

ATTACHMENT NO. 3



Planning Review

Park Century School
3939/3947 Landmark St.
Culver City, CA 90323

John Berry Architects
July 29, 2019
213-483-5400
www.johnberryarchitects.com

These drawings, specifications, ideas and arrangements are intended to be used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of John Berry Architects. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.



EXISTING VIEW OF SOUTH ELEVATION
FROM LINDBLADE STREET

3



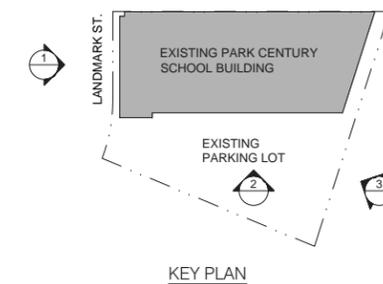
EXISTING VIEW OF WEST ELEVATION
FROM SCHOOL PARKING LOT

2



EXISTING VIEWS OF NORTH ELEVATION
FROM LANDMARK STREET

1



KEY PLAN

STAMP

CONSULTANTS

STRUCTURAL - SHORING - CIVIL:
JOHN LABIB + ASSOCIATES
Structural - Shoring - Civil
319 Main Street
El Segundo, CA 90245

CODE and FIRE LIFE SAFETY:
SIMPSON GUMPERTZ & HEGER INC.
1150 S Olive Street Suite 1600
Los Angeles, CA 90015

MEP ENGINEER:
AMA CONSULTING ENGINEERS, P.C.
2101 E. El Segundo Blvd. Suite 303
El Segundo, CA 90245

GEOTECHNICAL ENGINEER:
RALPH STONE AND COMPANY, INC.
10954 Santa Monica Boulevard
Los Angeles, CA 90025

SURVEYOR:
GSM MAPPING & SURVEYING, INC
5248 Huntington Drive South
Los Angeles, CA 90032

WASTE MANAGEMENT:
TERRA PACIFIC
2081 Business Center Dr. #260
Irvine, CA 92612

CITY ADVOCATE:
MALEMAN INK PUBLIC RELATIONS
8939 S Sepulveda Blvd. Suite 518
Los Angeles, CA 90045

REVISIONS

PROJECT TITLE
**PARK CENTURY SCHOOL
PARKING STRUCTURE**
3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD
PLANNING REVIEW : 07-29-19

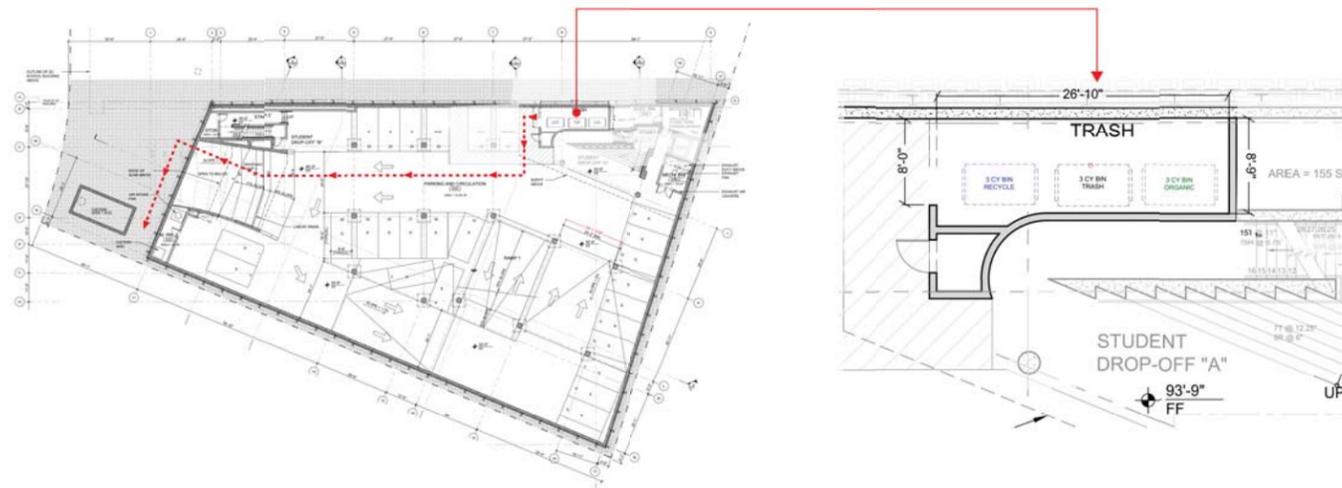
DRAWING TITLE
**PHOTOS OF
EXISTING
DEVELOPMENT**

DRAWING NUMBER
A-004

SCALE:
AS NOTED

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TRASH AREA - DETAILS



2081 Business Center Dr. #260 Irvine, CA 92612 800.705.1306	PROJECT	DESCRIPTION	DATE	SCALE	PAGE
	PARK CENTURY SCHOOL	TRASH AREA DETAILS	3/1/19	NTS	2.0

PROJECT SUMMARY

Summary Detail

Park Century School Proposed Expansion. The Project will include excavating the existing surface parking lot and developing a 2-level subterranean parking structure in its place. An 8,610 sq. ft. athletic field and a two-story, 2,024 sq. ft. classroom building will be constructed above the subterranean parking. The new parking area will allow the school to increase: 1) parking from 47 spaces to approximately 69 spaces; 2) student enrollment from 120 to 170; and 3) staff by 20.

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.



Area	Location	Type	Units	SqFt	Cubic Yards per Week - Trash	Cubic Yards per Week - Recycle	Cubic Yards per Week - Organics	Disposal Rate
Classroom		170 Classrooms			12.0	0.0	1.0	
Total					12.0	0.0	1.0	36.8%

Proposed Service Levels

- **Trash**
(1) 3 cubic yard bins picked up 4x/week
- **Recycle**
(1) 3 cubic yard bins picked up 2x/week
- **Organics**
(1) 3 cubic yard bins picked up 1x/week

2081 Business Center Dr. #260 Irvine, CA 92612 800.705.1306	PROJECT	DESCRIPTION	DATE	SCALE	PAGE
	PARK CENTURY SCHOOL	PROJECT SUMMARY	3/1/19	NTS	1.0

STAMP

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JOHN LABIB + ASSOCIATES
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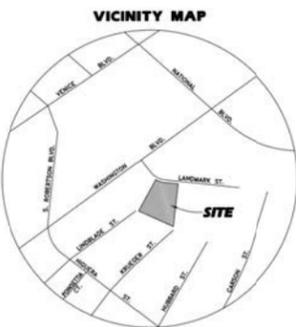
DRAWING TITLE

WASTE MANAGEMENT
PLAN

DRAWING NUMBER

A-005

SCALE:
N.T.S.



LEGAL DESCRIPTION:

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

PARCEL A:

PARCEL 12, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 81 PAGE 95, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF THE SAID LAND, AS GRANTED TO JAMES OIL COMPANY, A PARTNERSHIP, IN THE DEED RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 4914.

ALSO EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE AS GRANTED TO O & W NO. 3 CO., A PARTNERSHIP BY DEED RECORDED MAY 8, 1965 AS INSTRUMENT NO. 5119.

PARCEL B:

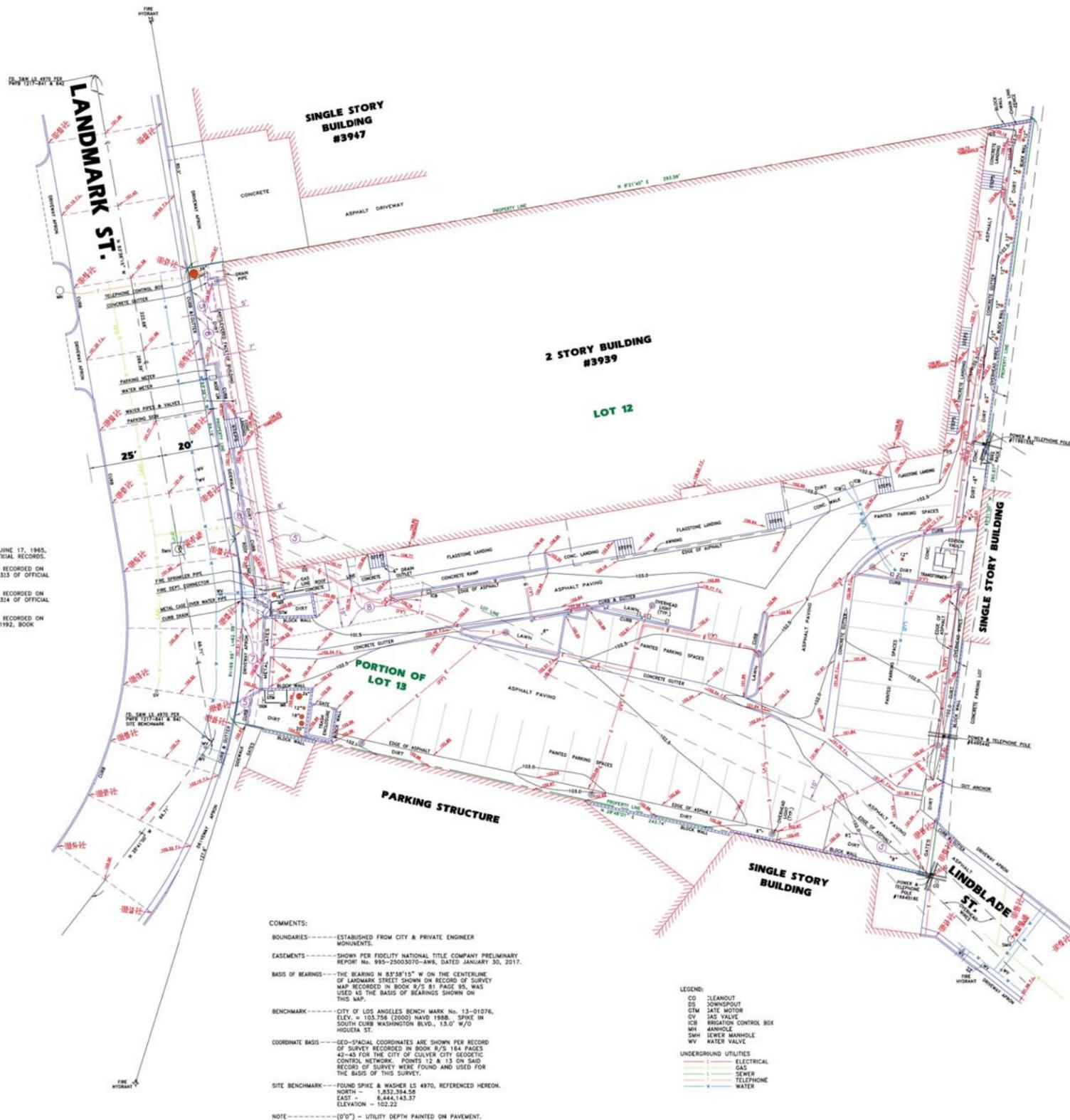
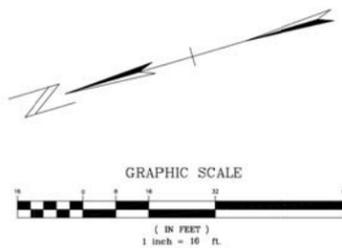
THAT PORTION OF PARCEL 13, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED OF SURVEY MAP, FILED IN BOOK 81 PAGE 95 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 12, THENCE SOUTH 28 DEGREES 48 MINUTES 01 SECONDS WEST, 243.74 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 13, THENCE NORTHEASTERLY AND NORTHEASTERLY ALONG THE SOUTHEASTERLY AND NORTHEASTERLY BOUNDARIES OF SAID PARCEL 13 TO THE POINT OF BEGINNING, EXCEPT AS 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF SAID LAND, AS GRANTED TO JAMES OIL COMPANY, A PARTNERSHIP, IN THE DEED RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 4914.

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EASEMENT TABLE:

- ITEM 5 ----- EASEMENT FOR PIPE LINES, RECORDED ON JUNE 17, 1965, RECORDING No. D-2944, PAGE 480 OF OFFICIAL RECORDS.
- ITEM 6 ----- EASEMENT FOR POLE LINES AND CONDUITS, RECORDED ON AUGUST 24, 1965, RECORDING No. 1965-4323 OF OFFICIAL RECORDS.
- ITEM 7 ----- EASEMENT FOR POLE LINES AND CONDUITS, RECORDED ON AUGUST 24, 1965, RECORDING No. 1965-4324 OF OFFICIAL RECORDS.
- ITEM 8 ----- EASEMENT FOR POLE LINES AND CONDUITS, RECORDED ON FEBRUARY 7, 1966, RECORDING No. 1966-1992, BOOK D-3199, PAGE 922 OF OFFICIAL RECORDS.



COMMENTS:

- BOUNDARIES ----- ESTABLISHED FROM CITY & PRIVATE ENGINEER MONUMENTS.
- EASEMENTS ----- SHOWN PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT No. 993-29003070-AW6, DATED JANUARY 30, 2017.
- BASIS OF BEARINGS ----- THE BEARING N 83°38'15" W ON THE CENTERLINE OF LANDMARK STREET SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 81 PAGE 95, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
- BENCHMARK ----- CITY OF LOS ANGELES BENCH MARK No. 13-01076, ELEV. = 103.756 (2000) NAVD 1988. SPIKE IN SOUTH CURB WASHINGTON BLVD., 13.0' W/O HIGUEIA ST.
- COORDINATE BASIS ----- GEO-SPACIAL COORDINATES ARE SHOWN PER RECORD OF SURVEY RECORDED IN BOOK 81 PAGE 95, MAP RECORDED IN BOOK 81 PAGE 95, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
- SITE BENCHMARK ----- FOUND SPIKE & WASHER LS 4970, REFERENCED HEREON. NORTH = 1,832,394.58 EAST = 6,444,143.37 ELEVATION = 102.22
- NOTE ----- (0'0") = UTILITY DEPTH PAINTED ON PAVEMENT.

- LEGEND:**
- CD CLEANOUT
 - DS DOWNSPOUT
 - CTM SAFE MOTOR
 - CV GAS VALVE
 - ICB IRRIGATION CONTROL BOX
 - MH MANHOLE
 - SMH SINKER MANHOLE
 - WV WATER VALVE
- UNDERGROUND UTILITIES**
- ELECTRICAL
 - GAS
 - SEWER
 - TELEPHONE
 - WATER

SCALE:
N.T.S.

GSM SURVEYING & MAPPING, INC.
5248 HUNTINGTON DRIVE SOUTH, LOS ANGELES, CALIFORNIA 90032 (323) 223-1011

SURVEY OF:
3939 LANDMARK STREET
FILE NO: 2317020 DATES: SURVEYED-APRIL 10 & AUGUST 7, 2017 PLOTTED-AUGUST 29, 2017

SCALE: 1"=16'
LEGAL DESCRIPTION:
SEE ABOVE
CULVER CITY CALIFORNIA

SURVEYOR'S SEAL:
Russell J. Beck
RUSSELL J. BECK L.S. 4857

GENERAL

- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND CITY OF LOS ANGELES LOCAL ORDINANCES AS APPLICABLE.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION, BY GEOTECHNOLOGIES, INC. DATED NOVEMBER 15, 2017.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF GARDENA FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND

SITE	
	CURB/BACK OF CURB/GUTTER
	RETAINING WALL/SITE WALL
	PROPERTY LINE/RIGHT OF WAY
	CENTER LINE
	FENCE
EROSION CONTROL	
	GRAVEL DBAGS
	FIBER ROLL
	PROPOSED BUILDING EXCAVATION OUTLINE
	EXISTING DRAINAGE DIRECTION OF FLOW
GRADING	
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	FLOW LINE
	GRADE BREAK LINE
	RIDGE LINE
	EARTHEN SWALE
	SAWCUT
	LIMITS OF GRADING
	GRADING BENCH
	GRADED SLOPE (HORIZONTAL/VERTICAL)
	STORM DRAIN
	STORM DRAIN INLET

CITY OF CULVER CITY STANDARD NOTES

GRADING NOTES CITY OF CULVER CITY:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPENDIX CHAPTER 18 OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, ALL CITY OF CULVER CITY MUNICIPAL CODES, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION OF THE PERMIT WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- DEVELOPER'S ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE APPROVED PLANS AND APPENDIX CHAPTER 18, EXCAVATION AND GRADING, OF THE CALIFORNIA BUILDING CODE.
- FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND APPROVED BY THE SOILS ENGINEER AND PUBLIC WORKS INSPECTOR PRIOR TO PLACING THE FILL.
- FILLS SHALL BE COMPACTED THROUGHOUT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-78.
- THE SOILS ENGINEER MUST APPROVE ALL GRADING, INCLUDING THE STABILITY OF ANY SLOPES CREATED, EXISTING, OR REMAINING.
- THE SOILS ENGINEER, RALPH STONE AND COMPANY, INC. SHALL CERTIFY BY LETTER THAT THEY HAVE REVIEWED THIS PLAN AND THAT IT WAS PREPARED IN CONFORMANCE WITH THEIR GEOTECHNICAL ENGINEERING LIQUEFACTION AND FOUNDATION INVESTIGATION AND REPORT DATED JULY 28TH, 2017.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
- UPON COMPLETION OF THE GRADING AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE FOLLOWING REPORTS AND DRAWINGS AND ANY SUPPLEMENTS THERETO SHALL BE SUBMITTED TO THE CITY ENGINEER:
 - AN AS-BUILT GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
 - A CERTIFICATION BY THE CIVIL ENGINEER THAT THE GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLAN AND CALIFORNIA BUILDING CODE, ALONG WITH THIS CERTIFICATION, A SURVEY SHOWING THE FINAL ROUGH PAD GRADE ELEVATIONS SHALL BE SUBMITTED.
 - A CERTIFICATION BY THE SOILS ENGINEER THAT THE GRADING HAS BEEN COMPLETED TO HIS SATISFACTION AND IS IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE CHAPTER 18.
 - A FINAL COMPACTION REPORT PREPARED BY THE SOILS ENGINEER.
- CONTRACTOR TO SCHEDULE A PRE-GRADING MEETING WITH PUBLIC WORKS INSPECTOR 48-HOURS PRIOR TO COMMENCING GRADING WORK AT 310-253-5600.

GEOTECHNICAL ENGINEER STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF GEOTECHNICAL ENGINEERING LIQUEFACTION AND FOUNDATION INVESTIGATION AND REPORT DATED JULY 28TH, 2017

SIGNATURE _____ DATE _____ STAMP _____

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BCR	BEGIN CURVE RETURN	MH	MANHOLE
BW	BACK OF WALK	(N)	NORTH
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	PA	PLANTER AREA
BOS	BOTTOM OF STAIRS	POC	POINT OF CONNECTION
BMP	BEST MANAGEMENT PRACTICES	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CI	CAST IRON	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRV	PRESSURE REDUCING VALVE
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R	RADIUS
CONC	PORTLAND CEMENT CONCRETE	RCIP	RECTANGULAR CAST IRON PIPE
CF	CURB FACE	RD	ROOF DRAIN
DW	DOMESTIC WATER	RW	RIGHT-OF-WAY
(E)	EAST	(N)	SOUTH
ECR	END CURVE RETURN	S=	SLOPE EQUALS
EG	EDGE OF GUTTER	SD	STORM DRAIN
EL. OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX. OR EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TC	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TRAFFIC SIGNAL
FU	FIXTURE UNITS	TSB	TRAFFIC SIGNAL BOX
FW	FIRE WATER	TYP	TYPICAL
GPM	GALLONS PER MINUTE	TV	TELEVISION
GV	GATE VALVE	VF	VERIFY IN FIELD
HDPE	HIGH DENSITY POLYETHYLENE	VT	VAULT
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
INV.	INVERT	(W)	WEST
LP	LOW POINT	W	WATER
MAX	MAXIMUM	WM	WATER METER
		WV	WATER VALVE

ESTIMATED EARTHWORK QUANTITIES

CUT:	<u>14,050</u> CUBIC YARDS
FILL:	<u>117</u> CUBIC YARDS
NET (CUT/EXPORT):	<u>13,933</u> CUBIC YARDS

EARTHWORK CALCULATION NOTES:

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

LEGAL DESCRIPTION:

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

PARCEL A:
 PARCEL 12, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 81, PAGE 95, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF THE SAID LAND, AS GRANTED TO JAMES OIL COMPANY, A PARTNERSHIP, IN THE DEED RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 4914.

ALSO EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE AS GRANTED TO O E V NO. 3 CO., A PARTNERSHIP BY DEED RECORDED MAY 8, 1965 AS INSTRUMENT NO. 5119.

PARCEL B:
 THAT PORTION OF PARCEL 13, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED OF SURVEY MAP, FILED IN BOOK 81 PAGE 95 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 13; THENCE SOUTH 28 DEGREES 48 MINUTES 01 SECONDS WEST, 243.74 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 13, THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE SOUTHEASTERLY AND NORTHEASTERLY BOUNDARIES OF SAID PARCEL 13 TO THE POINT OF BEGINNING, EXCEPT AS 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF SAID LAND, AS GRANTED TO JAMES OIL COMPANY, A PARTNERSHIP, IN THE DEED RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 4914.

ALSO EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE AS GRANTED TO O E V NO. 3 CO., A PARTNERSHIP BY DEED RECORDED MAY 8, 1964 AS INSTRUMENT NO. 5119.

A.P.N. 4206-013-022.

PROJECT PARTICIPANTS

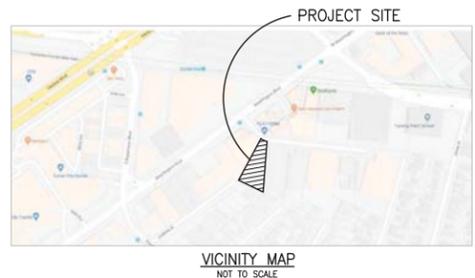
OWNER
 PARK CENTURY SCHOOL
 3939 LANDMARK STREET
 CULVER CITY, CA 90232

CIVIL ENGINEER
 JOHN LABIB+ASSOCIATES
 FRANK LAROCCA
 319 MAIN STREET
 EL SEGUNDO, CA 90245
 (213) 239-9700

SOILS ENGINEER
 RALPH STONE AND COMPANY, INC.
 10954 SANTA MONICA BLVD.
 LOS ANGELES, CA 90025
 (310) 478-1501

SHEET INDEX

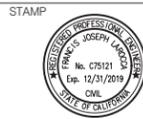
C000	TITLE SHEET
C100	DEMOLITION AND EROSION CONTROL PLAN
C200	ROUGH GRADING PLAN
C210	PRECISE GRADING PLAN
C300	LID PLAN
C400	UTILITY PLAN



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 CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE
 SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG.

