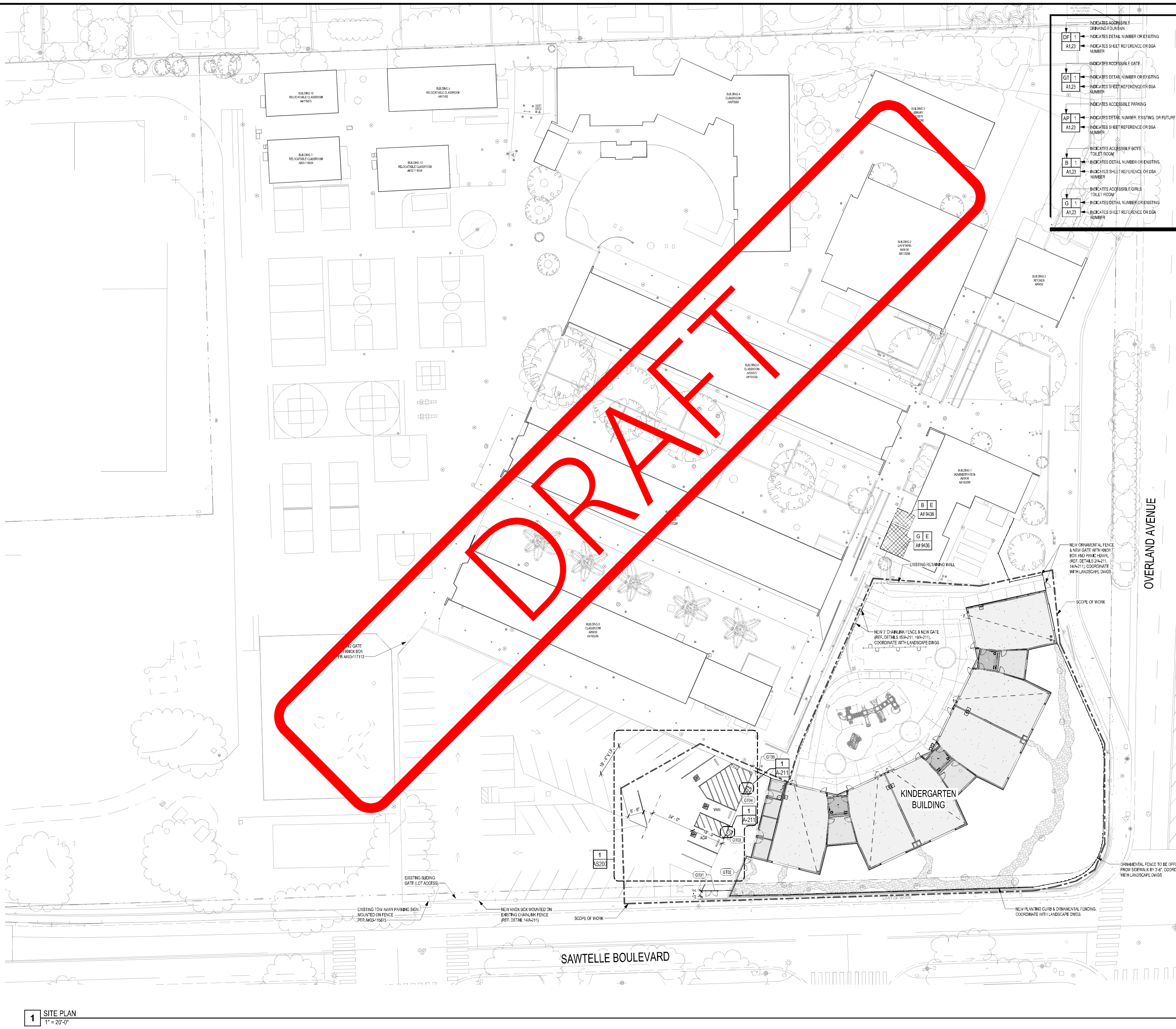


1 SITE PLAN
1" = 20'-0"

GENERAL SITE NOTES

1. ALL SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, PROPERTY LINES, METES & BOUNDS, CONTOURS, EXISTING BUILDINGS, EASEMENTS, TREES, WALKS, DRIVES, FENCES, ETC., TAKEN FROM SURVEY BY:
NV5
15092 AVENUE OF SCIENCE, SUITE 200
CONTACT: J BRALEY
(888)-385-0500
2. HUCKABEE AND ASSOCIATES, INC. ALONG WITH THEIR CONSULTANTS HAVE LOCATED, SHOWN , AND NOTED EXISTING SITE FEATURES INCLUDING BUT NOT LIMITED TO PROPERTY LINES, METES AND BOUNDS, GRADE CONTOURS, EXISTING STRUCTURES, EASEMENTS, TREES, FENCES, ROADWAYS, OVERHEAD AND UNDERGROUND UTILITIES, AND OTHER EXISTING FEATURES TO THE BEST OF OUR ABILITY BASED UPON OWNER PROVIDED SURVEYS, EXISTING CONSTRUCTION DOCUMENTS AND OTHER EXISTING DATA COLLECTION IN REGARDS TO THE SPECIFIED SITE. HUCKABEE AND ASSOCIATES, INC. NOR THEIR CONSULTANTS SHALL ASSUME ANY RESPONSIBILITY OR LIABILITIES IN REGARD TO THE ACCURACY OF THE ABOVE MENTIONED OWNER PROVIDED DATA.
3. IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE WHICH ARE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT.
4. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH ALL UTILITY ENTITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
6. REF. SHEET AS2.01 FOR DETAILS AND OTHER SITE IMPROVEMENT DETAILS.
7. FINISH GRADE AT PERIMETER OF THE BUILDING SHALL BE AS SHOWN ON SITE GRADING PLAN. REF. CIVIL DRAWINGS. SITE GRADES SHALL SLOPE UNIFORMLY AWAY FROM THE BUILDING AND INTERSECT WITH ELEVATIONS SHOWN.
8. REF. CIVIL DRAWINGS FOR ALL SITE DIMENSIONS
9. MAKE ALL SLOPES OF WALKS AND DRIVES COMPLY WITH FINISH ELEVATION SHOWN ON CIVIL DRAWINGS. THE LINE OF SLOPE SHALL FORM STRAIGHT LINES BETWEEN FINISH ELEVATIONS WHEN POSSIBLE AND GRADING CONTOURS WHEN STRAIGHT LINES ARE NOT POSSIBLE. VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECT ON JOB. REF. CIVIL.
