

PURPLE MAGPIE MANDARIN

11134-11136 WASHINGTON BLVD., CULVER CITY, CA 90232

Planning 2nd Submittal

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- DESIGN SUMMARY
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PROJECT SUMMARY

LEGAL DESCRIPTION:

APN: 4213-011-025
LOTS 36 AND 37 TR NO.9648, MB.142-13-15

CONSTRUCTION:

EXISTING: TYPE III-B
PROPOSED: TYPE III-A (FULLY SPRINKLERED)

FIRE ZONE: II

BUILDING USE:

EXISTING: OFFICE
PROPOSE: CHILDREN DAY CARE CENTER

OCCUPANCY GROUP:

EXISTING: F-2
PROPOSED: I-4

LOT AREA: 5500 SF

EXISTING BUILDING AREA:

1ST FLOOR	2000SF GROSS	1653SF NET
2ND FLOOR	1750SF GROSS	1587SF NET
TOTAL:	3750SF GROSS	3240SF NET

PROPOSED BUILDING AREA:

1ST FLOOR	2000SF GROSS	1653SF NET
2ND FLOOR	2063SF GROSS	1900SF NET
TOTAL:	4063SF GROSS	3553SF NET

SITE COVERAGE: 2000SF/5500SF = 0.36

PROPOSED LANDSCAPE AREA: 1758SF

SET BACK:

FRONT YARD SET BACK:
EXISTING:2'-3 1/2" PROPOSED: 2'-3 1/2"

REAR YARD SET BACK:

EXISTING:66'-11" PROPOSED: 66'-11"

PARKING:

NO ON-SITE PARKING PROVIDED
ONLY PROVIDE 3 TEMPORARY LOADING SPACE FOR PICKUP
AND DROP-OFF

BICYCLE PARKING:

PROVIDED: 2 SHORT-TERM, 2 LONG-TERM

PROJECT DESCRIPTION/ SCOPE OF WORK:

1. CONVERT EXISTING OFFICE BUILDING TO CHILDREN DAY CARE CENTER WITH OUTDOOR PLAY AREA
2. INTERIOR TENANT IMPROVEMENT OF 4063 SF
3. INSTALL NEW EXTERIOR WOOD FENCING
4. INSTALL NEW TRASH ENCLOSURE
5. INSTALL NEW EXTERIOR STAIRCASE AND DECK
6. INSTALL STEEL SUPPORT FOR RETRACTABLE SHADE SYSTEM
7. REFINISH AND PAINT EXTERIOR BUILDING FACADE

DESIGN SUMMARY

	OUTDOOR SPACE	STAFF	PARKING	INDOOR SPACE	RESTROOM	KITCHEN
REQUIREMENT	<p>- 75 SF PER CHILD WITH ALTERNATING SCHEDULE</p> <p><i>(NO MORE THAN 30 KIDS USING THE PLAYGROUND AT ANY TIME)</i></p>	<p>-1 TEACHER FOR 12 PRESCHOOLER -1 TEACHER & 1 AIDE SUPERVISE MAX 15 PRESCHOOLERS. -1 DIRECTOR</p>	<p>- NO PARKING REQUIRED - OFF-STREET DROP-OFF & PICK UP AREA</p>	<p>- 35SF PER CHILD</p>	<p>- 1 TOILET&1 HAND SINK PER 15 CHILDREN</p>	<p>- ADEQUATE DRY STORAGE</p> <p>- EQUIPMENT REQUIRED: - 3COMP SINK - HAND SINK - PREP SINK</p>
CODE	<p>CHILD CARE REGULATION, TITLE 22, DIVISION 12: 101238.2</p> <p>101238.2 OUTDOOR ACTIVITY SPACE</p> <p>(a) There shall be at least 75 square feet per child of outdoor activity space based on the total licensed capacity.</p> <p>(1) The following areas shall not be included in the calculation of outdoor activity space:</p> <p>(A) Swimming pools and adjacent pool decking.</p> <p>(B) Natural or man-made hazards such as canals, cliffs, condemned buildings, creeks, lakes, ocean fronts, mines, power lines, quarries, rivers, ravines, swamps, watercourses and areas subject to flooding.</p> <p>(b) The outdoor activity space shall be situated to:</p> <p>(1) Provide a shaded rest area for the children.</p> <p>(2) Permit children to reach the outdoor activity space safely.</p> <p>(c) Equipment and activity areas shall be arranged so that there is no hazard from conflicting activities.</p> <p>(d) The surface of the outdoor activity space shall be maintained:</p> <p>(1) In a safe condition for the activities planned.</p> <p>(2) Free of hazards including, but not limited to, holes, broken glass and other debris, and dry grasses that pose a fire hazard.</p>	<p>Cal. Code Regs. Tit. 22, § 101216.3 - Teacher-Child Ratio</p> <p><small>State Regulations - California</small></p> <p>(a) There shall be a ratio of one teacher equally observing and supervising no more than 12 children in attendance, except as specified in (b) and (c) below.</p> <p>(1) The number of children in attendance shall not exceed licensed capacity.</p> <p>(2) If the number of children in attendance exceeds the licensed capacity, the teacher shall be in charge of a group of not more than 12 children.</p> <p>(b) Exception: One teacher supervising no more than 15 preschool children in a classroom in a licensed child care center.</p> <p>(c) A ratio of one fully qualified teacher per specified Section 101212.3(b) and one aide for every 10 children in attendance in a parent/helper program is allowed when the site meets the qualifications specified in Section 101212.3(b).</p> <p>(d) This ratio does not apply to children enrolled in an after-school center or a school-age child care center.</p>	<p>CULVER CITY MUNICIPAL CODE</p> <p>§ 17.208.02 - NUMBER OF PARKING SPACES REQUIRED.</p> <p>There shall be adequate on-site parking for any new, altered or expanded facility as determined through a Comprehensive Plan. Any parking provided voluntarily or otherwise, shall comply with the development standards outlined in the Chapter or other applicable portion of the Code.</p> <p>(Ord. No. 2005-027 § 1 (part), Ord. No. 2013-054 § 2 (part), Ord. No. 2015-008 § 1 (part), Ord. No. 2014-002 § 1 (part), Ord. No. 2017-002 § 2 (part), Ord. No. 2018-011 § 1 (part), Ord. No. 2019-001 § 1 (part), Ord. No. 2020-002 § 1 (part), Ord. No. 2020-012 § 2 (part), Ord. No. 2021-003 (part), Ord. No. 2021-012 § 1 (part), Ord. No. 2022-001 § 2 (part), Ord. No. 2022-004)</p> <p>§ 17.208.02 ALTERNATIVE PARKING PROVISIONS.</p> <p>Where conditions preclude the provision of parking spaces in accordance with the standards of § 17.208.02, the following procedures for alternative parking are available, subject to City approval:</p> <p>A. Public Parking Facilities (PPF) Zoned Property. Off-site parking in public parking facilities in the PPF Zone may be allowed, subject to the following:</p> <ol style="list-style-type: none"> Off-Site Parking Plan required. A City-approved Off-Site Parking Plan shall be required for use of a public parking facility. Public parking facility location. The proposed off-site public parking facility location shall be identified in the off-site parking plan and shall be within 750 feet legal walking distance measured from the primary entrance of the land use to the public parking facility site, or other distance as determined by the City to be appropriate. Project description. The proposed land use(s), tenancy(ies) and hours of operation of the project shall be identified in the Off-Site Parking Plan. Lease required. A City-approved parking lease of a duration determined by the City shall be required for use of the public parking facility. City Council Approval. The Off-Site Parking Plan and parking lease is subject to City Council approval. <p>B. Regular Transit and Bicycle Share/Shared Parking Districts. Parking Districts for the parking proposed Transfer Fleet and Empty Bicycles/Share areas located within the CD zone shall be established as outlined in Map 4-1 and Map 4-2, in addition to the general parking standards of this Chapter parking in the Districts are subject to the following Parking District standards:</p> <ol style="list-style-type: none"> Automated Parking. Automated and semi-automated and stacked parking may be provided on-site or off-site within the Parking District subject to Parking Plan approved by the Director subject to the following: <ol style="list-style-type: none"> Site Plan. Submittal of a site plan prepared by a design professional indicating all structures, the automated, semi-automated or stacked parking location, number of parking stalls, parking facility address and address of the property served by the parking, site ingress and egress location(s), proposed quantity location (if any), and the identification of adjacent land uses. Operations Plan. Submittal of an operations plan describing the number of parking attendants and working hours, and methods for automatic storage and retrieval during non-business hours. Permanent Structure. All automated and semi-automated parking shall be located within a permanent structure and equipped with parking attendant service during all hours of parking operation. Technical Studies. Submittal of technical studies demonstrating that the proposed design and operation of the automated or semi-automated parking will not be detrimental to surrounding uses and properties in the vicinity related to noise, visual impacts, area parking and circulation and existing on-site improvements. Banking System. Circumstances that the automated semi-automated or stacked parking is serviced with alternative back-up power to allow emergency operation of the parking system. Inspection Report. A maintenance inspection report for any automated semi-automated or stacked parking facility proposed on-site or off-site of the applicant shall be submitted annually to the Planning Director for review. <p>2. Managed Parking. Managed or valet parking may be provided for all on-site or off-site parking within the Parking Districts subject to Parking Plan approved by the Director which shall include: (a) the total parking spaces provided; (b) the hours and method of parking operation; (c) number of parking attendants serving the parking facility; and (d) methods for management of the parking facility during non-operating hours.</p> <ol style="list-style-type: none"> Compact Spaces. Except as otherwise provided in Section 7.208.02 compact spaces of 7 feet, 6 inches by 15 feet, may be provided for up to 20 percent of on-site or off-site parking within the Parking Districts. 	<p>TITLE 22, DIVISION 12: 101238.3</p> <p>101238.3 INDOOR ACTIVITY SPACE</p> <p>(a) There shall be at least 35 square feet of indoor activity space per child based on the total licensed capacity.</p> <p>(1) Bathrooms, halls, offices, isolation areas, food-preparation areas and storage places shall not be included in the calculation of indoor activity space.</p> <p>(2) Floor space occupied by shelves, permanent built-in cabinets, space used to meet the requirements of Section 101238.4, and office equipment shall not be included in the calculation of indoor activity space.</p> <p>(3) Floor area under tables, desks, chairs and other equipment intended for use as part of children's activities shall be included in the calculation of indoor activity space.</p> <p>(b) The floors of all rooms shall have a surface that is safe and clean.</p>	<p>TITLE 22, DIVISION 12: 101239</p> <p>(b) Based on the total licensed capacity, one toilet and one handwashing fixture shall be maintained for every 15 children or fraction thereof.</p>	<p>LA COUNTY HEALTH REQUIREMENT- COMMERCIAL KITCHEN</p>
CACULATION	<p>2318 SF OUTDOOR SPACE / 75 SF PER CHILD X 2 SHIFTS= 60 CHILDREN (MAX)</p> <p>Alternate schedule - double capacity</p> <p>PROPOSED: 60 CHILDREN</p>	<p>- 15 CHILDREN PER CLASSROOM - 1 TEACHER & 1 AIDE PER EACH CLASSROOM (4) = 8 STAFF - 1 DIRECTOR (DOUBLE COUNTED AS TEACHER)</p> <p>TOTAL: MIN. 8 STAFF</p>	<p>- PER PRELIMINARY DISCUSSION DURING COMMUNITY MEETING ON 5/9/2024: NO ON-SITE PARKING REQUIRED.</p>	<p>(REQUIRED) - 35 SF X 60 CHILDREN = 2100 SF - 2100 SF/ 4 CLASSROOM = MIN. 525 SF PER CLASSROOM</p> <p>(PROVIDED) - CLASSROOM 1: 595 SF - CLASSROOM 2: 597 SF - CLASSROOM 3: 553 SF - CLASSROOM 4: 553 SF</p>	<p>(REQUIRED) - 60 CHILD/15 = 4 TOILET & 4 HAND SINK</p> <p>- 1 TOILET AND 2 HAND SINK PER CLASSROOM - 4 CLASSROOM</p> <p>(PROVIDED) - 4 TOILET AND 8 HAND SINK FOR CHILDREN - 1 ADA RESTROOM FOR STAFF</p>	<p>- KITCHEN AND ADA RESTROOM(STAFF) BOTH ON LEVEL 2</p> <p>- DRY STORAGE 96 LINEAR FEET (REQUIRED) 104 LINEAR FEET (PROVIDED)</p> <p>- EQUIPMENT: 3 COMP SINK (PROVIDED) DISH WASHER(PROVIDED) REACH-IN FRIDGE(PROVIDED) WORKTOP FREEZER(PROVIDED) FOOD WARMER(PROVIDED) HAND SINK(PROVIDED) PREP SINK (PROVIDED)</p>