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 T : 2 1 3 . 4 8 3 . 5 4 0 0
 www.johnlabibarchitects.com



319 Main Street
 El Segundo, CA 90245
 t: 213/ 239 9700
 f: 213/ 239 9699

JLA Job no. 18201

PROJECT TITLE
PARK CENTURY SCHOOL PARKING STRUCTURE
 3939 / 3947 LANDMARK STREET
 CULVER CITY, CA 90232

ISSUE RECORD
 PC PLANNING DOCUMENTS
 02-22-19

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER
C000

SCALE:
 AS NOTED

N.T.S.

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STAMP



319 Main Street
El Segundo, CA 90245
t: 213/ 239 9700
f: 213/ 239 9699

JLA Job no. 18201

PROJECT TITLE

**PARK CENTURY SCHOOL
PARKING STRUCTURE**

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PC PLANNING DOCUMENTS
02-22-19

DRAWING TITLE

**DEMOLITION AND
EROSION CONTROL
PLAN**

DRAWING NUMBER

C100

SCALE:
AS NOTED

N.T.S.

EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
- WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
- EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
- A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
PHONE NUMBER: _____

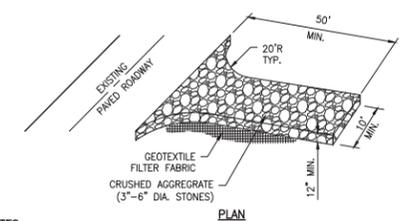
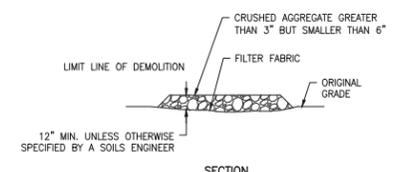
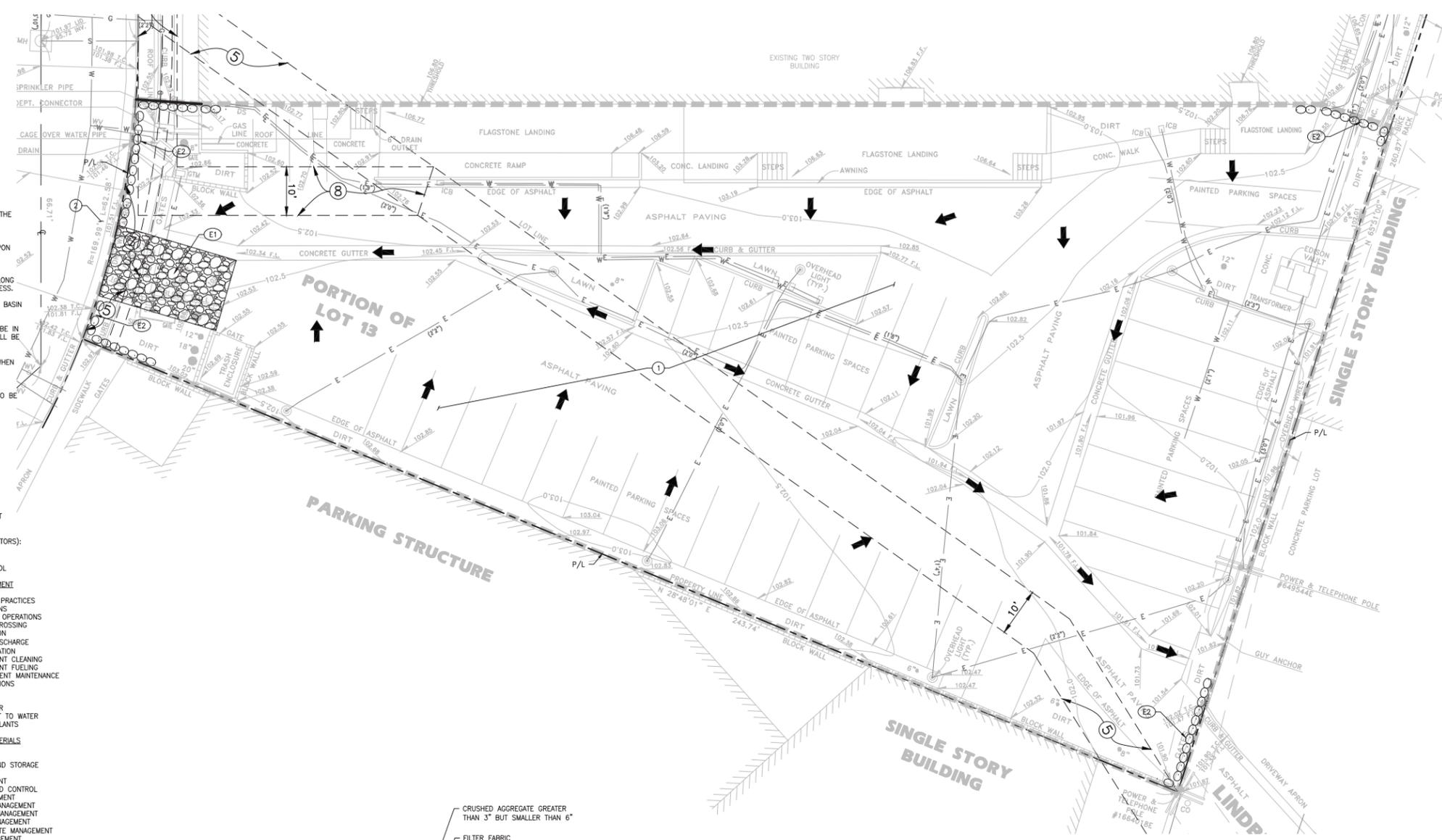
BMP NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL	WIND EROSION CONTROL
EC1-SCHEDULING	WE1-WIND EROSION CONTROL
EC2-PRESERVATION OF EXISTING VEGETATION	NON-STORMWATER MANAGEMENT
EC3-HYDRAULIC MULCH	NS1-WATER CONSERVATION PRACTICES
EC4-HYDROSEEDING	NS2-DEWATERING OPERATIONS
EC5-SOIL BINDERS	NS3-PAVING AND GRINDING OPERATIONS
EC6-STRAW MULCH	NS4-TEMPORARY STREAM CROSSING
EC7-GEOTEXTILES AND MATS	NS5-CLEAR WATER DIVERSION
EC8-WOOD MULCHING	NS6-ILLEGAL CONNECTION/DISCHARGE
EC9-EARTH DIKES AND DRAINAGE SWALES	NS7-POTABLE WATER/IRRIGATION
EC10-VELOCITY DISSIPATION DEVICES	NS8-VEHICLE AND EQUIPMENT CLEANING
EC11-SLOPE DRAINS	NS9-VEHICLE AND EQUIPMENT FUELING
EC12-STREAMBANK STABILIZATION	NS10-VEHICLE AND EQUIPMENT MAINTENANCE
EC13-RESERVED	NS11-PILE DRIVING OPERATIONS
EC14-COMPOST BLANKET	NS12-CONCRETE CURING
EC15-SOIL PREPARATION/ROUGHENING	NS13-CONCRETE FINISHING
EC16-NON-VEGETATIVE STABILIZATION	NS14-MATERIAL OVER WATER
TEMPORARY SEDIMENT CONTROL	NS15-DEMOLITION ADJACENT TO WATER
SE1-SILT FENCE	NS16-TEMPORARY BATCH PLANTS
SE2-SEDIMENT BASIN	WASTE MANAGEMENT & MATERIALS
SE3-SEDIMENT TRAP	POLLUTION CONTROL
SE4-CHECK DAM	WM1-MATERIAL DELIVERY AND STORAGE
SE5-FIBER ROLLS	WM2-MATERIAL USE
SE6-GRAVEL BAG BERM	WM3-STOCKPILE MANAGEMENT
SE7-STREET SWEEPING AND VACUUMING	WM4-SPILL PREVENTION AND CONTROL
SE8-SANDBAG BARRIER	WM5-SOLID WASTE MANAGEMENT
SE9-STRAW BALE BARRIER	WM6-HAZARDOUS WASTE MANAGEMENT
SE10-STORM DRAIN INLET PROTECTION	WM7-CONTAMINATED SOIL MANAGEMENT
SE11-ACTIVE TREATMENT SYSTEMS	WM8-CONCRETE WASTE MANAGEMENT
SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS	WM9-SANITARY/SEPTIC WASTE MANAGEMENT
SE13-COMPOST SOCKS AND BERMS	WM10-LIQUID WASTE MANAGEMENT
SE14-BIOFILTER BAGS	
EQUIPMENT TRACKING CONTROL	
TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT	
TC2-STABILIZED CONSTRUCTION ROADWAY	
TC3-ENTRANCE/OUTLET TIRE WASH	

DUST CONTROL NOTES

- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
- PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.



- NOTES:**
- THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
 - ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.
- STREET MAINTENANCE NOTES**
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
 - SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
 - PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

EROSION CONTROL NOTES

- (E1) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1, HEREON.
- (E2) PLACE SANDBAGS TRIPLE ROW PER DETAIL 2, HEREON.

NOTES:

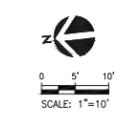
- BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC; MINIMUM UNIT WEIGHT OF 4 OUNCES/YD²; MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
- BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
- FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
- TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
- USE PYRAMID APPROACH WHEN STACKING BAGS.

DEMOLITION NOTES

- (1) SEE GENERAL DEMOLITION NOTES HEREON
- (2) WORK WITHIN THE STREET RIGHT OF WAY TO BE PERFORMED UNDER SEPARATE PERMIT.

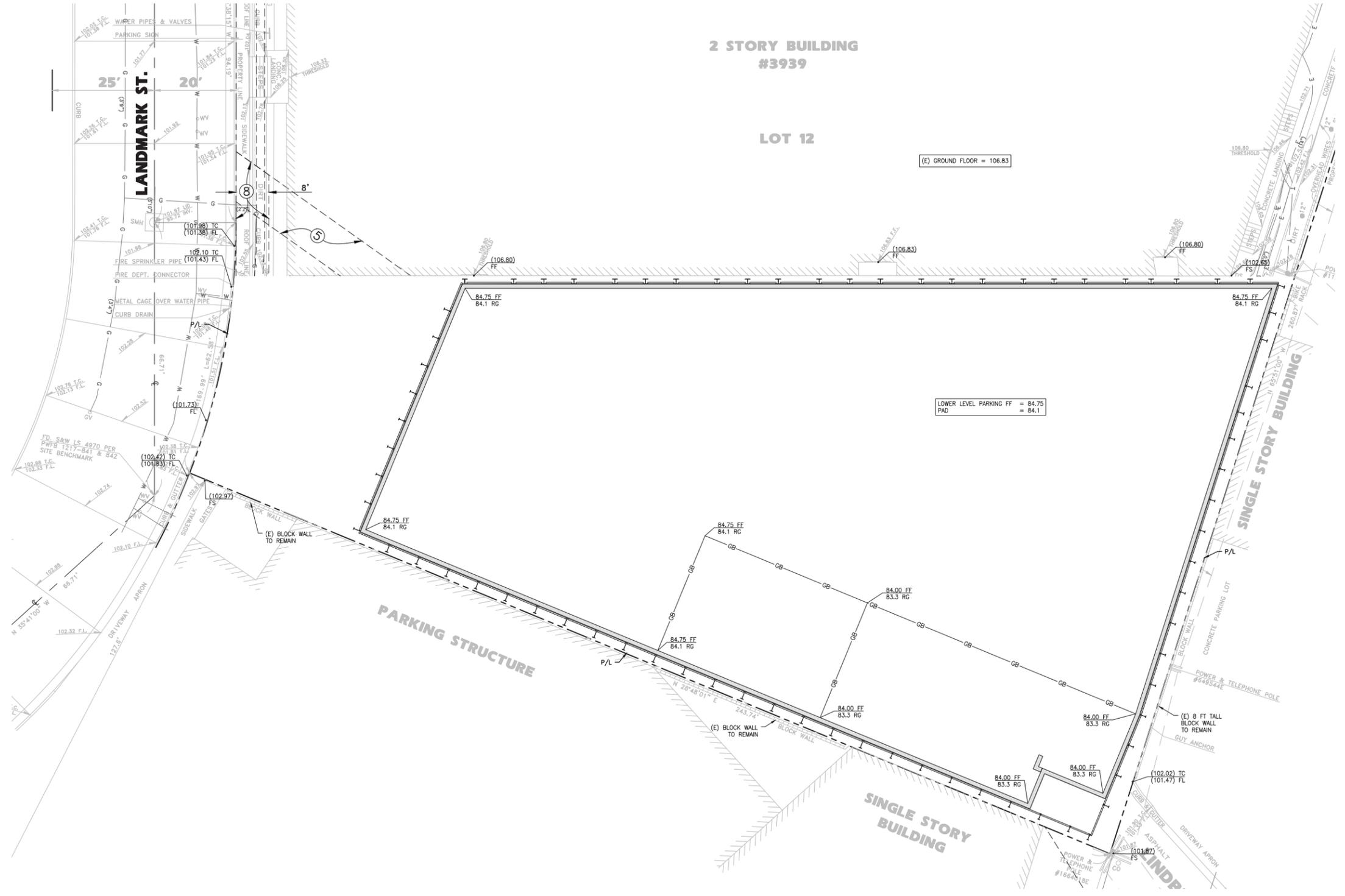
LEGEND

- LIMIT LINE OF EROSION CONTROL
- - - PROPERTY LINE
- ○ ○ ○ ○ GRAVEL BAGS
- ← ← ← ← ← DIRECTION OF FLOW
- ⊠ PROTECT TREE IN PLACE



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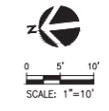


LEGEND

BASEMENT WALL
 SHORING

NOTES

ROUGH GRADE ASSUMES PAD IS 8" BELOW FINISH FLOOR (4" SLAB, + 4" BASE). SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL BASEMENT ELEVATIONS AND FOUNDATION DETAILS.



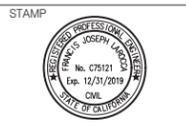
**2 STORY BUILDING
#3939**

LOT 12

(E) GROUND FLOOR = 106.83

LOWER LEVEL PARKING FF = 84.75
PAD = 84.1

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www.johnberryarchitects.com



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El Segundo, CA 90245
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f: 213/ 239 9699

JLA Job no. 18201

PROJECT TITLE
**PARK CENTURY SCHOOL
PARKING STRUCTURE**

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD
PC PLANNING DOCUMENTS
02-22-19

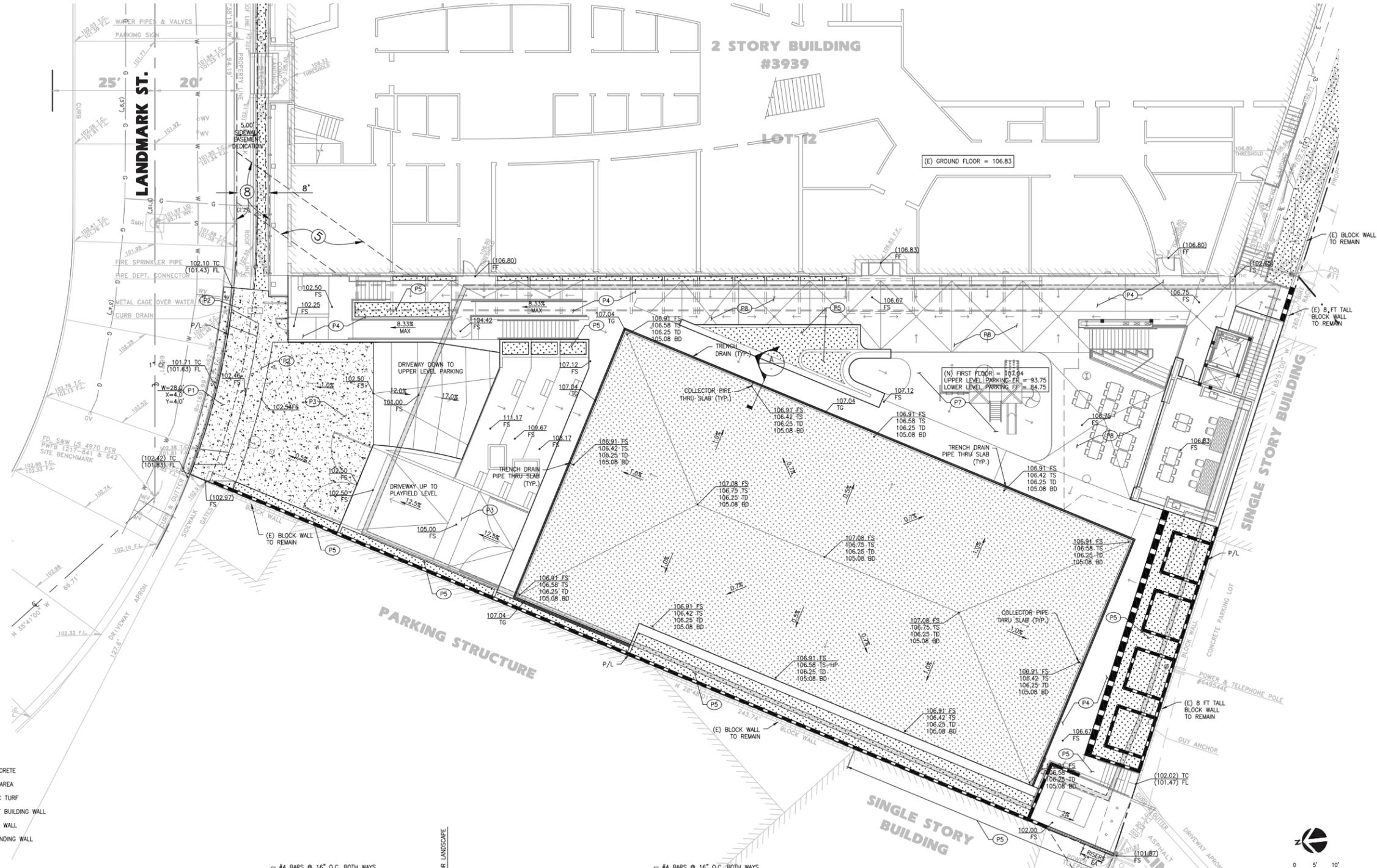
DRAWING TITLE
**ROUGH GRADING
PLAN**

DRAWING NUMBER
C200

SCALE:
AS NOTED

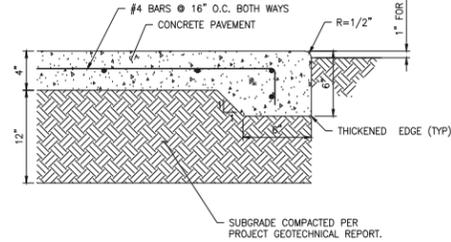
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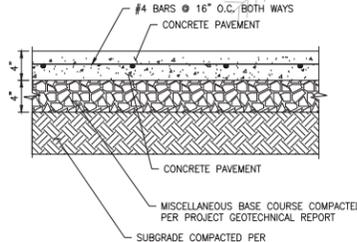
- LEGEND**
- SITE CONCRETE
 - PLANTER AREA
 - SYNTHETIC TURF
 - BASEMENT BUILDING WALL
 - RETAINING WALL
 - FREE STANDING WALL

- CONSTRUCTION NOTES**
- (P1) CONSTRUCT DRIVEWAY APPROACH PER CITY OF CULVER CITY PLAN CC-101-2.2
 - (P2) CONSTRUCT SIDEWALK PER S.P.F.W.C. STANDARD PLAN 113-2.
 - (P3) CONSTRUCT VEHICULAR CONCRETE PAVING PER DETAIL 2 HEREON.
 - (P4) CONCRETE OVER DECK PER ARCHITECTURAL DRAWINGS.
 - (P5) REMOVE EXISTING WALL AND CONSTRUCT NEW CONCRETE WALL PER STRUCTURAL DRAWINGS.
 - (P6) PLANTER AREA PER LANDSCAPE PLANS.
 - (P7) PLAY STRUCTURE OVER DECK PER ARCHITECTURAL DRAWINGS.
 - (P8) PAVING OVER DECK PER ARCHITECTURAL DRAWINGS.



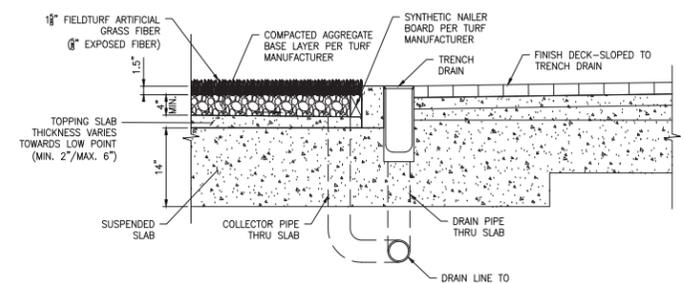
- NOTES:**
- ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
 - REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
 - SEE PLAN FOR LOCATION OF CONTROL JOINTS.

1 CONCRETE WALK SECTION
c210 N.T.S.



- NOTES:**
- ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
 - REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
 - SEE PLAN FOR LOCATION OF CONTROL JOINTS.

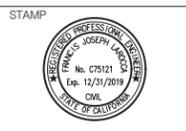
2 CONCRETE PAVEMENT SECTION
c210 N.T.S.



A SECTION "A-A" - TURF SECTION
N.T.S.



