

PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
www.culvercity.org

September 26, 2024

Kevin Scott
PO Box 291
313 Grand Blvd
Venice, California 90294

SUBJECT: ADMINISTRATIVE USE PERMIT, P2024-0114-AUP, REQUEST FOR OUTDOOR DINING PATIO AND ANCILLARY ALCHOLIC BEVERAGE SALES 12406 Washington Boulevard in the Commercial General (CG) zone

Dear Kevin Scott,

The Current Planning Division has approved your Administrative Use Permit, P2024-0114-AUP, to permit outdoor dining and expand alcohol sales outdoors ancillary to an existing restaurant at 12406 Washington Boulevard in the Commercial General (CG) Zone. The approval is subject to the outlined conditions in Attachment No. 1.

This administrative decision may be appealed in accordance with Title 17, Section 17.640.030 Appeals, by any interested person within 15 calendar days of approval.

For any inquiries, please contact Narek Mkrtoumian, Planning Technician, at (310) 253-5714 or narek.mkrtoumian@culvercity.org.

Sincerely,

Mark E. Muenzer
Planning and Development Director

Enclosures:

1. Attachment No. 1 – Analysis and Conditions of Approval
2. Site Plan dated August 22, 2024

Copy: Timothy Koutsouros, Building Official
Emily Stadnicki, Current Planning Manager
Dave Montgomery, Fire Prevention Specialist
Sammy Romo, Senior Civil Engineer
Marian Aspnes, Enforcement Services Manager

**Attachment No. 1 - Criteria and Analysis for
Administrative Use Permit and Conditions of Approval**

12406 Washington Boulevard – Shojin

AUP for Outdoor Dining and Alcoholic Beverage Sales, P2024-0114-AUP

Requirements

Pursuant to Culver City Municipal Code (CCMC) Section 17.220.015 – Commercial District Land Uses and Permit Requirements, on-site outdoor dining on private property requires the review and approval of an Administrative Use Permit (AUP) in compliance with the regulations outlined in CCMC Section 17.400.070 – Outdoor Dining. CCMC Section 17.400.015 requires an AUP to sell alcoholic beverages ancillary to a food service use when the subject property is within 300 feet of residentially zoned property. Residentially zoned properties on Colonial Avenue, Herbert Street, Herbert Way, Chase Avenue, and Kenyon Avenue fall within 300 feet of the subject property.

Project Description

The proposed outdoor dining area is located on a 712 square-foot patio adjacent to the primary restaurant use, Shojin. The restaurant currently operates with a Type 41 (On-sale beer and wine for a bona fide eating place) from the California Department of Alcoholic Beverage Control (ABC) and this proposal extends that use to the new outdoor dining patio. No changes are proposed to the interior of the existing restaurant, which is an allowed use in this zone.

The subject property zoned Commercial General (CG) is located along a commercial corridor centered on Washington Boulevard. The commercial corridor consists of a mix of uses including restaurants, retail, and various personal service uses.

Analysis

Outdoor Dining

The outdoor patio will be located within the former parking area at the rear of the restaurant abutting an alley. The outdoor dining will include 13 tables and 36 chairs. A 7'-0" wood fence with fabric screening will separate the outdoor dining patio from the alley.

The design of the outdoor seating meets the requirements of CCMC Section 17.400.070. The design of the seating is compatible with the existing structure but will not otherwise be visible from the public right-of-way. The screen fence helps to separate the outdoor dining area from the abutting alley way and residential area.

Noise levels from conversations on the patio are not expected to increase the ambient noise levels that already exist due to traffic. The patio would operate at the same time as the restaurant:

Day	Hours
Monday – Thursday	5:30 PM - 10:00 PM
Friday – Saturday	12:00 PM - 2:30 PM, 5:30 PM - 10:30 PM
Sunday	12:30 PM - 10:00 PM

Alcoholic Beverage Sales

Per the conditions of approval, beer and wine sales will continue to be ancillary to the primary restaurant use and cannot account for more than gross receipts of food sales. Should beer and wine sales lead to adverse community impacts, the AUP for beer and wine sales can be modified or revoked per the Conditions of Approval.

Environmental Determination

The proposed Project is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 – Existing Facilities because the project is a minor expansion to include an outdoor dining area at an existing, restaurant use and alcohol sales ancillary to primary food sales.

Public Notification and Comments

On September 5, 2024, notification of the pending administrative decision and an invitation to provide comment was sent to property owners and occupants within 500 feet of the Project Site. The public comment period closed on September 20, 2024. The City received no comments from the public regarding the subject project.

Findings:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an Administrative Use Permit are hereby made:

A. The proposed use is allowed within the subject zoning district with the approval of an Administrative Use Permit and complies with all applicable provision of this Title and CCMC.

The Project proposes outdoor dining and expanding existing alcohol sales ancillary to an existing restaurant use. Outdoor dining is allowed with an administrative use permit when ancillary to a primary food service use in commercial zones per CCMC Section 17.220.015 and the proposed outdoor dining layout complies with all other applicable provisions of CCMC 17.400.070 - Outdoor Dining. Alcoholic Beverage sales are allowed subject to the approval of an AUP per CCMC Section 17.400.015 when the subject property falls within 300 feet of residentially zoned properties; the subject property is within 300 feet of residentially zoned properties on Colonial Avenue, Herbert Street, Herbert Way, Chase Avenue, and Kenyon Avenue.

B. The proposed use is consistent with the General Plan and any applicable Specific Plan.

The subject site is designated General Corridor by the General Plan Land Use Element and is meant to allow a range of small - to medium-scale commercial uses with an emphasis on community-serving retail. This Project is consistent with General Plan Land Use Objective 5 – Economic Diversity because outdoor dining and extending alcoholic beverage sales to the outdoor dining area will increase

opportunities for the subject business that will further expand Culver City's economic base and serve the needs of residents. The Project is also consistent with Objective 6 – Commercial Corridors because service of alcoholic beverages helps attract more customers and is a key element to food service establishments in commercial corridors. This use and operation will continue to stimulate activities in the area, consistent with Policy 6.A: "Encourage revitalization of commercial corridors in the City through new development and renovation of existing structures." Allowing alcohol sales incidental to restaurants and food retail will complement similar uses— food retail and restaurant.

C. The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land use in the vicinity of the subject site.

The proposed use, design, location, size, and operating characteristics of the outdoor patio will not have an impact on adjacent uses. The proposed outdoor dining is 712 sq. ft., surrounded by arterial roadways, with any noise from patrons in the outdoor dining expected to have negligible impact on adjacent commercial uses and residential uses due to its location. The subject business has not been the known cause of significant neighborhood concern. Conditions of approval contained herein have been included to address potential issues that may arise from the operation of the ancillary outdoor alcoholic beverage consumption. The conditions of approval will ensure that the business operations will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities and the absence of physical constraints.

The subject business has been previously approved as a restaurant with alcohol sales, and the outdoor dining and alcoholic beverage sales being extended to the proposed outdoor dining area will complement the existing services provided. The design of the outdoor seating is compatible with the main structure. The subject property already functions as a restaurant; therefore, the site is found to be physically suitable for the proposed use subject to compliance with the conditions of approval contained herein. The hours of operation will remain unchanged.

E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.

The establishment of outdoor dining and extending alcohol sales outdoors will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property, or improvements in the surrounding commercial and residential

zoning districts since the outdoor dining will be ancillary to an existing restaurant use that is not the known cause of any neighborhood complaints.

