

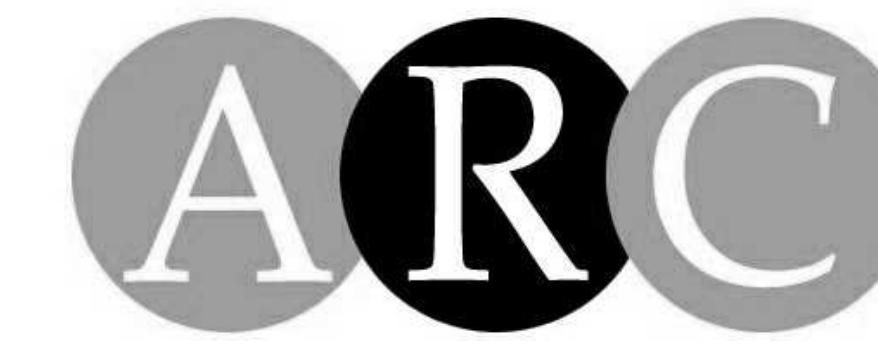
Google

320 HAMPTON DRIVE
VENICE, CA 90291

PLANNING SUBMITTAL

Gensler

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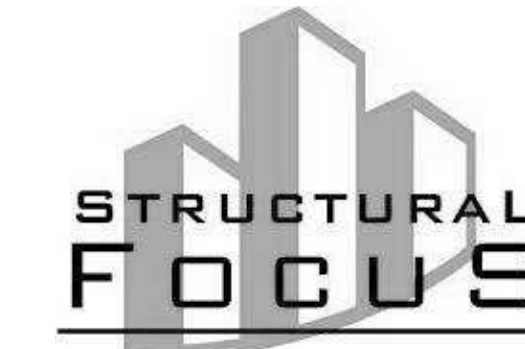
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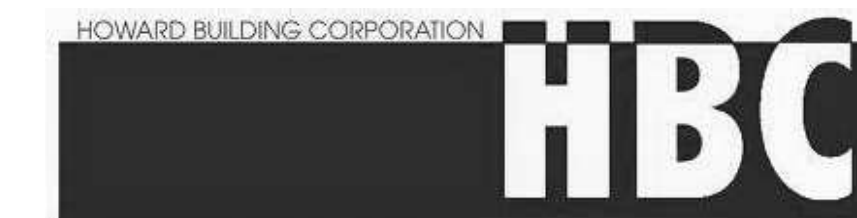
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OCULUS

