

CLIVE WILKINSON ARCHITECTS
6116 Washington Boulevard
Culver City, California 90232
+1 310 358 2200 www.clivewilkinson.com

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ISSUES	DATE
PPR	02/26/2020
ENTITLEMENT APPLICATION	07/02/2021
ENTITLEMENT APPLICATION_REV 1	10/04/2021
PLANNING COMMISSION REVISIONS	04/06/2022

#	REVISION LIST	DATE
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NOT FOR CONSTRUCTION

5861-63
WASHINGTON
BLVD.

5861-63 WASHINGTON BLVD.
CULVER CITY, CA 90232

PROJECT NO.: 1927
DATE: 04/06/2022
SCALE:

SHEET TITLE:

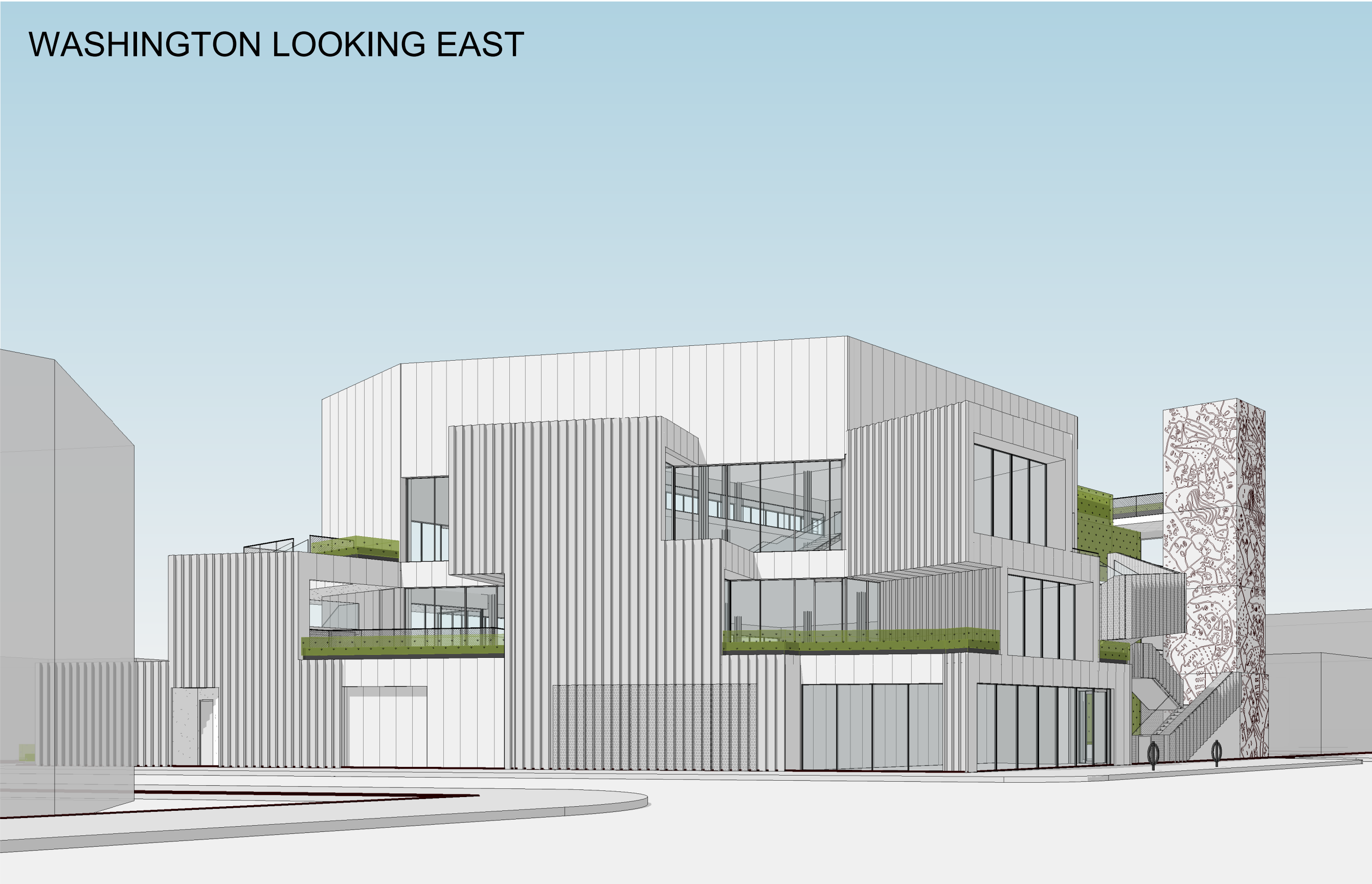
PERSPECTIVE
VIEWS

SHEET NO:

