

OWNER

UPLANDER CAMPUS LLC
5840 UPLANDER WAY
CULVER CITY, CA 90230

DESIGN FIRM

SWEISKLOSS DESIGN + CONSTRUCT
CONTACT: ABEER SWEIS
1424 4TH STREET, SUITE 501
SANTA MONICA, CA 90401
310-394-6460

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

PROJECT NOTES:

- IN ALL AREAS & ON ALL SHEETS WHERE REFERENCE IS MADE TO SweisKloss FOR APPROVALS AND/OR SPECIFICATIONS CONTRACTOR SHALL ADDRESS TO OWNER.
- SweisKloss TO REVIEW AND APPROVE CABINET SHOP DRAWINGS AND HVAC PLANS PRIOR TO FABRICATION AND INSTALLATION.
- TITLE 24 CALCULATIONS PROVIDE THE MINIMUM REQUIREMENTS. SweisKloss NOTES AND KEYNOTES MAY PROVIDE ADDITIONAL AND HIGHER REQUIREMENTS. BUILD ACCORDING TO WHICHEVER IS THE GREATER REQUIREMENT.

ARCHITECTURAL

- | | |
|-------|------------------------------|
| T | COVER SHEET |
| S | SURVEY |
| A.0 | EXISTING BUILDING PICTURES |
| A.1.0 | EXISTING SITE PLAN |
| A.1.1 | PROPOSED SITE PLAN |
| A.1.2 | PROPOSED COLORED SITE PLAN |
| A.1.3 | PRELIM. DRAINAGE PLAN |
| A.2.0 | EXISTING LANDSCAPE |
| A.2.1 | PROPOSED LANDSCAPE |
| A.2.2 | PROPOSED LANDSCAPE PLANTS |
| A.2.3 | LANDSCAPE SCHEDULES |
| A.3.0 | EXISTING FIRST FLOOR PLAN |
| A.3.1 | EXISTING SECOND FLOOR PLAN |
| A.3.2 | PROPOSED FIRST FLOOR PLAN |
| A.3.3 | PROPOSED SECOND FLOOR PLAN |
| A.3.4 | PROPOSED ROOF PLAN |
| A.4.0 | EXISTING EXTERIOR ELEVATIONS |
| A.4.1 | EXISTING EXTERIOR ELEVATIONS |
| A.4.2 | PROPOSED EXTERIOR ELEVATIONS |
| A.4.3 | PROPOSED EXTERIOR ELEVATIONS |
| A.4.4 | PLAY YARD ELEVATIONS |

VICINITY MAP



LEGAL DESCRIPTION

TRACT: TR 22864
MAP REFERENCE:
LOT: 23
APN: 4134005009

PROJECT DESCRIPTION

CONVERT EXISTING OFFICE BUILDING TO A PRESCHOOL & KINDERGARTEN CLASSROOMS & NECESSARY OFFICES. CONVERT PART OF EXISTING PARKING LOT TO OUTDOOR PLAY YARD

CONSTRUCTION

TYPE V
NFPA 13D SPRINKLER SYSTEM

PROJECT INFORMATION

LOT SIZE: 35, 134 SQ. FT.
ZONING: CRB COMMERCIAL REGIONAL BUSINESS PARK
OCCUPANCY GROUP (E): B
OCCUPANCY GROUP (N): E
CONSTRUCTION TYPE (E) & (N): V-B
NO. OF STORIES: EXISTING 2-STORY
PROPOSED TO REMAIN 2-STORY (NO CHANGE)
BUILDING HEIGHT: (E) 28'-0" (NO CHANGE)
SETBACK INFORMATION (PER CRB) : STREET FACING = 15'
SIDE & REAR = NONE REQUIRED

	EXISTING	PROPOSED
1ST FLOOR	8,269 SQ. FT.	8,269 SQ. FT.
2ND FLOOR	7,811 SQ. FT.	7,811 SQ. FT.
TOTAL	16,080 SQ. FT.	16,080 SQ. FT.



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Design + Construct

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5840 UPLANDER WAY
CULVER CITY, CA 90230-6608

Revisions		
MARK	DATE	DESCRIPTION

Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

COVER SHEET

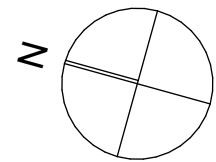
T



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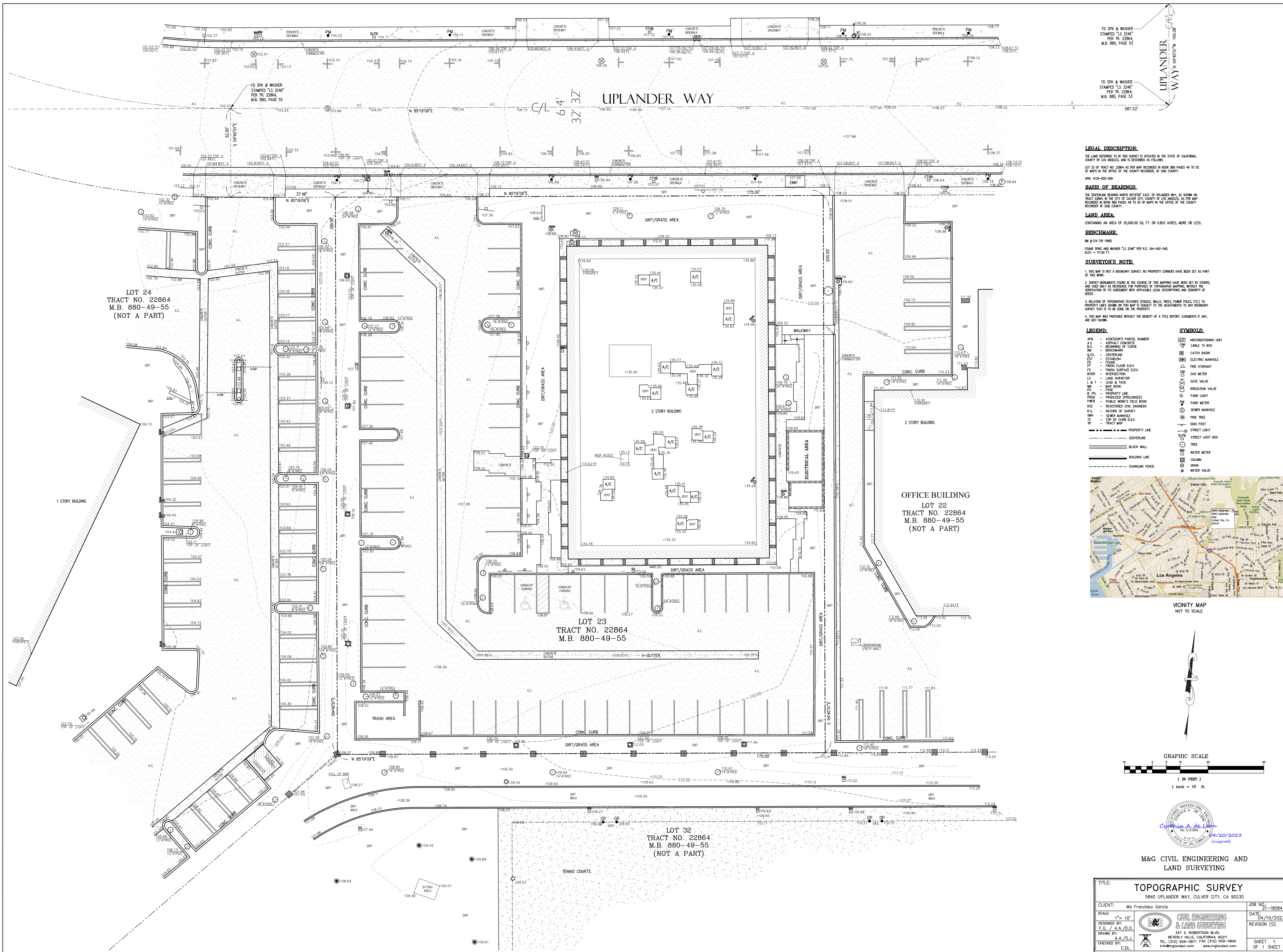
Drawn AS, ML, FG

Scale PER DRAWINGS

SURVEY

S

SHEET #LayNolnSubs9F 47





7 SOUTH WEST ELEVATION
SCALE: 1" = 1'-0"



4 NORTH WEST ELEVATION
SCALE: 1" = 1'-0"



1 WEST ELEVATION
SCALE: 1" = 1'-0"



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



5 SOUTH ELEVATION
SCALE: 1" = 1'-0"



2 SOUTH EAST ELEVATION
SCALE: 1" = 1'-0"



6 NORTH EAST ELEVATION
SCALE: 1" = 1'-0"



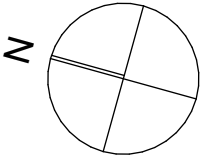
3 NORTH ELEVATION
SCALE: 1" = 1'-0"