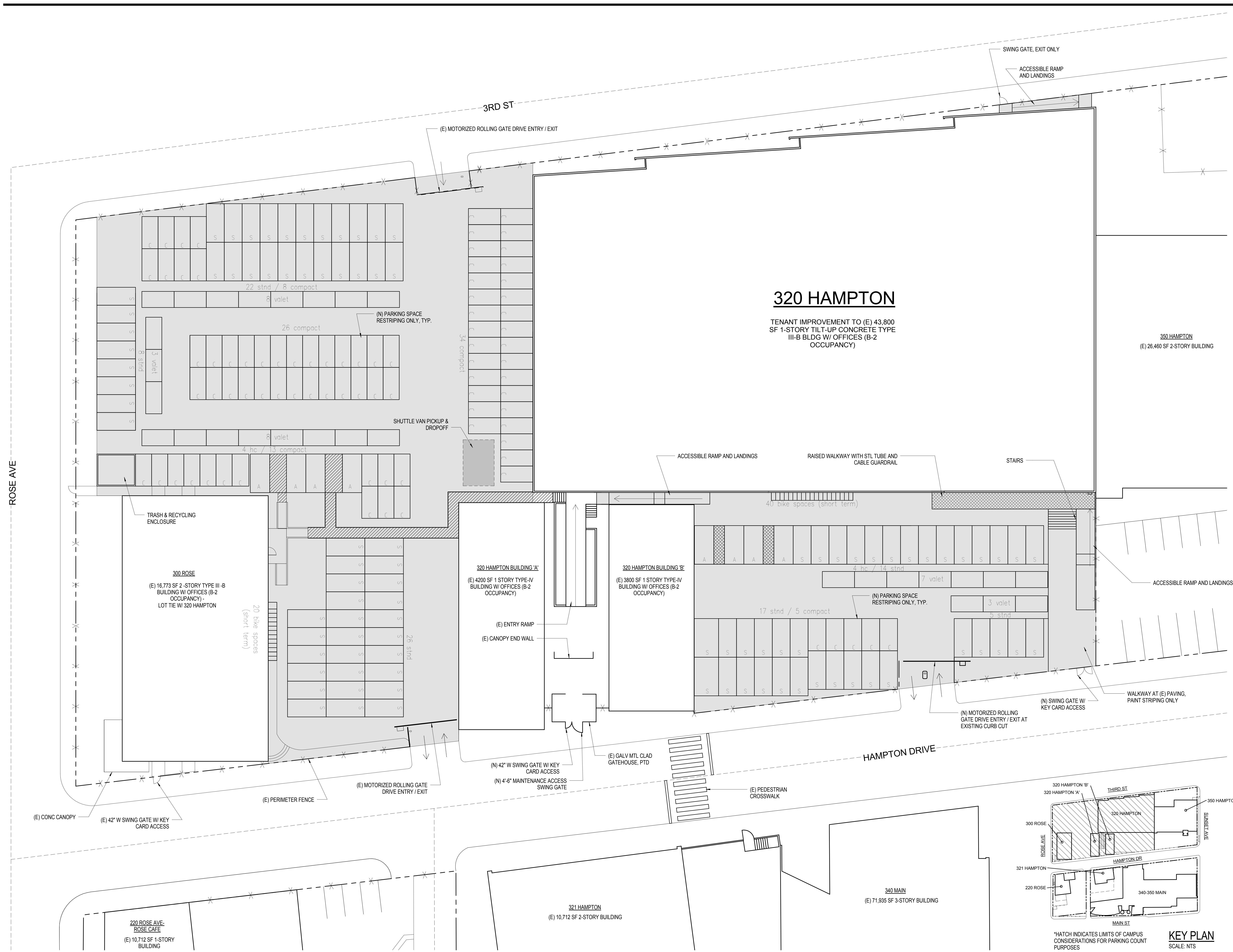
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Structural Engineer
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Contact:
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Senior Vice President, LEED AP
mfuller@howardbuilding.com



SHEET NOTES

PARKING CALCULATIONS
 13,220 SF MEZZ AREA ADDED
 13,220 SF AT 1 SPACE/250 SF = 52.8 OR 53 SPACES
 159 EXIST REQ'D + 53 ADDED SPACES = 212 TOTAL REQ'D SPACES
212 SPACES PROVIDED = 212 TOTAL SPACES REQ'D
 PARKING COUNT COMPLIES

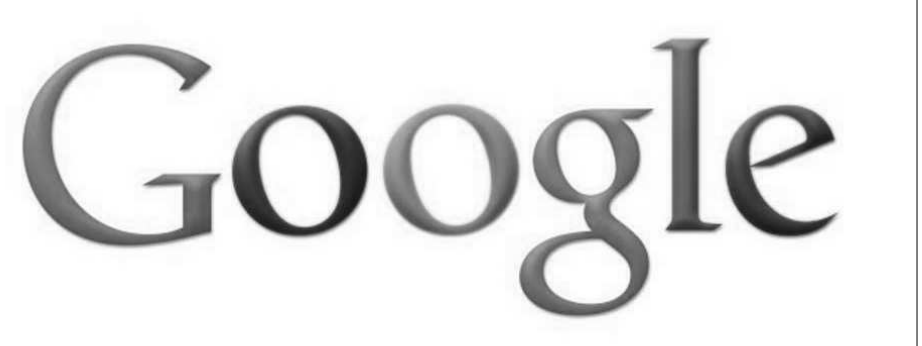
212 SPACES PROVIDED
 (92 STANDARD + 83 COMPACT + 8 HIC + 29 VALET)

KEYNOTES

LEGEND

APPROX. SCOPE OF SITE WORK

320 HAMPTON - T.I.
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Issue	Date & Issue Description	By	Check
	4/14/2014	PLANNING SUBMITTAL	

