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January 25, 2023

Crossings Campus

8833 National | Culver City, CA 90232
8888 Venice | Los Angeles, CA 90232

New Construction of: Crossings Campus
Prepared for: Culver Crossings Properties LLC
Developer: Trammell Crow Company
Issued Information: City of Los Angeles Planning Department Application
Issue Date: January 17, 2023

Design By
Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States

Tel: 213.327.3600
Fax: 213.327.3601

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January 25, 2023

Applicant
Culver Crossing Properties LLC

Developer
Trammell Crow Company

Civil Engineer
KPFF Consulting Engineers

Landscape Design
SWA Group

Structural Engineer
Saiful Bouquet Structural Engineers

Parking Design
Walter P. Moore

Waste Management
American Trash Management

M/E/P
PBS Engineers, Inc.

Land Use
Armbruster Goldsmith & Delvac LLC

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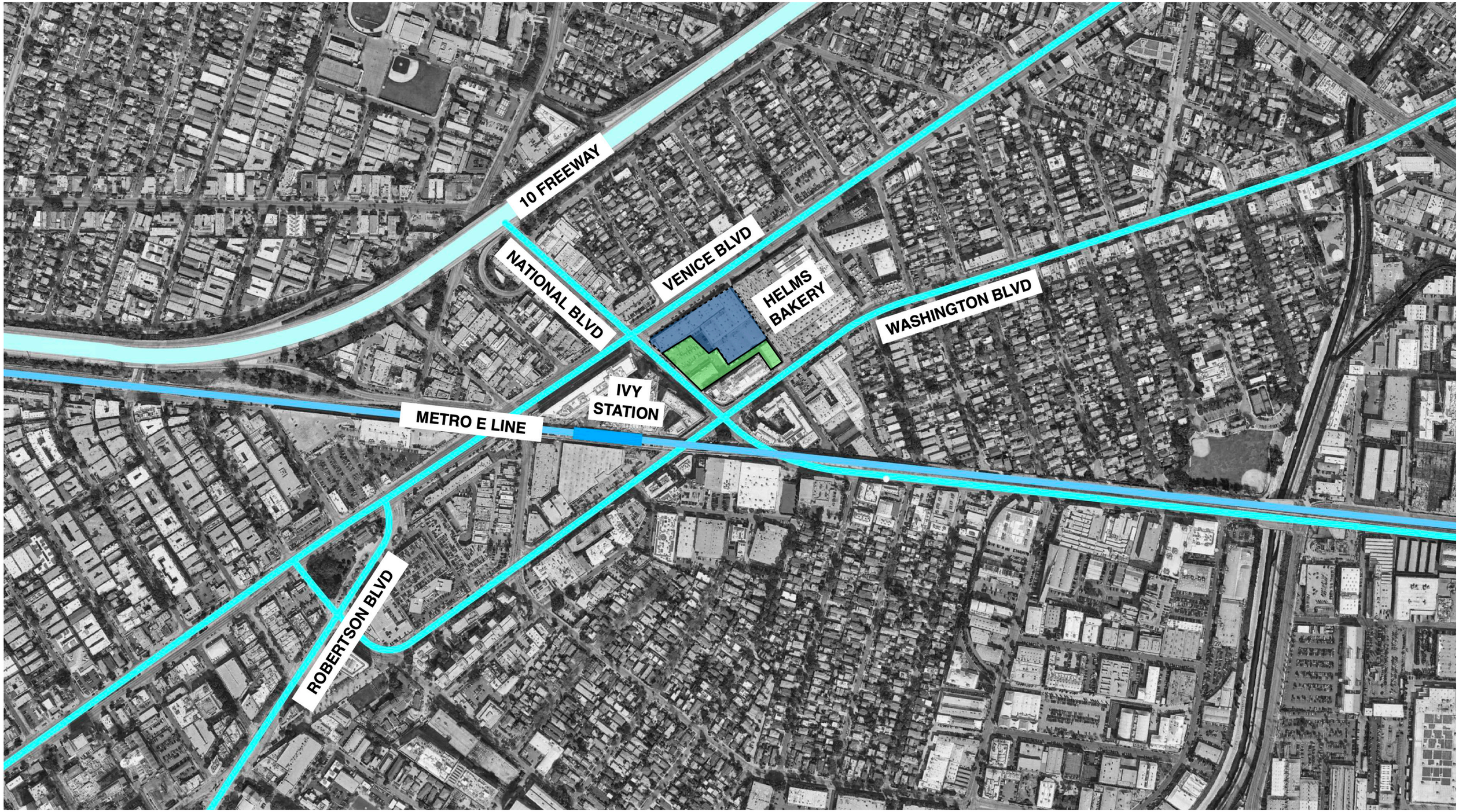
HEET INDEX

SHEET No.	SHEET NAME
General	
LACP-G001	Vicinity Map
LACP-G002	Location Map
LACP-G003	Existing Color Site Photos and Map
LACP-G004	Plot Plan - Site Plan
LACP-G005	Project Information
LACP-G006	FAR Calculations
LACP-G007	Renderings
LACP-G008	Renderings
LACP-G009	Renderings
LACP-G010	Renderings
LACP-G011	Renderings
LACP-G012	Renderings
LACP-G013	Renderings
LACP-G014	Renderings
Civil	
LACP-C001	Topographic Survey
LACP-C110	Erosion and Demolition Plan
LACP-C120	Excavation Plan
LACP-C130	Grading Plan and Drainage
LACP-C140	Utility Plan
Landscape	
LACP-L001	Landscape Plan
Architecture	
LACP-A1LL03	Floor Plan- Level P3
LACP-A1LL02	Floor Plan- Level P2
LACP-A1LL01	Floor Plan- Level P1
LACP-A101	Floor Plan- Level 01
LACP-A102	Floor Plan- Level 02
LACP-A103	Floor Plan- Level 03
LACP-A104	Floor Plan- Level 04
LACP-A105	Floor Plan- Level 05
LACP-A106	Floor Plan- Roof
LACP-A301	Elevations
LACP-A302	Elevations
LACP-A321	Sections
LACP-A322	Sections
LACP-A400	Materials
LACP-A401	Materials
LACP-A402	Materials



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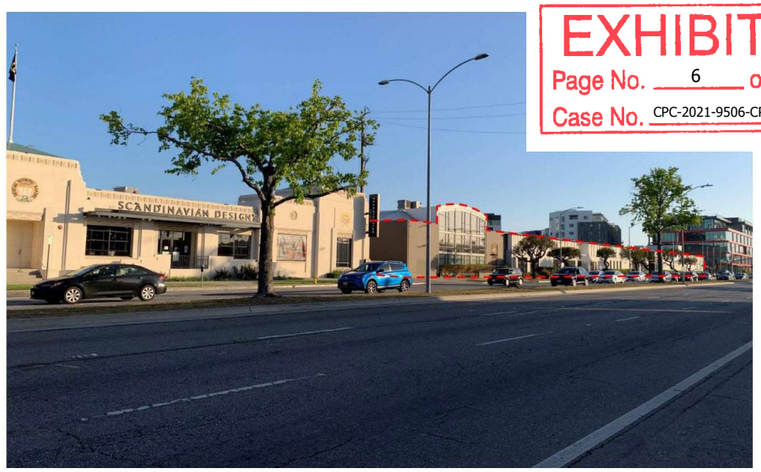
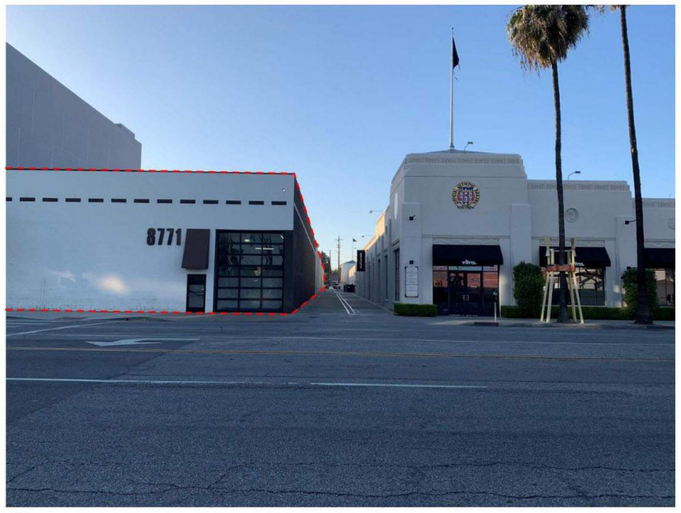
1 VENICE LOOKING SOUTHEAST

2 VENICE LOOKING SOUTHEAST



3 VENICE LOOKING SOUTHWEST

4 HELMS ALLEY LOOKING SOUTH



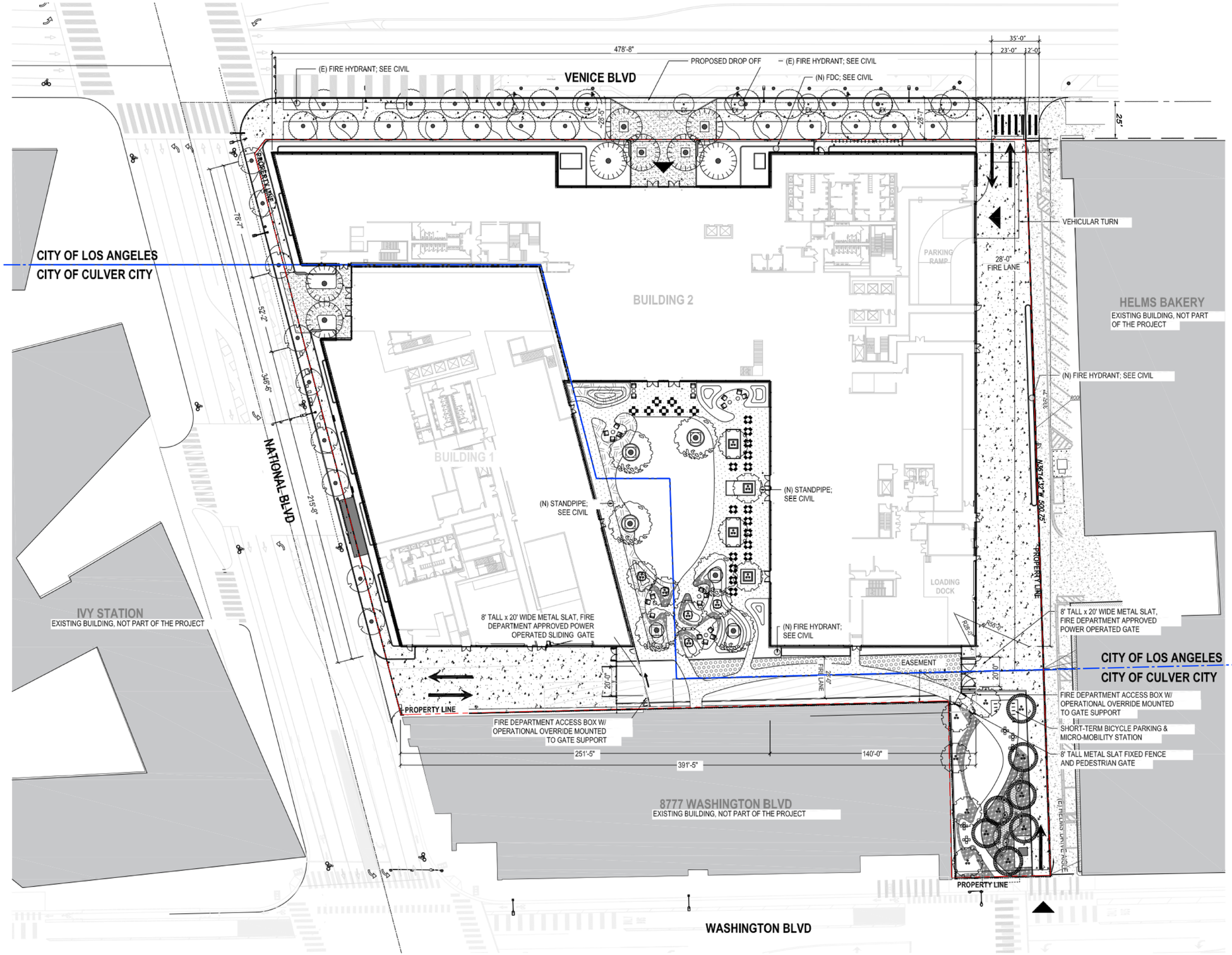
5 WASHINGTON LOOKING NORTH

6 VIEW FROM NATIONAL STRAIGHT INTO SITE

7 VIEW FROM VENICE DOWN TOWARDS IVY

8 VIEW FROM VENICE UP INTO HELMS

PHOTO INDEX MAP



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PROJECT SUMMARY

PROJECT SUMMARY			
123,318			LOT AREA
3:1 SF			MAX. FAR
369,954			TOTAL MAX. ALLOWABLE FLOOR AREA
334,517 GSF			TOTAL PROPOSED FLOOR AREA
71'-0"			PROPOSED BUILDING HEIGHT
67%			PROPOSED LOT COVERAGE
0 GSF	*P3*		
0 GSF	*P2*		
3,656 GSF	*P1*		
67,803 GSF	*L01*		GSF BASED ON CBC DEFINITION, "FLOOR AREA, GROSS"
70,014 GSF	*L02*		
75,125 GSF	*L03*		
73,749 GSF	*L04*		
44,170 GSF	*L05 / ROOF*		

TOTAL PARKING CALCULATION (LAMC 12.21.4.A.(c))

EXISTING PARKING STALLS	N/A	
PROPOSED PARKING	**REQUIRED**	**PROVIDED**
RATIO	1/500	
VEHICLE PARKING	669	669

PARKING SUMMARY

TYPE	MAX ALLOWABLE %		PROVIDED
STANDARD PARKING	69.7%	426	426
COMPACT PARKING	36.3%	243	243

ACCESSIBLE PARKING

TYPE	REQUIRED		PROVIDED
TOTAL ACCESSIBLE STALLS	500-1000 (2%)	13	13
ACCESSIBLE VAN	1 EVERY 6	3	3
ACCESSIBLE STANDARD			11
EV ACCESSIBLE VAN	51 to 75	1	1
EV ACCESSIBLE STANDARD	51 to 75	2	2
EV AMBULATORY	51 to 75	2	2

EV PARKING - CALCULATED ON REQUIRED PARKING

TYPE	REQUIRED						PROVIDED
	LOS ANGELES		CAL GREEN		LEED GOLD EQ.		
EV CAPABLE / EVS	20%	134	10%	67			134
EV READY / EVR	N/A	N/A			10%	74	0
EV FULL / EVCS	10%	67			5%	37	67
						TOTAL	201

BICYCLE (LAMC Table 12.21 A.16.(a)(2)) & SHOWERS (LAMC 91.6307.1.)

TYPE	REQUIRED				PROVIDED
	LOS ANGELES		CAL GREEN		
SHORT TERM	1/10,000 SF	33	5% OR MIN 2	34	**34**
LONG TERM	1/5,000 SF	67	5% OR MIN 1	34	**87**
SHOWERS					**5**

TREE COUNTS		
ONSITE		15 TREES
OFFSITE		27 TREES
	(VENICE BLVD)	25 TREES
	(NATIONAL BLVD)	2 TREES

PROJECT DESCRIPTION

CROSSINGS CAMPUS (PROJECT) IS AN OFFICE BUILDING DEVELOPMENT PROJECT ON AN APPROXIMATELY 4.46-ACRE (194,334-SQUARE-FOOT [SF]) SITE COMPRISED OF TWO PROPERTIES: ONE PARCEL IS LOCATED IN THE CITY OF CULVER CITY WHILE THE OTHER **2.83-ACRE (123,318 SF) PARCEL** IS LOCATED IN THE CITY OF LOS ANGELES (LOS ANGELES PARCEL).

THE PROJECT SITE IS BOUNDED BY VENICE BOULEVARD TO THE NORTH, NATIONAL BOULEVARD TO THE WEST, AND EXISTING COMMERCIAL USES TO THE EAST. THE PROJECT SITE IS LOCATED AT **8876, 8884, 8886, AND 8888 VENICE BOULEVARD AND 8827 AND 8829 NATIONAL BOULEVARD IN LOS ANGELES, CALIFORNIA, 90232** (LOS ANGELES PARCEL).

THE PROJECT IS INTENDE TO BE OCCUPIED BY APPLE INC., AND IS **5 STORIES** TALL IN LOS ANGLEES. THE TWO BUILDINGS WOULD BE DESIGNED WITH DISTINCT OPERATIONAL BUILDING SYSTEMS, SUCH AS SEPARATE HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEMS AND UTILITY SERVICE, BUT WOULD BE CONSTRUCTED WITH A SHARED WALL AND OPENINGS THAT ALLOW A DIRECT CONNECTION BETWEEN THE TWO BUILDINGS. THE PROJECT WOULD PROVIDE VEHICULAR PARKING SPACES WITHIN TWO SEPARATE **THREE-LEVEL SUBTERRANEAN GARAGES** UNDER EACH PROPOSED BUILDING. THE PROJECT WOULD ALSO PROVIDE BICYCLE PARKING SPACES, INCLUDING SPACES FOR EMPLOYEES AND VISITORS, SHORT-TERM SPACES, AND LONG-TERM SPACES IN COMPLIANCE WITH RESPECTIVE CITY CODES.

