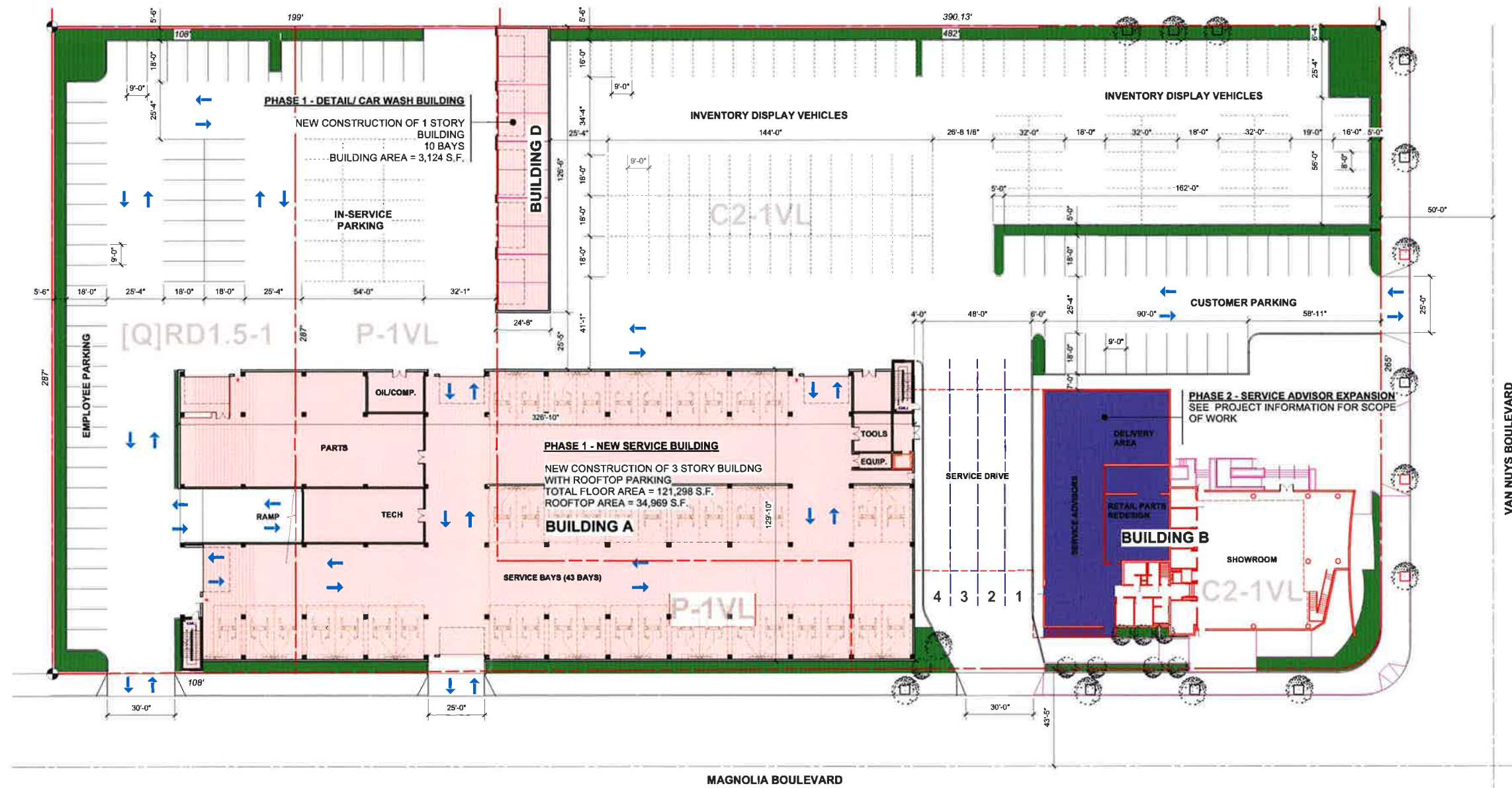


**SHEET INDEX**

SHEET NUMBER	SHEET NAME
AS1.1	PLOT PLAN - PHASE 1 & 2
AS1.2	PLOT PLAN - PHASE 3 & 4
A1.1	SERVICE AND SHOWROOM BUILDINGS - FIRST AND SECOND FLOOR PLANS
A1.2	SERVICE BUILDING - THIRD AND ROOFTOP PARKING PLANS
A1.3	PARKING STRUCTURE AND SHOWROOM EXPANSION - FIRST FLOOR PLAN
A1.4	PARKING STRUCTURE - SECOND FLOOR PLAN
A1.5	PARKING STRUCTURE - THIRD FLOOR PLAN
A1.6	PARKING STRUCTURE - ROOFTOP PARKING PLAN
A3.0	EXTERIOR BUILDING ELEVATIONS AND SECTIONS

**NOTE:**  
PRELIMINARY LANDSCAPE PLAN TO FOLLOW



**VICINITY MAP**



**PLOT PLAN - PHASE 1 & 2**

SCALE: 1" = 20'-0"

**LEGEND**

EXISTING BUILDING TO REMAIN	
PHASE 1 PROPOSED NEW CONSTRUCTION	
PHASE 2 PROPOSED EXPANSION	
PHASE 3 PROPOSED EXPANSION	
PHASE 4 PROPOSED NEW CONSTRUCTION	
LANDSCAPE AREA SEE LANDSCAPE PLANS	

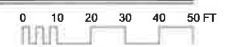
**BUILDING AREA**

<b>BUILDING A</b>	
FIRST FLOOR - SERVICE BAYS AND PARTS STORAGE (S1 OCC.)	= 40,590 S.F.
SECOND FLOOR - VEHICLE DISPLAY AND PARKING (S2 OCC.)	= 40,828 S.F.
THIRD FLOOR - PARKING (S2 OCC.)	= 40,082 S.F.
<b>TOTAL BUILDING AREA</b>	<b>= 121,298 S.F.</b>
ROOFTOP PARKING (S2 OCC.)	= 34,969 S.F.
BUILDING HEIGHT: 45'-0" (FROM 1ST FLOOR F.F.)	
<b>BUILDING D (TO BE DEMO @ PHASE 4)</b>	
BUILDING AREA - DETAIL/WASH BAYS (S1 OCC.)	= 3,124 S.F.
BUILDING HEIGHT: 12'-0" (FROM BUILDING FINISH FLOOR)	

<b>BUILDING B (@ PHASE 2)</b>	
FIRST FLOOR (B OCC.)	= 5,469 (E) + 3,551 (E) + 1,671 (N) = 10,691 S.F.
SECOND FLOOR (B OCC.)	= 2,766 (E) + 2,090 (E) + 4,074 (N) = 8,950 S.F.
<b>TOTAL BUILDING AREA</b>	<b>= 19,841 S.F.</b>
SERVICE DRIVE CANOPY	= 4,579 S.F.
BUILDING HEIGHT: 34'-0" (FROM 1ST FLOOR F.F.)	

