

ATTACHMENT NO. 6



REMOTE AUTO REPAIR FACILITY RENOVATION
11039 WASHINGTON BOULEVARD
CULVER CITY, CA 90230

ENTITLEMENT SET
APRIL 4, 2022

ARCHITECTURAL SURVEY

Job site:

11039 Washington Blvd.
Culver City, CA 90230

Legal Description:

Portions of Lots 13 and 14
Robert F. Jones Walnut Grove Tract
MB 7 pgs. 185

Boundary:

The boundary shown hereon is record information adjusted to found survey monumentation by others and calculated to close using standard survey procedure. Note: No Title Report available at time of survey. Note: The boundary shown hereon is for mapping purposes; being an analysis of record information based upon found monumentation at time of survey and should not be construed as a boundary survey or record of survey, nor an exhaustive search for field monumentation. To precisely determine boundary and location of common lots line lots 13-14, a record of survey and additional field work would be required.

Area:

23,055 square feet; 0.53 acres

Basis of Bearings:

The bearing of N 33°00'00" W along the centerline of Tilden Ave, as shown on Robert F. Jones Walnut Grove Tract MB 7 pgs. 185, was used as the basis of bearings for this survey.

Bench mark:

The elevation of 100.00 was assumed on the building finished floor, as shown hereon, and used as datum for this survey.

Date of Survey:

13 February 2019

Utilities:

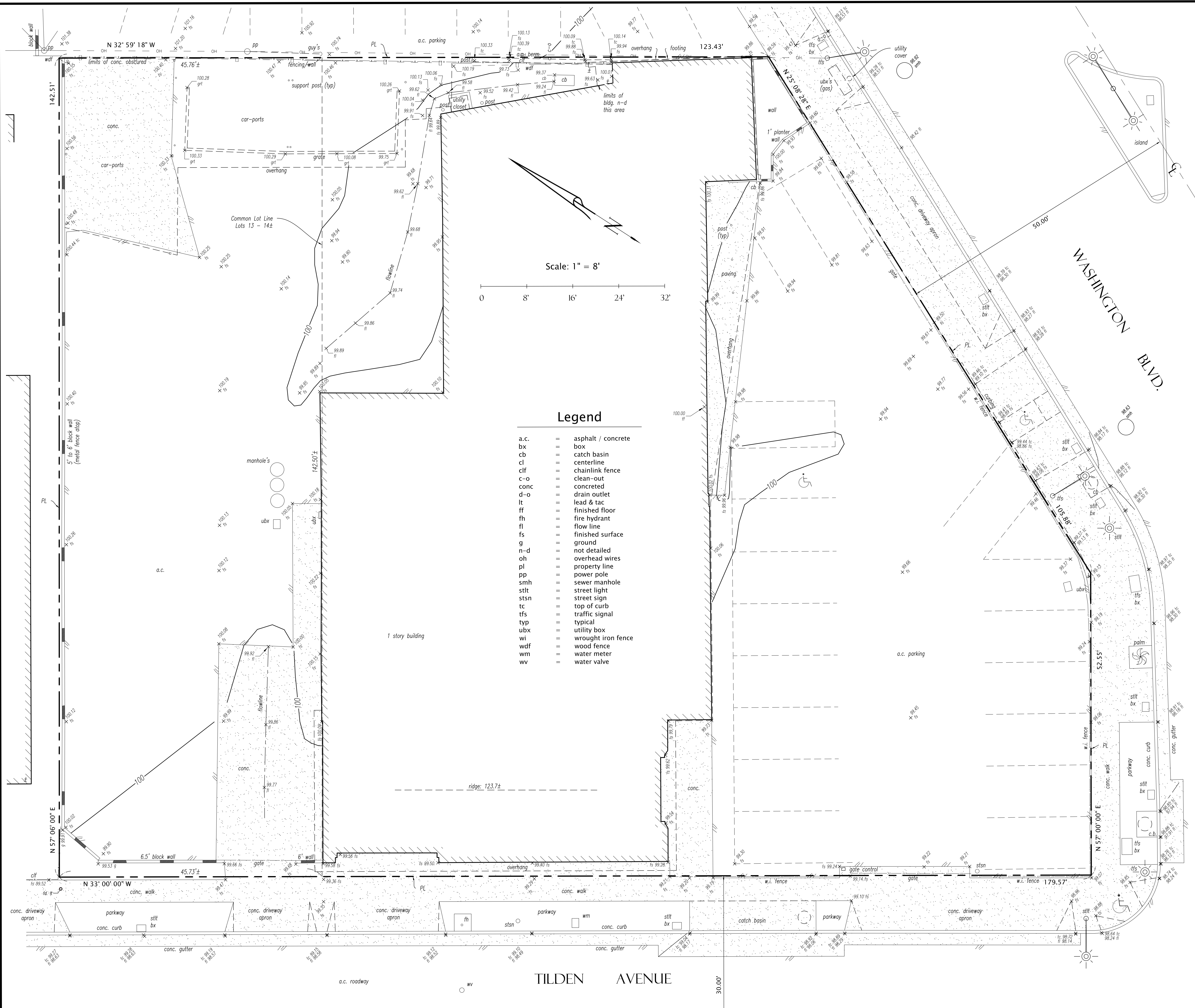
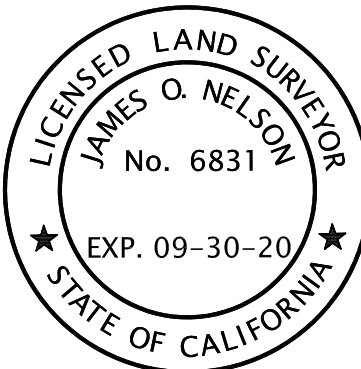
The utilities shown hereon are from field surface observations only. Field verify sub-surface utilities prior to construction.

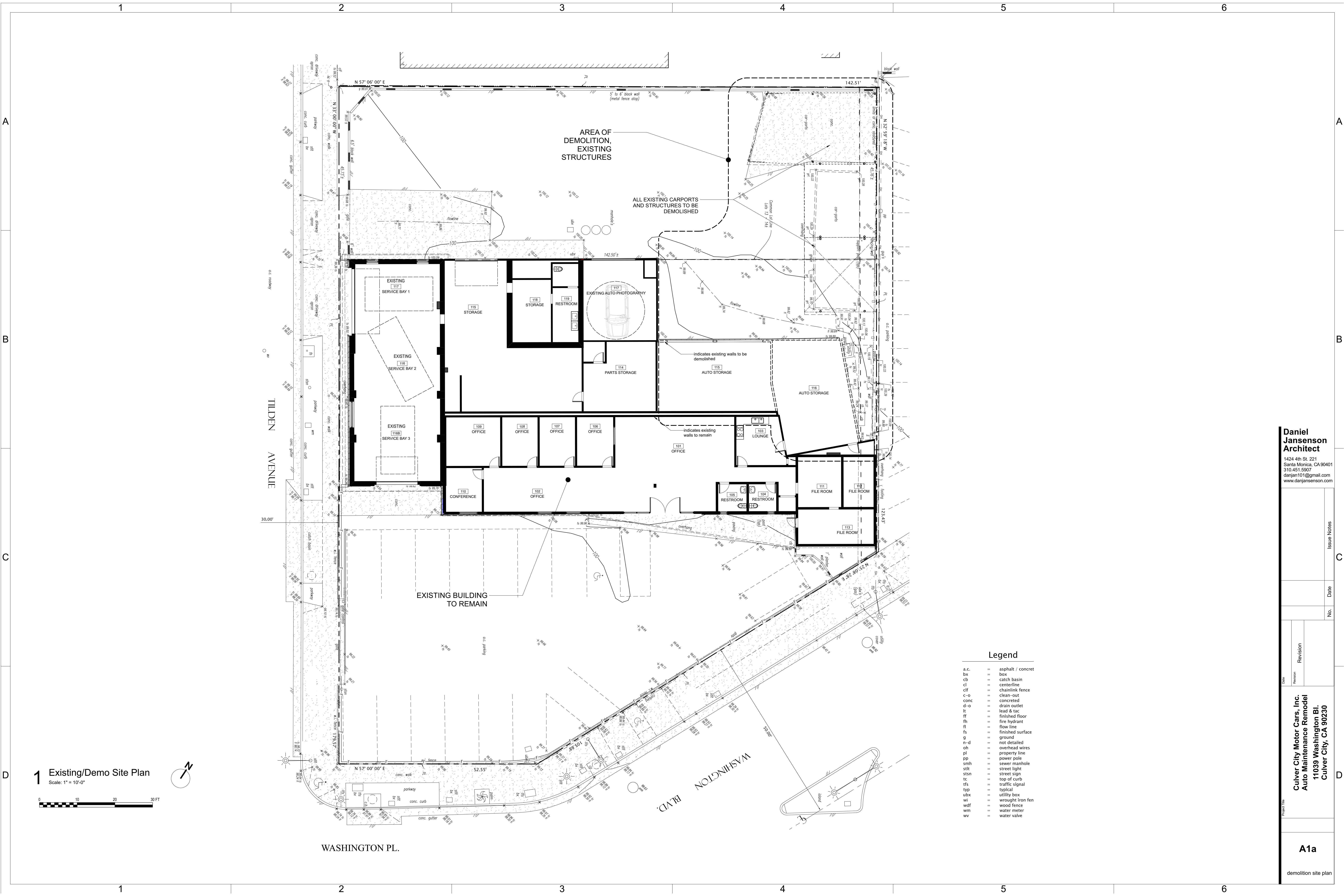
PREPARED FOR:

SAL GONZALES
CULVER CITY MOTOR CARS, INC.
11201 WASHINGTON BLVD.
CULVER CITY, CA 90230
(310) 391-0445

PREPARED BY:

JO. NELSON
CONSULTING LAND SURVEYORS, INC.
A PROFESSIONAL LAND SURVEYING CORPORATION
501 SOUTH REINO RD., #105
NEWBURY PARK, CA 91320
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1 Existing/Demo Site Plan
Scale: 1" = 10'-0"