10. ALL WALKS AND PLAZAS SHALL BE REINFORCED CONCRETE - REF. CIVIL FOR DETAILS. PROVIDE 1/2" EXPANSION JOINT AS SHOWN BY CIVIL OR AT 25'-0" O.C. MAX. AND AT ALL INSIDE CORNERS. PROVIDE TOOLED CONTROL JOINTS AT 5'-0" O.C.B.W. MAX OR AS SHOWN. SEE CIVIL FOR TYPICAL WALK AND JOINT DETAILS.
11. PROVIDE 1/2" EXPANSION JOINT ALONG BUILDING FOUNDATION OR BRICK WHERE CONCRETE WALK IS PRESENT. REF. CIVIL DRAWINGS FOR TYPICAL DETAIL.
12. PROVIDE 1/2" EXPANSION JOINT ALONG BACK OF CONCRETE CURB WHERE WALK IS PRESENT. REF. CIVIL DRAWINGS FOR CURB DETAILS
13. CONTRACTOR SHALL REMOVE ALL EXISTING OBSTRUCTIONS TO NEW CONSTRUCTION, PAVING, WALKS, AND ALL OTHER SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO EXISTING TREES, FENCES, CONCRETE, ROCKS, DEBRIS, POSTS, VEGETATION, UTILITIES (AS NOTED), AND OTHER ITEMS AS NOTED FOR CONSTRUCTION.
14. REF. ELECTRICAL DRAWINGS FOR OUTDOOR LIGHTING REQUIREMENTS.
15. REF. CIVIL DRAWINGS FOR SITE GRADING PLAN, SITE UTILITY PLAN (INCLUDING FIRE HYDRANT LOCATIONS), EROSION CONTROL PLANS, AND CURB AND PAVING REQUIREMENTS AND DETAILS.
16. REF. CIVIL SHEETS FOR SITE GRADING CONTOURS. CONTRACTOR SHALL MAKE ALL CUTS AND FILLS REQUIRED TO ACCOMPLISH ALL WORK SHOWN. GRADE SITE TO TOLERANCES SPECIFIED.
17. REF. CIVIL DRAWINGS FOR THICKNESS AND LOCATIONS OF ALL TYPES OF PAVING.
18. FIRE LANE STRIPING SHALL COMPLY WITH CITY OF CULVER CITY REQUIREMENTS AND NFPA.
19. PROVIDE DEDICATED STRUCTURAL CONCRETE FOUNDATION PAD FOR ALL ON-SITE ELECTRICAL TRANSFORMERS PER THE ELECTRICAL SERVICE PROVIDER REQUIREMENTS AND/OR SPECIFICATIONS.
20. PROVIDE DEDICATED STRUCTURAL CONCRETE FOUNDATION PAD FOR ALL ON-SITE GENERATORS AND ANY ASSOCIATED GENERATOR ENCLOSURES.

