

Attachment No. 4



CONDITIONAL USE PERMIT FOR PARKING STACKER
10744-10746 WASHINGTON BLVD.
CULVER CITY, CA



VICINITY MAP



PROPOSED STREE VIEW - WASHINGTON BLVD SOUTH WEST



PROPOSED STREE VIEW - WASHINGTON BLVD NORTH EAST

DIRECTORY

ARCHITECT

TECTA ASSOCIATES
2747 19TH STREET
SAN FRANCISCO, CA 94110

CONTACT: AHMAD MOHAZAB
TEL: 415.362.5857
FAX: 415.362.5044
EMAIL: Ahmad@tectacom

OWNER

RAMIN SARSHAD
10744-10746 WASHINGTON BLVD.
CULVER CITY, CA 90232

(310) 904-6976 PHONE
CONTACT: RAMIN SARSHAD

MEP ENGINEER

MARS ENGINEERING GROUP
22715 VICTORY BLVD.
WEST HILLS, CA 91307

(818) 593-8999 PHONE
(818) 230-7773 FAX
CONTACT: MAJID AMIRI, PE

CIVIL ENGINEER

PARTNER ENGINEERING AND SCIENCE, INC.
1761 E.GARRY AVE.
SANTA ANA, CA 92705.

PROJECT DATA

ADDRESS: COSMETIQUE AESTHETICS
10744-10746 WASHINGTON BLVD.
CULVER CITY, CA

CONSTRUCTION TYPE: III

ZONING: COMMERCIAL GENERAL

SITE AREA: 4,998 SQ. FT (0.115 AC)

SITE COVERAGE: .62%

STORIES: 2

LEGAL DESCRIPTION: APN: 4208-015-032

OCCUPANCY : B - (MEDICAL OFFICE - EXISTING USE)
B - (MEDICAL OFFICE - PROPOSED USE)

SPRINKLERS: (E) BUILDING ON LOT 17 ONLY
PROPOSED BUILDING TO BE FULLY
SPRINKLERED

	EXISTING	PROPOSED
FIRST FLOOR	3,112 SF	2,815 SF
SECOND FLOOR	1,588 SF	2,878 SF
TOTAL	4,700 SF	5,693 SF

PRIVATE OPEN SPACE (ROOF DECK AREA): 253 SQ. FT.

(E) PAVED AREA: 1,300 SQ. FT.
PROPOSED PAVED AREA: 1,300 SQ. FT.

PARKING PROVIDED

	H/C	FULL SIZE	TOTAL
EXISTING	1	2	3
PROPOSED	1	6	7

REFER TO THE OPERATIONAL MECHANICAL OPERATIONAL MANUAL AND
DRAWINGS FOR MECHANICAL PARKING STACK INFORMATION.

SCOPE OF WORK

THE PROPOSED SECOND FLOOR NET NEW ADDITION IS 949 SQ. FT. AND REVISED
FIRST FLOOR LAYOUT TO ALLOW FOR 1 NEW ADA ACCESSIBLE PARKING. TOTAL OF 7
CARS PROPOSED, 6 ON ROTARY PARKING STACK AND 1 ADA ACCESSIBLE PARKING
ON GROUND.

TRASH ENCLOSURE INFORMATION

A. OWNER/TENANT SHALL BE RESPONSIBLE TO PLACE ALL TRASH CARTS REQUIRING
SERVICE ON COLLECTION DAY(S) AT TRASH COLLECTION AREA.

B. THE CITY OF CULVER CITY SHALL PROVIDE WASTE DISPOSAL AND RECYCLING
SERVICES FOR ALL CONSTRUCTION & DEMOLITION PROJECTS WITHIN CITY LIMITS IN
ACCORDANCE WITH CCMC 5.01.010

FLOOR AREA CALCULATIONS

	EXISTING AREA	PROPOSED AREA	
10744-10746 WASHINGTON BLVD - FIRST FLOOR	3,112 SF	2,848SF	
10744-10746 WASHINGTON BLVD- SECOND FLOOR	1,588 SF	2,878SF	
TOTAL AREA	4,700 SF	5,726 SF	
			1,026 SFTOTAL NEW SQ. FT. ADDED
			175 SF NEW DECK AREA
			85 SF NEW BALCONY
			1,286 SF TOTAL (N) AREA ADDED

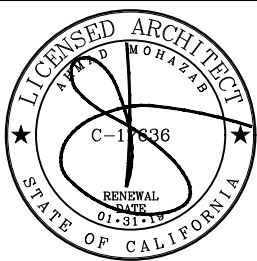
PARKING CALCULATIONS

	(E) PARKING	PROPOSED PARKING	REQUIRED PARKING
EXISTING PARKING APPROVED	3		
PROPOSED AREA @ 1 SPACE PER 350 SQ. FT. 1,286 SQ.FT (NEW ADDITION) @350 = 3.6 ROUND TO 4		7 (PROVIDED BY 6 ON PARKING STACK AND 1 H/C) ROTARY PARKING STAKER	
TOTAL PARKING REQUIRED			7

DRAWING INDEX

ARCHITECTURAL

T1.0	TITLE SHEET
A0.1	PROPOSED EXTERIOR ELEVATIONS COLOR
A0.2	PROPOSED COLOR SITE PLAN
A0.3	PROPOSED SITE PLAN
A0.4	CONTEXT SITE PLAN
A1.1	PROPOSED EXTERIOR ELEVATIONS
A1.2	PROPOSED EXTERIOR ELEVATIONS
A1.3	PROPOSED EXTERIOR ELEVATIONS VIEW- COLOR
A1.4	PROPOSED BUILDING SECTION
A1.5	PROPOSED FIRST FLOOR PLAN
A1.6	PROPOSED SECOND FLOOR PLAN
A1.7	PROPOSED ROOF PLAN
A1.8	EXISTING SITE PLAN
A1.9	EXISTING FIRST FLOOR PLAN
A1.10	EXISTING SECOND FLOOR PLAN
A1.11	EXISTING ROOF PLAN
A1.12	EXISTING EXTERIOR ELEVATIONS
A1.13	EXISTING EXTERIOR ELEVATIONS
A1.14	EXISTING SITE PHOTOS



ARCHITECTURAL PROJECT NO.: 17.053

10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE: COPYRIGHT
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.
THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 902 OF THE COPYRIGHT ACT OF 1976, AS AMENDED DECEMBER 31, 1992 AND KNOWN AS ARCHITECTURAL WORKS. COPYRIGHT PROTECTION ACT OF 1992. THIS PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE REPRODUCTION AND REPRODUCTION OF SPACES AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

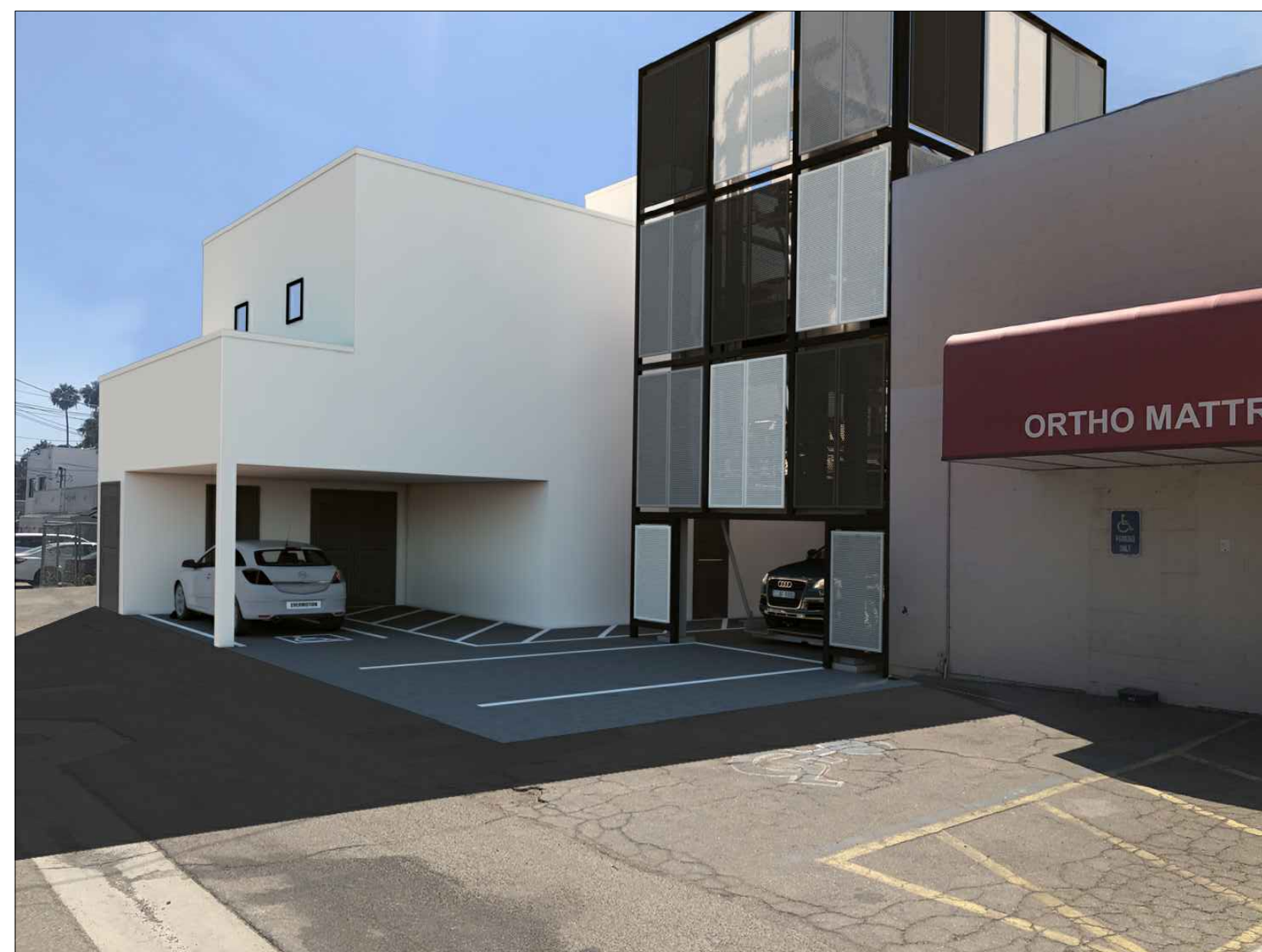
ISSUE DATE: 10/08/2019

DRAWING TITLE:
COVER SHEET

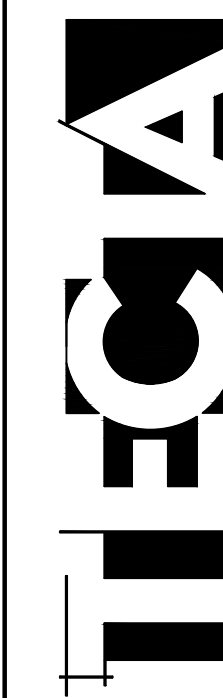
DRAWING NUMBER:
T1.0



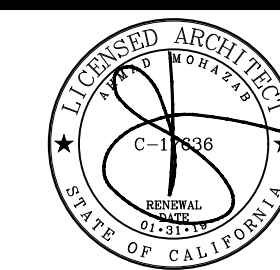
2 PROPOSED FRONT VIEWS - WASHINGTON BLVD



1 PROPOSED EXTERIOR VIEWS - ALLEY



2747 19th Street
San Francisco, CA 94110
P. 415 362 5857
F. 415 362 5044
www.hertta.com



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique
AESTHETICS

10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

[illegible]

NO.	REVISIONS:	DATE:
△	CUP APPLICATION	11/1/16
△	EPO SUBMISSION	12/20/18
△	CUP RESUBMITTAL	8/12/19
△	CUP RESUBMITTAL 2	10/08/19
△	EPO REVISED SUBMISSION	10/15/19
△	CUP RESUBMITTAL 3	10/30/19
△		

