



Hellmuth, Obata & Kassabaum, Inc.
9530 Jefferson Boulevard
Culver City, CA 90232

NEW CONSTRUCTION OF:
PROJECT CROSSINGS

8829 WEST NATIONAL BLVD.
8876-8888 WEST VENICE BLVD.
8827 NATIONAL BLVD., LOS ANGELES, CA, 90034

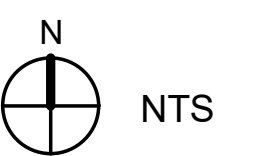
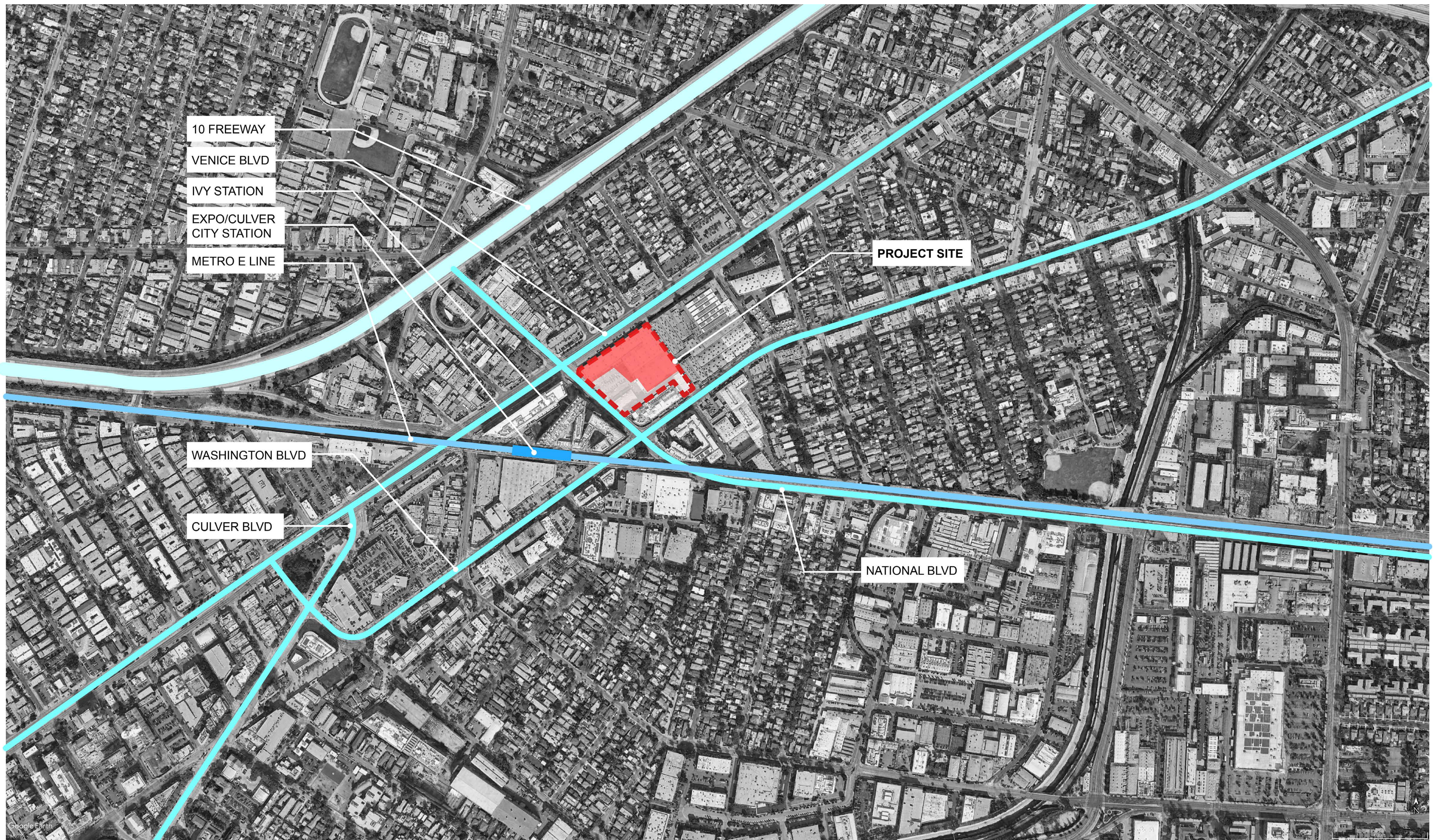
PREPARED FOR:
CULVER CROSSINGS
PROPERTIES LLC

DEVELOPER:
TRAMMELL CROW COMPANY

ISSUED INFORMATION:
CITY OF LOS ANGELES PLANNING
DEPARTMENT APPLICATION
NOVEMBER 10, 2021



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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

