

Attachment No. 4



CONDITIONAL USE PERMIT FOR PARKING STACKER
10744-10746 WASHINGTON BLVD.
CULVER CITY, CA



VICINITY MAP



PROPOSED STREE VIEW - WASHINGTON BLVD SOUTH WEST



PROPOSED STREE VIEW - WASHINGTON BLVD NORTH EAST

DIRECTORY

ARCHITECT

TECTA ASSOCIATES
2747 19TH STREET
SAN FRANCISCO, CA 94110

CONTACT: AHMAD MOHAZAB
TEL: 415.362.5857
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EMAIL: Ahmad@tecta.com

OWNER

RAMIN SARSHAD
10744-10746 WASHINGTON BLVD.
CULVER CITY, CA 90232

(310) 904-6976 PHONE
CONTACT: RAMIN SARSHAD

MEP ENGINEER

MARS ENGINEERING GROUP
22715 VICTORY BLVD.
WEST HILLS, CA 91307

(818) 593-8999 PHONE
(818) 230-7773 FAX
CONTACT: MAJID AMIRI, PE

CIVIL ENGINEER

PARTNER ENGINEERING AND SCIENCE, INC.
1761 E.GARRY AVE.
SANTA ANA, CA 92705.

PROJECT DATA

ADDRESS: COSMETIQUE AESTHETICS
10744-10746 WASHINGTON BLVD.
CULVER CITY, CA

CONSTRUCTION TYPE: III

ZONING: COMMERCIAL GENERAL

SITE AREA: 4,998 SQ. FT (0.115 AC)

SITE COVERAGE: .62%

STORIES: 2

LEGAL DESCRIPTION: APN: 4208-015-032

OCCUPANCY : B - (MEDICAL OFFICE - EXISTING USE)
B - (MEDICAL OFFICE - PROPOSED USE)

SPRINKLERS: (E) BUILDING ON LOT 17 ONLY
PROPOSED BUILDING TO BE FULLY
SPRINKLERED

	EXISTING	PROPOSED
FIRST FLOOR	3,112 SF	2,815 SF
SECOND FLOOR	1,588 SF	2,878 SF
TOTAL	4,700 SF	5,693 SF

PRIVATE OPEN SPACE (ROOF DECK AREA): 253 SQ. FT.

(E) PAVED AREA: 1,300 SQ. FT.
PROPOSED PAVED AREA: 1,300 SQ. FT.

PARKING PROVIDED

	H/C	FULL SIZE	TOTAL
EXISTING	1	2	3
PROPOSED	1	6	7

REFER TO THE OPERATIONAL MECHANICAL OPERATIONAL MANUAL AND
DRAWINGS FOR MECHANICAL PARKING STACK INFORMATION.

SCOPE OF WORK

THE PROPOSED SECOND FLOOR NET NEW ADDITION IS 949 SQ. FT. AND REVISED
FIRST FLOOR LAYOUT TO ALLOW FOR 1 NEW ADA ACCESSIBLE PARKING. TOTAL OF 7
CARS PROPOSED, 6 ON ROTARY PARKING STACK AND 1 ADA ACCESSIBLE PARKING
ON GROUND.

TRASH ENCLOSURE INFORMATION

A. OWNER/TENANT SHALL BE RESPONSIBLE TO PLACE ALL TRASH CARTS REQUIRING
SERVICE ON COLLECTION DAY(S) AT TRASH COLLECTION AREA.

B. 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

FLOOR AREA CALCULATIONS

	EXISTING AREA	PROPOSED AREA	
10744-10746 WASHINGTON BLVD - FIRST FLOOR	3,112 SF	2,848SF	
10744-10746 WASHINGTON BLVD- SECOND FLOOR	1,588 SF	2,878SF	
TOTAL AREA	4,700 SF	5,726 SF	
			1,026 SFTOTAL NEW SQ. FT. ADDED
			175 SF NEW DECK AREA
			85 SF NEW BALCONY
			1,286 SF TOTAL (N) AREA ADDED

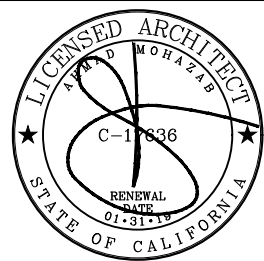
PARKING CALCULATIONS

	(E) PARKING	PROPOSED PARKING	REQUIRED PARKING
EXISTING PARKING APPROVED	3		
PROPOSED AREA @ 1 SPACE PER 350 SQ. FT. 1,286 SQ.FT (NEW ADDITION) @350 = 3.6 ROUND TO 4		7 (PROVIDED BY 6 ON PARKING STACK AND 1 H/C) ROTARY PARKING STAKER	
TOTAL PARKING REQUIRED			7

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ARCHITECTURAL

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4	CUP RESUBMITTAL 2	10/08/19
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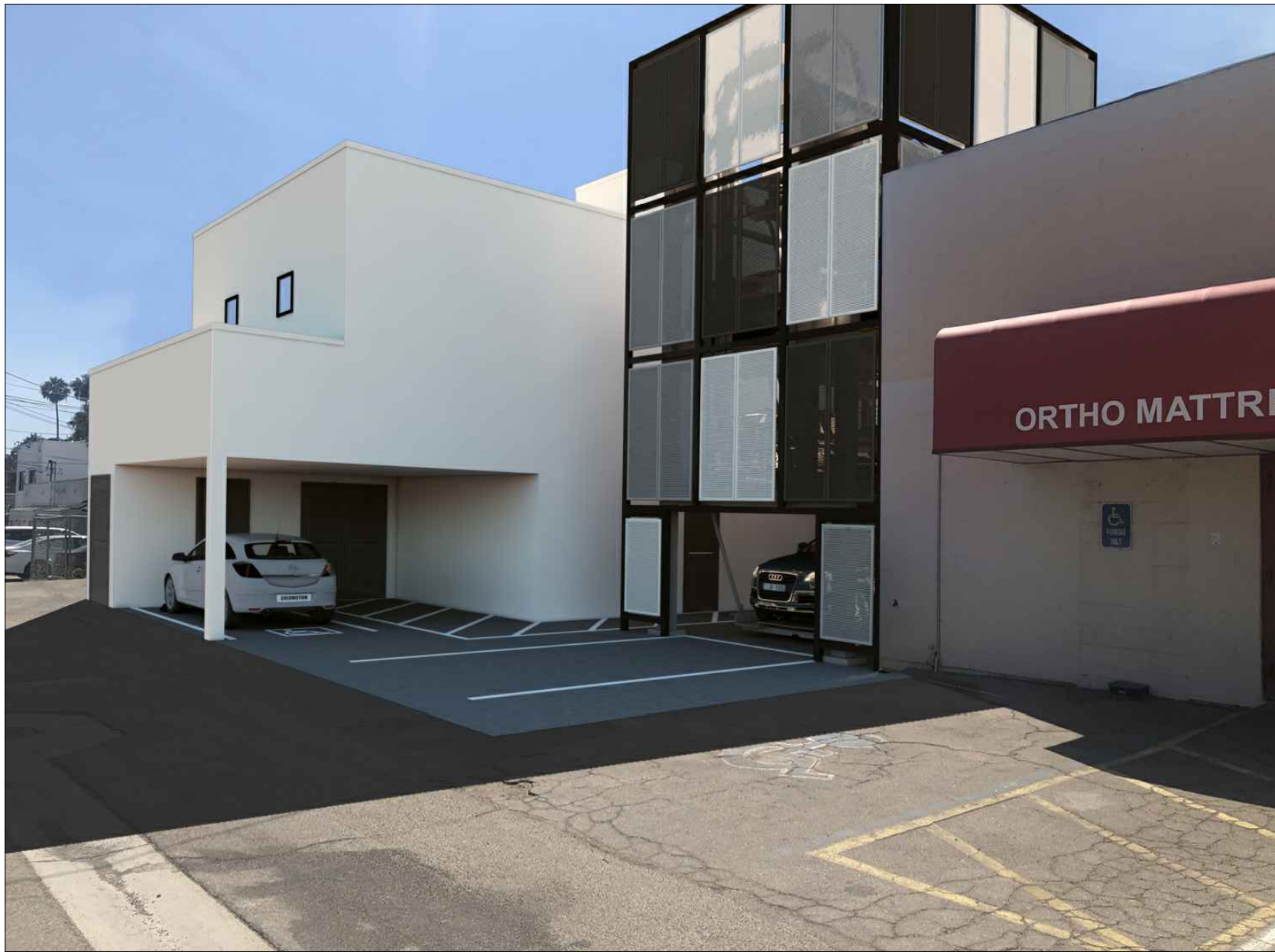
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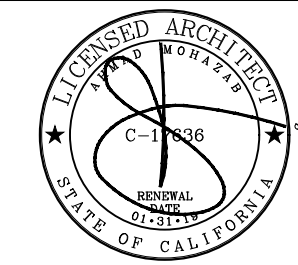
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T1.0



