

GRANDVIEW APARTMENTS

4025 GRANDVIEW BLVD., CULVER CITY, CA 90066



LIDO EQUITIES GROUP, INC

PleskowArchitects
www.pleskowarchitects.com

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N. Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1461 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS		
NO.	DATE	DESCRIPTION

COPYRIGHT: All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Improvements to the drawings and design shall be provided to the Client prior to any use. Protected by The United States Patent and Trademark Office.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

DESIGNED FOR:

ISSUE DATE:
01 January, 2000

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

SHEET TITLE:
TITLE SHEET

SHEET NO.
T1.00

3) PLOT PLAN
 1/32" = 1'-0"

A map of the area around the site location. The map shows a grid of streets including 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. A red rectangle is located on 10th St, between 1st St and 2nd St. A north arrow is in the top right corner. The text "SITE LOCATION" is at the bottom.

A0.02 RENDERINGS
A0.03 RENDERINGS
A0.04 RENDERINGS
A0.05 RENDERINGS
A0.06 RENDERINGS
A0.07 RENDERINGS
A0.08 MATERIAL BOARD
A0.09 EXITING PLAN AND ADA ACCESS
A0.10 OUTDOOR LIGHTING PLAN
1 TOPOGRAPHY SURVEY
A1.02 SITE PLAN
A2.00 PARKING FLOOR PLAN
A2.01 LEVEL 1 FLOOR PLAN

Symbol	Meaning
12	THICKENED LINE SHOWS AREA OF SECTION DETAIL
AS.4	DETAIL NUMBER AREA OF DETAIL
XX	WALL SECTION DETAIL NUMBER SHEET NUMBER VIEW DIRECTION
EL	DETAIL NUMBER
N.I.C.	SHEET NUMBER
C	WALL TYPE
XX	REFERENCE NOTE
12	DETAIL NUMBER
AS.4	DETAIL AREA
1	SHEET NUMBER
WORKING POINT	WORKING POINT
DIMENSION	DIMENSION (ITEM NOT IN CONTRACT)
DOOR NUMBER	DOOR NUMBER
WINDOW NUMBER	WINDOW NUMBER
FINISH TYPE	FINISH TYPE
REVISION NUMBER	REVISION NUMBER
REVISION AREA	REVISION AREA
OFFICE	OFFICE
ROOM NUMBER	ROOM NUMBER
INT. ELEVATION	INT. ELEVATION
DETAIL NUMBER	DETAIL NUMBER
SHEET NUMBER	SHEET NUMBER
VIEWS SHOWN	VIEWS SHOWN
NO WORK	NO WORK IN THIS AREA

[illegible]

ARCHITECT
PLESKOW Architects
1432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.6930
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Website: Tom Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite
C Beverly Hills, CA 90210
Tel: 310.278.8999
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud DeJban, Inc.
1000 Ventura Blvd., Suite 213-A
Encino, CA 91436
Tel: 818.784.5571
Email: masoud@dejbancivil.net
Contact: Masoud DeJban

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabazas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
Email: PKraut@scoecomp.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SOLA Landscape Architecture
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 952.905.6800
email: samuel@solainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc.
145 Chesapeake Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9595
email: robbyang@byergeo.com
Contact: Ralf Byang

[illegible]

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

SCALE:

SHEET TITLE:

COVER SHEET

SHEET NO.

A0 00



ARCHITECT
PLESKOWArchitects
 13432 Beach Ave.
 Marina del Rey, CA 90292
 Tel: 310.577.9300
 Fax: 310.499.5661
 email: pleskow@pleskowarchitects.com
 Contact: Tony Pleskow

CLIENT / TENANT
 LIDO Equities Group, Inc.
 218 North Canon Dr., Suite C
 Beverly Hills, CA 90210
 Tel: 310.278.8999
 email: jeemth@lidoeq.com
 Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
 Masoud Dejbani, Inc.
 17200 Ventura Blvd., Suite 213-A
 Encino, CA 91316
 Tel: 818.784.5571
 email: mdengr@earthlink.net
 Contact: Masoud Dejbani

MEP
 South Coast Engineering Group, Inc.
 5000 N Pkwy Calabasas, Suite 307
 Calabasas, CA 91302
 Tel: 818.224.2700
 email: PKraut@scoeng.com
 Contact: Peter Kraut

