



landscape architect

Sitescapes
3190 B-2 Airport Loop Dr
Costa Mesa CA 92626
Rick Polhamus
949 644-9370
rpolhamus@sitescapes.net

civil engineer:

Adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Richard Reaves
951 688-0241
rreaves@adkan.com

architect:

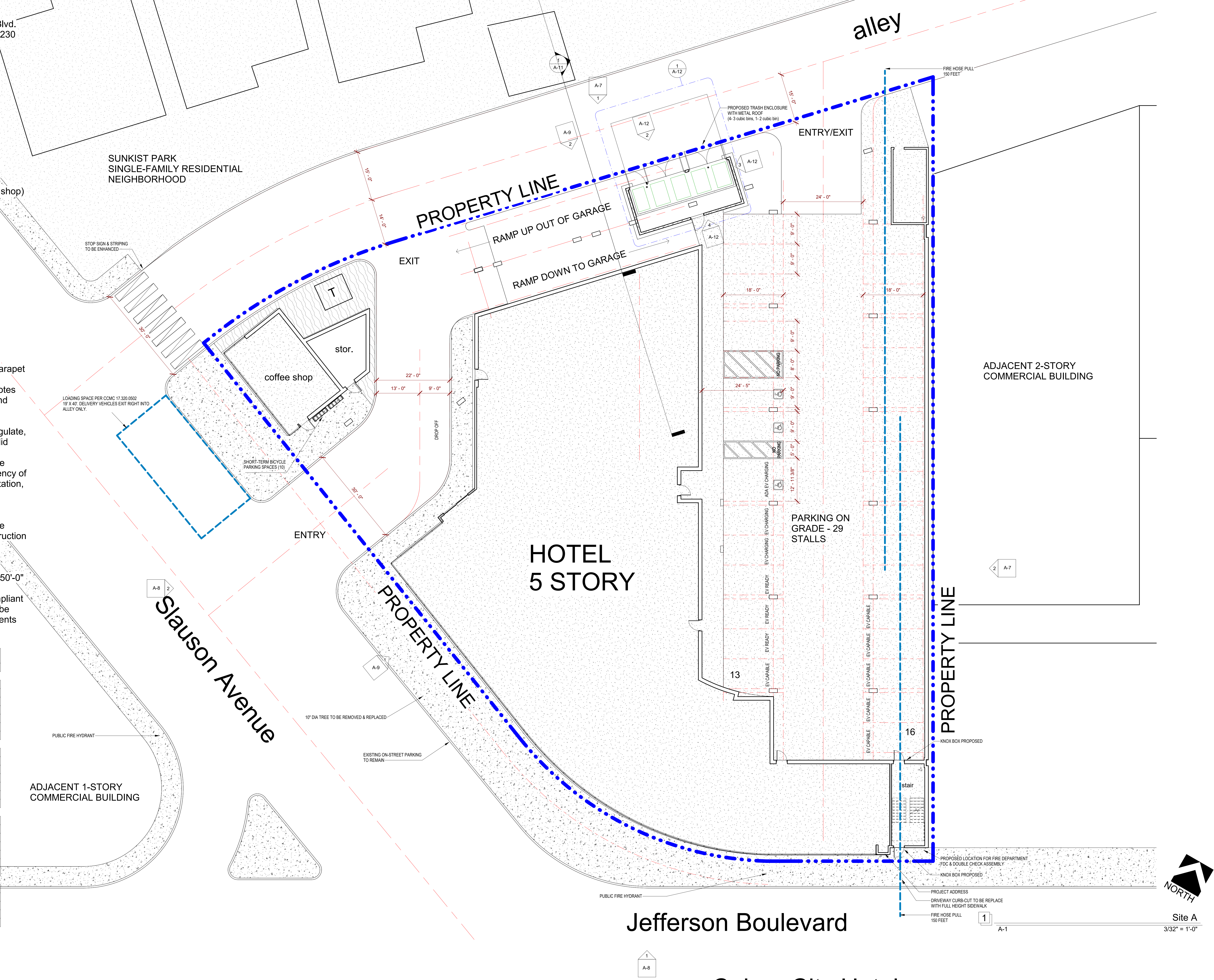
Robert F. Tuttle Architect, Inc.
38960 Vista Dawn Court
Temecula, CA 92592
Bob Tuttle
951 302-5444
robert.tuttle@rftarch.com

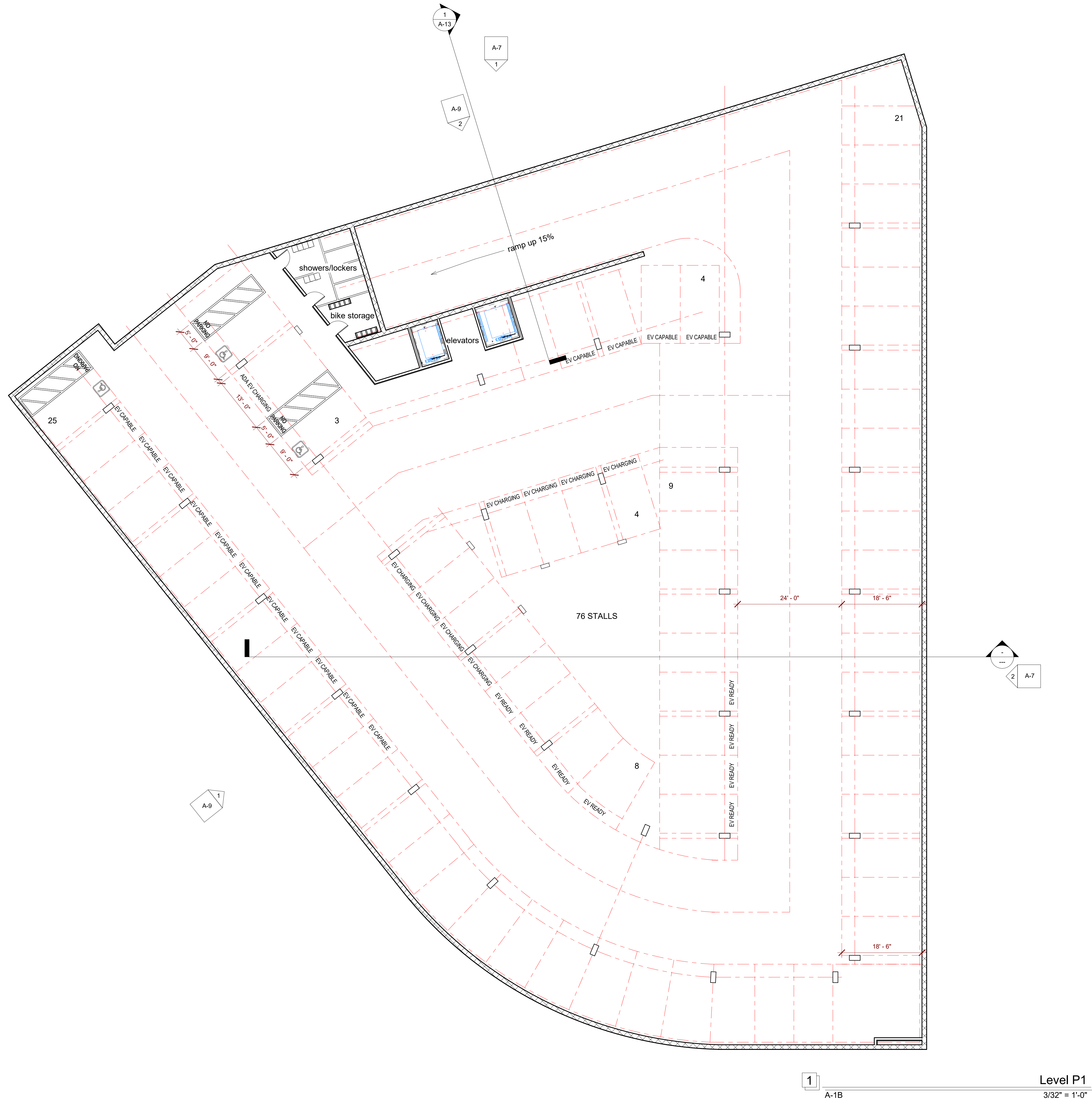
Site statistics	
Address:	11469 Jefferson Blvd. Culver City CA 90230
APN:	4216-028-023
Site area:	34,051 s.f. .78 acres
Hotel-5 Story Basement-First Floor Second -Fifth Floor	Type II-A Type III-A
Guestrooms Total	147 rooms
Building Basement First floor	32,329 s.f. 13,232 s.f. (lobby) 600 s.f (coffee shop)
Second floor Third floor Fourth floor Fifth floor	24,604 s.f. 24,398 s.f. 24,142 s.f. 22,849 s.f.
Total bldg footage	142,154 s.f.
Parking Basement EV First Floor EV Bicycle Racks loading	76 stalls (1 ADA) 31 29 stalls (4 ADA) 12 10 short, 10 long 1
Total	105 stalls
Building height	55 feet to roof 60 feet to top of parapet