THE PROPOSED OFFICE BUILDINGS WOULD BE DESIGNED TO ACCOMMODATE CREATIVE OFFICE USES AND COULD INCLUDE ASSOCIATED PRODUCTION SPACES FOR SMALL FORMAT MULTIMEDIA CONTENT CREATION AND CAPTURE AS WELL AS AMENITIES FOR BUILDING TENANTS INCLUDING A CAFETERIA, COFFEE STATIONS, EMPLOYEE SHUTTLE SERVICE, AND OTHER ANCILLARY USES TYPICAL OF AN INTEGRATED OFFICE COMPLEX DEVELOPMENT. THE PROJECT WOULD ALSO INCLUDE PEDESTRIAN-FACING LANDSCAPING ON THE GROUND FLOOR ON NATIONAL BOULEVARD AND VENICE BOULEVARD.

PROJECT INFORMATION

BUILDING ADDRESS: 8888 VENICE BLVD. LOS ANGELES, CA 90232

ASSESSOR'S PARCEL NUMBER (APN): 4312-015-005

LEGAL DESCRIPTION: -

SITE AREA: 2.83-ACRE (123,318 SF) LOCATED IN CITY OF LOS ANGELES

ZONING: THE LOS ANGELES PARCEL IS ZONED C2-2D-CPIO

OWNER: CULVER CROSSINGS PROPERTIES, LLC

LOCAL JURISDICTION: LOS ANGELES

HISTORICAL DESIGNATION: NONE

CONSTRUCTION TYPE:
OFFICE BUILDING: TYPE 1B FULLY SPRINKLERED
SUBTERRANEAN PARKING GARAGE: TYPE 1B FULLY SPRINKLERED

PRIMARY OCCUPANCY:
B (BUSINESS)

BUILDING OCCUPANCY TYPES:
GROUP B (BUSINESS)
GROUP A-3 (ASSEMBLY, MEETING ROOMS) TENANT IMPROVEMENTS - UNDER SEPARATE PERMIT
GROUP S-1 (ELECTRICAL ROOMS, MECHANICAL ROOMS, MODERATE HAZARD STORAGE)
GROUP S-2 (LOW HAZARD STORAGE, OTHER)

NUMBER OF STORIES:
5 LEVELS ABOVE GRADE (OFFICE BUILDING)
3 LEVELS BELOW GRADE (SUBTERRANEAN PARKING GARAGE)

BUILDING HEIGHT:
71'-0" (FINISH GRADE TOP OF STRUCTURE)

BUILDING SETBACKS:
NATIONAL BLVD: 12'-00" SETBACK ON FROM PROPERTY LINE TO BUILDING LINE, OVERHEAD PROJECTIONS EXTEND TO PROPERTY LINE. SEE SECTION 2.3.1, CPUIO SHALL GOVERN.

VENICE BLVD: 9'-6" SETBACK ON FROM PROPERTY LINE TO BUILDING LINE, OVERHEAD PROJECTIONS EXTEND 2 FEET OVER THE PROPERTY LINE AT GROUND FLOOR CONDITIONS. SEE SECTION 2.3.1, CPUIO SHALL GOVERN.

WASHINGTON BLVD: NOT APPLICABLE.

ADJACENT HELMS BAKERY PROPERTY: 29'-9" SETBACK FROM PROPERTYLINE TO BUILDING LINE, OVERHEAD PROJECTIONS EXTEND 4 FEET OVER THE BUILDING LINE.

FIRE PROTECTION:
FULLY AUTOMATIC FIRE SPRINKLER SYSTEM PER CCBC 903.3.1.1 OR 903.3.1.2, AND EQUIPPED WITH EMERGENCY VOICE ALARM COMMUNCATION SYSTEM PER CBC 907.5.2.2.

FIRE RATINGS

REFER TO FIRE LIFE SAFETY DRAWINGS FOR ADDITIONAL INFORMATION.

PRIMARY STRUCTURAL FRAME: 2 HOUR *

BEARING WALLS (EXTERIOR): 2 HOUR *
BEARING WALLS (INTERIOR): 2 HOUR. *

NON BEARING WALLS & PARITIONS (EXTERIOR) : 0 - FIRE SEPARATION DISTANCE > 30 FEET PER CBC. TABLE 602.

NON BEARING WALLS & PARITIONS (EXTERIOR) : 0

FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 2 HOUR

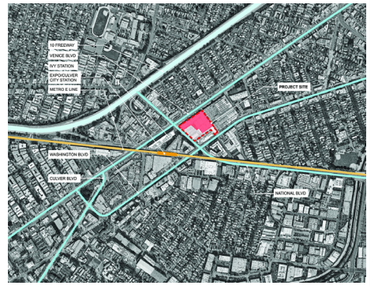
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 1 HOUR

* ROOF SUPPORTS: FIRE RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PEMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY. PER CBC. TABLE 601.a.

FIRE COMMAND CENTER 2-HOUR
VERTICAL SHAFTS 2-HOUR
STAIRWAY VESTIBULE 2-HOUR
EXIT STAIRWAY 2-HOUR
ELEVATOR SHAFT 2-HOUR
FIRE PUMP ROOM 2-HOUR
GENERATOR ROOM 3-HOUR
ELECTRICAL ROOM 2-HOUR
SMOKE & FIRE CURTAIN FOR ALL PASSENGER AND SERVICE ELEVATORS

NOTE:
1. PE-G AND SE-1 ARE FIRE SERVICE ELEVATORS.
2. ONE-HOUR FIRE BARRIER / FIRE PARTITION WITH 45-MINUTE DPPR AND OPENING PROTECTION COMPYING WITH CBC 716 AND 717.
3. TWO-HOUR FIRE BARRIER WITH 90-MINUTE DOOR OPENING PROTECTION COMPLYING WITH CBC 716 AND 717.
4. GROUP A, S-1 (250-FEET MAXIMUM TRAVEL DISTANCE)
5. GROUP B (300-FEET MAXIMUM TRAVEL DISTANCE)
6. GROUP S-2 (400-FEET MAXIMUM TRAVEL DISTANCE)
7. GROUP B AND S (100-FEET MAXIMUM COMMON PATH OF TRAVEL DISTANCE)
8. ALL OTHER GROUPS (75-FEET MAXIMUM COMMON PATH OF TRAVEL DISTANCE)
9. FUTURE CONFERENCE ROOMS ASSUMED TO BE ACCESSORY TO B OCCUPANCY PER CBC 508.2
10. 1-HOUR FIRE RATED PARTITIONS WITH 45-MINUTE OPENING PROTECTIVES TO BE PROVIDED BETWEEN SEPARATE ENCLOSED TENANT SPACES PER CBC SECTION 708.2 (6)

VICINITY MAP



True North

LOCATION MAP

True North

APPLICABLE CODES AND STANDARDS

THE PROJECT CROSSINGS IS TO BE LOCATED AT 8888 VENICE BOULEVARD IN LOS ANGELES8833 NATIONAL BOULEVARD IN CULVER CITY, CA, AND IS SUBJECT TO THE REQUIREMENTS OF THE 2019 EDITION OF CALIFORNIA TITLE 24 AS ADOPTED AND AMENDED BY THE CITY OF LOS ANGELES AND CULVER CITY. WHERE CODE REQUIREMENTS DIFFER, THE MORE STRINGENT REQUIREMENT WILL BE APPLIED.

1. **ACCESSIBILITY CODES AND GUIDELINES**
   2019 CALIFORNIA BUILDING CODE (TITLE 24, PART II, VOLUMES 1 AND 2)
   2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN
2. **BUILDING CODE** (STRUCTURAL AND NON-STRUCTURAL PROVISIONS)
   2020 LOS ANGELES BUILDING CODE (TITLE 24, PART II, VOLUMES 1 AND 2)
   2019 CALIFORNIA BUILDING CODE WITH CULVER CITY AMENDMENTS
3. **ELECTRICAL CODE**
   2019 CALIFORNIA ELECTRICAL CODE BASED ON 2014 NATIONAL ELECTRICAL CODE (NFPA 70) WITH STATE OF CALIFORNIA AND CITY OF LOS ANGELES AMENDMENTS (CEC).
4. **ENERGY CODE**
   CALIFORNIA ENERGY CODE 2019 (TITLE 24, PART 6)
5. **ENVIRONMENTAL CODE**
   2019 GREEN BUILDING CODE BASED ON 2019 CALIFORNIA CODE (CAL GREEN) OF REGULATIONS TITLE 24, PART 11 PUBLISHED BY THE CBSC.
6. **FIRE CODE**
   2020 LOS ANGELES FIRE CODE (LAFC) BASED ON THE 2019 CALIFORNIA FIRE CODE WITH CITY OF LOS ANGELES AMENDMENTS.
   2019 CALIFORNIA FIRE CODE WITH CULVER CITY AMENDMENTS, REFERRED TO HEREAFTER AS THE CCFC.
7. **MECHANICAL CODE**
   2019 CALIFORNIA MECHANICAL CODE BASED ON 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 4 PUBLISHED BY INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS AND AMENDED BY THE STATE OF CALIFORNIA AND CITY OF LOS ANGELES (CMC).
8. **PLUMBING CODE**
   2019 CALIFORNIA PLUMBING CODE BASED ON 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 5 PUBLISHED BY INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS AND AMENDED BY THE STATE OF CALIFORNIA AND CITY OF LOS ANGELES (CPC).
9. **AUTOMATIC FIRE SPRINKLER SYSTEM**
   NFPA 13, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION.
10. **STANDIPPE SYSTEM**
    NFPA 14, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE INSTALLATION OF STANDIPPE AND HOSE SYSTEMS, 2016 EDITION.
11. **FIRE PUMP SYSTEM**
    NFPA 20, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2016 EDITION.
12. **FIRE SERVICE MAIN AND APPURTENANCES**
    NFPA 24, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2016 EDITION.
13. **FIRE ALARM AND DETECTION SYSTEM**
    NFPA 72, NATIONAL FIRE PROTECTION ASSOCIATION NATIONAL FIRE ALARM AND SIGNALING CODE, 2016 EDITION.
14. **SMOKE CONTROL**
    NFPA 92, NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR SMOKE CONTROL SYSTEMS, 2015 EDITION.

DEFERRED APPROVALS

DEFERRED APPROVALS & SUBMITTALS SHALL BE THE CONTRACTORS RESPONSIBILITY TO SUBMIT DRAWINGS AND CALCULATIONS TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND /OR APPROVAL. SCOPE SHALL BE ENGINEERED AND SIGNED/SEALED BY A CALIFORNIA LICENSED ENGINEER. SUBMIT TO ARCHITECT AND ENGINEER OF RECORD FOR REVIEW PRIOR TO SUBMITTING TO AUTHORITY HAVING JURISDICTION. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

1. COLD FORMED METAL FRAMING / NON-STRUCTURAL METAL FRAMING
2. WINDOW WALLS / CURTAIN WALLS / STOREFRONT SYSTEMS
3. EXTERIOR CLADDING
4. MECHANICAL ROOF SCREEN
5. FACADE MAINTENANCE SYSTEMS
6. PASSENGER AND SERVICE ELEVATORS
7. PREFABRICATED EXIT STAIRS
8. ACCESS STAIRS & LADDERS
9. HANDRAILS AND GUARDRAILS
10. FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH CCBC 903.3.1.1 OR 903.3.1.2
11. EMERGENCY VOICE ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CCBC 907.5.2.2
12. CARBON MONOXIDE DETECTION SYSTEMS
13. AUDIO VISUAL SYSTEMS
14. SECURITY SYSTEMS
15. PARKING MANAGEMENT SYSTEMS
16. EXTERIOR SIGNAGE
17. IRRIGATION SYSTEMS
18. ART INSTALLATION

CULVER CROSSINGS PROPERTIES, LLC

PROJECT ADDRESS:
8888 VENICE BLVD
LOS ANGELES, CA 90232

Gensler

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Glendale, CA 91201
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KPFF CONSULTING ENGINEERS
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Los Angeles, CA 90017
Tel 213.418.0201

LANDSCAPE ARCHITECT
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8th Floor
Los Angeles, CA 90017
Tel 213.236.9090

STRUCTURAL ENGINEER
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6th Floor
Pasadena, CA 91101
Tel 626.304.2616

MEP/FP-FA ENGINEER
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Glendora, CA 91740
Tel 626.650.0350

LIGHTING CONSULTANT
TILLOTSON DESIGN
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Room 703
New York NY 10013
Tel 212.675.7760

VERTICAL TRANSPORTATION
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Suite 1
Mill Valley, CA 94941
Tel 415.388.1880

ENVELOPE CONSULTANT
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Los Angeles, CA 90017
Tel 310.254.1900

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Suite 500
Newport Beach, CA 92660
Tel 949.930.2500

ACOUSTICS
NEWSON BROWN ACOUSTICS
3617 Hayden Avenue
Suite 100
Culver City, 90232
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Fax 340.829.9112

WASTE MANAGEMENT
AMERICAN TRASH MANAGEMENT
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Suite 220
Emeryville, CA 94608
Tel 971.261.9979

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Los Angeles, CA 90017
Tel 310.254.1900

ISAT CONSULTANT
PALADIN TECHNOLOGIES
12742 Knott Street
Garden Grove, CA 92841
Tel 714.940.1783

SECURITY
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2025 Gateway Place
Suite 482
San Jose, CA 95110
Tel 408.291.0001

IRRIGATION
SWEENEY & ASSOCIATES
38730 Sky Canyon Dr, Suite C
Murrieta, CA 92563
Tel 951.461.6830

DOOR HARDWARE
FINISH HARDWARE TECH
7967 Varna Avenue
Panorama City, CA 91402
Tel 818.387.6083

FOOD SERVICE
MARK STECH-NOVAK DESIGN
935 Aquarius Way
Oakland, CA 94611
Tel 510.333.8372

△ Date	Description
07/08/2022	50% C&S DESIGN DEVELOPMENT
09/02/2022	100% C&S DESIGN DEVELOPMENT
10/21/2022	ISSUE FOR BUILDING PERMIT
12/02/2022	ISSUE FOR IGMP

Seal / Signature

FLOOR AREA - PER LAMC

Name	AREA (SF)	COVERED BALCONY (SF)	EXTERIOR COVERED (SF)
P3	0	0	0
P2	0	0	0
P1	3656	0	0
LEVEL 01	65248	0	2555
LEVEL 02	68200	1814	0
LEVEL 03	71676	3449	0
LEVEL 04	67901	5848	0
LEVEL 05 / ROOF	38062	6108	0
FLOOR AREA	314743	17219	2555
TOTAL FLOOR AREA			334,517

FLOOR AREA CALCULATION STANDARDS - LOS ANGELES

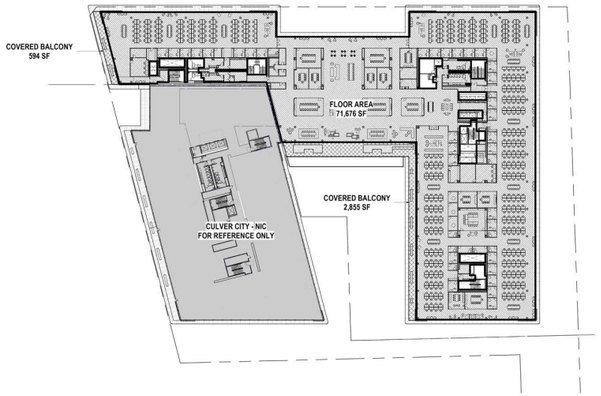
CODE DEFINITION - LOS ANGELES MUNICIPAL CODE SEC. 12.03:
FLOOR AREA - IS THAT AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

LEGEND

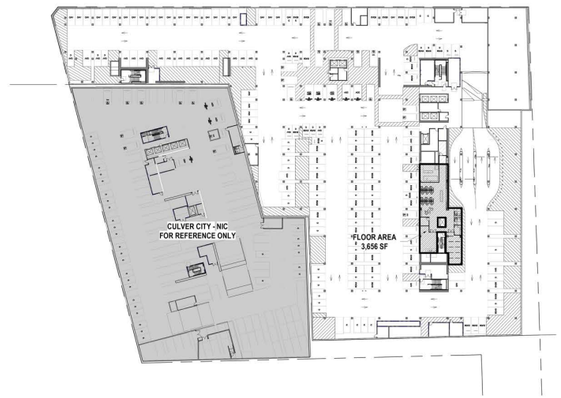
- GROSS FLOOR AREA
- ADJACENT PROJECT FOR REFERENCE ONLY
- COVERED BALCONY
- EXTERIOR COVERED AREA
- LANDSCAPE RAISED PLANTERS