2 PROPOSED FRONT VIEWS - WASHINGTON BLVD



1 PROPOSED EXTERIOR VIEWS - ALLEY



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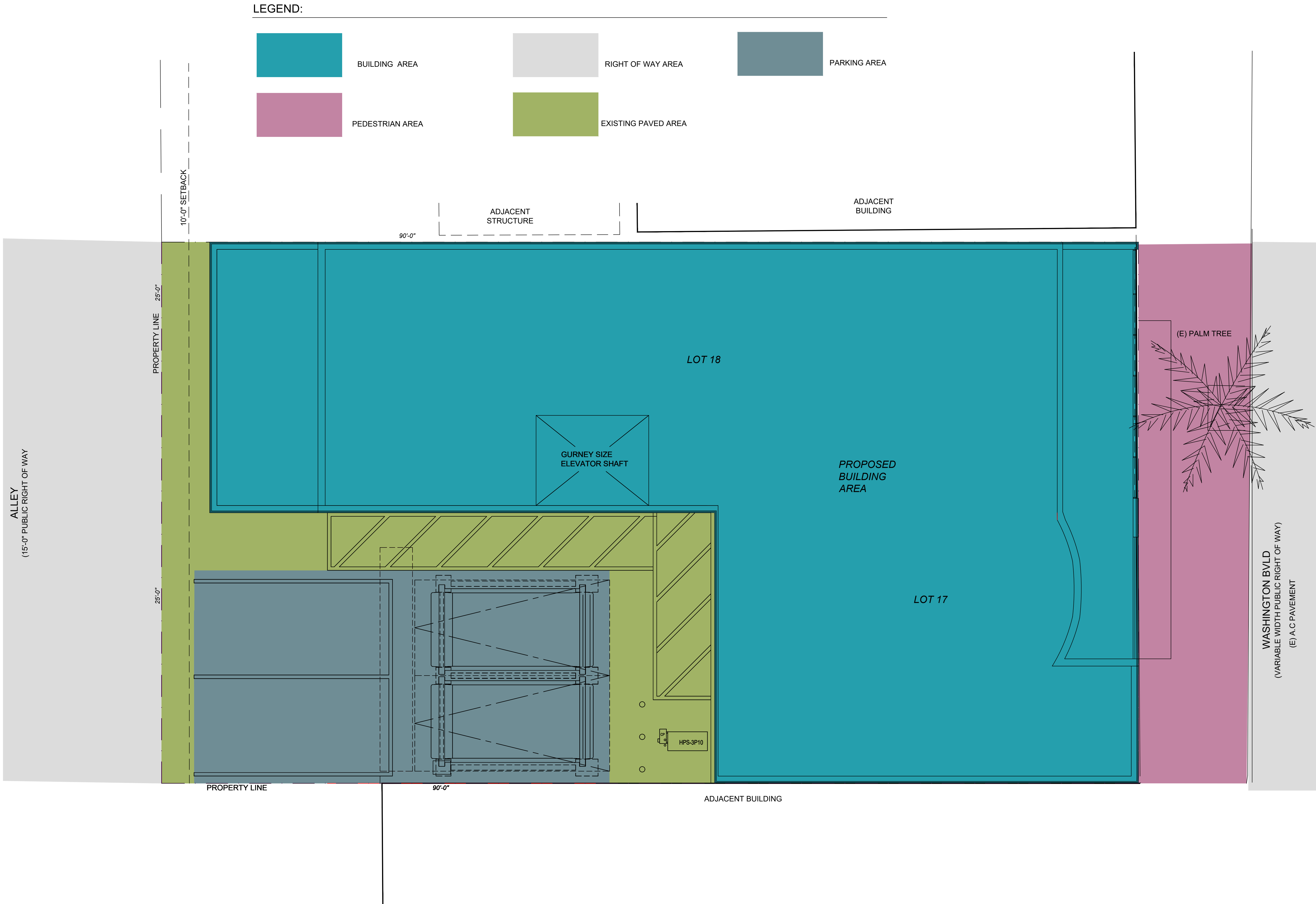
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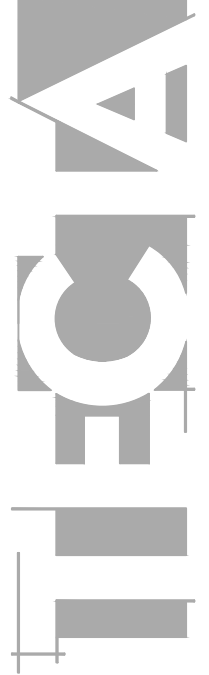
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**PROPOSED EXTERIOR
VIEWS - COLOR**

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A0.1

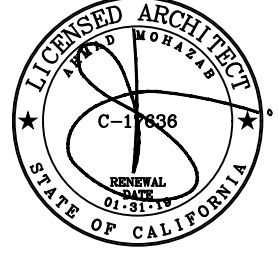




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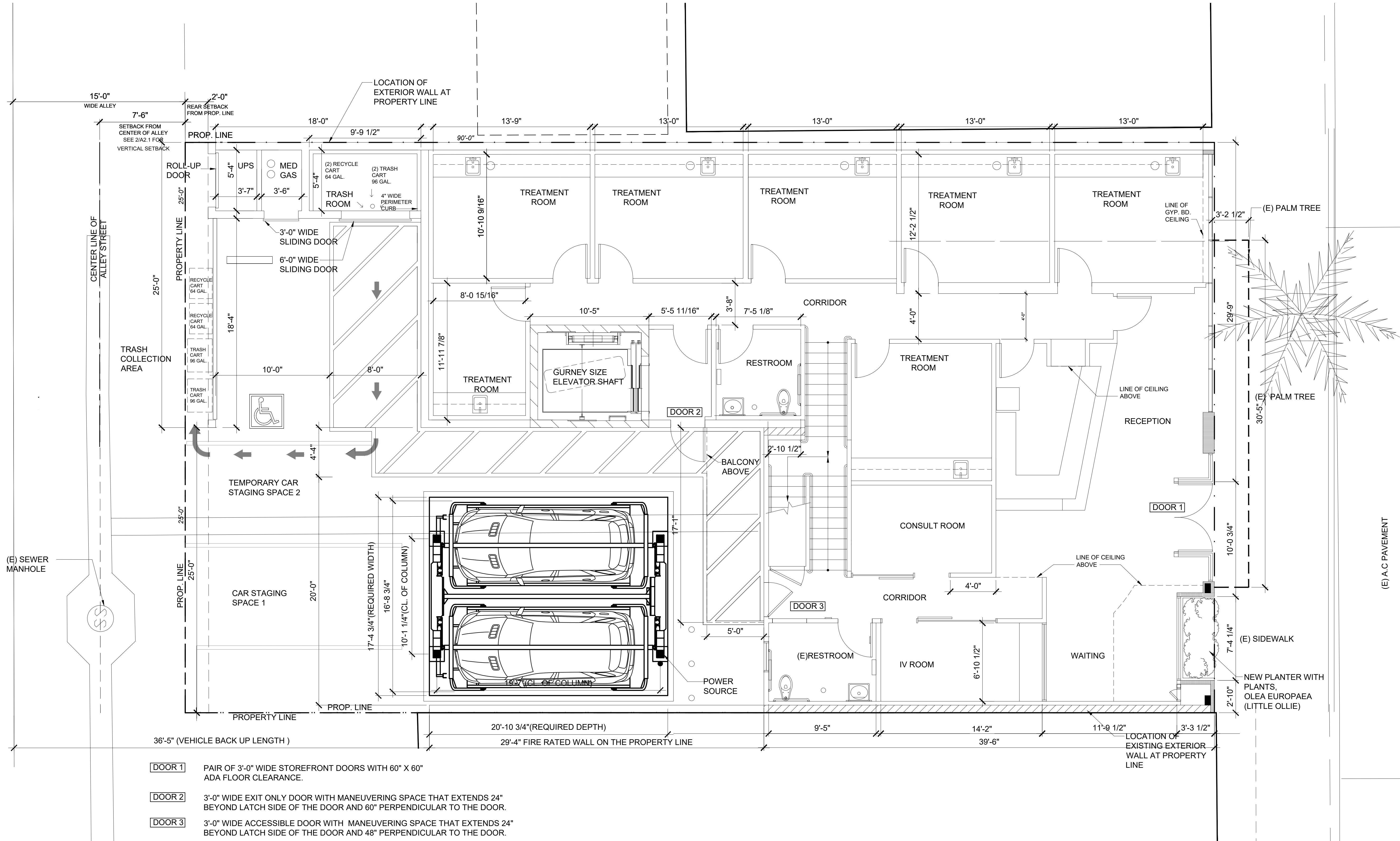
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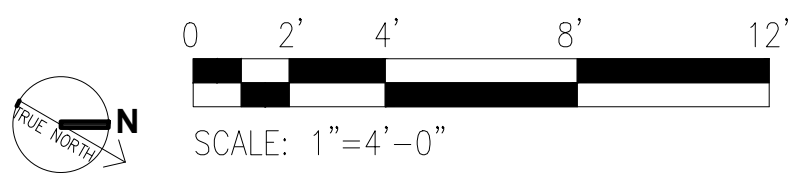
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DRAWING TITLE:
PROPOSED COLOR SITE PLAN

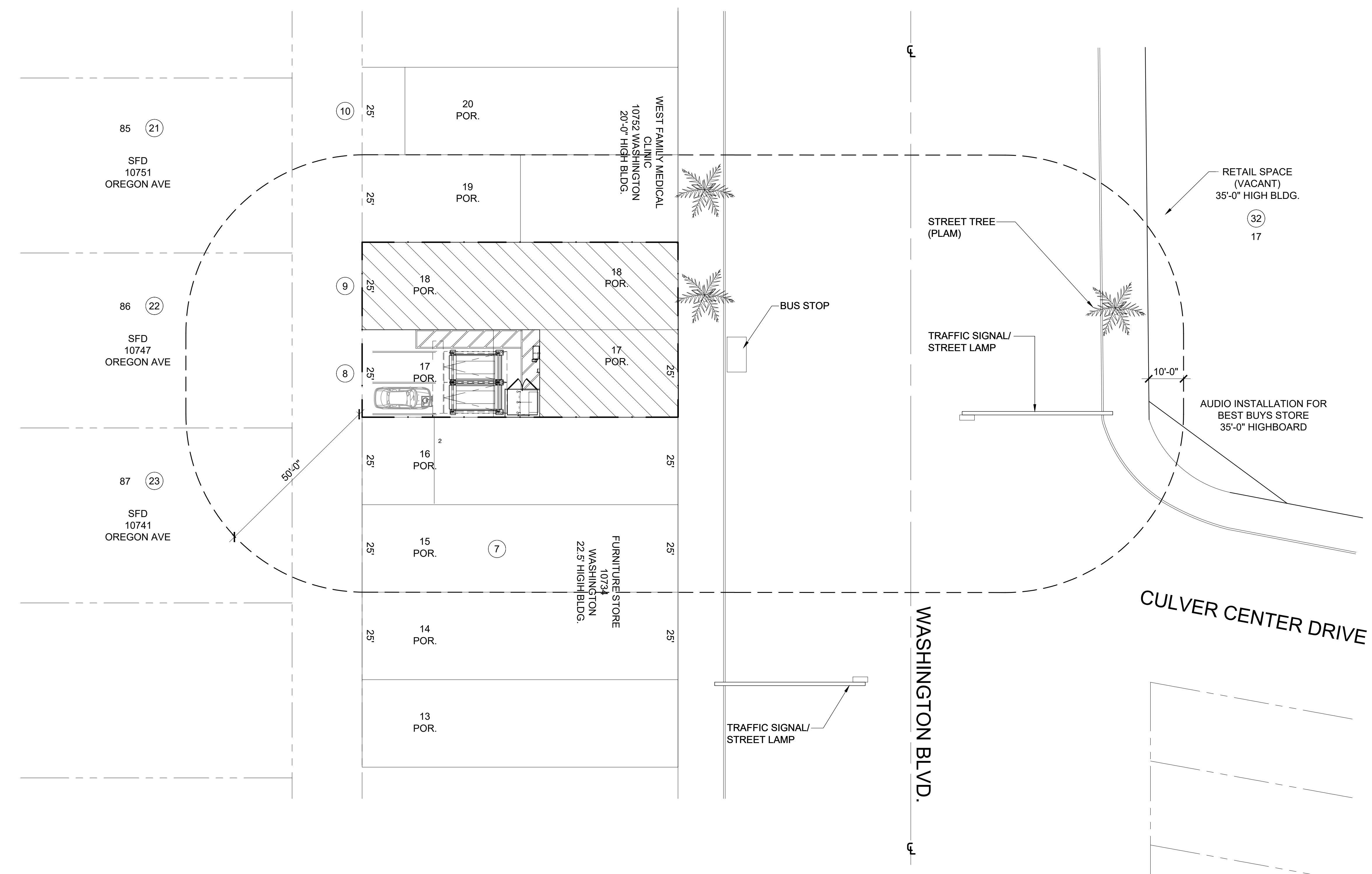
DRAWING NUMBER:
A0.2



- DOOR 1** PAIR OF 3'-0" WIDE STOREFRONT DOORS WITH 60" X 60" ADA FLOOR CLEARANCE.
- DOOR 2** 3'-0" WIDE EXIT ONLY DOOR WITH MANEUVERING SPACE THAT EXTENDS 24" BEYOND LATCH SIDE OF THE DOOR AND 60" PERPENDICULAR TO THE DOOR.
- DOOR 3** 3'-0" WIDE ACCESSIBLE DOOR WITH MANEUVERING SPACE THAT EXTENDS 24" BEYOND LATCH SIDE OF THE DOOR AND 48" PERPENDICULAR TO THE DOOR.