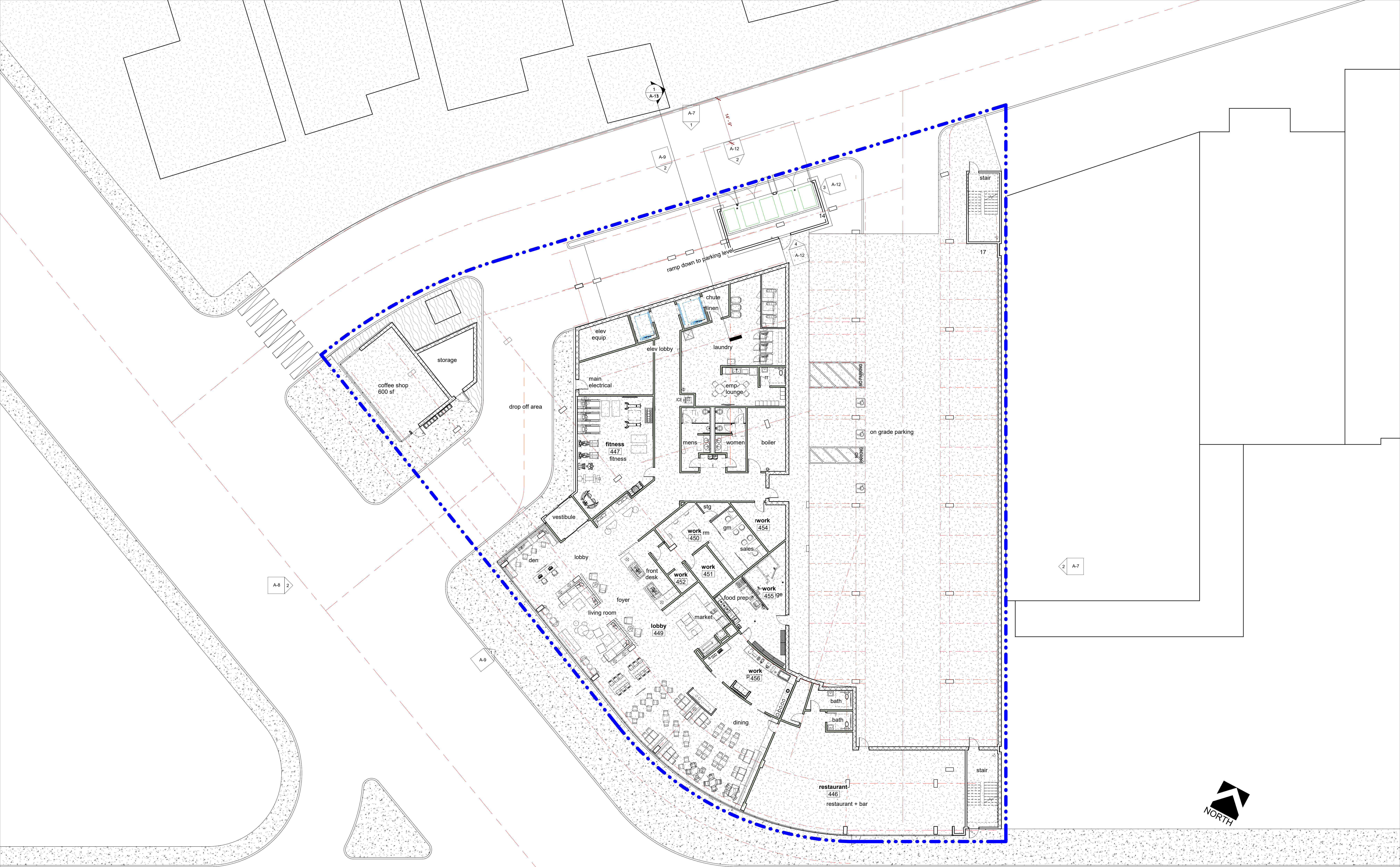
Environmental Programs and Operations Notes

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 CCMC 5.01.010.
3. Class III standpipe system to be provided
4. Public fire hydrant to be provided within 150'-0" of FDC & double-check assembly
5. Driveway and sidewalk shall be ADA compliant
6. Alley curb returns and driveway apron to be reconstructed compliant with ADA requirements

Guest Room Count			
Name	Count	Level	Department
DQ Studio	6	Level 2	Guestroom
K Studio	19	Level 2	Guestroom
K Studio B	4	Level 2	Guestroom
K Studio C	2	Level 2	Guestroom
K Studio D	2	Level 2	Guestroom
K Studio E	2	Level 2	Guestroom
K Studio F	3	Level 2	Guestroom
Level 2	38		
DQ Studio	6	Level 3	Guestroom
K Studio	18	Level 3	Guestroom
K Studio B	5	Level 3	Guestroom
K Studio C	2	Level 3	Guestroom
K Studio D	2	Level 3	Guestroom
K Studio E	2	Level 3	Guestroom
K Studio F	3	Level 3	Guestroom
Level 3	38		
DQ Studio	6	Level 4	Guestroom
K Studio	18	Level 4	Guestroom
K Studio B	4	Level 4	Guestroom
K Studio C	2	Level 4	Guestroom
K Studio D	2	Level 4	Guestroom
K Studio E	2	Level 4	Guestroom
K Studio F	3	Level 4	Guestroom
Level 4	37		
DQ Studio	6	Level 5	Guestroom
K Studio	14	Level 5	Guestroom
K Studio B	9	Level 5	Guestroom
K Studio E	2	Level 5	Guestroom
K Studio F	3	Level 5	Guestroom
Level 5	34		
Grand total	147		