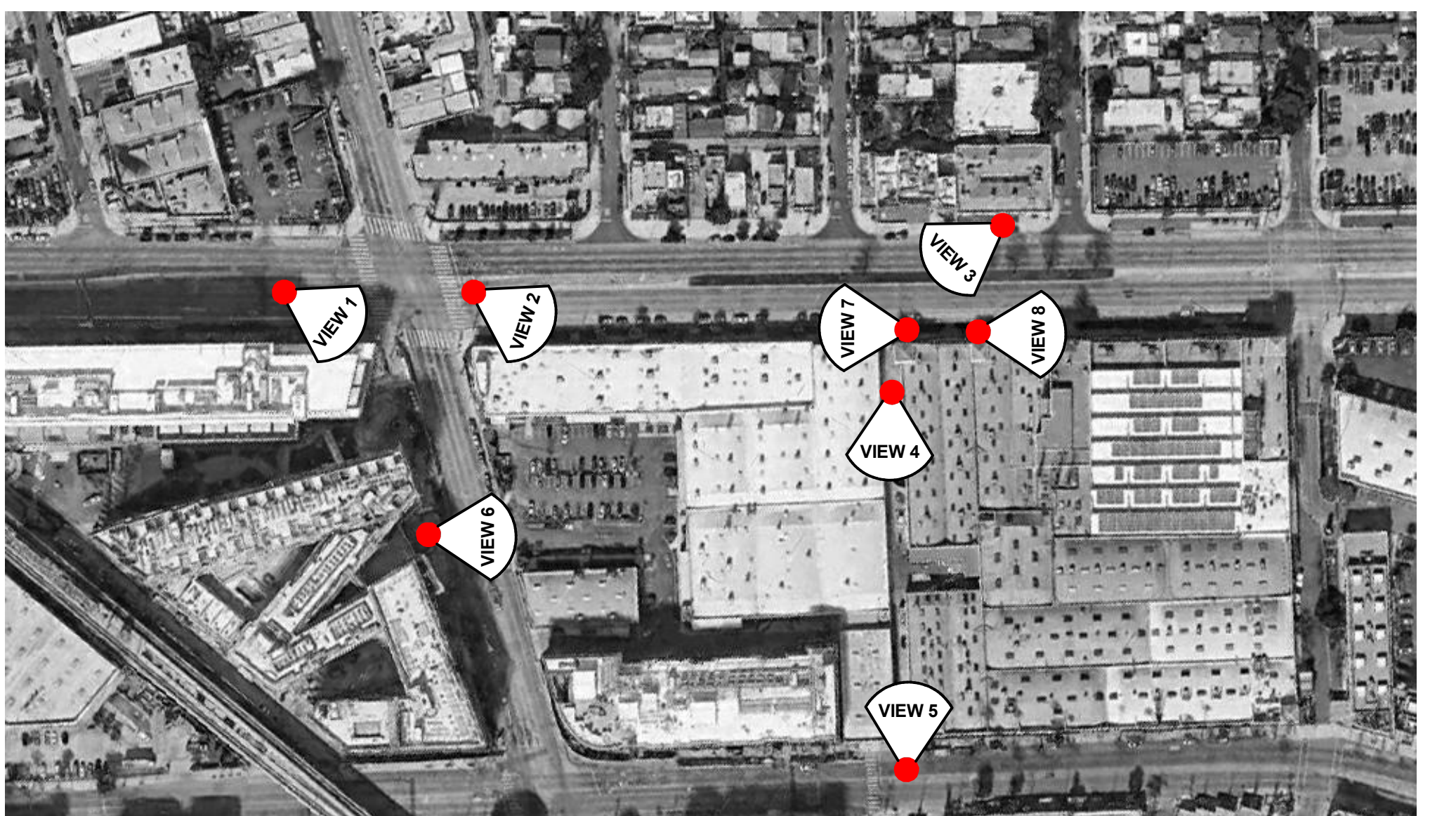
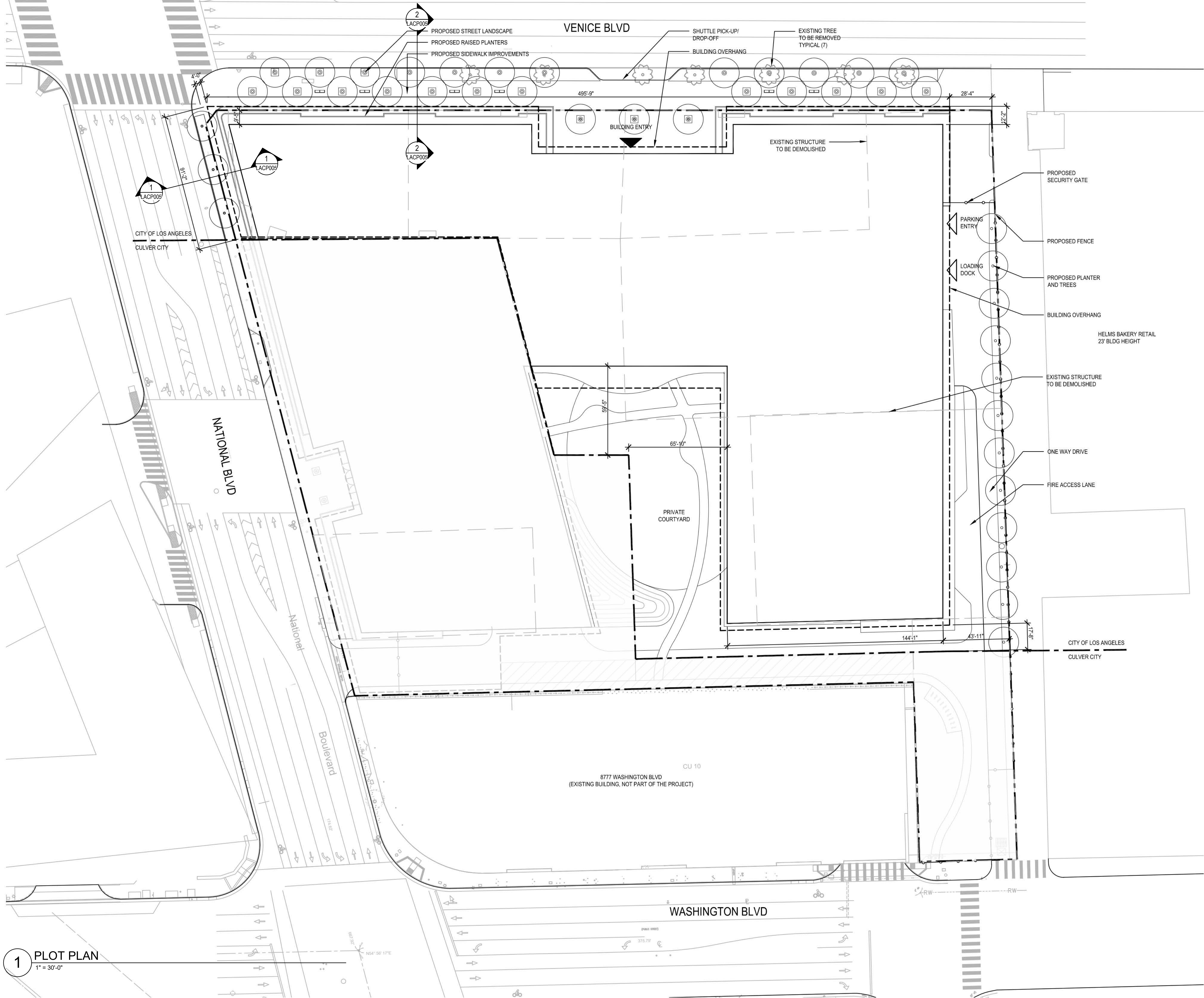


PHOTO INDEX MAP



1 PLOT PLAN
1" = 30'-0"

LACP004

PROJECT CROSSINGS

8829 WEST NATIONAL BLVD.
8876-8888 WEST VENICE BLVD.
8827 NATIONAL BLVD., LOS ANGELES, CA, 90034

LOCATION:
8829 WEST NATIONAL BLVD.
8876-8888 WEST VENICE BLVD.
8827 NATIONAL BLVD., LOS ANGELES, CA, 90034

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 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING A PORTION OF TRACT NO. 1778, LOTS 3 AND 4, 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:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY 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 170.00 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 NORTHEASTERLY LINE NORTH 48° 54' 12" WEST, 316.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE NORTH 48° 54' 12" WEST, 78.08 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, 12.22 FEET AND NORTH 55° 42' 35" EAST, 517.21 FEET TO THE NORTHEASTERLY LINE OF SAID LOT "B"; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 36° 14' 32" EAST, 380.74 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 190.00 FEET, MEASURED AT RIGHT ANGLES FROM THE ABOVE MENTIONED CITY ENGINEER'S CENTER LINE, SAID PARALLEL LINE ALSO BEING THE SOUTHEASTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 329, PAGE 41; THENCE ALONG SAID PARALLEL LINE AND SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARY LINE OF THE CITY OF LOS ANGELES SOUTH 54° 18'03" WEST, 250.06 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT NO. 1778, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE NORTH 36°12'49" WEST, 136.24 TO THE SOUTHEAST CORNER OF LOT 1 OF SAID TRACT NO. 1778; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, SOUTH 55°42'35" WEST, 49.89 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, NORTH 48°54'18" WEST, 150.15 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4 OF SAID TRACT NO. 1778; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, SOUTH 55°42'35" WEST, 174.99 FEET TO SAID NORTHEASTERLY LINE OF NATIONAL BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 123,341 SQ. FEET OR 2.832 ACRES MORE OR LESS.

APN: 4312-015-015-005

ACCESSOR PARCEL NO: 4312015005

PROTECTED TREES:
THERE ARE NO 'PROTECTED' TREES (OAK TREE INCLUDING VALLEY OAK AND CALIFORNIA LIVE OAK, OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA BUT EXCLUDING THE SCRUB OAK, SOUTHERN CALIFORNIA BLACKWALNUT, WESTERN SYCOMORE AND CALIFORNIA BAY)OR PROTECTED SHRUBS (TOYON AND MEXICAN ELDERBERRY) ON THE SITE OR WITHIN THE ADJACENT RIGHT OF WAY.

PROJECT SUMMARY		
123,341	SF	LOT AREA
3:1		MAX. FAR
370,023	GSF	TOTAL MAX. ALLOWABLE FLOOR AREA
369,000	GSF	TOTAL PROPOSED FLOOR AREA
56'-0" / 71'-0"	67%	PROPOSED BUILDING HEIGHT
		PROPOSED LOT COVERAGE

TOTAL PARKING CALCULATION			
EXISTING PARKING STALLS		N/A	
PROPOSED PARKING			PROVIDED
VEHICLE PARKING			738

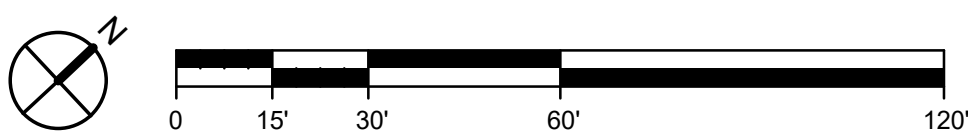
INCLUDED IN TOTAL:

PARKING SUMMARY		MAX. ALLOWED		PROVIDED
STANDARD PARKING		60%	443	443
COMPACT PARKING		40%	295	295

ACCESSIBLE PARKING		REQUIRED		PROVIDED
TOTAL ACCESSIBLE STALLS		2%	15	15
	ACCESSIBLE VAN	1 EVERY 6	3	3
	ACCESSIBLE STANDARD			12

EV PARKING		LAMC		LEED GOLD EQ.		PROVIDED
REQUIRED						
EVSE /EV Capable	30%	221	20%	346		346
EV Ready			10%	173		173
EVCS /Full EV	10%	74	10%	173		173