CULVER CITY - GROSS FLOOR AREA

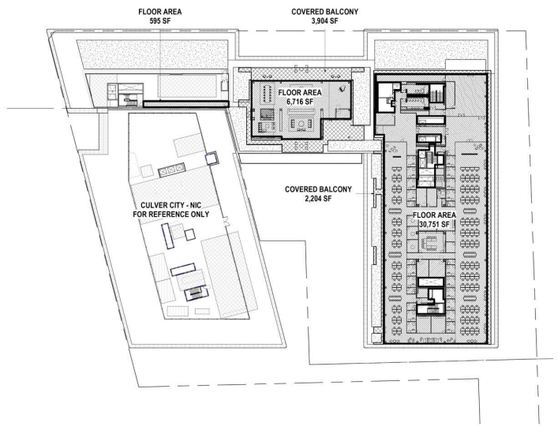
LEVEL	AREA (SF)
P3	715
P2	935
P1	5229
LEVEL 01	39026
LEVEL 02	39026
LEVEL 03	38963
LEVEL 04	38900
GROSS AREA	162794



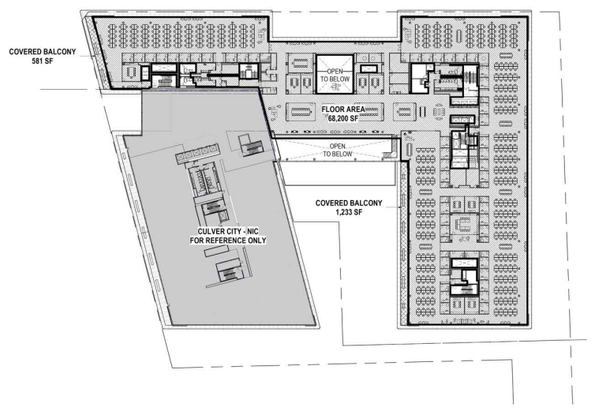
06 GROSS AREA - LEVEL 03
SCALE: 1" = 50'-0"



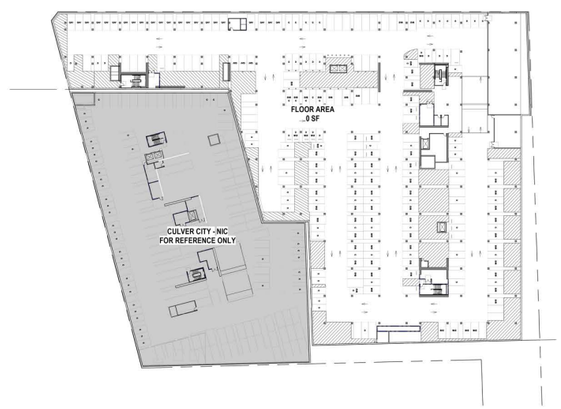
03 GROSS AREA - LEVEL P1
SCALE: 1" = 50'-0"



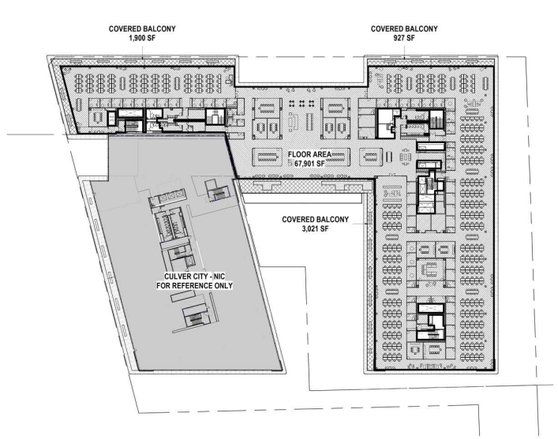
08 GROSS AREA - LEVEL 05
SCALE: 1" = 50'-0"



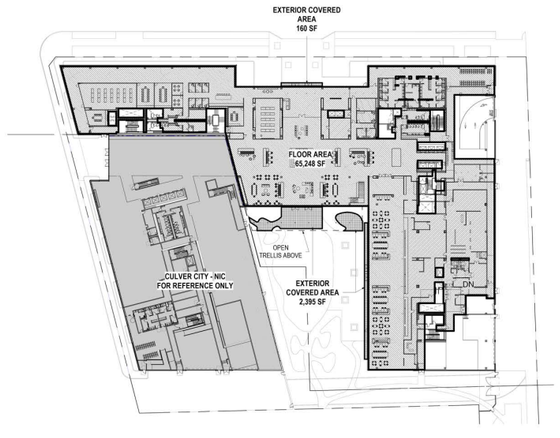
05 GROSS AREA - LEVEL 02
SCALE: 1" = 50'-0"



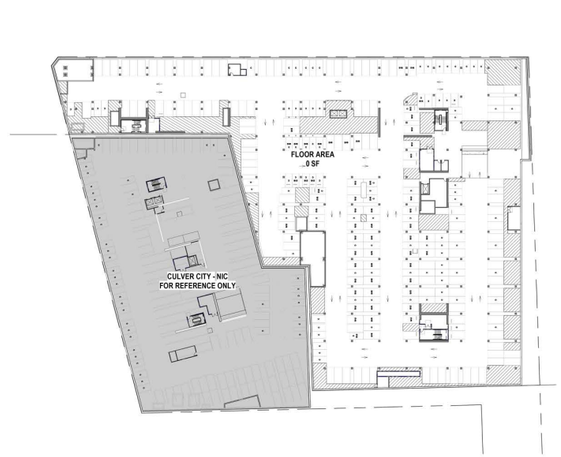
02 GROSS AREA - LEVEL P2
SCALE: 1" = 50'-0"



07 GROSS AREA - LEVEL 04
SCALE: 1" = 50'-0"



04 GROSS AREA - LEVEL 01
SCALE: 1" = 50'-0"



01 GROSS AREA - LEVEL P3
SCALE: 1" = 50'-0"

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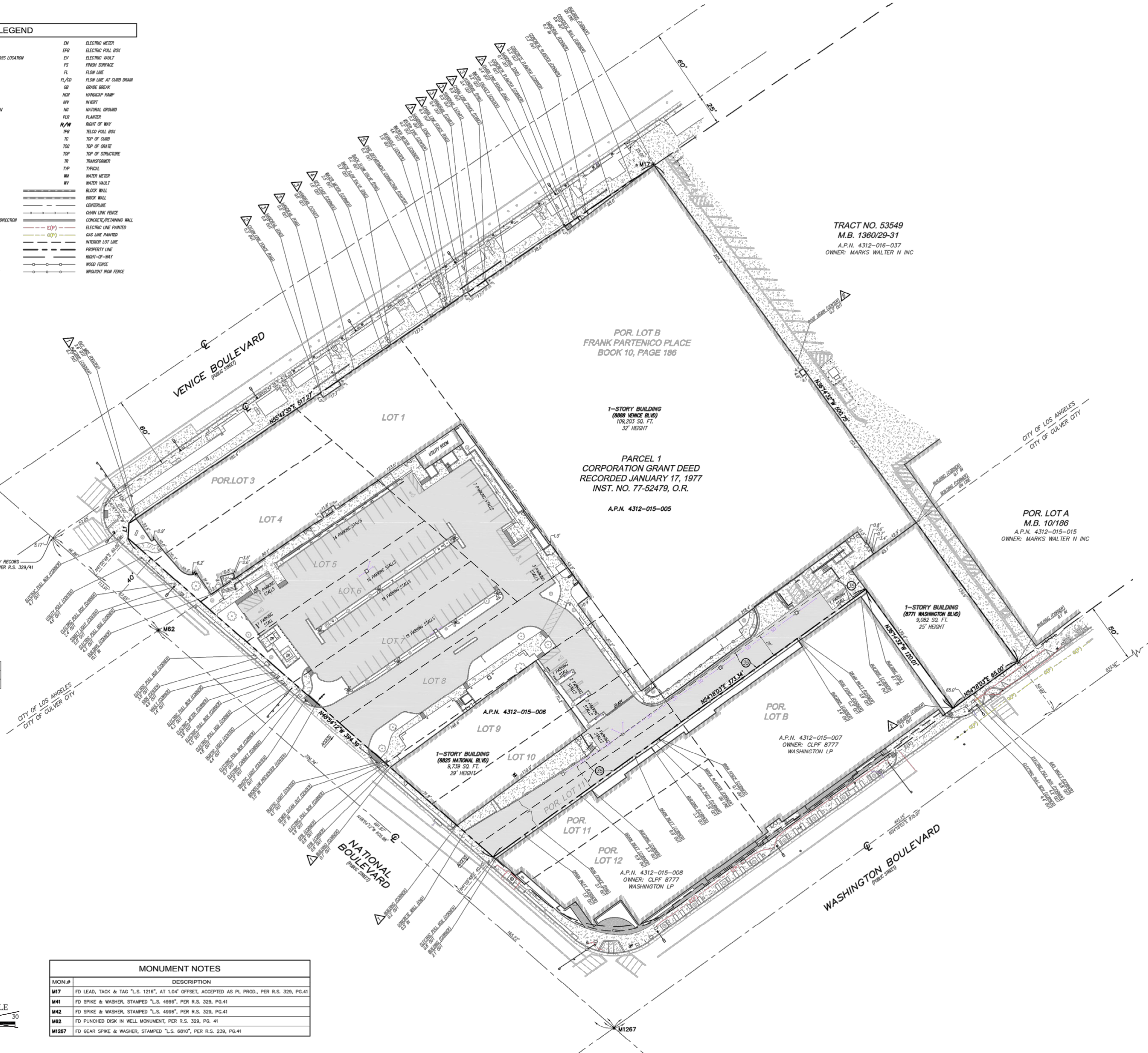
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

8888 VENICE BLVD., LOS ANGELES, CA 90034 & 8825 NATIONAL BLVD., CULVER CITY, CA 90232

LEGEND

Symbol	Description	Abbreviation / Line	Description
	ASPHALT PAVEMENT	EM	ELECTRIC METER
	BACKFLOW PREVENTER	EPB	ELECTRIC PULL BOX
	BUILDING HEIGHT TAKEN AT THIS LOCATION	EV	ELECTRIC VAULT
	CAR STOP	FS	FINISH SURFACE
	CONCRETE PAVEMENT	FL	FLOW LINE
	CONTROL POINT	FL/CD	FLOW LINE AT CURB DRAIN
	DOOR	GB	GRADE BREAK
	DRAIN	HCR	HANDICAP RAMP
	ELECTRIC MANHOLE	INV	INVERT
	FIRE DEPARTMENT CONNECTION	NG	NATURAL GROUND
	FIRE HYDRANT	PLR	PLANTER
	FOUND MONUMENT AS NOTED	R/W	RIGHT OF WAY
	GAS VALVE	TPB	TELCO PULL BOX
	GATE	TC	TOP OF CURB
	GUARD POST	TOG	TOP OF GRATE
	GUY WIRE	TOP	TOP OF STRUCTURE
	LADDER	TR	TRANSFORMER
	LIGHT STANDARD	TYP	TYPICAL
	LIGHT STANDARD	WM	WATER METER
	PALM TREE	WV	WATER VAULT
	PARKING METER		BLOCK WALL
	POWER POLE		BRICK WALL
	SEWER CLEAN OUT		CENTERLINE
	SIGN		CHAIN LINK FENCE
	STAIRS SHOWING DOWNWARD DIRECTION		CONCRETE/RETAINING WALL
	STORM DRAIN MANHOLE	E(P)	ELECTRIC LINE PAINTED
	STREET LIGHT	G(P)	GAS LINE PAINTED
	TRAFFIC LIGHT		INTERIOR LOT LINE
	TREE (TYPICAL)		PROPERTY LINE
	UTILITY POLE		RIGHT-OF-WAY
	WATER VALVE		WOOD FENCE
APN	ASSESSOR'S PARCEL NUMBER		WROUGHT IRON FENCE
BFV	BACK-FLOW VALVE		
CB	CATCH BASIN		
℄	CENTERLINE		
DI	DRAIN INLET		
EC	ELECTRIC CABINET		



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N03°23'52"E	12.22'

GRAPHIC SCALE
30 0 15 30
FEET

MONUMENT NOTES

MON.#	DESCRIPTION
M17	FD LEAD, TACK & TAG "L.S. 1216", AT 1.04' OFFSET, ACCEPTED AS PL PROD., PER R.S. 329, PG.41
M41	FD SPIKE & WASHER, STAMPED "L.S. 4996", PER R.S. 329, PG.41
M42	FD SPIKE & WASHER, STAMPED "L.S. 4996", PER R.S. 329, PG.41
M62	FD PUNCHED DISK IN WELL MONUMENT, PER R.S. 329, PG. 41
M1267	FD GEAR SPIKE & WASHER, STAMPED "L.S. 6810", PER R.S. 239, PG.41

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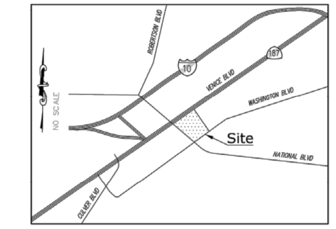
VICINITY MAP



POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

1. BUILDING OVERLAPS INTO VENICE BOULEVARD & NATIONAL BOULEVARD RIGHT OF WAY
2. CHAIN LINK FENCE OVERLAPS INTO WASHINGTON BOULEVARD RIGHT OF WAY
3. HANDRIAL OVERLAPS INTO WASHINGTON BOULEVARD RIGHT OF WAY
4. BACK-FLOW VALVE CAGE OVERLAPS INTO WASHINGTON BOULEVARD RIGHT OF WAY
5. FIRE DEPARTMENT CONNECTION OVERLAPS INTO WASHINGTON BOULEVARD RIGHT OF WAY
6. ROOF DRAIN OVERLAPS INTO NORTHEASTERLY ALLEY RIGHT OF WAY

LEGAL DESCRIPTION

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

A PARCEL OF LAND PARTLY IN THE CITY OF CULVER CITY AND PARTLY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING A PORTION OF TRACT NO 1778, LOTS 3 TO 10 AND PORTIONS OF LOTS 1 AND 11, AS PER MAP RECORDED IN BOOK 22 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF LOT "B" OF FRANK PARTENICO PLACE, AS PER MAP RECORDED IN BOOK 10 PAGE 186 OF SAID MAP RECORDS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST LINE OF NATIONAL BOULEVARD, 80 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 1778 WITH A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 170 FEET MEASURED AT RIGHT ANGLES FROM THE LINE SHOWN AS CITY ENGINEER'S CENTER LINE ON THE MAP OF TRACT NO 10234, RECORDED IN BOOK 175 PAGES 1 AND 2 OF SAID MAP RECORDS, THENCE ALONG SAID NORTHEAST LINE NORTH 48° 55' 17" WEST 394.39 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DECREE OF CONDEMNATION ENTERED IN CASE NO 226184, SUPERIOR COURT FOR THE OPENING OF THE SOUTHEASTERLY ROADWAY OF VENICE BOULEVARD, THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID DECREE AS FOLLOWS:

NORTH 3° 23' 52" EAST 12.23 FEET AND NORTH 55° 43' 02" EAST 517.27 FEET TO THE NORTHEAST LINE OF SAID LOT "B", THENCE ALONG SAID NORTHEAST LINE SOUTH 36° 14' 32" EAST 500.72 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 50 FEET, MEASURED AT RIGHT ANGLES FROM THE ABOVE MENTIONED CITY ENGINEER'S CENTER LINE, THENCE ALONG SAID PARALLEL LINE SOUTH 54° 18' 28" WEST 65 FEET, THENCE PARALLEL WITH SAID NORTHEAST LINE OF LOT "B", NORTH 36° 14' 32" WEST 120 FEET, THENCE PARALLEL WITH SAID CITY ENGINEER'S CENTER LINE SOUTH 54° 18' 28" WEST 373.23 FEET TO THE POINT OF BEGINNING.

APN: 4312-015-005 & 006

ITEMS CORRESPONDING TO TABLE A ITEMS

ITEM 6(a)
ZONING INFORMATION NOT PROVIDED BY CLIENT

ITEM 14
THE NEAREST INTERSECTING STREET TO THE PROPERTY IS VENICE BOULEVARD (AS SHOWN HEREON) AND IT IS ±46 FEET.