1

A-2

Level 1 ground

3/32" = 1'-0"

1
A-8

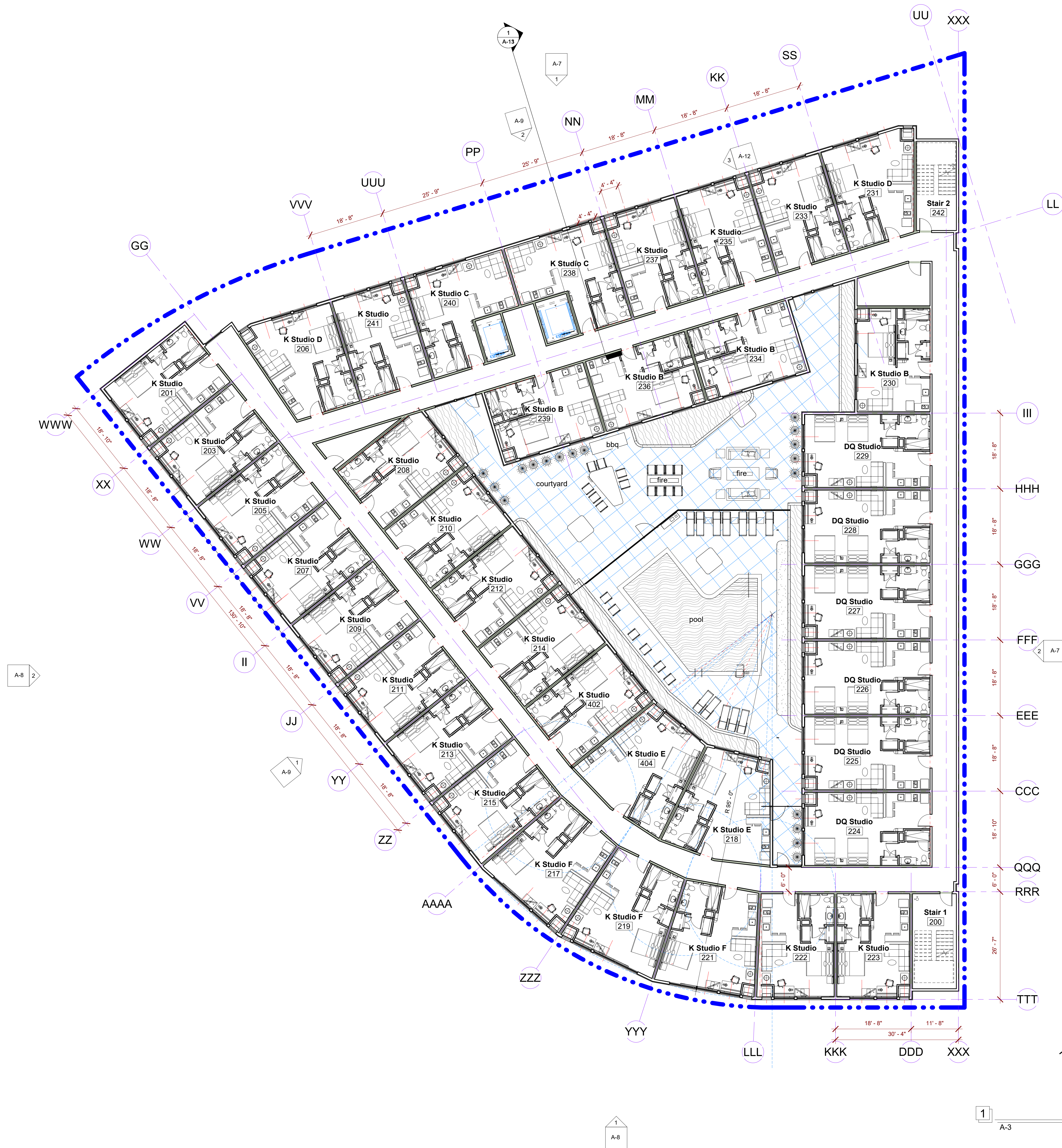
Culver City Hotel

11469 Jefferson Blvd Culver City, California

