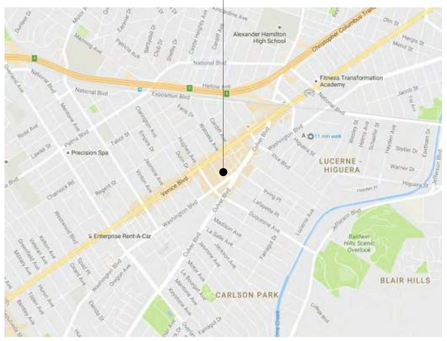
THE BRICK & THE MACHINE

ATTACHMENT NO. 8

9735 WASHINGTON BOULEVARD, CULVER CITY, CA 90232

VICINITY MAP



ZONING MAP

ABBREVIATIONS

O.
OC ON CENTER
OD OUTSIDE DIAMETER
OPP OPPOSITE
OVHD OVERHEAD

P.
PL PLATE
PLAM PLASTIC LAMINATE
PLY PLYWOOD
PNL PANEL
PT POINT
PREFAB PREFABRICATED
PTN PARTITION
PWR POWER

R.
R RISER
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REF REFERENCE
REFR REFRIGERATOR
REINF REINFORCING
REQD REQUIRED
RM ROOM
ROW RIGHT OF WAY

S.
SC SOLID CORE
SCHED SCHEDULE
SD STORM DRAIN
SHT SHEET
SIM SIMILAR
SPEC SPECIFICATION
SST STAINLESS STEEL
STD STANDARD
STL STEEL
STRUCT STRUCTURAL
SUSP SUSPENDED

T.
T TREAD
T.O. TOP OF
THK THICK
TYP TYPICAL

U.
UC UNDER COUNTER
UON UNLESS OTHERWISE NOTED

V.
VERT VERTICAL
VEST VESTIBULE

W.
W/ WITH
W/O WITHOUT
W/I WITHIN
WC WATER CLOSET
WP WATER PROOF
WR WATER RESISTANT
WT WEIGHT
WD WOOD

F.
FA FIRE ALARM
FCU FAN COIL UNIT
FD FLOOR DRAIN
FDC FIRE DEPARTMENT CONNECTION
FDN FOUNDATION
FEC FIRE EXTINGUISHER CABINET
FHC FIRE HOSE CABINET
FIN FINISH
FL FLOOR
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOM FACE OF MASONRY
FOS FACE OF STUD
FRMG FRAMING
FT FOOT, FEET
FTG FOOTING
FURN FURNITURE

G.
GA GAUGE
GAL GALLON
GALV GALVANIZED
GC GENERAL CONTRACTOR
GL GLASS
GLZ GLAZING
GYP GYPSUM
GYP BD GYPSUM BOARD

H.
HB HOSE BIBB
HC HOLLOW CORE
HDR HEADER
HDW HARDWARE
HORIZ HORIZONTAL
HM HOLLOW METAL
HPT HIGH POINT
HR HOUR
HT HEIGHT
HVAC HEATING-VENTILATION -AIR CONDITIONING

I.
IN INCH
INCL INCLUDING
INFO INFORMATION
INSUL INSULATION
INT INTERIOR

L.
LAM LAMINATE, LAMINATION
LAV LAVATORY
LB POUND
LED LIGHT EMITTING DIODE
LF LINEAR FOOT
LPT LOW POINT
LT LIGHT
LTG LIGHTING

M.
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MEMB MEMBRANE
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MTD MOUNTED
MTL METAL

A.
AB ANCHOR BOLT
ACT ACOUSTICAL CEILING TILE
AD AREA DRAIN
ADJ ADJACENT
AFF ABOVE FINISH FLOOR
AFG ABOVE FINISH GRADE
AFS ABOVE FINISH SLAB
ALUM ALUMINUM
ALT ALTERNATE
ANOD ANODIZED
APPROX APPROXIMATE(LY)
ARCH ARCHITECT(URAL)

B.
B.O. BOTTOM OF
BD BOARD
BIT BITUMIN(OUS)
BLDG BUILDING
BLKG BLOCKING
BM BEAM

C.
CAB CABINET
CB CATCH BASIN
CEM CEMENT, CEMENTITIOUS
CJ CONTROL JOINT
CL CENTERLINE
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CONTR CONTRACTOR
CPT CARPET
CSWK CASEWORK
CT CERAMIC TILE

D.
DBL DOUBLE
DEMO DEMOLISH
DEPT DEPARTMENT
DIA DIAMETER
DIM DIMENSION
DIST DISTANCE
DN DOWN
DR DOOR
DS DOWNSPOUT
DTL DETAIL
DWG DRAWING

E.
(E) EXISTING
EA EACH
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATOR
ENCL ENCLOSURE
EOS EDGE OF SLAB
EQ EQUAL
EXT EXTERIOR
EXP EXPANSION

PROJECT DATA

SCOPE OF WORK:
CONSTRUCTION OF A PARTIAL 4 STORY (WITHIN CG ZONE ONLY) / 3 STORY (WITHIN CD ZONE) MIXED USE BUILDING CONTAINING RETAIL & RESTAURANT TENANTS ON THE 1ST FLOOR AND OFFICES ABOVE, OVER 3 LEVELS OF SUBTERRANEAN PARKING GARAGE.

TYPE OF CONSTRUCTION:
TYPE IIB

BUILDING OCCUPANCY:
B, M, A-2 & S-2

AUTOMATIC FIRE SPRINKLERS:
PER 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE.

SITE HAZARDS:
NONE

APPLICABLE CODE:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE

AREA CALCULATIONS

SEE DETAILED AREA CALCULATIONS ON SHEET T2.1 (CULVER CITY GROSS AREAS)
SEE DETAILED AREA CALCULATIONS ON SHEET T2.2 (BUILDING CODE AREAS)

SHARED PARKING AREAS:

A.) OFFICE = 55,607 SF
B.) RESTAURANT = 7,032 SF
C.) RETAIL = 8,158 SF
TOTAL = 70,797 SF

TRAFFIC STUDY AREAS:

A.) OFFICE = 60,065 SF
B.) RESTAURANT
(1) QUALITY = 7,032 SF
(2) HIGH TURN-OVER= 2,147 SF
C.) SHOPPING CENTER = 8,158 SF
TOTAL = 76,461 SF

PARKING CALCULATIONS

SEE PARKING ANALYSIS ON SHEET T3.2

ZONING SUMMARY

LEGAL DESCRIPTION:

APN: 4207-002-025 + 4207-002-024 + 4207-002-014

4207-002-025
TRACT NO 2444 LOT 15 BLOCK 13
IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 427, PAGE 02, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

4207-002-024
TRACT 2444 VAC ALLEY ADJ ON NW AND LOT 37 AND ALL OF LOT 38 BLOCK 13;
IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 427, PAGE 02, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

4207-002-014
TRACT 2444 LOTS 39 AND LOT 40 BLOCK 13
IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4207, PAGE 02, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONE: COMMERCIAL GENERAL (CG) + COMMERCIAL DOWNTOWN (CD)

LOT AREA: 28,522.94 S.F.
11,939.38 S.F. (4207-002-025) + 9,511.29 S.F. (4207-002-024) + 7,072.27 S.F. (4207-002-014)

BUILDABLE AREA (SEE MASTER PLAN)

SETBACKS:

	ALLOWED	PROPOSED
STREET FACING SETBACK - WASHINGTON BLVD.	0'-0"	1'-5"
STREET FACING SETBACK - DELMAS TER.	0'-0"	0'-0"
SIDE STREET SETBACK	0'-0"	VARIES
REAR SETBACK	0'-0"	VARIES

HEIGHT:
ALLOWABLE HEIGHT (COMMERCIAL GENERAL -CG- PER TABLE 2-6): 56'-0"

ALLOWABLE HEIGHT (COMMERCIAL DOWNTOWN -CD- PER 17.220.35.B.2): 44'-0"

PROPOSED HEIGHT: CG ZONE: 55' - 6 3/8"; CD ZONE: 43' - 10 1/4"

GRAPHIC SYMBOLS

SECTION
A101 — WALL SECTION NUMBER; SHEET WHERE DRAWN; DIRECTION OF VIEW

INTERIOR ELEVATION REFERENCE
1, 2, 3, 4 — A-102 — ELEVATION NUMBER AND DIRECTION OF VIEW; SHEET WHERE DRAWN

EXTERIOR ELEVATION
AX.X — ELEVATION NUMBER AND DIRECTION; SHEET WHERE DRAWN

DETAIL REFERENCE
1 A101 — DETAIL NUMBER; SHEET WHERE DRAWN. HYPHEN INDICATES DETAIL ON SAME SHEET.

PARTITION TYPE MARK
A3.2 — SEE PARTITION TYPE DRAWINGS

DOOR TYPE MARK
A.201 — SEE DOOR SCHEDULE

SHEET KEYNOTE MARK
1.23

WINDOW AND LOUVER TYPE MARK
W-X — SEE CORRESPONDING NUMBER ON SCHEDULE

SHEET INDEX

T0.0	TITLE SHEET
T1.0	EXISTING SITE CONTEXT
T1.1	RENDERINGS
T1.2	RENDERINGS
T1.3	MATERIAL BOARD
T2.0	ZONING CHANGE + LOWEST ELEVATION
T2.1	CULVER CITY GROSS AREAS
T2.2	BUILDING CODE AREAS
T3.0	EGRESS ANALYSIS
T3.1	ACCESSIBLE PATH OF TRAVEL
T3.2	PARKING ANALYSIS
T3.3	PLUMBING FIXTURES ANALYSIS
T3.4	WASTE MANAGEMENT PLAN
T4.0	CAL GREEN CHECKLIST
C1.0	SITE SURVEY
C2.0	COMPOSITE UTILITY PLAN
C3.0	GRADING & DRAINAGE PLAN
LP-1	SITE PLANTING PLAN
LP-2	2ND FLOOR PLANTING PLAN
LP-3	4TH FLOOR / ROOF PLANTING PLAN
D1.0	DEMOLITION SITE PLAN
A1.0	SITE PLAN
A1.1	COLORED SITE PLAN
A1.2	ENLARGED EASEMENT PLAN & SECTION
A2.0	P3 LEVEL PLAN
A2.1	P2 LEVEL PLAN
A2.2	P1 LEVEL PLAN
A2.3	1ST FLOOR / GROUND PLAN
A2.4	2ND FLOOR PLAN
A2.5	3RD FLOOR PLAN
A2.6	4TH FLOOR PLAN
A2.7	ROOF PLAN
A3.1	ELEVATIONS
A3.1A	COLORED ELEVATIONS
A3.2	ELEVATIONS
A3.2A	COLORED ELEVATIONS
A4.1	SECTIONS
A4.2	SECTIONS
A4.3	ELEVATOR SECTIONS

PLANNING DIVISION
RECEIVED
JULY 27, 2017

GROSS LEASABLE AREA - SUMMARY			
TYPE	AREA	PARKING FACTOR	PARKING REQUIRED
OFFICE	55,611 SF	370 SF	150.3
RESTAURANT	6,818.88 SF	100 SF	68.18
RETAIL	8,158 SF	400 SF	20.4
TOTAL GROSS BUILDING AREA	70,587.88 SF		238.88

PROJECT TEAM

OWNERS:

CLARETTWEST DEVELOPMENT
1901 AVENUE OF THE STARS, SUITE 1465
LOS ANGELES, CA 90067
CONTACT: MICHAEL NAMBA
mnamba@clarettwest.com
TEL (310) 807-8404

DLJ REAL ESTATE CAPITAL PARTNERS
1901 AVENUE OF THE STARS, SUITE 1465
LOS ANGELES, CA 90067
CONTACT: TIMAN KHOUBIAN
timan.khoubian@dljrecp.com
TEL (310) 734-0881

ARCHITECT:

ABRAMSON TEIGER ARCHITECTS
8924 LINDBLADE STREET
CULVER CITY, CA 90232
CONTACT: MARCO MARRACCINI
marco@abramsonteiger.com
TEL (310) 838-8998 EXT 205
FAX (310) 838-8332

STRUCTURAL ENGINEER

JLA STRUCTURAL ENGINEERS
319 MAIN STREET
EL SEGUNDO, CA 90245
CONTACT: CHUCK WHITAKER
chuck@labibse.com
TEL (213) 706-9908

CIVIL ENGINEER:

FUSCOE ENGINEERING, INC.
600 WILSHIRE BLVD., SUITE 1470
LOS ANGELES, CA 90017
CONTACT: ANDREW WILLRODT
awillrodt@fuscoe.com
TEL (213) 542-5620

MEP ENGINEER:

INNOVATIVE ENGINEERING GROUP
2501 DAVIDSON DRIVE, 2ND FLOOR
MONTEREY PARK, CA 91754
CONTACT: DAVID TEA
TEL (323) 262-9199 EXT. 122

LANDSCAPE ARCHITECT:

LA GROUP
CONTACT: BOB YAMASHITA
boby@lagroupinc.net

ABRAMSON_TEIGER ARCHITECTS
8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL. 310.838.8998 WWW.ABRAMSONTEIGER.COM

THE BRICK & THE MACHINE
9735 Washington Blvd, Culver City, CA

PROJECT NO: BM16

REVISIONS

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

TITLE SHEET

T0.0

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Washington Blvd.

Washington Blvd.

Delmas Entry

Washington Blvd. Streetscpe

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TEL: 310.838.8998 WWW.ABRAMSONTEIGER.COM

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-	07/11/2017	SITE PLAN REVIEW REV.

RENDERINGS

T1.1

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Tenant Roof Garden and Courtyard

Internal Courtyard

Internal Courtyard

Tenant Roof Garden

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-	07/11/2017	SITE PLAN REVIEW REV.

RENDERINGS

T1.2

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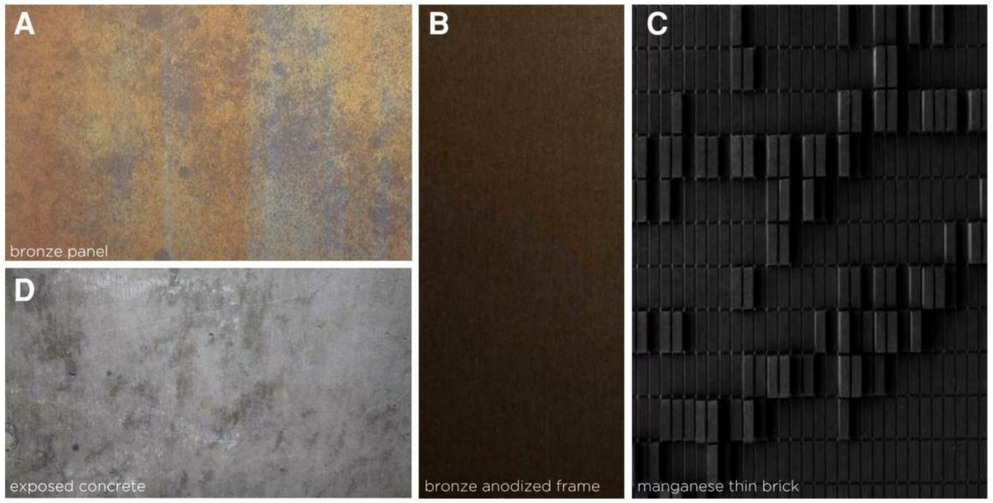
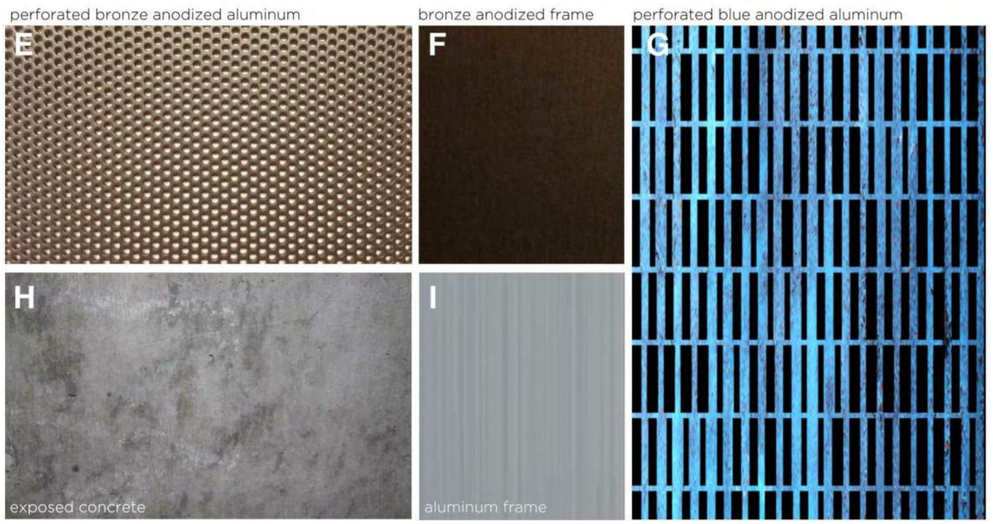
LEGEND

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

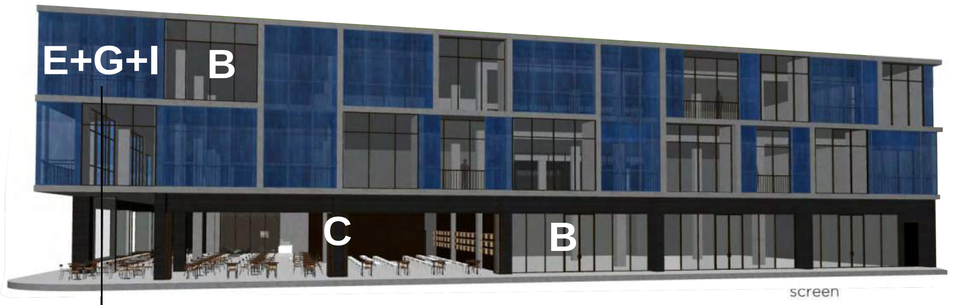


THE BRICK MATERIALS

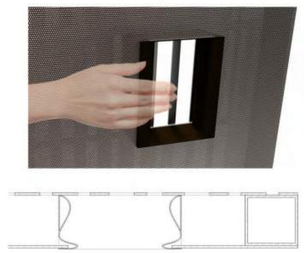
THE BRICK MATERIALS



THE MACHINE MATERIALS



THE MACHINE MATERIALS



SLIDING PANEL COMPONENTS

ABRAMSON_TEIGER ARCHITECTS
8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONTEIGER.COM

