

NEW 4-UNIT BUILDING



URBAN DESIGN SPECIALISTS
 315 WASHINGTON BLVD, SUITE 2, MARINA DEL REY, CA 90292
 TEL: 310.904-9894 WWW.URBANDESIGNSPECIALISTS.COM

NEW 4-UNIT BUILDING
 3832 BENTLEY AVENUE
 CULVER CITY, CA 90232

TITLE SHEET

SHEET INDEX:

- 0.0 COVER AND TITLE
- 1.0 SURVEY REFERENCE
- 2.0 AREA SURVEY MAP
- 3.0 SITE PLAN
- 4.0 GARAGE PLAN
- 5.0 FIRST FLOOR PLAN
- 6.0 SECOND FLOOR PLAN
- 7.0 ROOF PLAN
- 8.0 BUILDING SECTIONS
- 9.0 BUILDING ELEVATIONS
- 9.0B COLOR BUILDING ELEVATIONS
- 10.0 BUILDING ELEVATIONS
- 10.0B COLOR BUILDING ELEVATIONS
- 11.0 BUILDING ELEVATIONS W/ ADJACENT BUILDINGS
- 12.0 TENTATIVE PARCEL MAP

LANDSCAPE:

- LC-1 COLOR SITE PLAN CONCEPT
- LI-2 IRRIGATION PLANS
- LI-3 IRRIGATION DETAILS

NEIGHBORHOOD AVERAGE:

Standart	Block B Average	Code Required	Project Provided
Height	22 feet range: 21-25 ft.	30 feet	24'-3" to 28' feet
Front setback	22 feet	15 feet	15 - 20 feet
Lot coverage	44% range: 40-50%	No limitations	63.7%

NUMBER OF UNITS:

TOTAL LOT AREA: 6,600 S.F.
5' UTILITY EASEMENT AT THE ALLEY (5' X 50'): 250 S.F.
 NET LOT AREA: 6,350 S.F.
 MAX. UNITS ALLOWED: 4 UNITS (6,350 / 1500)
 NUMBER OF UNITS PROPOSED: 4 UNITS

EXISTING DEVELOPMENT DATA:
 SINGLE FAMILY RESIDENCE
 TOTAL AREA: 1,920 S.F.
 W / DETACHED GARAGE

AREA SUMMARY:

LOT COVERAGE: 4,206 S.F. (63.7%)
 TOTAL LIVABLE AREA: 7,364 S.F.
 SUBTERRANEAN GARAGE AREA: 5,040 S.F.

FLOOR AREA:

UNIT	BEDR.	BATH.	1ST FL.	2ND FL.	TOTAL
UNIT 1	3	2.5	906 S.F.	986 S.F.	1,892 S.F.
UNIT 2	3	2.5	892 S.F.	932 S.F.	1,824 S.F.
UNIT 3	3	2.5	892 S.F.	932 S.F.	1,824 S.F.
UNIT 4	3	2.5	892 S.F.	932 S.F.	1,824 S.F.
TOTAL:	12	10	3,582 S.F.	3,782 S.F.	7,364 S.F.

OPEN SPACE AREA:

UNIT	PATIO	ROOF	TOTAL
UNIT 1	130 S.F.	240 S.F.	370 S.F.
UNIT 2	230 S.F.	290 S.F.	520 S.F.
UNIT 3	230 S.F.	290 S.F.	520 S.F.
UNIT 4	230 S.F.	290 S.F.	520 S.F.
TOTAL:	820 S.F.	1,110 S.F.	1,930 S.F.

STORAGE AREA:

108 CU.FT PER UNIT IN THE GARAGE STORAGE ROOM

PROJECT DESCRIPTION:

NEW 4-UNIT, 2-STORY COMDOMINIUMS OVER ONE LEVEL SUBTERRANEAN GARAGE

ADDRESS: 3832 BENTLEY AVENUE
 CULVER CITY, CA 90232

LEGAL DESCRIPTION:

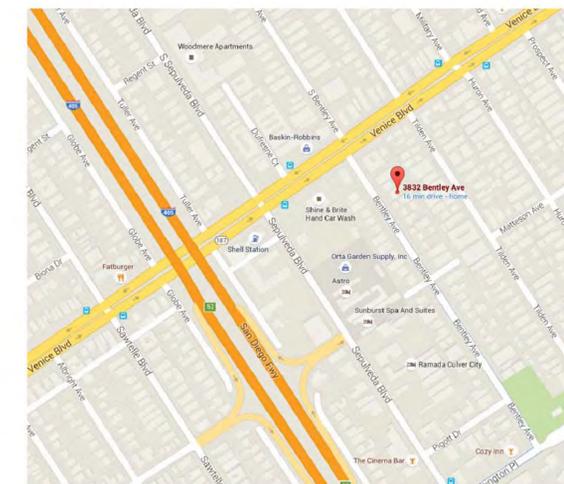
TRACT NO: 10356, LOT 8
 A.P.N. #: 4213-005-005
 OCCUPANCY: R3
 TYPE OF CONSTRUCTION: TYPE VB
 ZONE: RMD
 LOT AREA 50'X132': 6,600 S.F.
EXISTING USE:
 SINGLE FAMILY RESIDENCE, 1,920 S.F.
 EXISTING GARAGE: 632 S.F.
TOTAL: 2,552 S.F.

HEIGHT:

ALLOWED HEIGHT: 30'
 PROPOSED HEIGHT: VARIES FROM 24'-3" TO 28' TO TOP OF PARAPET

FRONT YARD LANDSCAPE: 555 S.F. (74%)
 FRONT YARD HARDSCAPE: 195 S.F. (26%)

VICINITY MAP:



LANDSCAPING:

EXISTING LANDSCAPING: 1,500 S.F. (23%) APPROX.
 PROPOSED LANDSCAPING:
 GROUND LEVEL: 1,165 S.F.
 ROOF PLANTERS: 283 S.F.
TOTAL: 1,447 S.F. (22%)

NOTES
 PPR: 04/12/16
 PPR: 07/18/16

SCALE:
 DATE: 02/13/17

PAGE #

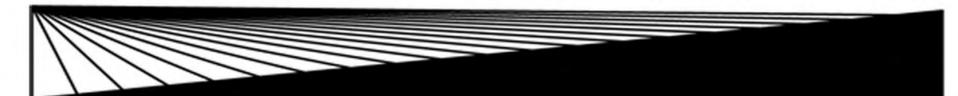
0.0

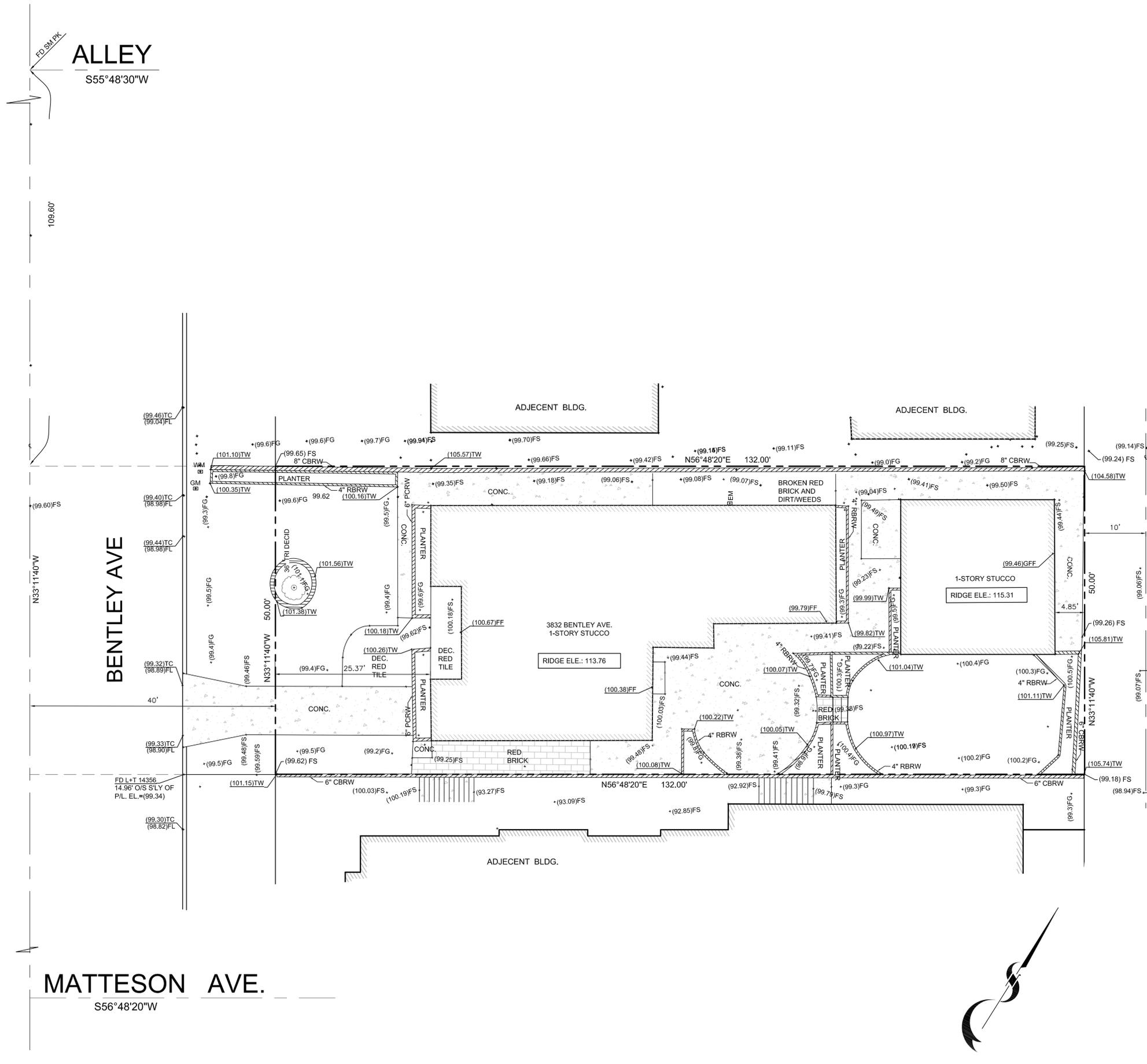
3832 BENTLEY AVENUE, CULVER CITY, CA 90232



