

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

11281 WASHINGTON PLACE CULVER CITY , CA. 90230

Attachment No. 4

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

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)= 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

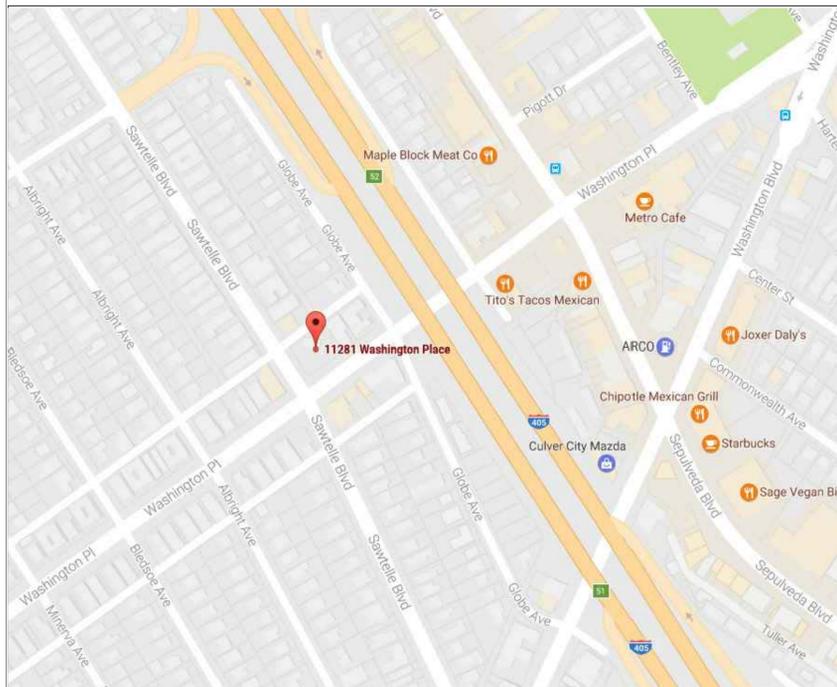
PROPOSED BICYCLE : 14 SPACES

BICYCLE (COMMERCIAL) :

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

PROPOSED BICYCLE : 2 SPACES

VICINITY MAP



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

SHEET INDEX

ARCHITECTURE:

T0.01	TITLE SHEET
A-1	SITE PLAN
A-2	COLORS SITE PLAN
A-3	BASEMENT PARKING GARAGE
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	THIRD FLOOR PLAN
A-7	FOURTH FLOOR PLAN
A-8	ROOF PLAN
A-9	BUILDING SECTION
A-10	SOUTH ELEVATION
A-11	NORTH ELEVATION
A-12	EAST ELEVATION
A-13	WEST ELEVATION
A-14	COLORS ELEVATIONS
A-15	COLORS ELEVATIONS
A-16	CONCESSION DIAGRAM
A-17	CONCESSION DIAGRAM
A-18	RENDERS
A-19	RENDERS
A-20	RENDERS
A-21	PROCESS SHEET
A-22	PROCESS SHEET
A-23	PROCESS SHEET
A-24	MATERIAL BOARD

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

SUBMITTAL DATES:	
OWNER:	
PLAN CHECK:	
O.T.B.	

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

SHEET TITLE: **TITLE 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:
T0.01

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

SAWTELLE BLVD.

ALLEY

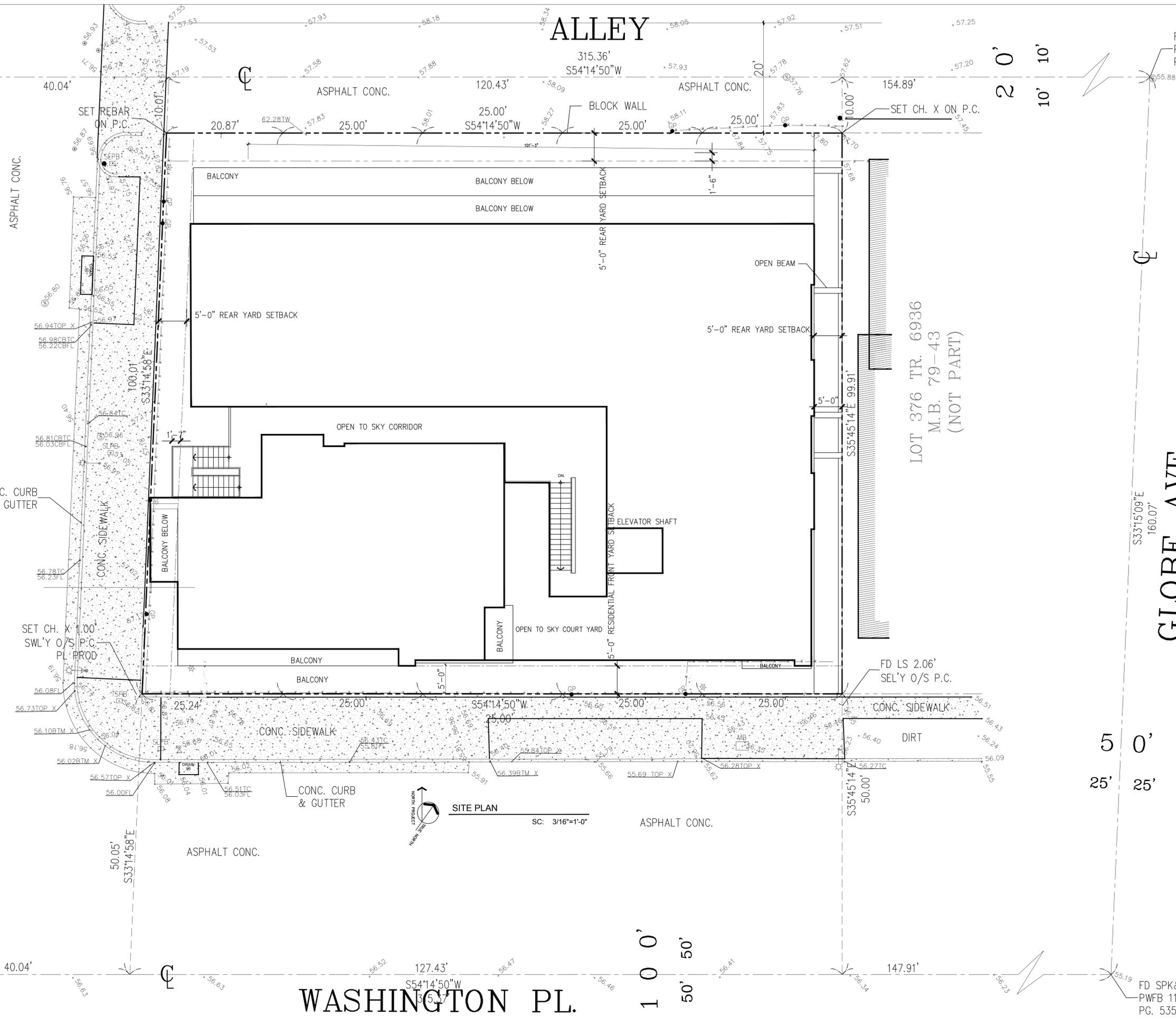
GLOBE AVE.

