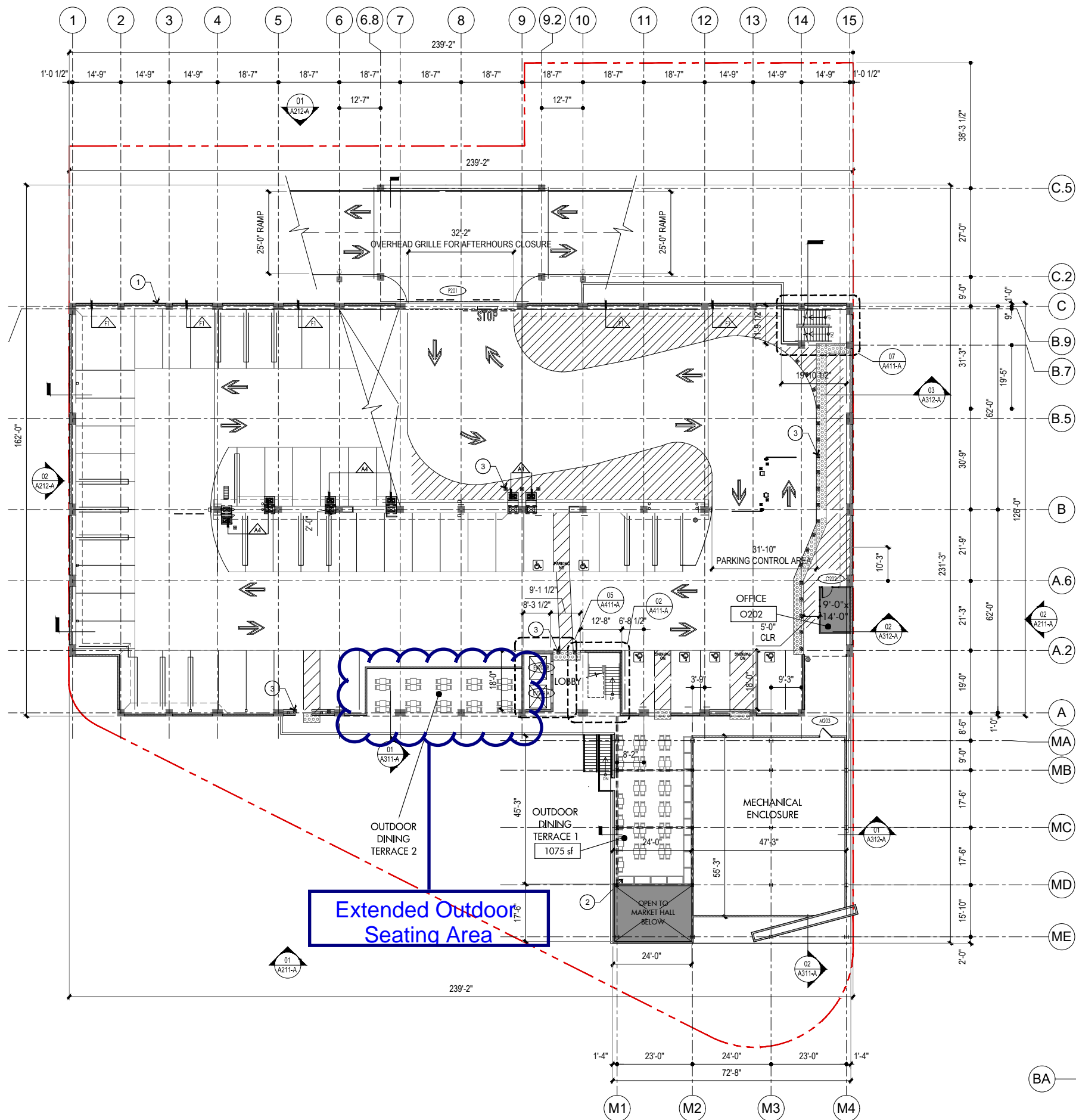


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PLOTTED AT: 4:05pm on Jul 16, 2018 by Florence Tang



SECOND FLOOR PLAN - SITE A
ELEV 18'-0" 1/16"=1'-0" 01

KEYED NOTES

- CONTINUOUS SOLID WALL ALONG NORTH FACADE TO PREVENT LIGHT AND NOISE TRESPASS INTO RESIDENTIAL AREAS.
- PREFABRICATED PLANTERS, SEE LANDSCAPE DRAWINGS.
- 6" DIA. STL. PIPE BOLLARD

OWNER
A Collaboration Between
Regency Centers
and
Community Company

50% CONSTRUCTION
DOCUMENTS

CULVER PUBLIC MARKET - SITE A

12403 W. WASHINGTON BLVD & 4061 S. CENTINELA AVE
CULVER CITY, CA

No.	Date	Revision

ARCHITECT
irby ARCHITECTS, Inc.
The Culver Building
Beverly Hills, California
916 450-1100
www.irby.com

CONSULTANTS
PARKING CONSULTANT -
INTERNATIONAL PARKING DESIGN
IRVING, CA
MEP ENGINEERING -
LEVINE / BEGG
SANTA MONICA, CA
CIVIL ENGINEERING -
RSC ENGINEERING
ANAHEIM, CA
STRUCTURAL ENGINEERING -
PICKARDIN WAGGONER
AND CASTLE
IRVINE, CA
LANDSCAPE ARCHITECT -
LDM
CULVER CITY, CA

ABBREVIATIONS

ELECTRIC VEHICLE CAPABLE
STALL

LEGEND

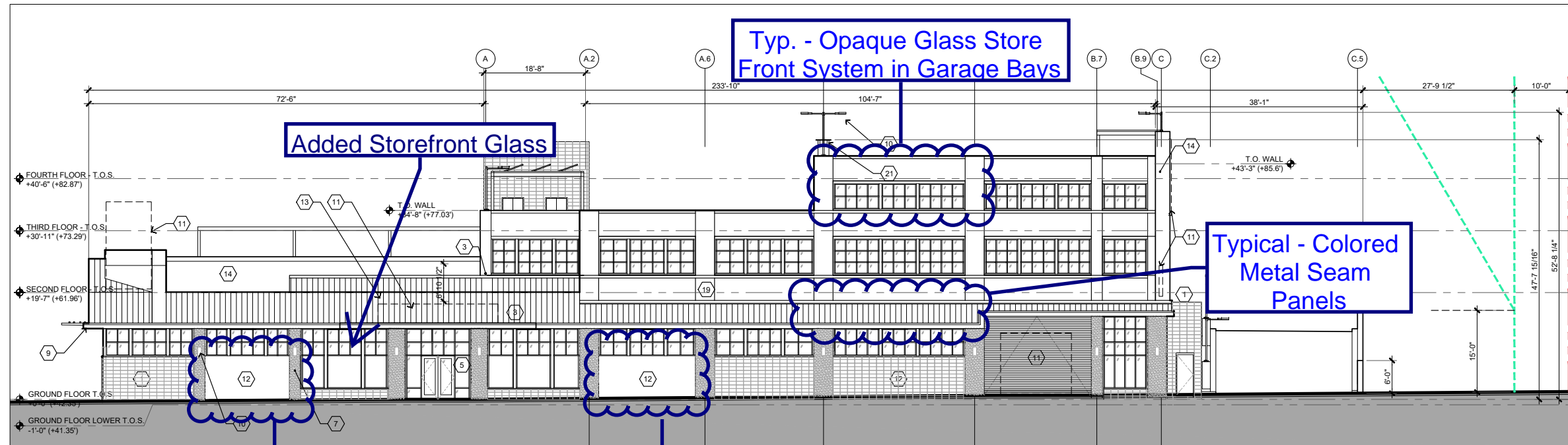
- KEYED NOTE
- ACCESSIBLE SIGN
- TRUNCATED DOMES
- MOVEABLE OUTDOOR DINING FURNITURE
- 30"x75" BIKE LOCKER, 5' CLEAR TO VEHICULAR PARKING STALLS
- WINDOW TAG
- DOOR TAG
- ROOM TAG
- WALL TYPES TAG, REFER TO A211-A FOR WALL TYPES