**Center BMW**

5201 Van Nuys Blvd., Sherman Oaks, CA 91401



**AS1.1**



**Whitfield Associates, Inc.**  
2401 California, Suite 200, Santa Monica, CA 90404  
Phone: 310.316.1950  
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**PROJECT INFORMATION**

**PROJECT ADDRESS:**  
5201 VAN NUYS BOULEVARD  
SHERMAN OAKS, CA 91401

**LEGAL DESCRIPTION:**  
LOT 379, TRACT 1000  
MAP REFERENCE NUMBER: M B 19-6 [ SHEET 6]  
PARCEL ID NUMBER (PIN): 172-5A151 218  
ASSESSOR PARCEL NUMBER: 2249-006-020  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**BASIC ZONING INFORMATION:**  
C2-1VL AND P-1VL

**SITE AREA:**  
169,015 S.F. ( 3.88 ACRES)

**LANDSCAPE AREA:**  
LANDSCAPE AREA REQUIRED = 3% OF BUILDING AREA  
TOTAL PLANTER AND LANDSCAPE AREAS PROVIDED = 8,391 S.F.

**BUILDING FOOTPRINT (FINAL)**  
BUILDING AREA = 40,590 S.F. + 14,436 S.F. + 31,241 S.F. = 86,267 S.F.

**SCOPE OF WORK:**

- PHASE 1 -**
- PROPOSED A NEW CONSTRUCTION OF ONE-STORY BUILDING FOR DETAIL & CAR WASH BAYS.  
FLOOR AREA (S1 OCC.) = 3,124 S.F.
  - PROPOSED A NEW CONSTRUCTION OF THREE-STORY BUILDING WITH ROOFTOP PARKING FOR SERVICE BAYS, PARTS STORAGE AND PARKING.  
1ST FLOOR - SERVICE AND PARTS (S1 OCC.) = 40,590 S.F.  
2ND FLOOR - VEHICLE DISPLAY AND PARKING (S2 OCC.) = 40,626 S.F.  
3RD FLOOR - PARKING (S2 OCC.) = 40,082 S.F.  
ROOFTOP PARKING (S2 OCC.) = 34,969 S.F.

- PHASE 2 -**
- SERVICE ADVISOR EXPANSION ON FIRST FLOOR SHOWROOM BUILDING:  
PROPOSED REMOLDING 3,551 S.F. OF EXISTING SERVICE ADVISOR AREA AND ADDING 1,871 S.F. OF NEW SERVICE AREA AND 4,579 S.F. OF SERVICE DRIVE.
  - CUSTOMER LOUNGE AND BUSINESS AREAS EXPANSION ON SECOND FLOOR OF SHOWROOM BUILDING:  
PROPOSED REMOLDING 2,090 S.F. OF EXISTING BUSINESS AREA AND ADDING 4,074 S.F. OF CUSTOMER LOUNGE AREA TO CONNECT TO SECOND FLOOR OF SERVICE BUILDING.

- PHASE 3 -**
- SHOWROOM EXPANSION:  
PROPOSED ADDING 3,545 S.F. TO SHOWROOM AREA.

- PHASE 4 -**
- NEW CONSTRUCTION OF 4 LEVELS PARKING STRUCTURE WHICH CONNECTED TO THE SERVICE BUILDING WITH A BUILDING BRIDGE.  
1ST LEVEL - PARKING (S2 OCC.) = 31,241 S.F.  
2ND LEVEL - PARKING (S2 OCC.) = 31,000 S.F.  
3RD LEVEL - PARKING (S2 OCC.) = 31,000 S.F.  
ROOFTOP - PARKING (S2 OCC.) = 31,000 S.F.

**BUILDING DEMOLITION AREA:**

- PHASE 1:** BUILDING TO BE DEMOLISHED FOR PHASE 1
- EXISTING STORAGE BUILDING +/- 2,290 S.F.
  - EXISTING SERVICE/REPAIR BUILDING +/- 8,582 S.F.
  - EXISTING SERVICE/REPAIR BUILDING +/- 5,551 S.F.
  - EXISTING SERVICE/REPAIR BUILDING +/- 8,582 S.F.
  - EXISTING CANOPY +/- 235 S.F.

- PHASE 2:** BUILDING TO BE DEMOLISHED FOR PHASE 2
- EXISTING SERVICE CANOPY +/- 1,341 S.F.

- PHASE 4:** BUILDING TO BE DEMOLISHED FOR PHASE 4
- DETAIL/WASH BUILDING (BLDG. D) 3,124 S.F.

**PARKING TABULATION:**

**NUMBER OF REQUIRED PARKING SPACES:** UNDER CITY OF LOS ANGELES ZONING CODE LAMC SECTION 12.2144, VEHICLE REPAIR AND SALES FACILITIES ARE REQUIRED TO PROVIDE 1 SPACE PER 500 SQUARE FEET OF FLOOR AREA.

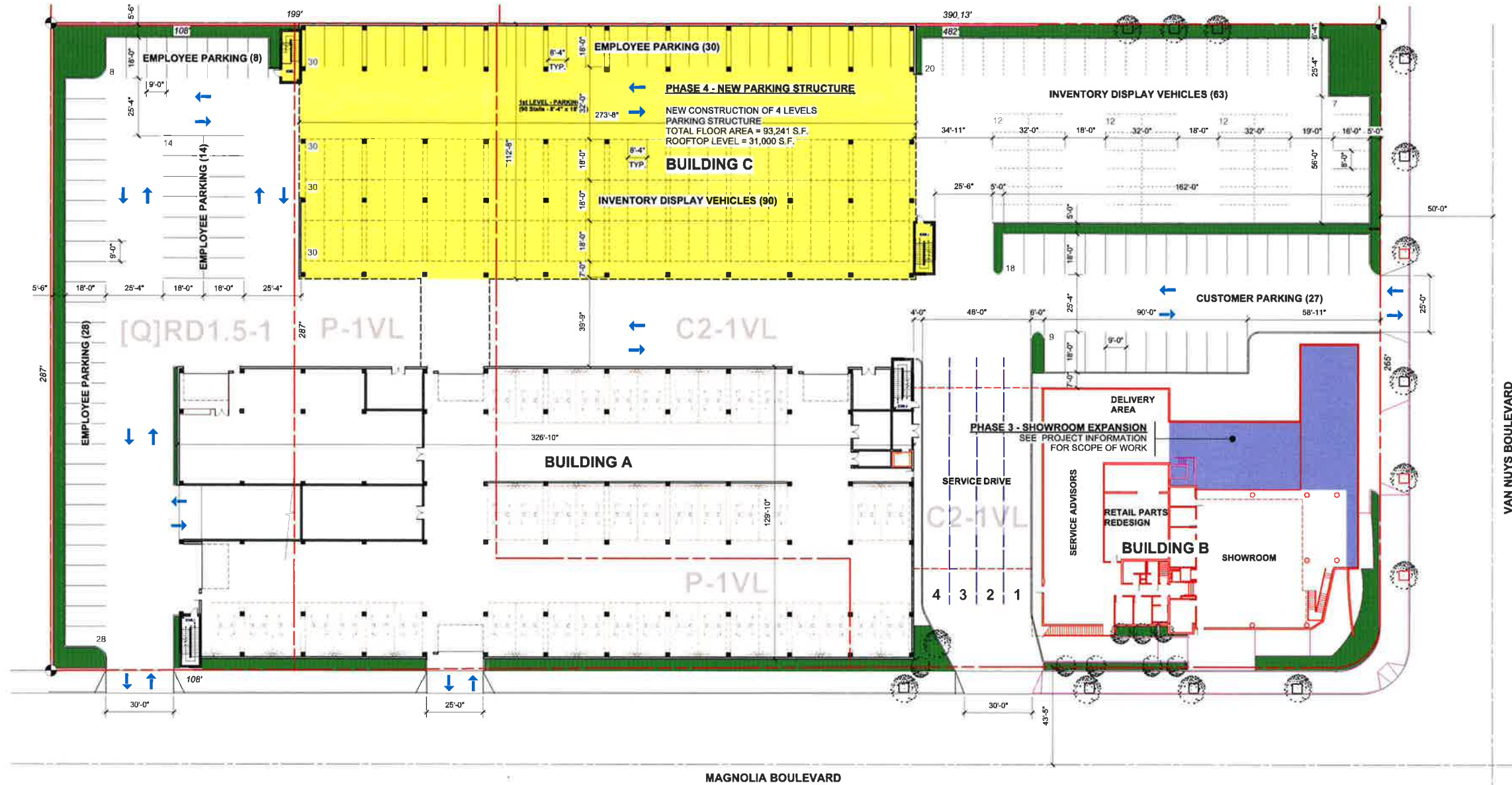
BUILDING A: 40,590 S.F./500 S.F. = 81 SPACES  
BUILDING B: 23,386 S.F./500 S.F. = 47 SPACES