CIVIL ENGINEER
 Paller-Roberts Engineering
 5701 W Slauson Ave., Suite 208
 Culver City, CA 90230
 Tel: 310.641.1853
 email: phil@pallerroberts.com
 Contact: Phil Roberts

SURVEY
 Tala Associates
 1916 Colby Ave.,
 Los Angeles, CA 90025
 Tel: 424.832.3455
 email:
 Contact:

LANDSCAPE
 SQA Landscape Architect
 380 N Palm Street, Suite B
 Brea, CA 92821
 Tel: 562.905.0800
 email: samuel@sqa-inc.com
 Contact: Samuel Kim

GEOTECHNICAL REPORT
 Byer Geotechnical, Inc
 1461 E. Chevy Chase Dr., Suite 200
 Glendale, CA 91206
 Tel: 818.549.9959
 email: rbabayan@byergeo.com
 Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

Copyright © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Impressions of the design and design ideas presented on these drawings shall be the property of Pleskow Architects, Corp. and shall be protected by law.

**ISSUED FOR
 SITE PLAN REVIEW
 12.10.2015**

SEAL:

PROJECT ADDRESS:
 4025 Grand View Blvd.,
 Culver City, CA 90066

DESIGNED FOR:

ISSUE DATE:
 01 January, 2000

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

SHEET TITLE:
RENDERINGS

SHEET NO.
A0.02



ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengrq@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1461 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

Copyright © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Impressions of the design and design ideas presented in these drawings shall be the property of Pleskow Architects, Corp. and shall not be used for any other purpose without the written consent of Pleskow Architects, Corp.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

DESIGNED FOR:

ISSUE DATE:
01 January, 2000

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

SHEET TITLE:
RENDERINGS

SHEET NO.
A0.03



ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@palleroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

Copyright © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Impressions of the design and design ideas presented in these drawings shall be provided to the Client under the terms of the contract.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.
Culver City, CA 90066

DESIGNED FOR:

ISSUE DATE:
01 January, 2000

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

SHEET TITLE:
RENDERINGS

SHEET NO.
A0.04



ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N. Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 952.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1461 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

Copyright © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. All drawings are the property of Pleskow Architects, Corp. and shall remain confidential and shall not be used for any other project without the written consent of Pleskow Architects, Corp.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

DESIGNED FOR:

ISSUE DATE:
01 January, 2000

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

SHEET TITLE:
RENDERINGS

SHEET NO.
A0.05



ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1461 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

Copyright © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Impressions of the drawings and design ideas presented on these drawings shall be Protected To The Extent Permitted By Law.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

DESIGNED FOR:

ISSUE DATE:
01 January, 2000

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

SHEET TITLE:
RENDERINGS

SHEET NO.
A0.07



ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N. Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@soceng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email: Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1461 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS		
NO.	DATE	DESCRIPTION

COPYRIGHT: All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Improvements of the original and design shall be provided to the Client and shall be the Client's responsibility to the Client's extent permitted by law.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/2015

SCALE:

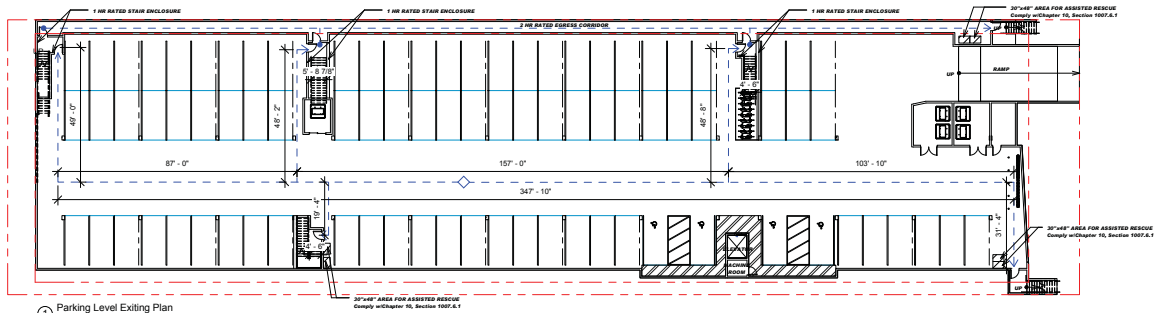
1/8" = 1'-0"

