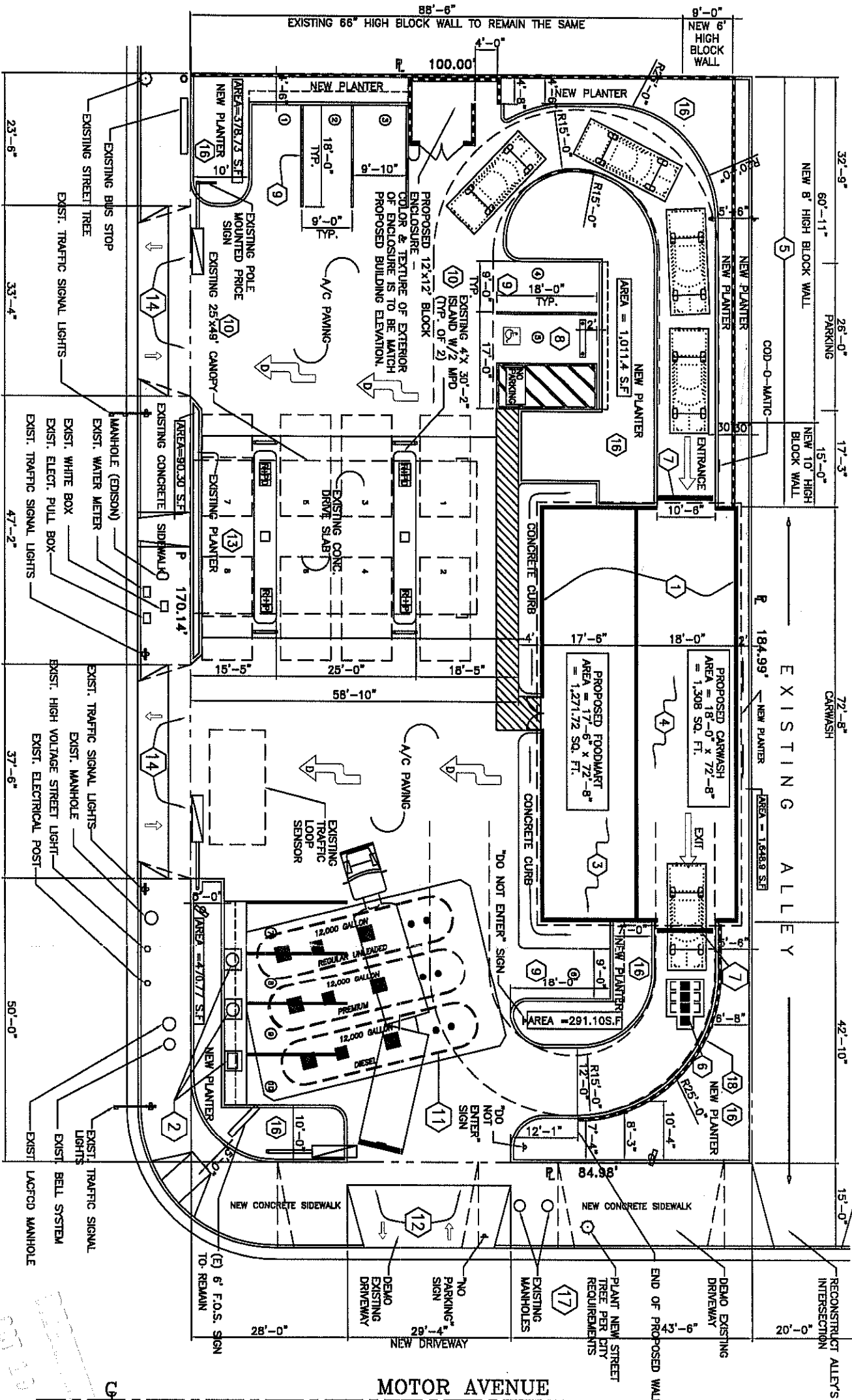


EXISTING RESIDENTIAL BUILDINGS
BUILDING HEIGHTS VARY FROM 16'-22'