PHOTOGRAPHS OF EXISTING DEVELOPMENT
07-01-2016

URBAN DESIGN SPECIALISTS
315 WASHINGTON BLVD, SUITE 2, MARINA DEL REY, CA 90292
TEL: 310.904-9894 WWW.URBANDESIGNSPECIALISTS.COM





ALLEY
S55°48'30"W

BENTLEY AVE

MATTESON AVE.
S56°48'20"W

LEGEND:

- A.C. ASPHALT CONCRETE
- A.L. AREA LIGHT
- B.W. BACK OF WALK
- C.B. CATCH BASIN
- C.F. CURB FACE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- E.P. EDGE OF PAVEMENT
- FD. FOUND MONUMENT
- F.F. FINISH FLOOR ELEVATIONS
- F.G. FINISH GRADE (EARTH)
- F.H. FIRE HYDRANT
- F.L. FLOW LINE
- F.S. FINISH SURFACE
- G.B. GRADE BREAK
- G.M. GAS METER
- G.P. GUARD POST
- G.W. GUY WIRE
- H. WALL HEIGHT
- H.P. HIGH POINT
- I.P. IRON PIPE
- L.P. LOW POINT
- L&T LEAD AND TACK
- M.H. MANHOLE
- P.A. PLANTING AREA
- P.B. UTILITY PULL BOX
- P.I. POINT OF INTERSECTION
- P.L. PROPERTY LINE
- R.P. RADIUS POINT
- S.D. STORM DRAIN
- S.S. SANITARY SEWER
- S.L. STREET LIGHT
- T.E. TRASH ENCLOSURE
- RET. RETAINING
- RW STREET RIGHT-OF-WAY LINE
- T.C. TOP OF CURB
- T.F. TOP OF FOOTING
- T.G. TOP OF GRATE
- T.P. TOP OF PAVEMENT
- T.S. TRAFFIC SIGNAL
- T.W. TOP OF WALL
- T.W.F. TOP OF WOOD FENCE
- W.I.F. WROUGHT IRON FENCE
- W.M. WATER METER
- W.V. WATER VALVE
- R RIDGE LINE
- X 1492.55 SPOT ELEVATION
- (1490) CONTOUR LINE
- EASEMENT LINE
- TOP OF SLOPE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- DAYLIGHT LINE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- SEWER PIPE
- STORM DRAIN
- RETAINING WALL
- EDGE OF PAVEMENT

(DIRT ALLEY)

LEGAL DESCRIPTION
LOT 8 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 152, PAGE(S) 14 TO 16 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK
L & T 14356 ON T.C. AT PROD OF S'LY PROP., LINE 14.96' FROM PROP COR. ASSUMED ELEV. 99.340'

PROPERTY ADDRESS: 3832 BENTLEY AVE CULVER CITY CA
ASSESSORS ID NUMBER: 4213-005-005
LOT AREA: 6.600 S.F.

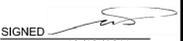
- NOTES:**
- BOUNDARY INFORMATION IS COMPILED FROM RECORDED DATA. THIS IS NOT A BOUNDARY SURVEY PLAT.
 - EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, IF ANY, NOT SHOWN HEREON.
 - UNLESS NOTED, EXISTING PUBLICLY OR PRIVATELY OWNED UTILITIES, IF ANY, NOT SHOWN HEREON.

SCALE: 1" = 8'

NO.	DATE	REVISION

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

TOPOGRAPHICAL SURVEY
3832 BENTLEY AVE CULVER CITY CA

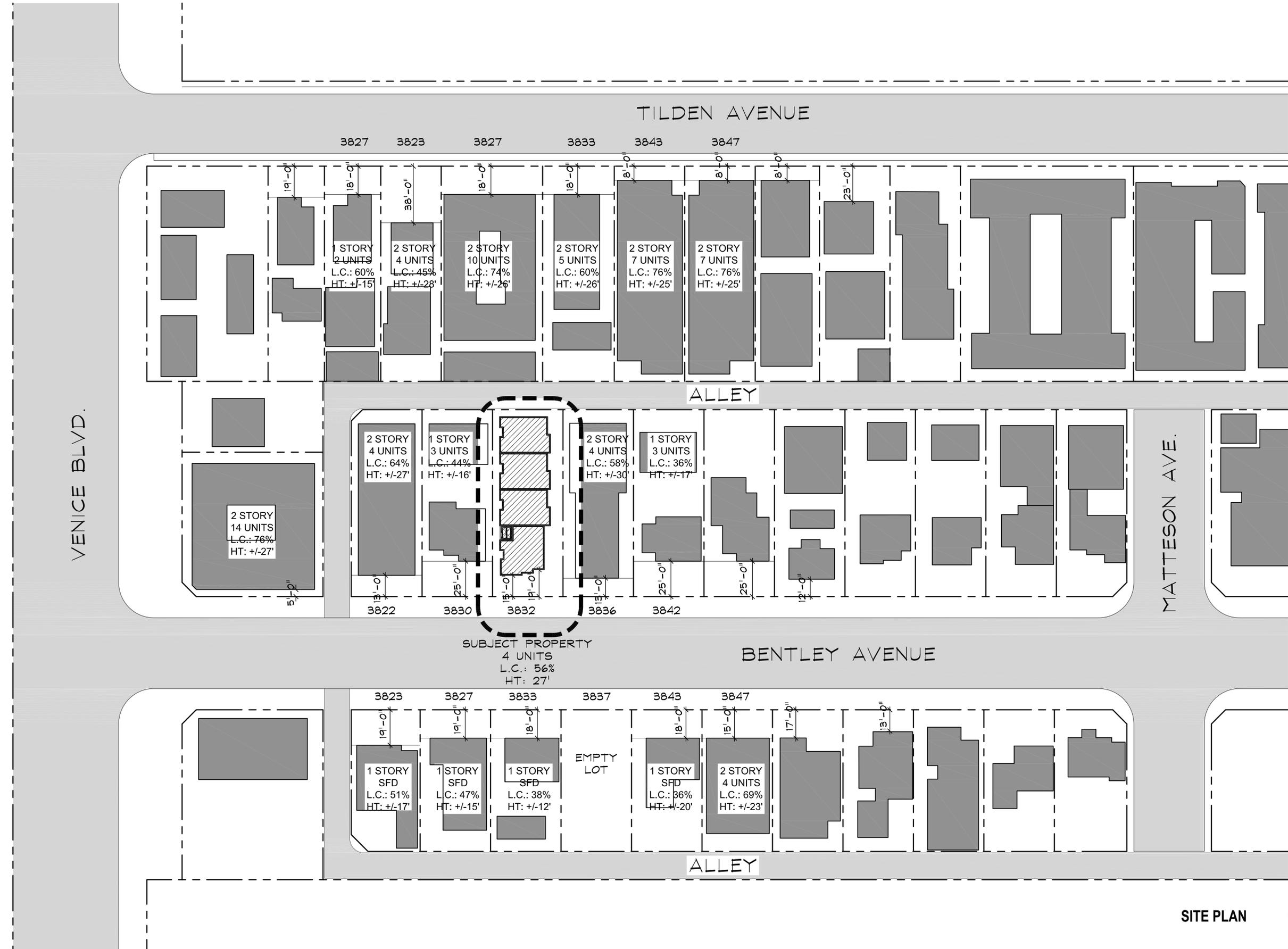
SIGNED: 
DATE: 10/10/2016

REGISTERED PROFESSIONAL ENGINEER
M. SAHEBI
NO. 33508
CIVIL
STATE OF CALIFORNIA

SHEET 1 OF 1

PFN: 1602-399
DATE: 3-24-2016

C - 0



VENICE BLVD.

TILDEN AVENUE

ALLEY

BENTLEY AVENUE

MATTESSON AVE.