Legend

- a.c. asphalt / concrete
- bx box
- cb catch basin
- cl centerline
- clf chainlink fence
- c-o clean-out
- conc. concrete
- d-o drain outlet
- lt lead & lac
- ff finished floor
- fh fire hydrant
- fl flow line
- fs finished surface
- g ground
- n-d not detailed
- oh overhead wires
- pl property line
- pp power pole
- smh sewer manhole
- stlt street light
- stsn street sign
- tc top of curb
- tfs traffic signal
- typ typical
- ubx utility box
- wi wrought iron fence
- wdf wood fence
- wm water meter
- wv water valve

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Revision		Issue Notes
No.	Date	

Culver City Motor Cars, Inc.
Auto Maintenance Remodel
11039 Washington Bl.
Culver City, CA 90230

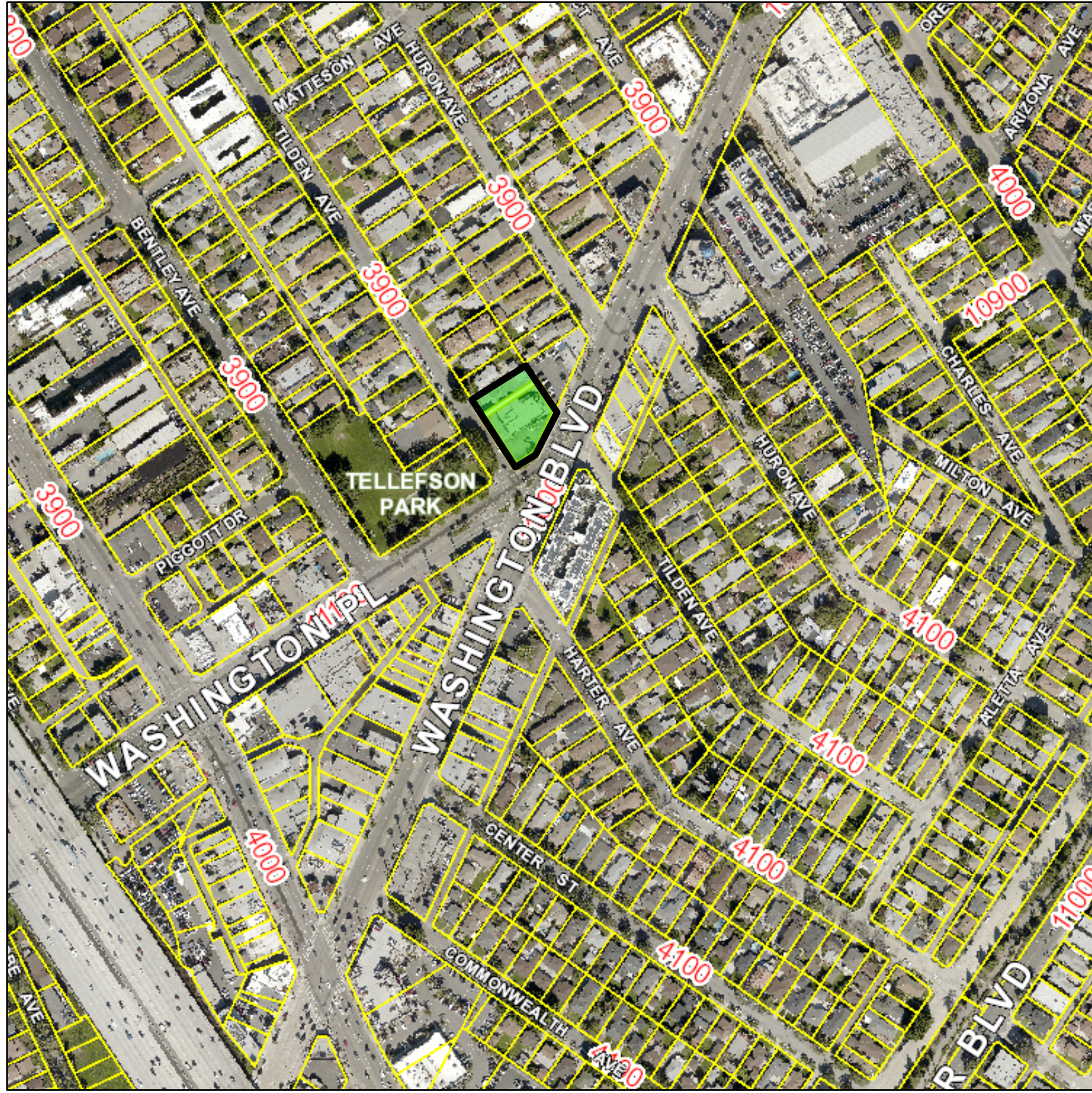
A

B

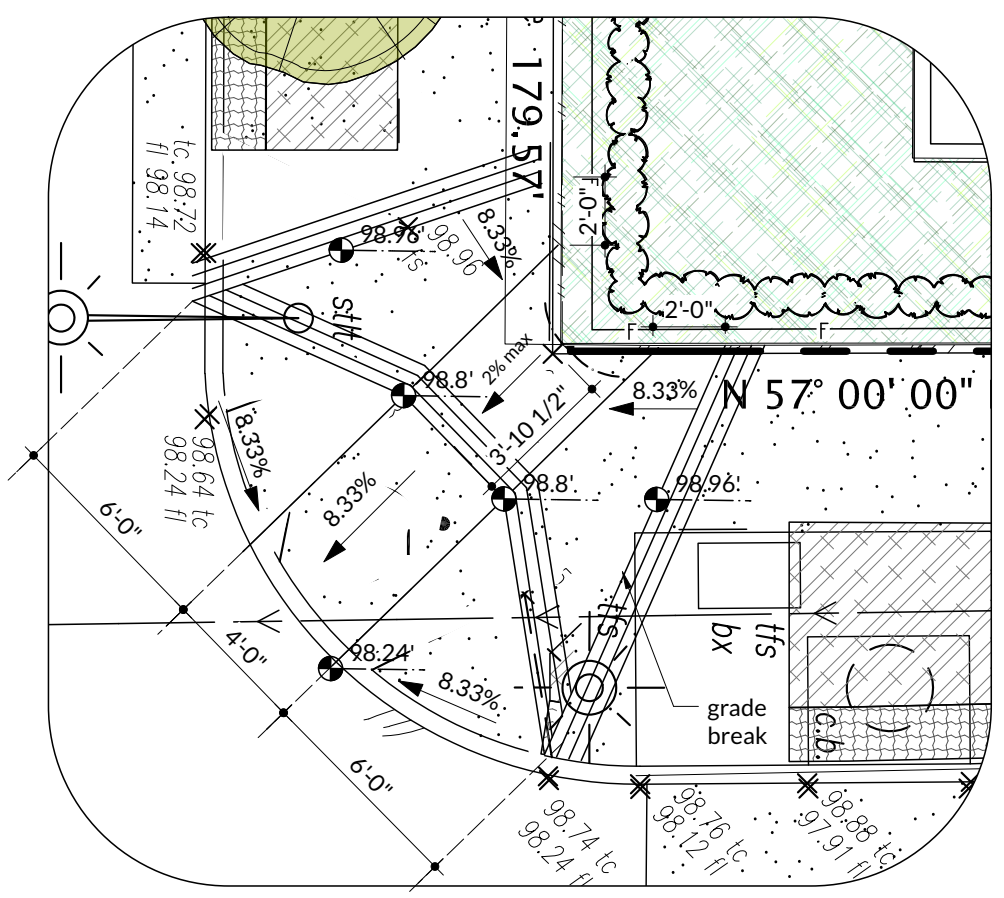
C

D

Plan Set Project Data Table	
Site Information	
Address:	11039 Washington Boulevard, Culver City, CA 90232
Legal Description:	Lots 13 & 14, Robert F Jones Walnut Grove Tract
APNs:	4213-003-034 & 4213-003-035
Current Zone:	CG and RMD
Requested Zone:	CG
Land Use Designation:	General Corridor (no change requested)
Project Summary Table	
Use:	Vehicle service and repair facility, and corporate offices (existing and proposed)
Site Area:	23,055 SF
Height (existing):	24'-2"
Height (proposed addition):	20'-0"
Floor Area	
Total existing floor area:	7,718 SF
(subtract) Proposed demolition:	918 SF
(add) Proposed construction:	2,049 SF
Total Gross Floor Area after completion:	8,849 SF
Parking	
Required Parking per Vehicle Services-Maintenance/Repair:	
3 spaces per service bay:	
6 bays = 18 spaces	
Required Parking per Office and Storage:	
1 space per 350 square feet of office and storage area:	
5,426/350= 16 spaces	
Total Vehicle Parking required:	34 spaces
Total Vehicle Parking provided:	34 spaces
Standard Spaces provided: 25 spaces	
Compact Spaces provided: 9 spaces	
Standard ADA Space provided: 1 space	
Van ADA Space provided: 1 space	
EV Capable spaces provided: 7 spaces	
EV Ready spaces provided: 3 spaces	
EV Fully Equipped spaces provided: 3 spaces	
Bicycle Parking required: 2 stalls	
Bicycle Parking provided: 2 stalls	
Landscape provided: Per CCMC Chapter 17.610, including min. 5-foot landscaped setback where parking lots abut ROWs and residential use	



VICINITY MAP



2 Corner Ramp Detail
Scale: 3/16" = 1'-0"

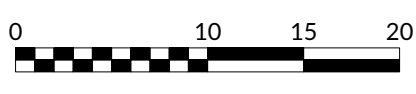
Legend

- a.c. = asphalt / concrete
- bx = box
- cb = catch basin
- cl = centerline
- clf = chainlink fence
- c-o = clean-out
- conc = concrete
- d-o = drain outlet
- lt = lead & tac
- ff = finished floor
- fl = fire hydrant
- fs = finished surface
- g = ground
- n-d = not detailed
- oh = overhead wires
- pl = property line
- pp = power pole
- smh = sewer manhole
- stlt = street light
- stsn = street sign
- tc = top of curb
- tfs = traffic signal
- typ = typical
- ubx = utility box
- wi = wrought iron fence
- wdf = wood fence
- wm = water meter
- wv = water valve

Environmental Programs and Operations Notes

- a. 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.
- 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.

