

ATTACHMENT NO. 3

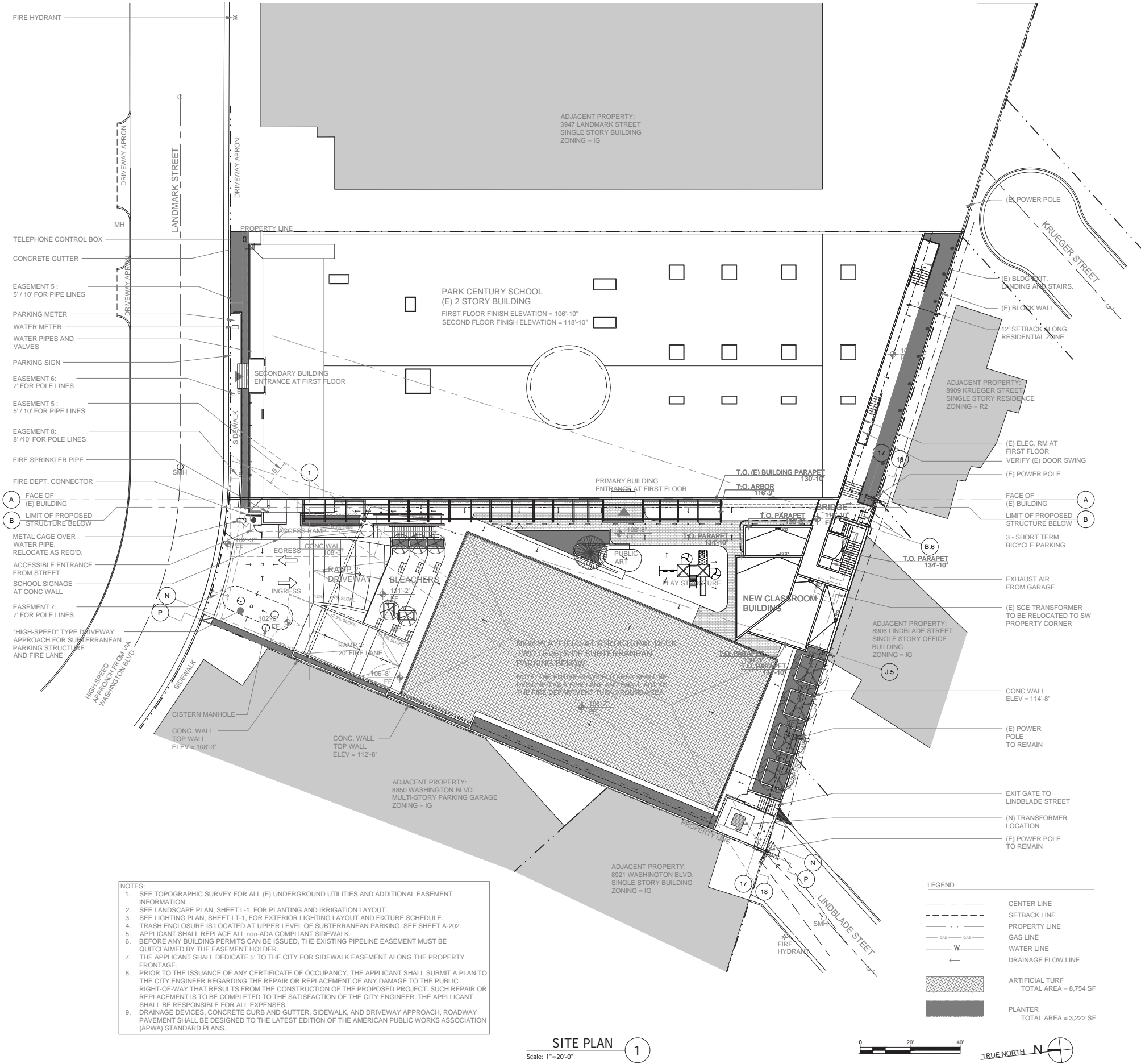


Planning Review

Park Century School
3939/3947 Landmark St.
Culver City, CA 90323

John Berry Architects
July 29, 2019
213-483-5400
www.johnberryarchitects.com

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PROJECT INFORMATION

PROPERTY ADDRESS: 3939 LANDMARK STREET CULVER CITY, CA 90232	
PROPERTY OWNER: PARK CENTURY SCHOOL 3939 LANDMARK STREET CULVER CITY, CA 90232	
contacts: Paul Jennings, Chair of Building Committee T 310 231-1000 paul.jennings@teampcs.com Jennifer Palmer, Chief Operating Officer T 310 840-0500 ext 201 jpalm@parkcenturyschool.org	

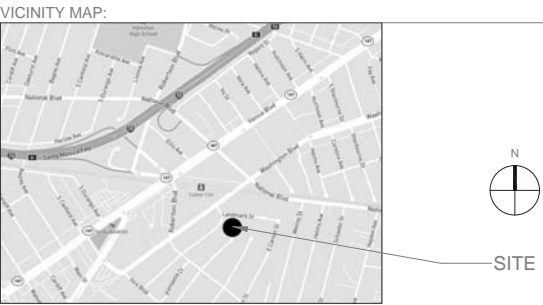
PROJECT DESCRIPTION: NEW 2 LEVEL SUBTERRANEAN PARKING STRUCTURE NEW PLAYFIELD AND BLEACHER ON STRUCTURAL DECK NEW 2 STORY CLASSROOM BUILDING RELOCATION OF SCE TRANSFORMER REMOVE / REPLACE (E) ENTRY CANOPY WITH LANDSCAPED ARBOR REMODEL OF EXISTING BUILDING AS REQUIRED FOR EXITING	
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PROPERTY DATA:	
ASSESSOR'S PARCEL NUMBER:	4206-013-012
LEGAL DESCRIPTION:	SEE SURVEY SHEET V-100 FOR ADDITIONAL INFORMATION
PARCELS 12 and 13, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 81, PAGE 95, RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY	
BUILDING DATA:	
(EXISTING) BUILDING TYPE:	TYPE III FIRE RATED FULLY SPRINKLERED
(EXISTING) ALLOWABLE FLOOR AREA:	80,800 SF
AREAS:	
FLOOR AREA:	EXISTING PROPOSED ADDITION TOTAL
SECOND FLOOR	17,245 SF 1,428 SF 18,673 SF
GROUND FLOOR	26,705 SF 596 SF 27,301 SF
1st SUBTERRANEAN PARKING LEVEL	18,686 SF 0 SF 18,686 SF
2nd SUBTERRANEAN PARKING LEVEL	0 SF 17,192 SF 17,192 SF
TOTAL	43,950 SF 37,902 SF 81,852 SF
BUILDING FOOTPRINT AREA:	26,705 SF 19,908 SF 46,613 SF
TOTAL SITE AREA:	53,838.24 SF
LOT COVERAGE:	46,613 SF / 53,838 SF = 86.58%

PARKING SUMMARY:	
EXISTING REQUIRED VEHICLE PARKING:	47
ADDITIONAL REQUIRED PARKING: 1.5 x 3 = 4.5 SPACES	5
TOTAL REQUIRED	52
NOTE: THE EXISTING SURFACE PARKING FOR 47 CARS SHALL BE REMOVED. THE NEW SUBTERRANEAN PARKING STRUCTURE SHALL PROVIDE A MINIMUM OF 65 STALLS.	
PROPOSED VEHICLE PARKING	
STANDARD STALLS	66
ACCESSIBLE STALLS	3
TOTAL PROPOSED	69
PROPOSED BICYCLE PARKING	
LONG TERM	5
SHORT TERM	3
TOTAL PROPOSED	8

SHEET INDEX:

A-001	TITLE SHEET / SITE PLAN
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A-004	PHOTOS OF EXISTING DEVELOPMENT
A-005	WASTE MANAGEMENT PLAN
-	TOPOGRAPHIC SURVEY
C-000	TITLE SHEET
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C-210	PRECISE GRADING PLAN
C-300	LID PLAN
C-400	UTILITY PLAN
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A-402	ELEVATIONS 4 and 5
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A-502	SECTIONS D and E
L-1	PRELIMINARY PLANTING PLAN AND IRRIGATION LAYOUT
LT-1	PLAYFIELD LEVEL LIGHTING INTENT PLAN
LIFE SAFETY PLAN / EXITING ANALYSIS	
F-1	LOWER LEVEL PARKING PLAN
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F-3	GROUND FLOOR PLAN
F-4	SECOND FLOOR PLAN
SHEETS FROM PREVIOUS PROJECT DATED 12-01-05 : FOR REFERENCE ONLY	
A-1	NEW SITE PLAN
A-1.1	PARKING PLAN 23 CAR QUEUEING
A-2	NEW FLOOR PLANS
A-2.1	NEW ROOF PLAN
A-2.2	FIRST FLOOR EXIT PLAN
A-2.3	SECOND FLOOR EXIT PLAN
A-3.0	NEW EXTERIOR ELEVATIONS
A-3.1	NEW EXTERIOR ELEVATIONS



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CITY ADVOCATE:
MALEMAN INK PUBLIC RELATIONS
8939 S Sepulveda Blvd. Suite 518
Los Angeles, CA 90045

REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD
PLANNING REVIEW : 07-29-19

DRAWING TITLE

TITLE SHEET /
SITE PLAN

DRAWING NUMBER

A-001

SCALE:
AS NOTED

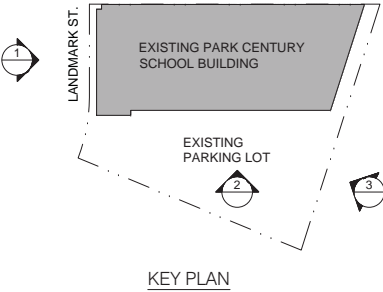
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EXISTING VIEW OF SOUTH ELEVATION
FROM LINDBLADE STREET 3

EXISTING VIEW OF WEST ELEVATION
FROM SCHOOL PARKING LOT 2

EXISTING VIEWS OF NORTH ELEVATION
FROM LANDMARK STREET 1



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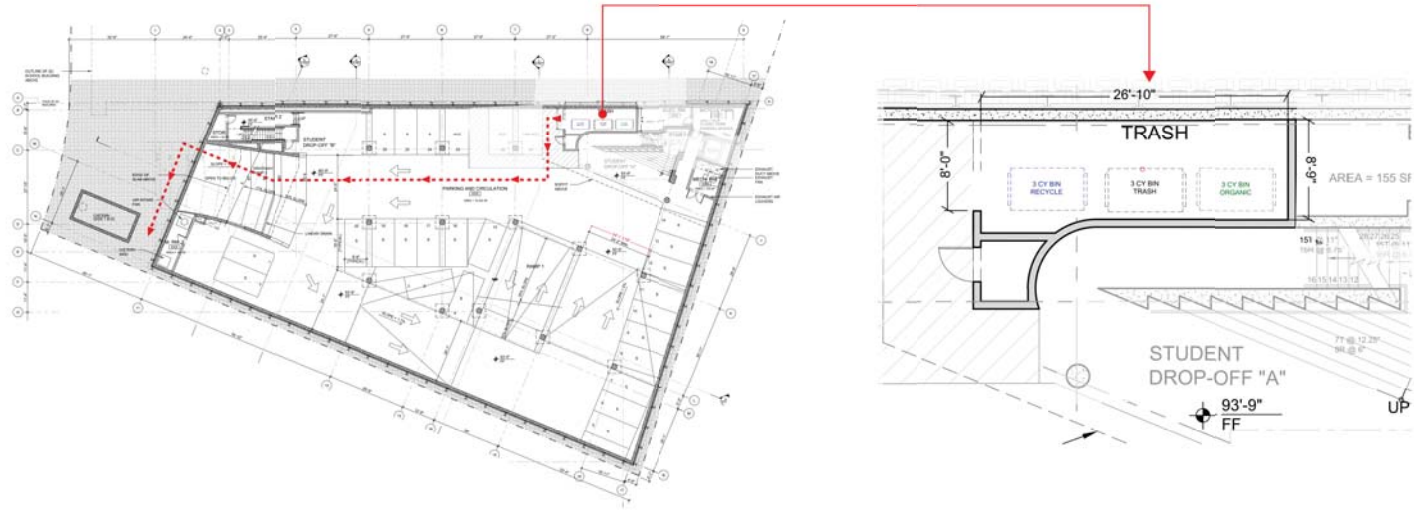
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CULVER CITY, CA 90232

ISSUE RECORD
PLANNING REVIEW : 07-29-19

DRAWING TITLE
PHOTOS OF
EXISTING
DEVELOPMENT

DRAWING NUMBER
A-004
SCALE:
AS NOTED

TRASH AREA - DETAILS



 2081 Business Center Dr., #200 Irvine, CA 92612 800.765.1306	PROJECT PARK CENTURY SCHOOL	DESCRIPTION TRASH AREA DETAILS	DATE 3/1/19	SCALE NTS	PAGE 2.0
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PROJECT SUMMARY

Summary Detail

Park Century School Proposed Expansion. The Project will include excavating the existing surface parking lot and developing a 2-level subterranean parking structure in its place. An 8,610 sq. ft. athletic field and a two-story, 2,024 sq. ft. classroom building will be constructed above the subterranean parking. The new parking area will allow the school to increase: 1) parking from 47 spaces to approximately 69 spaces; 2) student enrollment from 120 to 170; and 3) staff by 20.

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.

Area	Location	Type	Units	Sq/Ft	Cubic Yards per Week - Trash	Cubic Yards per Week - Recycle	Cubic Yards per Week - Organics	Disposal Rate
Classroom		170 Classroom			12.0	0.0	1.0	
Total					12.0	0.0	1.0	36.8%

Proposed Service Levels

- **Trash**
(1) 3 cubic yard bins picked up 4x/week
- **Recycle**
(1) 3 cubic yard bins picked up 2x/week
- **Organics**
(1) 3 cubic yard bins picked up 1x/week



 2081 Business Center Dr., #200 Irvine, CA 92612 800.765.1306	PROJECT PARK CENTURY SCHOOL	DESCRIPTION PROJECT SUMMARY	DATE 3/1/19	SCALE NTS	PAGE 1.0
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PARKING STRUCTURE

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ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

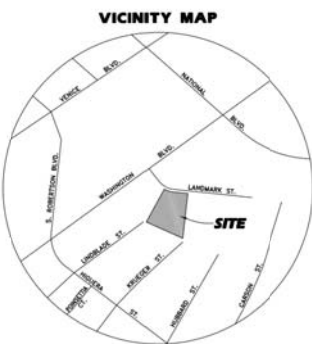
WASTE MANAGEMENT
PLAN

DRAWING NUMBER

A-005

SCALE:

N.T.S.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 12, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 81, PAGE 95, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF THE SAID LAND, AS GRANTED TO JAMES OIL COMPANY, A PARTNERSHIP, IN THE DEED RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 4914.

ALSO EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF THE SAID LAND, AS GRANTED TO O & W NO. 3 CO., A PARTNERSHIP BY DEED RECORDED MAY 8, 1965 AS INSTRUMENT NO. 5119.

PARCEL B:

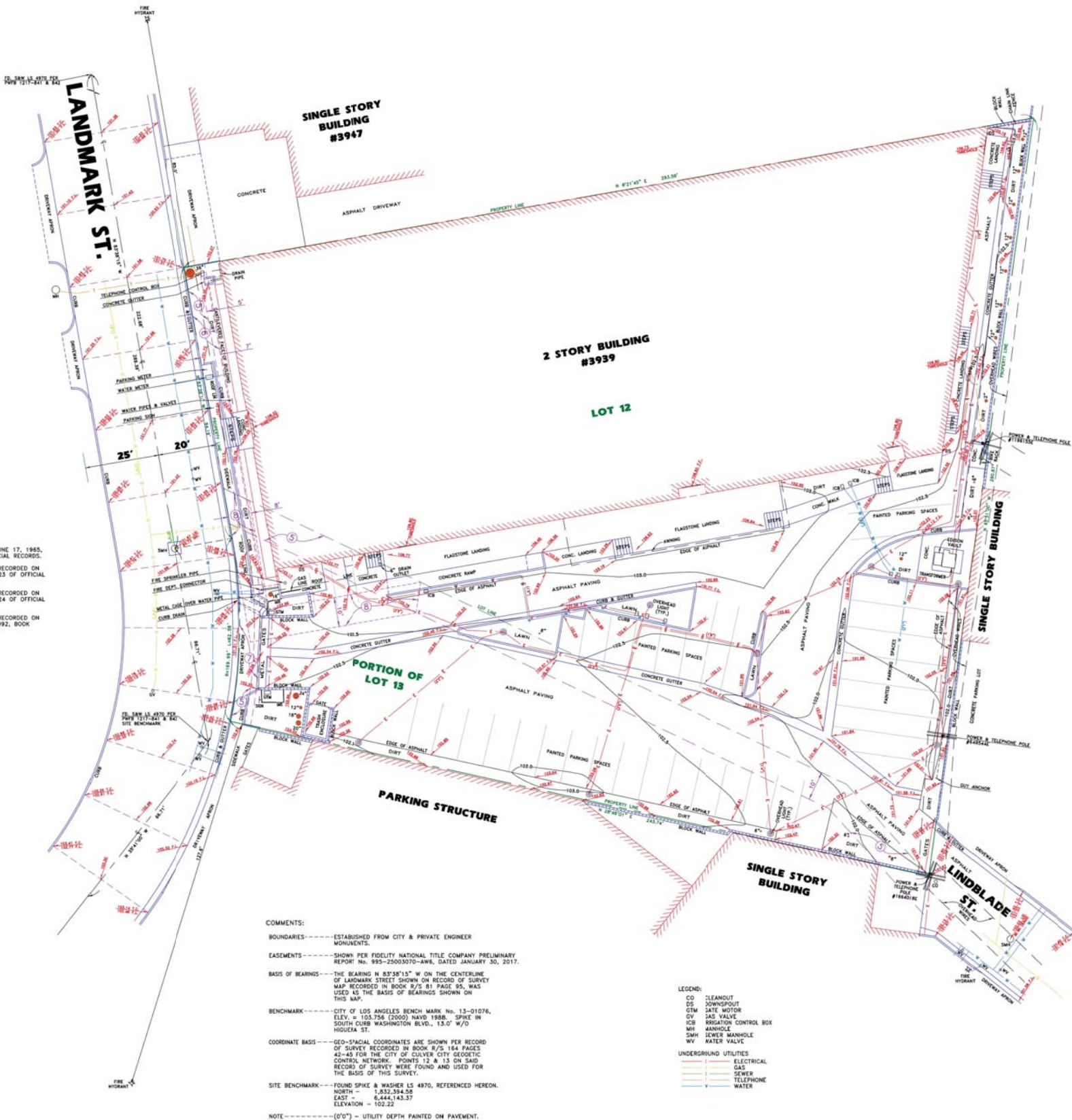
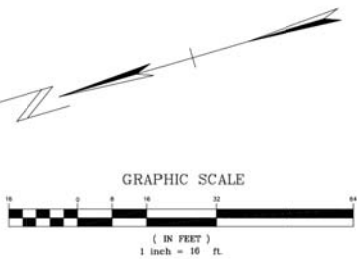
THAT PORTION OF PARCEL 13, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 81, PAGE 95 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 13; THENCE SOUTH 28 DEGREES 48 MINUTES 01 SECONDS WEST, 243.74 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 13; THENCE NORTHEASTERLY AND NORTHEASTERLY ALONG THE SOUTHEASTERLY AND NORTHEASTERLY BOUNDARIES OF SAID PARCEL 13 TO THE POINT OF BEGINNING, EXCEPT AS 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER SUBSTANCE BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF SAID LAND, AS GRANTED TO JAMES OIL COMPANY, A PARTNERSHIP, IN THE DEED RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 4914.

ALSO EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF THE SAID LAND, AS GRANTED TO O & W NO. 3 CO., A PARTNERSHIP BY DEED RECORDED MAY 8, 1964 AS INSTRUMENT NO. 5119.

