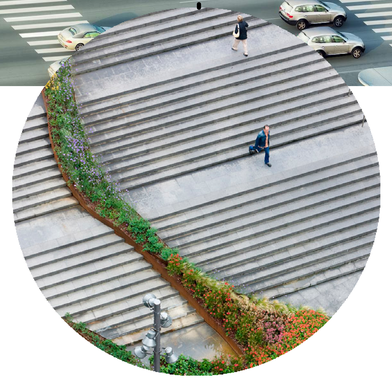
PANELED CONCRETE FACADE



PEDESTRIAN COMMERCIAL FRONTAGE



EXTERIOR SCULPTURAL STAIR



LANDSCAPE GRAND STAIR

SHEET NOTES

GENERAL NOTES

KEY PLAN

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ARCHITECURAL MATERIAL DETAILS

Scale

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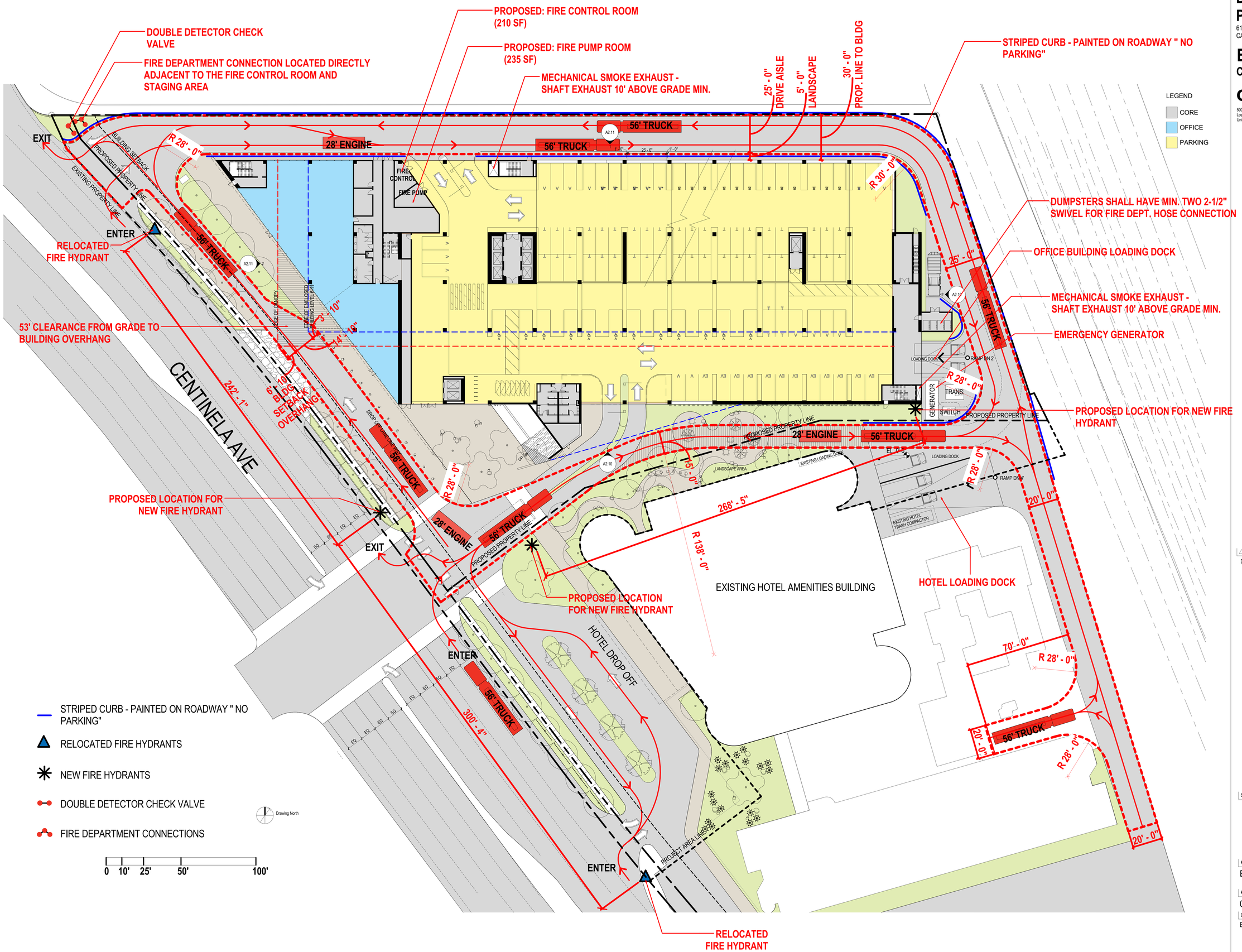

1 EMERGENCY VEHICLE PLAN

SCALE: 1" = 20'-0"

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Project Number

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Description

EMERGENCY VEHICLE PLAN

Scale

1" = 20'-0"

EL0.01

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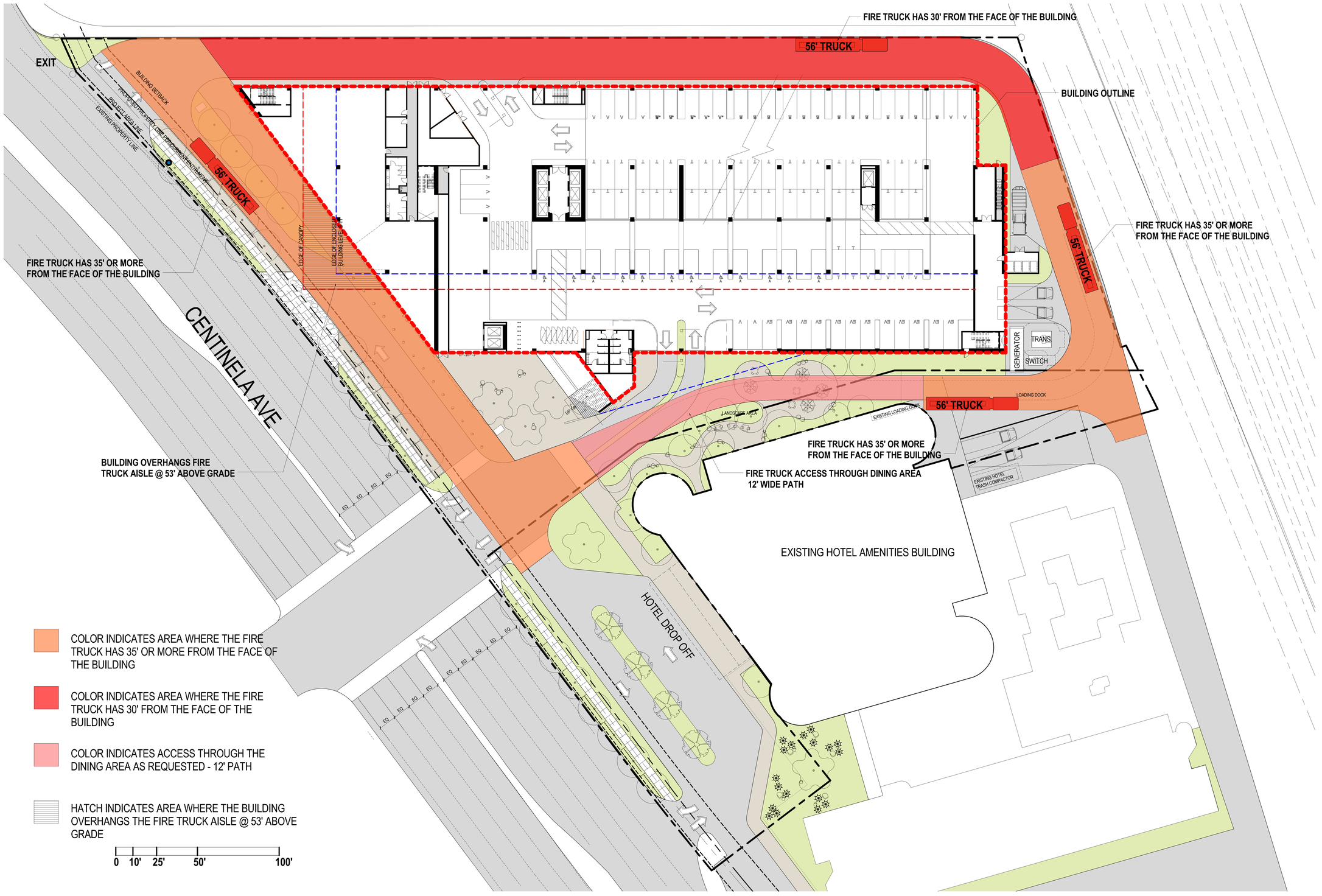