WASHINGTON PL.

FD SPK PER PWFB 1116 PG. 537

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

FD SPK&W PER PWFB 1116 PG. 535



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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

REVISIONS	NO.	DATE
1		
2		
3		
4		
5		
6		

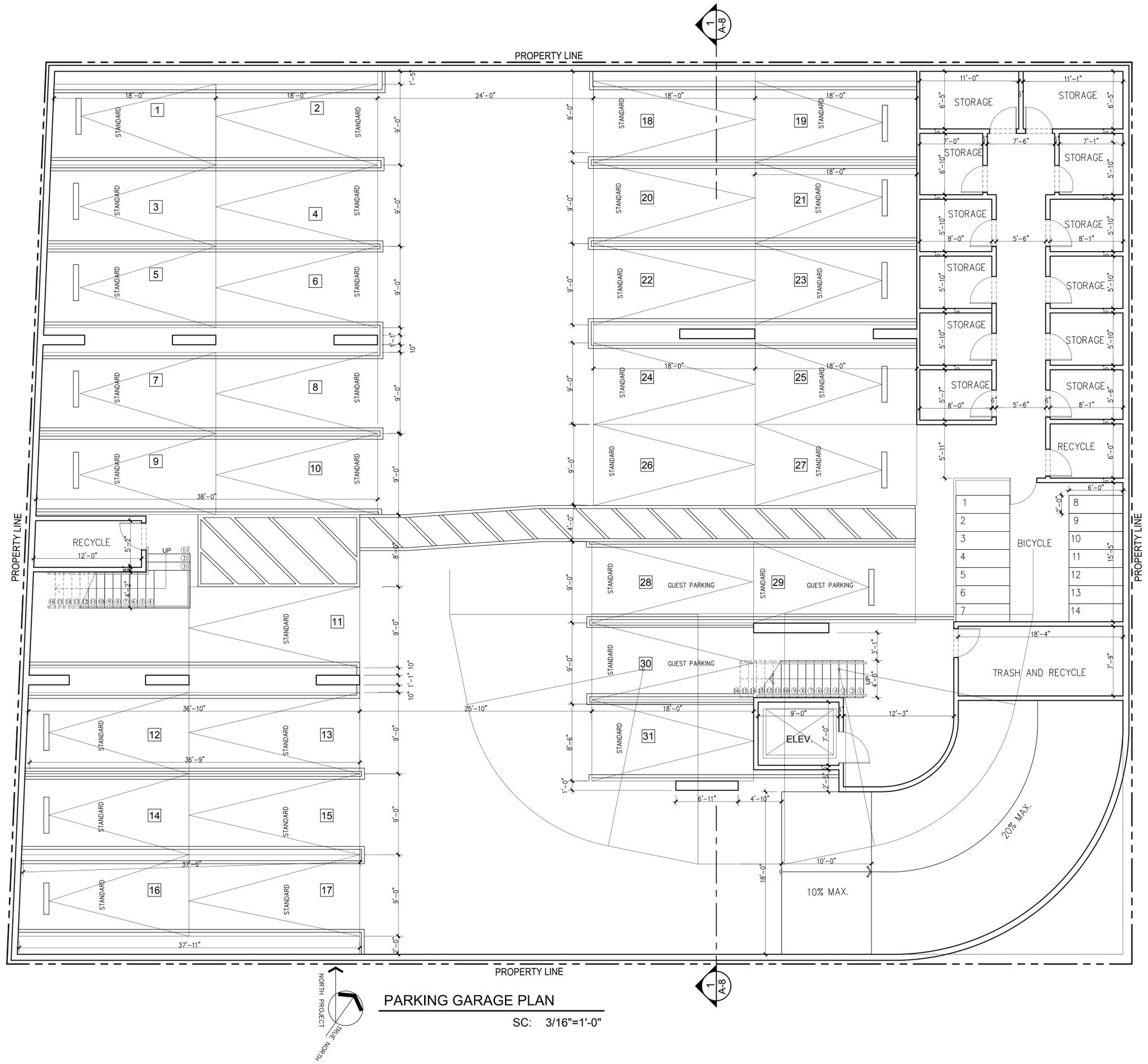
OWNER AND PROJECT ADDRESS:
 11281 WASHINGTON PLACE LLC.
 11281 WASHINGTON PL
 CULVER CITY, CA 90230

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

A-1



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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

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"

