

3800 SEPULVEDA BLVD.

SCOPE OF WORK

CONSTRUCTING A 3,824 sf NEW, GROUND-UP BUILD OF A STATE-OF-THE-ART DISPENSARY WITH THE PROPOSED USE FOR RETAIL CANNABIS BUSINESS STORE-FRONT.

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		01/07/2022 PPR

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PROJECT INFO / LEGAL DESCRIPTION

ADDRESS: 3800 S SEPULVEDA BLVD. CULVER CITY, CA 90230-4606
 PROPOSED BUILDING AREA: 3,824 sq ft
 LOT / PARCEL AREA: 13,001 sq ft
 ASSESSOR PARCEL NO. (APN): 4213-018-014
 TRACT: NO. 10356
 LOT: 14

CONSTRUCTION TYPE: TYPE V-B WITH AUTOMATIC SPRINKLER SYSTEM

STORIES: 1 STORIES
 BUILDING HEIGHT: 32'-3" (AT HIGHEST)

OCCUPANCY: B

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOW:
 THAT PORTION OF LOT 15 AS SHOWN ON MAP OF THE 120.71 ACRE TRACT, BELONGING TO THE ESTATE OF PEDRO TALAMANTES,
 DECEASED, IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN CASE
 NO. 7078 OF THE SUPERIOR COURT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 15, WITH THE SOUTHEASTERLY LINE OF THE
 THIRTY (30) FOOT STRIP CONVEYED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED IN BOOK 4224, PAGE 208 OF DEEDS.
 RECORDS OF SAID COUNTY: THENCE SOUTH 33 DEG 13' EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF ONE HUNDRED
 THIRTY FEET; THENCE NORTH 55DEG 48'30" EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF 30 FOOT STRIP CONVEYED TO SAID
 COUNTY OF LOS ANGELES BY DEED HEREINBEFORE REFERRED TO, A DISTANCE OF ONE HUNDRED FIFTY FEET; THENCE NORTH 33DEG
 13' WEST PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 15, A DISTANCE OF ONE HUNDRED THIRTY FEET TO A POINT IN THE
 SOUTHEASTERLY LINE OF SAID 30 FOOT STRIP; THENCE SOUTH 55 DEG 48' 30" WEST ALONG SAID SOUTHEASTERLY LINE ONE HUNDRED
 FIFTY FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY FIFTY FEET THEREOF INCLUDED WITHIN THE LINE OF SEPULVEDA BOULEVARD.

APPLICABLE CODES: 2019 LABC, LAGBC, 2019 CBC, CMC, CPC, CEC, CErc, CFC, CEBC, CRSC, UFAS, ADA TITLE 111

PARKING SUMMARY

PARKING:
 GENERAL RETAIL STORES / CANNABIS DISPENSARY, RETAIL STOREFRONT AND ANCILLARY DELIVERY SERVICE:
 1 PARKING STALL PER 350 SF.
 PER TABLE 3-3B, SECTION 17.320.020, CULVER CITY MUNICIPAL CODE.
 PROVIDED TOTAL: 11 PARKING STALLS: 3 REGULAR PARKING STALLS + 2 COMPACT + 2 EV CAPABLE + 1 EV READY + 1 EV FULL + 2 ADA
 PARKING STALLS
 TOTAL PROVIDED PARKING: 11 PARKING STALLS
 REQUIRED PARKINGS: 11 PARKING STALLS.

NOTE: STANDARD PARKING STALL WITH A "LOADING AREA" SIGN PER CODE EXCEPTION 17.320.050, WITH SIGNAGE AS STATED IN THE
 CODE, THAT LIMITS THE LOADING PERIOD TO 1/2 HOUR

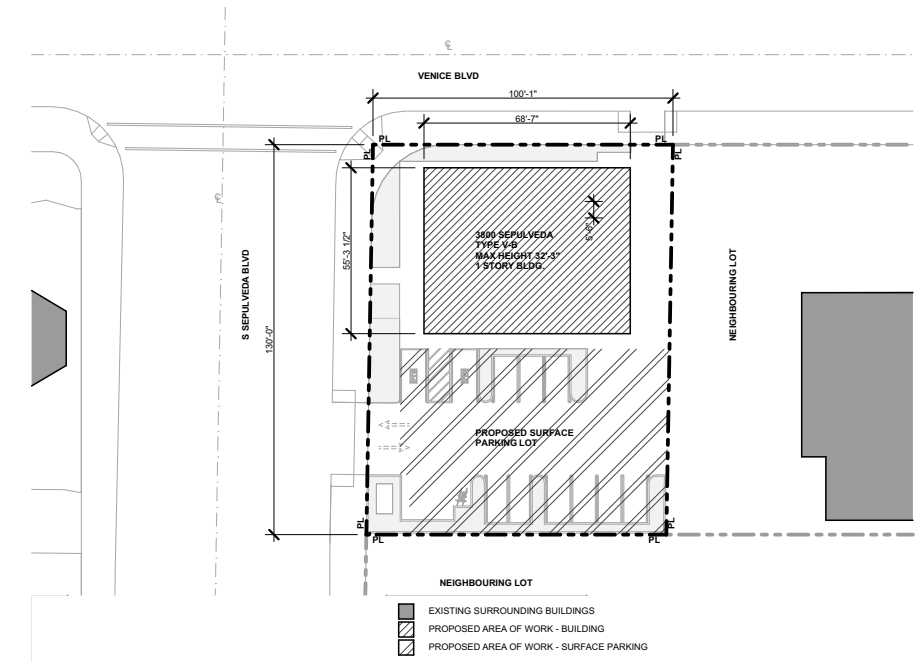
TOTAL PROVIDED BICYCLE PARKING: 2 SPACES
 REQUIRED BICYCLE PARKING: 1 SPACE (5% REQ'D VEHICLE PARKING)



VICINITY MAP



PLOT PLAN



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BEYOND / HELLO
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 CULVER CITY, CA 90230

TITLE SHEET

DATE	1/6/2022	ISSUE	PRELIMINARY PROJECT REVIEW (PPR)
DRAWN BY	AE, TR	JOB NO.	1919A
SCALE	AS NOTED		

SHEET
A000

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3D VIEWS

DATE	ISSUE	
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A001

19 SURVEY DRAWING



9 LEGEND

- APN ASSESSORS PARCEL NUMBER
- ASPH ASPHALT
- B BOLLARD
- BFV BACK FLOW VALVE
- CO CLEANOUT
- DI DRAIN INLET
- EP ELECTRIC PANEL
- FD FOUND MONUMENT AS NOTED
- GW GUYWIRE
- INST. INSTRUMENT
- LS LIGHT STANDARD
- MW MONITORING WELL
- O.R. OFFICIAL RECORDS
- PA PLANTER AREA
- PL PROPERTY LINE
- PP POWER POLE
- SL STREET LIGHT
- SLV STREET LIGHT VAULT
- MH SEWER MANHOLE
- SN SIGN
- SQ. FT. SQUARE FEET
- TC TRASH CAN
- TSV TRAFFIC SIGNAL VAULT
- TSL TRAFFIC SIGNAL LIGHT
- TELE PED TELEPHONE PEDISTAL
- UP UTILITY PEDTAL
- WM WATER METER
- WV WATER VALVE
- VRZ EOU VERIZON EQUIPMENT AREA
- BLOCK WALL TYPICAL
- FENCE TYPICAL
- TREE
- PALM

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2015)"

This Work Coordinated By:
CDS COMMERCIAL DUE DILIGENCE SERVICES CO.
 3550 W. Robinson Street, Third Floor
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Prepared For:

20 PROJECT ADDRESS

3800 Sepulveda Blvd.
 Culver City, Ca

Project Name:
ExxonMobil - Culver City

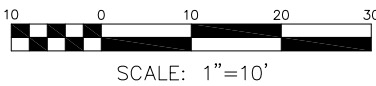
CDS Project Number:
 17-10-0101

Jan 6 2022

Sheet 2 of 2

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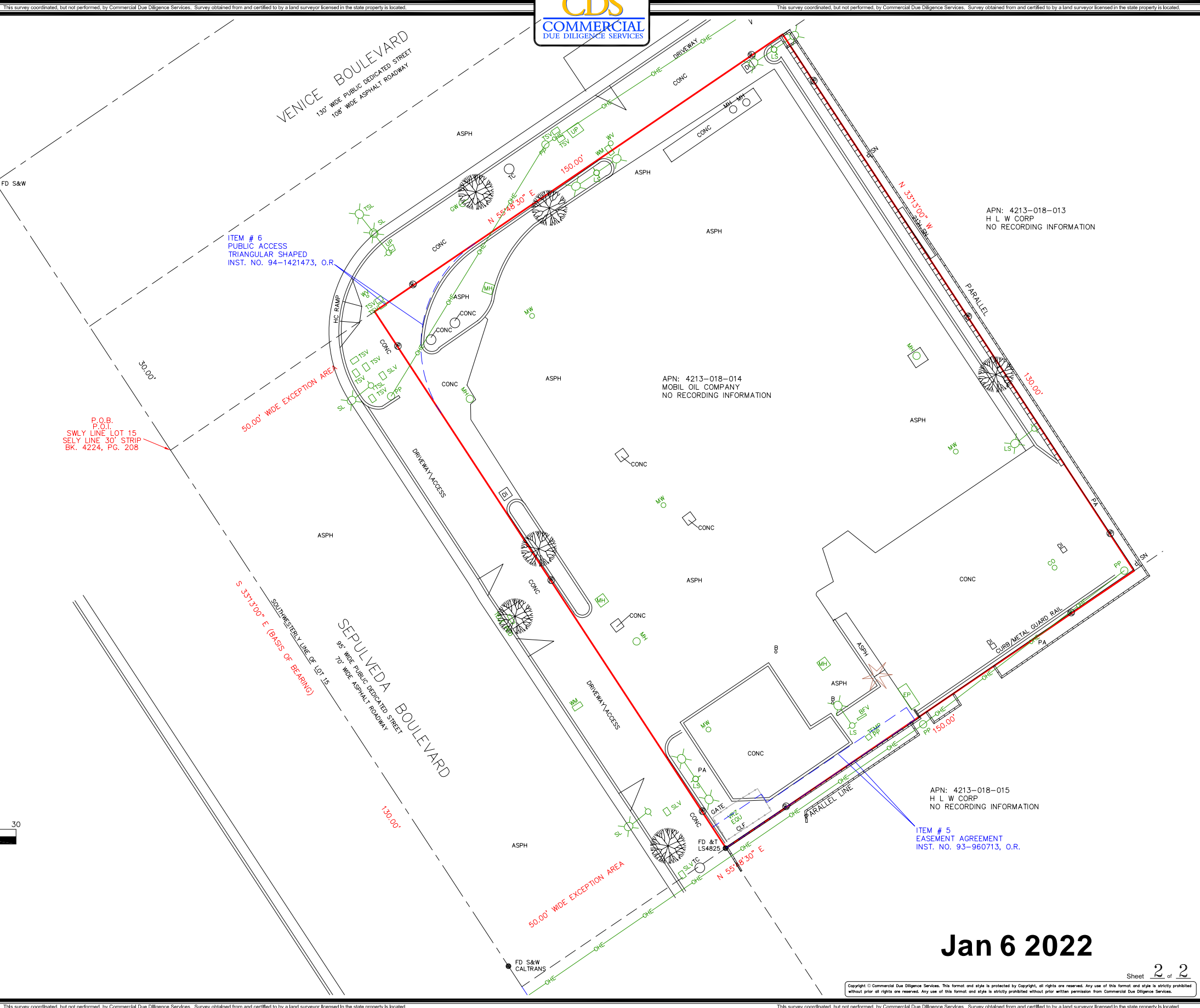
17 NORTH ARROW / SCALE



Approved CDS Surveyor

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REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 C-33139
 03/31/2023
 RENEWAL DATE

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ALTA SURVEY

DATE	1/6/2022	ISSUE	PRELIMINARY PROJECT REVIEW (PPR)
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ZONING ANALYSIS

APN
4213.018-014

ZONING
CG, COMMERCIAL GENERAL

LAND USE
GENERAL CORRIDOR

SITE AREA
13,001 sf = 0.2977 ACRES

SITE UTILIZATION
CURRENT USE - VACANT LAND
PROPOSED USE - BUSINES, CANNABIS DISPENSARY

SETBACKS
SITE FALLS WITHIN ZERO SETBACK OVERLAY ZONE, CZ.
PER CCMC 17.260.020B
PROPERTY ADJACENT TO SEPULVEDA BLVD.
*APPROVED MOD.

ZONING MAX HEIGHT
CG - 56'-0" PER CHAPTER 17 CCMC, 17.220.035

CBC MAX HEIGHT
TYPE V-B (S) 60', 3 STORIES

PROPOSED HEIGHT
32'-3" @ THE HIGHEST POINT

MAX ALLOWABLE BLDG AREA
TYPE V-B, 36,000 sf.

PERMEABLE SURFACES
NOT LESS THAN 20% OF (N) PARKING, WALKING OR PATIO SURFACES SHALL BE PERMEABLE. PER CCMC 15.02.1120 & CGBC 4.106.3.1 EXEMPTIONS:
- THE PRIMARY DRIVEWAY, PRIMARY ENTRY WALKWAY AND ENTRY PORCH OR LANDING SHALL NOT BE INCLUDED WHEN CALCULATING THE AREA REQUIRED TO BE A PERMEABLE SURFACE.
- REQUIRED ACCESSIBLE ROUTES FOR PERSONS WITH DISABILITIES AS REQUIRED BY CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, CHAPTER 11A AND/OR CHAPTER 11B AS APPLICABLE.

REQUIRED TREES
1 TREE ALONG SEPULVEDA & 1 ALONG VENICE ACCORDING TO THE URBAN FOREST MASTER PLAN.

BUILDING STATISTICS

CONSTRUCTION TYPE
TYPE V-B

OCCUPANCY
CANNABIS DISPENSARY - B
PARKING - S2

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS
(CBC TABLE 601) TYPE V-B CONSTRUCTION

BUILDING ELEMENT	RATING IN HOURS
STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR NON-BEARING WALLS (TABLE 602)	0
INTERIOR NON-BEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

CORRIDOR FIRE RESISTANCE RATING
(CBC TABLE 1020.1)

OCCUPANT LOAD SERVED BY CORRIDOR IS LESS THAN 30
- 1HR REQUIRED FIRE RESISTANCE RATING.

OCCUPANCY & LOAD

OCCUPANCY & OCCUPANT LOAD SCHEDULE			
ZONE NAME	# OCC	LOAD FACTOR	AREA
BOH CORRIDOR 01	2	150.00	155
BOH CORRIDOR 02	2	150.00	176
BREAK ROOM	8	150.00	116
DELIVERY	1	300.00	236
EXPRESS SALES	1	150.00	124
IT ROOM	1	300.00	73
LOBBY/LOUNGE	4	150.00	471
OFFICE	1	150.00	111
PROCESSING	1	300.00	71
RESTROOM 01	1	150.00	52
RESTROOM 02	1	150.00	55
SALES FLOOR	8	150.00	1,162
SECURITY VESTIBULE	1	150.00	54
STORAGE	1	300.00	100
STORAGE/ INVENTORY VAULT	2	300.00	564

PARKING CALCULATION

NOTE: STANDARD PARKING STALL WITH A "LOADING AREA" SIGN PER CODE EXCEPTION 17.320.050, WITH SIGNAGE AS STATED IN THE CODE, THAT LIMITS THE LOADING PERIOD TO 1/2 HOUR

REQUIRED PARKING SPACES PER AREA	TOTAL BUILDING AREA	TOTAL REQUIRED PARKING	TOTAL PROVIDED PARKING
1 PER 350 SF	3824 SF	11 SPACES	11 SPACES + 1 LOADING ZONE

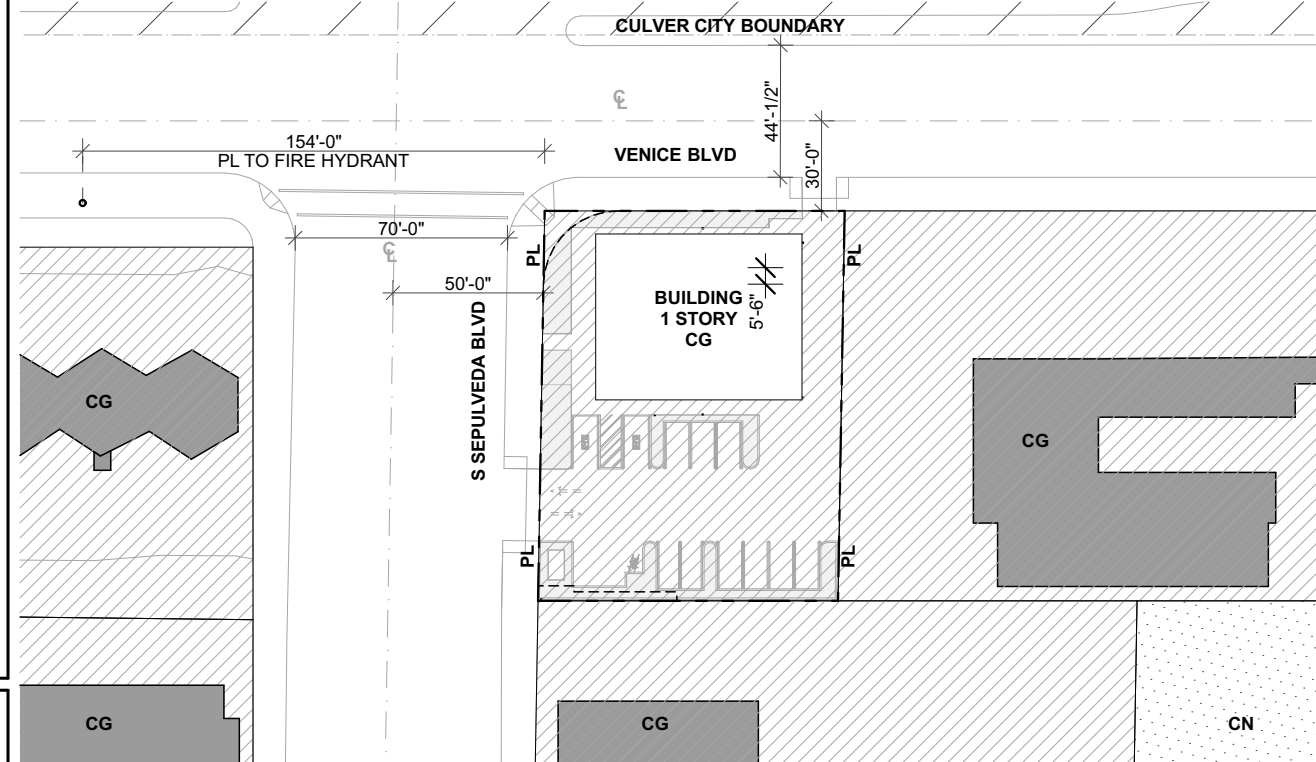
PARKING BREAKDOWN			
SPACE	% OR # REQUIRED	# PROVIDED	TOTAL
COMPACT	UP TO 25%	2	11
ACCESSIBLE	1	2	
EV CAPABLE	20%	2	
EV READY	10%	1	
EV FULL	10%	1	
STANDARD	REMAINING REQ'D SPACES	3	
LOADING	1 FOR 8' MAX DOOR OPENING	SHARED WITH STD	0
BIKE	EQ TO 5% REQ'D VEHICLE PARKING (1)	2	2

PLUMBING LOAD (PER TABLE CPC 2019 422.1)					
OCCUPANCY B		LOAD FACTOR 200 (TABLE A) AREA 3824 SF			
OCCUPANCY LOAD = 10 MALES/ 10 FEMALES					
		WATER CLOSET		LAVATORY	
		MALE	FEM.	MALE	FEM.
REQ'D		1	1	1	1
PROVD		2	1	2	

CPC 422.2 SEPERATE FACILITIES
IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.
ONE DRINKING FOUNTAIN AND SERVICE SINK ARE REQUIRED AND PROVIDED.