SHEET TITLE:

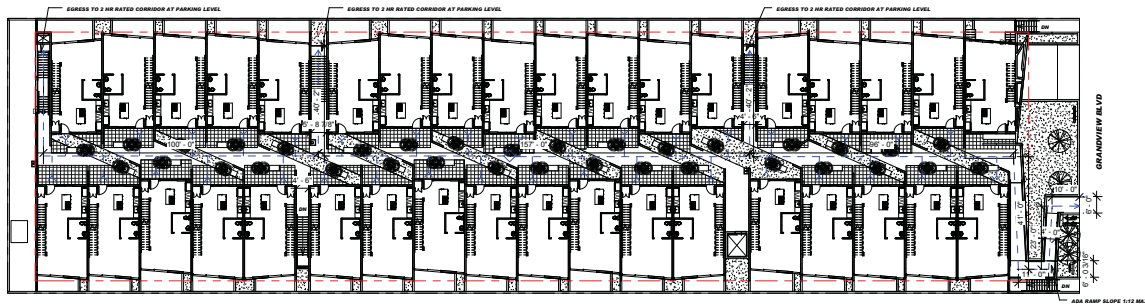
MATERIAL BOARD

SHEET NO.

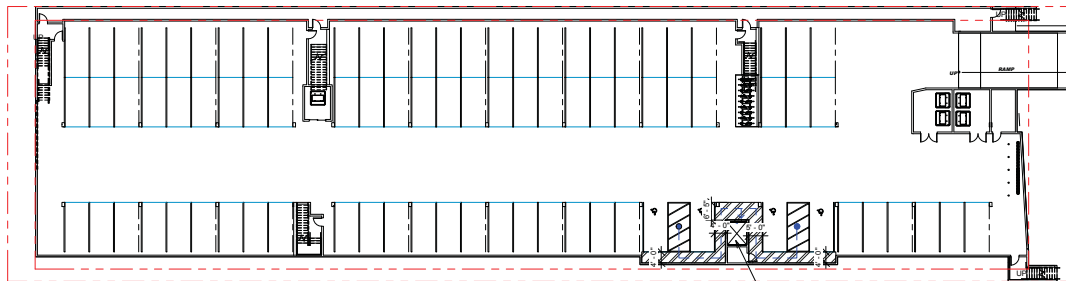
A0.08



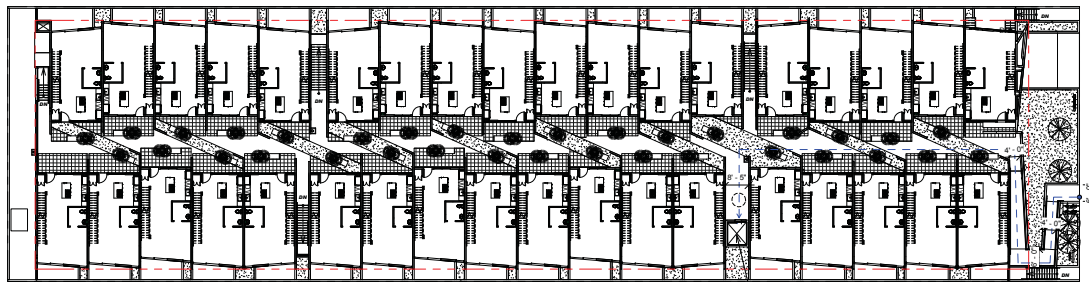
① Parking Level Exiting Plan
3/64\" = 1'-0"



② Level 1 F.F. Exiting Plan
3/64\" = 1'-0"



③ ADA Access Parking Level
3/64\" = 1'-0"



④ ADA Access Level 1 F.F.
3/64\" = 1'-0"

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeamth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91436
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT: All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Infringement of the copyright and design ideas provided is hereby prohibited and will be prosecuted To The Full Extent Permitted By Law.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

