

parking:

CULVER CITY:	
REQUIRED FOR RETAIL = 1/250 S.F.; 13,250 S.F. DIVIDED BY 250 = 53 STALLS	
REQUIRED FOR RESIDENTIAL:	
USE	PARKING SPACES REQUIRED
1 BEDROOM	1 SPACE PER EACH UNIT
2 BEDROOM	2 SPACE PER EACH UNIT
GUEST	1 SPACE PER FOUR (4) UNITS
4 1-BEDROOMS = 4 STALLS REQUIRED 44 2-BEDROOMS = 88 STALLS REQUIRED GUEST = 48 UNITS / 4 = 12 STALLS REQUIRED	
TOTAL PARKING REQUIRED = 157 STALLS TOTAL PARKING PROVIDED = 188 STALLS	
CITY OF LOS ANGELES:	
REQUIRED FOR RESIDENTIAL:	
USE	PARKING SPACES REQUIRED
1 BEDROOM	1 SPACE PER EACH UNIT
38 1-BEDROOMS = 38 STALLS REQUIRED 11 - STUDIOS = 11 STALLS REQUIRED 10% REDUCTION BY BICYCLE ORDINANCE = 44 x 10% = 4.4-4.9 = 45	
TOTAL PARKING REQUIRED = 45 STALLS TOTAL PARKING PROVIDED = 64 STALLS	
OVERALL PARKING REQUIRED = 202 STALLS OVERALL PARKING PROVIDED = 202 STALLS	

zoning data
culver city

ZONE:	CG
LOT SIZE: TOTAL FOR BOTH CITIES:	1.35 ACRES (58,806 S.F.)
AREA IN CULVER CITY:	.97 ACRES (42,418 S.F.)
ALLOWABLE UNIT COUNT:	PER CCMC 17,400.065-E-3(1), ALLOWABLE DENSITY = 50 UNITS PER ACRE 50 UNITS PER ACRE x .97 ACRES = 48 UNITS
UNITS PROPOSED:	48 UNITS
ALLOWABLE BUILDING HEIGHT:	56'-0" PER CCMC 17,400.065 TABLE 4.2
PROPOSED BUILDING HEIGHT:	56'-0"
SETBACKS:	PER CCMC 17,400.065 TABLE 4.2; MULTI-USE BUILDINGS ON SPLIT JURISDICTION LOTS ADJACENT TO NON-RESIDENTIAL USE REQUIRE NO SETBACKS
DEDICATIONS:	NONE, SEE SURVEY
SITE COVERAGE:	82%; 34,894 S.F.; CODE ANALYSIS

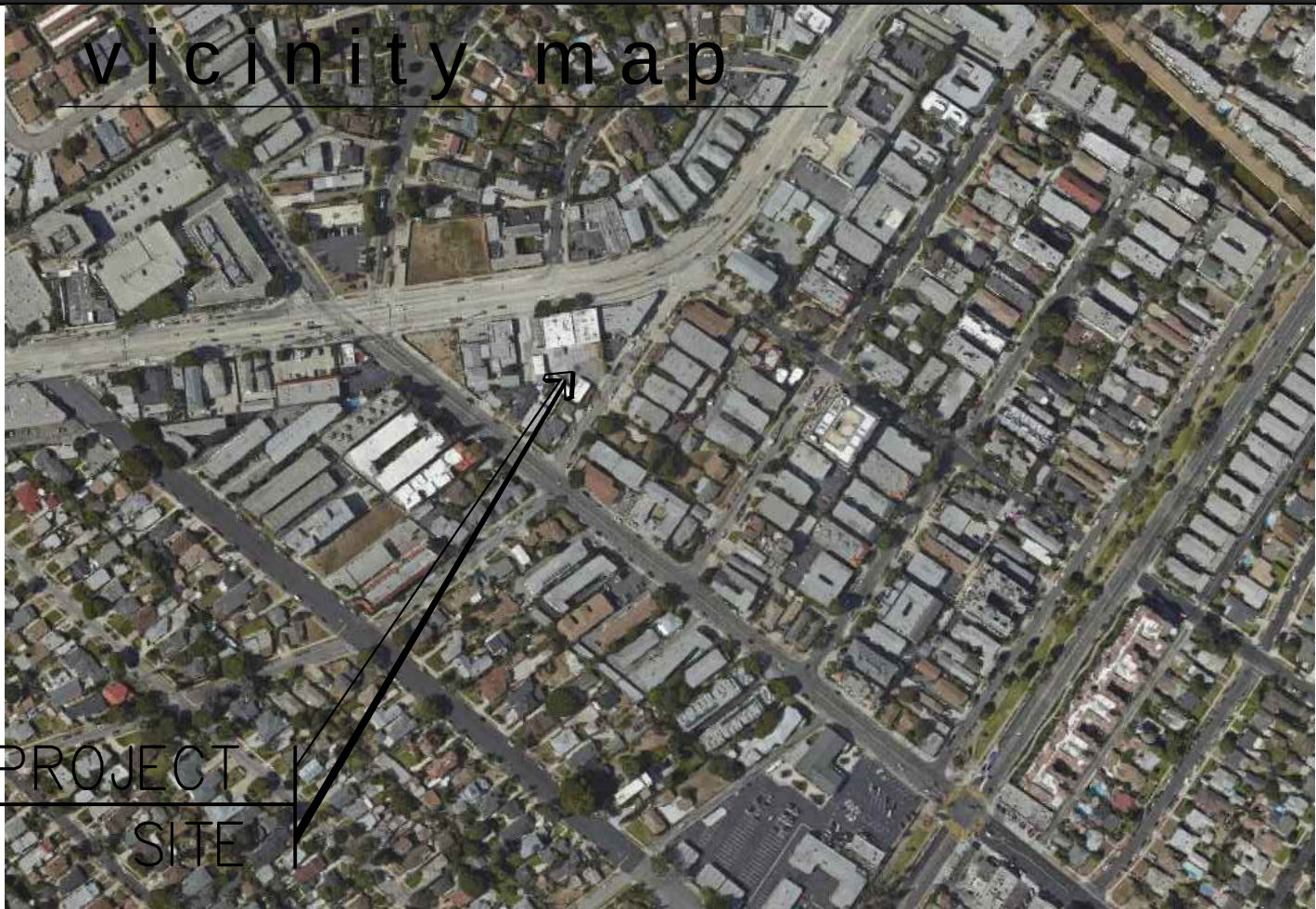


zoning data
los angeles

ZONE:	C2-1 & RS-1
LOT SIZE:	OVERALL: 16,552 S.F. IN C2-1 ZONE: 12,507 S.F. IN ZONE RS-1: 4,045 S.F.
ALLOWABLE UNIT COUNT:	IN ZONE C2-1: 12,507 S.F. LOT SIZE / 400 S.F. PER UNIT = 31 UNITS 31 UNITS x 55% DENSITY BONUS = 11 BONUS UNITS 31 UNITS + 11 BONUS UNITS = 42 UNITS IN ZONE RS-1: 4,045 S.F. LOT SIZE / 800 S.F. PER UNIT = 5 UNITS 5 UNITS x 35% DENSITY BONUS = 2 BONUS UNITS 5 UNITS + 2 BONUS UNITS = 7 UNITS
UNITS PROPOSED:	44 UNITS
AFFORDABILITY:	11% VERY LOW INCOME UNITS 31 BASELINE UNITS IN C2 + 5 BASELINE UNITS IN RS x 11% = 4 AFFORDABLE UNITS
ALLOWABLE BUILDING HEIGHT:	IN C2-1 ZONE: NO RESTRICTION PER LAMC 12.21.1 IN RS-1 ZONE: 45'-0" PER LAMC 12.21.1
PROPOSED BUILDING HEIGHT:	IN C2-1 ZONE: 72'-0" IN RS-1 ZONE: 45'-0"
SETBACKS:	IN C2-1 ZONE: 0' FRONT YARD AT COMMERCIAL GROUND FLOOR 4' SIDE YARD AT RESIDENTIAL LEVELS (FLOORS 2-6) (3' + 4' FOR 6-STORY) IN RS-1 ZONE: 45'-0" 15' FRONT YARD; 6' SIDE YARD (3' + 1' FOR 3-STORY)
DEDICATIONS:	15'-0" ALONG INGLEWOOD BLVD. 5'-0" ALONG LOUISE AVE. *DEDICATIONS NOT REQUIRED TO BE IMPROVED*

legal description:

PARCEL 1:
(APN = 4233-017-017 & 4233-017-018) LOTS 121 AND 122 OF TRACT NO. 2425, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 2:
(APN = 4233-017-007) LOT 8 OF TRACT NO. 9973, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 138 PAGE 21 AND 22 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 3:
(APN = 4233-017-014 & 4233-017-015) LOT 120 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFORM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 118 OF OFFICIAL RECORDS.
PARCEL 4:
(APN = 4233-017-010, 4233-017-011, 4233-017-012 & 4233-017-013), LOTS 118 & 119 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFORM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 1318 OF OFFICIAL RECORDS.



project information

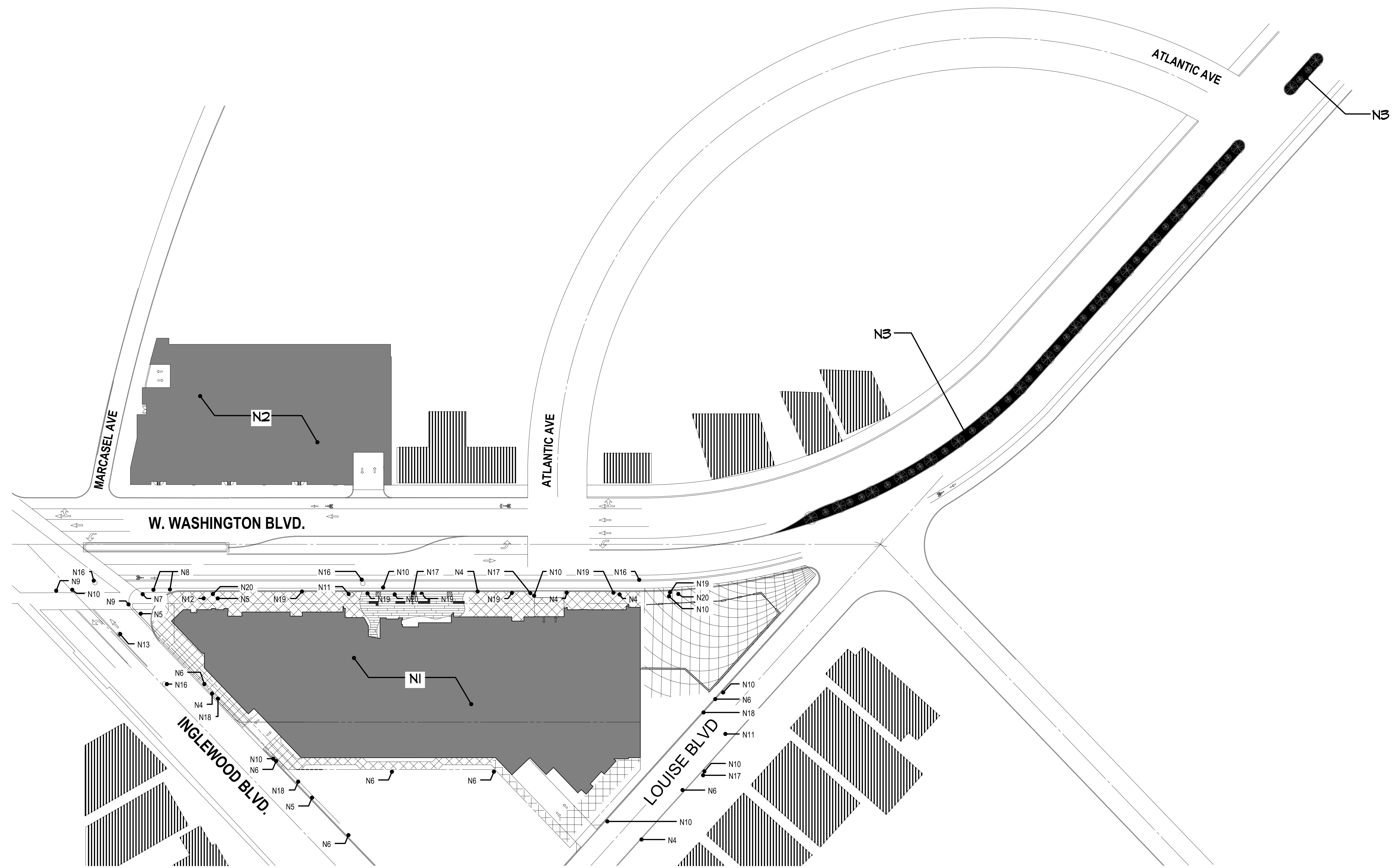
PROJECT NAME:	PENNYLANE
ADDRESS:	11924 W. WASHINGTON BLVD. CULVER CITY, CA 90066 11925 LOUISE AVE. LOS ANGELES, CA 90066
PROJECT DESCRIPTION:	CULVER CITY SIDE 5-STORY, 48 UNIT MIXED USE BUILDING WITH GROUND FLOOR COMMERCIAL SPACE AND 1-LEVEL OF SUBTERRANEAN PARKING GARAGE LOS ANGELES SIDE 6-STORY, 44 UNIT RESIDENTIAL BUILDING WITH 1-LEVEL OF SUBTERRANEAN PARKING GARAGE
CONSTRUCTION TYPE:	CULVER CITY SIDE TYPE V-A OVER TYPE I-A LOS ANGELES SIDE TYPE III-A OVER TYPE I-A
ZONING:	CULVER CITY SIDE CG LOS ANGELES SIDE C2-1 & RS-1
SITE AREA:	CULVER CITY SIDE .97 ACRES = 42,293 S.F. LOS ANGELES SIDE 38 ACRES = 16,552 S.F.
UNIT COUNT:	97 UNITS

sheet index

A0.0	COVER SHEET / PROJECT INFORMATION
A0.1	COMMUNITY BENEFITS & (E) UTILITIES SITE PLAN
A0.2	CULVER CITY SETBACK CALCULATION
A0.3	SURVEY
A0.4	SITE PHOTOS
A1.0	OVERALL SITE PLAN
A1.1	SITE PLAN - CULVER CITY SIDE
A1.2	FLOOR AREA RATIO - CULVER CITY SIDE
A1.3	OPEN SPACE CALCULATION - CULVER CITY SIDE
A1.4	SITE PLAN - LOS ANGELES SIDE
A1.5	FLOOR AREA RATIO - LOS ANGELES SIDE
A1.6	OPEN SPACE CALCULATION - LOS ANGELES SIDE
A2.0	BASEMENT FLOOR PLAN
A2.1	GROUND FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.5	FIFTH FLOOR PLAN
A2.6	SIXTH FLOOR PLAN
A3.0	ROOF PLAN
A3.1	ROOF PLAN - ROOF AREA ABOVE 56'
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
A6.0	RENDERINGS
A6.1	RENDERINGS
A6.2	RENDERINGS
C1.00	PRELIMINARY GRADING AND DRAINAGE
C2.00	PRELIMINARY GRADING AND DRAINAGE
C1	STREET STRIPING PLAN
C2	STREET STRIPING PLAN
C3	STREET STRIPING PLAN
C4	STREET STRIPING PLAN
SHEET 1	GROUND FLOOR PLANTING PLAN
SHEET 2	SECOND FLOOR PLANTING PLAN
SHEET 3	PLANTING IMAGES
SHEET 4	PRELIMINARY LANDSCAPE SECTION
SHEET 5	PRELIMINARY LANDSCAPE SECTION

directory

OWNER :
BASTION DEVELOPMENT CORPORATION 11924 A WEST WASHINGTON BLVD. CULVER CITY, CA 90066 CONTACT: KEVIN READ (310) 701-0282 E-MAIL: kpr@oceanhold.com
ARCHITECT :
pk:architecture 5126 CLARETON DR. SUITE 110 AGOURA HILLS, CA 91301 CONTACT: BRIAN POLIQUIN / ALAN GROFSKY / ANTHONY MOLINA (818) 584-0057 FAX(818) 584-0019 E-MAIL: bp@pkarchitecture.net ag@pkarchitecture.net amol@pkarchitecture.net



notes

- | | | |
|---|--------------------------|--------------------|
| N1. PROPOSED 3, 5 & 6-STORY MIXED-USE BUILDING WITH 1 LEVEL OF UNDERGROUND PARKING | N10. UTILITY BOX | N19. PARKING METER |
| N2. CURRENT MARCASEL PROJECT UNDER CONSTRUCTION | N11. MANHOLE | N20. LIGHT POLE |
| N3. RAISED LANDSCAPED MEDIAN AS PART OF PROPOSED COMMUNITY IMPROVEMENT(S) FOR BOTH MARCASEL & WASHINGTON/PENNYLANE PROPOSED PROJECT | N12. FIBER OPTICS | |
| N4. WATER METER | N13. UTILITY MANHOLE | |
| N5. SIGNAL BOX | N14. TRAFFIC CONTROL BOX | |
| N6. POWERPOLE | N15. WATER VALVE | |
| N7. TRAFFIC LIGHT | N16. STREET MANHOLE | |
| N8. CATCH BASIN & INLET | N17. GAS VAULT | |
| N9. WATER VALVE | N18. TRAFFIC SIGN | |

PRELIMINARY TITLE REPORT

FIRST AMERICAN TITLE COMPANY
1250 CORONA POINTE COURT, SUITE 201
CORONA, CA 92879
ORDER NO.: NHSC-4311764

PROPERTY ADDRESS: 11925 LOUISE AVE. AND 11924, 11928, 11934,
11938, 11948 & 11960 W. WASHINGTON BLVD.; CULVER CITY AND CITY
OF LOS ANGELES

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CULVER AND LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN'S: 4233-017-017 AND 4233-017-018)
LOTS 121 AND 122 OF TRACT NO. 2425, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 4233-017-007)
LOT 8 OF TRACT NO. 9973, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 138 PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN'S: 4233-017-014 AND 4233-017-015)
LOT 120 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF, AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 1318 OF OFFICIAL RECORDS.

PARCEL 4: (APN'S: 4233-017-010; 4233-017-011; 4233-017-012; AND 4233-017-013)
LOTS 118 AND 119 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, AND PARTLY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

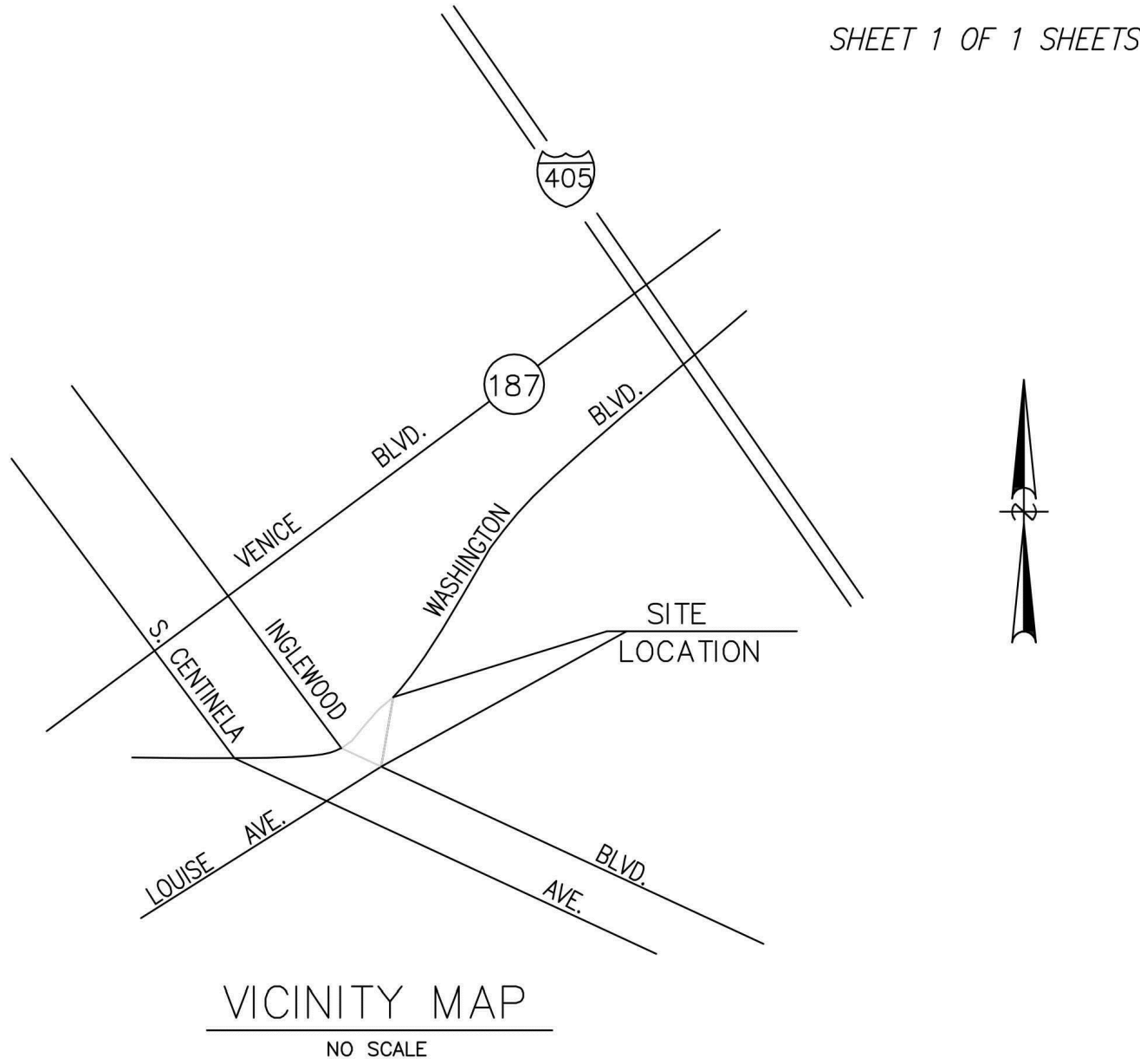
EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF, AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 1318 OF OFFICIAL RECORDS.

SCHEDULE "B" ITEMS

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2013-2014, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$1,564.62, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$1,557.88, DUE PENALTY: \$0.00 TAX RATE AREA: 12463
A. P. NO.: 4233-017-010 AFFECTS: PARCEL 4
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$624.82, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$624.81, DUE PENALTY: \$0.00 TAX RATE AREA: 00067
A. P. NO.: 4233-017-011 AFFECTS: PARCEL 4
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$1,893.93, DELINQUENT PENALTY: \$189.39 SECOND INSTALLMENT: \$1,893.93, DUE PENALTY: \$0.00 TAX RATE AREA: 12463
A. P. NO.: 4233-017-012 AFFECTS: PARCEL 4
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$309.69, DELINQUENT PENALTY: \$30.97 SECOND INSTALLMENT: \$309.68, DUE PENALTY: \$0.00 TAX RATE AREA: 00067
A. P. NO.: 4233-017-013 AFFECTS: PARCEL 4
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$1,644.84, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$1,644.82, DUE PENALTY: \$0.00 TAX RATE AREA: 12463
A. P. NO.: 4233-017-014 AFFECTS: PARCEL 3
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$431.85, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$431.83, DUE PENALTY: \$0.00 TAX RATE AREA: 00067
A. P. NO.: 4233-017-015 AFFECTS: PARCEL 3
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$3,301.25, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$3,301.24, DUE PENALTY: \$0.00 TAX RATE AREA: 12463
A. P. NO.: 4233-017-017 AFFECTS: PARCEL 1
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$834.94, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$834.93, DUE PENALTY: \$0.00 TAX RATE AREA: 00067
A. P. NO.: 4233-017-018 AFFECTS: PARCEL 1
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2012-2013. FIRST INSTALLMENT: \$726.49, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$726.47, DUE PENALTY: \$0.00 TAX RATE AREA: 00067
A. P. NO.: 4233-017-007 AFFECTS: PARCEL 2
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 5894 OF DEEDS, PAGE 237, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
(NOTE: IT IS ADVISED THE CLIENT AND CLIENTS COUNSEL CAREFULLY REVIEW THE LANGUAGE IN REFERENCE TO THE CC&R'S AS RECORDED IN BOOK 5894 OF DEEDS, PAGE 237)
- AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 10357, PAGE 185 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1

SCHEDULE "B" ITEMS CONT'D

- AN OIL AND GAS LEASE EXECUTED BY HARVEY H. EHLERS AND HULDA A. EHLERA AS LESSOR AND HANN-PALMER & CO. AS LESSEE, RECORDED MAY 10, 1960 AS BOOK M508, PAGE 1 OF OFFICIAL RECORDS.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS: PARCEL 3
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: PUBLIC STREET (WASHINGTON BOULEVARD) AND INCIDENTAL PURPOSES.
- AN OIL AND GAS LEASE EXECUTED BY JEANNETT B MUNSEY AD JULIAN E. MUNSEY AS LESSOR AND HANN-PALMER & COMPANY AS LESSEE, RECORDED MAY 10, 1960 AS BOOK M508, PAGE 1 OF OFFICIAL RECORDS.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS: PARCEL 4
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT RESTRICTING USE OF PROPERTY" RECORDED MARCH 8, 2004 AS INSTRUMENT NO. 04-0551936 OF OFFICIAL RECORDS.
(NOTE: IT IS ADVISED THE CLIENT AND CLIENTS COUNSEL CAREFULLY REVIEW THE LANGUAGE IN REFERENCE TO THE CC&R'S AS RECORDED IN BOOK 5894 OF DEEDS, PAGE 237)
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,600,000.00 RECORDED MAY 7, 2010 AS INSTRUMENT NO. 20100626617 OF OFFICIAL RECORDS. DATED: APRIL 29, 2010
TRUSTOR: GORDON F. VOSBURG AND JEANETTE VOSBURG, TRUSTEES OF THE VOSBURG FAMILY TRUST, DATED JUNE 21, 1981 AND RESTATED ON OCTOBER 9, 2002
TRUSTEE: AMERICAN SECURITIES COMPANY, A CORPORATION BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.



SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- (---) INDICATES RECORD INFORMATION PER TRACT NO. 2425

LEGEND

INDICATES BOUNDARY

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N82°10'20"E FOR THE CENTERLINE OF WASHINGTON BLVD., AS SHOWN ON TRACT MAP NO. 2425, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES IN BOOK 23, PAGE 16 OF RECORDS OF SURVEY OF OFFICIAL RECORDS.

LAND AREA

GROSS: 1.36 ACRES / 59,042 S.F.
NET: 1.33 ACRES / 57,867 S.F.

GROSS WITHIN CULVER CITY: 0.97 ACRES / 42,418
NET WITHIN CULVER CITY: 0.95 ACRES / 41,243

GROSS WITHIN LA CITY: 0.38 ACRES / 16,624 S.F.
NET WITHIN LA CITY: 0.38 ACRES / 16,624 S.F.