Conditions of Approval

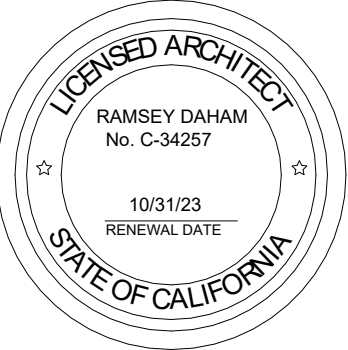
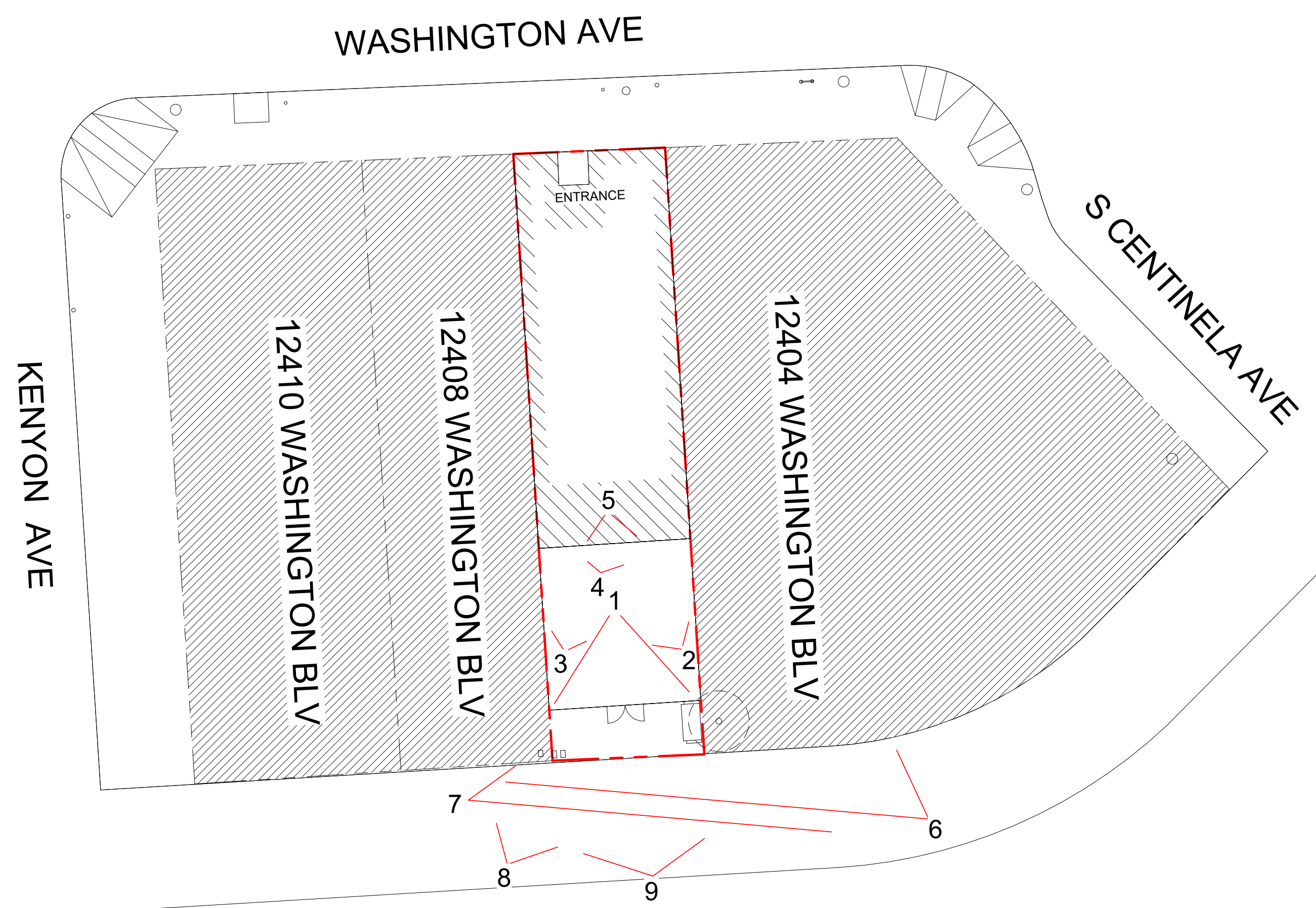
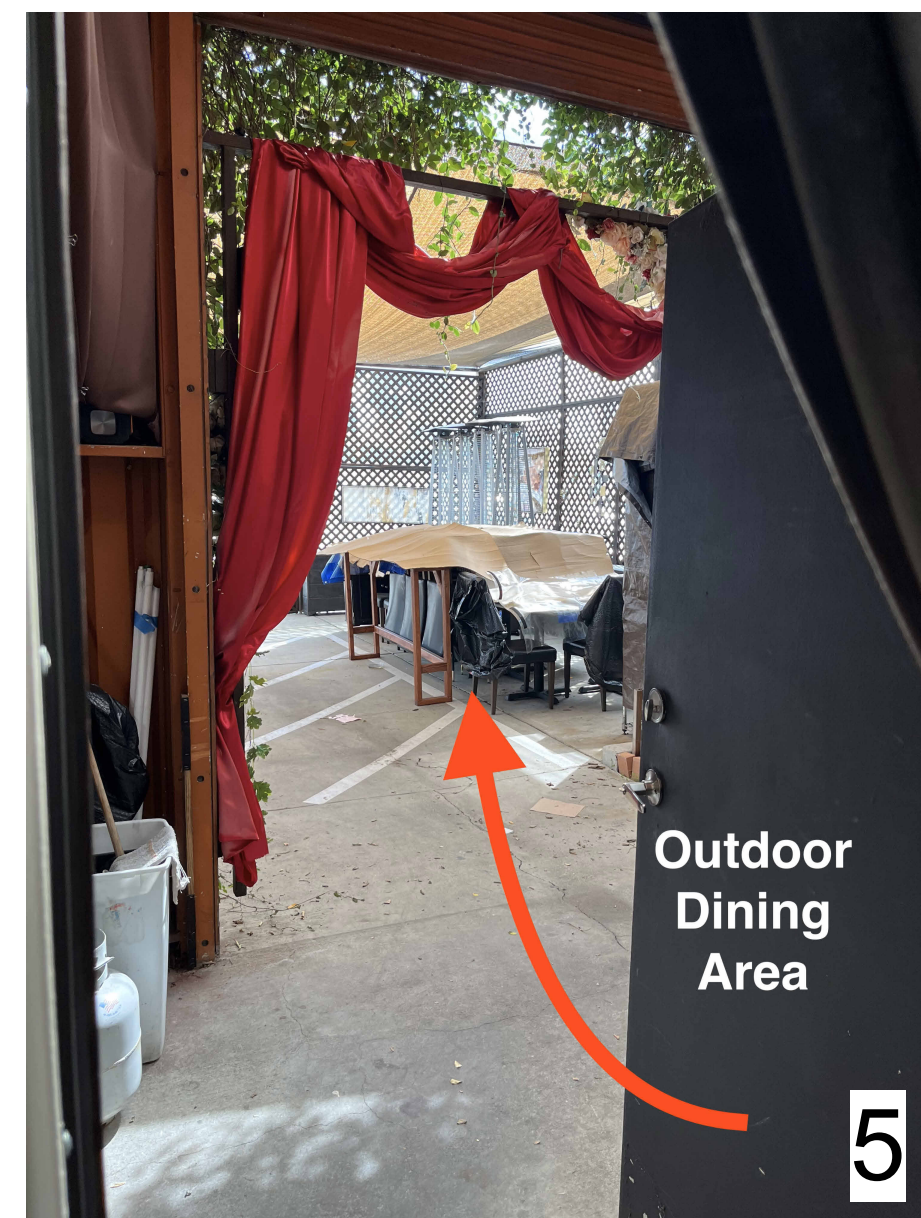
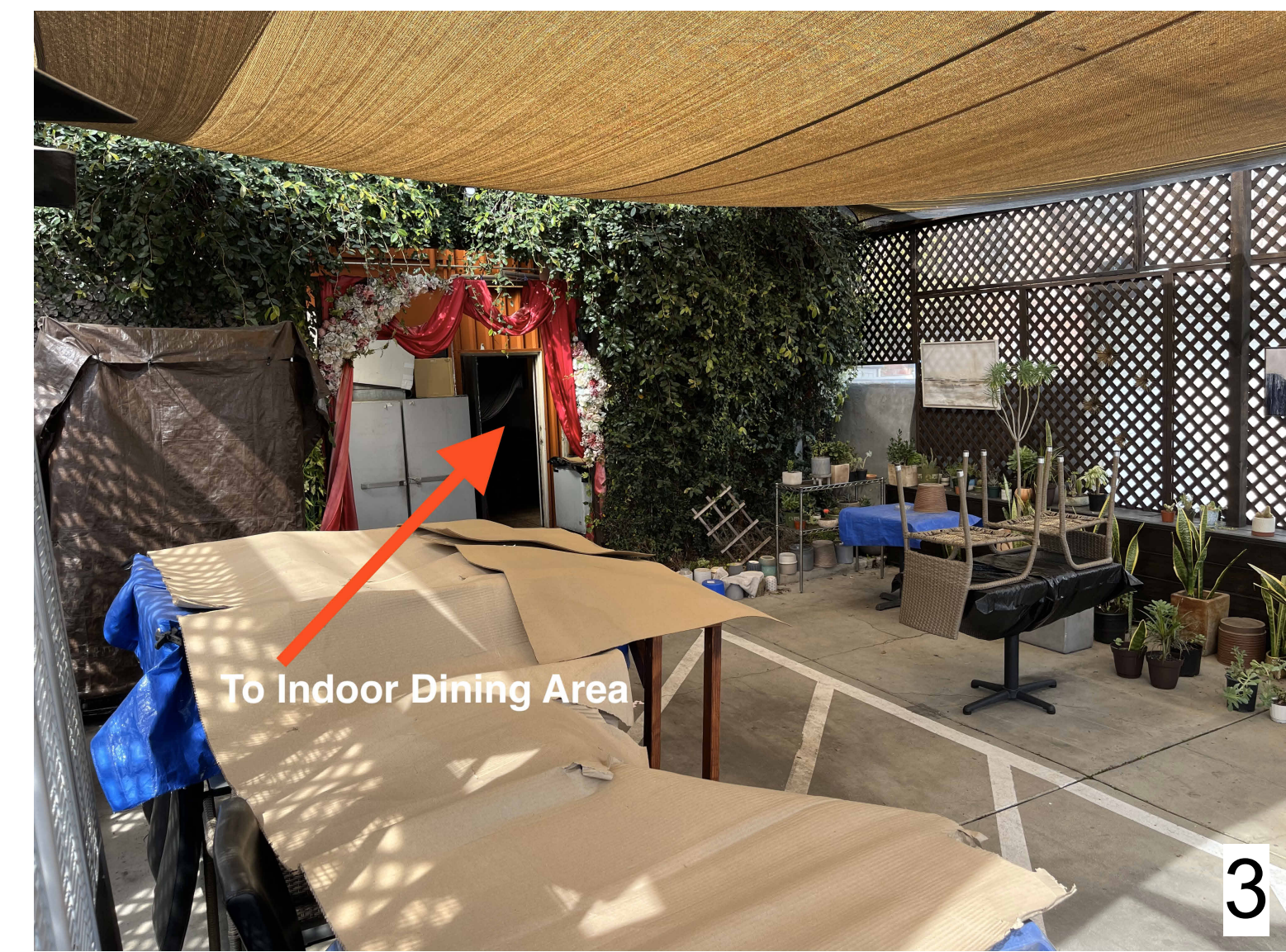
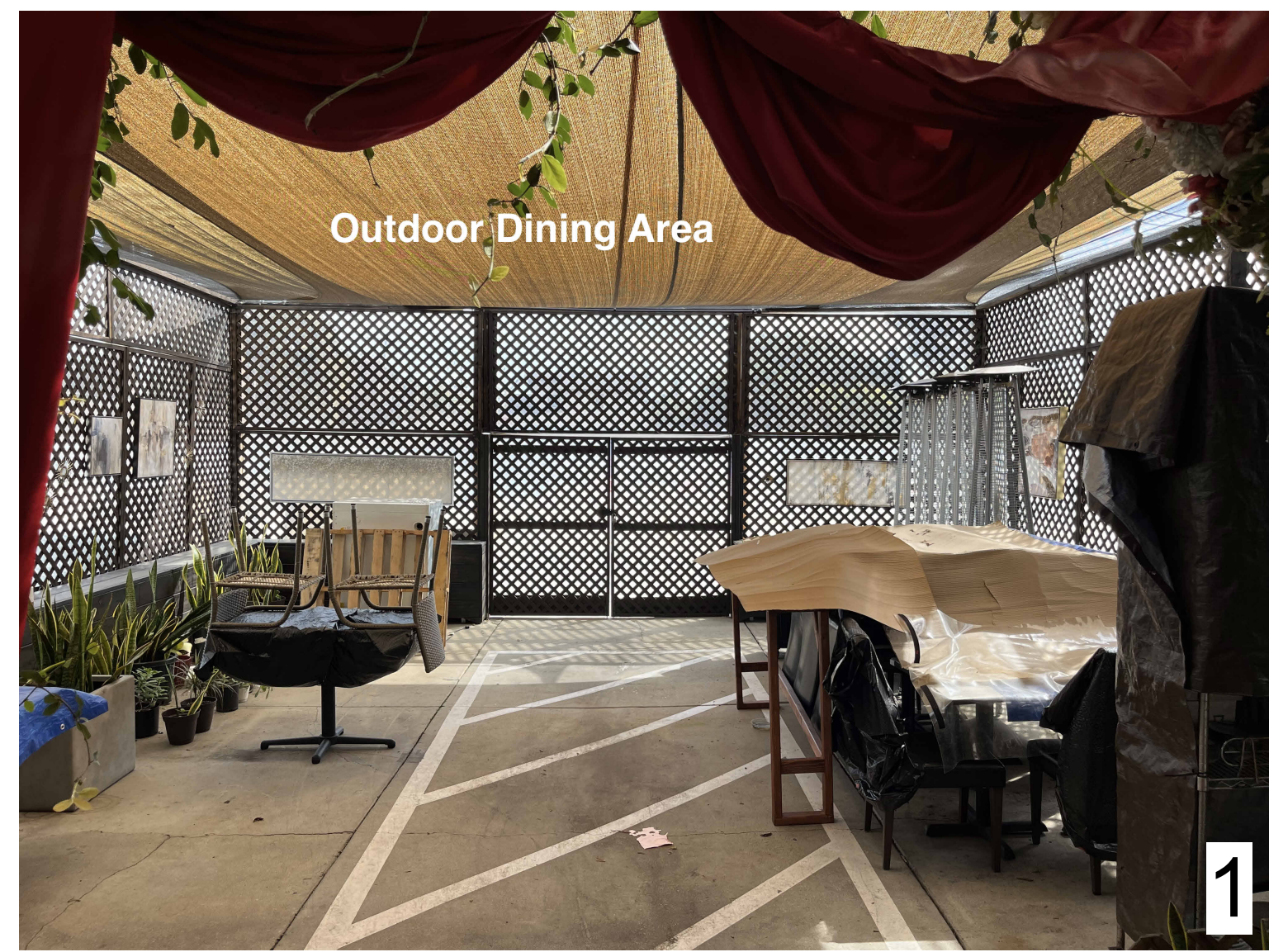
1. The applicant is required to submit a Building Permit Application along with four sets of plans to the Building Safety Division on the 2nd floor of Culver City Hall (9770 Culver Blvd. Culver City, CA 90232). Separate permits are mandatory for Mechanical, Electrical, and/or Plumbing (MEP) work.
2. These Conditions of Approval are being imposed on the outdoor dining area for a restaurant use and on the Type 41 on-sale beer and wine – eating place at 12406 Washington Boulevard (Shojin).
3. The applicant shall be required to submit to the Current Planning Division the following:
 - a. California Department of Alcoholic Beverage Control (ABC) application simultaneously with the submittal of said application to ABC or prior to the issuance of the ABC license if it has already been submitted.
 - b. Zoning Affidavit, as may be required by ABC.
 - c. Copy of the ABC license upon issuance of said license.
 - d. Copy of each license suspension or citation issued by ABC upon such issuance.
4. The establishment shall follow all conditions of the alcohol license Type 41 (On-Sale Beer and Wine – Eating Place) issued by ABC as well as all other relevant portions of the CCMC.
5. The City reserves the right to request of ABC additional conditions, such as hours of operation restrictions, restriction of the type of alcohol sold, or other conditions that the City may deem necessary to reduce potential impacts.
6. Consumption of alcohol shall meet and follow the requirements of ABC and CCMC Section 17.400.015 – Alcoholic Beverage Sales.
7. The food service establishment management shall be responsible for governing the number of alcoholic beverages provided to patrons in accordance with applicable State statutes. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall always maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Current Planning Division upon demand.
8. Any outdoor music shall comply with all applicable CCMC Noise Regulations.