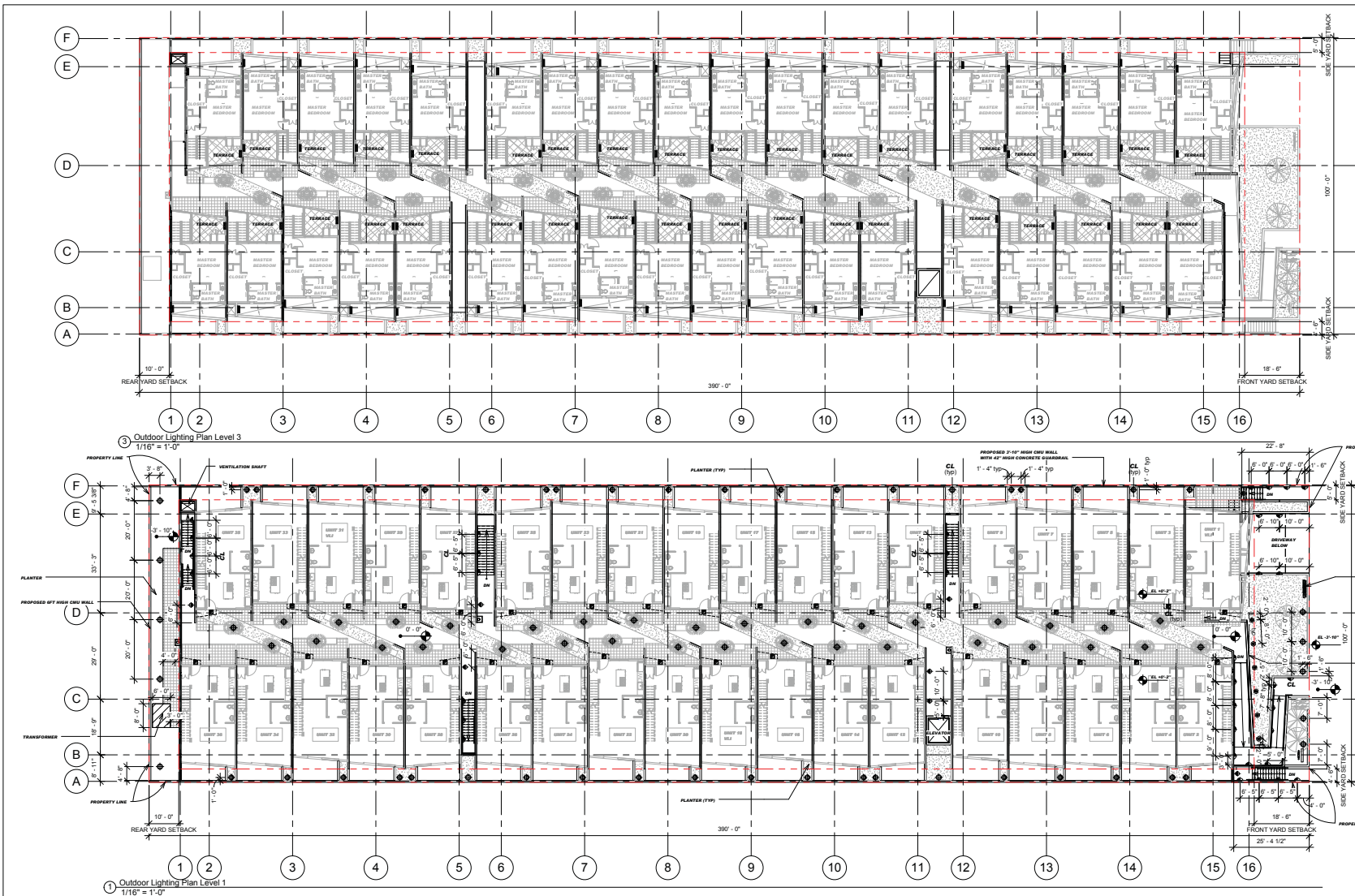
ISSUED FOR:

ISSUE DATE:
12/10/15
SCALE:
3/64\" = 1'-0"

SHEET TITLE:
**EXITING PLAN
ADA ACCESS**

SHEET NO.