FLOOD ZONE DESIGNATION

FLOOD ZONE: X
CITY OF LOS ANGELES MAP NUMBER: 06037C1760F
CITY OF CULVER CITY MAP NUMBER: 060114C1760F
EFFECTIVE DATE: SEPTEMBER 26, 2008

NOTE: THE PROPERTY IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

DRAWN BY: E.L.
CHECKED BY: M.A.M.
DATE: FEBRUARY 27, 2013
JOB NO. : 13-014 CULVER CITY/ LA CITY

EASEMENT CONSTRAINT MAP

CITY OF CULVER CITY & CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED FOR
BASTION DEVELOPMENT CORP.
500-1681 CHESTNUT ST.
VANCOUVER, BC V6J4M6

MERIDIAN LAND SERVICES, INC.
43460 RIDGE PARK DRIVE, SUITE 240
TEMECULA, CA 92591
V: 951.440.4377 - F: 951.678.8231

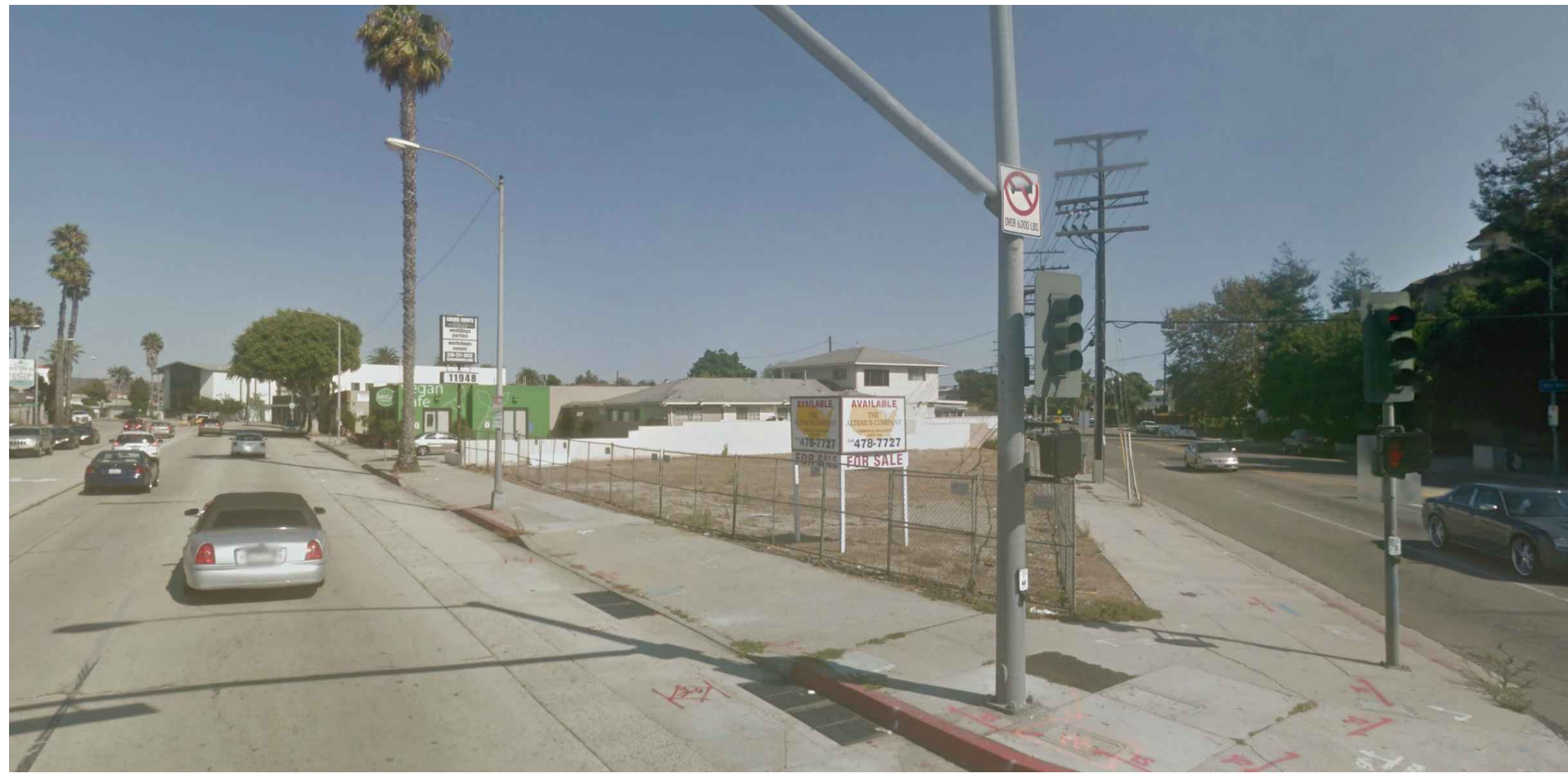
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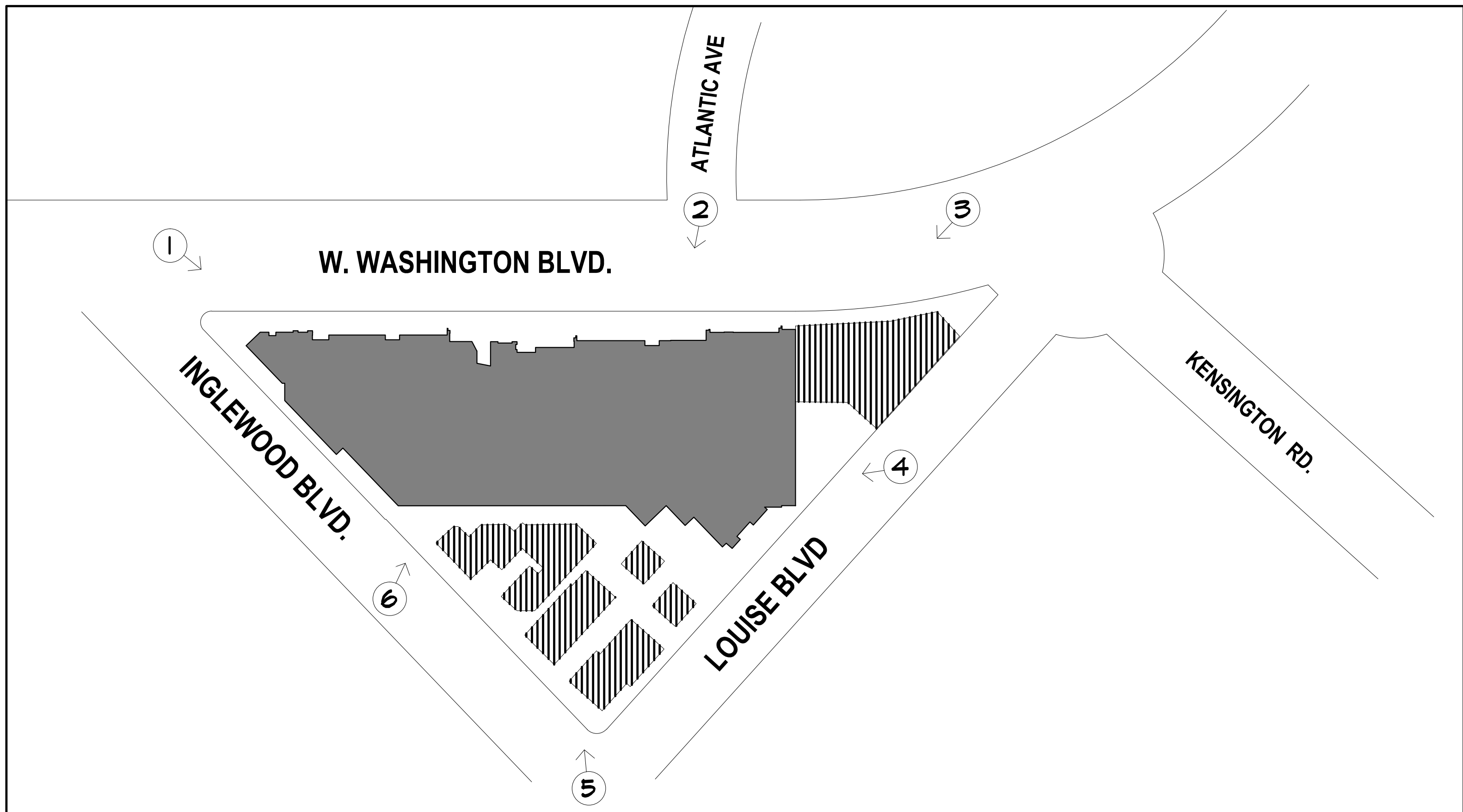
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5



4



pk:a

pk:architecture

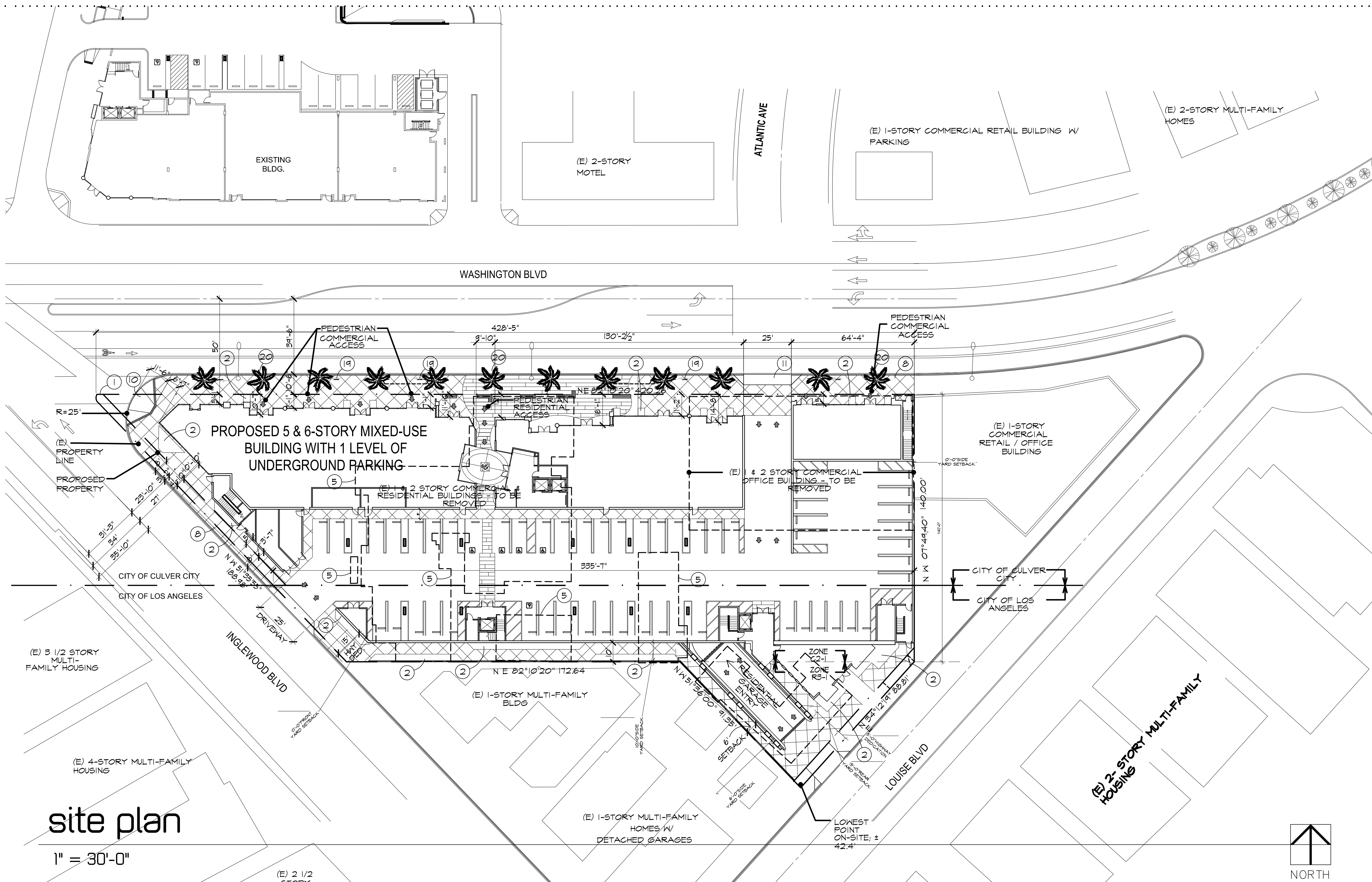
5126 Claretton Drive, Suite 100
Agoura Hills, California 91301
v. 818.594.0057 f. 818.594.0019
w. pk:architecture.net

site photos :

pennylane
residential & retail building
11924 washington blvd.
culver city, california

client review: 5-19-15
client review: 6-02-15
planning sub.: 7-09-15
planning sub.: 9-08-15

AD:4
15-0300



site plan
1" = 30'-0"

keynotes:

- PROPERTY LINE
- LANDSCAPING
- 24" HIGH PLANTER
- BENCHES
- DOUBLE YELLOW LINE @ CENTER OF DRIVE WAY
- CONCRETE WHEEL STOP, TYPICAL.
- BUILDING INDEX
- EXISTING SIDEWALK ALONG WASHINGTON BLVD. TO BE REMOVED AND RECONSTRUCTED PER THE CITY OF CULVER CITY
- RESIDENTIAL STACKED MAIL BOXES
- NEW CURB CUT ADA REQUIREMENTS.
- NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF CULVER CITY REQUIREMENTS.
- STAIRS TO BASEMENT PARKING LEVEL
- STAIRS TO APARTMENT LEVELS ABOVE
- EXISTING ABOVE-GROUND UTILITIES - TO BE RELOCATED (FIRE HYDRANT, STREET/TRAFFIC LIGHTS, MANHOLE, METER)
- TRASH ENCLOSURE - CONCRETE BLOCK PAINTED.
- KNOX BOX FOR BUILDING
- KNOX BOX FOR GARAGE GATE
- EXISTING STREET LIGHTS TO BE CONVERTED TO LOW VOLTAGE
- BIKE RACK
- NEW STREET TREES PER THE CITY OF CULVER CITY MASTER STREET TREE PROGRAM

general notes

- REMOVE ALL EXISTING BUILDINGS AND THEIR COMPONENTS THAT ARE LOCATED ON THE SITE, CAP AND SEAL ALL COMPONENTS TO THE STREET UTILITIES.
- REPLACE SIDEWALK, CURB AND GUTTER AS NECESSARY TO MATCH ADJACENT SIDEWALKS PER PLANNING DEPARTMENT.
- TOPOGRAPHY AT THE SITE SHOWN ON ATTACHED TOPOGRAPHY SURVEY.

open space - culver city

REQUIRED:

PER CCMC 17.400.065-G-3;
75 S.F. OF OPEN SPACE IS REQUIRED PER UNIT

UNIT COUNT	OPEN SPACE / UNIT	TOTAL OPEN SPACE REQ'D.
48 UNITS	75 S.F.	3,600 S.F.

TOTAL PROVIDED OPEN SPACE = 20,772 S.F.

open space - los angeles

REQUIRED:

PER LAMC 12.21-G-2;
100 S.F. OF OPEN SPACE IS REQUIRED FOR UNITS WITH < 3 HABITABLE ROOMS

UNIT TYPE	UNIT COUNT	OPEN SPACE / UNIT	TOTAL
1-BEDROOM	49 UNITS	100 S.F. / UNIT	4,900 S.F.

TOTAL OPEN SPACE REQUIRED IN CULVER CITY: 3,600 S.F.
TOTAL OPEN SPACE PROVIDED IN CULVER CITY: 20,772 S.F.
SURPLUS OPEN SPACE PROVIDED IN CULVER CITY: 17,172 S.F.

TOTAL OPEN SPACE REQUIRED IN LOS ANGELES: 4,900 S.F.
TOTAL OPEN SPACE PROVIDED IN LOS ANGELES: 4,045 S.F.
TOTAL OPEN SPACE IN CULVER CITY TO BE USED TO MEET CITY OF L.A. REQUIREMENTS: 855 S.F.

TOTAL OPEN SPACE REQUIRED ON SITE: 8,500 S.F.
TOTAL OPEN SPACE PROVIDED IN CULVER CITY: 24,817 S.F.
SURPLUS OPEN SPACE PROVIDED IN CULVER CITY: 16,317 S.F.

project density

CULVER CITY:

ALLOWABLE UNIT COUNT:

PER CCMC 17.400.065-E-3(I); ALLOWABLE DENSITY = 50 UNITS PER ACRE
50 UNITS PER ACRE x .97 ACRES LOT SIZE = 48 UNITS

PROPOSED UNIT COUNT and MIX:

UNIT TYPE	COUNT	AVERAGE AREA PER UNIT
1-BEDROOM	4	900 S.F.
2-BEDROOM	44	1,119 S.F.

TOTAL UNIT COUNT IN CULVER CITY = 48

LOS ANGELES:

ALLOWABLE UNIT COUNT:

IN C2-1 ZONE:
12,507 S.F. LOT SIZE / 400 S.F. PER UNIT = 31 UNITS
31 UNITS x 35% DENSITY BONUS = 11 BONUS UNITS
31 UNITS + 11 BONUS UNITS = 42 UNITS

IN R3-1 ZONE:
4,045 S.F. LOT SIZE / 800 S.F. PER UNIT = 5 UNITS
5 UNITS x 35% DENSITY BONUS = 2 BONUS UNITS
5 UNITS + 2 BONUS UNITS = 7 UNITS

PROPOSED UNIT COUNT and MIX:

UNIT TYPE	COUNT	AVERAGE AREA PER UNIT
STUDIO	11	453 S.F.
1-BEDROOM	38	810 S.F.

TOTAL UNIT COUNT IN LOS ANGELES = 49

AFFORDABILITY:

31 BASE UNITS + 5 BASE UNITS x 11% = 4 AFFORDABLE UNITS

TOTAL UNITS PROPOSED = 97

legal description

PARCEL 1:

(APN - 4233-017-017 & 4233-017-018) LOTS 121 AND 122 OF TRACT NO. 2425, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

(APN - 4233-017-007) LOT 8 OF TRACT NO. 9973, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 138 PAGE 21 AND 22 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

(APN - 4233-017-014 & 4233-017-015) LOT 120 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFORM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 118 OF OFFICIAL RECORDS.

PARCEL 4:

(APN - 4233-017-010, 4233-017-011, 4233-017-012 & 4233-017-013), LOTS 118 & 119 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFORM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 1316 OF OFFICIAL RECORDS.

parking:

CULVER CITY:

REQUIRED FOR RETAIL = 1/250 S.F.:
13,603 S.F. DIVIDED BY 250 = 54 STALLS

REQUIRED FOR RESIDENTIAL:

USE	PARKING SPACES REQUIRED
1 BEDROOM	1 SPACE PER EACH UNIT
2 BEDROOM	2 SPACE PER EACH UNIT
GUEST	1 SPACE PER FOUR (4) UNITS

4 1-BEDROOMS = 4 STALLS REQUIRED
44 2-BEDROOMS = 88 STALLS REQUIRED
GUEST = 48 UNITS / 4 = 12 STALLS REQUIRED

TOTAL PARKING REQUIRED = 158 STALLS
TOTAL PARKING PROVIDED = 139 STALLS

CITY OF LOS ANGELES:

REQUIRED FOR RESIDENTIAL:

USE	PARKING SPACES REQUIRED
1 BEDROOM	1 SPACE PER EACH UNIT

38 1-BEDROOMS = 38 STALLS REQUIRED
11 - STUDIOS = 11 STALLS REQUIRED
10% REDUCTION BY BICYCLE ORDINANCE = 49 x 10% = 4.9-49 = 45

TOTAL PARKING REQUIRED = 45 STALLS
TOTAL PARKING PROVIDED = 64 STALLS

OVERALL PARKING REQUIRED = 203 STALLS
OVERALL PARKING PROVIDED = 203 STALLS

floor area ratio-culver city

ALLOWABLE F.A.R.:

NO RESTRICTIONS

LOT AREA:

42,418 S.F.

TOTAL ALLOWABLE F.A.R.:

UNLIMITED

FLOOR AREA SCHEDULE:

LEVEL	AREA TYPE	AREA
1ST FLOOR	COMMERCIAL	13,874 S.F.
1ST FLOOR	COMMON AREA	2,204 S.F.
2ND FLOOR	RESIDENTIAL	16,977 S.F.
2ND FLOOR	AMENITY AREA	670 S.F.
3RD FLOOR	RESIDENTIAL	16,977 S.F.
4TH FLOOR	RESIDENTIAL	16,953 S.F.
5TH FLOOR	RESIDENTIAL	16,953 S.F.

TOTAL FLOOR AREA PROVIDED: 84,608 S.F.
84,608 S.F. DIVIDED BY 42,418 S.F. = 2.0:1

floor area ratio-los angeles

ALLOWABLE F.A.R. WITHIN ZONE C2-1:

BEFORE THE DENSITY BONUS INCENTIVES = 1.5:1

PER THE DENSITY BONUS INCENTIVES, ADD ADDITIONAL = 1.35:1

ALLOWABLE F.A.R. = 1.5 x 1.35 = 2.025:1

ALLOWABLE F.A.R. WITHIN ZONE R3-1:

BEFORE THE DENSITY BONUS INCENTIVES = 3.0:1

PER THE DENSITY BONUS INCENTIVES, ADD ADDITIONAL = 1.35:1

ALLOWABLE F.A.R. = 3.0 x 1.35 = 4.05:1

TOTAL ALLOWABLE F.A.R.:

IN C2-1 ZONE = 2.025 x 12,579 S.F. (LOT AREA) = 25,472 S.F.

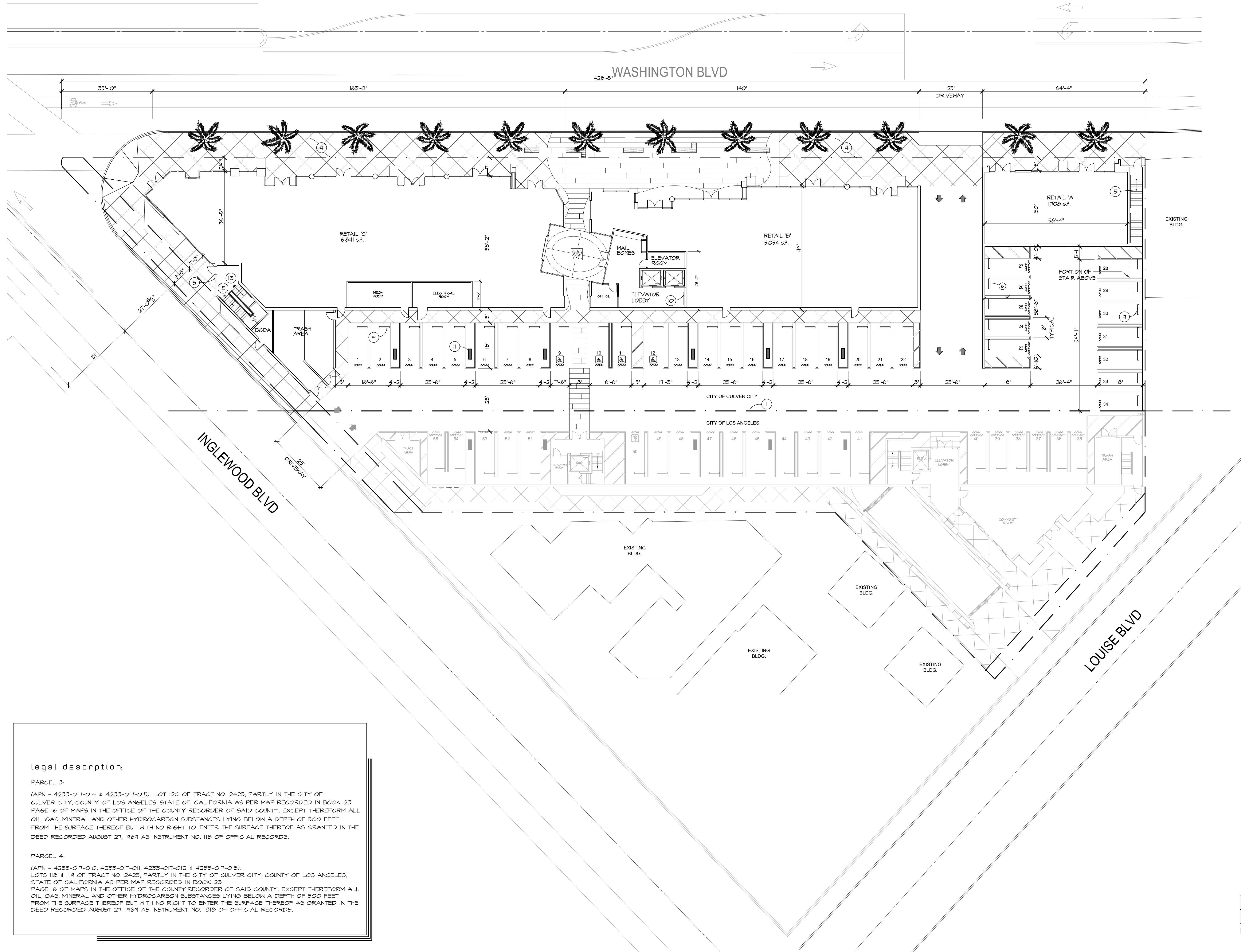
IN R3-1 ZONE = 4.05 x 2,454 S.F. (BUILDABLE AREA) = 9,939 S.F.

TOTAL ALLOWABLE FAR = 35,411 S.F.

FLOOR AREA SCHEDULE:

LEVEL	AREA TYPE	AREA
1ST FLOOR	COMMUNITY ROOM	901 S.F.
1ST FLOOR	COMMON AREA	1,476 S.F.
2ND FLOOR	RESIDENTIAL	7,890 S.F.
3RD FLOOR	RESIDENTIAL	7,890 S.F.
4TH FLOOR	RESIDENTIAL	6,658 S.F.
5TH FLOOR	RESIDENTIAL	6,658 S.F.
6TH FLOOR	RESIDENTIAL	6,638 S.F.
6TH FLOOR	COMMON AREA	47 S.F.

TOTAL F.A.R. PROVIDED: 35,411 S.F.



legal description

PARCEL 3:
(APN - 4233-017-014 & 4233-017-015) LOT 120 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 118 OF OFFICIAL RECORDS.

PARCEL 4:
(APN - 4233-017-010, 4233-017-011, 4233-017-012 & 4233-017-013), LOTS 118 & 119 OF TRACT NO. 2425, PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BUT WITH NO RIGHT TO ENTER THE SURFACE THEREOF AS GRANTED IN THE DEED RECORDED AUGUST 27, 1969 AS INSTRUMENT NO. 1318 OF OFFICIAL RECORDS.

zone:	CC
lot size:	.97 ACRES = 42,418 S.F.
retail s.f.	13,603 S.F.
allowable unit count:	PER CCMC (7,400.065-E-E(1)) ALLOWABLE DENSITY = 50 UNITS PER ACRE 50 UNITS PER ACRE X .97 = 48 UNITS
proposed units:	48 UNITS
allowable building height:	56'-0" PER CCMC (7,400.065 TABLE 4-2)
proposed building height:	56'-0"
setbacks:	PER CCMC (7,400.065 TABLE 4.2; MULTI-USE BUILDINGS ON SPLIT JURISDICTION LOTS ADJACENT TO NON-RESIDENTIAL USE REQUIRE NO SETBACKS
dedications:	NONE

- keynotes:
- ① CITY LIMIT LINE
 - ② PROPERTY LINE
 - ③ LANDSCAPING
 - ④ EXISTING SIDEWALK ALONG INGLEWOOD BLVD. AND LOUISE BLVD. TO BE REMOVED AND RECONSTRUCTED PER THE CITY OF CULVER CITY
 - ⑤ KNOX BOX FOR BUILDING
 - ⑥ COVERED ALUM AWNING PAINTED 3 FT. MAX. PROJECTION INTO SETBACK PER CULVER CITY MUNICIPAL CODE (7,500, E TABLE 3-1)
 - ⑦ SOFFIT ABOVE
 - ⑧ DOUBLE YELLOW LINE @ CENTER OF DRIVEWAY
 - ⑨ CONCRETE WHEEL STOP, TYPICAL.
 - ⑩ BUILDING INDEX
 - ⑪ STRUCTURAL COLUMNS
 - ⑫ NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF CULVER CITY REQUIREMENTS.
 - ⑬ STAIRS TO BASEMENT PARKING LEVEL
 - ⑭ NEW CURB CUT ADA REQUIREMENTS.
 - ⑮ STAIRS TO APARTMENT LEVELS ABOVE