ITEM 16
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

ITEM 17
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S NOTES

- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06037C1595G, PANEL DATED 12/21/2018. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 00072217-021-PS4-JC, DATED NOVEMBER 9, 2020 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

1. WATER RIGHT, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. **NOT PLOTTABLE – THE EXACT LOCATION AND EXTENT CANNOT BE DETERMINED FROM RECORD**
2. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED MARCH, 1958 AS RECORDING NO. 3422 OF OFFICIAL RECORDS. **SAID MATTER AFFECTS LOTS 5, 6, 7 AND 8 OF TRACT 1778 OF PARCEL 1. BLANKET IN NATURE, NOT PLOTTED.**
3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JULY 30, 1970 AS RECORDING NO. 2723 IN BOOK M3541, PAGE 73 OF OFFICIAL RECORDS. **SAID MATTER AFFECTS PARCEL 1. BLANKET IN NATURE, NOT PLOTTED.**
4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JULY 30, 1970 AS RECORDING NO. 2724 IN BOOK M3541, PAGE 75 OF OFFICIAL RECORDS. **SAID MATTER AFFECTS PARCEL 1. BLANKET IN NATURE, NOT PLOTTED.**
5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED MAY 11, 1976 AS RECORDING NO. 2581 OF OFFICIAL RECORDS. **SAID MATTER AFFECTS PARCEL 1. BLANKET IN NATURE, NOT PLOTTED.**
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED MAY 11, 1976 AS RECORDING NO. 2582 OF OFFICIAL RECORDS. **SAID MATTER AFFECTS PARCEL 1. BLANKET IN NATURE, NOT PLOTTED.**
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 16, 1986 AS RECORDING NO. 86-1224848, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS A PORTION OF LOT B. BLANKET IN NATURE, NOT PLOTTED.**
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 28, 1987 AS RECORDING NO. 87-129421, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS PARCEL 1. BLANKET IN NATURE, NOT PLOTTED.**
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JULY 29, 1987 AS RECORDING NO. 87-1207463 OF OFFICIAL RECORDS. **SAID MATTER AFFECTS PARCEL 1. BLANKET IN NATURE, NO PLOTTED.**
10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 10, 2011 AS RECORDING NO. 2011-0046518, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 20, 2015 AS RECORDING NO. 2015-189811 OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET, NO PLOTTED.**
15. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE USE, CONSTRUCTION OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND BY OR UNDER AUTHORITY OF THE CITY OF LOS ANGELES, AS IN THAT CERTAIN DOCUMENT RECORDED AUGUST 11, 2015. AS RECORDING NO. 2015-983388, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NO PLOTTED.**
16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 11, 2015 AS RECORDING NO. 2015-983389, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED MARCH 17, 2016 AS RECORDING NO. 2016-292303, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED APRIL 25, 2016 AS RECORDING NO. 2016-464774, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED APRIL 25, 2016 AS RECORDING NO. 2016-464775, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 03, 2016 AS RECORDING NO. 2016-1370418, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
23. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. RECORDED NOVEMBER 03, 2016 AS RECORDING NO. 2016-1370419, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
24. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 03, 2016 AS RECORDING NO. 2016-1370420, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
30. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JULY 16, 2018 AS RECORDING NO. 20180708476, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
31. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JULY 19, 2018 AS RECORDING NO. 20180723659, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE, NOT PLOTTED.**
33. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 26, 2018 AS RECORDING NO. 20181180764, OF OFFICIAL RECORDS. **SAID MATTER AFFECTS THE SUBJECT PROPERTY. CONTAINS A 20' YARD OPEN SPACE, THE EXACT LOCATION COULD NOT BE DETERMINED DUE TO CHANGE ON SITE, AND IS NOT PLOTTED.**
34. INTENTIONALLY DELETED
35. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: TEMPORARY TIEBACK SYSTEM EASEMENT AGREEMENT, GRANTOR NO-BUILD ZONE COVENANT AND PERPETUAL EASEMENT, AND COVENANTS BY GRANTEE" RECORDED MAY 1, 2017 AS RECORDING NO. 20170480154, OF OFFICIAL RECORDS. **THE TIEBACK SYSTEM EASEMENT CANNOT BE PLOTTED FROM THE DATA SHOWN ON EXHIBIT "C" PER SAID DOCUMENT, THIS ITEM ALSO DEPICTS THE LOCATION OF A NO-BUILD ZONE WHICH IS PLOTTED HEREON.**

SURVEYOR'S CERTIFICATE

TO CULVER CROSSINGS PROPERTIES LLC,A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16 AND & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2021.

DATE OF PLAT OR MAP: OCTOBER 8, 2021

REVISIONS

NO.	DATE	REVISIONS	BY
0	09/03/21	SUBMITTAL	JG
1	09/23/21	COMMENTS	RG
2	09/30/21	COMMENTS	RG

UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR

KIMLEY-HORN
1100 W. TOWN AND COUNTRY RD., SUITE 700
ORANGE, CA 92868
PHONE: (714) 705-1347

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WASHINGTON BOULEVARD, BEING N54°18'03"E PER RECORD OF SURVEY FIELD IN BOOK 329, PAGE 41 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LOS ANGELES BENCHMARK 13-02652, ELEVATION 104.00 FEET (NGVD 29).

DESCRIPTION:
SPK 3.7FT N/O CURB VENICE BL. 13.5FT W/O BC CURB RETURN W OF IVY ST. NW COR CB.

SITE INFORMATION

SITE ADDRESS:	**8888 VENICE BLVD., LOS ANGELES, CA 90034**
ASSESSOR'S PARCEL NO.:	4312-015-005
PROPERTY AREA:	123,341 SQ. FT. OR 2.832 ACRES
GROUND AREA OF BUILDINGS:	109,203 SQ. FT.
PARKING COUNT:	15 TOTAL (12 REGULAR AND 3 HANDICAP)
ZONING:	"C2" (COMMERCIAL)
SITE ADDRESS:	**8825 NATIONAL BLVD., CULVER CITY, CA 90232**
ASSESSOR'S PARCEL NO.:	4312-015-006
PROPERTY AREA:	71,014 SQ. FT. OR 1.630 ACRES
GROUND AREA OF BUILDINGS:	18,821 SQ. FT.
PARKING COUNT:	78 TOTAL (75 REGULAR AND 3 HANDICAP)
ZONING:	"IG" (INDUSTRIAL GENERAL)

SURVEYOR OF RECORD

FIELD COMPLETION DATE: AUGUST 17, 2021

LICENSED LAND SURVEYOR Armando D. DuPont L.S. 7780 Date Signed: 10/08/2021 STATE OF CALIFORNIA

Armando D. DuPont
Registration No. 7780

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 21578
SHEET 1 OF 3

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION NOTES:

PROTECT-IN-PLACE

- [1] BUILDING AND FOOTINGS
- [2] CONCRETE PAVEMENT

DEMOLISH & REMOVE

- (1) ASPHALT CONCRETE PAVEMENT
- (2) CONCRETE CURB
- (3) BUILDING
- (4) TREE
- (5) LANDSCAPE AREA
- (6) WALL
- (7) LIGHT POLE
- (8) TRANSFORMER/GENERATOR, PER OTHERS
- (9) CONCRETE PAVEMENT
- (10) CONCRETE STAIRS
- (11) WOOD/METAL BENCH

LEGEND

- CITY BOUNDARY
- PROPERTY LINE

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

CONSTRUCTION NOTES:

1. BOTTOM OF EXCAVATION ELEVATION (BE) VALUES SHOWN CORRESPOND TO THE ELEVATION 4.5" AND 6.0" BELOW FINISHED FLOOR ELEVATIONS. SEE STRUCTURAL PLANS FOR MORE DETAILS.
2. SHORING TO BE DESIGNED BY SHORING ENGINEER AND APPROVED UNDER SEPARATE PERMIT. SHOWN FOR COORDINATION PURPOSES ONLY
3. ADDITIONAL EXCAVATION AND SHORING MAY BE REQUIRED AT SUMP PITS, ELEVATOR PITS, FOOTINGS AND SUBDRAINS. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR DETAILS.
4. LOCATION OF PILES, RAKERS AND TIEBACKS ARE PROVIDED BY SHORING ENGINEER. SHOWN FOR COORDINATION PURPOSES ONLY.
5. CONTRACTOR TO PROVIDE ADEQUATE DEWATERING DURING INTERIM PHASES OF CONSTRUCTION.
6. PROPOSED SHORING TO ENCROACH INTO CITY'S RIGHT OF WAY. OWNER/CONTRACTOR TO COORDINATE ENCROACHMENT PERMIT WITH LOCAL JURISDICTION. FURTHER UTILITY INVESTIGATION IS REQUIRED TO ANTICIPATE UTILITY RELOCATION DUE TO SHORING ENCROACHMENT OR FOR THE REMOVAL OF THE TOP 8' OF SHORING SYSTEM.

LEGEND

- CITY BOUNDARY
- PROPERTY LINE
- TIEBACKS
- LIMITS OF OVER-EXCAVATION AND RECOMPACTION
- SHORING LIMITS
- BASEMENT BUILDING OUTLINE
- EXISTING BUILDING WALL
- TOP / TOE — GRADE SLOPE (HORIZONTAL:VERTICAL)

ESTIMATED EARTHWORK QUANTITIES	
CUT:	200,000 CUBIC YARDS
NET (CUT):	200,000 CUBIC YARDS

NOTES:
1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES NECESSARY FOR THEIR BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

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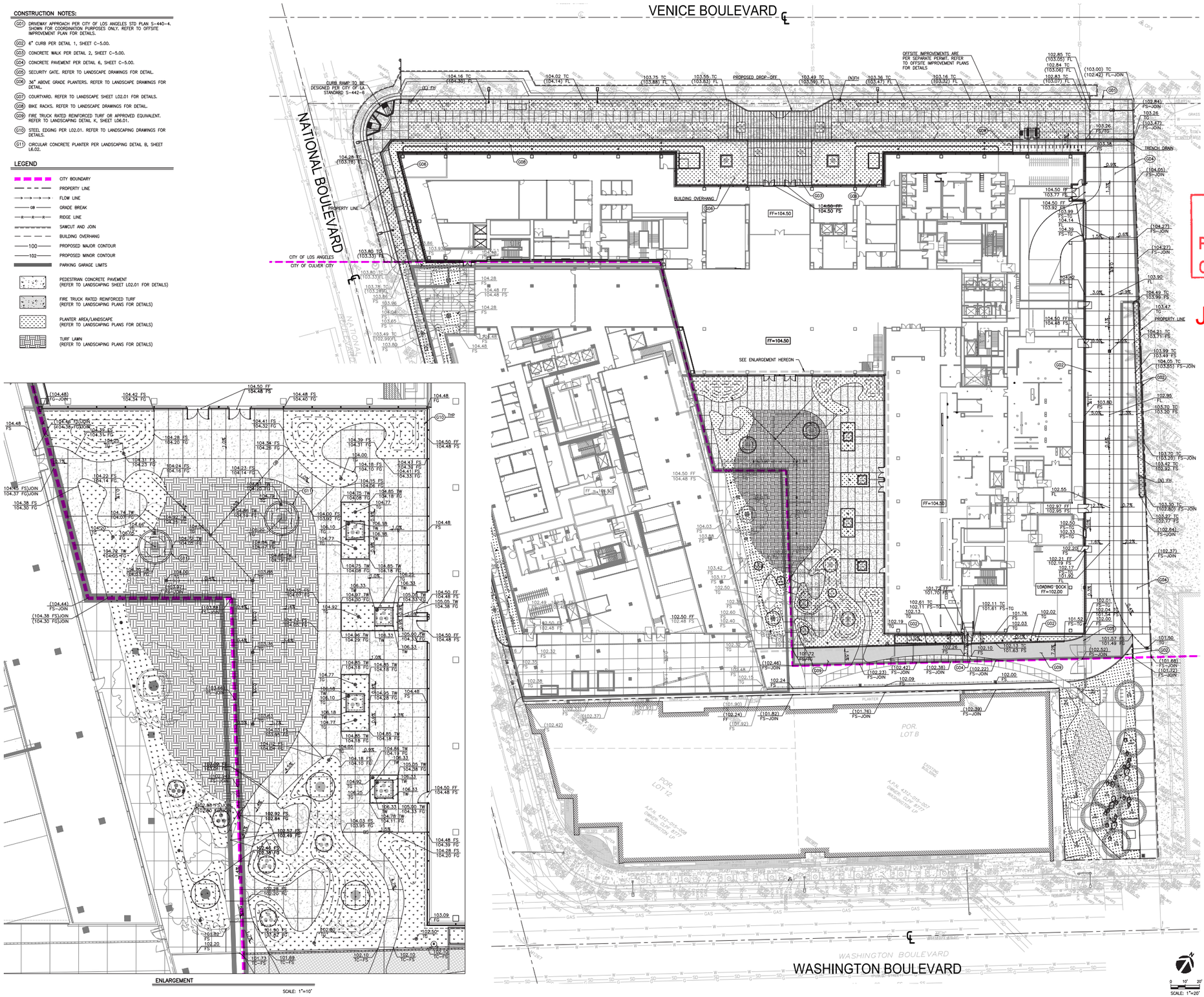
SCALE: 1"=20'

CONSTRUCTION NOTES:

- G01 DRIVEWAY APPROACH PER CITY OF LOS ANGELES STD PLAN S-440-4. SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO OFFSITE IMPROVEMENT PLAN FOR DETAILS.
- G02 6" CURB PER DETAIL 1, SHEET C-5.00.
- G03 CONCRETE WALK PER DETAIL 2, SHEET C-5.00.
- G04 CONCRETE PAVEMENT PER DETAIL 6, SHEET C-5.00.
- G05 SECURITY GATE. REFER TO LANDSCAPE DRAWINGS FOR DETAIL.
- G06 36" ABOVE GRADE PLANTERS. REFER TO LANDSCAPE DRAWINGS FOR DETAIL.
- G07 COURTYARD. REFER TO LANDSCAPE SHEET L02.01 FOR DETAILS.
- G08 BIKE RACKS. REFER TO LANDSCAPE DRAWINGS FOR DETAIL.
- G09 FIRE TRUCK RATED REINFORCED TURF OR APPROVED EQUIVALENT. REFER TO LANDSCAPING DETAIL K, SHEET L06.01.
- G10 STEEL EDGING PER L02.01. REFER TO LANDSCAPING DRAWINGS FOR DETAILS.
- G11 CIRCULAR CONCRETE PLANTER PER LANDSCAPING DETAIL B, SHEET L6.02.

LEGEND

- CITY BOUNDARY
- PROPERTY LINE
- FLOW LINE
- GB GRADE BREAK
- R—R—R— RIDGE LINE
- SAWCUT AND JOIN
- BUILDING OVERHANG
- 100 PROPOSED MAJOR CONTOUR
- 102 PROPOSED MINOR CONTOUR
- PARKING GARAGE LIMITS
- PEDESTRIAN CONCRETE PAVEMENT (REFER TO LANDSCAPING SHEET L02.01 FOR DETAILS)
- FIRE TRUCK RATED REINFORCED TURF (REFER TO LANDSCAPING PLANS FOR DETAILS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- TURF LAWN (REFER TO LANDSCAPING PLANS FOR DETAILS)



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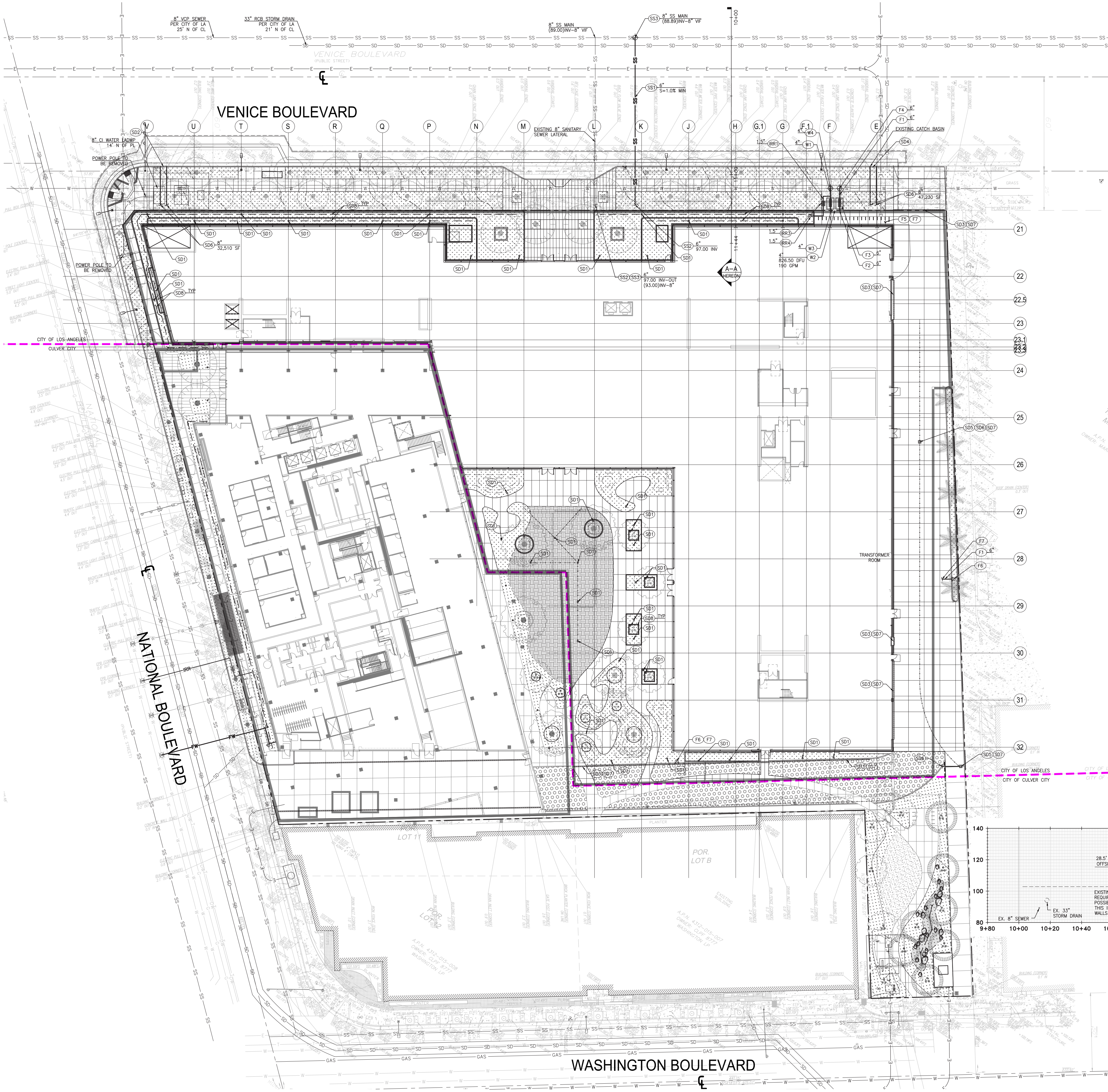

UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- (SD1) PLANTER DRAIN WITH ATRIUM GRATE PER DETAIL A ON LANDSCAPE SHEET L06.03 AND SHEET C03.01. SIZE 8" UNLESS OTHERWISE NOTED ON PLANS. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND COORDINATED WITH LANDSCAPE PAVEMENT DESIGN WHERE RECESSIONS OF CONCRETE ENCASEMENT ARE NEEDED. TO BE ORIENTED TO ALIGN WITH PAVEMENT PATTERN PER LANDSCAPE. CONNECT TO PLUMBING INSIDE GARAGE AND DIRECT TO LID CAPTURE AND USE CISTERN WITHIN GARAGE. REFER TO PLUMBING DRAWINGS FOR CONTINUATION.
- (SD2) RECTANGULAR CURB DRAIN FOR STORMWATER OVERFLOW. MANUFACTURED BY CURB-O-LET.
- (SD3) TRENCH DRAIN FOR VEHICULAR LOADING ACO K100 TRENCH DRAIN OR APPROVED EQUIVALENT, SIZE PER PLAN. TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS. TRAFFIC RATED, ADA COMPLIANT GRATE. TO BE COORDINATED WITH LANDSCAPE PAVEMENT DESIGN WHERE RECESSIONS OF CONCRETE ENCASEMENT ARE NEEDED. TO BE ORIENTED TO ALIGN WITH PAVEMENT PATTERN PER LANDSCAPE. CONNECT TO PLUMBING INSIDE GARAGE AND DIRECT TO LID CAPTURE AND USE CISTERN WITHIN GARAGE. REFER TO PLUMBING DRAWINGS FOR CONTINUATION.
- (SD4) CONNECT TO EXISTING CATCH BASIN.
- (SD5) 12"X12" CATCH BASIN WITH TRAFFIC RATED GRATE. SIZE PER PLAN. TP BE ORIENTED TO ALIGN WITH PAVEMENT PATTERN PER LANDSCAPING PLANS.
- (SD6) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. CONNECT TO PLUMBING INSIDE GARAGE AND DIRECT TO LIF CAPTURE AND USE CISTERN WITHIN GARAGE. REFER TO PLUMBING DRAWINGS FOR CONTINUATION.
- (SD7) PROVIDE "NO DUMPING DRAINS TO OCEAN" STENCIL PER DETAIL 2, SHEET C-1.41.
- (SD8) SECONDARY PERFORATED HORIZONTAL PVC DRAIN PER DETAIL B ON LANDSCAPING SHEET L6.03.

SANITARY SEWER

- (SS1) SANITARY SEWER PIPE PER CITY OF LOS ANGELES STANDARD DETAILS AND SPECIFICATIONS.
- (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION. CONNECT TO EXISTING LATERAL.
- (SS3) POINT OF CONNECTION TO EXISTING SANITARY SEWER. LATERAL CONDITION AND INVERT TO BE VERIFIED.

DOMESTIC WATER

- (W1) DOMESTIC WATER PIPE PER LADWP STANDARD DETAILS AND SPECIFICATIONS. INSTALLATION BY LADWP.
- (W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (W3) WATER METER VAULT. INSTALLATION BY LADWP. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.
- (W4) POINT OF CONNECTION TO EXISTING WATER PIPE.

FIRE WATER

- (F1) FIRE WATER PIPE PER LADWP STANDARD DETAILS AND SPECIFICATIONS. INSTALLATION BY LADWP.
- (F2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (F3) WATER METER VAULT. INSTALLATION BY LOCAL WATER PROVIDER. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE FIRE WATER SERVICE.
- (F4) POINT OF CONNECTION TO EXISTING WATER PIPE.
- (F5) FIRE DEPARTMENT CONNECTION PER GOLDEN STATE WATER STANDARDS.
- (F6) PRIVATE FIRE HYDRANT PER LADWP STANDARDS.
- (F7) CONNECT TO FIRE SERVICE LINE. REFER TO FIRE PROTECTION PLANS FOR CONTINUATION.

IRRIGATION

- (IRR1) IRRIGATION LINE. SIZE PER PLAN.
- (IRR2) CONNECT TO PROPOSED WATER LATERAL. INSTALLATION BY LADWP. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PURVEYOR.
- (IRR3) BACKFLOW PREVENTION DEVICE. REFER TO LANDSCAPING PLANS.
- (IRR4) IRRIGATION METER VAULT. INSTALLATION BY LADWP SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS TO COORDINATE IRRIGATION WATER SERVICE CONNECTION WITH LOCAL PURVEYOR.

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- SANITARY SEWER
- WATER
- DOMESTIC WATER
- FIRE WATER
- STORM DRAIN
- GAS
- ELECTRIC
- TELEPHONE
- PERFORATED PIPE
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- FIRE HYDRANT
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT
- PARKING GARAGE LIMITS

NOTE:
ALL BMP'S PROPOSED AS A PART OF THIS PROJECT ARE TO BE INSPECTED BY THE ENGINEER OF RECORD AFTER INSTALLATION AND PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

NOTE:
PRIOR TO THE INSTALLATION OF ALL STORM DRAIN AND SEWER MAIN LINE CONNECTIONS, THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN LINE. IF CONDITIONS DIFFER FROM THOSE ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED.

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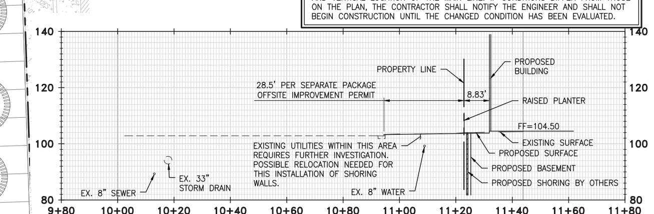

SECTION A-A
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

SCALE: 1"=20'

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CITY OF LOS ANGELES
CITY OF CULVER CITY

BUILDING 2

HELMS BAKERY

IVY STATION

8777 WASHINGTON BLVD

RECEPTION LOBBY

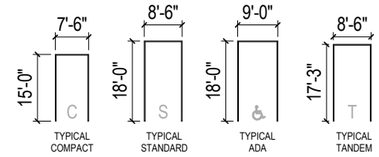
RETAIL

NEWS STAND RETAIL

LIMIT OF WORK

CITY OF LOS ANGELES
CITY OF CULVER CITY

TYPICAL PARKING STALL SIZES



10% PARKING STALL SPACE REDUCTION PER 17.550

10' CLEAR WIDTH TO BE PROVIDED AT ALL PARKING STALLS LOCATED AGAINST OBSTRUCTIONS PARALLEL TO CAR DOORS, TYPICAL

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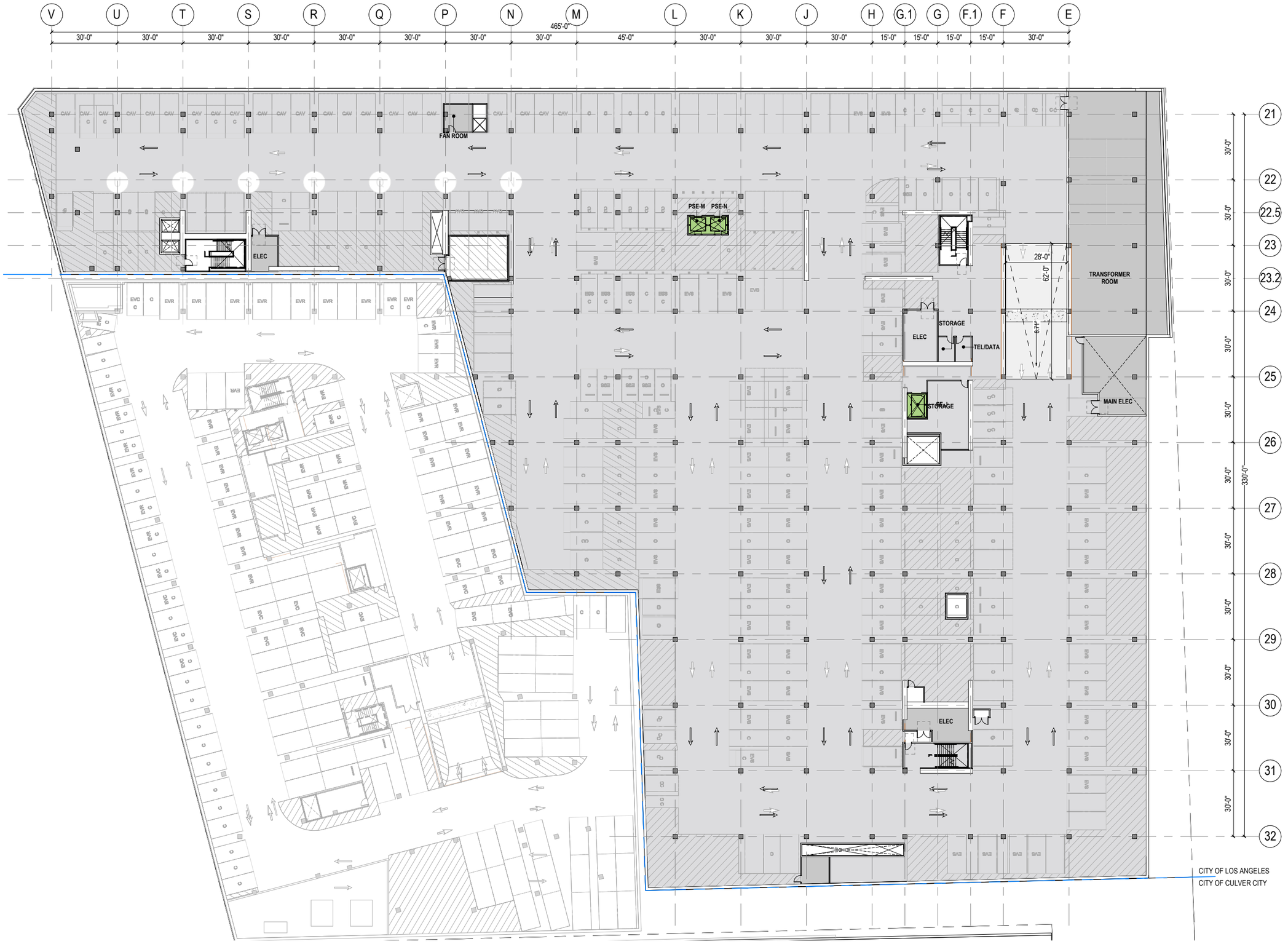
LEGEND
- BUILDING ENTRY
- VEHICULAR ACCESS

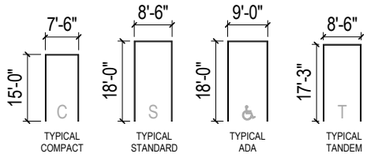
COLOR LEGEND
- BOH
- Core
- ELEVATORS
- Parking

- VEHICULAR DIRECTIONAL ARROW
- TRUCK ENTRANCE
- Drawing North

0 15 30 60 120



TYPICAL PARKING STALL SIZES



10% PARKING STALL SPACE REDUCTION PER 17.550

10" CLEAR WIDTH TO BE PROVIDED AT ALL PARKING STALLS LOCATED AGAINST OBSTRUCTIONS PARALLEL TO CAR DOORS, TYPICAL

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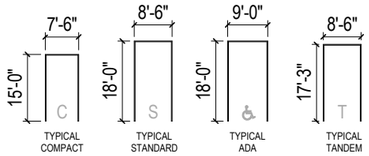
LEGEND
- BUILDING ENTRY
- VEHICULAR ACCESS
- VEHICULAR DIRECTIONAL ARROW
- TRUCK ENTRANCE

COLOR LEGEND
- BOH
- Core
- ELEVATORS
- Parking

Drawing North

0 15 30 60 120

TYPICAL PARKING STALL SIZES



10% PARKING STALL SPACE REDUCTION PER 17.550

10" CLEAR WIDTH TO BE PROVIDED AT ALL PARKING STALLS LOCATED AGAINST OBSTRUCTIONS PARALLEL TO CAR DOORS, TYPICAL

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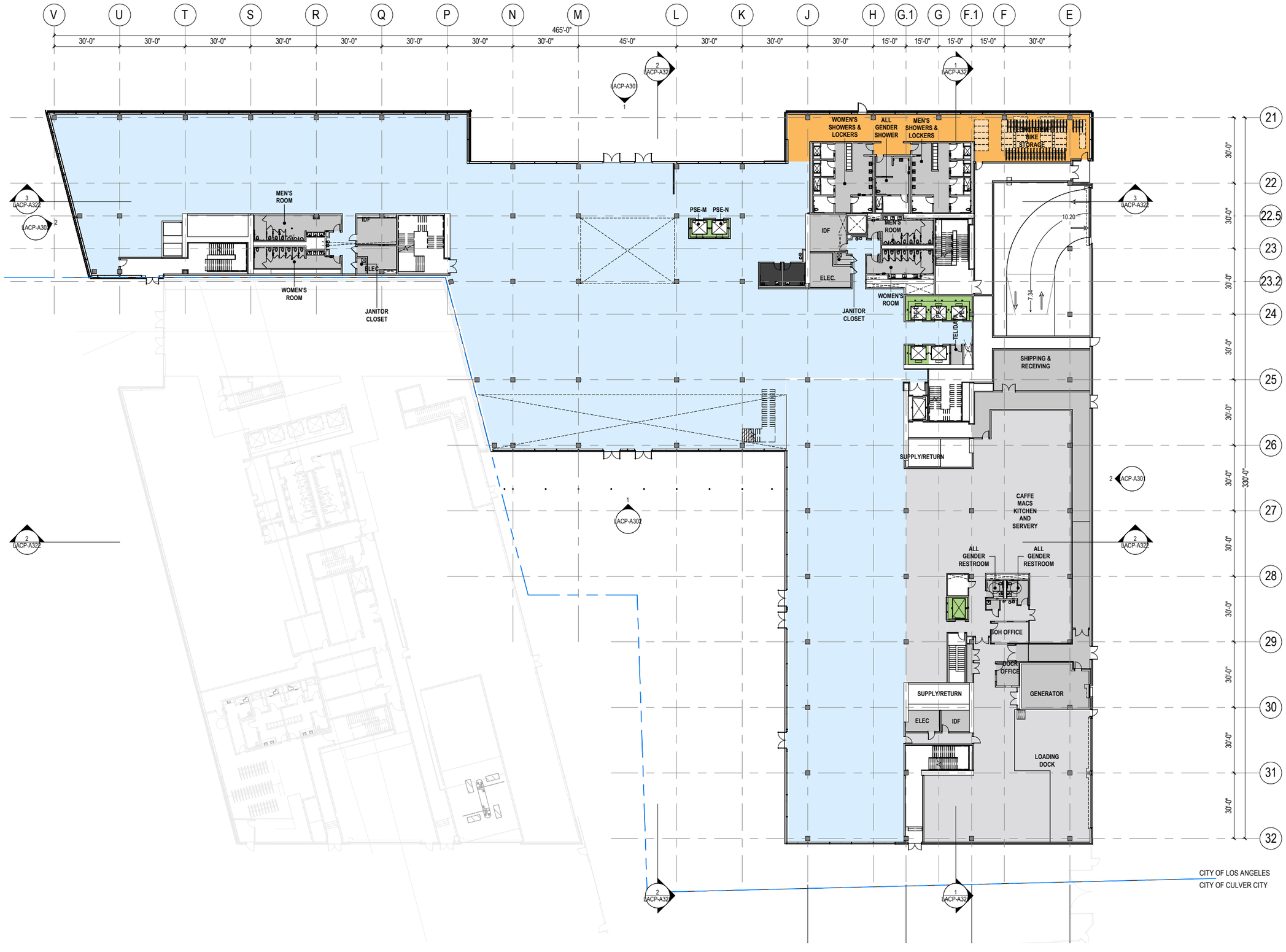
LEGEND

