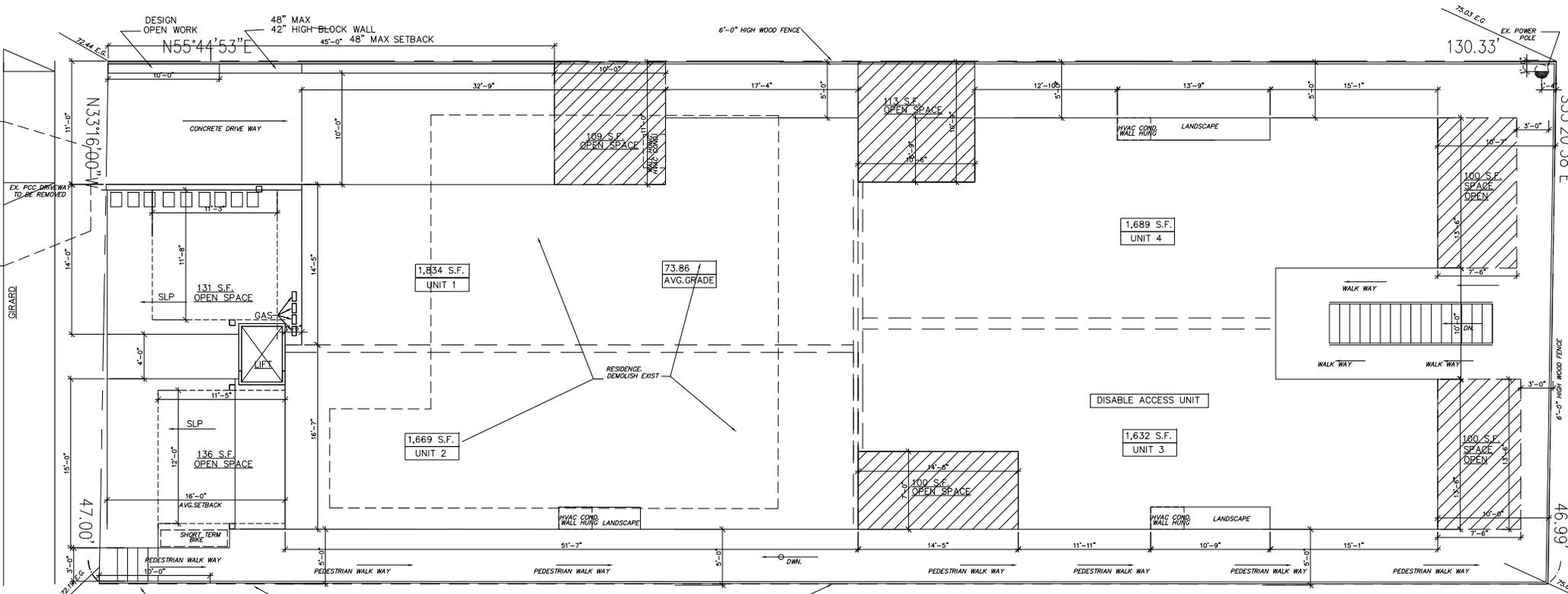


ADJACENT
EX. 1-STORY SINGLE
FAMILY RESIDENCE



OPEN WORK

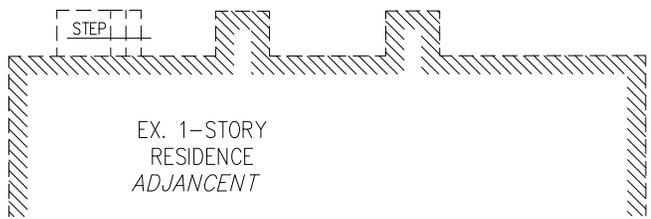
PRIVATE OPEN SPACE

	REQUIRED	PROVIDED
UNIT 1	100 S.F. PER UNIT.	108 S.F. 109 S.F.
UNIT 2	100 S.F. PER UNIT.	105 S.F.
UNIT 3	100 S.F. PER UNIT.	100 S.F. 100 S.F.
UNIT 4	100 S.F. PER UNIT.	113 S.F. 100 S.F.

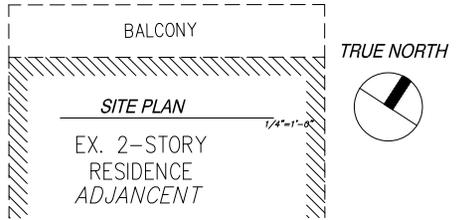
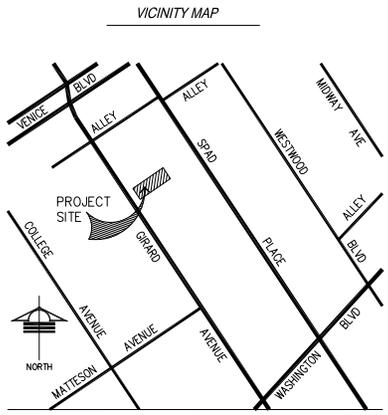
BUILDING SQUARE FOOTAGE

	1ST FLOOR	2ND FLOOR	TOTAL
UNIT 1	842 S.F.	992 S.F.	1,834 S.F.
UNIT 2	837 S.F.	832 S.F.	1,669 S.F.
UNIT 3	769 S.F.	863 S.F.	1,632 S.F.
UNIT 4	810 S.F.	879 S.F.	1,689 S.F.

NOTES:
MAXIMUM 45% ALLOWED IN PAVING FRONT YARD SETBACK.
PROJECT WILL MEET CAL GREEN STANDARDS.

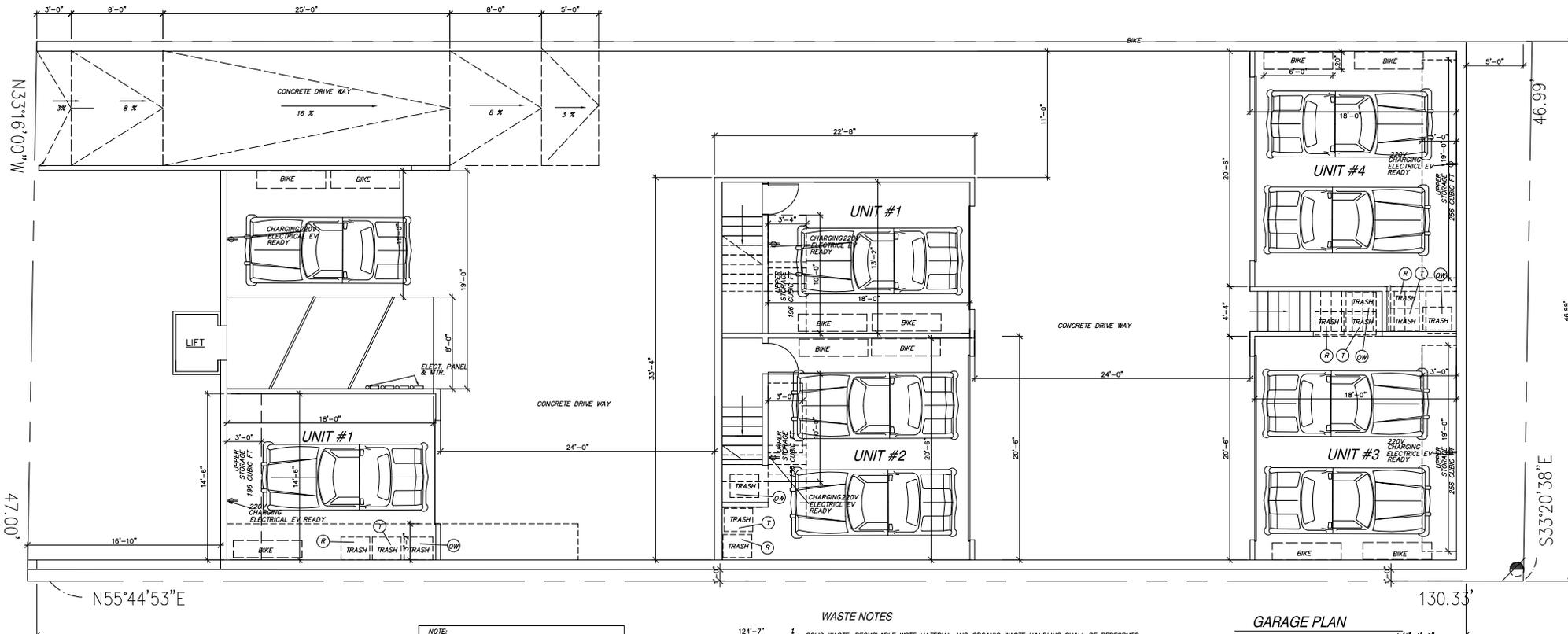


LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 42 OF TRACT NO. 6365, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.
ASSESSOR'S PARCEL NUMBER: 4208-020-033
LOT AREA 6,131 S.F.



mocc group
8504 FIRESTONE BLVD., #424
DOWNEY, CA. 90241
562-832-7793

PROPOSED 4 TOWNHOMES
3826 GIRARD, CULVER CITY



N55°44'53"E

N33°16'00"W

47.00'

130.33'

46.99'

S33°20'58"E

NOTE:
ALL PROPOSED EXTERIOR LIGHTING WILL REDUCE
GLARE AND SPILLOVER AND SHALL BE COMPATIBLE WITH
PROPOSED STRUCTURE.

