C:\Users\mashattan.KAUSKI\Documents\Revit Local Files\2205 220810 CC Project Homekey_alekSX2ES.rvt

@	At	I.S.F.W.	Inside of Finish Wall
A.B.	Anchor Bolt	JT.	Joint
A.D.	Area Drain	M.O.	Masonry Opening
ADDN'L	Additional	MAX.	Maximum
ADJ.	Adjacent	MBR.	Member
A.F.F	Above Finish Floor	MECH.	Mechanical
ALUM.	Aluminum	MEMB.	Membrane
A.C.	Asphaltic Concrete	MFR.	Manufacturer
B.O.	Bottom Of	MIN.	Minimum
B.O.H.	Back of House	MISC.	Miscellaneous
BIT.	Bitumen(ous)	MTD.	Mounted
BLDG.	Building	MTL.	Metal
BLKG.	Blocking	(N)	New
BM..	Beam	NSF	Net Square Footage
C.B.	Catch Basin	N.I.C.	Not in Contract
C.T.	Ceramic Tile	N.I.P.	Not in Project
CEM.	Cement	N.T.S.	Not to Scale
CL.	Center Line	NOM.	Nominal
CLO.	Closet	O/	Over
CLG.	Ceiling	O.C.	On Center
CLR.	Clear	O.D.	Outside Diameter
COL.	Column	OPP.	Opposite
CONC.	Concrete	O.S.F.W.	Outside Face of Finish Wall
CONSTR.	Construction	P.L.	Property Line
CONT.	Continuous	P. LAM.	Plastic Laminate
CPT.	Carpet	P.T.	Pressure Treated
CTR.	Center	PLY.	Plywood
DBL.	Double	PR.	Pair
D.F.	Douglas Fir	PRPT.	Parapet
DIA.	Diameter	PTD.	Painted
DIM.	Dimension	R.O.	Rough Opening
DN.	Down	R.	Radius
D.S.	Downspout	R.C.P.	Reflected Ceiling Plan
DTL.	Detail	R.D.	Roof Drain
DWG.	Drawing	REINF.	Reinforcement
EA.	Each	REQ'D	Required
ELEC.	Electrical	RF'G.	Roofing
EQ.	Equal	S.D.	Storm Drain
(E)	Existing	S.C.	Solid Core
EXP.	Expansion	S.S.	Stainless Steel
EXT.	Exterior	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
FIN.	Finish	SPEC.	Specification
F.F.	Finished Floor	SPEC'D.	Specified
FLASH'G	Flashing	SQ.	Square
F.O.C.	Face of Concrete	STD.	Standard
F.O.H.	Front of House	STRUCT.	Structural
F.O.F.	Face of Finish	SUSP.	Suspended
F.O.M.	Face of Masonry	T.	Tempered
F.O.S.	Face of Stud	T.O.	Top Of
FRM'G	Framing	T.C.S.	Terne Coated Steel
FT.	Foot/Feet	T.C.Z.	Terne Coated Zinc
FTG.	Footing	THK.	Thick
GA.	Gauge	TYP.	Typical
GALV.	Galvanized	U.B.C.	Uniform Building Code
GSF	Gross Square Footage	U.O.N.	Unless Otherwise Noted
G.W.B.	Gypsum Wall Board	VERT.	Vertical
H.C.	Hollow Core	V.G.D.F..	Vertical Grain Douglas Fir
H.M.	Hollow Metal	W/O	Without
HDR.	Header	W/	With
HORIZ.	Horizontal	W/I	Within
HT.	Height	W.P.	Water Proof
I.D.	Inside Diameter	W.T.	Wall Thickness
INSUL.	Insulation		
INT.	Interior		

SIM 1 A101 — ELEVATION DWG NUMBER / SHEET NUMBER

SIM 1 A101 — SECTION DWG NUMBER / SHEET NUMBER

ELEVATION CALLOUT

0 — GRIDLINE BUBBLE

SIM 1 A101 — DETAIL DWG NUMBER / SHEET NUMBER

11 — WINDOW NUMBER

101 — DOOR NUMBER

ROOM 101 150 SF A1.0 — ROOM NAME / KEYNOTE

8 — REVISION NUMBER

20R @ ± 7 1/2" — STAIR TAG

A — WALL TYPE

C1 8' - 0" — CEILING TAG

N — NORTH ARROW

EARTHWORK

CONCRETE

CONCRETE MASONRY

STONE

ADOBE

STEEL

CERAMIC TILE

PLASTER OR GYPSUM

FINISH WOOD

PLYWOOD

BLANKET INSULATION

3900 SEPULVEDA BLVD - TYPE V

BUILDING ELEMENT:	RATING REQUIREMENT:
PRIMARY STRUCTURAL FRAME	NONE
HORIZONTAL BUILDING SEPARATION	2-HOUR WITH 90 MIN DOORS
BEARING WALLS (EXTERIOR)	NONE
BEARING WALLS (INTERIOR)	NONE
NON-BEARING WALLS (EXTERIOR < 30' SEPARATION)	1-HOUR
NON-BEARING WALLS (EXTERIOR > 30' SEPARATION)	NONE
NON-BEARING WALLS (INTERIOR)	NONE
ELEVATOR SHAFT WALLS	2-HOUR
SHAFT ENCLOSURE (5 STORIES)	2-HOUR
INTERIOR EXIT STAIR ENCLOSURES (FIRE BARRIER)	2-HOUR WITH 90-MIN DOORS
INTERIOR EXIT STAIR ENCLOSURES (EXTERIOR WALL)	1-HOUR
OCCUPANCY SEPARATION WALLS R2/S2 (FIRE BARRIER)	1-HOUR WITH 45-MIN DOORS
CORRIDOR WALLS (FIRE PARTITION)	1-HOUR WITH 20-MIN DOORS
DWELLING UNIT SEPARATION WALLS (FIRE PARTITION)	1-HOUR