EXISTING 8' HIGH BLOCK WALL TO REMAIN THE SAME
EXISTING FIRE HYDRANT



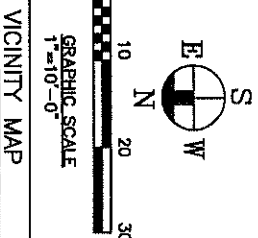
CULVER BOULEVARD

MOTOR AVENUE

STATE INFORMATION

PROPERTY OWNER : JIN KWOK
10332 CULVER BLVD.
CULVER CITY, CA 90230

ITEM	SIZE	LOT % AREA (SQ.FT.)
TOTAL LOT AREA	N/A	19,261.30
NEW FOOD MART	17'-0" x 72'-8"	6.60
NEW CAR WASH	18'-0" x 72'-8"	6.78
EXISTING CANOPY	25'-0" x 48'-0"	6.35
LANDSCAPING	N/A	20.20
EXISTING BUILDING	35'-8" x 72'-8"	13.39
		2,579.72



VICINITY MAP

PARCEL # 4208-008-036
LEGAL : TRACT 340 10078 LOTS 18, 19, 20, 21, 22
LOT NO : 18

SCOPE OF WORK / CONSTRUCTION NOTES

DESCRIPTION

- REMOVER & EXPAND EXISTING BUILDING TO ALLOW FOR A NEW CARWASH TUNNEL & NEW FOODMART AREA
- TWO WASHMANS & AIR/WATER UNIT TO BE ENCLOSED
- PROPOSED 17'-6" x 72'-8" FOODMART AREA
- PROPOSED 18'-0" x 72'-8" CARWASH AREA
- CONSTRUCT 8' & 10' HIGH BLOCK WALL TO CLOSE THE ACCESS TO THE ALLEY PER PLAN
- INSTALL 1500 GALLON "RECYCLABLE WATER 3-COMPARTMENT TREATMENT" WITH SAND AND OIL INTERCEPTOR PER PROPOSED PLAN AND FILLING PLANS
- ASTRAL STRIP DRAIN CONNECTED TO TRAFFIC RATED DROP INLET PER PLUMBING
- STRIPE NEW 17'11/8" DISABLE PARKING SPACE AND SIGNS PER CBC REQUIREMENTS SLOPE AND TO EXCEED 2% AT ANY DIRECTION
- STRIPE NEW 9'X18" PARKING STILL PER CITY STANDARD (TYP. OF 13)
- EXISTING CANOPY WITH EXISTING 2-ISLANDS AND 4-LAND TO REMAIN
- EXISTING UNDER GROUND TANK STORAGE TO REMAIN
- RECONSTRUCT EXISTING DRIVEWAY TO MEET CITY HANDICAP REQUIREMENTS
- EXISTING PLANTER WITH ARBOREANS TO REMAIN
- RECONSTRUCT EXISTING DRIVEWAYS TO MEET HANDICAP REQUIREMENTS PER CITY STD.
- EXISTING SITE DRAINAGE WITH CATCH BASINS FOSSEL FILTER TO REMAIN
- NEW PLANTER AREA WITH IRRIGATION PER PLAN AND LANDSCAPE DNG.
- PLANT NEW STREET TREE PER CITY REQUIREMENTS
- WASHINGTONIA ROBUSTA WITH 14 IN. BROWN SKIN TRUNK
- 8' HIGH SOUND WALL ALONG EXIT OF CARWASH

LEGEND:

Planning Division

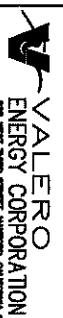
APPROVALS

AREA ENGINEERING MANAGER
DATE: _____

DISTRICT MANAGER
DATE: _____

AREA DISTRIBUTION MANAGER
DATE: _____

MUL/DISTRICT ENGINEER
DATE: _____



PROPOSED PLOT PLAN

10332 CULVER BLVD. & MOTOR AVE.
CULVER CITY, CA 90230

CONTRACTOR TO CONTACT
UNDERGROUND SERVICE ALERT
1-800-422-4133
CALL USA/SC
FOR UNDERGROUND LOCATING
2 WORKING DAYS BEFORE YOU DIG



PLANS PREPARED BY:
A & S ENGINEERING
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
2017 W. ALAMEDA AVE. STE.203, BERKELEY, CA 94702
PHONE: 916-842-3944 FAX: 916-842-3780

SCALE: 1"=10'-0"
DATE: 05/24/05
DWG. BY: RD
SHEET OF