1 Conceptual Site Plan
Scale: 1" = 10'-0"



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Project Title		Culver City Motor Cars, Inc. Auto Maintenance Remodel 11039 Washington Bl. Culver City, CA 90230		No.		Date	Issue Notes
Revision		Revision					
A1b							
conceptual site plan							

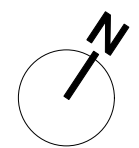
Hardscape & Planted Area Calculations
Site total: 23,055 SF
Exist. & Proposed Structures on site: 9,215 SF
Hardscaped areas: 11,678 SF
Landscaped areas: 2,162 SF

Preliminary List of Plant Materials

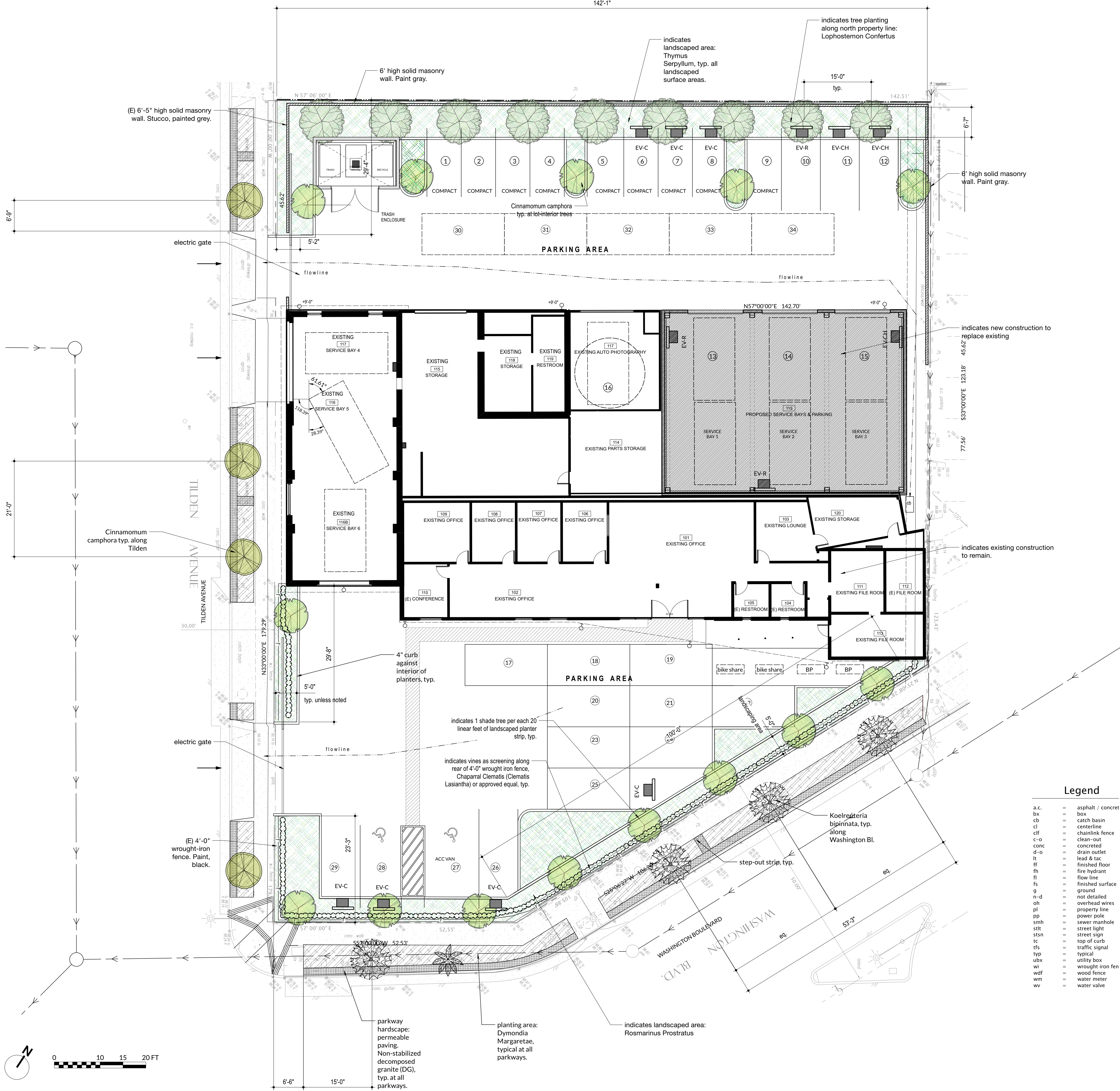
	quantity	location
Street Trees		
Koeleruteria Bipinnata	4	Along Washington Bl.
Cinnamomum camphora	4	Along Tilden Ave.
Parkway Ground Cover		
Dymondia Margaretae		All Parkways, typ.
Interior Shrubs		
Clematis Lasiantha	verify in field; place for max. continuity without gaps	At interior side of all fence locations.
Thymus Serpyllum		All surface planted areas, including North and South planting areas and parking lot islands and peninsulas.
Interior Trees		
Lophostemon Confertus	9	Along north property line
Cinnamomum camphora	14	At landscaped planter strips along exposed perimeter of lot.

1 Preliminary Landscape Plan

Scale: 3/32" = 1'-0"



0 10 15 20 FT



Legend

a.c.	asphalt / concrete
bx	box
cb	catch basin
cl	centerline
clf	chainlink fence
c-o	clean-out
conc	concrete
d-o	drain outlet
lt	lead & tac
ff	finished floor
fh	fire hydrant
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oh	overhead wires
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pp	power pole
smh	sewer manhole
stt	street light
stn	street sign
tc	top of curb
tfs	traffic signal
typ	typical
ubx	utility box
wf	wrought iron fence
wv	water valve

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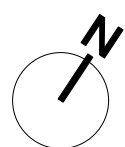
Revision	
No.	Date

Culver City Motor Cars, Inc.
Auto Maintenance Remodel
11039 Washington Bl.
Culver City, CA 90230

A1c-2

landscape plan

2 Overall Site Plan
Scale: 1" = 10'-0"



indicates existing
sewer line &
manhole covers



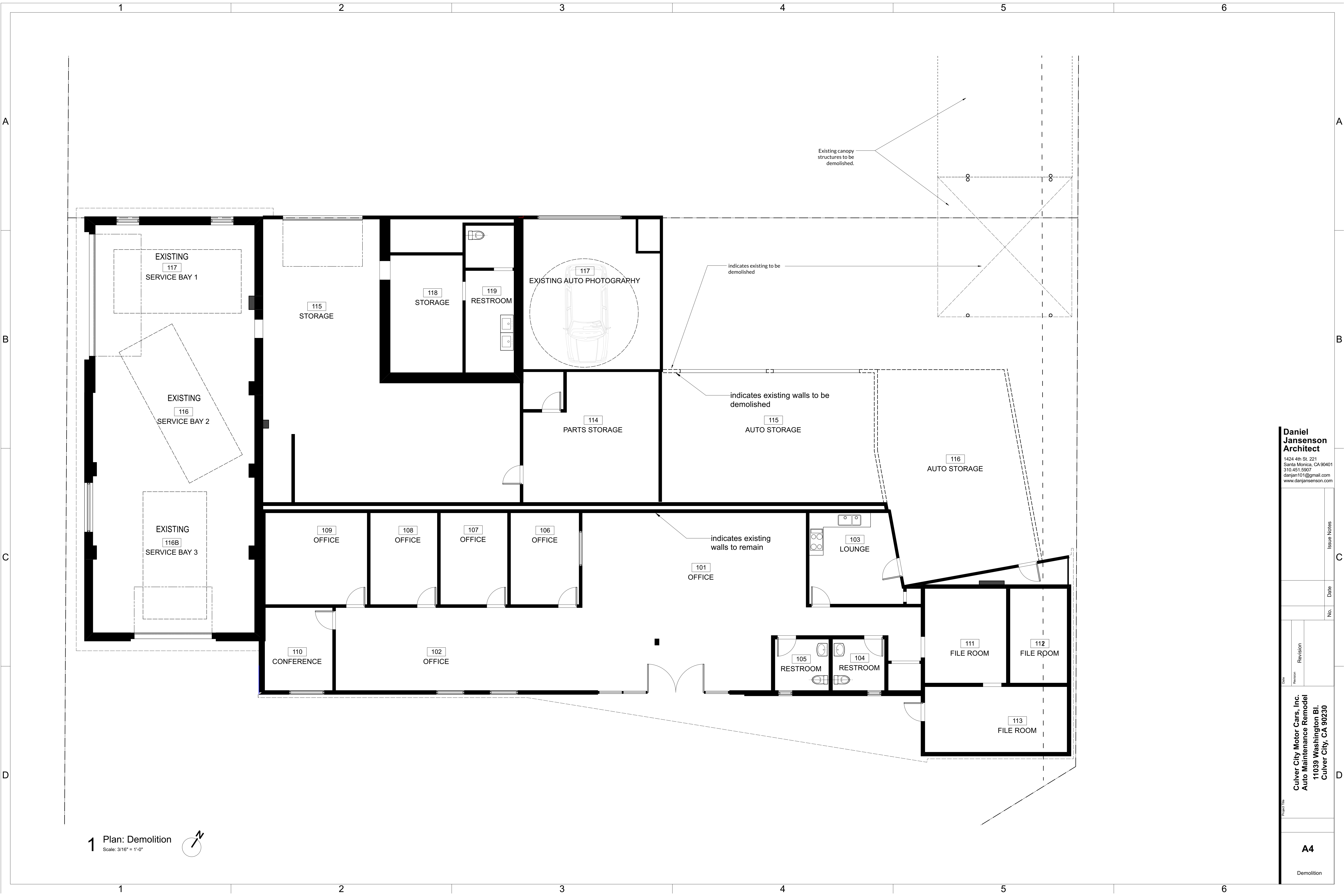
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Culver City Motor Cars, Inc.
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A1c-3