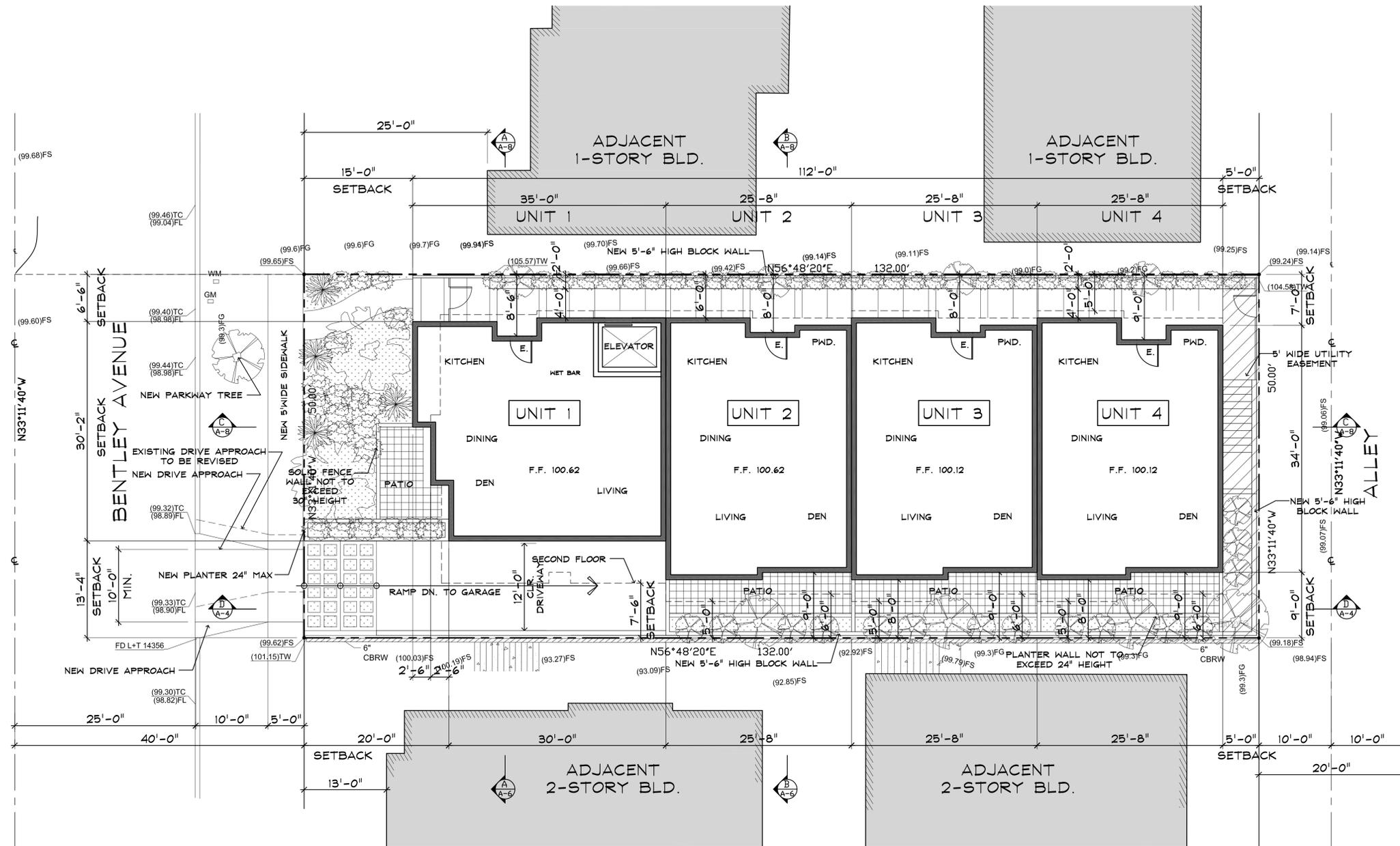
SUBJECT PROPERTY
4 UNITS
L.C.: 56%
HT: 27'

SITE PLAN

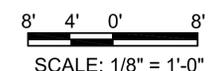


NOTES
PPR: 04/12/16

SCALE: 1/32" = 1"
DATE: 02/13/17



SITE PLAN 



SITE PLAN

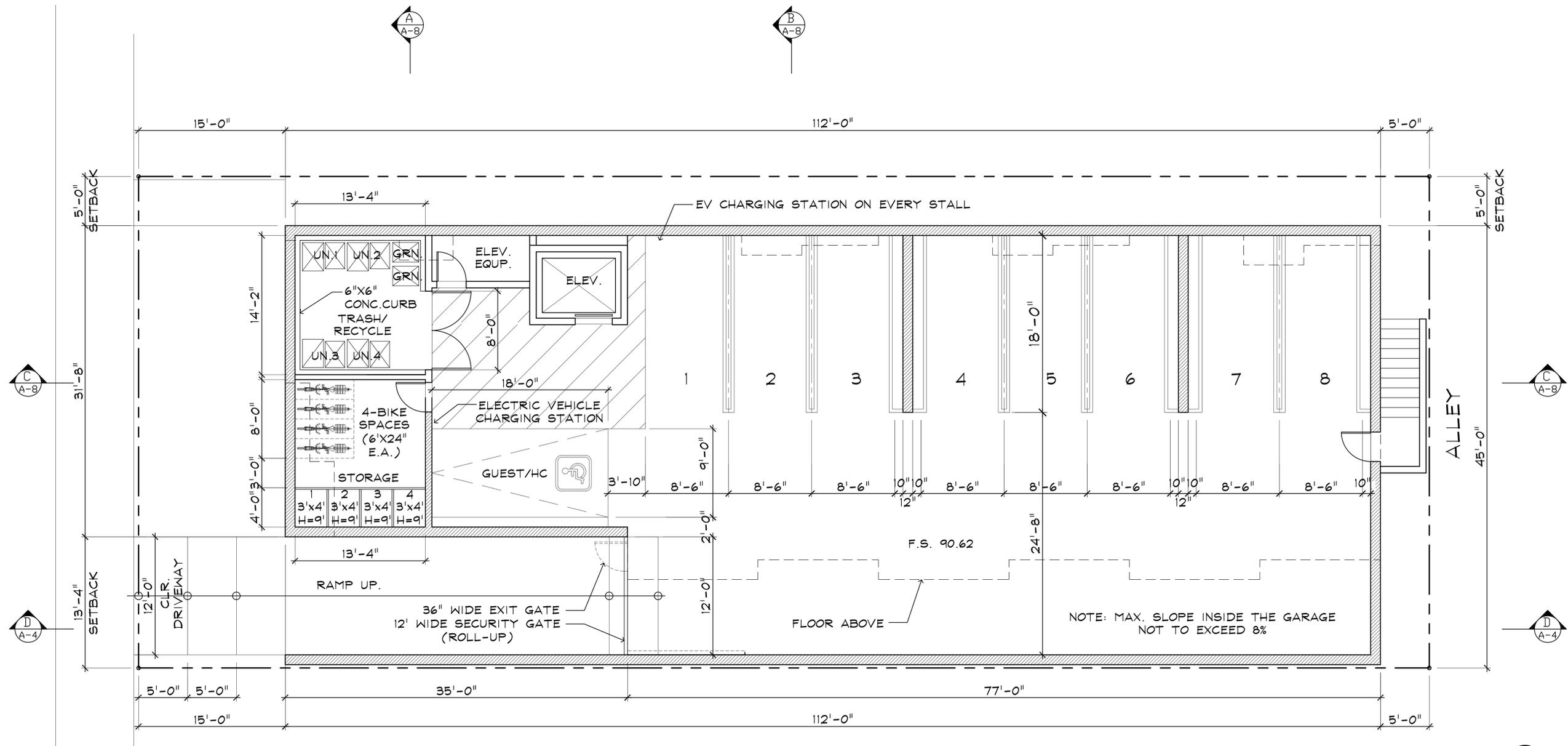
NOTES

PPR:	04/12/16
	07/18/16

SCALE: 1/8" = 1"
 DATE: 02/13/17

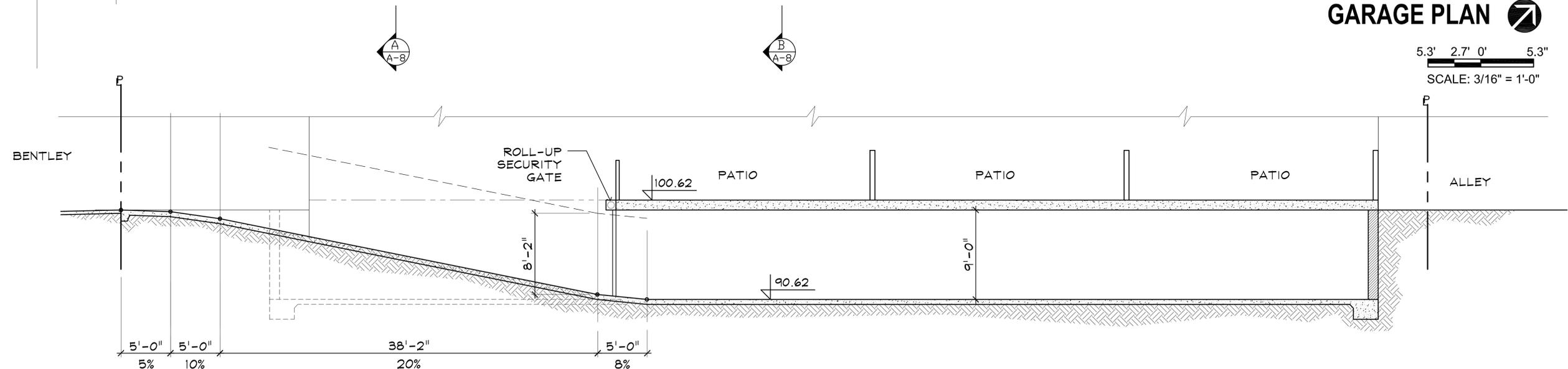
PAGE #
3.0

BENTLEY AVENUE



GARAGE PLAN

5.3' 2.7' 0' 5.3'
SCALE: 3/16" = 1'-0"

