

PROPOSED 4 STORY PLUS BASEMENT GARAGE MIXED USED 14 -UNIT AND 4900 SQFT RETAILSTORE

11281 WASHINGTON PLACE
CULVER CITY , CA. 90230

Attachment No. 5

PROJECT INFORMATION

AREA CALCULATION :

TOTAL GROSS AREA : 48,422 SQFT
PARKING GARAGE : 12,147 SQFT

TRASH AND RECYCLE: 141 SQFT
BICYCLE AREA : 306 SQFT
ELEVATOR: 78 SQFT
RAMP: 937 SQFT
PARKING AREA : 10,355 SQFT
EXTERIOR WALL: 330 SQFT

FIRST FLOOR : 10,632 SQFT
RETAIL : 4900 SQFT
TRASH : 54 SQFT
ELEVATOR: 78 SQFT
LOBBY : 533 SQFT
GYM : 610 SQFT
STAIR : 255 SQFT
RAMP : 503 SQFT
PARKING : 3004 SQFT
CORRIDOR : 457 SQFT
EXTERIOR WALL: 238 SQFT

SECOND FLOOR : 8,721 SQFT

CORRIDOR : 650 SQFT
STAIR : 205 SQFT

UNIT #1 (3 bedrooms) : 1600 SQFT
UNIT #2 (2 bedrooms) : 1560 SQFT
UNIT #3 (3 bedrooms) : 2456 SQFT
UNIT #4 (2 bedrooms) : 932 SQFT
UNIT #5 (2 bedrooms) : 1002 SQFT
ELEVATOR : 78 SQFT
EXTERIOR WALL: 238 SQFT

THIRD FLOOR : 8,991 SQFT

CORRIDOR : 650 SQFT
STAIR : 205 SQFT
UNIT #6 (3 bedrooms): 1765 SQFT
UNIT #7 (2 bedrooms) : 1665 SQFT
UNIT #8 (3 bedrooms) : 2456 SQFT
UNIT #9 (2 bedrooms) : 932 SQFT
UNIT #10 (2 bedrooms) : 1002 SQFT
ELEVATOR : 78 SQFT
EXTERIOR WALL: 238 SQFT
FORTH FLOOR : 7,931 SQFT

CORRIDOR : 650 SQFT
STAIR : 205 SQFT
UNIT #11 (3 bedrooms) : 2370 SQFT
UNIT #12 (3 bedrooms) : 2456 SQFT
UNIT #13 (2 bedrooms) : 932 SQFT
UNIT #14 (2 bedrooms) : 1002 SQFT
ELEVATOR : 78 SQFT
EXTERIOR WALL: 238 SQFT

LOT SIZE :12,294 SQFT

TOTAL GROSS AREA : 48,987 SQFT

10% X 47,285 SQFT =4728.5 SQFT
30% X 12,294 SQFT =3,682 SQFT

REQUIRED COMMERCIAL AREA : 10% X 48,422 SQFT =4,842.2 SQFT

PROVIDED : 4898.7 SQFT

RESIDENTIAL DENSITY CALCULATION :

LOT AREA /1245= $\frac{12294}{1245}$ =9.87 = 10 UNITS(1 UNIT PER 1,245 SQFT):

20% LOW INCOME=20%X10= 2 LOW INCOME UNIT

DENSITY BONUS= 35%X10= 4 UNITS

TOTAL NUMBER OF UNITS = 10+4= 14 UNITS

INCENTIVE :

PROVIDE 5'-0" SETBACK IN LIEU OF TRANSITIONAL HEIGHT ON EAST SIDE

ALLOWED MAXIMUM HEIGHT = 45'-0"

OPEN SPACE :

REQUIRED OPEN SPACE : (75 S.F. OF OPEN SPACE PER UNIT)=14X75= 1050 SQFT

PROVIDED OPEN SPACE : (GYM) +REAR BALCONIES ON 3RD & 4RTH FLOORS

610+545+545=1700S.F.>1050 S.F.

PARKING CALCULATION :

PARKING CALCULATION (COMMERCIAL) :

RETAIL (1 PER 350 SQFT)

REQUIRED PARKING FOR RETAIL= $\frac{4900}{350}$ =14 SPACES

PROPOSED PARKING FOR RETAIL= $\frac{4900}{350}$ =12 STANDARD AND 2 ACCESSIBLE PARKING SPACES = 14 SPACES
3 GUEST PARKING

PARKING CALCULATION (RESIDENTIAL) :

REQUIRED PARKING SPACES(2 SPACES FOR 2 AND 3 BEDROOM)= 14X2= 28 PARKING SPACES

REQUIRED GUEST PARKING SPACES(1 SPACE FOR EVERY 4 RESIDENTIAL UNITS)= $\frac{14}{4}$ =3 SPACES

28+3=31 TOTAL PARKING SPACES

PROPOSED PARKING SPACES: 29 STANDARD AND 2 ACCESSIBLE= 31 SPACES

BICYCLE (RESIDENTIAL) :

REQUIRED BICYCLE : 10% X 31= 4 SPACES

PROPOSED BICYCLE : 14 SPACES

BICYCLE (COMMERCIAL) :

REQUIRED BICYCLE : 5% X 14= 0.7=1 SPACES

PROPOSED BICYCLE : 2 SPACES

PROJECT DIRECTORY

OWNER:

11281 WASHINGTON LLC
11281 WASHINGTON PLACE
CULVER CITY CA 90230
TELEPHONE: (310) 563 - 1897)

ARCHITECT:

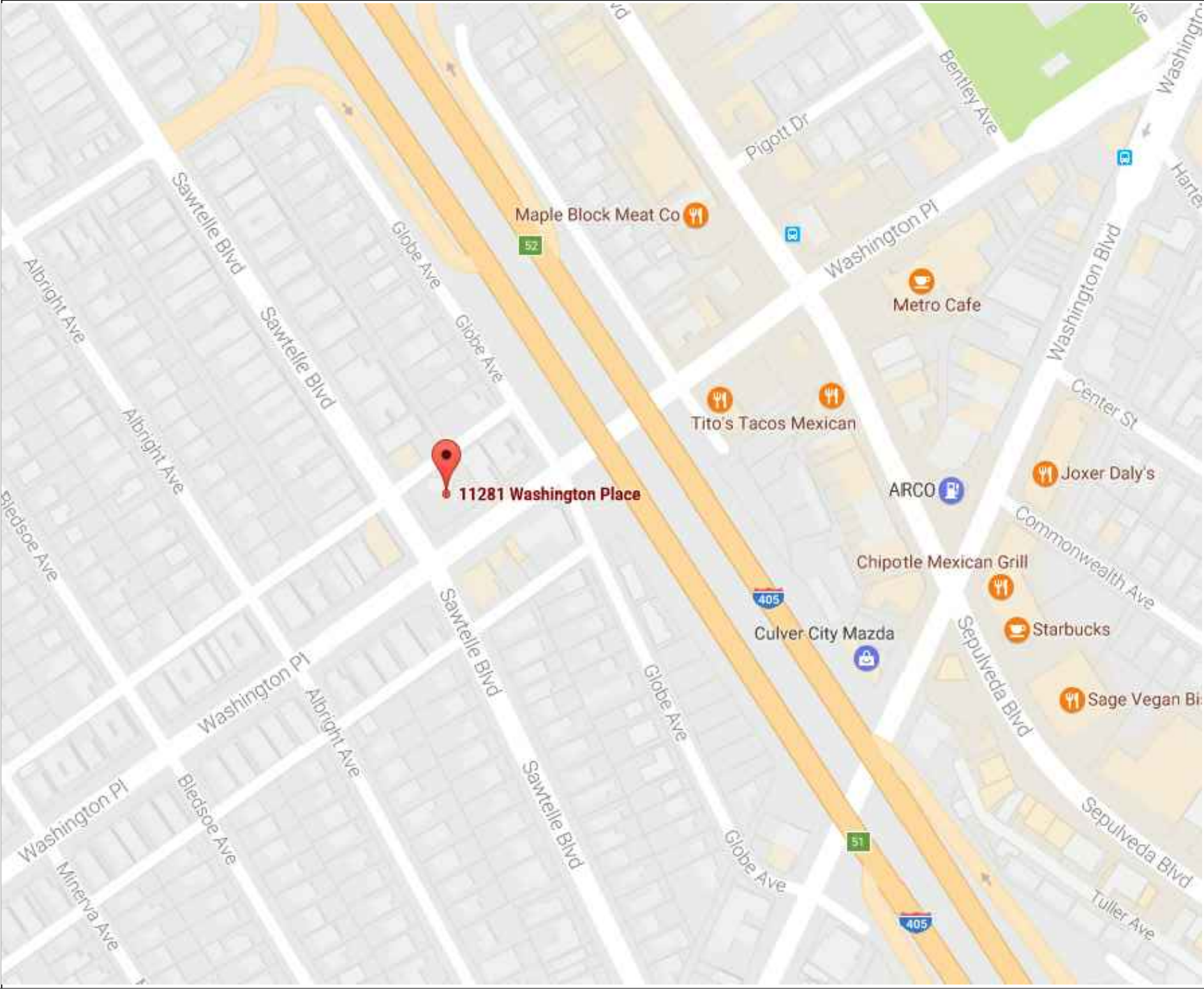
MALY ARCHITECTS INC.
16200 VENTURA BLVD.
ENCINO, CA. 91436
TELEPHONE: (818) 770 - 0161)
Email: farzin.maly@gmail.com

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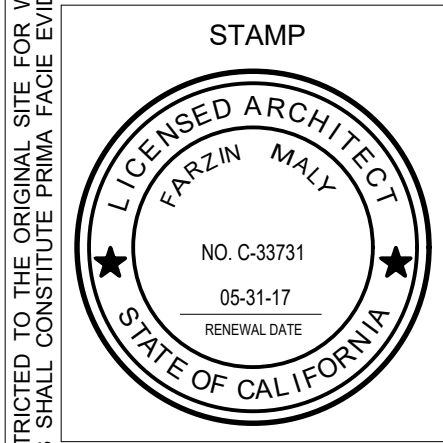
VICINITY MAP



