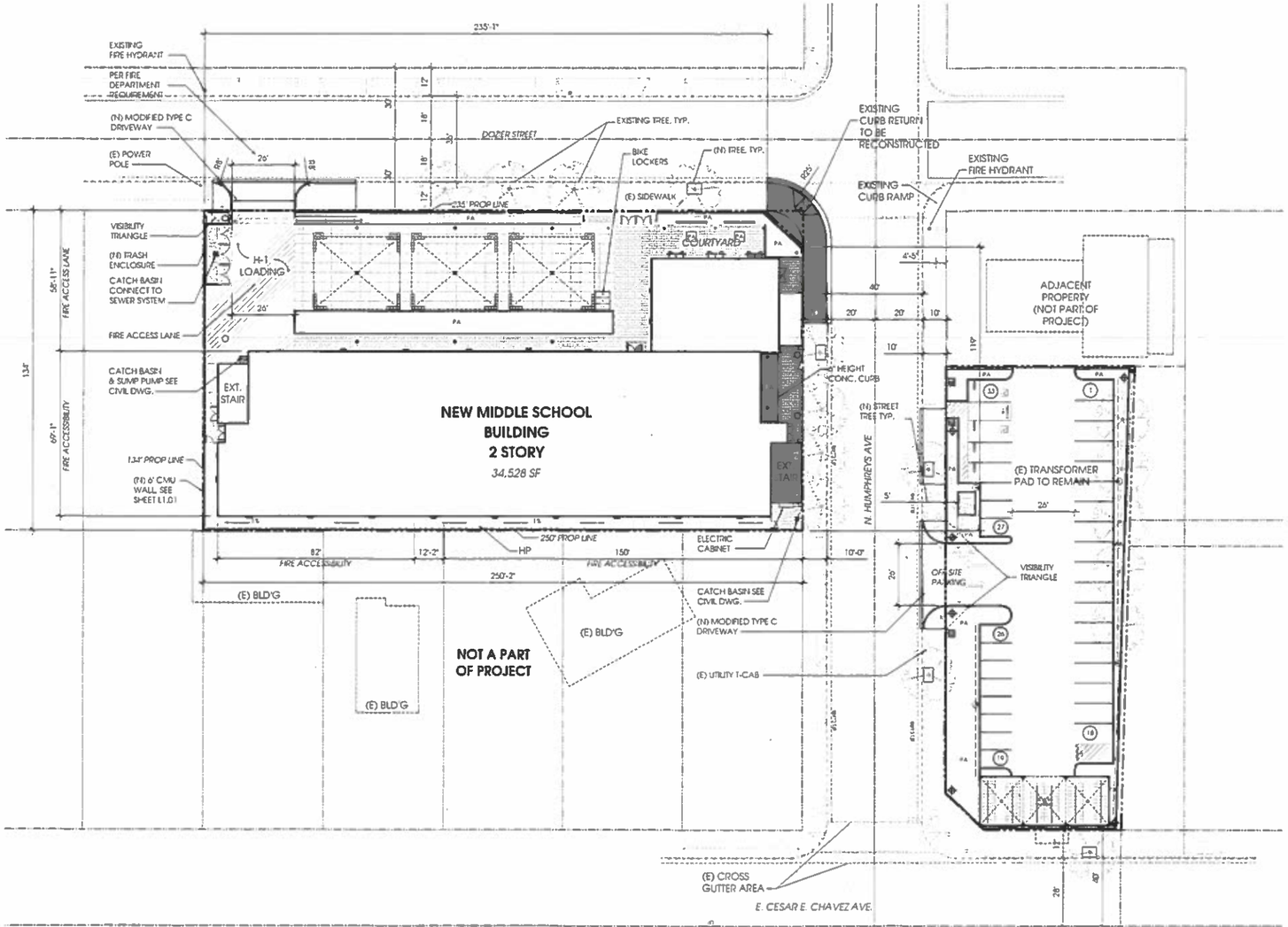

1 SITE PLAN
SCALE: 1"=20'-0"

2 FIRE HYDRANT LOCATIONS
SCALE: NTS

AREA SUMMARY: (NET SF)