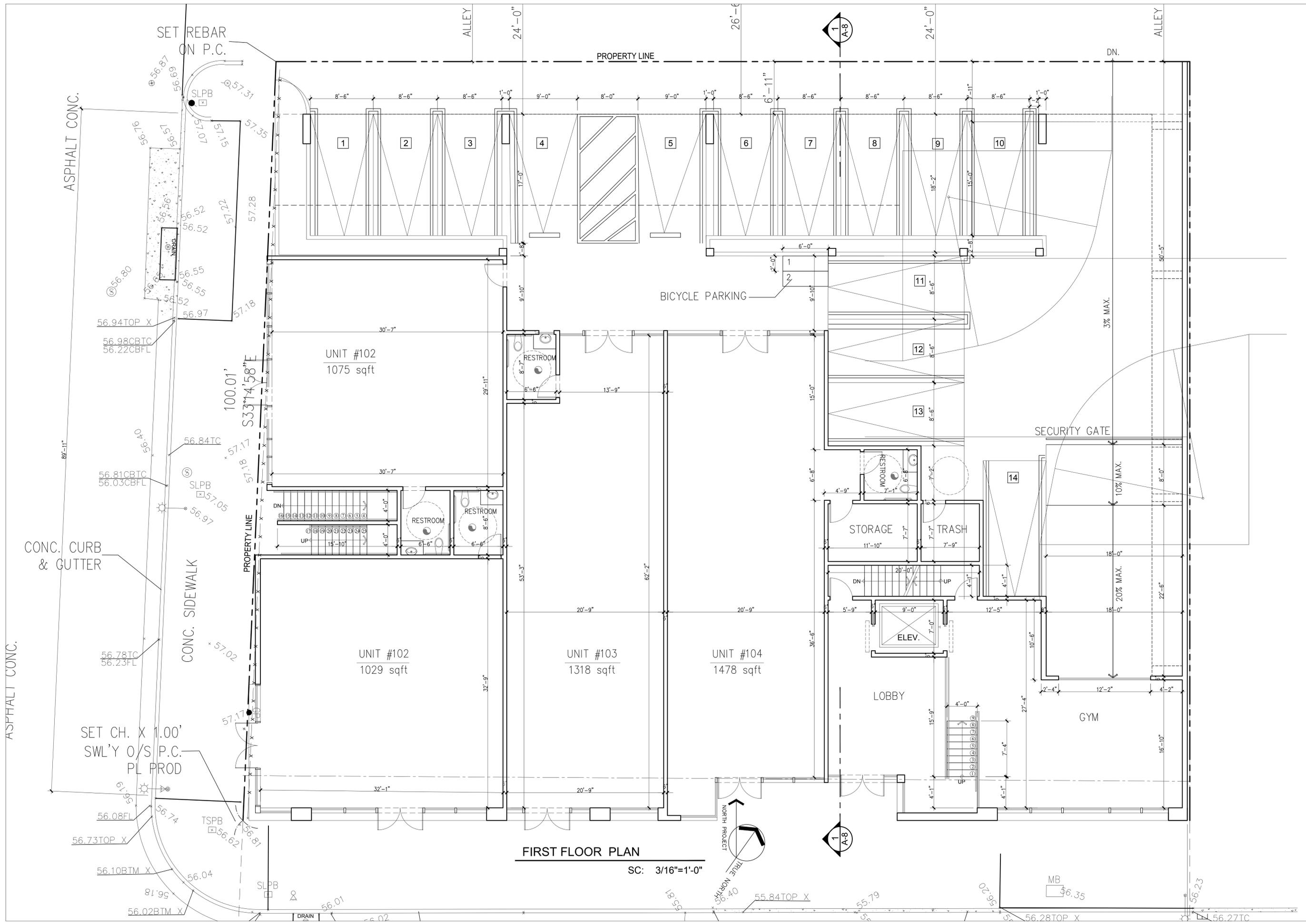
REVISIONS

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

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-3



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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

REVISIONS	NO.	DATE
1		
2		
3		
4		
5		
6		

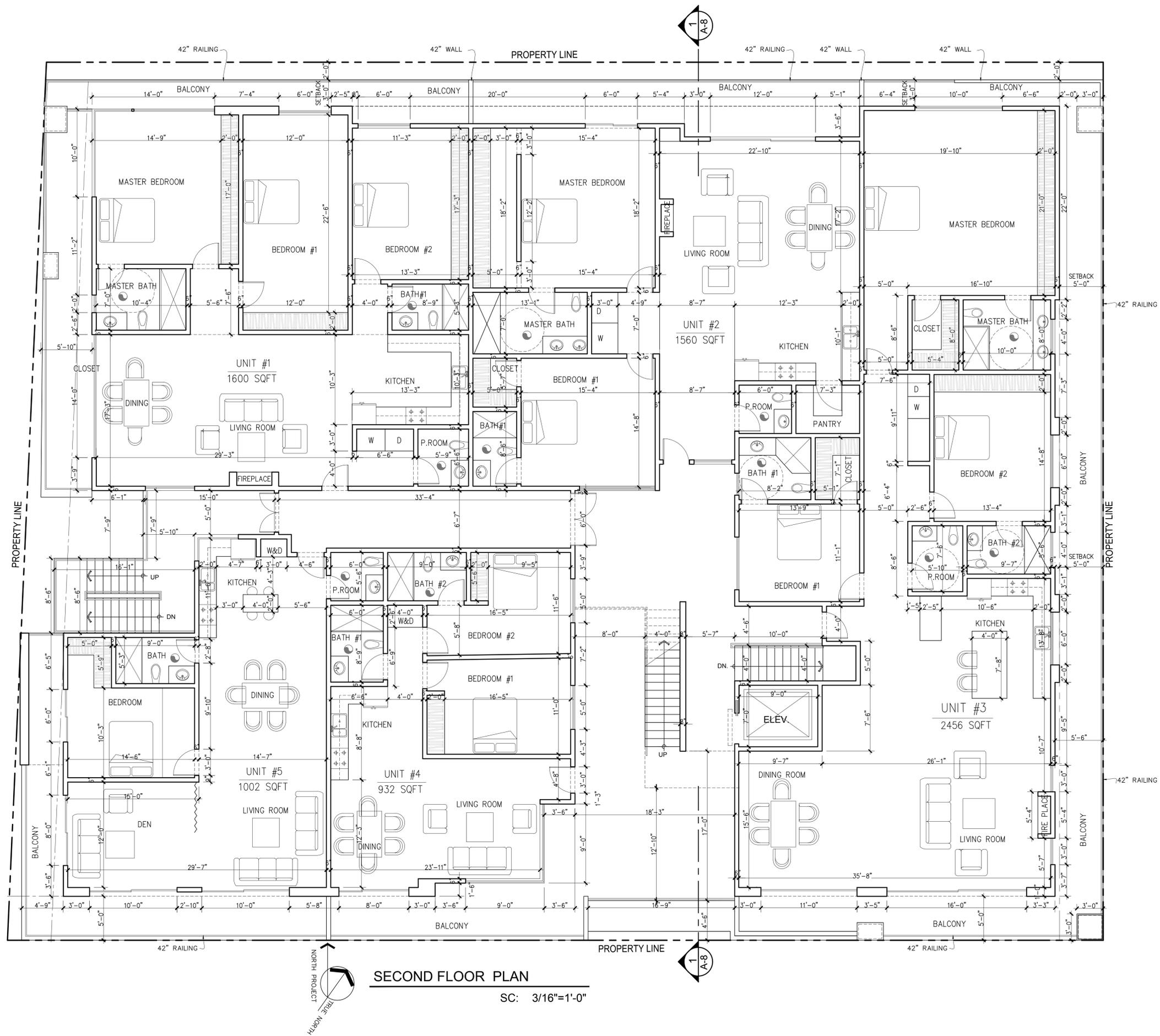
OWNER AND PROJECT ADDRESS:
 11281 WASHINGTON PLACE LLC.
 11281 WASHINGTON PL
 CULVER CITY, CA 90230

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-4



SECOND FLOOR PLAN

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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