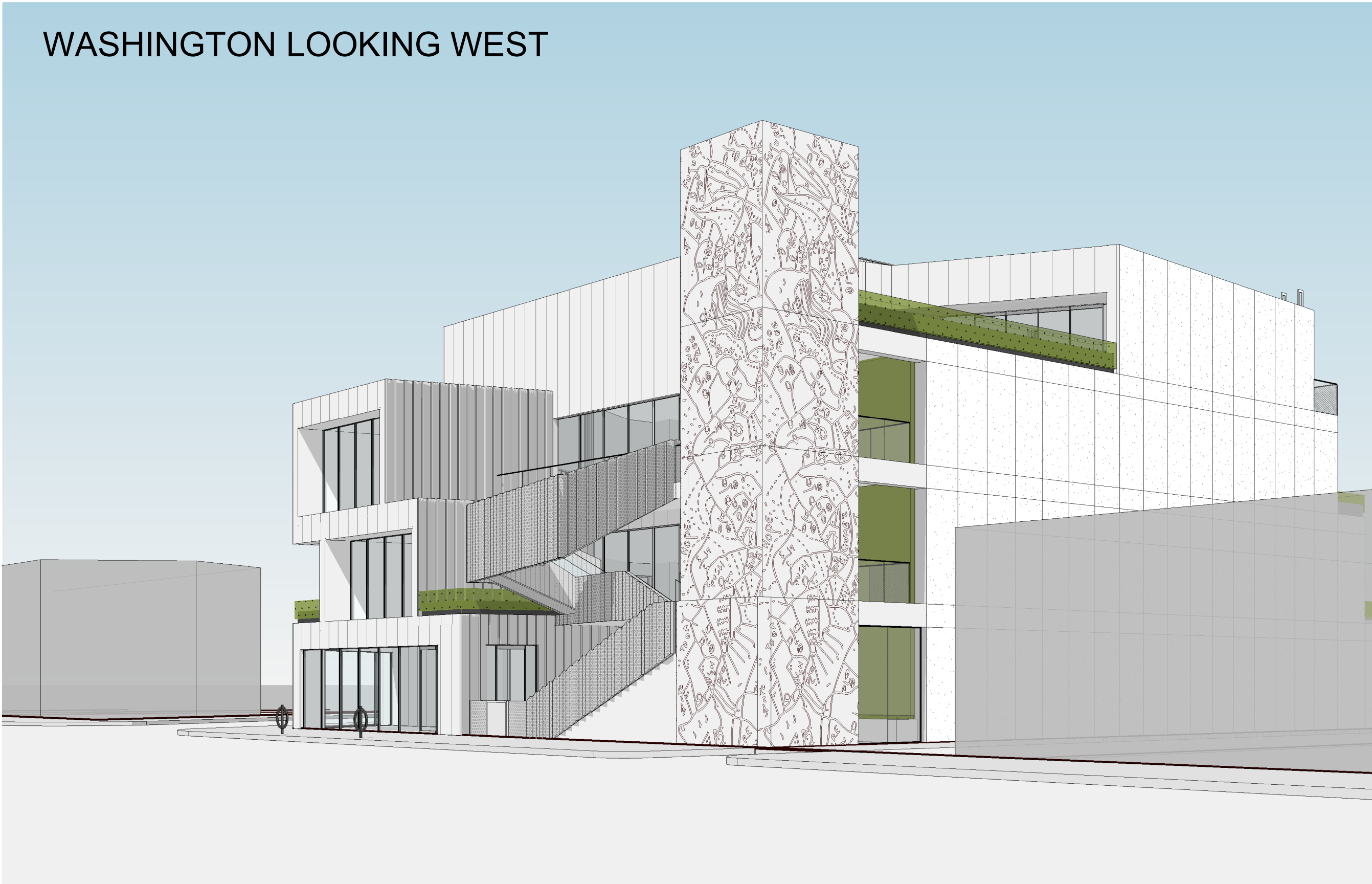
G003

ENTITLEMENT
APPLICATION_REV1

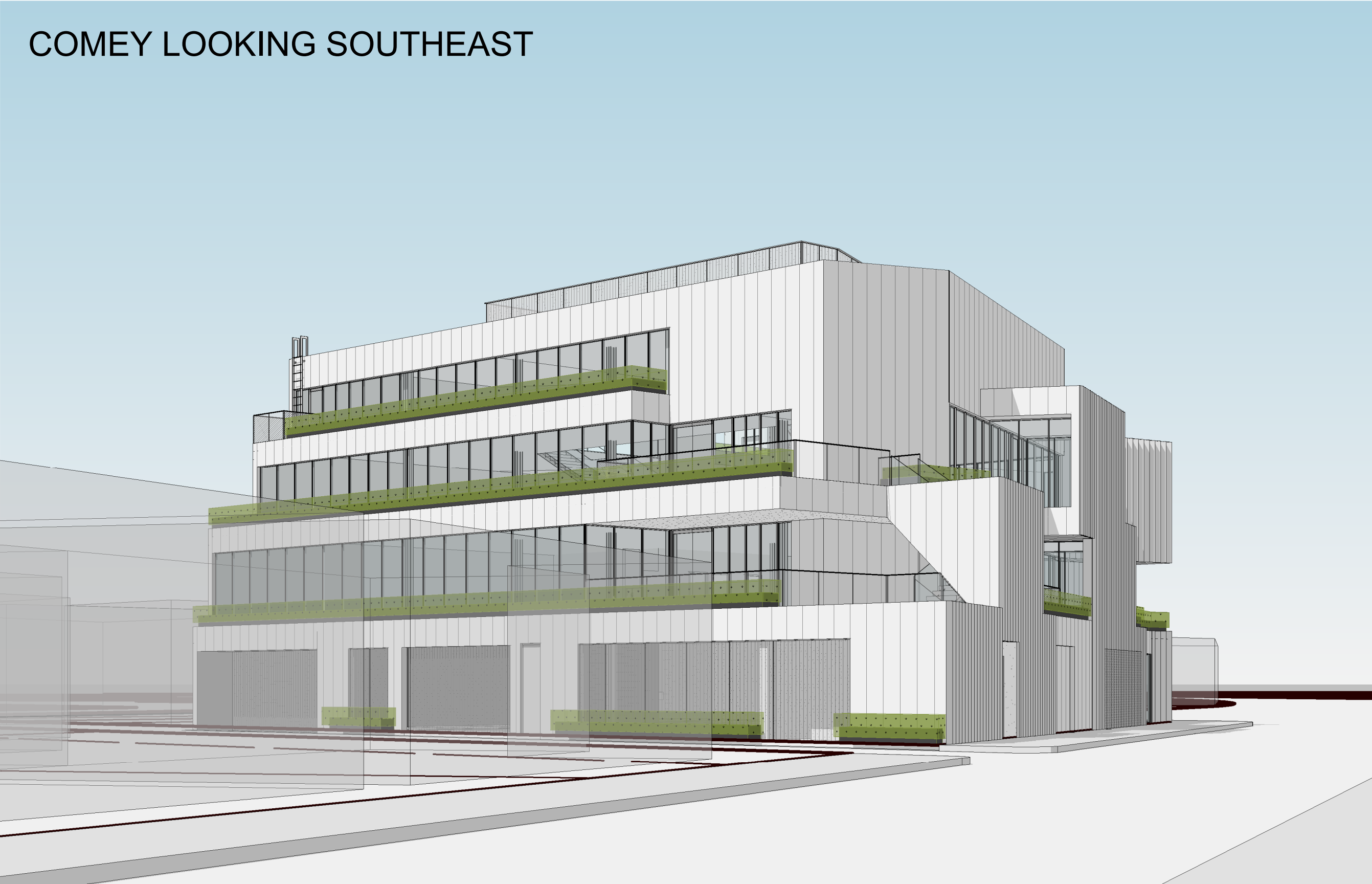
WASHINGTON LOOKING EAST



WASHINGTON LOOKING WEST



COMEY LOOKING SOUTHEAST



COMEY LOOKING EAST