THE BRICK & THE MACHINE
9735 Washington Blvd, Culver City, CA

PROJECT NO: BM16

REVISIONS

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

MATERIAL BOARD

T1.3

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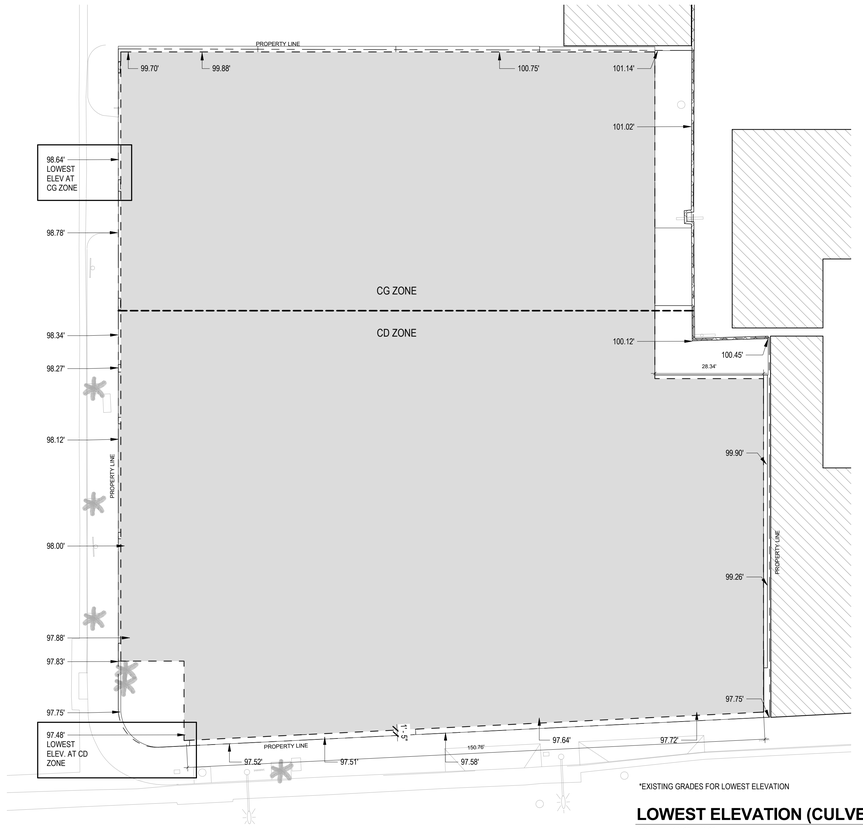
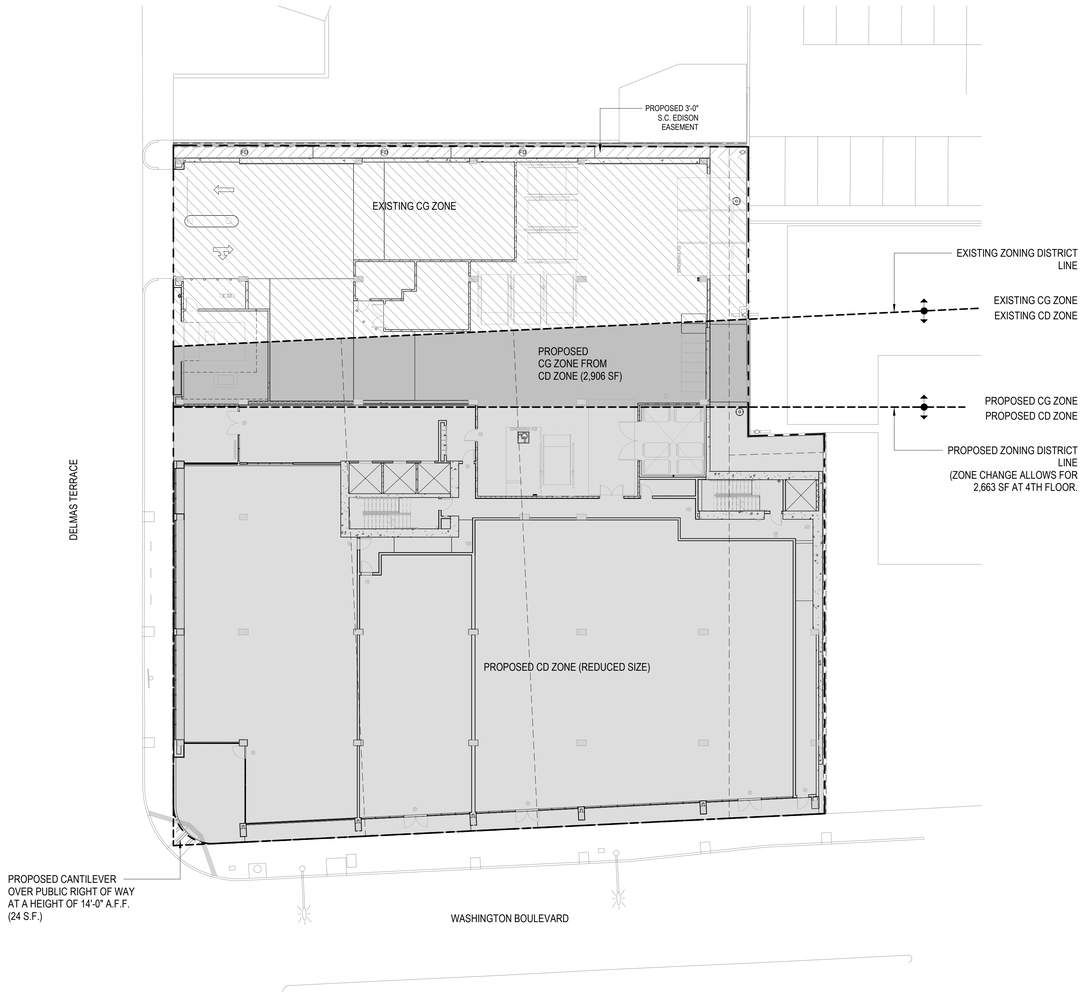


*EXISTING GRADES FOR LOWEST ELEVATION

LOWEST ELEVATION (CULVER CITY) 3

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



ZONE CHANGE DIAGRAM 2

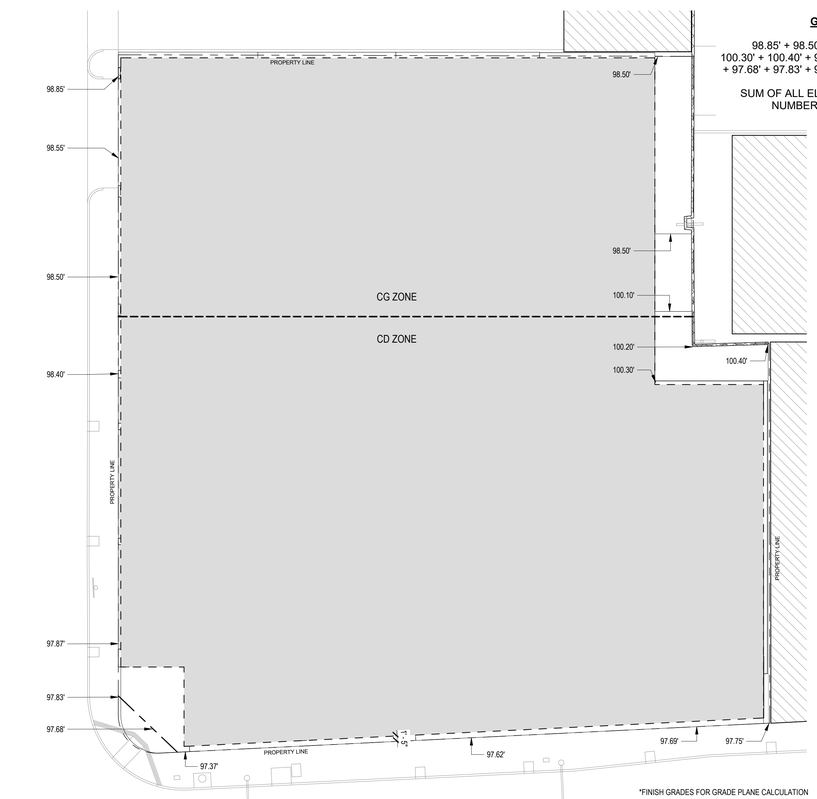
SCALE: 1/16" = 1'-0"

GRADE PLANE CALCULATION

98.85' + 98.50' + 98.50' + 100.10' + 100.20' + 100.30' + 100.40' + 97.75' + 97.69' + 97.62' + 97.37' + 97.68' + 97.83' + 97.87' + 98.40' + 98.50' + 98.55'

SUM OF ALL ELEVATION POINTS = 1,676.11'
NUMBER OF ELEVATION POINTS = 17

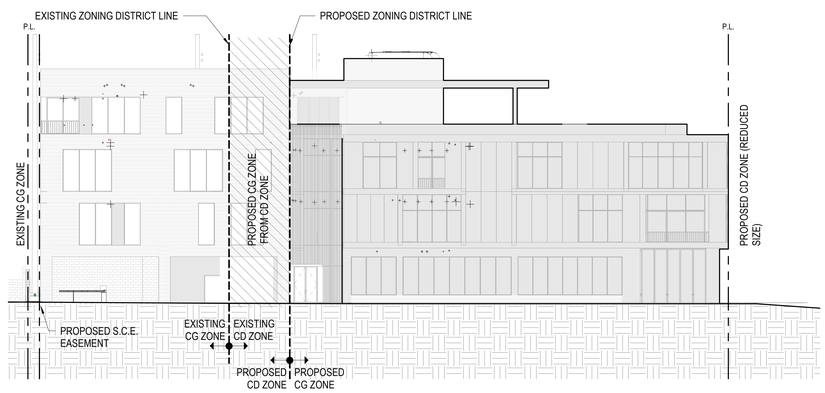
AVG. GRADE PLANE = 98.59'



*FINISH GRADES FOR GRADE PLANE CALCULATION

GRADE PLANE (CBC) 4

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



ZONE CHANGE ELEVATION (WEST) 1

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

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8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONTEIGER.COM

LICENSED ARCHITECT
DOUGLAS TEIGER
C20505 5-31-19
STATE OF CALIFORNIA

THE BRICK & THE MACHINE

9735 Washington Blvd, Culver City, CA

PROJECT NO: BM16

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

ZONE CHANGE, LOWEST ELEV. & GRADE PLANE

T2.0

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BUILDING AREA PER CBC				
FLOOR	AREA NAME	AREA TYPE	GROUP	AREA
00 - P3	AREA #1	PARKING	S-2	25,225 SF
				25,225 SF
01 - P2	AREA #1	PARKING	S-2	25,136 SF
				25,136 SF
02 - P1	AREA #1	BUILDABLE AREA	S-2	25,106 SF
				25,106 SF
1ST FLOOR / GROUND	AREA #1	BUILDABLE AREA	S-2	445 SF
1ST FLOOR / GROUND	AREA #2	BUILDABLE AREA	S-2	528 SF
1ST FLOOR / GROUND	AREA #3	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	60 SF
1ST FLOOR / GROUND	AREA #4	BUILDABLE AREA	B	908 SF
1ST FLOOR / GROUND	AREA #5	BUILDABLE AREA	A-2	3,809 SF
1ST FLOOR / GROUND	AREA #6	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	1,116 SF
1ST FLOOR / GROUND	AREA #7	PARKING	S-2	8,518 SF
1ST FLOOR / GROUND	AREA #8	BUILDABLE AREA	B	1,538 SF
1ST FLOOR / GROUND	AREA #9	BUILDABLE AREA	M	8,076 SF
				24,997 SF
2ND FLOOR	AREA #01	BUILDABLE AREA	B	22,039 SF
2ND FLOOR	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
2ND FLOOR	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	145 SF
2ND FLOOR	AREA #04	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	95 SF
2ND FLOOR	AREA #05	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	89 SF
2ND FLOOR	AREA #06	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
2ND FLOOR	AREA #07	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	85 SF
2ND FLOOR	AREA #08	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	616 SF
2ND FLOOR	AREA #09	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	129 SF
				23,379 SF
3RD FLOOR	AREA #01	BUILDABLE AREA	B	22,047 SF
3RD FLOOR	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	95 SF
3RD FLOOR	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	95 SF
3RD FLOOR	AREA #04	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	107 SF
3RD FLOOR	AREA #05	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
3RD FLOOR	AREA #06	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	86 SF
3RD FLOOR	AREA #07	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	117 SF
3RD FLOOR	AREA #08	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
3RD FLOOR	AREA #09	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	419 SF
3RD FLOOR	AREA #10	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	86 SF
				23,236 SF
4TH FLOOR ROOF	AREA #01	BUILDABLE AREA	B	7,979 SF
4TH FLOOR ROOF	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	81 SF
4TH FLOOR ROOF	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	147 SF
4TH FLOOR ROOF	AREA #04	BUILDABLE AREA	B	282 SF
4TH FLOOR ROOF	AREA #05	BUILDABLE AREA	B	417 SF
				8,907 SF
TOTAL BUILDING AREA				155,986 SF

BUILDING AREA PER CBC (SEPARATED OCCUPANCIES)			
FLOOR	GROUP	AREA	ALLOWED CBC AREA
00 - P3	S-2	25,225 SF	78,000 SF
		25,225 SF	
01 - P2	S-2	25,136 SF	78,000 SF
		25,136 SF	
02 - P1	S-2	25,106 SF	78,000 SF
		25,106 SF	
1ST FLOOR / GROUND	A-2	3,809 SF	28,500 SF
1ST FLOOR / GROUND	B	3,622 SF	57,000 SF
1ST FLOOR / GROUND	M	8,076 SF	37,500 SF
1ST FLOOR / GROUND	S-2	9,491 SF	
		24,997 SF	
2ND FLOOR	B	23,379 SF	
		23,379 SF	
3RD FLOOR	B	23,236 SF	57,000 SF
		23,236 SF	
4TH FLOOR ROOF	B	8,907 SF	57,000 SF
		8,907 SF	

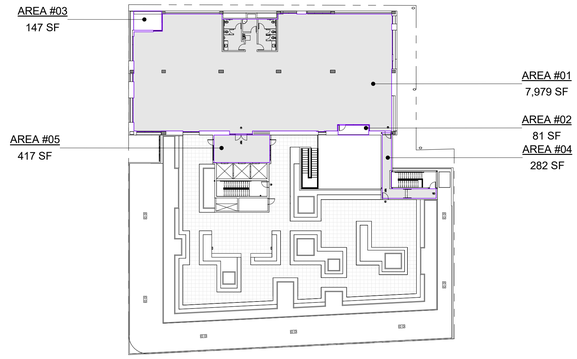
BUILDING AREA PER CBC - FLOOR	
FLOOR	AREA
00 - P3	25,225 SF
01 - P2	25,136 SF
02 - P1	25,106 SF
1ST FLOOR / GROUND	24,997 SF
2ND FLOOR	23,379 SF
3RD FLOOR	23,236 SF
4TH FLOOR ROOF	8,907 SF
TOTAL BUILDING AREA	155,986 SF

BUILDING AREA PER CBC - TOTAL...	
GROUP	AREA
A-2	3,809 SF
B	59,144 SF
M	8,076 SF
S-2	84,958 SF
TOTAL BUILDING AREA	155,986 SF

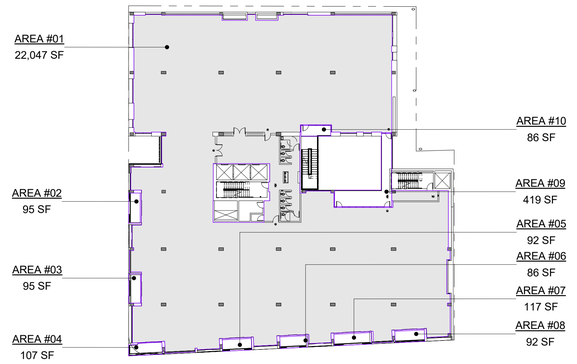
P1 LEVEL

P2 LEVEL

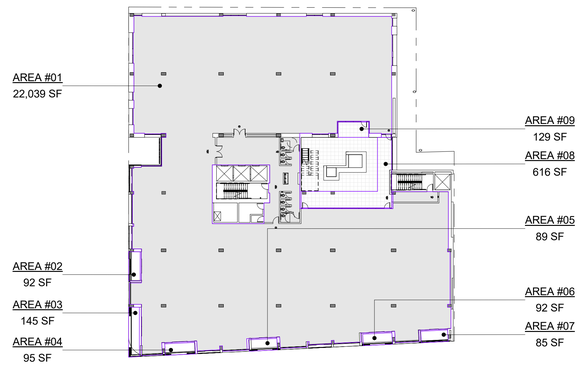
P3 LEVEL



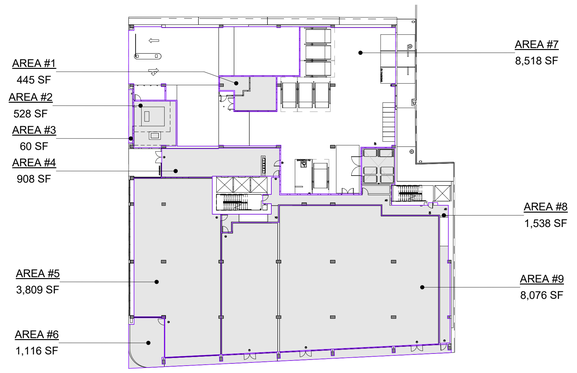
4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR / GROUND

BUILDING AREA (CBC) 1

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

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C20505 5-31-19
STATE OF CALIFORNIA

THE BRICK & THE MACHINE

9735 Washington Blvd, Culver City, CA

PROJECT NO:BM16

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

BUILDING CODE AREAS

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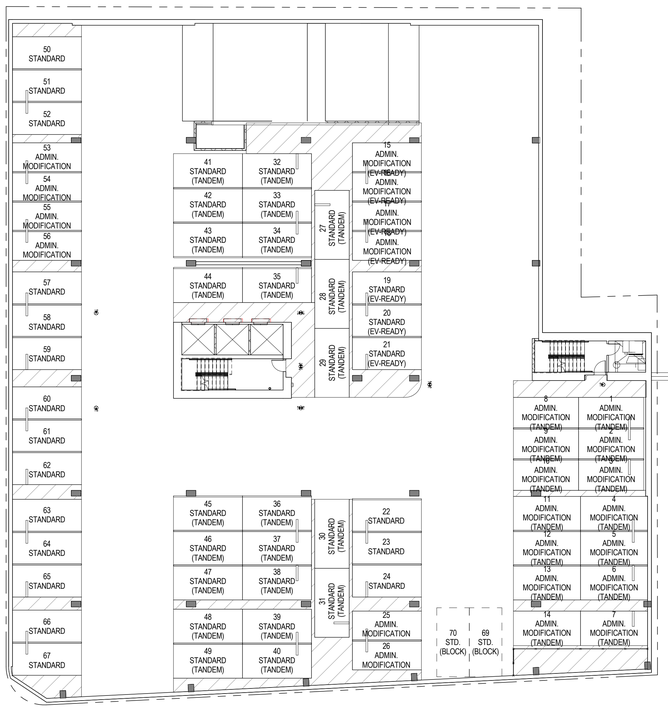
GROSS LEASABLE AREA					
			PARKING		REQ.
LEVEL	NAME	AREA	FACTOR	REQUIRED	BIKES
1ST FLOOR / GROUND	OUTDOOR DINING	798 SF	100 SF	8.0	0.40
1ST FLOOR / GROUND	RESTAURANT	4,234 SF	100 SF	42.3	2.12
1ST FLOOR / GROUND	RETAIL	6,158 SF	400 SF	15.4	0.77
1ST FLOOR / GROUND	RETAIL	2,000 SF	400 SF	5.0	0.25
1ST FLOOR / GROUND		13,190 SF		70.7	3.54
2ND FLOOR	OFFICE	23,135 SF	370 SF	62.5	3.13
2ND FLOOR		23,135 SF		62.5	3.13
3RD FLOOR	OFFICE	23,226 SF	370 SF	62.8	3.14
3RD FLOOR		23,226 SF		62.8	3.14
4TH FLOOR ROOF	OFFICE	9,250 SF	370 SF	25.0	1.24
4TH FLOOR ROOF	OUTDOOR DINING	1786.88 SF	100 SF	17.86	0.89
4TH FLOOR ROOF		11,036.88 SF		45.0	2.13
TOTAL GROSS BUILDING AREA		70,587.88 SF		238.88	11.94

