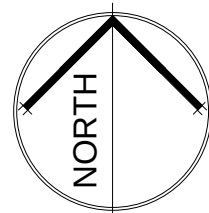
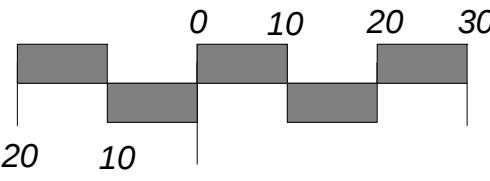




1 Site Plan
SCALE 3/64" = 1'-0"



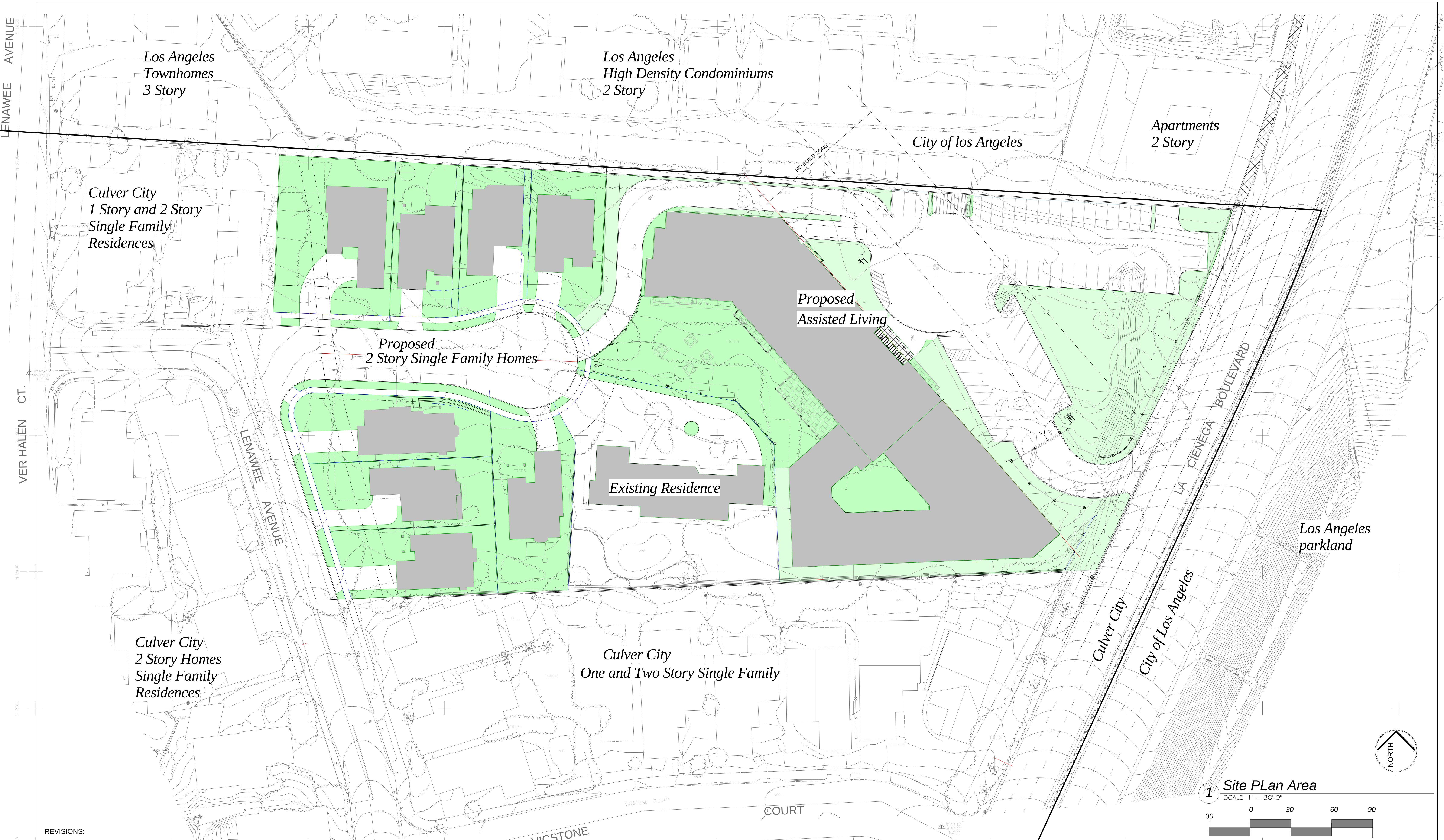
REVISIONS:

DJB and Associates
4819 Falcon Avenue
Long Beach, CA. 90807
562-984-1219 310 980-5333 cell
dboyd4ds@aol.com

Culver Place
3814 Lenawee Ave.
Culver City

Site Plan

DATE:	1/26/2016
DRAWN BY:	Author
SCALE:	3/64" = 1'-0"
A-0.1	
NOTE:USE GRAPHIC SCALE FOR REDUCED PLAN	



REVISIONS:

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Long Beach, CA. 90807
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dboyd4ds@aol.com

Culver Place
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Culver City

**Area Site
Plan**

DATE:	1/26/2016
DRAWN BY:	Author
SCALE:	1" = 30'-0"
A-0.2	
NOTE:USE GRAPHIC SCALE FOR REDUCED PLAN	

Culver Place Comprehensive Plan and Planned Development Zone

*David J. Boyd and
Associates*
4819 Falcon Ave.
Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

Development Standards:

Single Family Residences: Lots 1 through 9

Minimum Lot Area:	5,000 s.f.
Lot Width	50' Average (except Lot 5: Average Depth 47.2')
Lot Depth	100' minimum average
Maximum number of dwelling Units per Parcel	1 Single Family Residence and 1 Accessory Unit for Lots over 6,000 s.f. PerCulver City Municiple Code
Dwelling Size	Maximum and Minimum allowed floor area Not including any Garage area
Maximum Size	1,500 s.f. plus 40% of net Lot area for parcels less than 8,000 s.f. 60% of net lot area for parcel over 8,000 s.f.
Minimum Size	1,000 s.f. on ground floor
Setbacks	
Front	20'
Sides	5'
Rear	10'
Min. Distance Between Structures	5 ft. Between Accessory Residential Structures 8 ft. between detached dwelling units
Open Space	None required other than Setbacks
Height Limit	2 stories and 30 Feet
Landscaping	As per Culver City Municiple Code and California Codes
Parking	Per Culver City Municiple Code
Signs	Per Culver City Municiple Code
Encroachment into Setbacks	Per Culver City Municiple Code
Exterior Site Walls	Per Culver City Municiple Code, Standards and Details as Defined by the Culver Place Comprehensive Plan and Conditions of Approval
Landscaping	Per Culver City Municiple Code
Minimum Garage Size	Per Culver City Municiple Code, Standards and Details as Defined by the Culver Place Comprehensive Plan and Conditions of Approval

Assisted Living

Lot 10

<i>Height</i>		<i>3 Stories 45'</i>
<i>Number of Units</i>		<i>90</i>
<i>Maximum Number of Beds</i>		<i>110</i>
<i>Setbacks:</i>		
	<i>From Fault Line</i>	<i>50'*</i>
	<i>Front From La Cienega</i>	<i>15'</i>
	<i>Sides</i>	<i>10'</i>
	<i>Rear:</i>	<i>10'</i>
<i>Parking:</i>		<i>52 Cars: 10% may be Compact 7'-6" x 15'</i>
<i>Fire Department</i>		<i>1 Engine parking Space and 1 Paramedic Space Required</i>
<i>Encroachment into Setbacks</i>		<i>Per Culver City Municiple Code, Standards and Details as Defined by the Culver Place Comprehensive Plan and Conditions of Approval</i>
<i>Exterior Site Walls</i>		
<i>Landscaping</i>		

* Per Geo-Con Geologist Front Portico may encroach 6' into Fault Setback.

Land Use

Residential Lots 1 through 9

<i>Accessory Residential Structures and Accessory Structures</i>
<i>Home Occupation</i>
<i>Residential Care Facility, 6 or Fewer clients</i>
<i>Residential care Facility, 7 or more Clients</i>
<i>Single Family Dwelling</i>

Assisted Living Lot 10

<i>Adult day Care Facilities</i>
<i>Residential Senior Care Facility</i>

Comprehensive Plan No:
CP 2015054

Zoning Code Map Amendment
ZCMA P2015055

GPMA: P2015056

TTM: P2015057

[illegible]

Culver Place

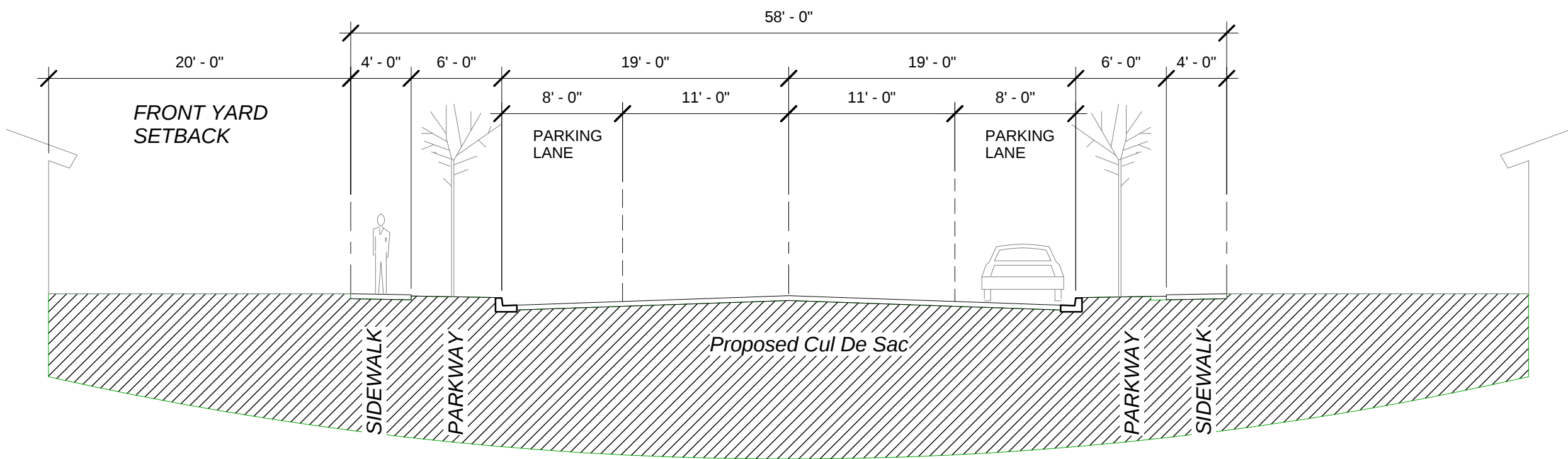
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Culver City, CA. 90232

Schultz Enterprises, Inc.
PO Box 2338
Culver City, CA. 90231

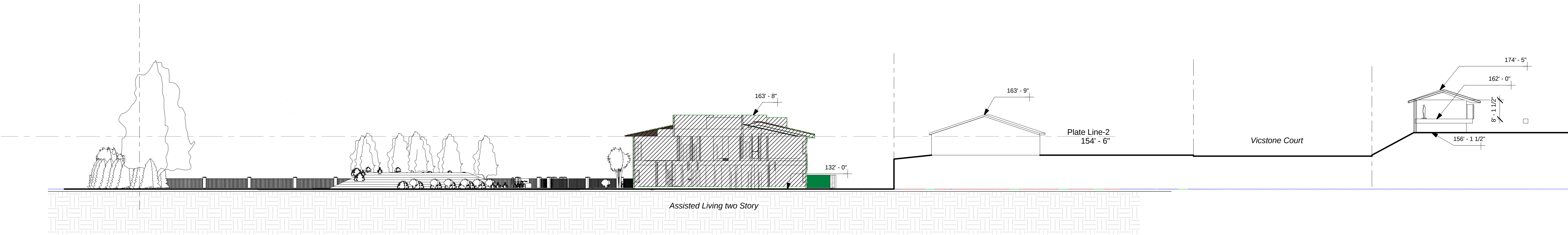
Developer : R & D
Development LLC

Development Standards

Project Number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"
A-0.3	
Note: Use Graphic Scale for Reduced Plans	



4 Proposed Cul de Sac Section
SCALE 1/8" = 1'-0"



1 Site Section
SCALE 1" = 20'-0"

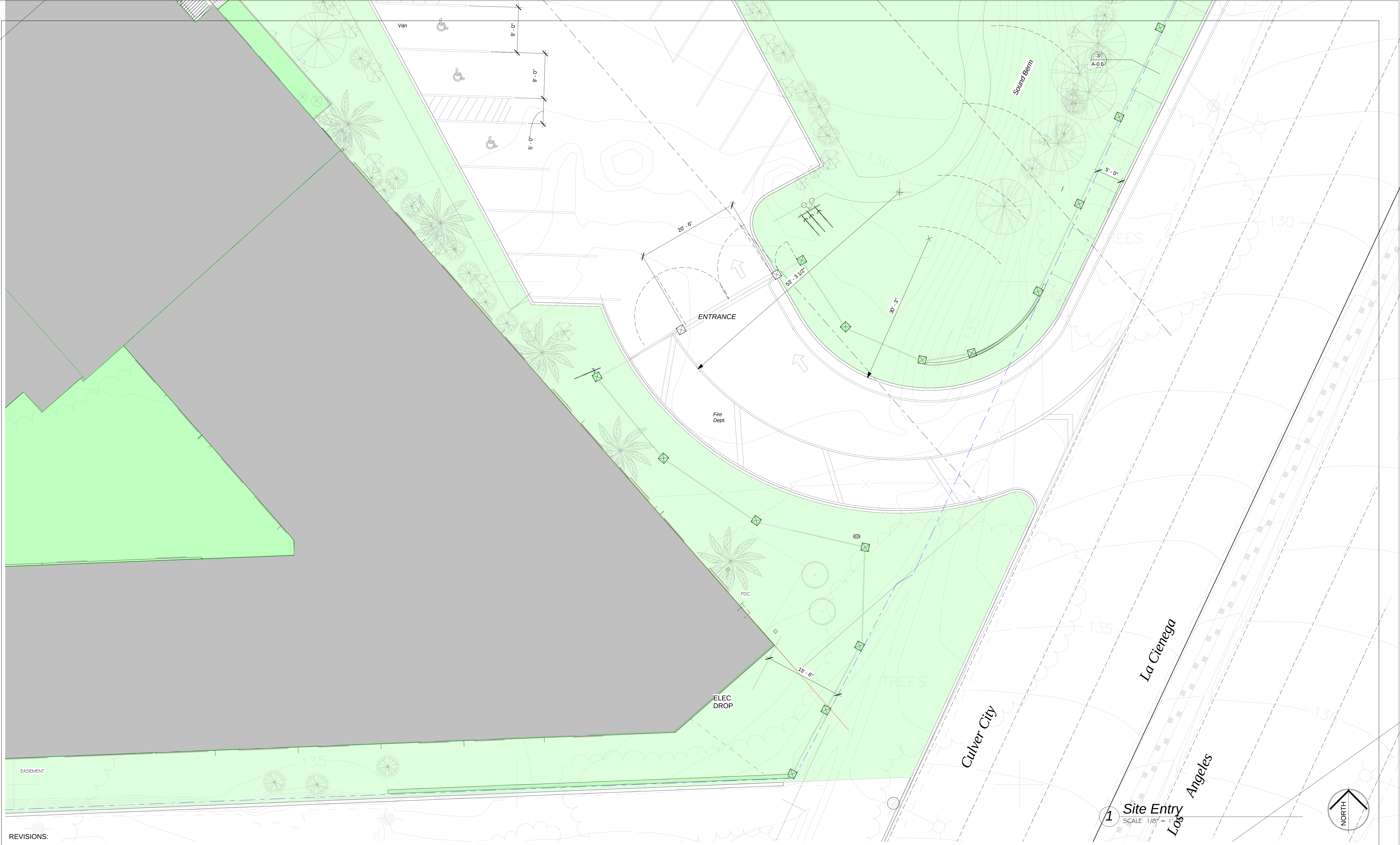
REVISIONS:

DJB and Associates
4819 Falcon Avenue
Long Beach, CA. 90807
562-984-1219 310 980-5333 cell
dboyd4ds@aol.com

Culver Place
3814 Lenawee Ave.
Culver City

**Street
Sections**

DATE:	1/26/2016
DRAWN BY:	Author
SCALE:	As indicated
A-0.4	
NOTE:USE GRAPHIC SCALE FOR REDUCED PLAN	



REVISIONS:

Culver City

DJB and Associates

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Culver Place

3814 Lenawee Ave.
Culver City

La Cienega
Entrance

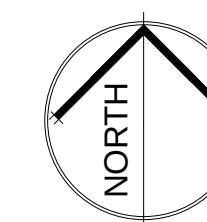
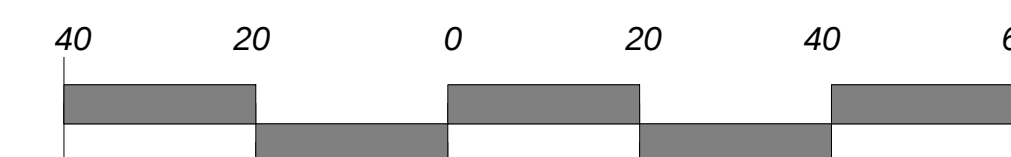
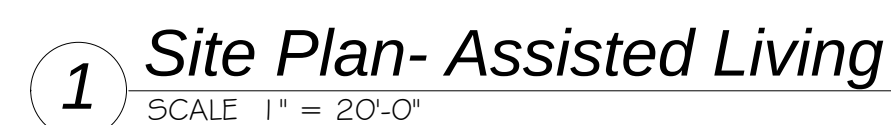
City of
Los Angeles

DATE:	1/26/2016
DRAWN BY:	Author
SCALE:	1/8" = 1'-0"
A-0.5	
NOTE:USE GRAPHIC SCALE FOR REDUCED PLAN	

Assisted Living Facility

dboyd4ds@aol.com

TTM: P2015057

[illegible]

Assisted Living Facility

Project Number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
Scale	1" = 20'-0"

A-1

Note: Use Graphic Scale for Reduced Plans

6/27/2016 7:40:20 AM



EXTERIOR SIDING: 20/30 SAND FINISH EXTERIOR STUCCO
ROOFING: 'S' TILE CONCRETE SPANISH TILE OVER UNDERLAYMENT
WINDOWS: PRE-FINISHED SIMULATED DIVIDED LITE VINYL WINDOWS
DUAL GLAZED AND LOW 'E' ENERGY EFFICIENT GLAZING
RAFTER TAILS: 4X8 RE-SAWN AND STAINED OUTLOOKERS WITH EXPOSED
STATER BOARD.
TRIM: VERTICAL GRAIN DOUG FIR STAINED
WROUGHT IRON TRIM: METAL RAILINGS GALVINIZED AND PAINTED
FRONT DOOR: PRE-FAB STEEL DOORS TO MATCH TRIM COLOR
MASONRY VENEER: SANTA MARIA STONE IN HORIZ. LEDGESTONE OR EQ.
EXTERIOR WOOD DOORS: VERTICAL WOOD PLANKING STAINED.
PRE-CAST: CONCRETE PRE-CAST, NATURAL WEATHERED FINISH.