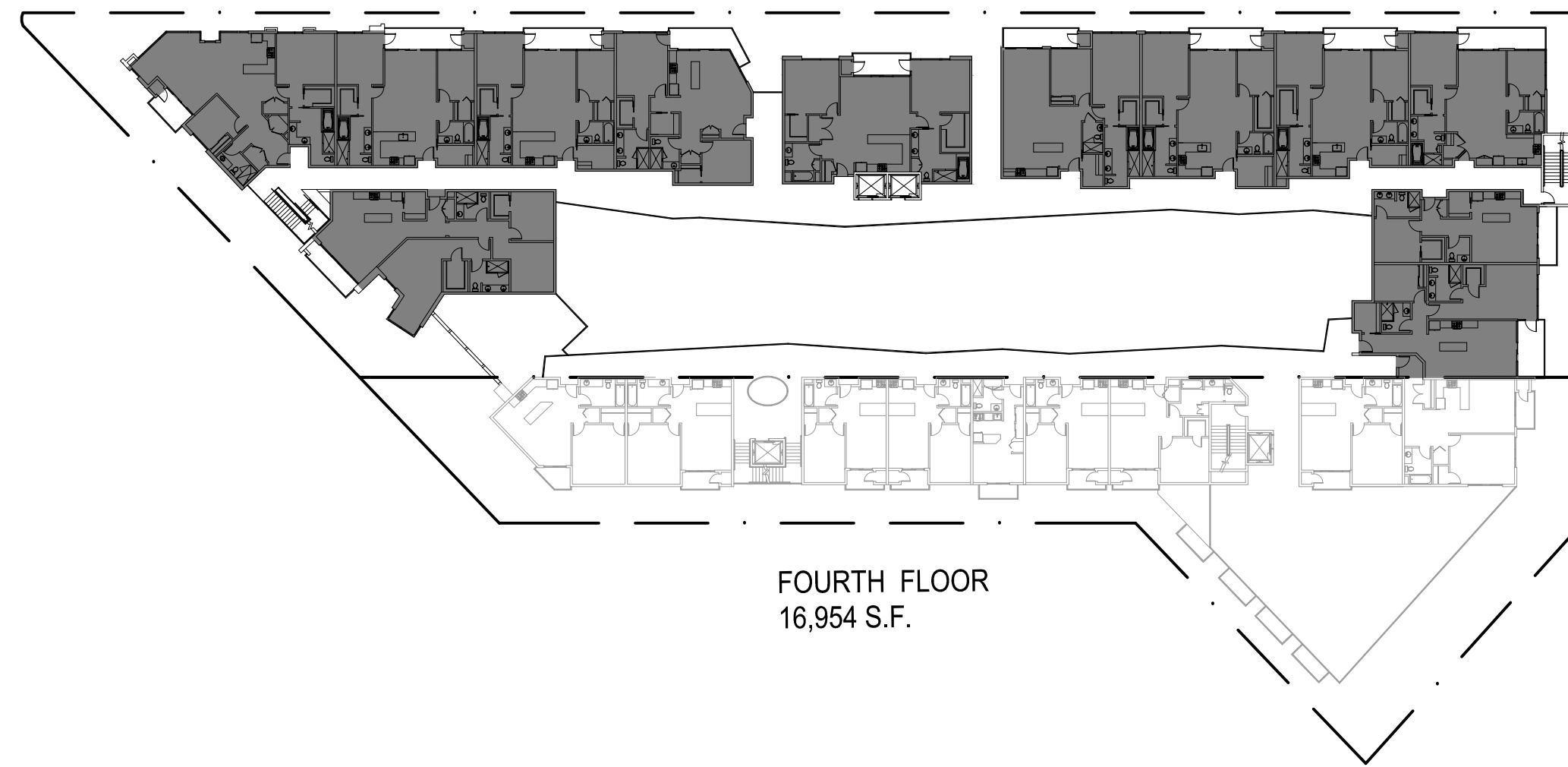
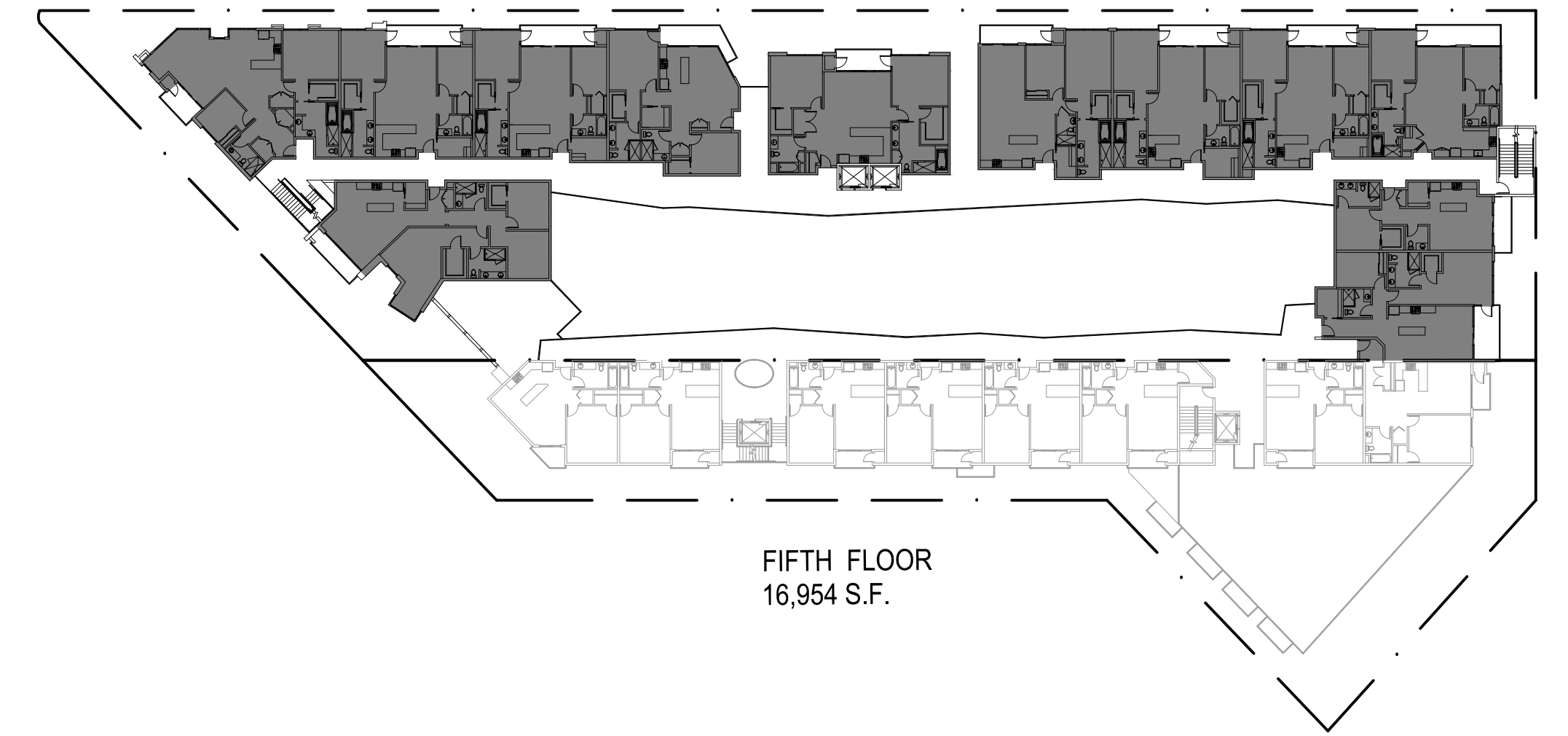
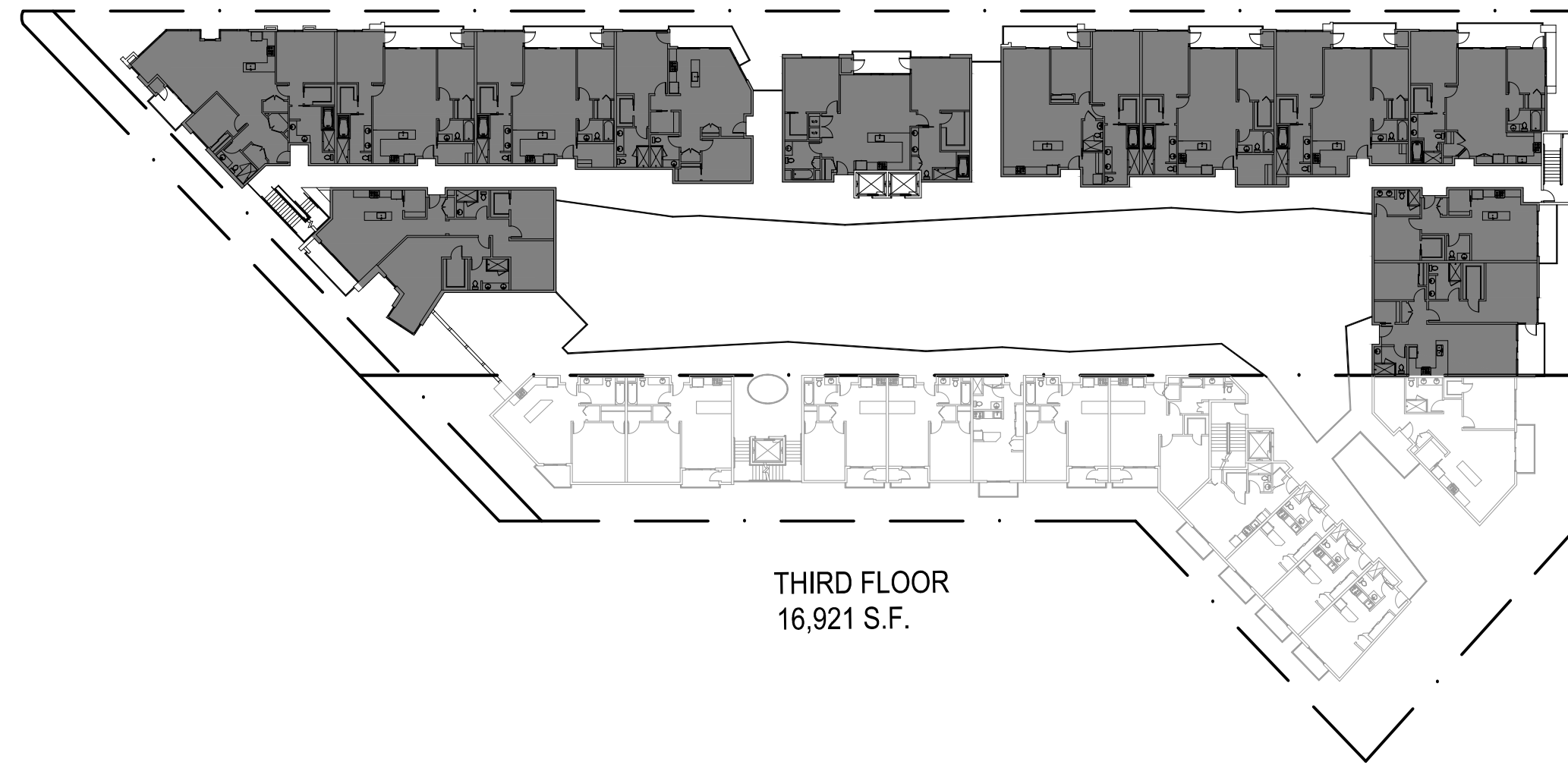
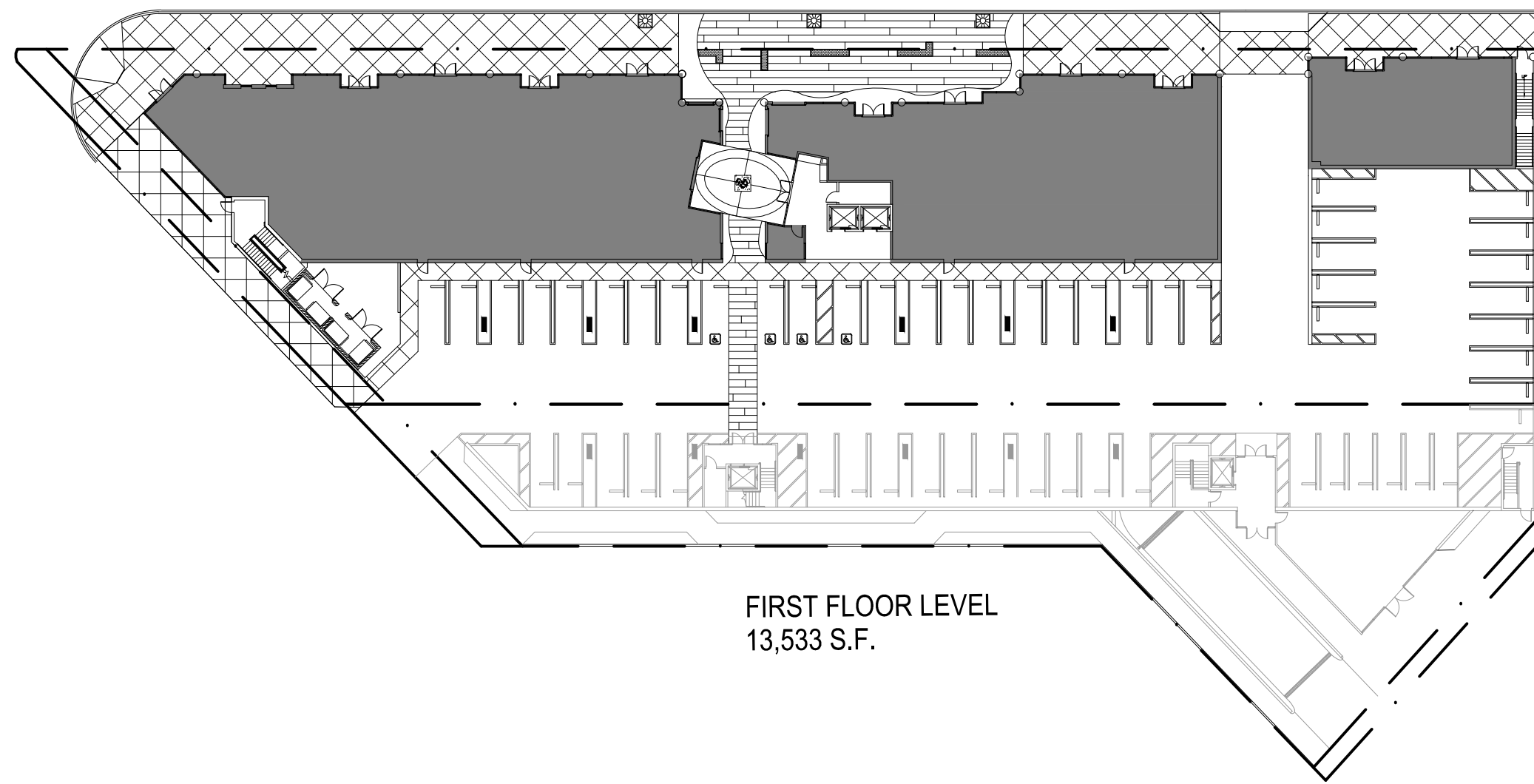
parking:

REQUIRED FOR RETAIL = 1/250 S.F.
13,603 S.F. DIVIDED BY 250 = 54 STALLS

REQUIRED FOR RESIDENTIAL:

USE	PARKING SPACES REQUIRED
1 BEDROOM	1 SPACE PER EACH UNIT
2 BEDROOM	2 SPACE PER EACH UNIT
GUEST	1 SPACE PER FOUR (4) UNITS

4 1-BEDROOMS = 4 STALLS REQUIRED
44 2-BEDROOMS = 88 STALLS REQUIRED
GUEST = 48 UNITS / 4 = 12 STALLS REQUIRED
TOTAL PARKING REQUIRED = 158 STALLS
TOTAL PARKING PROVIDED = 134 STALLS



floor area ratio - culver city

ALLOWABLE F.A.R.:
NO RESTRICTIONS

LOT AREA:
42,418 S.F.

TOTAL ALLOWABLE F.A.R.:
UNLIMITED

TOTAL F.A.R. PROVIDED: 84,608 S.F.

84,608 S.F. DIVIDED BY 42,418 S.F. = 2.0:1

gross building area - culver city

GROSS BUILDING AREA SCHEDULE:

LEVEL	AREA TYPE	AREA
BASEMENT	PARKING	31,243 S.F.
1ST FLOOR	COMMERCIAL	13,874 S.F.
1ST FLOOR	PARKING	15,665 S.F.
1ST FLOOR	COMMON AREA	2,204 S.F.
2ND FLOOR	RESIDENTIAL	17,978 S.F.
3RD FLOOR	RESIDENTIAL	17,978 S.F.
4TH FLOOR	RESIDENTIAL	17,978 S.F.
5TH FLOOR	RESIDENTIAL	17,978 S.F.

TOTAL GROSS BUILDING AREA: 140,898 S.F.

lot coverage - culver city

GROSS BUILDING AREA AT FIRST FLOOR:	31,743 S.F.
GROSS LOT AREA:	42,418 S.F.
LOT COVERAGE:	74.8%



pk:a
architecture

5126 Claretton Drive, Suite 100
Agoura Hills, California 91301

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w. pkarchitecture.net



floor area:
culver city side
1" = 40'-0"

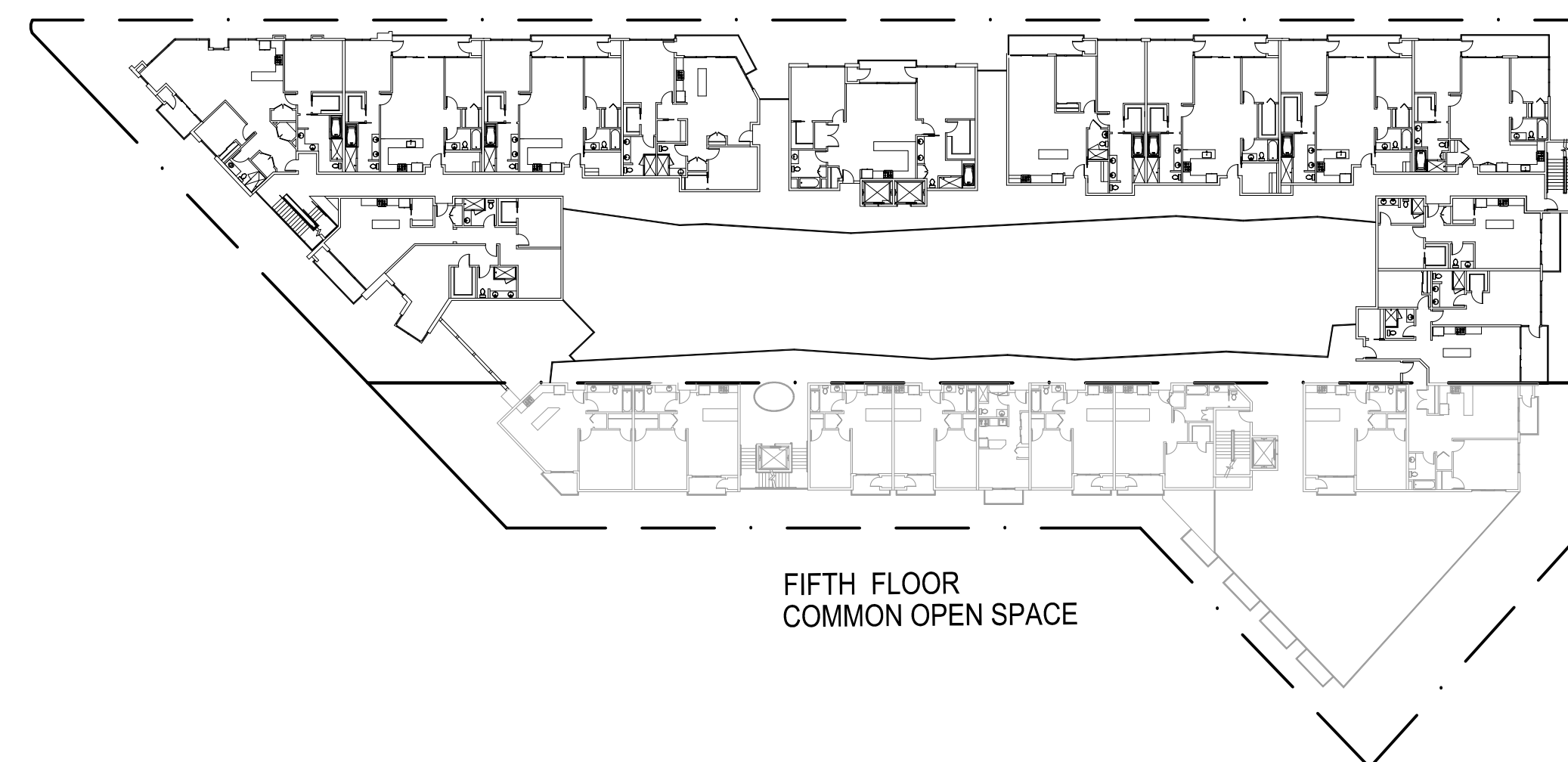
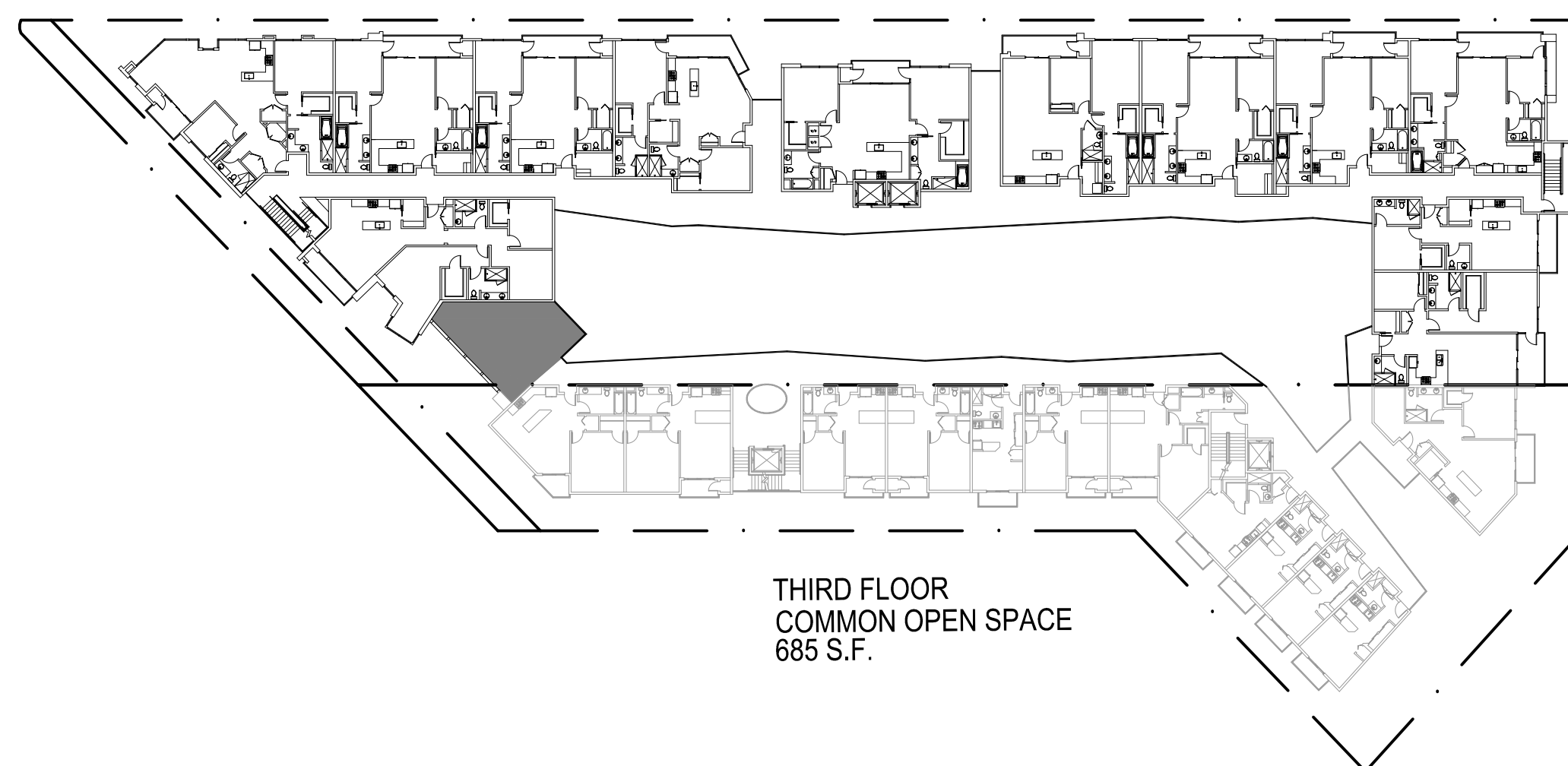
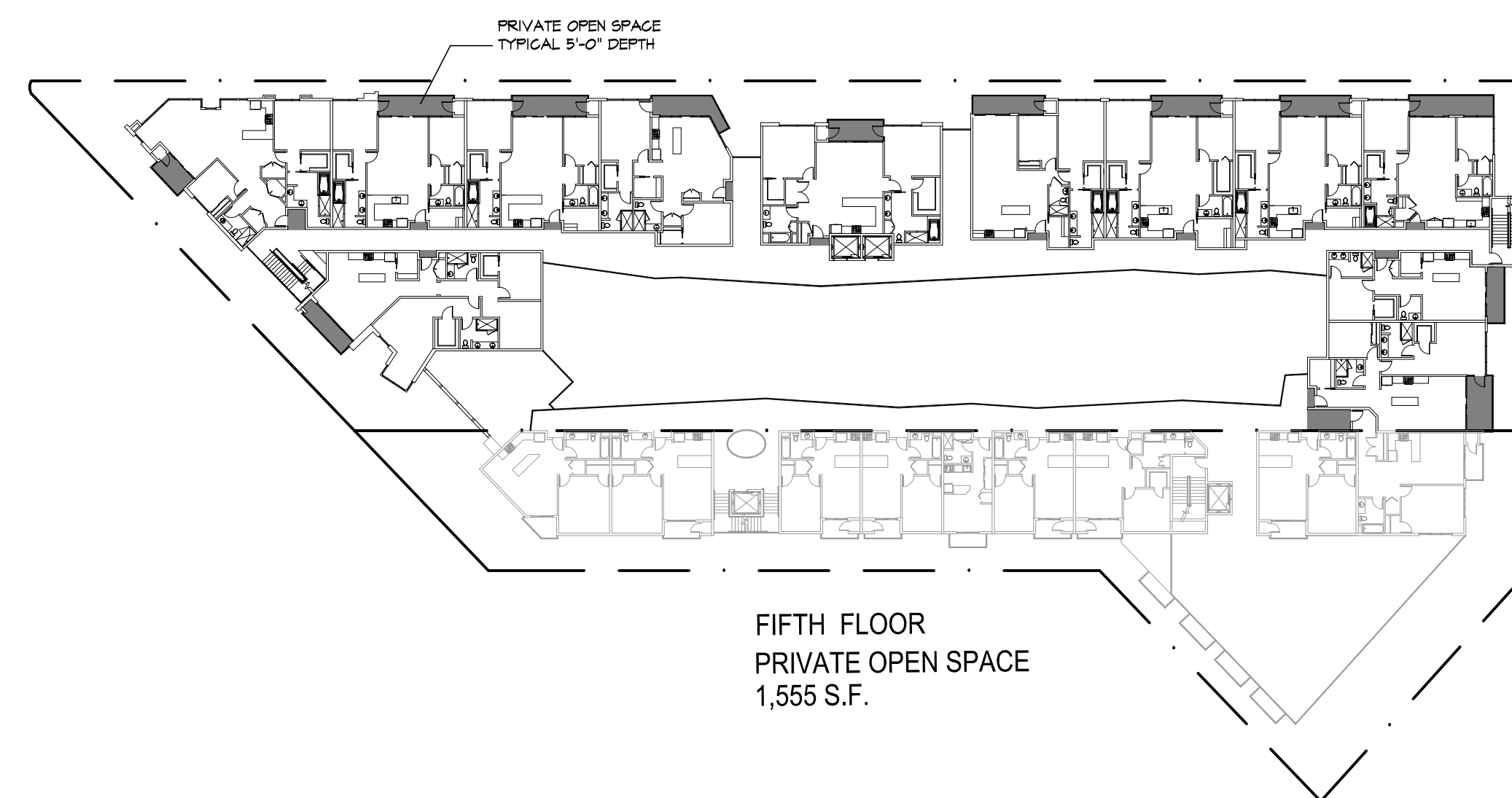
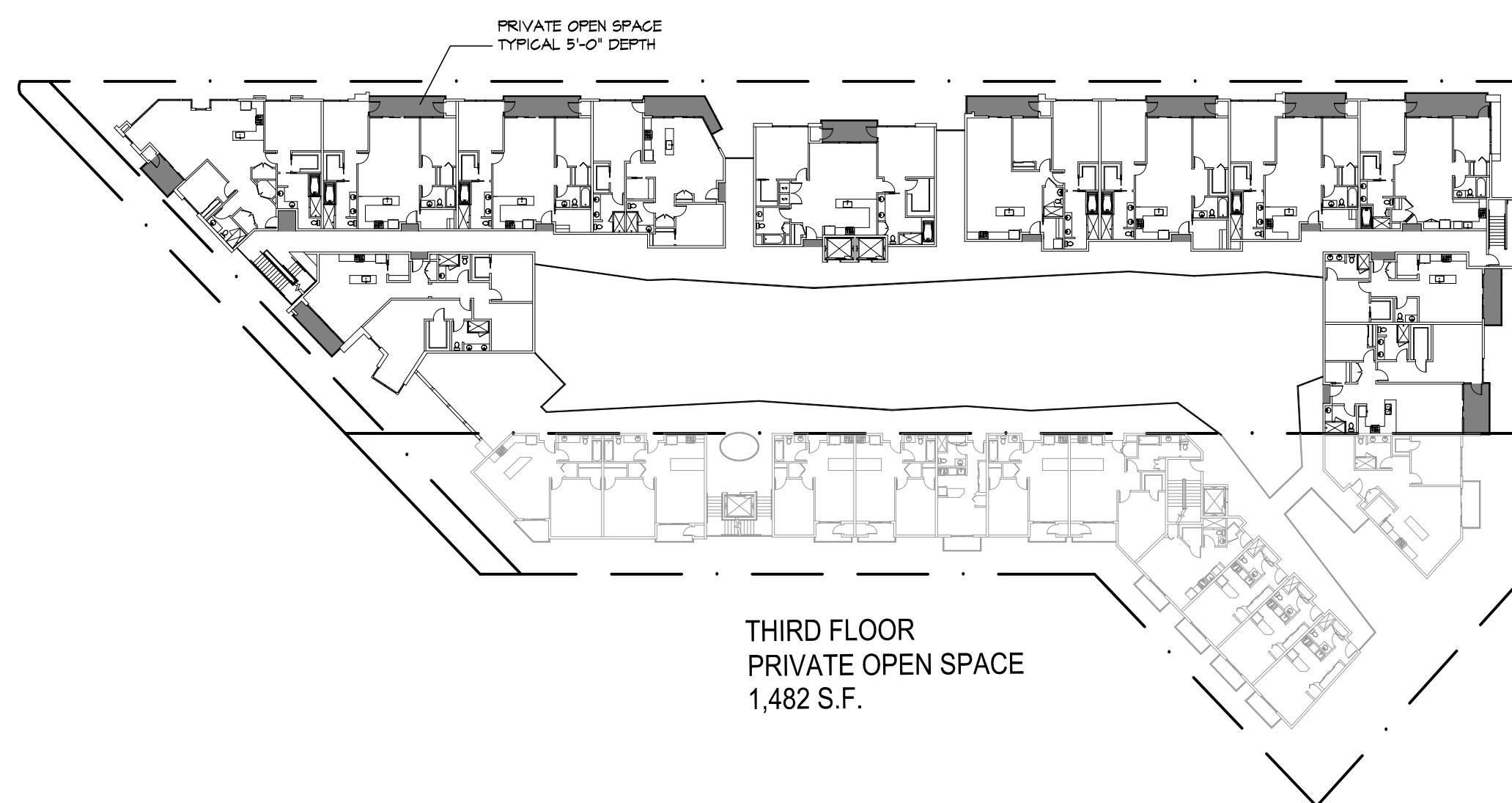
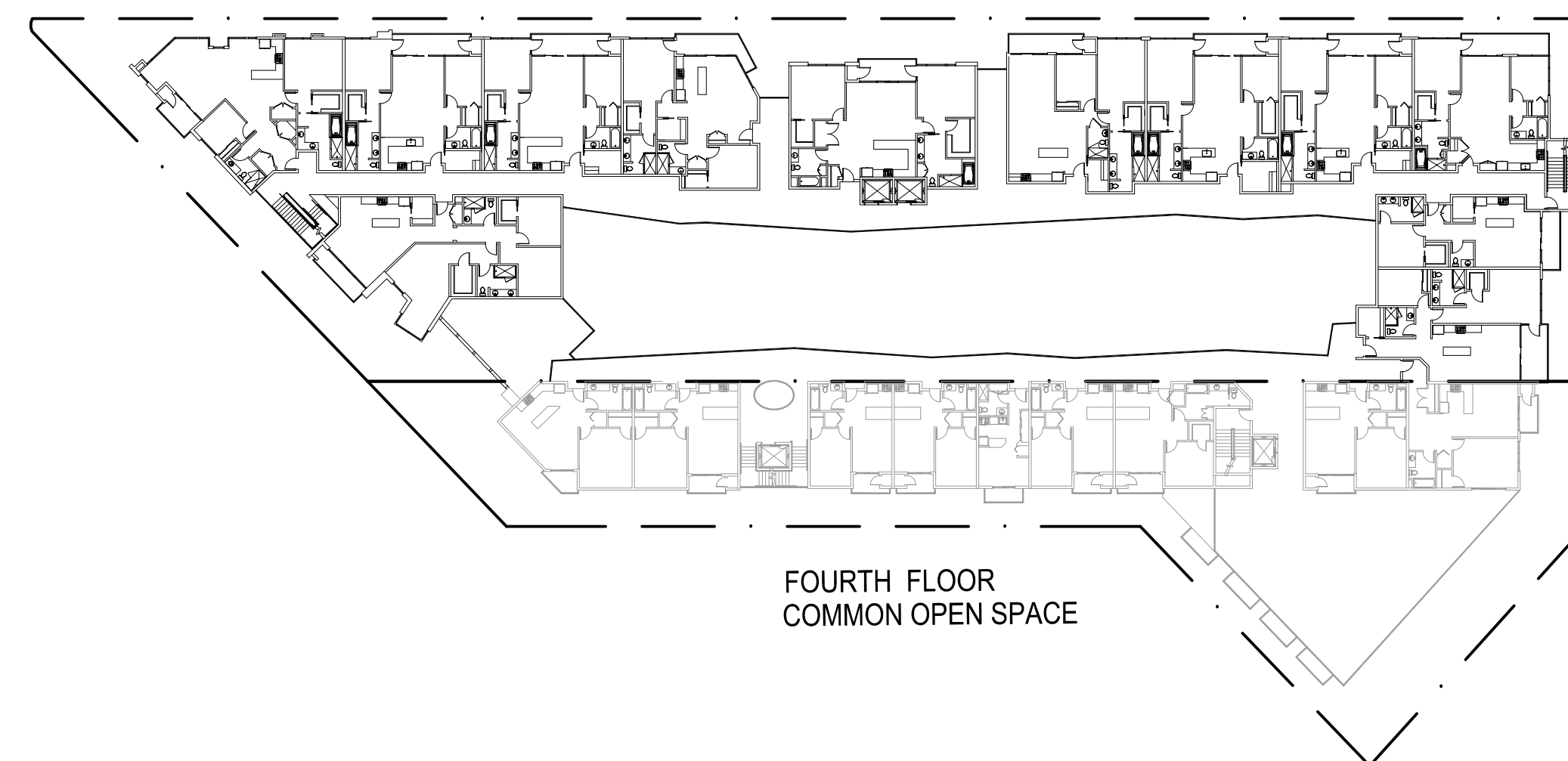
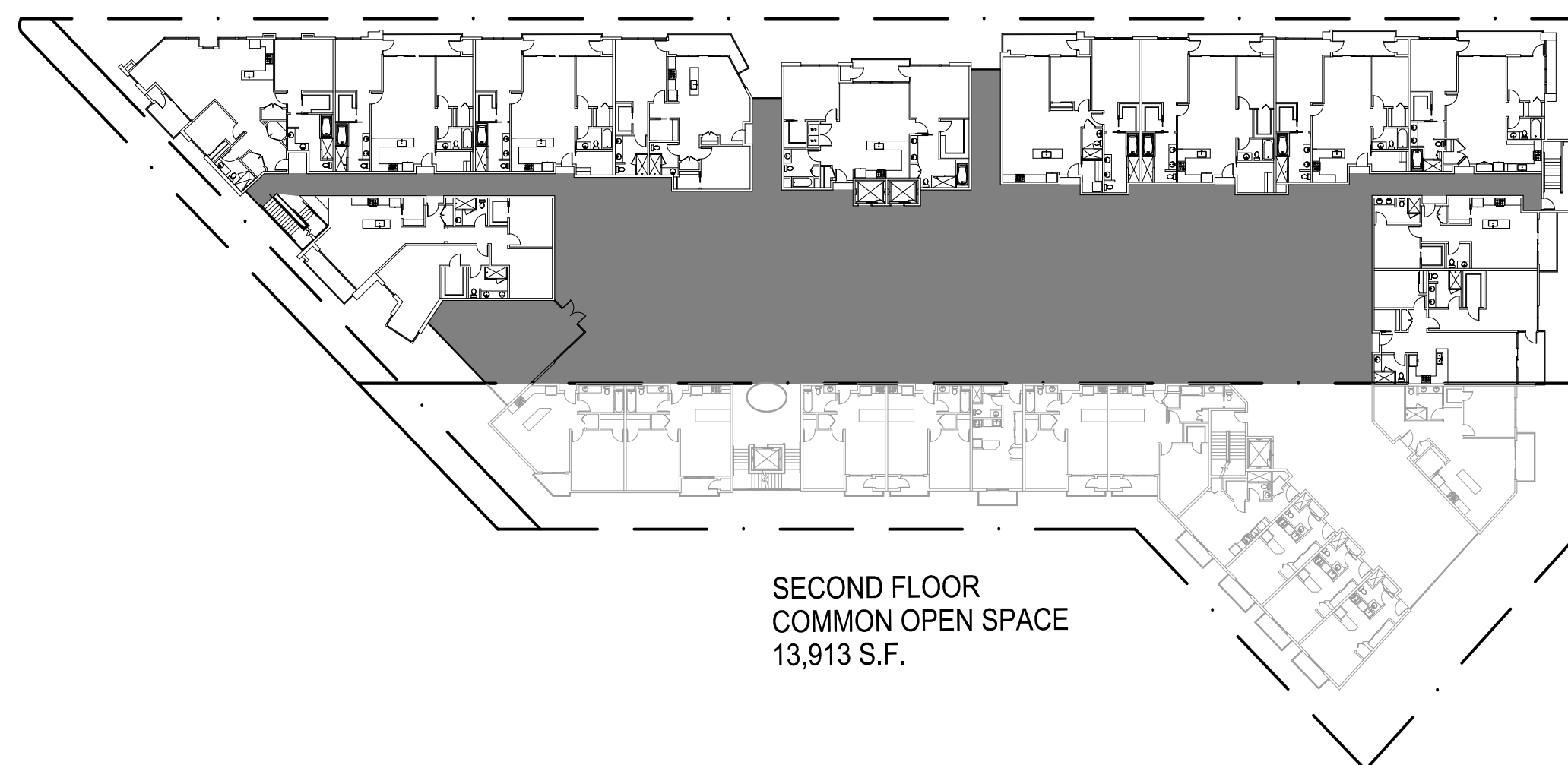
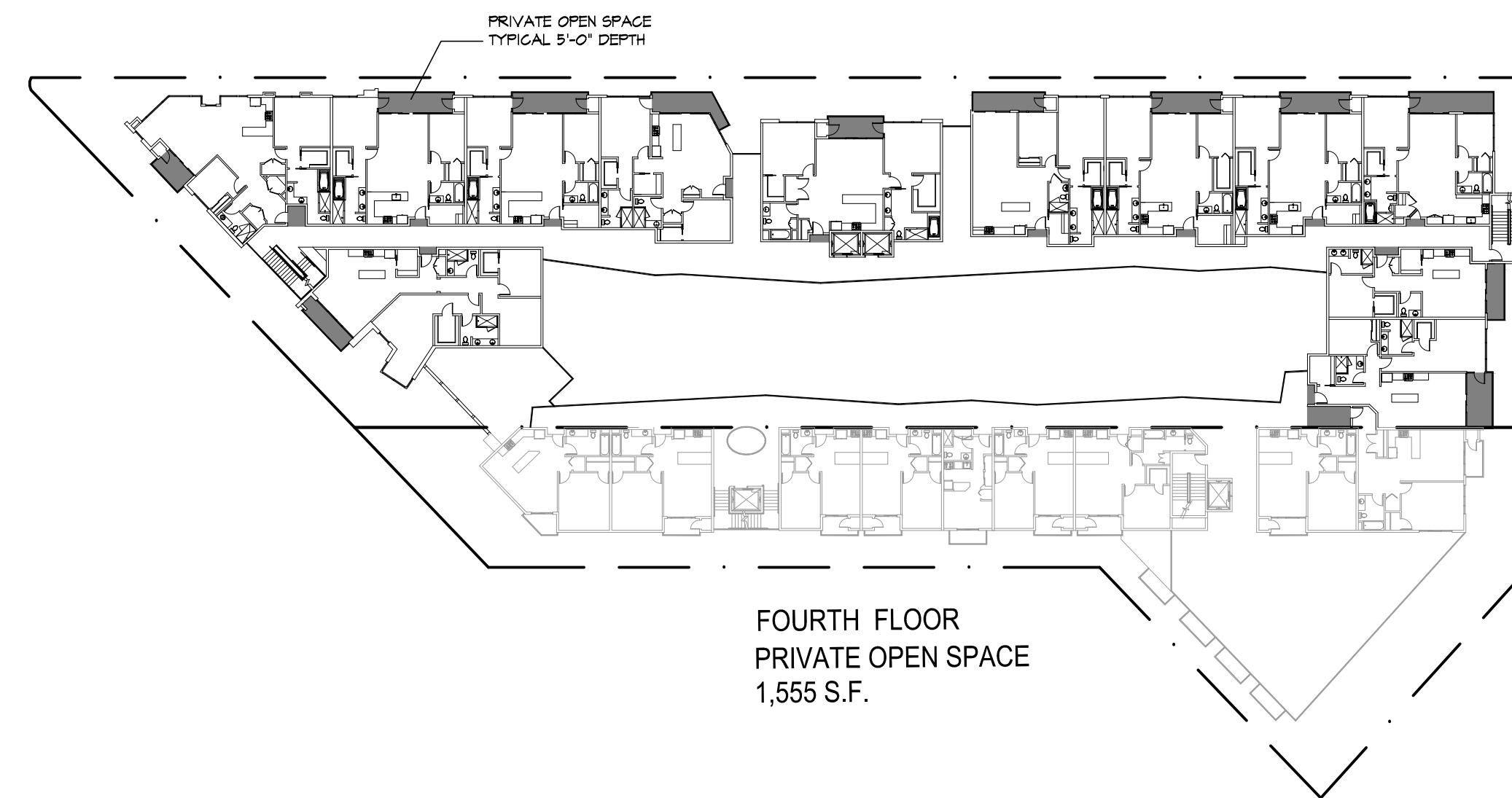
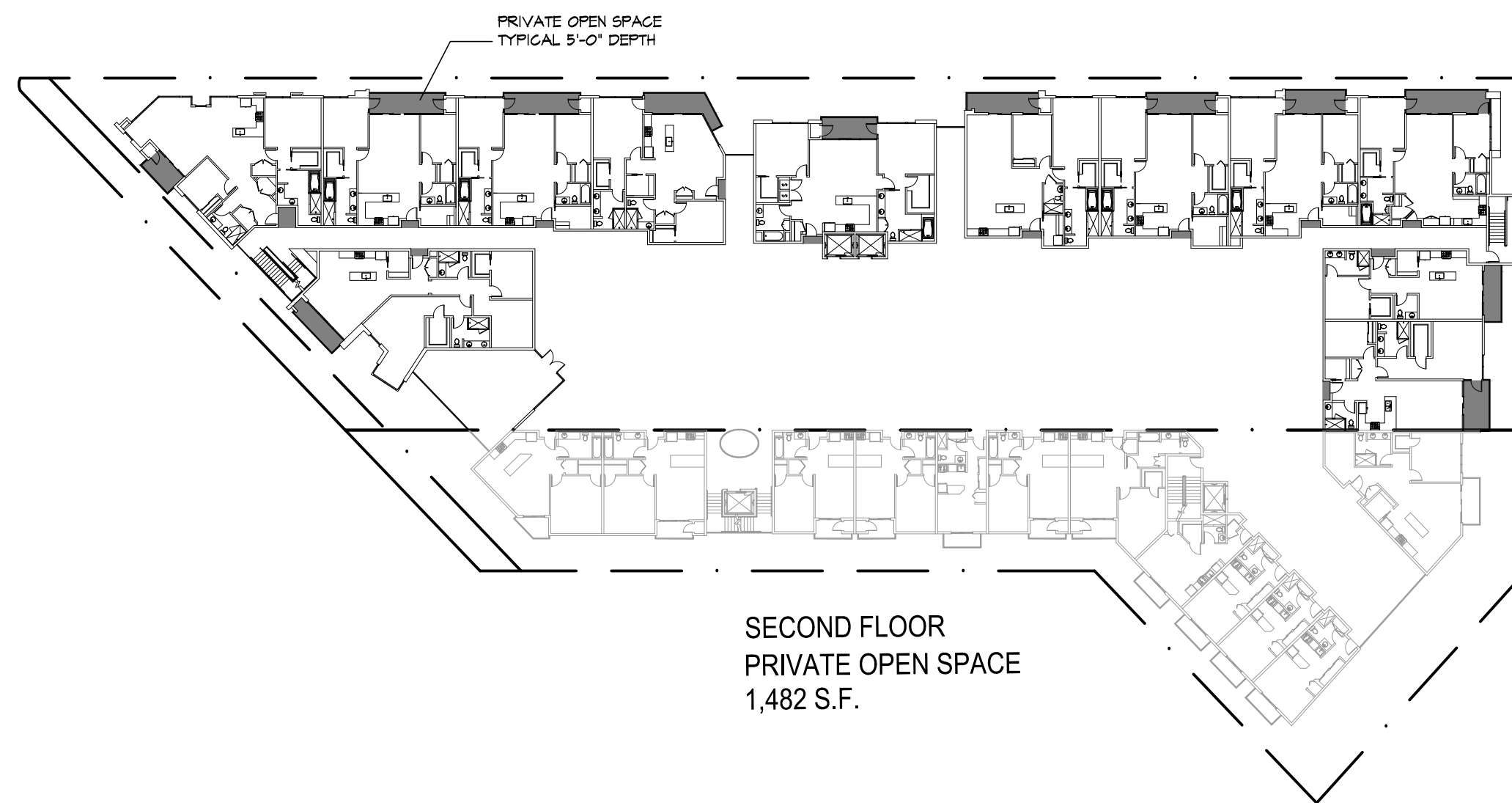
pennylane
residential & retail building