FIRE RESISTIVE RATING REQUIREMENTS

3900 SEPULVEDA LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THE SOUTHEASTERLY 89.52 FEET OF THE NORTHWESTERLY 358.08 FEET OF THAT CERTAIN 3.55 ACRE TRACT OF LAND, IN THE CITY OF CULVER CITY, ALLOTTED TO SESARIA TALAMENTES, BY THE DECREE IN PARTITION ISSUED OUT OF THE SUPERIOR COURT OF SAID COUNTY, IN PROBATE CASE NUMBER 7078, IN THE MATTER OF THE ESTATE OF PEDRO TALAMENTES, DECEASED, BEING THE 3RD ALLOTMENT OF SAID SESARIA TALAMENTES, IN SAID DECREE IN PARTITION AND DESIGNATED ON THE SURVEYOR'S MAP, ACCOMPANYING THE REPORT OF THE COMMISSIONERS IN PARTITION IN SAID CASE AS LOT 14 AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A STAKE AT THE NORTHWESTERLY CORNER OF LOT 13: THENCE NORTH 33° WEST, 6.78 CHAINS TO A STAKE; THENCE NORTH 57° EAST, 5.23 1/3 CHAINS TO A STAKE; THENCE SOUTH 33° EAST 6.78 CHAINS TO A STAKE, BEING THE NORTHEASTERLY CORNER OF...

Site Address: 3900 SEPULVEDA BLVD, CULVER CITY CA			
APN:4213-018-020	Lot: 14	Block: N/A	Arb: N/A
Tract: N/A			
Lot/Parcel Area: N/A			

COMMUNITY PLAN AREA:	
COUNCIL DISTRICT:	

PARKING LEGEND

TYPE	EXISTING	REMOVED	PROPOSED
STANDARD	32	17	15
ADA	2	0	4
COMPACT	3	3	0
TOTAL	37	18	19

3900 SEPULVEDA ZONING/BUILDING SUMMARY

	Required (Base)	Proposed
Zoning		
Occupancy (Use)		
Construction Type		
Lot Area		
Lot Area before dedications + 1/2 of Adjacent Alley Area		
Dwelling Units		
FAR		
Floor Area		
Maximum Height (Zoning)		
Stories		
Front Yard Setback		
Side Yard Setback		
Rear Yard Setback		
Open Space		

3900 SEPULVEDA LANDSCAPE SUMMARY

Total Lot Area: 26,472 sq. ft.
Landscape Area: 7,652 sq. ft.

PROJECT TEAM:

OWNER:
CITY OF CULVER CITY
9770 CULVER BLVD
CULVER CITY, CA 90232
SOL BLUMENFELD
[N/A]
[N/A]

ARCHITECT:
JOHN KALISKI ARCHITECTS
3780 WILSHIRE BLVD. STE 500
LOS ANGELES, CA 90010
JOHN KALISKI, ARCHITECT
CONTACT: ILIANA LOPEZ | AMANDA LEE
llopez@johnkaliski.com | alee@johnkaliski.com
(213) 336-2539 | (213) 336-2534

INTERIORS:
JAG INTERIORS, INC.
23911 VENTURA BLVD
CALABASAS, CA 91302
JAMIE GENERAL | JASMINE BELTRAN
jamie@jaginteriorsinc.com | jasmine@jaginteriorsinc.com
(818) 222-6133 X. 1006 (for Jamie)

STRUCTURAL:
DSN GROUP INC.
10607 EASTBORNE AVE
LOS ANGELES, CA 90024
SAEED BANAIE
sbanaie@dsngroupinc.com
(424) 248-0636

MECHANICAL/ELECTRICAL/PLUMBING:
WINDWARD CONSULTING INC
6100 WILSHIRE BLVD SUITE 430
LOS ANGELES, CA 90048
THOMAS BARTCZAK
thomas.bartczak@windwardec.com
(310) 975-2061

CIVIL:
FORMA ENGINEERING INC.
400 SAN FERNANDO MISSION BLVD STE 200
SAN FERNANDO, CA 91340
MIKE WHITE
mwhite@formaeng.com
(818) 698-8667

LANDSCAPE:
TAJIMA OFFICE
4591 OPERETTA DRIVE
HUNTINGTON BEACH, CA 92649
TAKAKO TAUIMA
takako@tajimaoffice.com

ADA SPECIALIST:
STEPPING THRU ACCESSIBILITY
3553 ATLANTIC AVE #575
LONG BEACH, CA 90807
JANIS KENT, FAIA
janisk@steppingthruaccessibility.com
(562) 426-9363

PROJECT TEAM
N.T.S. B

PROJECT DESCRIPTION:

THIS IS A CHANGE OF OCCUPANCY, REPAIR AND ALTERTATION OF AN EXISTING TYPE V-A, R-1 NON SPRINKLERED MOTEL BUILDING WITH 34 ROOMS AND 1 MANAGER'S UNIT TO A TYPE V-A, R-2, SPRINKLERED APARTMENT BUILDING WITH 34 UNITS, INCLUSIVE OF 2 MOBILITY UNITS AND 1 COMMUNICATION UNIT, AND 1 MANAGER'S UNIT.