EXISTING SITE PLAN

FOR REFERENCE

LEGEND

- CENTERLINE
- x-x- FENCE LINE
- EXISTING BUILDING
- - - RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ✱ PALM TREE
- CABLE T.V.
- FIBER OPTIC
- ELECTRIC VAULT/PULL BOX
- △ SET MONUMENT AS NOTED
- FOUND OR SET MONUMENT AS NOTED
- W M WATER METER
- P M PARKING METER
- STREET LIGHT PULL BOX
- IRON BOLLARD
- ⊥ CENTERLINE
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- NG NATURAL GRADE
- L&T LEAD AND TAG
- FL FLOW LINE
- TC TOP OF CURB
- FD FOUND
- CLF CHAINLINK FENCE

LEGAL DESCRIPTION

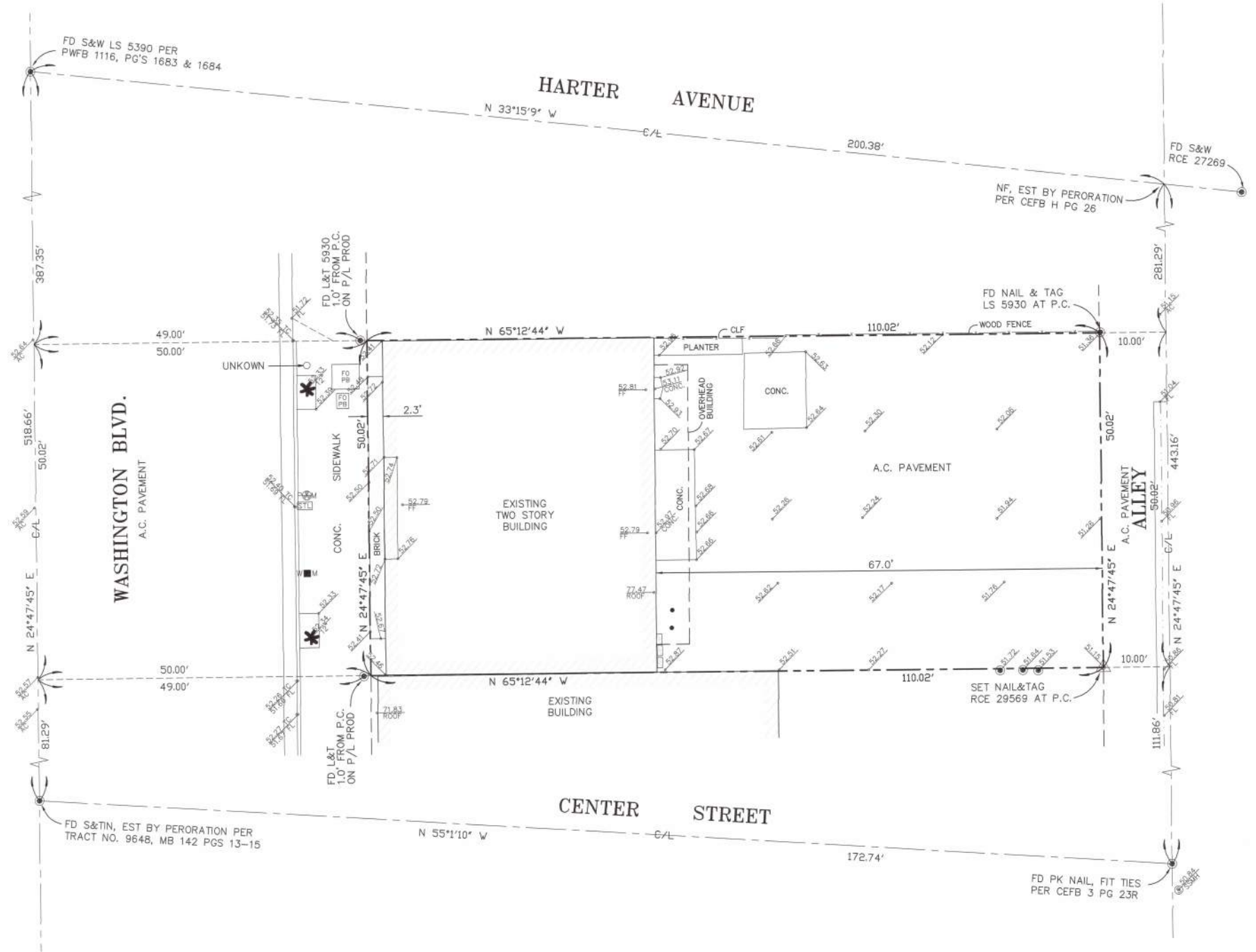
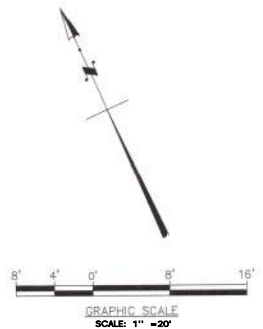
LOTS 36 AND 37 TRACT NO. 9648, MB. 142 PGS 13-15

BASIS OF BEARING

N24°47'45"E TRACT MAP 9648, MB. 142 PGS 13-15

BENCHMARK

ELEVATION= 64.559
 LA CITY SM ID: 17-10827
 NAVD 1988; ADJ 2000.
 SPK NW CURB WASHINGTON PL; 3.0' SW/O
 BCR SW/O McLAUGHLIN AVE.



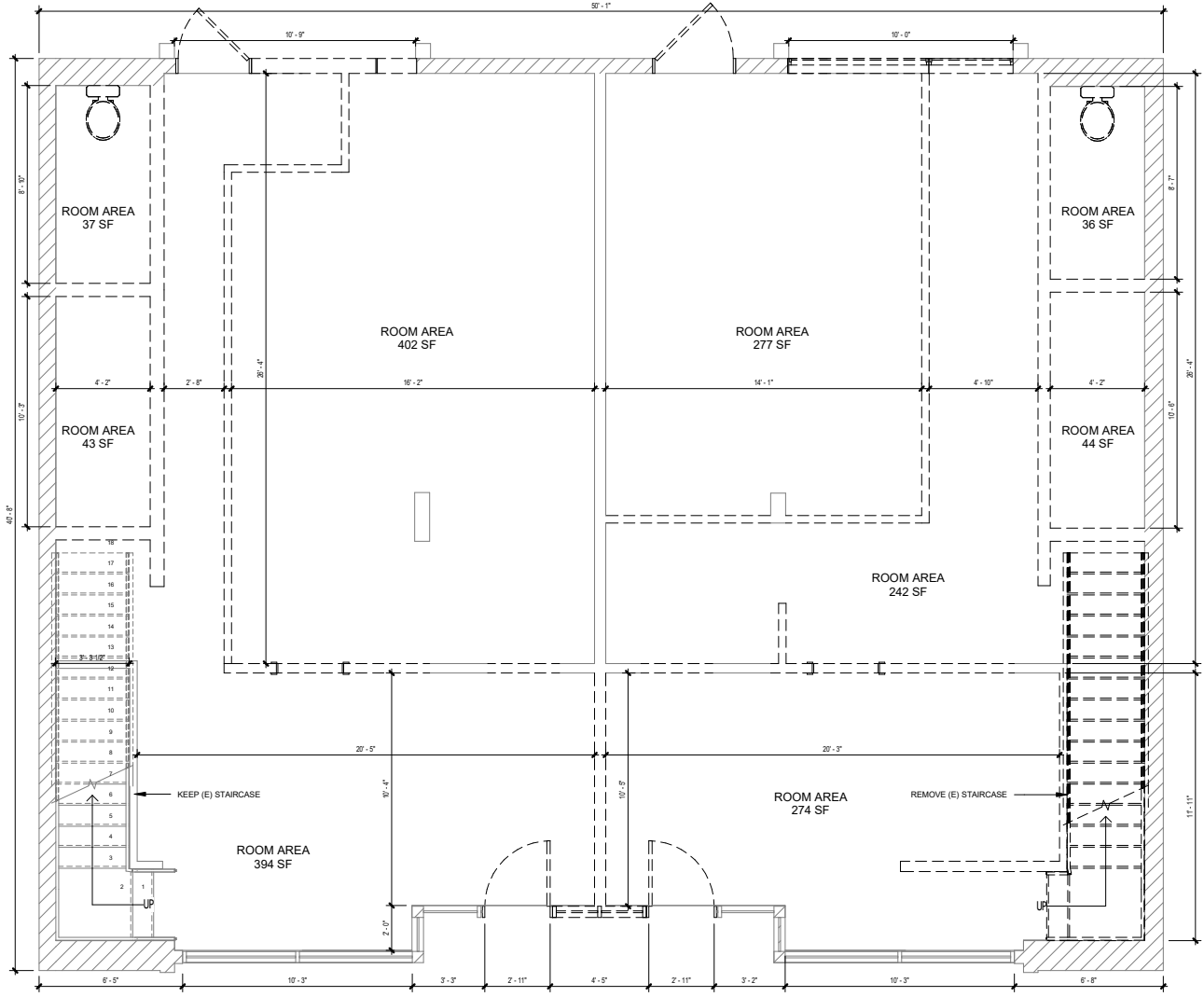
PLANS PREPARED BY
 KEN PARK
 3550 LIDO CT
 CALABASAS,
 CALIFORNIA 91302
 5-6-24
 DATE