4/6/2022 5:13:56 PM

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

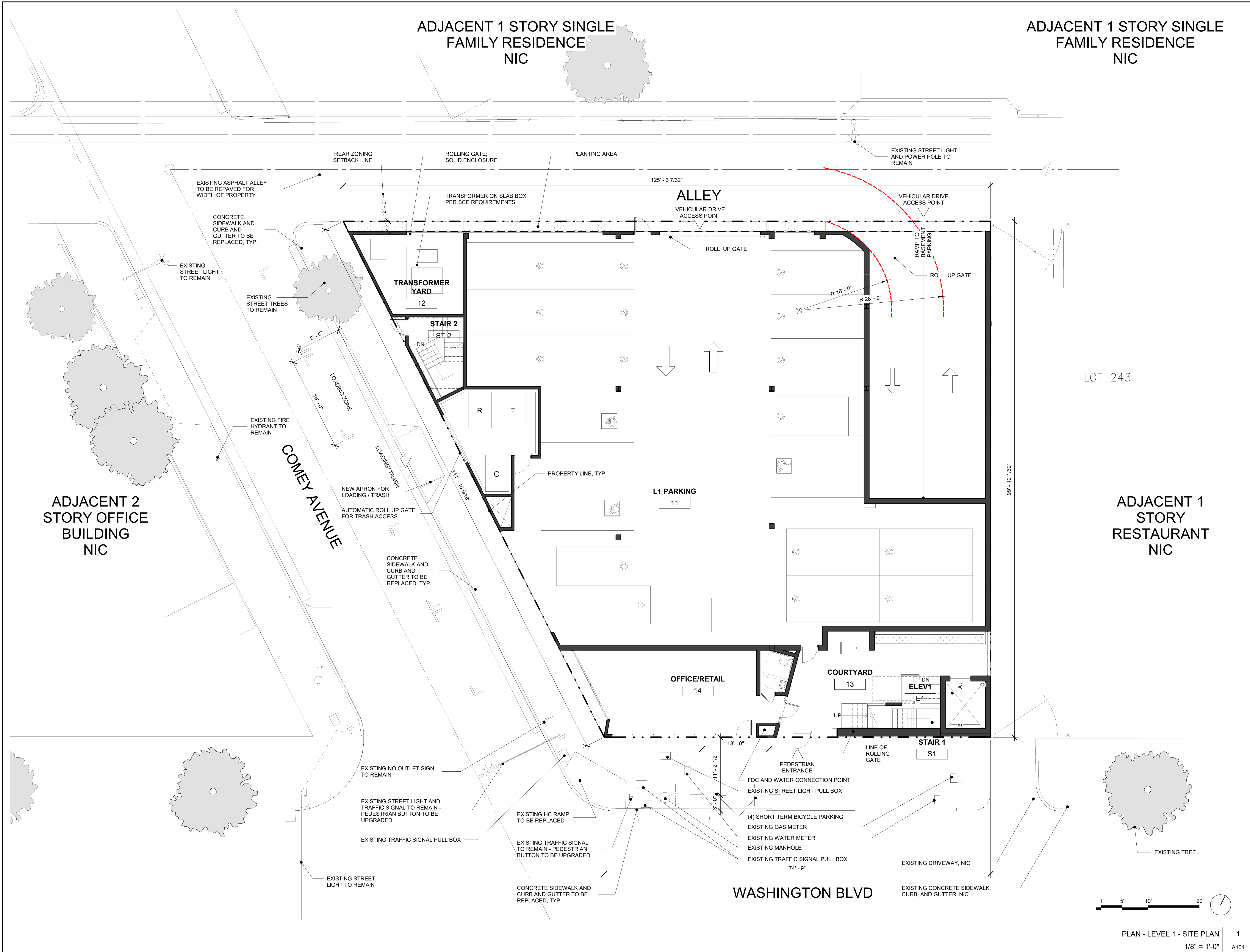
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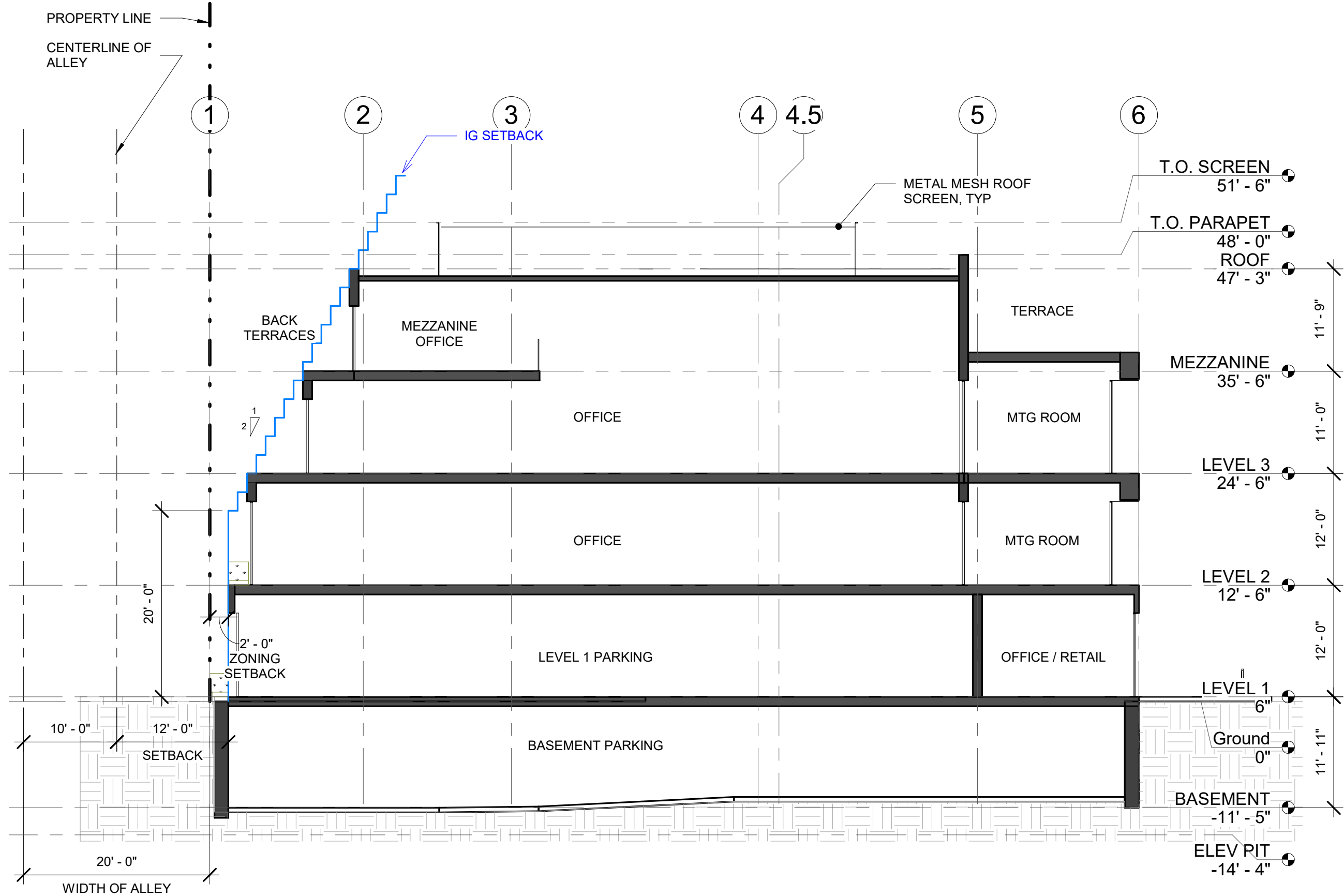
SITE PLAN

