



11421 OLYMPIC BLVD. Los Angeles California 90025

EXHIBIT

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DRAWN: HAMID DEGHAN

FARHAD ASHOFTEH INC.

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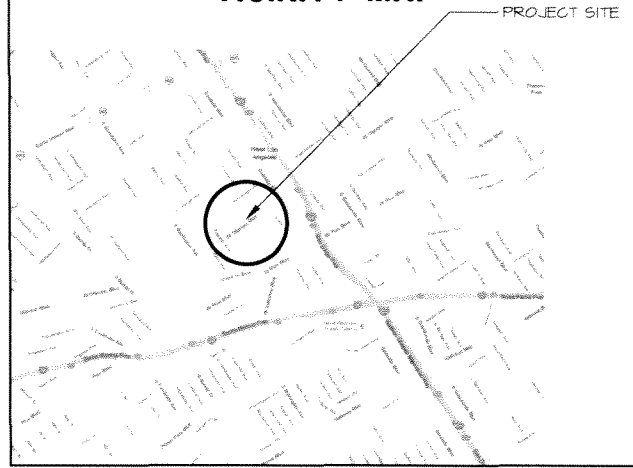


OWNER:
Daniel Separzadeh

11950 San Vicente Blvd. #200
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VICINITY MAP



PROJECT TEAM:

OWNER:	DANIEL SAPARZADEH 11950 SAN VICENTE BLVD. #200 LOS ANGELES, CA. 90044	ELECTRICAL ENGINEER:	TEK ENGINEERING GROUP, INC. 16830 VENTURA BLVD., SUITE 326 ENCINO, CA 91436 (818) 783-6465 X212 mosav@spectekgroup.com
PROJECT MANAGER:	PETER WILSON (310) 625-1603 peten1563@msn.com	SOIL ENGINEER:	MTG ENGINEERING, INC. 5424 TEMPLE CITY BOULEVARD TEMPLE CITY, CA 91780 (626) 281-6416 mtcengr@pacbell.net
ARCHITECT:	FARHAD ASHOFTEH INC. 833 HAVERFORD AVE. PACIFIC PALISADES, CA. 90272 (310) 454-9995 farhad@att.net	SHORING ENGINEER:	BURNETT & YOUNG, INC. 650 Sierra Madre Villa Ave., #206 Pasadena, CA 91107 (626) 351-3367 lab@byce.com
STRUCTURAL ENGINEER:	ENGLEKIRK 3621 HARBOR BLVD., #125 SANTA ANA, CA 92704 (714) 551-8551 x306 tony.grads@englekirk.com	LANDSCAPE:	MJS Design Group Cannery Lofts 511 30th St. Newport Beach, CA, 92663 (949) 615-4464 Mark@mjsdesigngroup.com
MECHANICAL PLUMBING ENGINEER:	SPEC GROUP INC. 16830 VENTURA BLVD., SUITE 266 ENCINO, CA 91436 (818) 783-6465 s1@spectekgroup.com	CIVIL:	

SCOPE OF WORK

CONSTRUCT NEW SIX STORY MIXED USE BUILDING OVER 2 STORY BASEMENT CONTAINING:
5 RESIDENTIAL STORIES OVER
GROUND FLOOR COMMERCIAL AND PARKING SPACE
2 LEVELS OF BASEMENT RESIDENTIAL PARKING GARAGE.

BUILDING INFORMATION

EXISTING ZONE: R2-1 AND C2-1
PROPOSED ZONE: C2-1
APPLICABLE CODE: 2011 LABC

LOT AREA: 26,714 SF (PER SURVEY)

BUILDING OCCUPANCY: 5-2, 2 LEVELS BASEMENTS
M, 5-2 GROUND FLOOR
R-2, 5 RESIDENTIAL FLOORS ABOVE GROUND FLOOR COMMERCIAL

TYPE OF CONSTRUCTION: TYPE III - A ON 5 UPPER LEVELS
TYPE I AT GROUND FLOOR AND 2 LEVELS OF BASEMENT PARKING

BUILDING IS FULLY SPRINKLERED

LEGAL DESCRIPTION

PIN NUMBER	AFN	ZONE
123B153 43	4260-004-015	R2-1
123B153 56	4260-004-016	R2-1
123B153 63	4260-004-017	R2-1
123B153 44	4260-004-030	C2-1
123B153 83	4260-004-030	C2-1
123B153 74	4260-004-031	C2-1

RECORDS OF LA. COUNTY

11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2015

SCALE:
DRAWING TITLE:
COVER SHEET

C1

LEVEL	AREA TOWARDS FAR CALCULATION (EXCLUDING EXTERIOR WALLS)	RESIDENTIAL RAEA (INCLUDING EXTERIOR WALLS)	CORRIDOR		COMMUNITY ROOM AND LOBBY	TOTAL OF RESIDENTIAL AREA	STAIRS, ELEVATOR, SHAFTS AND STORAGE	RETAIL SPACES	PARKING AND DRIVEWAY	TOTAL OF FLOOR AREA (INCLUDING EXTERIOR WALLS)	BALCONY, PATIO, PUBLIC OPEN SPACES
			INTERIOR	EXTERIOR							
TYPE III-A CONSTRUCTION	5th FLOOR	12,306	11,707	1,043	609	0	13,359	607	0	13,966	2,377
	4th FLOOR	13,541	12,960	1,054	665	0	14,679	607	0	15,286	2,211
	3rd FLOOR	14,274	13,707	1,054	665	0	15,426	607	0	16,033	2,328
	2nd FLOOR	15,150	14,058	1,596	321	0	15,975	607	0	16,582	2,040
	1st FLOOR	15,132	14,014	1,801	283	0	15,898	646	0	16,544	2,783
TYPE I CONSTRUCTION	GROUND FLOOR	8,369	0	0	0	1,997	1,997	1,381	6,575	10,374	20,327
	BASEMENT -1	0	0	0	0	0	0	3,081	0	22,765	25,846
	BASEMENT -2	0	0	0	0	0	0	1,056	0	24,790	25,846
TOTAL	78,772	66,446	6,348	2,543	1,997	77,334	8,592	6,575	57,929	150,430	11,739

UNIT CALCULATION - ALLOWABLE

LOT AREA: 26,714 sf
 26,714 sf / 1 UNIT PER 400 sf = 66.78 = 66 UNITS (ROUND DOWN)

(35% DENSITY BONUS) 66 x 1.35 = 89.1 = 90 UNITS (ROUND UP)

TOTAL NUMBER OF UNIT ALLOWABLE: 90

Per section 12.22.25 (c) (i): For a 32% density bonus, 10% of the "base" units are required to be very low income.
 Very low income units = 66 x 10% = 6.6 = 7 UNITS

TOTAL NUMBER OF VERY LOW INCOME UNIT: 7

Per section 12.22.25 (e) (i) for projects providing 10% very low income units:
 Incentive #1: Increase the floor area ratio from 1.5:1 to 3:1 per LAMC 12.22 A25(f)(4)(ii)
 Incentive #2: Side yard setback of 7'-3" in lieu of 9'-0" for the easterly property line per LAMC 12.22 A25(f)(1)

UNIT CALCULATION - PROVIDED

	studio	1 BR	2 BR	3 BR	TOTAL
1st FLOOR	1	15	2	-	18
2nd FLOOR	1	14	3	-	18
3rd FLOOR	1	8	5	1	15
4th FLOOR	1	6	1	-	14
5th FLOOR	-	1	3	2	12
TOTAL	4	50	20	3	77
	5%	65%	26%	4%	

TOTAL NUMBER OF UNIT PROVIDED: 77

AREA CALCULATION PER CITY OF LOS ANGELES BUILDING CODE

ALLOWABLE HEIGHT AND BUILDING AREA

ALLOWABLE HEIGHT AND BUILDING AREA PER TABLE 503.
FOR OCCUPANCY R2 AND TYPE III-A CONSTRUCTION:

MAXIMUM HEIGHT: 65 feet
 MAXIMUM STORIES: 4 STORIES
 AREA PER STORY: 24,000 sf.

SECTION 504.2 (HEIGHT INCREASE):
 FULLY SPRINKLERED BUILDING
 MAXIMUM HEIGHT: 65 + 20 = 85 feet
 MAXIMUM STORIES: 4 + 1 = 5 STORIES

SECTION 506 (AREA MODIFICATION):
 $A_u = \{ A_c + [A_c \times I] + [A_c \times I_u] \}$
 $A_c = 24,000$ sf
 $I_c = [F/P - 0.25] W/30$ (SECTION 506.2)
 $F = 299.3$ feet (BUILDING PERIMETER THAT FRONT ON PUBLIC WAY)
 $P = 655.3$ feet (PERIMETER OF ENTIRE BUILDING)
 $W = 30$ feet (WIDTH OF PUBLIC WAY)
 $I_c = 0.2067$
 $I_u = 2$ (SECTION 506.3)
 $A_u = \{ 24,000 + [24,000 \times 0.2067] + [24,000 \times 2] \}$
 $A_u = 76,961$ sf
 MAXIMUM ALLOWABLE AREA PER STORY: 76,961 sf

MAXIMUM ALLOWABLE AREA OF BUILDING (SECTION 506.4)
 $= A_u \times 3 = 76,961 \times 3 = 230,883$ sf

PROPOSED HEIGHT AND BUILDING AREA

5 STORY OF RESIDENTIAL LEVELS:
 OCCUPANCY: R2
 TYPE OF CONSTRUCTION: III-A
 FULLY SPRINKLERED BUILDING

HEIGHT FROM GRADE: 59'-11" (<85'-0" MAXIMUM HEIGHT PER CODE)
 NUMBER OF STORIES: 5 STORIES (5 STORIES IS MAXIMUM STORIES PER CODE)

AREA:
 1- 1st FLOOR: 16,544 sf (<76,961 sf ALLOWABLE AREA PER CODE)
 2- 2nd FLOOR: 16,582 sf (<76,961 sf ALLOWABLE AREA PER CODE)
 3- 3rd FLOOR: 16,033 sf (<76,961 sf ALLOWABLE AREA PER CODE)
 4- 4th FLOOR: 15,286 sf (<76,961 sf ALLOWABLE AREA PER CODE)
 5- 5th FLOOR: 13,966 sf (<76,961 sf ALLOWABLE AREA PER CODE)

TOTAL TYPE III-A CONSTRUCTION AREA:
 78,411 sf. (<230,883 sf. ALLOWABLE AREA PER CODE)

FAR CALCULATION - ALLOWABLE

LOT AREA: 26,714 sf

TOTAL ALLOWABLE FLOOR AREA:
 ALLOWABLE FAR: 1.5 : 1 (26,714 sf x 1.5 = 40,071 sf)

DENSITY BONUS: 3:1 FAR (per LAMC section 12.22 A25(f)(4)(ii)) (26,714 sf x 3 = 80,142 sf)
 ALLOWABLE FAR PER DENSITY BONUS: 3 : 1

26,714 sf x 3 : 1 (FAR) = 80,142

ALLOWABLE FLOOR AREA PER DENSITY BONUS: 80,142

FAR CALCULATION - PROVIDED

	residential
1st FLOOR	15,132 sf
2nd FLOOR	15,150 sf
3rd FLOOR	14,274 sf
4th FLOOR	13,541 sf
5th floor	12,306 sf
TOTAL:	10,403
GROUND FLOOR - COMMERCIAL:	6,431 sf
GROUND FLOOR - LOBBY:	1,938 sf
TOTAL FLOOR AREA:	78,772 sf
PROVIDED FAR =	2.95 : 1

TOTAL FLOOR AREA PROVIDED: 78,772

BICYCLE PARKING CALCULATION

COMMERCIAL USE: (PER ORDINANCE NO. 182386 - TABLE 12.21 A16(a)(2))
 RETAIL AREA: 6,575 sf

SHORT TERM BICYCLE PARKING REQUIREMENT: 1 PER 2,000sf = 3 STALLS
 SHORT TERM BICYCLE PARKING PROVIDED: 4 STALLS

LONG TERM BICYCLE PARKING REQUIREMENT: 1 PER 2,000sf = 3 STALLS
 LONG TERM BICYCLE PARKING PROVIDED: 12 STALLS

RESIDENTIAL USE: (PER ORDINANCE NO. 182386 - 12.21 A16(a)(1))
 UNIT: 77 UNITS

SHORT TERM BICYCLE PARKING REQUIREMENT: 1 PER 10 UNITS = 8 STALLS
 SHORT TERM BICYCLE PARKING PROVIDED: 8 STALLS

LONG TERM BICYCLE PARKING REQUIREMENT: 1 PER 1 UNIT = 77 STALLS
 LONG TERM BICYCLE PARKING PROVIDED: 88 STALLS

OPEN SPACE CALCULATION

OPEN SPACE REQUIREMENT:

STUDIO	4 x 100 = 400 sf
1 BR	50 x 100 = 5,000 sf
2 BR	20 x 125 = 2,500 sf
3 BR	3 x 175 = 525 sf
TOTAL	8,425 sf

AREA OF OPEN SPACE REQUIRED: 8,425 sf

OPEN SPACE PROVIDED:

a) COMMON OPEN SPACE:
 OPEN SPACE #1: 2,500 sf
 OPEN SPACE #2: 1,490 sf
 OPEN SPACE #3: 395 sf
 RECREATION ROOM: 1,997 sf (< 25% of Required Open Space = 25% x 8,425 = 2,106 sf)
 TOTAL: 6,382 sf (> 50% of Required Open Space = 50% x 8,425 = 4,212 sf)

b) PRIVATE OPEN SPACE:
 50 Balconies x 50 sf = 2,500 sf
 TOTAL AREA OF OPEN SPACE: 8,882 sf
 (Common open space + private open space)

AREA OF OPEN SPACE PROVIDED: 8,882 sf

PARKING CALCULATION - REQUIRED

COMMERCIAL:

SPACE A (RESTAURANT): 1,453 sf x 100/1,000 sf = 15 STALLS
 SPACE B (SMALL RESTAURANT): 946 sf x 50/1,000 sf = 5 STALLS
 SPACE C (SMALL RESTAURANT): 946 sf x 50/1,000 sf = 5 STALLS
 SPACE D (SMALL RESTAURANT): 948 sf x 50/1,000 sf = 5 STALLS
 SPACE E (RETAIL): 1841 sf x 40/1,000 sf = 8 STALLS

TOTAL REQUIRED PARKING FOR COMMERCIAL SPACES: 38 STALLS

HC Parking required for Commercial: 2 Stalls

RESIDENTIAL: per Ordinance No 179681 "density bonus program" per Section 12.22.25 (d) (i) parking option 1.

1 STALL FOR STUDIO 4 x 1 = 4 STALLS DIRECT ACCESS
 1 STALL FOR 1-BEDROOM 50 x 1 = 50 STALLS DIRECT ACCESS
 2 STALLS FOR 2-BEDROOM 20 x 2 = 40 STALLS DIRECT AND TANDEM
 2 STALLS FOR 3-BEDROOM 3 x 2 = 6 STALLS DIRECT AND TANDEM

TOTAL REQUIRED PARKING FOR RESIDENTIAL UNITS: 100 STALLS

HC Parking required 100 x 2% = 2 Stalls (Assign to Units)

GUEST PARKING:
 NO GUEST PARKING REQUIRED

PARKING CALCULATION - PROVIDED

	COMPACT	STANDARD	HC	TOTAL
GROUND FLOOR	5	14	2	21 (COMMERCIAL)
BASEMENT P1	4	13	-	17 (COMMERCIAL)
TOTAL	9	27	2	38 (COMMERCIAL)
TOTAL PROVIDED PARKING FOR COMMERCIAL SPACES: 38				
RESIDENTIAL:	COMPACT	STANDARD	HC	TOTAL
BASEMENT P1	9	21	2	32 (RESID)
BASEMENT P2	14	54	0	68 (RESID)
TOTAL	23	75	2	100 (RESID)
TOTAL PROVIDED PARKING FOR RESIDENTIAL UNITS: 100				
GUEST PARKING: 6 GUEST PARKING PROVIDED HC parking: 1 Stall Standard-Compact: 5 Stalls				
EV. (Electric Vehicle) READY PARKING: 8 STALLS (Commercial - 20% of total commercial stalls) 20 STALLS (Residential - 20% of total residential stalls)				
CARPOOL PARKING: 6 STALLS (Residential)				
MOTORCYCLE PARKING RACKS: 5 STALLS				

OPEN SPACE CALCULATION

OPEN SPACE REQUIREMENT:

STUDIO	4 x 100 = 400 sf
1 BR	50 x 100 = 5,000 sf
2 BR	20 x 125 = 2,500 sf
3 BR	3 x 175 = 525 sf
TOTAL	8,425 sf

AREA OF OPEN SPACE REQUIRED: 8,425 sf

OPEN SPACE PROVIDED:

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 TOTAL AREA OF OPEN SPACE: 8,882 sf
 (Common open space + private open space)

AREA OF OPEN SPACE PROVIDED: 8,882 sf

DRAMA: HAMID DEGHAN

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11421 OLYMPIC BOULEVARD
 LOS ANGELES CA 90025

DATE: 04/02/2015

SCALE

DRAWING TITLE
 SUMMARY SHEET - FAR
 CALCULATION PER ZONING
 CODE

A0.1

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On
BUTLER

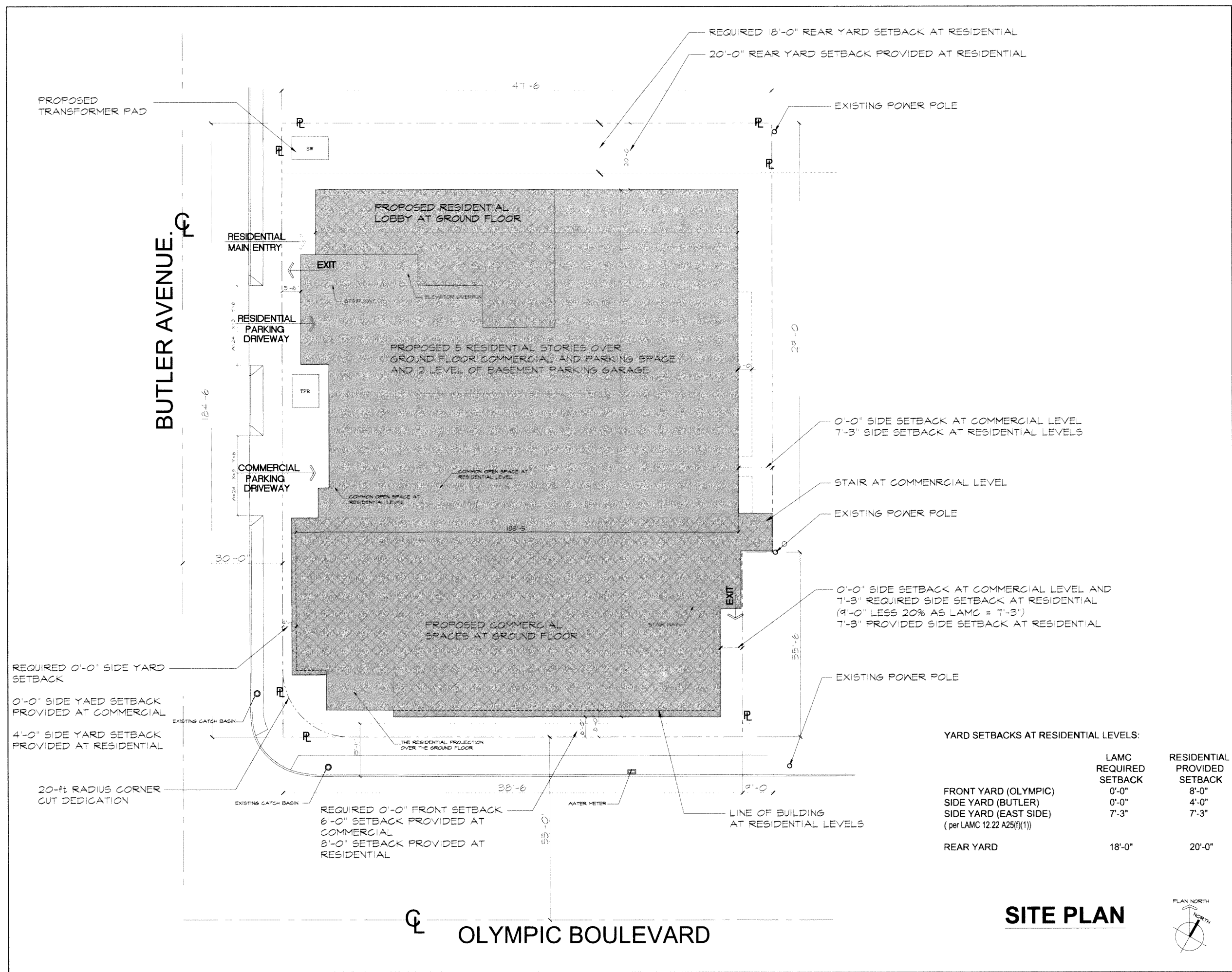
11421 OLYMPIC BOULEVARD
 LOS ANGELES CA 90025

DATE: 04/03/2015

SCALE: 1" = 10'-0"

DRAWING TITLE:
 SITE PLAN

A1.0



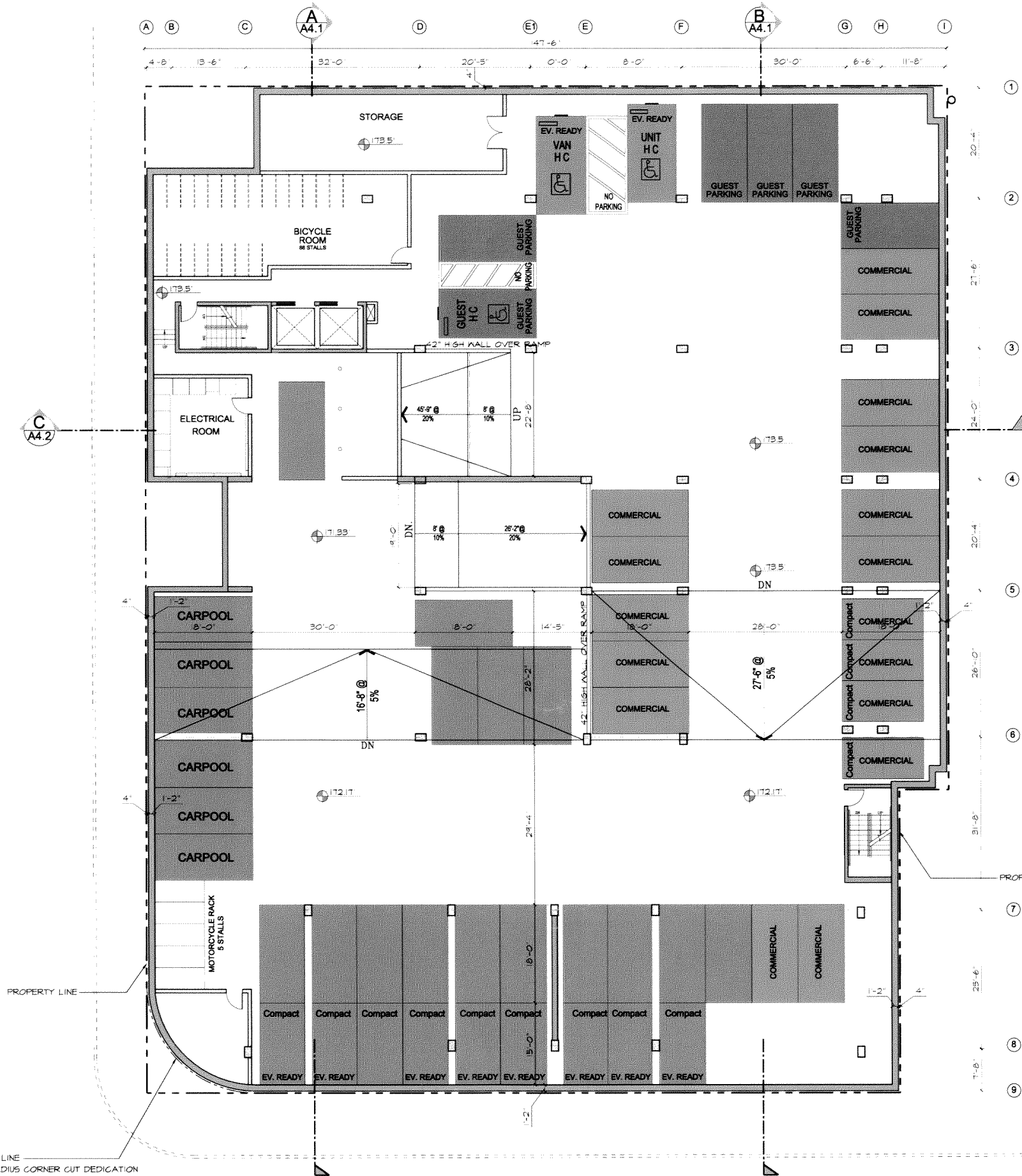
YARD SETBACKS AT RESIDENTIAL LEVELS:

	LAMC REQUIRED SETBACK	RESIDENTIAL PROVIDED SETBACK
FRONT YARD (OLYMPIC)	0'-0"	8'-0"
SIDE YARD (BUTLER)	0'-0"	4'-0"
SIDE YARD (EAST SIDE) (per LAMC 12.22 A25(f)(1))	7'-3"	7'-3"
REAR YARD	18'-0"	20'-0"

SITE PLAN



BUTLER AVENUE



- 1 8" THK CMU WALL
- 2 POURED IN PLACE CONCRETE WALL
SEE STRUCTURAL DRAWINGS FOR DETAIL
- 3 42" HIGH WALL

- COMMERCIAL PARKING (17 STALLS)
- RESIDENTIAL PARKING (32 STALLS)
- GUEST PARKING (6 STALLS)

- EV (Electric Vehicle) READY PARKING:
20 STALLS (Residential - 20% of total residential stalls)
- CARPOOL PARKING 6 STALLS (Residential)
- MOTORCYCLE PARKING RACKS: 5 STALLS

NEW PROPERTY LINE
AFTER 20-ft RADIUS CORNER CUT DEDICATION

OLYMPIC BOULEVARD

BASEMENT P1 FLOOR PLAN



DRAWN: HAMID DEGHAN

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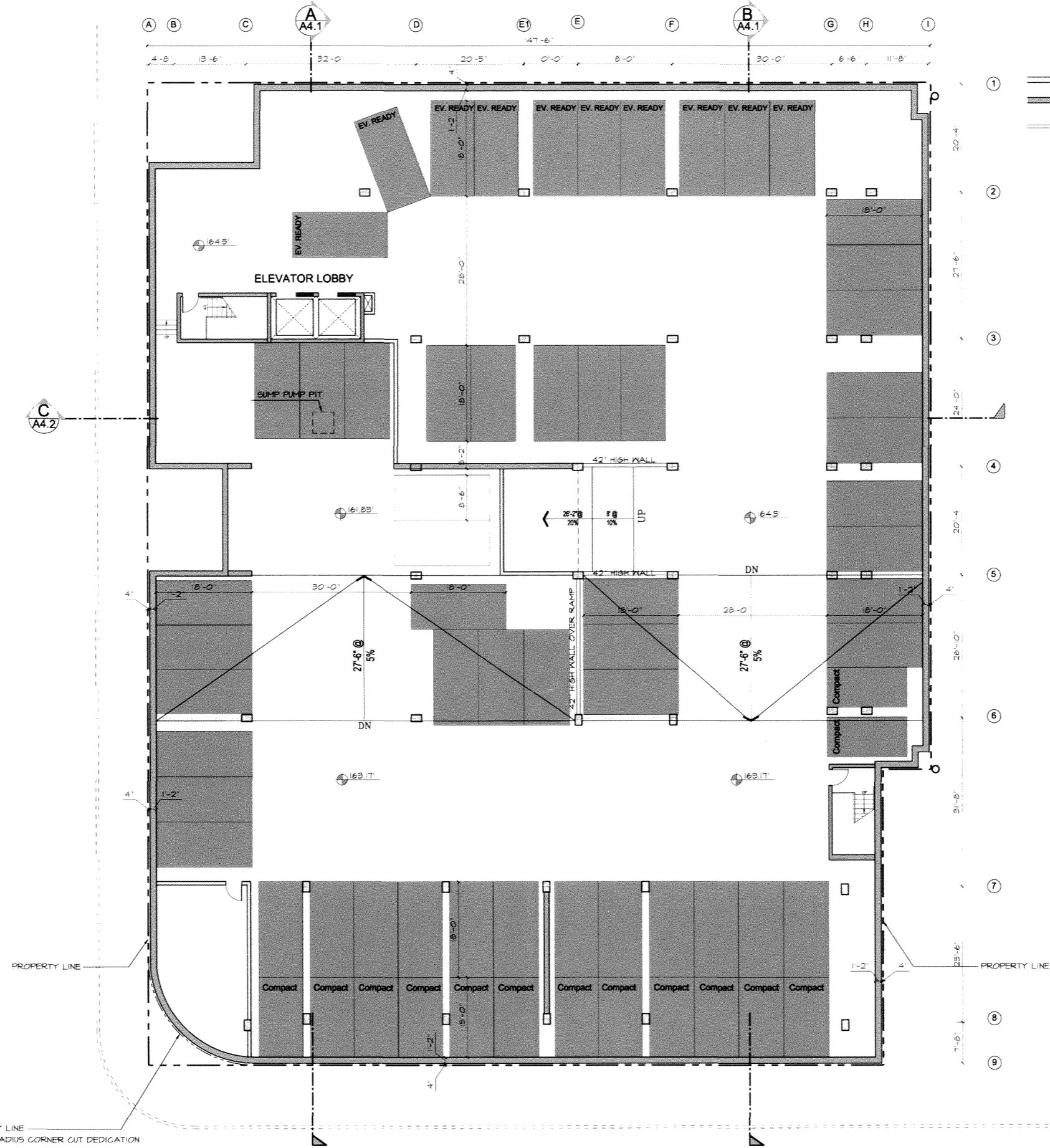
11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2015

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

DRAWING TITLE:
BASEMENT P1 FLOOR PLAN

A2.2



- 8" THK CMU WALL
- POURED IN PLACE CONCRETE WALL
SEE STRUCTURAL DRAWINGS FOR DETAIL
- 42" HIGH WALL

BUTLER AVENUE

OLYMPIC BOULEVARD **BASEMENT P2 FLOOR PLAN**

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BUTLER

11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2015

SCALE: 1/8" = 1'-0"
DRAWING TITLE:
BASEMENT P2 FLOOR PLAN

A2.3



NEW PROPERTY LINE
AFTER 20-FT RADIUS CORNER CUT DEDICATION

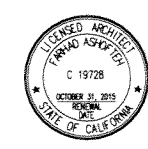
RESIDENTIAL PARKING
(68 STALLS)

DRAWN: HAMID DEGHAN

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On BUTLER

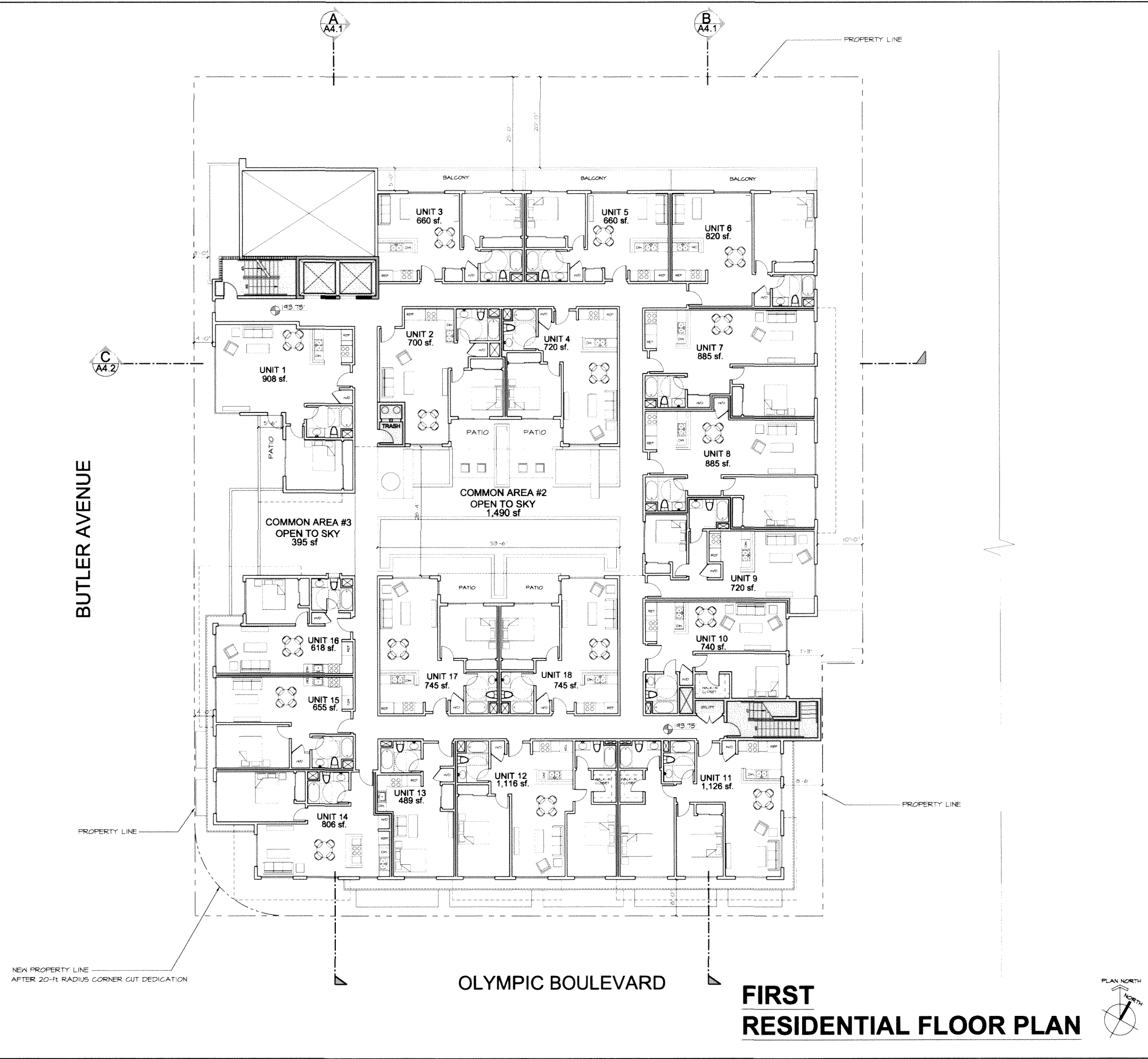
11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2015

