

SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY

EMERGENCY DEPARTMENT REPLACEMENT

PPR SUBMITTAL

3828 DELMAS TERRACE
CULVER CITY, CA 90232

PROJECT ARCHITECT

SOBIN-HARTE ARCHITECTS, INC.
1635 PONTIUS AVE FIRST FLOOR
LOS ANGELES , CA 90025
PHONE: (818) 264-1340
FAX: (818) 264-1344

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
660 SOUTH FIGUEROA STREET,
SUITE 2050, LOS ANGELES, CA 90017
PHONE: 213-261-4020
WWW.KIMLEY-HORN.COM

CASp CONSULTANT

CALL CASp
MARK ANDERSON
16835 Algonquin St. Suite 268
Huntington Beach, CA 92649
PHONE: 213-222-6249
www.calicasp.com/.COM

STRUCTURAL

IMEG CORP.
300 NORTH LAKE AVENUE,
14TH FLOOR PASADENA, CA 91101
PHONE: (626) 463-2800
FAX: (626) 463-2801

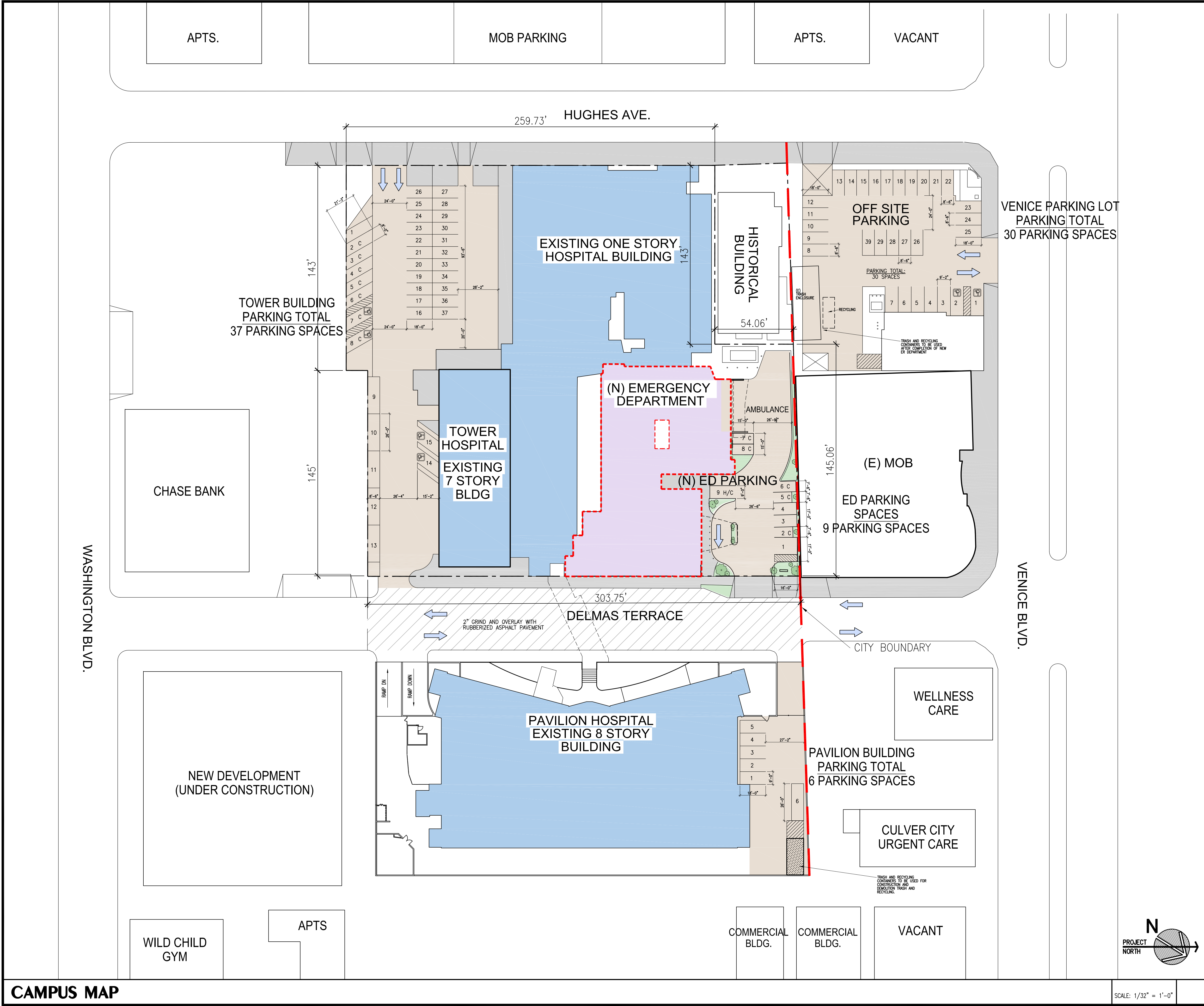


SHEET INDEX

ARCHITECTURAL

- A0.1 TITLE SHEET, PROJECT DATA, CODES, NOTES, FACILITY PLAN
- A1 CAMPUS MAP, ON-SITE PARKING TAB.
- A1.1 DEPARTMENTAL PLAN
- A2 DEMOLITION SITE/ FLOOR PLAN
- A2.1 ENLARGED DEMO PLAN
- A3.1 PROPOSED SITE/ FLOOR PLAN
- A3.2 EXISTING ROOF PLAN
- A3.3 DEPARTMENTAL PLAN
- A4 DEMOLITION SITE/ FLOOR PLAN
- A4.1 NEW ROOF PLAN
- A4.2 PLOT PLAN AND SITE PHOTOS
- A5.1 MATERIAL BOARDS
- C1.0 COVER SHEET
- C2.0 GENERAL NOTES
- C3.0 TOPOGRAPHIC SURVEY
- C4.0 DEMOLITION PLAN
- C5.0 FINE GRADING AND DRAINAGE
- C6.0 LID PLAN
- C7.0 UTILITY PLAN
- C8.0 SIGNAGE AND STRIPING PLAN
- C9.0 DETAILS
- C9.1 DETAILS
- C9.2 DETAILS
- L1.0 LANDSCAPE PLAN

ATTACHMENT NO. 4



LEGAL INFO:

LEGAL TRACT: 2444
BLK 12
LOT: 8, 9, 10, 14, 15, 16, & 17
ASSESSORS APN: 4207-003-014

ONSITE PARKING TOTALS

VENICE/ HUGHES 30 SPACES
EXISTING TOWER: 37 SPACES
EXISTING PAVILION: 6 SPACES
NEW ED: 9 SPACES
TOTAL 82 SPACES

SITE COVERAGE

TOTAL SITE AREA: 81.008
SITE COVERAGE BY BUILDINGS: 54.868

GROSS FLOOR AREA

NEW ED AREA: 10,445
1 STORY BUILDING GROSS AREA: 37,785

TOWER BUILDING:
TOWER BASEMENT: 6,965
TOWER 1ST FLOOR: 6,918
TOWER 2ND: 7,394
TOWER 3RD: 7,394
TOWER 4TH: 7,394
TOWER 5TH: 7,394
TOWER 6TH: 7,394
TOWER 7TH: 4,305

PARKING SUMMARY

SUMMARY OF PARKING SPACES AVAILABLE TO HOSPITAL

LOT/ STRUCTURE	TOTAL PARKING AVAILABILITY EXCEPT AS REFERENCED IN COLUMNS A, B & C	PARKING COUNT
PARKING PAVILION	OWNED	6
TOWER/ ER	OWNED	37
VENICE PARKING LOT	OWNED	30
NEW ER LOT	OWNED	9
		82 ON SITE
CULVER PALMS CHURCH LOT 1 (1)	RECIPROCAL PARKING EASMENT AGREEMENT	45
CULVER PALMS CHURCH LOT 2 (1)	RECIPROCAL PARKING EASMENT AGREEMENT	27
CULVER MEDICAL PLAZA	RECORDED EASMENT IN PARKING STRUCTURE	117
		189 OFF SITE
TOTAL AVAILABLE PARKING		271 TOTAL

(1) - UNDER RECIPROCAL PARKING EASEMENT AGREEMENT.

TRASH / RECYCLING

PER AGREEMENT WITH CITY OF CULVER CITY PUBLIC WORKS, ALL CONSTRUCTION AND DEMOLITION TRASH / RECYCLING IS TO BE DIRECT TOWARDS CITY OF CULVER CITY OPERATED TRASH AND RECYCLING BINS. THESE EXISTING BINS ARE LOCATED ACROSS THE STREET, NEXT TO THE PAVILION BUILDING. SEE PLAN.

PER AGREEMENT WITH CITY OF CULVER CITY PUBLIC WORKS DEPARTMENT, ALL TRASH AND RECYCLING GENERATED FROM THE NEW EMERGENCY DEPARTMENT, AFTER COMPLETION OF CONSTRUCTION, WILL BE DISPOSED OF AT THE RECYCLING BIN AND TRASH COMPACTOR LOCATED IN THE VENICE PARKING LOT. THESE ARE SERVICED BY THE CITY OF LOS ANGELES AND NOT CITY OF CULVER CITY. SEE PLAN.

SOBIN-HARTE
ARCHITECTS

1635 PONTIUS AVE., 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027
EMAIL: MAIL@SOBINHARTE.COM

SOUTHERN CALIFORNIA HOSPITAL-11848

AT CULVER CITY
ED REPLACEMENT

3828 DELMAS TERRACE
CULVER CITY, CA 90232

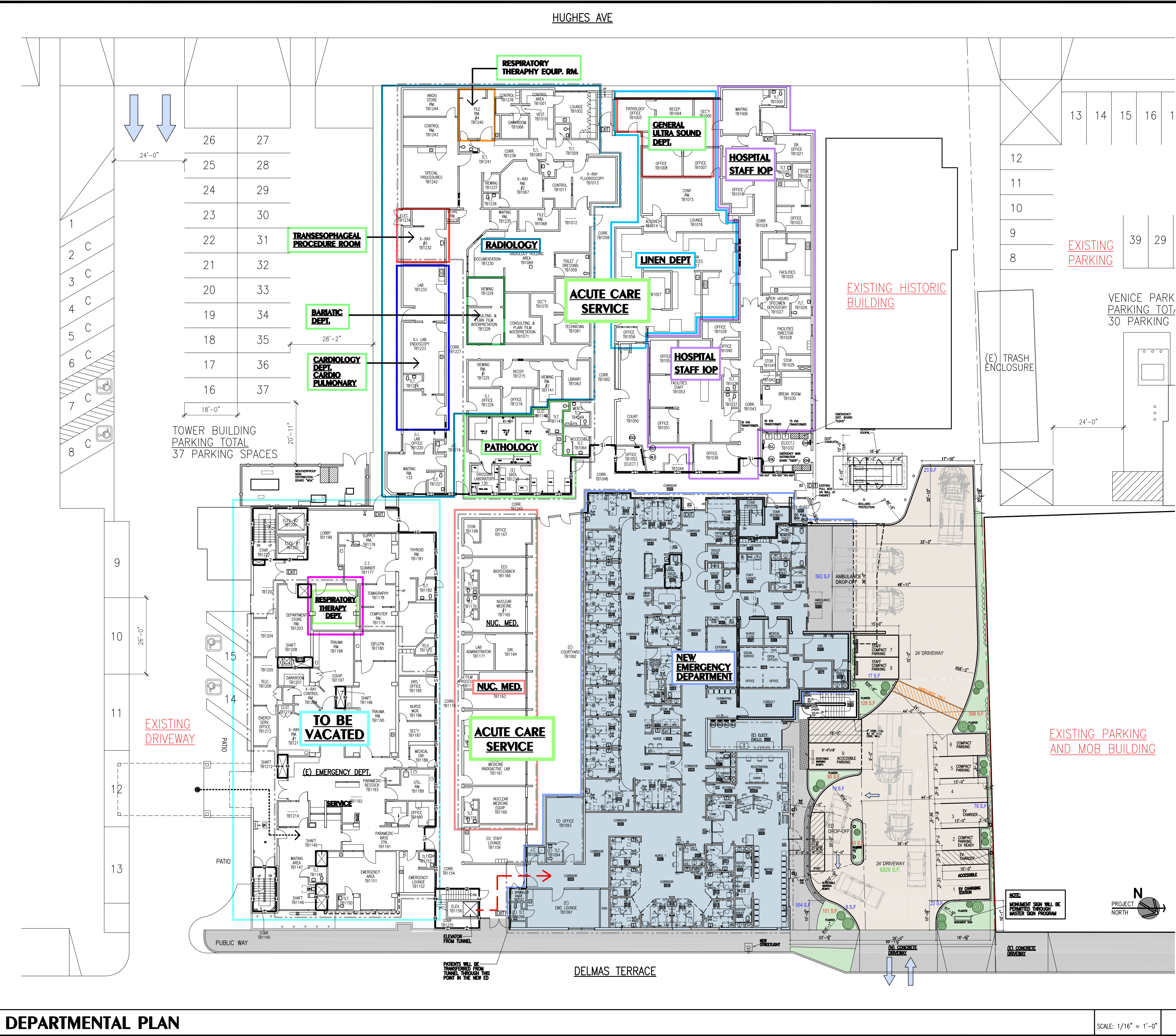
DATE ISSUED:
FEBRUARY 15, 2021

NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/21
△	PRC SUBMISSION	8/13/21
△		
△		
△		

AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

SHEET TITLE:
CAMPUS MAP
ON-SITE PARKING
TABULATION

JOB NO. SCALE : -	DRAWING NO.
DRAWN BY: MS	A1
CHECKED BY: JS	



DEPARTMENTAL PLAN

PARKING TABULATIONS				
SUMMARY OF CITY OF CULVER CITY MUNICIPAL CODE REQUIREMENTS				
USE	UNIT	RATE	BEFORE SALE OF AMERICAN LEGION BUILDING	
			SIZED	SPACES REQUIRED
MEDICAL SERVICE (HOSPITAL) (1) PLUS PLANNED EMERGENCY ROOM RENOVATIONS			230 BEDS	
			8 BEDS	
	STAFFED BEDS	1 SPACE PER 1.5 PATIENT BEDS	238 BEDS	159
AMERICAN LEGION BUILDING	SF	1 SPACE PER 350 SF OF OFFICE	8,060 S.F.	24
			TOTAL	183

NOTES:
(1) THE NUMBER OF STUFFED-BEDS INCLUDE INCREASE ASSOCIATED WITH PLANNED RENOVATIONS OF THE EMERGENCY ROOM FACILITY.
(2) CITY OF CULVER CITY MUNICIPAL CODE SECTION 17.320.020.

SOBIN-HARTE

ARCHITECTS

SOUTHERN CALIFORNIA HOSPITAL-11848

AT CULVER CITY

ED REPLACEMENT

1635 PONTIUS AVE, 1ST FLOOR, WEST LOS ANGELES, CA 90025

PHONE (310) 231-0027

EMAIL: MAIL@SOBINHARTE.COM

DATE ISSUED:

FEBRUARY 15, 2021

NO.	REVISIONS	DATE
1	PPR SUBMISSION	2/15/21
2	PRC SUBMISSION	8/13/21
3		
4		
5		
6		
7		
8		

AS AN INSTRUMENT OF SERVICE THIS DRAWING IS THE PROPERTY OF SOBIN-HARTE ARCHITECTS, INC. AND IS NOT TO BE USED WITHOUT EXPRESSED AGREEMENT.

SHEET TITLE:

DEPARTMENTAL PLAN

JOB NO.	DRAWING NO.
SCALE : -	A1.1
DRAWN BY: MS	
CHECKED BY: JS	

HUGHES AVE



EXISTING HISTORIC
BUILDING

EXISTING OFFSITE
PARKING LOT

(E) TRASH ENCLOSURE

EXISTING 1 STORY
HOSPITAL BUILDING

PROPOSED
DEMOLITION
AREA
1350 SF

EXISTING PARKING
AND MOB BUILDING

EXISTING 7 STORY
HOSPITAL BUILDING

EXISTING
DRIVEWAY

DRIVEWAY

DELMAS TERRACE

DEMO EXISTING CURB. REPLACE
WITH FULL HEIGHT SIDEWALK,
CURB, GUTTER, AND PARKWAY.

EXISTING TREE
REMOVED IN
ACCORDANCE
CITY OF CUL
GUIDELINES

EXISTING STREET LIGHT
TO BE REMOVED AND
RELOCATED

CONCRETE
DRIVEWAY



LEGAL INFO:

LEGAL TRACT: 2444
BLK 12

LOT: 8, 9, 10, 14, 15, 16, & 17

ASSESSORS APN: 4207-003-014

HISTORICAL BLDG

HISTORICAL BUILDING WILL NOT BE IMPACTED BY DEMOLITION AND NEW CONSTRUCTION OF ED.

ENCROACHMENT

ENCROACHMENT PERMIT TO BE
OBTAINED PRIOR TO WORK IN
PUBLIC RIGHT OF WAY.

FLAGS TO BE PROVIDED DURING ANY ACTIVITY THAT MAY IMPACT VEHICULAR TRAFFIC OR PEDESTRIANS.

ADA SIDEWALK

EXISTING DRIVEWAY TO BE REMOVED
AND REPLACED WITH ADA COMPLIANT
SIDEWALK.

SOB_AIN-HART_S

1635 PONTIUS AVE, 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027 EMAIL: MAIL@SOBINHARTE.COM

**SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT**

**3828 DELMAS TERRACE
CULVER CITY, CA 90232**

DATE ISSUED:
FEBRUARY 15, 2021

NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/16
△	PRC SUBMISSION	8/13/16
△		
△		
△		
△		

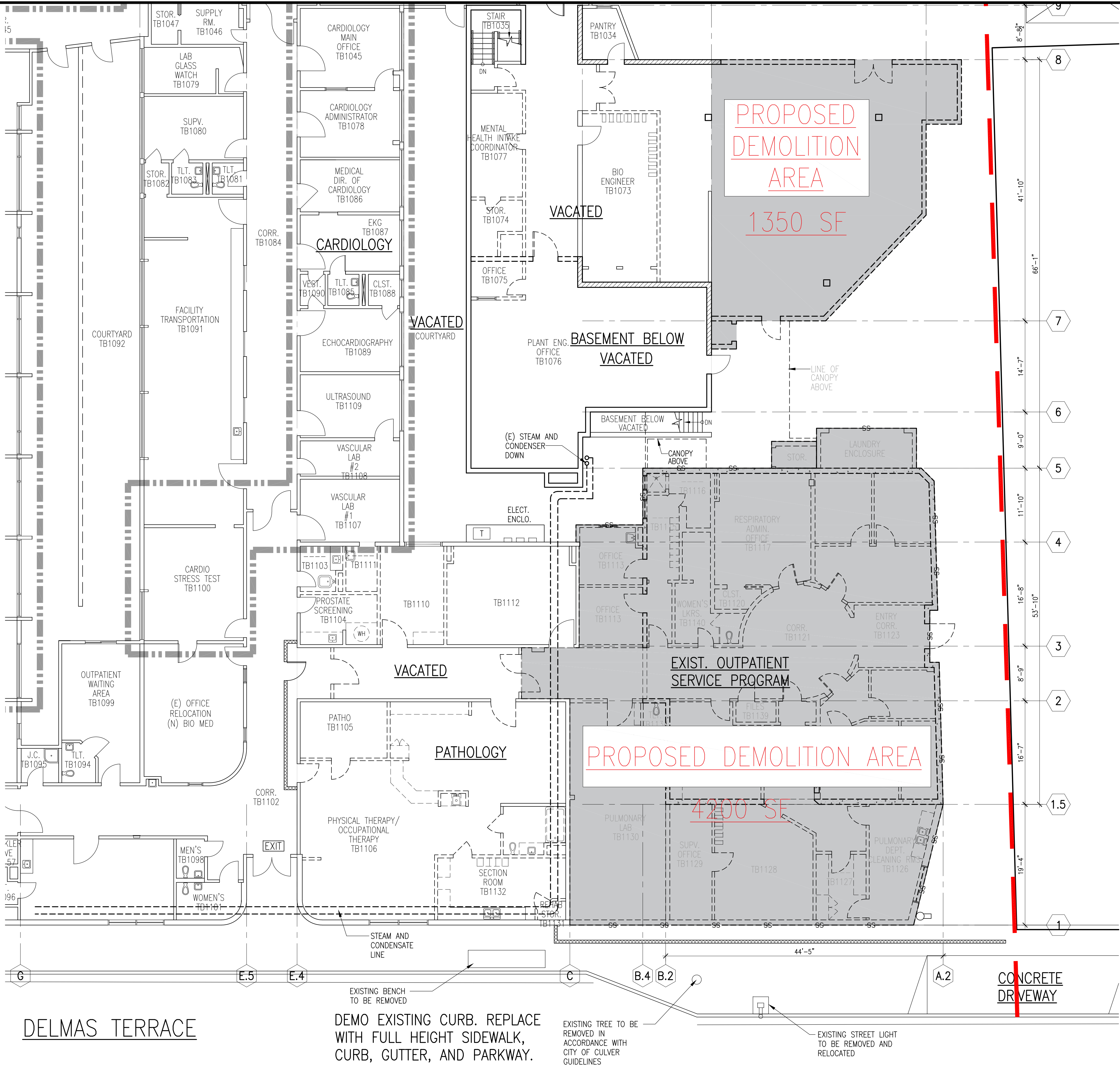
AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

SHEET TITLE:
**DEMOLITION
SITE /
FLOOR PLAN**

JOB NO.	DRAWING NO.
SCALE : -	A2
DRAWN BY: MS	
CHECKED BY: JS	

EMERGENCY DEPARTMENT DEMOLITION PLAN / EXISTING CONDITIONS

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



LEGAL INFO:

LEGAL TRACT: 2444
BLK 12
LOT: 8, 9, 10, 14, 15, 16, & 17
ASSESSORS APN: 4207-003-014

SOB IN-HART E
ARCHITECTS

1635 PONTIUS AVE., 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027 EMAIL: MAIL@SOBINHART.ECOM

SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT
3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED:
FEBRUARY 15, 2021

NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/21
△	PRC SUBMISSION	8/13/21
△		
△		
△		

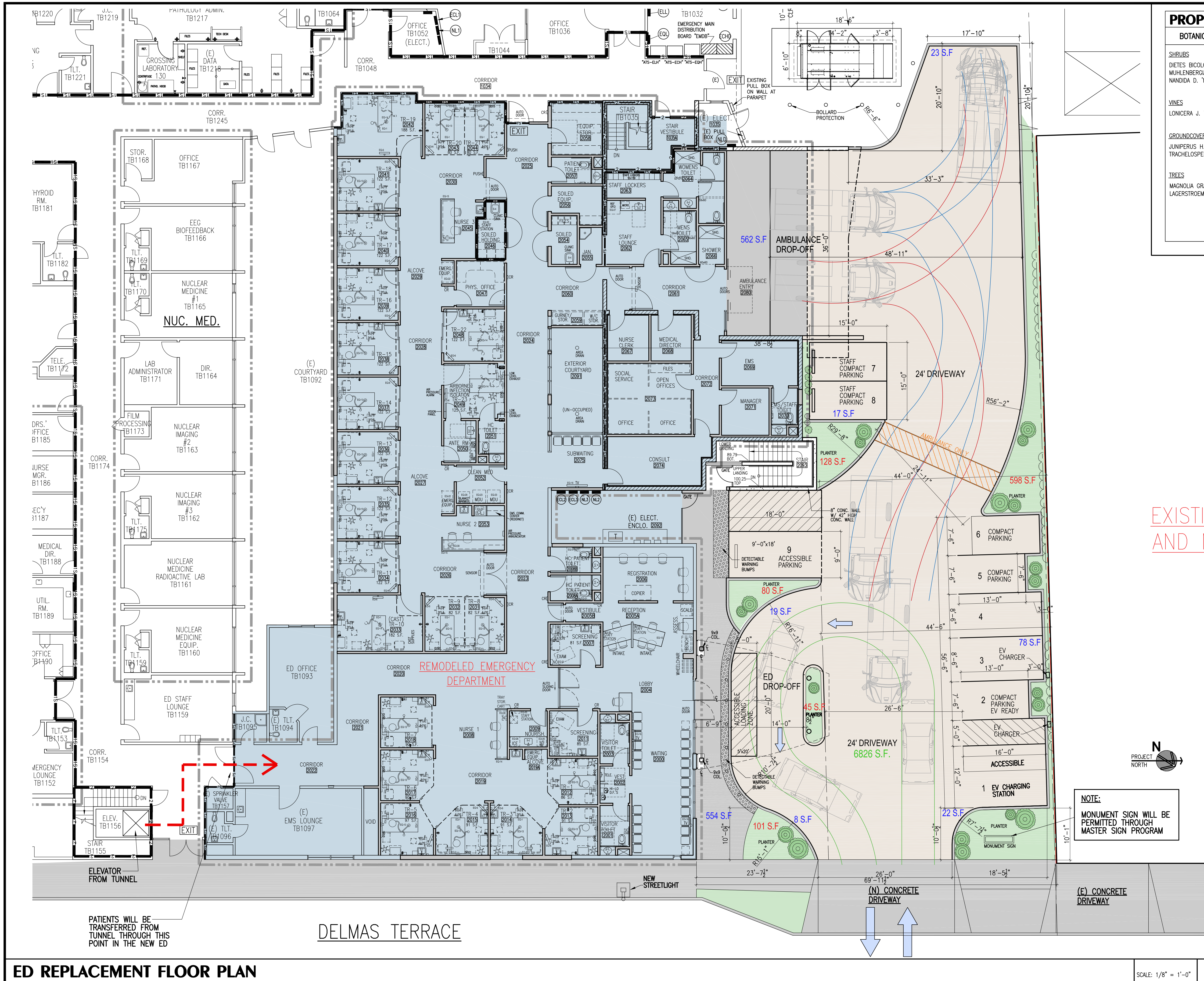
AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

SHEET TITLE:
**ENLARGED DEMO
PLAN**

JOB NO. SCALE : -	DRAWING NO.
DRAWN BY: MS	A2.1
CHECKED BY: JS	

EMERGENCY DEPARTMENT DEMOLITION PLAN / EXISTING CONDITIONS

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



PROPOSED PLANTING MATERIALS	
BOTANICAL NAME	COMMON NAME
SHRUBS	
DIETES BICOLOR	FORTNIGHT LILY
MUHLENBERGIA R. 'REGAL MIST'	REGAL MIST PURPLE MUHLY GRASS
NANDIDA D. 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO
YINES	
LONICERA J. 'HALLIANA'	HALLS JAPANESE HONEYSUCKLE (TRAIN TO WALL)
GROUNDCOVERS	
JUNIPERUS H. 'BLUE RUG'	BLUE RUG JUNIPER (PARKING)
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
TREES	
MAGNOLIA GRANDIFLORA	(E) SOUTHERN MAGNOLIA (STREET TREE)
LAGERSTROEMIA I. NATCHEZ	NATCHEZ WHITE CREPE MYRTLE

LEGAL INFO:

LEGAL TRACT: 2444 BLK 12
LOT: 8, 9, 10, 14, 15, 16, & 17
ASSESSORS APN: 4207-003-014

CIRCULATION INFO:

EMERGENCY DEPARTMENT EXPECTS A THROUGHPUT OF 80 PERSONS A DAY. PEAK HOURS OF 3-6PM WITH 6 PER HOUR. DURING PEAK TIMES MAX THROUGHPUT IS AT 10 PER HOUR, 1 PATIENT PER 10 MINS ARRIVING AT DROP OFF.

PARKING INFO:

NEW ED PARKING LOT:
4 STANDARD SPACES
5 COMPACT SPACES
1 VAN ACCESSIBLE SPACE
10 TOTAL NEW SPACES

(1 EV READY AND 1 EV CHARGING SPACE INCLUDED)

STORMWATER

LID AND SUSMP ARE TO BE ADDRESSED WITH CIVIL SUBMISSION. EPIC PLANTER SYSTEM AND STORM DRAINAGE TO BE USED TO MITIGATE STORM WATER.

LANDSCAPE

PARKWAY LANDSCAPING SHALL COMPLY WITH CITY'S PARKWAY PLANTING GUIDELINES AND USE DROUGHT TOLERANT PLANTING.

TOTAL HARDSCAPE AND LANDSCAPE AREA

TOTAL NEW AREA: 9,061 S.F.

NEW ED PLANTERS	WALKWAYS	PARKING LOT (ASPHALT)
598 S.F.	78 S.F.	6,826 S.F.
101 S.F.	22 S.F.	
45 S.F.	8 S.F.	
80 S.F.	554 S.F.	
128 S.F.	19 S.F.	
	17 S.F.	
	562 S.F.	
	23 S.F.	
952 S.F.	1,283 S.F.	6,826 S.F.

SOB IN - HART E
ARCHITECTS

SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT

3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED: FEBRUARY 15, 2021		
NO.	REVISIONS	DATE
1	PPR SUBMISSION	2/15/21
2	PRC SUBMISSION	8/13/21

AS AN INSTRUMENT OF SERVICE THIS DRAWING IS THE PROPERTY OF SOB IN - HART E ARCHITECTS, INC. AND IS NOT TO BE USED WITHOUT EXPRESSED AGREEMENT.

SHEET TITLE:
PROPOSED SITE / FLOOR PLAN

JOB NO. 11848	DRAWING NO. 11848
SCALE: 1/8" = 1'-0"	
DRAWN BY: MS	
CHECKED BY: JS	

A3.1

ED REPLACEMENT FLOOR PLAN

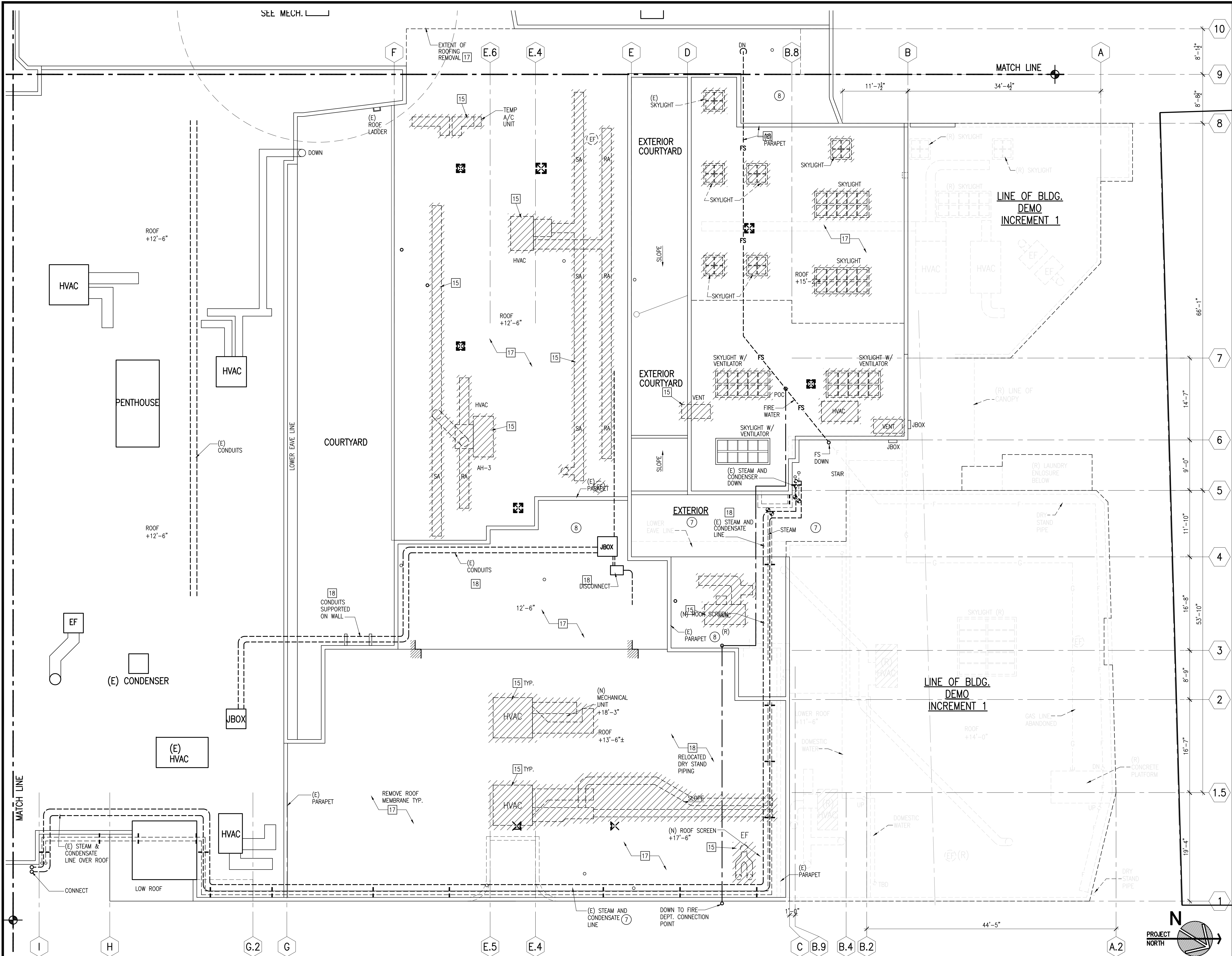
SCALE: 1/8" = 1'-0"

PATIENTS WILL BE TRANSFERRED FROM TUNNEL THROUGH THIS POINT IN THE NEW ED

DELMAS TERRACE



NOTE:
MONUMENT SIGN WILL BE PERMITTED THROUGH MASTER SIGN PROGRAM



EXISTING ROOF PLAN

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

SOB IN-HART E
ARCHITECTS

1635 PONTIUS AVE., 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027 EMAIL: MAIL@SOBINHART.COM

SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT

3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED:
FEBRUARY 15, 2021

NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/21
△	PRC SUBMISSION	8/13/21
△		
△		
△		
△		

AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

SHEET TITLE:

EXISTING
ROOF PLAN

JOB NO.

SCALE: -

DRAWN BY:

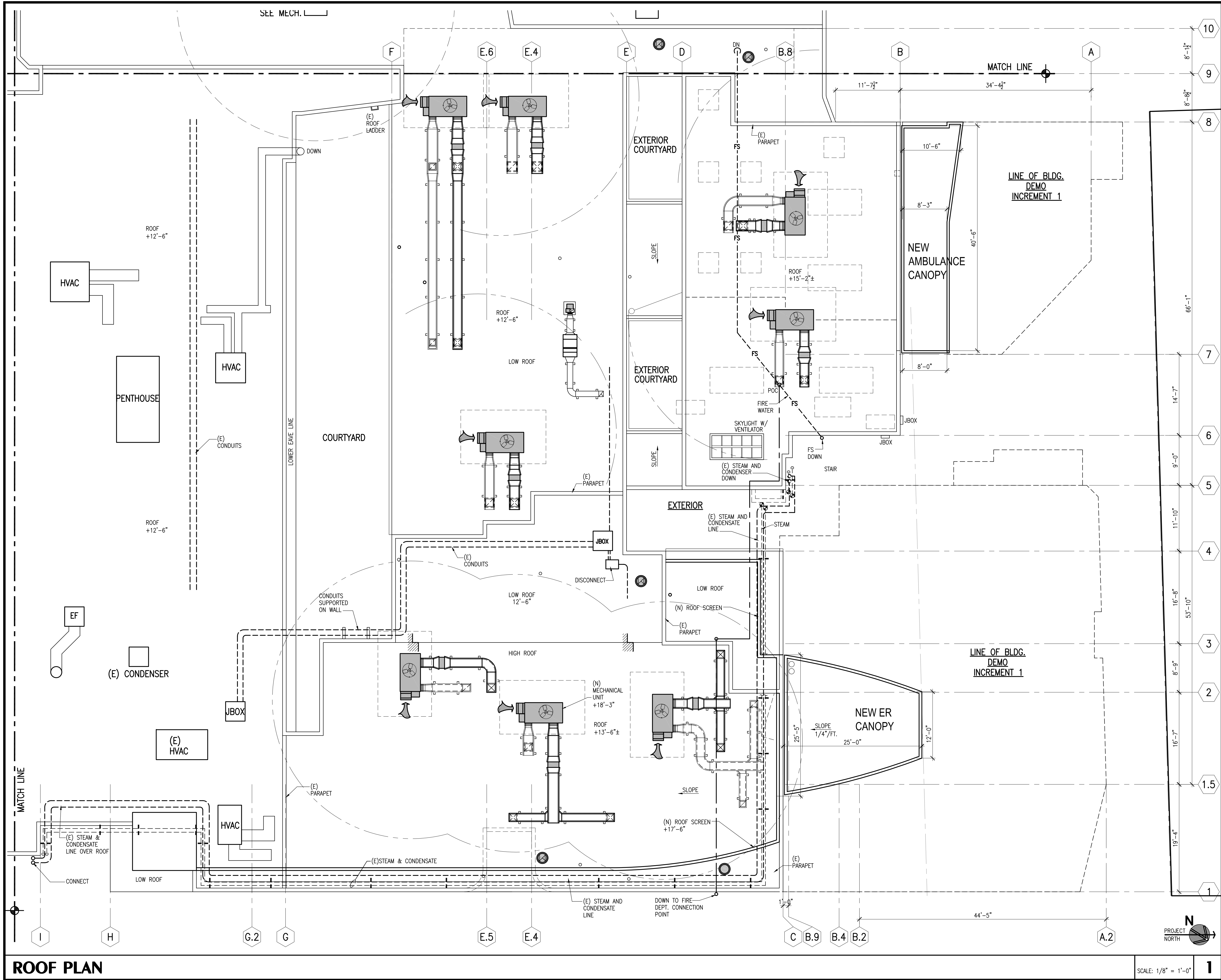
MS

CHECKED BY:

JS

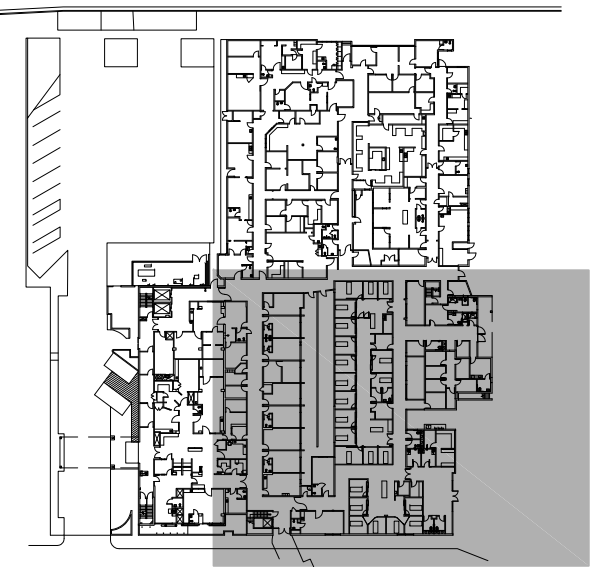
DRAWING NO.

A3.2



ROOF PLAN

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



SOB IN -HART E
A R C H I T E C T S

1635 PONTIUS AVE., 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027
EMAIL: MAIL@SOBINHARTE.COM

SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT
3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED:

FEBRUARY 15, 2021

NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/21
△	PRC SUBMISSION	8/13/21
△		
△		
△		
△		

AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

SHEET TITLE:

ROOF PLAN

JOB NO.

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

DRAWN BY:

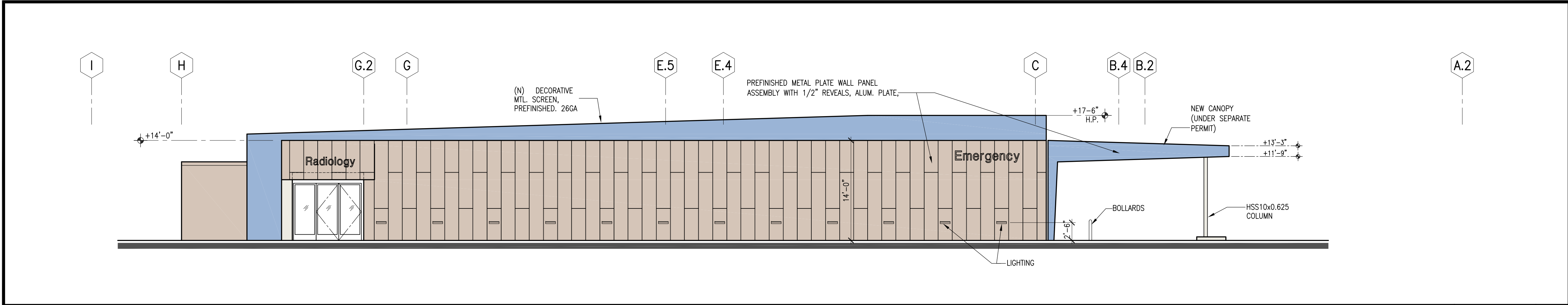
MS

CHECKED BY:

JS

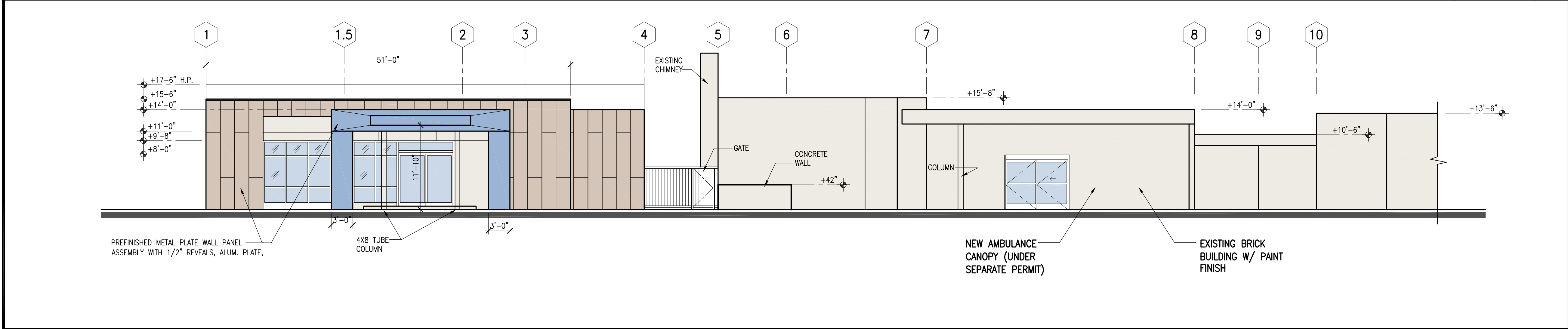
DRAWING NO.

A3.3



NEW BUILDING ELEVATIONS - EAST

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



NEW BUILDING ELEVATIONS - NORTH

SCALE: 1/8" = 1'-0" 2



NEW BUILDING RENDERING - SOUTH EAST



NEW BUILDING RENDERING - NORTH EAST

LEGAL INFO:

LEGAL TRACT: 2444
BLK 12
LOT: 8, 9, 10, 14, 15, 16, & 17
ASSESSORS APN: 4207-003-014

SOBIN-HARTE
ARCHITECTS

1635 PONTIUS AVE., 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027 EMAIL: MAIL@SOBINHARTE.COM

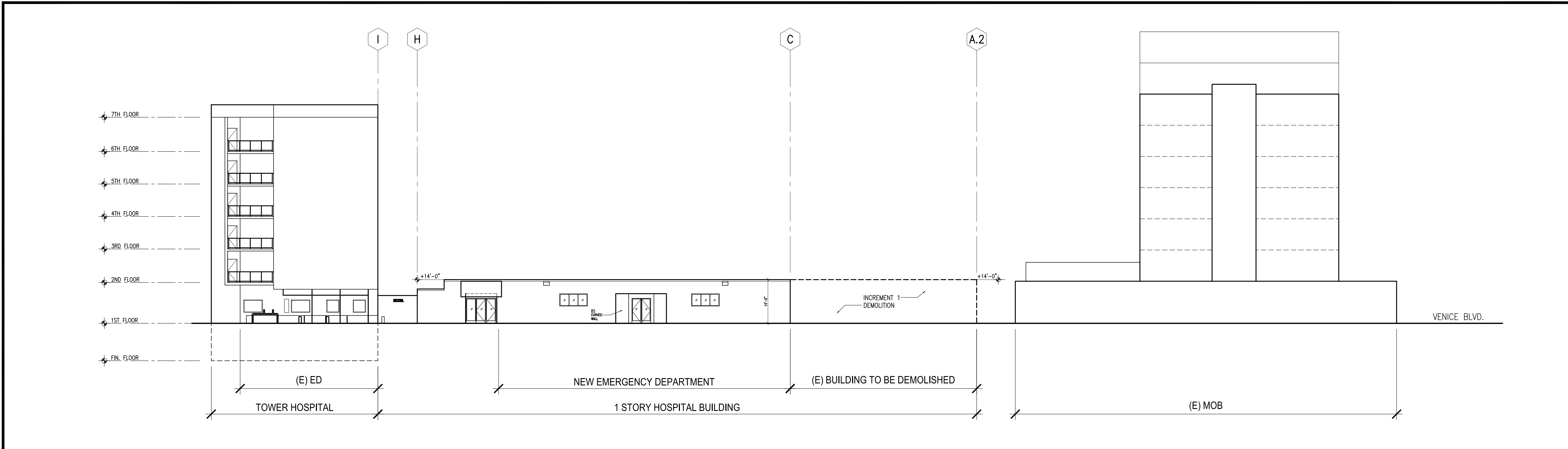
SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT
3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED: FEBRUARY 15, 2021		
NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/21
△	PRC SUBMISSION	8/13/21
△		
△		
△		

AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

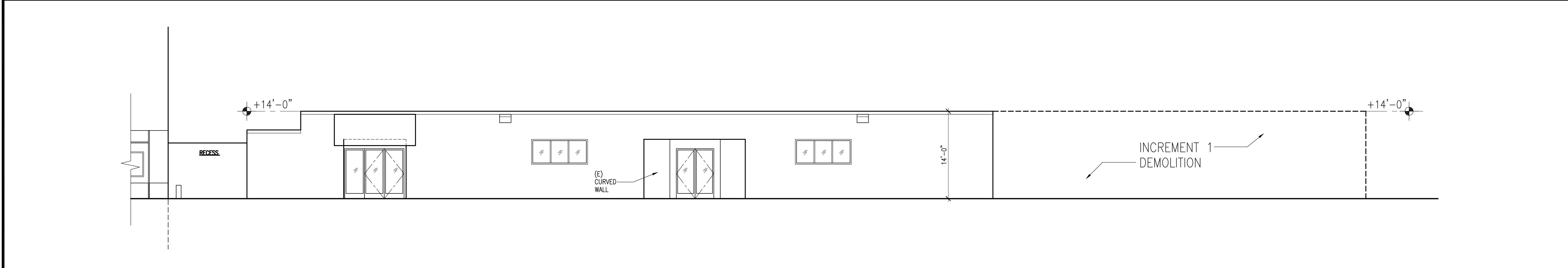
SHEET TITLE:
**BUILDING
ELEVATIONS /
RENDERINGS**

JOB NO. SCALE : -	DRAWING NO. A4
DRAWN BY: MS	
CHECKED BY: JS	



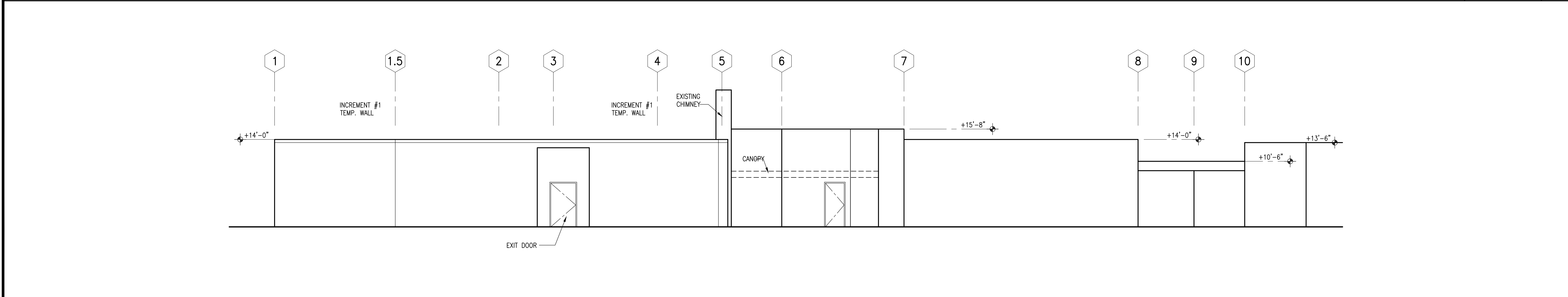
(E) SITE ELEVATION - DELMAS TERRACE - EAST

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



(E) ENLARGED ELEVATION - 1 STORY HOSPITAL BUILDING - EAST

SCALE: 1/8" = 1'-0" 2



(E) SIDE ELEVATION - 1 STORY HOSPITAL BUILDING - NORTH

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

SOBIN-HARTE
ARCHITECTS

1635 PONTIUS AVE., 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027 EMAIL: MAIL@SOBINHARTE.COM

SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT

3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED: FEBRUARY 15, 2021		
NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/21
△	PRC SUBMISSION	8/13/21
△		
△		
△		
△		

AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

SHEET TITLE:
**EXISTING BUILDING
ELEVATIONS /
PHOTOS**

JOB NO. SCALE : -	DRAWING NO.
DRAWN BY: MS	A4.1
CHECKED BY: JS	



NORTH ALLEY



PLOT PLAN

SCALE: NTS 1

LEGAL INFO:

LEGAL TRACT: 2444
BLK 12
LOT: 8, 9, 10, 14, 15, 16, & 17
ASSESSORS APN: 4207-003-014

SOBIN-HARTE
ARCHITECTS

1635 PONTIUS AVE, 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027 EMAIL: MAIL@SOBINHARTE.COM

SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT
3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED:
FEBRUARY 15, 2021

NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/21
△	PRC SUBMISSION	8/13/21
△		
△		
△		

AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

SHEET TITLE:
PLOT PLAN AND
SITE PHOTOS

JOB NO. SCALE : -	DRAWING NO.
DRAWN BY: MS	A4.2
CHECKED BY: JS	



NORTH FACING



WEST FACING



WEST FACING



DELMAS TERRACE EAST



DELMAS TERRACE EAST



DELMAS TERRACE EAST

EXISTING SITE PHOTOS

SCALE: NTS 2

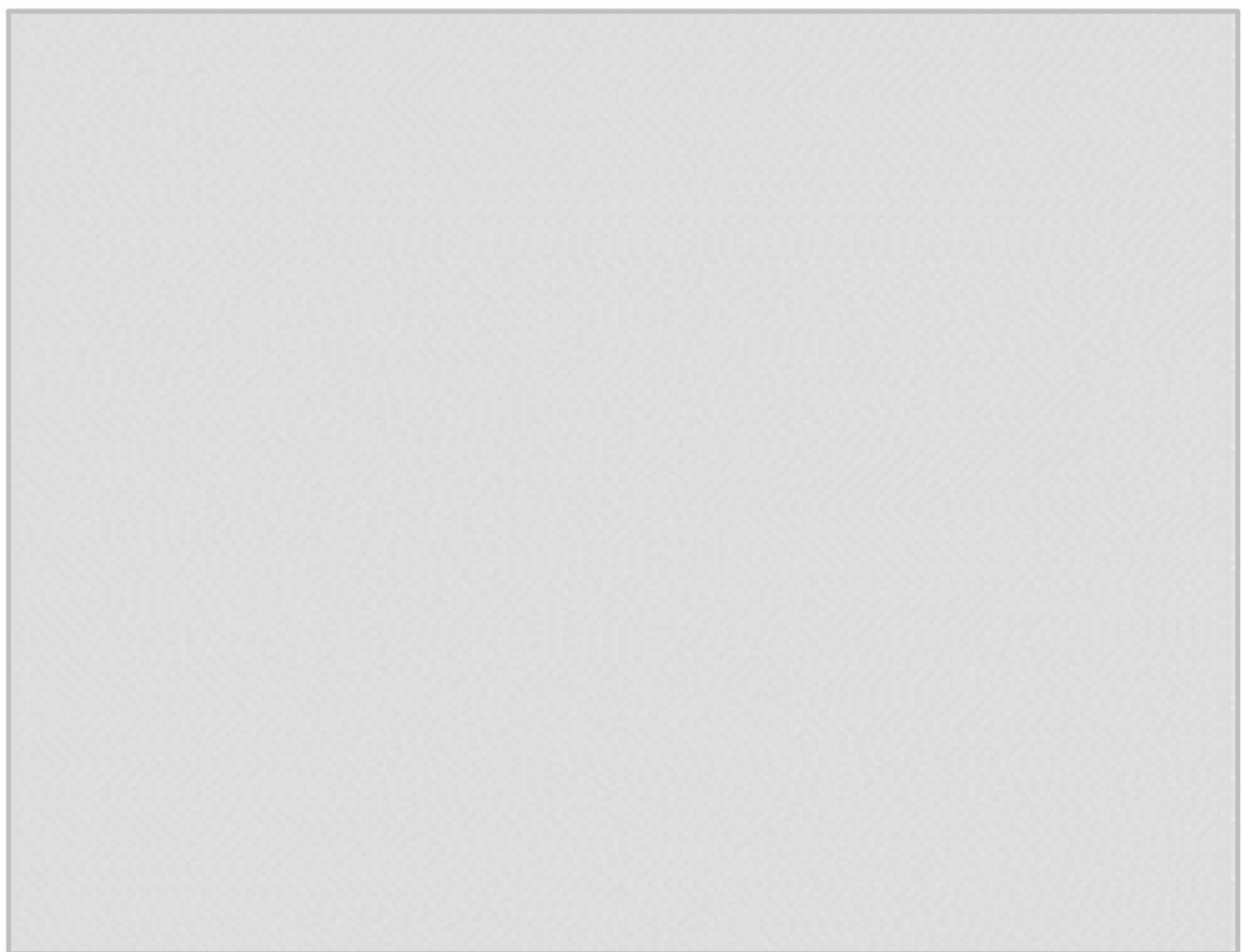
PAINT FINISHES



ROOF & DRIVE-UP CANOPY: METAL PANEL SYSTEM
DRI DESIGN EN-V “BERKSHIRE BLUE” COLOR #EN-V-017



EXTERIOR FACADE: METAL PANEL SYSTEM
DRI DESIGN EN-V COLOR #EN-V-006



EXTERIOR WALL PAINT FINISH
DUNN EDWARDS FADED GREY DEW382

DOORS & WINDOWS



METAL WINDOW & DOOR FRAMES:
MEDIUM BRONZE



VITRO WINDOW GLASS:
SOLARBLUE + SOLARGREY 60

LEGAL INFO:

LEGAL TRACT: 2444
BLK 12
LOT: 8, 9, 10, 14, 15, 16, & 17
ASSESSORS APN: 4207-003-014

SOBIN-HARTE
ARCHITECTS

1635 PONTIUS AVE., 1ST FLOOR, WEST LOS ANGELES, CA 90025
PHONE (310) 231-0027 EMAIL: MAIL@SOBINHARTE.COM

SOUTHERN CALIFORNIA HOSPITAL-11848
AT CULVER CITY
ED REPLACEMENT
3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED:
FEBRUARY 15, 2021

NO.	REVISIONS	DATE
△	PPR SUBMISSION	2/15/21
△	PRC SUBMISSION	8/13/21
△		
△		
△		
△		

AS AN INSTRUMENT OF SERVICE
THIS DRAWING IS THE PROPERTY
OF SOBIN-HARTE ARCHITECTS, INC.
AND IS NOT TO BE USED WITHOUT
EXPRESSED AGREEMENT.

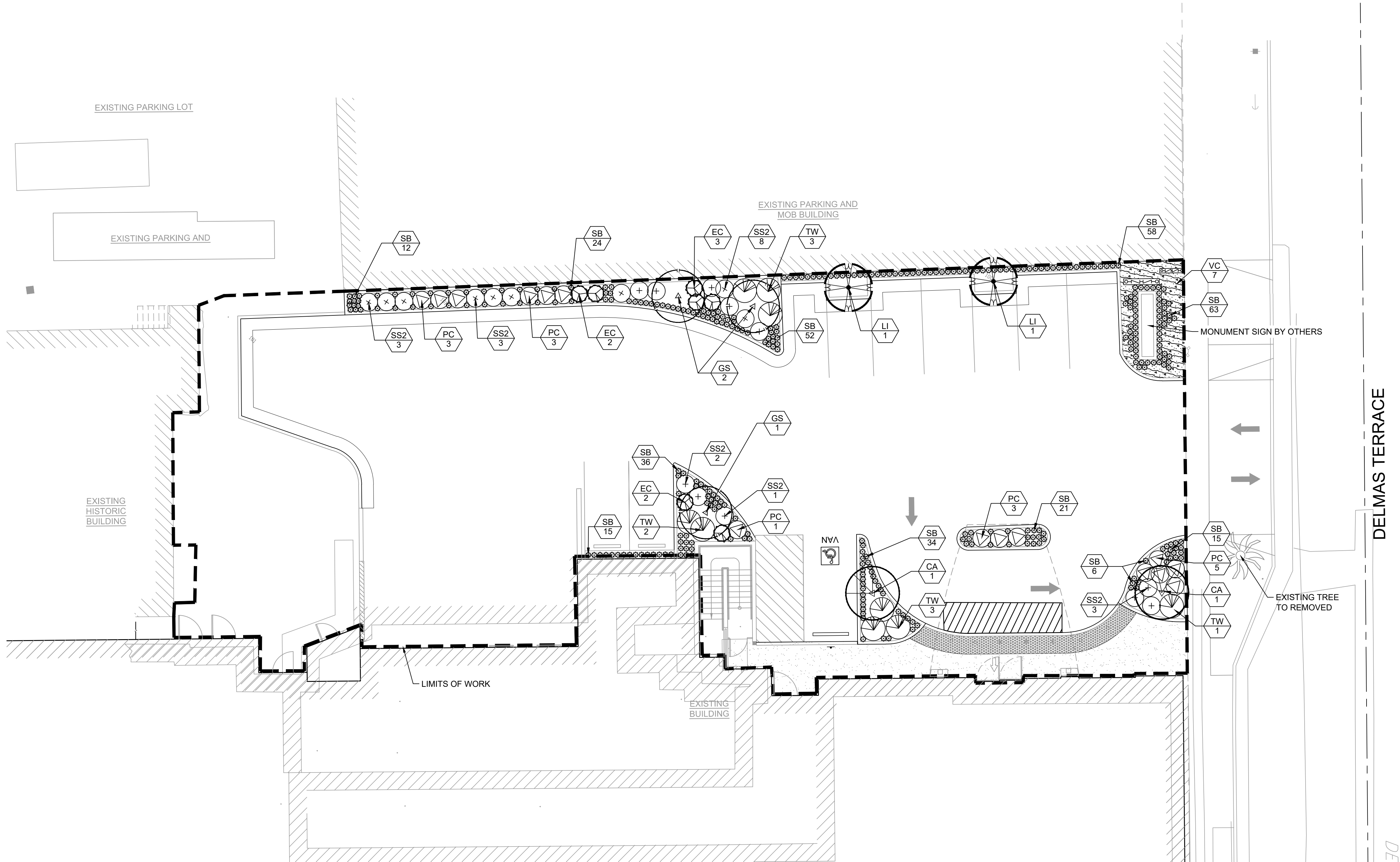
SHEET TITLE:
MATERIAL BOARDS

JOB NO.
SCALE : -
DRAWN BY:
MS
CHECKED BY:
JS

DRAWING NO.

A5.1

Plotted By:Schwengler, Matt, Sheet Set:SCH ED REPLACEMENT Layout:1.1 LANDSCAPE PLAN August 16, 2021 03:39:47pm K:\LDI_LDE\0909131010 Southern Hospital\CAD\Plan\Sheet\Landscapel.1.0 LANDSCAPE PLAN.dwg



PLANT SCHEDULE

TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
		CA	2	CHILOPSIS LINEARIS 'ART'S SEEDLESS' / ART'S SEEDLESS DESERT WILLOW	24" BOX	3'-5' HT. X 3'-5' SPR.	1-1/2" CAL.	VERY LOW
		GS	3	GINKGO BILOBA 'SHANGRI-LA' / SHANGRI-LA MAIDENHAIR TREE	24" BOX	8-10' HT. X 2-4' SPR.	1-1/2" CAL.	MODERATE
		LI	2	LAGERSTROEMIA INDICA / CRAPE MYRTLE	36" BOX	7'-9' HT. X 3'-5' SPR.	2" CAL.	MODERATE
SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	SIZE
		EC	7	ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARROW	5 GAL.	3' O.C.	VERY LOW	3' HT. X 3' SPR.
		PC	15	PENSTEMON CLEVELANDII / CLEVELAND'S PENSTEMON	5 GAL.	3' O.C.	LOW	3' HT. X 3' SPR.
		SS2	20	SALVIA SPATHACEA / HUMMINGBIRD SAGE	5 GAL.	3' O.C.	LOW	3' HT. X 3' SPR.
		SB	336	STACHYS BYZANTINA / LAMB'S EAR	5 GAL.	1.5' O.C.	MODERATE	1.5' HT. X 1' SPR.
		TW	9	TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS	5 GAL.	4' O.C.	VERY LOW	3' HT. X 4' SPR.
GROUND COVERS		CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
		VC	7	VENEGASIA CARPESIOIDES / CANYON SUNFLOWER	5 GAL.	4' O.C.	LOW	

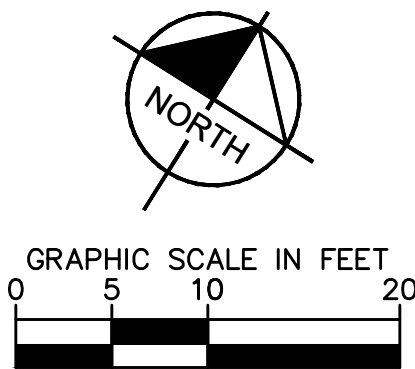
LANDSCAPE NOTES

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AN /OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDER GROUND NULLITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETE AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC... ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- SUBMIT PRODUCT DATA FOR FERTILIZER, MULCH, AND SOIL AMENDMENTS.
- PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALM.
- THE SITE SHALL BE IRRIGATED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDED 100% COVERAGE. THE SYSTEM WILL BE CONTROLLED BY AN INTELLIGENT CONTROLLER THAT FACTORS EVAPOTRANSPIRATION RATE AND OTHER ENVIRONMENTAL FACTORS TO AUTOMATICALLY ADJUST THE CLOCK AND SCHEDULE. THE SYSTEM WILL ALSO FEATURE A RAIN SENSOR TO OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL OCCURS. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY CULVER CITY MUNICIPAL CODE.
- ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- LANDSCAPE PLANTERS LESS THAN 10 FEET IN WIDTH OR LOCATED CLOSER THAN 5 FEET FROM PAVEMENT SHALL BE IN A LINEAR ROOT BARRIER 24" DEPTH.
- THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY CULVER CITY MUNICIPAL CODE.

TOTAL HARDSCAPE AND LANDSCAPE AREA

TOTAL NEW AREA: 8344 S.F.

NEW ED PLANTERS	WALKWAYS	PARKING LOT (ASPHALT)
80 S.F.	456 S.F.	6914 S.F.
43 S.F.		
99 S.F.		
106 S.F.		
21 S.F.		
624 S.F.		
973 S.F.	456 S.F.	6914 S.F.



SOUTHERN CALIFORNIA HOSPITAL-11848

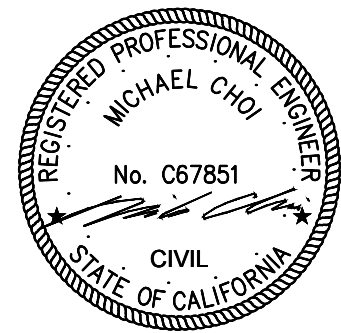
AT CULVER CITY
ED REPLACEMENT

3828 DELMAS TERRACE
CULVER CITY, CA 90232

DATE ISSUED:

AUGUST 16, 2021

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		



AGENCY APPROVAL

SHEET TITLE:

LANDSCAPE PLAN

SCALE:

PER PLAN

DRAWN BY:

ED

CHECKED BY:

KM

DRAWING NO.

L1.00

QSHPD PROJECT NO.