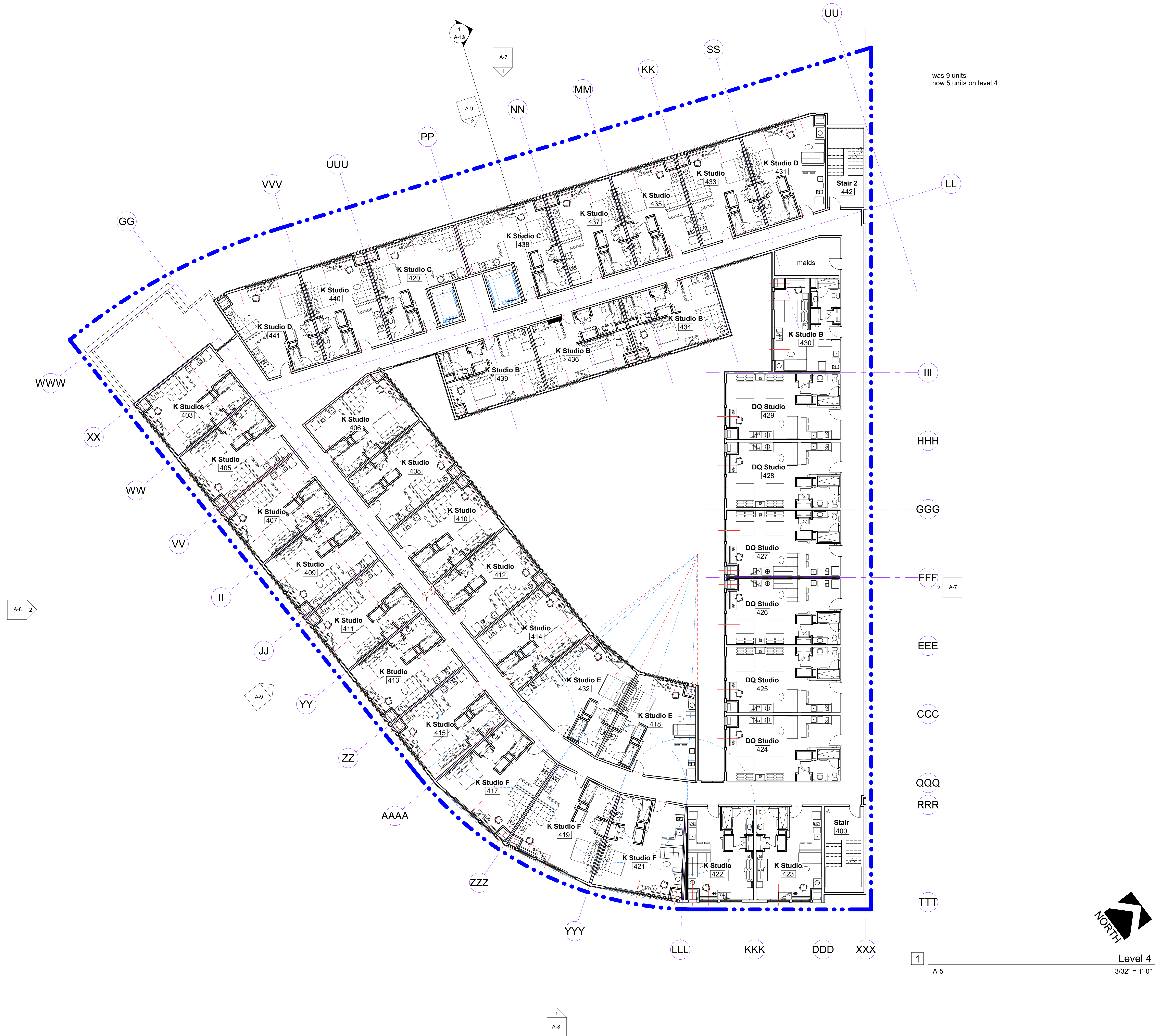
August 19, 2025

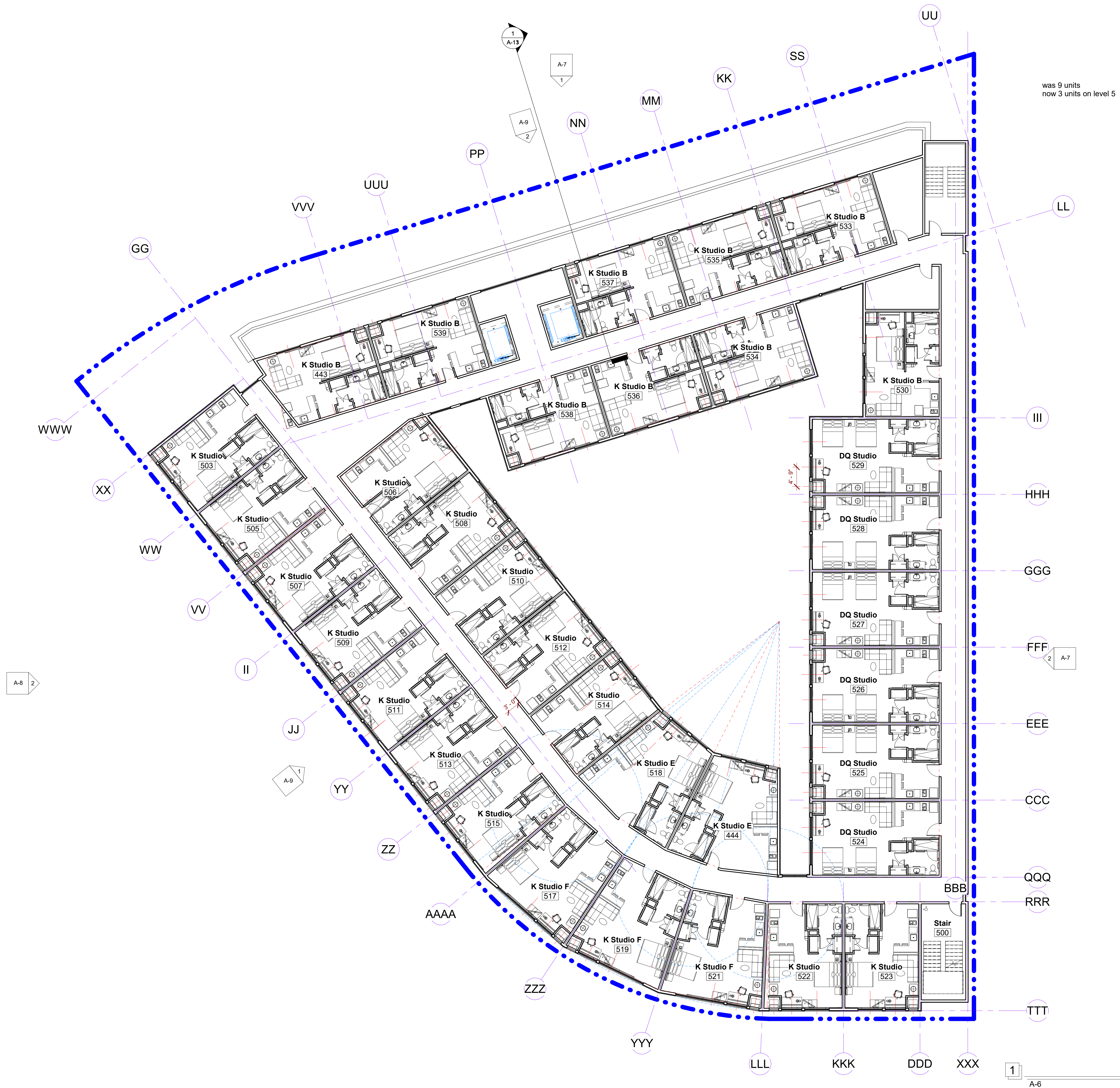
Level 1 Floor Plan

Robert F. Tuttle Architects, Inc.