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

DRAWING TITLE:
FIRST RESIDENTIAL
FLOOR PLAN

A2.4



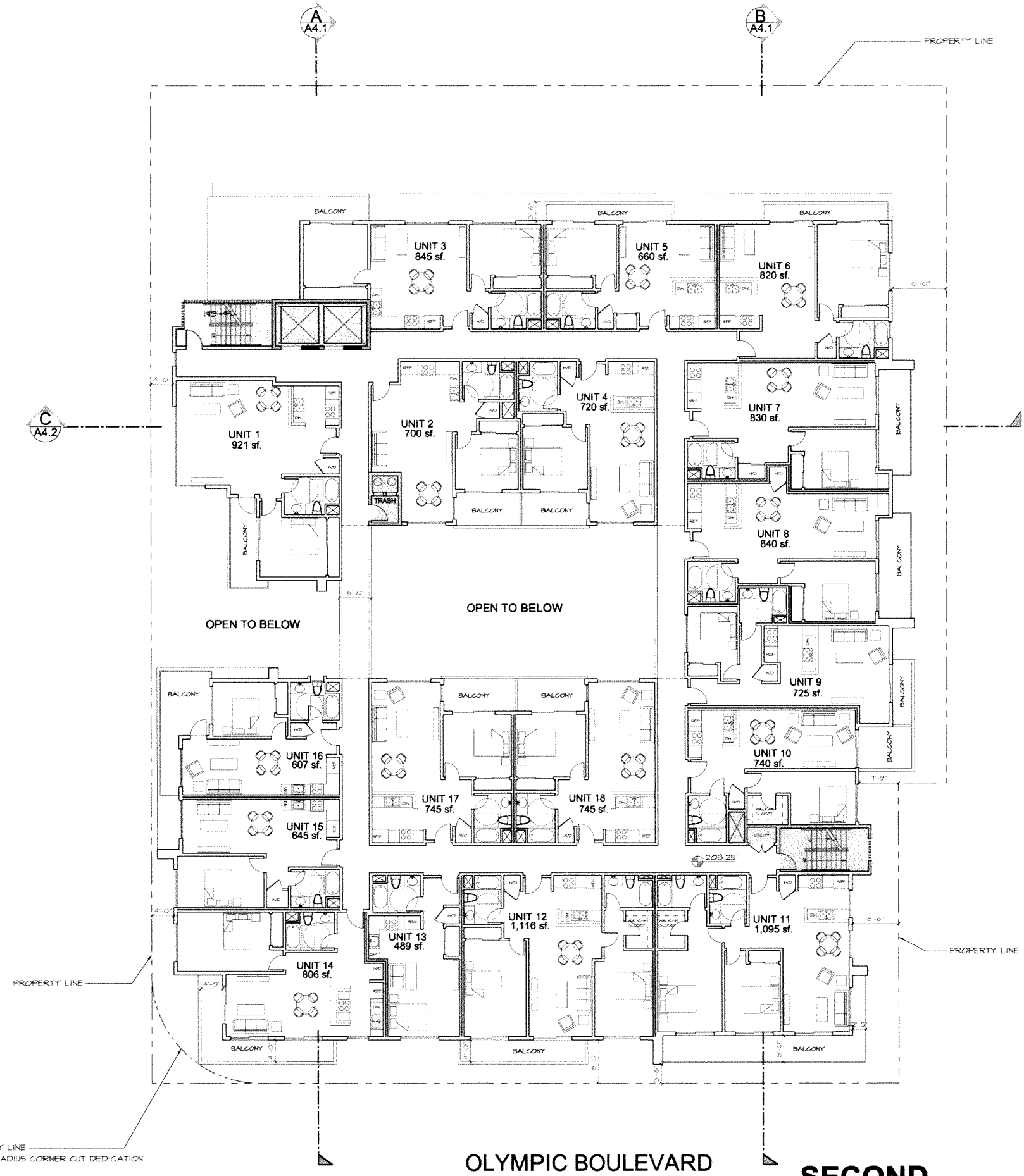
OLYMPIC BOULEVARD

FIRST RESIDENTIAL FLOOR PLAN



BUTLER AVENUE

NEW PROPERTY LINE
AFTER 20-FT RADIUS CORNER CUT DEDICATION



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11421 OLYMPIC BOULEVARD
 LOS ANGELES CA 90025

DATE: 04/03/2016

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

DRAWING TITLE:
 2nd RESIDENTIAL FLOOR
 PLAN

A2.5

NEW PROPERTY LINE
 AFTER 20-ft RADIUS CORNER CUT DEDICATION

OLYMPIC BOULEVARD

**SECOND
 RESIDENTIAL FLOOR PLAN**



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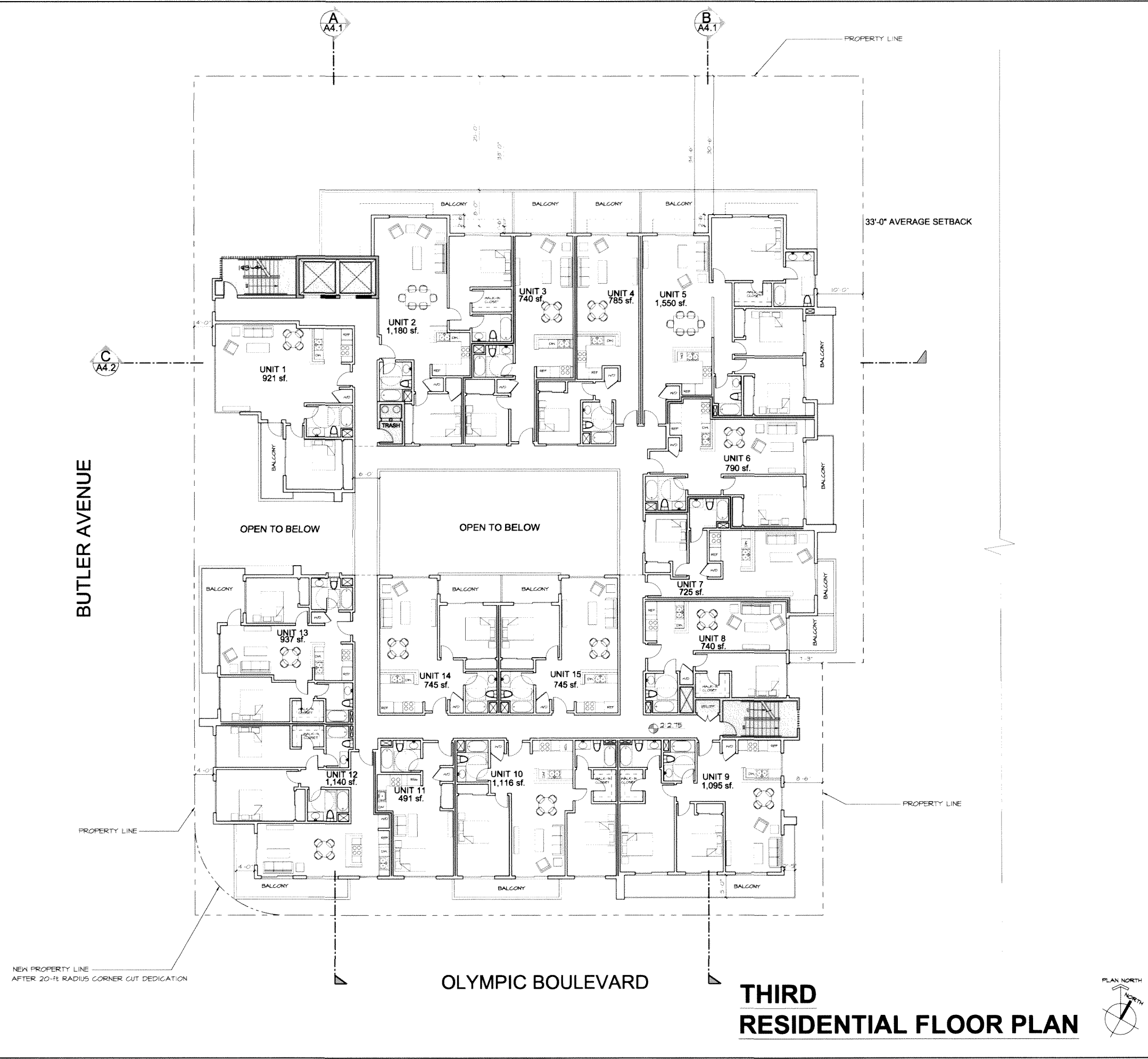
11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2015

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

DRAWING TITLE:
3rd RESIDENTIAL FLOOR PLAN

A2.6



OLYMPIC BOULEVARD

THIRD RESIDENTIAL FLOOR PLAN



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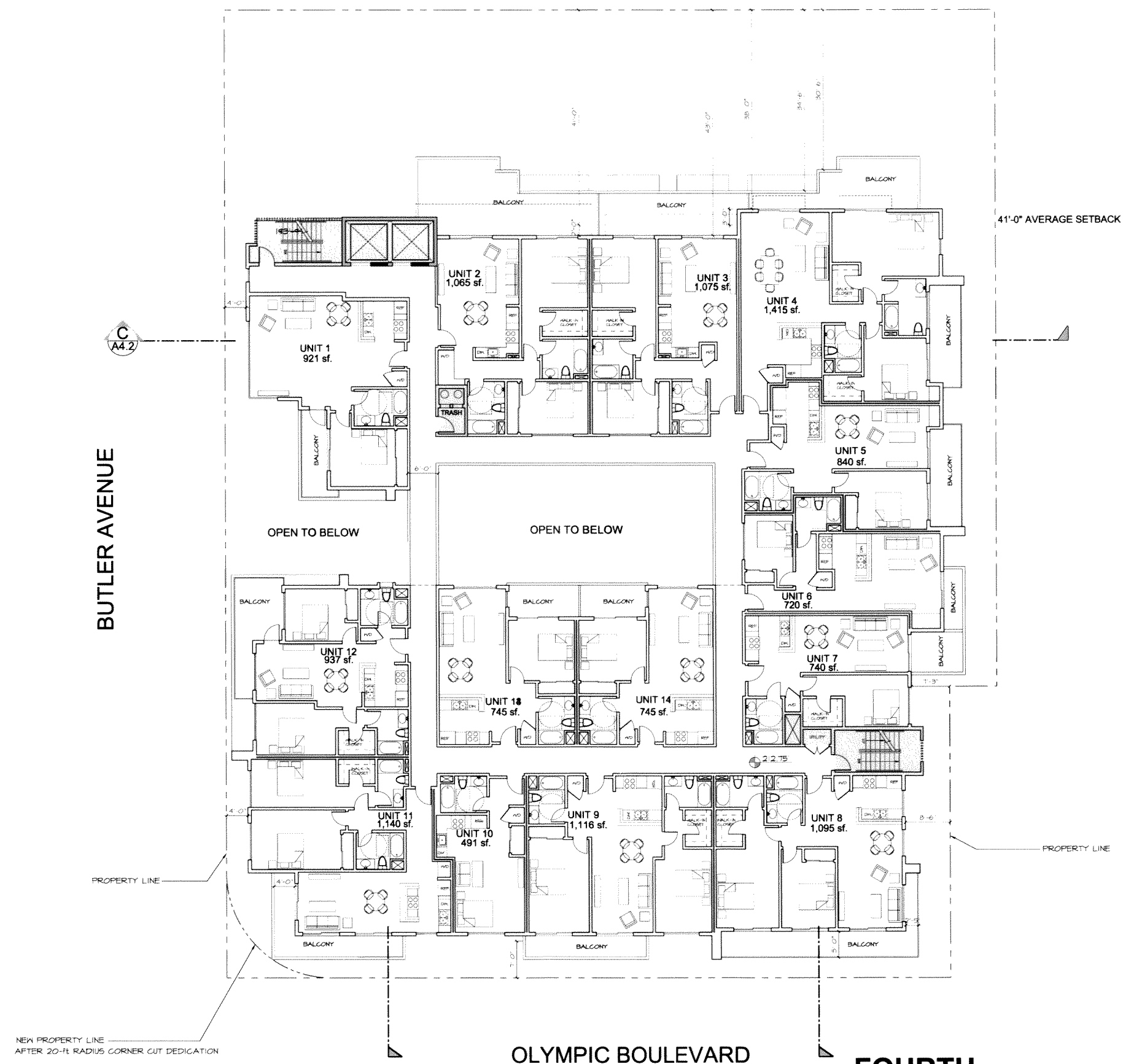
11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2015