1 EMERGENCY VEHICLE CLEARANCE DIAGRAM

SCALE: 1" = 20'-0"

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Date	Description
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Description
EMERGENCY VEHICLE CLEARANCE DIAGRAM

Scale
1" = 20'-0"

FL0.02

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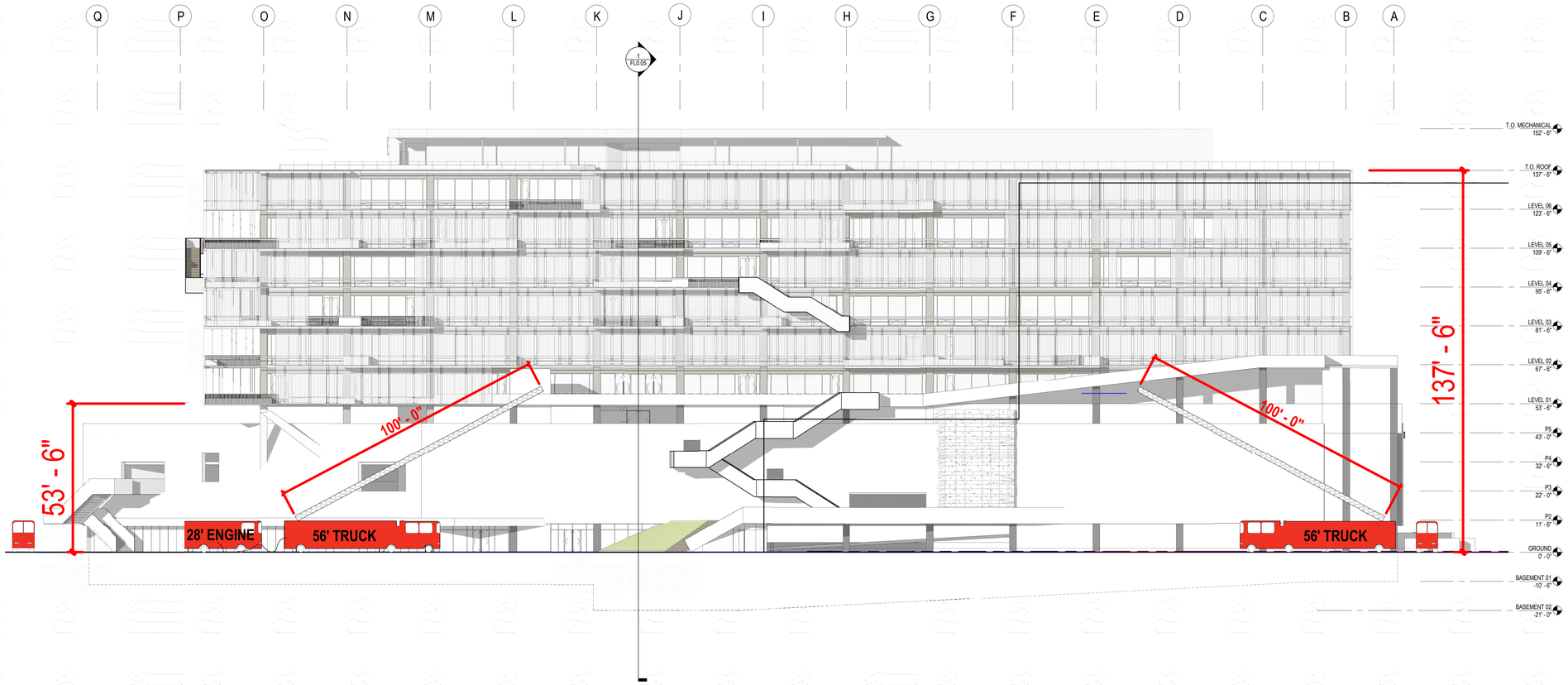
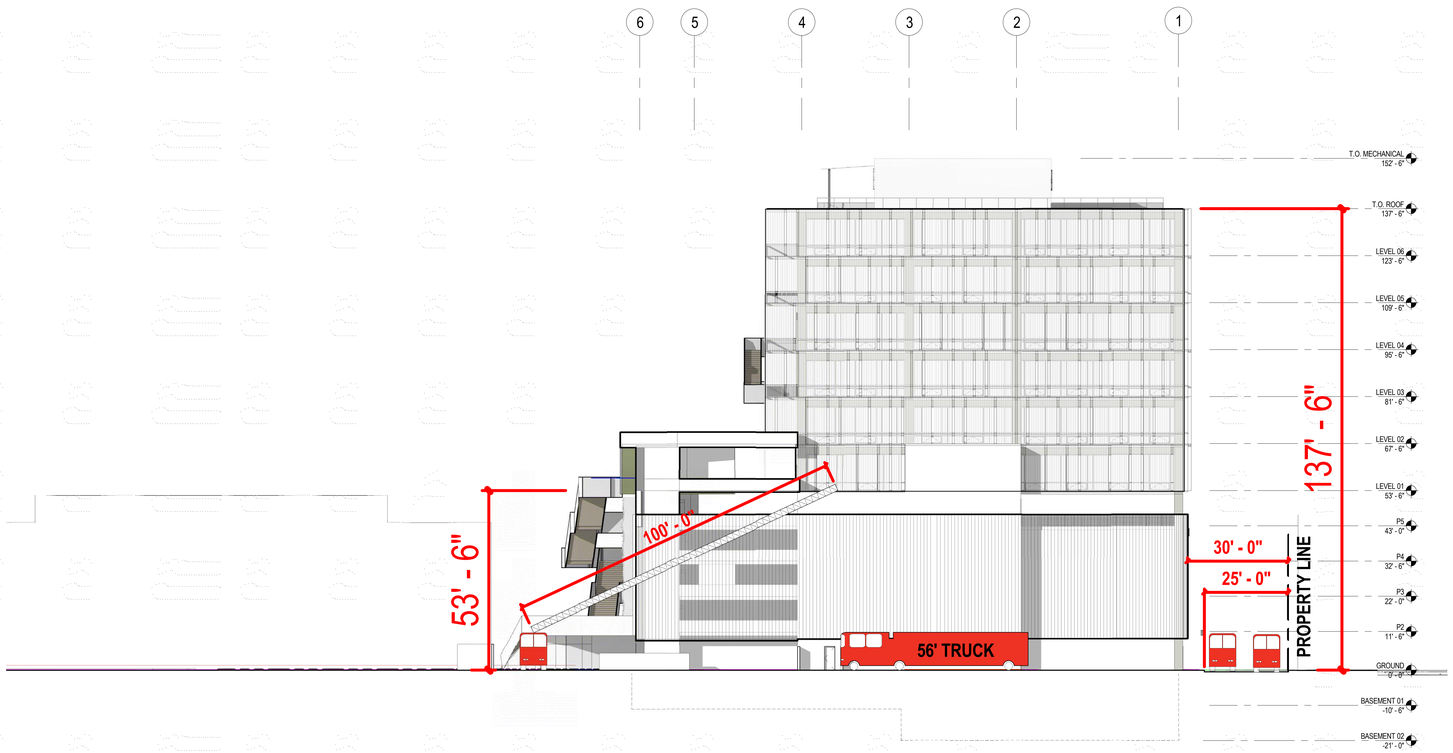


2 EXTERIOR ELEVATION-SOUTH - FIRE TRUCK
SCALE: 1/16" = 1'-0"



1 EXTERIOR ELEVATION - EAST - FIRE TRUCK
SCALE: 1/16" = 1'-0"

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Description
ELEVATIONS - FIRE TRUCK 1

Scale
1/16" = 1'-0"