EASEMENT TABLE:

- ITEM 5 ----- EASEMENT FOR PIPE LINES, RECORDED ON JUNE 17, 1965, RECORDING No. D-2944, PAGE 460 OF OFFICIAL RECORDS.
- ITEM 6 ----- EASEMENT FOR POLE LINES AND CONDUITS, RECORDED ON AUGUST 24, 1965, RECORDING No. 1965-4325 OF OFFICIAL RECORDS.
- ITEM 7 ----- EASEMENT FOR POLE LINES AND CONDUITS, RECORDED ON AUGUST 24, 1965, RECORDING No. 1965-4324 OF OFFICIAL RECORDS.
- ITEM 8 ----- EASEMENT FOR POLE LINES AND CONDUITS, RECORDED ON FEBRUARY 7, 1966, RECORDING No. 1966-1992, BOOK D-5199, PAGE 922 OF OFFICIAL RECORDS.



COMMENTS:

BOUNDARIES-----ESTABLISHED FROM CITY & PRIVATE ENGINEER MONUMENTS.

EASEMENTS-----SHOWN PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT No. 995-25003070-AW6, DATED JANUARY 30, 2017.

BASIS OF BEARINGS-----THE BEARING N 83°38'15" W ON THE CENTERLINE OF LANDMARK STREET SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 81, PAGE 95, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK-----CITY OF LOS ANGELES BENCH MARK No. 13-01076, ELEV. = 103.726 (2000) NAVD 1988. SPIKE IN SOUTH CURB WASHINGTON BLVD., 13.0' W/O INGLESA ST.

COORDINATE BASIS-----GEO-SPACIAL COORDINATES ARE SHOWN PER RECORD OF SURVEY RECORDED IN BOOK 81, PAGE 164 PAGES 42-45 FOR THE CITY OF CULVER CITY GEODETIC CONTROL NETWORK. POINTS 12 & 13 ON SAID RECORD OF SURVEY WERE FOUND AND USED FOR THE BASIS OF THIS SURVEY.

SITE BENCHMARK-----FOUND SPIKE & WASHER LS 4970, REFERENCED HEREON.
NORTH = 1,632,394.58
EAST = 6,444,143.37
ELEVATION = 102.22

NOTE------(0'0") = UTILITY DEPTH PAINTED ON PAVEMENT.

- LEGEND:
- CD CLEANOUT
 - DS DOWNSPOUT
 - STM SATE MOTOR
 - GV GAS VALVE
 - ICB IRRIGATION CONTROL BOX
 - MH MANHOLE
 - SMH SEWER MANHOLE
 - WV WATER VALVE
- UNDERGROUND UTILITIES
- ELECTRICAL
 - GAS
 - SEWER
 - TELEPHONE
 - WATER

SCALE:
N.T.S.

GSM SURVEYING & MAPPING, INC.
5248 HUNTINGTON DRIVE SOUTH, LOS ANGELES, CALIFORNIA 90032 (323) 223-1011

SURVEY OF:
3939 LANDMARK STREET
FILE NO: 2017020
DATES: SURVEYED-APRIL 10 & AUGUST 7, 2017 PLOTTED-AUGUST 29, 2017

SCALE: 1"=16'
LEGAL DESCRIPTION:
SEE ABOVE
CULVER CITY
CALIFORNIA

SURVEYOR'S SEAL:
Russell J. Beck
RUSSELL J. BECK
L.S. 4857

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GENERAL

- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND CITY OF CITY LOS ANGELES LOCAL ORDINANCES AS APPLICABLE.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION, BY GEOTECHNOLOGIES, INC. DATED NOVEMBER 15, 2017.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE 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.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- 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 FIVE FEET OR DEEPER.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF GARDENA FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND

SITE

===== CURB/BACK OF CURB/GUTTER

===== RETAINING WALL/SITE WALL

----- PROPERTY LINE/RIGHT OF WAY

----- CENTER LINE

----- FENCE

EROSION CONTROL

===== GRAVEL DRAGS

===== FIBER ROLL

----- PROPOSED BUILDING EXCAVATION OUTLINE

===== EXISTING DRAINAGE DIRECTION OF FLOW

GRADING

===== PROPOSED MAJOR CONTOUR

===== PROPOSED MINOR CONTOUR

----- FLOW LINE

----- GRADE BREAK LINE

----- RIDGE LINE

===== EARTHEN SWALE

===== SAWCUT

===== LIMITS OF GRADING

===== GRADING BENCH

===== GRADED SLOPE (HORIZONTAL:VERTICAL)

===== TOP

===== T&E

===== 4" SD

===== STORM DRAIN

===== STORM DRAIN INLET

CITY OF CULVER CITY STANDARD NOTES

GRADING NOTES CITY OF CULVER CITY:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPENDIX CHAPTER 18 OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, ALL CITY OF CULVER CITY MUNICIPAL CODES, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION OF THE PERMIT WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- DEVELOPER'S ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE APPROVED PLANS AND APPENDIX CHAPTER 18, EXCAVATION AND GRADING, OF THE CALIFORNIA BUILDING CODE.
- FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND APPROVED BY THE SOILS ENGINEER AND PUBLIC WORKS INSPECTOR PRIOR TO PLACING THE FILL.
- FILLS SHALL BE COMPACTED THROUGHOUT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-78.
- THE SOILS ENGINEER MUST APPROVE ALL GRADING, INCLUDING THE STABILITY OF ANY SLOPES CREATED, EXISTING, OR REMAINING.
- THE SOILS ENGINEER, RALPH STONE AND COMPANY, INC. SHALL CERTIFY BY LETTER THAT THEY HAVE REVIEWED THIS PLAN AND THAT IT WAS PREPARED IN CONFORMANCE WITH THEIR GEOTECHNICAL ENGINEERING LIQUEFACTION AND FOUNDATION INVESTIGATION AND REPORT DATED JULY 28TH, 2017.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
- UPON COMPLETION OF THE GRADING AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE FOLLOWING REPORTS AND DRAWINGS AND ANY SUPPLEMENTS THERETO SHALL BE SUBMITTED TO THE CITY ENGINEER:
a) AN AS-BUILT GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
b) A CERTIFICATION BY THE CIVIL ENGINEER THAT THE GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLAN AND CALIFORNIA BUILDING CODE, ALONG WITH THIS CERTIFICATION, A SURVEY SHOWING THE FINAL ROUGH PAD GRADE ELEVATIONS SHALL BE SUBMITTED.
c) A CERTIFICATION BY THE SOILS ENGINEER THAT THE GRADING HAS BEEN COMPLETED TO HIS SATISFACTION AND IS IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE CHAPTER 18.
d) A FINAL COMPACTION REPORT PREPARED BY THE SOILS ENGINEER.
- CONTRACTOR TO SCHEDULE A PRE-GRADING MEETING WITH PUBLIC WORKS INSPECTOR 48-HOURS PRIOR TO COMMENCING GRADING WORK AT 310-253-5600.

GEOTECHNICAL ENGINEER STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF GEOTECHNICAL ENGINEERING LIQUEFACTION AND FOUNDATION INVESTIGATION AND REPORT DATED JULY 28TH, 2017

SIGNATURE

DATE

STAMP

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BCR	BEGIN CURVE RETURN	MH	MANHOLE
BW	BACK OF WALK	(N)	NORTH
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	PA	PLANTER AREA
BOS	BOTTOM OF STAIRS	POC	POINT OF CONNECTION
BMP	BEST MANAGEMENT PRACTICES	PV	POST INDICATOR VALVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CI	CAST IRON	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRV	PRESSURE REDUCING VALVE
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R	RADIUS
CONC	PORTLAND CEMENT CONCRETE	RCIP	RECTANGULAR CAST IRON PIPE
CF	CURB FACE	RD	ROOF DRAIN
DW	DOMESTIC WATER	RW	RIGHT-OF-WAY
(E)	EAST	(N)	SOUTH
ECR	END CURVE RETURN	S=	SLOPE EQUALS
EG	EDGE OF GUTTER	SD	STORM DRAIN
EL OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX. OR EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TC	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TRAFFIC SIGNAL
FU	FIXTURE UNITS	TSB	TRAFFIC SIGNAL BOX
FW	FIRE WATER	TYP	TYPICAL
GP	GALLONS PER MINUTE	TV	TELEVISION
GV	GATE VALVE	VIF	VERIFY IN FIELD
HDPE	HIGH DENSITY POLYETHYLENE	VLT	VAULT
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
INV.	INVERT	(W)	WEST
LP	LOW POINT	W	WATER
MAX	MAXIMUM	WM	WATER METER
		WV	WATER VALVE

ESTIMATED EARTHWORK QUANTITIES

CUT: 14,050 CUBIC YARDS

FILL: 117 CUBIC YARDS

NET (CUT/EXPORT): 13,933 CUBIC YARDS

EARTHWORK CALCULATION NOTES:

- THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
- ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
- THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
- THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
- ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 12, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 81, PAGE 95, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF THE SAID LAND, AS GRANTED TO JAMES OIL COMPANY, A PARTNERSHIP, IN THE DEED RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 4914.

ALSO EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE AS GRANTED TO O E V NO. 3 CO., A PARTNERSHIP BY DEED RECORDED MAY 8, 1965 AS INSTRUMENT NO. 5119.

PARCEL B:

THAT PORTION OF PARCEL 13, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED OF SURVEY MAP, FILED IN BOOK 81 PAGE 95 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 13; THENCE SOUTH 28 DEGREES 48 MINUTES 01 SECONDS WEST, 243.74 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 13; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG THE SOUTHEASTERLY AND NORTHEASTERLY BOUNDARIES OF SAID PARCEL 13 TO THE POINT OF BEGINNING, EXCEPT AS 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF SAID LAND, AS GRANTED TO JAMES OIL COMPANY, A PARTNERSHIP, IN THE DEED RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 4914.

ALSO EXCEPT A 50 PERCENT UNDIVIDED INTEREST IN AND TO ALL THE MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT ANY RIGHT TO ENTER UPON OR DISTURB THE GROUND WITHIN 500 FEET OF THE SURFACE OF SAID LAND, AS GRANTED TO O E V NO. 3 CO., A PARTNERSHIP BY DEED RECORDED MAY 8, 1964 AS INSTRUMENT NO. 5119.

A.P.N. 4206-013-022.

PROJECT PARTICIPANTS

OWNER
PARK CENTURY SCHOOL
3939 LANDMARK STREET
CULVER CITY, CA, 90232

CIVIL ENGINEER
JOHN LABIB+ASSOCIATES
FRANK LARocca
319 MAIN STREET
EL SEGUNDO, CA 90245
(213) 239-9700

SOILS ENGINEER
RALPH STONE AND COMPANY, INC.
10954 SANTA MONICA BLVD,
LOS ANGELES, CA, 90025
(310) 478-1501

SHEET INDEX

C000	TITLE SHEET
C100	DEMOLITION AND EROSION CONTROL PLAN
C200	ROUGH GRADING PLAN
C210	PRECISE GRADING PLAN
C300	LID PLAN
C400	UTILITY PLAN

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WILL BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-227-2600 TWO WORKING
DAYS BEFORE YOU DIG

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PC PLANNING DOCUMENTS
02-22-19

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

C000

SCALE:
AS NOTED

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EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
- WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
- EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
- A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
PHONE NUMBER: _____

BMP NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1-SCHEDULING
EC2-PRESERVATION OF EXISTING VEGETATION
EC3-HYDRAULIC MULCH
EC4-HYDROSEEDING
EC5-SOIL BINDERS
EC6-STRAW MULCH
EC7-GEOTEXTILES AND MATS
EC8-WOOD MULCHING
EC9-EARTH DIKES AND DRAINAGE SWALES
EC10-VELOCITY DISSIPATION DEVICES
EC11-SLOPE DRAINS
EC12-STREAMBANK STABILIZATION
EC13-RESERVED
EC14-COMPOST BLANKET
EC15-SOIL PREPARATION/ROUGHENING
EC16-NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1-SILT FENCE
SE2-SEDIMENT BASIN
SE3-SEDIMENT TRAP
SE4-CHECK DAM
SE5-FIBER ROLLS
SE6-GRAVEL BAG BERM
SE7-STREET SWEEPING AND VACUUMING
SE8-SANDBAG BARRIER
SE9-STRAW BALE BARRIER
SE10-STORM DRAIN INLET PROTECTION
SE11-ACTIVE TREATMENT SYSTEMS
SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS
SE13-COMPOST SOCKS AND BERMS
SE14-BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2-STABILIZED CONSTRUCTION ROADWAY
TC3-ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

NS1-WATER CONSERVATION PRACTICES
NS2-DEWATERING OPERATIONS
NS3-PAVING AND GRINDING OPERATIONS
NS4-TEMPORARY STREAM CROSSING
NS5-CLEAR WATER DIVERSION
NS6-ILLCIT CONNECTION/DISCHARGE
NS7-POTABLE WATER/IRRIGATION
NS8-VEHICLE AND EQUIPMENT CLEANING
NS9-VEHICLE AND EQUIPMENT FUELING
NS10-VEHICLE AND EQUIPMENT MAINTENANCE
NS11-PILE DRIVING OPERATIONS
NS12-CONCRETE CURING
NS13-CONCRETE FINISHING
NS14-MATERIAL OVER WATER
NS15-DEMOLITION ADJACENT TO WATER
NS16-TEMPORARY BATCH PLANTS

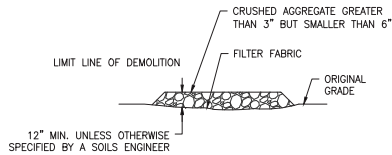
WASTE MANAGEMENT & MATERIALS

POLLUTION CONTROL

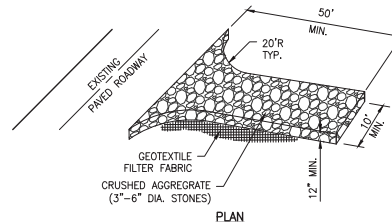
WM1-MATERIAL DELIVERY AND STORAGE
WM2-MATERIAL USE
WM3-STOCKPILE MANAGEMENT
WM4-SPILL PREVENTION AND CONTROL
WM5-SOLID WASTE MANAGEMENT
WM6-HAZARDOUS WASTE MANAGEMENT
WM7-CONTAMINATED SOIL MANAGEMENT
WM8-CONCRETE WASTE MANAGEMENT
WM9-SANITARY/SEPTIC WASTE MANAGEMENT
WM10-LIQUID WASTE MANAGEMENT

DUST CONTROL NOTES

- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
- PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.



SECTION



PLAN

NOTES:

- THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
- IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
- ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

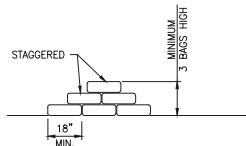
STREET MAINTENANCE NOTES

- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM

1 ER1-STABILIZED CONSTRUCTION ENTRANCE
C100 N.T.S.

EROSION CONTROL NOTES

- E1 STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1, HEREON.
E2 PLACE SANDBAGS TRIPLE ROW PER DETAIL 2, HEREON.



NOTES:

- BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD, WULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
- BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
- FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
- TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
- USE PYRAMID APPROACH WHEN STACKING BAGS.

2 ER2-GRAVEL BAG BARRIER
C100 N.T.S.

DEMOLITION NOTES

- 1 SEE GENERAL DEMOLITION NOTES HEREON
2 WORK WITHIN THE STREET RIGHT OF WAY TO BE PERFORMED UNDER SEPARATE PERMIT.

LEGEND

- LIMIT LINE OF EROSION CONTROL
--- PROPERTY LINE
○ ○ ○ ○ GRAVEL BAGS
← ← DIRECTION OF FLOW
▣ PROTECT TREE IN PLACE



0 5' 10'
SCALE: 1"=10'

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STAMP



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JLA Job no. 18201

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PC PLANNING DOCUMENTS
02-22-19

DRAWING TITLE

DEMOLITION AND
EROSION CONTROL
PLAN

DRAWING NUMBER

C100

SCALE:
AS NOTED

N.T.S.

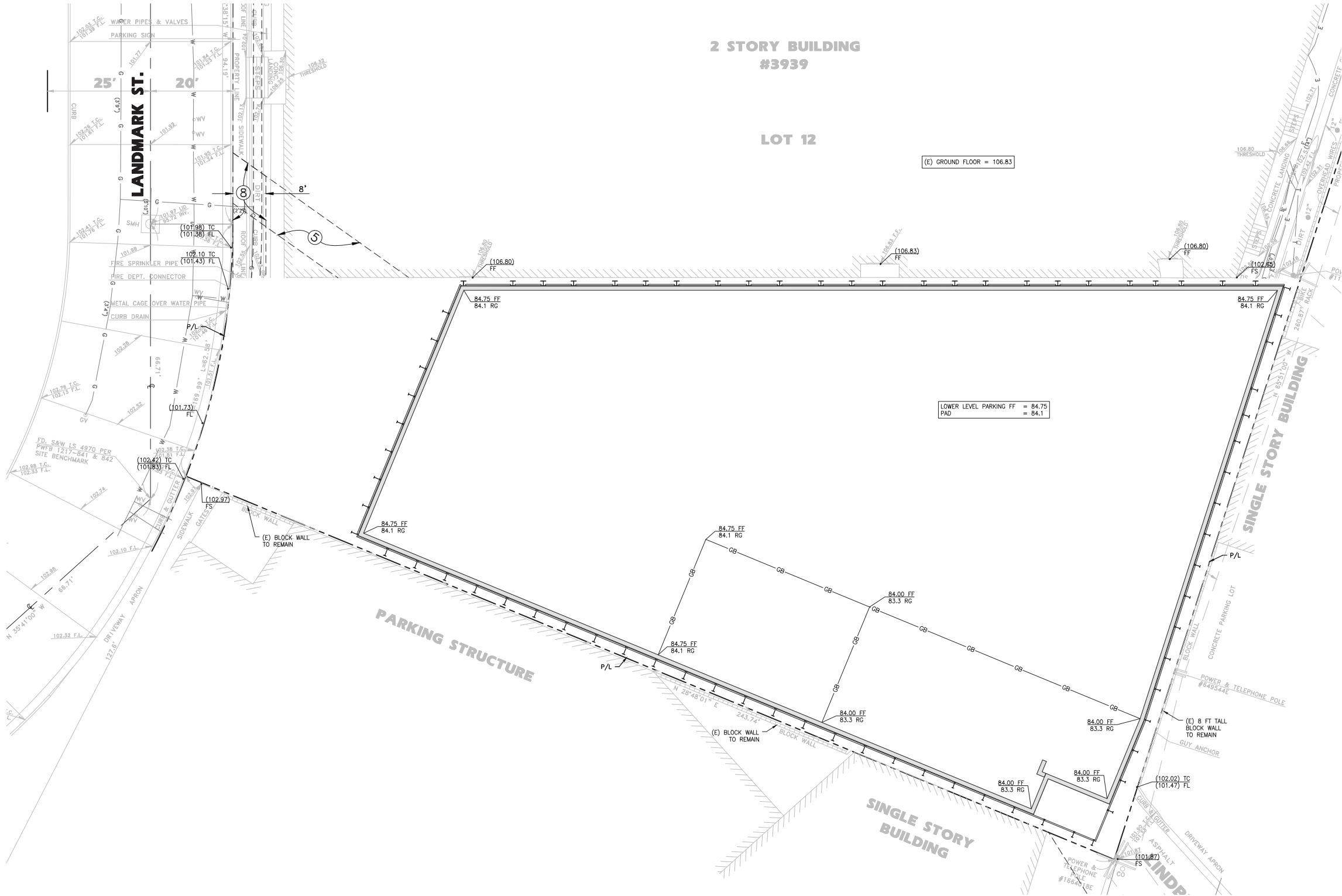
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LEGEND

- BASEMENT WALL
SHORING

NOTES

ROUGH GRADE ASSUMES PAD IS 8" BELOW FINISH FLOOR (4" SLAB, + 4" BASE). SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL BASEMENT ELEVATIONS AND FOUNDATION DETAILS.