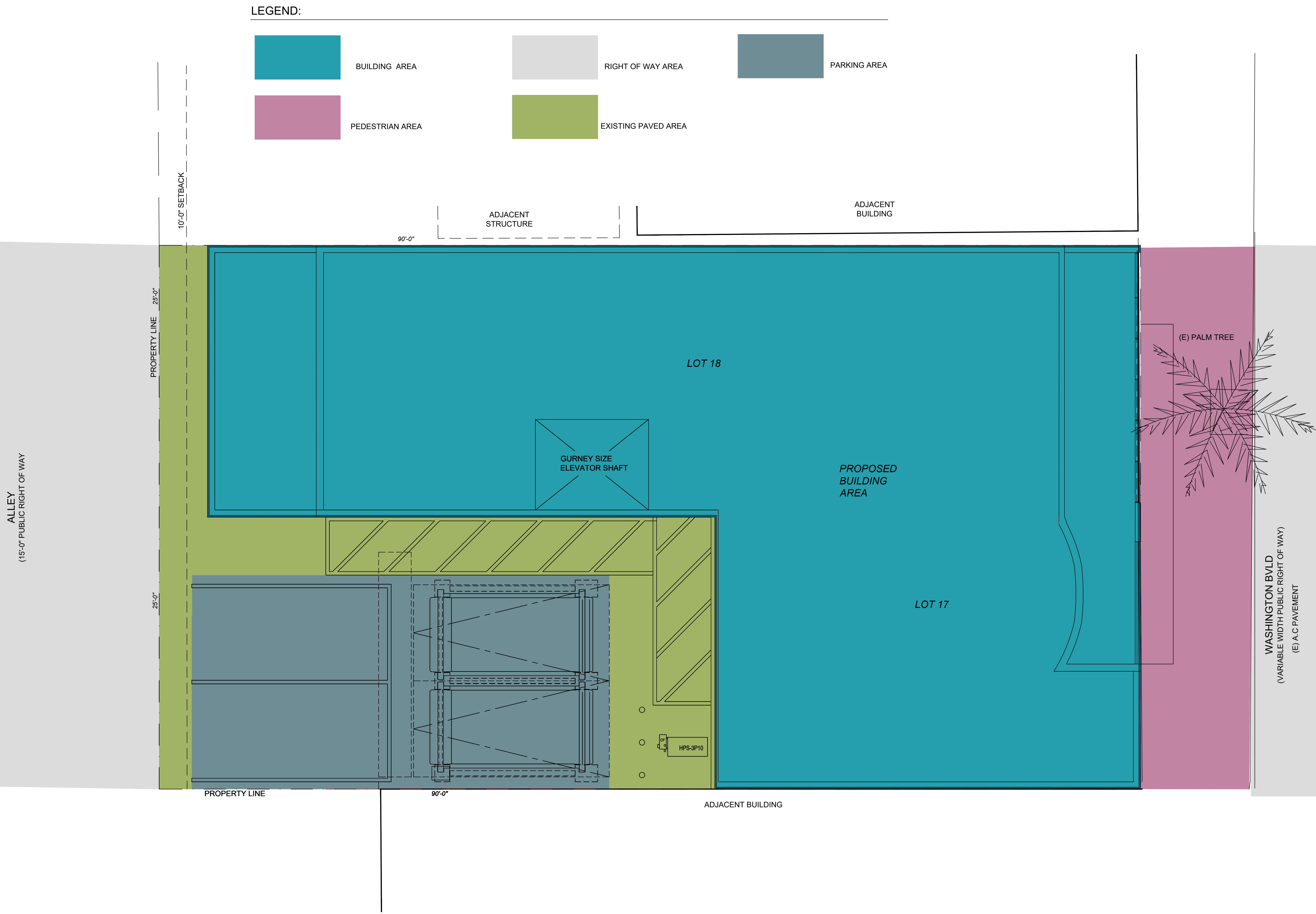
ISSUE DATE: 10/08/2019

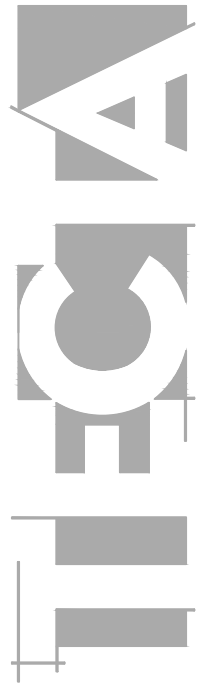
DRAWING TITLE:

PROPOSED EXTERIOR
VIEWS - COLOR

DRAWING NUMBER:

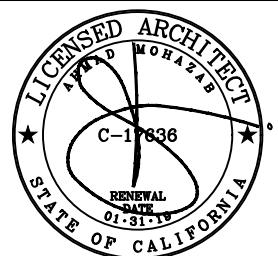
A0.1





TECTA ASSOCIATES

10250 Constellation Blvd., Suite 2300, Culver City, CA 90067
P: 310.335.2747
WWW.TECTA.COM



ARCHITECTURAL PROJECT NO.: 17.053

10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

cosmetique AESTHETICS

NOTICE OF COPYRIGHT

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE RELEASED IN WRITING OF ANY OBLIGATIONS IN CONNECTION WITH THESE DRAWINGS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

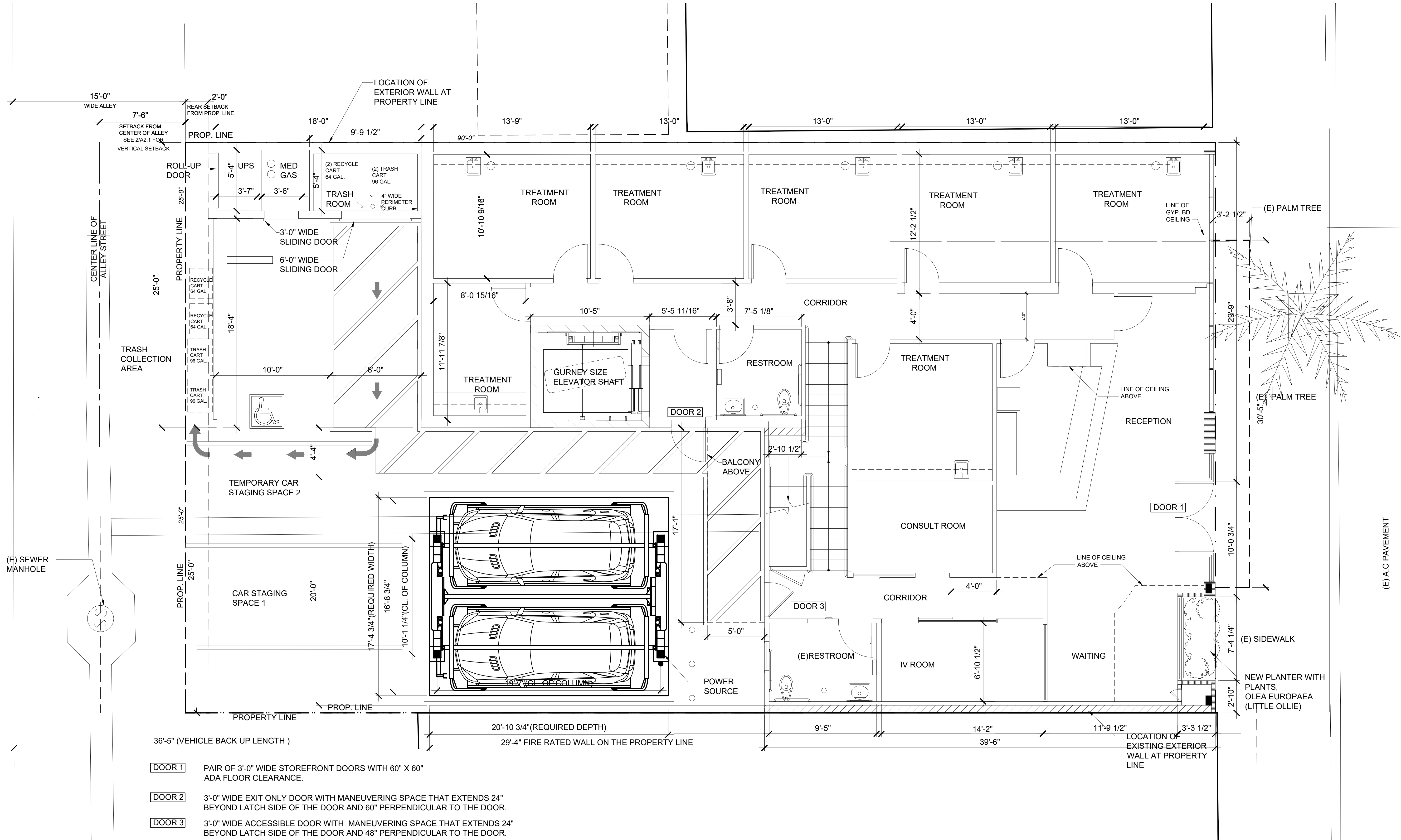
THESE PLANS ARE COPYRIGHTED AND, SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED DECEMBER 1992 AND KNOWN AS "ARCHITECTURAL WORKS" UNDER THE COPYRIGHT ACT OF 1909, THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	CUP APPLICATION	9/13/18
2		
3		
4		
5		

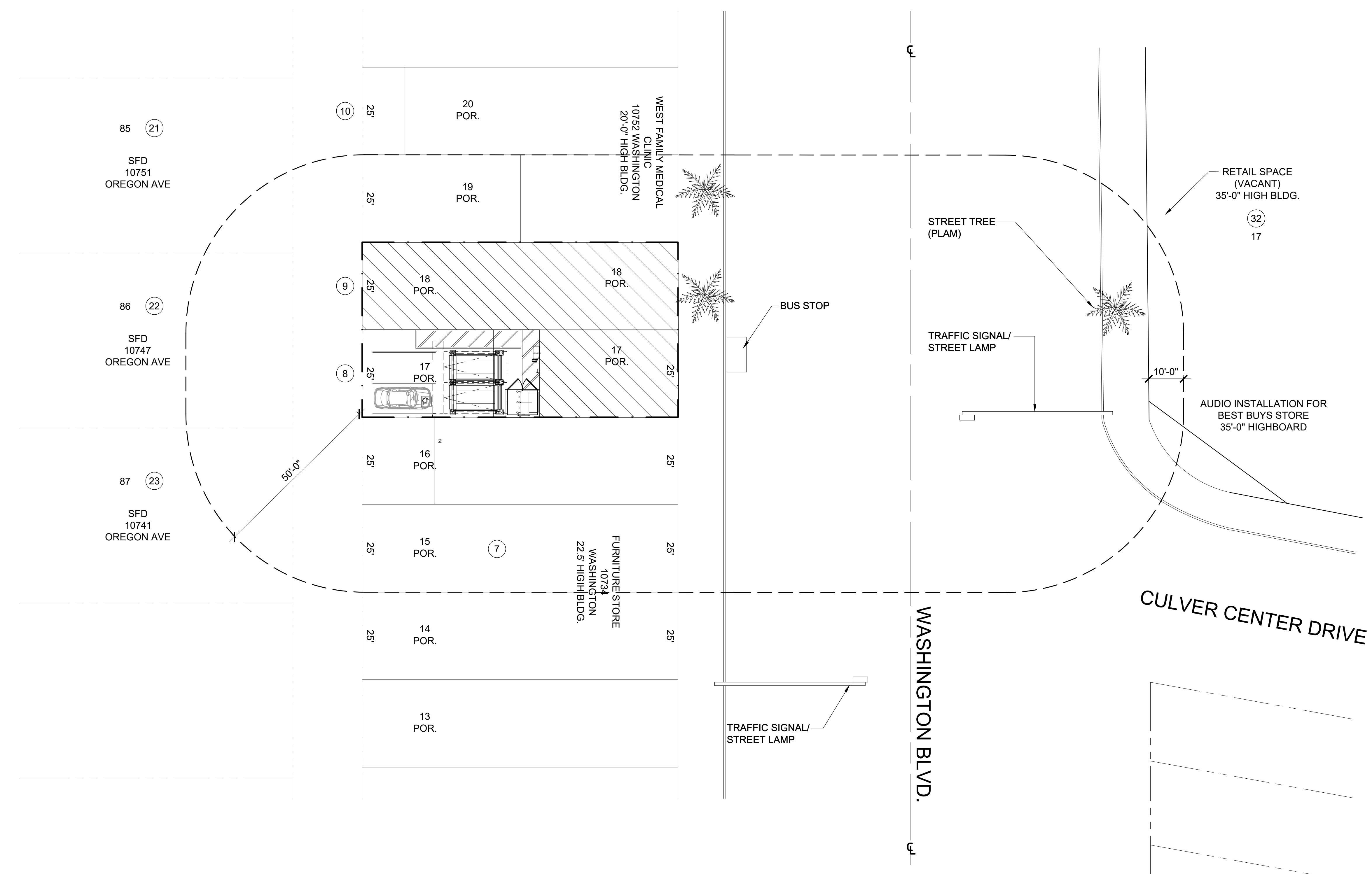
ISSUE DATE: 09/13/2018

DRAWING TITLE: PROPOSED COLOR SITE PLAN

DRAWING NUMBER: A0.2



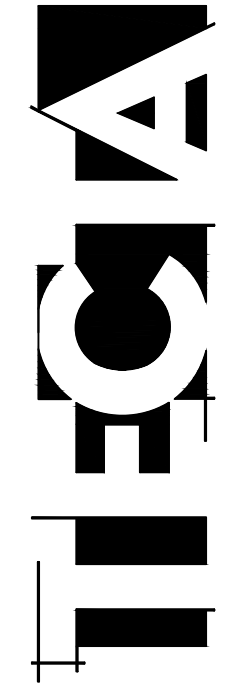
NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19