ZONING, SETBACK & FIRE ACCESS PLAN

SCALE: 1/64" = 1'-0"

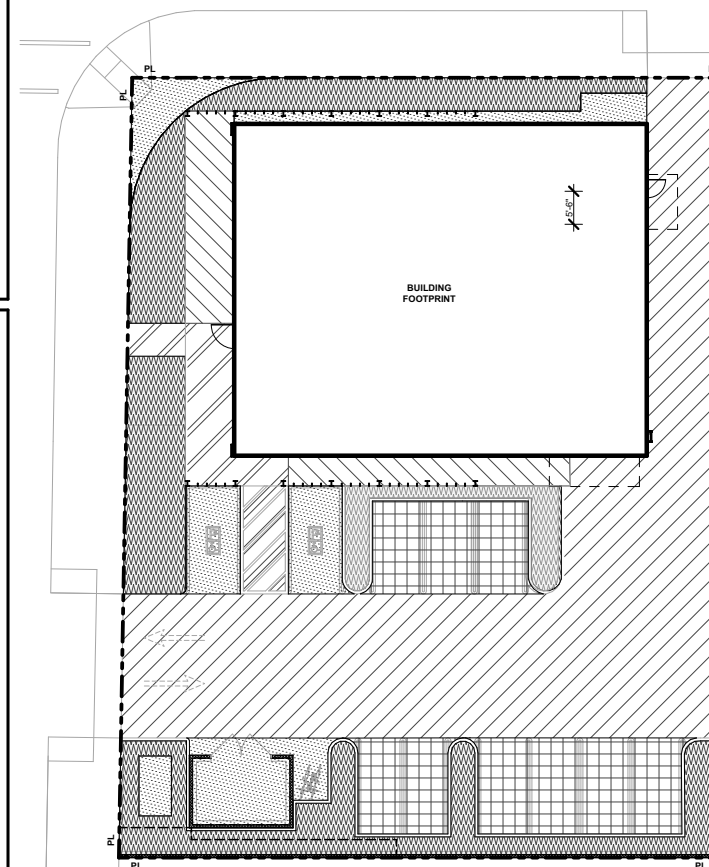


ZONING LEGEND

- CG - COMMERCIAL GENERAL
- CN - COMMERCIAL NEIGHBOURHOOD

SURFACE CALC REFERENCE PLAN

SCALE: 1/32" = 1'-0"



SURFACE CALCULATION (PER CULVER CITY MUNICIPAL CODE 15.02.1120 / CGBC 4.106.3.1 & 5.106.3)

SURFACE	AREA PROVIDED	% PROVIDED	% REQUIRED
PERMEABLE	1326 sf	55.4%	20% MIN
IMPERMEABLE	1068 sf	44.6%	80% MAX
TOTAL	2394 sf	100%	100%

EXEMPT	4688 sf	-	-
LANDSCAPE	1771 sf	-	-

SURFACE LEGEND

- PERMEABLE SURFACE
- IMPERMEABLE SURFACE
- LANDSCAPE
- PRIMARY DRIVEWAY (EXEMPT)
- PRIMARY ENTRY WALKWAY / PATIO (EXEMPT)
- ACCESSIBLE ROUTE (EXEMPT)
- BUILDING FOOTPRINT

RELATIVITY ARCHITECTS



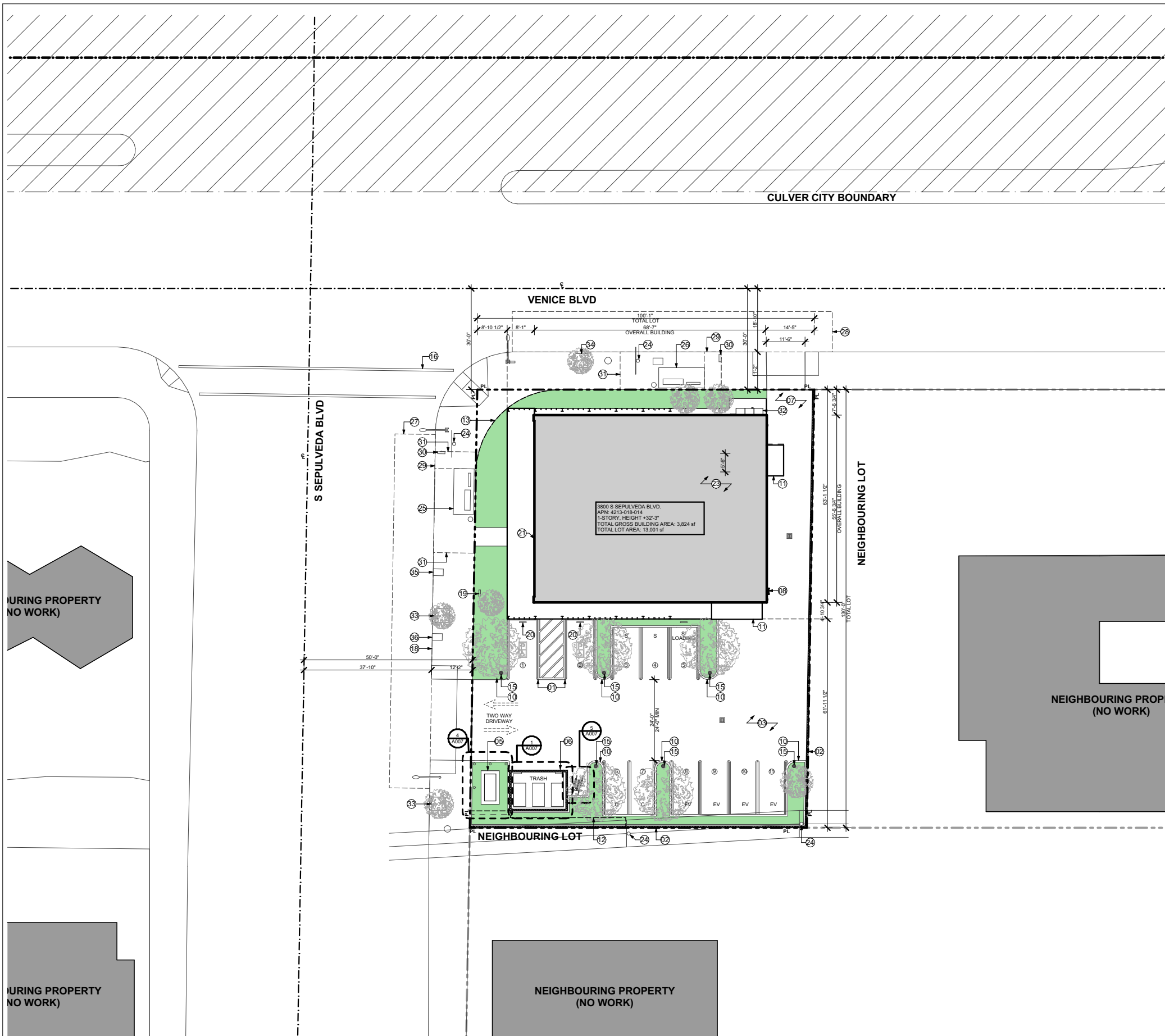
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BUILDING STATS - ZONING, PARKING & AREA ANALYSIS
DATE: 1/6/2022
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CONSTRUCTION SITE PLAN

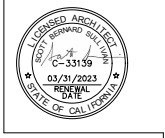
SCALE: 1/32" = 1'-0"

1

KEYNOTES

- 01 ADA PARKING SPACES WITH CONTINUOUS, UNOBSTRUCTED PATH OF TRAVEL. 2% CROSS SLOPE FOR PARKING & ACCESS AISLE
- 02 (N) 6'-0" CMU WALL ALONG PROPERTY LINE.
- 03 (N) GRADING & ASPHALT. TO BE LIGHT COLORED TO REDUCE HEAT ISLAND EFFECT
- 04 FDC, FLUSH MOUNTED TO WALL PENDING LAFD APPROVAL.
- 05 (N) PROPOSED LOCATION OF TRANSFORMER & TRANSFORMER PAD & SWITCHGEAR. 3'-0" CLEARANCE PROVIDED AROUND CONC PAD. PROVIDE BOLLARDS 3'-0" FROM TRANSFORMER @ ALL SIDES. REFER TO ELECTRICAL DRAWINGS FOR MORE INFO
- 06 TRASH & RECYCLING ROOM; ENCLOSURE TO HOUSE MIN 3 BINS (TRASH, RECYCLING, ORGANIC WASTE). 180 SF MIN. TO BE CONSTRUCTED W/ A MIN 6"-THICK CONC PAD OVER 90% COMPACTED BASE & GRADED AT A MAX SLOPE OF 1%. 6"x8" CONC CURB TO BE CONSTRUCTED ALONG THE INTERIOR BASE OF THE ENCLOSURE WALLS
- 07 (N) SECONDARY ONE-WAY OUT-BOUND DRIVEWAY
- 08 (N) 20" WIDE ALUM ROOF ACCESS LADDER W/ SECURITY GATE BY ALACO, MODEL 561 OR EQUAL.
- 09 DASHED LINE INDICATES (N) ELECTRICAL ROOM & PROPOSED LOCATION FOR (N) MAIN SWITCHGEAR. REFER TO ELECTRICAL DRAWINGS FOR MORE INFO
- 10 (N) PLANTING AREA
- 11 (N) AWNING STRUCTURE
- 12 EASEMENT AGREEMENT INST.NO.93-960713, O.R. PER ALTA SURVEY
- 13 PUBLIC ACCESS TRIANGULAR SHAPED. INST. NO. 94-1421473, O.R. PER ALTA SURVEY
- 14 CONTINUOUS LINE INDICATES ENTRANCE AWNINGS
- 15 (N) PARKING LOT LIGHTING. SEE LIGHT FIXT SCHEDULE & SPECS.
- 16 (E) CROSSWALK TO BE REFRESHED / REPLACED USING THERMOPLASTIC
- 17 NOT USED
- 18 (N) ADA COMPLIANT SIDEWALK @ EXISTING DRIVEWAY ENTRY
- 19 ADDRESS SIGN VIEWABLE FROM PUBLIC WAY & KNOX BOX
- 20 ACCESSIBLE PARKING SIGN PER 1109A.8.8 @ 70" HEIGHT
- 21 BUILDING ENTRANCE. MAX THRESHOLD 1/2"
- 22 NOT USED
- 23 FIRE SPRINKLER SYSTEM PER 2019 NFPA 13 REQUIREMENTS AND CCMC 9.02
- 24 (E) POWERPOLE TO REMAIN
- 25 NB SEPULVEDA BLVD / VENICE BLVD BUS STOP RELOCATION AND BUS STOP UPGRADE WITH NEW BUS PAD AND RED CURB, (1) NEW BUS SHELTER, (1) NEW BENCH WITH BACK SUPPORT AND ARM RESTS, (1) NEW SIGN POST WITH CONCRETE BASE PER CULVER CITY BUS STOP STANDARDS.
- 26 EB VENICE BLVD / SEPULVEDA BLVD BUS STOP RELOCATION AND BUS STOP UPGRADE WITH NEW BUS PAD AND RED CURB, (1) NEW BUS SHELTER, (1) NEW BENCH WITH BACK SUPPORT AND ARM RESTS, (1) NEW SIGN POST WITH CONCRETE BASE PER CULVER CITY BUS STOP STANDARDS.
- 27 105' BUS STOP RED CURB ZONE PER CULVER CITY STANDARDS.
- 28 95' BUS STOP RED CURB ZONE PER CULVER CITY STANDARDS.
- 29 ADA LANDING PAD (MIN 5'x8' PER CULVER CITY STANDARDS).
- 30 BUS STOP SIGN POST.
- 31 BUS DOOR / FURNITURE ZONE (NO OBSTRUCTION WITHIN THIS ZONE) PER CULVER CITY STANDARDS.
- 32 MAIN SERVICE METER. SEE ELECTRICAL DWGS.
- 33 (E) TREE TO REMAIN. (N) WELL PER LANDSCAPE & CIVIL DRAWINGS.
- 34 (E) TREE TO BE REPLACED FOR (N) TREE WITH (N) WELL PER LANDSCAPE & CIVIL DRAWINGS.
- 35 4" FIRE WATER METER. FOR REFERENCE, SEE CIVIL DRAWINGS
- 36 1.5" DOMESTIC WATER METER. FOR REFERENCE, SEE CIVIL DRAWINGS.

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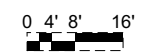


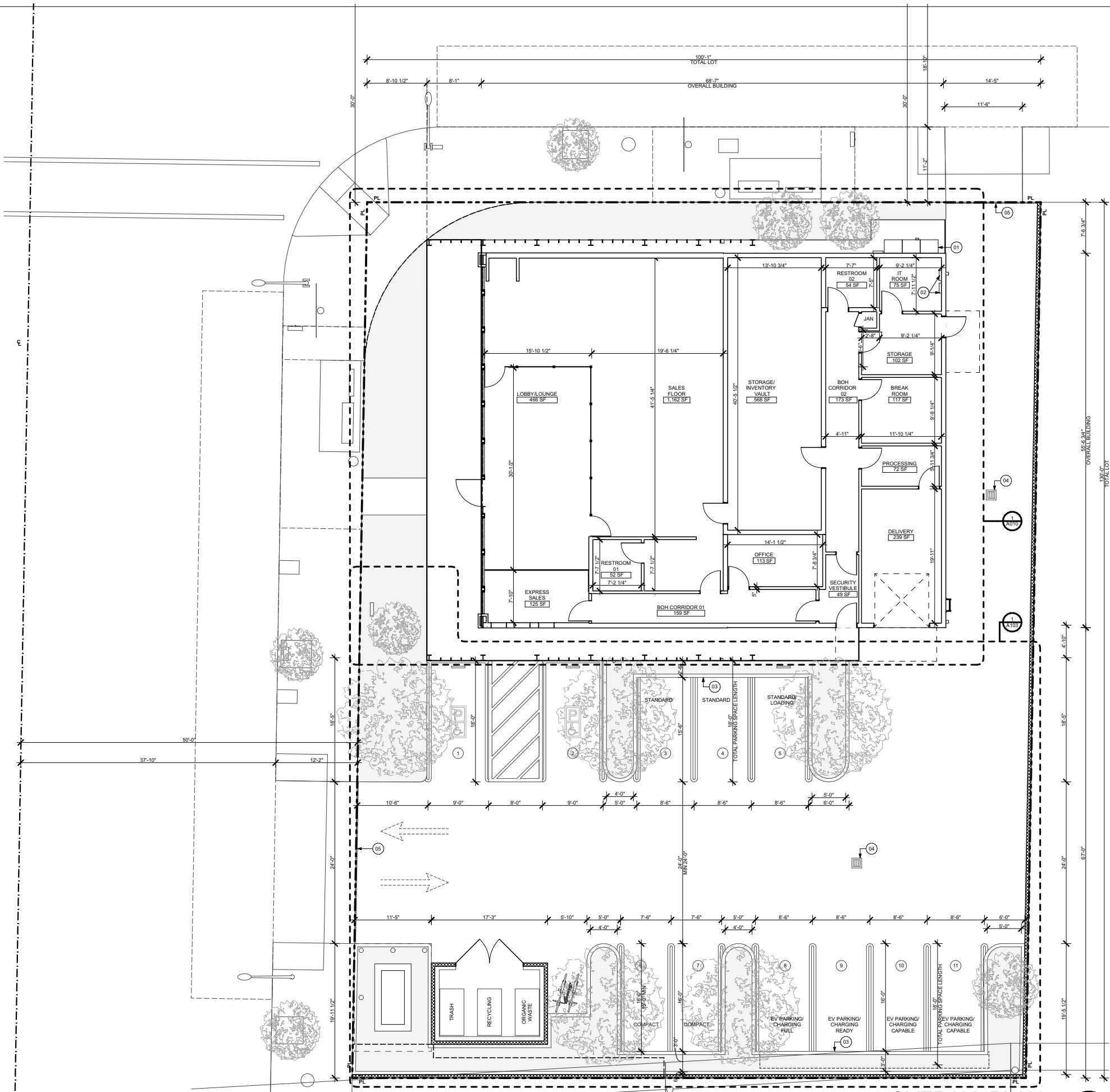
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SITE PLAN	
DATE	ISSUE
07/01/2022	PRELIMINARY PROJECT REVIEW (PPR)
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SHEET
A004

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OVERALL PLAN
SCALE: 1/16" = 1'-0"

LEGEND

- PROPERTY LINE
- RIGHT OF WAY CENTERLINE
- (E) POWER POLE
- (E) STREET LIGHT
- (E) STREET LIGHT / TRAFFIC LIGHT
- PARKING LIGHT POST
- 1HR FIRE RATED WALL
- SHEAR WALL

KEYNOTES

- 01 MAIN SERVICE METER. SEE ELECTRICAL DWGS.
- 02 ELECTRICAL SUBPANELS. SEE ELECTRICAL DWGS.
- 03 TOTAL PARKING LENGTH FOR STANDARD STALLS IS 18'-0". CARS ARE INTENDED TO PARK WITH 2'-0" LANDSCAPED BUMPER OVERHANG PER CCMC REQUIREMENTS.
- 04 STORM DRAIN INLET. SURFACE DRAIN. REFER TO CIVIL FOR ADDITIONAL INFO.
- 05 TRENCH DRAIN WITH TRAFFIC RATED GRATE. REFER TO CIVIL FOR ADDITIONAL INFO.

GENERAL NOTES

1. ALL EGRESS DOORS SHOULD BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT.
2. SEE SIGNAGE SHEETS FOR ACCESSIBLE SIGNAGE REQUIREMENTS, LOCATION AND NOTES.
3. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINE - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
4. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT REQ.
5. LIGHTING FOR UNCOVERED PARKING AREAS, VEHICLE ACCESSWAYS AND WALKWAYS SHALL NOT EXCEED A HEIGHT OF SIXTEEN (16) FEET. SUCH OVERALL HEIGHT SHALL BE MEASURED FROM THE PAVED PARKING AREA SURFACE TO THE UPPERMOST PART OF THE LIGHT STANDARD, INCLUDING THE LIGHT GLOBE. LIGHTING SHALL BE DIRECTED ONTO THE DRIVEWAYS, WALKWAYS AND PARKING AREAS WITHIN THE DEVELOPMENT AND AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY. IN ADDITION, PARKING STRUCTURE ROOFTOP LIGHTING SHALL BE DESIGNED AND INSTALLED TO PRECLUDE LIGHT TRESPASS (LIGHTING INTENSITY EXCEEDING ONE-HALF (0.5) FOOT CANDLE MEASURED AT THE PROPERTY LINE UTILIZING A LIGHT METER HELD FOUR (4) FEET ABOVE GROUND LEVEL DIRECTED AT THE LIGHT SOURCE ONTO ADJACENT PROPERTY. FOR ADDITIONAL PARKING STRUCTURE LIGHTING STANDARDS IN/ ADDITIONALLY, IN THE OVERLAY ZONE, HEADLIGHT GLARE SHALL BE SHIELDED FROM ALL SURROUNDING RESIDENTIAL PROPERTIES. THE LEVEL OF LIGHTING ON THE SITE SHALL COMPLY WITH THE ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. TITLE 24, OF THE CALIFORNIA CODE OF REGULATIONS.
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF THE LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

BUILDING ENVELOPE

8. ANTI-GRAFFITI FINISH PROVED AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. LAMC 91.6306.

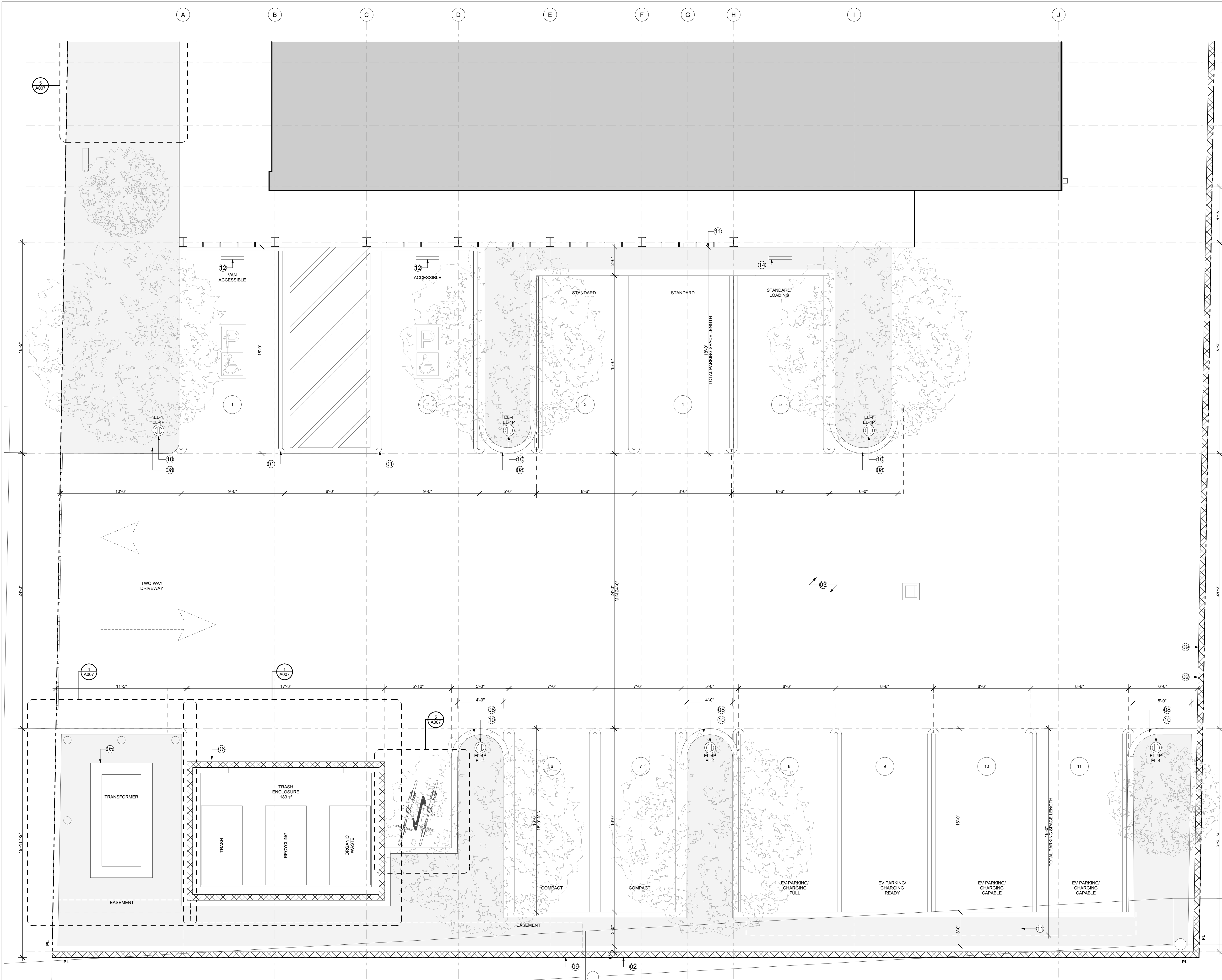
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OVERALL PLAN	
DATE	1/6/2022
ISSUE	PRELIMINARY PROJECT REVIEW (PPR)
DRAWN BY	AE, TR
JOB NO.	1919A
SCALE	AS NOTED

SHEET
A005

Jan 6 2022



- LEGEND**
- PROPERTY LINE
 - - - RIGHT OF WAY CENTERLINE
 - (E) POWER POLE
 - (E) STREET LIGHT
 - (E) STREET LIGHT / TRAFFIC LIGHT
 - PARKING LIGHT POST