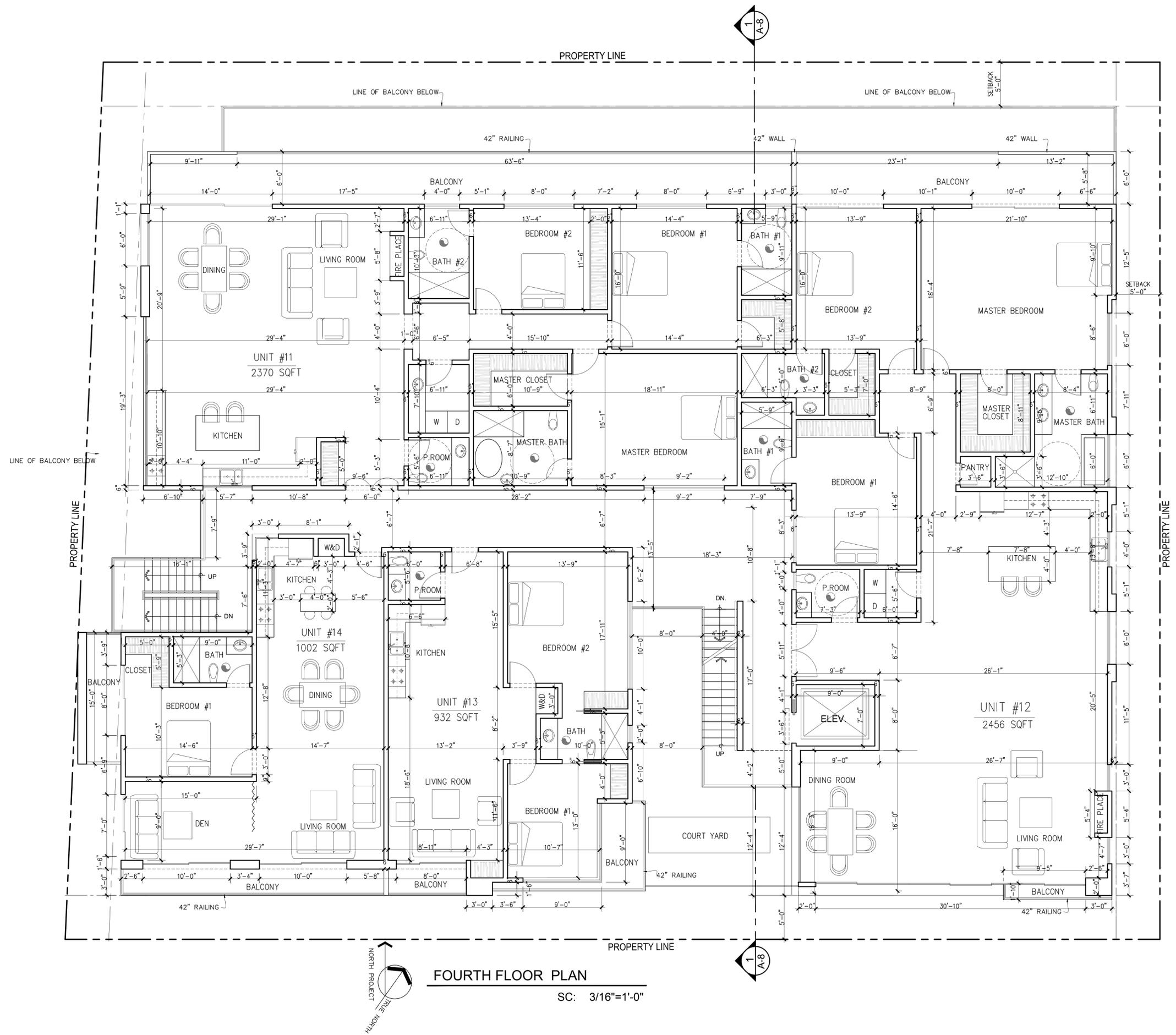
REVISIONS	NO.	DATE
1		
2		
3		
4		
5		
6		

OWNER: 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-5



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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

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

OWNER: _____
 PLAN CHECK: _____
 O.T.B. _____

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

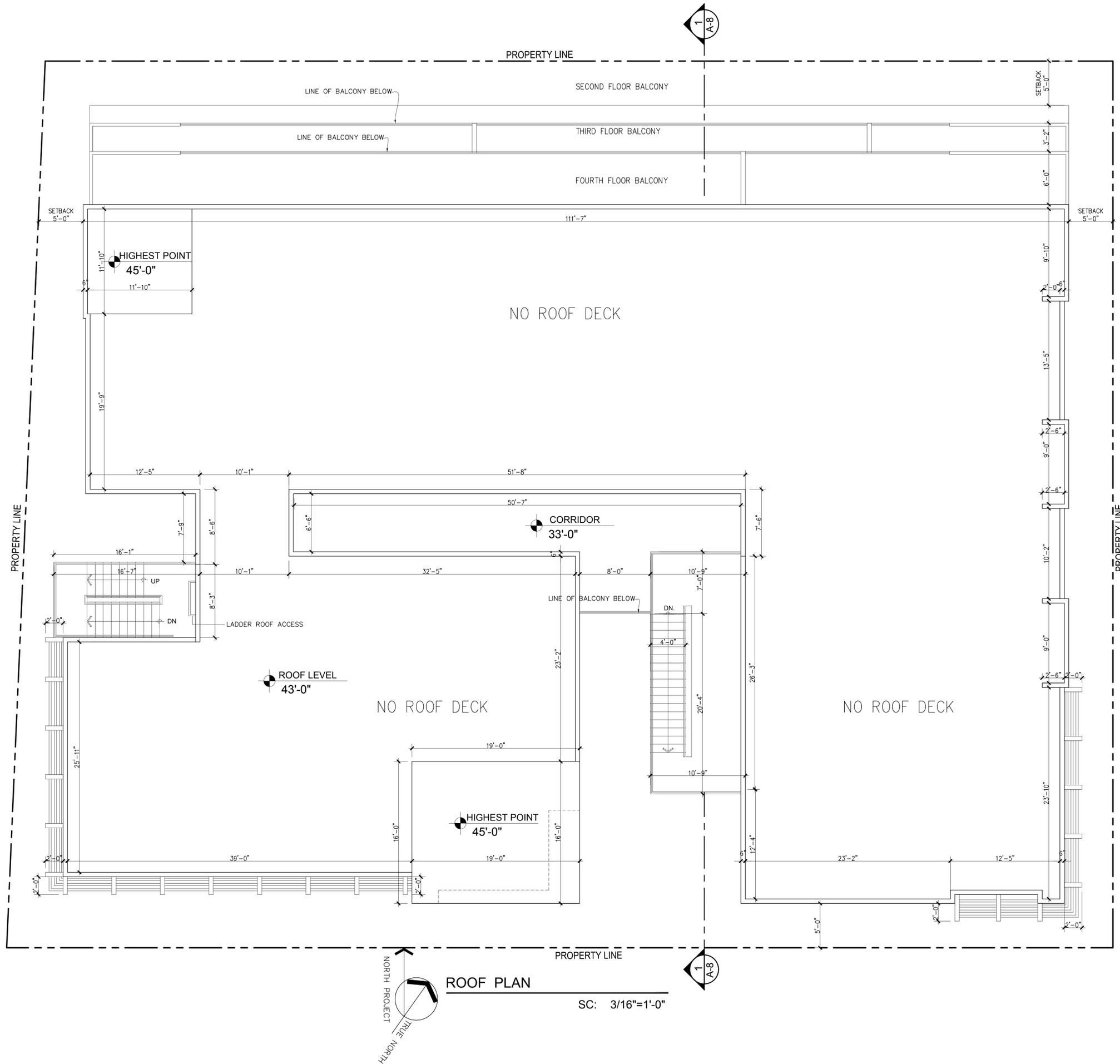
ARCHITECT:
FARZIN MALY
 6524 BALBOA BLVD.
 LAKE BALBOA, CA, 91406
 Ph: 818.770.0161
 Email: farzin.maly@gmail.com