overall site plan



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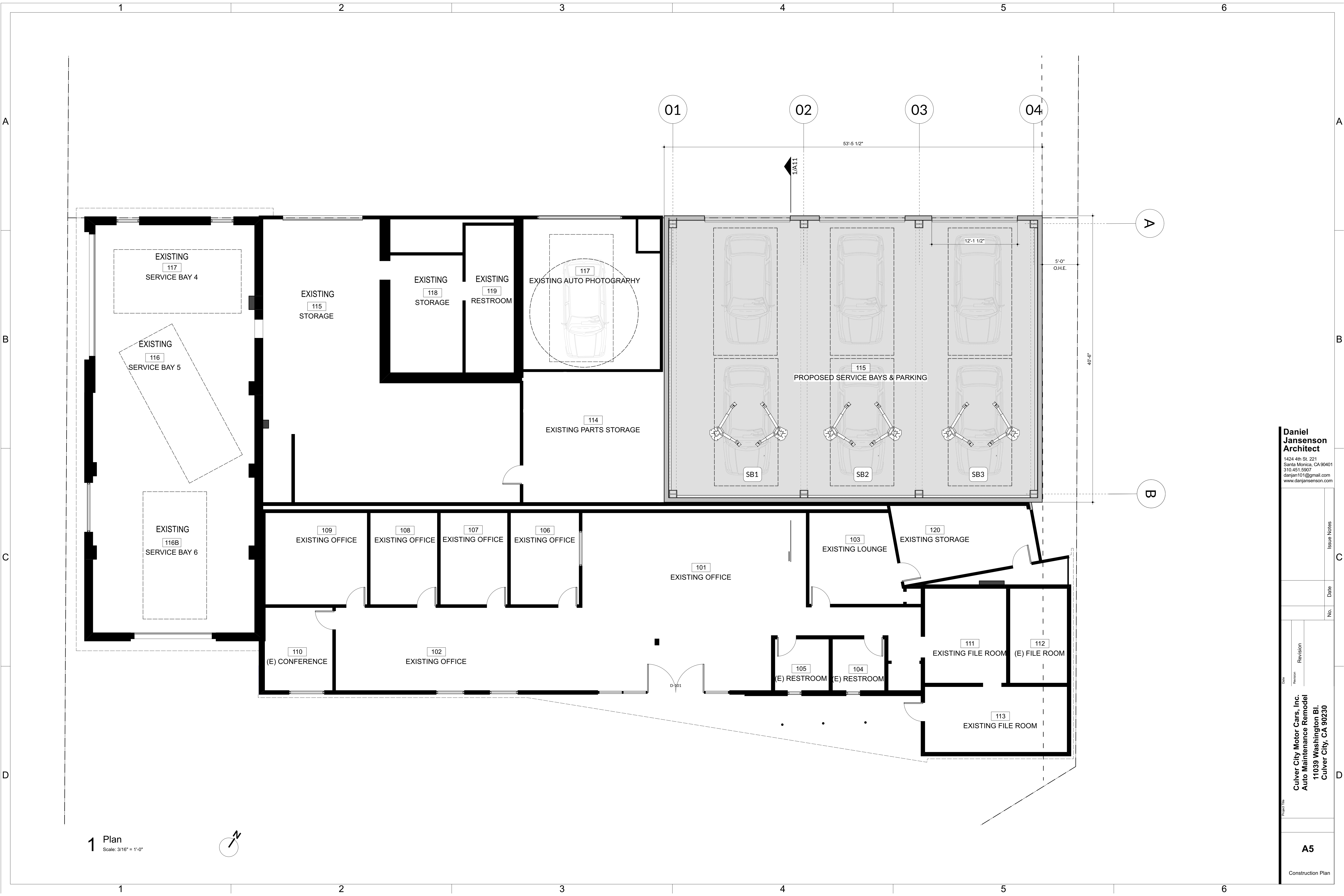
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Revision	
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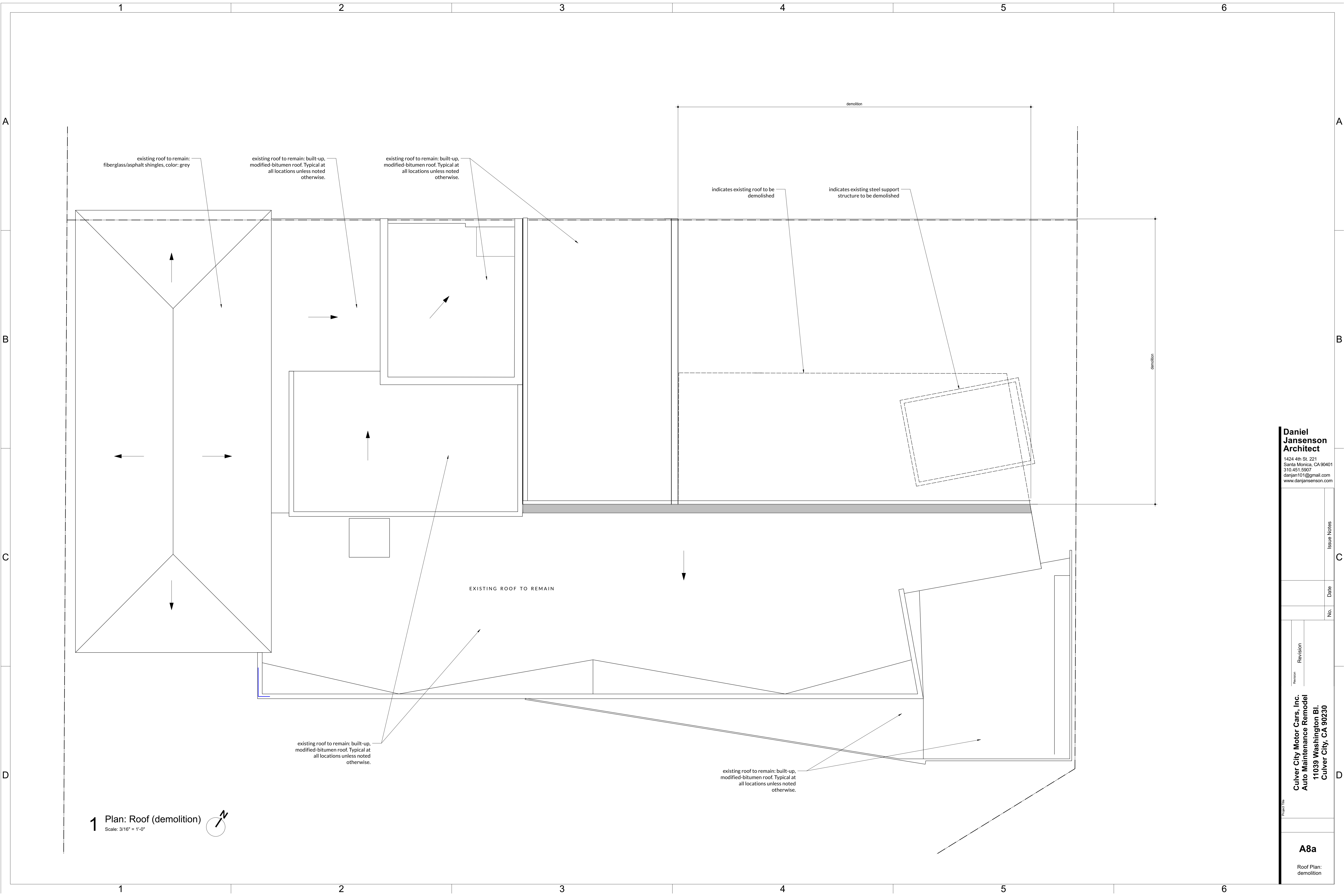
A4
Demolition



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Revision	
Date	Revision



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Revision		Issue Notes
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Project Title	
Culver City Motor Cars, Inc. Auto Maintenance Remodel 11039 Washington Bl. Culver City, CA 90230	
A8a	
Roof Plan: demolition	