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DRAWING TITLE

ROUGH GRADING
PLAN

DRAWING NUMBER

C200

SCALE:
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LEGEND

- SITE CONCRETE
- PLANTER AREA
- SYNTHETIC TURF
- BASEMENT BUILDING WALL
- RETAINING WALL
- FREE STANDING WALL

CONSTRUCTION NOTES

- (P1) CONSTRUCT DRIVEWAY APPROACH PER CITY OF CULVER CITY PLAN CC-101-2.2
- (P2) CONSTRUCT SIDEWALK PER S.P.P.W.C. STANDARD PLAN 113-2.
- (P3) CONSTRUCT VEHICULAR CONCRETE PAVING PER DETAIL 2 HEREON.
- (P4) CONCRETE OVER DECK PER ARCHITECTURAL DRAWINGS.
- (P5) REMOVE EXISTING WALL AND CONSTRUCT NEW CONCRETE WALL PER STRUCTURAL DRAWINGS.
- (P6) PLANTER AREA PER LANDSCAPE PLANS.
- (P7) PLAY STRUCTURE OVER DECK PER ARCHITECTURAL DRAWINGS.
- (P8) PAVING OVER DECK PER ARCHITECTURAL DRAWINGS.

NOTES:

- ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
- REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
- SEE PLAN FOR LOCATION OF CONTROL JOINTS.

1 CONCRETE WALK SECTION

C210 N.T.S.

NOTES:

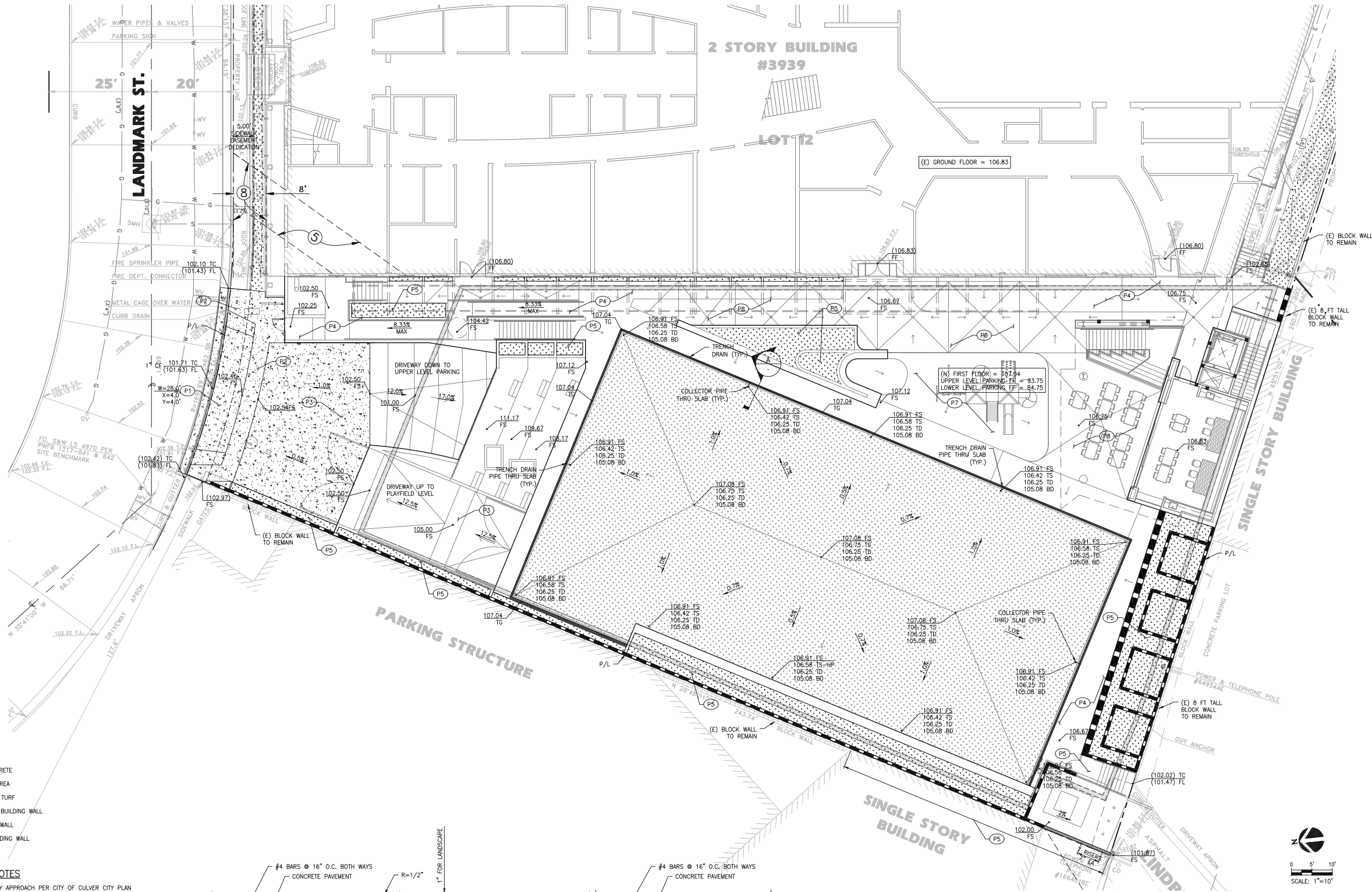
- ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
- REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
- SEE PLAN FOR LOCATION OF CONTROL JOINTS.

2 CONCRETE PAVEMENT SECTION

C210 N.T.S.

A SECTION "A-A" - TURF SECTION

N.T.S.



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ISSUE RECORD

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02-22-19

DRAWING TITLE

PRECISE GRADING
PLAN

DRAWING NUMBER

C210

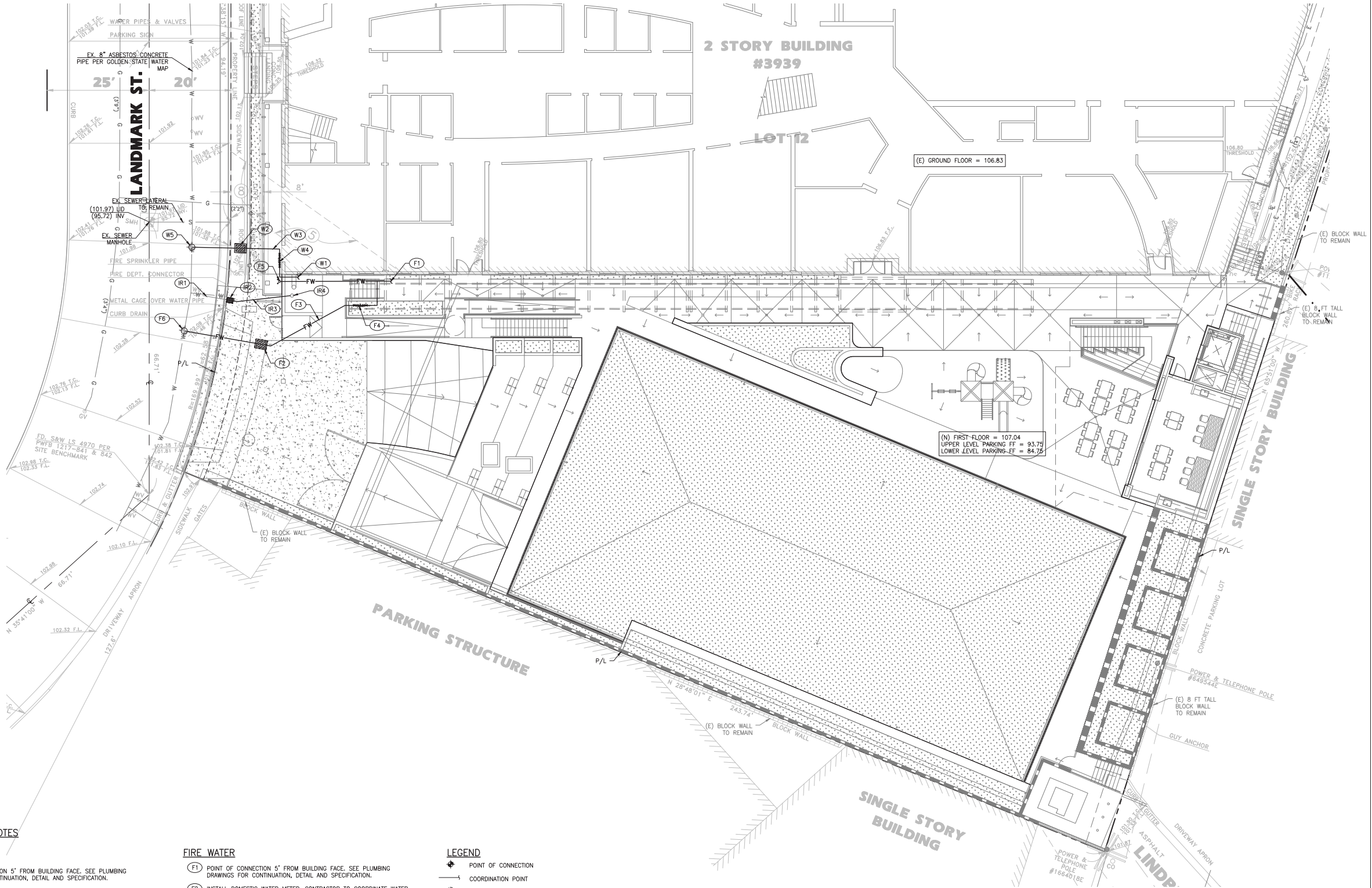
SCALE:
AS NOTED

N.T.S.



SCALE:
AS NOTED

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CONSTRUCTION NOTES

DOMESTIC WATER

- (W1) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- (W2) INSTALL DOMESTIC WATER METER. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH CITY OF CULVER CITY.
- (W3) INSTALL SCHEDULE 40 PVC WATER PIPE.
- (W4) INSTALL REDUCED PRESSURE BACKFLOW PREVENTOR.
- (W5) CONTRACTOR TO ORDER NEW COMBINED WATER SERVICE FROM CITY OF CULVER CITY.

IRRIGATION WATER

- (IR1) EXISTING IRRIGATION WATER LATERAL TO REMAIN.
- (IR2) EXISTING IRRIGATION WATER METER TO REMAIN.
- (IR3) EXISTING IRRIGATION WATER PIPE.
- (IR4) EXISTING IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTOR TO REMAIN.

FIRE WATER

- (F1) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.
- (F2) INSTALL DOMESTIC WATER METER. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH CITY OF CULVER CITY.
- (F3) INSTALL SCHEDULE 40 PVC WATER PIPE.
- (F4) INSTALL DOUBLE CHECK DETECTOR BACKFLOW PREVENTOR.
- (F5) INSTALL FDC ON FACE OF WALL PER DESIGN BUILD FIRE SPRINKLER PLANS.
- (F6) CONTRACTOR TO ORDER NEW COMBINED WATER SERVICE FROM CITY OF CULVER CITY.

LEGEND

- POINT OF CONNECTION
- COORDINATION POINT
- UTILITY CLEANOUT
- BACKFLOW ASSEMBLY
- WATER METER VAULT
- FIRE DEPARTMENT CONNECTION (FDC)
- BASEMENT WALL



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JLA Job no. 18201

PROJECT TITLE
PARK CENTURY SCHOOL
PARKING STRUCTURE
3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD
PC PLANNING DOCUMENTS
02-22-19

DRAWING TITLE

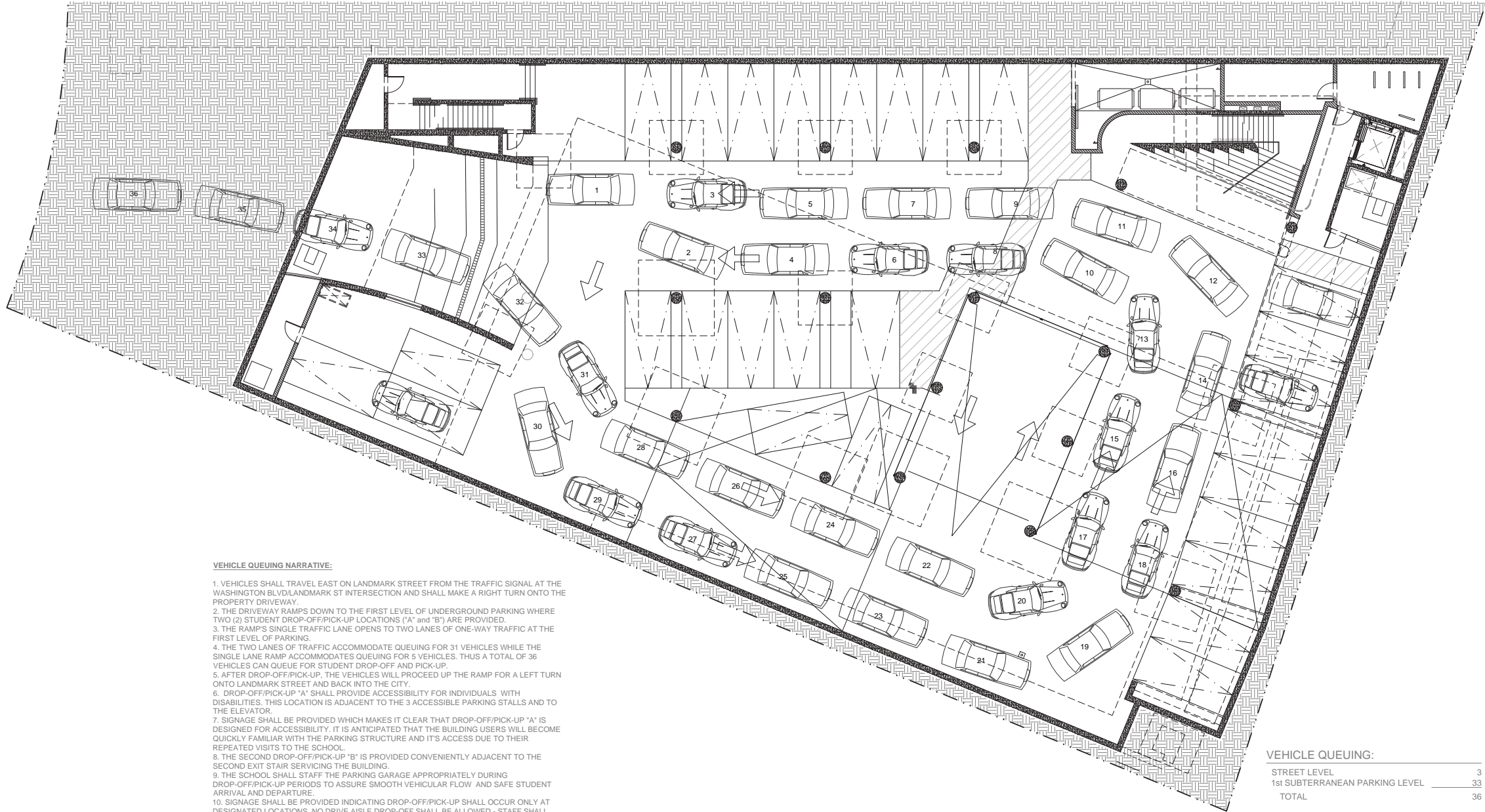
UTILITY PLAN

DRAWING NUMBER
C400

SCALE:
AS NOTED

N.T.S.

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VEHICLE QUEUING NARRATIVE:

1. VEHICLES SHALL TRAVEL EAST ON LANDMARK STREET FROM THE TRAFFIC SIGNAL AT THE WASHINGTON BLVD/LANDMARK ST INTERSECTION AND SHALL MAKE A RIGHT TURN ONTO THE PROPERTY DRIVEWAY.
2. THE DRIVEWAY RAMP'S DOWN TO THE FIRST LEVEL OF UNDERGROUND PARKING WHERE TWO (2) STUDENT DROP-OFF/PICK-UP LOCATIONS ("A" and "B") ARE PROVIDED.
3. THE RAMP'S SINGLE TRAFFIC LANE OPENS TO TWO LANES OF ONE-WAY TRAFFIC AT THE FIRST LEVEL OF PARKING.
4. THE TWO LANES OF TRAFFIC ACCOMMODATE QUEUING FOR 31 VEHICLES WHILE THE SINGLE LANE RAMP ACCOMMODATES QUEUING FOR 5 VEHICLES. THUS A TOTAL OF 36 VEHICLES CAN QUEUE FOR STUDENT DROP-OFF AND PICK-UP.
5. AFTER DROP-OFF/PICK-UP, THE VEHICLES WILL PROCEED UP THE RAMP FOR A LEFT TURN ONTO LANDMARK STREET AND BACK INTO THE CITY.
6. DROP-OFF/PICK-UP "A" SHALL PROVIDE ACCESSIBILITY FOR INDIVIDUALS WITH DISABILITIES. THIS LOCATION IS ADJACENT TO THE 3 ACCESSIBLE PARKING STALLS AND TO THE ELEVATOR.
7. SIGNAGE SHALL BE PROVIDED WHICH MAKES IT CLEAR THAT DROP-OFF/PICK-UP "A" IS DESIGNED FOR ACCESSIBILITY. IT IS ANTICIPATED THAT THE BUILDING USERS WILL BECOME QUICKLY FAMILIAR WITH THE PARKING STRUCTURE AND ITS ACCESS DUE TO THEIR REPEATED VISITS TO THE SCHOOL.
8. THE SECOND DROP-OFF/PICK-UP "B" IS PROVIDED CONVENIENTLY ADJACENT TO THE SECOND EXIT STAIR SERVICING THE BUILDING.
9. THE SCHOOL SHALL STAFF THE PARKING GARAGE APPROPRIATELY DURING DROP-OFF/PICK-UP PERIODS TO ASSURE SMOOTH VEHICULAR FLOW AND SAFE STUDENT ARRIVAL AND DEPARTURE.
10. SIGNAGE SHALL BE PROVIDED INDICATING DROP-OFF/PICK-UP SHALL OCCUR ONLY AT DESIGNATED LOCATIONS. NO DRIVE AISLE DROP-OFF SHALL BE ALLOWED - STAFF SHALL ENFORCE.
11. THE SCHOOL HAS ADOPTED A STAGGERED START AND END TIME IN ORDER TO MINIMIZE THE VEHICULAR CONSEQUENCES OF ALL STUDENT ARRIVING/DEPARTING AT THE SAME TIME.
12. THE SCHOOL'S WASTE MANAGEMENT PLAN SCHEDULES THE TIME AND LOCATION OF TRASH BIN MOVEMENT SO THAT IT DOES NOT OCCUR SIMULTANEOUSLY WITH STUDENT DROP-OFF/PICK-UP.

VEHICLE QUEUING:	
STREET LEVEL	3
1st SUBTERRANEAN PARKING LEVEL	33
TOTAL	36

NOTE: THE EXISTING PARKING LOT ALLOWS FOR A VEHICLE QUEUE OF 23 CARS (SEE ATTACHED REFERENCE SHEET A-1). THE PROPOSED PLAN SHALL PROVIDE A 56% INCREASE IN THE NUMBER OF QUEUED VEHICLES.