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02-22-19

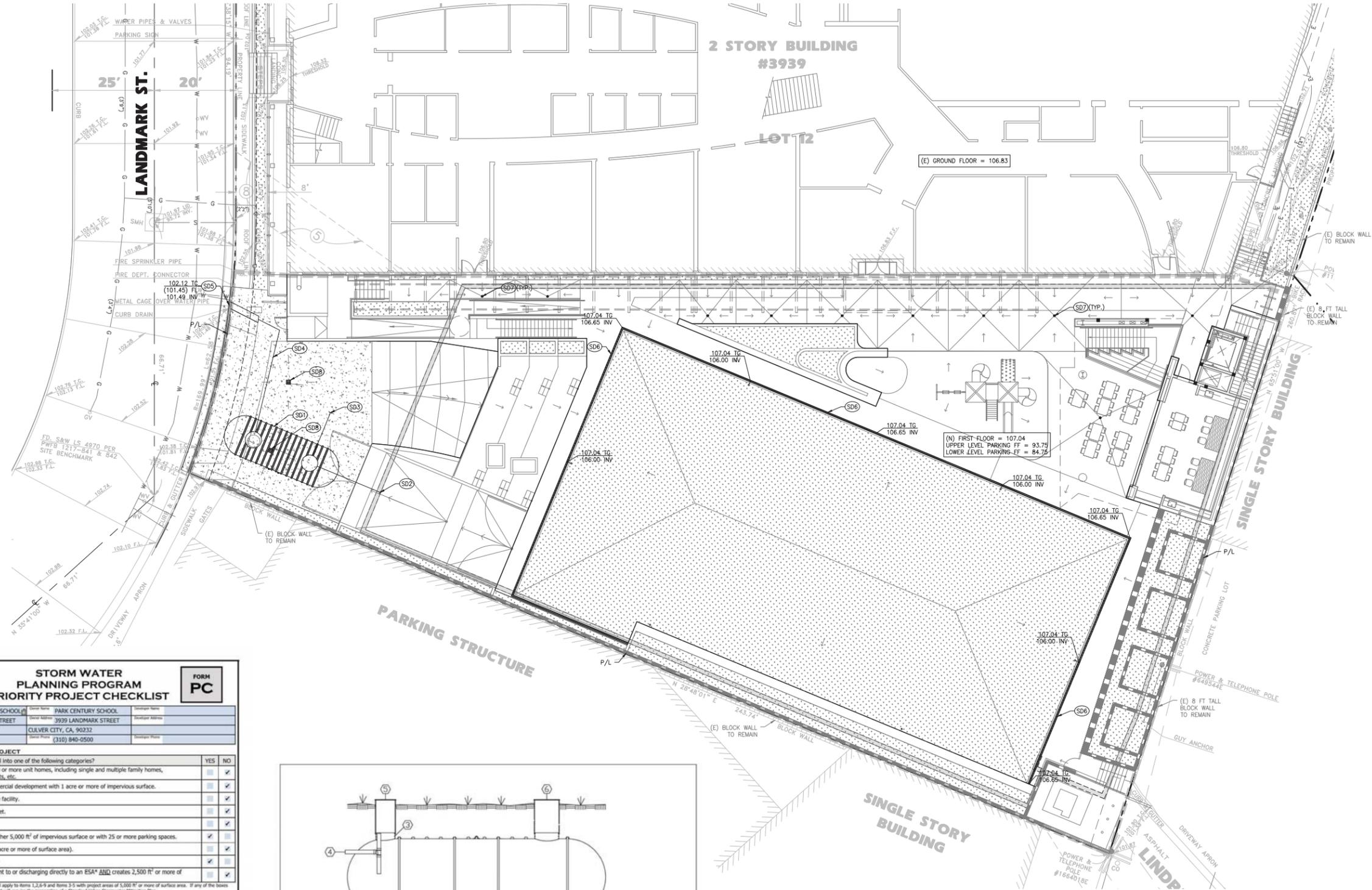
DRAWING TITLE
**PRECISE GRADING
PLAN**

DRAWING NUMBER
C210

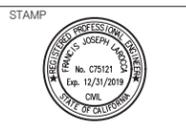
SCALE:
AS NOTED

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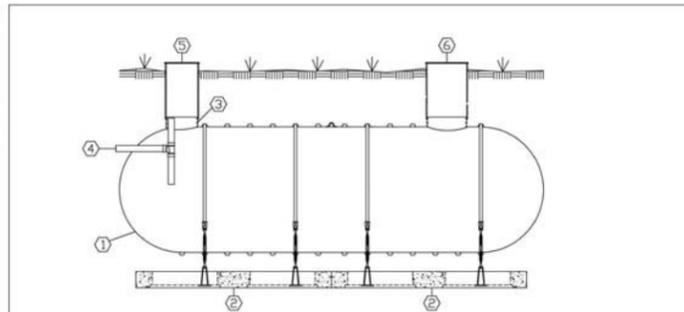
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JLA Job no. 18201

STORM WATER PLANNING PROGRAM PRIORITY PROJECT CHECKLIST		FORM PC
Project Name	PARK CENTURY SCHOOL	Site Name
Project Address	3939 LANDMARK STREET	Site Address
City	CULVER CITY, CA, 90232	City
Phone/Fax	(310) 840-0500	Phone/Fax
PART 1 - TYPE OF PROJECT		
Does the proposed project fall into one of the following categories?		
1. A new development of 10 or more unit homes, including single and multiple family homes, condominiums, apartments, etc.	YES	NO
2. A new industrial or commercial development with 1 acre or more of impervious surface.		
3. A new automotive service facility.		
4. A new retail gasoline outlet.		
5. A new restaurant.		
6. A new parking lot with either 5,000 ft ² of impervious surface or with 25 or more parking spaces.		
7. A new hillside project (1 acre or more of surface area).		
8. Redevelopment projects*		
9. Project located in, adjacent to or discharging directly to an ESA* AND creates 2,500 ft ² or more of impervious surface area.		
* If checked YES, numerical criteria will apply to forms 1, 2, 3, 4 and 5 with project areas of 5,000 ft ² or more of surface area. If any of the boxes in Part 1 are checked YES, this project will require the preparation of a Standard Urban Stormwater Mitigation Plan.		
PART 2 - PROJECT SPECIFIC CONCERNS		
Does the proposed project include any of the following elements?		
1. Vehicle or equipment fueling areas (retail or private)	YES	NO
2. Vehicle or equipment maintenance areas, including repair or washing		
3. Commercial or industrial waste handling or storage		
4. Outdoor handling or storage of hazardous materials		
5. Outdoor manufacturing areas		
6. Outdoor food handling or processing		
7. Outdoor animal care, confinement, or slaughter		
8. Outdoor horticulture activities		
* If any of the boxes in Part 2 are checked YES, this project will require the preparation of a Site Specific Stormwater Mitigation Plan. If boxes in Parts 1 and 2 are both checked YES, a combined Standard Urban Stormwater Mitigation Plan will need to be submitted.		
Applicant Name	Francis Larocca, P.E.	Applicant Signature
Applicant Title	PRINCIPAL	Date
		10-19-2018



RAINWATER
This drawing is for illustrative purposes only. Consult with an engineer for specific applications.

XERXES
a zcl company

TITLE: COLLECTION TANK FLDATING FILTER PUMP OUT SINGLE COMPARTMENT
DATE: 6/7/18
DR. NO. S20-309-01

NO.	DESCRIPTION
1	XERXES SINGLE WALL FRP TANK
2	XERXES PRECAST DEADMAN SYSTEM W/ HOLD DOWN STRAP AND TURNBUCKLE ASSEMBLY
3	24" FRP OPENING
4	4" SCH. 40 PVC INLET PIPING W/ SANITARY TEE
5	24" RIBBED PVC RISER W/ FRP LID
6	30" RIBBED PVC RISER W/ FRP LID

- STORM DRAIN NOTES**
- (SD1) INSTALL 14,000 GALLON UNDERGROUND CISTERN BY XERXES PER DETAIL 1 HEREON OR APPROVED EQUIVALENT.
 - (SD2) INSTALL STORM DRAIN FORCE MAIN PER PLUMBING DRAWINGS.
 - (SD3) POINT-OF-CONNECTION TO IRRIGATION SYSTEM. SEE LANDSCAPE PLANS FOR CONTINUATION.
 - (SD4) INSTALL STORM DRAIN OVERFLOW PER PLUMBING DRAWINGS.
 - (SD5) CONSTRUCT PARKWAY DRAIN PER SPPWC STANDARD PLAN 151-2, INLET TYPE 2 (S=12").
 - (SD6) INSTALL TRENCH DRAIN BY ACO DRAIN, K100 OF APPROVED EQUAL.
 - (SD7) INSTALL AREA DRAIN BY NDS PRODUCT OR APPROVED EQUAL.
 - (SD8) INSTALL TRAFFIC RATED AREA DRAIN BY NDS PRODUCT OR APPROVED EQUAL.

LID SUMMARY					
DRAINAGE AREA DESCRIPTION	LEGEND	IMPERVIOUS TRIB. AREA (SF)	REQUIRED BMP VOLUME (GAL)	PROVIDED BMP VOLUME (GAL)	PROVIDED LANDSCAPE AREA
AREA		22,331	13,780	14,000	3,045 SF

NOTE: ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICES(S) (BMP(S)) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).



PROJECT TITLE
PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

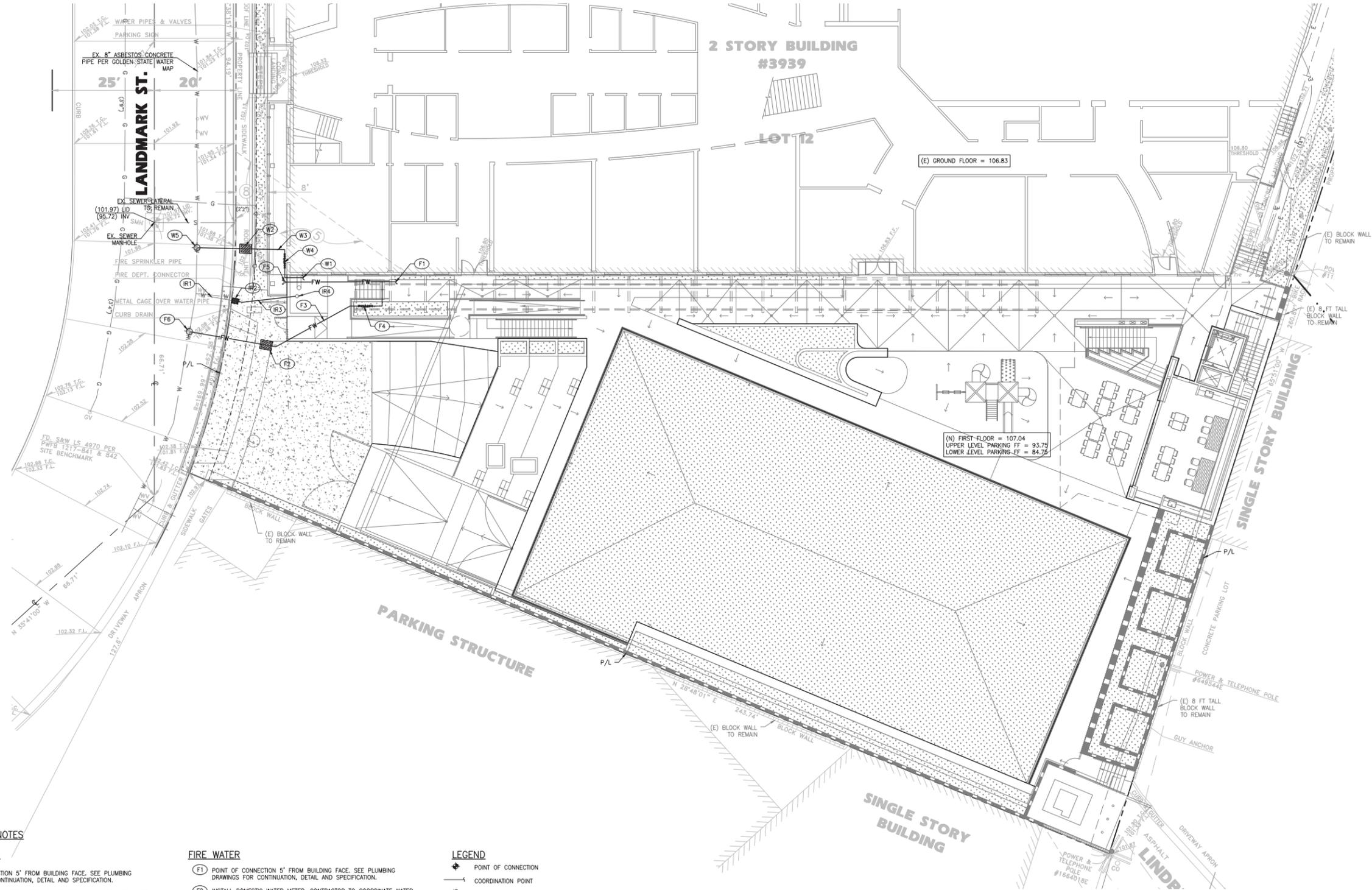
ISSUE RECORD
PC PLANNING DOCUMENTS
02-22-19

DRAWING TITLE
LID PLAN

DRAWING NUMBER
C300

SCALE:
AS NOTED

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CONSTRUCTION NOTES

DOMESTIC WATER

- (W1) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- (W2) INSTALL DOMESTIC WATER METER. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH CITY OF CULVER CITY.
- (W3) INSTALL SCHEDULE 40 PVC WATER PIPE.
- (W4) INSTALL REDUCED PRESSURE BACKFLOW PREVENTOR.
- (W5) CONTRACTOR TO ORDER NEW COMBINED WATER SERVICE FROM CITY OF CULVER CITY.

FIRE WATER

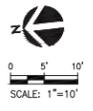
- (F1) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- (F2) INSTALL DOMESTIC WATER METER. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH CITY OF CULVER CITY.
- (F3) INSTALL SCHEDULE 40 PVC WATER PIPE.
- (F4) INSTALL DOUBLE CHECK DETECTOR BACKFLOW PREVENTOR.
- (F5) INSTALL FDC ON FACE OF WALL PER DESIGN BUILD FIRE SPRINKLER PLANS.
- (F6) CONTRACTOR TO ORDER NEW COMBINED WATER SERVICE FROM CITY OF CULVER CITY.

IRRIGATION WATER

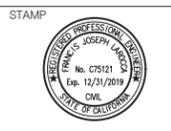
- (IR1) EXISTING IRRIGATION WATER LATERAL TO REMAIN.
- (IR2) EXISTING IRRIGATION WATER METER TO REMAIN.
- (IR3) EXISTING IRRIGATION WATER PIPE.
- (IR4) EXISTING IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTOR TO REMAIN.

LEGEND

- ⊕ POINT OF CONNECTION
- ⊙ COORDINATION POINT
- ⊙ UTILITY CLEANOUT
- ⊕ BACKFLOW ASSEMBLY
- ⊕ WATER METER VAULT
- ⊕ FIRE DEPARTMENT CONNECTION (FDC)
- ⊕ BASEMENT WALL



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JLA Job no. 18201

PROJECT TITLE
**PARK CENTURY SCHOOL
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3939 / 3947 LANDMARK STREET
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ISSUE RECORD
PC PLANNING DOCUMENTS
02-22-19

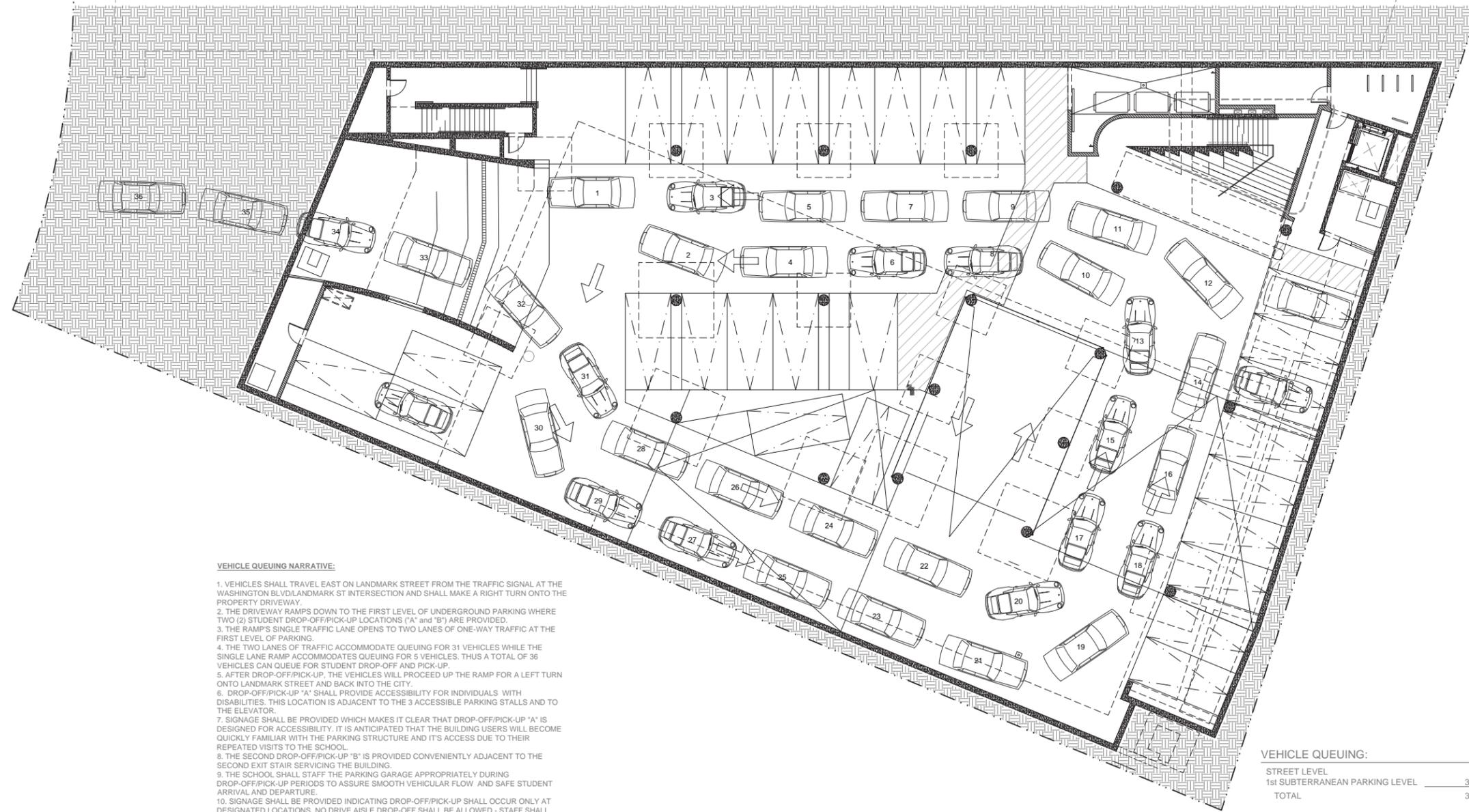
DRAWING TITLE
UTILITY PLAN

DRAWING NUMBER
C400

SCALE:
AS NOTED

N.T.S.

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VEHICLE QUEUING NARRATIVE:

1. VEHICLES SHALL TRAVEL EAST ON LANDMARK STREET FROM THE TRAFFIC SIGNAL AT THE WASHINGTON BLVD/LANDMARK ST INTERSECTION AND SHALL MAKE A RIGHT TURN ONTO THE PROPERTY DRIVEWAY.
2. THE DRIVEWAY RAMP DOWN TO THE FIRST LEVEL OF UNDERGROUND PARKING WHERE TWO (2) STUDENT DROP-OFF/PICK-UP LOCATIONS ("A" and "B") ARE PROVIDED.
3. THE RAMP'S SINGLE TRAFFIC LANE OPENS TO TWO LANES OF ONE-WAY TRAFFIC AT THE FIRST LEVEL OF PARKING.
4. THE TWO LANES OF TRAFFIC ACCOMMODATE QUEUING FOR 31 VEHICLES WHILE THE SINGLE LANE RAMP ACCOMMODATES QUEUING FOR 5 VEHICLES. THUS A TOTAL OF 36 VEHICLES CAN QUEUE FOR STUDENT DROP-OFF AND PICK-UP.
5. AFTER DROP-OFF/PICK-UP, THE VEHICLES WILL PROCEED UP THE RAMP FOR A LEFT TURN ONTO LANDMARK STREET AND BACK INTO THE CITY.
6. DROP-OFF/PICK-UP "A" SHALL PROVIDE ACCESSIBILITY FOR INDIVIDUALS WITH DISABILITIES. THIS LOCATION IS ADJACENT TO THE 3 ACCESSIBLE PARKING STALLS AND TO THE ELEVATOR.
7. SIGNAGE SHALL BE PROVIDED WHICH MAKES IT CLEAR THAT DROP-OFF/PICK-UP "A" IS DESIGNED FOR ACCESSIBILITY. IT IS ANTICIPATED THAT THE BUILDING USERS WILL BECOME QUICKLY FAMILIAR WITH THE PARKING STRUCTURE AND ITS ACCESS DUE TO THEIR REPEATED VISITS TO THE SCHOOL.
8. THE SECOND DROP-OFF/PICK-UP "B" IS PROVIDED CONVENIENTLY ADJACENT TO THE SECOND EXIT STAIR SERVICING THE BUILDING.
9. THE SCHOOL SHALL STAFF THE PARKING GARAGE APPROPRIATELY DURING DROP-OFF/PICK-UP PERIODS TO ASSURE SMOOTH VEHICULAR FLOW AND SAFE STUDENT ARRIVAL AND DEPARTURE.
10. SIGNAGE SHALL BE PROVIDED INDICATING DROP-OFF/PICK-UP SHALL OCCUR ONLY AT DESIGNATED LOCATIONS. NO DRIVE AISLE DROP-OFF SHALL BE ALLOWED - STAFF SHALL ENFORCE.
11. THE SCHOOL HAS ADOPTED A STAGGERED START AND END TIME IN ORDER TO MINIMIZE THE VEHICULAR CONSEQUENCES OF ALL STUDENT ARRIVING/DEPARTING AT THE SAME TIME.
12. THE SCHOOL'S WASTE MANAGEMENT PLAN SCHEDULES THE TIME AND LOCATION OF TRASH BIN MOVEMENT SO THAT IT DOES NOT OCCUR SIMULTANEOUSLY WITH STUDENT DROP-OFF/PICK-UP.

VEHICLE QUEUING:

STREET LEVEL	3
1st SUBTERRANEAN PARKING LEVEL	33
TOTAL	36

NOTE: THE EXISTING PARKING LOT ALLOWS FOR A VEHICLE QUEUE OF 23 CARS (SEE ATTACHED REFERENCE SHEET A-1). THE PROPOSED PLAN SHALL PROVIDE A 56% INCREASE IN THE NUMBER OF QUEUED VEHICLES.