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

DRAWING TITLE:
4th RESIDENTIAL FLOOR
PLAN

A2.7



BUTLER AVENUE

OLYMPIC BOULEVARD

FOURTH RESIDENTIAL FLOOR PLAN



NEW PROPERTY LINE
AFTER 20'-ft RADIUS CORNER CUT DEDICATION

DRAFTER: HAMID DEGHAN

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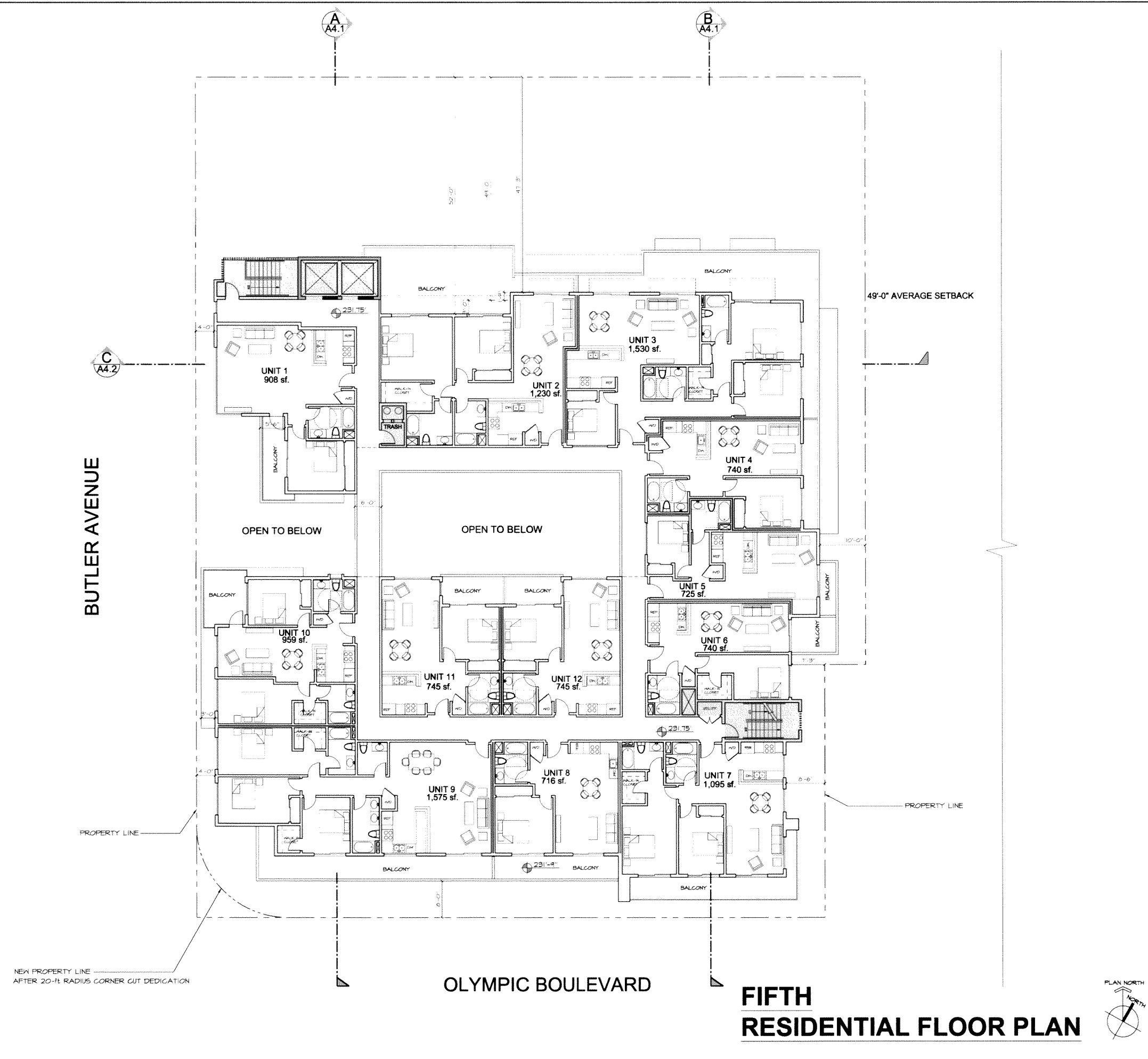
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11421 OLYMPIC BOULEVARD
 LOS ANGELES CA 90025

DATE: 04/03/2016

SCALE: 1/8" = 1'-0"
 DRAWING TITLE:
 5th RESIDENTIAL FLOOR PLAN

A2.8



OLYMPIC BOULEVARD

**FIFTH
 RESIDENTIAL FLOOR PLAN**



NEW PROPERTY LINE
 AFTER 20'-RADIUS CORNER CUT DEDICATION

BUTLER AVENUE

49'-0" AVERAGE SETBACK

PROPERTY LINE

LEGEND

- 1 TRESPA PANEL, COLOR: HARMONY OAK
- 2 UPLIGHT DOWNLIGHT WALL SCONCE
- 3 LIMESTONE VENEER AND MOLDING
- 4 FLAT SEAMS METAL BALCONY, CANOPY AND BORDER
- 5 CORRUGATED METAL PANELING
- 6 GLASS GUARD RAIL
- 7 WHITE SMOOTH FINISH STUCCO
- 8 ALUMINUM EXPANSION JOINT
- 9 METAL RAILING
- 10 METAL LOUVER
- 11 ALUMINUM WINDOW
- 12 ALUMINUM SLIDING DOOR
- 13 ALUMINUM STORE FRONT WITH CLEAR GLASS
- 14 ALUMINUM ENTRY DOOR - RESIDENTIAL
- 15 15 SF MAX SIGNAGE FOR EACH COMMERCIAL SPACE
- 16 30 SF MAX SIGNAGE FOR RESIDENTIAL
- 17 27 SF. MAX SIGNAGE FOR PARKING ENTRANCE



BUTLER AVE.

SOUTH ELEVATION

SIGNAGE SUMMARY:

TOTAL SIGNAGE ALLOWED:
2 sf. for each foot of lot frontage and 1 sf. for each of building frontage

(NO SIGN > 74 sf.)

Olympic Frontage:
Lot frontage: 136'-6"
Building frontage: 124'-3"
Max. allowable wall sign = (136.5' X 2) + (124.25' X 1)
= 277 sf. + 124.25 sf.
= 406.25 sf.

Butler Frontage:
Lot frontage: 184'-6"
Building frontage: 54'-10"
Max. allowable wall sign = (184.5' X 2) + (54.8' X 1)
= 369 sf. + 54.8 sf.
= 428.8 sf.

TOTAL SIGNAGE PROVIDED:

Olympic frontage:
Each Commercial signage: 10' (typ) X 1.5 = 15 sf.
5 Commercial signage: 15 sf. x 5 = 75 sf.

Butler frontage:
Each Commercial signage: 10' (typ) X 1.5 = 15 sf.
Each Parking signage: 18' X 1.5 = 27 sf.
Residential signage: 30 sf.
Total signage: 15 + 27 + 27 + 30 = 99 sf.

DRAWN: HAMID DEGHAN

FARHAD ASHOFTEH INC.

ARCHITECTURE PLANNING

833 HAWKWOOD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9995 FAX: (310) 454-2266
FARHAD@ATT.NET



OWNER:
Daniel Separzadeh

11450 San Vicente BLVD. #200
Los Angeles, CA 90049

On
BUTLER

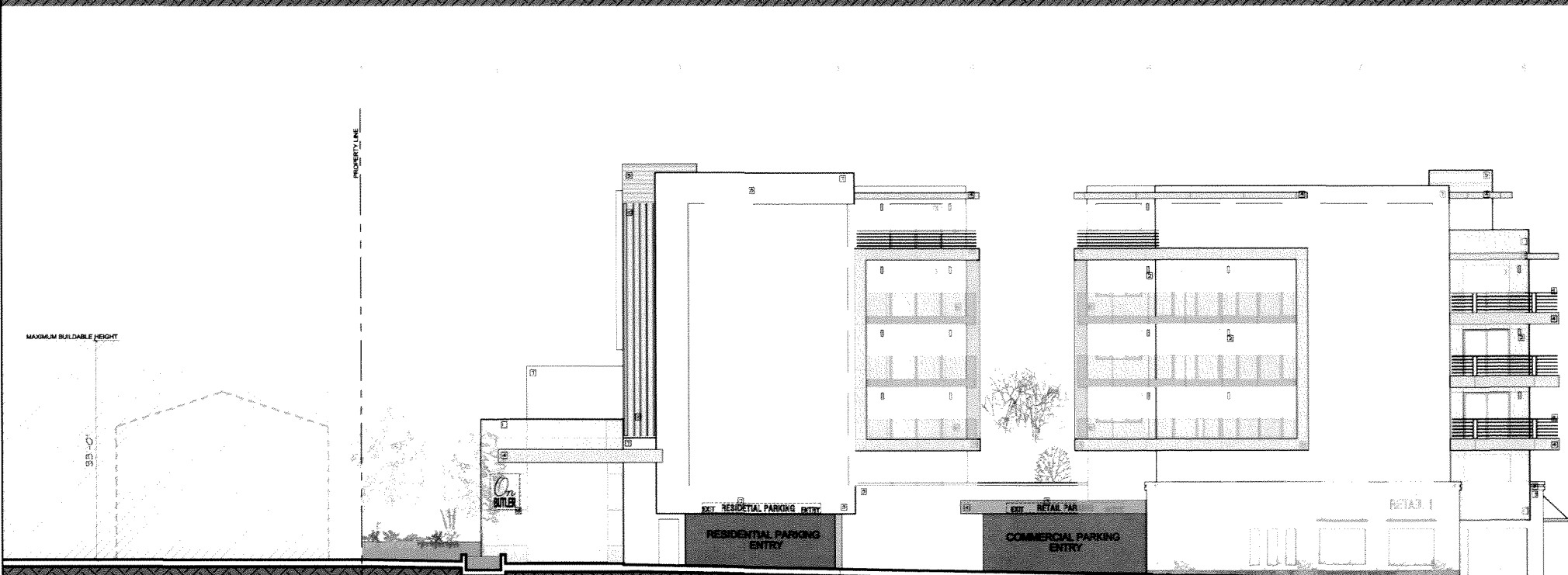
11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2015

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

DRAWING TITLE:
ELEVATIONS

A3.1



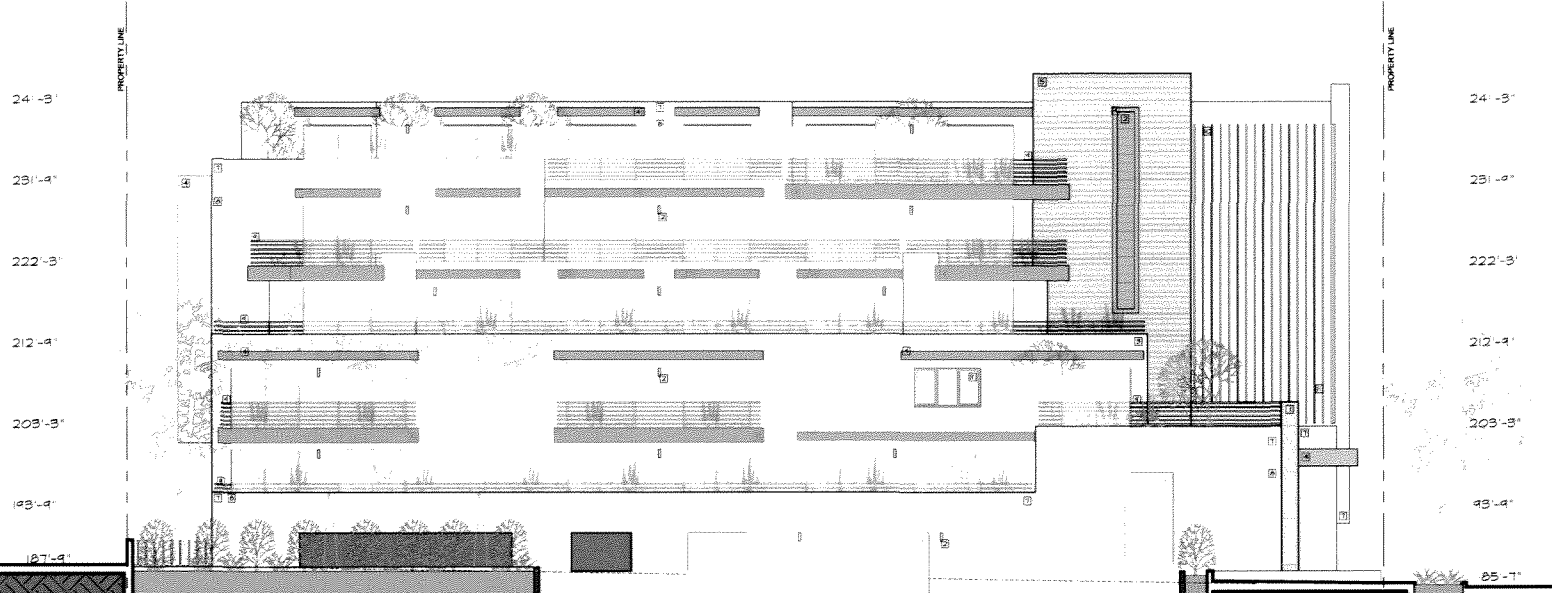
241'-3"
231'-4"
222'-3"
212'-4"
203'-3"
193'-4"
182'-0"
LOWEST POINT

OLYMPIC BLVD.