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4	5	6	NO.	DATE	NO.	DATE

REVISIONS	SUBMITTAL DATES:	OWNER:	PLAN CHECK:	O.T.B.
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OWNER AND PROJECT ADDRESS:	11281 WASHINGTON PLACE LLC.
11281 WASHINGTON PL CULVER CITY , CA.90230	



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DATE:	01.28.17
DRAWN BY:	F. M.
APPROVED BY:	

SHEET NO:	T0.01
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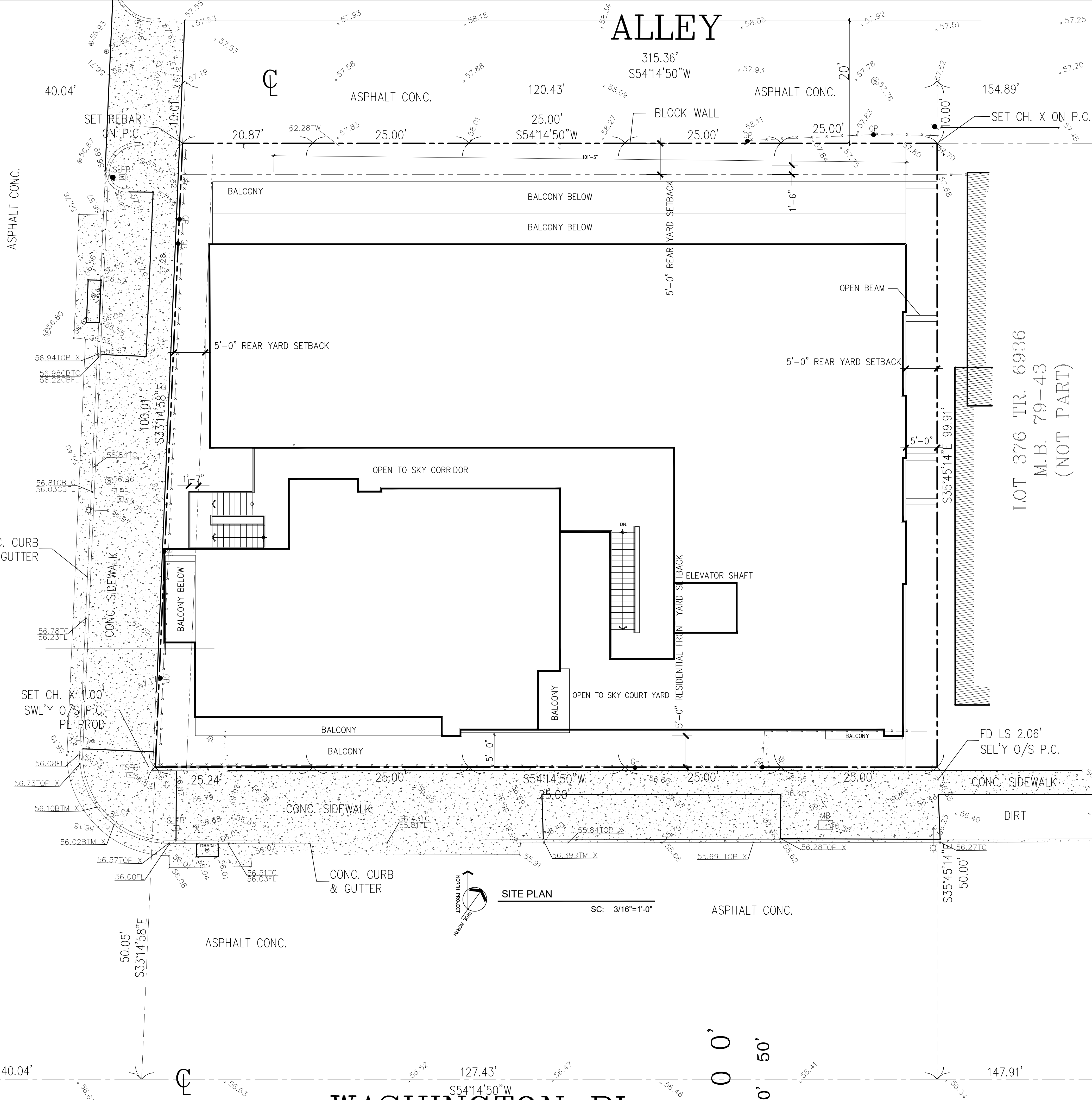
FD SPK PER
PWFB 1116
PG. 537

ALLEY

FD 4 P.M. PER
PWFB 1116
PG. 527

GLOBE AVE.

WASHINGTON PL.



SITE PLAN
SC: 3/16"=1'-0"

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LICENSED ARCHITECT
FARZIN MALY
NO. C-33731
05-31-17
RENEWAL DATE
STATE OF CALIFORNIA

JOB NO:

DATE: 01.28.17

DRAWN BY: F. M.

APPROVED BY:

SHEET NO:

A-1

SITE PLAN
ARCHITECT:
FARZIN MALY
6624 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

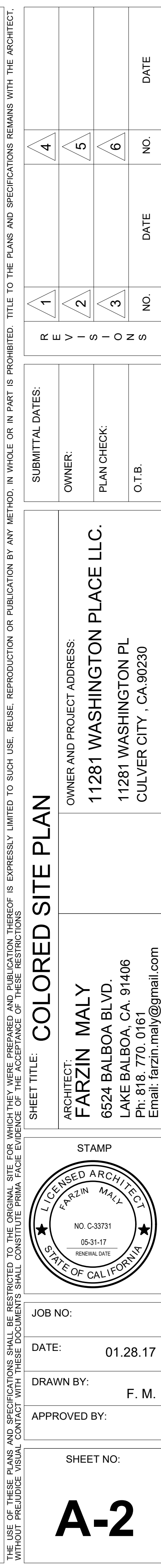
OWNER AND PROJECT ADDRESS:
11281 WASHINGTON PLACE LLC.
11281 WASHINGTON PL
CULVER CITY, CA 90230

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

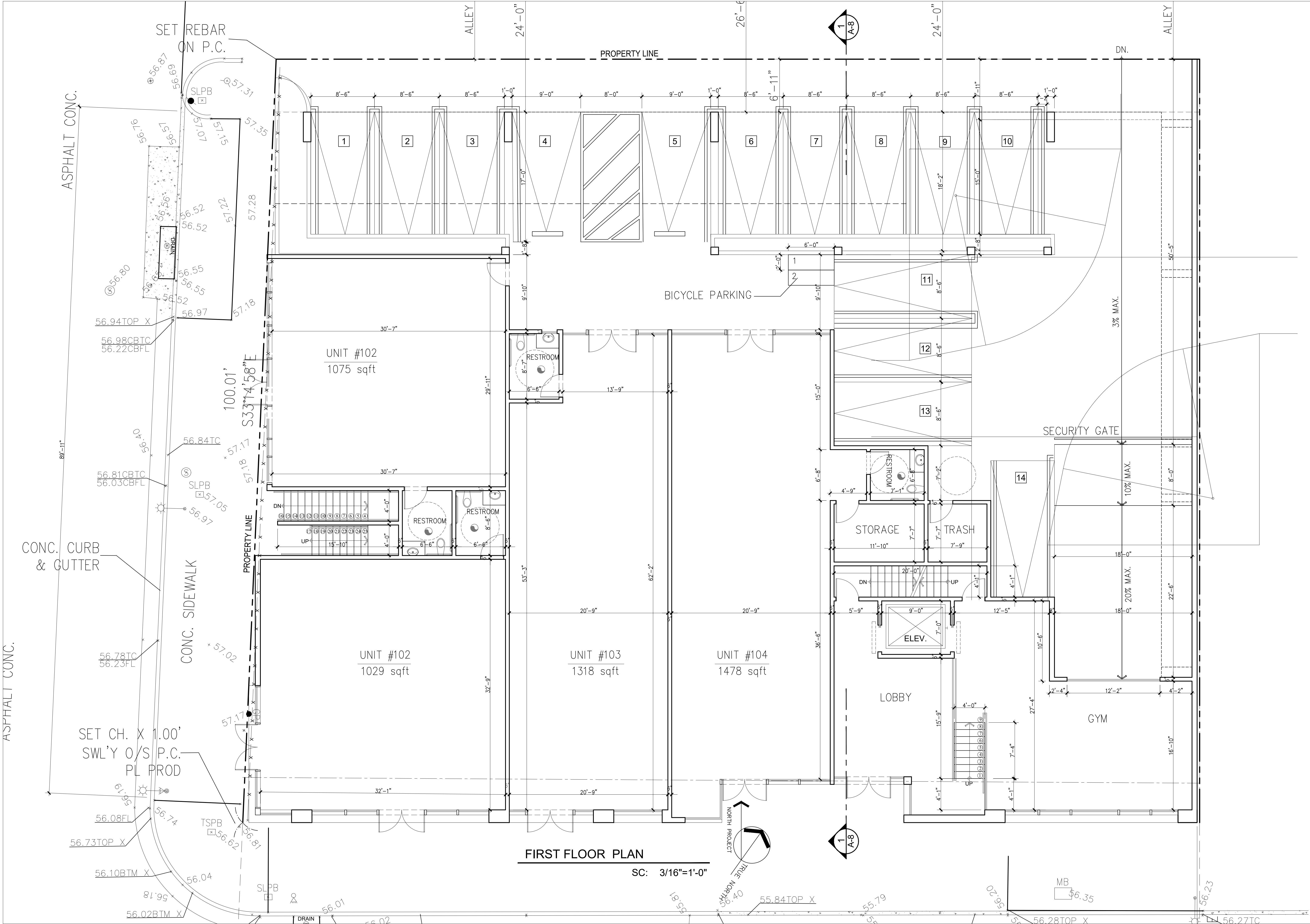
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SHEET TITLE: COLORED SITE PLAN		ARCHITECT: FARZIN MALY 6524 BALBOA BLVD. LAKE BALBOA, CA. 91406 Ph: 818. 770. 0161 Email: farzin.maly@gmail.com	OWNER AND PROJECT ADDRESS: 11281 WASHINGTON PLACE LLC. 11281 WASHINGTON PL CULVER CITY , CA.90230	SUBMITTAL DATES:	
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				OWNER:	4 5 6 NO.
				PLAN CHECK:	
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SHEET NO:					
A-2					