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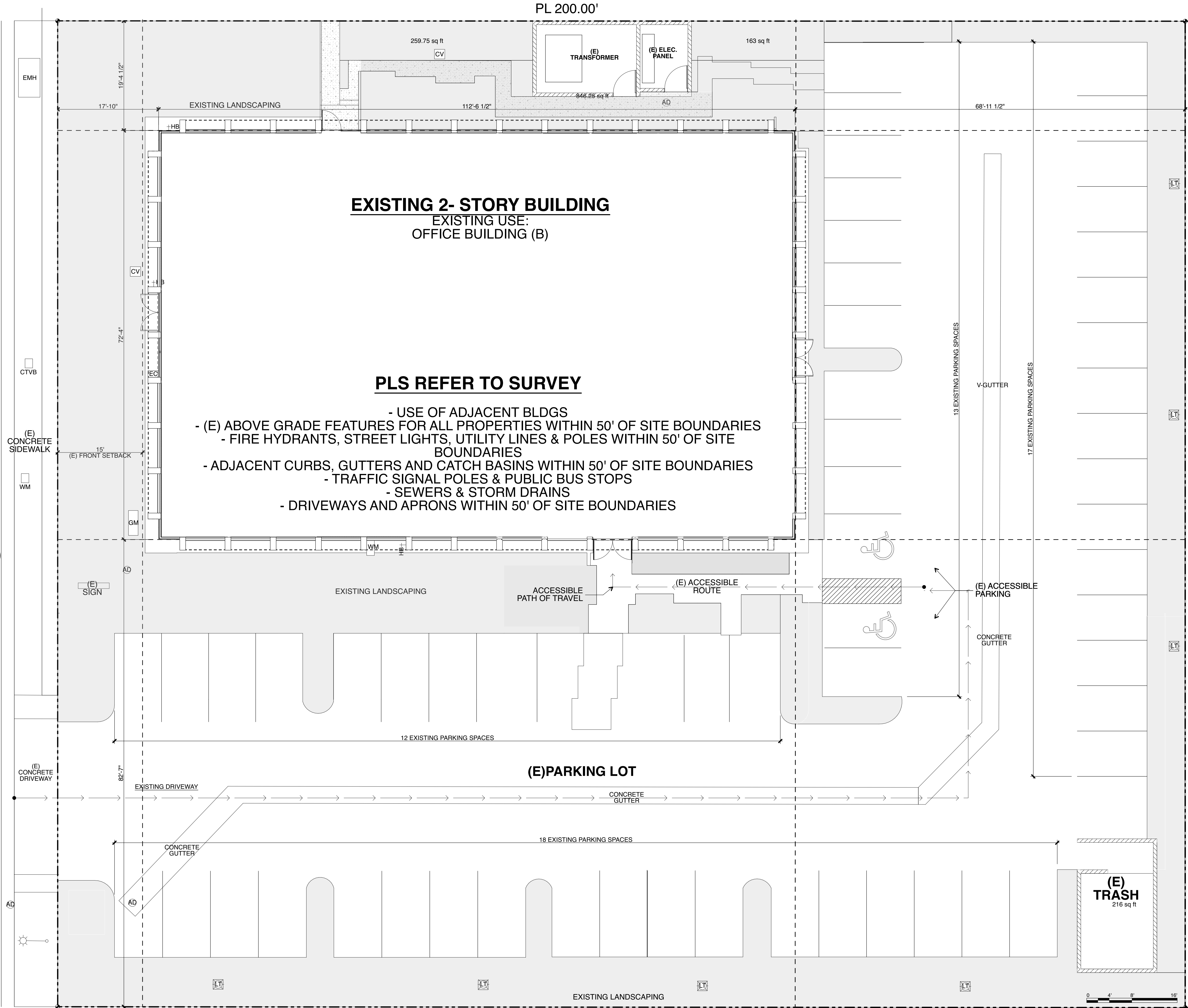
Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

EXISTING BUILDING
PICTURES

A.0

SHEET #LayNolnSubs@F 50

CONDITIONAL USE PERMIT



EXISTING 2- STORY BUILDING

EXISTING USE:
OFFICE BUILDING (B)

PLS REFER TO SURVEY

- USE OF ADJACENT BLDGS
- (E) ABOVE GRADE FEATURES FOR ALL PROPERTIES WITHIN 50' OF SITE BOUNDARIES
- FIRE HYDRANTS, STREET LIGHTS, UTILITY LINES & POLES WITHIN 50' OF SITE BOUNDARIES
- ADJACENT CURBS, GUTTERS AND CATCH BASINS WITHIN 50' OF SITE BOUNDARIES
- TRAFFIC SIGNAL POLES & PUBLIC BUS STOPS
- SEWERS & STORM DRAINS
- DRIVEWAYS AND APRONS WITHIN 50' OF SITE BOUNDARIES

SITE PLAN LEGEND

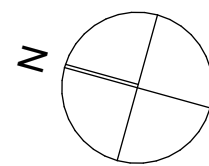
- (E) CMU SITE WALL
- PROPERTY LINE & PROPERTY CORNER
- SETBACK LINE
- CENTERLINE
- SLOPE
- KEYNOTE, SEE KEYNOTES LIST
- FLOOR ELEVATION
- HOSE BIB
- SEWER CONNECTION
- GAS METER
- WATER METER
- ELECTRICAL CONDUIT
- CONTROL VALVE
- AREA DRAIN



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EXISTING SITE PLAN

A.1.0

SHEET #LayNolnSubs@F 47

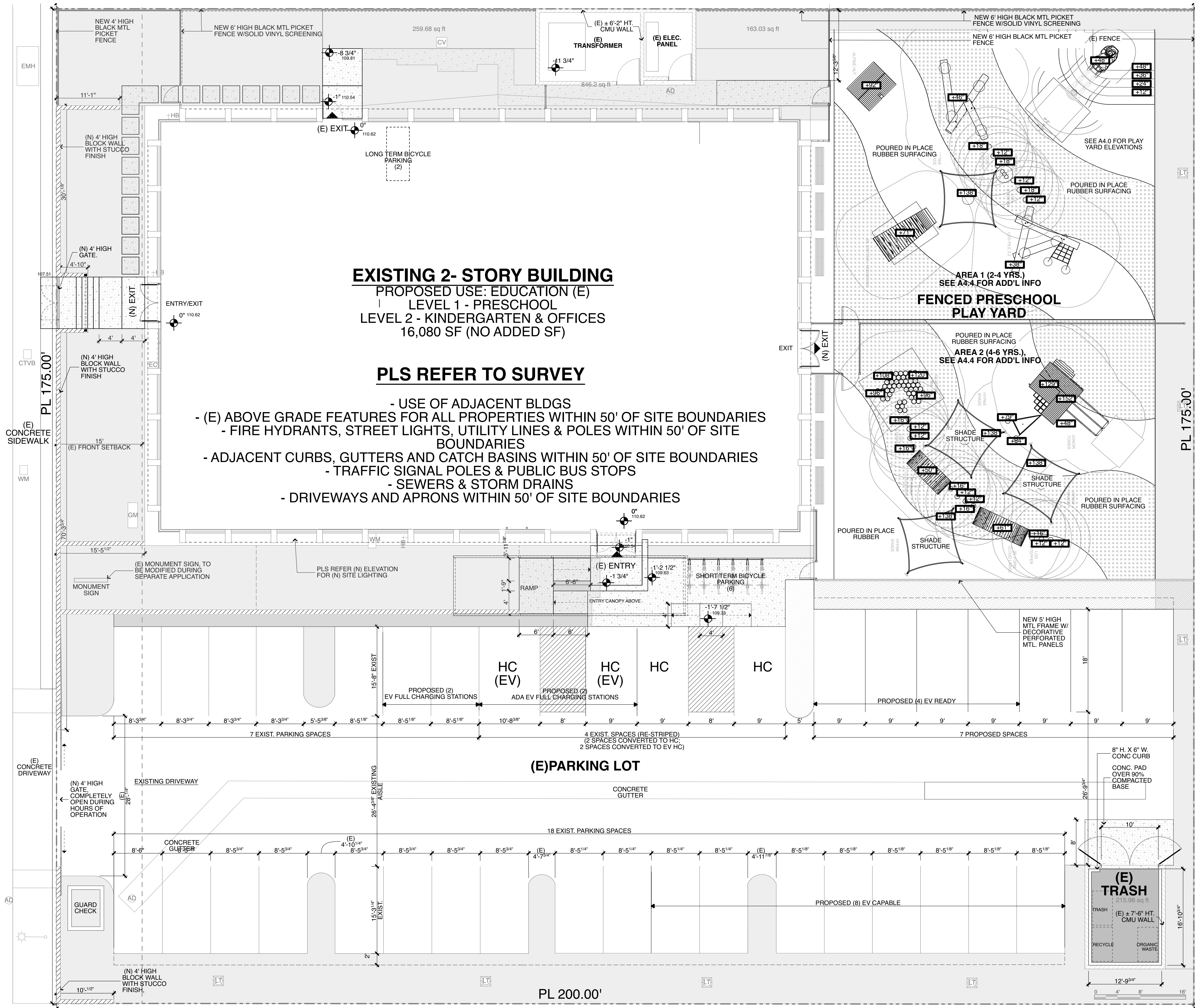
CONDITIONAL USE PERMIT

UPLANDER WAY

1

PROPOSED SITE PLAN

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

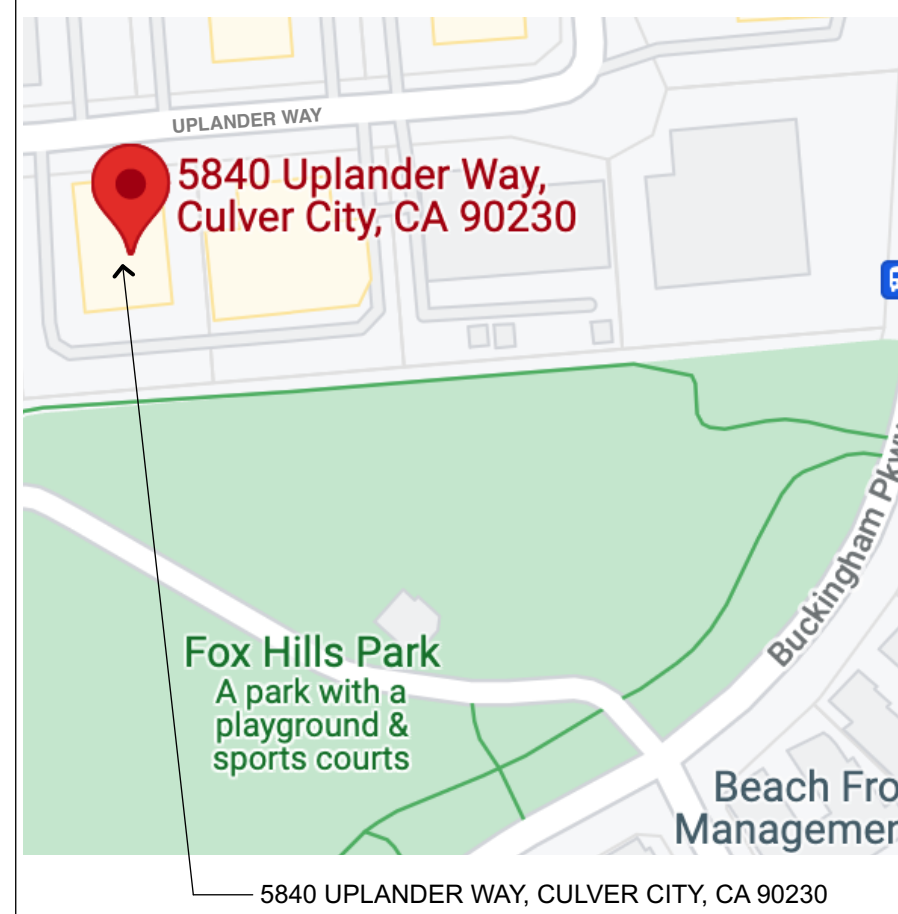


ENVIRONMENTAL PROGRAMS AND OPERATIONS NOTES

1) SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY COUNCIL MAY REGULATE, BY ORDINANCE OR RESOLUTION, ALL ASPECTS OF SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING, INCLUDING, BUT NOT LIMITED TO, FREQUENCY OF COLLECTION, MEANS OF COLLECTION AND TRANSPORTATION, LEVEL OF SERVICES, CHARGES, FEES, AND NATURE, LOCATION AND EXTENT OF PROVIDING SOLID WASTE HANDLING SERVICES.

