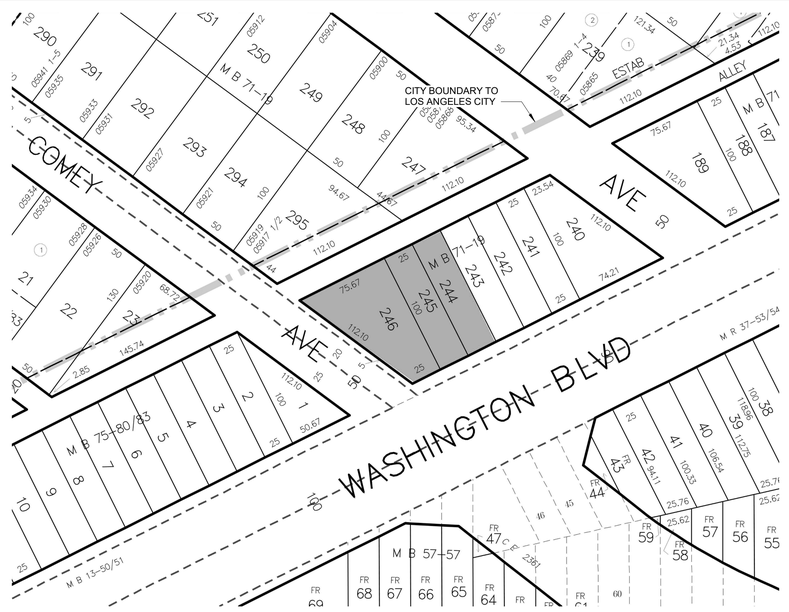
WASHINGTON LOOKING NORTHEAST

WASHINGTON LOOKING NORTHWEST



VICINITY MAP

SHEET INDEX	
SHEET	NAME
G001	COVER SHEET
G002	ADDITIONAL RENDERINGS
G003	PERSPECTIVE VIEWS
G004	CODE SUMMARY
G005	LIFE SAFETY PLANS
A010	EXISTING SITE SURVEY
A015	EXISTING SITE PHOTOS
A100	SITE PLAN DIAGRAM
A101	SITE PLAN
A102	PLANS - LEVEL 1, BASEMENT & SECTION
A103	PLANS - L2, L3, MEZZ, ROOF
A110	ENLARGED PLAN - TRASH ENCLOSURE
A120	LANDSCAPE PLANS
A201	BUILDING ELEVATIONS
A301	DRIVEWAY RAMP SECTIONS

PROJECT INFORMATION

SCOPE OF WORK:

SITE IMPROVEMENTS: WORK CONSISTS OF DEMOLITION OF EXISTING STRUCTURES, REGRADING TO ACCOMODATE ONE NEW STRUCTURE, AND RELATED LANDSCAPE IMPROVEMENTS FOR THE ESTABLISHMENT OF A NEW GROUND-UP OFFICE BUILDING WITH ON-GRADE AND BELOW GRADE PARKING.

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ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021
ENTITLEMENT APPLICATION_REV 1	10/04/2021

#	REVISION LIST	DATE

NOT FOR CONSTRUCTION

5861-63 WASHINGTON BLVD.

5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE:

SHEET TITLE:

COVER SHEET

SHEET NO:

G001

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PROJECT NO.: 1927
DATE: 10/4/2021
SCALE:

SHEET TITLE:

ADDITIONAL RENDERINGS

SHEET NO:

G002

ENTITLEMENT APPLICATION_REV1

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WASHINGTON LOOKING EAST

WASHINGTON LOOKING WEST

COMEY LOOKING SOUTHEAST

COMEY LOOKING EAST

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5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE:

SHEET TITLE:

PERSPECTIVE VIEWS

SHEET NO:

G003

ENTITLEMENT APPLICATION_REV1

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PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS

APN: 5065-016-005
MAP REFERENCE: 42-E5
CENSUS TRACT: 7024.00

PARCEL 1: TRACT # 6256 LOT 244
PARCEL 2: TRACT # 6256 LOTS 245 AND LOT 246

PROPERTY LEGAL DESCRIPTION

PARCEL 1:

LOT 244 OF TRACT NO. 6256, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 245 AND 246 OF TRACT NO. 6256, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PLANNING NOTES

THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF CULVER CITY HAS RECOMMENDED THE FOLLOWING ADMINISTRATIVE MODIFICATIONS ARE AVAILABLE FOR THIS PROJECT.

BUILDING HEIGHT:	EXCEED BY 10%
DRIVEWAY WIDTH:	REDUCE BY 10%
NUMBER OF PARKING STALLS:	REDUCE BY 10%
TANDEM STALL LENGTH:	REDUCE BY 10%

CODE SUMMARY

APPLICABLE BUILDING CODES:

CALIFORNIA BUILDING CODE 2019
CALIFORNIA FIRE CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA PLUMBING CODE 2019
CALIFORNIA ELECTRICAL CODE 2019
CULVER CITY MUNICIPAL CODE

CONSTRUCTION TYPE: IIB (W SPRINKLER SYSTEM PER CBC 903.3.1.1)

MAX HEIGHT FOR TYPE IIB:	75'
MAX # OF STORIES FOR TYPE IIB:	4
MAX AREA FOR TYPE IIB:	69,000 SF

OCCUPANCY TYPES:

B - BUSINESS GROUP
S-2 - LOW HAZARD STORAGE

APPLICABLE ZONING:

INDUSTRIAL GENERAL (IG)
EAST WASHINGTON BOULEVARD OVERLAY (-EW)

ALLOWED HEIGHT PER IG AND -EW ZONING:

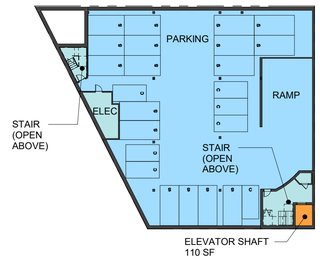
MAXIMUM NUMBER OF STORIES:	3
PROPOSED NUMBER OF STORIES:	3
PER CCMC 17.260.035 E3:	43' MAX
W 10% ADMINISTRATIVE MOD	43 * 1.1 = 47.3' MAX
AVERAGE HEIGHT AT HIGHEST ROOF:	47.25'

EXCEPTIONS:
PARAPET WALLS ALLOWED UP TO 5' ABOVE BUILDING HEIGHT
MECHANICAL SCREENS ALLOWED UP TO 13'6" ABOVE BUILDING (CCMC 17.300.025 C3)
ELEVATORS ALLOWED UP TO 19'6" ABOVE BUILDING HEIGHT (CCMC 17.300.025 C2b)

SEPARATED OCCUPANCIES:

B / S-2	1 HR PER CBC TABLE 508.4

GROSS AREA PLANS

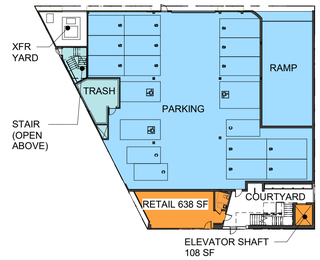


GROSS AREA SUMMARY - BASEMENT

ELEVATOR SHAFT	110 GSF
TOTAL GROSS AREA	110 GSF

NOTE: CALCULATED AREAS INCLUDE EXTERIOR WALLS

GROSS AREA PLAN - BASEMENT 1
1/32" = 1'-0" G004

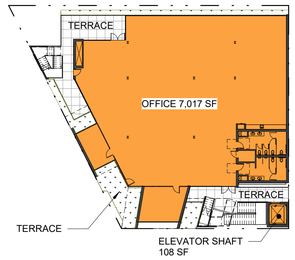


GROSS AREA SUMMARY - LEVEL 1

RETAIL	638 GSF
ELEVATOR SHAFT	108 GSF
TOTAL GROSS AREA	746 GSF

NOTE: CALCULATED AREAS INCLUDE EXTERIOR WALLS

GROSS AREA PLAN - LEVEL 1 2
1/32" = 1'-0" G004

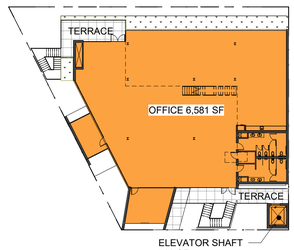


GROSS AREA SUMMARY - LEVEL 2

OFFICE	7,097 GSF
ELEVATOR SHAFT	108 GSF
TOTAL GROSS AREA	7,205 GSF

NOTE: CALCULATED AREAS INCLUDE EXTERIOR WALLS

GROSS AREA PLAN - LEVEL 2 3
1/32" = 1'-0" G004

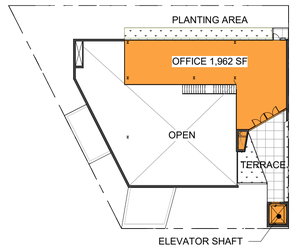


GROSS AREA SUMMARY - LEVEL 3

OFFICE	6,661 GSF
ELEVATOR SHAFT	108 GSF
TOTAL GROSS AREA	6,769 GSF

NOTE: CALCULATED AREAS INCLUDE EXTERIOR WALLS

GROSS AREA PLAN - LEVEL 3 4
1/32" = 1'-0" G004



GROSS AREA SUMMARY - MEZZANINE

OFFICE	1,962 GSF
ELEVATOR SHAFT	108 GSF
TOTAL GROSS AREA	2,070 GSF

NOTE: CALCULATED AREAS INCLUDE EXTERIOR WALLS

GROSS AREA PLAN - MEZZANINE 5
1/32" = 1'-0" G004

PARKING AREA REQUIREMENTS

DRIVEWAY SERVES LESS THAN 20 SPACES: 10' MINIMUM WIDTH

DRIVEWAY SERVES NON-RESIDENTIAL USE WITH 20 OR MORE SPACES: 25' MINIMUM WIDTH (10% ADMINISTRATIVE MODIFICATION -> 22.5' MINIMUM)

DRIVEWAYS AND RAMPS SHALL NOT EXCEED A MAXIMUM SLOPE OF 20%, MEASURED ALONG THE DRIVEWAY CENTERLINE

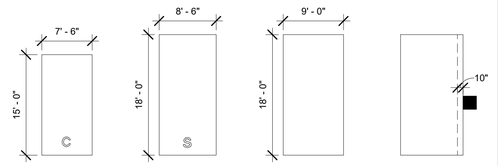
THE 20 FEET OF DRIVEWAY OR RAMP CLOSEST TO THE EXIT SHALL NOT EXCEED A SLOPE OF 3%, UNLESS OTHERWISE DETERMINED BY THE DIRECTOR (NOT POSSIBLE FOR THIS SITE, SEE A301 FOR RAMP SLOPE AND CLEARANCE DETAILS)

PARKING AREAS SHALL HAVE A MAXIMUM GRADE OF 5%

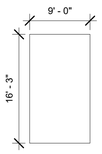
DRIVE AISLE MINIMUM DIMENSIONS FOR 61 TO 90 DEGREE PARKING ANGLE: 24' MINIMUM

COVERED PARKING AREAS SHALL BE PROVIDED WITH A MINIMUM OF 7 FEET OF UNOBSTRUCTED CLEARANCE FROM FINISHED FLOOR SURFACE TO ANY CEILING, BEAM, ENTRANCEWAY, PIPE, SUSPENDED SIGN OR OTHER OBSTRUCTION, IMPROVEMENT, OR DEVICE OVERHEAD

EACH PARKING SPACE THAT IS ADJOINED ON EITHER SIDE OF ITS LONGER DIMENSION BY A FENCE, WALL, PARTITION, COLUMN, POST OR SIMILAR OBSTRUCTION, AND THE OBSTRUCTION IS LOCATED LESS THAN 14 FEET FROM THE ACCESS AISLE, MEASURED ALONG THE LENGTH OF THE STALL, SHALL HAVE ITS MINIMUM WIDTH INCREASED BY AT LEAST 10 INCHES ON THE SIDE OF THE OBSTRUCTION



ADMINISTRATIVE MODIFICATIONS ALLOW 10% REDUCTION IN LENGTH TO THE FOLLOWING STALL SIZES:
(18' / 0.9 = 16.2')



SEE A102 FOR PARKING LAYOUT DETAILS

AREA SUMMARY

TOTAL SITE AREA:	9,989 SF
EXISTING SITE COVERAGE:	3,414 SF
PROPOSED SITE COVERAGE:	9,739 SF
PROPOSED GROSS FLOOR AREA	
B1 & LEVEL 1:	856 SF
LEVEL 2:	7,205 SF
LEVEL 3:	6,769 SF
L3 MEZZANINE:	2,070 SF
TOTAL BUILDING FLOOR AREA:	16,900 SF

PER CCMC 17.320.020, 1 PARKING STALL IS NEEDED PER EACH 350 GSF OF BUILDING AREA

TOTAL BUILDABLE AREA	
1 STALL PER 350 SF REQUIRED	
16,900 SF*0.9 (10% ADMIN MOD) =	15,210 SF
15,210 SF / 350 SF = 43.46 =>	43 STALLS REQ'D

TOTAL PARKING STALLS PROVIDED	
LEVEL 1	19 STALLS
BASEMENT	24 STALLS
TOTAL	43 STALLS

SEE A102 FOR PARKING LAYOUT DETAILS

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CULVER CITY, CA 90232

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: As indicated

SHEET TITLE:

CODE SUMMARY

SHEET NO:

G004

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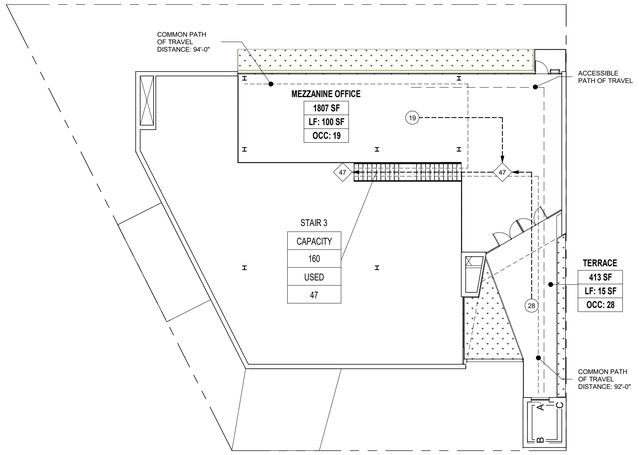
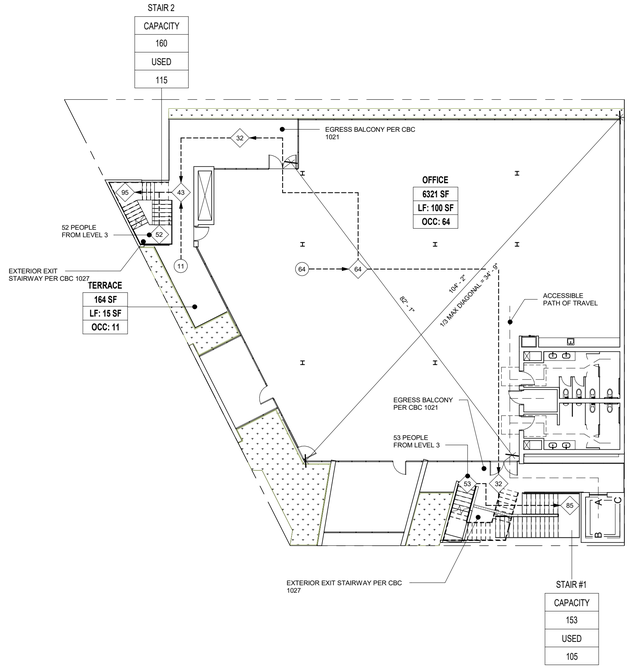


LIFE SAFETY PLAN - MEZZANINE 5
1/16" = 1'-0" G005



LIFE SAFETY PLAN - LEVEL 2 3
1/16" = 1'-0" G005

BASEMENT OCCUPANT LOAD

NAME	USE	AREA	LOAD FACTOR	OCCUPANTS
B1 PARKING	PARKING	7527 SF	200 SF	38
ELEV CTRL RM	ACCESSORY	29 SF	300 SF	1
ELECTRICAL RM	ACCESSORY	210 SF	300 SF	1
TOTAL OCCUPANTS:				40

LEVEL 1 OCCUPANT LOAD

NAME	USE	AREA	LOAD FACTOR	OCCUPANTS
L1 PARKING	PARKING	6019 SF	200 SF	31
OFFICE/RETAIL	BUSINESS	527 SF	100 SF	6
TRASH	ACCESSORY	272 SF	300 SF	1
TOTAL OCCUPANTS:				38

LEVEL 2 OCCUPANT LOAD

NAME	USE	AREA	LOAD FACTOR	OCCUPANTS
OFFICE	BUSINESS	6321 SF	100 SF	64
TERRACE	ASSEMBLY	164 SF	15 SF	11
TOTAL OCCUPANTS:				75

LEVEL 3 OCCUPANT LOAD

NAME	USE	AREA	LOAD FACTOR	OCCUPANTS
OFFICE	BUSINESS	5780 SF	100 SF	58
TOTAL OCCUPANTS:				58

MEZZANINE OCCUPANT LOAD

NAME	USE	AREA	LOAD FACTOR	OCCUPANTS
TERRACE	ASSEMBLY	413 SF	15 SF	28
MEZZANINE OFFICE	BUSINESS	1807 SF	100 SF	19
TOTAL OCCUPANTS:				47

EGRESS STAIR WIDTH CALCULATIONS
PER 2019 CBC SEC 1005 & 1011

	STAIRS 1	2	3
OCCUPANT LOAD (OL)	105	115	47
REQUIRED CLEAR WIDTH (OL X 0.3, 44" MIN IF OL#50, 36" MIN IF OL<50)	44"	44"	36"
CLEAR WIDTH PROVIDED	46"	48"	48"
TOTAL OCCUPANT CAPACITY AT STAIR (S/0.3)	153	160	160

EXIT DISCHARGE WIDTH CALCS
PER 2019 CBC SEC 1004 & 1005

	A	B	C	D
OCCUPANT LOAD (OL)	121	6	115	15
REQUIRED CLEAR WIDTH AT DOOR (OL X 0.2, 32" MIN)	32"	32"	32"	32"
ACTUAL CLEAR WIDTH AT DOOR (W)	36"	36"	44"	36"
TOTAL OCCUPANT CAPACITY (W/0.2)	180	180	220	180

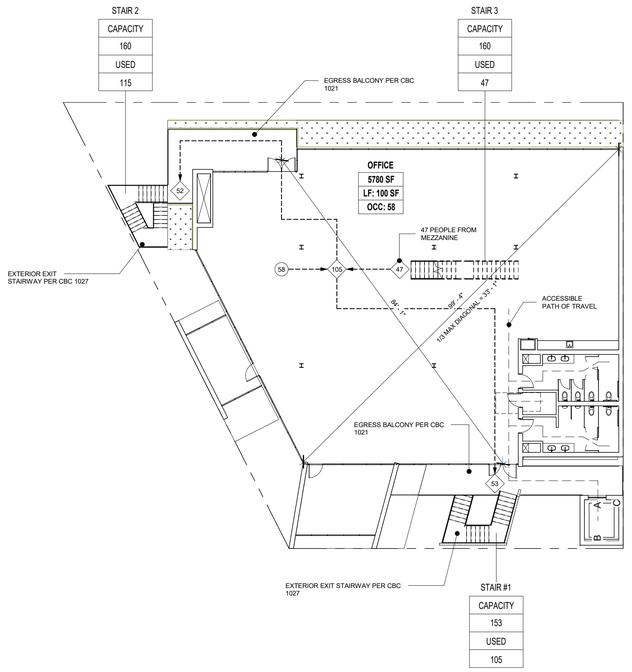
CALCULATIONS 1
NTS G005

LIFE SAFETY LEGEND

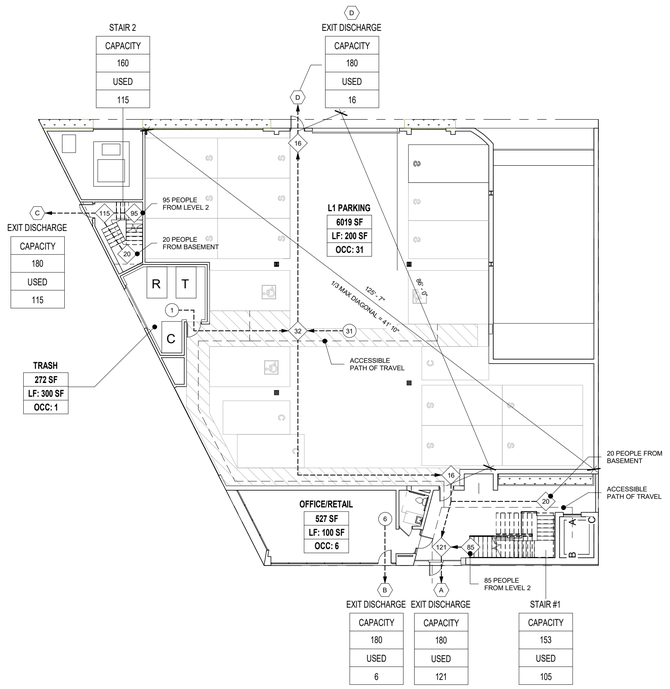
- PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- COMMON PATH OF TRAVEL
- 2 HOUR SEPARATION
- X — NUMBER OF OCCUPANTS
- X — OCCUPANTS MERGING/SPLITTING
- X — EXIT LABEL
- STAIR # — EGRESS COMPONENT NAME
- CAPACITY / # — OCCUPANT LOAD CAPACITY AT EGRESS COMPONENT
- USED / # — OCCUPANT LOAD USED

NOTES

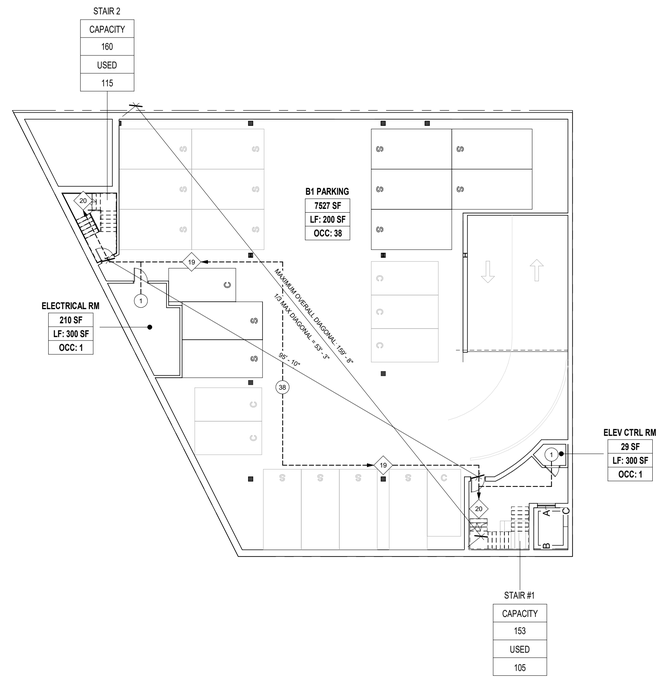
1. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. 2019 CBC SEC. 1008.1.2
2. EMERGENCY EGRESS HARDWARE PER 2019 CBC SEC. 1008.1.8
3. PANIC AND FIRE EXIT HARDWARE PER 2019 CBC 1008.1.9
4. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH 2019 CBC, SEC. 1005.3.2 & 1010.1.1
5. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. 2019 CBC, SEC 1008
6. PROVIDE EXIT SIGNS PER 2019 CBC, 1013
7. ELEVATORS SHALL COMPLY WITH TITLE 24, CHAPTER 30.
8. ALL STAIR CONSTRUCTION INCLUDING TREADS AND RISERS SHALL BE 100% NON-COMBUSTIBLE CONSTRUCTION



LIFE SAFETY PLAN - LEVEL 3 6
1/16" = 1'-0" G005



LIFE SAFETY PLAN - LEVEL 1 4
1/16" = 1'-0" G005



LIFE SAFETY PLAN - BASEMENT 2
1/16" = 1'-0" G005

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5861-63 WASHINGTON BLVD.