9. The premises shall be maintained as a bona fide restaurant and shall provide a full menu containing an assortment of foods. The kitchen shall be open and food service shall be available at all hours of operation of the restaurant.
10. The operator of the restaurant shall be responsible for requiring that there be no loitering on the site at any time and that all customers leave the site no later than 30 minutes after closing. Loitering that is caused by the establishment in the public right-of-way, parking area, and/or in front of adjacent properties shall be strictly and reasonably enforced by the operator.
11. The subject business shall be responsible for governing the number of alcoholic beverages provided to patrons in accordance with applicable State statutes.
12. The use of the outdoor dining area shall be limited to and shall at no time operate outside the hours of operation for the food service use. The Planning and Development Director or Designee may reduce the hours of operation of the outdoor dining area or take other corrective measures at any time should it be determined, at the Planning and Development Director or Designee's discretion, that the operation of the outdoor dining conflicts with the surrounding neighborhood.
13. The outdoor dining areas shall only be used and made available to patrons of the food service establishment who purchase food and beverages from the subject businesses. The outdoor dining area shall not be used or made available to patrons of any other business.
14. The outdoor dining area shall always follow the requirements of CCMC Section 9.11.110 – Smoking Prohibited in Outdoor Dining Areas. Smoking within the outdoor dining area and within five feet of the outdoor dining area shall be prohibited; a sign specifying this restriction shall be conspicuously displayed. The number, size, precise language, and location shall comply with CCMC Section 9.11.110, subject to review and approval by the Planning and Development Director or Designee prior to installation.
15. The outdoor dining barrier, furniture, and other approved amenities shall be placed only in the locations shown on the site plan. Any modifications shall be submitted to, reviewed, and approved by the Current Planning Division, pursuant to CCMC Section 17.595.035 – Changes to an Approved Project.
16. All furniture shall be portable and shall be removed and stored indoors nightly upon the conclusion of the approved outdoor dining hours.
17. There shall be no advertising on any of the outdoor dining amenities, including the proposed perimeter barrier.
18. No cooking shall be allowed or permitted in the outdoor dining area.

19. Exterior lighting, including any temporary and/or portable lighting in the outdoor dining area, shall be shielded or recessed so that glare and reflections are confined within the boundaries of the site, and shall be directed downward and away from adjoining properties.
20. The property, including any associated outdoor dining area, common area, etc., shall be maintained in a clean and attractive condition and shall be kept free of graffiti, litter, trash, debris, and food waste.
21. The restaurant use and outdoor dining area shall be operated and maintained with regard for the character of the surrounding neighborhood, and the right is reserved to the Planning and Development Director or Designee to impose additional corrective conditions, if, at the Planning and Development Director or Designee's discretion, such conditions are deemed necessary for the protection of persons in the neighborhood or occupants of adjacent properties.
22. The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – Time Limits and Extensions, an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.
23. The use and development of the property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state, and federal statutes, codes, standards, and regulations including, but not limited to, Building Safety Division, Fire Department, Current Planning Division, and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.
24. Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project."
25. Pursuant to CCMC Section 17.650.020 – Inspection, the Property Owner and Applicant shall allow authorized City Officials, or their designees, access to the property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.
26. Pursuant to CCMC Section 17.660 – Revocations and Modifications, the Administrative Use Permit may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding

community or nuisances result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner.

27. Violation of, or noncompliance with, any of these conditions of approval shall constitute grounds for revocation of this AUP as provided below:
 - a. Upon issuance of, and non-resolved, three violation citations within one year.
 - b. Upon the revocation of the alcoholic beverage license by ABC.
 - c. Upon any two disciplinary actions by ABC in the form of a fine or suspension of the alcoholic beverage license.
28. In the event of a change in tenancy of the restaurant use to a different restaurant use, the operator of the new restaurant use shall submit a written notice of the change and the proposed floor plan for both indoor and outdoor dining areas to the Current Planning Division prior to issuance of any building permit, approval of any business tax certificate and/or occupancy. The Planning and Development Director or Designee shall review said written notice and floor plan and may require that a modification to this Administrative Use Permit be submitted and, upon review of the modification, may modify, add, or delete conditions contained herein to ensure that the findings contained herein can still be met.
29. Follow-up review of the operation of the restaurant use, which may include a site visit, as determined by the Current Planning Division shall be conducted after six months and after one year of full operation. If it is determined that the restaurant use is not operating to the satisfaction of the conditions of approval and other provisions in the CCMC as determined by the Planning and Development Director, additional conditions may be imposed.
30. By taking any benefit of this land use permit approval, the applicant and property owner hereby indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project.
31. The project is subject to sewer facility charge.
32. A copy of this decision letter shall be always kept on the premises.



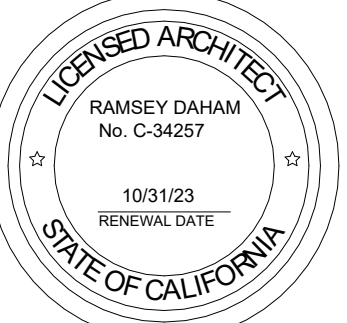
SHOJIN | 12406
WASHINGTON BLVD

Revision Schedule

Revision Number	Revision Date

EXISTING SITE CONDITION

DRAWN	Author
CHECKED	Checker
DATE	8/22/2024 2:03:19 PM
SCALE	1/16" = 1'-0"
JOB #	Project Number