Seal/Signature

Project Name
 320 Hampton

Project Number
 05.8825.000

Description
 SITE PLAN

Scale
 As indicated

A01.01_H

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SHEET NOTES

- SEE PARTITION TYPES SHEET A12.00_H FOR INFORMATION
- ALL EXTERIOR GLAZING SYSTEMS ARE CENTER-GLAZED STOREFRONT SYSTEM WITH 1" IGU (LOW-E, TEMPERED, AND HEAT SOAKED) AND VERTICAL MULLIONS, UNO. SEE ELEVATIONS FOR MORE INFO.
- ALL INTERIOR GLAZING SYSTEMS ARE CENTER-GLAZED STOREFRONT SYSTEM WITH MIN. 3/8" GLASS (TEMPERED) AND VERTICAL MULLIONS, UNO. SEE ELEVATIONS FOR MORE INFO.
- UNO PARTITIONS MEZZ LEVEL UP TO +24'-1" AFF FROM GROUND LEVEL. MTL STUDS TO BE FULL HT TO UNDERSIDE ROOF PLANE IN SLIP-TRACK PER PROVIDED DTL'S
- PROVIDE MIN (1) WATER STATION PER FLOOR IN LIEU OF DRINKING FOUNTAIN.

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KEYNOTES

- EXISTING RECEPTION DESK RELOCATED
- EXISTING GALVANISED METAL CLAD VOLUME
- (N) EXTERIOR WALL INFILL, MATCH EXISTING ADJACENT, FINISHES
- (E) ROUND STEEL TUBE COLUMN, PTD. SEE STRUCTURE FOR INFO.
- STEEL BAR STOCK GUARDRAIL W/ STL ROD HORIZONTALS @ 4" O.C., PTD.
- PANELLED FABRIC ARC ASSEMBLY
- (N) ROUND STEEL TUBE COLUMN PER STRUCTURE, PTD.
- (N) TU STL COLUMN PER STRUCT. PTD.
- HARDWOOD SHADE SCREEN O/ TU STL STRUCT 11 72" X 48" TWO-WAY MIRROR
- GYPBD O/ MTL FRAMING GUARDRAIL, 42" HT PTD. W/ 1/2" MDF CAP. PTD PT-11
- LOWER CABINETS
- COUNTER WITH LOWER CABINETS AND UNDERCOUNTER REFRIGERATOR
- STOREFRONT SYSTEM WITH BUTT JOINT MIN 5/8" TEMP GLASS
- FRAMELESS BUTT JOINT MIN 5/8" TEMP GLASS WITH 2-SIDED GLAZING CHANNEL SUPPORT, SEE ELEVATION FOR MORE INFO.
- FRAMELESS BUTT JOINT MIN 3/4" LAMINATED GLASS WITH 2-SIDED GLAZING CHANNEL SUPPORT, SEE ELEVATION FOR MORE INFO.

LEGEND

- NON - OCCUPANCY AREA. MECHANICAL DUCT AREA ONLY. PROVIDE HARD LID ASSEMBLY (1) LAYER 3/4" PLYWD O/ MTL HOISTS O/ 5/8" GYPBD, T.O. ASSEMBLY AT +12'-9" AFF LEVEL 1 OR 3'-9" CLR OF FCE LEVEL BELOW
- MILLWORK, SEE INTERIOR ELEVATIONS
- FULL HEIGHT VOLUME W/ PARTITIONS ACOUSTICALLY SEALED TO UNDERSIDE (E) ROOF DECK ABOVE
- CMU WALL, SEE STRUCT. FOR INFO
- (E) PARTITION OR ASSEMBLY
- (N) PARTITION, SEE PARTITION SCHEDULE AND DETAILS FOR MORE INFORMATION