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PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

VEHICLE QUEING
DIAGRAM

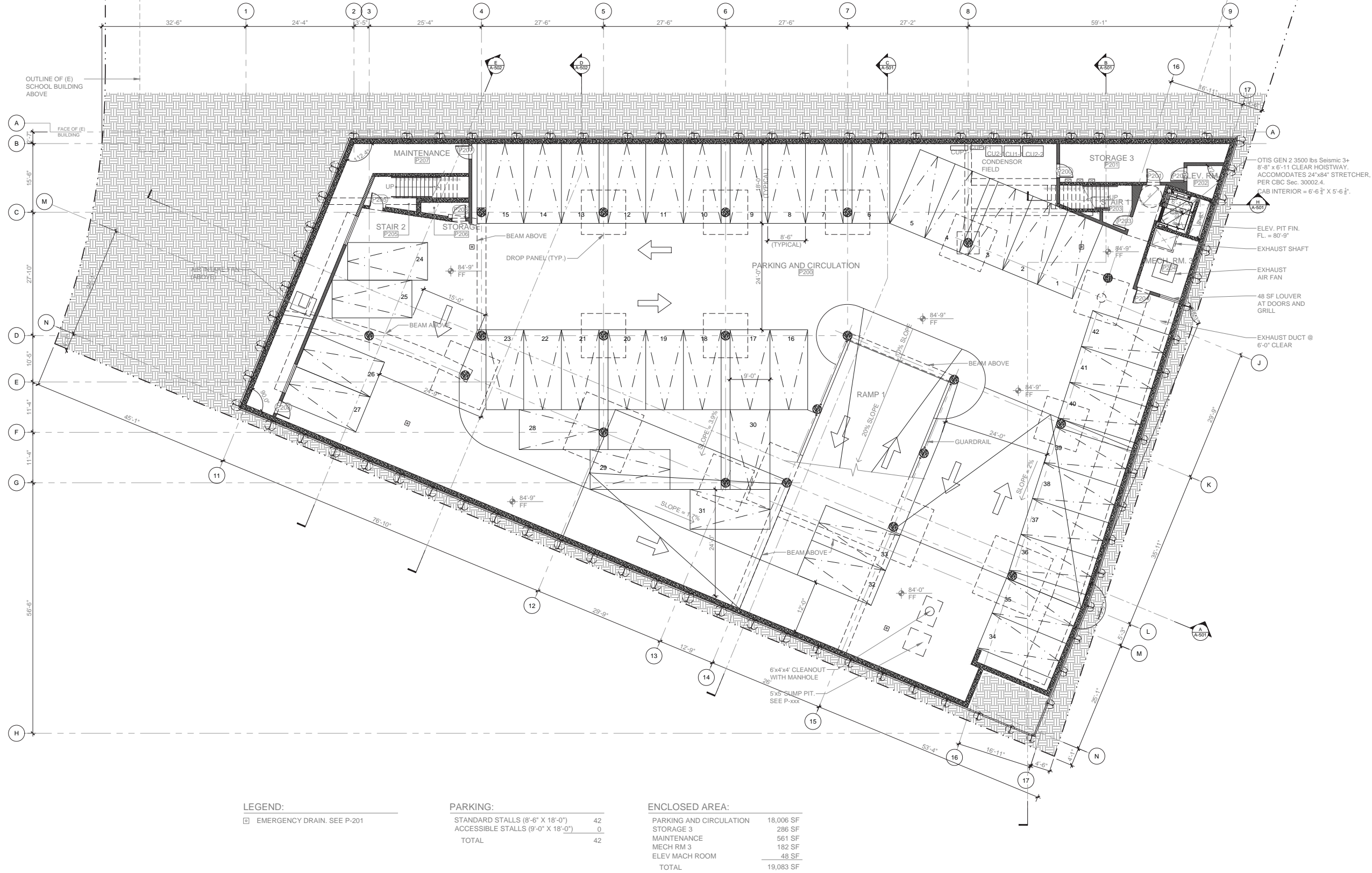
DRAWING NUMBER

A-101

SCALE:

3/32" = 1'-0"

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PARK CENTURY SCHOOL
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ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

LOWER LEVEL
SUBGRADE PARKING
PLAN

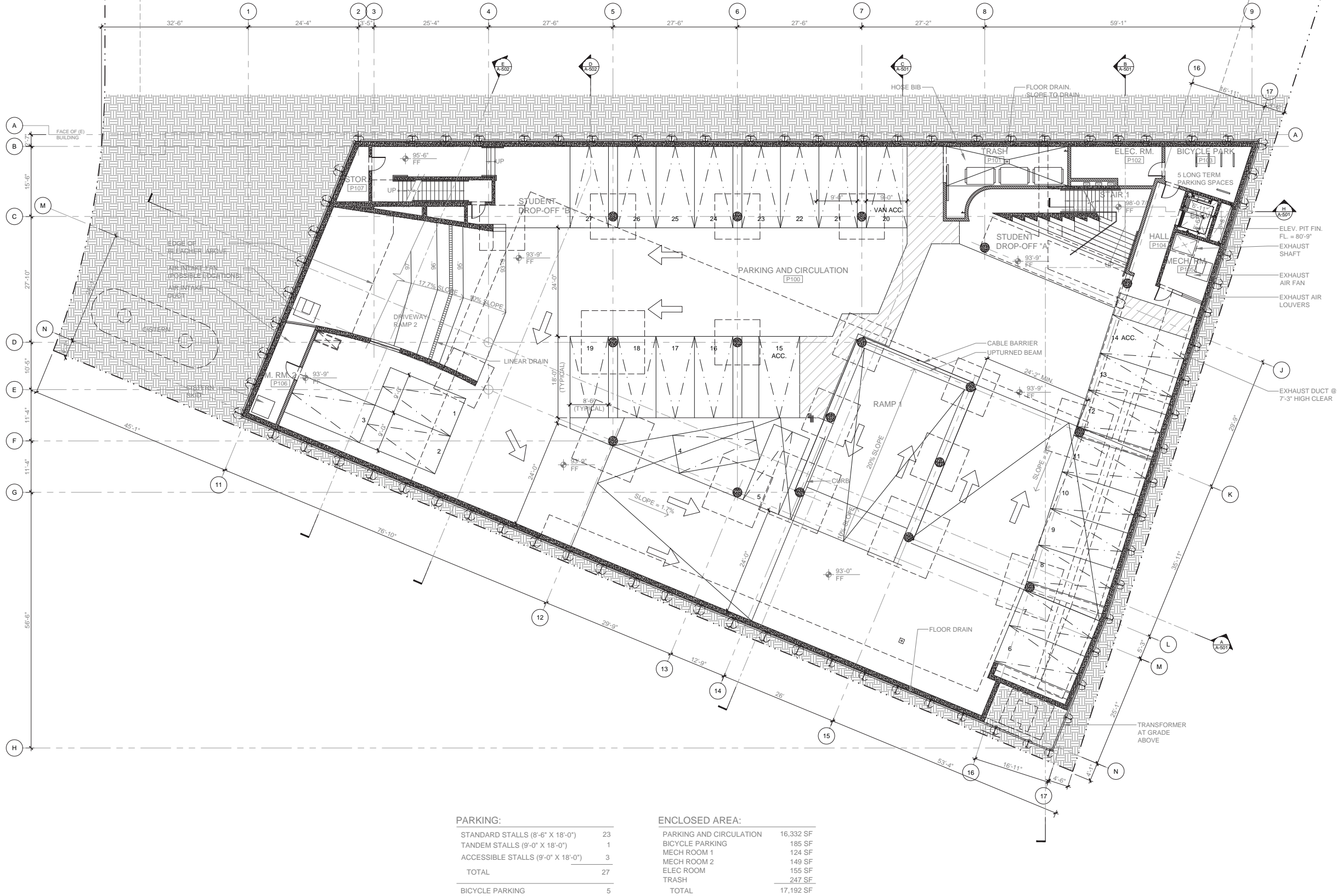
DRAWING NUMBER

A-201

SCALE:

3/32" = 1' - 0"

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PROJECT TITLE

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PARKING STRUCTURE

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CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

UPPER LEVEL
SUBGRADE PARKING
PLAN

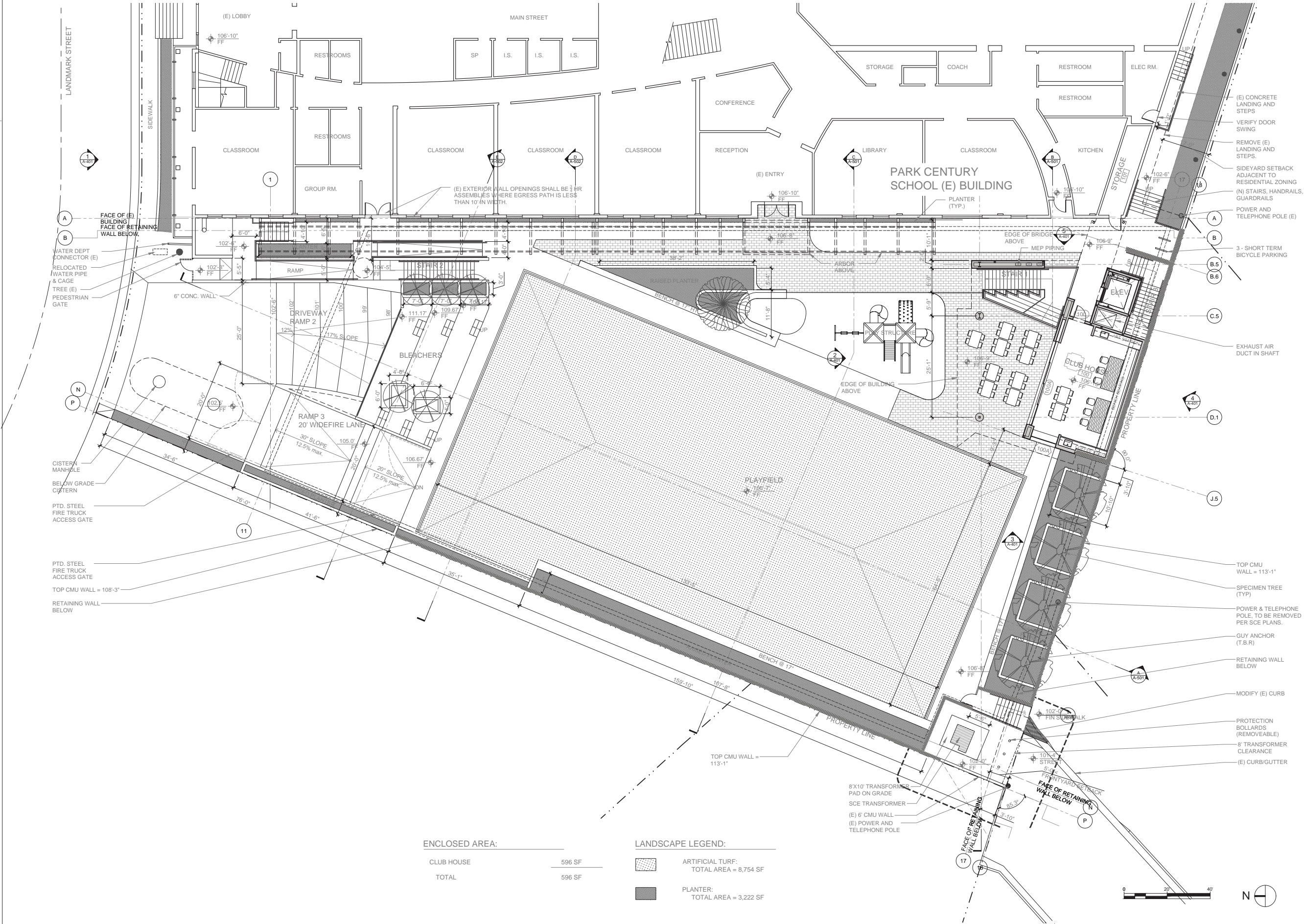
DRAWING NUMBER

A-202

SCALE:

3/32" = 1' - 0"

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REVISIONS

PROJECT TITLE
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PARKING STRUCTURE
3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD
PLANNING REVIEW : 07-29-19

DRAWING TITLE
PLAYFIELD LEVEL
PLAN

DRAWING NUMBER
A-203
SCALE:
3/32" = 1' - 0"

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REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

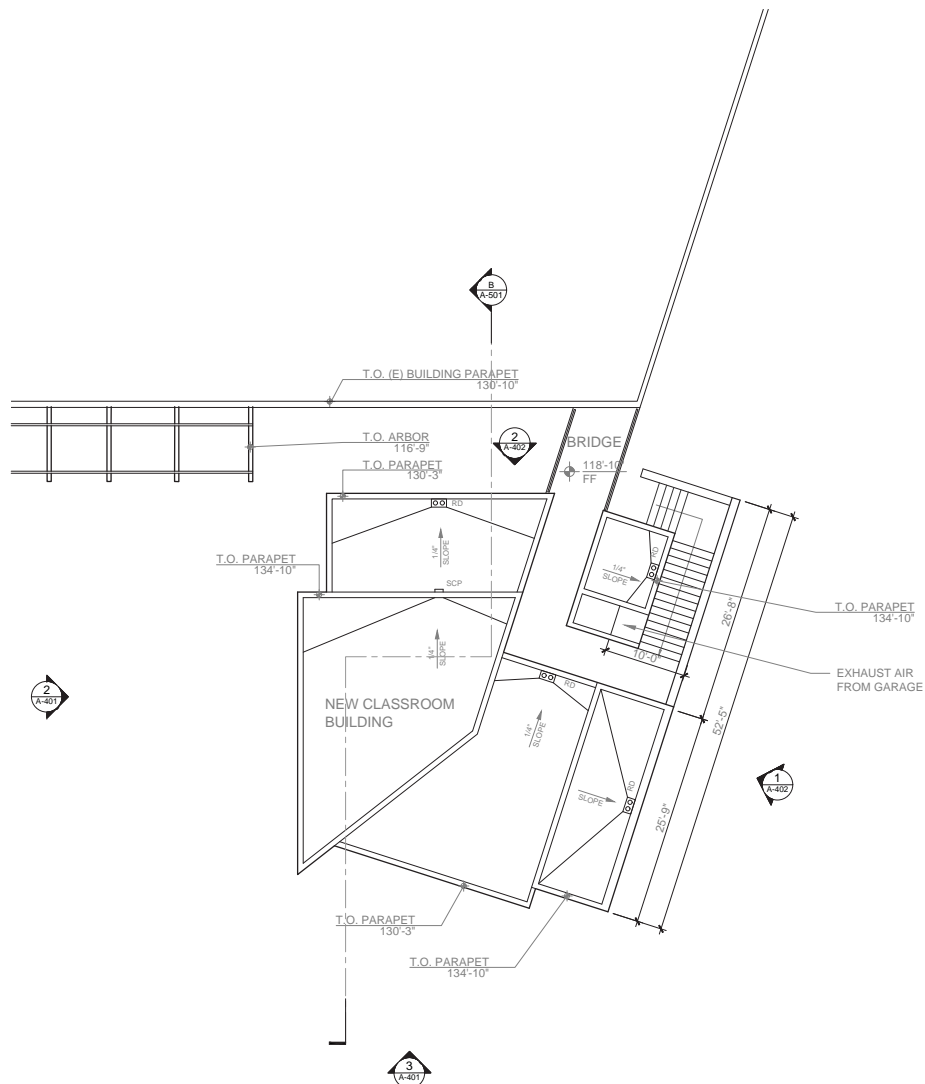
DRAWING TITLE

ROOF AND SECOND FLOOR PLAN

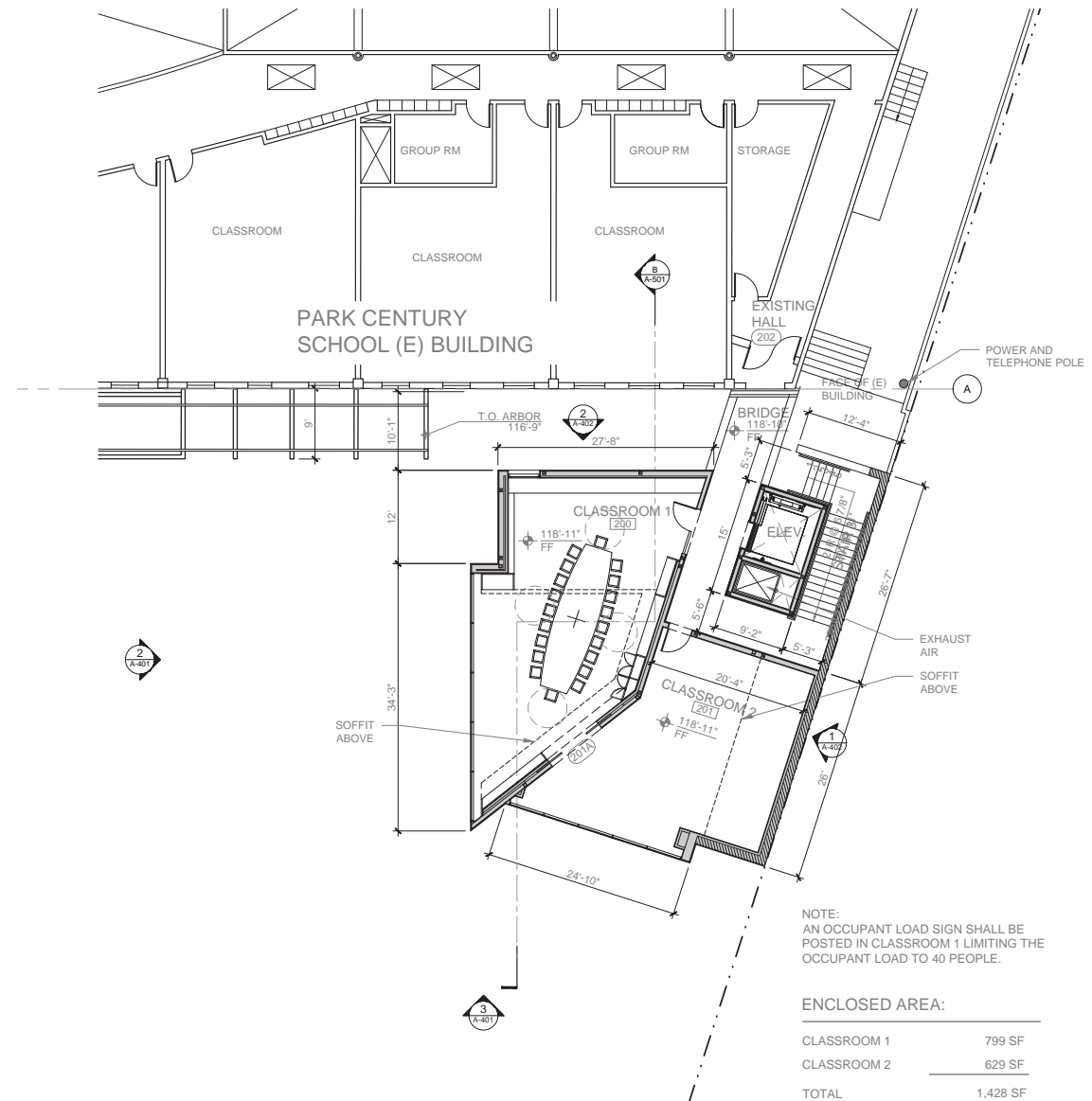
DRAWING NUMBER

A-204

SCALE:

$$3/32'' = 1' - 0''$$


2 ROOF PLAN

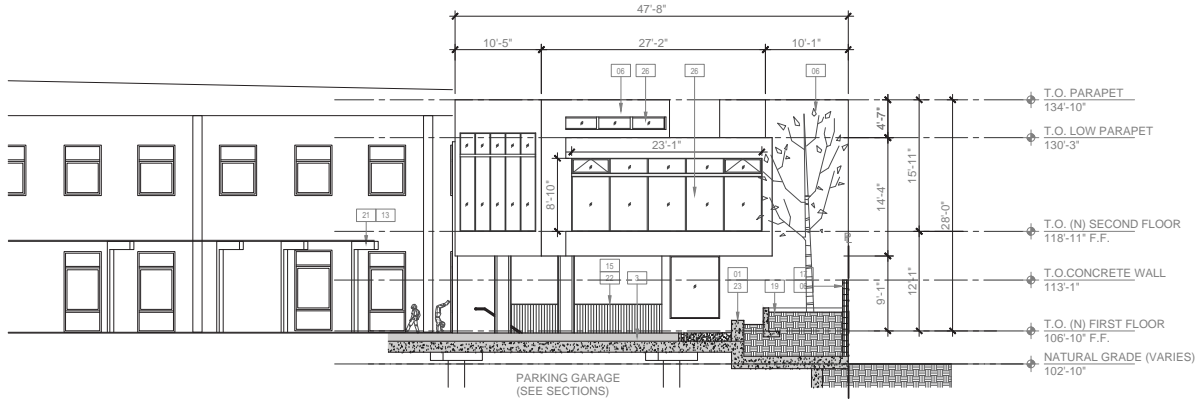


1 SECOND FLOOR



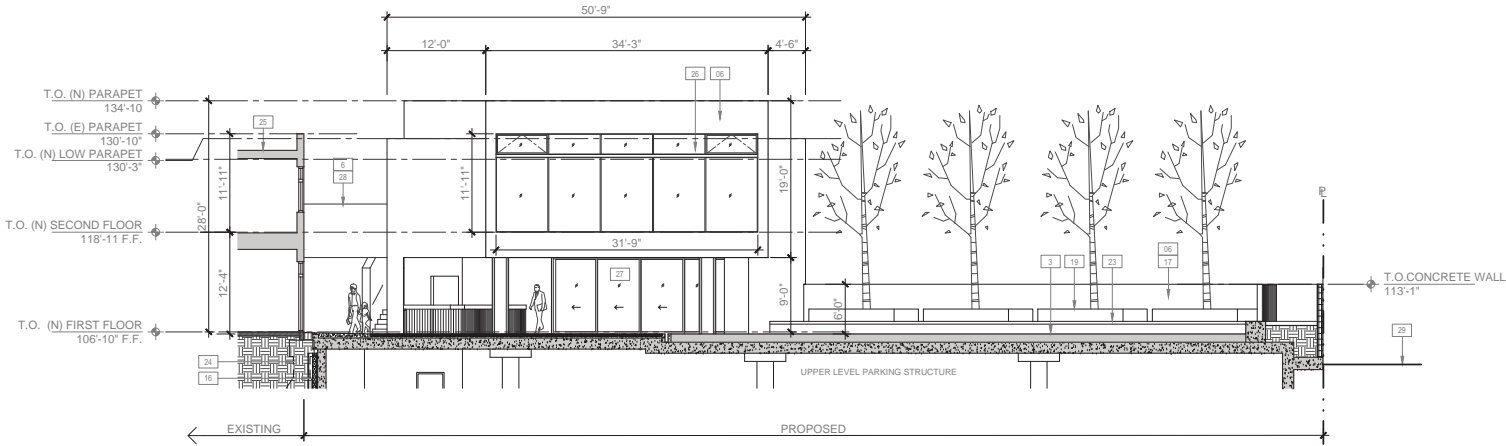
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KEYNOTES			
01	CONCRETE - BOARDFORM FINISH	24	EXISTING BELLED PIER
02	CONCRETE - BROOM FINISH	25	EXISTING BUILDING
03	FIELD - ARTIFICIAL TURF	26	CLEAR ANODIZED ALUM. FRAME WINDOWS WITH SOLARBAN 60 GLASS - CLEAR TINT
04	GLASS - CLEAR COAT	27	CLEAR ANODIZED ALUM. FRAME DOORS WITH SOLARBAN 60 GLASS - CLEAR TINT
05	WOOD - BIRCH CASEWORK	28	BRIDGE
06	STUCCO - FINE SAND FINISH	29	EXISTING GRADE
07	FLOOR - EPOXY COATING	30	EXHAUST AIR VENT
08	FLOOR - RUBBER SURFACE	31	EXIT DOOR
09	FLOOR - MOSAIC TILE	32	BLDG'S AT ADJACENT PROPERTY (DASHED)
10	FLOOR - LINOLEUM COVERING	33	TRANSFORMER PER SCE
11	FLOOR - DECK PAVER	34	SUSPENDED SLAB
12	WOOD - TREATED PINE	35	TOPPING SLAB SLOPED TO DRAIN
13	WOOD - MACROCARPA PINE	36	LINEAR DRAIN
14	METAL - CLEAR ANODIZED FINISH	37	VOID/CAVITY
15	METAL - PAINTED DARK FOREST GREEN	38	SURFACE DRAIN
16	SHORING	39	CONCRETE BEAM
17	CONCRETE WALL	40	MAT SLAB
18	LOW WALL - CONCRETE	41	DRAIN LINE
19	PLANTER		
20	GATE - METAL		
21	WOOD ARBOR		
22	GUARDRAIL - PAINTED METAL		
23	BENCH		



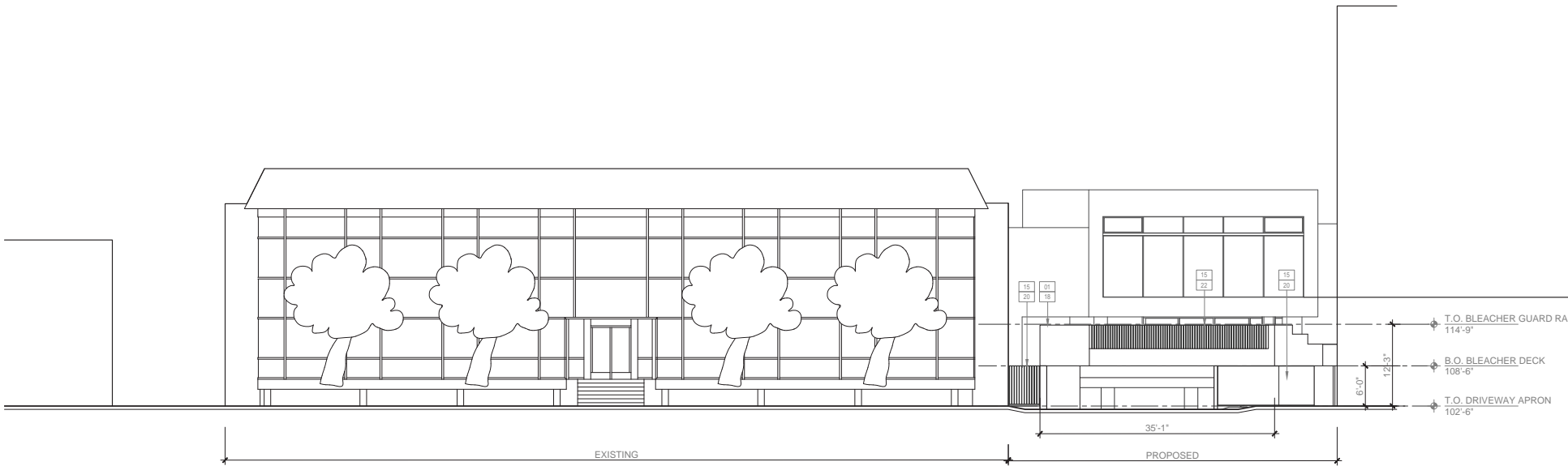
WEST ELEVATION: CLASSROOM BUILDING

3



NORTH ELEVATION: CLASSROOM BUILDING

2



NORTH ELEVATION AT LANDMARK STREET

1

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REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

ELEVATIONS

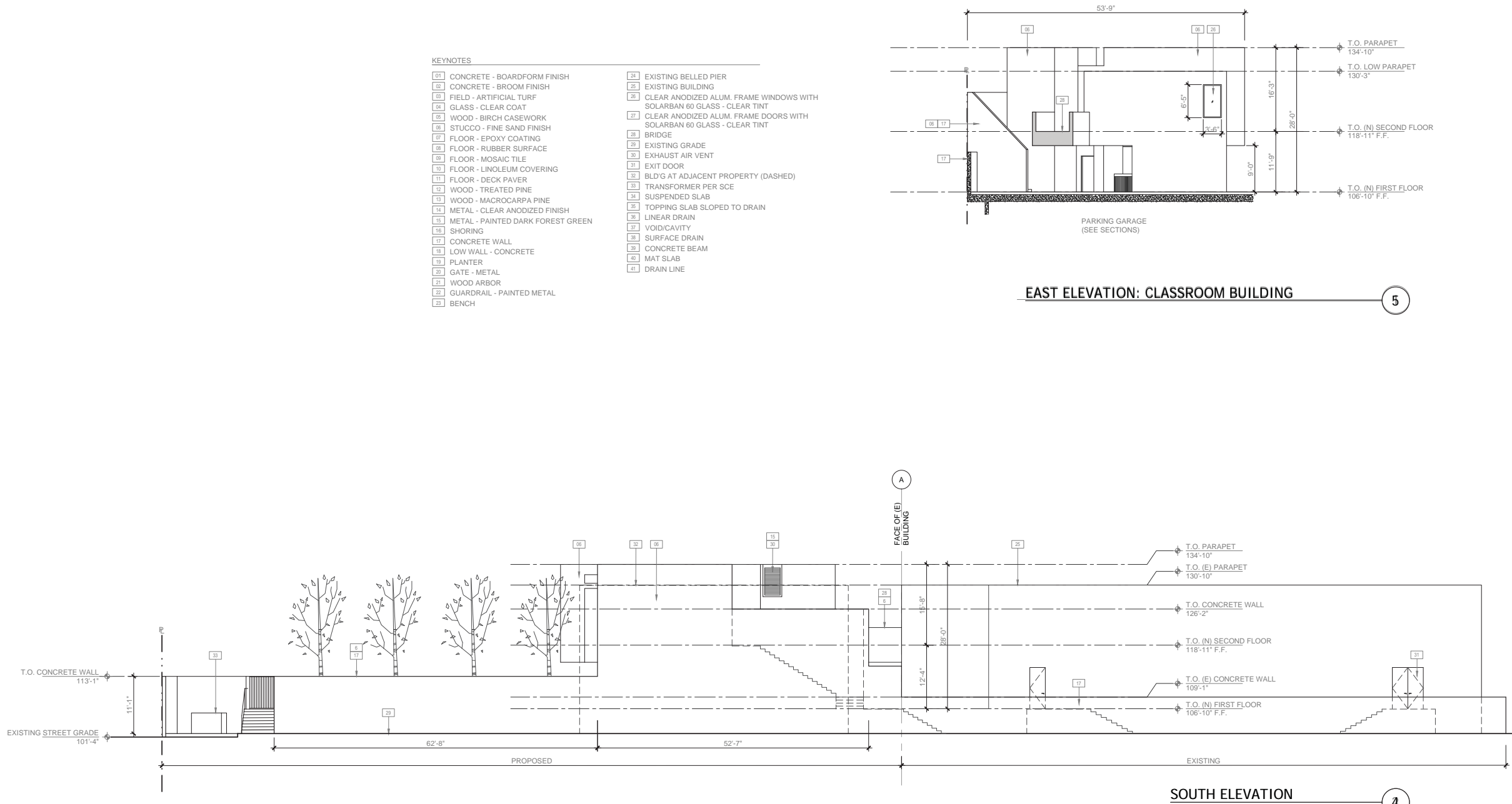
DRAWING NUMBER

A-401

SCALE:

3/32 " = 1 ' - 0 "

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REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

A-402

SCALE:

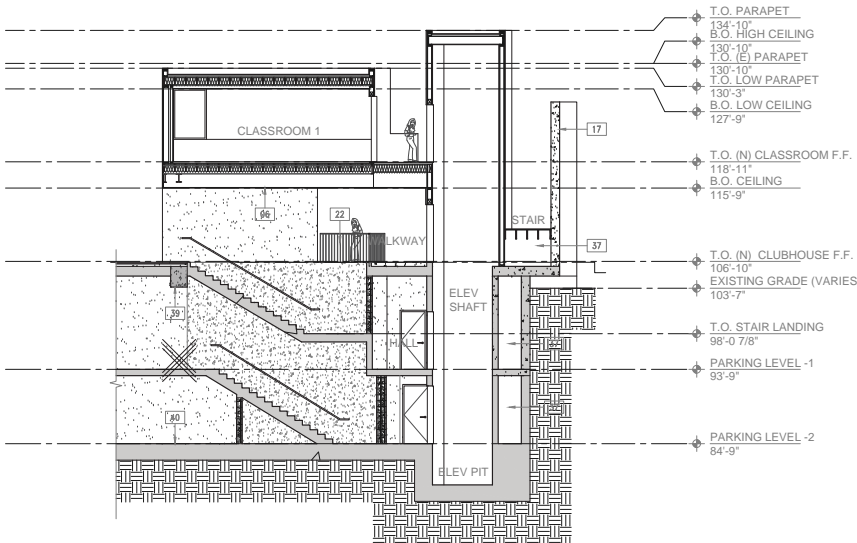
3/32 " = 1 ' - 0 "

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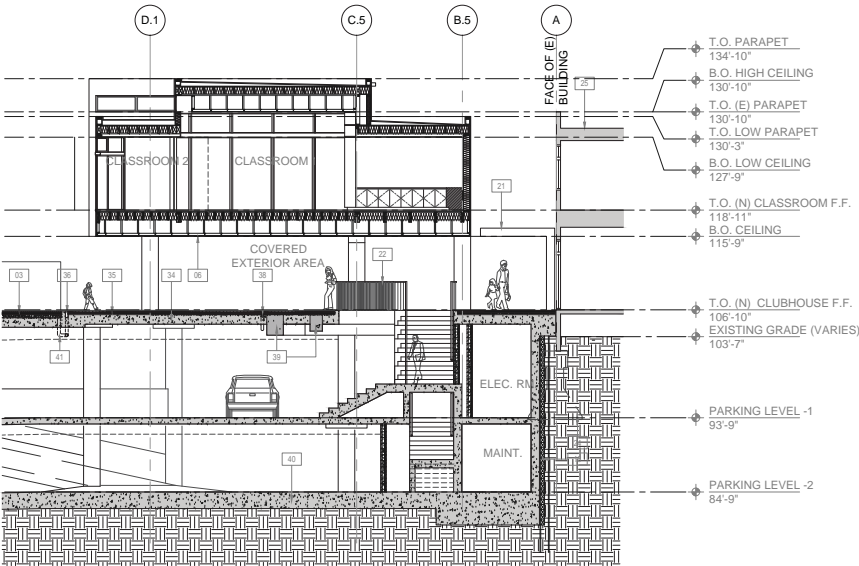
KEYNOTES

- 01 CONCRETE - BOARDFORM FINISH
02 CONCRETE - BROOM FINISH
03 FIELD - ARTIFICIAL TURF
04 GLASS - CLEAR COAT
05 WOOD - BIRCH CASEWORK
06 STUCCO - FINE SAND FINISH
07 FLOOR - EPOXY COATING
08 FLOOR - RUBBER SURFACE
09 FLOOR - MOSAIC TILE
10 FLOOR - LINOLEUM COVERING
11 FLOOR - DECK PAVER
12 WOOD - TREATED PINE
13 WOOD - MACROCARPA PINE
14 METAL - CLEAR ANODIZED FINISH
15 METAL - PAINTED DARK FOREST GREEN
16 SHORING
17 CONCRETE WALL
18 LOW WALL - CONCRETE
19 PLANTER
20 GATE - METAL
21 WOOD ARBOR
22 GUARDRAIL - PAINTED METAL
23 BENCH

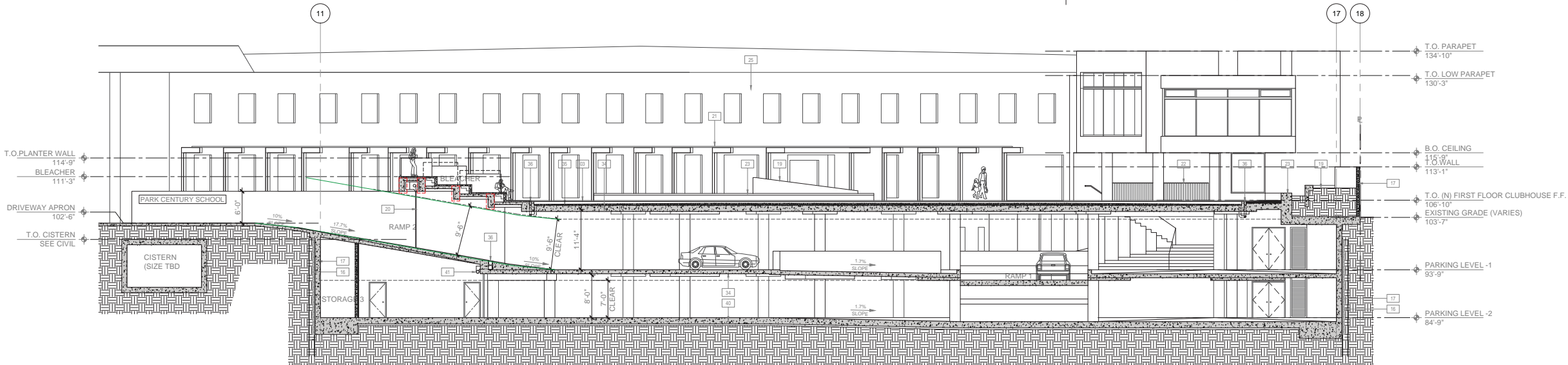
- 24 EXISTING BELLED PIER
25 EXISTING BUILDING
26 CLEAR ANODIZED ALUM. FRAME WINDOWS WITH SOLARBAN 60 GLASS - CLEAR TINT
27 CLEAR ANODIZED ALUM. FRAME DOORS WITH SOLARBAN 60 GLASS - CLEAR TINT
28 BRIDGE
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30 EXHAUST AIR VENT
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32 BLD'G AT ADJACENT PROPERTY (DASHED)
33 TRANSFORMER PER SCE
34 SUSPENDED SLAB
35 TOPPING SLAB SLOPED TO DRAIN
36 LINEAR DRAIN
37 VOID/CAVITY
38 SURFACE DRAIN
39 CONCRETE BEAM
40 MAT SLAB
41 DRAIN LINE



STAIR 1 SECTION H



N-S SECTION B



N-S SECTION A

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REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

SECTIONS

DRAWING NUMBER

A-501

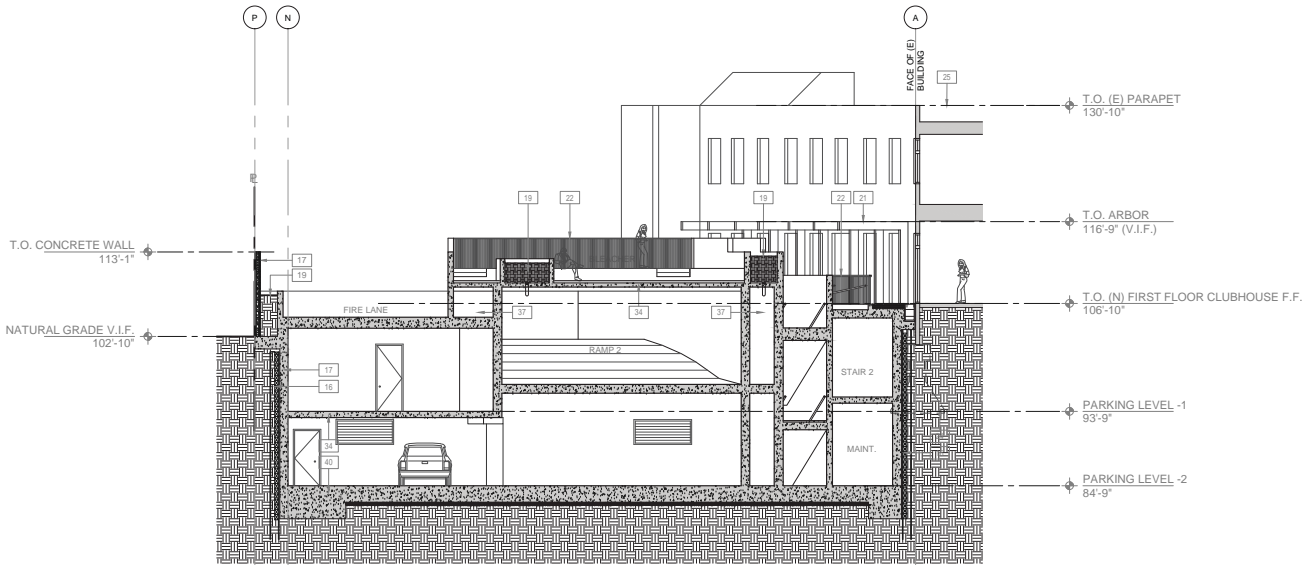
SCALE:

3/32" = 1' - 0"