STAMP

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REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

VEHICLE QUEUING
DIAGRAM

DRAWING NUMBER

A-101

SCALE:

3/32" = 1'-0"

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ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

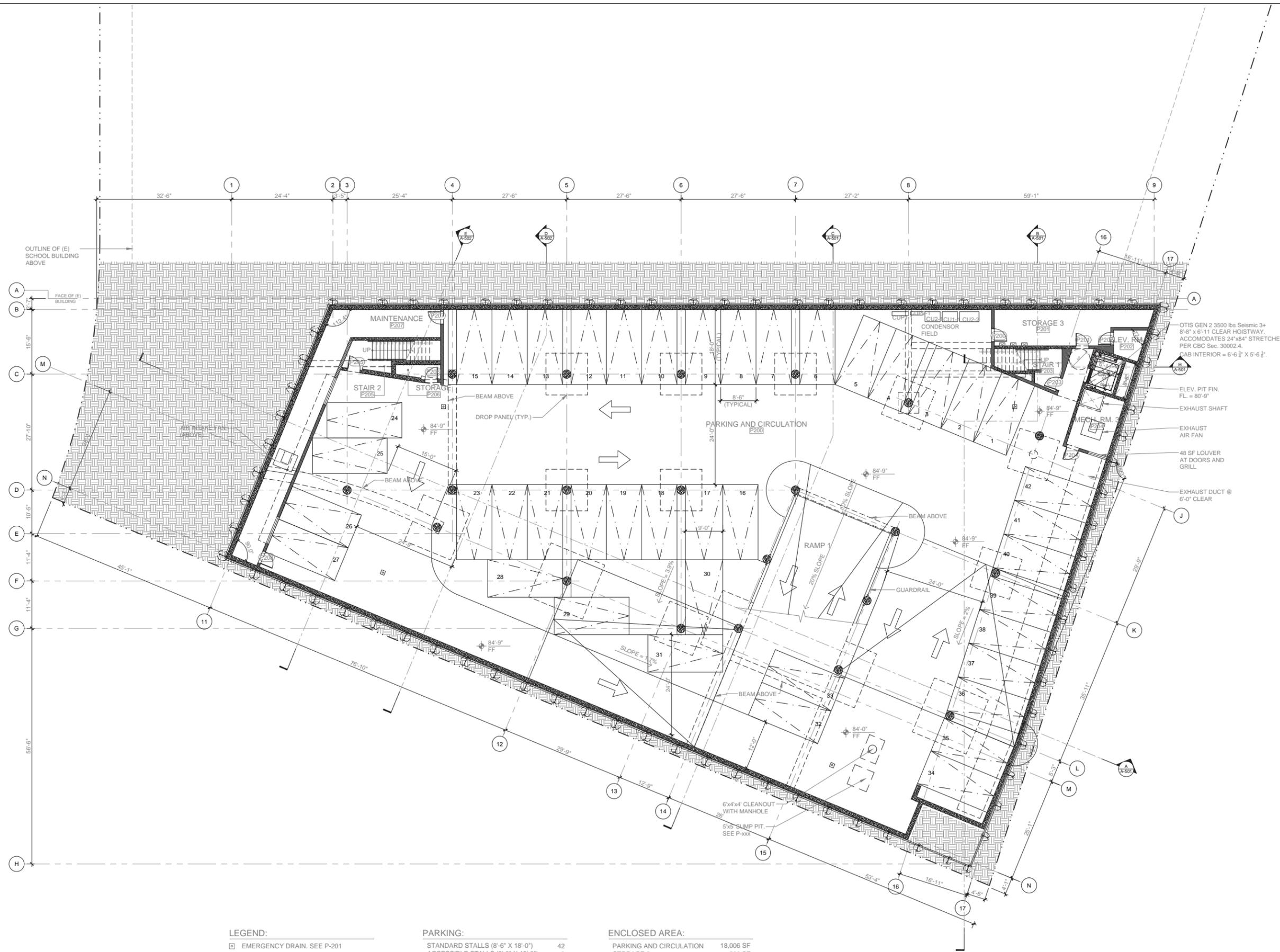
LOWER LEVEL
SUBGRADE PARKING
PLAN

DRAWING NUMBER

A-201

SCALE:

3/32" = 1' - 0"



LEGEND:

□ EMERGENCY DRAIN. SEE P-201

PARKING:

STANDARD STALLS (8'-6" X 18'-0")	42
ACCESSIBLE STALLS (9'-0" X 18'-0")	0
TOTAL	42

ENCLOSED AREA:

PARKING AND CIRCULATION	18,006 SF
STORAGE 3	286 SF
MAINTENANCE	561 SF
MECH RM 3	182 SF
ELEV MACH ROOM	48 SF
TOTAL	19,083 SF

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PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

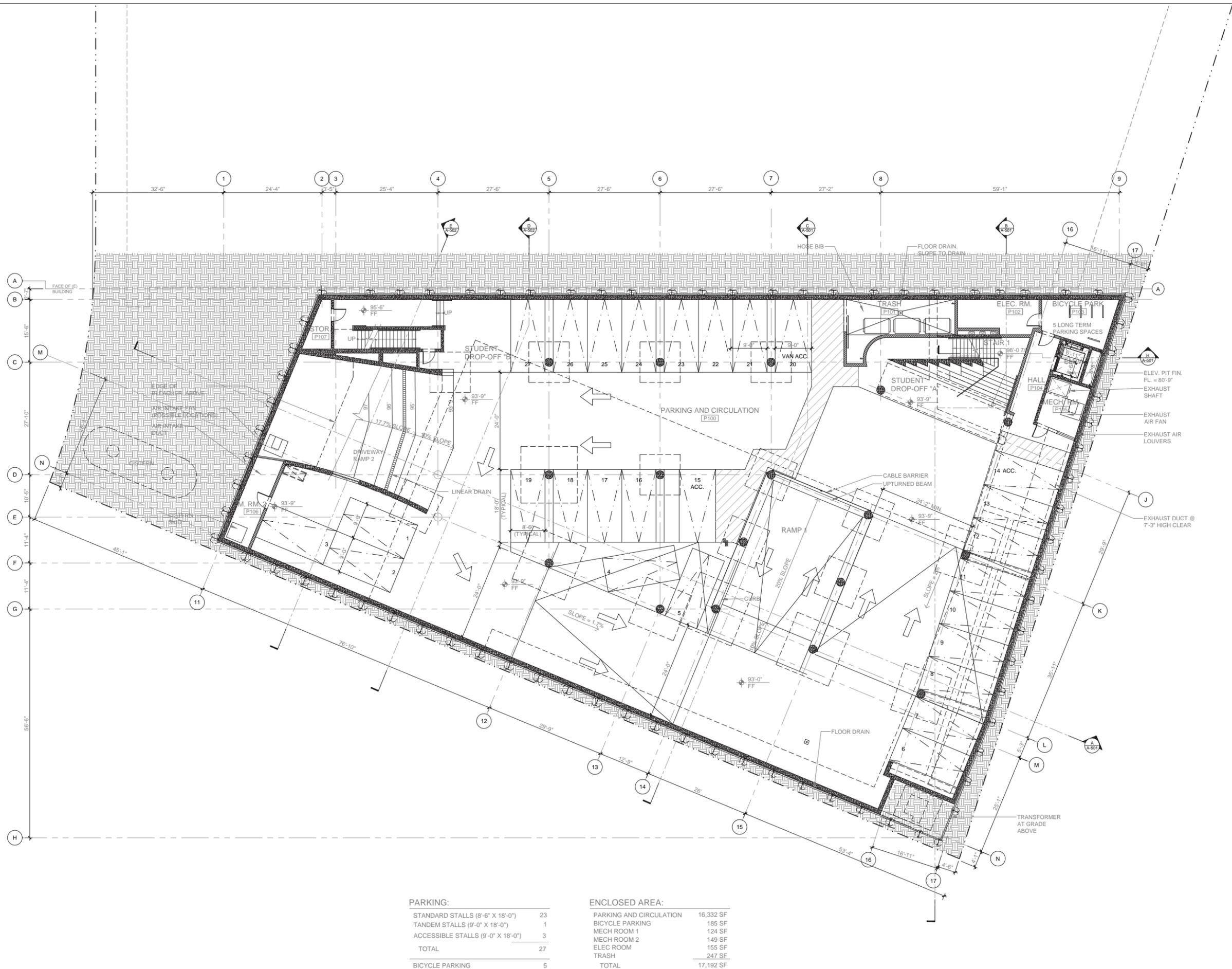
UPPER LEVEL
SUBGRADE PARKING
PLAN

DRAWING NUMBER

A-202

SCALE:

3/32" = 1' - 0"



PARKING:

STANDARD STALLS (8'-6" X 18'-0")	23
TANDEM STALLS (9'-0" X 18'-0")	1
ACCESSIBLE STALLS (9'-0" X 18'-0")	3
TOTAL	27
BICYCLE PARKING	5

ENCLOSED AREA:

PARKING AND CIRCULATION	16,332 SF
BICYCLE PARKING	185 SF
MECH ROOM 1	124 SF
MECH ROOM 2	149 SF
ELEC ROOM	155 SF
TRASH	247 SF
TOTAL	17,192 SF

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ISSUE RECORD
PLANNING REVIEW : 07-29-19

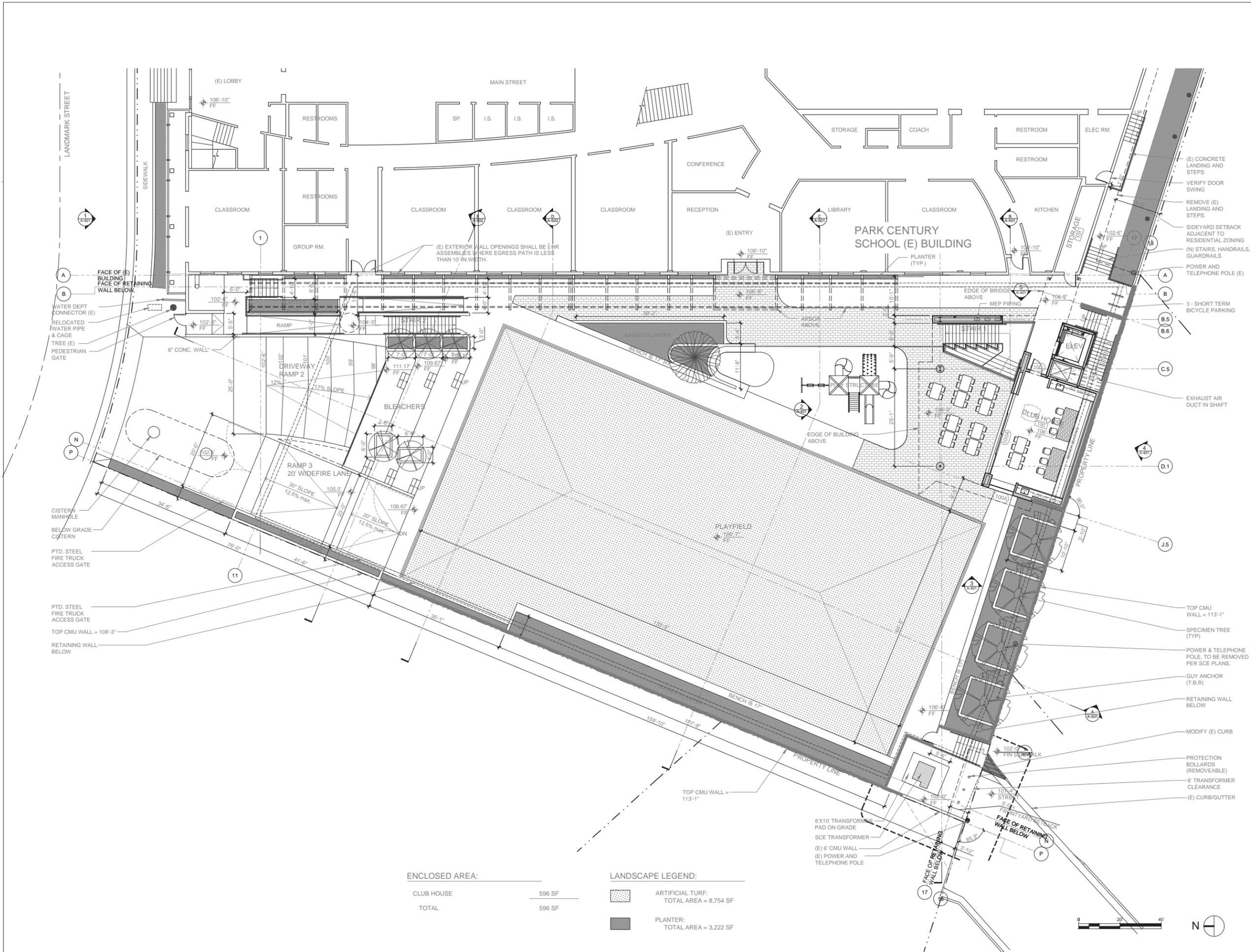
DRAWING TITLE

PLAYFIELD LEVEL
PLAN

DRAWING NUMBER

A-203

SCALE:
3/32" = 1' - 0"



ENCLOSED AREA:

CLUB HOUSE	596 SF
TOTAL	596 SF

LANDSCAPE LEGEND:

	ARTIFICIAL TURF: TOTAL AREA = 8,754 SF
	PLANTER: TOTAL AREA = 3,222 SF

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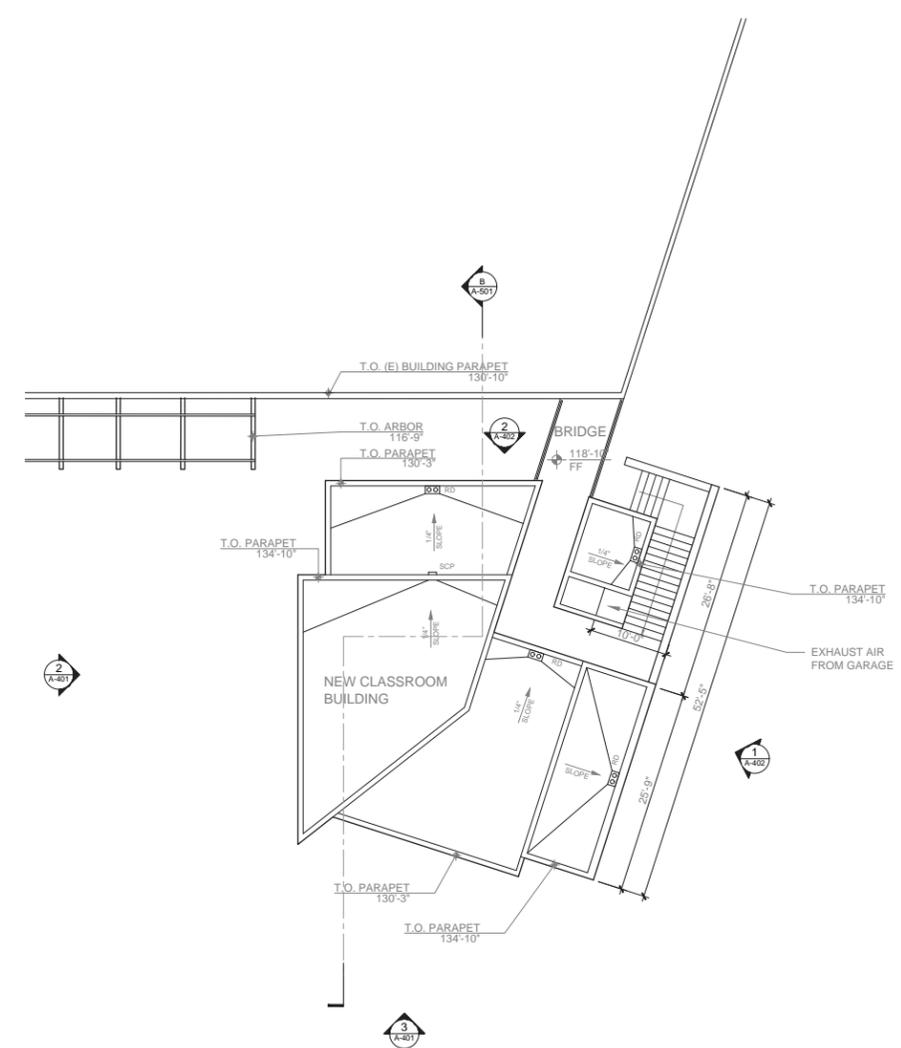
ISSUE RECORD
PLANNING REVIEW : 07-29-19

DRAWING TITLE
ROOF AND SECOND
FLOOR PLAN

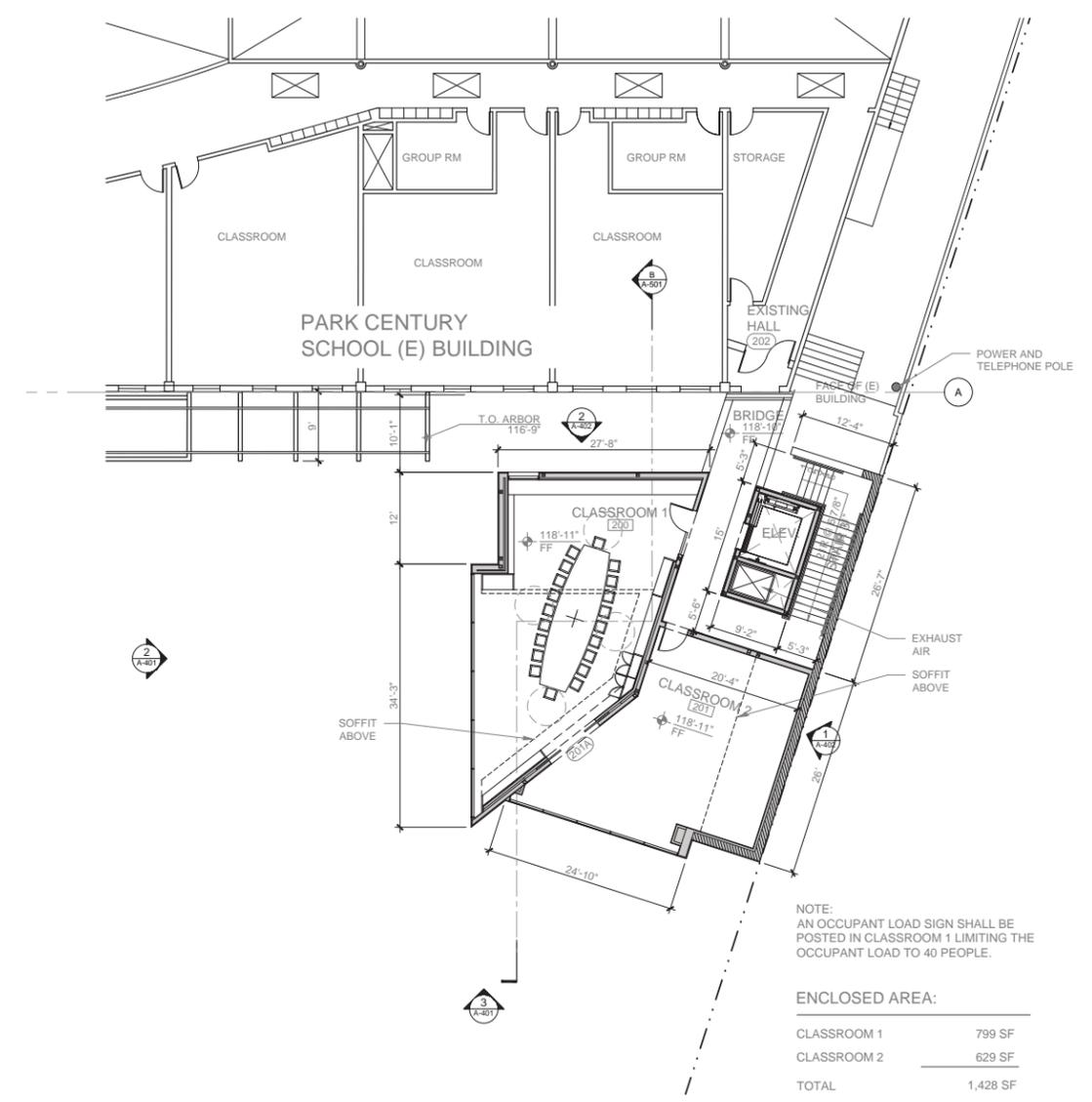
DRAWING NUMBER

A-204

SCALE:
3/32" = 1' - 0"



2 ROOF PLAN



1 SECOND FLOOR



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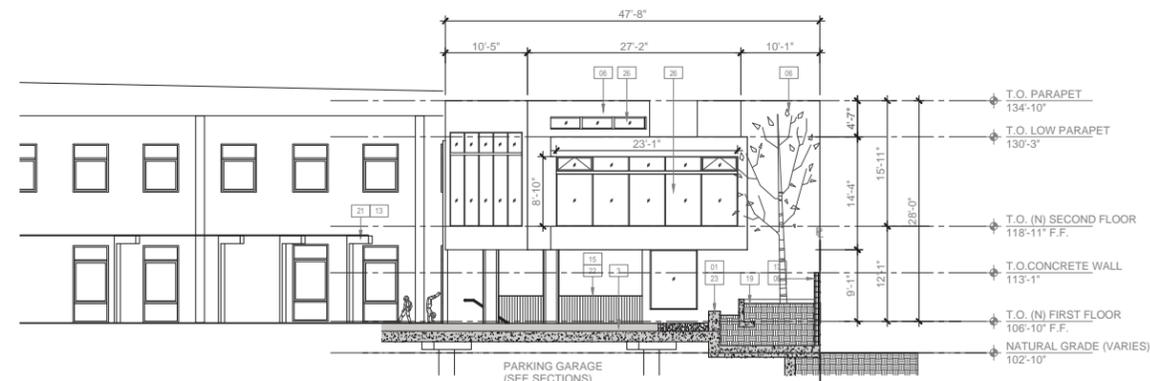
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ELEVATIONS

DRAWING NUMBER

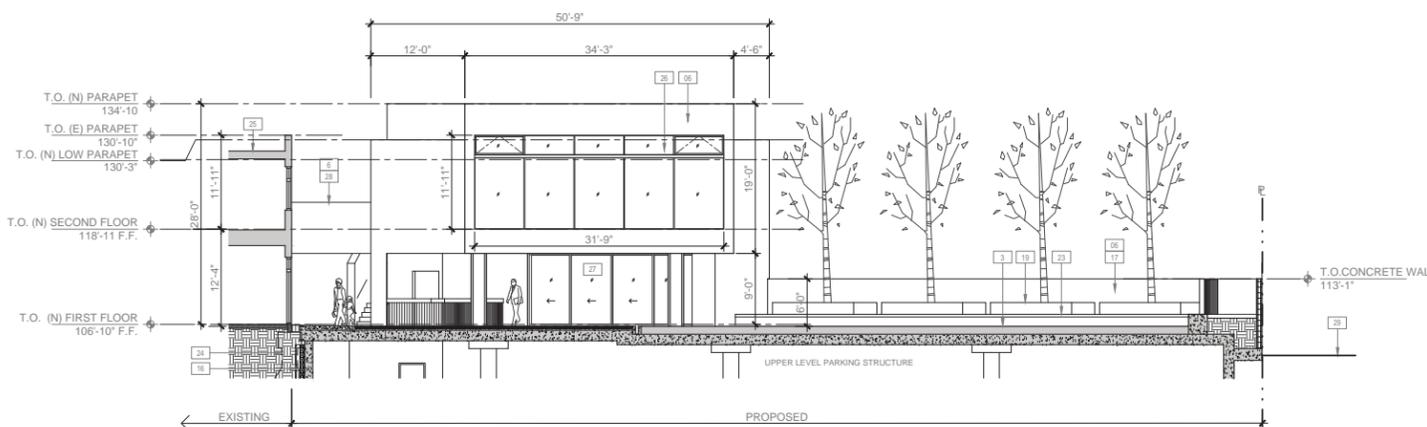
A-401

SCALE:
3/32" = 1' - 0"