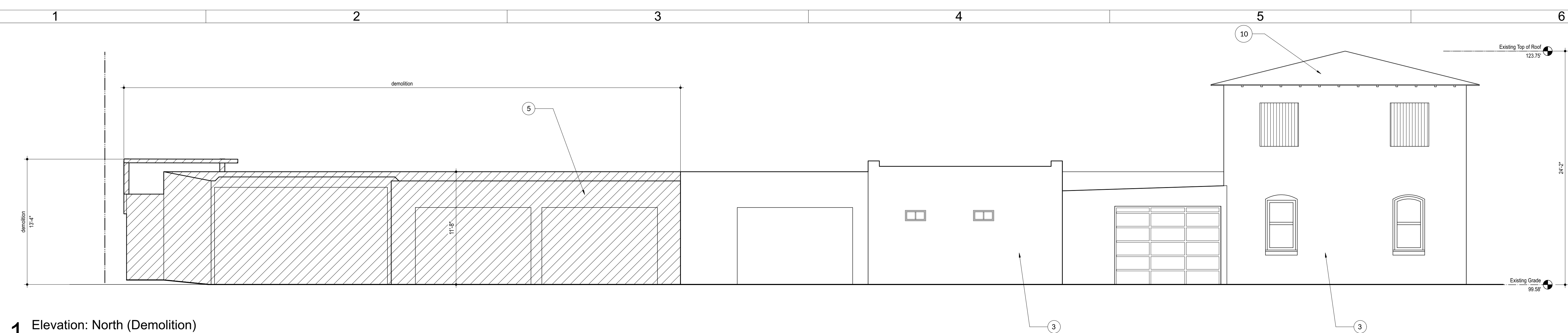
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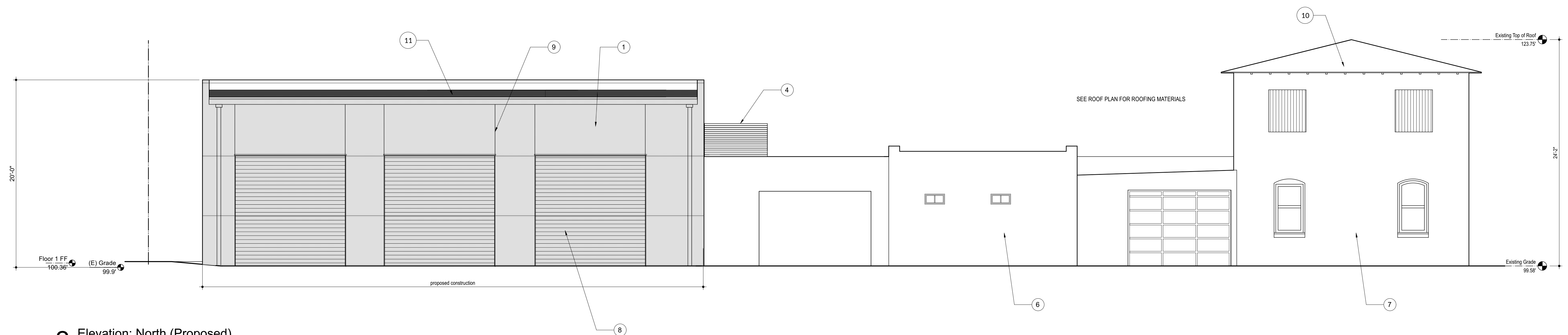
Revision		No.	Date	Issue Notes
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Project Title	
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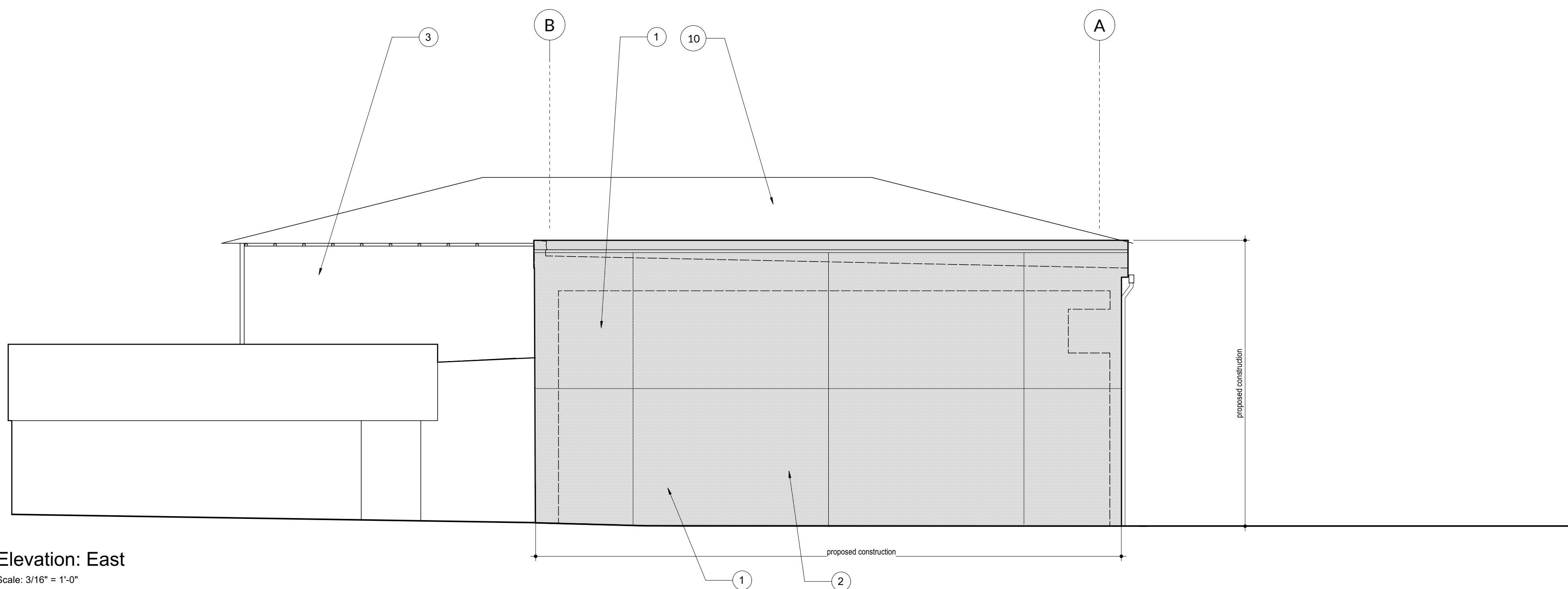
A8b	
Roof Plan: proposed	



1 Elevation: North (Demolition)
Scale: 3/16" = 1'-0"



2 Elevation: North (Proposed)



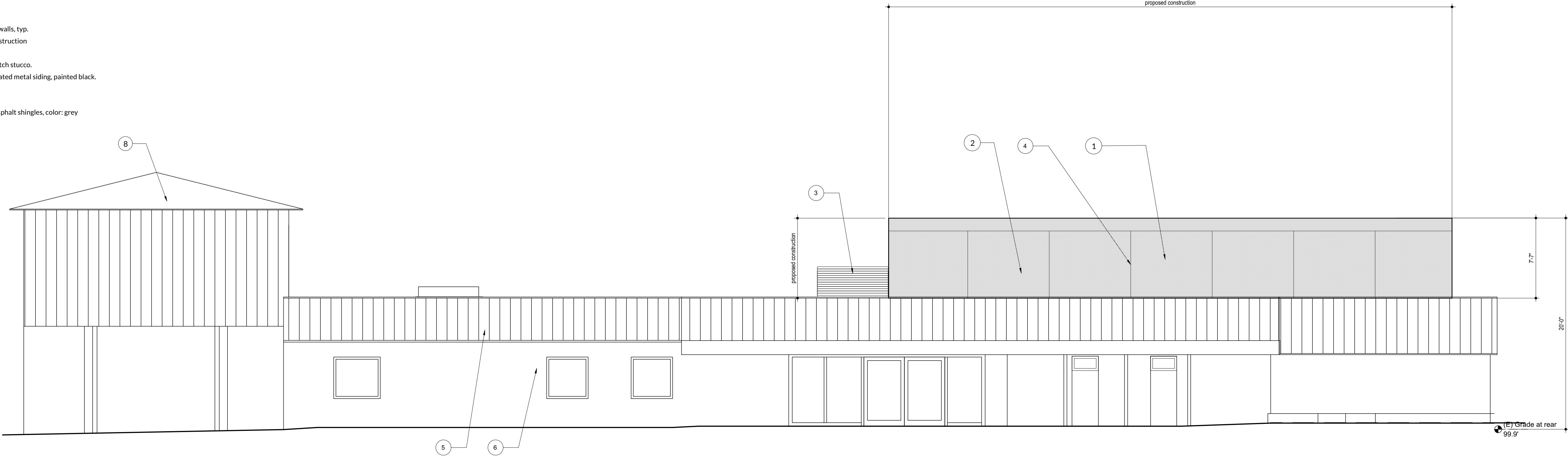
3 Elevation: East
Scale: 3/16" = 1'-0"

- ## Notes

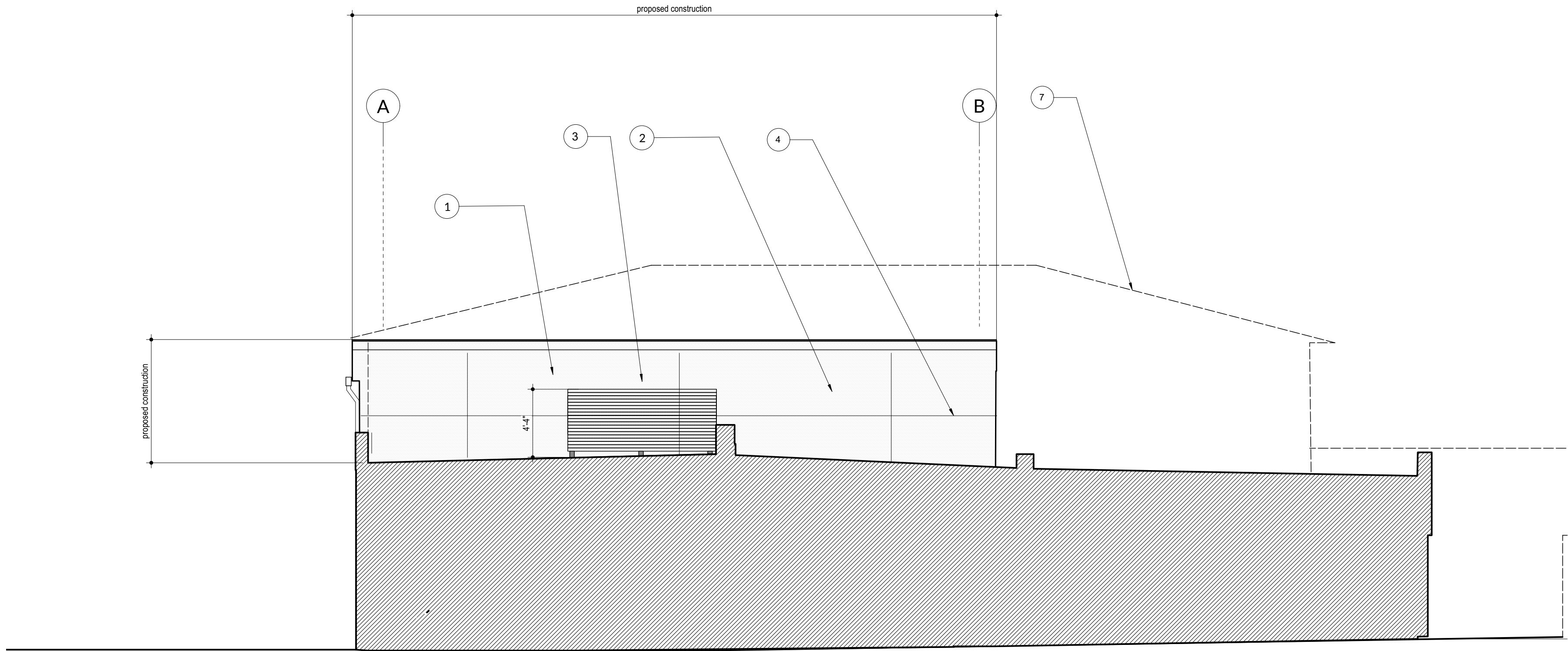
1. Smooth stucco, dark grey
2. shaded area indicates new construction
3. existing structures to remain
4. HVAC enclosure screen: painted, corrugated metal
5. shaded area indicates structures to be demolished
6. existing structures to remain. Light grey stucco, except where noted, typical.
7. grey painted brick, this structure.
8. Rollup door: 12' x 12'
9. Stucco reglets, paint to match stucco. Typical at all reglet locations.
10. existing roof to remain: fiberglass/asphalt shingles, color: grey
11. roof: modified bitumen, built-up roof, color: light grey