NOTE:
BUILDING SHALL BE SPRINKLERED PER NATIONAL FIRE PROTECTION
ASSOCIATIONS 13 IN PARKING AREA AND PER NFPA 13R IN DWELLING
UNITS

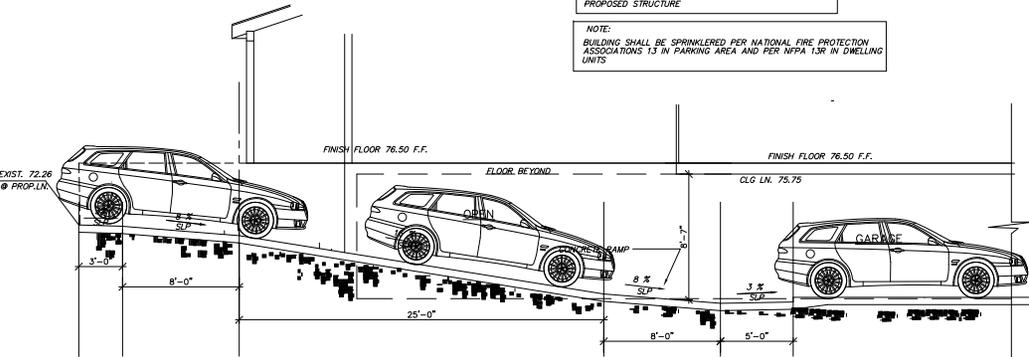
WASTE NOTES

1. SOLID WASTE, RECYCLABLE WASTE MATERIAL AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY COUNCIL MAY REGULATE BY ORDINANCE OR RESOLUTION, ALL ASPECTS OF SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING, INCLUDING BUT NOT LIMITED TO, FREQUENCY OF COLLECTION, MEANS OF COLLECTION AND TRANSPORTATION, LEVEL OF SERVICES, CHARGES, FEES, AND NATURE, LOCATION AND EXTENT OF PROVIDING SOLID WASTE HANDLING SERVICES.
2. THE CITY OF CULVER CITY SHALL PROVIDE WASTE DISPOSAL AND RECYCLING SERVICES FOR ALL CONSTRUCTION & DEMOLITION PROJECTS WITHIN THE CITY LIMITS IN ACCORDANCE WITH CCMC 5.01.010

GARAGE PLAN

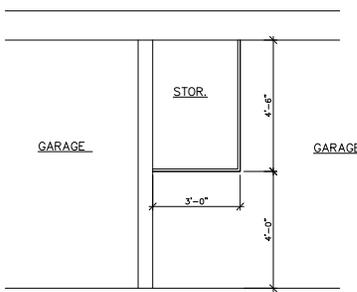
WASTE LEGEND

- (R) RECYCLE
- (T) TRASH
- (OW) ORGANIC WASTE
- [BIKE] ALL BIKES WILL BE WALL MOUNTED
- (E) EV READY / CAPABLE OUTLET



RAMP SECTION

1/4"=1'-0"



TYP. STORAGE SECTION

mocc group

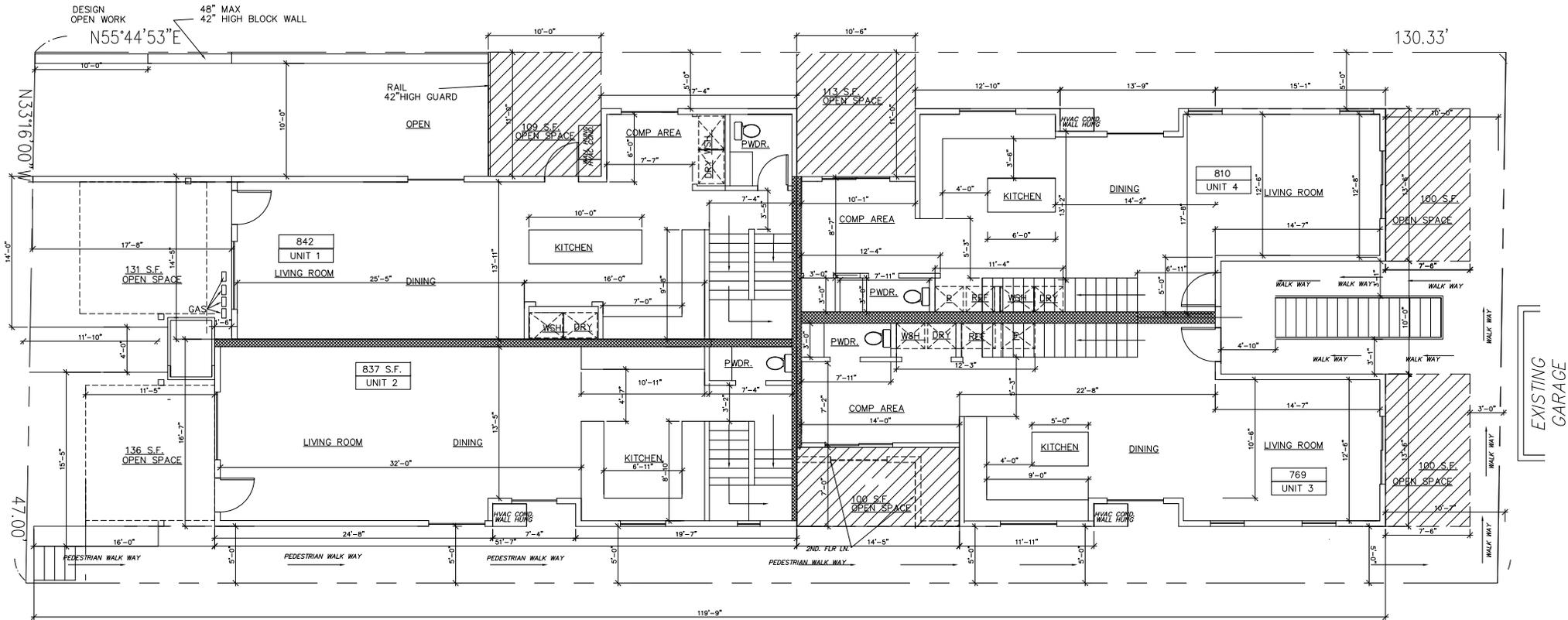
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DOWNEY, CA, 90241

562-832-7793

PROPOSED 4 TOWNHOMES
3826 GIRARD, CULVER CITY

A-2

EX. 1-STORY
RESIDENCE
ADJACENT 3822 GIRARD



GROUND 1ST. FLOOR

1/4"=1'-0"

NOTE:
ALL PROPOSED EXTERIOR LIGHTING WILL REDUCE
GLARE AND SPILLOVER AND SHALL BE COMPATIBLE WITH
PROPOSED STRUCTURE.