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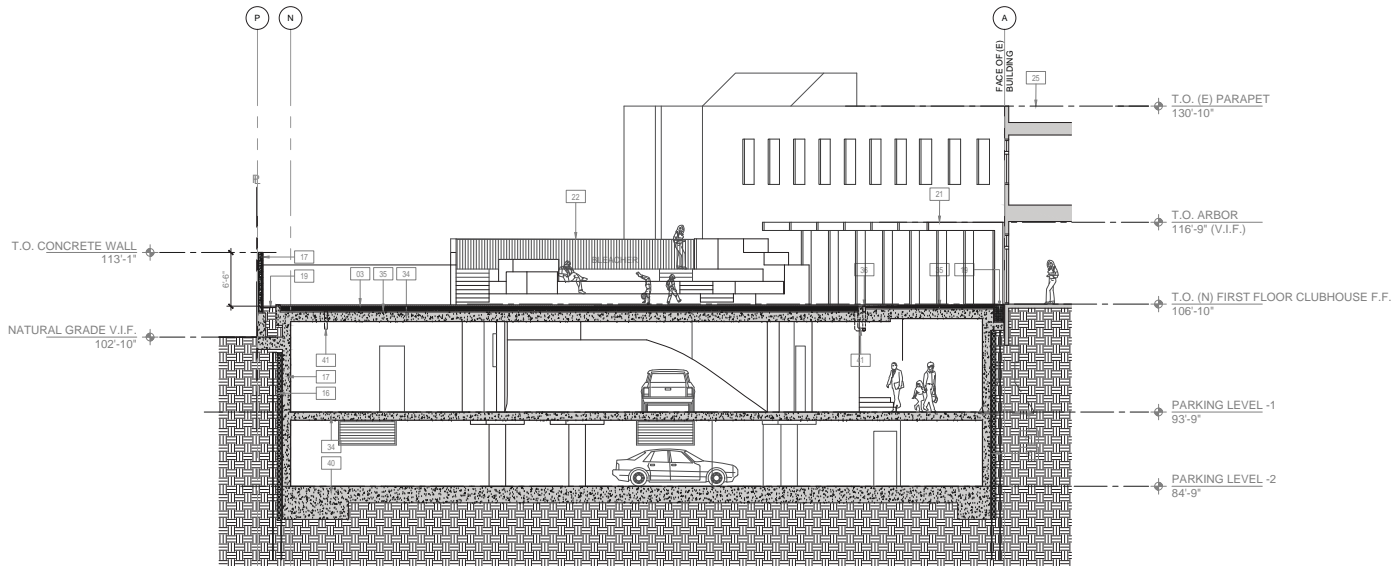
KEYNOTES

- | | | | |
|----|-----------------------------------|----|------------------------------------------------------------------------|
| 01 | CONCRETE - BOARDFORM FINISH | 24 | EXISTING BELLED PIER |
| 02 | CONCRETE - BROOM FINISH | 25 | EXISTING BUILDING |
| 03 | FIELD - ARTIFICIAL TURF | 26 | CLEAR ANODIZED ALUM. FRAME WINDOWS WITH SOLARBAN 60 GLASS - CLEAR TINT |
| 04 | GLASS - CLEAR COAT | 27 | CLEAR ANODIZED ALUM. FRAME DOORS WITH SOLARBAN 60 GLASS - CLEAR TINT |
| 05 | WOOD - BIRCH CASEWORK | 28 | BRIDGE |
| 06 | STUCCO - FINE SAND FINISH | 29 | EXISTING GRADE |
| 07 | FLOOR - EPOXY COATING | 30 | EXHAUST AIR VENT |
| 08 | FLOOR - RUBBER SURFACE | 31 | EXIT DOOR |
| 09 | FLOOR - MOSAIC TILE | 32 | BLD'G AT ADJACENT PROPERTY (DASHED) |
| 10 | FLOOR - LINOLEUM COVERING | 33 | TRANSFORMER PER SCE |
| 11 | FLOOR - DECK PAVER | 34 | SUSPENDED SLAB |
| 12 | WOOD - TREATED PINE | 35 | TOPPING SLAB SLOPED TO DRAIN |
| 13 | WOOD - MACROCARPA PINE | 36 | LINEAR DRAIN |
| 14 | METAL - CLEAR ANODIZED FINISH | 37 | VOID/CAVITY |
| 15 | METAL - PAINTED DARK FOREST GREEN | 38 | SURFACE DRAIN |
| 16 | SHORING | 39 | CONCRETE BEAM |
| 17 | CONCRETE WALL | 40 | MAT SLAB |
| 18 | LOW WALL - CONCRETE | 41 | DRAIN LINE |
| 19 | PLANTER | | |
| 20 | GATE - METAL | | |
| 21 | WOOD ARBOR | | |
| 22 | GUARDRAIL - PAINTED METAL | | |
| 23 | BENCH | | |



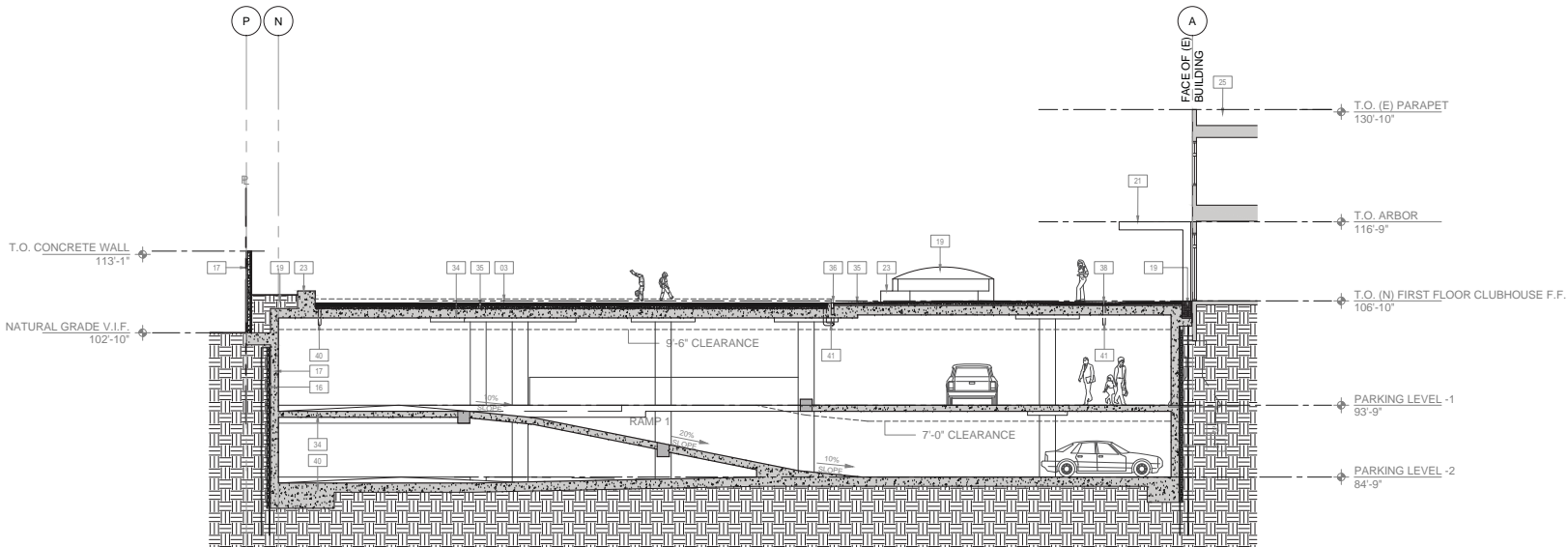
E-W SECTION

E



E-W SECTION

D



E-W SECTION

C

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STAMP

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SURVEYOR:

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CITY ADVOCATE:

MALEMAN INK PUBLIC RELATIONS
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Los Angeles, CA 90045

REVISIONS

PROJECT TITLE

PARK CENTURY SCHOOL
PARKING STRUCTURE

3939 / 3947 LANDMARK STREET
CULVER CITY, CA 90232

ISSUE RECORD

PLANNING REVIEW : 07-29-19

DRAWING TITLE

SECTIONS

DRAWING NUMBER

A-502

SCALE:

3/32" = 1' - 0"

IRRIGATION DETAILS AND NOTES

- POC

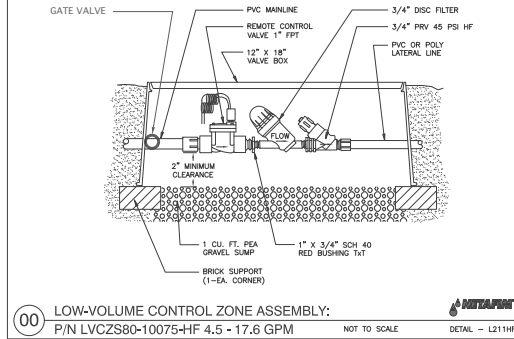
= POINT OF CONNECTION
FINAL LOCATION TO BE DETERMINED
- T

= WEATHERMATIC SL800
CONTROLLER
FINAL LOCATION TO BE DETERMINED
- = RAINBIRD 3/4" LOW FLOW
ANTI-SIPHON VALVE W/
PR RBY FILTER
XACZ-075-PRF
- = PIPE SIZE PVC
- = SCH 40 PVC
- = NETAFIN
TECHLINE CV
- = DRIP LINE FLUSH

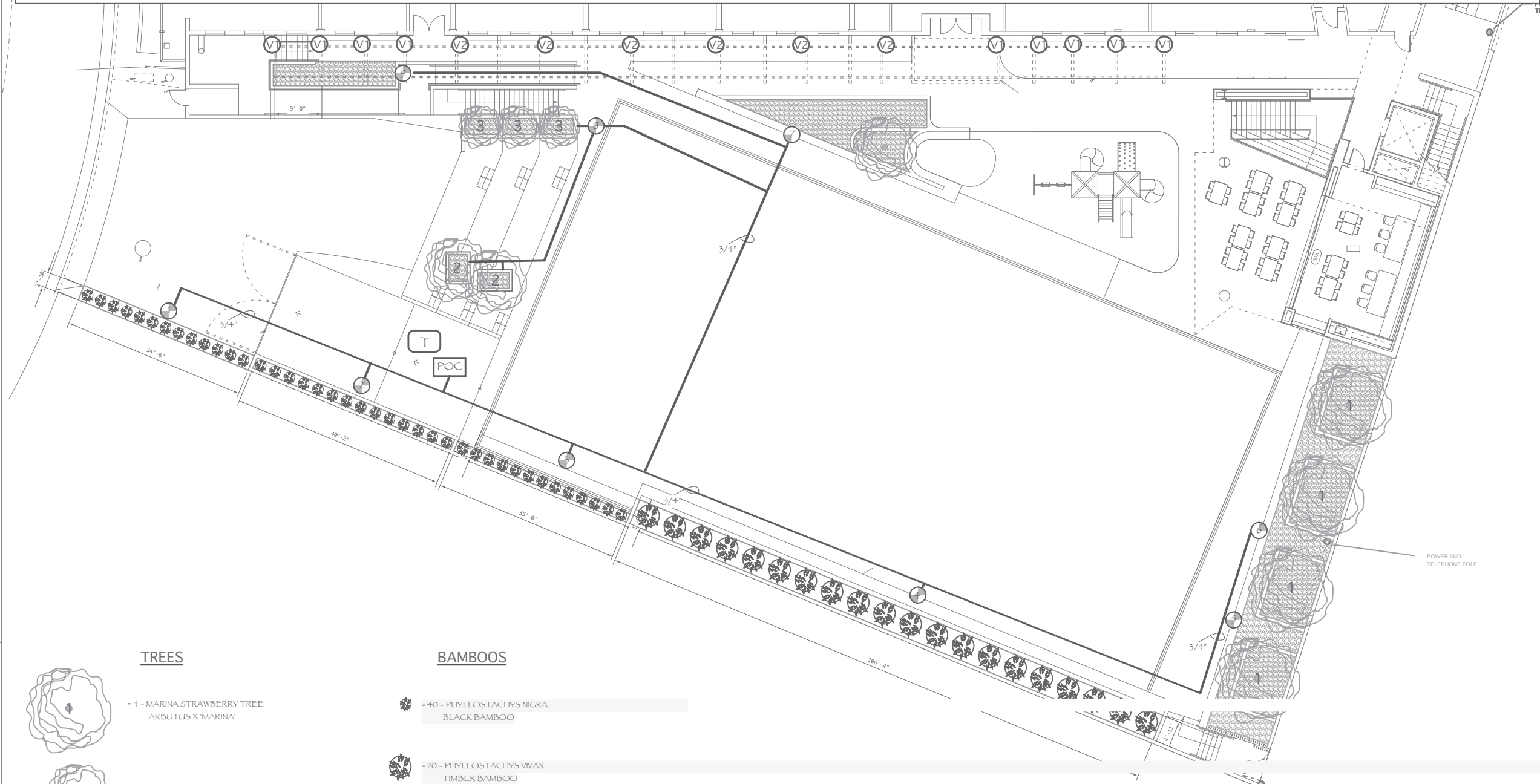
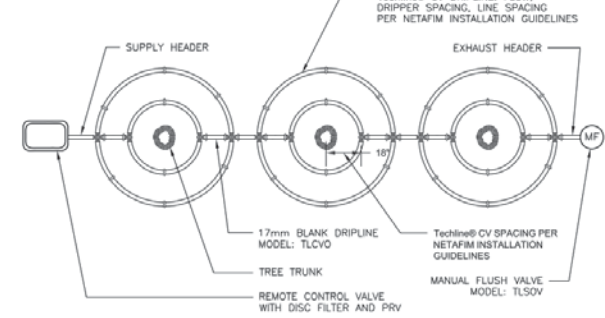
IRRIGATION NOTES

- NOTES:
- PLANS DO NOT INDICATE FINAL IRRIGATION SYSTEM & ARE FOR PLANNING PURPOSES ONLY.
 - P.O.C. LOCATION TO BE DETERMINED
 - ALL SHRUB BEDS TO BE IRRIGATED WITH DRIP IRRIGATION, ON DEDICATED VALVE. USE NETAFIM TECHLINE OR EQUAL.
 - ALL IRRIGATION TO BE FINALIZED BY CONTRACTOR ON SITE WITH LANDSCAPE ARCHITECT.
 - IRRIGATION MUST BE DESIGNED TO MINIMIZE OVERSPRAY ONTO SIDEWALKS, DRIVEWAYS AND ADJOINING PROPERTIES.
 - STREET PLANTINGS TO USE EXISTING IRRIGATION SYTEM.
 - CONTRACTOR TO CONFIRM LOCATION OF EXISTING VALVES AND SYSTEM PRIOR TO BID AND /OR INSTALLATION OF NEW SYSTEM

VALVE DETAIL



TREE & SHRUB RING - DETAIL



TREES

-
- = 4 - MARINA STRAWBERRY TREE
ARBUTUS X 'MARINA'
-
- = 2 - WHITE FRAGRANT HIMALAYAN CHAMPACA
MICHELIA CHAMPACA 'ALBA'
-
- = 3 - LITTLE GEM DWARF SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'

BAMBOOS

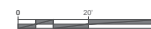
-
- = 40 - PHYLLOSTACHYS NIGRA
BLACK BAMBOO
-
- = 20 - PHYLLOSTACHYS VIVAX
TIMBER BAMBOO

VINES

-
- = 9 - STEPHANOTIS FLORIBUNDA
MADAGASCAR JASMINE
-
- = 6 - ACTINIDIA DELICIOSA 'TOMURI' (MALE) - KIWI FRUIT
ACTINIDIA DELICIOSA 'VINCENT' (FEMALE) - KIWI FRUIT

GROUND COVER

-
- = TRACHELOSPERMUM JASMINOIDES
STAR JASMINE
QUANTITY TO BE DETERMINED



PRELIMINARY
PLANTING PLAN &
IRRIGATION LAYOUT

PRELIMINARY LANDSCAPE PLAN FOR
PARK CENTURY SCHOOL
3939 LANDMARK STREET - CULVER CITY - CA 90232
EVAN SMITH - LANDSCAPE ARCHITECT #476 - EVANSMITH476@GMAIL.COM - 818/665-870 - 1501 VIA GABRIEL - P.V.E. - CA - 90274

PROJECT TITLE
PARK CENTURY SCHOOL
PARKING STRUCTURE

DRAWING TITLE

DRAWING NUMBER
L - 1 10.16.18

SCALE:

SHEET LEGEND

STAMP

712 ECHO PARK AVENUE
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1

Type	Fixture Description	Manufacturer	Lamp Qty	Lamp Max Watts	Lamp Description
ELA	Ground-mounted, aluminum LED bollard 3'-0" DAH	We-eef636-2320-Finish T80	1	20	LED, 3000K, 80+ CRI, 1560 lumens
ELB	Pole-mounted, LED luminaire 15'-0" DAH	We-eef646-4322-Finish T80	1	27	LED, 3000K, 80+ CRI, 2652 lumens
ELC	Recessed LED spotlight	We-eef615-1521-Finish T80	1	8	LED, 3000K, 80 CRI, 254 lumens, 0-10v dimming
ELD	Recessed 2" LED remodel downlight	Spectrum Lighting SRWXRXT 10L-GS/OTBD-R2F-30K-ND-EZ-GL	1	11.1	LED, 3000K, 80+ CRI, 967 lumens, 0-10v/10v dimming
ELE	In-grade LED uplight	WAC 5032-20-B2	1	11.5	LED, 3000K, 80+ CRI, 515 lumens
ELF	Recessed LED spotlight	We-eef616-2320-Finish T80	1	18	LED, 3000K, 80 CRI, 195 lumens, 0-10v dimming
ELG	Continuous, wet-listed, lensed 4 wft LED spotlight	California Accent Lighting LLED8200-L-F-4W-10V-LED-3.0K-VPE-IP67-Finish T80 w/ 10 volt dimmable remote power supply. Provide MC mounting hardware and power and control connectors as required. Refer to plans for details.	1	4	LED, 3000K, 80+ CRI, 412 lumens, wattage listed per lineal foot, 0-10v/10v dimming
ELH	In-grade, driver-on-rated, LED adjustable uplight	Luminaire 696-A-LED-30-35-Voltage T80-Finish T80-Linear/Sync/Lens	1	12	LED, 3000K, 80+ CRI, 1400 lumens
ELJ	Ground-mounted LED accentlight	Ecoosense Rise F08D-154H30-0-8-40-2-F-C	1	11.5	LED, 3000K, 80+ CRI, 745 lumens; foot, reverse phase dimming
ELK	Surface/wall-mounted LED floodlight	McGraw Edison S1-AF-800-LED-E1-T4W-T80-8130 Series with finish as selected by Architect and options as required by Engineer	1	439	LED, 3000K, 9128 lumens
ELA	Recessed 2" LED remodel downlight	Spectrum Lighting SRWXRXT 10L-GS/OTBD-R2F-30K-ND-MV-GL	1	11.1	LED, 3000K, 80+ CRI, 967 lumens, 0-10v/10v dimming
ELB	Recessed, linear, lensed LED downlight	Focal Point SM2LV-FL-315F30K-1C-UNCLD-1-RB-WH-Len/Lengths perkins	1	5	LED, 3000K, 80+ CRI, 315 lumens per foot, wattage indicated per foot, 0-10v/10v dimming

Lighting Design Studio, LLC
215 Pier Avenue, Suite B
Hermosa Beach, CA 90254
T:310.798.8706 F:310.798.4306
EMAIL: mail@ld-studio.com

712 ECHO PARK AVENUE
LOS ANGELES, CA 90026
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www.johnberryarchitects.com

SHEET LEGEND

SCALE:
1/8" = 1' - 0"