FL0.03

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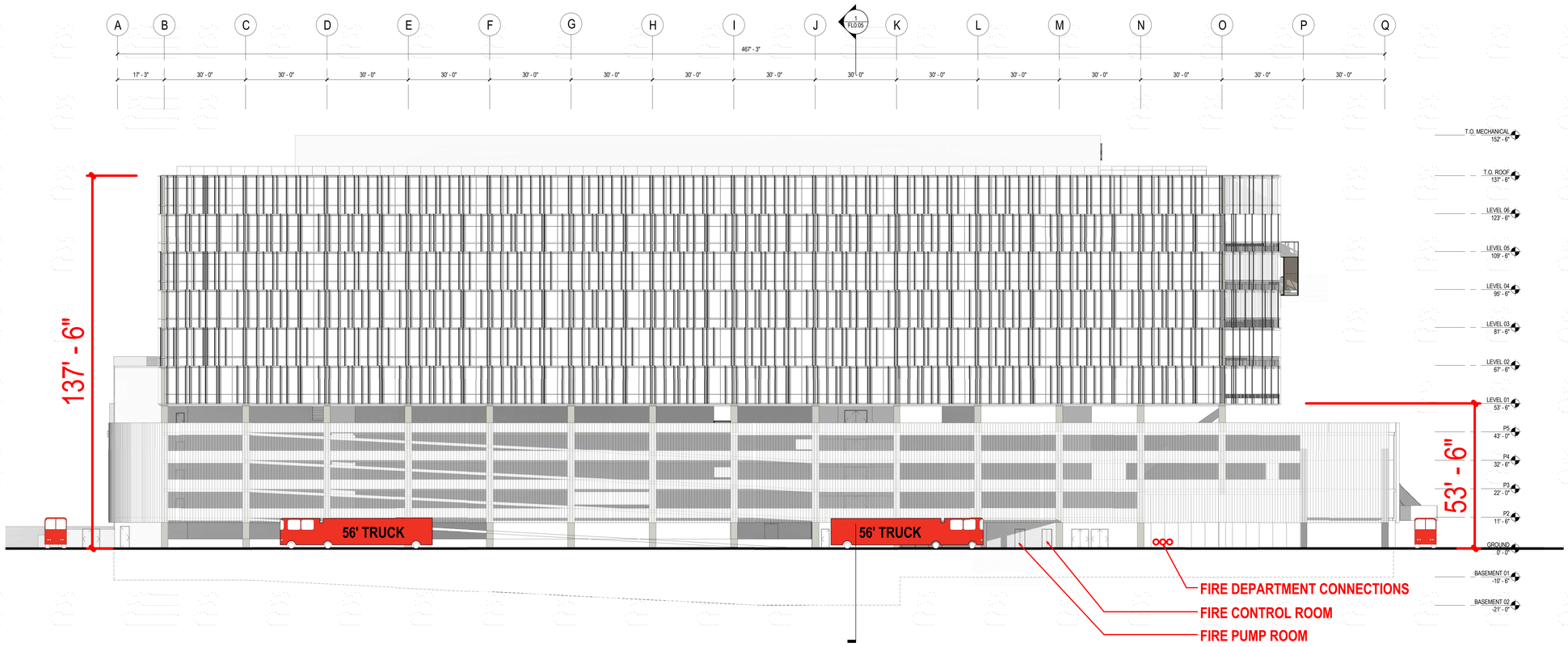
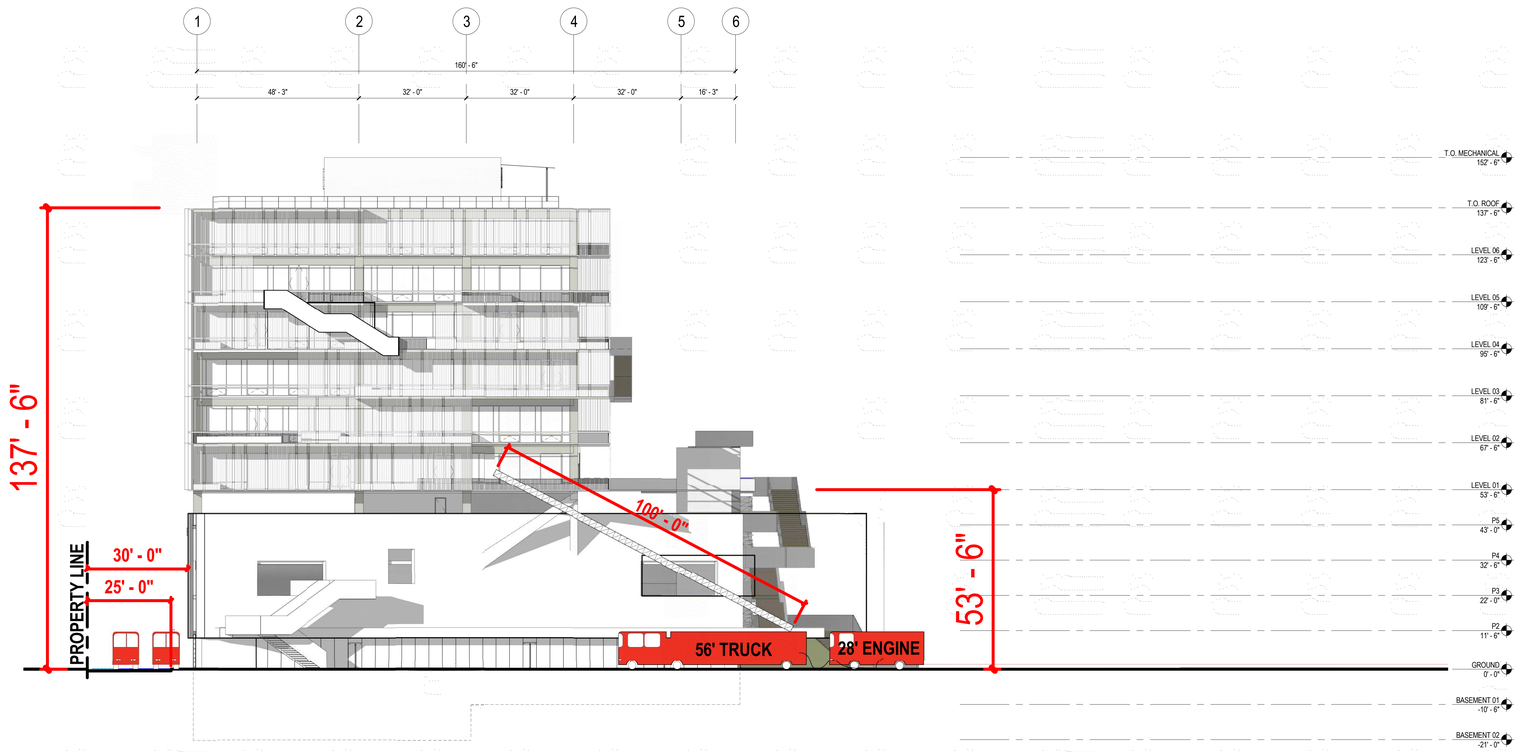