NOTE:
BUILDING SHALL BE SPRINKLERED PER NATIONAL FIRE PROTECTION
ASSOCIATIONS 13 IN PARKING AREA AND PER NFPA 13R IN DWELLING
UNITS

EX. 1-STORY
RESIDENCE
ADJACENT
3830 GIRARD

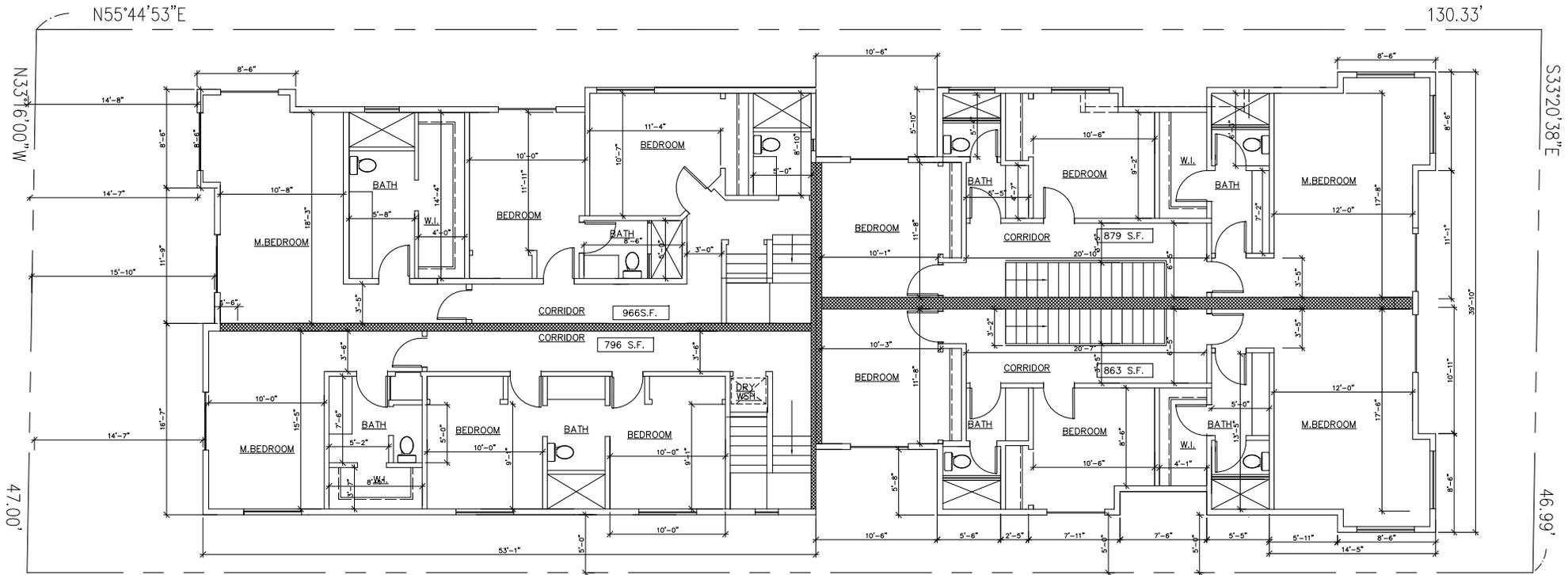
EX. 2-STORY
RESIDENCE
ADJACENT 1ST FLR.

mocc group

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PROPOSED 4 TOWNHOMES **A-3**
3826 GIRARD, CULVER CITY



2ND FLOOR

1/4"=1'-0"

NOTE:
ALL PROPOSED EXTERIOR LIGHTING WILL REDUCE
GLARE AND SPILLAGE AND SHALL BE COMPATIBLE WITH
PROPOSED STRUCTURE

NOTE:
BUILDING SHALL BE SPRINKLERED PER NATIONAL FIRE PROTECTION
ASSOCIATIONS 13 IN PARKING AREA AND PER NFPA 13R IN DWELLING
UNITS

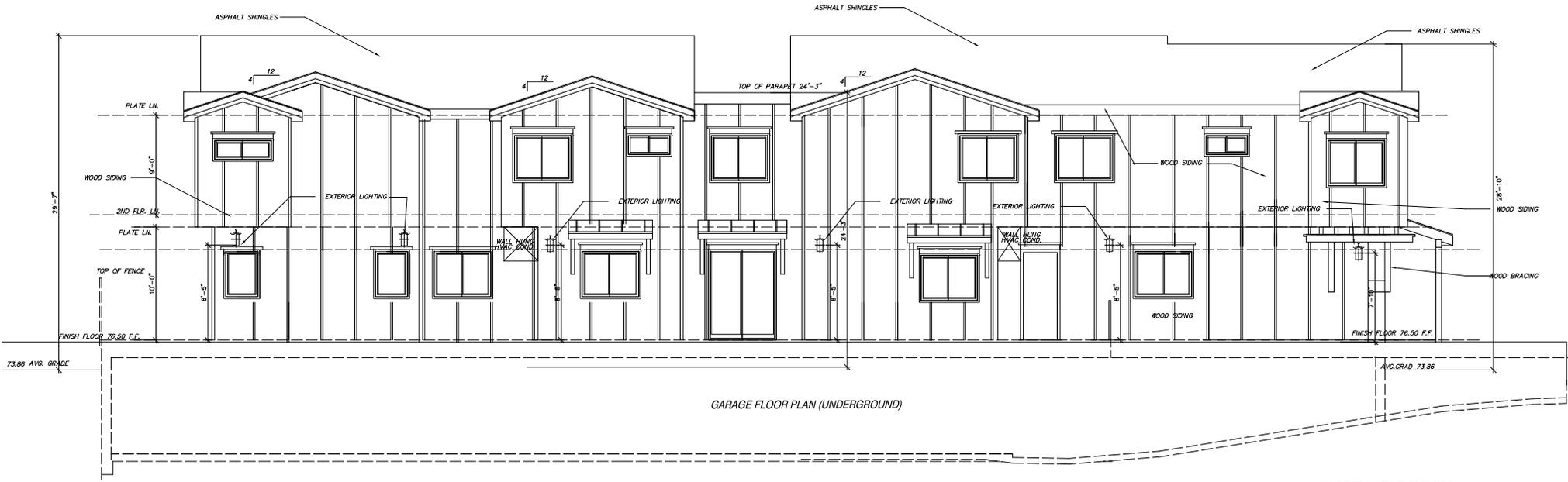


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DOWNEY, CA, 90241

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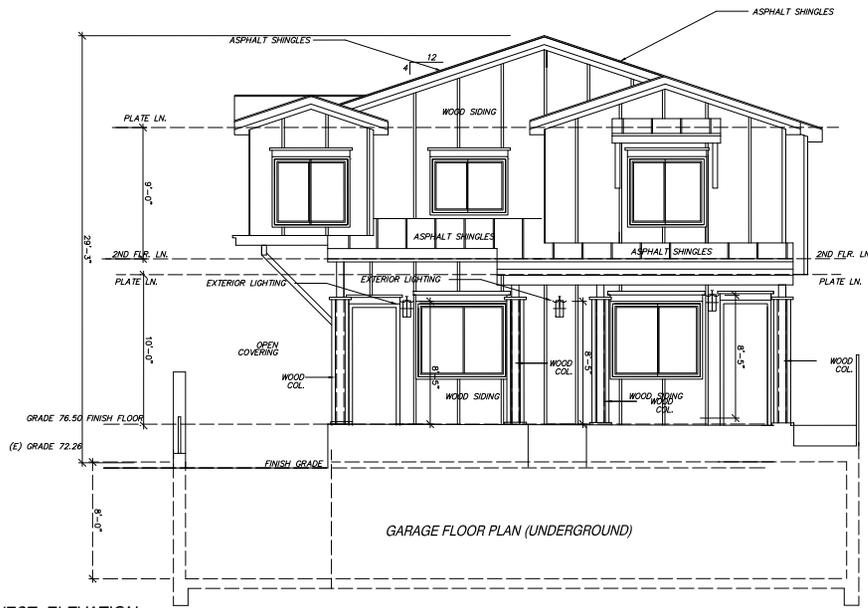
PROPOSED 4 TOWNHOMES **A-4**
3826 GIRARD, CULVER CITY



GARAGE FLOOR PLAN (UNDERGROUND)

NORTH ELEVATION

1/4"=1'-0"



GARAGE FLOOR PLAN (UNDERGROUND)