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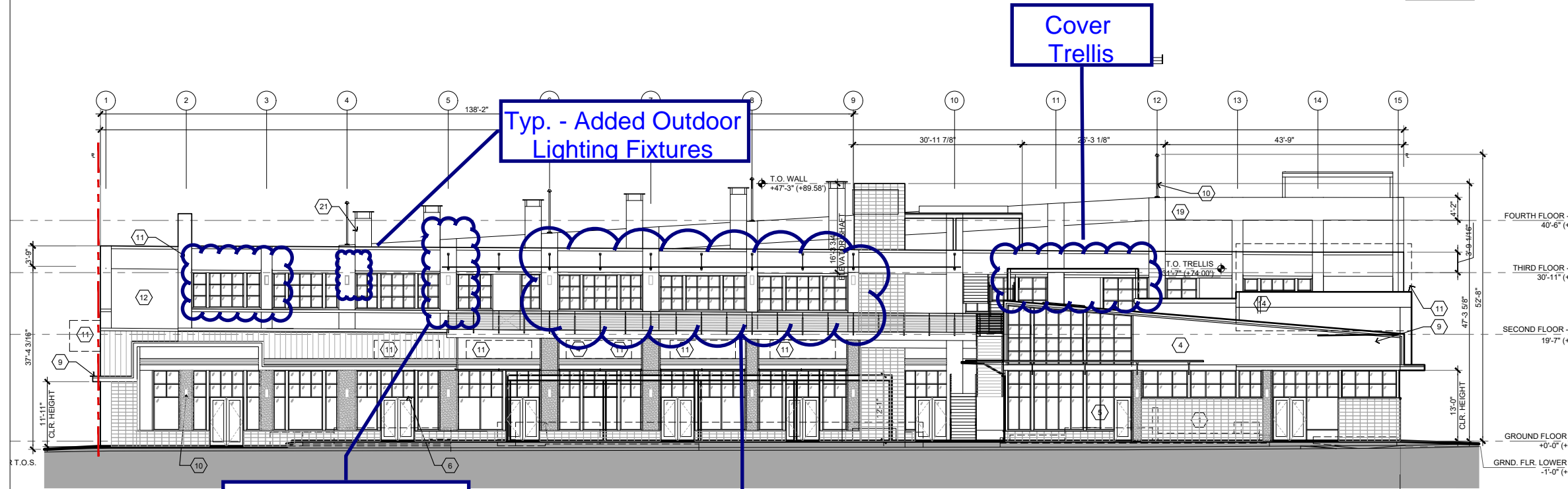
PROJECT NO.: 148-201 CLA
DATE: 07/13/2018
TITLE:
SECOND FLOOR PLAN
SITE A
SHEET:
A112-A

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PLOTTED AT: 4:07pm on Jul 16, 2018 by Florentia Tang



EAST ELEVATION 02
3/32"=1'-0"



SOUTH ELEVATION 01
3/32"=1'-0"

- ### MATERIALS LEGEND
- ① STACKED CMU
 - ② VINE TRELLIS, SEE SHEET MB101
 - ③ STANDING SEAM METAL PANELS
 - ④ HIGH PRESSURE LAMINATE (HPL) PANELS
 - ⑤ ALUMINUM STOREFRONT w/ LOW-E GLAZING
 - ⑥ PAINTED STEEL
 - ⑦ PAINTED CONCRETE
 - ⑧ SELF-CLIMBING VINES
 - ⑨ PAINTED METAL FASCIA
 - ⑩ LIGHT FIXTURE
 - ⑪ PRELIMINARY BUILDING/TENANT SIGNAGE LOCATIONS - FINAL LOCATIONS TO BE DESIGNED AS PART OF MASTER SIGNAGE PROGRAM
 - ⑫ ART COMPONENT BY OTHERS
 - ⑬ 2KW PV ARRAY
 - ⑭ METAL WALL PANELS
 - ⑮ PLASTER ON INFILL PANELS OF NORTH STRUCTURED PARKING WALL
 - ⑯ METAL LOUVERS
 - ⑰ OUTLINE OF LANDSCAPE/PLANTER WALLS. SEE LANDSCAPE DRAWINGS FOR HEIGHTS.
 - ⑱ OUTLINE OF TRASH ENCLOSURE
 - ⑲ EXPOSED CONCRETE
 - ⑳ VINES IN PRE-FABRICATED PLANTERS, SEE LANDSCAPE DRAWINGS.
 - ㉑ MECHANICAL EXHAUST. TOP OF VENT 12' ABOVE ADJACENT SLAB.
 - ㉒ SCREEN TREES, SEE LANDSCAPE DRAWINGS.
- ### GENERAL NOTES
1. LOWER 8' OF CMU WALLS TO RECEIVE AN ANTI-GRAFFITI COATING

- ### LEGEND
- PROPERTY LINE ABUTTING RESIDENTIAL ZONE
 - SETBACK ABUTTING RESIDENTIAL ZONE

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CULVER PUBLIC MARKET - SITE A

12403 W. WASHINGTON BLVD & 4061 S. CENTINELA AVE
CULVER CITY, CA

No.	Date	Revision

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ANAHEIM, CA

STRUCTURAL ENGINEERING -
FISCHER | WAGGONER
AND CASTLE
IRVINE, CA

LANDSCAPE ARCHITECT -
LSM
CULVER CITY, CA

PROJECT NO.: 148-201 CJA

DATE: 07/13/2018

TITLE:

**EXTERIOR ELEVATIONS
SITE A**

SHEET:

A211-A

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PROJECT NO.: 148-201 CJA

DATE: 07/13/2018

TITLE:

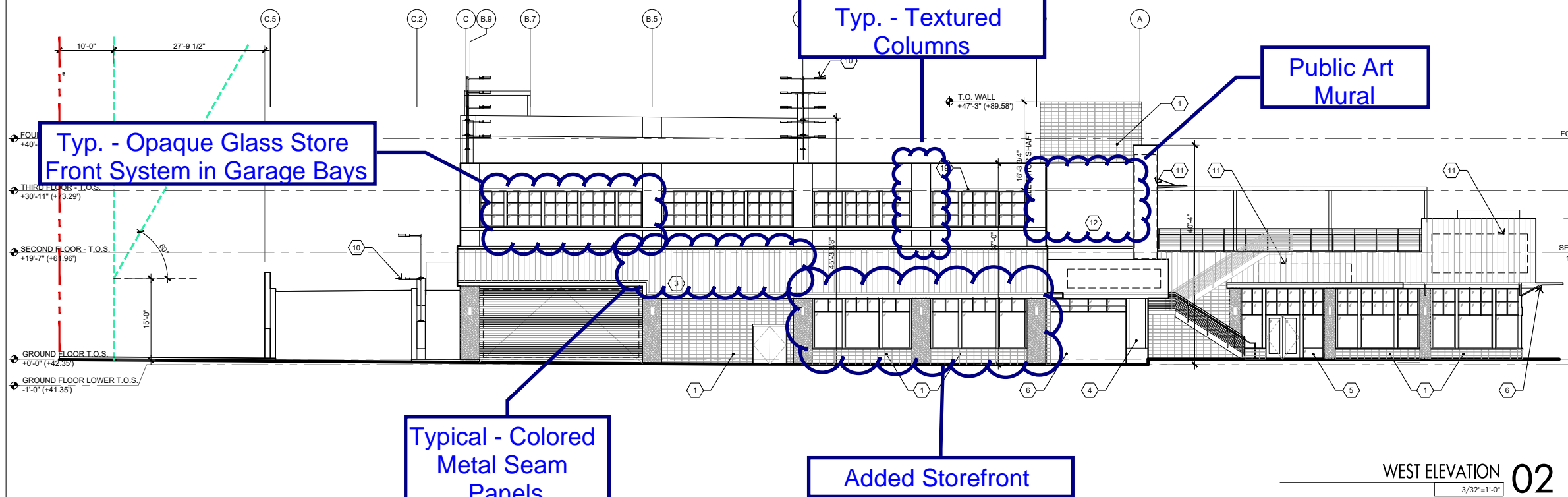
**EXTERIOR ELEVATIONS
SITE A**

SHEET:

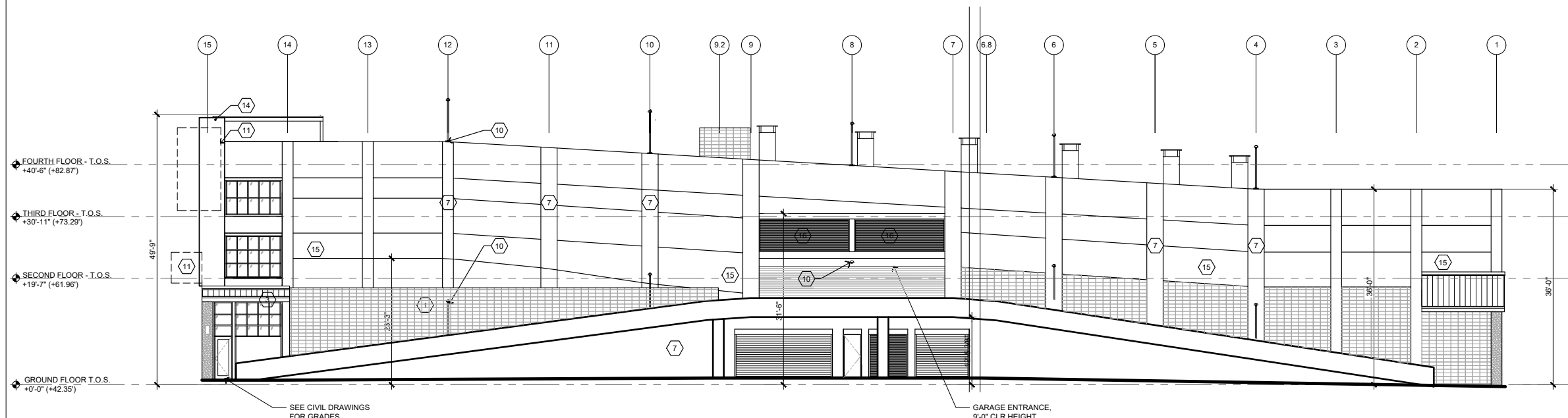
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PLOTTED AT: 4:07pm on Jul 16, 2018 by Florentia Tang



WEST ELEVATION 02
3/32"=1'-0"



NORTH ELEVATION 01
3/32"=1'-0"

