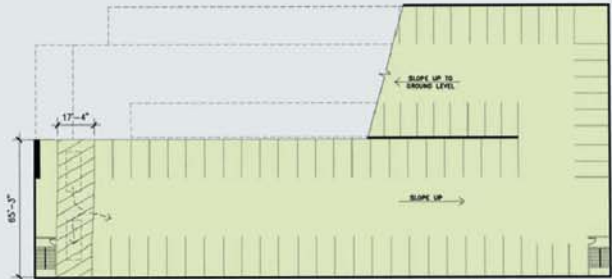


UPPER LEVEL PARKING



LOWER LEVEL PARKING



03/17/2000 8:47 AM B_XL_A21.dwg PLOTTED, STATION #107

NO.	DATE	REVISION / REVISION
01	08/19/09	CITY PLANNING MEETING
02	07/05/10	CITY MEETING (PLANNING)
03	06/02/11	MEETING WITH NANCY TRAVEL
04	07/02/11	REVISED PLANS PER NANCY TRAVEL COMMENTS
05	12/13/11	PLANNING SUBMITTAL
06	08/28/12	PLANNING (JOSH WILLIAMS)

Arthur J. Bannick Architects

7141 Valjean Ave., Suite 100, VAN NUYS, CALIFORNIA 91406
Tel: (818) 988-9912 Fax: (818) 988-9913

THE HELP GROUP "WEST"
(WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

JOB NO.	07102B
DRAWN BY	AS
CHECKED BY	-
DATE	10/01/08
SHEET TITLE	SITE PLAN
SHEET	1



NORTH (REAR) ELEVATION

SCALE 1/8"=1'-0"

3



SOUTH (FRONT) ELEVATION

SCALE 1/8"=1'-0"

1



WEST (LEFT SIDE) ELEVATION

SCALE 1/8"=1'-0"

2

B_X1_A21.dwg

03/17/2000 8:47 AM

PLOTTED, STATION #107

DECEMBER 13, 2011

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THE HELP GROUP "WEST"
(WASHINGTON BLVD - CULVER CITY)
12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

JOB NO. 07102B

DRAWN BY AS

CHECKED BY -

DATE 10/01/08

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET

2

NO.	DATE	REVISION / REVISION	APPROVED
1	08/19/09	CITY PLANNING MEETING	
2	07/05/10	CITY MEETING (PLND)	
3	06/02/11	MEETING WITH NANCY TRAVEL	
4	07/02/11	REVISED PLANS PER NANCY TRAVEL	
5	12/13/11	PLANNING SUBMITTAL	
6	08/23/12	PLANNING (JOINT HEARINGS)	

PICK UP AND DROP OFF SUMMARY FOR
LARGEST OF 2 PICK UP/ DROP OFF SHIFTS

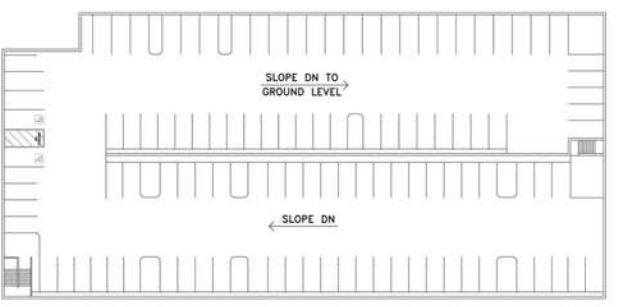
1) GRAND VIEW BLVD.	= 9 BUSES	X 12 STUDENTS	= 108 STUDENTS
2) MIDDLE PLAY AREA	= 30 PARENT SPACES	X 1 STUDENT	= 30 "
3) PARKING STRUCTURE	= 43 CABS	X 6 STUDENTS	= 258 "
	1 CAB	X 4 STUDENTS	= 4 "
TOTAL:		= 400 STUDENTS	
		=(200 STUDENTS IN SECOND SHIFT)	
OVERALL TOTAL		= 600 STUDENTS	

DROP OFF & PICK UP SCHEDULES

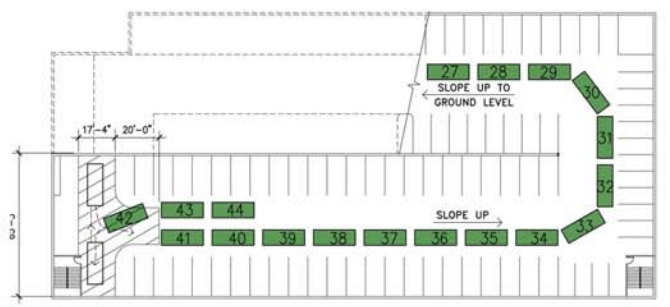
SUMMIT VIEW - STAGGERED SCHEDULE:	
HOURS OF OPERATION	8:30AM - 2:40PM
DROP OFF TIMES	8:15AM - 8:30AM
PICK UP TIMES	2:30PM - 3:00PM
VILLAGE GLEN - STAGGERED SCHEDULE:	
HOURS OF OPERATION	9:15AM - 3:15PM
DROP OFF TIMES	9:00AM - 9:15AM
PICK UP TIMES	3:05PM - 3:35PM

LEGEND:

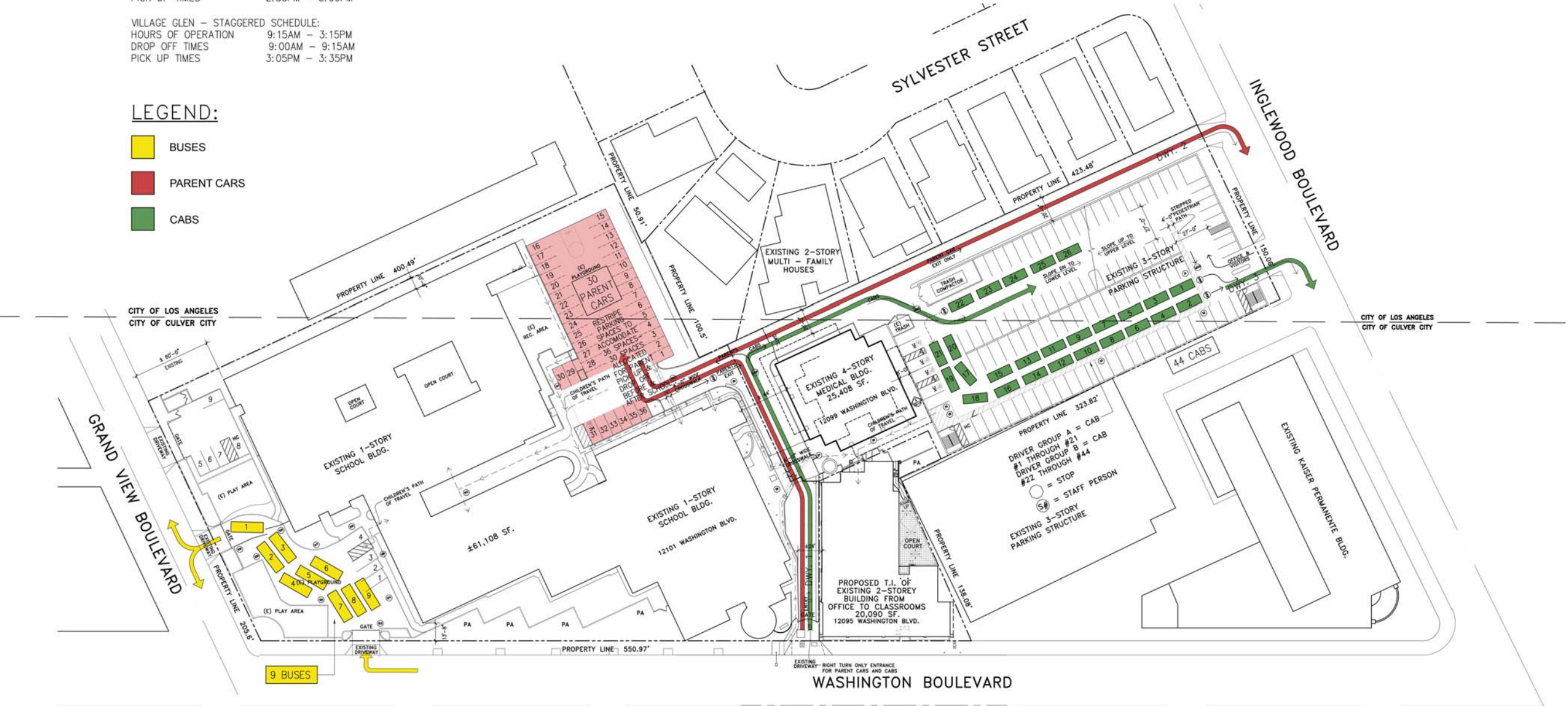
- BUSES
- PARENT CARS
- CABS



UPPER LEVEL PARKING
SCALE: 1" = 40'

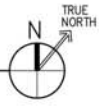


LOWER LEVEL PARKING
SCALE: 1" = 40'



SITE PLAN - STUDENT PICK UP & DROP OFF

SCALE: 1" = 40'



MAY 21, 2012

APPROVED
DATE
NO.
ISSUED / REVISION
CITY PLANNING MEETING
CITY MEETING (JUN 10)
MEETING (JUL 10)
REVISIONS PER NANCY TAVEL COMMENTS
PLANNING (JOSH WILLIAMS)
06/23/12

Arthur J. Bannick Architects

7141 Valjean Ave., Suite 100, VAN NUYS, CALIFORNIA 91406
Tel: (818) 988-9912 Fax: (818) 988-9913

THE HELP GROUP "WEST"
(WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

JOB NO. 071028

DRAWN BY SS

CHECKED BY -

DATE 10/01/08

SHEET TITLE
SITE PLAN-STUDENT
PICK UP & DROP OFF

SHEET

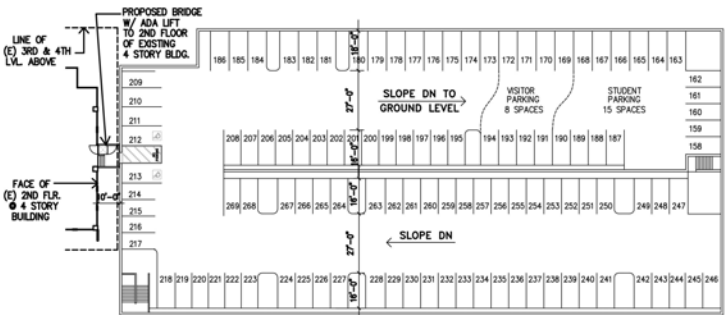
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FIRE DEPARTMENT NOTES:

1. MEET ALL REQUIREMENTS OF THE CCMC 9.02, 2007 CA FIRE AND BUILDING CODES FOR AN "E" OCCUPANCY.
2. A PRE-FIRE PLAN SHALL BE APPROVED PRIOR TO OCCUPANCY. CONTACT CAPTAIN BILL BISCHOFF AT (310) 253-6810 FOR REQUIREMENTS, TEMPLATES & APPROVAL.
3. ALL FIRE LIFE SAFETY SYSTEMS AND COMPONENTS SHALL BE INSTALLED TO CURRENT CODE AND APPROVED BY CCFD PRIOR TO OCCUPANCY.
4. PROVIDE KNOX KEY SWITCHES AND KNOX KEY BOXES AS APPROVED BY THE FIRE MARSHALL FOR ACCESS AND PASSAGE THROUGH ANY SECURITY SYSTEMS INSTALLED ON THE PROPERTY AND WITHIN THE BUILDING.
5. FIRE ALARM SYSTEM REQUIRED FOR THIS STRUCTURE SHALL CONSIST OF FULL COVERAGE SMOKE/HEAT DETECTION SYSTEM, MANUAL PULL STATIONS WITH SECURITY COVERS, WATERFLOW AND TAMPERS AND OTHER EQUIPMENT AS REQUIRED FOR AN "E" OCCUPANCY.
6. PROVIDE AN EMERGENCY EVACUATION PLAN, TO INCLUDE STUDENT SAFE REFUGE RELOCATION AREAS.
7. ALL ROOMS SHALL BE PROVIDED WITH SIGNAGE INDICATING USE AND ROOM NUMBER. FIRE ALARM ANNUNCIATION SHALL INCLUDE ROOM NUMBERS & USE.
8. ALL STAIRS SHALL BE PROVIDED WITH SIGNAGE TO INDICATE FLOOR, STAIR NUMBER AND ACCESS OR NO ACCESS TO ROOF.
9. ALL EXTERIOR DOORS SHALL HAVE HANDLES AND LOCKSETS.
10. ALL PARAPETS FIVE FEET AND HIGHER SHALL HAVE NON COMBUSTIBLE CATWALKS AND LADDERS.
11. ALL FASCIA WALLS AND TOP OF WALLS SHALL BE CONSTRUCTED OF SOLID CONSTRUCTION, NO FOAM OR SIMILAR MATERIALS SHALL BE USED.
12. PROVIDE AN ADDRESS VIEWABLE AND LEGIBLE FROM THE PUBLIC WAY.
13. HVAC SYSTEM SHALL BE CONNECTED TO THE FIRE ALARM SYSYTEM FOR SHUT DOWN. THE REQUIREMENT FOR FULL COVERAGE SMOKE DETECTION SYSTEM REMOVES REQUIREMENTS FOR DUCT SMOKE DETECTORS. IF DUCT SMOKE DETECTORS ARE INSTALLED THEY SHALL BE SYSTEM TYPE DETECTORS, COMPATABLE WITH THE FIRE ALARM SYSTEM.
14. PER THE 207 CA FIRE CODE ALL LIFE SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF CHAPTER 9 FOR INSTALLATION, TESTING AND MAINTENANCE. THE SCHOOL SHALL DESIGNATE AN IMPAIRMENT COORDINATOR TO OVERSEE ALL LIFE SAFETY SYSTEMS AND FOR COMPLIANCE WITH CHAPTER 9 REQUIREMENTS AND TITLE 19 IMPAIRMENT RECORD KEEPING.
15. MEET REQUIREMENTS OF RESOLUTION 99-P020, NUMBER 30, 31, 32, 33 AND 34.
16. AN OFFSITE FIRE REPORTING SYSTEM IS REQUIRED AND ALL SIGNALS SHALL BE RECEIVED IN THE SOUTHERN CA REGION.
17. FIRE INSPECTIONS ARE REQUIRED.
18. ALL FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE CULVER CITY FIRE DEPARTMENT, FIRE PREVENTION DIVISION FOR REVIEW AND PERMITS.
19. ALL CONSTRUCTIONS PLANS SUBMITTED TO THE FIRE DEPARTMENT SHALL HAVE A "FIRE DEPARTMENT NOTES:" SECTION TO INCLUDE THE NOTES AND ANY OTHER SPECIFIC FIRE LIFE SAFETY NOTES.

