

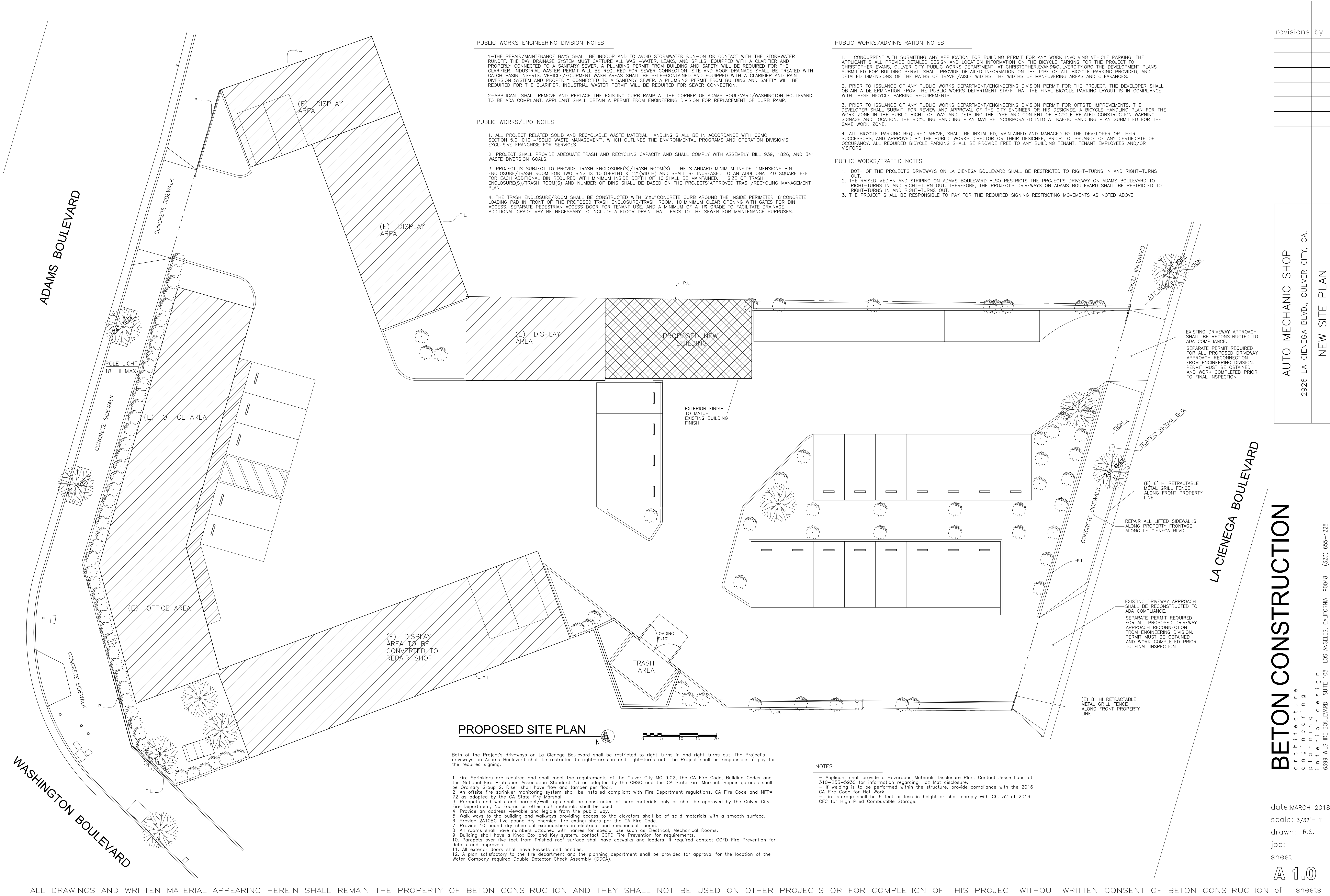
AUTO SERVICE SHOP
2926 LA CIENEGA BLVD., CULVER CITY, CA.

BETON CONSTRUCTION
architecture
engineering
planning
interior design
6399 WILSHIRE BOULEVARD, SUITE 108
LOS ANGELES, CALIFORNIA 90048
(323) 655-4228

A 0.0



date: MARCH 2018
scale: -
drawn: R.S.
job:
sheet:
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of sheets



PUBLIC WORKS ENGINEERING DIVISION NOTES

- 1-THE REPAIR/MAINTENANCE BAYS SHALL BE INDOOR AND TO AVOID STORMWATER RUN-ON OR CONTACT WITH THE STORMWATER RUNOFF. THE BAY DRAINAGE SYSTEM MUST CAPTURE ALL WASH-WATER, LEAKS, AND SPILLS, EQUIPPED WITH A CLARIFIER AND PROPERLY CONNECTED TO A SANITARY SEWER. A PLUMBING PERMIT FROM BUILDING AND SAFETY WILL BE REQUIRED FOR THE CLARIFIER. INDUSTRIAL WASTER PERMIT WILL BE REQUIRED FOR SEWER CONNECTION. SITE AND ROOF DRAINAGE SHALL BE TREATED WITH CATCH BASIN INSERTS. VEHICLE/EQUIPMENT WASH AREAS SHALL BE SELF-CONTAINED AND EQUIPPED WITH A CLARIFIER AND RAIN DIVERSION SYSTEM AND PROPERLY CONNECTED TO A SANITARY SEWER. A PLUMBING PERMIT FROM BUILDING AND SAFETY WILL BE REQUIRED FOR THE CLARIFIER. INDUSTRIAL WASTER PERMIT WILL BE REQUIRED FOR SEWER CONNECTION.
- 2-APPLICANT SHALL REMOVE AND REPLACE THE EXISTING CURB RAMP AT THE CORNER OF ADAMS BOULEVARD/WASHINGTON BOULEVARD TO BE ADA COMPLIANT. APPLICANT SHALL OBTAIN A PERMIT FROM ENGINEERING DIVISION FOR REPLACEMENT OF CURB RAMP.

PUBLIC WORKS/EPO NOTES

1. ALL PROJECT RELATED SOLID AND RECYCLABLE WASTE MATERIAL HANDLING SHALL BE IN ACCORDANCE WITH CCMC SECTION 5.01.010 --SOLID WASTE MANAGEMENT, WHICH OUTLINES THE ENVIRONMENTAL PROGRAMS AND OPERATION DIVISION'S EXCLUSIVE FRANCHISE FOR SERVICES.
2. PROJECT SHALL PROVIDE ADEQUATE TRASH AND RECYCLING CAPACITY AND SHALL COMPLY WITH ASSEMBLY BILL 939, 1826, AND 341 WASTE DIVERSION GOALS.
3. PROJECT IS SUBJECT TO PROVIDE TRASH ENCLOSURE(S)/TRASH ROOM(S). THE STANDARD MINIMUM INSIDE DIMENSIONS BIN ENCLOSURE/TRASH ROOM FOR TWO BINS IS 10'(DEPTH) X 12'(WIDTH) AND SHALL BE INCREASED TO AN ADDITIONAL 40 SQUARE FEET FOR EACH ADDITIONAL BIN REQUIRED WITH MINIMUM INSIDE DEPTH OF 10' SHALL BE MAINTAINED. SIZE OF TRASH ENCLOSURE(S)/TRASH ROOM(S) AND NUMBER OF BINS SHALL BE BASED ON THE PROJECTS APPROVED TRASH/RECYCLING MANAGEMENT PLAN.
4. THE TRASH ENCLOSURE/ROOM SHALL BE CONSTRUCTED WITH 6'X6' CONCRETE CURB AROUND THE INSIDE PERIMETER, 8' CONCRETE LOADING PAD IN FRONT OF THE PROPOSED TRASH ENCLOSURE/TRASH ROOM, 10' MINIMUM CLEAR OPENING WITH GATES FOR BIN ACCESS, SEPARATE PEDESTRIAN ACCESS DOOR FOR TENANT USE, AND A MINIMUM OF A 1% GRADE TO FACILITATE DRAINAGE. ADDITIONAL GRADE MAY BE NECESSARY TO INCLUDE A FLOOR DRAIN THAT LEADS TO THE SEWER FOR MAINTENANCE PURPOSES.

PUBLIC WORKS/ADMINISTRATION NOTES

1. CONCURRENT WITH SUBMITTING ANY APPLICATION FOR BUILDING PERMIT FOR ANY WORK INVOLVING VEHICLE PARKING, THE APPLICANT SHALL PROVIDE DETAILED DESIGN AND LOCATION INFORMATION ON THE BICYCLE PARKING FOR THE PROJECT TO CHRISTOPHER EVANS, CULVER CITY PUBLIC WORKS DEPARTMENT, AT CHRISTOPHER.EVANS@CULVERCITY.ORG. THE DEVELOPMENT PLANS SUBMITTED FOR BUILDING PERMIT SHALL PROVIDE DETAILED INFORMATION ON THE TYPE OF ALL BICYCLE PARKING PROVIDED, AND DETAILED DIMENSIONS OF THE PATHS OF TRAVEL/AISLE WIDTHS, THE WIDTHS OF MANEUVERING AREAS AND CLEARANCES.
2. PRIOR TO ISSUANCE OF ANY PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION PERMIT FOR THE PROJECT, THE DEVELOPER SHALL OBTAIN A DETERMINATION FROM THE PUBLIC WORKS DEPARTMENT STAFF THAT THE FINAL BICYCLE PARKING LAYOUT IS IN COMPLIANCE WITH THESE BICYCLE PARKING REQUIREMENTS.
3. PRIOR TO ISSUANCE OF ANY PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION PERMIT FOR OFFSITE IMPROVEMENTS, THE DEVELOPER SHALL SUBMIT, FOR REVIEW AND APPROVAL OF THE CITY ENGINEER OR HIS DESIGNEE, A BICYCLE HANDLING PLAN FOR THE WORK ZONE IN THE PUBLIC RIGHT-OF-WAY AND DETAILING THE TYPE AND CONTENT OF BICYCLE RELATED CONSTRUCTION WARNING SIGNAGE AND LOCATION. THE BICYCLING HANDLING PLAN MAY BE INCORPORATED INTO A TRAFFIC HANDLING PLAN SUBMITTED FOR THE SAME WORK ZONE.
4. ALL BICYCLE PARKING REQUIRED ABOVE, SHALL BE INSTALLED, MAINTAINED AND MANAGED BY THE DEVELOPER OR THEIR SUCCESSORS, AND APPROVED BY THE PUBLIC WORKS DIRECTOR OR THEIR DESIGNEE, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. ALL REQUIRED BICYCLE PARKING SHALL BE PROVIDE FREE TO ANY BUILDING TENANT, TENANT EMPLOYEES AND/OR VISITORS.

PUBLIC WORKS/TRAFFIC NOTES

1. BOTH OF THE PROJECT'S DRIVEWAYS ON LA CIENEGA BOULEVARD SHALL BE RESTRICTED TO RIGHT-TURNS IN AND RIGHT-TURNS OUT.
2. THE RAISED MEDIAN AND STRIPING ON ADAMS BOULEVARD ALSO RESTRICTS THE PROJECTS DRIVEWAY ON ADAMS BOULEVARD TO RIGHT-TURNS IN AND RIGHT-TURN OUT. THEREFORE, THE PROJECTS DRIVEWAYS ON ADAMS BOULEVARD SHALL BE RESTRICTED TO RIGHT-TURNS IN AND RIGHT-TURNS OUT.
3. THE PROJECT SHALL BE RESPONSIBLE TO PAY FOR THE REQUIRED SIGNING RESTRICTING MOVEMENTS AS NOTED ABOVE

PROPOSED SITE PLAN

Both of the Project's driveways on La Cienega Boulevard shall be restricted to right-turns in and right-turns out. The Project's driveways on Adams Boulevard shall be restricted to right-turns in and right-turns out. The Project shall be responsible to pay for the required signing.

1. Fire Sprinklers are required and shall meet the requirements of the Culver City MC 9.02, the CA Fire Code, Building Codes and the National Fire Protection Association Standard 13 as adopted by the CBSC and the CA State Fire Marshal. Repair garages shall be Ordinary Group 2. Riser shall have flow and tamper per floor.
2. An offsite fire sprinkler monitoring system shall be installed compliant with Fire Department regulations, CA Fire Code and NFPA 72 as adopted by the CA State Fire Marshal.
3. Parapets and walls and parapet/wall tops shall be constructed of hard materials only or shall be approved by the Culver City Fire Department. No Foams or other soft materials shall be used.
4. Provide an address viewable and legible from the public way.
5. Walk ways to the building and walkways providing access to the elevators shall be of solid materials with a smooth surface.
6. Provide 2A10BC five pound dry chemical fire extinguishers per the CA Fire Code.
7. Provide 10 pound dry chemical extinguishers in electrical and mechanical rooms.
8. All rooms shall have numbers attached with names for special use such as Electrical, Mechanical Rooms.
9. Building shall have a Knox Box and Key system, contact CCFD Fire Prevention for requirements.
10. Parapets over five feet from finished roof surface shall have catwalks and ladders, if required contact CCFD Fire Prevention for details and approvals.
11. All exterior doors shall have keysets and handles.
12. A plan satisfactory to the fire department and the planning department shall be provided for approval for the location of the Water Company required Double Detector Check Assembly (DDCA).