5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

NORTH

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: As indicated

SHEET TITLE:

LIFE SAFETY PLANS

SHEET NO:

G005

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EXISTING RESIDENTIAL GARAGE - 14' HIGH

EXISTING RESIDENTIAL GARAGE - 13' HIGH

GARAGE

CONCRETE PARKING

CONCRETE

SLIDING WIG

WIFN

OH WIRES

88.72TC AT GRD

89.63

89.69

PP

CBW

95.59TW

89.67

ESTABLISHED PER CEFB 21003 PG. 34

ESTABLISHED PER CEFB 21003 PG. 29

ALLEY

20' 10' 10'

N 63°14'39" E 280.19'

ASPHALT PAVEMENT

EXISTING STREET LIGHT AND POWER POLE TO REMAIN

OVERHEAD ELECTRICAL WIRES TO BE REMOVED

EXISTING ASPHALT ALLEY TO BE REPAVED FOR WIDTH OF PROPERTY

MONITORING WELL

SET NAIL & TAG PLS 7155, 2.00' OUT

BEG CBW NORTH FACE, 0.26'S

END CBW NORTH FACE, 0.48'S

END CLFN 0.9'S

N 63°14'39" E 125.63'

FD PK NAIL & TIN 0.05'S

BEG WIFN 0.57'S

BEG CLFN 0.67'S, 0.3'W

SET NAIL & TAG PLS 7155 1.00' OUT, ELEV=89.56'

98.51'

89.44

89.40

DAUPHIN AVENUE

25'

88.36TC 87.86FL

88.29TC 87.74FL

88.38TC 87.88FL

88.39TC 87.79FL

88.43TC 87.93FL

88.48TC 88.03FL

88.35TC 87.90FL

88.35TC 87.70FL

88.43TC 87.83FL

88.27TC 87.62FL

88.21TC 87.61FL

88.18TC 87.58FL

88.32TC 87.67FL

88.28TC 87.68FL

88.25TC 87.75FL

EXISTING STREET LIGHT TO REMAIN

EXISTING STREET TREES TO REMAIN

CONCRETE SIDEWALK AND CURB TO BE REPLACED, TYP.

LADWP EASEMENT IS NO LONGER NEEDED PER EMAIL RECORDS - THIS IS UNDER SCE JURISDICTION

.5' WIDE EASEMENT FOR POLE LINE AND CONDUITS

COR CAR 0.49'S

COR CAR 2-PM 0.67'S INSIDE BLDG

ONE STORY GARAGE

13.5' HIGH

TO BE DEMOLISHED

CONCRETE PARKING AREA - TO BE DEMOLISHED

WEST FACE MP, 0.02'E

0.17" THK WIFN/CMFN ON LINE

END CLFN 0.3'W

END WIFN WEST FACE, 0.02'W

ROLL-UP DOOR COR BLDG 0.13'W

PARCEL 2

PARCEL 1

LOT 246

LOT 245

LOT 244

LOT 243

#5853 WASHINGTON BLVD.

OWNER - BLAKELY FAMILY TRUST

LOT LINE

S 53°37'01" E 179.36'

S 53°37'01" E 112.12'

S 26°45'35" E 100.00'

METAL STORAGE TRAILER 9' HIGH - TO BE DEMOLISHED

ONE STORY BUILDING #5861-5863 WASHINGTON BLVD.

13.5' HIGH

TO BE DEMOLISHED

EXISTING COMMERCIAL RESTAURANT - 15' HIGH

CONCRETE SWALE

EXISTING FIRE HYDRANT TO REMAIN

EXISTING DRIVE APRON TO BE REMOVED

ASPHALT PAVEMENT

COMEY AVENUE

N 53°37'30" W 179.36'

CURB W/ 2' GUTTER

CURB W/ 1.5' GUTTER

MID. PALM ON LINE

EXISTING PLANTING AREA

ASHPALT PARKING AREA - TO BE DEMOLISHED

CONCRETE SIDEWALK AND CURB TO BE REPLACED, TYP.

EXISTING DRIVE APRON TO BE REMOVED

MONITORING WELL

SET LEAD & TAG PLS 7155, 1.00' OUT

NO OUTLET SIGN

S 63°15'00" W 74.98'

SOUTH FACE PALM, 0.3'N

MID PALM ON LINE

CONCRETE SIDEWALK

DRIVE APRON

SET LEAD & TAG PLS: 7155, 1.00' OUT

88.80TC AT GRD

149.16'

EXISTING STREET LIGHT TO REMAIN

EXISTING HC RAMP TO BE REPLACED

EXISTING DRIVE APRON TO BE REMOVED

CONCRETE SIDEWALK AND CURB TO BE REPLACED, TYP.

EXISTING TREE

WASHINGTON BLVD

1' 5' 10' 20'

ASSESSOR'S PARCEL NUMBERS

PARCEL 1: TRACT # 6256 LOT 244
PARCEL 2: TRACT # 6256 LOTS 245 AND LOT 246

PROPERTY LEGAL DESCRIPTION

PARCEL 1:

LOT 244 OF TRACT NO. 6256, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 245 AND 246 OF TRACT NO. 6256, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXISTING PROPERTY DATA TABLE

SITE AREA:	9,989 SF
BUILDING AREA:	3,414 SF
LOT COVERAGE:	34.2%
LANDSCAPE AREA:	20 SF
PARKING STALLS:	8

10/5/2021 4:29:52 PM

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

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ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021
ENTITLEMENT APPLICATION_REV 1	10/04/2021

#	REVISION LIST	DATE

NOT FOR CONSTRUCTION

5861-63 WASHINGTON BLVD.

5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

NORTH

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: 1/8" = 1'-0"

SHEET TITLE:

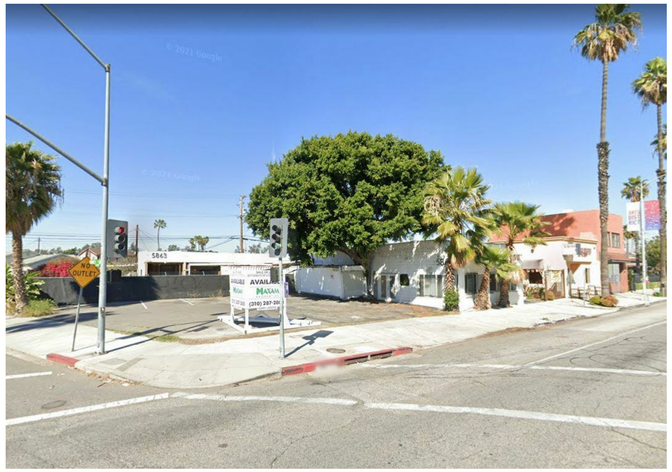
EXISTING SITE SURVEY

SHEET NO:

A010

ENTITLEMENT APPLICATION_REV1

WASHINGTON LOOKING NORTHEAST

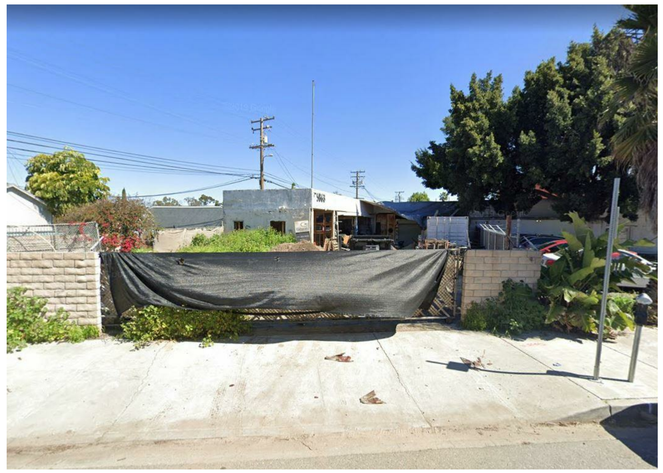


WASHINGTON LOOKING NORTH

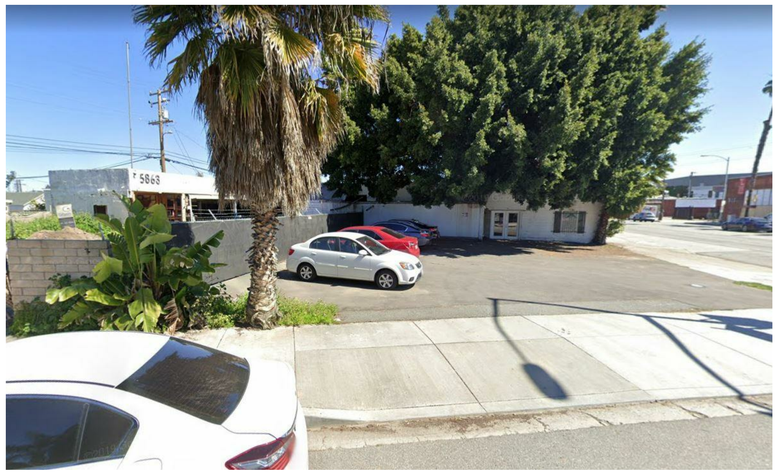
WASHINGTON LOOKING NORTHWEST

COMEY LOOKING SOUTHEAST

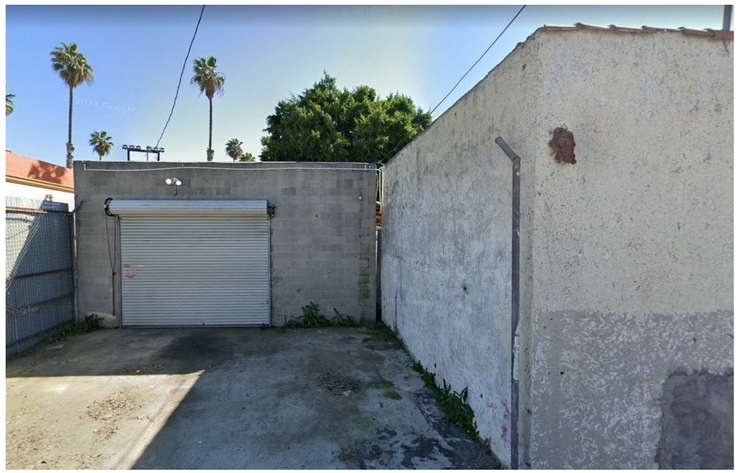
COMEY LOOKING EAST



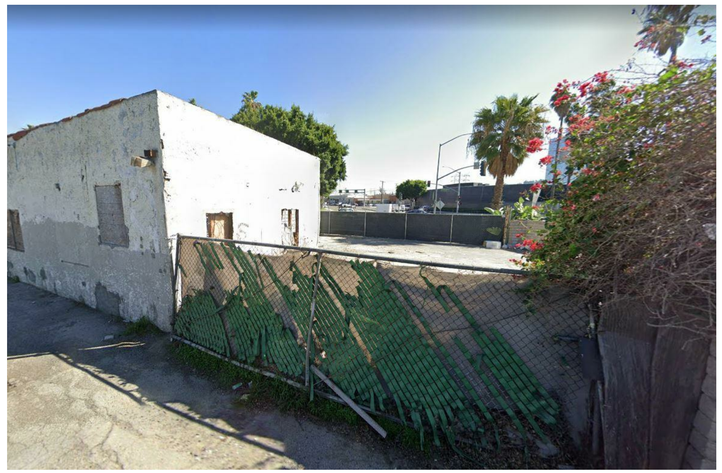
COMEY LOOKING EAST



ALLEY LOOKING SOUTH



ALLEY LOOKING SOUTHEAST



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5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE:

SHEET TITLE:

EXISTING SITE PHOTOS

SHEET NO:

A015

ENTITLEMENT APPLICATION_REV1

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CULVER CITY, CA 90232

NORTH

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: 1/8" = 1'-0"

SHEET TITLE:

SITE PLAN DIAGRAM

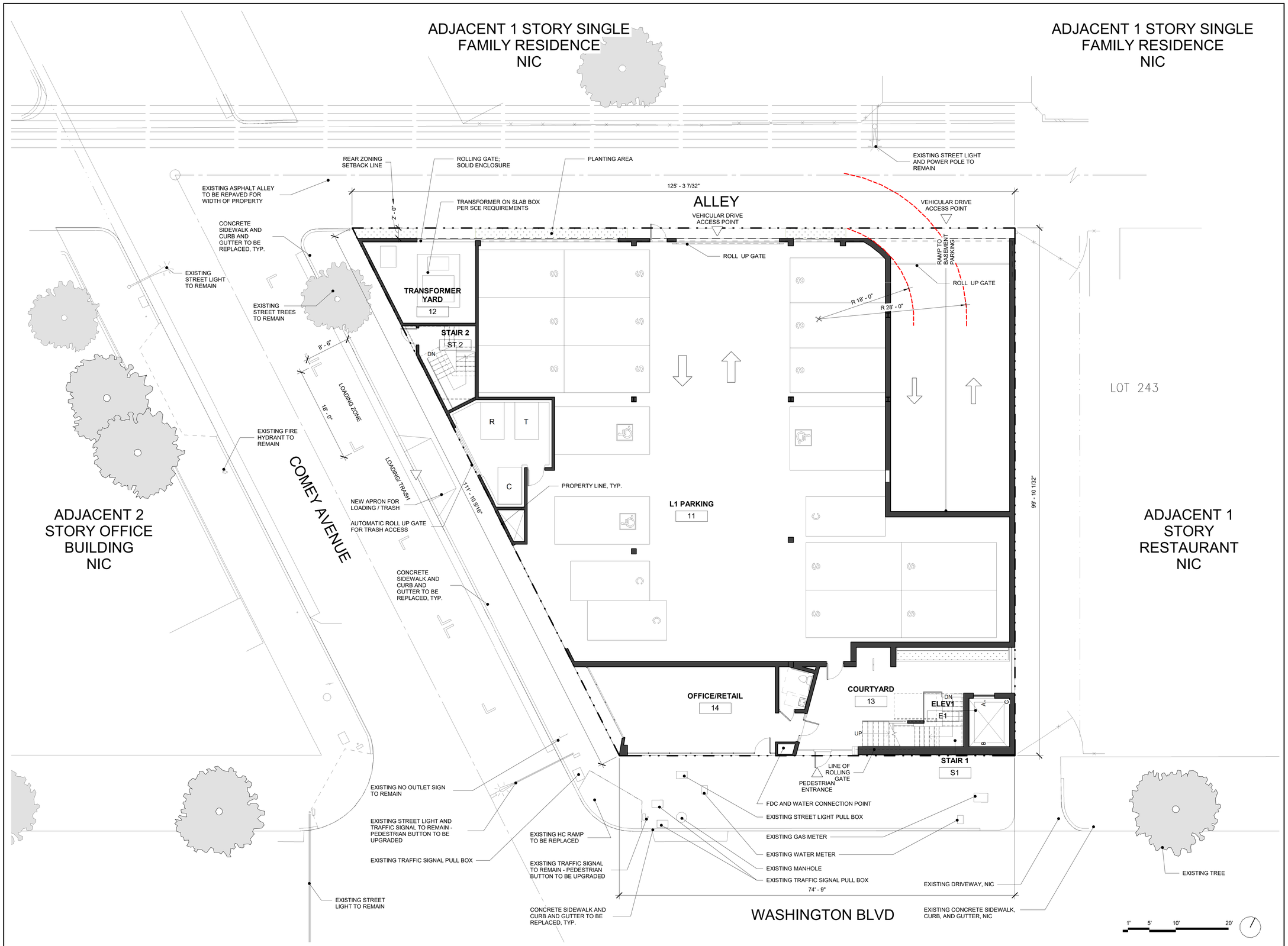
SHEET NO:

A100

ENTITLEMENT APPLICATION_REV1

10/5/2021 4:30:00 PM

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch



PLAN - LEVEL 1 - SITE PLAN | 1
1/8" = 1'-0" | A101

10/5/2021 4:30:09 PM

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CULVER CITY, CA 90232

NORTH

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: 1/8" = 1'-0"

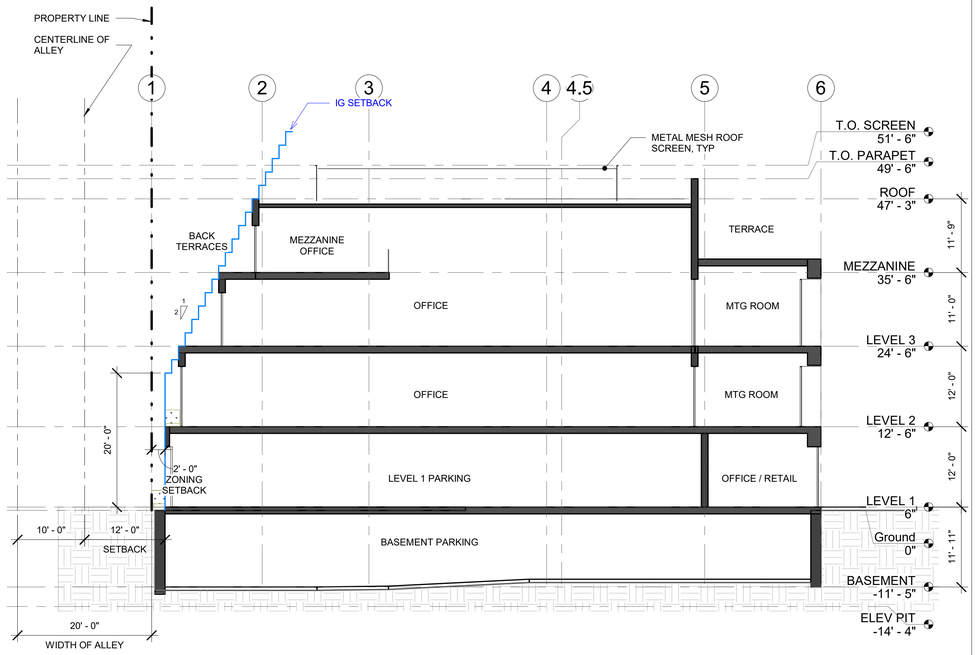
SHEET TITLE:

SITE PLAN

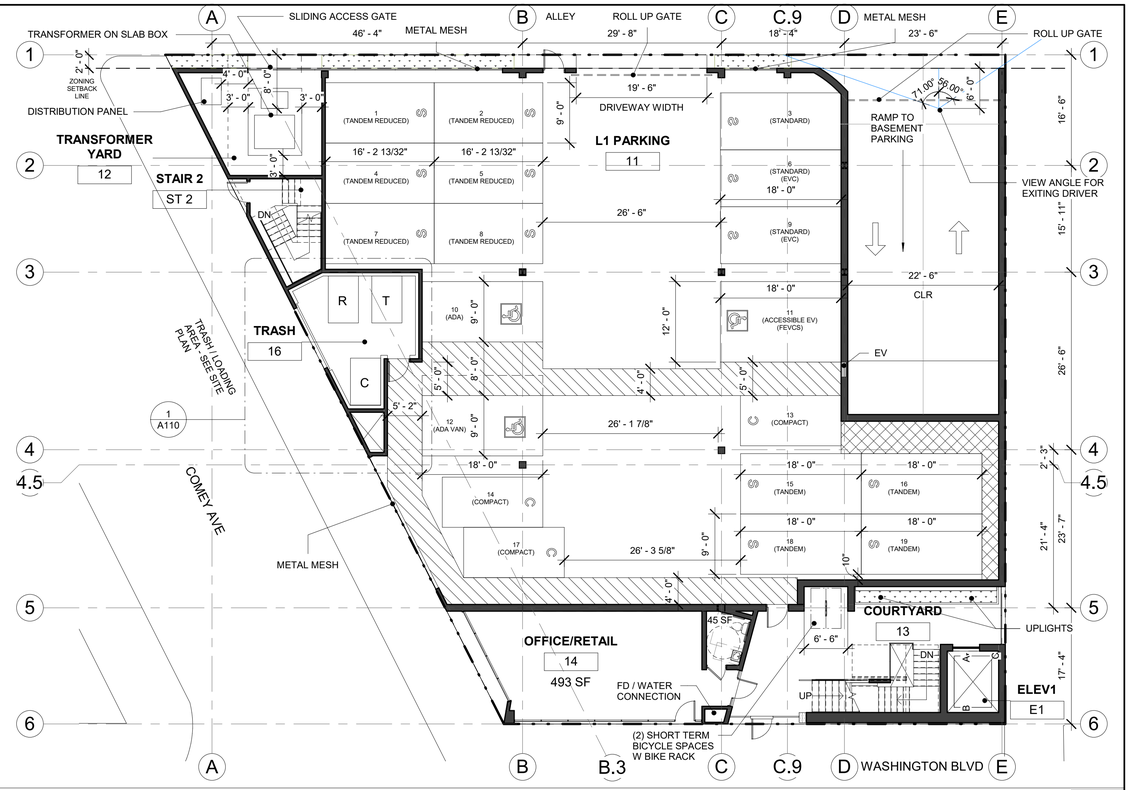
SHEET NO:

A101

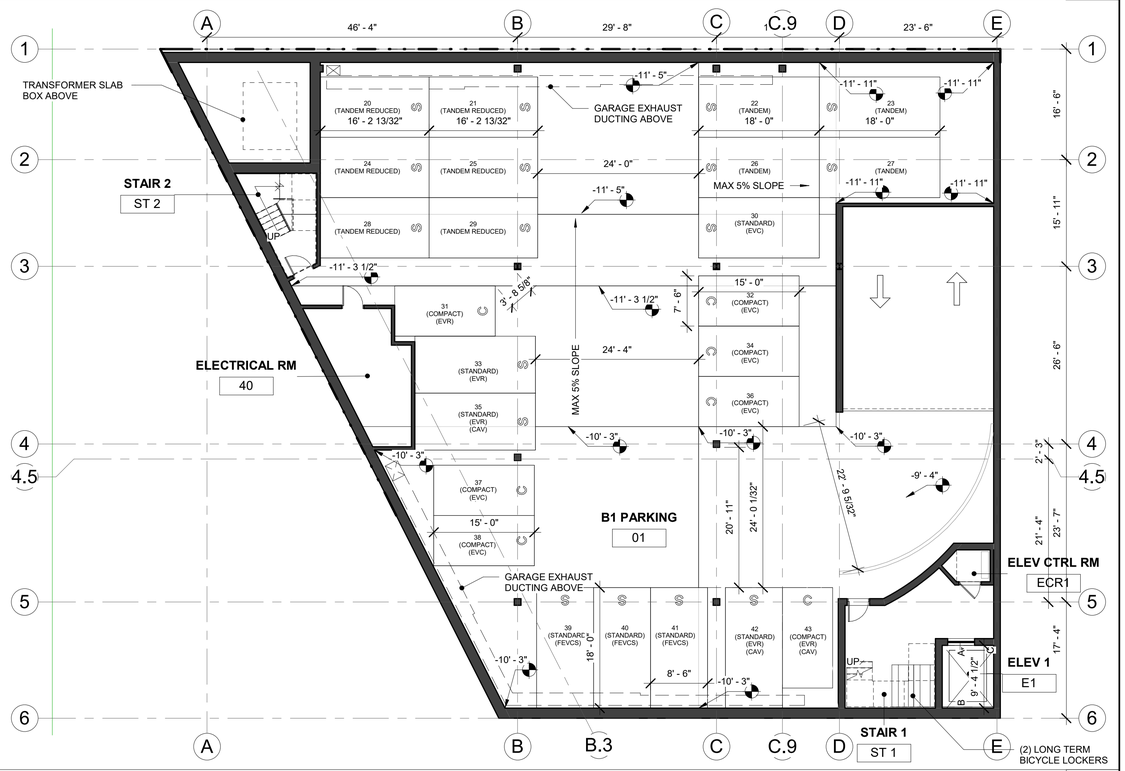
ENTITLEMENT APPLICATION_REV1



NORTH/SOUTH SECTION 3
3/32" = 1'-0" A102



PLAN - LEVEL 1 1
3/32" = 1'-0" A102



PLAN - BASEMENT 2
3/32" = 1'-0" A102

PARKING REQUIREMENTS

TOTAL ALLOWABLE GROSS FLOOR AREA:	16,900 SF
TOTAL PARKING STALLS REQUIRED:	43
(16,900 * 0.9 = 15,210 => 15,210 / 350 = 43.46 => 43)	
TOTAL PARKING STALLS PROVIDED:	19 + 24 = 43
MINIMUM DRIVE AISLE:	24'
MINIMUM HEAD CLEARANCE:	7'
MINIMUM HEAD CLEARANCE VAN AREAS:	8' - 2"
MINIMUM DRIVEWAY WIDTH (<20 STALLS):	10'
MINIMUM DRIVEWAY WIDTH (>=20 STALLS):	25'
WITH ALLOWED ADMIN MOD (-10%):	22' - 6"
STANDARD PARKING STALLS **(S)**	
STANDARD PARKING STALL SIZE:	8'-6" X 18'
COMPACT PARKING STALLS **(C)**	
COMPACT STALLS ALLOWED:	43*25% = 10.75 => 10
COMPACT STALLS PROVIDED:	10
SIZE OF COMPACT STALLS PROVIDED:	7'-6" X 15'
TANDEM PARKING STALLS	
STANDARD SIZE OF TANDEM STALLS:	9' X 18'
TANDEM REDUCED	
WITH ALLOWED ADMIN MOD (-10%):	9' X 16'-2"

ACCESSIBLE PARKING REQUIREMENTS

ACCESSIBLE PARKING STALLS REQUIRED:	2
(INCLUDING 1 ACCESSIBLE VAN STALL)	
ACCESSIBLE VAN STALL WIDTH:	12'
EXCEPTION USED - 9' WIDE WITH 8' AISLE	

EV PARKING REQUIREMENTS

FULL EV CHARGING STALLS **(FEVCS)**	
FULL EV CHARGING STALLS REQUIRED:	43*10% = 4.3 => 4
FULL EV CHARGING STALLS PROVIDED:	4
EV READY STALLS **(EVR)**	
EV READY STALLS REQUIRED:	43*10% = 4.3 => 4
EV READY STALLS PROVIDED:	4
EV CAPABLE STALLS **(EVC)**	
EV CAPABLE STALLS REQUIRED:	43*20% = 8.6 => 9
EV CAPABLE STALLS PROVIDED:	9

CLEAN AIR VEHICLE PARKING REQUIREMENTS

CLEAN AIR VEHICLE STALLS **(CAV)**	
CAV PARKING STALLS REQUIRED:	3
(EV READY STALLS CAN BE USED TO FULFILL THIS REQUIREMENT)	
CAV PARKING STALL PROVIDED:	3

BICYCLE PARKING REQUIREMENTS

SHORT TERM BICYCLE SPACES REQUIRED:	2
SHORT TERM BICYCLE SPACES PROVIDED:	2
LONG TERM BICYCLE SPACES REQUIRED:	2
LONG TERM BICYCLE SPACES PROVIDED:	2

LOADING AREA REQUIREMENTS

LOADING AREAS REQUIRED:	1

PROPOSE CURBSIDE STREET LOADING PER MICHAEL ALLEN AT PLANNING DIVISION, SUBJECT TO APPROVAL OF CITY ENGINEER - SEE SITE PLAN A101

10/4/2021 5:36:18 PM

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5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

NORTH

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: As indicated

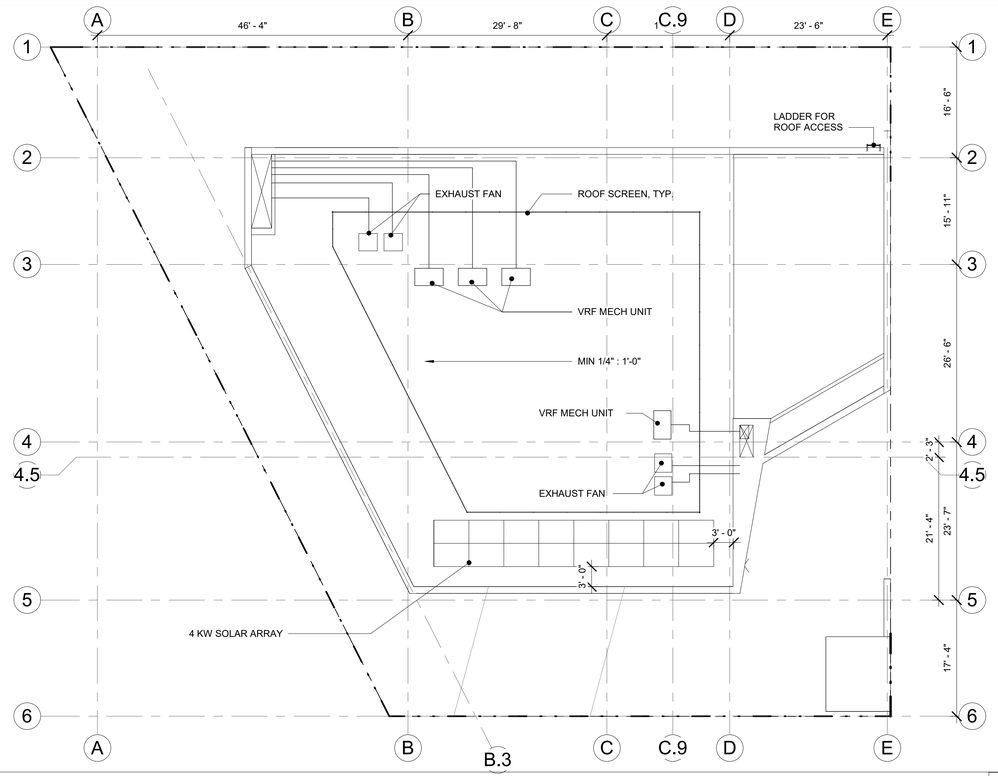
SHEET TITLE:

PLANS - LEVEL 1, BASEMENT & SECTION

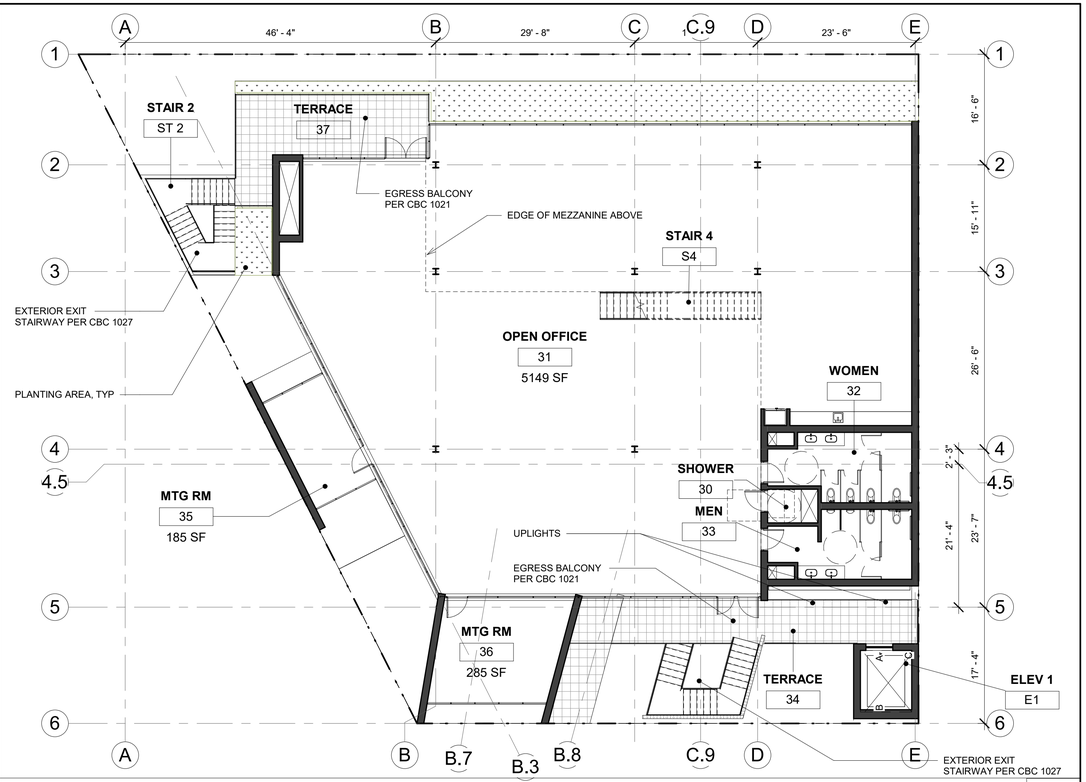
SHEET NO:

A102

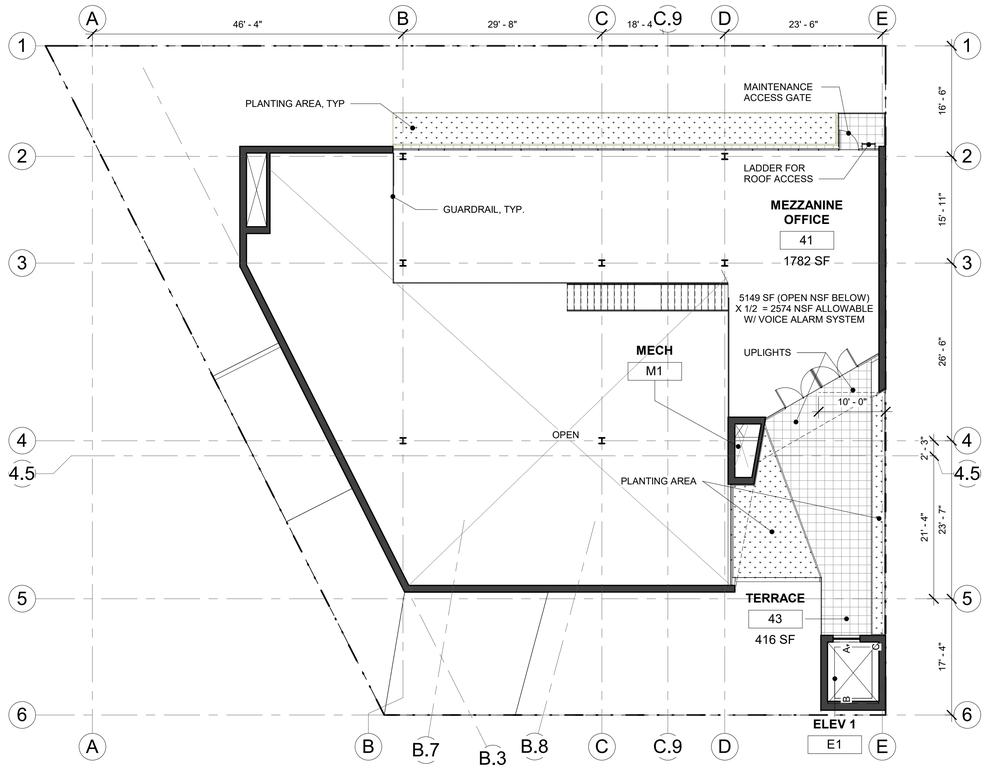
ENTITLEMENT APPLICATION_REV1



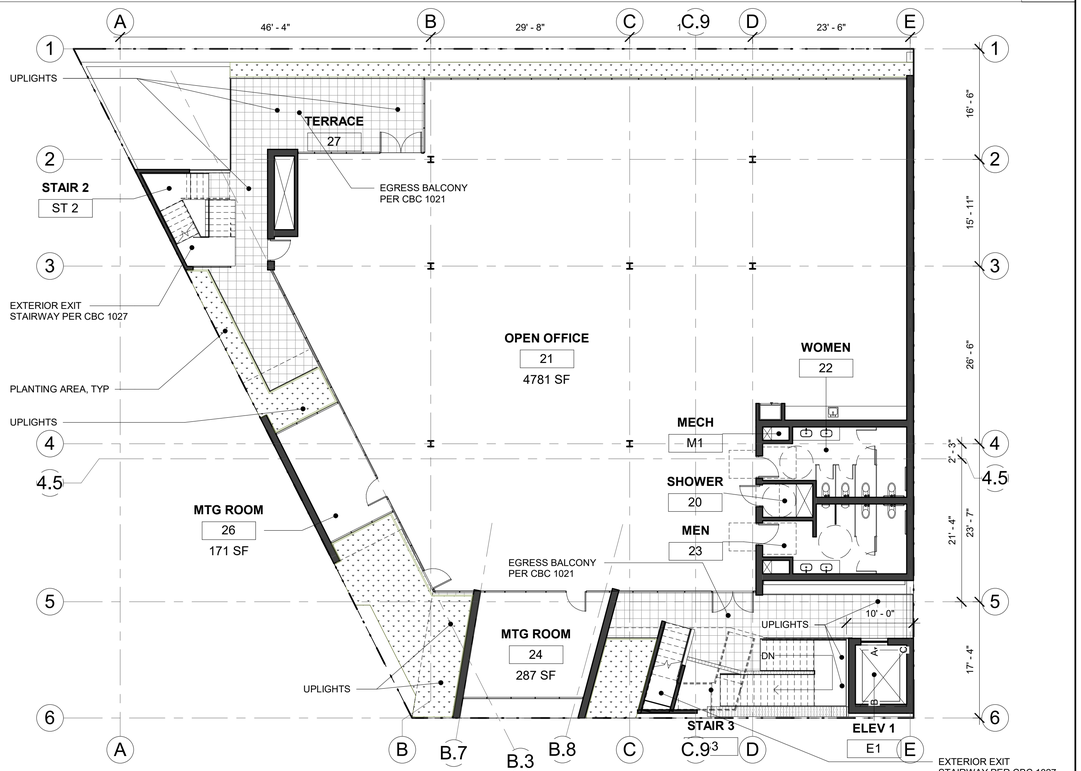
PLAN - ROOF 3
3/32" = 1'-0" A103



PLAN - LEVEL 3 1
3/32" = 1'-0" A103



PLAN - MEZZANINE 4
3/32" = 1'-0" A103



PLAN - LEVEL 2 2
3/32" = 1'-0" A103

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NORTH

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: 3/32" = 1'-0"

SHEET TITLE:

PLANS - L2, L3, MEZZ, ROOF

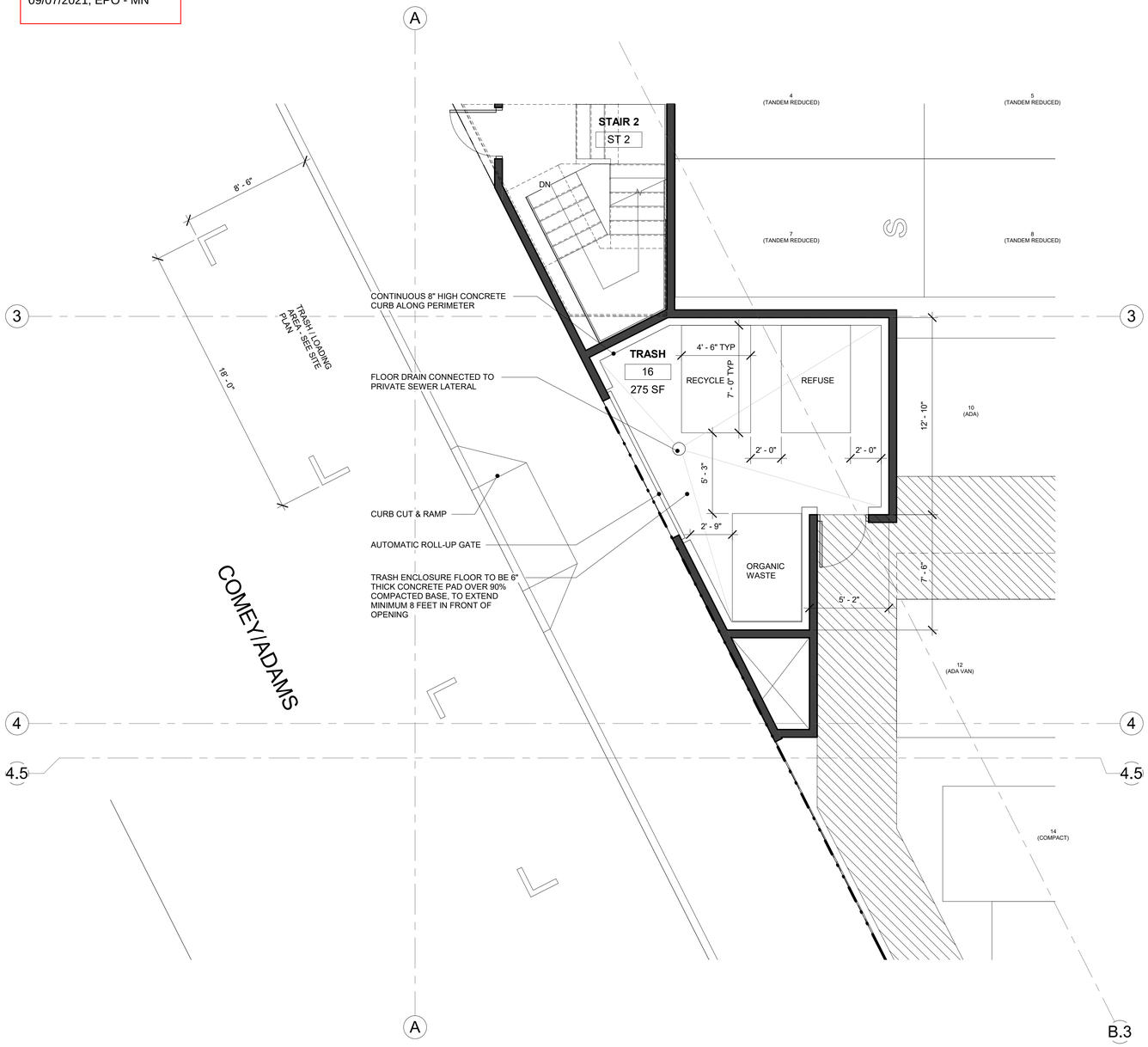
SHEET NO:

A103

ENTITLEMENT APPLICATION_REV1

10/4/2021 5:36:19 PM

Approved Trash Enclosure
09/07/2021, EPO - MN



ENVIRONMENTAL PROGRAMS AND OPERATIONS NOTES:

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

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

WASTE MANAGEMENT PLAN

WEEKLY WASTE VOLUME IN CUBIC YARDS

	LOOSE TRASH	LOOSE RECYCLING	LOOSE ORGANICS
RETAIL (600 SF)	0.6	0.4	0
OFFICE (16,000 SF)	5	9	0.3

PROPOSED HAULER SERVICE LEVEL

	LOOSE TRASH 3Y BIN	LOOSE RECYCLING 3Y BIN	LOOSE ORGANICS 3Y BIN
1 DAY/WK PICKUP			1
2 DAY/WK PICKUP	1		
3 DAY/WK PICKUP		1	

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5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

NORTH

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: 1/4" = 1'-0"

SHEET TITLE:

ENLARGED PLAN - TRASH ENCLOSURE

SHEET NO:

A110

ENTITLEMENT APPLICATION_REV1

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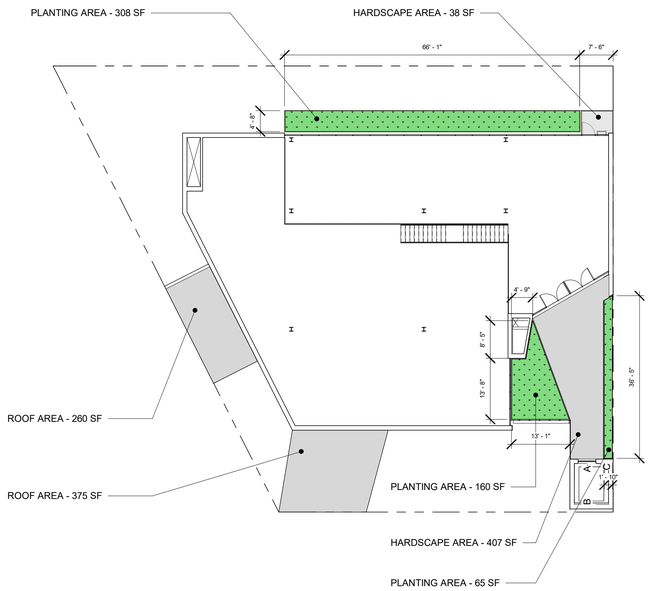
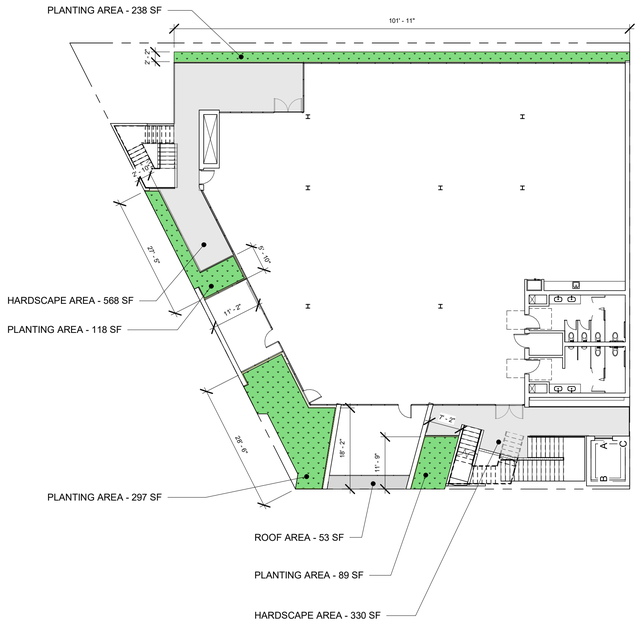
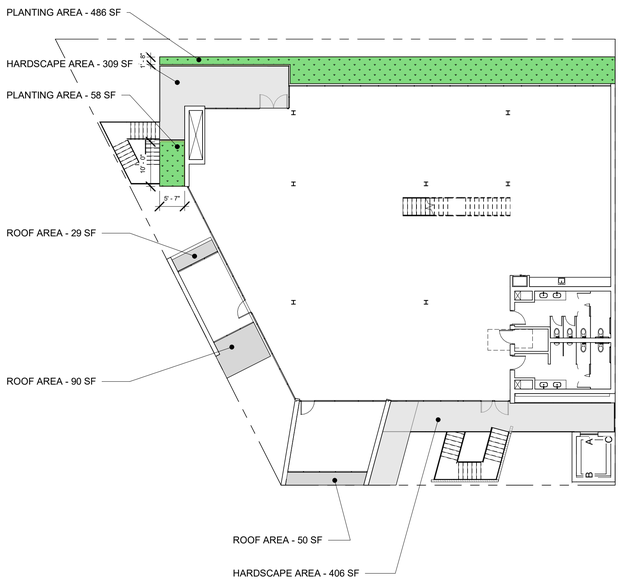


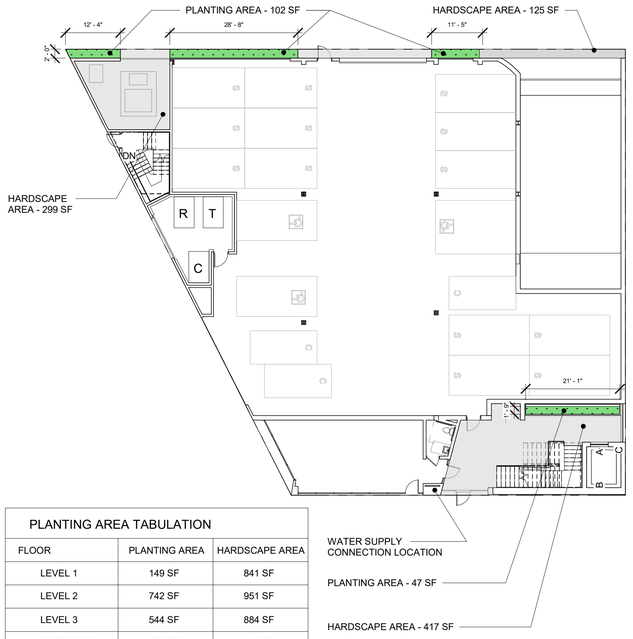
LANDSCAPE PLAN - MEZZANINE 4
1/16" = 1'-0" A120



LANDSCAPE PLAN - LEVEL 2 2
1/16" = 1'-0" A120



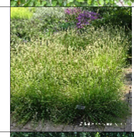
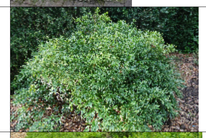
LANDSCAPE PLAN - LEVEL 3 3
1/16" = 1'-0" A120



PLANTING AREA TABULATION		
FLOOR	PLANTING AREA	HARDSCAPE AREA
LEVEL 1	149 SF	841 SF
LEVEL 2	742 SF	951 SF
LEVEL 3	544 SF	884 SF
MEZZANINE	533 SF	1,042 SF
ROOF	0 SF	5,610 SF
TOTAL	1,968 SF	9,328 SF

LANDSCAPE PLAN - LEVEL 1 1
1/16" = 1'-0" A120

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	PHOTO
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW	
WESTRINGINA FRUITICOSA 'GEM'	COAST ROSEMARY	5 GAL	LOW	
ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL	MODERATE	
SALVIA CLEVELANDII	CLEVELAND SAGE	15 GAL	VERY LOW	
GARRYA ELIPTICA 'EVIE'	COASTAL SILKTASSEL	15 GAL	LOW	
PARTHENOCISSUS QUINQUEFOLIA	HACIENDA CREEPER	1 GAL	MODERATE	
FICUS PUMILA	CREEPING FIG	1 GAL	MODERATE	
SESLARIA AUTUMNALIS	AUTUMN MORR GRASS	1 GAL	MODERATE	
SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	1 GAL	MODERATE	
BACCHARIS PILULARIS 'PIGEON POINT'	COYOTE BRUSH	5 GAL	LOW	
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	LOW	
MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	5 GAL	MODERATE	

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CULVER CITY, CA 90232

NORTH

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: 1/16" = 1'-0"

SHEET TITLE:

LANDSCAPE PLANS

SHEET NO:

A120

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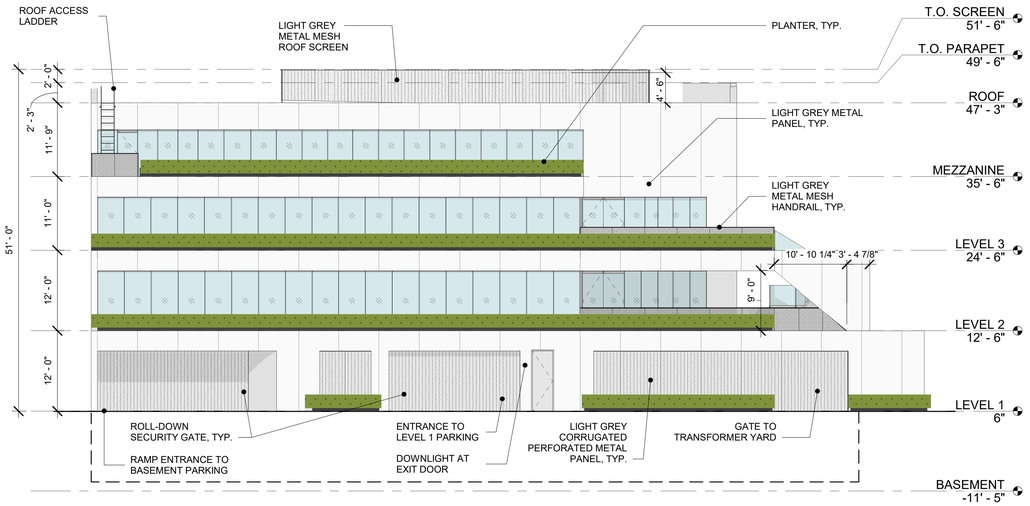
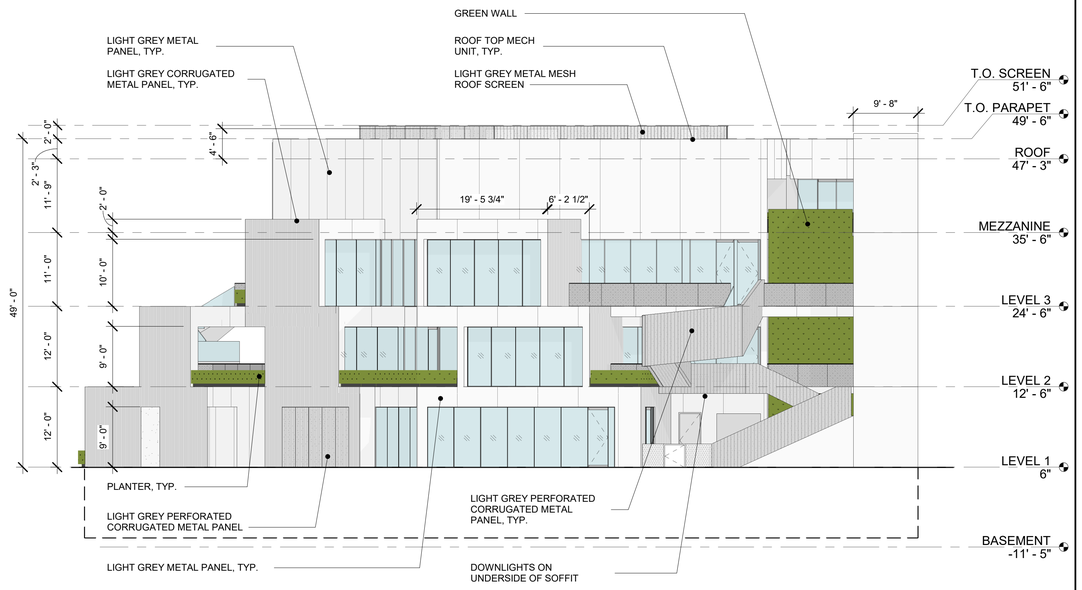
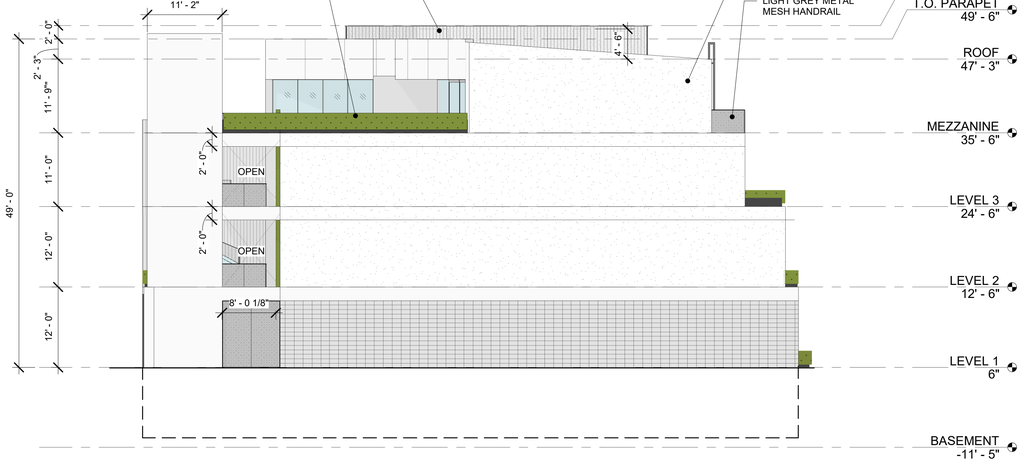


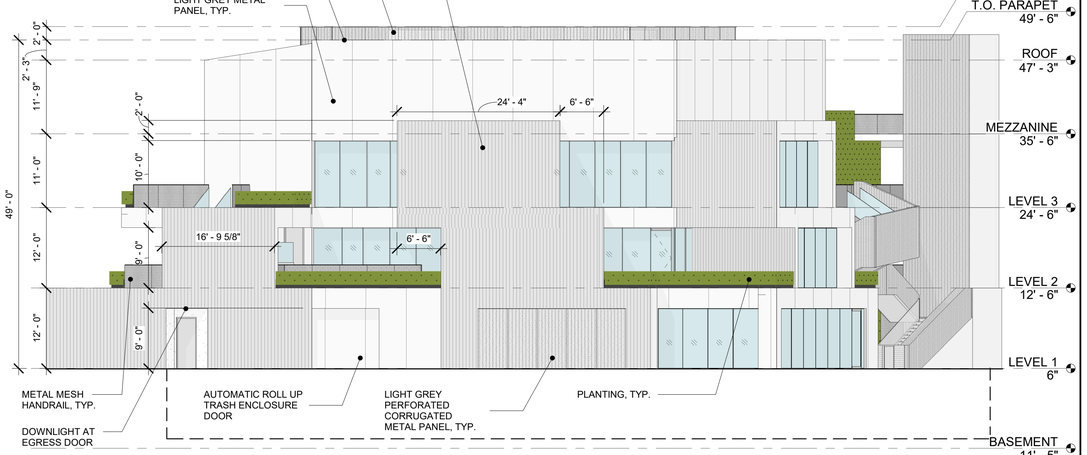
NORTH ELEVATION 3
3/32" = 1'-0" A201



SOUTH ELEVATION 1
3/32" = 1'-0" A201



EAST ELEVATION 4
3/32" = 1'-0" A201



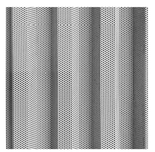
WEST ELEVATION 2
3/32" = 1'-0" A201

PRELIMINARY MATERIAL PALETTE


WHITE STUCCO

LIGHT GREY METAL PANEL


LIGHT GREY CORRUGATED METAL PANEL


LIGHT GREY PERFORATED CORRUGATED METAL PANEL


LIGHT GREY METAL MESH

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

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

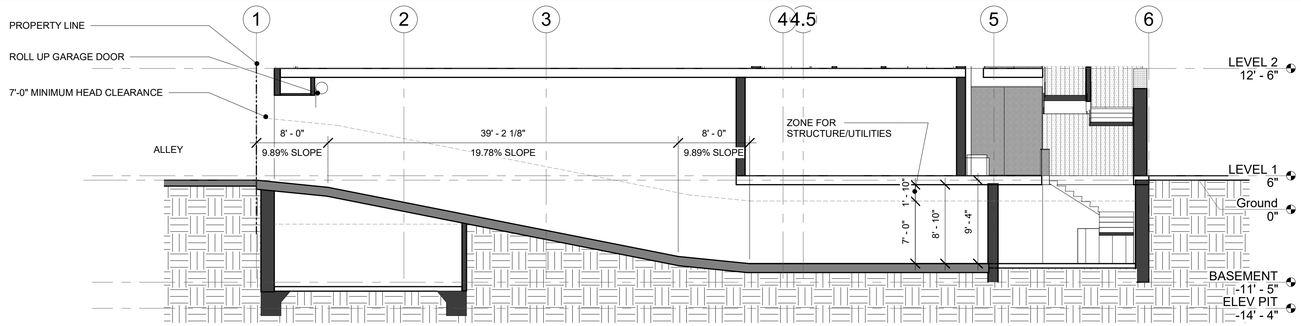
SHEET TITLE:

BUILDING ELEVATIONS

SHEET NO:

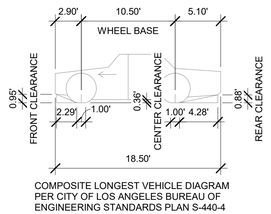
A201

ENTITLEMENT APPLICATION_REV1

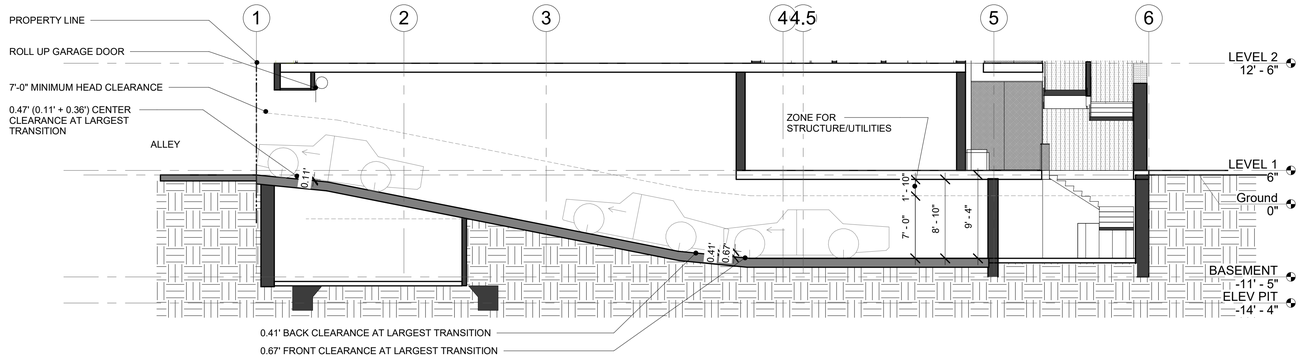


SECTION - RAMP SLOPE | 1

1/8" = 1'-0" | A301

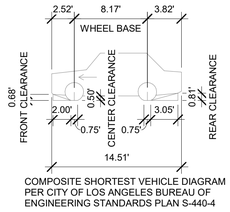


COMPOSITE LONGEST VEHICLE DIAGRAM PER CITY OF LOS ANGELES BUREAU OF ENGINEERING STANDARDS PLAN S-440-4

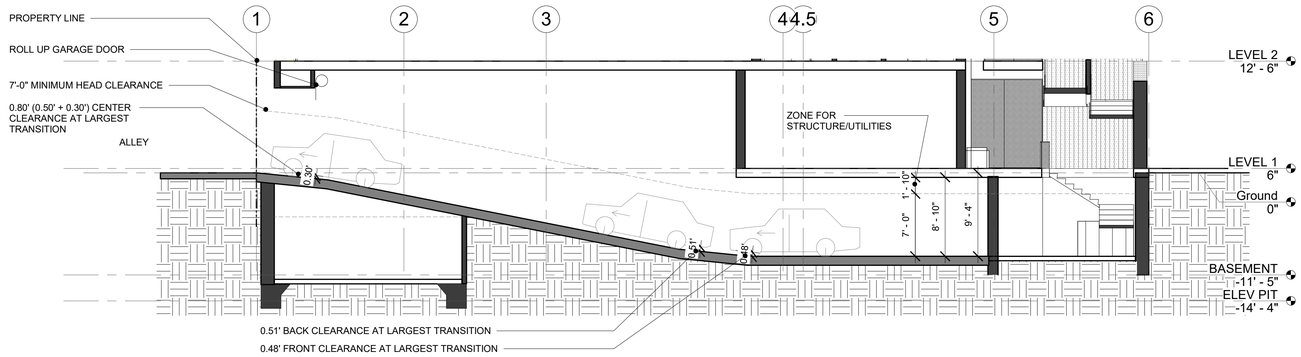


SECTION - RAMP CLEARANCES - LONGEST COMPOSITE | 2

1/8" = 1'-0" | A301

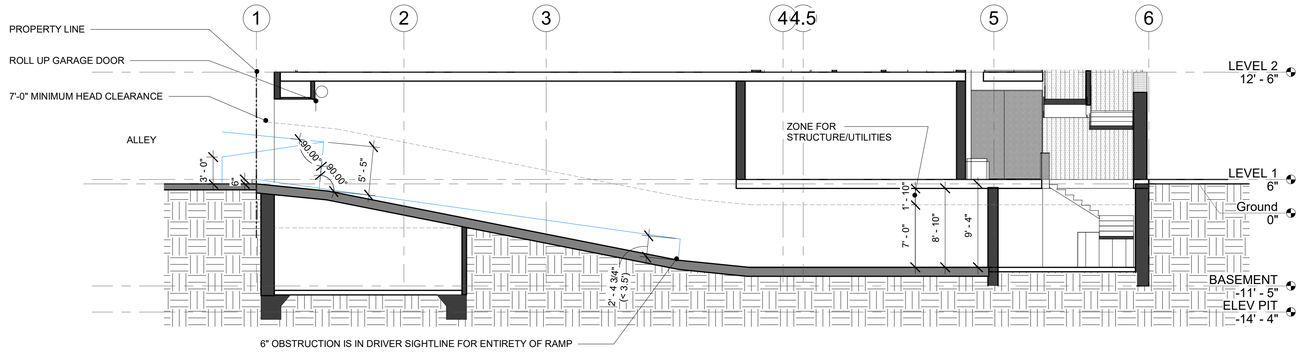


COMPOSITE SHORTEST VEHICLE DIAGRAM PER CITY OF LOS ANGELES BUREAU OF ENGINEERING STANDARDS PLAN S-440-4



SECTION - RAMP CLEARANCES - SHORTEST COMPOSITE | 3

1/8" = 1'-0" | A301



SECTION - RAMP VISIBILITY | 4

1/8" = 1'-0" | A301

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

10/4/2021 5:36:25 PM

CLIVE WILKINSON ARCHITECTS
6116 Washington Boulevard
Culver City California 90232
+1 310 358 2200 **www.clivewilkinson.com**

ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021
ENTITLEMENT APPLICATION_REV 1	10/04/2021

#	REVISION LIST	DATE

NOT FOR CONSTRUCTION

5861-63 WASHINGTON BLVD.

5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

PROJECT NO.: 1927
DATE: 10/4/2021
SCALE: 1/8" = 1'-0"

SHEET TITLE:

DRIVEWAY RAMP SECTIONS

SHEET NO:

A301

ENTITLEMENT APPLICATION_REV1

LOW IMPACT DEVELOPMENT PLAN

5861-63 WASHINGTON BLVD
5861-63 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE TO CONTRACTORS:

1. SITE TO BE BUILT PER PERMITTED PLANS, ONLY PERMITTED CONSTRUCTION DOCUMENTS SHALL BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ALL OTHER PLANS ARE NOT FOR CONSTRUCTION. DO NOT GIVE FINAL BIDS ON PLANS THAT HAVE ONLY BEEN SUBMITTED TO THE BUILDING DEPARTMENT AND NOT APPROVED. THE CONTRACTOR SHALL VERIFY CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND SITE CONDITIONS, OR BETWEEN THE GRADING AND THE ARCHITECTURAL PLANS TO THE ENGINEER BEFORE FINAL BIDDING AND/OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IN WRITTEN FORM EXPLAINING THE DISCREPANCY. ALL GRADING AND DRAINAGE CONSTRUCTION QUESTIONS ARE TO BE WRITTEN FORM AND SENT TO THE ENGINEER OF RECORD AT CW HOWE PARTNERS INC. (FAX: (310) 838-5380) AND ALSO SENT TO THE ARCHITECT OR RECORD BY THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS.
2. ALL WORK PERFORMED SHALL CONFORM TO SPPWC GREENBOOK SPECIFICATIONS, UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL PERFORM ALL THE WORK SPECIFIED ON THE DRAWINGS AND WITHIN THE VARIOUS NOTES SHOWN HEREON.
3. ALL OFFSITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AGENCY. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED CONSTRUCTION PERMITS.
4. CONTRACTOR TO CONSTRUCT DESIGN GRADES SHOWN ON PLAN, CONSTRUCT STRAIGHT GRADE BETWEEN INDICATED ELEVATIONS UNLESS INTERRUPTED BY A GRADE CHANGE LINE. ANY DEVIATIONS FROM GRADING PLAN MUST HAVE PRIOR APPROVAL OF THE PROJECT ENGINEER.
5. NO CRUSHING OF EXISTING ASPHALTIC CONCRETE PAVEMENT IS ALLOWED ON SITE.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING AND DRAINAGE WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OR THE ARCHITECT AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE DISCREPANCY HAS BEEN EVALUATED.
7. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA.
8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR 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, THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
10. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OR THE ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
11. 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 5 FEET OR DEEPER.
12. CONSTRUCTION SHALL BE RESTRICTED TO THE HOURS OF 7:00AM TO 6:00PM MONDAY THROUGH FRIDAY, AND 8:00AM TO 6:00PM ON SATURDAY.
13. THE PROJECT SPONSOR MUST COMPLY WITH THE NOISE INSULATION STANDARDS OF TITLE 24 OF THE CALIFORNIA CODE REGULATIONS, WHICH INSURE AN ACCEPTABLE INTERIOR NOISE ENVIRONMENT.