- BUILDING ENTRY
- VEHICULAR ACCESS

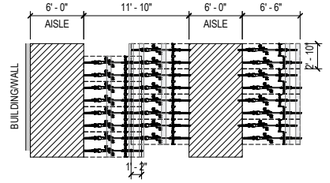
COLOR LEGEND

- BOH
- Core
- ELEVATORS
- VEHICULAR DIRECTIONAL ARROW
- TRUCK ENTRANCE
- Drawing North

0 15 30 60 120



TYPICAL BICYCLE PARKING DIMENSIONS



BRAND: DERO
MODEL: DERO DUPLEX / holds bikes per rack
SHORT TERM
UNITS: 45

BIKES COUNT:
LONG TERM: 188

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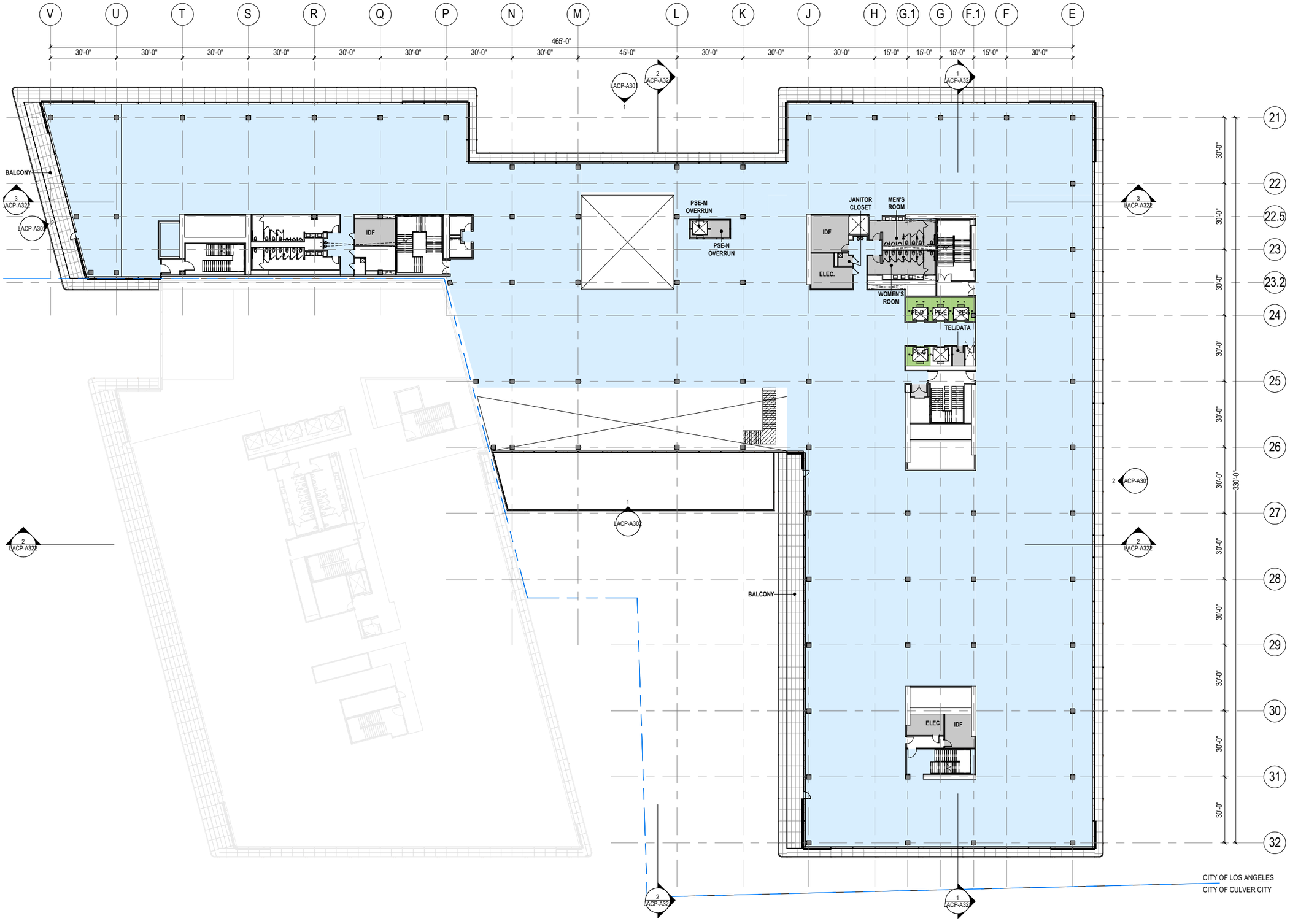
COLOR LEGEND
- 000
- BOH
- Core
- Office
- ELEVATORS
- Bicycle

LEGEND
- BUILDING ENTRY
- VEHICULAR ACCESS
- VEHICULAR DIRECTIONAL ARROW
- TRUCK ENTRANCE
- Drawing North

0 15 30 60 120



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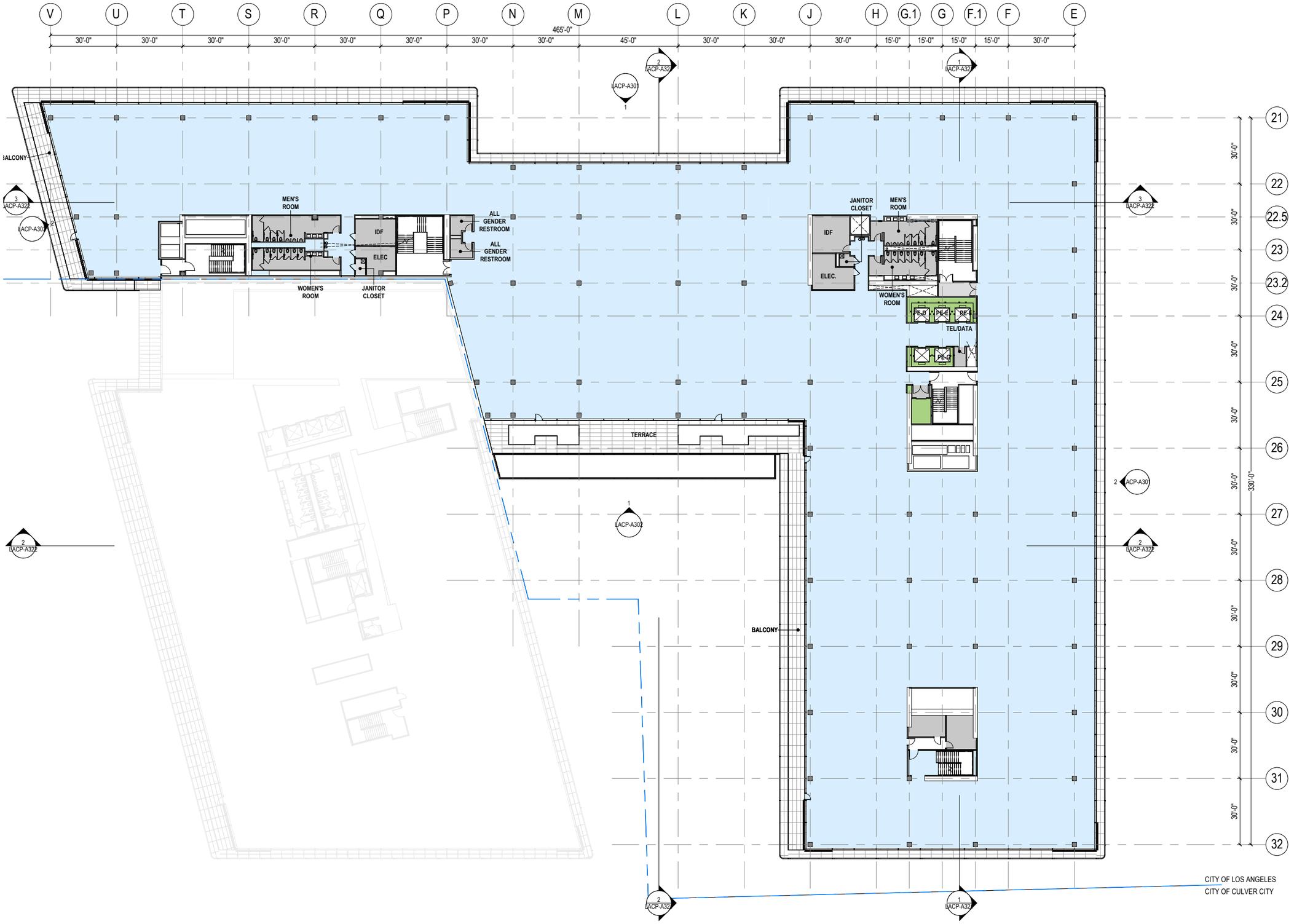
COLOR LEGEND
BOH
Core
Office
ELEVATORS

LEGEND
Drawing North

0 15 30 60 120



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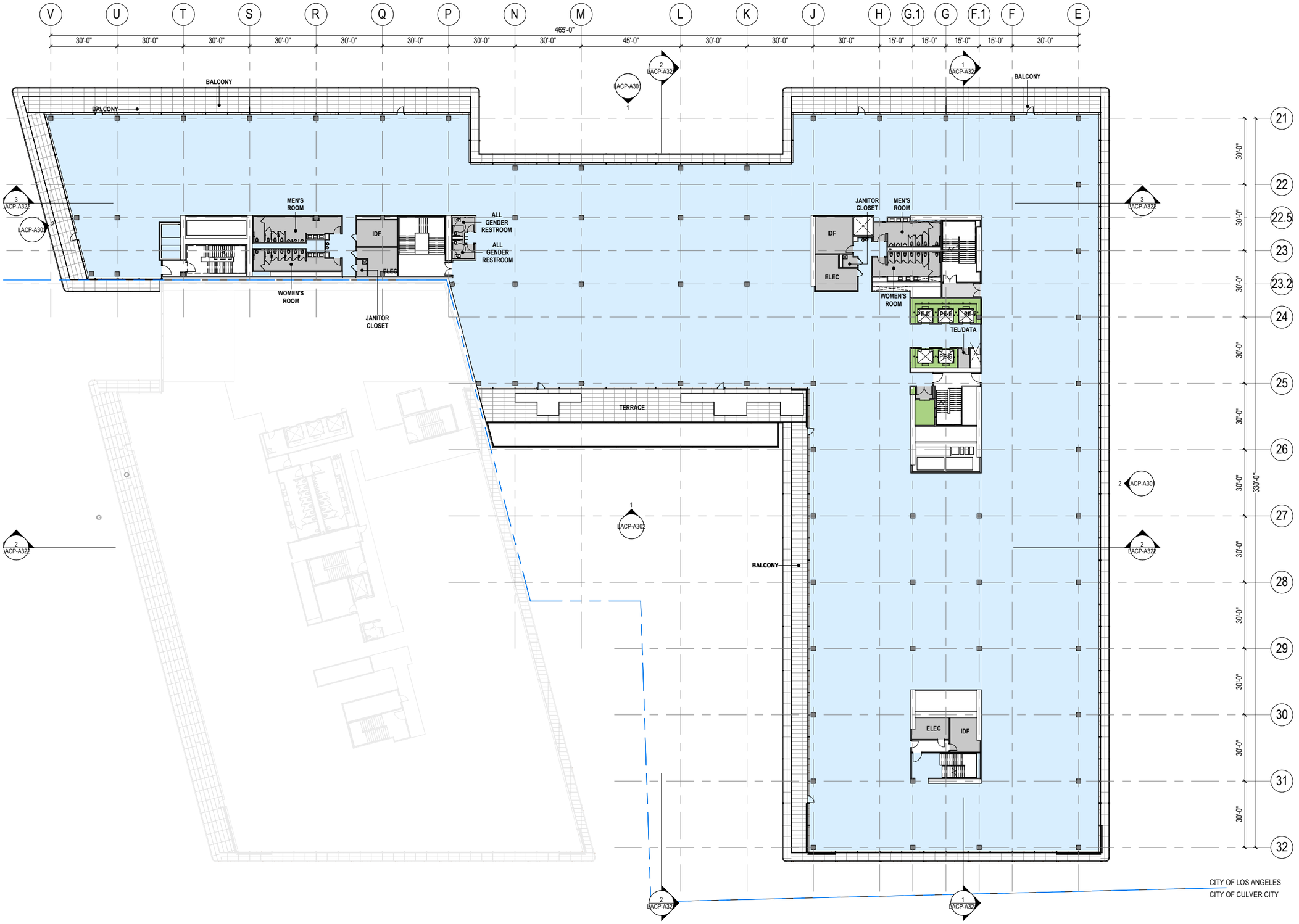
COLOR LEGEND

- BOH
- Core
- Office
- ELEVATORS

LEGEND

Drawing North

0 15 30 60 120



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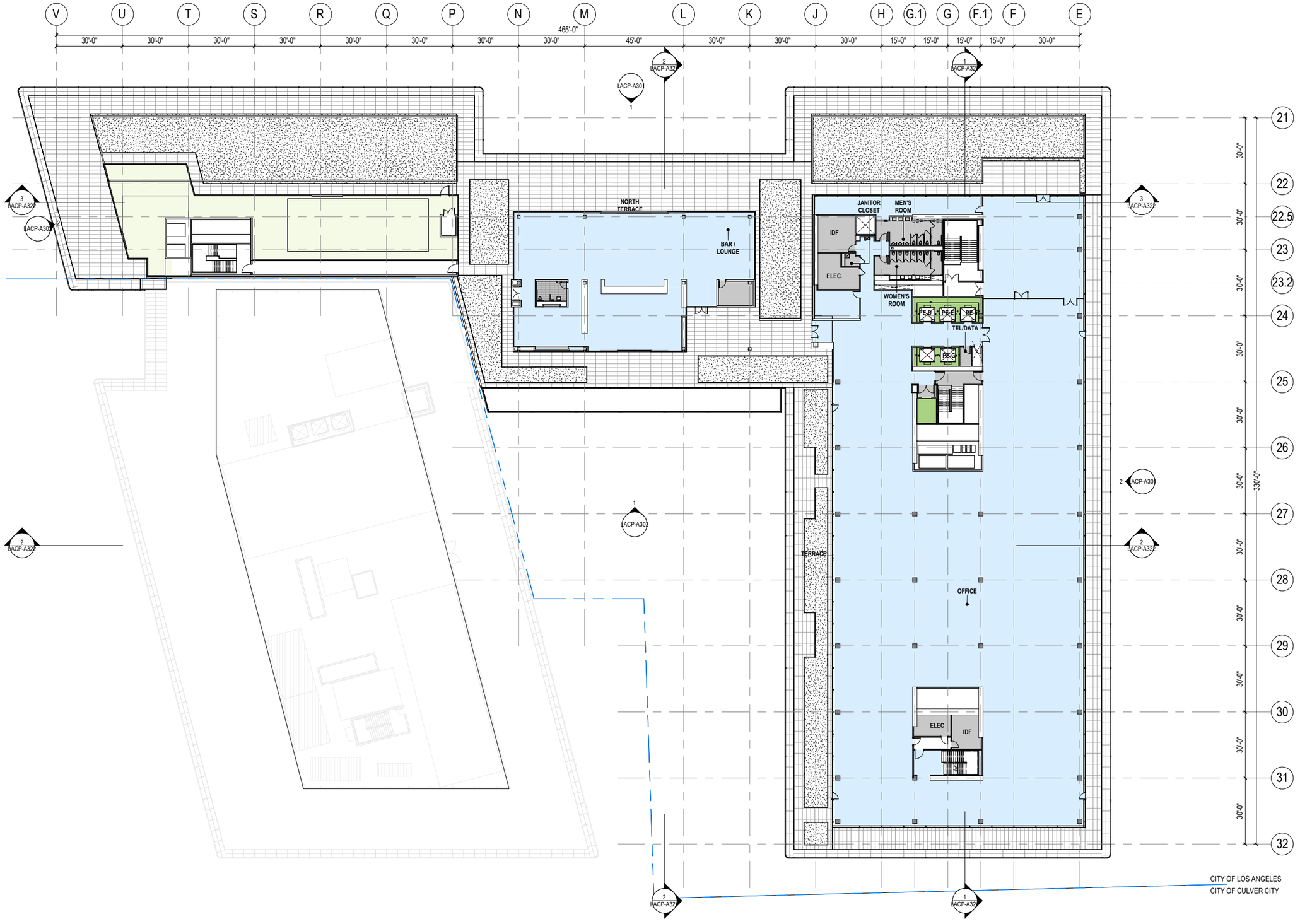