1 CONTEXT SITE PLAN

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

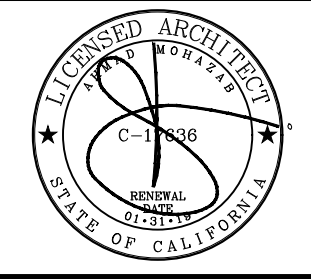




TCTA
ASSOCIATES

10250 Constellation Blvd.,
Suite 2300,
Los Angeles, CA 90067
P: 213 335 2747
www.tcta.com

2747 19th Street
San Francisco, CA 94110
P: 415 362 8044
www.tcta.com



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique AESTHETICS

10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE: COPYRIGHT

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

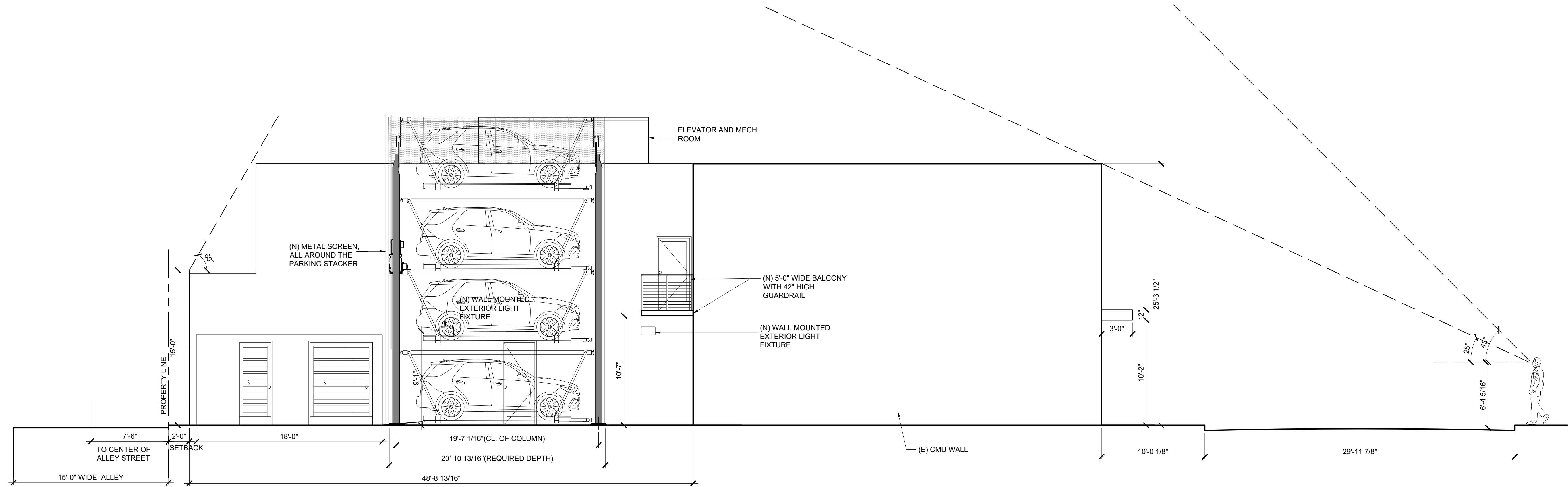
THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED DECEMBER 1992 AND KNOWN AS ARCHITECTURAL WORKS. COPYRIGHT PROTECTION ACT OF 1990. THIS PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/01/18
2		
3		
4		
5		

ISSUE DATE: 09/13/2018

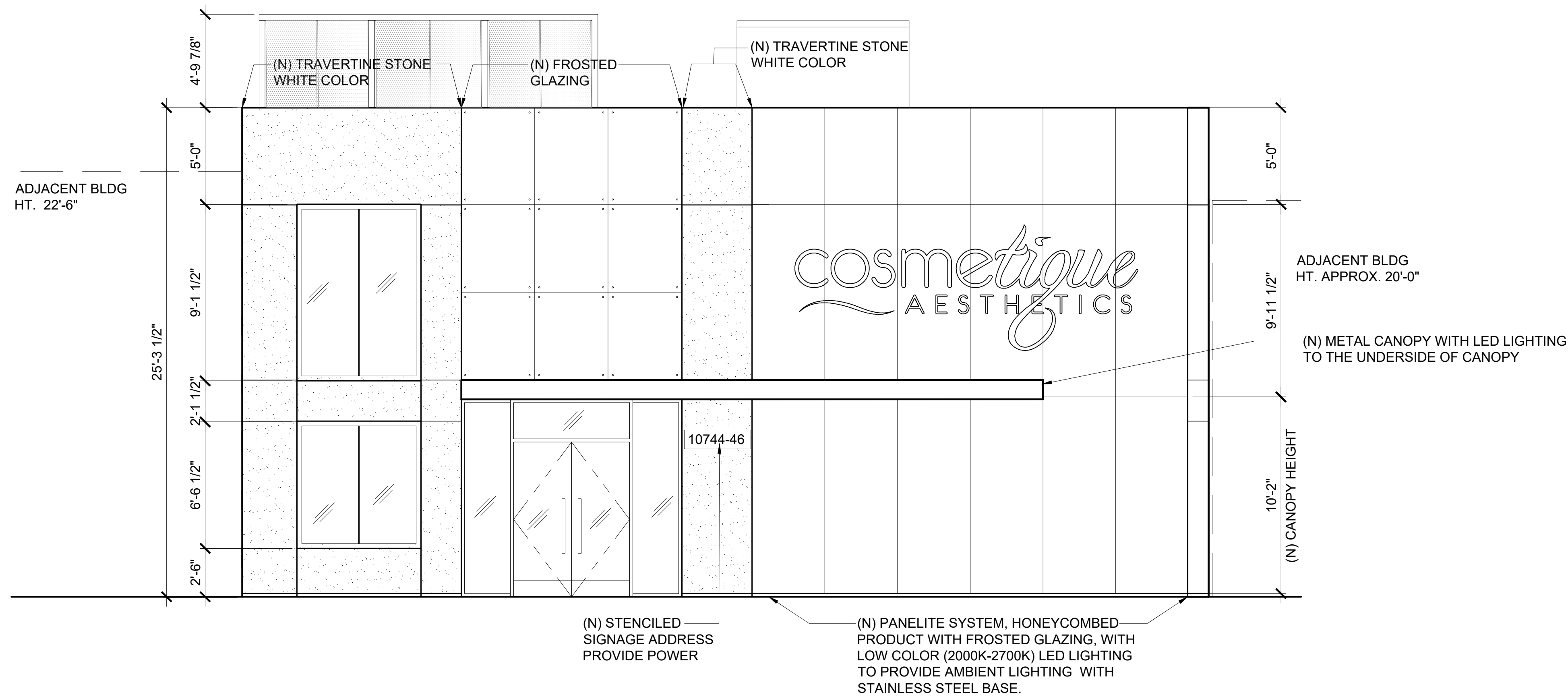
DRAWING TITLE:
CONTEXT SITE PLAN

DRAWING NUMBER:
A0.4



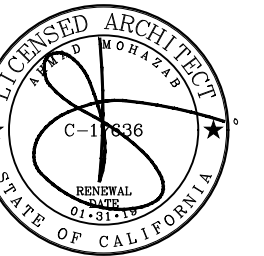
2 PROPOSED LEFT SIDE ELEVATION

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



1 PROPOSED FRONT ELEVATION

Scale: 1/4" = 1'-0"



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique AESTHETICS
10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE OF COPYRIGHT:
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY OR ERROR PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

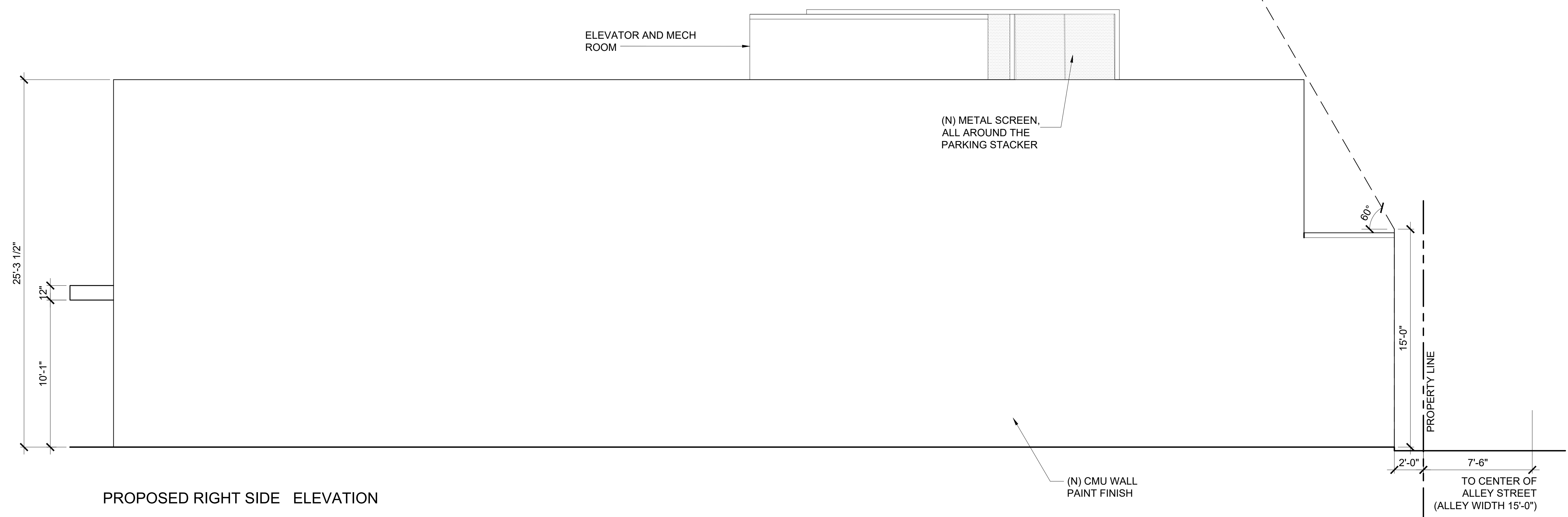
NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

DRAWING TITLE:
**PROPOSED
EXTERIOR
ELEVATIONS**

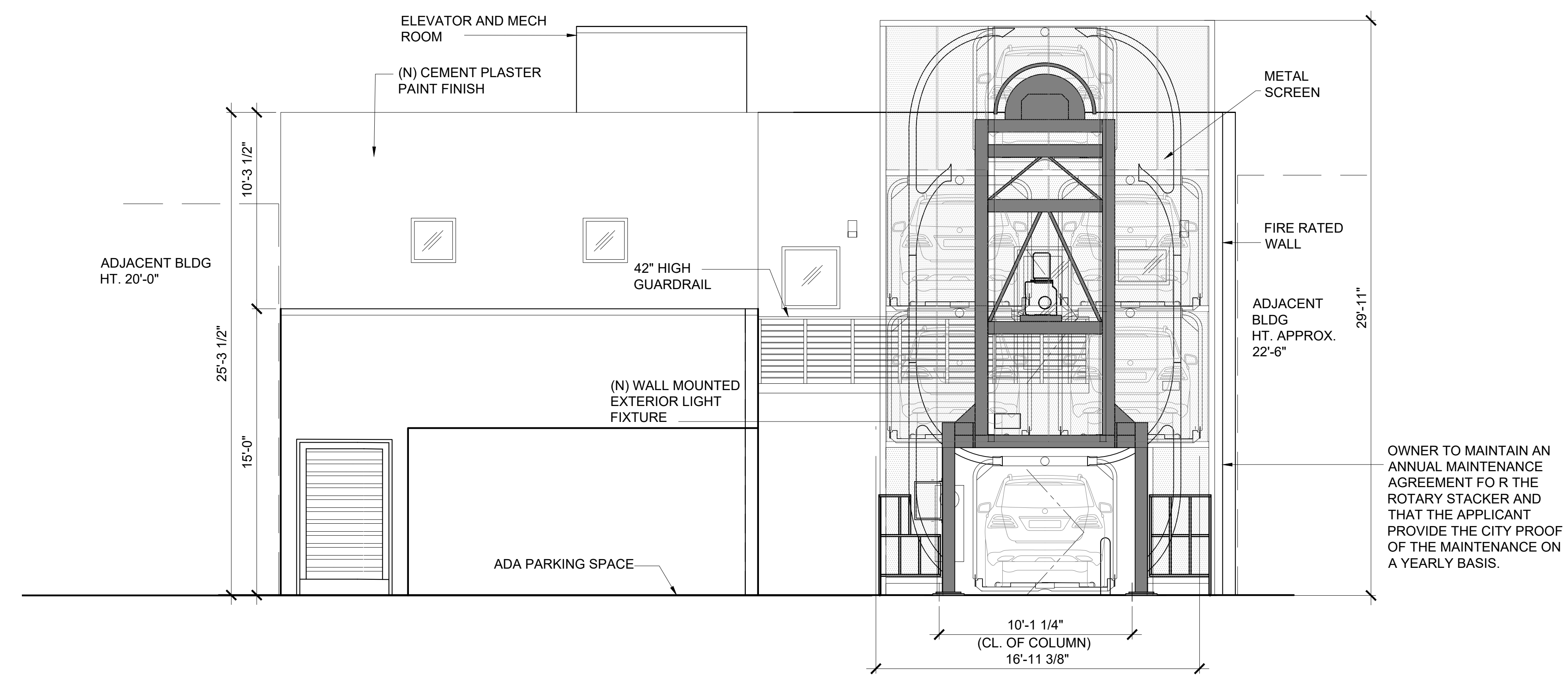
DRAWING NUMBER:

A1.1



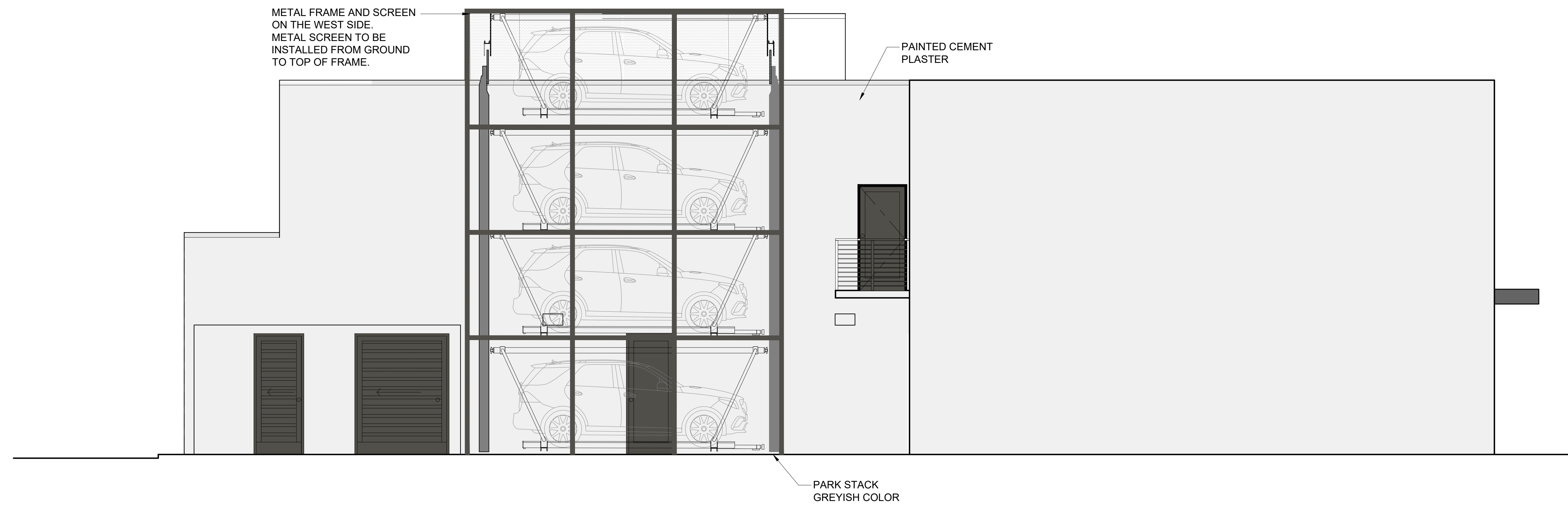
2 PROPOSED LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"



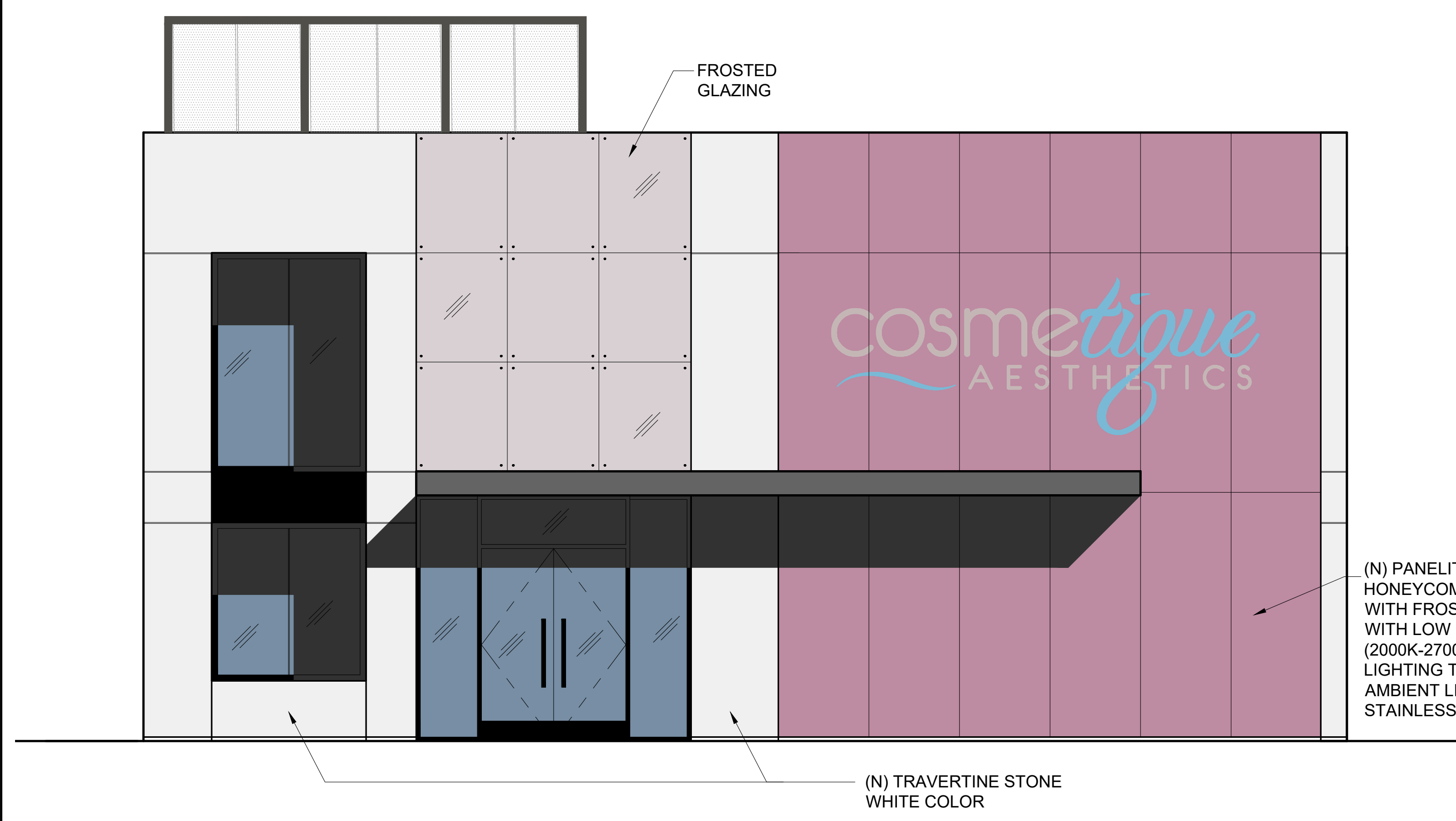
1 PROPOSED REAR ELEVATION

Scale: 1/4" = 1'-0"



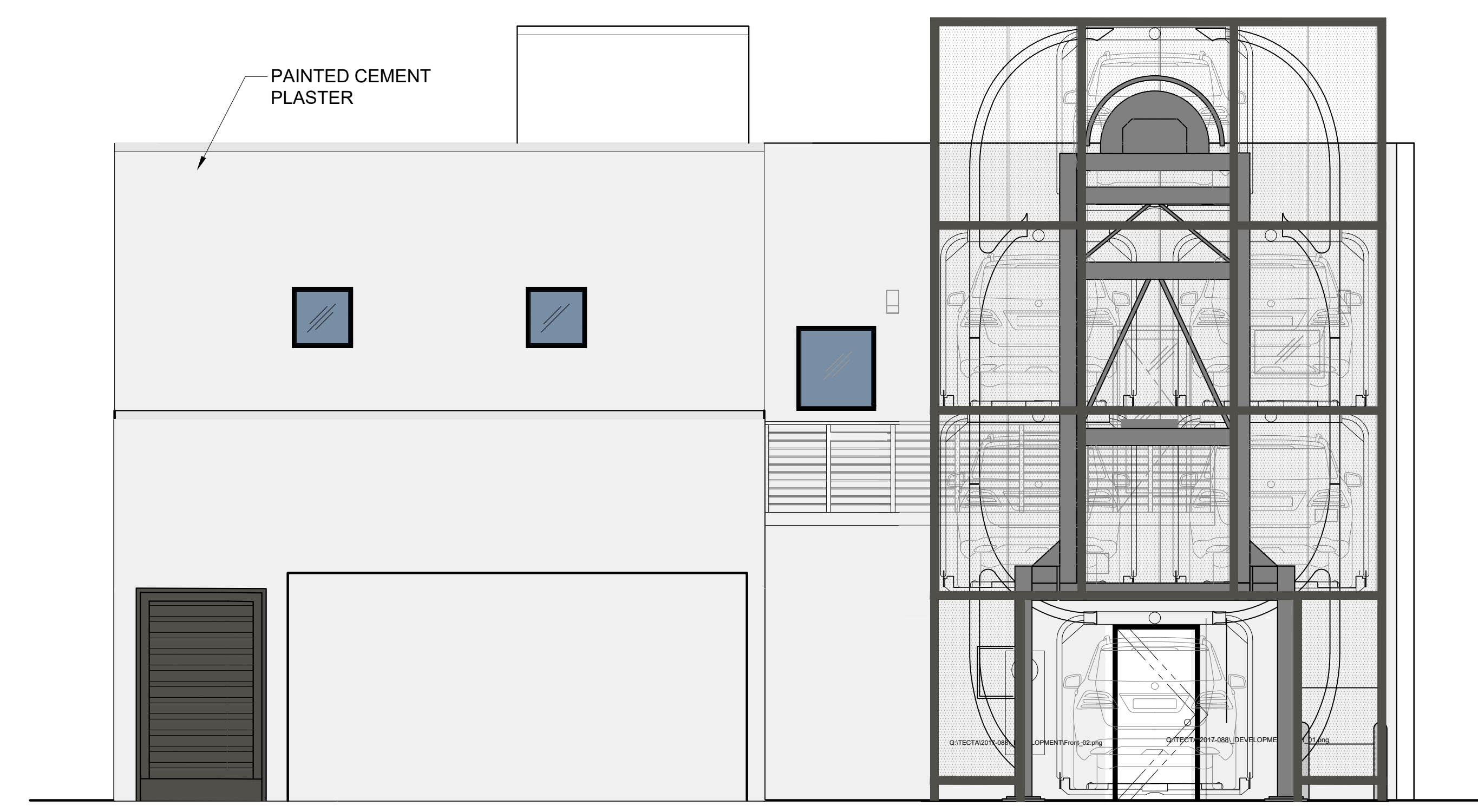
3 PROPOSED LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"



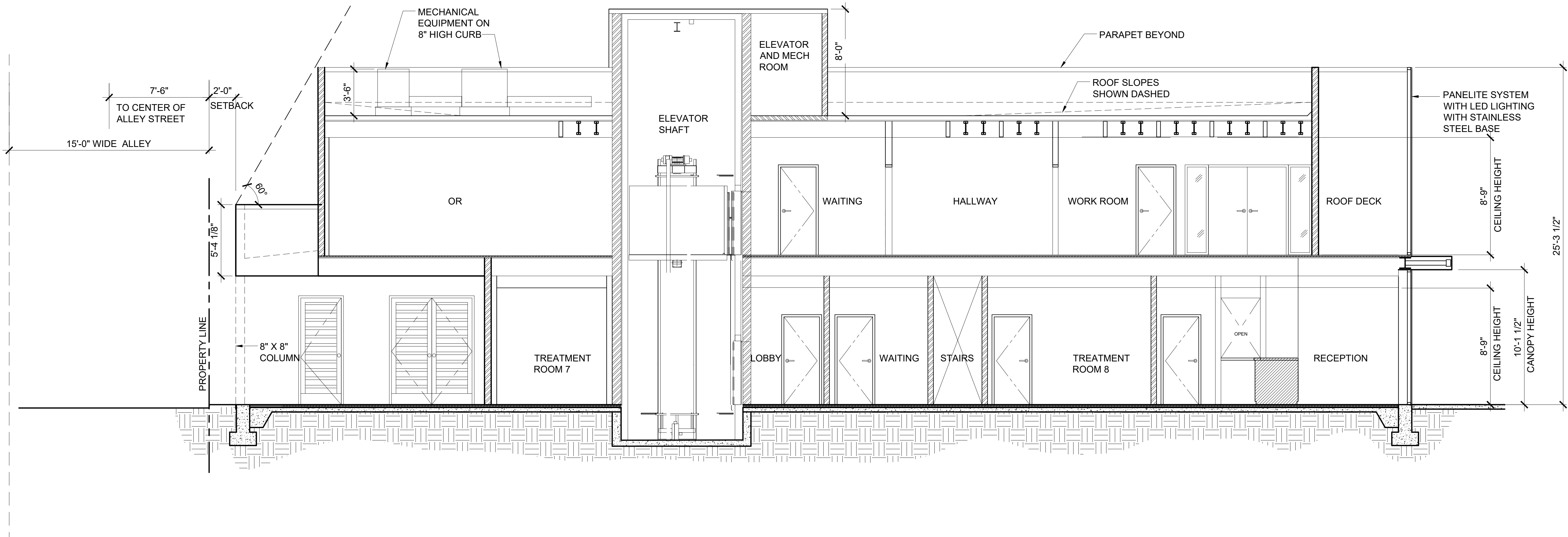
1 PROPOSED FRONT ELEVATION

Scale: 1/4" = 1'-0"