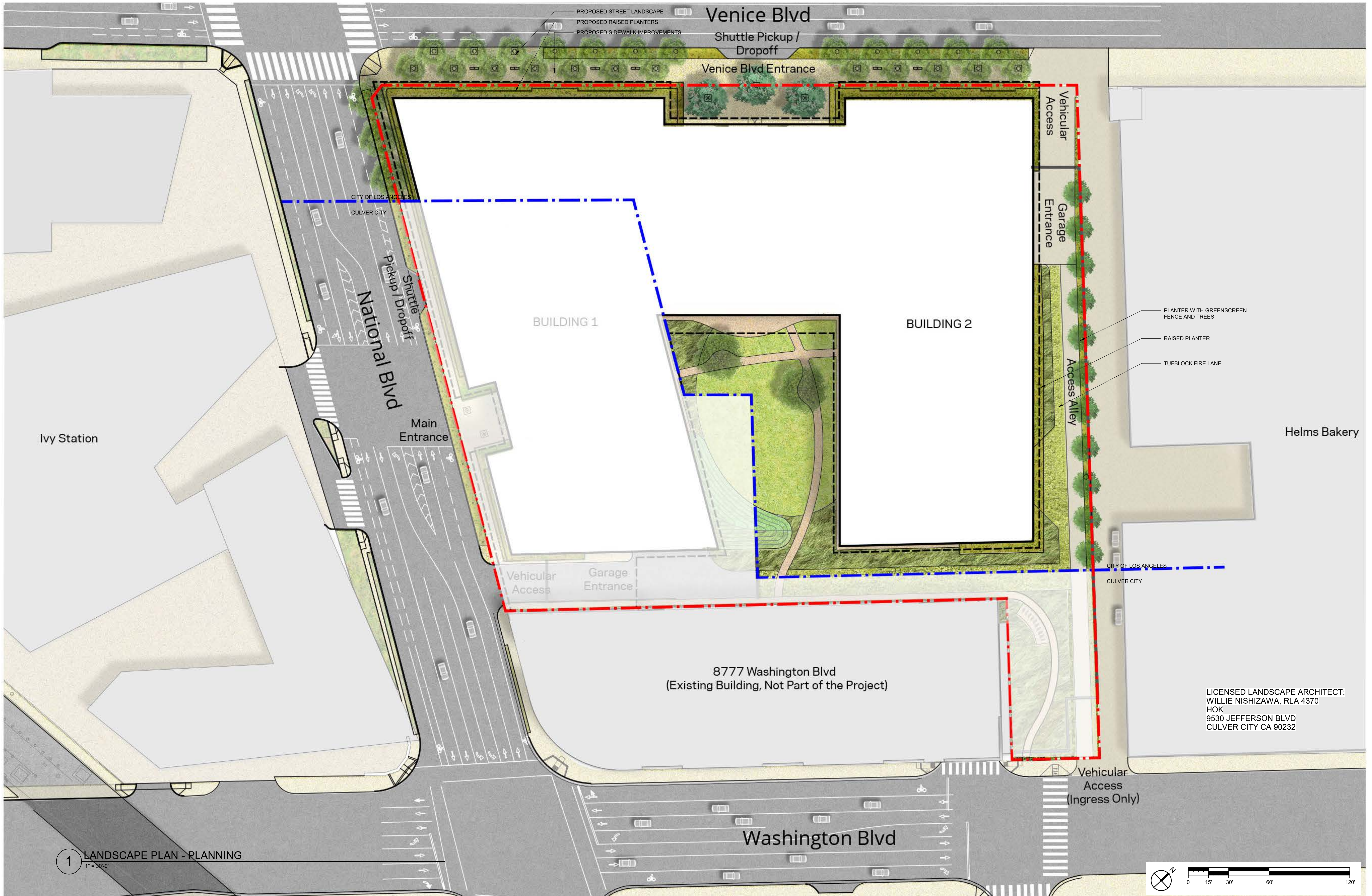
BICYCLE		LA /CALGREEN		LEED GOLD EQ.		PROVIDED
REQUIRED						
SHORT TERM	1/5000	74	2.50%	44		74
LONG TERM	1/10000	37	5%	87		87
SHOWERS				12		12