- KEYNOTES**
- 01 ADA PARKING SPACES WITH CONTINUOUS, UNOBSTRUCTED PATH OF TRAVEL. 2% CROSS SLOPE FOR PARKING & ACCESSIBLE
 - 02 (N) 6" CMU WALL ALONG PROPERTY LINE TO MATCH EXISTING
 - 03 (N) GRADING & ASPHALT. MAX SLOPE 5% @ PARKING. VEHICULAR TRAFFIC COATING AS SPEC.
 - 04 (N) LAFD CONNECTION
 - 05 (N) PROPOSED LOCATION OF TRANSFORMER & TRANSFORMER PAD & SWITCHGEAR. 3'-0" CLEARANCE PROVIDED AROUND CONC PAD. PROVIDE BOLLARDS 3'-0" FROM TRANSFORMER @ ALL SIDES. REFER TO ELECTRICAL DRAWINGS FOR MORE INFO.
 - 06 CMU ENCLOSURE FOR TRASH & RECYCLING ROOM
 - 07 DASHED LINE INDICATES (N) ELECTRICAL ROOM & PROPOSED LOCATION FOR (N) MAIN SWITCHGEAR. REFER TO ELECTRICAL DRAWINGS FOR MORE INFO.
 - 08 (N) PLANTING AREA & (N) TREES. SEE LANDSCAPE DRAWINGS FOR REFERENCE.
 - 09 (E) CMU WALL TO REMAIN & BE REPAIRED, TYP.
 - 10 (N) PARKING LOT LIGHTING. SEE LIGHT FIXT SCHEDULE & SPECS.
 - 11 PARKING LENGTH FOR STANDARD STALLS IS 18'-0". CARS ARE INTENDED TO PARK WITH 2'-0" LANDSCAPED BUMPER OVERHANG PER CDMC REQUIREMENTS.
 - 12 ACCESSIBLE PARKING SIGN PER 1109A.8.8 @ 70" HEIGHT.
 - 13 STORM DRAIN INLET. SURFACE DRAIN. REFER TO CIVIL FOR ADDITIONAL INFO.
 - 14 STANDARD PARKING STALL WITH A "LOADING AREA" SIGN PER CODE EXCEPTION 17.300.050, WITH SIGNAGE AS STATED IN THE CODE, THAT LIMITS THE LOADING PERIOD TO 1/2 HOUR

- GENERAL NOTES**
1. ALL EGRESS DOORS SHOULD BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT. SEE SIGNAGE SHEETS FOR ACCESSIBLE SIGNAGE REQUIREMENTS, LOCATION AND NOTES.
 2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINE - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 3. AN APPROVED SESMIG GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPARATE FILING PERMIT REQ.
 4. LIGHTING FOR UNCOVERED PARKING AREAS, VEHICLE ACCESSWAYS AND WALKWAYS SHALL NOT EXCEED A HEIGHT OF SIXTEEN (16) FEET. SUCH OVERALL HEIGHT SHALL BE MEASURED FROM THE PAVED PARKING AREA SURFACE TO THE UPPERMOST PART OF THE LIGHT STANDARD, INCLUDING THE LIGHT GLOBE. LIGHTING SHALL BE DIRECTED ONTO THE DRIVEWAYS, WALKWAYS AND PARKING AREAS WITHIN THE DEVELOPMENT AND AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY. IN ADDITION, PARKING STRUCTURE ROOFTOP LIGHTING SHALL BE DESIGNED AND INSTALLED TO PRECLUDE LIGHT TRESPASS (LIGHTING INTENSITY EXCEEDING ONE-HALF (0.5) FOOT CANDLE MEASURED AT THE PROPERTY LINE UTILIZING A LIGHT METER HELD FOUR (4) FEET ABOVE GROUND LEVEL DIRECTED AT THE LIGHT SOURCE ONTO ADJACENT PROPERTY). FOR ADDITIONAL PARKING STRUCTURE LIGHTING STANDARDS (IN ADDITIONALLY, IN THE OVERLAY ZONE, HEADLIGHT GLARE SHALL BE SHIELDED FROM ALL SURROUNDING RESIDENTIAL PROPERTIES. THE LEVEL OF LIGHTING ON THE SITE SHALL COMPLY WITH THE ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. TITLE 24, OF THE CALIFORNIA CODE OF REGULATIONS.
 5. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF THE LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
 6. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- BUILDING ENVELOPE**
8. ANTI-GRAFFITI FINISH PROVIDED AT THE FIRST 8 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. LAMC 91.6306.

- PARKING NOTES**
1. PARKING SPACES SHALL BE CLEARLY OUTLINED WITH A DOUBLE STRIPED LINE ON EACH SIDE OF THE PARKING SPACE. THE DOUBLE STRIPED LINE SHALL CONSIST OF TWO 4-INCH-WIDE LINES SPACED 8 INCHES APART AND PAINTED ON THE SURFACE OF THE PARKING FACILITY. PARKING SPACE WIDTH SHALL BE MEASURED FROM THE CENTERLINE BETWEEN THE TWO 4-INCH LINES. CIRCULATION AISLES, APPROACH LANES, AND TURNING AREAS SHALL BE CLEARLY MARKED WITH DIRECTIONAL ARROWS AND LINES TO ENSURE SAFE TRAFFIC MOVEMENT.
 2. PARKING SPACES AND MANEUVERING AREAS SHALL BE PAVED AND PERMANENTLY MAINTAINED WITH A MINIMUM THICKNESS OF 2 INCHES OF ASPHALT, CONCRETE, OR OTHER ALL-WEATHER SURFACE. OVER A MINIMUM THICKNESS OF 4 INCHES OF A BASE MATERIAL OR PAVED AND PERMANENTLY MAINTAINED WITH A MINIMUM THICKNESS OF 4 INCHES OF PORTLAND CEMENT OR AS DEEMED APPROPRIATE BY THE DIRECTOR.
 3. PARKING AREAS SHALL HAVE A MAX GRADE OF 5% MEASURED IN ANY DIRECTION.
 4. STANDARD PARKING STALL WITH A "LOADING AREA" SIGN PER CODE EXCEPTION 17.300.050, WITH SIGNAGE AS STATED IN THE CODE, THAT LIMITS THE LOADING PERIOD TO 1/2 HOUR

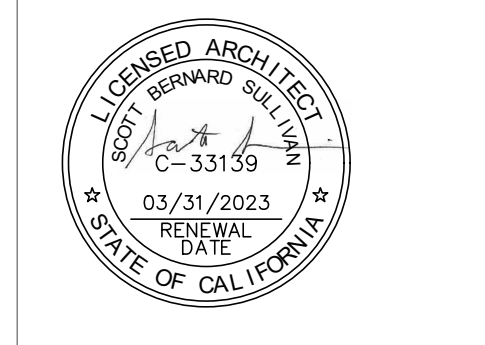
PARKING CALCULATION

REQUIRED PARKING SPACES PER AREA	TOTAL BUILDING	TOTAL REQUIRED PARKING	TOTAL PROVIDED PARKING
1 PER 350 SF	3802 SF	11 SPACES	11 SPACES

PARKING BREAKDOWN

SPACE	% OR # REQUIRED	# PROVIDED	TOTAL
COMPACT	UP TO 25%	2	
ACCESSIBLE	1	2	
EV CAPABLE	20%	2	
EV READY	10%	1	
EV FULL	10%	1	
STANDARD	REMAINING REQ'D	3	11
LOADING	1 FOR 8 MAX	SHARED WITH STANDARD	0
BIKE	EQ TO 5% REQ'D VEHICLE PARKING (1)	2	2

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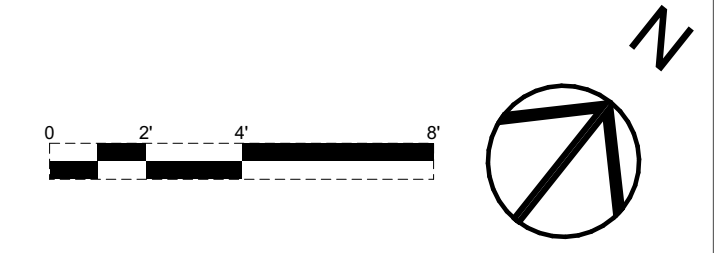
PARKING PLAN

DATE	ISSUE	DATE	DESCRIPTION
		03/09/21	PLAN DESCRIPTION

DRAWN BY: AE, TR
 JOB NO.: 1919A
 SCALE: AS NOTED

PROPOSED PARKING PLAN
 SCALE: 1/4" = 1'-0" 1

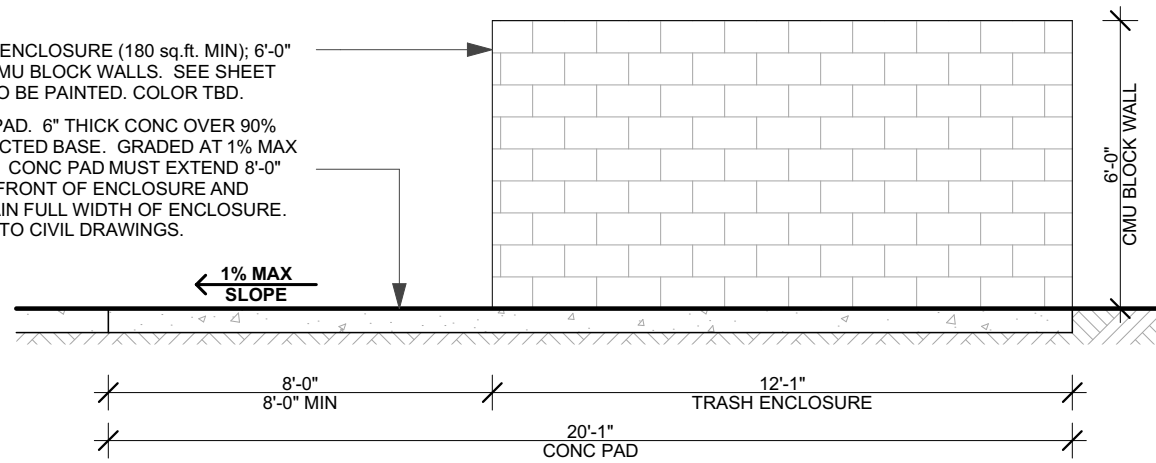
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SHEET
A006

TRASH ENCLOSURE (180 sq.ft. MIN); 6'-0" HIGH CMU BLOCK WALLS. SEE SHEET C211. TO BE PAINTED. COLOR TBD.

CONC PAD. 6" THICK CONC OVER 90% COMPACTED BASE. GRADED AT 1% MAX SLOPE. CONC PAD MUST EXTEND 8'-0" MIN IN FRONT OF ENCLOSURE AND MAINTAIN FULL WIDTH OF ENCLOSURE. REFER TO CIVIL DRAWINGS.



ENLARGED ELEVATION - TRASH ENCLOSURE

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

3

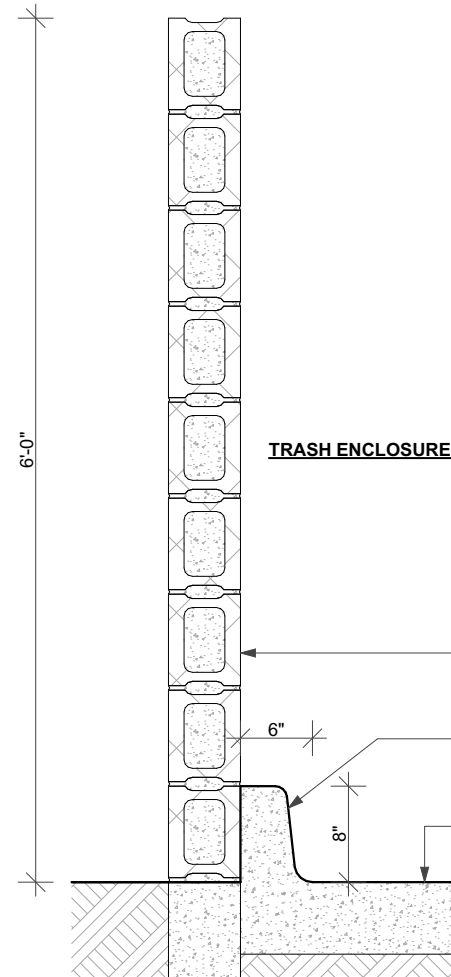
GENERAL NOTES

ENVIRONMENTAL PROGRAMS AND OPERATIONS NOTES

- SOLD 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



6'-0" CMU BLOCK WALL @ PERIMETER OF TRASH ENCLOSURE. 6" THICK x8" TALL x 8" LONG CMU BLOCKS, TYP. SEE SHEET C211.

CONC CURB @ INTERIOR PERIMETER OF TRASH ENCLOSURE; 6"x8". REFER TO CIVIL DWGS. SEE SHEET C210.

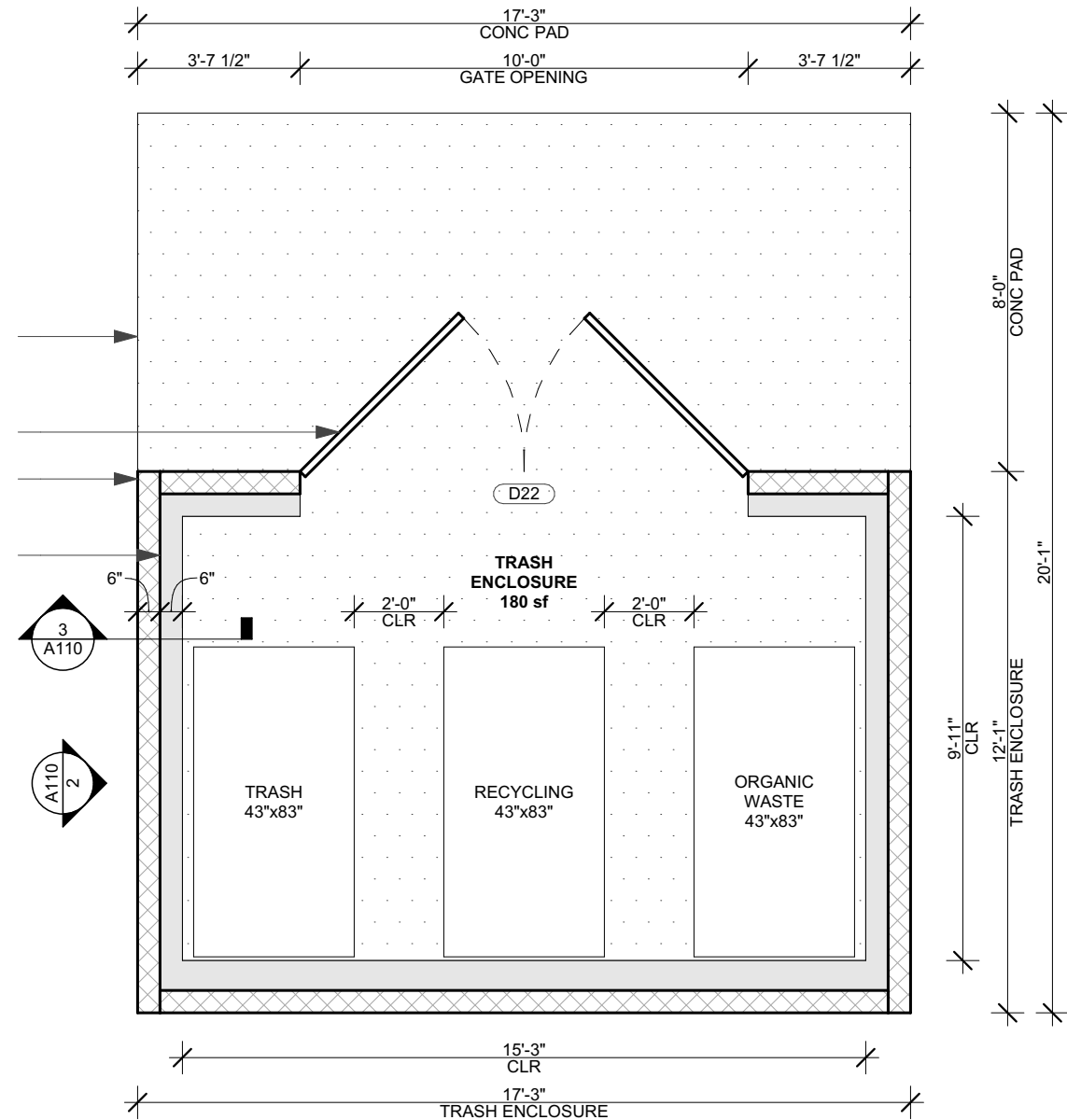
CONC PAD; 6" THICK CONC OVER 90% COMPACTED BASE. GRADED AT 1% MAX SLOPE. REFER TO CIVIL DWGS.

HATCH INDICATES CONC PAD. 6" THICK CONC OVER 90% COMPACTED BASE. GRADED AT 1% MAX SLOPE. CONC PAD MUST EXTEND 8'-0" MIN IN FRONT OF ENCLOSURE AND MAINTAIN FULL WIDTH OF ENCLOSURE.

10'-0" WIDE (MIN) x 6'-0" HIGH DOUBLE-LEAF OUT-SWING GATE

TRASH ENCLOSURE (180 sq.ft. MIN); 6'-0" HIGH CMU BLOCK WALLS. SEE SHEET C211. TO BE PAINTED. COLOR TBD.

HATCH INDICATES 6"x8" CONC CURB @ INTERIOR OF TRASH ENCLOSURE



ENLARGED PLAN - TRASH ENCLOSURE

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

1

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SECTION DETAIL - TRASH ENCLOSURE WALL

SCALE: 3/4" = 1'-0"

2

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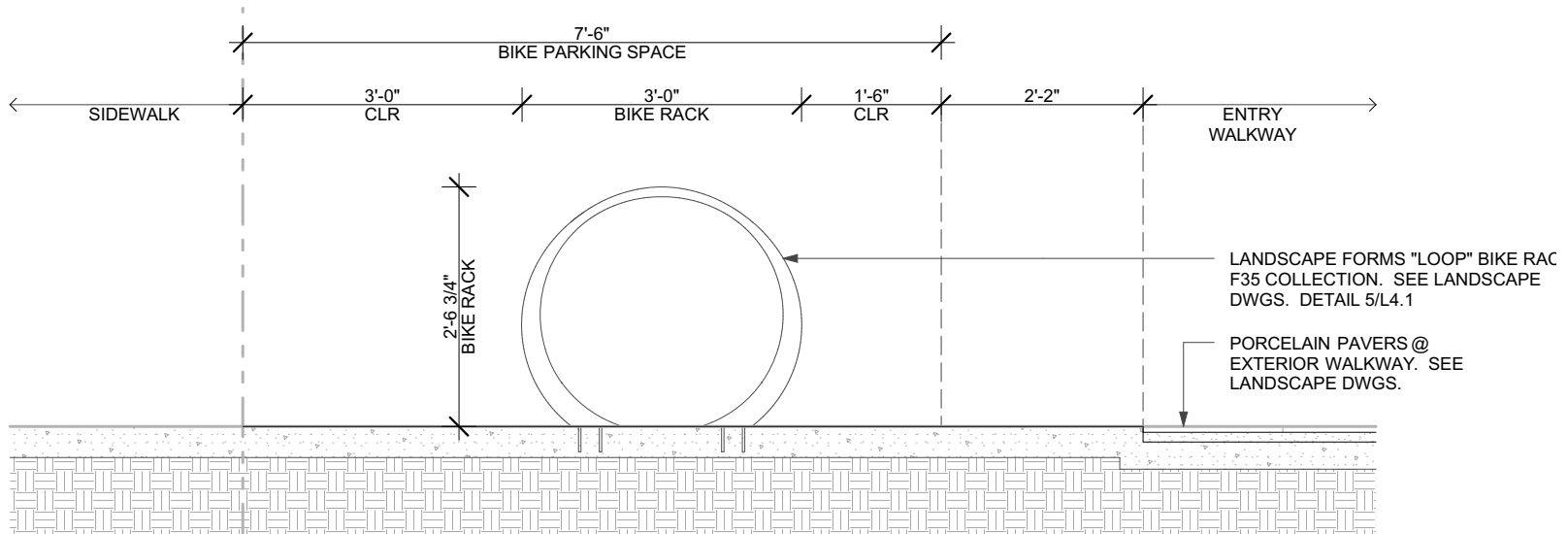
SITE DETAILS

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SHEET
A007

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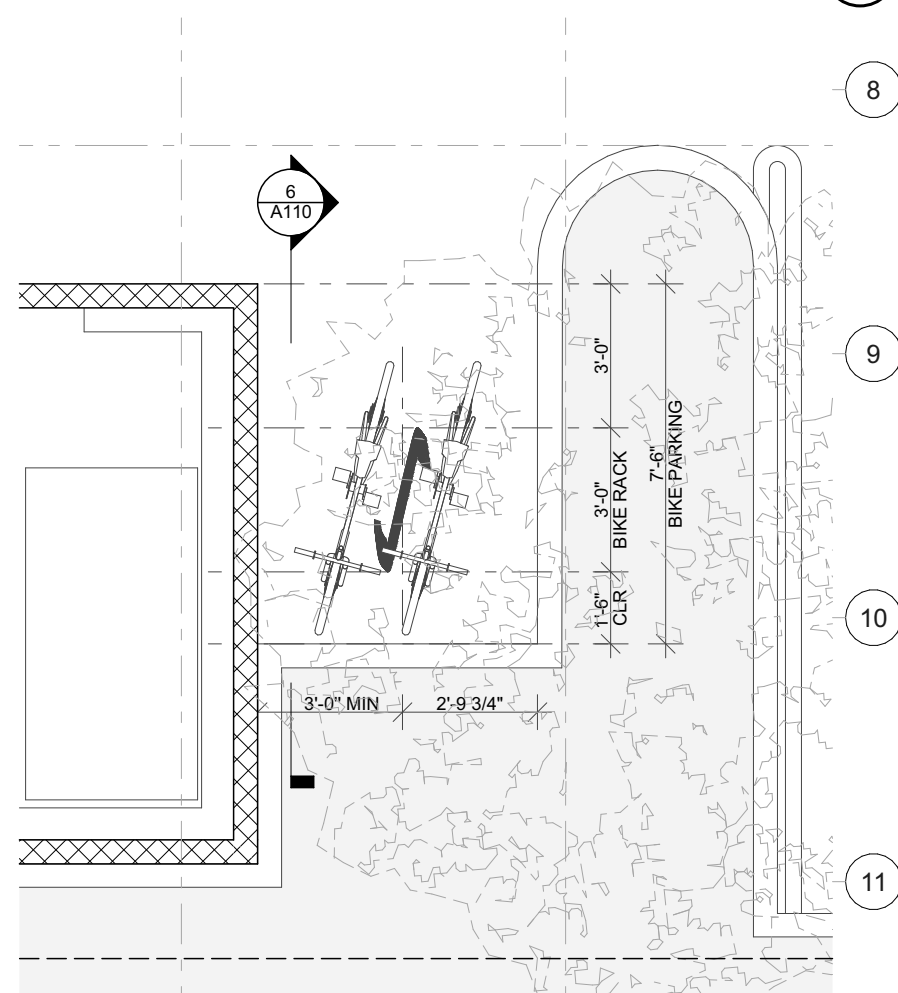