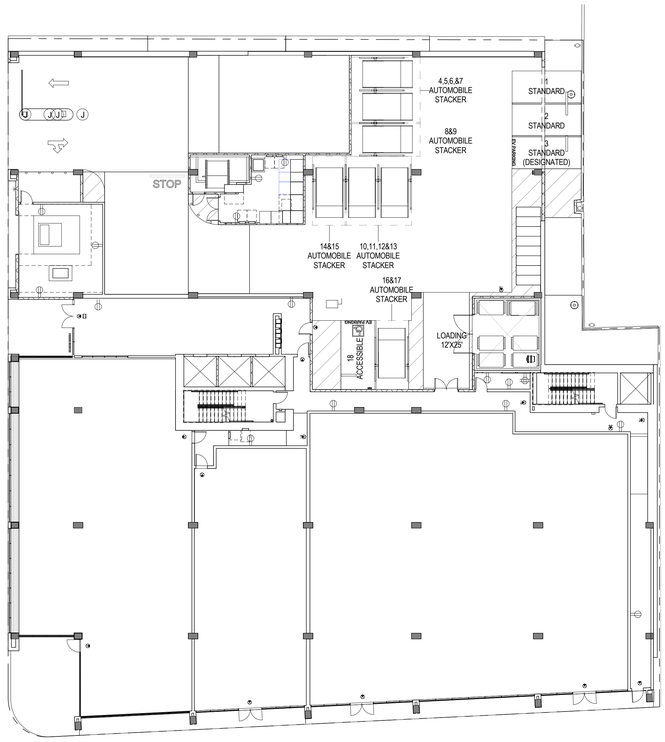
GROSS LEASABLE AREA - SUMMARY			
		PARKING	
TYPE	AREA	FACTOR	REQUIRED
OFFICE	55,611 SF	370 SF	150.3
RESTAURANT	6,818.88 SF	100 SF	68.18
RETAIL	8,158 SF	400 SF	20.4
TOTAL GROSS BUILDING AREA	70,587.88 SF		238.88

PARKING SCHEDULE PER LEVEL		
LEVEL	PARKING TYPE	TOTAL PARKING
1ST FLOOR / GROUND	AUTOMOBILE STACKER	14
1ST FLOOR / GROUND	STANDARD	2
1ST FLOOR / GROUND	STANDARD - ACCESSIBLE PARKING	1
1ST FLOOR / GROUND	STANDARD - DESIGNATED PARKING	1
1ST FLOOR / GROUND		18
P1 LEVEL	ADMIN. MODIFICATION (7'-8" X 18"-0")	1
P1 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")	6
P1 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")	8
P1 LEVEL	STANDARD	13
P1 LEVEL	STANDARD - ACCESSIBLE PARKING	6
P1 LEVEL	STANDARD - DESIGNATED PARKING	6
P1 LEVEL	STANDARD - TANDEM PARKING	20
P1 LEVEL		60
P2 LEVEL	ADMIN. MODIFICATION (7'-8" X 18"-0")	9
P2 LEVEL	ADMIN. MODIFICATION - DESIGNATED PARKING	1
P2 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")	6
P2 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")	8
P2 LEVEL	STANDARD	17
P2 LEVEL	STANDARD - DESIGNATED PARKING	3
P2 LEVEL	STANDARD - TANDEM PARKING	23
P2 LEVEL		67
P3 LEVEL	ADMIN. MODIFICATION (7'-8" X 18"-0")	6
P3 LEVEL	ADMIN. MODIFICATION - DESIGNATED PARKING	4
P3 LEVEL	ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")	6
P3 LEVEL	ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")	8
P3 LEVEL	STANDARD	20
P3 LEVEL	STANDARD - DESIGNATED PARKING	3
P3 LEVEL	STANDARD - TANDEM PARKING	23
P3 LEVEL		70
TOTAL PARKING STALLS PROVIDED		215

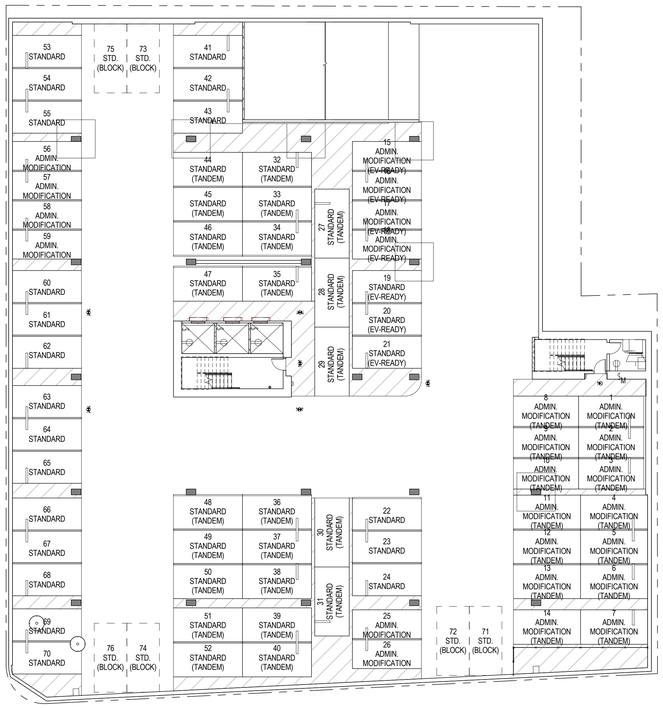
PARKING STALL TYPES			
PARKING SIZE	TYPE	SIZE	STALLS
ADMIN. MODIFICATION (7'-8" X 18"-0")		7'-8" X 18'-0"	16
ADMIN. MODIFICATION - DESIGNATED PARKING	DESIGNATED	7'-8" X 18'-0"	5
ADMIN. MODIFICATION - TANDEM (8'-1" X 17'-6")	TANDEM	8'-1" X 17'-6"	18
ADMIN. MODIFICATION - TANDEM (9'-0" X 17'-6")	TANDEM	9'-0" X 17'-6"	24
AUTOMOBILE STACKER	DOUBLE STACK		8
AUTOMOBILE STACKER	SINGLE STACK		6
STANDARD		8'-6" X 18'-0"	52
STANDARD - ACCESSIBLE PARKING	ACCESSIBLE	9'-0" X 18'-0"	7
STANDARD - DESIGNATED PARKING	DESIGNATED	8'-6" X 18'-0"	13
STANDARD - TANDEM PARKING	TANDEM		66
TOTAL PARKING STALLS PROVIDED			215



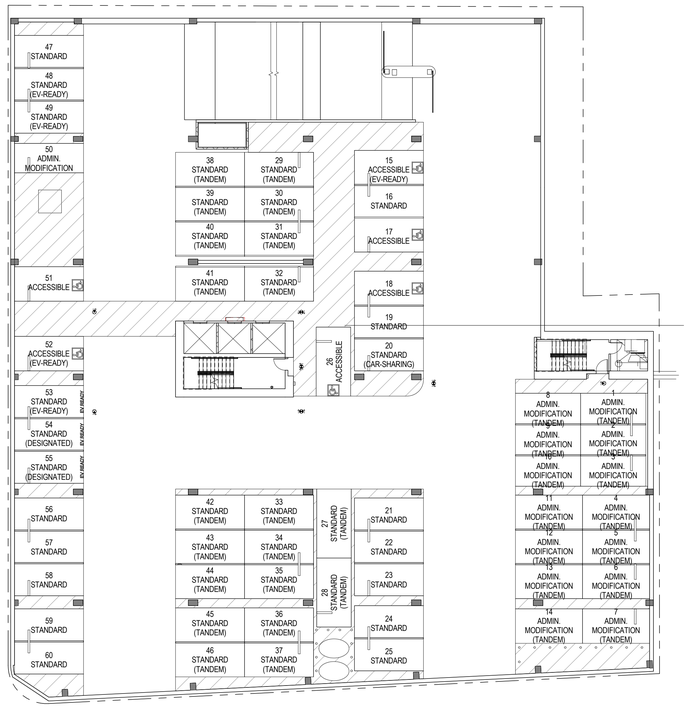
P2 LEVEL PLAN (3)
SCALE: 1/16" = 1'-0"



1ST FLOOR / GROUND (1)
SCALE: 1/16" = 1'-0"



P3 LEVEL PLAN (4)
SCALE: 1/16" = 1'-0"



P1 LEVEL PLAN (2)
SCALE: 1/16" = 1'-0"

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PROJECT NO:BM16

REVISIONS

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

PARKING ANALYSIS

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5.504.4.3 Finish Material Pollutant Control - Paints and Coatings - comply with California Air Resources Board (CARB) limits.
See also http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf ,provide manufacturers information on site of all such materials for field verification.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.504.4.3.1 Finish Material Pollutant Control - Aerosol Paints and Coatings - comply with California Air Resources Board (CARB) limits.
See also http://www.arb.ca.gov/coatings/arch/rules/VOClimits.pdf ,provide manufacturers information on site of all such materials for field verification.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.504.4.4 Carpet Systems - all new carpet shall comply with one of the following:
1. Carpet and Rug Institutes Green Label Plus Program http://www.carpet-rug.org/commercial-customers/green-building-and-the-environment/green-label-plus/\
2. California Department of Public Health Standard Practice for the Testing of VOC's (Specification 01350) http://www.calrecycle.ca.gov/GreenBuilding/Specs/Section01350/
3. NSF/ ANSI 140 at the Gold Level http://www.carpet-rug.org/carpet-and-rug-industry/sustainability/sustainable-carpet/index.cfm
4. Scientific Certifications Systems Indoor Advantage Gold http://www.scscertified.com/gbc/indooradvantage.php
Provide manufacturers information on site of all such materials for field verification.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.504.4.5 Composite Wood Products
Hardwood, plywood, particleboard, and medium density fiberboard composite wood products used interior or exterior shall meet the requirements for formaldehyde per the California Air Resources Board (CARB) Air Toxic Control Measure for Composite Wood (17 CCR 93120)

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.408.1 Construction Waste Diversion
Establish a construction Waste Management Plan that:
1. Identifies the materials to be diverted from disposal by efficient usage, recycling, reuse, or salvage.
2. Determines whether materials will be sorted on-site or mixed.
3. Identifies diversion facilities where collected material will be taken.
4. Specifies the amounts of materials diverted by weight or volume.
Sample Waste Management Plans may be found at:
http://www.calrecycle.ca.gov/ConDemo/
A C&D Debris Recyclers Database may be found at:
http://www.calrecycle.ca.gov/ConDemo/Recyclers/RecyclerSearch.aspx

Reference Sheets (Sheet #'s or N/A)	T3.4
Comments (e.g. Note # or Detail #)	

5.408.3 Construction Waste Reduction of a least 50 Percent
Provide a Construction Waste Management Plan that indicates recycling or reusing a minimum of 50% of construction waste, excluding:
1. Excavated soil and land clearing debris.
2. Alternate waste reduction methods if diversion or recycle facilities don't exist. (Not applicable to Culver City.)

Reference Sheets (Sheet #'s or N/A)	T3.4
Comments (e.g. Note # or Detail #)	

5.408.4 Excavated Soil and Land Clearing Debris
100% of trees, stumps, rocks, and associated vegetation and soils resulting from land clearing shall be reused or recycled. Provide a complying Waste Management Plan.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.410.1 Recycling by Occupants
Indicate on the construction plans readily accessible areas serving the entire building for the storage and collection of (1) paper, (2) corrugated cardboard, (3) glass, (4) plastics, and (5) metals.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.303.1 Water Meters
For new buildings greater than 50,000 s.f.:
1. Provide individual water meters for tenant spaces expected to consume more than 100 gallons per day.
2. Provide individual water meters for laundry, cleaner, restaurant, food service, medical, dental, laboratory, beauty salon, or barber shops expected to consume more than 1-- gallons per day.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.303.2 Twenty Percent Water Savings
Demonstrate 20% water savings by one of two methods:
1. Each plumbing fixture or fitting shall meet the 20% reduced flow rate per CalGreen Table 5.303.2.3.
2. Provide calculations demonstrating a 20% reduction over the "water use baseline" per CalGreen Table 5.303.2.2.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.303.2.1 Multiple Showerheads Serving One Shower
The combined flow rates of all showerheads in one shower shall not exceed the maximum flow rates specified in the 20% reduction column per CalGreen Table 5.303.2.3.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.303.4 Wastewater Reduction - 20% wastewater reduction.
Demonstrate a 20% wastewater reduction by one of the following methods:
1. Comply with the 20% water use reduction per CalGreen 5.303.2.
2. Utilize non-potable water systems; captured rainwater, graywater, or recycled water.
3. Use waterless urinals.
4. Irrigate landscaping with graywater.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.303.6 Plumbing Fixtures and Fittings.
Plumbing fixtures address in CalGreen Table 5.303.6 shall comply with the referenced standards.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.504.5 Resilient Flooring Systems - at least 50% of all resilient flooring shall comply with one of the following:
1. The VOC limits defined in the Collaborative for High Performance Schools (CHPS) Low Emitting Materials List
2. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
Provide manufacturers information on site of all such materials for field verification.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.504.5.3 Filters
In mechanically ventilated buildings; provide regularly occupied areas of the building with air filtration media that provides a minimum Efficiency Reporting Value (MERV) of 8.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.504.7 Environmental Tobacco Smoke (ETS) Control
Any outdoor areas provided for smoking shall be a minimum of 25' from any building entries, outdoor air intakes, or operable windows.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.505.1 Indoor Moisture Control
Buildings shall meet or exceed the California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls).

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.506.1 Outside Air Delivery
Mechanically or naturally ventilated buildings shall meet the minimum requirements of the California Energy Code Section 121 (Requirements for Ventilation), CCR, Title 24, Part 6, and Chapter 4 of CCR, title 8.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.410.4 Testing and Adjusting (Building Commissioning)
Testing and adjusting of systems is required of new buildings less than 10,000 s.f.
Provide a written plan of procedures for testing and adjusting of systems including:
1. HVAC systems and controls.
2. Indoor and outdoor lighting and controls.
3. Water heating systems.
4. Renewable energy systems
5. Landscape irrigation systems.
6. Water reuse systems.
Additionally; all new HVAC systems shall be tested and balanced in accordance with the Testing, Adjusting, and Balancing Bureau National Standards, the National Environmental Bureau Procedural Standards, or the Associated Air Balance council National Standards.
A final report of the testing signed by the responsible individual shall be provided to Culver City Building Safety prior to final inspection.
Provide the building owner with a detailed Operation and Maintenance (O&M) Manual and copies of guaranties & warranties for each system, including copies of all Culver City Building Safety Inspection reports.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.503.1 Fireplaces
Install only direct-vent sealed combustion gas or sealed-wood-burning fireplace, or sealed woodstove or pellet stove. Any woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.504.3 Covering of Duct Openings and Protection of Mechanical Equipment During Construction - from rough installation or storage on site to final start-up of the mechanical system; all ducts and HVAC components shall be covered.
Use supply boots, plastic wrap, cardboard, or other materials to cover all HVAC ducts and equipment until final startup.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.504.4.1 Finish Material Pollutant Control - Adhesives, sealants, caulks, etc. - comply with SCAQMD Rule 1168 VOC limits.
See also CalGreen Table 4.504.1 and Table 4.504.2 for VOC limits; provide manufacturers information on site of all such materials for field verification.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.304.1 Water Budget - Landscape irrigation
Develop a water budget for landscape irrigation per the Culver City Water Efficiency Ordinance.
http://www.culvercity.org/Government/PublicWorks/EnvironmentalPrograms/~/media/Files/PW/EnvironmentalOps/Ord2009WaterConservation.ashx

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.304.2 Outdoor Potable Water Use
For new landscaped areas of greater and 1,000 s.f. and less than 5,000 s.f.; provide separate water meters or submeters for indoor and outdoor potable water use.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.304.3 Irrigation Design
For new landscaped areas greater than 1,000 s.f. and less than 2,5oo s.f. indicate irrigation controllers per the following:
1. Provide weather or soil moisture irrigation controllers.
2. Weather based irrigation controllers without integral rain sensors shall have a separate rain connected to the controller.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.407.1 Weather Protection
Provide weather-resistant exterior wall and foundation envelope per California Building Code Section 1403.2 and California energy Code Section 150.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.407.2 Moisture control
Limit moisture entry into buildings:
CalGreen 5.407.2.1 Irrigation Sprinklers: prevent spray onto structures.
CalGreen 5.407.2.2 Entries and Openings: design to prevent water intrusion into buildings.
1. Use features such as overhangs and recesses, flashings, etc. integrated with a drainage plain.
2. Use non-absorbent floor and wall finishes within 2' of building entries.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

Commercial Mandatory Measures:

5.106.1 Planning and Design - Storm Water Pollution Prevention Plan
Provide a Storm Water Pollution Prevention Plan (SWPPP) prepared by a qualified professional per California NPDES and California State Water Control Board Standards.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.106.5.2 Designated Parking - provide designated parking for low-emitting, fuel efficient, and carpool/ van vehicles.
Provide designated parking per CalGreen Table 5.106.5.2

Reference Sheets (Sheet #'s or N/A)	T3.2, A2.0, A2.1, A2.3,
Comments (e.g. Note # or Detail #)	

5.106.8 Light Pollution Reduction
1. Shield all exterior luminaries or provide cut-off luminaries per Cal. Energy Code 132 (b).
2. Contain interior lighting within each source.
3. Allow no more than .01 horizontal lumen foot candles 15' beyond site boundaries.
4. Provide automatic controls for exterior lighting to turn off during inactive periods.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

5.106.10 Grading and Paving - Grade site to keep surface water from entering buildings.
Self explanatory; similar to Cal. Building Code Section 1805.3.4.

Reference Sheets (Sheet #'s or N/A)	C3.0
Comments (e.g. Note # or Detail #)	

5.201.1 Energy Efficiency - Comply with California Energy Code
Self explanatory; comply with the California Title 24 Energy Code requirements.

