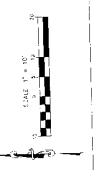


**Surveying & Drafting Services, Inc.**  
 1012 20th Street, Suite 100, San Francisco, CA 94133  
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DATE: 12/1/74  
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 SHEET NO. 1 OF 1

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 CLIENT: [Illegible]  
 SURVEYOR: [Illegible]



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Sheet No.	Revision	Date	By	Check
1	1.0	12/21/15		

THE STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES  
 I, \_\_\_\_\_, County Clerk, do hereby certify that the above and foregoing is a true and correct copy of the original as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**DEVELOPER:**  
**FAYZI HOLDINGS, LLC**  
**C/O KAMRAN BENJI**  
 100 S. HOLLYWOOD  
 LOS ANGELES, CA 90028

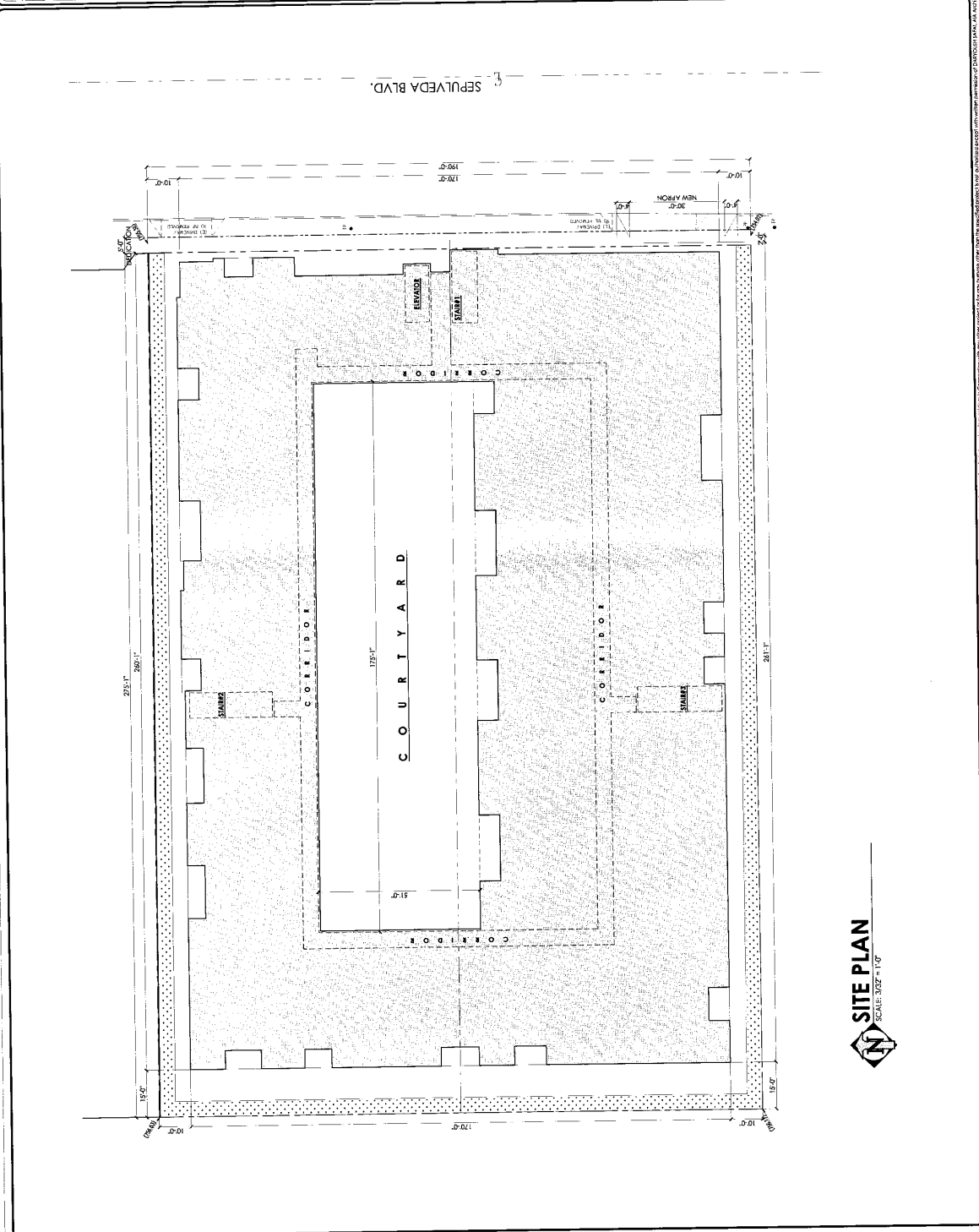
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**3-STORY**  
**MIXED USE**  
**APARTMENT**  
**RESIDENTIAL**  
 1711 N. SEPULVEDA BLVD  
 VAN NUYS, CA 91411

**ARCHITECT:**  
**DARYOUSH**  
**SAFA**  
**ARCHITECTS**  
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 Tel: (310) 453-3300  
 Fax: (310) 453-3301  
 Email: info@daryoushsafa.com  
 www.daryoushsafa.com

ARCHITECT'S STAMP:

Sheet Content:  
**SITE PLAN**  
**RESIDENTIAL**

Drawn: 12/21/15  
 Checked: 12/21/15  
 CAD: 12/21/15  
 Scale: 1" = 10'-0"  
**A-2.1**  
 OF 5 SHEETS



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

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CAD: 1000  
USER: [Name]

OWNER: FAYZ HOLDINGS, C/O HANAN BENI  
30 W. LINDEN ST. LOS ANGELES, CA 90001

PROJECT: SEBULLY 8-STORY RESIDENT APARTMENT  
711 N. SEPULVEDA BLVD. LOS ANGELES, CA 90048

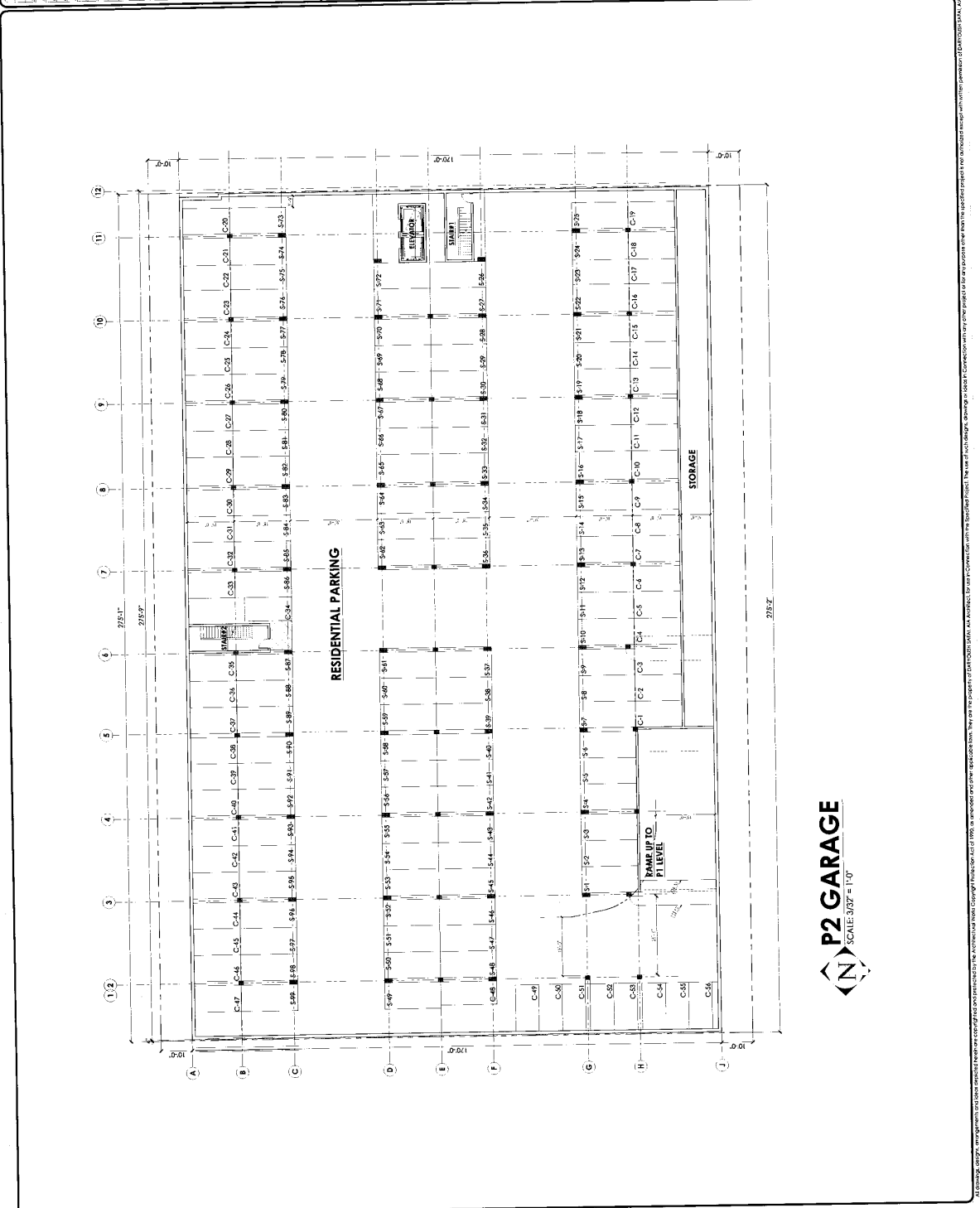
ARCHITECT: DARYOUSH SAFAI AIA ARCHITECTS  
16100 WILSON BLVD. SUITE 1000 WEST WOODHILL, CA 94095  
TEL: (415) 433-3335 FAX: (415) 433-3336  
WWW.DSAFSAI.COM