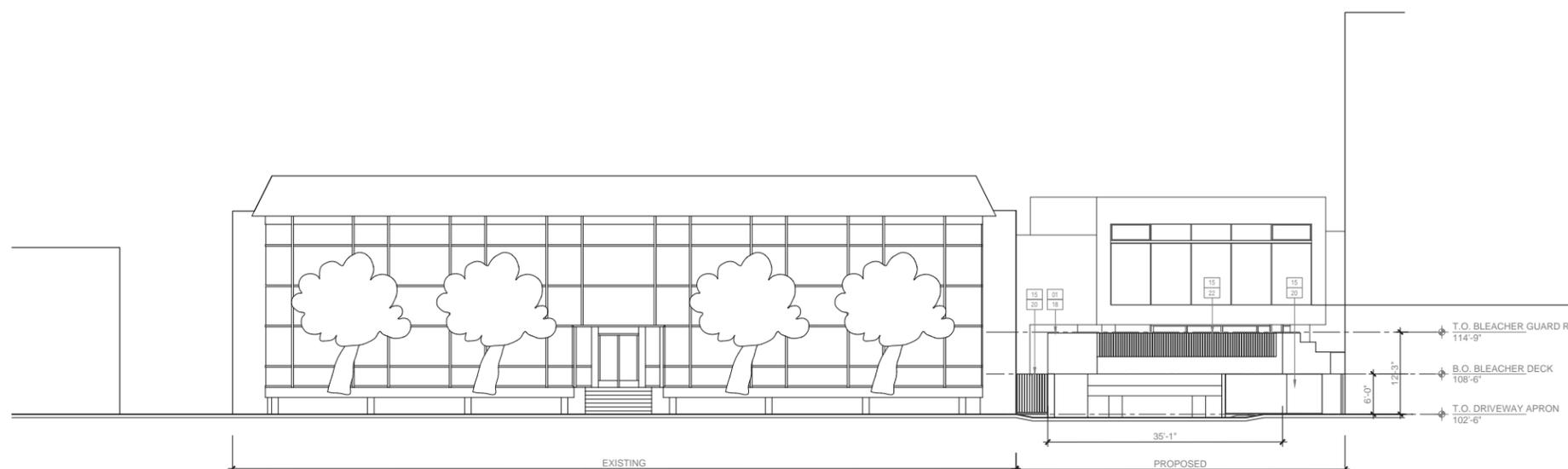
WEST ELEVATION: CLASSROOM BUILDING

3



NORTH ELEVATION: CLASSROOM BUILDING

2



NORTH ELEVATION AT LANDMARK STREET

1

KEYNOTES

- | | |
|--------------------------------------|---|
| 01 CONCRETE - BOARDFORM FINISH | 24 EXISTING BELLED PIER |
| 02 CONCRETE - BROOM FINISH | 25 EXISTING BUILDING |
| 03 FIELD - ARTIFICIAL TURF | 26 CLEAR ANODIZED ALUM. FRAME WINDOWS WITH SOLARBAN 60 GLASS - CLEAR TINT |
| 04 GLASS - CLEAR COAT | 27 CLEAR ANODIZED ALUM. FRAME DOORS WITH SOLARBAN 60 GLASS - CLEAR TINT |
| 05 WOOD - BIRCH CASEWORK | 28 BRIDGE |
| 06 STUCCO - FINE SAND FINISH | 29 EXISTING GRADE |
| 07 FLOOR - EPOXY COATING | 30 EXHAUST AIR VENT |
| 08 FLOOR - RUBBER SURFACE | 31 EXIT DOOR |
| 09 FLOOR - MOSAIC TILE | 32 BLD'G AT ADJACENT PROPERTY (DASHED) |
| 10 FLOOR - LINOLEUM COVERING | 33 TRANSFORMER PER SCE |
| 11 FLOOR - DECK PAVER | 34 SUSPENDED SLAB |
| 12 WOOD - TREATED PINE | 35 TOPPING SLAB SLOPED TO DRAIN |
| 13 WOOD - MACROCARPA PINE | 36 LINEAR DRAIN |
| 14 METAL - CLEAR ANODIZED FINISH | 37 VOID/CAVITY |
| 15 METAL - PAINTED DARK FOREST GREEN | 38 SURFACE DRAIN |
| 16 SHORING | 39 CONCRETE BEAM |
| 17 CONCRETE WALL | 40 MAT SLAB |
| 18 LOW WALL - CONCRETE | 41 DRAIN LINE |
| 19 PLANTER | |
| 20 GATE - METAL | |
| 21 WOOD ARBOR | |
| 22 GUARDRAIL - PAINTED METAL | |
| 23 BENCH | |

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REVISIONS

PROJECT TITLE

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ISSUE RECORD
PLANNING REVIEW : 07-29-19

DRAWING TITLE

ELEVATIONS

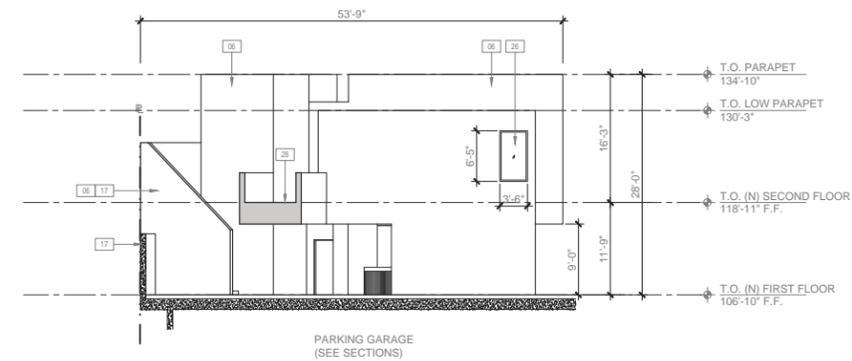
DRAWING NUMBER

A-402

SCALE:
3/32" = 1' - 0"

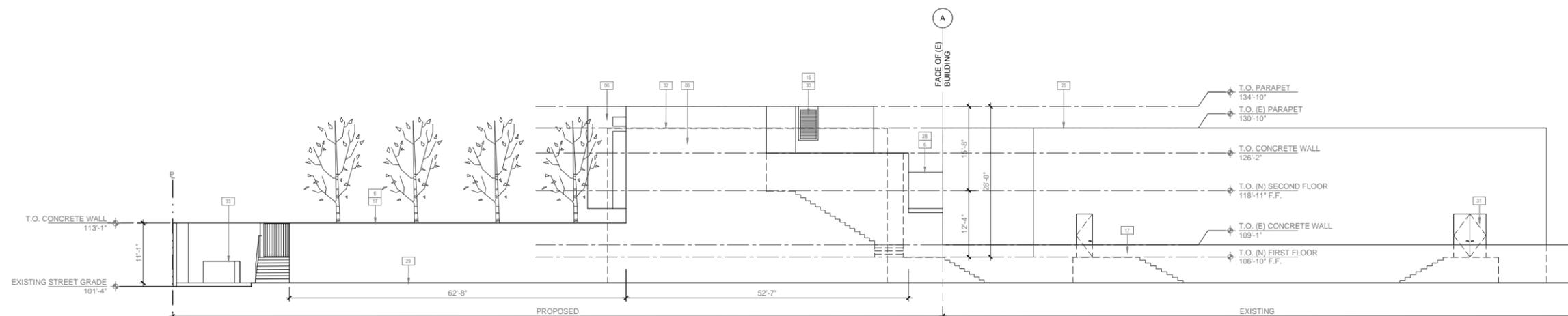
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| 15 METAL - PAINTED DARK FOREST GREEN | 38 SURFACE DRAIN |
| 16 SHORING | 39 CONCRETE BEAM |
| 17 CONCRETE WALL | 40 MAT SLAB |
| 18 LOW WALL - CONCRETE | 41 DRAIN LINE |
| 19 PLANTER | |
| 20 GATE - METAL | |
| 21 WOOD ARBOR | |
| 22 GUARDRAIL - PAINTED METAL | |
| 23 BENCH | |



EAST ELEVATION: CLASSROOM BUILDING

5



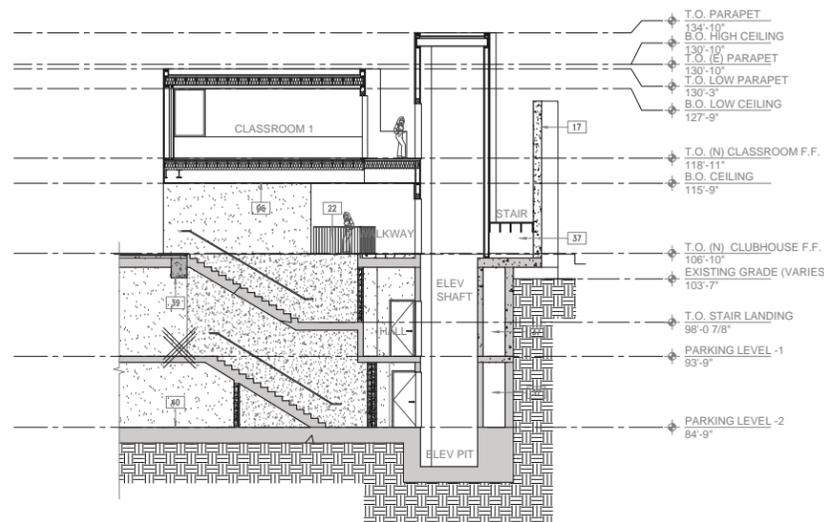
SOUTH ELEVATION

4

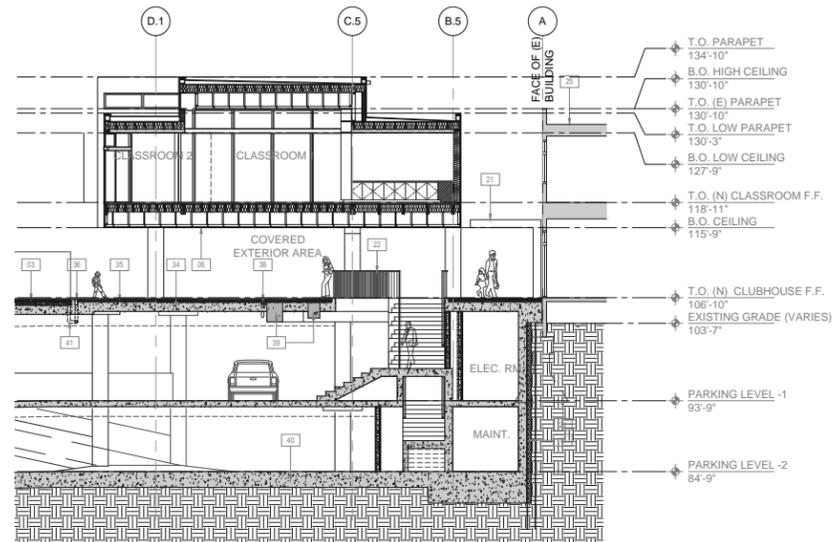
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KEYNOTES

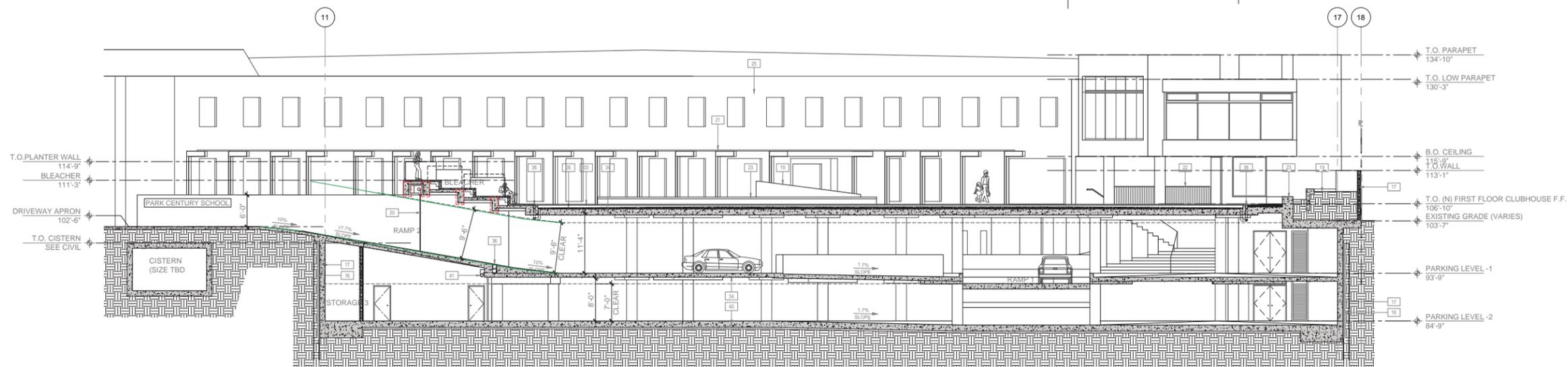
- | | |
|--------------------------------------|---|
| 01 CONCRETE - BOARDFORM FINISH | 24 EXISTING BELLED PIER |
| 02 CONCRETE - BROOM FINISH | 25 EXISTING BUILDING |
| 03 FIELD - ARTIFICIAL TURF | 26 CLEAR ANODIZED ALUM. FRAME WINDOWS WITH SOLARBAN 60 GLASS - CLEAR TINT |
| 04 GLASS - CLEAR COAT | 27 CLEAR ANODIZED ALUM. FRAME DOORS WITH SOLARBAN 60 GLASS - CLEAR TINT |
| 05 WOOD - BIRCH CASEWORK | 28 BRIDGE |
| 06 STUCCO - FINE SAND FINISH | 29 EXISTING GRADE |
| 07 FLOOR - EPOXY COATING | 30 EXHAUST AIR VENT |
| 08 FLOOR - RUBBER SURFACE | 31 EXIT DOOR |
| 09 FLOOR - MOSAIC TILE | 32 BLDG AT ADJACENT PROPERTY (DASHED) |
| 10 FLOOR - LINOLEUM COVERING | 33 TRANSFORMER PER SCE |
| 11 FLOOR - DECK PAVER | 34 SUSPENDED SLAB |
| 12 WOOD - TREATED PINE | 35 TOPPING SLAB SLOPED TO DRAIN |
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| 21 WOOD ARBOR | |
| 22 GUARDRAIL - PAINTED METAL | |
| 23 BENCH | |



STAIR 1 SECTION H



N-S SECTION B



N-S SECTION A

STAMP

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WASTE MANAGEMENT:
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2081 Business Center Dr. #260
Irvine, CA 92612

CITY ADVOCATE:
MALEMAN INK PUBLIC RELATIONS
8939 S Sepulveda Blvd. Suite 518
Los Angeles, CA 90045

REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

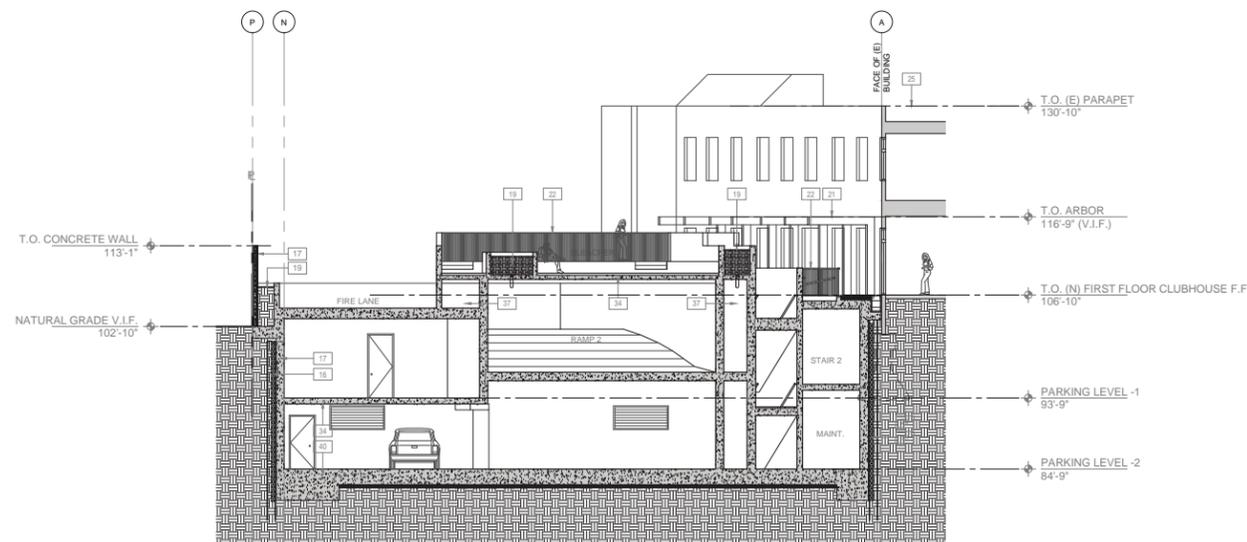
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DRAWING NUMBER

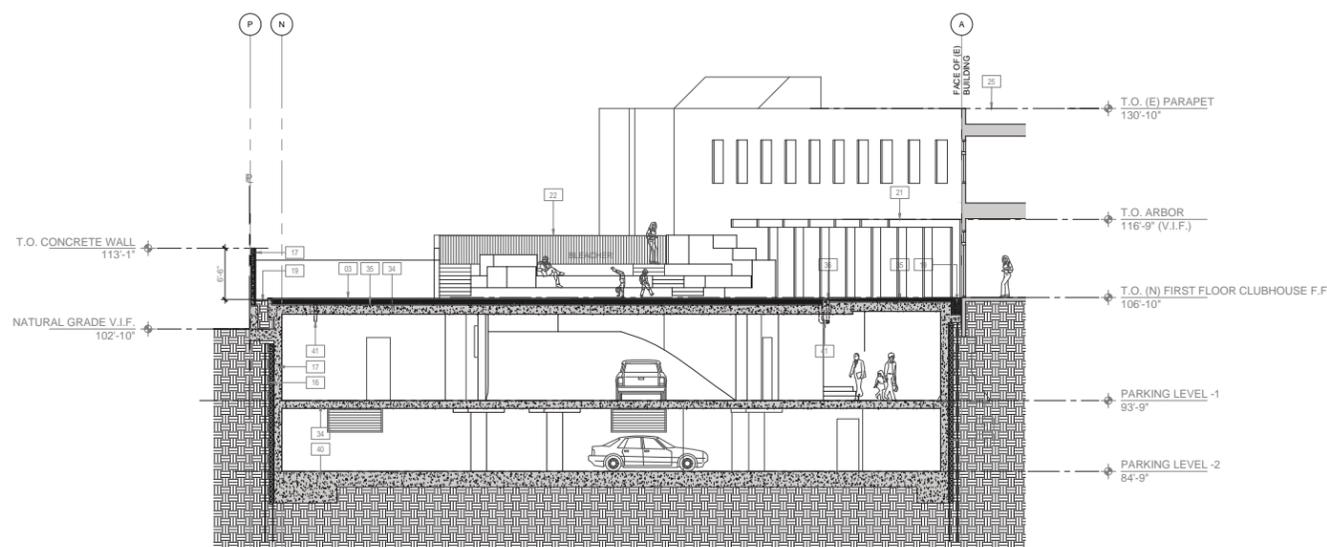
A-501

SCALE:
3/32" = 1' - 0"

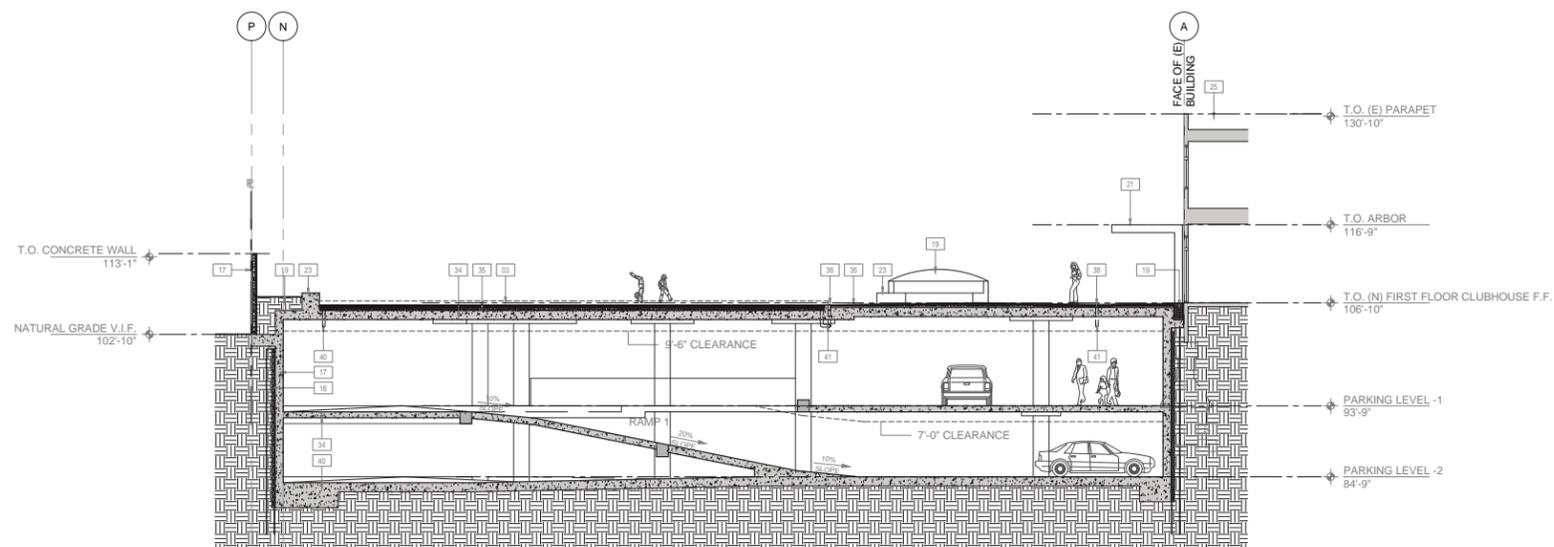
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E-W SECTION E