Issue	Date & Issue Description	By	Check
	4/14/2014	PLANNING SUBMITTAL	

Seal/Signature

Project Name
320 Hampton

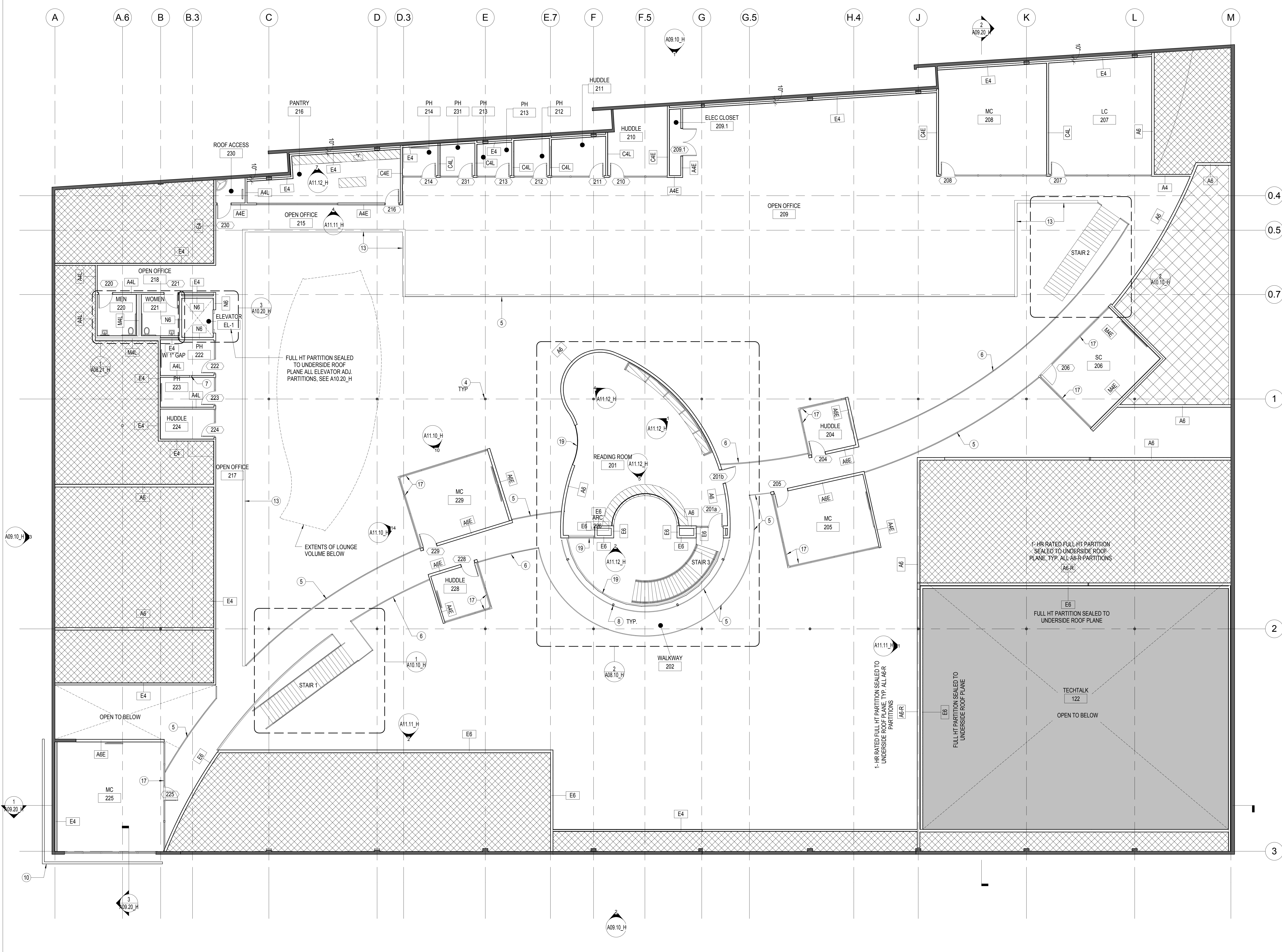
Project Number
05.8825.000

Description
CONSTRUCTION PLAN LEVEL 1

Scale
As indicated

A02.10_H

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SHEET NOTES

1. SEE PARTITION TYPES SHEET A12.00_H FOR INFORMATION
2. ALL EXTERIOR GLAZING SYSTEMS ARE CENTER-GLAZED STOREFRONT SYSTEM WITH 1" IGU (LOW-E, TEMPERED, AND HEAT SOAKED) AND VERTICAL MULLIONS, UNO. SEE ELEVATIONS FOR MORE INFO.
3. ALL INTERIOR GLAZING SYSTEMS ARE CENTER-GLAZED STOREFRONT SYSTEM WITH MIN. 3/8" GLASS (TEMPERED) AND VERTICAL MULLIONS, UNO. SEE ELEVATIONS FOR MORE INFO.
4. UNO PARTITIONS MEZZ LEVEL UP TO +24'-1" AFF FROM GROUND LEVEL. MTL STUDS TO BE FULL HT TO UNDERSIDE ROOF PLANE IN SLIP-TRACK PER PROVIDED DTL'S
5. PROVIDE MIN (1) WATER STATION PER FLOOR IN LIEU OF DRINKING FOUNTAIN.