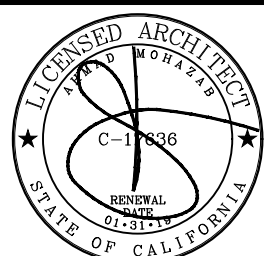
2 PROPOSED REAR ELEVATION

Scale: 1/4" = 1'-0"



1 SECTION THROUGH THE ELEVATOR

Scale: 1/4" = 1'-0"



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique AESTHETICS
10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE OF COPYRIGHT
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED DECEMBER 31, 1992, AND KNOWN AS ARCHITECTURAL WORKS. COPYRIGHT PROTECTION ACT OF 1992. THIS PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

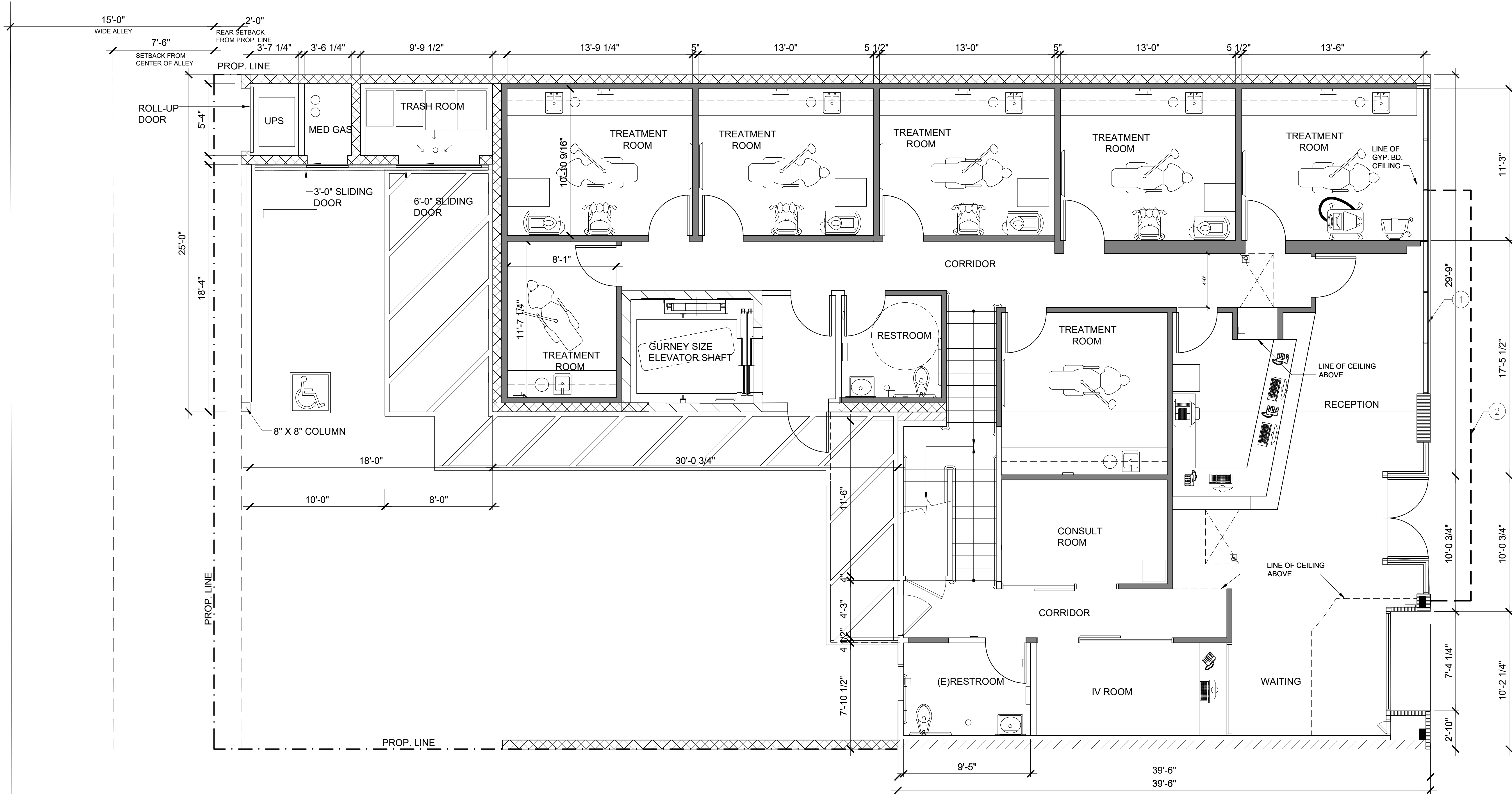
NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

DRAWING TITLE:
PROPOSED BUILDING
SECTION

DRAWING NUMBER:

A1.4



1 PROPOSED PLAN - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SCALE: 1" = 4'-0"

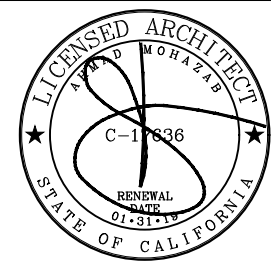
KEY NOTES

- PANEL LITE GLAZING SYSTEM WITH LED LIGHTS
- METAL CANOPY

SYMBOL LEGEND

	(E) CMU WALL		(N) 1-HOUR FIRE RATED WALL.
	(E) CONSTRUCTION TO REMAIN		DOOR AND DOOR FRAME.
	(N) 2 X 6 WOOD FRAMED WALL WITH 5/8" TYPE "X" GYP BD. BOTH SIDES, 2 LAYERS BLDG. PAPER ON THE EXTERIOR SIDE. SEE FLOOR PLANS FOR FINISHES.		PROPERTY LINE
	(N) CMU WALL		
	(N) BLDG. WALL TO STRUCTURE ABOVE		

FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique
AESTHETICS

10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE: COPYRIGHT
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.
THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SECTION 902 OF THE COPYRIGHT ACT OF 1976, AS AMENDED DECEMBER 31, 1992 AND KNOWINGLY VIOLATION OF THIS COPYRIGHT PROTECTION MAY BE PROSECUTED UNDER THE COPYRIGHT ACT OF 1976. THE WRITING INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE REPRODUCTION AND REPRODUCTION OF SPACES AND ELEMENTS OF THE DESIGN.

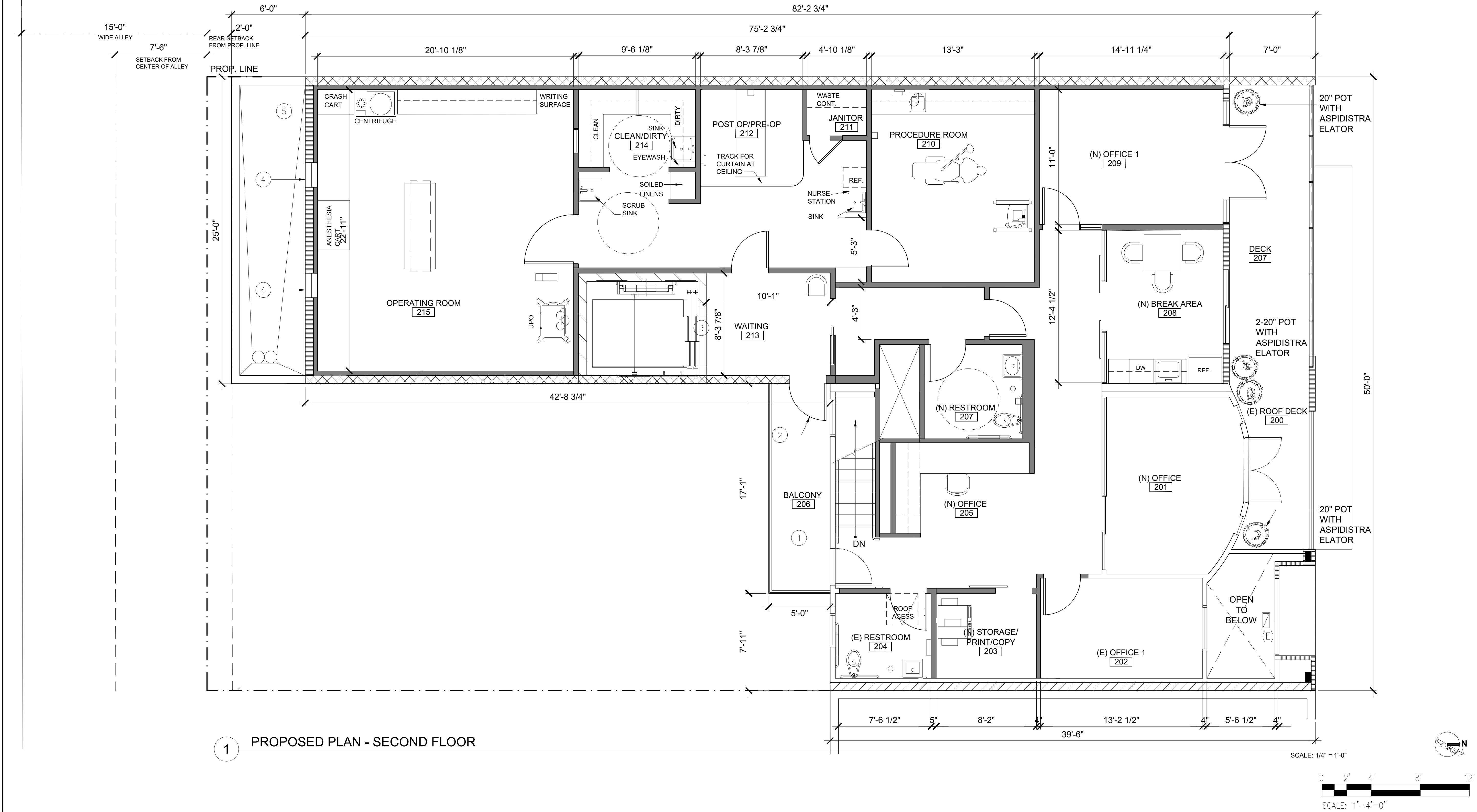
NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

DRAWING TITLE:
PROPOSED PLAN
1ST. FLOOR

DRAWING NUMBER:

A1.5



1 PROPOSED PLAN - SECOND FLOOR

KEY NOTES

- 5'-0" WIDE BALCONY
- 3'-0" WIDE DOOR
- GURNEY SIZE ELEVATOR
- (N) 2x2 PICTURE WINDOWS SILL HEIGHT 6'-6" A.F.F.
- FIRST FLOOR ROOF TOP.

SYMBOL LEGEND

- | | | | |
|--|--|--|-----------------------------|
| | (E) CMU WALL | | (N) 1-HOUR FIRE RATED WALL. |
| | (E) CONSTRUCTION TO REMAIN | | DOOR AND DOOR FRAME. |
| | (N) 2 X 6 WOOD FRAMED WALL WITH 5/8" TYPE "X" GYP BD. BOTH SIDES, 2 LAYERS BLDG. PAPER ON THE EXTERIOR SIDE. SEE FLOOR PLANS FOR FINISHES. | | PROPERTY LINE |
| | (N) CMU WALL | | |
| | (N) BLDG. WALL TO STRUCTURE ABOVE | | |

FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST

NOTICE: COPYRIGHT
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

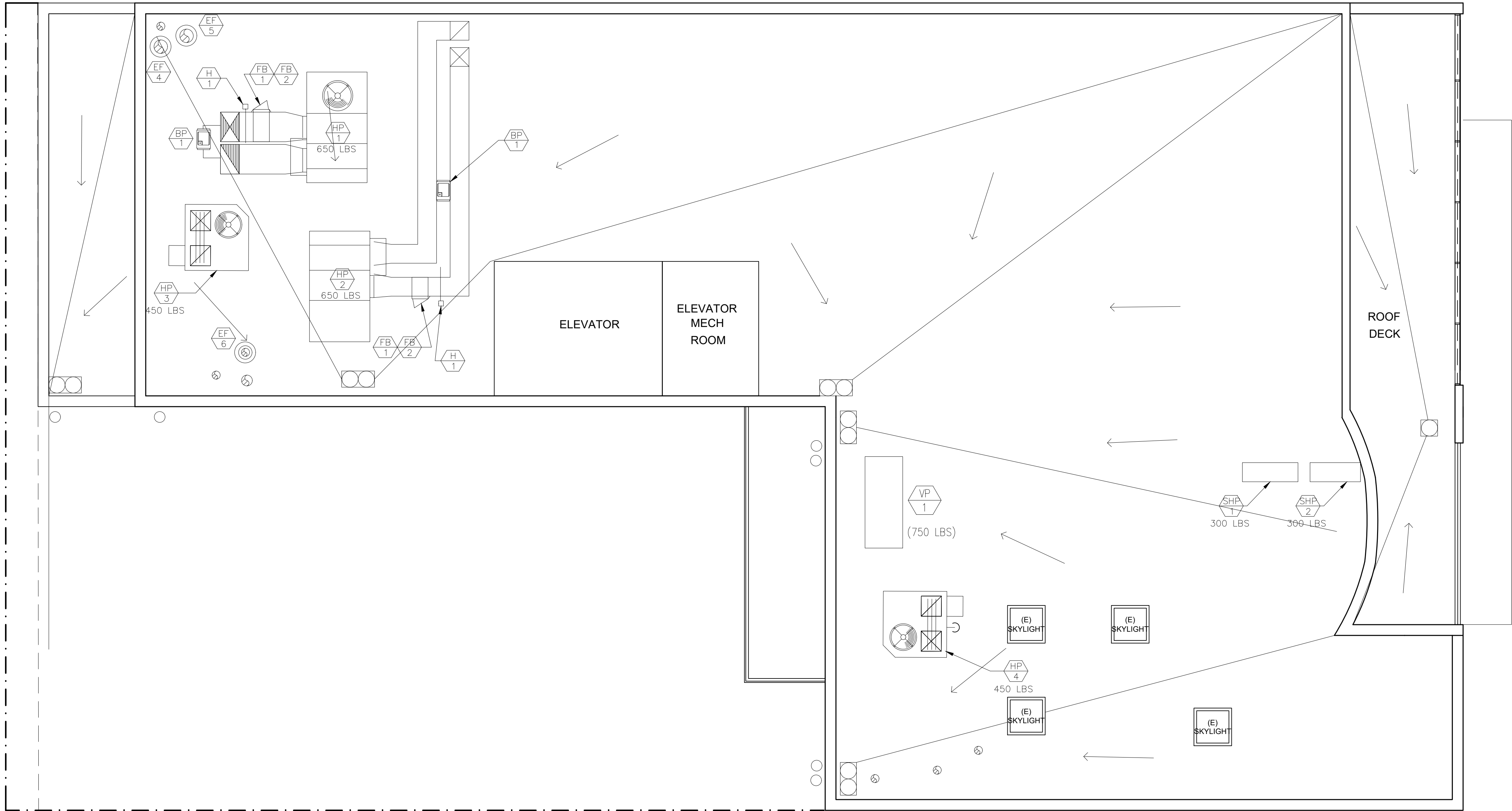
ISSUE DATE: 10/08/2019

DRAWING TITLE:
PROPOSED PLAN
SECOND FLOOR

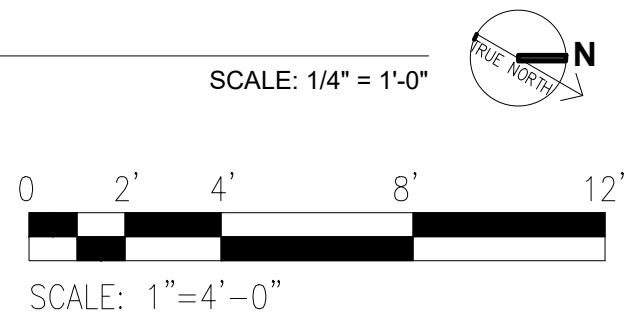
DRAWING NUMBER:
A1.6

15'-0" WIDE ALLEY

2'-0" REAR SETBACK FROM PROP. LINE

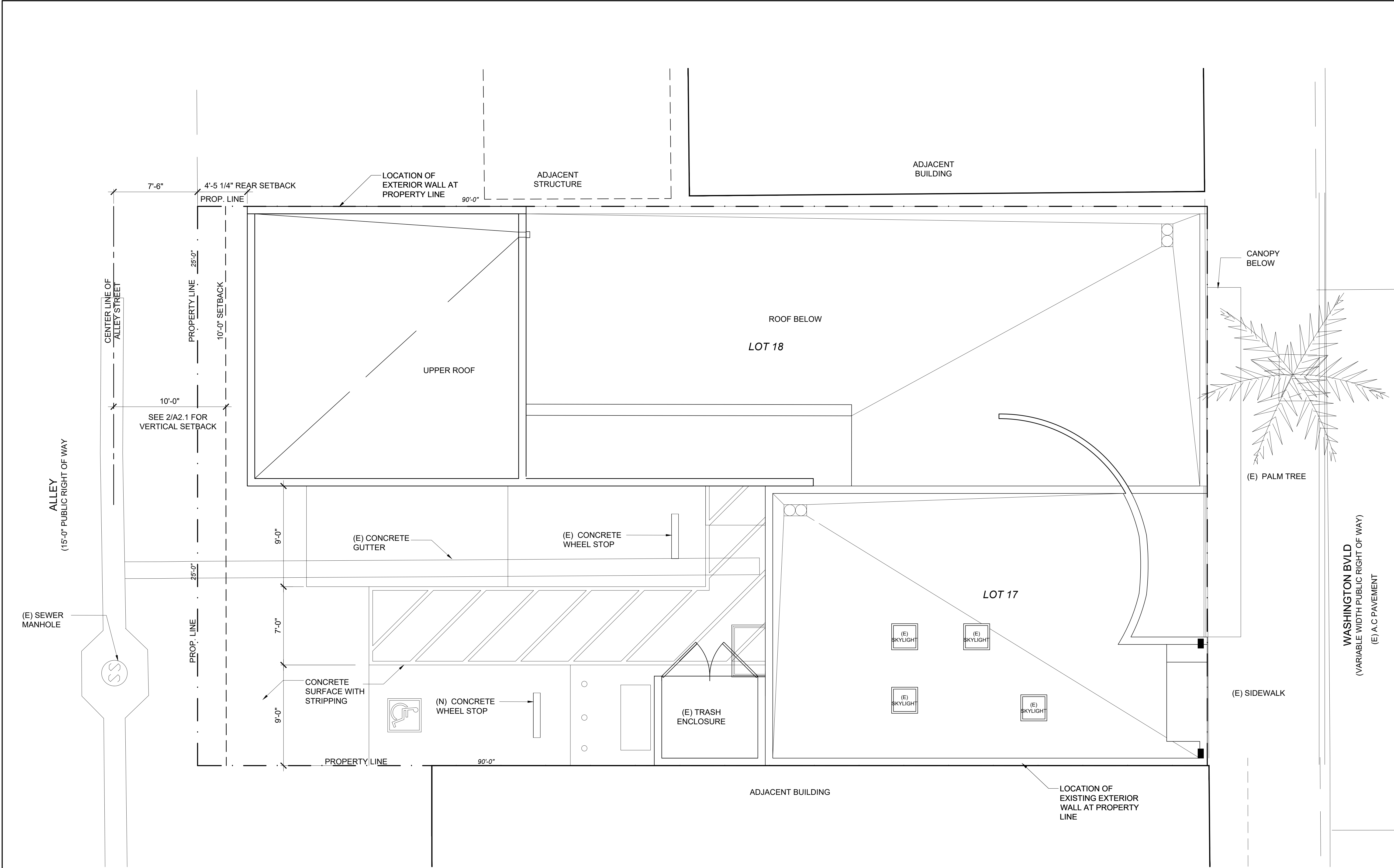


1 PROPOSED PLAN - ROOF PLAN

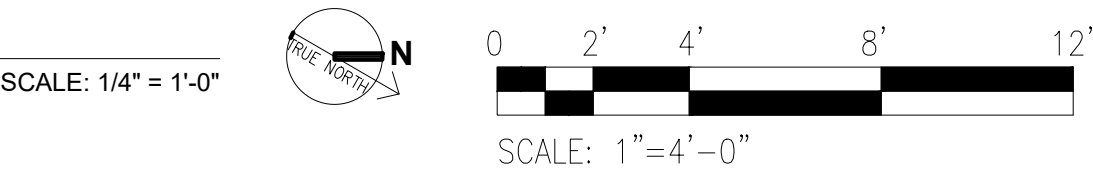


FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST

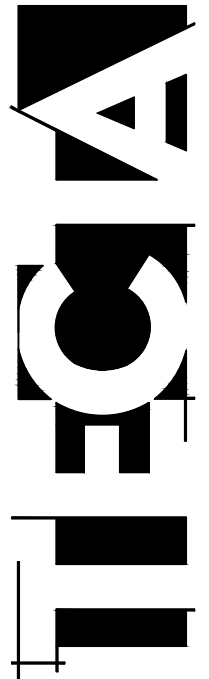
NOTICE OF COPYRIGHT		
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.		
NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19
ISSUE DATE: 10/08/2019		
DRAWING TITLE: PROPOSED ROOF PLAN		
DRAWING NUMBER: A1.7		



1 EXISTING SITE PLAN



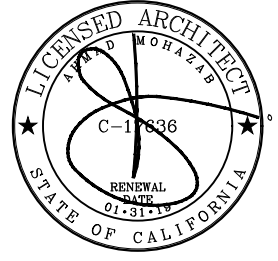
FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST



TCTA
ASSOCIATES

10250 Constellation Blvd.,
Suite 2300,
Los Angeles, CA 90067
P: 213 355 2747
www.tcta.com

2747 19th Street
San Francisco, CA 94110
P: 415 362 8044
www.tcta.com



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique
AESTHETICS

10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE: COPYRIGHT

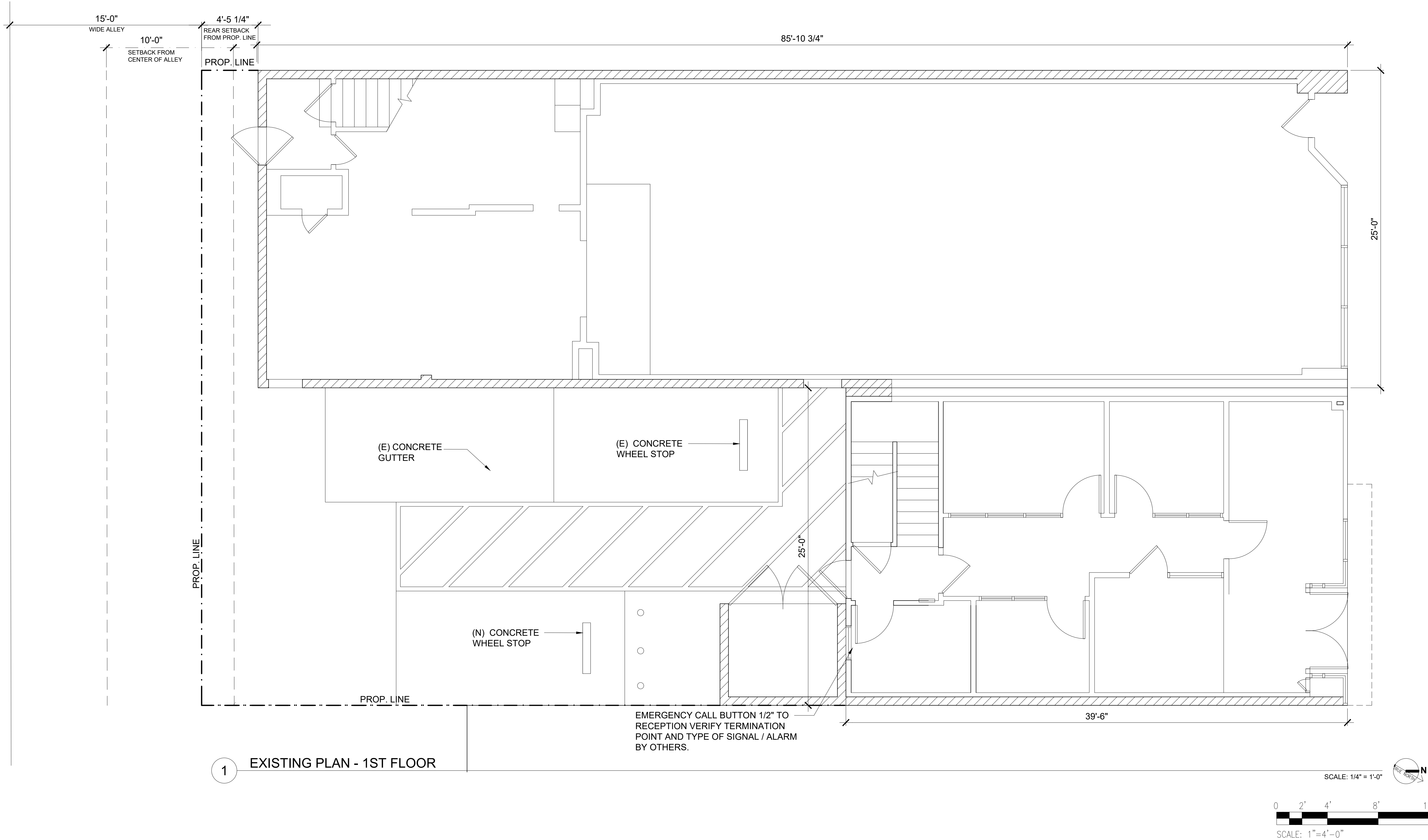
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE RELEASED FROM ANY LIABILITY FOR ANY ERRORS OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

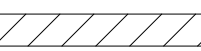
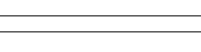
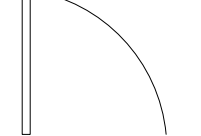
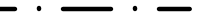
ISSUE DATE: 10/08/2019

DRAWING TITLE:
EXISTING SITE PLAN

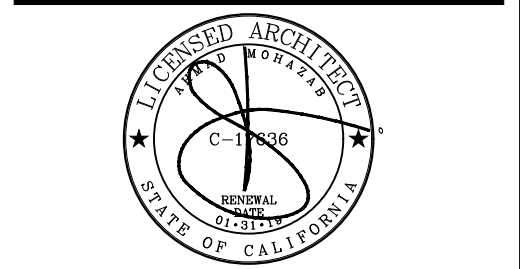
DRAWING NUMBER:
A1.8



SYMBOL LEGEND

-  (E) CMU WALL
-  (E) CONSTRUCTION
-  DOOR AND DOOR FRAME.
-  PROPERTY LINE

FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique AESTHETICS
10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE: COPYRIGHT
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONS OR CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.
THESE PLANS ARE COPYRIGHTED AND, SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 902 OF THE COPYRIGHT ACT OF 1976, AS AMENDED DECEMBER 31, 1992, AND KNOWINGLY REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, IS PROHIBITED. THIS NOTICE INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE REPRODUCTION AND REPRODUCTION OF SPACES AND ELEMENTS OF THE DESIGN.