WEST ELEVATION

LEGEND

- 1 TRESPA PANEL, COLOR: HARMONY OAK
- 2 UPLIGHT DOWNLIGHT WALL SCIENCE
- 3 LIMESTONE VENEER AND MOLDING
- 4 FLAT SEAMS METAL BALCONY, CANOPY AND BORDER
- 5 CORRUGATED METAL PANELING
- 6 GLASS GUARD RAIL
- 7 WHITE SMOOTH FINISH STUCCO
- 8 ALUMINUM EXPANSION JOINT
- 9 METAL RAILING
- 10 METAL LOUVER
- 11 ALUMINUM WINDOW
- 12 ALUMINUM SLIDING DOOR
- 13 ALUMINUM STORE FRONT WITH CLEAR GLASS
- 14 ALUMINUM ENTRY DOOR - RESIDENTIAL
- 15 15 SF MAX SIGNAGE FOR EACH COMMERCIAL SPACE
- 16 30 SF MAX SIGNAGE FOR RESIDENTIAL
- 17 27 SF, MAX SIGNAGE FOR PARKING ENTRANCE



NORTH ELEVATION

DRAWN: HAMID DEGHAN

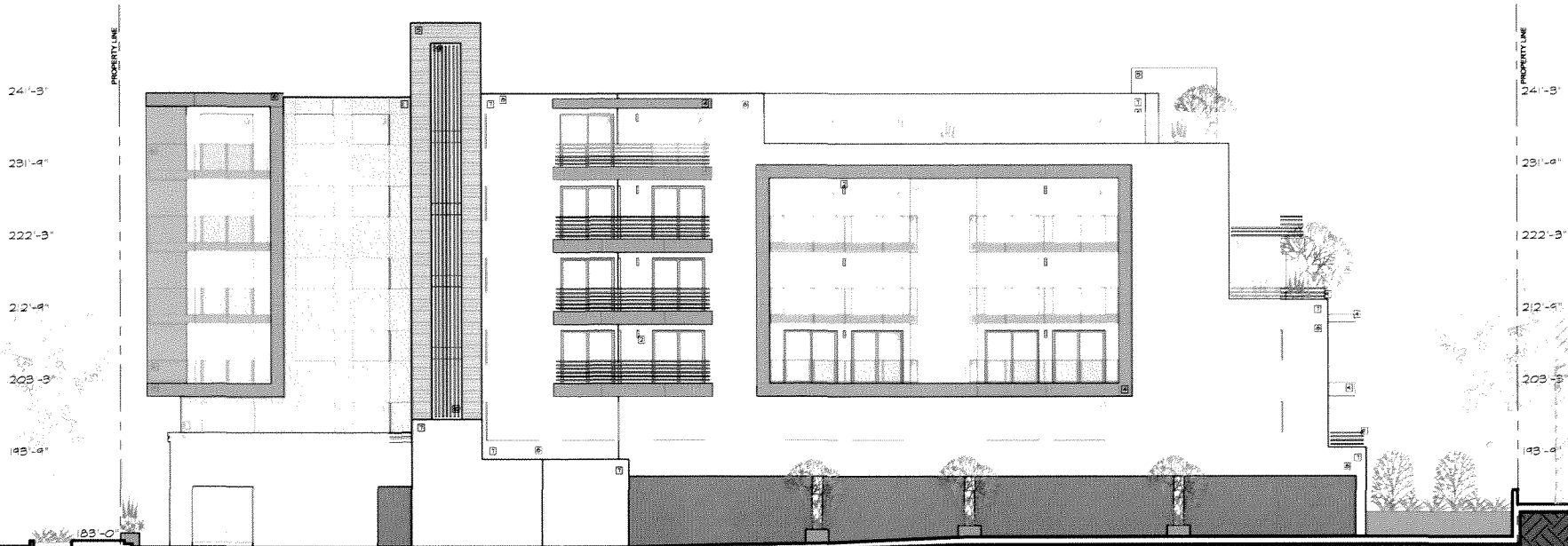
FARHAD ASHOFTEH INC.

ARCHITECTURE PLANNING

833 HINGWOOD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9995 FAX: (310) 454-2266
FARHAD@ATT.NET



OWNER:
Daniel Separzadeh
11450 San Vicente BLVD. #200
Los Angeles, CA, 90044



EAST ELEVATION

On
BUTLER

11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2015

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

DRAWING TITLE:
ELEVATIONS

A3.2

DRAWN: HAMID DEGHAN

FARHAD ASHOFTEH INC.

ARCHITECTURE PLANNING

833 HAWESFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9995 FAX: (310) 454-2266
FARHAD@ATT.NET



OWNER:
Daniel Separzadeh
11950 San Vicente BLVD #200
Los Angeles, CA, 90049



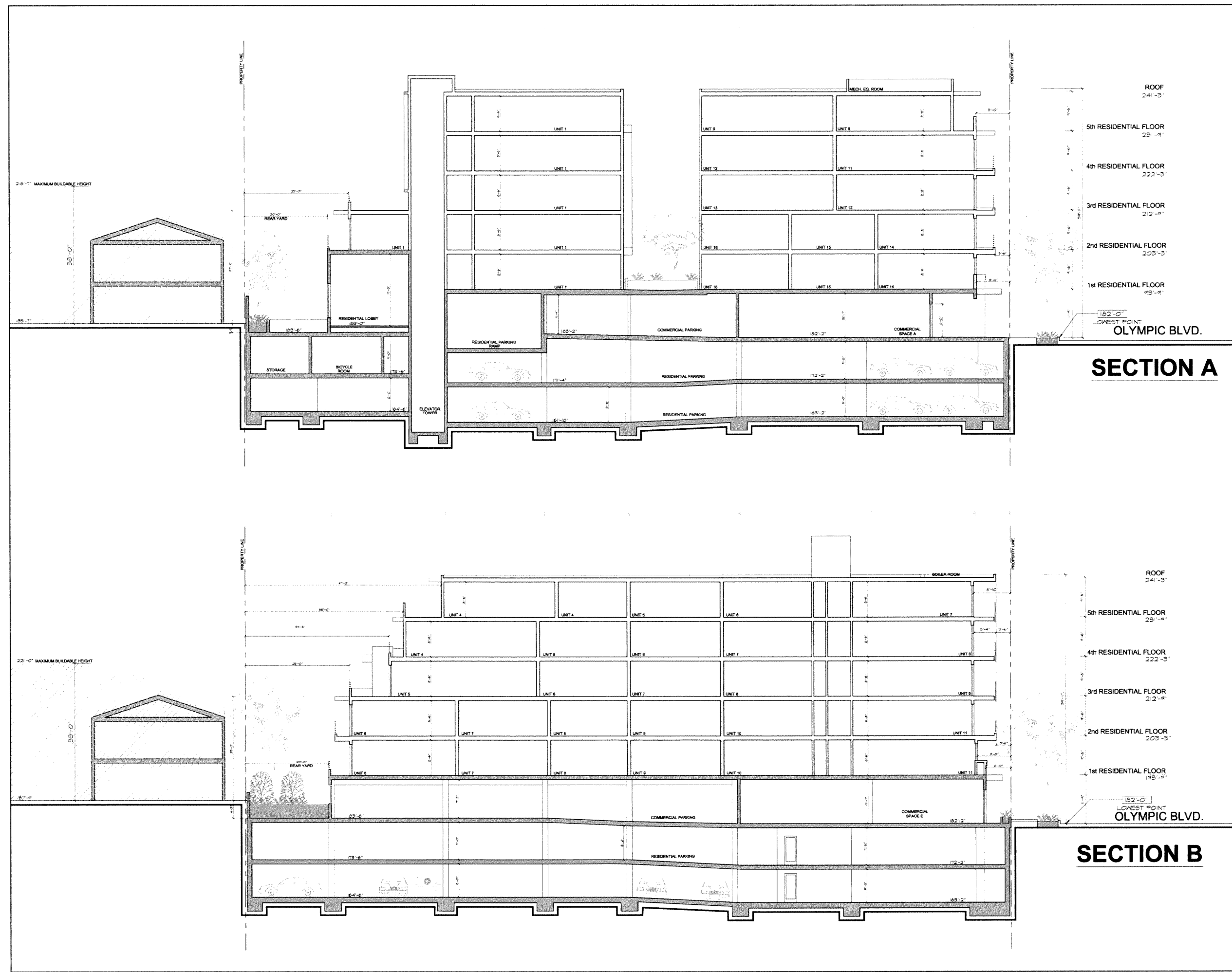
11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2016

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

DRAWING TITLE:
SECTIONS

A4.1

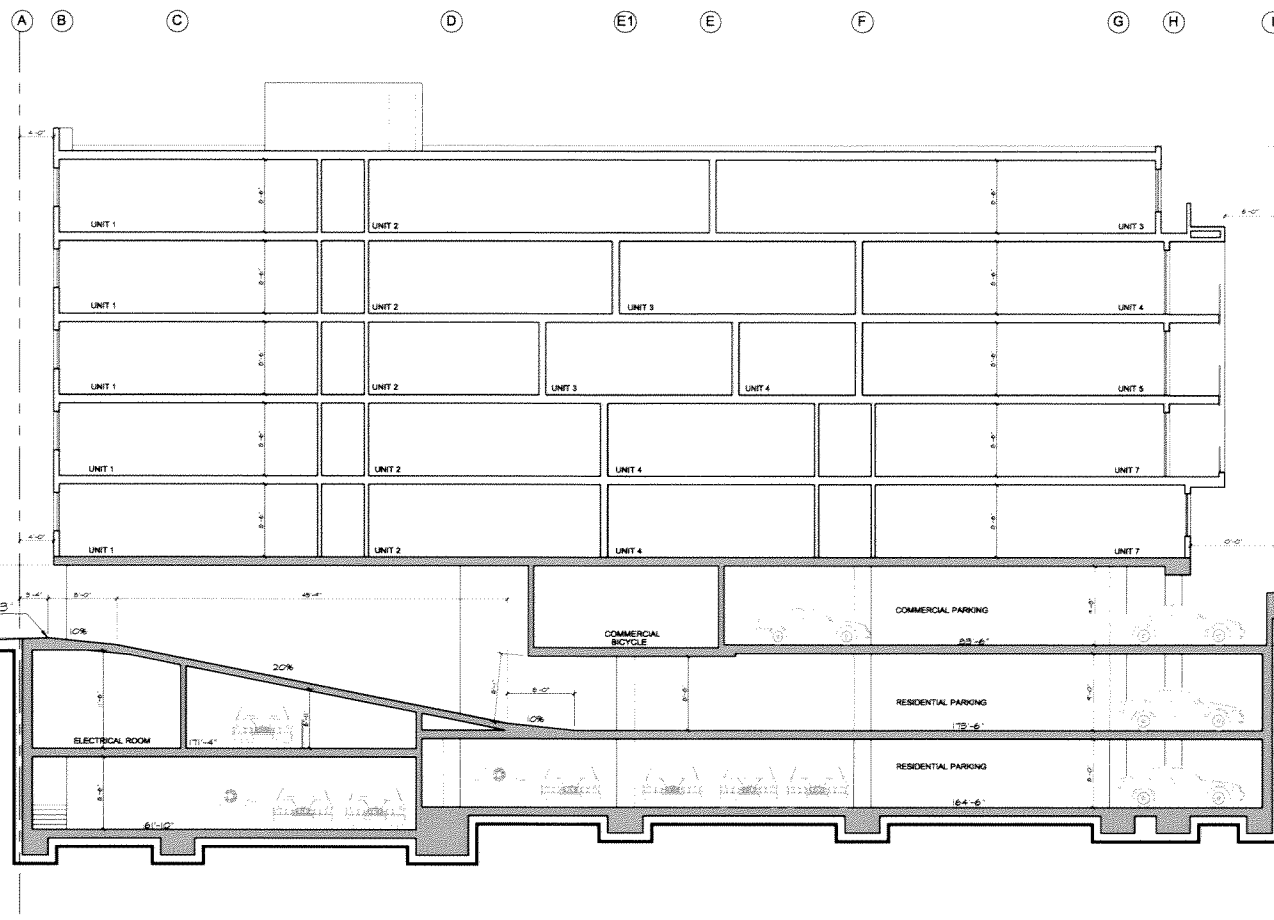


SECTION A

ROOF 241'-3"
5th RESIDENTIAL FLOOR 231'-4"
4th RESIDENTIAL FLOOR 222'-3"
3rd RESIDENTIAL FLOOR 212'-9"
2nd RESIDENTIAL FLOOR 203'-3"
1st RESIDENTIAL FLOOR 193'-4"
182'-0" LOWEST POINT OLYMPIC BLVD.

SECTION B

ROOF 241'-3"
5th RESIDENTIAL FLOOR 231'-4"
4th RESIDENTIAL FLOOR 222'-3"
3rd RESIDENTIAL FLOOR 212'-9"
2nd RESIDENTIAL FLOOR 203'-3"
1st RESIDENTIAL FLOOR 193'-4"
182'-0" LOWEST POINT OLYMPIC BLVD.



BUTLER AVE.

