

ATTACHMENT NO. 8



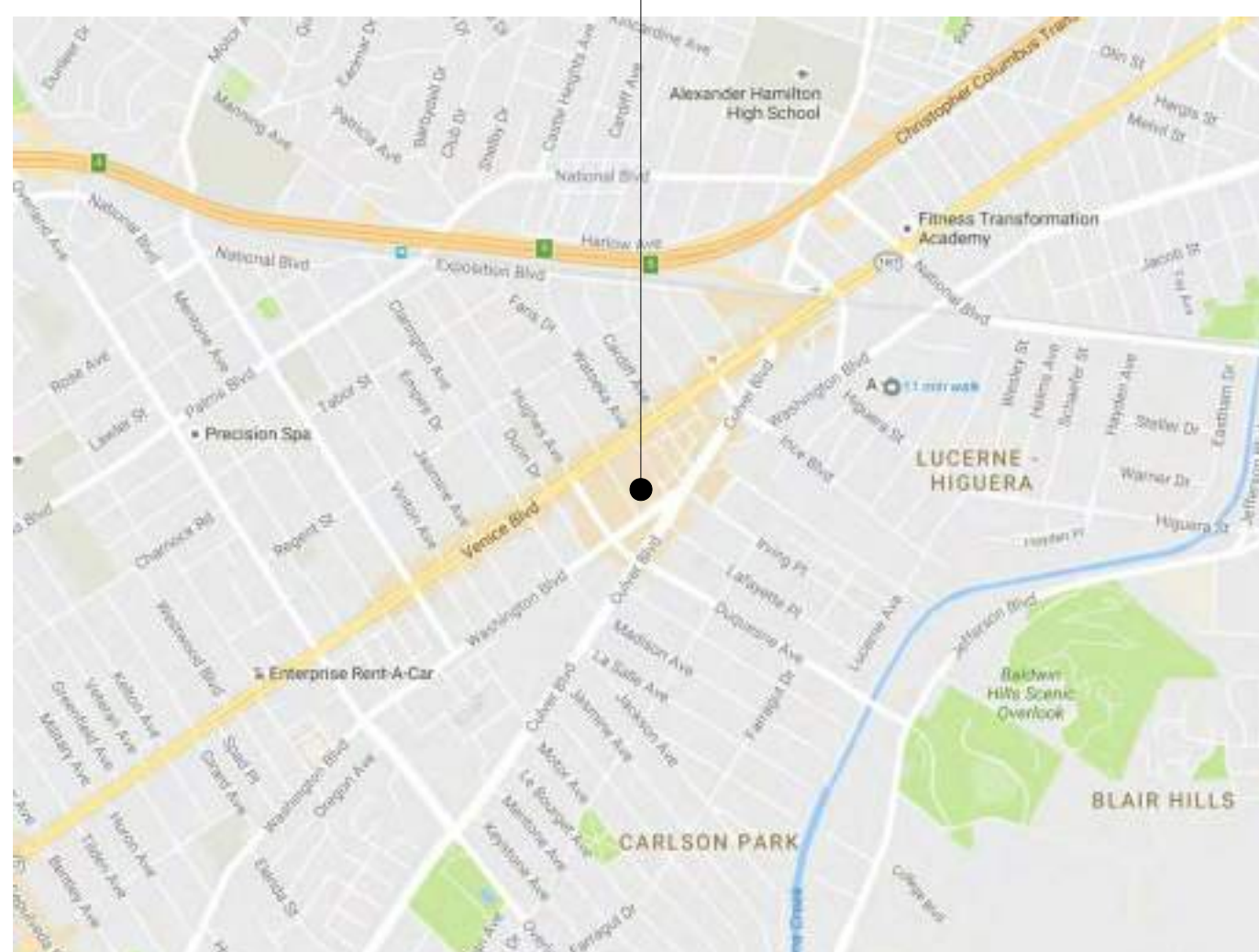
ABRAMSON_TEIGER
____ARCHITECTS

8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.639.8998 WWW.ABRAMSONTEIGER.COM

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

**PLANNING DIVISION
RECEIVED
JULY 27, 2017**

PROJECT SITE



PROJECT SITE

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SCOPE OF WORK:
CONSTRUCTION OF A PARTIAL 4 STORY (WITHIN CG ZONE ONLY) / 3 STORY (OUTSIDE CG 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

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

SEE PARKING ANALYSIS ON SHEET T3.2

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 AC 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

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

LOT AREA: 28,522.94 S.F.

BUILDABLE AREA (SEE MASTER PLAN)

	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"

SECTION

WALL SECTION NUMBER
 SHEET WHERE DRAWN
 DIRECTION OF VIEW

INTERIOR ELEVATION REFERENCE

ELEVATION NUMBER AND DIRECTION OF VIEW
 SHEET WHERE DRAWN

EXTERIOR ELEVATION

ELEVATION NUMBER AND DIRECTION
 SHEET WHERE DRAWN

DETAIL REFERENCE

DETAIL NUMBER
 SHEET WHERE DRAWN, HYPHEN INDICATES DETAIL ON SAME SHEET.

PARTITION TYPE MARK

SEE PARTITION TYPE DRAWINGS

DOOR TYPE MARK

SEE DOOR SCHEDULE

WINDOW AND LOUVER TYPE MARK

SEE CORRESPONDING NUMBER ON SCHEDULE

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	CULVERT 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
C3.0	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	COLORLED 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	COLORLED ELEVATIONS
A3.2	ELEVATIONS
A3.2A	COLORLED ELEVATIONS
A4.1	SECTIONS
A4.2	SECTIONS
A4.3	ELEVATOR SECTIONS

GROSS LEASABLE AREA - SUMMARY			
TYPE	AREA	PARKING	
		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

OWNERS:
CLARETREST DEVELOPMENT
1901 AVENUE OF THE STARS, SUITE 1465
LOS ANGELES, CA 90067
CONTACT: MICHAEL NAMBIA
mnamba@claretrest.com
TEL (310) 907-8404

D/LJ REAL ESTATE CAPITAL PARTNERS
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LOS ANGELES, CA 90067
CONTACT: TERRY KNOX
mknobling@djreg.com
TEL (310) 734-0881

ARCHITECT:
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8634 LINDALE STREET
CULVER CITY, CA 90232
CONTACT: MARCO MARRACINNI
marco@abramsonsteiger.com
TEL (310) 838-8898 EXT 205
FAX (310) 838-8332

STRUCTURAL ENGINEER
JILA STRUCTURAL ENGINEERS
319 MAIN STREET
EL SEGUNDO, CA 90245
CONTACT: CHUCK WHITAKER
chuck@jilabbe.com
TEL (213) 705-8098

CIVIL ENGINEER:
FUSCO ENGINEERING, INC
600 WILSHIRE BLVD., SUITE 1470
LOS ANGELES, CA 90017
CONTACT: ANTHONY WILLROD
awillrod@fuseco.com
TEL (213) 542-9520

MFP ENGINEER:
INNOVATIVE ENGINEERING GROUP
2501 DAVIDSON DRIVE, 2ND FLOOR
MONTEREY PARK, CA 91754
CONTACT: DAVID TAYLOR
TEL (323) 262-9119 EXT. 122

LANDSCAPE ARCHITECT:
LA GROUP
CONTACT: BOB YAMASHITA
bob@lagroupinc.net

PROJECT NO: BM16

REVISIONS

[illegible]

TITLE SHEET

T0.0





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PROJECT NO: BM16

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

RENDERINGS

T1.1

PROJECT NO: BM16

T1.2



- Internal Courtyard



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

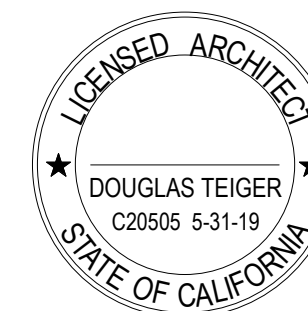
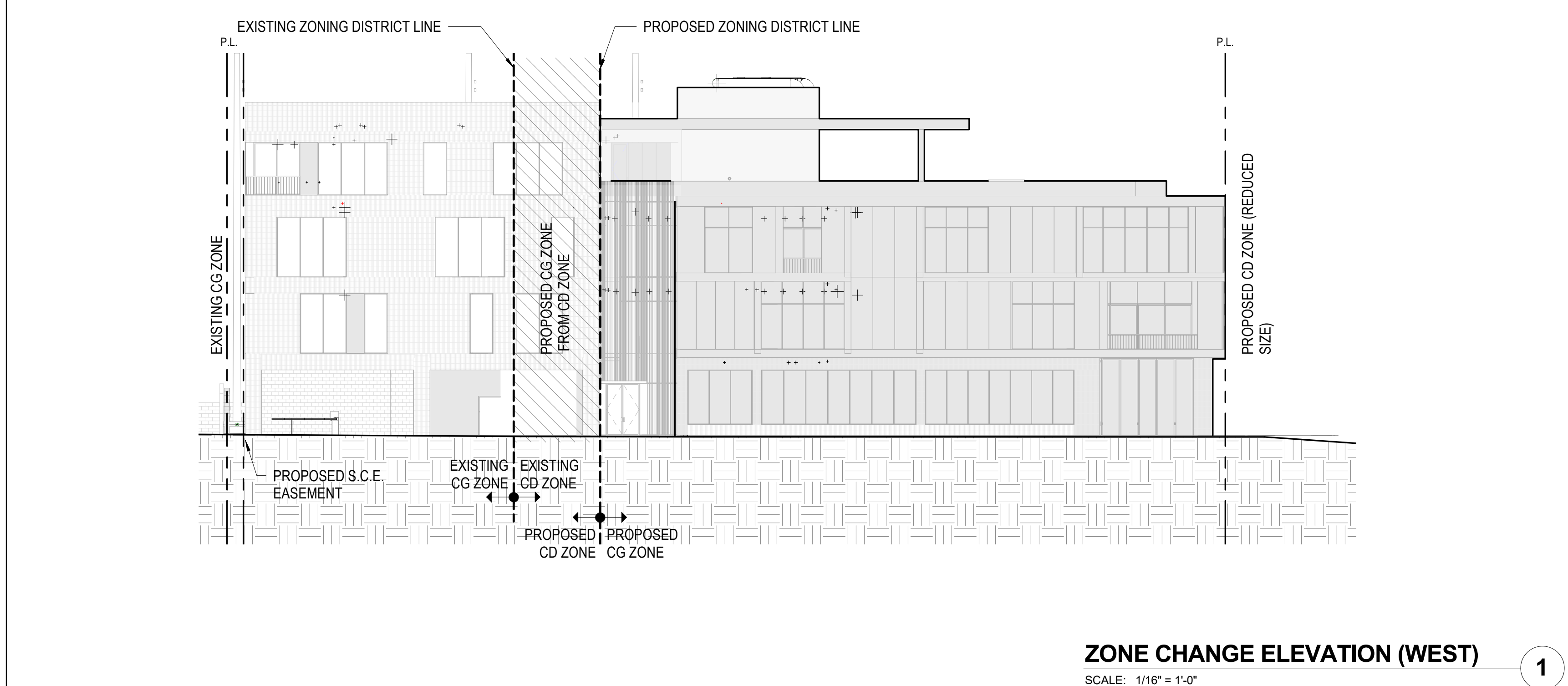
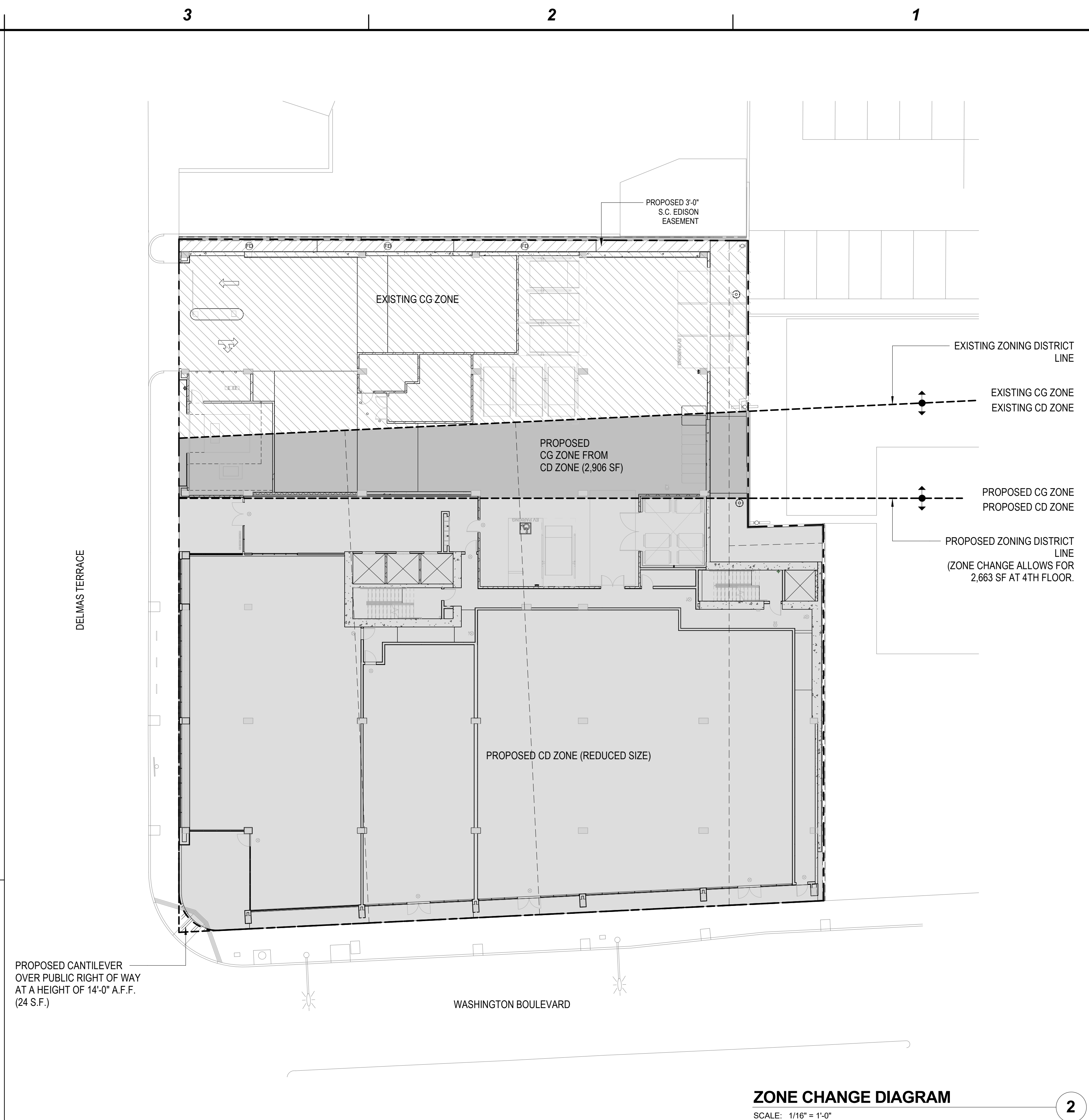
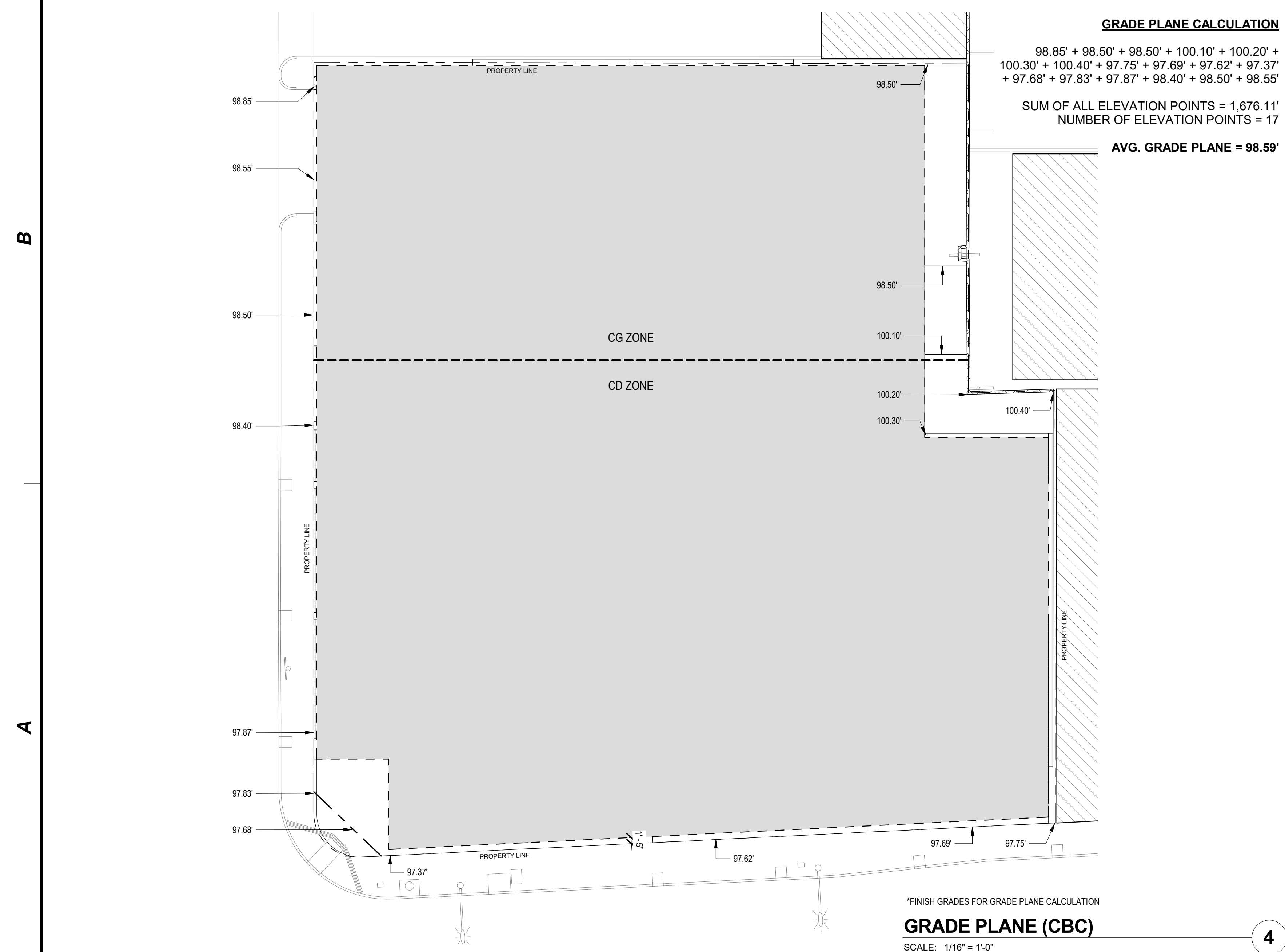
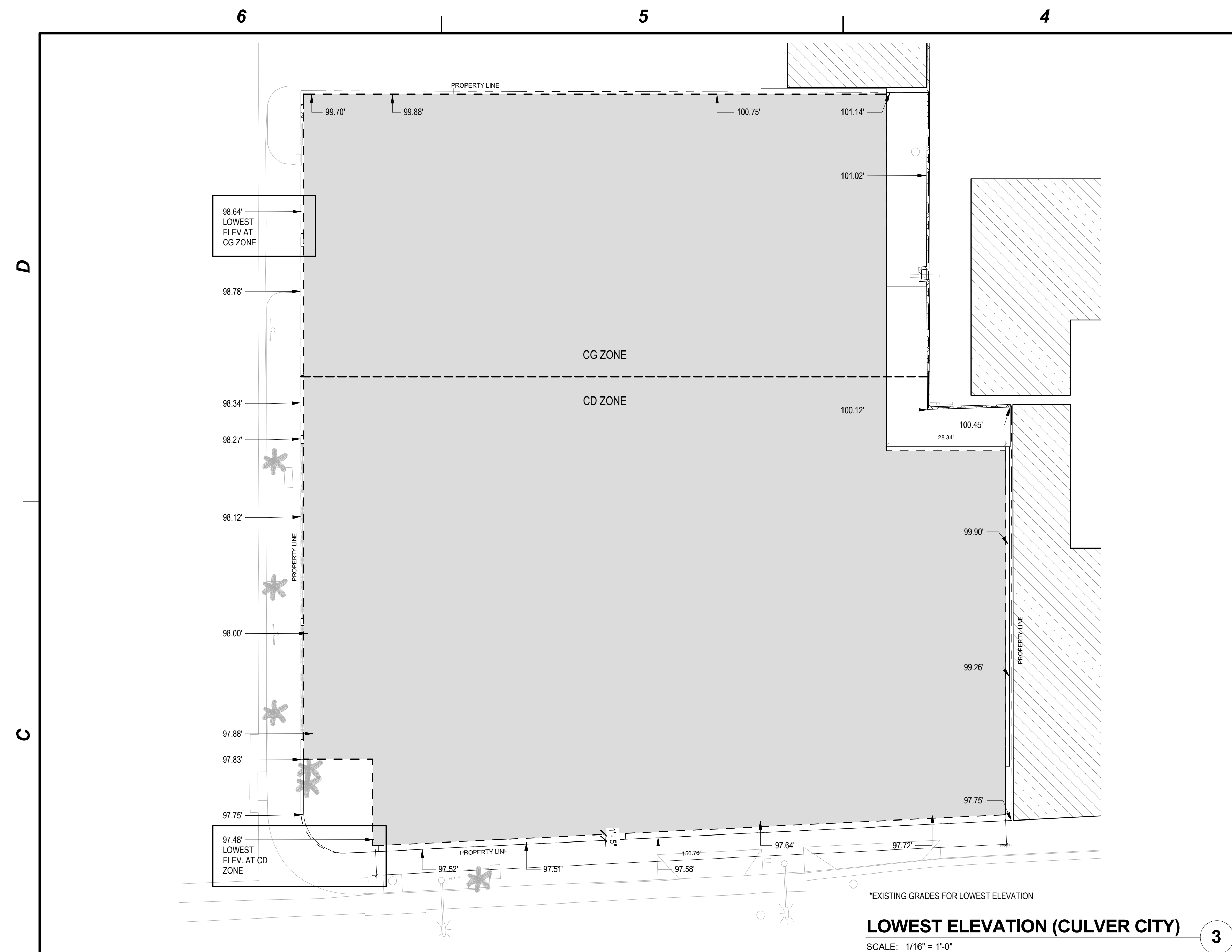