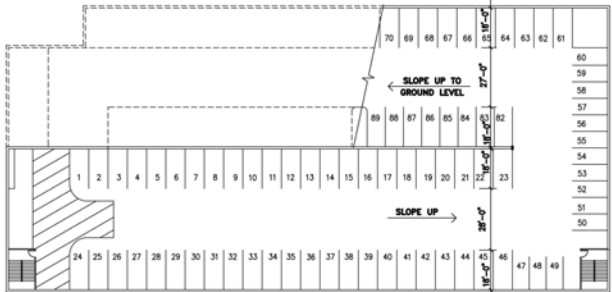
PROJECT SUMMARY

1) TOTAL SITE AREA	=	173,369 S.F. (3.98 AC)
2) TOTAL GROSS FLOOR AREA OF BLDGS.:		
1 STORY SCHOOL BLDG.	=	61,108 S.F.
4 STORY MEDICAL BLDG.		
TENANT = 7,558 S.F.		
SCHOOL = 17,850 S.F.		
TOTAL = 25,408 S.F.	=	25,408 S.F.
PARKING STRUCTURE	=	69,680 S.F.
2 STORY MEDICAL BLDG.	=	20,090 S.F.
PROPOSED INTO CLASSROOMS		
TOTAL AREA	=	176,286 S.F.
3) PARKING REQUIRED:		
4 STORY MEDICAL BUILDING (17,850 S.F./350)	=	51 PARKING SPACES
STAFF PARKING	=	177 PARKING SPACES
VISITOR PARKING	=	16 PARKING SPACES
STUDENT PARKING	=	15 PARKING SPACES
TOTAL REQUIRED	=	259 PARKING SPACES
4) PARKING PROVIDED:		
PARKING STRUCTURE	=	269 PARKING SPACES
SURFACE PARKING:		
(9 @ GRANDVIEW)	=	9 PARKING SPACES
(ADJACENT TO PLAYGROUND)	=	8 PARKING SPACES
TOTAL	=	286 PARKING SPACES



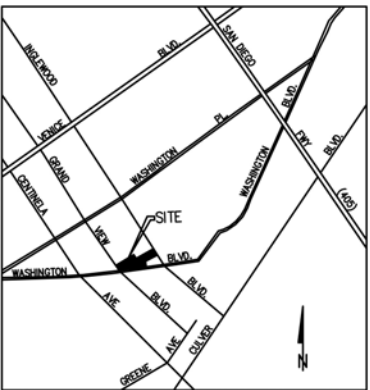
(E) UPPER LEVEL PARKING

SCALE: 1" = 40'



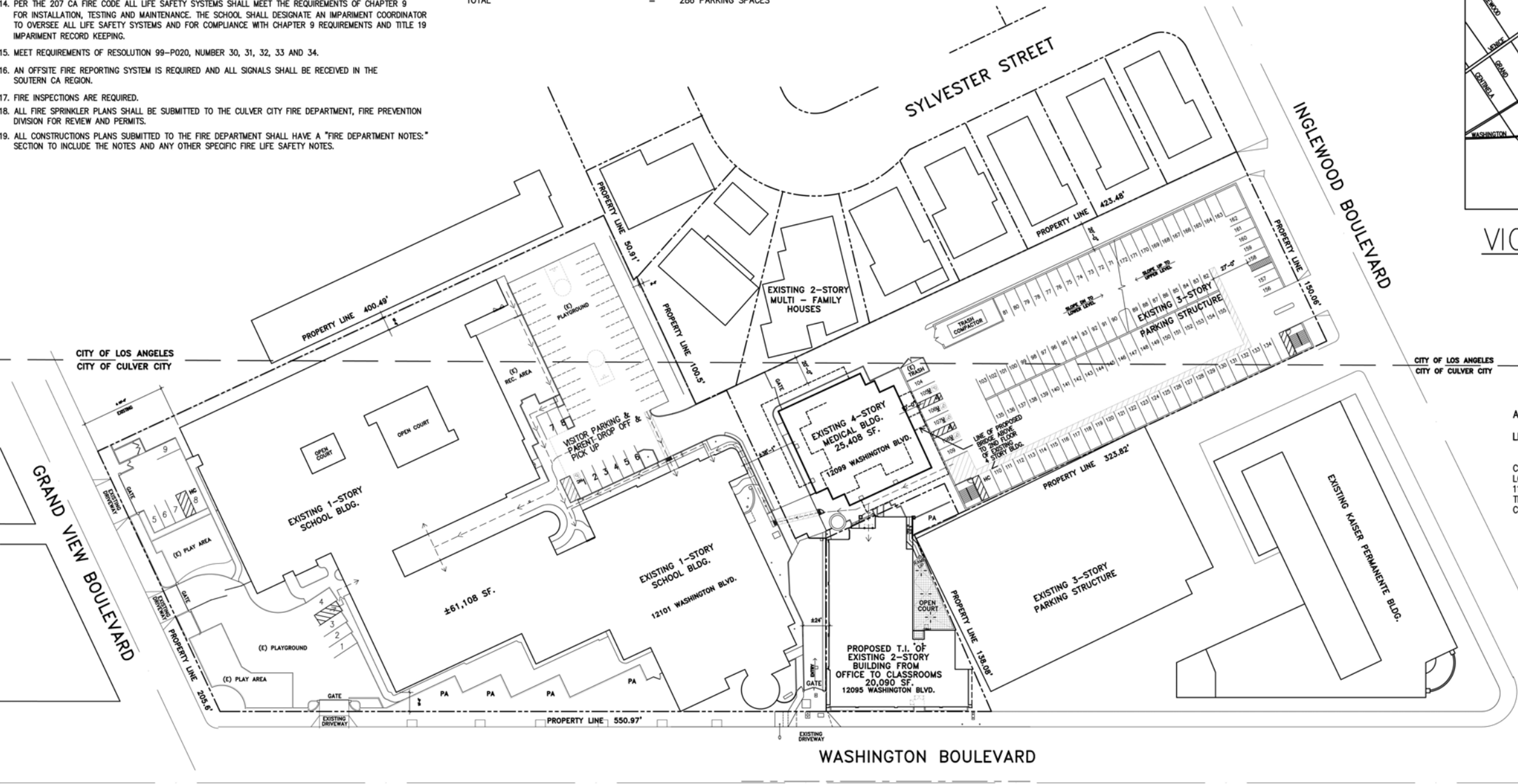
(E) LOWER LEVEL PARKING

SCALE: 1" = 40'



VICINITY MAP

NOT TO SCALE



SITE PLAN

SCALE: 1" = 40'



ASSESSORS PARCEL NUMBER: 424-200-4033

LEGAL DESCRIPTION:
PARCEL 1:
LOT 1 OF TRACT 25914, PARTLY IN THE CITY OF CULVER CITY, PARTLY IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1158 PAGES 35 TO 39 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NO.	DATE	ISSUED / REVISION	APPROVED
1	08/19/08	CITY PLANNING MEETING	
2	09/02/08	MEETING WITH NANCY JAVALI	
3	07/07/11	REVISED PLANS PER NANCY JAVALI COMMENTS	
4	12/13/11	PLANNING SUBMITTAL	
5	06/23/12	PLANNING (JOSE WILLIAMS)	