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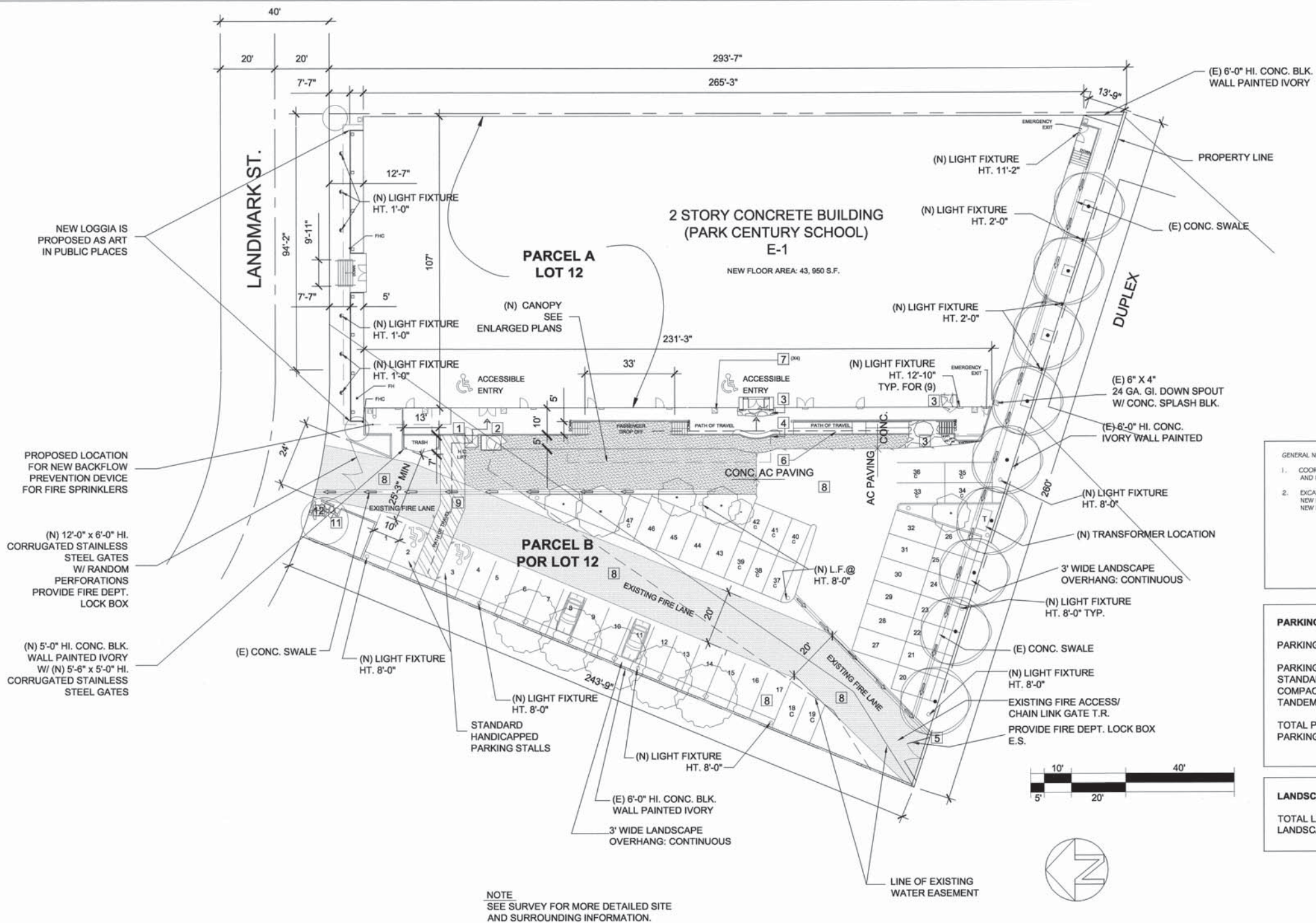
PARK CENTURY SCHOOL

3939 LANDMARK ST.
CULVER CITY, CA 902322005 CUP
Approved Plans

A-1

1. NEW 90 DEGREE HC LIFT. BY: GARAVENTA. MODEL # OFAL.
2. HC ACCESSIBLE NEW GUARD BOOTH BY: PORTA-KING BUILDING SYSTEMS DURA STEEL MODEL PC-DA 755W. PROVIDE NEW CONCRETE SLAB PER MPKS RECOMMENDATIONS. COLORS OF GUARD BOOTH PER SPEC.
3. NEW STONE PAVING OF 1-1/2" MORTARBED. DEPRESS CONCRETE SLAB WHERE OCCURS AS REQ.
4. NOTE RADIUS PORTION OF ENTRY PORCH.
5. PROVIDE A 3'-0" X 7'-0" MAN DOOR ACCESS @ FENCE ADJACENT TO GATE.
6. HC RAMP WITH CURBS, GUARDRAIL/HANDRAIL. SEE ENLARGED PLANS.
7. 24" 24" CUT OUT PLANTERS. SEE DETAILS.
8. AC PAVING TYP. U.O.N.
9. CONCRETE PAVING @ HC PATH OF TRAVEL FROM HC PARKING SPACES.
10. CONCRETE ENTRY PORCH, STAIRS AND HC RAMP.
11. CUT (E) WALL TO PROVIDE NEW MAN GATE ACCESS AS SHOWN.
12. NEW FLAGSTONE PAVING ALONG ACCESS ROUTE.

SITE PLAN NOTES



323.655.8890	f323.655.8875
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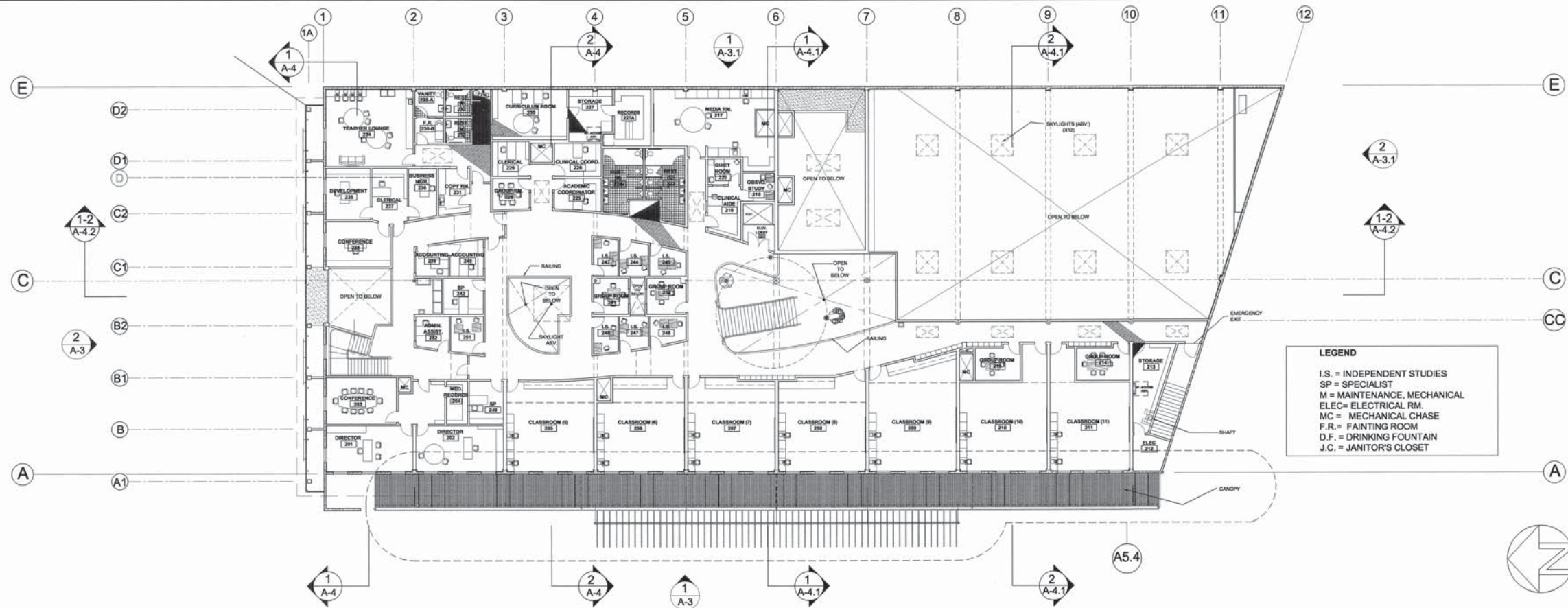
3939 LANDMARK ST.
CULVER CITY, CA 90232



SCALE:
1"=20'-0"

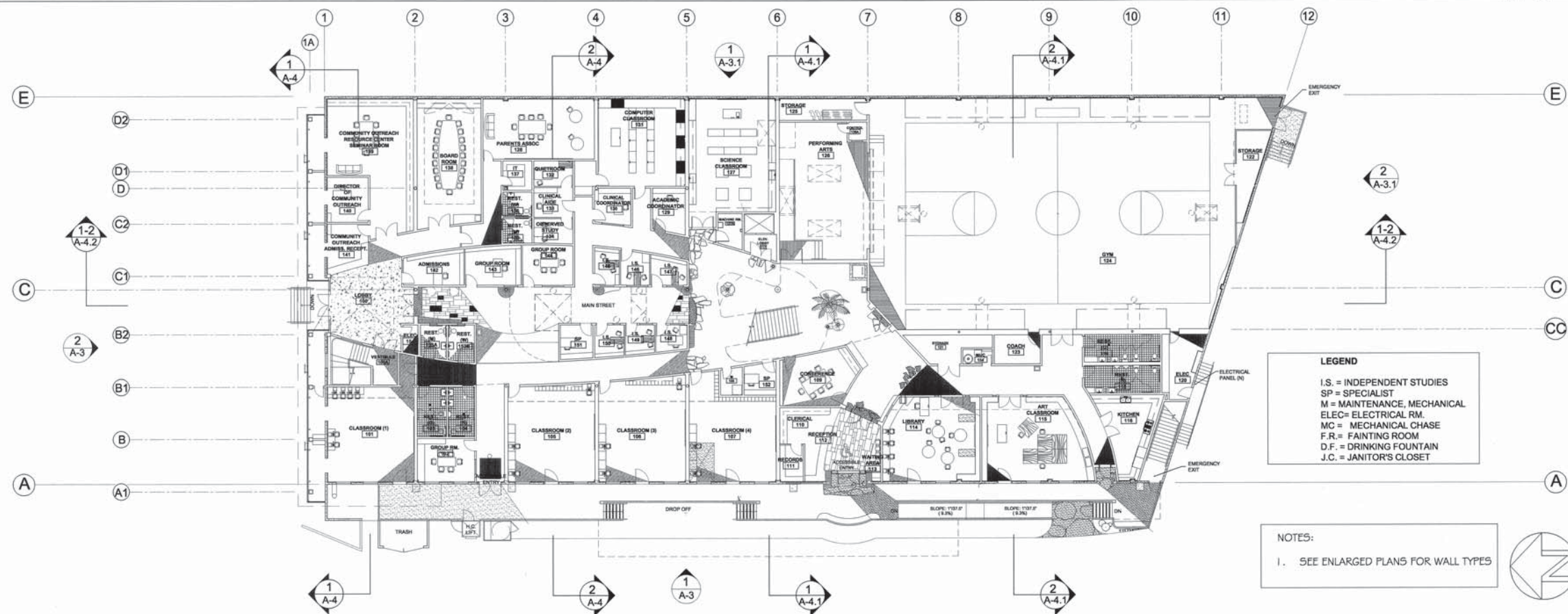
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Approved Plans**

A-1.1



SECOND FLOOR PLAN

SCALE: 1/16"=1'-0" 2



GROUND FLOOR PLAN

SCALE: 1/16"=1'-0" 1

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PARK CENTURY SCHOOL

3939 LANDMARK ST.
 CULVER CITY, CA 90232

REVISION	DESCRIPTION	DATE	BY

DATE	12/1/05
SCALE	AS NOTED
DRAWN	AB
FILE	

2005 CUP
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SHEET
 A-2

CWA

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PARK CENTURY SCHOOL

3939 LANDMARK ST.
CULVER CITY, CA 90232

REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			

DATE	12/1/05
SCALE	AS NOTED
OWNER	NP
FILE	

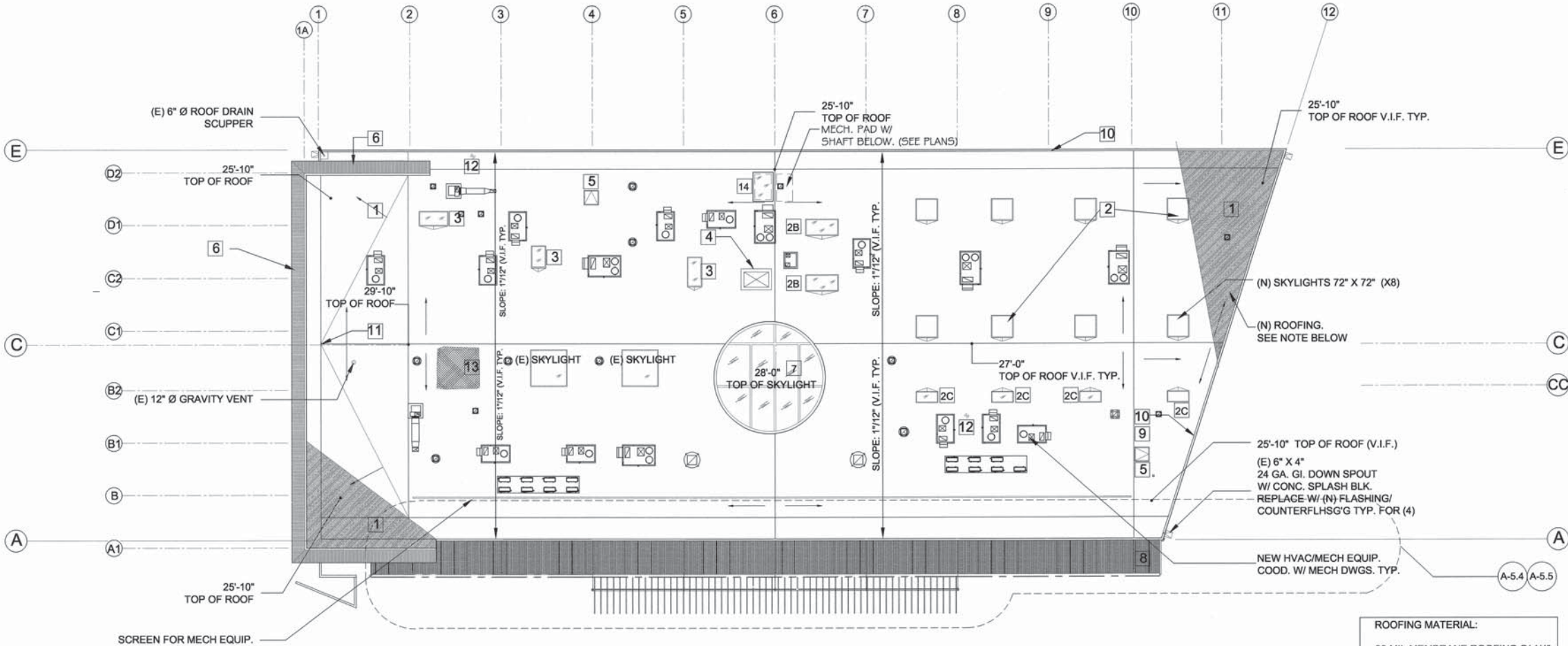
SHEET TITLE
2005 CUP
Approved Plans

SHEET
A-2.1

14. PROVIDE NEW SKYLIGHT AND SHAFT.
SHAFT TO RUN THROUGH CEILING OF SCIENCE
CLASSROOM @ FIRST FLOOR. COORD. W/ FLOOR PLANS.
NOTE: ANGLE PLANE OF SKYLIGHT GLASS @ 34 DEGREES
OFF OF HORIZONTAL.

1. (N) CLASS "A" ROOF. NEW MEMBRANE ROOFING O/ 1/4" RIGID INSULATION (GAF "DENSDECK")
O/ NEW ROOF SHEATHING. SEE SPEC. TYP.
2. PROVIDE NEW 6'-0" X 6'-0" LOUVERED SKYLIGHTS (X8)
WITH INTEGRAL AUTOMATIC MOTORIZED BLACKOUT SHADE DEVICE. SEE SPEC.
- 2B. PROVIDE NEW 4'-6" X 9'-0" LAMINATED INSULATED GLASS SKYLIGHTS WITH
INTEGRAL AUTOMATIC MOTORIZED BLACKOUT SHADE DEVICE. (X2 O/ PERF. ARTS AREA).
- 2C. PROVIDE NEW LAMINATED INSULATED GLASS SKYLIGHTS
SIZE AS NOTED (X4)
3. PROVIDE NEW LAMINATED INSULATED GLASS SKYLIGHT.
(SIZE PER DRAWING).
4. PROVIDE NEW FLAT PLATFORM ABOVE NEW ELEVATOR SHAFT.
@ MIN. + 5' ABV. FINISH LEVEL OF ROOF. EXTEND AS REQUIRED FOR
NEW ELEVATOR CLEARANCES. COORDINATE WITH MFR. AND MECHANICAL ELECTRICAL
DWGS.
5. PROVIDE NEW ROOF ACCESS HATCH (4'-0" X 4'-0" "BALCO" OR =.
6. NEW 22 GA. CORRUGATED SST. SHEETS O/ (E) MANSARD ROOF ASSEMBLY.
COORDINATE WITH SECTION DETAILS.
7. NEW LAMINATED INSULATED GLASS SKYLIGHT
8. CORRUGATED POLYCARBONATE SHEETS O/ STEEL FRAMING MEMBERS
@ CANOPY. SEE ALSO ENLARGED CANOPY DRAWINGS
9. PROVIDE EXHAUST VENTING AS REQUIRED FOR ALL KITCHEN APPLIANCES/EQUIPMENT.
COORDINATE W/ ALL MECH DWGS.
10. NEW 24 GA. G.I. COPING THROUGHOUT ATOP PARAPET.
11. PROVIDE HOSE BIB AT ROOF DECK. COORD. W/ PLUMBING PLANS.
12. NEW VENT FROM WATER HEATER BELOW.
13. INFILL AREA WHERE (E) SKYLIGHT WAS REMOVED
COORDINATE W/ STRUCTURAL DWGS.

ROOF PLAN NOTES



NOTES:

1. SEE ELEVATIONS FOR PARAPET HEIGHT.
2. COORDINATE ALL ROOF EQUIPMENT, PLATFORM LOCATIONS
AND ROOF PENETRATIONS WITH MECHANICAL DRAWINGS.
3. MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN ALL
ROOF PENETRATIONS, PLATFORMS. AND ANY OTHER ROOF ELEMENT.
ALL CURBS TO BE A MINIMUM OF +8" ABOVE ROOF.



ROOF PLAN

SCALE:
1/16"=1'-0"

1

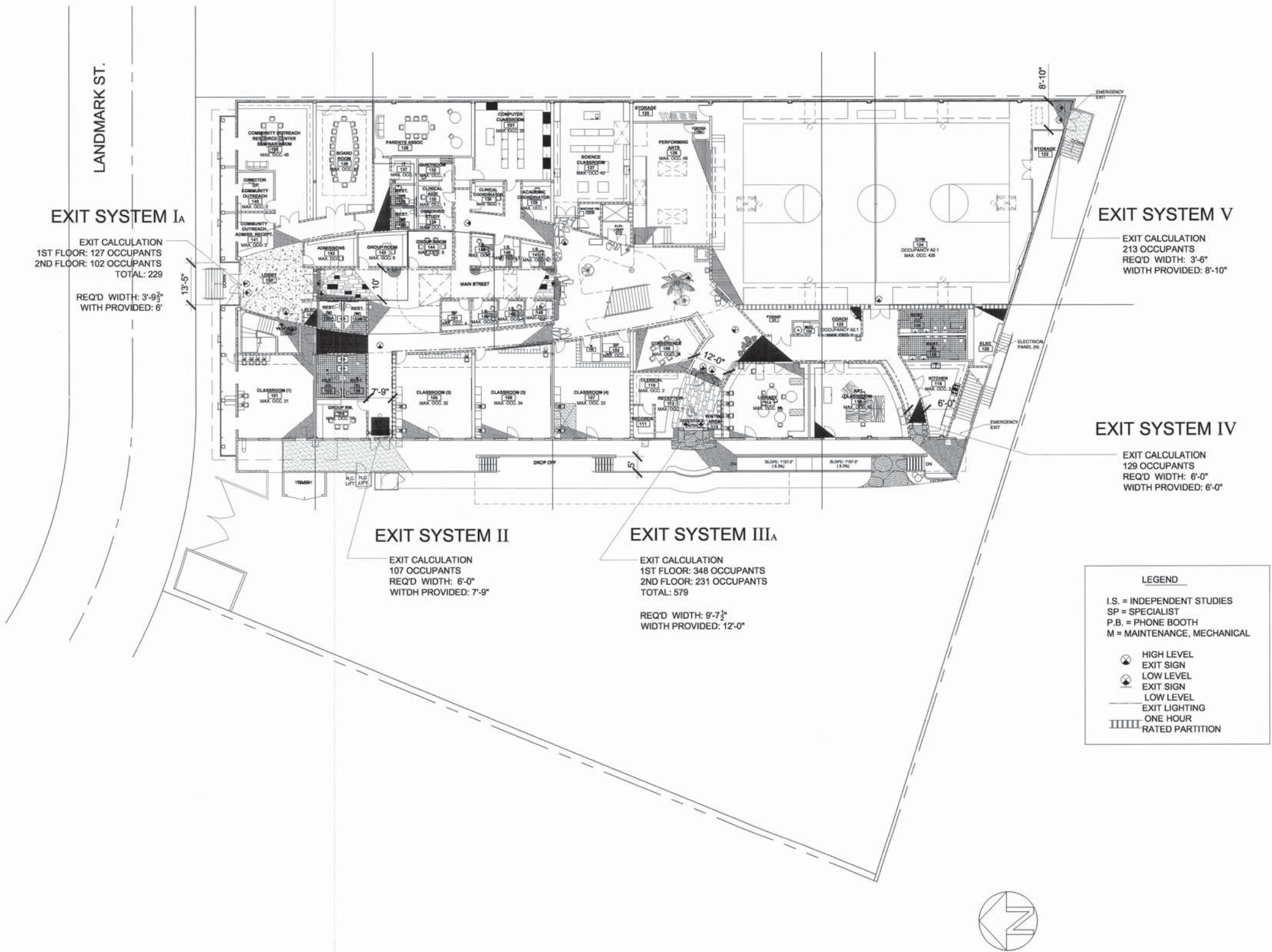
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PARK CENTURY SCHOOL