SITE SURVEY
 OWNER:

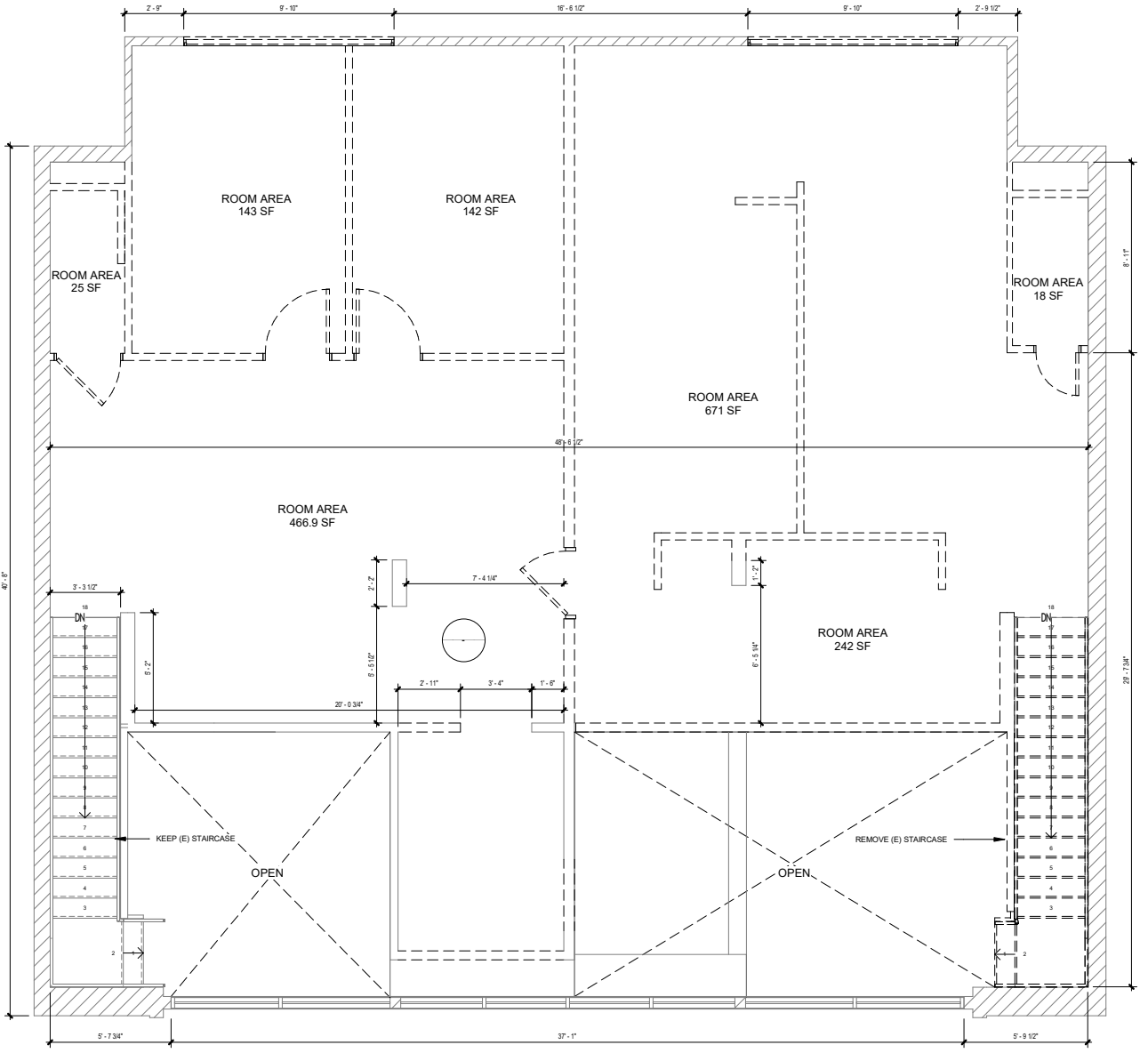
SITE ADDRESS
 11134-11136 WASHINGTON BLVD.,
 CULVER CITY, CA 90232
 SCALE: 1" = 20'
 DATE: 05/2/24
 DRAWN BY: SN
 SHEET 1
 JOB NO.:

EXISTING FLOOR PLAN

FOR REFERENCE



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



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

LEGEND	
---	(E) ELEMENT TO BE DEMOLISHED
[---]	(E) WALLS TO BE DEMOLISHED
[Hatched]	(E) EXTERIOR WALL, MASONRY, TYPE III CONSTRUCTION, 1 HOUR RATED
[Solid]	(E) WALLS TO REMAIN

PROPOSED SITE PLAN

LEGAL DESCRIPTION:
 APN: 4213-011-025
 LOTS 36 AND 37 TR NO.9648, MB.142-13-15

CONSTRUCTION:
 EXISTING: TYPE III-B
 PROPOSED: TYPE III-A (FULLY SPRINKLERED)

FIRE ZONE: II

BUILDING USE:
 EXISTING: OFFICE
 PROPOSE: CHILDREN DAY CARE CENTER

OCCUPANCY GROUP:
 EXISTING: F-2
 PROPOSED: I-4

LOT AREA: 5500 SF

EXISTING BUILDING AREA:

1ST FLOOR	2000SF GROSS	1653SF NET
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PROPOSED BUILDING AREA:

1ST FLOOR	2000SF GROSS	1653SF NET
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TOTAL:	4063SF GROSS	3553SF NET

SITE COVERAGE: 2000SF/5500SF = 0.36

PROPOSED LANDSCAPE AREA: 1758SF

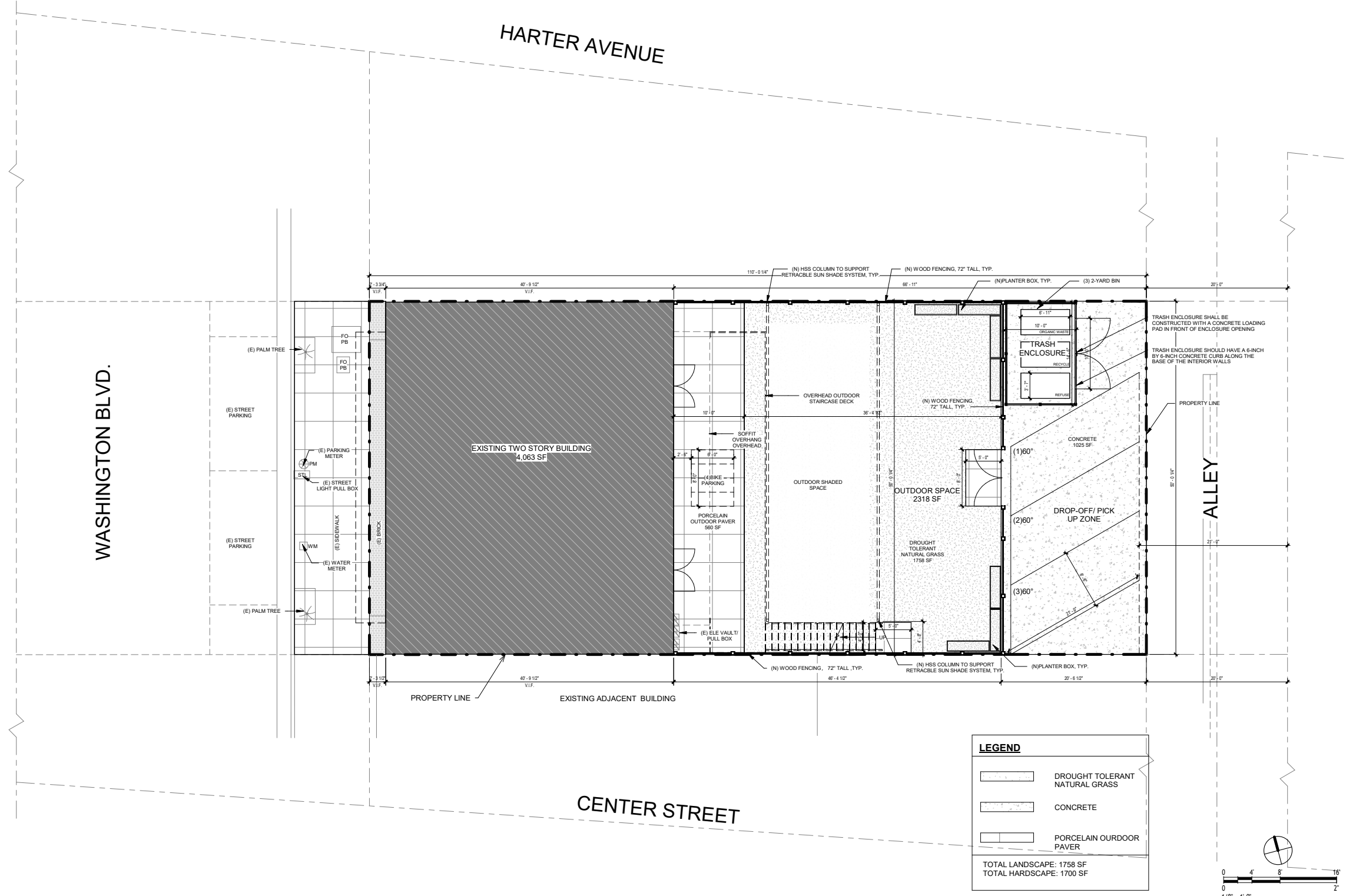
SET BACK:
FRONT YARD SET BACK:
 EXSTING: 2'-3 1/2" PROPOSED: 2'-3 1/2"

REAR YARD SET BACK:
 EXISTING: 66'-11" PROPOSED: 66'-11"

PARKING:
 NO ON-SITE PARKING PROVIDED
 ONLY PROVIDE 3 TEMPORARY LOADING SPACE FOR PICKUP AND DROP-OFF

BICYCLE PARKING:
 PROVIDED: 2 SHORT-TERM, 2 LONG-TERM

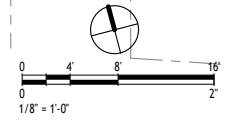
ENVIROMENTAL PROGRAMS AND OPERATIONS NOTES:
 1. SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY COUNCIL MAY REGULATE, BY ORDINANCE OR RESOLUTION, ALL ASPECTS OF SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND 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 AND DEMOLITION PROJECTS WITHIN CITY LIMITS IN ACCORDANCE WITH CCMC5.01.010.