A0.09



LIGHT LEGEND:			
	WALL MOUNT LIGHT		UP LIGHT - SCREEN
	PATHWAY LIGHT 1 - PATIOS		DOWN LIGHT - ABOVE DOORS
	PATHWAY LIGHT 2 - PLANTERS		SIGN LIGHT - ADDRESS NUMBERS
	STEP LIGHT		WALL WASH UP LIGHT - FIN WALLS
	DOWN LIGHT - PARKING		STRIPE LIGHT - PARKING
	RECESSED DOWN LIGHT - UNITS		WALL VANITY LIGHT - BATHROOMS
	RECESSED DOWN LIGHT - BATHROOMS		

ARCHITECT
PLESKOWArchitects
 13432 Beach Ave.
 Marina del Rey, CA 90292
 Tel: 310.577.9300
 Fax: 310.499.5661
 email: pleskow@pleskowarchitects.com
 Contact: Jeff Edward Smith

CLIENT / TENANT
 LIDO Equities Group, Inc.
 218 North Canon Dr., Suite C
 Beverly Hills, CA 90210
 Tel: 310.278.8999
 email: jeamth@lidoeq.com
 Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
 Masoud Deiban, Inc.
 17200 Ventura Blvd., Suite 213-A
 Encino, CA 91436
 Tel: 818.784.5571
 email: mdeiban@earthlink.net
 Contact: Masoud Deiban

MEP
 South Coast Engineering Group, Inc.
 5000 N Pkwy Calabasas, Suite 307
 Calabasas, CA 91302
 Tel: 818.224.2700
 email: PKraut@scoeng.com
 Contact: Peter Kraut

CIVIL ENGINEER
 Paller-Roberts Engineering
 5701 W Slauson Ave., Suite 208
 Culver City, CA 90230
 Tel: 310.641.1853
 email: phil@pallerroberts.com
 Contact: Phil Roberts

SURVEY
 Tala Associates
 1916 Colby Ave.,
 Los Angeles, CA 90025
 Tel: 424.832.3455
 email:
 Contact:

LANDSCAPE
 SQA Landscape Architect
 380 N Palm Street, Suite B
 Brea, CA 92821
 Tel: 562.905.0800
 email: samuel@sqaia.com
 Contact: Samuel Kim

GEOTECHNICAL REPORT
 Byer Geotechnical, Inc.
 1481 E. Chevy Chase Dr., Suite 200
 Glendale, CA 91206
 Tel: 818.549.9599
 email: rbabayan@byergeo.com
 Contact: Raffi Babayan

NO.	DATE	DESCRIPTION

**ISSUED FOR
 SITE PLAN REVIEW
 12.10.2015**

SEAL:

PROJECT ADDRESS:
 4025 Grand View Blvd.
 Culver City, CA 90066

ISSUED FOR:
 ISSUED DATE:
 12/10/2015
 SCALE:
 1/16" = 1'-0"

