PARKPLUS
HIGH DENSITY VEHICLE STORAGE

3855 Watseka Ave. Culver City, CA
Mechanical Parking Operational Document
September 06, 2022

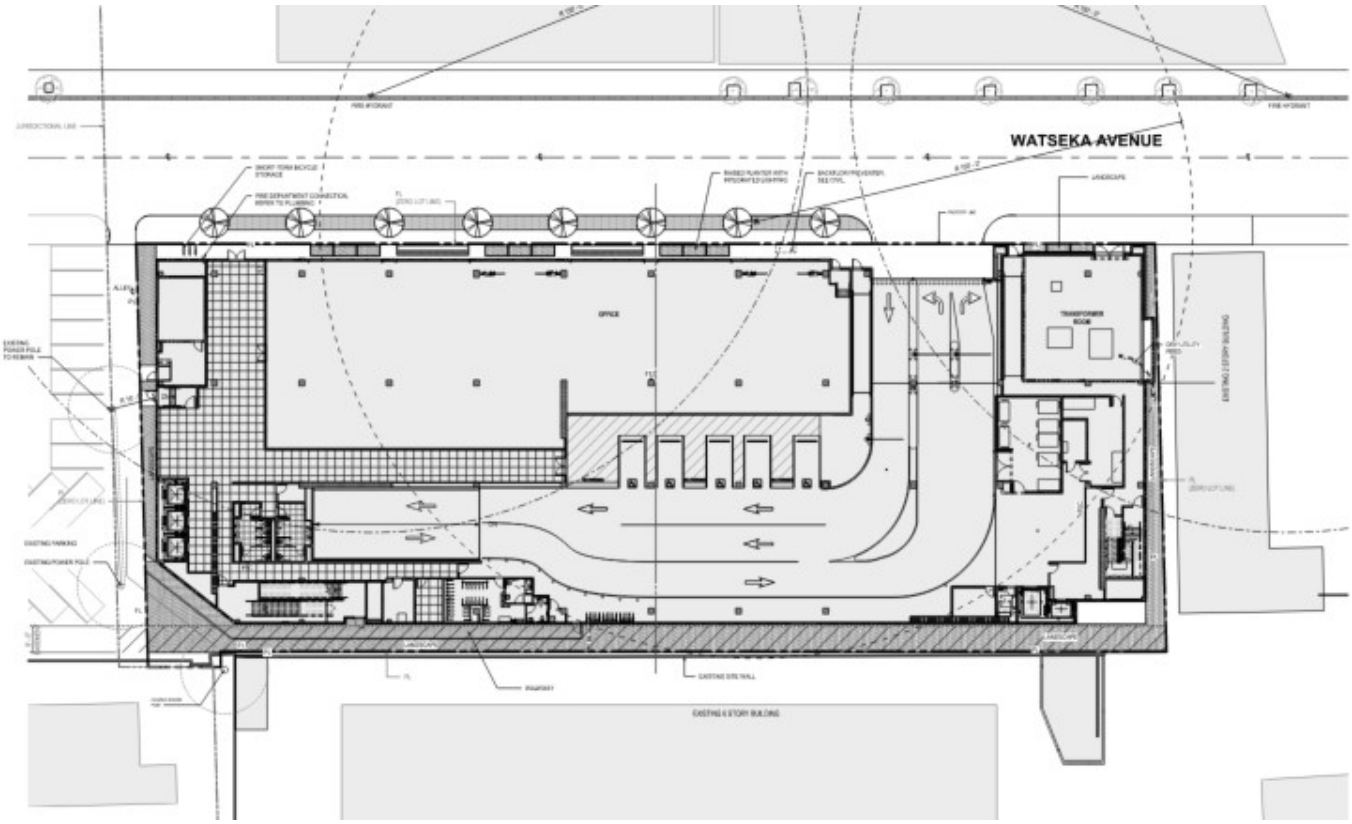

Exhibit A Overall Ground Floor Plan
3855 Watseka Ave. Culver City, CA

1.0 Project Summary

The proposed office commercial project located at 3855 Watseka Ave. Culver City, CA, consists of a four-story class 'A' office building totaling +/-145,831 S.F. The project will provide 551 total parking stalls including 13 Accessible stalls. There are 211 ParkPlus Double Mechanical Parking units parking 422 cars located at the P2 and P3 Parking levels. Thousands of the ParkPlus DP003 double Car Stackers have been installed in similar applications across the United States since 1969. The ParkPlus DP003 Double Parking System is used in valet assisted operated applications common with commercial office use around the United States. The DP003 Double parking system will be used by a valet team and will be parking cars for the employees and visitors of the office building located at 3855 Watseka in Culver City.