DATE: 02/15/2017  
SCALE: 3/32" = 1'-0"  
CAD: 1000  
USER: [Name]

PROJECT: P2 GARAGE

DATE: 02/15/2017  
SCALE: 3/32" = 1'-0"  
CAD: 1000  
USER: [Name]

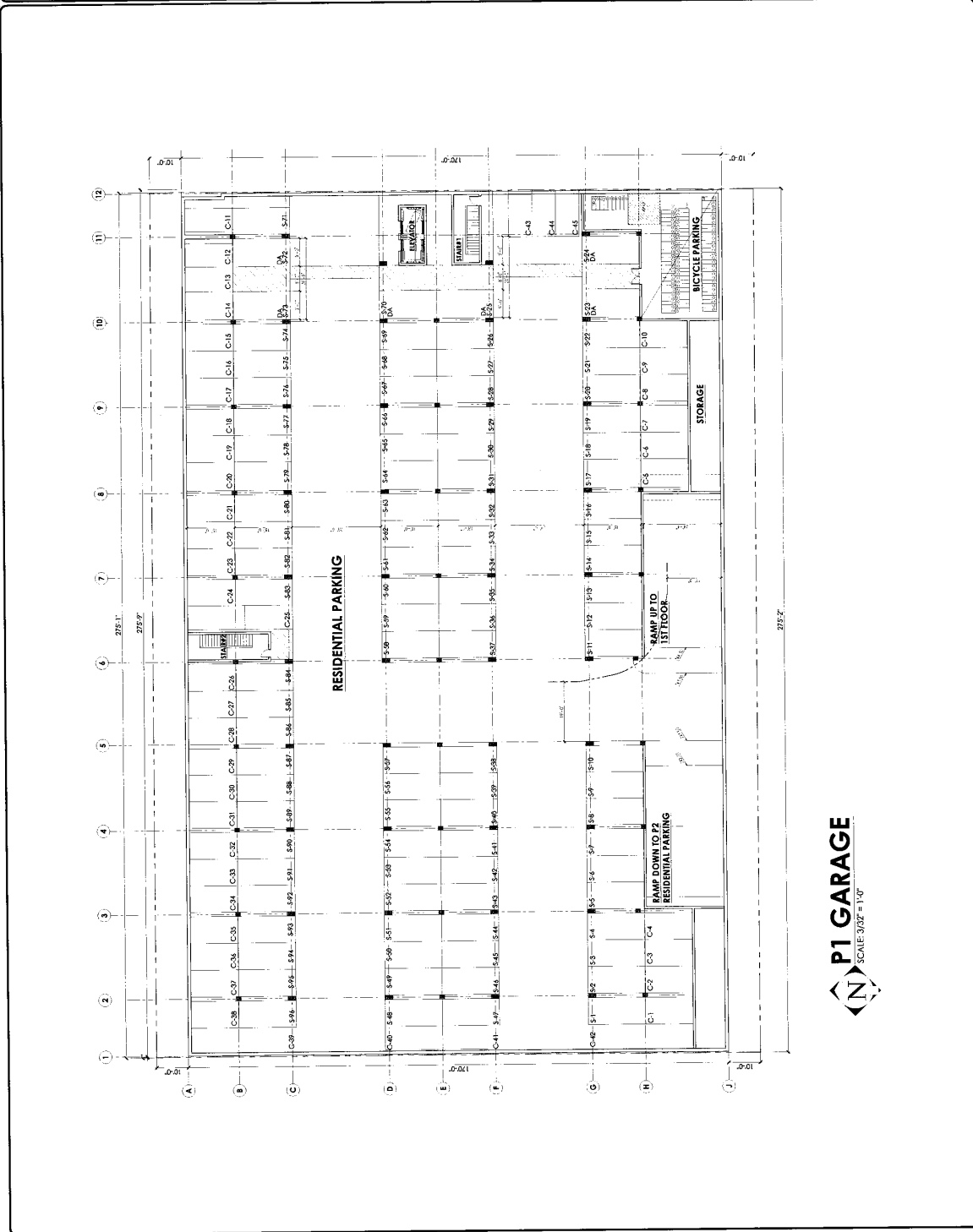
A-3.0 OF 6 SHEETS



**P2 GARAGE**  
SCALE: 3/32" = 1'-0"

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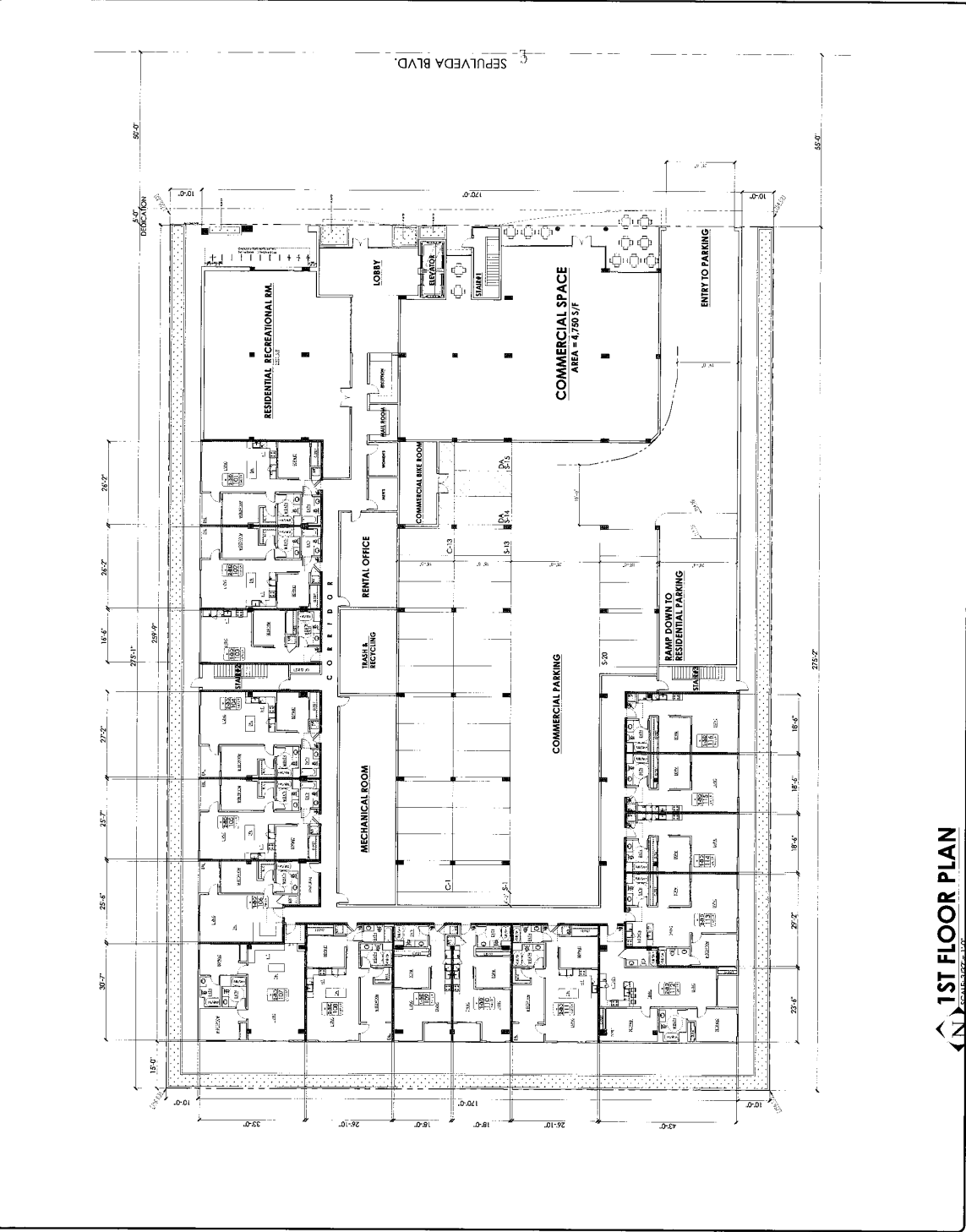
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**P1 GARAGE**  
SCALE: 1/8" = 1'-0"