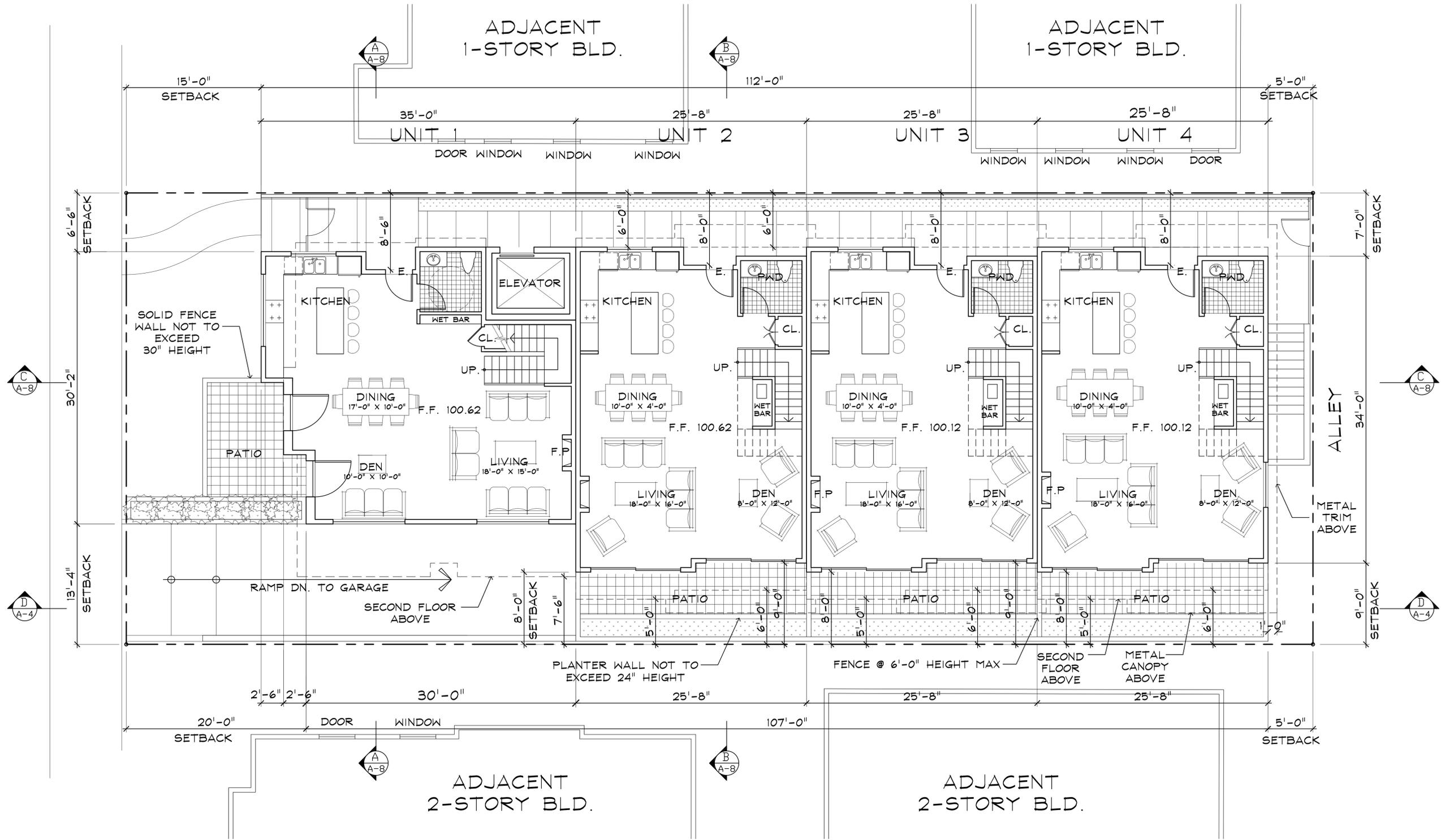


SECTION D-D
SCALE: 3/16" = 1'-0"