ENLARGED SECTION - BICYCLE RACK

SCALE: 1/2" = 1'-0"

6



ENLARGED PLAN - BICYCLE PARKING

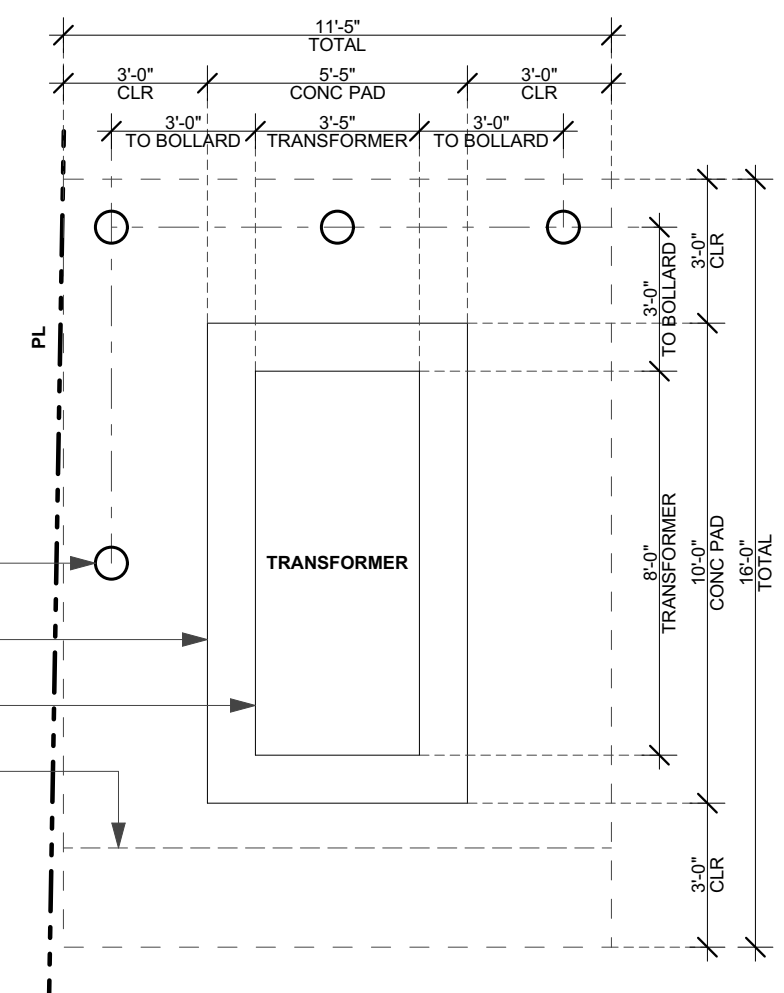
SCALE: 1/4" = 1'-0"

5

GENERAL NOTES

ENVIRONMENTAL PROGRAMS AND OPERATIONS NOTES

- 1 SOLD 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



ENLARGED PLAN - TRANSFORMER

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

4

- (N) BOLLARDS TO BE LOCATED 3'-0" FROM TRANSFORMER, SEE CIVIL DWGS.
- (N) TRANSFORMER PAD, 8' x 10', SEE CIVIL DWGS.
- (N) TRANSFORMER; SEE ELECTRICAL DWGS

(E) EASEMENT

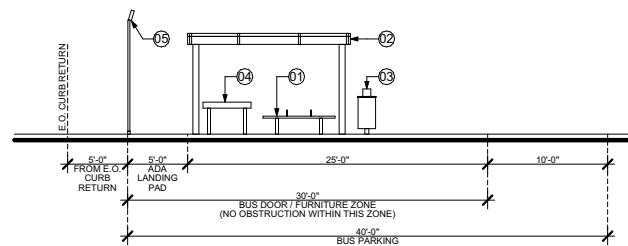
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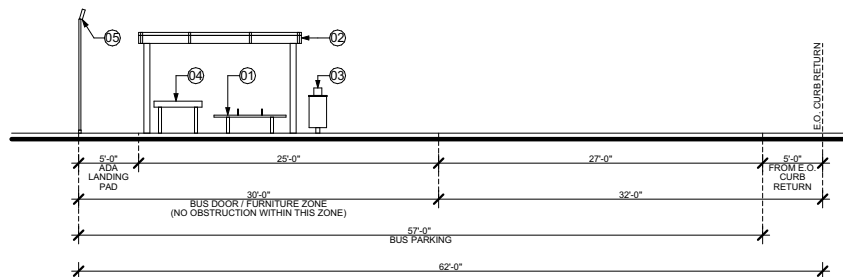
SHEET
A007.1



ELEVATION: BUS STOP @ SEPULVEDA BLVD

SCALE: 1/16" = 1'-0"

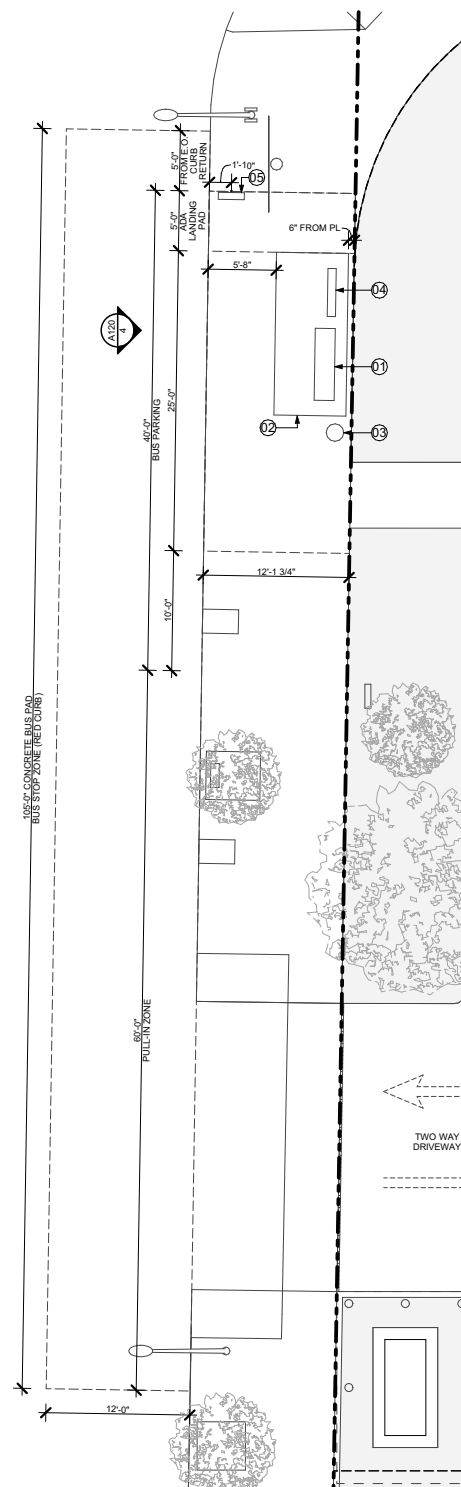
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ELEVATION: BUS STOP @ VENICE BLVD

SCALE: 1/16" = 1'-0"

3



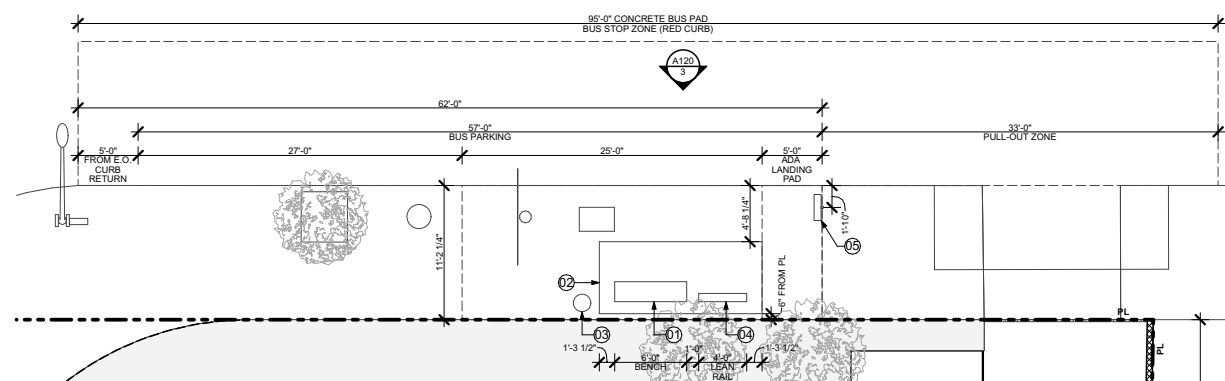
BUS STOP IMPROVEMENT - SEPULVEDA BLVD

SCALE: 1/16" = 1'-0"

2

BUS STOP FURNITURE SCHEDULE						
TAG	TYPE	MANUFACTURER	SERIES	MODEL #	FINISH / COLOR	NOTES
01	BENCH	BRASCO	ECLIPSE	BE-EC-6-P-1-2-0	White Powder Coat (RAL 9006), Grey Powder Coat (RAL 9007)	Perforated aluminum seating. Two seat dividers. Grey finish on perforated aluminum seating only.
02	CANOPY	BRASCO	ECLIPSE	EC-0613	White Powder Coat (RAL 9006), Grey Powder Coat (RAL 9007), Grey Makrolon Polycarbonate and UV Coating	Two 6" Eclipse support columns with 4 1/2" Eclipse header beam. Arched Roof. Grey powder coat finish on column snap covers and header beam end caps only. Grey Polycarbonate and UV coating on Roof only.
03	TRASH RECEPTACLE	BRASCO	ECLIPSE	TR017	White Powder Coat (RAL 9006), Grey Powder Coat (RAL 9007)	32 gallon. Perforated aluminum. Square bonnet lid. Plastic liner. Grey finish on lid and pedestal only
04	LEAN RAIL	BRASCO	ECLIPSE	LR-EC-4-P	White Powder Coat (RAL 9006), Grey Powder Coat (RAL 9007)	Custom round support posts. Perforated aluminum seating. Grey finish on perforated aluminum only
05	SOLAR LED SIGN	WAYSINE	-	-	-	With safety lights. 24 character

NOTE: BUS STOP IMPROVEMENTS AND FURNITURE AS REQUESTED PER CULVER CITY STANDARDS AND SPECIFICATIONS SHOWN IN ARCHITECTURAL DWGS FOR REF ONLY. ALL REQUIRED DIMENSIONS TO BE VERIFIED BY GC.



BUS STOP IMPROVEMENT - VENICE BLVD

SCALE: 1/16" = 1'-0"

1

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OFF-SITE DETAILS

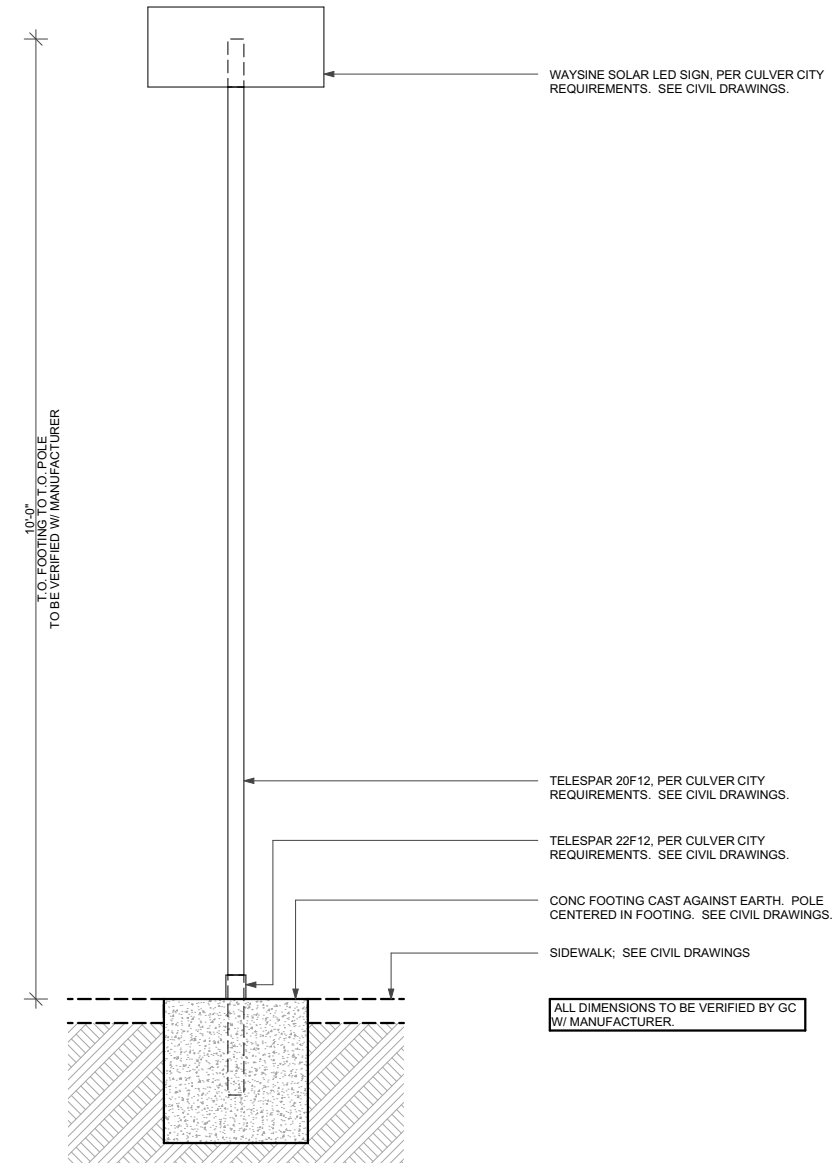
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ELEVATION: OFF-SITE BUS STOP SIGN & POLE
SCALE: 1/2" = 1'-0"

5

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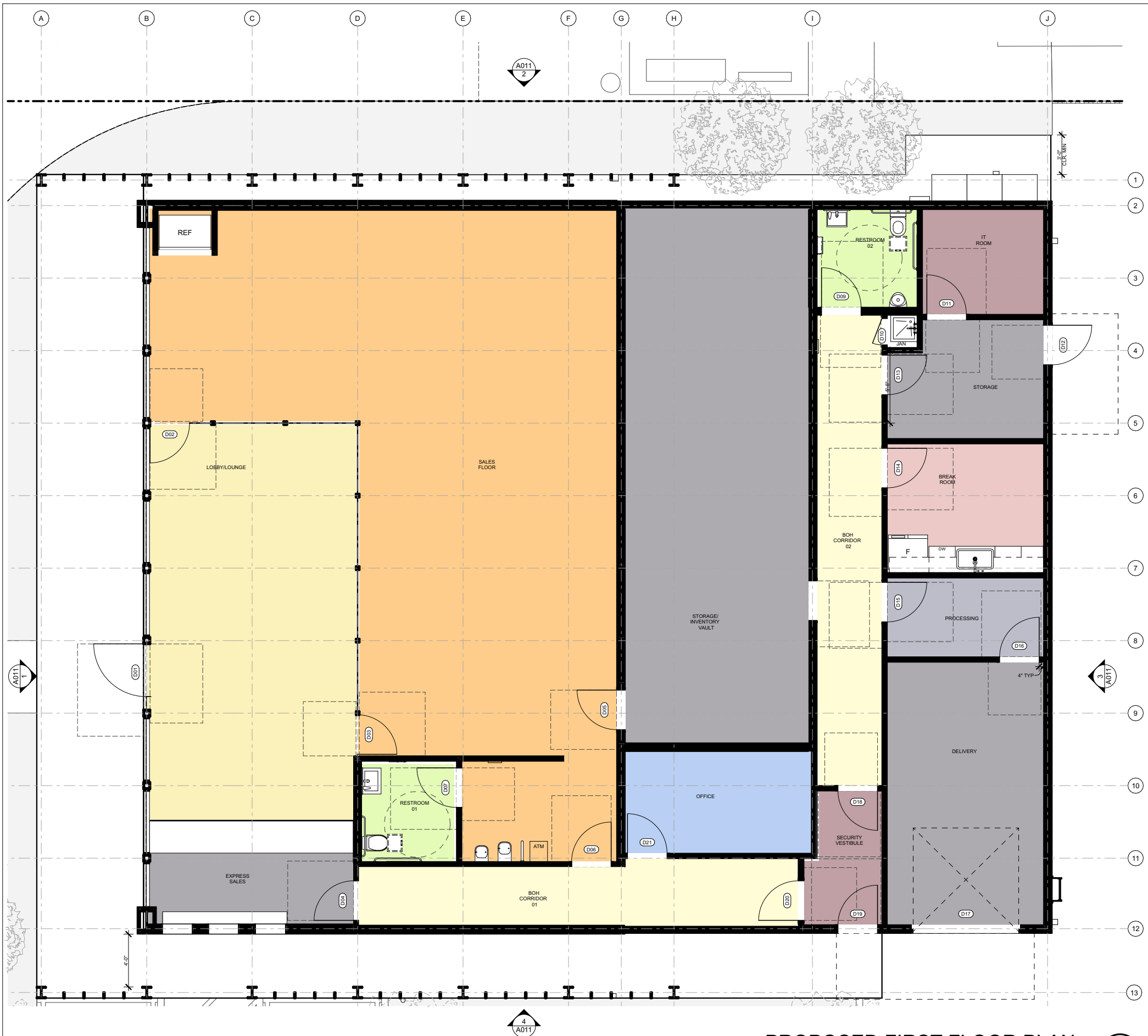
OFF-SITE DETAILS

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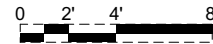


PROPOSED FIRST FLOOR PLAN

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

2

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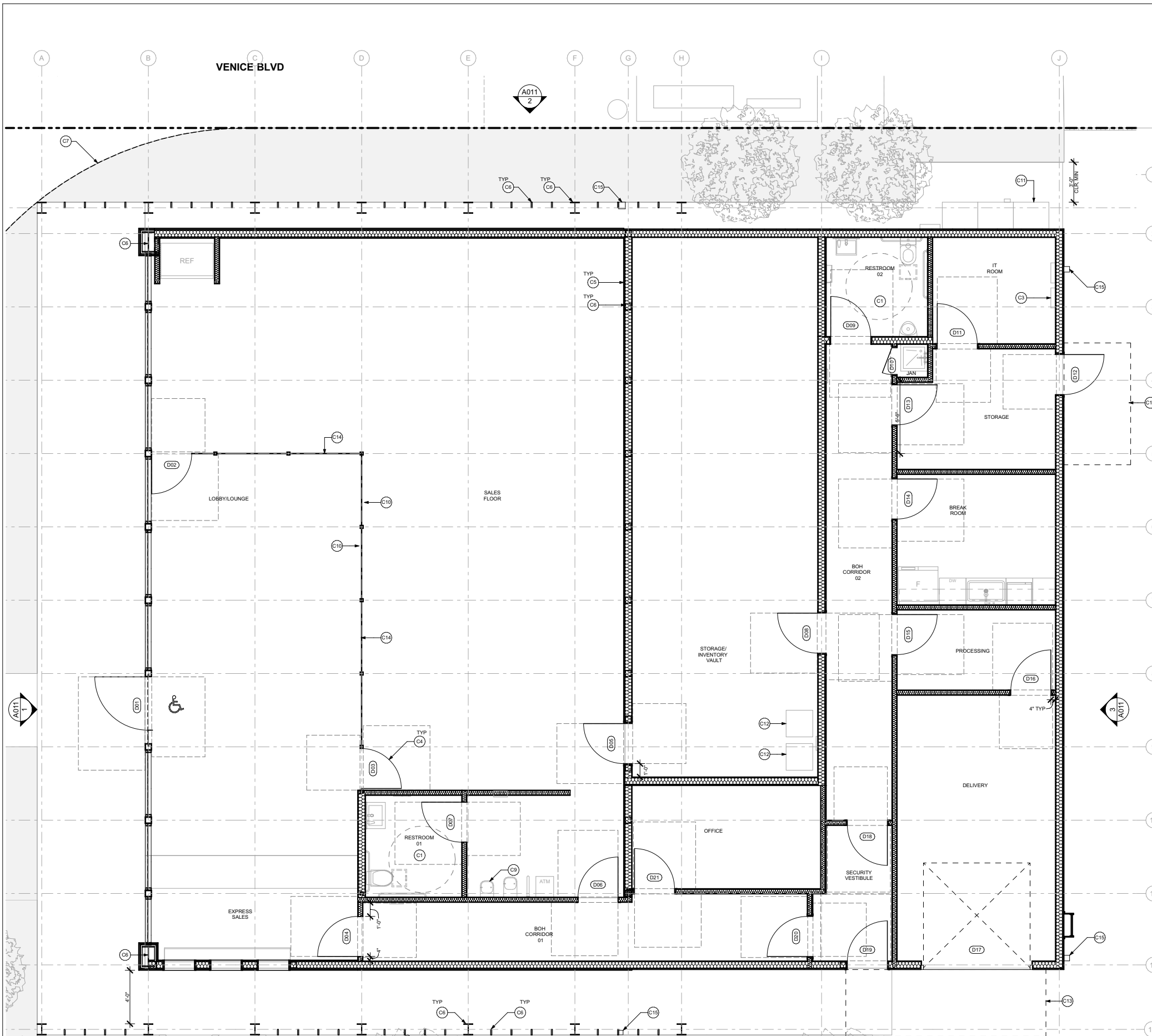
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PROPOSED FLOOR PLAN

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 A009



LEGEND

1 HR FIRE RATED WALL

KEYNOTES

- (C1) BATHROOM ACCESSORIES, PLUMBING FIXTURES, CABINETS, COUNTERTOPS, GFCI OUTLETS, HARD-WIRED EXHAUST FAN W/ HUMIDISTAT AND WIRE. PRIME & PAINT WALLS & CEILING. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.
- (C2) INSTALL FIXTURES WITH HIGH EFFICIENCY LED LIGHTING AT BATHROOM, TYP.
- (C3) ELECTRICAL SUBPANELS.
- (C4) NEW DOORS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS, TYP. SEE DOOR SCHEDULE.
- (C5) PARTITION / WALL, TYP. SEE PARTITION / WALL TYPES.
- (C6) COLUMN, TYP. SEE STRUCTURAL DWGS. SEE LANDSCAPE DWGS FOR VINE TIE ATTACHMENT.
- (C7) PUBLIC ACCESS TRIANGULAR SHAPED. INST. NO. 94-1421473, O.R. PER ALTA SURVEY.
- (C8) EXTERIOR DOOR SHALL BE PROVIDED WITH LOCKSETS AND HANDLES FOR FIRE DEPARTMENT ACCESS. KEYS FOR REQUIRED ACCESS SHALL BE PROVIDED BY THE OWNER AND MADE READILY AVAILABLE IN THE KNOX BOX.
- (C9) DRINKING FOUNTAIN, DETAILS TBD.
- (C10) MOSS WALL, DETAILS TBD.
- (C11) MAIN SERVICE METER, SEE ELECTRICAL DWGS. OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- (C12) CANNABIS DISPOSAL BINS.
- (C13) AWNING ABOVE. SEE DETAILS ON A111
- (C14) ARCADIA AR450 GLAZING SYSTEM W/ HSS PER STRUCTURAL DWGS.
- (C15) DOWNSPOUT. SEE ROOF PLAN.