**TOTAL REQUIRED SPACES: 128 SPACES (5 ACCESSIBLE SPACES)**

**NUMBER OF PARKING SPACES PROVIDED: 200 STANDARD SPACES (6 ACCESSIBLE SPACES)**

CUSTOMER PARKING: 27 SPACES  
EMPLOYEE PARKING: 71 SPACES  
IN-SERVICE PARKING: 102 SPACES

INVENTORY PARKING: 392 SPACES



**PLOT PLAN - PHASE 3 & 4**

SCALE: 1" = 20'-0"

**LEGEND**

- EXISTING BUILDING TO REMAIN
- PHASE 1 PROPOSED NEW CONSTRUCTION
- PHASE 2 PROPOSED EXPANSION
- PHASE 3 PROPOSED EXPANSION
- PHASE 4 PROPOSED NEW CONSTRUCTION
- LANDSCAPE AREA  
SEE LANDSCAPE PLANS

**BUILDING AREA**

BUILDING A	
FIRST FLOOR - SERVICE BAYS AND PARTS STORAGE (S1 OCC.)	= 40,590 S.F.
SECOND FLOOR - VEHICLE DISPLAY AND PARKING (S2 OCC.)	= 40,626 S.F.
THIRD FLOOR - PARKING (S2 OCC.)	= 40,082 S.F.
<b>TOTAL BUILDING AREA</b>	<b>= 121,298 S.F.</b>
ROOFTOP PARKING (S2 OCC.)	= 34,969 S.F.
BUILDING HEIGHT: 45'-0" (FROM 1ST FLOOR F.F.)	

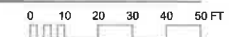
BUILDING B (@ PHASE 3)	
FIRST FLOOR (B OCC.)	= 10,891 (E) + 3,545 (N) = 14,436 S.F.
SECOND FLOOR (B OCC.)	= 8,950 S.F.
<b>TOTAL BUILDING AREA</b>	<b>= 23,386 S.F.</b>
SERVICE DRIVE CANOPY	= 4,579 S.F.
BUILDING HEIGHT: 34'-0" (FROM 1ST FLOOR F.F.)	

BUILDING C	
FIRST LEVEL - PARKING (S2 OCC.)	= 31,241 S.F.
SECOND LEVEL - PARKING (S2 OCC.)	= 31,000 S.F.
THIRD LEVEL - PARKING (S2 OCC.)	= 31,000 S.F.
<b>TOTAL BUILDING AREA</b>	<b>= 93,241 S.F.</b>
ROOFTOP - PARKING (S2 OCC.)	= 31,000 S.F.
BUILDING HEIGHT: 40'-6" (FROM 1ST FLOOR F.F.)	

FLOOR AREA RATIO CALCULATION	
FLOOR AREA RATIO PER ZONE C2-1VL: 1.5:1	
SITE AREA: 169,051 S.F.	
<b>FAR = (121,298 + 23,386 + 93,241) / 169,015 = 1.4</b>	