2 Elevation 1 - NORTH - FIRE TRUCK
SCALE: 1/16" = 1'-0"



1 Elevation 1 - WEST - FIRE TRCCUK
SCALE: 1/16" = 1'-0"

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Fax 213.327.3601

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10/19/2016	

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

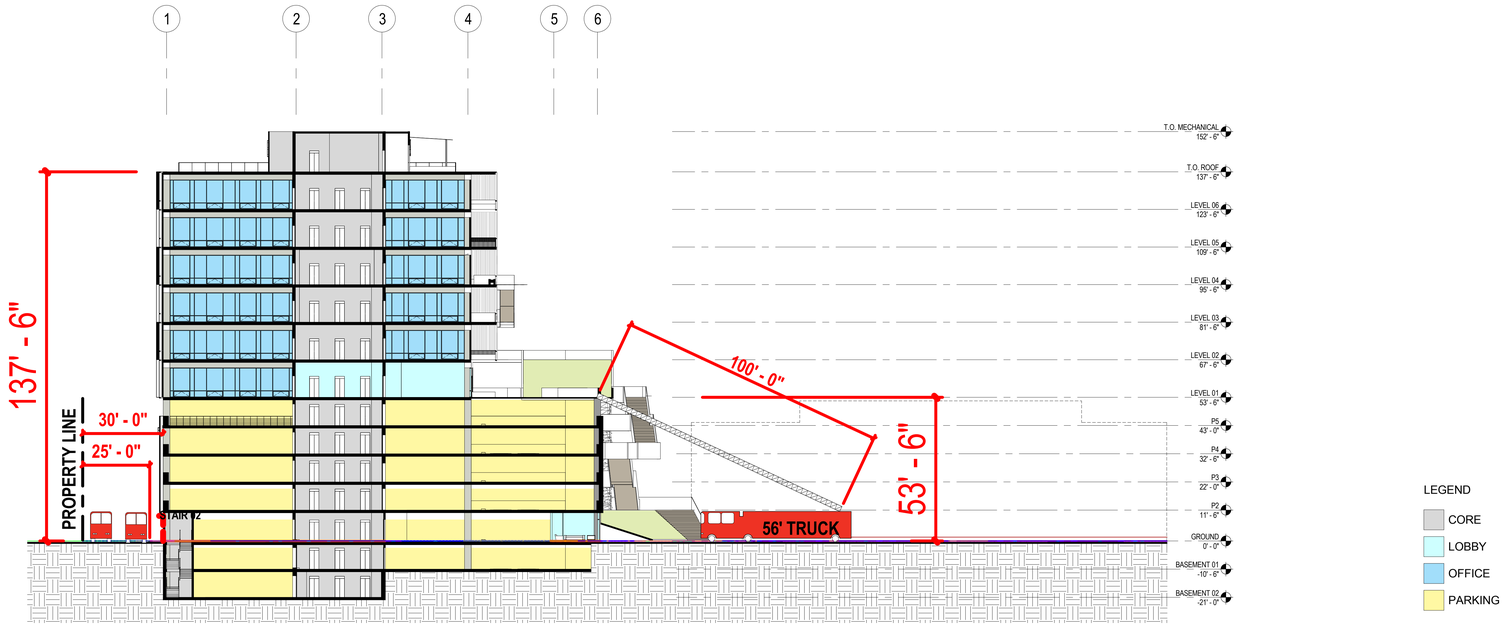
Project Number
05.9895.000

Description
ELEVATIONS - FIRE TRUCK 2

Scale
1/16" = 1'-0"

FL0.04

© 2015 Gensler



1 SECTION B - FIRE TRUCK
SCALE: 1" = 20'-0"

CENTINELA DEVELOPMENT PARTNERS
6161 W. CENTINELA AVE, CULVER CITY, CA

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	10/19/2016	

Seal / Signature

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Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
SECTIONS - FIRE TRUCK

Scale
1" = 20'-0"

FL0.05

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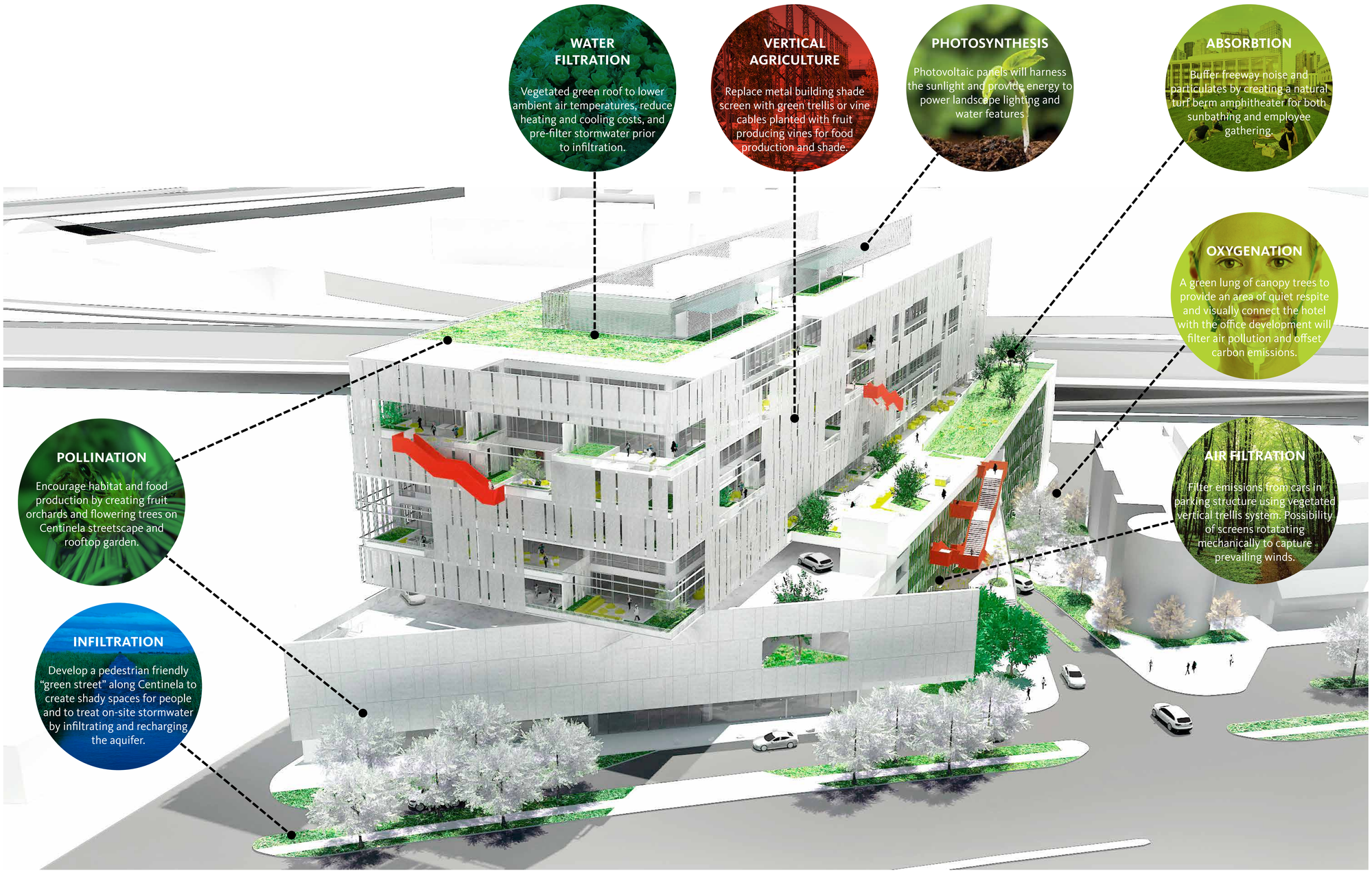
10/19/2016 8:38:18 PM \\gensler.ad\projects\Revit\user\kodes\237435.9895.000 Entrada CENTRAL_v16_Anton Bakeljan.rvt



SHEET NOTES

GENERAL NOTES

KEY PLAN

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

AHBE
LANDSCAPE ARCHITECTS
617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

△ Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
CALVIN K. ABE NO. 5053
Renewal 10/31/16
Expiration 4/1/2016
STATE OF CALIFORNIA

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
LANDSCAPE CONCEPT

Scale

L1.00

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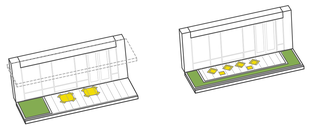
BALCONY AND AMENITY DECK LANDSCAPE TYPOLOGY **S, M, L, XL**











S
BALCONY:

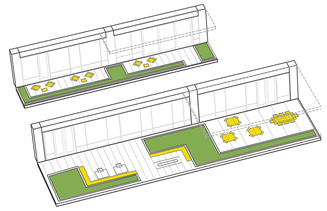
LOUNGING
+ OUTDOOR DINING











M
BALCONY:

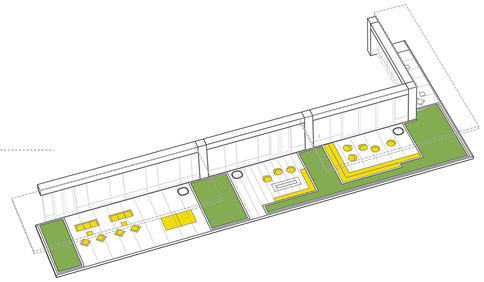
LOUNGING
+ OUTDOOR DINING
+ MEETING ROOM
+ NAP ROOM