MEZZANINE CALCULATION

43,800 SF TOTAL GROUND FL.
 4,076 SF TECH TALK (FULL HT TO UNDERSIDE DECK ABOVE)
 43,800 SF - 4,076 SF = 39,724 SF ROOM VOLUME
 39,724 SF / 3 = 13,241 SF MAX MEZZ FLOOR AREA

13,220 SF ACTUAL MEZZ AREA < 13,241 SF MAX AREA
 MEZZANINE AREA COMPLIES

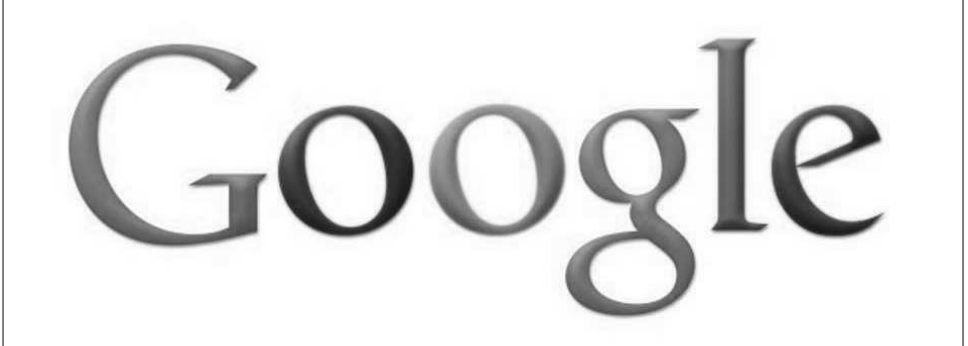
KEYNOTES

1. EXISTING RECEPTION DESK RELOCATED
2. EXISTING GALVANISED METAL CLAD VOLUME
3. (N) EXTERIOR WALL INFILL, MATCH EXISTING ADJACENT FINISHES
4. (E) ROUND STEEL TUBE COLUMN, PTD. SEE STRUCTURE FOR INFO.
5. STEEL BAR STOCK GUARDRAIL W/ STL ROD HORIZONTALS @ 4" O.C., PTD.
6. PANELISED FABRIC ARC ASSEMBLY
7. (N) ROUND STEEL TUBE COLUMN PER STRUCTURE, PTD.
8. (N) TU STL COLUMN PER STRUCT. PTD.
10. HARDWOOD SHADE SCREEN O/ TU STL STRUCT
11. 72" X 48" TWO-WAY MIRROR
13. GYPBD O/ MTL FRAMING GUARDRAIL, 42" HT PTD. W/ 1/2" MDF CAP, PTD PT-11
15. LOWER CABINETS
16. COUNTER WITH LOWER CABINETS AND UNDERCOUNTER REFRIGERATOR
17. STOREFRONT SYSTEM WITH BUTT JOINT MIN 5/8" TEMP GLASS
18. FRAMELESS BUTT JOINT MIN 5/8" TEMP GLASS WITH 2-SIDED GLAZING CHANNEL SUPPORT. SEE ELEVATION FOR MORE INFO.
19. FRAMELESS BUTT JOINT MIN 3/4" LAMINATED GLASS WITH 2-SIDED GLAZING CHANNEL SUPPORT. SEE ELEVATION FOR MORE INFO.

LEGEND

- NON - OCCUPANCY AREA. MECHANICAL DUCT AREA ONLY. PROVIDE HARD LID ASSEMBLY (1) LAYER 3/4" PLYWD O/ MTL HOISTS O/ 5/8" GYPBD, T.O. ASSEMBLY AT 12'-0" AFF LEVEL 1 OR 3'-0" CLR OF FCE LEVEL BELOW
- MILLWORK. SEE INTERIOR ELEVATIONS
- FULL HEIGHT VOLUME W/ PARTITIONS ACOUSTICALLY SEALED TO UNDERSIDE (E) ROOF DECK ABOVE
- CMU WALL, SEE STRUCT. FOR INFO
- (E) PARTITION OR ASSEMBLY
- (N) PARTITION. SEE PARTITION SCHEDULE AND DETAILS FOR MORE INFORMATION