- MATERIALS LEGEND**
- 1 STACKED CMU
 - 2 VINE TRELLIS, SEE SHEET MB101
 - 3 STANDING SEAM METAL PANELS
 - 4 HIGH PRESSURE LAMINATE (HPL) PANELS
 - 5 ALUMINUM STOREFRONT w/ LOW-E GLAZING
 - 6 PAINTED STEEL
 - 7 PAINTED CONCRETE
 - 8 SELF-CLIMBING VINES
 - 9 PAINTED METAL FASCIA
 - 10 LIGHT FIXTURE
 - 11 PRELIMINARY BUILDING/TENANT SIGNAGE LOCATIONS - FINAL LOCATIONS TO BE DESIGNED AS PART OF MASTER SIGNAGE PROGRAM
 - 12 ART COMPONENT BY OTHERS
 - 13 2KW PV ARRAY
 - 14 METAL WALL PANELS
 - 15 PLASTER ON INFILL PANELS OF NORTH STRUCTURED PARKING WALL
 - 16 METAL LOUVERS
 - 17 OUTLINE OF LANDSCAPE/PLANTER WALLS. SEE LANDSCAPE DRAWINGS FOR HEIGHTS.
 - 18 OUTLINE OF TRASH ENCLOSURE
 - 19 EXPOSED CONCRETE
 - 20 VINES IN PRE-FABRICATED PLANTERS, SEE LANDSCAPE DRAWINGS.
 - 21 MECHANICAL EXHAUST. TOP OF VENT 12' ABOVE ADJACENT SLAB.
 - 22 SCREEN TREES, SEE LANDSCAPE DRAWINGS.

- GENERAL NOTES**
1. LOWER 8' OF CMU WALLS TO RECEIVE AN ANTI-GRAFFITI COATING

- LEGEND**
- PROPERTY LINE ABUTTING RESIDENTIAL ZONE
 - SETBACK ABUTTING RESIDENTIAL ZONE

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CULVER PUBLIC MARKET - SITE A
12403 W. WASHINGTON BLVD & 4061 S. CENTINELA AVE
CULVER CITY, CA

No.	Date	Revision

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CIVIL ENGINEERING -
SBC ENGINEERING
ANAHEIM, CA
STRUCTURAL ENGINEERING -
RICCARDINI WAGGONER
AND CASTLE
IRVINE, CA
LANDSCAPE ARCHITECT -
LSM
CULVER CITY, CA

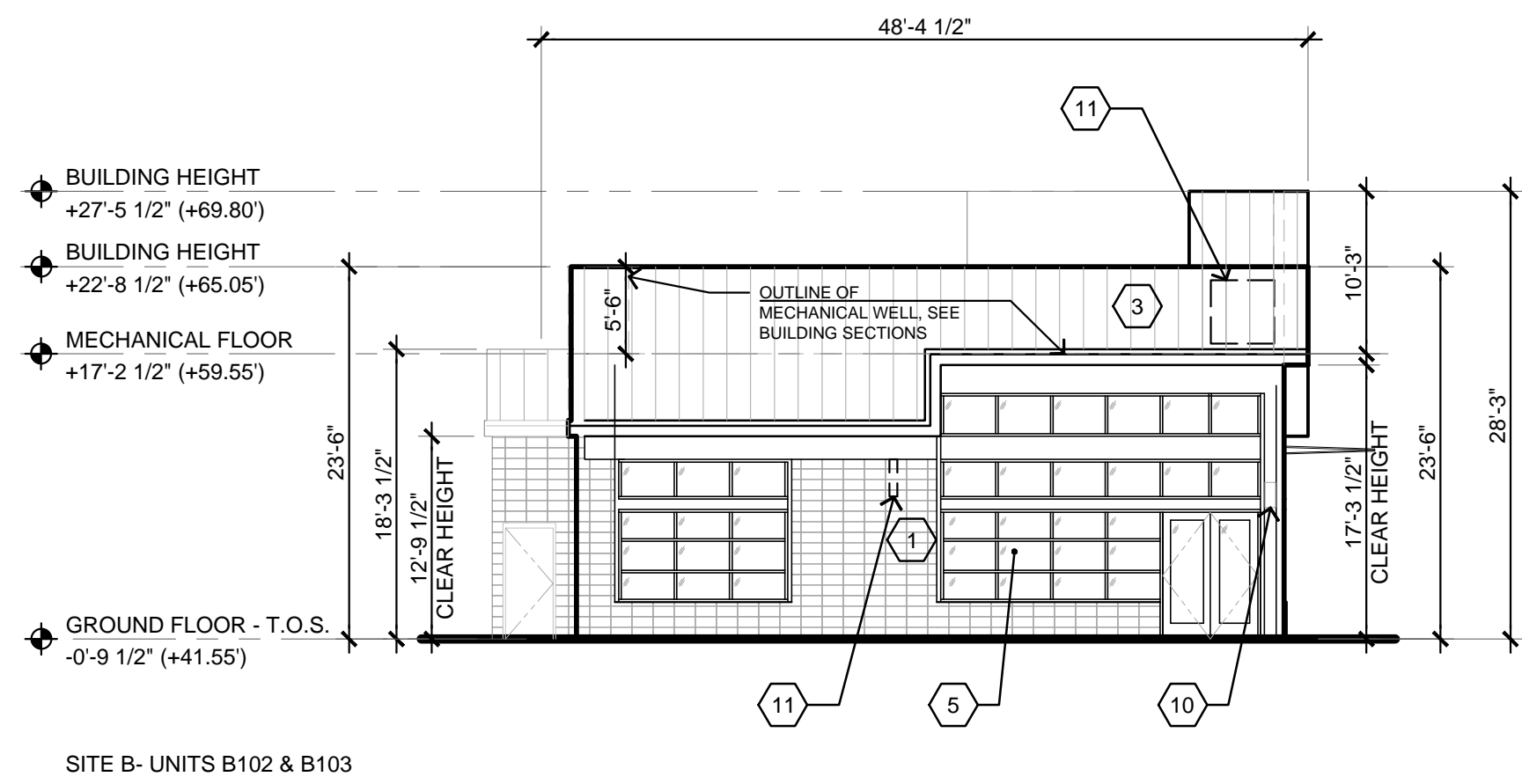
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DATE: 07/13/2018
TITLE:
**EXTERIOR ELEVATIONS
SITE A**
SHEET:
A212-A

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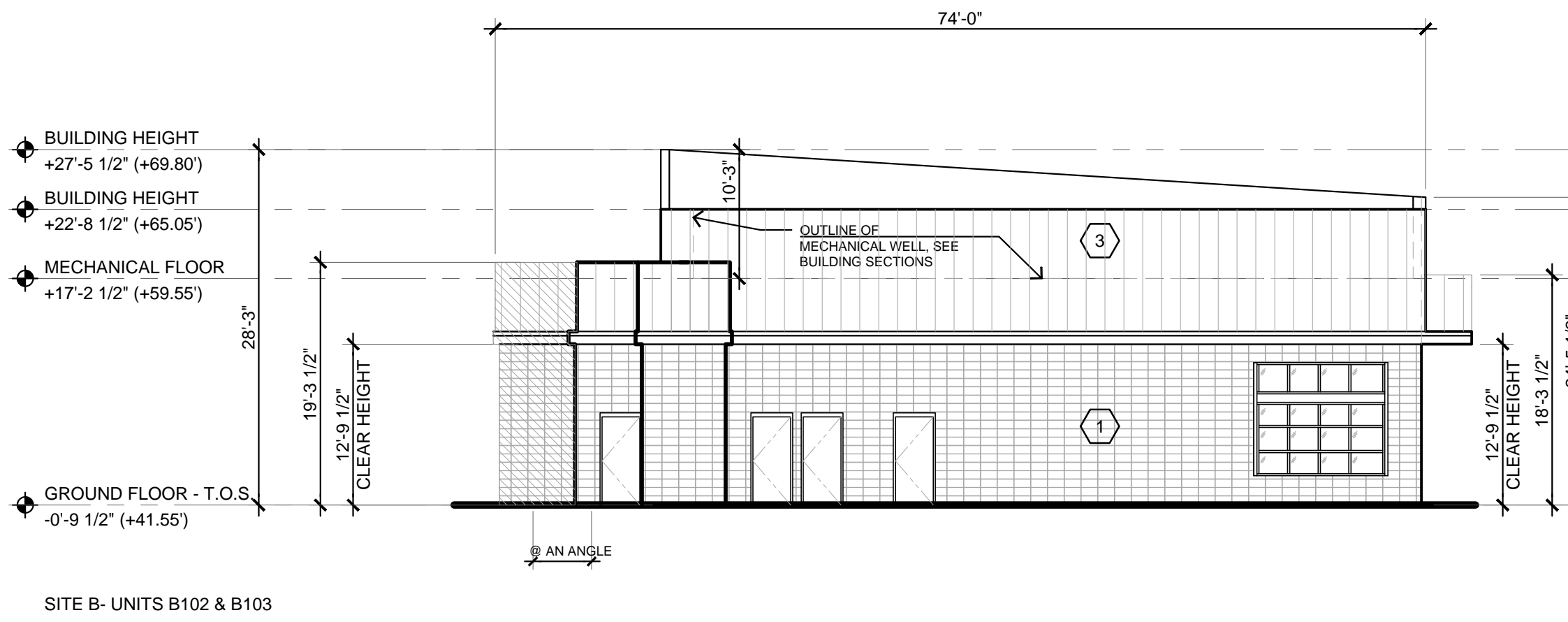
PROJECT NO.: 148-201 CUA
DATE: 07/13/2018
TITLE:
**EXTERIOR ELEVATIONS
SITE A**
SHEET:
A212-A