GENERAL SPECIFICATIONS FOR ALL GRADING PLANS:

1. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15." OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200 CY] SEC. 91.7007.1

GENERAL CONSTRUCTION:

1. SEDIMENT CARRIES WITH IT OTHER WORK-SITE POLLUTANTS SUCH AS PESTICIDES, CLEANING SOLVENTS, CEMENT WASH, ASPHALT, AND CAR FLUIDS THAT ARE TOXIC TO SEA LIFE.
2. ALL WASTE SHALL BE DISPOSED OF PROPERLY. USE APPROPRIATELY LABELED RECYCLING BINS TO RECYCLE CONSTRUCTION MATERIALS INCLUDING: SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND VEGETATION. NON RECYCLABLE MATERIALS/WASTES MUST BE TAKEN TO AN APPROPRIATE LANDFILL. TOXIC WASTES MUST BE DISCARDED AT A LICENSED REGULATED DISPOSAL SITE.
3. CLEAN UP LEAKS, DRIPS AND SPILLS IMMEDIATELY TO PREVENT CONTAMINATED SOIL ON PAVED SURFACES THAT CAN BE WASHED AWAY INTO THE STORM DRAINS.
4. DO NOT HOSE DOWN PAVEMENT AT MATERIAL SPILLS. USE DRY CLEANUP METHODS WHENEVER POSSIBLE.
5. COVER AND MAINTAIN DUMPSTERS. PLACE UNCOVERED DUMPSTERS UNDER A ROOF OR COVER WITH TARPS OR PLASTIC SHEETING.
6. USE GRAVEL APPROACHES WHERE TRUCK TRAFFIC IS FREQUENT TO REDUCE SOIL COMPACTION AND LIMIT THE TRACKING OF SEDIMENT INTO STREETS.
7. CONDUCT ALL VEHICLE/EQUIPMENT MAINTENANCE, REPAIR, AND WASHING AWAY FROM STORM DRAINS. ALL MAJOR REPAIRS ARE TO BE CONDUCTED OFF-SITE. USE DRIP PANS OR DROP CLOTHES TO CATCH DRIPS AND SPILLS.

PROJECT INFORMATION:

ARCHITECT

CLIVE WILKINSON ARCHITECTS
6116 WASHINGTON BLVD
CULVER CITY, CA 90232
310-358-2200

CIVIL ENGINEER

C.W. HOWE PARTNERS, INC.
4358 SEPULVEDA BLVD
CULVER CITY, CA 90230
KATHERINE BAAD, PE
PROJECT NO. C-21C02
310-838-0383

SURVEY INFORMATION:

SURVEYOR'S INFORMATION

BECKER AND MIYAMOTO, INC.
5601 W. WASHINGTON BLVD.
LOS ANGELES, CA. 90016
323-592-3589
JOB NO. 13088
DATE: 12/06/19

BASIS OF BEARINGS

THE BEARING OF SOUTH 63° 15' 00" WEST FOR THE NORTHERLY LINE OF WASHINGTON BOULEVARD (FORMALLY WASHINGTON STREET) AS SHOWN ON THE MAP OF TRACT NO. 6256 M.B. 71-19 AND TRANSFERRED TO CENTERLINE WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

LEGAL DESCRIPTION

PARCEL 1:

LOT 244 OF TRACT NO. 6256, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 245 AND 246 OF TRACT NO. 6256, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGLES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

CITY OF LOS ANGELES BENCH MARK NO. 13-01889
WIRE SPK IN E CURB ADAMS BLVD; 6FT S OF BC CURB RET S OF WASHINGTON BLVD.

ELEVATION = 88.873' (2000 ADJ. NAVD88 DATUM)

NOTES:

1. ALL PIPES SHALL BE PVC (SCHEDULE 40) OR APPROVED EQUIVALENT. WHERE REQUIRED. PERFORATIONS SHALL BE 1/4-INCH DIAMETER WITH MINIMUM 16 PER LINEAR FOOT IN BOTTOM HALF OF PIPE.
2. OUTLET PIPES SHALL BE NON-PERFORATED AND SPACED A MAXIMUM OF 40 FEET ON CENTER.

SHEET INDEX

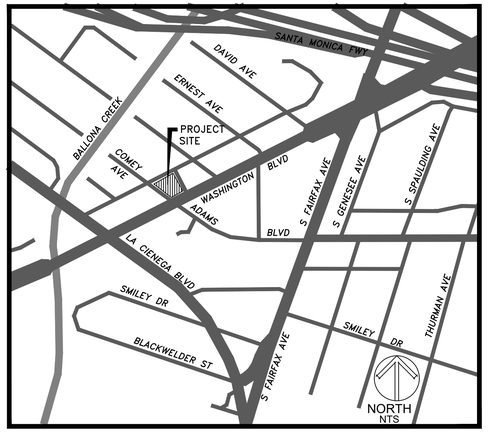
SHEET NO.	DESCRIPTION
C1	TITLE SHEET AND GENERAL NOTES
C2	PRECISE GRADING PLAN
C2.1	PRECISE GRADING PLAN - BASEMENT
C2.2	PRELIM. UTILITY PLAN
C3	LOW IMPACT DEVELOPMENT EXHIBIT
C3.1	STORM DRAIN PRELIM. PLAN
C3.2	LOW IMPACT DEVELOPMENT DOCUMENTS
C3.3	SURFACE AREAS- EXISTING

LEGEND AND SYMBOLS:

PROPERTY LINE
CENTERLINE
STORM DRAIN (SD)
RIDGE LINE (R)
FLOW LINE
PROP ELEVATION 52.39
EXIST ELEVATION 52.39

ABBREVIATIONS:

BW	BOTTOM OF WALL
EXIST	EXISTING
EG	EDGE OF GUTTER
FG	FINISHED GRADE
FS	FINISHED SURFACE
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
PROP	PROPOSED
ROW	RIGHT OF WAY
SD	STORM DRAIN
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
STD	STANDARD
TC	TOP OF CURB
TG	TOP OF GRATE



VICINITY MAP
LOS ANGELES COUNTY THOMAS GUIDE PAGE
561, GRID H7

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REGISTERED PROFESSIONAL ENGINEER
KATHERINE P. BAAD
NO. 64669
EXP. 6/30/23
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS:

5861-63 WASHINGTON BLVD
5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

SUBMITTALS	DATE
ENTITLEMENT	02 JULY 2021

REVISIONS	DATE

PROJECT INFO:
APN: 5065-016-005
5065-016-006

BENCHMARK:
CITY OF LOS ANGELES BENCH MARK NO. 13-01889
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SHEET NAME:

TITLE SHEET AND GENERAL NOTES

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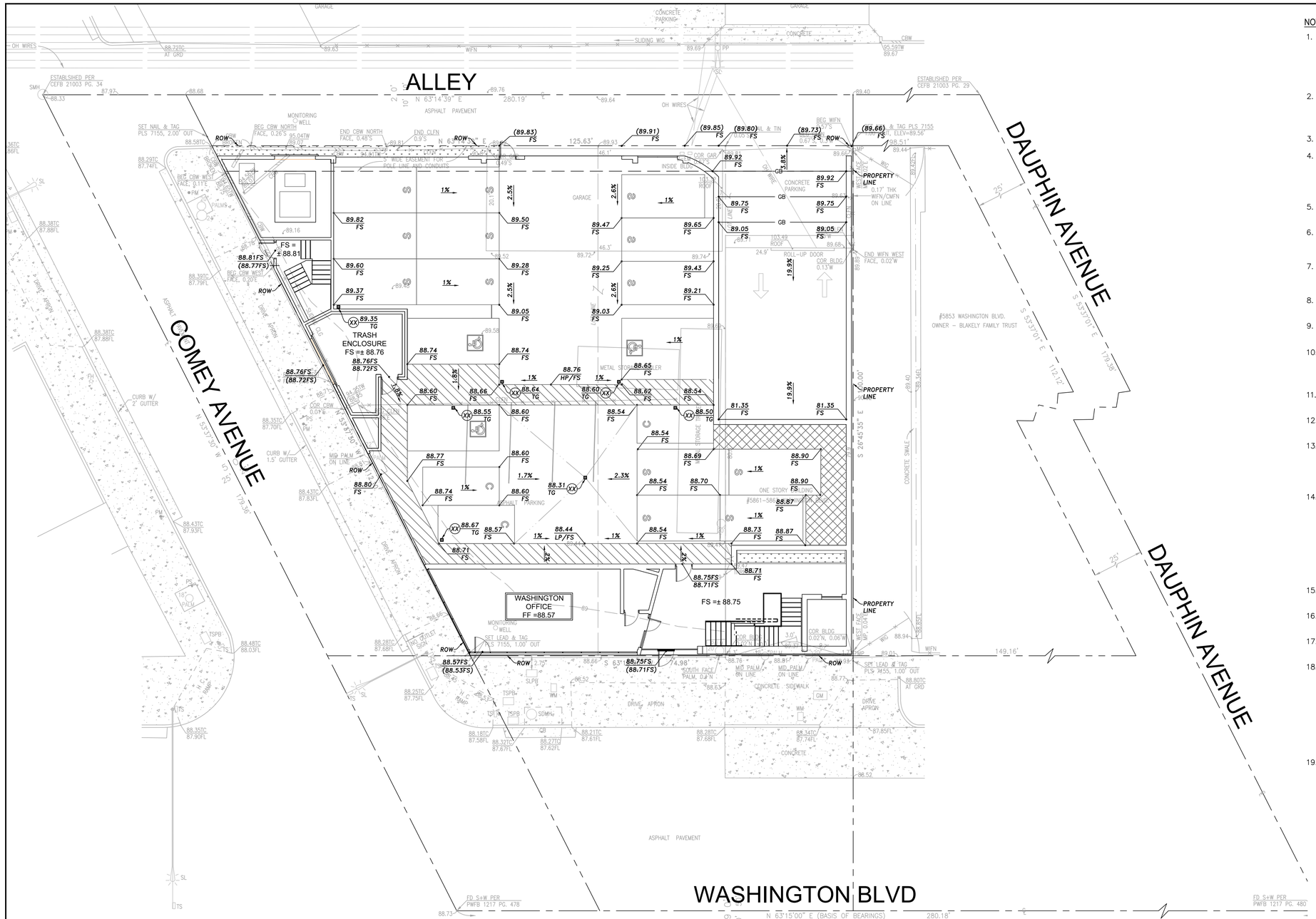
JAA / MO	C1
REVIEWED ☐	
PROJECT No.: C-21C02	



NOTES:

1. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEEDS 60,000 SF, CUT OR FILL SLOPES EXCEED 2:1, CUTS EXCEED 40 FT IN HEIGHT AND WITHIN 20 FT OF A PROPERTY LINE, PROJECTS INVOLVE UNUSUAL HAZARDS, SHORING WORK INCLUDING SLOT CUTS.
2. SURVEY SHOWN WAS USED AS A BASIS FOR THIS PLAN AND DESIGN. CONTRACTOR SHOULD VERIFY ALL ELEVATIONS PROPOSED AND EXISTING PRIOR TO CONSTRUCTION AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
3. RETAINING WALLS TO BE CONSTRUCTED PER SEPARATE PERMIT.
4. CONTRACTOR SHALL TO THE BEST OF THEIR ABILITIES SHALL INCLUDE THE MINIMUM REQUIREMENTS FOR CONSTRUCTION PROJECTS BY IMPLEMENTING THE BEST MANAGEMENT PRACTICES AS DETAILED IN THE BMP HANDBOOK AND ADOPTED BY THE CITY OF LOS ANGELES.
5. DIRECT ALL ROOF DRAINAGE VIA GRAVITY FLOW AND OUTLET THRU AN APPROVED DEVICE TO AN APPROVED LOCATION.
6. CONTRACTOR TO ALLOW FOR DEMOLITION AND REPLACEMENT OF EXISTING SIDEWALK, CURB AND GUTTER ALONG PROPERTY LINES IF DAMAGED AT WASHINGTON BLVD & COMEY AVENUE.
7. ALL DAMAGED OR OFF-GRADE CURB, GUTTER, SIDEWALK, DRIVEWAY APPROACH OR A.C. PAVEMENT SHALL BE REPAIRED OR REPLACED.
8. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT.
9. A REGISTERED DEPUTY GRADING INSPECTORS IS REQUIRED ON ALL SHORING WORK INCLUDING SLOT CUTS. (SEC 1701.5)
10. CONTRACTOR SHALL PROVIDE A COPY OF PERMIT FROM CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR EXCAVATIONS OR TRENCHES OVER 5 FEET VERTICAL CUTS OR WORK THAT MAY JEOPARDIZE WORKERS.
11. DECORATIVE CONCRETE AND HARDSCAPE PER ARCHITECTURAL PLANS.
12. DIMENSIONAL CONTROL PLAN AND STRIPING PLAN PER ARCHITECTURAL PLANS.
13. A PRECONSTRUCTION CONFERENCE SHOULD BE HELD AT THE SITE PRIOR TO THE BEGINNING OF GRADING OPERATIONS WITH THE OWNER, CONTRACTOR, CIVIL ENGINEER AND GEOTECHNICAL ENGINEER IN ATTENDANCE. SPECIAL SOIL HANDLING REQUIREMENTS CAN BE DISCUSSED AT THAT TIME.
14. GRADING SHOULD COMMENCE WITH THE REMOVAL OF ALL EXISTING VEGETATION AND EXISTING IMPROVEMENTS FROM THE AREA TO BE GRADED. ALL EXISTING UNDERGROUND IMPROVEMENTS PLANNED FOR REMOVAL SHOULD BE COMPLETELY EXCAVATED AND THE RESULTING DEPRESSIONS PROPERLY BACKFILLED. DELETERIOUS DEBRIS SUCH AS WOOD AND ROOT STRUCTURES SHOULD BE EXPORTED FROM THE SITE SHOULD NOT BE MIXED WITH THE FILL SOILS. ASPHALT AND CONCRETE SHOULD NOT BE MIXED WITH THE FILL SOILS UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER.
15. CONTRACTOR TO PLACE ALL EXISTING AND PROPOSED UTILITIES IN ALLEY UNDERGROUND PER PLUMBING PLANS.
16. POTABLE WATER AND SEWER CONNECTIONS PER CONCEPTUAL PLUMBING PLANS.
17. SEWER CONNECTION ON PUBLIC RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT FROM ENGINEERING DIVISION.
18. UTILITY TRENCHES SHOULD BE PROPERLY BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GREEN BOOK (LATEST EDITION). THE PIPE SHOULD BE BEDDED WITH CLEAN SANDS (SAND EQUIVALENT GREATER THAN 30) TO A DEPTH OF AT LEAST ONE FOOT OVER THE PIPE. THE USE OF GRAVEL IS NOT ACCEPTABLE UNLESS USED IN CONJUNCTION WITH FILTER FABRIC. THE REMAINDER OF THE TRENCH BACKFILL MAY BE DERIVED FROM ONSITE SOIL OR APPROVED IMPORT SOIL, COMPACTED AS NECESSARY, UNTIL THE REQUIRED COMPACTION IS OBTAINED.
19. ALL TRENCH AND FOUNDATION EXCAVATION BOTTOMS MUST BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER, PRIOR TO PLACING BEDDING SANDS, FILL, STEEL, GRAVEL OR CONCRETE.

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REGISTERED PROFESSIONAL ENGINEER
KATHERINE F. BAUM
NO. 64669
EXP. 6/30/23
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS:

5861-63 WASHINGTON BLVD
5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

SUBMITTALS	DATE
ENTITLEMENT	02 JULY 2021

REVISIONS	DATE

PROJECT INFO:
APN: 5065-016-005
5065-016-006

BENCHMARK:
CITY OF LOS ANGELES BENCH MARK NO. 13-01889
WIRE SPK IN E CURB ADAMS BLVD; 6FT S OF BC CURB RET S OF WASHINGTON BLVD.

ELEVATION = 88.873' (2000 ADJ. NAVD88 DATUM)

BASIS OF BEARING:
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SHEET NAME:

PRECISE GRADING PLAN

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1 inch = 10 ft. (IN FEET)

PROJ. ENG. / DRAWN:	SHEET:
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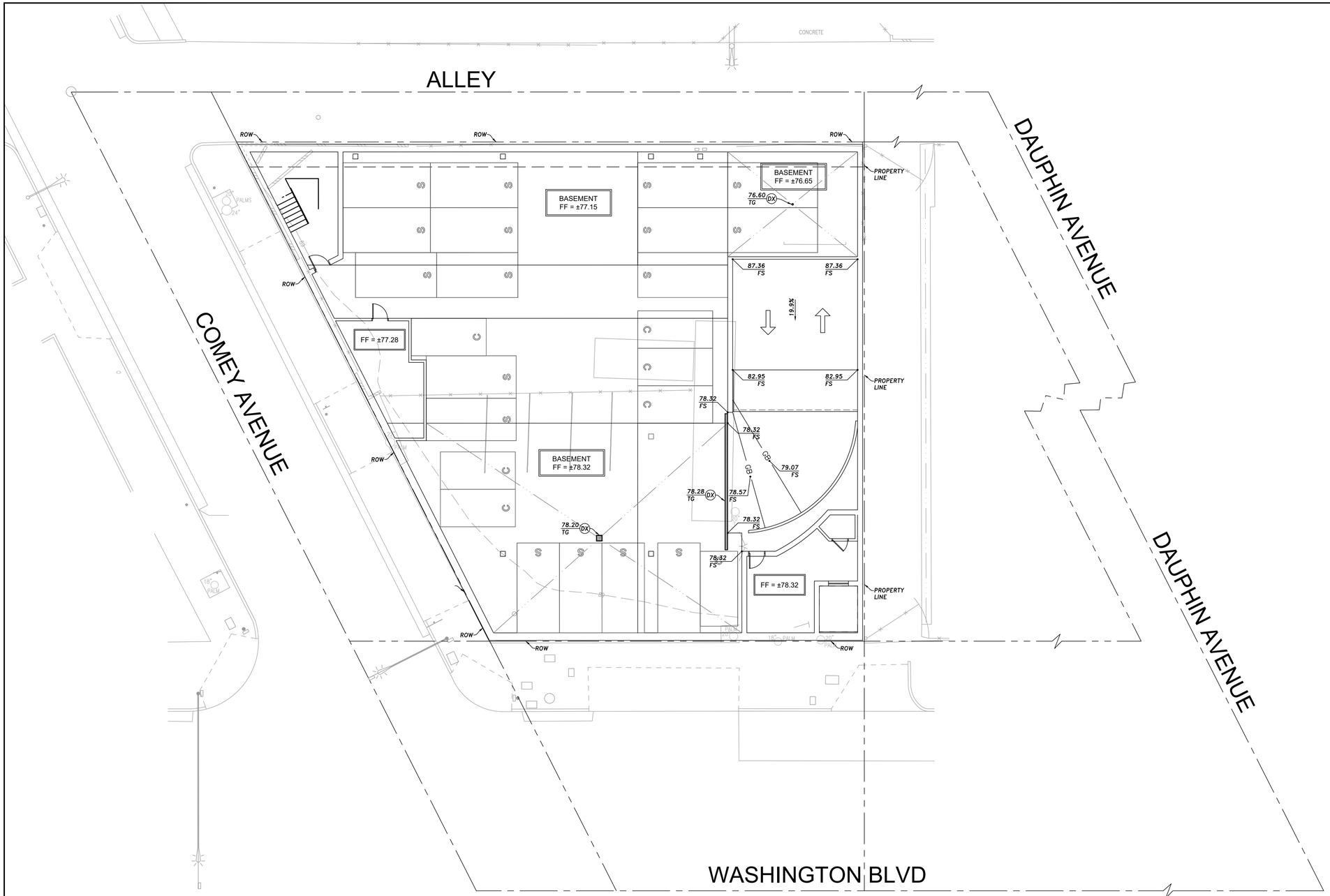
PROJECT No.: C-21C02	



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GRAPHIC SCALE
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1 inch = 10 ft. (IN FEET)

PROJ. ENG. / DRAWN:	SHEET:
JAA / MO	C2.1
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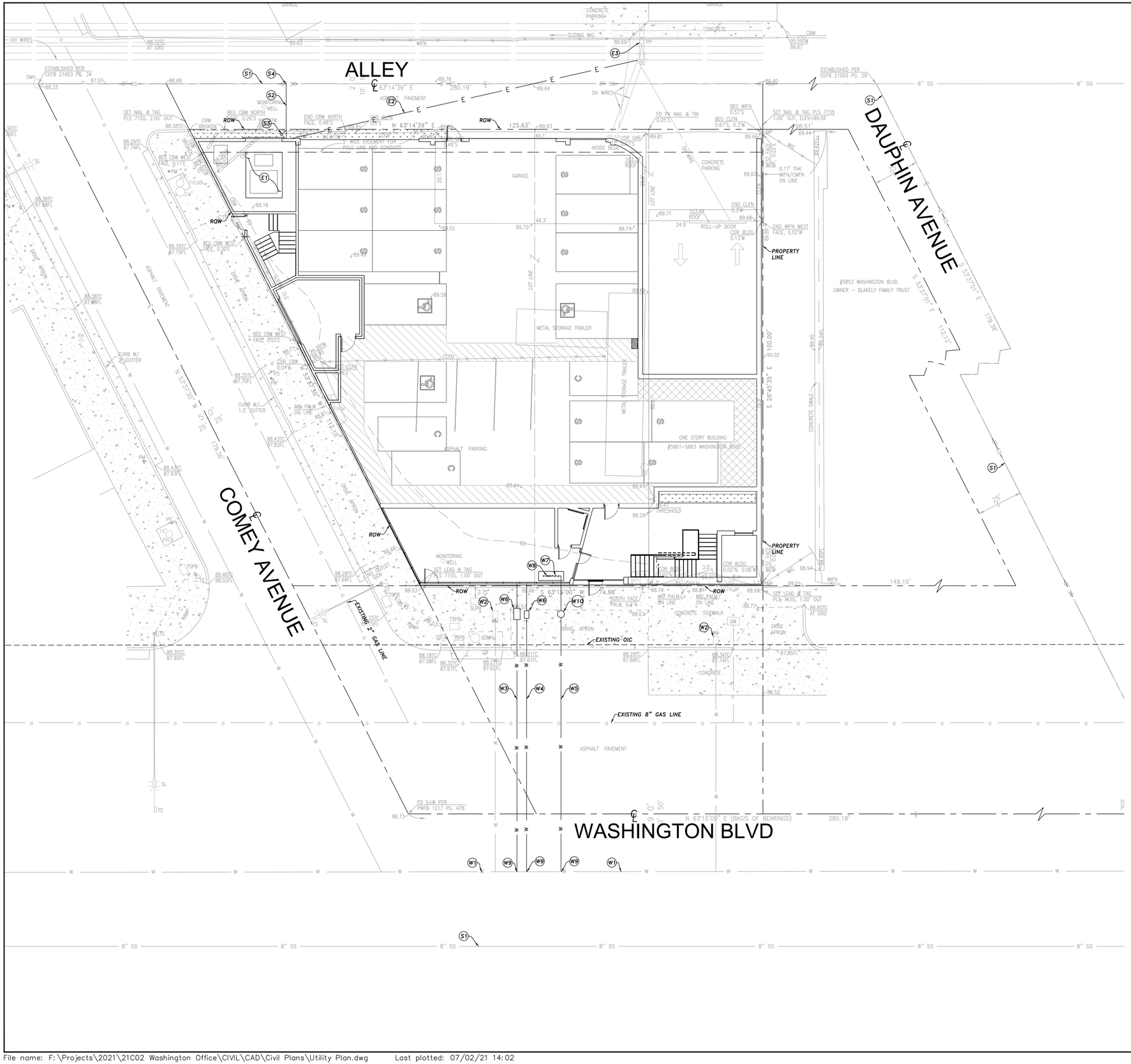

SEWER CONSTRUCTION NOTES:

(S1) EXISTING 8" SANITARY SEWER PIPE. CONTRACTOR TO VERIFY INVERT AND LOCATION ON SITE.