# Center BMW

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**AS1.2**



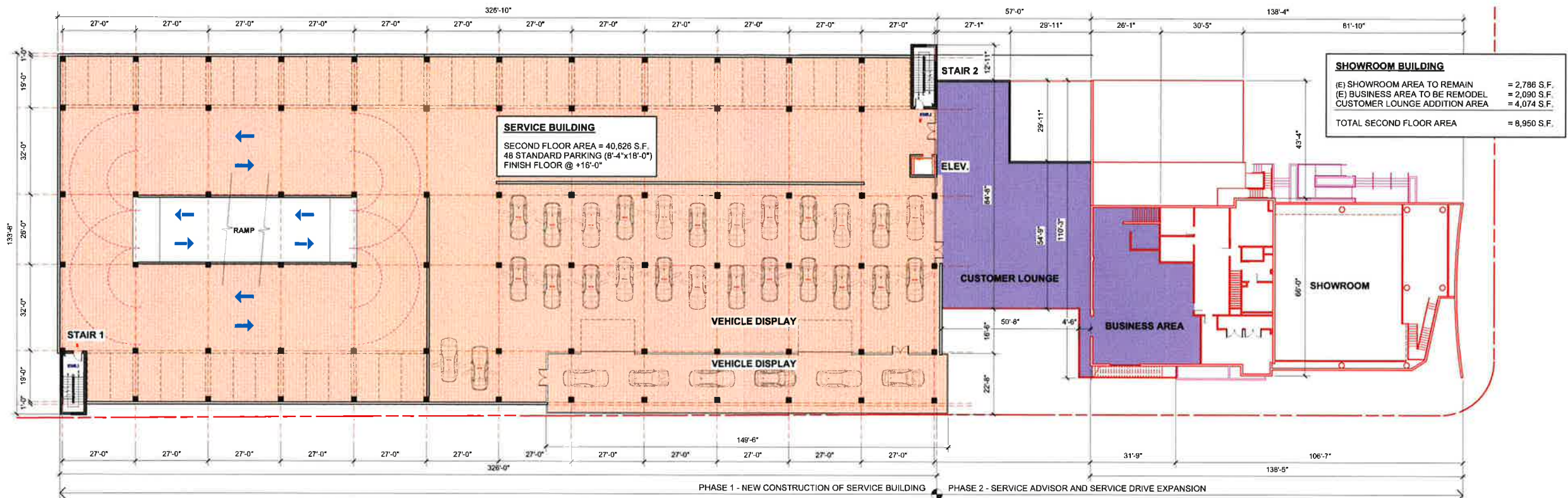
**Whitfield Associates, Inc.**

24891 Del Prado, Suite 201, Dana Point, CA 92629

Phone: 949.234.1950

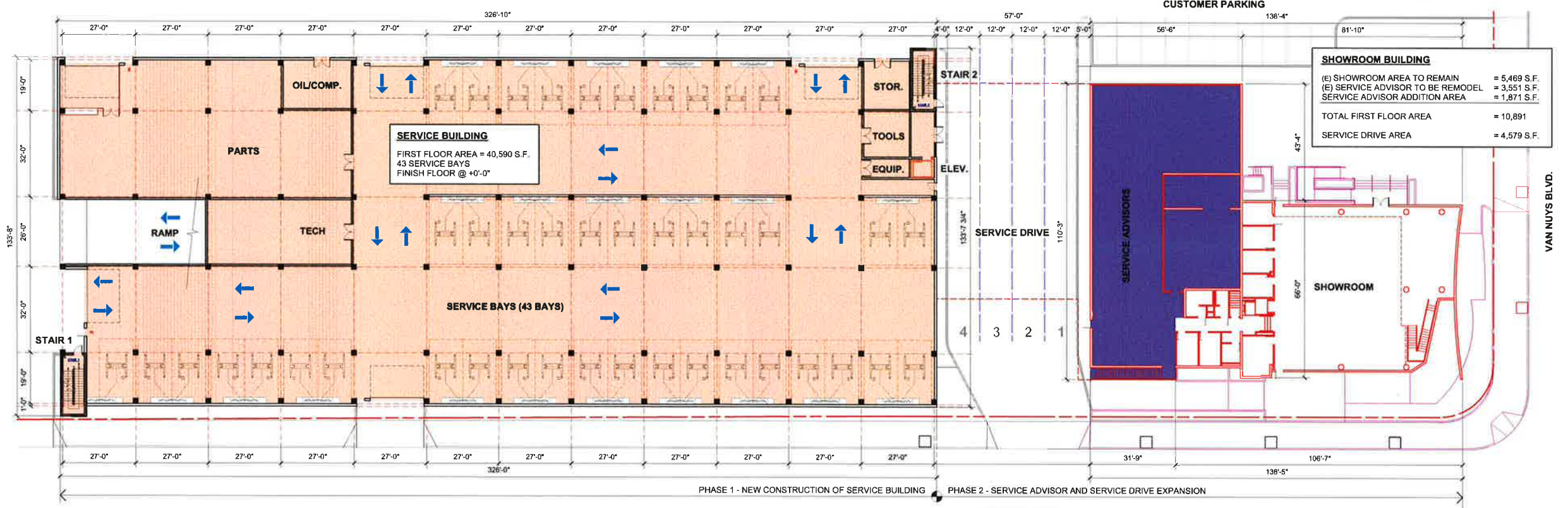
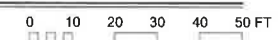
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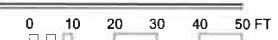
**NEW SERVICE BUILDING & SHOWROOM EXPANSION - SECOND FLOOR PLAN**