SPRINKLERS: BUILDING TO BE PROVIDED WITH NPFA-13 SPRINKLER SYSTEM THROUGHOUT.

ZONING: CG COMMERCIAL GENERAL AND CN COMMERCIAL NEIGHBORHOOD.

PROJECT DESCRIPTION AND ADDRESS
N.T.S. C

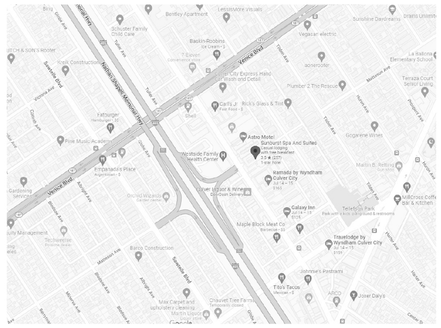
CITY OF CULVER CITY

2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CITY AGENCIES
N.T.S. D



N

VICINITY MAP
N.T.S. D

RENDER
N.T.S. D

DRAWING SHEET INDEX

3900 SEPULVEDA DRAWING SHEET INDEX

Sheet Number	Sheet Name
G0.00	COVER SHEET
L1.01A	PROPOSED LAYOUT PLAN (WEST)
L1.01B	PROPOSED LAYOUT PLAN (EAST)
LP1.01A	PROPOSED PLANTING PLAN (WEST)
LP1.01B	PROPOSED PLANTING PLAN (EAST)

IN PROGRESS

ISSUE DATES

A	DATE	DESCRIPTION

tajima open design office
4591 OPERETTA DRIVE HUNTINGTON BEACH CALIFORNIA 92649
+ 1 (17.416.1652 | info@tajimaoffice.com
Takako Tajima, AIA, ASLA Architecture C39422 / Landscape Architecture 6505

CLIENT
CITY OF CULVER CITY
9770 CULVER BLVD.
CULVER CITY, CALIFORNIA 90232
ATTN:SOL BLUMENFELD

COVER SHEET

PROJECT HOMEKEY
3900 SEPULVEDA
3900 SEPULVEDA BLVD,
CULVER CITY CA 90230

LICENSED LANDSCAPE ARCHITECT
Takako Tajima - License No. 6505
SIGNATURE
March 31, 2025
RENEWAL DATE
February 20, 2023
DATE
STATE OF CALIFORNIA

Date:	02/20/2023
Scale:	N.T.S.
Drawn:	Author
Job Number:	HOMEKEY
Sheet	G-0.00

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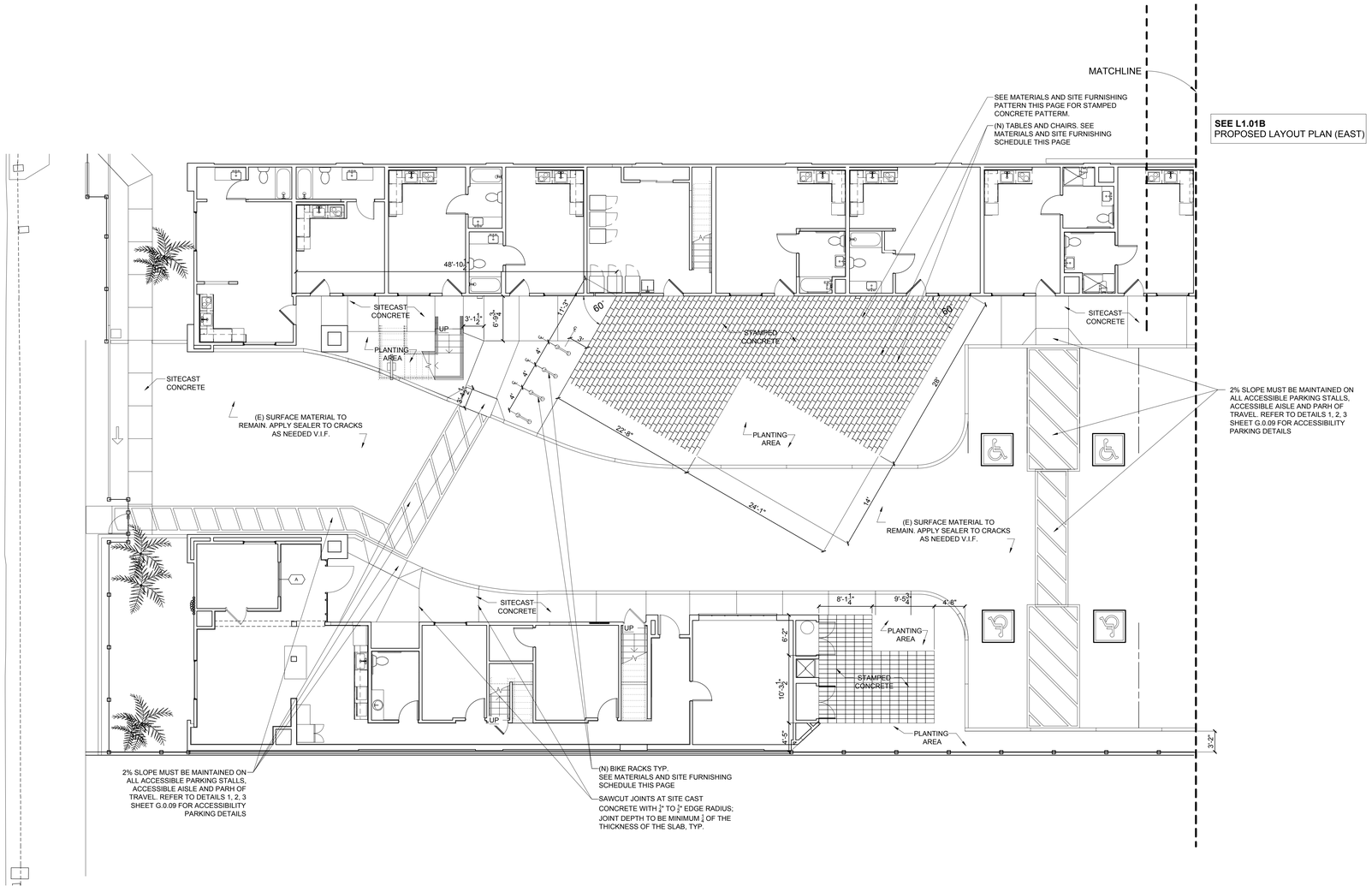
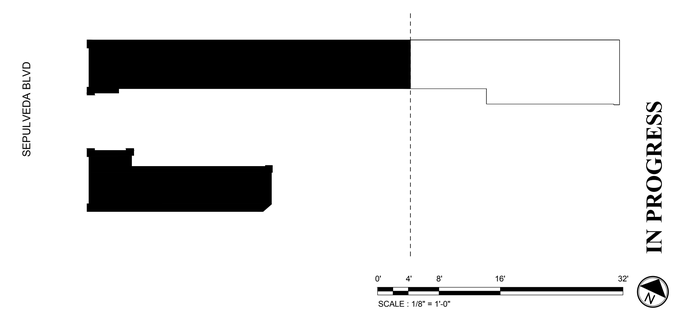