(S2) PROPOSED SANITARY SEWER PIPE PER CULVER CITY STANDARDS.

(S3) PROPOSED CLEANOUT PER CULVER CITY STANDARDS.

(S4) CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER PIPE TO EXISTING 8" SANITARY SEWER PIPE PER CULVER CITY STANDARDS.

WATER CONSTRUCTION NOTES:

(W1) EXISTING 12" WATER PIPE. CONTRACTOR TO VERIFY INVERT AND LOCATION ON SITE.

(W2) EXISTING WATER METER. CONTRACTOR TO REMOVE.

(W3) CONTRACTOR TO INSTALL DOMESTIC WATERLINE PER GOLDEN STATE WATER COMPANY STANDARD PLANS P-25 AND P-27.

(W4) CONTRACTOR TO INSTALL IRRIGATION WATERLINE PER GOLDEN STATE WATER COMPANY STANDARD PLANS P-25 AND P-26.

(W5) CONTRACTOR TO INSTALL FIRE LATERAL LINE PER GOLDEN STATE WATER COMPANY STANDARD PLANS P-25 AND P-35B.

(W6) CONTRACTOR TO INSTALL WATER METER PER GOLDEN STATE WATER COMPANY STANDARD PLANS P-25 AND P-28

(W7) PROPOSED DCDA WITH SOV.

(W8) PROPOSED FIRE DEPARTMENT CONNECTION.

(W9) CONTRACTOR TO CONNECT WATERLINES TO EXISTING 12" WATER PIPE PER GOLDEN STATE WATER COMPANY STANDARD PLANS P-25,P-26, P-27.

(W10) PROPOSED VALVE BOX LOCATION PER GOLDEN STATE WATER COMPANY STANDARDS P-31/P-32

ELECTRICAL CONSTRUCTION NOTES:

(E1) PROPOSED ELECTRICAL TRANSFORMER LOACTION.

(E2) PROPOSED ELECTRICAL CONNECTION PER SOUTHERN CALIFORNIA EDISON STANDARDS.

(E3) EXISTING POWER POLE.

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REGISTERED PROFESSIONAL ENGINEER
KATHERINE F. BLAKE
NO. 64669
EXP. 6/30/23
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ELEVATION = 88.873' (2000 ADJ. NAVD88 DATUM)

BASIS OF BEARING:
THE BEARING OF SOUTH 63° 15' 00" WEST FOR THE NORTHERLY LINE OF WASHINGTON BOULEVARD (FORMALLY WASHINGTON STREET) AS SHOWN ON THE MAP OF TRACT NO. 6256 M.B. 71-19 AND TRANSFERRED TO CENTERLINE WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

SHEET NAME:

PRELIMINARY UTILITY PLAN

UNDERGROUND SERVICE ALERT
Call: TOLL FREE
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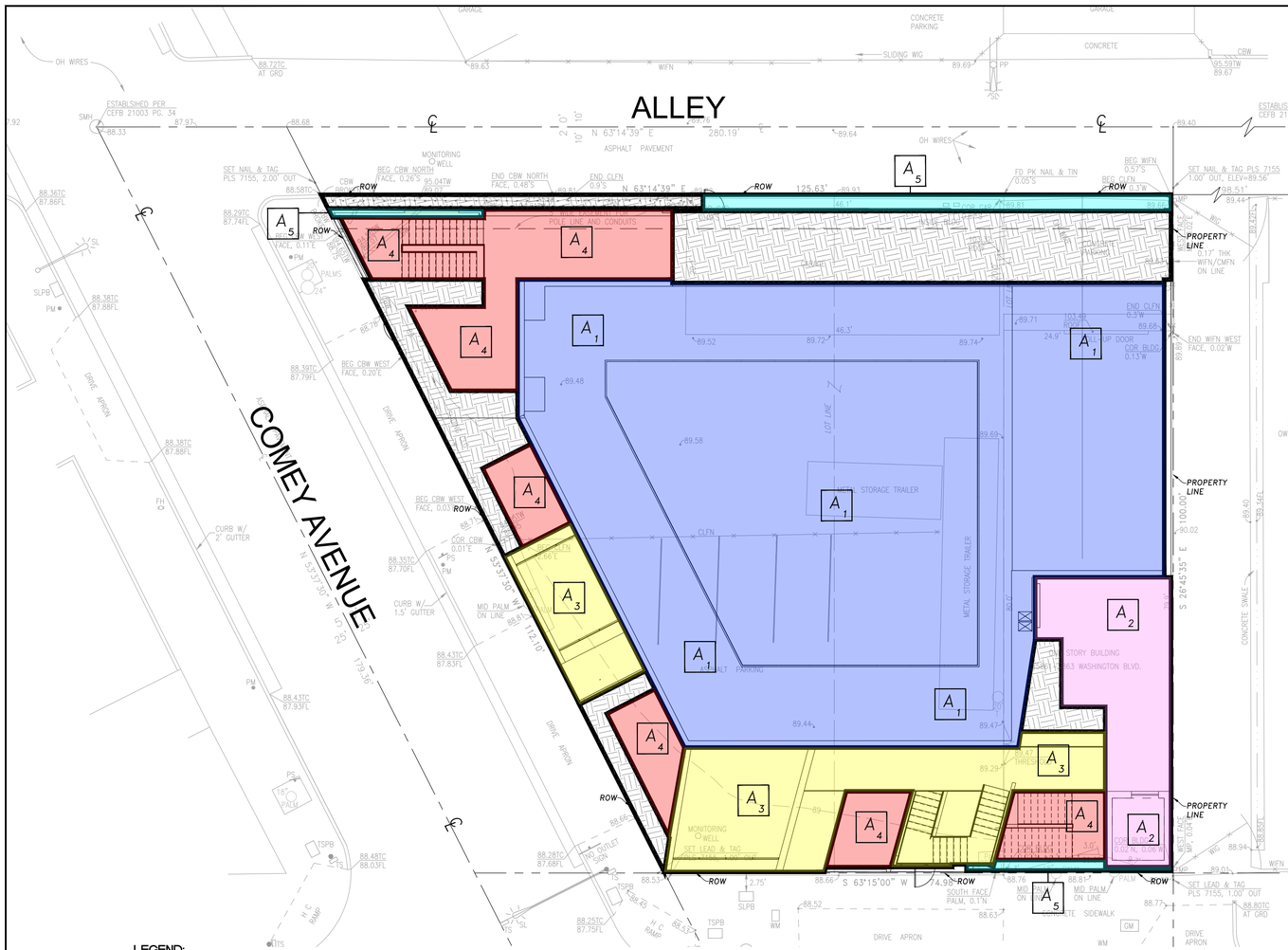
TWO WORKING DAYS BEFORE YOU DIG

NORTH ARROW: N

GRAPHIC SCALE
0 10 20
1 inch = 10 ft. (IN FEET)

PROJ. ENG. / DRAWN:	SHEET:
JAA / MO	C2.2
REVIEWED ☐	
PROJECT No.: C-21C02	



LEGEND:

ROOF AREA
(A1= 5,447.4 FT²)

MEZZANINE AREA
(A2= 572.9 FT²)

OFFICE LEVEL X
(A3= 1,157.5 FT²)

OFFICE LEVEL X
(A4= 1,123.3 FT²)

SITE AREA
(A5= 229.4 FT²)

LANDSCAPE AREA
(1,371.9 FT²)

SITE INFORMATION – LOW IMPACT DEVELOPMENT
PROPOSED RESIDENCE
TOTAL PROJECT SITE AREA: 10,030.35 FT² = 0.230 AC
TOTAL IMPERVIOUS AREA: 8,530.50 FT² = 0.196 AC

CISTERN CALCULATION– PER L.A. COUNTY LID MANUAL
85TH PERCENTILE = 1.1 IN. > 0.75 IN. (3/4" STORM EVENT)
PER HYDROCALC RESULTS:
24–HR CLEAR RUNOFF VOLUME (SWQDv) = 0.0164 AC–FT
0.0164 AC–FT * (43,560 FT²/1 AC) = 714.77 FT³
VSP = SWQDv–Vr = 714.38–0= 714.77 FT³ = 5,346.85 GAL.
REQUIRED VOLUME: 5,346.85 GAL.
PROVIDED VOLUME: 8,243 GAL.
PROVIDED VOLUME > REQUIRED VOLUME ∴ OK

Peak Flow Hydrologic Analysis

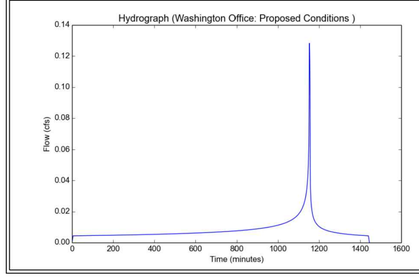
File location: F:/Projects/2021/21C02 Washington Office/CIVIL/Engineer/Calculations and Reports/Hydrology/LID Calc/Washington - Proposed Condition
Version: HydroCalc 0.3.1-beta

Input Parameters

Project Name	Washington Office
Subarea ID	Proposed Conditions
Area (ac)	0.23
Flow Path Length (ft)	53.66
Flow Path Slope (vft/hft)	0.02
85th Percentile Rainfall Depth (in)	1.1
Percent Impervious	0.852
Soil Type	17
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.1
Peak Intensity (in/hr)	0.6563
Undeveloped Runoff Coefficient (Cu)	0.5595
Developed Runoff Coefficient (Cd)	0.8496
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.1282
Burned Peak Flow Rate (cfs)	0.1282
24-Hr Clear Runoff Volume (ac-ft)	0.0164
24-Hr Clear Runoff Volume (cu-ft)	714.7677



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Structural and Civil Engineering
4358 Sepulveda Blvd. Culver City, CA 90230
(310) 838-0383 office@cwhowe.com

NOT FOR CONSTRUCTION UNTIL SIGNED BY ENGINEER

REGISTERED PROFESSIONAL ENGINEER
KATHERINE E. BAUD
NO. 64669
EXP. 6/30/23
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS:

5861-63 WASHINGTON BLVD
5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

SUBMITTALS	DATE
ENTITLEMENT	02 JULY 2021

REVISIONS	DATE

PROJECT INFO:
APN: 5065-016-005
5065-016-006

BENCHMARK:
CITY OF LOS ANGELES BENCH MARK
NO. 13-01889
WIRE SPK IN E CURB ADAMS BLVD;
6FT S OF BC CURB RET S OF
WASHINGTON BLVD.

ELEVATION = 88.873' (2000 ADJ.
NAVD88 DATUM)

BASIS OF BEARING:
THE BEARING OF SOUTH 63° 15' 00"
WEST FOR THE NORTHERLY LINE OF
WASHINGTON BOULEVARD
(FORMALLY WASHINGTON STREET) AS
SHOWN ON THE MAP OF TRACT NO.
6256 M.B. 71-19 AND TRANSFERRED
TO CENTERLINE WAS USED AS THE
BASIS OF BEARINGS SHOWN HEREON.

SHEET NAME:

LOW IMPACT DEVELOPMENT EXHIBIT

UNDERGROUND SERVICE ALERT
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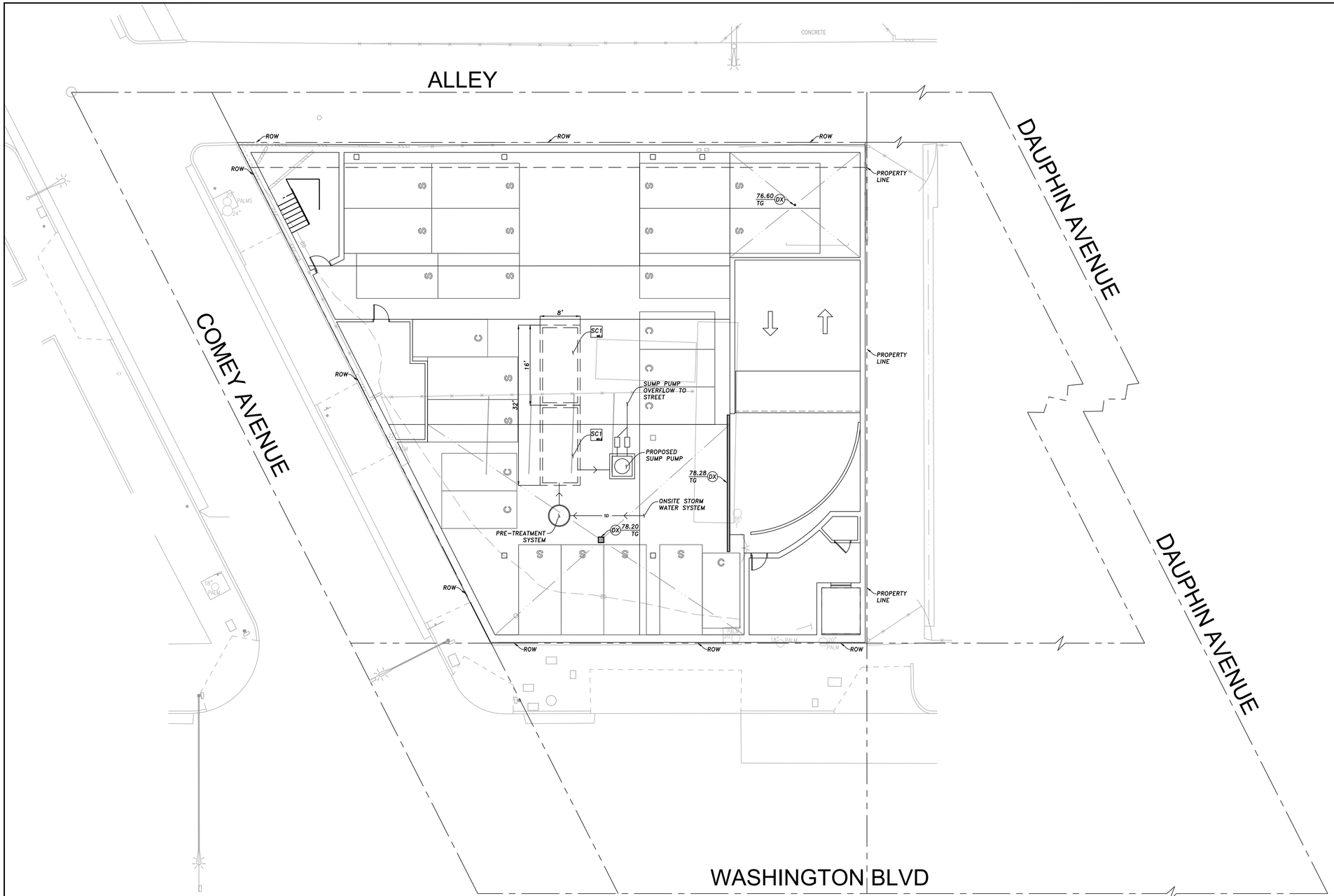
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

NORTH ARROW:

GRAPHIC SCALE
0 10 20
1 inch = 10 ft. (IN FEET)

PROJ. ENG. / DRAWN: JAA / MO
REVIEWED ☐
PROJECT No.: C-21C02
SHEET: C3



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CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS:

5861-63 WASHINGTON BLVD
5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

SUBMITTALS	DATE
ENTITLEMENT	02 JULY 2021

REVISIONS	DATE

PROJECT INFO:
APN: 5065-016-005
5065-016-006

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NO. 13-01889
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SHEET NAME:

STORM DRAIN PRELIM. LAYOUT

UNDERGROUND SERVICE ALERT
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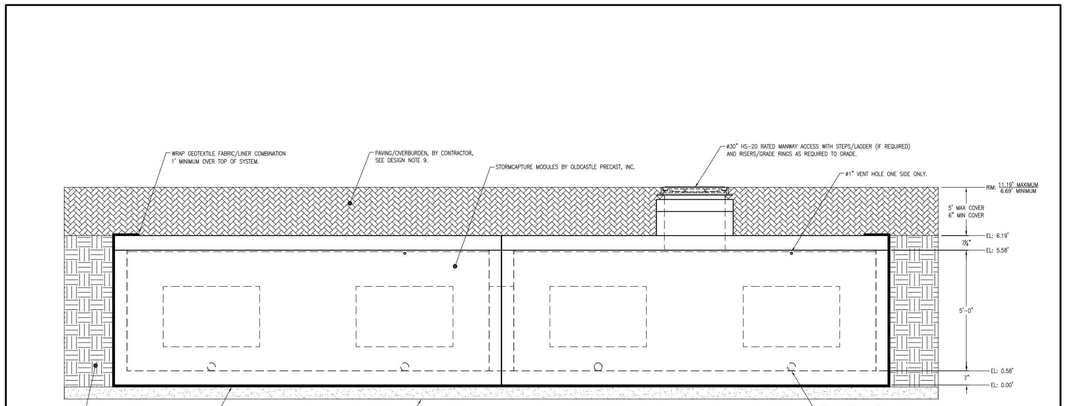
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

NORTH ARROW: N

GRAPHIC SCALE
0 10 20
1 inch = 10 ft. (IN FEET)

PROJ. ENG. / DRAWN:	SHEET:
JAA / MO	C3.1
REVIEWED ☐	
PROJECT No.: C-21C02	



TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

DESIGN NOTES:
1. DESIGN LOADINGS:
   - A. AASHTO HS-20-44 W/ IMPACT.
   - B. DEPTH OF COVER = 6" - 5'-0" (120 PCF ASSUMED).
   - C. ASSUMED WATER TABLE = BELOW BOTTOM OF PRECAST.
   - D. DRY LATERAL EARTH PRESSURE (EFP) = 45 PCF.
   - E. LATERAL LIVE LOAD SURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
   - F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALL PIERS, OR FOUNDATIONS.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSI.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
4. CEMENT: ASTM C-150 SPECIFICATION.
5. STORMCAPTURE MODULE TYPE = DETENTION.
6. REQUIRED BASE LAYER DEPTH = 2" SAND BEDDING LAYER.
7. REQUIRED NATIVE ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF.
8. REFERENCE STANDARDS:
   - A. ASTM C 890
   - B. ASTM C 891
   - C. ASTM C 913
9. CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADING SHALL NOT BE ALLOWED ON STRUCTURE. ANY DESIGN CONSTRAINT DIFFERENT FROM ABOVE REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER SUBGRADE AND REVISED PRICING.

NOTES TO REVIEWING ENGINEER:
1. THIS SYSTEM IS DESIGNED TO THE PARAMETERS NOTED. PLEASE VERIFY THAT THESE PARAMETERS MEET PROJECT REQUIREMENTS (I.E. LIVE LOAD AND FILL RANGE). IF DESIGN PARAMETERS ARE INCORRECT NOTIFY OLDCASTLE IMMEDIATELY FOR REDESIGN AND RE-PRICING.
2. REVIEWING ENGINEER TO CONFIRM ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER TO CONFIRM ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. UNLESS OTHERWISE NOTED, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
5. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE BELOW SYSTEM INVERT. REVIEWING ENGINEER TO VERIFY THAT THE DESIGN GROUNDWATER TABLE IS BELOW INVERT OF PRECAST. IF DESIGN PARAMETERS ARE INCORRECT NOTIFY OLDCASTLE IMMEDIATELY FOR REDESIGN AND REVISED PRICING.
6. THIS SYSTEM IS DESIGNED WITH A CONTAINMENT MEMBRANE LINER. IF A LINER IS NOT NEEDED PLEASE CONTACT OLDCASTLE TO PROVIDE THIS OPTION IN THE FINAL DESIGN.