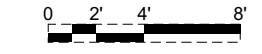
GENERAL NOTES

1. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803 AND SHOULD COMPLY WITH TABLE 803.1.1 AND SECTION 803.1. FOR FLAME SPREAD PROVISIONS SEE TABLE 803.9.
2. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE.
3. SEE A005 FOR ACCESSIBLE SIGNAGE REQUIREMENTS, LOCATION AND NOTES.
4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
5. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPERATE PLUMBING PERMIT REQ.
6. PROVIDE ULTRA-LOW FLUSH CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
8. DESKS 34" HIGH KNEE AND TOE CLEARANCE.
9. TABLES HEIGHT 28" TO 34", WITH KNEE AND TOE CLEARANCE 27" HIGH, 19" MIN TO 25" MAX DEPTH, 9" TOE CLEARANCE. 30"x48" CLEAR SPACE FOR FORWARD APPROACH SEATING 11B-902.1.
10. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
11. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$ 10,000.) SEPERATE PLUMBING PERMIT IS REQUIRED.
12. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
13. DOUBLE-STRIPING OF STALLS SHALL BE PER SECTION 12.21A.5(1)
14. IN BUILDINGS USED FOR OTHER THAN RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. SUCH DRAFT STOPS MUST BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED (1000) SQUARE FEET (718.3.3)
15. IN BUILDINGS USED FOR OTHER THAN RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. SUCH DRAFT STOPS MUST BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED (300) SQUARE FEET (718.3.1).
16. DRAFT STOPPING MATERIALS MUST NOT BE LESS THAN 2-INCH GYPSUM BOARD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT STOPPING MUST BE ADEQUATELY SUPPORTED. (718.3.1)
17. GENERAL NOTE / PROJECT CONDITION: GIVEN THE PROJECTED TRIPS THE PROPOSED USE IS EXPECTED TO CREATE, A PARKING MANAGEMENT PLAN IS REQUIRED. A COMPREHENSIVE PARKING MANAGEMENT PLAN NEEDS TO ADDRESS HOW PARKING IMPACTS TO NEARBY USES EMPLOYEES AND CLIENTS OF THE SURROUNDING BUSINESSES AND CUSTOMERS OF THE PROJECT SITE, WILL BE ADDRESSED. EVEN IF REQUIRED PARKING IS PROVIDED, VEHICL ATTENDANT PARKING MAY BE REQUIRED. QUEUING OF VEHICLES DURING RETRIEVAL OR PARKING IS NOT ALLOWED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES TEMPORARILY PARKING CARDS ON PUBLIC STREETS.
18. GENERAL NOTE / PROJECT CONDITION: MECHANICAL EQUIPMENT, ELEVATOR SHAFTS AND STAIR WELLS CAN EXCEED THE BUILDING HEIGHT BY A MAXIMUM OF 13.5 FEET. ARCHITECTURAL FEATURES CAN EXCEED THE BUILDING HEIGHT BY A MAXIMUM OF 13.5 FEET AND CANNOT EXCEED 15% OF THE TOTAL ROOF AREA. FURTHER MECHANICAL EQUIPMENT SHALL BE SCREENED.
19. INTERIOR ENVIRONMENT
20. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3).
21. BUILDING ENVELOPE
22. ANTI-GRAFFITI FINISH PROVIDED AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. LAMC 91.6306.

Jan 6 2022

ENLARGED CONSTRUCTION PLAN - FIRST FLOOR

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



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 WWW.RELATIVITYARCHITECTS.COM
 1145 N MCCORDEN PL., LA, CA 90238 P:310.373.4500

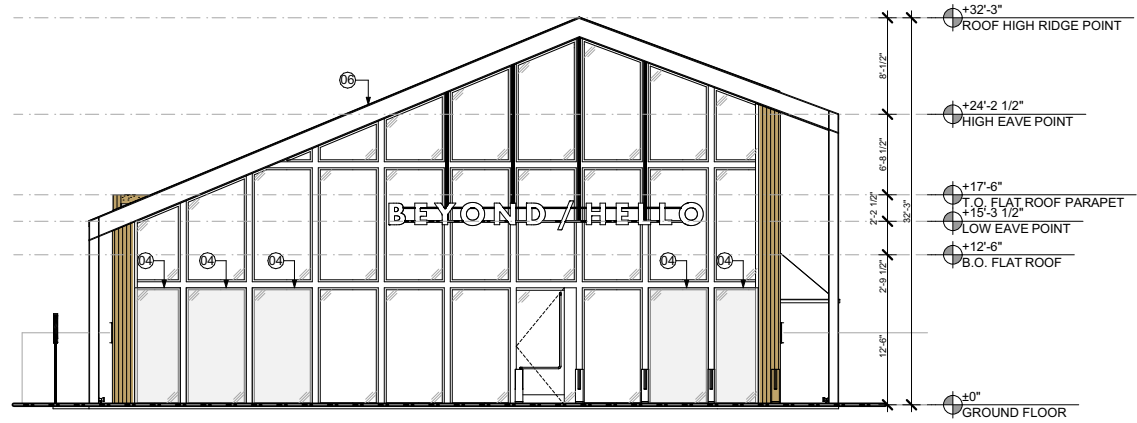
BEYOND / HELLO
 3800 SEPULVEDA BLVD.
 CULVER CITY, CA 90230

CONSTRUCTION FLOOR PLAN

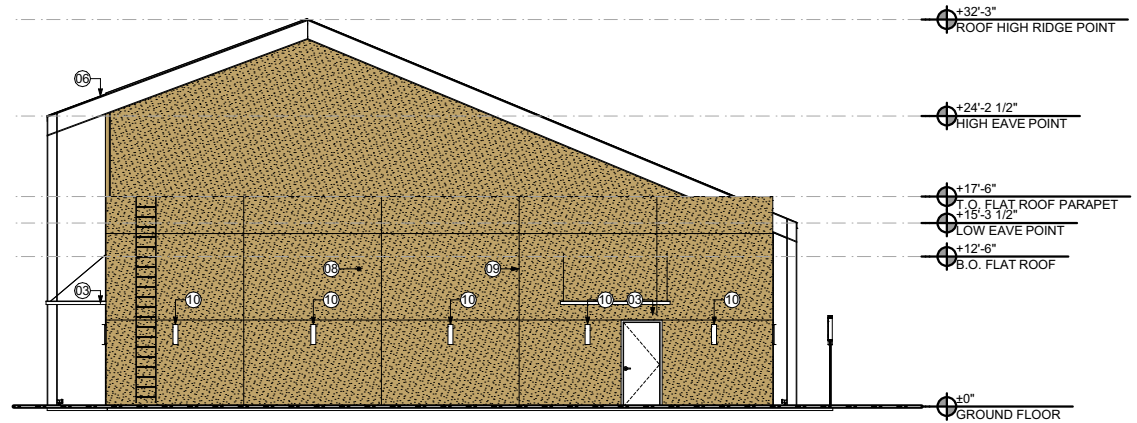
DATE	ISSUE	PRELIMINARY PROJECT REVIEW (PPR)
1/6/2022		

DRAWN BY: AE, TR
 JOB NO.: 1919A
 SCALE: AS NOTED

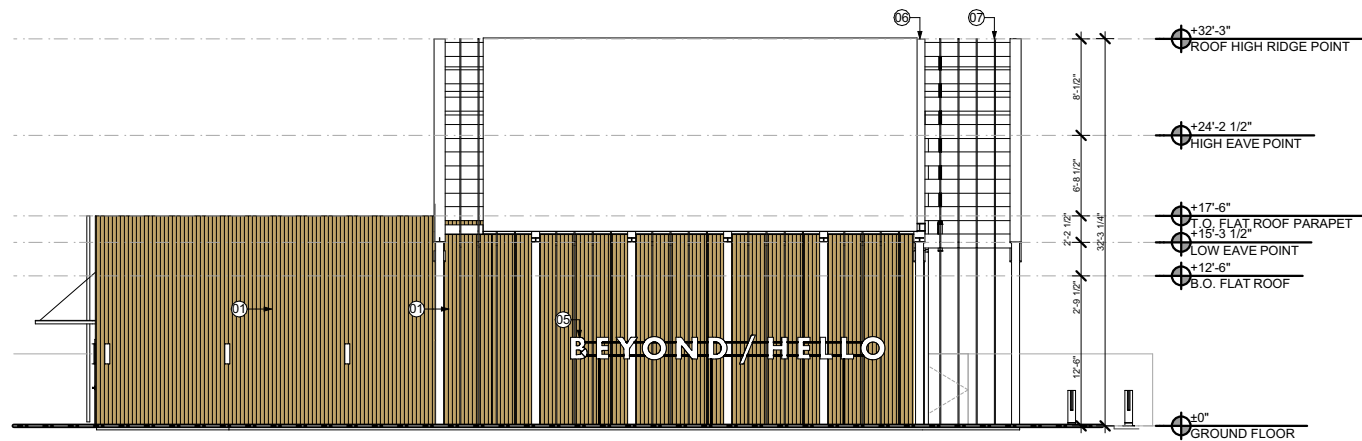
SHEET
A010



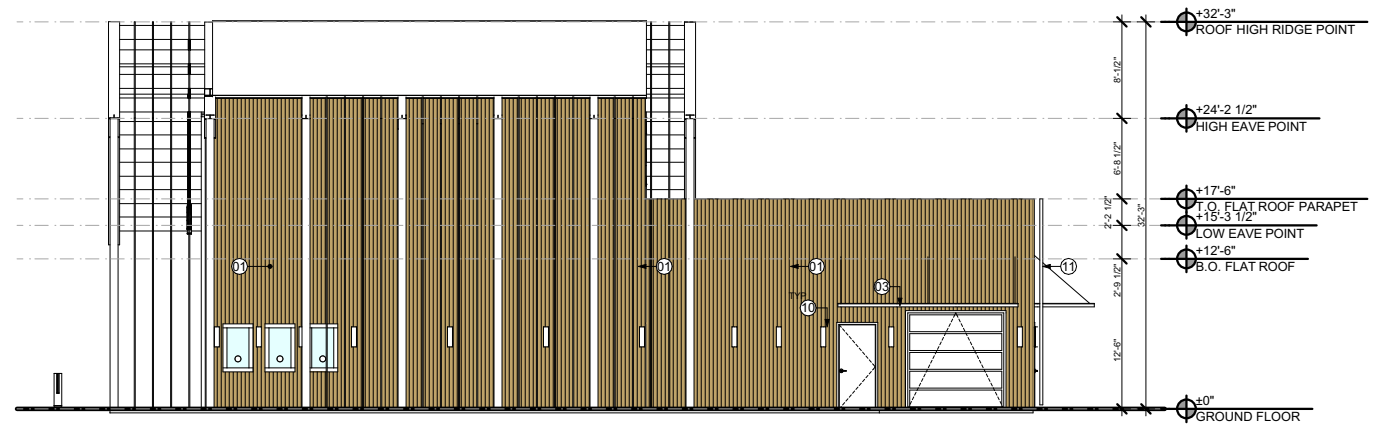
ELEVATION WEST
SCALE: 1/16" = 1'-0" **4**



ELEVATION EAST
SCALE: 1/16" = 1'-0" **3**



ELEVATION NORTH
SCALE: 1/16" = 1'-0" **2**



ELEVATION SOUTH
SCALE: 1/16" = 1'-0" **1**

KEYNOTES

- 01 HATCH INDICATES WOOD PANEL SIDING, TYP.
- 02 LIGHTING FIXTURE, TYP. SEE RCP & LIGHTING SCHEDULE.
- 03 METAL AWNING WITH TIE ROD SUPPORT.
- 04 FROSTED STOREFRONT GLAZING.
- 05 BEYOND HELLO SIGNAGE BY OTHERS.
- 06 EXPOSED STEEL STRUCTURE TO HAVE WHITE POWDER COAT FINISH, TYP.
- 07 PURLIN, SEE STRUCTURAL DWGS. TO HAVE WHITE POWDER COAT FINISH, TYP.
- 08 SMOOTH STUCCO FINISH, TYP.
- 09 CONTROL LINES, TYP.
- 10 OUTDOOR WALL SCONCE, SEE RCP & LIGHTING SCHEDULE.
- 11 20" WIDE ALUMINUM ROOF ACCESS LADDER W/ SECURITY GATE BY ALACO, MODEL 561 OR EQUAL.
- 12 STANDING SEAM METAL ROOF W/ SEAMS EVERY 18".
- 13 EAVE TRIM. SAME COLOR AS METAL ROOF. LAP OVER GUTTER.
- 14 7" GUTTER. GUTTER BRACKET FASTEN THRU EAVE TRIM 24" O.C. MAX.
- 15 PATH LIGHTING, SEE LIGHTING SCHEDULE & ELECTRICAL DWGS.

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CULVER CITY, CA 90230

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1145 N MCCORDEN PL., LA, CA 90038 P:310.373.4300

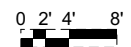


EXTERIOR ELEVATIONS

DATE	ISSUE	PRELIMINARY PROJECT REVIEW (PPR)
1/6/2022		

DRAWN BY	EC
JOB NO.	#Pin
SCALE	1/16" = 1'-0", 1"

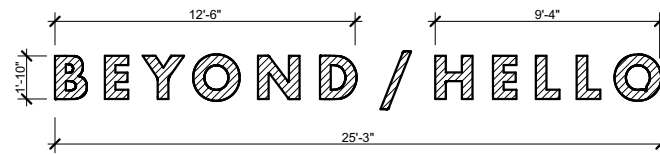
Jan 6 2022



SHEET
A011



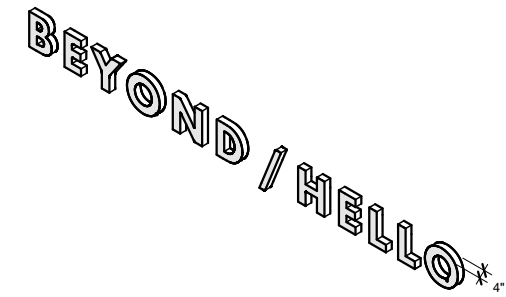
AGGREGATE SURFACE AREA OF ALL SIGN CHARACTERS IS 18.95 SQ FT
(MAX ALLOWED AREA = 82.5 SQ FT)



SIGN (3) - ELEVATION

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

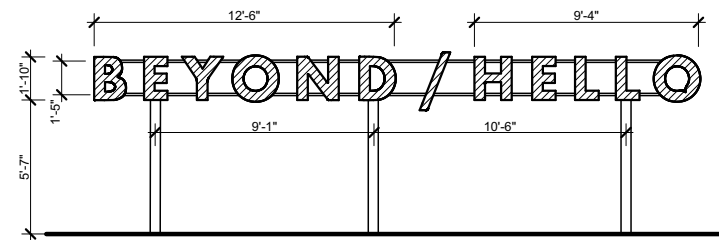
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SIGN (3) - ISOMETRIC

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

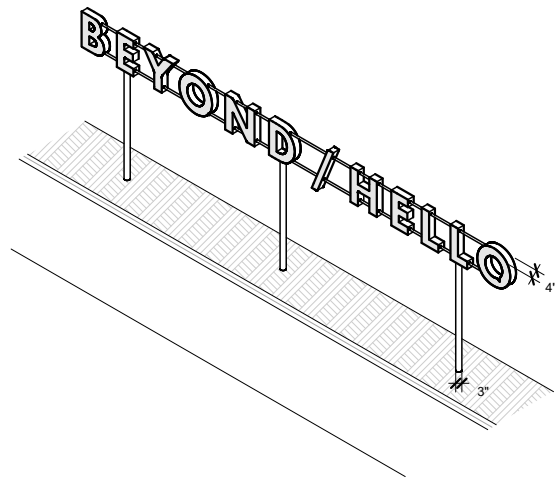
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SIGN (2) - ELEVATION

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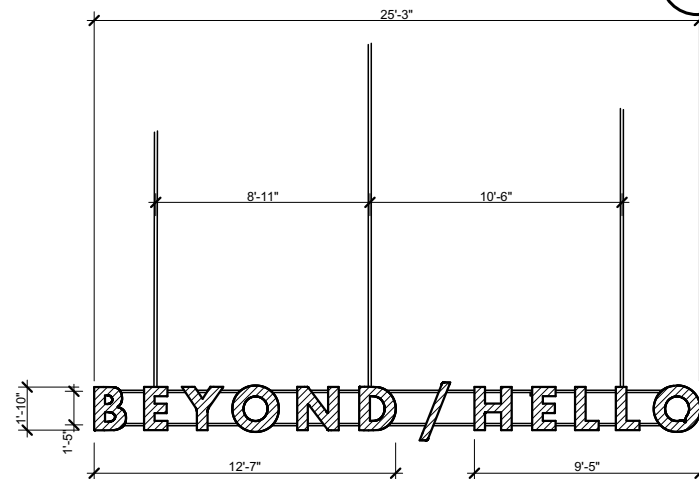
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SIGN (2) - ISOMETRIC

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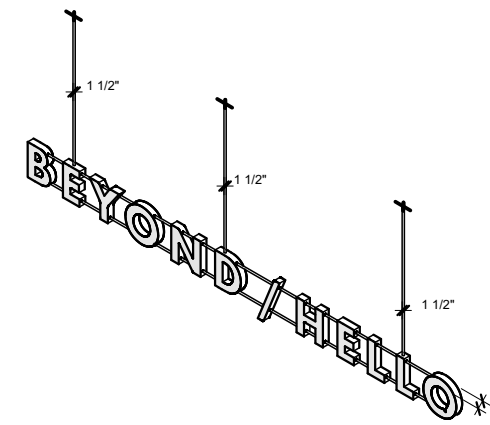
3