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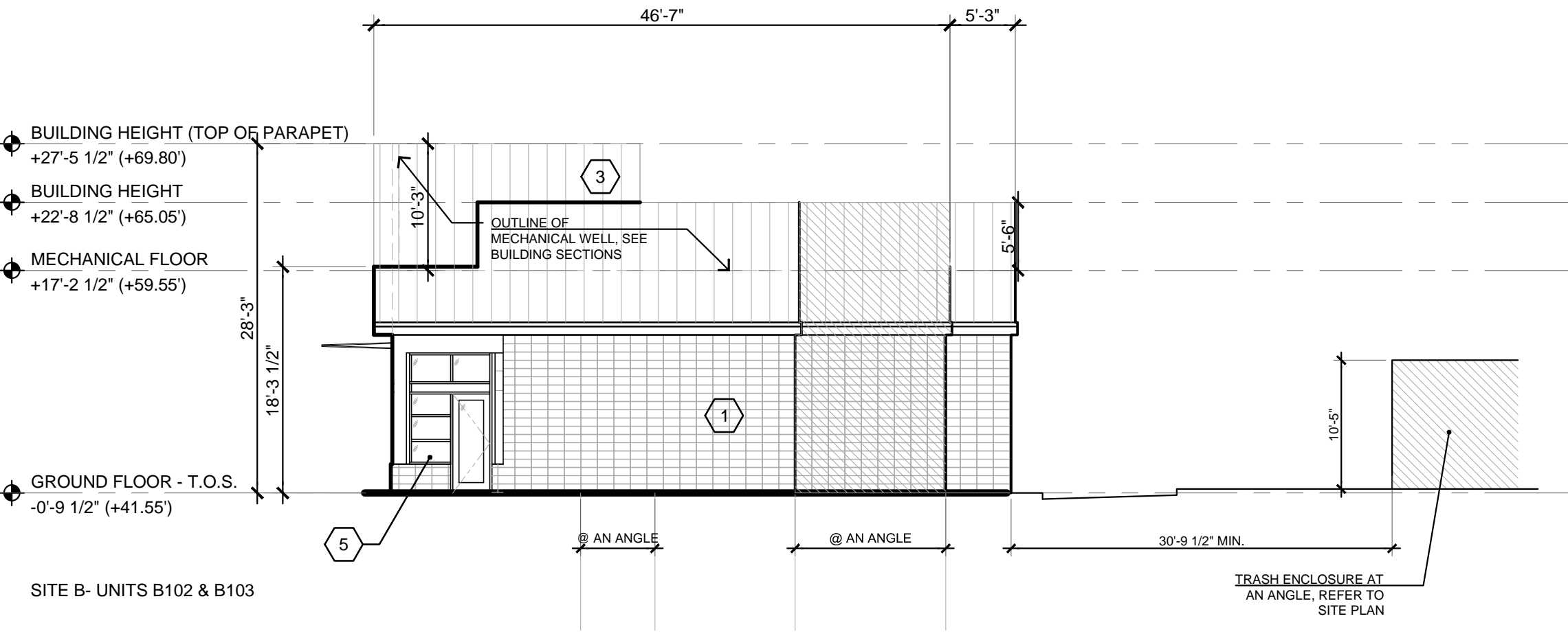
Colors and Finishes
Updated to Match Site A



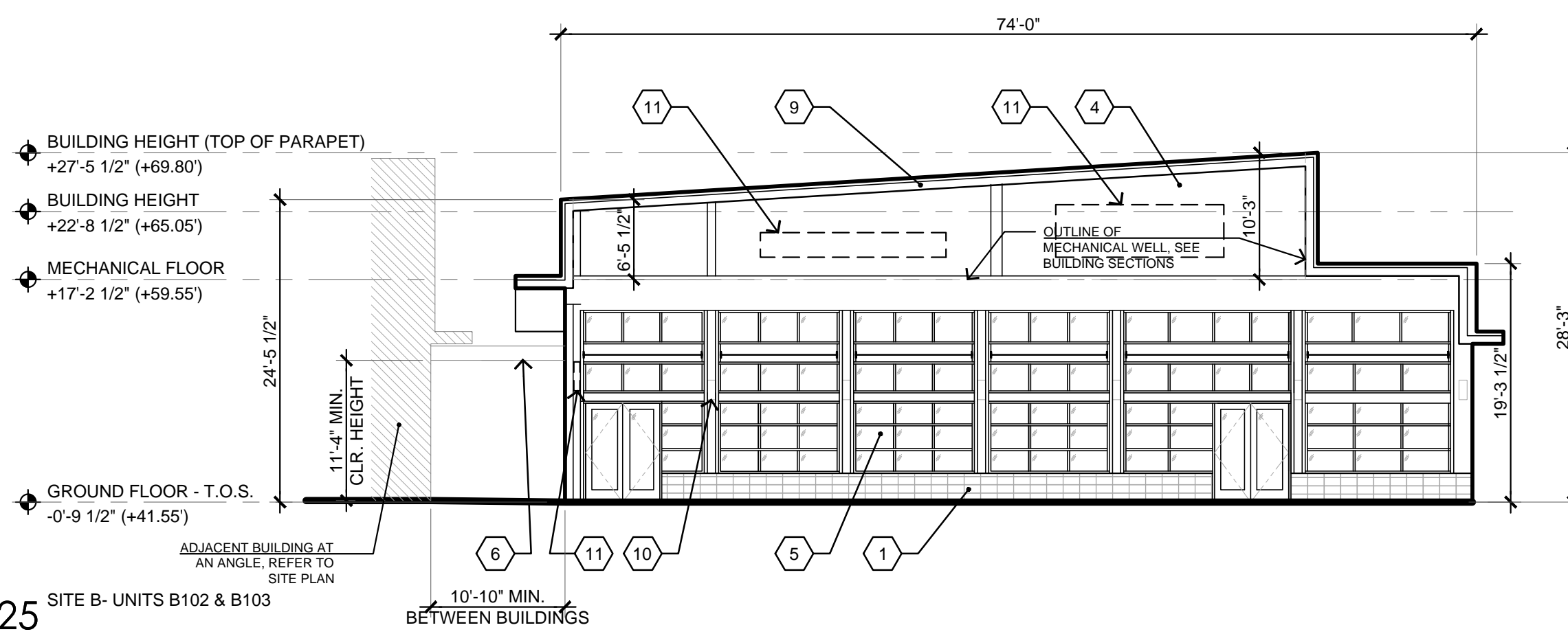
WEST ELEVATION - B102 & B103 08
3/32"=1'-0"



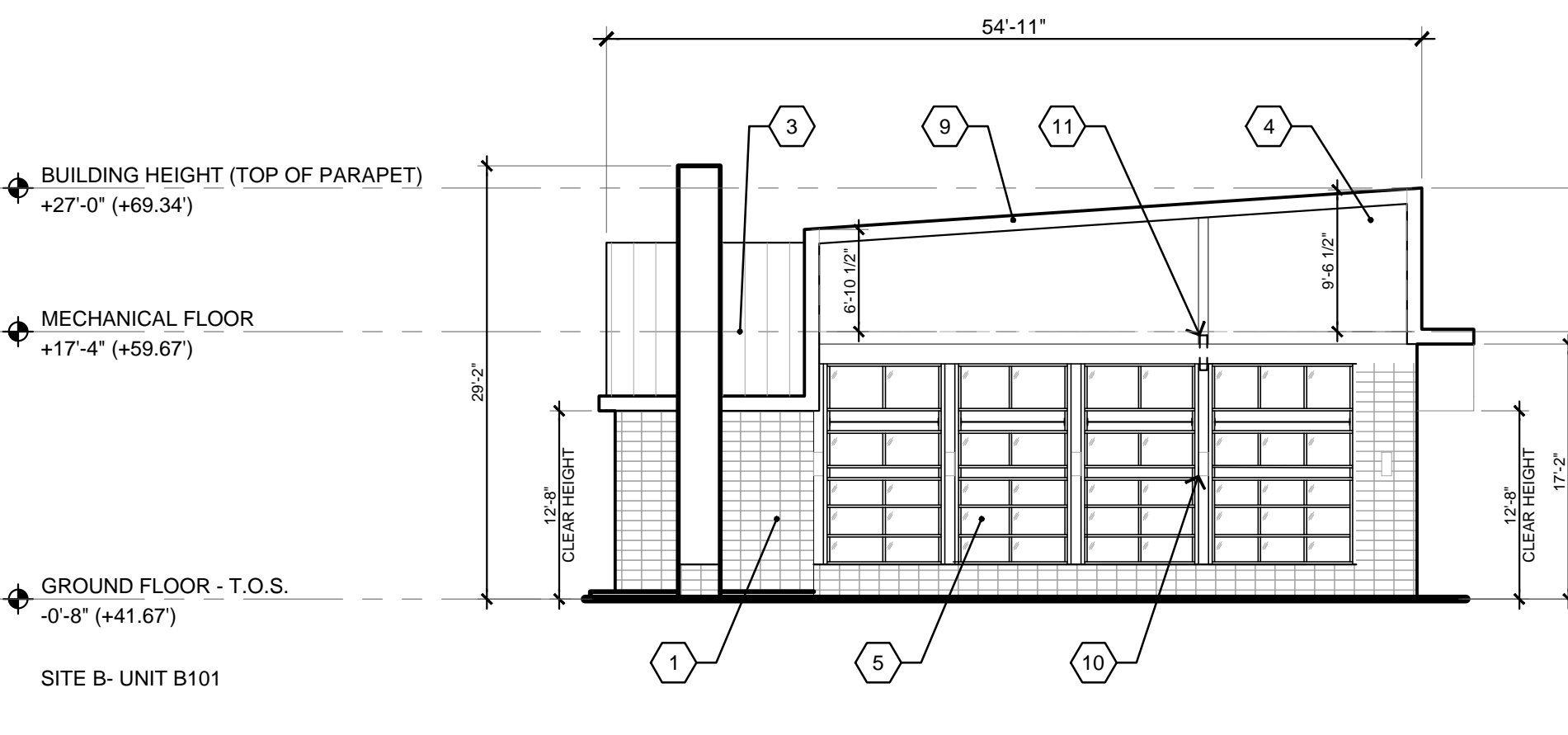
NORTH ELEVATION - B102 & B103 07
3/32"=1'-0"



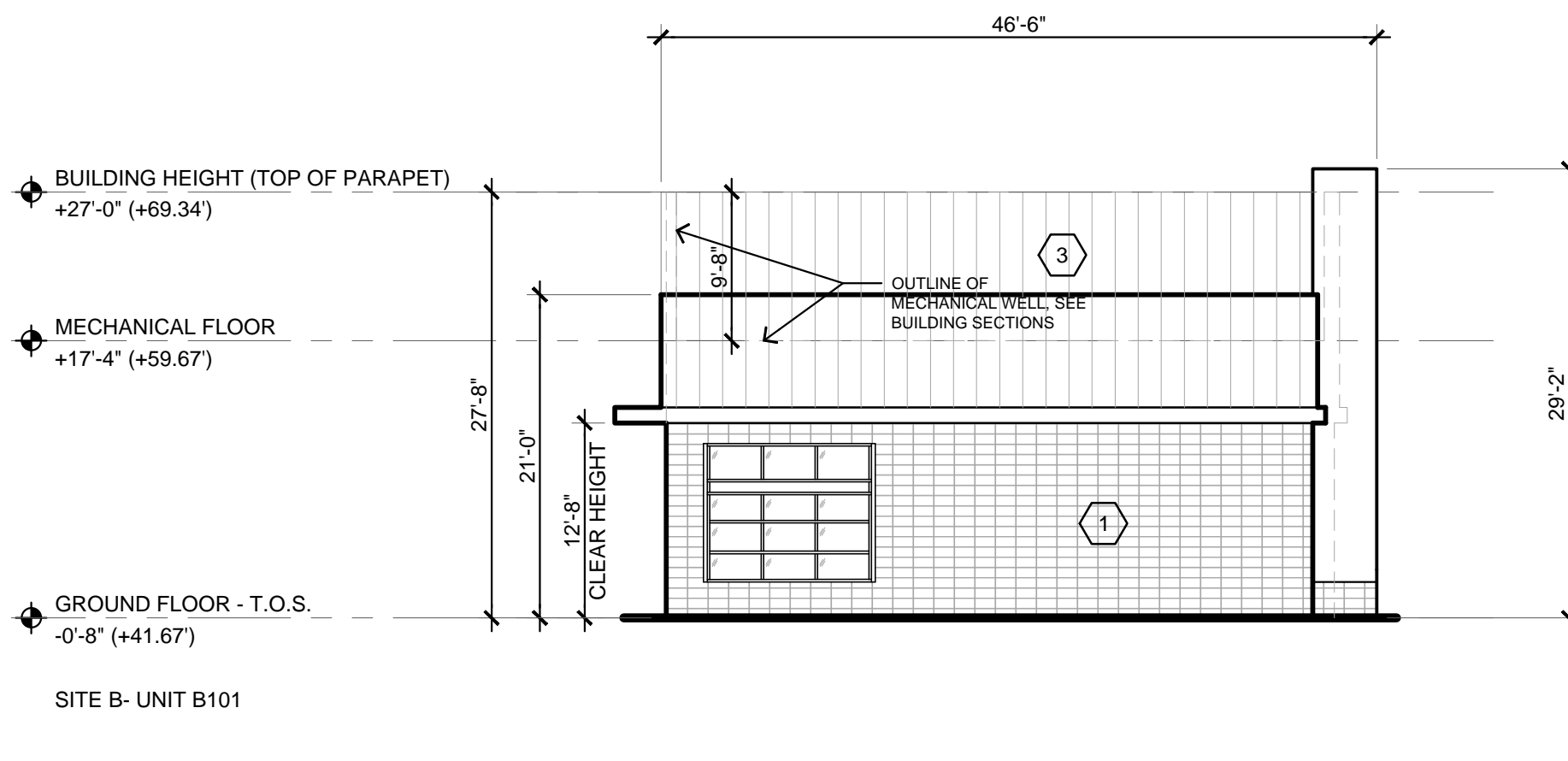
EAST ELEVATION - B102 & B103 06
3/32"=1'-0"



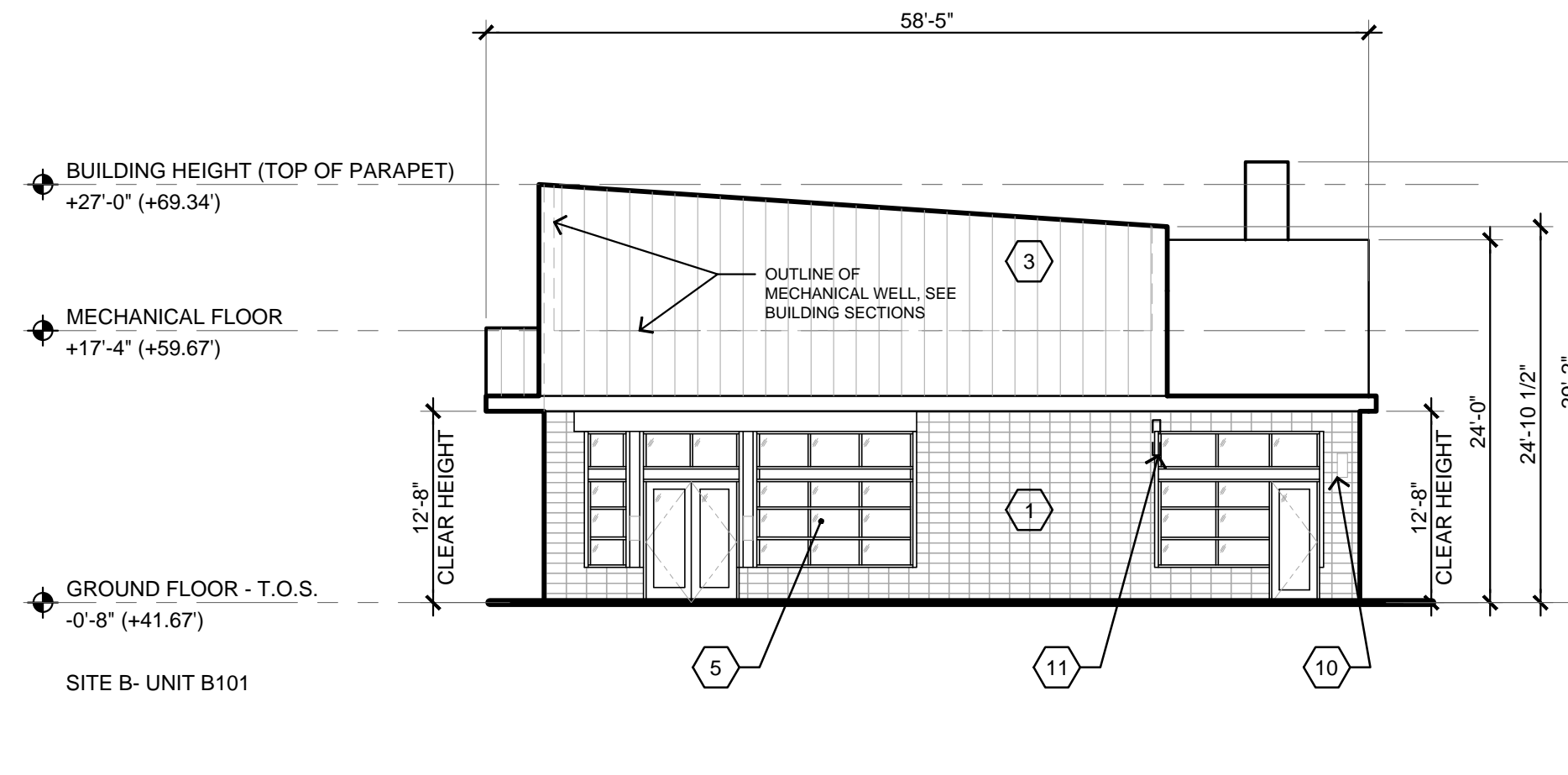
SOUTH ELEVATION - B102 & B103 05
3/32"=1'-0"