LEGEND

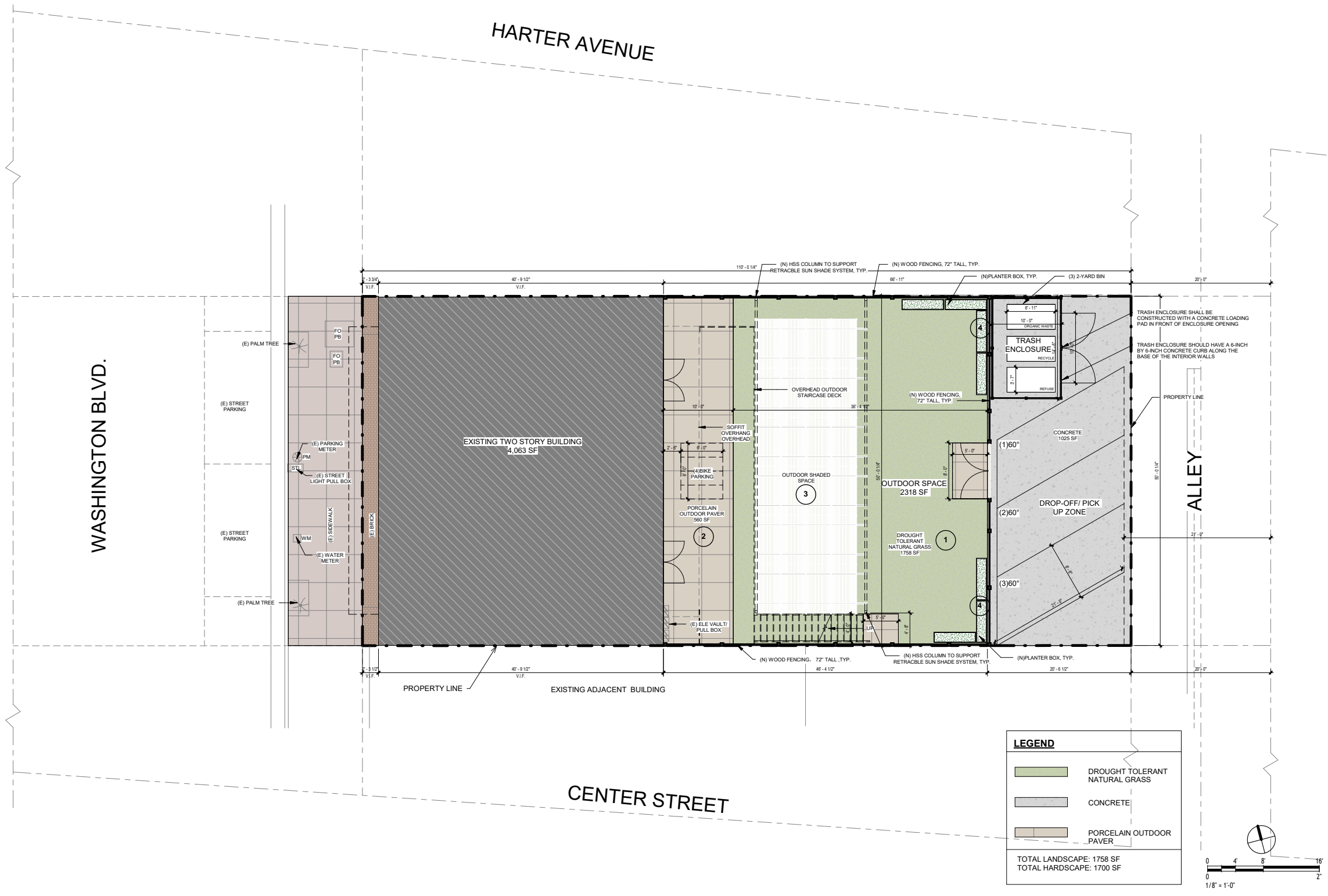
	DROUGHT TOLERANT NATURAL GRASS
	CONCRETE
	PORCELAIN OUTDOOR PAVER

TOTAL LANDSCAPE: 1758 SF
 TOTAL HARDSCAPE: 1700 SF



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

PROPOSED COLOR SITE PLAN



1 **DROUGHT TOLERANT NATURAL GRASS**
BOD: SCOTSS TURF
BUILDER CLOVER LAWN OR EQUAL



2 **PAVEMENT**
BOD: AREA 51 MATTE
PORCELAIN FIELD TILE IN
CLAY OR EQUAL



3 **SHADE AWNING SLIDE**
BOD: COARBOR/ PERGOLA
SHADE COVER
RETRACTABLE SHADE
AWNING SLIDE FLEXIBLE
CANOPY OR EQUAL



4 **PLANTER BOX**
BOD: FREEPORT PARK/
GENTHER WOOD PLANTER
BOX OR EQUAL