SIGN (1) - ELEVATION

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

2



SIGN (1) - ISOMETRIC

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

1

Jan 6 2022

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CULVER CITY, CA 90230

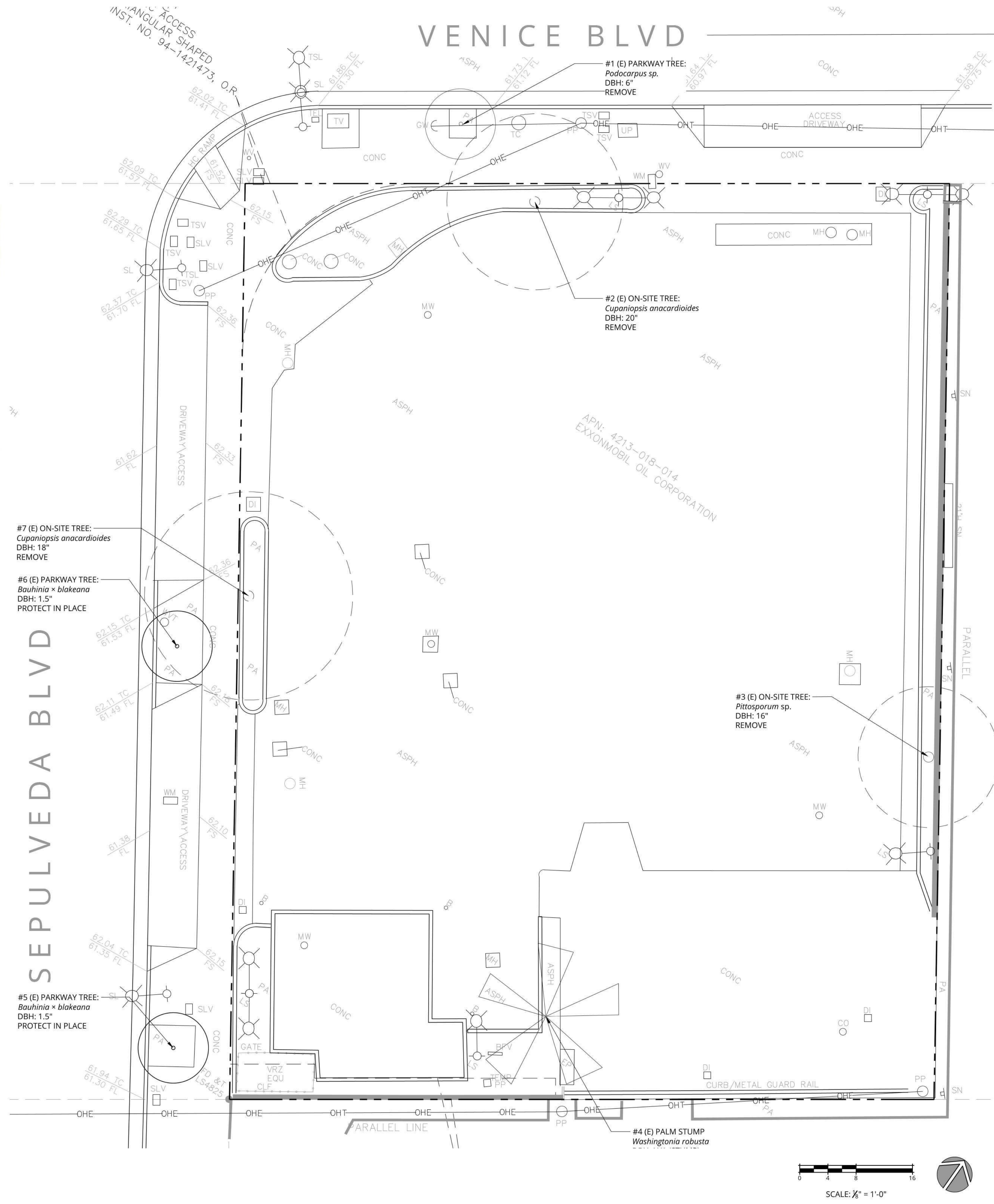
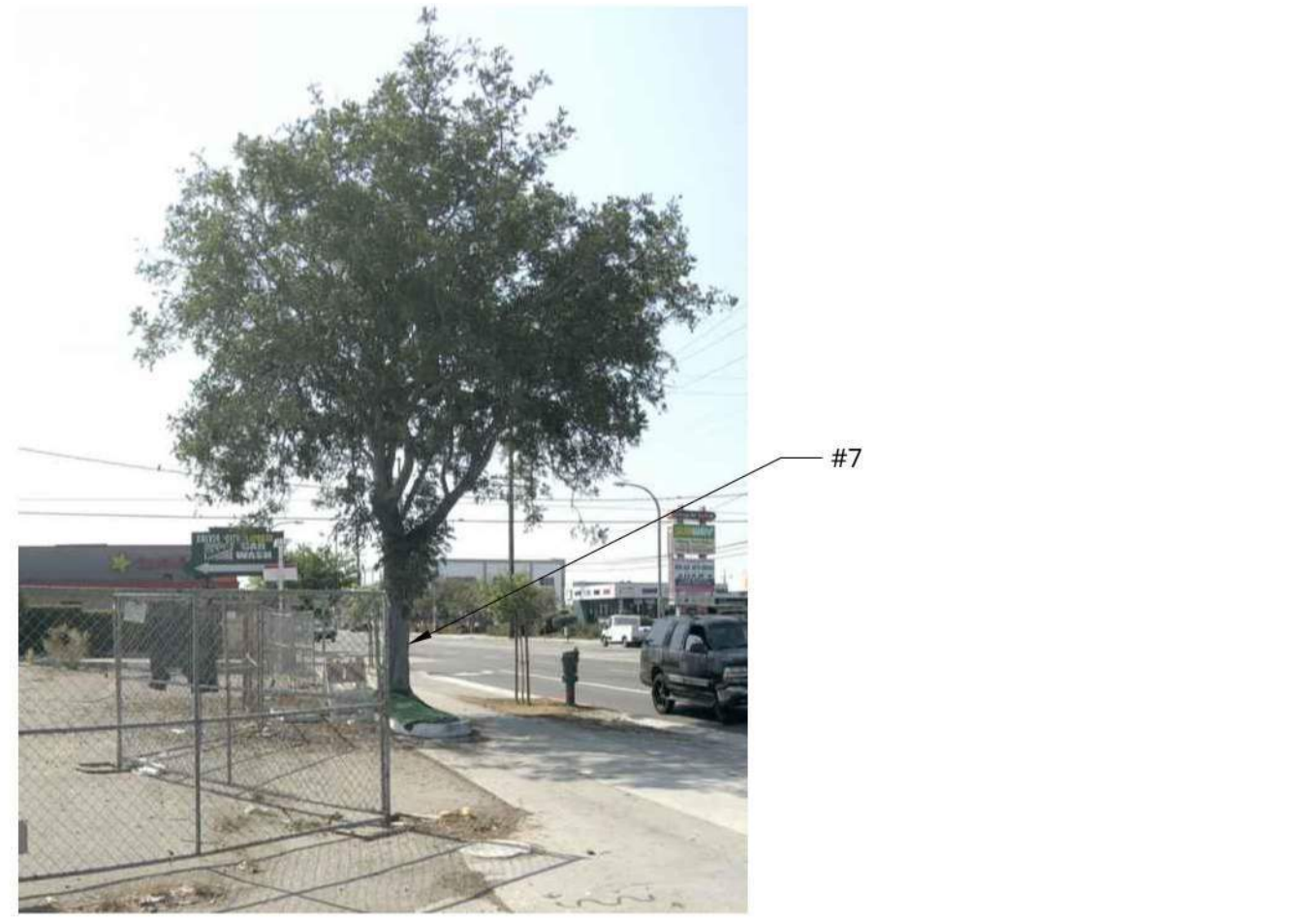
SIGNAGE ELEVATIONS

DRAWN BY: AE, TR
JOB NO.: 1919A
SCALE: AS NOTED

DATE: 1/6/2022
ISSUE: PRELIMINARY PROJECT REVIEW (PPR)

SHEET
A012

EXISTING TREE PHOTOS:



TREE ASSESSMENT SUMMARY

TOTAL ONSITE EXISTING TREES	4
TOTAL ONSITE TREES TO BE REMOVED:	4
TOTAL ONSITE TREES TO BE PROTECTED IN PLACE:	0
TOTAL OFFSITE EXISTING TREES	3
TOTAL OFFSITE TREES TO BE REMOVED:	1
TOTAL OFFSITE TREES TO BE PROTECTED IN PLACE:	2

- TREE PROTECTION GENERAL NOTES**
- EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
 - NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF PROTECTED TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.
 - ALL PROTECTED TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE WHERE FEASIBLE. THE FENCE SHALL BE STAKED EVERY SIX FEET. FENCING SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF PROTECTED TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
 - NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF PROTECTED TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
 - ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.
 - TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF PROTECTED TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

NOT FOR CONSTRUCTION

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE

Office: 805.698.2120 Email: INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

TREE DISPOSITION
PLAN

BEYOND / HELLO
3800 Sepulveda Blvd.
Culver City, CA 90230



REVISIONS

7/29/21	60% CD
8/20/21	80% CD
1/7/22	90% CD

PROJECT NUMBER	1950
DRAWN BY	NH
DATE DRAWN	11/21/19
SCALE	1/8"=1'-0"
PRINT DATE	1/7/22

SHEET NUMBER
L-1.1

Jan 6 2022

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, LOSSES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE USE OF SAID MATERIALS. LANDSCAPE ARCHITECT'S MATERIALS, THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. REUSE OF THE DOCUMENTS FOR USE NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

REFERENCE NOTES SCHEDULE		
AMENITIES		
SYMBOL	DESCRIPTION	DETAIL
A-01	BIKE RACK MODEL: "LOOP" MFR: LANDSCAPE FORMS LOOP-BR MATERIAL: ALUMINUM CASTING WITH POWDER COAT FINISH COLOR: DUSK SUBMIT COLOR AND FINISH SAMPLE W/ CUT SHEET FOR L.A. APPROVAL PRIOR TO ORDERING	5/L-4.1
PAVING		
SYMBOL	DESCRIPTION	DETAIL
P-01	PERMEABLE PAVER, VEHICULAR MODEL: 4.5X9 MFR: HANOVER SIZE: 4.5"X9"X3" COLOR: LIMESTONE GRAY, NATURAL FINISH SUBMIT PAVER COLOR & FINISH SAMPLE TO L.A. FOR APPROVAL PRIOR TO ORDERING.	4/L-4.1
P-02	PORCELAIN PAVER, PEDESTRIAN MODEL: ATTACHED DIPLOMACY "XTERIOR" PAVER MFR: DAL TILE SIZE: 20"X40"X2CM THICK COLOR: LIGHT GRAY DP01 SUBMIT PAVER COLOR & FINISH SAMPLE TO L.A. FOR APPROVAL PRIOR TO ORDERING. PORCELAIN PAVER IS INTENDED TO MATCH INTERIOR FLOORING SPECIFIED BY ARCHITECT.	3/L-4.1
P-03	CONCRETE PAVING, TYPICAL COLOR: NATURAL GRAY W/ TOPCAST 03 FINISH	1/L-4.1
P-04	DETECTABLE WARNING PAVER MODEL: "TRUNCATED DOMES" MFR: ORCO (714) 527-2239 SIZE: 12"X12"X50MM THICK COLOR: FEDERAL YELLOW SUBMIT PAVER COLOR & FINISH SAMPLE TO L.A. FOR APPROVAL PRIOR TO ORDERING.	6/L-4.1

CONSTRUCTION GENERAL NOTES

- CONSTRUCTION SHALL CONFORM TO ALL LOCAL CITY, COUNTY, STATE AND INTERNATIONAL CODES.
- CONTRACTOR SHALL NOT MAKE FIELD CHANGES UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT. ANY UNAUTHORIZED CHANGES SHALL BE CORRECTED TO CONFORM TO THE PLANS, AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY FIELD CHANGES ARE NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND SHALL REPLACE OR REPAIR SAME AS REQUIRED AT HIS EXPENSE.
- CONTRACTOR SHALL COORDINATE ELECTRICAL AND IRRIGATION CONDUIT SLEEVES PRIOR TO INSTALLATION OF NEW PAVEMENT.
- CONTRACTOR TO REVIEW SITE FOR PROPER DRAINAGE AND REPORT APPARENT PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL MATERIALS, COLORS AND FINISHES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN SAMPLES OF ALL CONCRETE COLOR & FINISHES, TILE, BRICK, PAVERS, ETC. FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
- LANDSCAPE ARCHITECT SHALL REVIEW ALL FORMING AND SCORE LINE "SNAP LINES" BEFORE CONCRETE IS POURED OR CUT. ALLOW 24 HRS. LEAD TIME.
- CONTRACTOR SHALL STAKE LOCATIONS FOR LAWN HEADERS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN TREE BOX SIZE AND HARDSCAPE. FIELD CHANGES SHALL BE MADE EXPRESSLY BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROTECT TREE ROOTS AND TRUNKS FROM COMPACTION AND DAMAGE DURING CONSTRUCTION. TRENCHING ADJACENT TO EXISTING TREE DRILINES SHALL BE DONE BY HAND TO AVOID ROOT DAMAGE.
- ALL SCORE JOINTS, SAW CUTS AND EXPANSION JOINTS SHALL BE INSTALLED AS SHOWN ON THE PLANS.
- PAVING SUB-BASE AND REINFORCEMENT SHALL BE PER THE CIVIL DRAWINGS, STRUCTURAL DETAILS, OR GEOTECHNICAL SOILS REPORT.
- REFER TO THE CIVIL ENGINEER'S PLANS FOR DRAIN LOCATIONS AND DETAILS.
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE FINISH OF STRUCTURE.

CONSTRUCTION LEGEND

A.C.	Asphaltic Concrete
B.C.R.	Beginning Curve Radius
B.O.C.	Back of Curb
C.J.	Cold Joint
C.L.	Center Line
CLR.	Clear/Clearance
CONC.	Concrete
CONT.	Continuous
DIA.	Diameter
D.G.	Decomposed Granite
EA.	Each
E.C.R.	End Curve Radius
EJ.	Expansion Joint
EQ.	Equal
EX.	Existing
F.O.B.	Face of Building
F.O.W.	Face of Wall
F.O.C.	Face of Curb
FG.	Finish Grade
FS.	Finish Surface
EX.	Footing
GALV.	Galvanized
HDR.	Header Board
L.A.	Landscape Architect
MAX.	Maximum
MIN.	Minimum
MB.	Mail Box
NAT.	Natural
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center
PA.	Planting Area
PIP.	Poured In Place
PL.	Property Line
R.	Radius
RDWD.	Redwood
S.A.D.	See Architect's Drawings
S.A.D.	See Civil Engineer's Drawings
SD.	Slot Drain
S.I.D.	See Interior Designer's Drawings
S.S.D.	See Structural Engineer's Drawings
SHT.	Sheet
SL.	Score Line
SQ.	Square
S4S.	Surfaced Four Sides
STD.	Standard
TF.	Top of footing
TW.	Top of wall
TRANS.	Transformer
TYP.	Typical
VIF.	Verify In Field
W.I.	Wrought Iron

DIMENSION LEGEND

☉	Point of reference
Ⓐ	Radius = 2'-0"
Ⓑ	Radius = 2'-6"
Ⓒ	Radius = 3'-0"
Ⓓ	Radius = 4'-0"
Ⓔ	Radius = 5'-0"
Ⓕ	Radius = 6'-0"
Ⓖ	Radius = 18"

PAVING INSTALLATION NOTES

- INSTALL BRICK, STONE & UNIT PAVERS SUCH THAT FINISH SURFACE OF PAVED AREA IS LEVEL.
- NO INDIVIDUAL PAVERS OR STONES SHALL EXCEED 1/4" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS, BRICKS OR STONES.
- UNIT PAVER AREA SHALL BE FLUSH WITH ALL ADJACENT PAVED SURFACES. CHANGES IN LEVEL AT ALL ADJACENT PAVED SURFACES SHALL NOT EXCEED 1/4" HIGH MAXIMUM.
- CONTRACTOR IS RESPONSIBLE FOR ACHIEVING A LEVEL SURFACE FOR ALL PAVED AREAS IN COMPLIANCE WITH CBC 11B-303.

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CONSTRUCTION NOTES & MATERIALS

BEYOND / HELLO
3800 Sepulveda Blvd.
Culver City, CA 90230



REVISIONS

7/29/21	60% CD
8/20/21	80% CD
1/7/22	90% CD

PROJECT NUMBER

1950

DRAWN BY

NH

DATE DRAWN

11/21/19

SCALE

1/1"=1'-0"

PRINT DATE

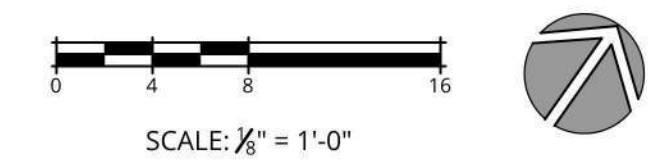
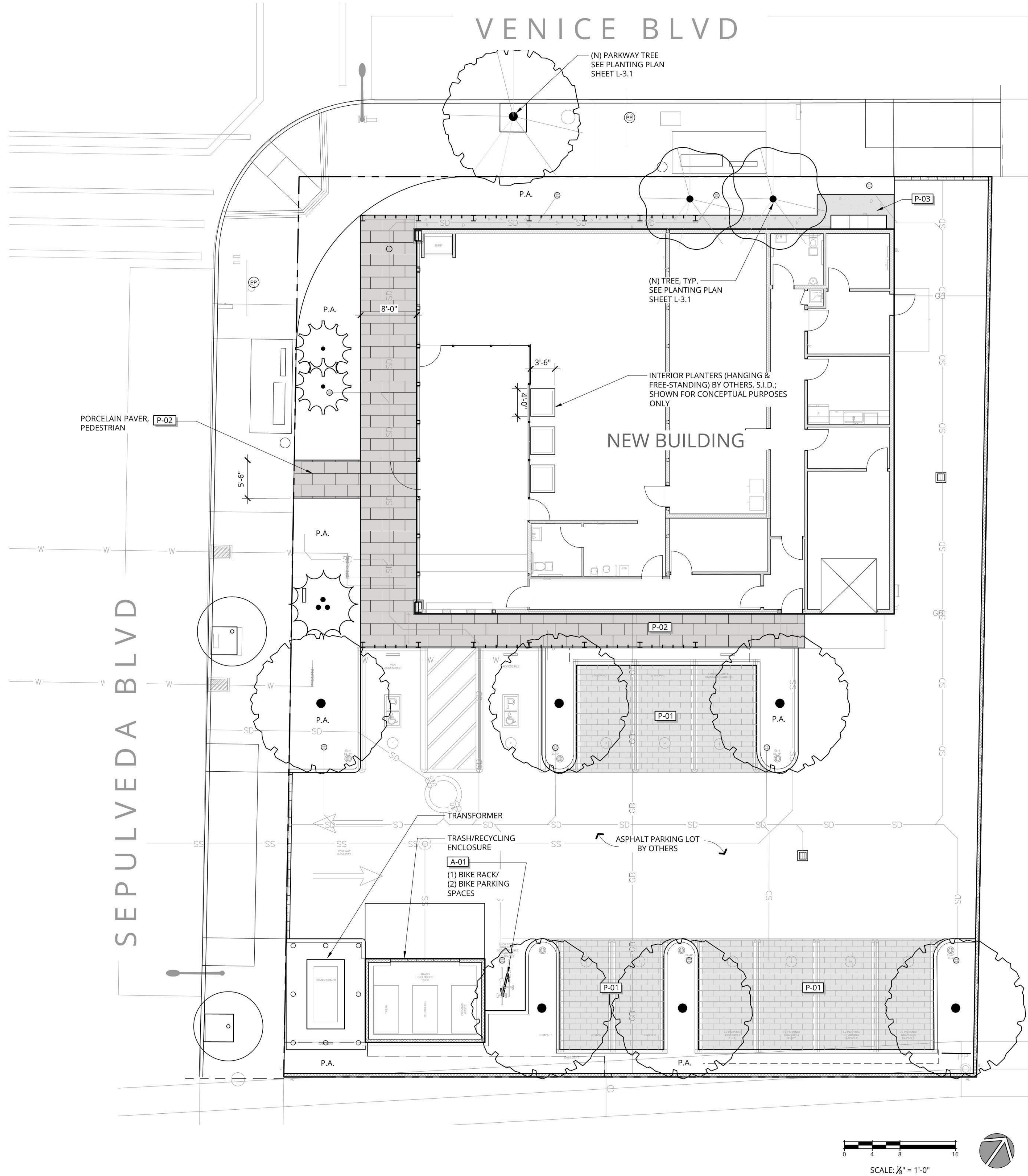
1/7/22

SHEET NUMBER

L-2.0

Jan 6 2022

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL
A-01	BIKE RACK MODEL: "LOOP" MFR: LANDSCAPE FORMS LOOP-BR MATERIAL: ALUMINUM CASTING WITH POWDER COAT FINISH COLOR: DUSK SUBMIT COLOR AND FINISH SAMPLE W/ CUT SHEET FOR L.A. APPROVAL PRIOR TO ORDERING	5/L-4.1
PAVING		
SYMBOL	DESCRIPTION	DETAIL
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P-02	PORCELAIN PAVER, PEDESTRIAN MODEL: ATTACHED DIPLOMACY "XTERIOR" PAVER MFR: DAL TILE SIZE: 20"X40"X2CM THICK COLOR: LIGHT GRAY DP01 SUBMIT PAVER COLOR & FINISH SAMPLE TO L.A. FOR APPROVAL PRIOR TO ORDERING. PORCELAIN PAVER IS INTENDED TO MATCH INTERIOR FLOORING SPECIFIED BY ARCHITECT.	3/L-4.1
P-03	CONCRETE PAVING, TYPICAL COLOR: NATURAL GRAY W/ TOPCAST 03 FINISH	1/L-4.1
P-04	DETECTABLE WARNING PAVER MODEL: "TRUNCATED DOMES" MFR: ORCO (714) 527-2239 SIZE: 12"X12"X50MM THICK COLOR: FEDERAL YELLOW SUBMIT PAVER COLOR & FINISH SAMPLE TO L.A. FOR APPROVAL PRIOR TO ORDERING.	6/L-4.1



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LAYOUT PLAN

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Culver City, CA 90230



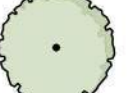



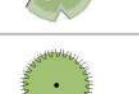


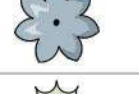









REVISIONS	
7/29/21	60% CD
8/20/21	80% CD
1/7/22	90% CD

PROJECT NUMBER	1950
DRAWN BY	NH
DATE DRAWN	11/21/19
SCALE	1/8"=1'-0"
PRINT DATE	1/7/22

SHEET NUMBER
L-2.1

Jan 6 2022

PLANT SCHEDULE								
TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE		QTY	REMARKS
	ALO B36	ALOE BARBERAE	TREE ALOE 36" BOX	36"BOX	LOW		2	MIN. 6' B.T., MIN. 2 BRANCHES
	ALO B48	ALOE BARBERAE	TREE ALOE 48" BOX	48"BOX	LOW		1	MIN. 8' B.T., MIN. 3 BRANCHES
	OLE SWA	OLEA EUROPAEA 'SWAN HILL' STD	FRUITLESS SWAN HILL OLIVE	36"BOX	LOW		6	
	PAR DES	PARKINSONIA X 'DESERT MUSEUM' MULTI	DESERT MUSEUM PALO VERDE	36"BOX	LOW		2	MULTI TRUNK
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	36"BOX	MEDIUM		1	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY	REMARKS
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	LOW	18" o.c.	101	
	KAL BEH	KALANCHOE BEHARENSIS	FELT PLANT	5 GAL	LOW	36" o.c.	6	
	LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	LOW	36" o.c.	23	
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	LOW	30" o.c.	32	
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	LOW	48" o.c.	8	
CACTI + SUCCULENTS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY	REMARKS
	AGA BLF	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	LOW	42" o.c.	11	
	YUC LIN	YUCCA LINEARIFOLIA	LINEAR LEAF YUCCA	15 GAL	VERY LOW	42" o.c.	6	
VINE/ESPALIER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY	REMARKS
	FIC MIN	FICUS PUMILA MINIMA	CREeping FIG	5 GAL	LOW	48" o.c.	14	TRAIN ON WALL
	LON HAL	LONICERA JAPONICA 'HALLIANA'	HALLS HONEYSUCKLE FLOWERING VINE	5 GAL	LOW	12" o.c.	35	TRAIN ON WIRES, SEE DETAIL 3/L4.2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	QTY	REMARKS
	CAR GRE	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	LOW	36" o.c.	25	
	DYM MAR	DYMONDIA MARGARETAE	DYMONDIA	FLAT	LOW		277 SF	
	MYO F12	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM'	TRAILING MYOPORUM	FLAT	LOW	24" o.c.	81	

ADDITIONAL PLANT MATERIAL NOTES

- IN ADDITION TO THE PLANTS INCLUDED ON THE PLANTING PLANS, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING IN HIS/HER BID:
(25) 1-GAL SHRUBS
(15) 5-GAL SHRUBS
- ADDITIONAL PLANTS SHALL BE SPOTTED BY THE LANDSCAPE ARCHITECT IN THE FIELD AS NEEDED.
- CONTRACTOR SHALL CREDIT THE OWNER FOR ANY ADDITIONAL PLANT MATERIAL THAT HAS NOT BEEN USED IN THE INSTALLATION.