1ST FLOOR

ADMINISTRATION:	1,115 SF
CLASSROOMS (13, EACH AT 750 SF):	9,750 SF
MPR:	2,008 SF
FOOD PREP:	187 SF
LOBBY, STAIR NO. 1	649 SF
STAIR NO. 2 AND STAIR NO. 3	585 SF
CORRIDORS:	2,006 SF
TOILET ROOMS	701 SF
ANCILLARY SPACES (MACHINE RM, STORAGE, JANITOR, MDF:	322 SF
FIRST FLOOR:	17,323 SF (NET)
CLASSROOMS (15, EACH AT 750 SF):	11,250 SF
LOBBY:	338 SF
STAIR NO. 2 AND STAIR NO. 3	585 SF
CORRIDORS	1,896
TOILET ROOMS	684 SF
IDF STORAGE:	232 SF
SECOND FLOOR:	14,985 SF (NET)
TOTAL:	32,308 SF (NET)

AREA SUMMARY - GROSS SF
1ST FLOOR: 18,404 SF (GROSS)
2ND FLOOR: 16,120 SF (GROSS)
TOTAL: 34,528 SF

LANDSCAPE AREA
CAMPUS SITE: 2,143 SF
PARKING SITE: 2,757 SF

EARTHWORK VOLUMES
CUT: 730.44 (cy)
FILL: 502.46 (cy)
OVER EXCAVATION/ ALLUVIAL REMOVAL & COMPACTION: 4,109.81 (cy)
15% SHRINKAGE: 691.84 (cy)
IMPORT: 463.86 (cy)
EXPORT LOCATION: CERTIFIED LANDFILL

NOTE: AUTOMATIC FIRE SPRINKLER SYSTEM TO BE INSTALLED PER NFPA 13

ACCESS REQUIREMENTS

1. ALL ON-SITE FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE LABELLED AS "PRIVATE DRIVEWAY AND FIRE LANE" ON THE SITE PLAN ALONG WITH THE WIDTHS CLEARLY DEPICTED ON THE PLAN. LABELING IS NECESSARY TO ASSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION ALLOWS FOR APPROPRIATE SIGNAGE PROHIBITING PARKING.

2. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

3. ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32, COUNTY OF LOS ANGELES FIRE CODE.

4. THE FIRE APPARATUS ACCESS ROADS AND DESIGNATED FIRE LANES SHALL BE MEASURED FROM FLOW LINE TO FLOW LINE.

5. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. FIRE CODE 503.1.1 & 503.2.2.

A. THE FIRE APPARATUS ACCESS ROAD SHALL BE CROSS-HATCH ON THE SITE PLAN, AND THE WIDTH SHALL BE CLEARLY NOTED

6. THE DIMENSIONS OF THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.2.1

7. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 LBS., AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3.

8. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING – FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3

9. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

A. CLEARLY IDENTIFY FIREFIGHTER WALKWAY ACCESS ROUTES ON THE SITE PLAN. INDICATE THE SLOPE AND WALKING SURFACE MATERIAL. CLEARLY SHOW THE REQUIRED WIDTH

10. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES, OR THE USE OF TRAFFIC CALMING DEVICES, INCLUDING BUT NOT WIDTH SHALL BE CLEARLY NOTED.SLOPE AND WALKING SURFACE MATERIAL. CLEARLY SHOW THE REQUIRED WIDTH.,LIMITED TO: SPEED BUMPS OR SPEED HUMPS. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTION 503.2.1 SHALL BE MAINTAINED AT ALL TIMES. FIRE CODE 503.4

11. SECURITY BARRIERS, VISUAL SCREEN BARRIERS OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE ROOF OF ANY BUILDING IN SUCH A MANNER AS TO OBSTRUCT FIREFIGHTER ACCESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 48 INCHES FROM THE TOP OF THE PARAPET TO THE ROOF SURFACE ON MORE THAN TWO SIDES. FIRE CODE 504.5

A. CLEARLY INDICATE THE HEIGHT OF ALL PARAPETS IN A SECTION VIEW.

12. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

WATER SYSTEM REQUIREMENTS

1. CONFIRM THE LOCATION OF THE PUBLIC FIRE HYDRANTS NOTED ON THE SITE PLAN BY THE FIRE DEPARTMENT. THE TWO PUBLIC FIRE HYDRANTS ARE REQUIRED TO BE FLOW TESTED BY THE LOCAL WATER PURVEYOR.