NOTES

PPR:	04/12/16
	07/18/16
SCALE:	3/16" = 1"
DATE:	02/13/17

BENTLEY AVENUE



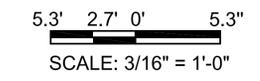
NOTES
 PPR: 04/12/16
 07/18/16

SCALE: 3/16" = 1"
 DATE: 02/13/17

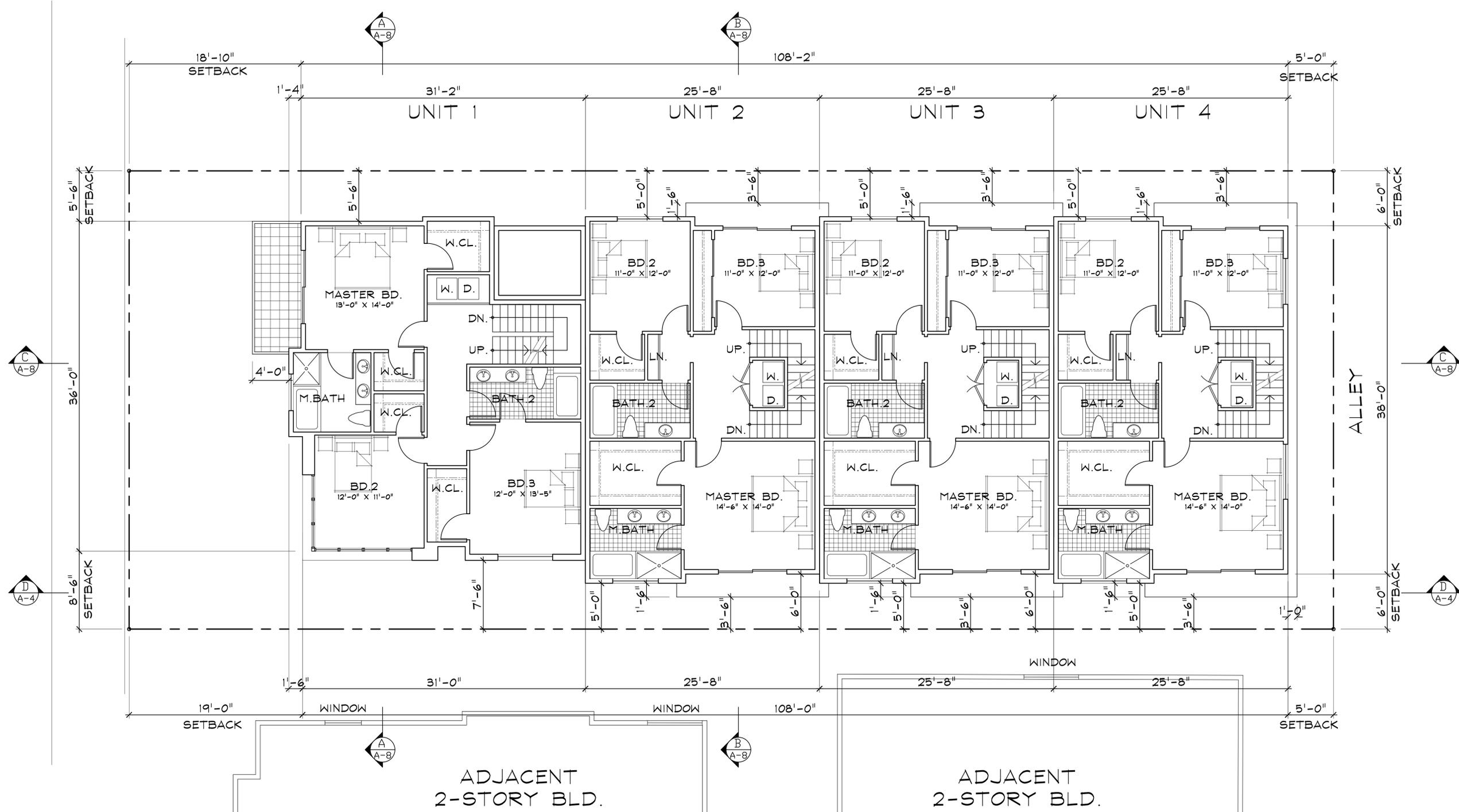
PAGE #

5.0

FIRST FLOOR PLAN



BENTLEY AVENUE



NOTES

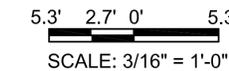
PPR:	04/12/16
	07/18/16

SCALE:	3/16" = 1"
DATE:	02/13/17

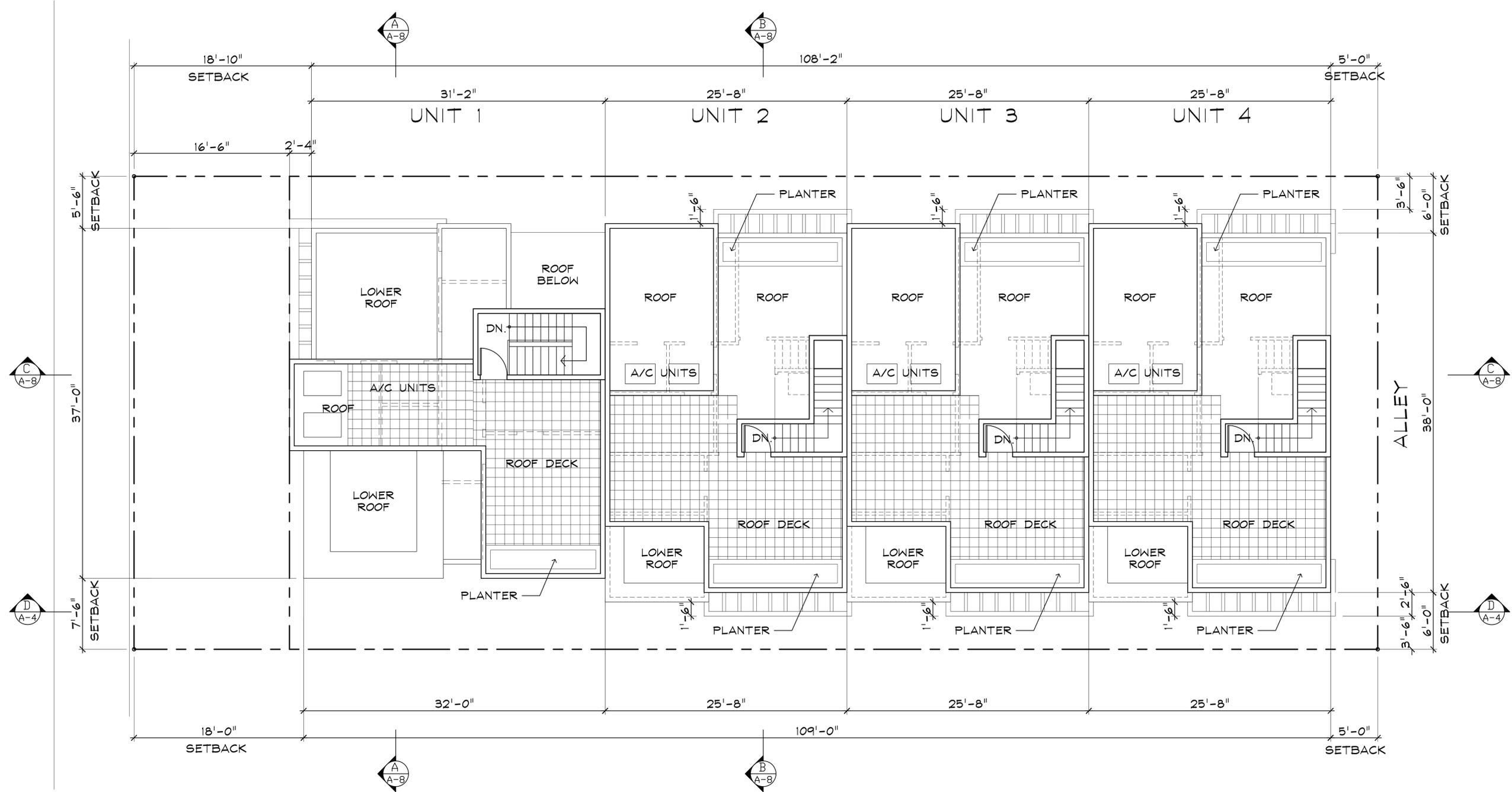
PAGE #

6.0

SECOND FLOOR PLAN



BENTLEY AVENUE



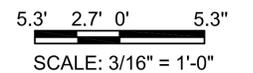
NOTES

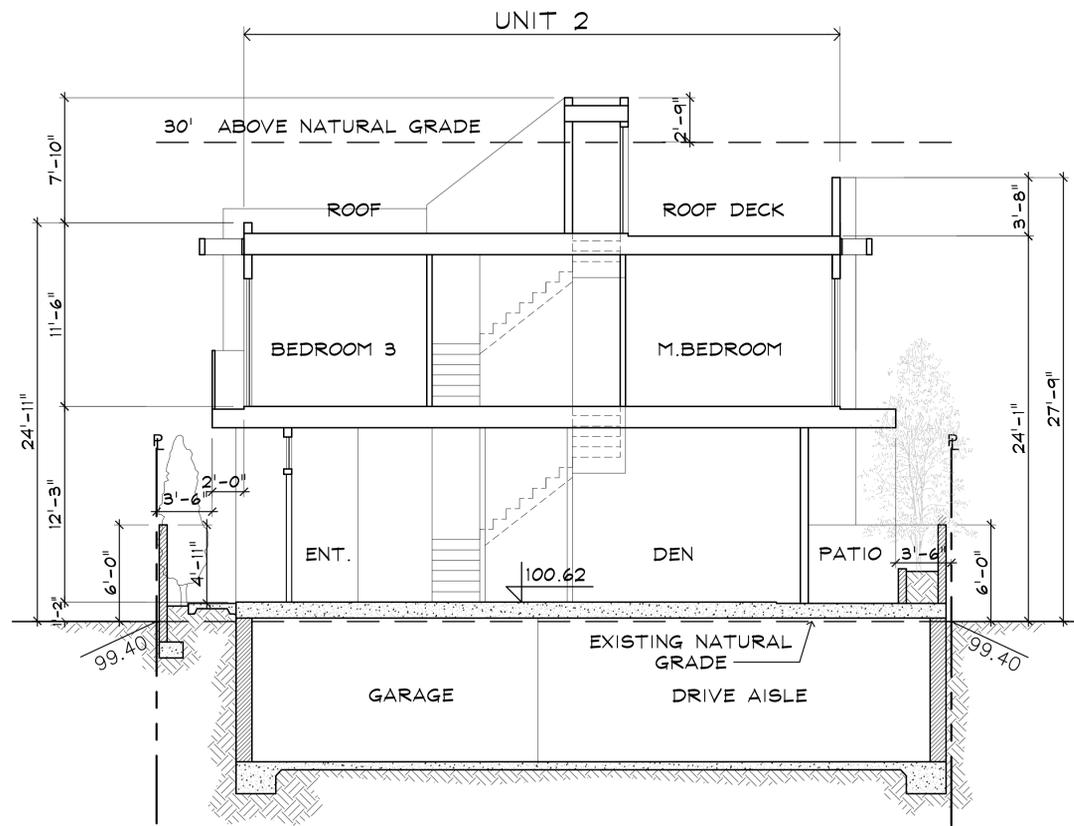
PPR:	04/12/16
	07/18/16

SCALE: 3/16" = 1"
 DATE: 02/13/17

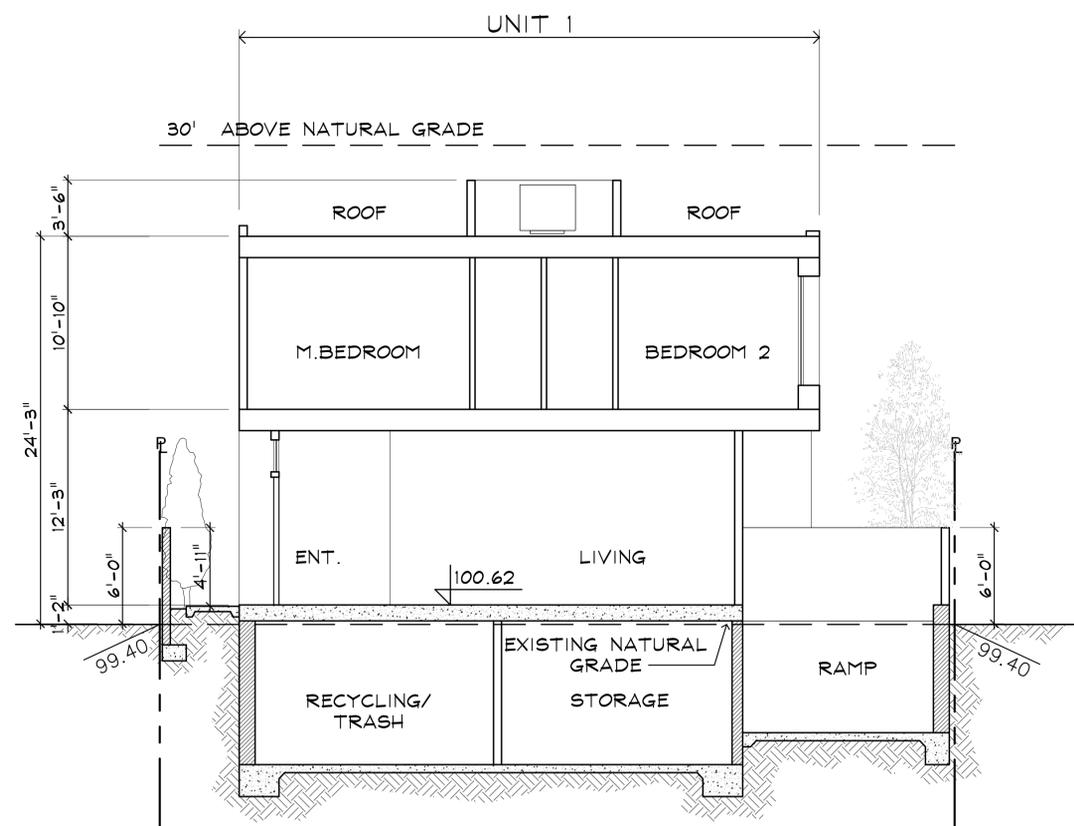
PAGE #

ROOF PLAN

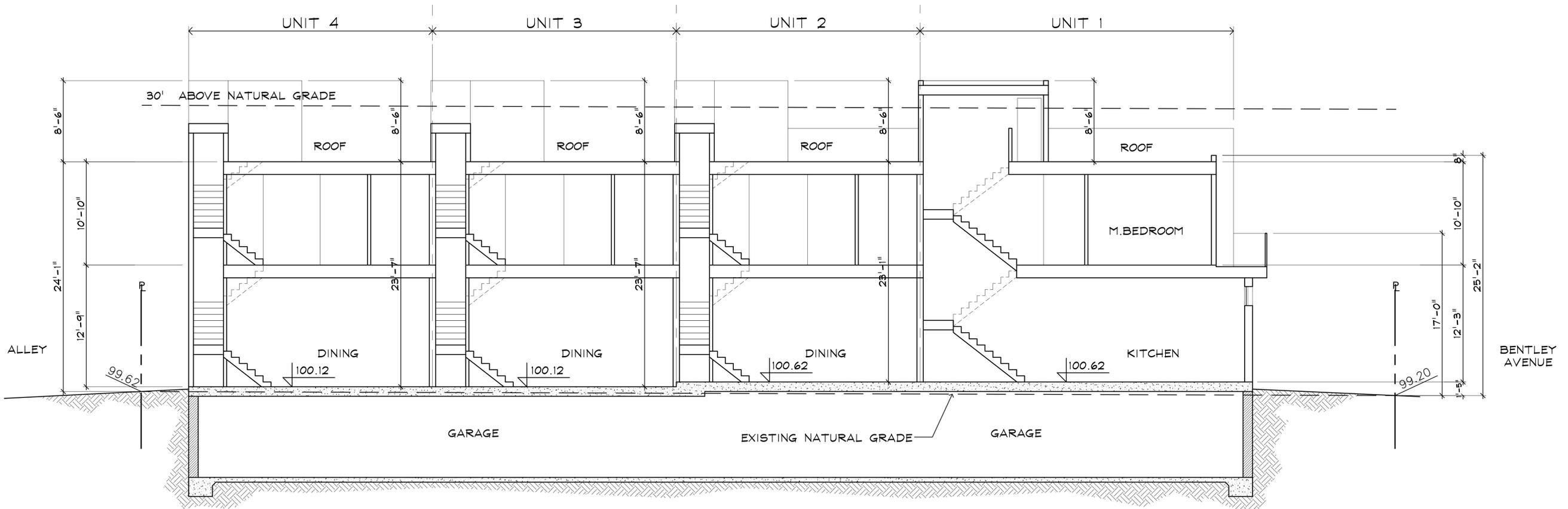




SECTION B-B



SECTION A-A



SECTION C-C

5.3' 2.7' 0" 5.3'
SCALE: 3/16" = 1'-0"