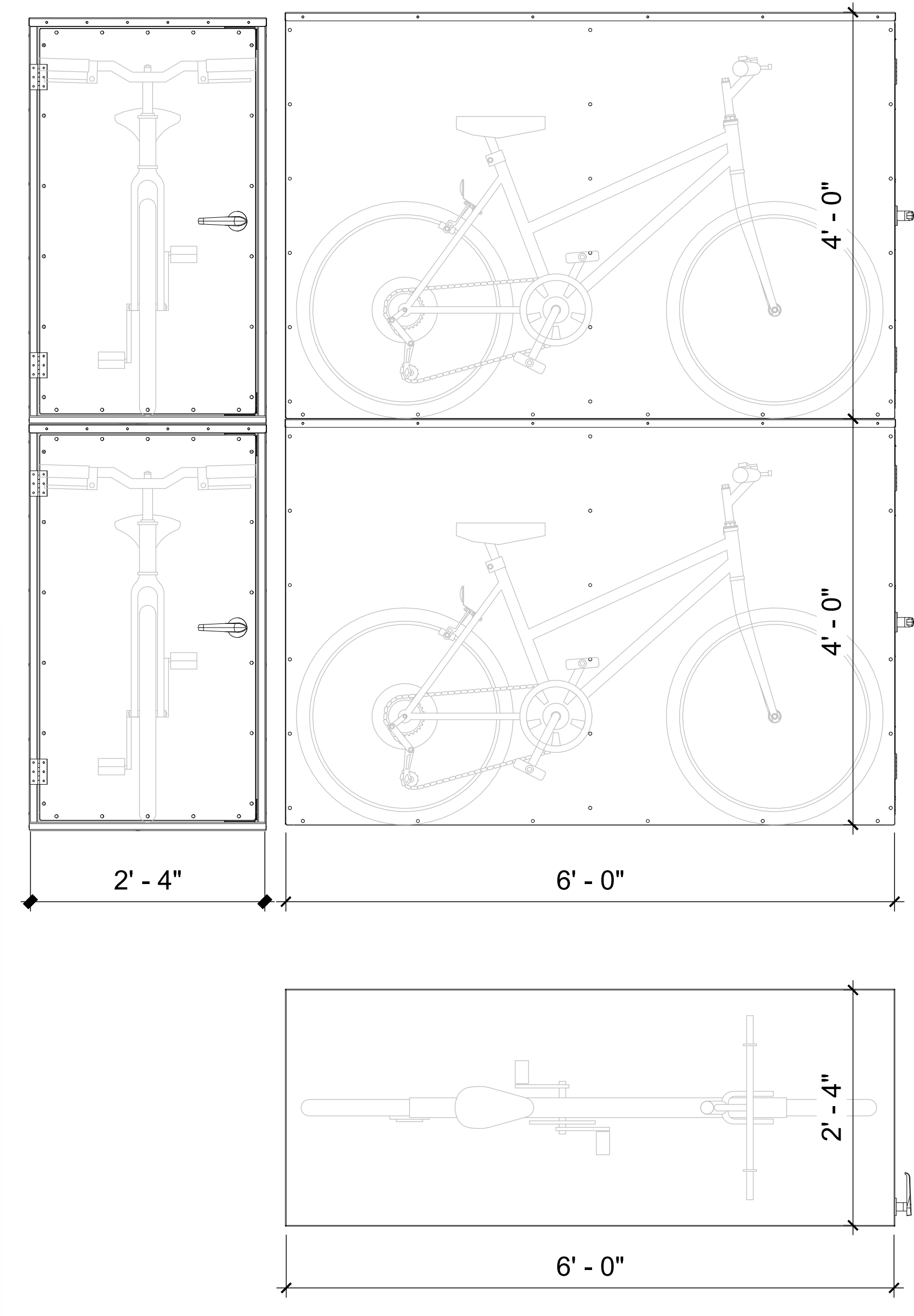
SHOJIN | 12406
WASHINGTON BLVD

Revision Schedule

Revision Number	Revision Date

GENERAL DETAILS & SPECS

DRAWN	Author
CHECKED	Checker
DATE	8/22/2024 2:03:21 PM
SCALE	1" = 1'-0"
JOB #	Project Number



Product Range
7' x 174.207 8700

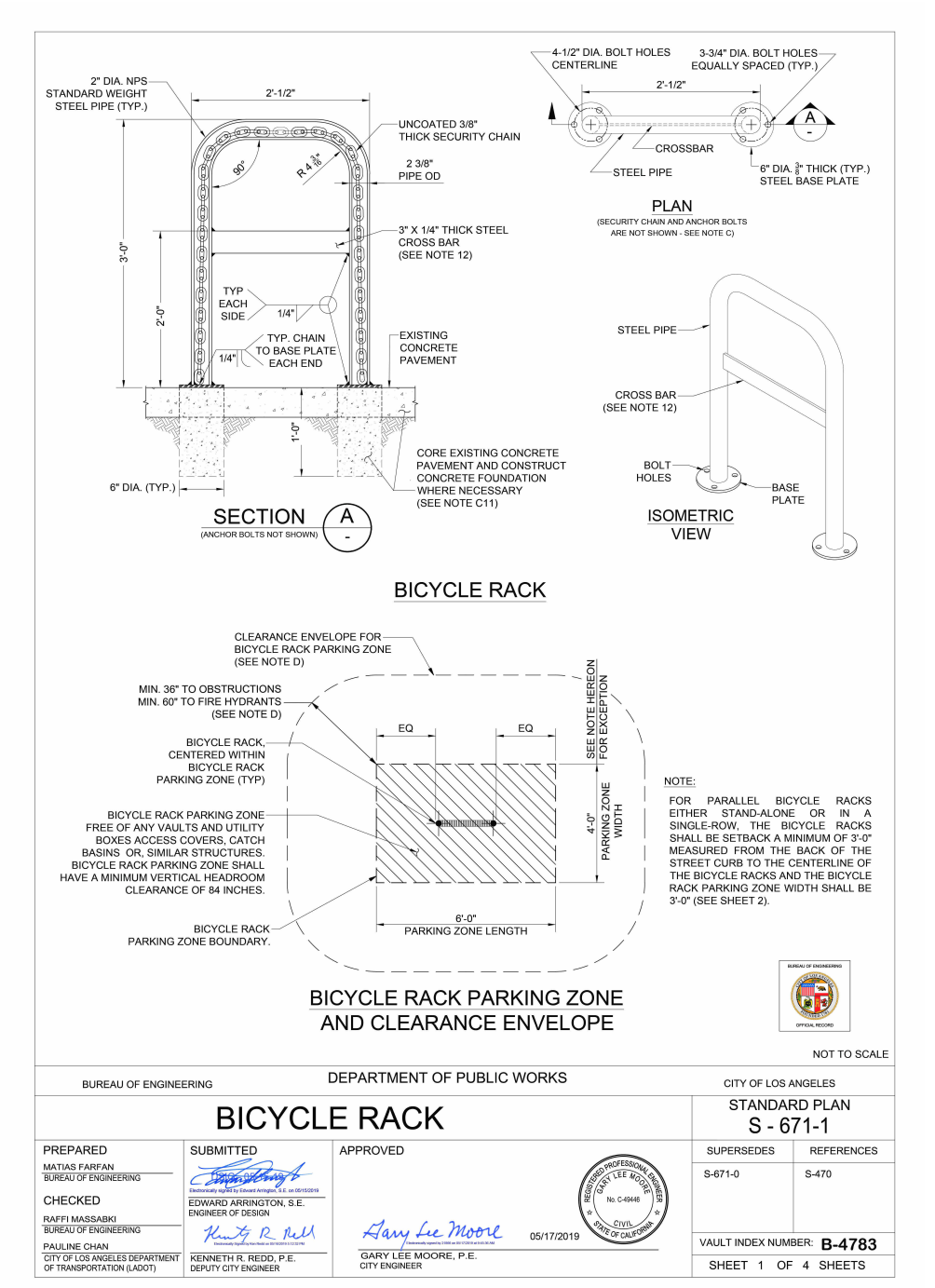
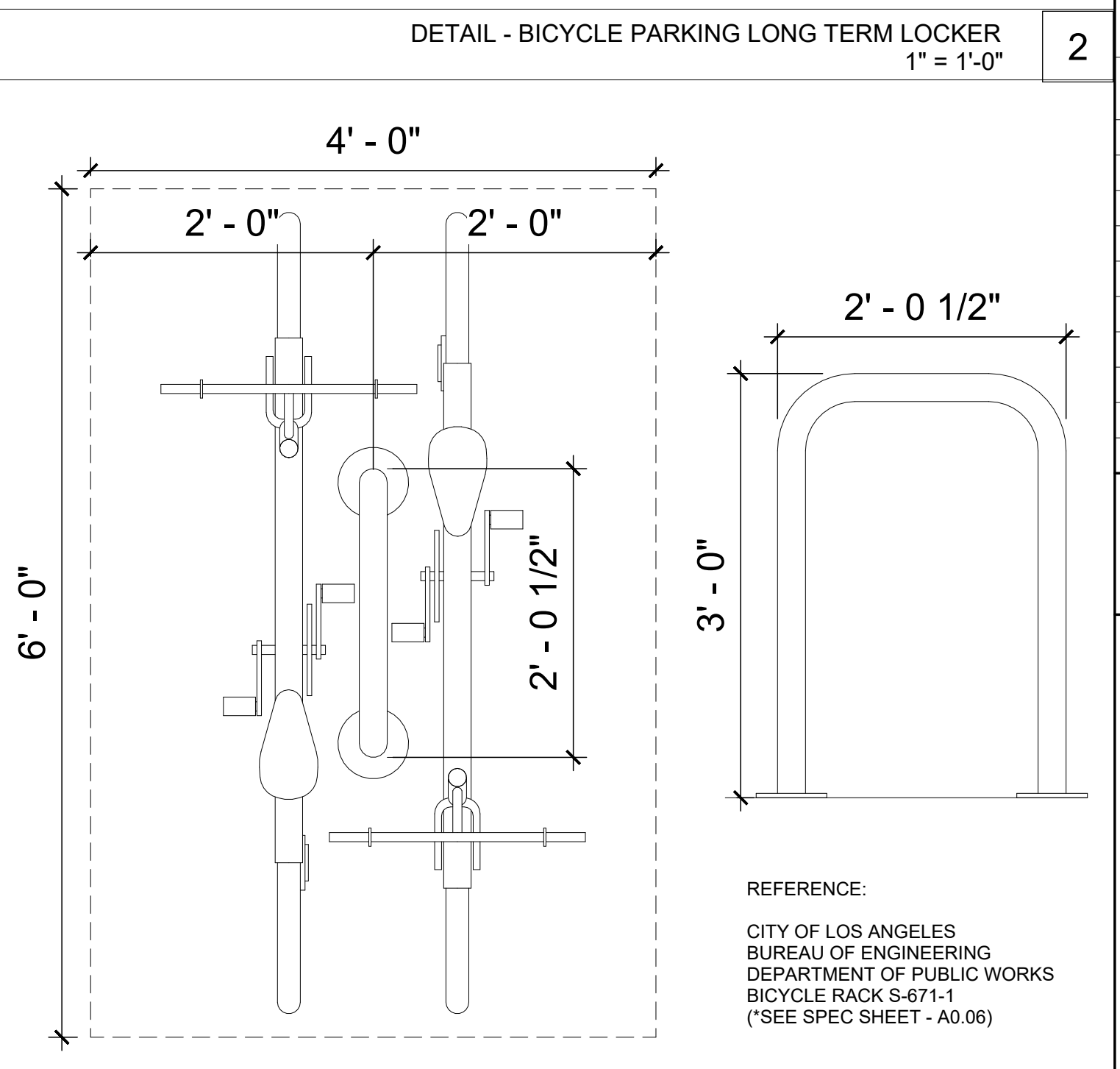
Lockers

TILLES
Securall's most cost-effective bicycle locker. This design is designed to be used with a range of bike types and sizes. The design is simple and easy to use. The design is simple and easy to use. The design is simple and easy to use.