L
BALCONY:

LOUNGING
+ OUTDOOR DINING
+ MEETING ROOM
+ NAP ROOM
+ GAMING AND FITNESS
+ AMPHITHEATER GATHERING









XL
AMENITY DECK:

GREAT LAWN
+ROCK CLIMBING
+ OUTDOOR ENTERTAINMENT CENTER
+ VIEWING DECK
+ PICNIC AREA
+ HARVEST GARDEN
+ OUTDOOR COOK CENTER
+ FITNESS & HEALTH CENTER









SHEET NOTES

GENERAL NOTES

KEY PLAN

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

AHBE
LANDSCAPE ARCHITECTS
617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
LAUVIN R. ABE NO. 5023
Signature
10/31/16
Renewal Date
4/1/2016
Date
STATE OF CALIFORNIA

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
LANDSCAPE CONCEPT

Scale

L1.01

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1 FLOOR PLAN - GROUND
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. Integral Color Concrete.
2. Integral Color Concrete with Aggregate.
3. Curbless Pedestrian Walk.
4. Stormwater Infiltration Area.
5. Boulders.
6. Cobble Stone.
7. Landscape Berms.
8. Sculptural Garden.
9. Outdoor Dining.
10. Seat Wall.
11. Site Furniture.
12. Specimen Tree.
13. Planting along Steps with Corten Planter.
14. Fire Lane.
15. Gravel Pave.

GENERAL NOTES

KEY PLAN

NORTH

ENTRADA CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

AHBE
LANDSCAPE ARCHITECTS
617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
CALVIN R. ABE NO. 3923
Signature
10/31/16
Reviewed Date
10/10/2016
Date
STATE OF CALIFORNIA

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
FLOOR PLAN - GROUND
FLOOR PLAN - P2

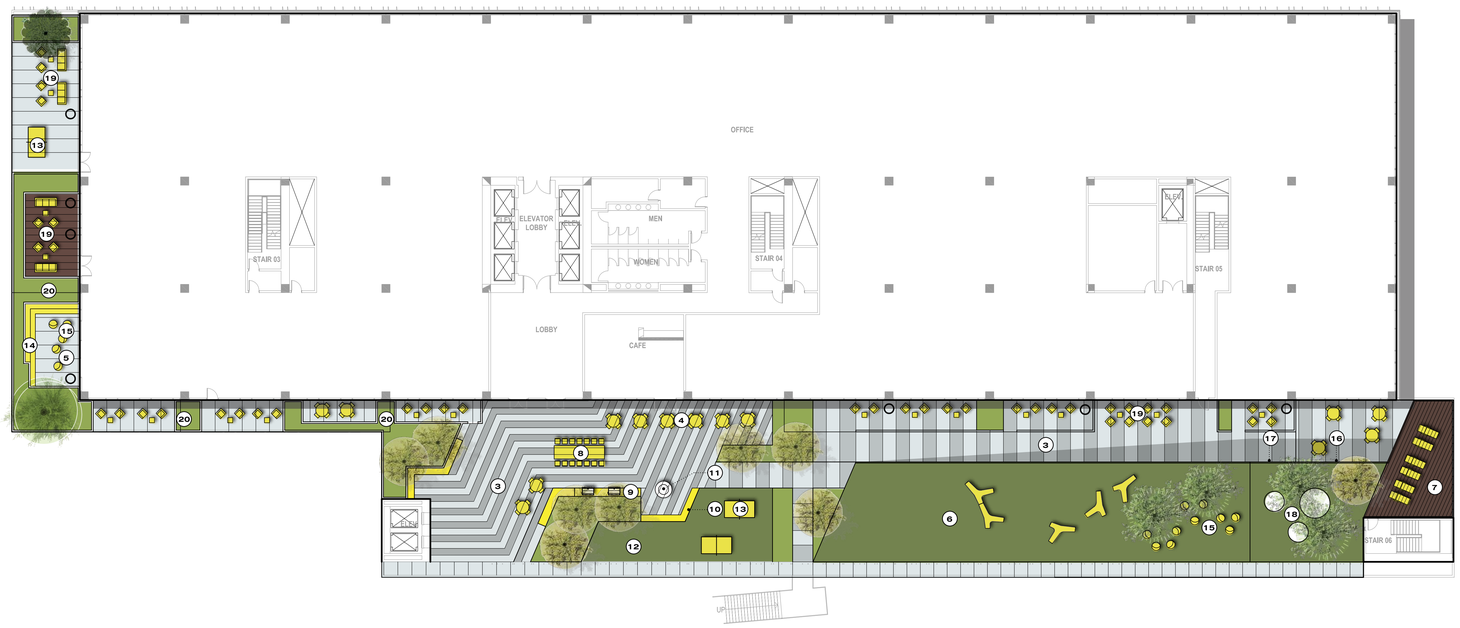
Scale
1/16" = 1'-0"

L1.02

© 2015 Gensler



1 FLOOR PLAN - P2
SCALE: 1/16" = 1'-0"



1 FLOOR PLAN -O1
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. Planting along Steps with Corten Planter.
2. Boulder.
3. Concrete Unit Paver.
4. Site Furniture.
5. Porcelain Tile Paving.
6. Sloped Great Lawn.
7. Viewing Deck.
8. Communal Table.
9. Outdoor BBQ.
10. Seat Wall.
11. Fire Pit.
12. Multi-Function Exercise Zone.
13. Ping Pong Table.
14. Amphitheater.
15. Casual Seating.
16. Climbing Wall.
17. Media Wall.
18. Picnic Area.
19. Outdoor Lounge.
20. Privacy Green Screen.

GENERAL NOTES

KEY PLAN

NORTH

ENTRADA CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

AHBE LANDSCAPE ARCHITECTS
617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
CALVIN K. ABE NO. 5617
10/31/16 Renewal Date
4/4/2016 Date
STATE OF CALIFORNIA

Seal / Signature

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Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
FLOOR PLAN - P2
FLOOR PLAN - O1

Scale
1/16" = 1'-0"