**SUCCULENT PLANTS
INSIDE PLANTER BOX**

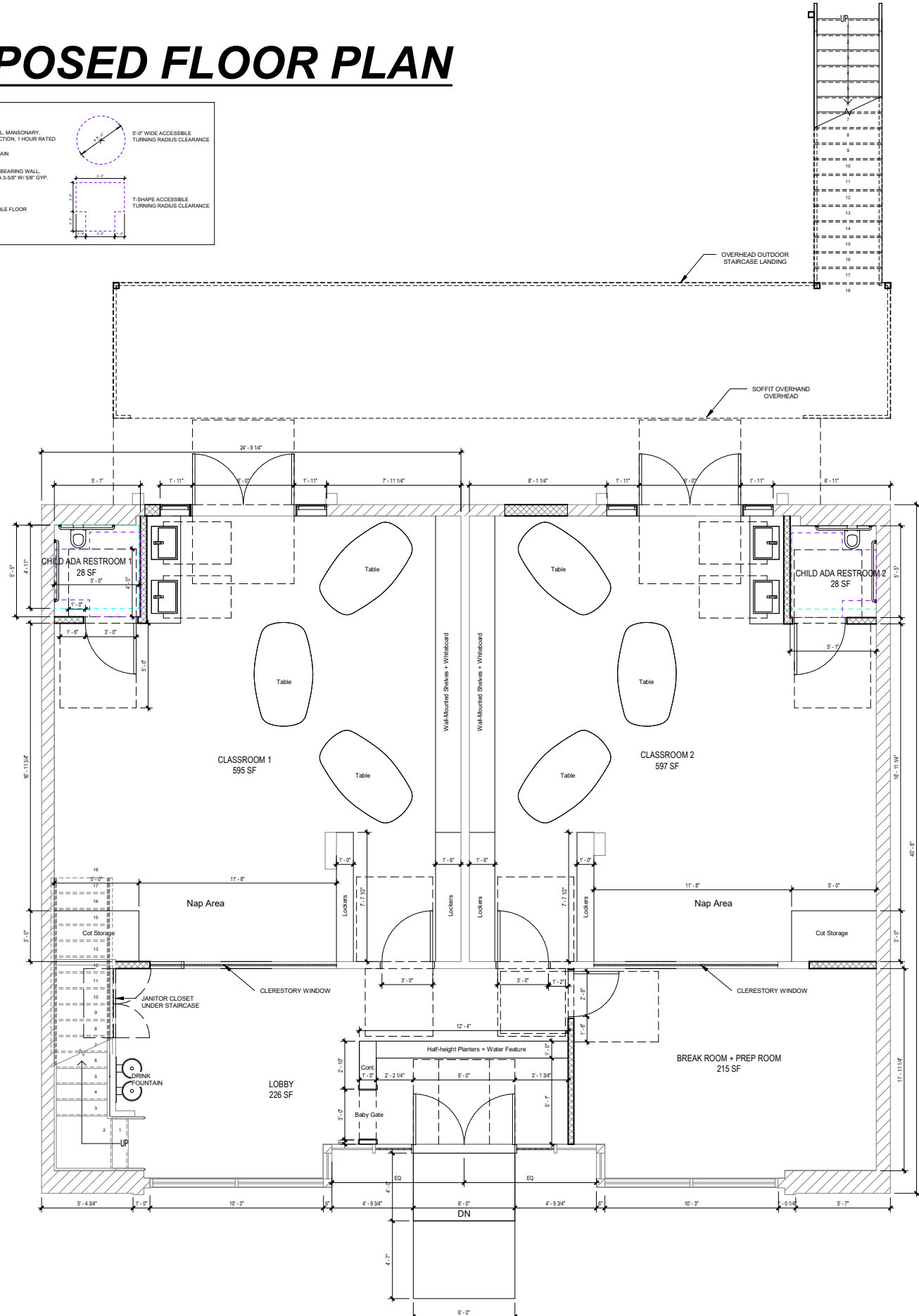


**ENGLISH IVY INSIDE
PLANTER BOX**

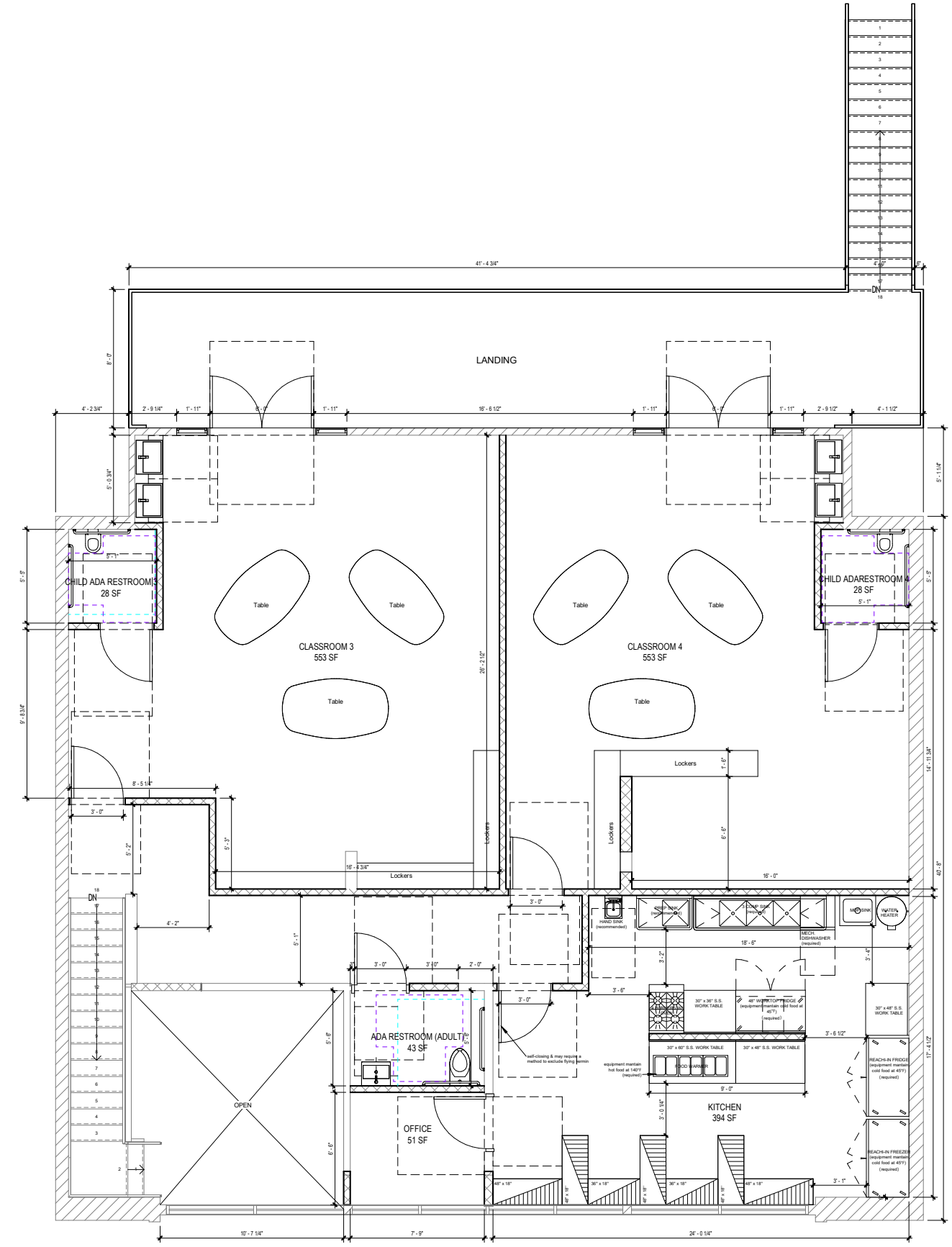
PROPOSED FLOOR PLAN

LEGEND

- (E) EXTERIOR WALL, MASONRY TYPE II CONSTRUCTION, 1 HOUR RATED
- (R) WALLS TO REMAIN
- (N) INTERIOR NON BEARING WALL, METAL STUD 20 GA 3-5/8" W/ 5/8" GYP. 80 MOUTH SIDE
- 37" X 48" ACCESSIBLE FLOOR CLEARANCE
- 5'-0" WIDE ACCESSIBLE TURNING RADIUS CLEARANCE
- 5'-0" WIDE ACCESSIBLE TURNING RADIUS CLEARANCE

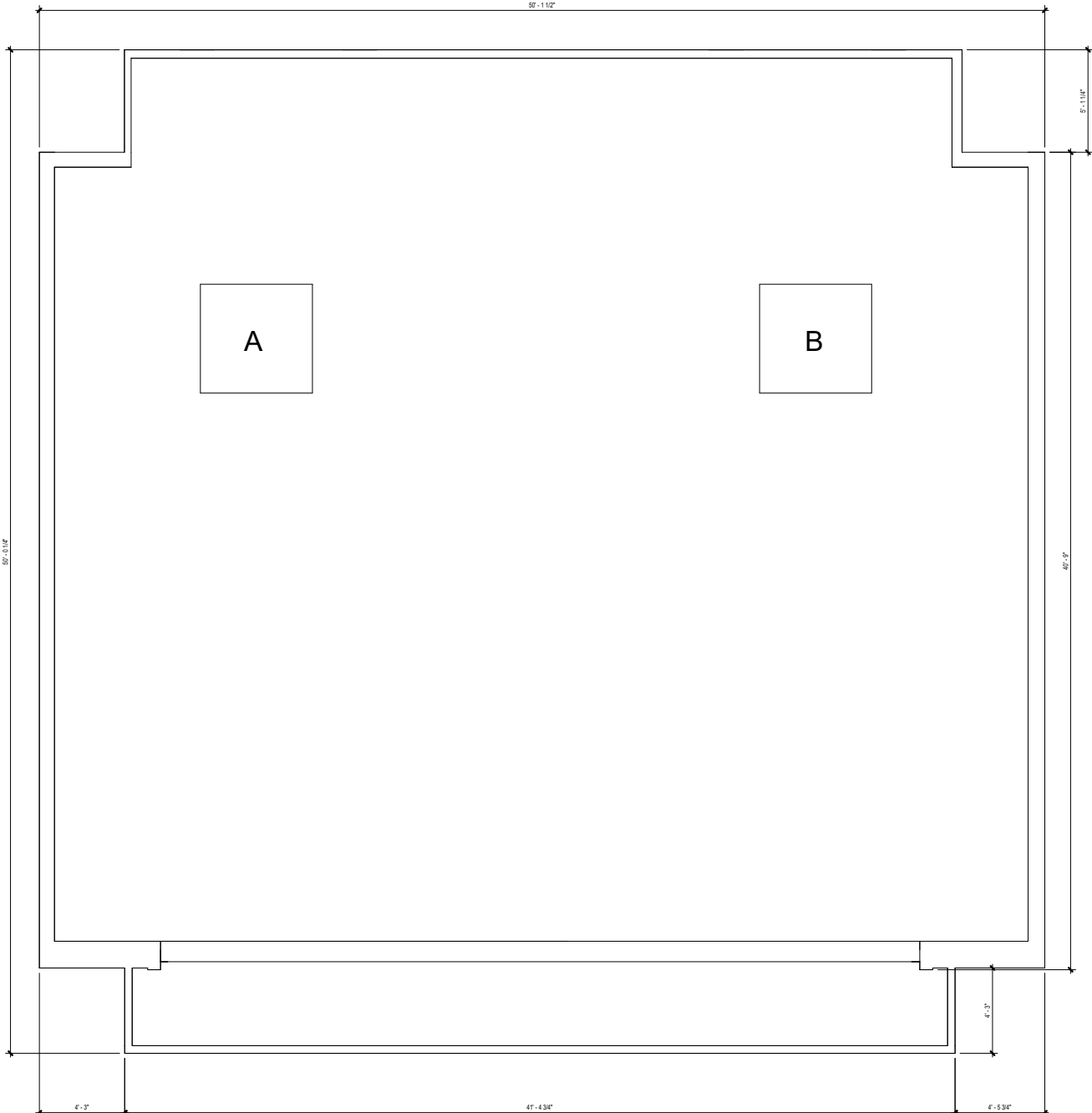


LEVEL 1
SCALE: 1/8" = 1'-0"



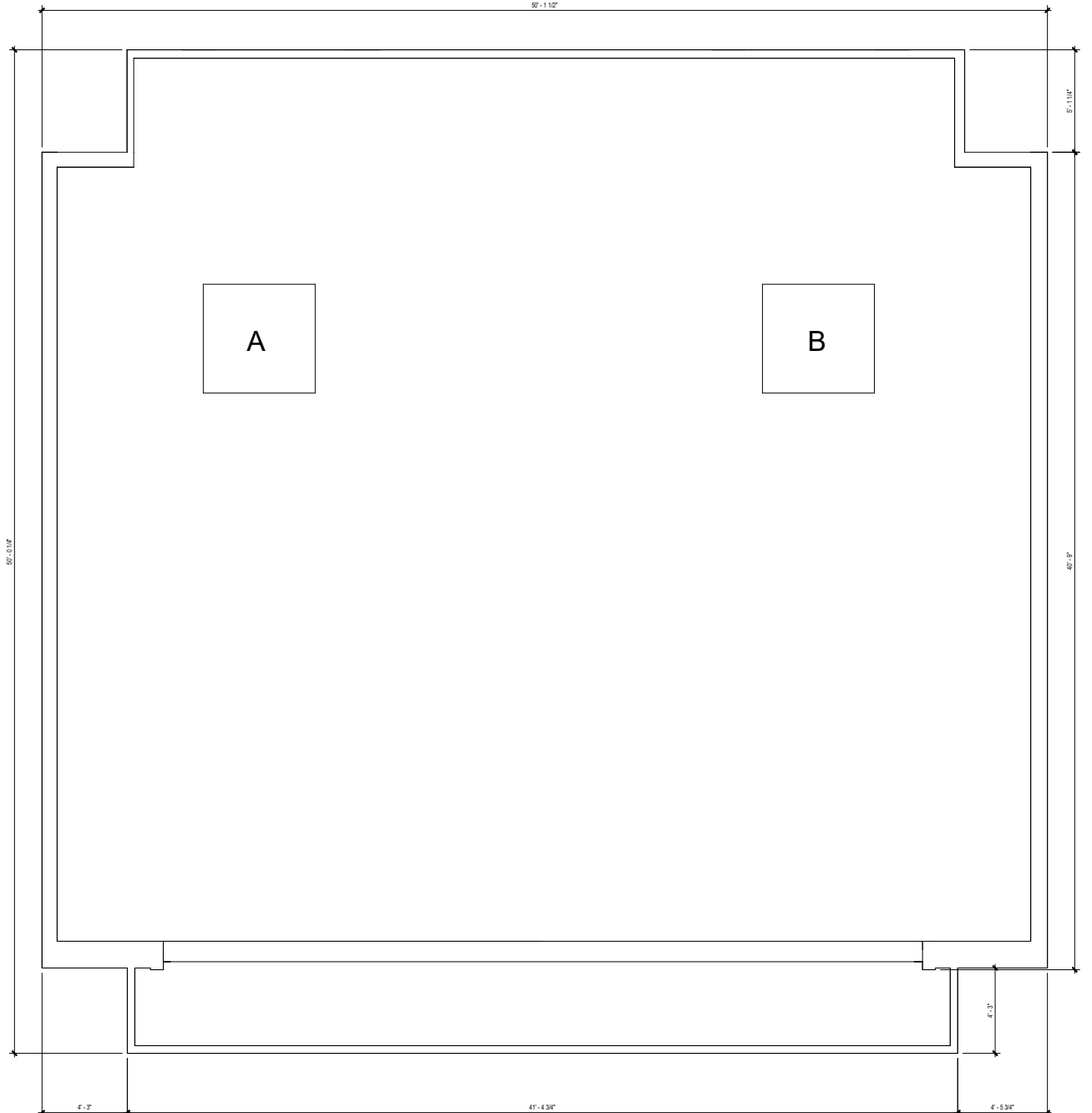
LEVEL 2
SCALE: 1/8" = 1'-0"