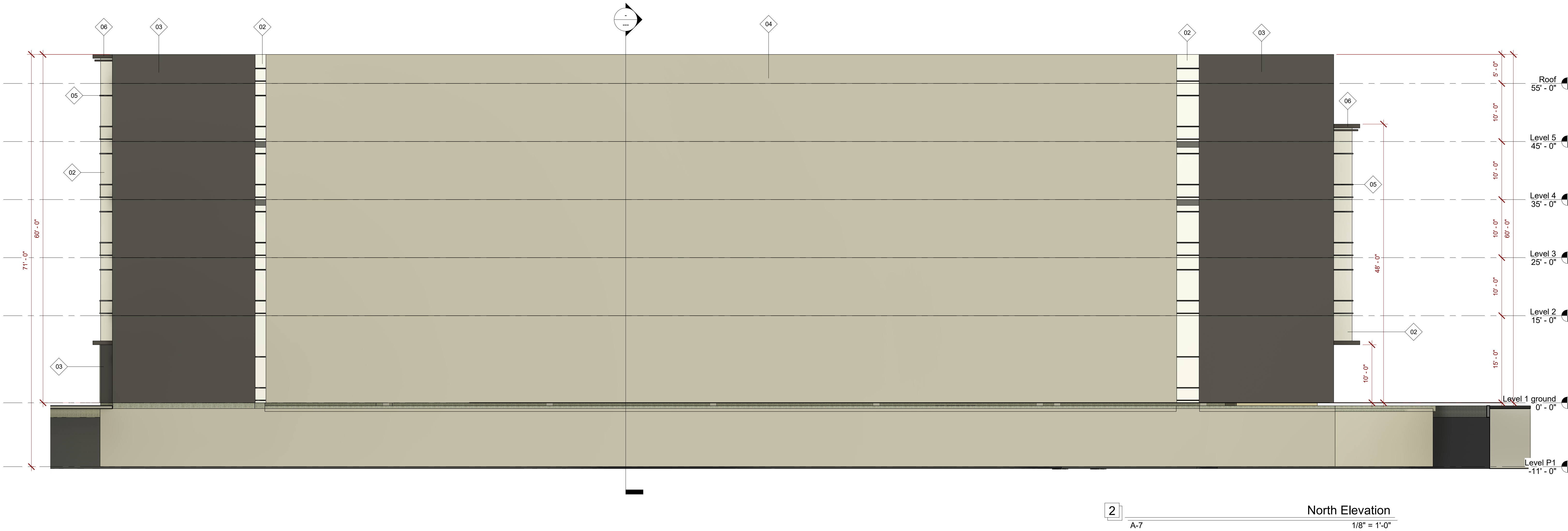








Keynote Legend	
Key Value	Keynote Text
01	TILE: MSI 12X12 POLISHED GRANITE TILE, "ABSOLUTE BLACK"
02	STUCCO FIELD: MATCH DUNN EDWARDS DE6225 "FOSSIL"; 3 COAT STUCCO
03	STUCCO ACCENT: MATCH DUNN EDWARDS DE6370 "CHARCOAL SMUDGE"; 3 COAT STUCCO
04	STUCCO ACCENT: MATCH DUNN EDWARDS DE6217 "ANCIENT EARTH"; 3 COAT STUCCO
05	HORIZONTAL BANDS: BRUSHED STAINLESS STEEL
06	FLASHING: PAINTED STEEL DUNN EDWARDS DE6350 "DARK ENGINE"
07	WINDOW FRAMES: FACTORY FINISH BRUSHED ALUMINUM
08	GLAZING: 1" DOUBLE GLAZED LOW-E INSULATED "CLEAR"
09	CANOPY AND DOORS: PAINTED STEEL DUNN EDWARDS DEA002 "BLACK"



Keynote Legend	
Key Value	Keynote Text
01	TILE: MSI 12X12 POLISHED GRANITE TILE, "ABSOLUTE BLACK"
02	STUCCO FIELD: MATCH DUNN EDWARDS DE6225 "FOSSIL"; 3 COAT STUCCO
03	STUCCO ACCENT: MATCH DUNN EDWARDS DE6270 "CHARCOAL SMUDGE"; 3 COAT STUCCO
04	STUCCO ACCENT: MATCH DUNN EDWARDS DE6217 "ANCIENT EARTH"; 3 COAT STUCCO
05	HORIZONTAL BANDS: BRUSHED STAINLESS STEEL;
06	FLASHING: PAINTED STEEL DUNN EDWARDS DE6350 "DARK ENGINE"
07	WINDOW FRAMES: FACTORY FINISH BRUSHED ALUMINUM
08	GLAZING: 1" DOUBLE GLAZED LOW-E INSULATED "CLEAR"
09	CANOPY AND DOORS: PAINTED STEEL DUNN EDWARDS DEA002 "BLACK"



1 East Elevation
A-8
1/8" = 1'-0"



2 South Elevation
A-8
1/8" = 1'-0"

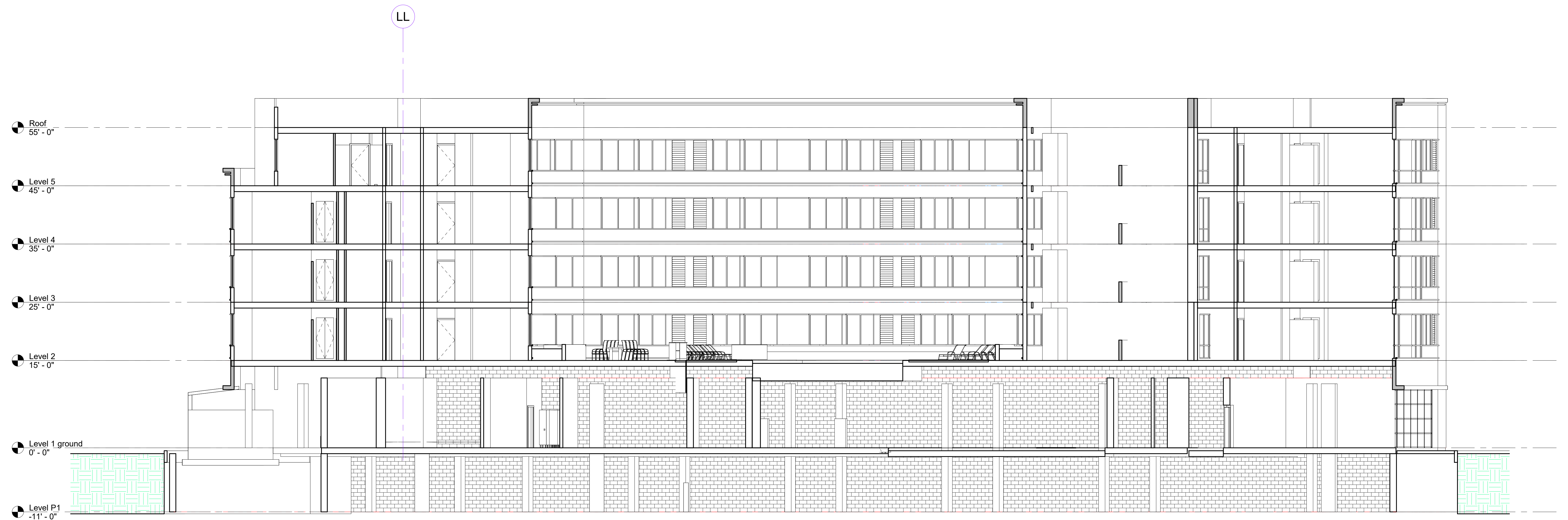
Keynote Legend	
Key Value	Keynote Text
01	TILE: MSI 12X12 POLISHED GRANITE TILE, "ABSOLUTE BLACK"
02	STUCCO FIELD: MATCH DUNN EDWARDS DE6225 "FOSSIL"; 3 COAT STUCCO
03	STUCCO ACCENT: MATCH DUNN EDWARDS DE6370 "CHARCOAL SMUDGE"; 3 COAT STUCCO
04	STUCCO ACCENT: MATCH DUNN EDWARDS DE6217 "ANCIENT EARTH"; 3 COAT STUCCO
05	HORIZONTAL BANDS: BRUSHED STAINLESS STEEL
06	FLASHING: PAINTED STEEL DUNN EDWARDS DE6350 "DARK ENGINE"
07	WINDOW FRAMES: FACTORY FINISH BRUSHED ALUMINUM
08	GLAZING: 1" DOUBLE GLAZED LOW-E INSULATED "CLEAR"
09	CANOPY AND DOORS: PAINTED STEEL DUNN EDWARDS DEA002 "BLACK"