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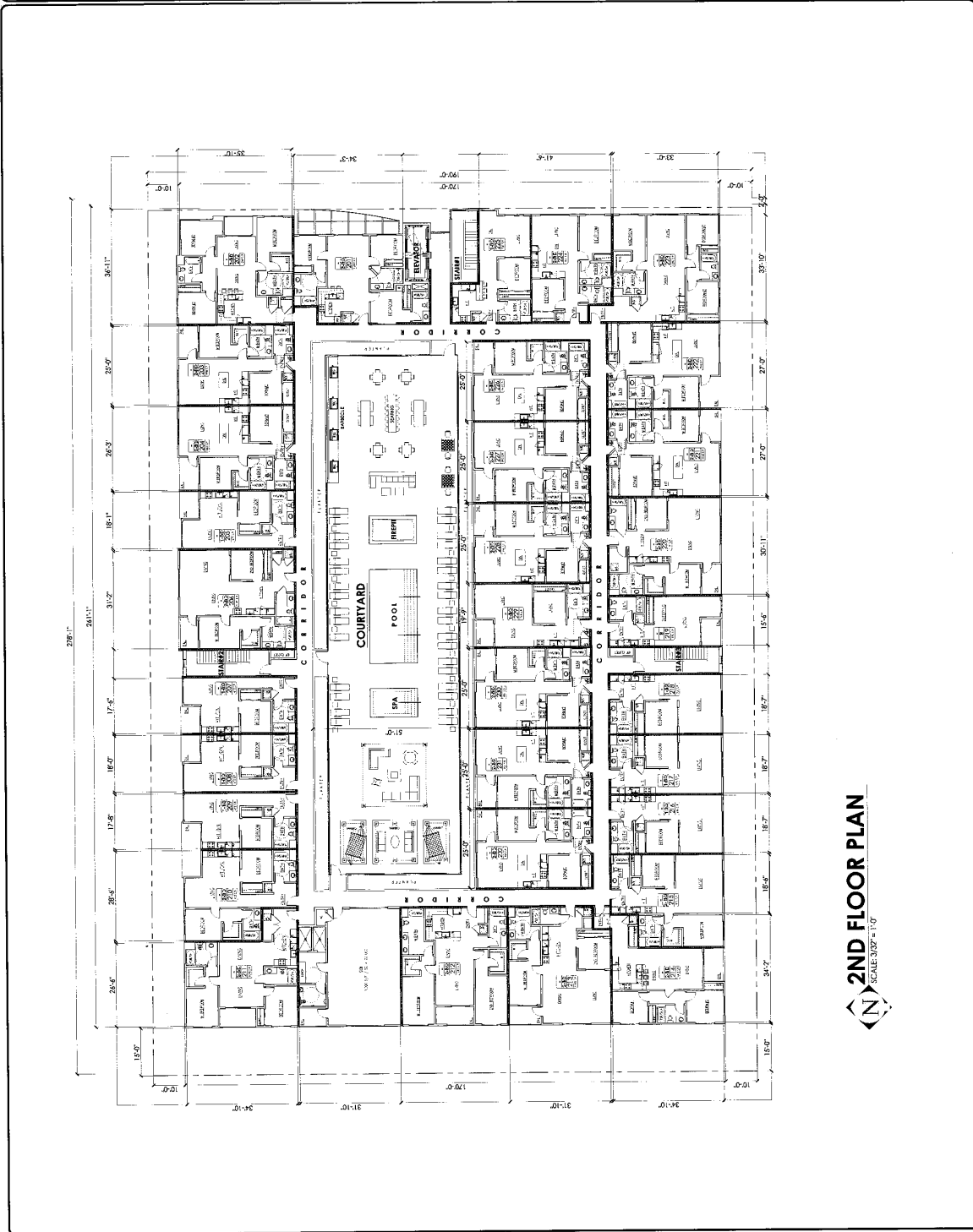
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# 1ST FLOOR PLAN

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<p>Sheet Title: 2ND FLOOR PLAN</p> <p>DATE: 12/29/2011</p> <p>PROJECT: 2ND FLOOR PLAN</p> <p>SCALE: 1/8" = 1'-0"</p> <p>SHEET: 1</p>	<p>DEVELOPER:</p> <p>FAYZ HOLDINGS, LLC C/O KAMRAN BENJUI 3916 17th STREET LOS ANGELES, CA 90007</p>	<p>PROJECT TITLE:</p> <p>SEHLESA SAFARI - SAFARI MIXED USED APARTMENT</p> <p>ATTN: SAHARAH BAYAT 11111 WILSON BLVD. LOS ANGELES, CA 90024</p>	<p>ARCHITECT:</p> <p>DARYOUSH SAFAI ARCHITECTS</p> <p>202 WILSON BLVD. 2ND FLOOR LOS ANGELES, CA 90024 TEL: (310) 433-3335 WWW.DSAIARCHITECTS.COM</p>	<p>SHEET CONTENT:</p> <p>2ND FLOOR PLAN</p>	<p>DATE: 12/29/2011</p> <p>PROJECT: 2ND FLOOR PLAN</p> <p>SCALE: 1/8" = 1'-0"</p> <p>SHEET: 1</p> <p><b>A-33</b></p> <p>OF 0 SHEETS</p>
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**2ND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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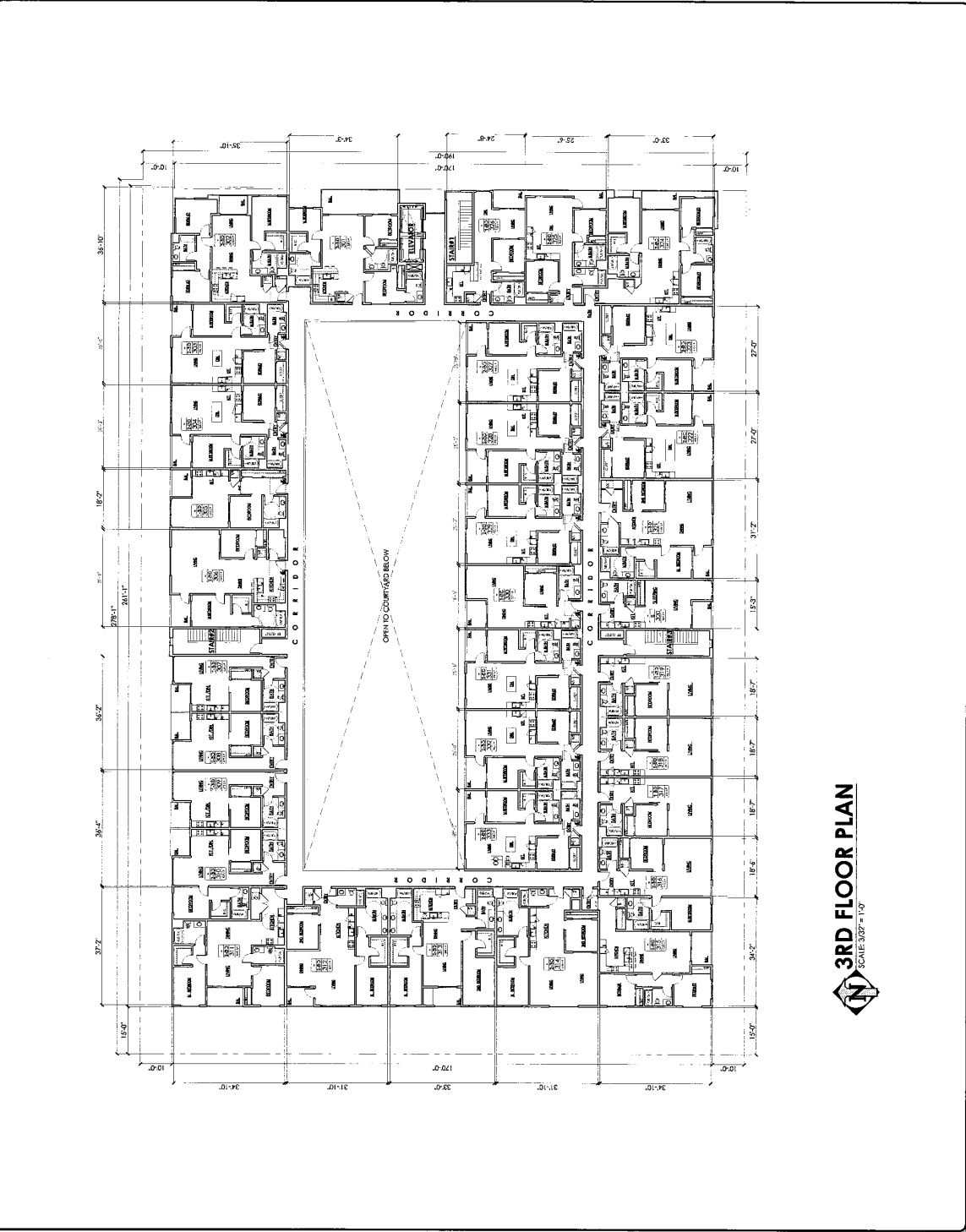