PLOT PLAN - SITE PLAN

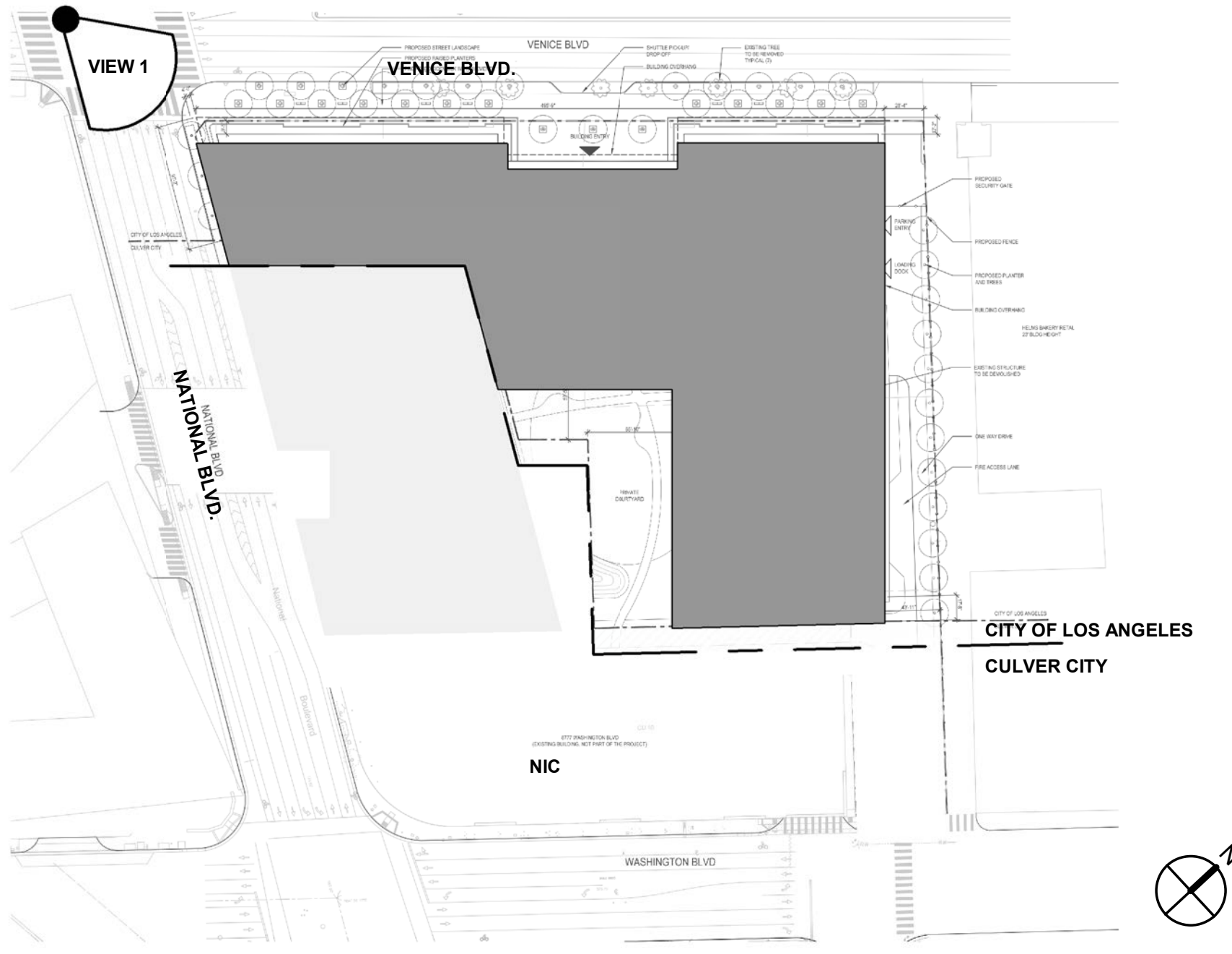
As indicated



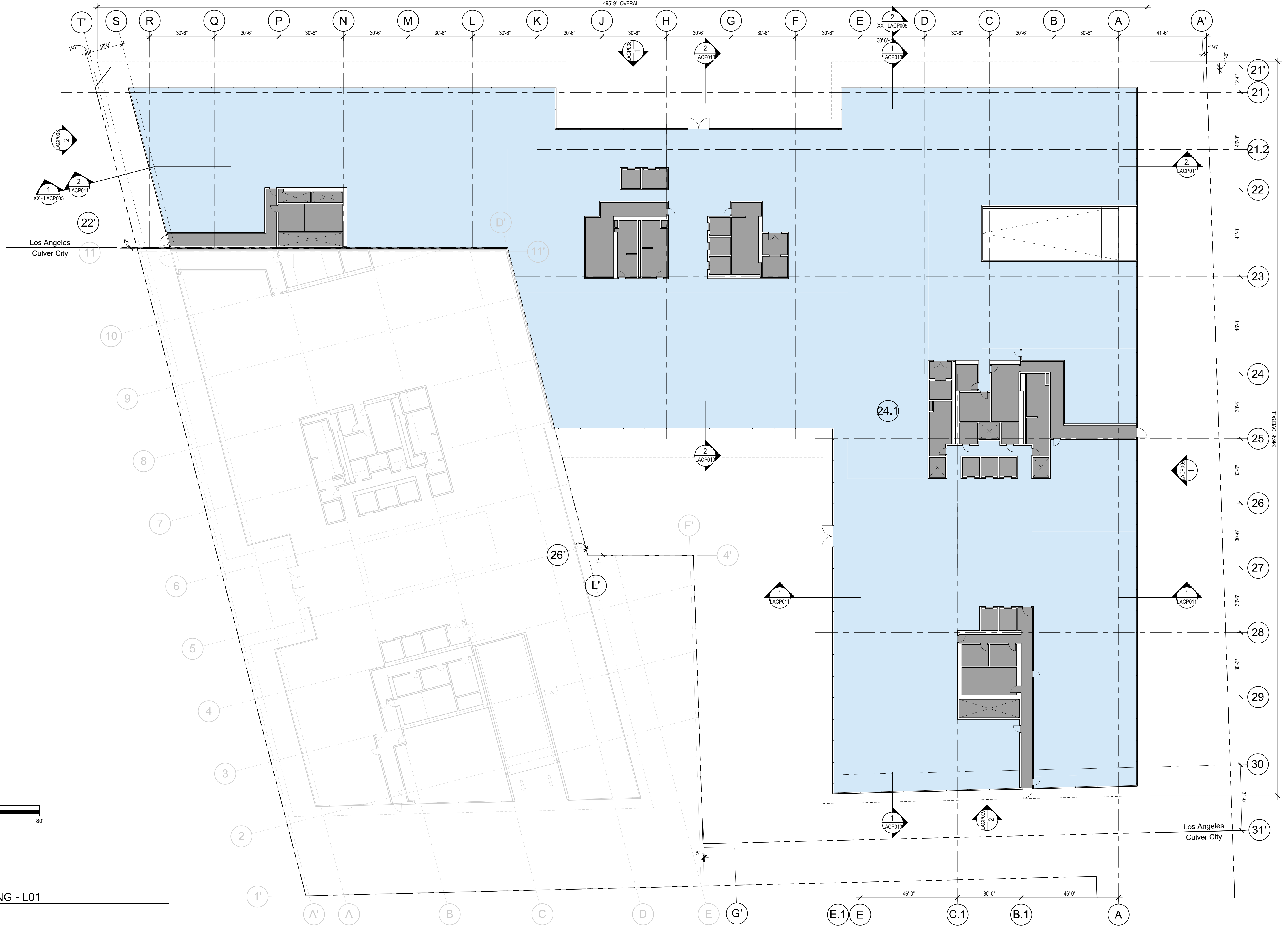




VIEW 1: CORNER OF VENICE BLVD. AND NATIONAL BLVD.



KEY PLAN
1" = 100'-0"