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APPROVED BY:

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A-4

SHEET TITLE: FIRST FLOOR PLAN

SC: 3/16"=1'-0"

OWNER AND PROJECT ADDRESS:

11281 WASHINGTON PLACE LLC.

11281 WASHINGTON PL

CULVER CITY, CA 90230

ARCHITECT: FARZIN MALY

6524 BALBOA BLVD.

LAKE BALBOA, CA. 91406

Ph: 818. 770. 0161

Email: farzin.maly@gmail.com

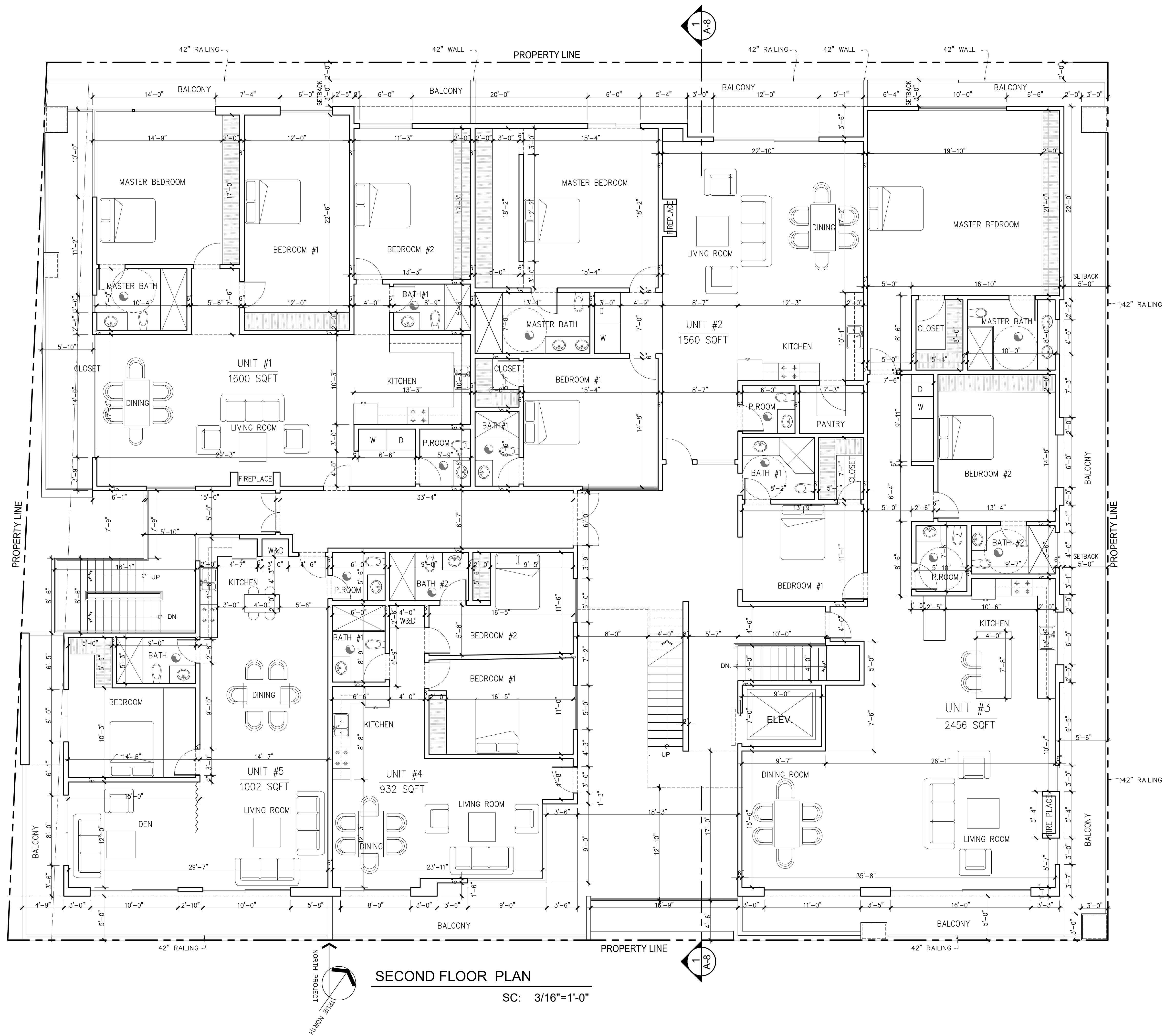
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OWNER:

PLAN CHECK:

O.T.B.



SECOND FLOOR PLAN

SC: 3/16"=1'-0"

REVISIONS

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SUBMITTAL DATES:

OWNER:	NO.	DATE
PLAN CHECK:	NO.	DATE
O.T.B.	NO.	DATE

SHEET TITLE: SECOND FLOOR PLAN

SC: 3/16"=1'-0"

ARCHITECT: FARZIN MALY
11281 WASHINGTON PLACE LLC.
11281 WASHINGTON PL
CULVER CITY, CA 90230

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11281 WASHINGTON PL
CULVER CITY, CA 90230

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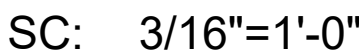
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APPROVED BY:

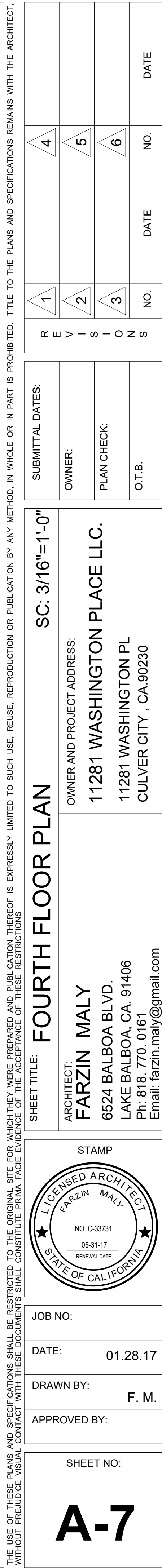
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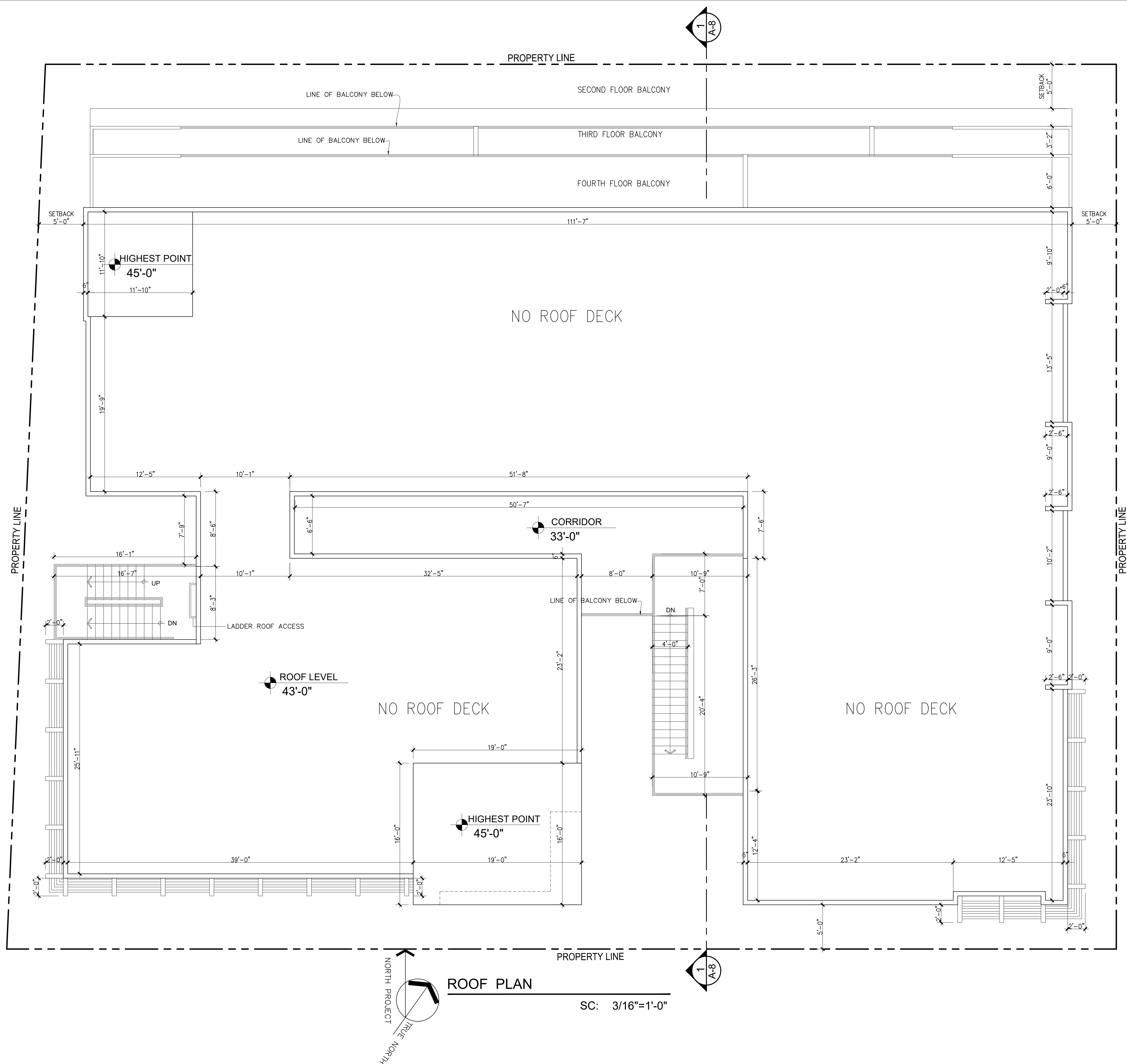
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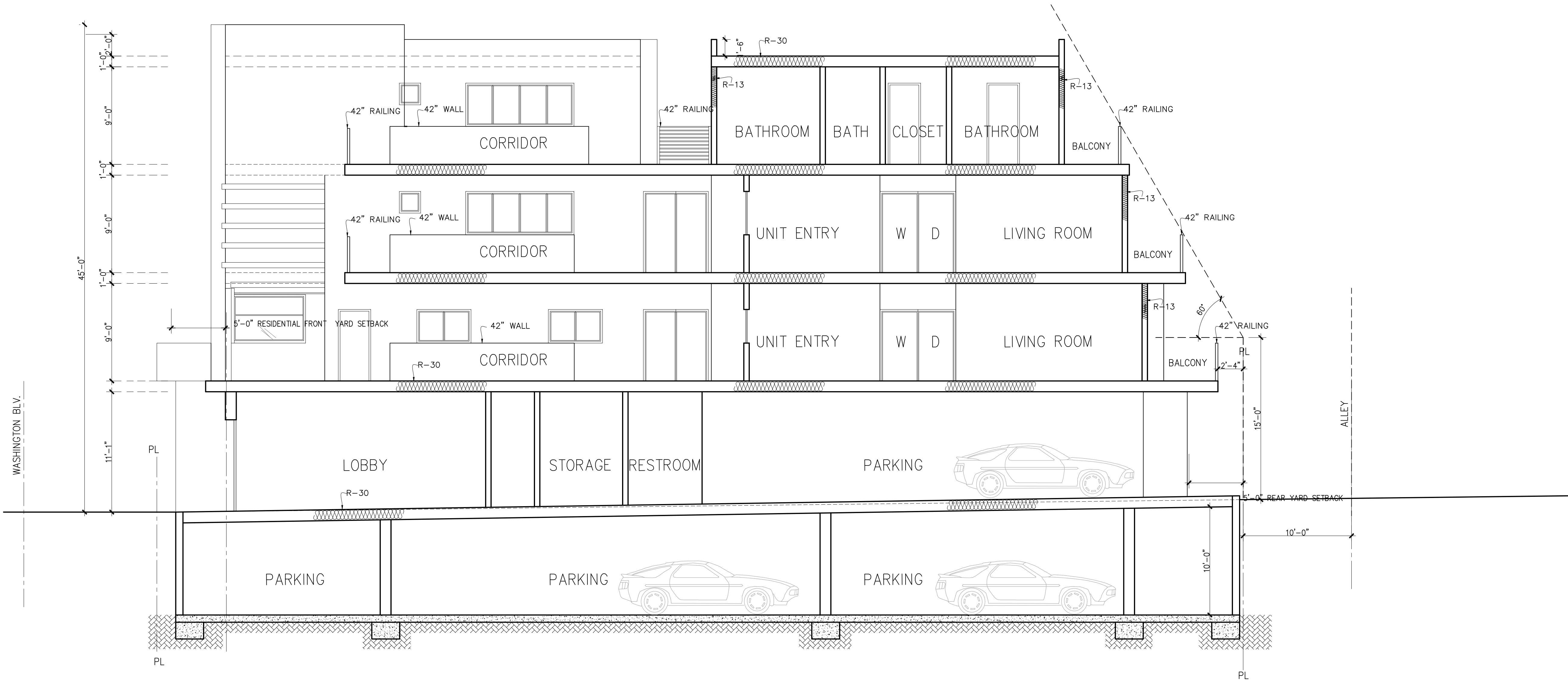