2) THE CITY OF CULVER CITY SHALL PROVIDE WASTE DISPOSAL AND RECYCLING SERVICES FOR ALL CONSTRUCTION & DEMOLITION PROJECTS WITHIN CITY LIMITS IN ACCORDANCE WITH CCMC 5.01.010.

VICINITY MAP



LEGAL DESCRIPTION

TRACT: TR 22864
MAP REFERENCE:
LOT: 23
APN: 4134005009

PROJECT INFORMATION

	EXISTING	PROPOSED
LOT SIZE	35,134 SQ. FT.	35,134 SQ. FT.
BLDG. SQ. FT.	16,080 SQ. FT.	16,080 SQ. FT.
1ST FL.	8,269 SQ. FT.	8,269 SQ. FT.
2ND FL.	7,811 SQ. FT.	7,811 SQ. FT.
BLDG. FOOT PRINT	8,269 SQ. FT.	8,269 SQ. FT.
TRASH STRUCT.	256 SQ. FT.	256 SQ. FT.
TRANSF. & ELECT.	376 SQ. FT.	376 SQ. FT.
SITE COVERAGE	8,901/35,134 = 25.34%	8,901/35,134 = 25.34%
LANDSCAPE	5,270 SF/ 15%	6,201 SF/ 17.65%

SHORT-TERM BICYCLE PARKING	AREA	SHORT-TERM BICYCLE PARKING
KINDER-CR #1	939 SF	2
KINDER-CR #2	982 SF	2
REMAINING AREA (OTHER COMMERCIAL USES)	14,159 SF	2 (1/10,000SF)
TOTAL	16,080 SF	6

SITE PLAN LEGEND

- (N) CMU SITE WALL WITH STUCCO FINISH, HEIGHT PER SITE PLAN
- (E) CMU SITE WALL
- PROPERTY LINE & PROPERTY CORNER
- SETBACK LINE
- CENTERLINE
- 2% SLOPE
- KEYNOTE. SEE KEYNOTES LIST
- FLOOR ELEVATION
- HOSE BIB
- SEWER CONNECTION
- GAS METER
- WATER METER
- ELECTRICAL CONDUIT
- CONTROL VALVE
- AREA DRAIN



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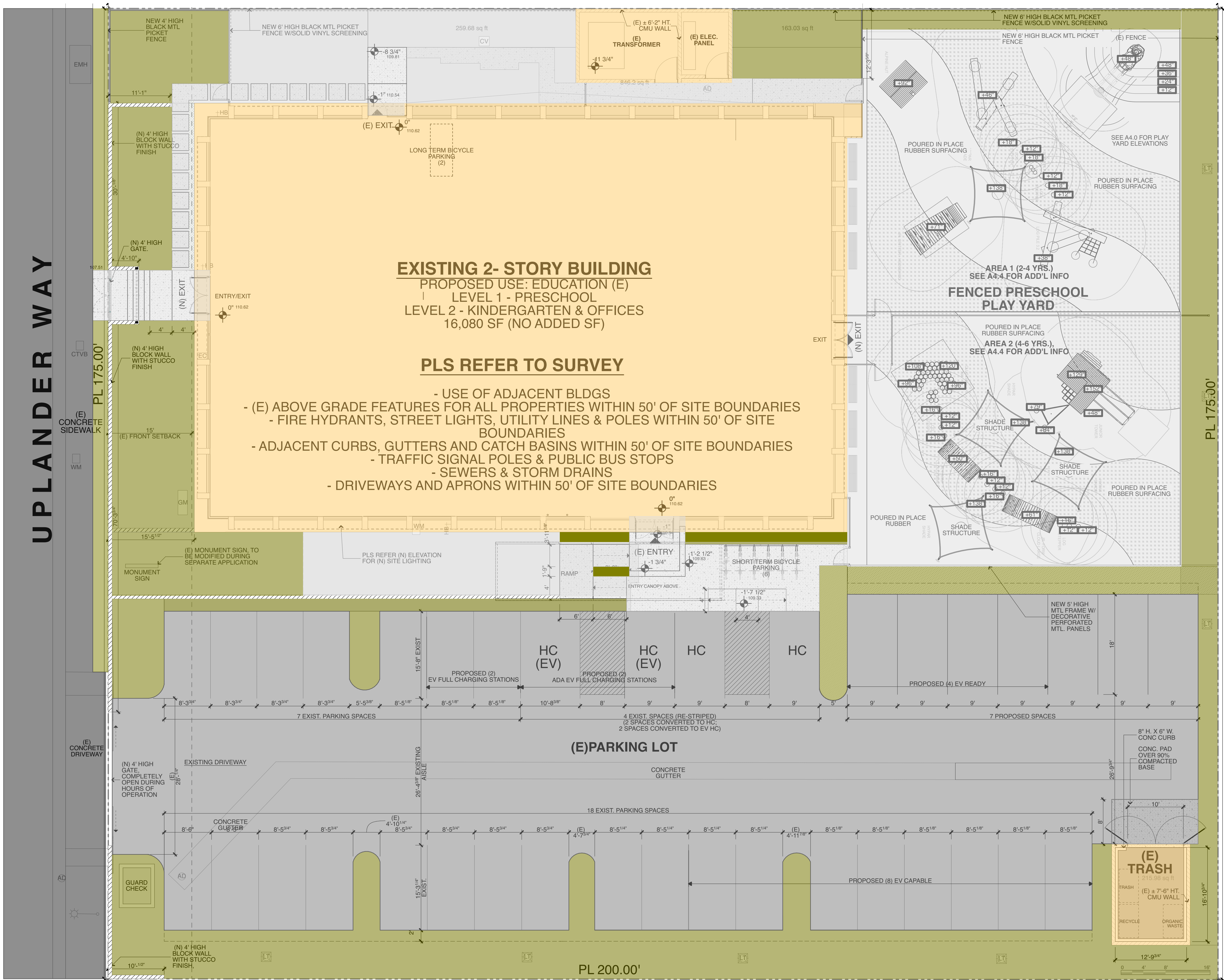
Job No	21-016
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Drawn	AS, ML, FG
Scale	PER DRAWINGS

PROPOSED SITE PLAN

A.1.1

SHEET #LayNolnSubs9F 47

CONDITIONAL USE PERMIT



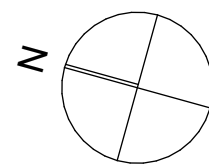
UPLANDER WAY



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LEGEND

- BUILDING & SUPPORTING STRUCTURES
- LANDSCAPE
- PARKING
- PEDESTRIAN
- PUBLIC RIGHT OF WAY

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Scale	PER DRAWINGS

PROPOSED COLORED
SITE PLAN

A.1.2
SHEET #LayNolnSubs9F 47

CONDITIONAL USE PERMIT

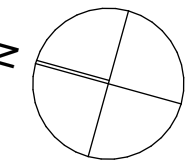
PL 200.00'



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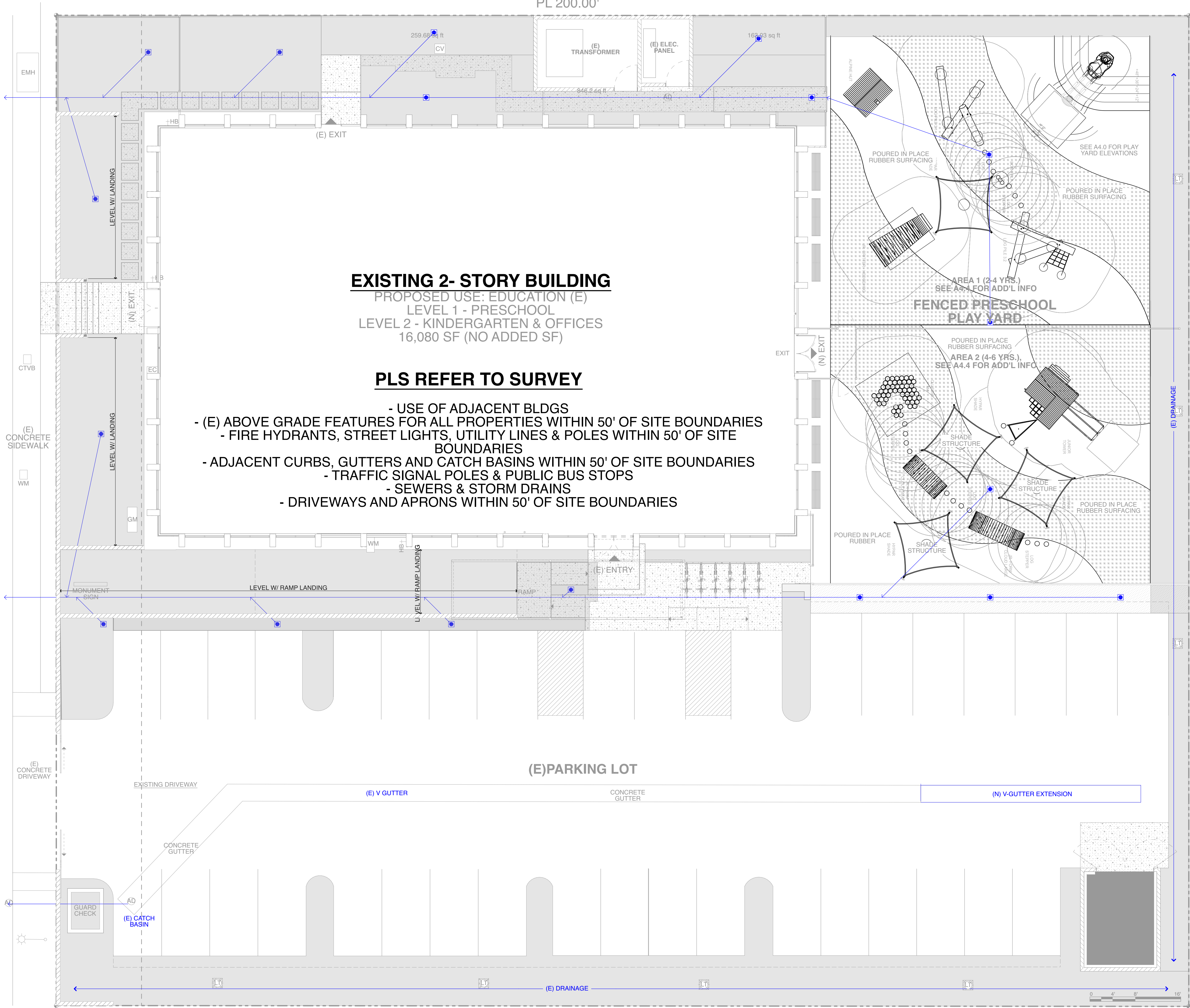
PRELIM. DRAINAGE
PLAN