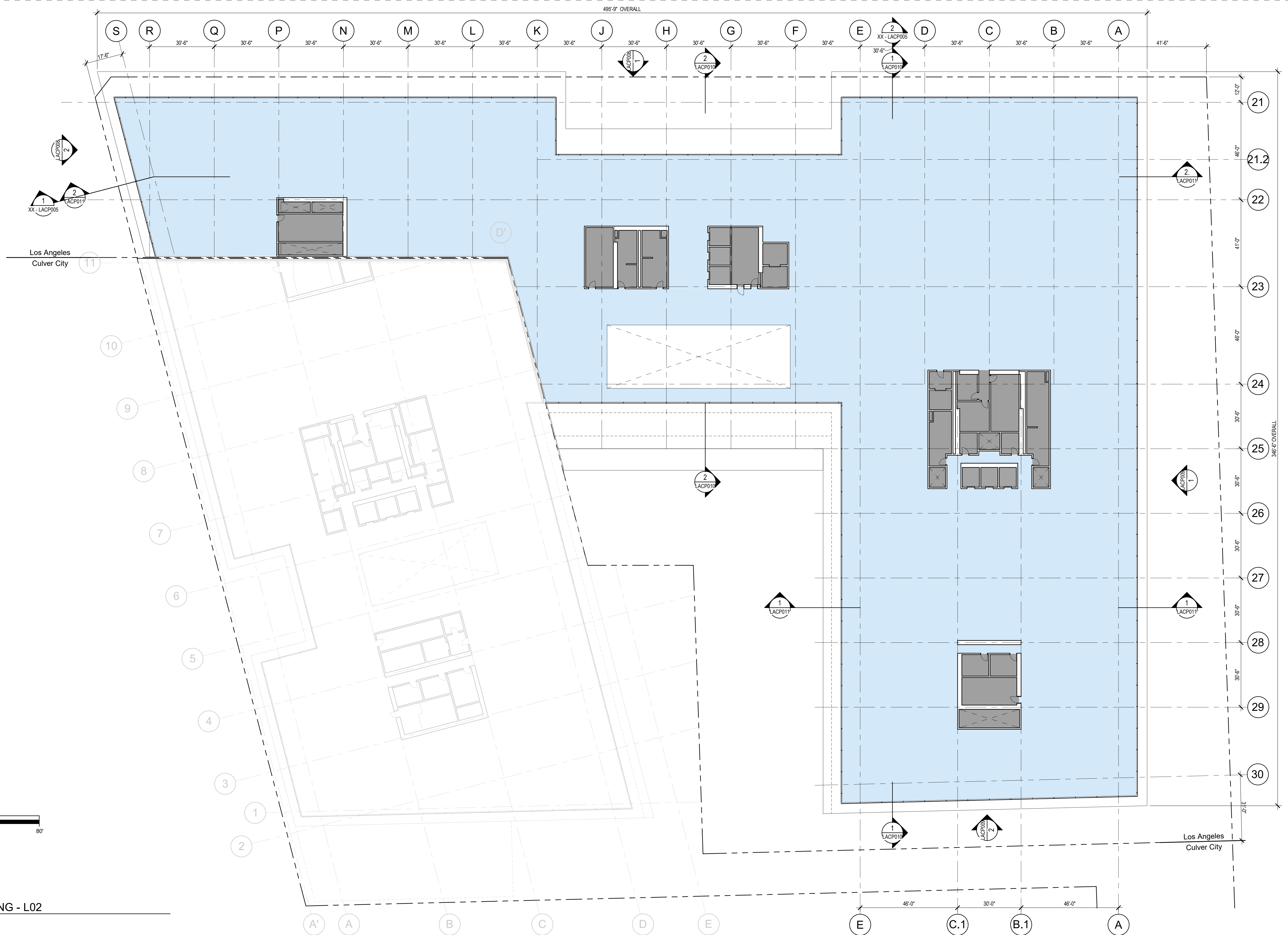


COLOR LEGEND

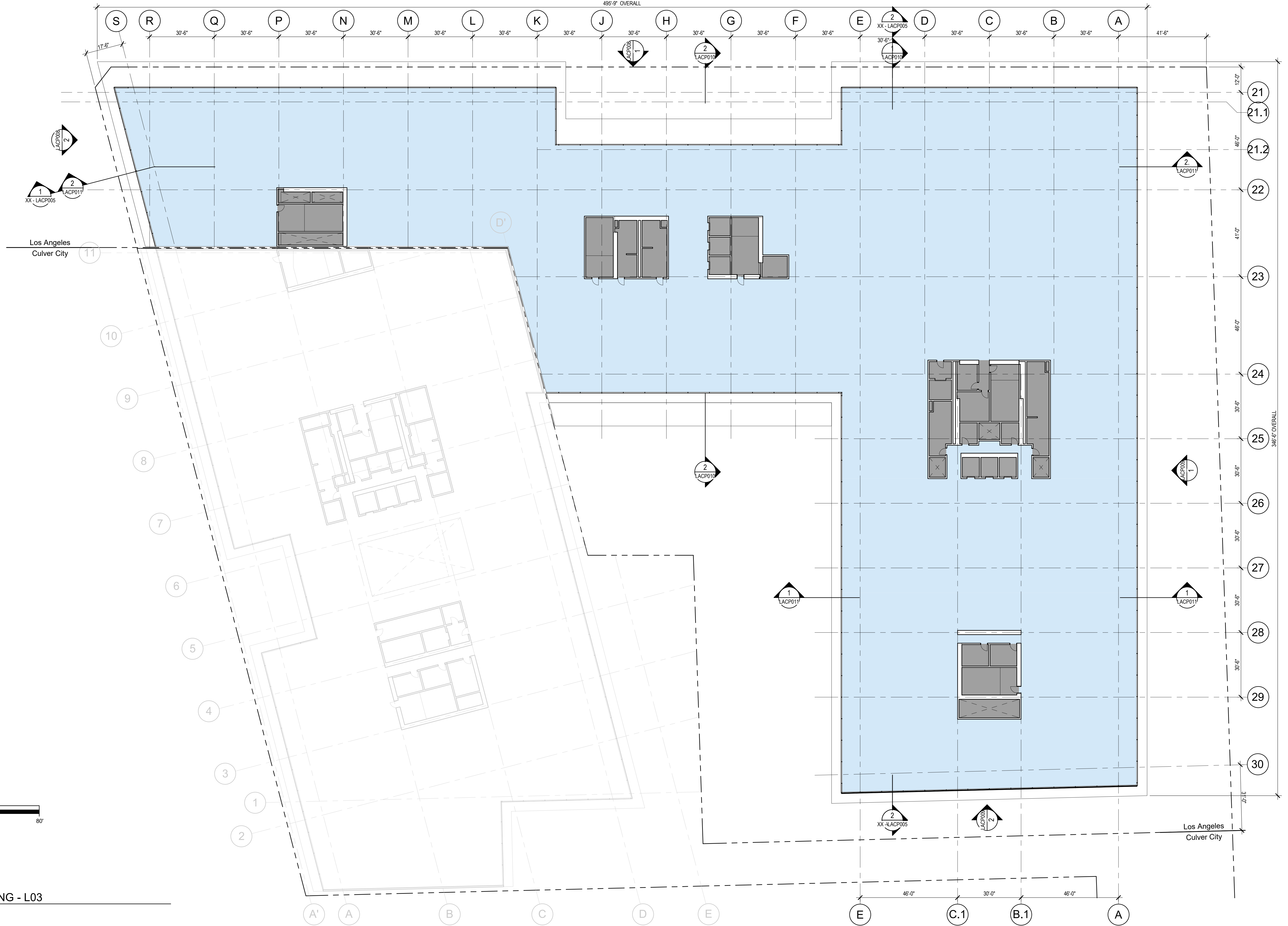
- OFFICE
- CORE
- PARKING
- RAMP
- ROOF MECHANICAL

0 10' 20' 40' 80'