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OWNERS:					
PLAN CHECK:					
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SC: 3/16"-1'-0"					
OWNER AND PROJECT ADDRESS: 11281 WASHINGTON PLACE LLC. 11281 WASHINGTON PL CULVER CITY , CA 90230					
ARCHITECT: FARZIN MALY 6524 BALBOA BLVD. LAKE BALBOA, CA. 91406 Ph: 818-770-0161 Email: farzin.maly@gmail.com					
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APPROVED BY:					
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A-8					



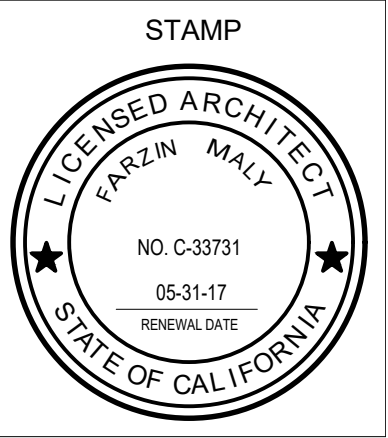
section #1

SC: 3/16"=1'-0"

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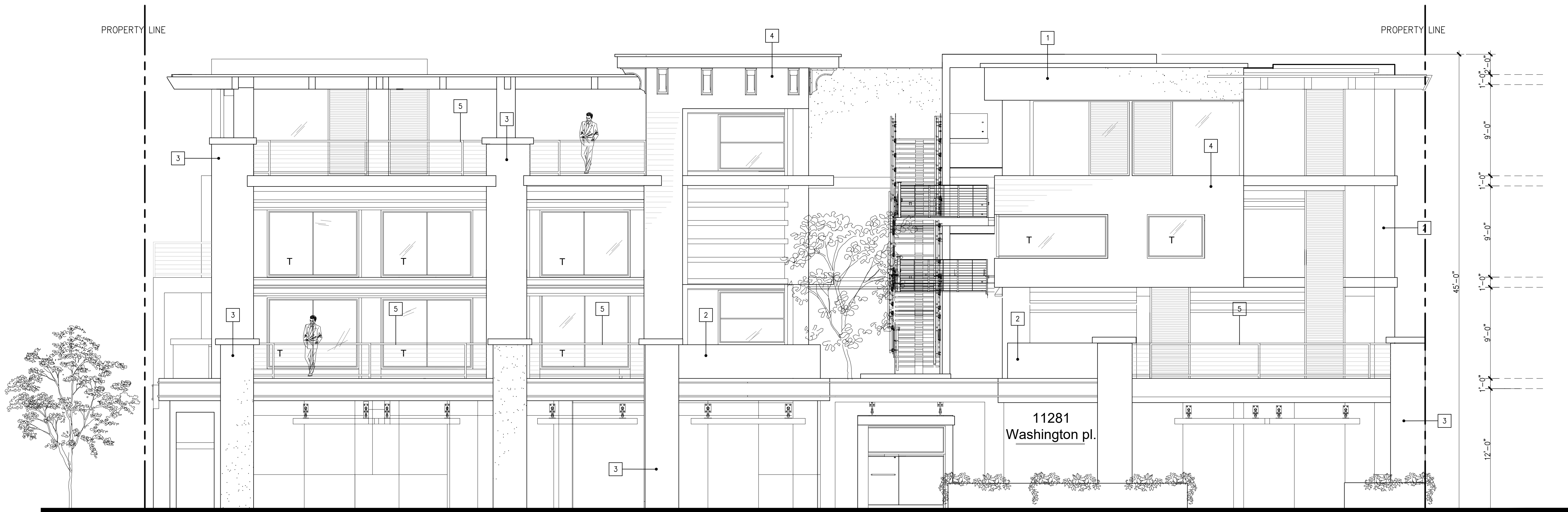
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		DATE	DATE

SHEET TITLE: SECTION #1		SC: 3/16"=1'-0"	
ARCHITECT: FARZIN MALY		OWNER AND PROJECT ADDRESS:	
6524 BALBOA BLVD.		11281 WASHINGTON PLACE LLC.	
LAKE BALBOA, CA. 91406		11281 WASHINGTON PL	
Ph: 818. 770. 0161		CULVER CITY , CA.90230	
Email: farzin.maly@gmail.com			



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A-9



SOUTH ELEVATION

SC: 3/16"=1'-0"

- 1

WHITE SMOOTH STUCCO BY LAHABRA
- 2

DARK GRAY SMOOTH STUCCO BY LAHABRA
- 3

DARK BROWN SMOOTH STUCCO BY LAHABRA
- 4

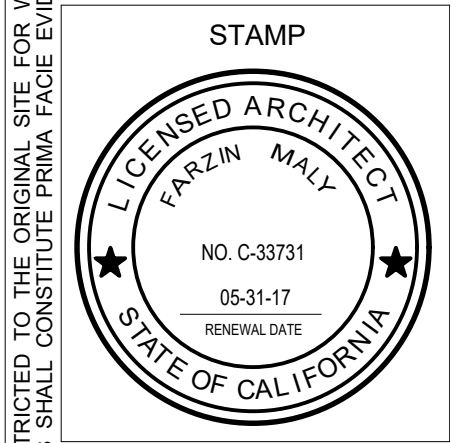
WOOD PANELS BY TRESPA
- 5

42" CABLE RAILING BY KEUKA

REVISIONS					
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NO.	NO.	DATE	DATE	NO.	DATE

SUBMITTAL DATES:			
OWNER:			
PLAN CHECK:			
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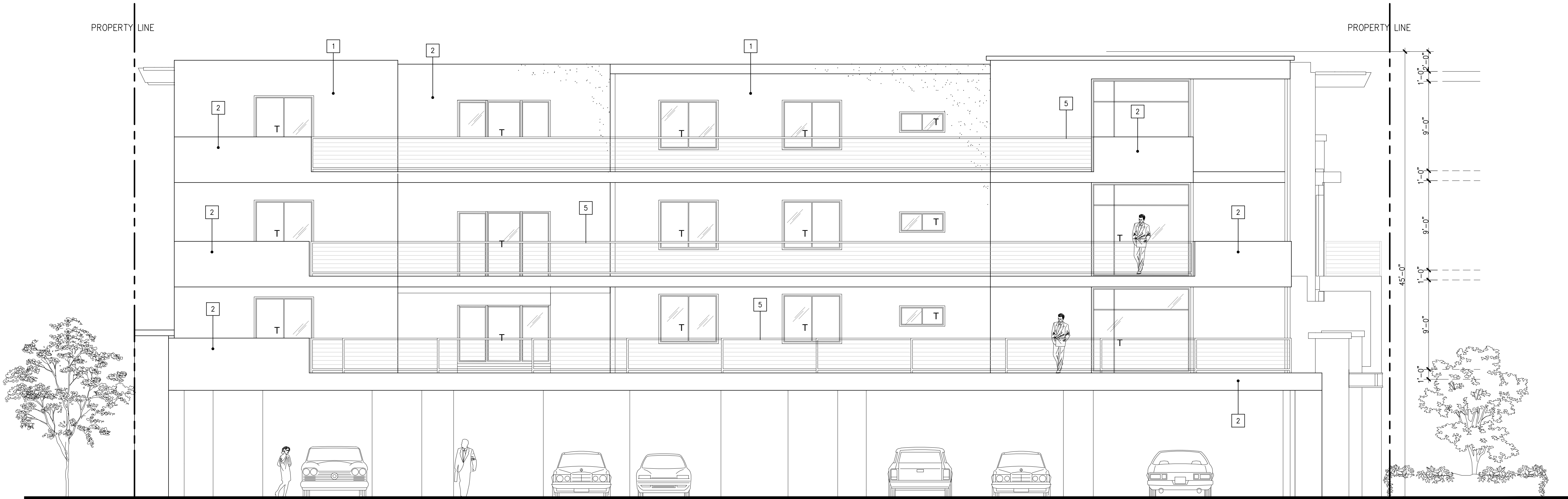
SHEET TITLE: SOUTH ELEVATION		SC: 3/16"=1'-0"	
ARCHITECT: FARZIN MALY 6524 BALBOA BLVD. LAKE BALBOA, CA. 91406 Ph: 818. 770. 0161 Email: farzin.maly@gmail.com		OWNER AND PROJECT ADDRESS: 11281 WASHINGTON PLACE LLC. 11281 WASHINGTON PL CULVER CITY , CA.90230	



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NORTH ELEVATION

SC: 3/16"=1'-0"

- 1 WHITE SMOOTH STUCCO BY LAHABRA
- 2 DARK GRAY SMOOTH STUCCO BY LAHABRA
- 3 DARK BROWN SMOOTH STUCCO BY LAHABRA
- 4 WOOD PANELS BY TRESPA
- 5 42" CABLE RAILING BY KEUKA

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SHEET TITLE: NORTH ELEVATION SC: 3/16"=1'-0"

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11281 WASHINGTON PLACE LLC.
6524 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

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11281 WASHINGTON PL
CULVER CITY , CA.90230

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NO. C-33731
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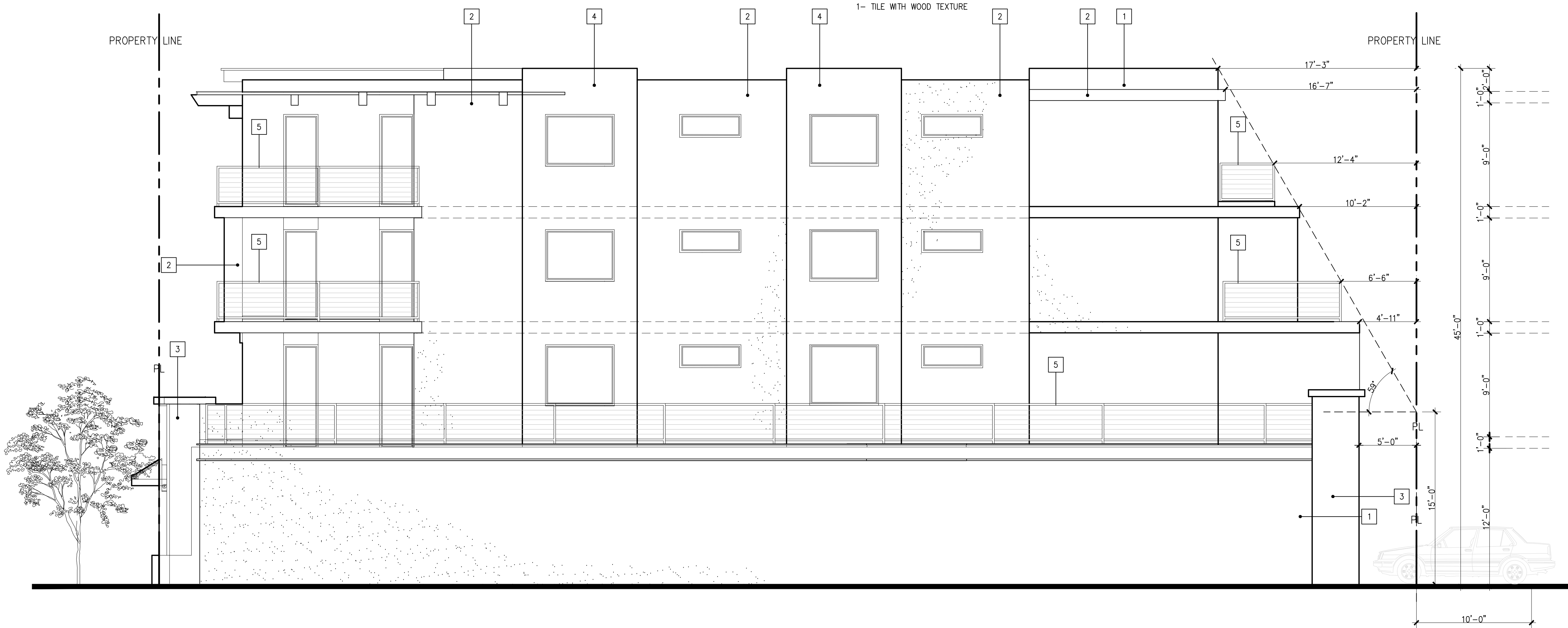
DATE: 01.28.17

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APPROVED BY:

SHEET NO:

A-11



- 1 WHITE SMOOTH STUCCO BY LAHABRA
- 2 DARK GRAY SMOOTH STUCCO BY LAHABRA
- 3 DARK BROWN SMOOTH STUCCO BY LAHABRA
- 4 WOOD PANELS BY TRESPA
- 5 42" CABLE RAILING BY KEUKA

EAST ELEVATION

SC: 3/16"=1'-0"

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NO.	DATE	NO.

SUBMITTAL DATES:

OWNER:	
PLAN CHECK:	
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SHEET TITLE:

EAST ELEVATION

ARCHITECT:

FARZIN MALY

6524 BALBOA BLVD.

LAKE BALBOA, CA. 91406

Ph: 818. 770. 0161

Email: farzin.maly@gmail.com

OWNER AND PROJECT ADDRESS:

11281 WASHINGTON PLACE LLC.

11281 WASHINGTON PL

CULVER CITY , CA 90230

SC: 3/16"=1'-0"

STAMP

LICENSED ARCHITECT

FARZIN MALY

NO. C-33731

05-31-17

RENEWAL DATE

STATE OF CALIFORNIA

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DATE:

01.28.17

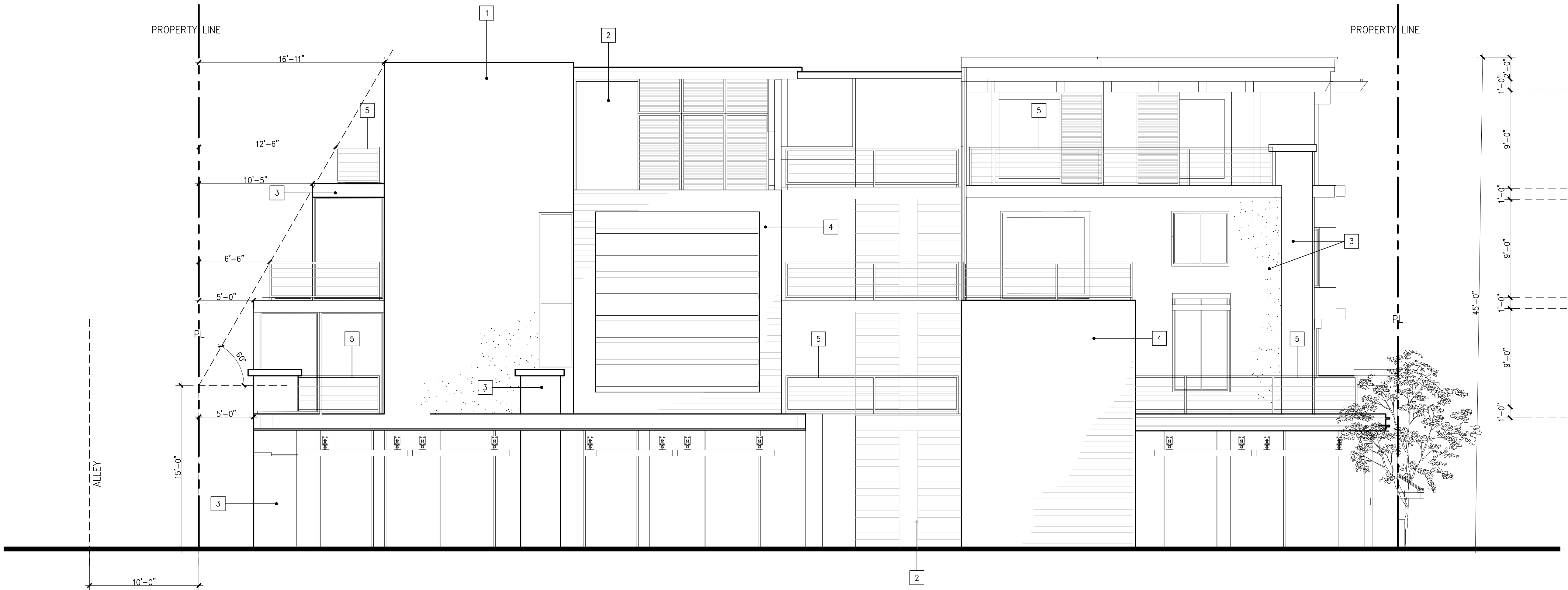
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F. M.

APPROVED BY:

SHEET NO:

A-12



- 1

WHITE SMOOTH STUCCO BY LAHABRA
- 2

DARK GRAY SMOOTH STUCCO BY LAHABRA
- 3

DARK BROWN SMOOTH STUCCO BY LAHABRA
- 4

WOOD PANELS BY TRESPA
- 5

42" CABLE RAILING BY KEUKA

WEST ELEVATION

SC: 3/16"=1'-0"

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REVISIONS

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NO.	DATE	NO.	DATE

SUBMITTAL DATES:

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PLAN CHECK:	
O.T.B.	

SHEET TITLE: WEST ELEVATION

ARCHITECT:
FARZIN MALY
6524 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

OWNER AND PROJECT ADDRESS:
11281 WASHINGTON PLACE LLC.
11281 WASHINGTON PL
CULVER CITY , CA.90230

SC: 3/16"=1'-0"

STAMP

LICENSED ARCHITECT

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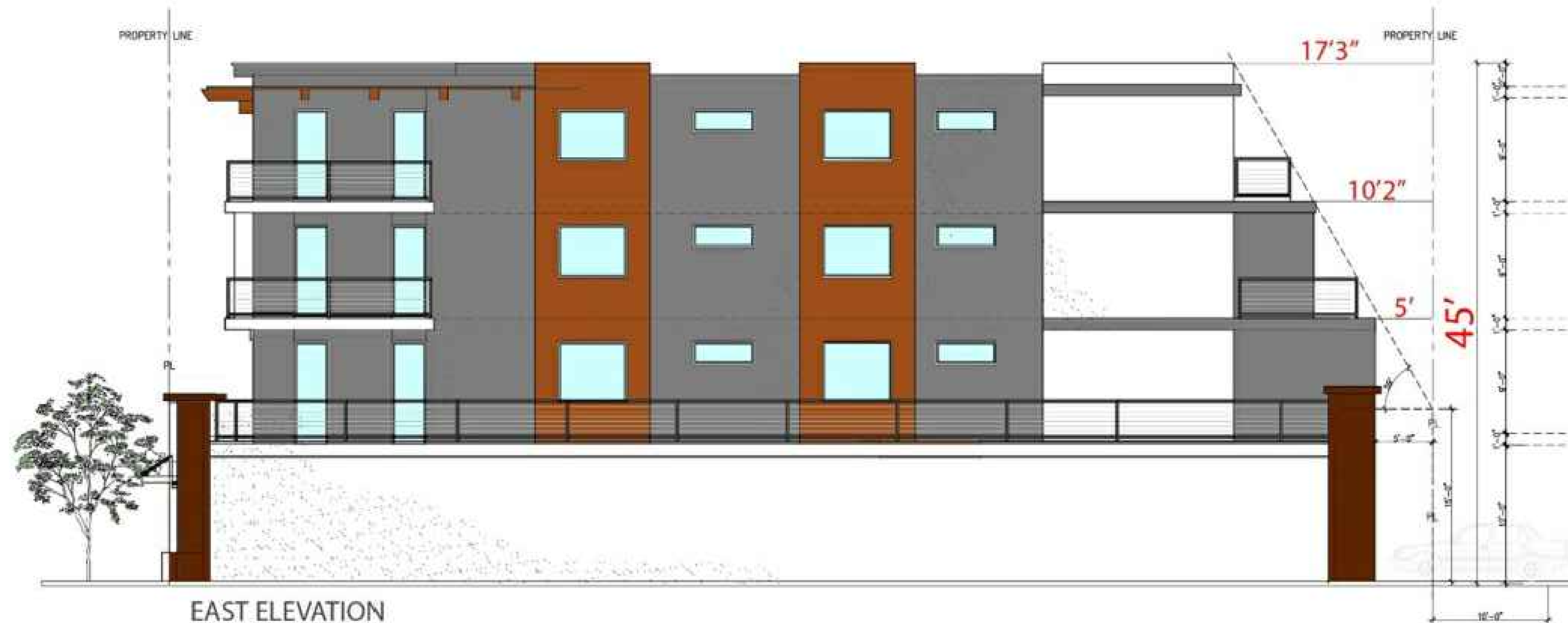
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SHEET NO:

A-13



WEST ELEVATION
VIEW FROM SAWTELLE

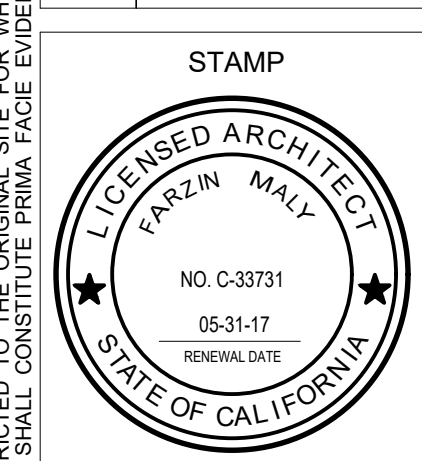


EAST ELEVATION
VIEW FROM SINGLE FAMILY BUILDING

REVISIONS					
NO.	DATE	NO.	DATE	NO.	DATE
1		4			
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SUBMITTAL DATES:			
OWNER:			
PLAN CHECK:			
O.T.B.			

SC: N.T.S		COLORED ELEVATIONS	
OWNER AND PROJECT ADDRESS:		ARCHITECT:	
11281 WASHINGTON PLACE LLC.		FARZIN MALY	
11281 WASHINGTON PL		6524 BALBOA BLVD.	
CULVER CITY , CA 90230		LAKE BALBOA, CA. 91406	
		Ph: 818. 770. 0161	
		Email: farzin.maly@gmail.com	



JOB NO:	
DATE:	01.28.17
DRAWN BY:	F. M.
APPROVED BY:	

SHEET NO:	A-14
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NORTH ELEVATION
VIEW FROM ALLEY



SOUTH ELEVATION
VIEW FROM WASHINGTON

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SC: N.T.S

OWNER AND PROJECT ADDRESS:
11281 WASHINGTON PLACE LLC.
11281 WASHINGTON PL
CULVER CITY , CA 90230

ARCHITECT:
FARZIN MALY
6524 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

STAMP

LICENSED ARCHITECT
FARZIN MALY
NO. C-33731
05-31-17
RENEWAL DATE
STATE OF CALIFORNIA

JOB NO:

DATE: 01.28.17

DRAWN BY: F. M.

APPROVED BY:

SHEET NO:

A-15

SUBMITTAL DATES:

NO.	DATE	NO.	DATE
1		4	
2		5	
3		6	

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PLAN CHECK:

O.T.B.



CONCESSIONS DIAGRAM ON NORTH ELEVATION

SC: 3/16"=1'-0"

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FARZIN MALY

NO. C-33731

05-31-17

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STATE OF CALIFORNIA

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APPROVED BY:

SHEET NO:

A-16

ARCHITECT:

FARZIN MALY

6524 BALBOA BLVD.

LAKE BALBOA, CA. 91406

Ph: 818. 770. 0161

Email: farzin.maly@gmail.com

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11281 WASHINGTON PL

CULVER CITY , CA.90230

REVISIONS

1		4
2		5
3		6

SUBMITTAL DATES:

OWNER:

PLAN CHECK:

O.T.B.

NO.

DATE

NO.

DATE

SHEET TITLE:

CONCESSIONS DIAGRAM

SC: 3/16"=1'-0"



VIEW FROM WASHINGTON AND SAWTELLE

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FARZIN MALY

NO. C-33731

05-31-17

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STATE OF CALIFORNIA

JOB NO:

DATE: 01.28.17

DRAWN BY: F. M.

APPROVED BY:

SHEET NO:

A-18

RENDERS

SHEET TITLE:

ARCHITECT:
FARZIN MALY
6524 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

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11281 WASHINGTON PL
CULVER CITY , CA.90230

SUBMITTAL DATES:

OWNER:

PLAN CHECK:

O.T.B.

REVISIONS

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DATE



VIEW FROM SAWTELLE AND ALLEY

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RENDERS

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6524 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

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FARZIN MALY

NO. C-33731

05-31-17

RENEWAL DATE

STATE OF CALIFORNIA

SHEET TITLE:

OWNER AND PROJECT ADDRESS:
11281 WASHINGTON PLACE LLC.
11281 WASHINGTON PL
CULVER CITY , CA.90230

SUBMITTAL DATES:

OWNER:
PLAN CHECK:
O.T.B.

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DATE

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JOB NO:

DATE: 01.28.17

DRAWN BY: F. M.

APPROVED BY:

SHEET NO:
A-19



VIEW FROM WASHINGTON

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FARZIN MALY
6524 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

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11281 WASHINGTON PL
CULVER CITY , CA.90230

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FARZIN MALY

NO. C-33731

05-31-17

RENEWAL DATE

STATE OF CALIFORNIA

JOB NO:

DATE: 01.28.17

DRAWN BY: F. M.

APPROVED BY:

SHEET NO:

A-20

SUBMITTAL DATES:

OWNER:

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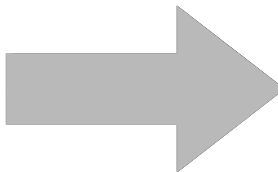
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FIRST PROPOSED BUILDING



REVISED PROPOSED BUILDING

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6524 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

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11281 WASHINGTON PL
CULVER CITY , CA.90230

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LICENSED ARCHITECT

FARZIN MALY

NO. C-33751

05-31-17

RENEWAL DATE

STATE OF CALIFORNIA

JOB NO:

DATE: 01.28.17

DRAWN BY: F. M.