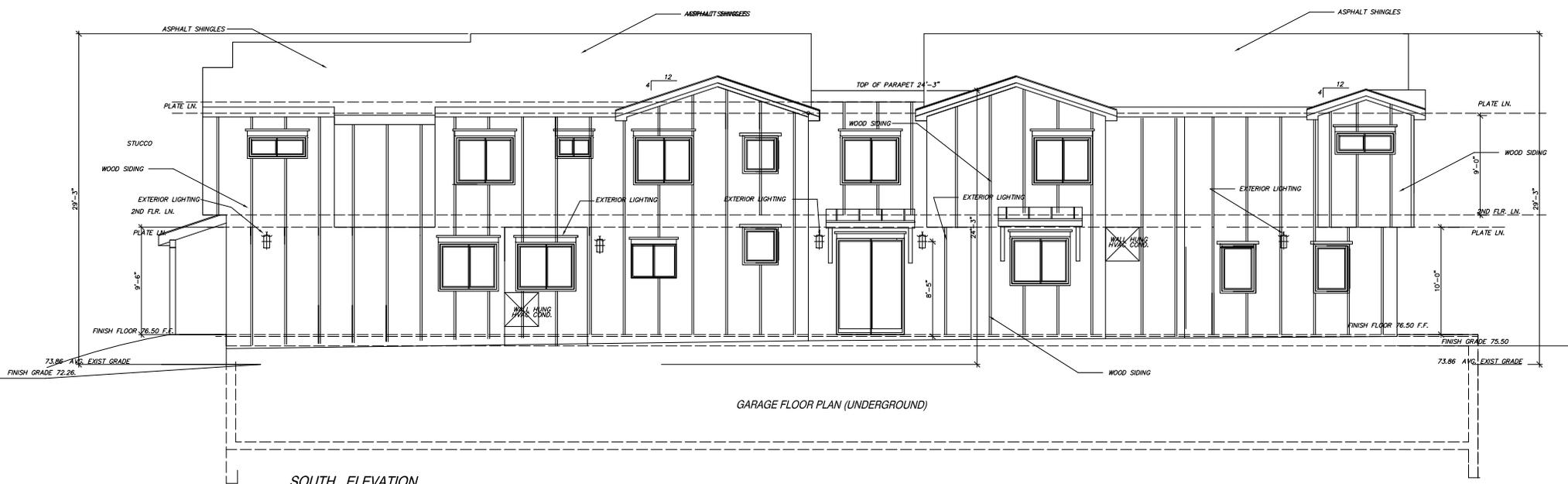
WEST ELEVATION

1/4"=1'-0"

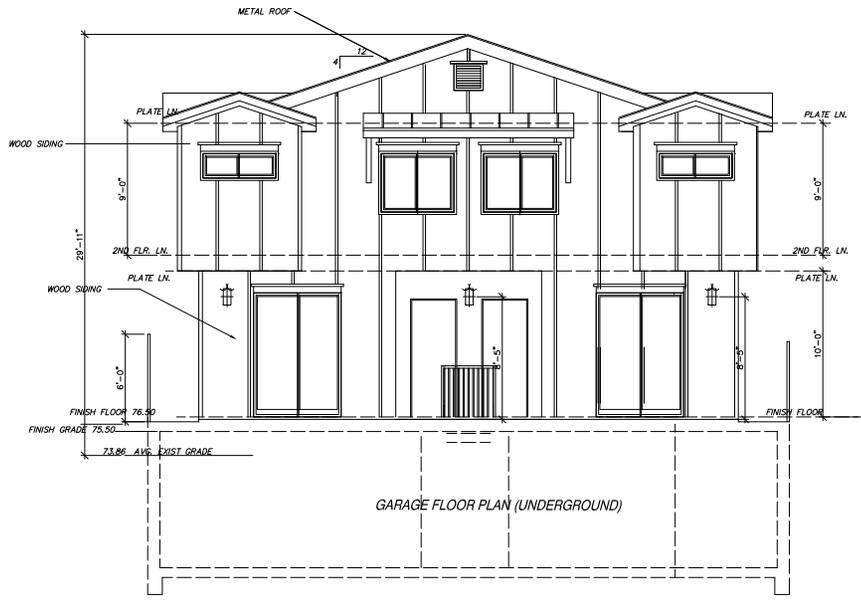
m o c c group
 8504 FIRESTONE BLVD, #424
 DOWNEY, CA, 90241
 562 • 832-7793

PROPOSED 4 TOWNHOMES
 3826 GIRARD, CULVER CITY

A-5



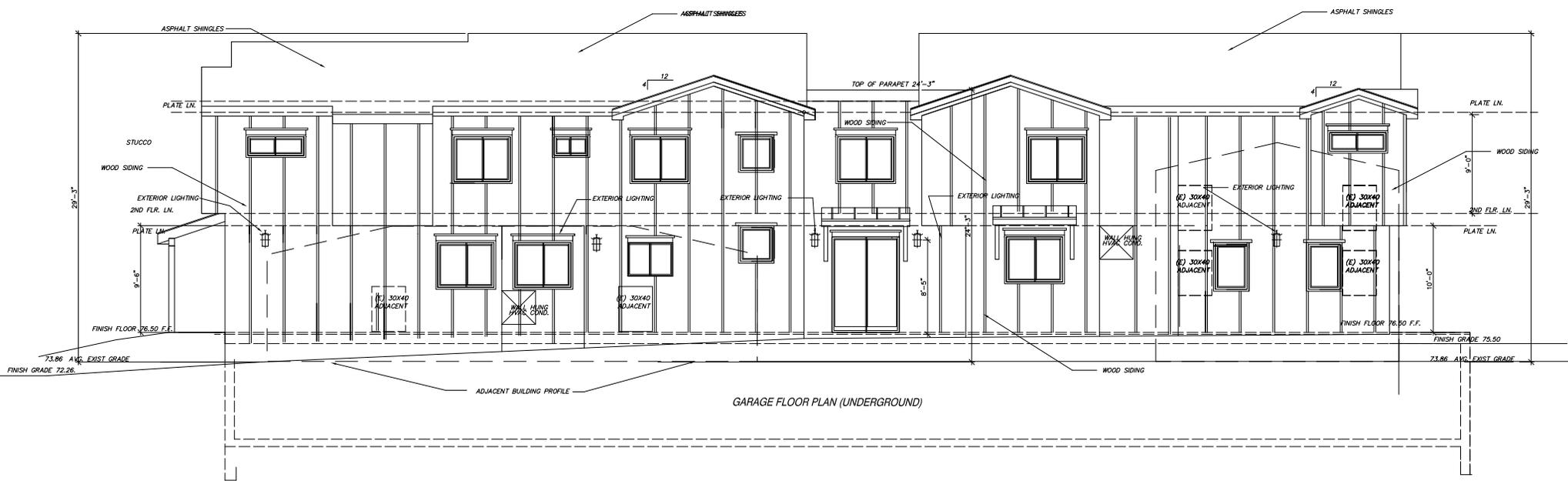
SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

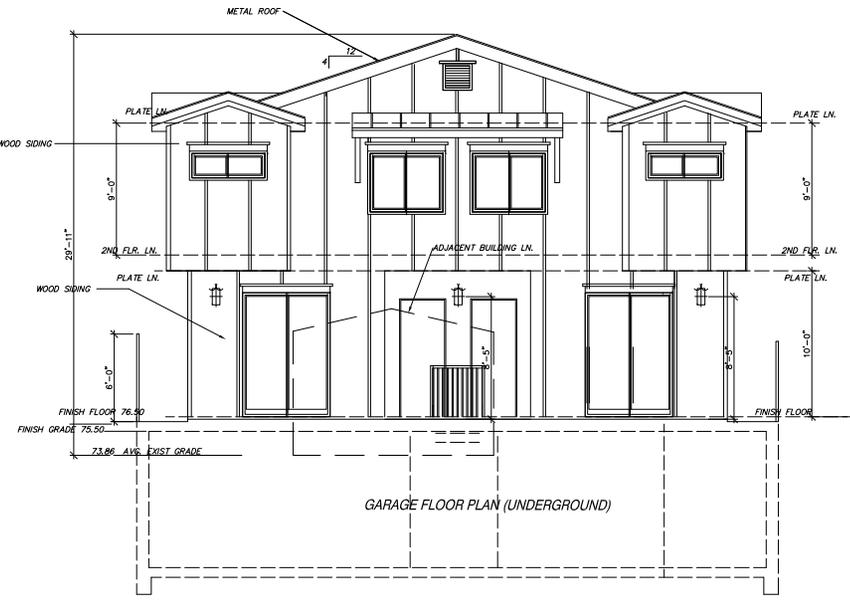
m o c c group
8504 FIRESTONE BLVD., #424
DOWNEY, CA. 90241
562 - 832- 7793