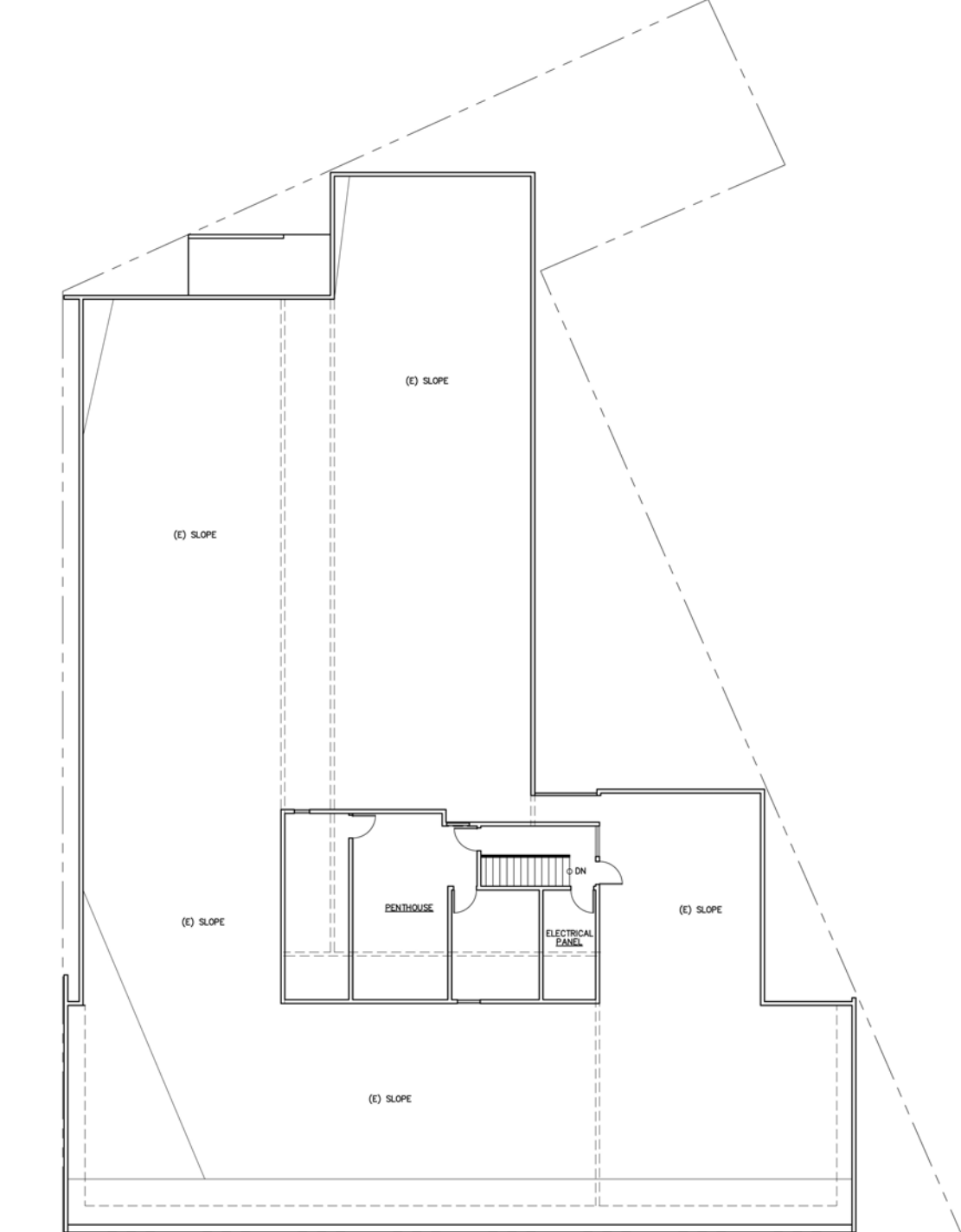
Arthur J. Bannick Architects
7141 Voljean Ave., Suite 100, VAN NUYS, CALIFORNIA 91406
Tel: (818) 988-9912 Fax: (818) 988-9913

THE HELP GROUP "WEST"
(WASHINGTON BLVD-CULVER CITY)
12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

JOB NO.	071028
DRAWN BY	SS / LT
CHECKED BY	A.B. / A.V.
DATE	10/01/08
SHEET TITLE	SITE PLAN
SHEET	

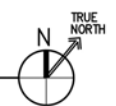
A-0.1

DECEMBER 13, 2011



EXISTING ROOF/ PENTHOUSE FLOOR PLAN

SCALE: 1" = 10'



NOTE: THE DRAWINGS AND SPECIFICATIONS AND DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. USUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE INSTRUCTIONS.

JOB NO.		07102B	
DRAWN BY		SS/LT	
CHECKED BY		AB/LS	
DATE		10/01/08	
SHEET TITLE		EXISTING ROOF/ PENTHOUSE FP	
SHEET			
A-2.0.1			

THE HELP GROUP "WEST"
(WASHINGTON BLVD—CULVER CITY)