A. SUBMIT THE COMPLETED ORIGINAL COPY OF THE FIRE FLOW AVAILABILITY FORM (FORM 196). THE FIRE FLOW DATA SHALL BE SUBMITTED TO THE COUNTY OF LOS ANGELES FIRE DEPARTMENT LAND DEVELOPMENT UNIT PRIOR TO THE ISSUANCE FOR CLEARANCE FOR THE PROPOSED TO PROCEED TO THE PUBLIC HEARING PROCESS. A FIRE HYDRANT UPGRADE IS NOT NECESSARY IF EXISTING HYDRANTS MEET THE FIRE FLOW REQUIREMENTS.

2. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

3. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

4. THE REQUIRED FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS FOR THIS PROJECT IS 5000 GPM AT 20 PSI RESIDUAL PRESSURE FOR 4 HOURS. THREE (3) PUBLIC FIRE HYDRANTS FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 & APPENDIX B105.1

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CONSTRUCTION DOCUMENTS
07.05.16

Seal/Signature

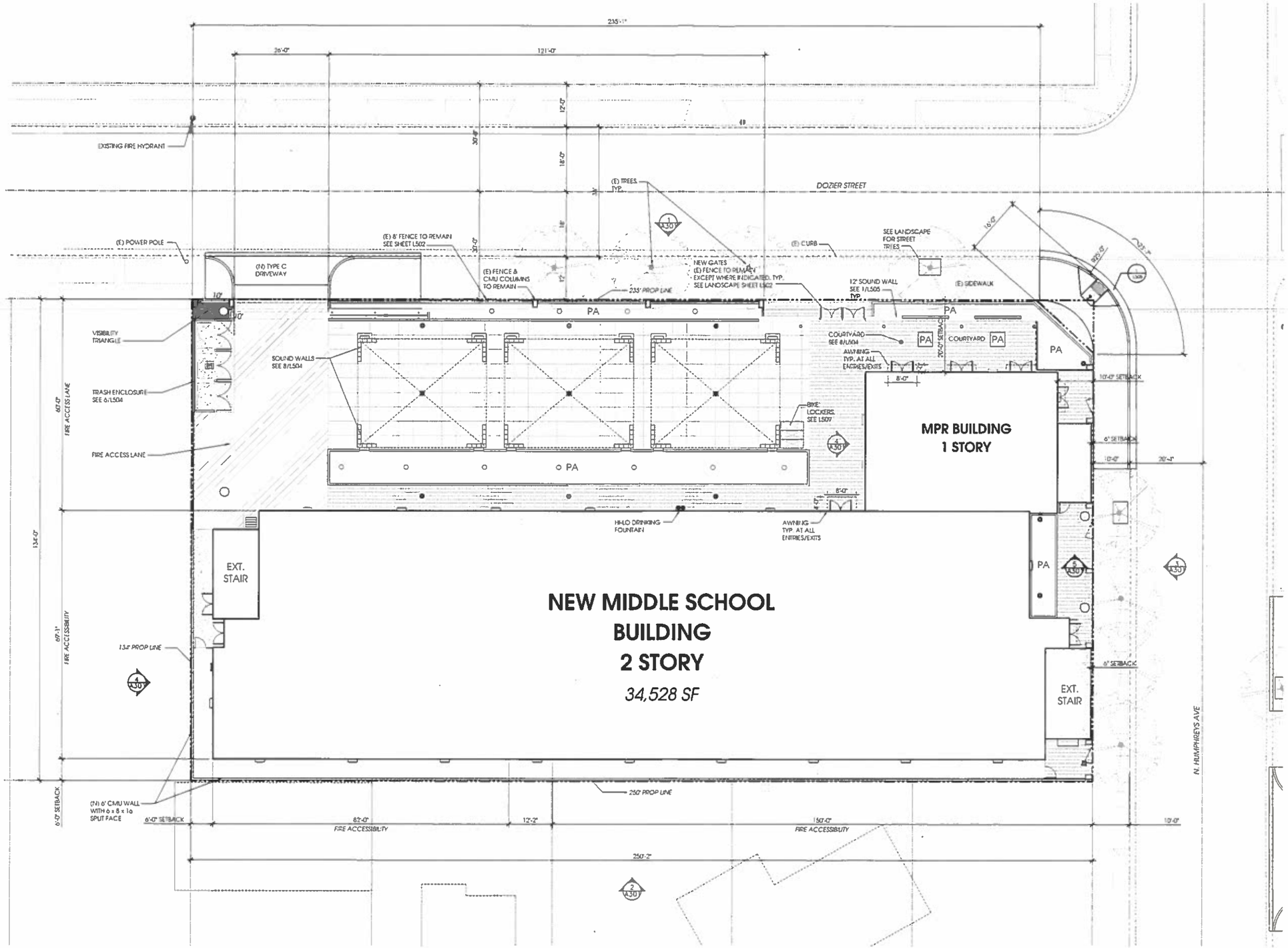
Revision Description	By	Date

Project Name
Pacific Charter Middle School
Project No | Issued Date
18-16 | 04.19.2016
Designed By | Drawn By
FV | TA

Description
SITE PLAN

SCALE 1/16"=1'-0"

Drawing No
A101



NOTES:

1. SEE LANDSCAPE CONSTRUCTION PLAN L101 FOR SITE CONSTRUCTION DETAILS.
2. SEE ELECTRICAL PLAN FOR SITE LIGHTING
3. SEE CIVIL DRAWINGS FOR SITE DRAINAGE.

1 SITE PLAN
SCALE: 1"=10'-0"

PACIFIC CHARTER SCHOOL DEVELOPMENT

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CONSTRUCTION DOCUMENTS
07.05.16