A.1.3

SHEET #LayNolnSubs@F 50

CONDITIONAL USE PERMIT

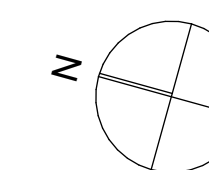
UPLANDER WAY



1 PROPOSED DRAINAGE PLAN

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

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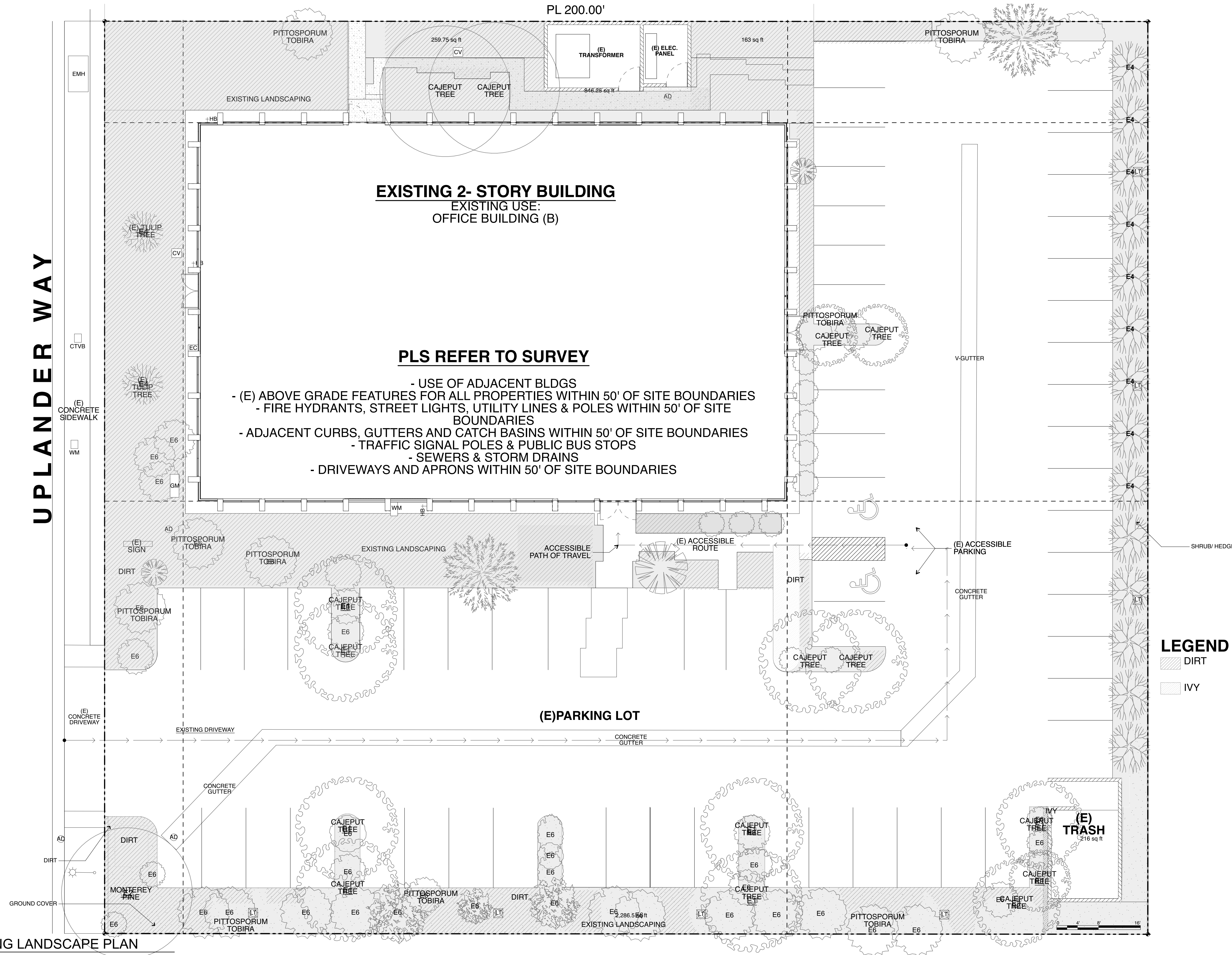
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Job No	21-0
Issue Date	08/01/20
Drawn	AS, PB, I
Scale	PER DRAWING

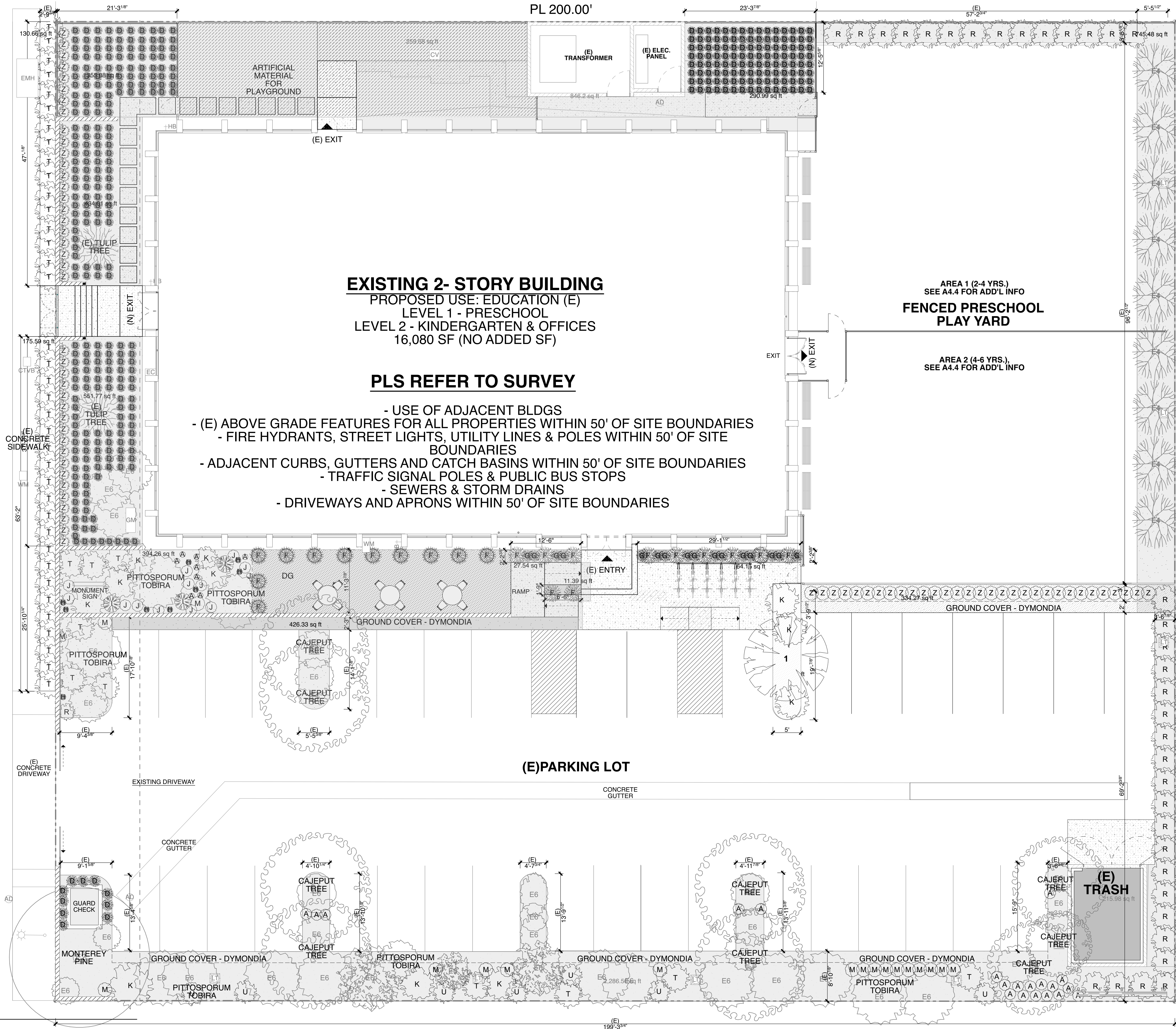
EXISTING LANDSCAPE

A.2.0

SHEET #LayNoInSubs@F



UPLANDER WAY



EXISTING 2- STORY BUILDING

PROPOSED USE: EDUCATION (E)
LEVEL 1 - PRESCHOOL
LEVEL 2 - KINDERGARTEN & OFFICES
16,080 SF (NO ADDED SF)