2.0 Site Plan:

Upon entering the main driveway from Watseka Ave, visitors of the office building will drive to the valet drop off area at the ground level within the garage and drop off their car. The Valet team will then take the visitors cars and park them in the ParkPlus DP003 Double Parking Units at either the P2 or P3 level. Employees of the office building will drive past the street level valet drop off area and proceed down the parking ramp to the Valet drop off area at either the P2 or P3 parking levels.

3.0 Operational Plan:

The AM and PM operational plans shown below in Exhibits B thru E illustrates the location and access to the ParkPlus DP003 Car Stackers during both Peak AM and PM periods. During morning Peak AM traffic, the valet attendants will have Car Stackers positioned in the down position. This will allow for the quickest filling of the DP003 Double parking system by the Valets. As the Employees enter the parking structure at levels P2 and P3, they will be instructed to pull their car into the valet parking areas.
The valet team will then take the employees cars and drive them to the double stackers and either park the cars on the car stackers platform or into a reservoir parking area. After the valet drop off area is clear of the AM peak time period, The valets will raise the platforms up in the air. The parking lift platforms will raise to their full upright position in approximately 10 to 15 seconds. The largest parking demand in the AM is from 7:30am through 9:00am and in the PM is 4:30pm through 6:00pm with a maximum of 200-250 cars parked per these peak hour periods. 8 -10 valets parking an average of 30 cars per hour each will meet the peak parking demands and not impact surrounding streets and neighborhoods for additional parking.

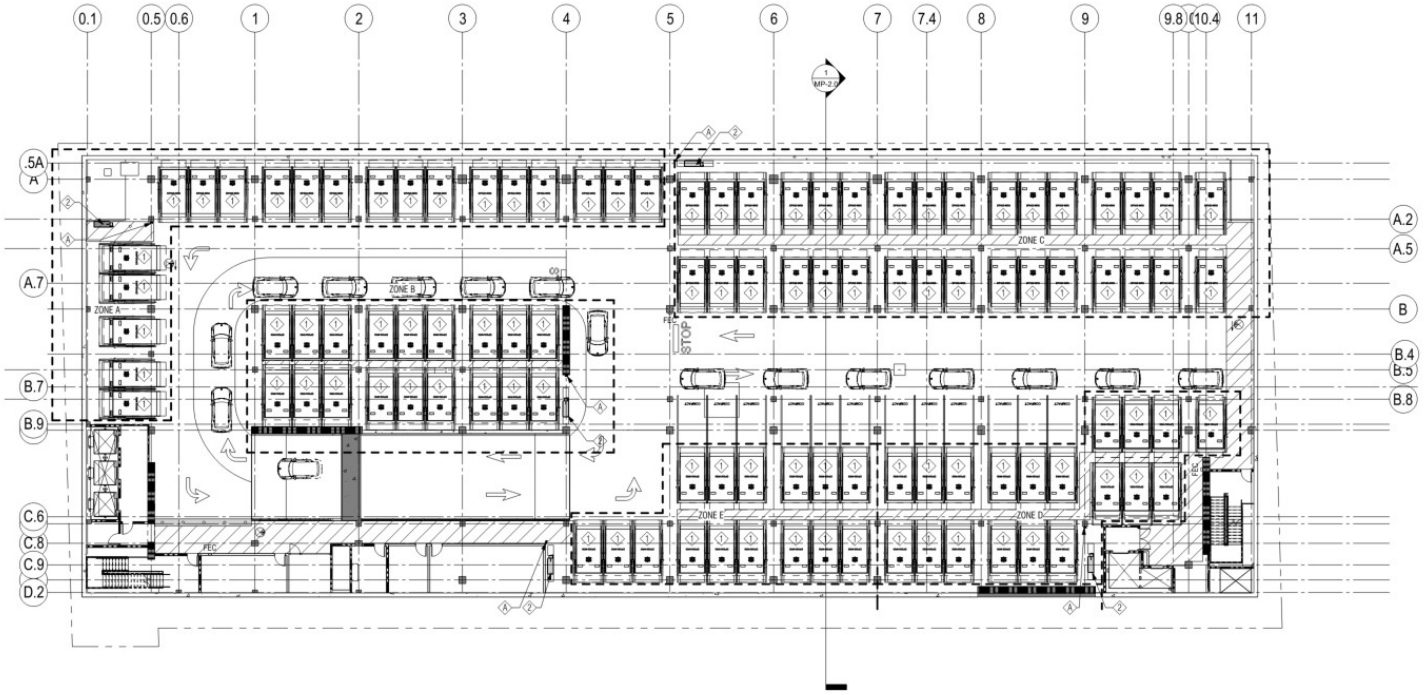

Exhibit B: AM Level P2 Operational Parking Plan

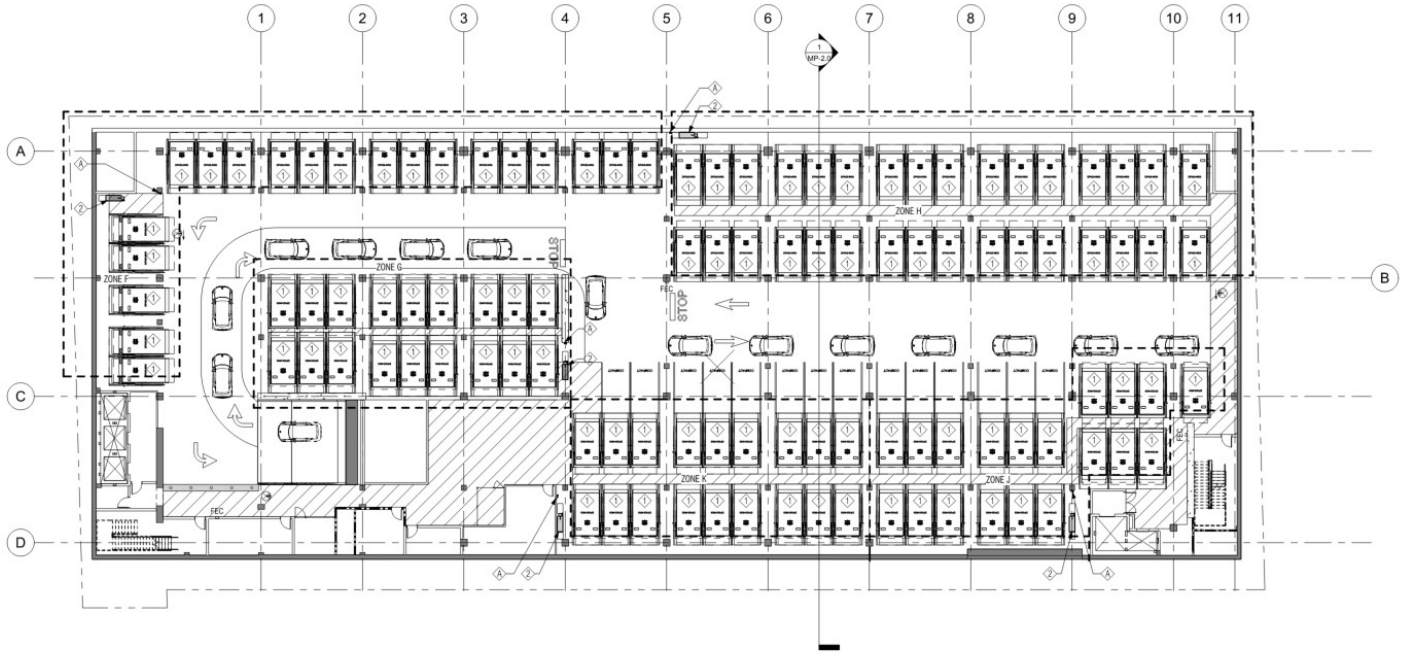

Exhibit C: AM Level P3 Operational Parking Plan

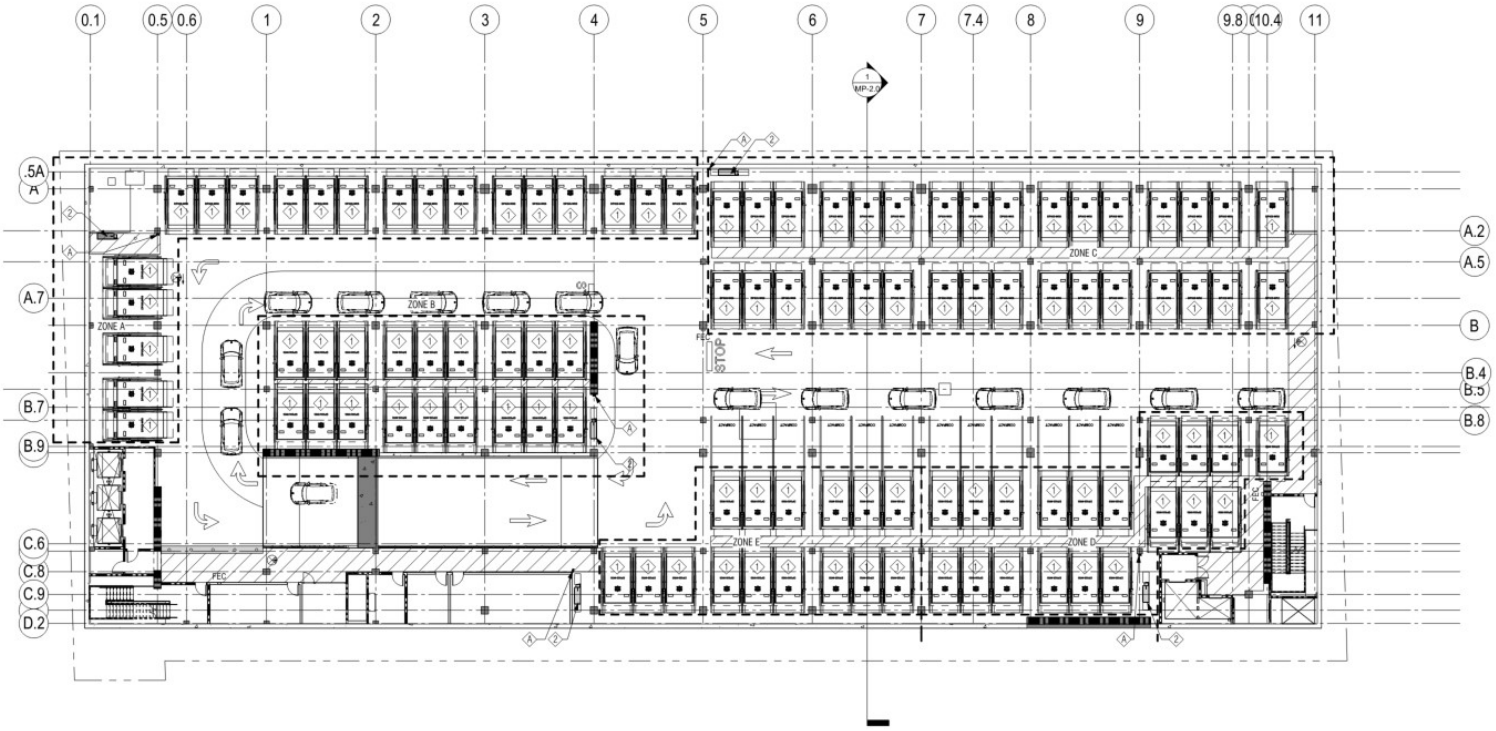

Exhibit D: PM Level P2 Operational Parking Plan

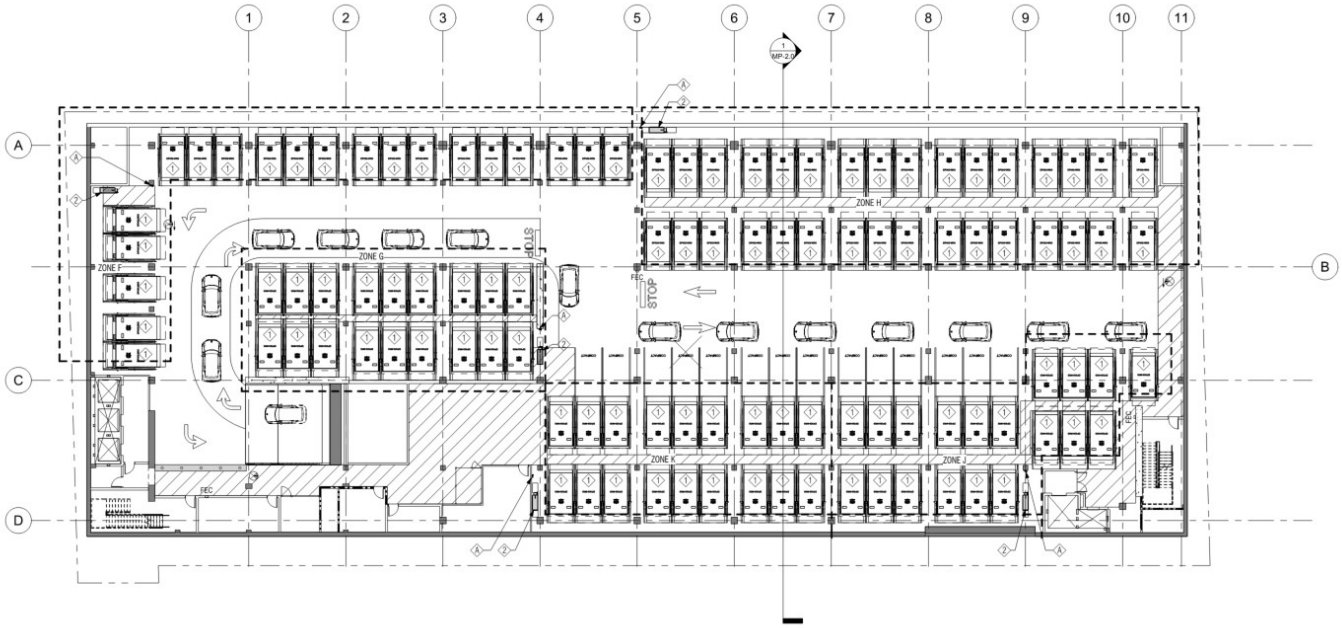

Exhibit E: PM Level P3 Operational Parking Plan

4.0 Oversized Vehicle Parking

Culver City defines oversized vehicles as taller than 7'-0" in height. The project is not required to provide parking for oversized vehicles, but the front bottom row of the Park Plus DP003 Car Stackers can accommodate vehicles up to 7'-0" in height. If the vehicle is larger than 7'-0" in height or weighs more than 5,500 lbs, the car will be parked in a standard sized space at the P1 traditional parking level.

5.0 Hours Of Operation

A Valet team will be operating the Parking Service Monday - Friday between the hours of 7:00 am and 7:00 pm. Any remaining cars left after 7:00 pm will be parked in the lower level of the DP003 Car Stackers at Levels P2 or P3. Users parking beyond 7:00 pm will notify the valet and coordinate pick up of their keys prior to 7:00 pm. After hour keys will be left in a lock box in lobby and access will be available through building security.

6.0 Technical Studies