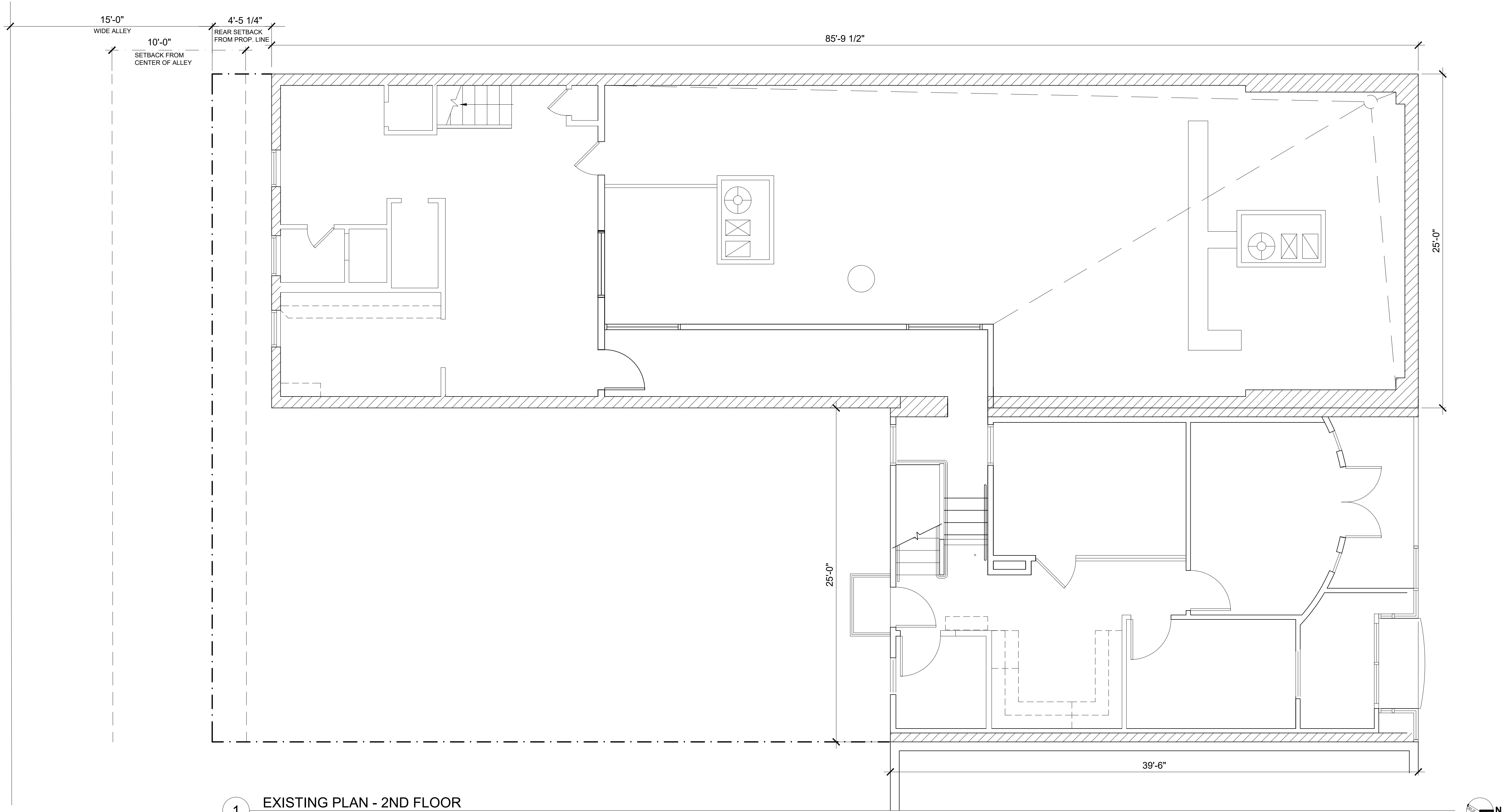
NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	2/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

DRAWING TITLE:
**EXISTING PLAN
1ST. FLOOR**

DRAWING NUMBER:

A1.9



SYMBOL LEGEND

- (E) CMU WALL
- (E) CONSTRUCTION
- DOOR AND DOOR FRAME.
- PROPERTY LINE

FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST

NOTICE: COPYRIGHT

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED DECEMBER 31, 1992, AND KNOWINGLY VIOLATION OF THIS COPYRIGHT PROTECTION IS A VIOLATION OF THE COPYRIGHT ACT OF 1976. THIS WRITING INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE REPRODUCTION AND REPRODUCTION OF SPACES AND ELEMENTS OF THE DESIGN.

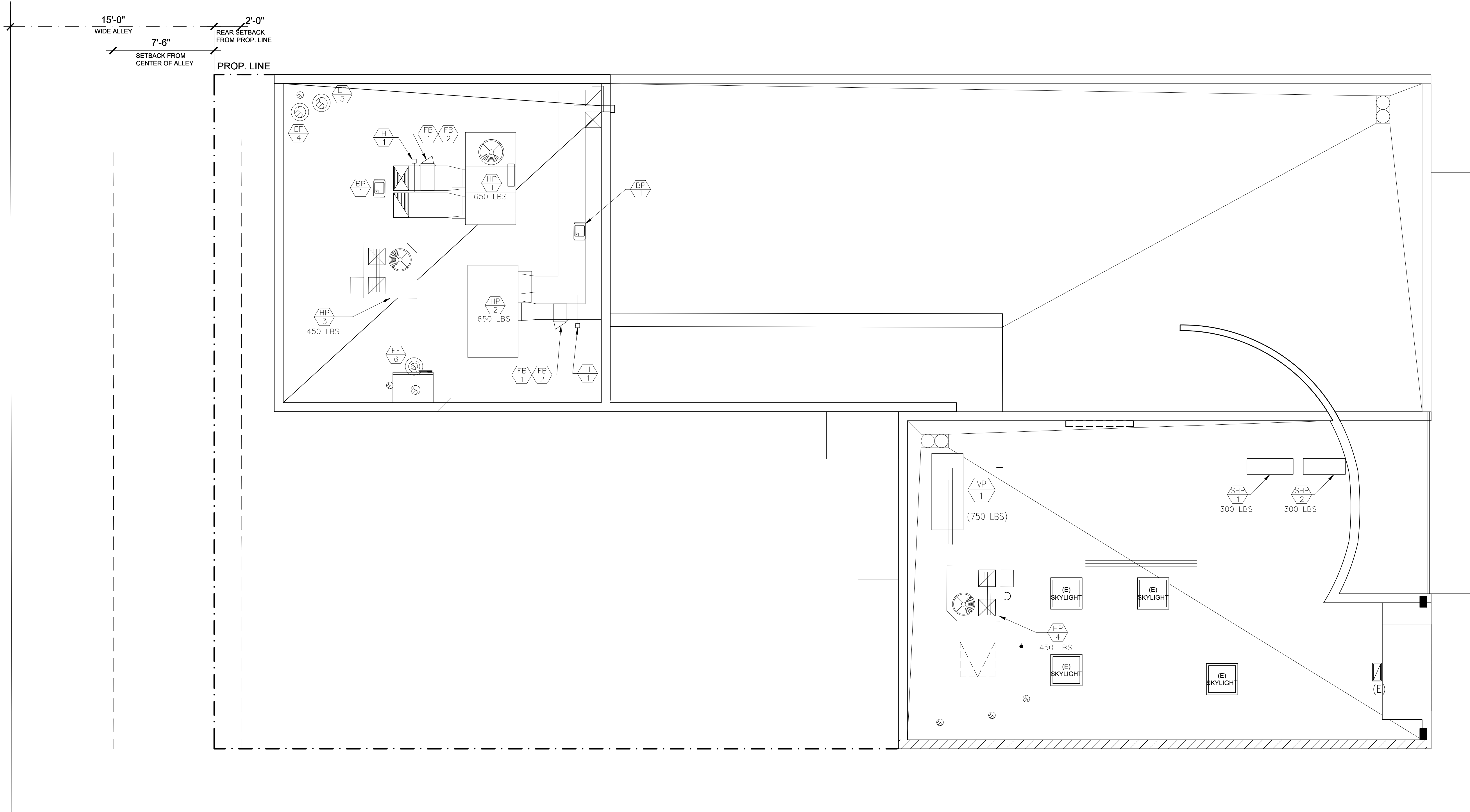
NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	12/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

DRAWING TITLE:
EXISTING PLAN
2ND FLOOR

DRAWING NUMBER:

A1.10

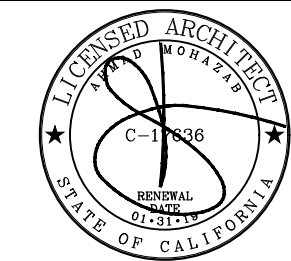


1 EXISTING - ROOF PLAN

SYMBOL LEGEND

- //// (E) CMU WALL.
- ==== (E) CONSTRUCTION TO REMAIN

FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique AESTHETICS
10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

NOTICE OF COPYRIGHT
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED. COPYRIGHT PROTECTION ACT OF 1990. THIS PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

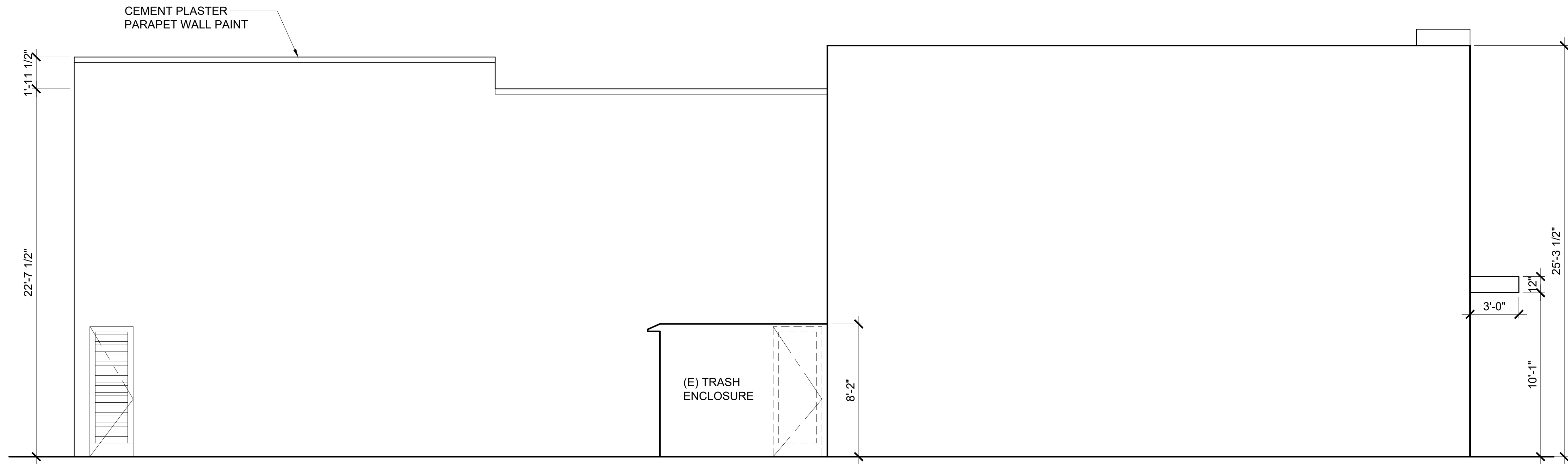
NO.	REVISIONS:	DATE:
1	CUP APPLICATION	11/1/18
2	EPO SUBMISSION	12/20/18
3	CUP RESUBMITTAL	8/12/19
4	CUP RESUBMITTAL 2	10/08/19
5	EPO REVISED SUBMISSION	10/15/19
6	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