PROPOSED 4 TOWNHOMES
3826 GIRARD, CULVER CITY



GARAGE FLOOR PLAN (UNDERGROUND)

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

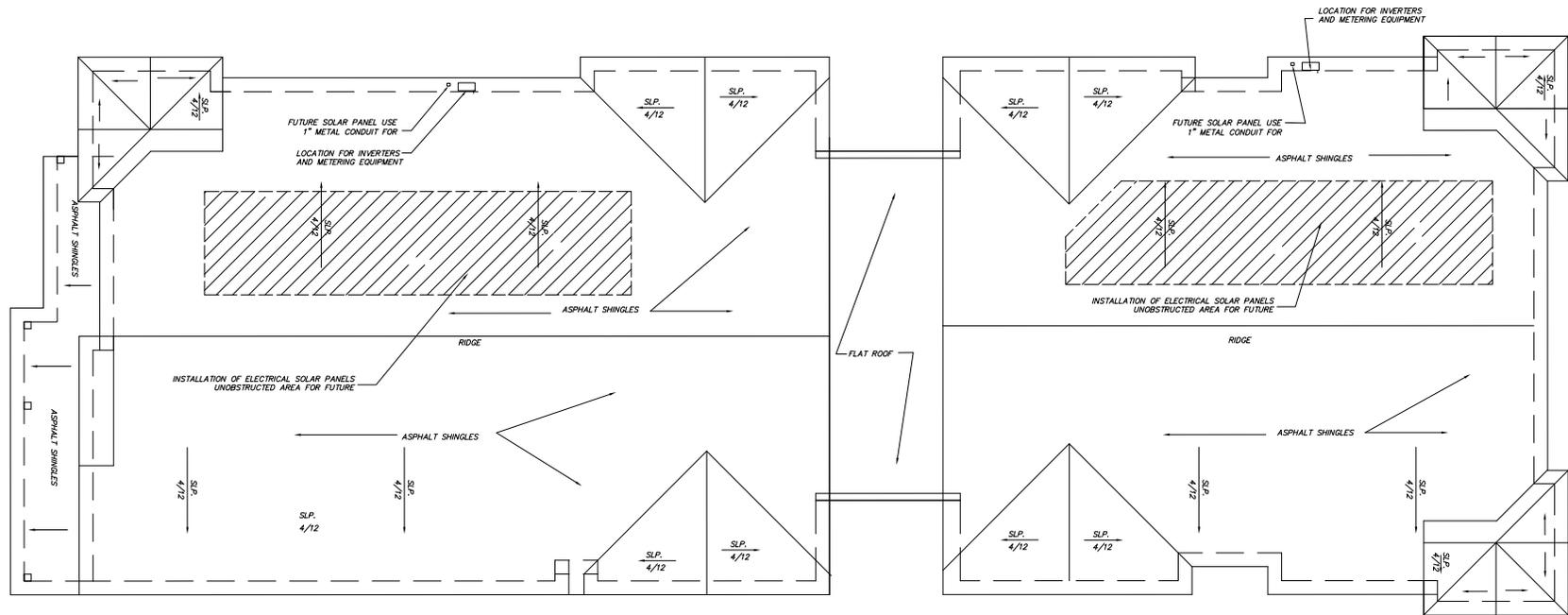


GARAGE FLOOR PLAN (UNDERGROUND)

EAST ELEVATION
1/4"=1'-0"

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PROPOSED 4 TOWNHOMES
 3826 GIRARD, CULVER CITY



ROOF PLAN

1/4"=1'-0"

SOLAR ZONE NOTES:

- A. THE ROOF PLAN SOLAR ZONE AREA(S) SHALL HAVE A TOTAL AREA EQUAL TO OR GREATER THAN 250 SQ FT. THE SOLAR ZONE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND EACH AREA SHALL NOT BE LESS THAN:
 - I. 80 SQ FT FOR ROOF AREAS OF 10,000 SQ FT OR LESS
 - II. 160 SQ FT FOR ROOF AREAS OVER 10,000 SQ FT.
- B. FOR ROOF SLOPES > 2:12 (9.5' FROM HORIZONTAL), SHOW THAT THE SOLAR ZONE IS ORIENTED BETWEEN 110° AND 270° OF TRUE NORTH.
- C. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, NEWS, CHIMNEYS, AND EQUIPMENT.
- E. FOR ROOF SLOPES > 2:12, THE SOLAR ZONE SHALL NOT BE LOCATED HIGHER THAN 3 FEET BELOW THE RIDGE AND SHALL NOT BE LOCATED CLOSER THAN 18-INCHES TO A HIP OR VALLEY IF PLACED ON BOTH SIDES OF THE HIP OR VALLEY.

- F. FOR ROOF SLOPES > 2:12, PROVIDE A MINIMUM 3 FOOT-WIDE CLEAR ACCESS PATHWAY (MEASURE FROM THE LOAD BEARING WALL TO THE SOLAR ZONE) TO THE RIDGE ON ALL SIDE OF EACH ROOF SLOPE WHERE THE SOLAR ZONES ARE LOCATED.
- G. PLANS SHALL INDICATE A LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL.
- H. PLANS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.
- I. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
- J. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRICITY.