1 PROPOSED LAYOUT PLAN - 3900 SEPULVEDA (WEST)
1/8" = 1'-0"

MATERIALS & SITE FURNISHING SCHEDULE

	TYPE	PRODUCT NAME	MATERIAL	SIZE	QTY
1	STAMPED CONCRETE	BOMARON RUNNING BOND SANDBLAST LIMESTONE PATTERN	CONCRETE	N.A.	AS SHOWN
2	BIKE RACKS	LANDSCAPE FORMS BOLA BIKE RACKS	STAINLESS STEEL	2"X28"X32"	4
3	PAVING	SITE CAST CONCRETE PAVING	CONCRETE	-	AS SHOWN



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9770 CULVER BLVD
CULVER CITY, CALIFORNIA 90232
ATTN: SOL BLUMENFELD

PROPOSED LAYOUT PLAN (WEST)

PROJECT HOMEKEY
3900 SEPULVEDA
3900 SEPULVEDA BLVD,
CULVER CITY CA 90230

LICENSED LANDSCAPE ARCHITECT
Takako Tajima - License No. 6505
SIGNATURE
March 31, 2023
EXPIRATION DATE
January 17, 2023
DATE
STATE OF CALIFORNIA

Date: 10/26/22
Scale: As indicated
Drawn: TT
Job Number: HOMEKEY
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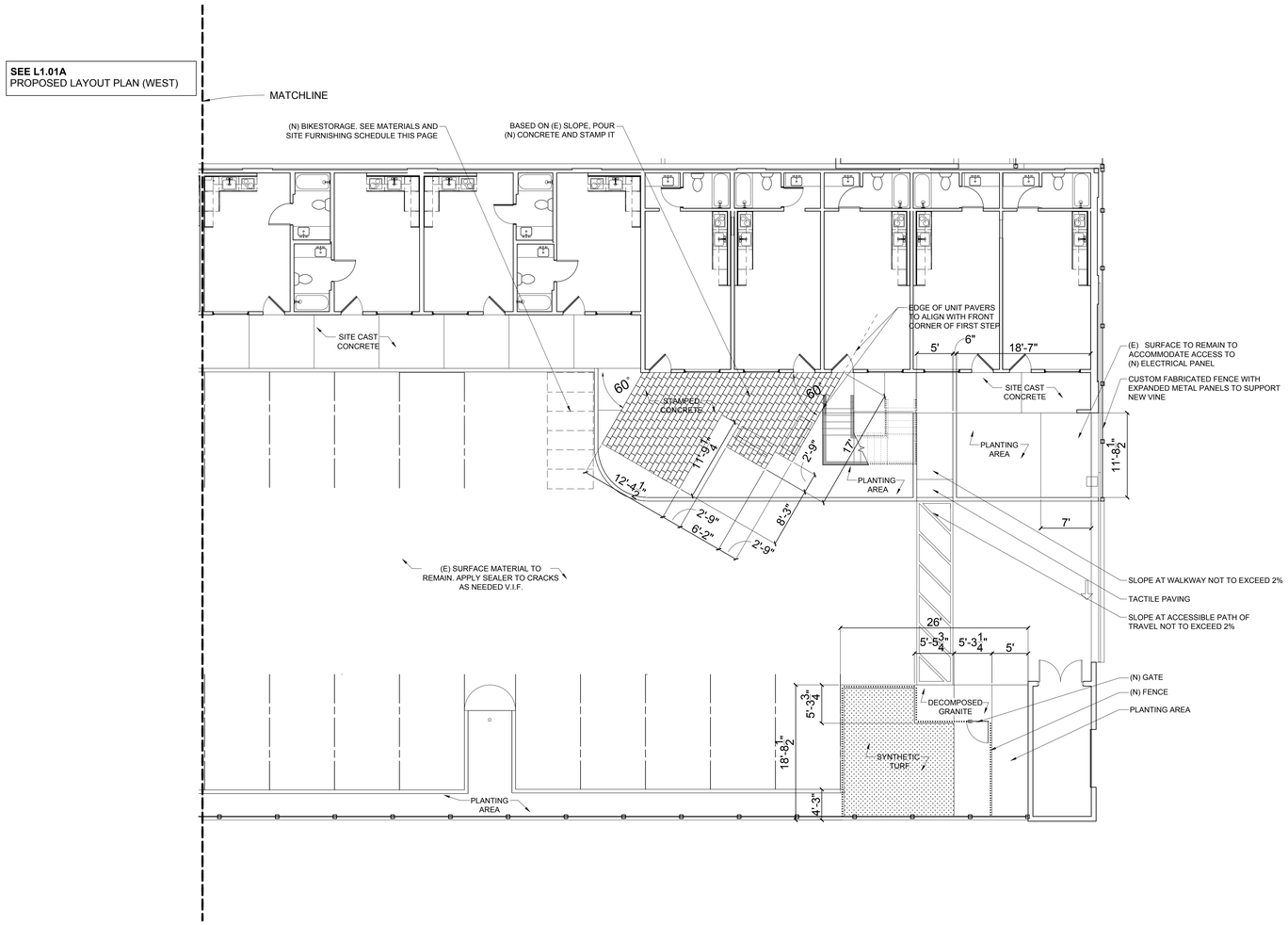
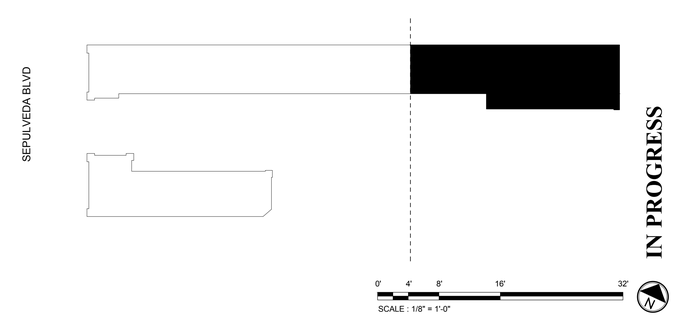


1 PROPOSED LAYOUT PLAN - 3900 SEPULVEDA (EAST)
1/8" = 1'-0"

MATERIALS & SITE FURNISHING SCHEDULE

	TYPE	PRODUCT NAME	MATERIAL	SIZE	QTY
1	STAMPED CONCRETE	BOMARON RUNNING BOND SANDBLAST LIMESTONE PATTERN	CONCRETE	N.A.	AS SHOWN