NOTES

- Applicant shall provide a Hazardous Materials Disclosure Plan. Contact Jesse Luna at 310-253-5930 for information regarding Haz Mat disclosure.
- If welding is to be performed within the structure, provide compliance with the 2016 CA Fire Code for Hot Work.
- Fire storage shall be 6 feet or less in height or shall comply with Ch. 32 of 2016 CFC for High Piled Combustible Storage.

revisions by

AUTO MECHANIC SHOP

2926 LA CIENEGA BLVD., CULVER CITY, CA.

NEW SITE PLAN

BETON CONSTRUCTION

architecture
engineering
interior design

6399 WILSHIRE BOULEVARD SUITE 108 LOS ANGELES, CALIFORNIA 90048 (323) 655-4228

date:MARCH 2018

scale: 3/32"= 1'

drawn: R.S.

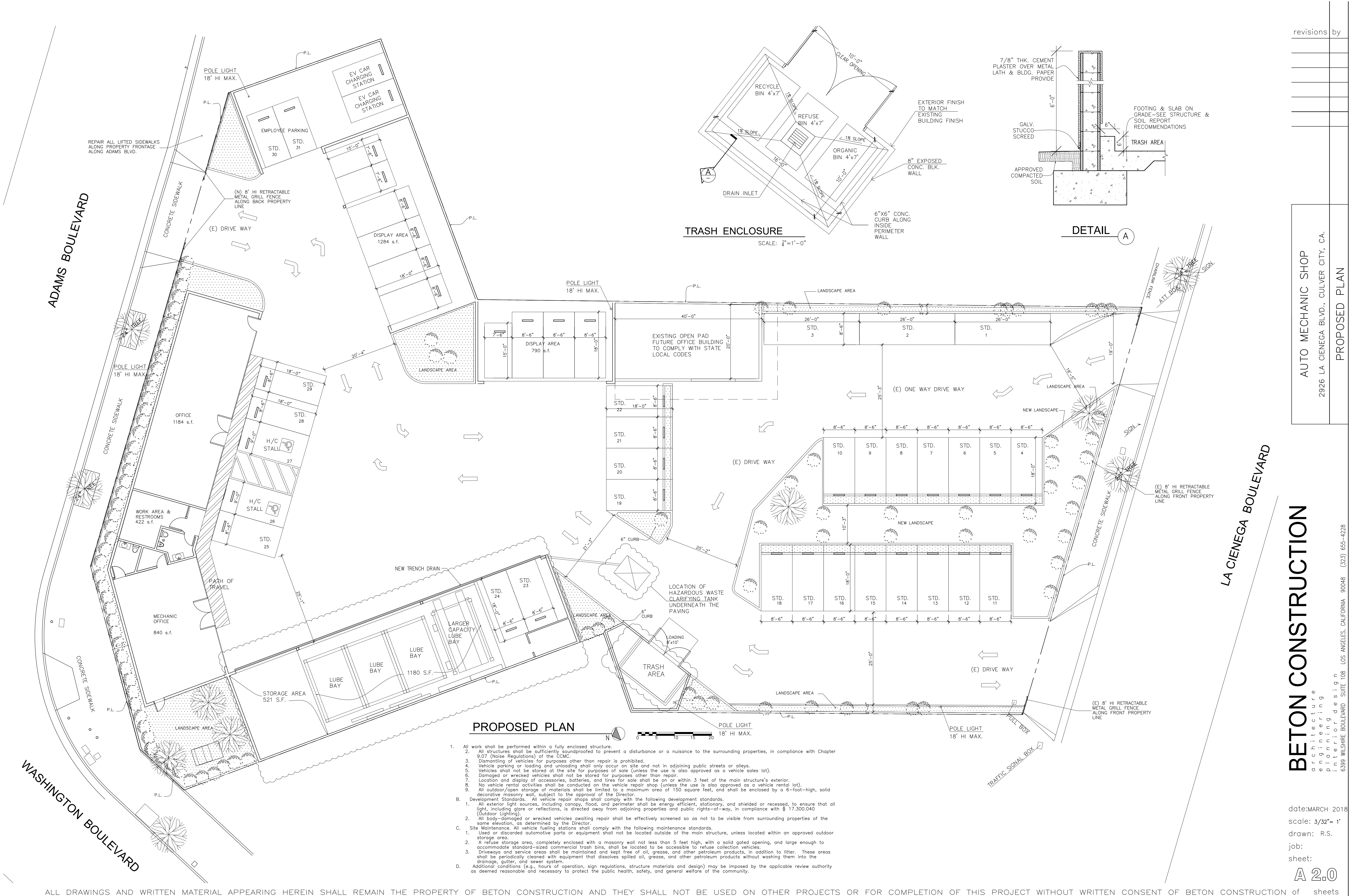
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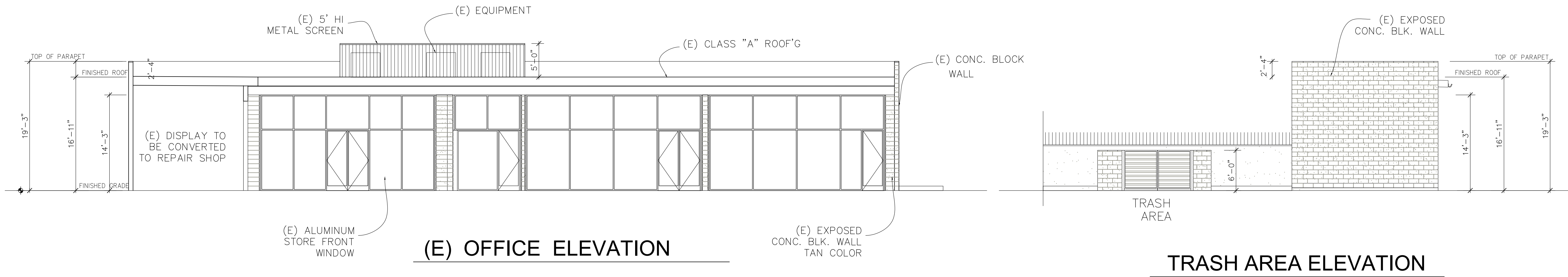
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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN SHALL REMAIN THE PROPERTY OF BETON CONSTRUCTION AND THEY SHALL NOT BE USED ON OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT WITHOUT WRITTEN CONSENT OF BETON CONSTRUCTION OF



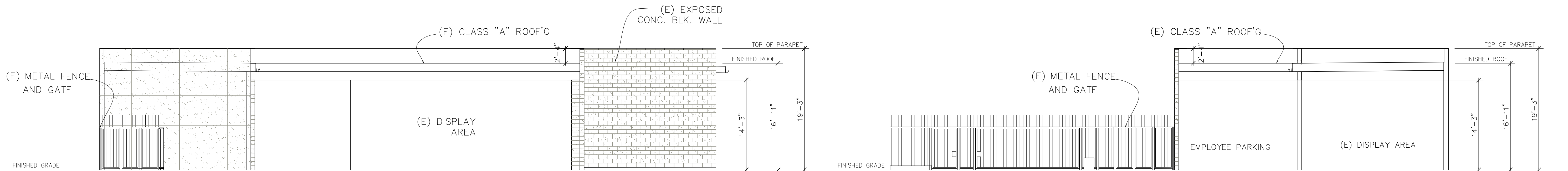


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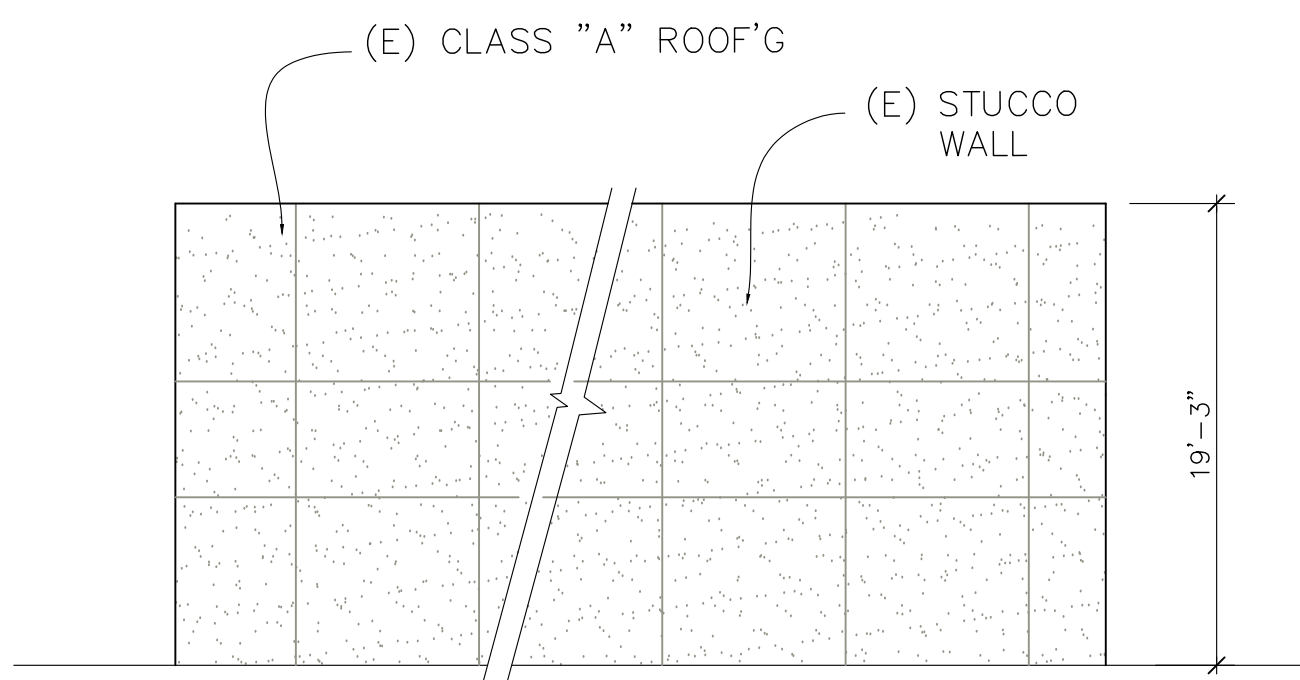
(E) OFFICE ELEVATION