1 FLOOR PLAN - PLANNING - L01
1" = 20'-0"



1 FLOOR PLAN - PLANNING - L02
1" = 20'-0"



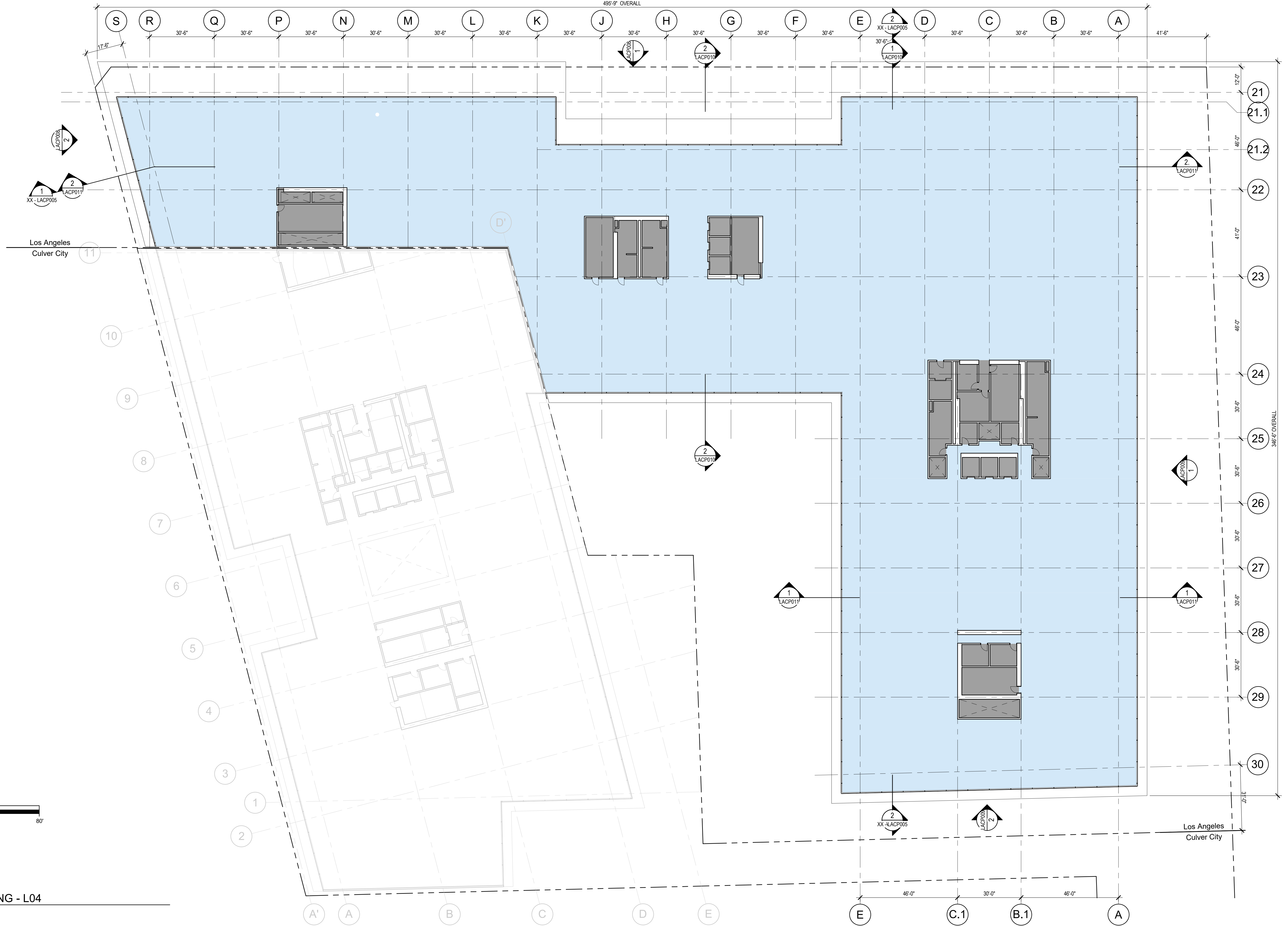
COLOR LEGEND

- OFFICE
- CORE
- PARKING
- RAMP
- ROOF MECHANICAL

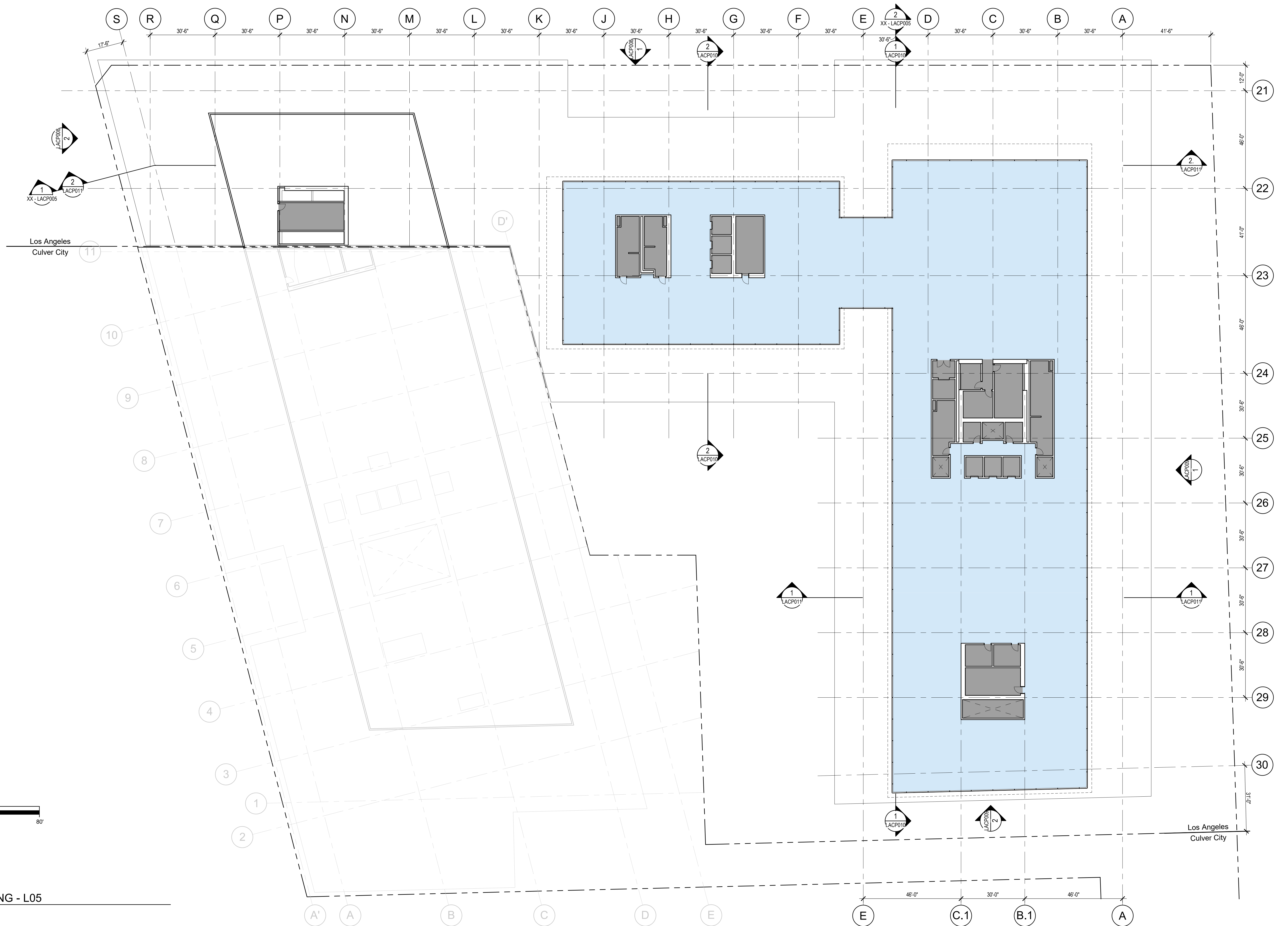
0 10' 20' 40' 80'

1" = 20'-0"

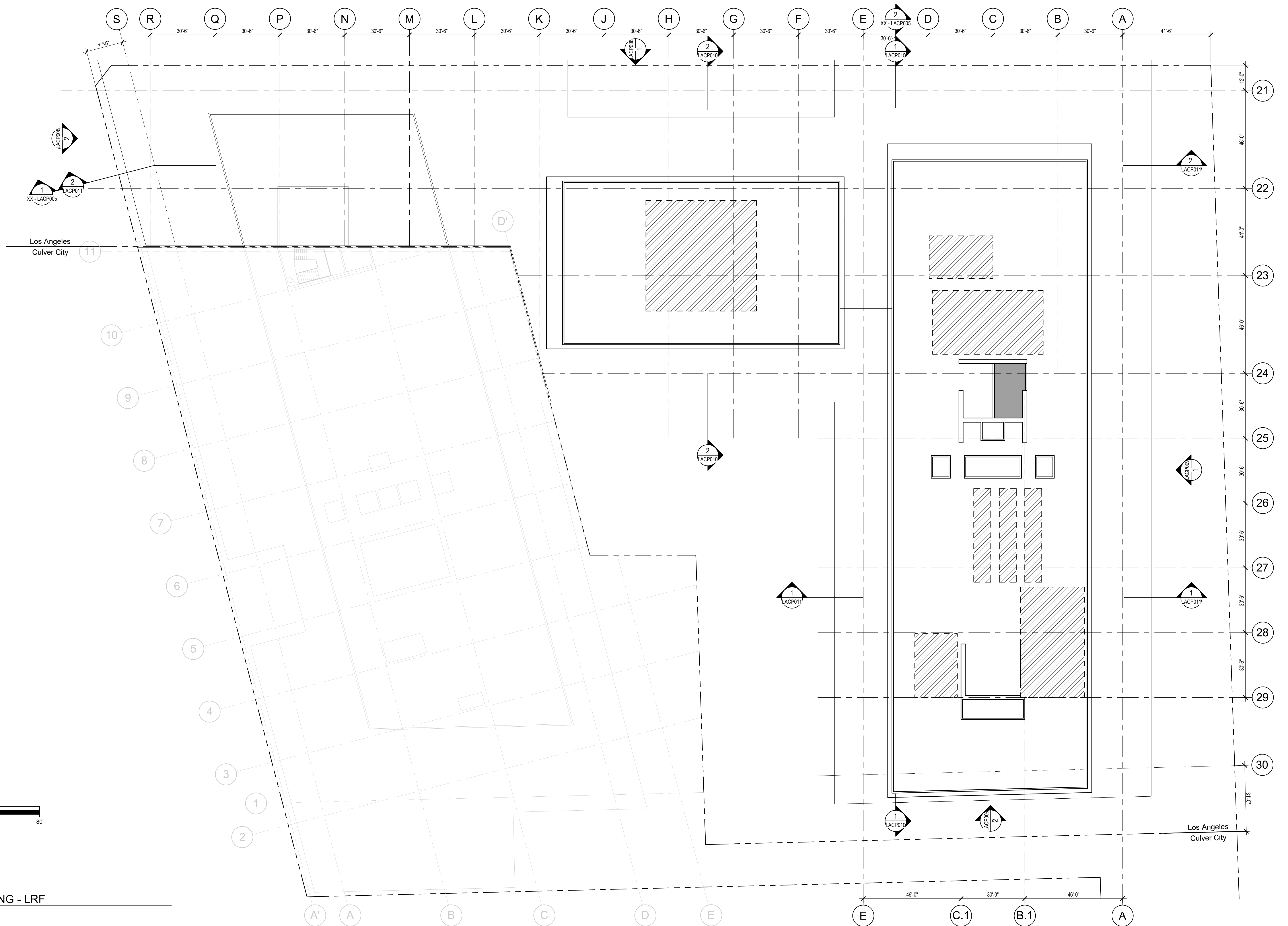
1 FLOOR PLAN - PLANNING - L03
1" = 20'-0"