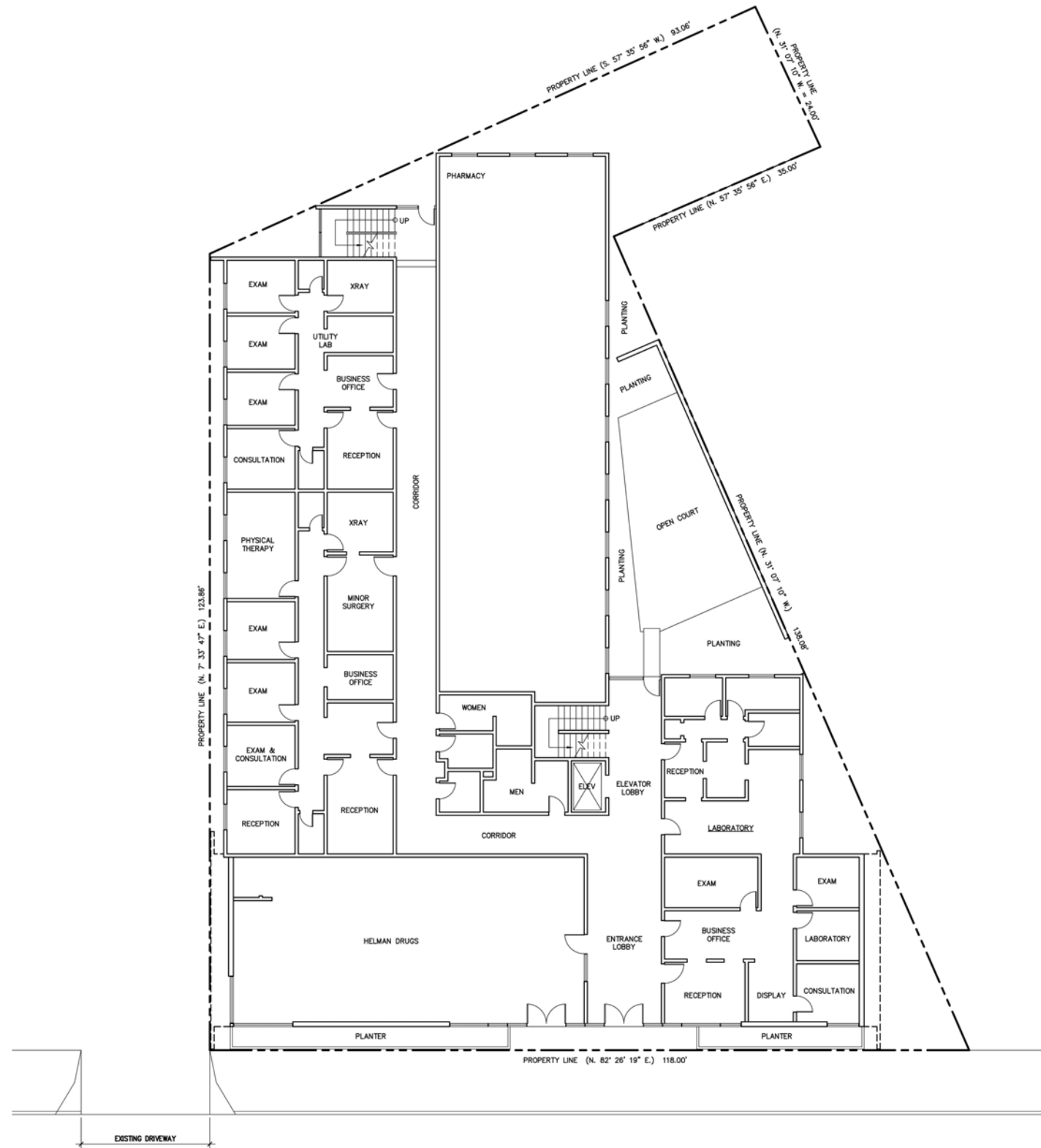
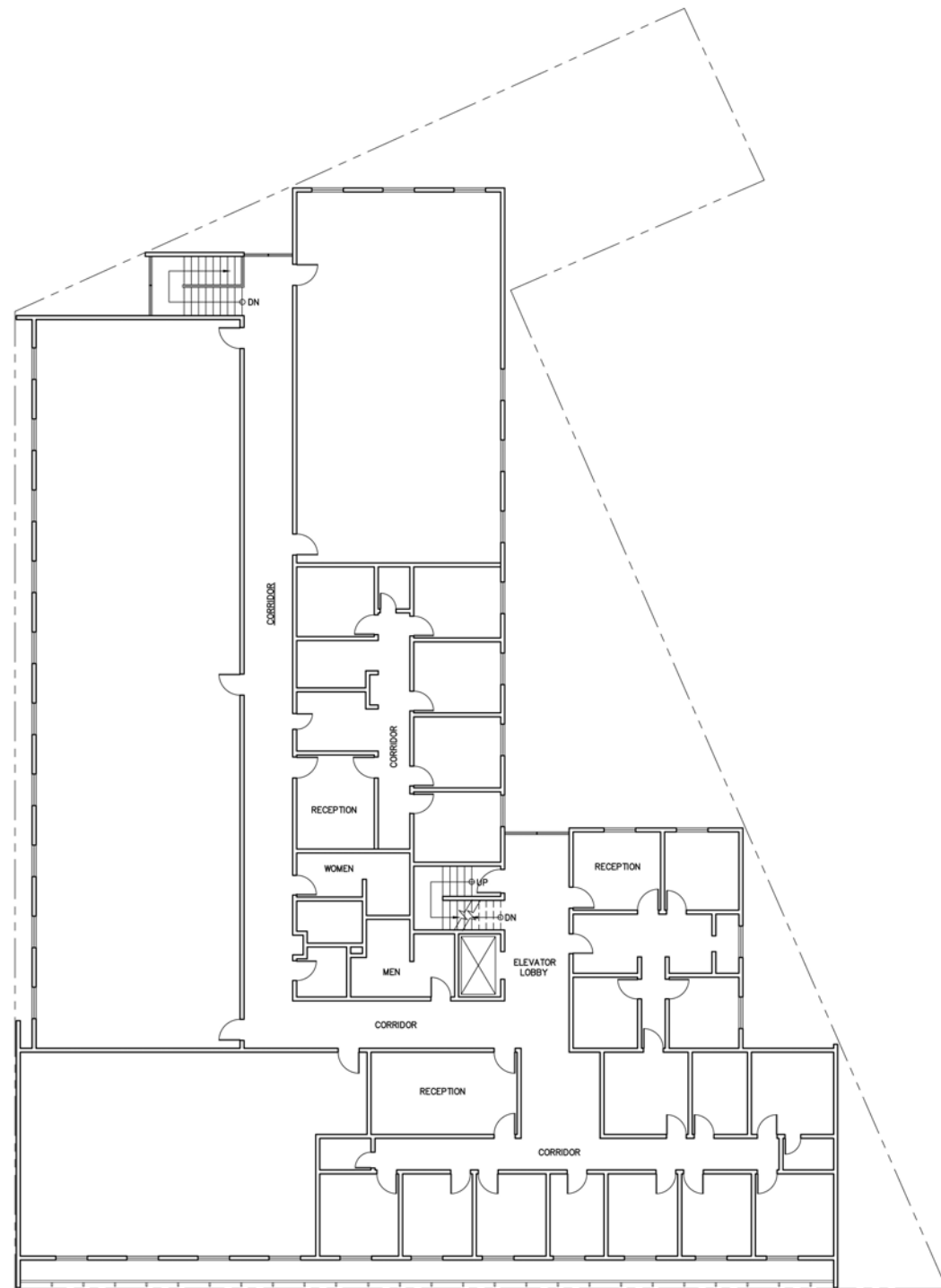
12095 W. WASHINGTON BLVD. — CULVER CITY, CA 90066

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Architects

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NO.	DATE	ISSUED / REVISION	APPRO.
	08/19/08	CITY PLANNING MEETING	
	09/02/08	REVISIONS	
	09/02/11	MEETING WITH NANCY JAMALI	
	07/07/11	REVISED PLANS PER NANCY JAMALI COMMENTS	
	12/13/11	PLANNING SUBMITTAL	
	08/23/12	PLANNING (JOSH WILLIAMS)	

DECEMBER 13, 2011



DECEMBER 13, 2011

THE HELP GROUP "WEST" (WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

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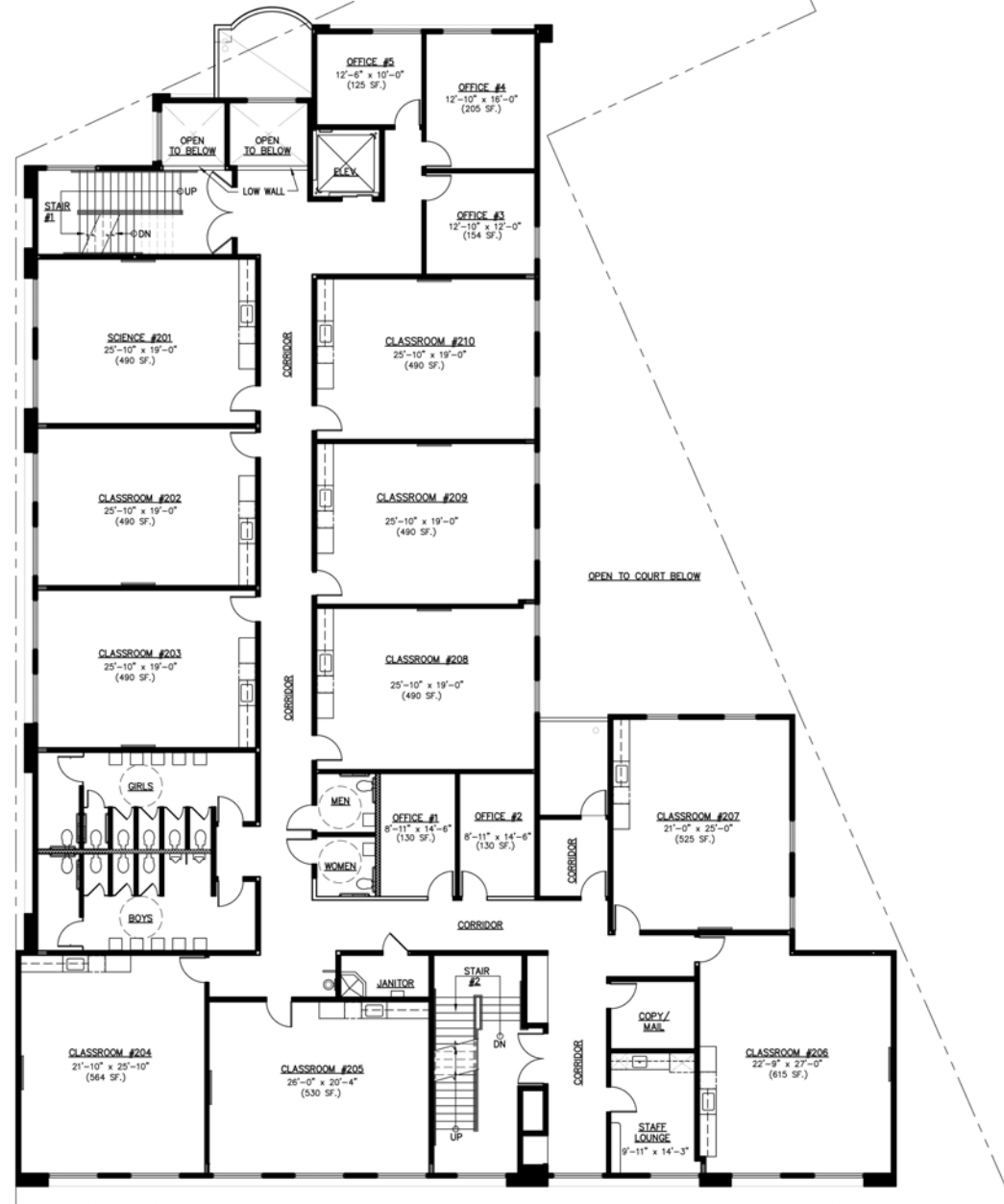
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JOB NO.	07102B
DRAWN BY	SS/LT
CHECKED BY	AB/LS
DATE	10/01/08
SHEET TITLE	EXISTING FIRST & SECOND FP
SHEET	