SUITABLE FOR STACKING TWO HIGH

Material Specifications (Optional)
 TILLES: 24" x 36" x 72" (1) 100 mesh frame
 TILLES: 24" x 36" x 72" (1) 100 mesh frame
 TILLES: 24" x 36" x 72" (1) 100 mesh frame
 TILLES: 24" x 36" x 72" (1) 100 mesh frame

108
Edison 8 - June 2016



Commercial FR Fabrics

Commercial NinetyFive 340FR

Durability and FR compliance are now combined to create premium fabrics providing maximum performance.

Our FR fabrics meet the most stringent Fire Standards for shade fabrics including CFSF 12371 & NFPA 701 across all color variants with fabrics that offer biaxial stability and tensile properties for minimal maintenance and improved fabric life.

GALE offers Fire Retardant fabrics in the industry's widest assortment of weights and colors to meet your project requirements.

The most recognized name in knitted shade fabric offers the ultimate combination of sun protection, strength and durability to ensure maintenance-free long-life performance.

Offers an expansive range of **22** colors. The most reliable and recognized knitted HDPE shade fabric in the market.

10 Year

BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS CITY OF LOS ANGELES
STANDARD PLAN S-671-1

PREPARED	SUBMITTED	APPROVED	SUPERSEDED	REFERENCES
REVISIONS	DATE	DATE	BY	BY

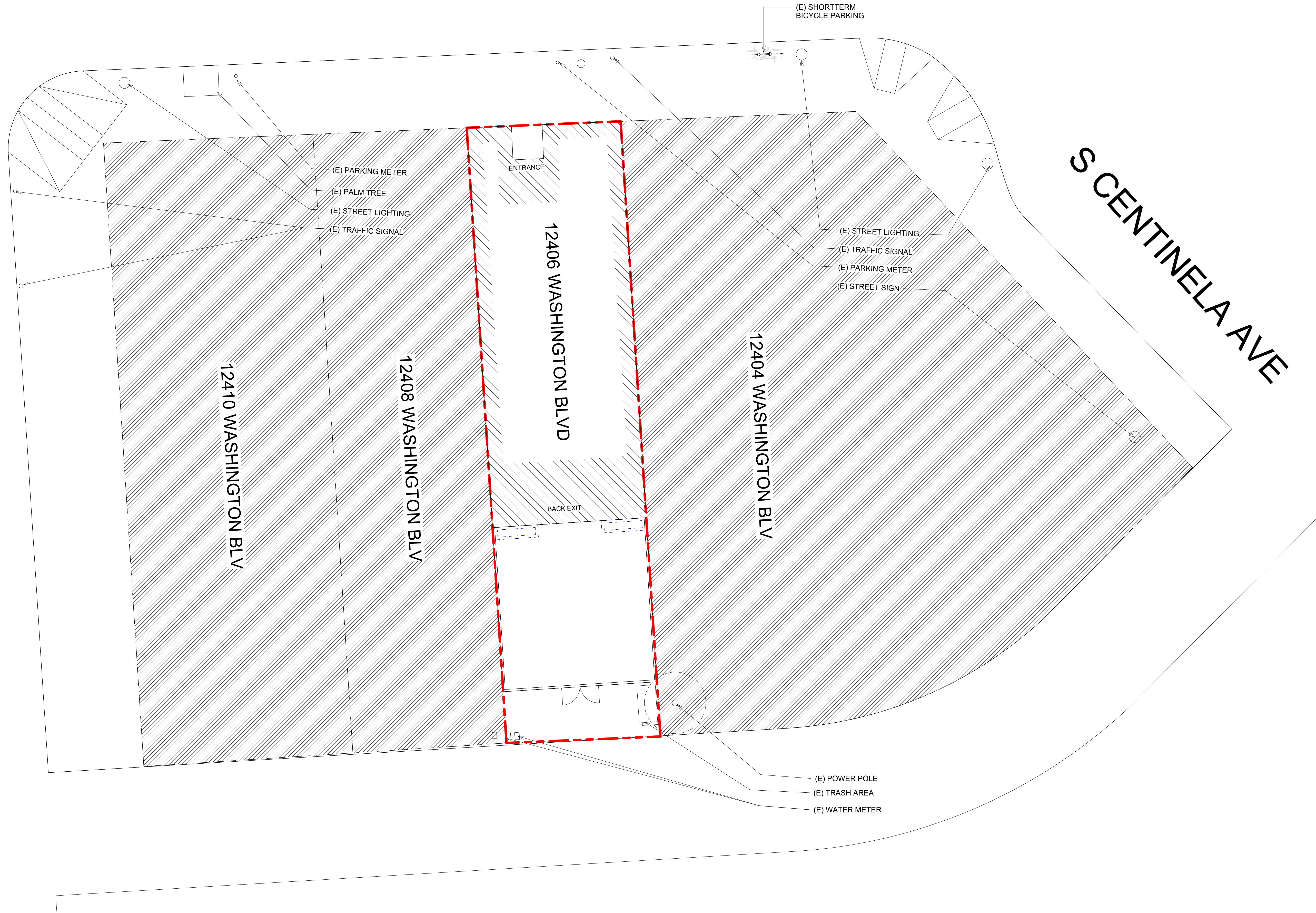
DETAIL - BICYCLE PARKING SHORT TERM TYP.
1" = 1'-0"

WASHINGTON AVE

S CENTINELA AVE

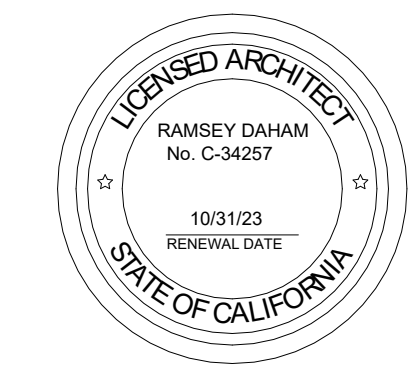
KENYON AVE

SITE PLAN LEGEND
 ——— PROPERTY LINE
 - - - - - SETBACKS



breakformdesign

127 arena street, el segundo, ca 90245
 [o] 310.322.3700



SHOJIN | 12406
 WASHINGTON BLVD

Revision Schedule	
Revision Number	Revision Date

EXISTING SITE PLAN

DRAWN _____ Author
CHECKED _____ Checker
DATE 8/22/2024 2:03:21 PM
SCALE As indicated
JOB # _____ Project Number

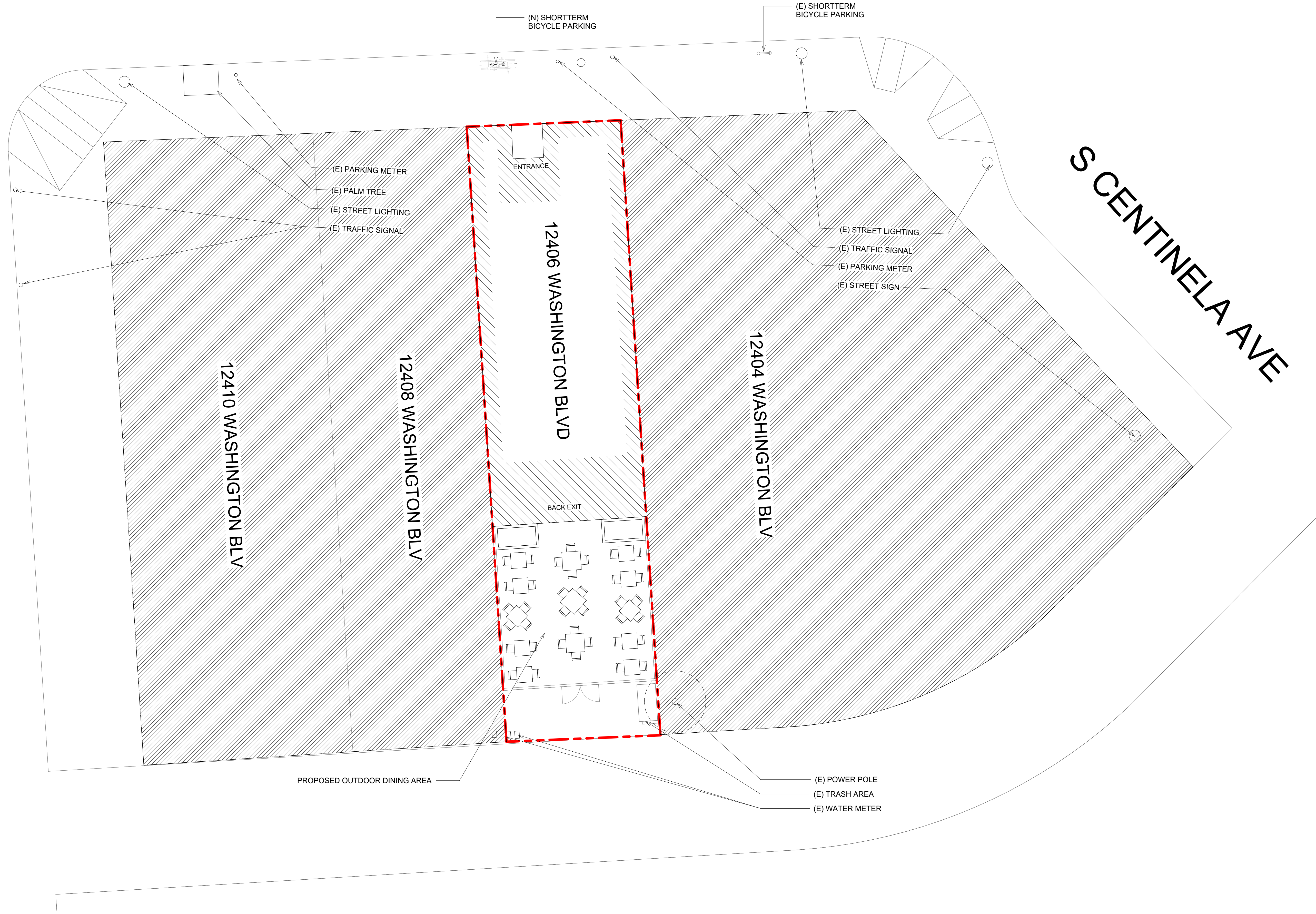
WASHINGTON AVE

S CENTINELA AVE

KENYON AVE

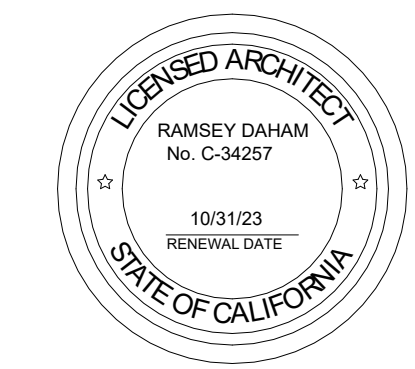
SITE PLAN LEGEND

- PROPERTY LINE
- - - - SETBACKS



breakformdesign

127 arena street, el segundo, ca 90245
[o] 310.322.3700



SHOJIN | 12406
WASHINGTON BLVD

Revision Schedule	
Revision Number	Revision Date

PROPOSED SITE PLAN

DRAWN _____ Author
CHECKED _____ Checker
DATE 8/22/2024 2:03:22 PM
SCALE As indicated
JOB # _____ Project Number