11924 washington blvd.
culver city, california

client review: 5-19-15
client review: 6-02-15
planning sub.: 7-09-15
planning sub.: 9-08-15

15-0300

A1.2



open space - culver city

OPEN SPACE REQUIRED:
PER CCMC 17.400.065-G-3; 75 S.F. OF OPEN SPACE IS REQUIRED PER UNIT

UNIT COUNT	OPEN SPACE / UNIT	TOTAL OPEN SPACE REQ'D.
48 UNITS	75 S.F.	3,600 S.F.

TOTAL OPEN SPACE REQUIRED FOR CULVER CITY = 3,600 S.F.

OPEN SPACE PROVIDED:

SECOND FLOOR
12 UNITS
12 UNITS x 75 S.F. = 900 S.F. REQUIRED

PROVIDED PRIVATE OPEN SPACE = 1,482 S.F.
PROVIDED COMMON OPEN SPACE = 13,913 S.F.
TOTAL PROVIDED OPEN SPACE = 15,395 S.F.

THIRD FLOOR
12 UNITS
12 UNITS x 75 S.F. = 900 S.F. REQUIRED

PROVIDED PRIVATE OPEN SPACE = 1,482 S.F.
PROVIDED COMMON OPEN SPACE = 685 S.F.
TOTAL PROVIDED OPEN SPACE = 2,267 S.F.

FOURTH FLOOR
12 UNITS
12 UNITS x 75 S.F. = 900 S.F. REQUIRED

PROVIDED PRIVATE OPEN SPACE = 1,555 S.F.
PROVIDED COMMON OPEN SPACE = 0 S.F.
TOTAL PROVIDED OPEN SPACE = 1,555 S.F.

FIFTH FLOOR
12 UNITS
12 UNITS x 75 S.F. = 900 S.F. REQUIRED

PROVIDED PRIVATE OPEN SPACE = 1,555 S.F.
PROVIDED COMMON OPEN SPACE = 0 S.F.
TOTAL PROVIDED OPEN SPACE = 1,555 S.F.

TOTAL REQUIRED OPEN SPACE = 3,600 S.F.
TOTAL PROVIDED OPEN SPACE = 20,712 S.F.

SURPLUS OPEN SPACE PROVIDED
IN CULVER CITY: 17,112 S.F.

OPEN SPACE IN CULVER CITY
USED TO MEET CITY OF L.A. REQ'TS: 855 S.F.



pk:architecture

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open space:
culver city side
1" = 40'-0"

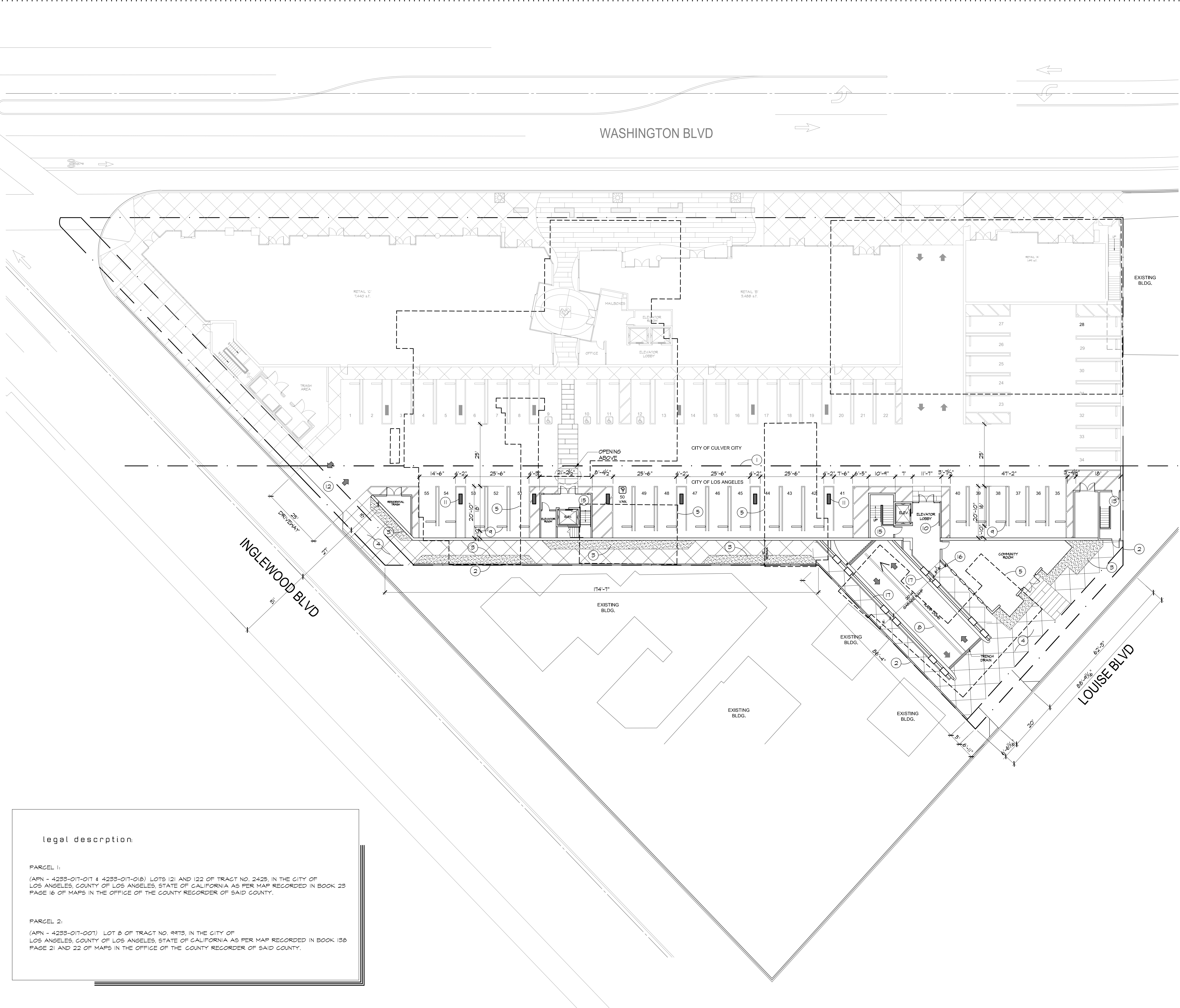
pennylane
residential & retail building

11924 Washington Blvd.
Culver City, California

client review: 5-19-15
client review: 6-02-15
planning sub.: 7-09-15
planning sub.: 9-08-15

15-0300

A1.3



legal description:

PARCEL 1:
(APN - 4293-017-017 & 4293-017-018) LOTS 121 AND 122 OF TRACT NO. 2425, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
(APN - 4293-017-007) LOT 8 OF TRACT NO. 9473, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 138 PAGE 21 AND 22 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

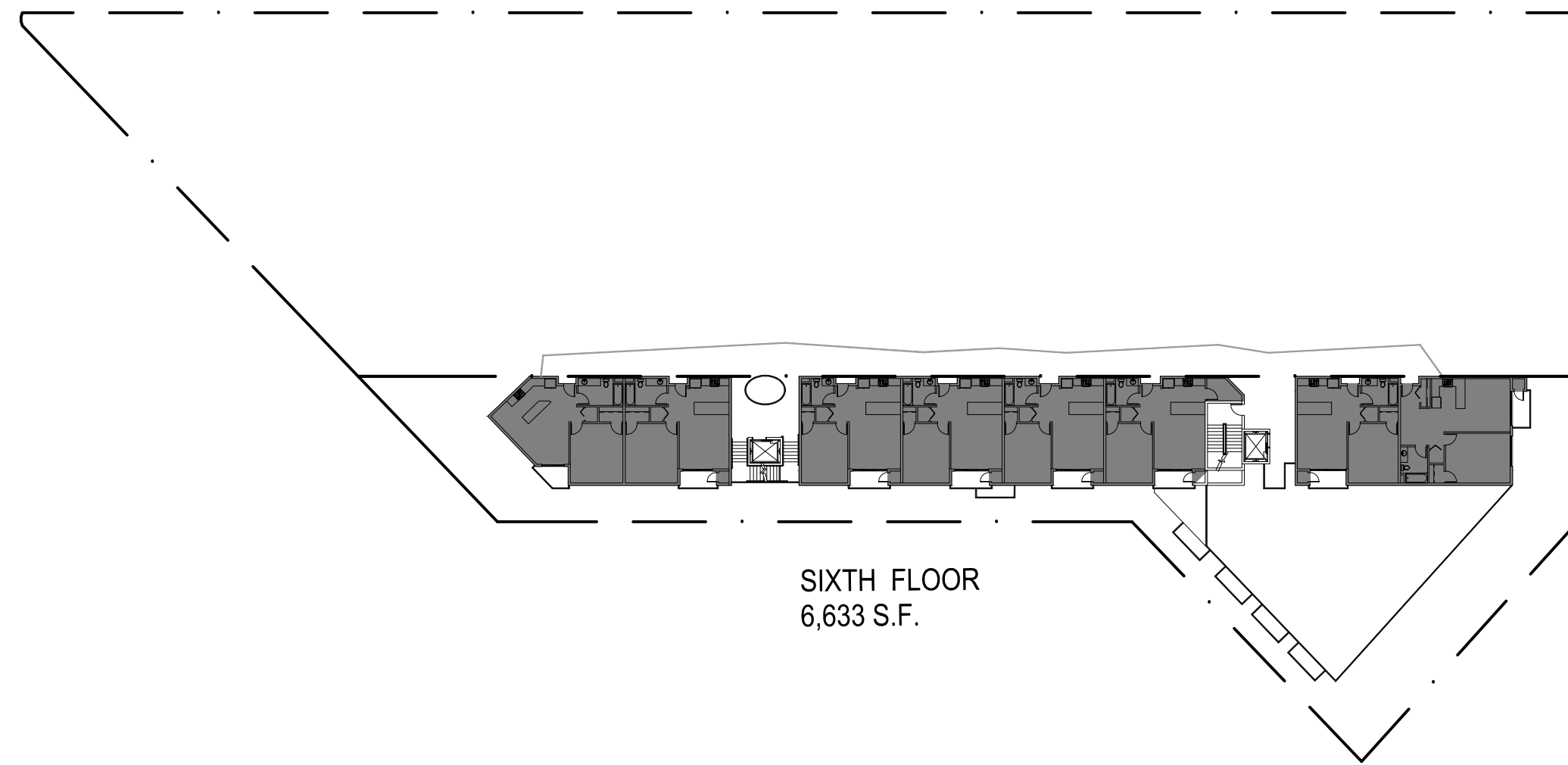
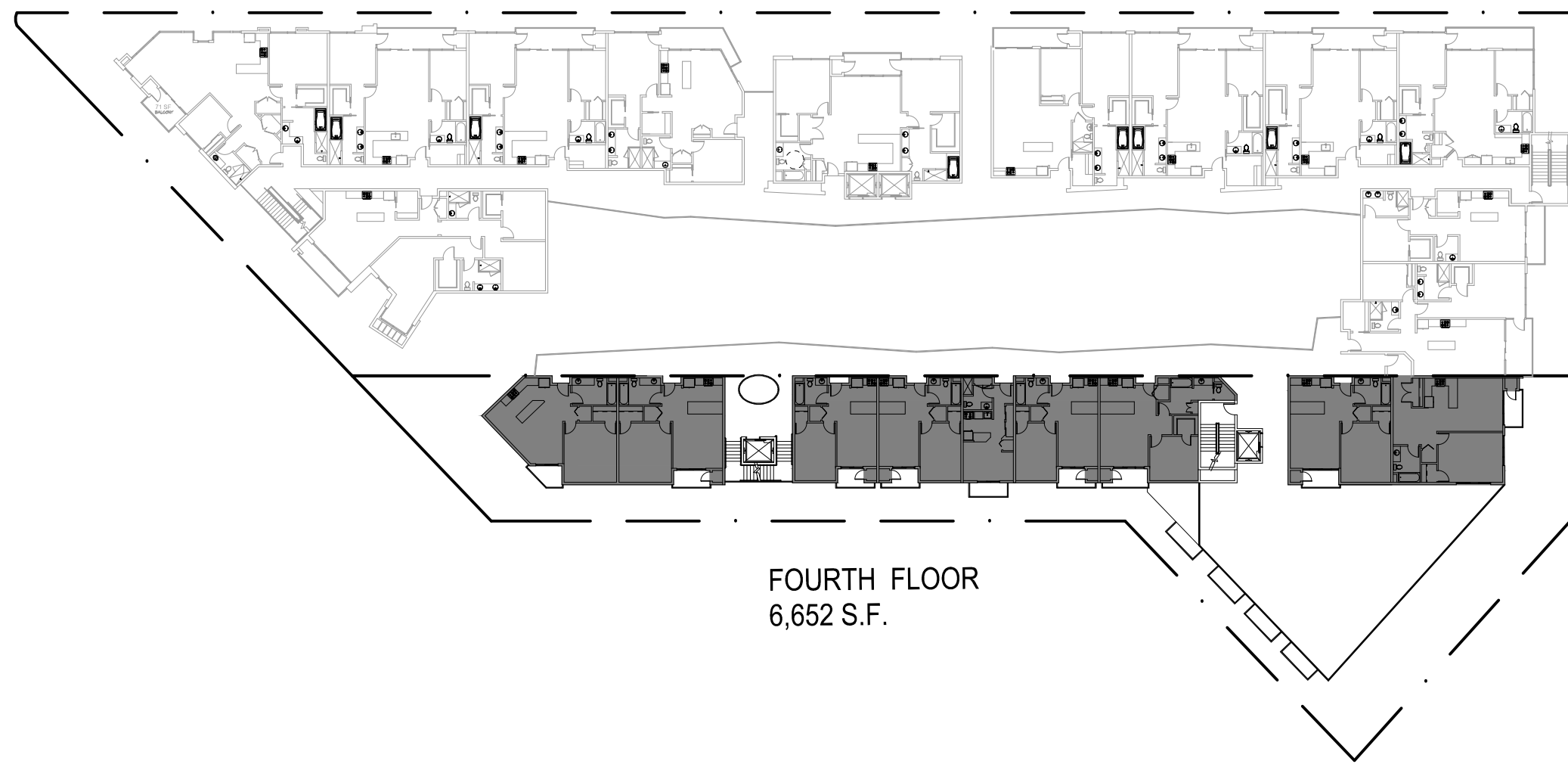
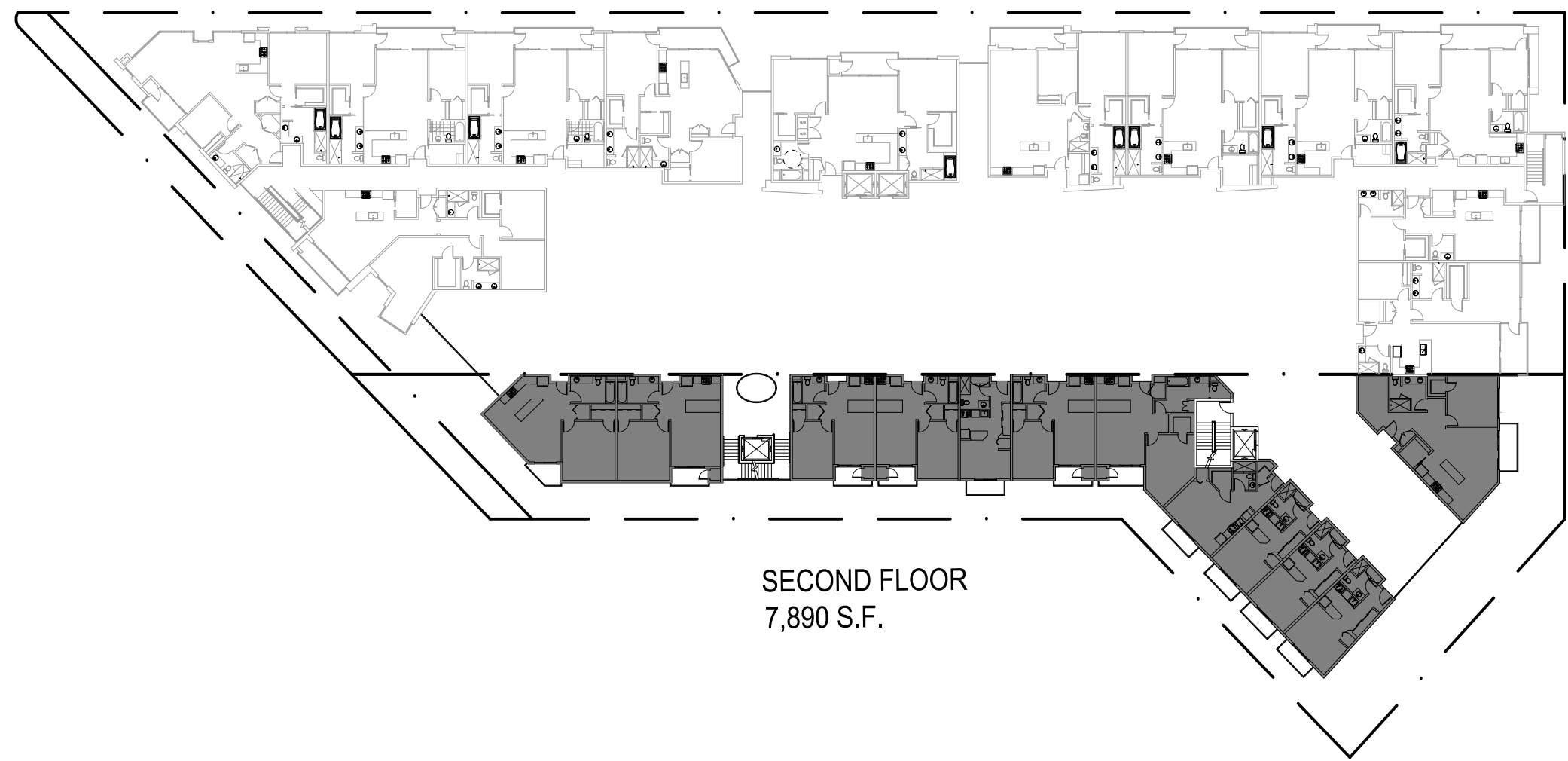
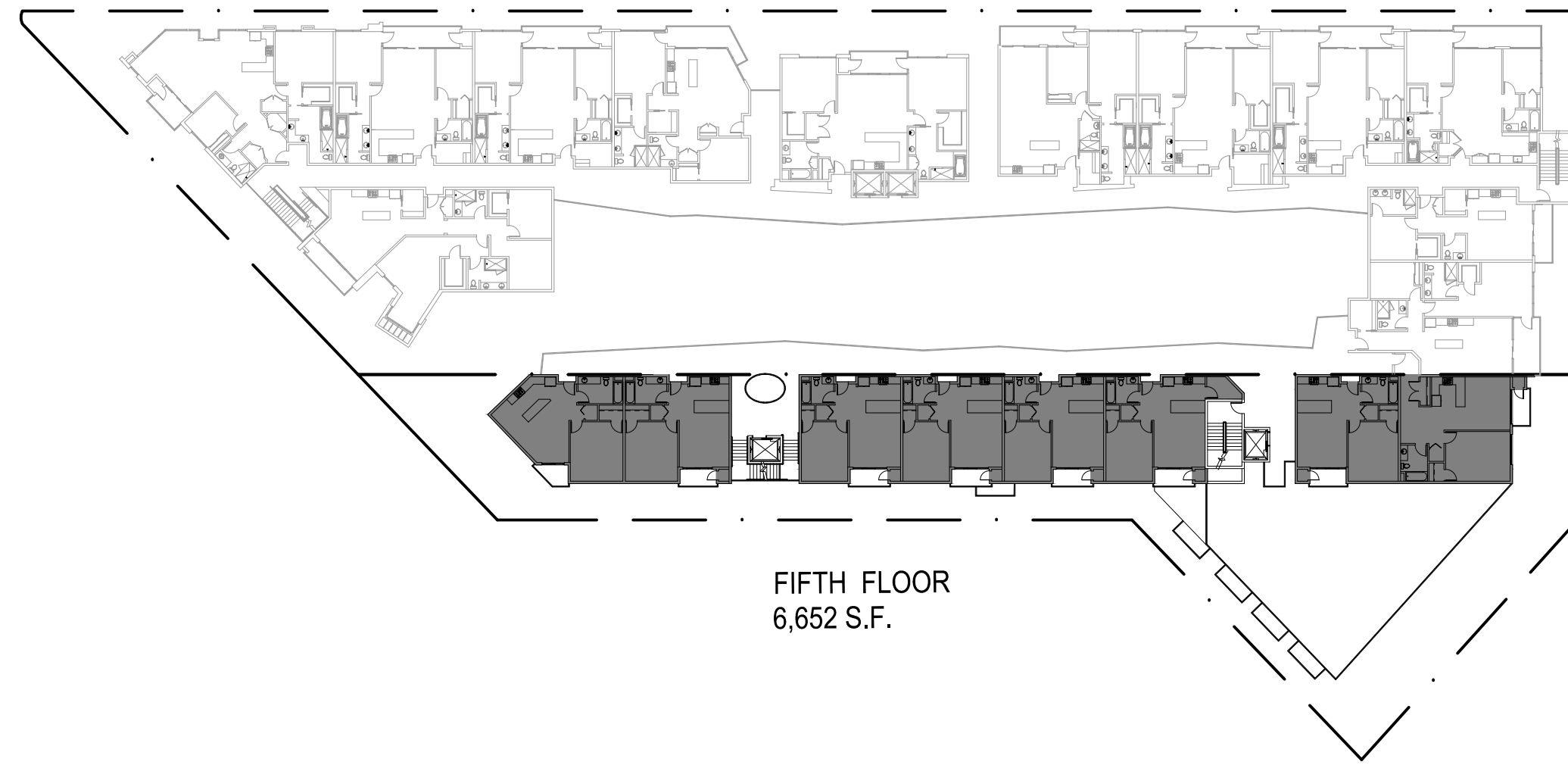
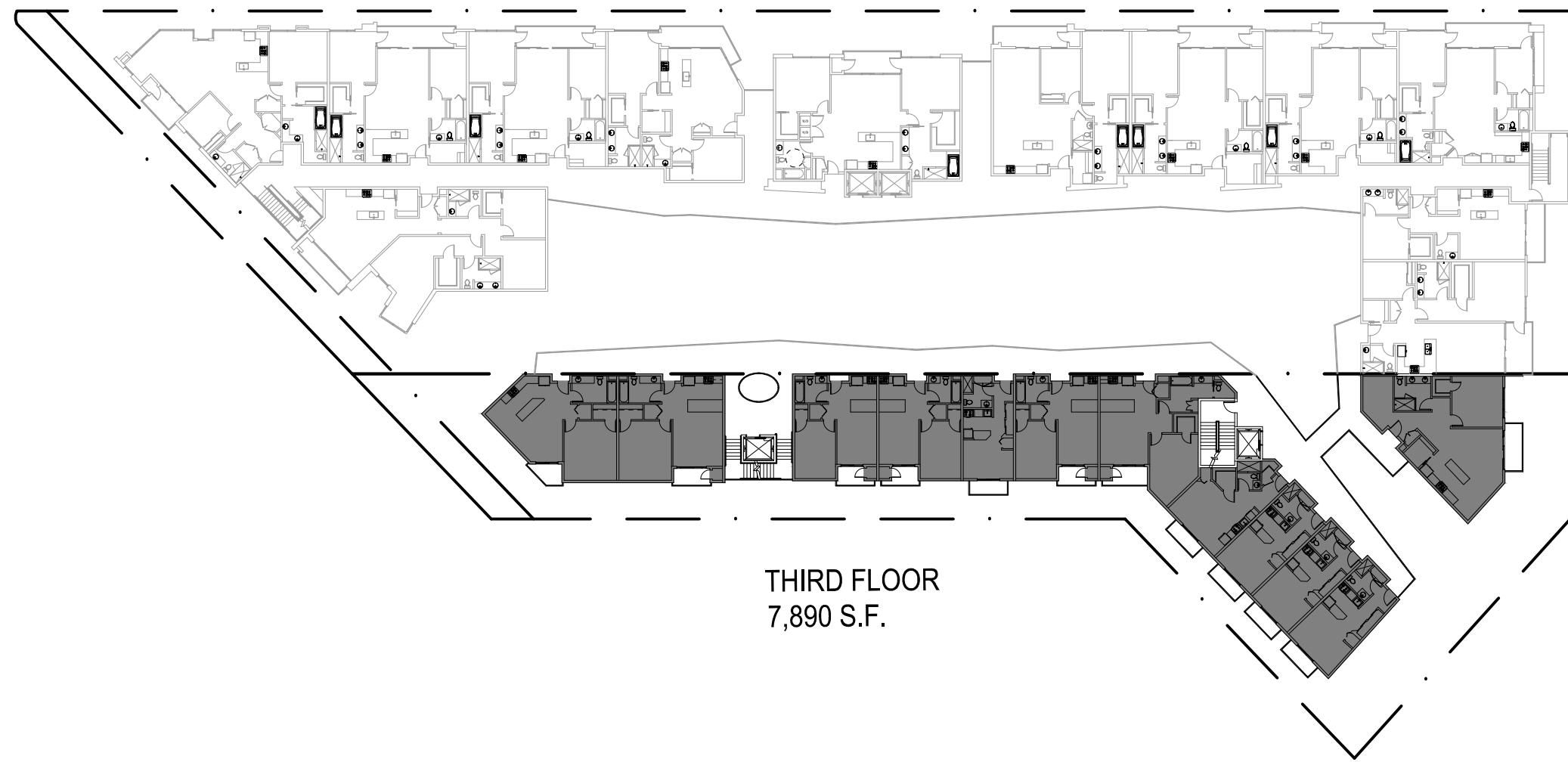
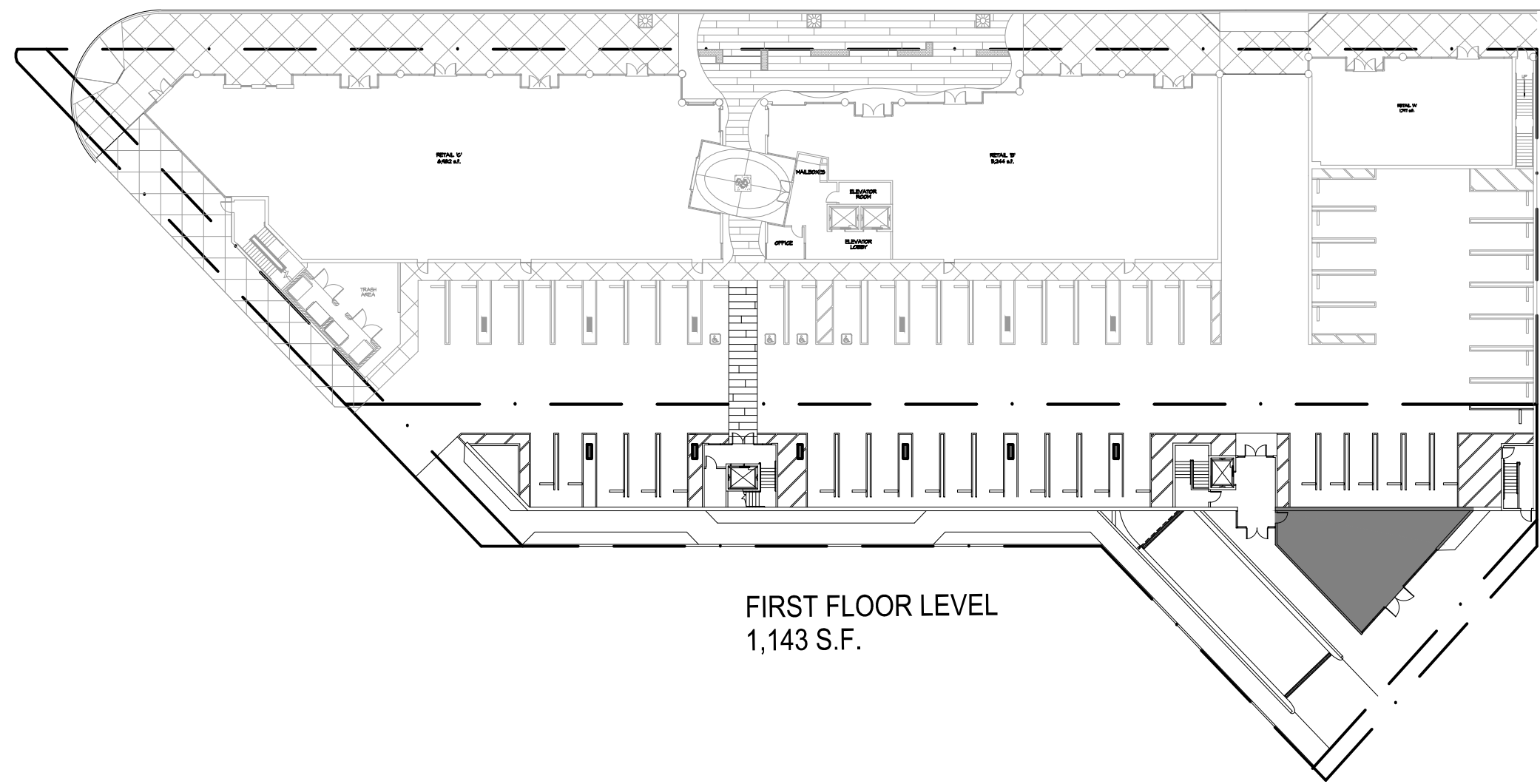
zone:	C2-1 & R3-1
lot size:	C2-1 ZONE: - 12,507 S.F. R3-1 ZONE: - 4,045 S.F. OVERALL: - 16,552 S.F.
allowable unit count:	IN C2-1 ZONE: 12,507 S.F. LOT SIZE / 400 S.F. PER UNIT = 31 UNITS 31 UNITS x 35% DENSITY BONUS = 11 BONUS UNITS 31 UNITS + 11 BONUS UNITS = 42 UNITS IN R3-1 ZONE: 4,045 S.F. LOT SIZE / 800 S.F. PER UNIT = 5 UNITS 5 UNITS x 35% DENSITY BONUS = 2 BONUS UNITS 5 UNITS + 2 BONUS UNITS = 7 UNITS TOTAL UNITS = 49 UNITS
proposed units:	49 UNITS
affordability:	11% LOW INCOME UNITS 31 BASELINE UNITS IN C2-1 ZONE = 5 BASELINE UNITS IN R3-1 ZONE x 11% = 4 AFFORDABLE UNITS
allowable building height:	IN C2-1 ZONE - NO RESTRICTION PER LAMC 12.2.1 IN R3-1 ZONE - 45'-0" PER LAMC 12.2.1
proposed building height:	IN C2-1 ZONE - 12'-0" IN R3-1 ZONE - 45'-0"
setbacks:	IN C2-1 ZONE - 0' FRONT YARD AT COMMERCIAL GROUND FLOOR 4' SIDEYARD AT RESIDENTIAL LEVELS FLOORS 2-6 - 5' + 4' FOR 6-STORY IN R3-1 ZONE - 15' FRONT YARD 6' SIDEYARD - 5' + 1' FOR 3-STORY
dedications:	15'-0" ALONG INGLEWOOD BLVD. 5'-0" ALONG LOUISE AVE.