A-2.0

NO.	DATE	ISSUED / REVISION	APPROVED
01	08/19/09	CITY PLANNING MEETING	
02	07/05/10	CITY MEETING (FINAL)	
03	06/02/11	MEETING WITH NANCY TANALI	
04	07/07/11	REVISED PLANS PER NANCY TANALI COMMENTS	
05	12/13/11	PLANNING SUBMITTAL	
06	08/22/12	PLANNING (CASH/REVISIONS)	

NOTE: THE DRAWINGS AND SPECIFICATIONS AND DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. TOTAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



WASHINGTON BOULEVARD

PROPOSED SECOND FLOOR PLAN

SCALE: 1" = 10'

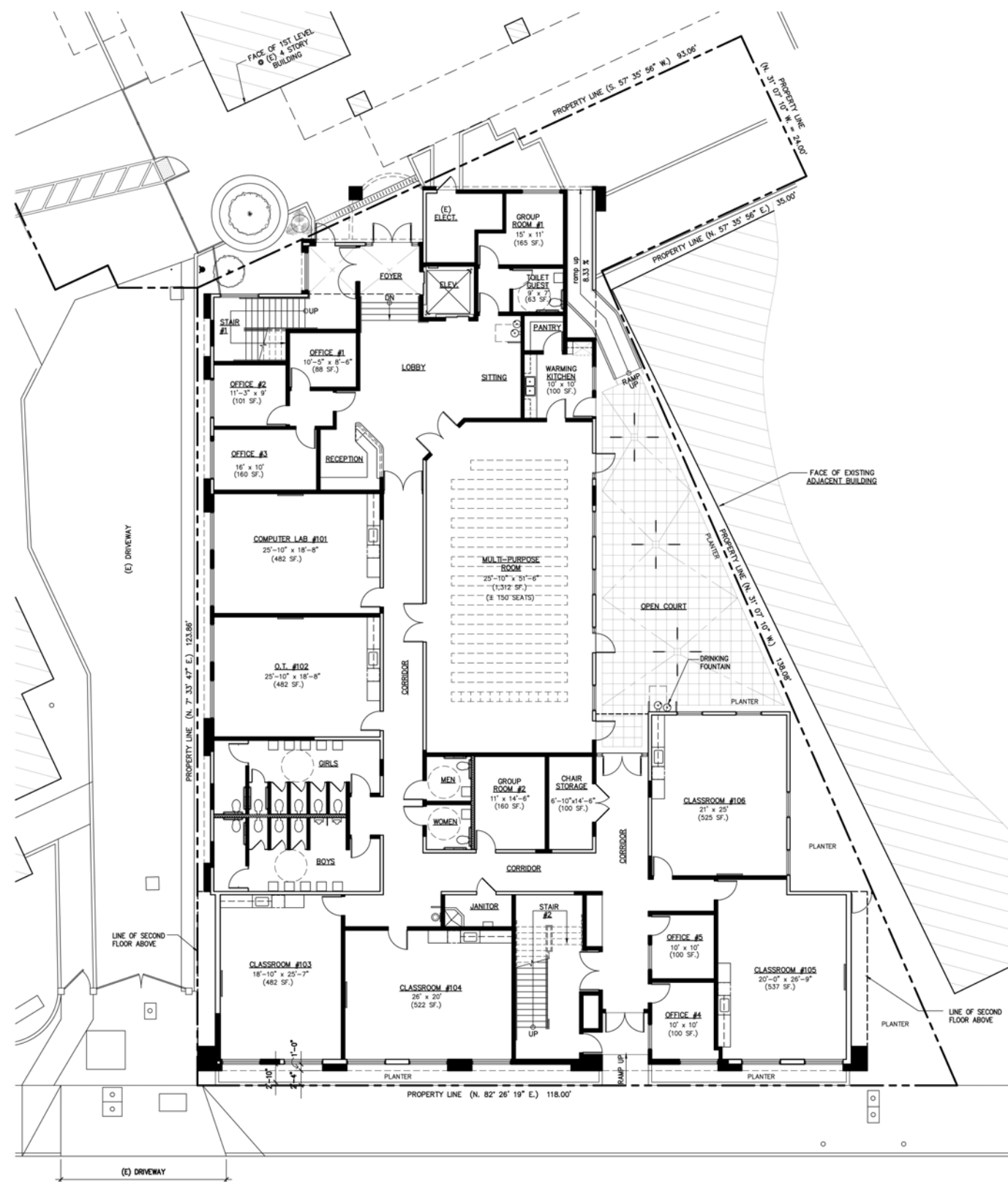


FIRST FLOOR

6 CLASSROOMS	=	3,030 S.F.
5 OFFICES	=	549 S.F.
2 GROUP ROOMS	=	325 S.F.
MULTI PURPOSE ROOM	=	1,312 S.F.

SECOND FLOOR

10 CLASSROOMS	=	5,174 S.F.
5 OFFICES	=	744 S.F.
STAFF LOUNGE	=	141 S.F.
COPY/MAIL	=	80 S.F.



12095 WASHINGTON BOULEVARD, CULVER CITY, CA. 90231

PROPOSED FIRST FLOOR PLAN

SCALE: 1" = 10'



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THE HELP GROUP "WEST"
(WASHINGTON BLVD-CULVER CITY)