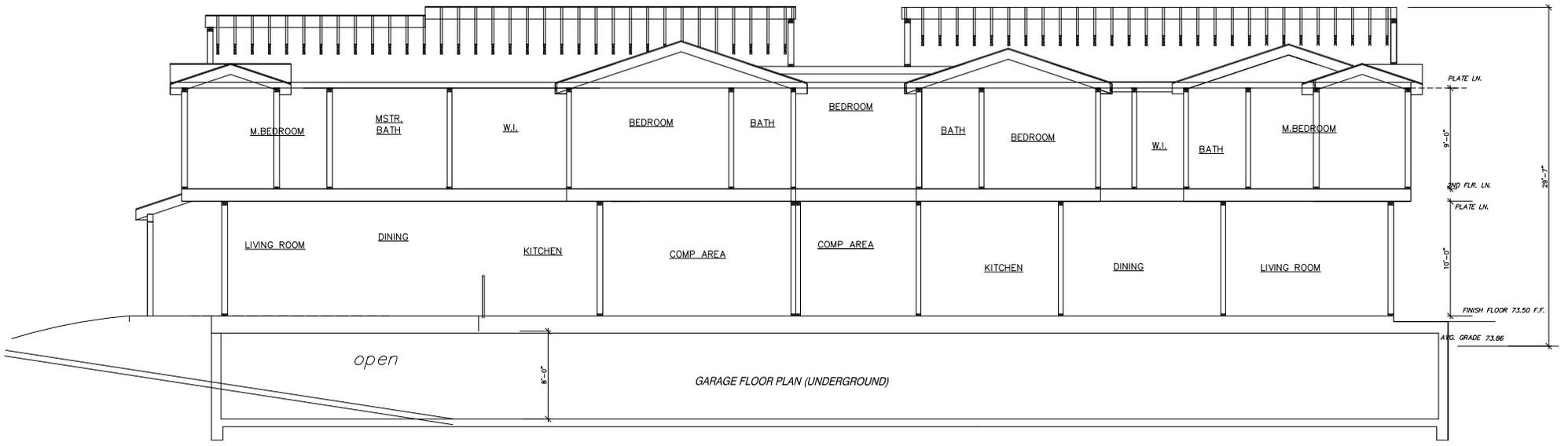
mocc group

8504 FIRESTONE BLVD, #424
DOWNEY, CA 90241

562-832-7793

PROPOSED 4 TOWNHOMES
3826 GIRARD, CULVER CITY

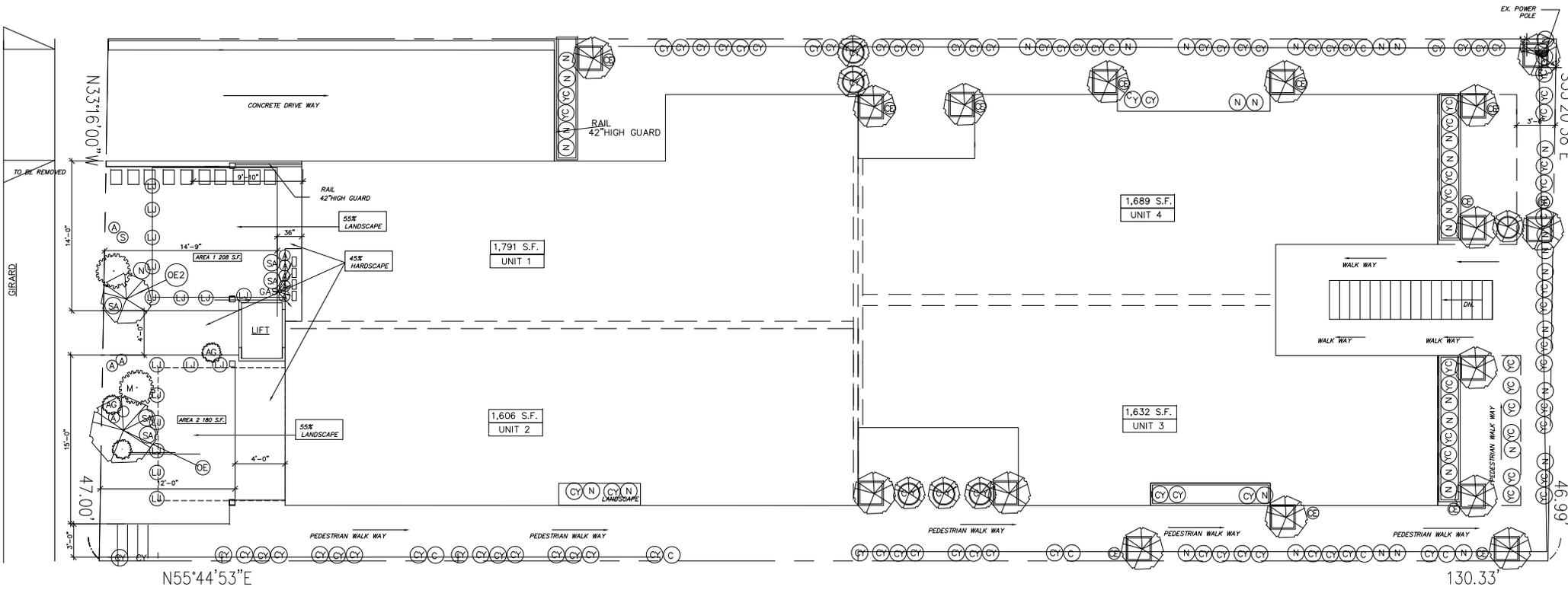
A-7



SECTION
1/4"=1'-0"

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PROPOSED 4 TOWNHOMES
 3826 GIRARD, CULVER CITY



- PLANT LEGEND**
- (S) SALVIA "GREGII" AUTUMN SAGE 1 GAL.
 - (CE) CERIS OCCIDENTALIS WESTERN REDBUD 24" BOX.
 - (A) ALOE STRIATA MEDICINAL ALOE 5 GAL.
 - (SA) SANTOLINA CHAMEAECYPARISSUS" LAVENDER COTTON 5 GAL.
 - (M) MAHONIA "GOLDEN ABUNDANCE" HYBRID OREGON GRAPE 5 GAL.
 - (AG) AGAVE SHAWII SHAW'S CENTURY PLANS 5 GAL.
 - (N) NADINA DOMESTICA NANDINA 5 GAL.
 - (CY) CYPERUS PAPHYRUS PAPHYRUS 1 GAL.
 - (LJ) LITTLE JOHN BOTTLEBRUSH CALLISTEMON 1 GAL.
 - (D) DEEP-ROOTED FESCUE MIX TURFGRASS

NOTES:

TOTAL FRONT AREA = 15447 = 705 S.F.
 ALLOWABLE LANDSCAPE REQUIRED 55X = 387.7 S.F.
 AREA 1 PROVIDED: 14'x14'9" = 208 S.F.
 AREA 2 PROVIDED: 15 X 12 = 180 S.F. TOTAL PROVIDED 388 S.F.
 ALLOWABLE TREE REQUIRED 1,250 S.F. = 388 S.F./250
 PROVIDED: =2 TREES (1-36" BOX. 1-15 GAL.)

- (OE2) OLEA EUROPAEA #2 WILSSONII 36" BOX
- (OE) OLEA EUROPAEA WILSSONII 15 GAL.



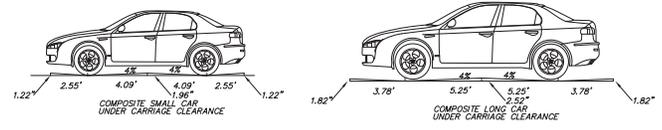
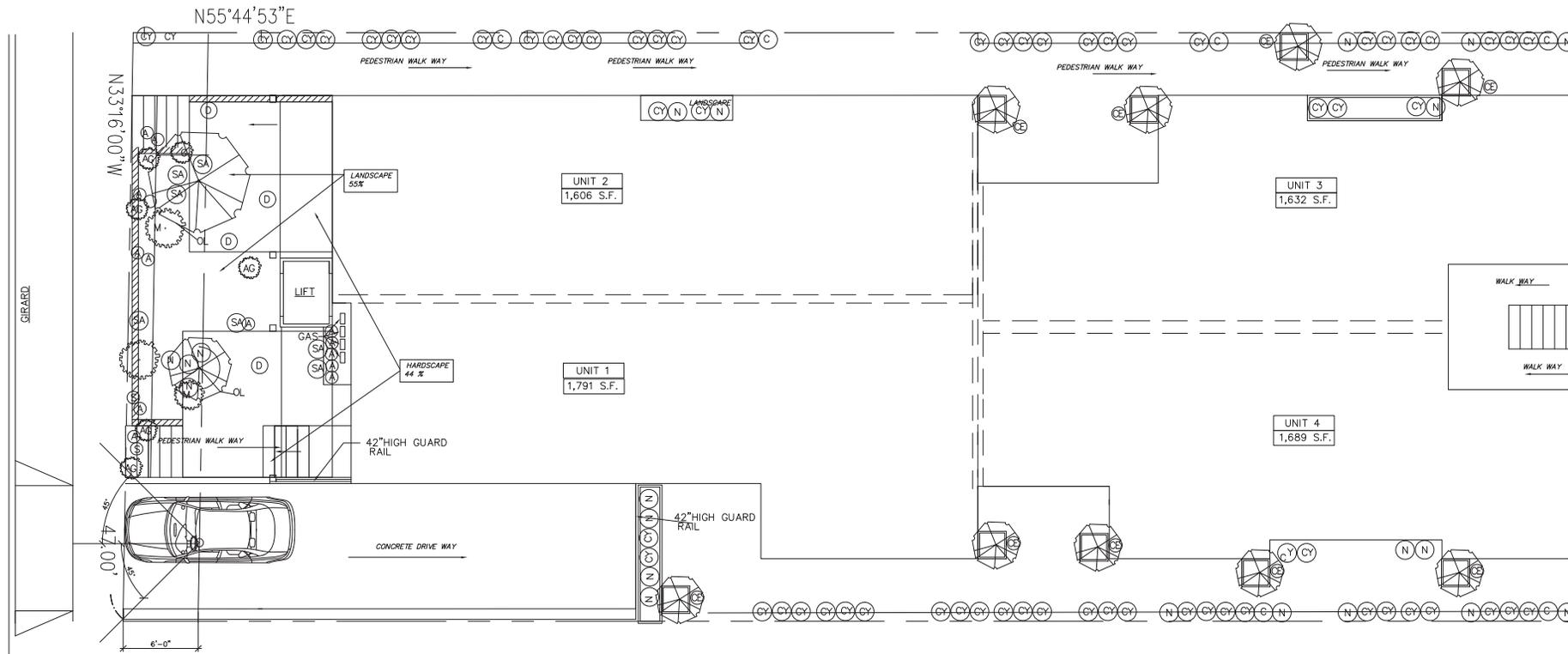
NOTICES:

MINIMUM 40% ALLOWED IN FRANKING FRONT YARD SET BACK.
 PROPERTY WALL MEET GAIL GREEN STRAIGHTENERS.