ROOF
24'-3"

5th RESIDENTIAL FLOOR
23'-4"

4th RESIDENTIAL FLOOR
22'-3"

3rd RESIDENTIAL FLOOR
21'-4"

2nd RESIDENTIAL FLOOR
20'-3"

1st RESIDENTIAL FLOOR
19'-4"

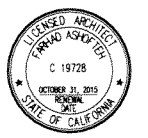
SECTION C

DRAWN: HAMID DEGHAN

FARHAD ASHOTTEH INC.

ARCHITECTURE PLANNING

833 HAWKERSFORD AVE. PACIFIC PALISADES CA 90272
TEL: (310) 454-9995 FAX (310) 454-2266
FARHADATT.NET



OWNER:
Daniel Separzadeh
11450 San Vicente BLVD. #200
Los Angeles, CA, 90044

On
BUTLER

11421 OLYMPIC BOULEVARD
LOS ANGELES CA 90025

DATE: 04/03/2016

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

DRAWING TITLE:
SECTIONS

A4.2



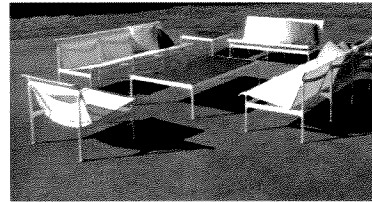
FIREPLACE with SEATWALL



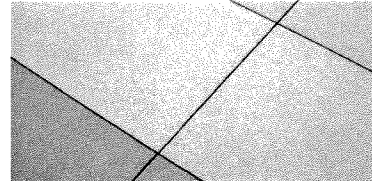
SPECIMEN TREE in POTTERY



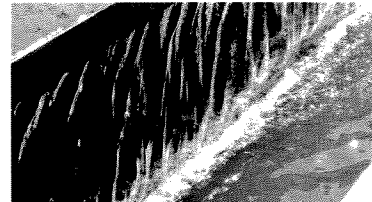
CORNER PLAZA



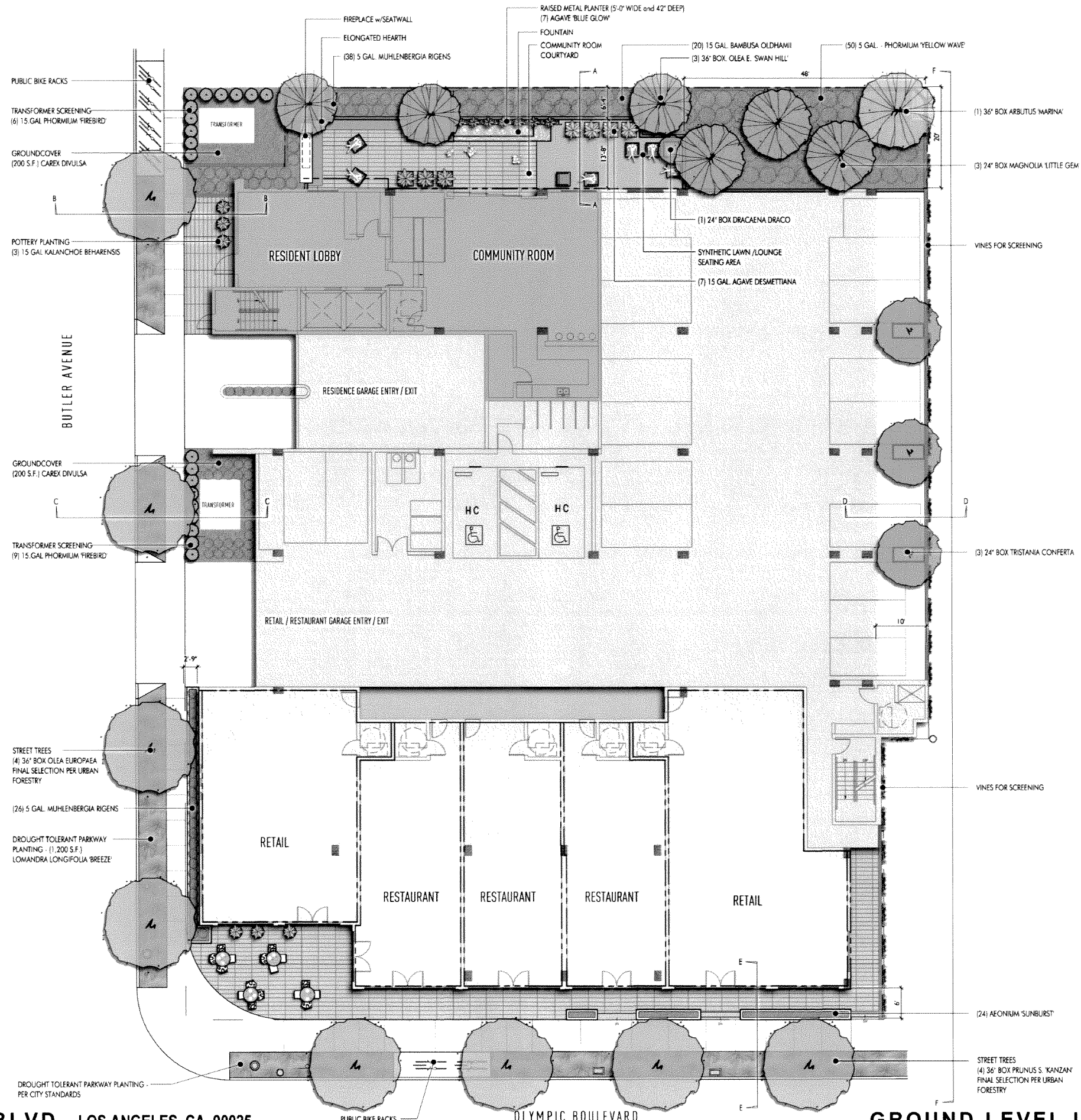
SYNTHETIC LAWN/LOUNGE



SITEWIDE PAVING



FOUNTAIN in COURTYARD



OLEA EUROPAEA - OLIVE TREE



PRUNUS S. 'KANZAN' - JAPANESE FLOWERING CHERRY



MAGNOLIA 'LITTLE GEM' - MAGNOLIA TRISTANIA CONFERTA - BRISBANE BOX



ARBUTUS 'MARINA' - HYBRID STRAWBERRY TREE



LOMANDRA LONGIFOLIA 'BREEZE'

11421 OLYMPIC BLVD. LOS ANGELES, CA 90025
OLYMPIC and BUTLER MIXED-USE BUILDING

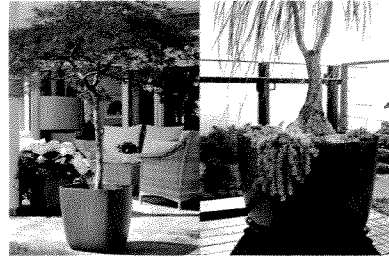
APRIL 03, 2015

GROUND LEVEL LANDSCAPE PLAN L.1



MJS Design Group
 Cannery Lofts
 507 30th Street
 Newport Beach, CA 92663
 (949) 675-9964





BALCONY POTTERY AND PLANTING



FIREPIT LOUNGE



SITEWIDE PAVING



LARGE SPECIMEN POTTERY

ELEVATOR

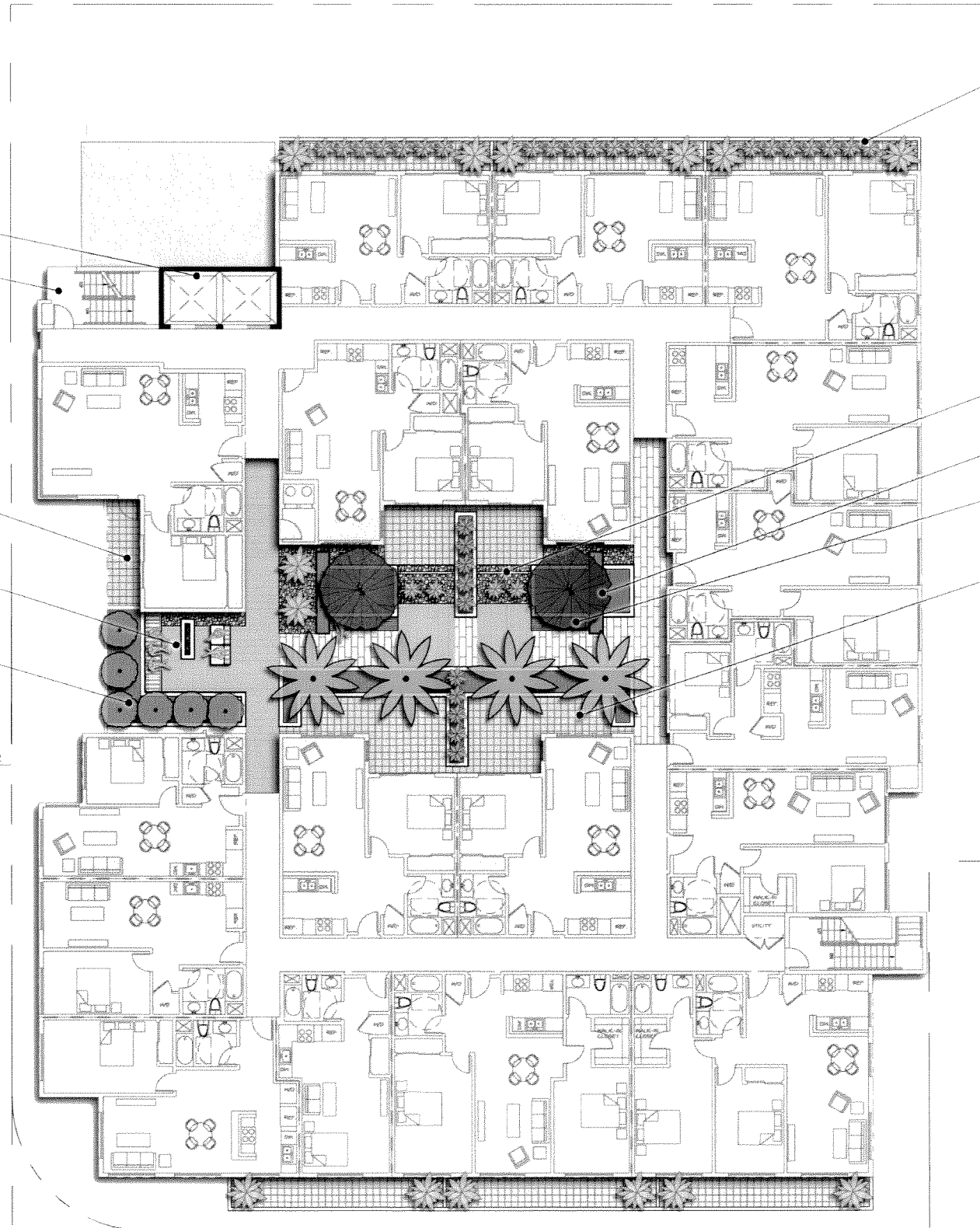
STAIRS

PRIVATE PATIOS
(TYPICAL)