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Issue	Date & Issue Description	By	Check
	4/14/2014	PLANNING SUBMITTAL	

Seal/Signature _____

Project Name
320 Hampton

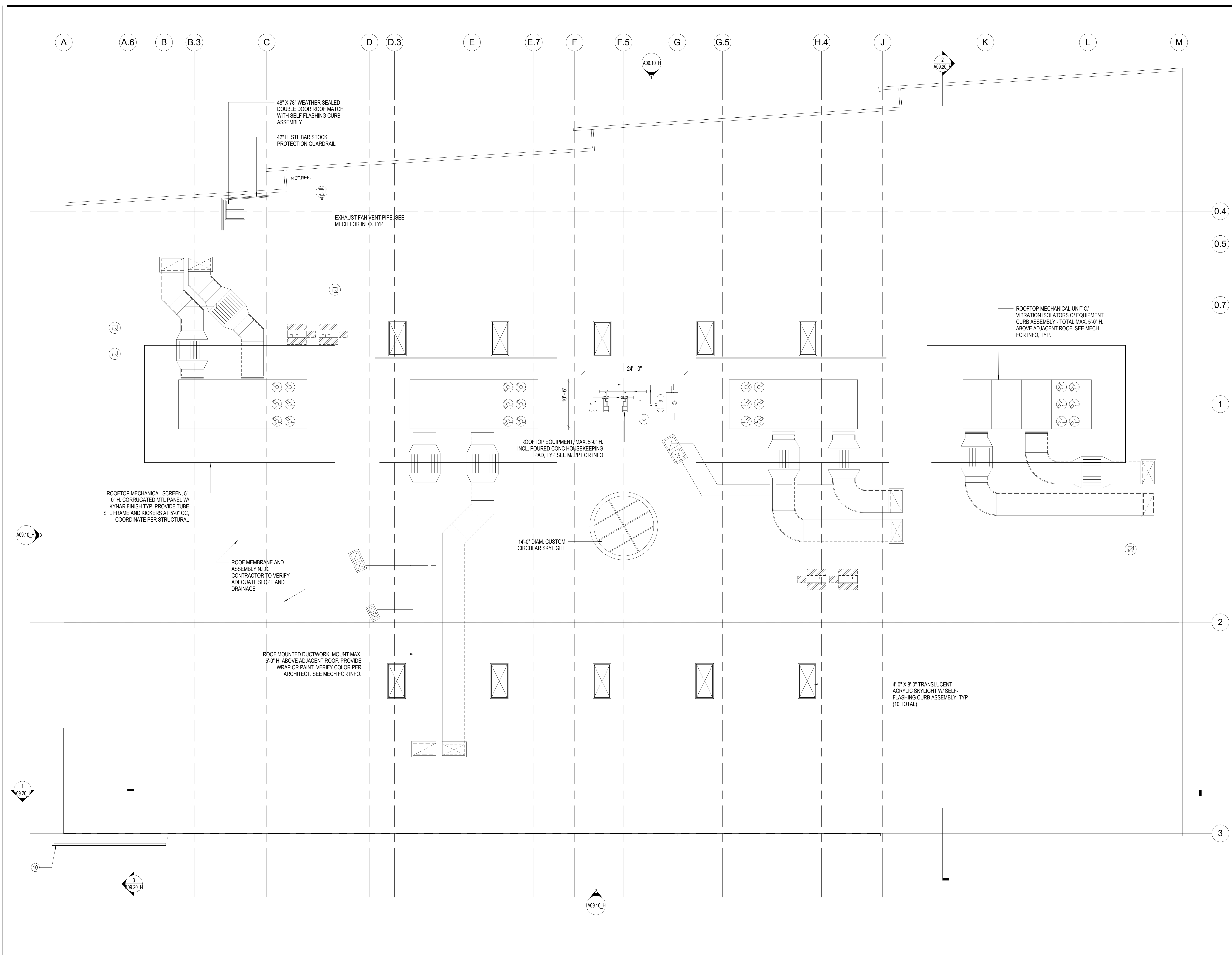
Project Number
05.8825.000

Description
CONSTRUCTION PLAN LEVEL 2 MEZZ

Scale
As indicated

Ref. North

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SHEET NOTES

1. ROOF MEMBRANE AND ASSEMBLY TO BE DESIGN BUILT BY OTHERS. CONTRACTOR TO VERIFY AND COORDINATE REQ'D MIN. SLOPE AND DRAINAGE