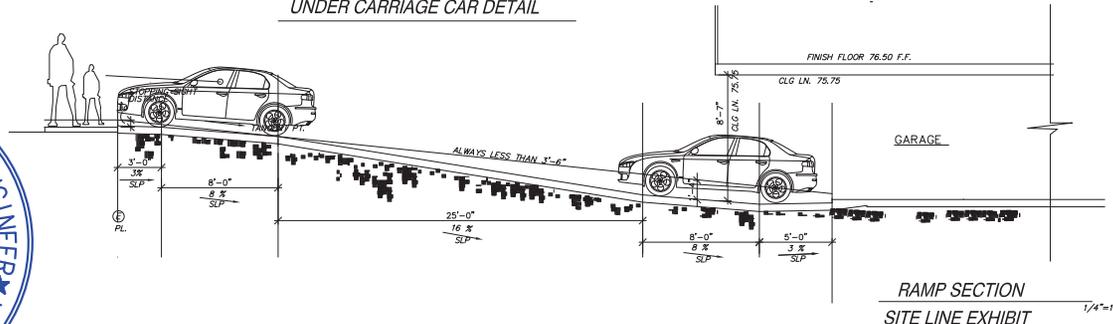
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 DOWNEY, CA, 90241

562-832-7793



UNDER CARRIAGE CAR DETAIL



RAMP SECTION
SITE LINE EXHIBIT

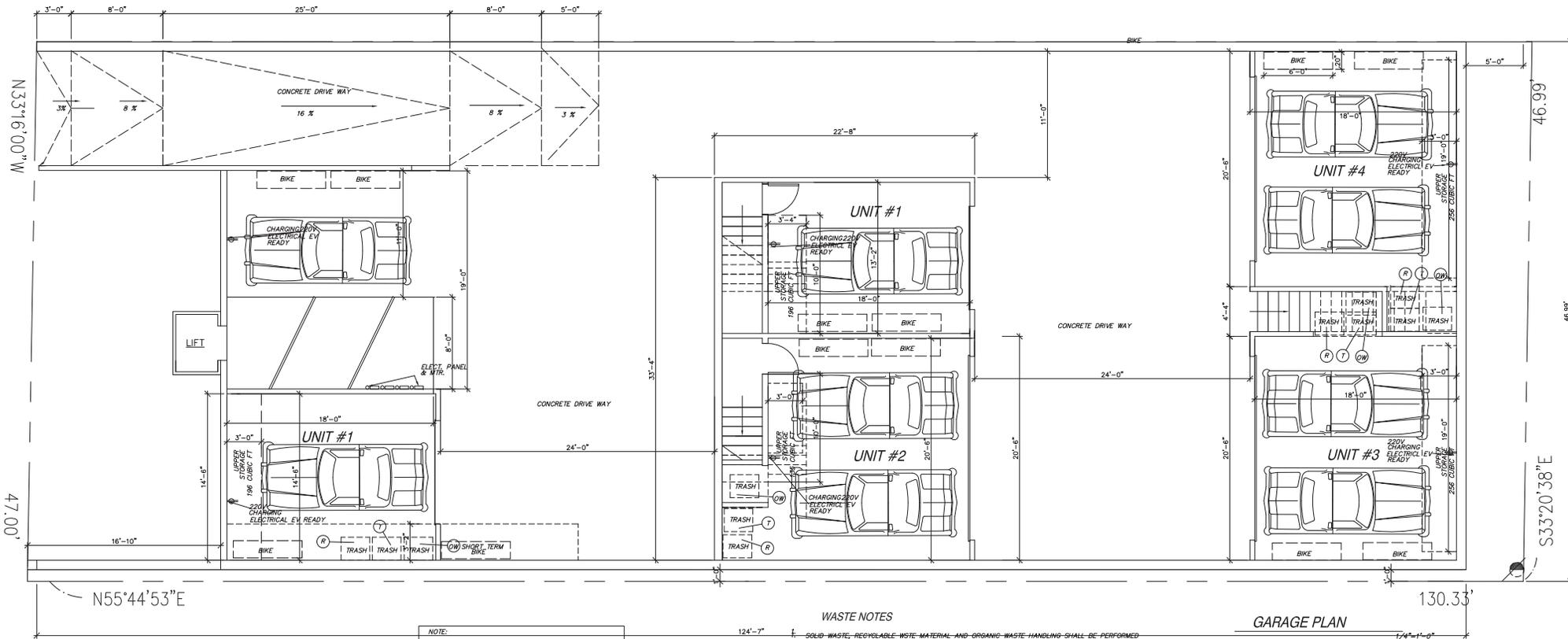


Handwritten signature: Nader Poba

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 8504 FIRESTONE BLVD., #424
 DOWNEY, CA, 90241
 562-832-7793

PROPOSED 4 TOWNHOMES
 3826 GIRARD, CULVER CITY

R-1



NOTE:
ALL PROPOSED EXTERIOR LIGHTING WILL REDUCE
GLARE AND SPILLOVER AND SHALL BE COMPATIBLE WITH
PROPOSED STRUCTURE.

NOTE:
BUILDING SHALL BE SPRINKLERED PER NATIONAL FIRE PROTECTION
ASSOCIATIONS 13 IN PARKING AREA AND PER NFPA 13R IN DWELLING
UNITS

WASTE NOTES

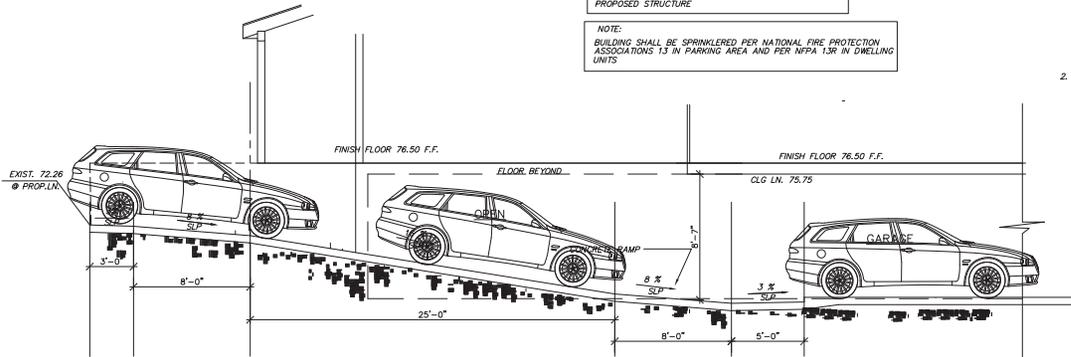
SOLID WASTE, RECYCLABLE WASTE MATERIAL AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY COUNCIL MAY REGULATE BY ORDINANCE OR RESOLUTION, ALL ASPECTS OF SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING, INCLUDING BUT NOT LIMITED TO, FREQUENCY OF COLLECTION, MEANS OF COLLECTION AND TRANSPORTATION, LEVEL OF SERVICES, CHARGES, FEES, AND NATURE, LOCATION AND EXTENT OF PROVIDING SOLID WASTE HANDLING SERVICES.