PROPERTY DESCRIPTION

1) OWNER INFORMATION
A. NAME : CULVER CITY UNIFIED SCHOOL DISTRICT
B. ADDRESS: ADMINISTRATION BUILDING 4034 IRVING PLACE, CULVER CITY, CA 90232-2810

2) PROPERTY INFORMATION
A. NAME: EL RINCON ELEMENTARY SCHOOL
B. ADDRESS: 11177 OVERLAND AVE., CULVER CITY, CA 99230

3) LEGAL DESCRIPTION
. NEW KINDERGARTEN BUILDING AND DEMOLITION OF EXISTING BUILDINGS

PARKING COUNT PER CBC TABLE 11B-208.2

TYPE	REQUIRED NO. OF SPACES	SPACES PROVIDED
STANDARD	N/A	53
ACCESSIBLE	3	2
ACCESSIBLE VAN	N/A	1
TOTAL		56

PROPERTY & PARKING NOTES

SYMBOL LEGEND

CHAINLINK FENCE (EXISTING)
CHAINLINK FENCE (NEW)
ORNAMENTAL FENCE (NEW)

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APPL. NO. 03-126029

DRAFT

DATE	DSA ISSUANCE
04/16/2026	DSA SUBMITTAL
09/11/2026	DSA RESUBMITTAL
	DSA APPROVAL
REV. DATE	DESCRIPTION

11177 OVERLAND AVE., CULVER CITY, CA 99230
CULVER CITY UNIFIED SCHOOL DISTRICT
CULVER CITY, CA 90232

ARCHITECT SEAL

LICENSED ARCHITECT LaTONYA WHITFIELD-HORHN NO. C-39299 REN. 09-30-27 STATE OF CALIFORNIA

CONSULTANT SEAL

Huckabee
www.huckabee-inc.com
800.687.1229

OVERALL SITE PLAN

PROJECT NO. 02003-02-01
DRAWN BY: Author
DATE: 04-16-2026
SHEET NO. AS100

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APPL. NO. 03-126029

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800.687.1229

OVERALL FLOOR PLAN

PROJECT NO. 02003-02-01
DRAWN BY: Author
DATE: 04-16-2026

SHEET NO. A-102

GENERAL FLOOR PLAN NOTES

NOTES:

1. THE CONTRACT DOCUMENTS ARE COMPRISED OF BOTH THE DRAWINGS AND THE SPECIFICATIONS.
2. ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS SHOWN ARE TO FACE OF FINISH.
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
4. SEE SPECIFICATIONS AND A600 SHEETS FOR ADDITIONAL WOOD STUD PARTITION REQUIREMENTS.
5. SEE PLUMBING PLANS AND ENLARGED FLOOR PLANS FOR LOCATIONS OF FIXTURES.
6. REF. DOOR SCHEDULES AND DETAILS FOR OPENING SIZES.
7. VERIFY ALL WOOD STUD OPENINGS WITH MANUFACTURERS' PRODUCTS (E.G. FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, ETC.).
8. PROVIDE WD. BLOCKING IN ALL GYP. BD. WALLS AS REQ'D. AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: HANDRAILS, TOILET ACCESSORIES, PROJECTORS, CASEWORK, TACK BD.'S, MARKER BD.'S, WALL STOPS & DOOR HOLDERS.

FLOOR PLAN LEGEND

APPLIES TO AREA PLANS

- P.S. — PROJECTION SCREEN REF. TYP. DET. ON A4 SHEETS
- X' M.B. — MARKERBOARD REF. TYP. DET. ON A4 SHEETS
- X' T.B. — TACKBOARD REF. TYP. DET. ON A4 SHEETS
- ELECTRIC WATER COOLER - REF PLUMBING PLAN.
- 1.01 — DOOR ASSEMBLY NUMBER - REF. SCHEDULE ON A3 SHTS.
- SF-A — WINDOW/STOREFRONT/CURTAIN WALL ASSEMBLY TYPE - REF. A3 SHTS.
- S01.01 — SPECIAL OPENING NUMBER (ROLLING DOOR) - REF. SCHEDULE ON A3 SHTS.
- 1 / A1.1 — CALLOUT REFERENCE
- SIM 1 / A101 — WALL SECTION REFERENCE XX / A101
- XXX' - X" FIN FLOOR — ELEVATION REFERENCE
- 1-01 ROOM — ROOM NUMBER & NAME
- DFA — DRINKING FOUNTAIN - REF. SHEET G-105

WALL LEGEND

PARTITION TYPE TAGS

A3 | D

WALL ASSEMBLY IN PLAN VIEW

LETTERS TO THE RIGHT INDICATE PARTITION HEIGHT, FIRE RATING AND ACOUSTICAL PROPERTIES.

- D — WALL TO DECK / STRUCTURE
- AD — ACOUSTICAL WALL TO DECK

EXTERIOR WALL TYPE TAGS

WXXX — WALL ASSEMBLY IN SECTION VIEW

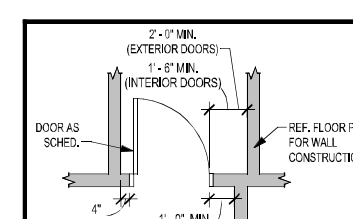
LETTER & NUMBER TO THE LEFT

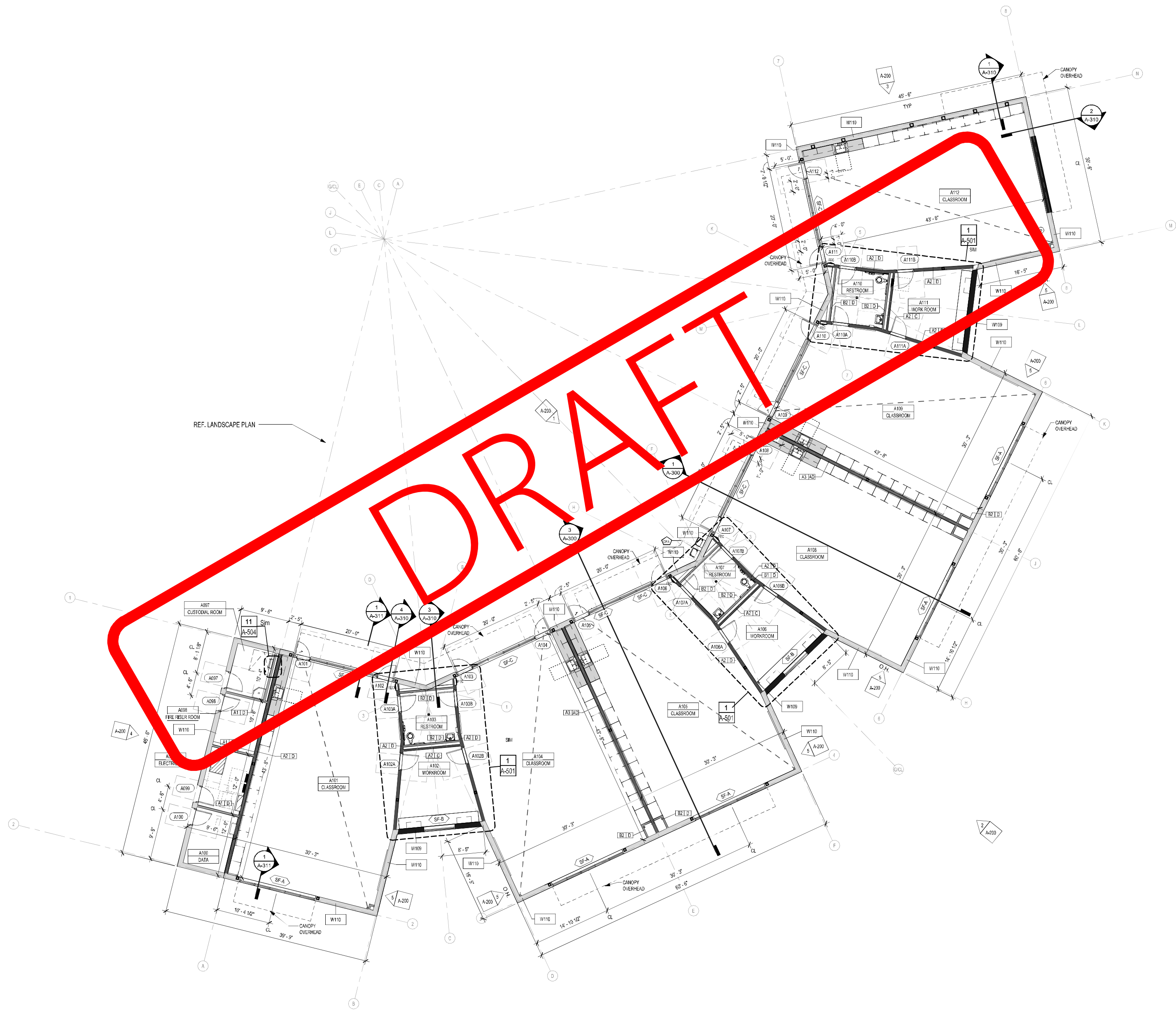
NOTES:

1. ANY UNTAGGED WALLS WHICH APPEAR INCONSISTENT WITH THE DESCRIPTIONS ABOVE SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO BIDDING.

REF. A/600 SHEET FOR EXTERIOR WALL TYPES AND INTERIOR PARTITION TYPE ASSEMBLIES.

DOOR LOCATION





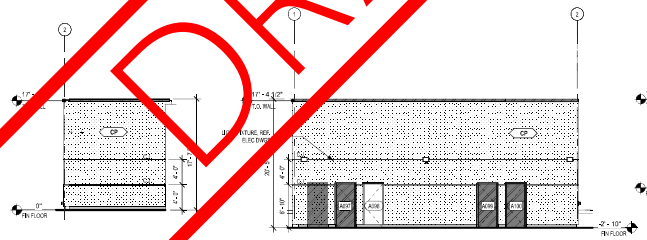
1 FLOOR PLAN - KINDERGARTEN - LEVEL 1
1/8" = 1'-0"