Seal/Signature

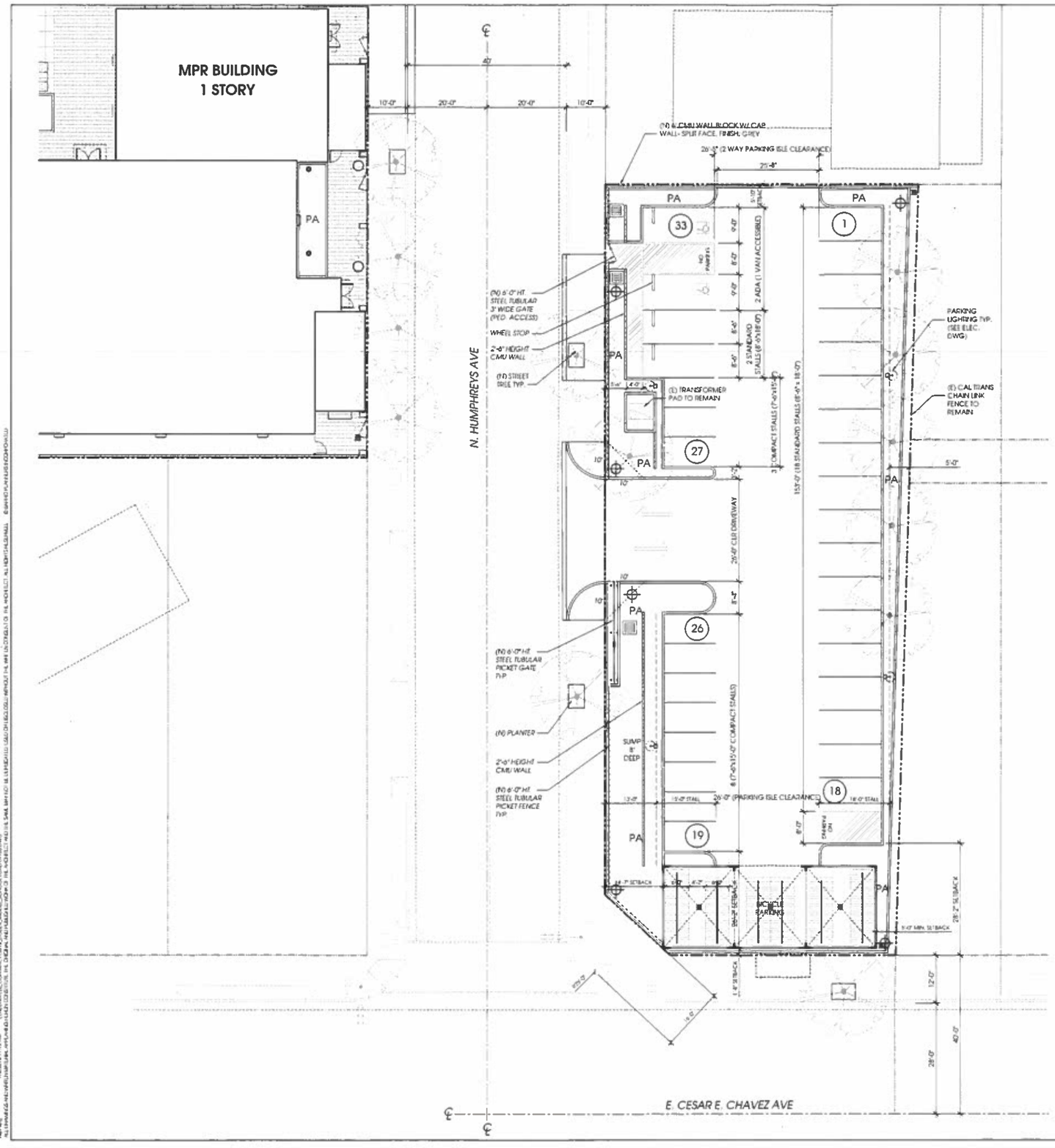
Revision Description By Date

Project Name
Pacific Charter Middle School
Project No. 3616
Issued Date 04.19.2016
Designed By FV
Drawn By TA

Description
SITE PLAN - ENLARGED

SCALE 1/8"=1'-0"

Drawing No.
A102



1 SITE PLAN
SCALE: 1"=10'-0"

PARKING REQUIREMENTS

PER: 22.52.1200 - SCHOOLS.

B.
EVERY OTHER BUILDING USED AS A SCHOOL AUDITORIUM OF A SCHOOL IN WHICH ANY PUPIL IS IN A GRADE HIGHER THAN THE SIXTH SHALL HAVE, WITHIN 500 FEET THEREOF, ONE AUTOMOBILE PARKING SPACE FOR EACH FIVE PERSONS, BASED ON THE OCCUPANT LOAD OF THE LARGEST AUDITORIUM OR ROOM USED FOR PUBLIC ASSEMBLY, AS DETERMINED BY THE COUNTY ENGINEER.
(ORD. 83-0161 § 59, 1983. ORD. 1494 CH. 7 ART. 3 § 703.2, 1927.)

OCCUPANCY OF LARGEST ROOM FOR PUBLIC ASSEMBLY: 134 PERSONS
PARKING STALLS REQUIRED: 134 PERSONS/ 5 PERSONS = 27 PARKING STALLS