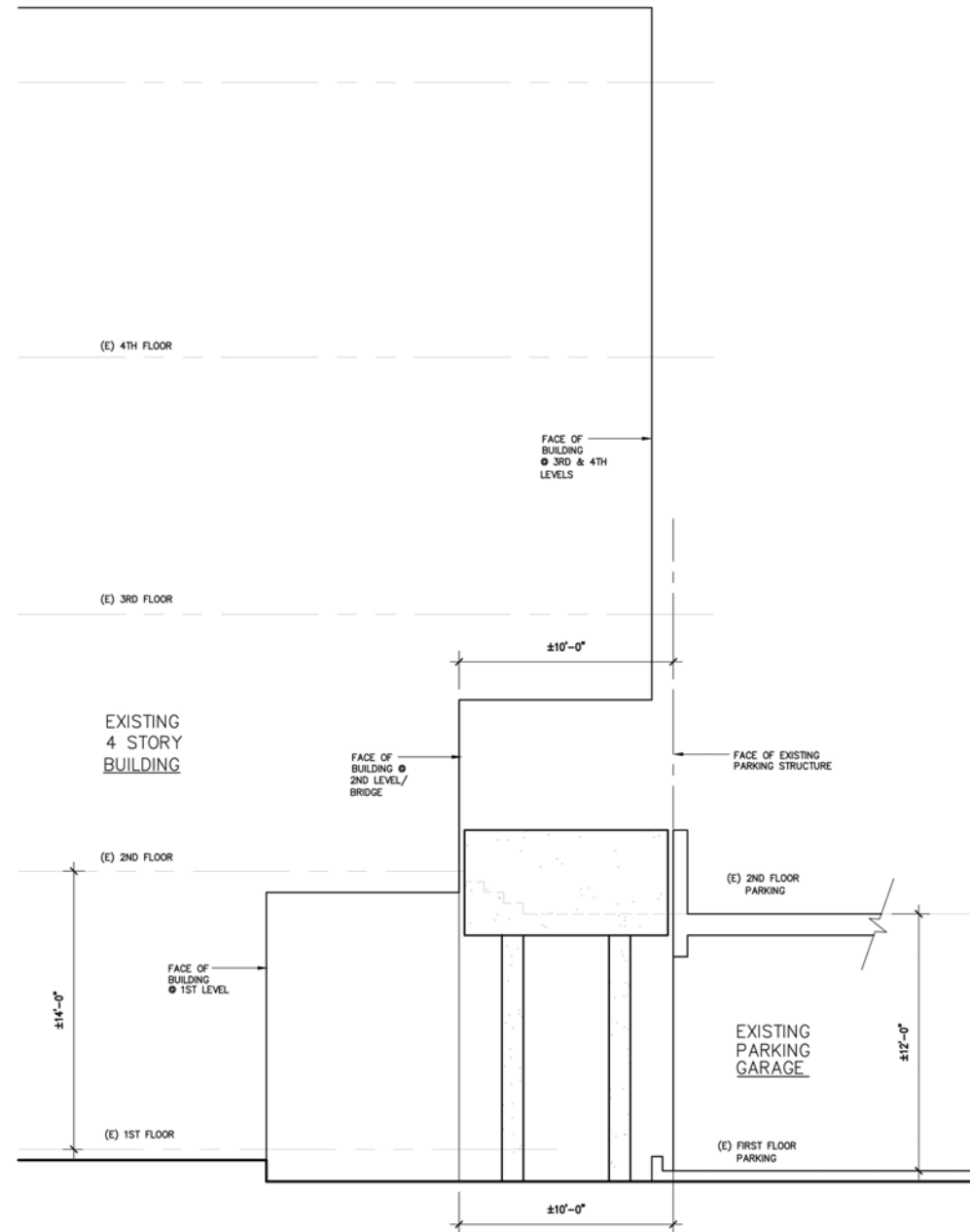
12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

JOB NO.	07102B
DRAWN BY	SS/AT
CHECKED BY	AB/LS
DATE	10/01/08
SHEET TITLE	PROPOSED FIRST & SECOND FP
SHEET	

A-2.1

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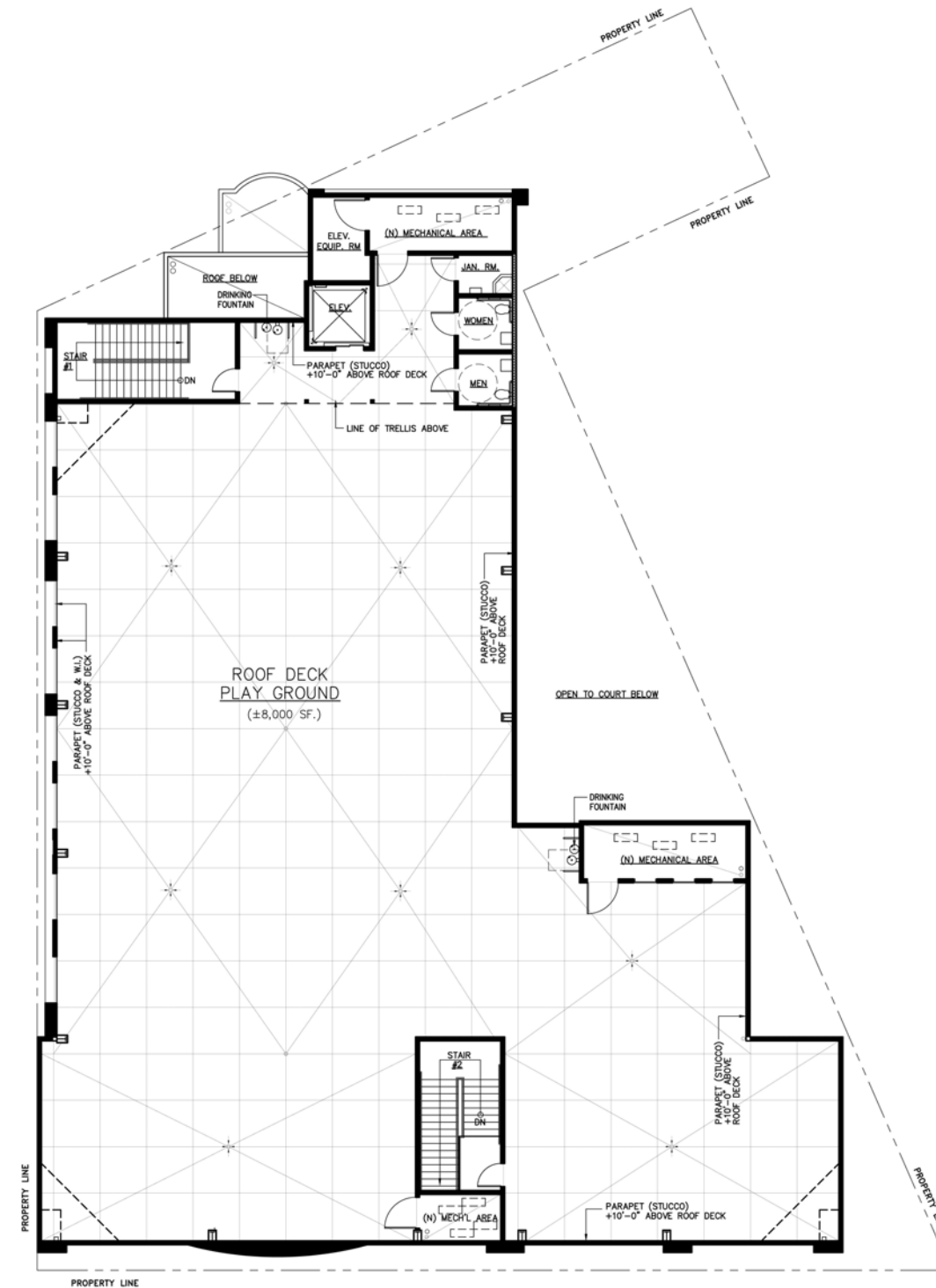
NO.	DATE	ISSUED / REVISION
01	08/19/08	CITY PLANNING MEETING
02	09/02/08	MEETING WITH NANCY JAVALL
03	07/07/11	REVISED PLANS PER NANCY JAVALL COMMENTS
04	12/13/11	PLANNING SUBMITTAL
05	08/23/12	PLANNING (JOSH WILLIAMS)