Project Name: Developer: Architect: Date: Scale: Sheet No.	FAYZ HOLDINGS, LLC C/O KAMRAN BENJI 201 N. 101 STREET LOS ANGELES, CA 90015	Project Title: SEVUVEDA SEVUVEDA MIXED USES APARTMENT 171 N. ARBUJEDA AVENUE LOS ANGELES, CA 90015	ARCHITECT: DARYOUSH SAFATA ARCHITECTS 302 WILSON BOULEVARD, 4TH FLOOR LOS ANGELES, CA 90015 TEL: (213) 463-3368 WWW.DSARCHITECTS.COM	Project No.: Date: Scale: Sheet No.	SHEET NO.: DATE: SCALE: SHEET NO.
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3RD FLOOR PLAN  
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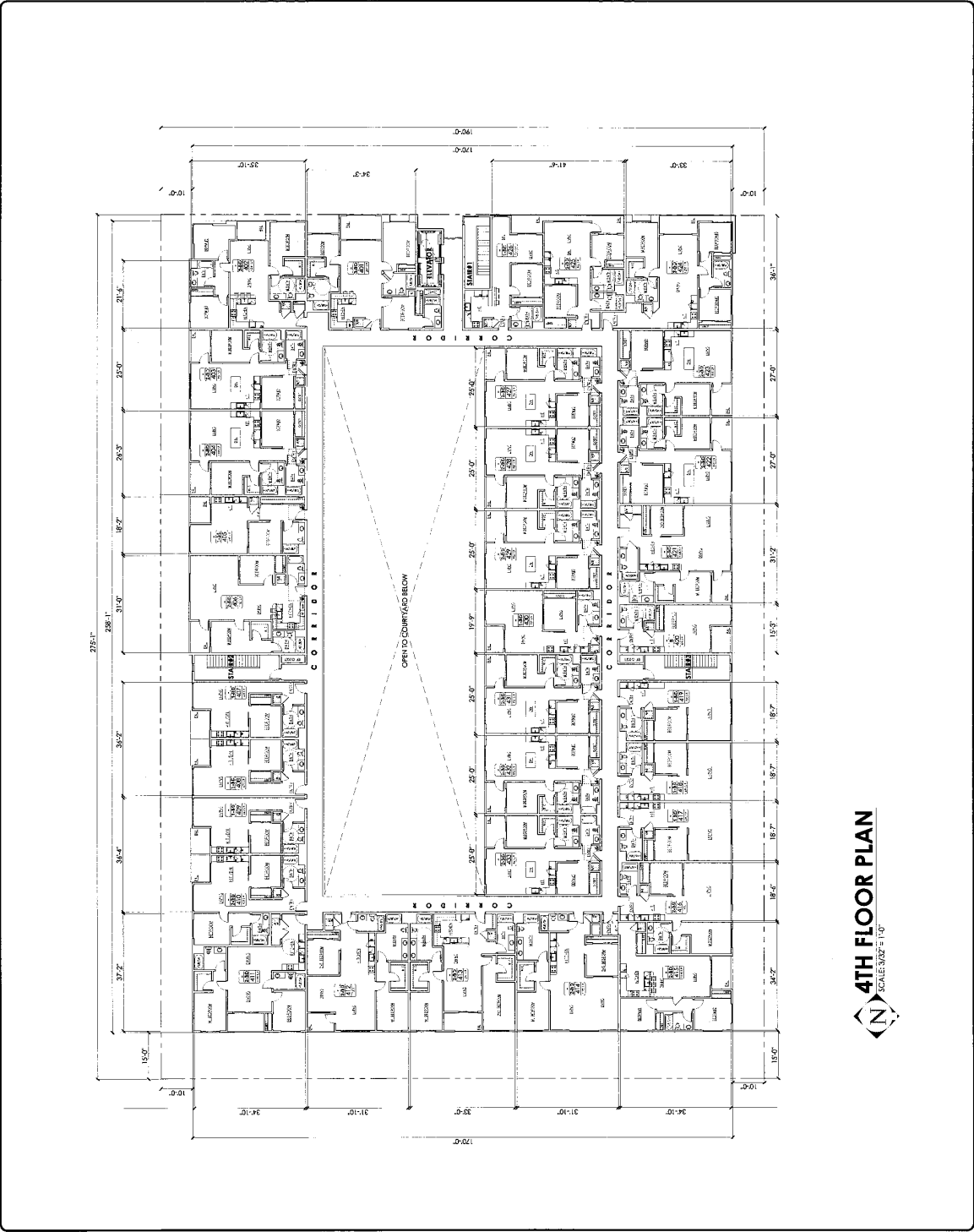
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**3RD FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

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 CHECKED BY: [Name]  
 PROJECT: [Name]  
 SHEET: A-3.6  
 OF 3 SHEETS

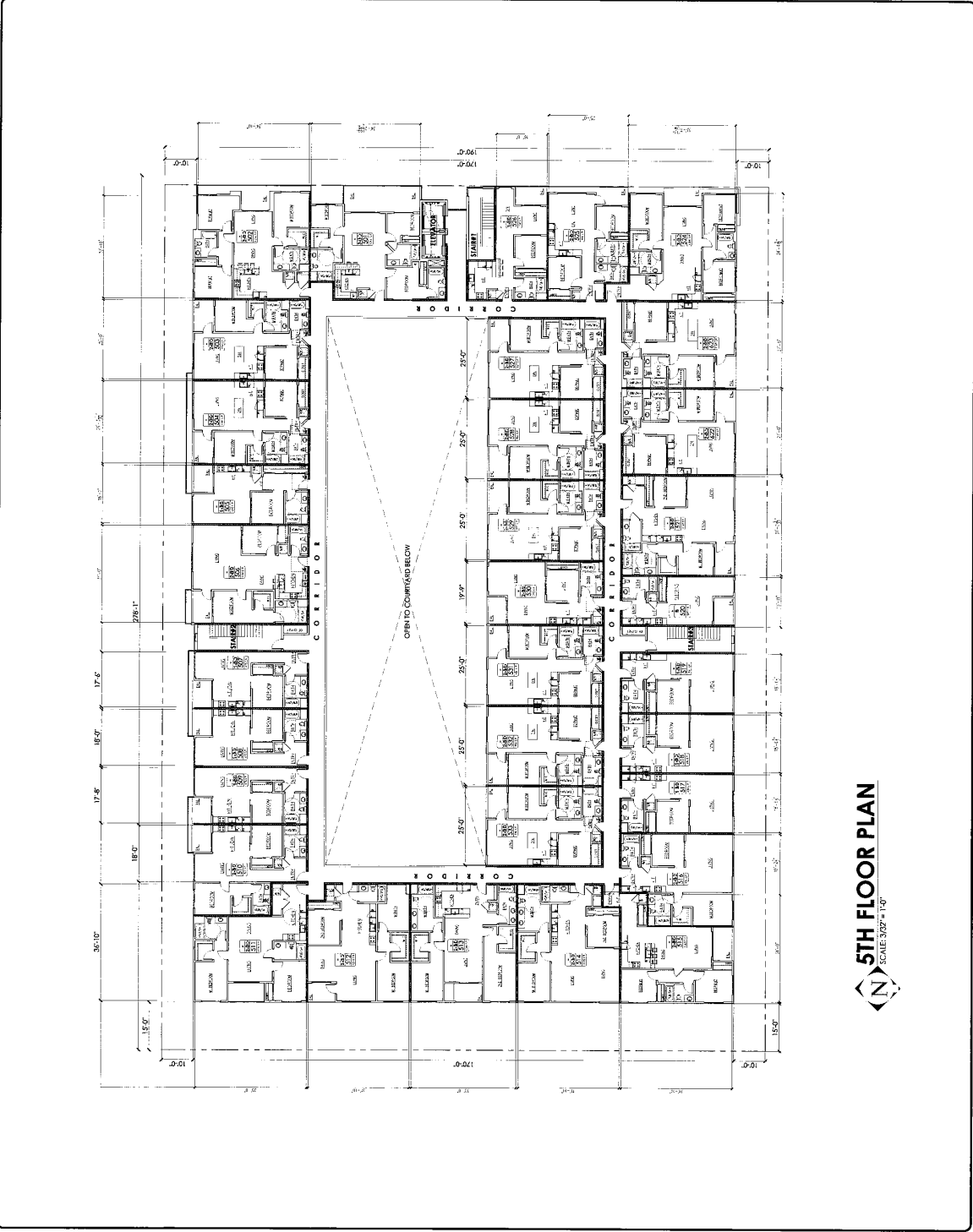
**DEVELOPER:**  
 FAIZ HOLDINGS, LLC  
 C/O KAMAM BENJI  
 2914 E. 190TH ST.  
 LOS ANGELES, CA 90047

**PROJECT TITLE:**  
 SAFARI APARTMENTS  
 711 N. BRUNNEN BLVD.  
 LOS ANGELES, CA 90002

**ARCHITECT:**  
 DARVOUSH SAFARI ARCHITECTS  
 2920 WILSON BOULEVARD, SUITE 210  
 LOS ANGELES, CA 90024  
 TEL: (310) 443-3337  
 EMAIL: INFO@DARVOUSH.COM  
 WWW.DARVOUSH.COM

ARCHITECT STAMP: [Stamp Area]

**5TH FLOOR PLAN**



**5TH FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  


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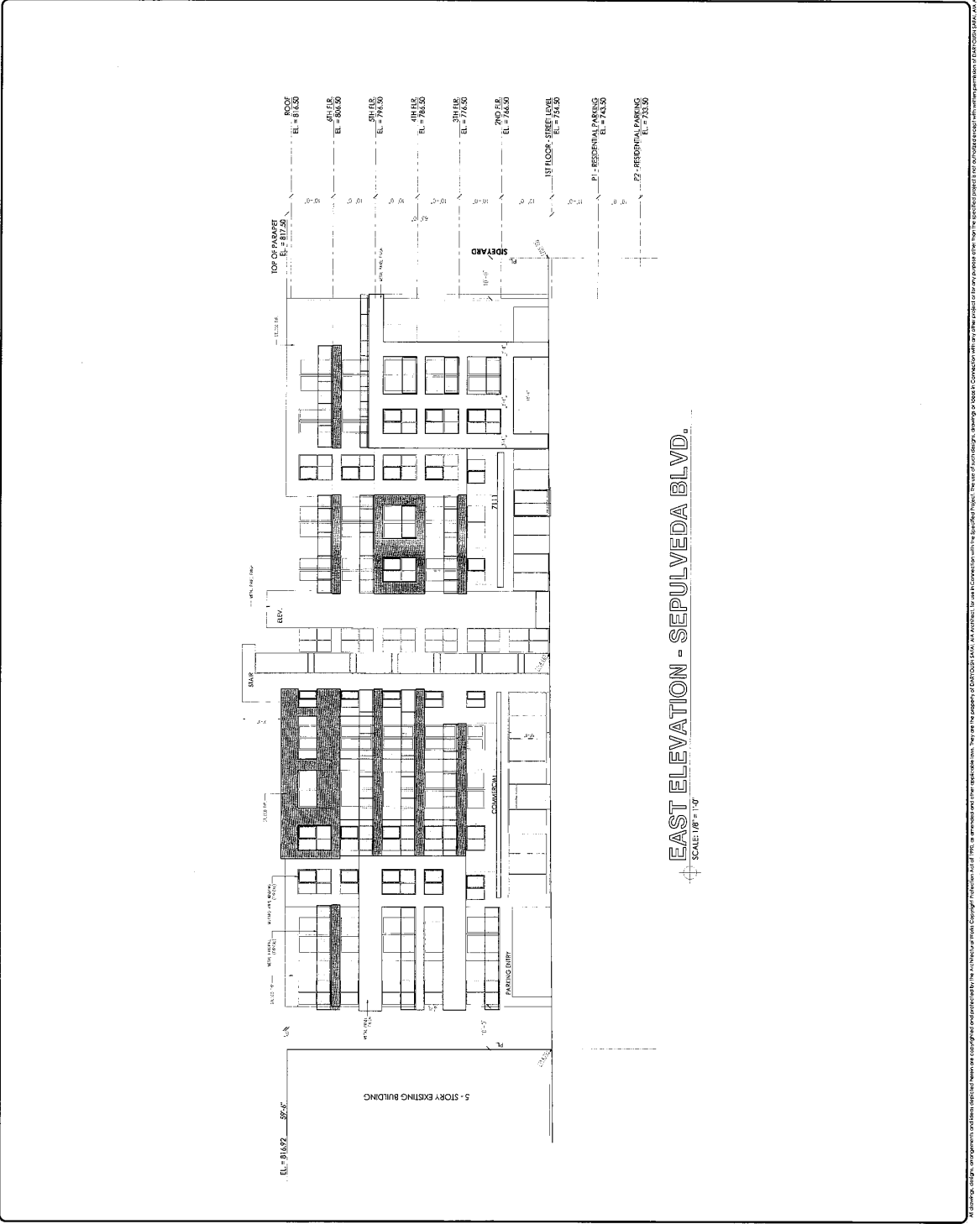
**SEPVULVEDA SAFARI APARTMENTS**  
 2711 N. SEPULVEDA BLVD.  
 LOS ANGELES, CA 90009

**SEPVULVEDA SAFARI APARTMENTS**  
 2711 N. SEPULVEDA BLVD.  
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 Los Angeles, CA 90010  
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 www.dsaarchitect.com

**EAST ELEVATION**

Date: 7/29/2015  
 Project: SEPVULVEDA SAFARI APARTMENTS  
 Sheet: A-4.0  
 Scale: 1/8" = 1'-0"



**EAST ELEVATION - SEPVULVEDA BLVD.**  
 SCALE: 1/8" = 1'-0"

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HARDSCAPE

SCALE: 1" = 10'



SEFULVEDA APARTMENTS  
 OWNER: FAYZ HOLDINGS LLC - KAMRAN BENJI  
 1111 N. SEFULVEDA BLVD., VAN NUYS, CA 91405

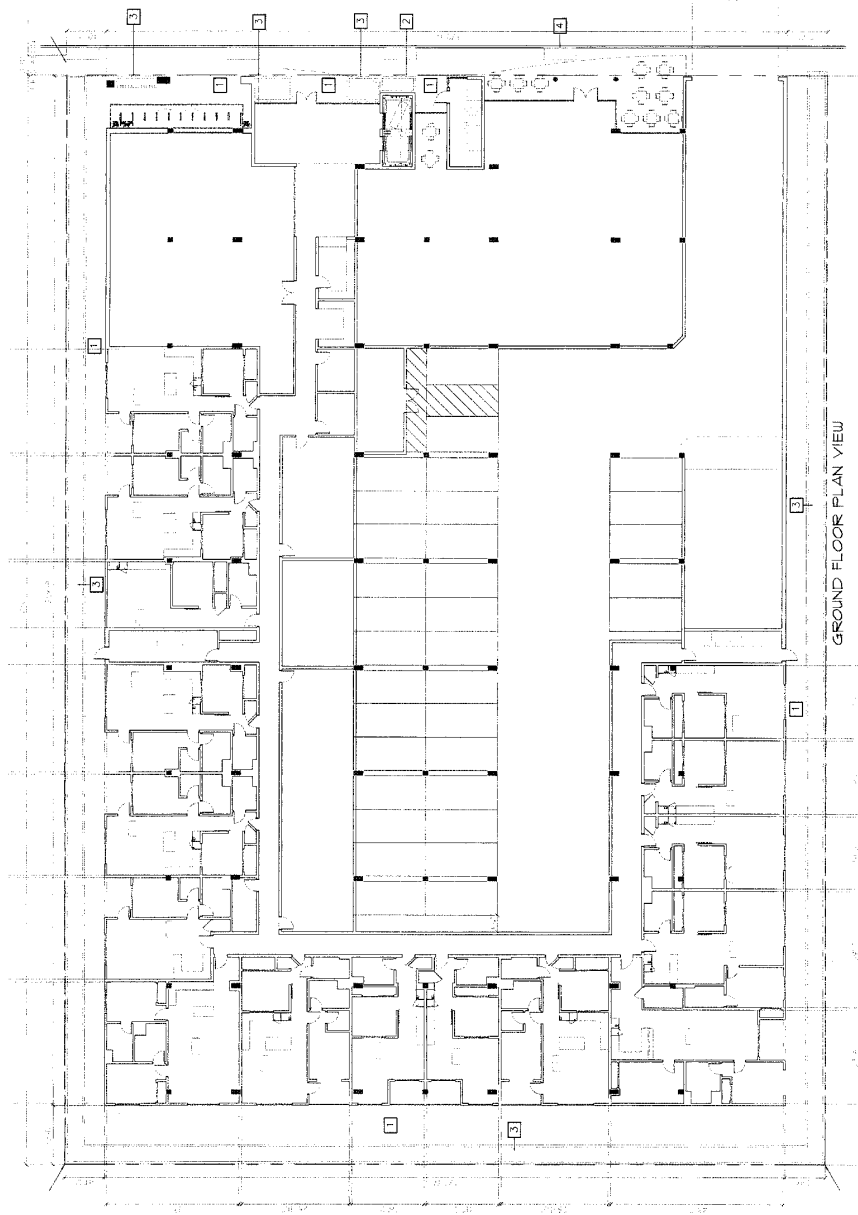
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 LANDSCAPE DESIGN

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 805.279.9119 VOICE

DATE: 10/27/15  
 REVISIONS:  
 PRINT DATE: 01/22/16



SEFULVEDA APARTMENTS  
 L11 CONCEPTUAL HARDSCAPE PLAN



GROUND FLOOR PLAN VIEW



LEGEND OF MATERIALS

- 1 NEW PERMEABLE CONCRETE PAVERS  
 2" MIN. THICKNESS  
 1" MIN. OFFSET FINISHING BOARD
- 2 NEW PLANTER WALL - CONCRETE  
 VENEER, STONE SLAB TO MATCH BUILDING MATERIALS  
 WALL CAP - MODULAR STONE TBS
- 3 NEW PLANTERS ON GRADE  
 CURB ALL AROUND TO ADJUST FOR GRADE CHANGE
- 4 NEW STREET TREE PLANTERS ON GRADE  
 CURB ALL AROUND TO ADJUST FOR GRADE CHANGE

L12  
HARDSCAPE

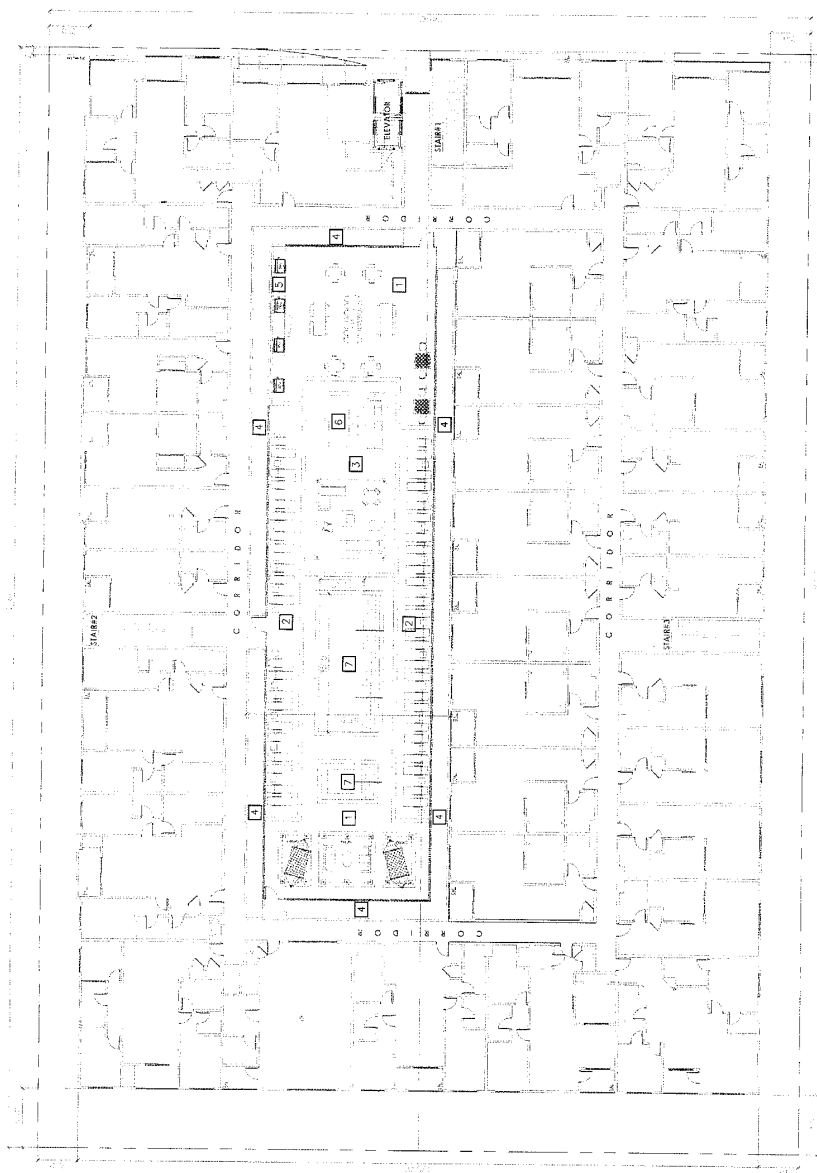
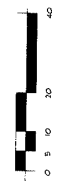
SCALE: 1/8" = 1'-0"



SEFULVEDA APARTMENTS  
OWNER: FATZ HOLDINGS LLC - KAMRAN BENJI  
7111 N. SEFULVEDA BLVD, VAN NUYS, CA 91405

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COURTYARD PLAN VIEW

LEGEND OF MATERIALS

1	NEW ENHANCED CONCRETE STYLE 1	5	NEW 1800 COUNTER TBS
2	NEW ENHANCED CONCRETE STYLE 2	6	NEW FRENCH TBS
3	NEW ENHANCED CONCRETE STYLE 3	7	NEW DOG AND SPA PLASTER AND CUP BERRY CONCRETE WITH POLISHED CONCRETE TBS
4	NEW PARTERS		

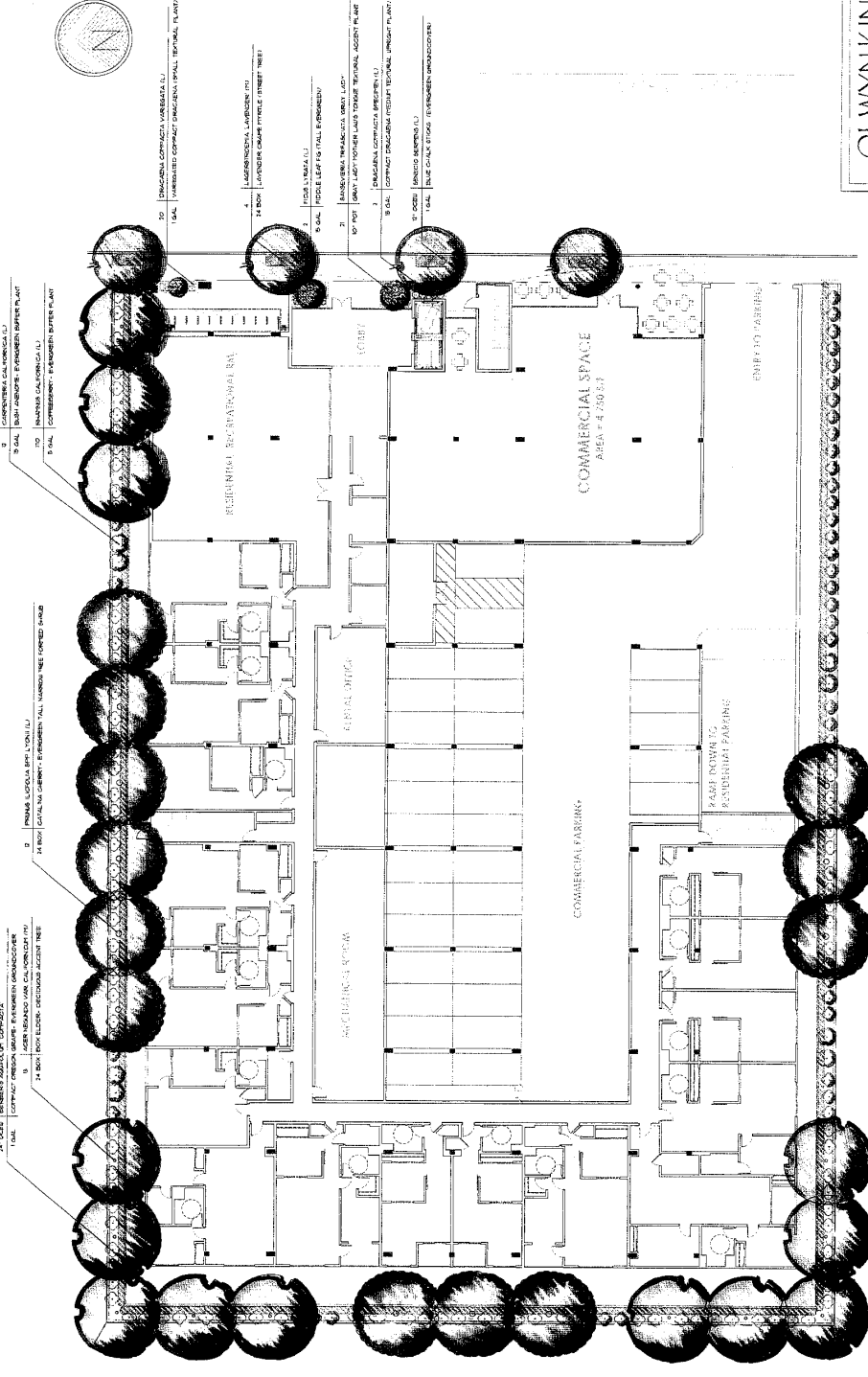
SEFULVEDA APARTMENTS  
L12 CONCEPTUAL HARDSCAPE PLAN

SEFULVEDA APARTMENTS  
OWNER: FAYZ HOLDINGS LLC - KARRAN BENJ  
1111 N. SEPULVEDA BLVD, VAN NUYS, CA 91405

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LANDSCAPE DESIGN  
P.O. BOX 160  
NEUBURY PARK CALIFORNIA 9319  
805.279.9119 VOICE

DATE: 9/29/15  
REVISIONS:  
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SCALE: 1" = 10'



ADDITIONAL NOTES:  
1. ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC COMPOST AT A MINIMUM OF 6" DEEP IN THE SOIL.  
2. ALL PLANTERS ARE FILLED WITH LIGHTWEIGHT STRUCTURAL SOIL.  
3. ALL PLANTERS TO RECEIVE 2" OF "RED" BARK MULCH.  
4. IRRIGATION SYSTEM TO BE INSTALLED.  
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19. IRRIGATION SYSTEM TO BE INSTALLED.  
20. IRRIGATION SYSTEM TO BE INSTALLED.

GROUND FLOOR PLAN VIEW

- 1. 24" OAK | BERRERS JUNIPER | CORONA
- 2. 18" GAL | BERRERS JUNIPER | CORONA
- 3. 14" BOX | BERRERS JUNIPER | CORONA
- 4. 10" GAL | BERRERS JUNIPER | CORONA
- 5. 8" GAL | BERRERS JUNIPER | CORONA
- 6. 6" GAL | BERRERS JUNIPER | CORONA
- 7. 4" GAL | BERRERS JUNIPER | CORONA
- 8. 3" GAL | BERRERS JUNIPER | CORONA
- 9. 2" GAL | BERRERS JUNIPER | CORONA
- 10. 1" GAL | BERRERS JUNIPER | CORONA
- 11. 1/2" GAL | BERRERS JUNIPER | CORONA
- 12. 1/4" GAL | BERRERS JUNIPER | CORONA
- 13. 1/8" GAL | BERRERS JUNIPER | CORONA
- 14. 1/4" OAK | BERRERS JUNIPER | CORONA
- 15. 1/2" OAK | BERRERS JUNIPER | CORONA
- 16. 3/4" OAK | BERRERS JUNIPER | CORONA
- 17. 1" OAK | BERRERS JUNIPER | CORONA
- 18. 1 1/2" OAK | BERRERS JUNIPER | CORONA
- 19. 2" OAK | BERRERS JUNIPER | CORONA
- 20. 3" OAK | BERRERS JUNIPER | CORONA

PLANT SYMBOL	ABBREVIATION	QTY	SIZE	HEIGHT	CALIBER	BOTANICAL NAME	COMMON NAME
(Symbol)	ACE CAL	3	24" BOX	6'-9" T	3"	ACER NEMORALIS VAR CALIFORNICA (P)	BOX ELDER
(Symbol)	FIG LVS	2	10 GAL	9'-0" T	3"	FIGUS LYRATA (L)	PICKLE LEAF FIG
(Symbol)	JAG LAV	4	14" BOX	6'-0" T	3"	LAGERSTROEMIA ESP. LAVENDER (P)	LAVENDER CHAMP HYDRILE
(Symbol)	PRU LU	4	24" BOX	9'-1" T	3"	PRUNUS LUCIDA SPM LYON (L)	CATALPA CHERY
(Symbol)	CAP CAL	3	18" GAL	3'-4" T	3"	CARYOPHTERIS CALIFORNICA (P)	OLIVE ANGIOPE
(Symbol)	ORA COP	3	18" GAL	5'-6" T	3"	ORANGEA COMPACTA (L)	COMPACT ORANGEA
(Symbol)	ORA VAR	10	1" GAL	6" T	3"	ORANGEA COMPACTA VARIETA (L)	VARIETA COMPACT ORANGEA
(Symbol)	RNA CAL	10	1" GAL	2'-3" T	3"	RHAMNUS CALIFORNICA (L)	COMPACT COMPACT PANICOLA
(Symbol)	REN COP	10	1" GAL	2'-3" T	3"	RENANDELLA CALIFORNICA (L)	COMPACT COMPACT ORANGEA
(Symbol)	PA PAL	10	1" GAL	4" T	3"	PAEONIA PALMADA (L)	PINK PEA
(Symbol)	REN SER	10	1" GAL	4" T	3"	RENANDELLA PALMADA (L)	PINK PEA
(Symbol)	REN SER	10	1" GAL	4" T	3"	RENANDELLA PALMADA (L)	PINK PEA

SEFULVEDA APARTMENTS  
L2.2  
LANDSCAPE

SCALE: 1" = 10'