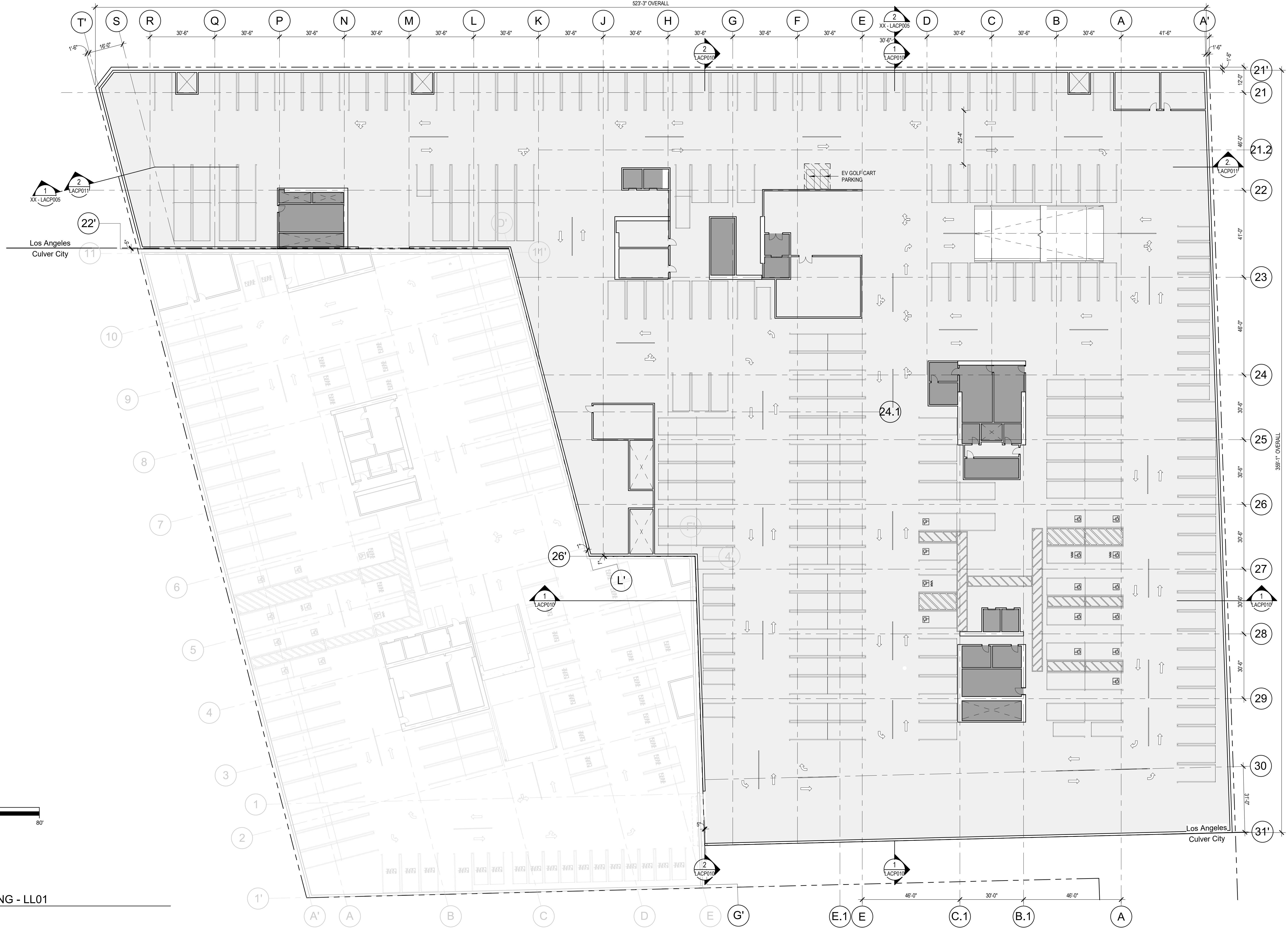
1 FLOOR PLAN - PLANNING - L04
1" = 20'-0"



1 FLOOR PLAN - PLANNING - L05
1" = 20'-0"



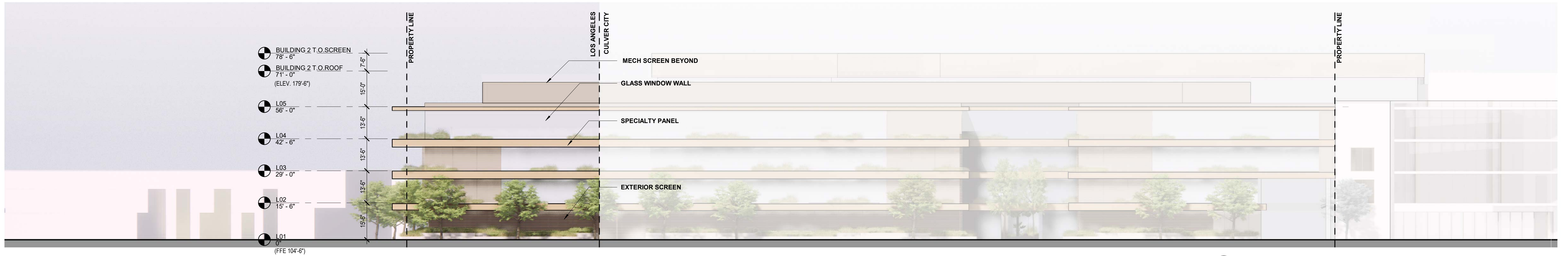
1 FLOOR PLAN - PLANNING - LRF
1" = 20'-0"



1 FLOOR PLAN - PLANNING - LL01
1" = 20'-0"



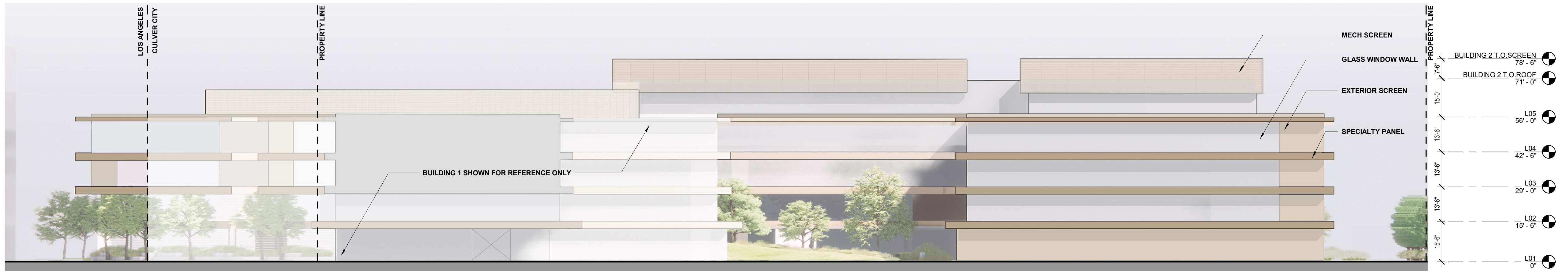
1 FLOOR PLAN - PLANNING - LL03
1" = 20'-0"



2 S-W ELEVATION NATIONAL BLVD.
1" = 20'-0"



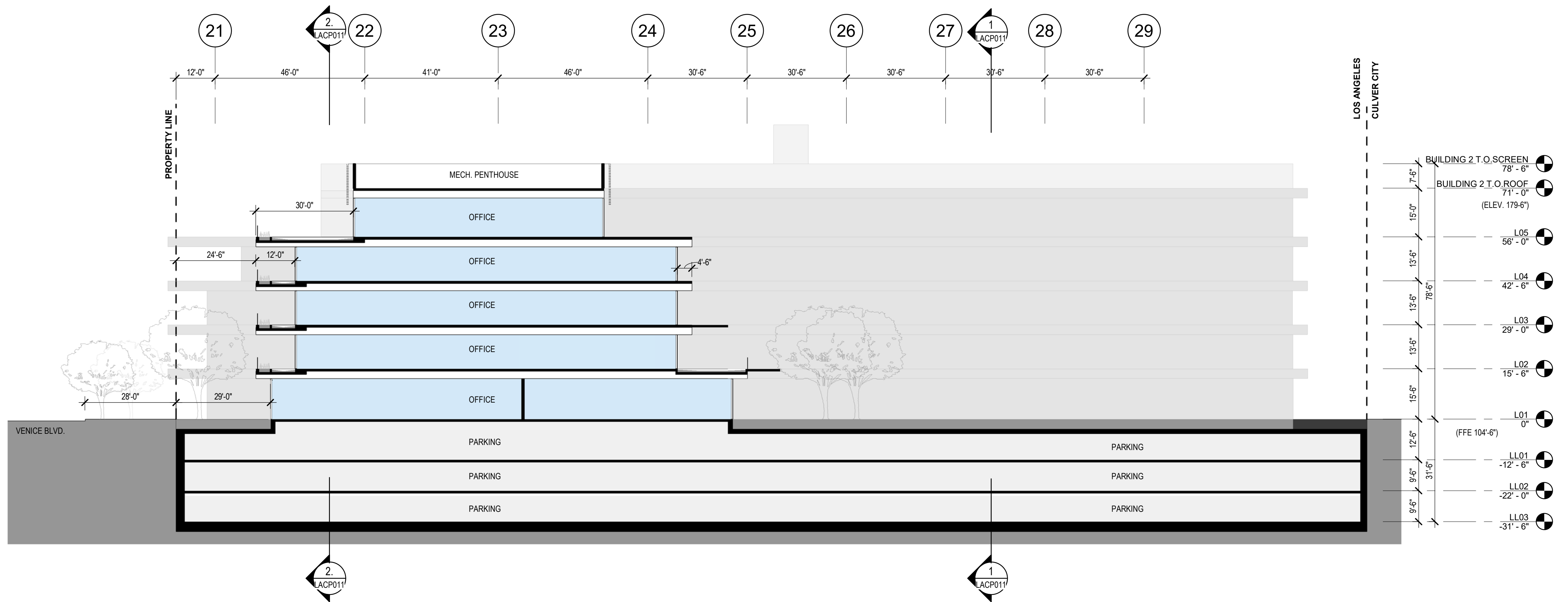
1 N-W ELEVATION VENICE BLVD.
1" = 20'-0"