keynotes:	
①	CITY LIMIT LINE
②	PROPERTY LINE
③	LANDSCAPING
④	EXISTING SIDEWALK ALONG INGLEWOOD BLVD. AND LOUISE BLVD. TO BE REMOVED AND RECONSTRUCTED PER THE CITY OF LOS ANGELES
⑤	EXISTING STRUCTURES TO BE DEMOLISHED IN THEIR ENTIRETY.
⑥	COVERED ALUM AWNING PAINTED 3 FT. MAX. PROJECTION INTO SETBACK. PER CULVER CITY MUNICIPAL CODE 17.300, E. TABLE 3-1)
⑦	SOFFIT ABOVE
⑧	DOUBLE YELLOW LINE @ CENTER OF DRIVEWAY
⑨	CONCRETE WHEEL STOP, TYPICAL.
⑩	BUILDING INDEX
⑪	STRUCTURAL COLUMNS
⑫	NEW DRIVE APRON PER CIVIL DRAWINGS AND THE CITY OF LOS ANGELES REQUIREMENTS.
⑬	STAIRS TO BASEMENT PARKING LEVEL
⑭	NEW CURB CUT ADA REQUIREMENTS.
⑮	STAIRS TO APARTMENT LEVELS ABOVE
⑯	KNOX BOX FOR BUILDING
⑰	48" HIGH PROTECTIVE GUARDRAIL MASONRY BLOCK WALL
⑱	ACCESSIBLE PATH OF TRAVEL

parking:	
REQUIRED FOR RESIDENTIAL:	
USE	PARKING SPACES REQUIRED
1 BEDROOM	1 SPACE PER EACH UNIT
GUEST	1 SPACE PER FOUR (4) UNITS
33 1-BEDROOMS = 33 STALLS REQUIRED	
11 STUDIOS = 11 STALLS REQUIRED	
10% REDUCTION BY BICYCLE ORDINANCE = 44 x 10% = 4.4-44 = 45	
TOTAL PARKING REQUIRED = 45 STALLS	
TOTAL PARKING PROVIDED = 64 STALLS	

client review: 5-19-15
planning sub.: 6-02-15
planning sub.: 7-09-15
planning sub.: 9-08-15





floor area ratio - los angeles gross building area - los angeles

ALLOWABLE F.A.R. WITHIN ZONE C2-I:
BEFORE THE DENSITY BONUS INCENTIVES = 1.5:1
PER THE DENSITY BONUS INCENTIVES, ADD ADDITIONAL = 1.35:1
ALLOWABLE F.A.R. = 1.5 x 1.35 = 2.025:1

ALLOWABLE F.A.R. WITHIN ZONE R3-I:
BEFORE THE DENSITY BONUS INCENTIVES = 3.0:1
PER THE DENSITY BONUS INCENTIVES, ADD ADDITIONAL = 1.35:1
ALLOWABLE F.A.R. = 3.0 x 1.35 = 4.05:1

TOTAL ALLOWABLE F.A.R.:
IN C2-I ZONE - 2.025 x 12,579 S.F. (LOT AREA) = 25,472 S.F.
IN R3-I ZONE - 4.05 x 2,454 S.F. (BUILDABLE AREA) = 9,939 S.F.
TOTAL ALLOWABLE FAR = 35,411 S.F.

TOTAL F.A.R. PROVIDED: 38,185 S.F.

GROSS BUILDING AREA SCHEDULE:

LEVEL	AREA TYPE	AREA
BASEMENT	PARKING	14,480 S.F.
1ST FLOOR	PARKING	7,715 S.F.
1ST FLOOR	COMMON AREA	2,371 S.F.
2ND FLOOR	RESIDENTIAL	8,165 S.F.
3RD FLOOR	RESIDENTIAL	8,165 S.F.
4TH FLOOR	RESIDENTIAL	6,898 S.F.
5TH FLOOR	RESIDENTIAL	6,929 S.F.
6TH FLOOR	RESIDENTIAL	6,919 S.F.

TOTAL GROSS BUILDING AREA: 61,648 S.F.

lot coverage - culver city

GROSS BUILDING AREA AT FIRST FLOOR:	10,092 S.F.
GROSS LOT AREA:	16,552 S.F.
LOT COVERAGE:	61.0%



pk:architecture

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Agoura Hills, California 91301

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w pk:architecture.net



floor area:
los angeles side
1" = 40'-0"