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



**NEW SERVICE BUILDING & SHOWROOM EXPANSION - FIRST FLOOR PLAN**

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



# Center BMW

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A1.1

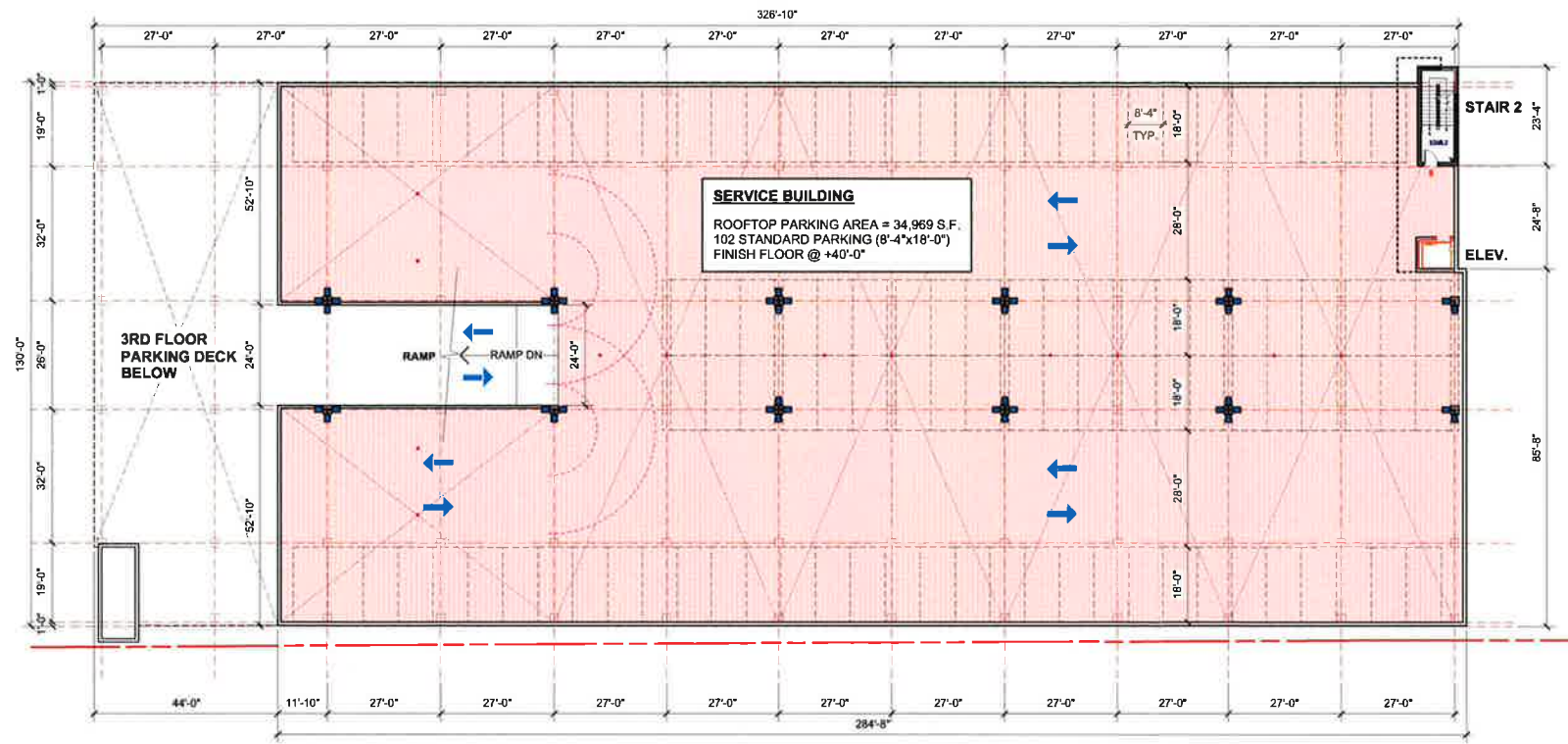


**Whitfield Associates, Inc.**

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Phone 949 254 1950

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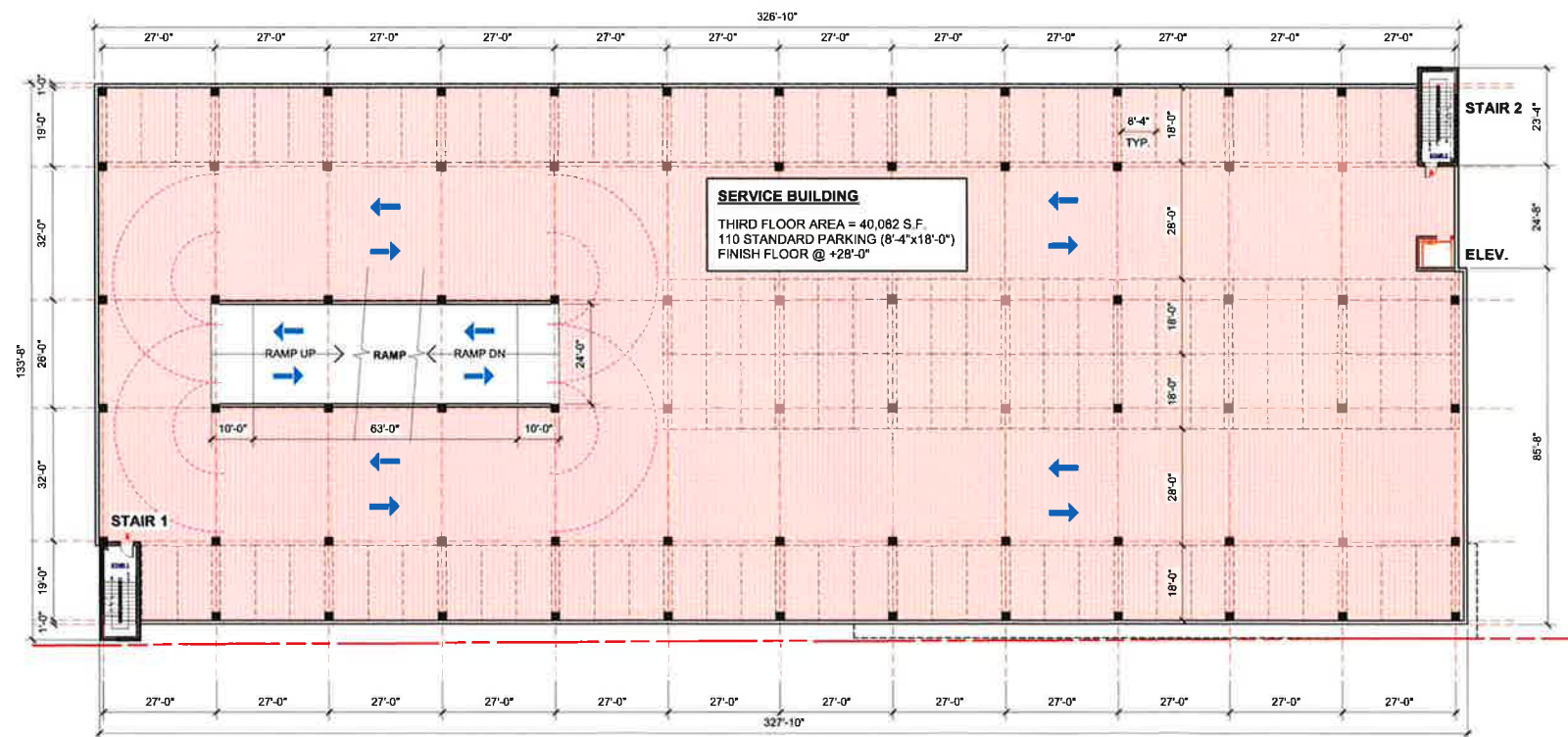
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**NEW SERVICE BUILDING - ROOFTOP PARKING PLAN**

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

0 10 20 30 40 50 FT



**NEW SERVICE BUILDING - THIRD FLOOR PLAN**

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

0 10 20 30 40 50 FT



# Center BMW

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A1.2



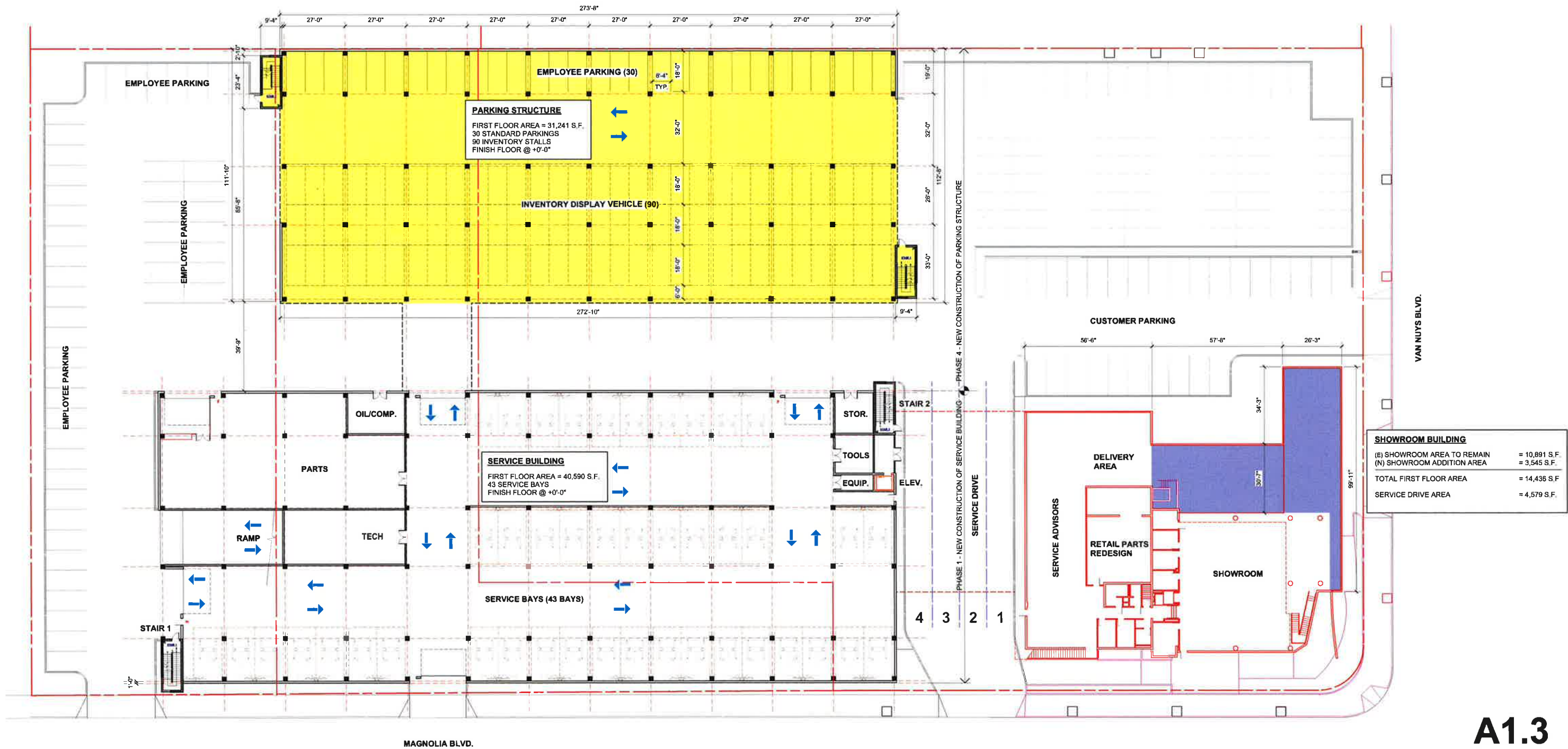
**Whitfield Associates, Inc.**

24631 Del Prado, Suite 201, Dana Point, CA 92629

Phone 714 234 1750

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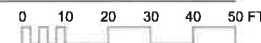
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SHOWROOM BUILDING	
(E) SHOWROOM AREA TO REMAIN	= 10,891 S.F.
(N) SHOWROOM ADDITION AREA	= 3,545 S.F.
<b>TOTAL FIRST FLOOR AREA</b>	<b>= 14,436 S.F.</b>
SERVICE DRIVE AREA	= 4,579 S.F.