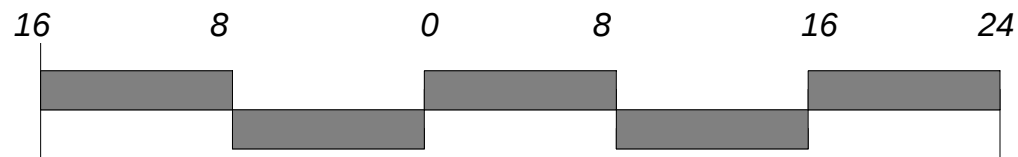
Exterior Materials

SCALE 1/4" = 1'-0"

1 Front Entry
SCALE 1/8" = 1'-0"



2 Copy of Rear Elevation
SCALE 1/8" = 1'-0"



REVISIONS:

DJB and Associates

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Culver Place

3814 Lenawee Ave.
Culver City

Exteriors

DATE: 1/26/2016

DRAWN BY: Author

SCALE: As indicated

A-2

NOTE:USE GRAPHIC SCALE FOR REDUCED PLAN



1 Drop Off Area_7
SCALE 1/2" = 1'-0"



2 Rear Deck_4
SCALE 1/2" = 1'-0"

REVISIONS:

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Long Beach, CA. 90807
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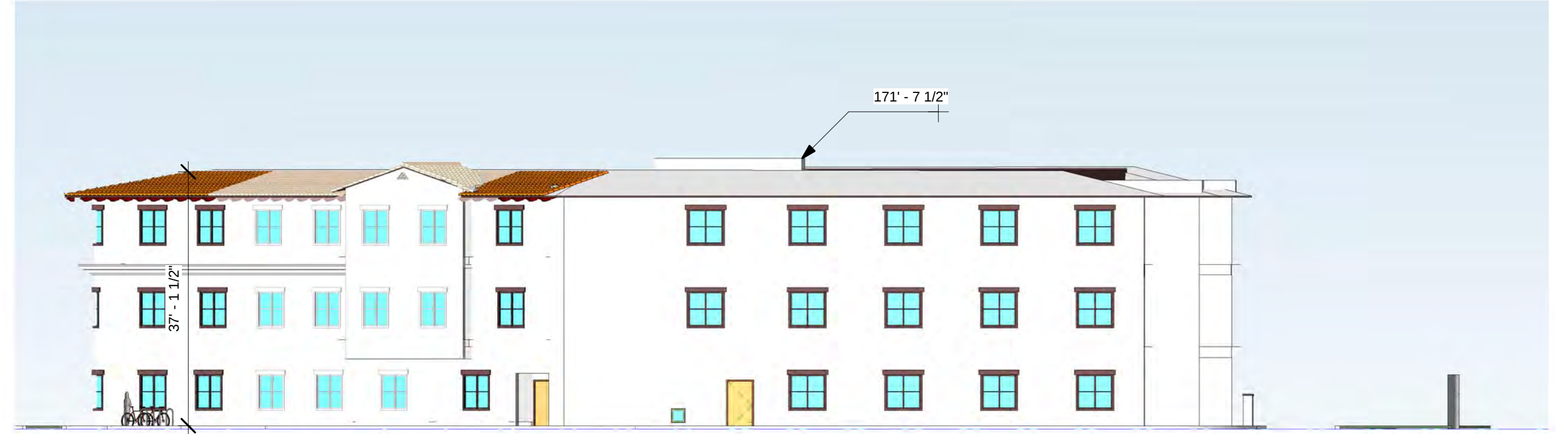
Culver Place
3814 Lenawee Ave.
Culver City

Perspectives

DATE:	1/26/2016
DRAWN BY:	Author
SCALE:	1/2" = 1'-0"
A-3	
NOTE:USE GRAPHIC SCALE FOR REDUCED PLAN	



3 Left Side-South Wing
SCALE 1/16" = 1'-0"



4 Right Side- North Elevation
SCALE 1/16" = 1'-0"



2 Rear Elevation- West Side
SCALE 1/16" = 1'-0"



1 Front- East Side
SCALE 1/16" = 1'-0"

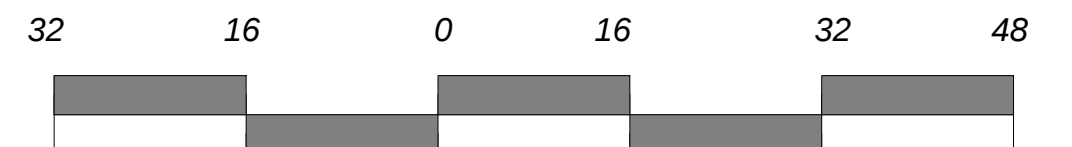
REVISIONS:

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Long Beach, CA. 90807
562-984-1219 310 980-5333 cell
dboyd4ds@aol.com

Culver Place
3814 Lenawee Ave.
Culver City

Elevations

DATE: 1/26/2016
DRAWN BY: Author
SCALE: 1/16" = 1'-0"
A-4
NOTE:USE GRAPHIC SCALE FOR REDUCED PLAN



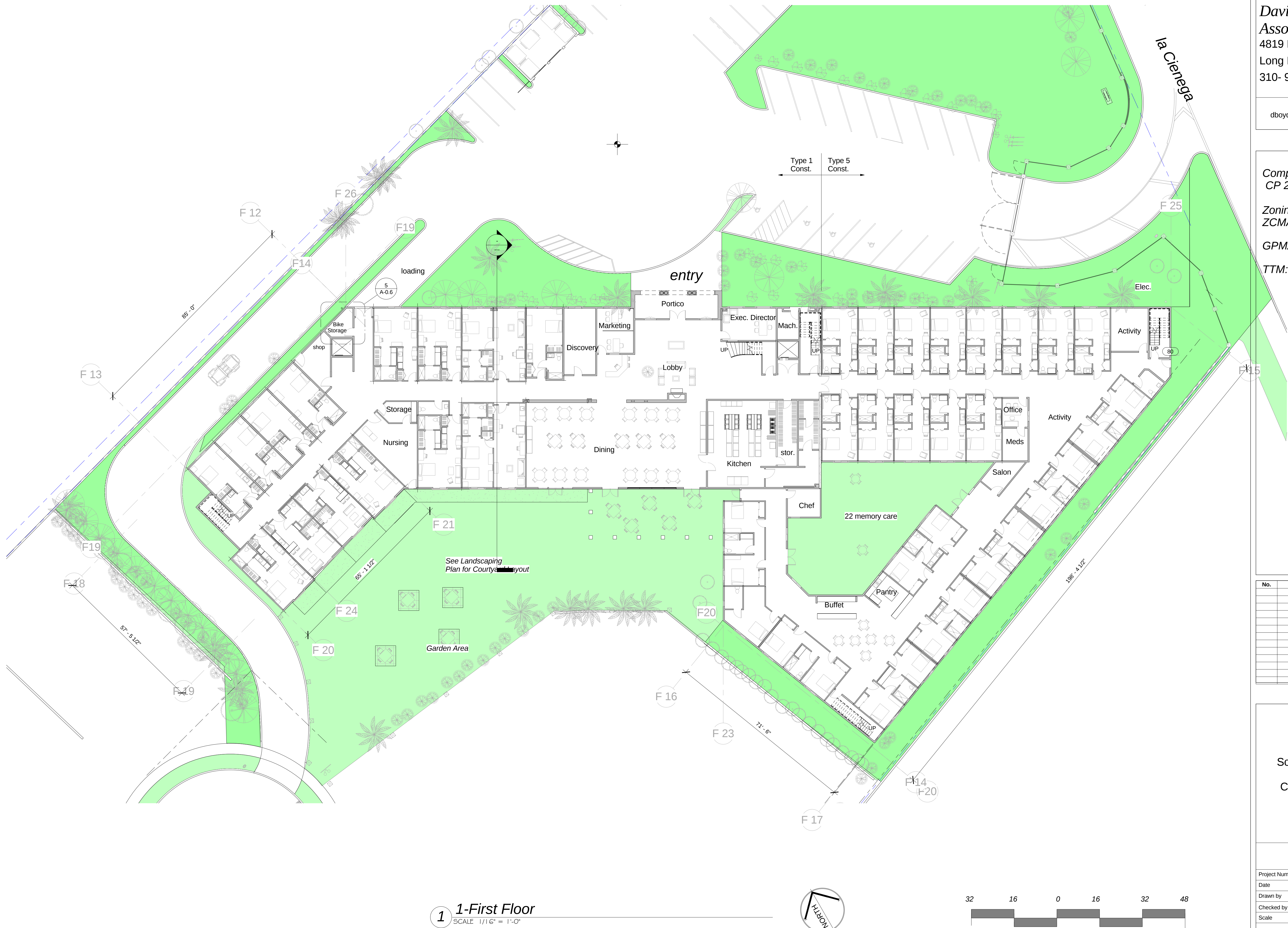
dboyd4ds@aol.com

TTM: P2015057

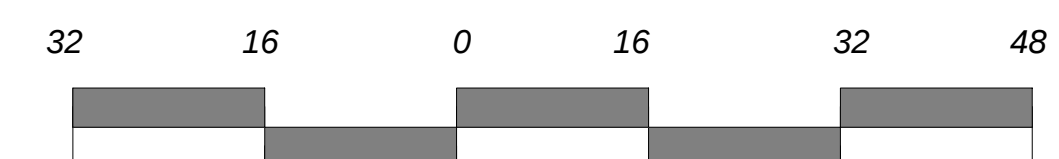
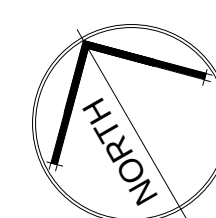
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Project Number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
Scale	1/16" = 1'-0"

Note: Use Graphic Scale for Reduced Plans



1 *1-First Floor*
SCALE 1/16" = 1'-0"



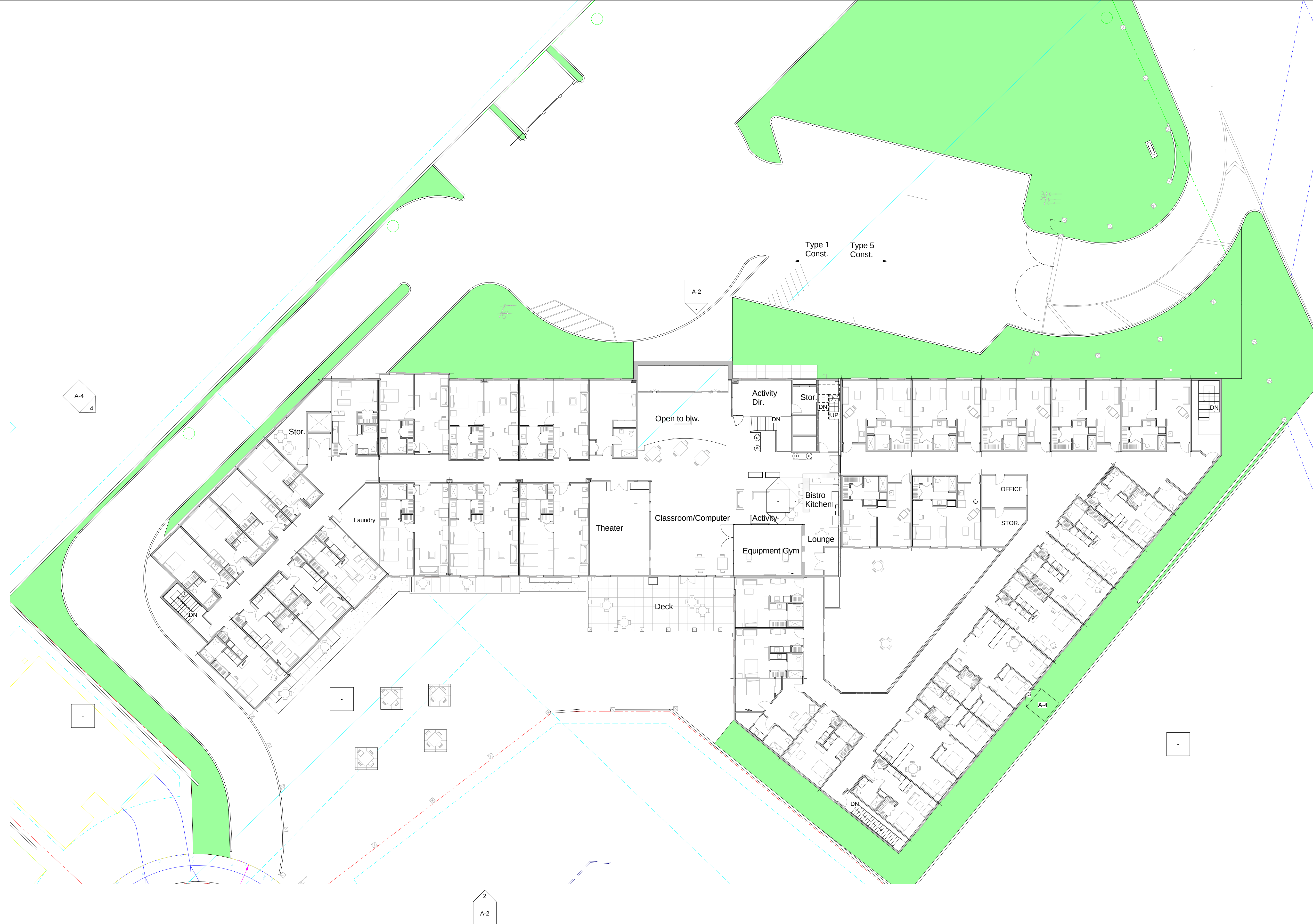
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TTM: P2015057

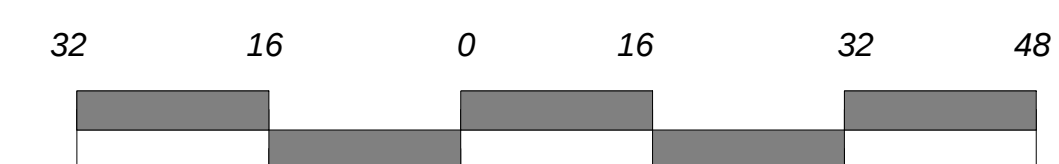
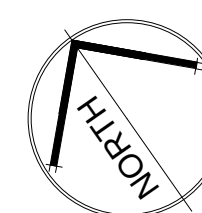
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Project Number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
Scale	1/16" = 1'-0"

Note: Use Graphic Scale for Reduced Plans



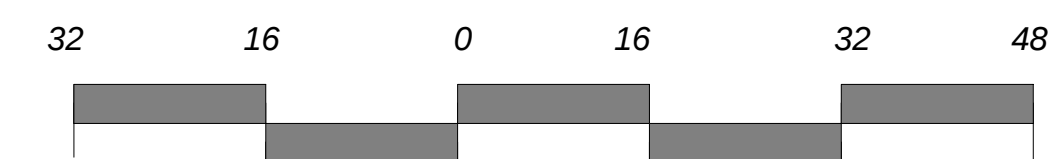
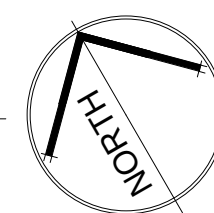
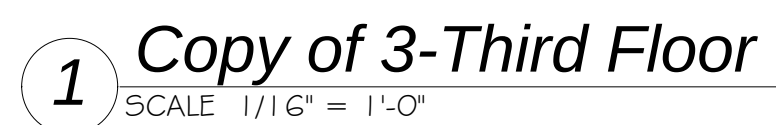
1 *2-Second Floor*
SCALE 1/16" = 1'-0"



dboyd4ds@aol.com

*Zoning Code Map Amendment
ZCMA P2015055*

TTM: P2015057



Project Number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
Scale	1/16" = 1'-0"

A-7

Note: Use Graphic Scale for Reduced Plans

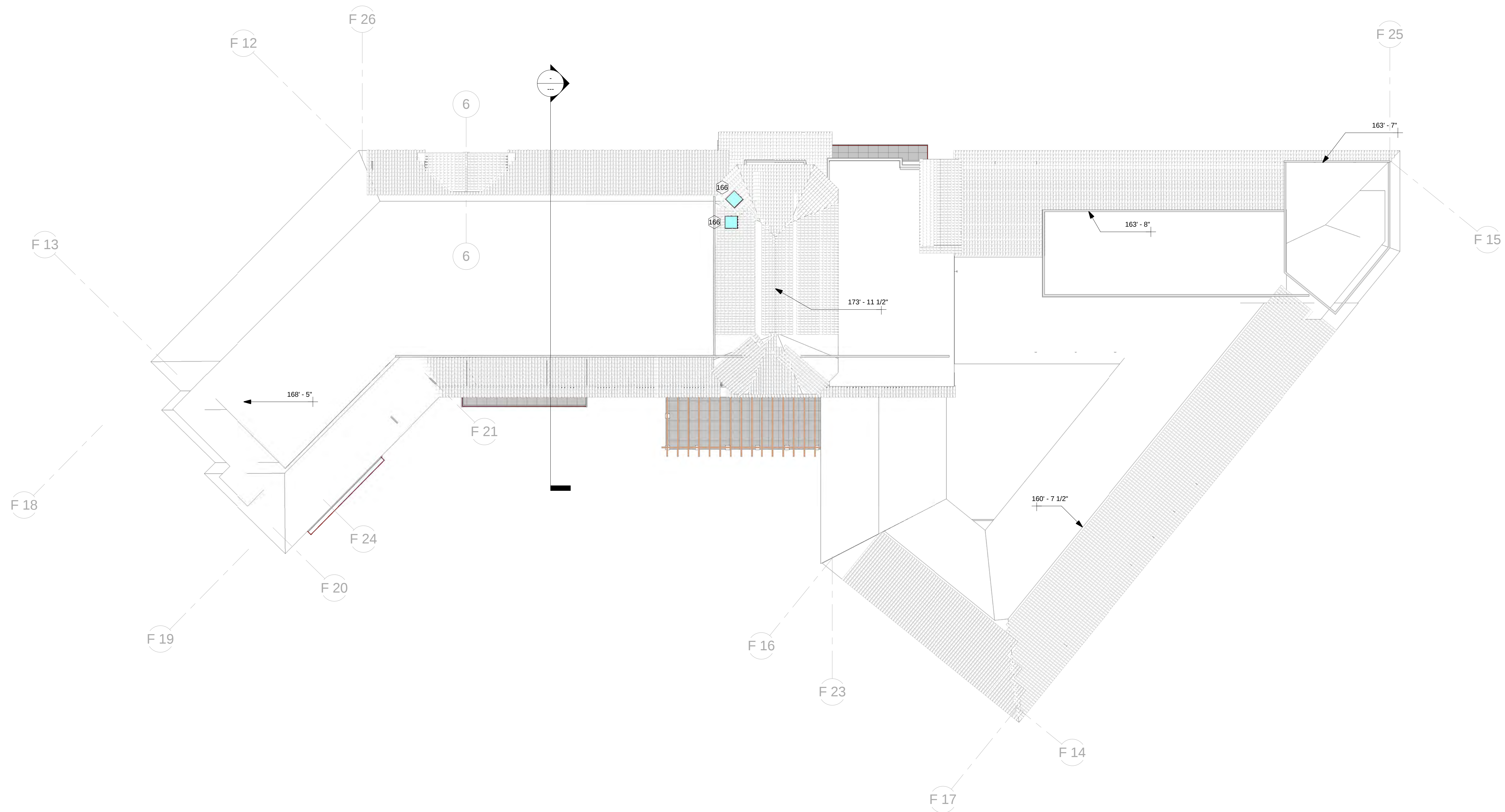
5/27/2016 7:53:11 AM

dboyd4ds@aol.com

TTM: P2015057

[illegible]

Note: Use Graphic Scale for Reduced Plans



1 *Roof Plan*
SCALE 1/16" = 1'-0"



EXPOSED BEAMS AND HEADER COLORS:
Caffeine N 210-5 or Swiss Brown N 210-6

ROOF MATERIAL: EAGLE 'S' TILES: 50% Albuquerque Blend 8830
50% Santa Clara Blend 8820

EXTERIOR STUCCO UTRA PURE WHITE:
PR-W 15



REVISIONS:

DJB and Associates

4819 Falcon Avenue
Long Beach, CA. 90807
562-984-1219 310 980-5333 cell
dboyd4ds@aol.com

Culver Place

3814 Lenawee Ave.
Culver City

Color
Concept

DATE: 1/26/2016

DRAWN BY: Author

SCALE:

A-9

NOTE:USE GRAPHIC SCALE FOR REDUCED PLAN

Culver Place Comprehensive Plan and Planned Development Zone

Single Family Homes

David J. Boyd and Associates
4819 Falcon Ave.
Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

Comprehensive Plan No:
CP 2015054

Zoning Code Map Amendment
ZCMA P2015055

GPMA: P2015056

TTM: P2015057



Lenawee Avenue

Lot	Lot Area	Street Dedications	Plan	Description	Sq. Ftg.	F.A.R. w/garage	Lot Coverage
				House/ Garage			
1	9,846.5		Custom	4 bd/4 ba/Office	3,252 / 646	.395	27%
2	5,642.8		Plan D	4bd/4ba	3,355 / 439	.67	38%
3	5,137.9		Plan B-1	4 bd/ 4-1/2 ba	3,279 / 427	.72	44%
4	5,399.9		Plan E	4 bd / 4-1/2 ba	3,535 / 412	.73	41%
5	6,518.6		PLan C	4 bd/ 3 ba	3,018 / 624	.558	33%
6	6,393.7		PLan B	4 bd/ 4-1/2 ba	3,290 / 427	.58	34%
7	5,734.8		PLan A	4 bd/ 4-1/2 ba	3,212 / 439	.636	36%
8	7,522.7		PLan B-2	4 bd 4-1/2 ba	3,430 / 458	.516	27.5%
9	20,717.5		Existing SFR	3 bd 3 ba	3,949 / 567		
10	98,260.1						
Lenawee St		3,118.7					
Proposed Cul De Sac		15,146.3					
Total Project Area		189,439.4	171,174 s.f. After Street Dedications				
		4.34 Acres					

WIDTH		LENGTH	
SHORT	LONG	SHORT	LONG
85.52	86.11	113.68	115.84
50.02	50.1	110.78	113.68
50.02	52.09	95.27	110.78
42.38	55.02	95.27	115.26
33.47	62.47	130.33	134.70
50	51.88	121.05	134.70
50	52.33	107.29	121.05
53.56	55.46	132.93	133.47
100.29	132.93	151.72	151.85

Lot and Building Analysis

SCALE 1/4" = 1'-0"

1. INDIVIDUAL TRASH/RECYCLING AREA ARE TO BE LOCATED BEHIND FENCES AND TO BE BROUGHT OUT ON THE INDIVIDUAL TRASH PICK-UP DAY.

Residential Notes

SCALE 1/4" = 1'-0"

Culver Place
3814 Lenawee Ave.
Culver City, CA. 90232

Schultz Enterprises, Inc.
PO Box 2338
Culver City, CA. 90231

Developer : R & D
Development LLC

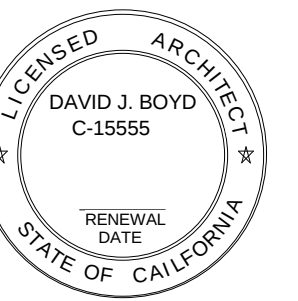
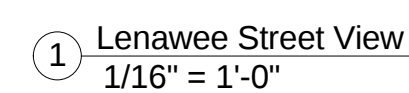
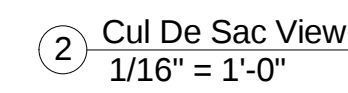
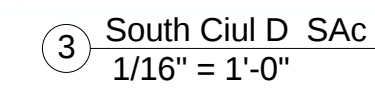
Single Family Houses

Project Number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
Scale	As indicated

B-0.0

Note: Use Graphic Scale for Reduced Plans

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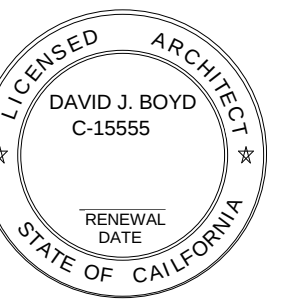
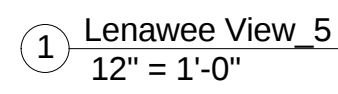
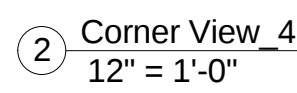
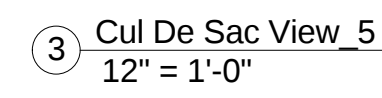
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Culver Place Comprehensive
Plan and Planned
Development Zone 3814
Lenawee Ave.
Culver City, CA. 90232

Project number	Project Number
Date	1/26/2016
Drawn by	Author
Checked by	Checker

Scale	1/16" = 1'-0"
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[illegible]

Culver Place Comprehensive
Plan and Planned
Development Zone 3814
Lenawee Ave.
Culver City, CA. 90232

Project number	Project Number
Date	1/26/2016
Drawn by	Author
Checked by	Checker

Scale	12" = 1'-0"
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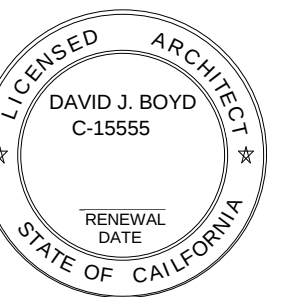
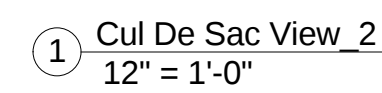
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TTM: P2015057



Note: Use Graphic Scale for Reduced Plans

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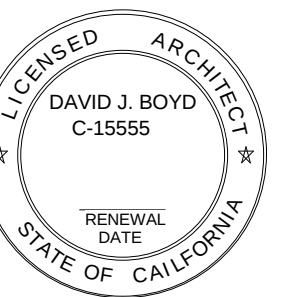
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Culver Place Comprehensive
Plan and Planned
Development Zone 3814
Lenawee Ave.
Culver City, CA. 90232

Project number	Project Number
Date	1/26/2016
Drawn by	Author
Checked by	Checker

Scale	12" = 1'-0"
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[illegible]

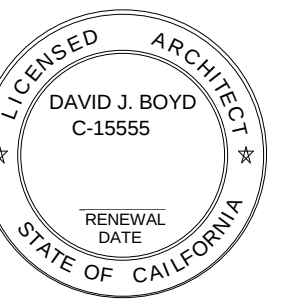
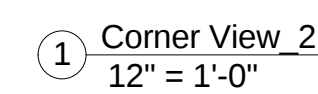
Culver Place Comprehensive
Plan and Planned
Development Zone 3814
Lenawee Ave.
Culver City, CA. 90232

Project number	Project Number
Date	1/26/2016
Drawn by	Author
Checked by	Checker

Scale	12" = 1'-0"
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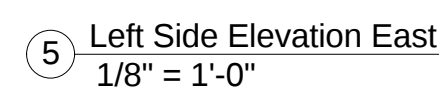
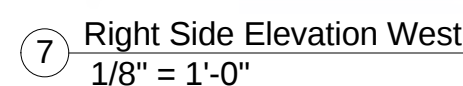
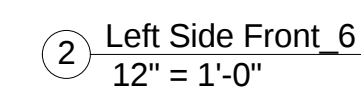
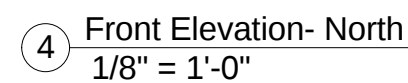
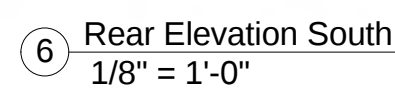
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[illegible]

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Plan and Planned
Development Zone 3814
Lenawee Ave.
Culver City, CA. 90232

Project number	Project Number
Date	1/26/2016
Drawn by	Author
Checked by	Checker

Scale	12" = 1'-0"
-------	-------------



4 Bedroom - 4 1/2 Bath
2 Car Garage- 2 Car Driveway

Area	Comments
1564 SF	SECOND FLOOR
1656 SF	FIRST FLOOR
429 SF	GARAGE
3650 SF	

Plan A

*David J. Boyd and
Associates*
4819 Falcon Ave.
Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

[illegible]

Project: **Culver Place**
3814 LENAWEE AVE.
CULVER CITY, CA. 90232

Owner: Schultz Enterprises Inc.

Plan A

Elevations

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB

B-1

Scale	As indicated
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--

dboyd4ds@aol.com



4 Bedroom - 4 1/2 Bath
2 Car Garage- 2 Car Driveway

[illegible]

Floor Plans

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB
B-2	
Scale	1/8" = 1'-0"

310- 980-5333

dboyd4ds@aol.com

1. GAF TIMBERLINE COMPOSITION SHINGLES PER ROOF PLANS OVER 2 30 LB FELT OR EQUAL. PROVIDE 26 G.I. VALLEY FLASHING, DRIP EDGE, SKYLIGHT FLASHINGS, AND ALL OTHER NECESSARY FLASHING FOR WATERPROOF ROOF.
2. 4X8 CUT AND SHAPED RAFTER TAILS @ 32" OC PER EAVE DETAIL.
3. EXTERIOR SIDING TO BE: HARDIE PLANK PRE-PRIMED LAP SIDING 7" EXPOSURE, WITH FIELD MITERED CORNERS OVER TYVEK BUILDING PAPER.
4. 2"X3" REDWOOD WATER TABLE WITH COUNTER FLASHING ABOVE.
5. ROLL UP GARAGE DOOR WITH GLASS PANELS ON TOP.
6. WINDOW TRIM TO BE 2X3 PAINT GRADE V.G.D.F. SIDE CASING, WITH 2X4 HEAD CASING WITH CROWN AND HEAD FLASHING BOVE. SILL TO BE 1 7/16" X 2" EL AND EL 827 REDWOOD WATER TABLE.

○ Materials List
1/4" = 1'-0"



ROOFING: GAF. GRAND CANYON BLACK OAK

LOT 7

[illegible]

Owner:

Schultz Enterprises Inc.

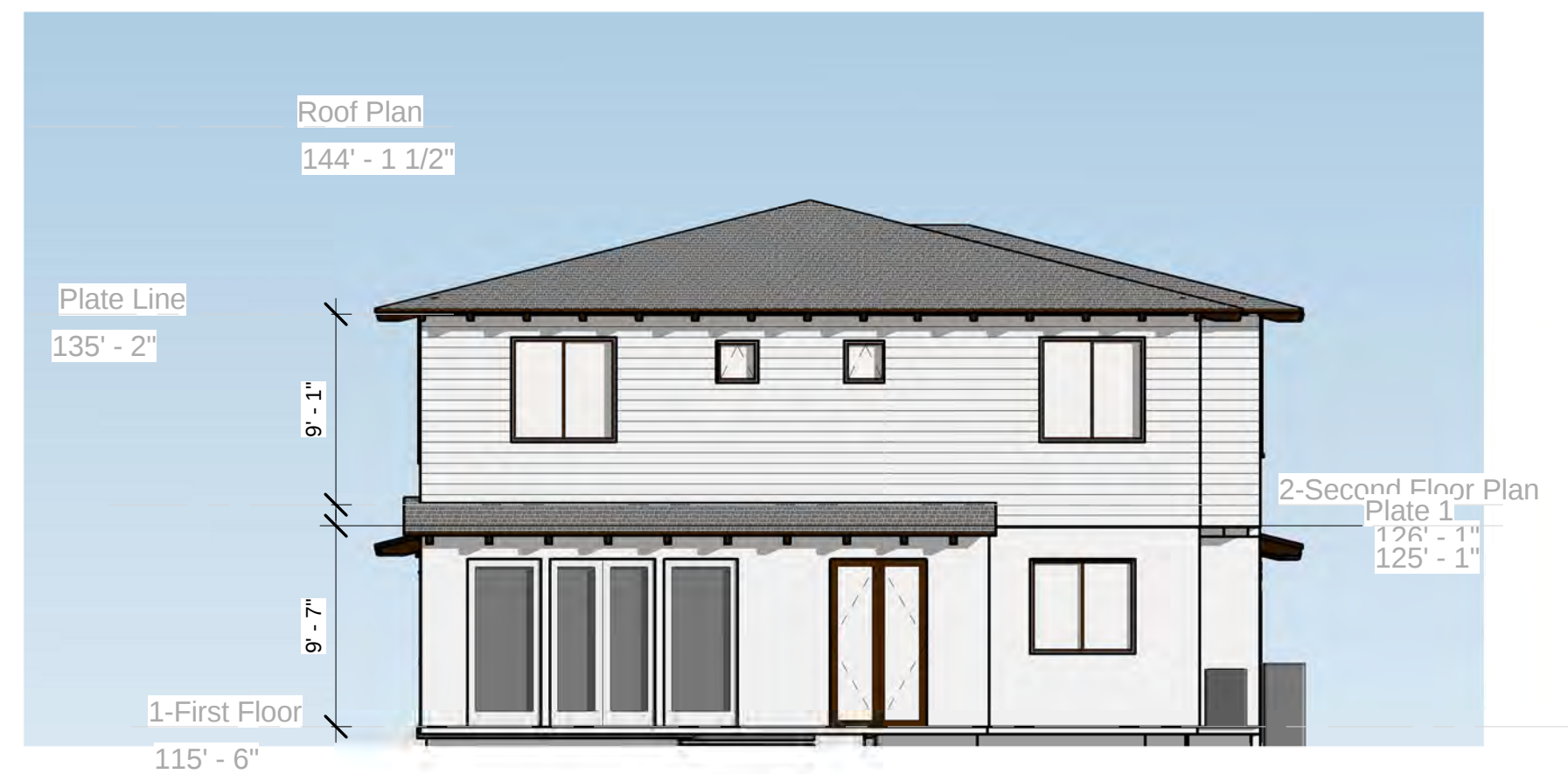
Plan A

Color Concepts

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB
B-3	
Scale	1/4" = 1'-0"

B-3

5/30/2016 11:42:21 AM



Comments	Area
First Floor	1658 SF
Second Floor	1632 SF
Garage	427 SF
Grand total: 3	3717 SF

Plan B

4 Bedrooms - 4 1/2 Baths
2 Car Garage- 2 Car Parking Driveway

Garage to have 7'-0" min. Vertical Clearance

*David J. Boyd and
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Long Beach, CA. 90807
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dboyd4ds@aol.com

[illegible]

Project: **Culver Place**
3814 LENAWEE AVE.
CULVER CITY, CA. 90232

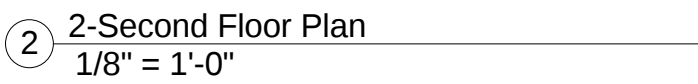
Owner: **Schultz Enterprises Inc.**

PLAN B

Elevations

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB
B-4	
Scale	As indicated

dboyd4ds@aol.com



Plan B

4 Bedrooms - 4 1/2 Baths
2 Car Garage- 2 Car Parking Driveway

Project: *Culver Place*
3814 LENAWEE AVE.
CULVER CITY, CA. 90232

Owner: Schultz Enterprises Inc.

Floor Plans

B-5

Scale $1/8" = 1'-0"$

dboyd4ds@aol.com

- Exterior Materials
1/4" = 1'-0"

[illegible]

Scale	1/4" = 1'-0"
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Area	Comments
1555 SF	FIRST FLOOR
1463 SF	SECOND FLOOR
624 SF	GARAGE
3643 SF	

Plan C

4 Bedrooms - 3 Baths
3 Car Garage- 2 Car Driveway Parking

*David J. Boyd and
Associates*
4819 Falcon Ave.
Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

[illegible]

Project:

Culver Place

3814 LENAWEE AVE.
CULVER CITY, CA. 90232

Owner:

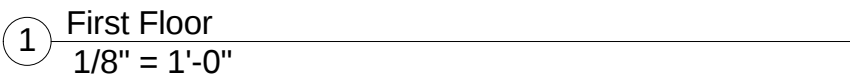
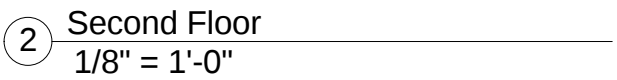
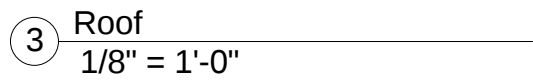
Schultz Enterprises Inc.

Plan C

Exteriors

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB
B-7	
Scale	As indicated

dboyd4ds@aol.com



Project: *Culver Place*
3814 LENAWEE AVE.
CULVER CITY, CA. 90232

Owner: Schultz Enterprises Inc.

Floor PLans

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB
B-8	
Scale	1/8" = 1'-0"

Plan C

4 Bedrooms - 3 Baths
3 Car Garage- 2 Car Driveway Parking

EXTERIOR SIDING: 20/30 SAND FINISH EXTERIOR STUCCO

ROOFING: 'S' TILE CONCRETE SPANISH TILE OVER UNDERLAYMENT

WINDOWS: PRE-FINISHED SIMULATED DIVIDED LITE VINYL WINDOWS
DUAL GLAZED AND LOW 'E' ENERGY EFFICIENT GLAZING

RAFTER TAILS: 4X8 RE-SAWN AND STAINED OUTLOOKERS WITH EXPOSED STATER BOARD.

TRIM: VERTICAL GRAIN DOUG FIR STAINED

WROUGHT IRON TRIM: METAL RAILINGS GALVINIZED AND PAINTED

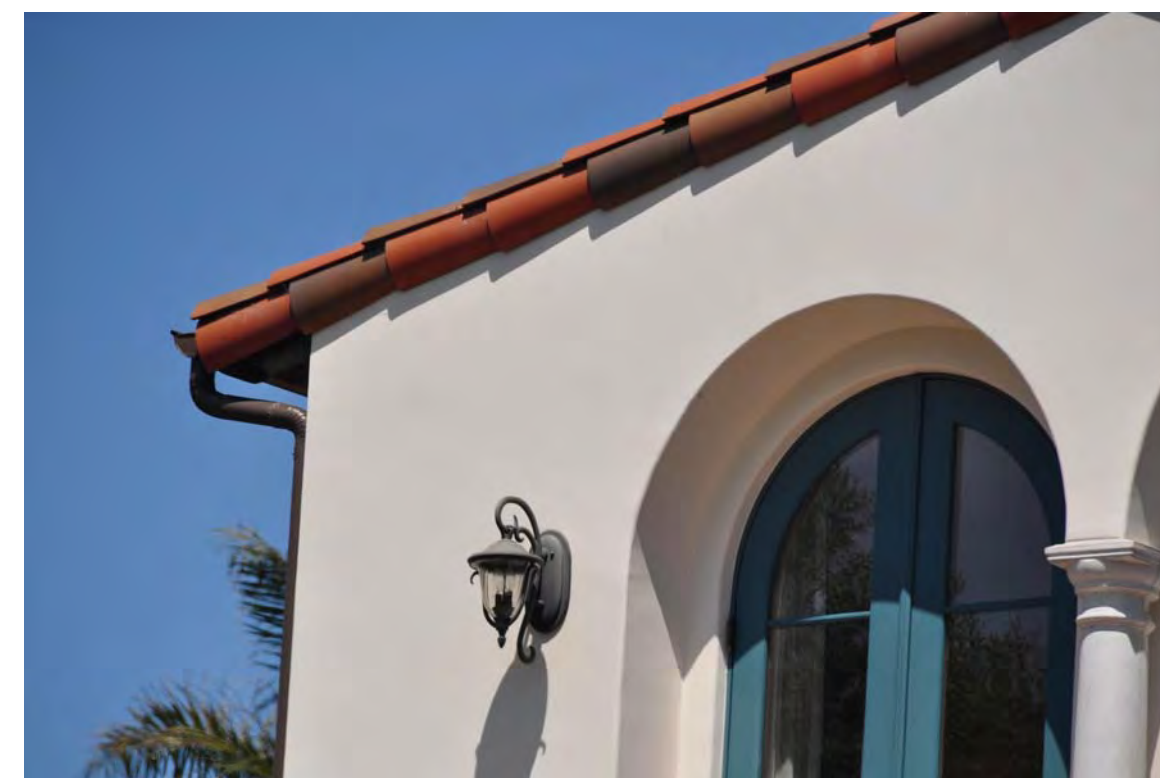
FRONT DOOR: PRE-FAB STEEL DOORS TO MATCH TRIM COLOR

Materials Legend
1/4" = 1'-0"

ROOF TILES 'S'TILE
BY EAGLE ROOF # 8820

EXTERIOR STUCCO: MLK 330
TRIM PPU-12-3

TRIM COLOR : GRACEFUL GRAY
PPU 18-12

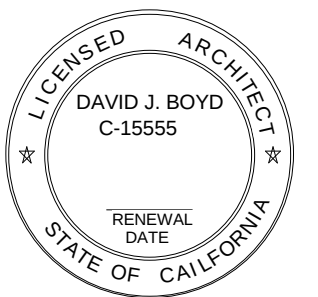


LOT 5

DJB and Associates
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Long Beach, CA
90807

(562) 984-1219

www.dboyd4ds@aol.com

[illegible]

Culver Place

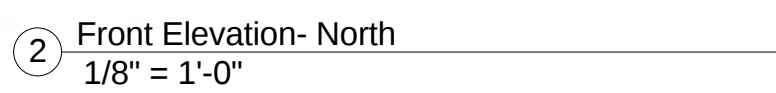
Plan C

Color Concepts

Project number	Project Number
Date	1/26/2016
Drawn by	Author
Checked by	Checker

B-9

Scale	1/4" = 1'-0"
-------	--------------



Area	Comments
1291 SF	SECOND FLOOR
1961 SF	FIRST FLOOR
224 SF	GARAGE
422 SF	GARAGE
3898 SF	

Custom

4 Bedroom- 4 Bathrooms
3 Car Garage- 2 Car Parking in Driveway

*David J. Boyd and
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4819 Falcon Ave.
Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

[illegible]

Project: **Culver Place**
3814 LENAWEE AVE.
CULVER CITY, CA. 90232

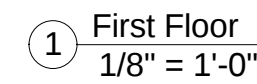
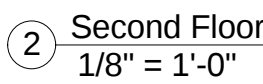
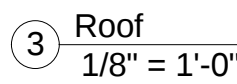
Owner: **Schultz Enterprises Inc.**

Custom

Elevations

Project number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
B-10	
Scale	As indicated

dboyd4ds@aol.com



ALL EAVES ARE 2'-0"

Custom

[illegible]

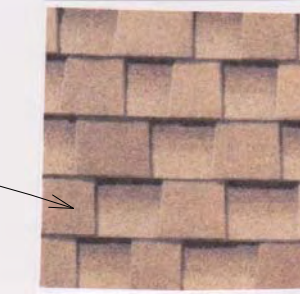
Custom

Project number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker

Scale $1/8" = 1'-0"$



ROOFING: GAF: TIMBERLINE
HD WEATHERED WOOD



Siding : PLATEAU PPU4-8

TRIM SAIL CLOTH N300-1U



STACKED LEDGESTONE:



1. GAF TIMBERLINE COMPOSITION SHINGLES PER ROOF PLANS OVER 2 30 LB FELT OR EQUAL. PROVIDE 26 G.I. VALLEY FLASHING, DRIP EDGE, SKYLIGHT FLASHINGS, AND ALL OTHER NECESSARY FLASHING FOR WATERPROOF ROOF.
2. 4X8 CUT AND SHAPED RAFTER TAILS @ 32" OC PER EAVE DETAIL.
3. EXTERIOR SIDING TO BE: HARDIE PLANK PRE-PRIMED LAP SIDING 7" EXPOSURE, WITH FIELD MITERED CORNERS OVER TYVEK BUILDING PAPER.
4. 2"X3" REDWOOD WATER TABLE WITH COUNTER FLASHING ABOVE.
5. ROLL UP GARAGE DOOR WITH GLASS PANELS ON TOP.
6. WINDOW TRIM TO BE 2X3 PAINT GRADE V.G.D.F. SIDE CASING, WITH 2X4 HEAD CASING WITH CROWN AND HEAD FLASHING BOVE. SILL TO BE 1 7/16" X 2" EL AND EL 827 REDWOOD WATER TABLE.

○ Exterior Materials
1/4" = 1'-0"

Lot 1

*David J. Boyd and
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4819 Falcon Ave.
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310- 980-5333

dboyd4ds@aol.com

[illegible]

Project: **Culver Place**
3814 LENAWEE AVE.
CULVER CITY, CA. 90232

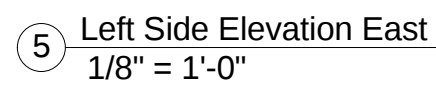
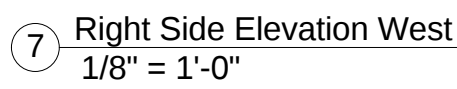
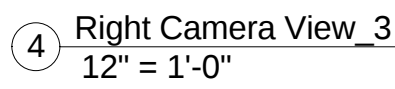
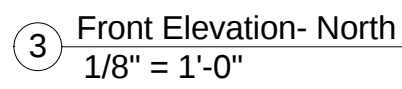
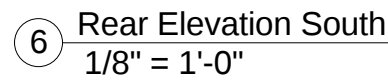
Owner: **Schultz Enterprises Inc.**

Custom

Colors

Project number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
B-12	
Scale	1/4" = 1'-0"

dboyd4ds@aol.com



Plan D

Plan A 4 bdrm -4 bath
2 Car Garage and 2 Car Driveway
Parking

[illegible]

Owner: S.E.I.

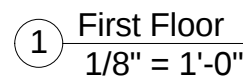
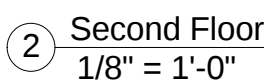
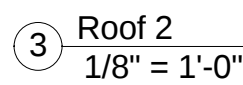
Developer:

Plan D

Exteriors

Project number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
B-13	
Scale	As indicated

dboyd4ds@aol.com



Plan D

Project: *Culver Place*
3814 LENAWEA AVE.
CULVER CITY, CA. 90232

Developer:

Floor Plans

Project number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker
B-14	
Scale	1/8" = 1'-0"

310- 980-5333

dboyd4ds@aol.com

FRONT DOOR: PRE-FAB STEEL DOORS TO MATCH TRIM COLOR

Materials List
1/4" = 1'-0"

EAGLE SPANISH ROOFING: COLOR 8830 ALBUQUERQUE BLEND 50%
8820 SANTA CLARA BLEND - 50 %

[illegible]

S.E.I.

Plan D

Project number	2-16
Date	1/26/2016
Drawn by	Author
Checked by	Checker

B-15

Scale	1/4" = 1'-0"
-------	--------------



Area	Comments
1642 SF	FIRST FLOOR
1671 SF	SECOND FLOOR
427 SF	GARAGE
3740 SF	

Plan B

4 Bedrooms - 4 1/2 Baths
2 Car Garage- 2 Car Parking Driveway

*David J. Boyd and
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4819 Falcon Ave.
Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

[illegible]

Project:

Culver Place

3814 LENAWEE AVE.
CULVER CITY, CA. 90232

Owner:

Schultz Enterprises Inc.

PLAN B

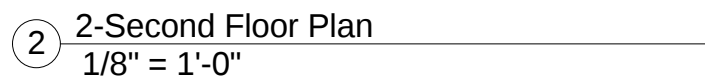
Elevations

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB

B-16

Scale	As indicated
-------	--------------

dboyd4ds@aol.com



Plan B

B-17

[illegible]

PLAN B

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB

Scale $1/8" = 1'-0"$

1. GAF TIMBERLINE COMPOSITION SHINGLES PER ROOF PLANS OVER 2 30 LB FELT OR EQUAL. PROVIDE 26 G.I. VALLEY FLASHING, DRIP EDGE, SKYLIGHT FLASHINGS, AND ALL OTHER NECESSARY FLASHING FOR WATERPROOF ROOF.
2. 4X8 CUT AND SHAPED RAFTER TAILS @ 32" OC PER EAVE DETAIL.
3. EXTERIOR SIDING TO BE: HARDIE PLANK PRE-PRIMED LAP SIDING 7" EXPOSURE, WITH FIELD MITERED CORNERS OVER TYVEK BUILDING PAPER.
4. 2"X3" REDWOOD WATER TABLE WITH COUNTER FLASHING ABOVE.
5. ROLL UP GARAGE DOOR WITH GLASS PANELS ON TOP.
6. WINDOW TRIM TO BE 2X3 PAINT GRADE V.G.D.F. SIDE CASING, WITH 2X4 HEAD CASING WITH CROWN AND HEAD FLASHING BOVE. SILL TO BE 1 7/16" X 2" EL AND EL 827 REDWOOD WATER TABLE.

○ Exterior Materials
1/4" = 1'-0"



GAF COMPOSITIONS ROOFING: SLATE GRAY

HARDIE PLANK 7" BEVEL SIDING: COLOR
FASHION GRAY PPU18-15 BEHR

EAVES AND TRIM COLOR: BEHR SWISS BROWN N210-6 d

*David J. Boyd and
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4819 Falcon Ave.
Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

[illegible]

Project:

Culver Place

3814 LENAWEE AVE.
CULVER CITY, CA. 90232

Owner:

Schultz Enterprises Inc.

PLAN B

Color Concepts

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB

B-18

Scale	1/4" = 1'-0"
-------	--------------



① Front Elevation
 $1/8" = 1'-0"$



② Left Elevation
 $1/8" = 1'-0"$



⑥ Right Side Elevation
 $1/8" = 1'-0"$



⑤ Rear Elevation
 $\frac{1}{8}" = 1'-0"$



④ 3D View 1_5
12" = 1'-0"

Area	Comments
1779 SF	FIRST FLOOR PLAN
1756 SF	SECOND FLOOR PLAN
412 SF	GARAGE
3947 SF	

Plan E

4 Bedroom 4 1/2 Bath
2 Car Garage / 2 Car Parking Driveway

*David J. Boyd and
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4819 Falcon Ave.
Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

[illegible]

Project: *Culver Place*
3814 LENAWEE AVE.
CULVER CITY, CA. 90232

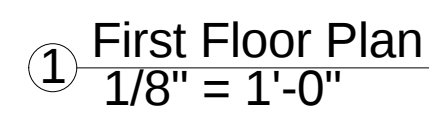
Owner: Schultz Enterprises Inc.

Plan E

Exteriors

Project number	5-15
Date	2/26/2016
Drawn by	DJB
Checked by	DJB
B-19	
Scale	As indicated

dboyd4ds@aol.com



4 Bedroom 4 1/2 Bath
2 Car Garage / 2 Car Parking Driveway

Project number	5-15
Date	2/26/2016
Drawn by	DJB
Checked by	DJB
B-20	
Scale	1/8" = 1'-0"

310- 980-5333

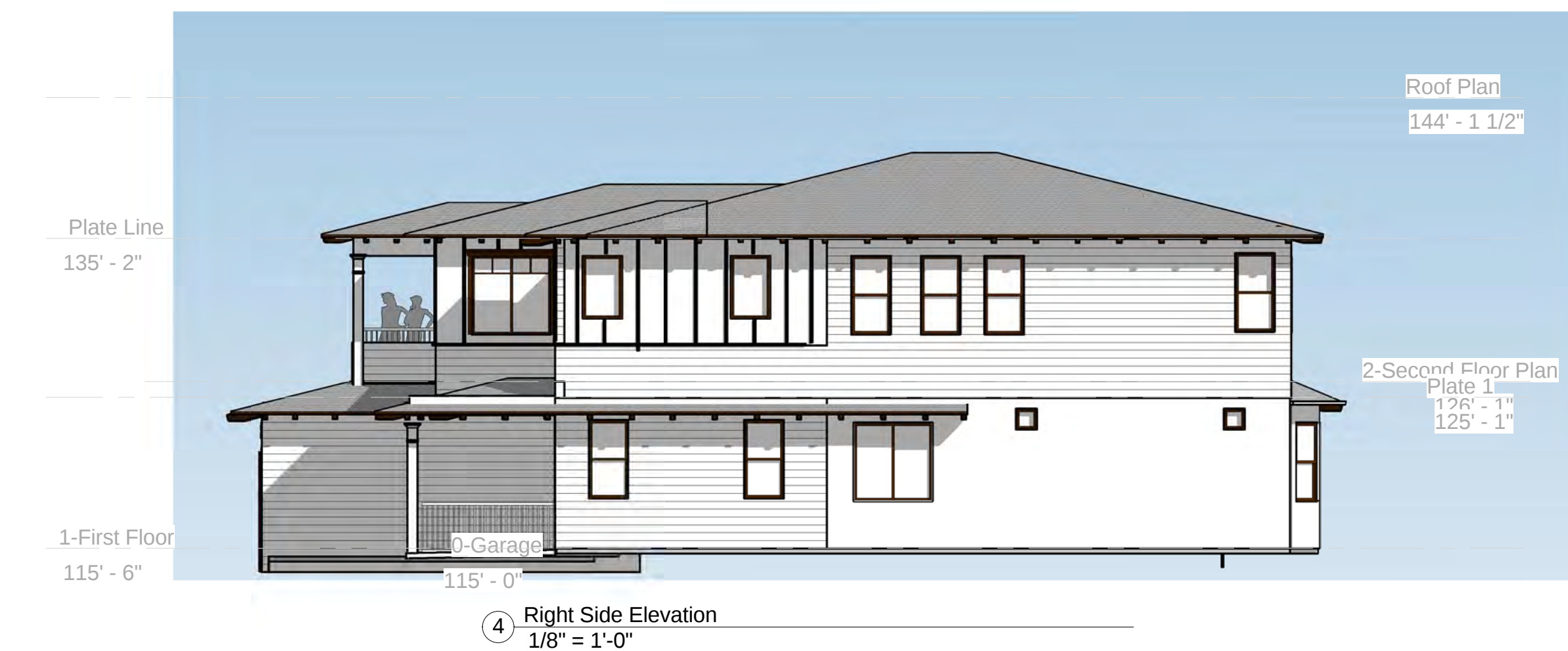
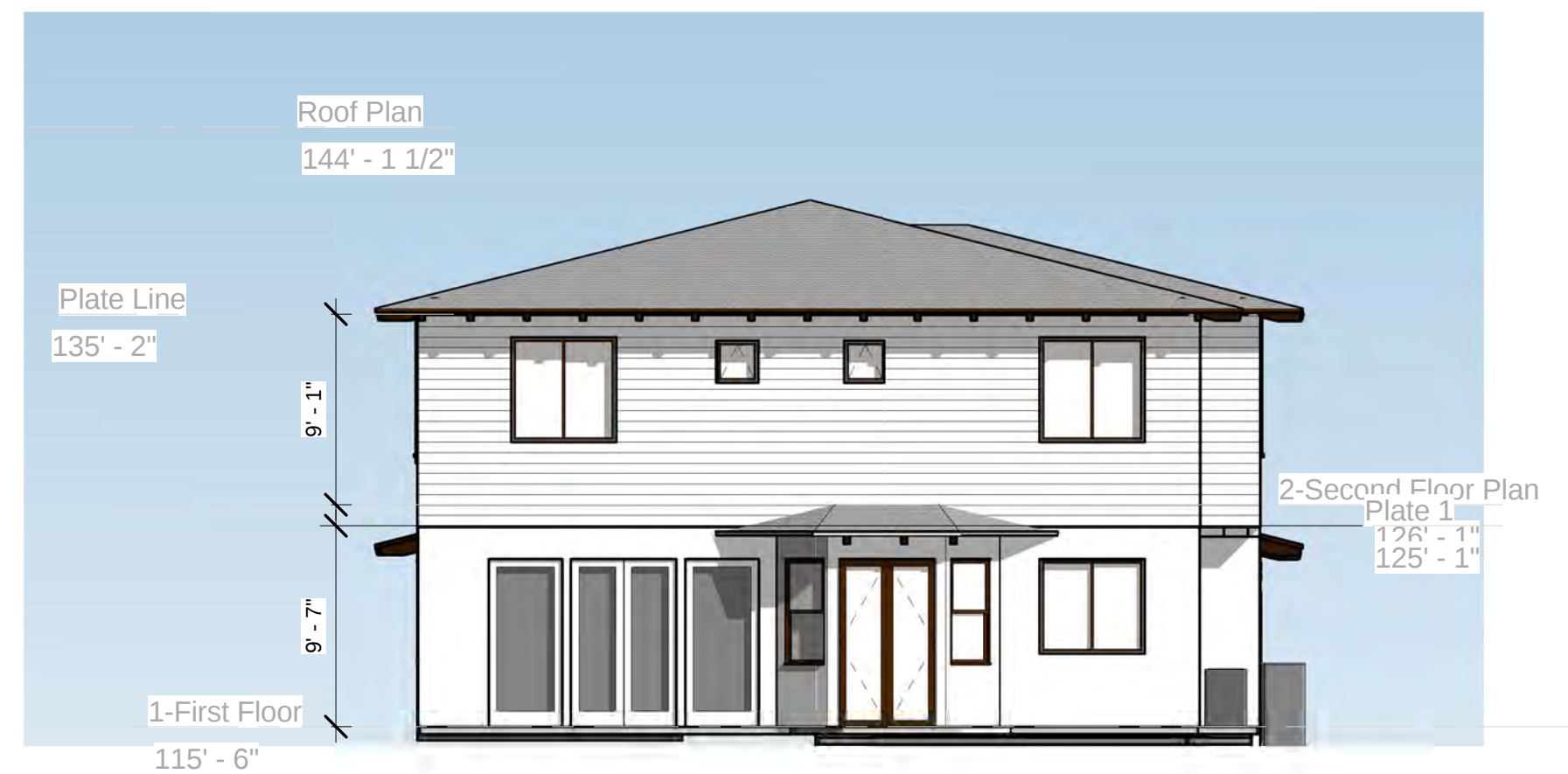
dboyd4ds@aol.com

A close-up photograph of a red-tiled roof. The tiles are arranged in a traditional overlapping pattern. A dark, possibly black, gutter runs along the edge of the roof. Below the gutter, a white building facade is visible, featuring a window with a light-colored frame. The lighting suggests a bright, sunny day.

[illegible]

Scale $1/4" = 1'-0"$

○ Exterior Materials
1/4" = 1'-0"



Level	Area
1-First Floor	1735 SF
2-Second Floor	1695 SF
Plan	
1-First Floor	458 SF
Grand total: 3	3888 SF

Plan B-2

4 Bedrooms - 4 1/2 Baths
2 Car Garage- 2 Car Parking Driveway

*David J. Boyd and
Associates*
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Long Beach, CA. 90807
310- 980-5333

dboyd4ds@aol.com

[illegible]

Project:

Culver Place

3814 LENAWEE AVE.
CULVER CITY, CA. 90232

Owner:

Schultz Enterprises Inc.

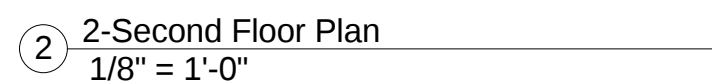
PLAN B-2 Lot 8

Elevations

Project number	5-15
Date	1/26/2016
Drawn by	DJB
Checked by	DJB

B-22

Scale	As indicated
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Plan B-2

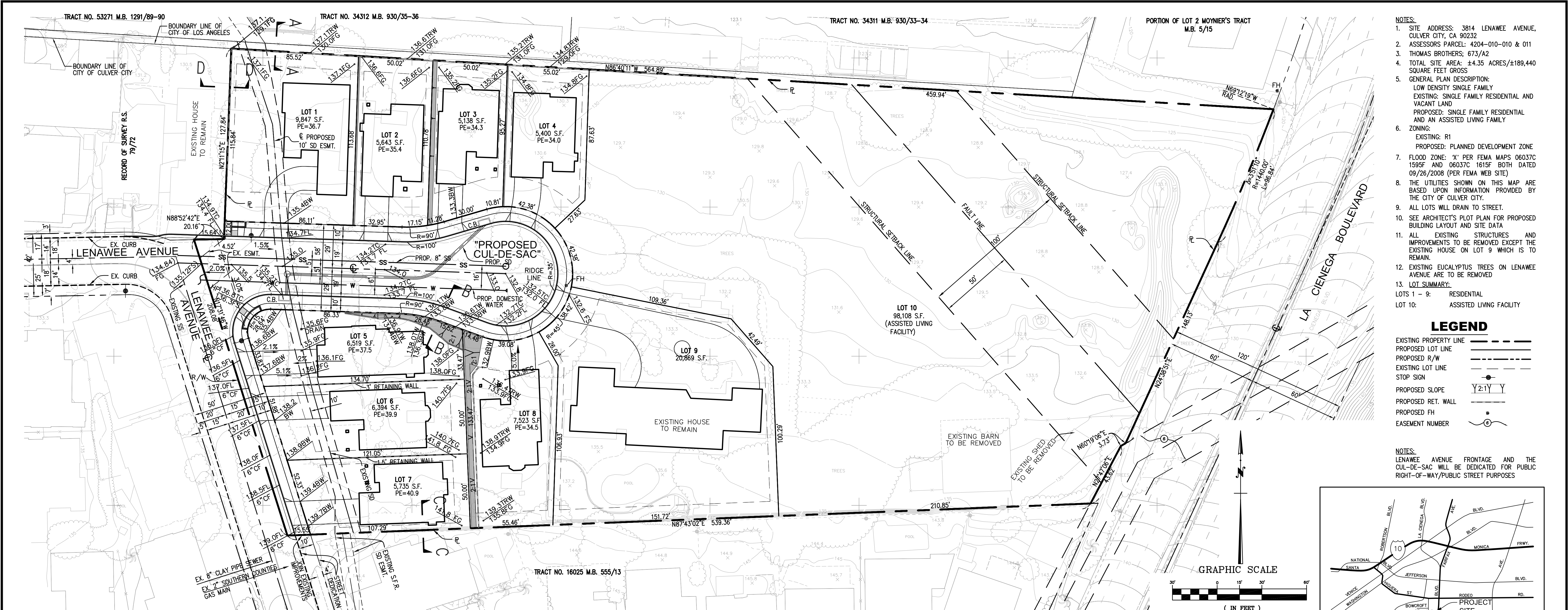
4 Bedrooms - 4 1/2 Baths
2 Car Garage- 2 Car Parking Driveway

dboyd4ds@aol.com

Project: *Culver Place*
3814 LENAWEE AVE.
CULVER CITY, CA. 90232

Owner: Schultz Enterprises Inc.

Scale	1/8" = 1'-0"
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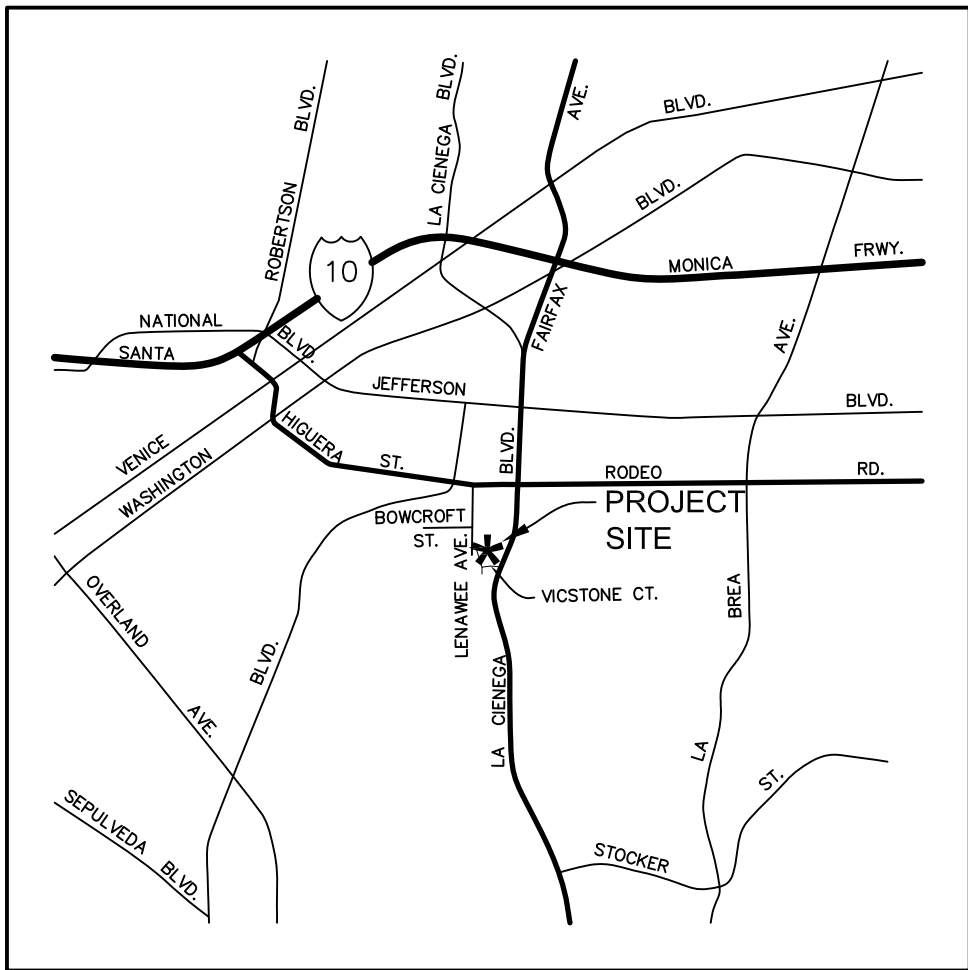


- NOTES:
1. SITE ADDRESS: 3814 LENAWEE AVENUE, CULVER CITY, CA 90232
 2. ASSESSORS PARCEL: 4204-010-010 & 011
 3. THOMAS BROTHERS: 673/A2
 4. TOTAL SITE AREA: ±4.35 ACRES/±189,440 SQUARE FEET GROSS
 5. GENERAL PLAN DESCRIPTION:
LOW DENSITY SINGLE FAMILY
EXISTING: SINGLE FAMILY RESIDENTIAL AND VACANT LAND
PROPOSED: SINGLE FAMILY RESIDENTIAL AND AN ASSISTED LIVING FAMILY
 6. ZONING:
EXISTING: R1
PROPOSED: PLANNED DEVELOPMENT ZONE
 7. FLOOD ZONE: 'X' PER FEMA MAPS 06037C 1595F AND 06037C 1615F BOTH DATED 09/26/2008 (PER FEMA WEB SITE)
 8. THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON INFORMATION PROVIDED BY THE CITY OF CULVER CITY.
 9. ALL LOTS WILL DRAIN TO STREET.
 10. SEE ARCHITECT'S PLOT PLAN FOR PROPOSED BUILDING LAYOUT AND SITE DATA
 11. ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED EXCEPT THE EXISTING HOUSE ON LOT 9 WHICH IS TO REMAIN.
 12. EXISTING EUCALYPTUS TREES ON LENAWEE AVENUE ARE TO BE REMOVED
 13. LOT SUMMARY:
LOTS 1 - 9: RESIDENTIAL
LOT 10: ASSISTED LIVING FACILITY

LEGEND

- EXISTING PROPERTY LINE
PROPOSED LOT LINE
PROPOSED R/W
EXISTING LOT LINE
STOP SIGN
PROPOSED SLOPE
PROPOSED RET. WALL
PROPOSED FH
EASEMENT NUMBER

- NOTES:
LENAWEE AVENUE FRONTAGE AND THE CUL-DE-SAC WILL BE DEDICATED FOR PUBLIC RIGHT-OF-WAY/PUBLIC STREET PURPOSES



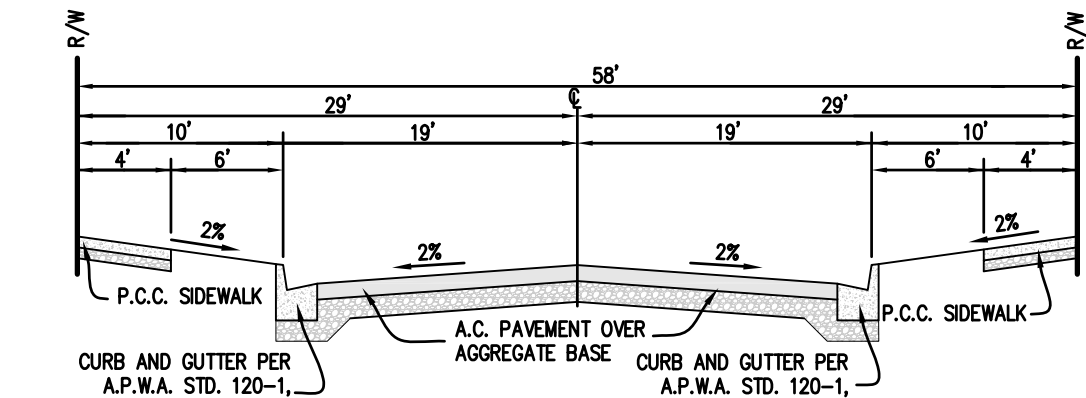
LEGAL DESCRIPTION:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-4614524 DATED AS OF JANUARY 9, 2015
REAL PROPERTY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:
THAT PORTION OF LOT 3 OF MOYNIERS TRACT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 115 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
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EXCEPT HALF OF ALL OIL AND ANY OTHER MINERALS RESERVED BY JERONIM MOYNER IN DEED RECORDED ON AUGUST 27, 1946 IN BOOK 23640 PAGE 181, OFFICIAL RECORDS. APN: 4204-010-011

PARCEL 2:
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THENCE NORTH 28° 27' EAST ALONG SAID SOUTHEASTERLY LINE, 43.51 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 60° 59' 40" EAST ALONG SAID SOUTHEASTERLY LINE, 230.10 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 3° 13' EAST ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE NORTH 86° 00' WEST ALONG THE NORTHERLY LINE THEREOF, 459.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
APN: PORTION OF 4204-010-010

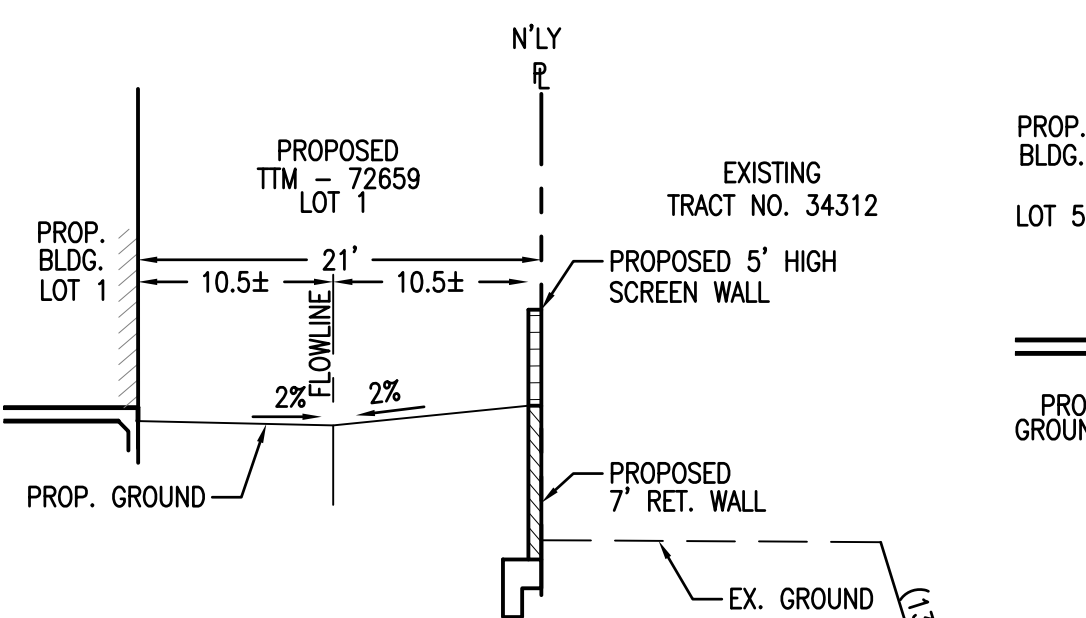
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APN: PORTION OF 4204-010-010

EASEMENTS:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-4614524 DATED AS OF JANUARY 9, 2015
EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:
6. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES AS CONDEMNED BY FINAL DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 40632, PAGE 438 OF OFFICIAL RECORDS.



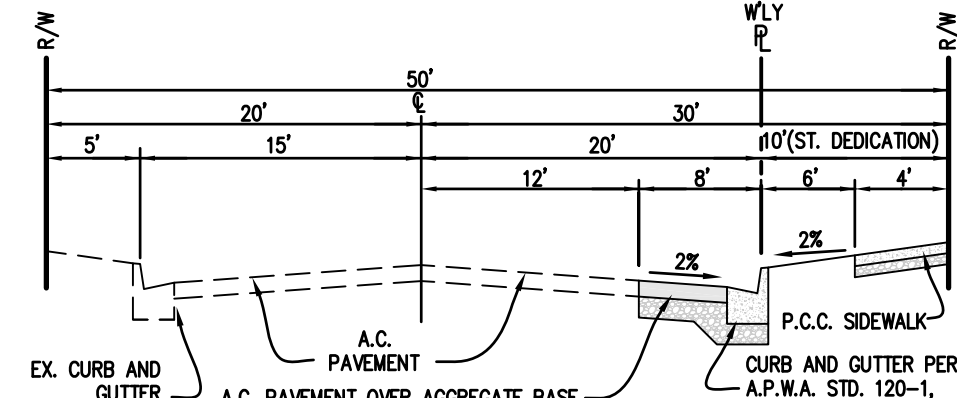
PROPOSED CUL-DE-SAC

NOT TO SCALE



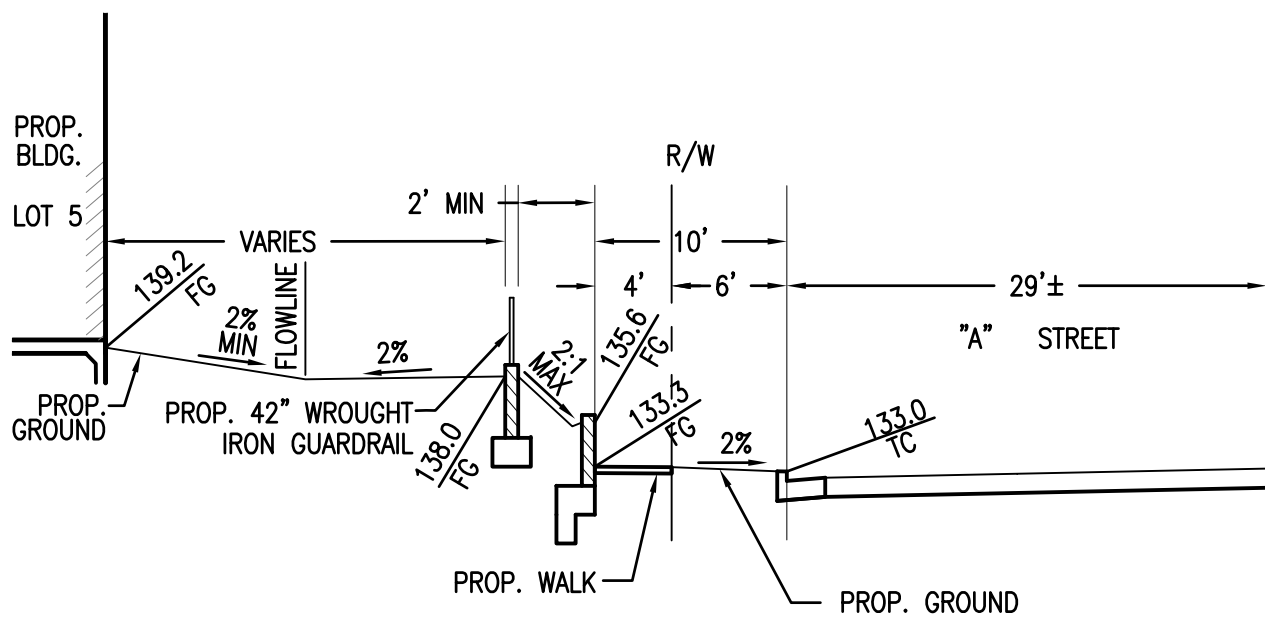
SECTION A-A

SCALE: 1" = 10'



LENAWEE AVENUE

NOT TO SCALE

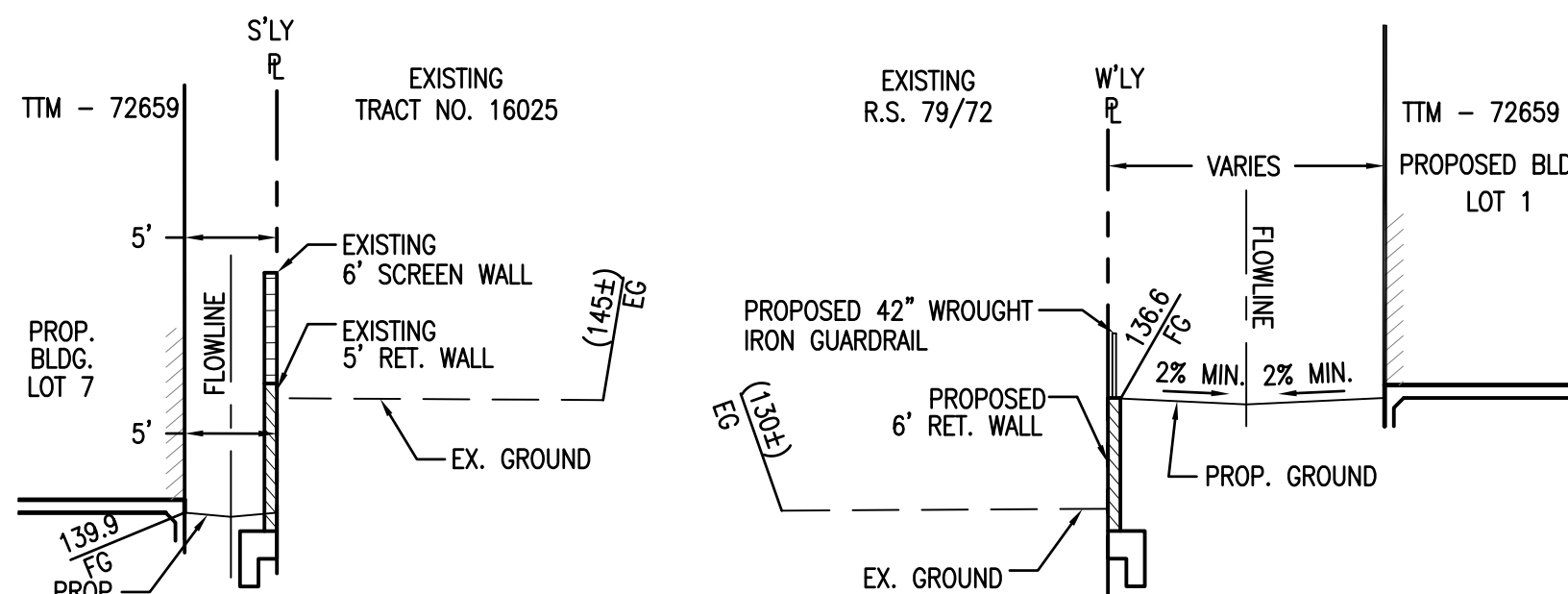


SECTION B-B

SCALE: 1" = 10'

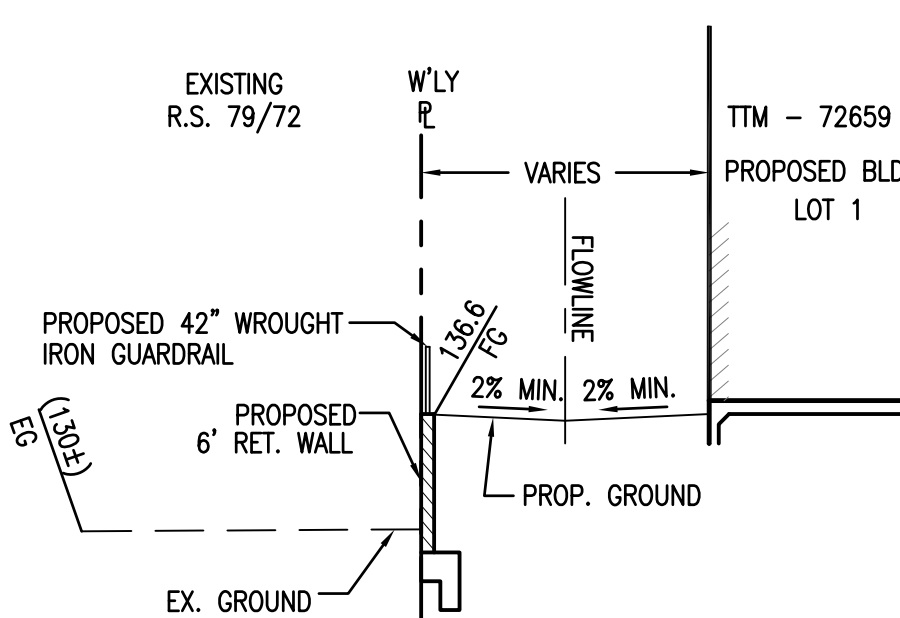
UTILITY COMPANIES:
NUMBER
ELECTRIC
GAS
CABLE
TEL
TRASH
SEWER
WATER
SOUTHERN CALIFORNIA EDISON
SOUTHERN CALIFORNIA GAS
TIME WARNER CABLE
VERIZON
CULVER CITY SANITATION
COUNTY SANITATION DISTRICT
GOLDEN STATE WATER

CONTACT
(800) 611-1911
(800) 427-2200
(888) 892-2253
(800) 483-1000
(310) 253-6400
(562) 437-6520
(800) 999-4033



SECTION C-C

SCALE: 1" = 10'



SECTION D-D

SCALE: 1" = 10'

ENGINEER'S STATEMENT:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND SHOWS ALL EASEMENTS OF RECORD CONTAINED IN THE PRELIMINARY TITLE REPORT
DATE: JANUARY 9, 2015
AS PREPARED BY: FIRST AMERICAN TITLE COMPANY.

DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ARCHITECT / PLANNER
DAVID J. BOYD & ASSOCIATES
4819 FALCON AVENUE
LONG BEACH, CA 90807
562-984-1219
DBOYD4DS@AOL.COM

BENCH MARK
B.M. NO. 13-00910 ELEV: 92.149
SQ. SPK. N. CURB RODEO ROAD; 29 FT. E OF E
CURB LINE PROD OF LENAWEE AVE.; W END
CURB (YEAR 1985)

SOIL ENGINEER
GEO CON
3303 N SAN FERNANDO BLVD.
SUITE 100
BURBANK CA, 91504
(818) 841-8388
PROJ. REF: A8793-06-01

PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
(562)340-4670 Fax:(562)340-4680
E-Mail Address: cmoran@moran-corp.com

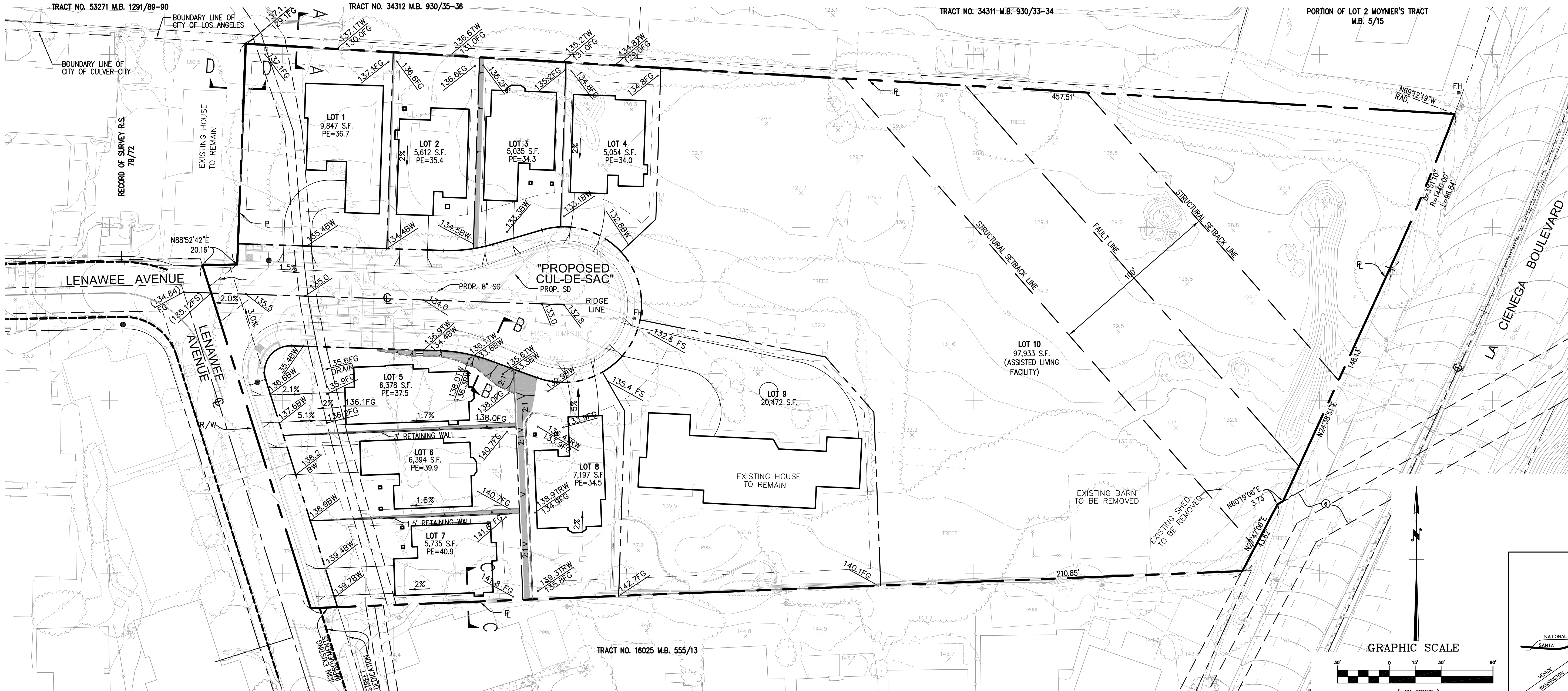
REVISIONS			
Nº	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

PLANS PREPARED FOR:
SCHULTZ ENTERPRISES, INC.
C/O DAVID BOYD AND ASSOCIATES
4819 FALCON AVENUE
LONG BEACH, CA 90807
562-984-1219
DBOYD4DS@AOL.COM

PROJECT TITLE TENTATIVE TRACT MAP NO. 72659	TRACT NO.
JOB ADDRESS 3814 LENAWEE AVENUE CULVER CITY, CA 90232	DRAWING FILE NO. C-1
LEGAL DESCRIPTION SEE HERE ON	SCALE: 1"= 30' SHEET 1 OF 1

DATE: 11-04-15 JOB Nº: 207036-001 DRAWN BY: SAZ

SHEET TITLE
TENTATIVE TRACT 72659



- NOTES:
1. SITE ADDRESS: 3814 LENAWEE AVENUE, CULVER CITY, CA 90232
 2. ASSESSORS PARCEL: 4204-010-010 & 011
 3. THOMAS BROTHERS; 673/A2
 4. TOTAL SITE AREA: ±4.35 ACRES/±189,440 SQUARE FEET GROSS
 5. GENERAL PLAN DESCRIPTION:
LOW DENSITY SINGLE FAMILY
EXISTING: SINGLE FAMILY RESIDENTIAL AND VACANT LAND
PROPOSED: SINGLE FAMILY RESIDENTIAL AND AN ASSISTED LIVING FAMILY
 6. ZONING:
EXISTING: R1
PROPOSED: PLANNED DEVELOPMENT ZONE
 7. FLOOD ZONE: 'X' PER FEMA MAPS 06037C 1595F AND 06037C 1615F BOTH DATED 09/26/2008 (PER FEMA WEB SITE)
 8. THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON INFORMATION PROVIDED BY THE CITY OF CULVER CITY.
 9. ALL LOTS WILL DRAIN TO STREET.
 10. SEE ARCHITECT'S PLOT PLAN FOR PROPOSED BUILDING LAYOUT AND SITE DATA
 11. ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED EXCEPT THE EXISTING HOUSE ON LOT 9 WHICH IS TO REMAIN.
 12. EXISTING EUCALYPTUS TREES ON LENAWEE AVENUE ARE TO BE REMOVED
 13. LOT SUMMARY:
LOTS 1 - 9: RESIDENTIAL
LOT 10: ASSISTED LIVING FACILITY

LEGEND

- EXISTING PROPERTY LINE
PROPOSED LOT LINE
PROPOSED R/W
EXISTING LOT LINE
STOP SIGN
PROPOSED SLOPE
PROPOSED RET. WALL
PROPOSED FH
EASEMENT NUMBER

NOTES:
LENAWEE AVENUE FRONTAGE AND THE CUL-DE-SAC WILL BE DEDICATED FOR PUBLIC RIGHT-OF-WAY/PUBLIC STREET PURPOSES

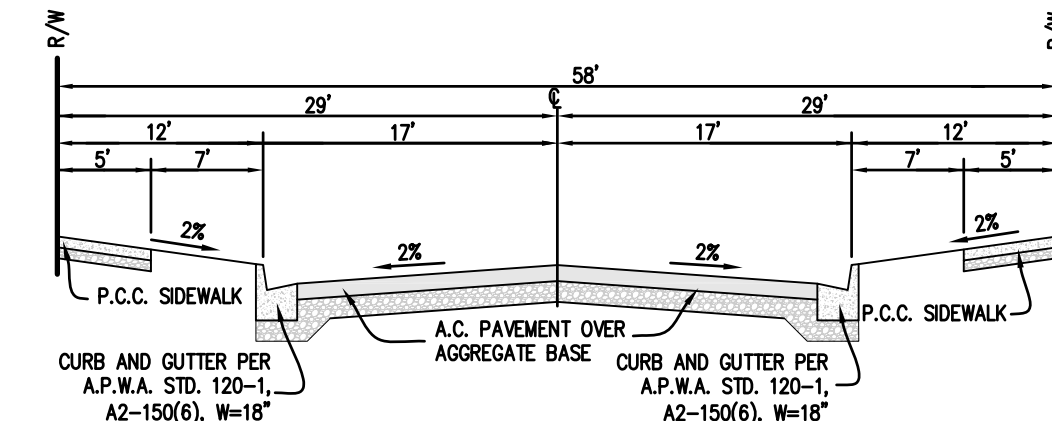
LEGAL DESCRIPTION:
PER FIRST AMERICAN TITLE COMPANY ORDER NUMBER NHSC-4614524 DATED AS OF JANUARY 9, 2015
REAL PROPERTY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
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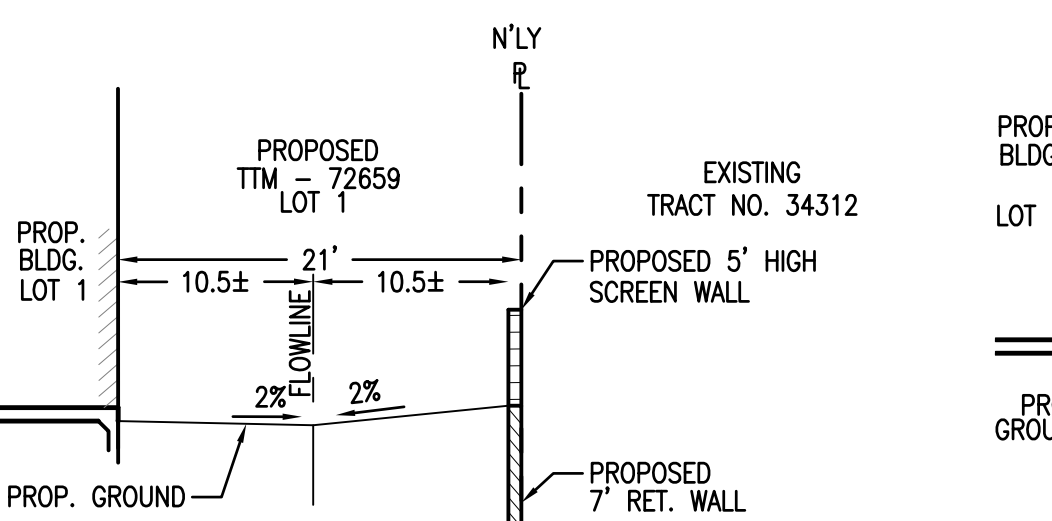
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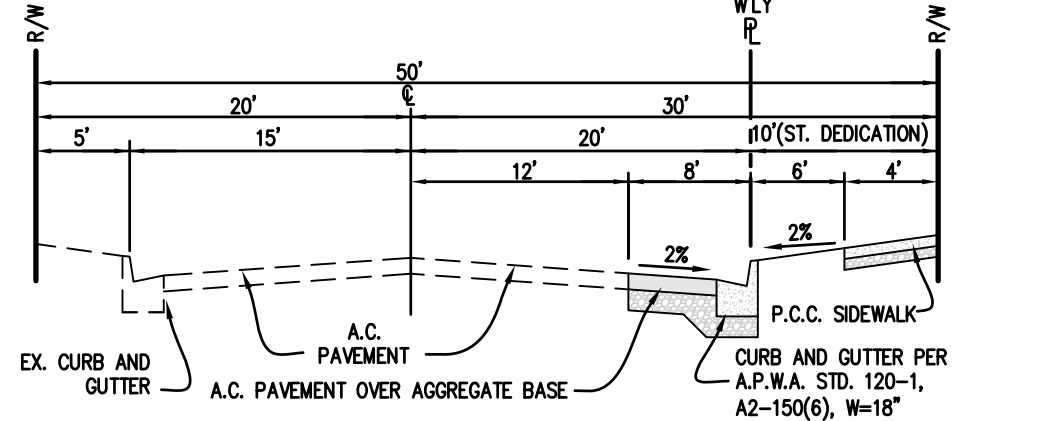
PROPOSED CUL-DE-SAC

NOT TO SCALE



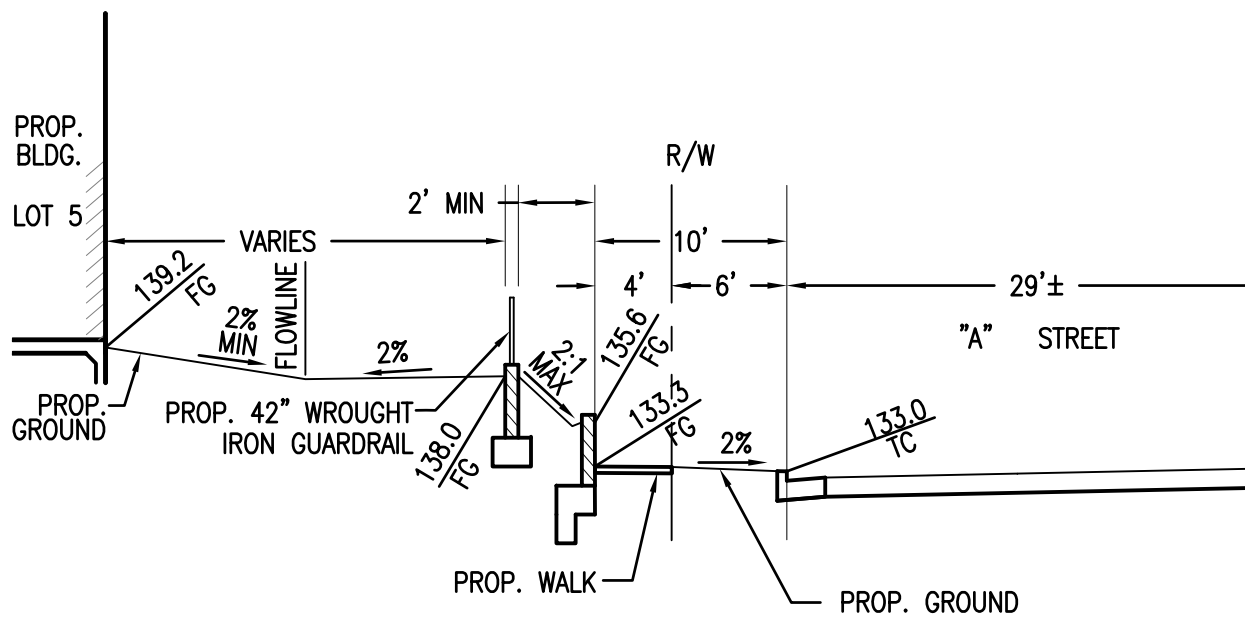
SECTION A-A

SCALE: 1" = 10'



LENAWEE AVENUE

NOT TO SCALE

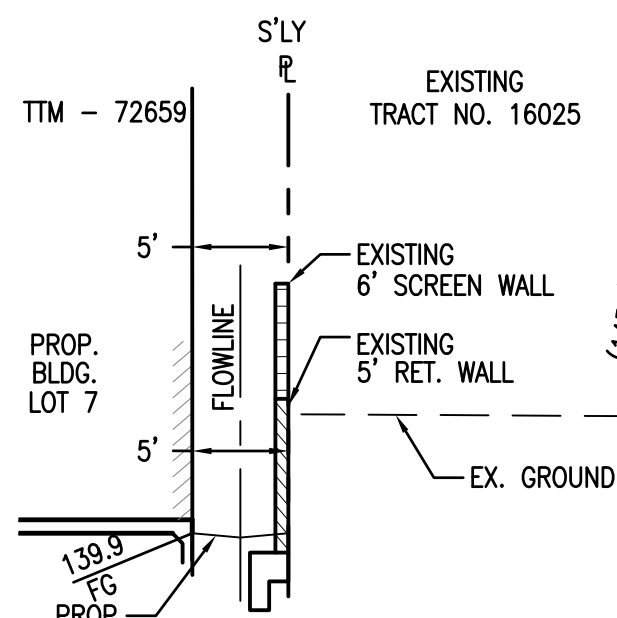


SECTION B-B

SCALE: 1" = 10'

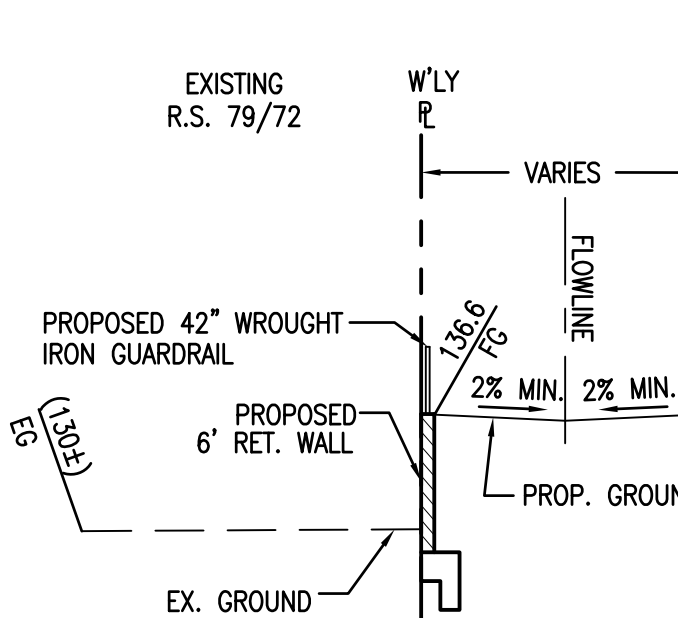
UTILITY COMPANIES:
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ELECTRIC
GAS
CABLE
TEL
TRASH
SEWER
WATER
SOUTHERN CALIFORNIA EDISON
SOUTHERN CALIFORNIA GAS
TIME WARNER CABLE
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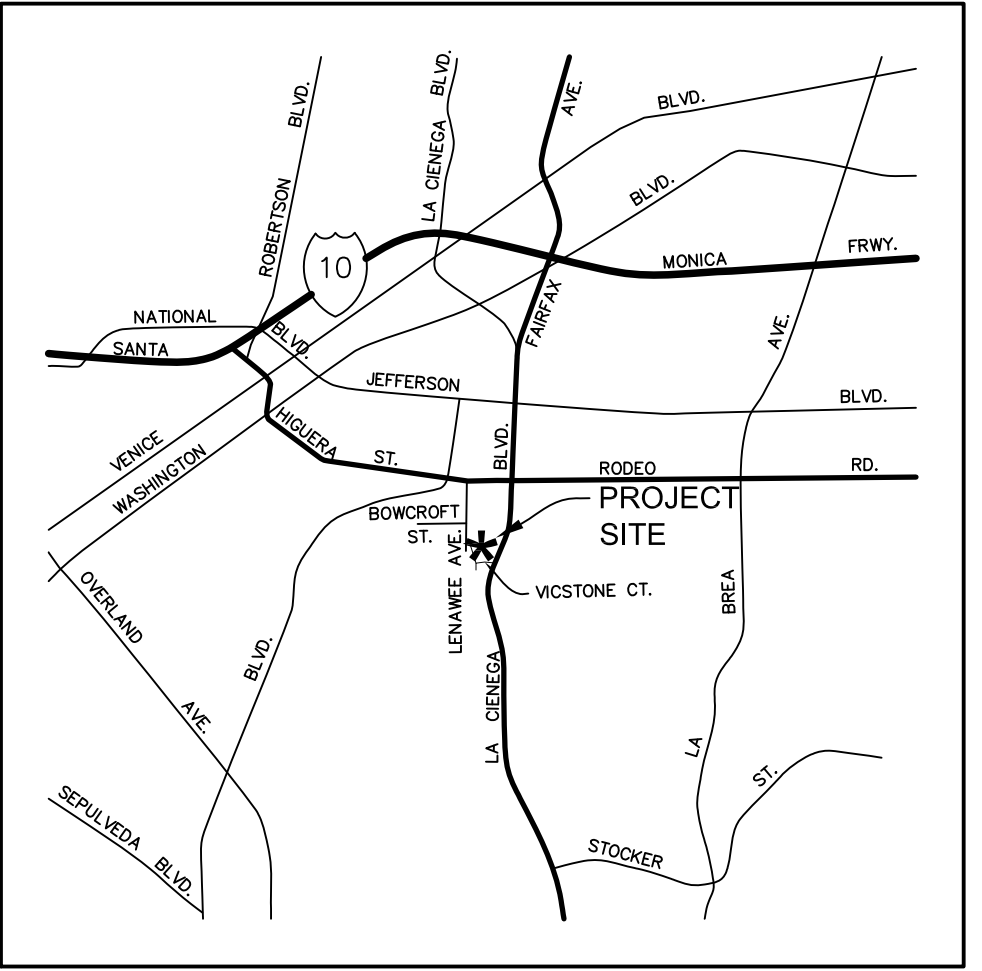
SECTION C-C

SCALE: 1" = 10'



SECTION D-D

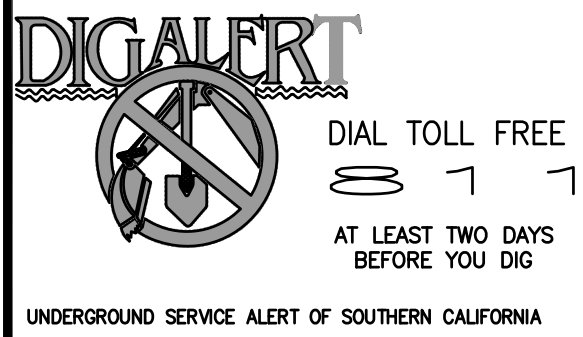
SCALE: 1" = 10'



VICINITY MAP

NOT TO SCALE

ENGINEER'S STATEMENT:
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DATE: JANUARY 9, 2015
AS PREPARED BY: FIRST AMERICAN TITLE COMPANY.



ARCHITECT / PLANNER
DAVID J. BOYD & ASSOCIATES
4819 FALCON AVENUE
LONG BEACH, CA 90807
562-984-1219
DBOYD4DS@AOL.COM

BENCH MARK
B.M. NO. 13-00910 ELEV: 92.149
SQ. SPK. N. CURB RODEO ROAD.; 29 FT. E OF E
CURB LINE PROD OF LENAWEE AVE.; W END
CURB (YEAR 1985)

SOIL ENGINEER
GEO CON
3303 N SAN FERNANDO BLVD.
SUITE 100
BURBANK CA, 91504
(818) 841-8388
PROJ. REF: A8793-06-01



PREPARED BY:
MORAN CONSULTING CORPORATION
• CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4500 E. Pacific Coast Highway, Suite 210
Long Beach, California 90804
(562)340-4670 Fax:(562)340-4680
E-Mail Address: cmoran@moran-corp.com

CESAR MORAN P.E. C72247 EXP 6-30-16
DATE: 11-04-15 JOB N°: 207036-001 DRAWN BY: SAZ

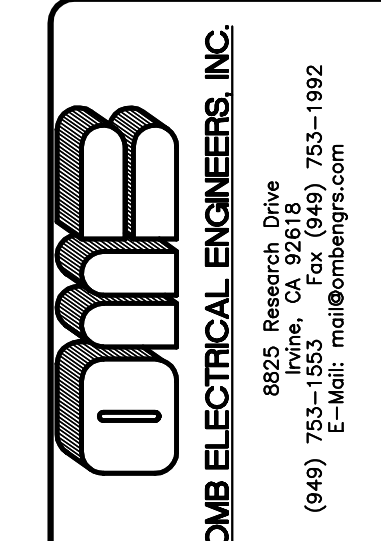
N°	DATE	BY	REVISIONS	
			DESCRIPTION	

PLANS PREPARED FOR:
SCHULTZ ENTERPRISES, INC.
C/O DAVID BOYD AND ASSOCIATES
4819 FALCON AVENUE
LONG BEACH, CA 90807
562-984-1219
DBOYD4DS@AOL.COM

PROJECT TITLE
GRADING PLAN
JOB ADDRESS
3814 LENAWEE AVENUE
CULVER CITY, CA 90232
LEGAL DESCRIPTION
SEE HERE ON

TRACT NO.
DRAWING FILE NO.
C-2
SCALE: 1"= 30'
SHEET
1 OF 1

SHEET TITLE
GRADING PLAN

[illegible]

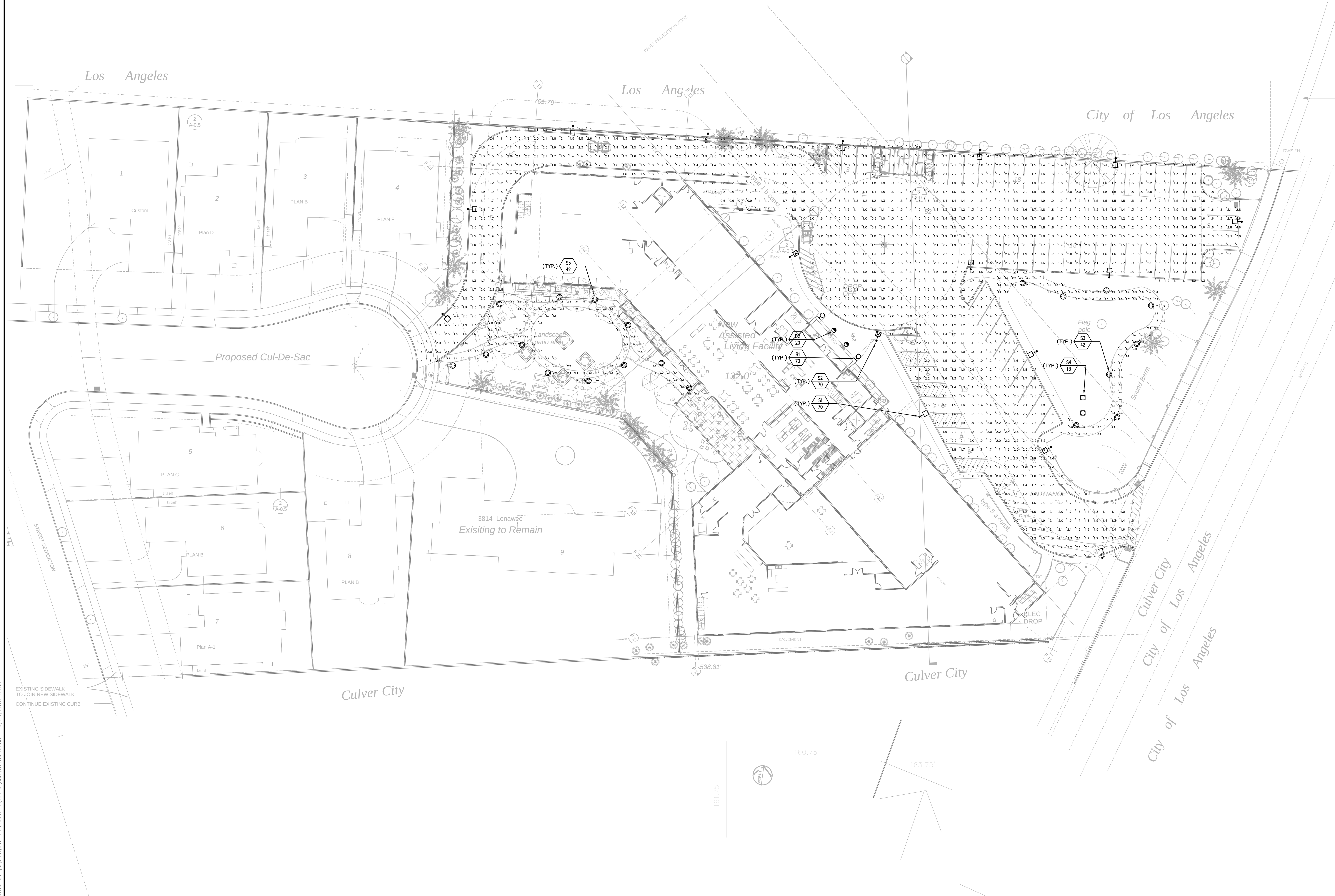
CULVER PLACE LENAWEE
3814 LENAWEE AVE., CULVER CITY, CA 90232
SITE LIGHTING PROJECT

SHEET TITLE:
SITE LIGHTING PLAN

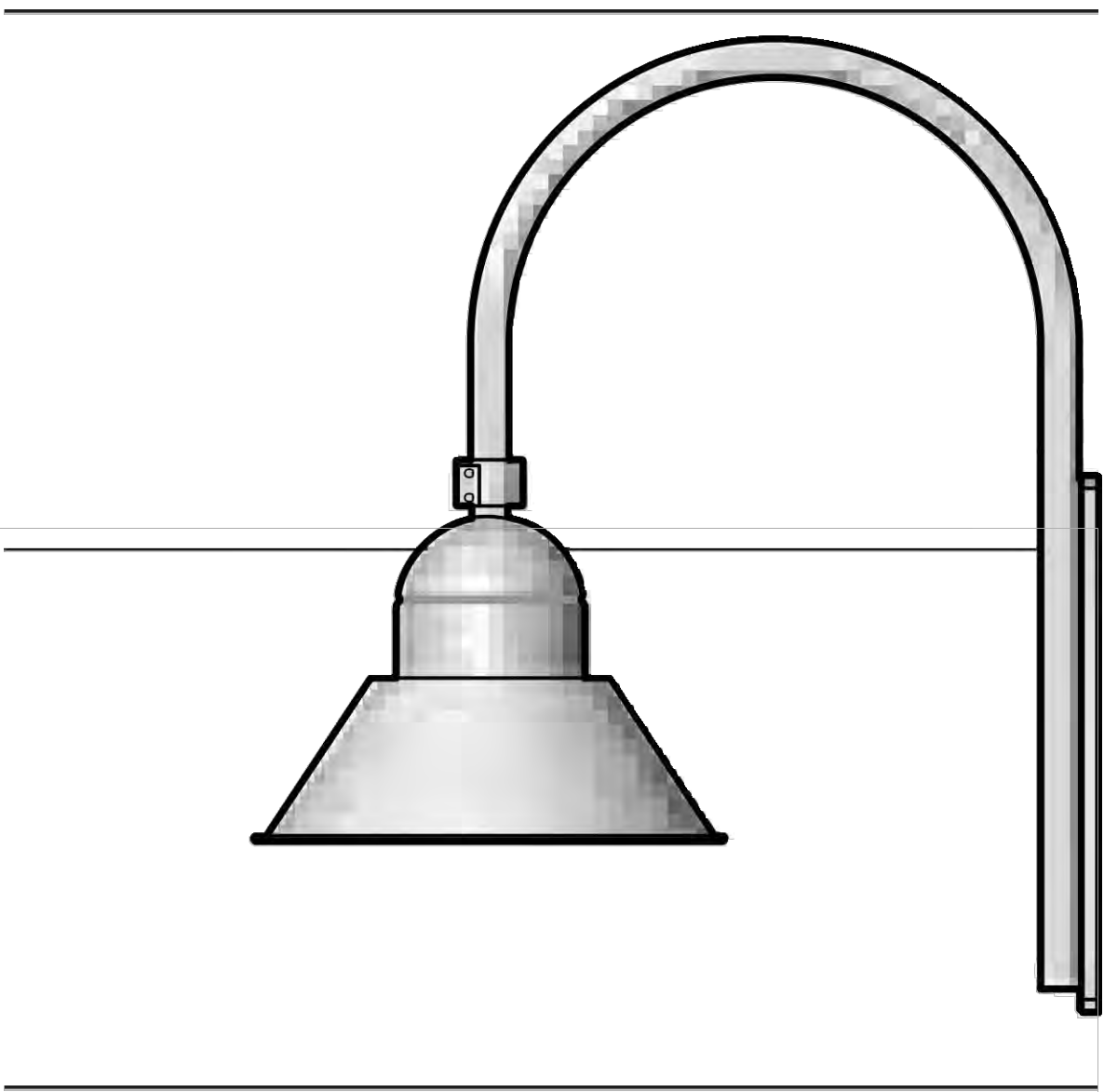
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GL
CHECKED
DEM
DATE
10-12-15
SCALE
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JOB NO.
15410
SHEET

E1.0

OF SHEETS



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FIXTURE TYPE "B1"

SCALE
NO SCALE

5



FIXTURE TYPE "S3"

SCALE
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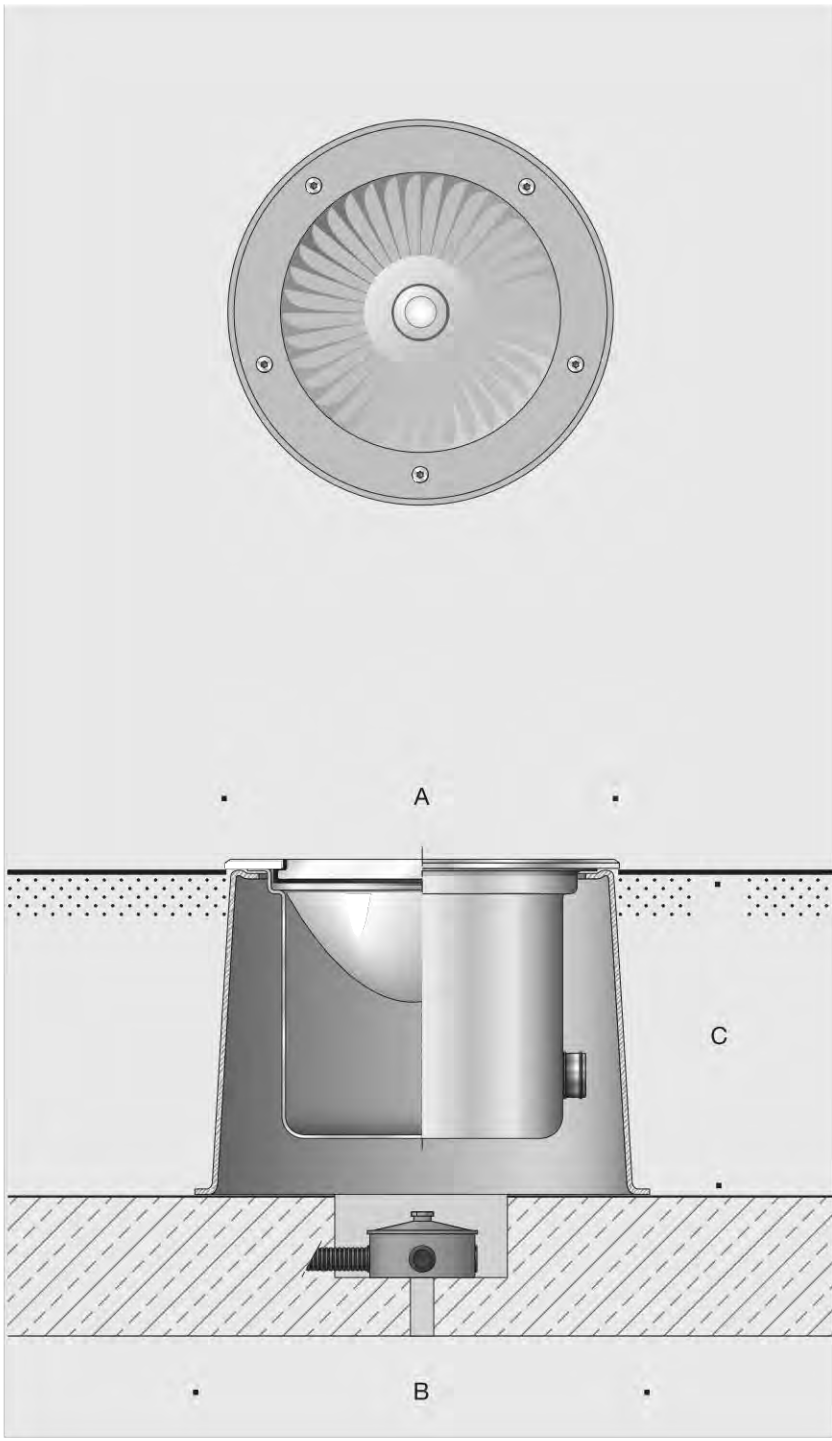
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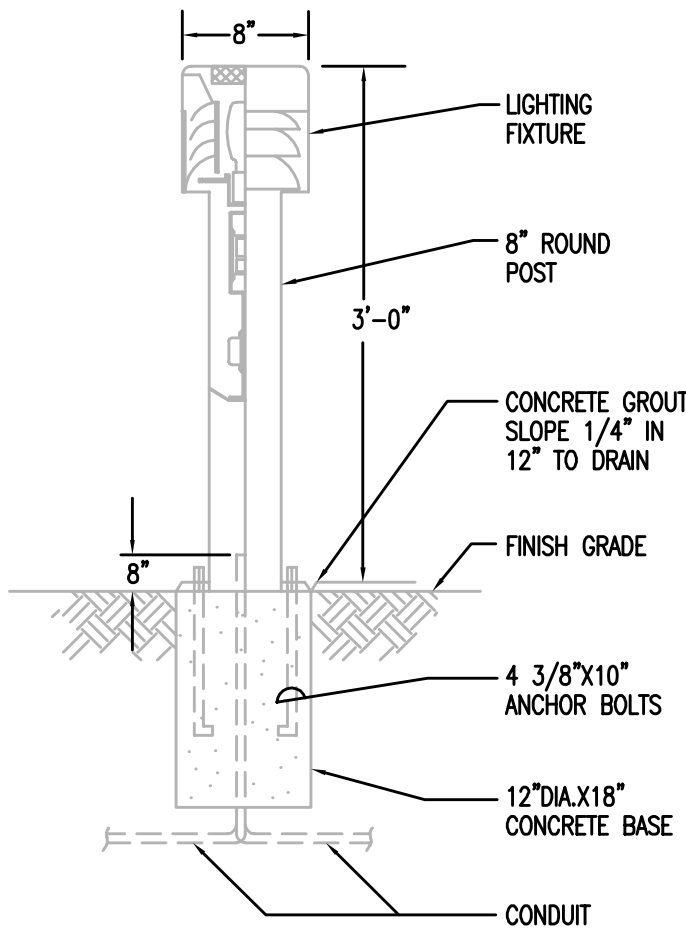
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FIXTURE TYPE "B2" & "S4"

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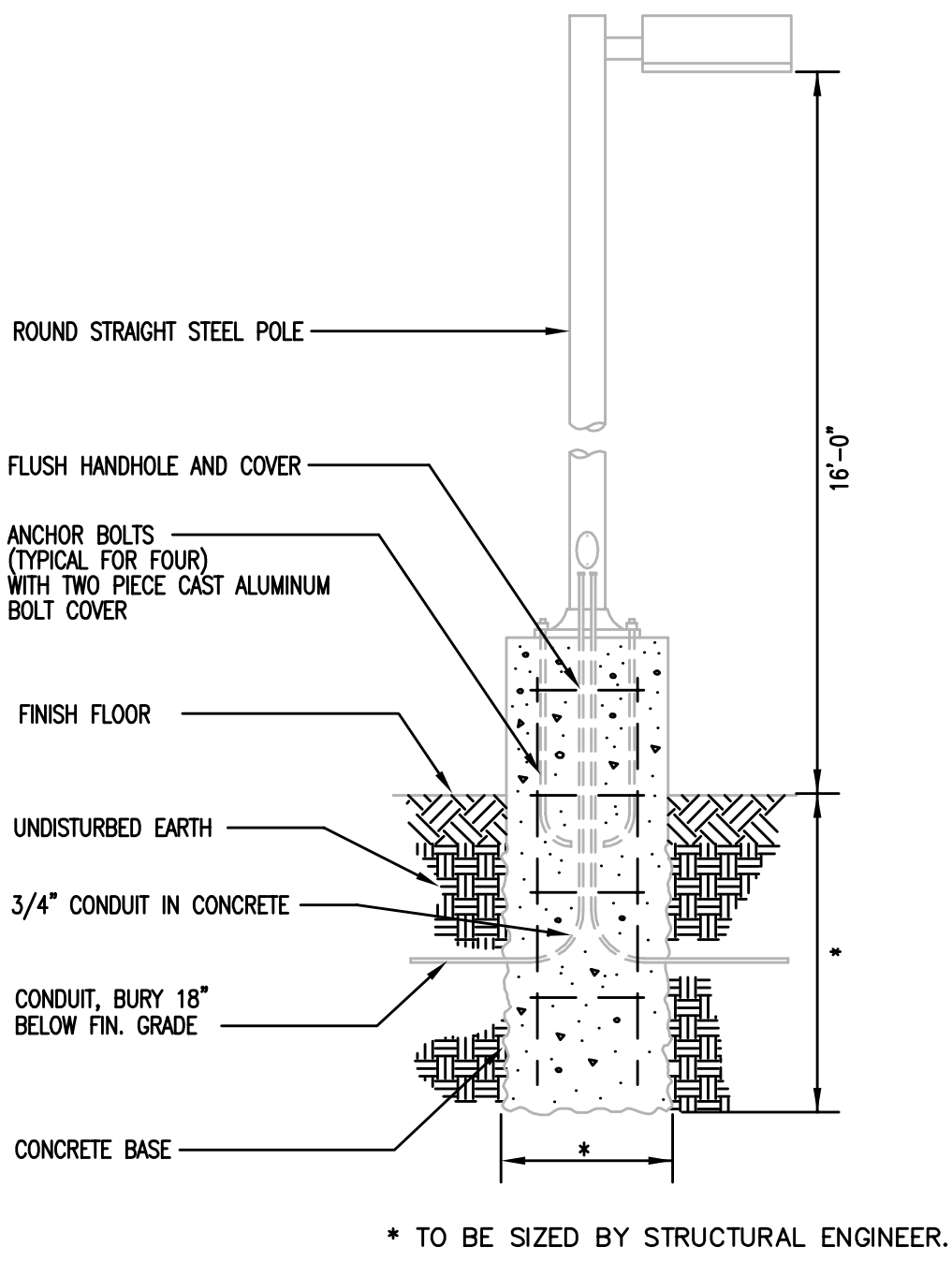
6



BOLLARD DETAIL

SCALE
N.T.S.

4



POLE BASE DETAIL

SCALE
N.T.S.

2

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER CATALOG #	LAMP QTY. & TYPE	FIXTURE WATTAGE	VOLTS	REMARKS	
B1 70	US ARCHITECTURAL -- DSAP SERIES #1 DSAP1-VLED-III-64LED-350MA-NW-120-XPX-WM-RAL-8019-T	70W -- 4000K LED WITH FIXTURE	70	120	DECORATIVE WALL MOUNTED FIXTURE WITH TYPE III DISTRIBUTION.	
B2 20	BEGA LIGHTING #7007LED	20W -- LED	20	120	BUILDING COLUMN IN-GRADE UP LIGHT FIXTURE.	
S1 70	US ARCHITECTURAL -- DSAP SERIES #1 DSAP1-VLED-III-64LED-350MA-NW-120-XPX-1-RAL-8019-T MOUNTED ON 16" ROUND STRAIGHT STEEL POLE	70W -- 4000K LED WITH FIXTURE	70	120	DECORATIVE 16" TALL SINGLE HEADED POST TOP FIXTURE WITH TYPE III DISTRIBUTION.	
S2 70	US ARCHITECTURAL -- DSAP SERIES #1 DSAP1-VLED-IV-64LED-350MA-NW-120-XPX-1-RAL-8019-T MOUNTED ON 16" ROUND STRAIGHT STEEL POLE	70W -- 4000K LED WITH FIXTURE	70	120	DECORATIVE 16" TALL SINGLE HEADED POST TOP FIXTURE WITH TYPE IV DISTRIBUTION.	
S3 42	US ARCHITECTURAL -- BDA8-HV SERIES LED BDA8-HV-LED-CL-36LED-NW-120-RAL-8019-T	42W -- 4000K LED WITH FIXTURE	42	120	42" TALL BOLLARD LIGHT FIXTURE.	
S4 13	BEGA LIGHTING #7006LED	13W -- LED	13	120	FLAG POLE IN-GRADE UP LIGHT FIXTURE.	