PROVIDED: 33 STALLS INCLUDING 3 ADA (1 VAN ACCESSIBLE).

WHERE 1 PARKING SPACE IS REQUIRED TO BE HANDICAPPED ACCESSIBLE WHEN 1-40 PARKING STALLS PROVIDED. PER SECTION 22.52.1070.

BIKE PARKING REQUIREMENTS

PER: 22.52.1220 - BIKE PARKING AND RELATED FACILITIES:
A.
FOUR SPACES PER EACH CLASSROOM (FOUR SPACE MINIMUM) SHORT TERM AND ONE SPACE PER EACH 10 CLASSROOMS (TWO SPACE MINIMUM) FOR LONG TERM ARE REQUIRED FOR SCHOOLS, INCLUDING TRADE SCHOOLS, COLLEGES, UNIVERSITIES, AND PRIVATE ELEMENTARY, MIDDLE, AND HIGH SCHOOLS.

TOTAL CLASSROOMS: 28
28 x 4 = 112 BICYCLE SPACES REQUIRED: 112 PROVIDED
28 / 10 = 3 LONG TERM SPACES REQUIRED: 3 PROVIDED

TOTAL BICYCLE PARKING REQUIRED: 115

NOTES:

1. SEE LANDSCAPE CONSTRUCTION PLAN L101 FOR SITE CONSTRUCTION DETAILS.
2. SEE ELECTRICAL PLAN FOR SITE LIGHTING
3. SEE CIVIL DRAWINGS FOR SITE DRAINAGE.