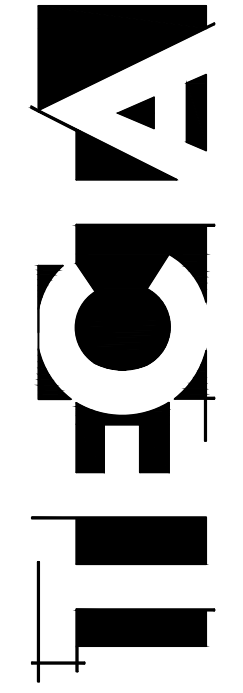
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1 CONTEXT SITE PLAN

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

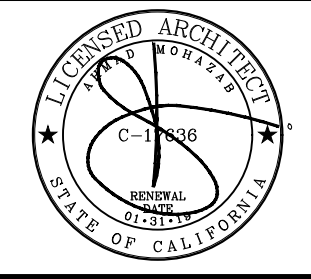




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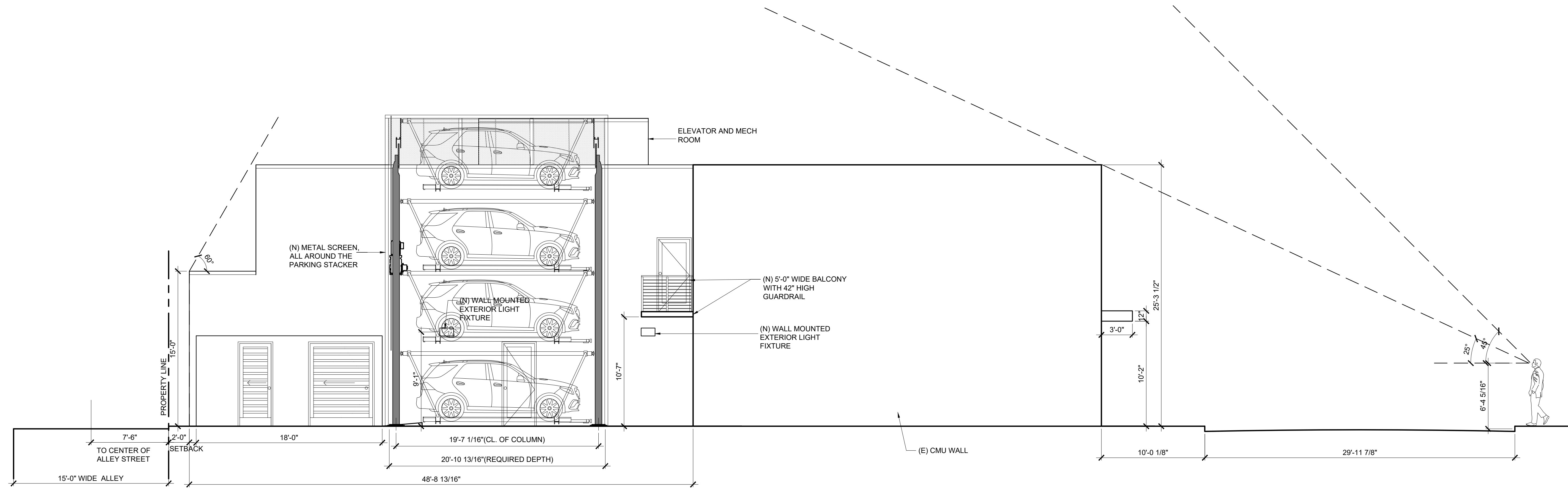
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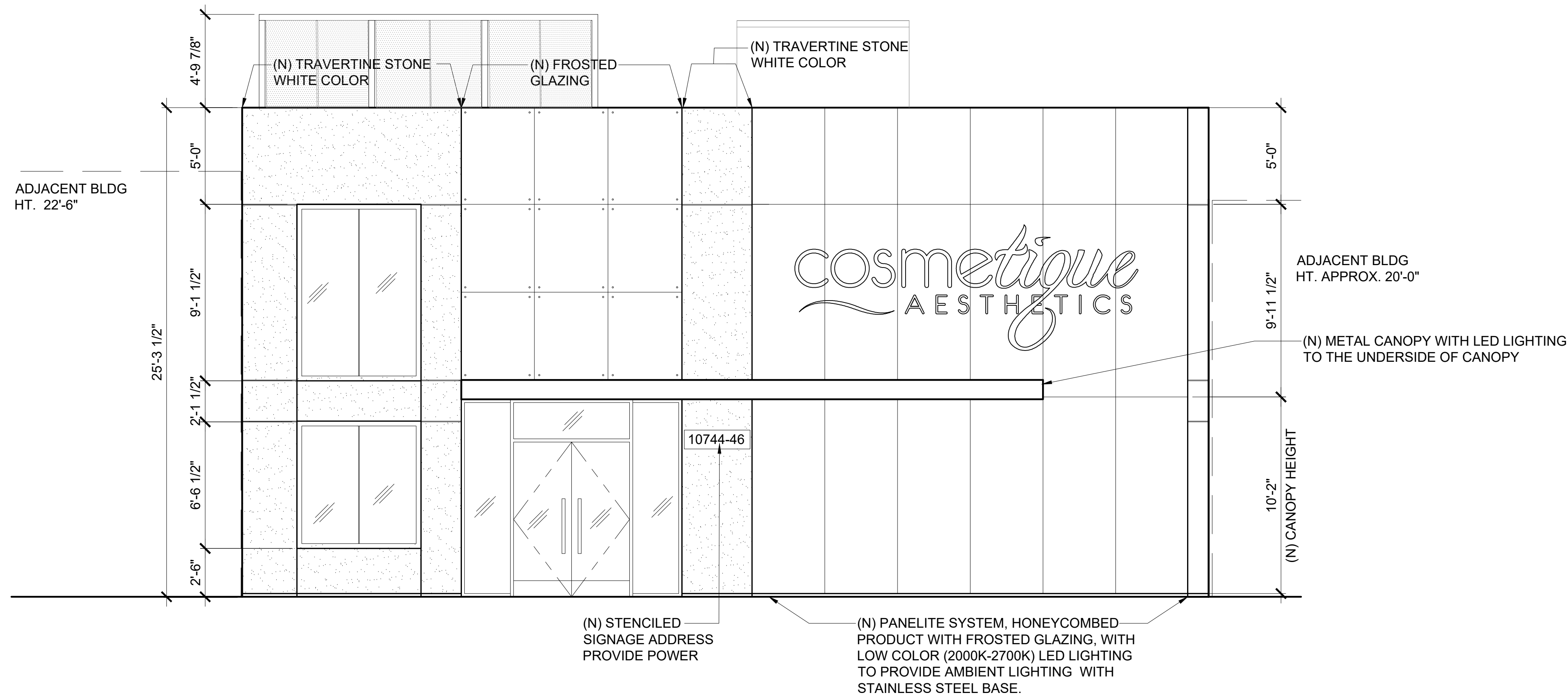
DRAWING TITLE:
CONTEXT SITE PLAN

DRAWING NUMBER:
A0.4



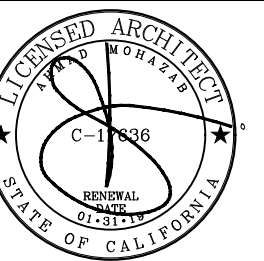
2 PROPOSED LEFT SIDE ELEVATION

Scale: 3/16" = 1'-0"



1 PROPOSED FRONT ELEVATION

Scale: 1/4" = 1'-0"



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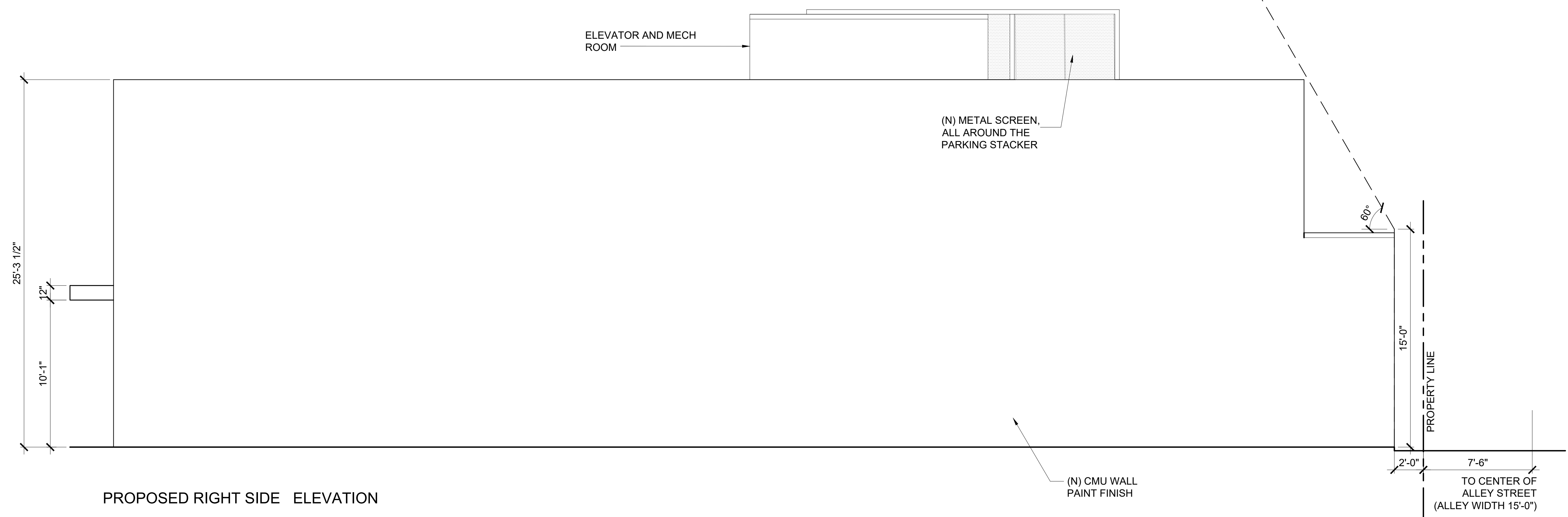
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DRAWING TITLE:
PROPOSED
EXTERIOR
ELEVATIONS