Notes

1. smooth, painted stucco, all exterior walls, typ.
2. shaded area indicates proposed construction
3. HVAC enclosure screen
4. indicates stucco reglets. Paint to match stucco.
5. existing finish: vertical metal corrugated metal siding, painted black.
6. existing finish: stucco, painted gray.
7. indicates existing building in front
8. existing roof to remain: fiberglass/asphalt shingles, color: grey



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



2 Elevation: West
Scale: 3/16" = 1'-0"

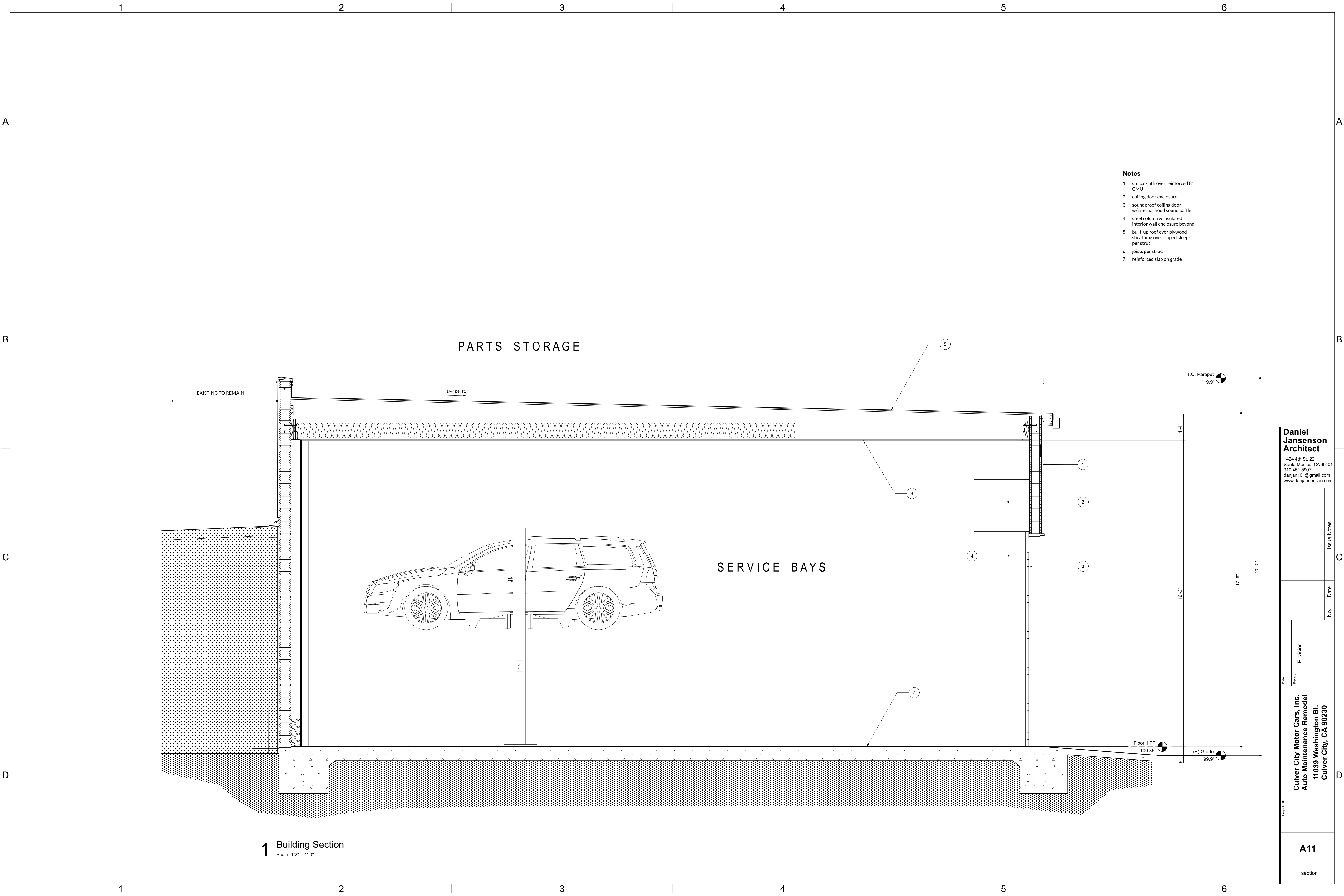
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Date	Revision	No.	Date	Issue Notes

Project Title
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Auto Maintenance Remodel
11039 Washington Bl.
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A10
S-W elevs



- Notes**
- 1. stucco/lath over reinforced 8" CMU
 - 2. coiling door enclosure
 - 3. soundproof coiling door w/internal hood sound baffle
 - 4. steel column & insulated interior wall enclosure beyond
 - 5. built-up roof over plywood sheathing over ripped sleepers per struc.
 - 6. joists per struc.
 - 7. reinforced slab on grade

1 Building Section
Scale: 1/2" = 1'-0"

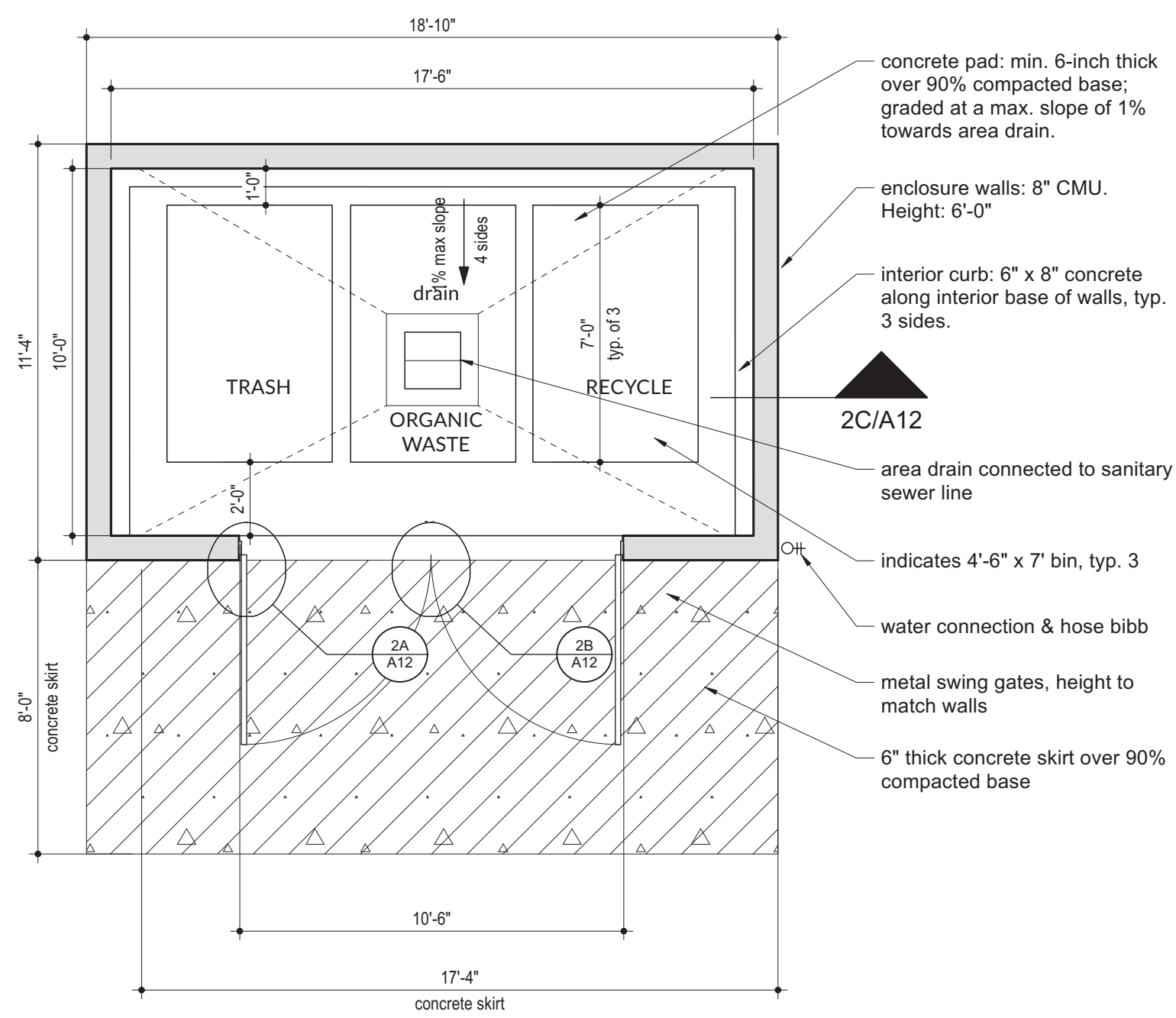
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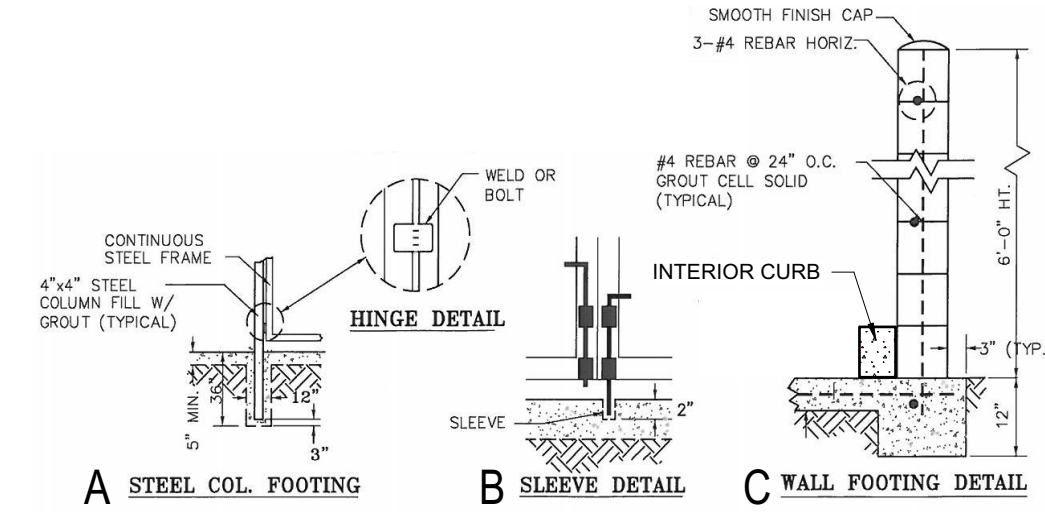
A11
section