ROOT BARRIER NOTES

- FOR ALL TREES PLANTED WITHIN 5'-0" OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, UTILITY LINE/CONDUIT OR LIGHT FIXTURE, THE CONTRACTOR SHALL INSTALL AN 8'-0" LENGTH OF 24" DEEP ROOT BARRIER. REFER TO PLANTING DETAILS.
- NO ROOT BARRIER SHALL ENCIRCLE THE ROOTBALL.

PLANT SUBSTITUTIONS & PRICING NOTES

- SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- ANY MATERIAL ORDERED WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT SHALL BE CORRECTED TO CONFORM WITH THE FINAL (PERMITTED) PLANTING PLANS AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BASE BIDS AND PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND OR QUANTITY OF WORK INDICATED.

VINE TIE NOTES

- REFER TO PLANTING DETAILS FOR INSTRUCTIONS ON HOW TO ATTACH VINES TO STRUCTURES, WALLS, FENCES, ETC.
- SELF-CLINGING VINES DO NOT REQUIRE SUPPORT.

SIGHT VISIBILITY NOTES

- EXISTING TREES LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE PRUNED SO THAT THE LOWEST BRANCH IS A MINIMUM OF 7'-6" ABOVE THE FINISH GRADE.
- NO NEW TREES SHALL BE PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE.
- SHRUBS AND GROUND COVERS LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE PRUNED AND MAINTAINED SO THAT THE MAXIMUM HEIGHT DOES NOT EXCEED 2'-0" ABOVE THE FINISH GRADE.

MWEO CERTIFICATE OF COMPLETION & COMPLIANCE NOTES

A CERTIFICATE OF COMPLETION IN ACCORDANCE WITH MWEO SECTION 492.9 WILL BE SUBMITTED FOR REVIEW/APPROVAL BY THE BUILDING AND SAFETY DIVISION PRIOR TO FINAL OCCUPANCY OF THE PROJECT. THE CERTIFICATE OF COMPLETION SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING:

- PROJECT INFORMATION
- CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE SINGER OF THE IRRIGATION DESIGN PLAN, OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE
- IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER (SEE MWEO SECTION 492.10)
- LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE (SEE MWEO SECTION 492.11)
- IRRIGATION AUDIT REPORT (SEE MWEO SECTION 492.12)
- SOIL ANALYSIS REPORT

NOTES: WHERE SIGNIFICANT CHANGES HAVE BEEN MADE IN THE FIELD DURING INSTALLATION, AN "AS-BUILT" PLAN SHALL BE INCLUDED WITH THE CERTIFICATION. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA IN MWEO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

SIGNATURE: 

PLANTING GENERAL NOTES

- PLANT MATERIAL SHALL MEET THE HIGHEST QUALITY INDUSTRY STANDARD.
- PLANT MATERIAL SHALL BE SOURCED WITHIN TWO WEEKS OF AWARD OF CONTRACT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY SOURCING DIFFICULTY.
- CONTRACTOR SHALL VERIFY PLANTING INSTALLATION DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF FOUR (4) WEEKS PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DELIVERED TO THE SITE THAT IS SUBSTANDARD. CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT MATERIAL AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CHALK OUT LOCATIONS OF VINE TIE CONNECTORS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PLACE ALL PLANT MATERIAL IN LOCATIONS AS INDICATED ON THE PLANS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY QUANTITY OF PLANTS GRAPHICALLY INDICATED ON THE PLAN. IF DISCREPANCIES BETWEEN QUANTITIES INDICATED ON PLAN AND PLANT SCHEDULE OCCUR, CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- PLANT MATERIAL SHALL BE PLANTED PER DETAILS AND SPECIFICATIONS. SOIL PREPARATION, WEED REMOVAL AND AMENDMENTS SHALL BE PER THE PLANTING SPECIFICATIONS OR RECOMMENDATIONS OF THE AGRONOMIC SOILS REPORT (AS AVAILABLE).
- CONTRACTOR SHALL PROVIDE AND INSTALL 3" MIN. DEPTH WOOD MULCH OR GRAVEL IN PLANTED AREAS PER SPECIFICATIONS AND AS SHOWN ON THE PLANTING PLANS & DETAILS. CONTRACTOR SHALL PROVIDE WOOD MULCH AND/OR GRAVEL SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS IMMEDIATELY AND MAKE RECOMMENDATIONS FOR SOLUTION.
- PLANT WARRANTY - SHRUBS: CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 5-GALLON OR SMALLER FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF SUBSTANTIAL COMPLETION DETERMINATION.
- PLANT WARRANTY - TREES & SPECIMENS: CONTRACTOR SHALL GUARANTEE TREES AND SPECIMEN PLANT MATERIAL 15-GALLON AND LARGER FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION DETERMINATION.
- CONTRACTOR SHALL REPLACE DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION, WITHOUT COST TO OWNER, AS DETERMINED BY LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD.

PLANT SCHEDULE NOTES

- ALL TREES & SPECIMEN PLANTS 15-GAL AND LARGER ARE TO BE SELECTED AND TAGGED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM FOUR (4) WEEKS IN ADVANCE OF PLANTING TIME.
- ABOVE-GRADE UTILITIES SHALL BE SCREENED TO THE MAXIMUM EXTENT FEASIBLE.
- PLANTS LISTED AS 'ALERT' STATUS BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) SHALL NOT BE USED FOR LANDSCAPING, REFER TO INVENTORY AT: WWW.CAL-IPC.ORG/PLANTS/INVENTORY

DEFINITIONS

B.T.H. BROWN TRUNK HEIGHT
L.B. LOW BRANCHED
NTRL. NATURAL HABIT, FIELD-GROWN
MULTI MULTI-BRANCHED
STD. STANDARD FORM
OR EQ. CONTRACTOR TO LOCATE VARIETY LISTED OR EQUIVALENT VARIETY WITHIN SAME SPECIES WITH SIMILAR MATURE SIZE, GROWTH HABIT, COLOR OF FOLIAGE AND FLOWERS.
WATER USE CATEGORIES OF WATER USE ARE DEFINED BY WUCOLS IV, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. COSTELLO & JONES, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, 4TH EDITION, 2014, AND AS AMENDED IN THE CITY OF SANTA BARBARA ADDENDUM TO THE WUCOLS PLANT LIST, 2019.

SOIL AMENDMENT NOTES

THE FOLLOWING NOTES ARE FOR BIDDING PURPOSES ONLY:

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN AGRONOMIC SOILS REPORT PER THE PLANTING SPECIFICATIONS, AND SHALL FOLLOW THE SOIL AMENDMENT AND BACKFILL RECOMMENDATIONS PER THE REPORT.
- QUANTITIES AND MATERIALS RECOMMENDED IN THE SOILS REPORT SHALL SUPERCEDE THE FOLLOWING REQUIREMENTS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- PRE-PLANTING SOIL PREPARATION: CULTIVATE TO A DEPTH OF 12" WITH THE FOLLOWING AMENDMENTS PER 1,000 SQUARE FEET:
4 CY N-FORTIFIED REDWOOD SHAVINGS
60 LBS GROW POWER PLUS
1-1/2 LBS TRI-C ENDO 120
- CONTRACTOR SHALL PROVIDE BACKFILL MIX PER THE PLANTING SPECIFICATIONS FOR TREES AND SHRUBS, NATIVE PLANTS, PLANTER POTS AND PLANTERS ON-STRUCTURE.

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SUCH MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, LOSSES, EXPENSES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE USE OF THE MATERIALS. LANDSCAPE ARCHITECT'S MATERIALS, THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. REUSE OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

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COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
Office: 805.698.2120 Email: INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

PLANTING NOTES & SCHEDULE

BEYOND / HELLO
3800 Sepulveda Blvd.
Culver City, CA 90230



REVISIONS	
7/29/21	60% CD
8/20/21	80% CD
1/7/22	90% CD

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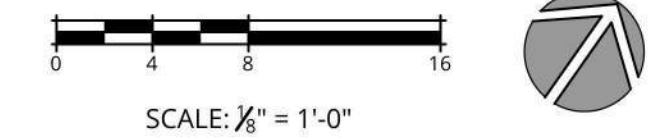
SHEET NUMBER
L-3.0

Jan 6 2022

PLANT SCHEDULE (ABBREVIATED)			
TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ALO B36	2	ALOE BARBERAE TREE ALOE 36" BOX
	ALO B48	1	ALOE BARBERAE TREE ALOE 48" BOX
	OLE SWA	6	OLEA EUROPAEA 'SWAN HILL' STD FRUITLESS SWAN HILL OLIVE
	PAR DES	2	PARKINSONIA X 'DESERT MUSEUM' MULTI DESERT MUSEUM PALO VERDE
	PLA COL	1	PLATANUS X ACERIFOLIA 'COLUMBIA' COLUMBIA LONDON PLANE TREE
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CAR DIV	101	CAREX DIVULSA BERKELEY SEDGE
	KAL BEH	6	KALANCHOE BEHARENSIS FELT PLANT
	LOM BRE	23	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH
	MUH DUB	32	MUHLENBERGIA DUBIA PINE MUHLY
	OLE LIT	8	OLEA EUROPAEA 'LITTLE OLLIE' TM LITTLE OLLIE OLIVE
CACTI + SUCCULENTS	CODE	QTY	BOTANICAL / COMMON NAME
	AGA BLF	11	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE
	YUC LIN	6	YUCCA LINEARIFOLIA LINEAR LEAF YUCCA
VINE/ESPALIER	CODE	QTY	BOTANICAL / COMMON NAME
	FIC MIN	14	FICUS PUMILA MINIMA CREEPING FIG
	LON HAL	35	LONICERA JAPONICA 'HALLIANA' HALLS HONEYSUCKLE FLOWERING VINE
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	CAR GRE	25	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM
	DYM MAR	277 SF	DYMONDIA MARGARETAE DYMONDIA
	MYO FI2	81	MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' TRAILING MYOPORUM



NOTE:
SEE SHEET L-3.0 FOR COMPLETE
PLANTING NOTES & SCHEDULE



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PLANTING PLAN

BEYOND / HELLO
3800 Sepulveda Blvd.
Culver City, CA 90230



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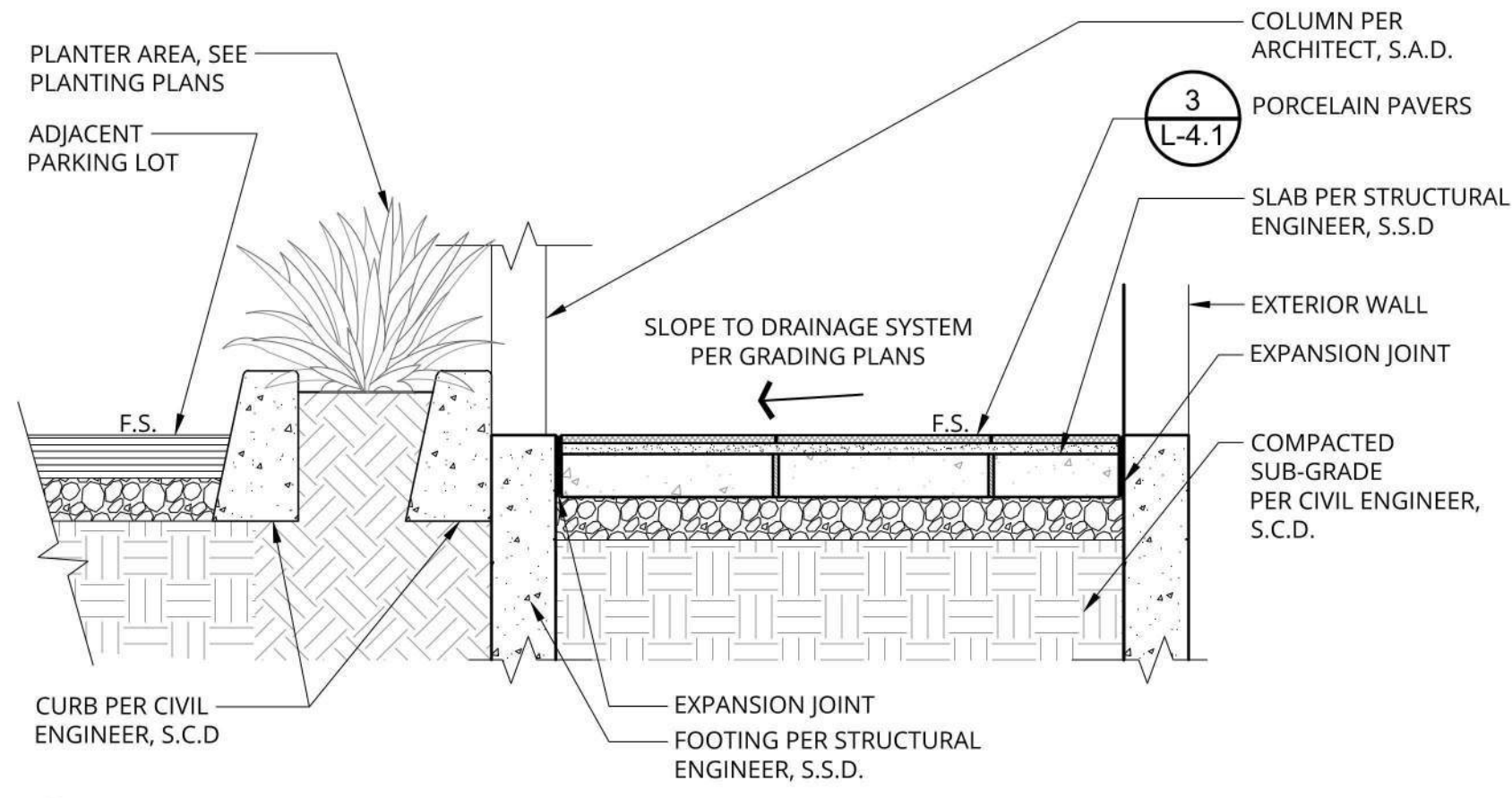
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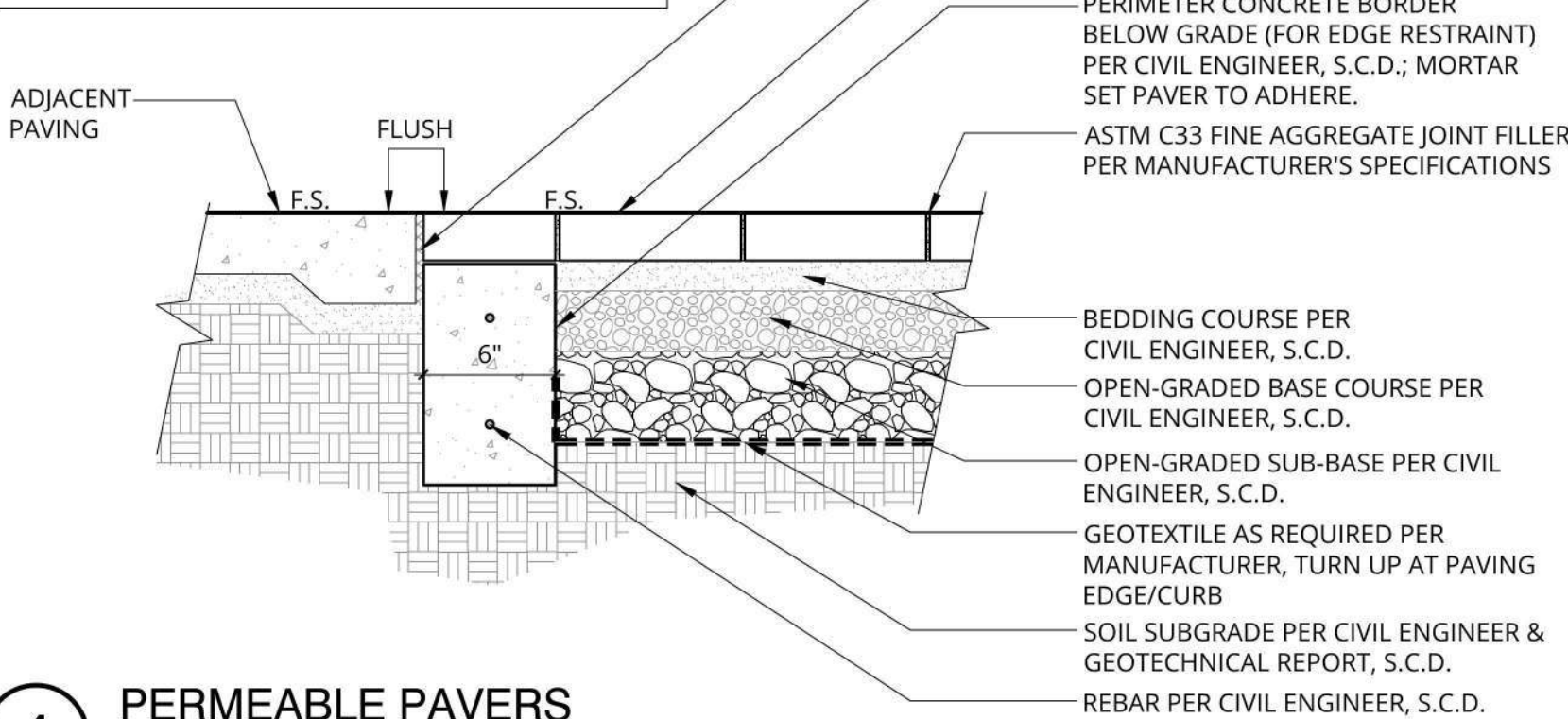
Jan 6 2022

- NOTES:**
- PAVER SIZE, COLOR & FINISH PER PAVING SCHEDULE ON CONSTRUCTION PLAN
 - STRUCTURAL SLAB AND FOOTINGS PER STRUCTURAL ENGINEER, S.S.D.
 - CURBS, PARKING LOT SURFACE AND SUBGRADE PER CIVIL ENGINEER, S.C.D.



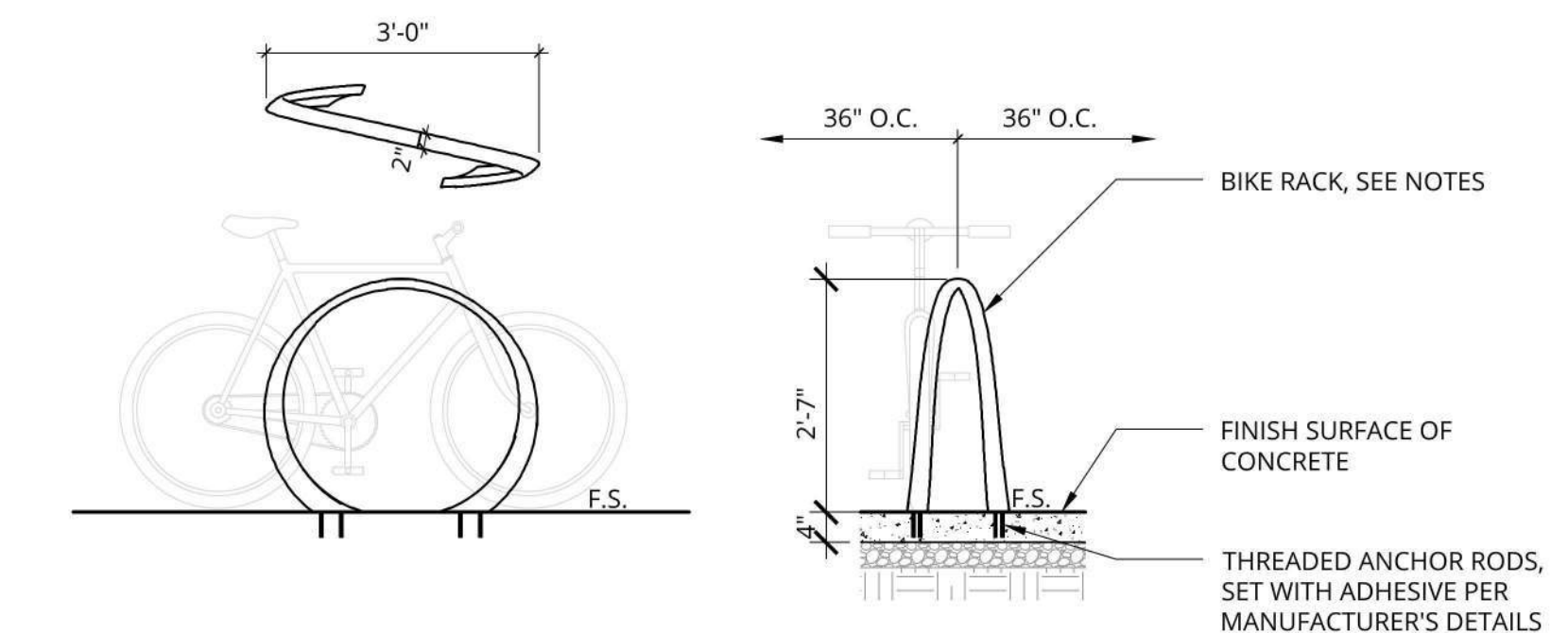
7 PORCELAIN PAVERS @ CURB, PEDESTRIAN
3/4" = 1'-0" P-1950-HAR-09

- PAVER NOTES:**
- PRE-CAST CONCRETE PERMEABLE PAVERS PER PAVING SCHEDULE ON CONSTRUCTION PLAN
 - SEE CONSTRUCTION PLAN FOR PATTERN ORIENTATION
 - SUBMIT COLOR & FINISH SAMPLE TO L.A. FOR APPROVAL PRIOR TO ORDERING
 - INSTALL PAVERS PER MANUFACTURER'S SPECIFICATIONS
 - ALL SUBGRADE STONE MATERIALS SHALL BE CLEAN, WASHED & OPEN-GRADED
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS
 - SEE CIVIL ENGINEER'S DRAWINGS (S.C.D.)