**NEW PARKING STRUCTURE & SERVICE BUILDING - FIRST FLOOR PLAN**

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



# Center BMW

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**A1.3**



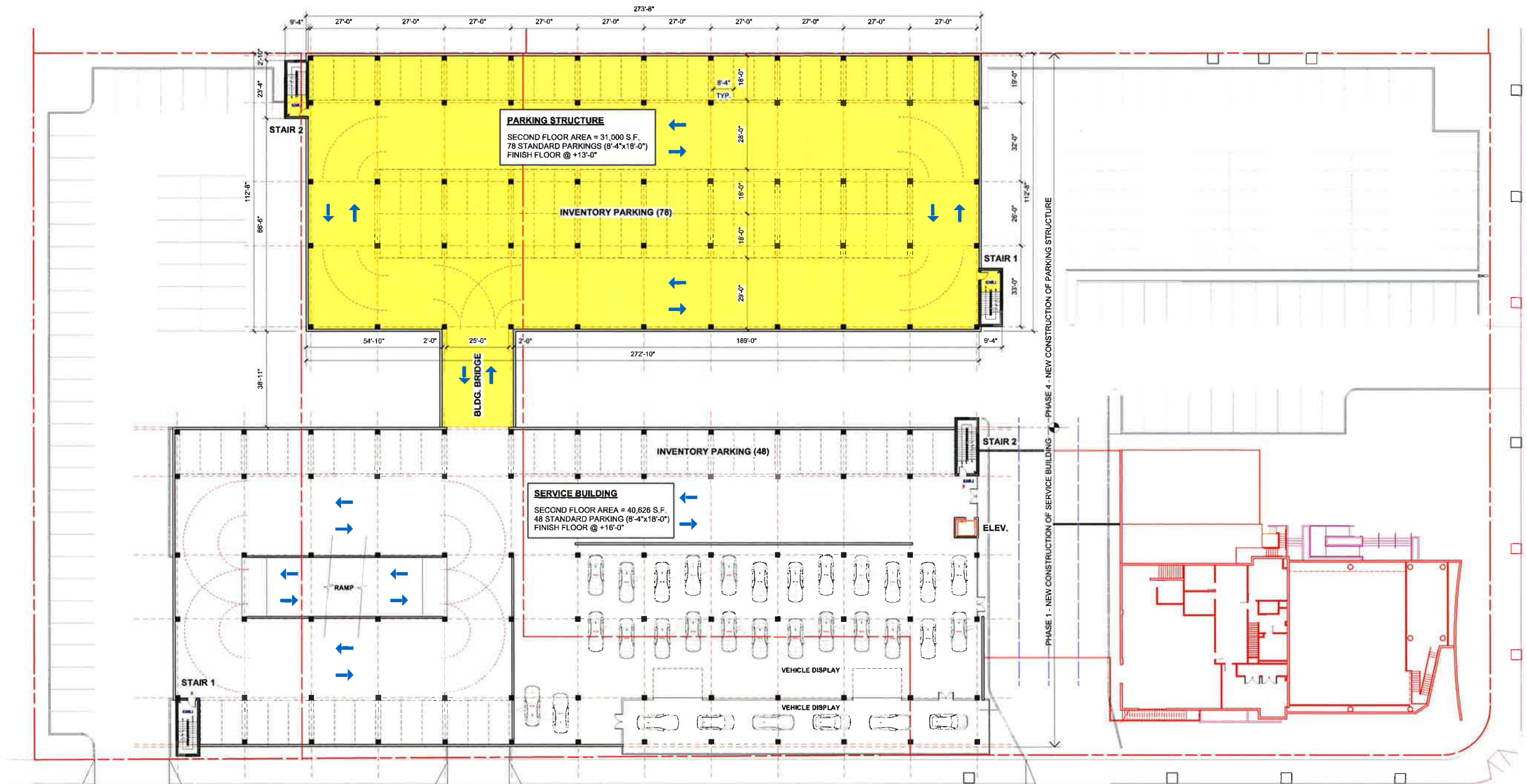
**Whitfield Associates, Inc.**

24811 Del Prado, Suite 201, Dana Point, CA 92629

Phone: 949.234.1950

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**NEW PARKING STRUCTURE & SERVICE BUILDING - SECOND FLOOR PLAN**

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

0 10 20 30 40 50 FT



# Center BMW

5201 Van Nuys Blvd., Sherman Oaks, CA 91401

**A1.4**



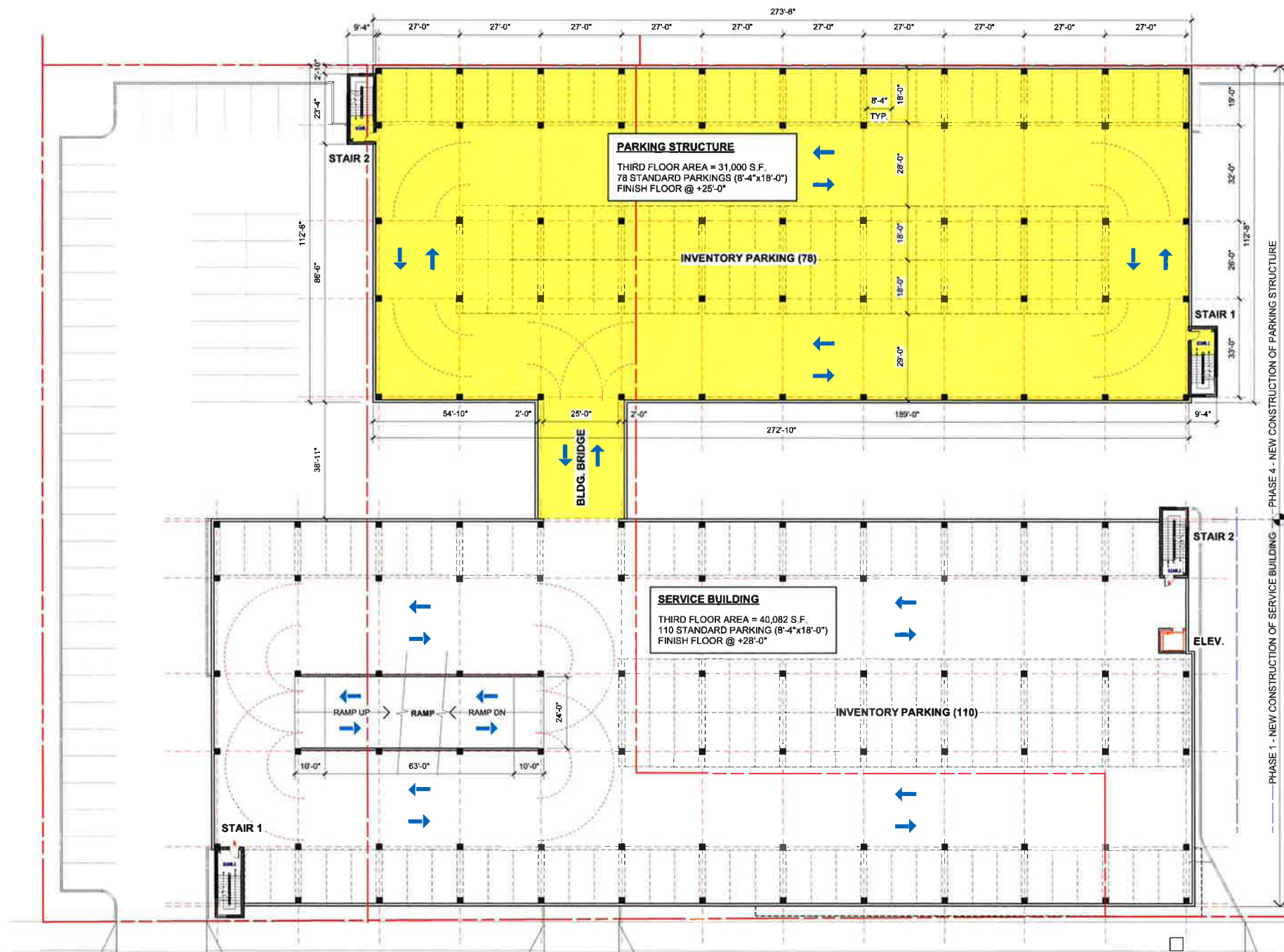
**Whitfield Associates, Inc.**

2491 Del Prado, Suite 220, Oxnard, CA 91321

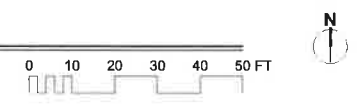