2	RAISED PLANTER	ADA-COMPLIANT RAISED PLANTERS GARDENER'S SUPPLY COMPANY ITEM 8610921	POWDER COATED METAL, WOOD	48"x24"x34"	6
3	SYNTHETIC TURF	BACK NINE GREENS ZEOLITE SYNTHETIC TURF	-	-	~243.5 sf
4	BIKE STORAGE	DERO VELOPORT MODULAR BIKE STORAGE LOCKER	POWDER COATED METAL	78"x34"x51"	6
5	PAVING	SITE CAST CONCRETE PAVING	CONCRETE	-	AS SHOWN
6	FENCE	FENCE WITH McNICHOLS® EXPANDED METAL FLATTENED, GALVANIZED STEEL, HOT DIPPED, 1/2" NO. 14 FLATTENED, 61% OPEN AREA; ITEM 530N121648	GALVANIZED STEEL	6' high	46 lft



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ISSUE DATES

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tajima open design office
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+1 617.416.1652 | info@tajimaoffice.com
Takako Tajima, AIA, ASLA Architecture C39622 / Landscape Architecture 6505

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CITY OF CULVER CITY
9770 CULVER BLVD
CULVER CITY, CALIFORNIA 90232
ATTN: SOL BLUMENFELD

PROPOSED LAYOUT PLAN (EAST)

PROJECT HOMEKEY
3900 SEPULVEDA
3900 SEPULVEDA BLVD,
CULVER CITY CA 90230

LICENSED LANDSCAPE ARCHITECT
Takako Tajima - License No. 6505
SIGNATURE
March 31, 2025
EXPIRAL DATE
February 20, 2023
DATE
STATE OF CALIFORNIA