- PRELIMINARY -
NOT FOR CONSTRUCTION

Oldcastle Precast
7501 Southpark Plaza, Suite 200 | Littleton, CO | 80120
PH: 800.579.8910 | oldcastleinfrastructure.com

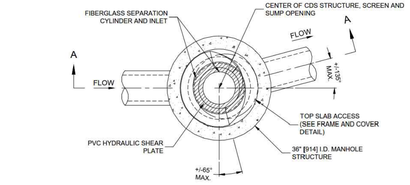
STORMCAPTURE ®
SC1 Detention System

EXAMPLE DETAIL

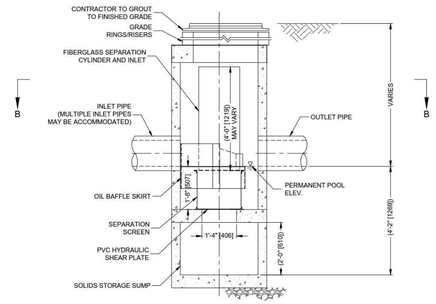
5-FOOT INSIDE HEIGHT W/ LINER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
-	-	JH	-	-	-
GEOMETRIC NUMBER			REVISION	SHEET	
SCDD_5FT_SC1_DT-LNR			REV DATE: N/A	1 OF 2	

Stormwater



PLAN VIEW B-B
NOT TO SCALE



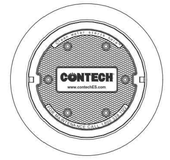
ELEVATION A-A
NOT TO SCALE

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 0.50 [14.16 L/s] CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 6.0 [170 L/s] CFS. IF THE SITE CONDITIONS EXCEED 6.0 [170 L/s] CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

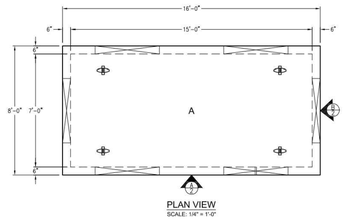
* PER ENGINEER OF RECORD

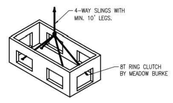
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

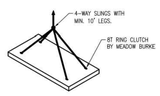
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

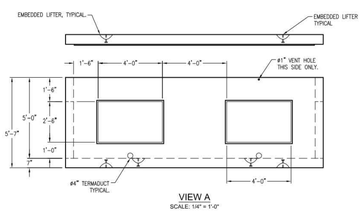




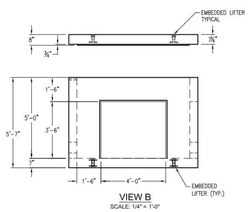
BOTTOM MODULE LIFTING DETAIL
N.T.S.



TOP SLAB LIFTING DETAIL
N.T.S.



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



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

- PRELIMINARY -
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7501 Southpark Plaza, Suite 200 | Littleton, CO | 80120
PH: 800.579.8910 | oldcastleinfrastructure.com

STORMCAPTURE ®
SC1 Detention System

EXAMPLE DETAIL

5-FOOT INSIDE HEIGHT W/ LINER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
-	-	JH	-	-	-
GEOMETRIC NUMBER			REVISION	SHEET	
SCDD_5FT_SC1_DT-LNR			REV DATE: N/A	2 OF 2	

Stormwater

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Structural and Civil Engineering
4358 Sepulveda Blvd. Culver City, CA 90230
(310) 838-0383 office@cwhowe.com

NOT FOR CONSTRUCTION UNTIL SIGNED BY ENGINEER

REGISTERED PROFESSIONAL ENGINEER
KATHERINE E. BANG
NO. 64669
EXP. 6/30/23
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS:

5861-63 WASHINGTON BLVD
5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

SUBMITTALS	DATE
ENTITLEMENT	02 JULY 2021

REVISIONS	DATE

PROJECT INFO:
APN: 5065-016-005
5065-016-006

BENCHMARK:
CITY OF LOS ANGELES BENCH MARK NO. 13-01889
WIRE SPK IN E CURB ADAMS BLVD; 6FT S OF BC CURB RET S OF WASHINGTON BLVD.

ELEVATION = 88.873' (2000 ADJ. NAVD88 DATUM)

BASIS OF BEARING:
THE BEARING OF SOUTH 63° 15' 00" WEST FOR THE NORTHERLY LINE OF WASHINGTON BOULEVARD (FORMALLY WASHINGTON STREET) AS SHOWN ON THE MAP OF TRACT NO. 6256 M.B. 71-19 AND TRANSFERRED TO CENTERLINE WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

SHEET NAME:

LOW IMPACT DEVELOPMENT DETAILS

UNDERGROUND SERVICE ALERT
Call: TOLL FREE
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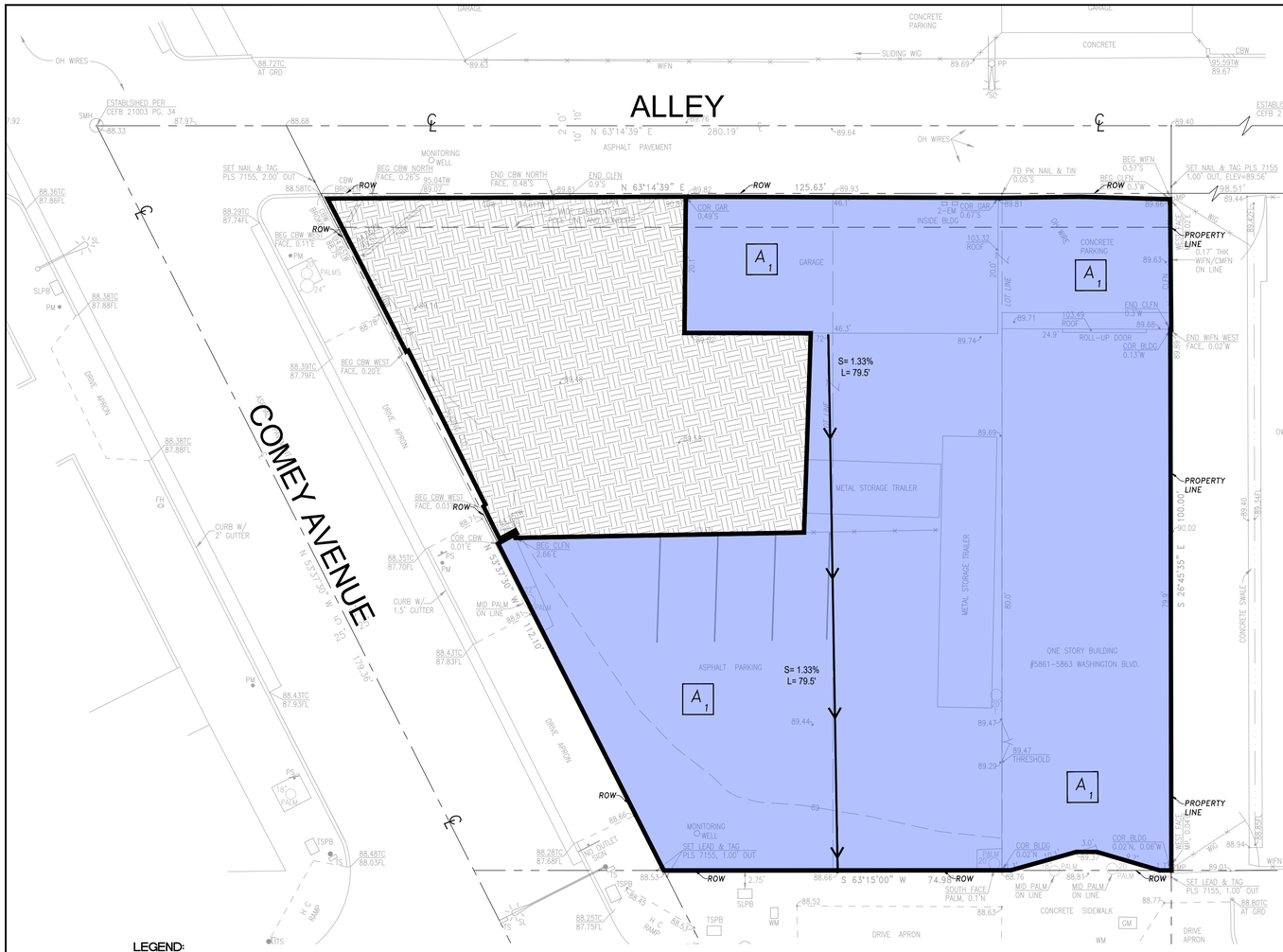
TWO WORKING DAYS BEFORE YOU DIG

NORTH ARROW:

PROJ. ENG. / DRAWN:	SHEET:
JAA / MO	C3.2
REVIEWED ☐	
PROJECT No.: C-21C02	



LEGEND:

EXISTING IMPERVIOUS AREA

(A1= 7,331.7 FT²)

PERVIOUS AREA

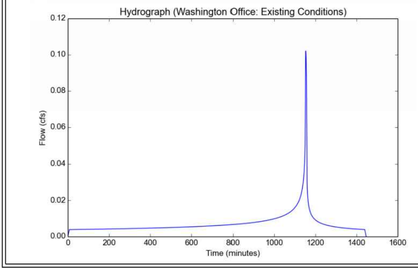
SITE INFORMATION
EXISTING CONDITIONS
TOTAL SITE AREA: 10,030.35 FT² = 0.230 AC
TOTAL IMPERVIOUS AREA: 7,331.7 FT² = 0.168 AC

Peak Flow Hydrologic Analysis

File location: F:/Projects/2021/21C02 Washington Office/CIVIL/CAD/X-Ref/Documents/Culver City/LID/Washington Office - Existing Conditions.pdf
Version: HydroCalc 0.3.1-beta

Input Parameters	
Project Name	Washington Office
Subarea ID	Existing Conditions
Area (ac)	0.23
Flow Path Length (ft)	79.5
Flow Path Slope (vft/hft)	0.0133
85th Percentile Rainfall Depth (in)	1.1
Percent Impervious	0.73
Soil Type	17
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results	
Modeled (85th percentile storm) Rainfall Depth (in)	1.1
Peak Intensity (in/hr)	0.5603
Undeveloped Runoff Coefficient (Cu)	0.5013
Developed Runoff Coefficient (Cd)	0.7923
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	0.1021
Burned Peak Flow Rate (cfs)	0.1021
24-Hr Clear Runoff Volume (ac-ft)	0.0144
24-Hr Clear Runoff Volume (cu-ft)	627.9274



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CULVER CITY, CA 90232

SUBMITTALS	DATE
ENTITLEMENT	02 JULY 2021

REVISIONS	DATE

PROJECT INFO:
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5065-016-006

BENCHMARK:
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SHEET NAME:

EXISTING AREAS

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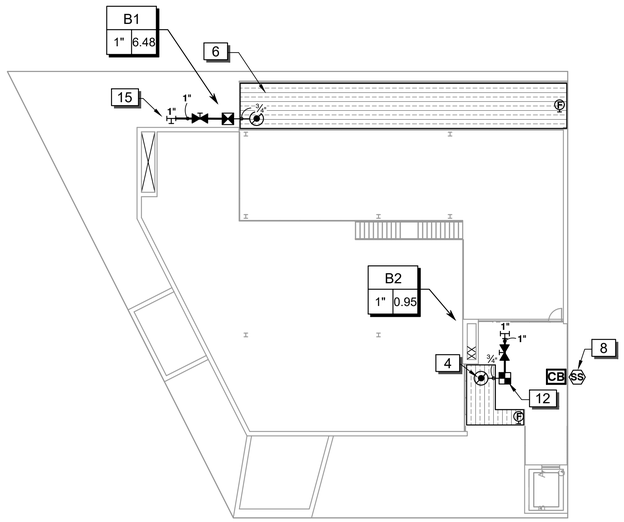
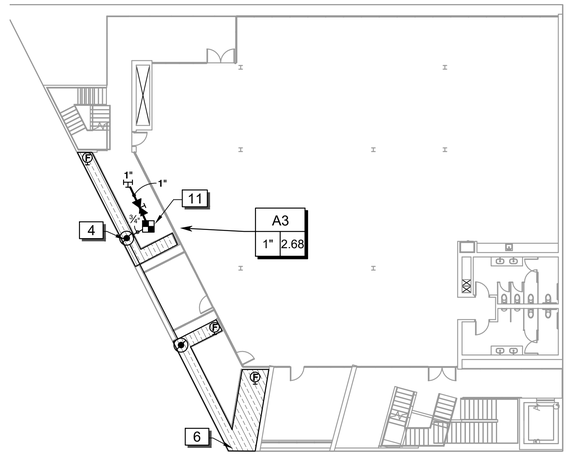
NORTH ARROW:

GRAPHIC SCALE
0 10 20
1 inch = 10 ft. (IN FEET)

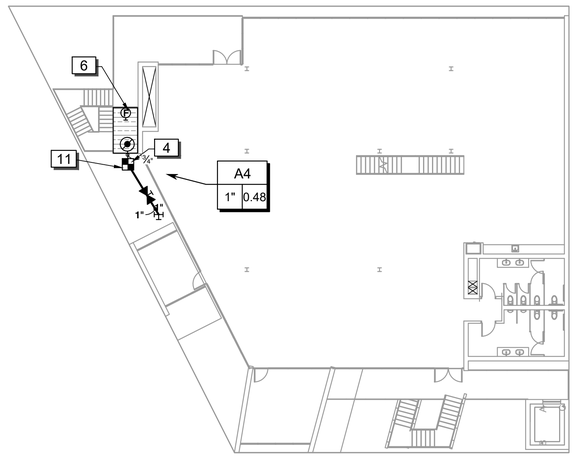
PROJ. ENG. / DRAWN: JAA / MO
REVIEWED ☐
PROJECT No.: C-21C02
SHEET: C3.3



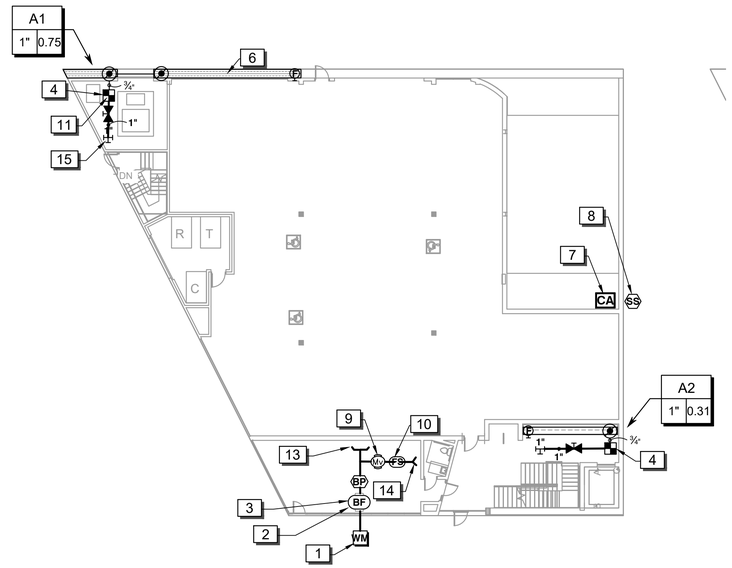
IRRIGATION PLAN- MEZZANINE



IRRIGATION PLAN- LEVEL 2



IRRIGATION PLAN- LEVEL 3



IRRIGATION PLAN- LEVEL 1

SPECIAL IRRIGATION NOTES

1. CONTRACTOR SHALL ADJUST ALL IRRIGATION EQUIP. AS REQUIRED TO ACCOMMODATE ALL/ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING LIGHT POLES, HARDSCAPE AND FIRE HYDRANTS. VERIFY ALL BUBBLER/DRIPLINE LAYOUT WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO START OF WORK.
2. BUBBLERS AND LATERAL LINES ARE SHOWN ON PLAN WITHIN PAVING AREAS ARE FOR GRAPHICS CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S REP PRIOR TO START OF WORK.
3. ANY IRRIGATION LATERAL LINE PIPING SHOWN WITHIN BUILDING AREAS SHALL BE A TYPE K COPPER AND IS SHOWN FOR GRAPHIC CLARITY ONLY. ACTUAL DESIGN AND ROUTING OF SUCH SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. ALL PIPING THROUGH BUILDING EXTERIOR AND THROUGH BUILDING TO UPPER FLOORS SHALL BE PROVIDE BY PLUMBER.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP
A1	Netafim LVCZS8010075-LF	1"	Area for Dripline	0.75	30	35.01	35.01	0.85 in/h
A2	Netafim LVCZS8010075-LF	1"	Area for Dripline	0.31	30	35.0	35	0.86 in/h
A3	Netafim LVCZS8010075-LF	1"	Area for Dripline	2.68	30	35.79	35.82	0.85 in/h
A4	Netafim LVCZS8010075-LF	1"	Area for Dripline	0.48	30	35.0	35	0.84 in/h
B1	Netafim LVCZS8010075-HF	1"	Area for Dripline	6.48	30	38.59	38.75	0.85 in/h
B2	Netafim LVCZS8010075-LF	1"	Area for Dripline	0.95	30	35.01	35.01	0.85 in/h

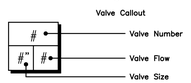
SEE SHEET L-5.1 FOR REFERENCE NOTES.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Netafim LVCZS8010075-HF Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.
	Netafim LVCZS8010075-LF Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and Low Flow Pressure Regulator 0.25GPM to 4.4GPM.
	Pipe Transition Point Pipe transition point from PVC lateral to drip tubing.
P	Netafim TLSOV Manual Flush Valve, with Insert Inlet
	Area to Receive Dripline Netafim TLHCVXR-CS-053-12 Techline HCVXR-CS Pressure Compensating Landscape Dripline with Copper Stripe, Check Valve and Anti-Siphon feature. 0.53 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	LASCO Fittings TUBV-SC 1", 1-1/2", 2", and 3" Plastic Full Block True Union Ball Valve. Shut Off/Isolation Valve to Eliminate Water Hammer. Install same size as mainline.
MV	Buckner-Superior 3200 1-1/2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in 3/4",1"1-1/2",2",2-1/2" and 3".
BF	Febco 825Y w Pressure Regulator 1-1/2" Reduced Pressure Backflow Preventer and Pressure Regulator (Conceptually Shown Only- See MEP Plans).
CA	Hunter A2C-1200-M 12-Station controller in an outdoor gray steel wall mount enclosure.
CB	Hunter A2C-1200-M 12-Station controller in an outdoor gray steel wall mount enclosure.
SS	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.
FS	Flomec QS200-10 1" 1" insertion flowmeter, schedule 80 PVC housing. 0.22-33 gpm range, max. operating pressure 150psi. 2-wire connector w/ LED indicators for power and pulse. Storage temps -20 F to +160 F.
BP	Booster Pump (Conceptually Shown Only- See MEP Plans).
WM	Water Meter 1" Site Plan-Unconfirmed
1"	Point of Connection 1" Ground Floor POC
1"	Point of Connection 1" 2nd Floor POC
1"	Point of Connection 1" 3rd Floor POC
1"	Point of Connection 1" Mezz POC
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40

Valve Callout



1/16" = 1'-0"

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CLIVE WILKINSON ARCHITECTS
6116 Washington Boulevard
Culver City California 90232
+1 310 358 2200 **www.clivewilkinson.com**

ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021

#	REVISION LIST	DATE

NOT FOR CONSTRUCTION

NORTH

PROJECT NO.:
DATE: 07-02-21
SCALE: AS SHOWN

SHEET TITLE:

IRRIGATION PLAN

SHEET NO:

L-5.0

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	1 1/2" WATER METER (INSTALLED BY OTHERS). CONCEPTUALLY SHOWN, SEE MEP PLANS FOR EXACT LOCATION.
2	NEW 1 1/2" (REDUCED PRESSURE) BACKFLOW PREVENTION ASSEMBLY AND PRESSURE REGULATOR. (INSTALLED BY OTHERS). CONCEPTUALLY SHOWN, SEE MEP PLANS FOR EXACT LOCATION.
3	CONTRACTOR TO ADJUST PRESSURE REGULATOR AT THIS LOCATION. SET STATIC WATER PRESSURE NOT TO EXCEED PUMP INPUT SPECIFICATIONS (BY OTHERS).
4	IRRIGATION PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES AND HEADS ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE (TYP).
6	DENOTES AT-GRADE IN-LINE EMITTER TUBING. (UNLESS NOTED IN SCHEDULE) EXACT LAYOUT OF TUBING AND SYSTEM SHALL BE DETERMINED ON SITE. LAYOUT SHALL BE CHALKED IN AND FINAL LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION. REFER TO LEGEND FOR TUBING MODEL NO. SEE DRIP DETAILS SHEET FOR DRIPLINE DETAILS (TYP.).
7	AUTOMATIC ET CONTROLLER AND ALL OTHER IRRIGATION EQUIPMENT LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. STAKE OUT ALL IRRIGATION EQUIPMENT LOCATIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. FINAL LOCATION AND EXACT POSITIONING OF ALL IRRIGATION EQUIPMENT SHALL BE DETERMINED BY THE OWNERS REPRESENTATIVE.
8	ET SENSOR ASSEMBLY MOUNTED TO EXTERIOR WALL OF BLDG. (EXACT LOCATION SHALL BE DETERMINED AND APPROVED ON SITE BY LANDSCAPE ARCHITECT.
9	MASTER VALVE (1 1/2") EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
10	NEW 1 " FLOW SENSOR, EXACT LOCATION SHALL BE DETERMINED ON SITE. CONTRACTOR TO INSTALL PER MANUFACTURERS INSTRUCTIONS.
11	ROUTE RCV WIRES FROM LEVELS 1-3 TO IRRIGATION CONTROLLER LOCATED ON GROUND FLOOR (TYP.).
12	ROUTE RCV WIRES ON MEZZANINE LEVEL TO CONTROLLER LOCATED THIS LEVEL (TYP.).
13	TO DOMESTIC WATER
14	TO IRRIGATION POCs
15	IRRIGATION POC (1" @ 50 PSI) BY OTHERS. CONCEPTUALLY SHOWN ONLY. SEE MEP PLANS FOR EXACT CONFIGURATION AND LOCATION. (TYP)

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ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021

#	REVISION LIST	DATE

NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT
Mark Simon 5809
Signature
4-30-2022
Renewal Date
Date
STATE OF CALIFORNIA

NORTH

PROJECT NO.:
DATE: 07-02-21
SCALE: NTS

SHEET TITLE:

IRRIGATION
REFERENCE NOTES

SHEET NO:

L-5.1

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GENERAL NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR WILL NOT FASTEN ANY PORTION OF THE IRRIGATION SYSTEM TO ANY STRUCTURE, WALL, PATH OR ANY HARDSCAPE WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT OR OWNER.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING, STRUCTURES AND ARCHITECTURAL FEATURES.

6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.

7. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD REVISIONS DEEMED NECESSARY BY THE OWNER.

8. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY, AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION. ACTUAL LOCATION FOR THE INSTALLATION OF ANCILLARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE BACKFLOW PREVENTER, PUMP STATION (IF APPLICABLE) AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9. CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.

10. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 4'' AND SMALLER SLEEVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 6'' AND LARGER SLEEVING SHALL BE PVC1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES TO EXTEND AT LEAST 12'' PAST THE EDGE OF PAVING.

11. ALL QUICK COUPLER VALVES (IF APPLICABLE) TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL QUICK COUPLER VALVES WITHIN 18'' OF HARDSCAPE OR AS NOTED ON PLANS.

12. THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.

13. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE BY DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ANY REVISIONS.

14. SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.5 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

15. ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP (IF APPLICABLE) SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND/OR BOOSTER PUMP.