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KEYNOTES

- 1 EXISTING RECEPTION DESK RELOCATED
- 2 EXISTING GALVANISED METAL CLAD VOLUME
- 3 (N) EXTERIOR WALL INFILL, MATCH EXISTING ADJACENT, FINISHES
- 4 (E) ROUND STEEL TUBE COLUMN, PTD. SEE STRUCTURE FOR INFO.
- 5 STEEL BAR STOCK GUARDRAIL W/ STL ROD HORIZONTALS @ 4" O.C., PTD.
- 6 PANELISED FABRIC ARC ASSEMBLY
- 7 (N) ROUND STEEL TUBE COLUMN PER STRUCTURE, PTD.
- 8 (N) TU STL COLUMN PER STRUCT. PTD.
- 10 HARDWOOD SHADE SCREEN O/ TU STL STRUCT
- 11 72" X 48" TWO-WAY MIRROR
- 13 GYPBD O/ MTL FRAMING GUARDRAIL, 42" HT PTD. W/ 1/2" MDF CAP, PTD PT-11
- 15 LOWER CABINETS
- 16 COUNTER WITH LOWER CABINETS AND UNDERCOUNTER REFRIGERATOR
- 17 STOREFRONT SYSTEM WITH BUTT JOINT MIN 5/8" TEMP GLASS
- 18 FRAMELESS BUTT JOINT MIN 5/8" TEMP GLASS WITH 2-SIDED GLAZING CHANNEL SUPPORT, SEE ELEVATION FOR MORE INFO.
- 19 FRAMELESS BUTT JOINT MIN 3/4" LAMINATED GLASS WITH 2-SIDED GLAZING CHANNEL SUPPORT, SEE ELEVATION FOR MORE INFO.

LEGEND

Issue	Date & Issue Description	By	Check
	4/14/2014	PLANNING SUBMITTAL	

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Project Name
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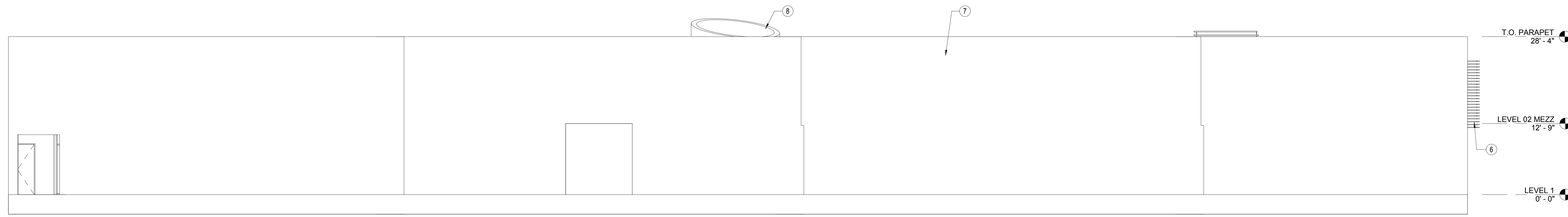
Project Number
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Description
CONSTRUCTION PLAN ROOF LEVEL