FIREPIT
LOUNGE

RAISED PLANTER

← VIEW WEST OVER
BUTLER AVENUE



POTTERY and PLANTERS AT BALCONY
TO PROVIDE ADDITIONAL
SCREENING

PATIO SCREEN WALL in COBBLE

4' HIGH WALL with
ACCENT FINISH

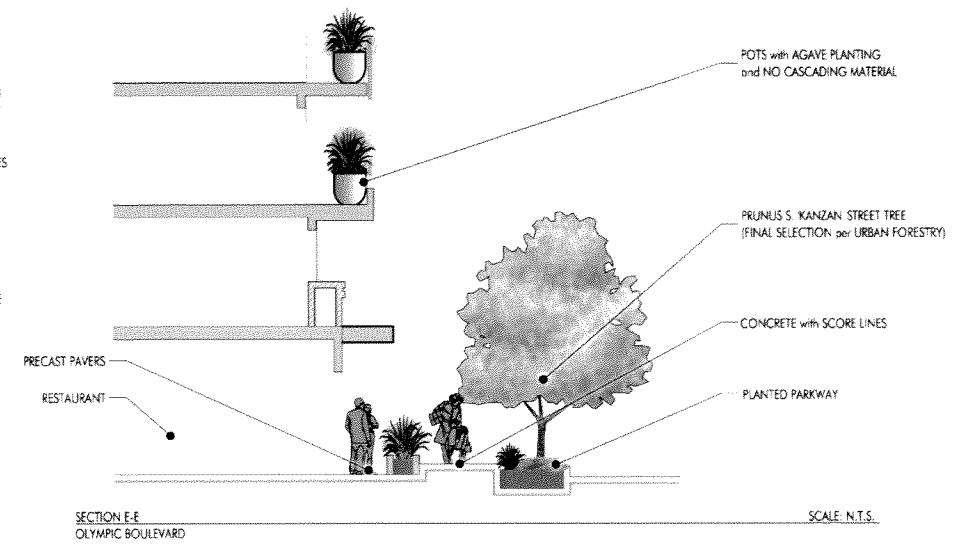
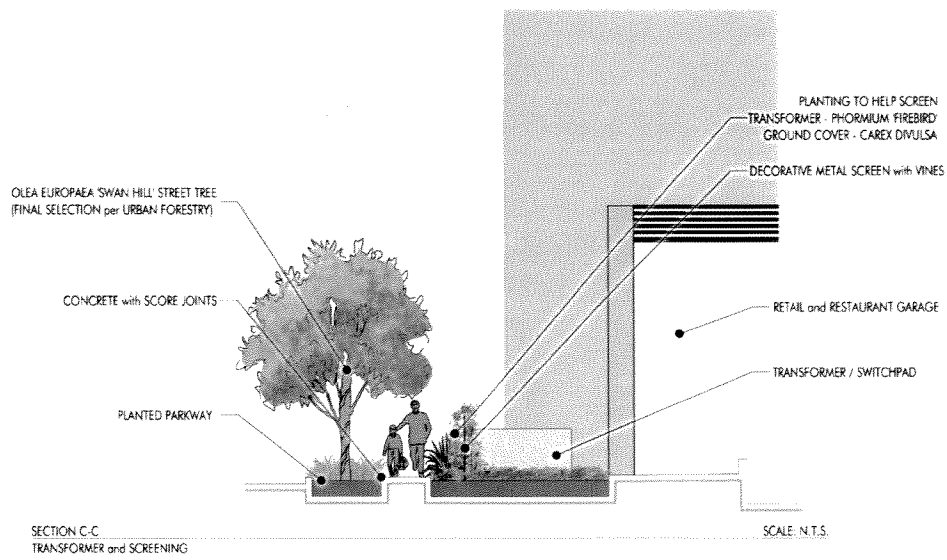
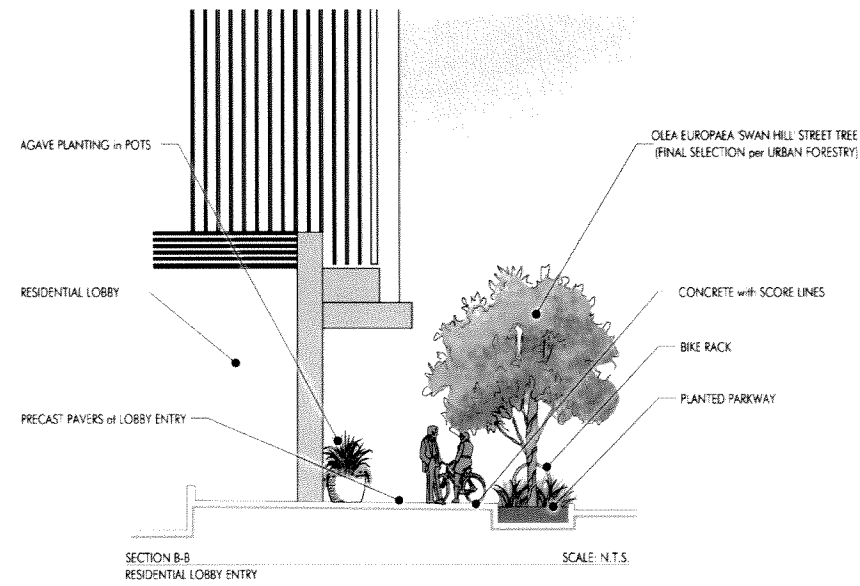
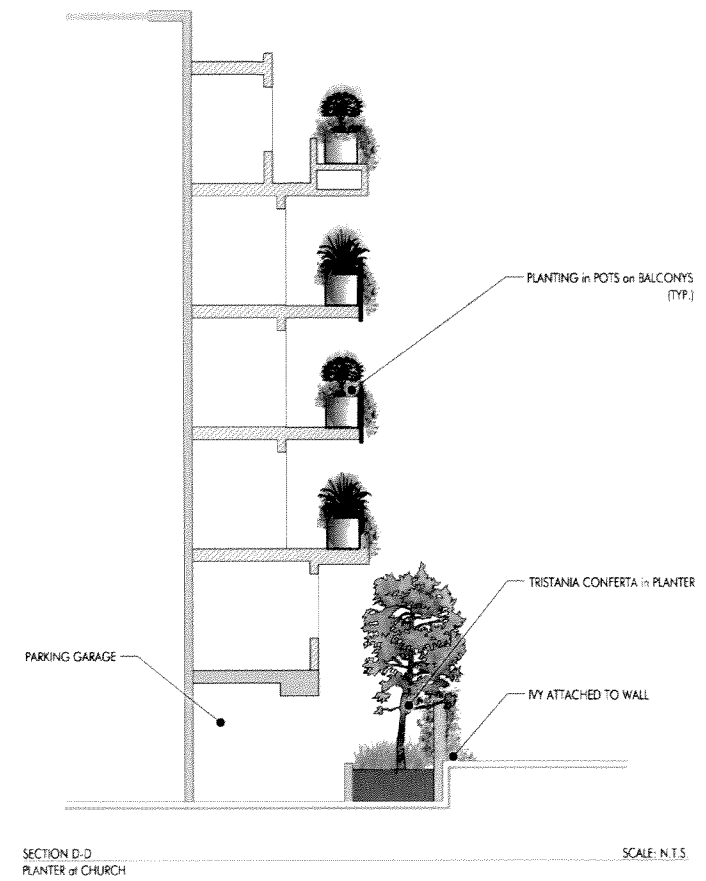
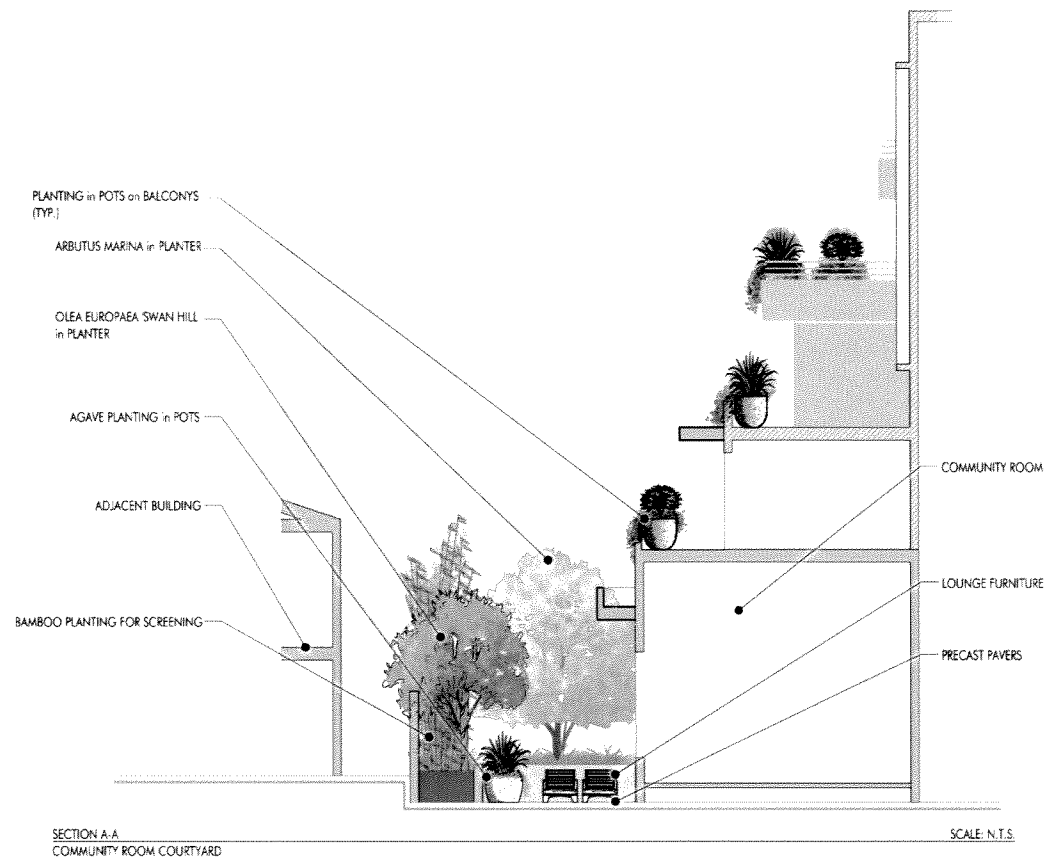
BENCH

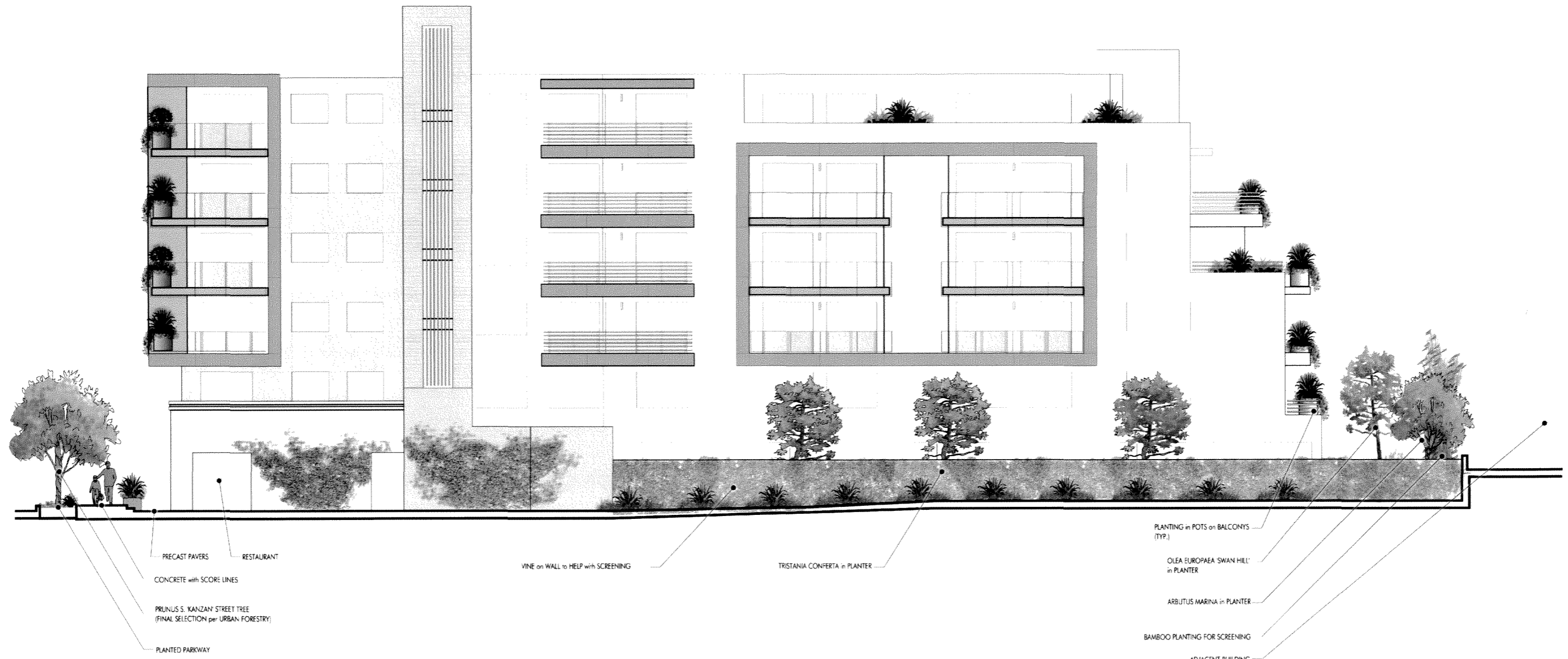
ENLARGED PRIVATE PATIOS of
COURTYARD



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







SECTION F-F
EAST ELEVATION VIEW FROM CHURCH

SCALE: N.T.S.



**BUTLER'S
KITCHEN**









KEEP

KEEP

KEEP

11444

11444