TRASH AREA ELEVATION

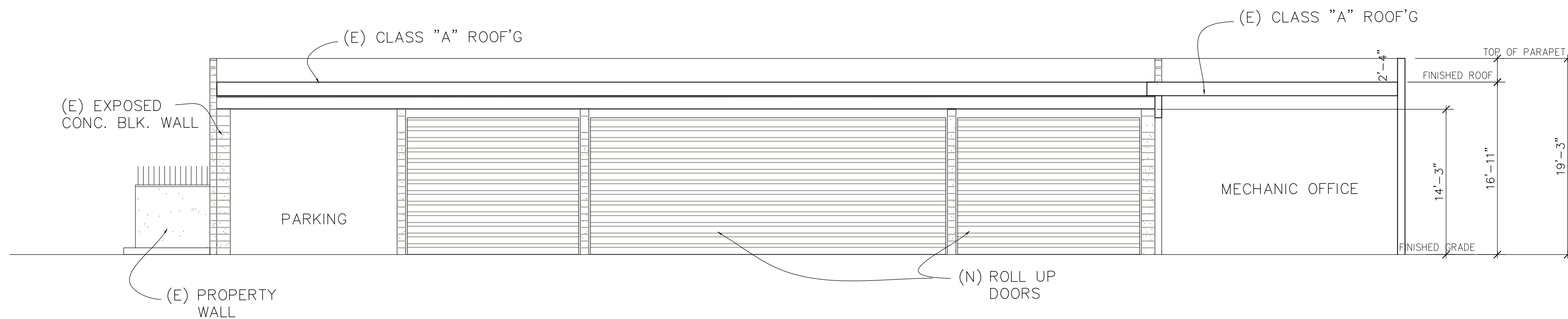


DISPLAY AREA ELEVATION

EMPLOYEE PARKING ELEVATION



BACK ELEVATION



CONVERTED REPAIR SHOP ELEVATION

revisions	by

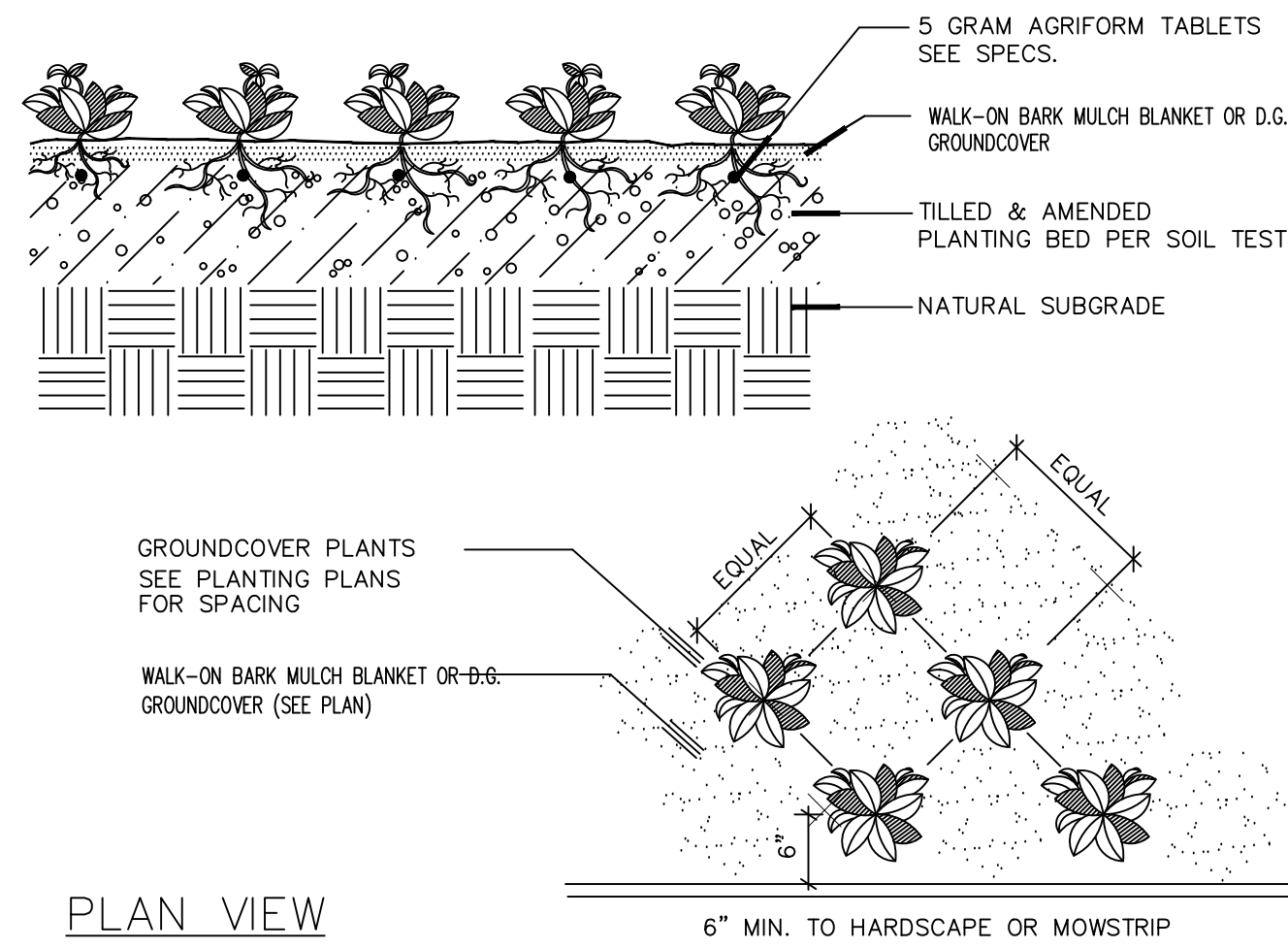
AUTO MECHANIC SHOP 2926 LA CIENEGA BLVD., CULVER CITY, CA.
ELEVATIONS

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architecture
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6399 WILSHIRE BOULEVARD SUITE 108 LOS ANGELES, CALIFORNIA 90048 (323) 655-4228

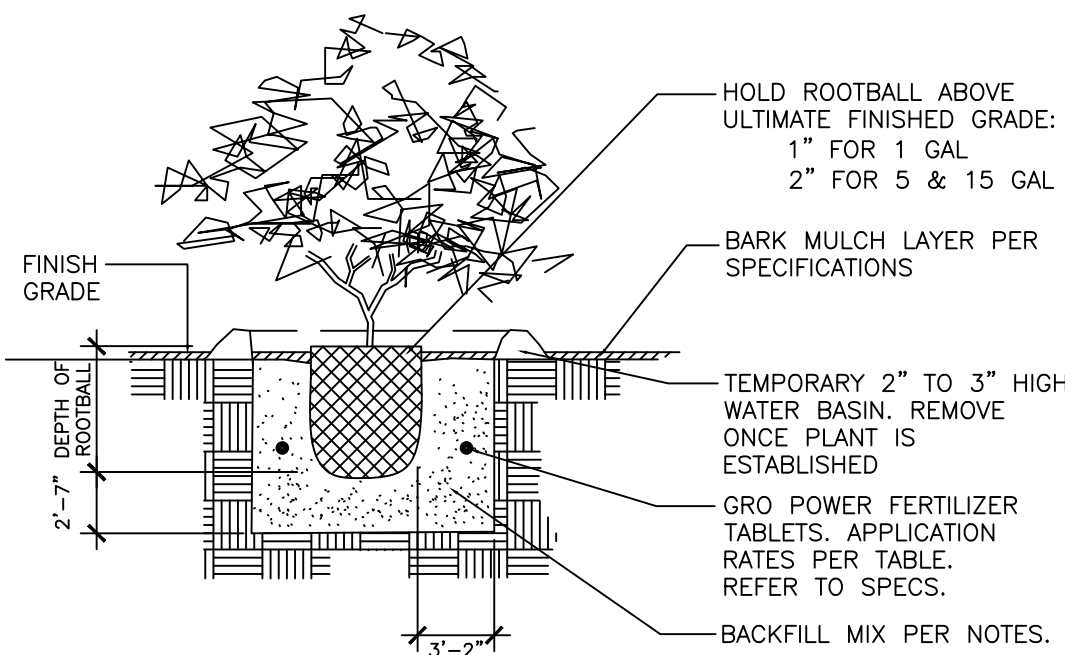
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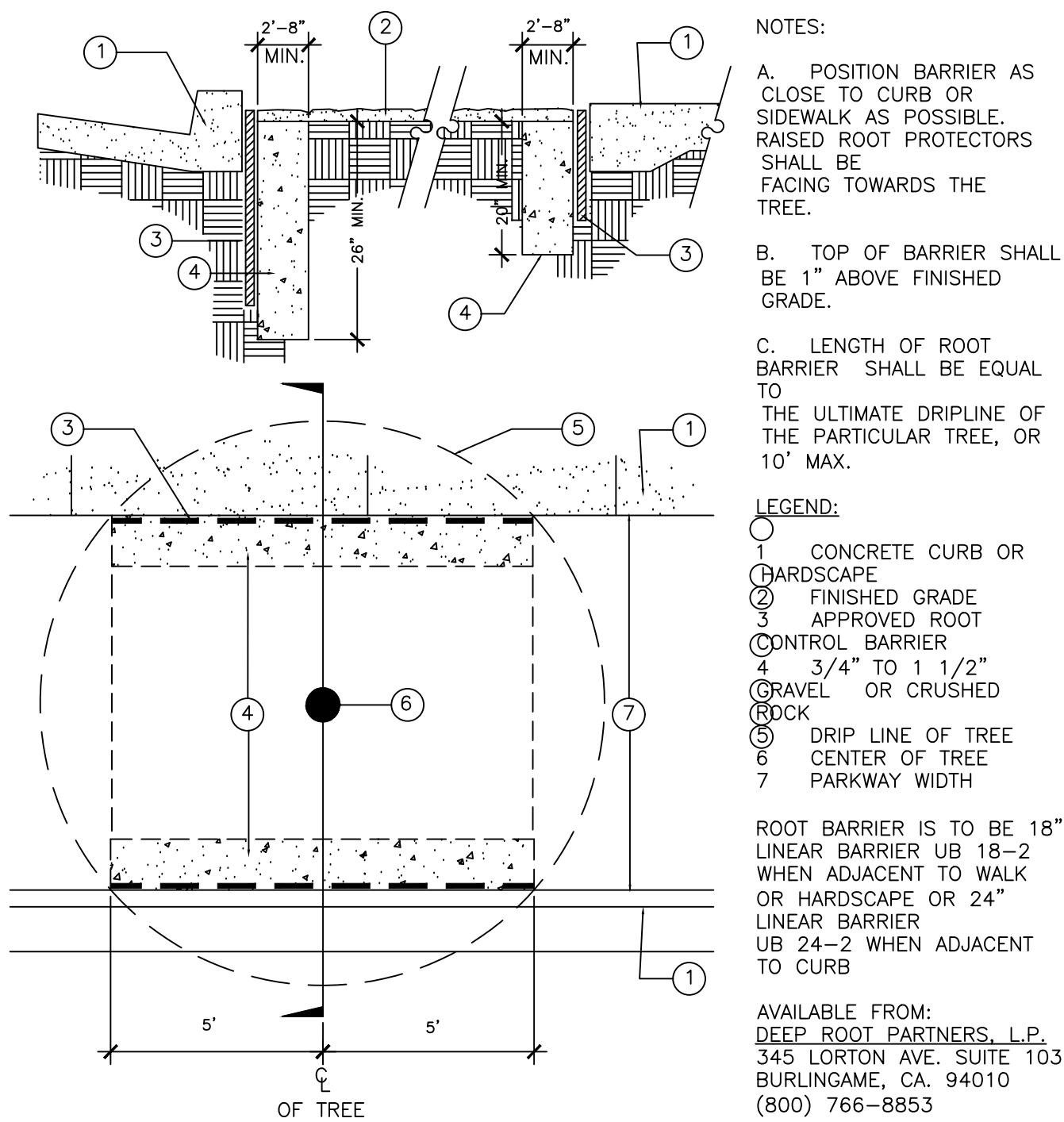
SECTION



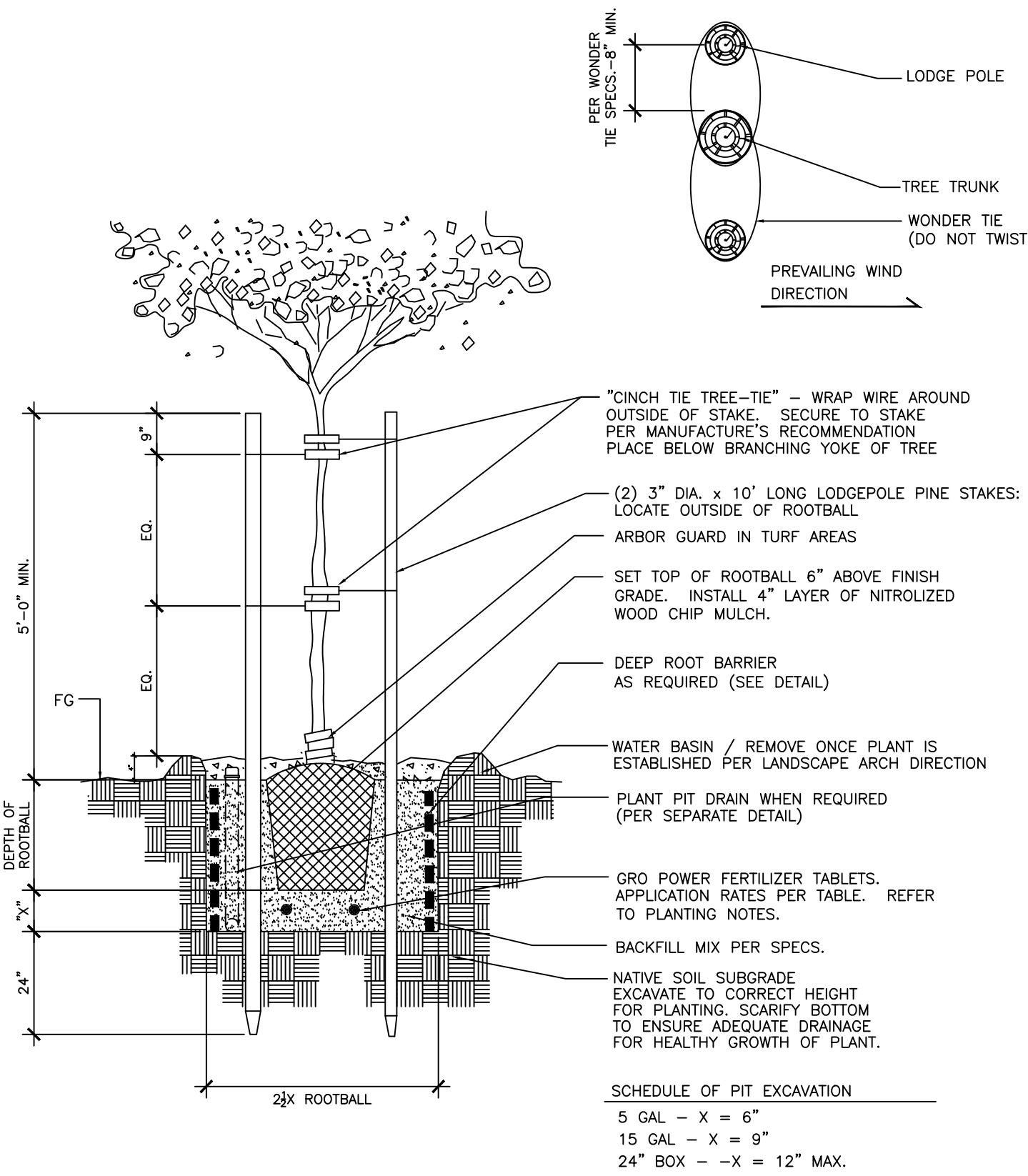
1 GROUND COVER PLANTING



2 SHRUB PLANTING DETAIL



3 ROOT BARRIER



4 DOUBLE STAKED TREE

PLANTING INSTALLATION NOTE

ADJUSTMENTS TO PLANT LAYOUT MAY BE REQUIRED IN THE FIELD DURING INSTALLATION BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE TO ADDRESS SITE SPECIFIC SOLAR ORIENTATIONS OR MICROCLIMATIC CONDITIONS NOT REFLECTED IN THESE TYPICAL PLANS.

PLANTING NOTES

WEED CONTROL

WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF A COMMERCIAL FERTILIZER, 46-0-0, PER ACRE AND PER MANUFACTURER'S SPECIFICATIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 1/4 INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (I.E. BERMUDA) SHOULD PERSIST ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY EFFECT NEW PLANTINGS, SLOPE STABILIZATION OR HYDROSEEDING.

SOIL TEST

AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF THE SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE CONTRACTING OFFICER. UPON REVIEWING THE SOILS REPORT THE CONTRACTING OFFICER MAY MAKE SPECIES SUBSTITUTIONS TO THE PLANT LIST.