APPROVED BY:

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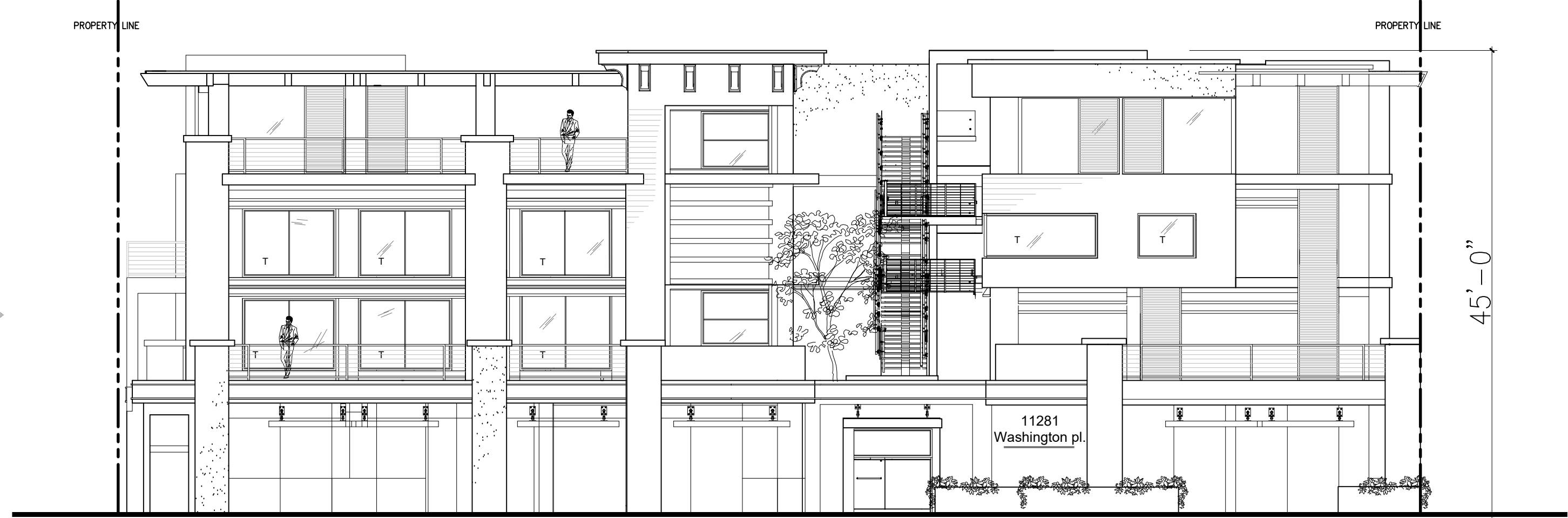
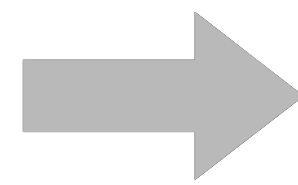
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REVISIONS					



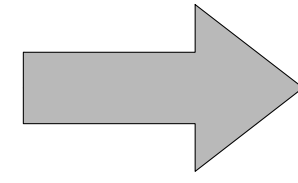
FIRST PROPOSED BUILDING
SOUTH ELEVATION



REVISED PROPOSED BUILDING
SOUTH ELEVATION



FIRST PROPOSED BUILDING
WEST ELEVATION



REVISED PROPOSED BUILDING
WEST ELEVATION

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SHEET TITLE: **PROCESS SHEET**

ARCHITECT: **FARZIN MALY**
6524 BALBOA BLVD.
LAKE BALBOA, CA. 91406
Ph: 818. 770. 0161
Email: farzin.maly@gmail.com

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11281 WASHINGTON PL
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FARZIN MALY
NO. C-33731
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DATE: 01.28.17

DRAWN BY: F. M.

APPROVED BY:

SHEET NO:

A-22

REVISIONS

NO.	DATE	NO.	DATE
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SUBMITTAL DATES:

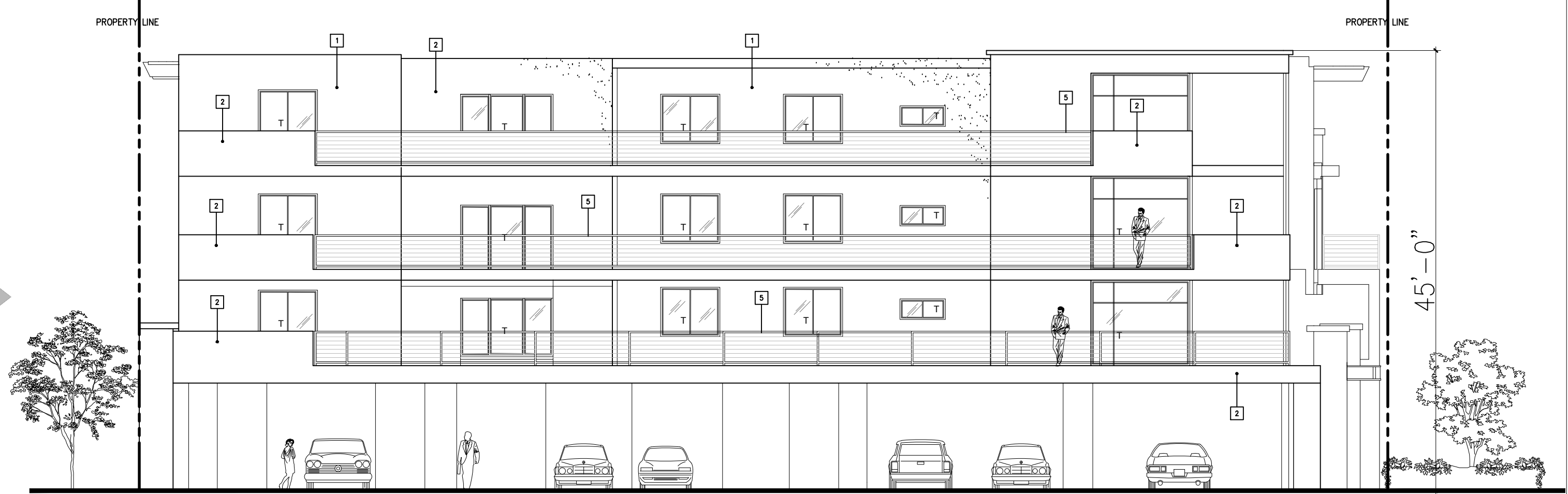
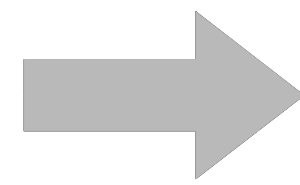
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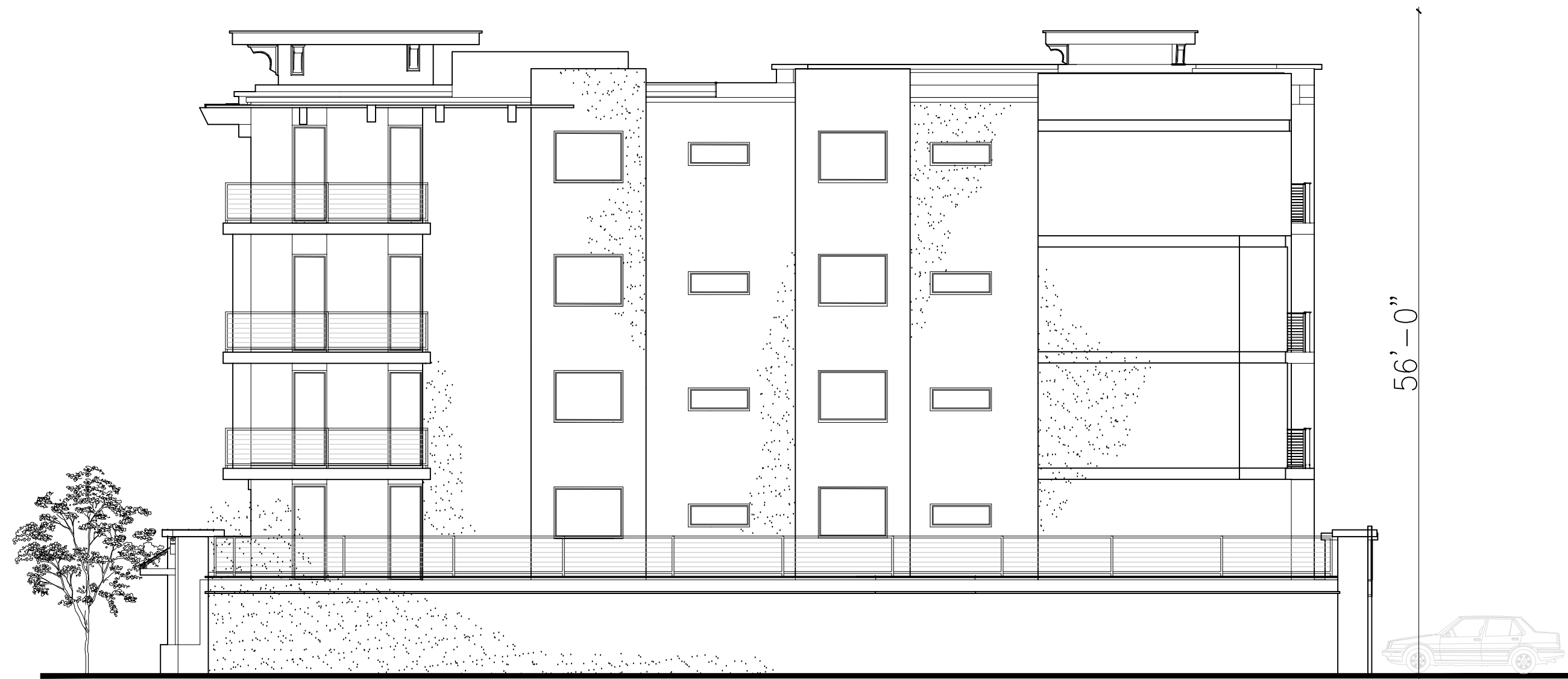
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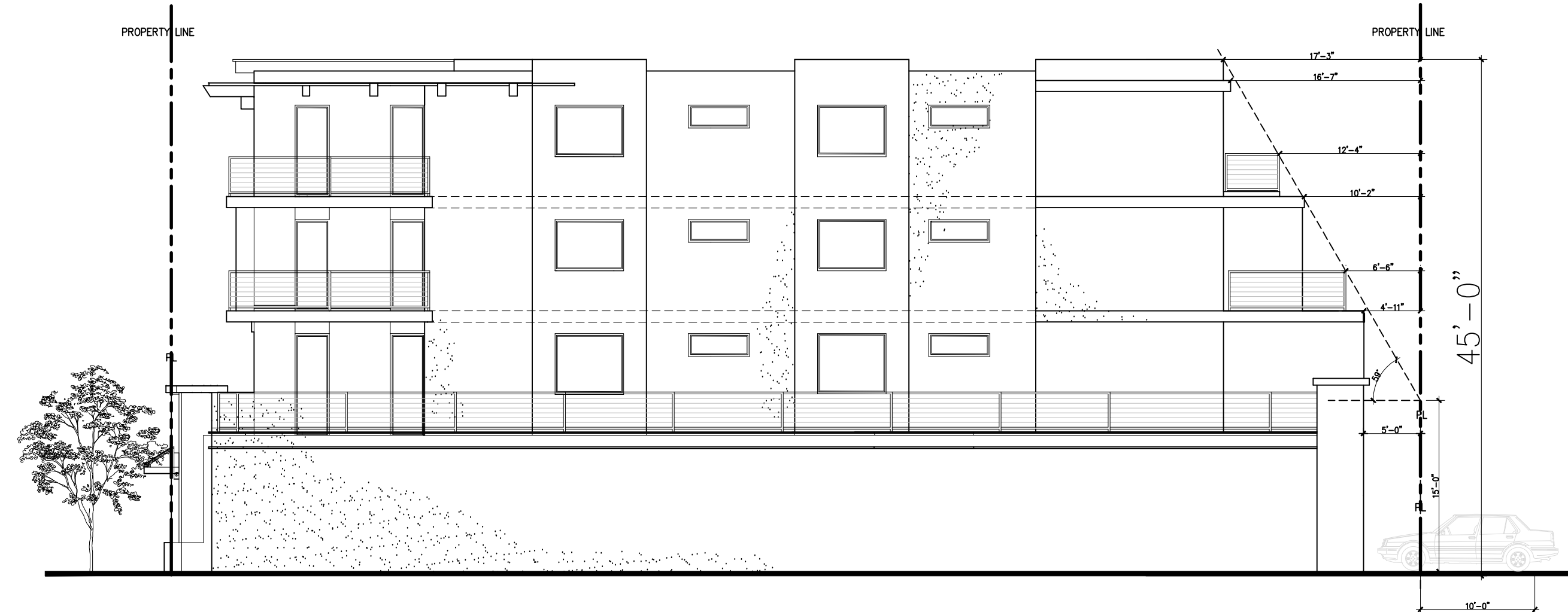
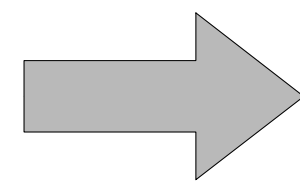
FIRST PROPOSED BUILDING
NORTH ELEVATION