Reference Sheets (Sheet #'s or N/A)	
Comments (e.g. Note # or Detail #)	

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9735 Washington Blvd, Culver City, CA

PROJECT NO: BM16

REVISIONS

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

CAL GREEN CHECKLIST

T4.0

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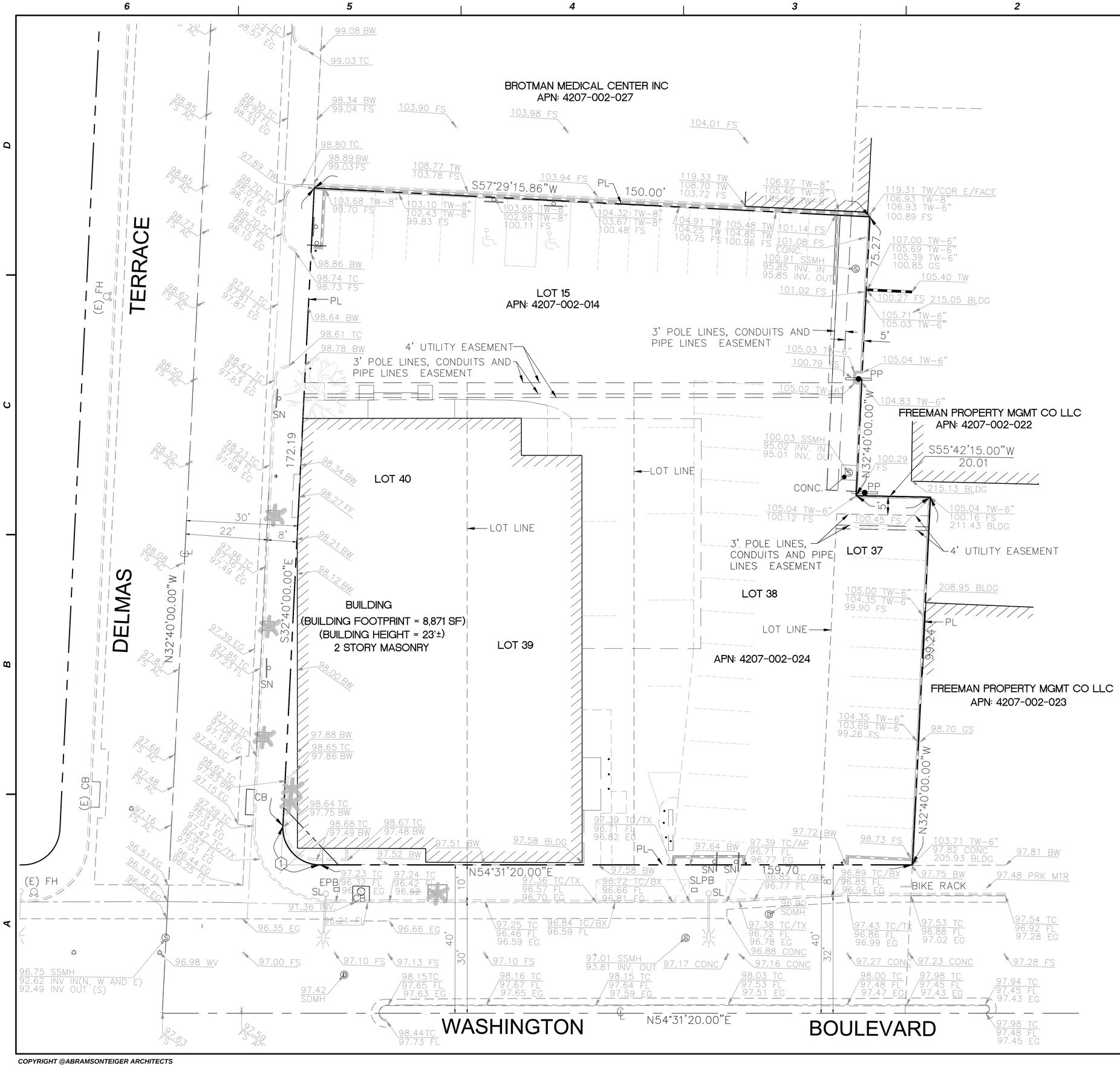

LEGEND:

FF	FINISHED FLOOR
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
EG	EDGE OF GUTTER
BW	BACK OF WALK
AC	ASPHALT
CONC	CONCRETE
CB	CATCH BASIN
INV.	INVERT
OUT.	OUTLET
TW	TOP OF WALL
EPB	ELECTRIC POWER BOX
BLDG	BUILDING
GS	GROUND SHOOT
(E)	EXISTING
PL	PROPERTY LINE
CATV	CABLE TELEVISION PULL BOX
APN	ASSESSORS PARCEL NUMBER
GMTR	GAS METER
PP	POWER POLE
SN	SIGN
WV	WATER VALVE
WV	WATER METER
SL	STREET LIGHT
SDMH	STORM DRAIN MANHOLE
SMH	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	PROJECT BOUNDARY
	LOT LINE
	STREET CENTER LINE
	BLOCK WALL
	(E) WATER
	(E) SEWER
	(E) STORM DRAIN
	PALM TREE, 10" TRUNK

BENCH MARK:

CITY OF LOS ANGELES BENCHMARK NO: 13-02831 PBM DISC *STMPD 13-02831;1979* 1FT W/O W CURB HUGHES AVE; 29FT N/O BCR VENICE BLVD; N END CB ELEVATION=101.650 FEET (NAVD 1988 DATUM) (ADJ. 2000)

BASIS OF BEARINGS:

THE BEARING OF N32°40'00"W ALONG THE CENTERLINE OF DELMAS TERRACE PER TRACT NO. 2444, BOOK 24 PAGE 5 OF MAPS IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL1:

LOTS 39, 40 AND15, BLOCK 13, TRACT 2444,IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 24, PAGES 5 TO 7, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4207-002-014, 025

PARCEL2:

LOTS37 AND 38 IN BLOCK 13 OF TRACT NO. 2444, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY (VACATED) BY RESOLUTION NO. 145, RECORDED MARCH 25,2009 AS INSTRUMENT NO. 20090425288 OFFICIAL RECORDS, IN SAID BLOCK 13 AS SHOWN ON SAID MAP OF TRACT NO. 2444, TITLE TO WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LOTS 37 AND 38.

APN: 4207-002-024

NOTE:

ALL EASEMENTS PER ALTA/ACSM LAND TITLE SURVEY DATED 07/09/2015

CURVE DATA:

(1) Δ=92°48'40" R=10.00' L=16.20'

ALTA/ACSM LAND TITLE SURVEY
BY: JRN CIVIL ENGINEER
DATED 07/09/2015

SCALE: 1" = 10'

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9735 Washington Blvd, Culver City, CA

FUSCOE ENGINEERING
600 Wilshire, Suite 1470,Los Angeles, California 90017
tel 213.988.8802 ◦ fax 213.988.8803 ◦ www.fuscoe.com

PROJECT NO:

1	12/14/16	PPR SUBMITTAL
-	07/11/2017	SITE PLAN REVIEW REV.

SITE SURVEY

C1.0

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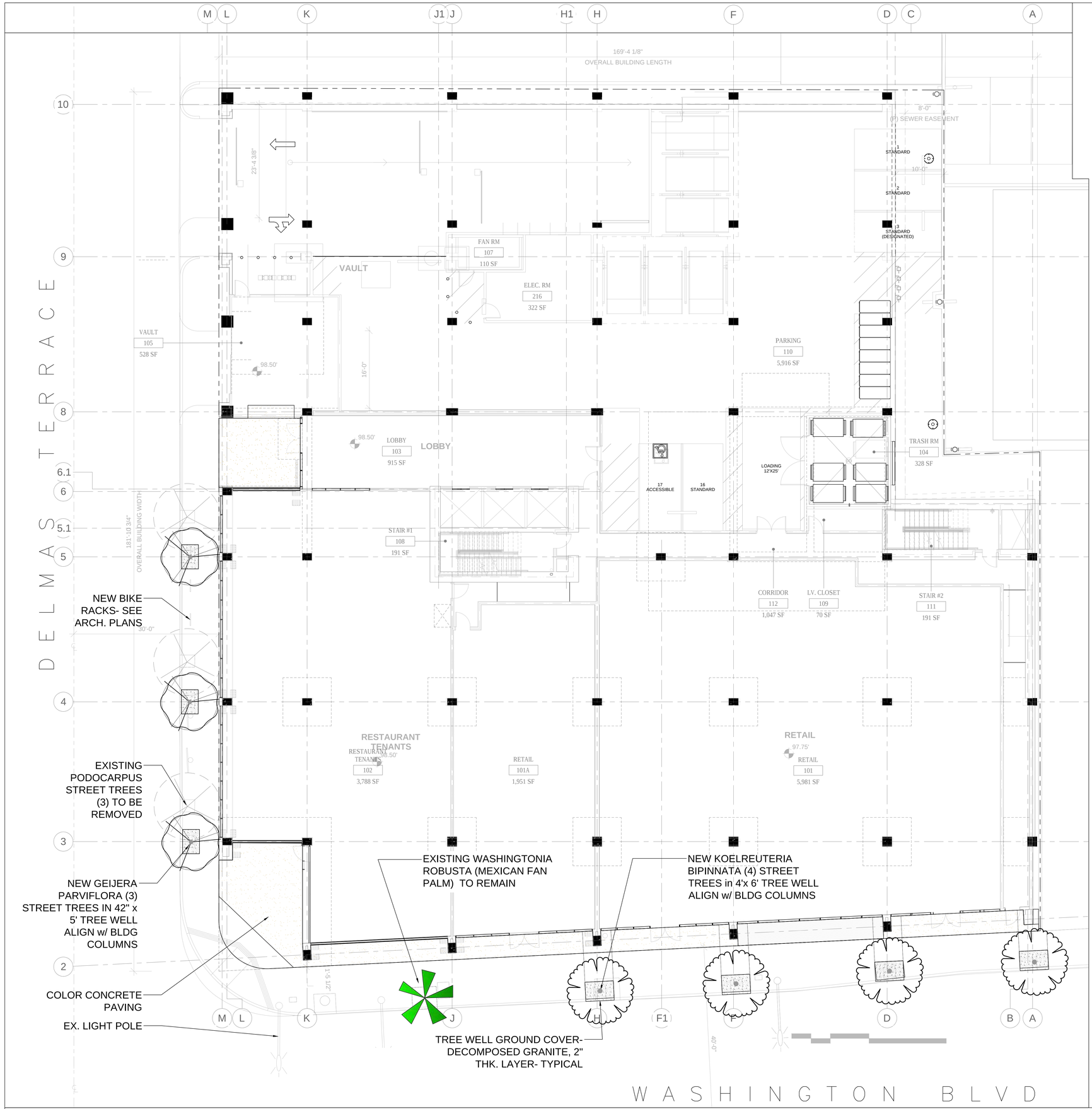

PLANT SCHEDULE

STREET TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	GEI PA2	Geijera parviflora / Australian Willow	24"box		3	Standard Meet City Street Tr requirements
	KOE BIP	Koelreuteria bipinnata / Chinese Flame Tree	24"box		4	Standard Meet City Street Tr requirements
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	REMARKS
	DEC GRA	Decomposed Granite / Tan	mulch		147 sf	with stabilizer

LANDSCAPE PLAN STREETSCAPE

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

0 8' 16' 24' feet

NORTH

L.A. GROUP
Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

REGISTERED LANDSCAPE ARCHITECT
ROBERT O. YAMASHITA LIC No 2008
Signature
6/30/17
Renewal Date
STATE OF CALIFORNIA

THE BRICK & THE MACHINE
9735 Washington Blvd., Culver City, CA
for
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1901 Avenue of the Stars, Suite 1465, Los Angeles, CA 90067

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

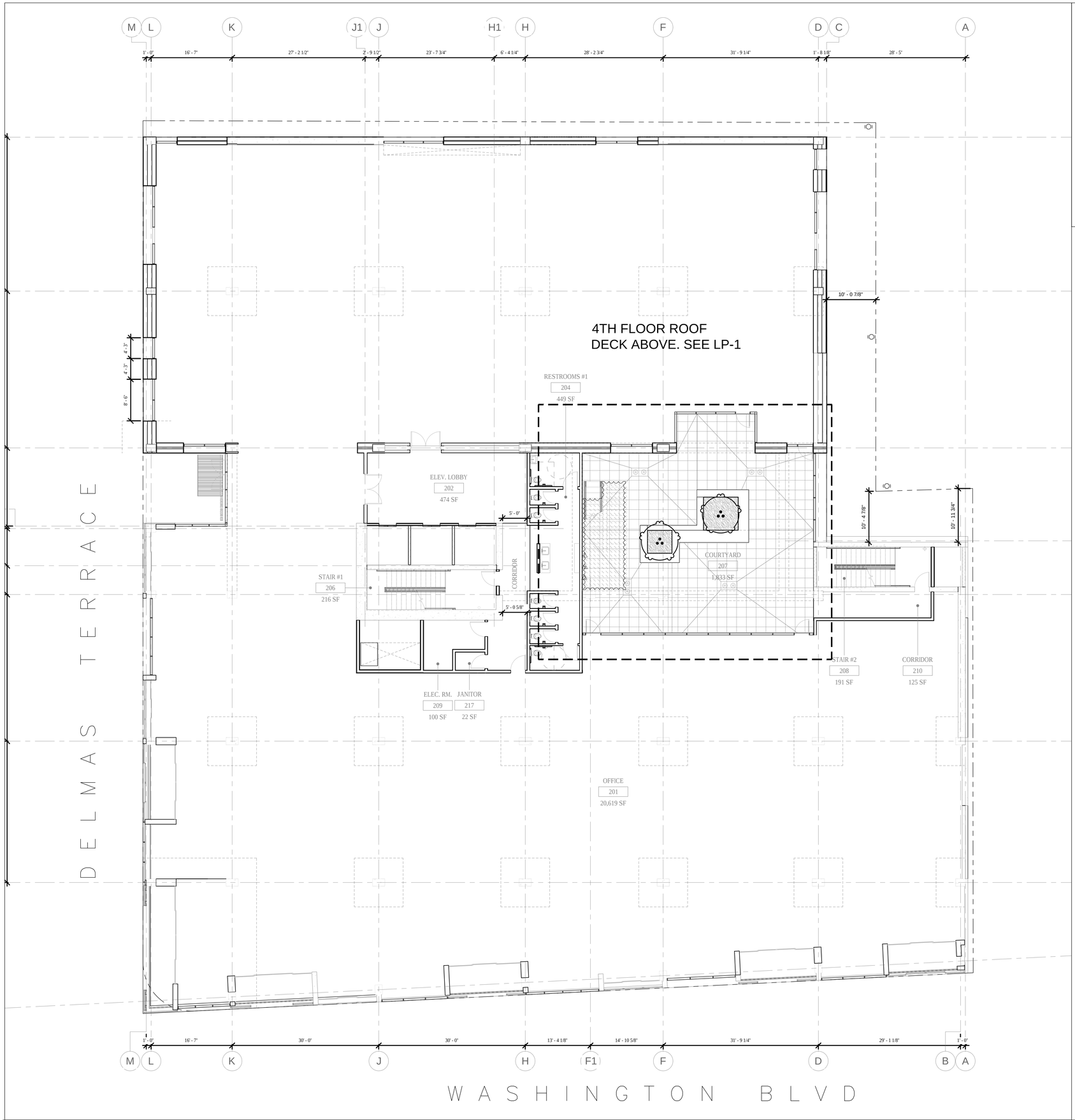
Date *

Drawn By ROY

Sheet Title
PLANTING PLAN
STREETSCAPE

Job No. 4441

Sheet No.
LP-1
. of . Sheet



PLANT SCHEDULE 2ND FLOOR COURTYARD

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

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p 818.251-9718 f 818.251-9719
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Issue	Description	Date
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2	100% DD	03-31-2017
3	Site Plan Review RESUBMITT	07-11-2017

Date *

Drawn By .

Sheet Title
PLANTING PLAN

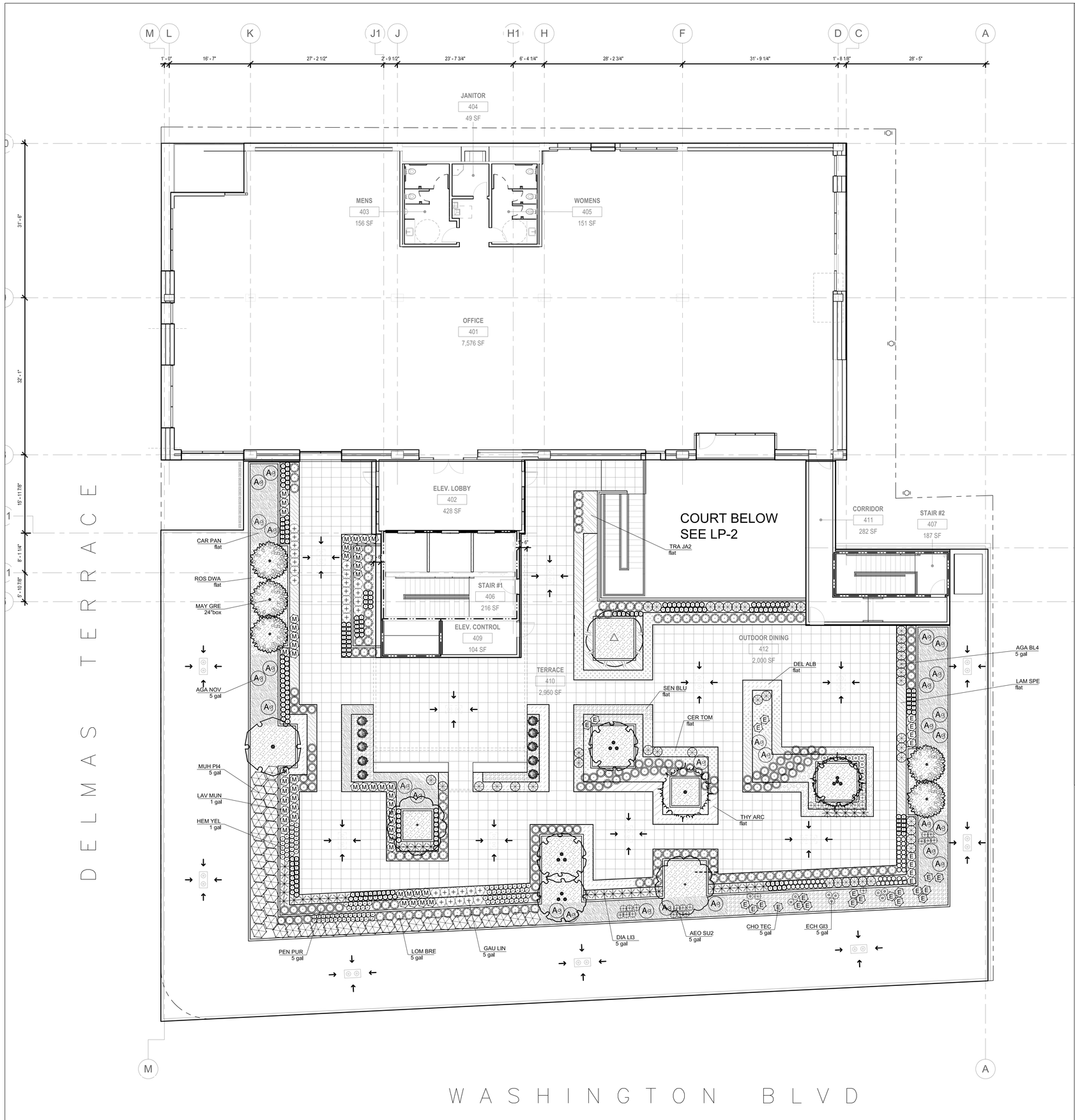
2ND FLOOR
COURTYARD

Job No. 4441

Sheet No.
LP-2
. of . Sheet

LANDSCAPE PLAN 2ND FLOOR COURTYARD

0 8' 16' 24' feet
SCALE: 1/8" = 1'-0"
NORTH



PLANT SCHEDULE ROOF TERRACE

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

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

Date *

Drawn By .