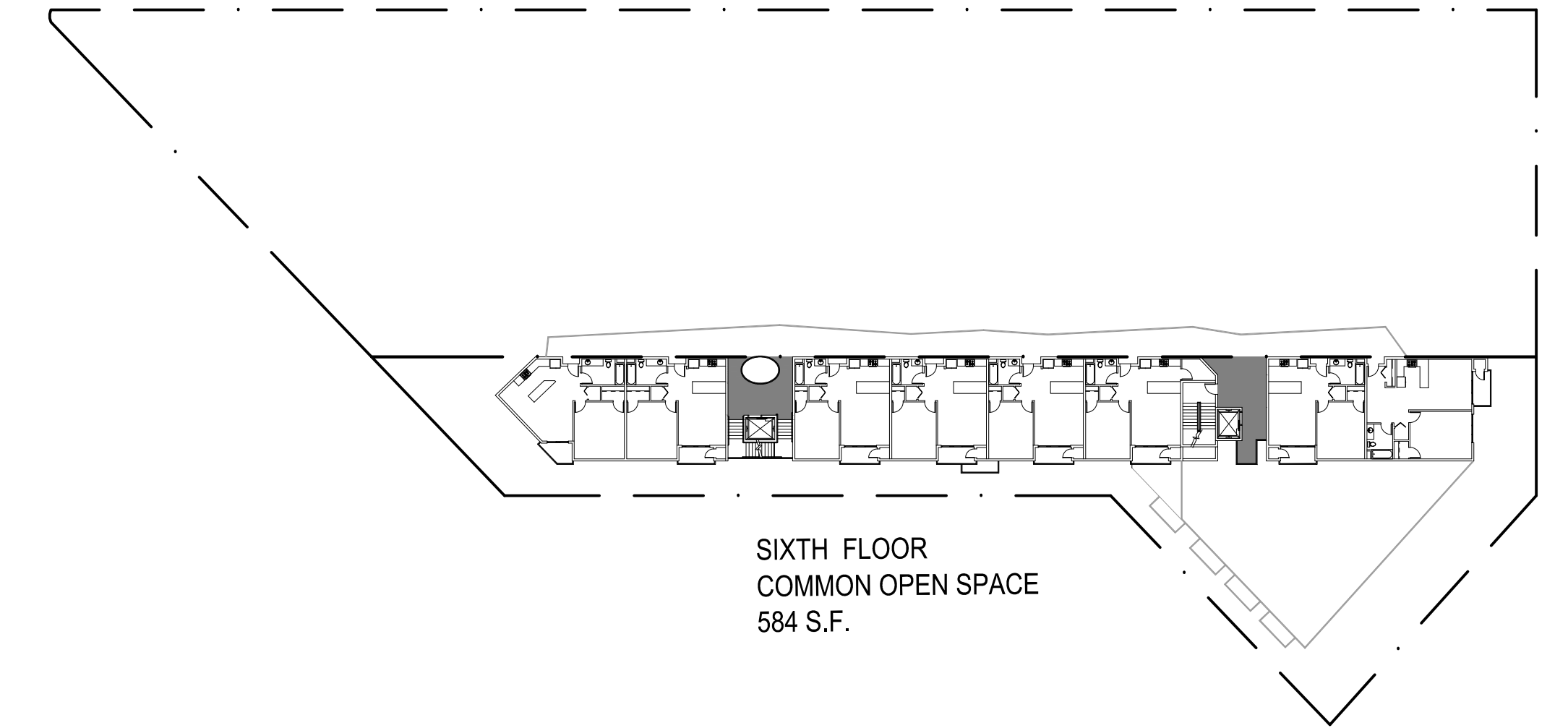
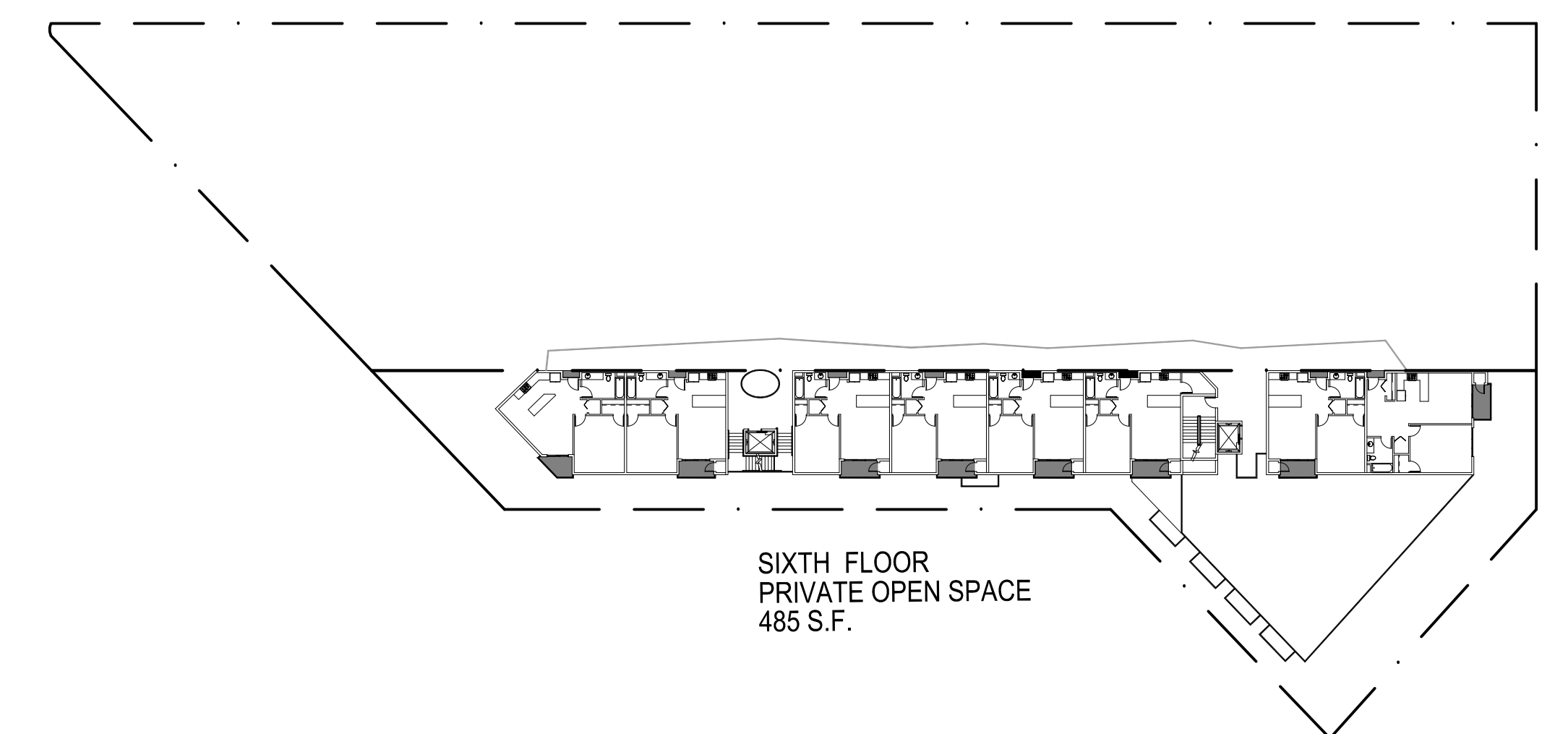
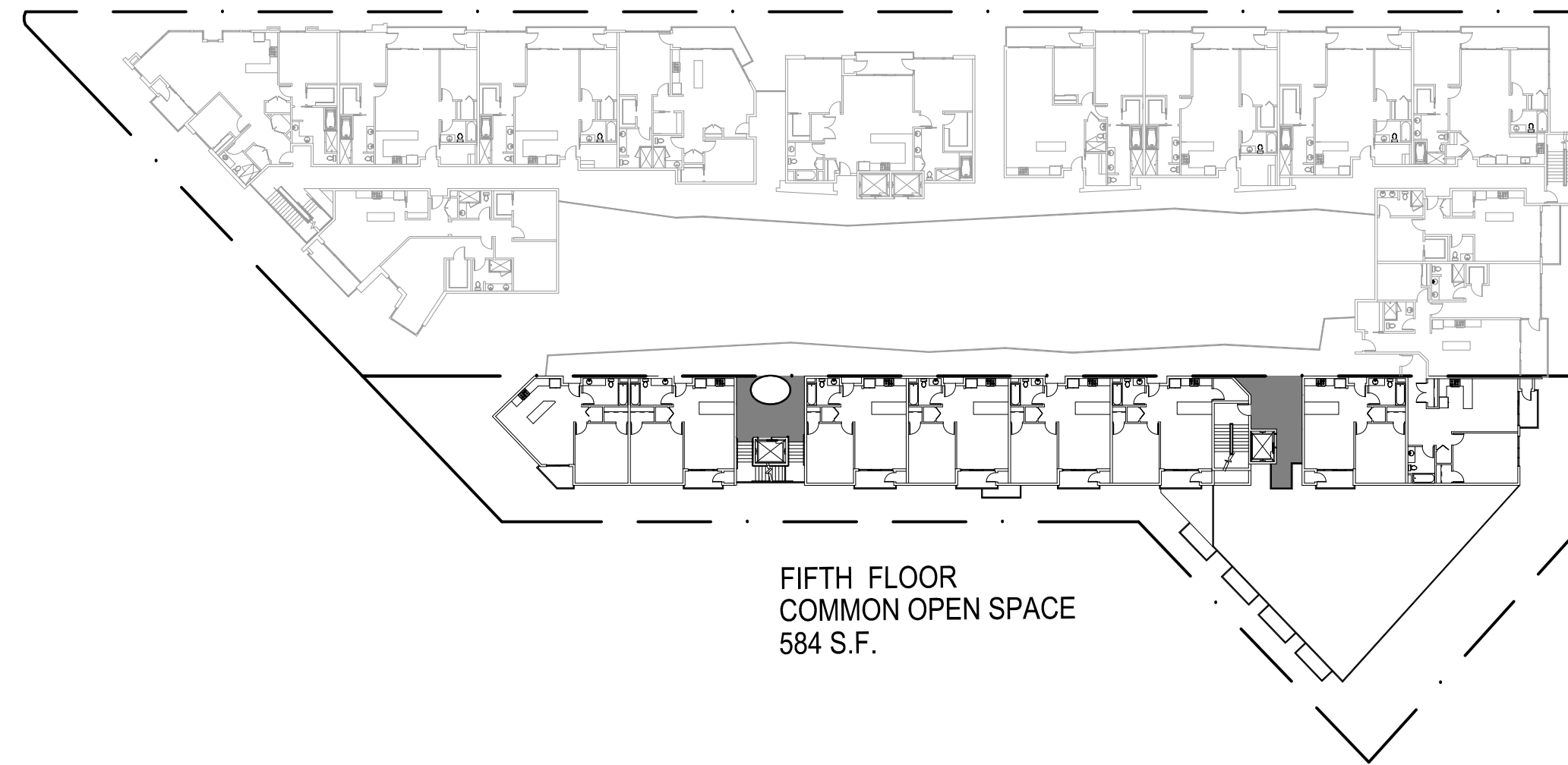
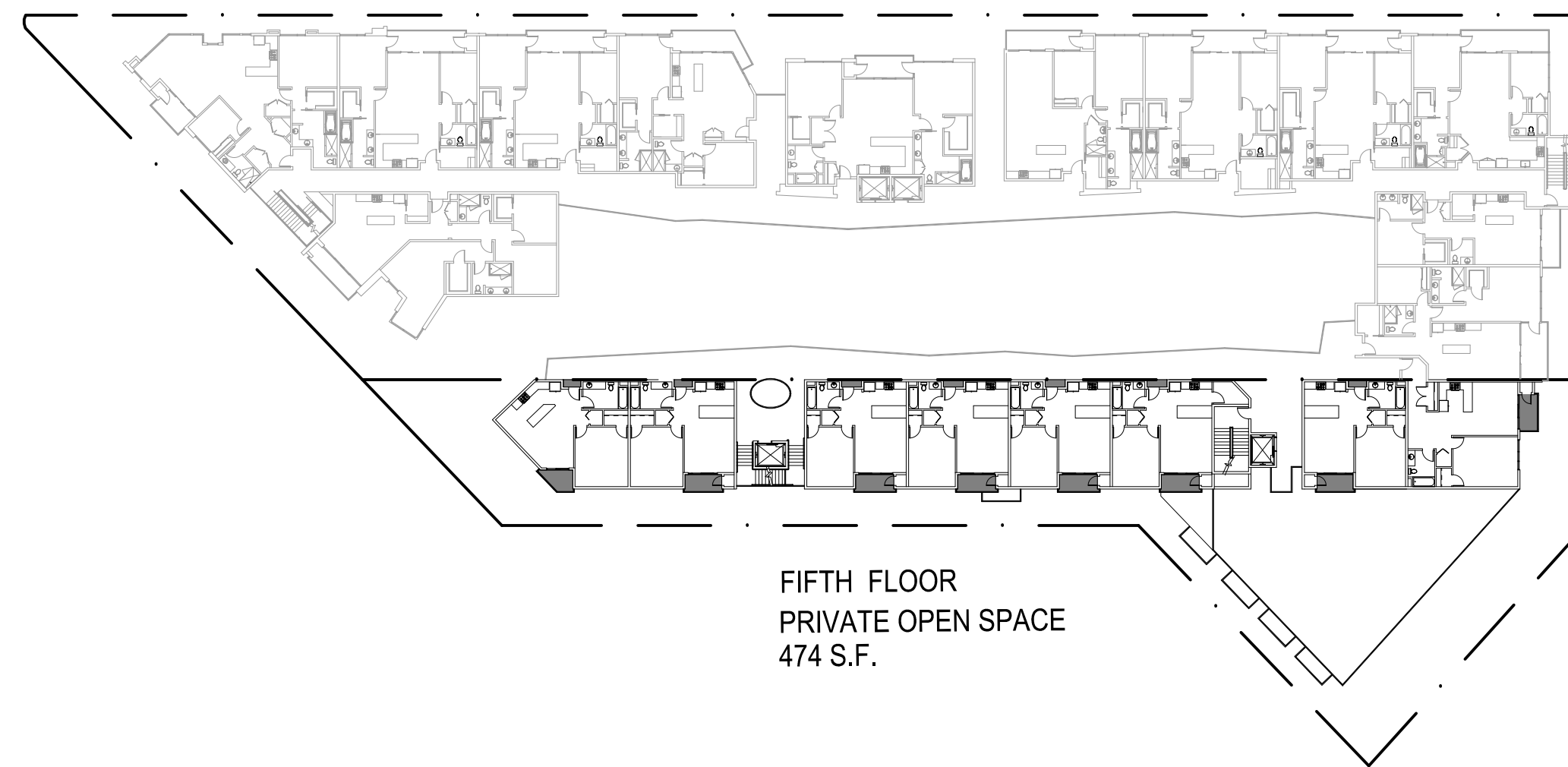
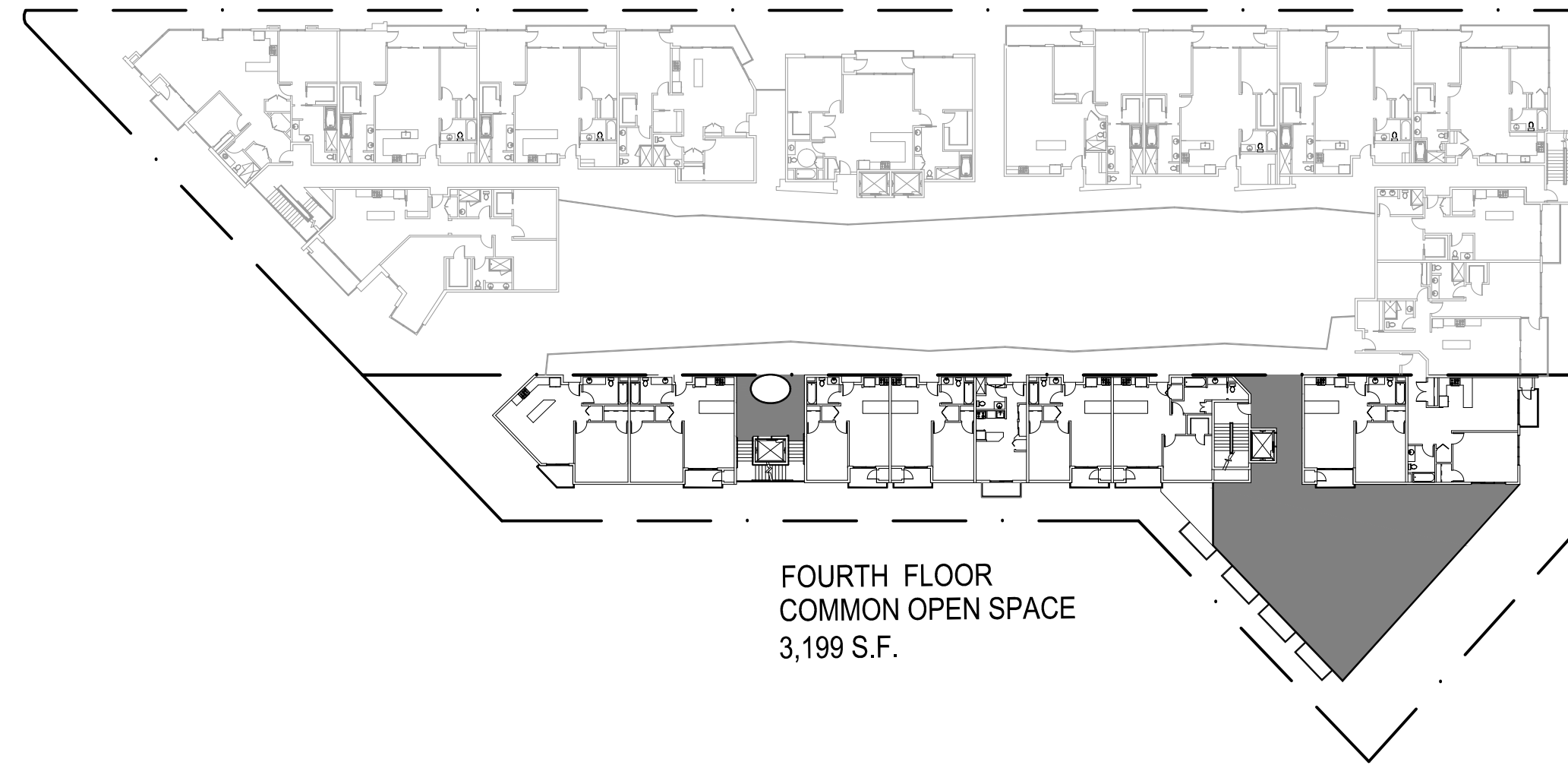
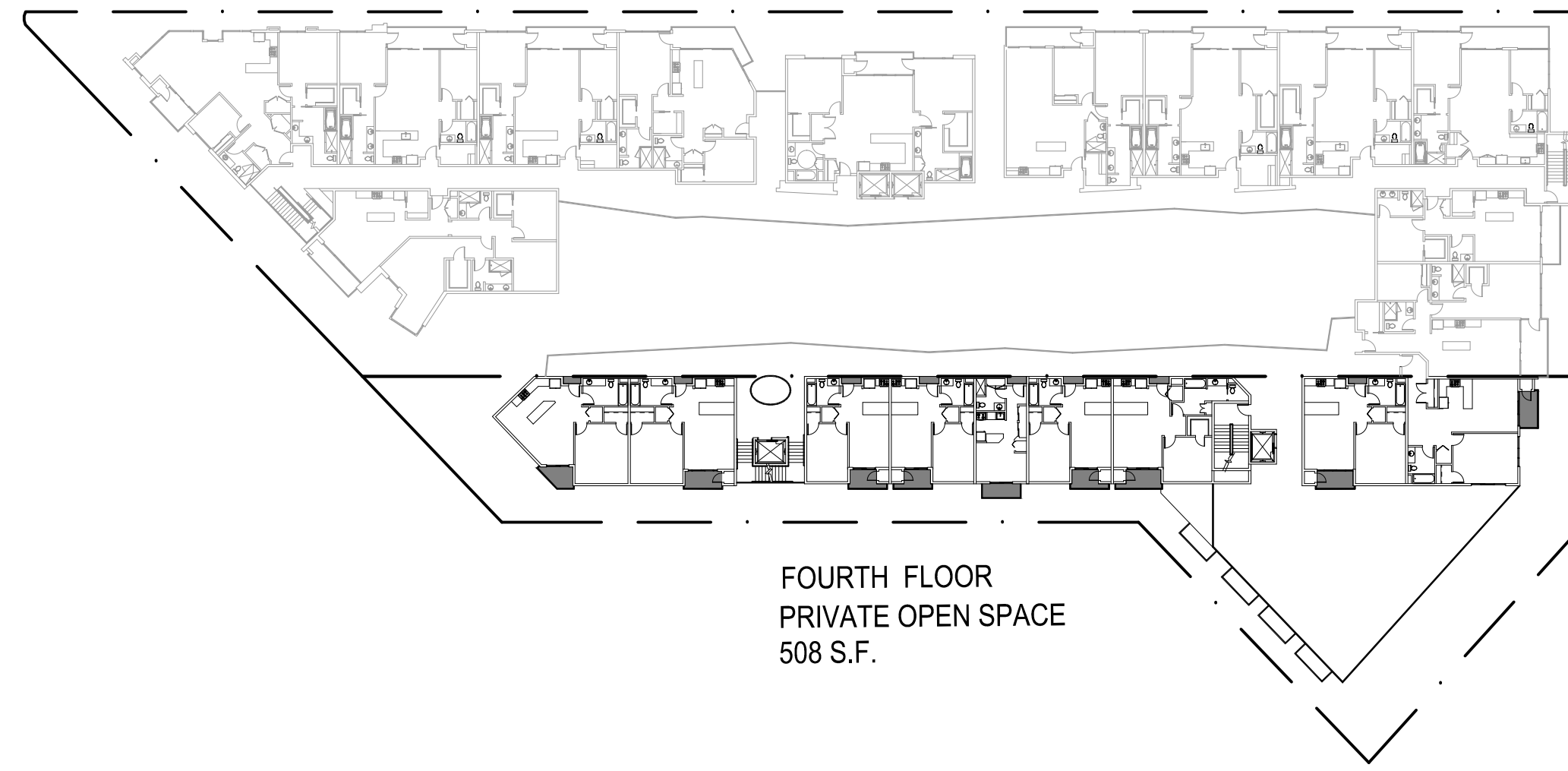
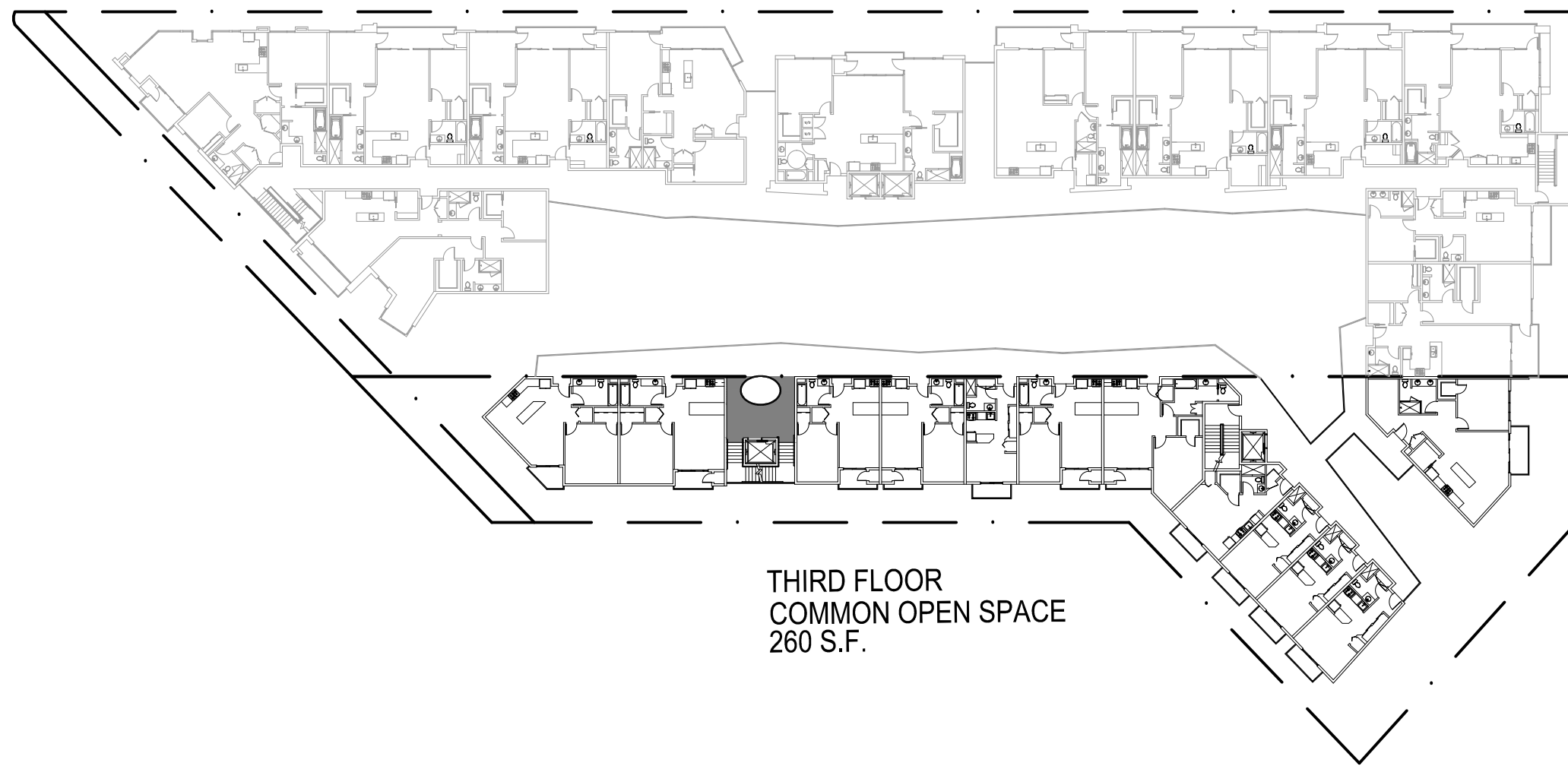
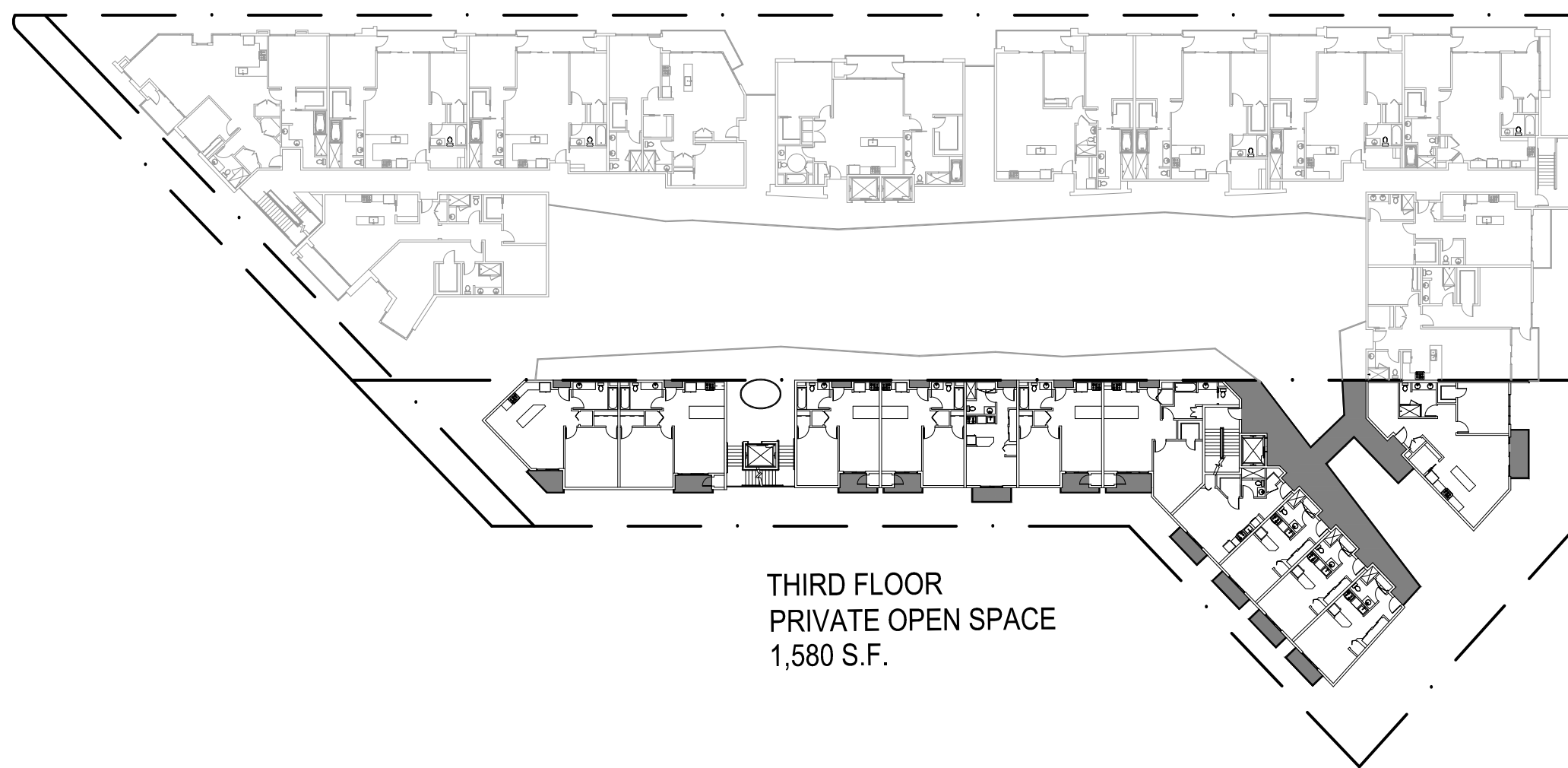
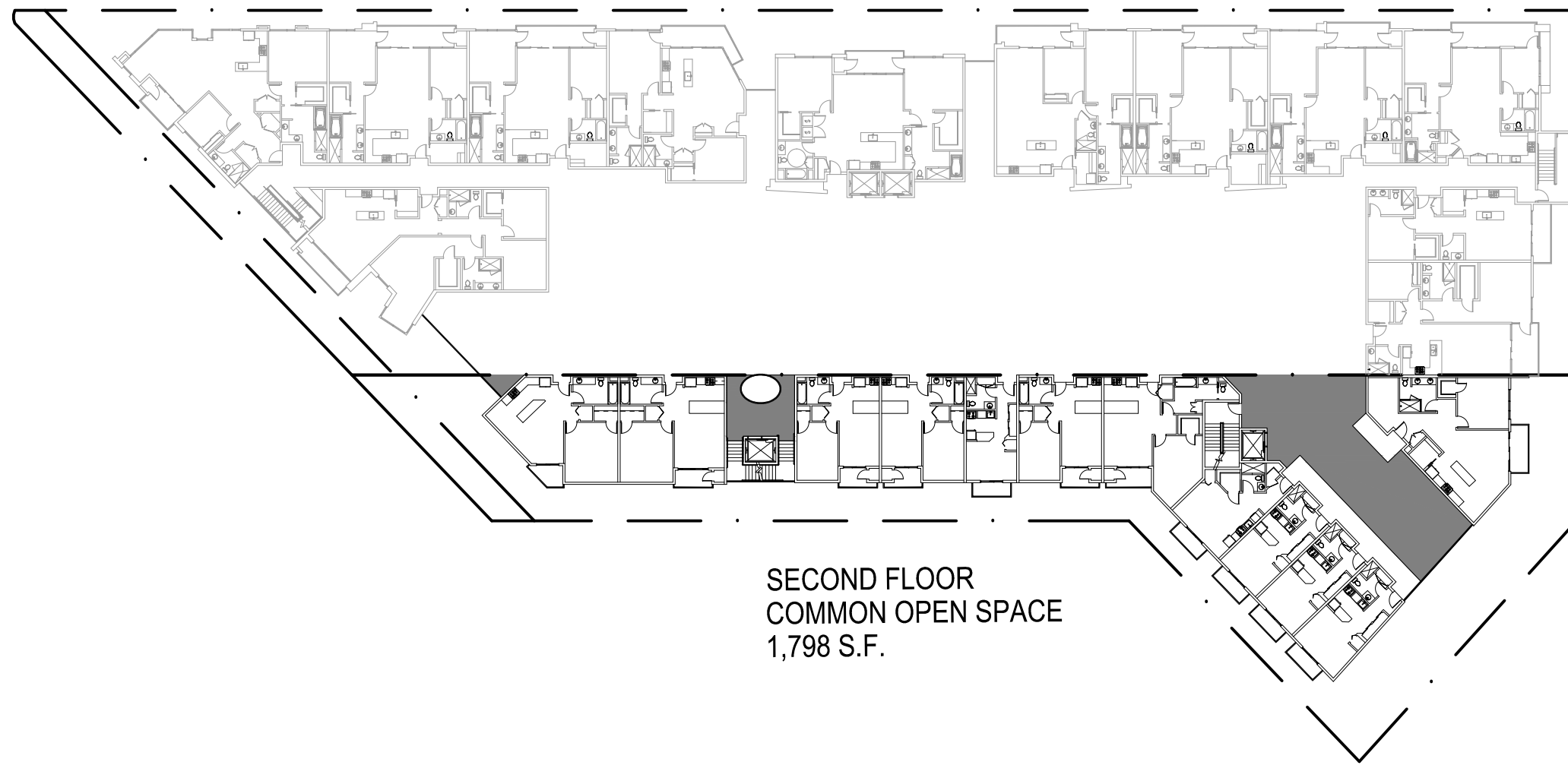
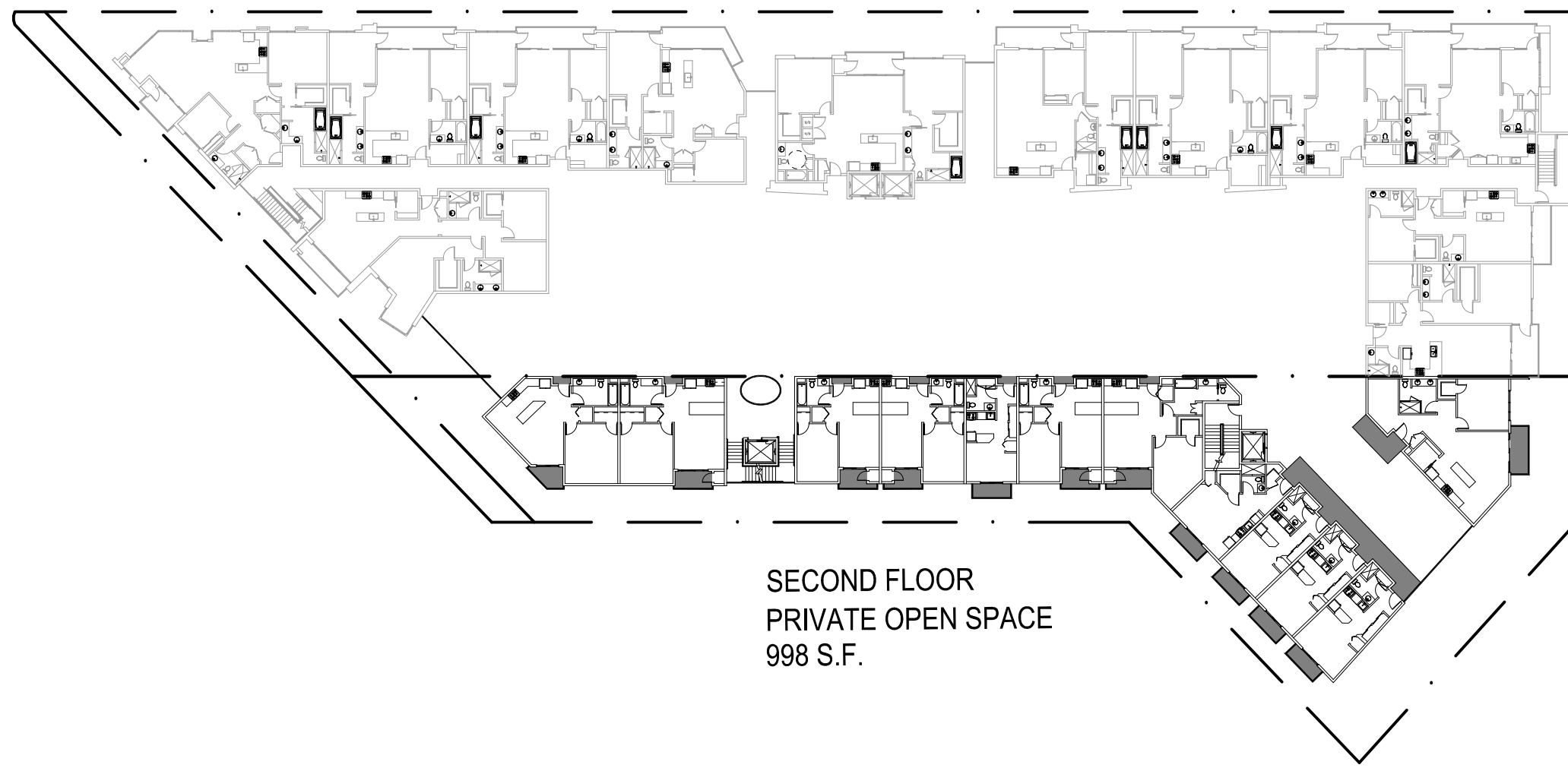
pennylane
residential & retail building

11924 washington blvd.
culver city, california

client review: 5-19-15
client review: 6-02-15
client review: 7-09-15
planning sub.: 9-08-15

15-0300

A15



open space - los angeles

REQUIRED:

100 S.F. OF OPEN SPACE IS REQUIRED FOR UNITS WITH LESS THAN 3 HABITABLE ROOMS
125 S.F. OF OPEN SPACE IS REQUIRED FOR UNITS WITH 3 HABITABLE ROOMS
175 S.F. OF OPEN SPACE IS REQUIRED FOR UNITS WITH MORE THAN 3 HABITABLE ROOMS

SECOND FLOOR

5 - STUDIOS AT 100 S.F. = 500 S.F.
6 - 1 BEDROOMS AT 100 S.F. = 600 S.F.
1 - 1 BEDROOM / DEN AT 125 S.F. = 125 S.F.
REQUIRED OPEN SPACE AT SECOND FLOOR = 1,225 S.F.
PROVIDED PRIVATE OPEN SPACE = 998 S.F.
PROVIDED COMMON OPEN SPACE = 1,798 S.F.
TOTAL PROVIDED OPEN SPACE = 1,996 S.F.

THIRD FLOOR

5 - STUDIOS AT 100 S.F. = 500 S.F.
6 - 1 BEDROOMS AT 100 S.F. = 600 S.F.
1 - 1 BEDROOM / DEN AT 125 S.F. = 125 S.F.
REQUIRED OPEN SPACE AT THIRD FLOOR = 1,225 S.F.
PROVIDED PRIVATE OPEN SPACE = 1,580 S.F.
PROVIDED COMMON OPEN SPACE = 260 S.F.
TOTAL PROVIDED OPEN SPACE = 1,840 S.F.

FOURTH FLOOR

1 - STUDIO AT 100 S.F. = 100 S.F.
8 - 1 BEDROOMS AT 100 S.F. = 800 S.F.
REQUIRED OPEN SPACE AT FOURTH FLOOR = 900 S.F.
PROVIDED PRIVATE OPEN SPACE = 508 S.F.
PROVIDED COMMON OPEN SPACE = 3,199 S.F.
TOTAL PROVIDED OPEN SPACE = 5,039 S.F.

FIFTH FLOOR

8 - 1 BEDROOMS AT 100 S.F. = 800 S.F.
REQUIRED OPEN SPACE AT FIFTH FLOOR = 800 S.F.
PROVIDED PRIVATE OPEN SPACE = 474 S.F.
PROVIDED COMMON OPEN SPACE = 584 S.F.
TOTAL PROVIDED OPEN SPACE = 1,058 S.F.

SIXTH FLOOR

8 - 1 BEDROOMS AT 100 S.F. = 800 S.F.
REQUIRED OPEN SPACE AT SIXTH FLOOR = 800 S.F.
PROVIDED PRIVATE OPEN SPACE = 485 S.F.
PROVIDED COMMON OPEN SPACE = 584 S.F.
TOTAL PROVIDED OPEN SPACE = 1,069 S.F.

TOTAL REQUIRED OPEN SPACE = 4,900 S.F.
TOTAL PROVIDED OPEN SPACE = 4,045 S.F.

OPEN SPACE IN CULVER CITY
USED TO MEET CITY OF L.A. REQTS: 855 S.F.



pk:architecture

5105 Claretton Drive, Suite 110
Agoura Hills, California 91301

V 818.594.0057 F 818.594.0019

W PKARCHITECTURE.NET



open space:
los angeles side
1" = 40'-0"

pennylane
residential & retail building

11924 washington blvd.
culver city, california

client review: 5-19-15
client review: 6-02-15
planning sub.: 7-09-15
planning sub.: 9-08-15

15-0300

A1.6

[illegible]

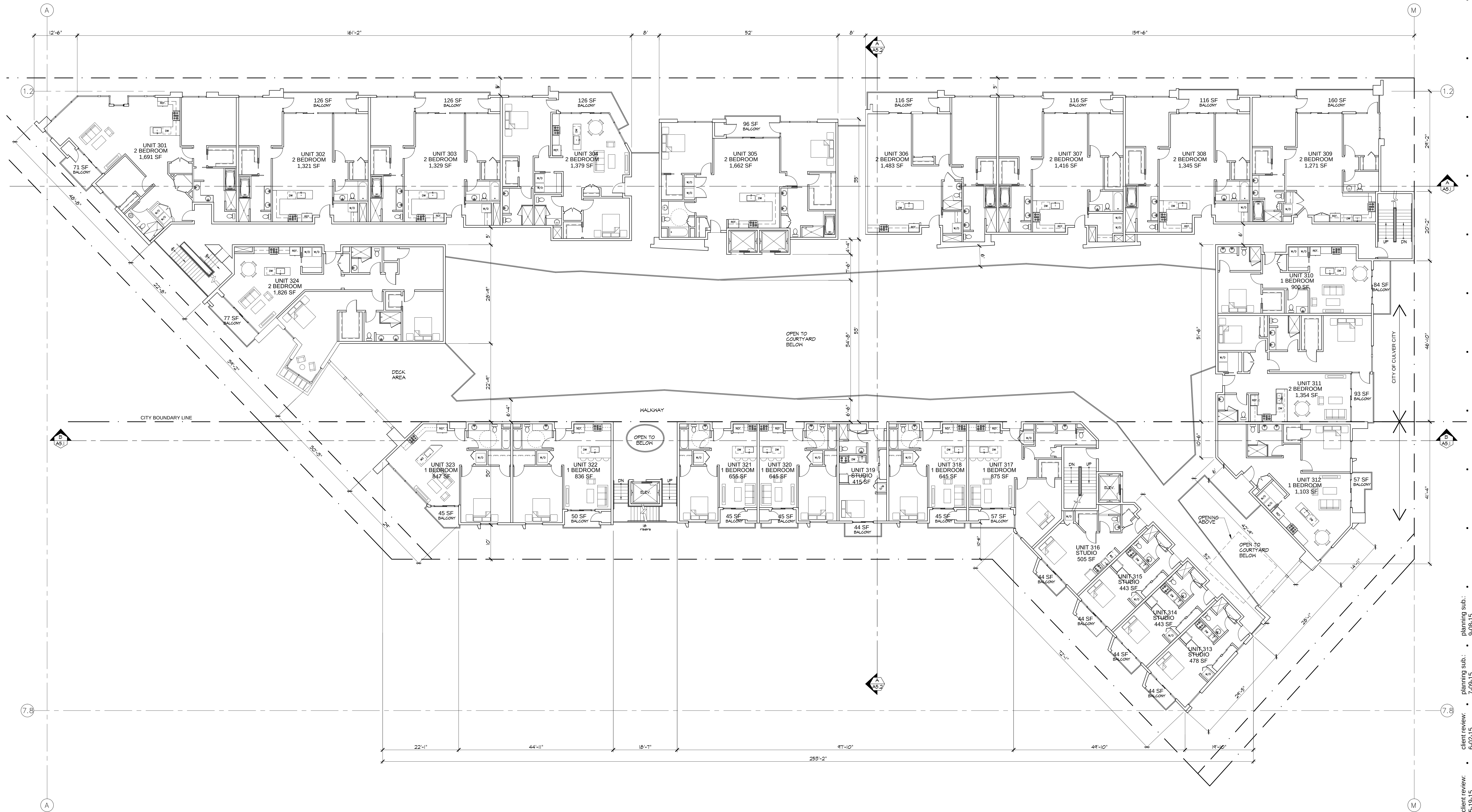
pk:architecture


$$3/32'' = 1'-0''$$

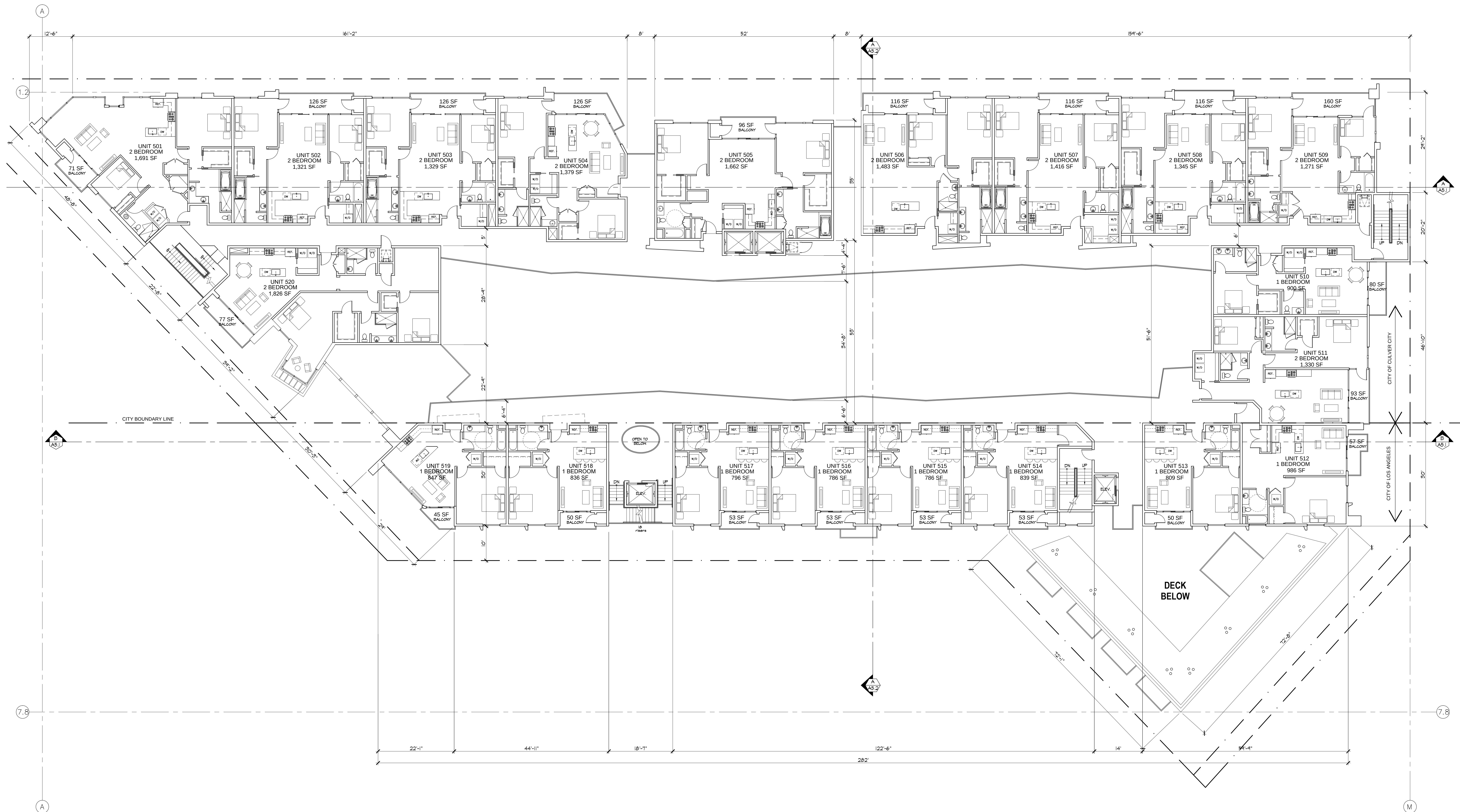
11924 washington blvd.
culver city, california