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-7



ROOF PLAN

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



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

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

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

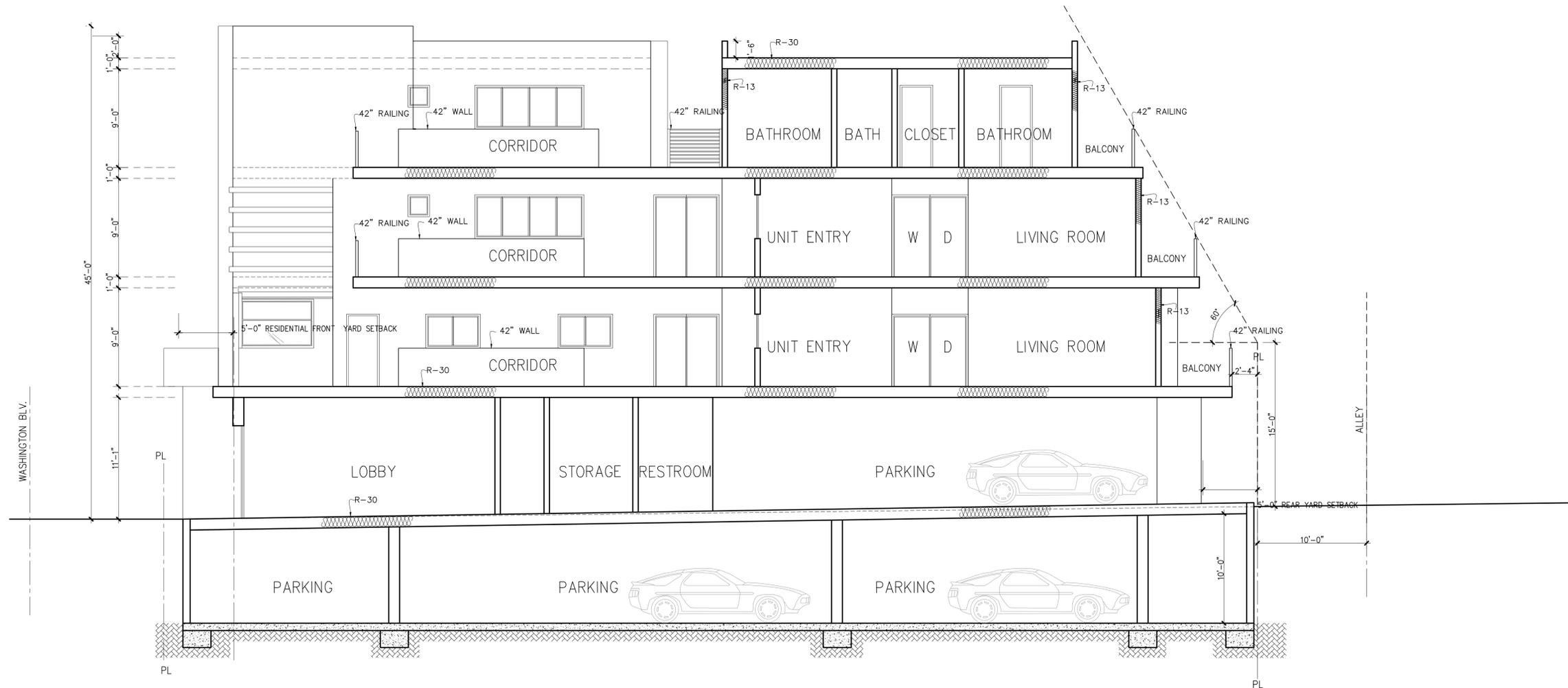
SHEET NO:
A-8

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

REVISIONS

OWNER:
 PLAN CHECK:
 O.T.B.

NO. DATE NO. DATE



section #1

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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

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

REVISIONS

OWNER: _____

PLAN CHECK: _____

O.T.B. _____

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



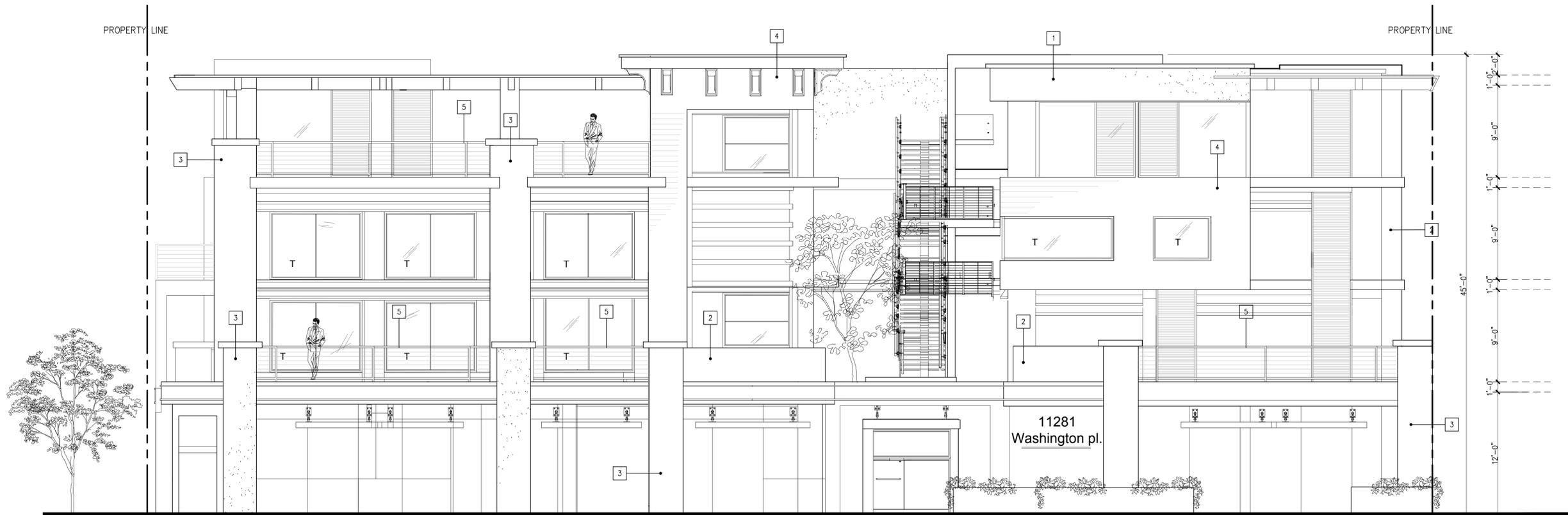
JOB NO: _____

DATE: 01.28.17

DRAWN BY: F. M.