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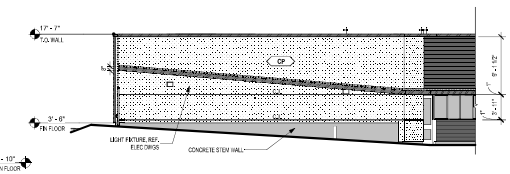
DRAFT

MATERIALS LEGEND		
	TYPE/ MANF.	DESCRIPTION
	CP	PLASTER WALL AS SCHEDULED, BEHR PAINT - EGGSHELL - ULTRA PURE WHITE
	SP	SLIDING PANEL AS SCHEDULED, BEHR PAINT - EGGSHELL - POSSESSION
		BEHR PAINT - EGGSHELL - TIRE CRACKER
		BEHR PAINT - EGGSHELL - CLASSIC SILVER

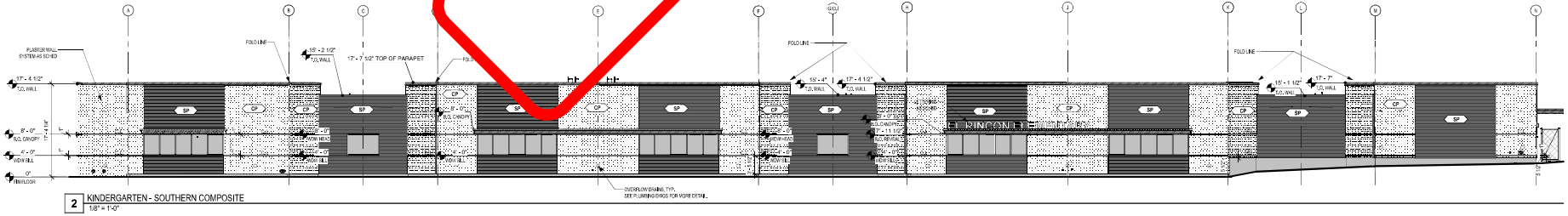


5 KINDERGARTEN - SIDE WALLS
1/8" = 1'-0"

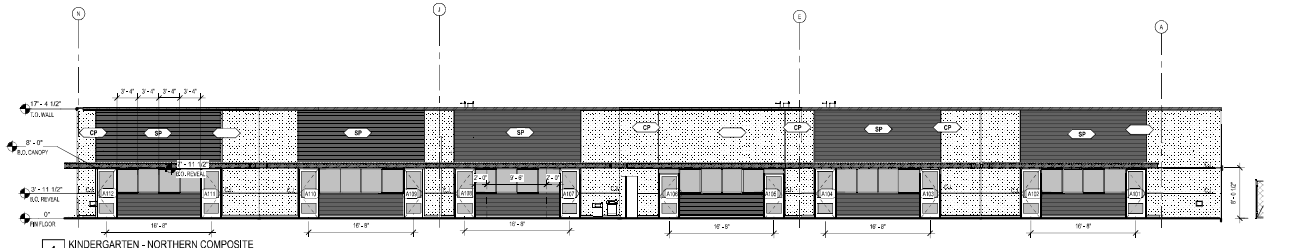
4 KINDERGARTEN - WEST
1/8" = 1'-0"



3 KINDERGARTEN - NORTH-EAST
1/8" = 1'-0"



2 KINDERGARTEN - SOUTHERN COMPOSITE
1/8" = 1'-0"



1 KINDERGARTEN - NORTHERN COMPOSITE
1/8" = 1'-0"

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CULVER CITY UNIFIED SCHOOL DISTRICT
CULVER CITY, CA 90232

ARCHITECT SEAL

LICENSED ARCHITECT
JOSEPH MATTHEW HUCKABEE
NO. C-39299
REN. 09-30-27
STATE OF CALIFORNIA

CONSULTANT SEAL

Huckabee
www.huckabee-inc.com
800.487.3339

KINDERGARTEN 4 -
EXTERIOR ELEVATIONS

PROJECT NO.	SHEET NO.
DRAWN BY: Author	A-200
DATE: 04-16-2026	

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