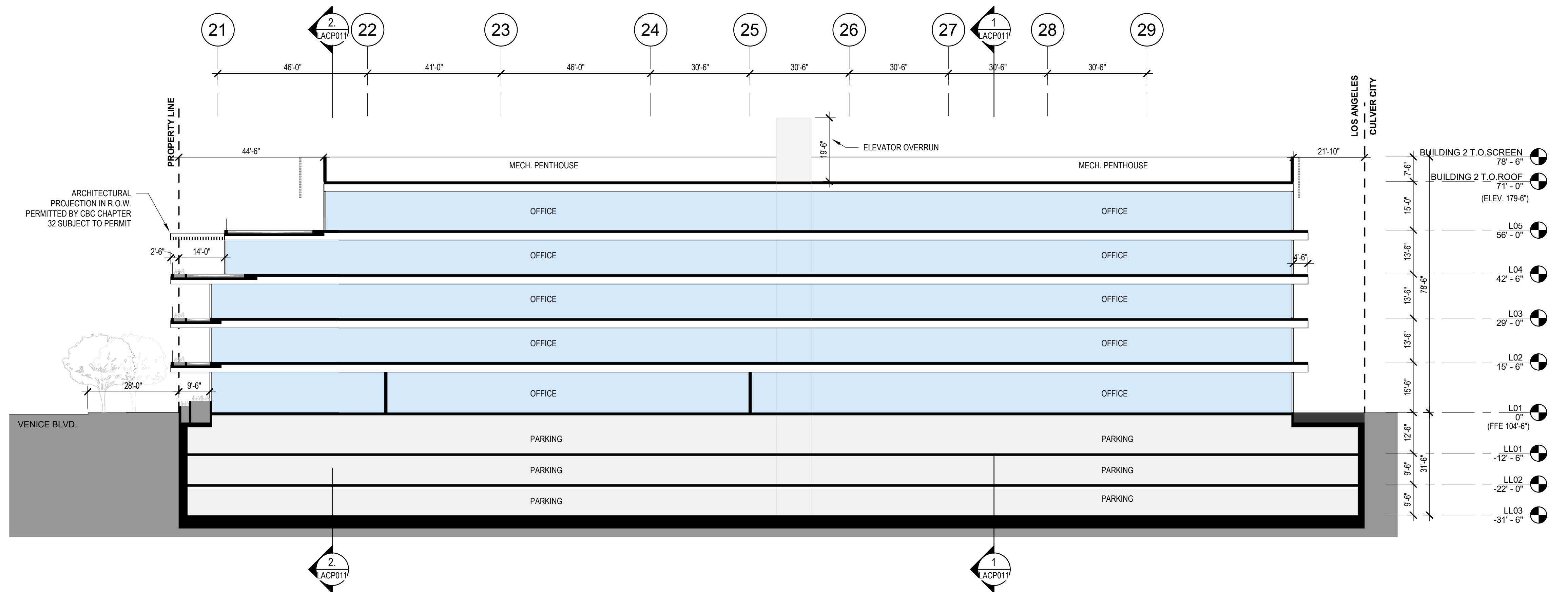
2 N-W ELEVATION
1" = 20'-0"



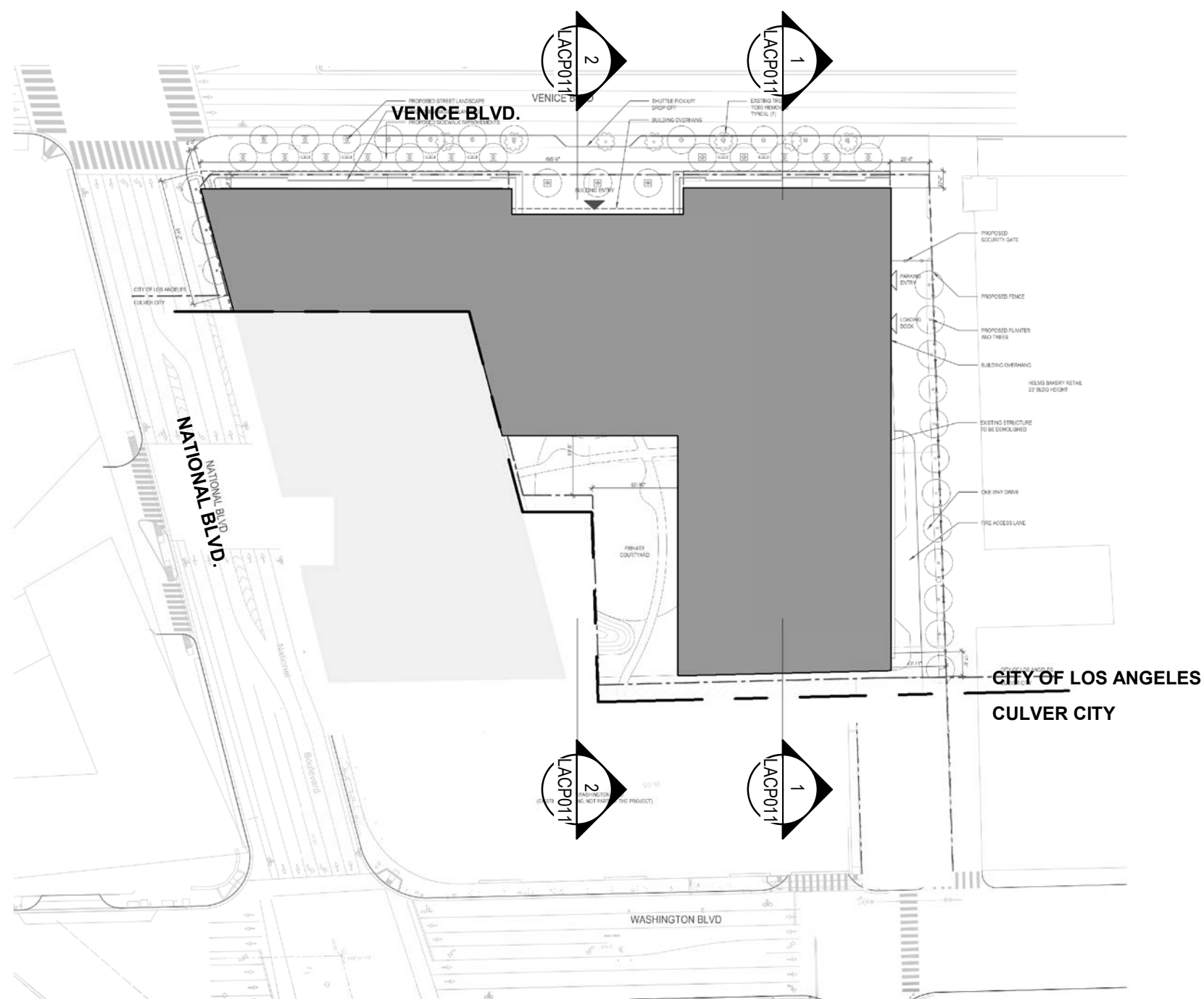
1 N-E ELEVATION HELM'S ALLEY
1" = 20'-0"



2 TRANSVERSE SECTION THROUGH VENICE WING (ENTRY)
1" = 20'-0"



1 LONGITUDINAL SECTION THROUGH HELMS WING
1" = 20'-0"



3 KEY PLAN
1" = 100'-0"