SOIL PREPARATION

MACHINE ROTOTILL THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1000 SF: (THESE RATES ARE FOR BID PURPOSES ONLY. ACTUAL RATES TO CORRESPOND TO CONTRACTOR'S SOILS REPORT).
4 CU. YDS. NITROGEN STABILIZED SAWDUST
150 LBS. GYPSUM
125 LBS. STANDARD FERTILIZER

DEEP ROOT BARRIERS

ALL TREES WITHIN 6 FEET OF ANY PERMANENT HARDSCAPE ELEMENT SUCH AS CONCRETE WALKS, WALLS OR BUILDINGS SHALL BE PLANTED WITH AN APPROPRIATE SIZED LINEAR ROOT BARRIER (SEE DETAIL ON THIS SHEET).

SHRUB PLACEMENT NOTES:

*HOLD ALL SHRUBS A MIN. OF 30" AWAY FROM FACE OF STUCCO WALLS AS MEASURED FROM THE CENTER OF THE ROOTBALL TO FACE-OF-WALL.
*HOLD ALL GROUNDCOVER 18" AWAY FROM FACE-OF-WALL.

NOTE: BLOCK WALLS ARE EXCLUDED FOR THE ABOVE CRITERIA

SA

LANDSCAPE DESIGN

118 PROMENADE
IRVINE, CALIFORNIA 92612
Phone: (918) 482-5737
EMAIL: SARMEENABEDI@GMAIL.COM

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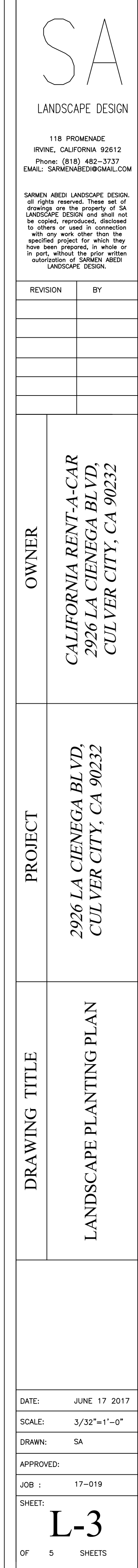
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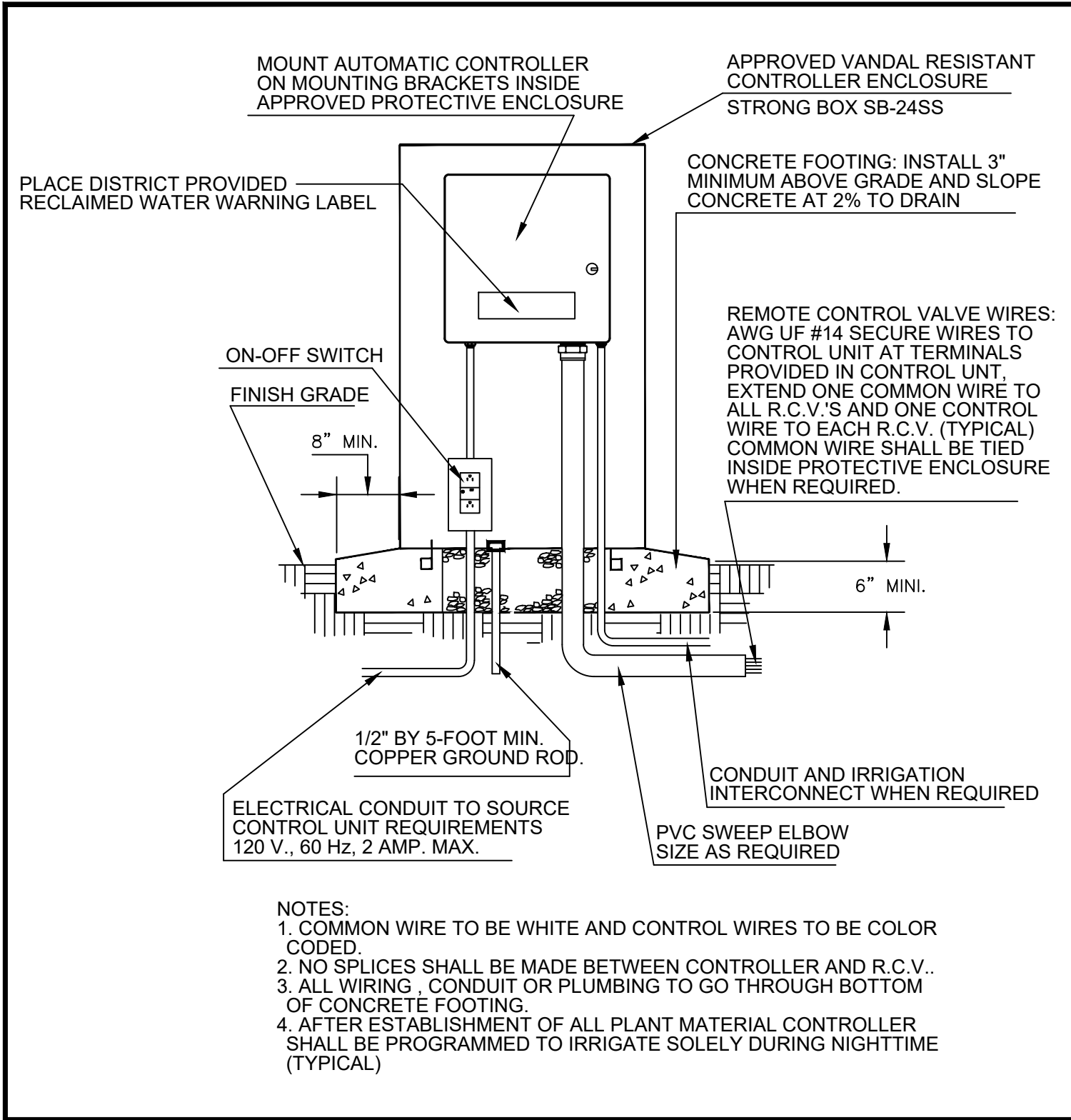
OWNER	CALIFORNIA RENT-A-CAR 2926 LA CIENEGA BLVD, CULVER CITY, CA 90232
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PROJECT	2926 LA CIENEGA BLVD, CULVER CITY, CA 90232
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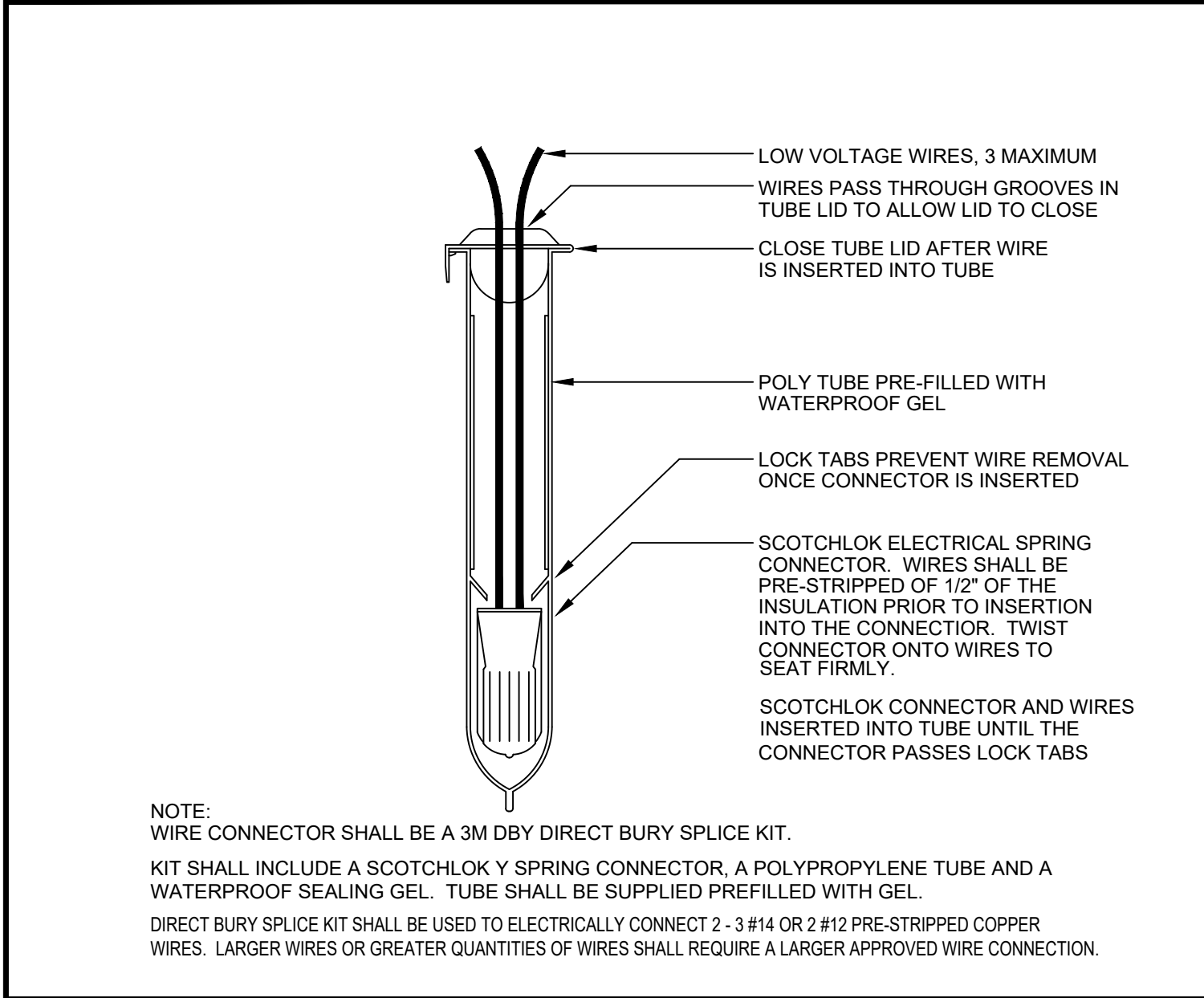
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SCALE:	N.T.S.
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APPROVED:	
JOB :	17-019
SHEET:	L-2
OF	5 SHEETS