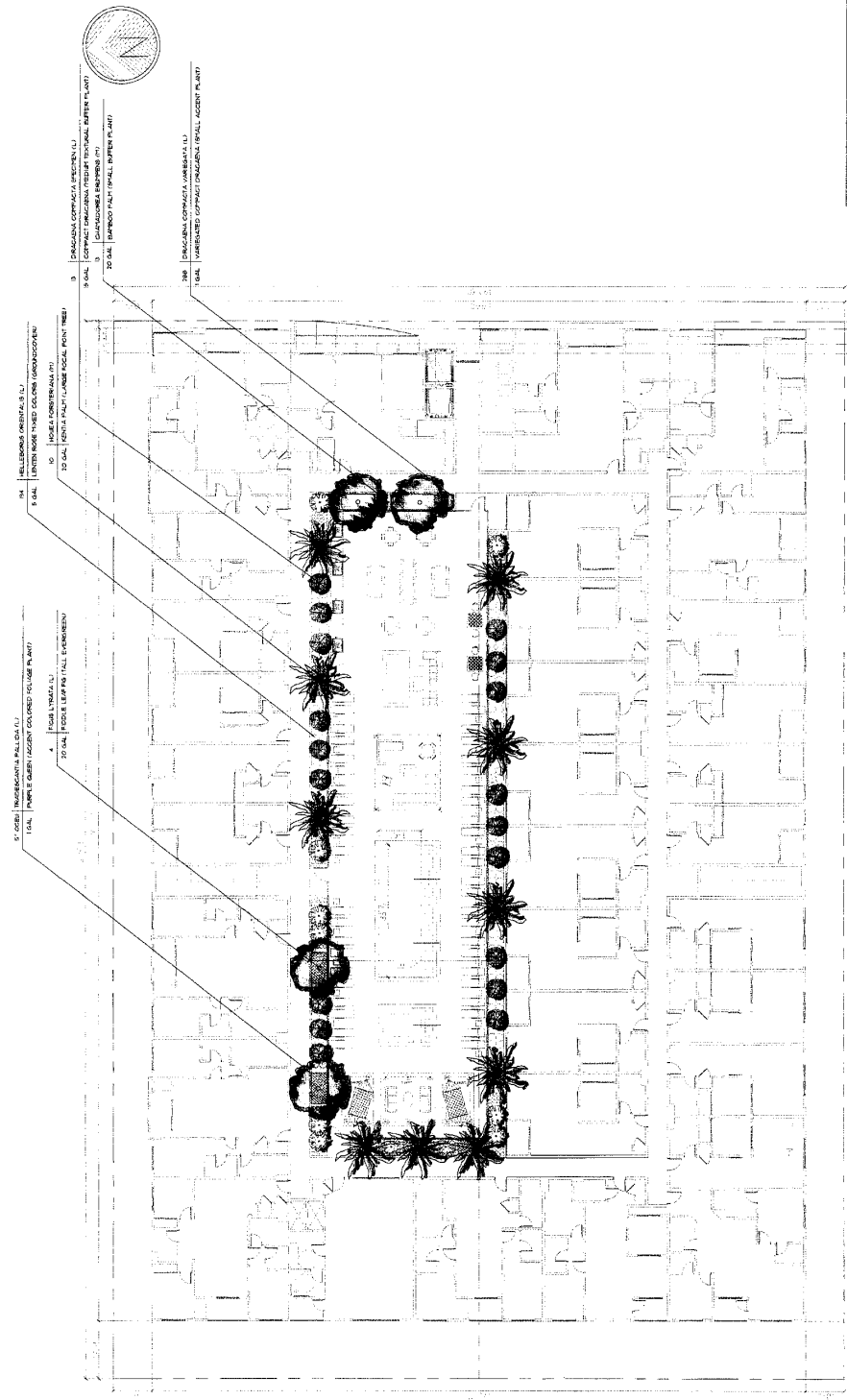
OWNER: FAYZ HOLDING LLC - KARRAN BENJI  
3111 N. SEPULVEDA BLVD, VAN NUYS, CA, 91405

**OLWYINKINGERY**  
LANDSCAPE DESIGN  
P.O. BOX 1600  
NEWBURY PARK CALIFORNIA 91315  
805.219.9119 VOICE

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REVISIONS:  
PRINT DATE:



SEFULVEDA APARTMENTS  
L2.2 CONCEPTUAL LANDSCAPE PLAN



**ADDITIONAL NOTES:**  
1. PLANTINGS TO BE INSTALLED WITH ORGANIC COMPOST AT A MINIMUM OF 6" DEEP WITH 50% PERVIOUSION.  
2. ALL COURTYARD PLANTING AREAS ARE FILLED WITH 10" DEEP STRUCTURAL SOIL.  
3. ALL PLANTERS TO RECEIVE 2" OF MED-WF BANK MULCH.  
4. ALL SOILS TO RECEIVE 2" OF MED-WF BANK MULCH.  
5. ALL SOILS PLANT CLASSIFICATION: REGION 3  
6. H- HIGH  
7. M- MEDIUM  
8. L- LOW  
9. V- VERT LOU

PLANT LEGEND	SYMBOL	ABBREV.	QTY.	SIZE	HEIGHT	CALIPER	BOTANICAL NAME	COMMON NAME
Tree		TR	4	30 GAL	8'-10' T	3"	MOEA FORSTERIANA (F)	HEDGE LEAF FIG
Shrub		SH	10	30 GAL	3'-4' T	4"	MOEA FORSTERIANA (F)	KENTIA PALM
Plant		PL	10	5 GAL	4-5' T		DRACAENA COMPACTA (L)	BAMBOO PALM
Plant		PL	10	5 GAL	3'-4' T		DRACAENA COMPACTA (L)	COMPACT DRACAENA
Plant		PL	10	5 GAL	3'-4' T		DRACAENA COMPACTA (L)	VARIATED COMPACT DRACAENA
Plant		PL	10	5 GAL	3'-4' T		DRACAENA COMPACTA (L)	LEVEN ROSE MIXED COLORS
Plant		PL	10	5 GAL	3'-4' T		DRACAENA COMPACTA (L)	PURPLE QUEEN

5' OCEAN TRANSCENDANTIA PALLIDA (L)  
TOTAL PLANTS QUANTITY COLLECTED TO INCLUDE PLANT

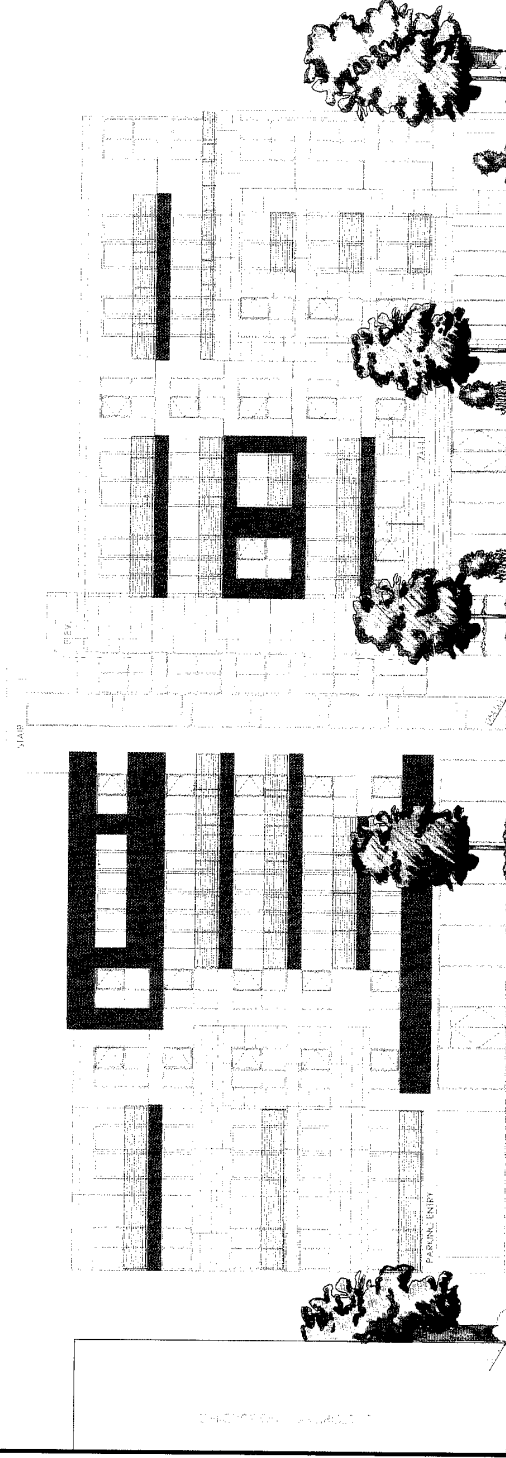


ELEVATION

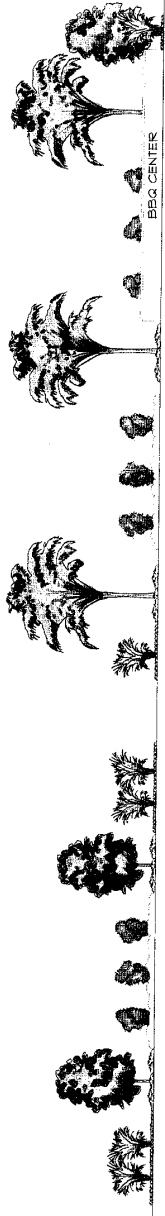
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SCALE: NTS

SEFULVEDA APARTMENTS  
OWNER: FATZ HOLDINGS LLC - KARRAN BENJ  
1111 N. SEFULVEDA BLVD, VAN NUYS, CA 91405



EAST GROUND FLOOR ELEVATION



WEST COURTYARD ELEVATION

OLWYN KINGERY  
LANDSCAPE DESIGN  
P.O. BOX 140  
NEUBURY PARK, CALIFORNIA 9319  
805.713.9113 VOICE



DATE: 10/21/15  
REVISIONS:  
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SEFULVEDA APARTMENTS  
L3.0 CONCEPTUAL ELEVATION