EXISTING & PROPOSED ROOF PLAN



NOTES:
 UNIT A, B: LENNOX GCS-3 1600 CFM 4 TON GAS PAC 240 VOLTS SINGLE PHSE COMPLETE W/
 ECONOMIZER PACKAGE TO MEET ALL ENERGY CONSERVATION REGULATIONS
 EXISTING ROOFTOP HVAC UNIT TO REMAIN, NO CHANGE

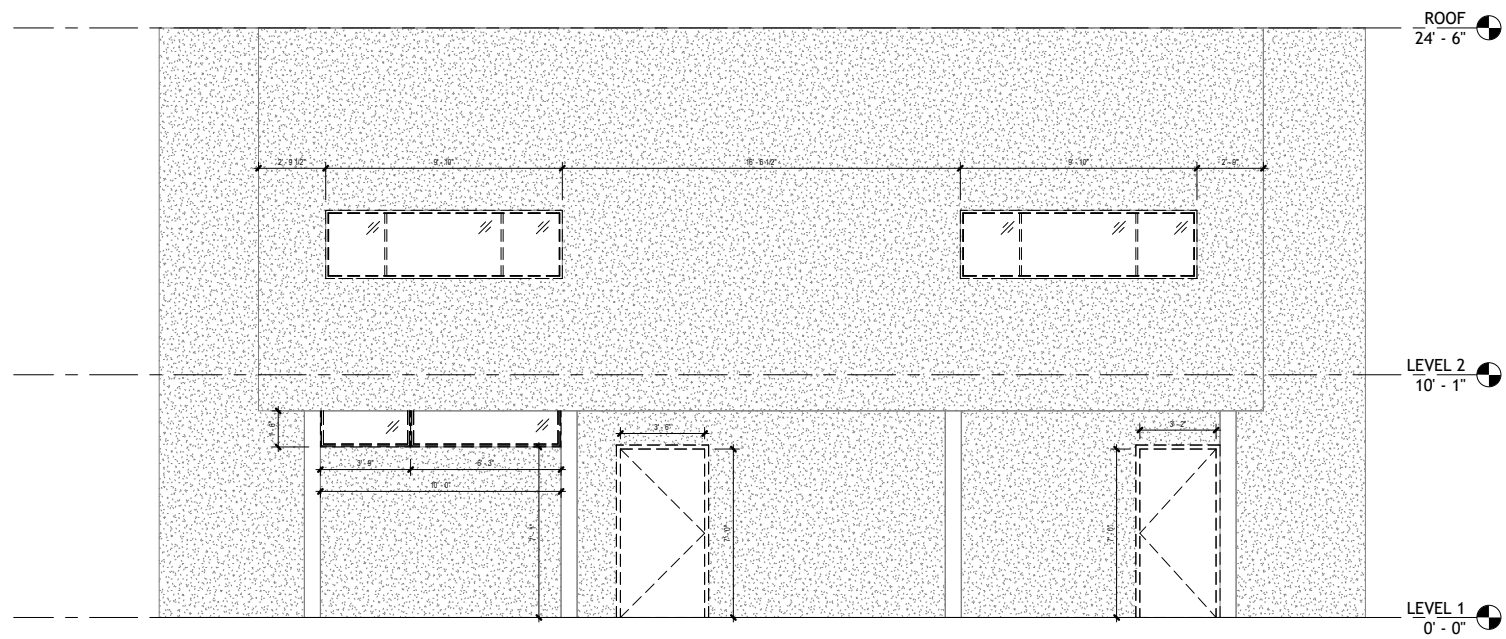
EXISTING ROOF PLAN
 SCALE: 1/8"= 1'-0"



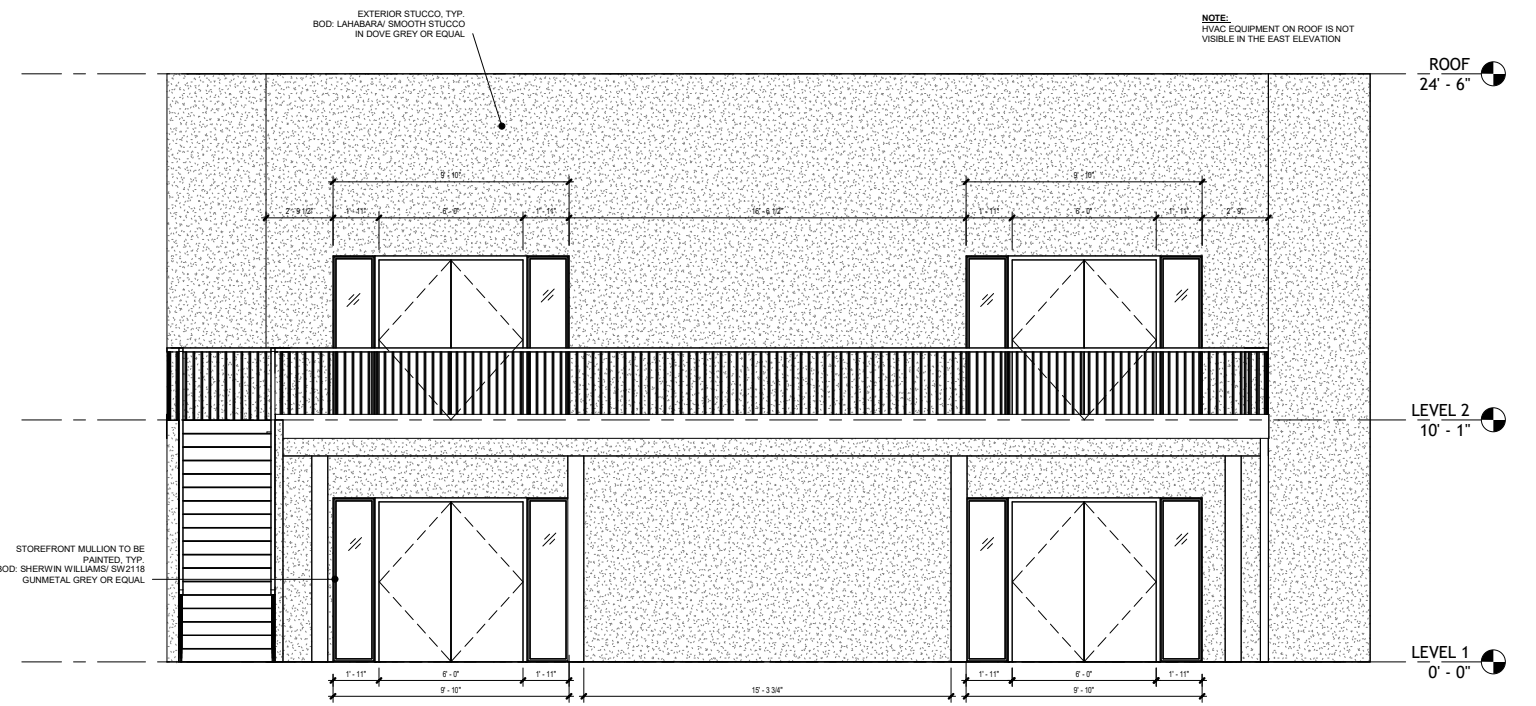
NOTES:
 UNIT A, B: LENNOX GCS-3 1600 CFM 4 TON GAS PAC 240 VOLTS SINGLE PHSE COMPLETE W/
 ECONOMIZER PACKAGE TO MEET ALL ENERGY CONSERVATION REGULATIONS
 EXISTING ROOFTOP HVAC UNIT TO REMAIN, NO CHANGE

PROPOSED ROOF PLAN
 SCALE: 1/8"= 1'-0"