The proposed ParkPlus Car Stackers™ have been approved by both the City of Los Angeles and the New York City Testing Labs to be used in all commercial and residential applications. The ParkPlus Car Stackers have been in use for 50 years. The parking system comes fully galvanized to prevent wear and tear. Park Plus has provided a separate Acoustic report dated 4-21-2020 for our Hydraulic Power System for review.
ParkPlus has completed numerous tandem stacker projects in Los Angeles, West Hollywood, Gardena, Playa Vista, and Santa Monica all utilizing our standard model DP003-W03 (8'-6" center to center) or smaller. Upon request ParkPlus can provide you with a list of project addresses.

7.0 Back Up Power:

The proposed ParkPlus Double Car Stackers Model DP003 will be powered by (6) 10HP Hydraulic Power Units (HPU). (3) HPU's at each of the P2 and P3 levels. The HPU models are equipped with a manual hand pump for lowering vehicles in case of a power outage. See enclosed ParkPlus Operation Manual for detailed instructions in section 8.2. See attached ParkPlus Operations Plan above for HPU locations.

Emergency Contacts

Lincoln Property Company along with Clarion Partners and the Valet Company will provide emergency contacts:

Lincoln Property Contact: _____ Phone:_____

Clarion Partners Contact: _____ Phone: _____

Valet Company Contact: _____Phone: _____

8.0 Inspection Reports:

The proposed ParkPlus DP003 Double Car Stackers is recommended to be maintained and inspected by a ParkPlus certified technician twice a year for commercial applications. The enclosed ParkPlus Operation Manual has a copy of the Inspection and Maintenance Checklist in Section 11.

9.0 Non-Operation:

The proposed ParkPlus DP003 Double Car Stacker has an unprecedented service tract record with lifts operating with little to no maintenance for 25+ years. All parts are readily available and in stock and can be repaired or replaced within 48 hrs. In the unlikely event of a system failure and the lifts being non-operational the lifts can be manually lowered and used in the down position. The remaining vehicles can be parked by the parking attendant in the drive aisles of the garage on the lower levels. It should be noted that the failure of a mechanical component or need for service on one machine does not affect the other machines. Each machine is isolated in its function.

10.0 Non-Operation/Alternative Parking Plan

In the unlikely event of multiple system failures, cars will be parked on the lowest level of the mechanical parking units, or is surface parking stalls and in the drive aisles.
This report was prepared in accordance with the Zoning Code Amendment P2016-0077-ZCA for Alternative Parking Provisions. If any additional technical data is required, please do not hesitate to contact our engineering department for further answers.

PARK PLUS CALIFORNIA

MICHAEL O'BRYAN
General Manager