Date: 02/20/23
Scale: As indicated
Drawn: TT
Job Number: HOMEKEY
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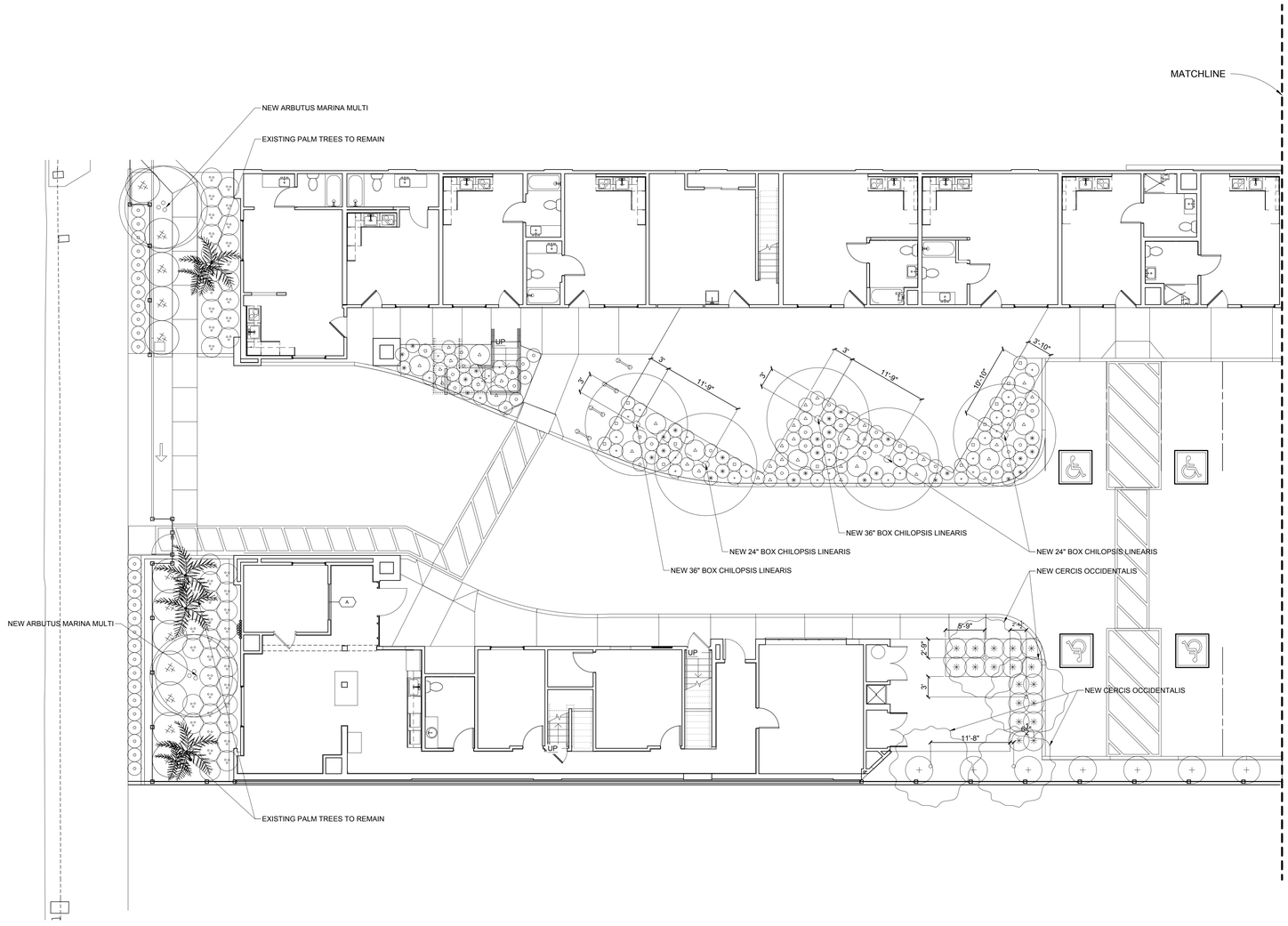


SEE LP1.01B
PROPOSED PLANTING PLAN (EAST)

1 PROPOSED PLANTING PLAN - 3900 SEPULVEDA (WEST)
1/8" = 1'-0"

LEGEND

SEPULVEDA LANDSCAPE

- GREY BOX COAST ROSEMARY
  Westringia fruticosa 'Grey Box'
- LOW HORIZON COAST ROSEMARY
  Westringia fruticosa 'Low Horizon'
- MULTI-STEMMED STRAWBERRY TREE
  Arbutus 'Marina' (multi)

MAIN COMMUNAL SPACE

- BUTTERFLY AGAVE
  Agave 'Kissho Kan'
- QUEEN VICTORIA AGAVE
  Agave victoriae-reginae
- AGAVE BLUE GLOW
  Agave 'Blue Glow'
- SILVER BUSH
  Leucophyta brownii
- GRAY LAVENDER COTTON
  Santolina chamaecyparissus
- SMALL BALL COAST ROSEMARY
  Westringia fruticosa 'WES07' Small Ball™
- PIG'S EAR
  Cotyledon orbiculata var. orbiculata
- PIGEON POINT COYOTE BRUSH
  Baccharis pilularis 'Pigeon Point'
- WESTERN REDBUD
  Cercis occidentalis
- BUBBA DESERT WILLOW
  Chilopsis linearis 'Bubba'