Phone: 805.314.1930

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**NEW PARKING STRUCTURE & SERVICE BUILDING - THIRD FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



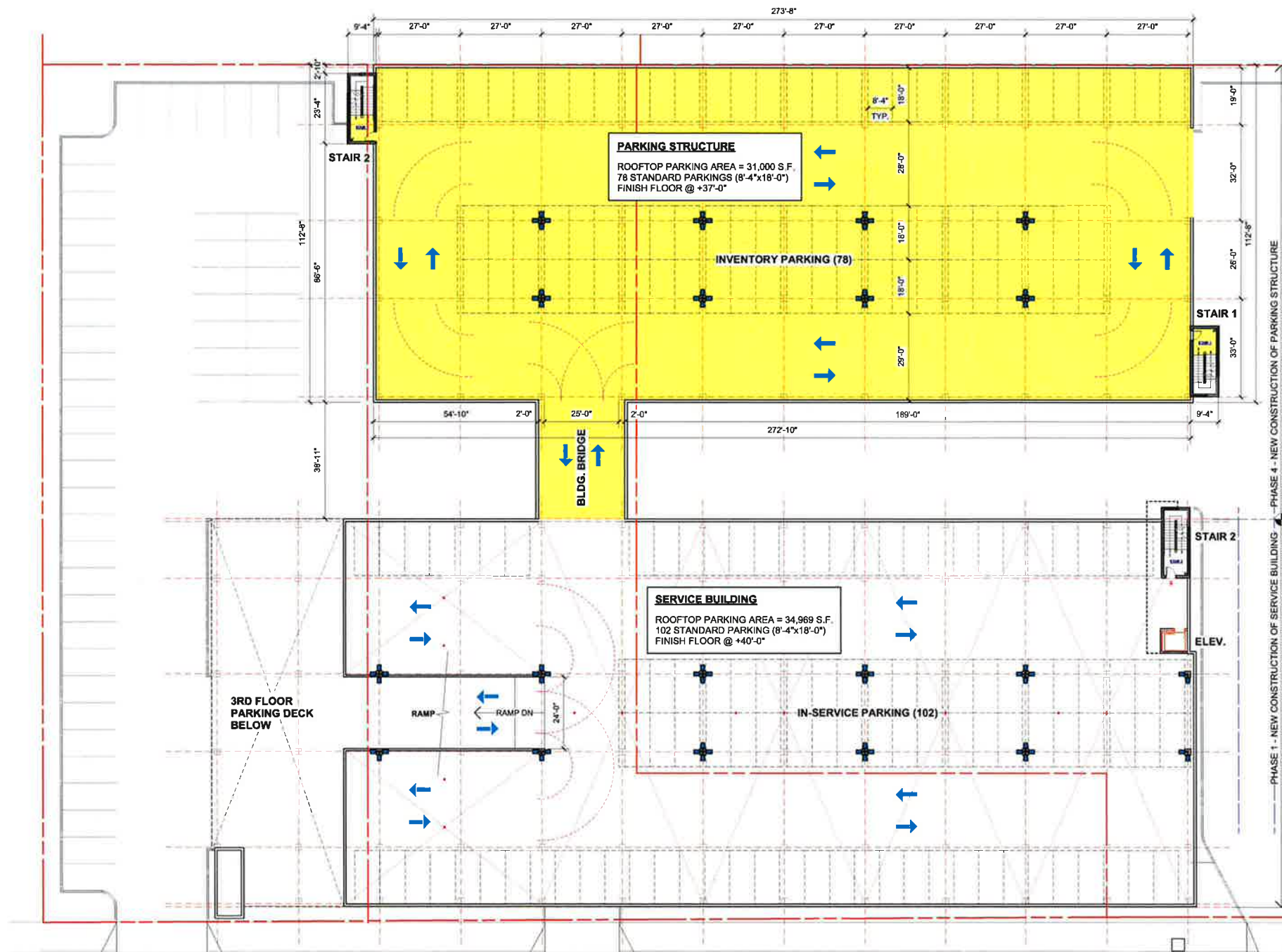
# Center BMW

5201 Van Nuys Blvd., Sherman Oaks, CA 91401

**A1.5**



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**NEW PARKING STRUCTURE & SERVICE BUILDING - ROOFTOP PARKING PLAN**

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

0 10 20 30 40 50 FT



# Center BMW

5201 Van Nuys Blvd., Sherman Oaks, CA 91401

**A1.6**



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# Center BMW

## Proposed Elevations & Sections

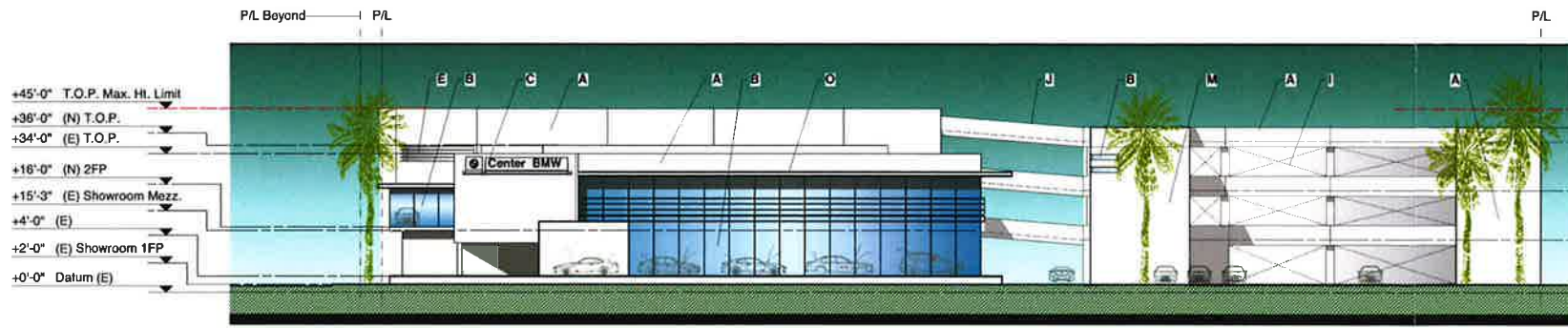
5201 Van Nuys Blvd., Sherman Oaks, CA 91401