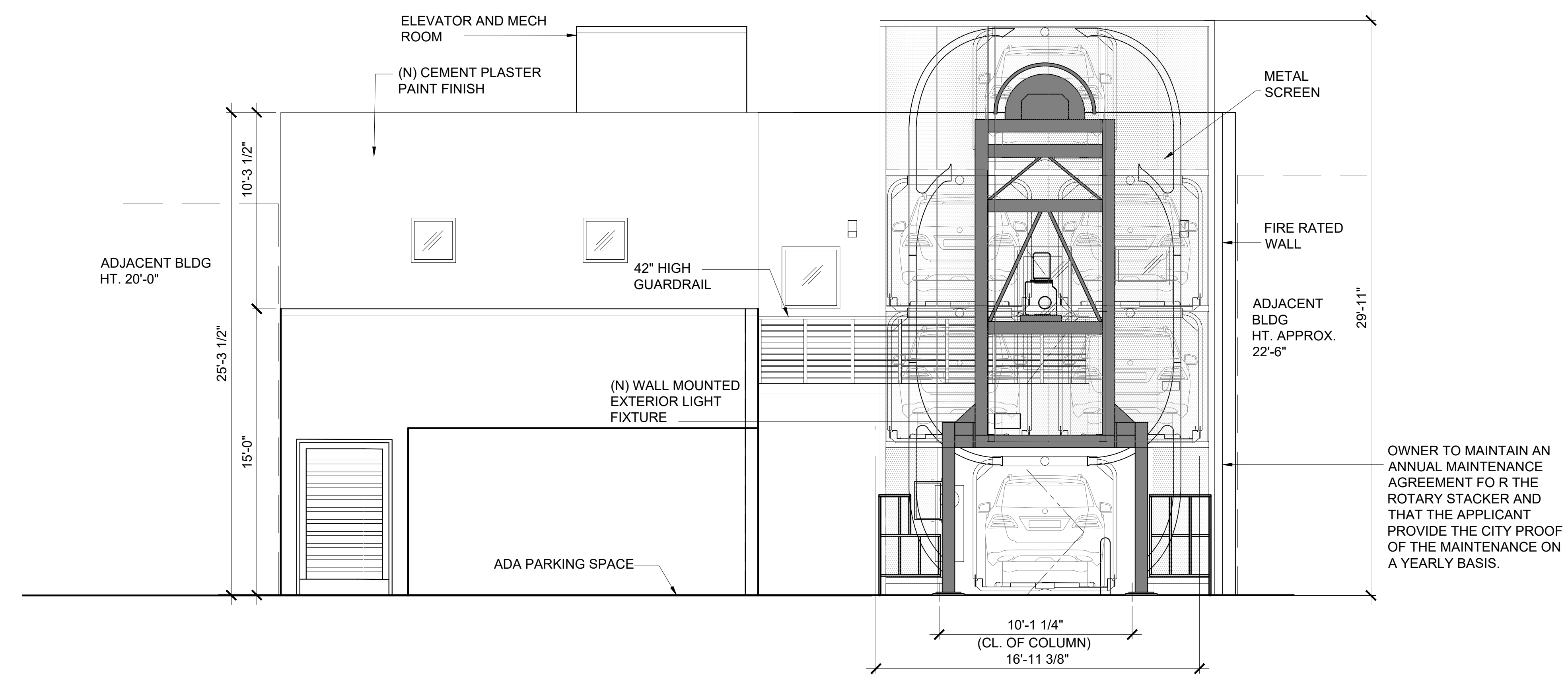
DRAWING NUMBER:

A1.1



2 PROPOSED LEFT SIDE ELEVATION

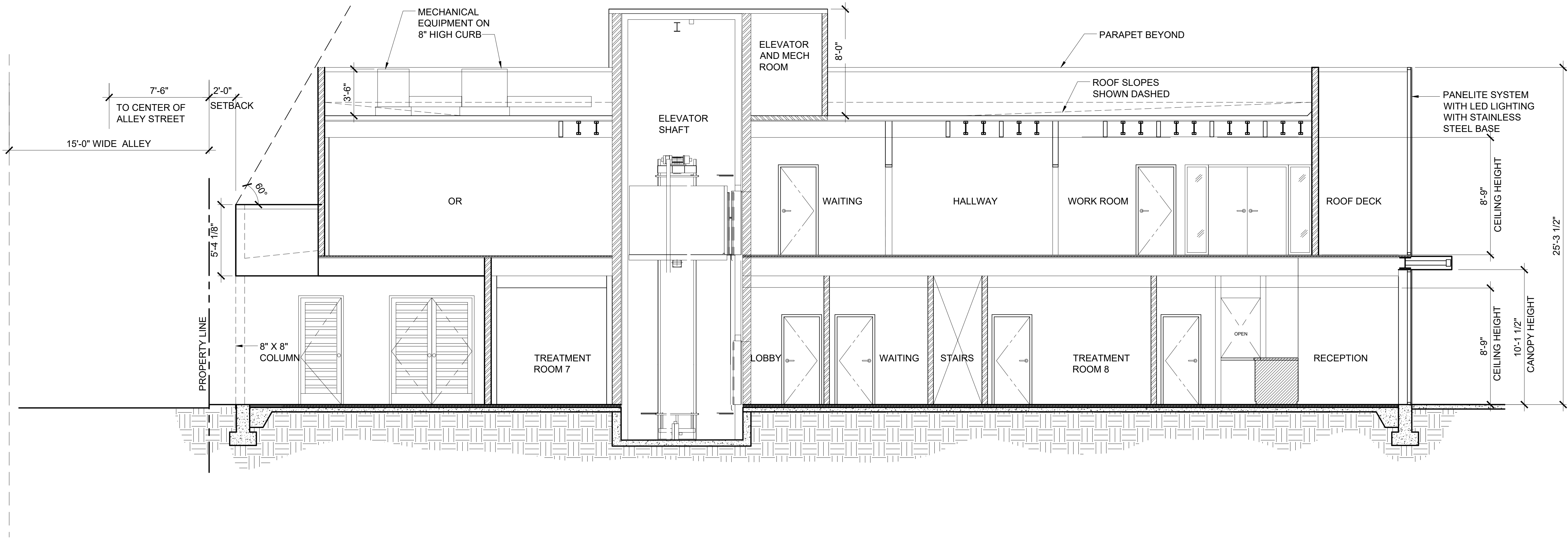
Scale: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION

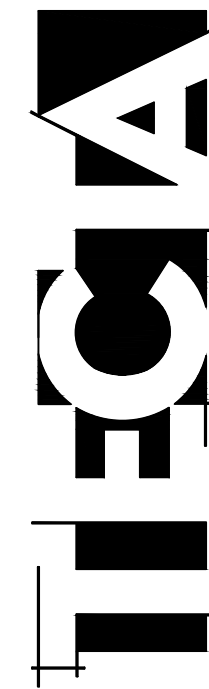
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A1.3

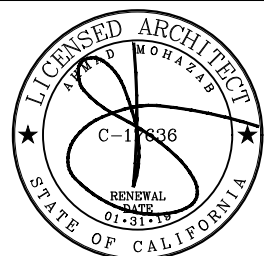


1 SECTION THROUGH THE ELEVATOR

Scale: 1/4" = 1'-0"



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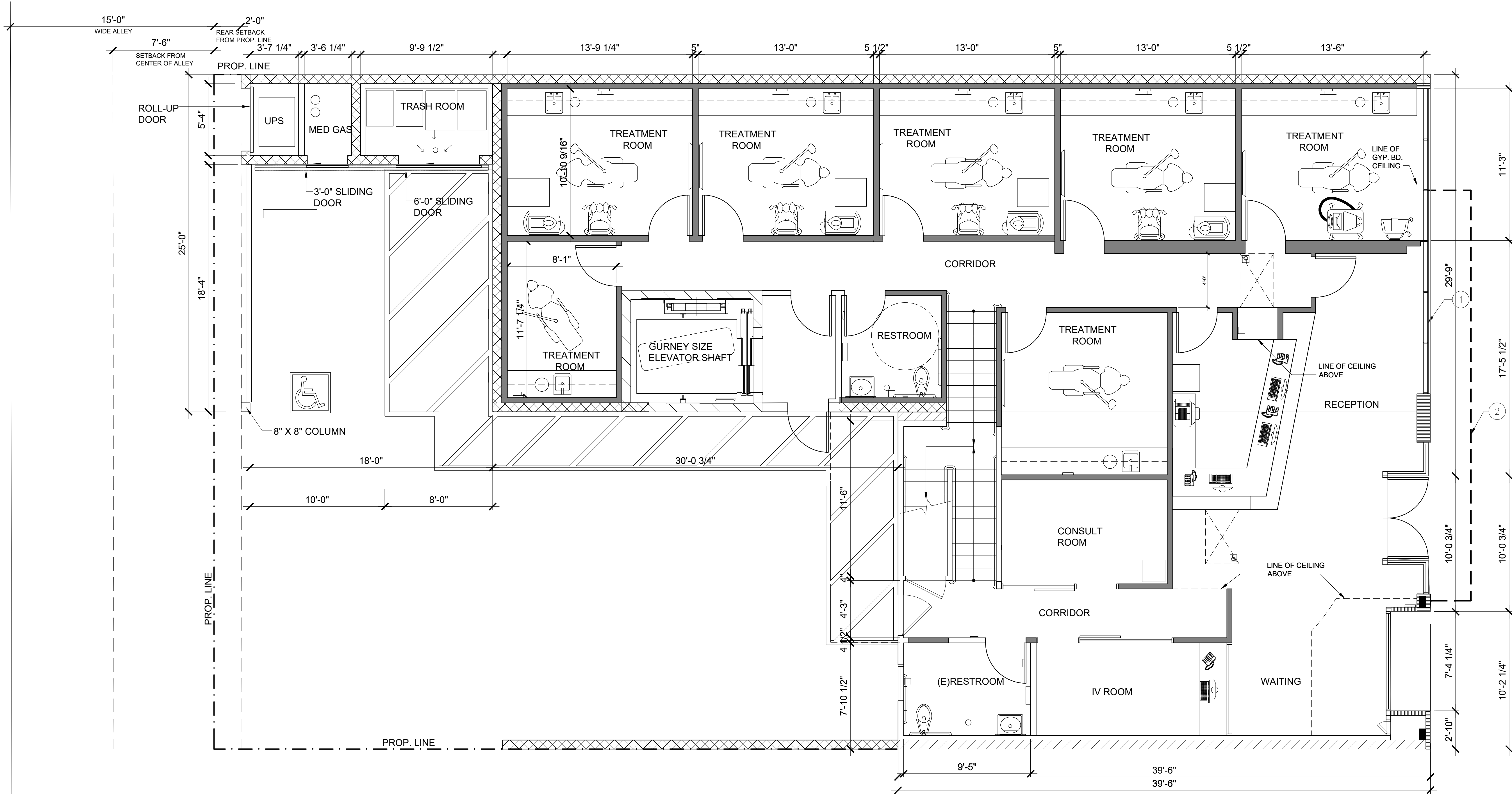
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DRAWING TITLE:
PROPOSED BUILDING
SECTION

DRAWING NUMBER:

A1.4



1 PROPOSED PLAN - FIRST FLOOR PLAN

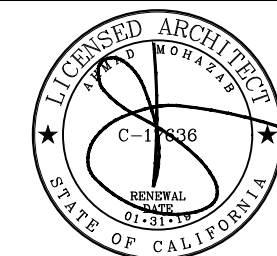
KEY NOTES

- ① PANEL LITE GLAZING SYSTEM WITH LED LIGHTS
- ② METAL CANOPY

SYMBOL LEGEND

	(E) CMU WALL		(N) 1-HOUR FIRE RATED WALL.
	(E) CONSTRUCTION TO REMAIN		DOOR AND DOOR FRAME.
	(N) 2 X 6 WOOD FRAMED WALL WITH 5/8" TYPE "X" GYP BD. BOTH SIDES, 2 LAYERS BLDG. PAPER ON THE EXTERIOR SIDE. SEE FLOOR PLANS FOR FINISHES.		PROPERTY LINE
	(N) CMU WALL		
	(N) BLDG. WALL TO STRUCTURE ABOVE		