APPROVED BY: _____

SHEET NO:
A-9



- 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

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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

SUBMITTAL DATES:		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6
OWNER:							
PLAN CHECK:							
O.T.B.:							

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

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

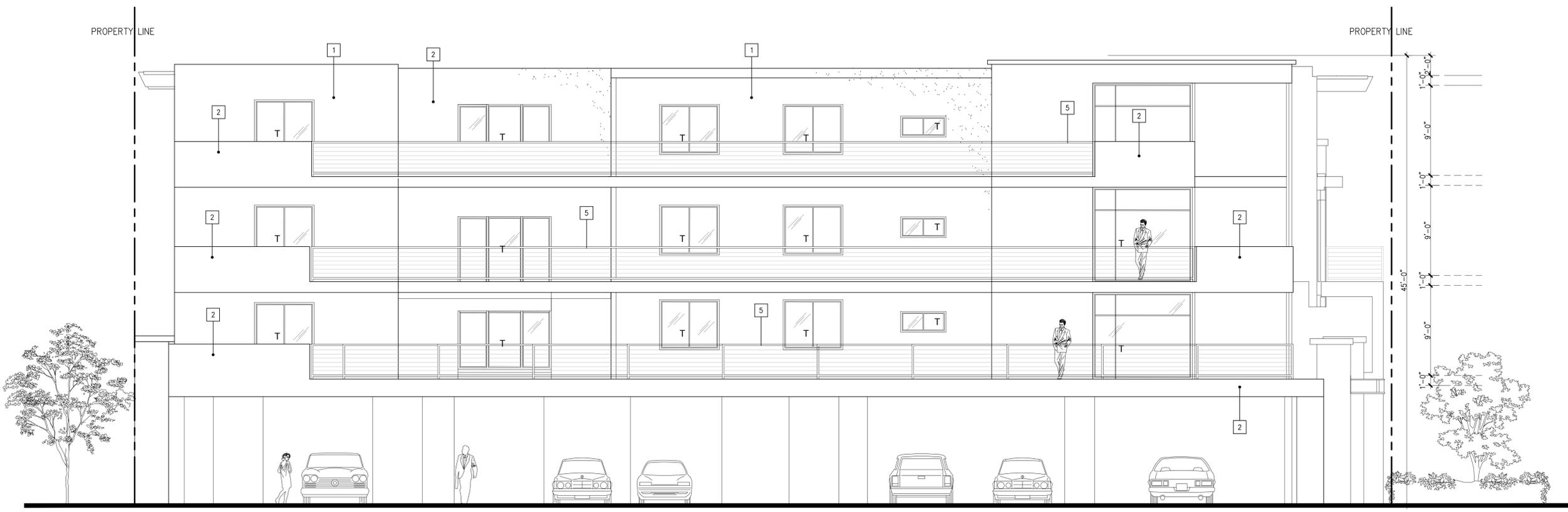
ARCHITECT:
FARZIN MALY
 6524 BALBOA BLVD.
 LAKE BALBOA, CA 91406
 Ph: 818. 770. 0161
 Email: farzin.maly@gmail.com

STAMP

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

SHEET NO:
A-10

- 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



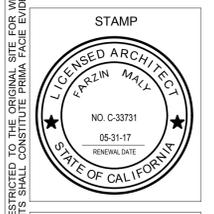
NORTH ELEVATION
SC: 3/16"=1'-0"

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

REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	
6	

SHEET TITLE: NORTH ELEVATION
SC: 3/16"=1'-0"
 OWNER AND PROJECT ADDRESS:
 11281 WASHINGTON PLACE LLC.
 11281 WASHINGTON PL
 CULVER CITY, CA 90230

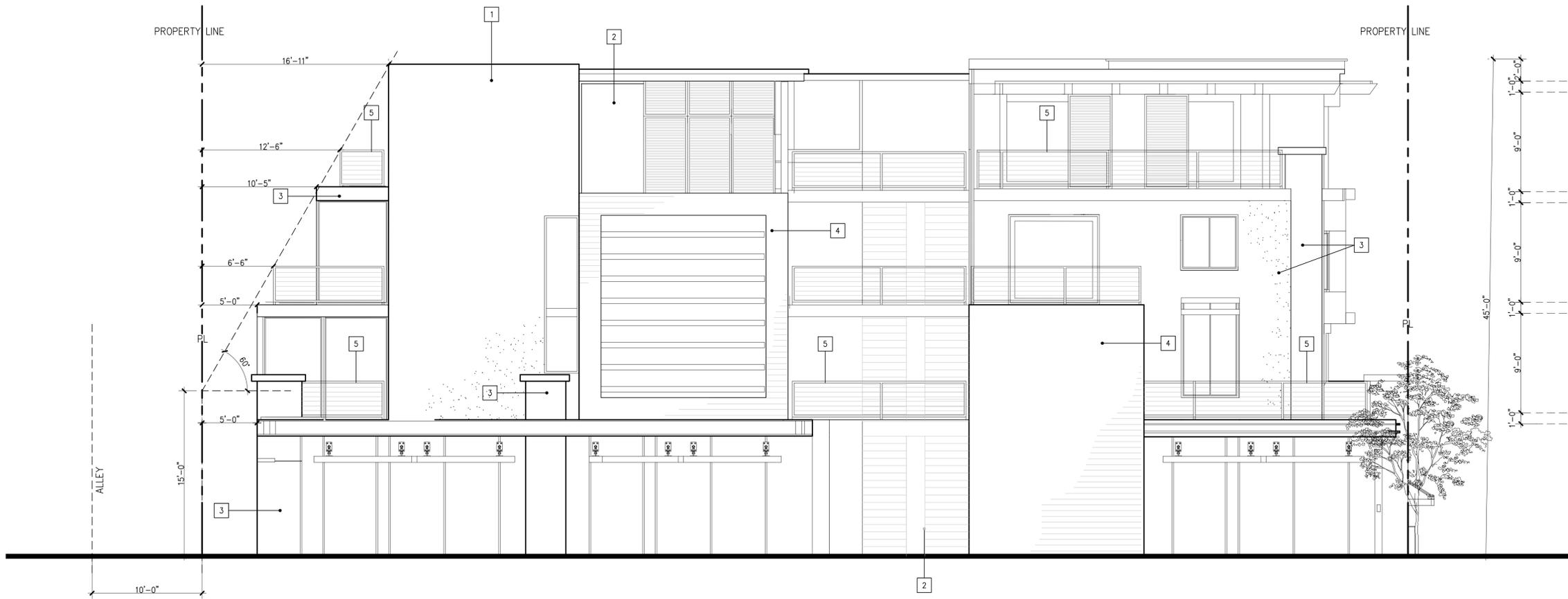
ARCHITECT:
FARZIN MALY
 6524 BALBOA BLVD.
 LAKE BALBOA, CA, 91406
 Ph: 818. 770. 0161
 Email: farzin.maly@gmail.com