Sheet Title
PLANTING PLAN

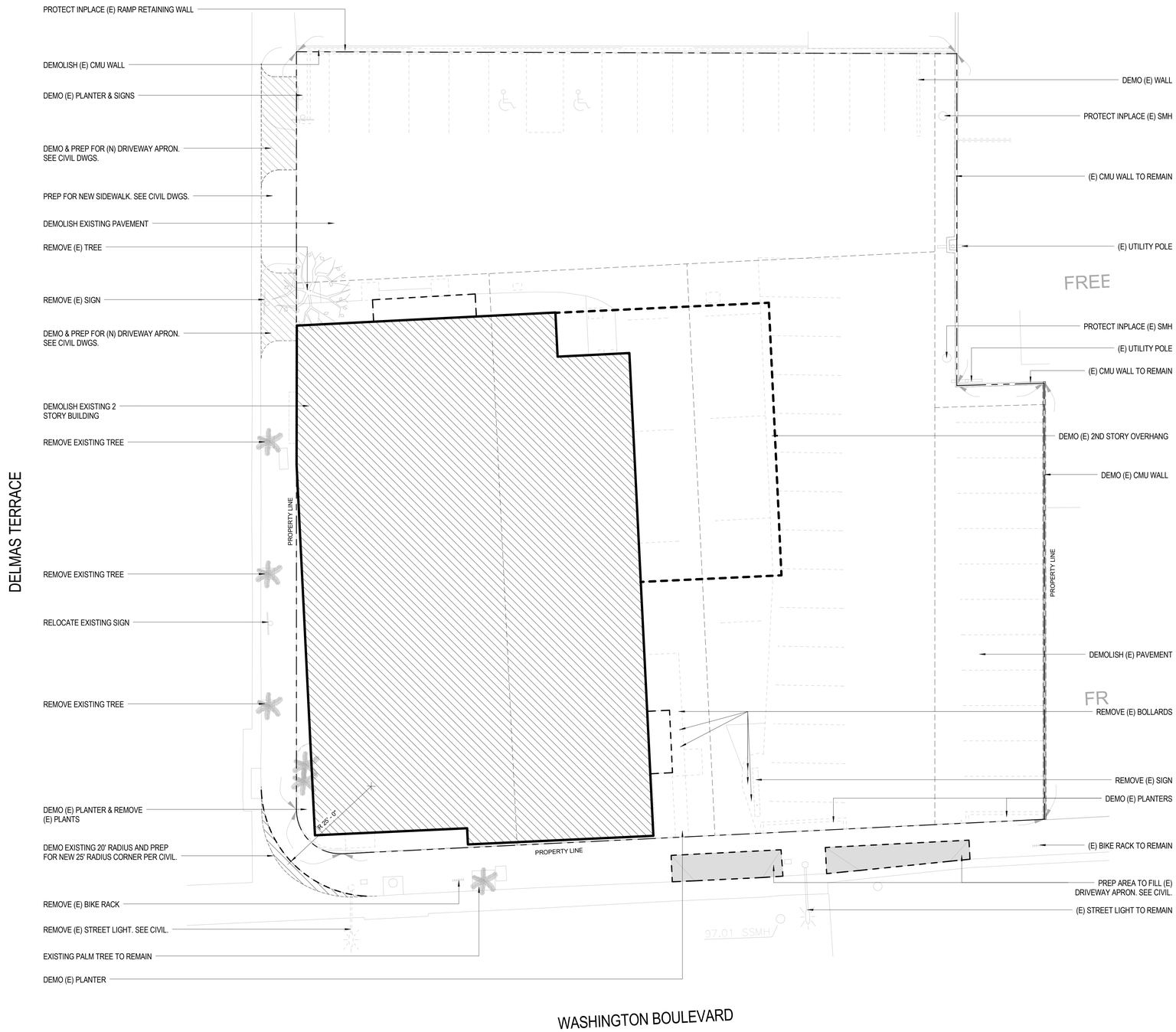
4TH FLOOR
ROOF DECK

Job No. 4441

Sheet No.
LP-3
. of . Sheet

LANDSCAPE PLAN 4TH FLOOR ROOF DECK

0 8' 16' 24' feet
SCALE: 1/8" = 1'-0"
NORTH



DEMOLITION PLAN

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

1

PROJECT NORTH

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REVISIONS

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

DEMOLITION SITE PLAN

D1.0

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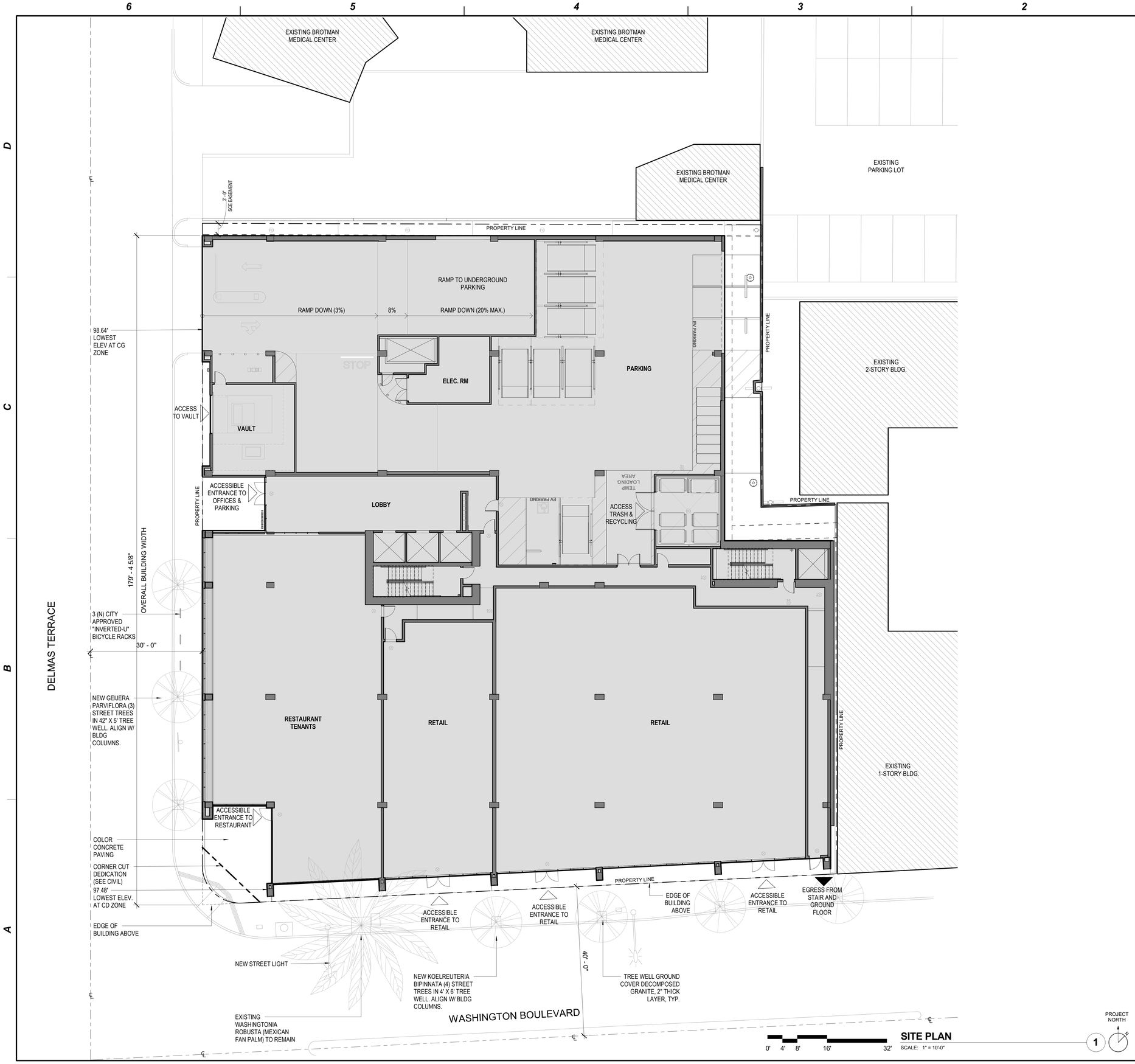

SITE PLAN
SCALE: 1" = 10'-0"

KEYNOTES

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DOUGLAS TEIGER
C20505 5-31-19
STATE OF CALIFORNIA

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-	09/19/2016	PPR SUBMISSION SET
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-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

SITE PLAN

A1.0

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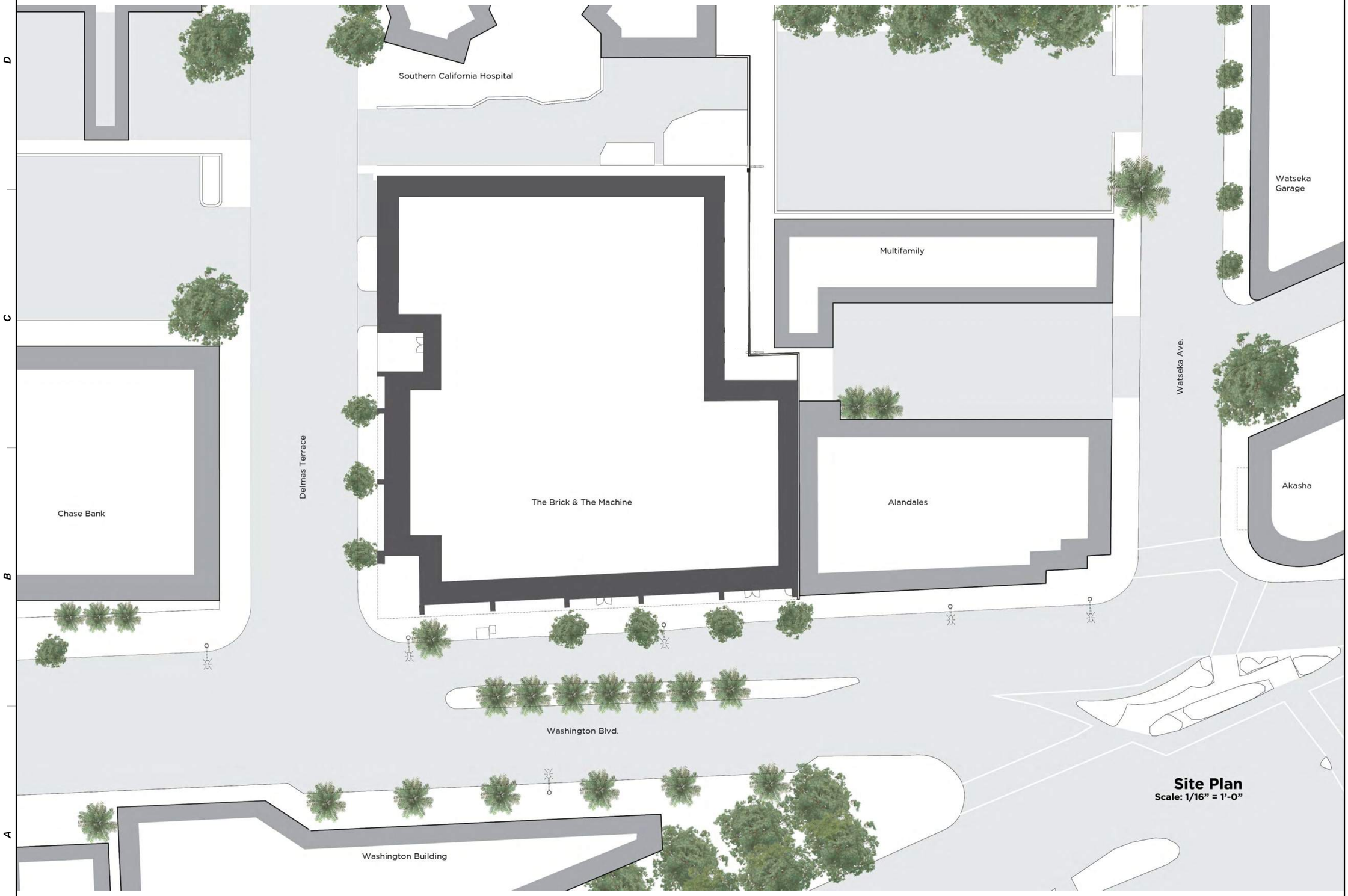

Site Plan
Scale: 1/16" = 1'-0"

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COLORED SITE PLAN

A1.1

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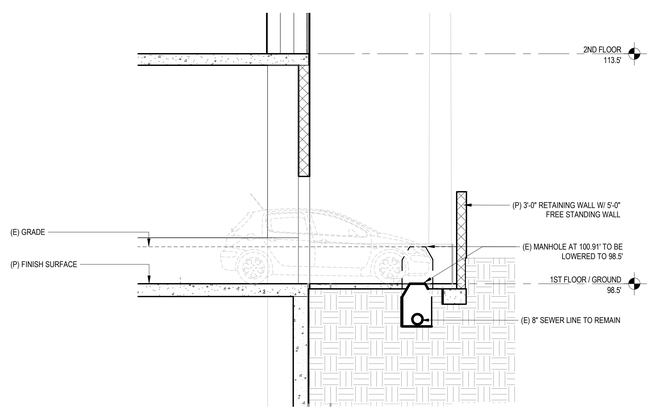
KEYNOTES

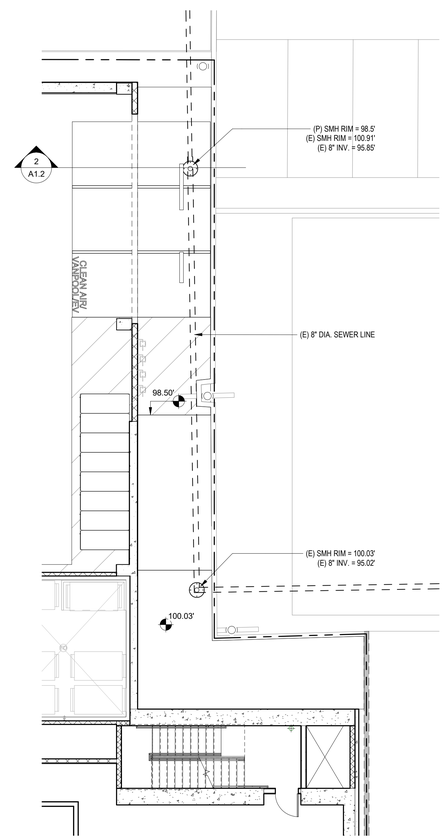
NO.	KEYNOTE



EASEMENT SECTION

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

2



ENLARGED EASEMENT PLAN

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

1

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ENLARGED EASEMENT PLAN & SECTION

A1.2

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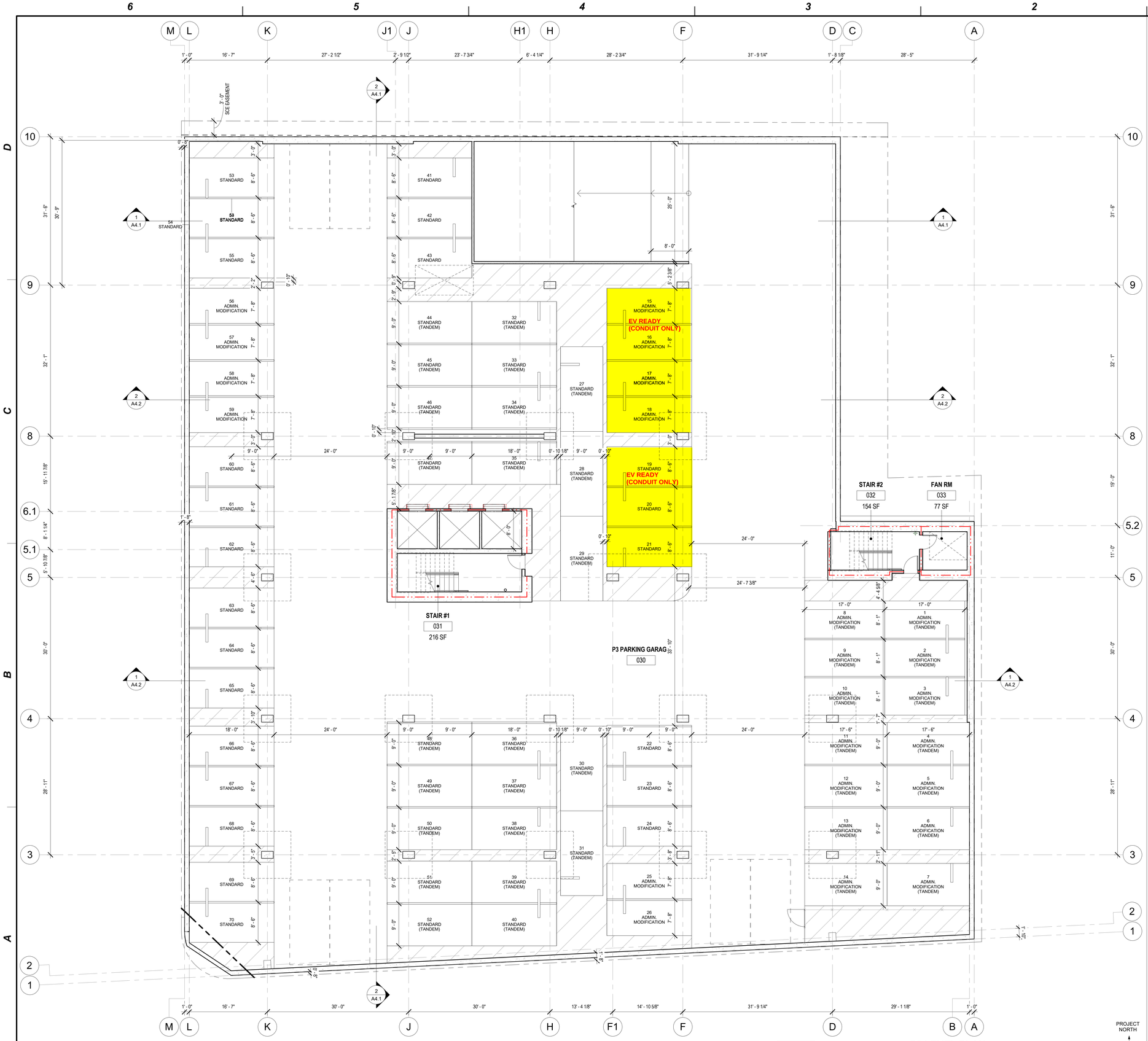

P3 LEVEL PLAN

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

KEYNOTES

NO.	KEYNOTE

LEGEND

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

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P3 LEVEL PLAN

A2.0

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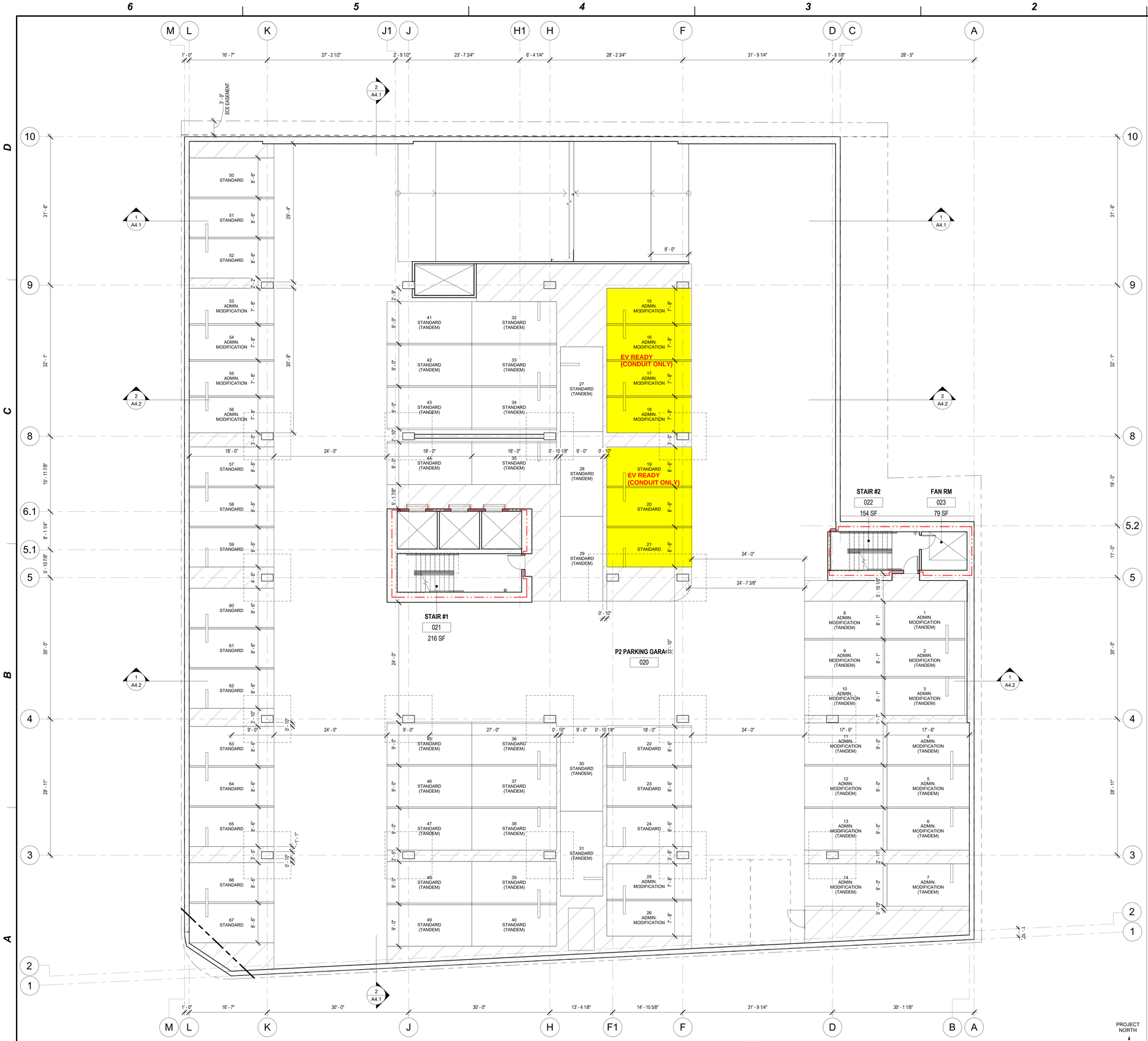

P2 LEVEL PLAN

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

PROJECT NORTH

KEYNOTES

NO.	KEYNOTE

LEGEND

- 1 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
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-	07/11/2017	SITE PLAN REVIEW REV.

P2 LEVEL PLAN

A2.1

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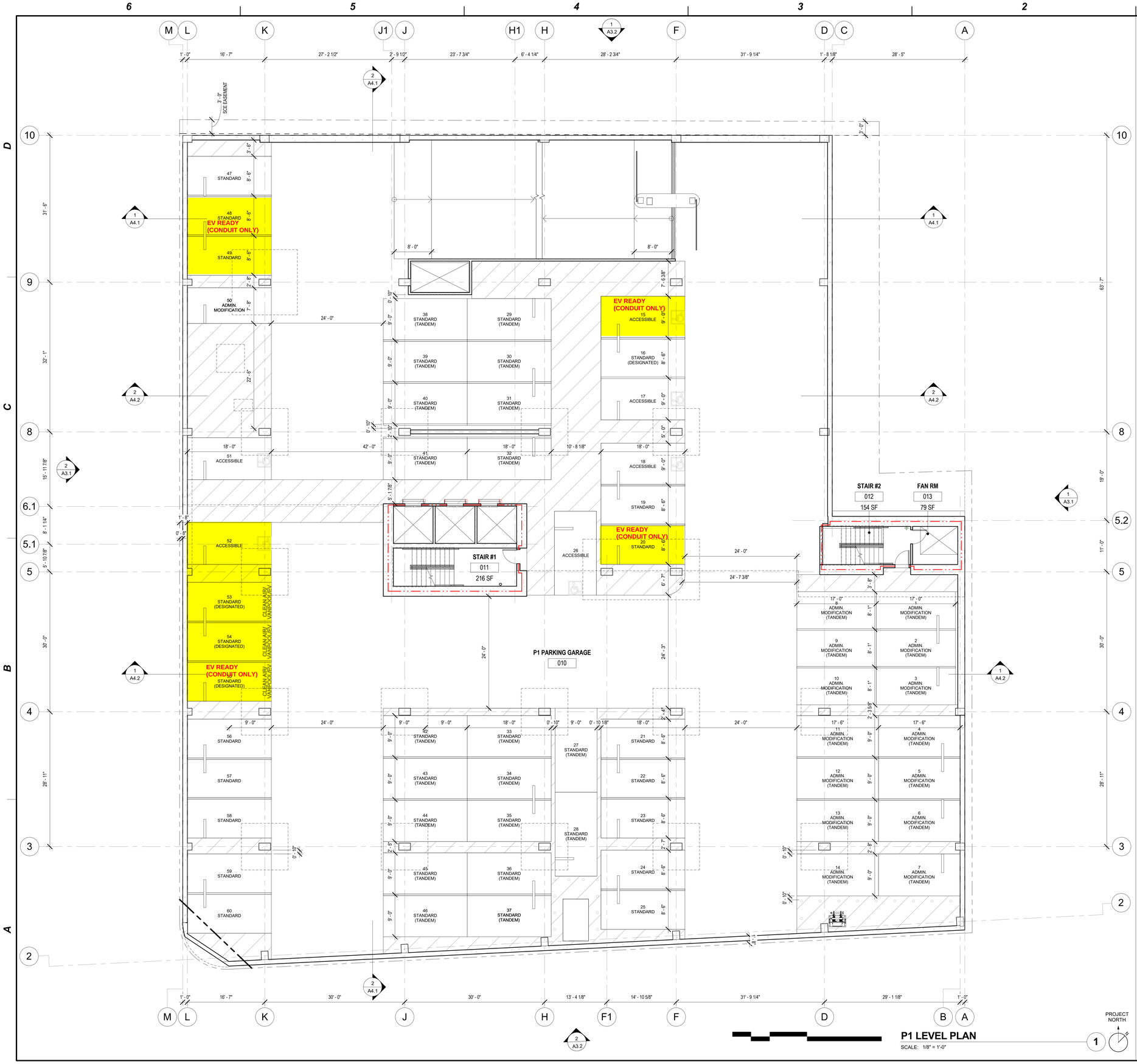

P1 LEVEL PLAN

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

KEYNOTES

NO.	KEYNOTE

LEGEND

- 1 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
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-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

P1 LEVEL PLAN

A2.2

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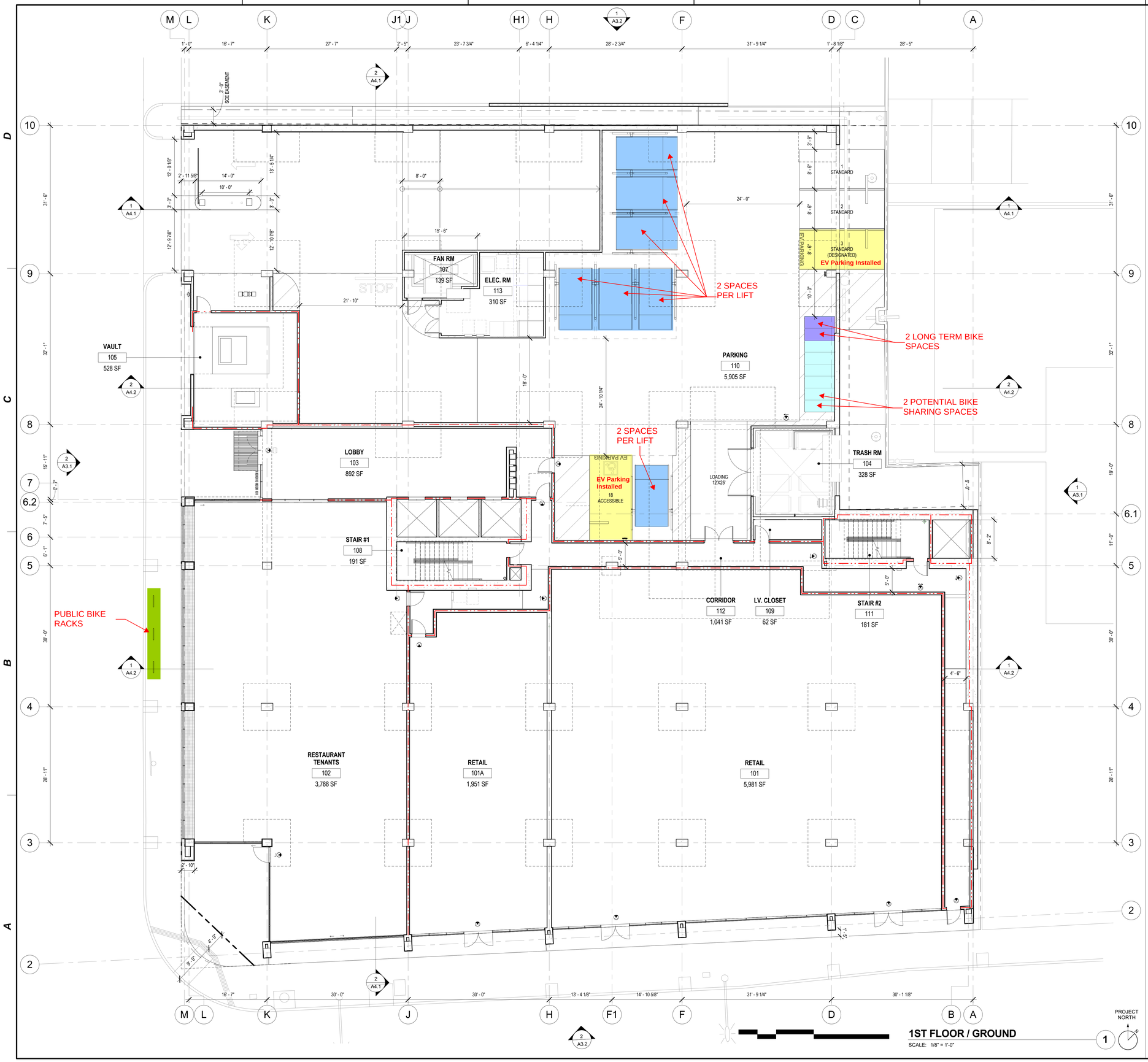

1ST FLOOR / GROUND

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

KEYNOTES

NO.	KEYNOTE

LEGEND

- 1 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
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-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

1ST FLOOR / GROUND PLAN

A2.3

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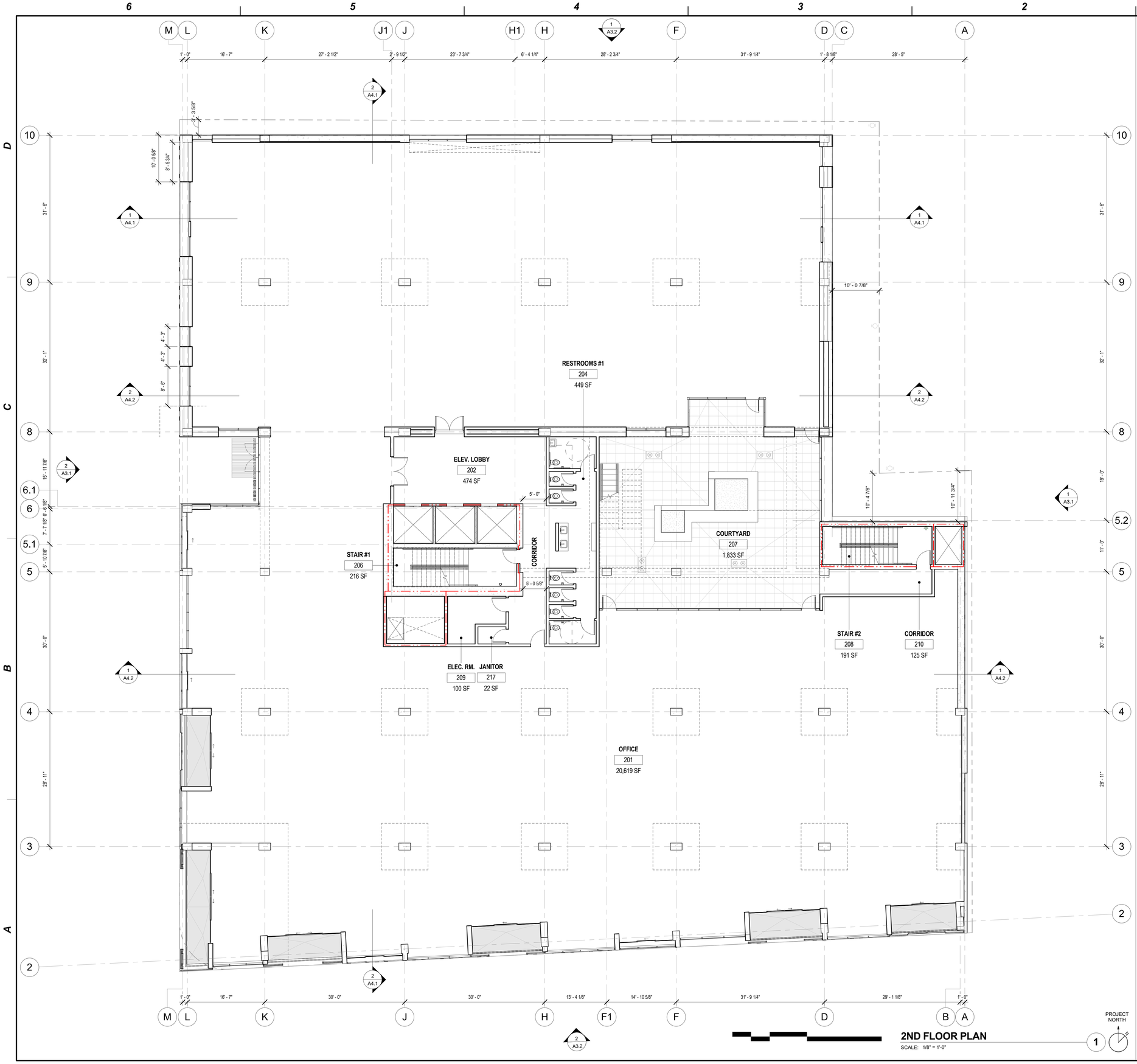

2ND FLOOR PLAN

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

PROJECT NORTH

KEYNOTES

NO.	KEYNOTE

LEGEND

- 1 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
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LICENSED ARCHITECT
DOUGLAS TEIGER
C20505 5-31-19
STATE OF CALIFORNIA

THE BRICK & THE MACHINE

9735 Washington Blvd, Culver City, CA

PROJECT NO:BM16

REVISIONS

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

2ND FLOOR PLAN

A2.4

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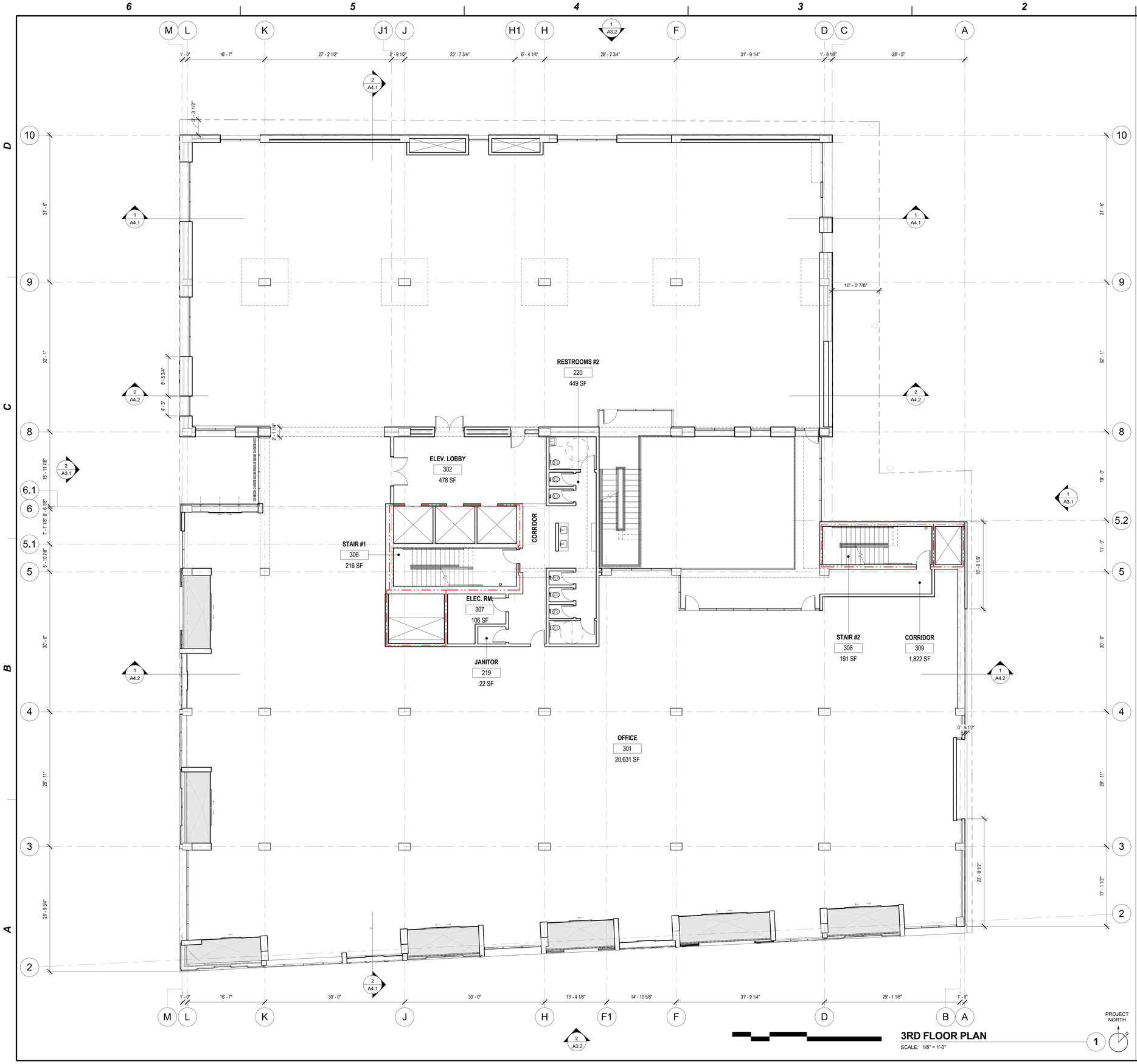

3RD FLOOR PLAN

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

KEYNOTES

NO.	KEYNOTE

LEGEND

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

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3RD FLOOR PLAN

A2.5

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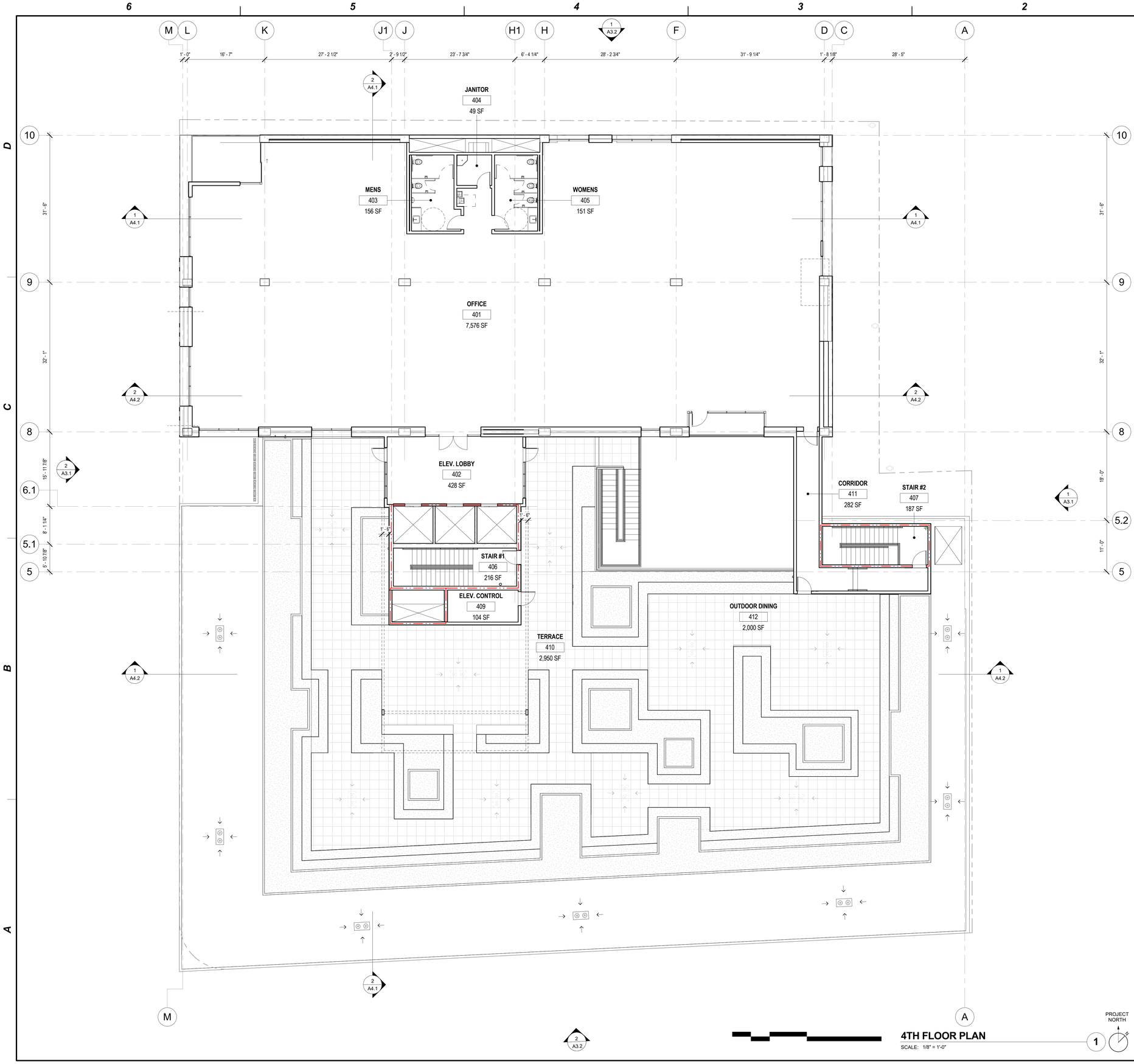