PLS REFER TO SURVEY

- USE OF ADJACENT BLDGS
- (E) ABOVE GRADE FEATURES FOR ALL PROPERTIES WITHIN 50' OF SITE BOUNDARIES
- FIRE HYDRANTS, STREET LIGHTS, UTILITY LINES & POLES WITHIN 50' OF SITE BOUNDARIES
- ADJACENT CURBS, GUTTERS AND CATCH BASINS WITHIN 50' OF SITE BOUNDARIES
- TRAFFIC SIGNAL POLES & PUBLIC BUS STOPS
- SEWERS & STORM DRAINS
- DRIVEWAYS AND APRONS WITHIN 50' OF SITE BOUNDARIES

AREA 1 (2-4 YRS.)
SEE A4.4 FOR ADD'L INFO
**FENCED PRESCHOOL
PLAY YARD**

AREA 2 (4-6 YRS.),
SEE A4.4 FOR ADD'L INFO

(E)PARKING LOT

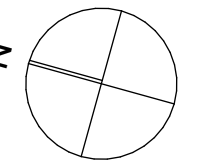
(E) TRASH



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PROPOSED
LANDSCAPE

A.2.1

SHEET #LayNolnSubs@F 50

CONDITIONAL USE PERMIT

UNDER PINE/ SHADE AREA



BEST IN SHADE
HALF SUN, HALF SHADE
DROUGHT TOLERANT
1.5'

D Creeping Red Fescue
SCALE: 1" = 1'-0"

MAIN ENTRANCE (CULVER CITY NATIVE/ CALIFORNIA NATIVE)



FULL SUN, PART SHADE
LOW WATER, DEER RESISTANT
1'-2' H
2'-4' W

F Douglas iris
SCALE: 1:1.62

FRONT BUILDING / SIDEWALK



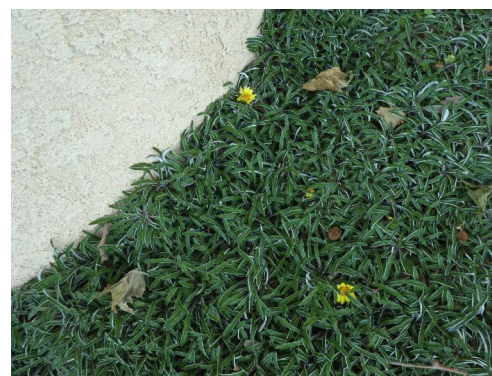
3'-6' H AND W
DROUGHT TOLERANT
GOOD FOR SIDEWALKS

T Rosmarinus officinalis
SCALE: 1:1.62



FULL SUN, PART SHADE
LOW WATER, DEER
RESISTANT
1'-1.5' H
2' W
FULL SHADE PART SHADE,
FULL SUN
EVERGREEN

G Heuchera maxima island alum root
SCALE: 1:11.53



DYMONDIA
SCALE: 1:11.35

PARKING LOT



BEST IN SHADE
HALF SUN, HALF SHADE
DROUGHT TOLERANT
1.5'

D Creeping Red Fescue
SCALE: 1" = 1'-0"



GROUND COVER
DROUGHT TOLERANT

K Yankee Point California lilac
SCALE: 1:1.38



3'-5' H AND W
MONARCHS AND
BUTTERFLIES

U Showy Milkweed
SCALE: 1:5.29



3'-6' H AND W
DROUGHT TOLERANT
GOOD FOR SIDEWALKS

T Rosmarinus officinalis
SCALE: 1:1.62



BEST IN SHADE
HALF SUN, HALF SHADE
DROUGHT TOLERANT
1.5'

D Creeping Red Fescue
SCALE: 1" = 1'-0"

UNDER EUCALYPTUS (CULVER CITY NATIVE/ CALIFORNIA NATIVE)



2'

A Aloe 'Johnson's Hybrid'
SCALE: 1:3.43



R Golden Bamboo
SCALE: 1:2.77



SELECT RED
GERANIUMS THAT
REPEL BEES,
MOSQUITOS AND
WASPS
DROUGHT TOLERANT

Z Geranium
SCALE: 1:2.50

OPTIONS FOR PARKING LOT TREES



BEES ARE NOT
ATTRACTED TO.
DROUGHT TOLERANT

1 Chinese Elm
SCALE: 1:2.37

FRONT ENTRANCE (CALIFORNIA NATIVE)



A Aloe 'Johnson's Hybrid'
SCALE: 1:4.14



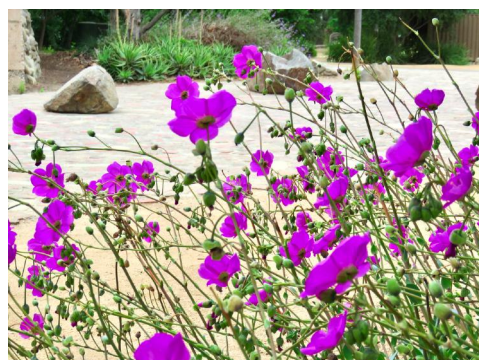
H Dudleya spp
SCALE: 1:11.17



M Senecio mandraliscae kleinia
SCALE: 1:4.35



I Aeonium canariense
SCALE: 1:5.88



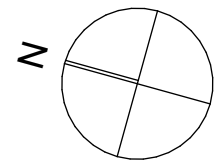
J Calandrinia grandiflora
SCALE: 1:11.45



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Scale	PER DRAWINGS

PROPOSED
LANDSCAPE PLANTS

A.2.2

SHEET #LayNolnSubs@F 50

CONDITIONAL USE PERMIT



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SCALE: 1' = 1'-0"

PLANT SCHEDULE							
ID	BOTANICAL NAME	COMMON NAME	QUANTITY	CONTAINER SIZE	SPACING	WATER	NOTES
Z	PELARGORIUM RED	GERANIUM	32	5 GALLONS	24"	LOW	RED COLOR ONLY. DO NOT ATTRACT BEES, MOQUITOS AND WASPS. DROUGHT TOLERANT
U	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	7	5 GALLONS	PER PLAN	LOW	
T	ROSMARINUS OFFICINALIS	ROSMARY	4	5 GALLONS	36"	LOW	
R	PLYLLOSTACHYS AUREA	GOLDEN BAMBOO	21	5 GALLONS	48"	LOW	
M	SENECIO MANDRALISCAE	CHALK SENECIO	18	5 GALLONS	30"	LOW	
K	CEANOTHUS GRISEUS YANKEE POINT	YANKEE POINT CALIFORNIA LILAC	7	5 GALLONS	48"	LOW	
J	CISTANTHE GRANDIFLORA JAZZ TIME	CALANDRINIA GRANDIFLORA	12	5 GALLONS	24"	LOW	
I	GIANT VELVET ROSE, TREE AEONIUM	AEONIUM CANARIENSE	3	5 GALLONS	PER PLAN	LOW	
H	DUDLEYA PULVERULENTA	CHALK DUDLEYA	9	5 GALLONS	PER PLAN	LOW	
G	HEUCHERA MAXIMA	ISLAND ALUM ROOT	16	5 GALLONS	PER PLAN	LOW	
F	IRIS DOUGLASIANA	DOUGLAS IRIS	22	5 GALLONS	PER PLAN	LOW	
D	FESTUCA RUBRA	CREEPING RED FESCUE	812	5 GALLONS	18"	LOW	AREA TO COVER: 1,127 SF
B	DYMONDIA MARGARETAE	DYMONDIA	2,500	1 GALLONS	6"	LOW	AREA TO COVER: 670 SF
A	ALOE "JOHNSON'S HYBRID"	ALOE	14	5 GALLONS	24"	LOW	
1	ULMUS PARVIFOLIA	CHINESE ELM	1	36" BOX	N/A	LOW	DO NOT ATTRACT BEES
E6	PITTSOPORUM TOBIRA	JAPANESE CHEESWOOD	25	(E)		(E)	(E)
E4	(E) HEDGE	(E) HEDGE	9	(E)		(E)	(E)
E3	LIRIODENDRON	TULIP TREE	2	(E)		(E)	(E)
E2	PINUS RADIATA	MONTERREY PINE	1	(E)	N/A	(E)	(E)
E1	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	9	(E)	N/A	(E)	(E)

	AREA S.F.	% OF LOT
BUILDING FOOTPRINT	8,269	23.53%
HARDSCAPE	20,664	58.82%
LANDSCAPE	6,201	17.65%
TOTAL LOT	35,134	100%

[illegible]

Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

LANDSCAPE
SCHEDULES

SHEET #LayNoInSubsOF 50

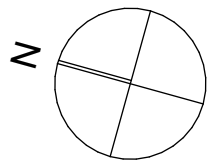
CONDITIONAL USE PERMIT



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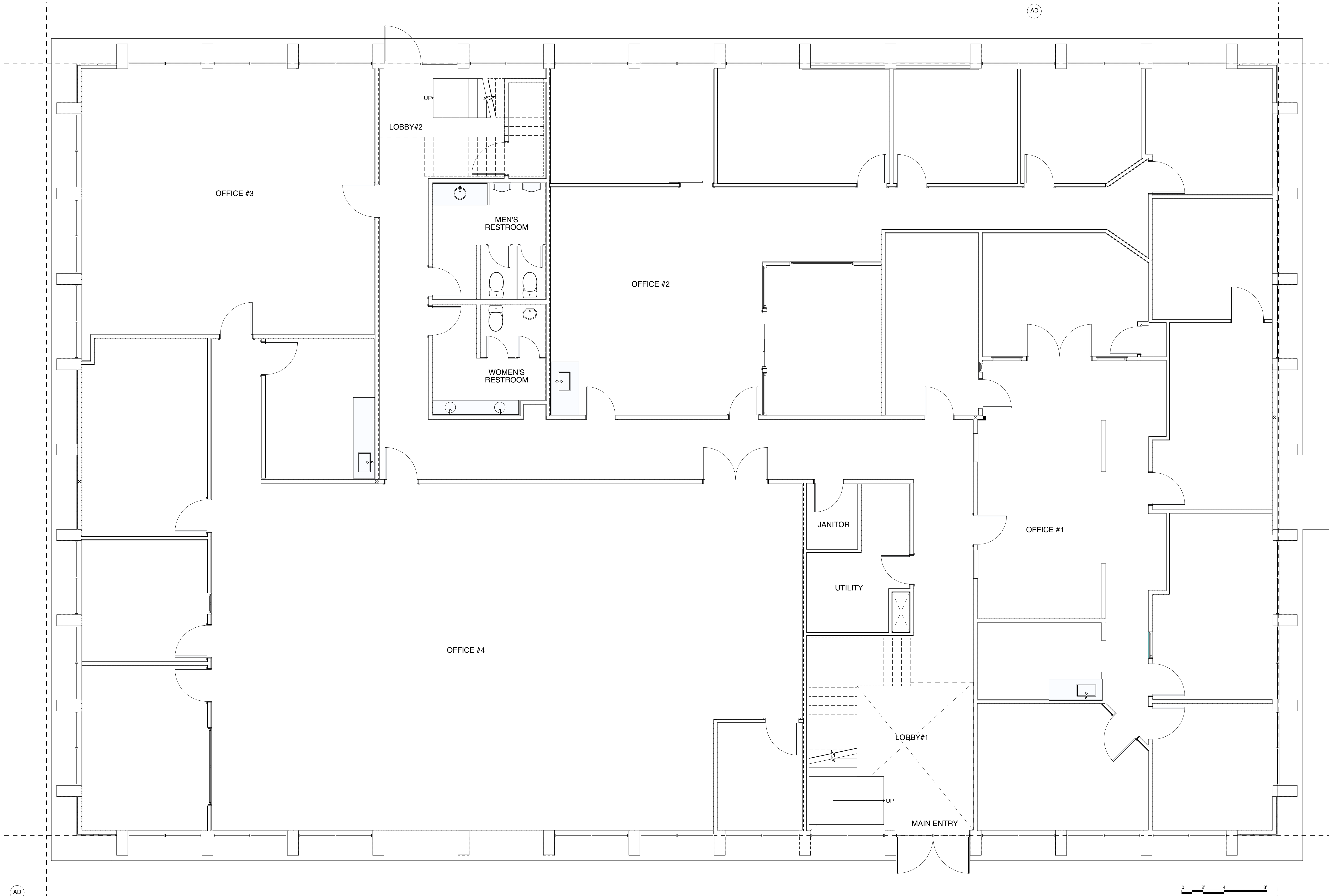
Revisions		
MARK	DATE	DESCRIPTION

Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

EXISTING FIRST
FLOOR PLAN

A.3.0

SHEET #LayNolnSubs@F 50



AD

1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

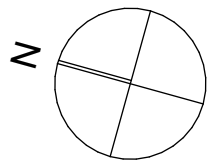
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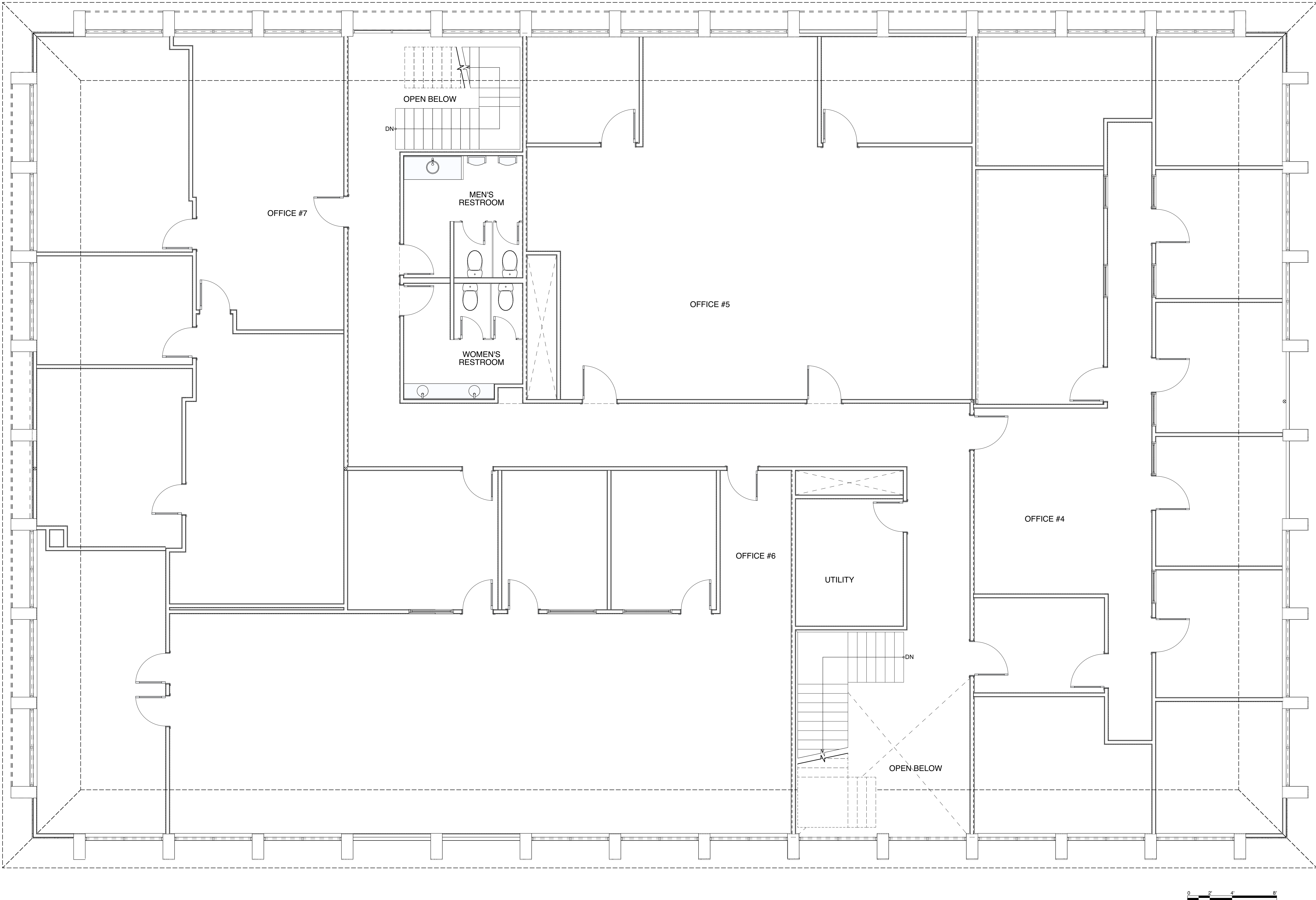
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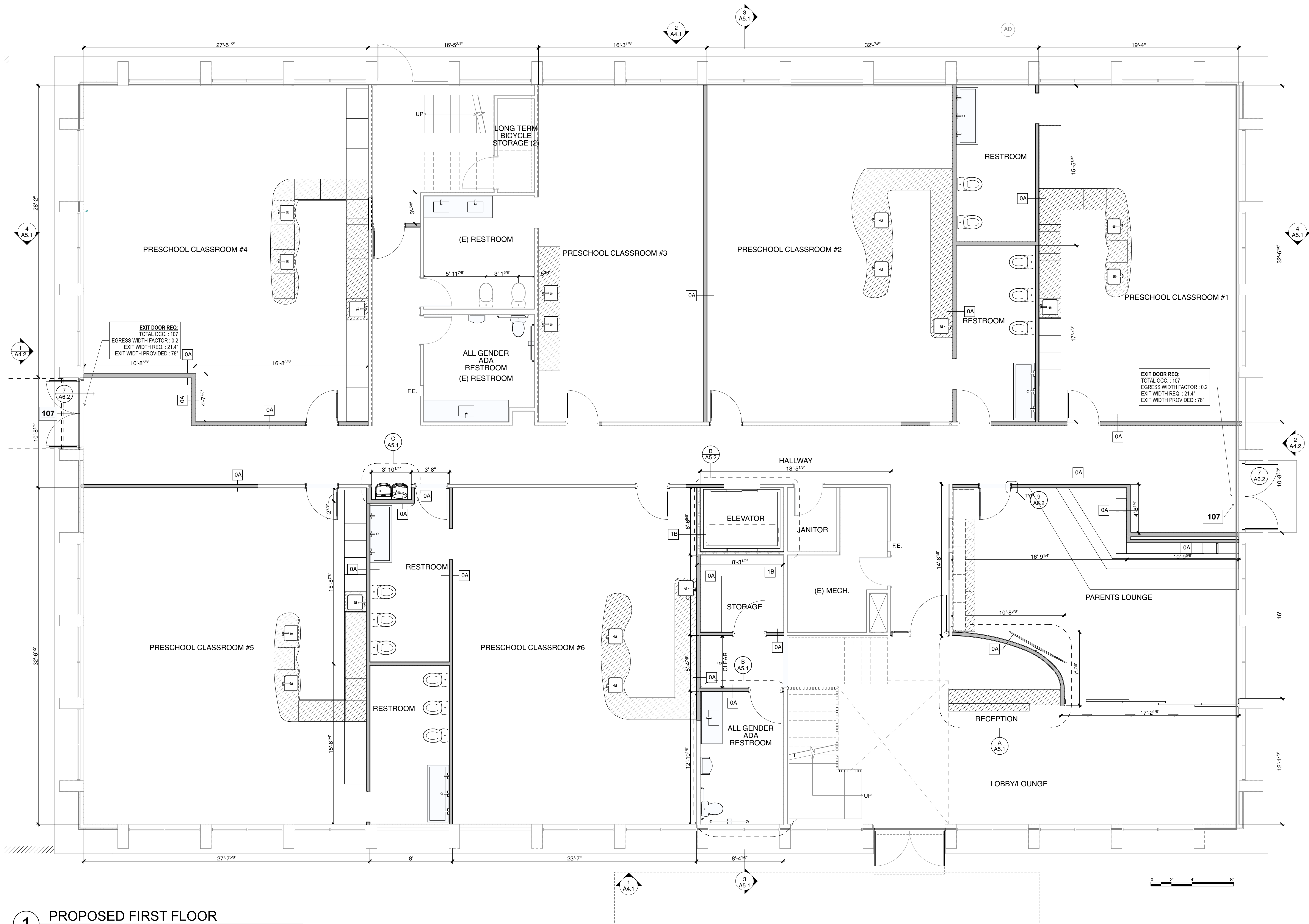
Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

EXISTING SECOND
FLOOR PLAN

A.3.1

SHEET #LayNolnSubs@F 50





1 PROPOSED FIRST FLOOR

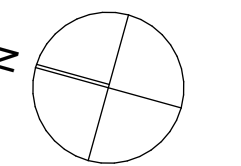
SCALE: 1/4" = 1'-0"