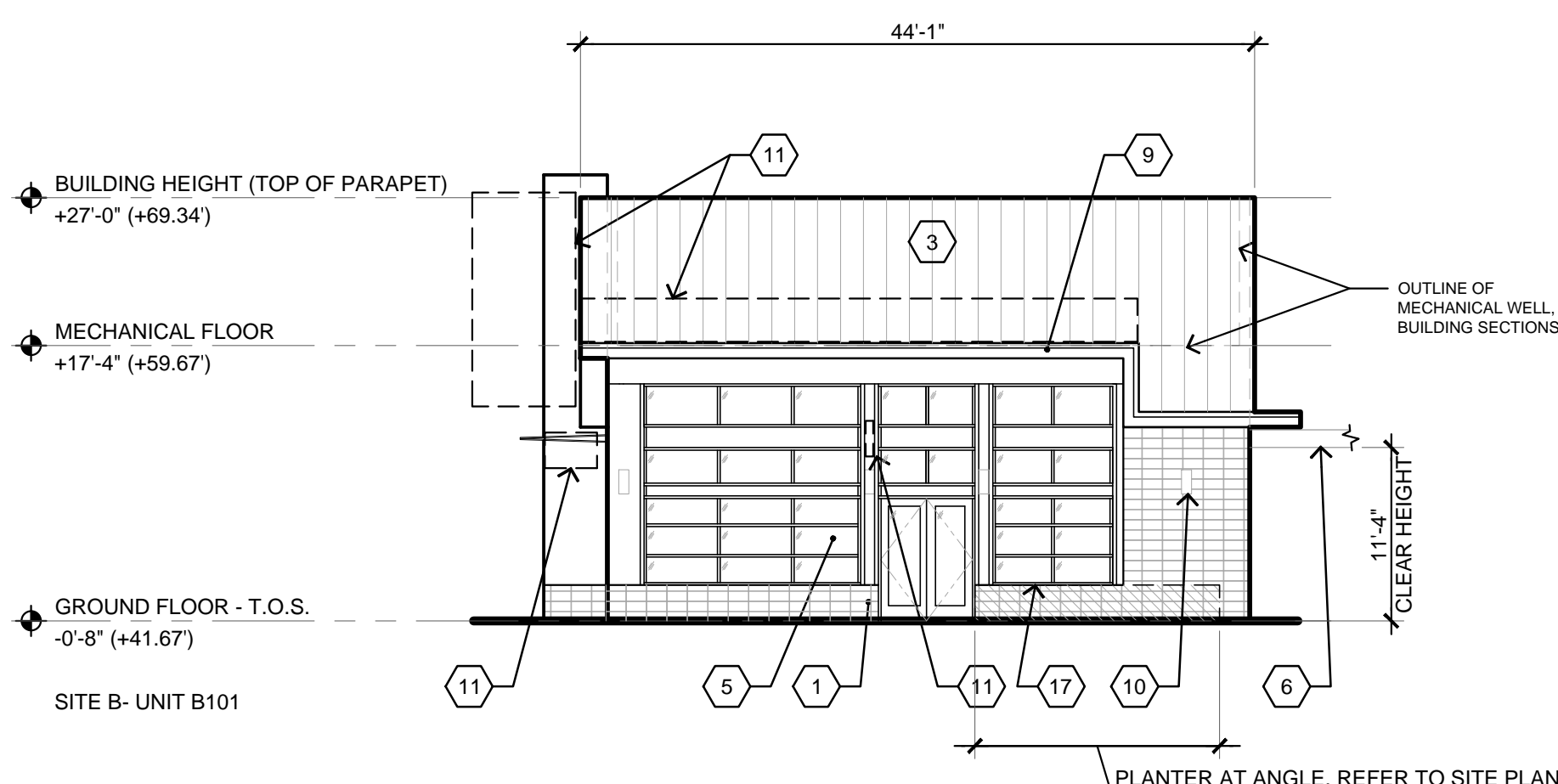
WEST ELEVATION - B101 04
3/32"=1'-0"



NORTH ELEVATION - B101 03
3/32"=1'-0"



EAST ELEVATION - B101 02
3/32"=1'-0"



SOUTH ELEVATION - B101 01
3/32"=1'-0"

- MATERIALS LEGEND**
- 1 STACKED CMU
 - 2 VINE TRELLIS, SEE SHEET MB101
 - 3 STANDING SEAM METAL PANELS
 - 4 HIGH PRESSURE LAMINATE (HPL) PANELS
 - 5 ALUMINUM STOREFRONT w/ LOW-E GLAZING
 - 6 PAINTED STEEL
 - 7 PAINTED CONCRETE
 - 8 SELF-CLIMBING VINES
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 - 19 EXPOSED CONCRETE
 - 20 VINES IN PRE-FABRICATED PLANTERS, SEE LANDSCAPE DRAWINGS.
 - 21 MECHANICAL EXHAUST. TOP OF VENT 12' ABOVE ADJACENT SLAB.

GENERAL NOTES

1. LOWER 8' OF CMU WALLS TO RECEIVE AN ANTI-GRAFFITI COATING

- LEGEND**
- PROPERTY LINE ABUTTING RESIDENTIAL ZONE
 - SETBACK ABUTTING RESIDENTIAL ZONE

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and
Community Company

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CULVER PUBLIC MARKET - SITE B
12343 & 12337 W. WASHINGTON BLVD
CULVER CITY, CA

No	Date	Revision

ARCHITECT
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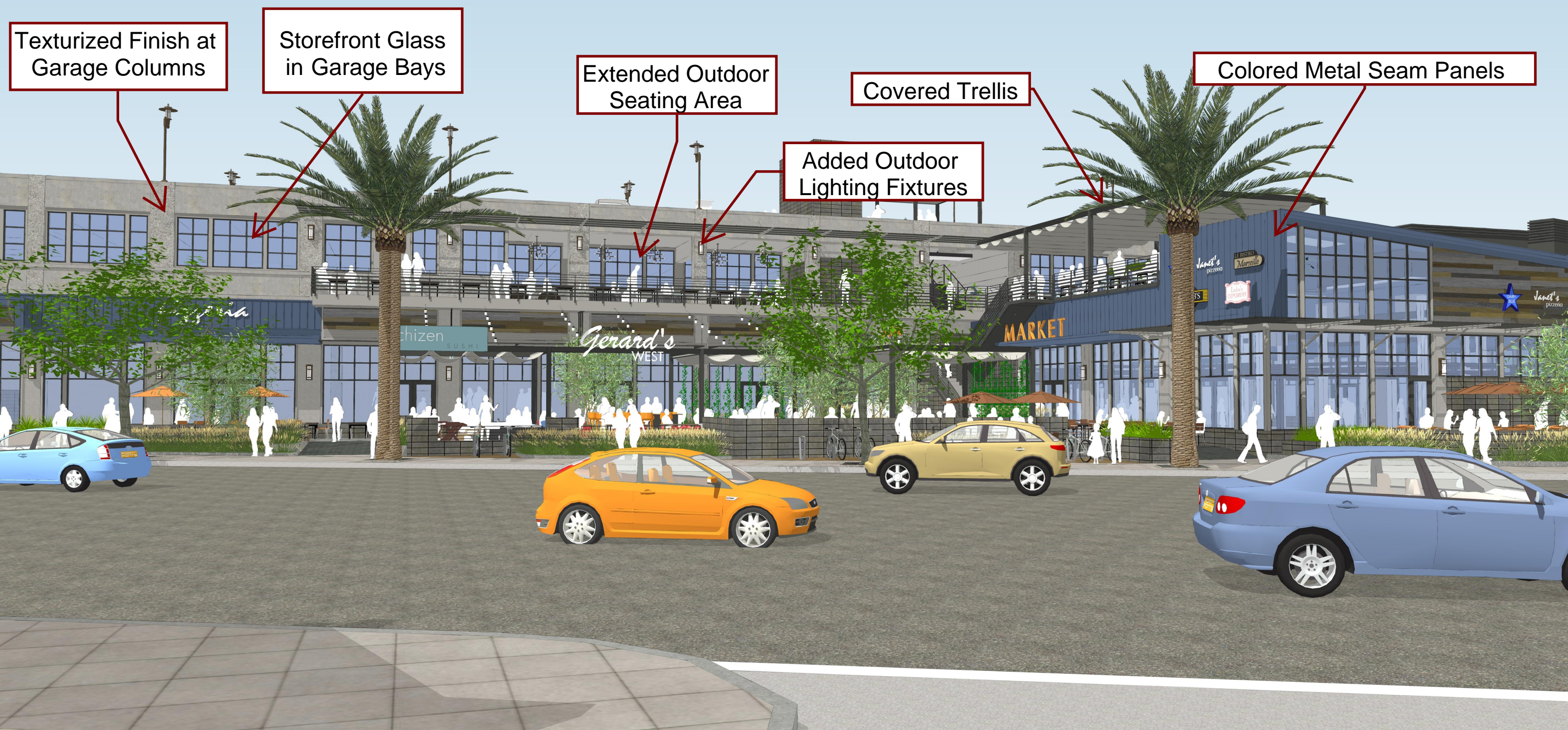
CONSULTANTS

PARKING CONSULTANT: INTERNATIONAL PARKING DESIGN BIRMINGHAM, AL	MEP ENGINEERING: LEVINE / SEEDEL SANTA MONICA, CA
CIVIL ENGINEERING: IRC ENGINEERING ANAHEIM, CA	STRUCTURAL ENGINEERING: PICKADENT WAGGONER AND CASTLE IRVINE, CA
LANDSCAPE ARCHITECT: LRM CULVER CITY, CA	