E-W SECTION D



E-W SECTION C

KEYNOTES

- | | |
|--------------------------------------|---|
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Los Angeles, CA 90045

REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

SECTIONS

DRAWING NUMBER

A-502

SCALE:

3/32" = 1' - 0"

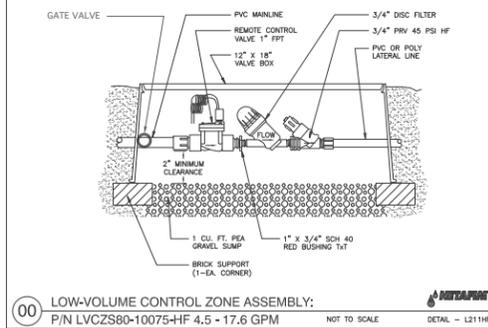
IRRIGATION DETAILS AND NOTES

- POC** = POINT OF CONNECTION
FINAL LOCATION TO BE DETERMINED
- T** = WEATHERMATIC SL800 CONTROLLER
FINAL LOCATION TO BE DETERMINED
- 1** = RAINBIRD 3/4" LOW FLOW ANTI-SIPHON VALVE W/ PR RBY FILTER XACZ-075-PRF
- 1/2"** = PIPE SIZE PVC
- |** = SCH 40 PVC
- ⋮** = NETAFIN TECHLINE CV
- ⊕** = DRIP LINE FLUSH

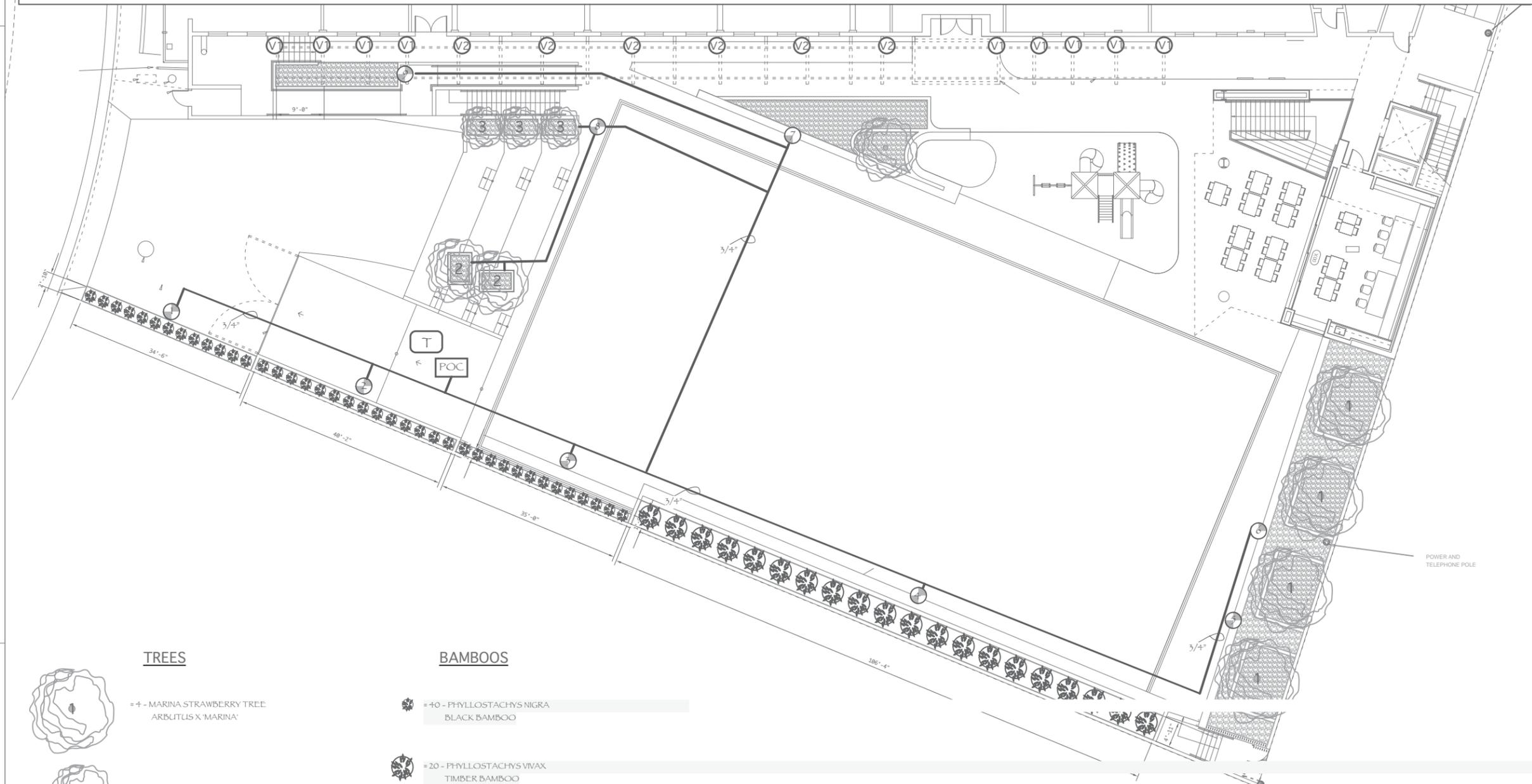
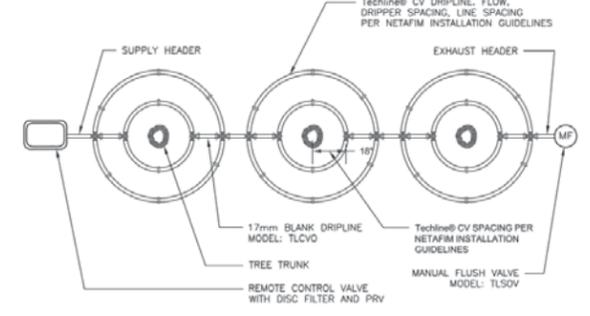
IRRIGATION NOTES

- NOTES:
- PLANS DO NOT INDICATE FINAL IRRIGATION SYSTEM & ARE FOR PLANNING PURPOSES ONLY.
 - P.O.C. LOCATION TO BE DETERMINED
 - ALL SHRUB BEDS TO BE IRRIGATED WITH DRIP IRRIGATION ON DEDICATED VALVE. USE NETAFIM TECHLINE OR EQUAL.
 - ALL IRRIGATION TO BE FINALIZED BY CONTRACTOR ON SITE WITH LANDSCAPE ARCHITECT.
 - IRRIGATION MUST BE DESIGNED TO MINIMIZE OVERSPRAY ONTO SIDEWALKS, DRIVEWAYS AND ADJOINING PROPERTIES.
 - STREET PLANTINGS TO USE EXISTING IRRIGATION SYSTEM.
 - CONTRACTOR TO CONFIRM LOCATION OF EXISTING VALVES AND SYSTEM PRIOR TO BID AND / OR INSTALLATION OF NEW SYSTEM

VALVE DETAIL



TREE & SHRUB RING - DETAIL



TREES

- 1** = 4 - MARINA STRAWBERRY TREE
ARBUTUS X 'MARINA'
- 2** = 2 - WHITE FRAGRANT HIMALAYAN CHAMPACA
MICHELIA CHAMPACA 'ALBA'
- 3** = 3 - LITTLE GEM DWARF SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'

BAMBOOS

- 40** = 40 - PHYLLOSTACHYS NIGRA
BLACK BAMBOO
- 20** = 20 - PHYLLOSTACHYS VIVAX
TIMBER BAMBOO

VINES

- V1** = 9 - STEPHANOTIS FLORIBUNDA
MADAGASCAR JASMINE
- V2** = 6 - ACTINIDIA DELICIOSA 'TOMURI' (MALE) - KIWI FRUIT
ACTINIDIA DELICIOSA 'VINCENT' (FEMALE) - KIWI FRUIT

GROUND COVER

- TRACHELOSPERMUM JASMINOIDES**
STAR JASMINE
QUANTITY TO BE DETERMINED



712 ECHO PARK AVENUE
LOS ANGELES, CA 90026
T: 213.483.5400
www.johrberryarchitects.com

STAMP

SHEET LEGEND

PRELIMINARY LANDSCAPE PLAN FOR
PARK CENTURY SCHOOL
3959 LANDMARK STREET - CULVER CITY - CA 90232
EVAN SMITH - LANDSCAPE ARCHITECT #4716 - EVANSMITH476@GMAIL.COM - 818/665-870 - 1501 VIA GABRIEL - P.V.E. - CA - 90274

PROJECT TITLE
PARK CENTURY SCHOOL
PARKING STRUCTURE

DRAWING TITLE

DRAWING NUMBER
L - 1 10.16.18

SCALE:

PRELIMINARY PLANTING PLAN & IRRIGATION LAYOUT



Lighting Design Studio, LLC
 215 Pier Avenue, Suite B
 Hermosa Beach, CA 90254
 T: 310.798.8706 F: 310.798.4306
 EMAIL: mail@ld-studio.com

John Berry Architects

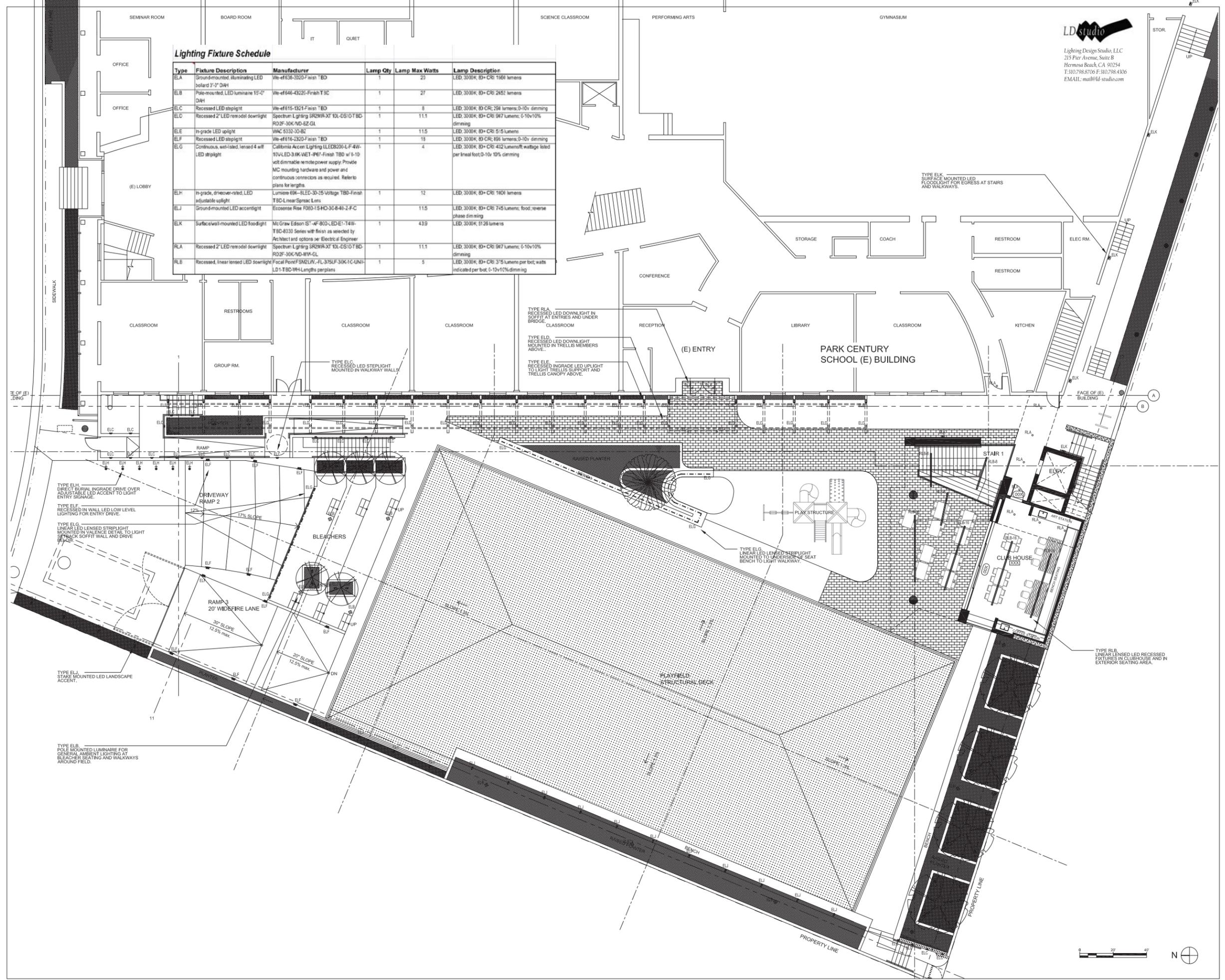
712 ECHO PARK AVENUE
 LOS ANGELES, CA 90026
 T: 213.483.5400
 www.johnberryarchitects.com

STAMP

SHEET LEGEND

Lighting Fixture Schedule

Type	Fixture Description	Manufacturer	Lamp Qty	Lamp Max Watts	Lamp Description
E.A	Ground-mounted, illuminating LED bollard 3'-0" DAH	We-ef638-3320-Finish TBD	1	23	LED, 3000K, 80+ CRI, 1566 lumens
E.B	Pole-mounted LED luminaire 15'-0" DAH	We-ef646-6320-Finish TBD	1	27	LED, 3000K, 80+ CRI, 2651 lumens
E.C	Recessed LED strip light	We-ef615-1321-Finish TBD	1	8	LED, 3000K, 80 CRI, 254 lumens, 0-10v dimming
E.D	Recessed 2" LED remodel downlight	Spectrum Lighting SRQMR-XT 10L-DS/DT BD RD2F-30K-ND-6Z-GL	1	11.1	LED, 3000K, 80+ CRI, 967 lumens, 0-10v/10% dimming
E.E	In-grade LED uplight	WAC 6332-3D-BZ	1	11.5	LED, 3000K, 80+ CRI, 515 lumens
E.F	Recessed LED strip light	We-ef616-2320-Finish TBD	1	18	LED, 3000K, 80+ CRI, 856 lumens, 0-10v dimming
E.G	Continuous, wet-listed, lensed 4-wire LED strip light	California Accen Lighting LLED200-LF-4W-10VLED-3.6K-WET-IP67-Finish TBD w/ 0-10v dimmable remote power supply. Provide MC mounting hardware and power and continuous connections as required. Refer to plans for lengths.	1	4	LED, 3000K, 80+ CRI, 432 lumens/ft wattage listed per linear foot, 0-10v/10% dimming
E.H	In-grade, drive-over-rated LED adjustable uplight	Lumense 696-BLED-30-35-Voltage TBD-Finish TBD-Linear Sprac Lens	1	12	LED, 3000K, 80+ CRI, 1806 lumens
E.J	Ground-mounted LED accent light	Ecosense Rise F08-1SHD-30-6-46-2-F-C	1	11.5	LED, 3000K, 80+ CRI, 745 lumens, foot/reverse phase dimming
E.K	Surface/wall-mounted LED floodlight	McGraw Edison S1-AF-800-LED-E1-14W-TBD-6330 Series with finish as selected by Architect and options see Electrical Engineer	1	439	LED, 3000K, 80+ CRI, 5126 lumens
RLA	Recessed 2" LED remodel downlight	Spectrum Lighting SRQMR-XT 10L-DS/DT BD RD2F-30K-ND-6W-GL	1	11.1	LED, 3000K, 80+ CRI, 967 lumens, 0-10v/10% dimming
RLB	Recessed, linear lensed LED downlight	Focal Point F-SM2LV-FL-375LF-30K-1C-UNV-LD1-TBD-WH-4 Lengths per plans	1	5	LED, 3000K, 80+ CRI, 315 lumens per foot, walls indicated per foot, 0-10v/10% dimming



TYPE RLA
 RECESSED LED DOWNLIGHT IN SOFFIT AT ENTRIES AND UNDER BRIDGE.

TYPE ELD
 RECESSED LED DOWNLIGHT MOUNTED IN TRELIS MEMBERS ABOVE.

TYPE ELE
 RECESSED INGRADE LED UPLIGHT TO LIGHT TRELIS SUPPORT AND TRELIS CANOPY ABOVE.

TYPE ELK
 SURFACE MOUNTED LED FLOODLIGHT FOR EGRESS AT STAIRS AND WALKWAYS.

TYPE ELH
 DIRECT BURIAL INGRADE DRIVE OVER ADJUSTABLE LED ACCENT TO LIGHT ENTRY SIGNAGE.

TYPE ELF
 RECESSED IN WALL LED LOW LEVEL LIGHTING FOR ENTRY DRIVE.

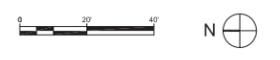
TYPE ELC
 LINEAR LED LENSED STRIPLIGHT MOUNTED IN VALENCE DETAIL TO LIGHT SETBACK SOFFIT WALL AND DRIVE BENCH.

TYPE ELJ
 STAKE MOUNTED LED LANDSCAPE ACCENT.

TYPE ELB
 POLE MOUNTED LUMINAIRE FOR GENERAL AMBIENT LIGHTING AT BLEACHER SEATING AND WALKWAYS AROUND FIELD.

TYPE ELC
 LINEAR LED LENSED STRIPLIGHT MOUNTED TO UNDERSEAT SEAT BENCH TO LIGHT WALKWAY.

TYPE RLB
 LINEAR LENSED LED RECESSED FIXTURES IN CLUBHOUSE AND IN EXTERIOR SEATING AREA.



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PROJECT TITLE
**PARK CENTURY SCHOOL
 PARKING STRUCTURE**

3939 / 3947 LANDMARK STREET
 CULVER CITY, CA 90232

ISSUE RECORD
 PRELIMINARY PROJECT REVIEW
 09-13-18

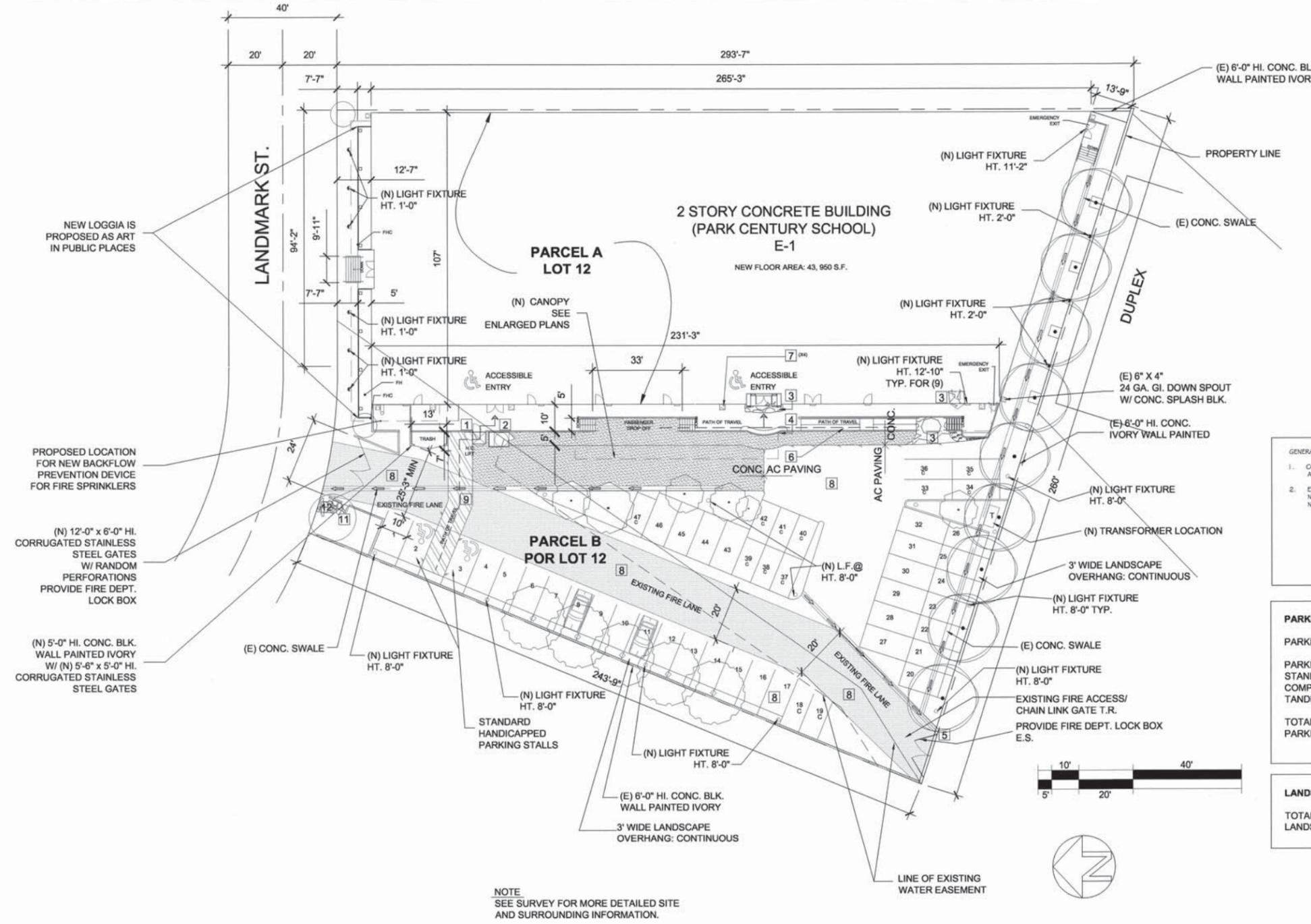
DRAWING TITLE
**PLAYFIELD LEVEL
 LIGHTING INTENT
 PLAN**

DRAWING NUMBER
LT-1

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

1. NEW 90 DEGREE HC LIFT. BY: GARAVENTA MODEL # OFAL
2. HC ACCESSIBLE NEW GUARD BOOTH BY: PORTA-KING BUILDING SYSTEMS DURA STEEL MODEL PC-DA 755W. PROVIDE NEW CONCRETE SLAB PER MPKS RECOMMENDATIONS. COLORS OF GUARD BOOTH PER SPEC.
3. NEW STONE PAVING OF 1-1/2" MORTARBED, DEPRESS CONCRETE SLAB WHERE OCCURS AS REQ.
4. NOTE RADIUS PORTION OF ENTRY PORCH.
5. PROVIDE A 3'-0" X 7'-0" MAN DOOR ACCESS @ FENCE ADJACENT TO GATE.
6. HC RAMP WITH CURBS, GUARDRAIL/HANDRAIL. SEE ENLARGED PLANS.
7. 24" 24" CUT OUT PLANTERS. SEE DETAILS.
8. AC PAVING TYP. U.O.N.
9. CONCRETE PAVING @ HC PATH OF TRAVEL FROM HC PARKING SPACES.
10. CONCRETE ENTRY PORCH, STAIRS AND HC RAMP.
11. CUT (E) WALL TO PROVIDE NEW MAN GATE ACCESS AS SHOWN.
12. NEW FLAGSTONE PAVING ALONG ACCESS ROUTE

SITE PLAN NOTES



GENERAL NOTES:

1. COORDINATE ALL SITE WORK WITH NEW SURVEYLAYOUT AND LANDSCAPING PLAN.
2. EXCAVATE AND TRENCH AS REQUIRED TO ACCOMMODATE NEW ELECTRICAL AND PLUMBING LINES. COORD. W/ NEW MECHANICAL, ELECTRICAL AND PLUMBING DWGS.