SHEET NO

A101

ENTITLEMENT
APPLICATION REV1





NORTH/SOUTH SECTION 3
3/32" = 1'-0" A102

PARKING REQUIREMENTS

TOTAL ALLOWABLE GROSS FLOOR AREA: 16,900 SF
TOTAL PARKING STALLS REQUIRED: 43
(16,900 * 0.9 = 15,210 => 15,210 / 350 = 43.46 => 43)

TOTAL PARKING STALLS PROVIDED: 19 + 24 = 43

MINIMUM DRIVE AISLE: 24'
MINIMUM HEAD CLEARANCE: 7'
MINIMUM HEAD CLEARANCE VAN AREAS: 8' - 2"

MINIMUM DRIVEWAY WIDTH (<20 STALLS): 10'
MINIMUM DRIVEWAY WIDTH (>=20 STALLS): 25'
WITH ALLOWED ADMIN MOD (-10%): 22' - 6"

STANDARD PARKING STALLS (S)

STANDARD PARKING STALL SIZE: 8'-6" X 18'

COMPACT PARKING STALLS (C)

COMPACT STALLS ALLOWED: 43*25% = 10.75 => 10
COMPACT STALLS PROVIDED: 10
SIZE OF COMPACT STALLS PROVIDED: 7'-6" X 15'

TANDEM PARKING STALLS

STANDARD SIZE OF TANDEM STALLS: 9' X 18'
TANDEM REDUCED
WITH ALLOWED ADMIN MOD (-10%): 9' X 16'-2"

ACCESSIBLE PARKING REQUIREMENTS

ACCESSIBLE PARKING STALLS REQUIRED: 2
(INCLUDING 1 ACCESSIBLE VAN STALL)

ACCESSIBLE VAN STALL WIDTH: 12'
EXCEPTION USED - 9' WIDE WITH 8' AISLE

EV PARKING REQUIREMENTS

FULL EV CHARGING STALLS (FEVCS)

FULL EV CHARGING STALLS REQUIRED: 43*10% = 4.3 => 4
FULL EV CHARGING STALLS PROVIDED: 4

EV READY STALLS (EVR)

EV READY STALLS REQUIRED: 43*10% = 4.3 => 4
EV READY STALLS PROVIDED: 4

EV CAPABLE STALLS (EVC)

EV CAPABLE STALLS REQUIRED: 43*20% = 8.6 => 9
EV CAPABLE STALLS PROVIDED: 9

CLEAN AIR VEHICLE PARKING REQUIREMENTS

CLEAN AIR VEHICLE STALLS (CAV)

CAV PARKING STALLS REQUIRED: 3
(EV READY STALLS CAN BE USED TO FULFILL THIS REQUIREMENT)
CAV PARKING STALL PROVIDED: 3

BICYCLE PARKING REQUIREMENTS

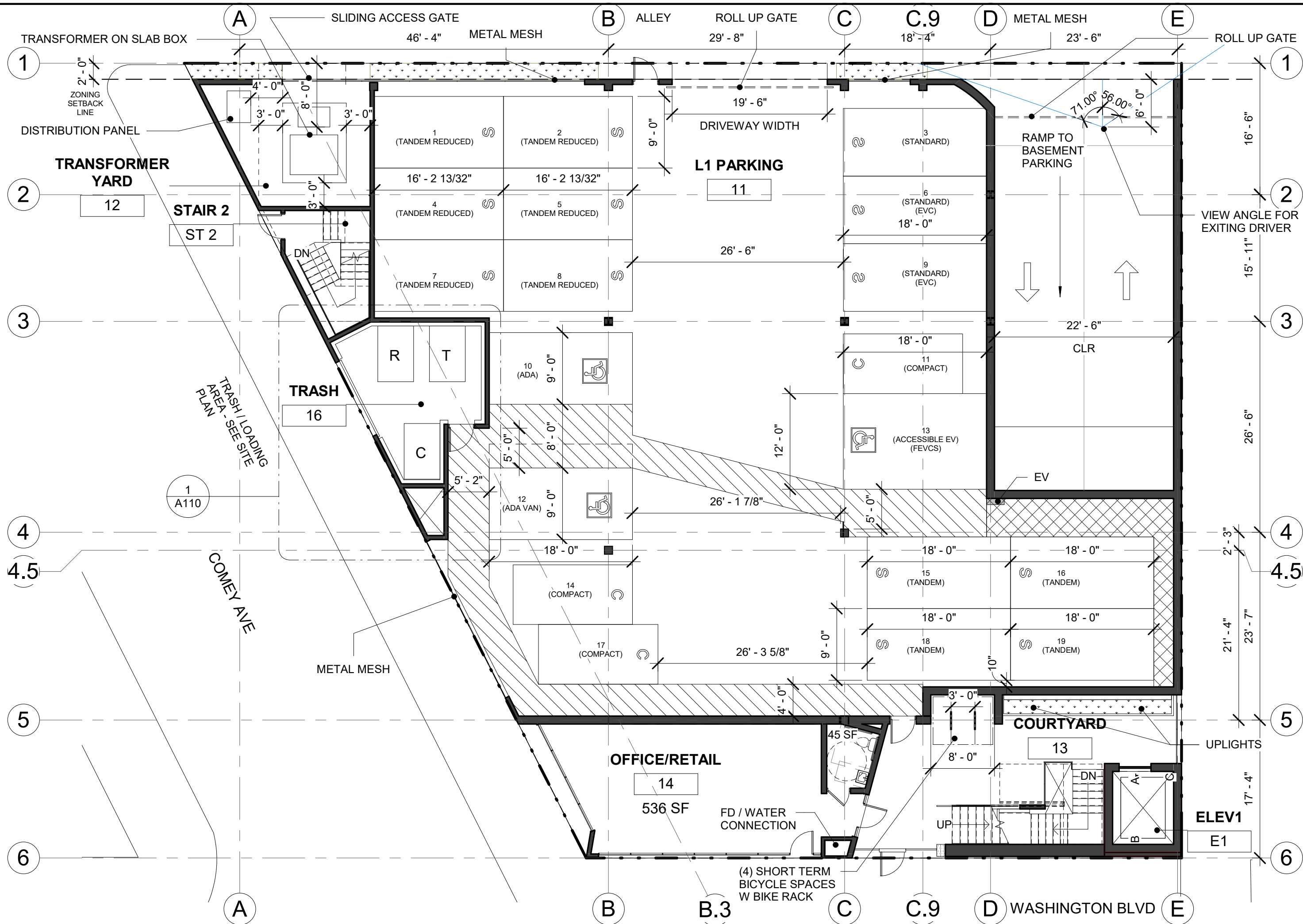
SHORT TERM BICYCLE SPACES REQUIRED: 2
SHORT TERM BICYCLE SPACES PROVIDED: 8 (4 ONSITE 4 OFFSITE)