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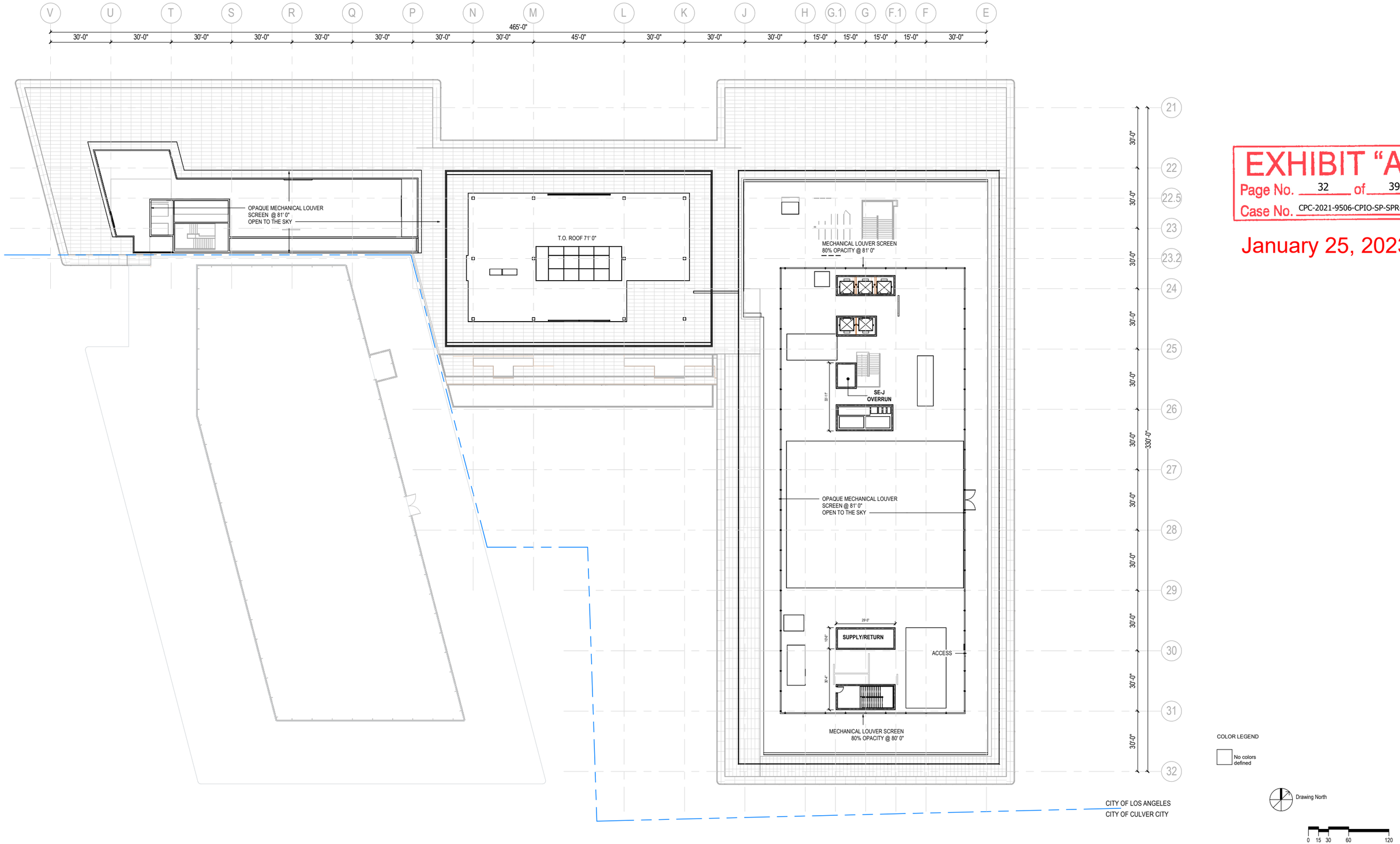
COLOR LEGEND

- Core
- Office
- ELEVATORS
- MECH

Drawing North

0 15 30 60 120



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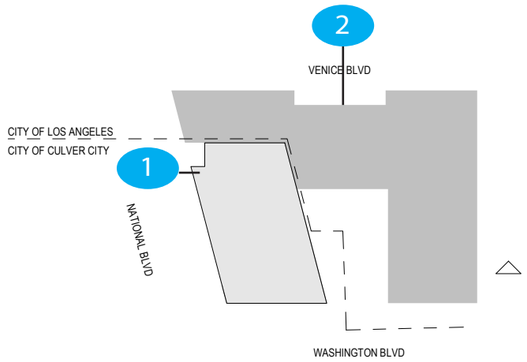

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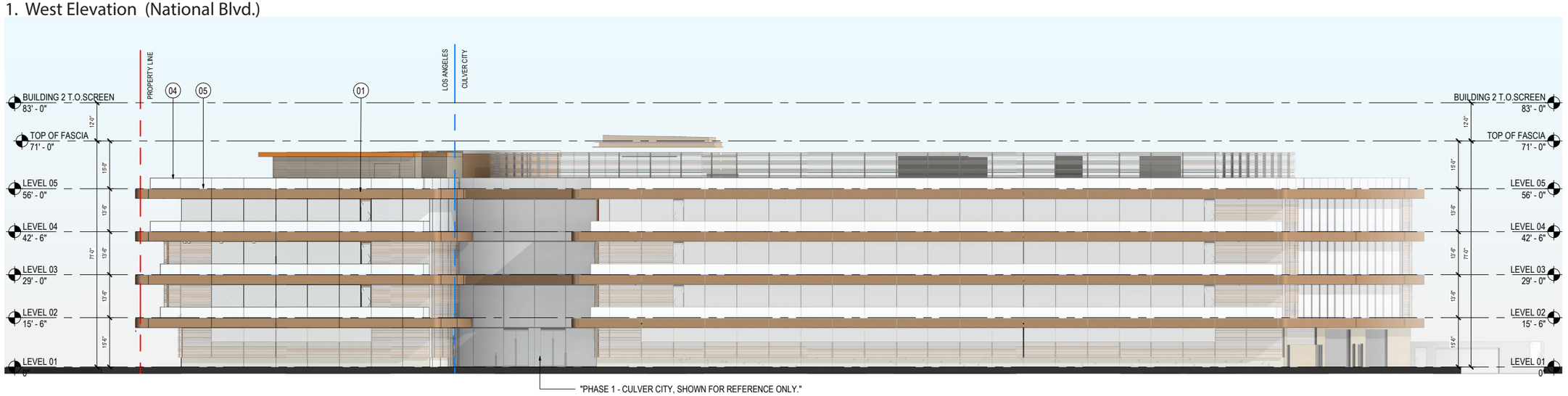
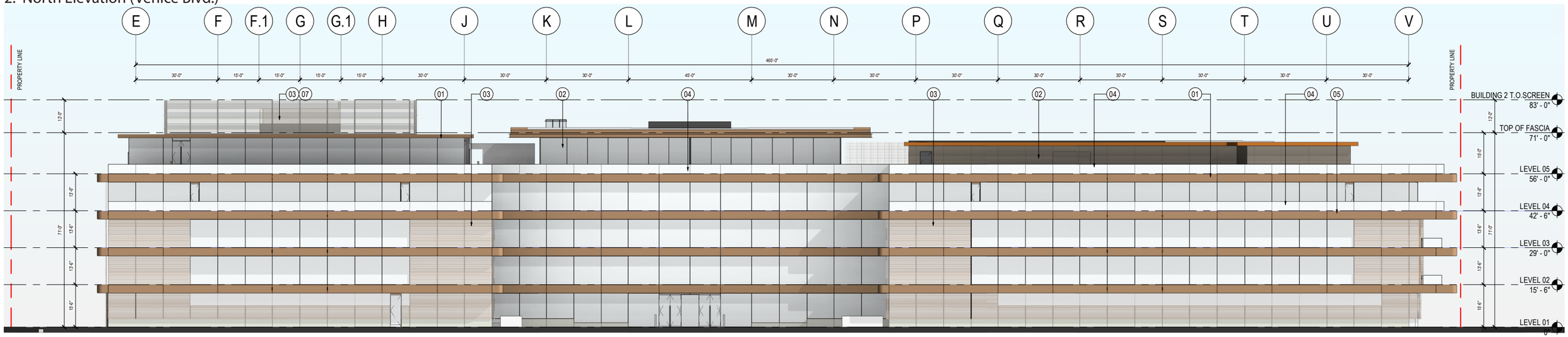
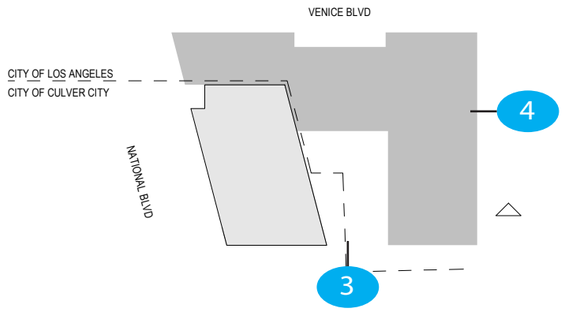
1. West Elevation (National Blvd.)



2. North Elevation (Venice Blvd.)





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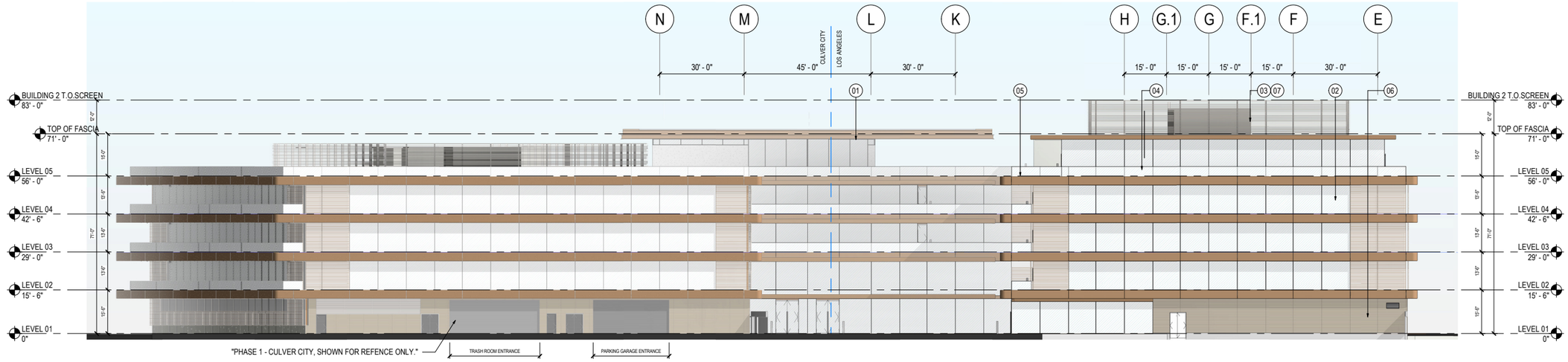
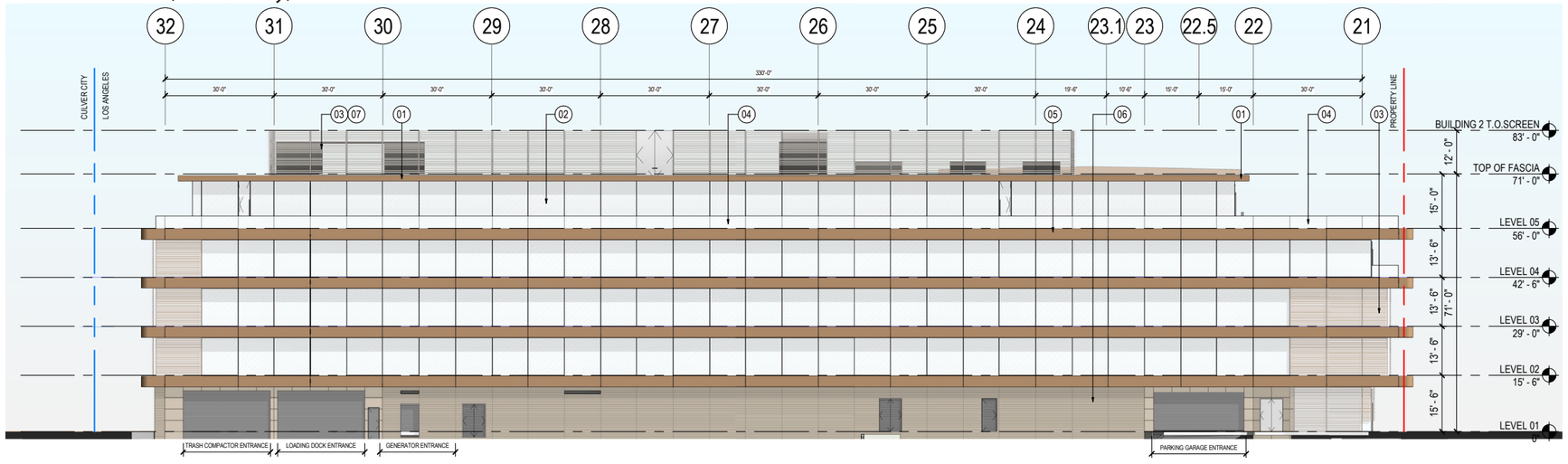
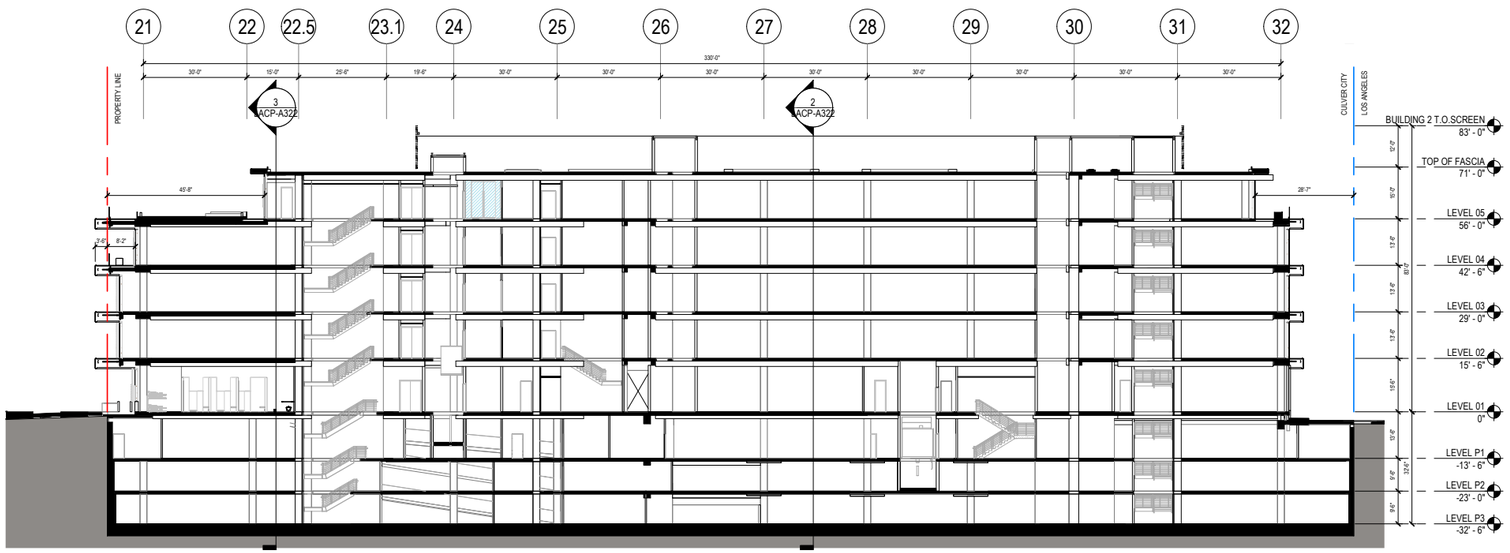
3. South Elevation (8777 Alley)



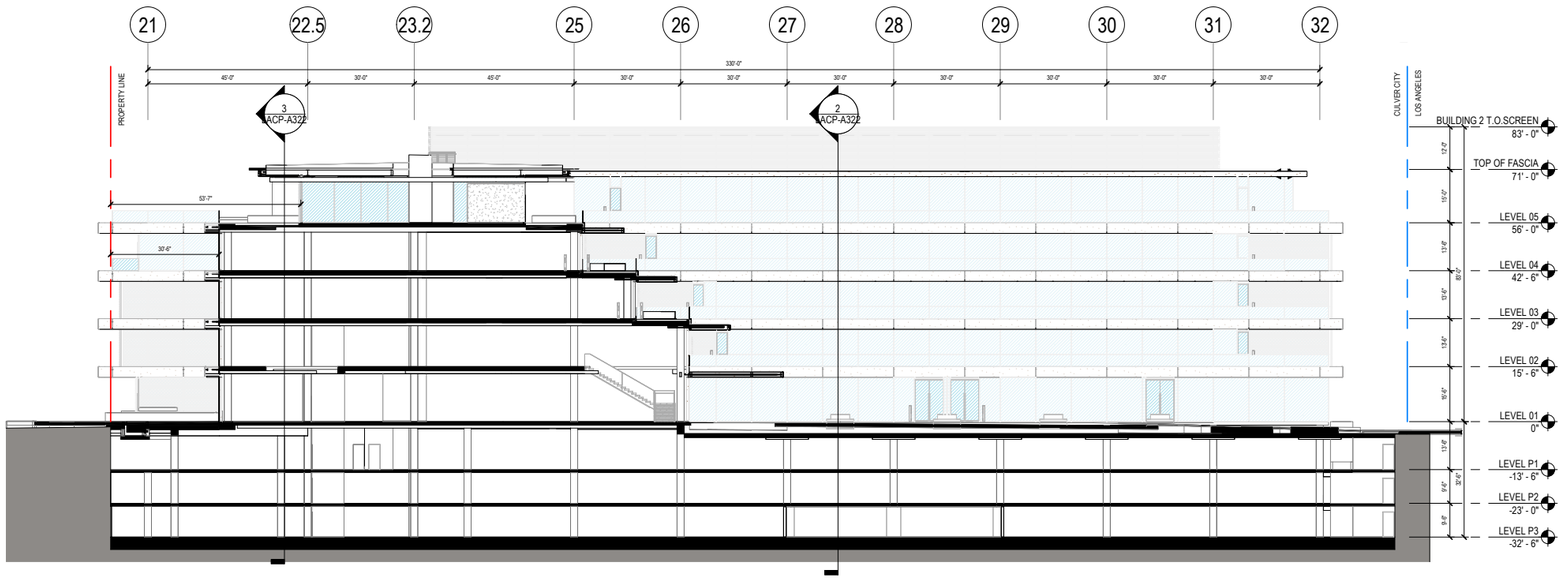
4. East Elevation (Helms Alley)

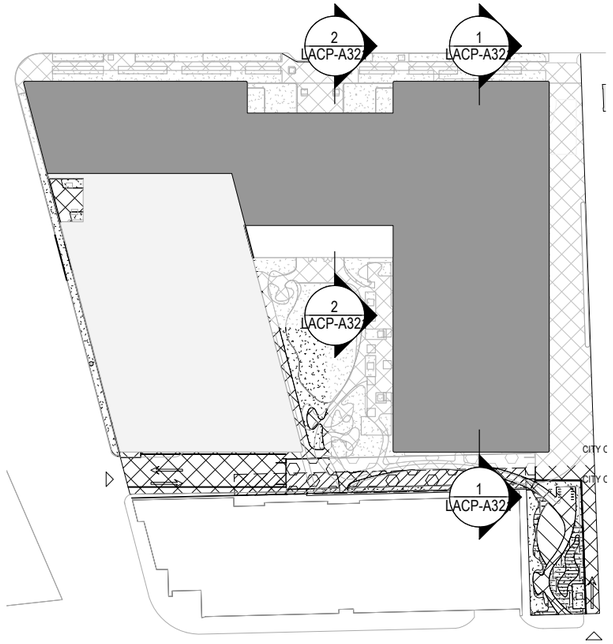


1. Longitudinal through Helms Wing



2. Transverse Section through Venice Wing (Entry)





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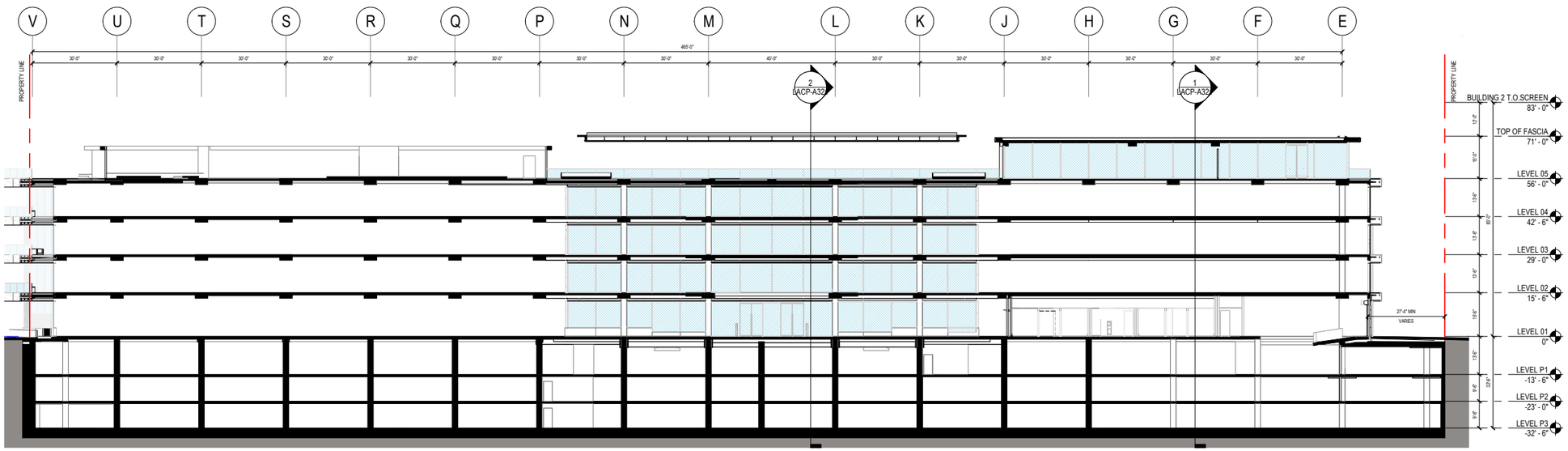
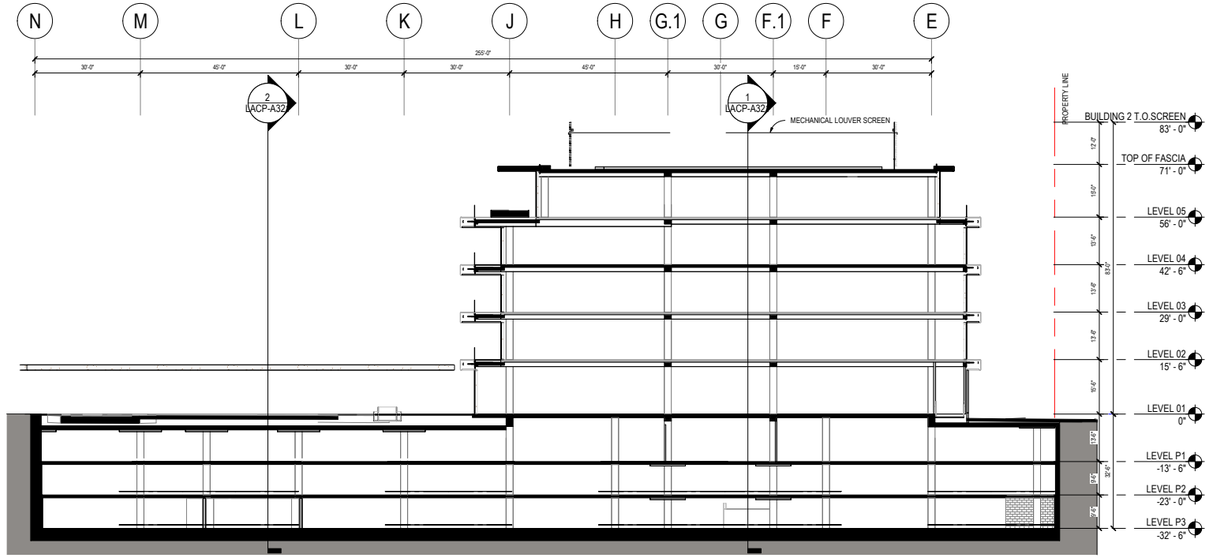
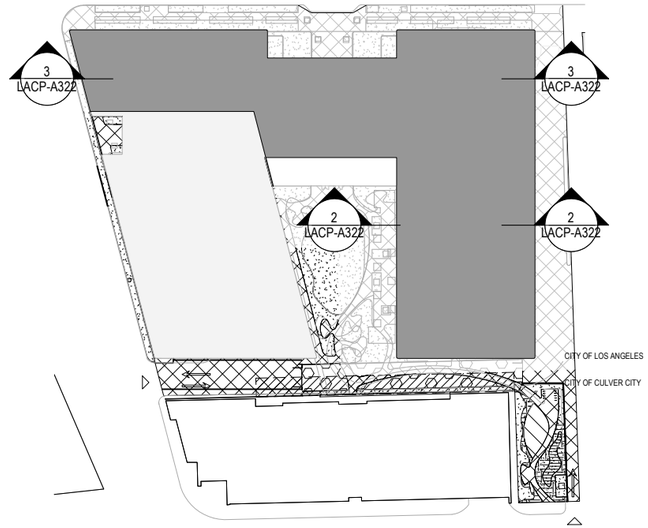
3. Longitudinal Section through Venice Wing



4. Transverse Section through Helms Wing





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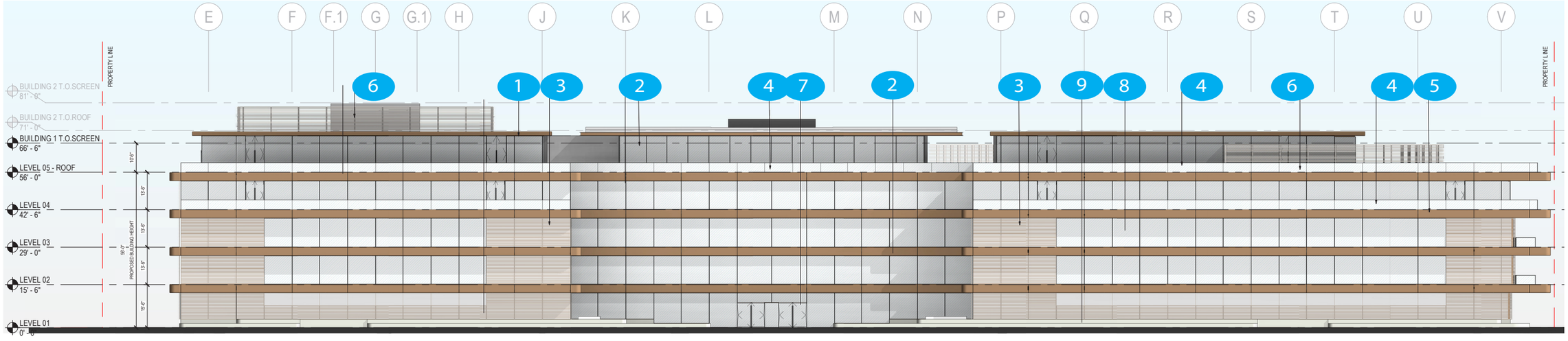
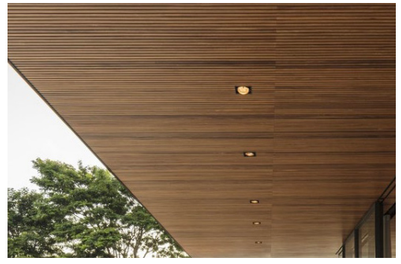
Venice Boulevard

January 25, 2023

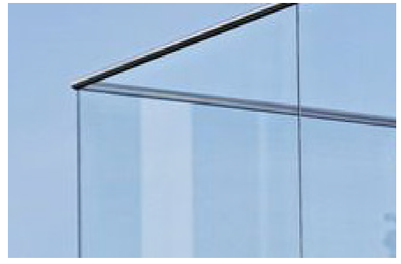


1. Bronze Metal



2. Wood Soffit

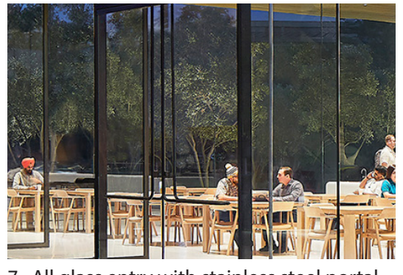
3. Bronze Window Screen



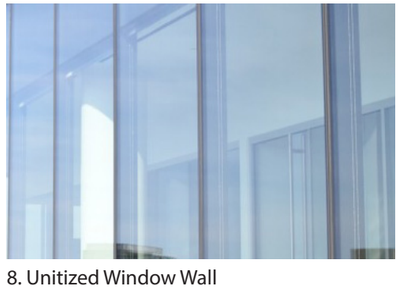
4. Glass Guardrail

5. Outdoor Paver

6. Opaque Mechanical Screen



7. All glass entry with stainless steel portal



8. Unitized Window Wall

9. Concrete Planterwall

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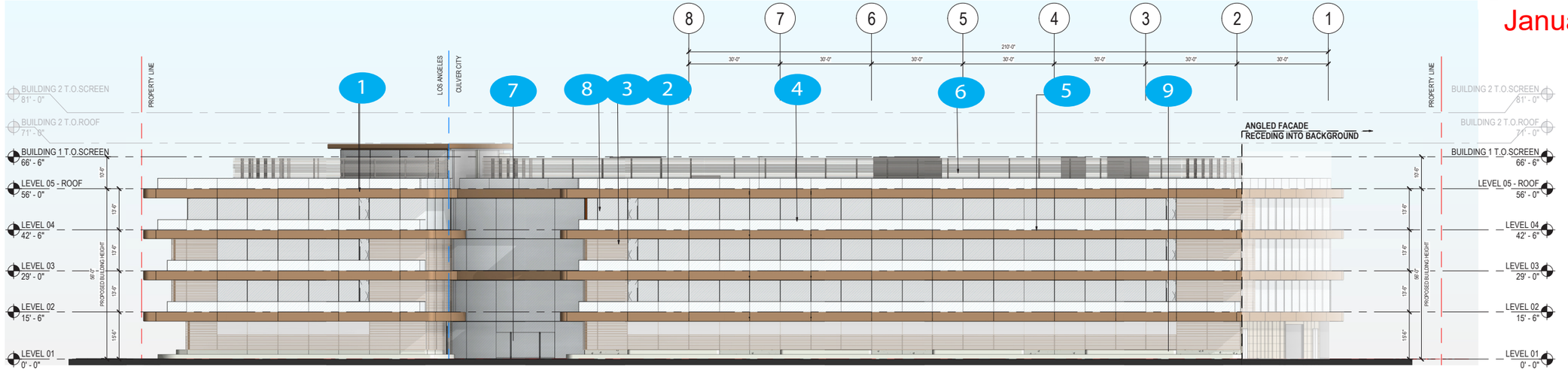
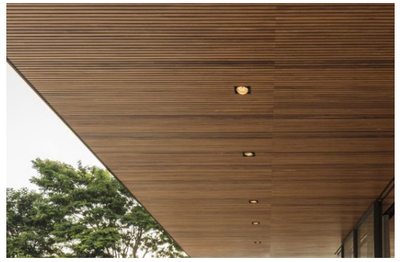
National Boulevard



1. Bronze Metal



2. Wood Soffit

3. Bronze Window Screen

4. Glass Guardrail

5. Outdoor Paver

6. Opaque Mechanical Screen

7. All glass entry with stainless steel portal

8. Unitized Window Wall

9. Concrete Planterwall

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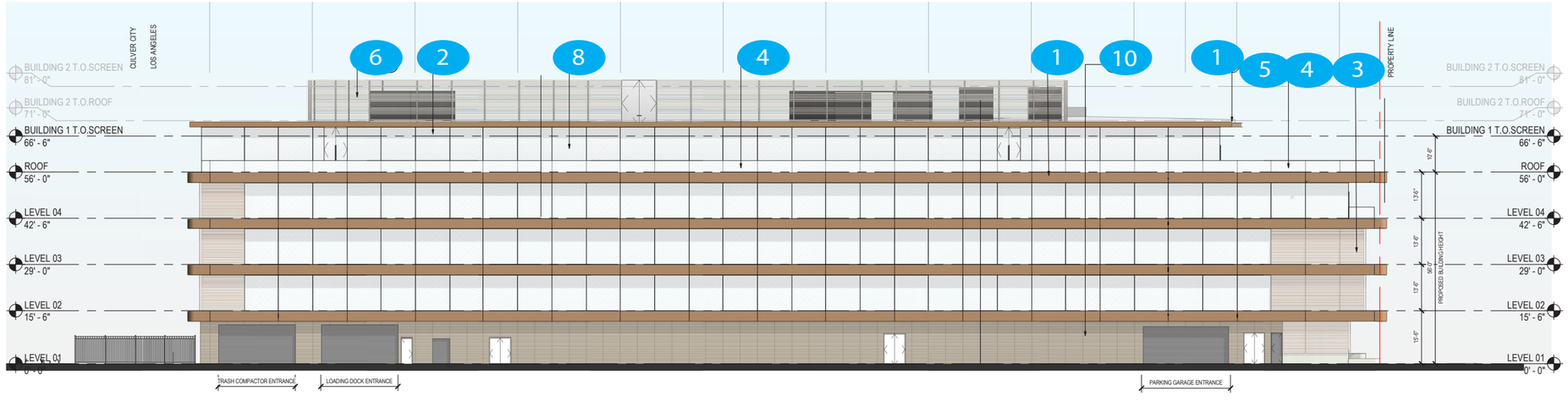
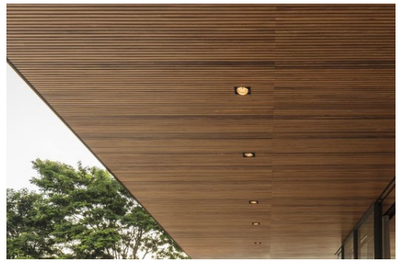
Helms Alley

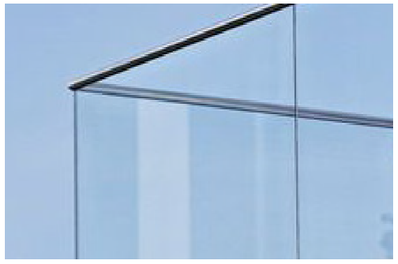


1. Bronze Metal



2. Wood Soffit

3. Bronze Window Screen

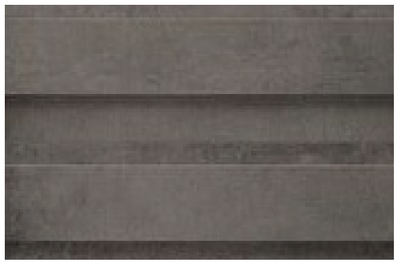


4. Glass Guardrail

5. Outdoor Paver

6. Opaque Mechanical Screen

8. Unitized Window Wall



10. Precast Panel