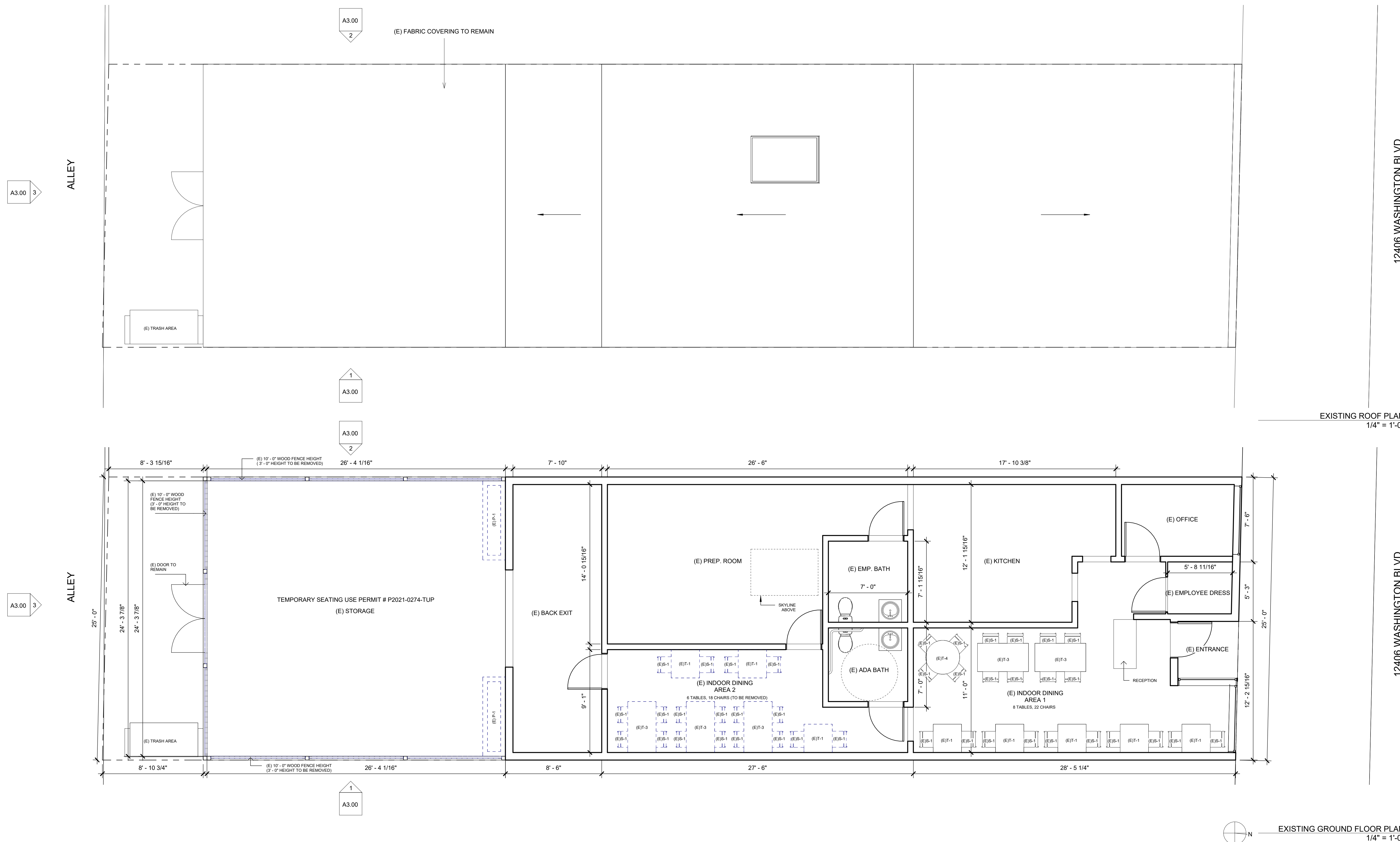
SEATS COUNT

INDOOR	SF	SEATS
INDOOR DINING AREA 1	257	22
INDOOR DINING AREA 2	203	18
TOTAL	460	40

TOTAL GROSS FLOOR AREA: 2,032 SF

LEGEND

DESCRIPTION	TOTAL
(E) P-1 (E) PLANTER - CUSTOM	2
(E) T-1 (E) DINING TABLE - 30" X 30"	8
(E) T-3 (E) DINING TABLE - 30" X 56"	5
(E) T-4 (E) DINING TABLE - Ø 36"	1
(E) S-1 (E) SEATING: DINING CHAIR	40

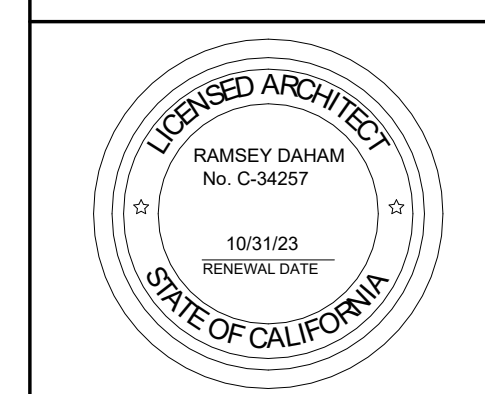


EXISTING ROOF PLAN
1/4" = 1'-0"

EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

breakformdesign

127 arena street, el segundo, ca 90245
[o] 310.322.3700



SHOJIN | 12406
WASHINGTON BLVD

Revision Schedule

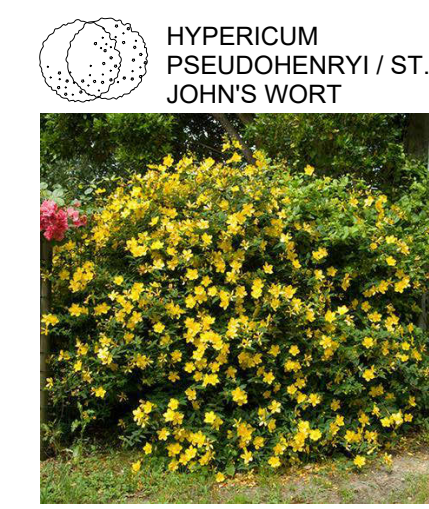
Revision Number	Revision Date

EXISTING PLANS

DRAWN	Author
CHECKED	Checker
DATE	8/22/2024 2:03:23 PM
SCALE	As indicated
JOB #	Project Number

A2.00

PLANTING LEGEND								
SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	4	1'-3"	2'	HYPERICUM PSEUDOHENRYI / ST. JOHN'S WORT	NO	LOW	0.3	1
	6	24" - 36"	12"	SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE	NO	LOW	0.3	1



NOTES:

1. BUILDING PERMITS ARE REQUIRED AFTER THE APPROVAL OF THE AUP. AN APPLICATION FOR BUILDING PERMITS TO BE SUBMITTED TO THE BUILDING SAFETY DEPARTMENT FOR THE FENCE AND SHADE STRUCTURE. NOTE THAT FENCE THAT ARE 7' OR LESS ARE EXEMPT FROM A BUILDING PERMIT. THE APPLICANT IS REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION ALONG WITH FOUR SETS OF PLANS TO THE BUILDING SAFETY DIVISION ON THE 2ND FLOOR OF CULVER CITY CITY HALL (9770 CULVER BLVD. CULVER CITY, CA 90232). SEPARATE PERMITS ARE MANDATORY FOR MECHANICAL, ELECTRICAL, AND/OR PLUMBING (MEP) WORK.