LONG TERM BICYCLE SPACES REQUIRED: 2
LONG TERM BICYCLE SPACES PROVIDED: 10

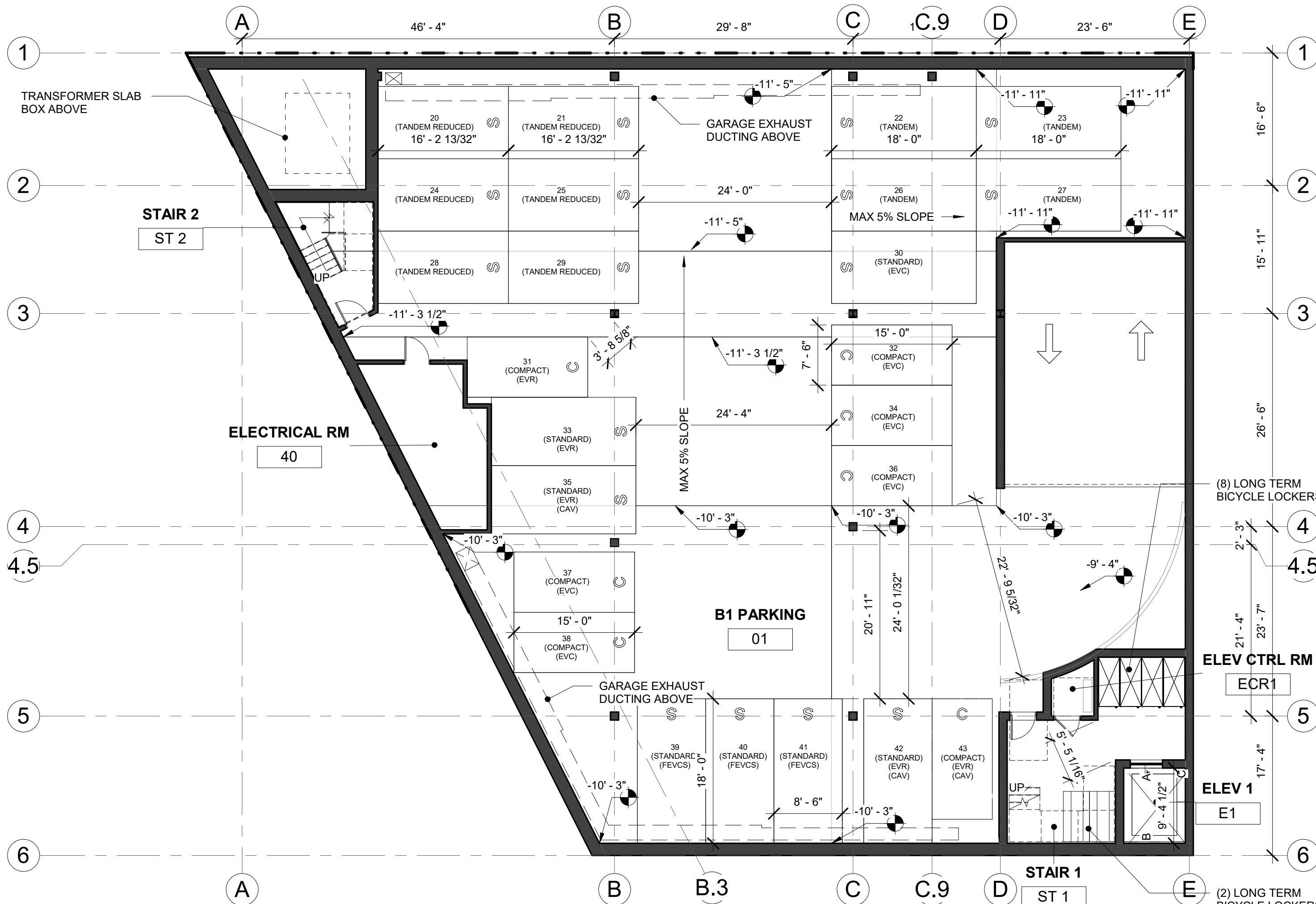
LOADING AREA REQUIREMENTS

LOADING AREAS REQUIRED: 1

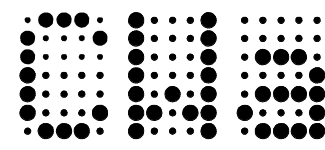
PROPOSE CURBSIDE STREET LOADING PER MICHAEL ALLEN AT PLANNING DIVISION, SUBJECT TO APPROVAL OF CITY ENGINEER - SEE SITE PLAN A101