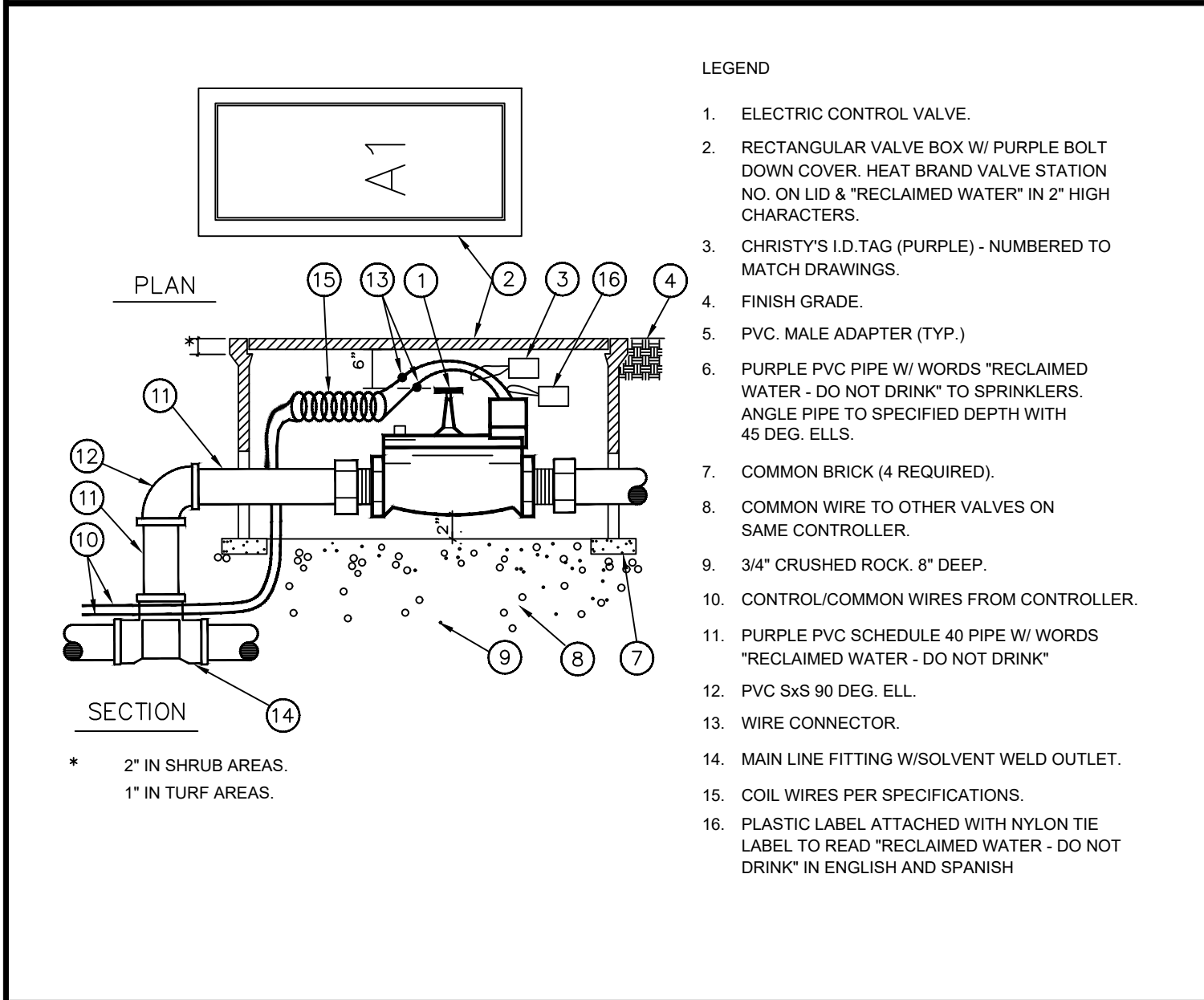




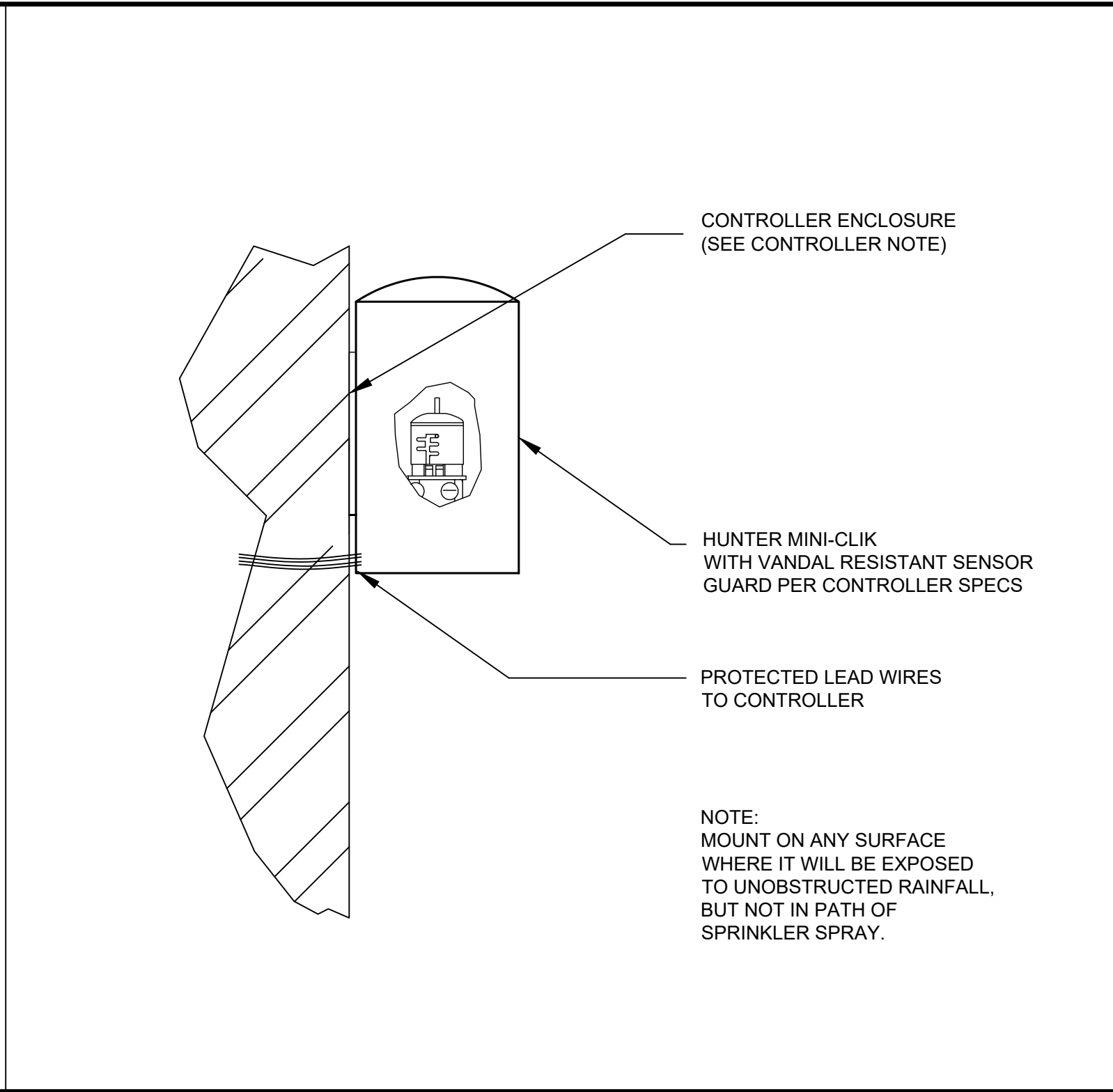
CONTROLLER



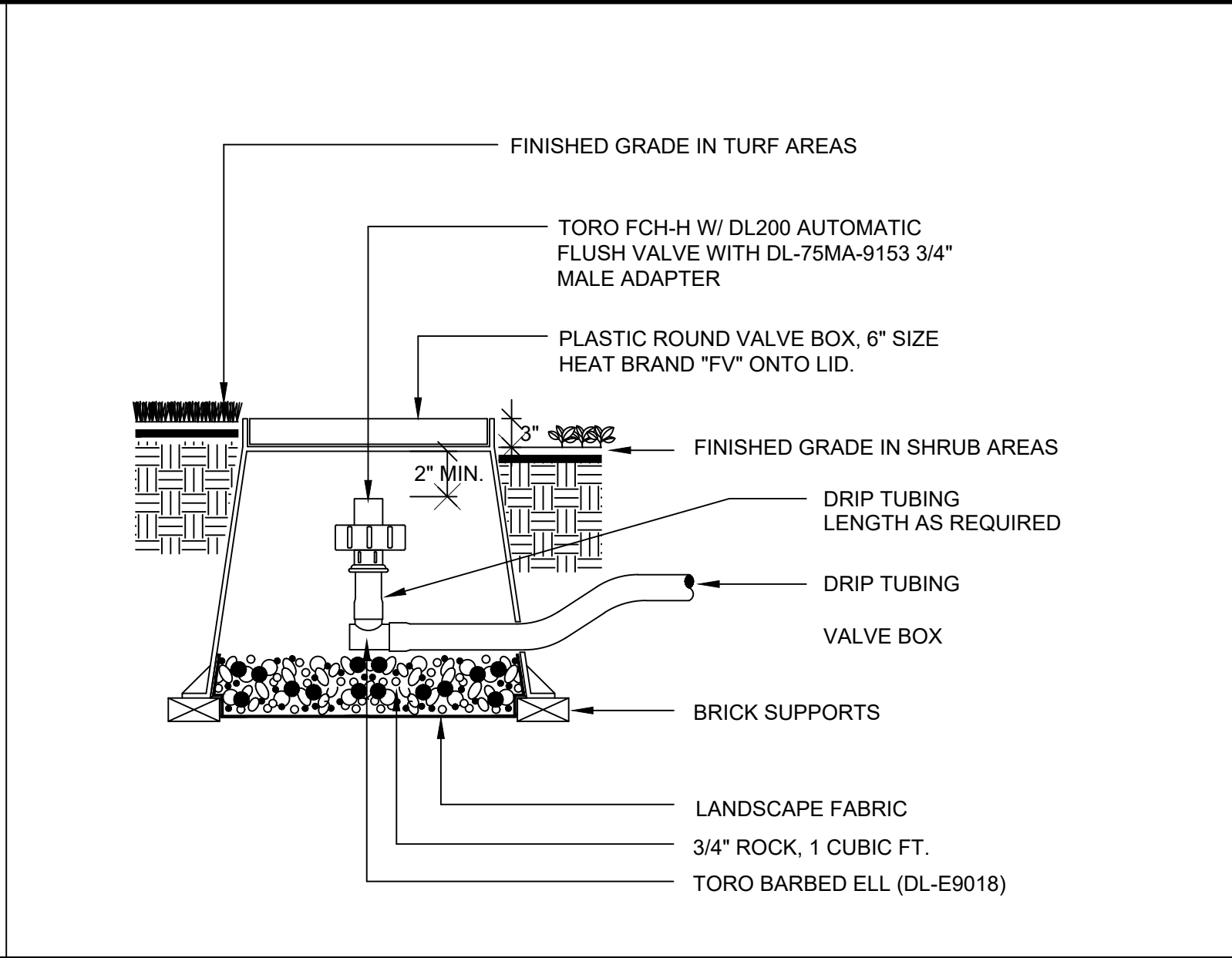
WIRE CONNECTION



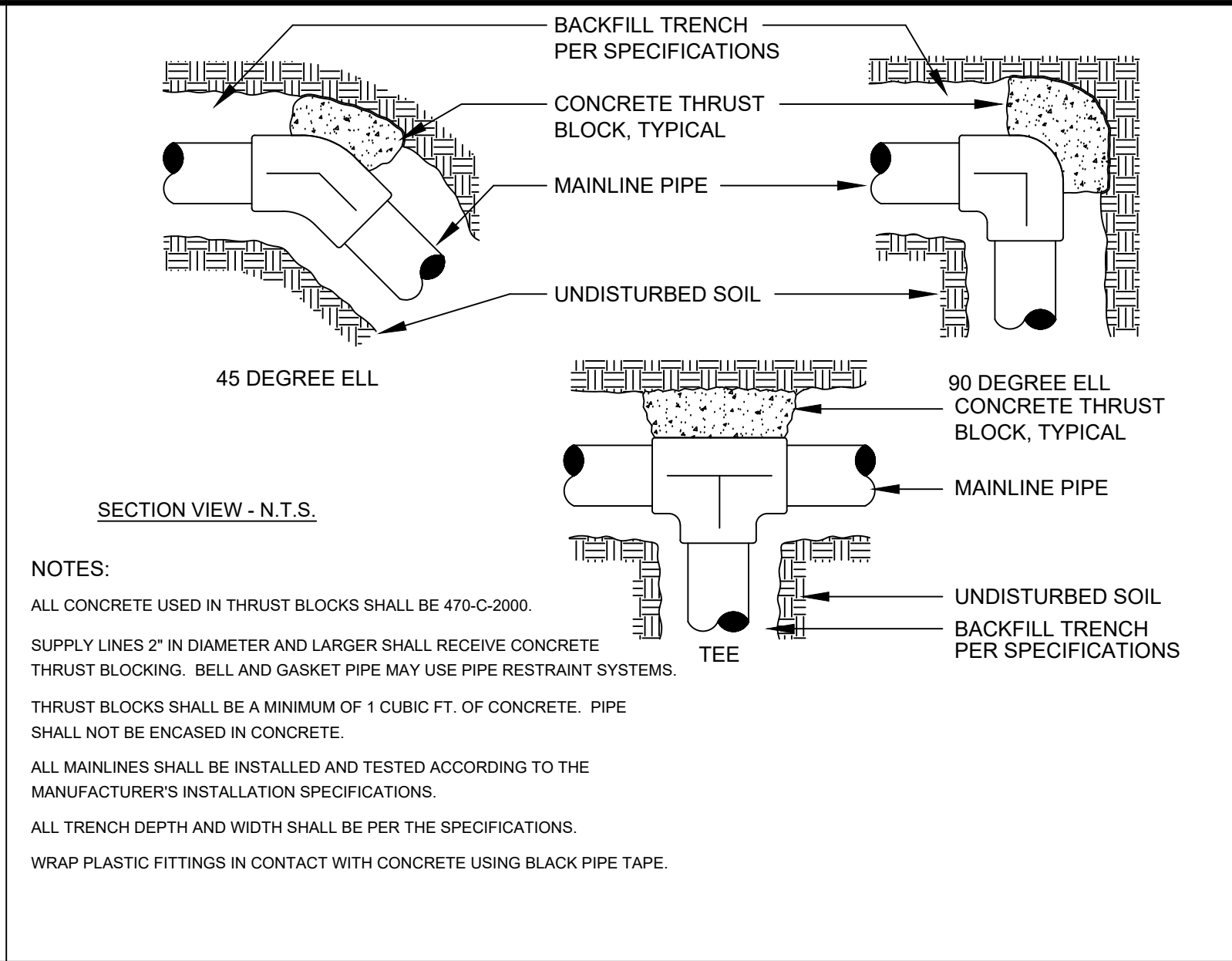
REMOTE CONTROL VALVE



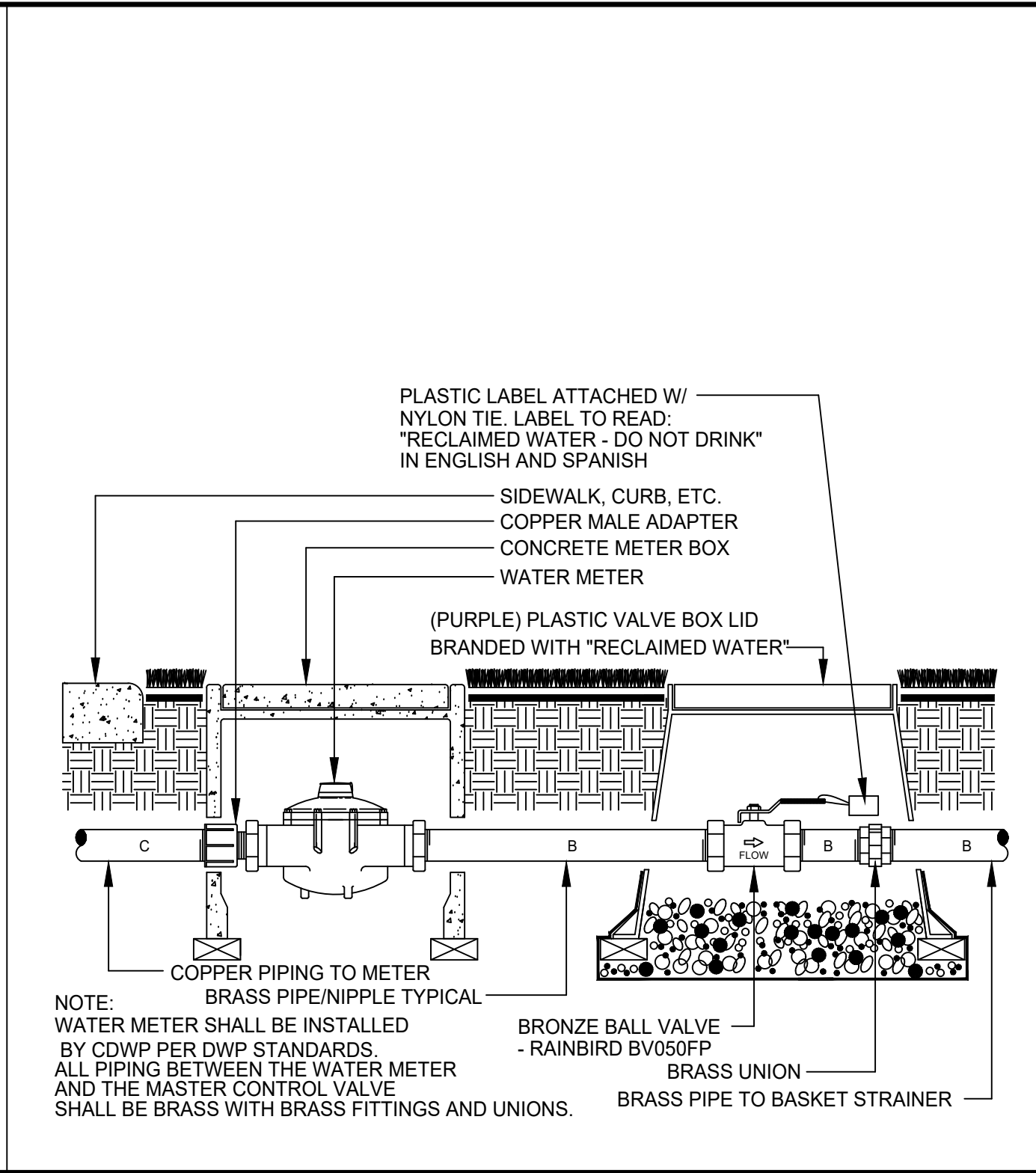
WIRELESS RAIN/FREEZE SENSOR



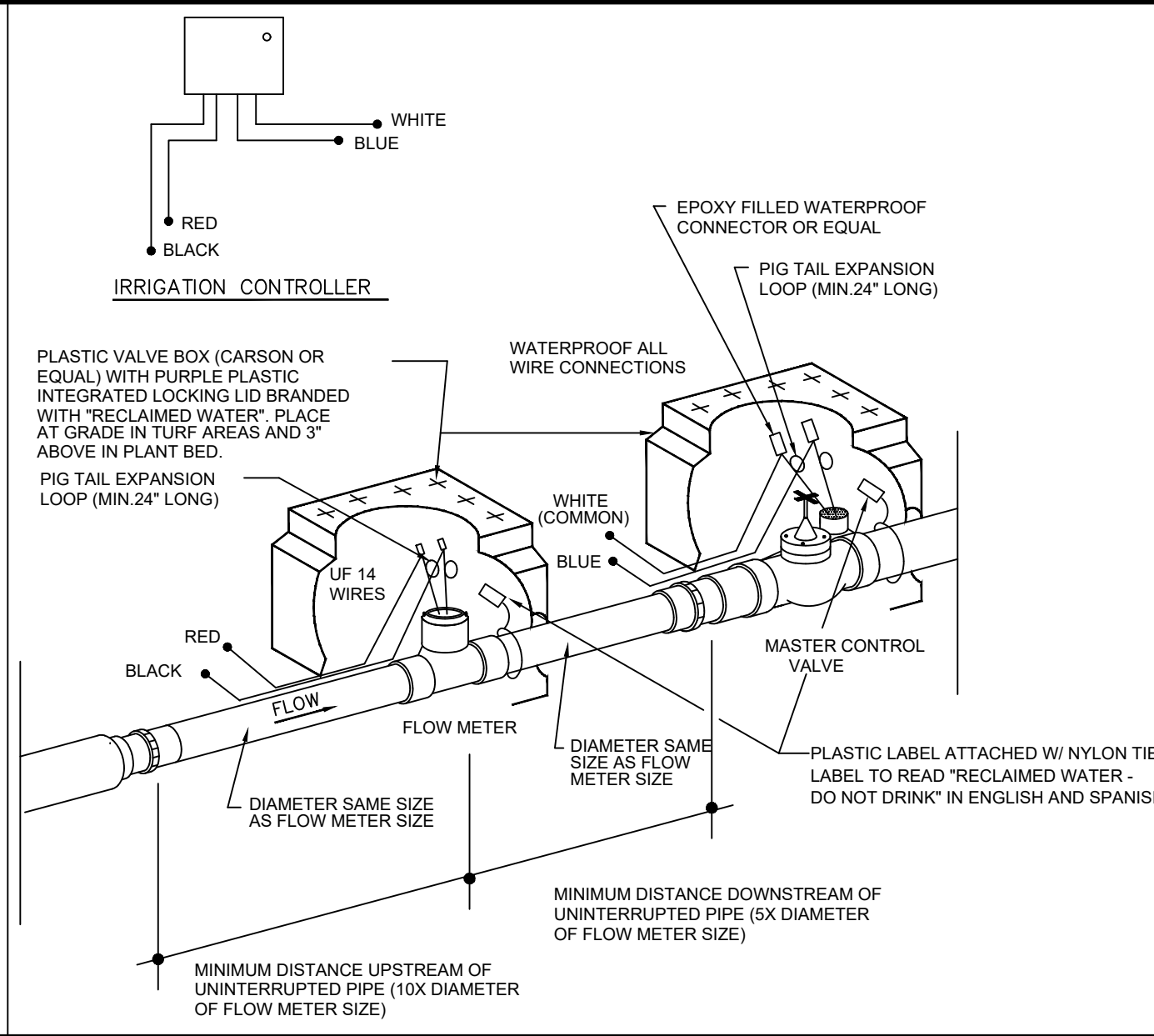
FLUSH VALVE



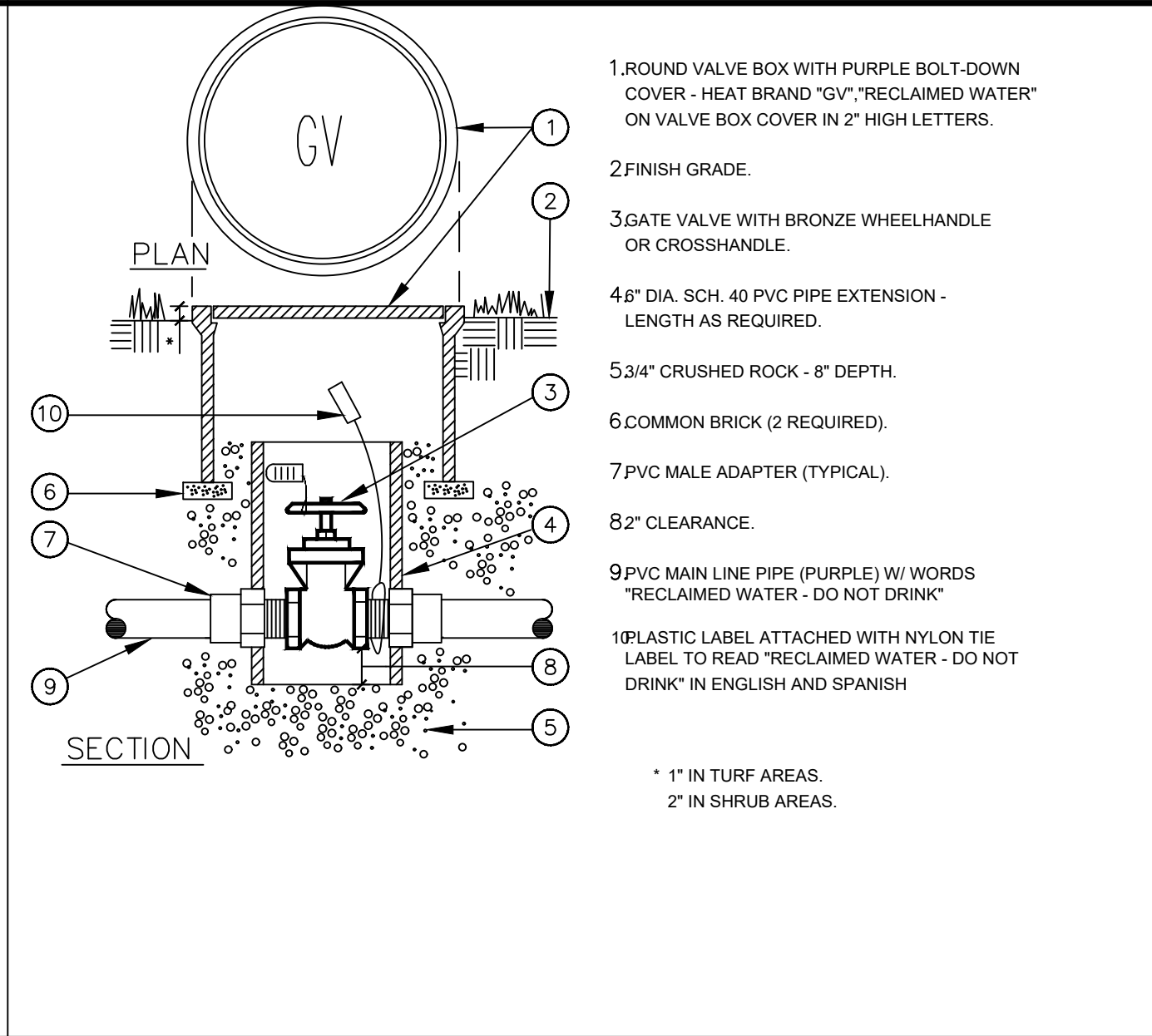
THRUST BLOCKS



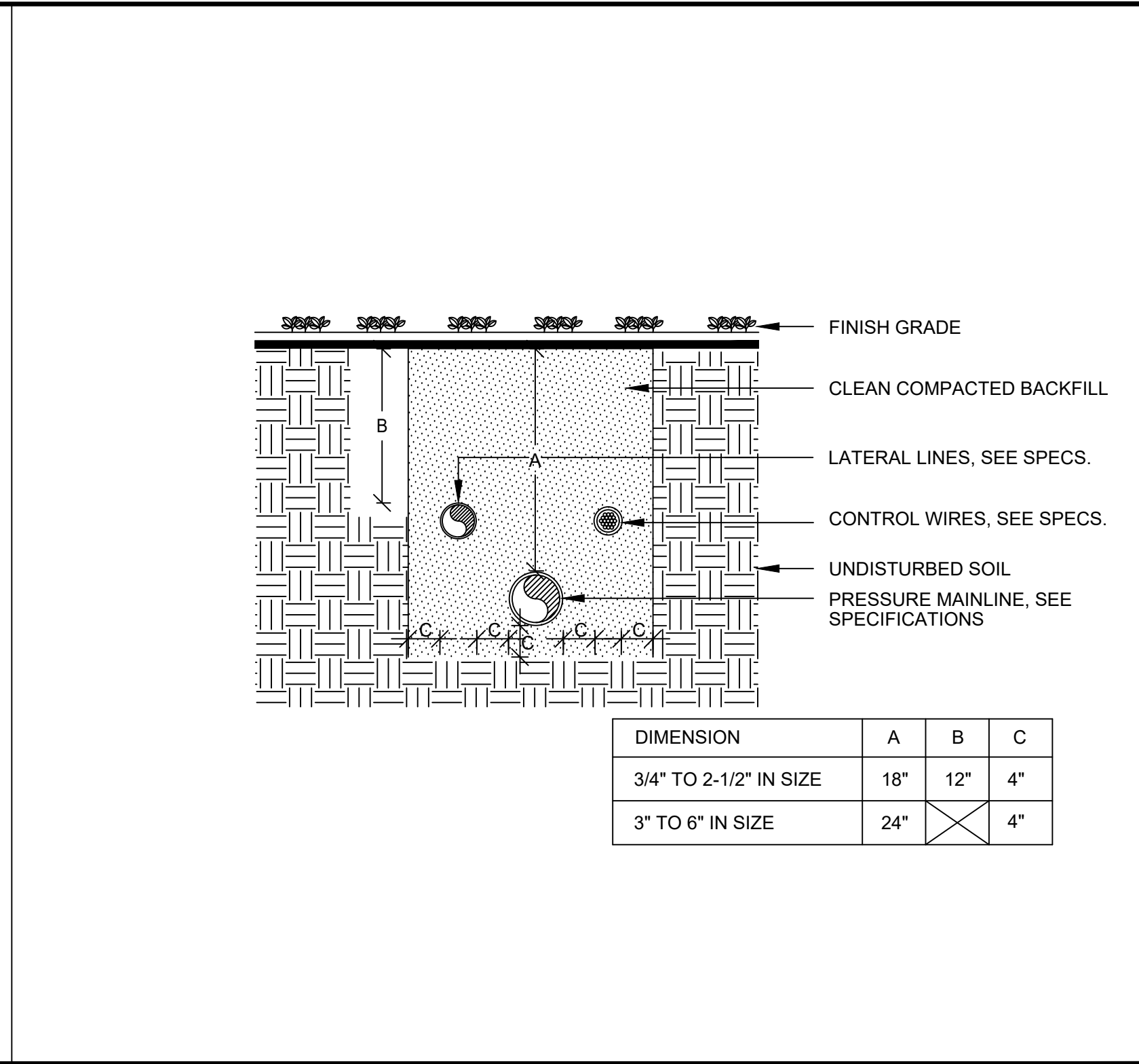
TYPICAL POINT OF CONNECTION



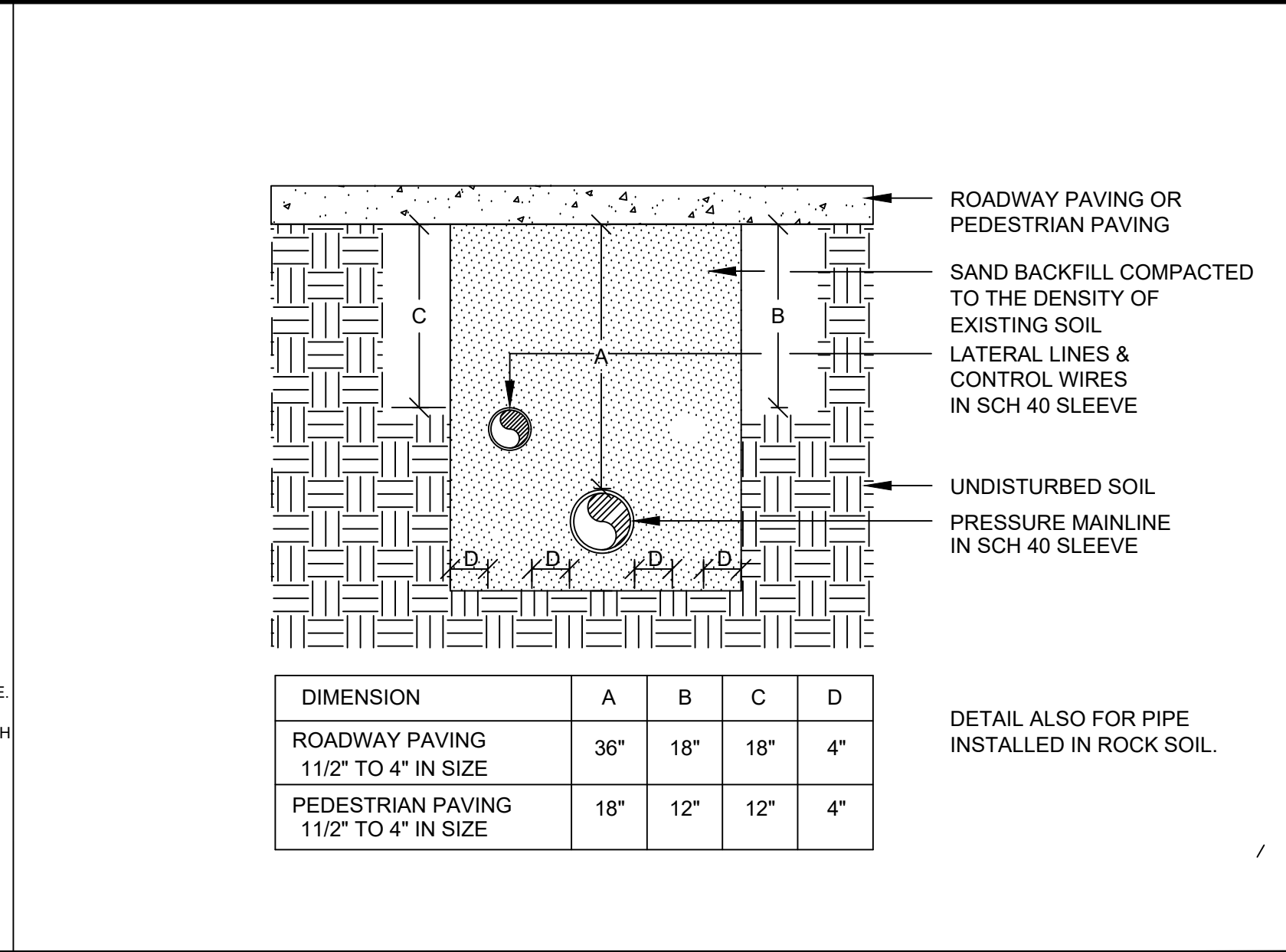
FLOW METER



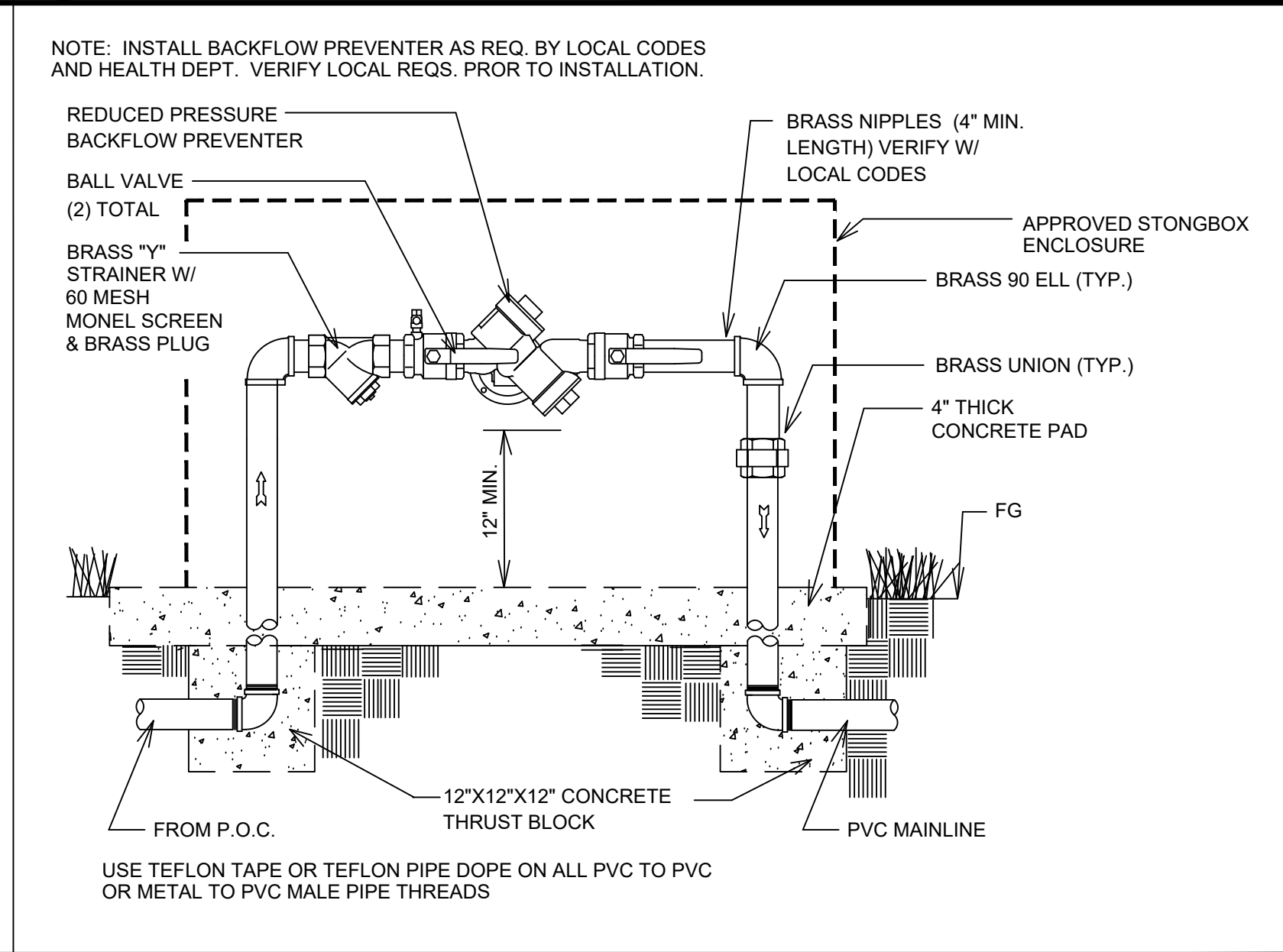