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

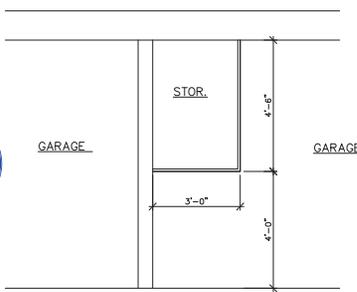
GARAGE PLAN

WASTE LEGEND

- (R) RECYCLE
- (T) TRASH
- (OW) ORGANIC WASTE
- BIKE (ALL BIKES WILL BE WALL MOUNTED)
- EV READY / CAPABLE OUTLET



RAMP SECTION
1/4"=1'-0"



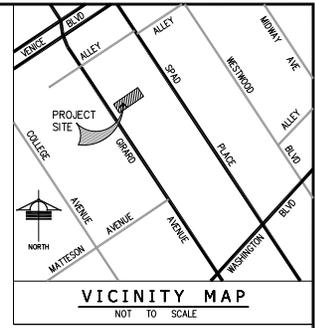
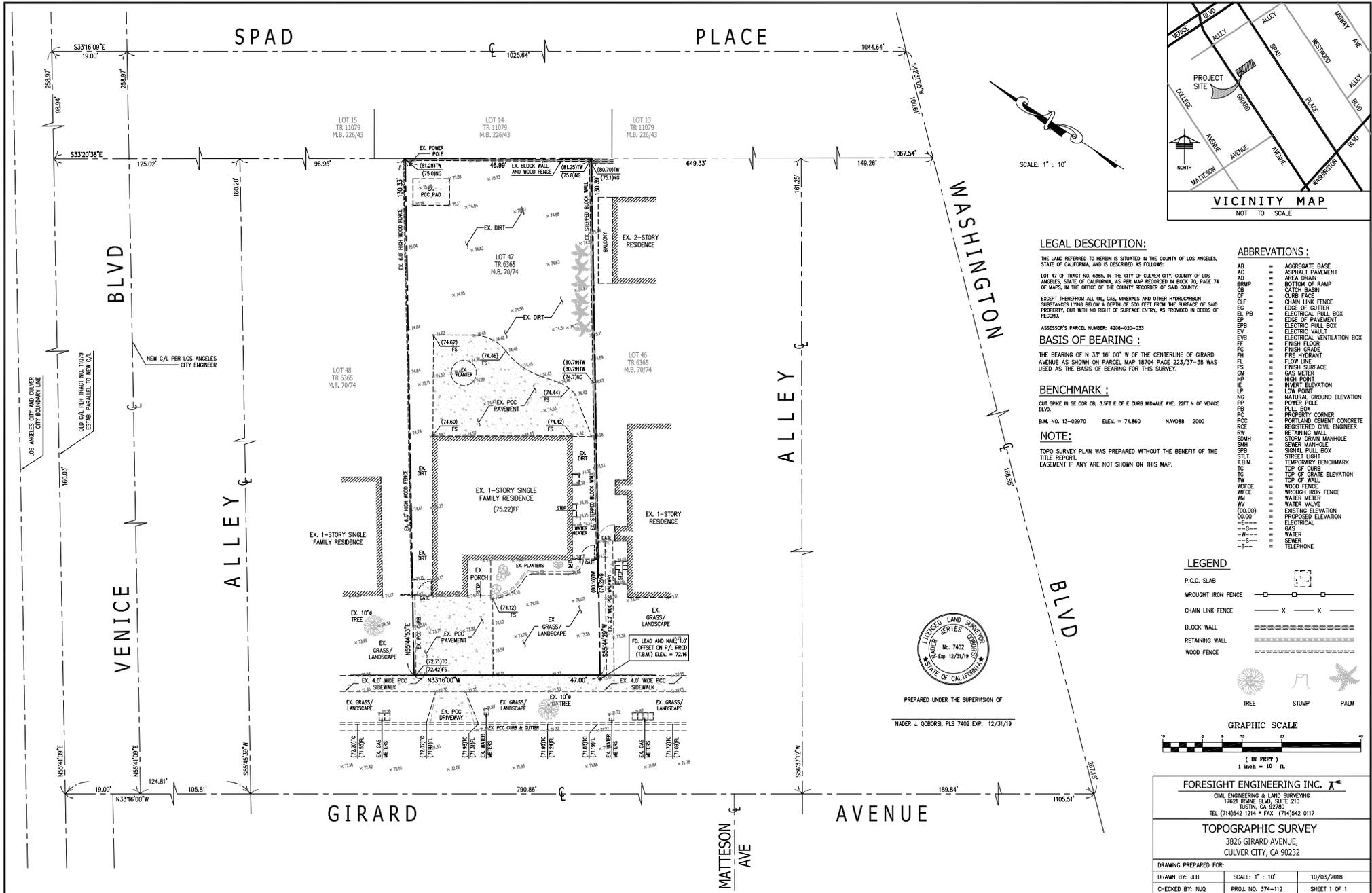
TYP. STORAGE SECTION



M. C. POBA

mocc group
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DOWNEY, CA, 90241
562-832-7793

PROPOSED 4 TOWNHOMES
3826 GIRARD, CULVER CITY



SCALE: 1" = 10'

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 47 OF TRACT NO. 6366, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.
 ASSESSOR'S PARCEL NUMBER: 4208-020-033

BASIS OF BEARING:

THE BEARING OF N 33° 16' 00" W OF THE CENTERLINE OF GIRARD AVENUE AS SHOWN ON PARCEL MAP 18708 PAGE 223/27-38 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

BENCHMARK:

CUT SPIKE IN SE CORN OB; 3.57' E OF E CURB MIDLINE AVE; 22FT N OF VENICE BLVD.
 B.M. NO. 13-02970 ELEV. = 74.860 NAVD88 2000

NOTE:

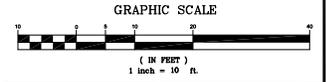
TOPO SURVEY PLAN WAS PREPARED WITHOUT THE BENEFIT OF THE TITLE REPORT.
 EASEMENT IF ANY ARE NOT SHOWN ON THIS MAP.

ABBREVIATIONS:

- AB = AGGREGATE BASE
- AC = ASPHALT PAVEMENT
- AD = AREA DRAIN
- BRMP = BOTTOM OF RAMP
- CB = CATCH BASIN
- CF = CURB FACE
- CLF = CHAIN LINK FENCE
- CO = EDGE OF PAVEMENT
- EL PB = ELECTRICAL PULL BOX
- EP = EDGE OF PAVEMENT
- EPB = ELECTRIC PULL BOX
- ET = ELECTRICAL MAUL
- EVB = ELECTRICAL VENTILATION BOX
- FF = FINISH FLOOR
- FG = FINISH GRADE
- PH = FIRE HYDRANT
- FL = FLOW LINE
- FS = FINISH SURFACE
- GM = GAS METER
- HP = HIGH POINT
- IE = INVERT ELEVATION
- LP = LOW POINT
- NG = NATURAL GROUND ELEVATION
- PP = POWER POLE
- PB = PULL BOX
- PC = PROPERTY CORNER
- PCC = PORTLAND CEMENT CONCRETE
- REC = REGISTERED CIVIL ENGINEER
- RW = RETAINING WALL
- SDMH = STORM DRAIN MANHOLE
- SMH = SEWER MANHOLE
- SPL = SIGNAL PULL BOX
- SL = STREET LIGHT
- T.B.M. = TEMPORARY BENCHMARK
- TC = TOP OF CURB
- TE = TOP OF GRADE ELEVATION
- TW = TOP OF WALL
- WFCE = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- 00.00 = EXISTING ELEVATION
- 00.00 = PROPOSED ELEVATION
- + = GAS
- W = WATER
- S = SEWER
- T = TELEPHONE

LEGEND

- P.C.C. SLAB
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- BLOCK WALL
- RETAINING WALL
- WOOD FENCE
- TREE
- STUMP
- PALM



PREPARED UNDER THE SUPERVISION OF
 NADER J. QOBORS, PLS 7402 EXP. 12/31/19

FORESIGHT ENGINEERING INC.
 CIVIL ENGINEERING & LAND SURVEYING
 1921 IRVINE BLVD, SUITE 210
 DUSTIN, CA 92708
 TEL (714)542-2114 • FAX (714)542-0117

TOPOGRAPHIC SURVEY
 3826 GIRARD AVENUE,
 CULVER CITY, CA 90232

DRAWING PREPARED FOR:
 DRAWN BY: JLB SCALE: 1" = 10' 10/03/2018
 CHECKED BY: NJQ PROJ. NO. 374-112 SHEET 1 OF 1



Milgard Trinsic
Black Windows



Charcoal Roof



White Siding



SITE PLAN

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





EAST VIEW



WEST VIEW



NORTH VIEW



SOUTH VIEW