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

SHEET NO:
A-11

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS



- 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"

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

	SUBMITTAL DATES:		NO.		NO.
1	2	3	4	5	6
NO.	NO.	NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE	DATE	DATE

OWNER: _____
 PLAN CHECK: _____
 O.T.B. _____

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

STAMP

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

SHEET NO:
A-13



WEST ELEVATION
VIEW FROM SAWTELLE



EAST ELEVATION
VIEW FROM SINGLE FAMILY BUILDING

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

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: N.T.S

COLORED ELEVATIONS

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-14

REVISIONS	NO.	DATE
1		
2		
3		
4		
5		
6		

PROPERTY LINE

PROPERTY LINE

ALLEY

17'

10'5"

5'

45'

17'3"

10'2"

5'

45'



NORTH ELEVATION
VIEW FROM ALLEY



SOUTH ELEVATION
VIEW FROM WASHINGTON

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

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: N.T.S

SHEET TITLE:
COLORED ELEVATIONS

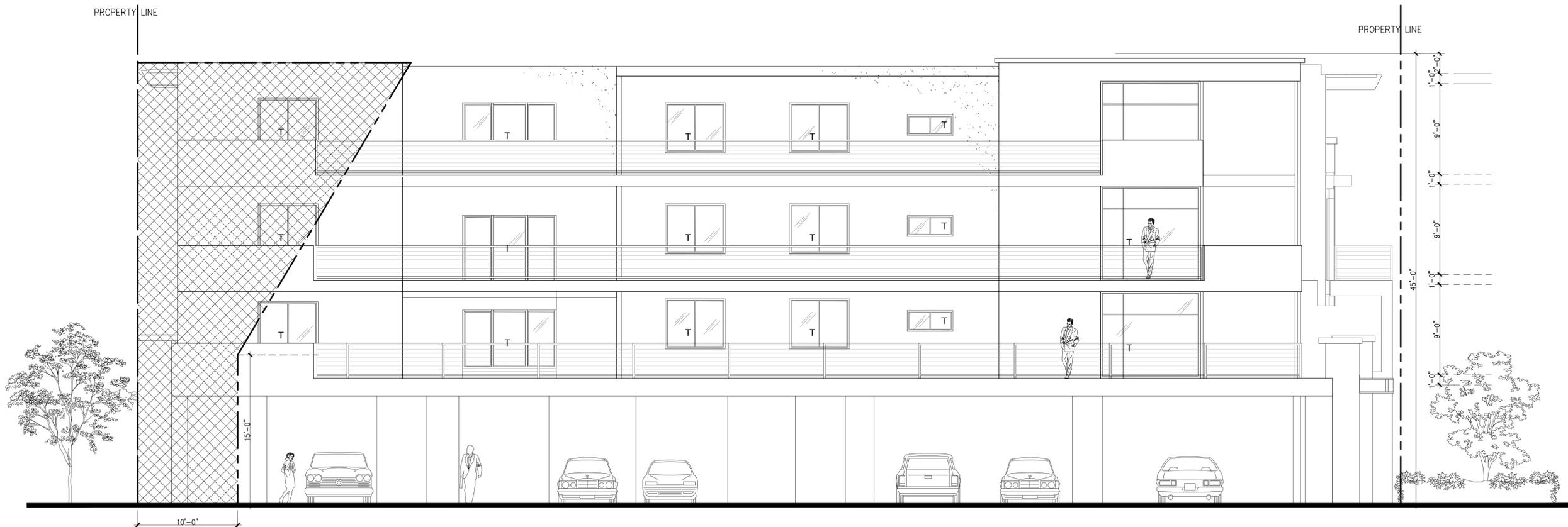
STAMP
 LICENSED ARCHITECT
 FARZIN MALY
 NO. C-33731
 05-31-17
 RENEWAL DATE
 STATE OF CALIFORNIA

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

SUBMITTAL DATES:

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

SHEET NO.:
A-15



CONCESSIONS DIAGRAM ON NORTH ELEVATION

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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

SUBMITTAL DATES:	
OWNER:	
PLAN CHECK:	
O.T.B.:	

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

CONCESSIONS DIAGRAM 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



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

SHEET NO:
A-16



VIEW FROM WASHINGTON AND SAWTELLE

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS

SUBMITTAL DATES:	
OWNER:	
PLAN CHECK:	
O.T.B.:	

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

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

SHEET TITLE: **RENDERS**

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-18



VIEW FROM SAWTELLE AND ALLEY

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

SUBMITTAL DATES:
 OWNER:
 PLAN CHECK:
 O.T.B.:

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

SHEET TITLE: **RENDERS**
 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-19

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS



VIEW FROM WASHINGTON

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

SUBMITTAL DATES:
 OWNER:
 PLAN CHECK:
 O.T.B.:

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

SHEET TITLE: **RENDERS**
 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-20

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS



FIRST PROPOSED BUILDING



REVISED PROPOSED BUILDING

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

SUBMITTAL DATES:	
OWNER:	
PLAN CHECK:	
O.T.B.:	