15-03.00

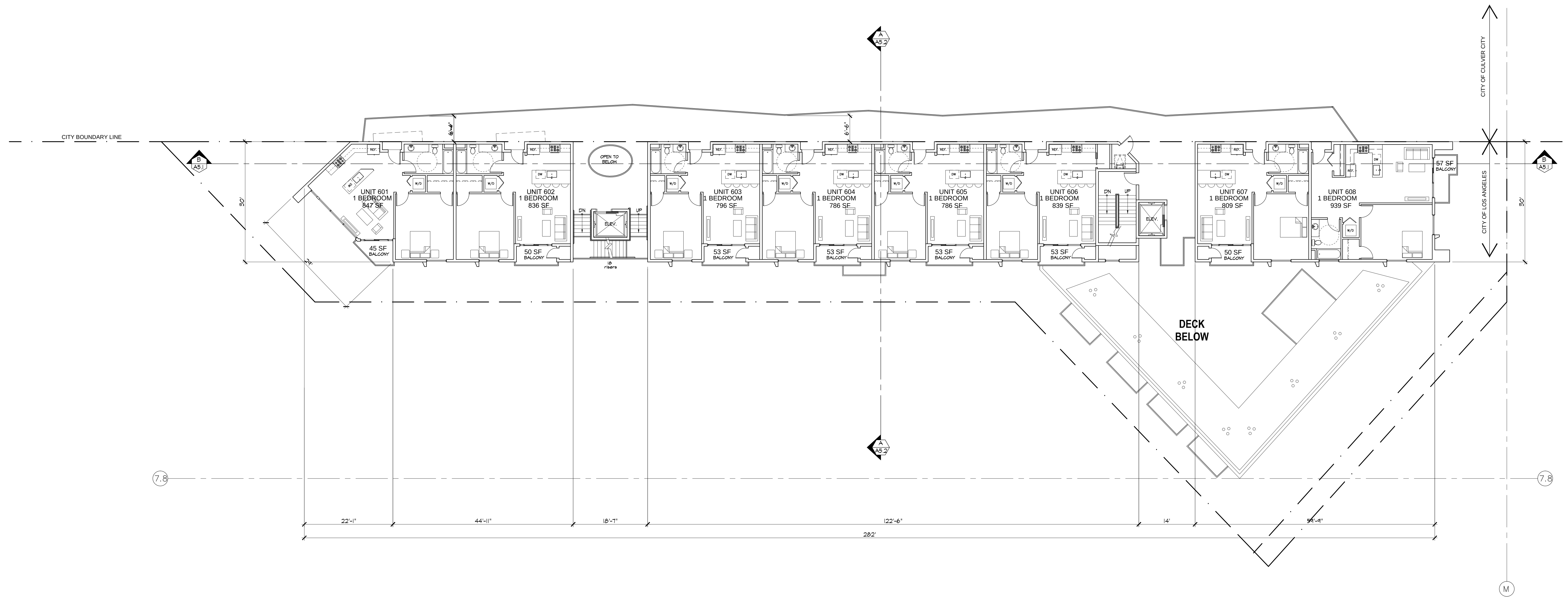
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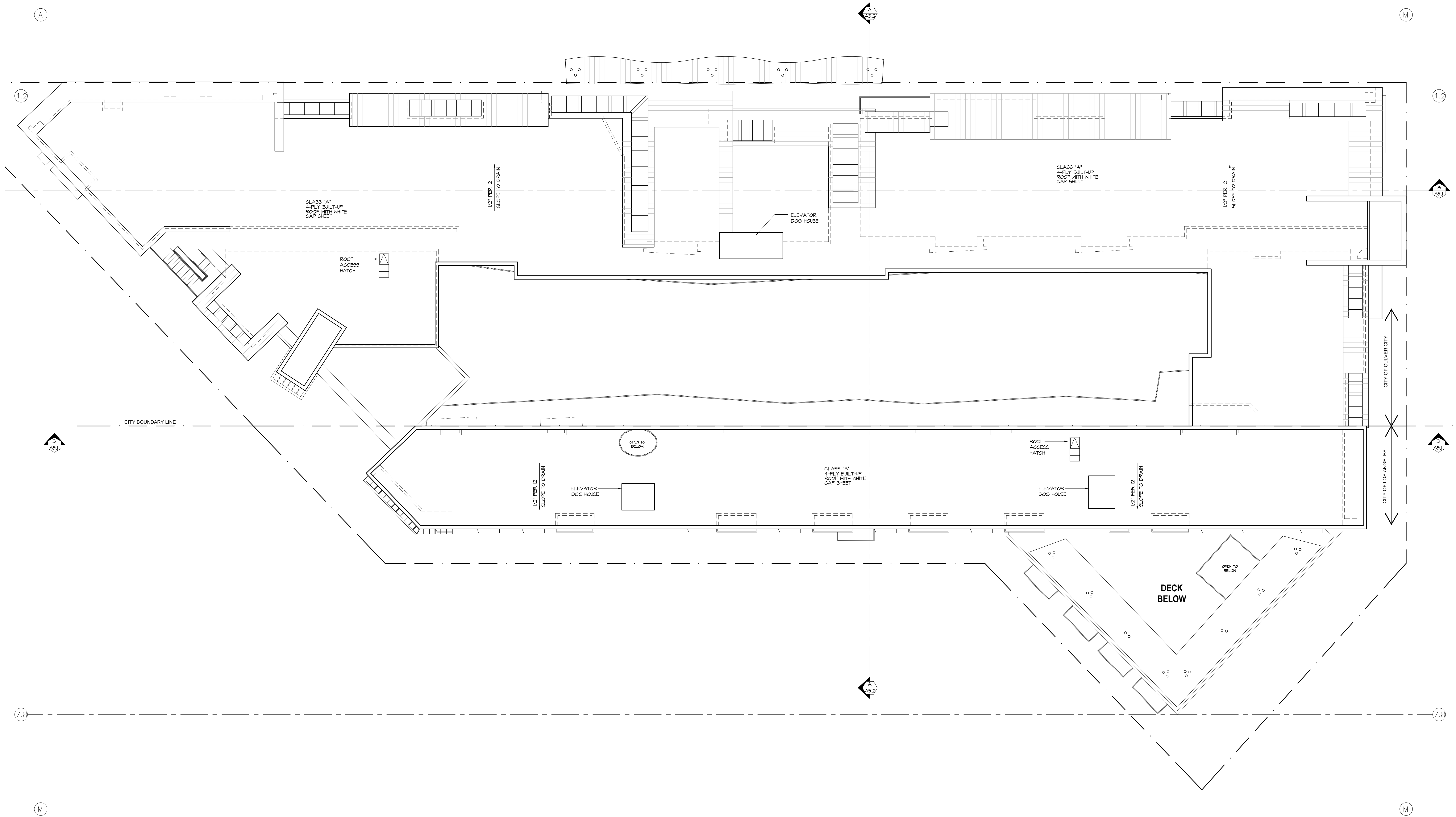


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client review: 6-02-15
planning sub.: 7-09-15
planning sub.: 9-08-15

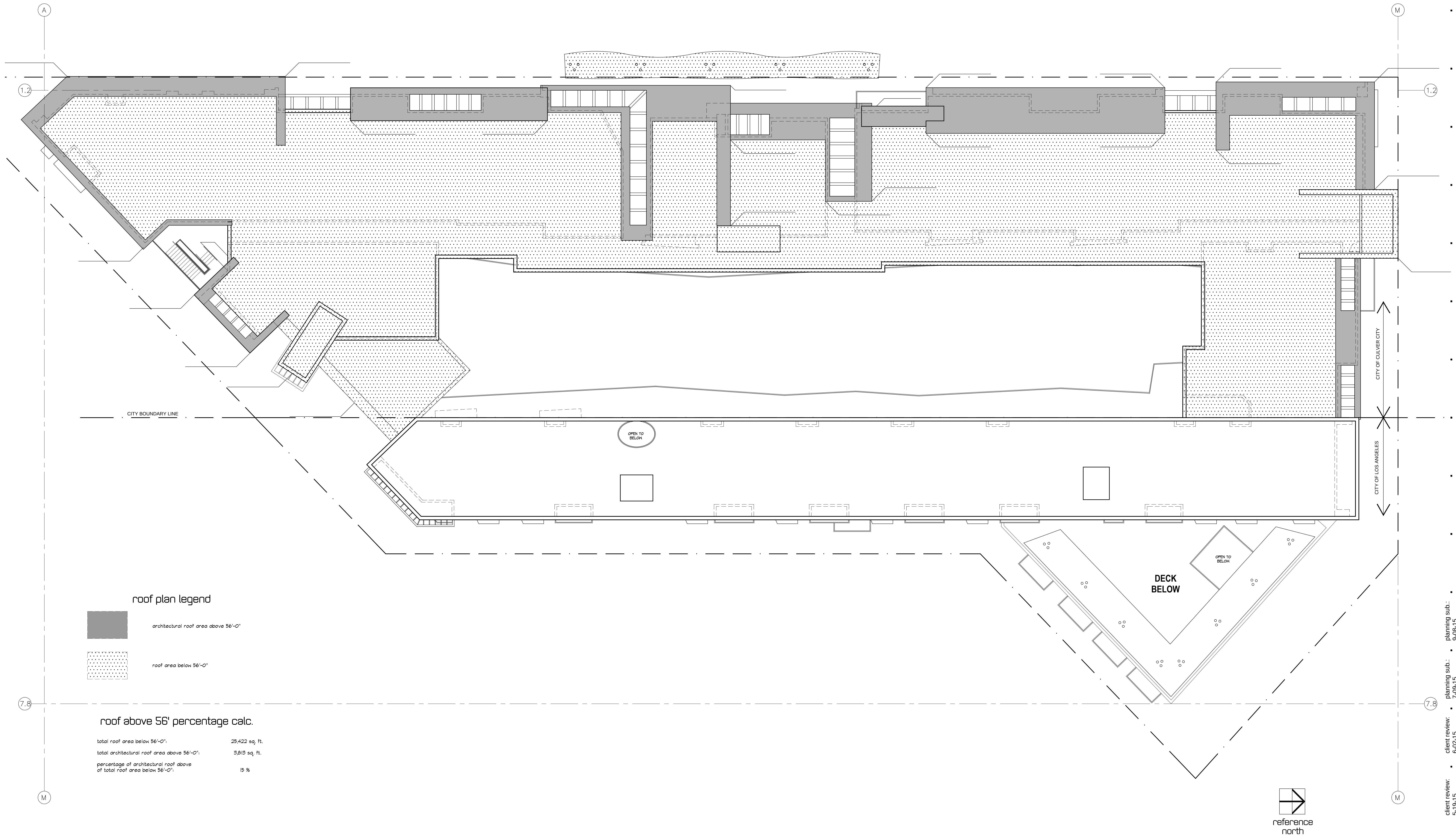


client review: 5-19-15
 client review: 6-02-15
 planning sub.: 7-09-15
 planning sub.: 9-08-15





client review: 5-19-15
 client review: 6-02-15
 planning sub.: 7-09-15
 planning sub.: 9-08-15



client review: 5-19-15

client review: 6-02-15

planning sub.: 7-09-15

planning sub.: 9-08-15

pk:a

pk:architecture

1124 clinton drive, suite 110
agoura hills, california 91301
v 818.584.0057 f 818.584.0019
w pk:architecture.net

roof plan:

3/32" = 1'-0"

pennylane
residential & retail building

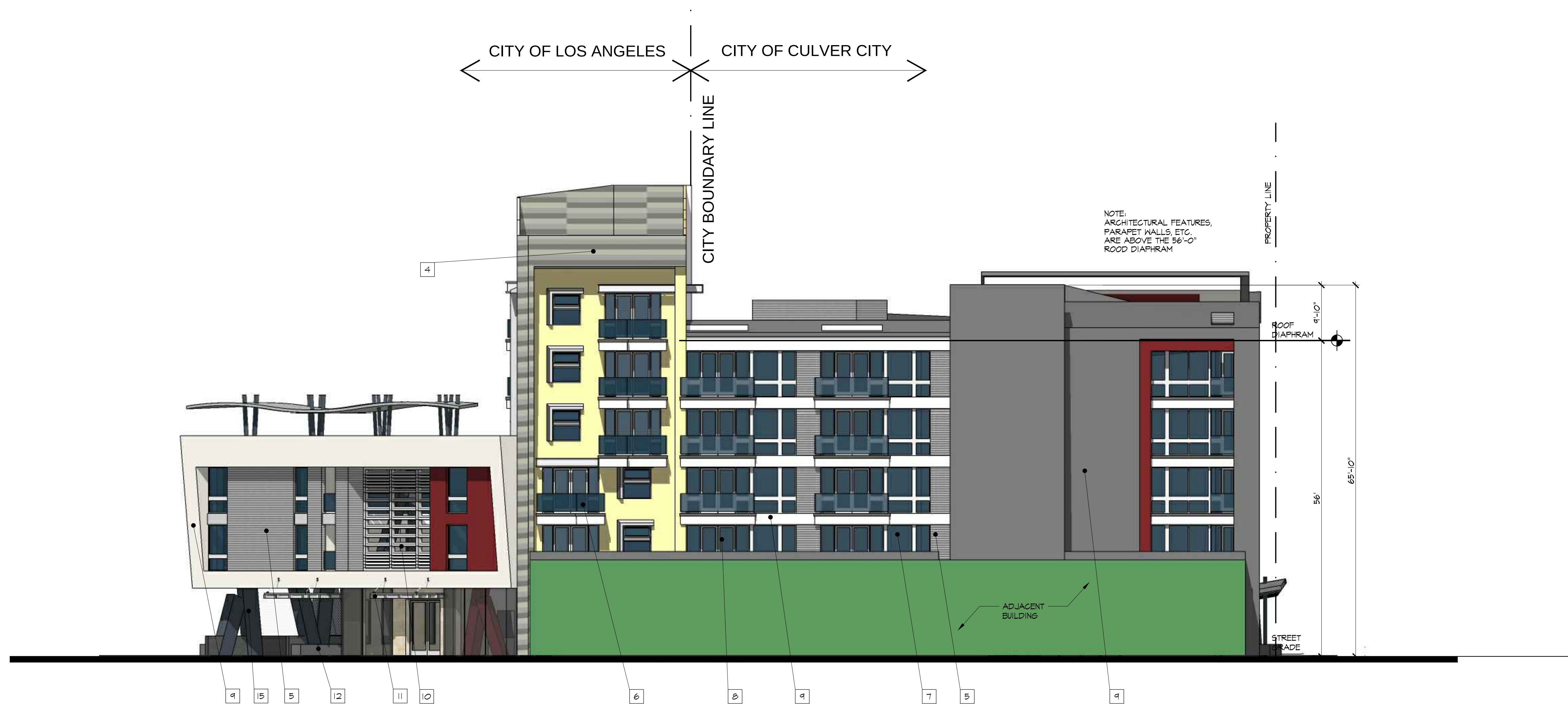
11924 washington blvd.
culver city, california

15-0200

A3.1



south elevation
 scale: 3/32" = 1'-0"

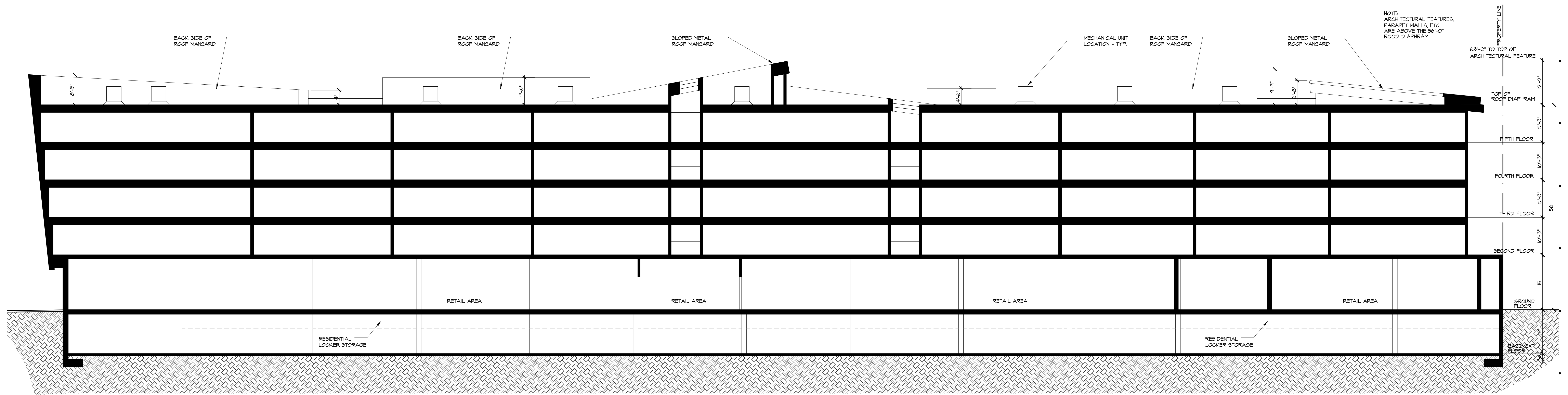


east elevation
 scale: 3/32" = 1'-0"

[finish legend & notes]

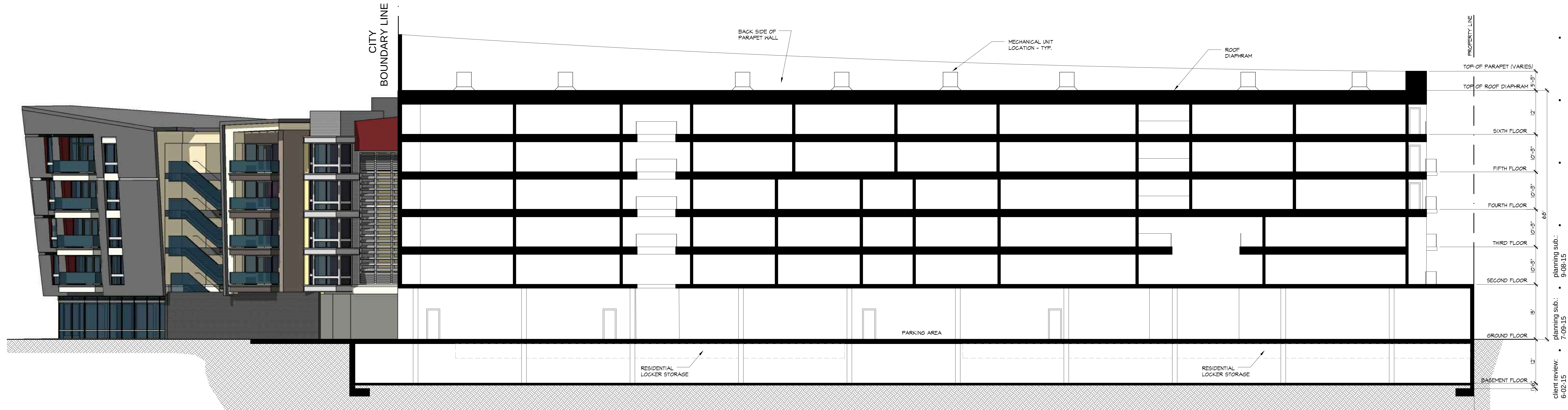
- 1 ALUMINUM STOREFRONT SYSTEM WITH CLEAR TEMPERED GLASS FOR RETAIL SPACES
- 2 ALUMINUM BREAK METAL
- 3 STANDING SEAM METAL ROOF - NON REFLECTIVE
- 4 HORIZONTAL METAL WALL PANEL
- 5 HORIZONTAL CORRUGATED METAL SIDING
- 6 GALVANIZED STEEL GUARDRAIL WITH TEMPERED GLASS INSERTS
- 7 OPERABLE ALUMINUM WINDOWS AT APARTMENT UNIT
- 8 ALUMINUM FRAMED TEMPERED GLASS SLIDING DOOR
- 9 PAINTED STUCCO WALL WITH HARD TROWELLED SMOOTH FINISH
- 10 METAL LOUVERED WALL
- 11 STEEL ANCHING
- 12 RAISED PLANTER
- 13 METAL TUBE COLUMNS WITH METAL PANEL ANCHING
- 14 STRUCTURAL STEEL COLUMNS
- 15
- 16
- 17

client review: 5-19-15
 client review: 6-02-15
 planning sub.: 7-09-15
 planning sub.: 9-08-15



← CITY OF CULVER CITY | CITY OF LOS ANGELES →

longitudinal section A
culver city side



longitudinal section B
los angeles side

client review: 5-19-15
planning sub.: 6-02-15
planning sub.: 7-09-15
planning sub.: 9-08-15

pk:a

pk:architecture

5105 claremont drive, suite 100
agoura hills, california 91301

v 818.594.0057 f 818.594.0019

w pk:architecture.net

longitudinal sections:

3/32" = 1'-0"

pennylane
residential & retail building

11924 washington blvd.
culver city, california

15-0300

A5.1

rendering - 'a'



rendering - 'b'



rendering - 'c'



rendering - 'd'

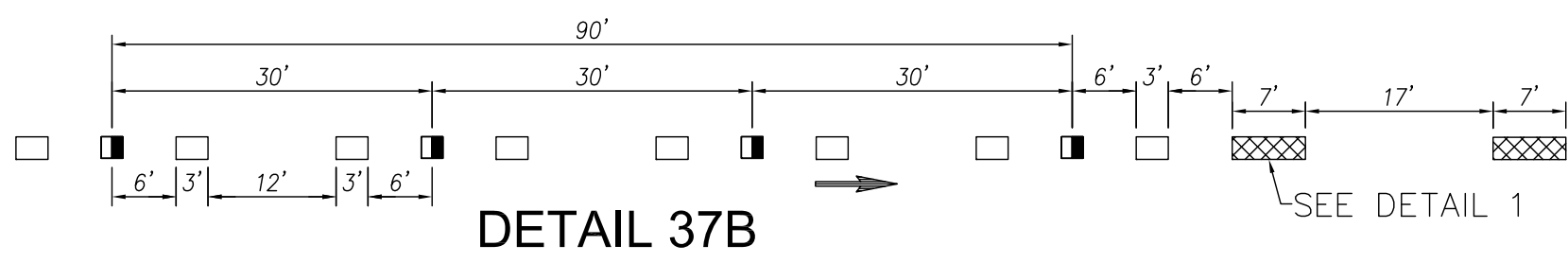
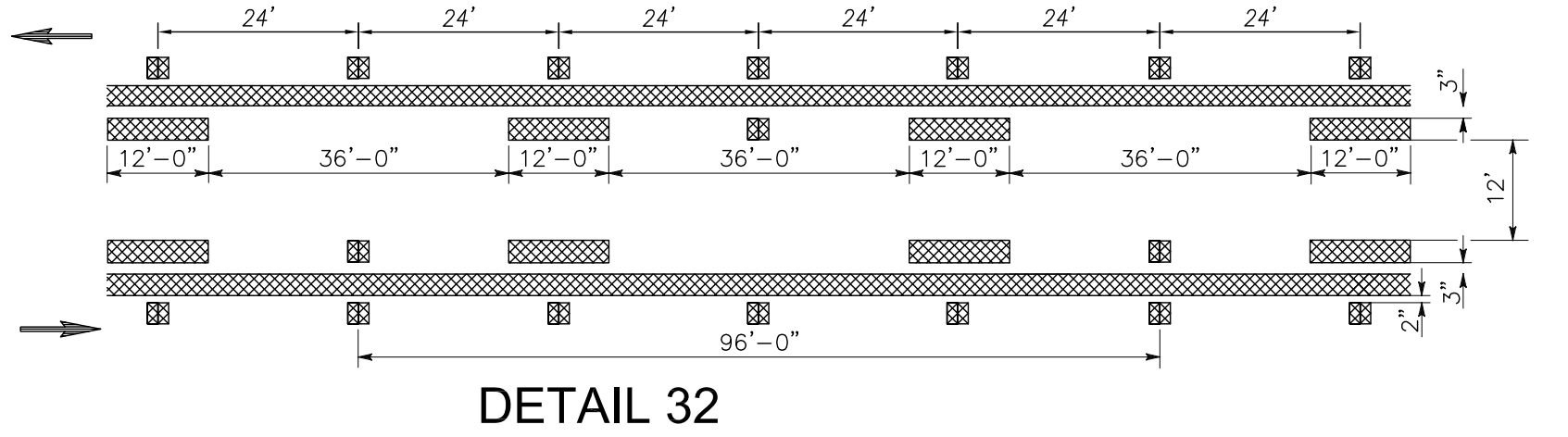
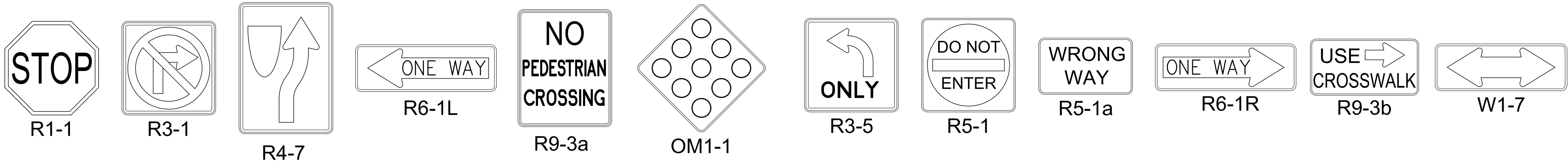
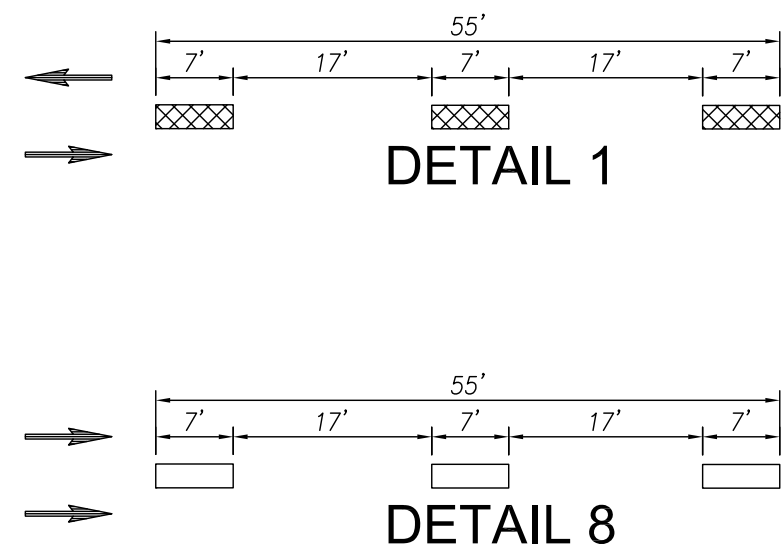


rendering - 'e'



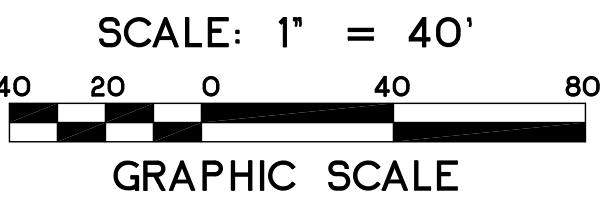
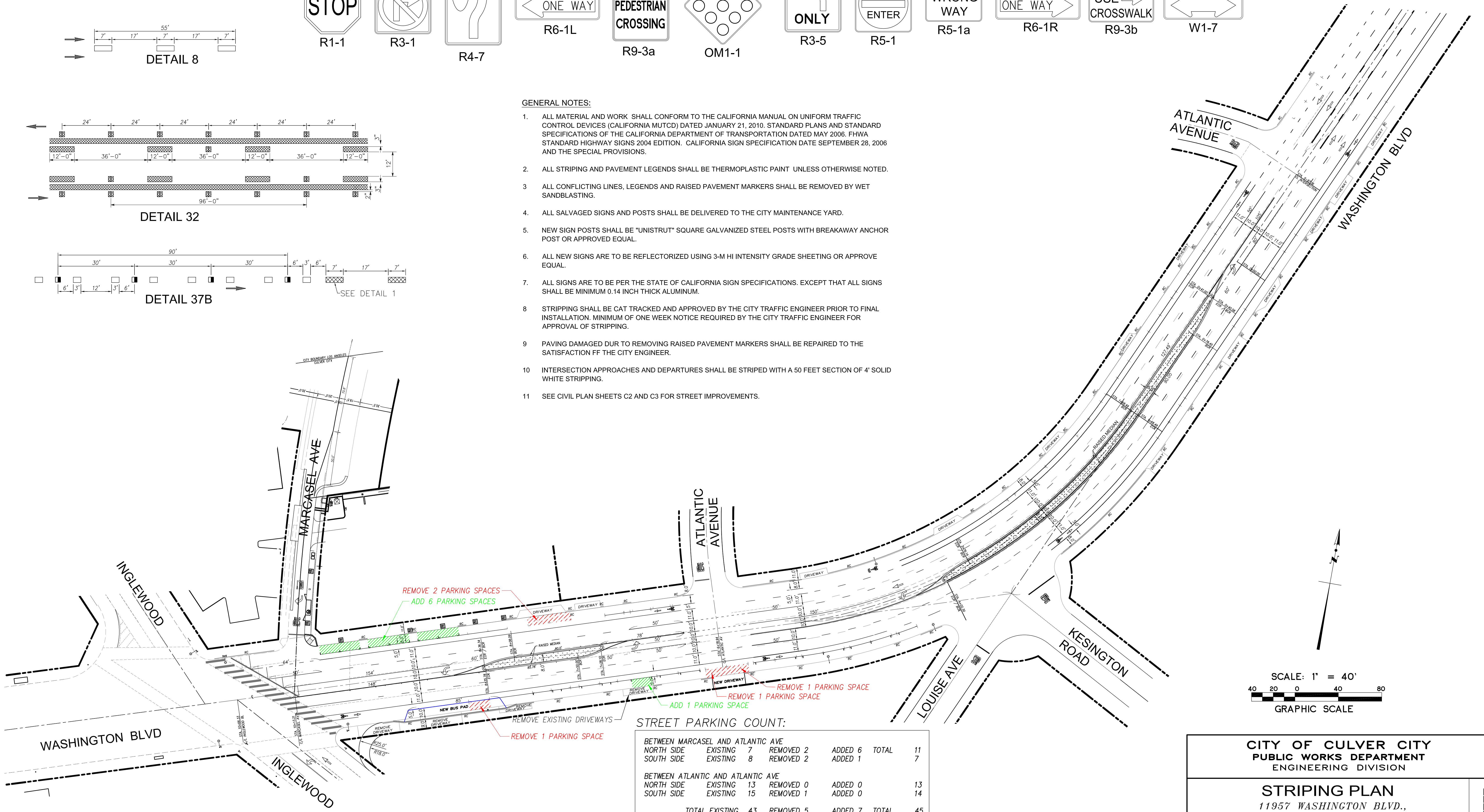
rendering - 'f'





GENERAL NOTES:

1. ALL MATERIAL AND WORK SHALL CONFORM TO THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA MUTCD) DATED JANUARY 21, 2010. STANDARD PLANS AND STANDARD SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION DATED MAY 2006. FHWA STANDARD HIGHWAY SIGNS 2004 EDITION. CALIFORNIA SIGN SPECIFICATION DATE SEPTEMBER 28, 2006 AND THE SPECIAL PROVISIONS.
2. ALL STRIPING AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC PAINT UNLESS OTHERWISE NOTED.
3. ALL CONFLICTING LINES, LEGENDS AND RAISED PAVEMENT MARKERS SHALL BE REMOVED BY WET SANDBLASTING.
4. ALL SALVAGED SIGNS AND POSTS SHALL BE DELIVERED TO THE CITY MAINTENANCE YARD.
5. NEW SIGN POSTS SHALL BE "UNISTRUT" SQUARE GALVANIZED STEEL POSTS WITH BREAKAWAY ANCHOR POST OR APPROVED EQUAL.
6. ALL NEW SIGNS ARE TO BE REFLECTORIZED USING 3-M HI INTENSITY GRADE SHEETING OR APPROVE EQUAL.
7. ALL SIGNS ARE TO BE PER THE STATE OF CALIFORNIA SIGN SPECIFICATIONS. EXCEPT THAT ALL SIGNS SHALL BE MINIMUM 0.14 INCH THICK ALUMINUM.
8. STRIPPING SHALL BE CAT TRACKED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO FINAL INSTALLATION. MINIMUM OF ONE WEEK NOTICE REQUIRED BY THE CITY TRAFFIC ENGINEER FOR APPROVAL OF STRIPPING.
9. PAVING DAMAGED DUR TO REMOVING RAISED PAVEMENT MARKERS SHALL BE REPAIRED TO THE SATISFACTION FF THE CITY ENGINEER.
10. INTERSECTION APPROACHES AND DEPARTURES SHALL BE STRIPED WITH A 50 FEET SECTION OF 4' SOLID WHITE STRIPPING.
11. SEE CIVIL PLAN SHEETS C2 AND C3 FOR STREET IMPROVEMENTS.