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CONSTRUCTION DOCUMENTS
07.05.16

Seal/Signature

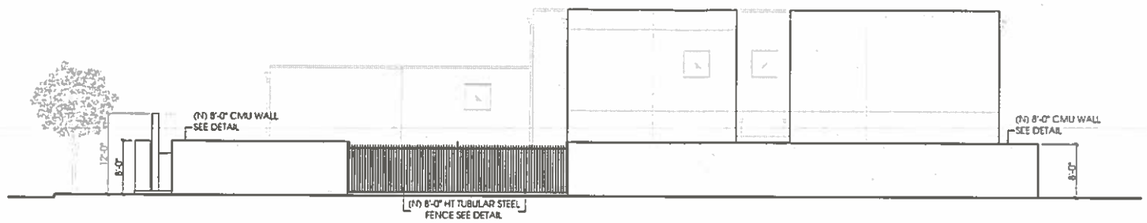
Revision Description	By	Date

Project Name
Pacific Charter Hillside School
Project No: 16-1
Issued Date: 04.19.2016
Designed By: RV
Drawn By: TA

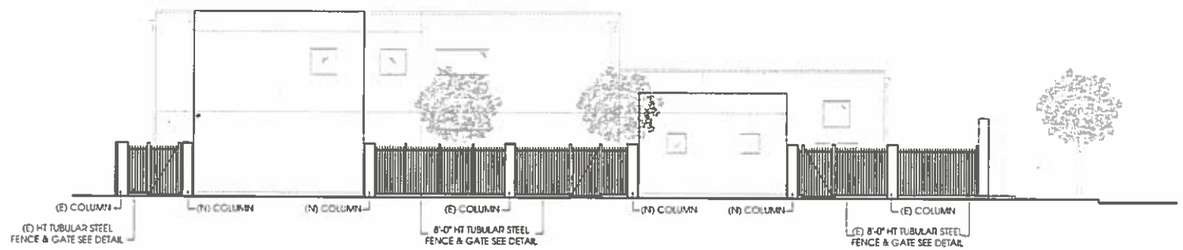
Description
ENLARGED SITE PLAN (PARKING LOT)

SCALE: 1"=10'-0"

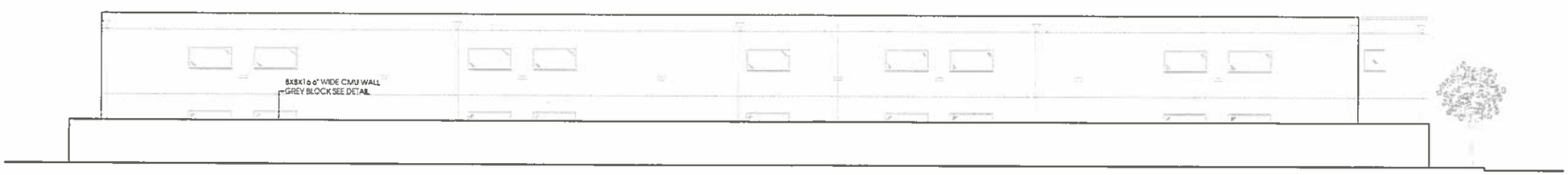
Drawing No
A103



4 | WEST ELEVATION
SCALE:1/8"=1'-0"



3 | EAST ELEVATION
SCALE:1/8"=1'-0"



2 | SOUTH ELEVATION
SCALE:1/8"=1'-0"

1 | NORTH ELEVATION
SCALE:1/8"=1'-0"

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CONSTRUCTION DOCUMENTS
07.05.16

Seal/Signature

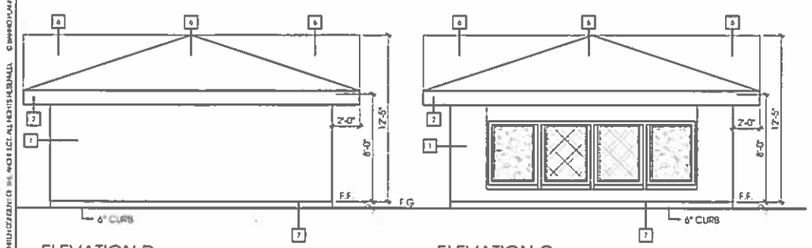
Revision Description By Date

Project Name
Pacific Charter Middle School
Project No
Issued Date
Designed By
Drawn By