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

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



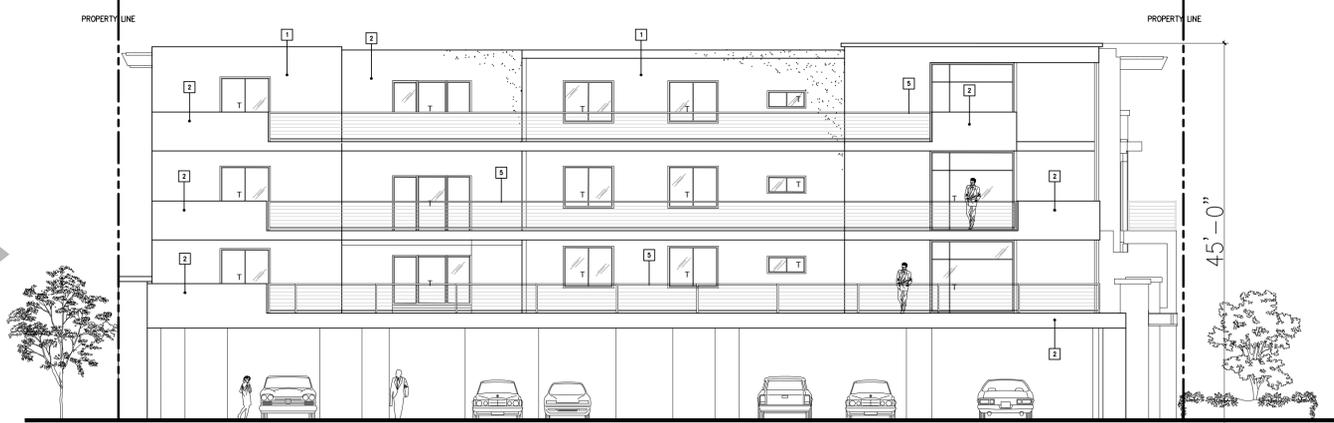
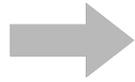
JOB NO:	
DATE:	01.28.17
DRAWN BY:	F. M.
APPROVED BY:	

SHEET NO:
A-21

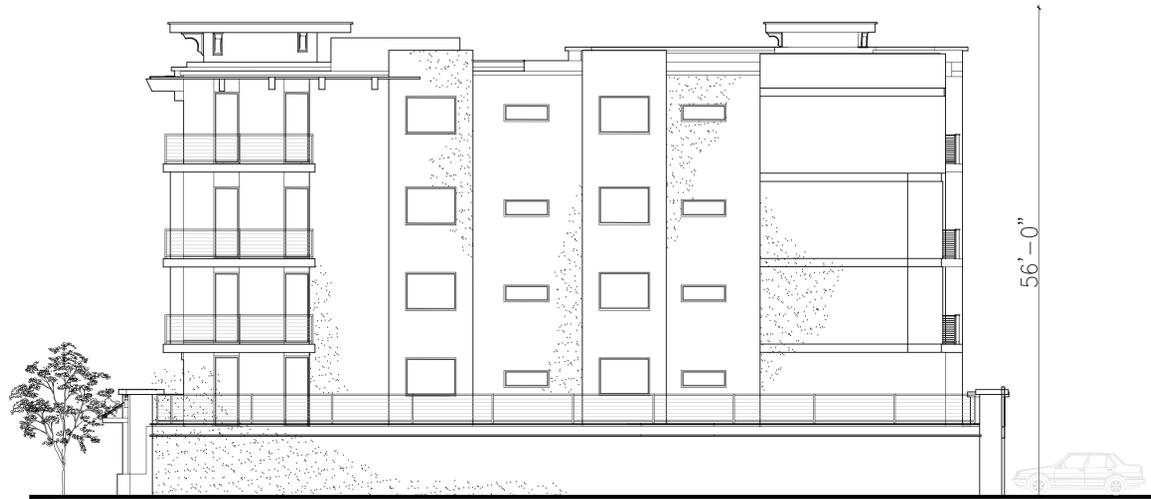
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS



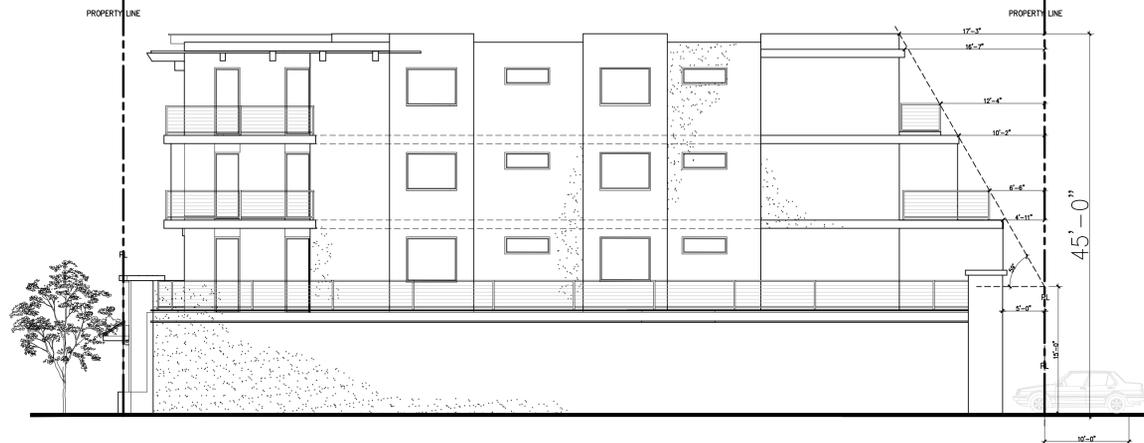
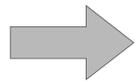
FIRST PROPOSED BUILDING
NORTH ELEVATION



REVISED PROPOSED BUILDING
NORTH ELEVATION



FIRST PROPOSED BUILDING
EAST ELEVATION



REVISED PROPOSED BUILDING
EAST ELEVATION

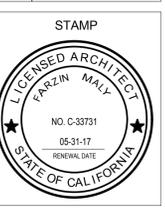
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

REVISIONS	NO.	DATE
1		
2		
3		
4		
5		
6		

OWNER:	
PLAN CHECK:	
O.T.B.:	

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

SHEET TITLE: **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

MATERIAL BOARD
 11281 WASHINGTON PL. CULVER CITY, CA 90230



Royal MAhogany Flush(PU04)
 by TRESPA



Aluminium Sliding Windows by Fleetwood



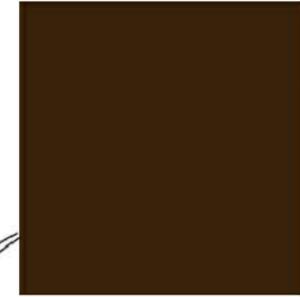
Aluminium Sliding Dorrs by Fleetwood



Ithaca Style Cable Railing- Raven Texture Black
 by KEUKA



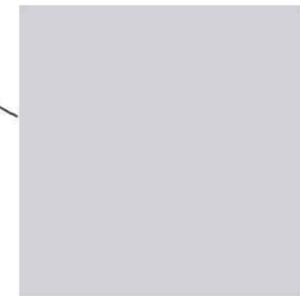
Motley Custom Trellis by Datummetal



CLIFF (3039D) stucco by LAHABRA



SANTIAGO (3032L) stucco by LAHABRA



EGG SHELL (73 base 100) stucco by LAHABRA

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

REVISIONS

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

ARCHITECT: FARZIN MALY
 6624 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-24

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS