

NEW 4-UNIT BUILDING
3846 BENTLEY AVENUE, CULVER CITY, CA 90232



URBAN DESIGN SPECIALISTS

4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
TEL: 310.904-9894 WWW.URBANDESIGNSPECIALISTS.COM



© COPYRIGHT

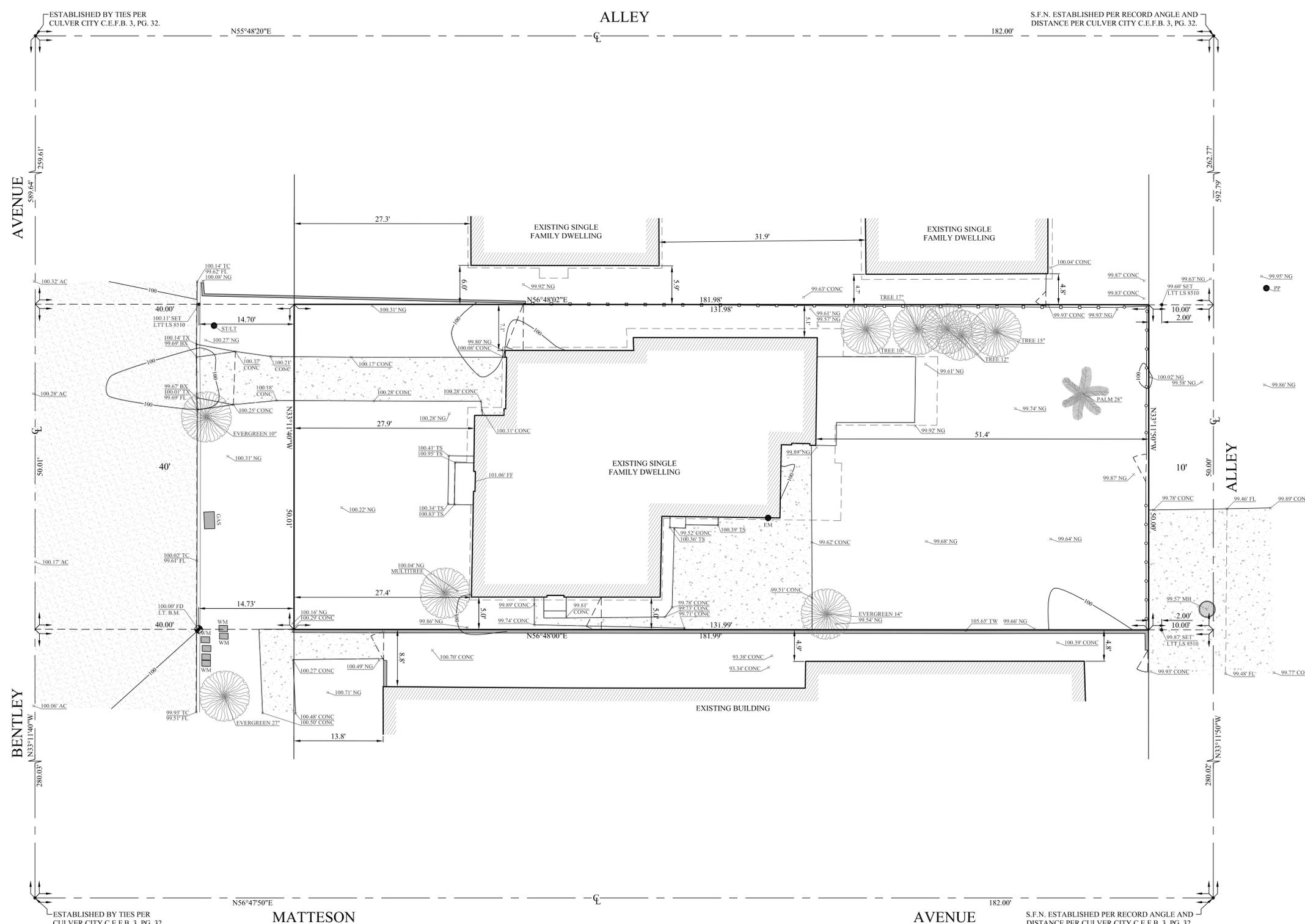
2019

6.27.2019

3846 BENTLEY AVENUE, CULVER CITY, CA 90232



PHOTOGRAPHS OF EXISTING DEVELOPMENT



LEGEND:

	CONCRETE WALL
	BLOCK WALL
	STUCCO WALL
	FENCE
	CENTER LINE
	LOT LINE
	CONCRETE
	TREE
	BEGIN OF CURVE
	END OF CURVE
	EDGE OF GUTTER
	EDGE OF PAVEMENT
	FLOWLINE
	NATURAL GRADE
	POINT ON CURVE
	POINT ON LINE
	TOP OF WALL
	TOP OF SLOPE
	MAIL BOX
	WATER METER
	ELECTRICAL BOX
	PULL BOX
	MEASURED DISTANCE
	COMPUTED DISTANCE
	RECORDED DISTANCE

NOTES:

A. THIS SURVEY MAP WAS PREPARED WITHOUT A BENEFIT OF THE TITLE REOPRT.

B. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTED ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

C. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL OF LAND.

D. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION:
 LOT 11 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 152, PAGES 14 THROUGH 16, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 4213-005-008.

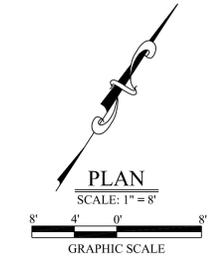
BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N33°11'40"W OF THE CENTERLINE OF BENTLEY AVENUE, AS SHOWN ON THE MAP OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 152, PAGES 14 THROUGH 16, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:
 FOUND LEAD AND TACK ON THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LOT LINE. NO REFERENCE. ASSUMED ELEVATION 100.00'.

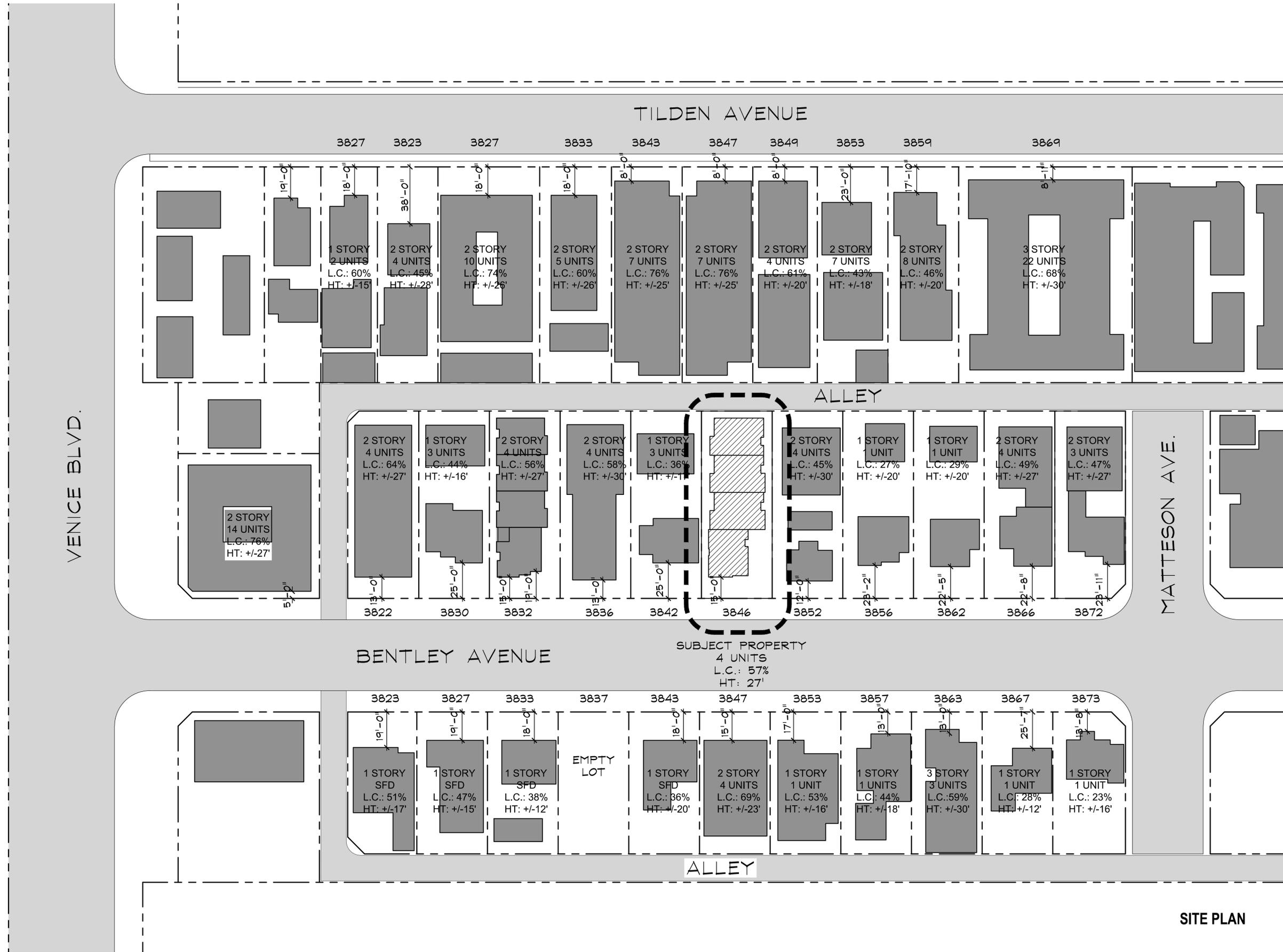
DATE OF SURVEY:
 OCTOBER 1, 2017.

SITE ADDRESS:
 3846 BENTLEY AVENUE,
 CULVER CITY, CA 90232.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND WITHOUT WET SEAL ARE NOT VALID.



PREPARED UNDER THE DIRECTION OF :
 KAREN KORGANYAN PLS 8510



SITE PLAN



NEW 4-UNIT BUILDING
 3846 BENTLEY AVENUE
 CULVER CITY, CA 90232

AREA SURVEY MAP

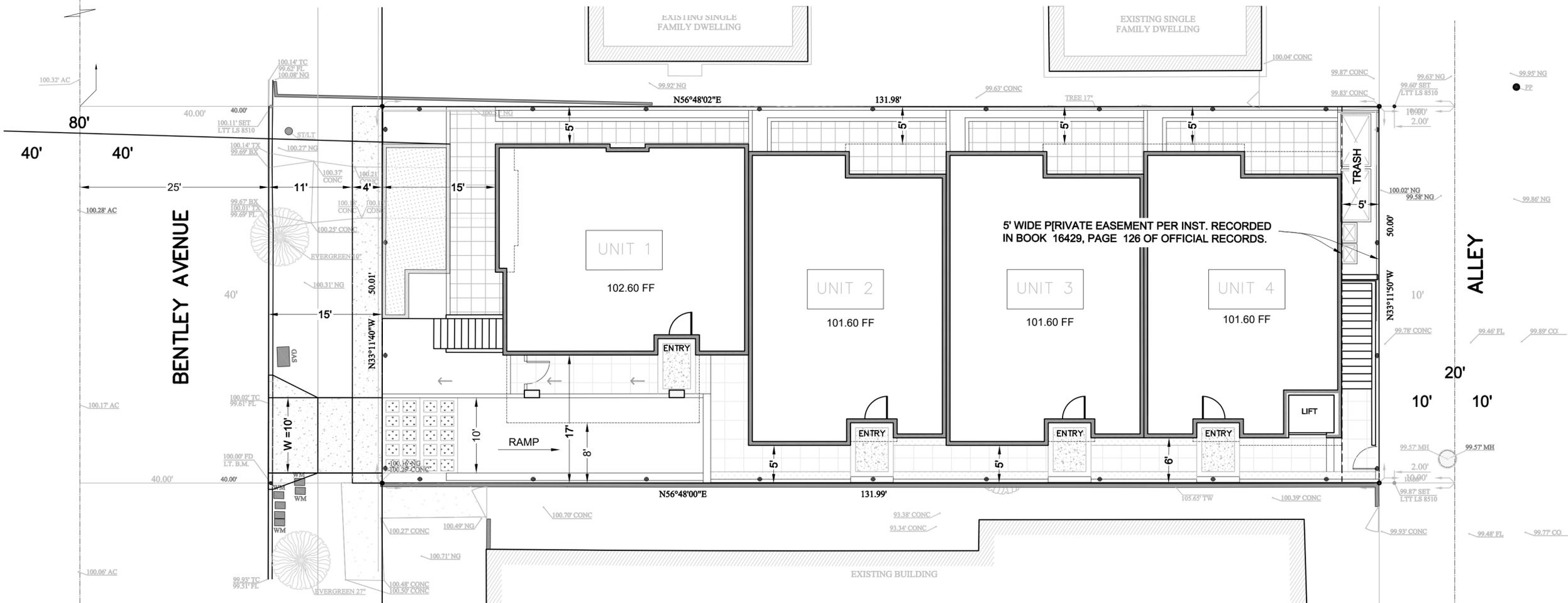
NOTES
 PPR:

SCALE: 1/32" = 1"
 DATE: 06/05/18

TENTATIVE PARCEL MAP No. 82348
 OF
 A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
 CREATING FOUR RESIDENTIAL AIR SPACE UNITS, BEING THE SUBDIVISION
 OF
 LOT 11 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

**TENTATIVE
 PARCEL MAP
 No. 82348**

3846 BENTLEY AVE.
 CULVER CITY CA



LEGAL DESCRIPTION:
 LOT 11 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, 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:
 3846 BENTLEY AVE PROPERTY LLC
 4840 IRVINE BLVD., STE. 205
 IRVINE, CA 92620

PROJECT ADDRESS:
 3846 BENTLEY AVE., CULVER CITY, CA 90232

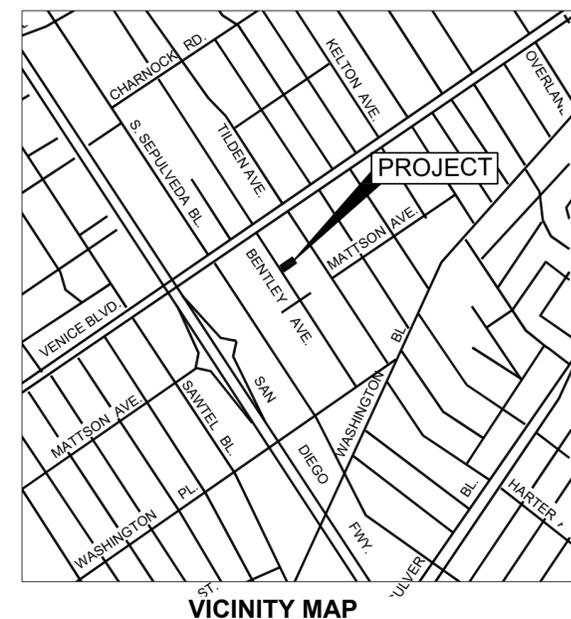
PROJECT DATA:
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 4
 NUMBER OF PARKING PROVIDED: 8
 SITE AREA = 6,600 S.F. (0.15 AC.)

ZONING: RMD
 GENERAL PLAN DESIGNATION:
 MEDIUM DENSITY RESIDENTIAL MULTIPLE FAMILY

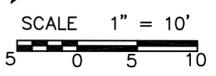
ASSESSOR'S PARCEL NUMBER: 4213-005-008

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



MATTESON AVE.



LEGEND:
 INDICATES THE BOUNDARY OF THE
 LAND BEING SUBDIVIDED BY THIS MAP

SIGNATURE: _____ DATE: 6-24-2019

NO.	DATE	REVISION

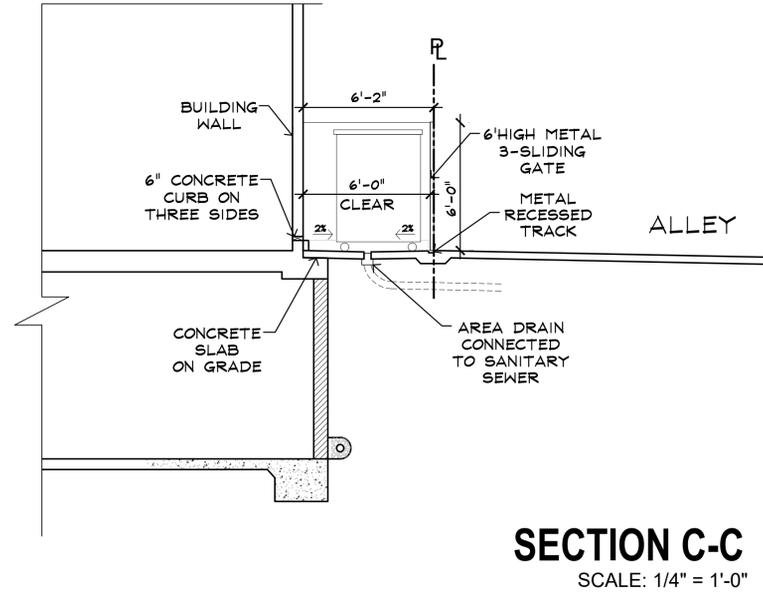
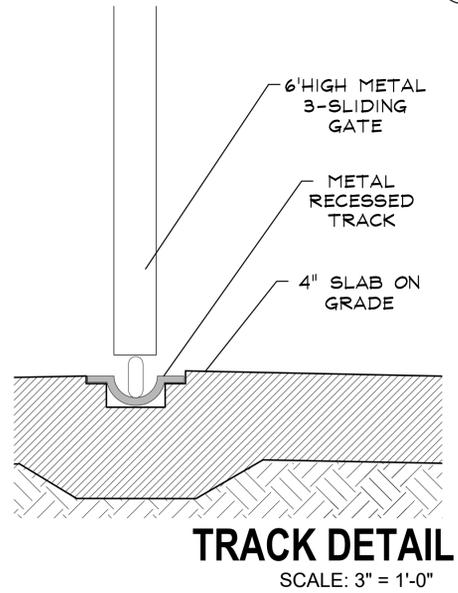
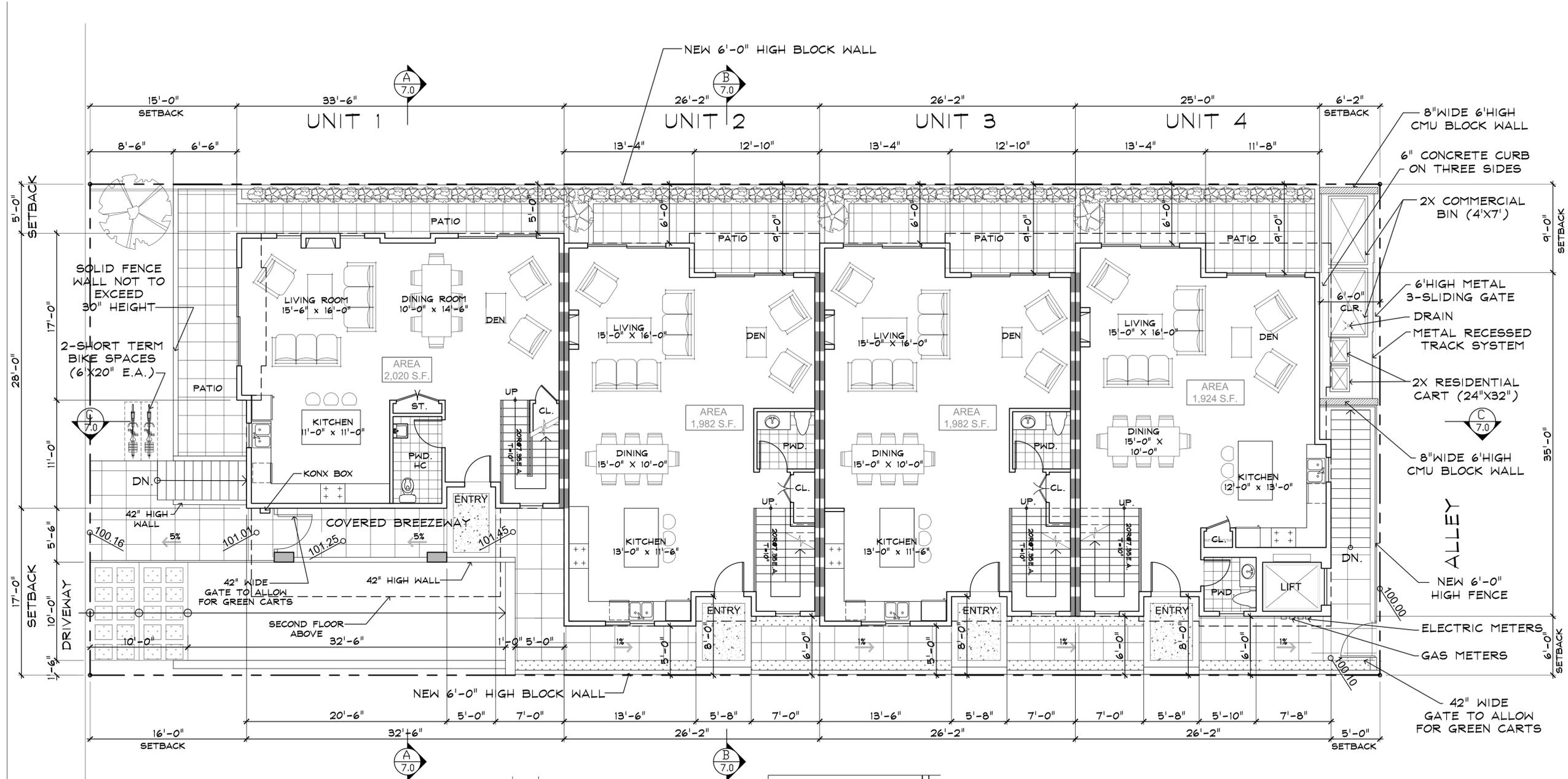
CIVIL ENGINEER
PLANEX Associates
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404
 TEL. (310) 664-9311
 FAX. (310) 450-4742

PREPARED BY:

 MO SAHEBI, PE
 P.E. 33508

PFN: 1805-464
 DATE: 6-24-2019

BENTLEY AVENUE



- NOTES**
- Ⓢ 120v HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP
 - ⓧ EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER MINUTE MOISTURE SENSITIVE, ENERGY STAR COMPLIANT HUMIDISTAT CONTROLLED SEE NOTES D AND E UNDER GENERAL NOTES
 - Ⓞ CM CARBON MONOXIDE SENSOR

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

URBAN DESIGN SPECIALISTS
4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
TEL: 310.301.1810 WWW.URBANDESIGNSPECIALISTS.COM

NEW 4-UNIT BUILDING
3846 BENTLEY AVENUE
CULVER CITY, CA 90232

FIRST FLOOR PLAN

NOTES
DATE: 01/09/18

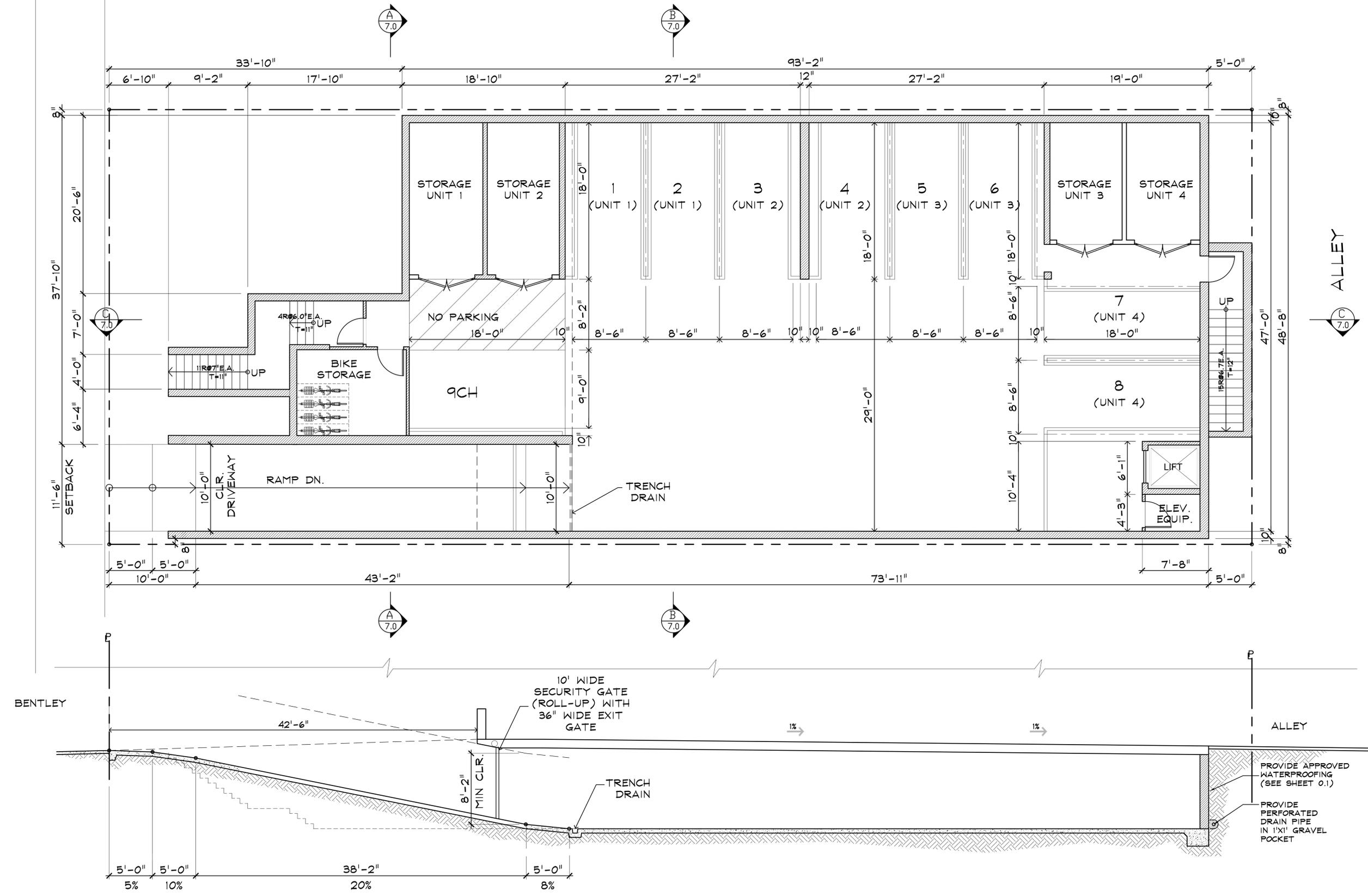
SCALE: 3/16" = 1'
DATE: 01/18/19

PAGE #

1.0

© COPYRIGHT 2019

BENTLEY AVENUE



URBAN DESIGN SPECIALISTS
 4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
 TEL: 310.301-1810 WWW.URBANDESIGNSPECIALISTS.COM
 © COPYRIGHT 2019

NEW 4-UNIT BUILDING
 3846 BENTLEY AVENUE
 CULVER CITY, CA 90232

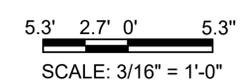
BASEMENT PLAN

NOTES
 DATE: 01/09/18

SCALE: 3/16" = 1"
 DATE: 01/18/19

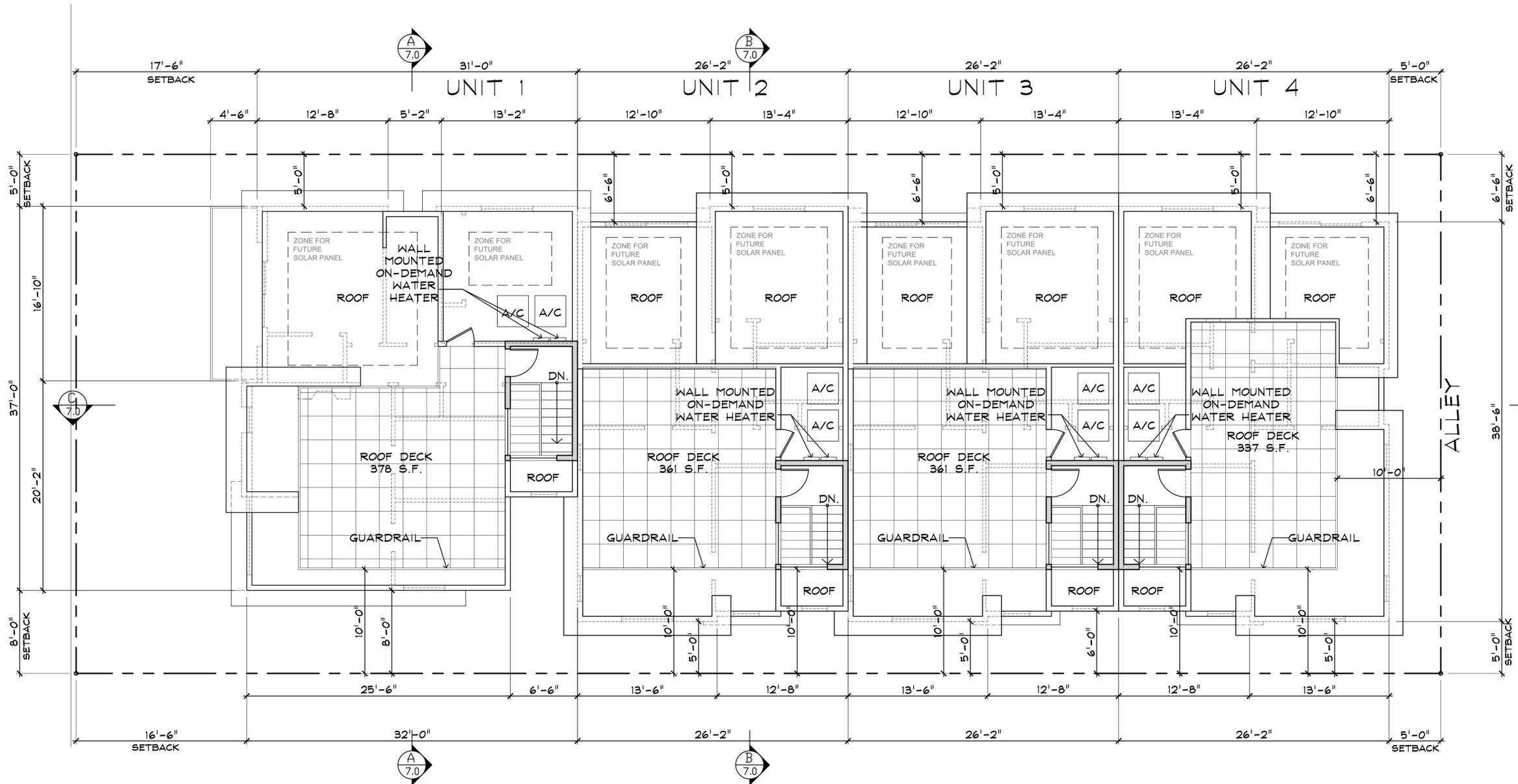
PAGE #

BASEMENT PLAN



3.0

BENTLEY AVENUE



NEW 4-UNIT BUILDING
 3846 BENTLEY AVENUE
 CULVER CITY, CA 90232

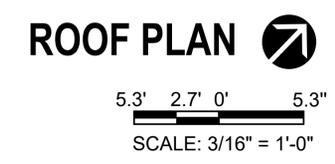
ROOF PLAN

NOTES
 DATE: 01/09/18

SCALE: 3/16" = 1"
 DATE: 01/18/19

PAGE #

4.0



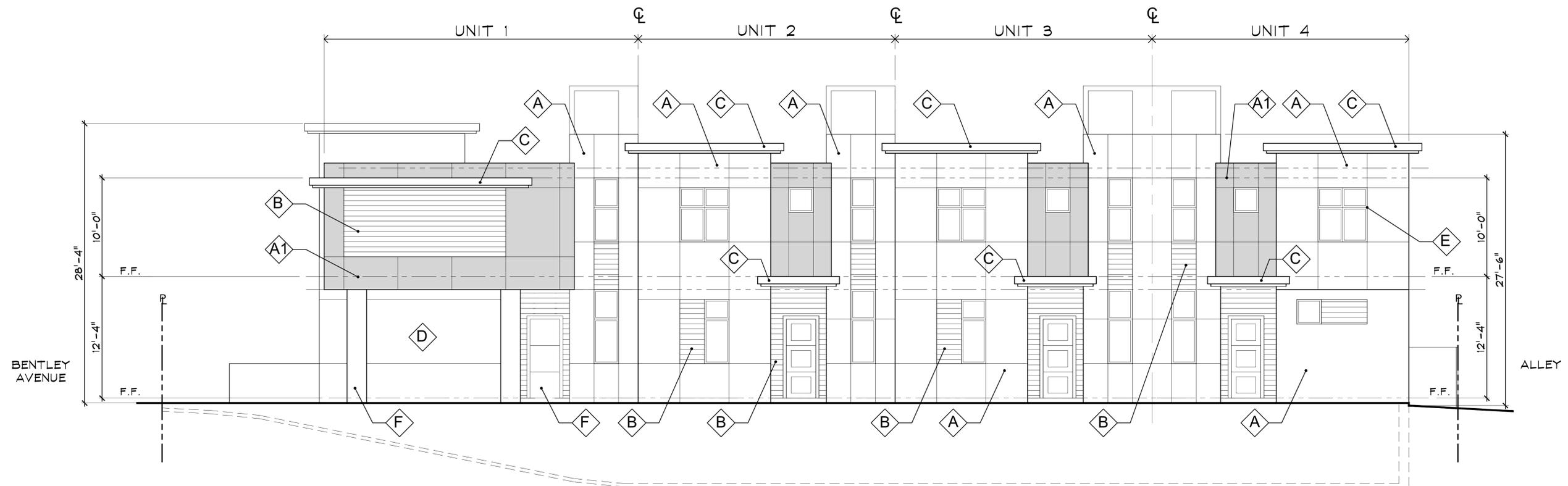
EXTERIOR FINISHES:

- ◊ A SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 "FROSTBITE"
- ◊ A1 SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DET615 "STONE MASON"
- ◊ B ENGINEERED WOOD
COLOR: UNFINISHED WALNUT LOOK
- ◊ C METAL CANOPY
COLOR: DARK GRAY, NON REFLECTIVE
- ◊ D SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6397 "HICKORY CLIFF"
- ◊ E ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY,
NON REFRACTIVE GLASS
- ◊ F VENEER STONE
COLOR: DAKOTA BROWN

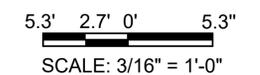
NOTE: ALL EXTERIOR LIGHTING WILL REDUCE GLARE AND SPILLOVER AND IS ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED STRUCTURE



WEST ELEVATION



SOUTH ELEVATION



ELEVATIONS

NOTES
 DATE: 01/09/18

SCALE: 3/16" = 1"
 DATE: 01/18/19

PAGE #

EXTERIOR FINISHES:

- Ⓐ SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 "FROSTBITE"
- Ⓐ1 SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DET615 "STONE MASON"
- Ⓑ ENGINEERED WOOD
COLOR: UNFINISHED WALNUT LOOK
- Ⓒ METAL CANOPY
COLOR: DARK GRAY, NON REFLECTIVE
- Ⓓ SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6397 "HICKORY CLIFF"
- Ⓔ ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY.
NON REFRACTIVE GLASS
- Ⓕ VENEER STONE
COLOR: DAKOTA BROWN

NOTE: ALL EXTERIOR LIGHTING WILL REDUCE GLARE AND SPILLOVER AND IS ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED STRUCTURE



WEST ELEVATION

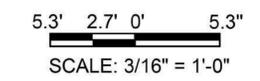


SOUTH ELEVATION

ELEVATIONS

NOTES
 DATE: 01/09/18

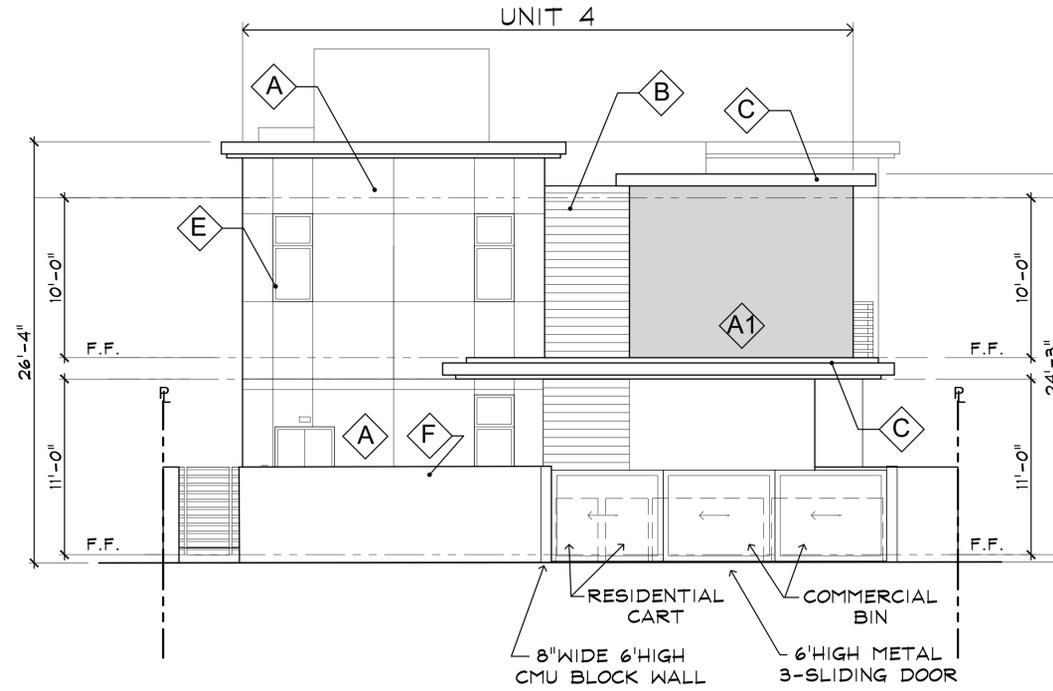
SCALE: 3/16" = 1"
 DATE: 01/18/19



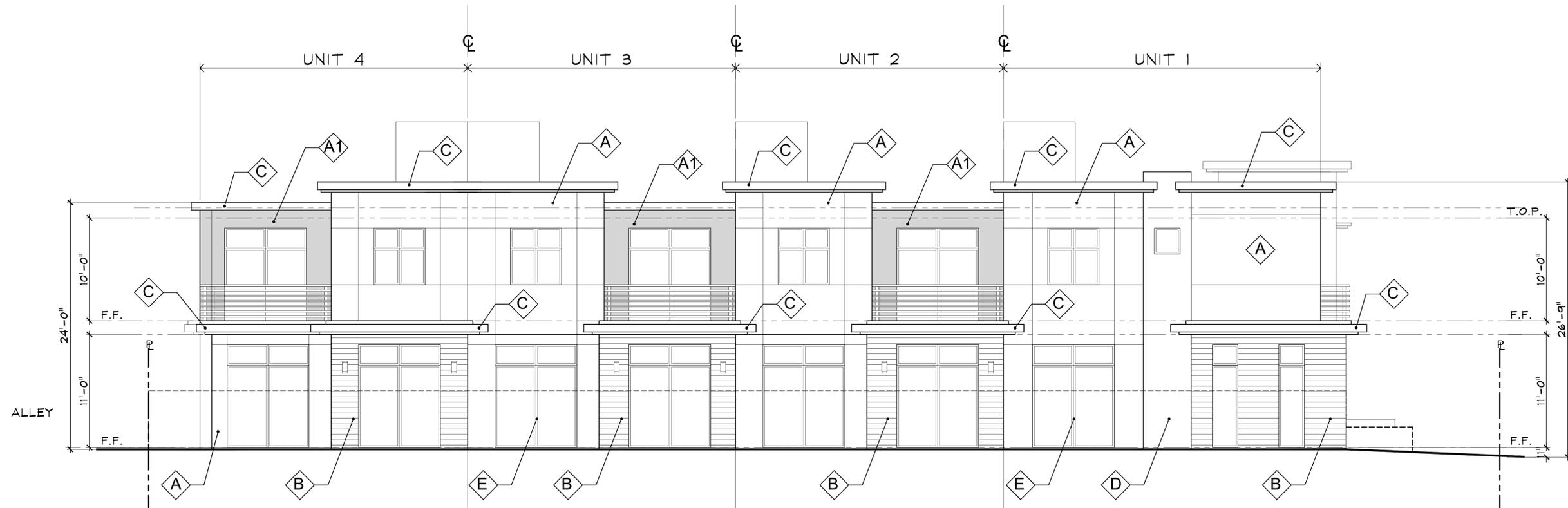
EXTERIOR FINISHES:

- A** SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 "FROSTBITE"
- A1** SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DET615 "STONE MASON"
- B** ENGINEERED WOOD
COLOR: UNFINISHED WALNUT LOOK
- C** METAL CANOPY
COLOR: DARK GRAY, NON REFLECTIVE
- D** SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6397 "HICKORY CLIFF"
- E** ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY.
NON REFRACTIVE GLASS
- F** VENEER STONE
COLOR: DAKOTA BROWN

NOTE: ALL EXTERIOR LIGHTING WILL REDUCE GLARE AND SPILLOVER AND IS ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED STRUCTURE



EAST ELEVATION



NORTH ELEVATION

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

ELEVATIONS

NOTES
DATE: 01/09/18

SCALE: 3/16" = 1"
DATE: 01/18/19

PAGE #
6.0

EXTERIOR FINISHES:

- A** SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 "FROSTBITE"
- A1** SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DET615 "STONE MASON"
- B** ENGINEERED WOOD
COLOR: UNFINISHED WALNUT LOOK
- C** METAL CANOPY
COLOR: DARK GRAY, NON REFLECTIVE
- D** SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 "FROSTBITE"
- E** ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY,
NON REFRACTIVE GLASS
- F** VENEER STONE
COLOR: DAKOTA BROWN

NOTE: ALL EXTERIOR LIGHTING WILL REDUCE GLARE AND SPILLOVER AND IS ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED STRUCTURE



EAST ELEVATION

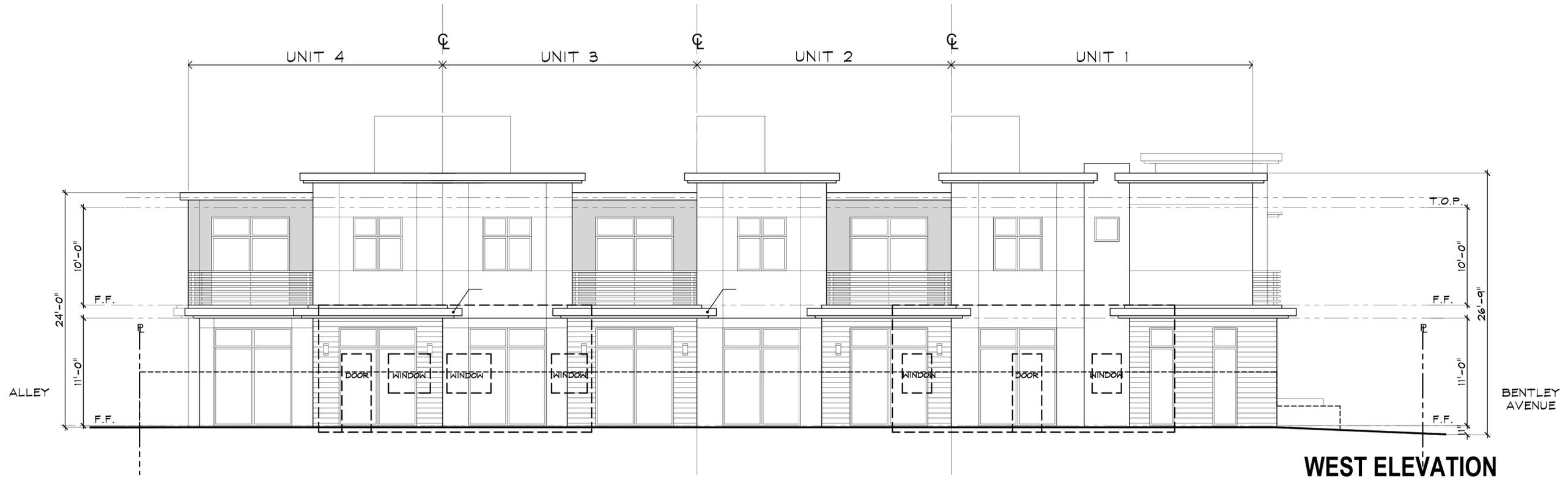


NORTH ELEVATION

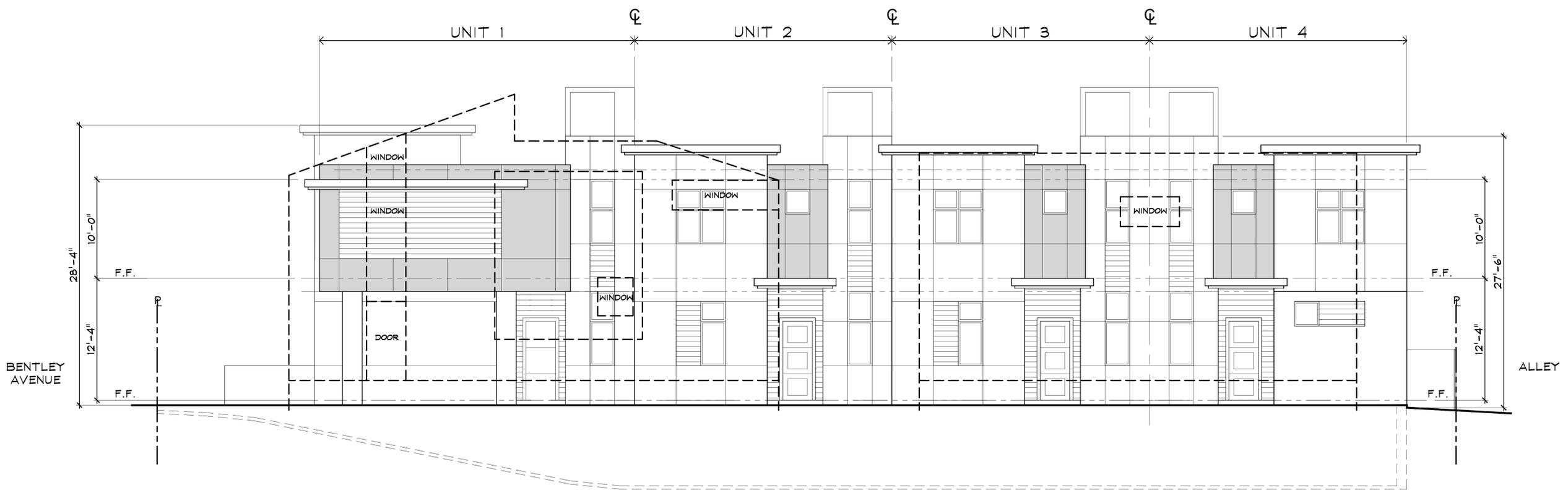
5.3' 2.7' 0' 5.3"
SCALE: 3/16" = 1'-0"

NOTES
DATE: 01/09/18

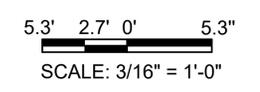
SCALE: 3/16" = 1"
DATE: 01/18/19



WEST ELEVATION



SOUTH ELEVATION



NOTES
 DATE: 01/09/18

SCALE: 3/16" = 1"
 DATE: 01/18/19

PAGE #



NEW 4-UNIT BUILDING

3846 BENTLEY AVENUE
 CULVER CITY, CA 90232

RENDER

NOTES
 DATE: 01/09/18

SCALE: 3/16" = 1"
 DATE: 01/18/19

PAGE #
9.0

MATERIAL BOARD

3846 Bentley Ave. Culver City, CA 90232



WOOD ACCENT (FINISH B)

ENGINEERED WOOD
COLOR: UNFINISHED WALNUT LOOK



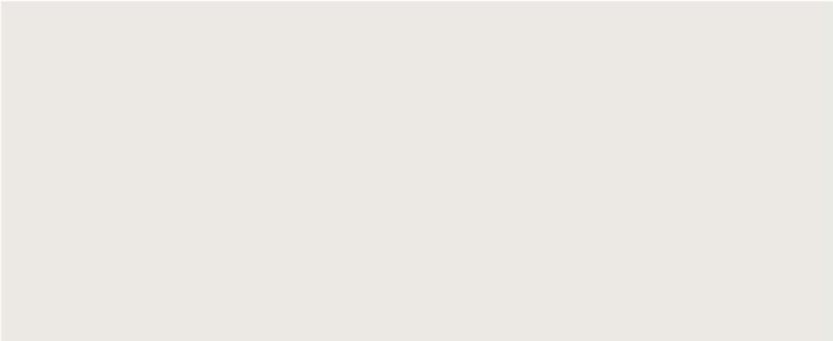
ALUMINUM WINDOWS AND DOORS (FINISH E)

2" FRAME PROFILE
COLOR: GRAY NON REFLECTIVE GLASS



STUCCO (FINISH A)

SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 FROSTBITE



STUCCO (FINISH D)

SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6397 HICKORY CLIFF



STUCCO (FINISH A1)

SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DET615 STONE MASON



VENEER STONE (FINISH F)

COLOR: DAKOTA BROWN

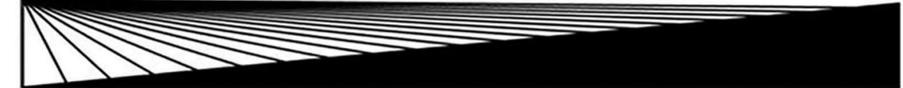


METAL CANOPY (FINISH C)

COLOR: DARK GRAY NON REFLECTIVE



URBAN DESIGN SPECIALISTS
4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
TEL: 310.301.1810 WWW.URBANDESIGNSPECIALISTS.COM



PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	14	L
	AEONIUM 'ZWARTKOP'	PURPLE AEONIUM	5 GAL	14	L
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	4" FLAT	6	L
	PENNISETUM SPATHIOLETUM	SLENDER VELDT GRASS	5 GAL	25	L
	BAMBUSA MULTIPLEX 'ALPHONSE KARR' BASE PLANTING OF 'AEONIUM SUNBURST'	COMPACT CLUMPING BAMBOO SUNBURST AEONIUM	15 GAL 1 GAL	31 31	L L
	FEJOA SELLOWIANA (MULTI) BASE PLANTING OF ECHEVERIA 'MAUNA LOA'	PINEAPPLE GUAVA RUFFLED ECHEVERIA	15 GAL 1 GAL	3 6	L L
	LEPTOSPERMUM SCOPARIUM 'APPLE BLOSSOM' BASE PLANTING OF ECHEVERIA 'AFTERGLOW'	NEW ZEALAND TEA TREE AFTERGLOW ECHEVERIA	15 GAL 1 GAL	20 20	L L
	VITEX TRIFOLIA BASE PLANTING OF DUDLEYA PULVERULENTA	ARABIAN LILAC LIVE FOREVER	15 GAL 1 GAL	17 17	L L
	ARBUTUS 'MARINA' (STANDARD)	'MARINA' STRAWBERRY TREE	36" BOX	1	L

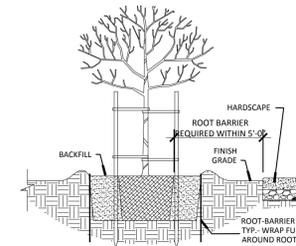
PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SHOWN.
2. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OF DISCREPANCIES BETWEEN QUANTITIES & SYMBOLS SHOWN.
4. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINERS.
5. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF 2 YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH FREE OF DISEASES AND PESTS.
6. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALLS OR FENCES WITH NON-METALLIC TIES. REMOVE NURSERY STAKES AND TIES FROM ALL TREES OR NURSERY STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
7. PROVIDE COMMERCIAL GRADE POLYESTER WEED CONTROL FABRIC UNDERLAYMENT BELOW ALL DECOMPOSED GRANITE PAVING AREAS. CUT HOLES IN FABRIC THE SIZE OF THE PLANT ROOTBALLS AT LOCATIONS OF INDIVIDUAL OR CLUSTER ACCENT PLANTINGS.

LOW VOLTAGE LIGHTING NOTES:

THE SUPPLY AND INSTALLATION OF A 12 VOLT LANDSCAPE LIGHTING SYSTEM WHICH INCLUDES THE FIXTURES SPECIFIED ON LIGHTING LEGEND AS WELL AS THE INSTALLATION OF LOW VOLTAGE TRANSFORMERS AND DIRECT BURIAL CABLE NECESSARY TO COMPLETE LAYOUT AS SHOWN. THIS LIGHTING PLAN IS DIAGRAMMATIC AND IS INTENDED TO SHOW GENERAL FIXTURE LOCATIONS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR NECESSARY LINE (120V) AND LOW VOLTAGE (12V) WORK TO COMPLETE THE LIGHTING DESIGN AS SHOWN.

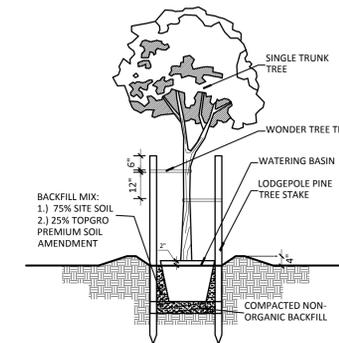
1. **DIRECT BURIAL CABLE**
CABLE TO BE CIRCUITED AND SIZED TO PROVIDE A MINIMUM OF 10.5 VOLTS AND A MAXIMUM OF 11.5 VOLTS TO ALL LIGHTING FIXTURES. MINIMUM UNDERGROUND LOW VOLTAGE CABLE SIZE IS 12-GAUGE MULTI-STRAND DIRECT BURIAL. INSTALL CABLE ALONG THE EDGE OF HARDSCAPE AND MINIMIZE WHENEVER POSSIBLE. MINIMUM CABLE DEPTH IS 4". CONTRACTOR IS TO INSTALL 1" PVC CHASE LINE SLEEVES WITH SWEEP CORNERS FOR ANY CABLE RUN UNDER HARDSCAPE OR DIFFICULT TO ACCESS AREAS SUCH AS AT GRADE DECKS AND HIGH IMPACT AREAS SUCH AS COLOR PLANTERS THAT RECEIVE SEASONAL COLOR CHANGES. LEAVE 24" LOOPS AT ALL FIXTURE LOCATIONS FOR FINAL ADJUSTMENT. ALL WIRE CONNECTIONS SHALL USE WATERPROOF CONNECTORS. ONLY FULLY ENCAPSULATED WATERPROOF CONNECTORS RATED FOR DIRECT BURIAL WILL BE ACCEPTED. BLACK-TAPED CONNECTIONS WILL BE REJECTED.
2. **FIXTURE LOCATION**
VERIFY EXACT LOCATION WITH LANDSCAPE DESIGNER OR OWNER'S AGENT BEFORE COMMENCING INSTALLATION. ALL FIXTURES SHALL BE IN A NEW, UNUSED CONDITION. EQUIPMENT SHALL BE THE TYPE SPECIFIED. THERE WILL BE NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL FROM LANDSCAPE DESIGNER OR OWNER'S AGENT. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
3. **TRANSFORMERS**
SHALL BE TRANSFORMERS SIZED TO BE 100% LOADED. TRANSFORMERS TO BE INSTALLED INCONSPICUOUSLY USING PLANT MATERIAL OR SITE FEATURES TO OBSCURE A DIRECT VIEW OF THEIR LOCATIONS. AVOID LOCATIONS THAT ARE EASILY ACCESSIBLE TO CHILDREN OR THAT ARE IN A DIRECT PATH OF IRRIGATION WATER. INSTALL TRANSFORMERS 12" OFF FINISH GRADE AND LEVEL. ALL WIRES LEADING TO OR FROM TRANSFORMERS SHALL BE IN CONDUIT SIZES THAT IS FINELY APPROVED TO MOUNTING SURFACE. ALL JUNCTION BOXES AND OTHER EQUIPMENT SHALL BE US APPROVED FOR WET LOCATION. INSTALL TRANSFORMERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCAL CODES. ALL EXPOSED METAL PARTS INCLUDING TRANSFORMERS SHALL BE PERMANENTLY GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
4. **TRELLIS LIGHTING**
NOT USED
5. **TESTING**
CONTRACTOR SHALL COORDINATE A CONVENIENT TIME IN THE EVENING TO TEST AND AIM ALL EQUIPMENT TO THE SATISFACTION OF THE LANDSCAPE DESIGNER OR OWNER'S AGENT.



- NOTE:**
1. TOP OF ROOT CONTROL BARRIER MUST BE AT GRADE.
 2. POSITION ROOT CONTROL BARRIER ADJACENT TO STRUCTURE.
 3. BARRIER SHALL EXTEND A MIN. OF 12" BELOW BOTTOM OF HARDSCAPE.
 4. PROVIDE A MIN. OF 12" OF ROOT BARRIER PER 24" BOX TREE AND AN ADDITIONAL 4" PER 12" INCREASE IN BOX SIZE.
 5. ROOT BARRIER SHALL EXTEND BELOW GRADE A DISTANCE EQUAL TO OR GREATER THAN THE DEPTH OF THE ROOT BALL.
 6. ALL TREES WITHIN 5' OF HARDSCAPE (MEASURED FROM THE OUTSIDE OF THE ROOTBALL) SHALL HAVE A ROOT BARRIER INSTALLED.
 7. ROOT BARRIER DEVICE SHALL BE UV-STABILIZED HIGH DENSITY POLYETHYLENE.

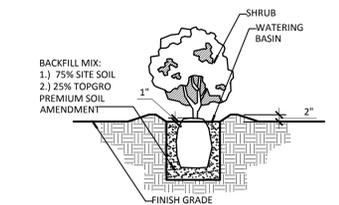
ROOT BARRIER DETAIL

SCALE: NTS



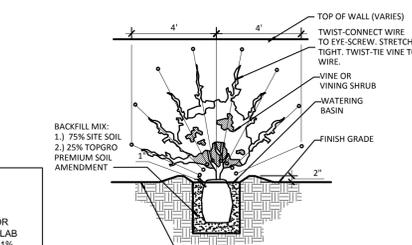
TREE STAKING

SCALE: NTS



SHRUB PLANTING

SCALE: NTS



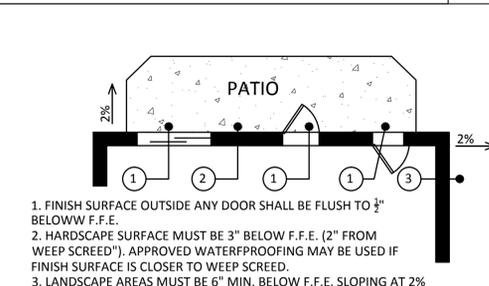
VINE PLANTING

SCALE: NTS

NOTE:
REFER TO LID PLAN FOR GRADING AND DRAINAGE
SOIL AMMENDMENT
USE 2" DEPTH CLASS 1 COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGROW) IN ALL LANDSCAPED AREAS AS TOPDRESS.

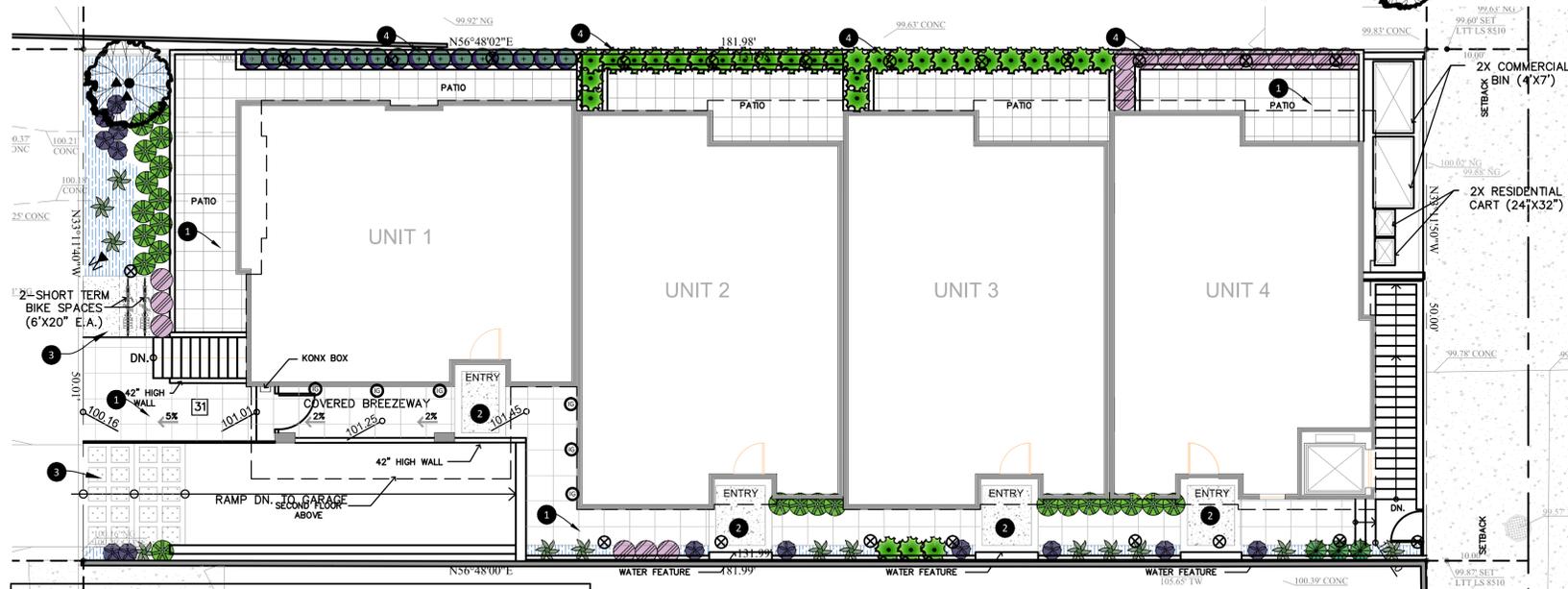
LEGEND

1. NATURAL GRAY CONCRETE WITH SCORING AND LIGHT WASH FINISH
2. NATURAL GRAY AGGREGATE CONC. WITH HAND SEEDED ACCENT AND 12" CONC. EDGING WITH LIGHT WASH FINISH
3. PERMEABLE DECOMPOSED GRANITE 'DESERT GOLD'
4. PRIVATE YARDS- PRIVACY SCREENING HEDGE PLANTING



MIN. FINISH ELEVATION & SLOPE

SCALE: NOT TO SCALE

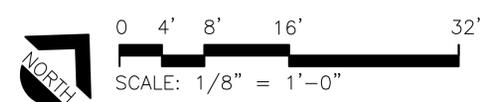


LOW VOLTAGE LIGHTING LEGEND- SOLID BRASS FIXTURES (PREFERRED), MATTE BRONZE FINISH

SYMBOL	MFG.	MODEL	DESCRIPTION	QUANTITY
	TOP LIGHTS INC.	TOP-PL-306-MBR	PATH LIGHT	23
	TOP LIGHTS INC.	TOP-UL-150-MBR	TREE UP LIGHT	2
	TOP LIGHTS INC.	TOP-HL-220-MBR	IN-GROUND UPLIGHT	6
	TOP LIGHTS INC.	TOP-WL-488-MBR	WASH LIGHT	1

LANDSCAPE

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



THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT.
DESIGNER/CONTRACTOR IS NOT RESPONSIBLE FOR BIDDING INACCURACIES, OMISSIONS, OR MISUNDERSTANDINGS BY ANY PARTY THAT MAY ARISE FROM THIS CONCEPT.
CONTRACTED SCOPE OF WORK SHALL DESCRIBE ACTUAL INCLUSIONS OR EXCLUSIONS. NO REPRESENTATION OF WHAT IS INCLUDED FOR A SPECIFIED CONSTRUCTION BUDGET IS OFFERED BY THIS CONCEPT.
THESE PLANS ARE PREPARED WITH DESIGN-BUILD INTENT. NOT ONLY DESIGN AND THEREFORE THE DESIGNER/CONTRACTOR IS NOT RESPONSIBLE FOR WORK PERFORMED BY OTHERS.
CONSTRUCTION BY OTHERS VOIDS ALL WARRANTY AND LIABILITY FOR INFORMATION CONVEYED OR IMPLIED BY THESE PLANS AND/OR ACTUAL SITE WORK PERFORMED.

PROJECT TITLE
BENTLEY
3846 BENTLEY AVE.
CULVER CITY,
CA 90232

DESCRIPTION	
NO.	DATE
1	10-22-18
2	01-16-19
3	06-18-19
4	06-20-19

REMOVED WATER FEATURES
PLANTER ABOVE GARAGE ENTRY
ARCHITECTURAL CHANGES
PLANTING

SHEET TITLE
LANDSCAPE
L-1

DATE 05.11.2018

GUIDELINES BB—IRRIGATION SPECIFICATIONS (POTABLE WATER)

[Refer to § 12.41 B 2 LAMC]

1. All irrigation systems shall be zoned to take into account prevailing winds, degree of slope, type of soil, orientation of the site, season, insolation, type of vegetation to be irrigated, type of irrigation application equipment and such other design information as the Department may require. These design constraints, and any others that may be specific to the site, shall be clearly indicated on all irrigation documents.
2. All irrigation systems shall be designed to minimize irrigation of any unplanted surface, and to minimize drainage of water onto any paved surface.
3. All equipment irrigating walkable surfaces shall be installed flush with grade.
4. No equipment shall be installed closer than 12 inches to any paved surface, unless separated from the paved surface by a wall, fence, curb, or similar barrier, or installed underground.
5. Any head located lower than the elevation of its controlling valve and draining more than 20 feet of pipe shall be equipped with a device that prevents drainage of water through the head.
6. Systems shall be designed to the lowest residual pressure available, and such pressure shall be indicated in the irrigation documents.
7. Pressure at any point within a section shall not vary more than 20 percent or 20 psi from the design outlet operating pressure, unless pressure compensating devices are used.
8. In slope installations over 5 percent, irrigation systems shall be designed to provide no more than 3/10 inch water per hour at any point on the planted slope, or not more than the soil infiltration rate, whichever is less. Systems may achieve this rate by cycling, but in any case the operating cycle shall not be of such length that water is allowed to run off the slope.
9. Adequate backflow protection shall be installed in each irrigation system.
10. A functional test of the irrigation system shall be performed by the installer for every irrigation system prior to approval by the designer.
11. Requirements by the Department of City Planning for irrigation systems shall not be construed as prohibiting other City departments from requiring approval of irrigation systems. In the case of conflicts between these requirements, the more restrictive shall control.
12. Management Plan.
 - a. A management plan for the system, as specified by the Department of City Planning, emphasizing water conservation, shall be included with all irrigation systems documentation, and if an automatic controller is used, a copy of the plan shall be permanently affixed to the controller or to a surface immediately adjacent to it.
 - b. The water management plan shall include at least the following for all circuits in the irrigation system:
 - recommended watering during plant establishment
 - Ordinance 170,978, effective May 12, 1996. CPC 92-0043 CA, CF 96-0039. As amended April 10, 2005. page 42
 - CITY OF LOS ANGELES LANDSCAPE ORDINANCE
 - Guidelines BB—Irrigation Specifications (Potable Water)
 - Guidelines to implement § 12.41 L.A.M.C., operational July 12, 1996.
 - recommended summer watering after plant establishment
 - recommended winter watering after plant establishment.
13. Existing natural plant communities, maintained in a natural state, shall not normally be required to be irrigated. New natural plant communities may be required to be irrigated during establishment.
14. All automatically controlled irrigation systems shall include a rain sensing device.
15. When the actual measured or calculated minimum static pressure downstream of any control valve is below 40 psi, irrigation systems except for drip or other low flow systems shall include compensating design or equipment modifications.
16. For all areas over 5 percent in slope, globe or ball valves shall be located on the mainline upstream from the control valve and adjacent to the slope area. Valves shall be marked "Emergency Shutoff."
17. Sprinkler, rotor and impact head spacing shall be designed to achieve uniformity of coverage.
18. Any application for discretionary approval of a project larger than 40,000 square feet of Floor Area as defined in Section 12.03 of the Los Angeles Municipal Code shall be required to consider the use of reclaimed water for irrigation purposes.
19. Pressure regulators shall be installed when the actual measured or calculated maximum static pressure downstream of any control valve exceeds 80 psi.
20. Exceptions: Exceptions to water management requirements may be made in those instances where it is physically impossible to accrue the points required. In such instances, the applicant shall demonstrate that all physically possible water management techniques and features allowed by the site were used. The Department may require minor, inexpensive and easy design improvements if they allow the applicant to meet the point totals. Exceptions shall not be made solely by reason that the proposed landscape is on slab, or in containers.

IRRIGATION NOTES

MAIN CONTROLLER SHALL BE WEATHER BASED THAT AUTOMATICALLY ADJUSTS IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE

ALL PLASTIC PIPE 3" AND LESS TO BE SCH. 40 PVC.

ALL PLASTIC PIPE LARGER THAN 3" TO BE CLASS 315 PVC.

SLEEVE ALL IRRIGATION LINES UNDER PAVING W/CLASS 200 PVC SLEEVE 2-TIMES PIPE DIAMETER.

THE MAINLINE LOCATION NOTED ON PLAN IS DIAGRAMMATIC. INSTALL MAINLINE IN PLANTER AREA-TYP.

THE DESIGN ASSUMES AN OPERATING PRESSURE OF 42-PSI MINIMUM AT EACH REMOTE CONTROL VALVE.THE EXACT LOCATION OF THE EXISTING MAINLINE SHALL BE VERIFIED IN THE FIELD.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES

MANUAL SHUTOFF VALVES SHALL BE REQUIRED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW-POINT DRAINAGE COULD OCCUR

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES

THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS AND SHOULD ASSURE THAT THE INTENT OF THE IRRIGATION DESIGN HAS BEEN PRESERVED.

MULCHING NOTES

A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS AND OVER ALL DRIPLINE TUBING EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS,OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES.

IRRIGATION SCHEDULE

CONTROL ZONE	CYCLES PER DAY	RUN DAYS PER WEEK	6 MONTH ESTABLISHMENT		
			TIME/CYCLE IN MINUTES	WINTER WATERING	SUMMER WATERING
1	2	3	30	8	20
2	2	3	30	8	20
3	2	3	30	4	20
4	1	2	4	1	3

GENERAL NOTES

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MIN. OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED AT A DEPTH OF SIX INCHES INTO THE SOIL.

THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."

TREE PROTECTION NOTES

• EXISTING TREES IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION WITH CONSTRUCTION FENCING OR OTHER APPROVED MEASURES. THE TREE PROTECTION ZONE SHALL BE MAINTAINED AND IRRIGATED THROUGHOUT.

• NO DEBRIS, SOIL, OR OTHER MATERIALS SHALL BE PLACED OR DEPOSITED WITHIN THE TREE PROTECTION ZONE OR AROUND OR ON TREE(S) LOCATED WITHIN THE PUBLIC RIGHT OF WAY. THIS INCLUDES THE POSTING OF SIGNS USING SCREWS, NAILS OR WIRE.

• TREE GROWING IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM CONSTRUCTION TRAFFIC AND VEHICULAR INGRESS / EGRESS TO THE PROPERTY BY PLACING TRENCH PLATES OF PLYWOOD TO PREVENT SOIL COMPACTION.

• NO TRIMMING OF TREES LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE PERMITTED. NO TRIMMING OF TREE ROOTS SHALL BE PERMITTED. IF ANY CONFLICT EXISTS BETWEEN CONSTRUCTION AND EXISTING CITY STREET TREES, THE CONTRACTOR WILL CONTACT CITY'S FACILITIES AND FIELD SERVICES DIVISION AT 323-848-6339 FOR RESOLUTION.

• NO PROTECTIVE ROOT BARRIERS ARE TO BE INSTALLED ON TREES LOCATED IN THE PUBLIC RIGHT OF WAY.

• TREE (S) CURRENTLY GROWING WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL BE PROTECTED AND RETAINED PER THE REQUIREMENTS.

• OWNER SHALL INSTALL AND MAINTAIN AN IRRIGATION SYSTEM CAPABLE OF PROVIDING SUFFICIENT AMOUNT OF WATER TO THE TREES PLANTED IN THE PUBLIC RIGHT OF WAY.

• OWNER IS RESPONSIBLE FOR NOTIFYING THE FACILITIES AND FIELD SERVICES DIVISION WHEN DEMOLITION / CONSTRUCTION PERMITS ARE ISSUED. CITY STAFF WILL INSPECT TO ENSURE THAT APPROPRIATE TREE PROTECTION MEASURES ARE IN PLACE. FAILURE TO DO SO MAY RESULT IN CONTRACTOR / BUILDER NEEDING TO POST A BOND WITH THE CITY OF WEST HOLLYWOOD AS INSURANCE AGAINST TREE FAILURE.

Preparer's Statement:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

Ryan RUSH

RYAN RUSH: OWNER, RUSH LEISURE & RME, RICHARD LUSK LANDSCAPE LIC. C27 950714

Preparer's Statement:

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package.

Ryan RUSH

RYAN RUSH: OWNER, YORELAND DESIGN & RME, RICHARD LUSK LANDSCAPE LIC. C27 950714



IRRIGATION NOTES

THIS PLANS DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT
DESIGNER/ CONTRACTOR IS NOT RESPONSIBLE FOR BIDDING INACCURACIES, OMISSIONS, OR MISUNDERSTANDINGS BY ANY PARTY THAT MAY ARISE FROM THIS CONCEPT.
CONTRACTED SCOPE OF WORK SHALL DESCRIBE ACTUAL INCLUSIONS OR EXCLUSIONS. NO REPRESENTATION OF WHAT IS INCLUDED FOR A SPECIFIED CONSTRUCTION BUDGET IS OFFERED BY THIS CONCEPT.
THESE PLANS ARE PREPARED WITH DESIGN-BUILD INTENT AND ONLY DESIGN AND THEREFORE THE DESIGNER/ CONTRACTOR IS NOT RESPONSIBLE FOR WORK PERFORMED BY OTHERS.
CONSTRUCTION BY OTHERS VOIDS ALL WARRANTY AND LIABILITY FOR INFORMATION CONVEYED OR IMPLIED BY THESE PLANS AND/OR ACTUAL SITE-WORK PERFORMED.

PROJECT TITLE

BENTLEY
3846 BENTLEY AVE.
CULVER CITY,
CA 90232

DESCRIPTION	
DATE	
NO.	

SHEET TITLE

IRR. NOTES
1-2



IRRIGATION
DETAILS

THIS PLANS DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUCTION AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. DESIGNER/CONTRACTOR IS NOT RESPONSIBLE FOR BEING INACCURATE, OMISSIONS, OR MISUNDERSTANDINGS BY ANY PARTY THAT MAY ARISE FROM THIS CONCEPT. CONTRACTED SCOPE OF WORK SHALL DESCRIBE ACTUAL INCLUSIONS OR EXCLUSIONS. NO REPRESENTATION OF WHAT IS INCLUDED FOR A SPECIFIED CONSTRUCTION BUDGET IS OFFERED BY THIS CONCEPT. THESE PLANS ARE PREPARED WITH DESIGN-BUILD INTENT (NOT ONLY DESIGN) AND THEREFORE THE DESIGNER/CONTRACTOR IS NOT RESPONSIBLE FOR WORK PERFORMED BY OTHERS. CONSTRUCTION BY OTHERS VOID ALL WARRANTY AND LIABILITY FOR INFORMATION CONVEYED OR IMPLIED BY THESE PLANS AND/OR ACTUAL SITEWORK PERFORMED.

PROJECT
TITLE
BENTLEY
3846 BENTLEY AVE.
CULVER CITY,
CA 90232

DESCRIPTION

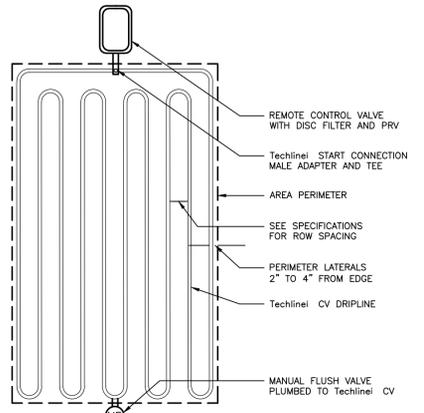
DATE

NO.

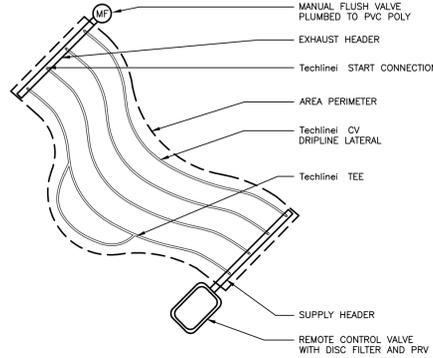
SHEET
TITLE

IRRIGATION
DETAILS
1-3

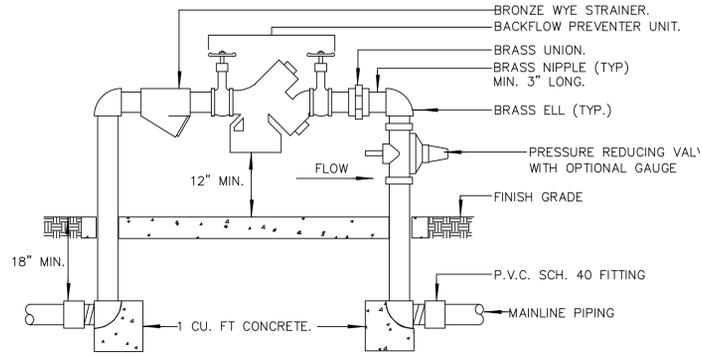
DATE 05.11.2018



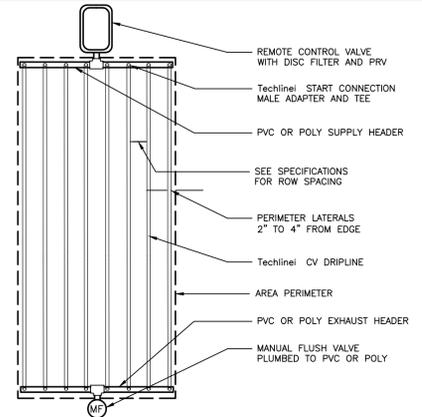
A Techline® CV LITE END FEED LAYOUT
NOT TO SCALE DETAIL - C101



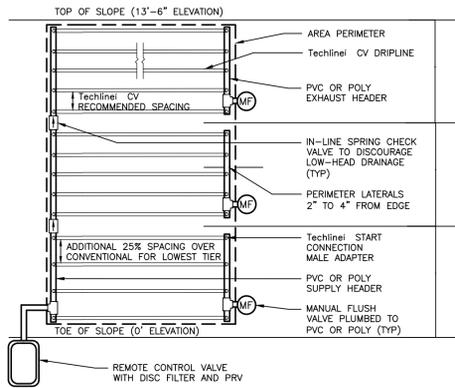
B Techline® CV IRREGULAR AREAS: Odd Curves
NOT TO SCALE DETAIL - C105



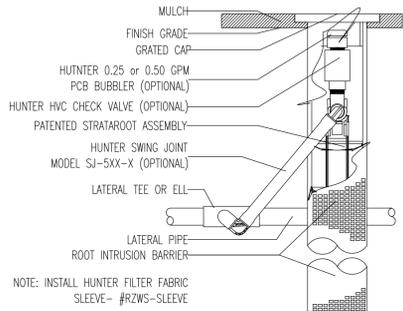
G RP BACKFLOW PREVENTER
NOT TO SCALE



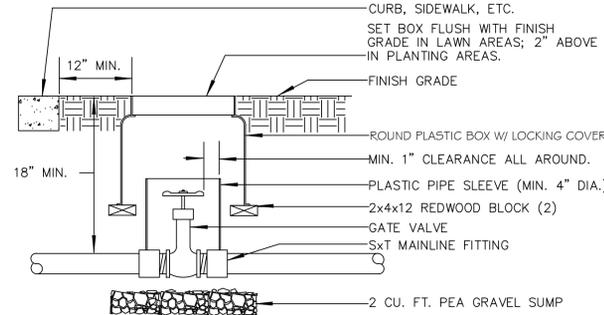
A3 Techline® CV END FEED LAYOUT
NOT TO SCALE DETAIL - C101



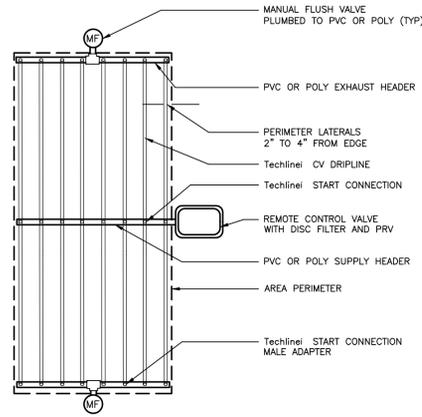
C Techline® CV SLOPE LAYOUT, 1 VALVE
NOT TO SCALE DETAIL - C111



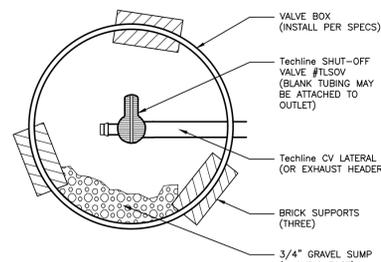
D FLOOD BUBBLER (ROOT ZONE WATERING KIT)
NOT TO SCALE



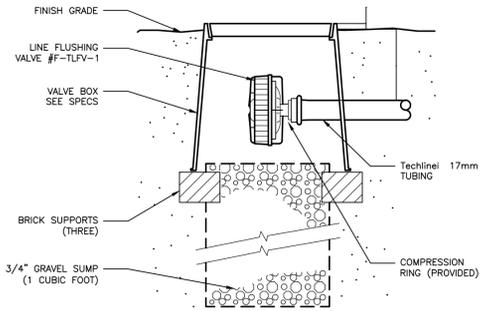
I GATE VALVE
NOT TO SCALE



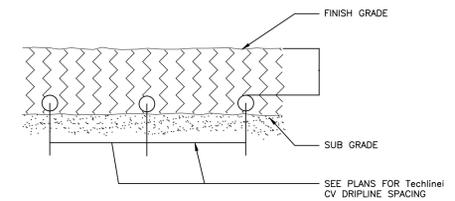
A2 Techline® CV CENTER FEED LAYOUT
NOT TO SCALE DETAIL - C102



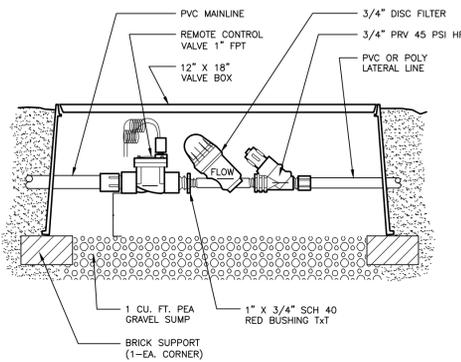
H Techline CV MANUAL LINE FLUSH VALVE
NOT TO SCALE DETAIL - D111



J CONTROL VALVE: DV SERIES 075-DV OR 100-DV
NOT TO SCALE DETAIL - C101



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



F LOW-VOLUME CONTROL ZONE ASSEMBLY:
P/N LVCZS80-10075-HF 4.5 - 17.6 GPM
NOT TO SCALE DETAIL - L211HF

- ① 30-INCH LINEAR LENGTH OF WIRE, COILED
- ② WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- ③ ID TAG: RAIN BIRD VID SERIES
- ④ VALVE BOX WITH COVER: RAIN BIRD VB-STD
- ⑤ FINISH GRADE/TOP OF MULCH
- ⑥ REMOTE CONTROL VALVE: RAIN BIRD 100-DV
- ⑦ PVC SCH 80 NIPPLE (CLOSE)
- ⑧ PVC SCH 40 ELL
- ⑨ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑩ BRICK (1 OF 4)
- ⑪ PVC MAINLINE PIPE
- ⑫ SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- ⑬ PVC SCH 40 TEE OR ELL
- ⑭ PVC SCH 40 MALE ADAPTER
- ⑮ PVC LATERAL PIPE
- ⑯ 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

GRADING AND DRAINAGE PLAN FOR 3846 BENTLEY AVE. CULVER CITY CA

CULVER CITY GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND ANY AMENDMENTS THERETO, OTHER CITY STANDARDS, AND TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER, OR HIS/HER DESIGNEE.
- TRAFFIC CONTROL SHALL BE PER MUTCD AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR.
- CONTRACTOR SHALL CALL FOR INSPECTION FOR ANY WORK PROPOSED AT 310.253.5600 AT LEAST 48 HOURS IN ADVANCE. FAILURE TO PROPERLY NOTIFY THE PUBLIC WORKS INSPECTOR IS CAUSE FOR REVOCATION OF PERMIT.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSE AND TO REPAIR OR REPLACE ANY DAMAGED TO THE PUBLIC RIGHT-OF-WAY, TO INCLUDE EXISTING TRAFFIC LOOPS, SIGNAL, LIGHTING, ELECTRICAL SYSTEMS, AND UNDERGROUND INSTALLATIONS (WHETHER OR NOT PHYSICALLY MARKED OR SHOWN ON THE CONTRACT PLANS), DAMAGED CAUSED BY THE CONSTRUCTION OF THE PROPOSED WORK OR PROJECT. SUCH REPAIRS OR REPLACEMENT SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
- WORKING HOURS SHALL BE FROM 9:00 AM TO 3:00 PM WEEKDAYS ON PUBLIC RIGHT OF WAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER; ALL CONSTRUCTION ACTIVITY ON PRIVATE PROPERTY SHALL BE PROHIBITED, EXCEPT BETWEEN THE HOURS OF: 8:00 A.M. AND 8:00 P.M. MONDAYS THROUGH FRIDAYS; 9:00 A.M. AND 7:00 P.M. SATURDAYS; 10:00 A.M. AND 7:00 P.M. SUNDAYS
- TO MINIMIZE INCONVENIENCE TO TRAFFIC AND THE PUBLIC IN GENERAL, THE CONTRACTOR SHALL SCHEDULE THE CONCRETE PLACEMENT AND/OR ROADWAY PAVEMENT TO BE COMPLETED NO LATER THAN TWO (2) DAYS AFTER THE REMOVAL, OPERATIONS, UNLESS APPROVED BY PUBLIC WORKS INSPECTOR. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR MOVEMENT AT AND AROUND ALL CONSTRUCTION SITES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. APPROVED BARRIERS AND SIGNS (TRAFFIC FLAGGING PERSONNEL, IF NECESSARY), SHALL BE FURNISHED AND UTILIZED BY THE CONTRACTOR TO ENSURE PUBLIC SAFETY AT ALL TIMES.
- THE CONTRACTOR SHALL NOT DISCHARGE OR PERMIT TO BE DISCHARGED TO ANY STREET, STORM DRAIN, OF ANY APPURTENANCE THEREOF, ANY NON-RAIN WATER OR OTHER LIQUID FROM THE PROJECT SITE OF FROM OPERATIONS PERTAINING TO THE PROJECT SITE, PER NDES REGULATIONS AND CITY'S STORM WATER POLLUTION ORDINANCE SECTION 5.02.500 ET SEQ.
- CATCH BASINS WITHIN 50 FEET OF WORK AREA SHALL BE PROTECTED WITH PERMEABLE FABRIC AND SANDBAGS PRIOR TO COMMENCING WORK AND MAINTAINED DURING DURATION OF OPERATION. FAILURE TO PROVIDE PROTECTION TO THE CATCH BASIN(S) AND STORM DRAIN INLET(S) IS CAUSE FOR REVOCATION OF PERMIT.
- STOCKPILING OF MATERIAL OR EQUIPMENT IN THE PUBLIC RIGHT OF WAY IS PROHIBITED UNLESS AUTHORIZED BY THE PUBLIC WORKS DIRECTOR/CITY ENGINEER OR HIS/HER DESIGNEE.
- THE PROJECT WORK AREA SHALL BE KEPT CLEAN, SAFE, AND SANITARY CONDITION. AT THE END OF EACH WORK DAY, THE PROJECT WORK AREA SHALL BE SWEEP BY MANUAL OR MECHANICAL MEANS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER, OR HIS/HER DESIGNEE.
- NO STAGING OF CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES ALONG PUBLIC RIGHT OF WAY UNLESS AUTHORIZED BY THE PUBLIC WORKS DIRECTOR/CITY ENGINEER OR HIS/HER DESIGNEE.
- CONSTRUCTION VEHICLES SHALL NOT BE PARKED OVER NIGHT OR DURING NON-OPERATIONAL HOURS ON PUBLIC RIGHT OF WAY.

CULVER CITY GRADING NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPENDIX CHAPTER 33 OF THE 2001 CALIFORNIA BUILDING CODE, ALL CITY OF CULVER CITY MUNICIPAL CODES, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION OF THE PERMIT WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- DEVELOPER'S ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE APPROVED PLANS AND APPENDIX CHAPTER 33, EXCAVATION AND GRADING, OF THE CALIFORNIA BUILDING CODE.
- FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND APPROVED BY THE SOILS ENGINEER AND PUBLIC WORKS INSPECTOR PRIOR TO PLACING THE FILL.
- FILLS SHALL BE COMPACTED THROUGHOUT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-78.
- THE SOILS ENGINEER MUST APPROVE ALL GRADING, INCLUDING THE STABILITY OF ANY SLOPES CREATED, EXISTING, OR REMAINING.
- THE SOILS ENGINEER, _____ SHALL CERTIFY BY LETTER THAT THEY HAVE REVIEWED THIS PLAN AND THAT IT WAS PREPARED IN CONFORMANCE WITH THEIR GEOTECHNICAL INVESTIGATION DATED _____.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS THE PLANS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
- UPON COMPLETION OF THE ROUGH GRADING AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE FOLLOWING REPORTS AND DRAWINGS AND ANY SUPPLEMENTS THERETO SHALL BE SUBMITTED TO THE CITY ENGINEER:
 - AN AS-BUILT GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
 - A CERTIFICATION BY THE CIVIL ENGINEER THAT THE GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLAN AND CALIFORNIA BUILDING CODE APPENDIX CHAPTER 33. ALONG WITH THIS CERTIFICATION, A SURVEY SHOWING THE FINAL ROUGH PAD GRADE ELEVATIONS SHALL BE SUBMITTED.
 - A CERTIFICATION BY THE SOILS ENGINEER THAT THE GRADING HAS BEEN COMPLETED TO HIS SATISFACTION AND IS IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE CHAPTER 33.
 - A FINAL COMPACTION REPORT PREPARED BY THE SOILS ENGINEER.

GRADING PRE-INSPECTION NOTES:

- A GRADING PERMIT IS REQUIRED FOR EXCAVATION AND BACKFILL.
- A RETAINING WALL PERMIT IS REQUIRED.
- OSHA PERMIT IS REQUIRED FOR VERTICAL CUTS OF 5 FEET OR OVER.
- ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL.
- COMPLY WITH THE PROVISIONS OF SECTION 91.1804.4 FOR EXPANSIVE SOIL CONDITIONS.
- IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- GEOLOGICAL AND SOILS REPORT(S) ARE REQUIRED. SUBMIT THREE COPIES (1 ORIGINAL AND 2 COPIES), WITH APPROPRIATE FEES, TO THE GRADING SECTION FOR REVIEW AND APPROVAL.
- INCORPORATE ALL RECOMMENDATIONS OF THE APPROVED GEOLOGICAL AND SOILS REPORT(S) AND DEPARTMENT LETTER DATED TO COME INTO THE PLANS. GEOLOGIST AND SOILS ENGINEER TO SIGN PLANS.
- SITE IS SUBJECT TO MUDFLOW. COMPLY WITH PROVISIONS OF SECTION 91.70114.3.
- BUILDINGS SHALL BE LOCATED CLEAR OF THE TOE OF ALL SLOPES WHICH EXCEED A GRADIENT OF 3 HORIZONTAL TO 1 VERTICAL AS PER SECTION 91.1806.5.2
- FOOTINGS SHALL BE SET BACK FROM DESCENDING SLOPE SURFACE EXCEEDING 3 HORIZONTAL TO 1 VERTICAL AS PER SECTION 91.1806.5.3
-
- DEPARTMENT APPROVAL IS REQUIRED FOR CONSTRUCTION OF STRUCTURES ON OR OVER SLOPES STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
-
- ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM (UNLESS OTHERWISE SHOWN ON PLANS).
- A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR PILES.
- ALL FILL OR BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D-1551.
- "THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR."
- EXISTING NON-CONFORMING SLOPES SHALL BE CUT AT 2:1 (26 GRADES) OR RETAINED.
- ALL CUT OR FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (26 DEGREES).
- STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
- APPROVAL REQUIRED BY DEPARTMENT OF PUBLIC WORKS.
- SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
- THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR.
- THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.

INSPECTION OF EXCAVATION AND FILLS NOTES:

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SUPERINTENDENT OF BUILDING WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
- INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT BEFORE ANY GRADING OR BRUSHING IS STARTED.
 - TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE ANY FILL IS PLACED.
 - EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF EXCAVATION EXCEEDS TEN FEET.
 - FILL INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF EXCAVATION EXCEEDS TEN FEET.
 - DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED.
 - ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF THE ROUGH GRADING WITHOUT THE NECESSITY OF THE DEPARTMENT HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
 - FINAL: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND THE AS-GRADED PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED.
 - NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTION HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
 - THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
 - A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEEDS 60,000 S.F. SEC. 91.1701.5

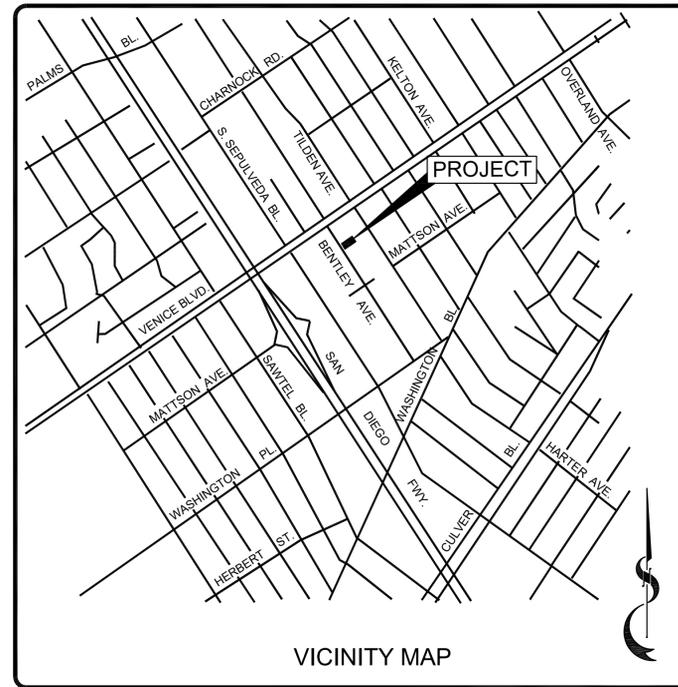
GENERAL NOTES:

- THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES
- PROJECT'S GEOTECHNICAL REPORTS ARE PART OF THIS PLAN.
- SOILS REPORT SPECIFICATIONS SHALL HAVE PRECEDENCE OVER DRAWINGS.
- ALL GRADED SLOPES SHALL BE PLANTED AND SPRINKLERED. SEC. 91.7012.1
- STANDARD 1/2 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC. 91.7013.3
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTION HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN 0.005 MM REQUIRE 95% COMPACTION. SEC. 91.7011.3
- TEMPORARY EROSION CONTROL PROCEDURES TO BE INSTALLED BETWEEN OCTOBER 1ST AND APRIL 15TH OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. SEC. 91.7007.1
- NO WORK WHATSOEVER SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR.
- OWNER SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY GRADING AND CONSTRUCTION. OWNER SHALL, AT ALL TIMES, PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- IF A GRADING JOB EXTENDS OVER A PERIOD OF TIME EXCEEDING SIX MONTHS, THE DEPARTMENT MAY REQUIRE PLANTING OF THOSE PORTIONS OF THE JOB WHERE ALL OTHER GRADING REQUIREMENTS HAVE BEEN MET IN ORDER TO PREVENT DUST AND EROSION.
- HIGHWAY EQUIPMENT SHALL BE KEPT IN GOOD OPERATION CONDITION AND MUFFLED AS REQUIRED BY LAW.
- CONTRACTOR SHALL CONTROL NOISE RESULTING FROM REPAIR OR HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICABLE FROM ADJACENT INHABITED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.
- PRIOR TO THE START OF HAULING, OBTAIN HAUL ROUTE PERMIT FROM THE CULVER CITY ENGINEERING DEPARTMENT.
- THE EXPORT OR IMPORT OF THE FILL MATERIAL SHALL BE COMPLETED WITHIN THE MAXIMUM TIME LIMIT OF 30 DAYS FROM THE START OF HAULING.
- THE FILL MATERIAL IN EACH TRUCKLOAD SHALL BE KEPT LOW ENOUGH TO PREVENT SPILLAGE AND SHALL BE SUFFICIENTLY WET DOWN TO PREVENT DUST.
- NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW SUCH MATERIALS TO BLOW OR SPILL OVER AND UPON THE PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE OR ADJACENT PRIVATE PROPERTY.
- NO PERSON SHALL, WHEN EXCAVATING, COMPACTING HAULING OR MOVING EARTH, SAND, GRAVEL, ROCK STONE, DEBRIS, OR ANY OTHER SIMILAR SUBSTANCE, CAUSE, ALLOW OR PERMIT ANY MUD, EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS OR OTHER SUBSTANCE TO DROP, BE DEPOSITED, OR FALL FROM THE BODY, TIRES, OR WHEELS OF ANY VEHICLE SO USED UPON ANY PUBLIC STREET OR ALLEY WITHOUT IMMEDIATELY AND PERMANENTLY REMOVING THE SAME THEREFROM.
- PERMISSION SHALL BE SECURED FROM THE DEPARTMENT OF PUBLIC WORKS IF THE TRUCKS ARE LOADED IN THE STREET.
- THE LOCATION OF DUMPING EXCESS SOIL SHALL BE APPROVED BY THE GRADING INSPECTOR PRIOR TO STARTING EXCAVATION.
- BRUSHING AND SCARIFYING OF SLOPES SHALL PROCEED ONLY AS FAR AS PERIODICALLY CLEARED BY THE GRADING INSPECTOR.
- SLOPES SHALL BE BRUSHED PRIOR TO PLACING FILL.
- LOOSE MATERIAL SHALL NOT EXCEED 3" IN DEPTH ON A FILLED SLOPE.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL LOOSE FILL SHALL BE REMOVED AND COMPACTED.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS.
- THE ENGINEERING GEOLOGIST, SOILS ENGINEER AND CIVIL ENGINEER SHALL COMPLY WITH RGA-4-67 AND SHALL PROVIDE THE DEPARTMENT WITH A GRADING CERTIFICATION UPON COMPLETION OF THE JOB.
- AN AS-GRADED PLAN AT A SCALE OF 1"=20' PREPARED BY CIVIL ENGINEER SHALL BE SUBMITTED WITH THE REQUIRED GRADING CERTIFICATIONS TO THE DEPARTMENT UPON JOB COMPLETION.
- THE PERMITTEE SHALL PROVIDE SUPERVISORY CONTROL DURING THE GRADING OPERATION TO INSURE COMPLIANCE WITH APPROVED PLANS AND WITH THE MUNICIPAL CODE. WHEN NECESSARY, THE PERMITTEE SHALL AVALI HIMSELF OF GEOLOGICAL AND FOUNDATION ENGINEERING SERVICES TO IMPLEMENT HIS SUPERVISORY CONTROL.
- GRADING IN OR ADJACENT TO THE PUBLIC PROPERTY REQUIRES DEPARTMENT OF THE PUBLIC WORKS APPROVAL.
- GRADING (INCLUDING THE EXPORT OR IMPORT OF EARTH MATERIAL) SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ON ANY DAY, NOR ON SUNDAY AT ANY TIME, EXCEPT IN EMERGENCIES AS PROVIDED IN 91.7001(F).
- ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY A.S.T.M. METHOD D-1557.
- SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE AND SOILS REPORT.
- SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS.
- ALL RECOMMENDATIONS AND CONDITIONS OF GEOTECHNICAL REPORT BY PROJECT'S GEOTECHNICAL ENGINEER AND THE DEPARTMENT OF BUILDING AND SAFETY APPROVAL LETTER SHALL BE PART OF THIS PLANS.
- BUILDINGS SHALL BE LOCATED CLEAR OF TOE OF ALL SLOPES WHICH EXCEED A SLOPE OF 5:1 AS PER SECTION 1806.4.
- FOOTING SHALL BE SETBACK FROM THE DESCENDING SLOPE SURFACE EXCEEDING 3 HORIZONTAL TO 1 VERTICAL AS PER SECTION 91.1806.4.3, MIN. 5' REQUIRED.
- CONTRACTOR AND/OR THE OWNER SHALL VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
- PROJECT'S ARCHITECT SHALL APPROVE ALL FINISHED FLOOR AND PAD ELEVATIONS FOR CONFORMANCE TO HIS/HER BUILDING PLAN.

- EXCAVATION ALONG PROPERTY LINE SHALL BE AT TEMPORARY SLOP OF 1:1. IF VERTICAL CUT IS REQUIRED ALONG PROPERTY LINE, CUT SLOT OF MAXIMUM OF 20 LINEAR FEET, REMOVE & RECOMPACT PRIOR TO THE NEXT SLOT CUT OR AS DIRECTED BY PROJECT SOILS ENGINEER.
- PROPERLY ABANDON ALL DRAINAGE LINES THAT DAYLIGHT TO THE SLOPE.
- IF AT ANY STAGE OF WORK ON AN EXCAVATION OR FILL THE DEPARTMENT DETERMINES BY INSPECTING THAT FURTHER WORK AS AUTHORIZED BY AN EXISTING PERMIT IS LIKELY TO ENDANGER ANY PROPERTY OR PUBLIC WAY, THE DEPARTMENT MAY REQUIRE AS A CONDITION TO ALLOW THE WORK TO CONTINUE THAT PLANS FOR SUCH WORK BE AMENDED TO INCLUDE ADEQUATE SAFETY PRECAUTIONS.
- BUILDING TO BE CLEAR OF ASCENDING SLOPES EXCEEDING 3:1 [H:V] A MINIMUM OF H/2 BUT NEED NOT EXCEED 15FT. SEC. 1806.5.2
- FOOTINGS TO BE SETBACK FROM DESCENDING SLOPES EXCEEDING 3:1 [H:V] A MINIMUM OF H/3 BUT NEED NOT EXCEED 40 FT. SEC. 1806.5.3
- RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

ENGINEER'S NOTE TO CONTRACTOR:

- CONTRACTOR SHALL VERIFY ALL EXISTING EXISTING ELEVATIONS AND FIELD CONDITIONS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION AND PRIOR TO ANY HARD SURFACE CONSTRUCTION.
- VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. PRIOR TO ANY CONSTRUCTION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES.
- SEE ARCHITECTURAL PLANS FOR BUILDING AND SITE DIMENSIONS, STRIPING, CONCRETE COLOR, SIGNAGE, WALKWAYS, UTILITIES, NOTES AND DETAILS.
- UTILITY TRENCHES SHOULD BE PROPERLY BACKFILLED. PIPES SHOULD BE PROPERLY BEDDED AND SHADED WITH CLEAN SANDS. THE REMAINDER OF THE BACKFILL MAY BE ONSITE SOIL COMPACTED PER SOILS REPORT..
- PRIOR TO CONSTRUCTION, PROJECT'S ARCHITECT SHALL APPROVE ALL FINISHED FLOOR AND PAD ELEVATIONS FOR CONFORMANCE TO HIS/HER BUILDING PLAN.
- USE ARCHITECT PLAN FOR HORIZONTAL LOCATION OF ALL STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL CONSTRUCTION STAKES FOR LOCATION AND ELEVATION PRIOR TO ACCEPTANCE FOR CONSTRUCTION. DO NOT PROCEED IF ANY STAKE FOUND TO BE OUT OF HORIZONTAL OR VERTICAL ALIGNMENT, OR INCONSISTENT WITH PLAN. NOTIFY SURVEYOR AND ENGINEER TO OBTAIN DIRECTION AND/OR CORRECTION.



IMPORTANT NOTICE
SECTION 4126 / 4127 OF THE GOVERNMENT
CODE REQUIRES A DIGALERT
IDENTIFICATION NUMBER BE ISSUED
BEFORE A "PERMIT TO EXCAVATE" WILL
BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE
ALERT
TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

PLANS PREPARED UNDER THE DIRECTION OF:

MO SAHEBI, PE 33508
DATE: 6/24/2018



PROJECT INFORMATION:	
PROPERTY ADDRESS:	3846 BENTLEY AVE. CULVER CITY CA
ASSESSORS ID NUMBER:	4213-005-008
EARTHWORK QUANTITIES	
EARTHWORK VOLUMES:	
CUT	1,595 C.Y.
FILL	0 C.Y.
EXPORT	1,595 (CY)
LEGAL DESCRIPTION	
LOT 11 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 SLY PROP., LINE 14.96' FROM PROP COR. ASSUMED ELEV. 99.340'	
OWNER	
3846 BENTLEY AVE PROPERTY LLC 4840 IRVINE BLVD., STE. 205 IRVINE, CA 92620	
CIVIL ENGINEER	
MO SAHEBI, PE PLANEX ASSOCIATES, INC. 1330 OLYMPIC BLVD. SANTA MONICA, CA 90404 TEL. (310) 864-9311	
SOILS ENGINEER / GEOLOGIST	
SOIL EXPLORATION COMPANY, INC. 7535 JURUPA AVE. UNIT C RIVERSIDE, CA 92504	

SHEET INDEX	
C-1	GRADING PLAN GENERAL NOTES
C-2	GRADING AND DRAINAGE PLAN
C-3	GARAGE LEVEL GRADING PLAN
C-4	GRADING PLAN DETAILS
C-5	EROSION AND SEDIMENT CONTROL PLAN
C-6	BEST MANAGEMENT PRACTICES

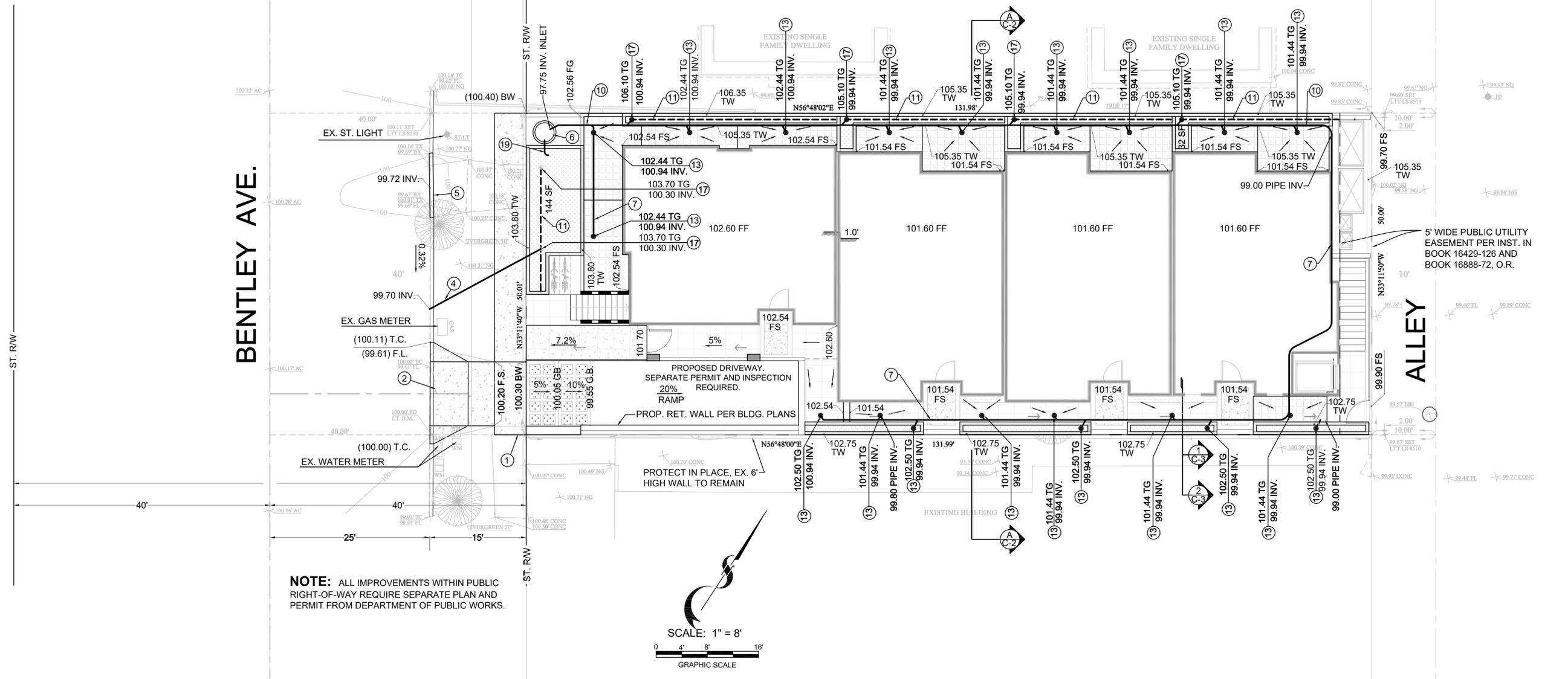
LEGEND:	
C.B.	CATCH BASIN
C.F.	CURB FACE
D.F.	DEEPEEN FOOTING
E.G.	EXISTING GRADE ELEVATION
F.F.	FINISH FLOOR ELEVATIONS
F.G.	FINISH GRADE (EARTH)
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.S.	FINISH SURFACE
G.B.	GRADE BREAK
H.	RETAINING HEIGHT
H.P.	HIGH POINT
INV.	PIPE INVERT ELEVATION
L.P.	LOW POINT
M.H.	MANHOLE
P.A.	PLANTING AREA
P.I.	POINT OF INTERSECTION
P.L.	PROPERTY LINE
PROP.	PROPOSED
R	RIDGE LINE
S.S.	SANITARY SEWER
T.C.	TOP OF CURB
T.C.O.	TOP OF CLEAN OUT
T.F.	TOP OF FOOTING
T.G.	TOP OF GRATE
T.P.	TOP OF PAVEMENT
T.W.	TOP OF WALL
892	FINISH CONTOUR
	EXISTING CONTOUR
X 892.0	EXISTING SPOT ELEVATION
	EASEMENT LINE
	TOP OR TOE OF SLOPE
F	CUT / FILL CONTACT LINE
C	PROPOSED RETAINING WALL, (REQUIRES SEPARATE PERMIT)

NO.	DATE	REVISION

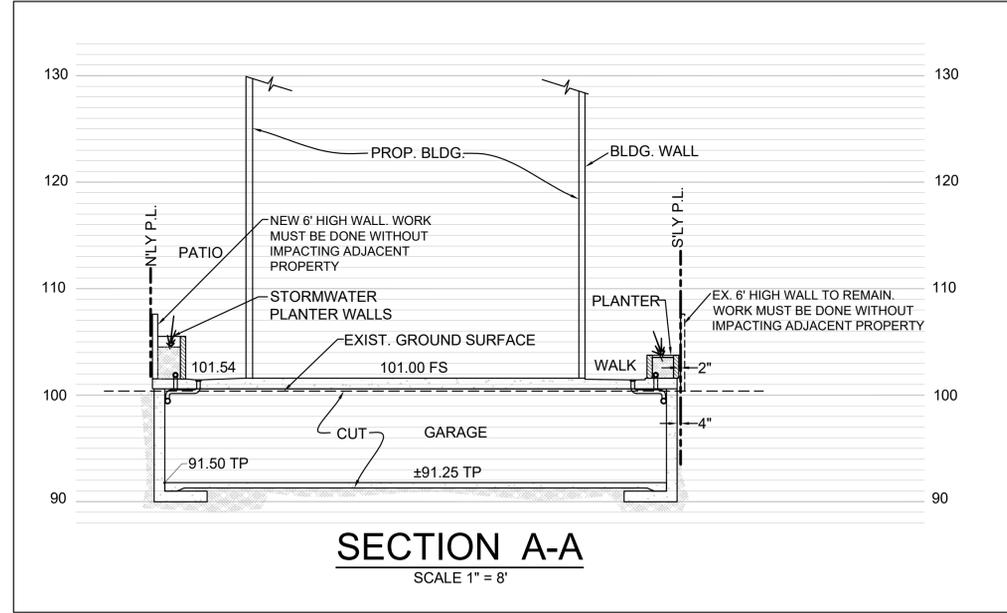
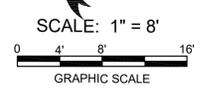
PLANEX
Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

GRADING PLAN GENERAL NOTES	
3846 BENTLEY AVE. CULVER CITY CA	

SIGNED DATE:	
SHEET	1 OF 6
PFN:	1805-464
DATE:	6-24-2018
C-1	



NOTE: ALL IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY REQUIRE SEPARATE PLAN AND PERMIT FROM DEPARTMENT OF PUBLIC WORKS.



CONSTRUCTION NOTES:

- 1 SAW CUT EXISTING CONCRETE & JOIN
- 2 CONST. DRWY. APPROCH PER SPPWC STD. NO. 110-2, TYPE B, W=10', Y= 6'
- 3 CONST. SIDEWALK PER SPPWC STD. 112-2, AND 113-2
- 4 INSTALL 4" C.I. CURB DRAIN SPPWC STD. NO. 150-3
- 5 CONST. CONC. CURB PER SPPWC STD. NO. 120-2, TYPE A1-6
- 6 SUMP PUMPS PER MECH. ENGR. PLAN (OBTAIN SEPARATE PERMIT)
- 7 INSTALL 4" C.I. PIPE
- 8 INSTALL 4" PVC -SDR35
- 9 INSTALL 6" PVC -SDR35
- 10 INSTALL 6" C.I. PIPE
- 11 INSTALL 6" PERFORATED PVC PIPE
- 12 INSTALL C.B. PER DETAIL 1/C-4
- 13 CONST. AREA DRAIN PER DETAIL 2/C-4
- 14 CONST. BIORETENTION PLANTER PER DETAIL 5/C-4
- 15 STENCIL "NO DUMPING" PER DETAIL 6/ C-4
- 16 INSTALL 6" PIPE CLENOUT
- 17 OVERFLOW STAND PIPE WITH 6" ATRIUM DRAIN.
- 18 INSTALL 10 L.F. OF 12" WIDE TRENCH DRAIN PER DETAIL 3/C-4
- 19 SUMP PUMP DISCHARGE PIPE INTO PLANTER

NOTICE TO CONTRACTOR:

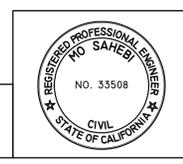
- 1 - ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL ALONG THE PUBLIC RIGHT OF WAY OR WITHIN 5 FEET OF SEWER EASEMENT REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION. THE DESIGN AND CONSTRUCTION OF THE ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL SHALL BE PER APWA STANDARD PLANS AND GREEN BOOK.
- 2 - ANY WORK PROPOSED IN THE PUBLIC RIGHT OF WAY TO INCLUDE DRIVEWAY RECONSTRUCTION REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION
- 3 - OWNER SHALL RECONSTRUCT THE DRIVEWAY APPROACH, SIDEWALKS AND/OR CURB AND GUTTER PER APWA STANDARD PLANS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 4 - OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON-CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 5 - ALL WORK MUST BE DONE WITHOUT IMPACTING ADJACENT PROPERTIES.

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

DRAWING NO.

PLANS PREPARED UNDER THE DIRECTION OF:
[Signature]
MO SAHEBI, PE 33508
DATE: 6/24/2018



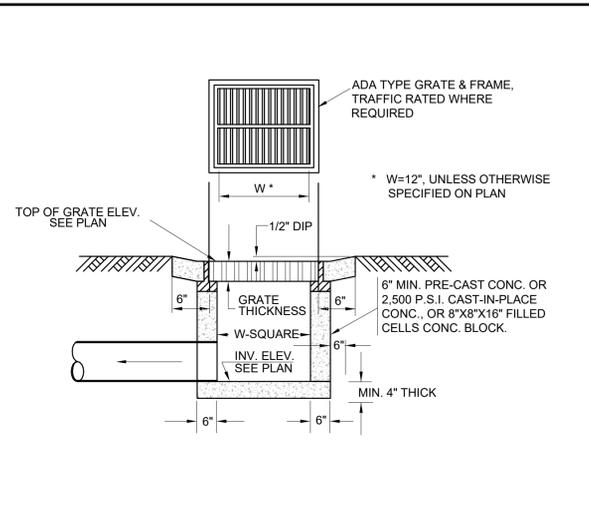
NO.	DATE	REVISION	BY

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

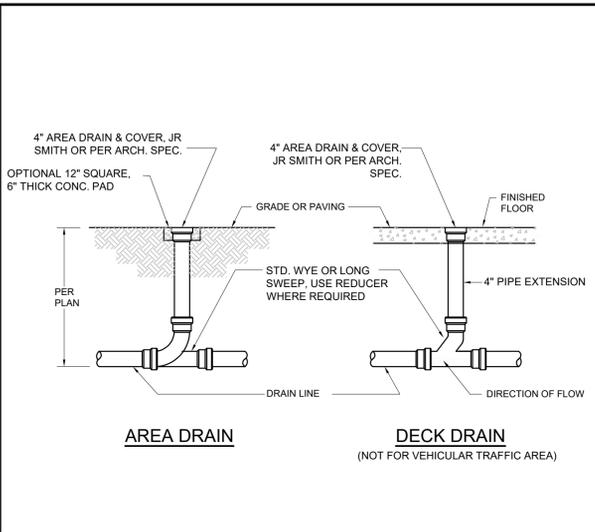
GRADING AND DRAINAGE PLAN
3846 BENTLEY AVE. CULVER CITY CA

SIGNED: _____
DATE: _____

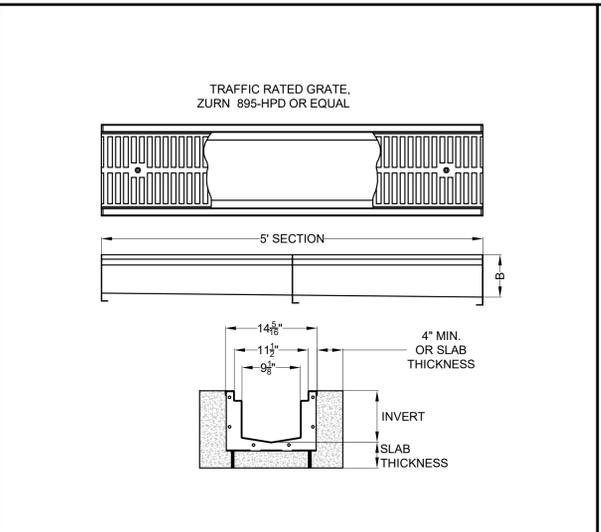
SHEET 2 OF 6
PFN: 1805-464
DATE: 6-24-2018
C-2



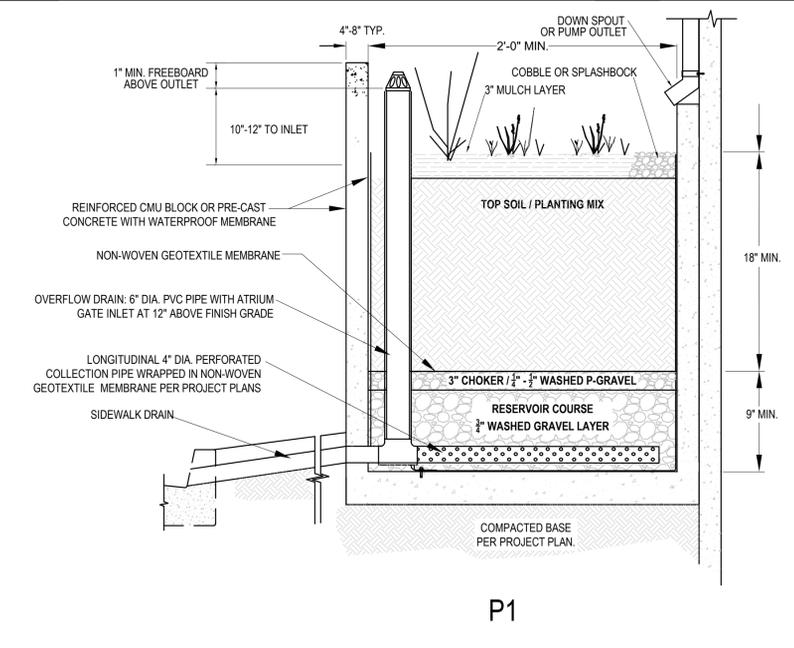
1 CONCRETE CATCH BASIN
N.T.S.



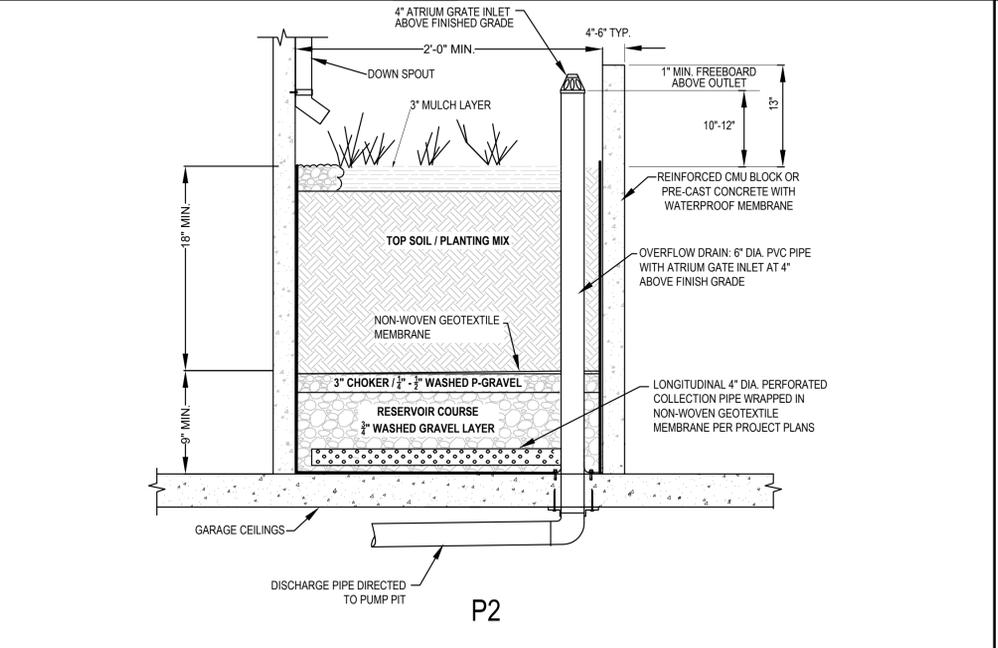
2 AREA DRAINS
N.T.S.



3 TRENCH DRAIN
N.T.S.



5 FLOW-THROUGH PLANTERS
N.T.S.



6 NO DUMPING STENCIL
N.T.S.



NO.	DATE	REVISION	BY

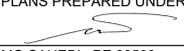
PLANEX
Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

GRADING PLAN DETAILS
3846 BENTLEY AVE. CULVER CITY CA

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

DRAWING NO.

PLANS PREPARED UNDER THE DIRECTION OF:

MO SAHEBI, PE 33508
DATE: 6/24/2018



SIGNED
DATE: _____

SHEET 4 OF 6

PFN: 1805-464
DATE: 6-24-2018

C-4

These drawings are instruments of service and are the property of Planex Associates. All designs and other information on the drawings are for use on the specific project and shall not be used otherwise without written permission of Planex Associates ©

BEST MANAGEMENT PRACTICES (BMPs):

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

PRINT NAME _____

SIGNATURE _____
OWNER OR AUTHORIZED AGENT OF THE OWNER

DATE _____



City of Culver City
STORMWATER OBSERVATION REPORT FORM

STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) - SITE SPECIFIC MITIGATION PLAN -

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved SUSMP/Site Specific Mitigation Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by other sections of the City of Culver City Code.

STORMWATER OBSERVATION must be performed by the engineer or architect responsible for the approved SUSMP/Site Specific Mitigation Plan or designated staff in their employment.

STORMWATER OBSERVATION REPORT must be signed and stamped (see below) by the engineer or architect responsible for the approved SUSMP and submitted to the city prior to the issuance to the certificate of occupancy.

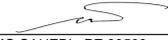
Project Address:	Building Permit No.:
Name of Engineer or Architect responsible for the approved SUSMP/Site Specific Mitigation Plan:	Phone Number:
Name of SUSMP/Site Specific Mitigation Plan Observer:	Phone Number:

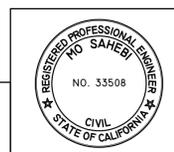
I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

1. I AM THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE APPROVED SUSMP/SITE SPECIFIC MITIGATION PLAN, AND
2. I, OR DESIGNATED STAFF UNDER MY RESPONSIBLE CHARGE, HAS PERFORMED THE REQUIRED SITE VISITS AT EACH SIGNIFICANT CONSTRUCTION STAGE AND AT COMPLETION TO VERIFY THAT THE BEST MANAGEMENT PRACTICES AS SHOWN ON THE APPROVED PLAN HAVE BEEN CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE APPROVED SUSMP/SITE SPECIFIC MITIGATION PLAN.

Stamp of Engineer or Architect responsible for the approved SUSMP

Signature _____ Date _____

PLANS PREPARED UNDER THE DIRECTION OF:

 MO SAHEBI, PE 33508
 DATE: 6/24/2018



CITY OF CULVER CITY
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN FOR
3846 BENTLEY AVE. CULVER CITY CA

DRAWING NO.	
-------------	--

NO.	DATE	REVISION	BY

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

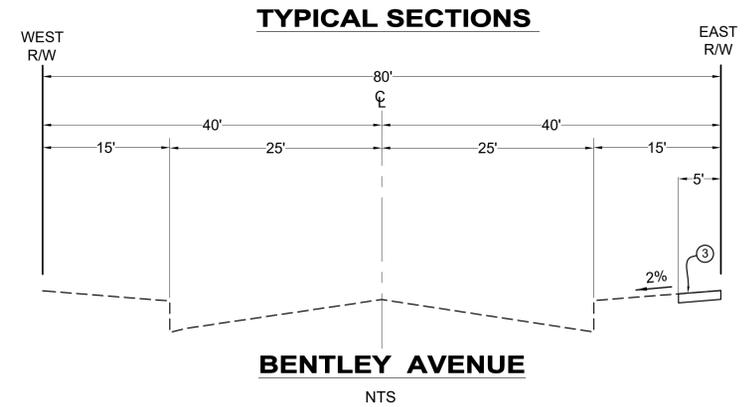
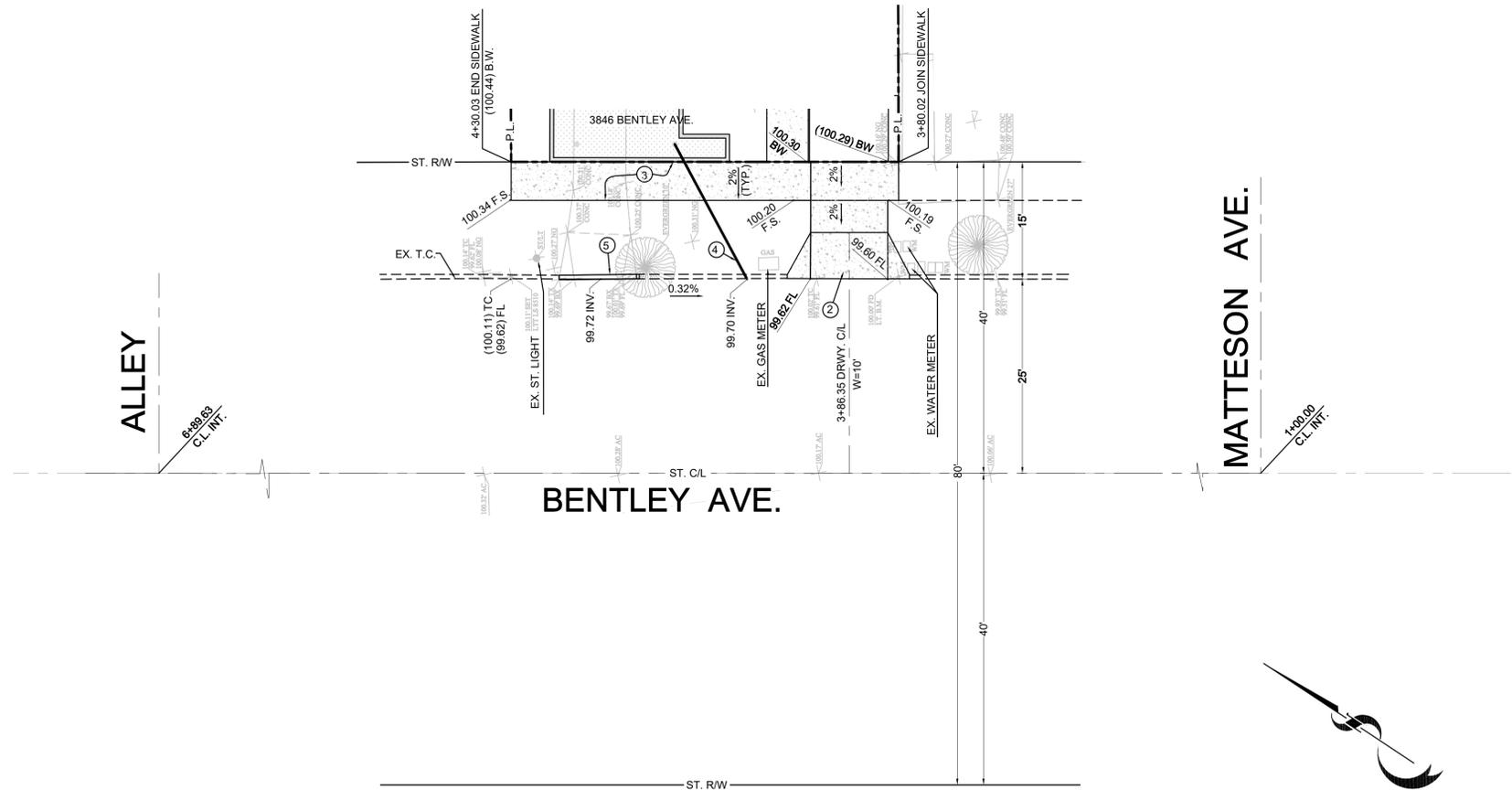
LOW IMPACT DEVELOPMENT NOTES
 3846 BENTLEY AVE. CULVER CITY CA

SIGNED _____
 DATE: _____

SHEET 6 OF 6

PFN: 1805-464
 DATE: 6-24-2018

C-6



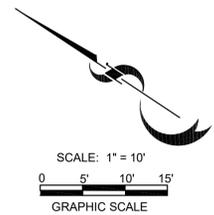
NOTICE TO CONTRACTOR:

- 1 - ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL ALONG THE PUBLIC RIGHT OF WAY OR WITHIN 5 FEET OF SEWER EASEMENT REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION. THE DESIGN AND CONSTRUCTION OF THE ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL SHALL BE PER APWA STANDARD PLANS AND GREEN BOOK.
- 2 - ANY WORK PROPOSED IN THE PUBLIC RIGHT OF WAY TO INCLUDE DRIVEWAY RECONSTRUCTION REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION
- 3 - OWNER SHALL RECONSTRUCT THE DRIVEWAY APPROACH, SIDEWALKS AND/OR CURB AND GUTTER PER APWA STANDARD PLANS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 4 - OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON-CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 5 - ALL WORK MUST BE DONE WITHOUT IMPACTING ADJACENT PROPERTIES.

IMPORTANT NOTICE
SECTION 4126 / 4127 OF THE GOVERNMENT
CODE REQUIRES A DIGALERT
IDENTIFICATION NUMBER BE ISSUED
BEFORE A "PERMIT TO EXCAVATE" WILL
BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE
ALERT
TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION NOTES:

- ① SAW CUT EXISTING CONCRETE & JOIN
- ② CONST. DRWY. APPROCH PER SPPWC STD. NO. 110-2, TYPE B, W=10', Y= 6'
- ③ CONST. SIDEWALK PER SPPWC STD. 112-2, AND 113-2
- ④ INSTALL. 4" C.I. CURB DRAIN SPPWC STD. NO. 150-3
- ⑤ CONST. CONC. CURB PER SPPWC STD. NO. 120-2, TYPE A1-6



CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

STREET IMPROVEMENT PLAN

3846 BENTLEY AVE. CULVER CITY CA

PLANS PREPARED UNDER THE DIRECTION OF: MO SAHEBI, PE 33508 DATE: 6/24/2018	REVIEWED BY: _____ DATE: _____
APPROVED BY DIRECTOR OF PUBLIC WORKS / CITY ENGINEER: _____ DATE: _____	DRAWING NO.: _____

NO.	DATE	REVISION	BY

PLANEX
Associates

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

STREET PLAN

3846 BENTLEY AVE. CULVER CITY CA

SIGNED: _____
 DATE: _____

SHEET 1 OF 1

PFN: 1805-464
 DATE: 6-24-2018

C-7