2. THERE WILL NOT BE PROVIDED OUTDOOR SPEAKERS OR OTHER SOUND AMPLIFICATION DEVICES.

BATHROOM FIXTURE ANALYSIS			
	PROVIDED	REQUIRED	CONDITION
WATER CLOSET	2	2	EXISTING
LAVATORIES	2	1	EXISTING

CPC TABLE 422.1

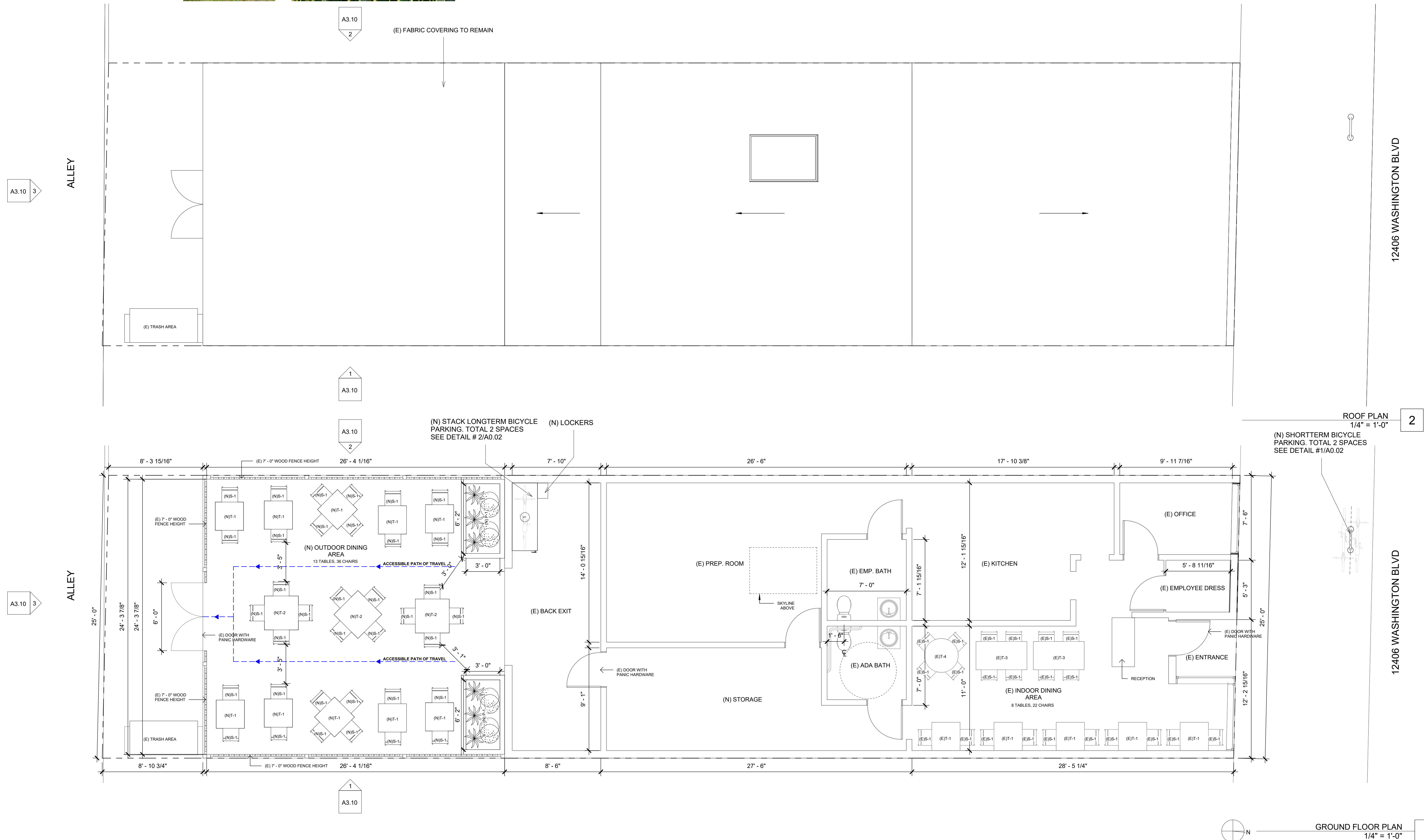
SEATS COUNT

SEATS	SE
INDOOR DINING AREA	22
OUTDOOR DINING AREA	36
TOTAL	58

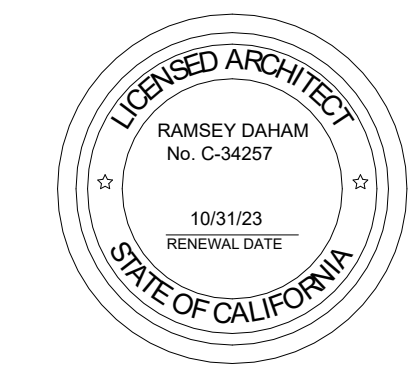
TOTAL GROSS FLOOR AREA: 2,032 SF

LEGEND

	DESCRIPTION	TOTAL
(E) P-1	(E) PLANTER - CUSTOM	2
(N) T-1	(N) DINING TABLE - 30" X 30"	10
(N) T-2	(N) DINING TABLE - 36" X 36"	3
(N) S-1	(N) SEATING: DINING CHAIR	36
(E) T-1	(E) DINING TABLE - 30" X 30"	5
(E) T-3	(E) DINING TABLE - 30" X 56"	2
(E) T-4	(E) DINING TABLE - Ø 36"	1
(E) S-1	(E) SEATING: DINING CHAIR	22



breakformdesign
 127 arena street, el segundo, ca 90245
 [o] 310.322.3700



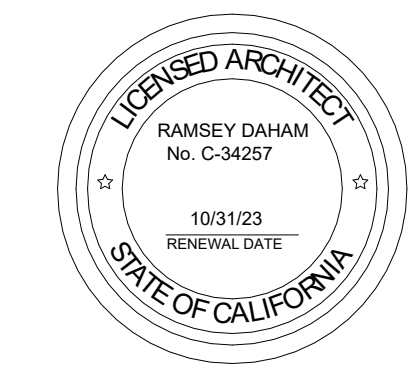
SHOJIN | 12406 WASHINGTON BLVD

Revision Schedule	
Revision Number	Revision Date

PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	8/22/2024 2:03:24 PM
SCALE	As indicated
JOB #	Project Number

A2.10



**SHOJIN | 12406
WASHINGTON BLVD**

Revision Schedule

Revision Number	Revision Date

EXISTING ELEVATIONS

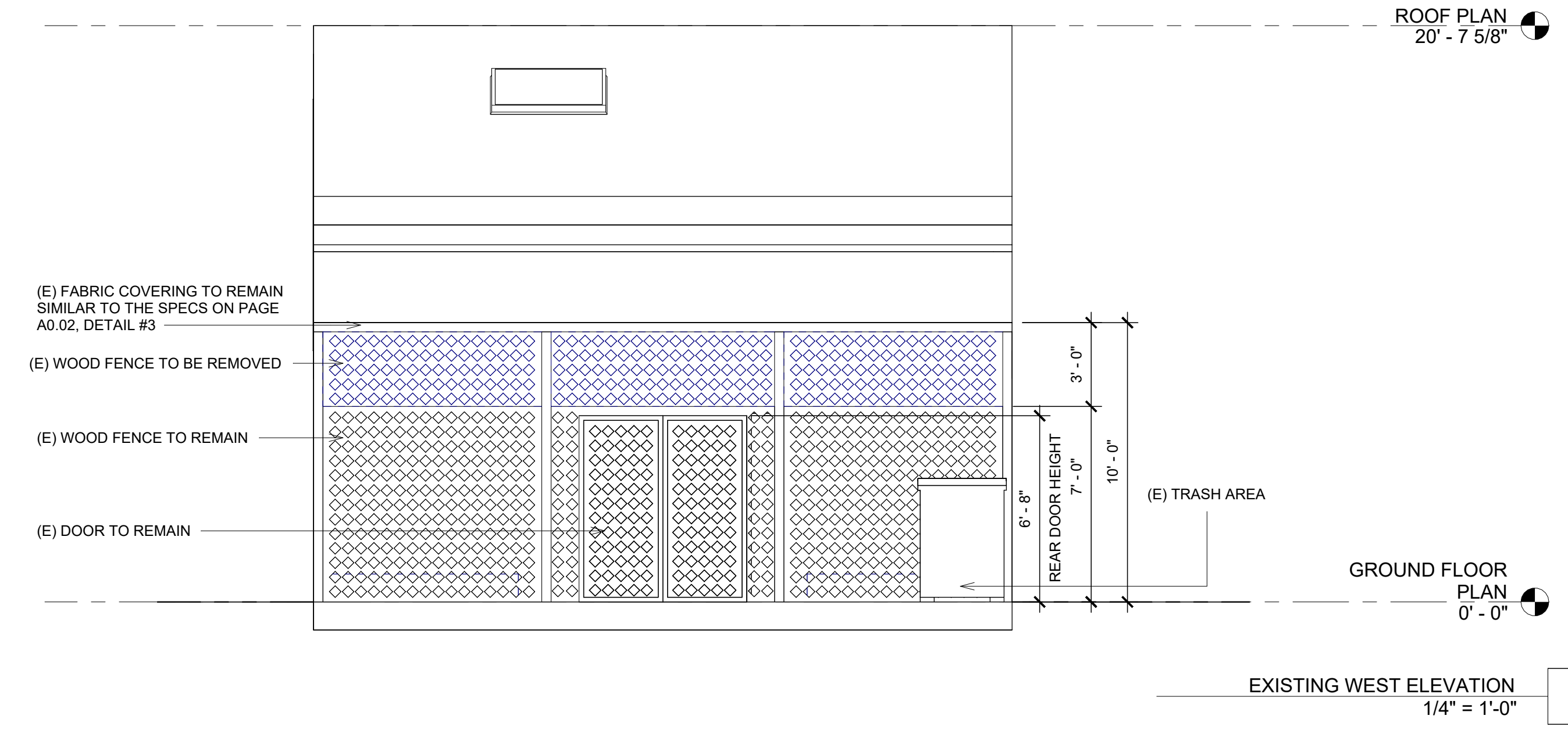
DRAWN _____ **Author**

CHECKED _____ **Checker**

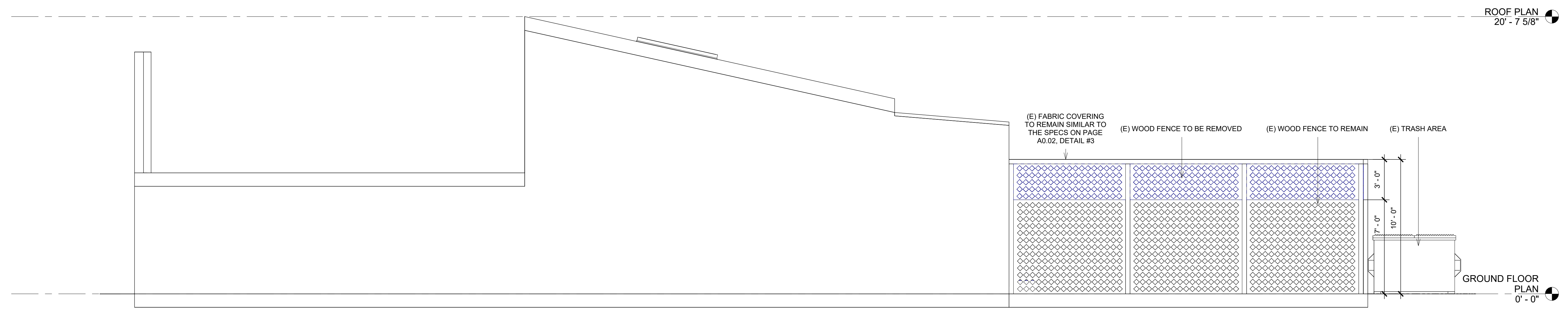
DATE 8/22/2024 2:03:25 PM

SCALE 1/4" = 1'-0"