**Whitfield Associates, Inc.**

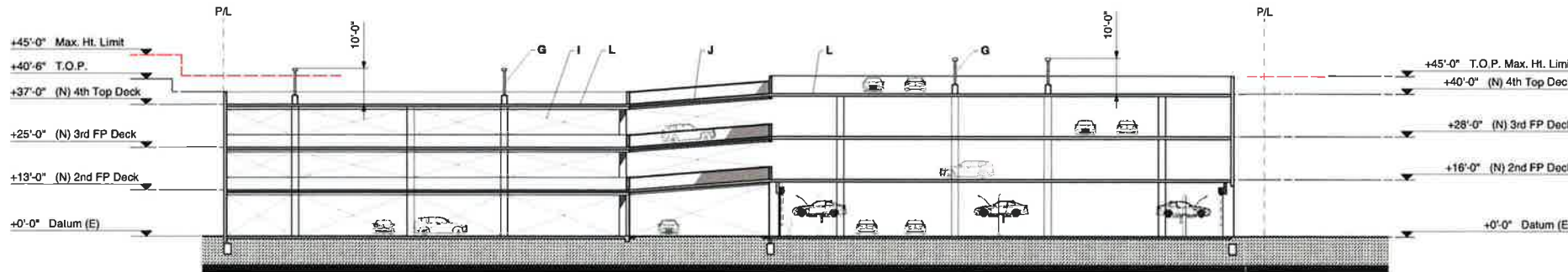
24881 Del Prado, Suite 201, Sherman Oaks, CA 91402  
Phone: 818.214.1110  
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# A3.0



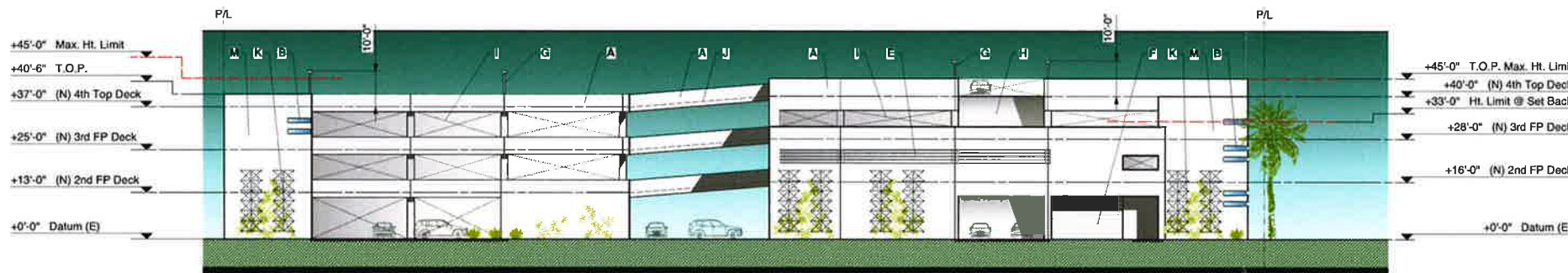
**EAST (FRONT) VAN NUYS BLVD. ELEVATION**

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



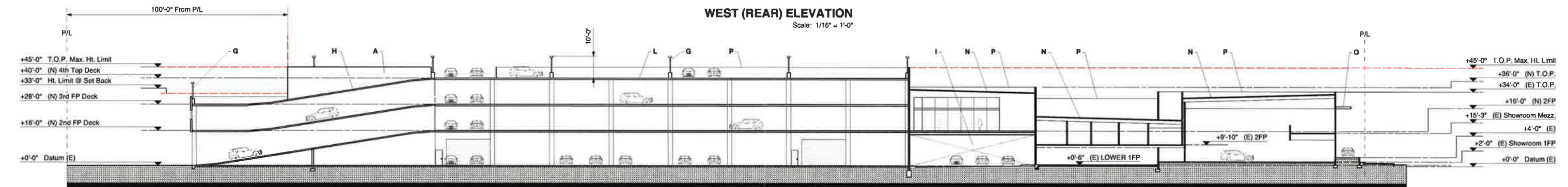
**CROSS SECTION**

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



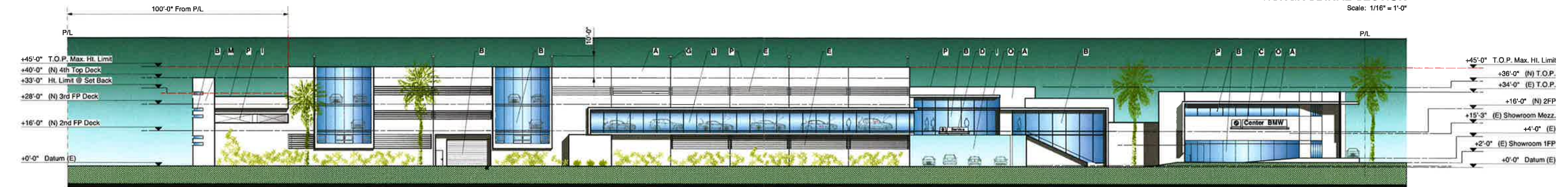
**WEST (REAR) ELEVATION**

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



**LONGITUDINAL SECTION**

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



**SOUTH (SIDE) MAGNOLIA BLVD ELEVATION**

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

**KEYNOTES**

- A. BMW-APPROVED SMOOTH TROWEL PLASTER SYSTEM. COLOR: WHITE
- B. CLEAR TEMPERED GLAZING SYSTEM WITH CLEAR ANODIZED ALUMINUM FRAME
- C. BMW CENTER NAME SIGNAGE MODULE MOUNTED TO BUILDING FACE
- D. BMW SERVICE SIGN MODULE MOUNTED TO BUILDING FACE
- E. CLEAR ANODIZED ALUMINUM HORIZONTAL LOUVER SYSTEM
- F. GALVANIZED METAL ROLL UP DOOR. COLOR: WHITE TO MATCH ADJACENT WALL
- G. 10' AFF LIGHT POLE
- H. CONCRETE VEHICULAR RAMP 16% MAX SLOPE
- I. OPEN TO BEYOND
- J. VEHICLE BRIDGE
- K. STAINLESS STEEL VINE CABLING SYSTEM
- L. CONCRETE POST TENSION DECK
- M. STAIR ENCLOSURE
- N. ROOFING AND STRUCTURE
- O. SHADE OVERHANG . SAME FINISH/COLOR AS WALLS
- P. PARAPET