NOTES
PPR: 04/12/16

SCALE: 3/16" = 1"
DATE: 02/13/17

PAGE #
8.0

EXTERIOR FINISHES:

- Ⓐ SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DEC791 "CLOUD"
- Ⓑ ENGINEERED WOOD OR WOOD TILE
COLOR: UNFINISHED WALNUT LOOK
- Ⓒ METAL FASCIA
COLOR: MEDIUM GRAY, NON REFLECTIVE
- Ⓓ METAL VERTICAL PANELS
COLOR: DARKER GRAY, NON REFLECTIVE
- Ⓔ ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY,
NON REFRACTIVE GLASS



WEST ELEVATION



NORTH ELEVATION

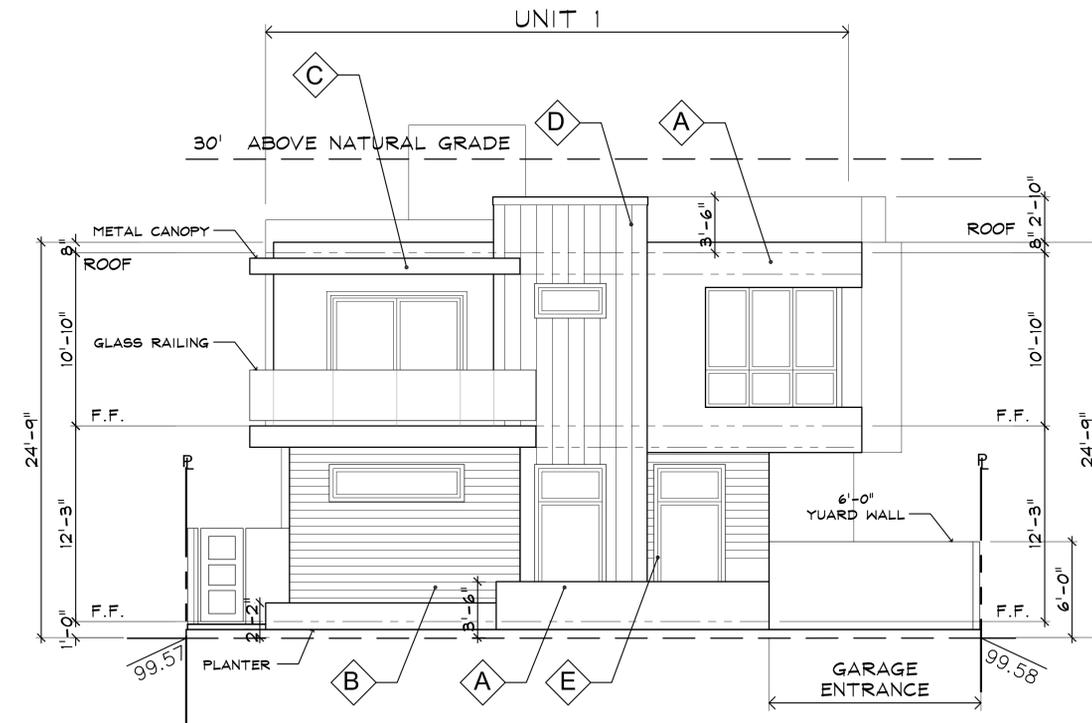
NOTES
 PPR: 04/12/16

SCALE: 3/16" = 1"
 DATE: 12/22/16

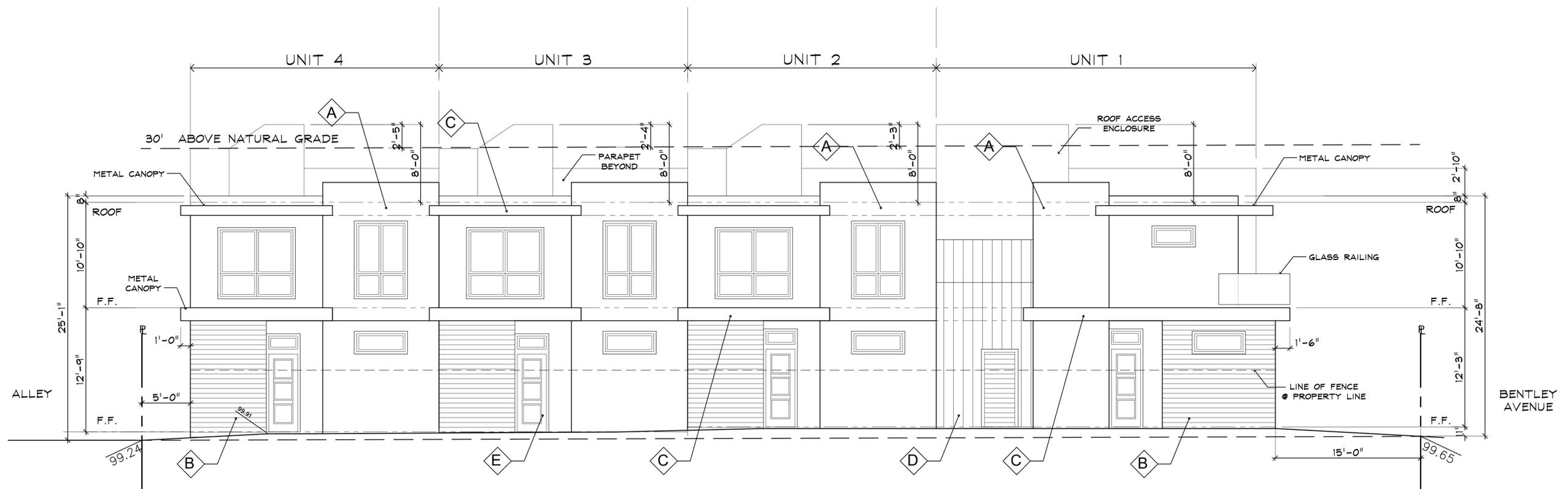
PAGE #

EXTERIOR FINISHES:

- ◊ A SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DEC791 "CLOUD"
- ◊ B ENGINEERED WOOD OR WOOD TILE
COLOR: UNFINISHED WALNUT LOOK
- ◊ C METAL FASCIA
COLOR: MEDIUM GRAY, NON REFLECTIVE
- ◊ D METAL VERTICAL PANELS
COLOR: DARKER GRAY, NON REFLECTIVE
- ◊ E ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY,
NON REFRACTIVE GLASS



WEST ELEVATION



NORTH ELEVATION

NOTES
 PPR: 04/12/16

SCALE: 3/16" = 1"
 DATE: 02/13/17

PAGE #

EXTERIOR FINISHES:

- ◊ A SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DEC791 "CLOUD"
- ◊ B ENGINEERED WOOD OR WOOD TILE
COLOR: UNFINISHED WALNUT LOOK
- ◊ C METAL FASCIA
COLOR: MEDIUM GRAY, NON REFLECTIVE
- ◊ D METAL VERTICAL PANELS
COLOR: DARKER GRAY, NON REFLECTIVE
- ◊ E ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY,
NON REFRACTIVE GLASS



EAST ELEVATION



SOUTH ELEVATION

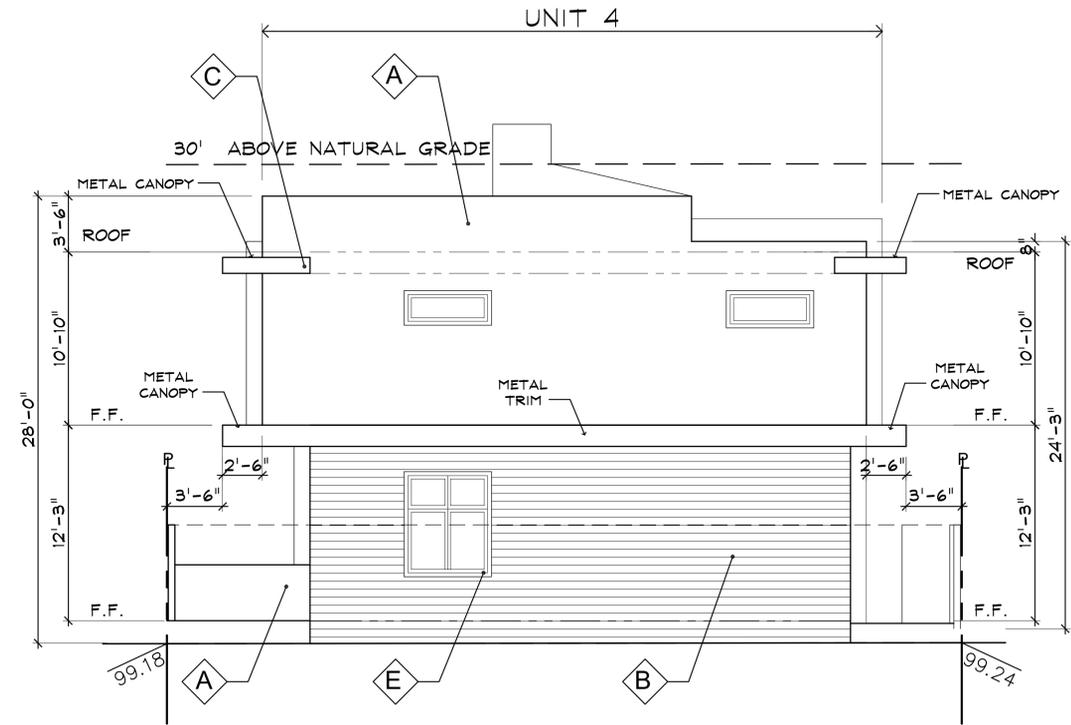
NOTES
 PPR: 04/12/16

SCALE: 3/16" = 1"
 DATE: 12/22/16

PAGE #

EXTERIOR FINISHES:

- ◊ A SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DEC791 "CLOUD"
- ◊ B ENGINEERED WOOD OR WOOD TILE
COLOR: UNFINISHED WALNUT LOOK
- ◊ C METAL FASCIA
COLOR: MEDIUM GRAY, NON REFLECTIVE
- ◊ D METAL VERTICAL PANELS
COLOR: DARKER GRAY, NON REFLECTIVE
- ◊ E ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY,
NON REFRACTIVE GLASS



EAST ELEVATION

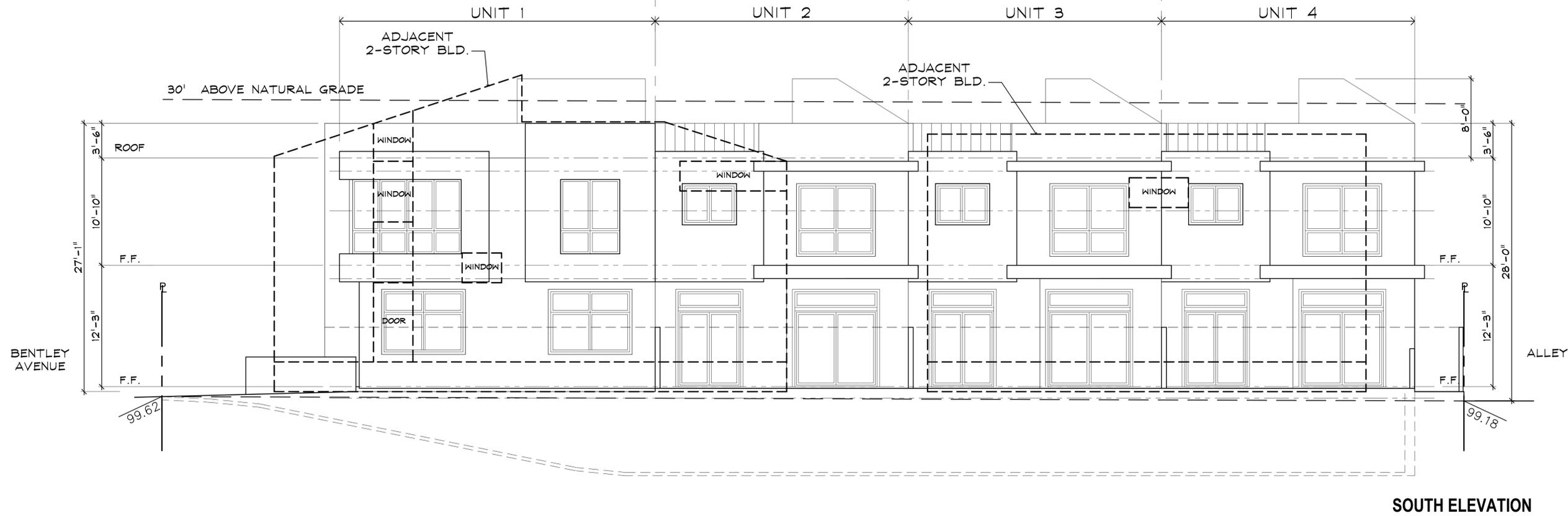


SOUTH ELEVATION

NOTES
PPR: 04/12/16

SCALE: 3/16" = 1"
DATE: 02/13/17

PAGE #



SOUTH ELEVATION



NORTH ELEVATION

URBAN DESIGN SPECIALISTS
 315 WASHINGTON BLVD, SUITE 2, MARINA DEL REY, CA 90292
 TEL: 310.904-9894 WWW.URBANDESIGNSPECIALISTS.COM

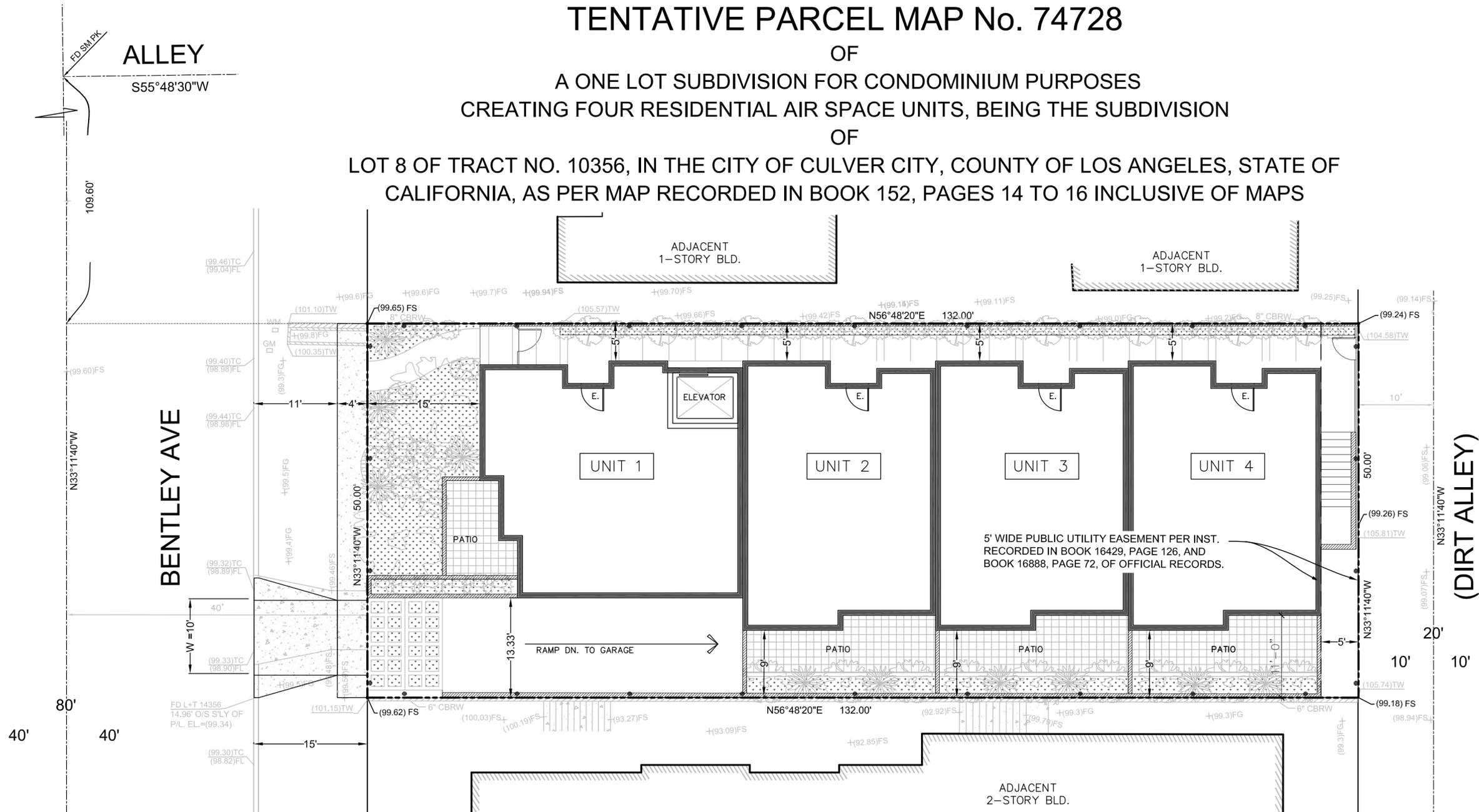
NEW 4-UNIT BUILDING
 3832 BENTLEY AVENUE
 CULVER CITY, CA 90232

ELEVATIONS EXHIBIT
W/ADJACENT PROPERTY
WINDOWS

NOTES	
PPR:	04/12/16
	07/18/16
SCALE:	3/16" = 1"
DATE:	02/13/17
PAGE #	11.0

TENTATIVE PARCEL MAP No. 74728
 OF
 A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
 CREATING FOUR RESIDENTIAL AIR SPACE UNITS, BEING THE SUBDIVISION
 OF

LOT 8 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 152, PAGES 14 TO 16 INCLUSIVE OF MAPS



LEGAL DESCRIPTION:

LOT 8 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 152, PAGE(S) 14 TO 16 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 33° 11' 40" W OF THE CENTERLINE OF BENTLEY AVENUE, AS SHOWN ON TRACT MAP No. 10356, M.B. 152 PAGES 14, 15 & 16 OF MAPS.

