

OFFICE BUILDING

8888 WASHINGTON BLVD. CULVER CITY, CA 90232



8924 LINDBLADE STREET, CULVER CITY, CA 90232
TEL: 310.838.8998 WWW.ABRAMSONTEIGER.COM

OFFICE BUILDING

8888 WASHINGTON BOULEVARD
CULVER CITY, CA 90232

COVER SHEET

T 0.0

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PROJECT DATA

SCOPE OF WORK:
CONSTRUCTION OF A NEW (4) STORY, 56'-0" HIGH, CORE AND SHELL OF OFFICE BUILDING. RETAIL AND RESTAURANT USE ON THE GROUND FLOOR LEVEL AND OFFICE USE FROM THE SECOND TO FOURTH FLOOR AND SUBTERRANEAN AUTOMATED PARKING.

TYPE OF CONSTRUCTION: TYPE II-B, SPRINKLERED

BUILDING OCCUPANCY: 1ST FLOOR - A2, M AND S-2
2ND - 4TH FLOORS - B

EXISTING USE: AUTO REPAIR SHOP/ PARKING
NEW USE: OFFICE/ RETAIL/ RESTAURANT/ PARKING

ACCESSOR PARCEL NUMBERS:
4206-015-002, 4206-015-033, 4206-015-023

TOTAL SITE AREA:
EXISTING: 26,109 SQ. FT.
NEW: 24,804 SQ. FT. (AFTER 5'-0" DEDICATION)

BREIF LEGAL DESCRIPTION:
PARCEL 1: (APN: 4206-015-002)
LOTS 2, 3, 4 AND 5 OF TRACT NO. 4161, M.B. 46/32

PARCEL 2: (APN: 4206-015-033)
LOT 1 OF TRACT NO. 4161, M.B. 46/32 AND LOTS 7,8, AND 9 OF TRACT NO. 8340, M.B. 113/76

PARCEL 3: (APN: 4206-015-023)
LOT 6 OF TRACT NO. 8340, M.B. 113/76

APPLICABLE CODE:
2005 CULVER CITY MUNICIPAL CODE - TITLE 17, ZONING CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE

PROJECT TEAM

OWNER: PLATFORM HAYDEN TRACT III, LLC
9900 CULVER CITY BOULEVARD, 1A
CULVER CITY, CA 90232
CONTACT: JOSEPH MILLER
joseph@runyongroup.com
TEL (310) 275-0583

STRUCTURAL ENGINEER: JOHN LABIB & ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245
CONTACT: JOHN LABIB
john@labibse.com
TEL (213) 239-9600
FAX (213) 239-9699

ARCHITECT: ABRAMSON TEIGER ARCHITECTS
8924 LINDBLADE STREET
CULVER CITY, CA 90232
CONTACT: BJORN SCHRADER
bjorn@abramsonsteiger.com
TEL (310) 838-8998 EXT 209
FAX (310) 838-8332

CIVIL ENGINEER: VCA ENGINEERS, INC
1041 S. GARFIELD AVE, SUITE 210
ALHAMBRA, CA 91801
CONTACT: VIRGIL AOANAN
virgil.aonan@vcaeng.com
TEL (323) 729-6098
FAX (323) 729-6043

AREA CALCULATIONS

FOR BUILDING AREA DIAGRAMS, SEE SHEET T1.4 PER CULVER CITY ZONING

OCCUPANCY	RESTAURANT	RETAIL	OFFICE	AUTOMATED PARKING	UTILITY / COMMON AREA CIRCULATION	TOTAL PER FLOOR
BASEMENT				23,271 SF		23,271 SF
1ST FLOOR	3,184 SF	2,878 SF	19,480 SF	1,518 SF	3,303 SF	10,883 SF
2ND FLOOR			19,655 SF			19,480 SF
3RD FLOOR			20,190 SF			19,655 SF
4TH FLOOR						20,190 SF
SUB TOTAL	3,184 SF	2,878 SF	59,325 SF	24,789 SF	3,303 SF	93,479 SF
TOTAL BUILDING AREA: 93,479 SF						

PARKING CALCULATIONS

PARKING CALCULATIONS:
PER TABLE 3-3B TITLE 17 C.C.M.C.

SPACES REQUIRED		REST.	RETAIL	OFFICE	TOTAL
		3,184 SF / 100	2,878 SF / 350	59,325 SF / 350	211 SPACES REQUIRED
		32 SPACES	9 SPACES	170 SPACES	
SPACES PROVIDED	UNDER GROUND				207 SPACES
	ABOVE GROUND				1 VAN ACCESSIBLE 4 TEMP LOADING
TOTAL CAR PARKING PROVIDED: 212 SPACES					

BICYCLE CALCULATIONS:

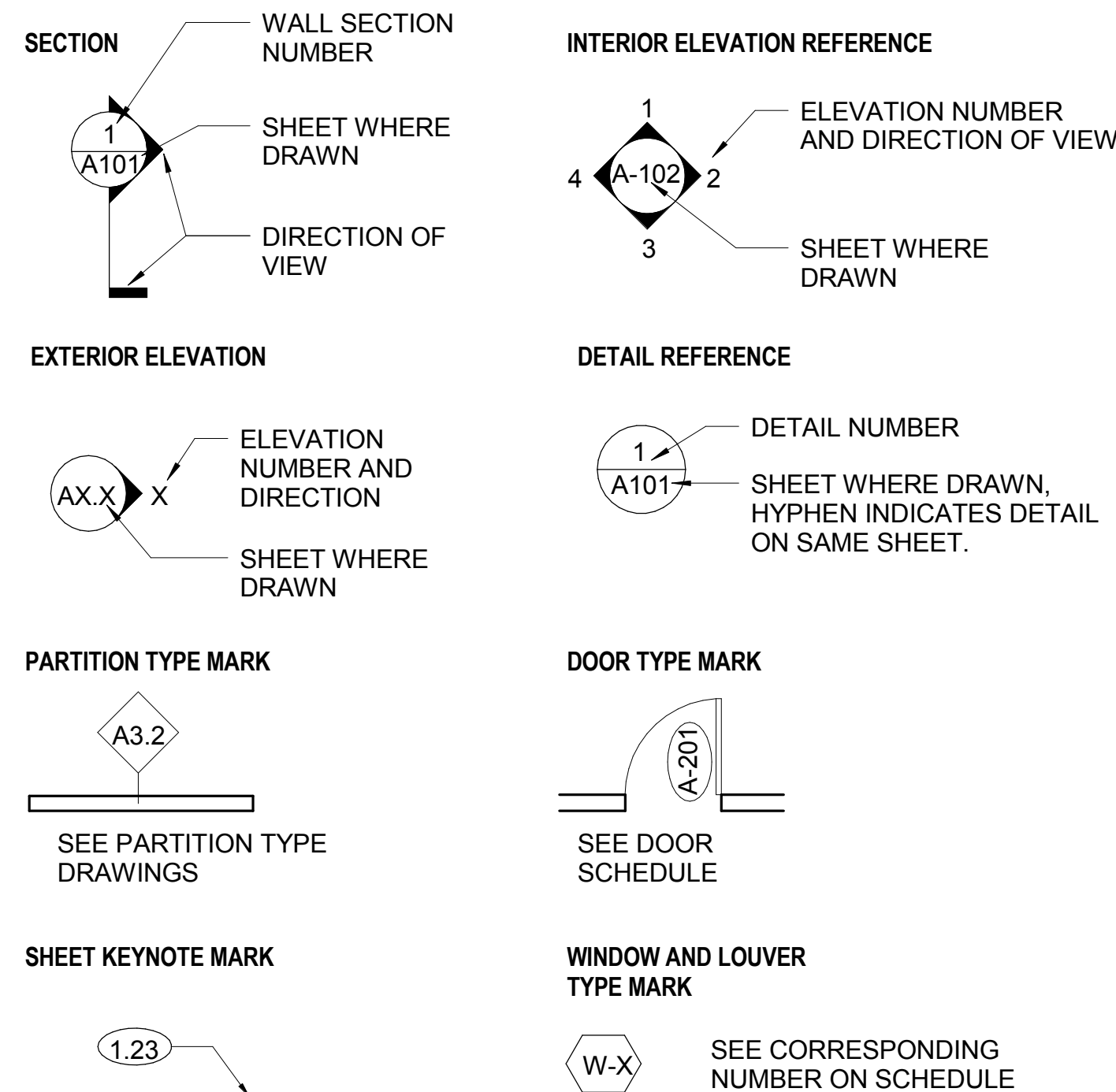
REQUIRED PER CITY		
LONG TERM BICYCLE PARKING		10
SHORT TERM BICYCLE PARKING		7
REQUIRED PER CALGREEN (5% OF REQUIRED PARKING SPACES, SECTION 5.106.4)	LONG TERM BICYCLE PARKING	12
	SHORT TERM BICYCLE PARKING	12
PROVIDED	LONG TERM BICYCLE PARKING	16
	SHORT TERM BICYCLE PARKING	12
TOTAL BICYCLE PARKING PROVIDED		28

ZONING / PLANNING

ALL SETBACKS AND HEIGHT LIMITATIONS PROVIDED PER COMMERCIAL GENERAL (CG) ZONING AND GENERAL CORRIDOR

SETBACKS	REQUIRED	PROVIDED
FACING WASHINGTON BLVD. GROUND FLOOR	0'-0"	MIN. 9'-11" MAX. 14'-10 1/2"
SECOND FLOOR	0'-0"	0'-0"
THIRD FLOOR	0'-0"	0'-0"
FOURTH FLOOR	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
REAR GROUND FLOOR	0'-0"	MIN. 25'-0"
SECOND FLOOR	0'-0"	MIN. 12'-0"
THIRD FLOOR	0'-0"	MIN. 12'-0"
FOURTH FLOOR	0'-0"	MIN. 12'-0"
HEIGHT LIMIT	56 FT	56 FT, 4 STORIES

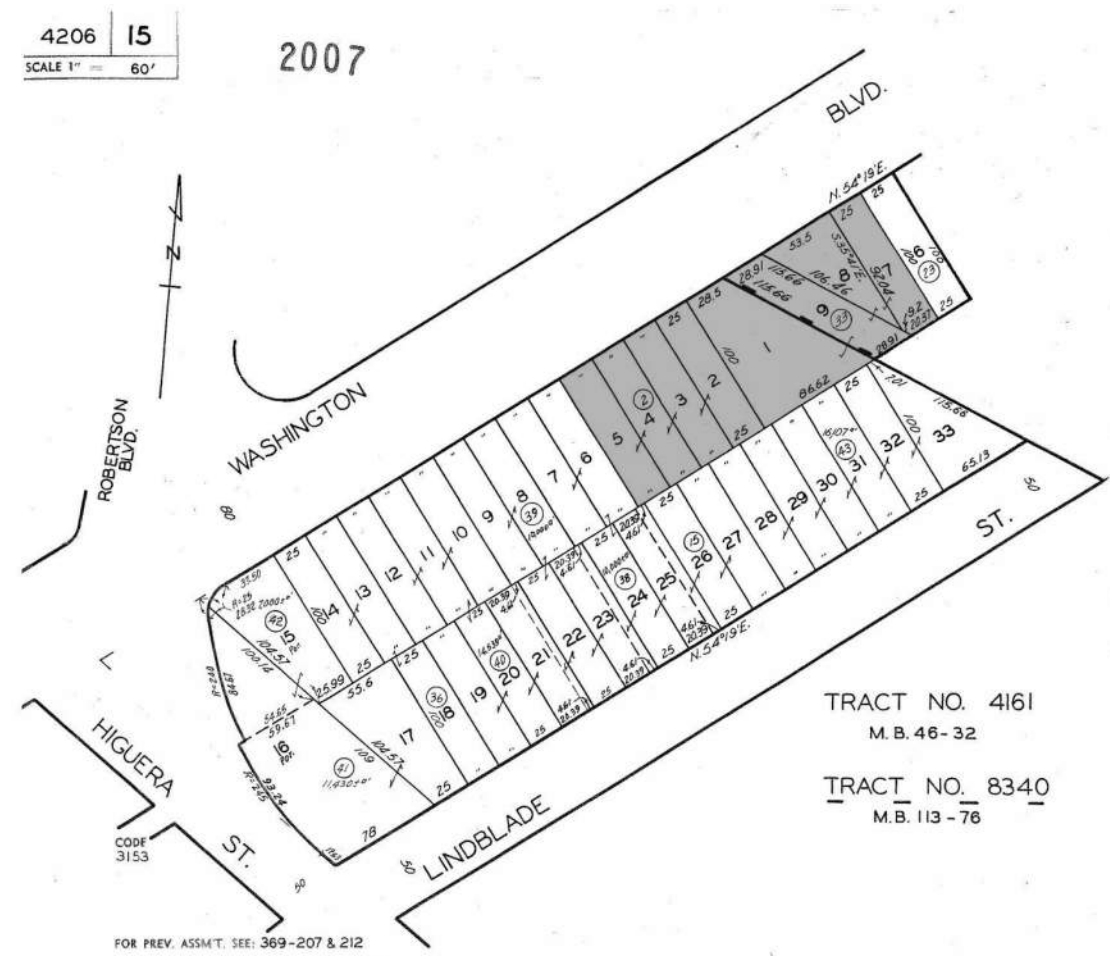
GRAPHIC SYMBOLS



VICINITY MAP



ASSESSORS MAP



ARTIST RENDERINGS, DESIGN INTENT ONLY, NOT TO BE USED FOR CONSTRUCTION

ABBREVIATIONS

W. W/ WC WP WR WT	WITH WATER CLOSET WATER PROOF WATER RESISTANT WEIGHT	O. OC OD	ON CENTER OUTSIDE DIAMETER	F. FA FCU FD FDC	FIRE ALARM FAN COIL UNIT FLOOR DRAIN FIRE DEPARTMENT - CONNECTION FOUNDATION FIRE EXTINGUISHER - CABINET FIRE HOSE CABINET FINISH FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FOOT, FEET FOOTING	C. CAB CB CEM	CABINET CATCH BASIN CEMENT, CEMENTITIOUS CONTROL JOINT CENTERLINE CEILING CLEAR CONCRETE - MASONRY UNIT COLUMN CONCRETE CONTINUOUS CONTRACTOR CARPET CERAMIC TILE
V. VERT VEST	VERTICAL VESTIBULE	M. MFR MIN MISC MTD MTL	MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED METAL	FDN FEC		CJ CL CLG CLR CMU	
U. UC T. T T.O. THK TYP	UNDER COUNTER TREAD TOP OF THICK TYPICAL	L. LAM LED LF LPT LT	LAMINATE, LAMINATION LIGHT EMITTING DIODE LINEAR FOOT LOW POINT LIGHT	FIN FOC FOF FOM FOS FT FTG		COL CONC CONT CONTR CPT CT	
S. SD SIM SS STL STRUCT SUSP	STORM DRAIN SIMILAR STAINLESS STEEL STEEL STRUCTURAL SUSPENDED	I. IN INCL INT	INCH INCLUDING INTERIOR	E. (E) EA EL ELEC ELEV EOS EQ EXP	EXISTING EACH ELEVATION ELECTRICAL ELEVATOR EDGE OF SLAB EQUAL EXPANSION	B. B.O. BD BIT BLDG BM	BOTTOM OF BOARD BITUMIN(OUS) BUILDING BEAM
R. R RD REF REFR RM ROW	RISER ROOF DRAIN REFERENCE REFRIGERATOR ROOM RIGHT OF WAY	G. GA GAL GALV GC	GAUGE GALLON GALVANIZED GENERAL CONTRACTOR	D. DBL DEMO DEPT DIA DIM DIST DN DR DS	DOUBLE DEMOLISH DEPARTMENT DIAMETER DIMENSION DISTANCE DOWN DOOR DOWNSPOUT	A. ACT AD ADJ AFF AFG AFS ALUM ALT ANOD APPROX ARCH	ACOUSTICAL CEILING TILE AREA DRAIN ADJACENT ABOVE FINISH FLOOR ABOVE FINISH GRADE ABOVE FINISH SLAB ALUMINUM ALTERNATE ANODIZED APPROXIMATE(LY) ARCHITECT(URAL)
P. PLAM PLY PNL PWR	PLASTIC LAMINATE PLYWOOD PANEL POWER	GL GLZ GYP GYP BD	GLASS GLAZING GYPSUM GYPSUM BOARD				

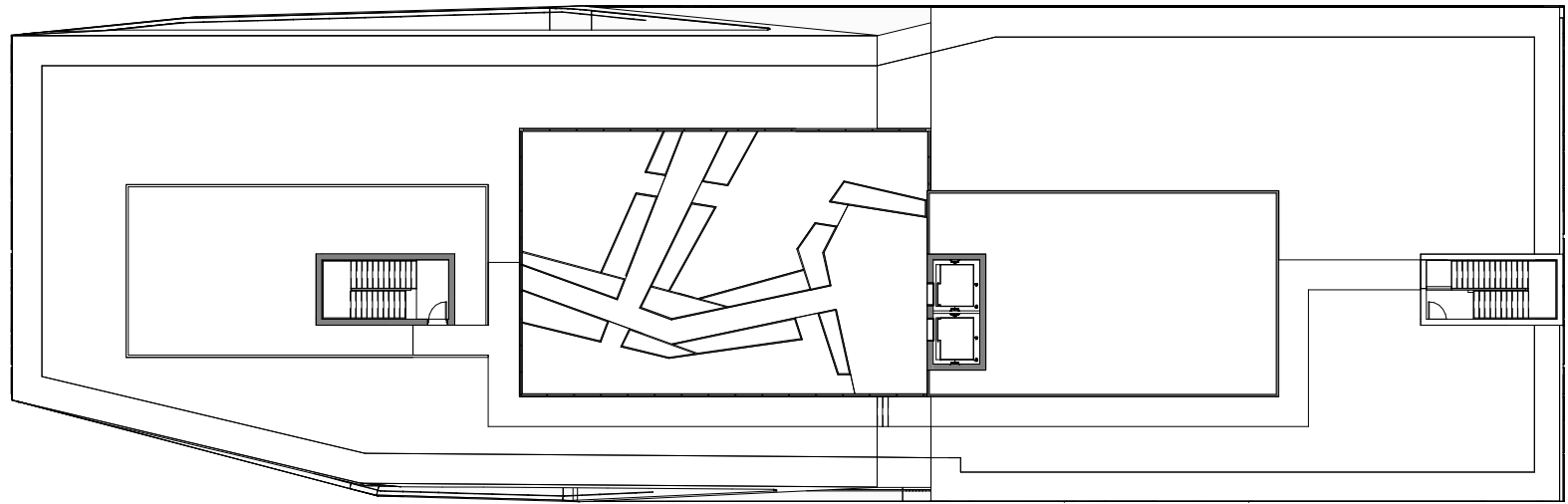
D
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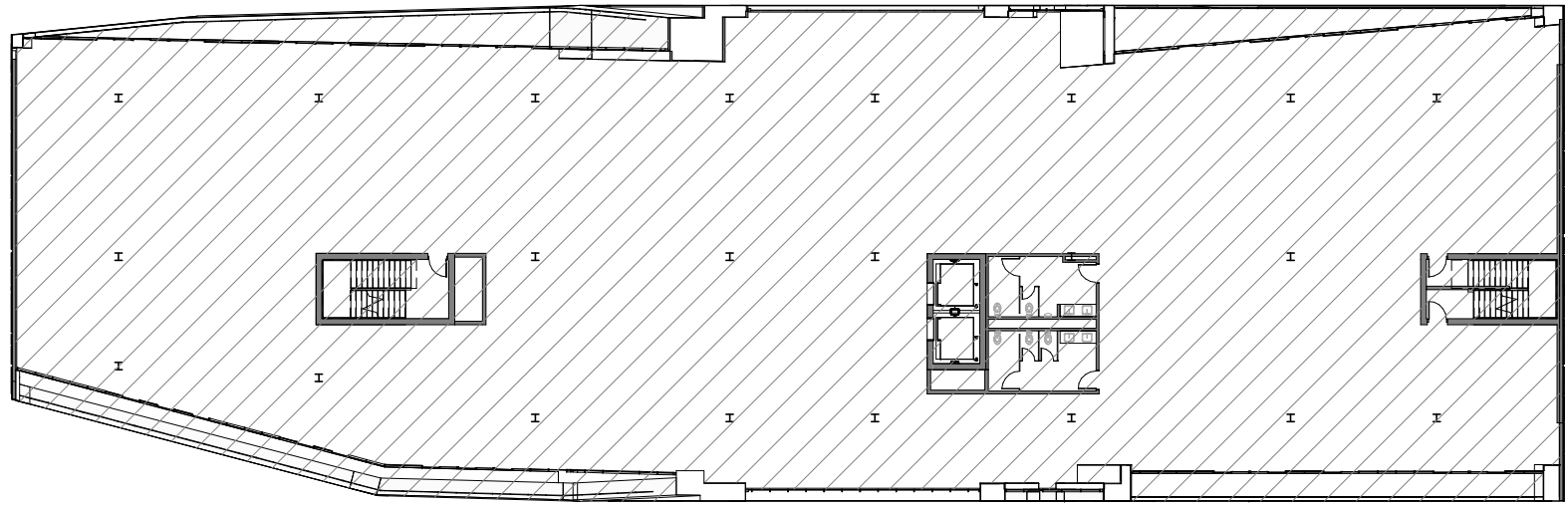
2

1



ROOF

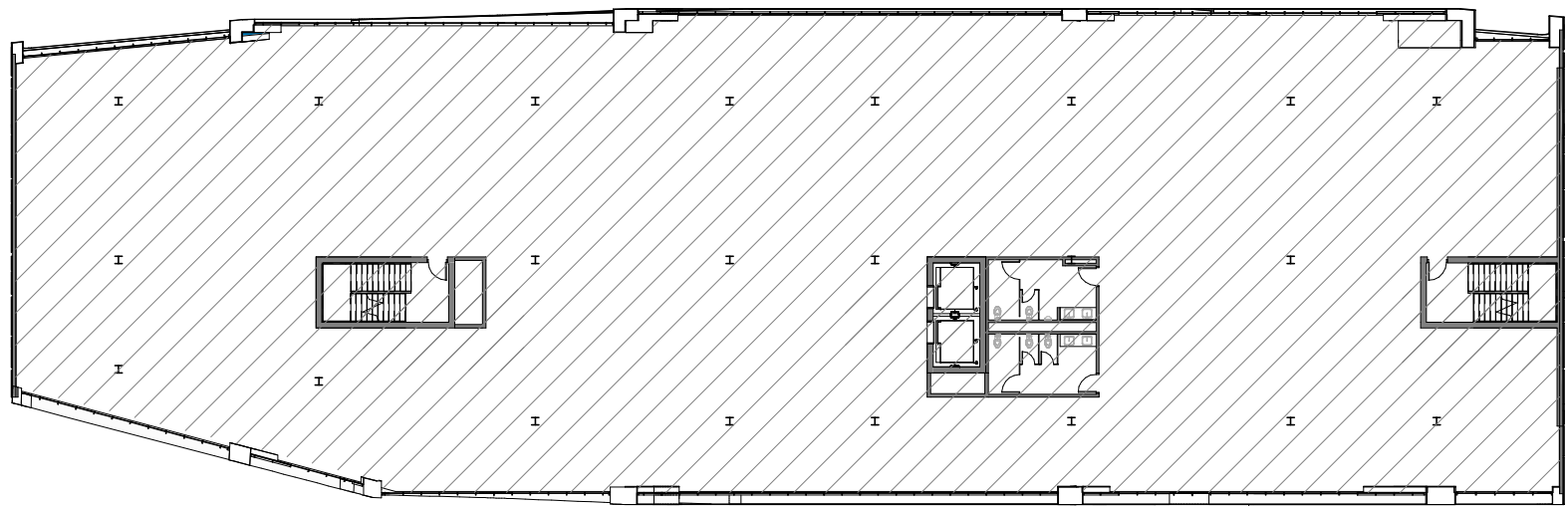
N/A



4TH FLOOR

OFFICE

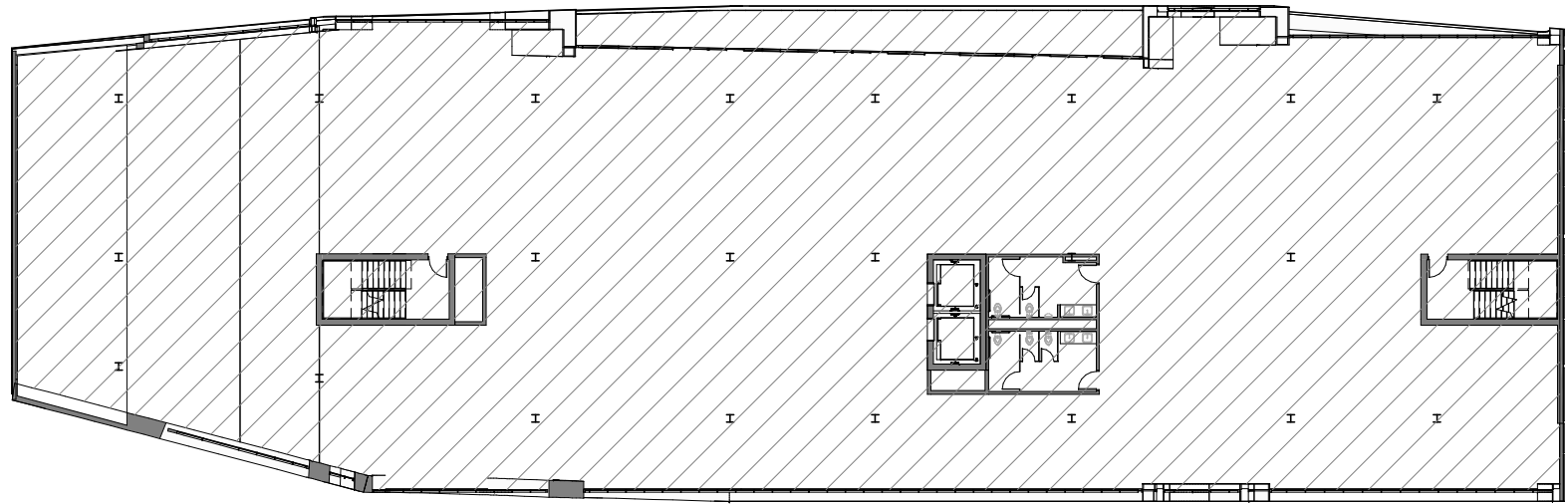
20,190 sf



3RD FLOOR

OFFICE

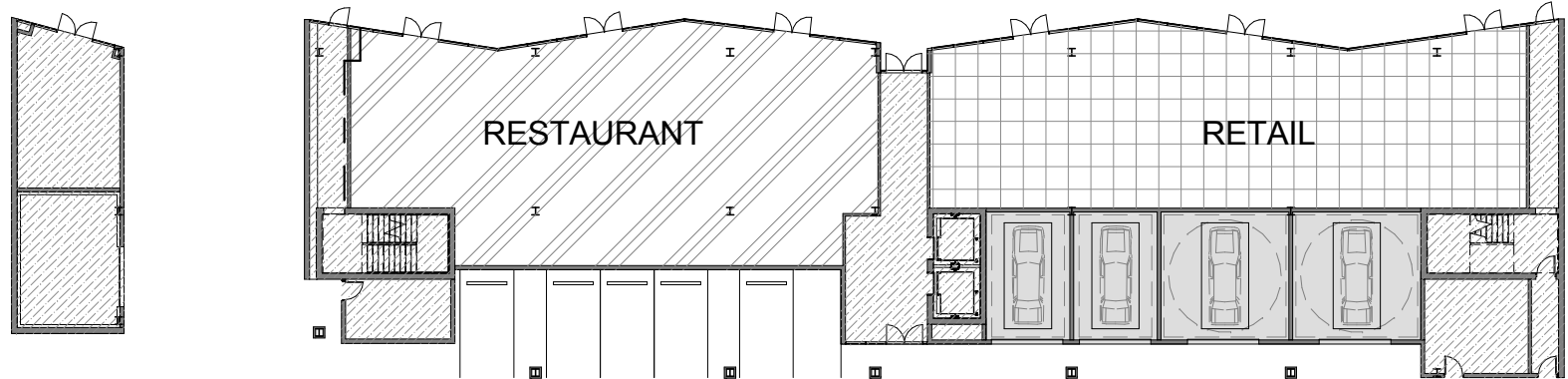
19,655 sf



2ND FLOOR

OFFICE

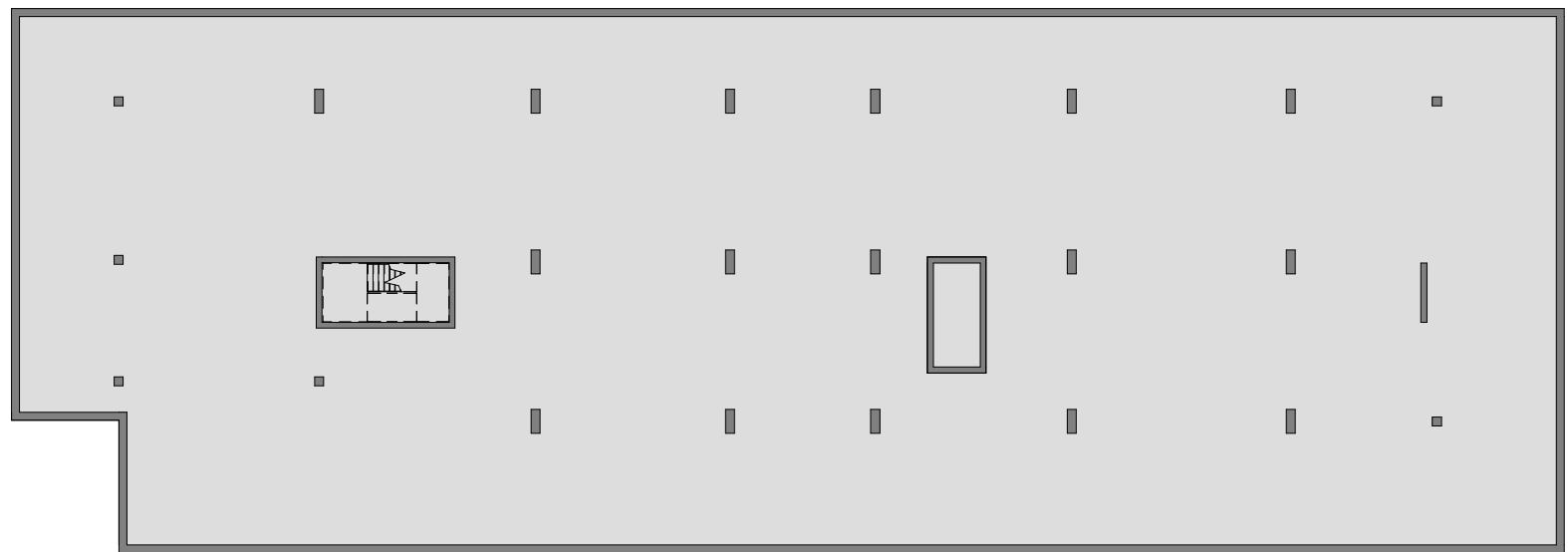
19,480 sf



1ST FLOOR

- RESTAURANT 3,184 sf
- RETAIL 2,878 sf
- UTILITY / COMMON AREA CIRCULATION 3,303 sf
- AUTOMATED PARKING (ENTRANCES) 1,518 sf

1ST FLOOR TOTAL 10,883 sf



UNDERGROUND FLOOR

AUTOMATED PARKING

23,271 sf

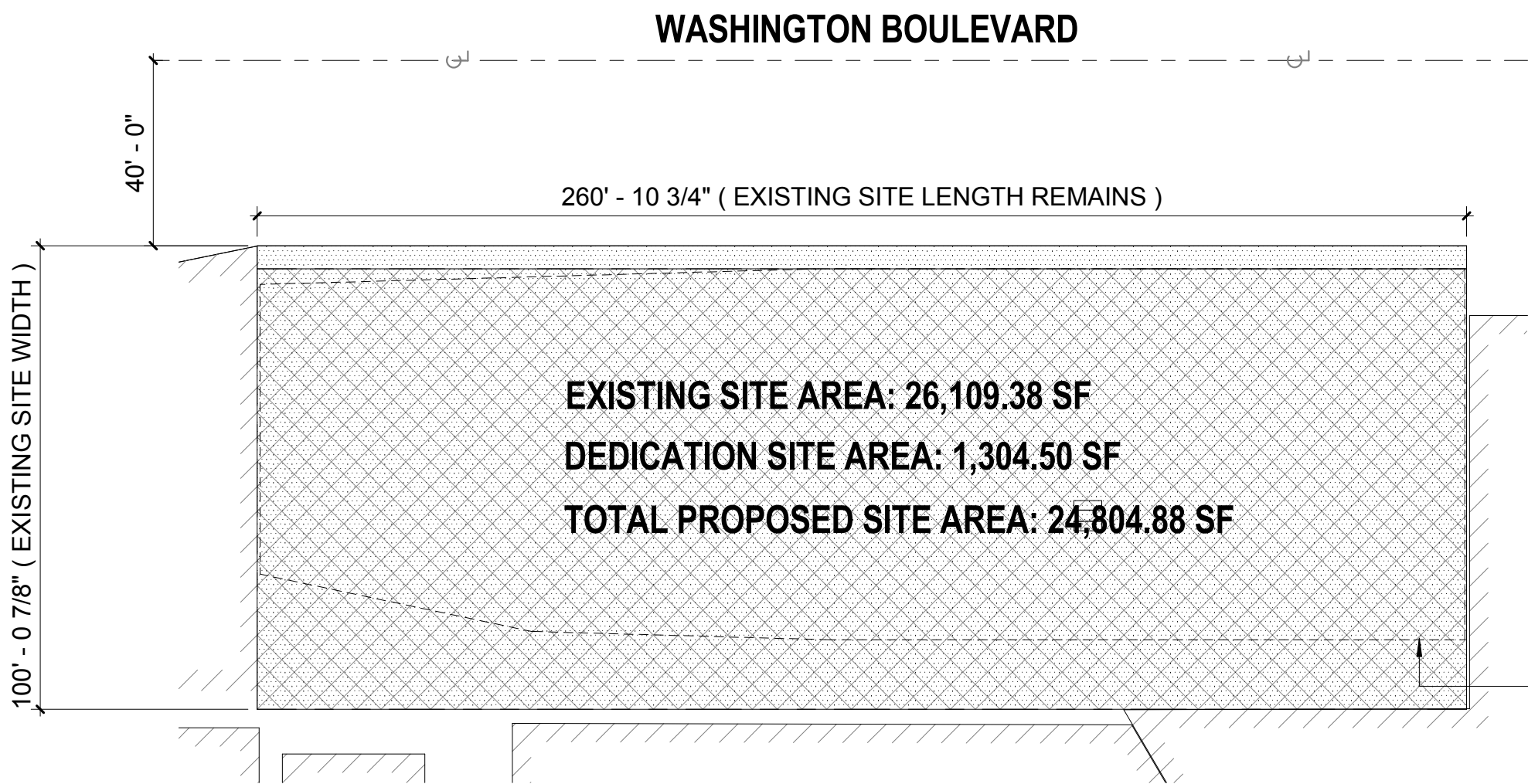
GROSS BUILDING AREA
PER CULVER CITY PLANNING CODE:

PARKING	23,271 sf
1ST FLOOR	10,883 sf
2ND FLOOR	19,480 sf
3RD FLOOR	19,655 sf
4TH FLOOR	20,190 sf
ROOF	N/A

TOTAL BUILDING AREA 93,479 sf

BUILDING AREA PER CURVER CITY PLANNING CODE
1/32" = 1'-0"

2



LEGEND		
	EXISTING SITE AREA	
	PROPOSED SITE AREA	
	EXISTING NEIGHBORING ADJACENT BUILDINGS	

STRUCTURE COVERAGE:
SEE AREA CALCULATION
DIAGRAMS 2 / T1.4

SITE AREA
1/32" = 1'-0"

1

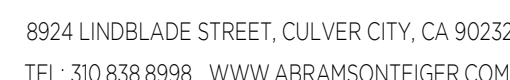
PROJECT NO: WA15

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

AREA BY FLOOR
SUMMARY

T 1.4



OFFICE BUILDING

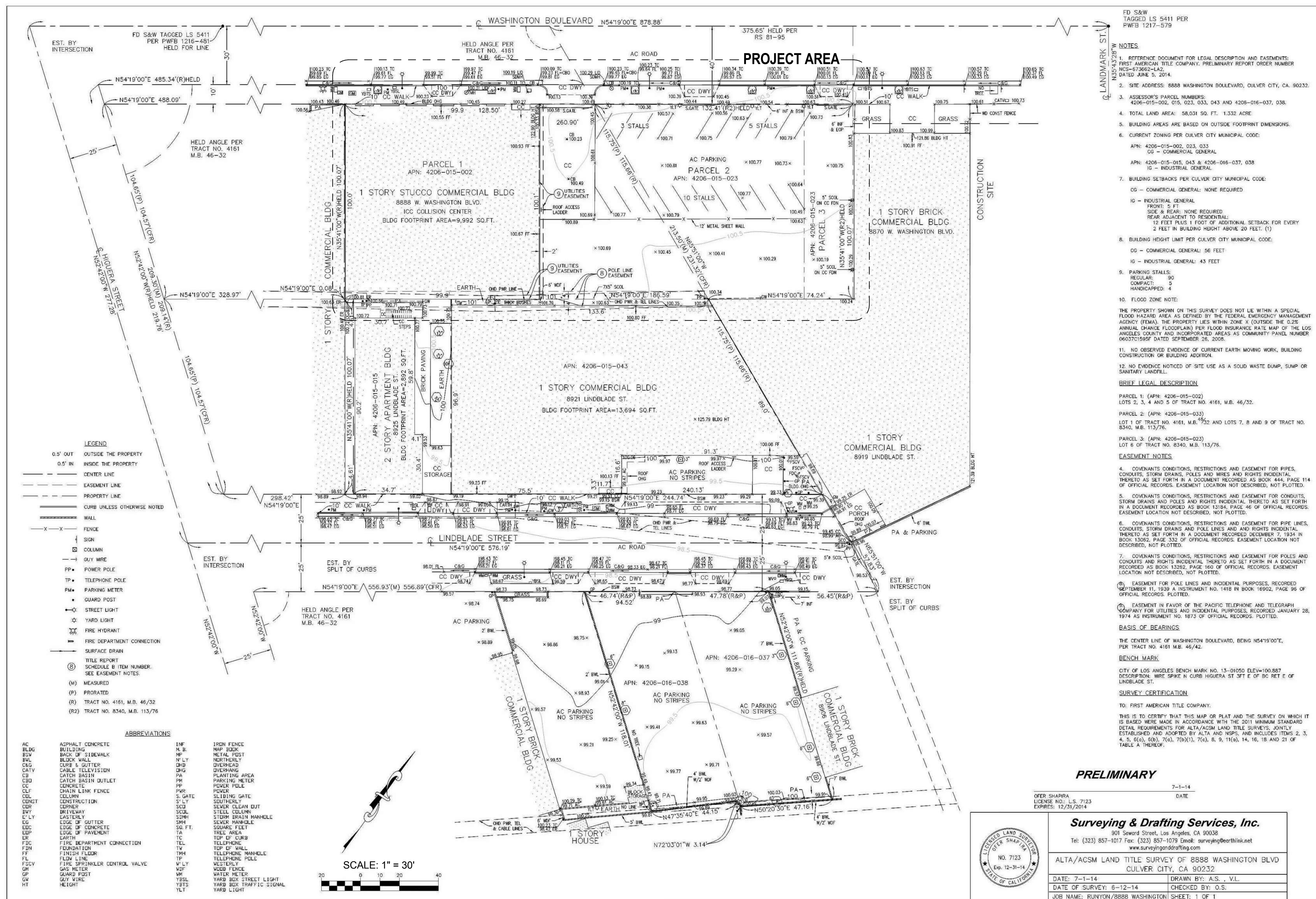
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CULVER CITY, CA 90232

PROJECT NO: WA15

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SITE SURVEY

SRVY 1



D

C

B

A



1D



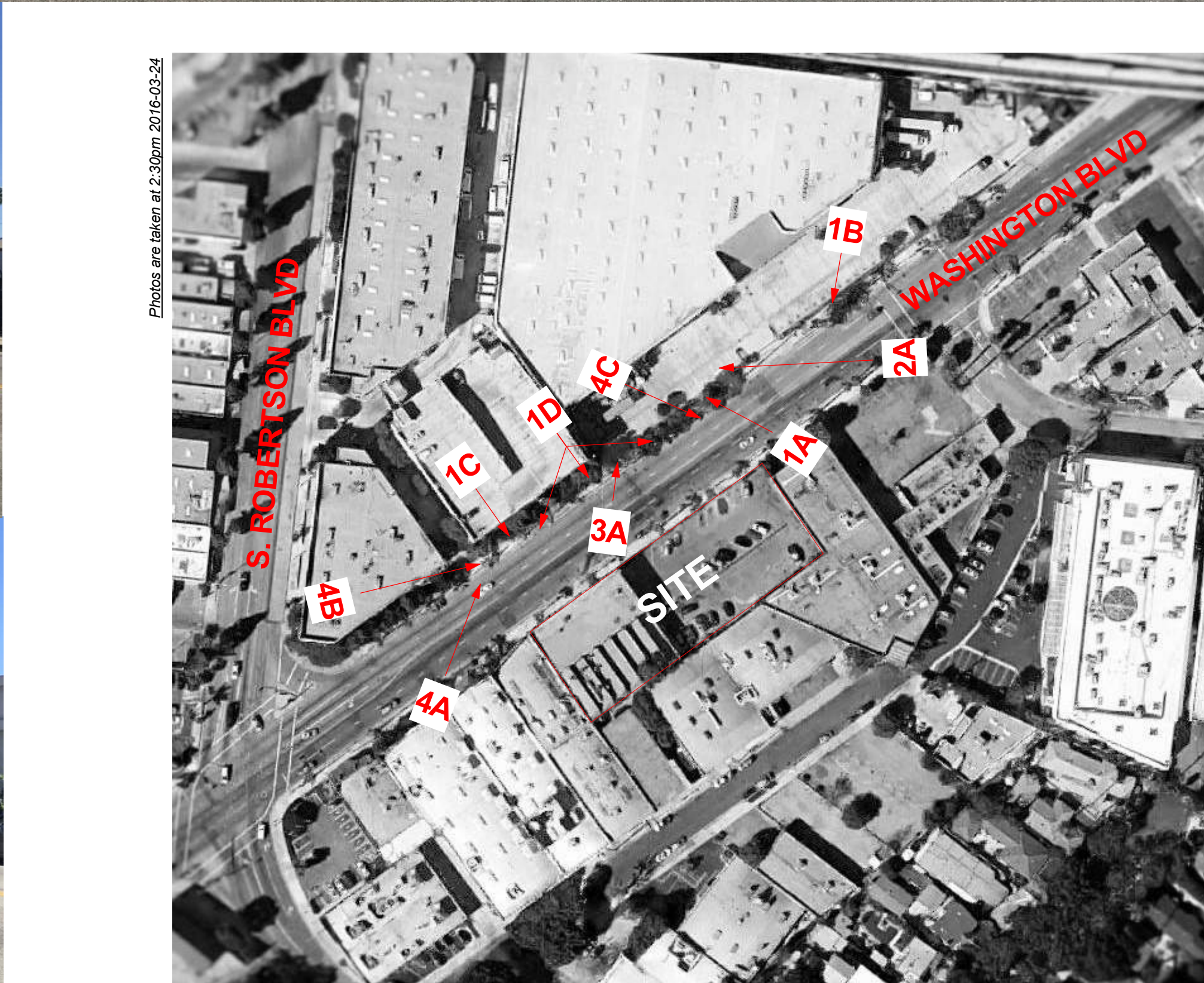
4C



4B



4A



Photos are taken at 2:30pm 2016-03-24



1C



1B



3A



2A



1A

OFFICE BUILDING

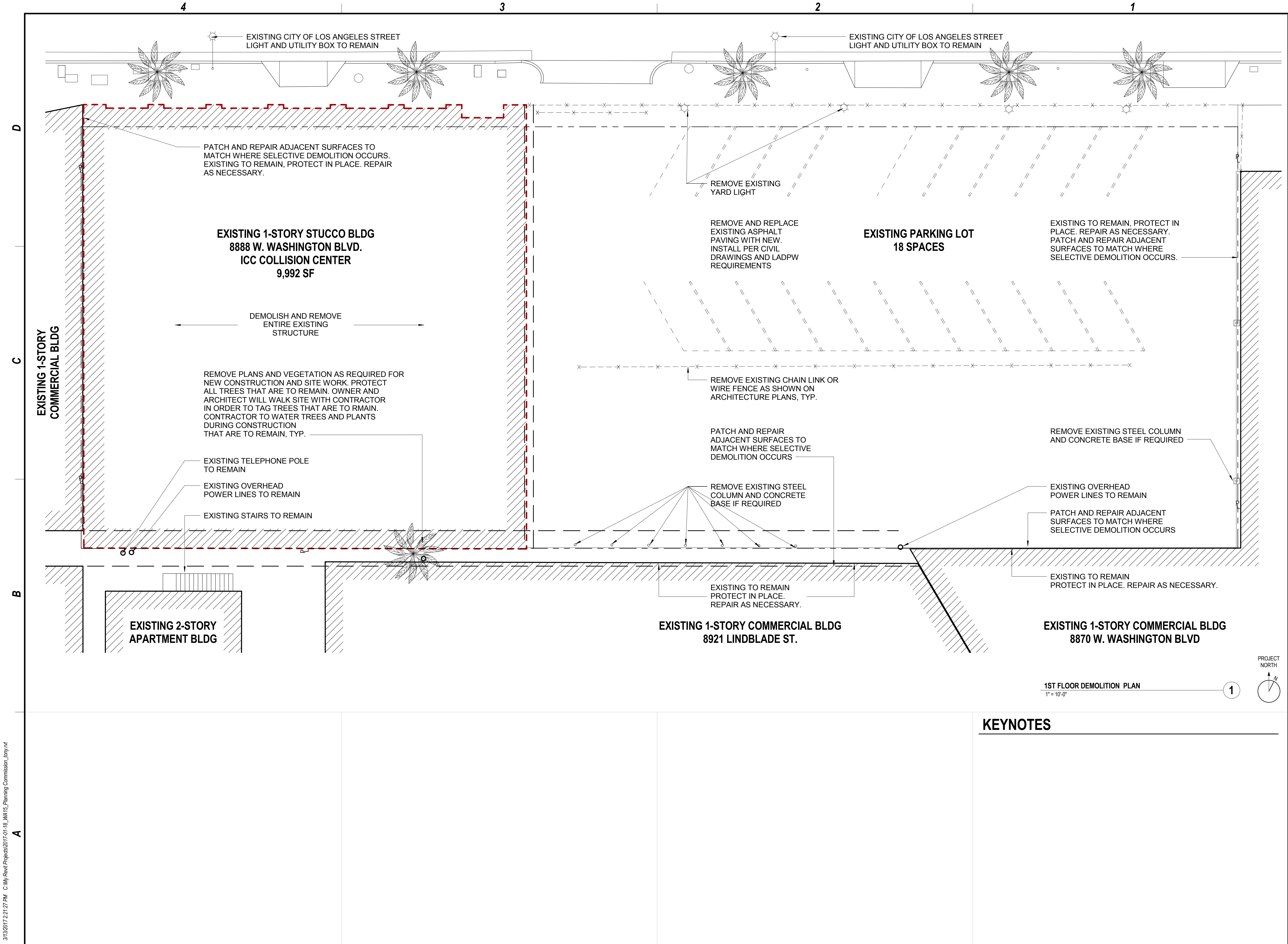
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REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

EXISTING SITE PHOTOS

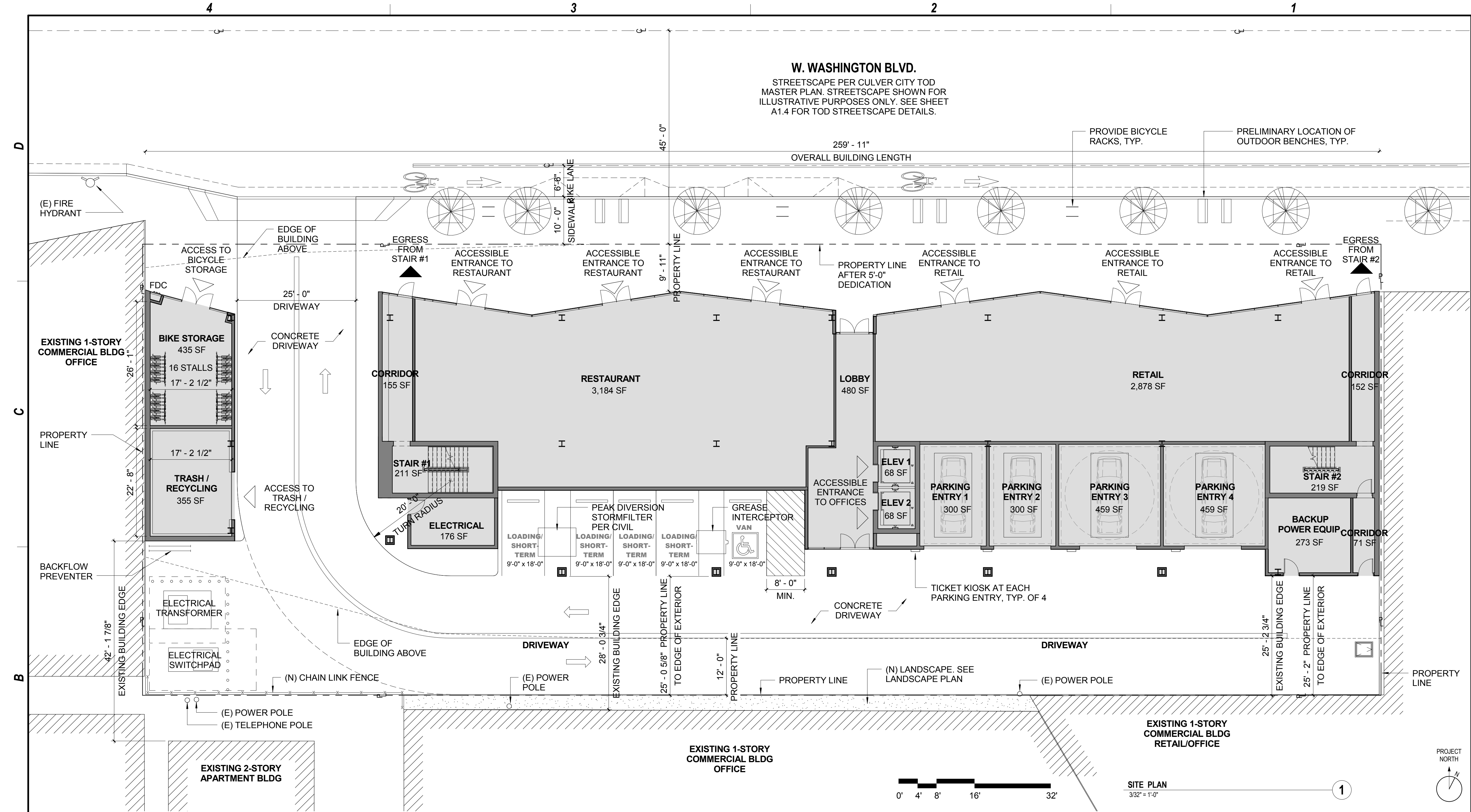


PROJECT NO: WA15

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

DEMOLITION / EXISTING
SITE PLAN



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REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

SITE PLAN



PROJECT NO: WA15

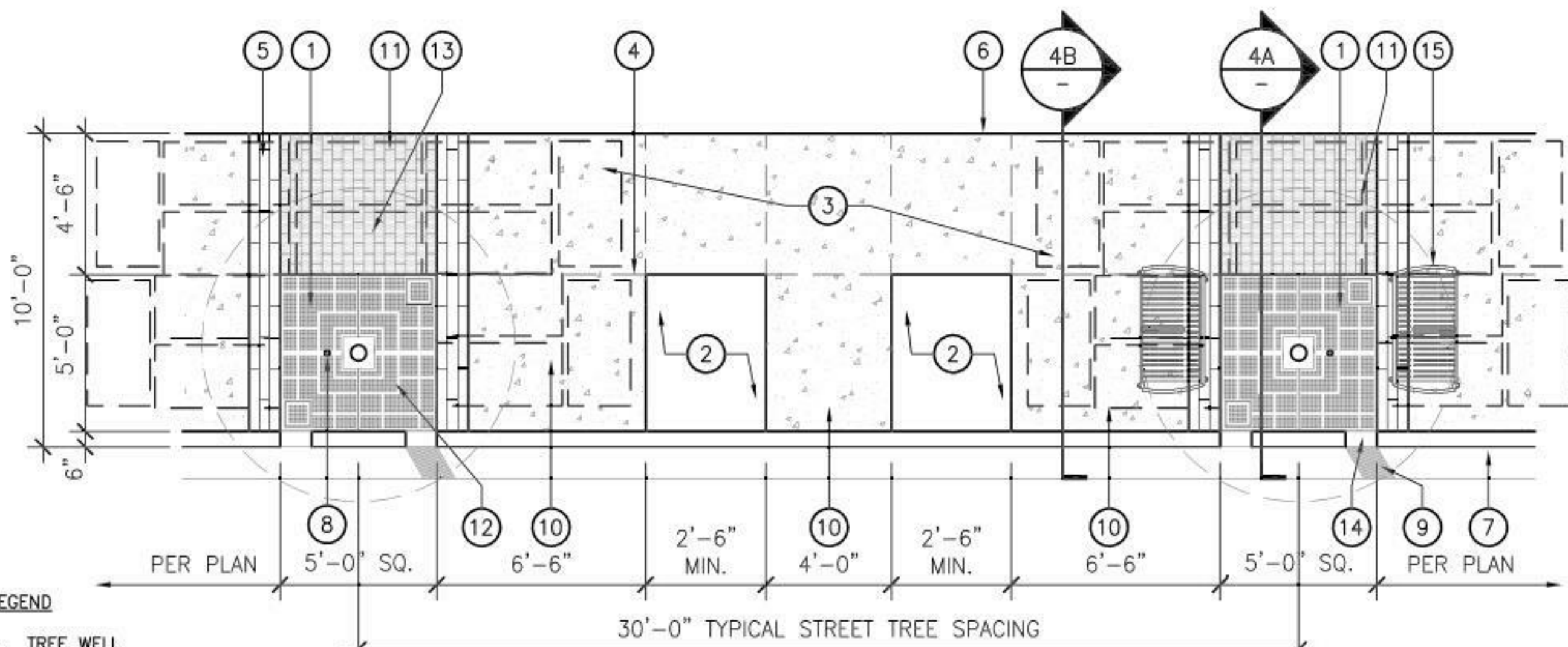
REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

COLORED SITE PLAN

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A
B
C
D



LEGEND

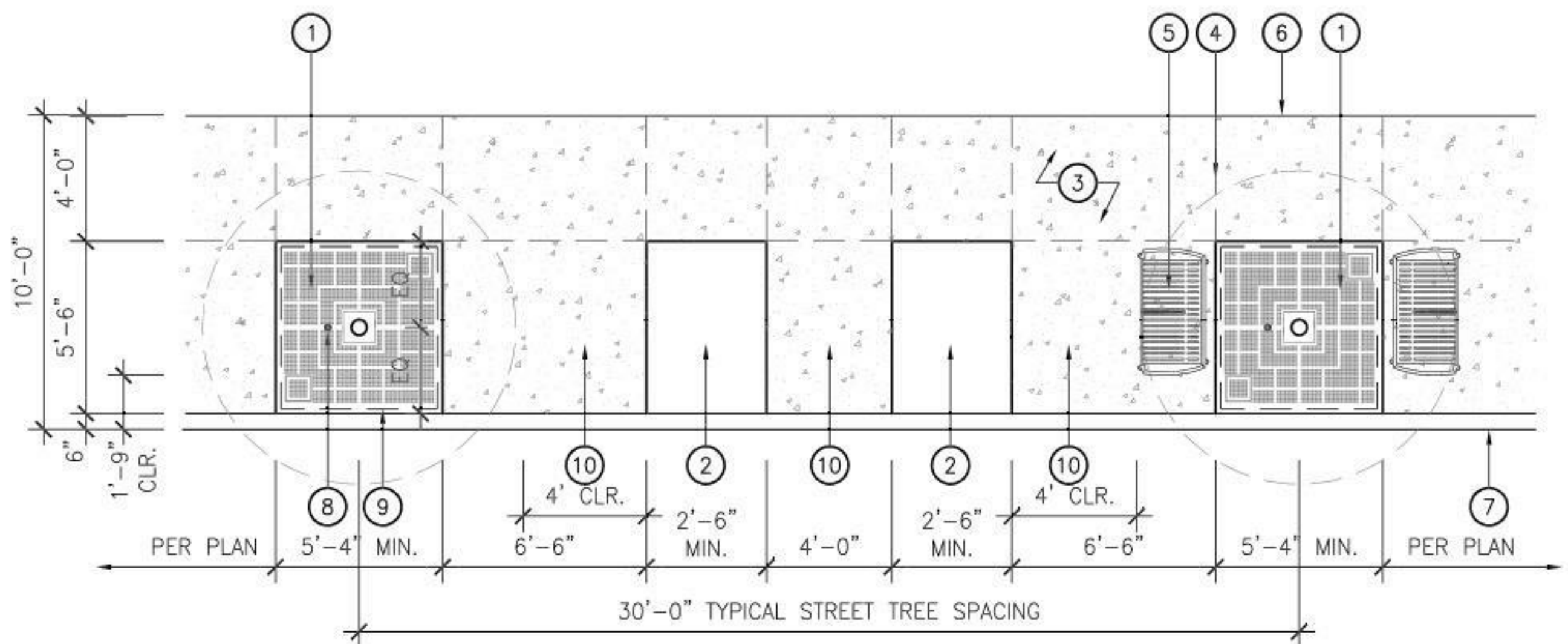
1. TREE WELL.
2. PLANTING AREA: MATERIAL PER MASTER PLAN.
3. CONCRETE: NATURAL GRAY, TOP-CAST #5.
4. CONCRETE JOINT TYP.
5. PLANK PAVERS.
6. RIGHT OF WAY.
7. FACE OF CURB.
8. "GRATE STAKE" BY J.R. PARTNERS.
9. GUTTER GROOVES ON UPHILL SIDE ONLY.
10. PEDESTRIAN ACCESS WHERE PARKING OCCURS.
11. SILVA CELLS BELOW.
12. TREE GRATES: 5'-0" SQUARE "MARKET STREET" BY IRONSMITH.
13. PERMEABLE PAVERS.
14. CURB IN/OUTLET: LOCATION AND QUANTITY PER PROJECT CIVIL ENGINEER.
15. BENCH: 49" BLACK "TOWNE SQUARE" WITH DIVIDER BY LANDSCAPE FORMS.

NOTES

- A. PROVIDE 4' O.C. SIDEWALK CONCRETE JOINTS BOTH WAYS UNLESS OTHERWISE NOTED.
- B. LOCATE BENCH COUPLET AT EVERY OTHER STREET TREE. BENCH COUPLETS TO BE NO CLOSER THAN 50' APART. FINAL LOCATION TO BE DETERMINED BY COMMUNITY DEVELOPMENT DIRECTOR.

- C. ANY DEVIATIONS FROM THIS DETAIL MUST BE FIELD INSPECTED AND APPROVED.
- D. WHERE CONFLICTS OCCURS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITION, NOTIFY CITY OF CULVER CITY COMMUNITY DEVELOPMENT DEPARTMENT IN WRITING FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION MAY HOLD CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE PROBLEM, IF REQUIRED.

1 WASHINGTON BOULEVARD STREETSCAPE / LID TREE WELL WITH GRATE
SCALE: 1/4" = 1'-0"



LEGEND

1. TREE WELL.
2. PLANTING AREA: MATERIAL PER MASTER PLAN.
3. CONCRETE: NATURAL GRAY, TOP-CAST #5.
4. CONCRETE JOINT TYP.
5. BENCH: 49" BLACK "TOWNE SQUARE" WITH DIVIDER BY LANDSCAPE FORMS.
6. RIGHT OF WAY.
7. FACE OF CURB.
8. "GRATE STAKE" BY J.R. PARTNERS.
9. ROOT BARRIER.
10. PEDESTRIAN ACCESS WHERE PARKING OCCURS.

NOTES

- A. ASSUME 5' O.C. SIDEWALK CONCRETE JOINTS BOTH WAYS UNLESS OTHERWISE NOTED.
- B. LOCATE BENCH COUPLET AT EVERY OTHER STREET TREE. BENCH COUPLETS TO BE NO CLOSER THAN 50' APART. FINAL LOCATION TO BE DETERMINED BY COMMUNITY DEVELOPMENT DIRECTOR.
- C. ANY DEVIATIONS FROM THIS DETAIL MUST BE FIELD INSPECTED AND APPROVED.
- D. WHERE CONFLICTS OCCURS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITION, NOTIFY CITY OF CULVER CITY COMMUNITY DEVELOPMENT DEPARTMENT IN WRITING FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION MAY HOLD CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE PROBLEM, IF REQUIRED.

2 WASHINGTON BOULEVARD STREETSCAPE - TOD ALTERNATE TREE WELL WITH GRATE
SCALE: 1/4" = 1'-0"

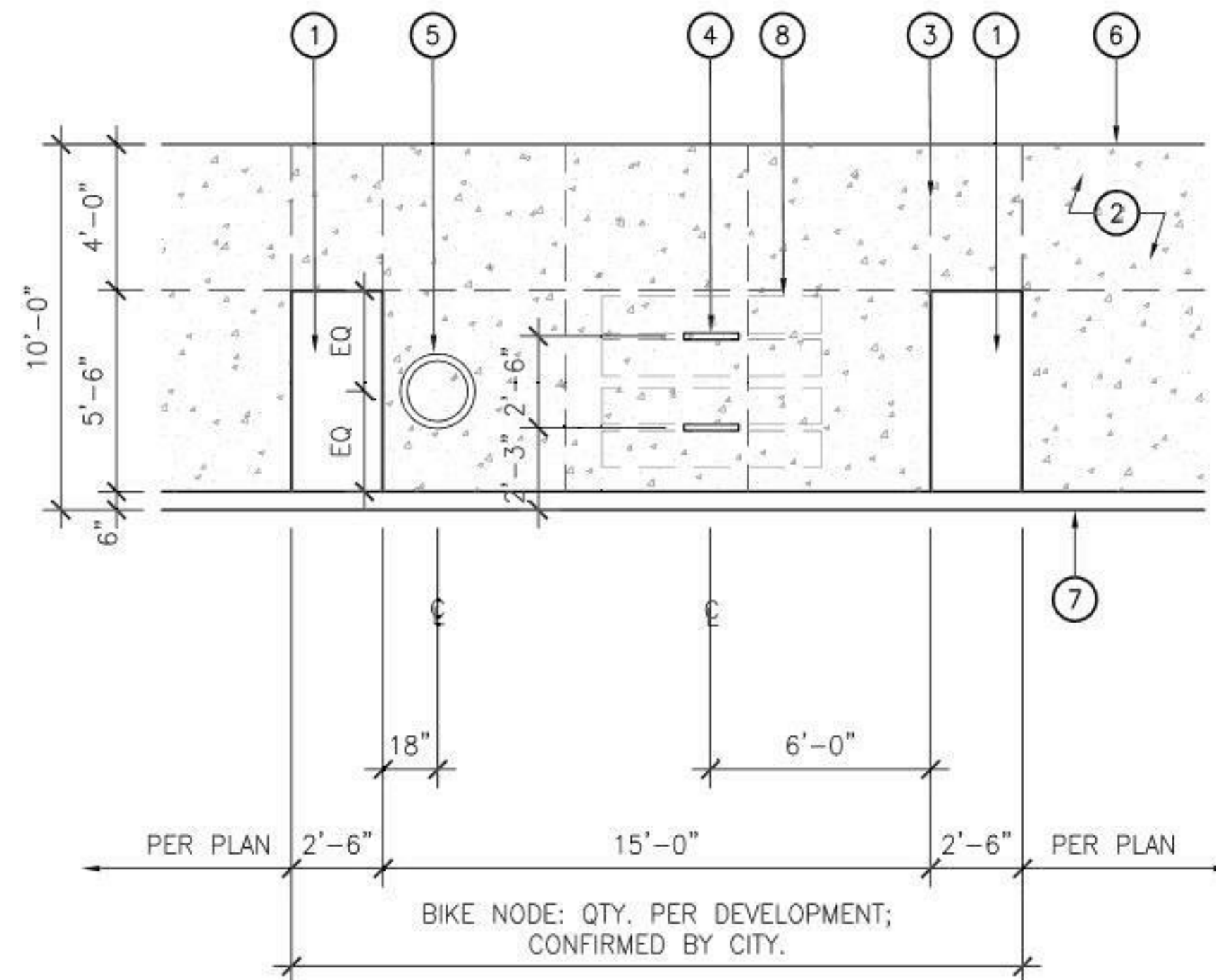
LEGEND

1. PLANTING AREA: MATERIAL PER MASTER PLAN.
2. CONCRETE: NATURAL GRAY, TOP-CAST #5.
3. CONCRETE JOINT, TYP.
4. BIKE RACK: BLACK "SIMPLE-LOK" BY SUNSHINE U-LOK CORPORATION OR APPROVED ALTERNATIVE.
5. TRASH RECEPTACLE: 24" DIA. "SCARBOROUGH" BY LANDSCAPE FORMS.
6. RIGHT OF WAY.
7. FACE OF CURB.
8. EXTENT OF BICYCLE.

NOTES

- A. ASSUME 5' O.C. SIDEWALK CONCRETE JOINTS BOTH WAYS UNLESS NOTED OTHERWISE.
- B. ANY DEVIATIONS FROM THIS DETAIL MUST BE FIELD INSPECTED AND APPROVED.
- C. WHERE CONFLICTS OCCURS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITION, NOTIFY CITY OF CULVER CITY COMMUNITY DEVELOPMENT DEPARTMENT IN WRITING FOR CLARIFICATION. FAILURE TO PROVIDE NOTIFICATION MAY HOLD CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE PROBLEM, IF REQUIRED.

3 WASHINGTON BOULEVARD STREETSCAPE - BIKE NODE
SCALE: 1/4" = 1'-0"



PROJECT NO: WA15

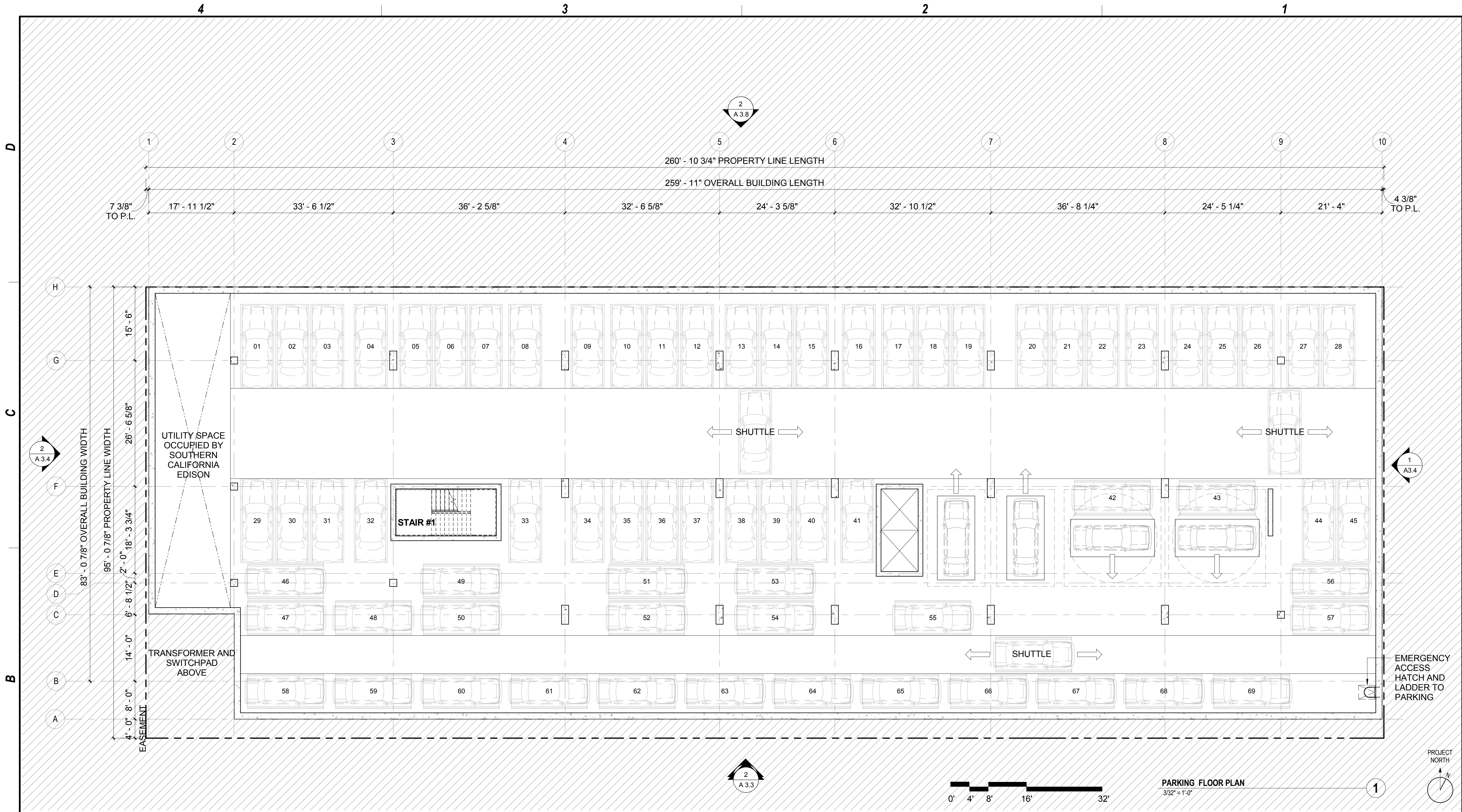
REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016-03-24	SITE PLAN REVIEW
-	2016-11-07	SITE PLAN SUBMITTAL
-	2017-03-22	PLANNING COMMISSION

TOD STREETSCAPE
DETAILS

A 1.4

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PARKING COUNT

LEVEL	NAME	QTY
ABOVE GROUND PARKING		
1ST FLR	GROUND FLOOR PARKING	5
UNDERGROUND PARKING		
P1	UG PARKING LEVEL 1	69
P2	UG PARKING LEVEL 2	69
P3	UG PARKING LEVEL 3	69
	UG TOTAL	207
OVERALL TOTAL		212

KEYNOTES



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PARKING PLAN

A 2.2.0

[illegible]

A 2.2.1

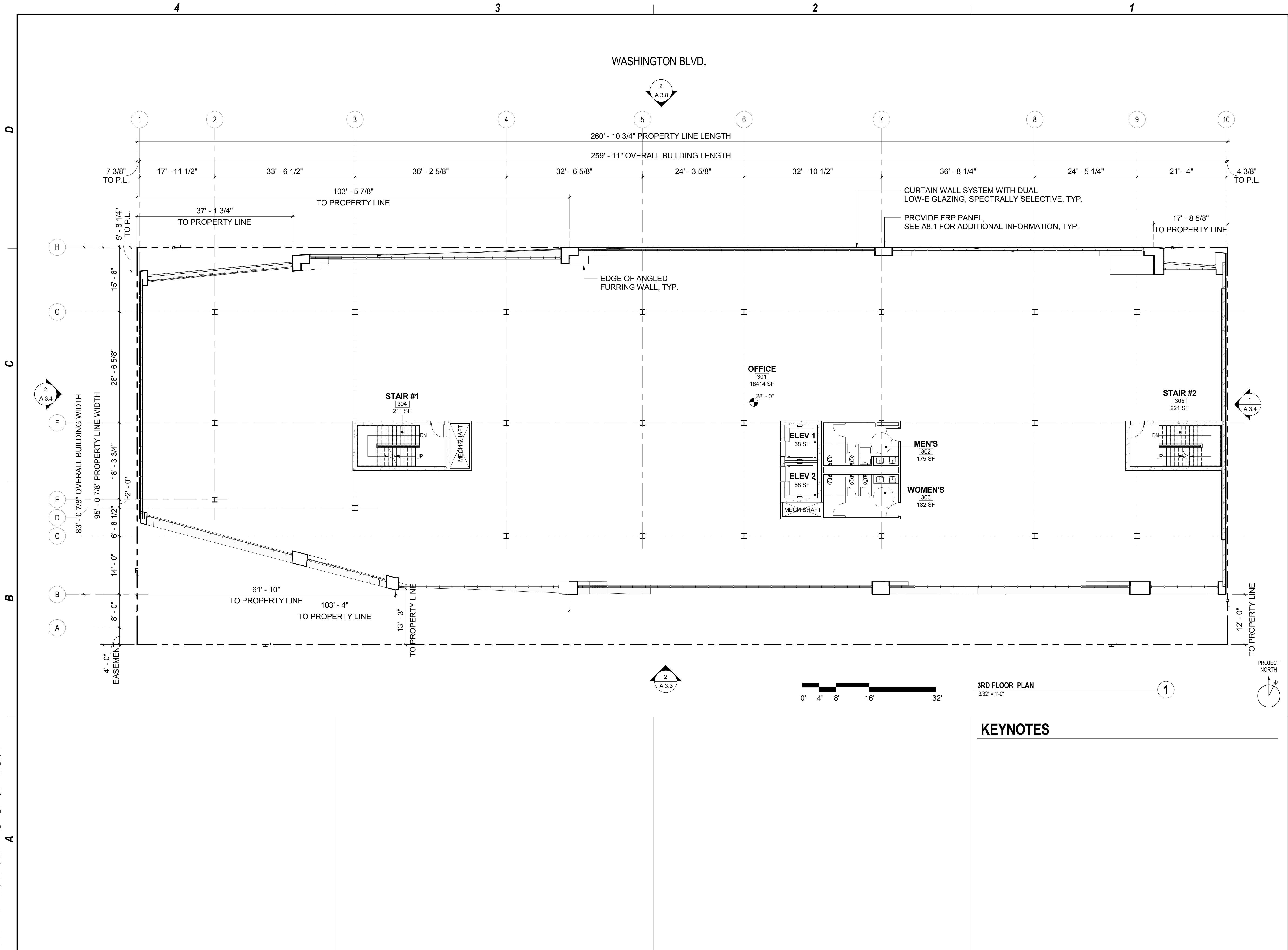


KEYNOTES



KEYNOTES

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PROJECT NO: WA15

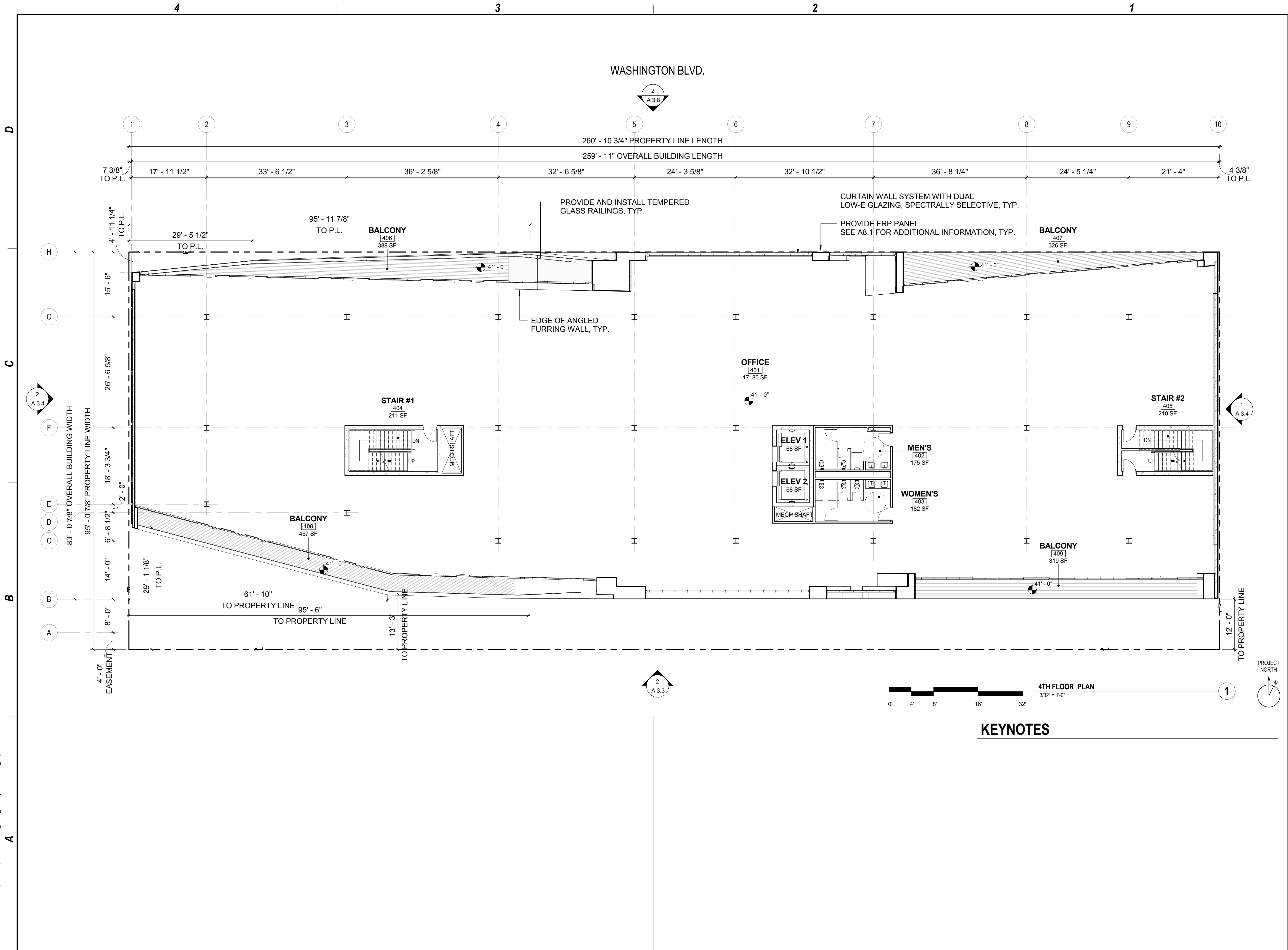
REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

3RD FLOOR PLAN

A 2.2.3

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KEYNOTES



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PROJECT NO: WA15

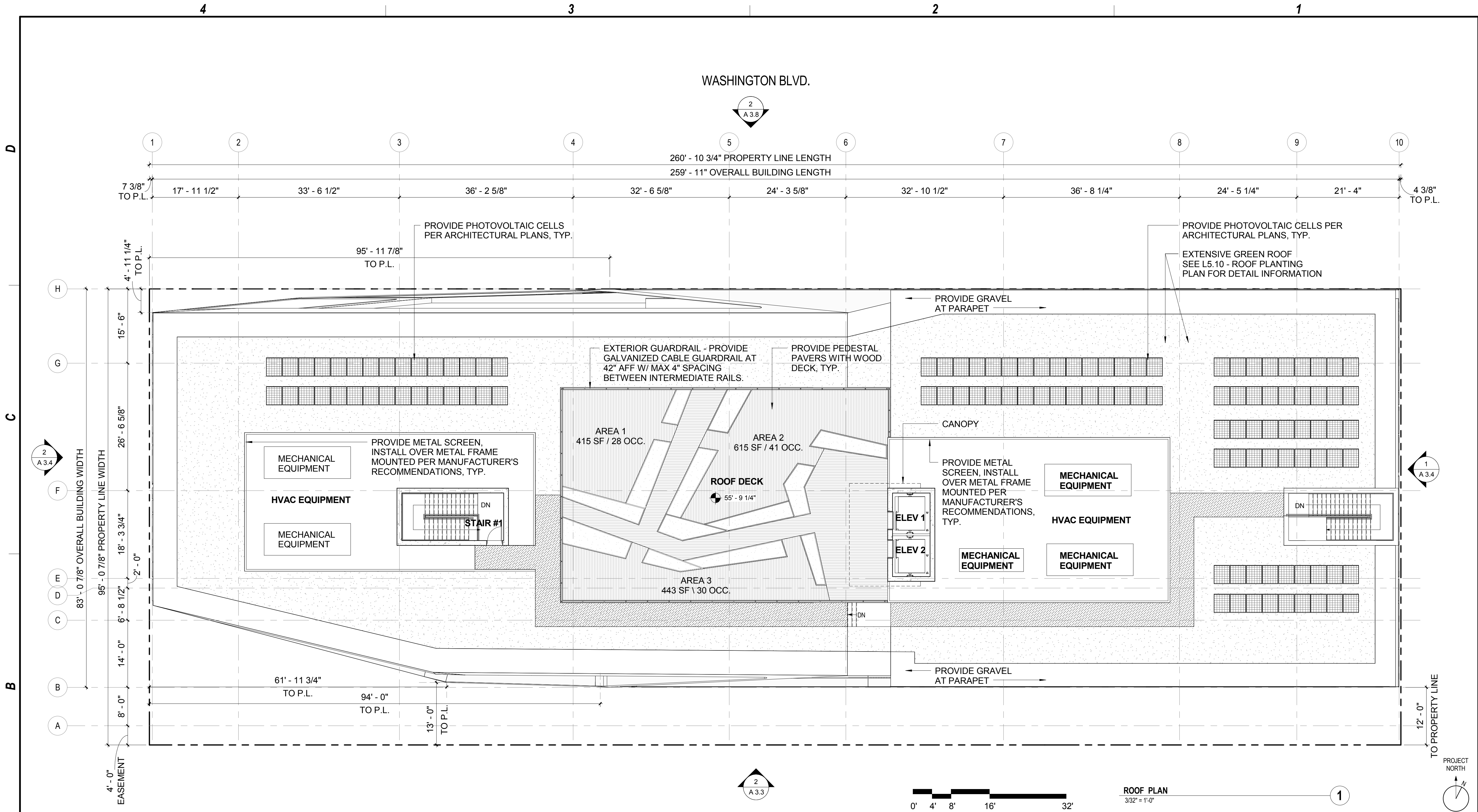
REVISIONS

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-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

4TH FLOOR PLAN

A 2.2.4

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

KEYNOTES

OFFICE BUILDING

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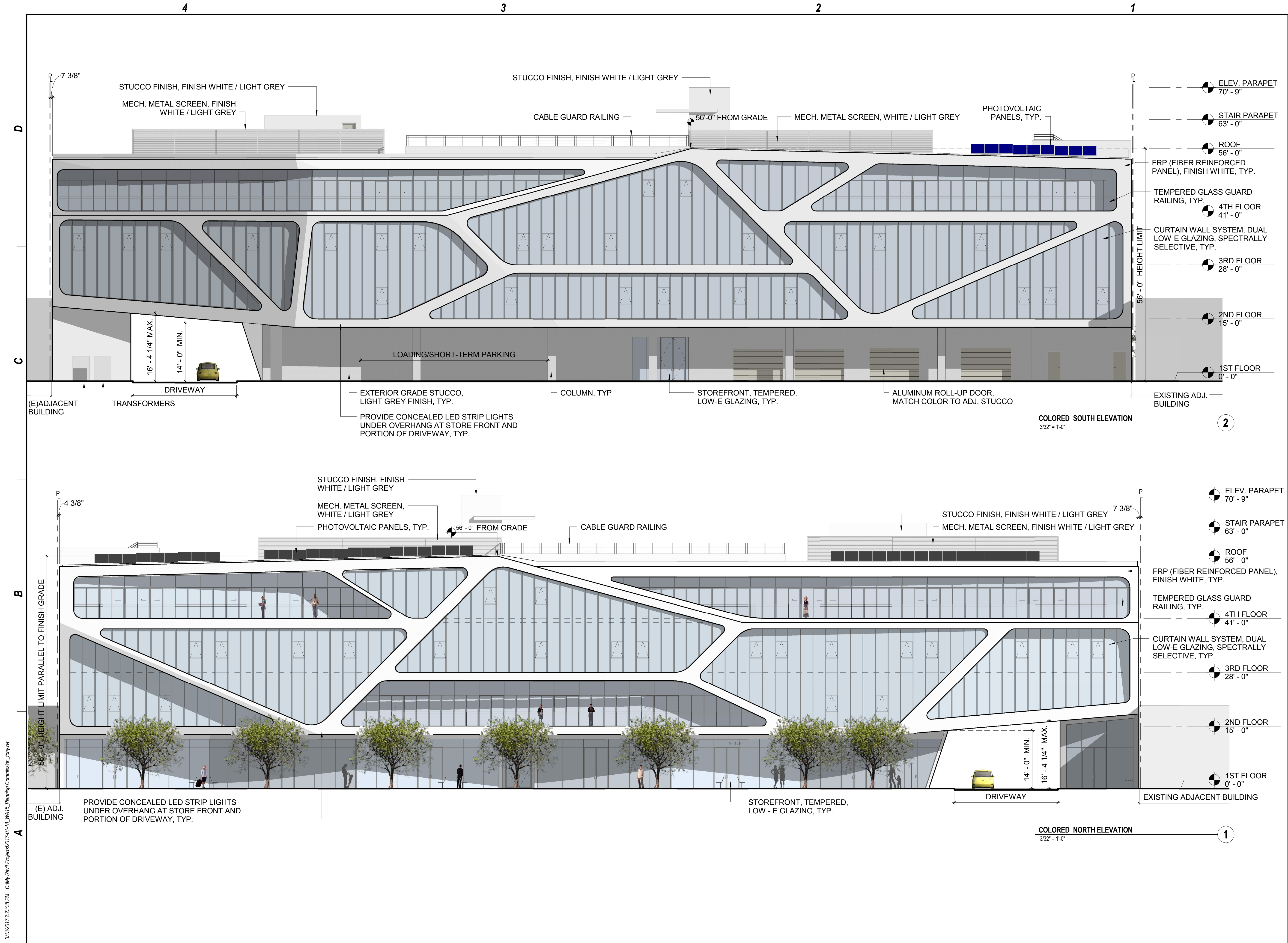
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REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
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ROOF PLAN

A 2.2.5



PROJECT NO: WA15

REVISIONS

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-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
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COLORED NORTH & SOUTH ELEVATIONS



PROJECT NO: WA15

REVISIONS

REV. NO.	DATE	DESCRIPTION
-	2016 - 03 - 24	SITE PLAN REVIEW
-	2016 - 11 - 07	SITE PLAN SUBMITTAL
-	2017 - 03 - 22	PLANNING COMMISSION

COLORED EAST &
WEST ELEVATIONS

D

C

B

A



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8888 WASHINGTON BOULEVARD
CULVER CITY, CA 90232

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COLOR RENDERING

A 3.5

D

C

B

A



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COLOR RENDERING

A 3.6



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COLOR RENDERING

A 3.7

4

3

2

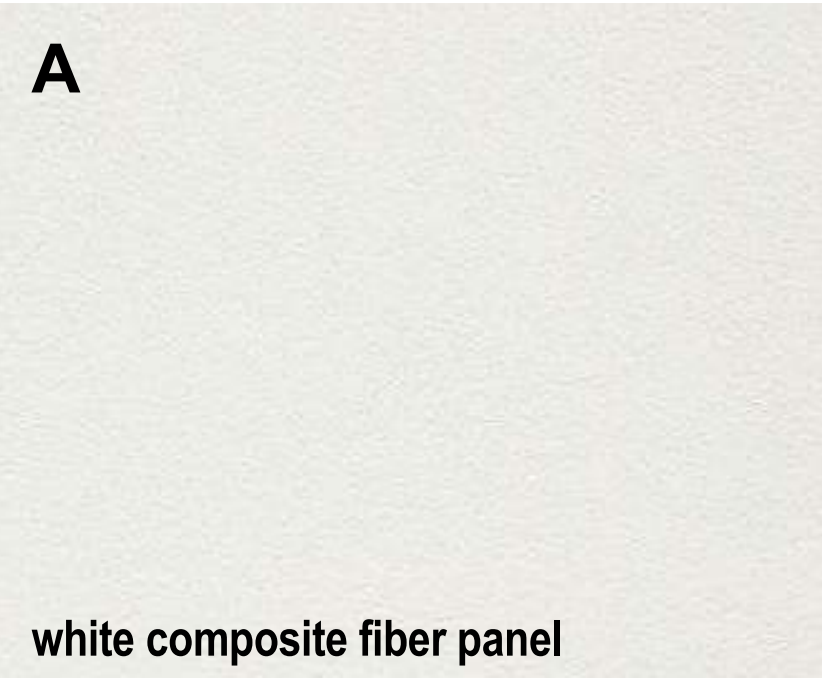
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D

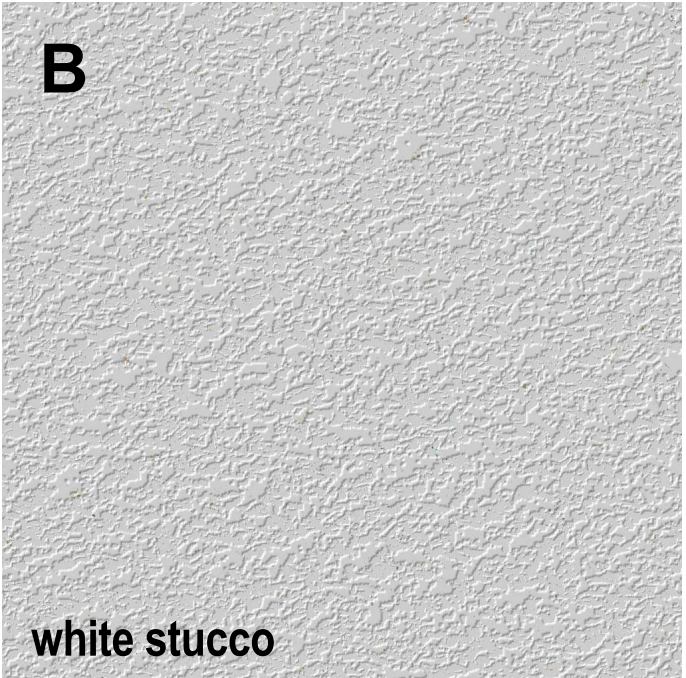
C

B

A



white composite fiber panel



white stucco



low-e glazing



exposed concrete walk



light gray metal panel



pv panels



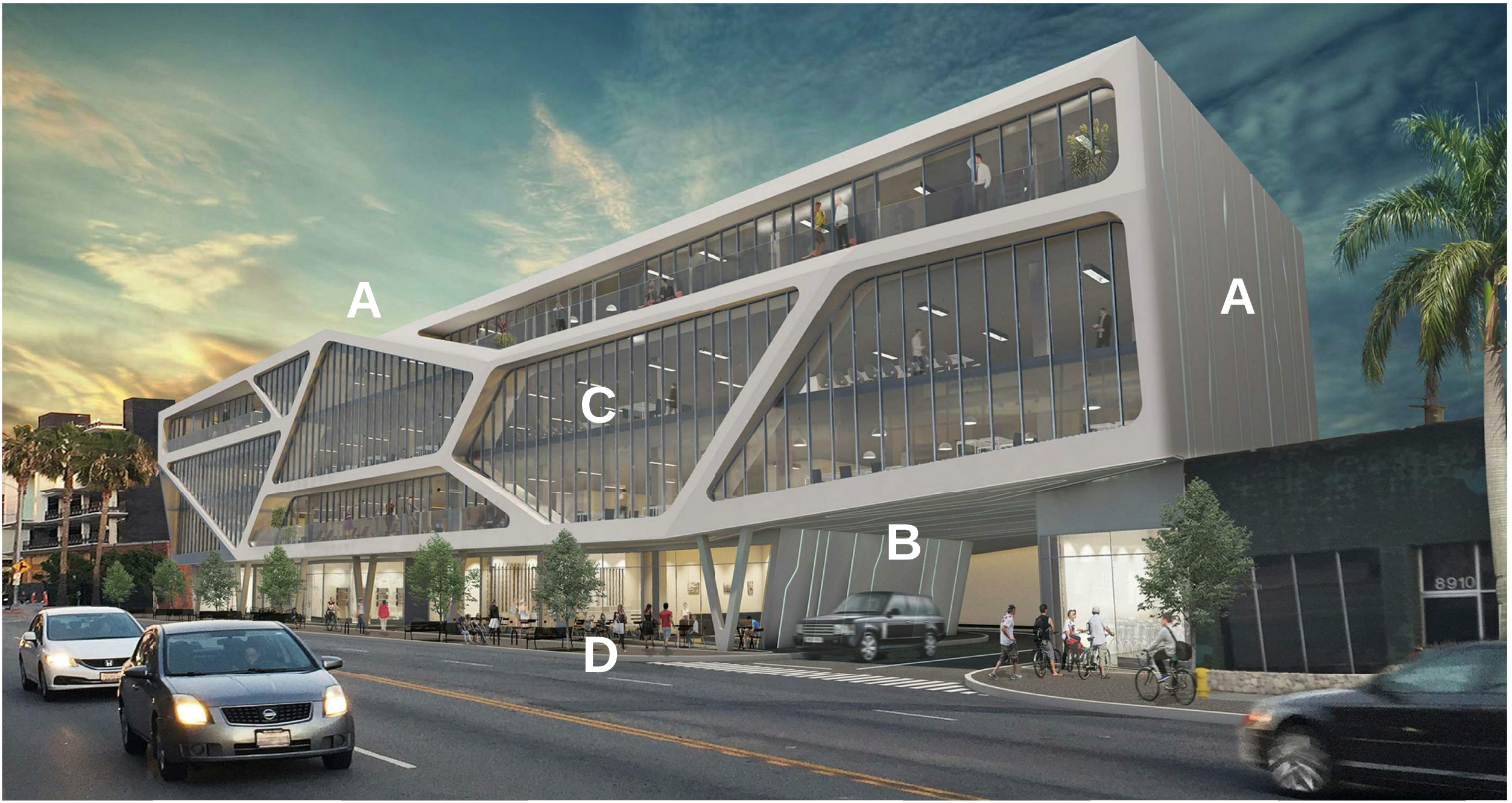
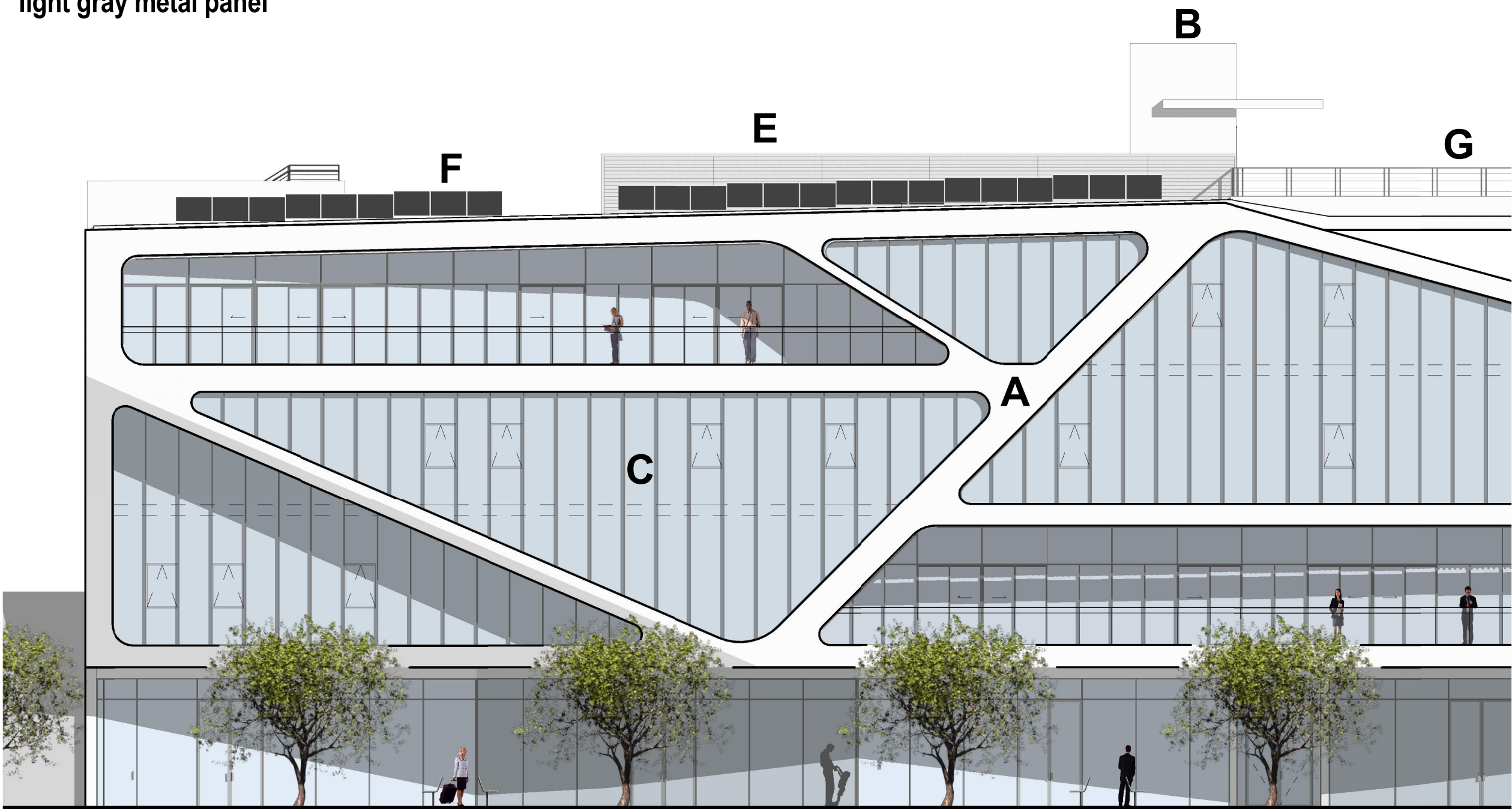
stainless steel cable railing



ipe wood decking



View of Roof Deck

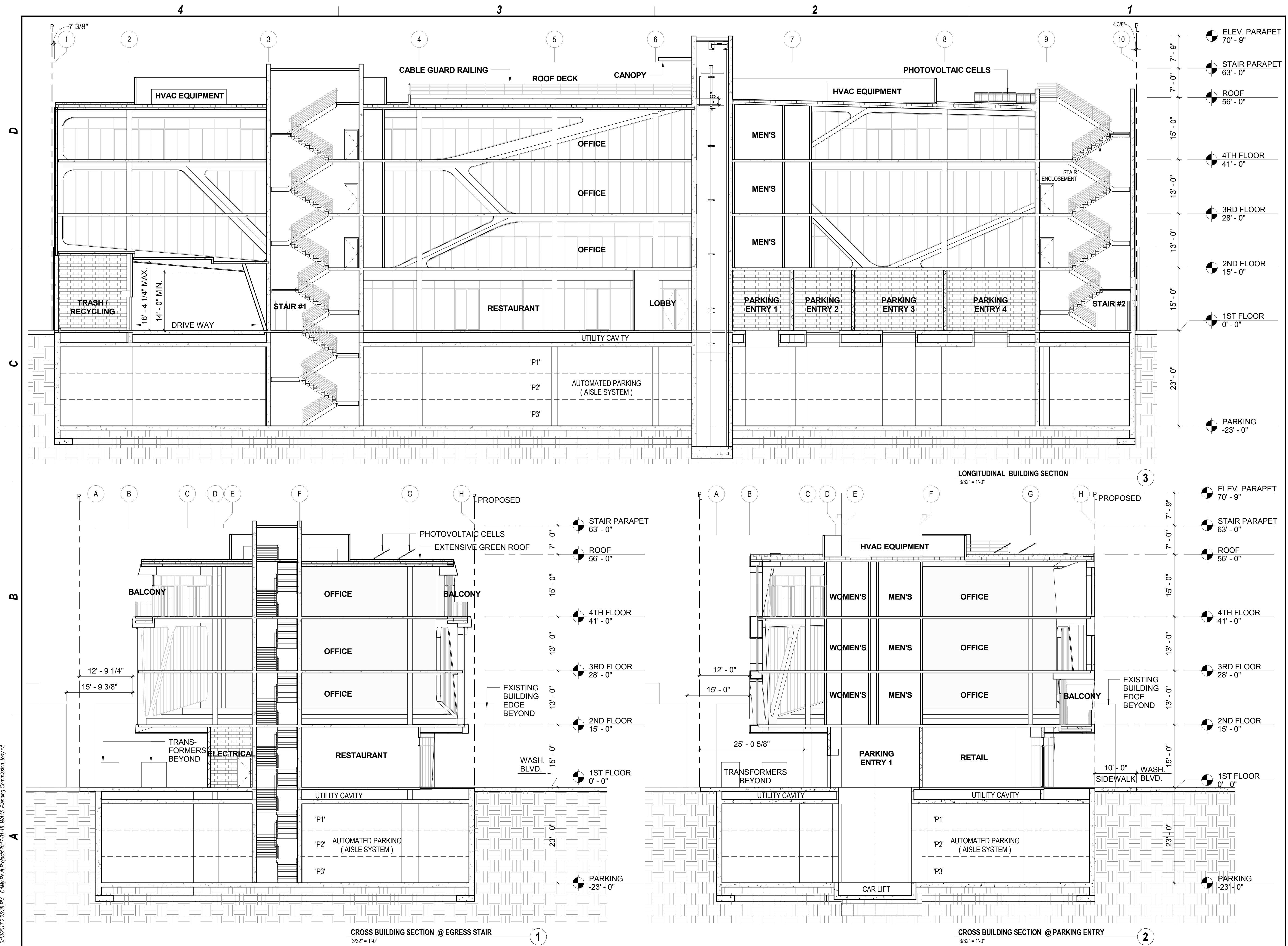


PROJECT NO: WA15

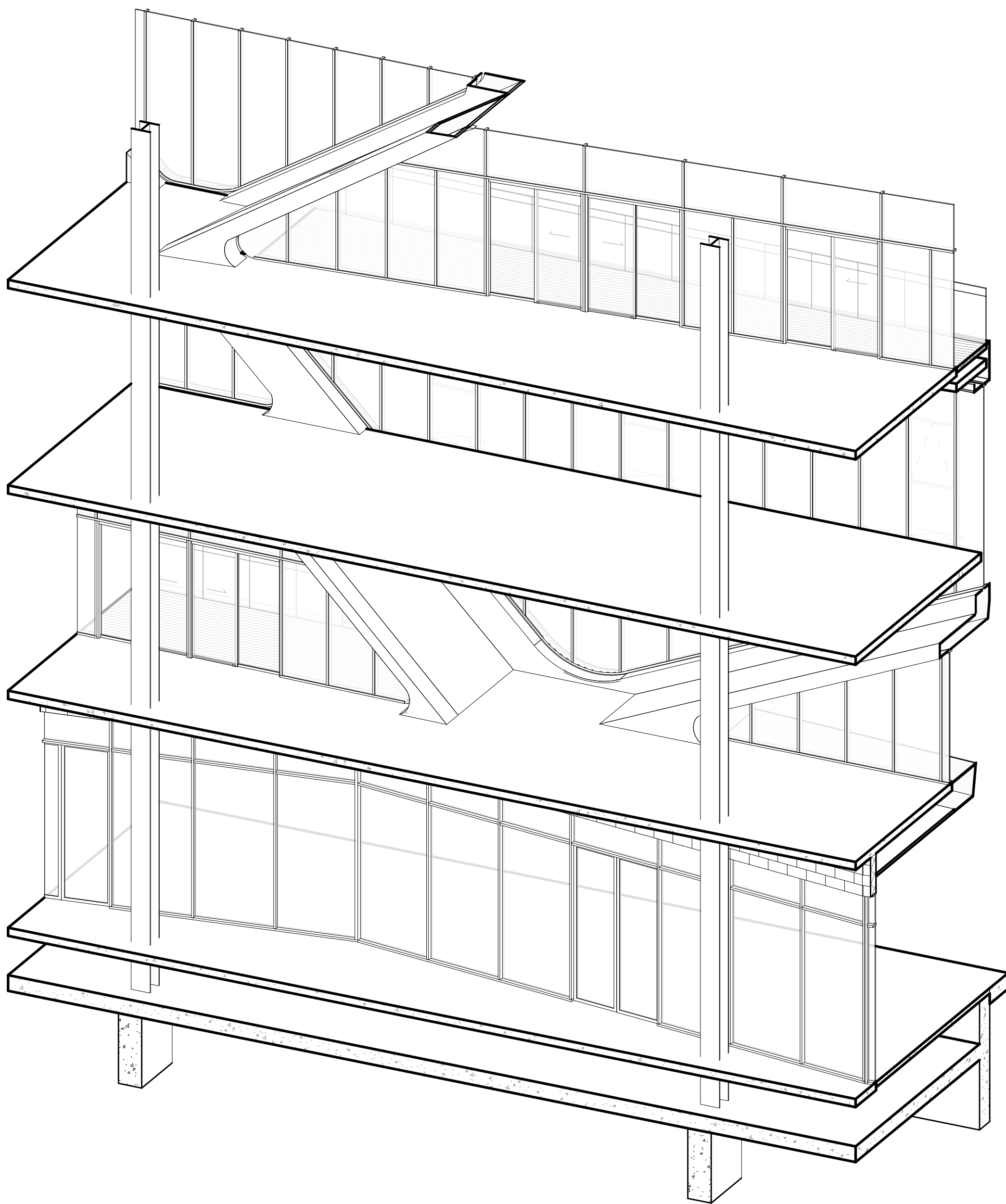
REVISIONS

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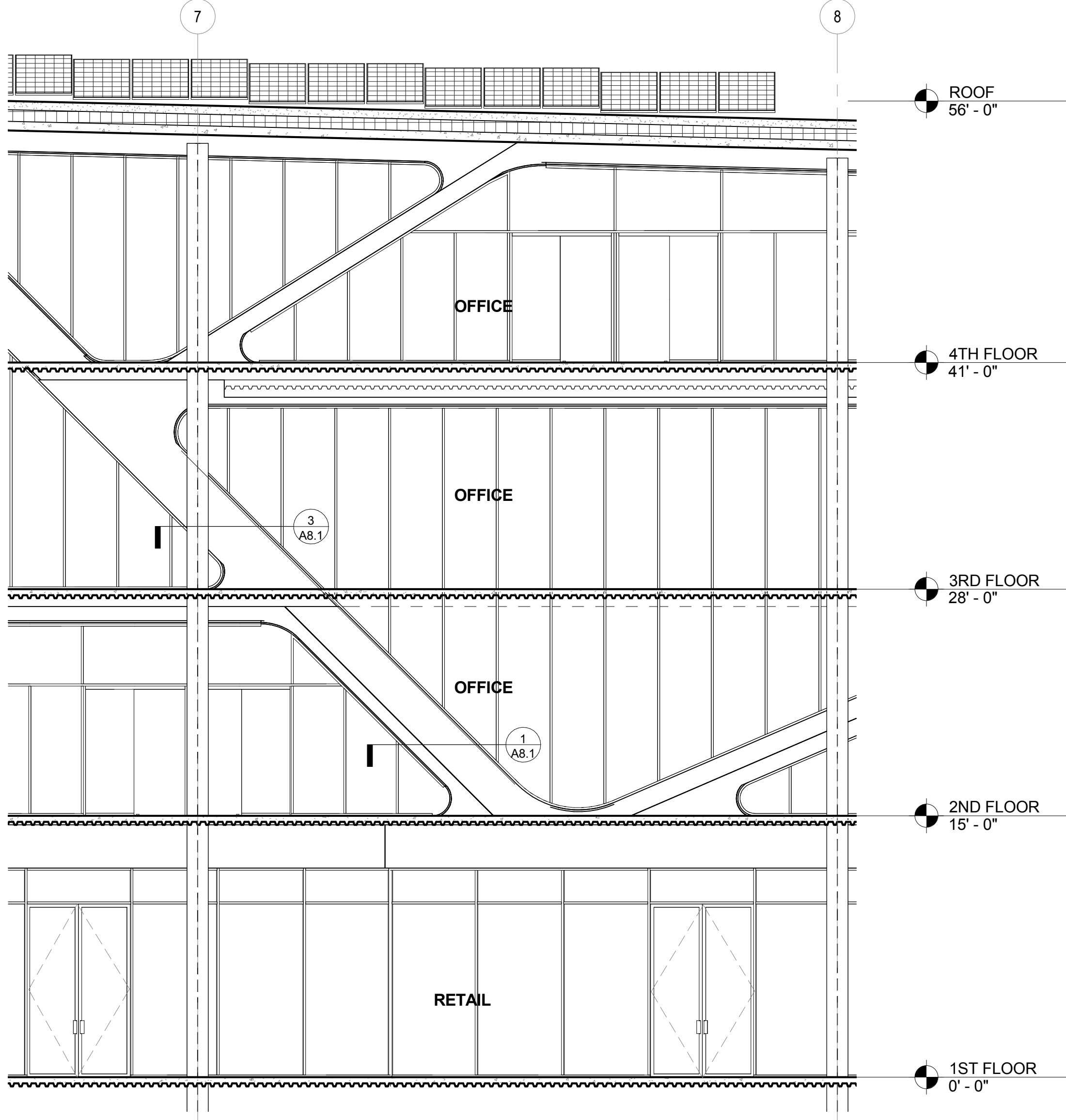
MATERIAL BOARD



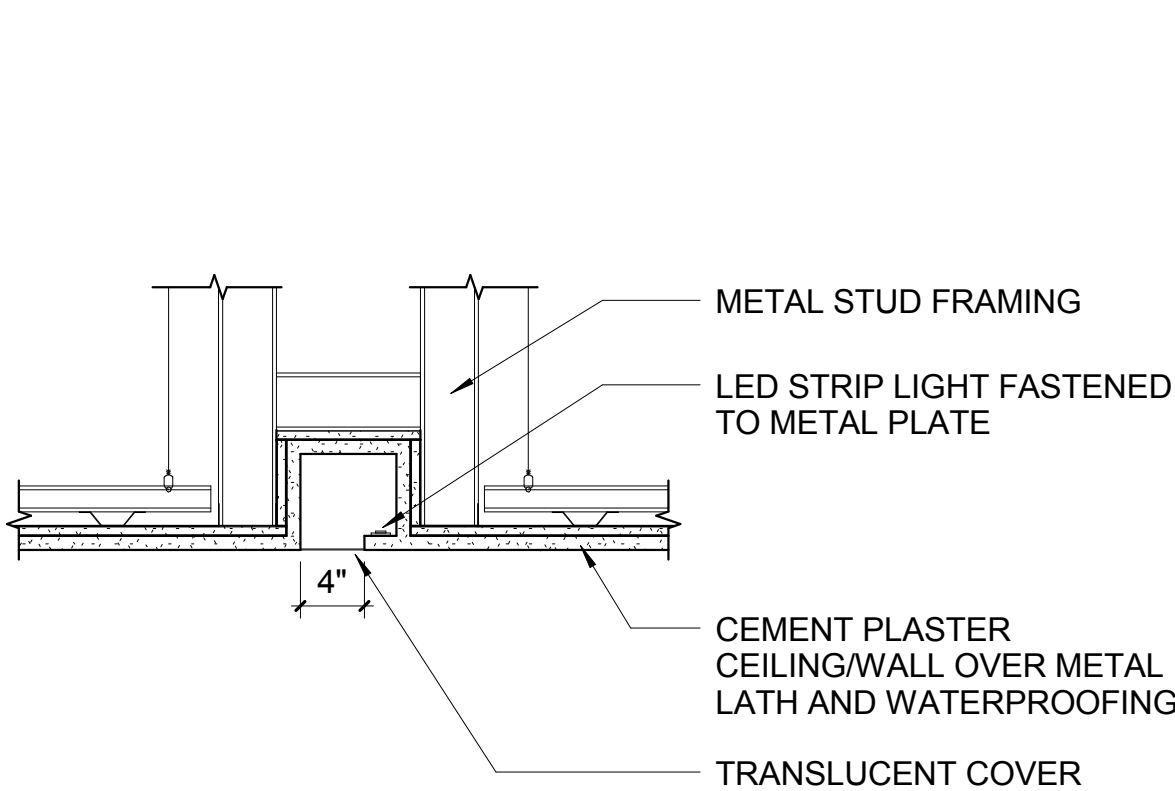
4
3
2
1
D
C
B
A



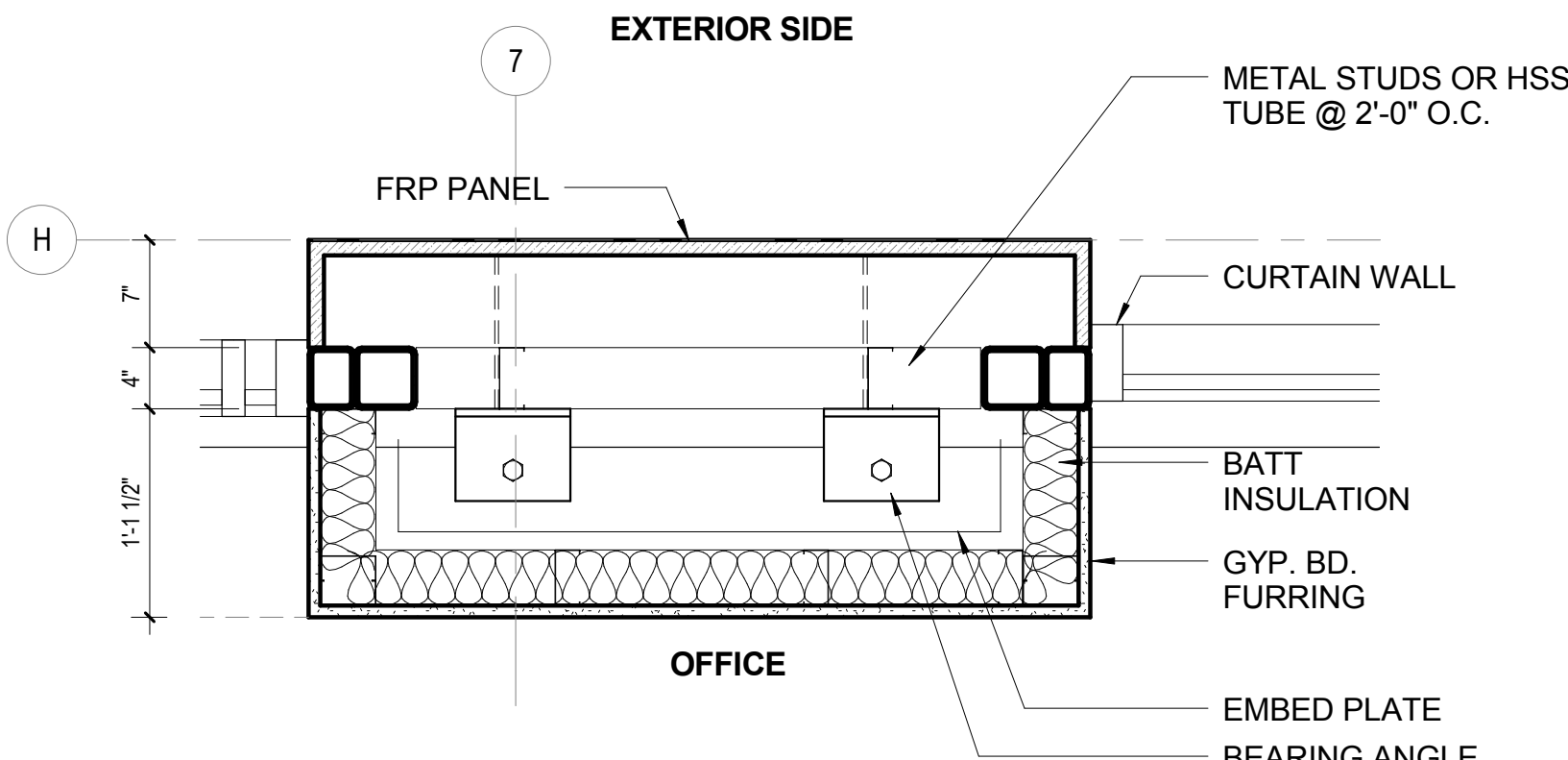
PARTIAL AXONOMETRIC @ NORTH FACADE 02 3



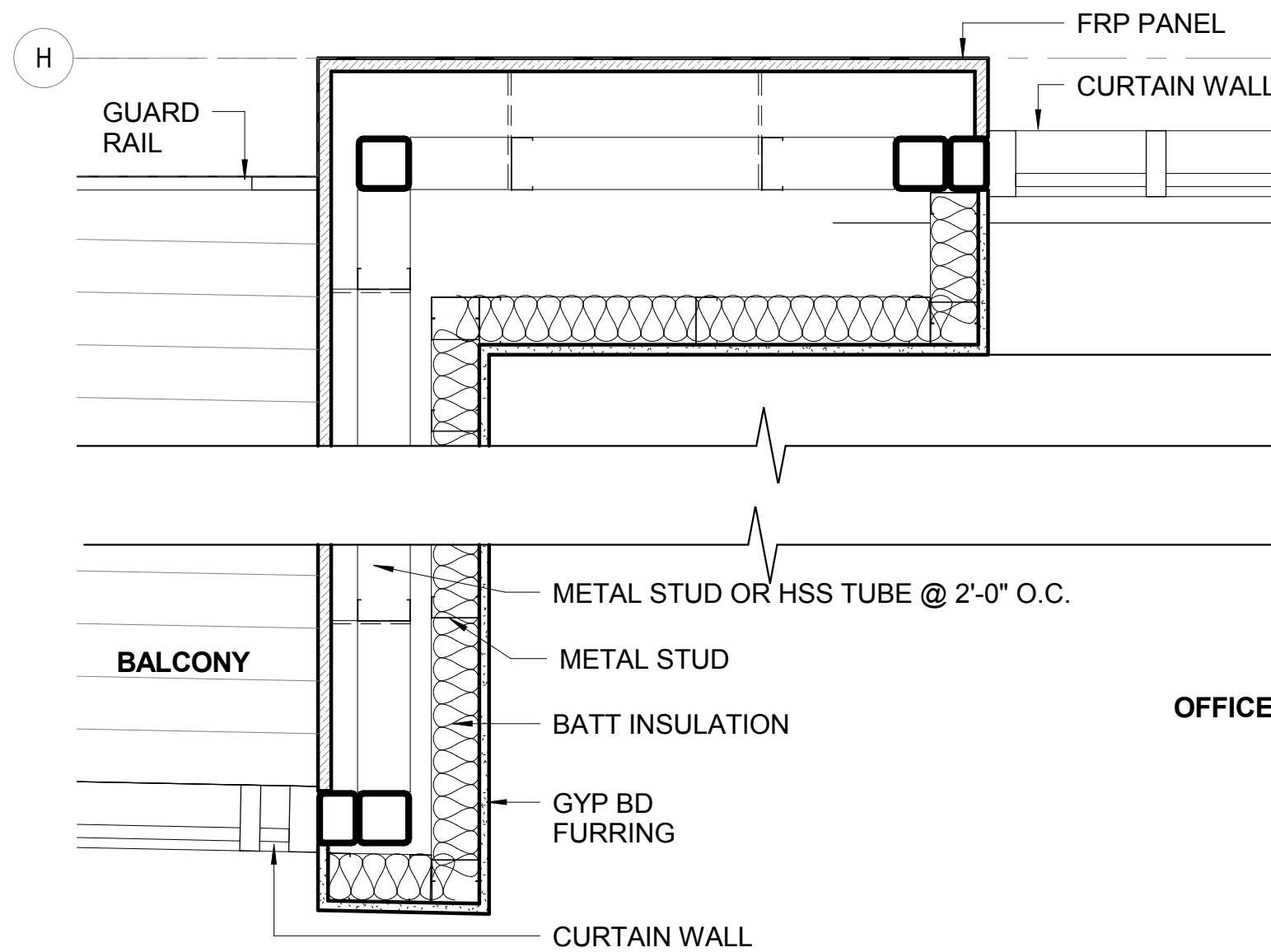
PARTIAL ELEVATION - NORTH FACADE 4
3/16" = 1'-0"



LED LIGHT COVE DETAIL 5
1" = 1'-0"



TYPICAL PLAN DETAIL @ CURTAIN WALL 2
1" = 1'-0"



TYPICAL PLAN DETAIL @ BALCONY 1
1" = 1'-0"

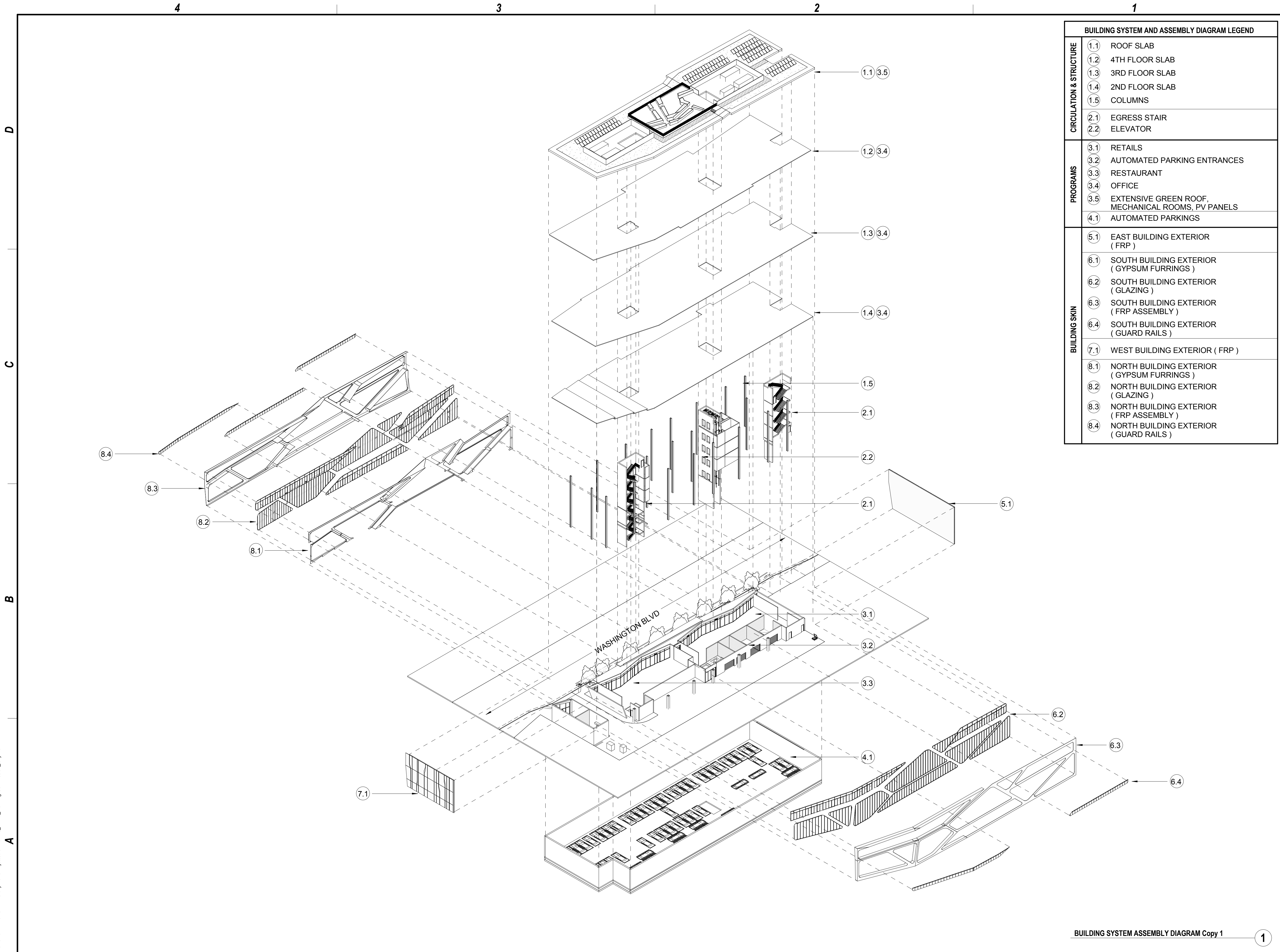
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EXTERIOR DETAILS

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BUILDING SYSTEM AND ASSEMBLY DIAGRAM LEGEND	
CIRCULATION & STRUCTURE	1.1 ROOF SLAB
	1.2 4TH FLOOR SLAB
	1.3 3RD FLOOR SLAB
	1.4 2ND FLOOR SLAB
	1.5 COLUMNS
PROGRAMS	2.1 EGRESS STAIR
	2.2 ELEVATOR
	3.1 RETAILS
	3.2 AUTOMATED PARKING ENTRANCES
	3.3 RESTAURANT
BUILDING SKIN	3.4 OFFICE
	3.5 EXTENSIVE GREEN ROOF, MECHANICAL ROOMS, PV PANELS
	4.1 AUTOMATED PARKINGS
	5.1 EAST BUILDING EXTERIOR (FRP)
	6.1 SOUTH BUILDING EXTERIOR (GYPSUM FURRINGS)
	6.2 SOUTH BUILDING EXTERIOR (GLAZING)
	6.3 SOUTH BUILDING EXTERIOR (FRP ASSEMBLY)
	6.4 SOUTH BUILDING EXTERIOR (GUARD RAILS)
	7.1 WEST BUILDING EXTERIOR (FRP)
	8.1 NORTH BUILDING EXTERIOR (GYPSUM FURRINGS)
	8.2 NORTH BUILDING EXTERIOR (GLAZING)
	8.3 NORTH BUILDING EXTERIOR (FRP ASSEMBLY)
	8.4 NORTH BUILDING EXTERIOR (GUARD RAILS)



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OFFICE BUILDING

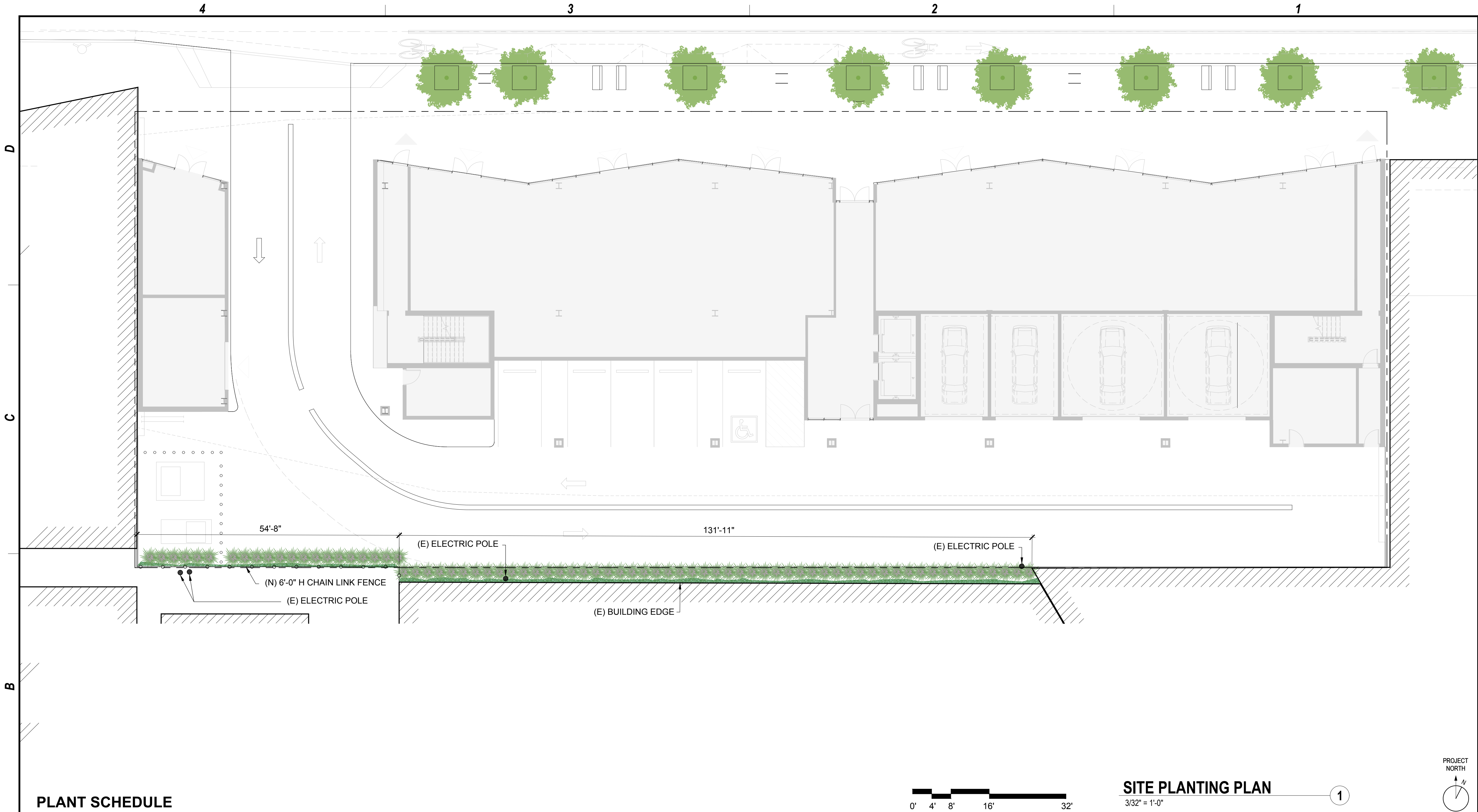
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BUILDING SYSTEM & ASSEMBLY DIAGRAM



PLANT SCHEDULE



PAC
Platanus x Acerfolia (London Planetree)

QTY
8

CONTAINER
48" box

SIZE AT PLANTING
10'-12' H x 4'-6" W

MATURE SIZE
60'-100' H x 60'-75' W



LG
Liriope 'Gigantea'

QTY
73

CONTAINER
1 gal

SIZE AT PLANTING
1'-6" W x 1'-6" H

MATURE SIZE
2'-3' H x 2'-3' W



FP
Ficus pumila

QTY
32

CONTAINER
1 gal

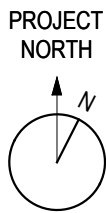
MATURE SIZE
climbing and spreading vine

KEYNOTES

SITE PLANTING PLAN

3/32" = 1'-0"

1



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Tel: (213) 380-3185 Fax: (213) 380-9087
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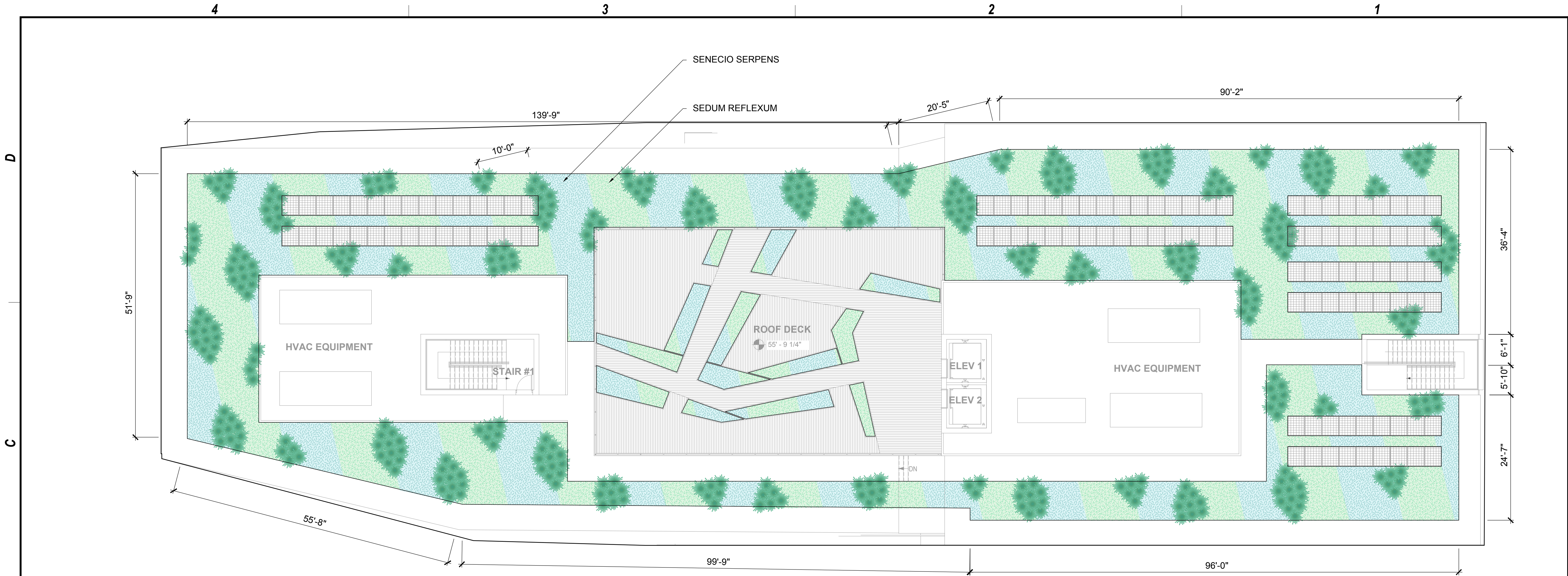
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ILUSTRATED
SITE PLANTING
PLAN

L 5.01



PLANTING CONCEPT REFERENCE IMAGES



PLANT SCHEDULE



LAG
Leymus arenarius 'Glauca'

QTY
351

CONTAINER
1 gal

SIZE AT PLANTING
6"-10" H x 8"-10" W

MATURE SIZE
1'-3' H x spreading

SPACING
12"-24"



SR
Sedum reflexum

QTY
TBD

CONTAINER
flats

SIZE AT PLANTING
3"-6" H x 4"-6" W

MATURE SIZE
5" H x 15"-18" W

SPACING
12"-18"



SS
Senecio serpens

QTY
TBD

CONTAINER
flats

SIZE AT PLANTING
3"-6" H x 4"-6" W

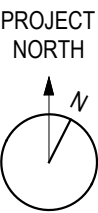
MATURE SIZE
1' H x 2'-3' W

SPACING
12"-18"

ROOF PLANTING PLAN

3/32" = 1'-0"

1



KEYNOTES



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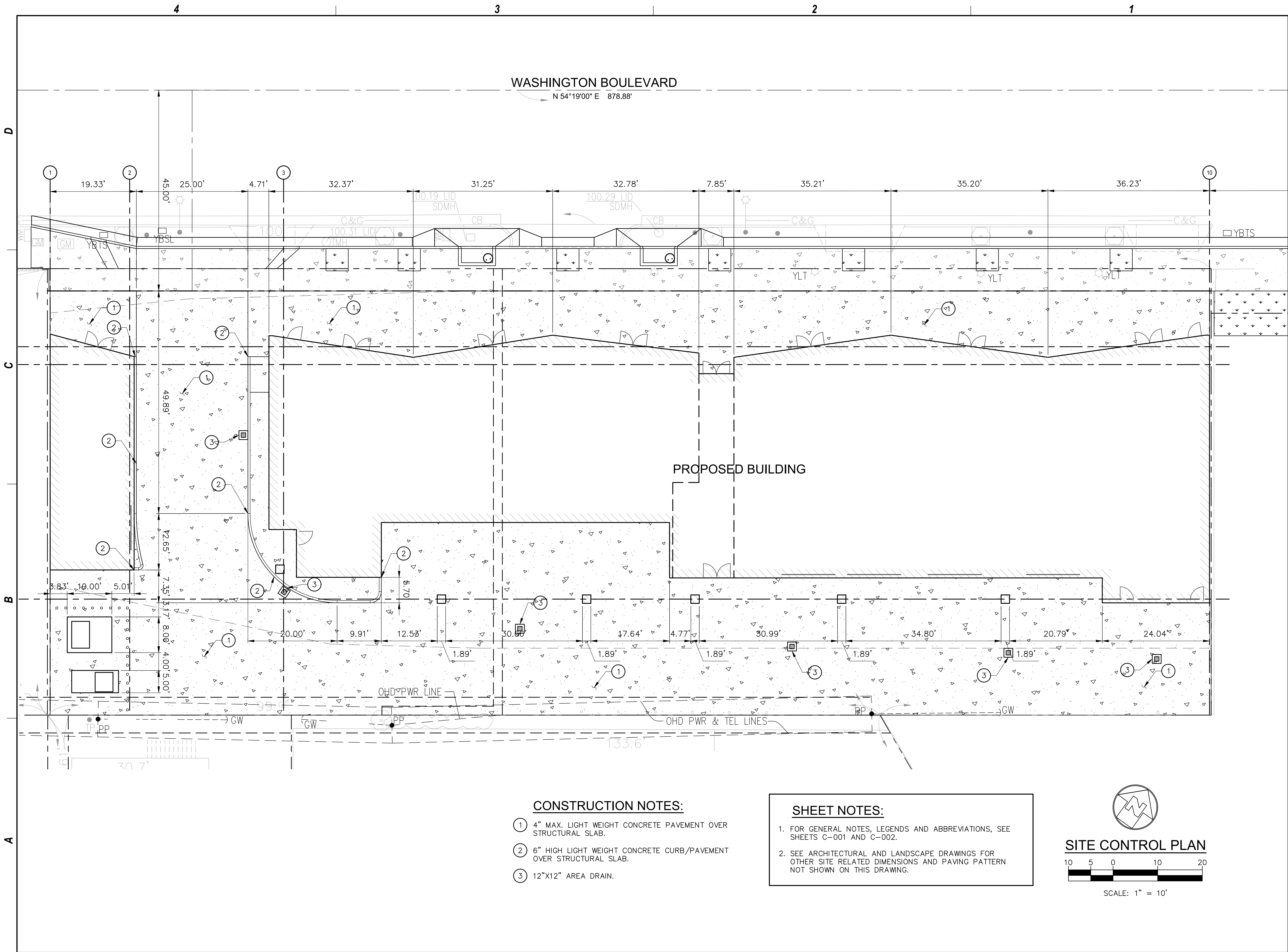
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ILLUSTRATED
ROOF PLANTING
PLAN

L 5.11



CONSTRUCTION NOTES:

- ① 4" MAX. LIGHT WEIGHT CONCRETE PAVEMENT OVER STRUCTURAL SLAB.
- ② 6" HIGH LIGHT WEIGHT CONCRETE CURB/PAVEMENT OVER STRUCTURAL SLAB.
- ③ 12"x12" AREA DRAIN.

SHEET NOTES:

- 1. FOR GENERAL NOTES, LEGENDS AND ABBREVIATIONS, SEE SHEETS C-001 AND C-002.
- 2. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR OTHER SITE RELATED DIMENSIONS AND PAVING PATTERN NOT SHOWN ON THIS DRAWING.

SITE CONTROL PLAN



SCALE: 1" = 10'



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1041 S. GARFIELD AVENUE, SUITE #210
ALHAMBRA, CA 91801
TEL: 323.729.6098
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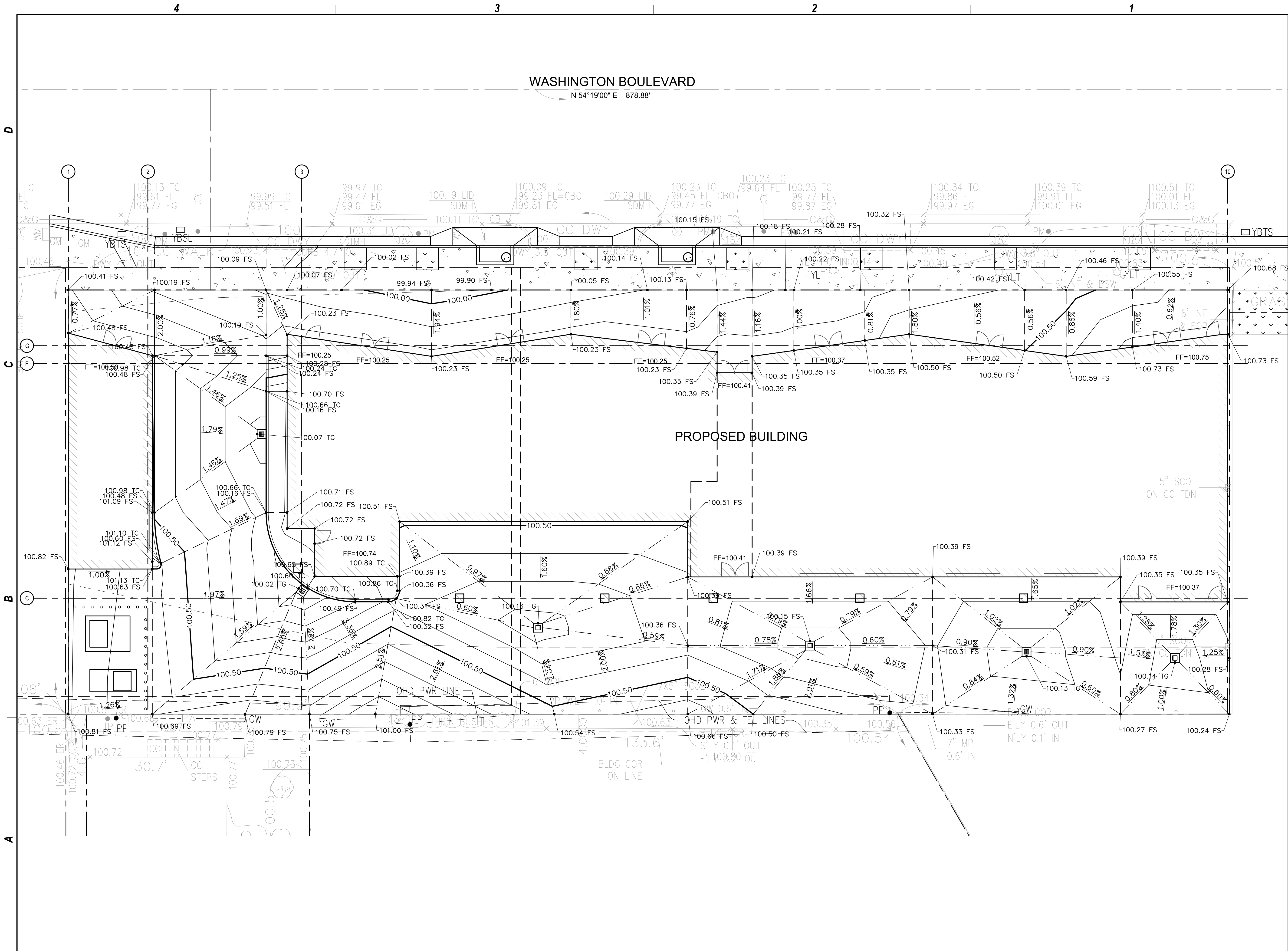
PROJECT NO:

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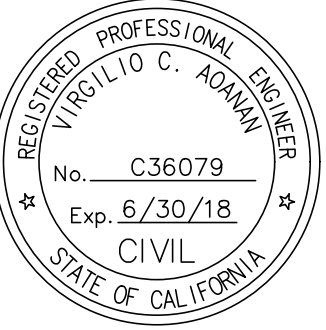
SITE CONTROL PLAN

C1.0



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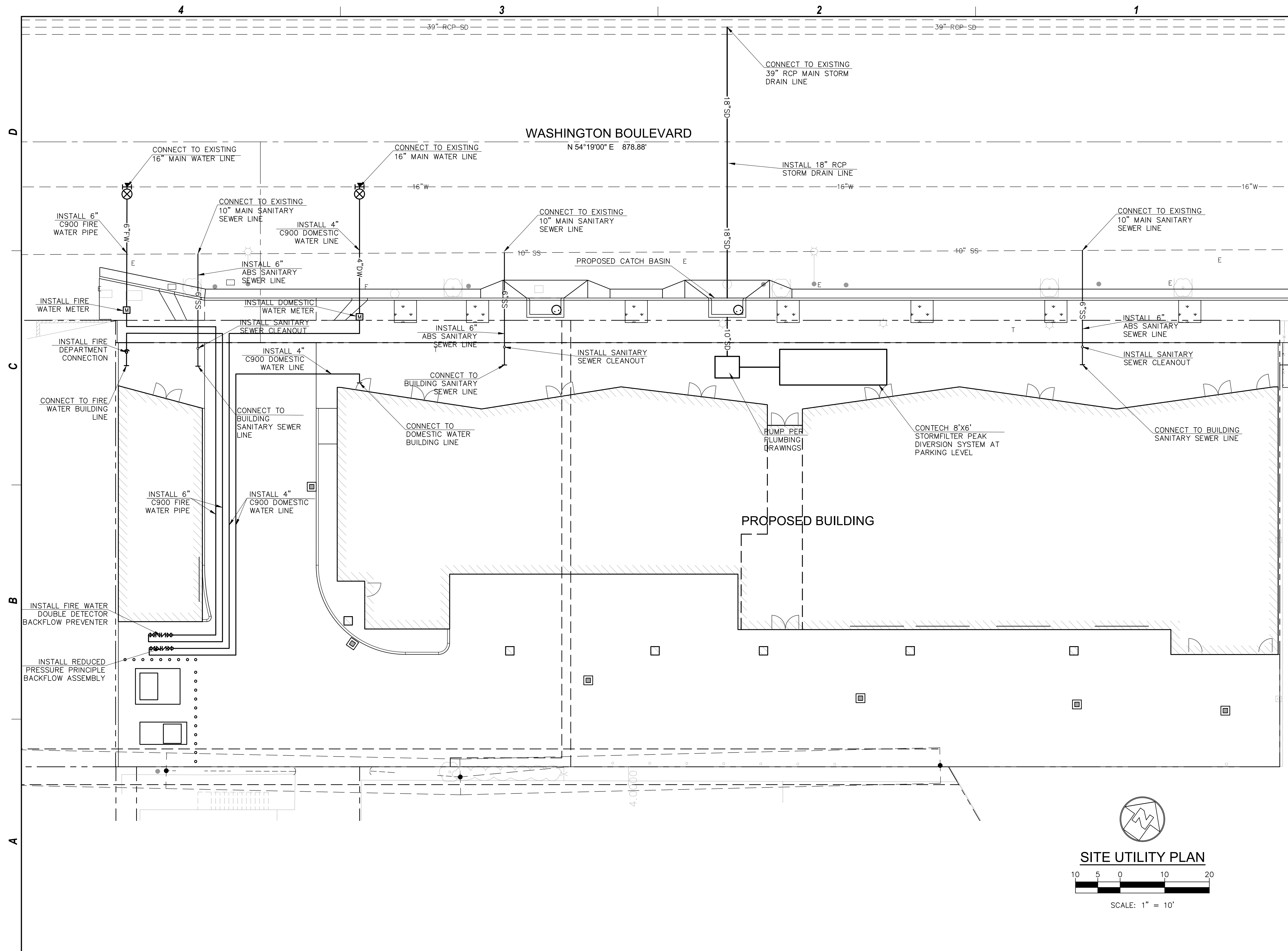
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REVISIONS

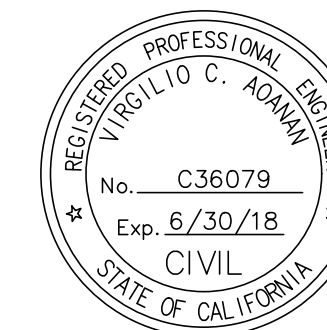
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ROUGH GRADING
PLAN

C1.2



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PROJECT NO

[illegible]

SITE UTILITY PLAN

C1.3