KEYNOTES

NO.	KEYNOTE

LEGEND

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

4TH FLOOR PLAN

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

PROJECT NORTH

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4TH FLOOR PLAN

A2.6

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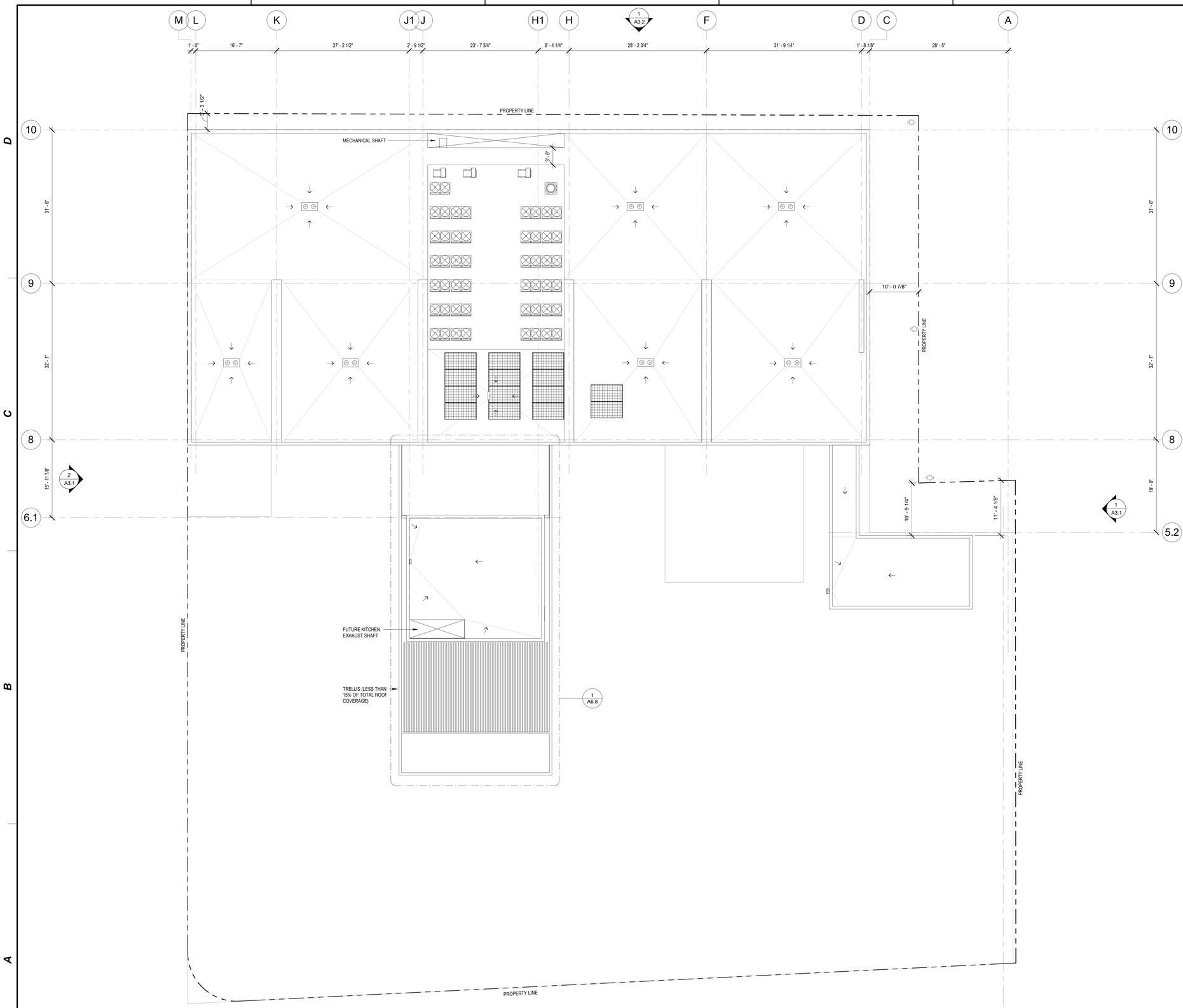

KEYNOTES

NO.	KEYNOTE

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ROOF PLAN

A2.7

2 A3.2

0' 4' 8' 16' 32'

ROOF PLAN

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

B 1

PROJECT NORTH

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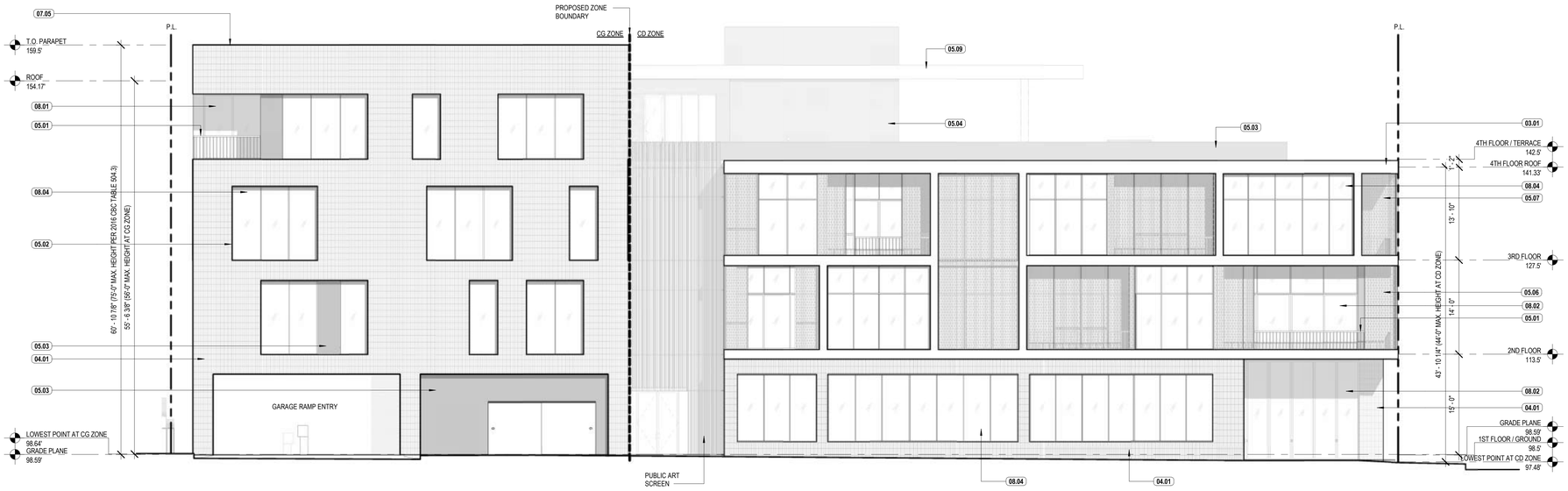
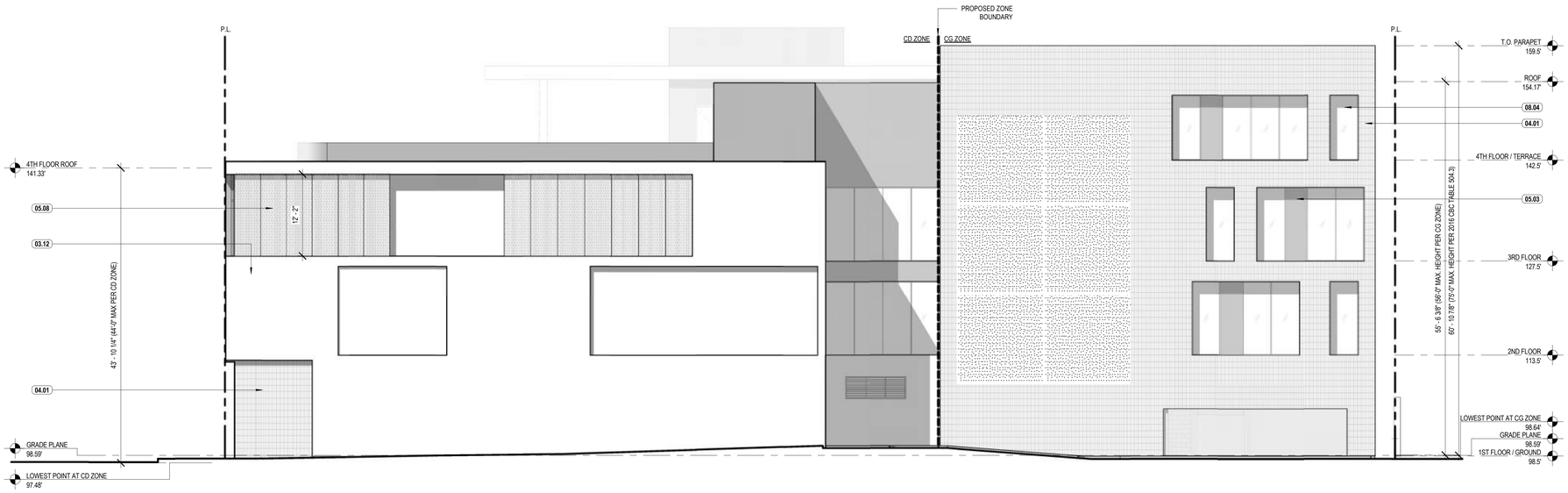


WEST (DELMAS) ELEVATION

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

2



EAST ELEVATION

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

1

KEYNOTES

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

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ELEVATIONS

A3.1

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WEST (DELMAS) COLORED ELEVATION 1

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

EAST ELEVATION COLORED 2

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

KEYNOTES

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COLORED ELEVATIONS

A3.1A

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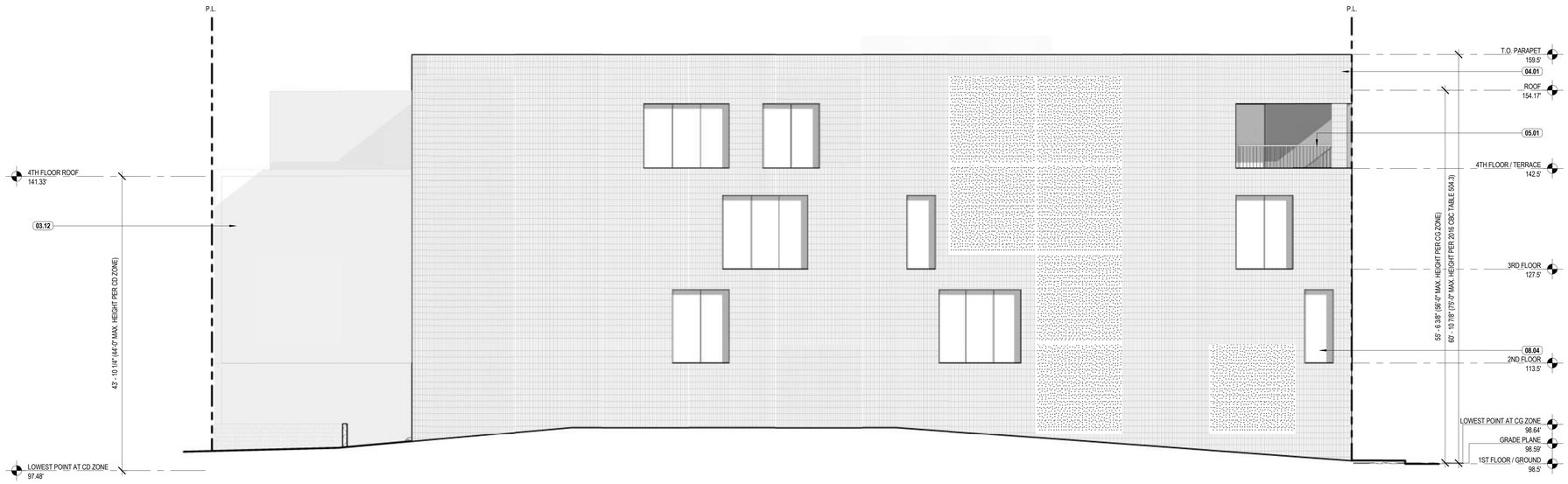

NORTH ELEVATION

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

1

SOUTH (WASHINGTON) ELEVATION

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

2

KEYNOTES

NO.	KEYNOTE
03.01	CAST-IN-PLACE CONCRETE CURB ALONG EDGE OF CONCRETE FLOOR SLAB.
03.12	CAST-IN-PLACE CONCRETE WALL
04.01	ENDICOTT NORMAN THIN BRICK - MANGANESE BROWN, SMOOTH FINISH WITH VARYING THICKNESSES OF 1/2" AND 1" THK. PER THE BRICK PATTERN DESIGN.
05.01	STEEL TUBE GUARDRAIL PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.03	1/4" THICK STEEL EXTERIOR PLATE. PRIMED AND PAINTED BRONZE COLOR. PROVIDE ARCHITECT COLOR SAMPLES FOR APPROVAL.
05.06	ARKTURA SLIDING ALUMINUM PERFORATED CUSTOM PATTERN PANELS WITH POWDER COATED FINISH
08.02	ARCADIA 5820 SERIES (THERMAL) MULT-SLIDING DOOR OR APPROVED EQUAL.
08.04	ARCADIA TC470 SERIES (THERMAL) WITH BRONZE ANODIZED FRAMES OR APPROVED EQUAL.

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ELEVATIONS

A3.2

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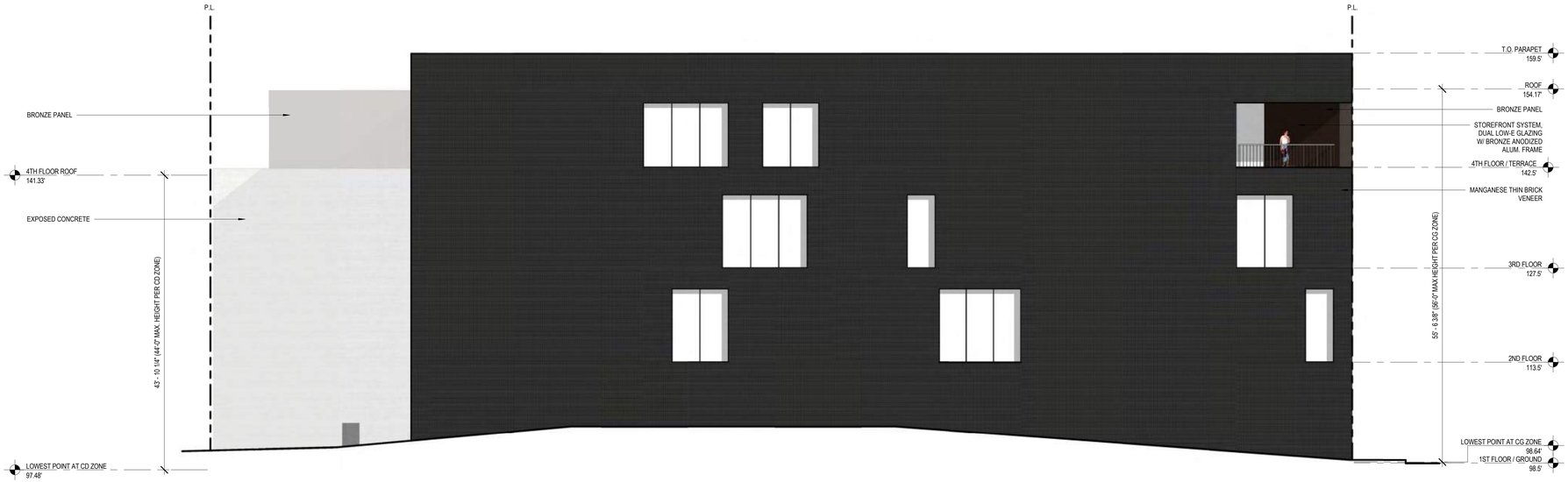

NORTH ELEVATION COLORED (1)

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

SOUTH ELEVATION COLORED (2)