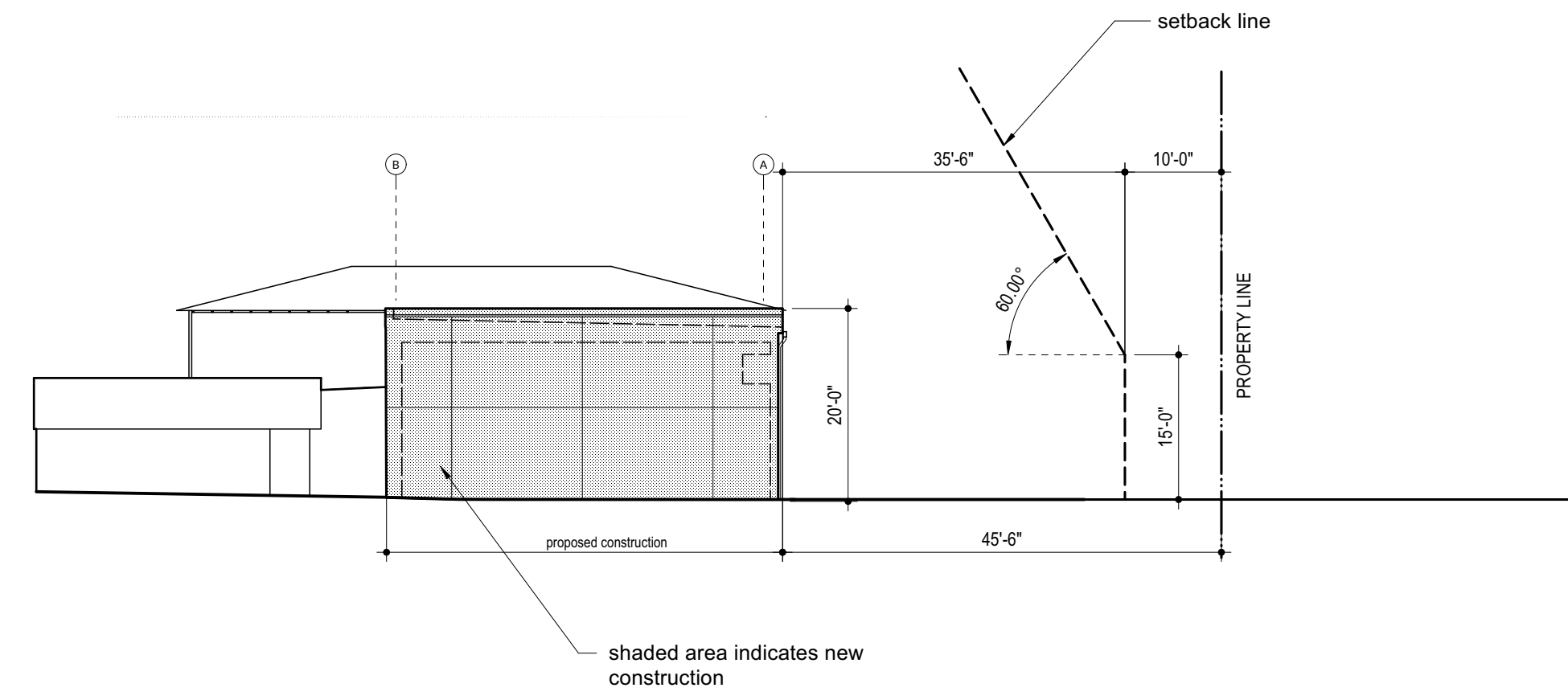
1 Refuse Enclosure

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

Approved Trash Enclosure
01/06/2022, EPO - MN



2 Refuse Enclosure Details



3 East Elevation Setback Diagram

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No.	Date	Issue Notes
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Revision	
Revision	

Dover City Motor Cars, Inc.
to Maintenance Remodel
11039 Washington Bl.
Culver City, CA 90230

Cu Au	
A12	
Details	



1 Site Plan
Scale: 3/32" = 1'-0"

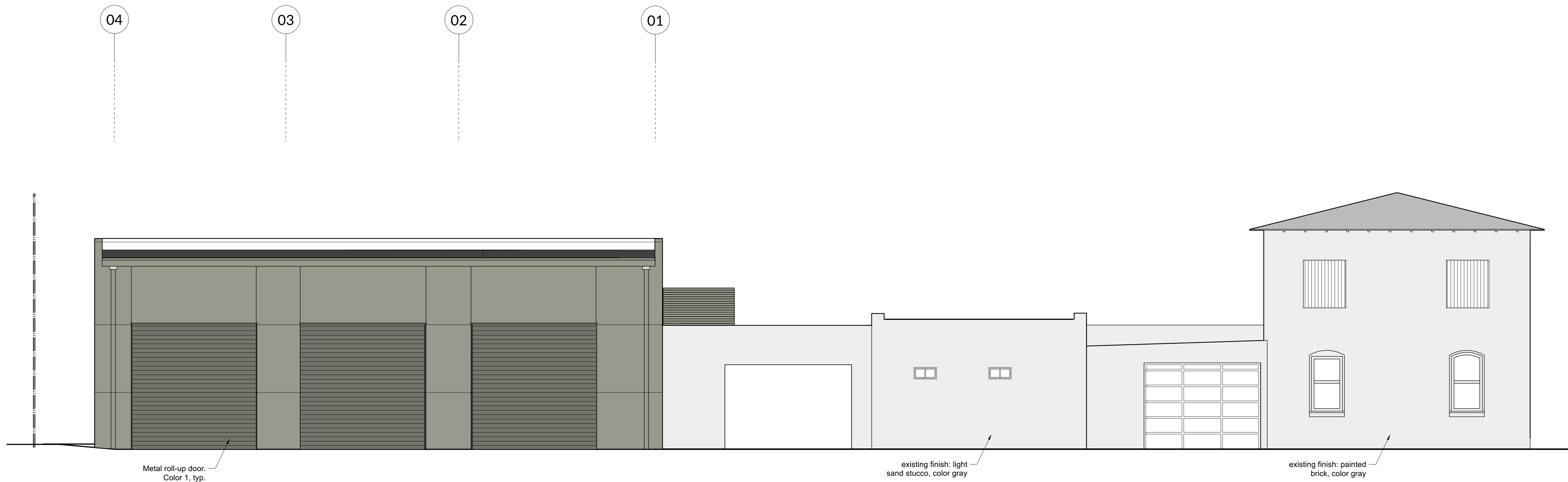
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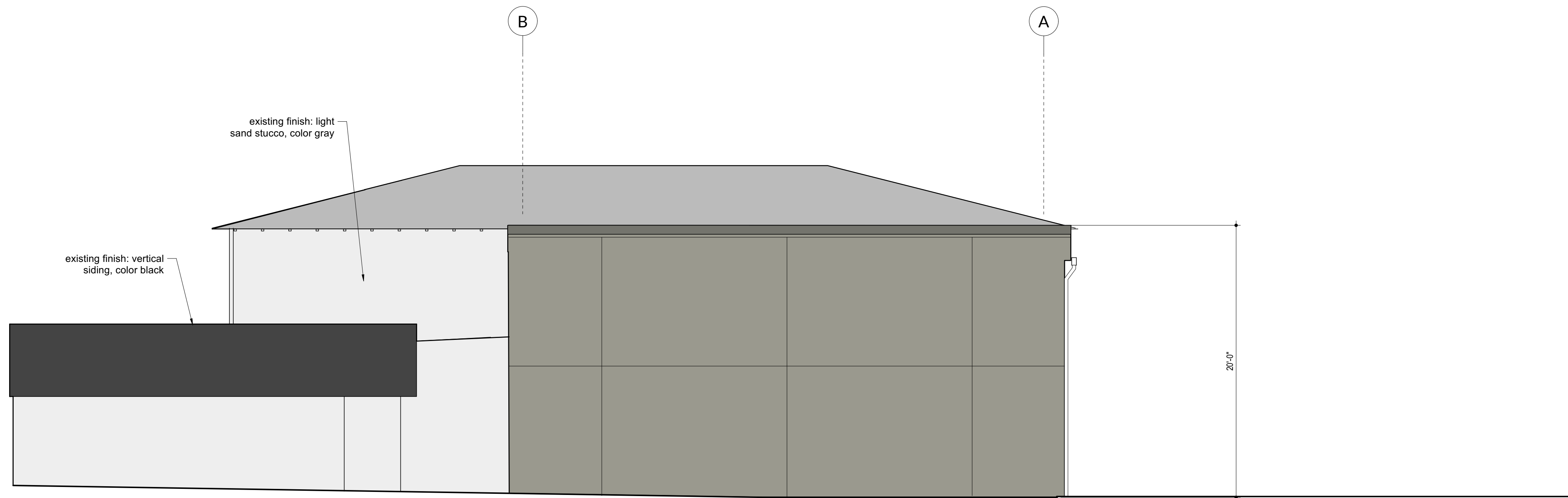
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Site1