PROPOSED BRIDGE ELEVATION

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

A



PROPOSED ROOF DECK FLOOR PLAN

SCALE: 1" = 10'



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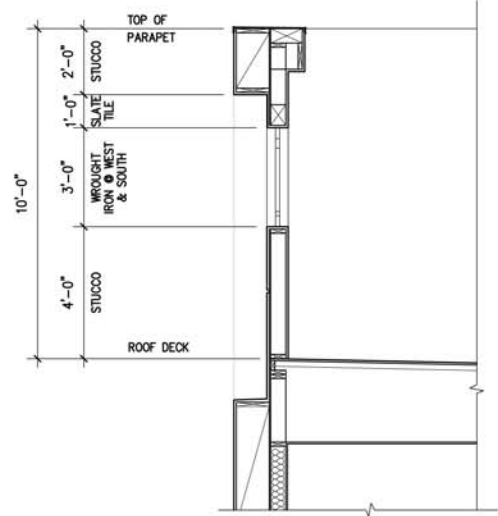
THE HELP GROUP "WEST"
(WASHINGTON BLVD-CULVER CITY)

12095 W. WASHINGTON BLVD. - CULVER CITY, CA 90066

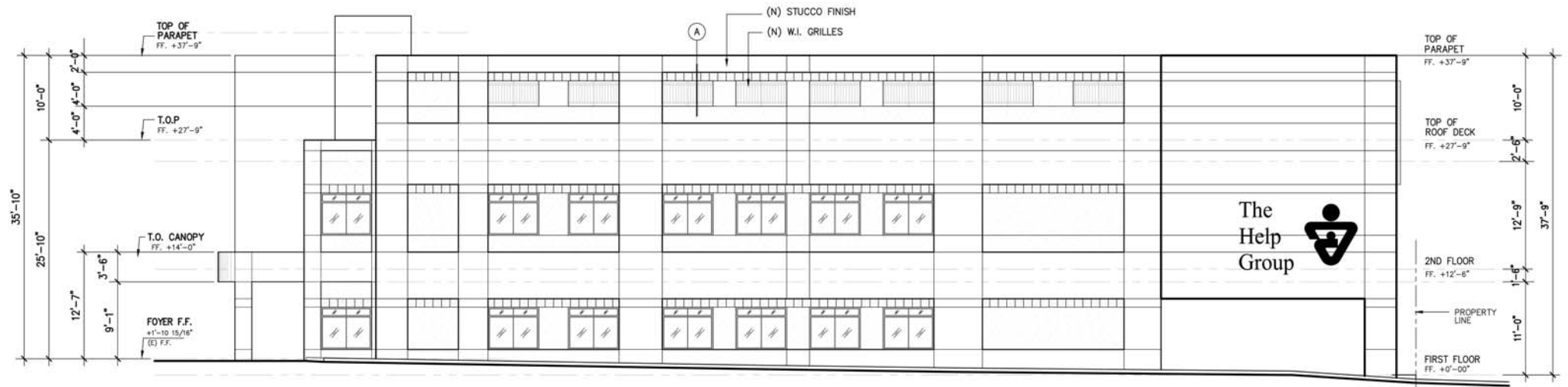
JOB NO.	07102B
DRAWN BY	LT/SS
CHECKED BY	AB/LS
DATE	10/01/08
SHEET TITLE	ROOF PLAN
SHEET	

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DECEMBER 13, 2011



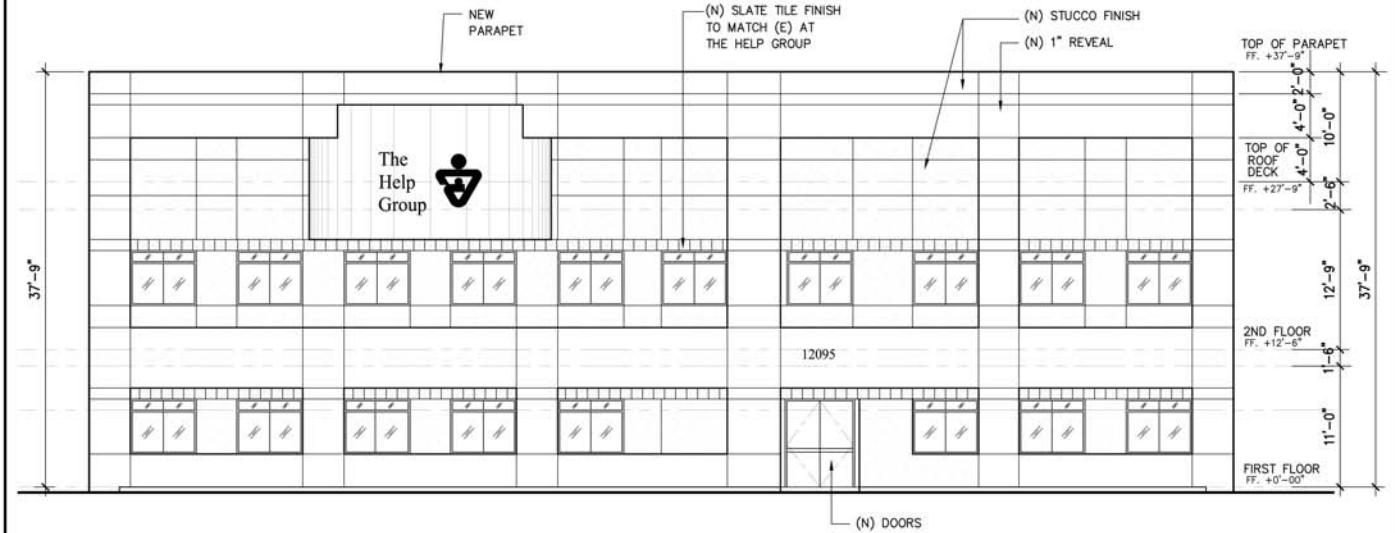
ROOF DECK PARAPET SECTION (A)
SCALE 3/8"=1'-0"



PROPOSED WEST (LEFT SIDE) ELEVATION
SCALE 1/8"=1'-0"



PROPOSED NORTH (REAR) ELEVATION
SCALE 1/8"=1'-0"



PROPOSED SOUTH (FRONT) ELEVATION
SCALE 1/8"=1'-0"



(E) NORTH (REAR) ELEVATION



(E) WEST (LEFT SIDE) ELEVATION



(E) SOUTH (FRONT) ELEVATION

DECEMBER 13, 2011

NO.	DATE	ISSUED / REVISION
1	08/19/09	CITY PLANNING MEETING
2	08/27/10	MEETING WITH NANCY JAMALI
3	07/07/11	REVISED PLANS FOR NANCY JAMALI COMMENTS
4	12/13/11	PLANNING SUBMITTAL
5	08/23/12	PLANNING (JOSH WILLIAMS)

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JOB NO.	071028
DRAWN BY	LT/SS
CHECKED BY	AB/LS
DATE	10/01/08
SHEET TITLE	PROPOSED & EXISTING EXTERIOR ELEVATIONS
SHEET	

A-3.0