REVISED PROPOSED BUILDING
NORTH ELEVATION



FIRST PROPOSED BUILDING
EAST ELEVATION



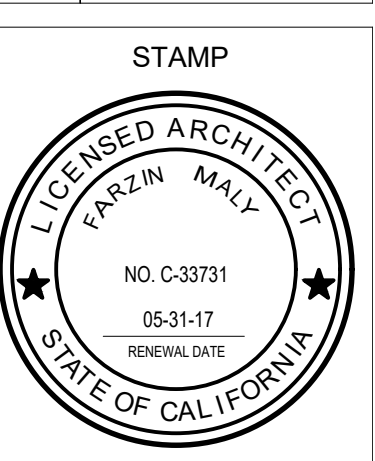
REVISED PROPOSED BUILDING
EAST ELEVATION

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11281 WASHINGTON PLACE LLC.	
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CULVER CITY , CA 90230	

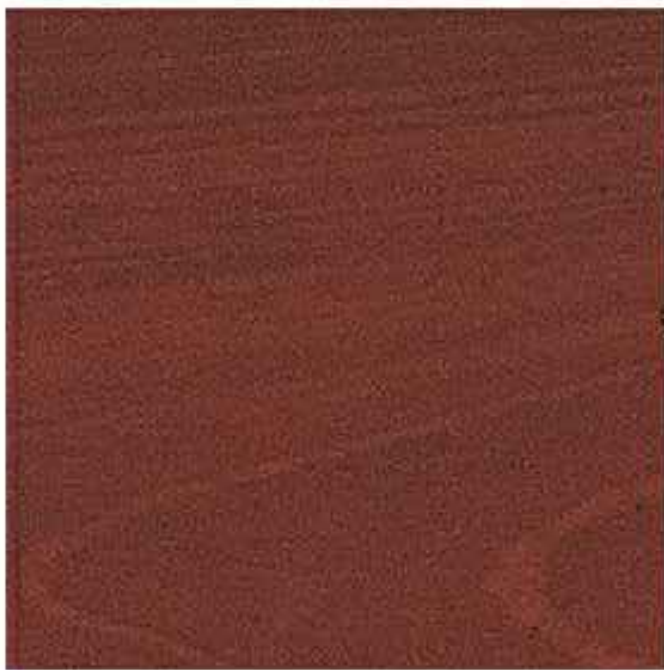
PROCESS SHEET	
ARCHITECT: FARZIN MALY	
6524 BALBOA BLVD.	
LAKE BALBOA, CA. 91406	
Ph: 818. 770. 0161	
Email: farzin.maly@gmail.com	



JOB NO:	
DATE:	01.28.17
DRAWN BY:	F. M.
APPROVED BY:	

SHEET NO:	A-23
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MATERIAL BOARD
11281 WASHINGTON PL. CULVER CITY,CA 90230



Royal MAhogany Flush(PU04)
by TRESPA



Aluminim Sliding Windows by Fleetwood



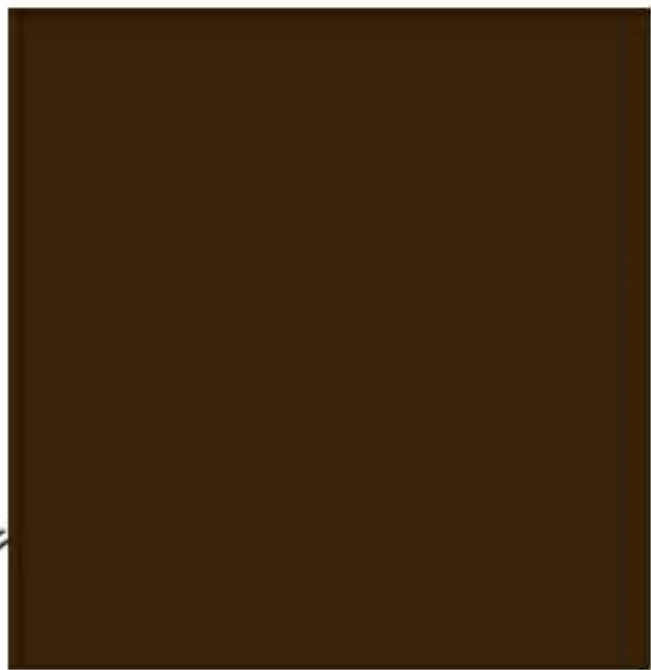
Aluminium Sliding Dorrs by Fleetwood



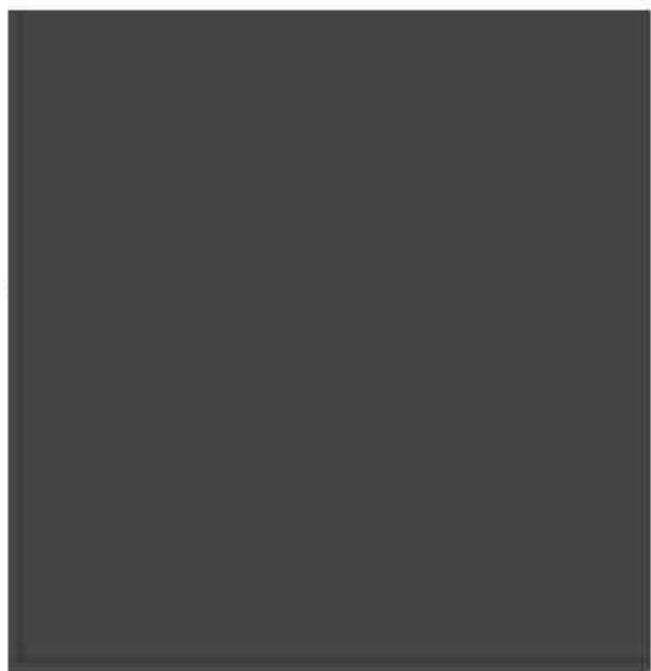
Ithaca Style Cable Railing- Raven Texture Black
by KEUKA



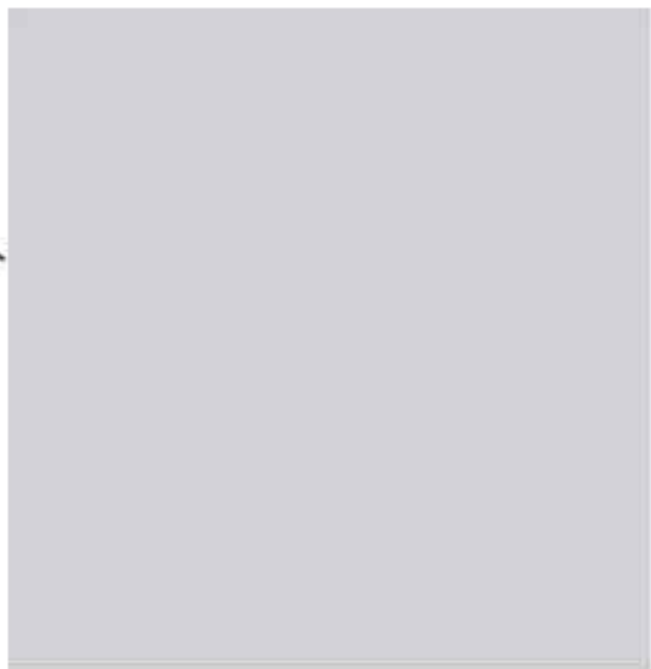
Motley Custom Trellis by Datummetal



CLIFF (3039D) stucco by LAHABRA



SANTIAGO (3032L) stucco by LAHABRA



EGG SHELL (73 base 100) stucco by LAHABRA

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APPROVED BY:

SHEET NO:
A-24

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