L1.03

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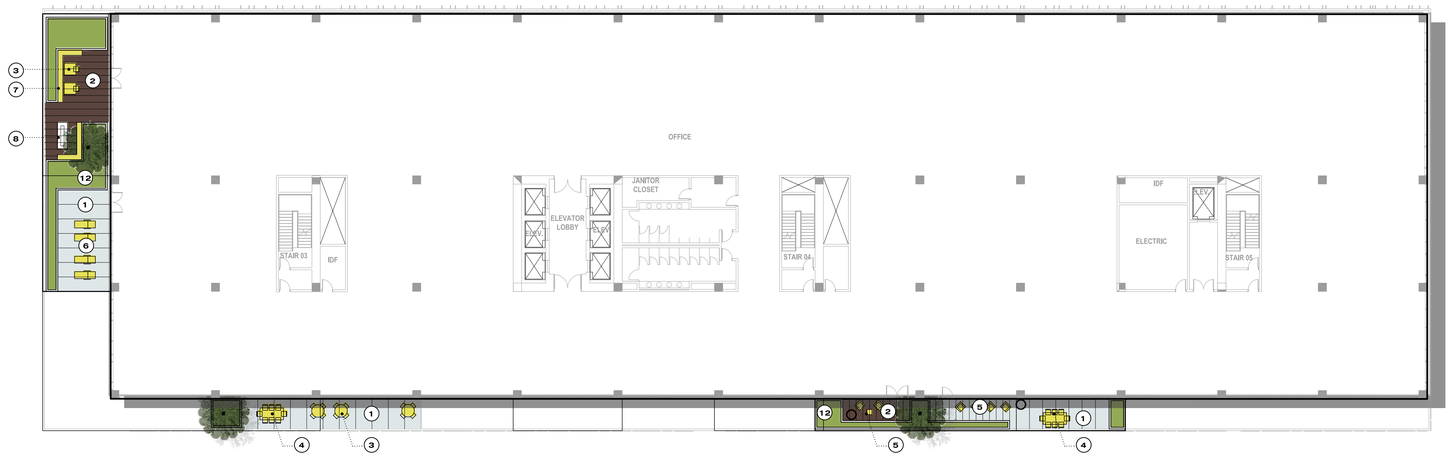
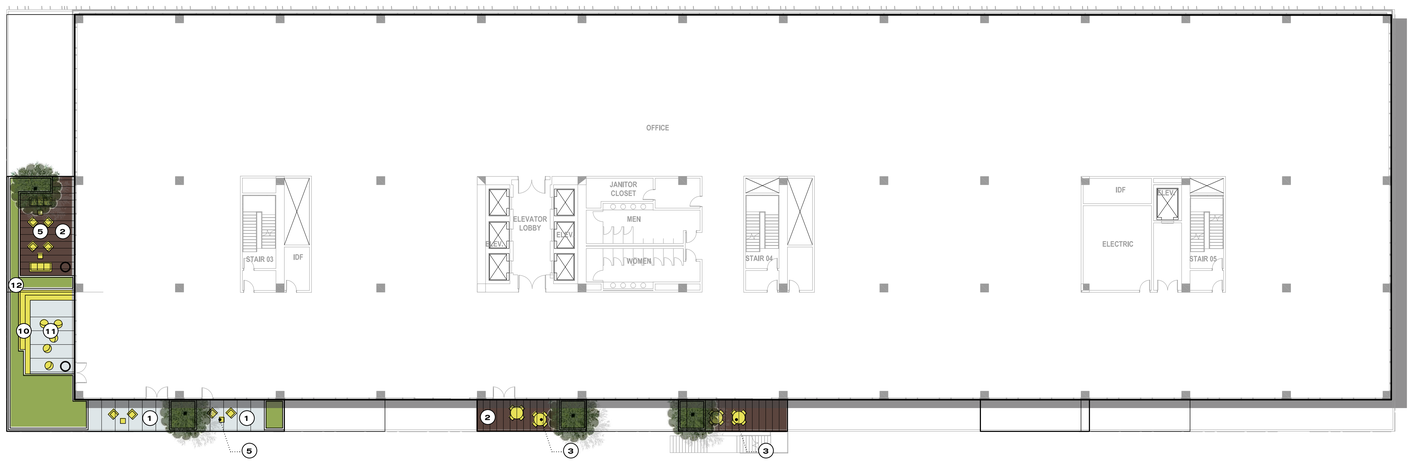
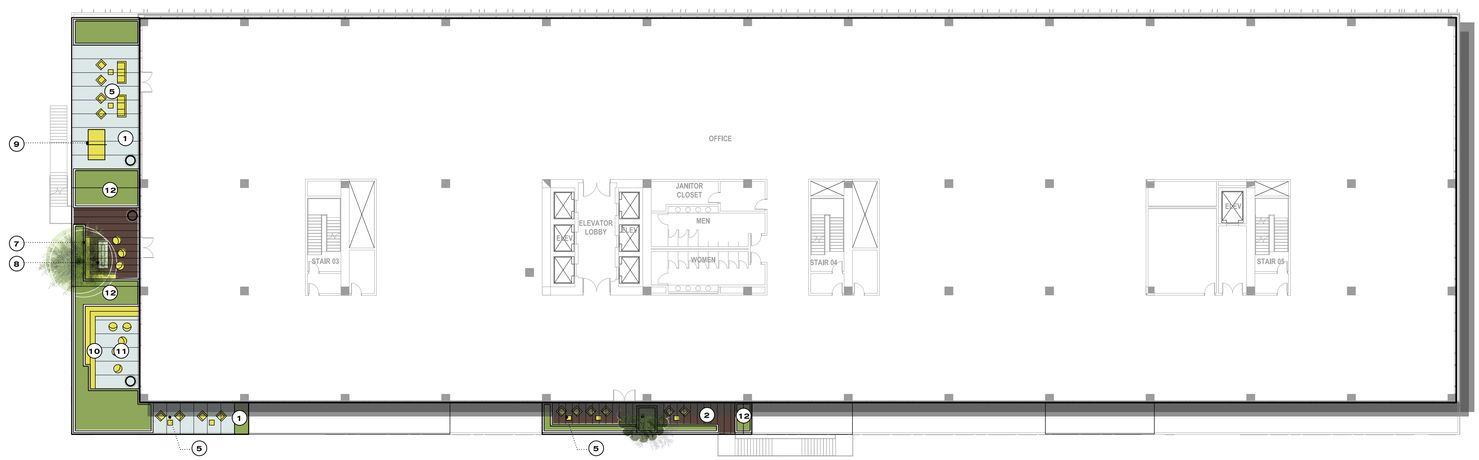


1 FLOOR PLAN - 02
SCALE: 1/16" = 1'-0"



2 FLOOR PLAN - 03
SCALE: 1/16" = 1'-0"



3 FLOOR PLAN - 04
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. Porcelain Tile Paving.
2. Wood Decking.
3. Outdoor Dining Area.
4. Soical Meeting Area.
5. Outdoor Lounge.
6. Outdoor Nap Room.
7. Seat Wall.
8. Fire Pit.
9. Ping Pong Table.
10. Amphitheater.
11. Casual Seating.
12. Privacy Green Screen.

GENERAL NOTES

KEY PLAN

NORTH

ENTRADA CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

AHBE LANDSCAPE ARCHITECTS
617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
CALVIN R. ABE NO. 5923
Signature
10/31/16
Renewal Date
4/4/2016
Date
STATE OF CALIFORNIA

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
FLOOR PLAN - 02
FLOOR PLAN - 03
FLOOR PLAN - 04

Scale
1/16" = 1'-0"