Description
FENCE ELEVATIONS (CAMPUS)

SCALE 1/8"=1'-0"

Drawing No
L600

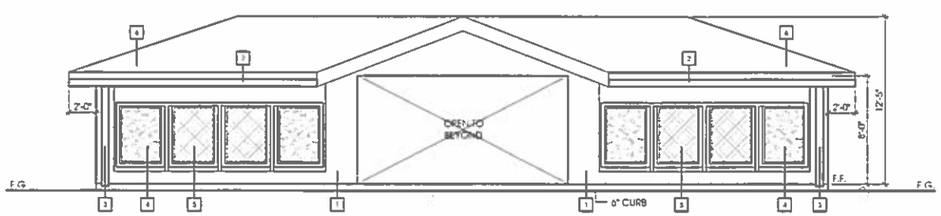


ELEVATION D

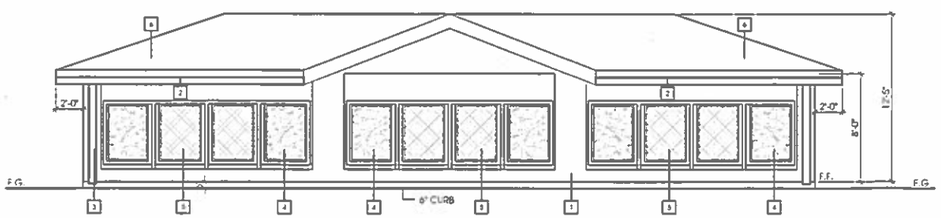
ELEVATION C

KEYNOTES

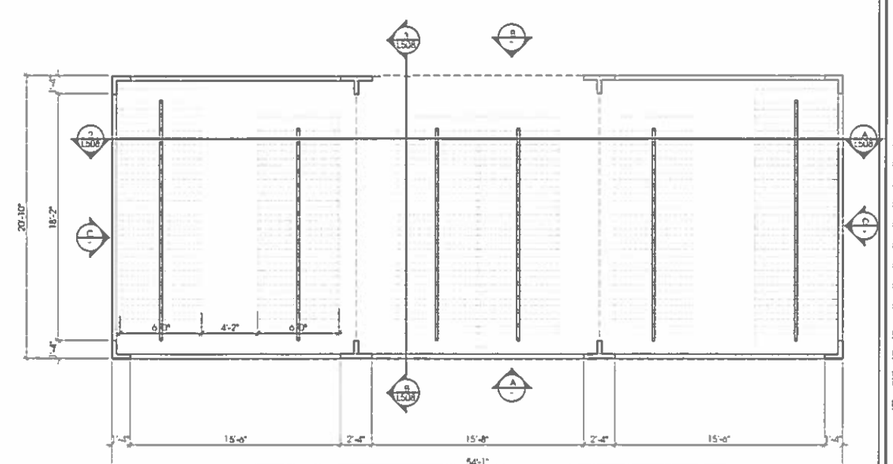
1. STUCCO FINISH
2. FASCIA BOARD W/ 6" G.I. GUTTER
3. G.I. DOWNSPOUT
4. DECORATING STEEL WROUGHT IRON PANEL
5. 2" SQUARE WIRE SCREEN PANEL
6. "S" SHAPE LT. WT. MISSION TILE
7. WEEL SCREED



ELEVATION B



ELEVATION A



1 BICYCLE PARKING ENLARGED PLAN
SCALE: 1/4"=1'-0"

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CONSTRUCTION DOCUMENTS
07.05.16

Seal/Signature

Revision Description By Date

Project Name
Pacific Charter Middle School
Project File
Issued Date
Designed By
Drawn By
FV
PQ

Description
DETAILS
BIKE SHELTER ELEVATIONS

SCALE AS NOTED

Drawing No
L507

Sheet # of #
Rev.