PROJECT NO.: 148-201 CUL
DATE: 07/13/2018
TITLE: EXTERIOR ELEVATIONS SITE B
SHEET: A221-B

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Texturized Finish at
Garage Columns

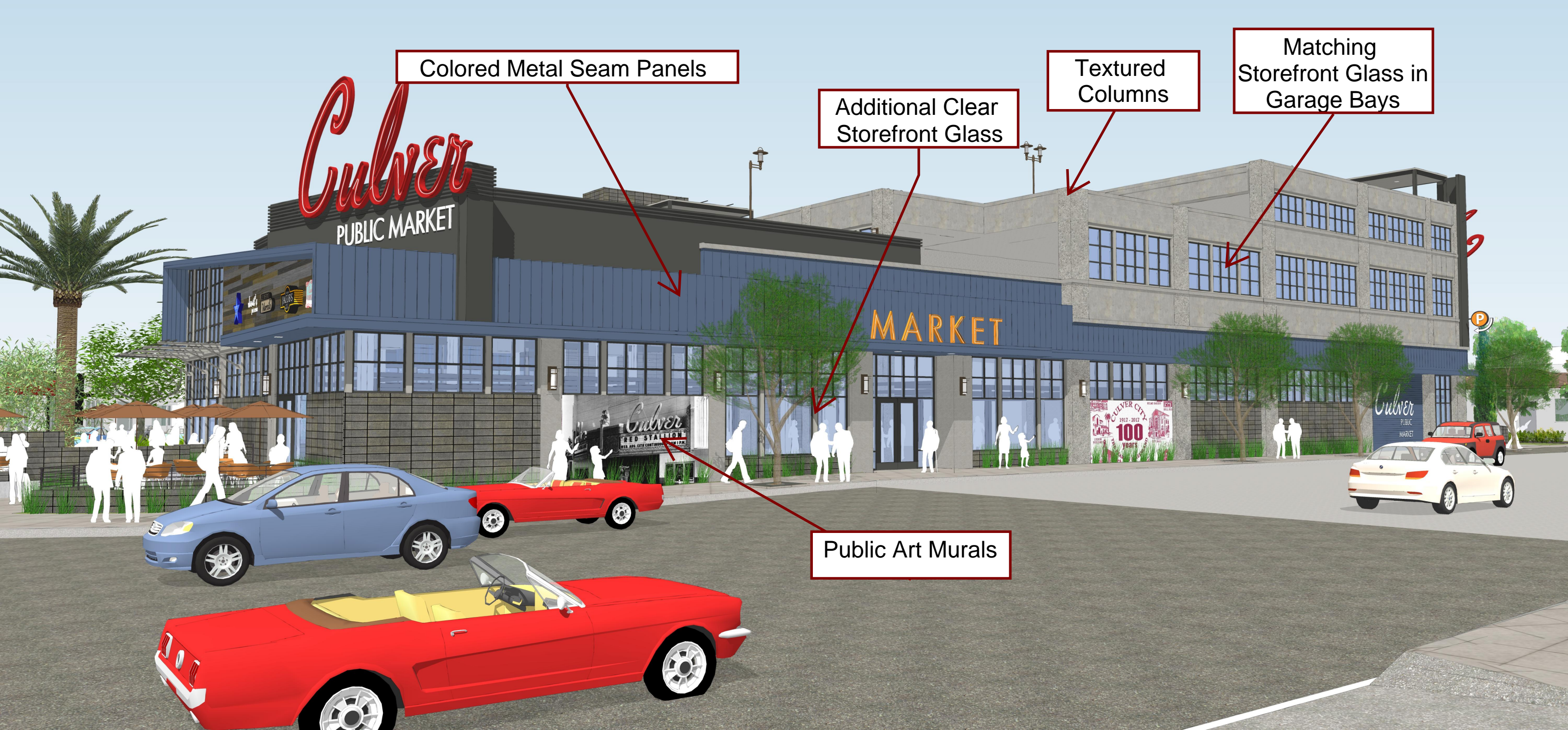
Storefront Glass
in Garage Bays

Extended Outdoor
Seating Area

Covered Trellis

Added Outdoor
Lighting Fixtures

Colored Metal Seam Panels



Colored Metal Seam Panels

Additional Clear Storefront Glass

Textured Columns

Matching Storefront Glass in Garage Bays

Public Art Murals



Public Art Murals

Textured Column

Storefront Glass in Garage Bays

Colored Metal Seam Panels

Additional Clear Storefront Glass

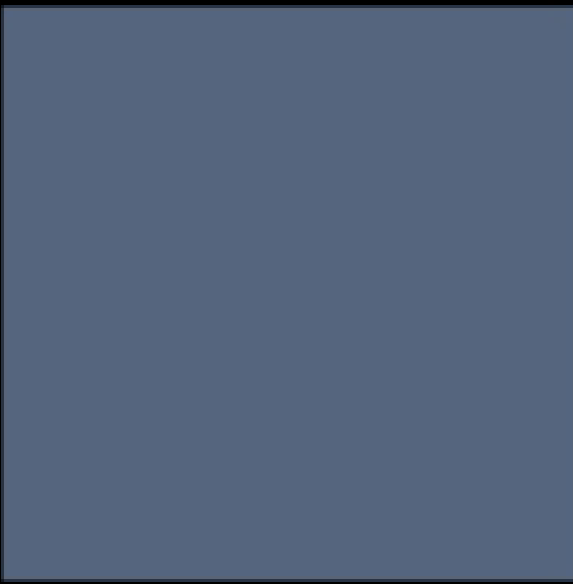
METAL, ALUMINUM, STEEL COLORS



MTL1



MTL2



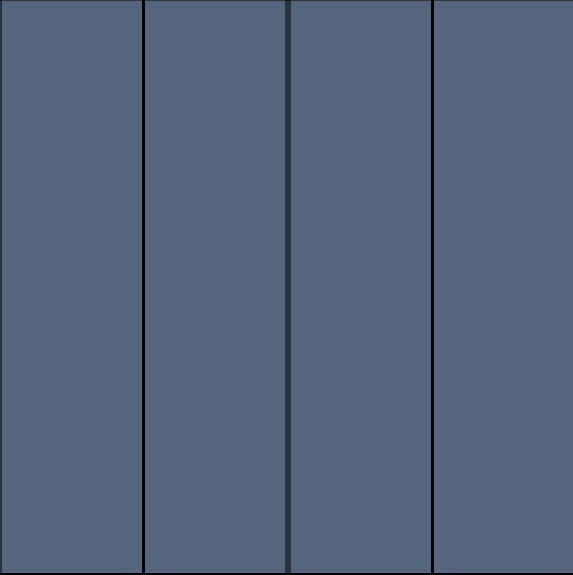
MTL3

PLASTER



PL1

STANDING SEAM METAL