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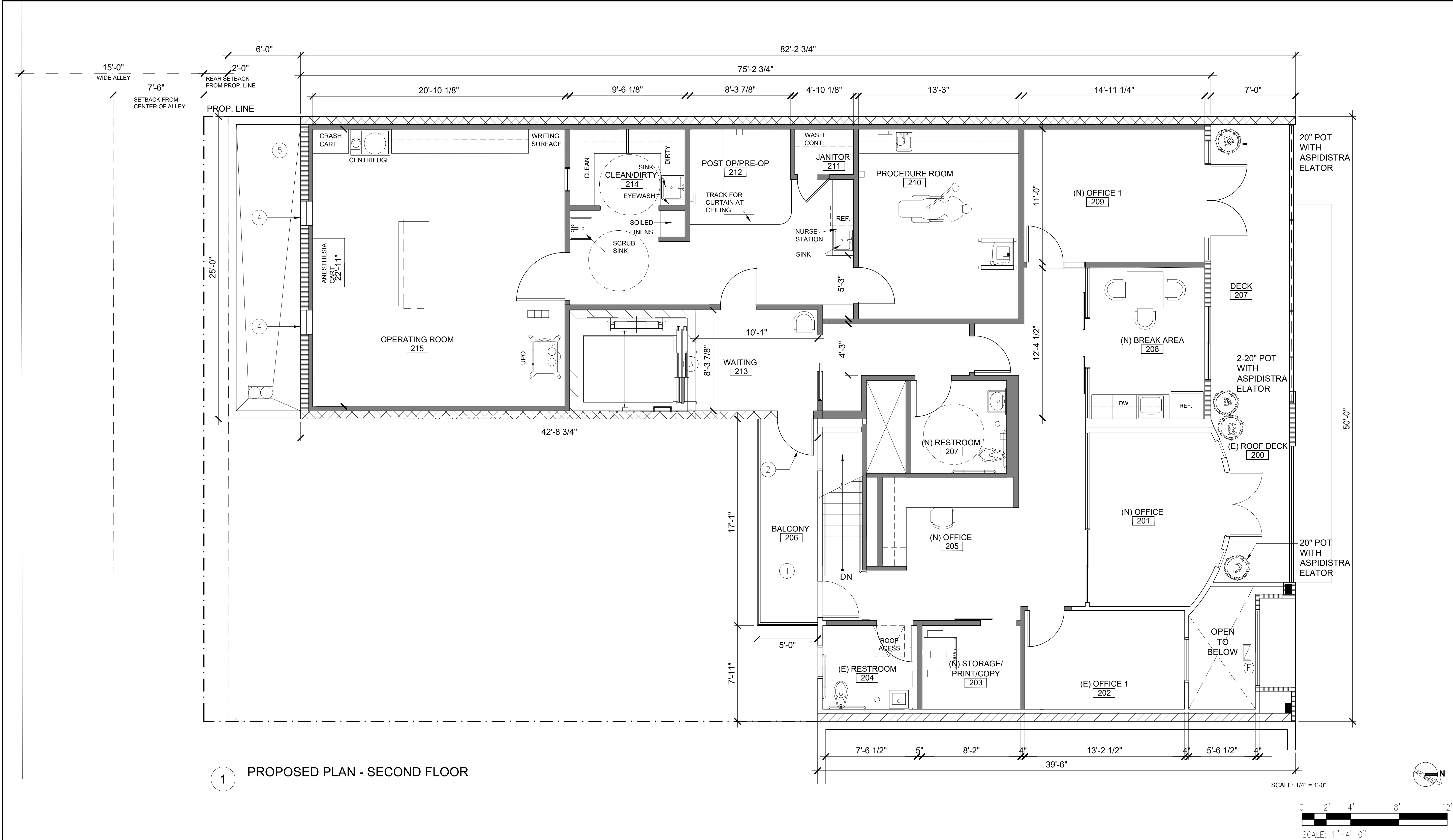
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DRAWING TITLE:
**PROPOSED PLAN
1ST. FLOOR**

DRAWING NUMBER:

A1.5



1 PROPOSED PLAN - SECOND FLOOR

KEY NOTES

- 1 5'-0" wide balcony
- 2 3'-0" wide door
- 3 gurney size elevator
- 4 (N) 2x2 picture windows sill height 6'-6" A.F.F.
- 5 first floor roof top.

SYMBOL LEGEND

- //// (E) CMU WALL
- ==== (E) CONSTRUCTION TO REMAIN
- ||||| (N) 2 X 6 WOOD FRAMED WALL WITH 5/8" TYPE "X" GYP BD. BOTH SIDES, 2 LAYERS BLDG. PAPER ON THE EXTERIOR SIDE. SEE FLOOR PLANS FOR FINISHES.
- XXXXXX (N) CMU WALL
- (N) BLDG. WALL TO STRUCTURE ABOVE
- (N) 1-HOUR FIRE RATED WALL.
- ⌣ DOOR AND DOOR FRAME.
- - - - - PROPERTY LINE

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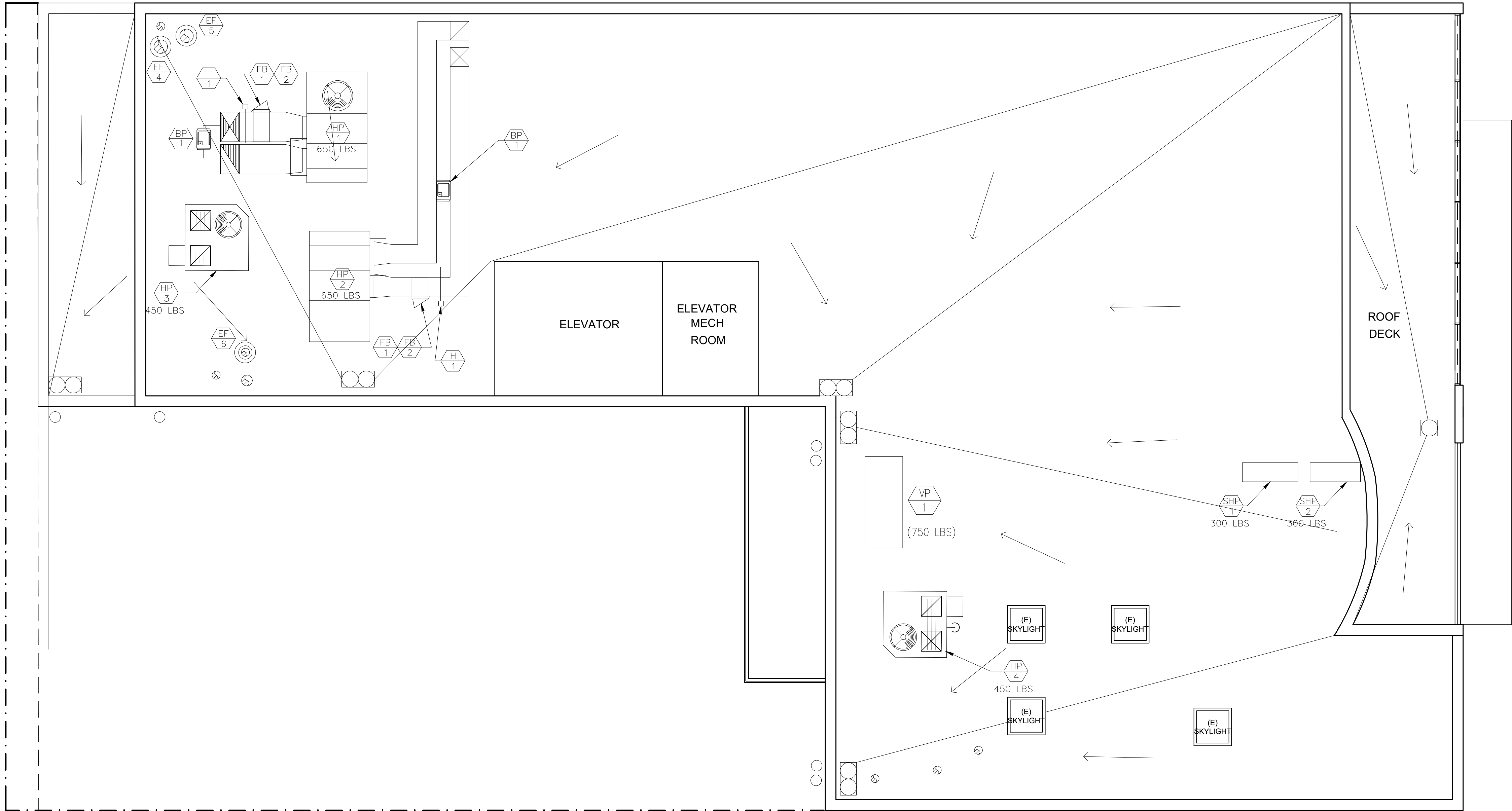
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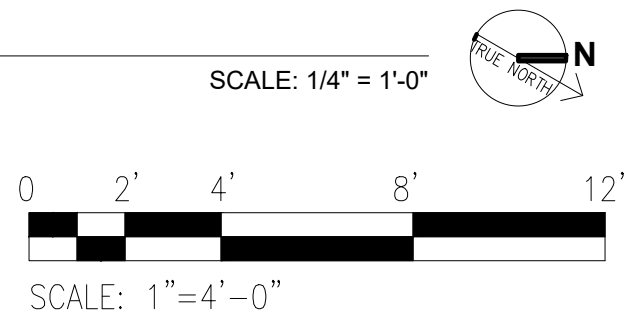
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DRAWING NUMBER:	A1.6