L1.04

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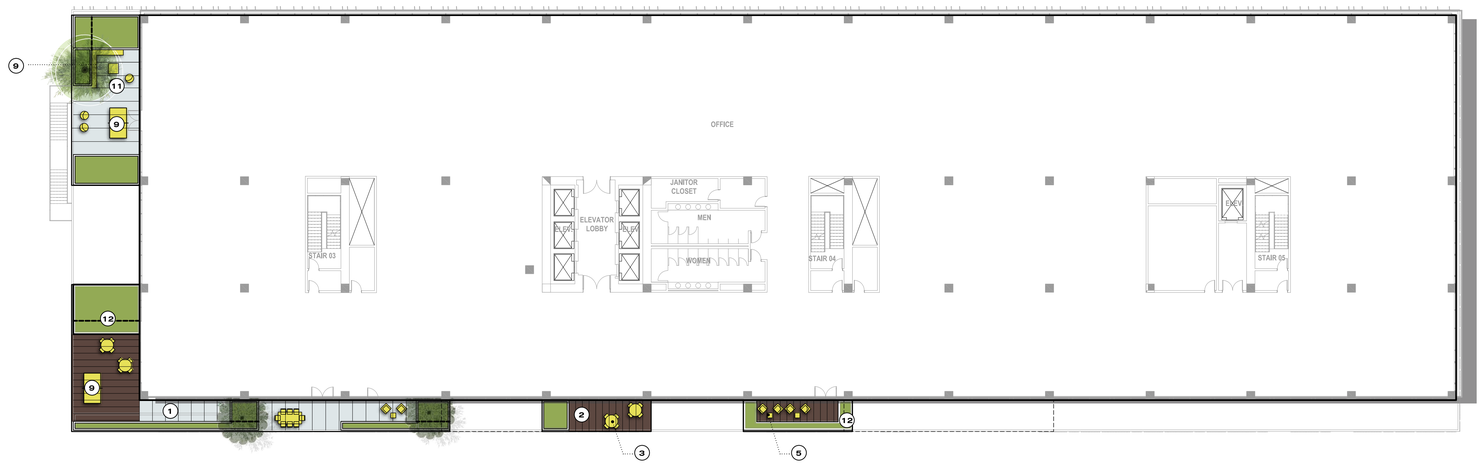
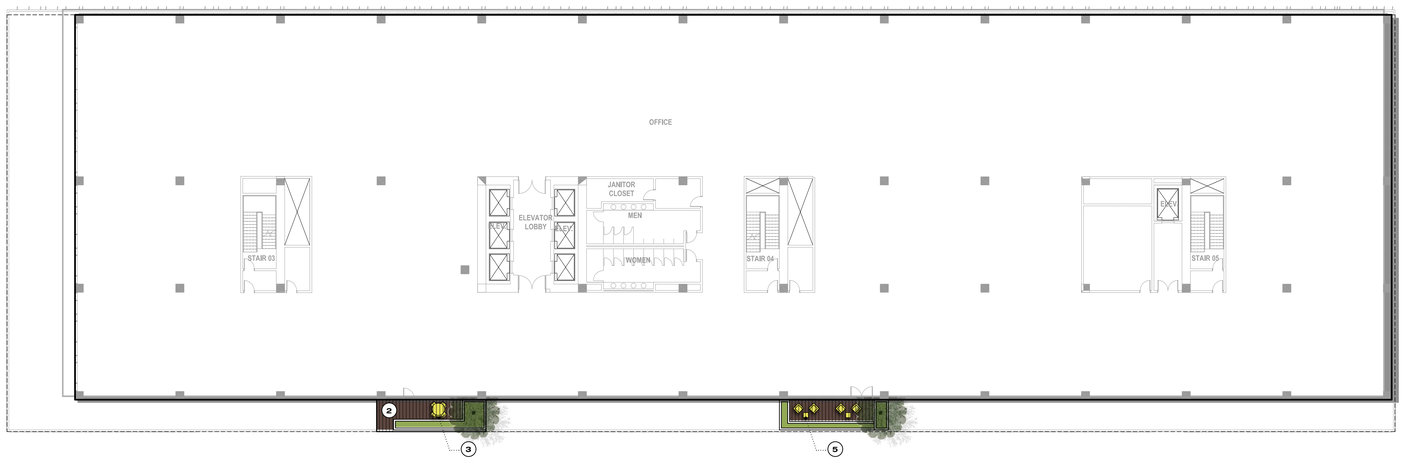
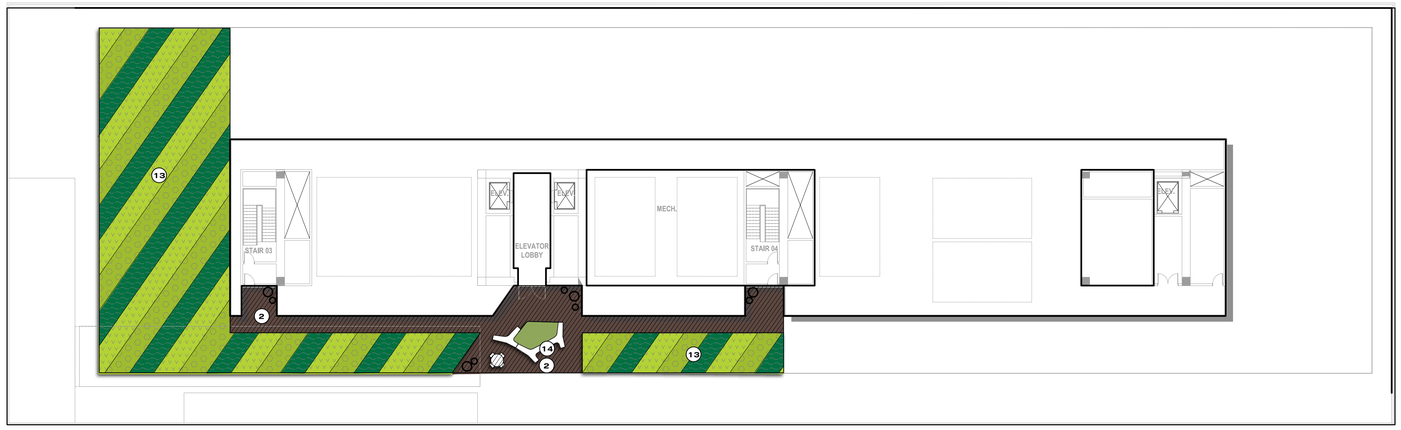


1 FLOOR PLAN - O5
SCALE: 1/16" = 1'-0"



2 FLOOR PLAN - O6
SCALE: 1/16" = 1'-0"



3 FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. Porcelain Tile Paving.
2. Wood Decking.
3. Outdoor Dining Area.
4. Soical Meeting Area.
5. Outdoor Lounge.
6. Outdoor Nap Room.
7. Seat Wall.
8. Fire Pit.
9. Ping Pong Table.
10. Amphitheater.
11. Casual Seating.
12. Privacy Green Screen.
13. Green Roof.
14. Landscape Forms Twig Bench.

GENERAL NOTES

KEY PLAN

NORTH

ENTRADA CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

AHBE
LANDSCAPE ARCHITECTS
617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
CALVIN R. ABE NO. 2023
Expiration 10/31/16
Renewal Date 4/4/2016
Date
STATE OF CALIFORNIA

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
FLOOR PLAN -O5
FLOOR PLAN -O6
FLOOR PLAN -ROOF

Scale
1/16" = 1'-0"

L1.05

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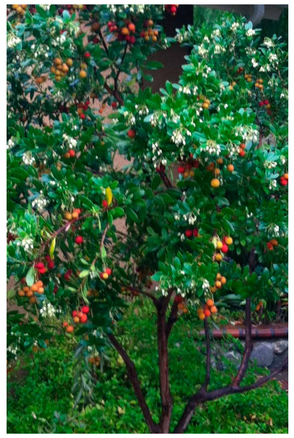


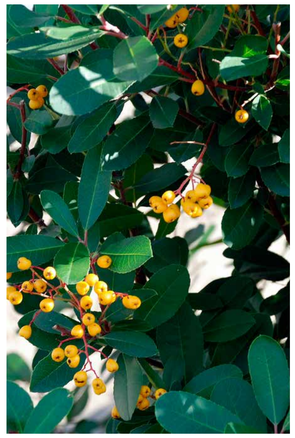
Arbutus 'Marina' Strawberry Tree



Cercidium x 'Desert Museum'
Desert Museum Palo Verde



Citrus limon 'Meyer Improved'
Improved Meyer Lemon



Heteromeles arbutifolia 'Davis Gold'
Golden Berry Toyon



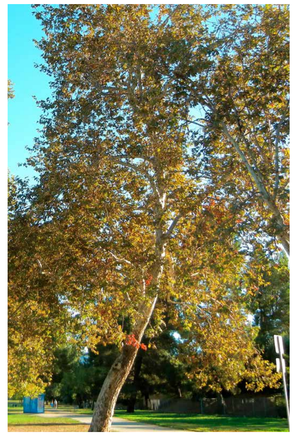
Quercus agrifolia Coast Live Oak



Taxodium mucronatum Montezuma Cypress



Pinus halepensis Aleppo Pine



Platanus racemosa California Sycamore

TREE LEGEND:

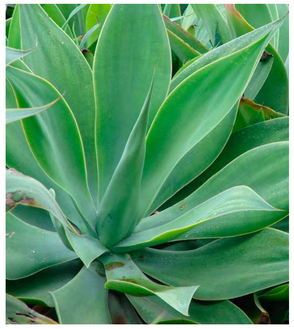
SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	COMMENTS
	PLATANUS MEXICANA "MEXICAN SYCAMORE"	36" BOX	X X
	QUERCUS AGRIFOLIA "COAST LIVE OAK"	120" BOX	X X
	TAXODIUM MUCRONATUM "MONTEZUMA CYPRESS"	48" BOX	X X
	CITRUS SP. "LEMON"	24" BOX	X X
	PINUS HALEPNSIS "ALLEPO PINE"	48" BOX	X X
	CERCIDIUM X 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"	24" BOX	X X
	ARBUTUS UNEDO "DWARF STRAWBERRY TREE"	24" BOX	X X
	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / "GOLDEN BERRY TOYON"	15 GAL	X X

SHRUB, VINE & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	COMMENTS
	REGIONALLY APPROPRIATE PLANTING	TBD	–
	BIOFILTRATION PLANTING	TBD	AT STORMWATER FILTRATION PLANTERS
	SUCCULENT PLANTING	TBD	HOTEL DROP–OFF
	UC VERDE BUFFALO GRASS	N/A	ESTATE LAWN ON AMENITY DECK
	SEDUM TILE	N/A	AT VEGETATED GREEN ROOF