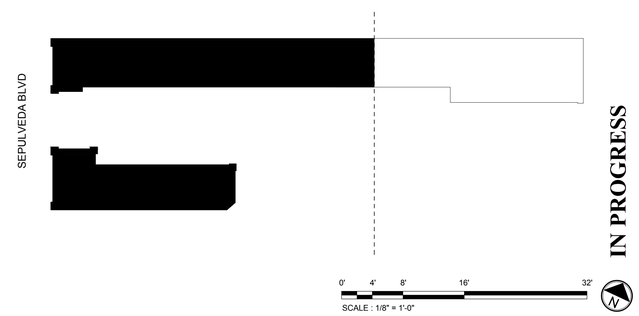
PLANT SCHEDULE

SEPULVEDA LANDSCAPE

	TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
1	SHRUB	Grey Box Coast Rosemary	*Westringia fruticosa* 'Grey Box'	5 gal.	47
2	SHRUB	Low Horizon Coast Rosemary	*Westringia fruticosa* 'Low Horizon'	5 gal.	12
3	SHRUB	Small Ball Coast Rosemary	*Westringia fruticosa* 'WES07' Small Ball™	5 gal.	27
4	TREE	Strawberry Tree (multi)	*Arbutus* 'Marina" (multi)	36" box	2

MAIN COMMUNAL SPACE

	TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
1	TREE	Bubba Desert Willow	*Chilopsis linearis* 'Bubba'	24" box	5
2	TREE	Western Redbud	*Cercis occidentalis*	15 gal.	4
3	SUCC	Butterfly Agave	*Agave* 'Kissho Kan'	1 gal.	28
4	SUCC	Queen Victoria Agave	*Agave victoriae-reginae*	1 gal.	18
5	SUCC	Blue Glow Agave	*Agave* 'Blue Glow'	5 gal.	13
6	SHRUB	Cushion Bush	*Leucophyta brownii*	1 gal.	31
7	SHRUB	Gray Lavender Cotton	*Santolina chamaecyparissus*	1 gal.	31
8	SHRUB	Small Ball Coast Rosemary	*Westringia fruticosa* 'WES07' Small Ball™	5 gal.	27
9	SUCC	Pig's Ear	*Cotyledon orbiculata var. orbiculata*	1 gal.	15
10	SHRUB	Pigeon Point Coyote Brush	*Baccharis pilularis* 'Pigeon Point'	5 gal.	7



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ISSUE DATES

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4591 OPERETTA DRIVE HUNTINGTON BEACH CALIFORNIA 92649
+1 617.416.1652 | info@tajimaoffice.com
Takako Tajima, AIA, ASLA Architecture C39422 / Landscape Architecture 6505

CLIENT
CITY OF CULVER CITY
9770 CULVER BLVD
CULVER CITY, CALIFORNIA 90232
ATTN: SOL BLUMENFELD

PROPOSED PLANTING PLAN (WEST)

PROJECT HOMEKEY
3900 SEPULVEDA
3900 SEPULVEDA BLVD,
CULVER CITY CA 90230

LICENSED LANDSCAPE ARCHITECT
Takako Tajima - License No. 6505
SIGNATURE
March 31, 2025
RENEWAL DATE
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DATE
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Date: 02/20/23
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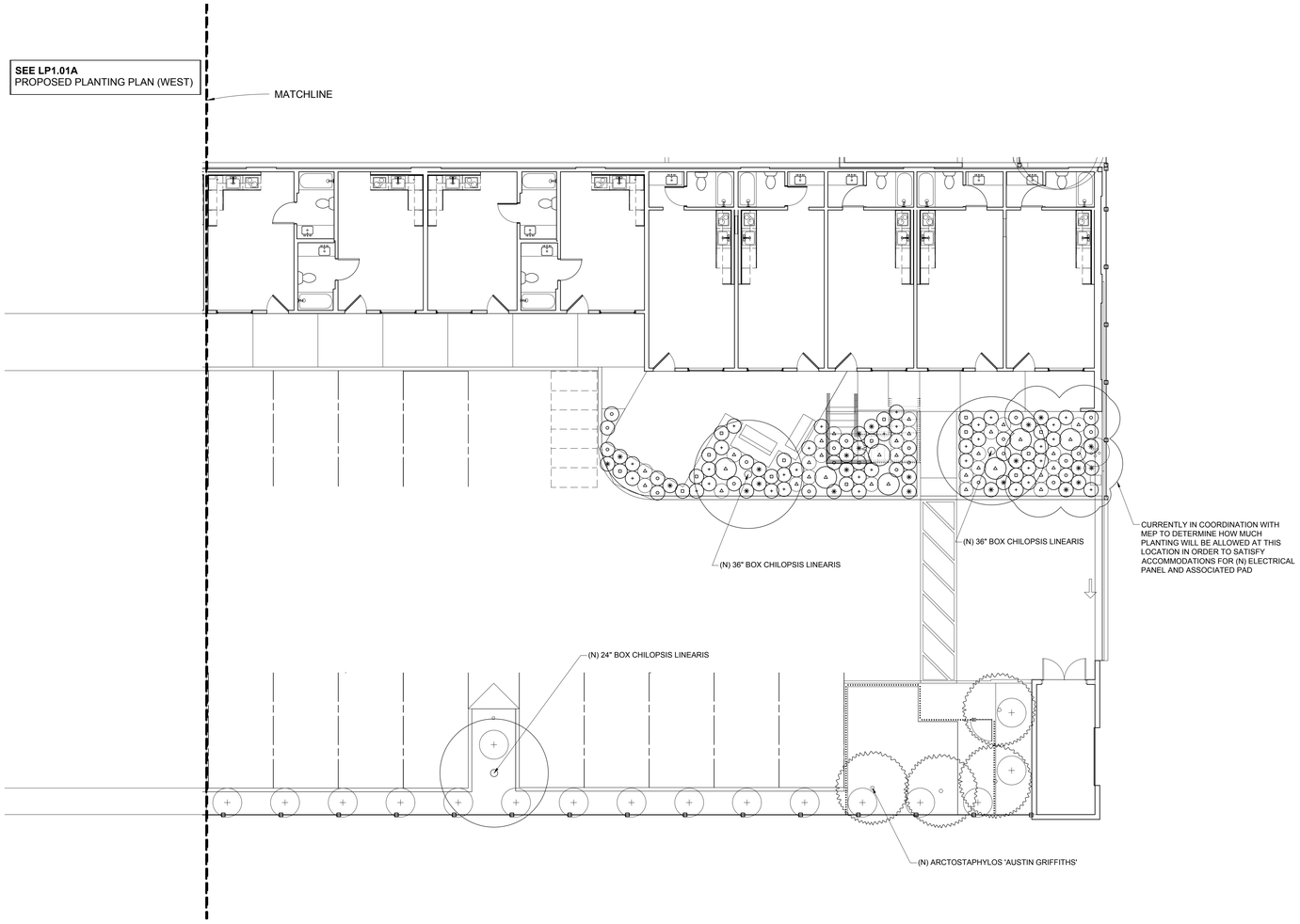