SS1

EXPRESSED CONCRETE

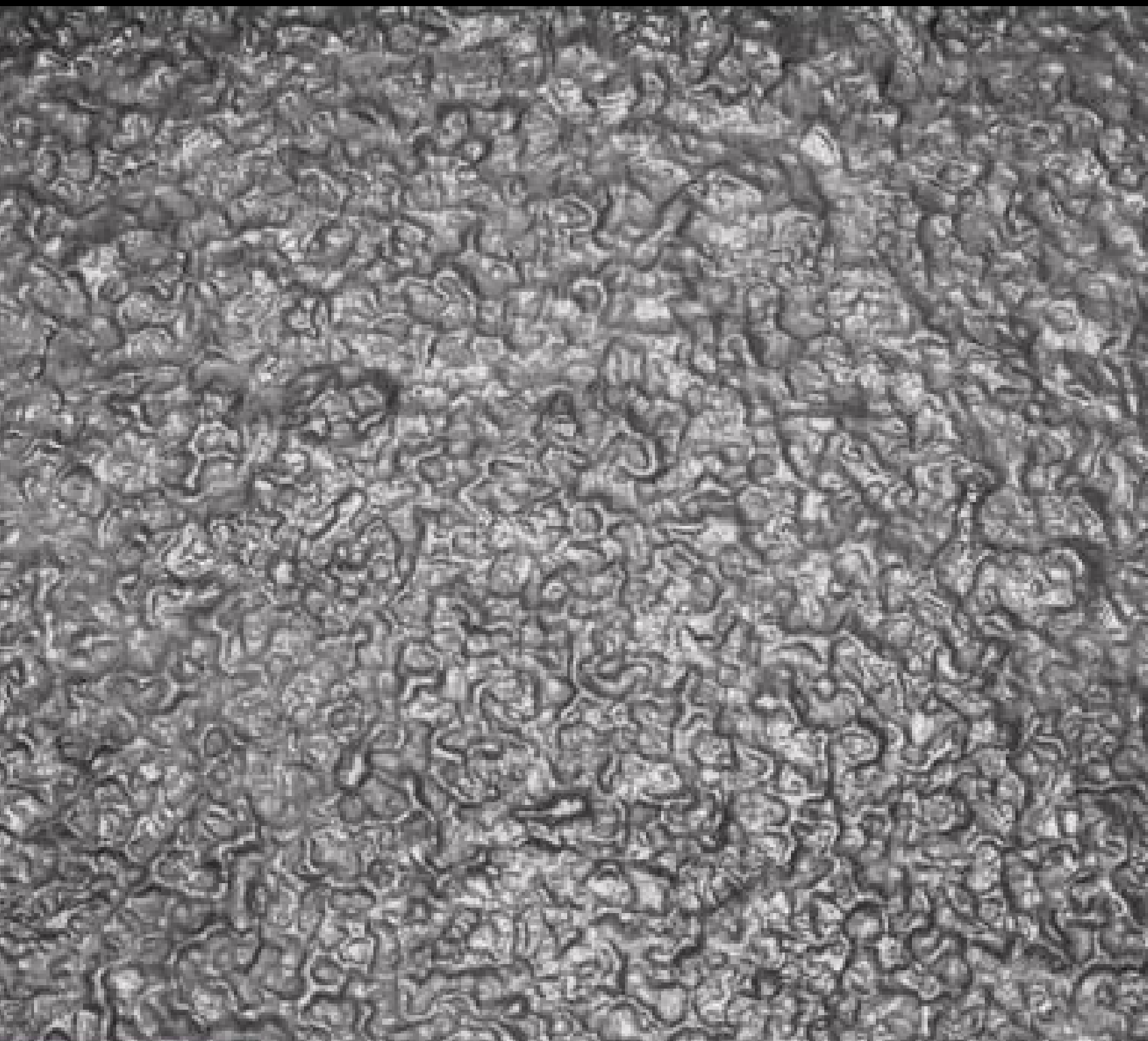


CN1



CN2

CN2



EXPOSED CONCRETE ROUGH TEXTURE

CU1



INTEGRAL COLOR, SHOT BLAST CMU

HIGH PRESSURE LAMINATE PANELS



RECLAIMED WOOD



WASHINGTON BLVD + CENTINELA AVE



SOUTH ELEVATION - SITE A



SOUTH ELEVATION - SITE B



WASHINGTON BLVD + CENTINELA AVE



SITE A PLAZA

LIGHT FIXTURES



FESTOON



RECESSED SOFFIT



SUSPENDED



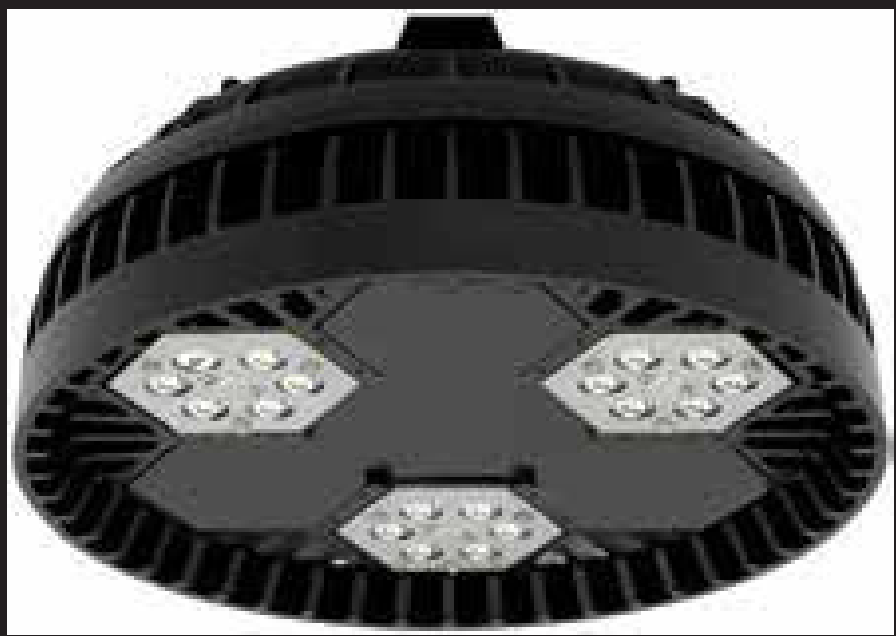
OUTDOOR DINING



WALL SCONCE



OUTDOOR DINING



PARKING INTERIOR

STOREFRONT WINDOW SYSTEM

MTL2



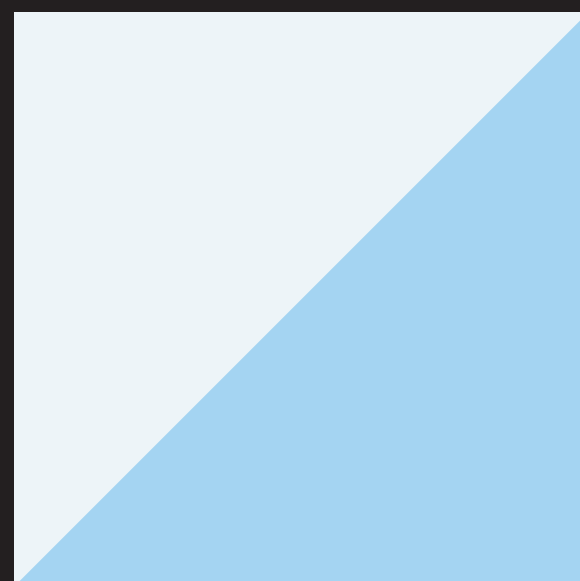
ALUMINUM MULLIONS

MTL1



METAL OUTER FRAME

GL1

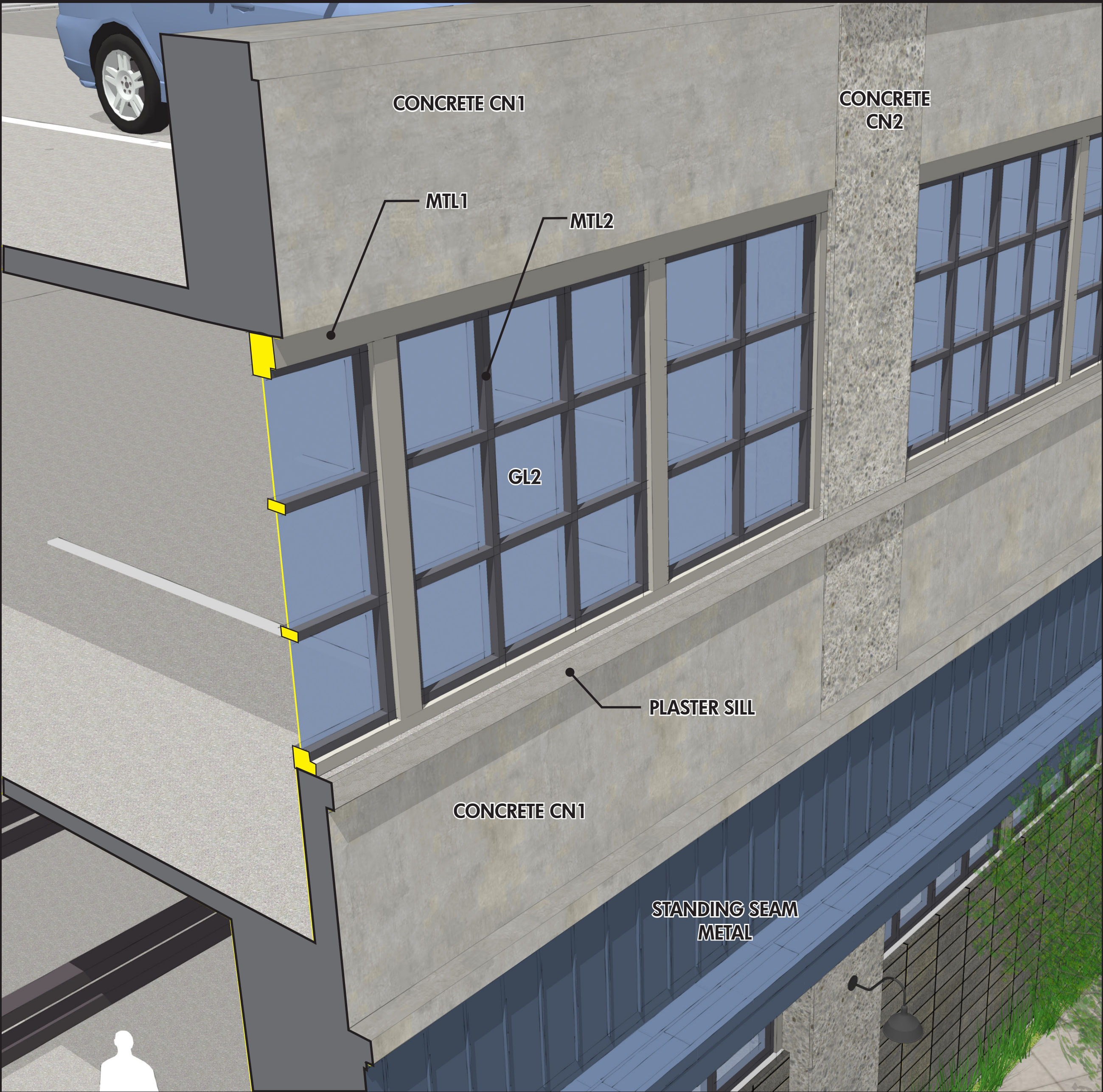


INSULATED, LOW-E

GL2



SINGLE PANE, SEMI-OPAQUE



PARKING STRUCTURE WINDOW DETAIL



RETRACTABLE FABRIC CANOPIES



SITE A PLAZA