PLAN - LEVEL 1 1
3/32" = 1'-0" A102



PLAN - BASEMENT 2
3/32" = 1'-0" A102



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PROJECT NO.: 1927
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SCALE: As indicated

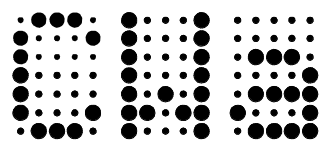
SHEET TITLE:

PLANS - LEVEL 1,
BASEMENT &
SECTION

SHEET NO:

A102

ENTITLEMENT
APPLICATION_REV1



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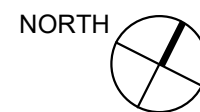
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PROJECT NO.: 1927
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SCALE: 3/32" = 1'-0"

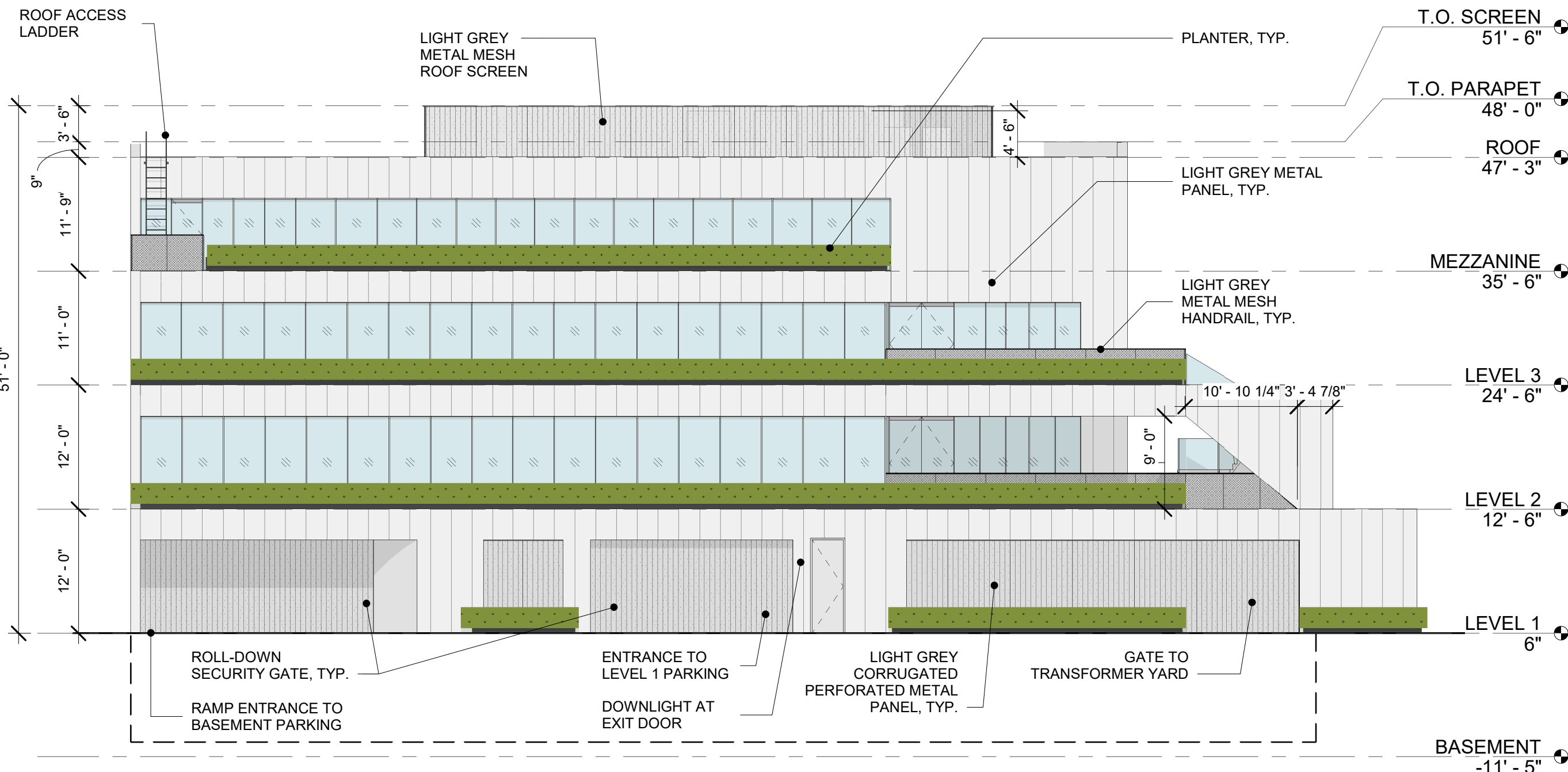
SHEET TITLE:

BUILDING
ELEVATIONS

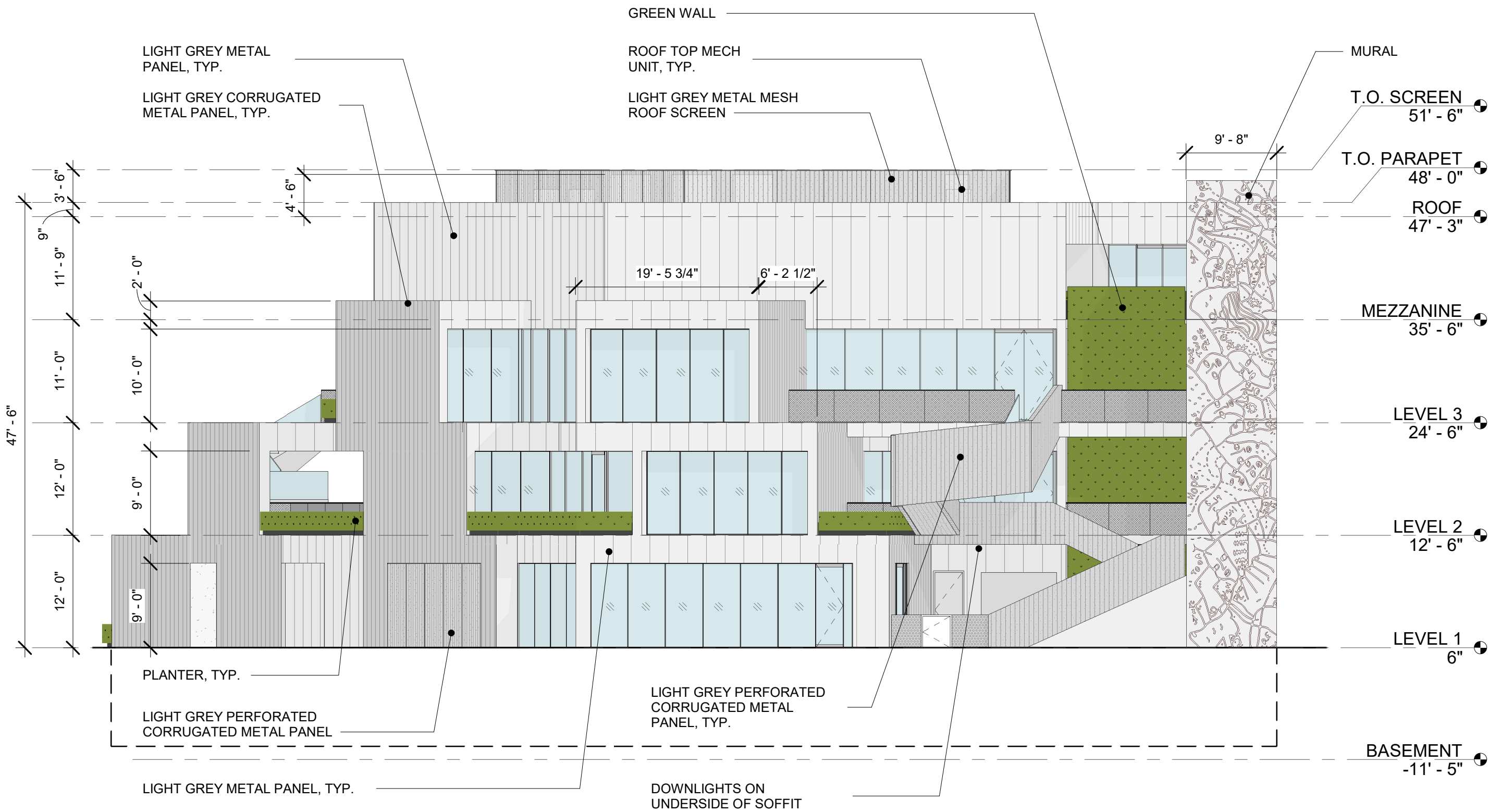
SHEET NO:

A201

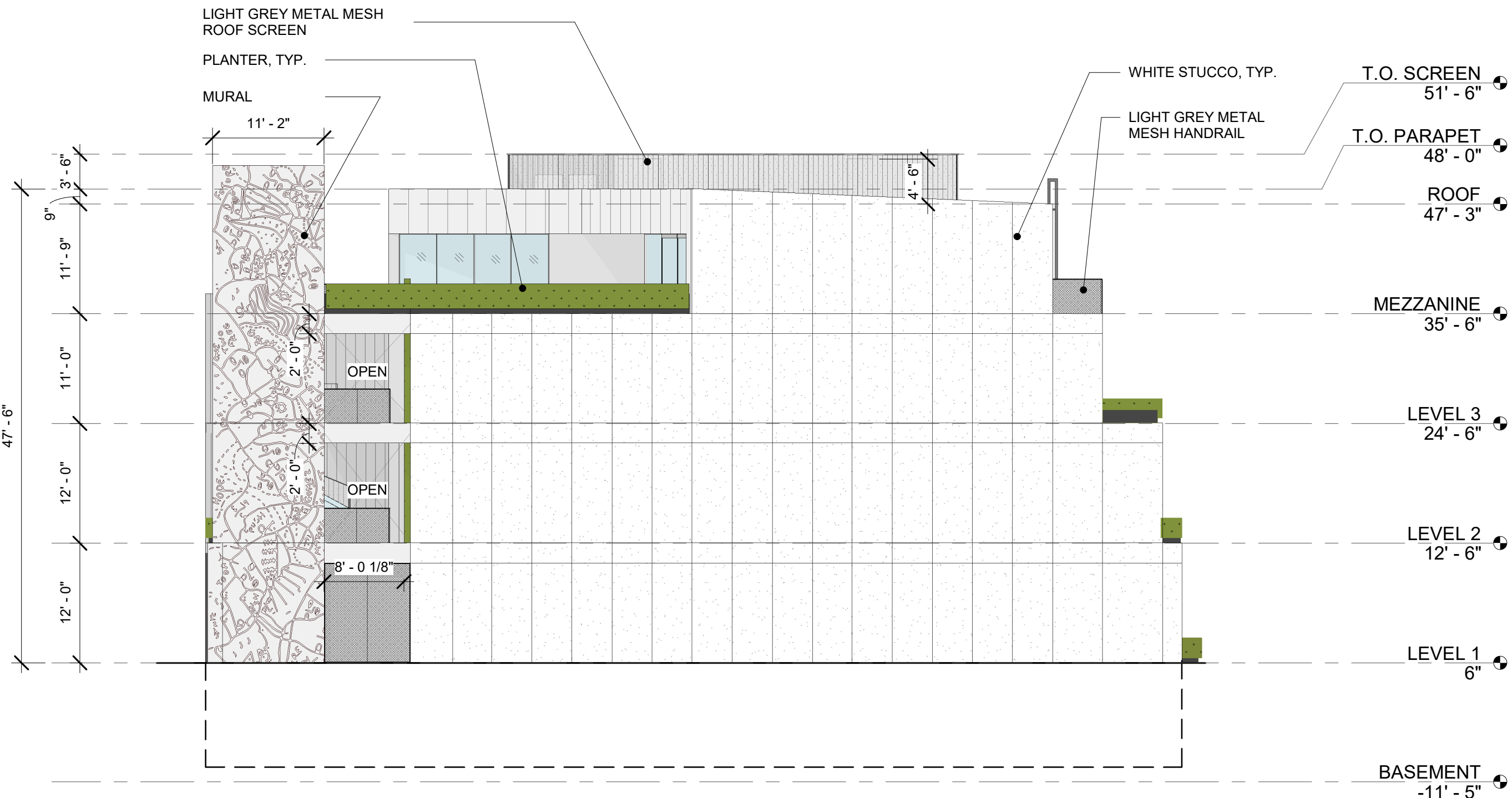
ENTITLEMENT
APPLICATION_REV1



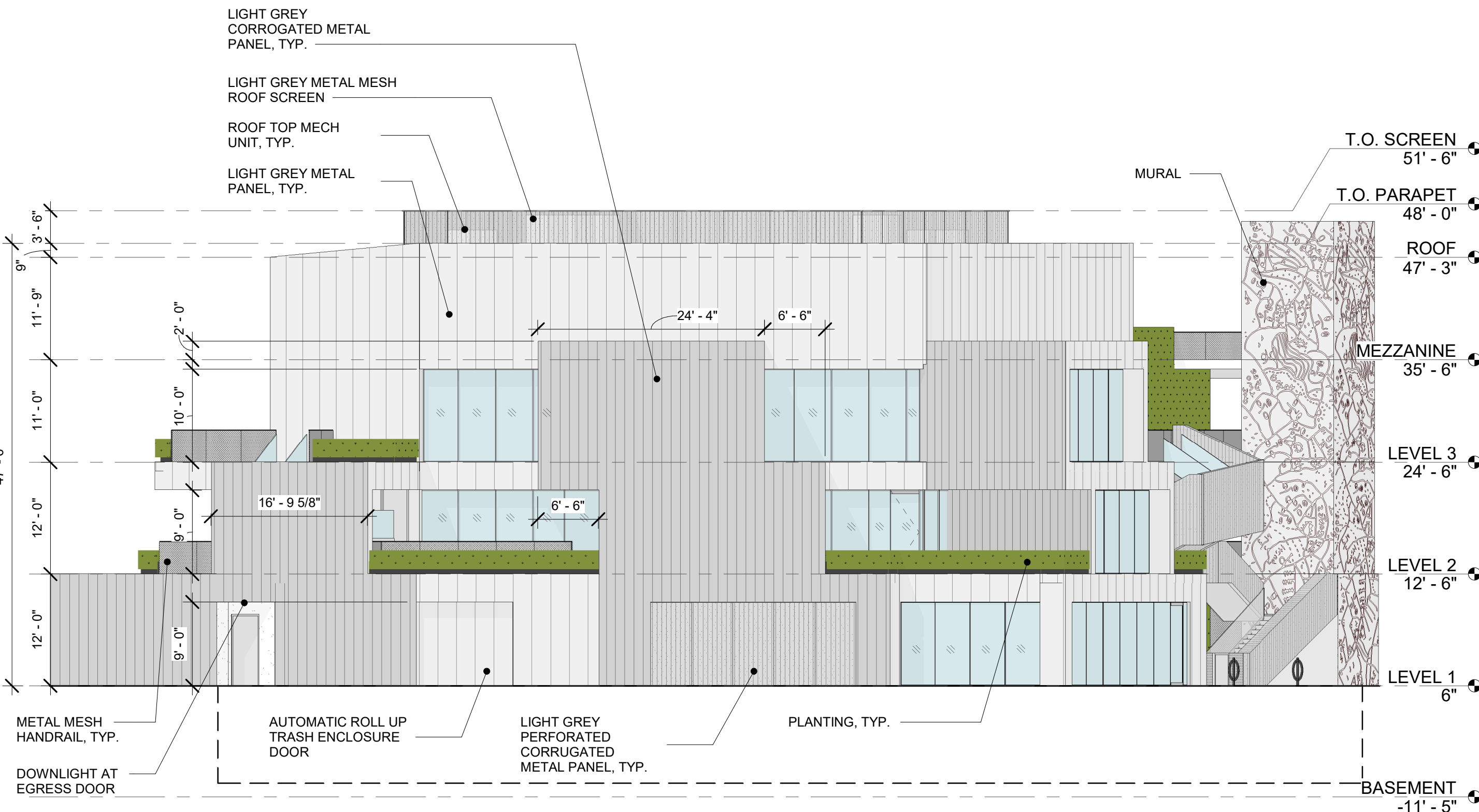
NORTH ELEVATION 3
3/32" = 1'-0" A201



SOUTH ELEVATION 1
3/32" = 1'-0" A201

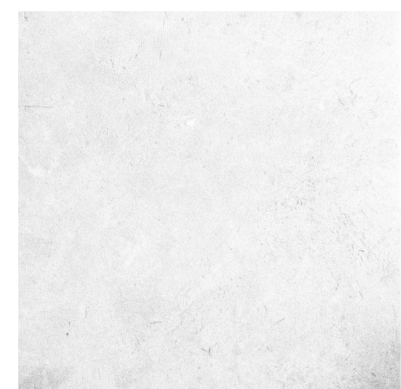


EAST ELEVATION 4
3/32" = 1'-0" A201

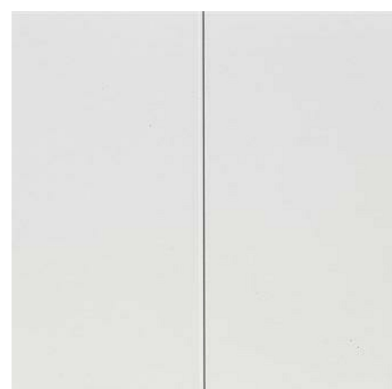


WEST ELEVATION 2
3/32" = 1'-0" A201

PRELIMINARY MATERIAL PALETTE



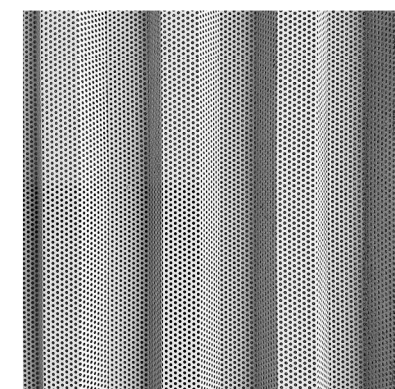
WHITE STUCCO



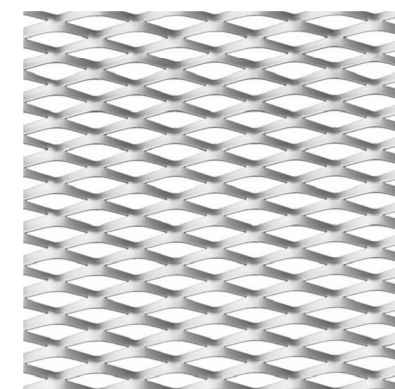
LIGHT GREY METAL PANEL



LIGHT GREY CORRUGATED METAL PANEL



LIGHT GREY PERFORATED CORRUGATED METAL PANEL



LIGHT GREY METAL MESH

4/6/2022 5:29:26 PM

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 24" x 36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.