16. LANDSCAPE CONTRACTOR SHALL PROVIDE CLIENT WITH ''AS BUILT'' IRRIGATION ZONE PLAN CONTAINING ALL IRRIGATION ZONES, VALVE BOXES, MAIN LINES, HOSE BIBS, CONTROLLER, AND MASTER ASSEMBLY.

17. THE IRRIGATION DESIGNER OR LANDSCAPE DESIGNER OR LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE UNDER ANY CIRCUMSTANCES FOR THE QUALITY OR TIMELINESS OF PERFORMANCE OF THE WORK INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY MAINLINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS AND SENSORS (IF APPLICABLE). THE RESPONSIBILITY FOR SAME SHALL REST WITH THE CONTRACTOR PERFORMING THE WORK.

OWNERS RESPONSIBILITY

18. THE OWNER IS RESPONSIBLE FOR THE SCHEDULING OF THE IRRIGATION SYSTEM TO MEET HORTICULTURAL REQUIREMENTS AND TO INSURE THAT EXCESSIVE SOIL SATURATION AND/OR SOIL EROSION DOES NOT OCCUR.

19. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE IRRIGATION SYSTEM.

20. IT IS THE OWNER'S RESPONSIBILITY TO INSPECT THE IRRIGATION SYSTEM PERIODICALLY TO INSURE THAT THE SYSTEM IS OPERATING EFFICIENTLY AND THAT ALL NECESSARY REPAIRS ARE MADE TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

GENERAL IRRIGATION NOTES:

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF THE FINAL INSPECTION.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

MINIMUM DESIGN CRITERIA

POC: 1", STATIC PRESSURE REQUIRED: 50 PSI, (MIN).

MINIMUM SYSTEM DESIGN CRITERIA (@ POCs) IS BASED ON 50 P.S.I. USING 8 G.P.M.

CONTRACTOR SHALL VERIFY ALL POC SIZE, PRESSURE AND FLOW BEFORE INSTALLATION.
IF INFORMATION CONFLICTS, NOTIFY THE OWNER FOR INFORMATION
FAILURE TO DO SO MAY RESULT IN CONTRACTOR BEING RESPONSIBLE
FOR ANY CHANGES REQUIRED AS A RESULT.

A SOILS REPORT HAS NOT BEEN PROVIDED. THIS IRRIGATION DESIGN ASSUMES THE PROPERTY IS SITED ON LOAM SOILS. IF THIS IS NOT THE CASE, PLEASE CONTACT IRRIGATION DESIGNER IMMEDIATELY FOR REDESIGN.

CONTROL OF IRRIGATION WATER IS A NECESSARY PART OF SITE MAINTENANCE. SOGGY GROUND AND PERCHED WATER MAY RESULT IF IRRIGATION WATER IS EXCESSIVELY APPLIED. IRRIGATION SYSTEMS SHOULD BE ADJUSTED TO PROVIDE THE MINIMUM WATER NEEDED. ADJUSTMENTS SHOULD BE MADE FOR CHANGES IN CLIMATE AND RAINFALL.

SLEEVES ARE REQUIRED FOR ALL IRRIGATION PIPING INSTALLED UNDER OR THROUGH PAVING/RETAINING WALLS. REFER TO IRRIGATION SLEEVE SIZING CHART SHOWN ON THIS SHEET.
IT IS RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, FOOTINGS AND COORDINATE THIS WORK WITH OTHER TRADES.

IRRIGATION SLEEVE SIZES							
PIPE SIZE	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
SLEEVE SIZE	2"	2"	2-1/2"	3"	4"	5"	6"
NOTE: IRRIGATION CONTROL WIRE CONDUIT SIZE SHALL BE 4"							

CLIVE WILKINSON ARCHITECTS
6116 Washington Boulevard
Culver City California 90232
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ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021

#	REVISION LIST	DATE

NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT
Mark Stuart 5809
4-30-2022
Renewal Date
Date
STATE OF CALIFORNIA

NORTH

PROJECT NO.:
DATE: 07-02-21
SCALE: NTS

SHEET TITLE:

IRRIGATION
NOTES & CALCS

SHEET NO:

L-5.2

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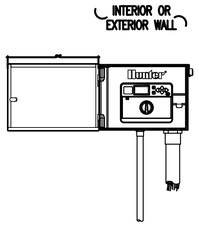
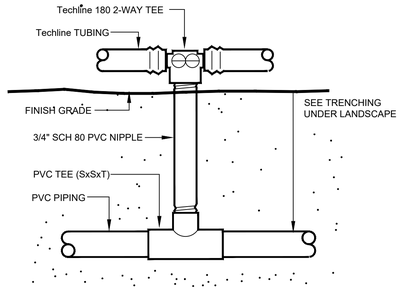
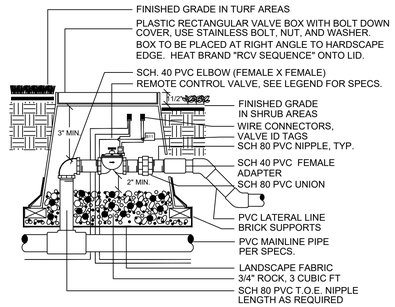


NOTE
SPECIFY 6, 12, 18, 24, 30, 36, 42 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

1 AUTOMATIC CONTROLLER ASSEMBLY
NO SCALE



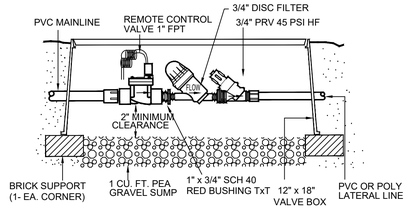
2 NETAFIM AT-GRADE START CONNECTION
NO SCALE



SECTION VIEW - N.T.S.

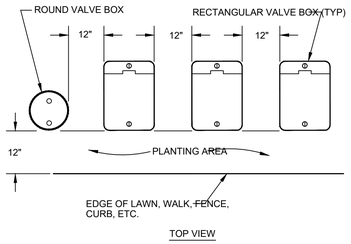
NOTE:
INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.

3 TYPICAL REMOTE CONTROL VALVE ASSEMBLY
NO SCALE



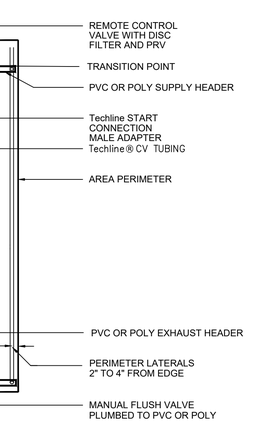
4 LOW VOLUME CONTROL ZONE ASSEMBLY
NO SCALE

NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.

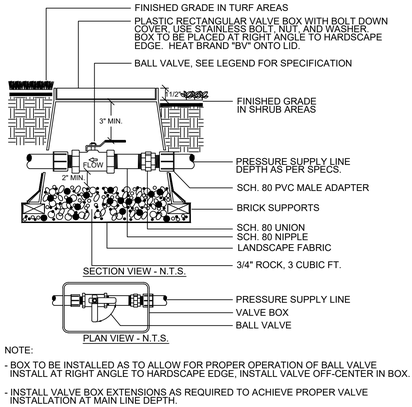


TOP VIEW

5 TYPICAL VALVE BOX LAYOUT
NO SCALE



6 Techline® CV END FEED LAYOUT
NO SCALE

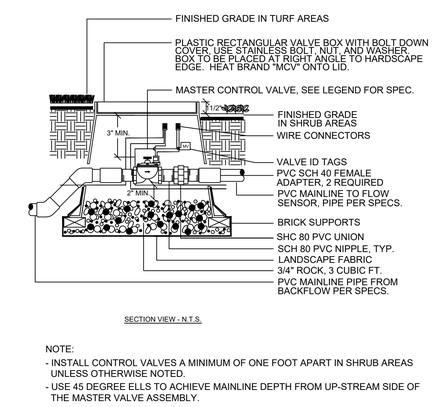


SECTION VIEW - N.T.S.

PLAN VIEW - N.T.S.

NOTE:
- BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

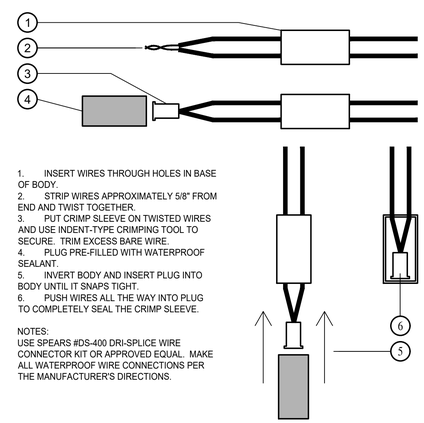
7 TYPICAL BALL VALVE ASSEMBLY
NO SCALE



SECTION VIEW - N.T.S.

NOTE:
- INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

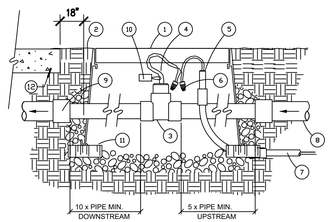
8 TYPICAL MASTER CONTROL VALVE ASSEMBLY
NO SCALE



1. INSERT WIRES THROUGH HOLES IN BASE OF BODY.
2. STRIP WIRES APPROXIMATELY 5/8" FROM END AND TWIST TOGETHER.
3. PUT CRIMP SLEEVE ON TWISTED WIRES AND USE INDENT-TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE.
4. PLUG PRE-FILLED WITH WATERPROOF SEALANT.
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.
6. PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE.

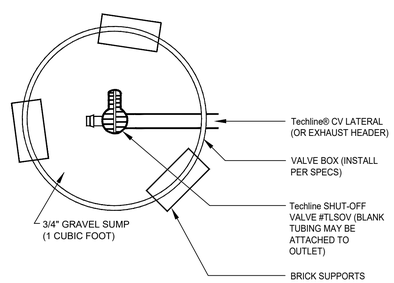
NOTES:
USE SPEARS #DS-400 DRI-SPLICE WIRE CONNECTOR KIT OR APPROVED EQUAL. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTIONS.

9 WIRE CONNECTION
NO SCALE

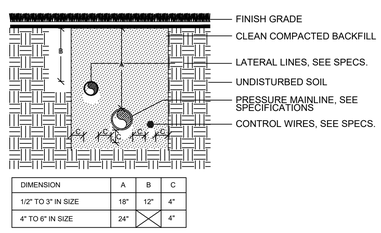


1. RECTANGULAR PLASTIC VALVE BOX
2. FINISH GRADE.
3. FLOW SENSOR.
4. FLOW SENSOR CABLE P-7162D
5. CONDUIT BUSHING.
6. WATERPROOF DRY SPLICE CONNECTOR.
7. 1-1/4" ELECTRICAL CONDUIT AND SWEEP ELBOW
8. IRRIGATION MAINLINE FROM MASTER VALVE
9. MAINLINE TO THE RCV'S
10. CHRISTYS TAG #ID-MAX-P2-RC1P2.
11. QUANTITY OF (4) -BRICK FOR STABILIZATION
12. EDGE OF PAVING. HEADER OR BUILDING WALL.

10 FLOW SENSOR
NO SCALE



11 NETAFIM TECHLINE LINE FLUSHING VALVE
NO SCALE



DIMENSION	A	B	C
1/2" TO 3" IN SIZE	18"	12"	4"
4" TO 6" IN SIZE	24"		4"

SECTION VIEW - N.T.S.

NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH.
BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS.
ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

12 TRENCHING UNDER LANDSCAPE
NO SCALE

CLIVE WILKINSON ARCHITECTS
6116 Washington Boulevard
Culver City California 90232
+1 310 358 2200 www.clivewilkinson.com

ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021

#	REVISION LIST	DATE

NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT
Mark Sweet
5809
California
4-30-2022
Renewal Date
Date
STATE OF CALIFORNIA

NORTH

PROJECT NO.:
DATE: 07-02-21
SCALE: NTS

SHEET TITLE:

IRRIGATION DETAILS

SHEET NO:

L-5.3

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch

SECTION 32 82 00 - IRRIGATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 WORK INCLUDED

A. Provide all labor, materials and equipment required to complete the irrigation sprinkler work indicated on the drawings and specified herein.

1.3 EXAMINATION OF DRAWINGS AND SITE

A. Drawings: Drawings are diagrammatic. Avoid conflicts between irrigation systems, planting, architectural features and utilities. Install plumbing in planting areas wherever possible.

B. Fittings: Drawings do not indicate all offsets, fittings, sleeves, etc. which may be required by structural and finished conditions. Provide fittings required to meet these conditions.

C. Field Conditions: Provide written notification to Owner's's Representative of field conditions such as obstructions, grade differences or discrepancies in dimensions. Start of irrigation work shall indicate acceptance of field conditions encountered and acceptance of responsibility for revisions necessary because of field conditions.

D. Grading: Verify that grading has been completed before starting irrigation work.

E. Utilities: When working near existing utilities excavate in such a manner as to prevent damage to said utilities. Repair damage to utilities caused by irrigation work as approved and at Contractor's expense. Check existing utility drawings for locations.

1.4 SITE REVIEWS

A. Construction Reviews: Provide at least 48_hour advance notification for the following reviews:
1. Pressure supply line installation and testing.
2. System layout and materials review.
3. Coverage tests: Prior to landscape planting.
4. Final review.

1.5 SUBMITTALS

A. List of Materials: Submit for approval a complete list of materials with manufacturers' names and numbers and descriptive literature marked for each item, including but not limited to the following:

Hose swivels	Valve box, cap and sleeve	
Wire and connectors	Remote control valves	Pipe and fittings
Sprinkler heads	Quick coupling valves	
Couplers	Type of pipe solvent	
Check valves	Drip tubing	

B. Test Data: Submit written, dated certification that PVC pipe and fittings have passed the following tests:
1. Acetone Test: Immersion in 72.4 degrees F, 90% pure, anhydrous acetone for 20 minutes with no evidence of flaking or delamination on the inner or outer walls of the pipe. Softening or swelling shall not constitute failure.
2. Flattening: Flatten sample between parallel plates of a press to 40% of the pipe outside diameter with no evidence of cracking, splitting or breaking.

C. Controller Chart
1. Approval: Secure approval of chart prior to final review of irrigation system.
2. System Chart: Submit chart. Reduce blackline print of approved record drawing to 7" x 91/2" to fit on controller door.
3. Valve Identification: Identify area of coverage of each remote control valve with a distinctly different pastel color marked over entire area of coverage.
4. Sealing: Seal approved chart hermetically between two layers of 20 mil_thick plastic sheet.

D. Operating and Maintenance Manual
1. Manuals: Provide six (6) manuals detailing operation and maintenance requirements for irrigation system ten (10) days prior to completion of work, with sufficient detail to permit maintenance personnel to understand, operate and maintain the equipment.
2. Content
   a. Index sheet, with irrigation installer's name, address, telephone number and name of contact person.
   b. Equipment list with the following information for each item installed:
   1) Manufacturer's name.
   2) Make and model number.
   3) Name and address of local manufacturer's representative.
   c. Spare parts list.
   d. Detailed operating and maintenance instructions for equipment.

E. Record Drawings: Provide record drawings of the irrigation system.

PART 2 PRODUCTS

2.1 PLASTIC PIPE AND FITTINGS

A. Polyvinyl Chloride (PVC) Pipe: ASTM D1784 or ASTM D2241 solvent weld type, virgin PVC compound, 2000 psi hydrostatic design stress rate, schedule 40, marked with manufacturer's name, size, class rating, date extruded, and NSF seal of approval.

B. Fittings: Schedule 40, injection molded, ASTM D1784 PVC, with injection molded thread and side_gated tees and ells.

C. Threaded Nipples and Risers: Schedule 80 PVC, with molded threads.

2.2 JOINTS CEMENT AND JOINT PRIMER

A. 100% active solvent, blue.

2.3 ELECTRICAL WIRING

A. Low Voltage Conductors: Direct burial, type UF, No. 14 AWG wire, for connections between controller and remote control valves. Use different color wire for each control valve.

B. Splice Connectors: Rainbird, Pen_Tite or equal.

C. Neutral (Common) Wires: White.

2.4 VALVES

A. Hose Bibbs: As (if) noted on drawings.

B. Check Valves
1. Swing check valves up to 2" on non_pressure lines: Bronze or plastic, 100 psi SWP.
2. Antidrain Valve: Plastic, with soft composition disc and stainless steel internal parts; spring tension adjustable from 4 psi to 15 psi.

C. Remote Control Valves: Spring loaded, packless diaphragm activated, normally closed type with bleeder valve.
1. Valve solenoid: 24 a.c., 4.5 watt maximum 500 milliamp maximum surge, corrosion proof stainless steel construction, epoxy encapsulated as a single integral unit.

2.5 DRIP IRRIGATION: As noted on drawings.

2.6 SPRINKLERS: As noted on drawings.

2.7 VALVE BOXES:
A. Valve boxes shall be fabricated from a durable plastic material resistant to weather, sunlight and chemical action of soils, with black covers. For hardscape installation, reinforced concrete material.
B. Remote control valves, flow sensors, and master control valves shall be installed in rectangular boxes, Ametek or approved equal, with bolt down hinged covers.
C. Quick coupling valves (If specified) and flush-out assemblies shall have 10 inch round plastic boxes with exterior as required to properly protect valve, Ametek or approved equal.

2.8 OPERATING AND MAINTENANCE TOOLS

A. Wrenches: Two, for disassembly and adjustment of each type of sprinkler head supplied.

B. Hose Bibb Key (if applicable)

C. Valve box keys: Three.

D. Soil probe: 36" long, 1" diameter, heavy duty stainless steel, with integral handle. Oakfield Model B, or equal (no known equal).

2.9 AUTOMATIC CONTROLLER: As noted on drawings.

2.10 BACKFLOW PREVENTION ASSEMBLY: As noted on drawings

PART 3 - EXECUTION

3.1 MATERIALS HANDLING: Load, unload, handle and store material to avoid damage. Transport so lengths of pipe lie flat. Do not install dented or damaged pipe.

3.2 WATER SERVICE CHANGEOVER: Make cold taps to existing line as indicated on the drawings.

3.3 TRENCHING AND BACKFILLING

A. General: Perform trenching and backfilling as specified in Section 02210. Maintain bottom of trenches flat to permit piping to be supported on an even grade continuously for full run.

B. Coverage Above Pipe: Provide the following depth of cover:
1. Pressure supply lines 2 1/2" and smaller: 18".
2. Non_pressure lines: 12".
3. Control wire: 18".

C. Line Clearances: Provide 4" clearance between irrigation lines and 6" clearance between lines of other trades. Do not install parallel lines directly over any other line.

D. Backfilling: Fill trenches with clean, fine, granular material free of stones. Compact to a dry density equal to adjacent undisturbed soil. Restore to adjacent grade, free of dips, depressions, humps or other irregularities.

3.4 INSTALLATION

A. Plastic Pipe and Fittings: Install in accordance with manufacturer's printed instructions.

B. Plastic Pipe and Threaded Fittings: Assemble by applying teflon tape to male threads only.

C. Connections

1. Adapters: Use schedule 40, PVC, threaded male adapter for connection to threaded joints.
2. Change of depth: Use 45 degree fittings at changes in depth of pipe.
3. Steel to PVC Connections: Work steel connections first. Use non_hardening pipe dope on threaded steel to PVC joints. Apply light wrench pressure.
4. PVC Nipple: Use 4" minimum length.

D. Open ends of pipe: Tape during installation to prevent entry of foreign matter into the system.

E. Quick Coupling Valves (if applicable): Locate valves within 12" of hardscape.

F. Remote Control Valves: Locate in shrub area outside spray of valve system, whenever possible.

G. Sprinkler Heads: Locate approximately as indicated on drawings to provide best coverage with no throw onto buildings and minimum overthrow onto paving. Do not exceed maximum or minimum spacing indicated by manufacturer.

H. Valve Boxes: Stencil identification number on each remote control valve box in 2" high letters and numbers, with epoxy_resin based paint, colors as selected by Owner's Representative. Do not stencil boxes until identification system has been approved.

K. Low Voltage Wiring
1. Place wiring in the same trench and routing as the pressure supply lines unless otherwise approved. Install wiring prior to main line.
2. Tape wires together, except in sleeves under paving, and tape bunch to side of main line at 12 feet on center maximum. Provide a 12" expansion loop at every 100 feet and at each connection and directional change. Provide a continuous wire without splices between controller and remote control valves.
3. Make connections at valves. Do not splice the wires except within an approved box.
4. Encase wires passing under paving in a Schedule 40 PVC sleeve.

3.5 FLUSHING

A. Main Lines: Flush underground mains and lead-in connections to sprinkler system thoroughly before connecting to control valves. Flush mains using a flush out assembly at lowest elevation.

B. Lateral Pipes: After all sprinkler pipe lines and risers are in place and connected and prior to installation of sprinkler heads, thoroughly flush all lines with a full head of water. Do not install heads until lines have been flushed and approved.

3.6 SYSTEM ADJUSTMENT:

A. Adjust valve flow controls for correct operation. Adjust sprinkler heads for alignment or change nozzles for coverage and minimum overthrow. Make adjustments prior to any planting.

3.7 COVERAGE TESTS:

A. Provide notification of readiness to perform coverage tests. Perform coverage tests after sprinkler system is completed, but prior to any planting. Test system to assure that all planting areas are watered completely and uniformly. Make necessary adjustments, including realignment of heads, to provide required coverage.

3.8 PRESSURE TESTS:

A. Provide notification of readiness to perform pressure tests. Test pressure supply lines under 150 psi hydrostatic pressure for a period of 2 hours. Do not backfill over any line more than necessary for testing until line has been inspected, tested and approved. Center load only. Leave pipe connections uncovered. Install remote control valves, quick couplers and other valve assemblies after testing has been approved.

3.9 ACCEPTANCE

A. Sprinkler Heads: Clean and adjust heads at end of landscape maintenance period. Refer to Section 02900.

B. Training: Make arrangements to train Owner's's maintenance personnel in the correct operations of the irrigation system and equipment.

3.10 CLEAN UP:

A. Upon completion of the work, restore ground surfaces to required elevations and remove excess materials, debris and equipment from the site.

3.11 MAINTENANCE: 90 Days.

END OF SECTION 32 82 00

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CLIVE WILKINSON ARCHITECTS
6116 Washington Boulevard
Culver City California 90232
+1 310 358 2200 **www.clivewilkinson.com**

ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021

#	REVISION LIST	DATE

NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT
Mark Sweeney
5809
Signature
4-30-2022
Renewal Date
Date
STATE OF CALIFORNIA

NORTH

PROJECT NO.:
DATE: 07-02-21
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SHEET TITLE:

IRRIGATION SPECIFICATIONS

SHEET NO:

L-5.4