

SCALE: NTS



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**AREA**

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**SIGN**

## ATTACHMENT NO. 5

RECEIVED

JUN 30 2008

Culver City  
Planning Division

8511 WARNER DRIVE  
CULVER CITY, CA 90232

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Sheet Title:

## PROJECT INFORMATION

Scale: AS NOTED

Sheet No.

**G2**

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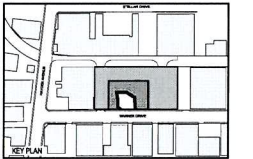


PARKING  
STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
WARNER DEVELOPMENT, L.L.P.  
3528 HAYDEN AVENUE  
CULVER CITY, CA 90232-2535  
TEL: 310.204.4464 FAX: 310.204.4465  
ARCHITECT: ERIC OWEN MOSS  
ARCHITECTS  
8557 HIGUERA STREET  
CULVER CITY, CA 90232-2535  
TEL: 310.639.1199 FAX: 310.639.7622

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SIGNATURE

Signature: \_\_\_\_\_  
Registration # \_\_\_\_\_

Issue Date: \_\_\_\_\_ Project No.: \_\_\_\_\_  
Drawn by: \_\_\_\_\_ Approved by: \_\_\_\_\_

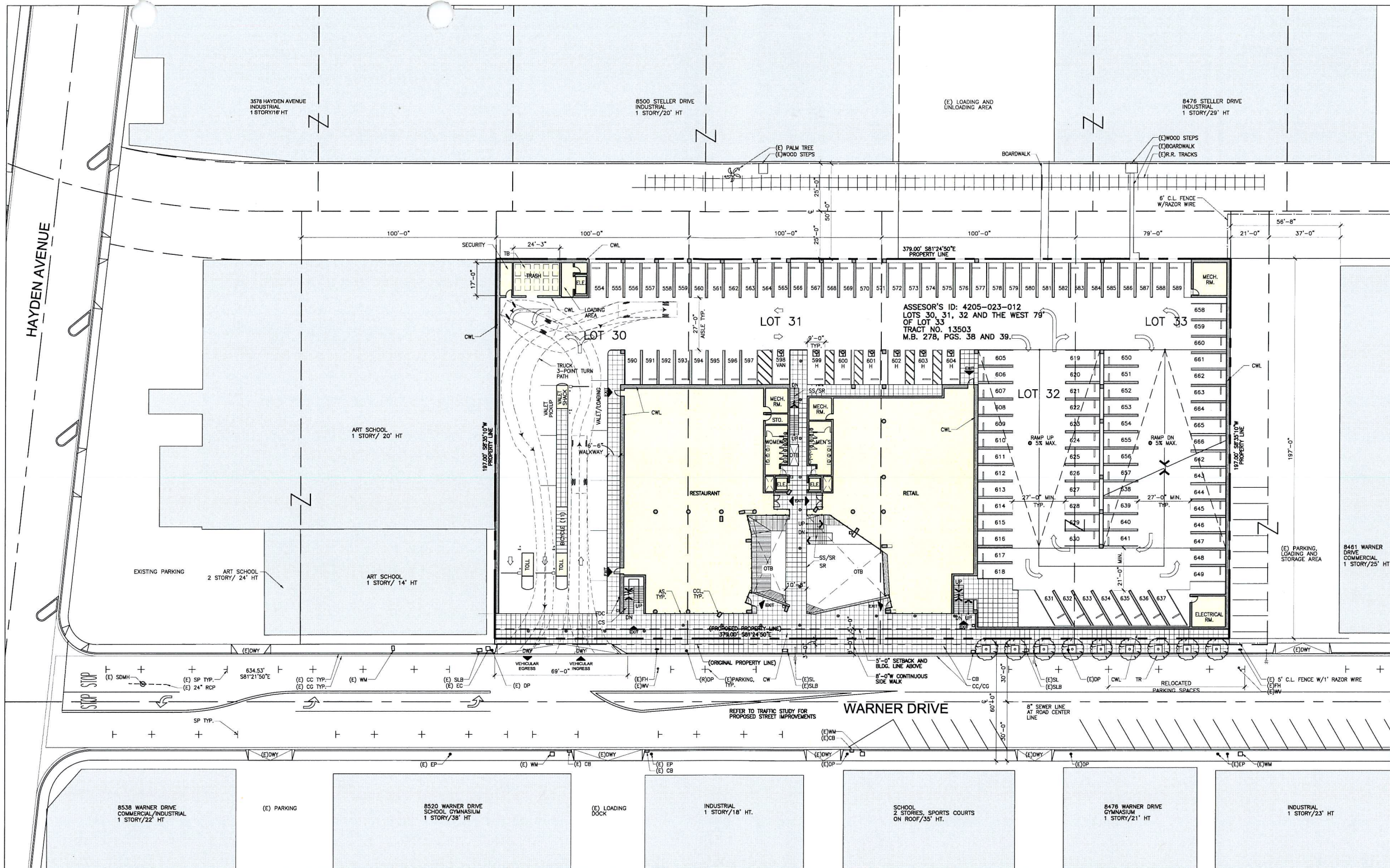
Rev# Date Description  
02-17-08 APPLICATION FOR ENTITLEMENTS  
06-30-08 APPLICATION FOR ENTITLEMENTS  
REVISION #1

Sheet Title:  
**SITE PLAN**

Scale: AS NOTED

Sheet No.  
**A0.01**

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LEGEND

AS ALUM. STOREFRONT SYSTEM  
W/ CLEAR GLAZING  
CB CATCH BASIN  
CC CONCRETE CURB  
CCL C.P. CONCRETE COLUMN  
CG CONCRETE GUTTER  
CS C.P. CONCRETE STAIR  
CW CONCRETE WALKWAY  
CWL C.P. CONCRETE WALL  
DP DEADMAN POLE  
EC ELECTRICAL CABINET  
EP ELECTRICAL POLE  
FMC FIRE DEPARTMENT CONNECTION  
FH FIRE HYDRANT  
SDMH STORM DRAIN MANHOLE  
SL STREET LIGHT  
SLB STREET LIGHT PULLBOX  
SP STREET PARKING  
SR STREET ROD RAILING  
SS STEEL STAIR  
TB 3 YARD TRASH BIN  
WM WATER METER  
WV WATER VALVE

GENERAL NOTES

- ALL NEW CATCH BASINS, STORM DRAINS, STREET LIGHT PULL BOXES, ELECTRICAL CABINETS, FIRE HYDRANTS, STORM DRAIN MANHOLES, WATER VALVES, WATER METERS, STREET LIGHTS, AND VAULTS TO BE LOCATED AS CLOSE AS POSSIBLE TO EXISTING LOCATIONS UNLESS ALL WORK TO BE COORDINATED WITH ARCHITECT AND APPROPRIATE AGENCIES AND UTILITY COMPANIES.
- DEADMAN POLES ALONG THE WARNER DRIVE PROPERTY EDGE TO BE REMOVED; ASSOCIATED POWER AND/OR TELEPHONE SERVICE TO BE REROUTED BELOW GRADE; ALL WORK TO BE COORDINATED WITH ARCHITECT AND APPROPRIATE AGENCIES AND UTILITY COMPANIES.
- ALL SITE DRAINAGE TO BE ROUTED TO CITY STORM DRAIN SYSTEM.
- LIGHTING TO PROVIDE FOR SAFETY AND SECURITY TO BE PROVIDED. ADDITIONAL ARCHITECTURAL LIGHTING TO BE PROVIDED AS NOTED.
- NEW STREET LIGHTS TO MATCH EXISTING STREET LIGHTS UNDO.
- PROJECT TO CONFORM WITH CDMC SIGNAGE STANDARDS
- ALL STANDARD PARKING 8'-6" X 18'-0", ACCESSIBLE 9'-0" X 18'-0" WITH 5' AISLE, VAN WITH 8' AISLE, TYP.
- A TOTAL OF (755) STANDARD, (14) ACCESSIBLE AND (2) VAN PARKING SPACES
- VERTICAL CLEARANCE AT GROUND LEVEL PARKING IS MIN. 8'-6", ALL OTHER LEVELS MIN. 7'-0".
- ALL TURNING RADIUS TO CONFORM WITH CULVER CITY STANDARDS
- (E) DENOTES EXISTING CONDITION
- ALL TREES SPECIFICATION TO CONFORM WITH CULVER CITY MASTER TREE PROGRAM

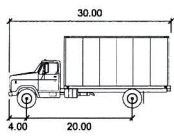
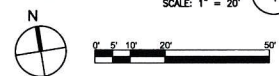
COLOR KEY

- BUILDING AREA
- PEDESTRIAN AREA
- EXISTING BUILDING
- ALUM. STOREFRONT SYSTEM W/ CLEAR GLAZING

SYMBOLS

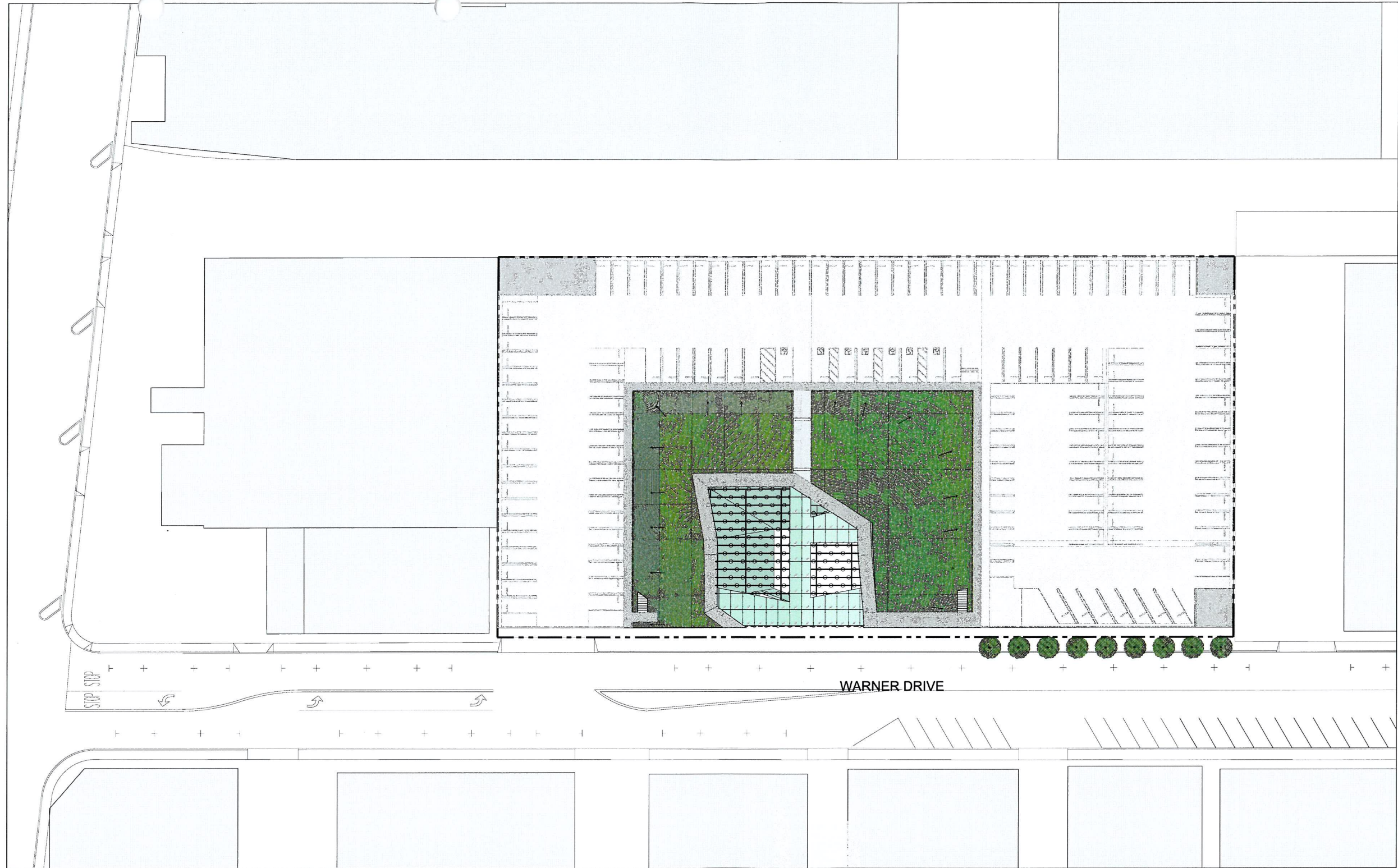
- EXIT
- EXTERIOR UPLIGHT FIXTURE
- PEDESTRIAN RECEPTACLES

SITE PLAN 1  
SCALE: 1" = 20'



TRUCK DIMENSION



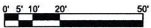


GENERAL NOTES

1. SEE DWG. A1.06 FOR ALL ROOF PLAN NOTES CONCERNING MATERIAL IDENTIFICATION, LANDSCAPE, LIGHTING, AND DRAINAGE.

ROOF SITE PLAN

SCALE: 1" = 20'

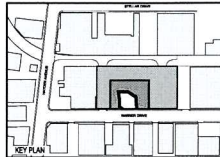


PARKING STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

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WARNER DEVELOPMENT, LLLP  
3528 HAYDEN AVENUE  
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03-17-08		APPLICATION FOR ENTITLEMENTS
06-30-08		APPLICATION FOR ENTITLEMENTS
REVISION #1		

Sheet Title:

ROOF  
SITE PLAN

Scale: AS NOTED

Sheet No.

A0.02

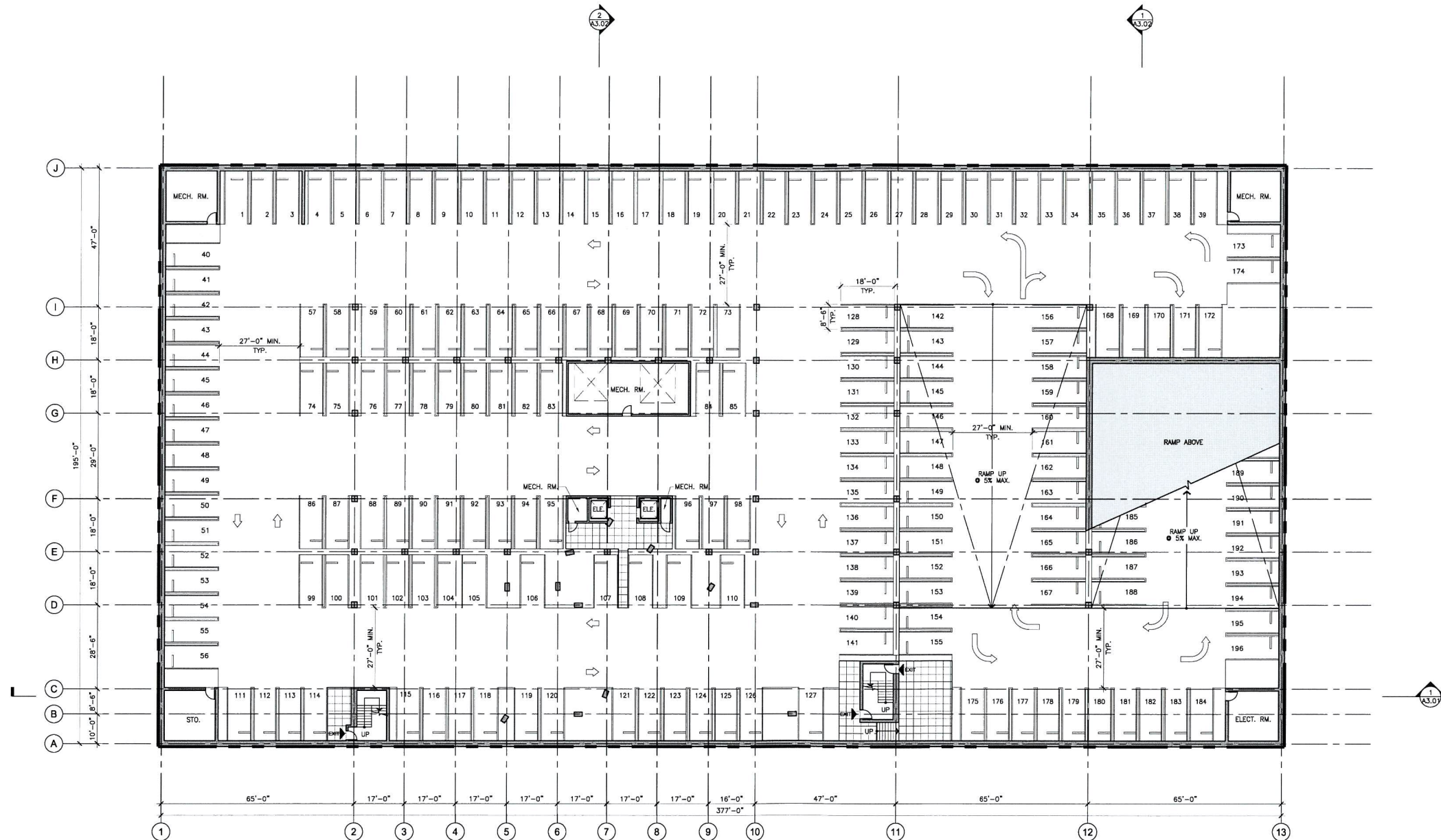
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# PARKING STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
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## KEY

PEDESTRIAN AREA

## SYMBOLS

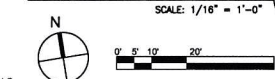
EXIT EMERGENCY EXIT

## PARKING NOTES:

- ALL PARKING SPACES ARE SIZED AS FOLLOWS UNO  
STANDARD 90 DEGREE: 8'-6"x18'-0"  
STANDARD 60 DEGREE: 8'-0"x21'-0"  
ACCESSIBLE: 9'-0"x18'-0" WITH A 5'-0"x18'-0" AISLE  
VAN: 9'-0"x18'-0" WITH A 8'-0"x18'-0" AISLE
- MIN. 27'-0" AISLE ADJACENT TO ALL 90 DEGREE PARKING STALLS  
MIN. 21'-0" AISLE ADJACENT TO ALL ANGLED (60 DEGREE) PARKING STALLS
- NUMBERED PARKING SPACES  
SECOND LEVEL: 196  
GROUND LEVEL: 206  
BASEMENT B1: 151  
BASEMENT B2: 113  
BASEMENT B3: 109

## BASEMENT B3 FLOOR PLAN

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



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03-17-06		APPLICATION FOR ENTITLEMENTS
06-30-06		APPLICATION FOR ENTITLEMENTS
		REVISION #1

Sheet Title:  
**BASEMENT  
LEVEL B3  
FLOOR PLAN**

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

Sheet No.

**A1.01**

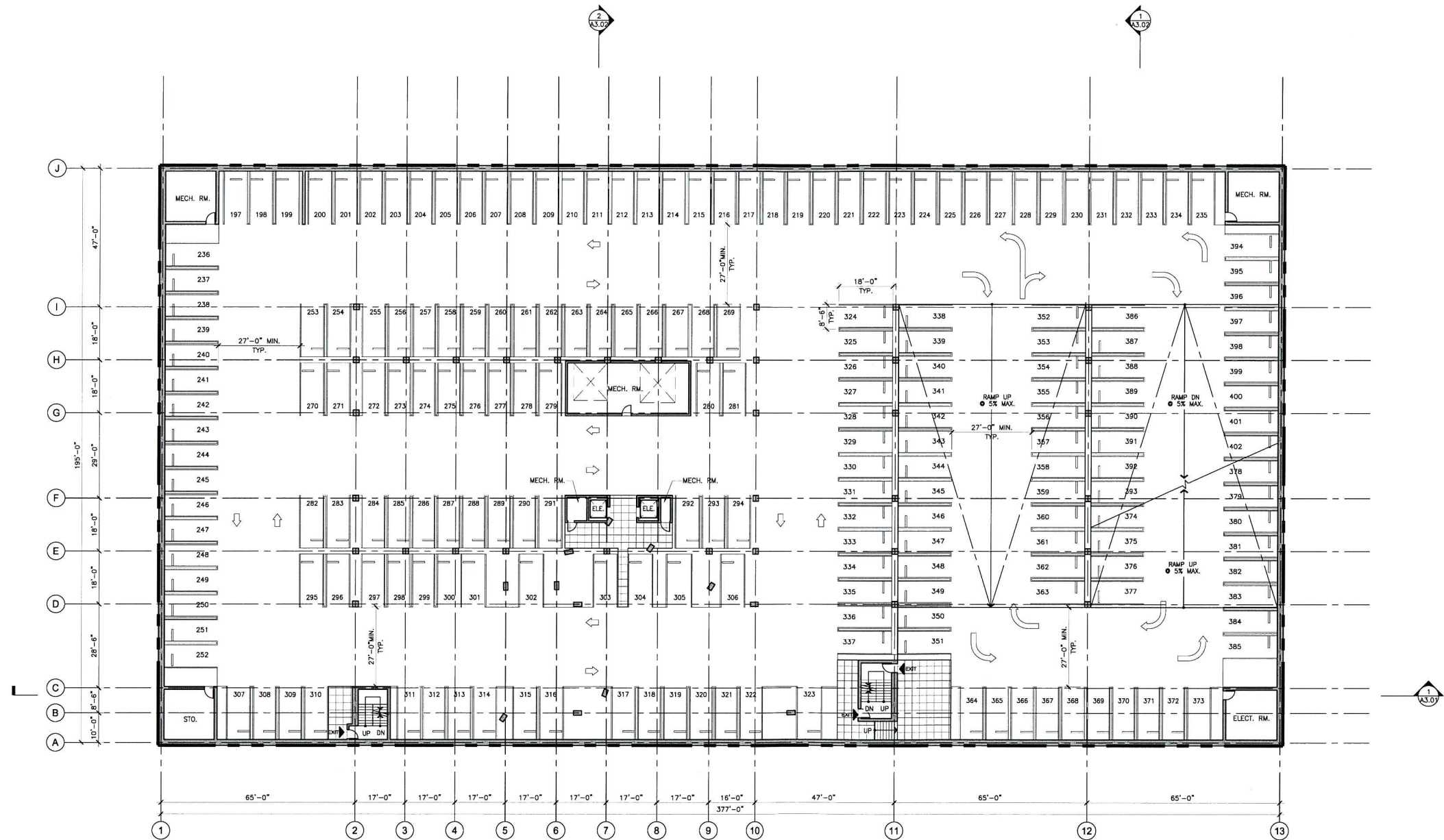
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PARKING  
STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
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TEL: 310.839.1199 FAX: 310.839.7922



KEY

PEDESTRIAN AREA

SYMBOLS

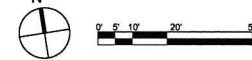
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PARKING NOTES:

- ALL PARKING SPACES ARE SIZED AS FOLLOWS UNO  
STANDARD 90 DEGREE: 8'-6"x18'-0"  
STANDARD 60 DEGREE: 8'-6"x21'-0"  
ACCESSIBLE: 9'-0"x18'-0" WITH A 5'-0"x18'-0" AISLE  
VAN: 9'-0"x18'-0" WITH A 8'-0"x18'-0" AISLE
- MIN. 27'-0" AISLE ADJACENT TO ALL 90 DEGREE PARKING STALLS  
MIN. 21'-0" AISLE ADJACENT TO ALL ANGLED (60 DEGREE)  
PARKING STALLS
- NUMBERED PARKING SPACES  
SECOND LEVEL: 196  
GROUND LEVEL: 206  
BASEMENT B1: 151  
BASEMENT B2: 113  
BASEMENT B3: 109

BASEMENT B2 FLOOR PLAN

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



SIGNATURE

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REVISION #1

Sheet Title:  
**BASEMENT  
LEVEL B2  
FLOOR PLAN**

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

Sheet No.

**A1.02**

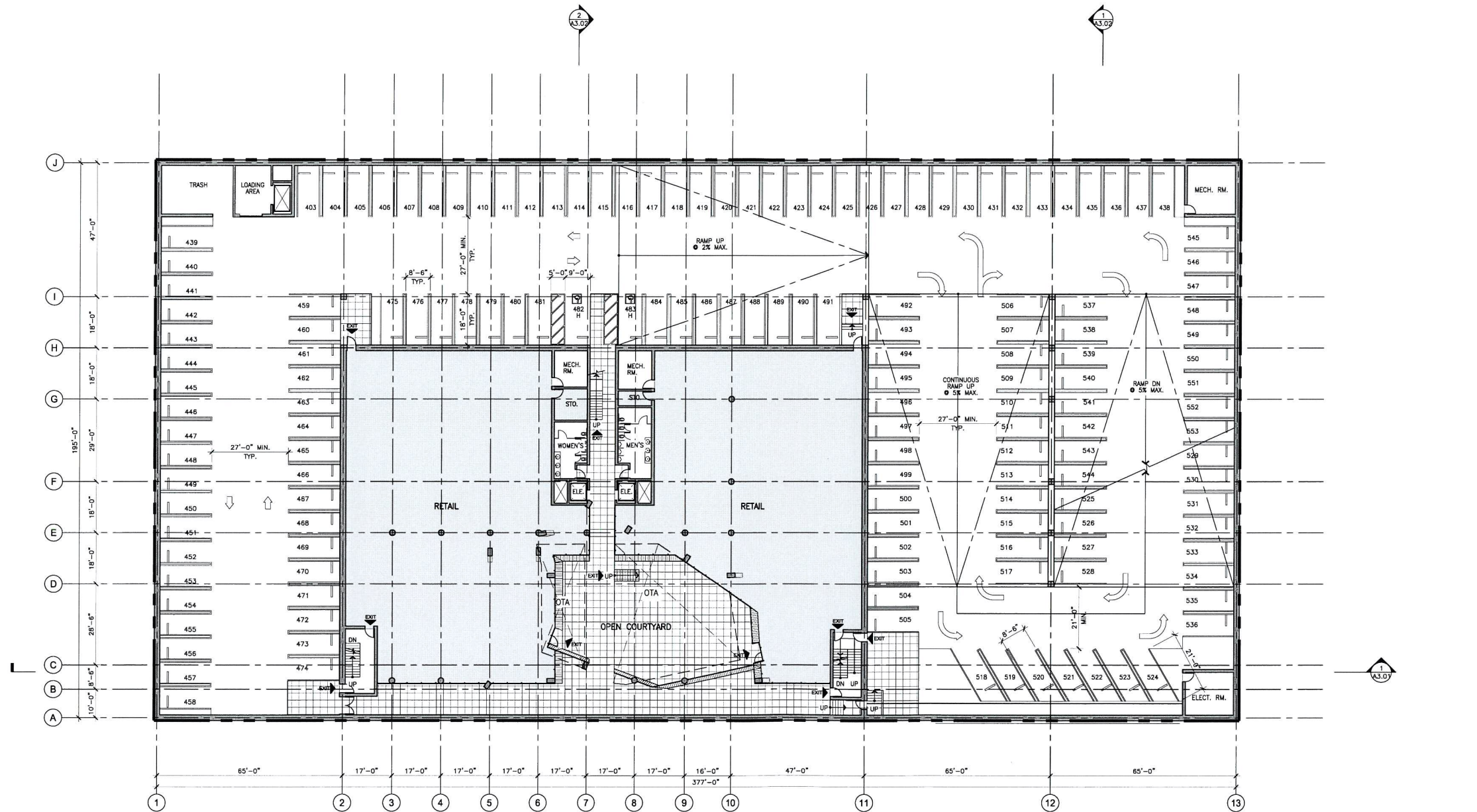
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PARKING  
STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
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KEY

- TENANT AREA
- PEDESTRIAN AREA
- ALUM. STOREFRONT SYSTEM W/ CLEAR GLAZING

SYMBOLS

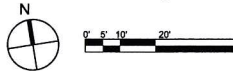
- EMERGENCY EXIT

PARKING NOTES:

- ALL PARKING SPACES ARE SIZED AS FOLLOWS UNO  
STANDARD 90 DEGREE: 8'-0"X18'-0"  
STANDARD 60 DEGREE: 8'-0"X21'-0"  
ACCESSIBLE: 9'-0"X18'-0" WITH A 5'-0"X18'-0" AISLE  
VAN: 9'-0"X18'-0" WITH A 8'-0"X18'-0" AISLE
- MIN. 27'-0" AISLE ADJACENT TO ALL 90 DEGREE PARKING STALLS  
MIN. 21'-0" AISLE ADJACENT TO ALL ANGLED (60 DEGREE) PARKING STALLS
- NUMBERED PARKING SPACES  
SECOND LEVEL: 198  
GROUND LEVEL: 206  
BASEMENT B1: 151  
BASEMENT B2: 113  
BASEMENT B3: 109

BASEMENT B1 FLOOR PLAN

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



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REVISION #1

Sheet Title:

BASEMENT  
LEVEL B1  
FLOOR PLAN

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

Sheet No.

A1.03

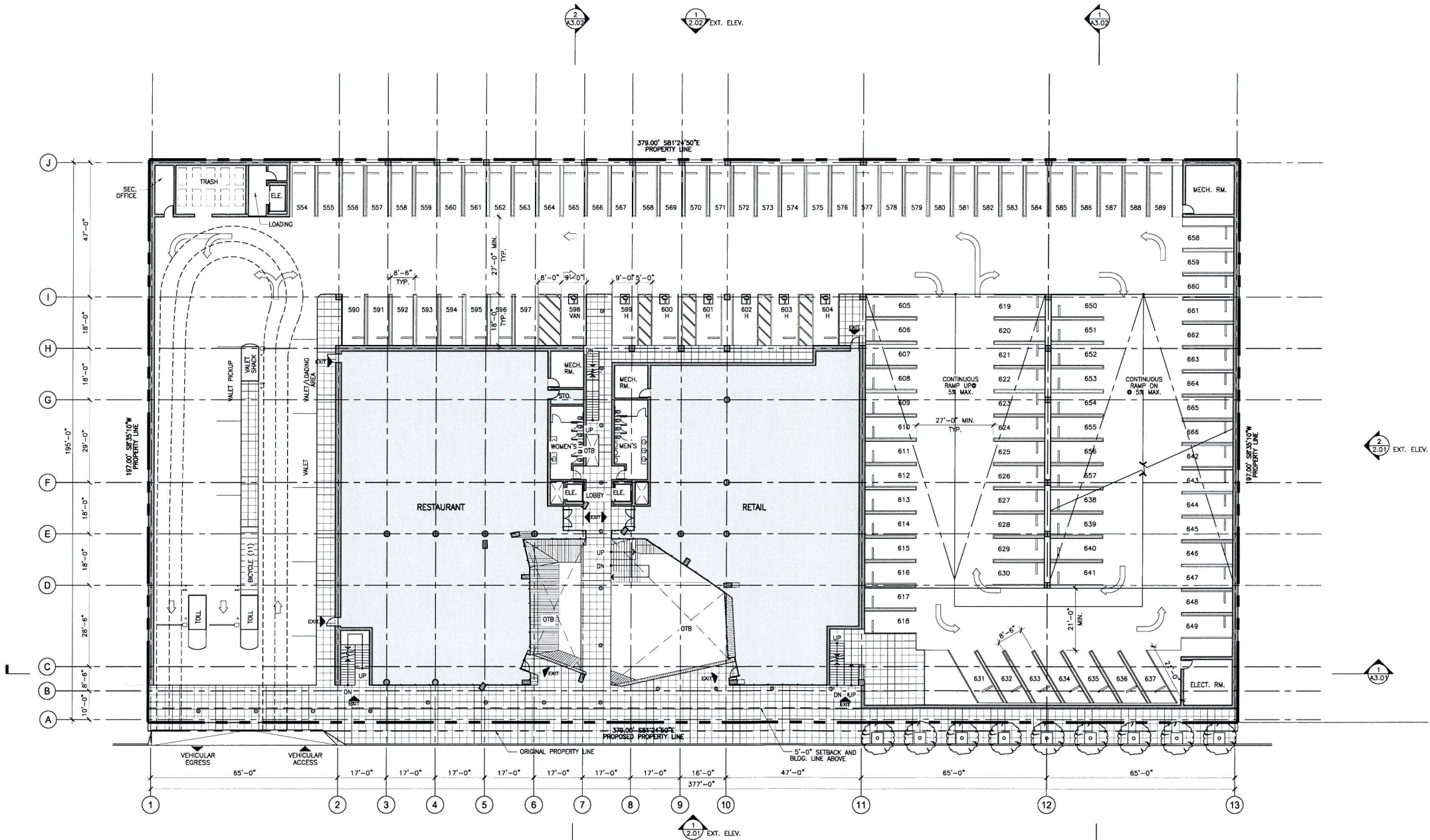
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STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
WARNER DEVELOPMENT, L.L.P.  
3528 HAYDEN AVENUE  
CULVER CITY, CA 90232-2535  
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ARCHITECT: ERIC OWEN MOSS  
ARCHITECTS  
8557 HIQUERA STREET  
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TEL: 310.839.1199 FAX: 310.839.7922



**KEY**

- TENANT AREA
- PEDESTRIAN AREA
- ALUM. STOREFRONT SYSTEM W/ CLEAR GLAZING

**SYMBOLS**

- EXIT
- EXTERIOR UPLIGHT FIXTURE

**PARKING NOTES:**

- ALL PARKING SPACES ARE SIZED AS FOLLOWS UNO  
STANDARD 90 DEGREE: 8'-0"x18'-0"  
STANDARD 60 DEGREE: 8'-6"x21'-0"  
ACCESSIBLE: 9'-0"x18'-0" WITH A 5'-0"x18'-0" AISLE  
VAN: 9'-0"x18'-0" WITH A 8'-0"x18'-0" AISLE
- MIN. 27'-0" AISLE ADJACENT TO ALL 90 DEGREE PARKING STALLS  
MIN. 21'-0" AISLE ADJACENT TO ALL ANGLED (60 DEGREE) PARKING STALLS
- NUMBERED PARKING SPACES  
GROUND LEVEL: 196  
BASEMENT B1: 151  
BASEMENT B2: 113  
BASEMENT B3: 109

**GROUND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"  
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N  
0' 5' 10' 20' 30'

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**GROUND FLOOR PLAN**

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

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**A1.04**

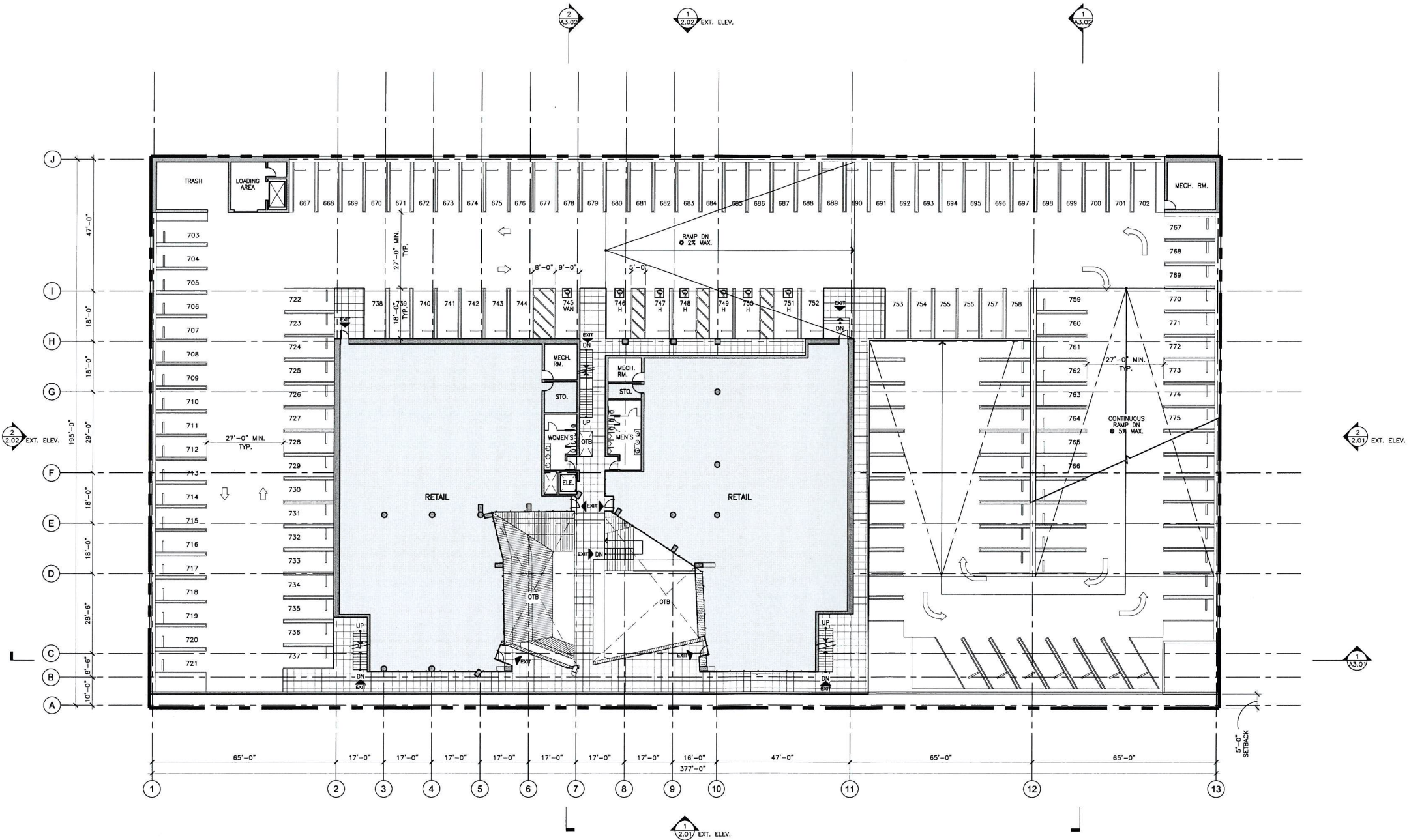
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8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
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3028 HAYDEN AVENUE  
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**KEY**

- TENANT AREA
- PEDESTRIAN AREA
- ALUM. STOREFRONT SYSTEM W/ CLEAR GLAZING

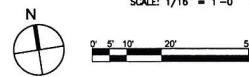
**SYMBOLS**

- EMERGENCY EXIT

**PARKING NOTES:**

- ALL PARKING SPACES ARE SIZED AS FOLLOWS UNO  
STANDARD 90 DEGREE: 8'-6"x18'-0"  
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MIN. 21'-0" AISLE ADJACENT TO ALL ANGLED (60 DEGREE) PARKING STALLS
- NUMBERED PARKING SPACES  
SECOND LEVEL: 196  
GROUND LEVEL: 206  
BASEMENT B1: 151  
BASEMENT B2: 113  
BASEMENT B3: 109

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



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**SECOND FLOOR PLAN**

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

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**A1.05**

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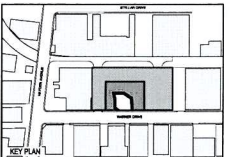


PARKING  
STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: COLLECTIVE POINTS  
WARNER DEVELOPMENT, LLP  
3028 HAYDEN AVENUE  
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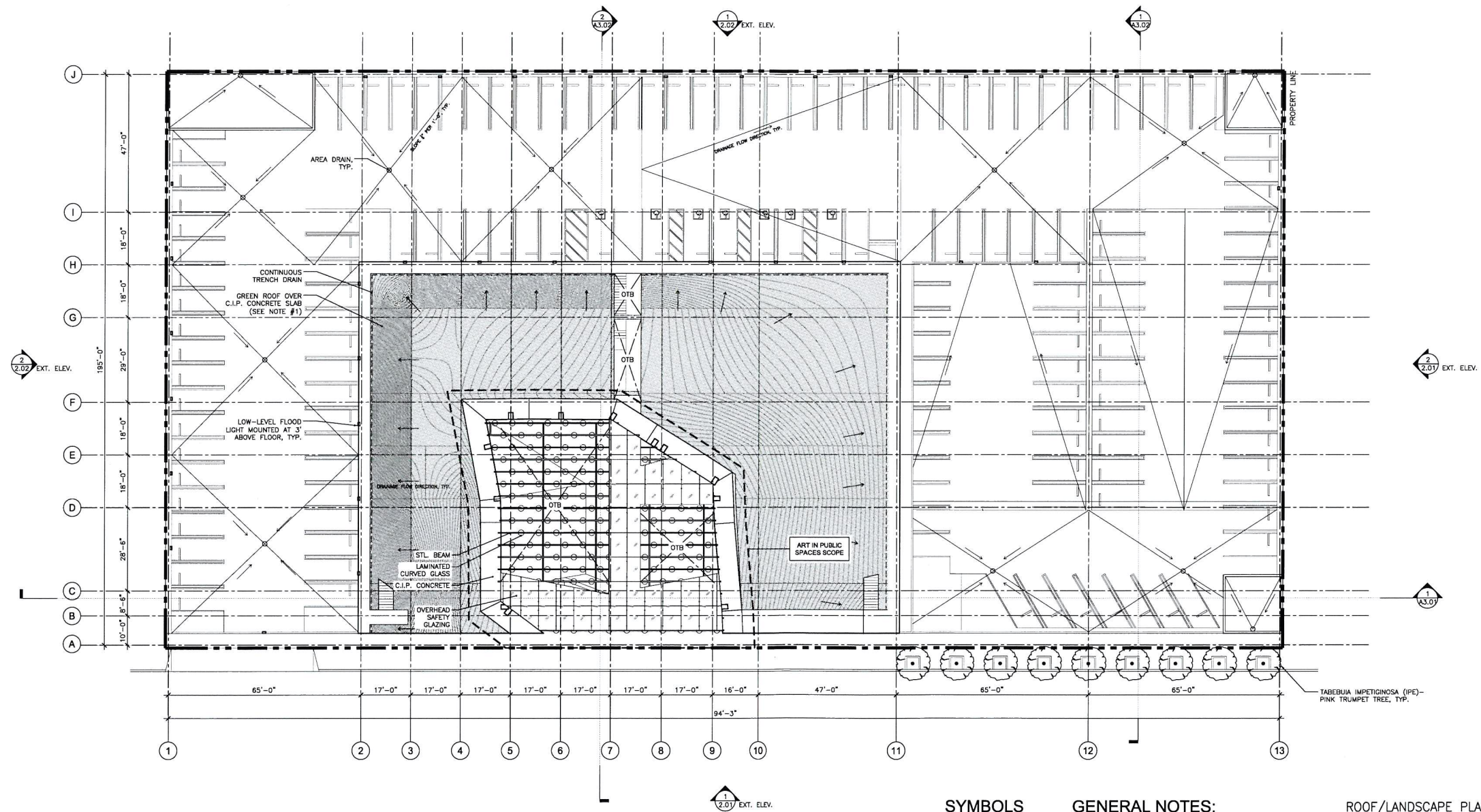
ROOF/  
LANDSCAPE PLAN

Scale: AS NOTED

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A1.06

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SYMBOLS

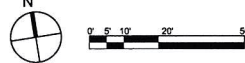
- DRAIN
- EXTERIOR LIGHT FIXTURE

GENERAL NOTES:

- EXTENSIVE-STYLE IRRIGATED GREEN ROOF WITH LOW PROFILE PLANTING (MEDIUM AND LOW), SPREADING, DROUGHT AND SUN TOLERANT PLANT SPECIES. PLANT SPECIES INCLUDE:
  - ECHIVERIA SP.
  - ERIGERON KARVINSKIANUS- SANTA BARBARA DAISY
  - DELOSPERMA SP.
  - GERANIUM SP. - LOW, SPREADING CRANESBILL
  - SEDUM SP. - STONECROP
  - STACHYS BYZANTINA- LAMB'S EARS
  - THYMUS SP. - THYME
- ALL SITE DRAINAGE TO BE ROUTED TO CITY STORM DRAIN SYSTEM.
- ALL TREE SPECIFICATIONS TO CONFORM WITH CULVER CITY MASTER TREE PROGRAM.

ROOF/LANDSCAPE PLAN 1

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





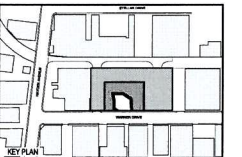
PARKING  
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8511 WARNER DRIVE  
CULVER CITY, CA 90232

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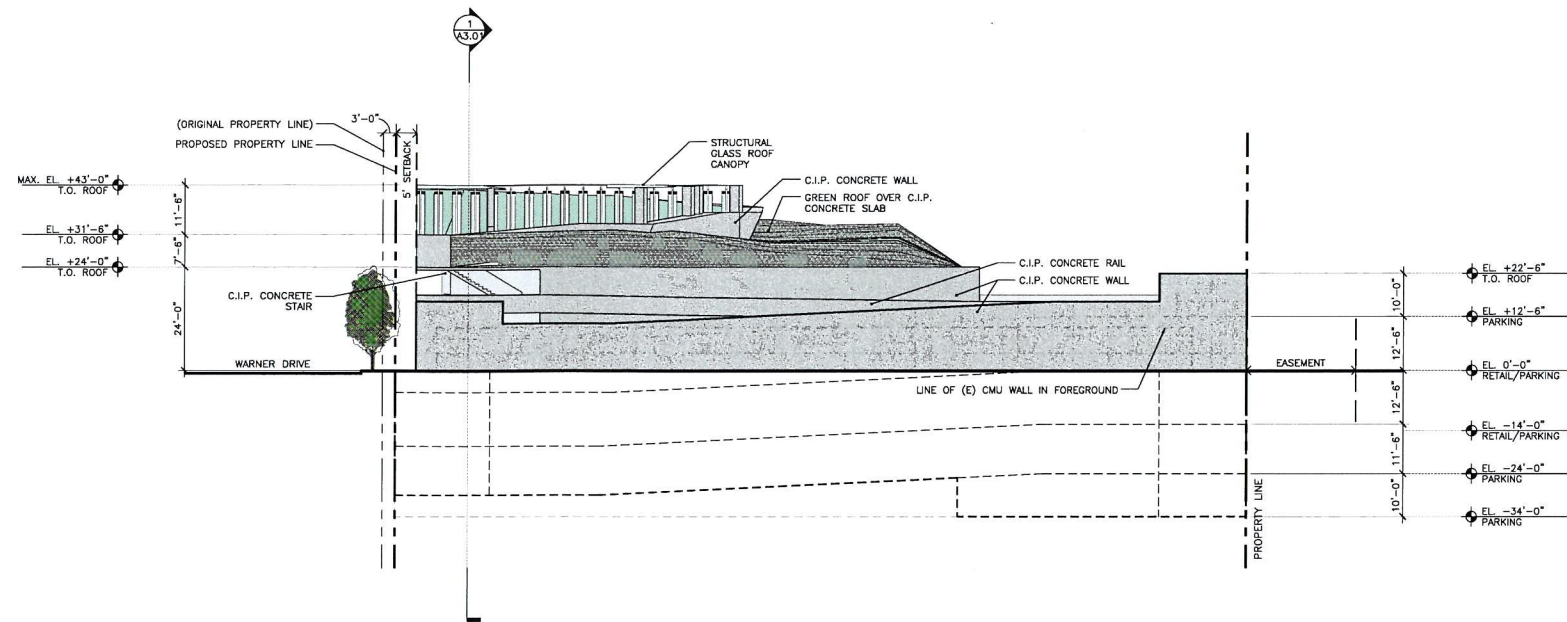
ELEVATIONS

Scale: AS NOTED

Sheet No.

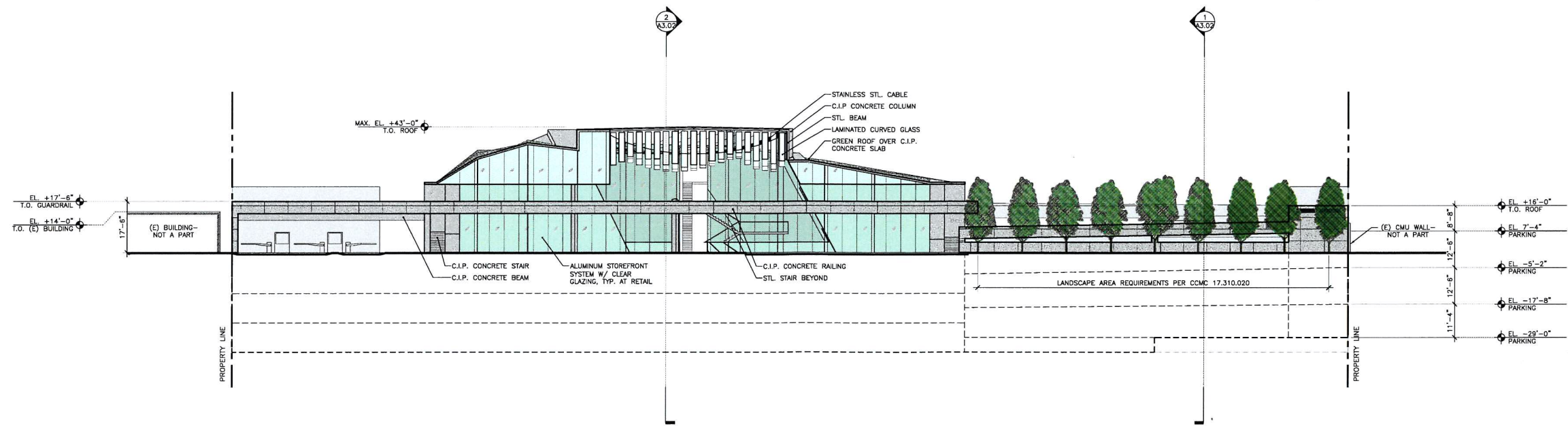
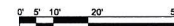
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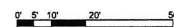
EAST ELEVATION 2

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



SOUTH ELEVATION 1

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



GENERAL NOTES:

1. ALL GUARDRAILS AND ARCH. FEATURES SHALL SUPPORT A WEIGHT OF 250LBS./SQ.FT.
2. RAILING ELEVATION ABOVE GRADE IS MAX. 42".

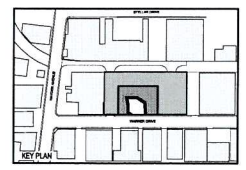


PARKING  
STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
WARNER DEVELOPMENT, LLP  
3538 HAYDEN AVENUE  
CULVER CITY, CA 90232-2535  
TEL: 310.204.4484 FAX: 310.204.4485  
ARCHITECT: ERIC OWEN MOSS  
ARCHITECTS  
8557 HIGUERA STREET  
CULVER CITY, CA 90232-2535  
TEL: 310.838.1199 FAX: 310.838.7922

NOT FOR CONSTRUCTION



SEALED SIGNATURE

Signature: \_\_\_\_\_  
Registration # \_\_\_\_\_

Issue Date: \_\_\_\_\_ Project No.: \_\_\_\_\_  
Drawn by: \_\_\_\_\_ Approved by: \_\_\_\_\_

Rev#	Date	Description
33-17-08		APPLICATION FOR ENTITLEMENTS
36-30-08		APPLICATION FOR ENTITLEMENTS
REVISION #1		

Sheet Title:

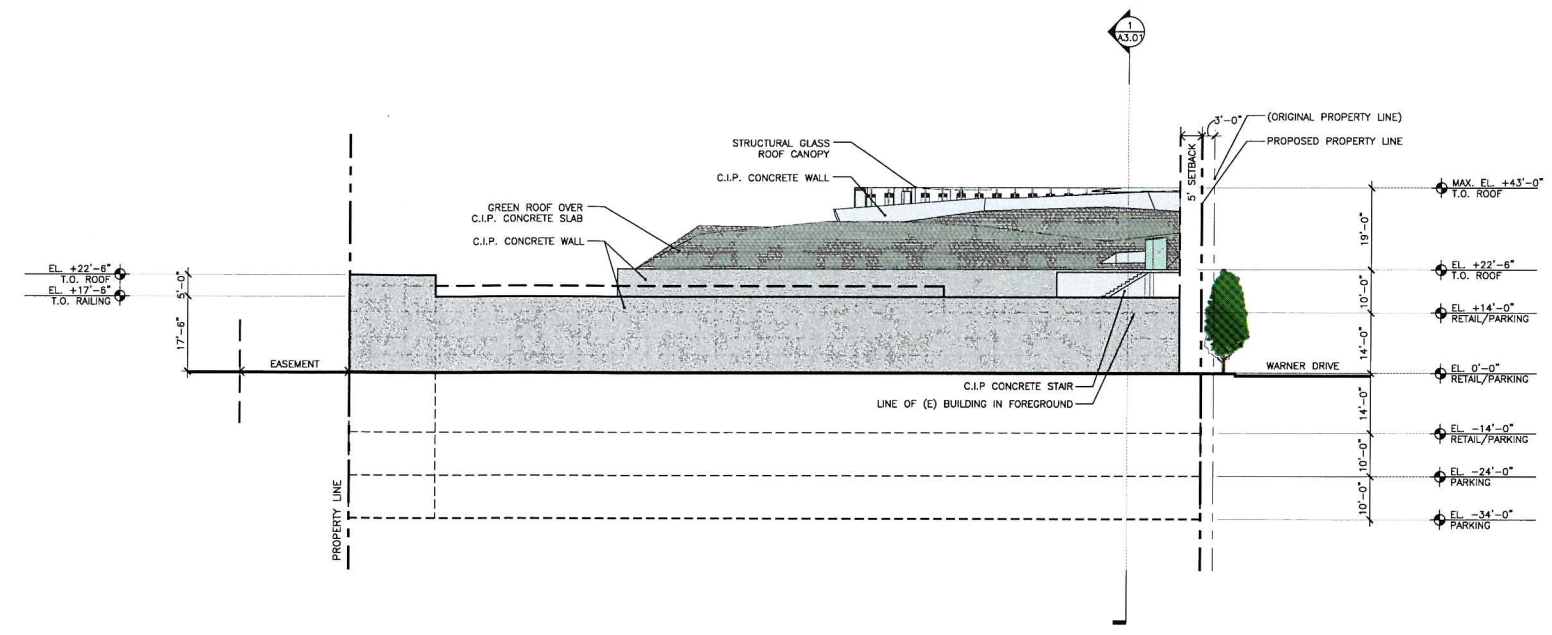
ELEVATIONS

Scale: AS NOTED

Sheet No.

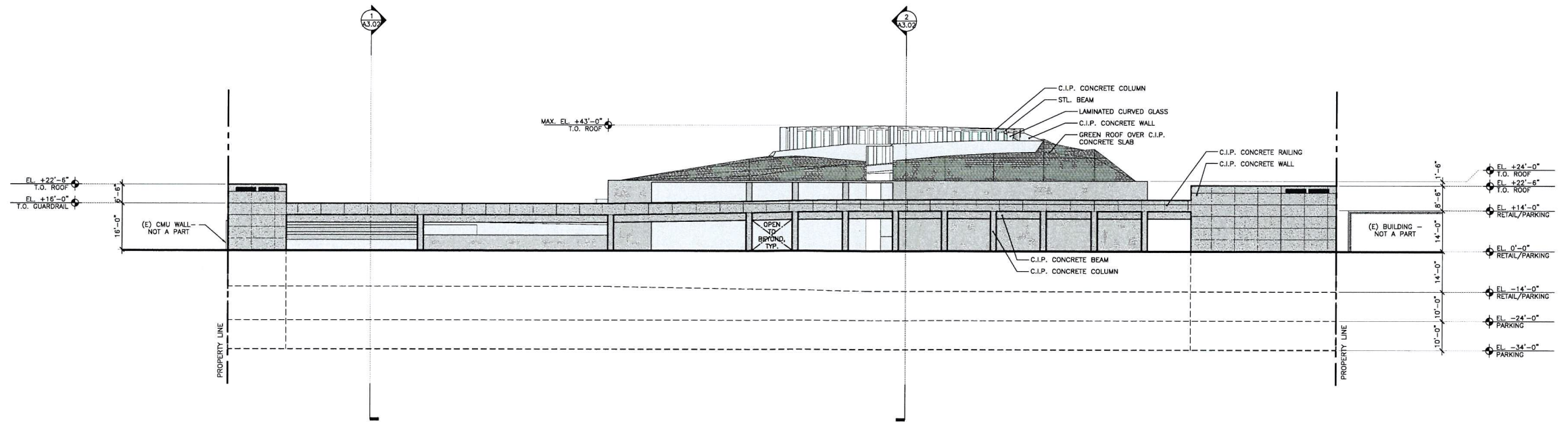
A2.02

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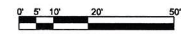
WEST ELEVATION 2

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



NORTH ELEVATION 1

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



GENERAL NOTES:

1. ALL GUARDRAILS AND ARCH. FEATURES SHALL SUPPORT A WEIGHT OF 250LBS./SQ.FT.
2. RAILING ELEVATION ABOVE GRADE IS MAX. 42".

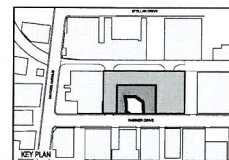


PARKING  
STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
WARNER DEVELOPMENT, L.L.P.  
3528 HAYDEN AVENUE  
CULVER CITY, CA 90232-2585  
TEL: 310.204.4464 FAX: 310.204.4465  
ARCHITECT: ERIC OWEN MOSS  
ARCHITECTS  
8557 HIGUERA STREET  
CULVER CITY, CA 90232-2536  
TEL: 310.839.1199 FAX: 310.839.7922

NOT FOR CONSTRUCTION



SEAL/SIGNATURE

Signature: \_\_\_\_\_  
Registration # \_\_\_\_\_

Issue Date: \_\_\_\_\_ Project No.: \_\_\_\_\_  
Drawn by: \_\_\_\_\_ Approved by: \_\_\_\_\_

Rev#	Date	Description
03-17-08		APPLICATION FOR ENTITLEMENTS
06-30-08		APPLICATION FOR ENTITLEMENTS
REVISION #1		

Sheet Title:

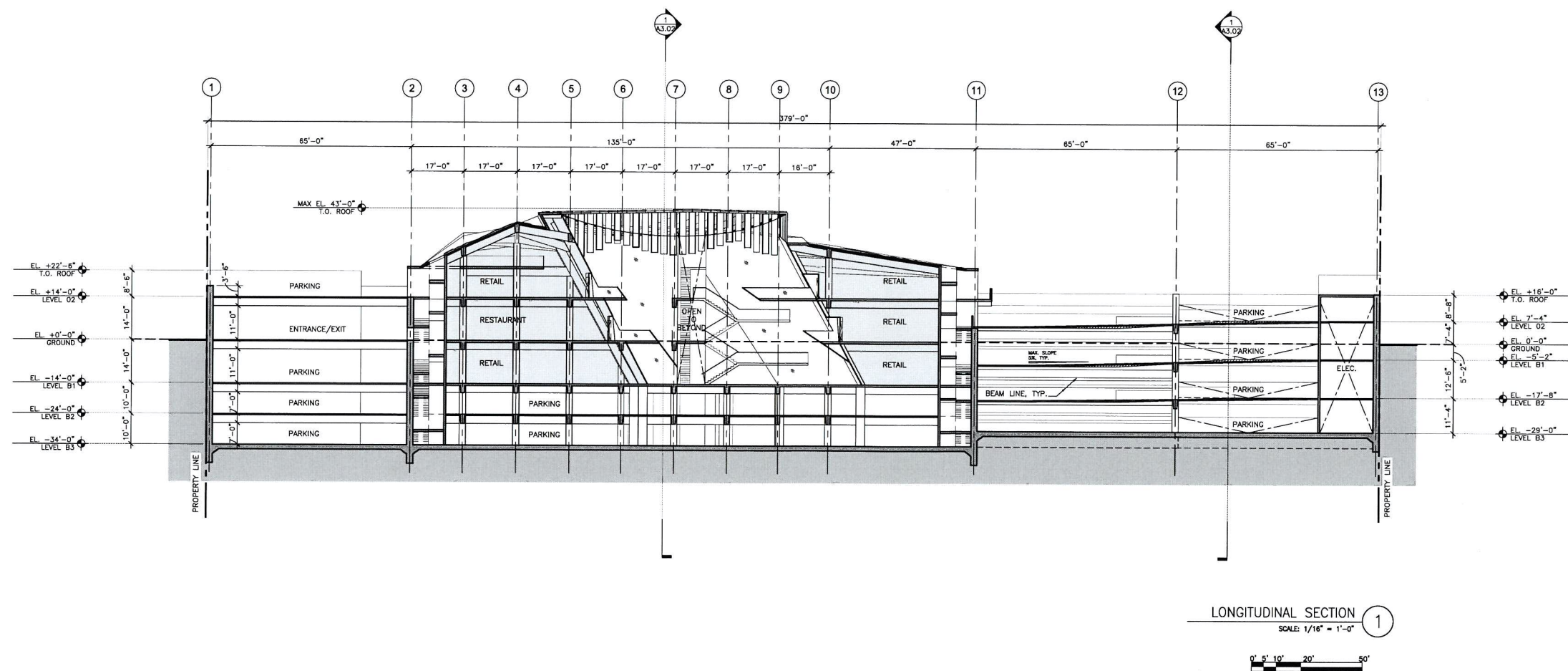
BUILDING  
SECTION

Scale: AS NOTED

Sheet No.

A3.01

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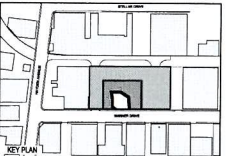


# PARKING STRUCTURE

8511 WARNER DRIVE  
CULVER CITY, CA 90232

OWNER: CONJUNCTIVE POINTS  
WARNER DEVELOPMENT, L.L.P.  
3028 HAYDEN AVENUE  
CULVER CITY, CA 90232-2535  
TEL: 310.204.4464 FAX: 310.204.4465  
ARCHITECT: ERIC OWEN MOSS  
ARCHITECTS  
8557 HIGUERA STREET  
CULVER CITY, CA 90232-2935  
TEL: 310.838.1199 FAX: 310.838.7922

NOT FOR CONSTRUCTION



SEALED SIGNATURE

Signature: \_\_\_\_\_  
Registration # \_\_\_\_\_

Issue Date: \_\_\_\_\_ Project No.: \_\_\_\_\_  
Drawn by: \_\_\_\_\_ Approved by: \_\_\_\_\_

Rev# Date Description  
03-17-08 APPLICATION FOR ENTITLEMENTS  
06-30-08 APPLICATION FOR ENTITLEMENTS  
REVISION #1

Sheet Title:

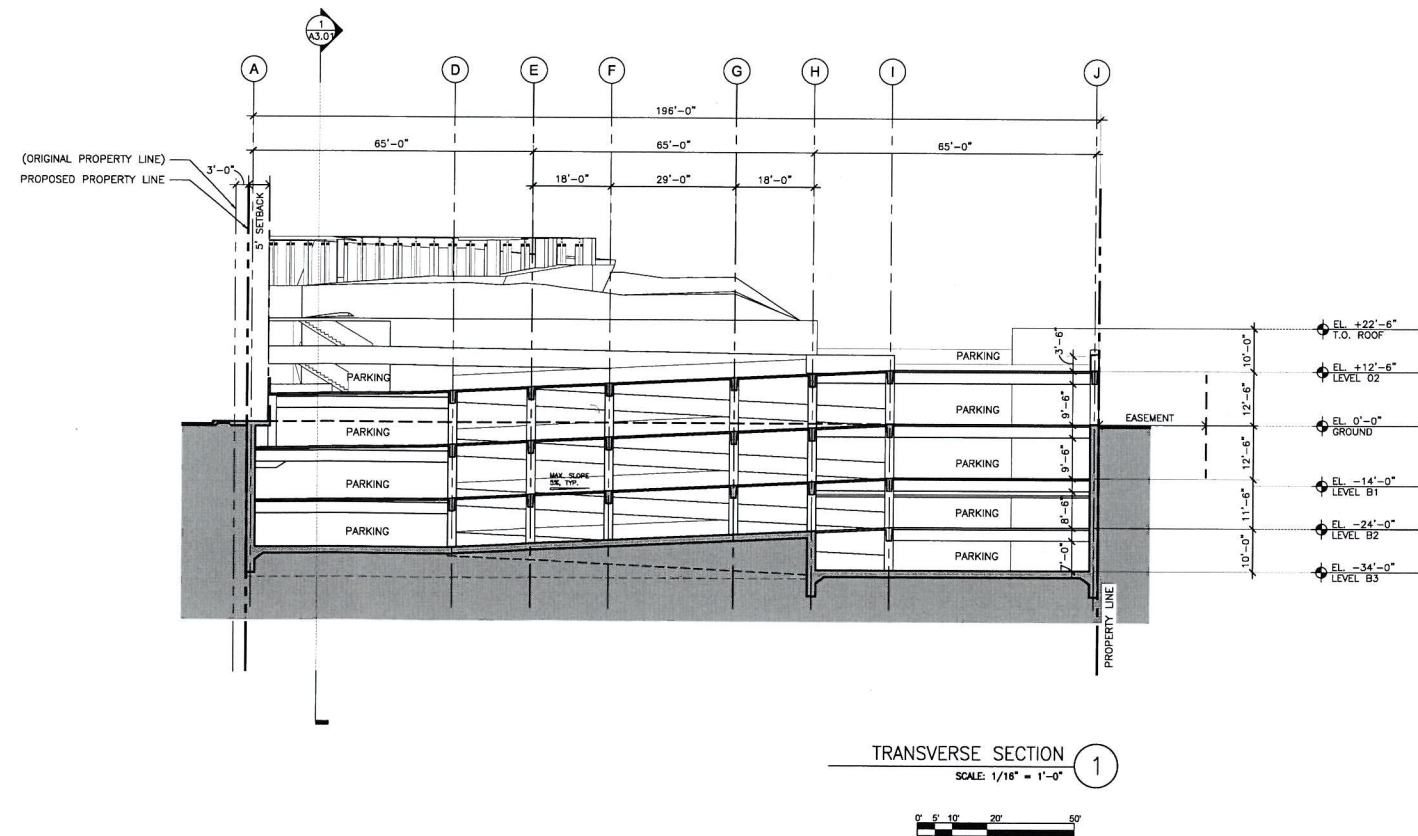
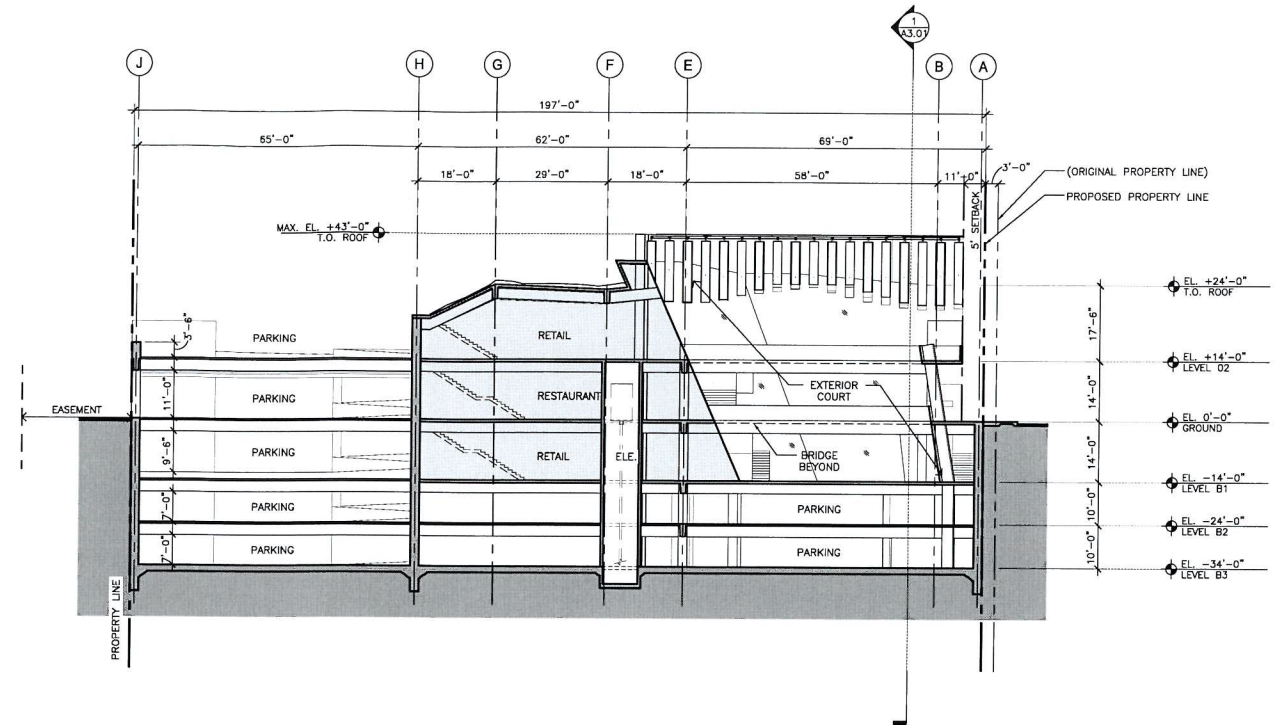
BUILDING SECTIONS

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Sheet No.

A3.02

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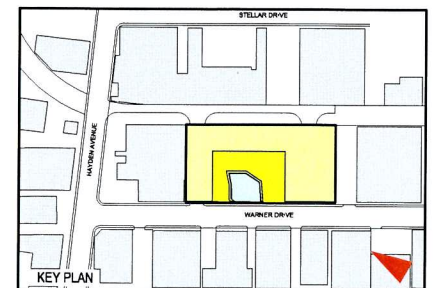
JUN 30 2008

Culver City  
Planning Division



8511 WARNER DRIVE  
PARKING STRUCTURE

PHOTO SIMULATION  
SOUTH EAST AERIAL VIEW

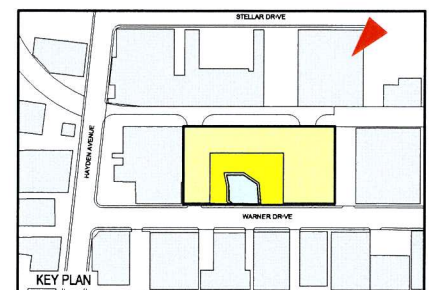






8511 WARNER DRIVE  
PARKING STRUCTURE

PHOTO SIMULATION  
NORTH EAST AERIAL VIEW

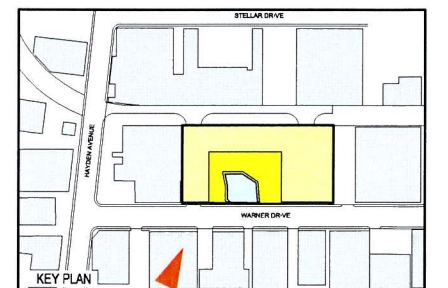






8511 WARNER DRIVE  
PARKING STRUCTURE

PHOTO SIMULATION  
SOUTH AERIAL VIEW

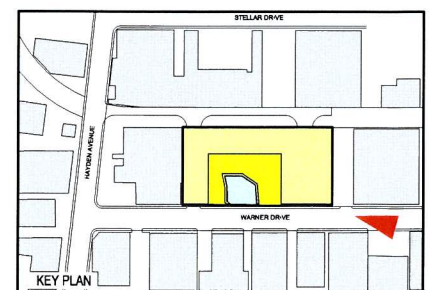




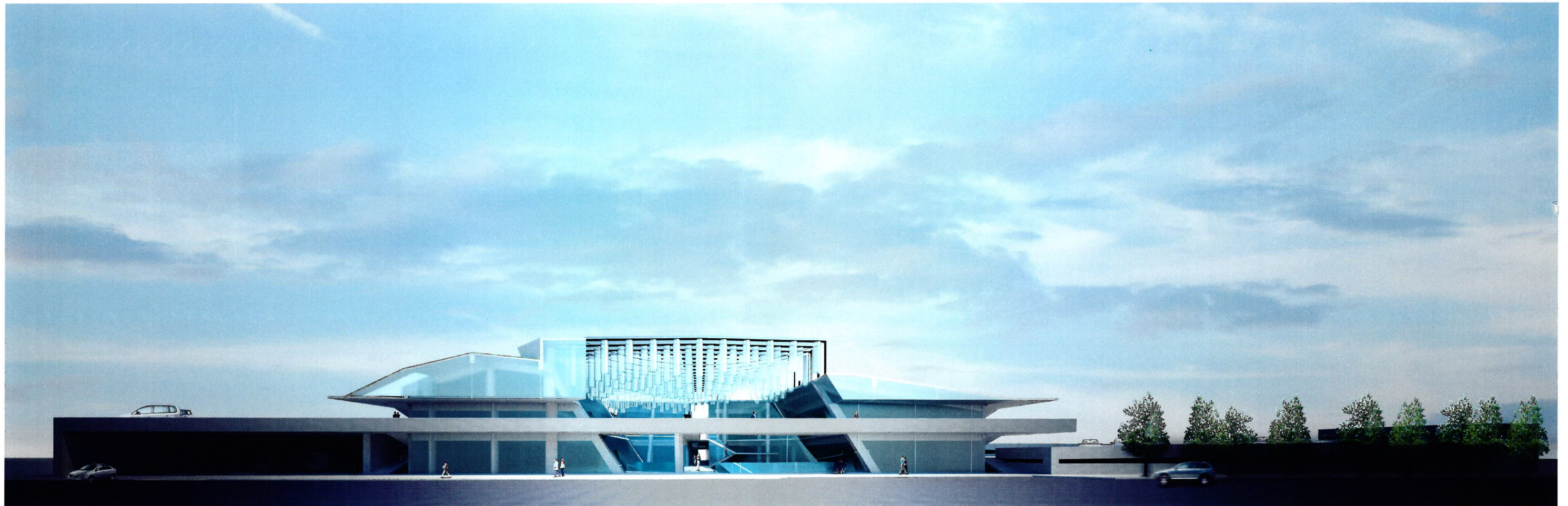


8511 WARNER DRIVE  
PARKING STRUCTURE

PHOTO SIMULATION  
WARNER DRIVE VIEW







# 8511 WARNER DRIVE PARKING STRUCTURE

PHOTO SIMULATION  
WARNER DRIVE SOUTH VIEW