1 PROPOSED PLANTING PLAN - 3900 SEPULVEDA (EAST)
1/8" = 1'-0"

LEGEND

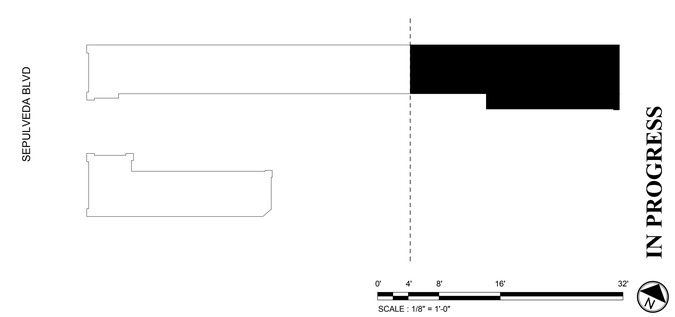
REAR COMMUNAL SPACE & DOG RUN

- BUTTERFLY AGAVE — *Agave* 'Kissho Kan'
- QUEEN VICTORIA AGAVE — *Agave victoriae-reginae*
- AGAVE BLUE GLOW — *Agave* 'Blue Glow'
- SILVER BUSH — *Leucophyta brownii*
- GRAY LAVENDER COTTON — *Santolina chamaecyparissus*
- SMALL BALL COAST ROSEMARY — *Westringia fruticosa* 'WES07' Small Ball™
- IMPERIAL DELIGHT BOUGAINVILLEA — *Bougainvillea* 'Imperial Delight'
- PIGEON POINT COYOTE BRUSH — *Baccharis pilularis* 'Pigeon Point'
- AUSTIN GRIFFITHS MANZANITA — *Arctostaphylos* 'Austin Griffiths'
- BUBBA DESERT WILLOW — *Chilopsis linearis* 'Bubba'

PLANT SCHEDULE

REAR COMMUNAL SPACE & DOG RUN

	TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
1	TREE	Bubba Desert Willoa	*Chilopsis linearis* 'Bubba'	24" box	1
2	TREE	Bubba Desert Willoa	*Chilopsis linearis* 'Bubba'	36" box	2
3	TREE	Austin Griffiths Manzanita	*Arctostaphylos* 'Austin Griffiths'	15 gal.	4
4	SUCC	Butterfly Agave	*Agave* 'Kissho Kan'	1 gal.	27
5	SUCC	Queen Victoria Agave	*Agave victoriae-reginae*	1 gal.	16
6	SUCC	Blue Glow Agave	*Agave* 'Blue Glow'	5 gal.	7
7	SHRUB	Silver Bush	*Leucophyta brownii*	1 gal.	24
8	SHRUB	Gray Lavender Cotton	*Santolina chamaecyparissus*	1 gal.	33
9	SHRUB	Small Ball Coast Rosemary	*Westringia fruticosa* 'WES07' Small Ball™	5 gal.	23
10	SHRUB	Pigeon Point Coyote Brush	*Baccharis pilularis* 'Pigeon Point'	5 gal.	17
10	VINE	Imperial Delight Bougainvilea	*Bougainvilela* 'Imperial Delight'	5 gal.	1



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CULVER CITY, CALIFORNIA 90232
ATTN: SOL BLUMENFELD

PROPOSED PLANTING PLAN (EAST)

PROJECT HOMEKEY
3900 SEPULVEDA
3900 SEPULVEDA BLVD,
CULVER CITY CA 90230

LICENSED LANDSCAPE ARCHITECT
Takako Tajima - License No. 6505
SIGNATURE
March 31, 2025
EXPIRATION DATE
February 20, 2023
DATE
STATE OF CALIFORNIA

Date: 02/20/2023
Scale: As indicated
Drawn: TT
Job Number: HOMEKEY
Sheet
LP1.01B