GATE VALVE



PIPE INSTALLATION



SLEEVE INSTALLATION



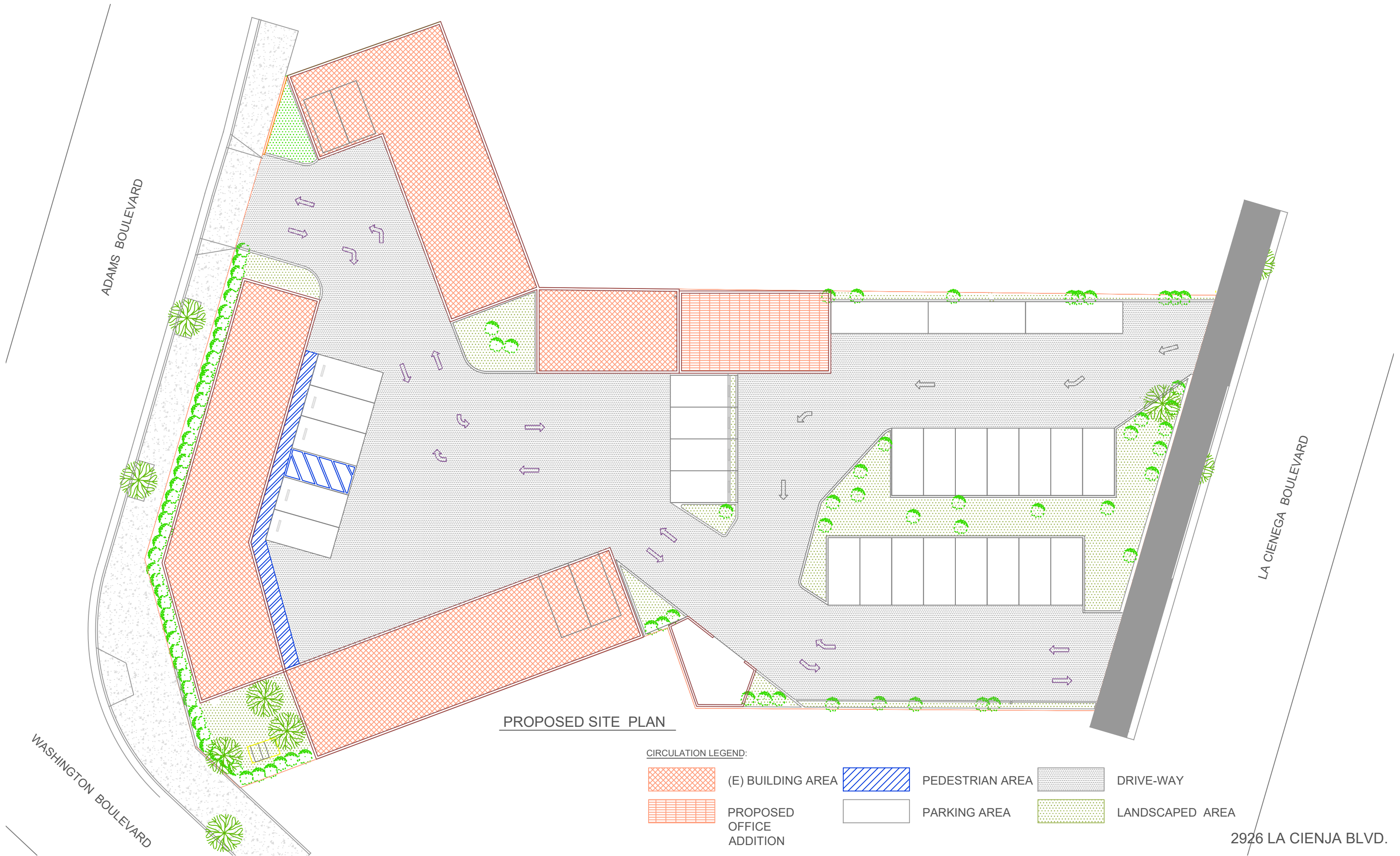
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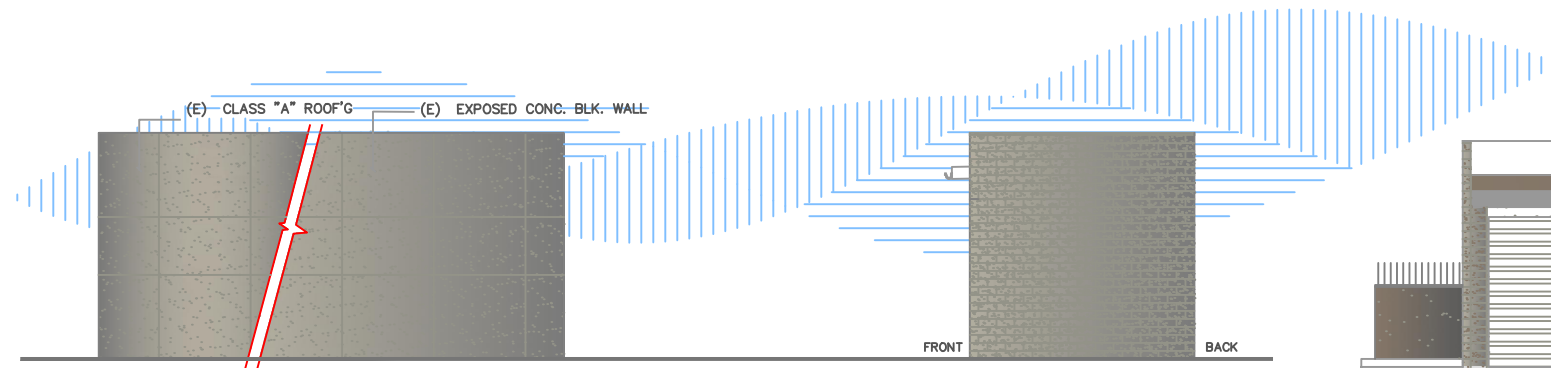


- DRIPLINE LATERALS WITHIN
SHRUB/GROUND COVER AREAS ARE TO
BE SPACED AT 18" O.C.