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

KEYNOTES

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COLORED ELEVATIONS

A3.2A

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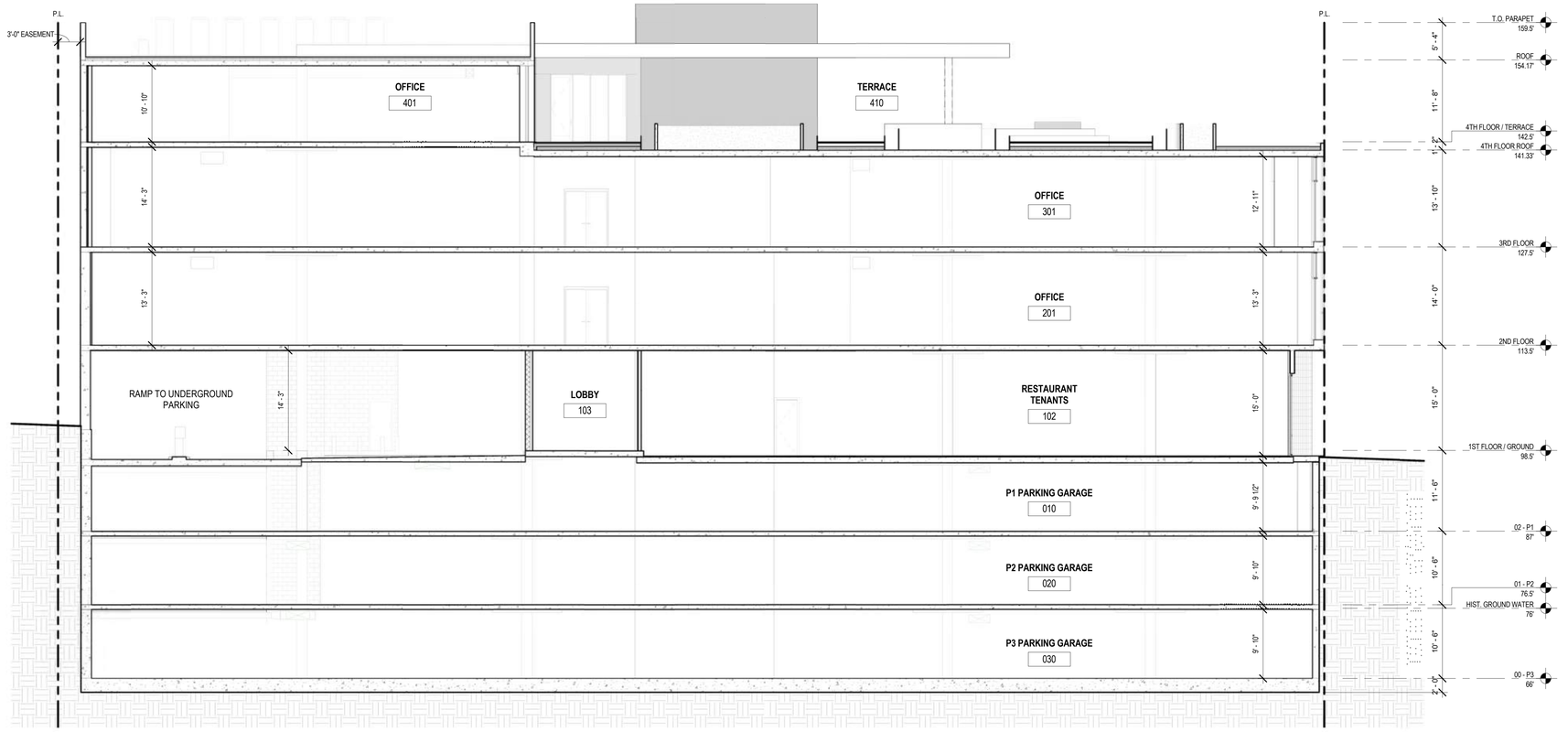
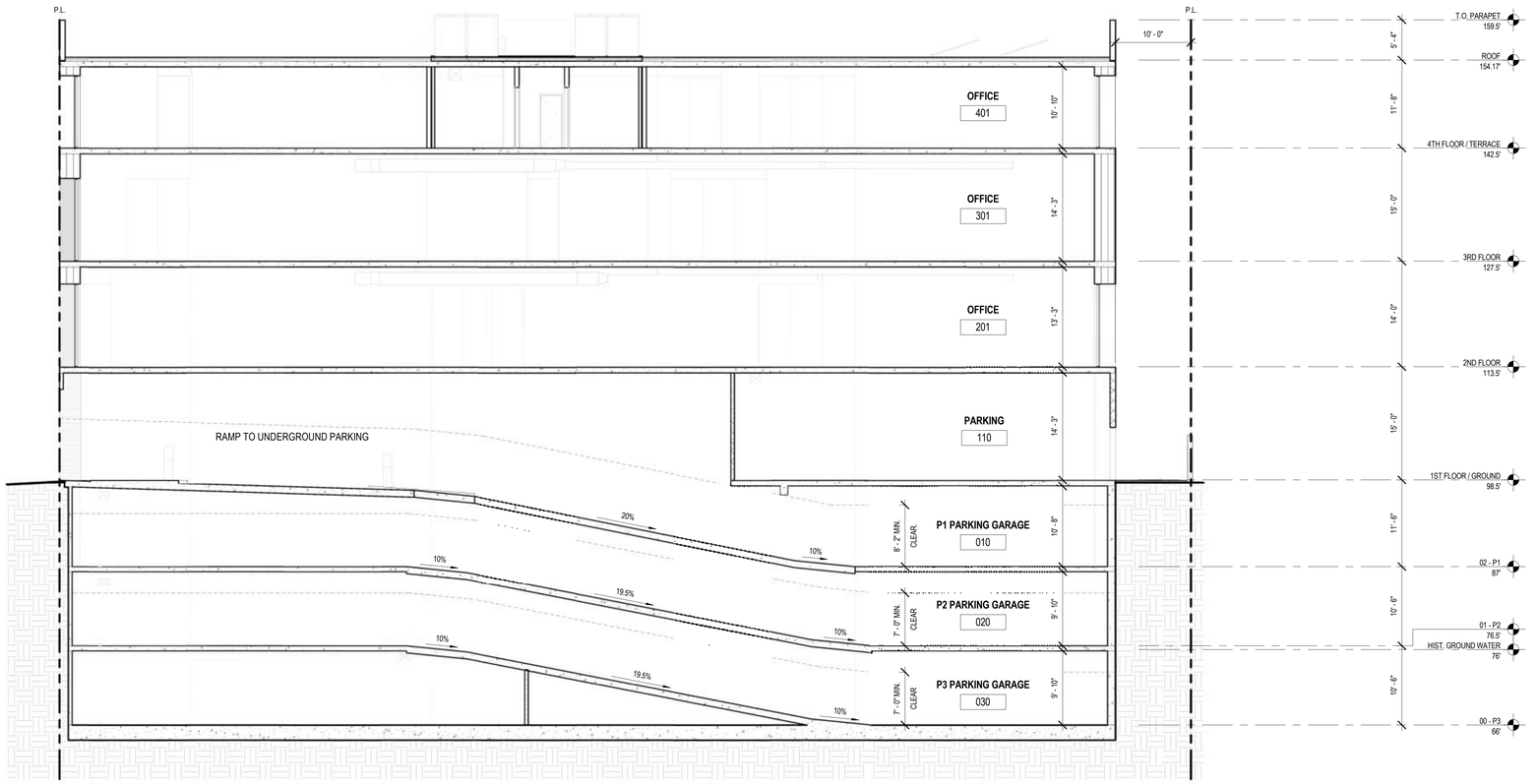


LONGITUDINAL SECTION 1

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

2



TRANSVERSE SECTION 1

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

1

KEYNOTES

NO.	KEYNOTE

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SECTIONS

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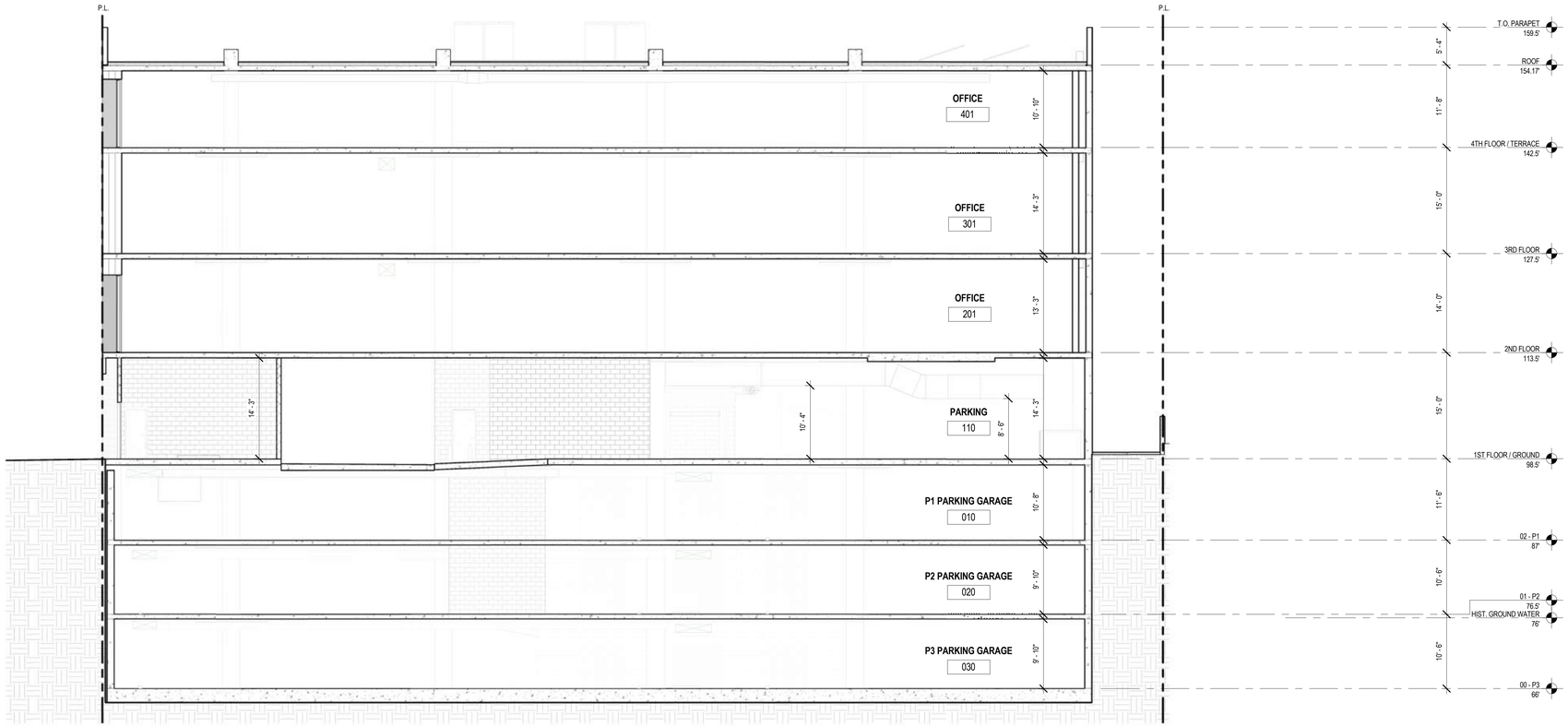
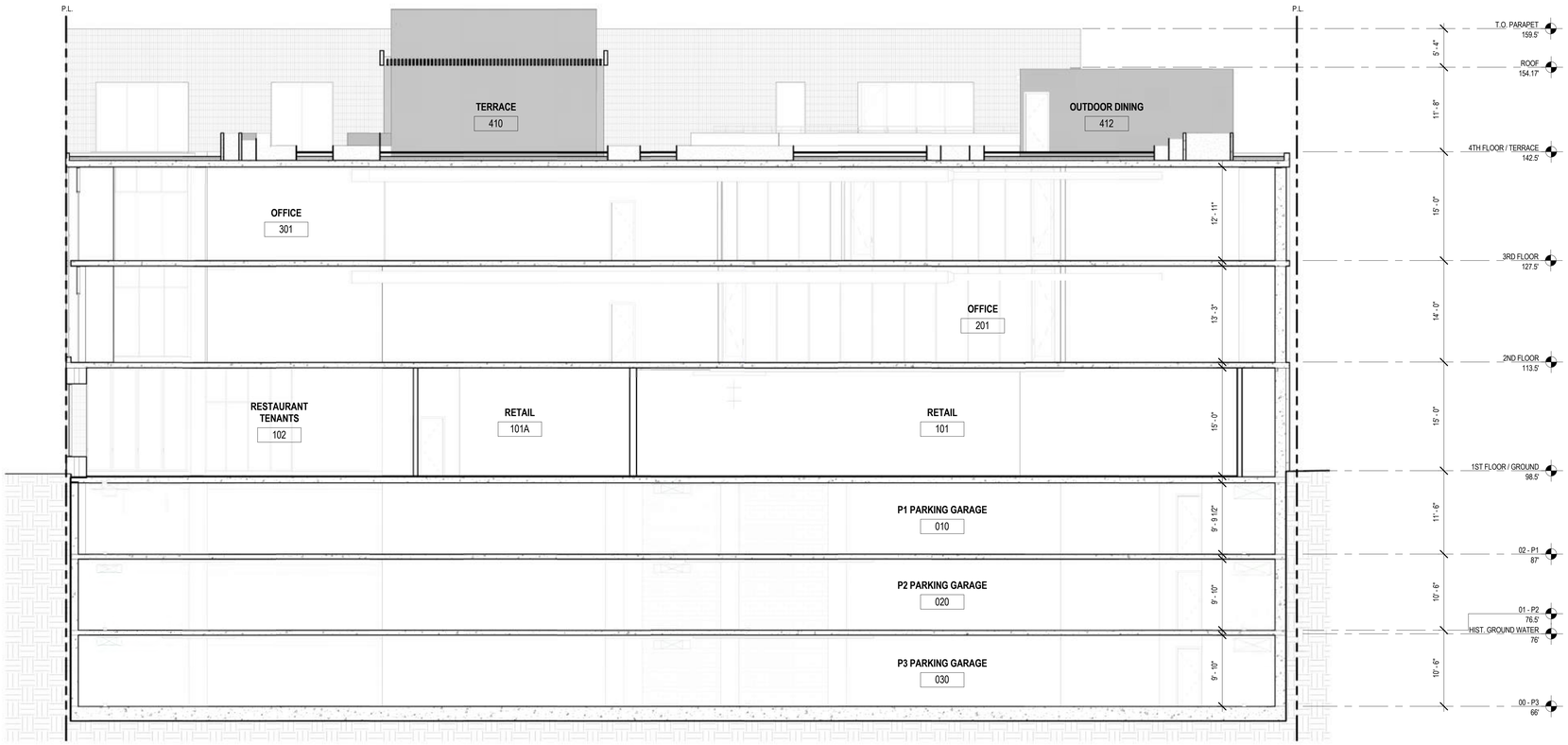


TRANSVERSE SECTION 2

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

2



TRANSVERSE SECTION 3

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

1

KEYNOTES

NO.	KEYNOTE

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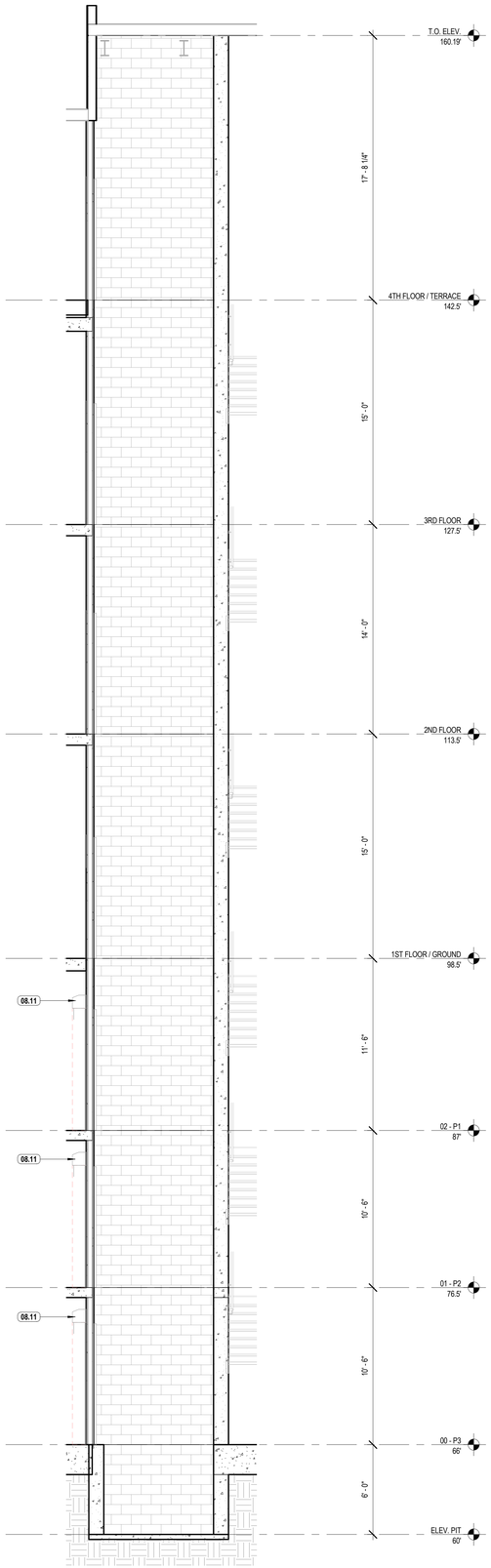
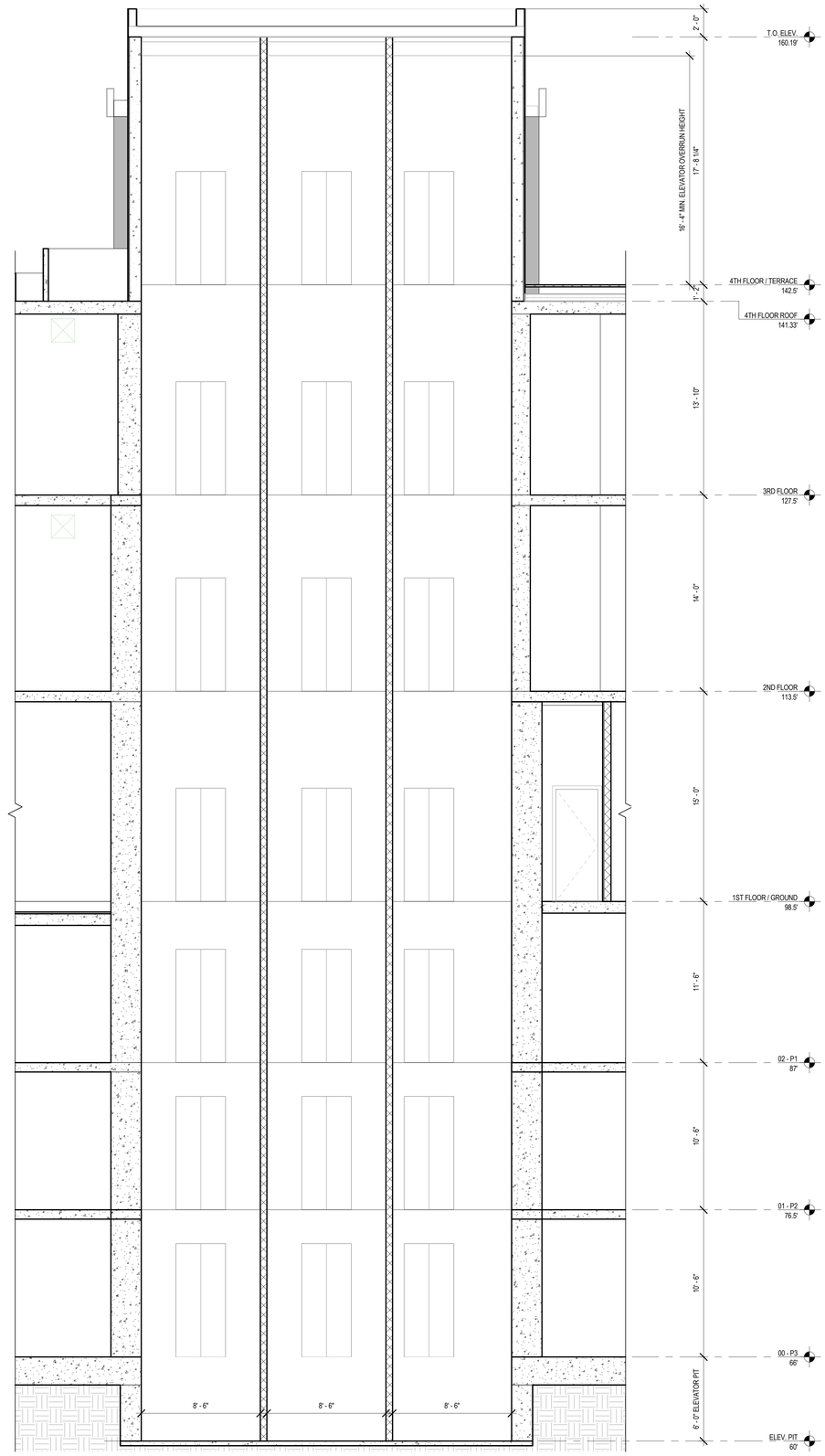


ELEVATOR SECTION 2

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

2



ELEVATOR SECTION 1

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

1

KEYNOTES

NO.	KEYNOTE
08.11	INSTALL SMOKE GUARD

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ELEVATOR SECTIONS

A4.3

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