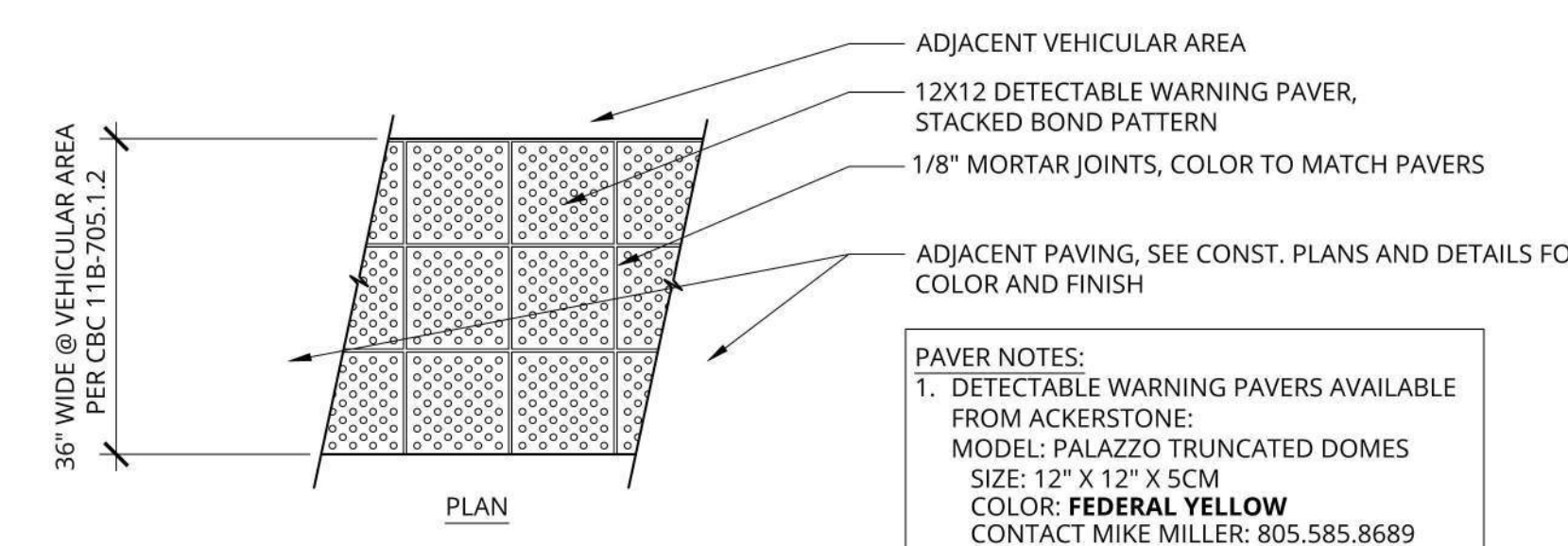


4 PERMEABLE PAVERS
1" = 1'-0" P-1950-HAR-05

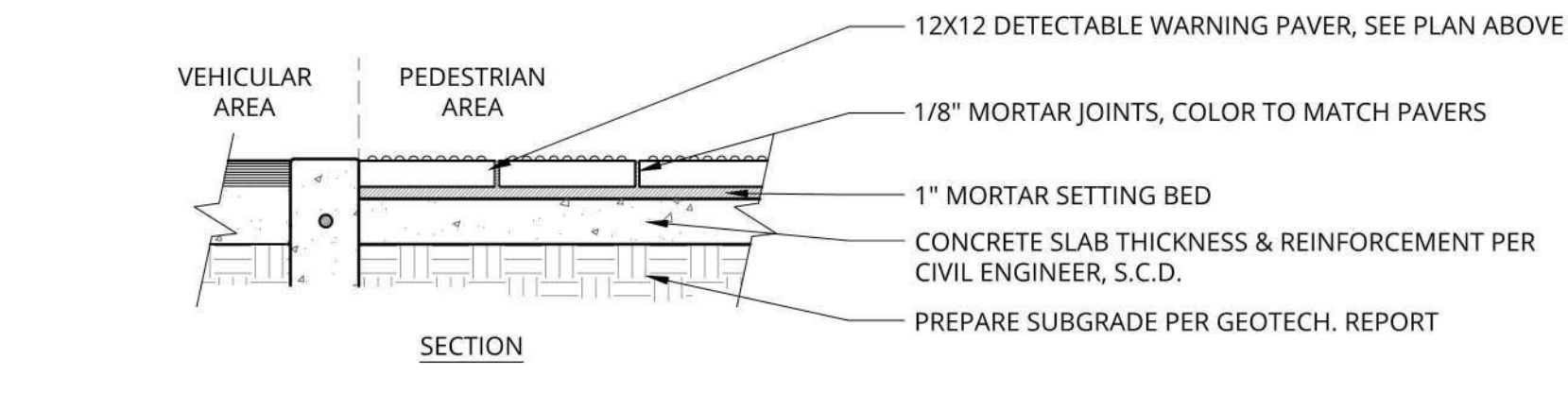
- NOTES:**
- SEE AMENITY SCHEDULE ON CONSTRUCTION PLANS FOR BIKE RACK SPEC.
 - SPACE RACKS 36" O.C.
 - LEAVE 36" MIN. CLR. FROM EDGE OF RACK TO BACK OF PUBLIC SIDEWALK.
 - THREAD ANCHOR RODS INTO BIKE RACK. VERIFY THAT THREADED RODS ARE FULLY THREADED INTO CASTING.
 - SET UNIT IN POSITION AND MARK HOLE LOCATIONS.
 - DRILL HOLES (7/16") & CLEAR DEBRIS USING COMPRESSED AIR AND WIRE BRUSH.
 - TEST FIT UNIT IN POSITION TO BE SURE THREADED RODS ARE NOT RESTING ON THE BOTTOM OF THE DRILLED HOLES.
 - FILL HOLES WITH MANUFACTURER'S RECOMMENDED AMOUNT OF ANCHORING ADHESIVE/EPOXY
 - SET UNIT IN POSITION.
 - WIPE AWAY EXCESS EPOXY BEFORE IT CURES.



5 BIKE RACK - SURFACE MOUNT ON CONCRETE
1/2" = 1'-0" P-1950-HAR-AMEN-01

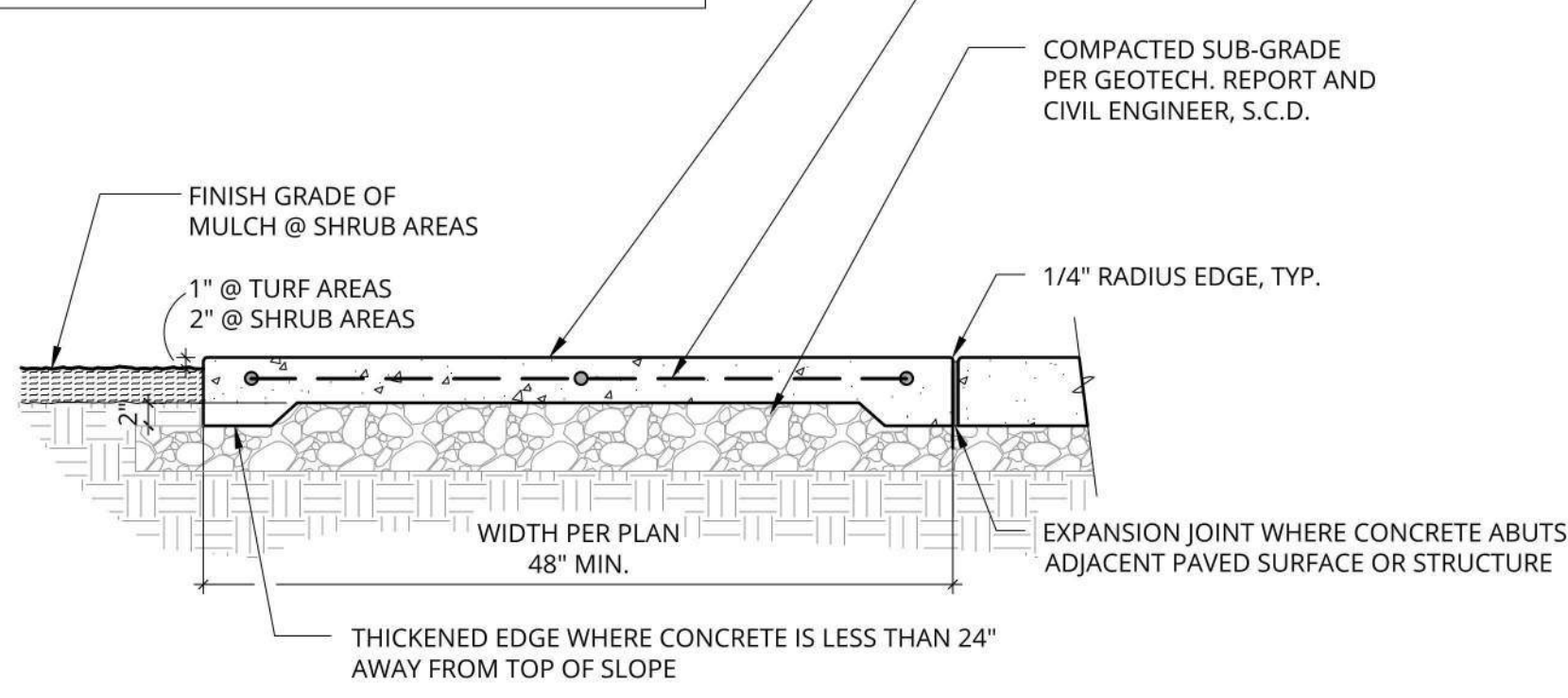


- PAVER NOTES:**
- DETECTABLE WARNING PAVERS AVAILABLE FROM ACKERSTONE:
MODEL: PALAZZO TRUNCATED DOMES
SIZE: 12" X 12" X 5CM
COLOR: **FEDERAL YELLOW**
CONTACT MIKE MILLER: 805.585.8689
 - SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

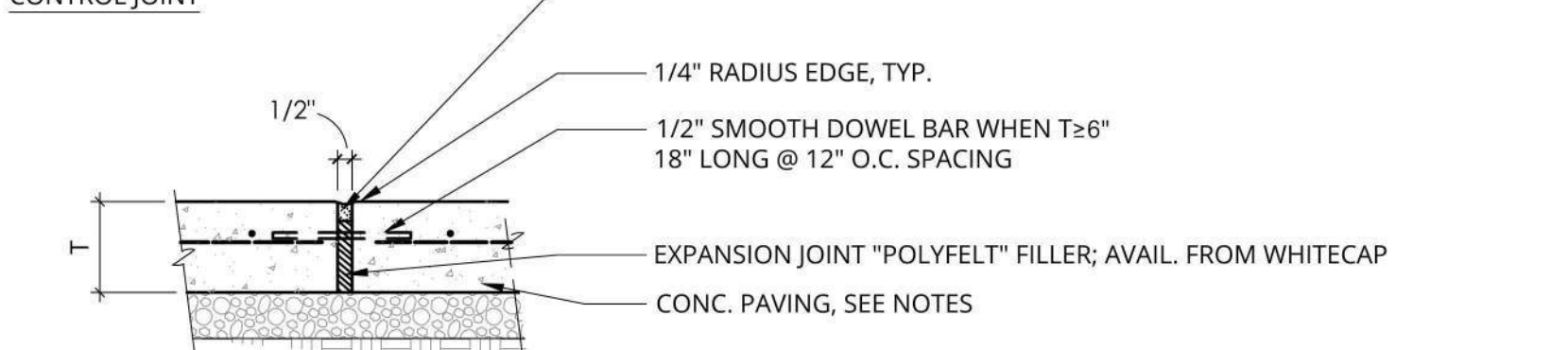
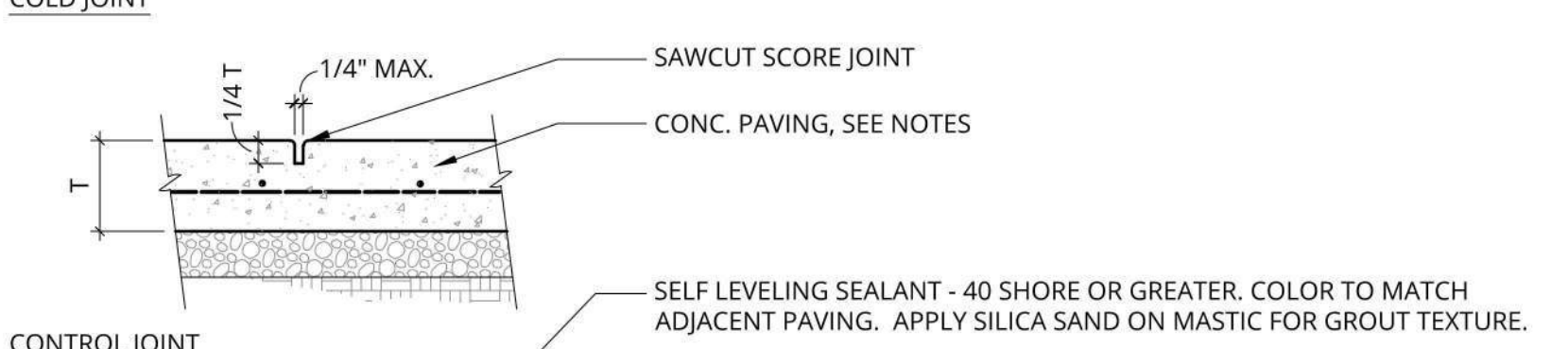
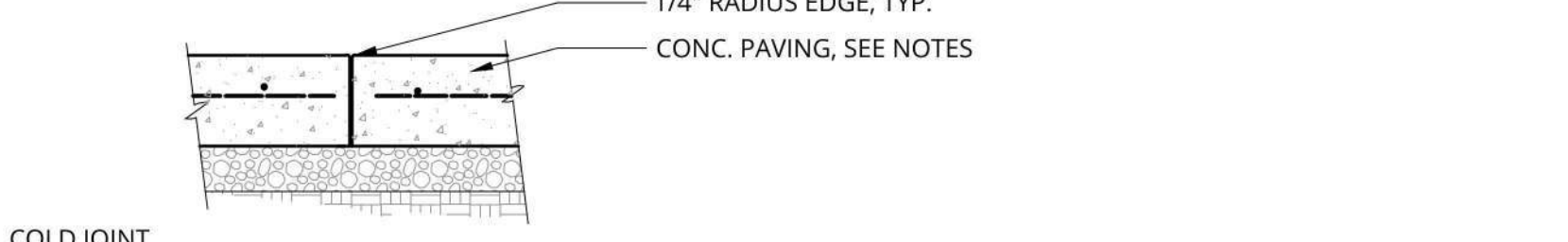


6 DETECTABLE WARNING PAVERS ON SLAB
3/4" = 1'-0" P-1950-HAR-08

- NOTES:**
- SCORE JOINT SPACING: 4'-0" O.C. TYP., OR PER PLAN. SEE CONSTRUCTION PLAN FOR LAYOUT.
 - EXPANSION JOINT SPACING @ 10'-0" O.C. MIN. CONTRACTOR TO VERIFY ALL STEEL REINFORCEMENT, SUB-GRADE AND CONCRETE THICKNESS WITH GEOTECH. REPORT RECOMMENDATIONS PRIOR TO START OF CONSTRUCTION.
 - SEE CONSTRUCTION PLANS & PAVING SCHEDULE FOR CONCRETE COLOR & FINISH.



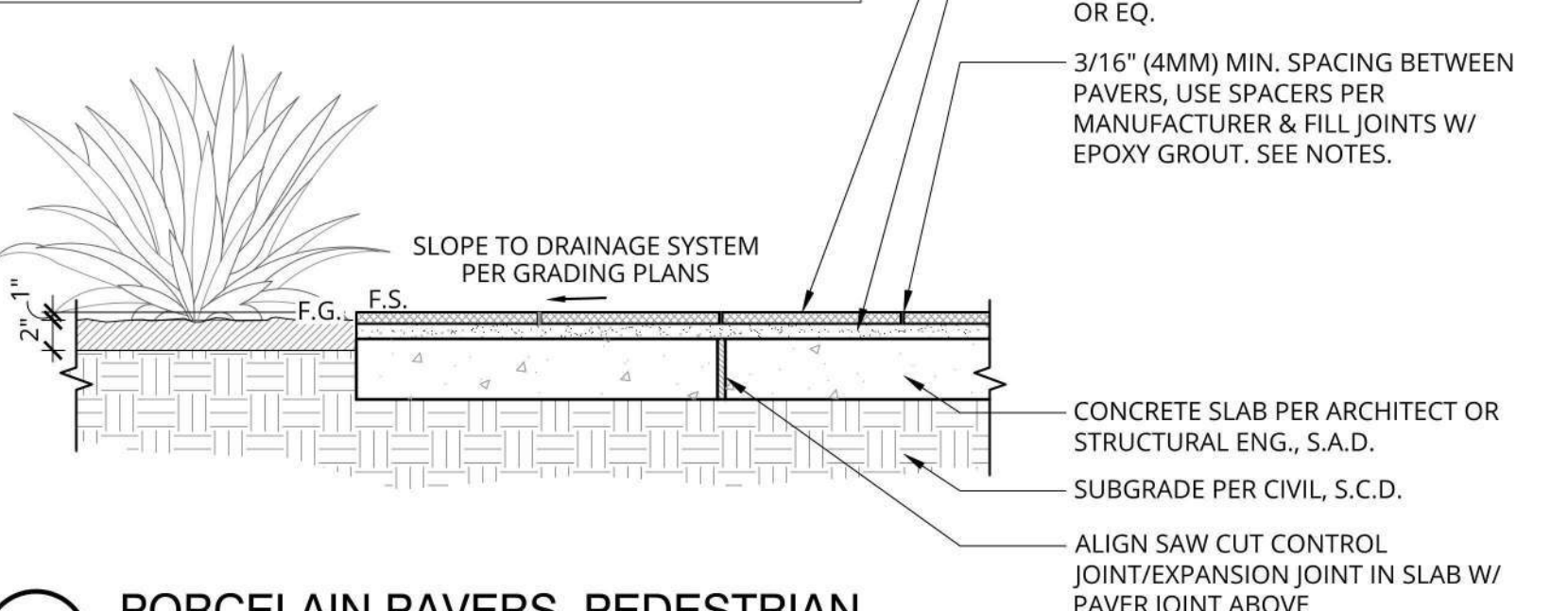
1 CONCRETE WALKWAY
3/4" = 1'-0" P-1950-HAR-01



- NOTES:**
- SEE GEOTECH. REPORT FOR REINFORCING, PAVING THICKNESS (T), AND SUBGRADE PREPARATION
 - SEE PAVING SCHEDULE & SPECS. FOR COLOR & FINISH

2 CONCRETE JOINTS
1 1/2" = 1'-0" P-1950-HAR-02

- NOTES:**
- PAVER SIZE, COLOR & FINISH PER PAVING SCHEDULE ON CONSTRUCTION PLAN
 - SUBMIT (2) SAMPLES TO L.A. FOR APPROVAL PRIOR TO ORDERING. PAVERS SHOULD MATCH INTERIOR FLOORING
 - DO NOT CUT PORCELAIN PAVERS WITH ANYTHING OTHER THAN A TILE SAW EQUIPPED WITH A WET CUT PORCELAIN BLADE
 - INSTALL PAVERS PER MANUFACTURER'S SPECIFICATIONS
 - SUBMIT EPOXY GROUT PRODUCT (MAPEI "KERAPOXY" OR EQ.) TO L.A. FOR COLOR SELECTION PRIOR TO ORDERING
 - ENSURE SLAB IS CONSTRUCTED WITH POSITIVE DRAINAGE AWAY FROM BUILDING PRIOR TO INSTALLING PAVERS
 - SLAB CONTROL JOINTS SHOULD BE 3/8" (AS NECESSARY).
 - SLAB CONTROL JOINTS SHALL BE LOCATED IN THE JOINT LINE OF INSTALLED PAVERS & NOT BENEATH A PAVES (TO AVOID CRACKING PAVERS)



3 PORCELAIN PAVERS, PEDESTRIAN
1" = 1'-0" P-1950-HAR-07



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