EXISTING & PROPOSED ELEVATIONS

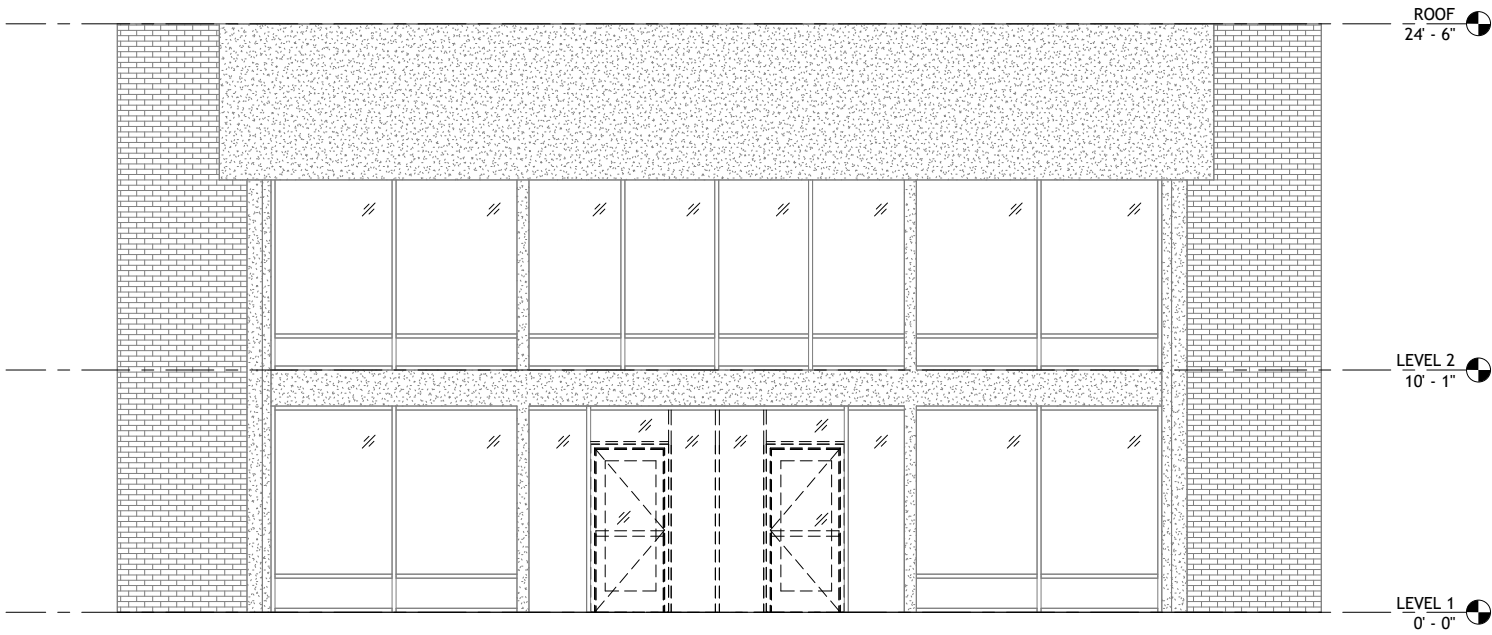


EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

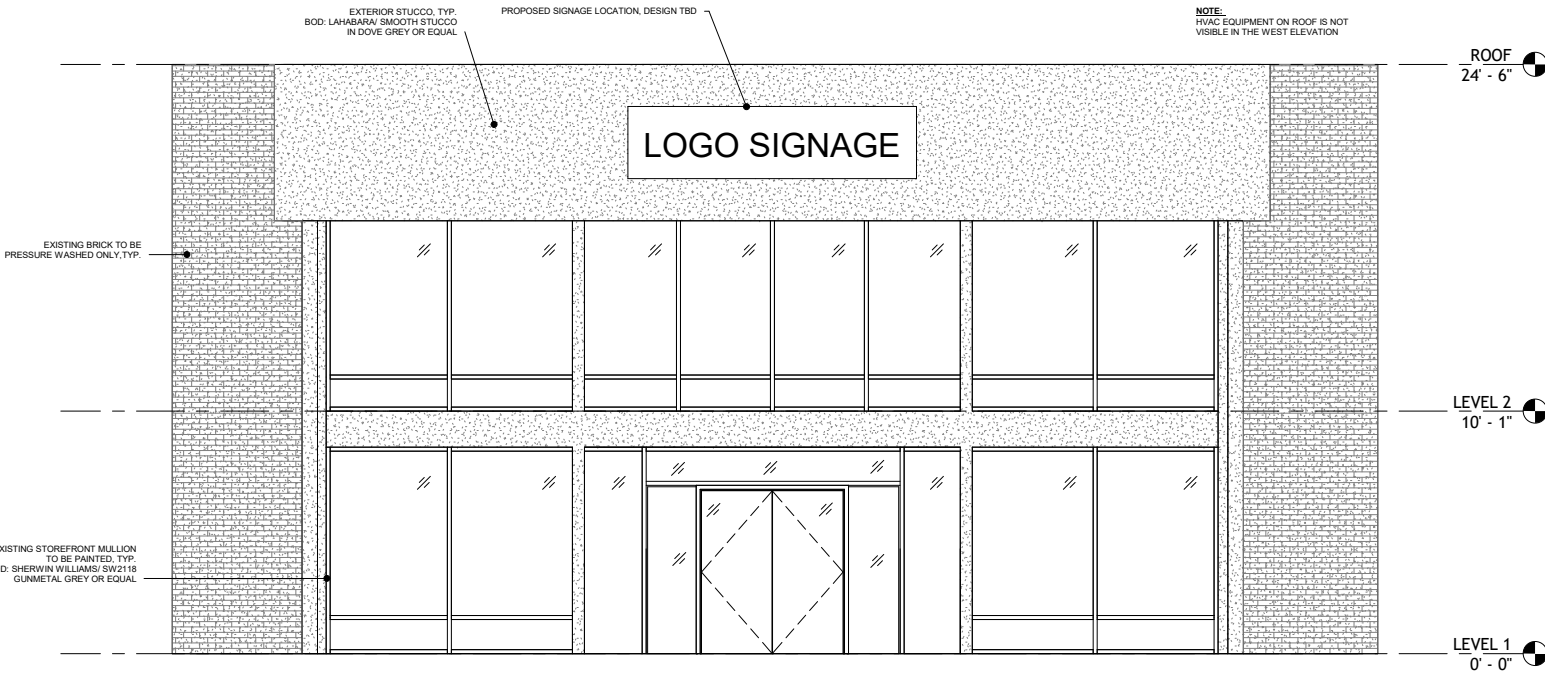


PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING & PROPOSED ELEVATIONS



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

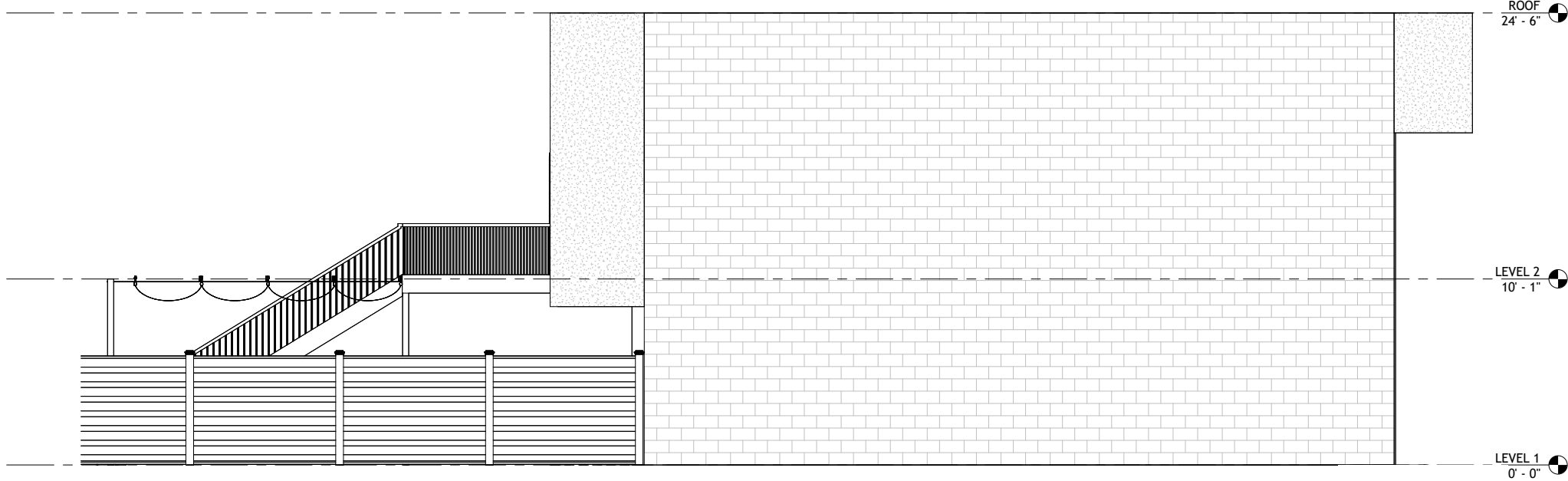


PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING & PROPOSED ELEVATIONS

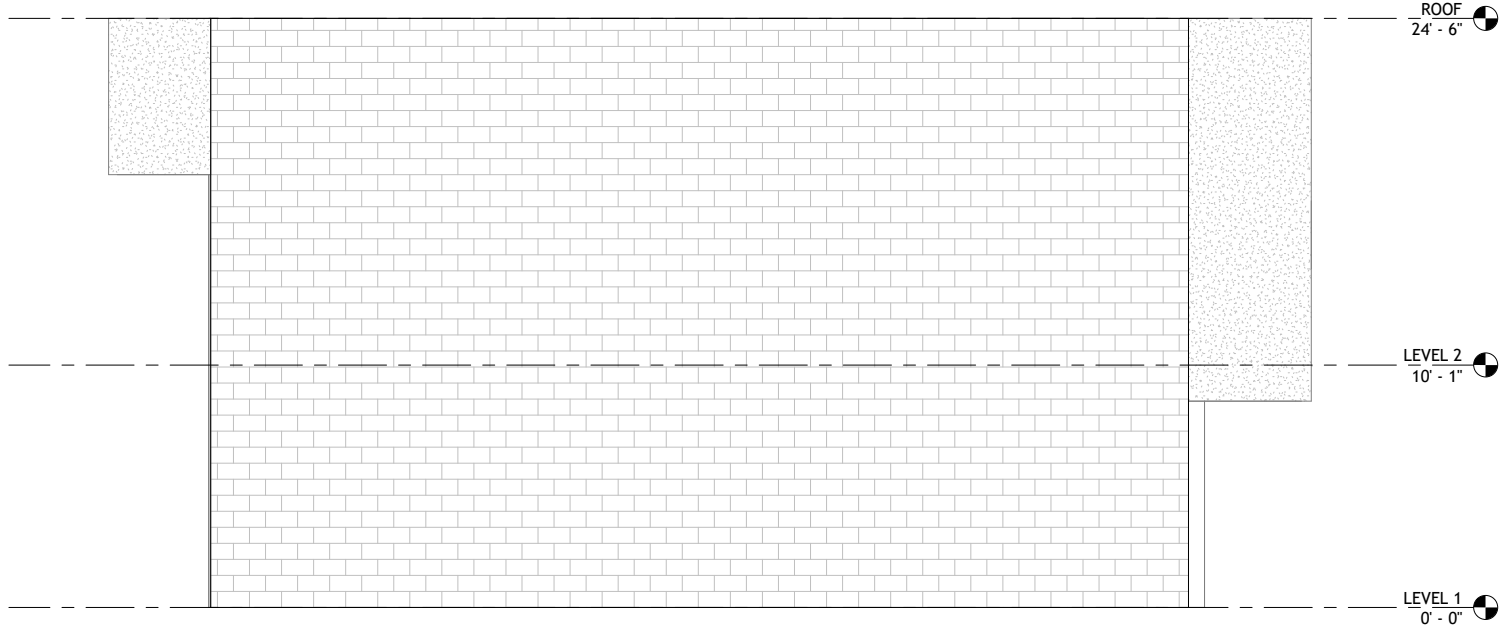


EXISTING NORTH ELEVATION
SCALE: 1/8"= 1'-0"