PARKING SUMMARY

PARKING SPACES REQUIRED: 47

PARKING SPACES PROVIDED: 47

STANDARD HANDICAPPED PARKING SPACES: 2

COMPACT PARKING SPACES: 13

TANDEM PARKING SPACES: 16

TOTAL PARKING AREA: 17954.37 S.F.

PARKING LOT COVERAGE: 33.3 %

LANDSCAPING SUMMARY

TOTAL LANDSCAPING AREA: 2485.27 S.F.

LANDSCAPING COVERAGE: 4.6 %



REVISION	DESCRIPTION	DATE	BY

DATE	12/1/05
SCALE	AS NOTED
DRAWN	AB
FILE	

2005 CUP Approved Plans

A-1

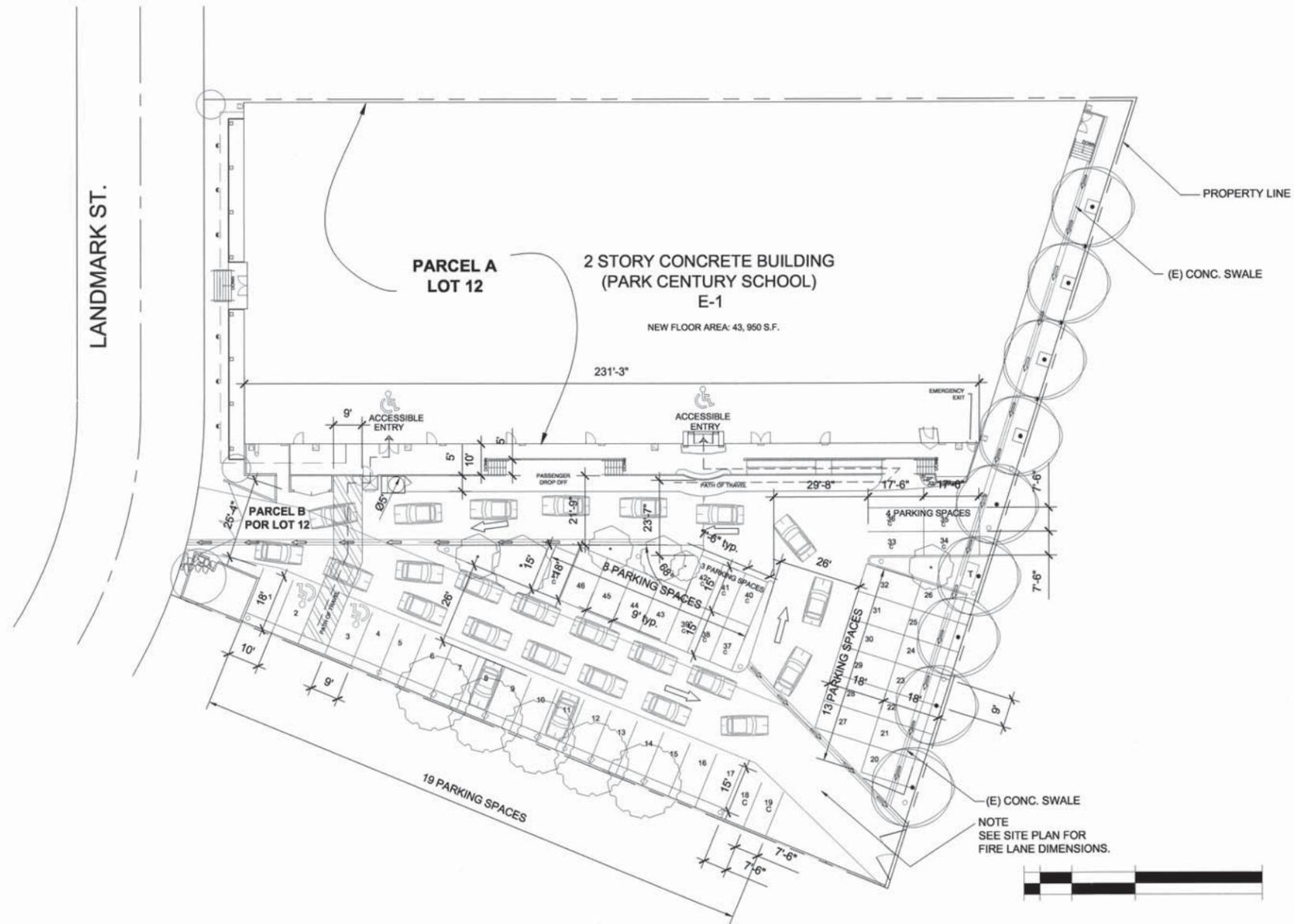
CWA

Christopher V. Ward, AIA
Architects
8060 Melrose Ave. Suite 230
Los Angeles, CA 90046

323.655.8890 f323.655.8875

PARK CENTURY SCHOOL

3939 LANDMARK ST.
CULVER CITY, CA 90232



PARKING SUMMARY

PARKING SPACES REQUIRED: 47

PARKING SPACES PROVIDED: 47

STANDARD HANDICAPPED PARKING SPACES: 2

COMPACT PARKING SPACES: 13

TANDEM PARKING SPACES: 16

TOTAL PARKING AREA: 17954.37 S.F.

PARKING LOT COVERAGE: 33.3%

NOTE
SEE SURVEY FOR MORE DETAILED SITE
AND SURROUNDING INFORMATION.



PARKING AND QUEUING PLAN

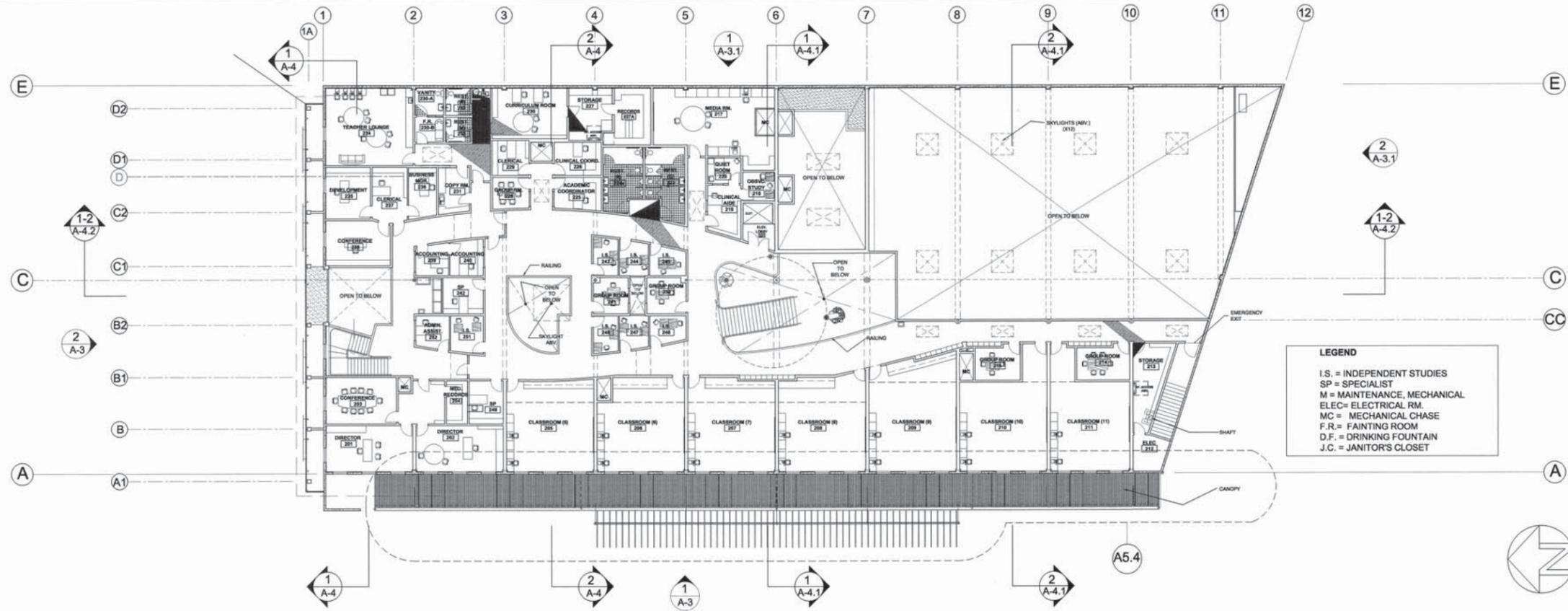
SCALE:
1"=20'-0"

REVISION	DESCRIPTION	DATE	BY

DATE	12/1/05
SCALE	AS NOTED
DRAWN	AB
FILE	

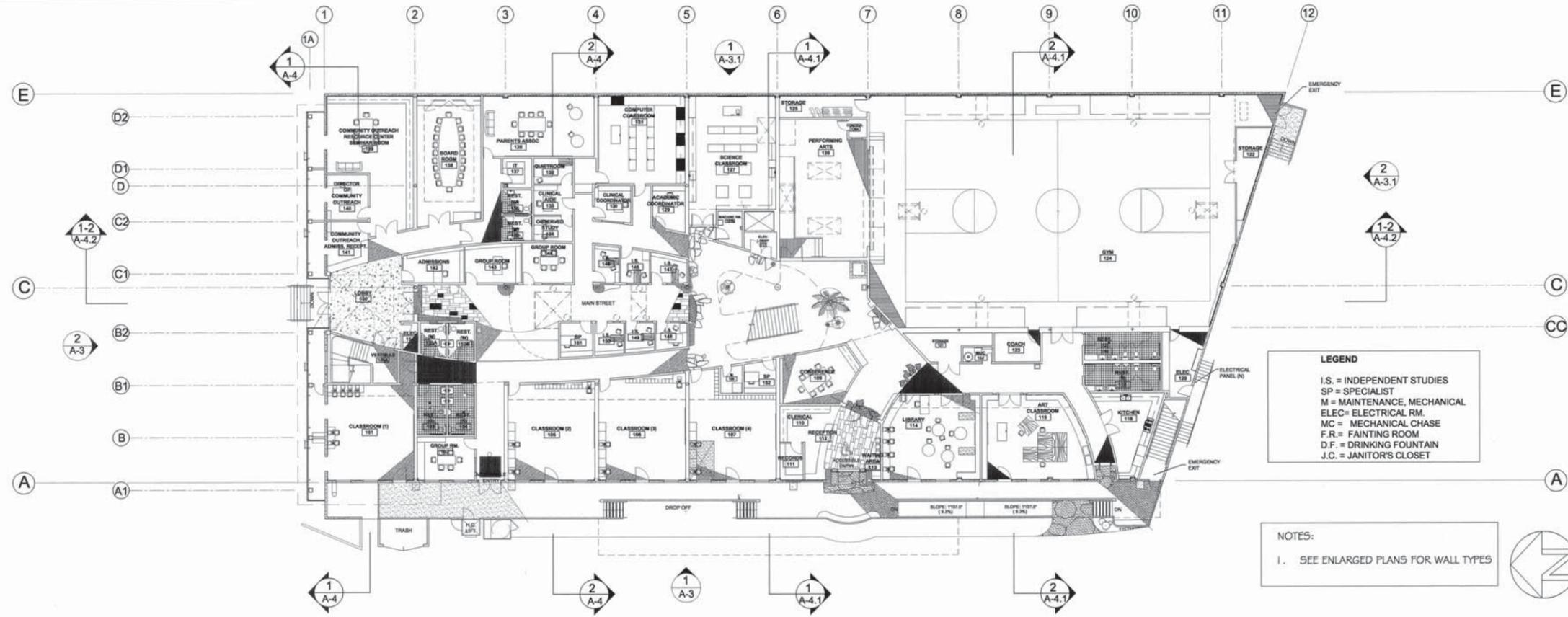
2005 CUP
Approved Plans

SHEET
A-1.1



SECOND FLOOR PLAN

SCALE: 1/16"=1'-0" 2



GROUND FLOOR PLAN

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

LEGEND
 I.S. = INDEPENDENT STUDIES
 SP = SPECIALIST
 M = MAINTENANCE, MECHANICAL
 ELEC = ELECTRICAL RM.
 MC = MECHANICAL CHASE
 F.R. = FAINTING ROOM
 D.F. = DRINKING FOUNTAIN
 J.C. = JANITOR'S CLOSET

LEGEND
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 ELEC = ELECTRICAL RM.
 MC = MECHANICAL CHASE
 F.R. = FAINTING ROOM
 D.F. = DRINKING FOUNTAIN
 J.C. = JANITOR'S CLOSET

NOTES:
 1. SEE ENLARGED PLANS FOR WALL TYPES

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PARK CENTURY SCHOOL
 3939 LANDMARK ST.
 CULVER CITY, CA 90232

REVISION	DESCRIPTION	DATE	BY

DATE	12/1/05
SCALE	AS NOTED
DRAWN	AB
FILE	

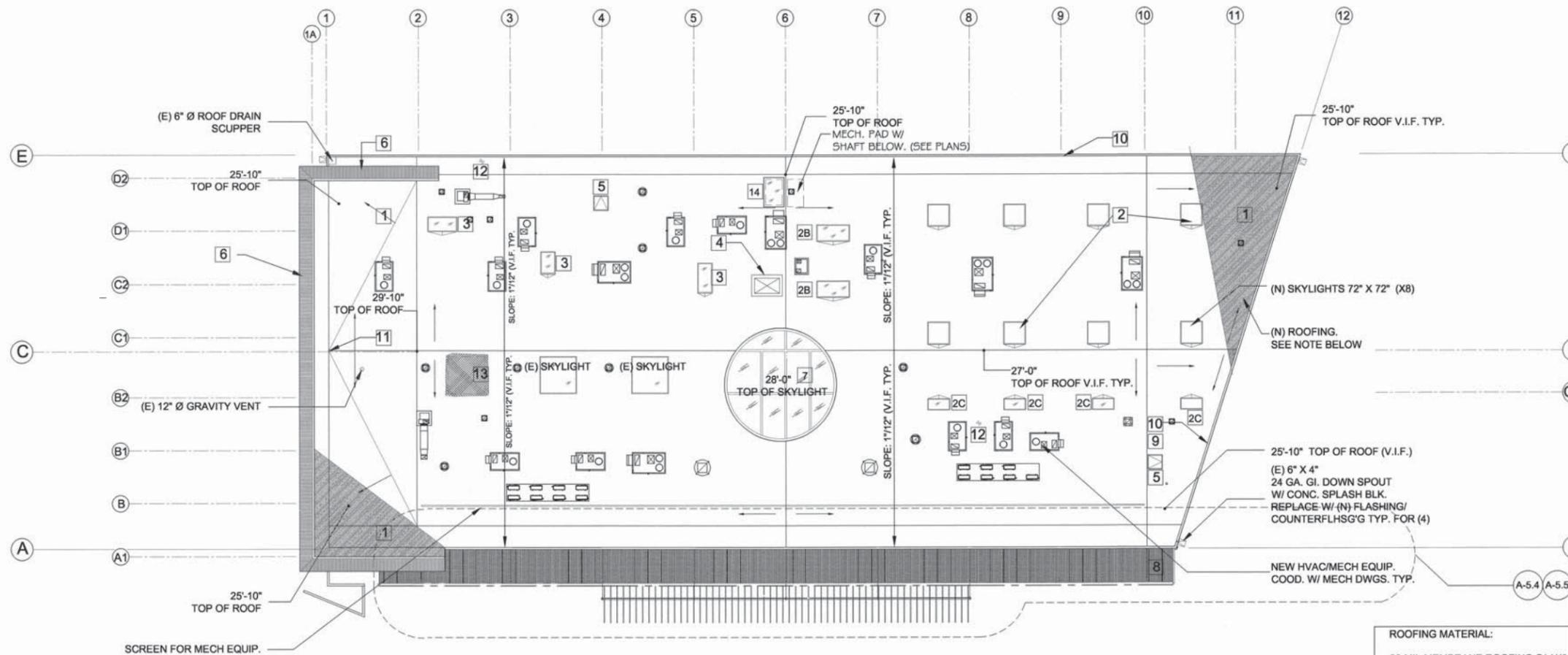
2005 CUP
Approved Plans

SHEET **A-2**

14. PROVIDE NEW SKYLIGHT AND SHAFT.
SHAFT TO RUN THROUGH CEILING OF SCIENCE
CLASSROOM @ FIRST FLOOR. COORD. W/ FLOOR PLANS.
NOTE: ANGLE PLANE OF SKYLIGHT GLASS @ 34 DEGREES
OFF OF HORIZONTAL.

1. (N) CLASS 'A' ROOF, NEW MEMBRANE ROOFING OF 1/4" RIGID INSULATION (GAF "DENSDECK")
OF NEW ROOF SHEATHING. SEE SPEC. TYP.
2. PROVIDE NEW 6'-0" X 6'-0" LOUVERED SKYLIGHTS (X8)
WITH INTEGRAL AUTOMATIC MOTORIZED BLACKOUT SHADE DEVICE. SEE SPEC.
- 2B. PROVIDE NEW 4'-0" X 9'-0" LAMINATED INSULATED GLASS SKYLIGHTS WITH
INTEGRAL AUTOMATIC MOTORIZED BLACKOUT SHADE DEVICE. (X2 OF PERF. ARTS AREA).
- 2C. PROVIDE NEW LAMINATED INSULATED GLASS SKYLIGHTS
SIZE AS NOTED (X4)
3. PROVIDE NEW LAMINATED INSULATED GLASS SKYLIGHT.
(SIZE PER DRAWING).
4. PROVIDE NEW FLAT PLATFORM ABOVE NEW ELEVATOR SHAFT.
@ MIN. + 5' ABV. FINISH LEVEL OF ROOF. EXTEND AS REQUIRED FOR
NEW ELEVATOR CLEARANCES. COORDINATE WITH MFR. AND MECHANICAL ELECTRICAL
DWGS.
5. PROVIDE NEW ROOF ACCESS HATCH (4'-0" X 4'-0" 'BALCO' OR =.
6. NEW 22 GA. CORRUGATED SST. SHEETS OF (E) MANSARD ROOF ASSEMBLY.
COORDINATE WITH SECTION DETAILS.
7. NEW LAMINATED INSULATED GLASS SKYLIGHT
8. CORRUGATED POLYCARBONATE SHEETS OF STEEL FRAMING MEMBERS
@ CANOPY. SEE ALSO ENLARGED CANOPY DRAWINGS
9. PROVIDE EXHAUST VENTING AS REQUIRED FOR ALL KITCHEN APPLIANCE/EQUIPMENT.
COORDINATE W/ ALL MECH DWGS.
10. NEW 24 GA. G.I. COPING THROUGHOUT ATOP PARAPET.
11. PROVIDE HOSE BIB AT ROOF DECK. COORD. W/ PLUMBING PLANS.
12. NEW VENT FROM WATER HEATER BELOW.
13. INFILL AREA WHERE (E) SKYLIGHT WAS REMOVED.
COORDINATE W/ STRUCTURAL DWGS.

ROOF PLAN NOTES



ROOFING MATERIAL:
80 MIL MEMBRANE ROOFING OF 1/4"
ROOF DECK (GAF "DENSDECK")
COLOR: WHITE

- NOTES:
1. SEE ELEVATIONS FOR PARAPET HEIGHT.
 2. COORDINATE ALL ROOF EQUIPMENT, PLATFORM LOCATIONS
AND ROOF PENETRATIONS WITH MECHANICAL DRAWINGS.
 3. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN ALL
ROOF PENETRATIONS, PLATFORMS, AND ANY OTHER ROOF ELEMENT.
ALL CURBS TO BE A MINIMUM OF +8" ABOVE ROOF.