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CULVER CITY, CA 90232



FIRST FLOOR EXIT PLAN

SCALE: 1/16"=1'-0"

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Approved Plans

A-2.2

PARK CENTURY SCHOOL

3939 LANDMARK ST.
CULVER CITY, CA 90232



SECOND FLOOR EXIT PLAN

SCALE:
1/16"=1'-0"

1

REVISION	DESCRIPTION	DATE	BY

DATE	12/1/05
SCALE	AS NOTED
DRAWN	NP
FILE	file name

2005 CUP
Approved Plans

A-2.3

CWA

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PARK CENTURY SCHOOL

3939 LANDMARK ST.
CULVER CITY, CA 90232

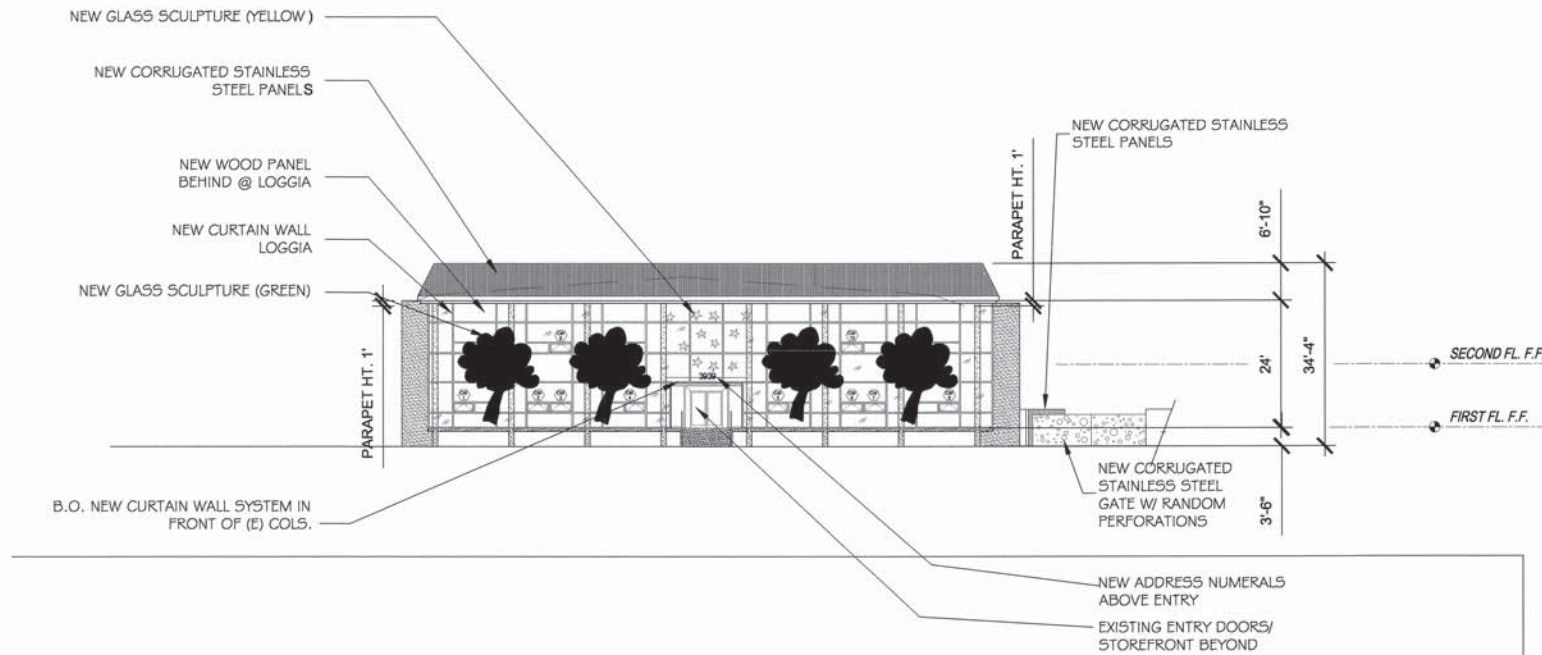
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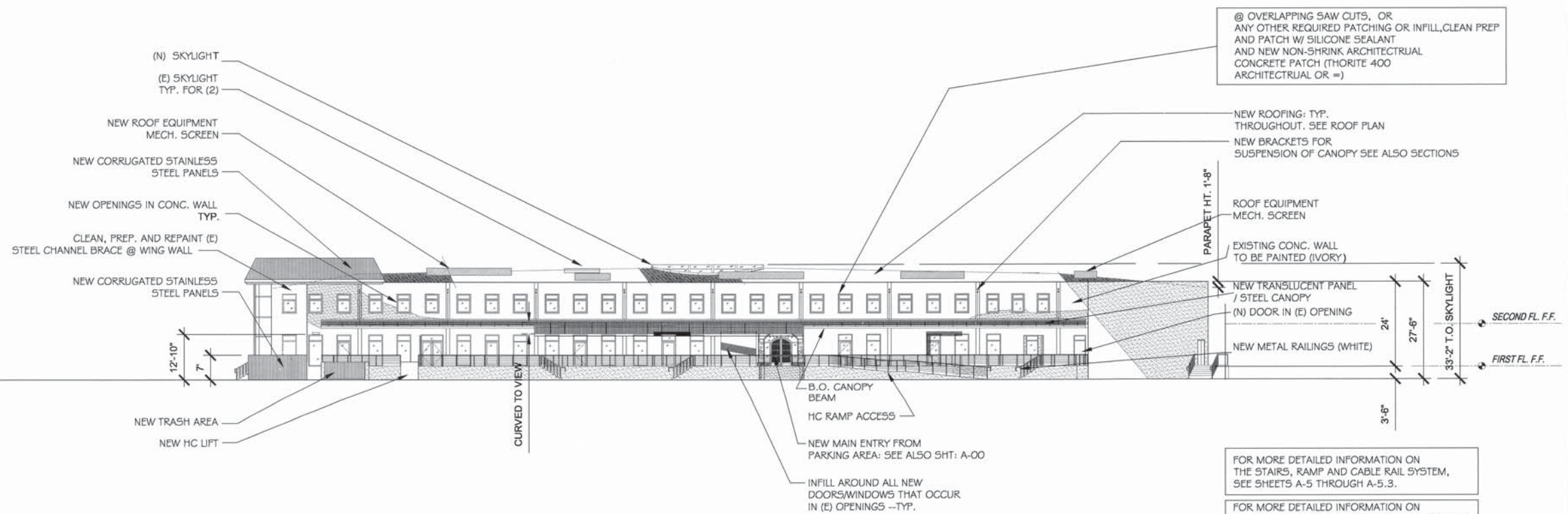
SHEET
A-3

FIX, PATCH, REPAIR AND REPAINT TYP. @
ANY DAMAGE THAT OCCURS THROUGH REMOVAL/DEMOLITION
OF ANY EXISTING ELEMENTS INCLUDING NEW SAW-CUT
OPENINGS T.M. NEW.



NEW NORTH ELEVATION

SCALE:
1/16"=1'-0" 2



NEW WEST ELEVATION

SCALE:
1/16"=1'-0" 1

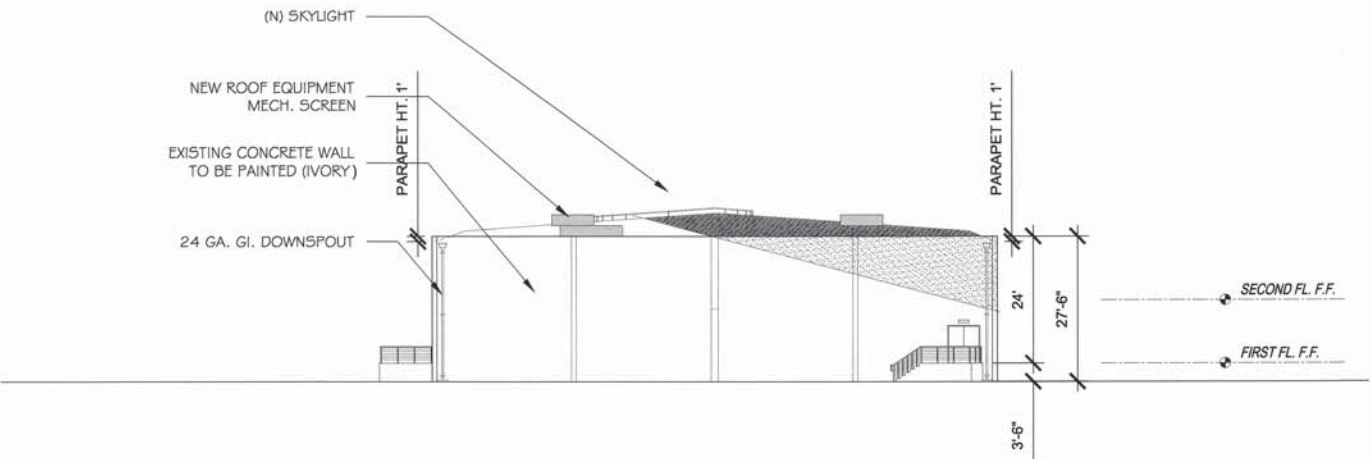
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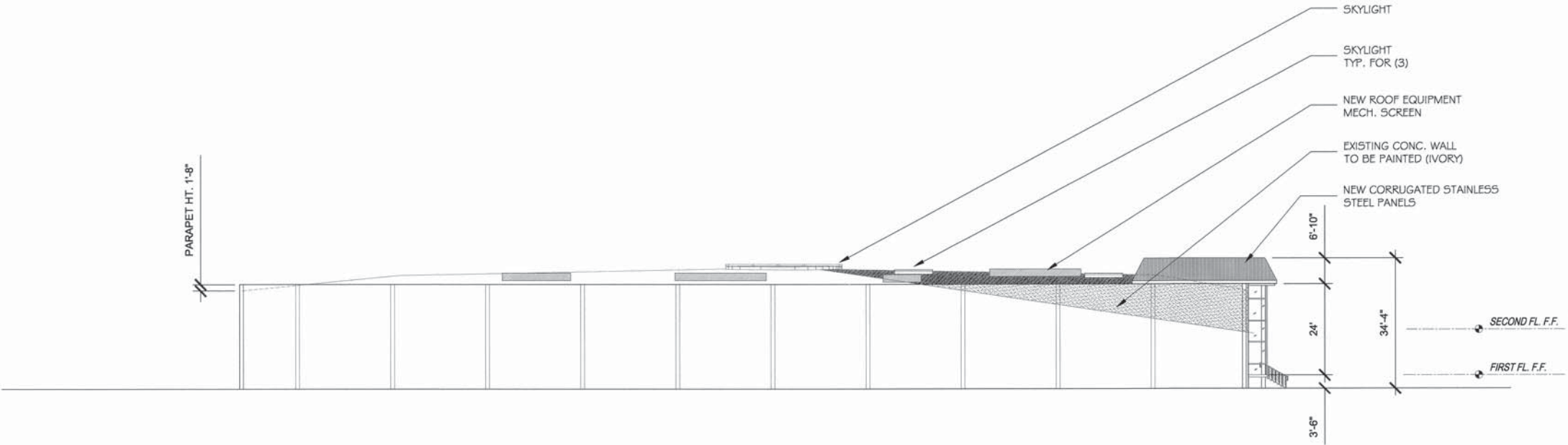
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NEW SOUTH ELEVATION

SCALE:
1/16"=1'-0" 2



NEW EAST ELEVATION

SCALE:
1/16"=1'-0" 1

REVISION	DESCRIPTION	DATE	BY
1			
2			
3			

DATE	12/1/05
SCALE	AS NOTED
DRAWN	NP
FILE	

SHEET TITLE
**2005 CUP
Approved Plans**

SHEET
A-3.1

Park Century School

Culver City, California

RENDERINGS

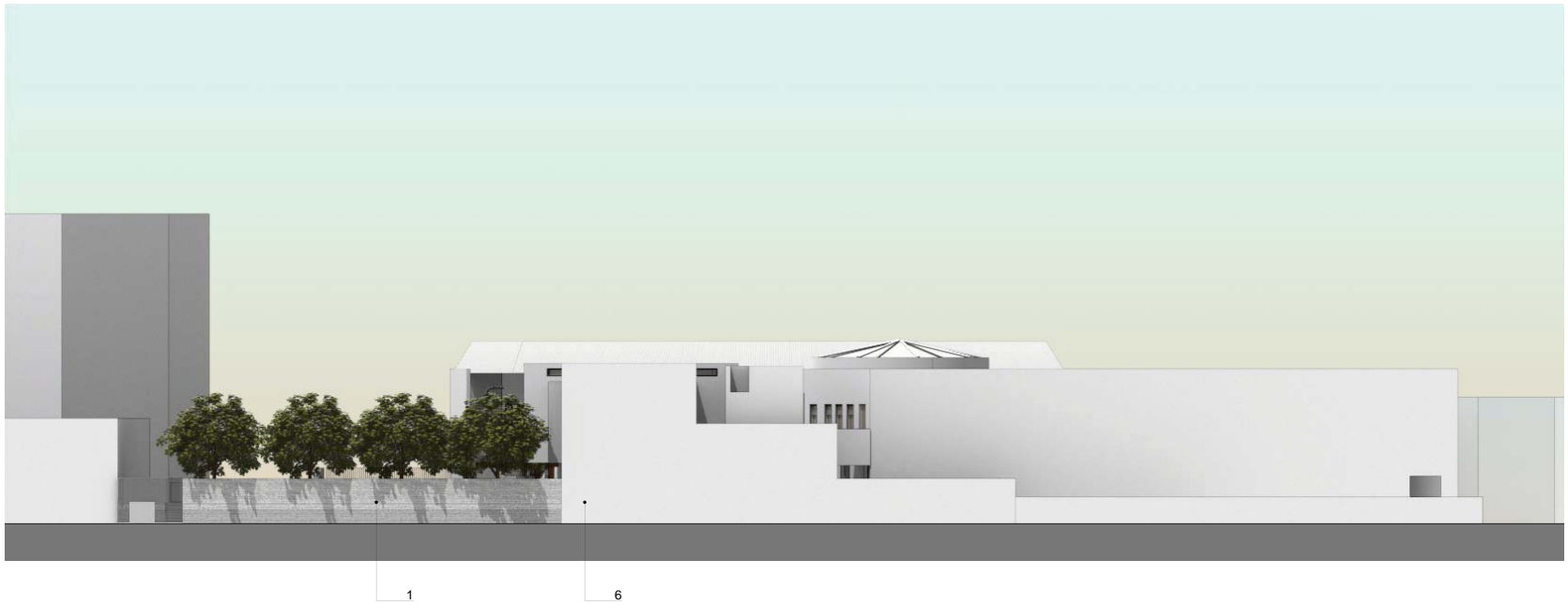




Planning Review Submittal

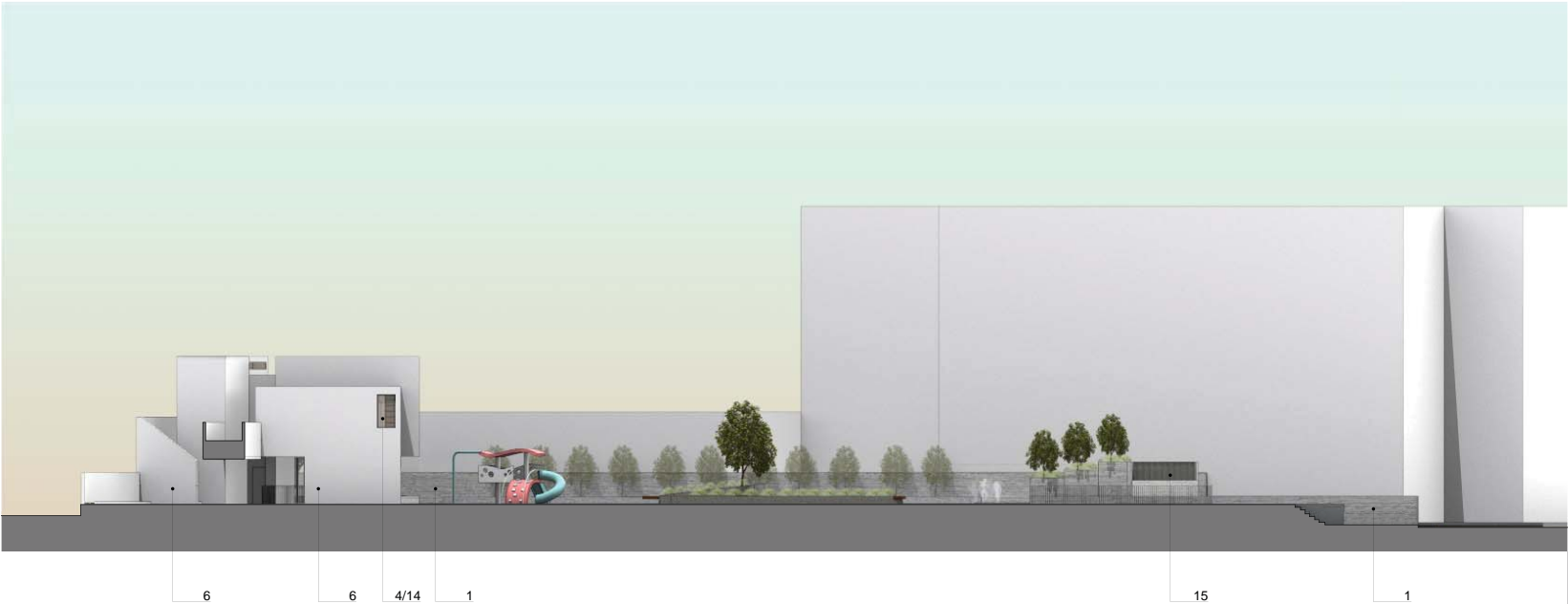


Park Century School Site Plan



- Material Legend
- | | | |
|-----|----------|-----------------------------|
| 1. | Concrete | - boardform finish |
| 2. | Concrete | - broom finish |
| 3. | Field | - artificial turf |
| 4. | Glass | - clear coat |
| 5. | Wood | - birch casework |
| 6. | Stucco | - fine sand finish |
| 7. | Floor | - epoxy coating |
| 8. | Floor | - rubber surface |
| 9. | Floor | - mosaic tile |
| 10. | Floor | - linoleum covering |
| 11. | Floor | - deck paver |
| 12. | Wood | - treated pine |
| 13. | Wood | - macrocarpa pine |
| 14. | Metal | - clear anodized finish |
| 15. | Metal | - painted dark forest green |
- Note: See material palette sheet for references

Park Century School Elevations



Material Legend

- | | | |
|-----|----------|-----------------------------|
| 1. | Concrete | - boardform finish |
| 2. | Concrete | - broom finish |
| 3. | Field | - artificial turf |
| 4. | Glass | - clear coat |
| 5. | Wood | - birch casework |
| 6. | Stucco | - fine sand finish |
| 7. | Floor | - epoxy coating |
| 8. | Floor | - rubber surface |
| 9. | Floor | - mosaic tile |
| 10. | Floor | - linoleum covering |
| 11. | Floor | - deck paver |
| 12. | Wood | - treated pine |
| 13. | Wood | - macrocarpa pine |
| 14. | Metal | - clear anodized finish |
| 15. | Metal | - painted dark forest green |

Note: See material palette sheet for references

Park Century School Eelvations



Park Century School Perspectives