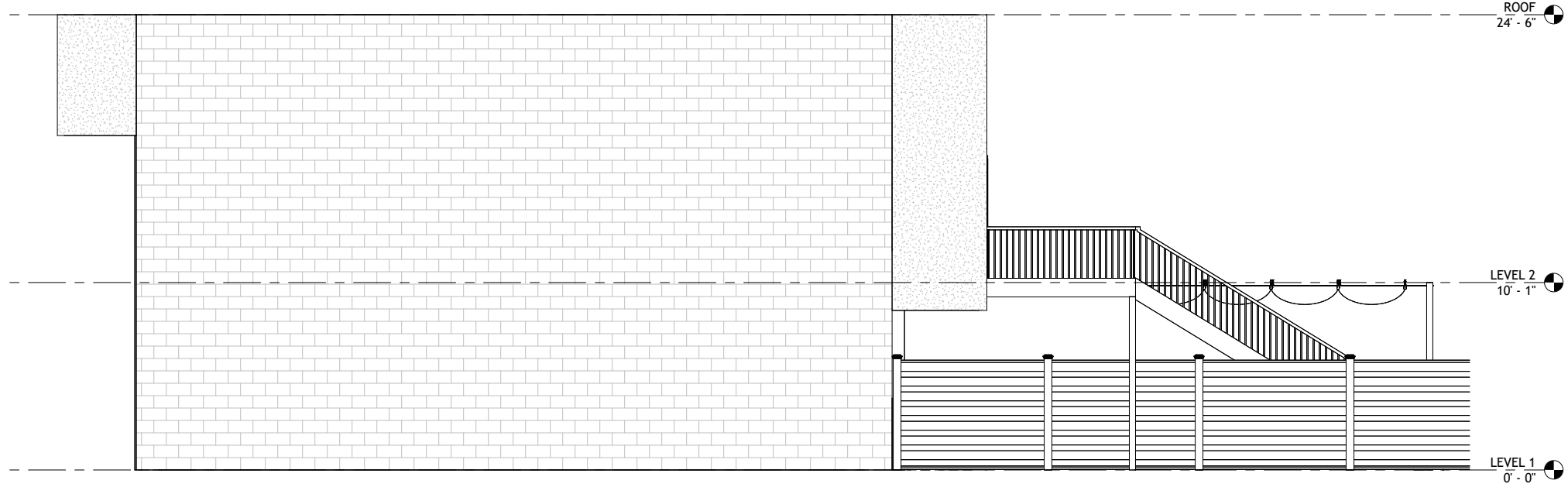


PROPOSED NORTH ELEVATION
SCALE: 1/8"= 1'-0"

EXISTING & PROPOSED ELEVATIONS



*EXISTING SOUTH ELEVATION
SCALE: 1/8"= 1'-0"*



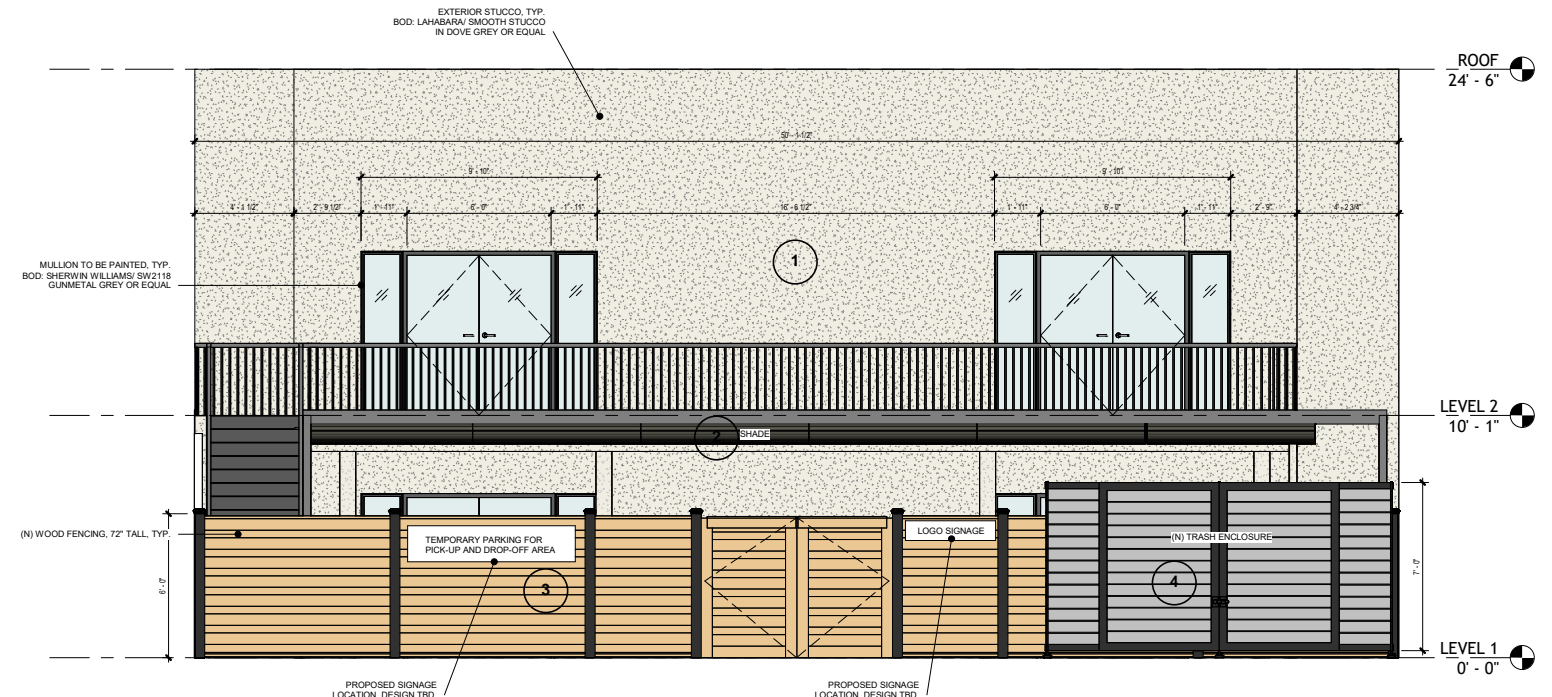
*PROPOSED SOUTH ELEVATION
SCALE: 1/8"= 1'-0"*

EXISTING ELEVATION PHOTOS

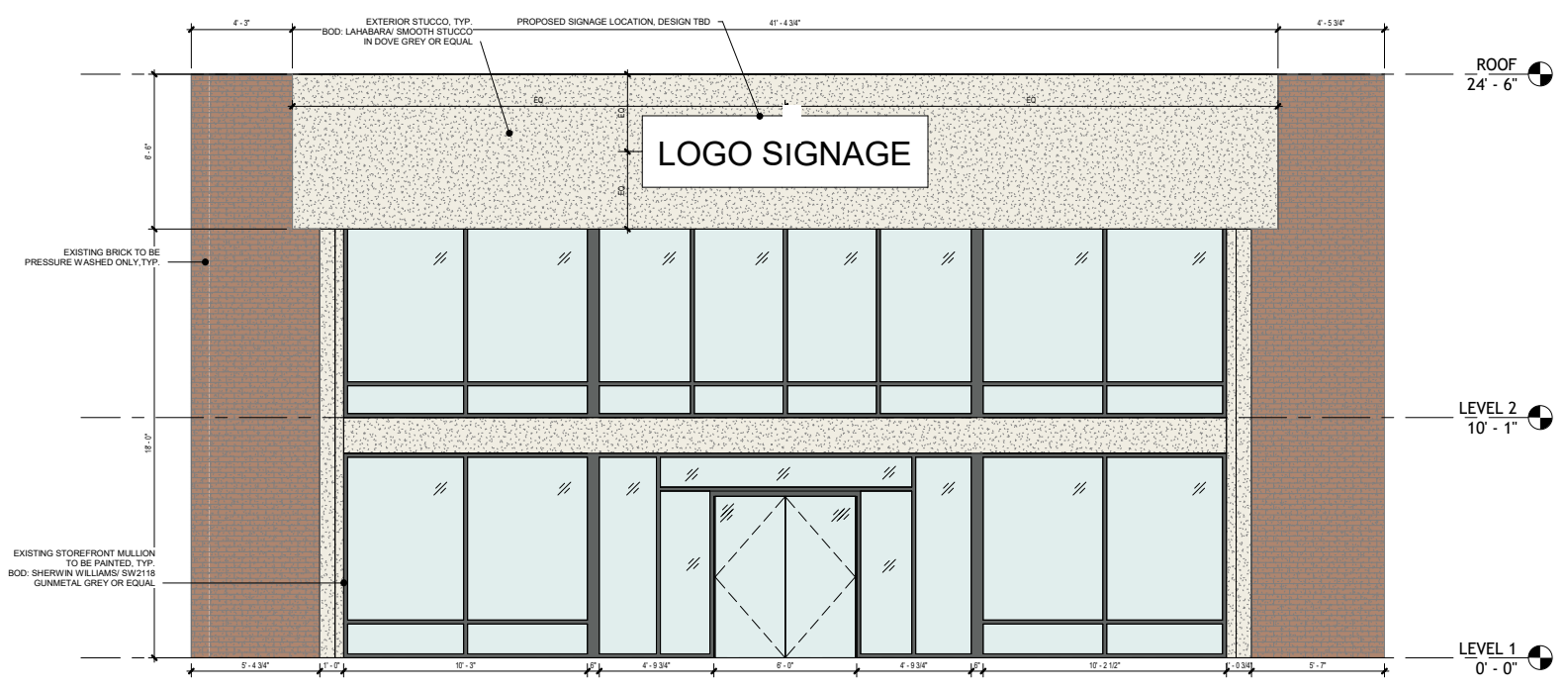


NOTE:
HVAC EQUIPMENT ON ROOF IS NOT VISIBLE IN ELEVATIONS

PROPOSED COLOR ELEVATIONS



PROPOSED EAST COLOR ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST COLOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR STUCCO
BOD: LAHABARA SMOOTH STUCCO IN DOVE GREY OR EQUAL



2 SHADE OWNING SLIDE
BOD: COARBOR/ PERGOLA SHADE COVER RETRACTABLE SHADE AWNING SLIDE FLEXIBLE CANOPY OR EQUAL



3 WOOD FENCE
BOD: PEAK PRODUCTS/ MODULAR FENCING OR EQUAL



4 TRASH ENCLOSURE
HSS STEEL FRAMING STRUCTURE WITH METAL PANEL FINISH