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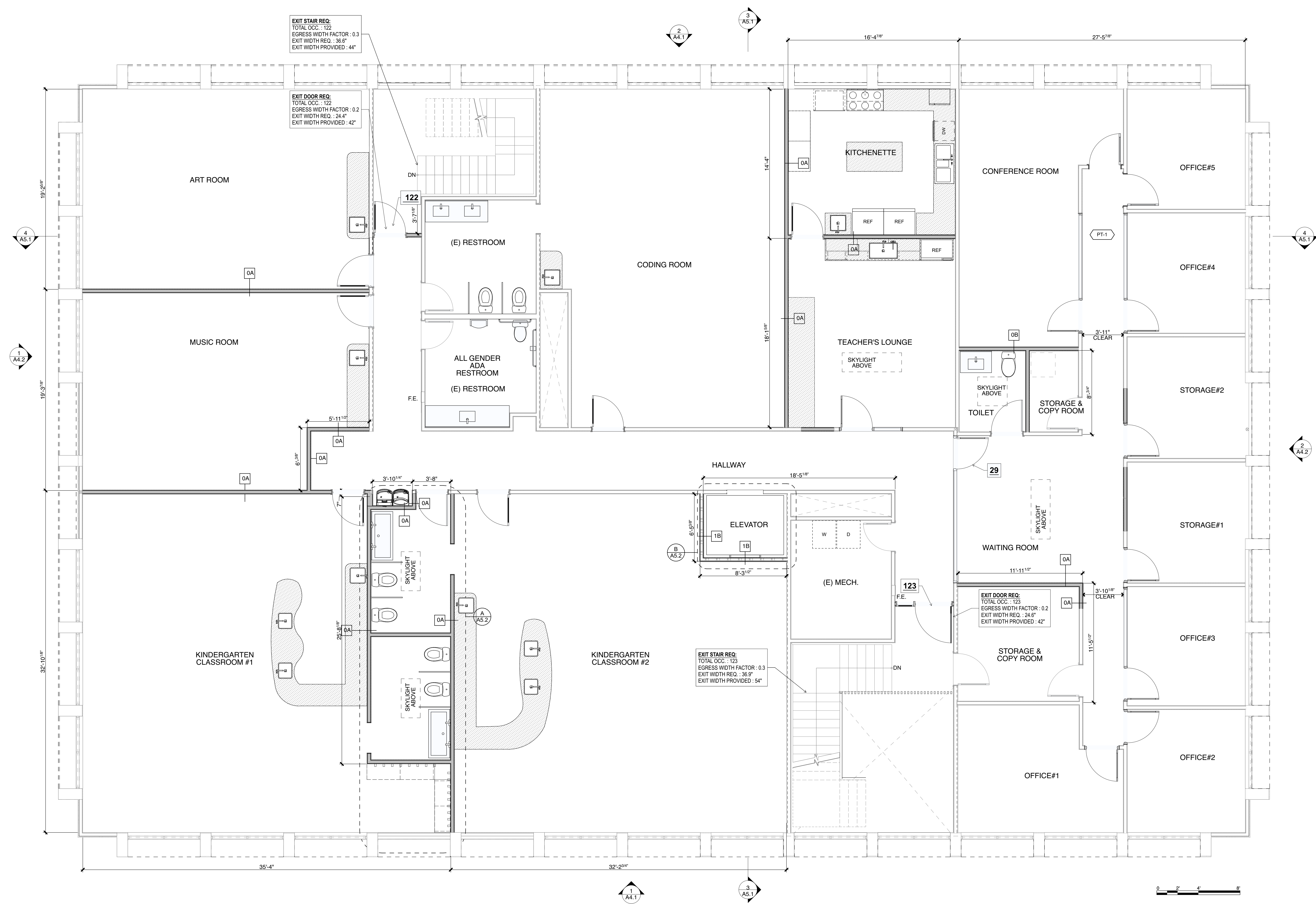
Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

PROPOSED FIRST
FLOOR PLAN

A.3.2

SHEET #LayNlnSubs09F 50

CONDITIONAL USE PERMIT



1 PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

sk

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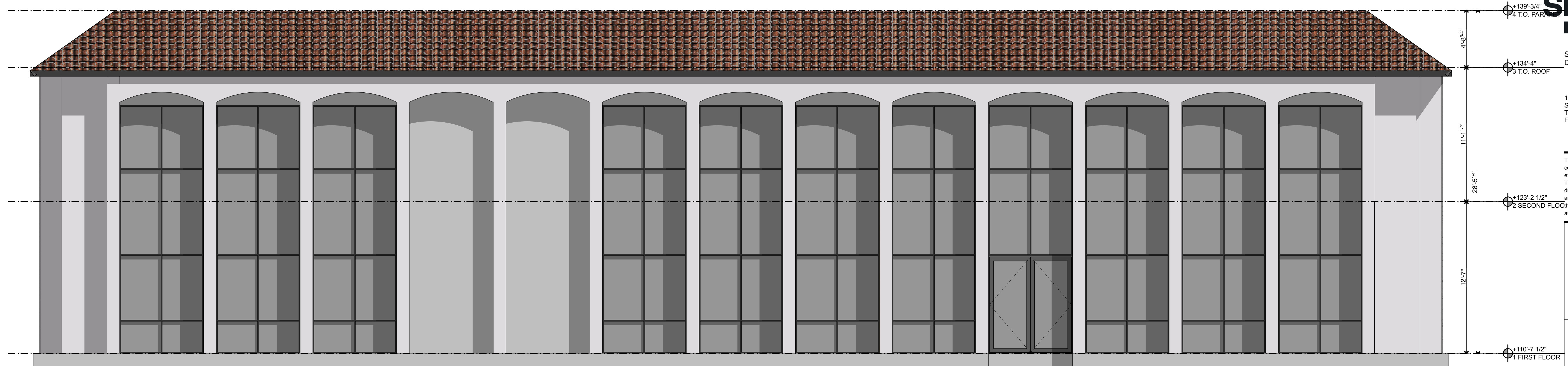
MARK	DATE	DESCRIPTION

Job No21-016
Issue Date08/01/2023
DrawnAS, PB, FG
ScalePER DRAWINGS

PROPOSED SECOND
FLOOR PLAN

A.3.3
SHEET #LayNolnSubs09F 50

CONDITIONAL USE PERMIT



1 EXISTING WEST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST REAR ELEVATION

[illegible]

Job No	21-0
Issue Date	08/01/20
Drawn	AS, PB, I
Scale	PER DRAWING

EXISTING EXTERIOR ELEVATIONS

A.4.0

SHEET #LayNoInSubsOF

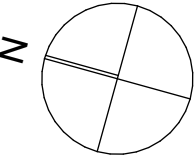
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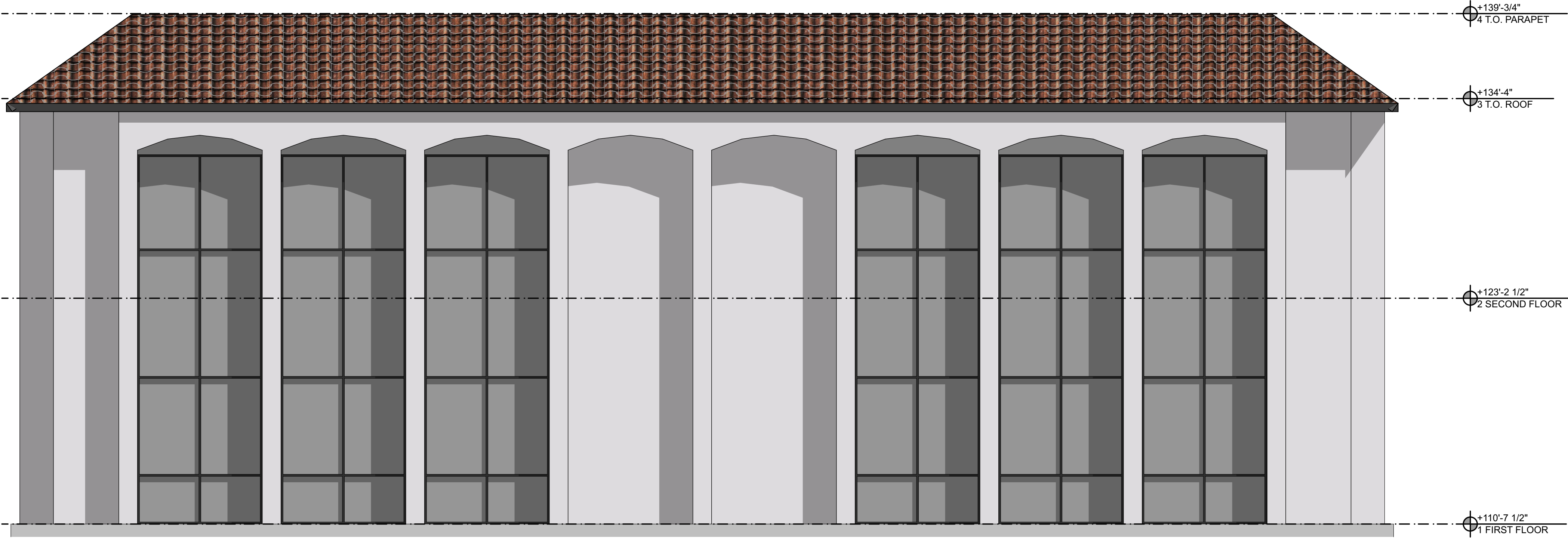
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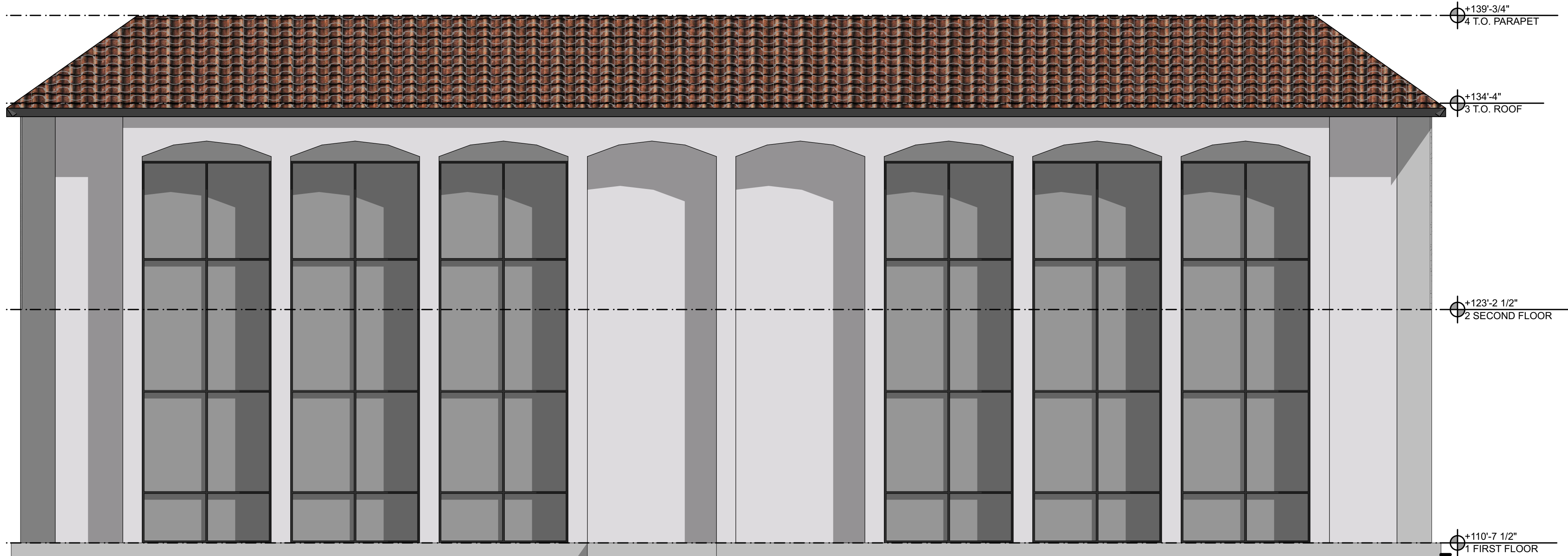
Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