DRAWING TITLE:
**EXISTING
ROOF PLAN**

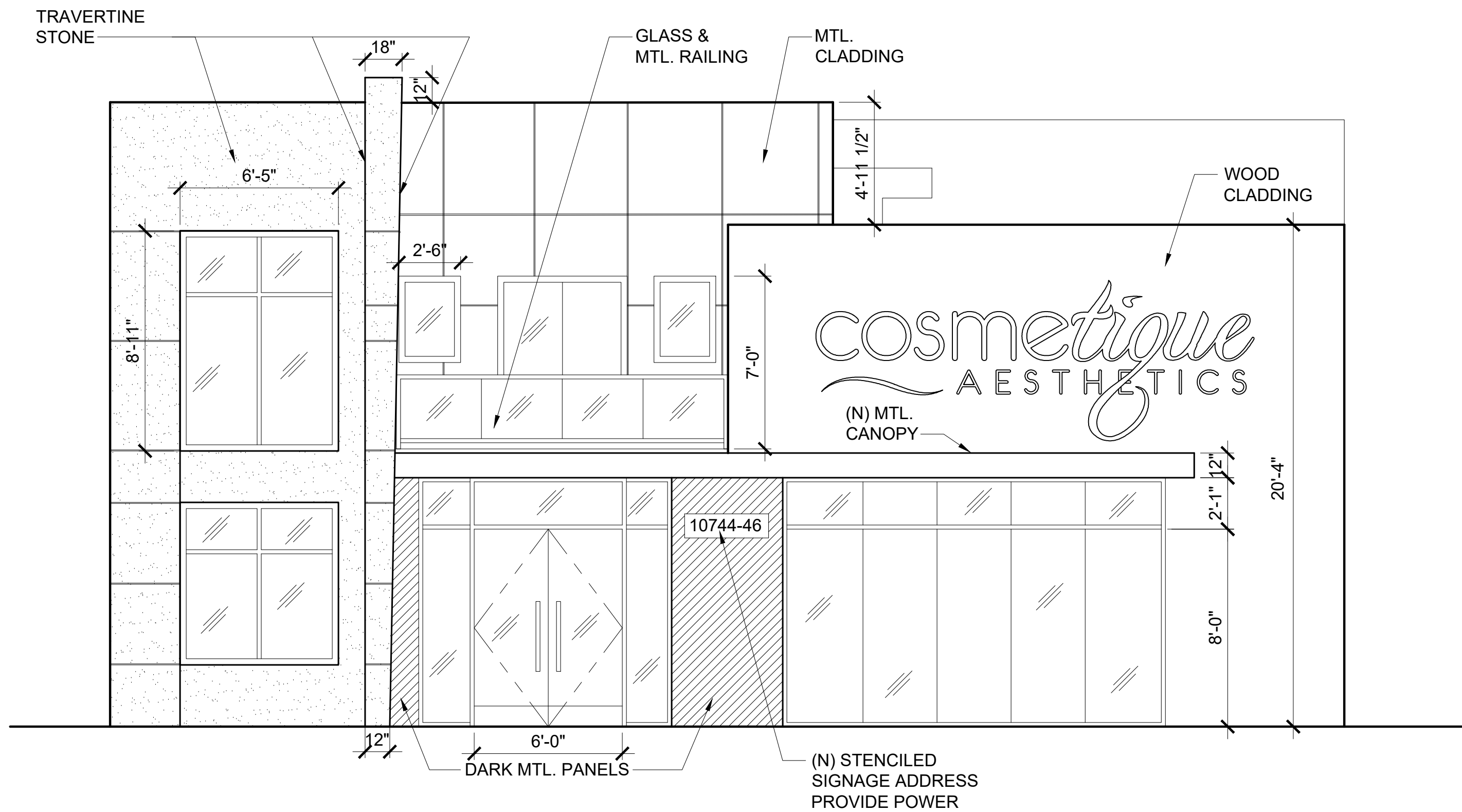
DRAWING NUMBER:

A1.11



2 EXISTING LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION

Scale: 1/4" = 1'-0"

FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST

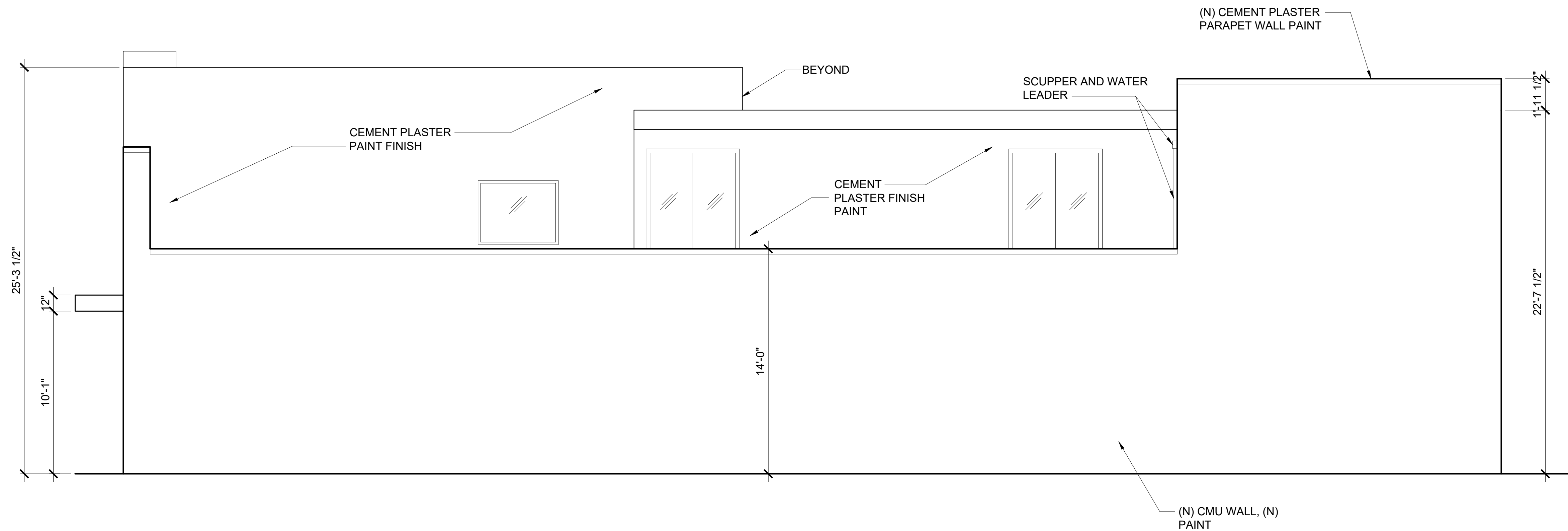
NOTICE: COPYRIGHT

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN AGREEMENT OF TECTA ASSOCIATES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY OR OMISSION PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED DECEMBER 31, 1994, AND KNOWN AS ARCHITECTURAL WORKS. COPYRIGHT PROTECTION ACT OF 1990. THIS WRITING INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

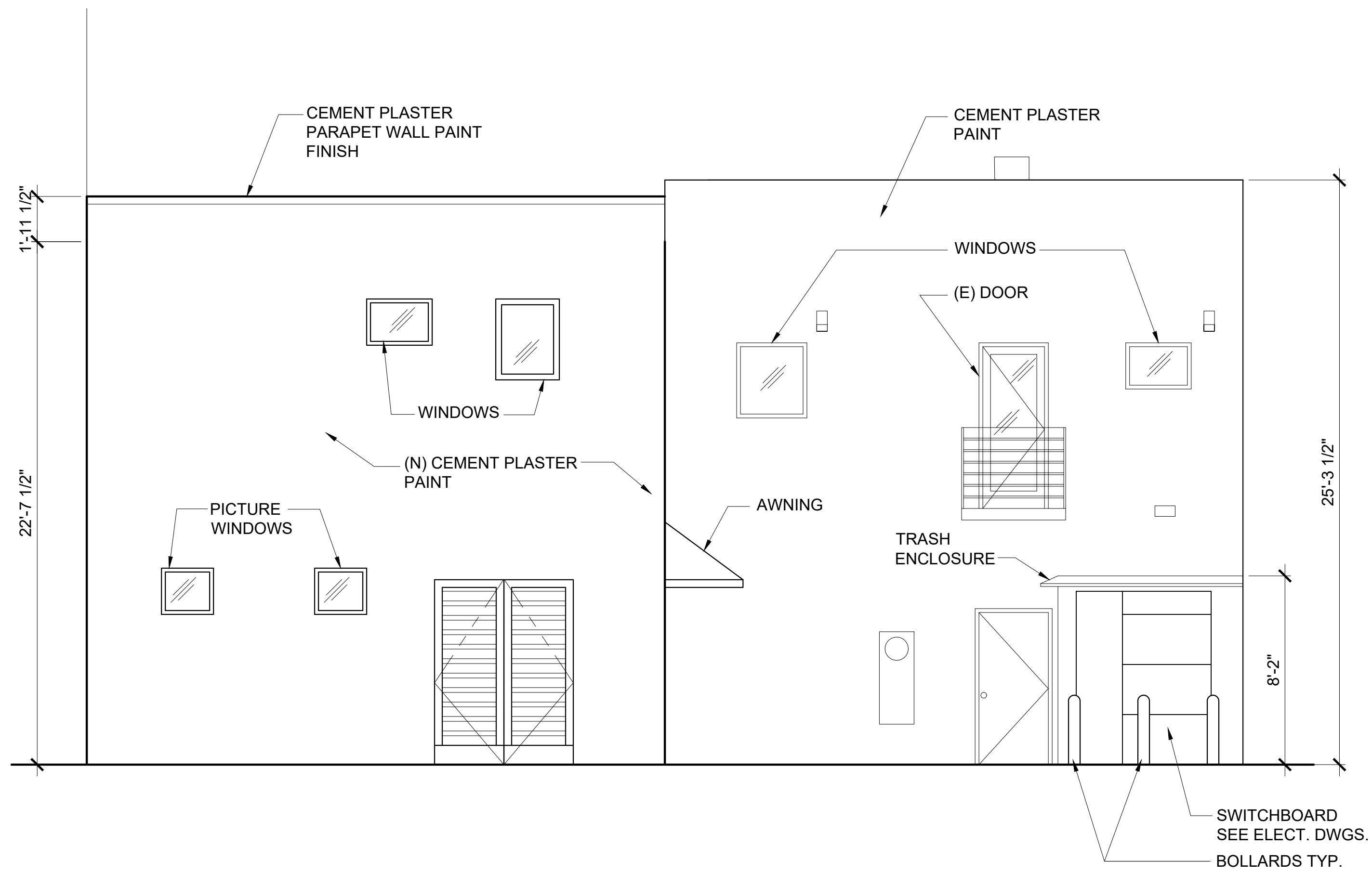
NO.	REVISIONS:	DATE:
△	CUP APPLICATION	11/1/18
△	EPO SUBMISSION	2/20/18
△	CUP RESUBMITTAL	8/12/19
△	CUP RESUBMITTAL 2	10/08/19
△	EPO REVISED SUBMISSION	10/15/19
△	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE:	10/08/2019
DRAWING TITLE:	EXISTING EXTERIOR ELEVATIONS
DRAWING NUMBER:	A1.12



2 EXISTING LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION

Scale: 1/4" = 1'-0"

FOR REFERENCE ONLY
NOT A PART OF THE CUP
STACKER REQUEST

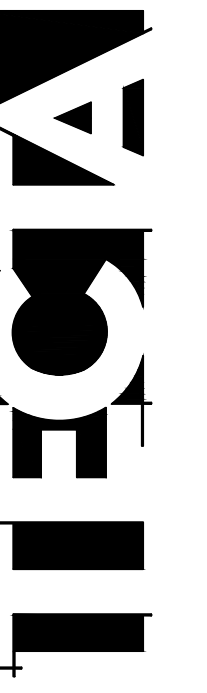
NO.	REVISIONS:	DATE:
△	CUP APPLICATION	11/1/18
△	EPO SUBMISSION	2/20/18
△	CUP RESUBMITTAL	8/12/19
△	CUP RESUBMITTAL 2	10/08/19
△	EPO REVISED SUBMISSION	10/15/19
△	CUP RESUBMITTAL 3	10/30/19

ISSUE DATE: 10/08/2019

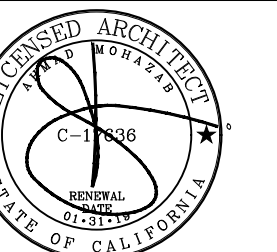
DRAWING TITLE:
EXISTING EXTERIOR ELEVATIONS

DRAWING NUMBER:

A1.13



2747 19th Street
San Francisco, CA 94110
P. 415 362 5857
F. 415 362 5044
www.tectra.com



ARCHITECTURAL PROJECT NO.: 17.053

cosmetique
AESTHETICS

10744-10746 WASHINGTON BLVD
CULVER CITY, CA 90232

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA CITIES AND SHALL NOT BE DISPLAYED IN ANY MANNER OR USED FOR ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA CITIES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES SHALL BE RESPONSIBLE FOR VERIFYING ALL DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE PROVIDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

NO.	REVISIONS:	DATE:
	CUP APPLICATION	11/1/18
	EPO SUBMISSION	12/20/18
	CUP RESUBMITTAL	8/10/19
	CUP RESUBMITTAL 2	10/08/19
	EPO REVISED SUBMISSION	10/15/19
	CUP RESUBMITTAL 3	10/30/19

SUE DATE: 10/08/2019

DRAWING TITLE:

EXISTING SITE PHOTOS

DRAWING NUMBER

A1.14