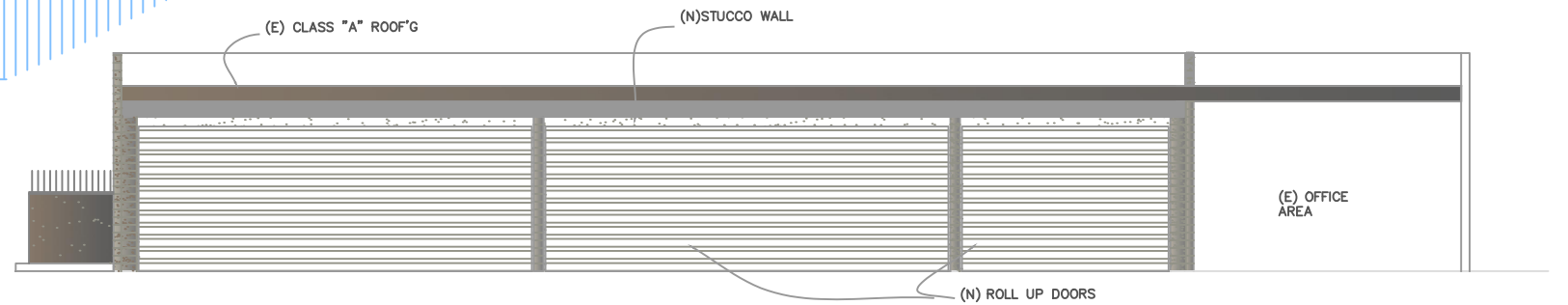
(F) VALVE BOX INSTALLATION



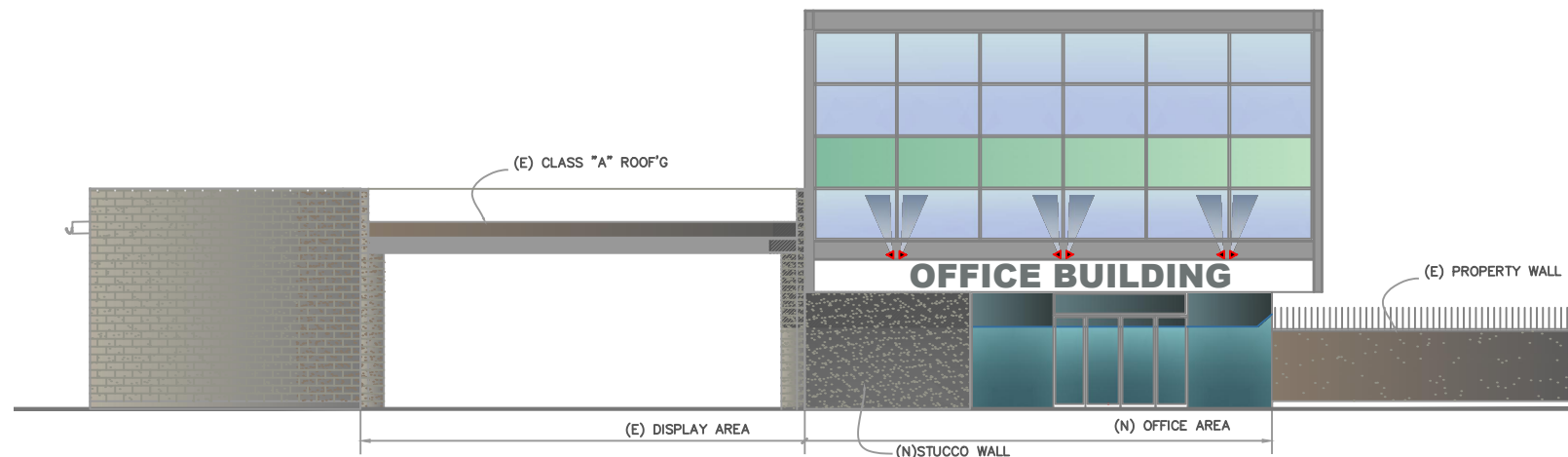


BACK ELEVATION

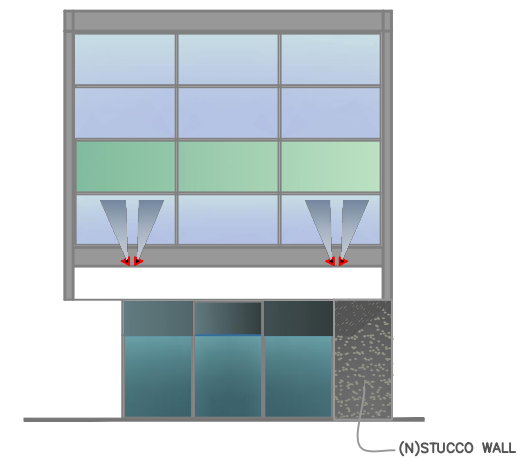
SIDE ELEVATION



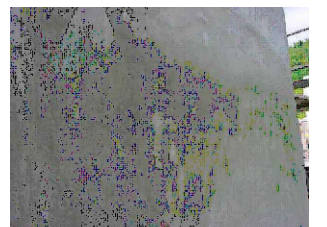
MECHANIC SHOP NEW ELEVATION



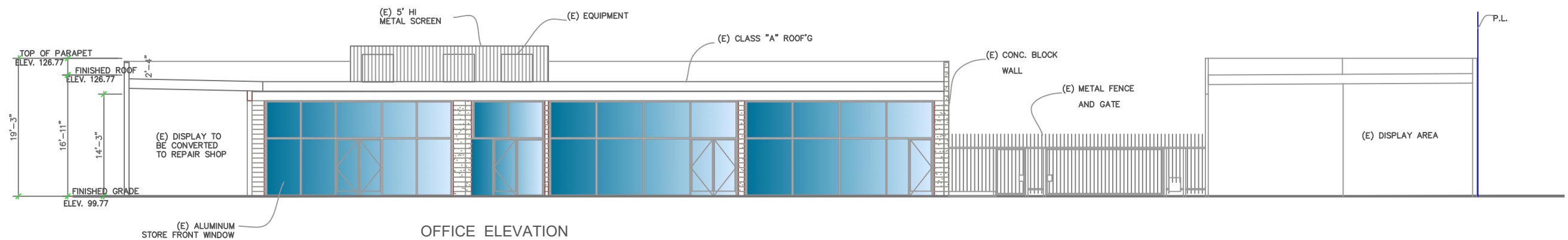
(N) OFFICE FRONT ELEVATION



(N) SIDE ELEVATION



STUCCO WALL COLOR



OFFICE ELEVATION



VIEW 1



VIEW 2



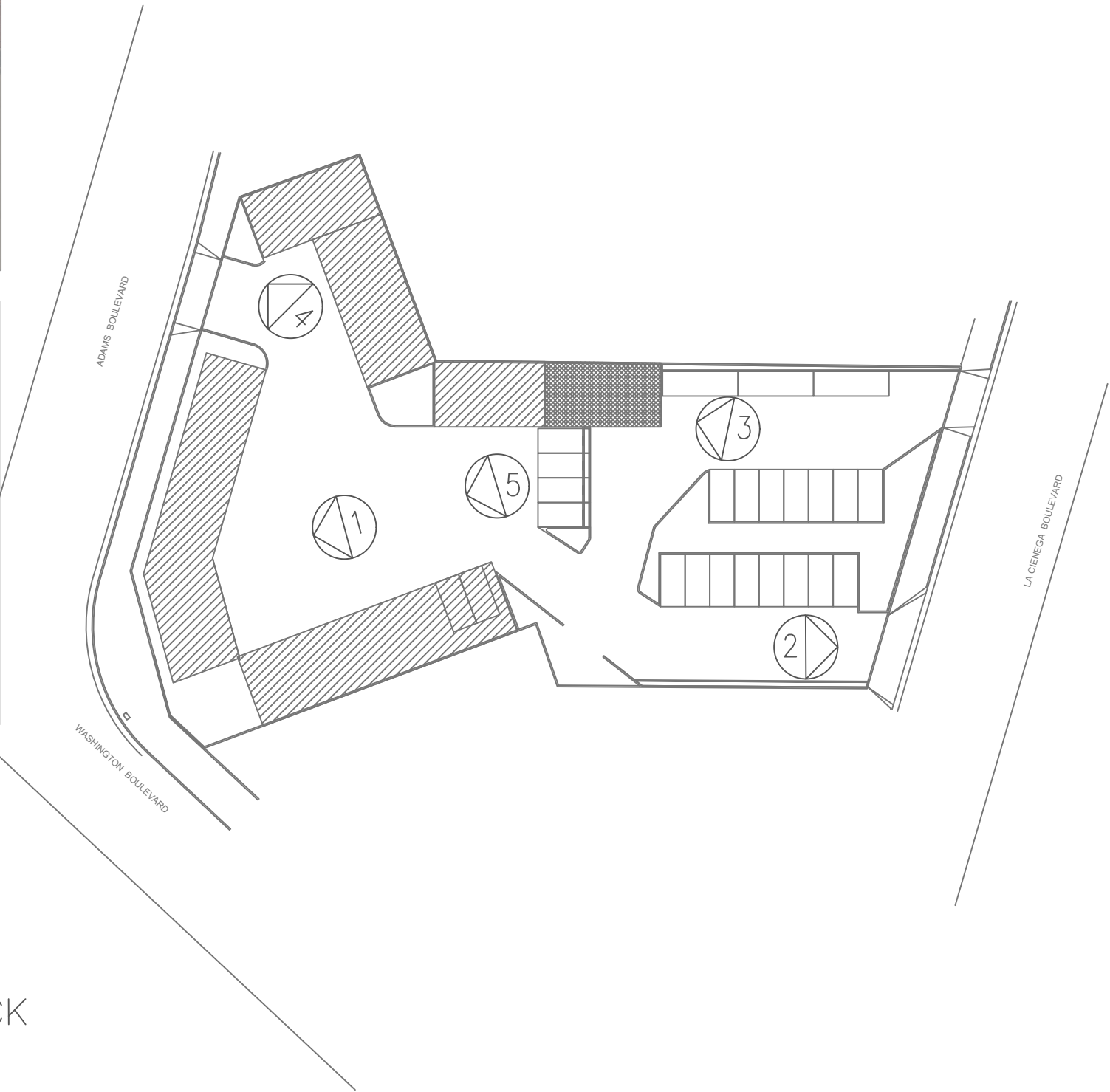
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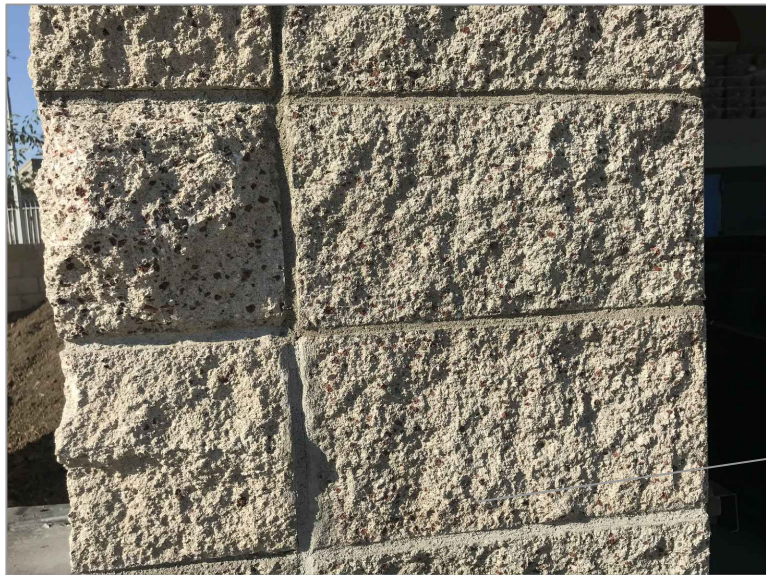
VIEW 4



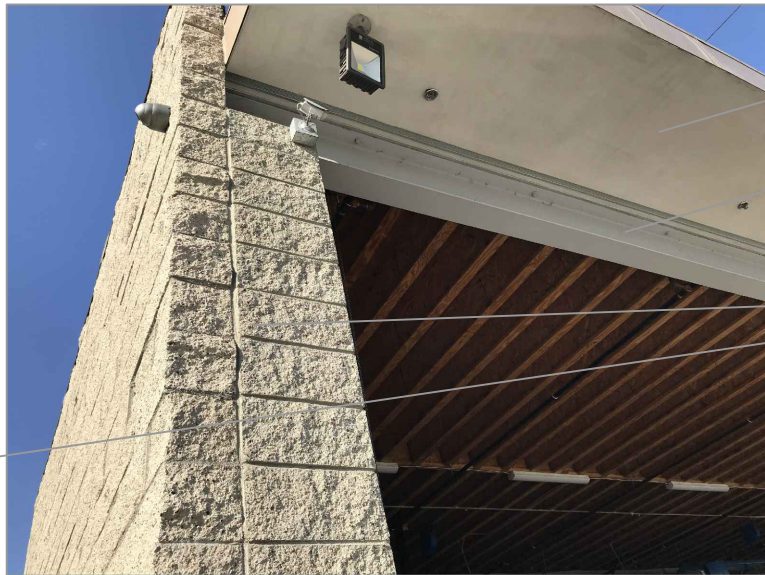
VIEW 4



(E)
EXPOSED
CONC. BLOCK
WALL



EXISTING FACADE



VIEW 1



VIEW 2



VIEW 3



VIEW 4