Site Plan



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



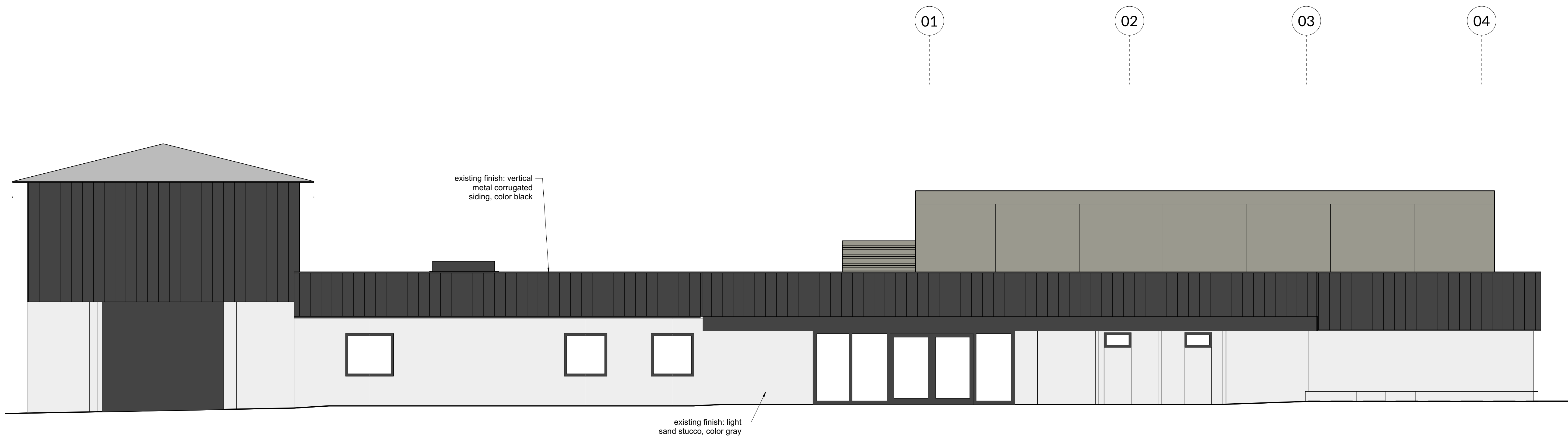
2 Elevation: East
Scale: 3/16" = 1'-0"

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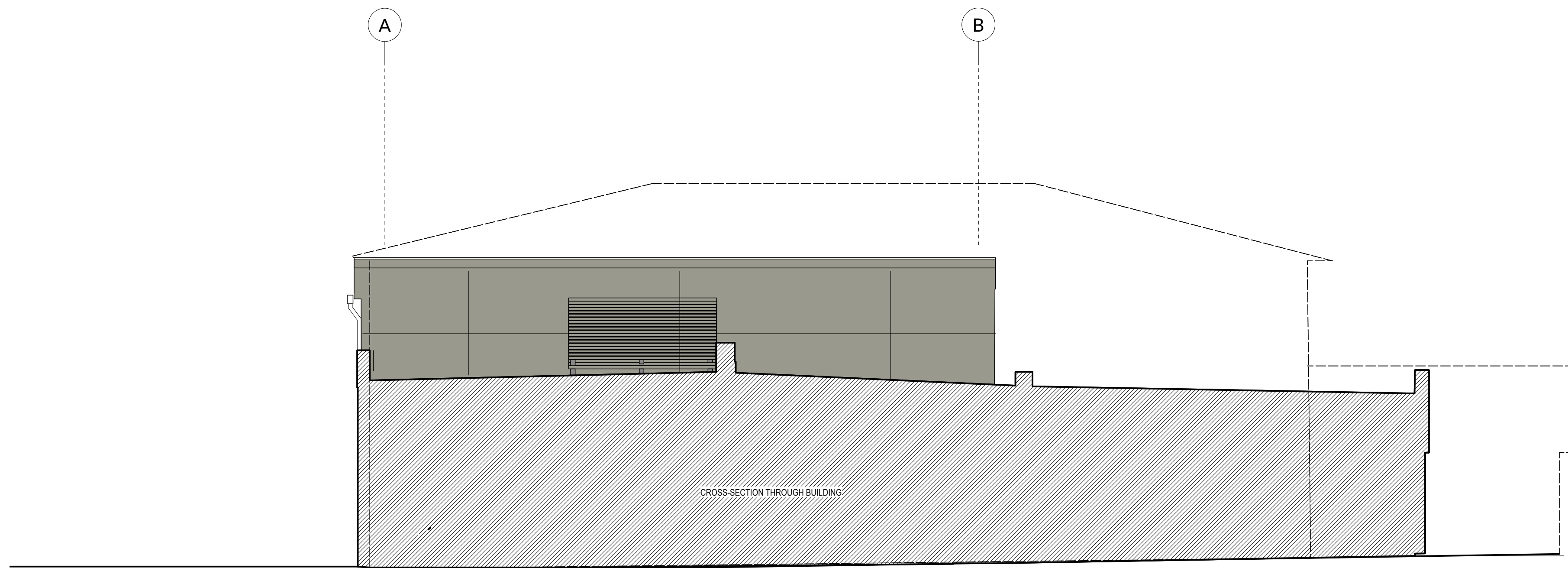
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Elev.1

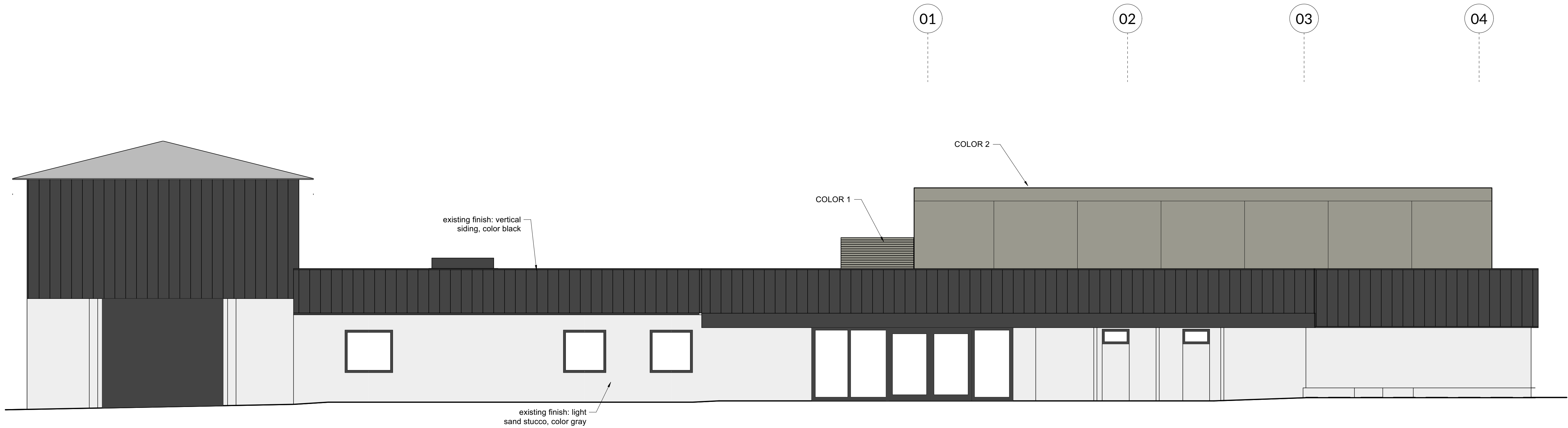
N-E elevs



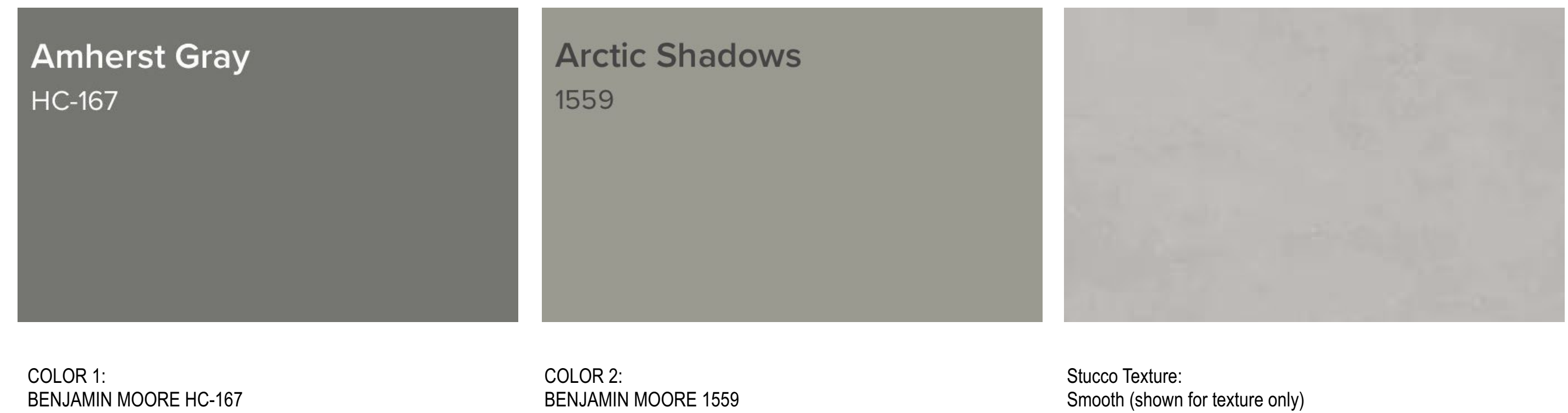
1 Elevation: South
Scale: 3/16" = 1'-0"



2 Elevation: West
Scale: 3/16" = 1'-0"



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



2 Colors & Finishes for Proposed Construction
Scale: Actual Size

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Mat.1

Colors & Materials