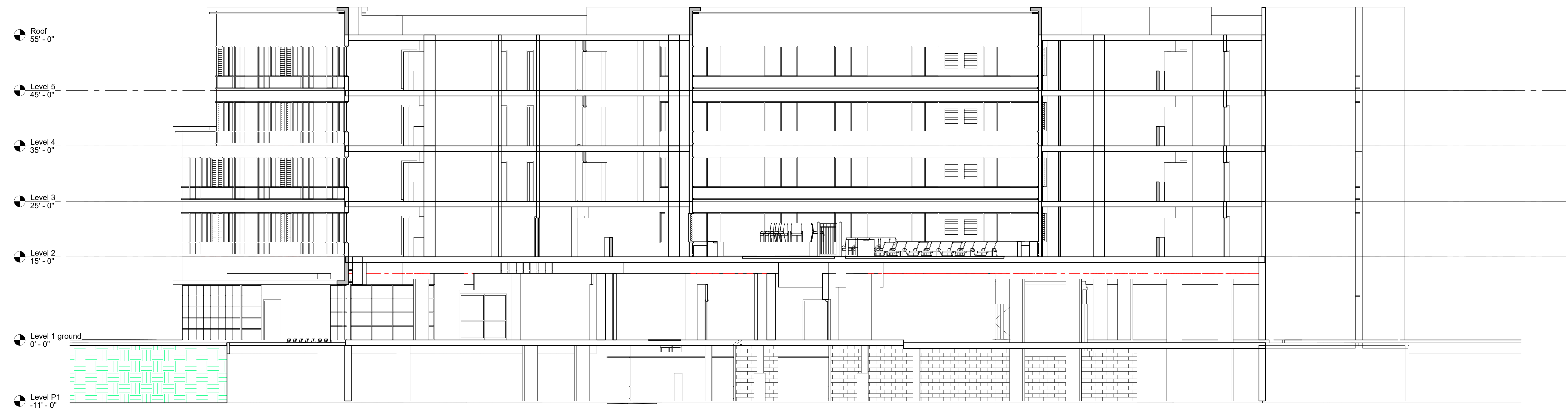
1 South 2 Elevation
A-9 1/8" = 1'-0"



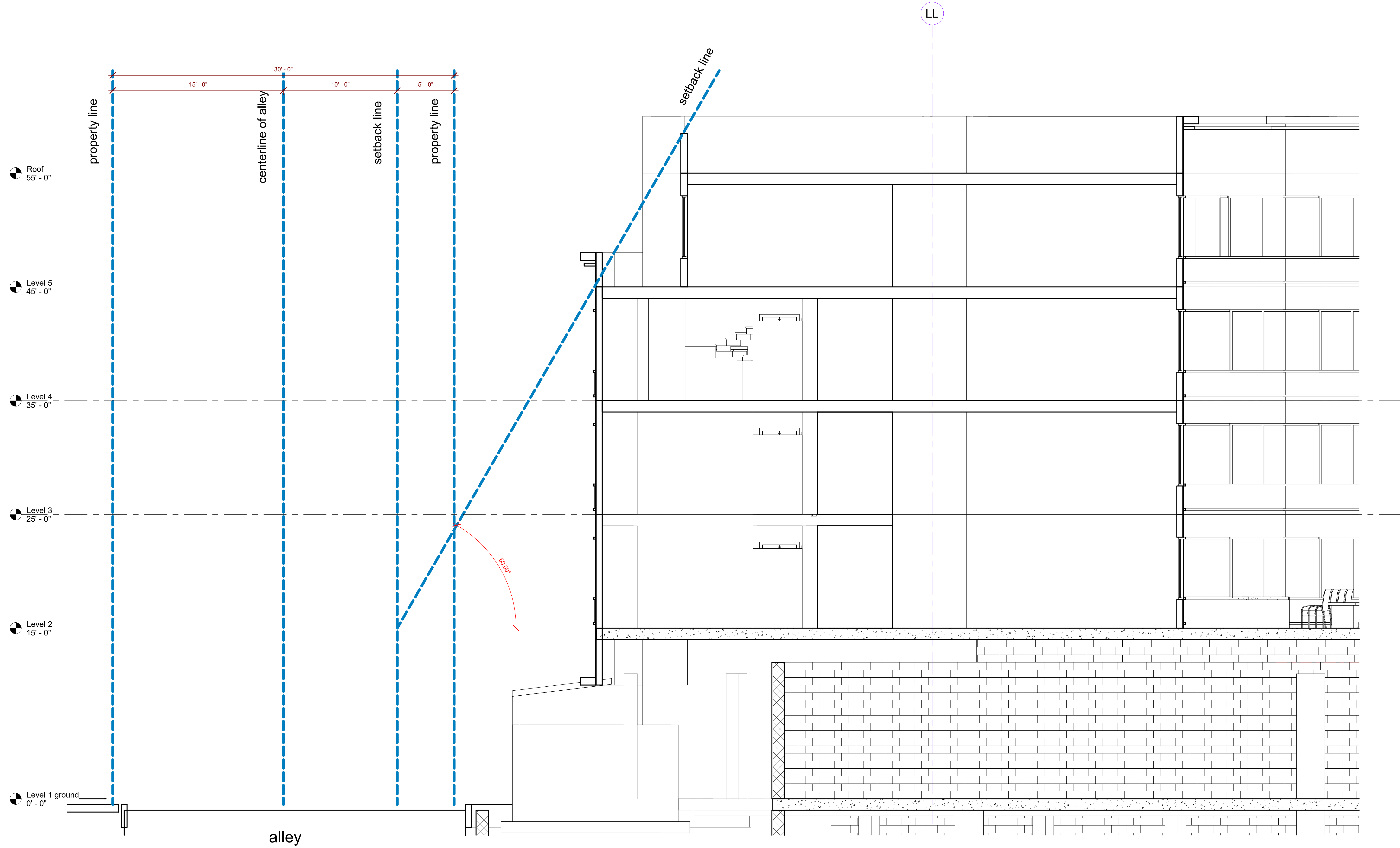
2 West 2 Elevation
A-9 1/8" = 1'-0"