EXISTING EXTERIOR
ELEVATIONS

A.4.1
SHEET #LayNolnSubs@F 50

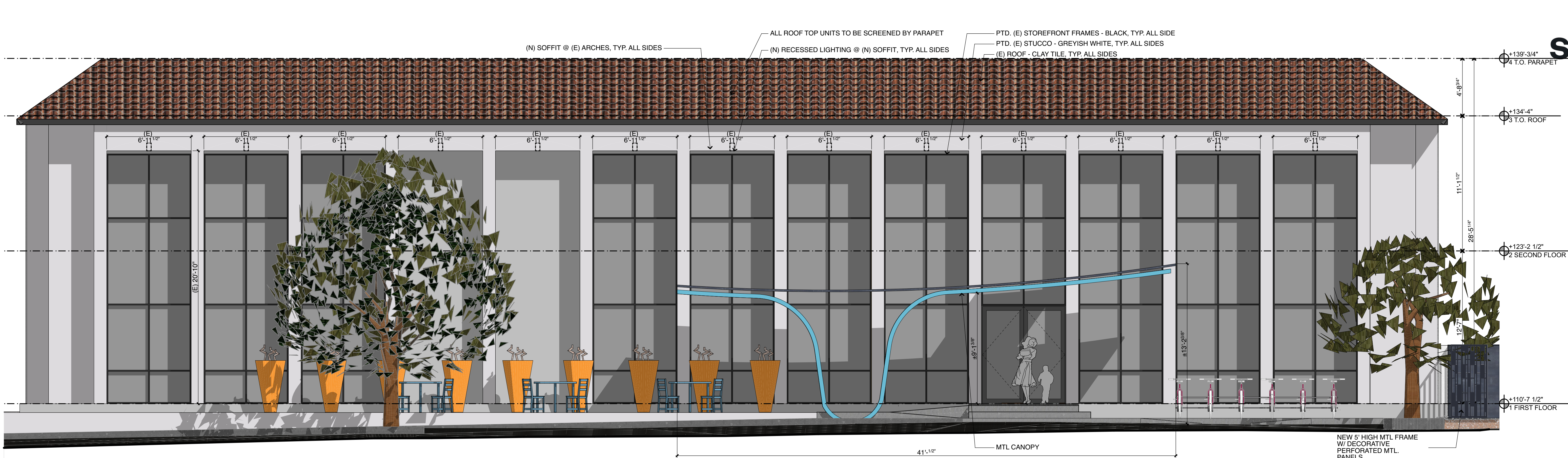


1 EXISTING NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CONDITIONAL USE PERMIT



1 PROPOSED WEST FRONT ELEVATION
SCALE: 1/4" = 1'-0"



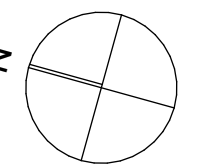
2 PROPOSED EAST REAR ELEVATION
SCALE: 1/4" = 1'-0"



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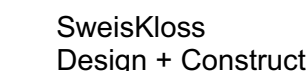
Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

PROPOSED EXTERIOR
ELEVATIONS

A.4.2

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Revisions

[illegible]

Job No	21-016
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Issue Date	08/01/2023
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Drawn	AS, PB, FG
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Scale PER DRAWINGS

PROPOSED EXTERIOR ELEVATIONS

A.4.3

SHEET #LayNoInSubsOF 50



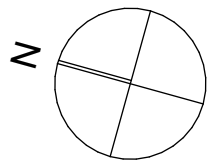
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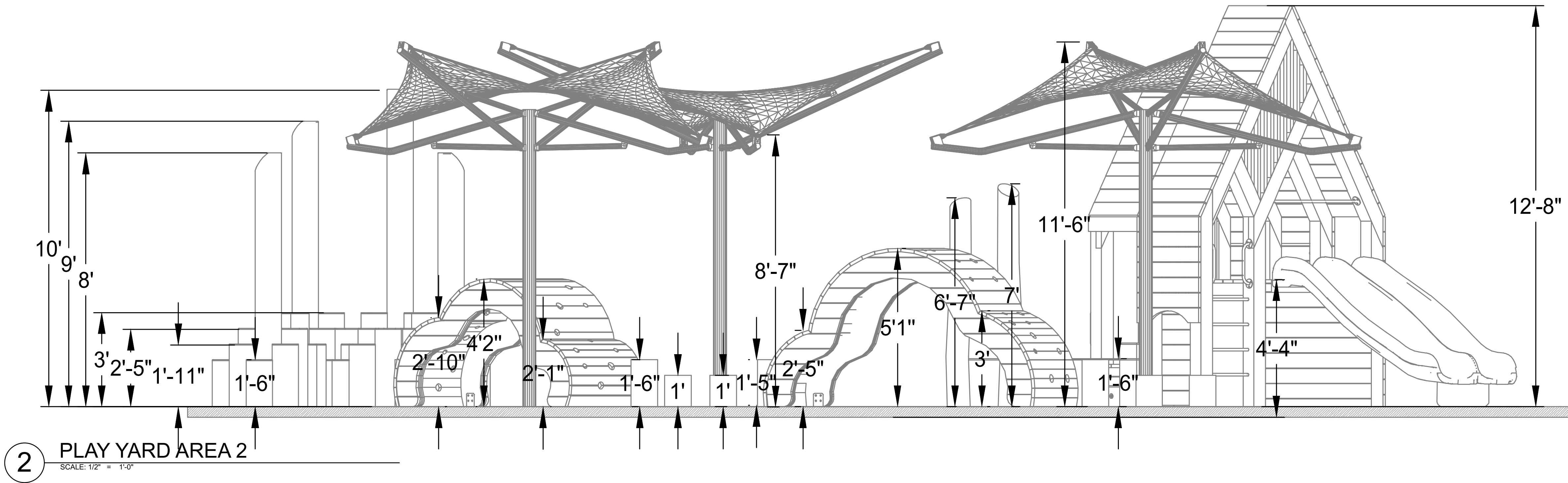
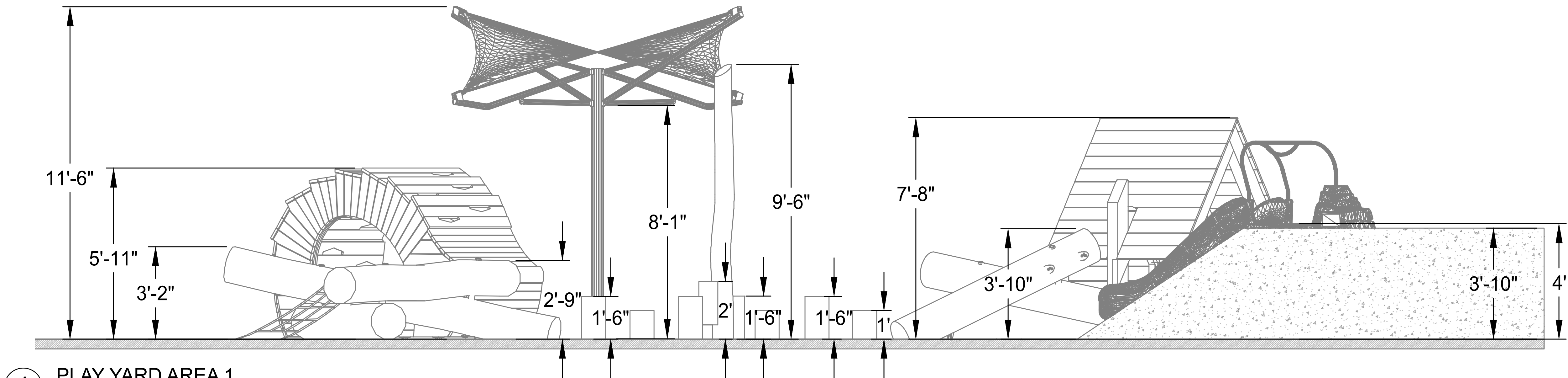
Revisions		
MARK	DATE	DESCRIPTION

Job No	21-016
Issue Date	08/01/2023
Drawn	AS, PB, FG
Scale	PER DRAWINGS

PLAY YARD
ELEVATIONS

A.4.4

SHEET #LayNolnSubs@F 50



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