15'-0" WIDE ALLEY

2'-0" REAR SETBACK FROM PROP. LINE

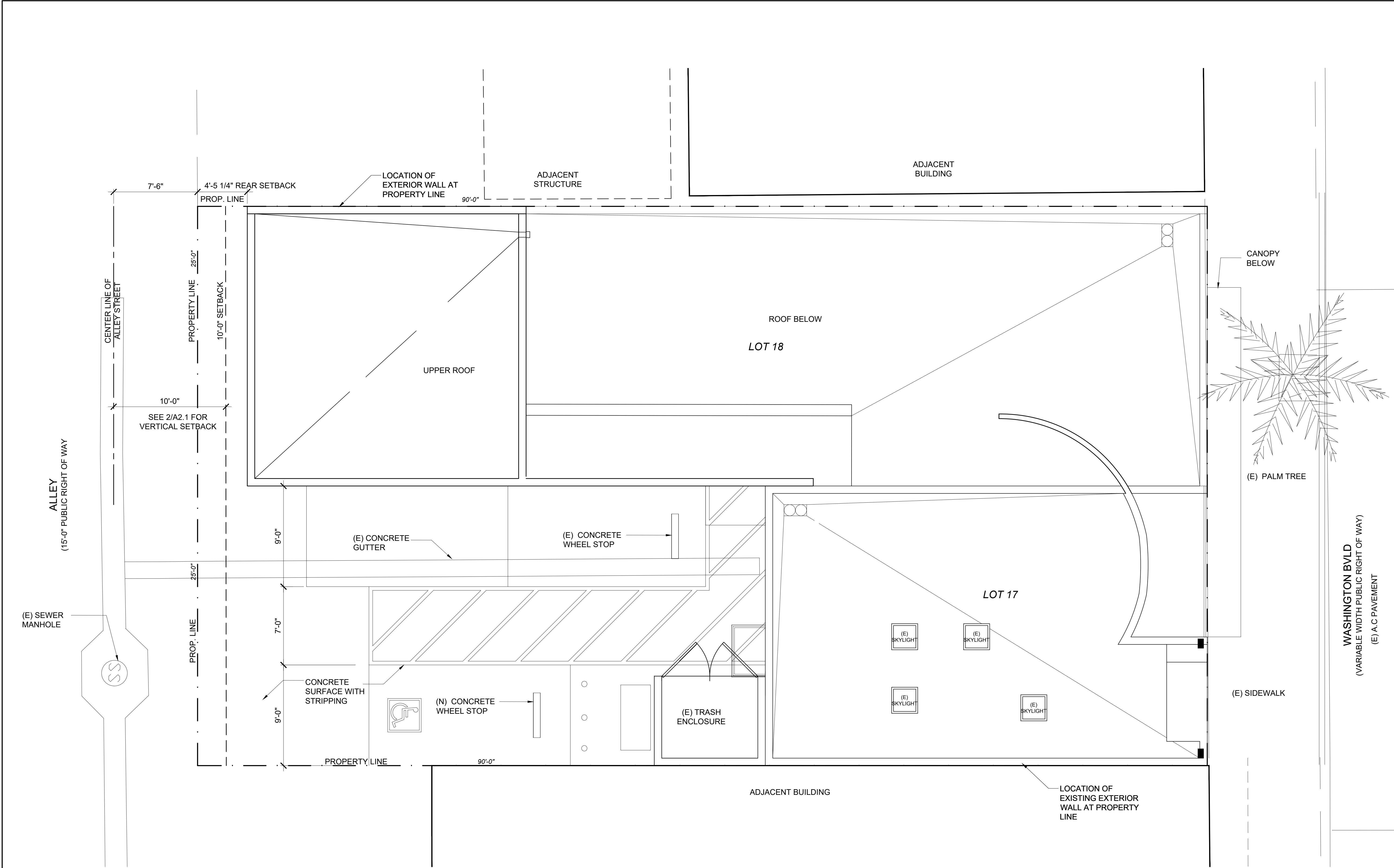


1 PROPOSED PLAN - ROOF PLAN

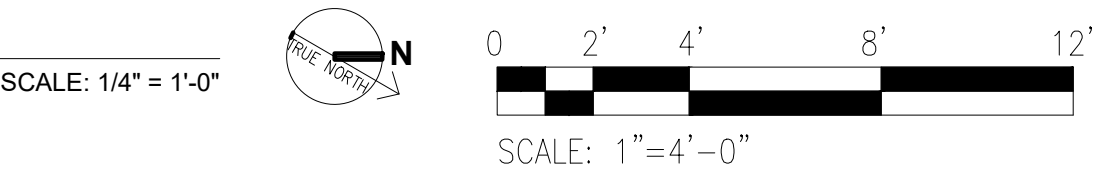


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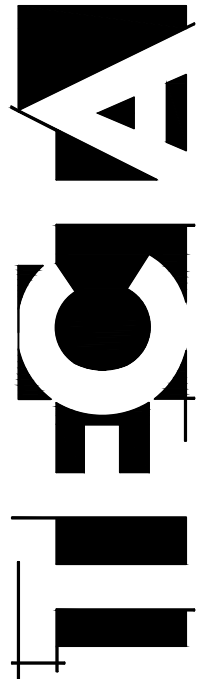
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ISSUE DATE: 10/08/2019		
DRAWING TITLE: PROPOSED ROOF PLAN		
DRAWING NUMBER: A1.7		



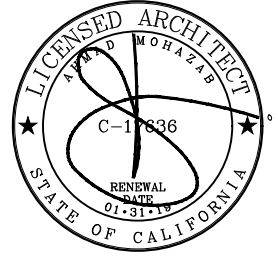
1 EXISTING SITE PLAN



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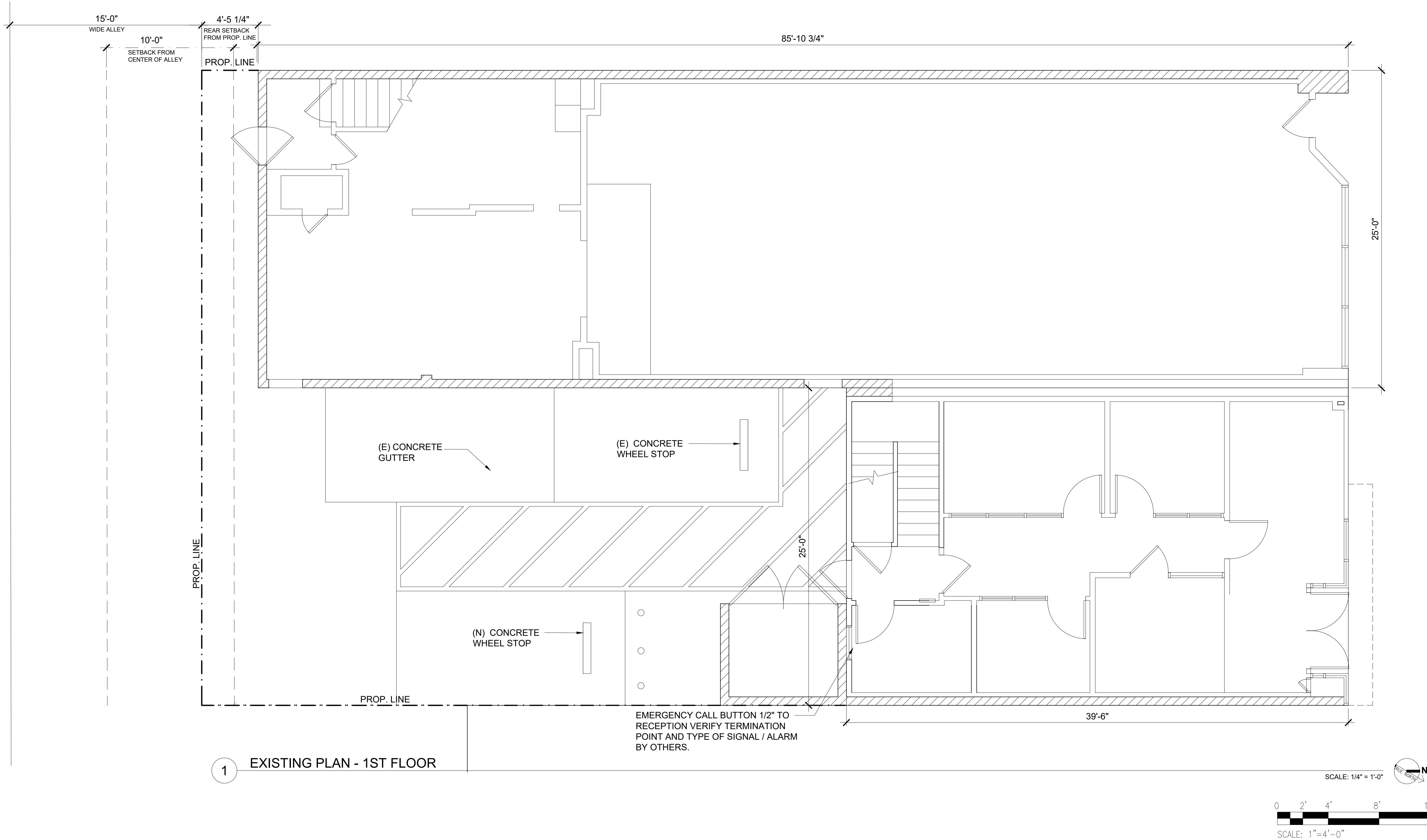
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△	CUP RESUBMITTAL 3	10/30/19

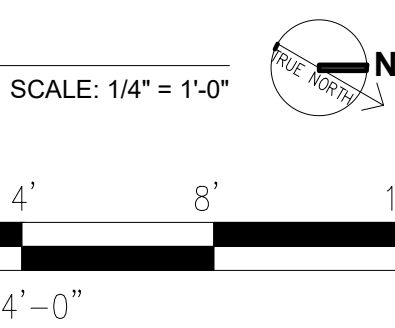
ISSUE DATE: 10/08/2019

DRAWING TITLE:
EXISTING SITE PLAN

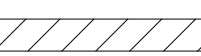
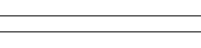
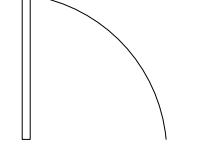
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A1.8



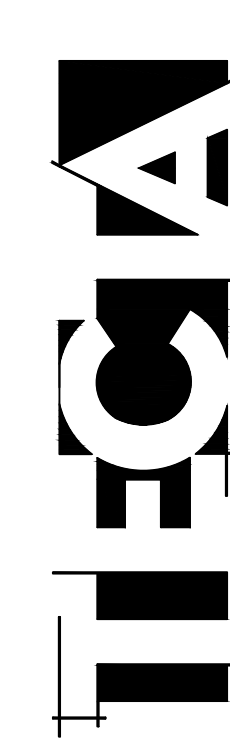
1 EXISTING PLAN - 1ST FLOOR



SYMBOL LEGEND

-  (E) CMU WALL
-  (E) CONSTRUCTION
-  DOOR AND DOOR FRAME.
-  PROPERTY LINE

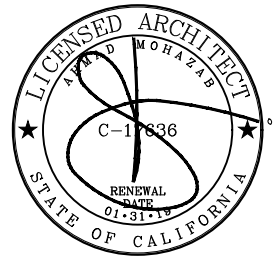
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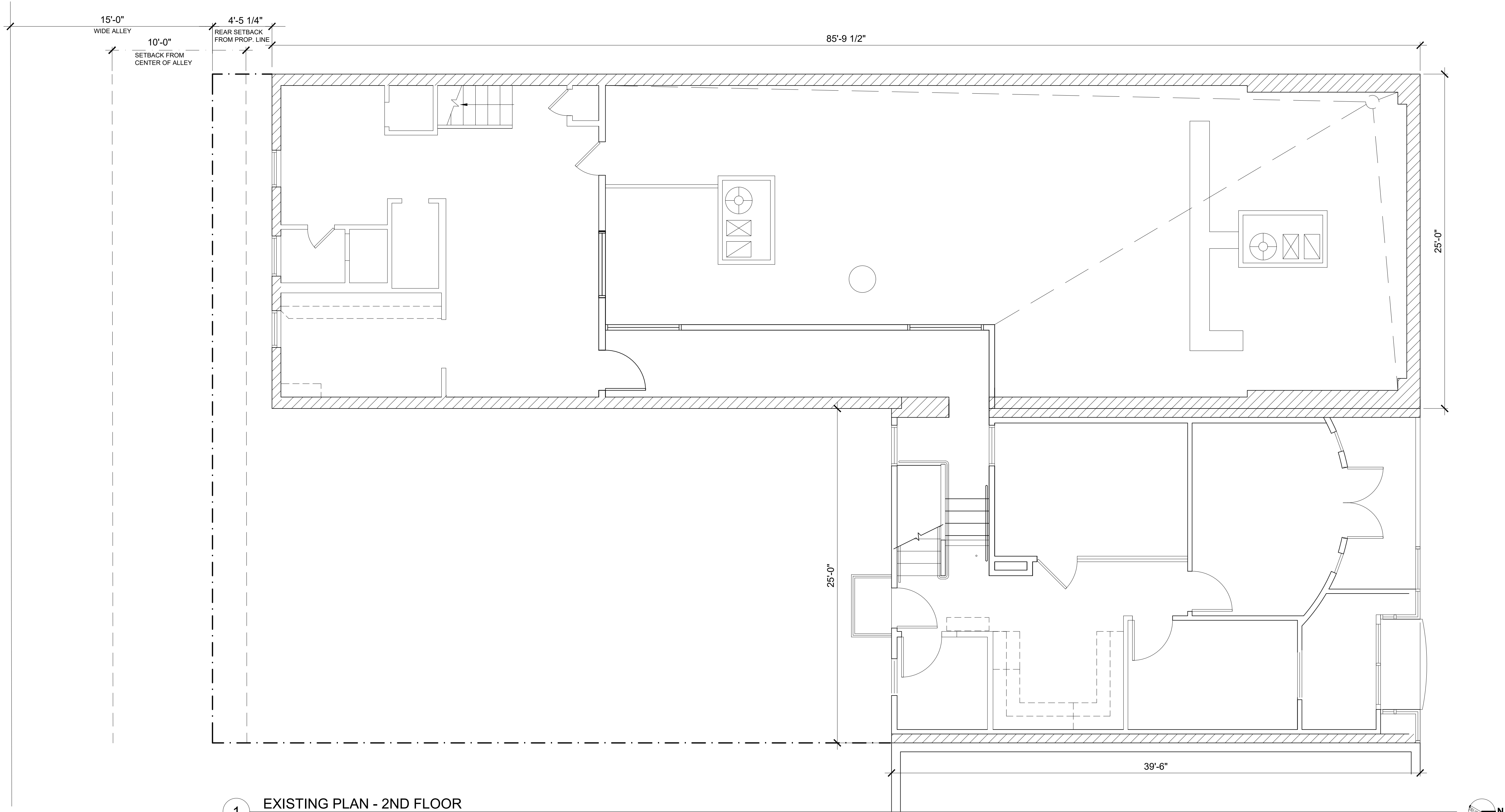
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5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

DRAWING TITLE:
EXISTING PLAN
1ST. FLOOR

DRAWING NUMBER:
A1.9



1 EXISTING PLAN - 2ND FLOOR

SYMBOL LEGEND

- //// (E) CMU WALL
- == (E) CONSTRUCTION
- DOOR AND DOOR FRAME.
- PROPERTY LINE

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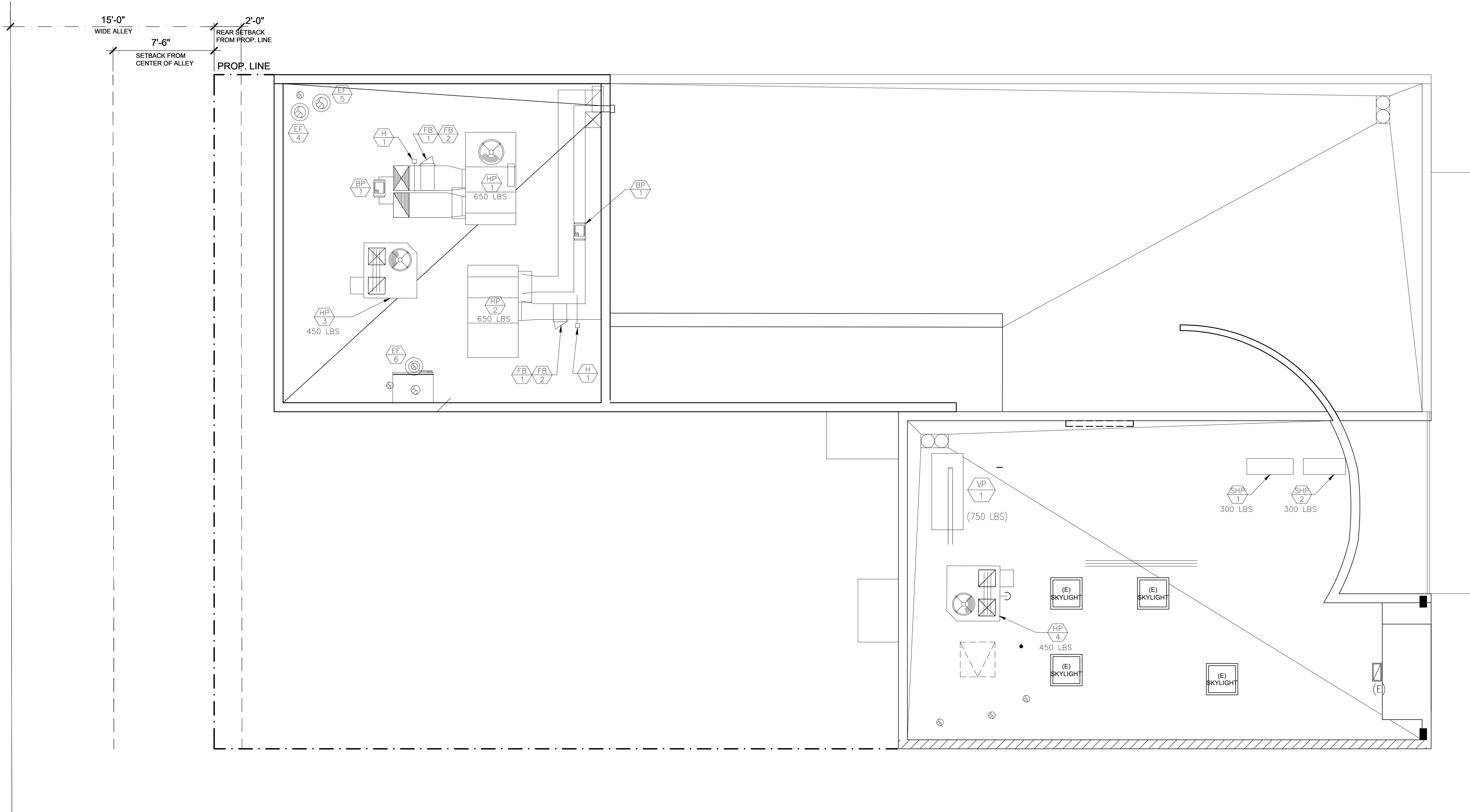
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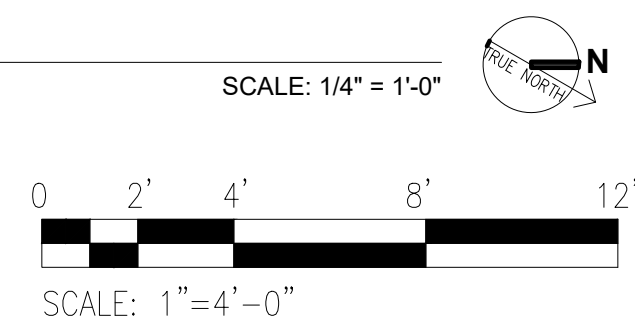
DRAWING TITLE:
EXISTING PLAN
2ND FLOOR

DRAWING NUMBER:

A1.10



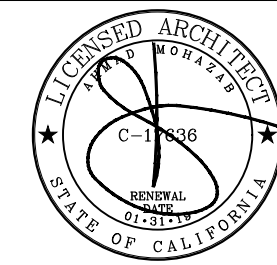
1 EXISTING - ROOF PLAN



SYMBOL LEGEND

- //// (E) CMU WALL.
- ==== (E) CONSTRUCTION TO REMAIN

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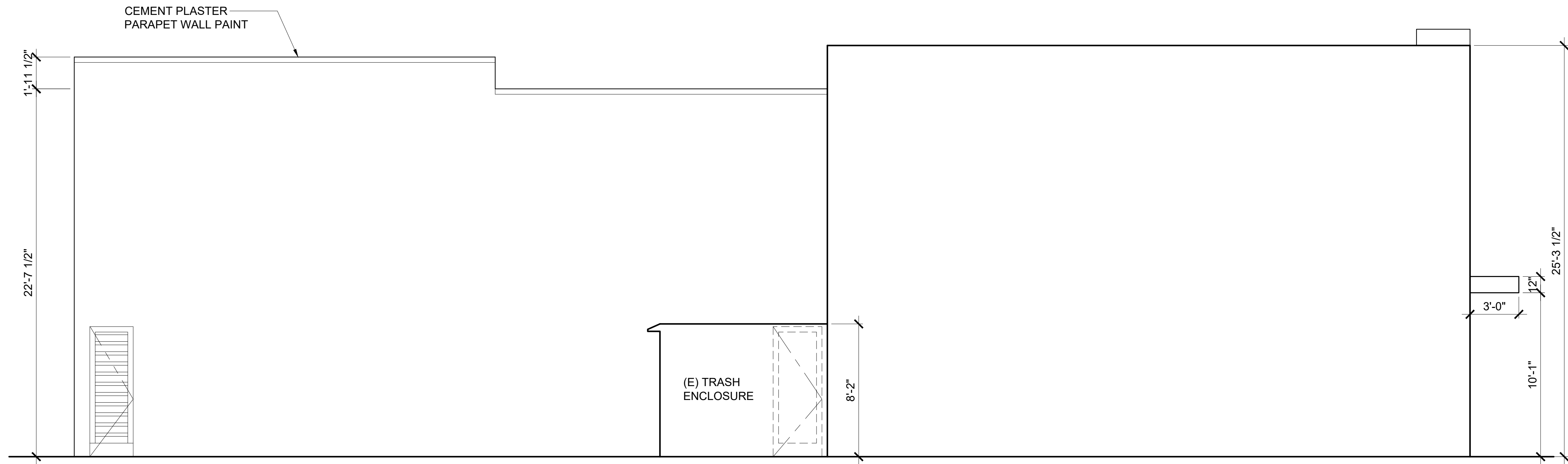
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6	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