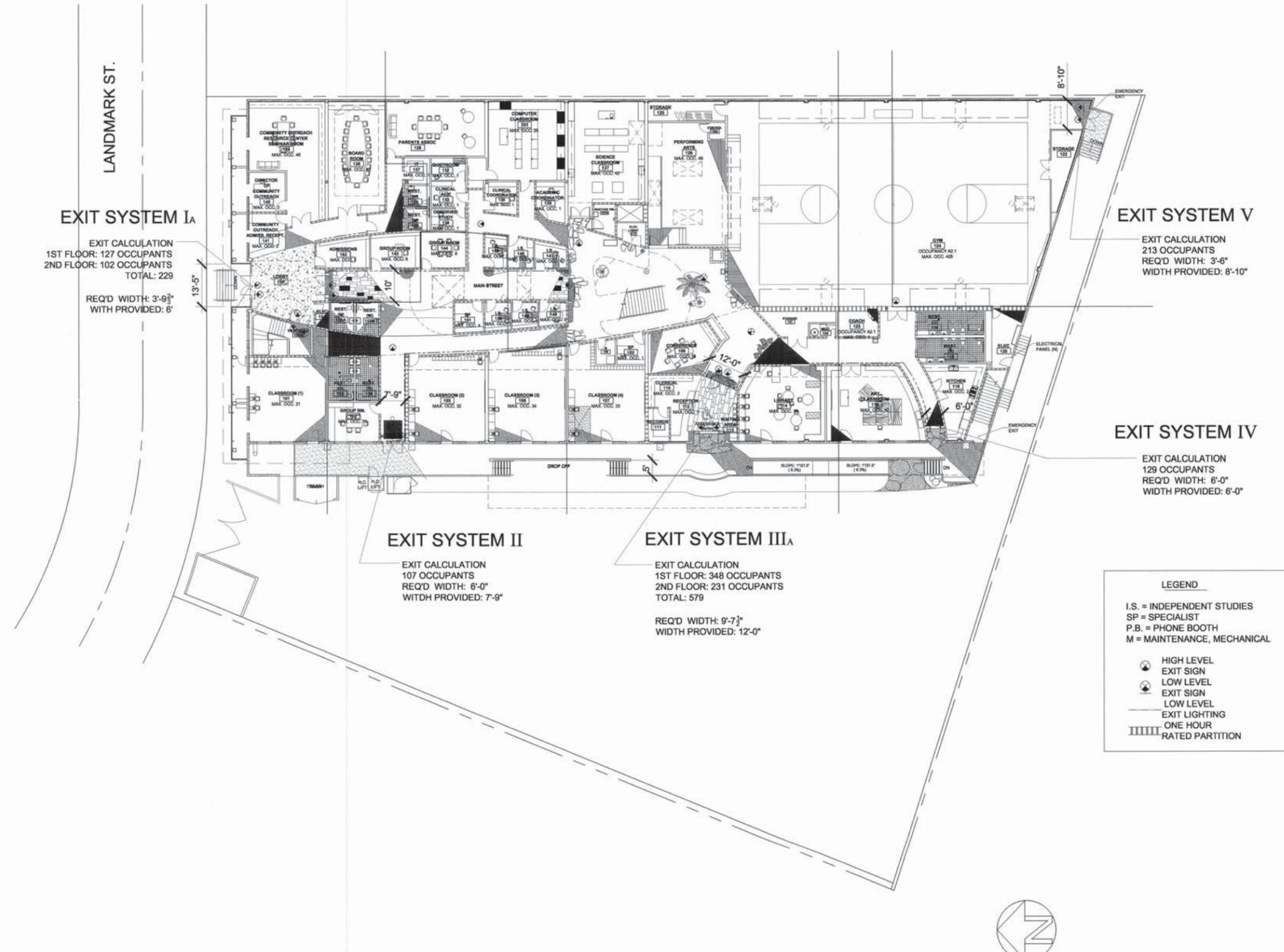


REVISION	DESCRIPTION	DATE	BY

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SCALE	AS NOTED
DRAWN	NP
FILE	
SHEET TITLE	

2005 CUP
Approved Plans

PARK CENTURY SCHOOL
3939 LANDMARK ST.
CULVER CITY, CA 90232



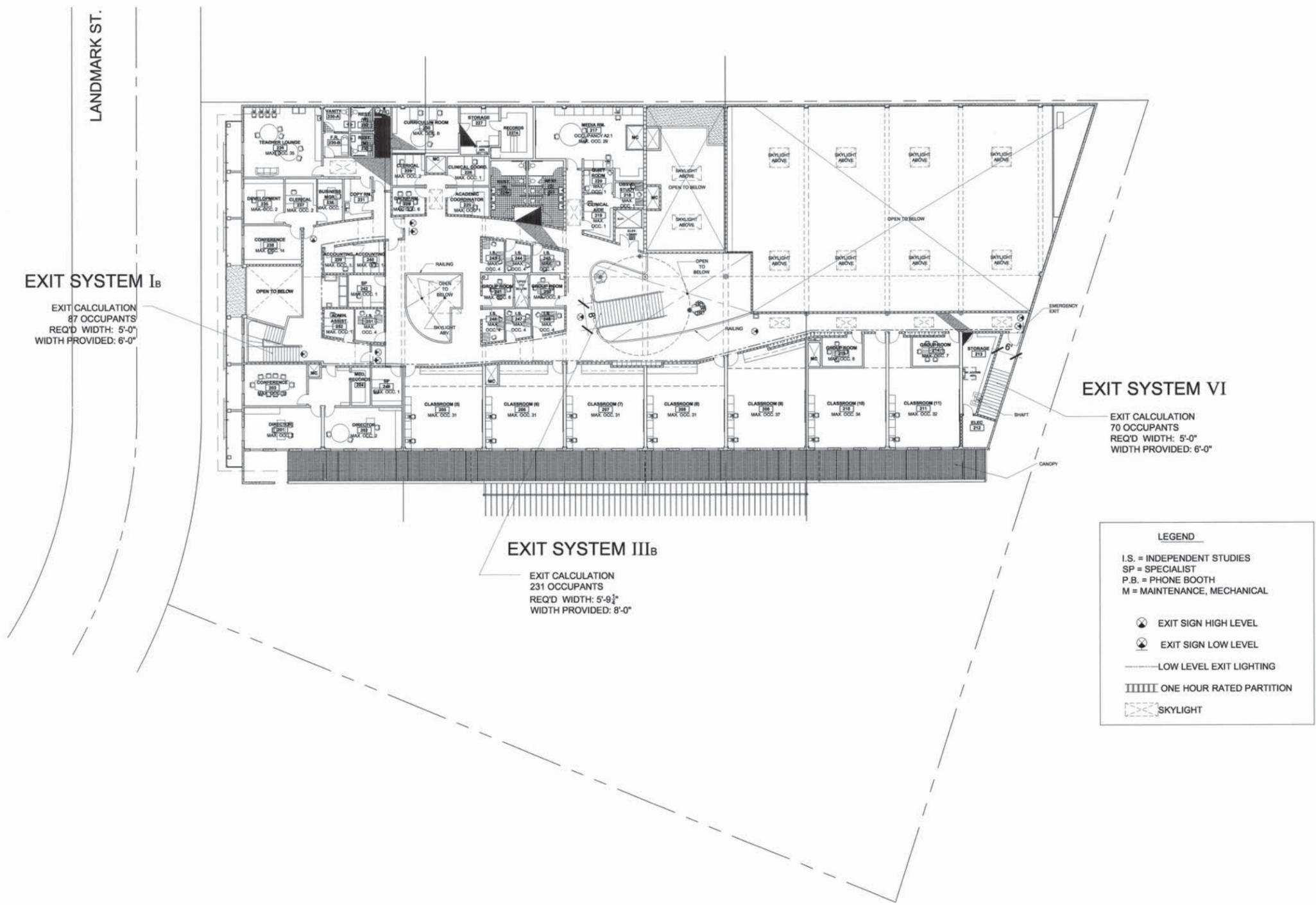
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EXIT SYSTEM Ib
EXIT CALCULATION
87 OCCUPANTS
REQ'D WIDTH: 5'-0"
WIDTH PROVIDED: 6'-0"

EXIT SYSTEM IIIb
EXIT CALCULATION
231 OCCUPANTS
REQ'D WIDTH: 5'-9"
WIDTH PROVIDED: 8'-0"

EXIT SYSTEM VI
EXIT CALCULATION
70 OCCUPANTS
REQ'D WIDTH: 5'-0"
WIDTH PROVIDED: 6'-0"

LEGEND

- I.S. = INDEPENDENT STUDIES
- SP = SPECIALIST
- P.B. = PHONE BOOTH
- M = MAINTENANCE, MECHANICAL
- ⊗ EXIT SIGN HIGH LEVEL
- ⊙ EXIT SIGN LOW LEVEL
- LOW LEVEL EXIT LIGHTING
- ||||| ONE HOUR RATED PARTITION
- ☒ SKYLIGHT



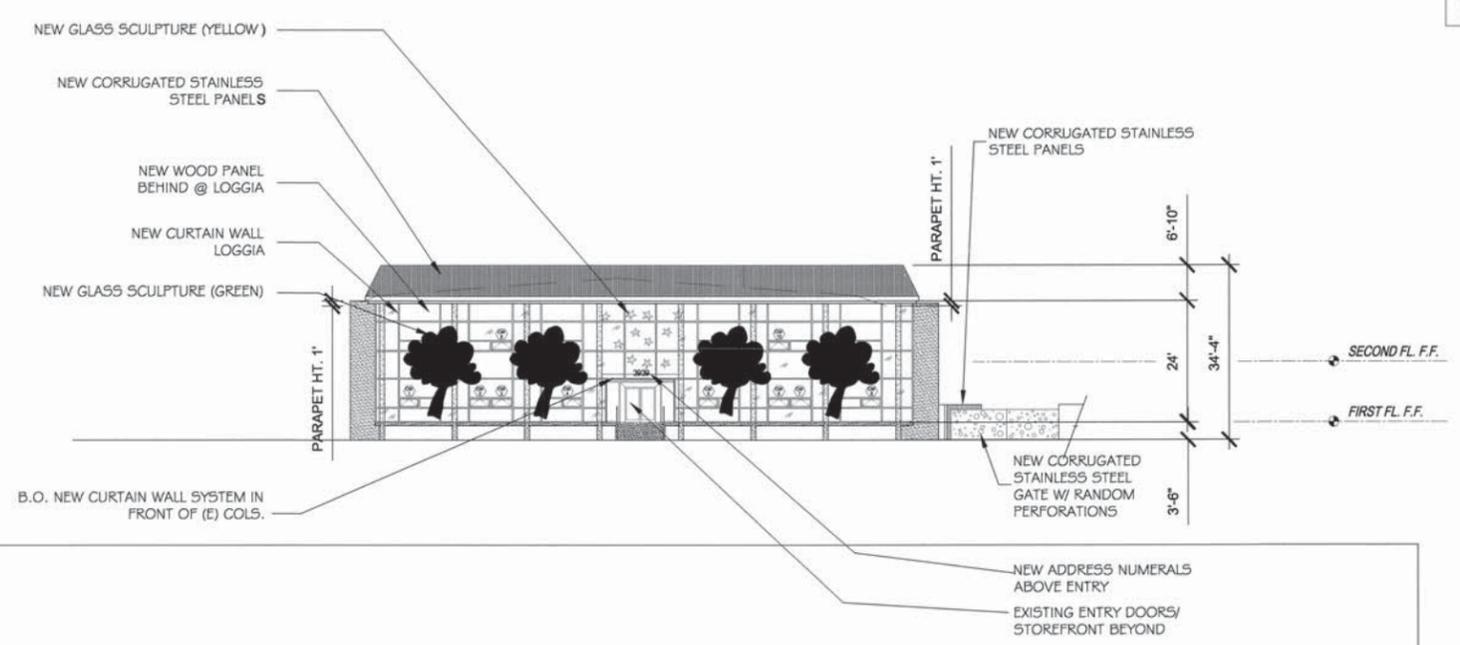
REVISION	DESCRIPTION	DATE	BY

DATE	12/1/05
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SHEET TITLE
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SHEET
A-2.3

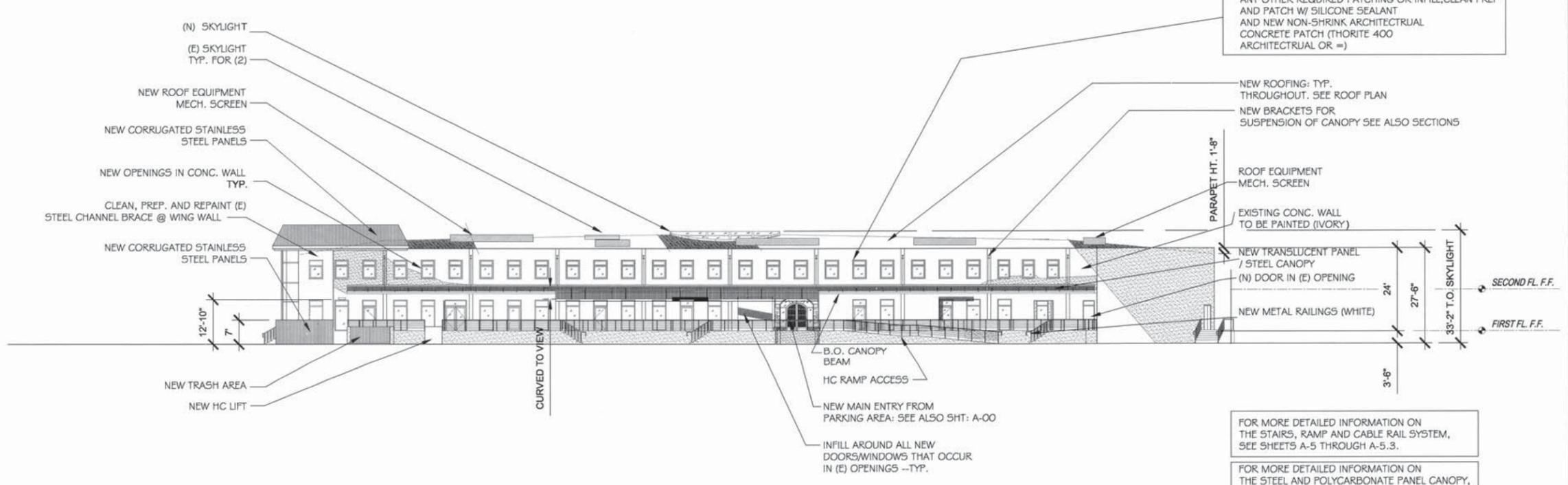
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FIX, PATCH, REPAIR AND REPAINT TYP. @ ANY DAMAGE THAT OCCURS THROUGH REMOVAL/DEMOLITION OF ANY EXISTING ELEMENTS INCLUDING NEW SAW-CUT OPENINGS T.M. NEW.

NEW NORTH ELEVATION

SCALE: 1/16"=1'-0" 2



@ OVERLAPPING SAW CUTS, OR ANY OTHER REQUIRED PATCHING OR INFILL, CLEAN PREP AND PATCH W/ SILICONE SEALANT AND NEW NON-SHRINK ARCHITECTURAL CONCRETE PATCH (THORITE 400 ARCHITECTURAL OR =)

NEW ROOFING: TYP. THROUGHOUT. SEE ROOF PLAN
NEW BRACKETS FOR SUSPENSION OF CANOPY SEE ALSO SECTIONS

ROOF EQUIPMENT MECH. SCREEN

EXISTING CONC. WALL TO BE PAINTED (IVORY)

NEW TRANSLUCENT PANEL / STEEL CANOPY

(N) DOOR IN (E) OPENING

NEW METAL RAILINGS (WHITE)

FOR MORE DETAILED INFORMATION ON THE STAIRS, RAMP AND CABLE RAIL SYSTEM, SEE SHEETS A-5 THROUGH A-5.3.

FOR MORE DETAILED INFORMATION ON THE STEEL AND POLYCARBONATE PANEL CANOPY, SEE SHEETS A-5.4 AND A-5.5

NEW WEST ELEVATION

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

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SHEET
A-3

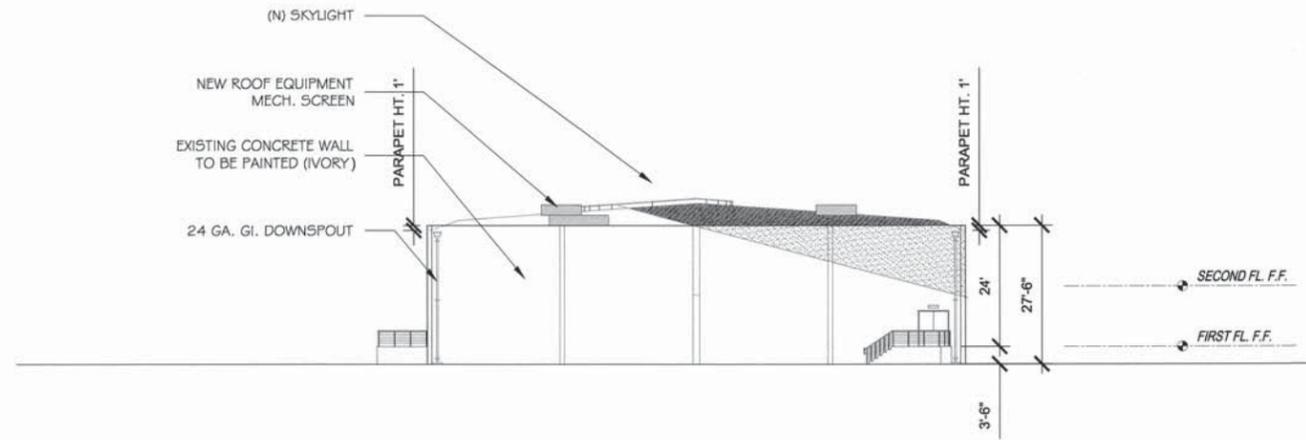
CWA

Christopher V. Ward, AIA
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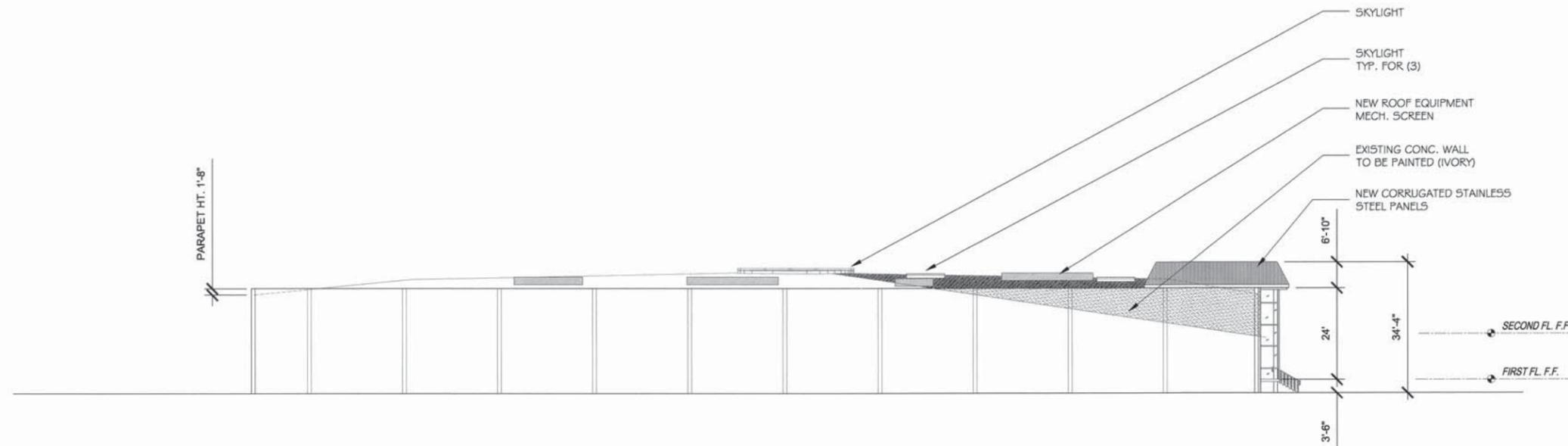
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NEW SOUTH ELEVATION

SCALE: 1/16"=1'-0" 2



NEW EAST ELEVATION

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

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2005 CUP
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SHEET
A-3.1

Park Century School

Culver City, California

RENDERINGS





Planning Review Submittal

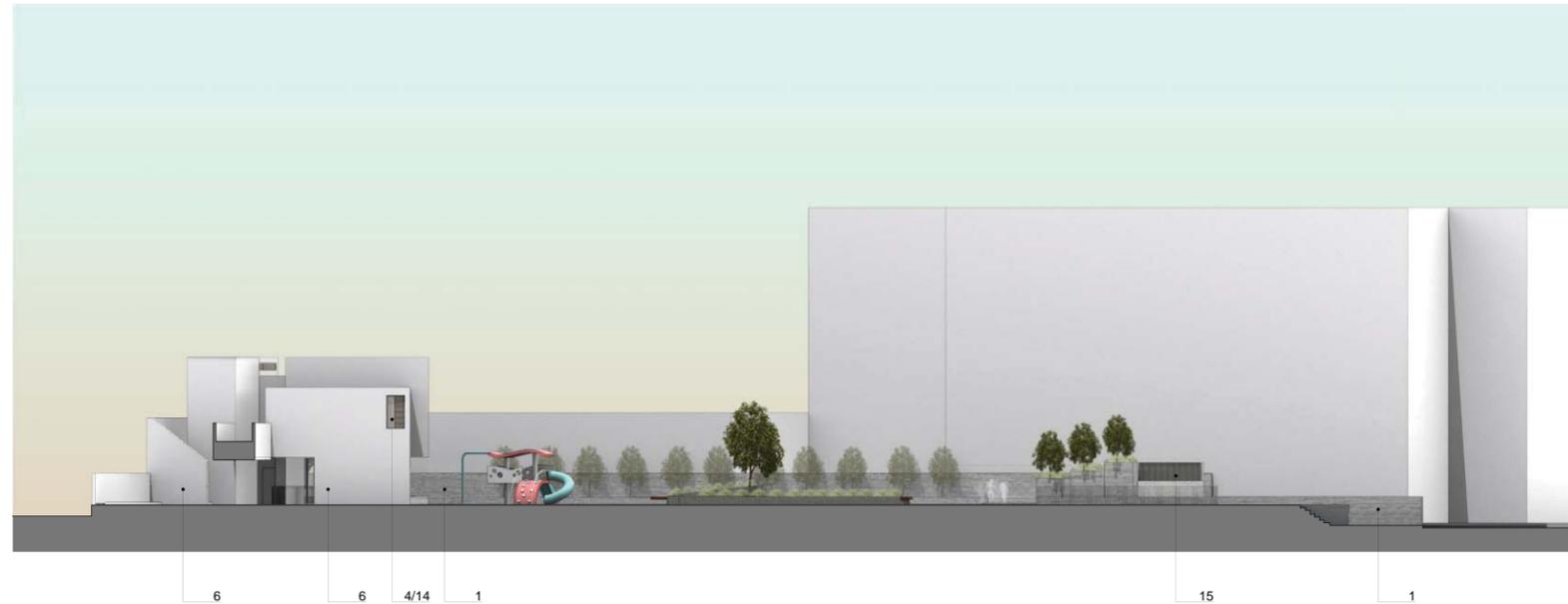


Material Legend

- 1. Concrete - boardform finish
- 2. Concrete - broom finish
- 3. Field - artificial turf
- 4. Glass - clear coat
- 5. Wood - birch casework
- 6. Stucco - fine sand finish
- 7. Floor - epoxy coating
- 8. Floor - rubber surface
- 9. Floor - mosaic tile
- 10. Floor - linoleum covering
- 11. Floor - deck paver
- 12. Wood - treated pine
- 13. Wood - macrocarpa pine
- 14. Metal - clear anodized finish
- 15. Metal - painted dark forest green

Note: See material palette sheet for references

Park Century School Elevations



Material Legend

- 1. Concrete - boardform finish
- 2. Concrete - broom finish
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- 4. Glass - clear coat
- 5. Wood - birch casework
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Note: See material palette sheet for references

Park Century School Elevations



Park Century School Perspectives