1 Section 2
A-10 1/8" = 1'-0"



2 Section 3
A-10 1/8" = 1'-0"

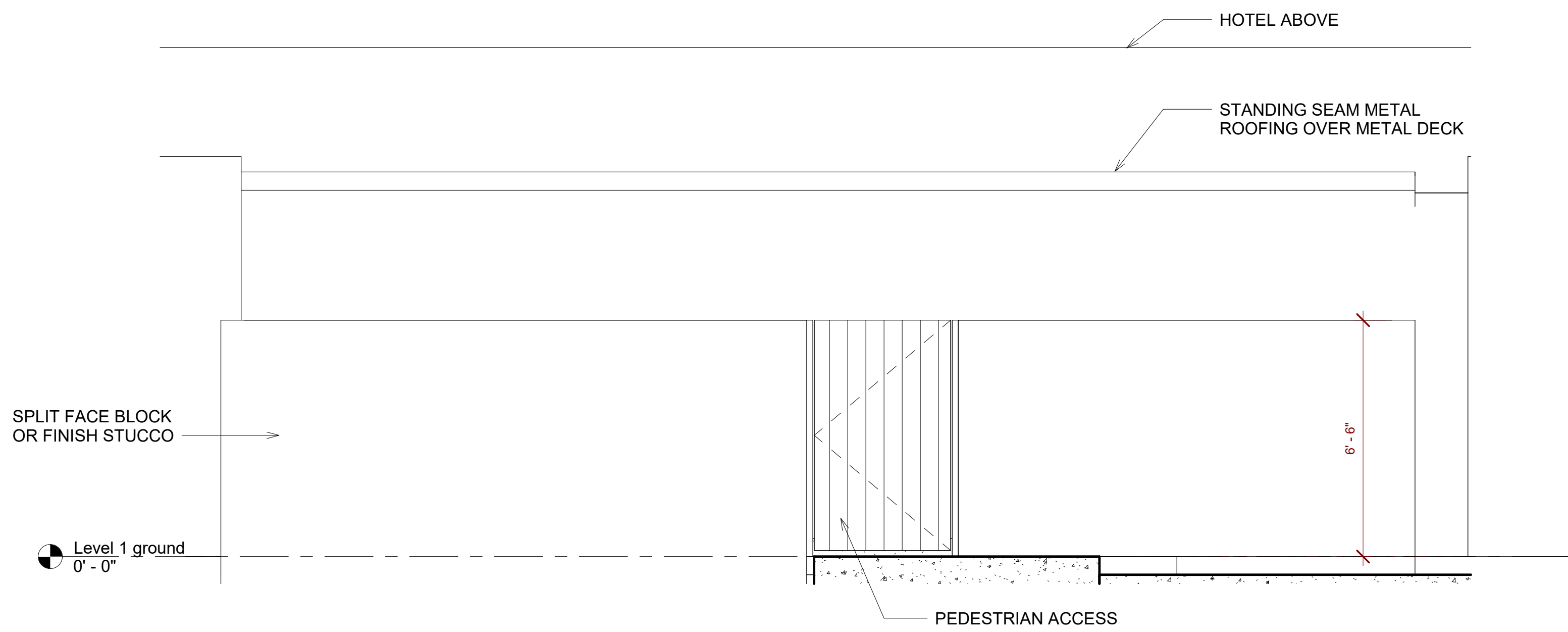


1

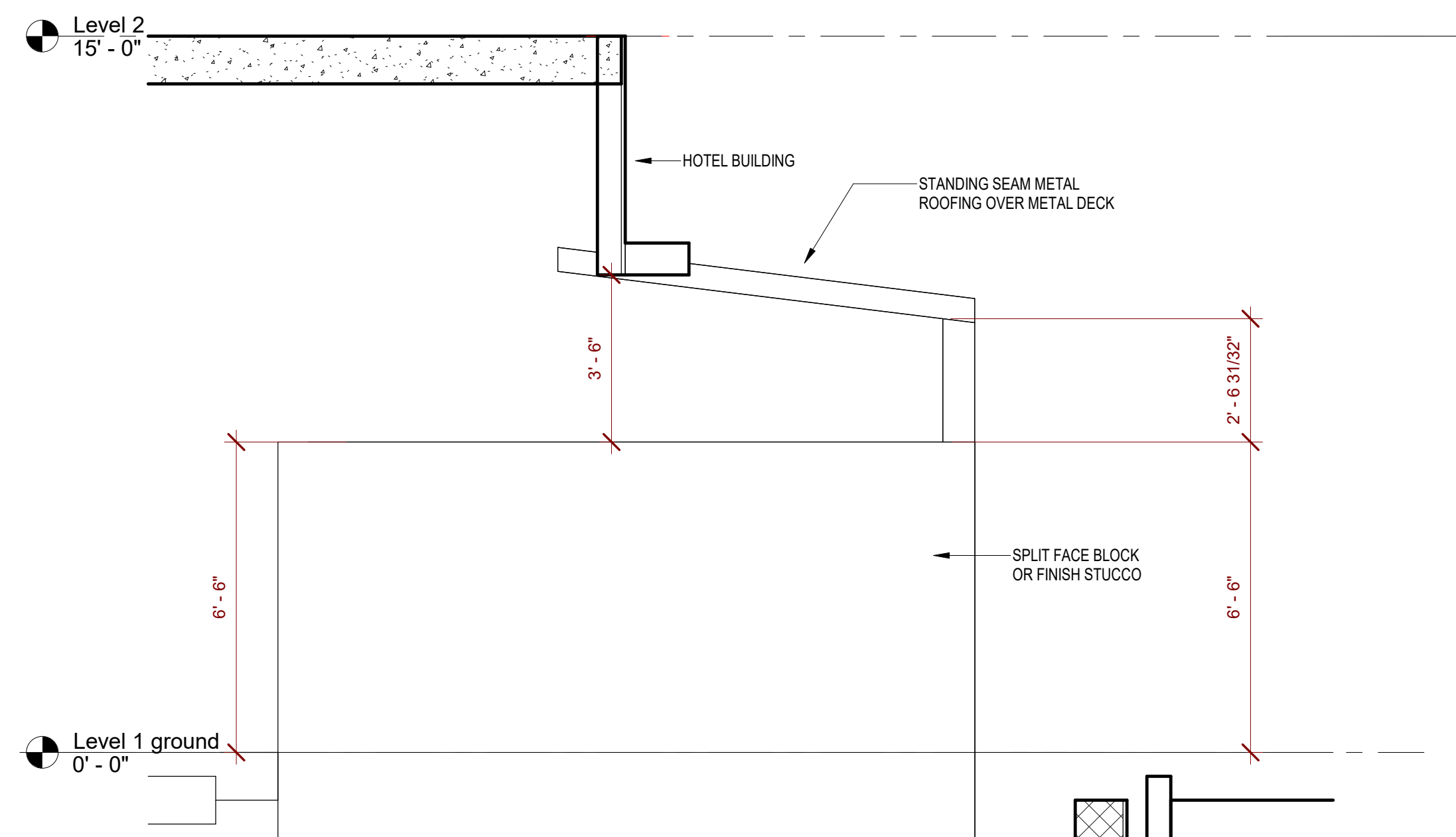
A-11

Section 5

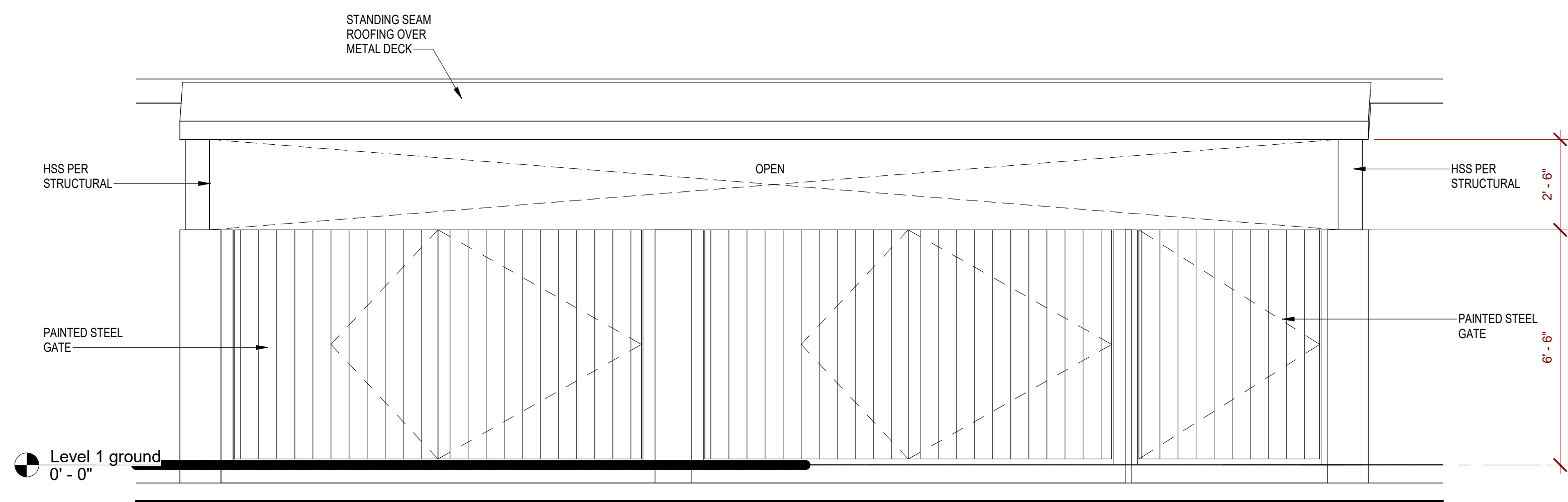
1/4" = 1'-0"



4 Trash Enclosure Rear Elevation
A-12 3/8" = 1'-0"



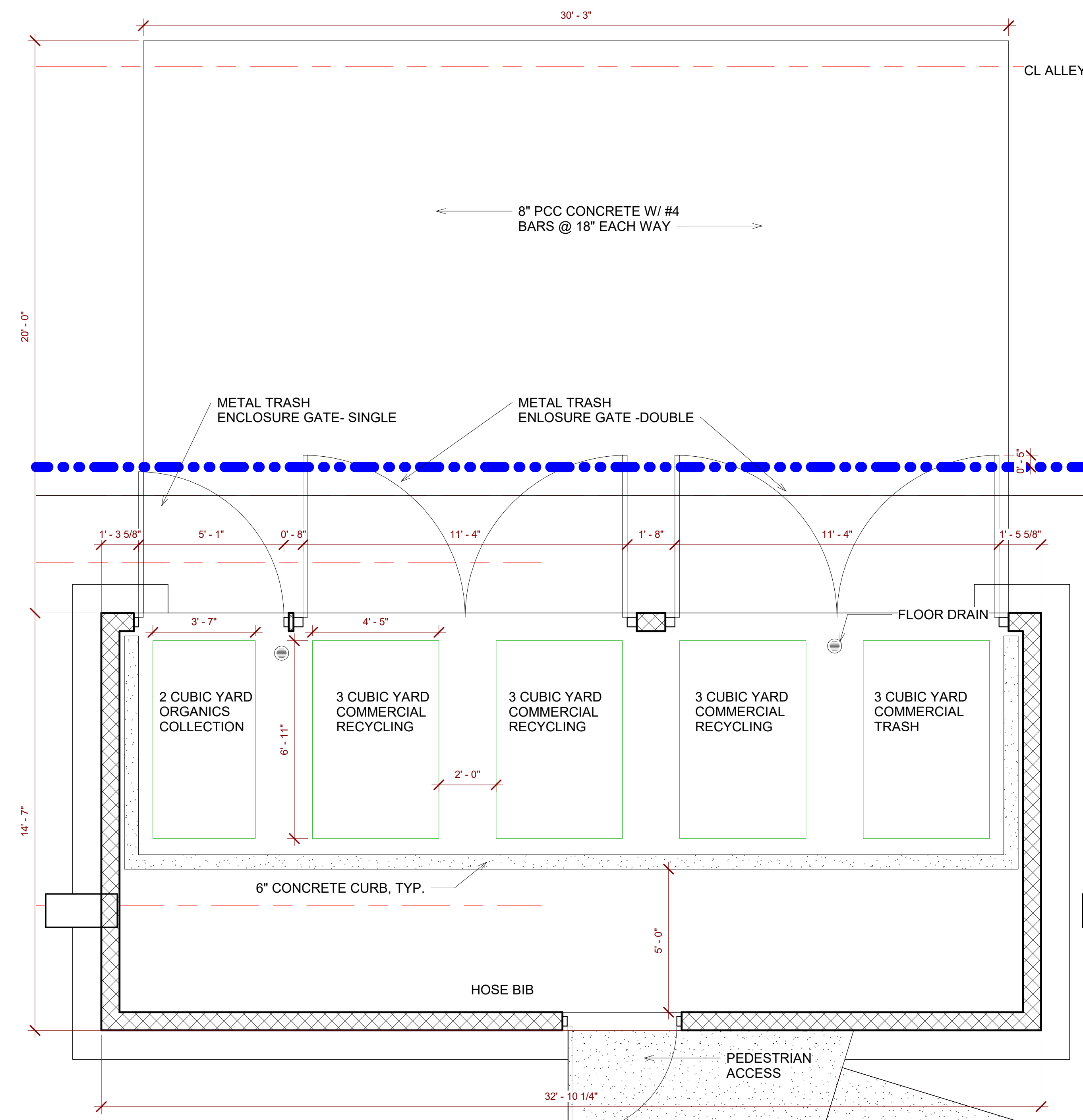
3 Trash Enclosure Side Elevation
A-12 3/8" = 1'-0"



2 Trash Enclosure Front Elevation
A-12 3/8" = 1'-0"

Bin Size Quantity and Pickup Schedule

				Qty	Size	Schedule
Trash Waste				1.0	3 CY	6x/week
Recycling Required	Y	(Y or N)		3.0	3 CY	6x/week
Green Waste Required	Y	(Y or N)		1.0	2 CY	3x/week



1 Trash Enclosure Plan
A-12 3/8" = 1'-0"









Culver City Hotel

11469 Jefferson Blvd Culver City, California

August 19, 2025

Rendering

Robert F. Tuttle Architects, Inc.

984

A-17