STREET PARKING COUNT:

BETWEEN MARCASEL AND ATLANTIC AVE					
NORTH SIDE	EXISTING	7	REMOVED 2	ADDED 6	TOTAL 11
SOUTH SIDE	EXISTING	8	REMOVED 2	ADDED 1	7
BETWEEN ATLANTIC AND ATLANTIC AVE					
NORTH SIDE	EXISTING	13	REMOVED 0	ADDED 0	13
SOUTH SIDE	EXISTING	15	REMOVED 1	ADDED 0	14
TOTAL EXISTING	43	REMOVED 5	ADDED 7	TOTAL	45

PLANS PREPARED BY: SEABOARD ENGINEERING CO.
1100 S. BEVERLY DRIVE
LOS ANGELES, CALIFORNIA 90035
TEL. (310) 277-7337; FAX (310) 277-7339

BY: GEORGE K. BERNHARTH R.C.E. 13737
DRAWN BY: A.S.C. DESIGNED BY: M.A.D. CHECKED BY: G.K.B.

NO.	REVISION	BY	APPR.	DATE

REVIEWED BY: WILLIAM O' CONNELL, P.E.
SENIOR CIVIL ENGINEER
DATE

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STRIPING PLAN
11957 WASHINGTON BLVD.,
CULVER, CA 90066

DESIGNED BY: PVT. ENGINEER	DATE:	SCALE:
DRAWN BY: PVT. ENGINEER	DATE:	HORIZ: AS NOTED VERT: AS NOTED
FIELD BOOK REFERENCE	PROJECT NO.	

Sheet C1 of 4 Sheets

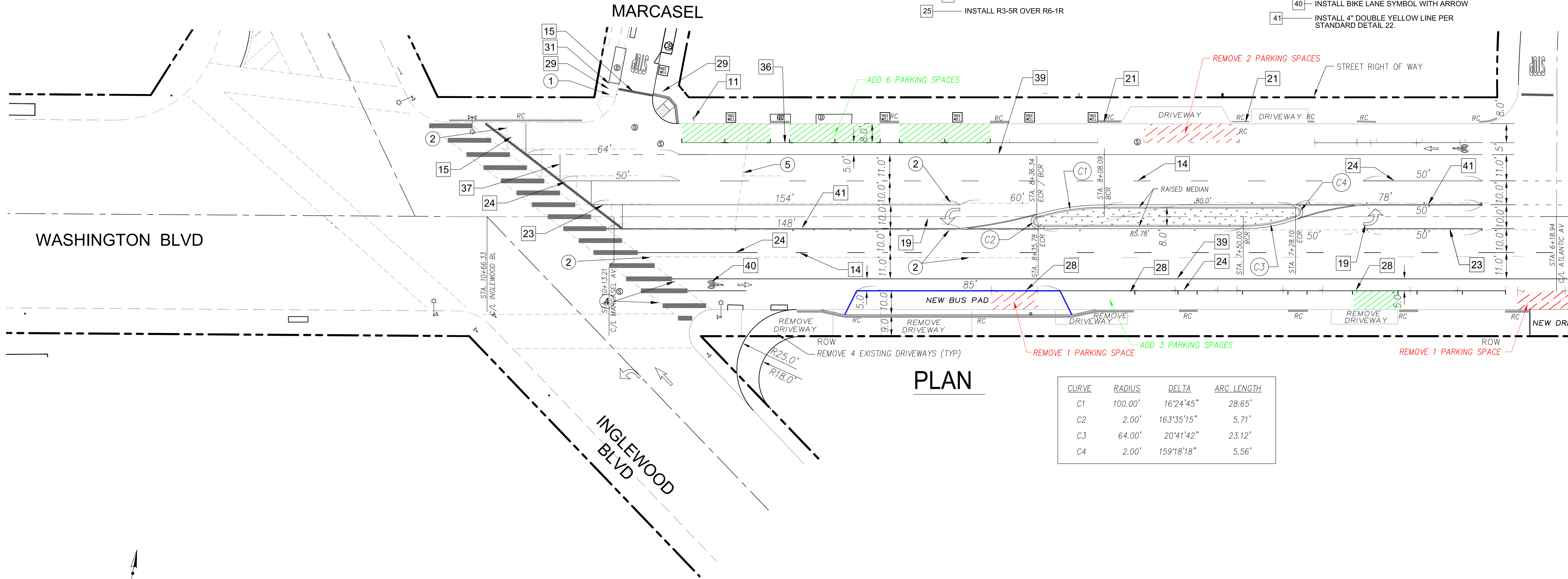
PLAN NO. _____

PLAN NO. _____

- EXISTING STRIPINGS & ROAD SIGNS:
- EXISTING BEACON, POLE AND SIGNS TO BE REMOVED. SALVAGE AND DELIVER TO CITY MAINTENANCE YARD.
 - REMOVE EXISTING LANE LINES.
 - REMOVE EXISTING "KEEP CLEAR" MARKINGS.
 - REPAINT EXISTING CROSSWALK LINES THERMOPLASTIC PAINT.
 - REMOVE EXISTING LIMIT LINE.
 - REPAINT EXISTING RED CURB.
 - REMOVE EXISTING STREET PARKING TEES ALONG WASHINGTON FRONTAGE.

STRIPING AND SIGNING CONSTRUCTION NOTES:

- INSTALL R3-1 AND STREET NAME SIGNS.
- INSTALL R3-1.
- INSTALL R6-1L.
- INSTALL LANE LINES PER DETAIL 8.
- INSTALL 12" WHITE STOP BAR OR LIMIT LINE USING THERMO PLASTIC MATERIAL.
- INSTALL "STOP" PAVEMENT MARKING USING THERMO PLASTIC MATERIAL.
- INSTALL PAVEMENT MARKING TYPE IV (R) ARROW USING THERMO PLASTIC MATERIAL.
- INSTALL "ONLY" PAVEMENT MARKING.
- INSTALL PAVEMENT MARKING TYPE IV (L) ARROW.
- INSTALL PAVEMENT MARKING TYPE I ARROW.
- PAINT RED CURB.
- INSTALL TWO-WAY LEFT-TURN LANES PER DETAIL 32
- INSTALL 8" CHANNELIZING WHITE LANE LINE.
- INSTALL 4" CONTINUOUS WHITE LANE LINE.
- INSTALL R3-5R OVER R6-1R
- INSTALL R4-7 TYPE 1 (OMI-1)
- INSTALL R6-1R ON R9-3a AND R9-3b (2<<)
- INSTALL PARALLEL PARKING STALLS PER S-404.1
- INSTALL R5-1a ON R5-1
- INSTALL R3-5R
- INSTALL R1-1
- INSTALL TYPE 1 (OMI-1) OVER W1-7
- INSTALL TYPE 1 (OMI-1) OVER W4-4 (C-4) R
- INSTALL DETAIL 37 B YELLOW WITH YELLOW RAISED MARKERS
- REMOVE EXISTING STRIPING AND INSTALL NEW YELLOW STRIPING PER DETAIL 1 EXTENDED TO CITY BOUNDARY.
- INSTALL INTERSECTION BIKE LANE PER R39-A
- INSTALL TYPE II (R) ARROW
- INSTALL 4" CONTINUOUS YELLOW LINE
- INSTALL 6" CONTINUOUS WHITE LINE
- INSTALL BIKE LANE SYMBOL WITH ARROW
- INSTALL 4" DOUBLE YELLOW LINE PER STANDARD DETAIL 22.



SCALE: 1" = 20'

GRAPHIC SCALE

PRELIMINARY

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STRIPING PLAN

11957 WASHINGTON BLVD.,
CULVER, CA 90066

DESIGNED BY: PVT. ENGINEER
DATE: _____
DRAWN BY: PVT. ENGINEER
DATE: _____
FIELD BOOK REFERENCE: _____
SCALE: HORIZ: AS NOTED
VERT: AS NOTED
PROJECT NO. _____

Sheet C2 of 4 Sheets

PLAN NO. _____

PLANS PREPARED BY: SEABOARD ENGINEERING CO.
1100 S. BEVERLY DRIVE
LOS ANGELES, CALIFORNIA 90035
TEL (310) 277-7337, FAX (310) 277-7339
BY: GEORGE K. BERNHARTH R.C.E. 13737
DRAWN BY: A.S.C. DESIGNED BY: M.A.D. CHECKED BY: G.K.B.

REVIEWED BY: WILLIAM O' CONNELL, P.E.

NO.	REVISION	BY	APPR.	DATE

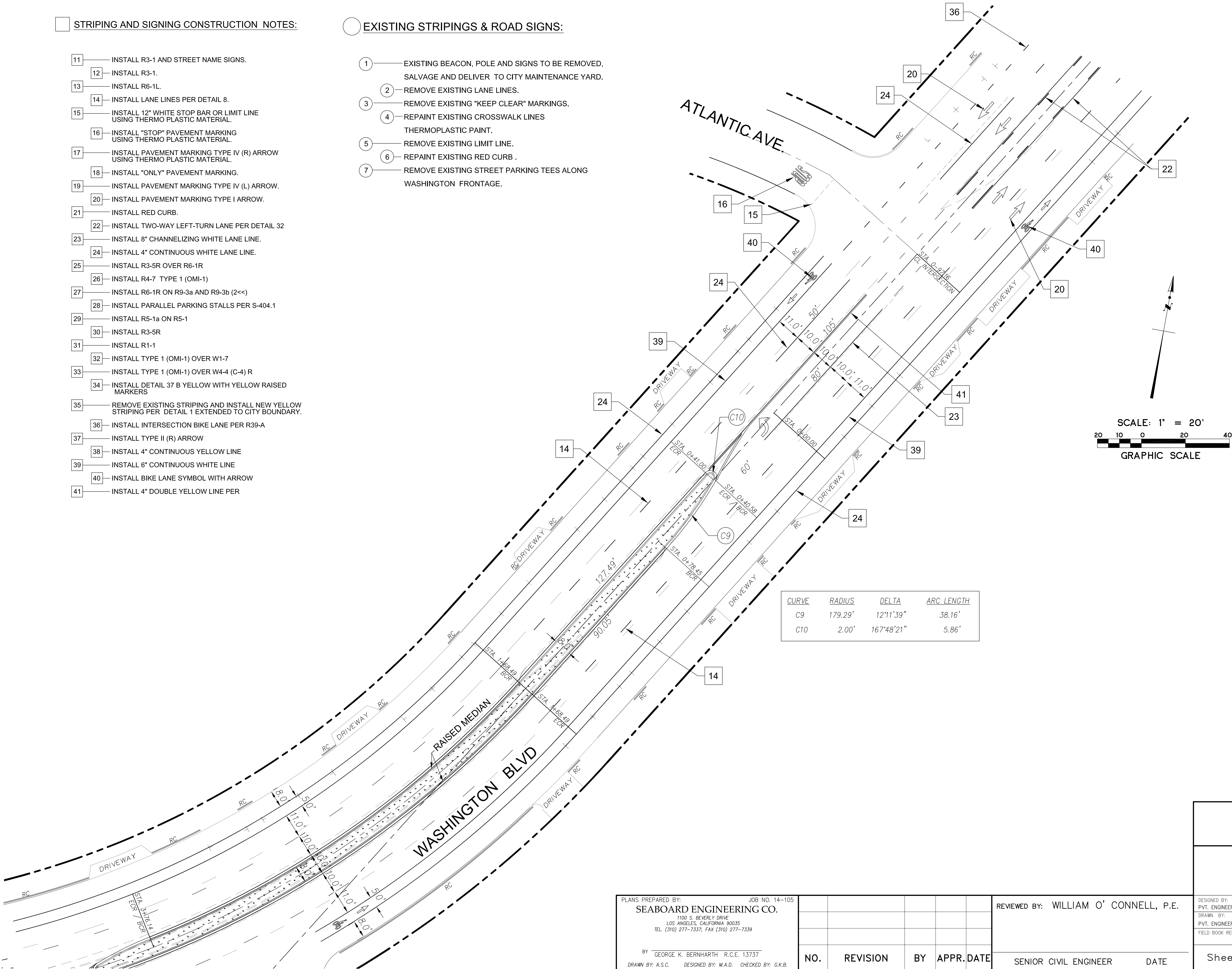
SENIOR CIVIL ENGINEER DATE

STRIPING AND SIGNING CONSTRUCTION NOTES:

- 11
- INSTALL R3-1 AND STREET NAME SIGNS.
- 12
- INSTALL R3-1.
- 13
- INSTALL R6-1L.
- 14
- INSTALL LANE LINES PER DETAIL 8.
- 15
- INSTALL 12" WHITE STOP BAR OR LIMIT LINE USING THERMO PLASTIC MATERIAL.
- 16
- INSTALL "STOP" PAVEMENT MARKING USING THERMO PLASTIC MATERIAL.
- 17
- INSTALL PAVEMENT MARKING TYPE IV (R) ARROW USING THERMO PLASTIC MATERIAL.
- 18
- INSTALL "ONLY" PAVEMENT MARKING.
- 19
- INSTALL PAVEMENT MARKING TYPE IV (L) ARROW.
- 20
- INSTALL PAVEMENT MARKING TYPE I ARROW.
- 21
- INSTALL RED CURB.
- 22
- INSTALL TWO-WAY LEFT-TURN LANE PER DETAIL 32
- 23
- INSTALL 8" CHANNELIZING WHITE LANE LINE.
- 24
- INSTALL 4" CONTINUOUS WHITE LANE LINE.
- 25
- INSTALL R3-5R OVER R6-1R
- 26
- INSTALL R4-7 TYPE 1 (OMI-1)
- 27
- INSTALL R6-1R ON R9-3a AND R9-3b (2<<)
- 28
- INSTALL PARALLEL PARKING STALLS PER S-404.1
- 29
- INSTALL R5-1a ON R5-1
- 30
- INSTALL R3-5R
- 31
- INSTALL R1-1
- 32
- INSTALL TYPE 1 (OMI-1) OVER W1-7
- 33
- INSTALL TYPE 1 (OMI-1) OVER W4-4 (C-4) R
- 34
- INSTALL DETAIL 37 B YELLOW WITH YELLOW RAISED MARKERS
- 35
- REMOVE EXISTING STRIPING AND INSTALL NEW YELLOW STRIPING PER DETAIL 1 EXTENDED TO CITY BOUNDARY.
- 36
- INSTALL INTERSECTION BIKE LANE PER R39-A
- 37
- INSTALL TYPE II (R) ARROW
- 38
- INSTALL 4" CONTINUOUS YELLOW LINE
- 39
- INSTALL 6" CONTINUOUS WHITE LINE
- 40
- INSTALL BIKE LANE SYMBOL WITH ARROW
- 41
- INSTALL 4" DOUBLE YELLOW LINE PER

EXISTING STRIPINGS & ROAD SIGNS:

- 1
- EXISTING BEACON, POLE AND SIGNS TO BE REMOVED, SALVAGE AND DELIVER TO CITY MAINTENANCE YARD.
- 2
- REMOVE EXISTING LANE LINES.
- 3
- REMOVE EXISTING "KEEP CLEAR" MARKINGS.
- 4
- REPAINT EXISTING CROSSWALK LINES THERMOPLASTIC PAINT.
- 5
- REMOVE EXISTING LIMIT LINE.
- 6
- REPAINT EXISTING RED CURB.
- 7
- REMOVE EXISTING STREET PARKING TEES ALONG WASHINGTON FRONTAGE.





PENNYLANE RESIDENTIAL & RETAIL BUILDING 11924 WASHINGTON BLVD. CULVER CITY, CALIFORNIA PRELIMINARY LANDSCAPE PLAN

DATE: 08/21/15
LNDG #2386-01

OWNER:
BASTION DEVELOPMENT CORPORATION
11924 A WEST WASHINGTON BLVD.
CULVER CITY, CA 90066
CONTACT: KEVIN READ (310) 701-0282
E-MAIL: kpr@oceanhold.com

3/32" = 1' = 0"

L. Newman
Design Group, Inc.

- Landscape Architecture
- Planning
- Horticulture
- Biological Restoration

31500 Via Colina # Suite 104
Westlake Village, CA 91362-9924
Phone: (818) 991-5056 Fax: (818) 991-3478
E-mail: lndg@lndg.net

PALM TREES



ARCHONTOPHOENIX CUNNINGHAMIANA - KING PALM



CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM



PHOENIX ROEBELII - PYGMY DATE PALM



SYAGRUS ROMANZOFFIANUM - QUEEN PALM



TRACHYCARPUS FORTUNEI - WINDMILL PALM



ORNAMENTAL TREES



BRACHYCHITON ACERIFOLIUS - FLAME TREE



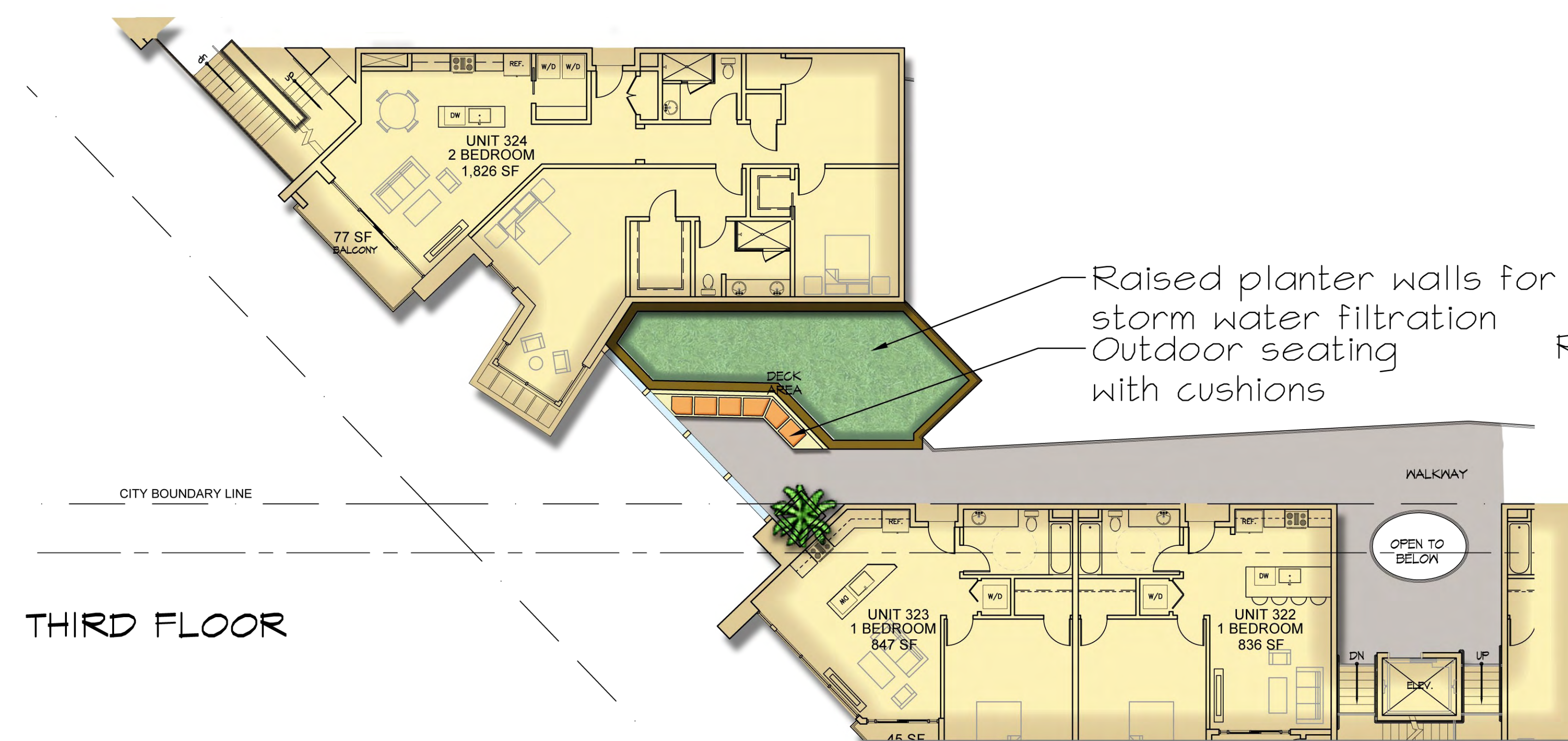
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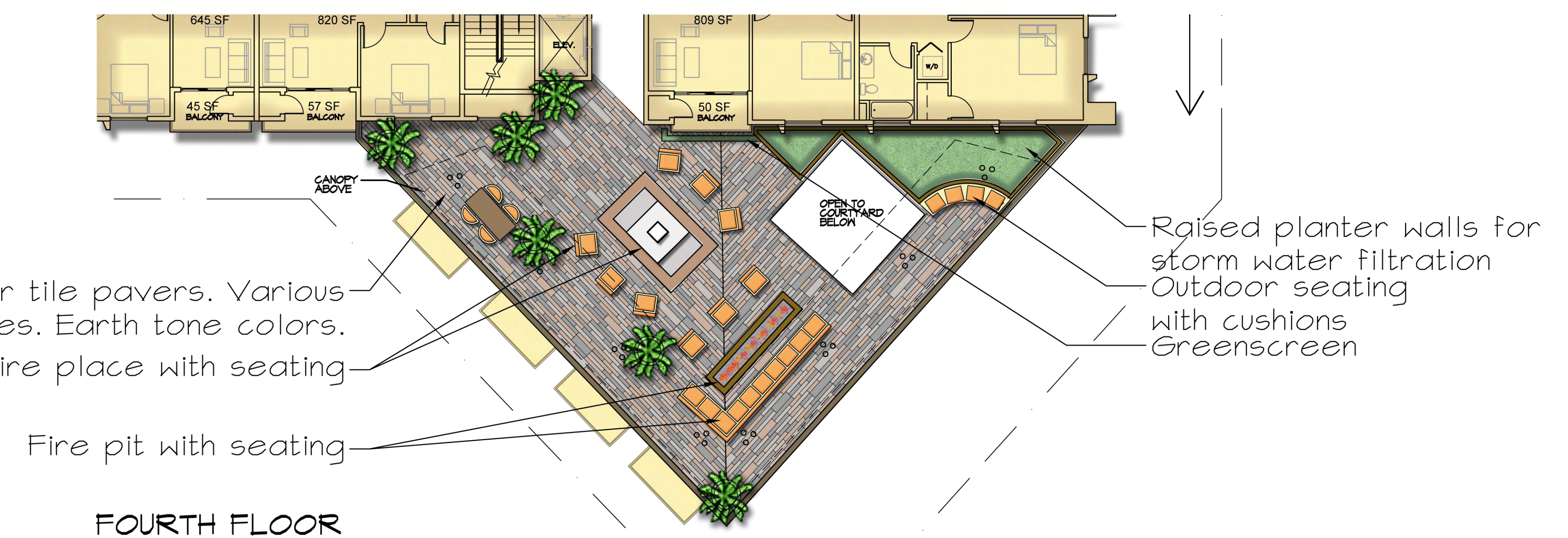
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MAGNOLIA G. 'D. D. BLANCHARD' - D. D. BLANCHARD MAGNOLIA



THIRD FLOOR

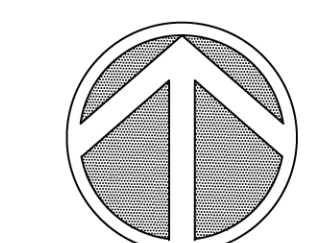


FOURTH FLOOR

PENNYLANE

RESIDENTIAL & RETAIL BUILDING
11924 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN - PLANT IMAGES



3/32" = 1' = 0"

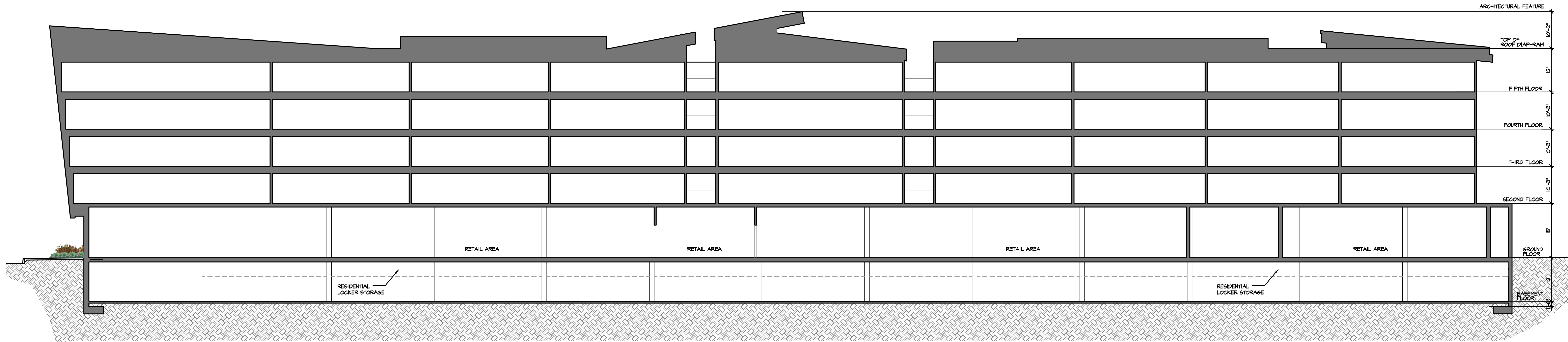
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L. Newman
Design Group, Inc.

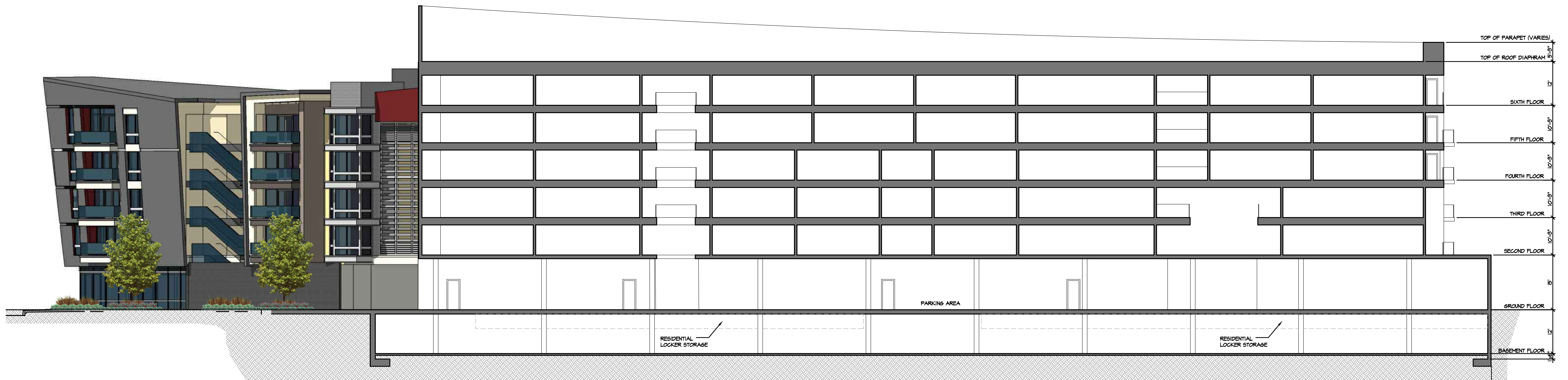
■ Landscape Architecture
■ Planning
■ Horticulture
■ Biological Restoration

31300 Via Colina Suite 104
Westlake Village, CA 91362-9924
Phone: (818) 991-5556 Fax: (818) 991-3478
E-mail: lndg@lndg.net

OWNER:
BASTION DEVELOPMENT CORPORATION
11924 A WEST WASHINGTON BLVD.
CULVER CITY, CA 90066
CONTACT: KEVIN READ (310) 701-0282
E-MAIL: kpr@oceanhold.com



longitudinal section A



longitudinal section B

PENNYLANE

RESIDENTIAL & RETAIL BUILDING
11924 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA

longitudinal sections:
scale: 3/32" = 1'-0"

OWNER:
BASTION DEVELOPMENT CORPORATION
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PRELIMINARY LANDSCAPE SECTIONS - SHEET 1

DATE: 08/21/15
LNDG #2386-01

**L. Newman
Design Group, Inc.**
■ Landscape Architecture
■ Planning
■ Horticulture
■ Biological Restoration
31330 Via Colinas • Suite 104
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longitudinal section B

RESIDENTIAL & RETAIL BUILDING
11924 WASHINGTON BLVD.
CULVER CITY, CALIFORNIA

PRELIMINARY LANDSCAPE SECTIONS - SHEET 2

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