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MATERIAL BOARD

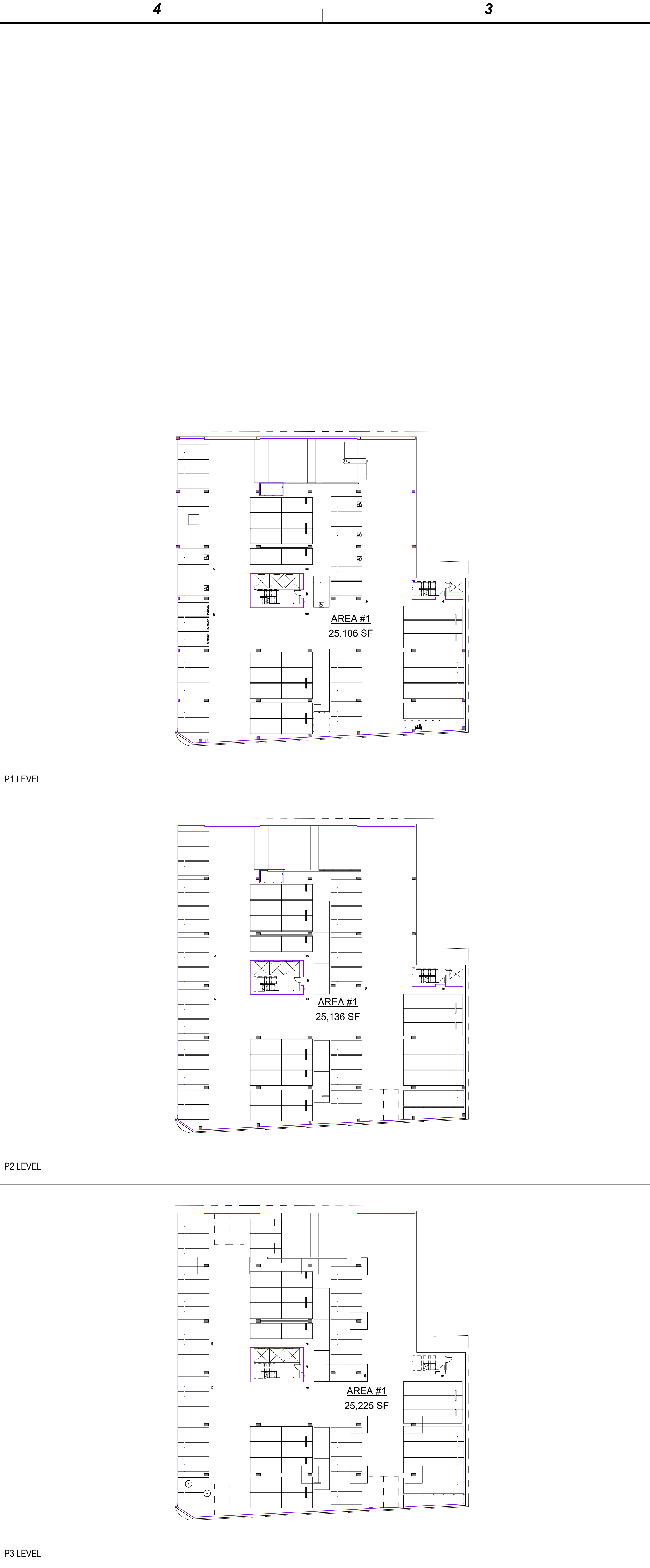
T1.3

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 SUBMITTA

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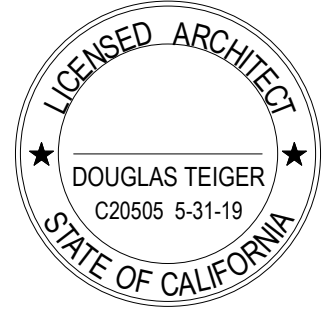
BUILDING AREA PER CBC				
FLOOR	AREA NAME	AREA TYPE	GROUP	AREA
00 - P3	AREA #1	PARKING	S-2	25,225 SF
01 - P2	AREA #1	PARKING	S-2	25,225 SF
02 - P1	AREA #1	BUILDABLE AREA	S-2	25,136 SF
1ST FLOOR / GROUND	AREA #1	BUILDABLE AREA	S-2	25,106 SF
1ST FLOOR / GROUND	AREA #2	BUILDABLE AREA	S-2	445 SF
1ST FLOOR / GROUND	AREA #3	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	528 SF
1ST FLOOR / GROUND	AREA #4	BUILDABLE AREA	B	60 SF
1ST FLOOR / GROUND	AREA #5	BUILDABLE AREA	A-2	908 SF
1ST FLOOR / GROUND	AREA #6	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	3,809 SF
1ST FLOOR / GROUND	AREA #7	PARKING	S-2	1,116 SF
1ST FLOOR / GROUND	AREA #8	BUILDABLE AREA	B	8,518 SF
1ST FLOOR / GROUND	AREA #9	BUILDABLE AREA	M	1,538 SF
2ND FLOOR	AREA #01	BUILDABLE AREA	B	8,076 SF
2ND FLOOR	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	24,997 SF
2ND FLOOR	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	22,039 SF
2ND FLOOR	AREA #04	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
2ND FLOOR	AREA #05	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	145 SF
2ND FLOOR	AREA #06	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	95 SF
2ND FLOOR	AREA #07	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	89 SF
2ND FLOOR	AREA #08	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
2ND FLOOR	AREA #09	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	85 SF
2ND FLOOR	AREA #10	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	616 SF
3RD FLOOR	AREA #01	BUILDABLE AREA	B	129 SF
3RD FLOOR	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	23,379 SF
3RD FLOOR	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	22,047 SF
3RD FLOOR	AREA #04	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	95 SF
3RD FLOOR	AREA #05	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	95 SF
3RD FLOOR	AREA #06	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	107 SF
3RD FLOOR	AREA #07	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
3RD FLOOR	AREA #08	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	86 SF
3RD FLOOR	AREA #09	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	117 SF
3RD FLOOR	AREA #10	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	92 SF
4TH FLOOR ROOF	AREA #01	BUILDABLE AREA	B	419 SF
4TH FLOOR ROOF	AREA #02	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	86 SF
4TH FLOOR ROOF	AREA #03	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	23,236 SF
4TH FLOOR ROOF	AREA #04	BUILDABLE AREA	B	7,979 SF
4TH FLOOR ROOF	AREA #05	BUILDABLE AREA	B	81 SF
4TH FLOOR ROOF	AREA #06	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	25,106 SF
4TH FLOOR ROOF	AREA #07	BUILDABLE AREA	B	147 SF
4TH FLOOR ROOF	AREA #08	BUILDABLE AREA	B	282 SF
4TH FLOOR ROOF	AREA #09	BUILDABLE AREA	B	417 SF
4TH FLOOR ROOF	AREA #10	BUILDABLE AREA - UNDER HORIZONTAL PROJECTION	B	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	
01 - P2	S-2	25,225 SF	78,000 SF	
02 - P1	S-2	25,136 SF	78,000 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		
2ND FLOOR	B	23,379 SF		
3RD FLOOR	B	23,236 SF	57,000 SF	
4TH FLOOR ROOF	B	8,907 SF	57,000 SF	
BUILDING AREA PER CBC - 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...		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		





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-	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

T2.2

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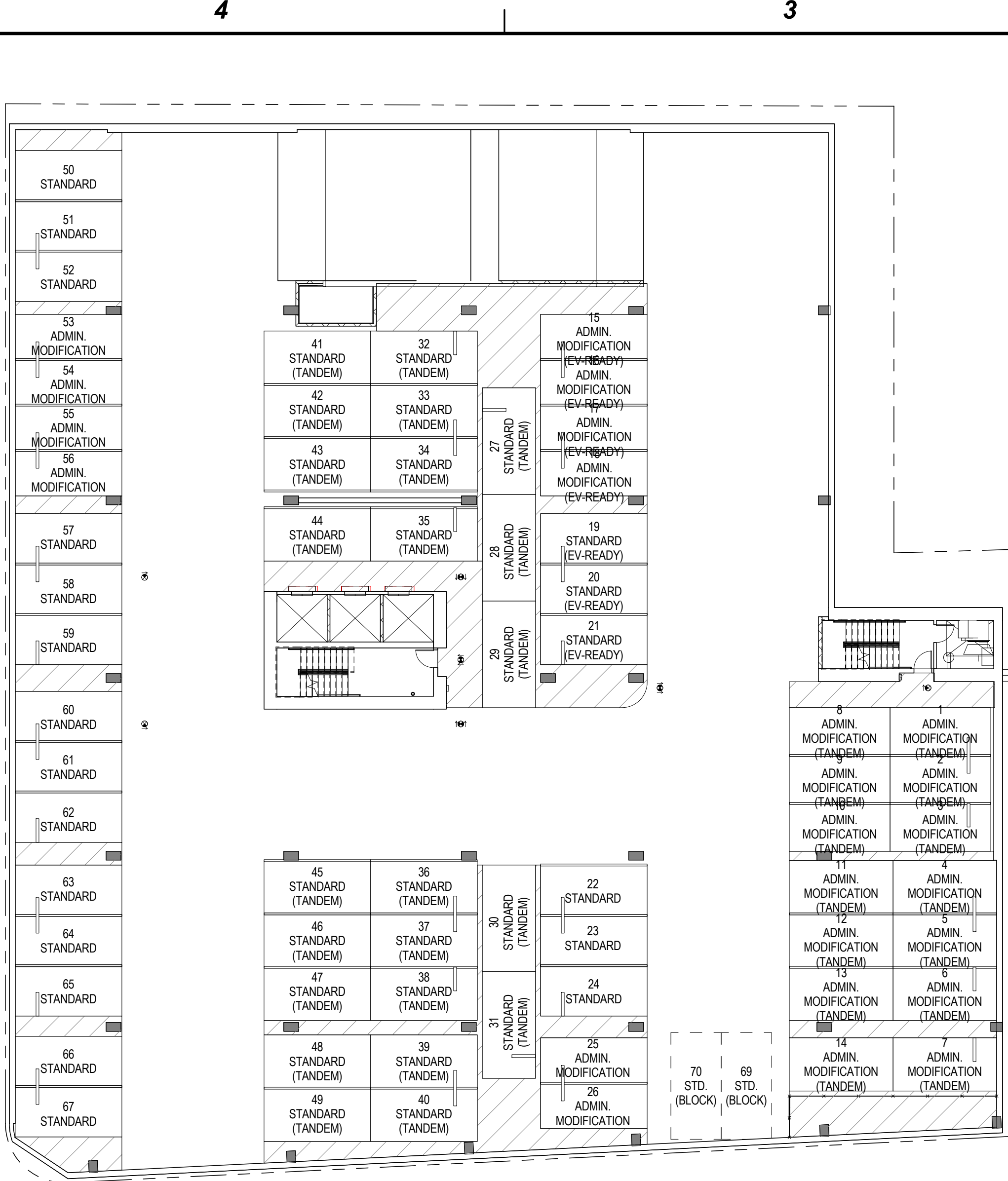
GROSS LEASABLE AREA					
LEVEL	NAME	AREA	FACTOR	PARKING REQUIRED	REQ. BIKES
1ST FLOOR / GROUND	OUTDOOR DINING	798 SF	100 SF	8.0	0.40
1ST FLOOR / GROUND	RESTAURANT	4,234 SF	100 SF	42.3	2.12
1ST FLOOR / GROUND	RETAIL	6,158 SF	400 SF	15.4	0.77
1ST FLOOR / GROUND	RETAIL	2,000 SF	400 SF	5.0	0.25
1ST FLOOR / 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					
TYPE			AREA	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
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

D

C

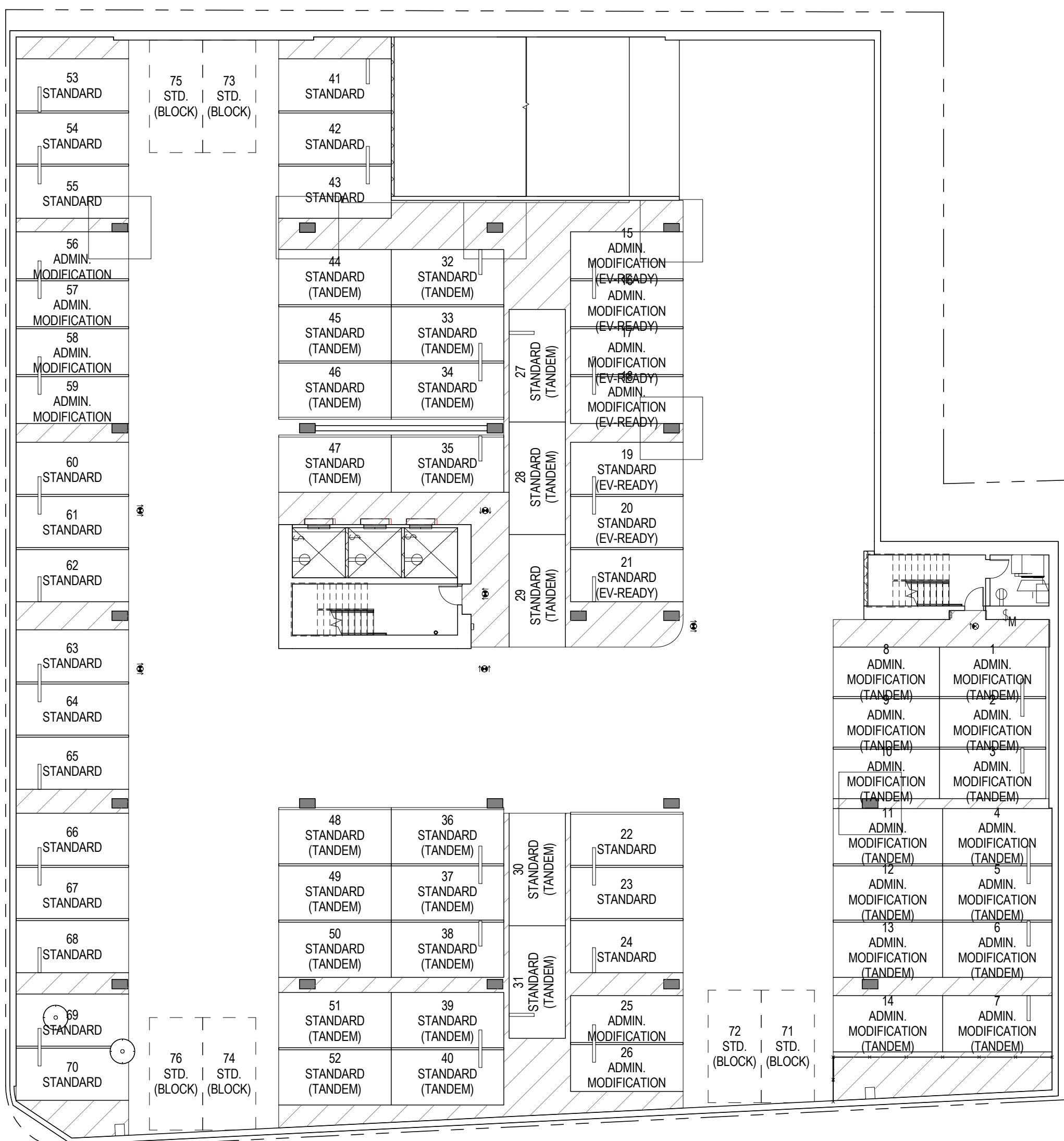
B

A



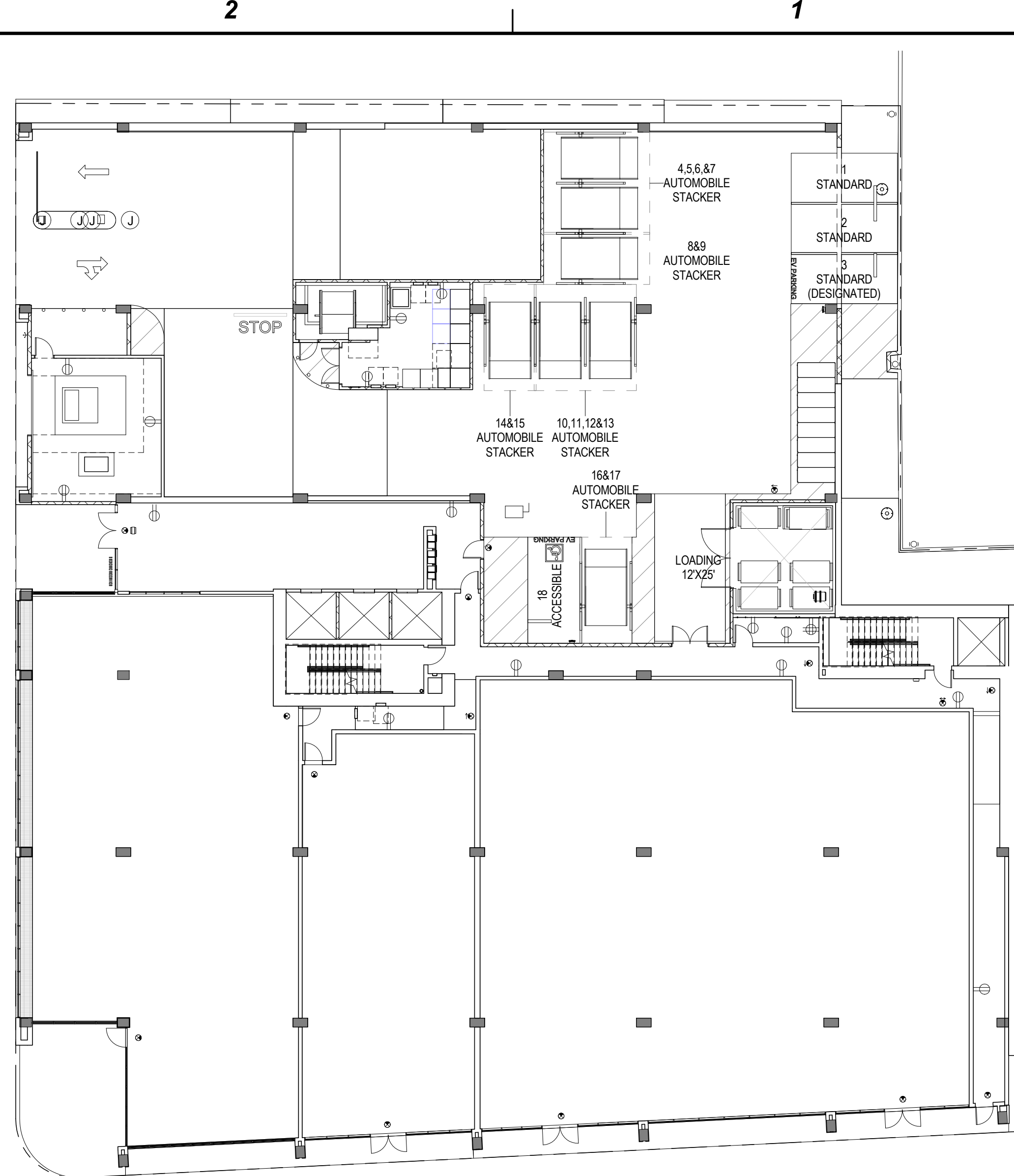
P2 LEVEL PLAN

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



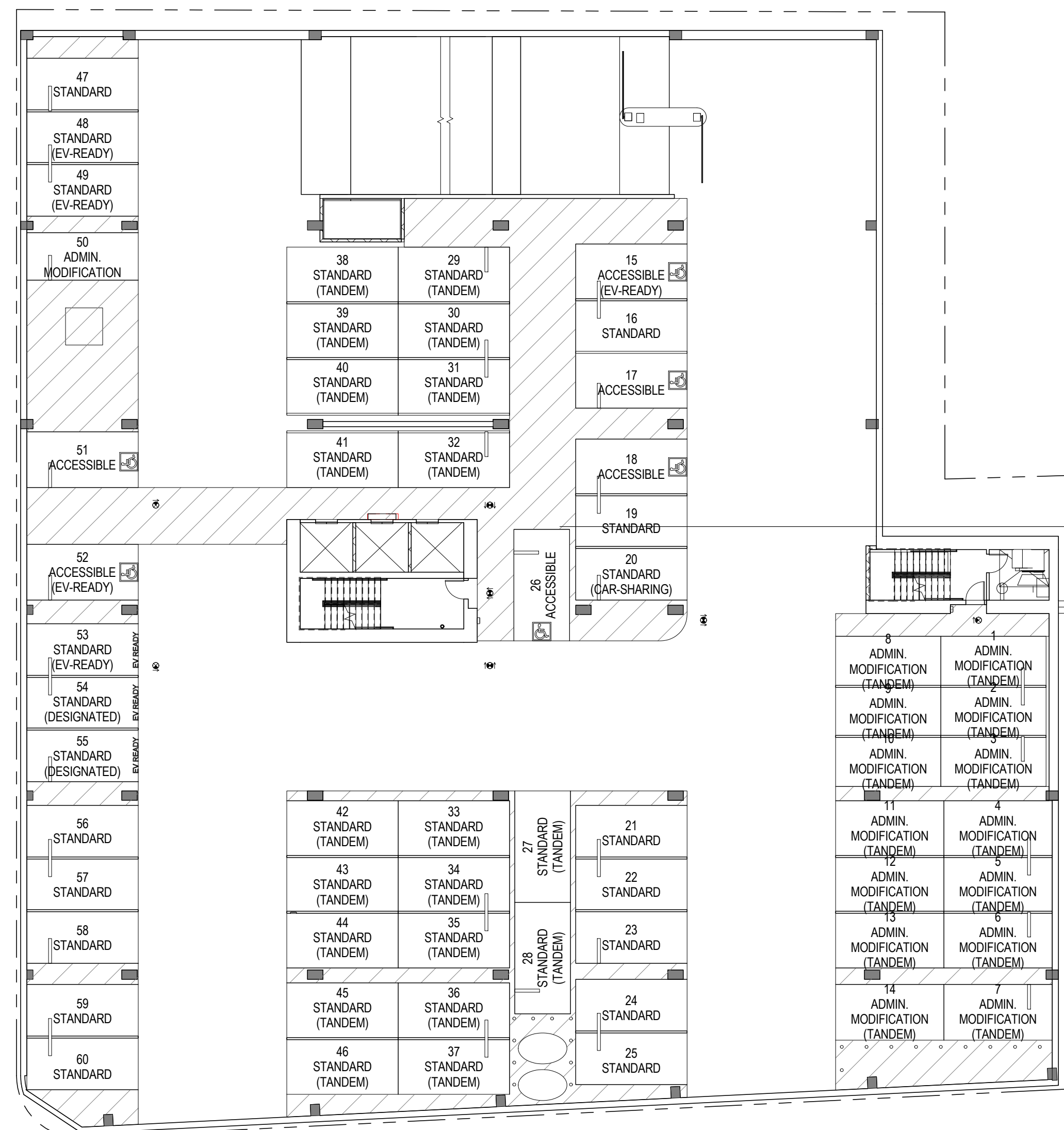
P3 LEVEL PLAN

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



1ST FLOOR / GROUND

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

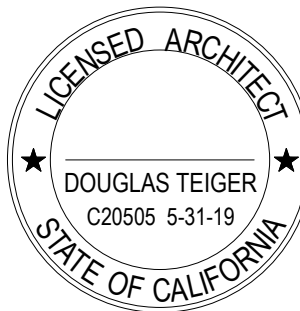


P1 LEVEL PLAN

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



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-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	07/11/2017	SITE PLAN REVIEW REV.

PARKING ANALYSIS

T3.2

CRAIG JOHNSON, RA, GC, CBO, BUILDING OFFICIAL
BUILDING SAFETY DIVISION TEL 310-253-5800 FAX 310-253-5824
Past President of the ICC Los Angeles Basin Chapter July 2007 - January 2009

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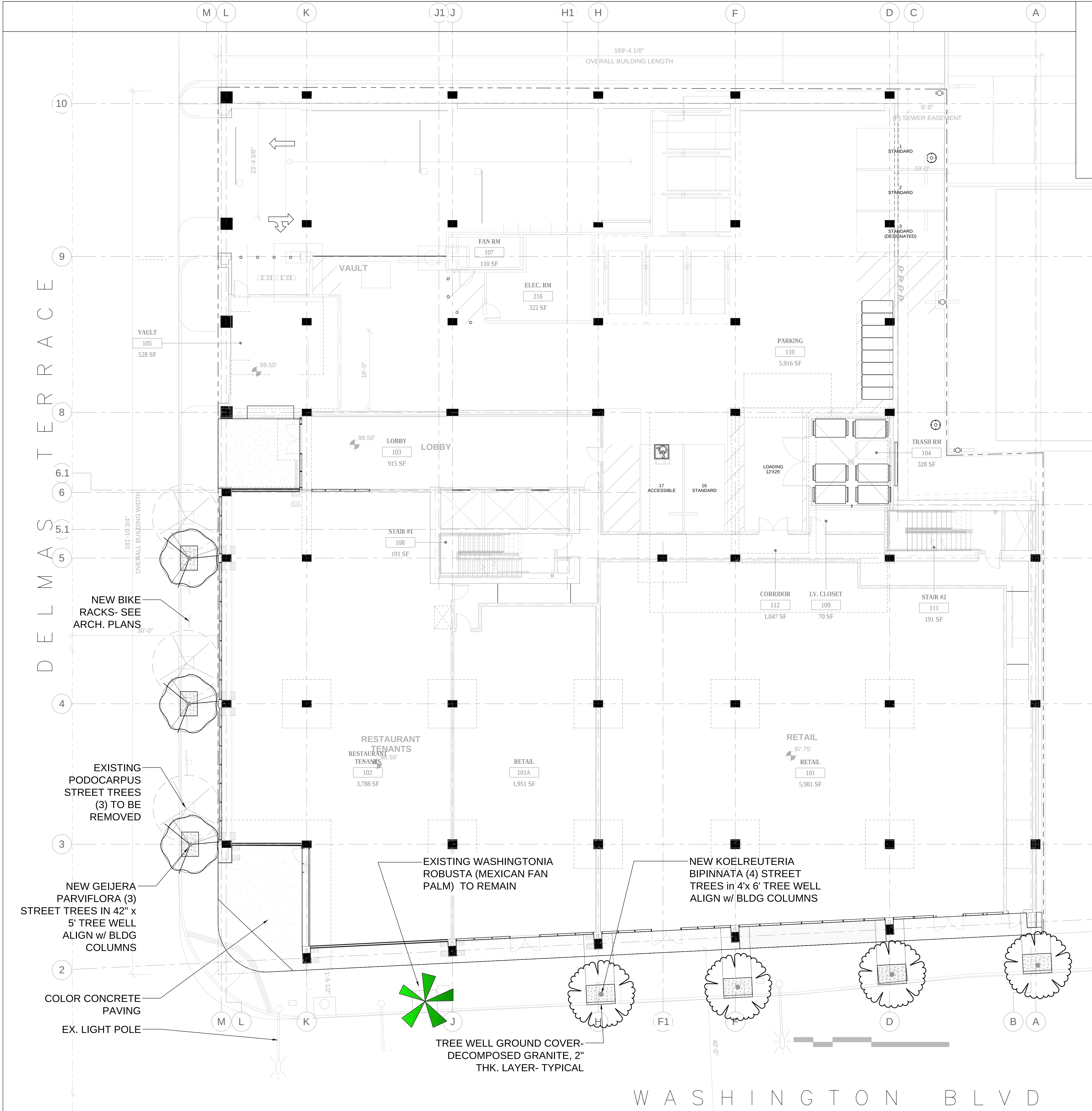
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BUILDING SAFETY DIVISION TEL 310-253-5800 FAX 310-253-5824
Past President of the ICC Los Angeles Basin Chapter July 2007 - January 2009

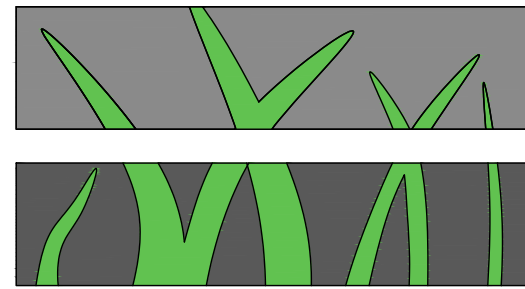
CRAIG JOHNSON, RA, GC, CBO, BUILDING OFFICIAL
BUILDING SAFETY DIVISION TEL 310-253-5800 FAX 310-253-5824

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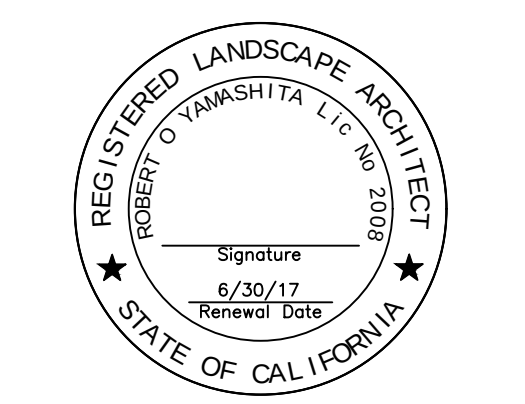
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PLANT SCHEDULE						
STREET TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	REMARKS
	GEI PA2	Geijera parviflora / Australian Willow	24"box		3	Standard Meet City Street Tr requirements
	KOE BIP	Koelreuteria bipinnata / Chinese Flame Tree	24"box		4	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



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Landscape Architecture
24013 Ventura Blvd. Suite 201
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p 818.251-9718 / 818.251-9719
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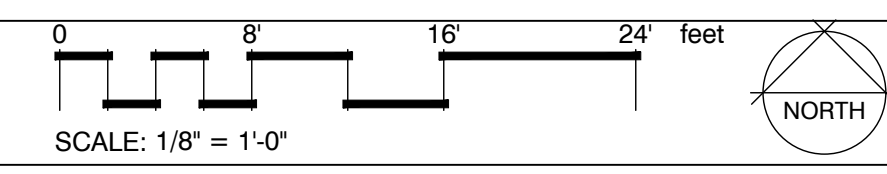


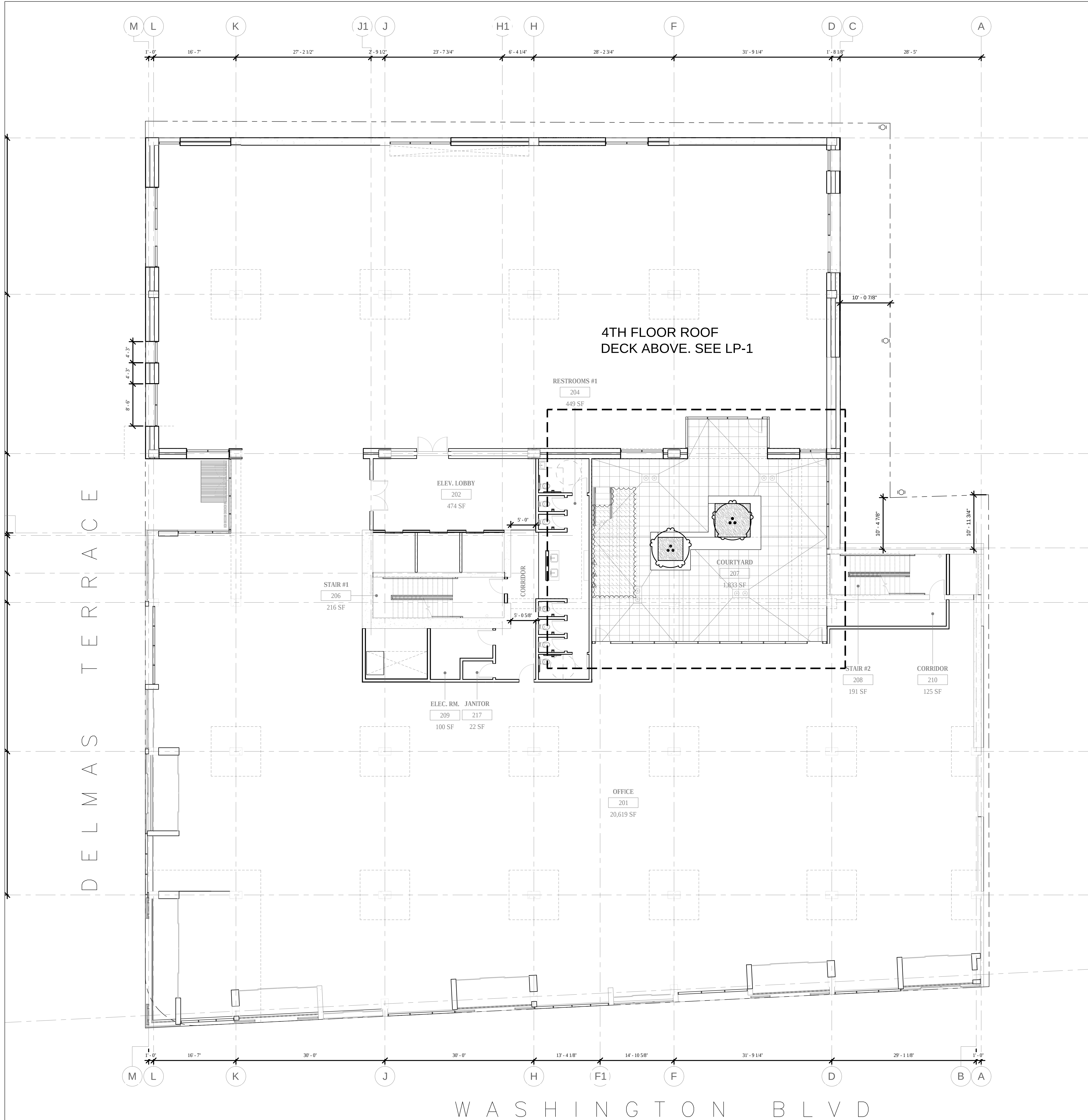
THE BRICK & THE MACHINE
9735 Washington Blvd., Culver City, CA
CLARITY WEST DEVELOPMENT
1001 Avenue of the Stars, Suite 3000, Los Angeles, CA 90067

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

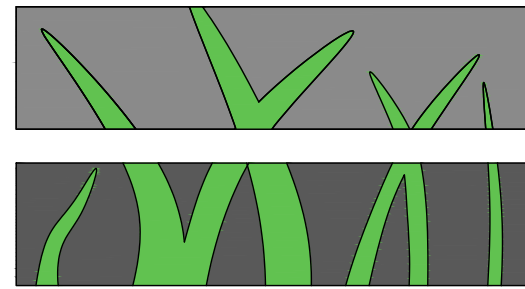
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Drawn By ROY
Sheet Title
PLANTING PLAN
STREETSCAPE
Job No. 4441
Sheet No.

LANDSCAPE PLAN STREETSCAPE





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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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

Sheet Title

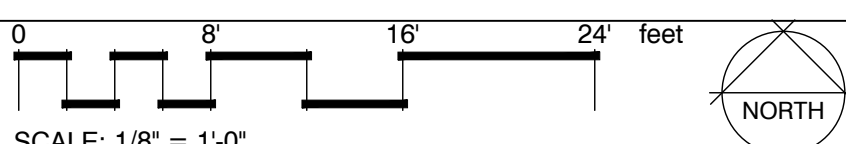
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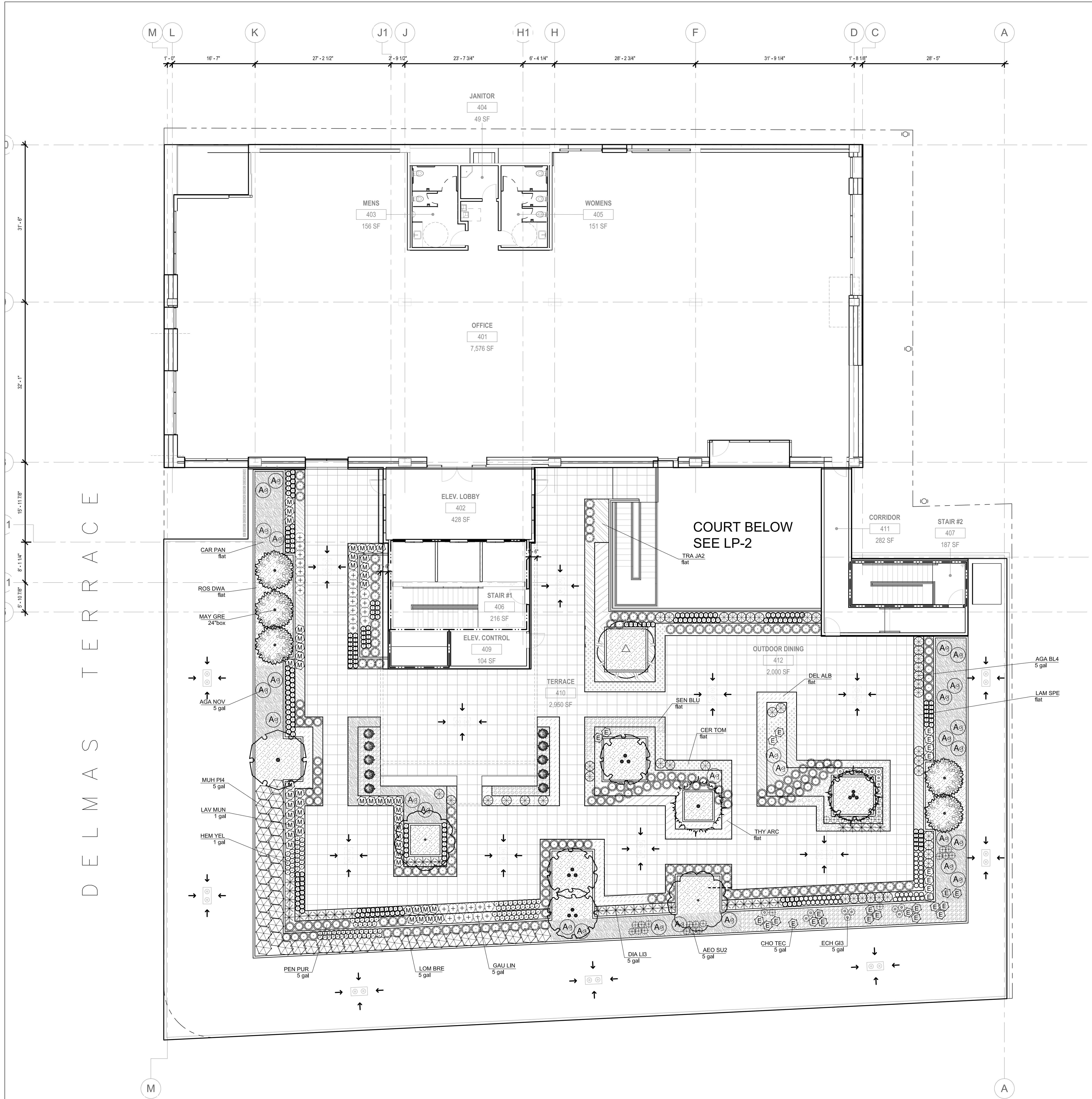
2ND FLOOR COURTYARD

Job No. 4441

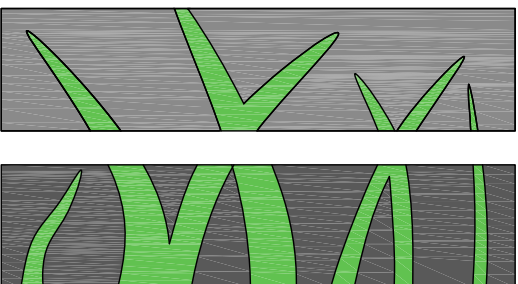
Sheet No.

LANDSCAPE PLAN 2ND FLOOR COURTYARD





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	Cerddium 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 Curfs' / Giant Blue Curfs Echeveria	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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COURTESY: L.A. GROUP
1801 Avenue of the Stars, Suite 1400, Los Angeles, CA 90007

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

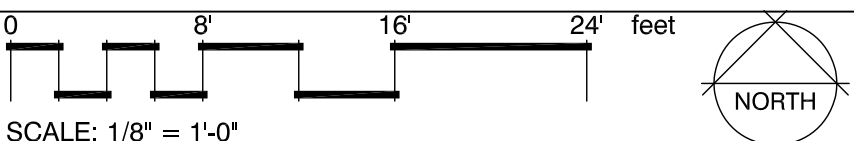
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ROOF DECK

Job No. 4441

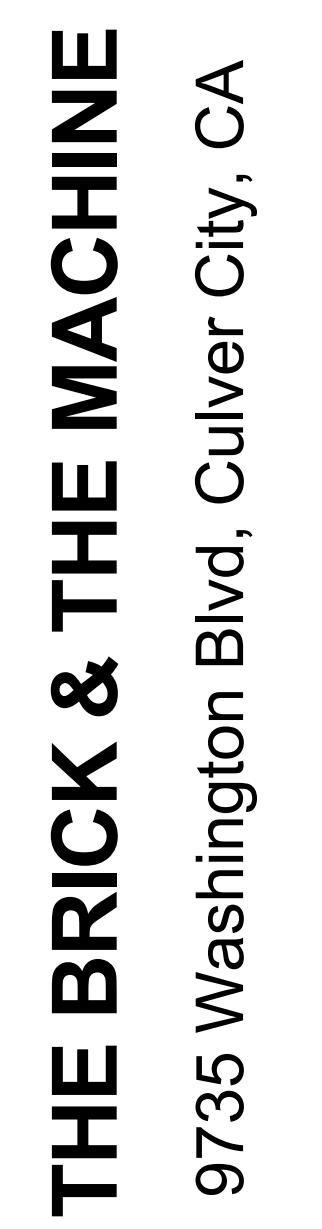
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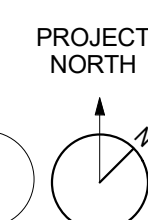
LANDSCAPE PLAN 4TH FLOOR ROOF DECK



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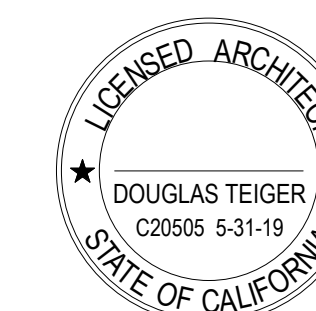
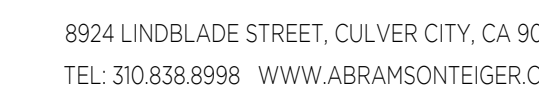
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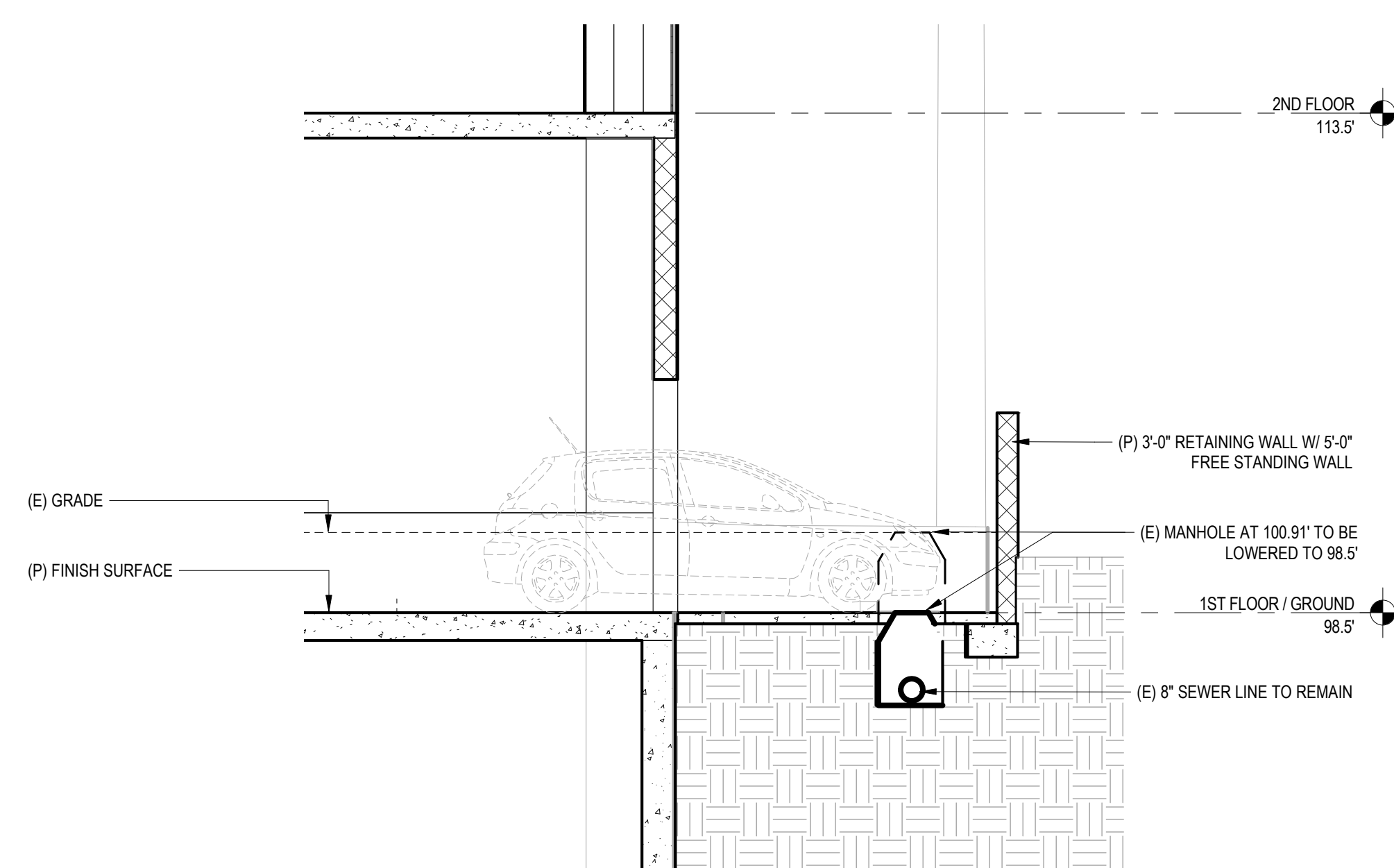
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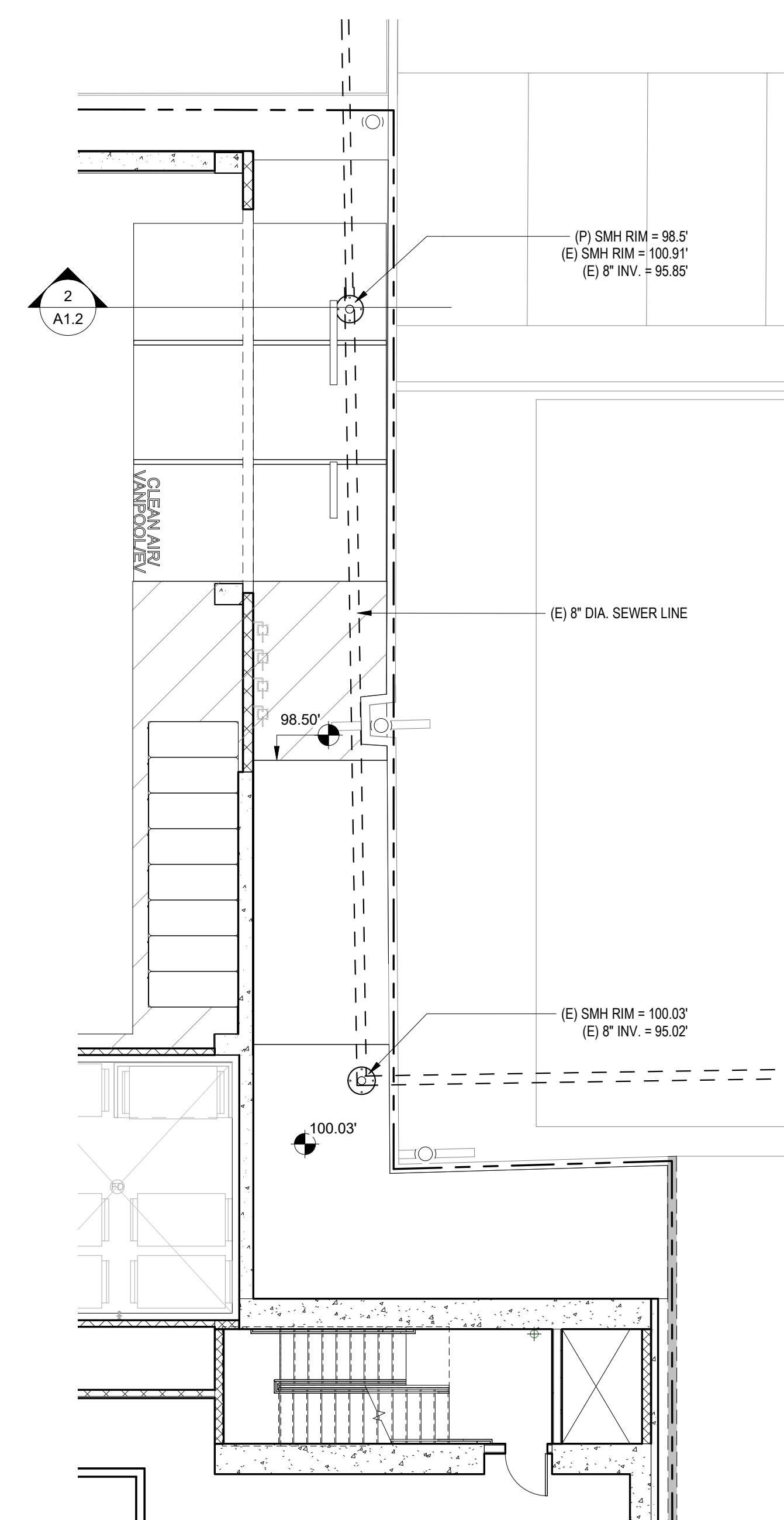
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EASEMENT PLAN &
SECTION
A1.2



EASEMENT SECTION

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**ENLARGED EASEMENT PLAN**

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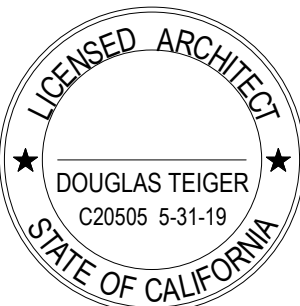
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- 2 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- 3 HOUR RATED WALL. SEE WALL TYPES ON A9.0 & A9.1
- DEX-O-TEX WATERPROOFING MEMBRANE
- FLOOR DRAIN PER PLUMBING



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-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	07/11/2017	SITE PLAN REVIEW REV.

P3 LEVEL PLAN

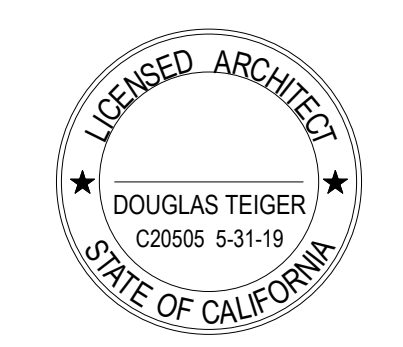
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KEYNOTES	
NO.	KEYNOTE

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	FLOOR DRAIN PER PLUMBING

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P2 LEVEL PLAN

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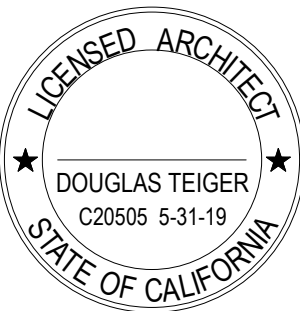
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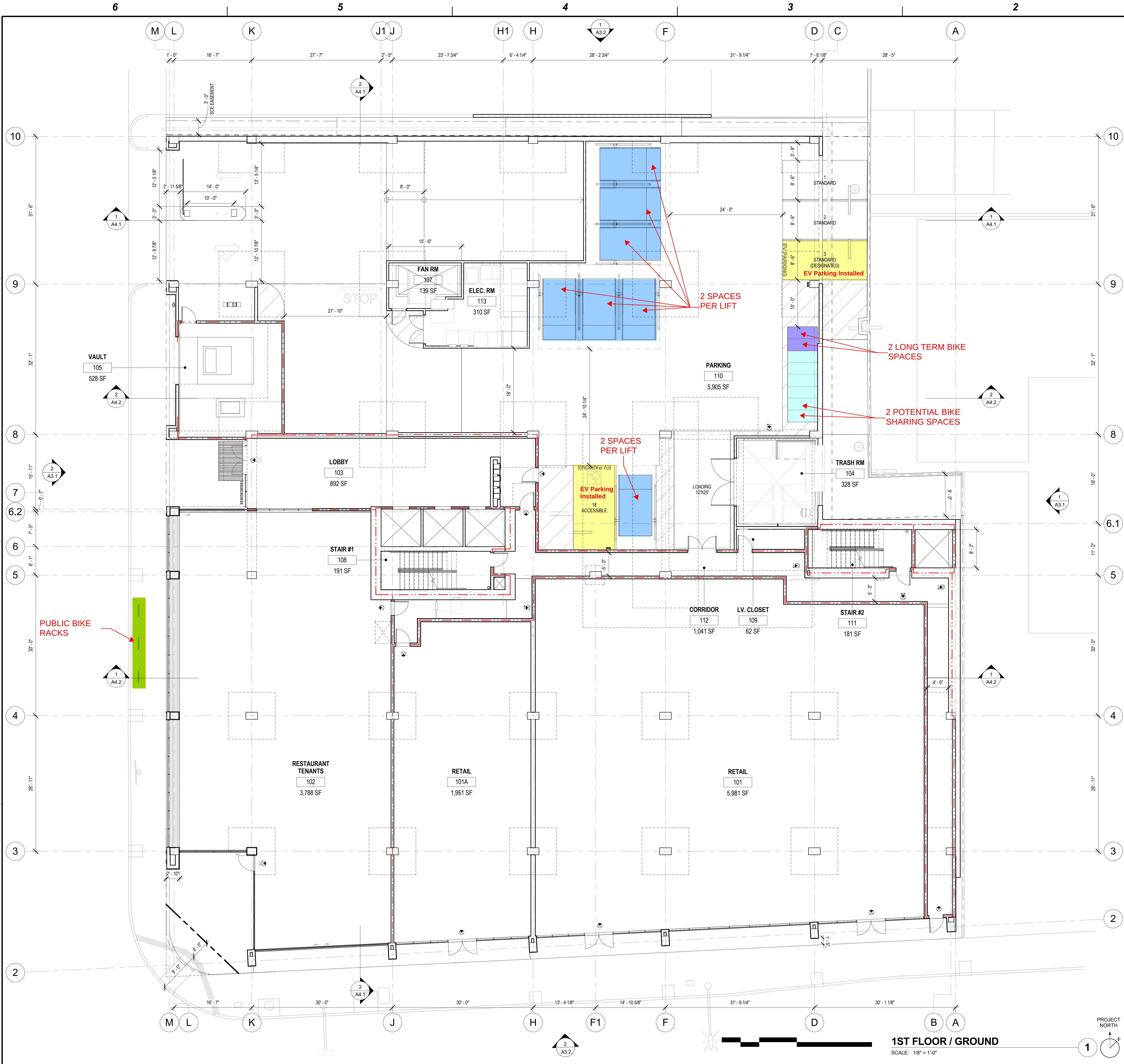
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REV. NO.	DATE	DESCRIPTION
-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

P1 LEVEL PLAN

A2.2

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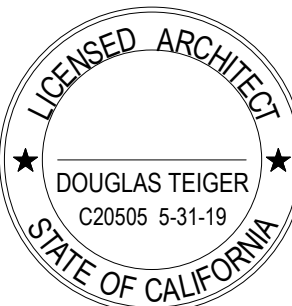
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LEGEND

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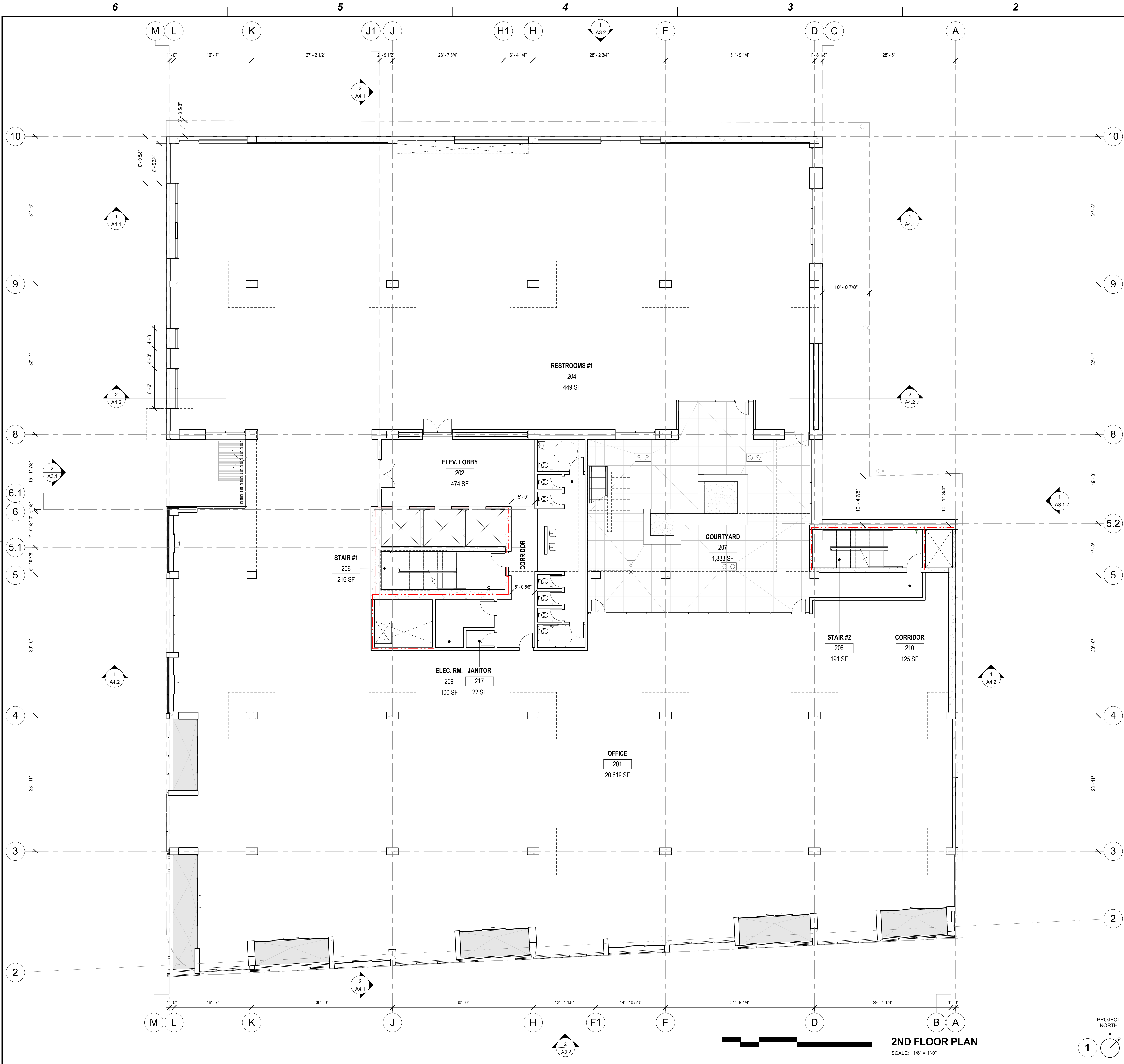
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-	09/19/2016	PPR SUBMISSION SET
-	01/06/2017	SITE PLAN REVIEW SET
-	03/31/2017	100% DD SET
-	07/27/2017	PLAN CHECK SUBMITTAL

1ST FLOOR /
GROUND PLAN

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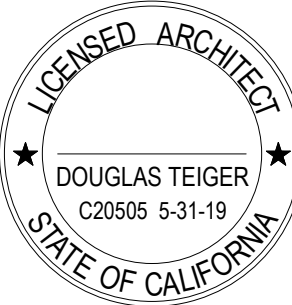
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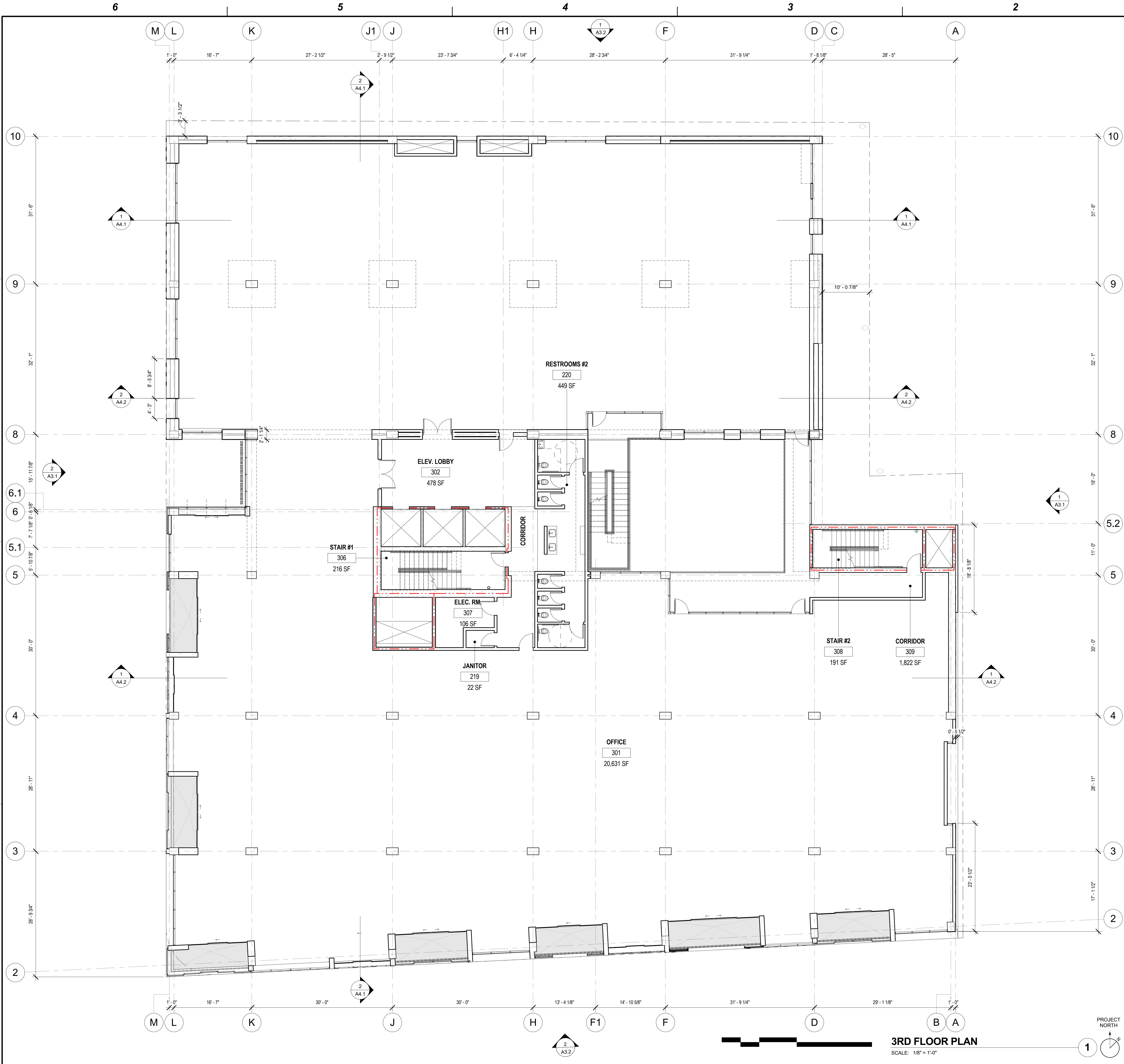
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-	09/19/2016	PPR SUBMISSION SET
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2ND FLOOR PLAN

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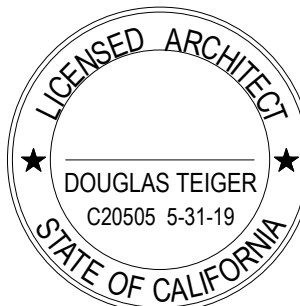
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LEGEND

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-	07/11/2017	SITE PLAN REVIEW REV.

3RD FLOOR PLAN

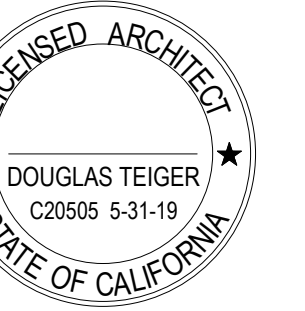
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KEYNOTES	
NO.	KEYNOTE



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	DEX-O-TEX WATERPROOFING MEMBRANE
	FLOOR DRAIN PER PLUMBING

PROJECT NO:BM16

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-	07/11/2017	SITE PLAN REVIEW REV.

4TH FLOOR PLAN

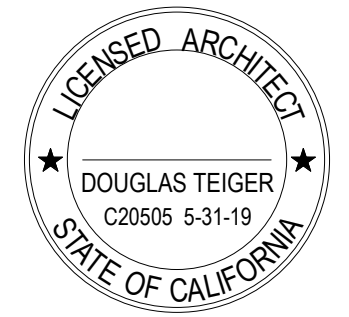
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KEYNOTES	
NO.	KEYNOTE



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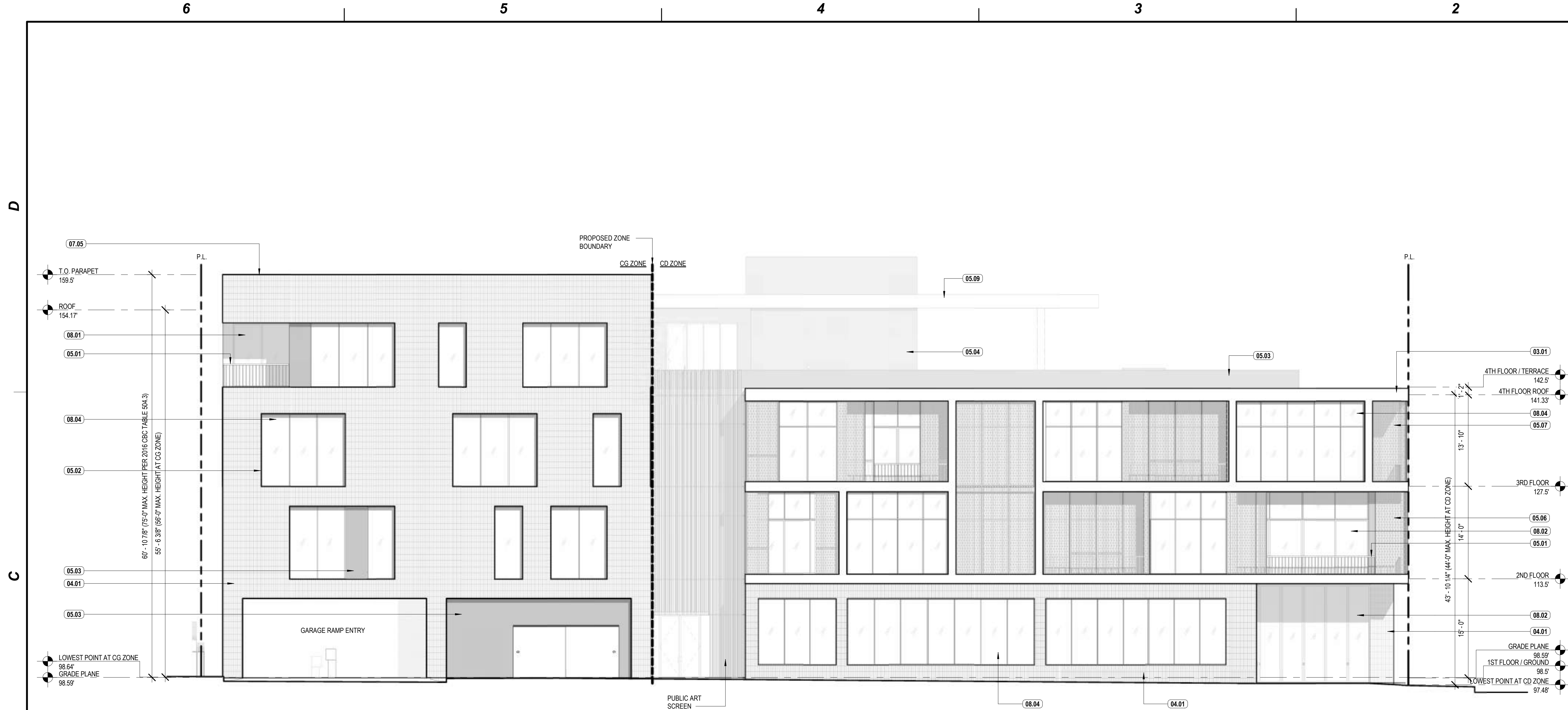
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ROOF PLAN

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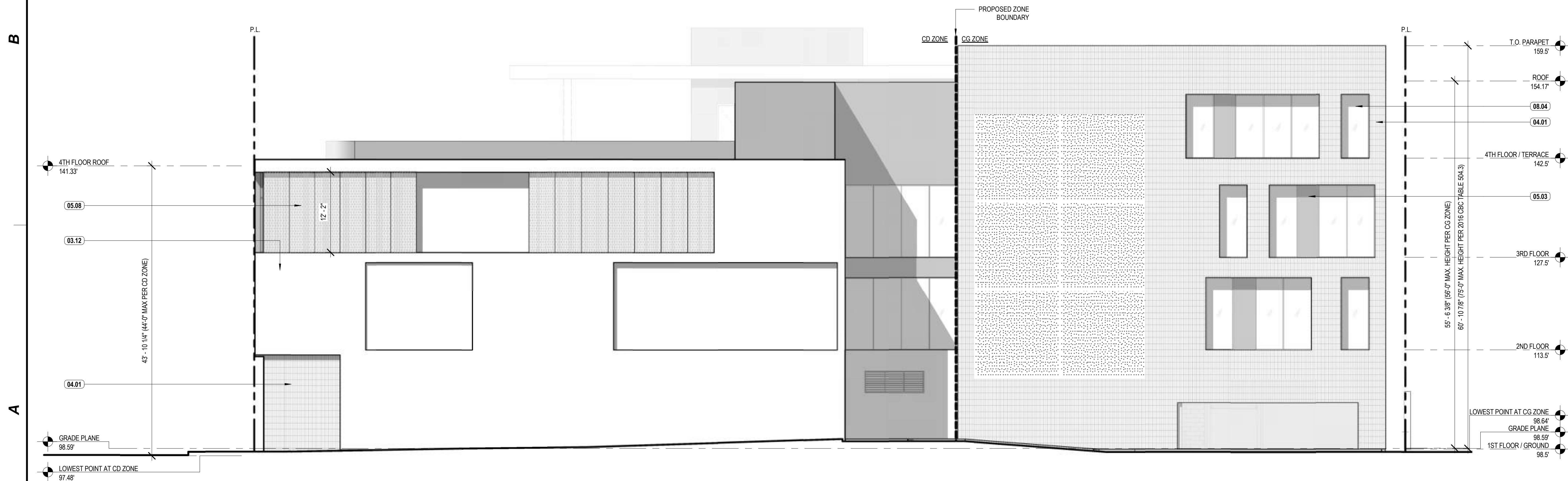
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WEST (DELMAS) ELEVATION

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

2



EAST ELEVATION

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

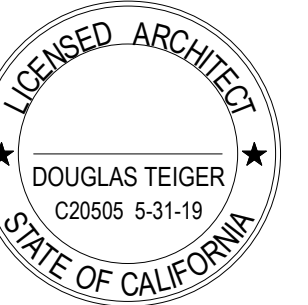
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KEYNOTES

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/HEADSILL, 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) MULTI-SLIDING DOOR OR APPROVED EQUAL.
08.04	ARCADIA TC470 SERIES (THERMAL) WITH BRONZE ANODIZED FRAMES OR APPROVED EQUAL.



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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.

ELEVATIONS

A3.1

6

5

4

3

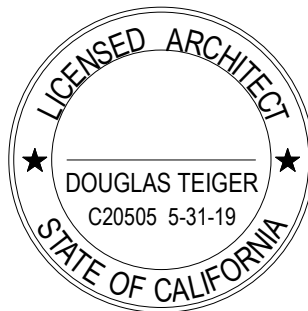
2

1

KEYNOTES



8924 LINDBLAD STREET, CULVER CITY, CA 90232
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THE BRICK & THE MACHINE
9735 Washington Blvd, Culver City, CA

PROJECT NO: BM16

REVISIONS		
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-	07/11/2017	SITE PLAN REVIEW REV.

COLORED
ELEVATIONS

A3.1A

D

C

B

A



WEST (DELMAS) COLORED ELEVATION 1

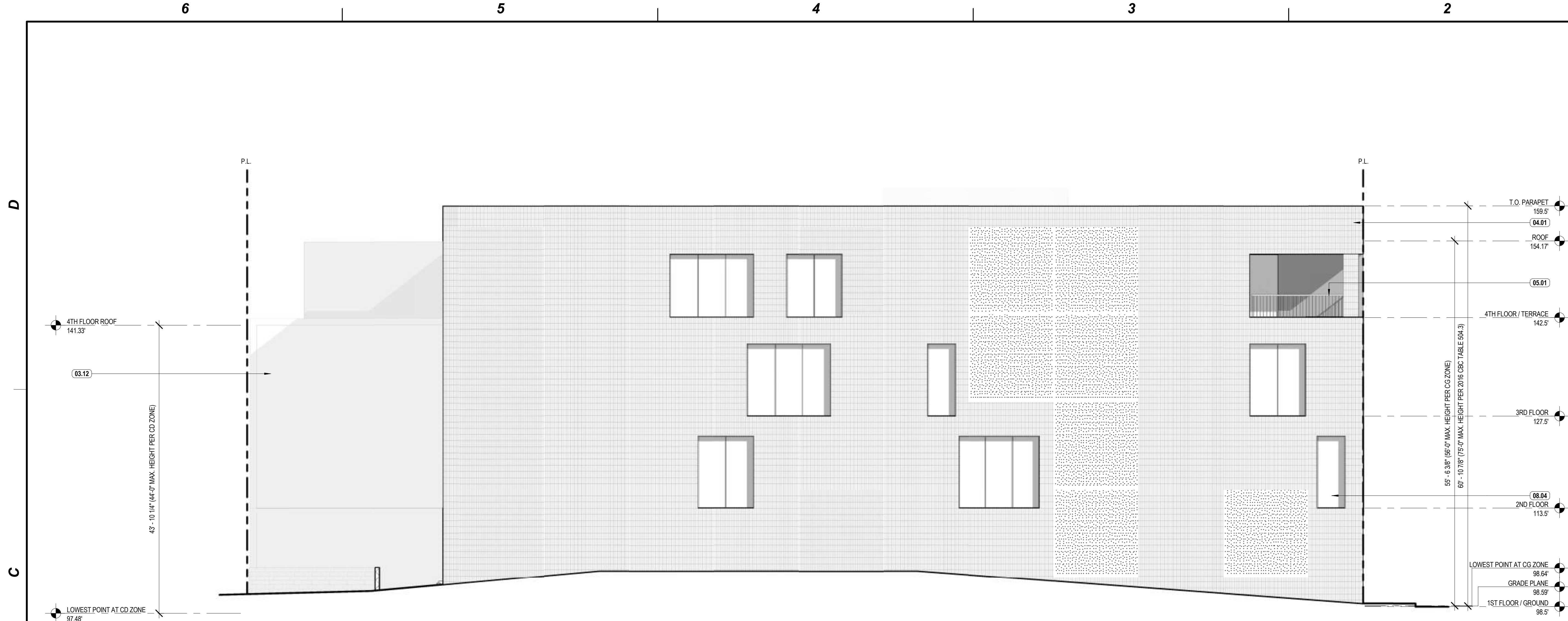
SCALE: 1/8" = 1'-0"



EAST ELEVATION COLORED 2

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

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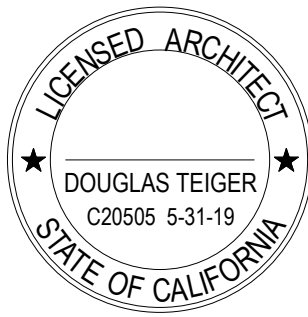


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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 S820 SERIES (THERMAL) MULTI-SLIDING DOOR OR APPROVED EQUAL.
08.04	ARCADIA TC470 SERIES (THERMAL) WITH BRONZE ANODIZED FRAMES OR APPROVED EQUAL.



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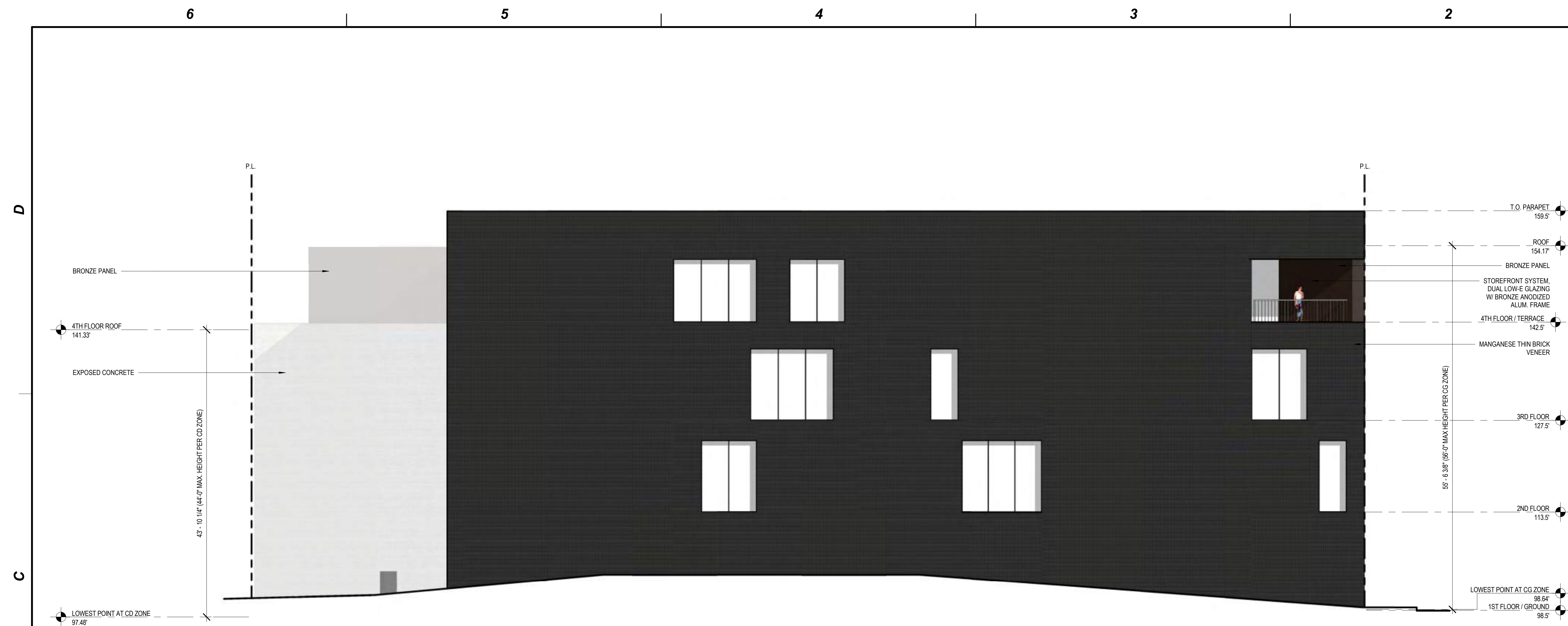
SOUTH (WASHINGTON) ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NO: BM16

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ELEVATIONS

A3.2



NORTH ELEVATION COLORED

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

1



SOUTH ELEVATION COLORED

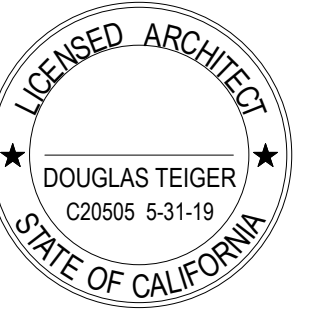
SCALE: 1/8" = 1'-0"

2

KEYNOTES



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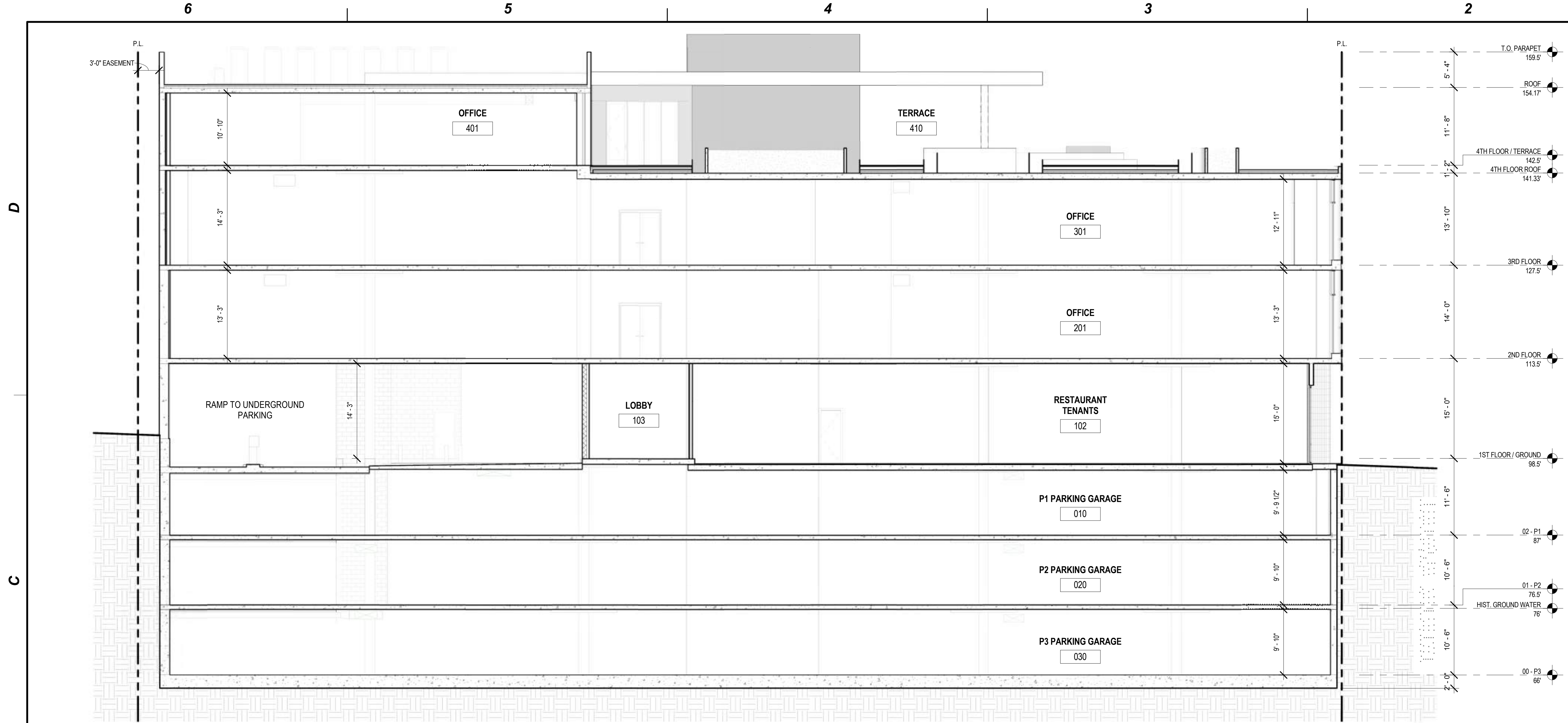
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-	07/11/2017	SITE PLAN REVIEW REV.

COLORED ELEVATIONS

A3.2A

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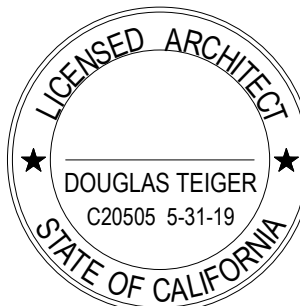


KEYNOTES

NO.	KEYNOTE
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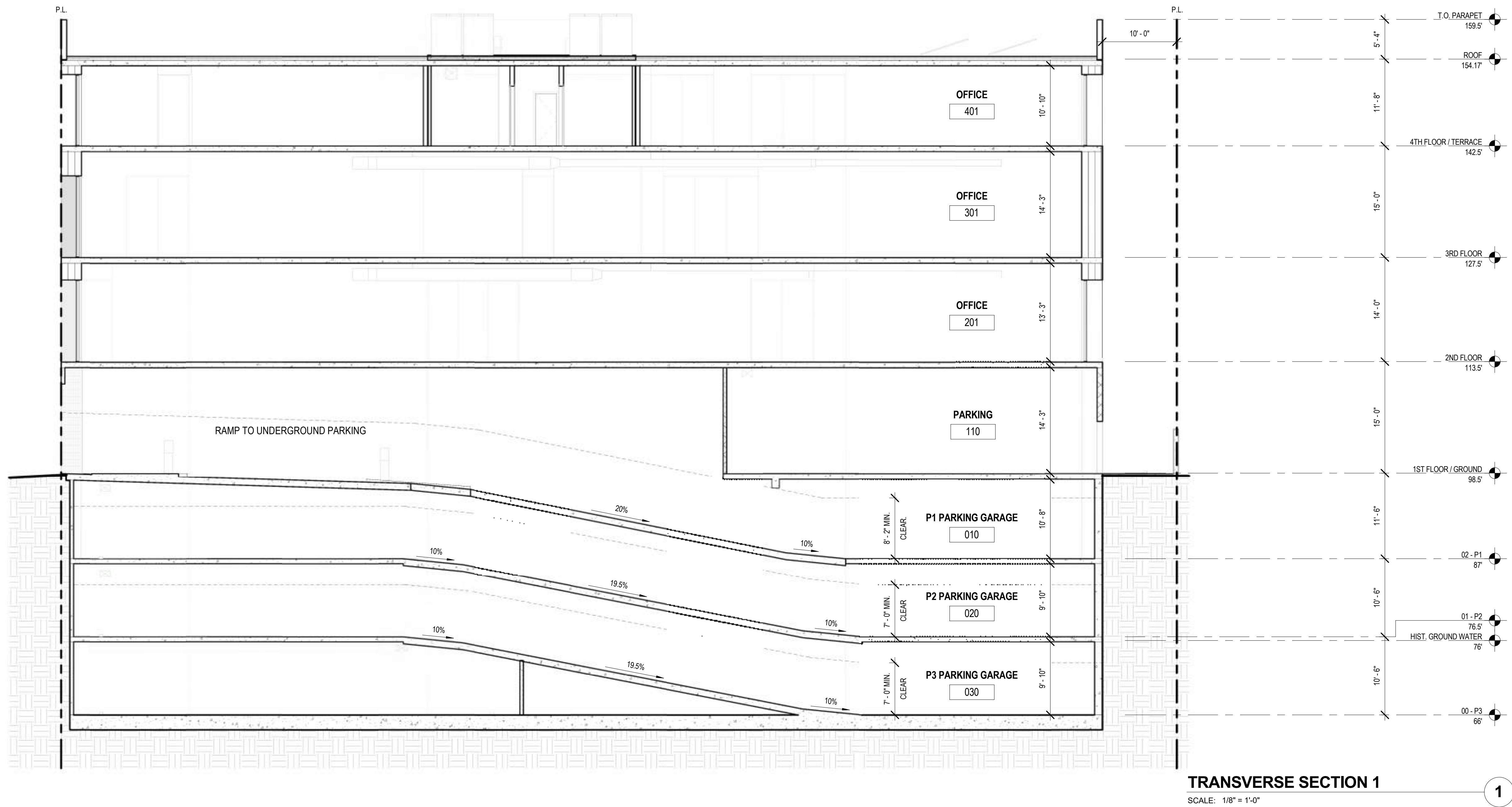


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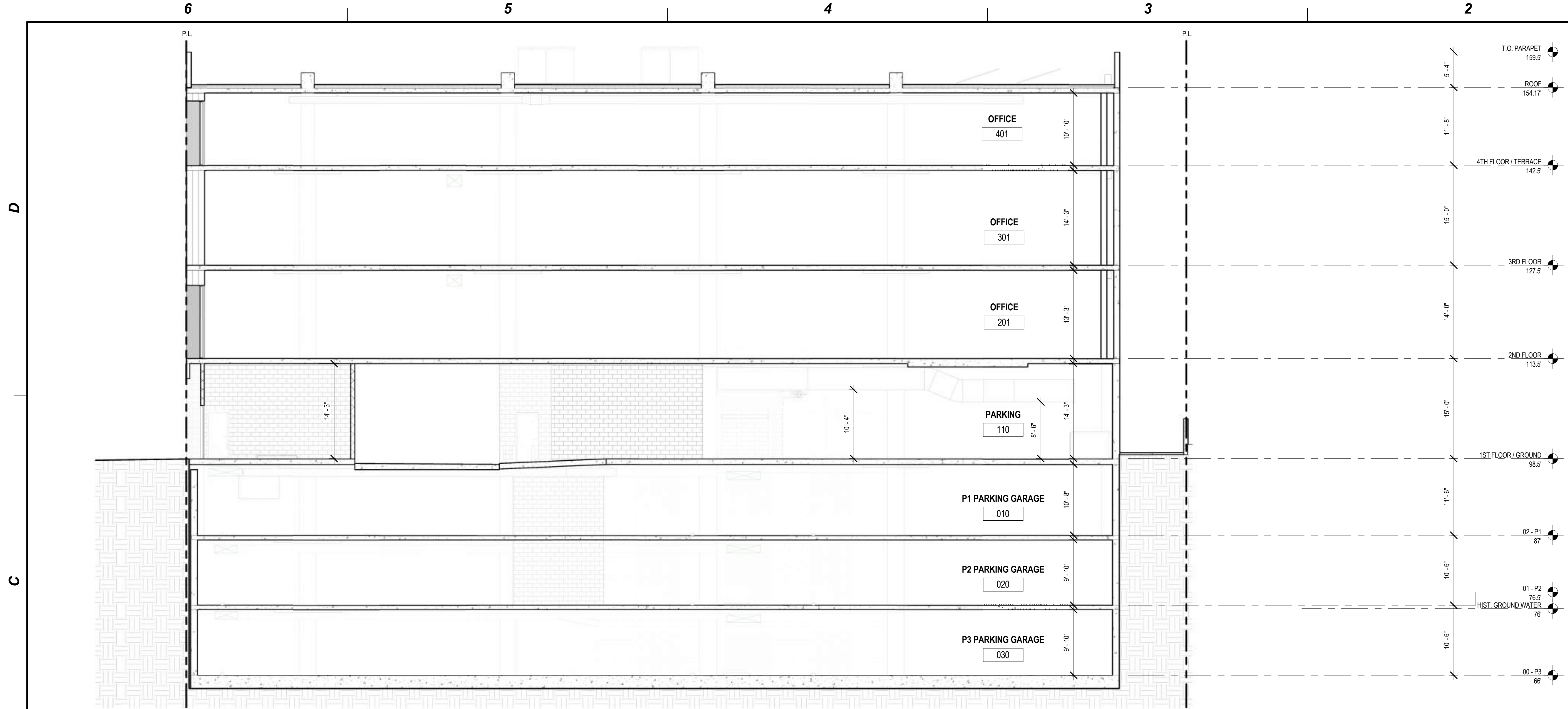
REVISIONS

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SECTIONS

A4.1

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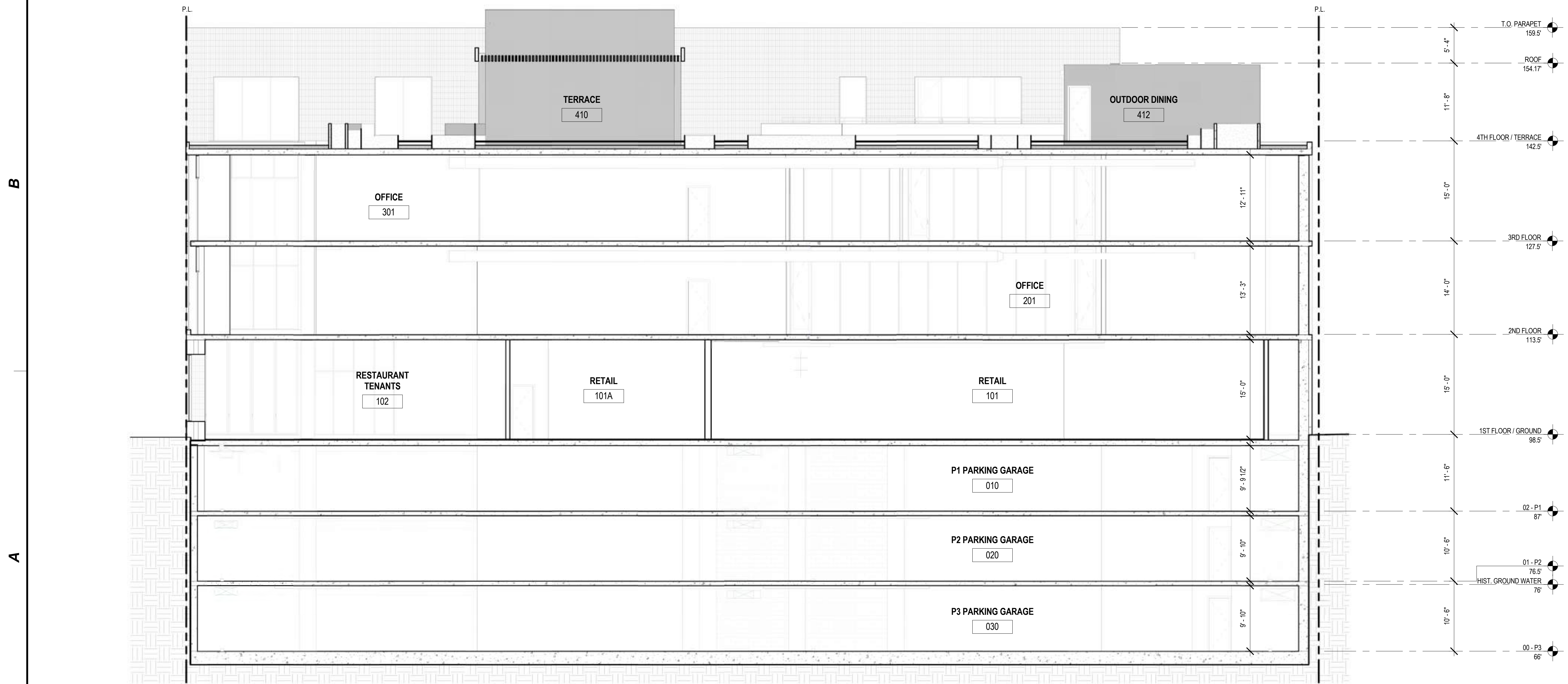
TRANSVERSE SECTION 2

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

2

KEYNOTES

NO.	KEYNOTE
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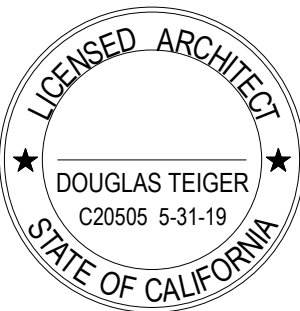
TRANSVERSE SECTION 3

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

1



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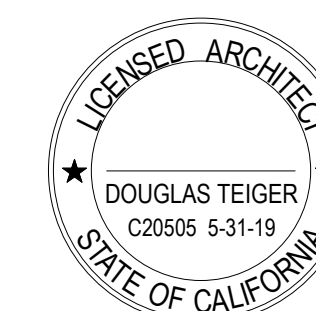
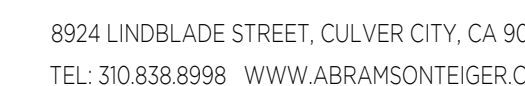
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SECTIONS

A4.2

NO.	KEYNOTE
08.11	INSTALL SMOKE GUARD



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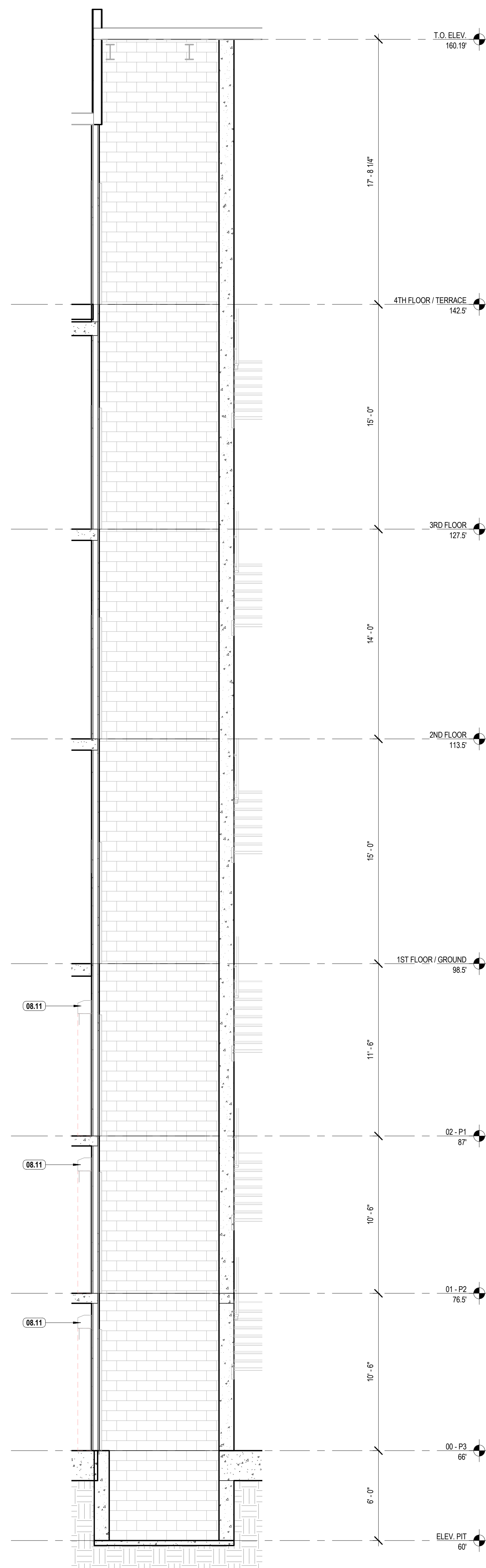
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ELEVATOR SECTIONS

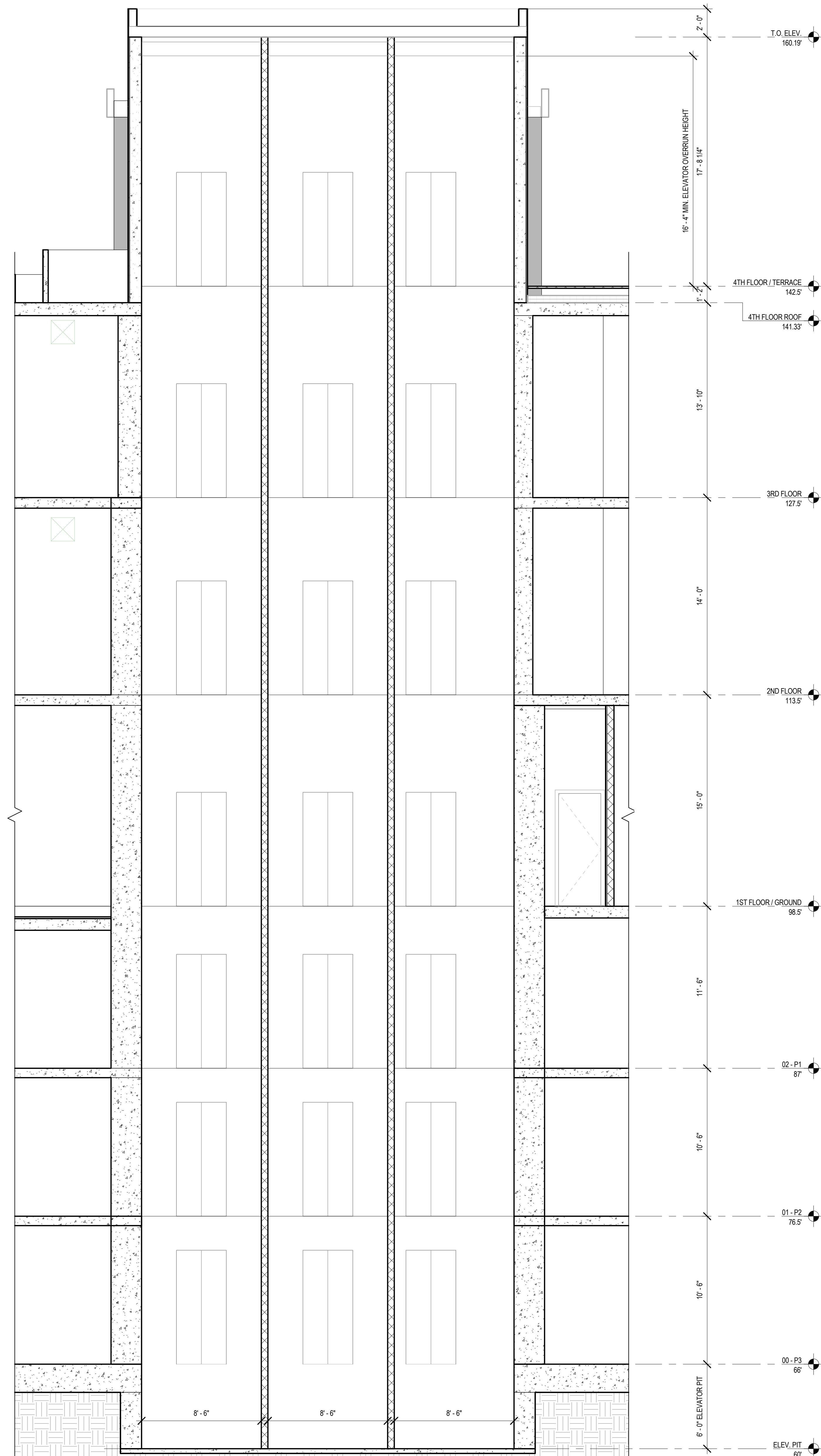
A4.3



ELEVATOR SECTION 2

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

3



ELEVATOR SECTION 1

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