OWNER/SUBDIVIDER:

ADNAN SHOAB
 7615 MALACHILE AVE.
 RANCHO CUCAMONGA, CA 91730

PROJECT ADDRESS:

3832 BENTLEY AVE., CULVER CITY, CA 90232

PROJECT DATA:

PROPOSED NUMBER OF RESIDENTIAL UNITS: 4
 NUMBER OF PARKING PROVIDED: 8
 SITE AREA = 6,600 S.F. (0.15 AC.)

ZONING: RMD

GENERAL PLAN DESIGNATION:
 MEDIUM DENSITY RESIDENTIAL MULTIPLE FAMILY

ASSESSOR'S PARCEL NUMBER: 4213-005-005

FLOOD ZONE: "X"

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND SHOWS ALL EASEMENTS OF RECORD AS REPORTED IN THE TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER #111606563-MD, DATED APRIL 21, 2016

[Signature]

SIGNATURE:

11 / 2 / 2016
 DATE:



VICINITY MAP

**TENTATIVE
 PARCEL MAP
 No. 74728**

3832 BENTLEY AVE.
 CULVER CITY CA

NO.	DATE	REVISION

CIVIL ENGINEER

PLANEX
 Associates

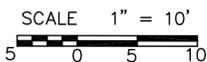
1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404
 TEL. (310) 664-9311
 FAX. (310) 450-4742

PREPARED BY:



MO SAHEBI, PE
 P.E. 33508

PFN: 1602-399
 DATE: 11 / 2 / 2016



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



MEMORABLE ENVIRONMENTS
YoPeland.com
760.521.3197

IRR. DETAILS

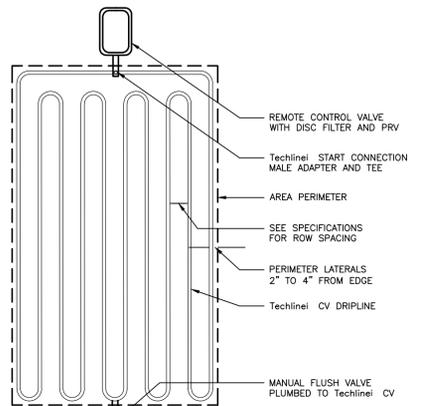
THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF YORELAND. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF YORELAND. TITLE TO THE DRAWINGS REMAINS WITH YORELAND WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRANA-FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

PROJECT TITLE
4 UNIT BUILDING
3832 BENTLEY AVE.
CULVER CITY, CA
90232

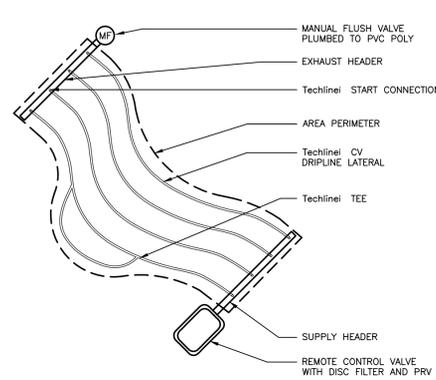
NO.	DATE	DESCRIPTION

IRRIGATION DETAILS LI-3

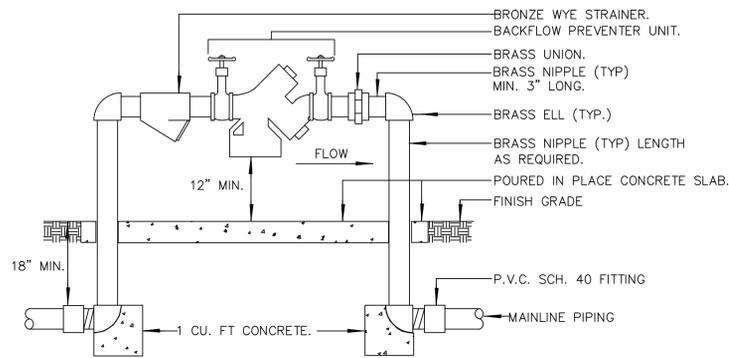
DATE 07.08.2016



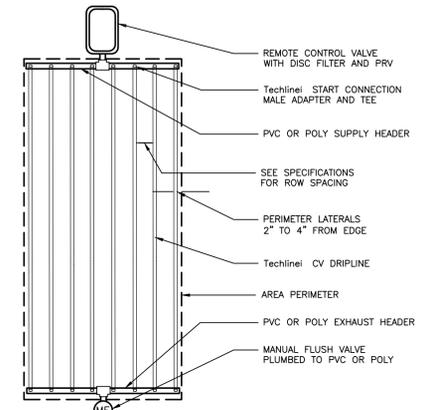
A Techline® CV LITE END FEED LAYOUT
NOT TO SCALE DETAIL - C101 LITE



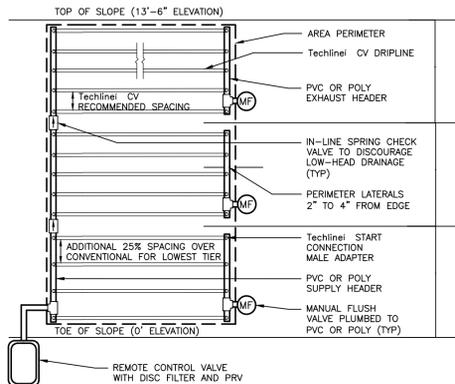
B Techline® CV IRREGULAR AREAS: Odd Curves
NOT TO SCALE DETAIL - C105



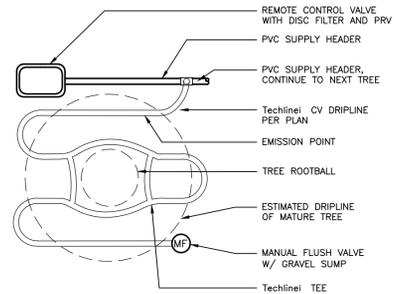
G RP BACKFLOW PREVENTER
NOT TO SCALE



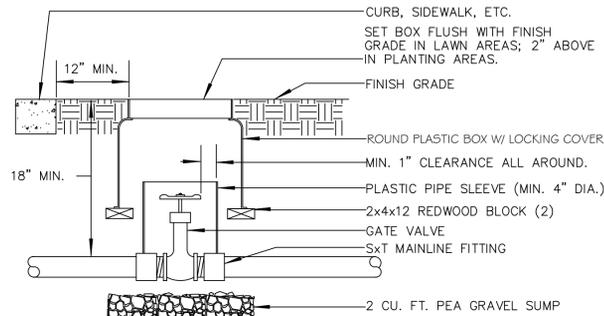
A3 Techline® CV END FEED LAYOUT
NOT TO SCALE DETAIL - C101



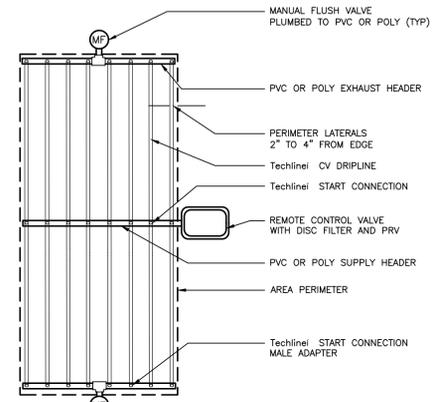
C Techline® CV SLOPE LAYOUT, 1 VALVE
NOT TO SCALE DETAIL - C111



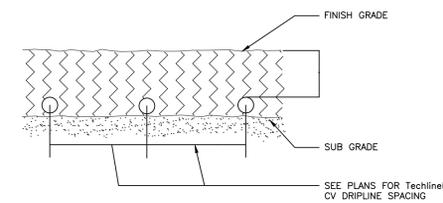
D Techline® CV TUBING AND ACCESSORIES FOR TREE PLANTING
NOT TO SCALE DETAIL - C130



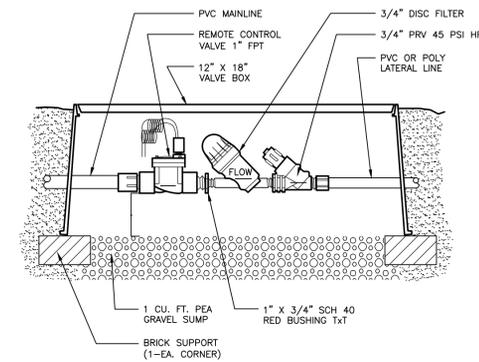
I GATE VALVE
NOT TO SCALE



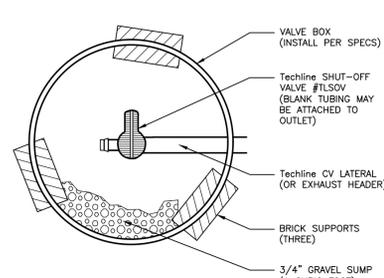
A2 Techline® CV CENTER FEED LAYOUT
NOT TO SCALE DETAIL - C102



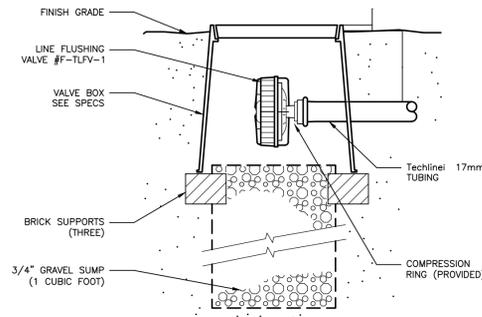
E Techline® CV SUBGRADE INSTALLATION
NOT TO SCALE DETAIL - C201



F LOW-VOLUME CONTROL ZONE ASSEMBLY:
P/N LVCS80-10075-HF 4.5 - 17.6 GPM
NOT TO SCALE DETAIL - L211HF



H Techline CV MANUAL LINE FLUSH VALVE
NOT TO SCALE DETAIL - D111



3/4\"/>