DRAWING TITLE:
**EXISTING
ROOF PLAN**

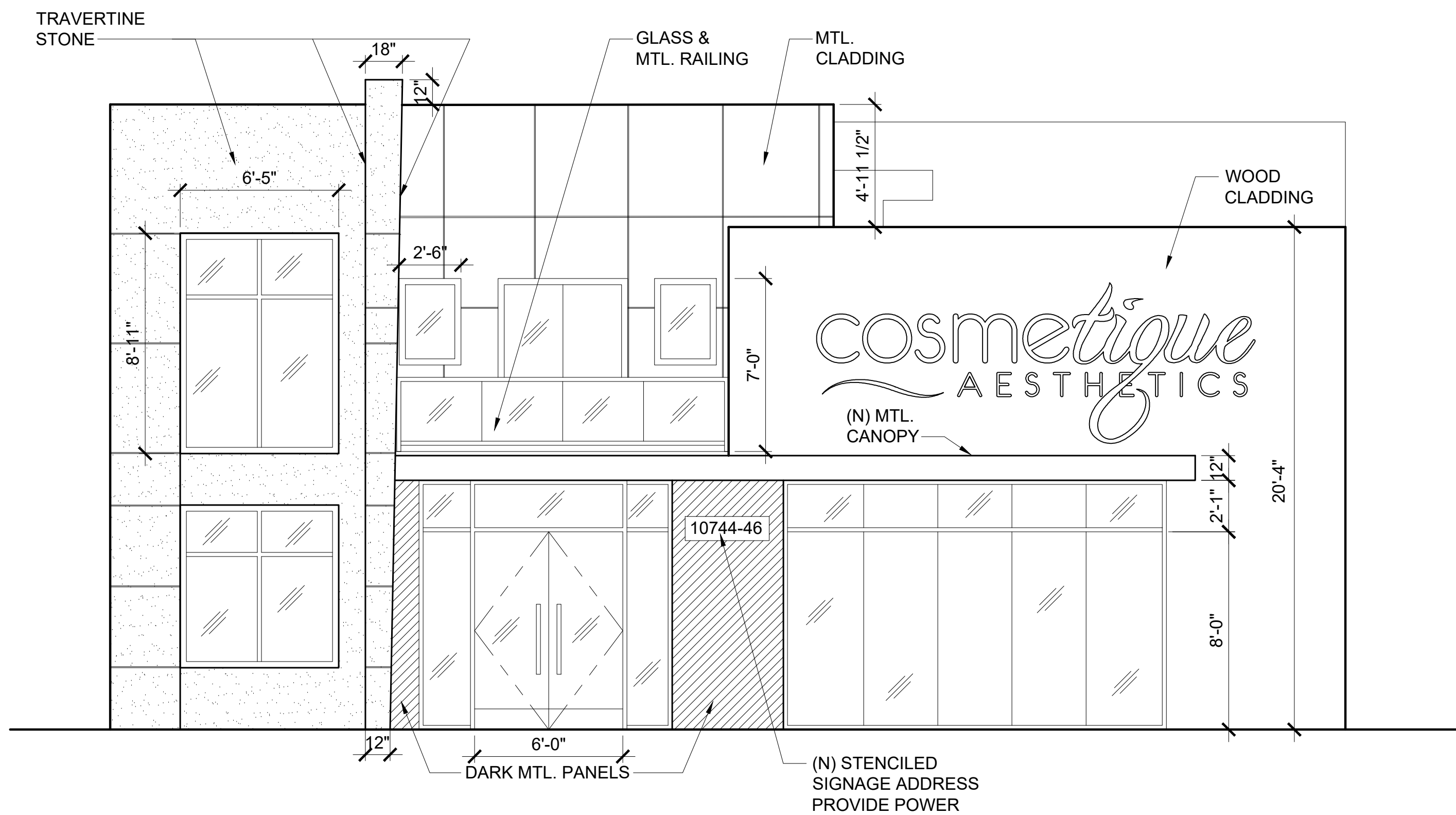
DRAWING NUMBER:

A1.11



2 EXISTING LEFT SIDE ELEVATION

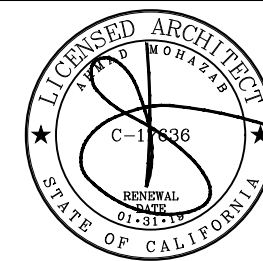
Scale: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION

Scale: 1/4" = 1'-0"

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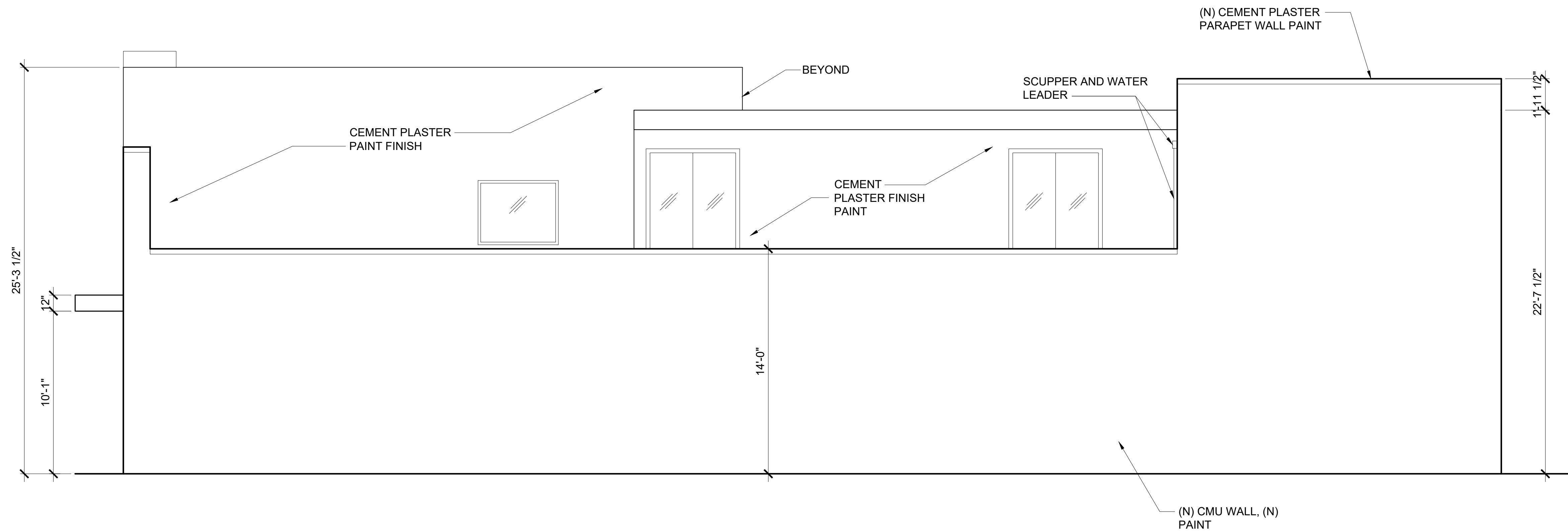
NO.	REVISIONS:	DATE:
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DRAWING TITLE:
EXISTING EXTERIOR
ELEVATIONS

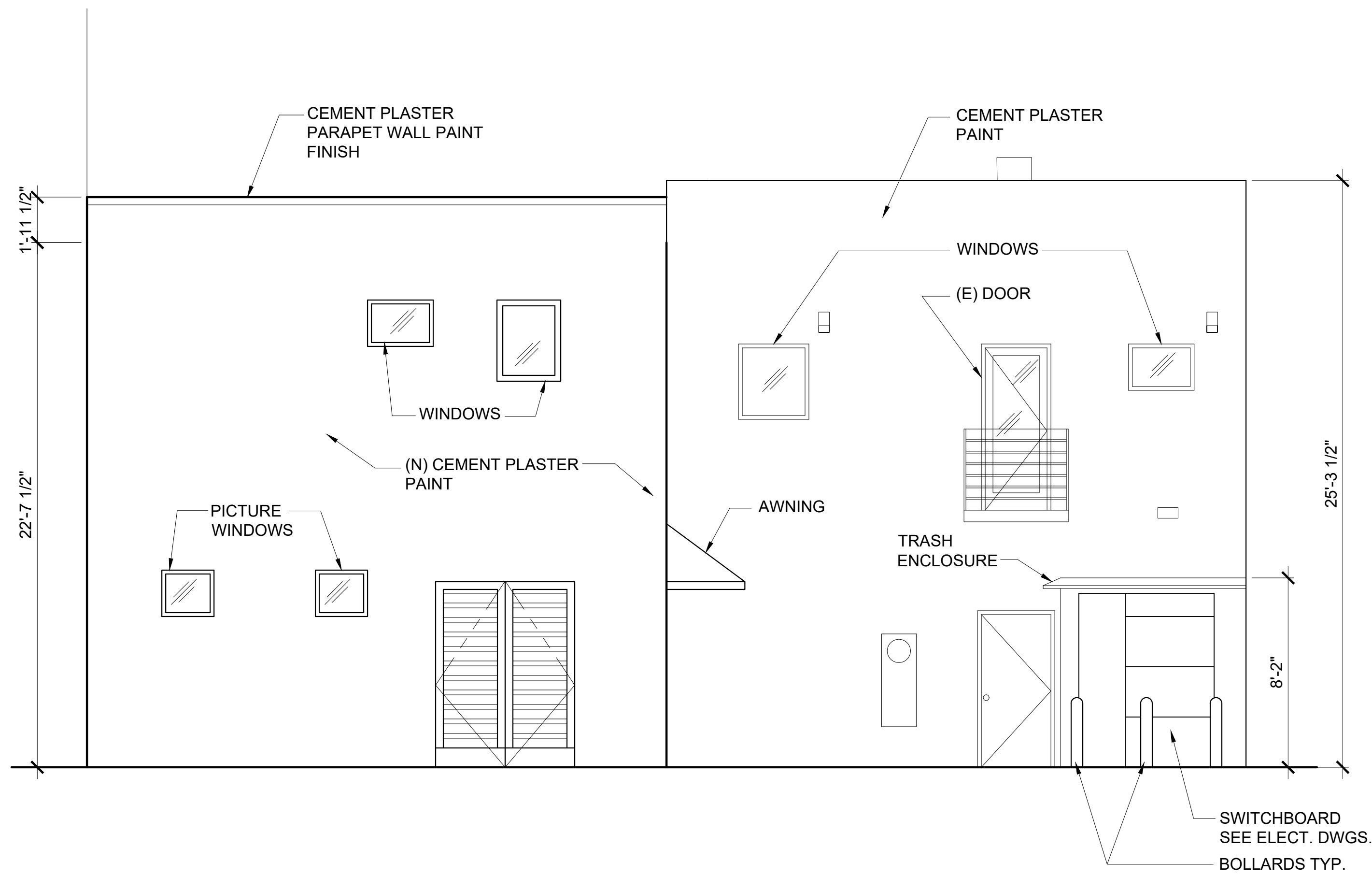
DRAWING NUMBER:

A1.12



2 EXISTING LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION

Scale: 1/4" = 1'-0"

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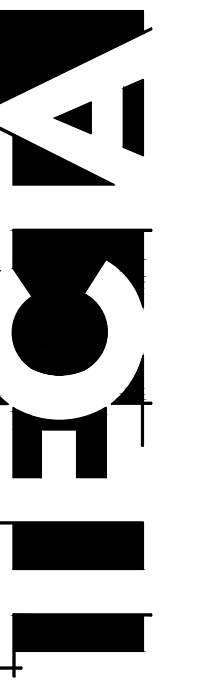
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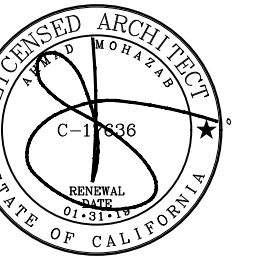
DRAWING TITLE:
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A1.13



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6	CUP RESUBMITTAL 3	10/30/19
7		

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DRAWING TITLE:

EXISTING SITE PHOTOS

DRAWING NUMBER:

A1.14