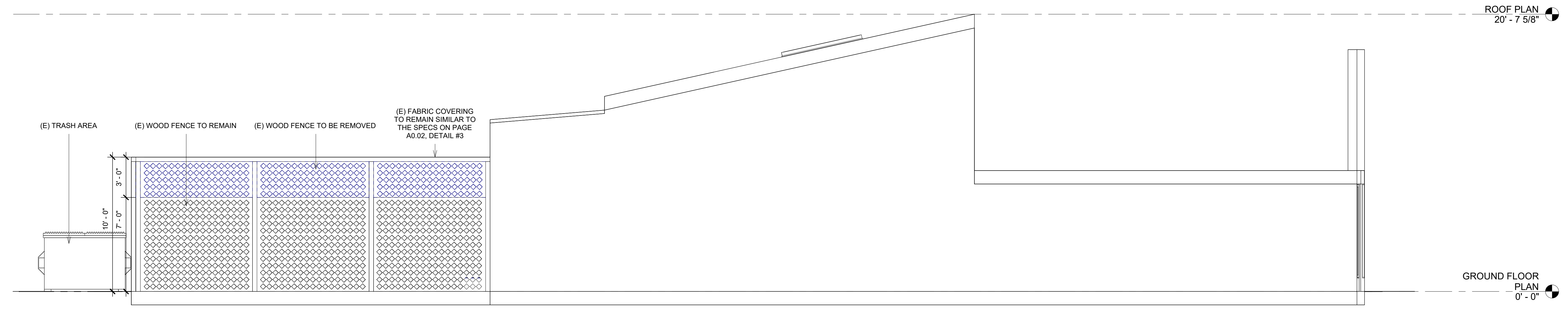
JOB # _____ **Project Number**



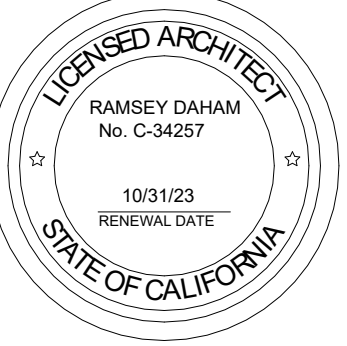
EXISTING WEST ELEVATION
1/4" = 1'-0" **3**



EXISTING NORTH ELEVATION
1/4" = 1'-0" **2**



EXISTING SOUTH ELEVATION
1/4" = 1'-0" **1**



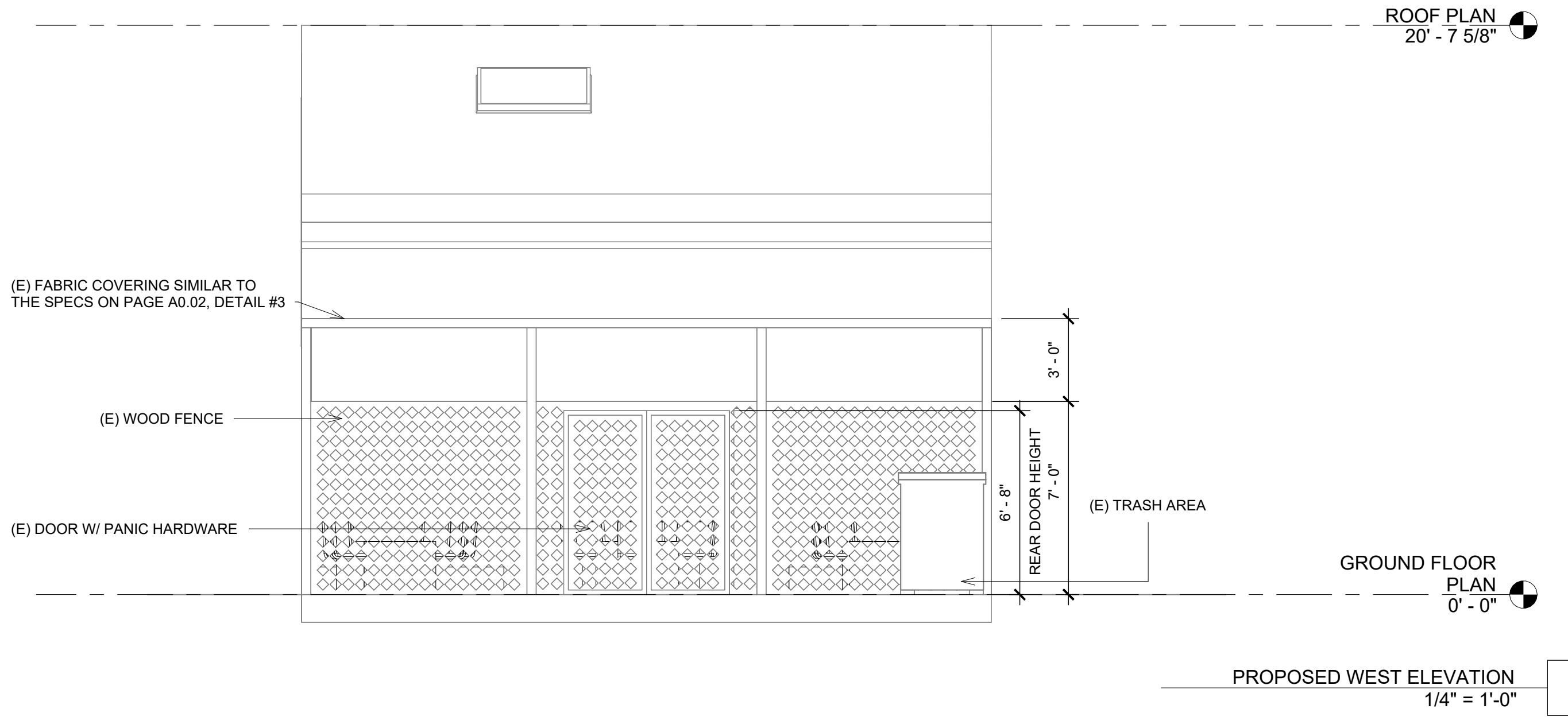
SHOJIN | 12406
WASHINGTON BLVD

Revision Schedule

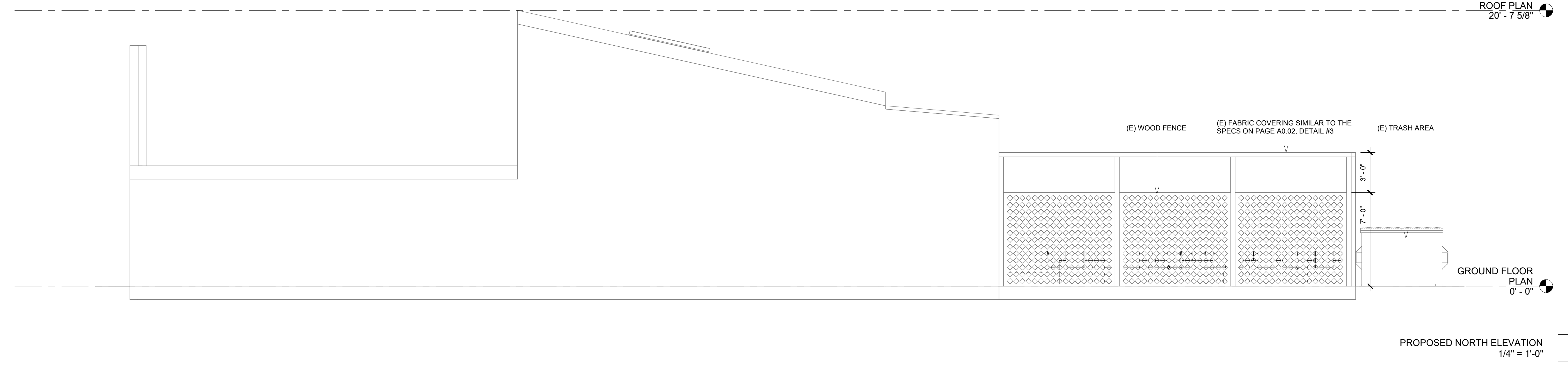
Revision Number	Revision Date

PROPOSED ELEVATIONS

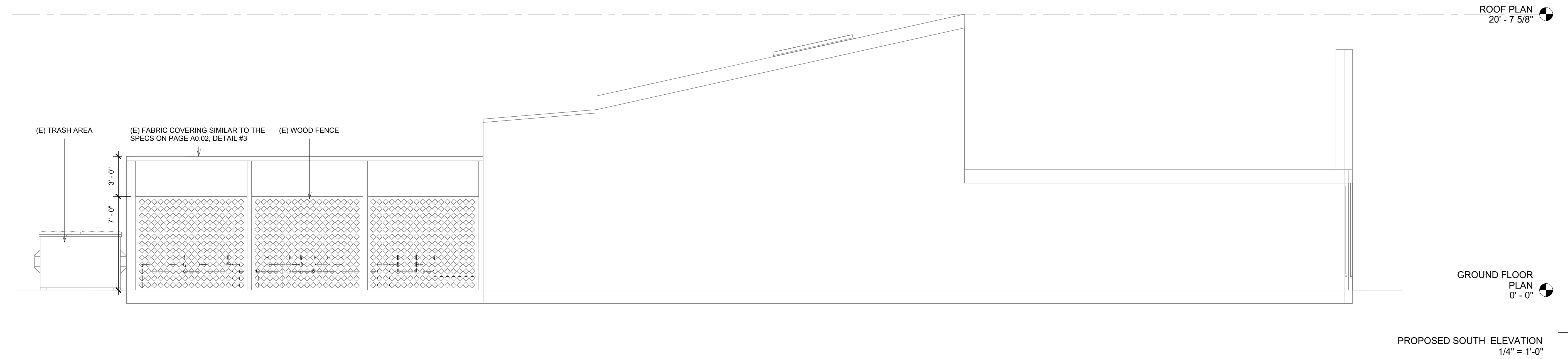
DRAWN _____ Author
 CHECKED _____ Checker
 DATE 8/22/2024 2:03:26 PM
 SCALE 1/4" = 1'-0"
 JOB # _____ Project Number



3



2



1

A3.10