Scale
As indicated

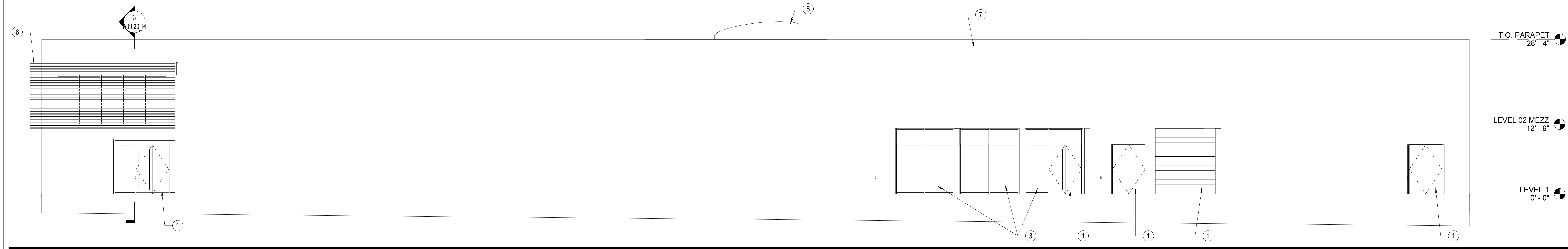
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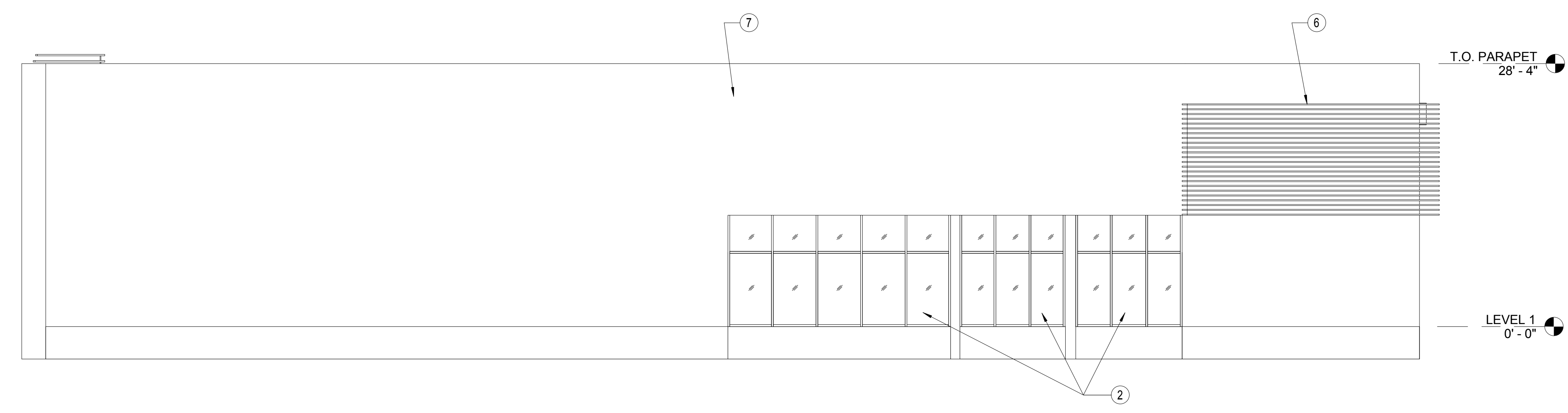
NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

1



SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

2

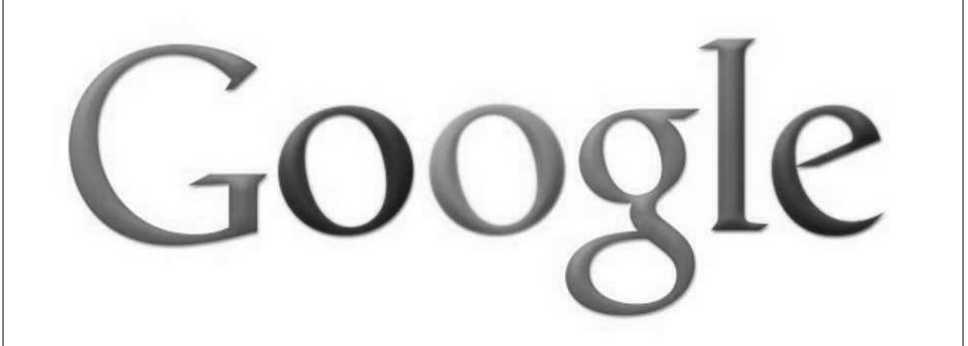


EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

3

SHEET NOTES

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KEYNOTES

No.	Description
1	(N) DOOR, SEE PLANS AND DOOR SCHED. FOR INFO
2	EXISTING ANOD ALUM STOREFRONT
3	ANODIZED ALUM STOREFRONT W/ DUAL PANE LOW - E GLASS
4	COLUMN PER STRUCTURAL, PTD
6	HARDWOOD SHADE SCREEN O/ TU STL STRUCTURE
7	EXISTING TILT-UP CONC WALL
8	SKYLIGHT BEYOND

LEGEND

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Project Name
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Project Number
05.8825.000

Description
EXTERIOR ELEVATIONS

Scale
1/8" = 1'-0"

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