Achillia millifolium Yarrow



Agave attenuata Foxtail Agave



Aloe arborescens Aloe



Artemisia californica California Sagebrush



Carex divulsa Berkeley Sedge



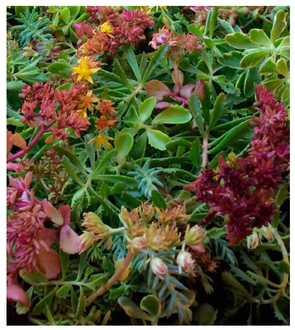
Muhlenbergia rigens Deer Grass



UC Verde Buffalograss Buffalo Grass



Vitis californica California Wild Grape



Etera Sedum Tile 'Color Max'



Etera Sedum Tile 'Red Mix'

SHEET NOTES

GENERAL NOTES

KEY PLAN

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

AHBE
LANDSCAPE ARCHITECTS
617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
CALVIN K. ABE NO. 5153
10/31/16
Renewal Date
4/4/2016
Date
STATE OF CALIFORNIA

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
PLANT PALETTE LEGENDS & NOTES
REFERENCE IMAGES

Scale
1/16" = 1'-0"

L2.01

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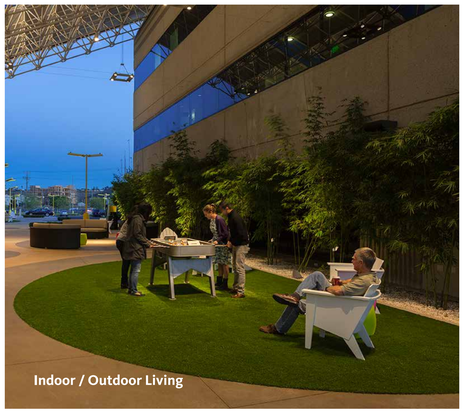
Sloped Estate Lawn as Sound Absorber and Relaxer


Recreating Nature

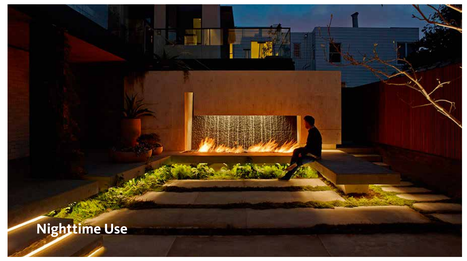


Pedestrian Friendly Streetscape Improvements


Indoor / Outdoor Living


Food Production

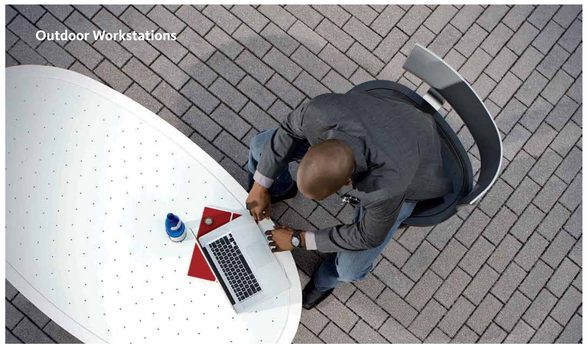

User Configurable Seating


Nighttime Use

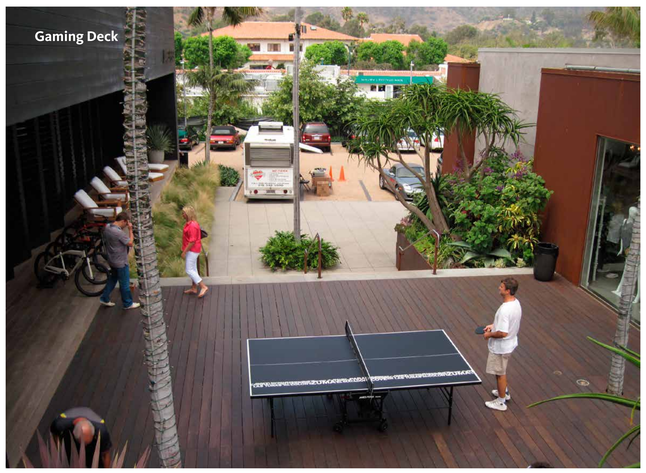

Sculptural Furniture


Foosball


Yoga Deck

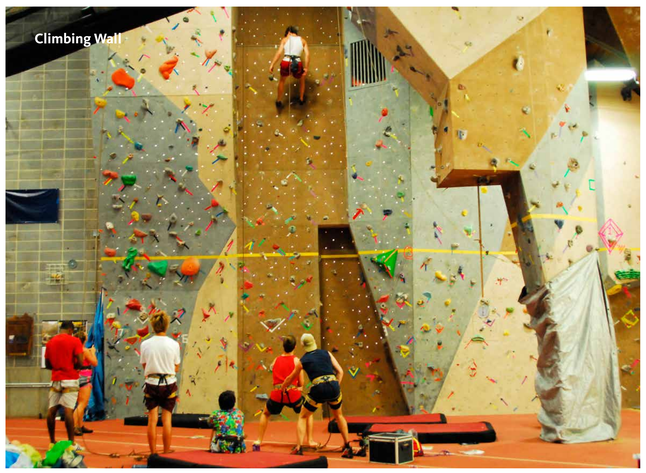

Outdoor Workstations


Chill


Gaming Deck



Outdoor Movie Screening


Climbing Wall

SHEET NOTES

GENERAL NOTES

KEY PLAN

ENTRADA
CREATIVE OFFICE

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

AHBE
LANDSCAPE ARCHITECTS
617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
CALVIN R. ABE NO. 2023
Expiration 10/31/16
Reference Date 4/1/2016
Date
STATE OF CALIFORNIA

Seal / Signature

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Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
REFERENCE IMAGES

Scale

L2.02

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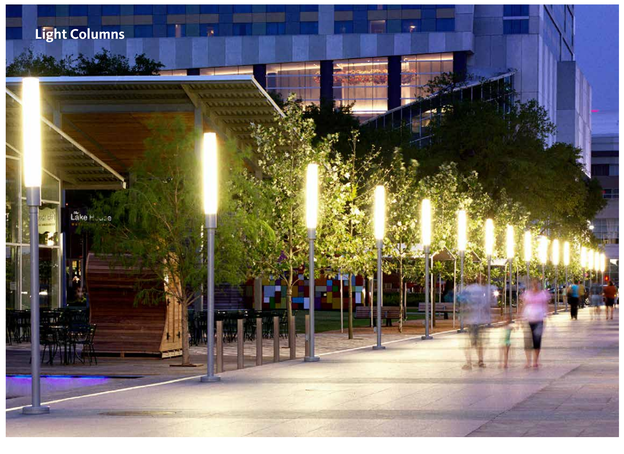

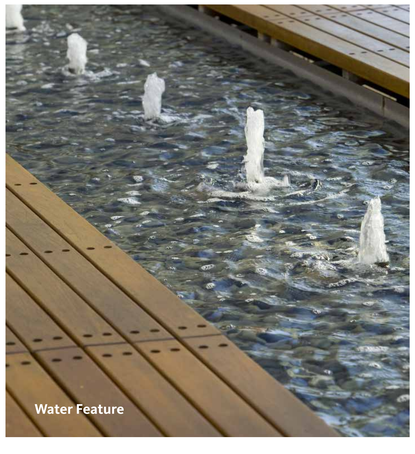





SHEET NOTES

GENERAL NOTES

KEY PLAN

ENTRADA
CREATIVE OFFICE

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

AHBE
LANDSCAPE ARCHITECTS

617 WEST SEVENTH STREET
SUITE 304
LOS ANGELES, CA 90017
T: 213.694.3800 F: 213.694.3801

Date	Description
10/19/2016	

LICENSED LANDSCAPE ARCHITECT
CALVIN R. ABE NO. 2615
Expiration
10/31/16
Registration
4/1/2016
Date
STATE OF CALIFORNIA

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Project Name
ENTRADA CREATIVE OFFICE

Project Number
05.9895.000

Description
REFERENCE IMAGES

Scale

L2.03

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