SHEET TITLE:
**OUTDOOR
 LIGHTING PLAN**

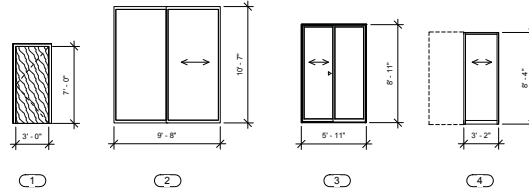
SHEET NO.
A0.10

Exterior Door Schedule					
Type Mark	Count	Width	Height	Function	Comments

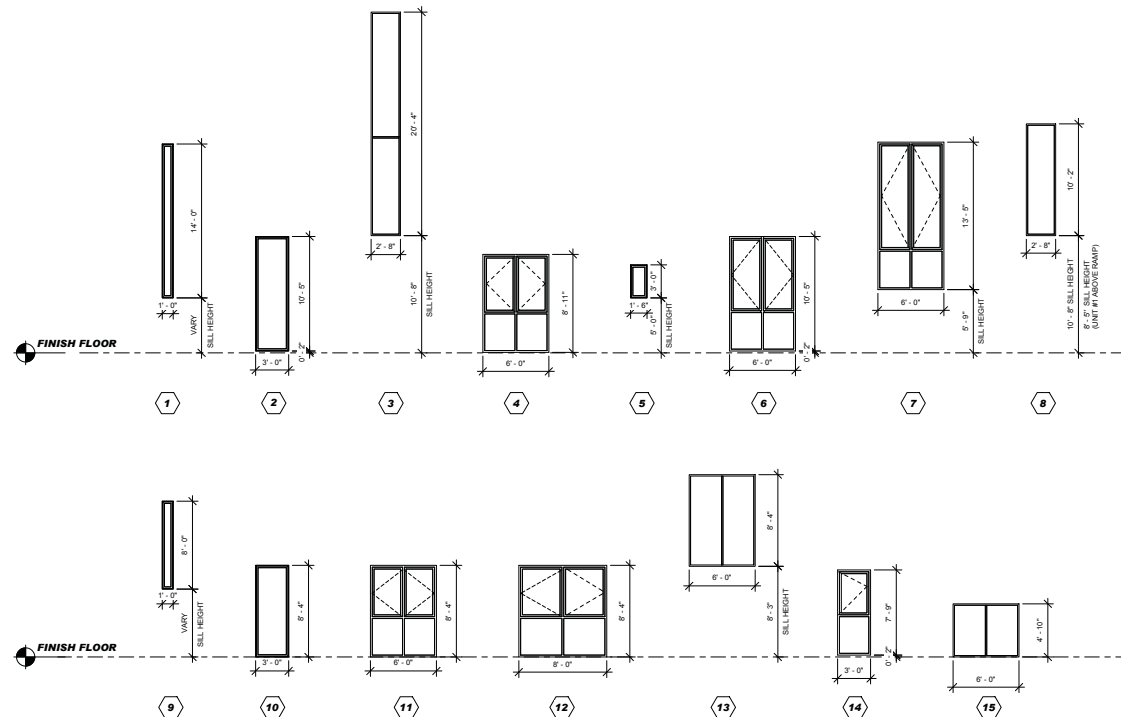
1	36	3' - 0"	7' - 0"	Exterior	SOLID WOOD / SWING
2	35	9' - 8"	10' - 7"	Exterior	GLASS / SLIDING
3	36	5' - 11"	8' - 11"	Exterior	GLASS / SLIDING
4	1	3' - 2"	8' - 4"	Exterior	GLASS / SLIDING

Grand total: 108

EXTERIOR DOOR LEGEND



WINDOW LEGEND



Window Schedule					
Type Mark	Count	Width	Height	Sill Height	Comments

1	10	1' - 0"	14' - 0"	VARY	FIXED / TEMPERED
2	35	3' - 0"	10' - 5"	0' - 2"	FIXED / TEMPERED
3	16	2' - 8"	20' - 4"	10' - 8"	FIXED / TEMPERED
4	72	6' - 0"	8' - 11"	0' - 0"	CEASEMENT / TEMPERED LOWER LITE
5	36	1' - 6"	3' - 0"	8' - 0"	FIXED / TEMPERED
6	35	6' - 0"	10' - 5"	0' - 2"	CEASEMENT / TEMPERED LOWER LITE
7	36	6' - 0"	13' - 5"	5' - 9"	CEASEMENT / TEMPERED LOWER LITE
8	21	2' - 8"	10' - 2"	VARY	FIXED / TEMPERED
9	19	1' - 0"	8' - 0"	VARY	FIXED / TEMPERED
10	1	3' - 0"	8' - 4"	0' - 0"	FIXED / TEMPERED
11	1	6' - 0"	8' - 4"	0' - 0"	CEASEMENT / TEMPERED LOWER LITE
12	1	8' - 0"	8' - 4"	0' - 0"	CEASEMENT / TEMPERED LOWER LITE
13	35	6' - 0"	8' - 4"	8' - 3"	FIXED / TEMPERED
14	36	3' - 0"	7' - 9"	0' - 2"	CEASEMENT / TEMPERED LOWER LITE
15	1	6' - 0"	4' - 10"	0' - 0"	FIXED / TEMPERED

Grand total: 355

ARCHITECT
PLESKOWArchitects
 13432 Beach Ave.
 Marina del Rey, CA 90292
 Tel: 310.577.9300
 Fax: 310.499.5661
 email: pleskow@pleskowarchitects.com
 Contact: Jeff Edward Smith

CLIENT / TENANT
 LIDO Equities Group, Inc.
 218 North Canon Dr., Suite C
 Beverly Hills, CA 90210
 Tel: 310.278.8999
 email: jeamth@lidoeq.com
 Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
 Masoud Dejbani, Inc.
 17200 Ventura Blvd., Suite 213-A
 Encino, CA 91316
 Tel: 818.784.5571
 email: mdejbani@earthlink.net
 Contact: Masoud Dejbani

MEP
 South Coast Engineering Group, Inc.
 5000 N Pkwy Calabasas, Suite 307
 Calabasas, CA 91302
 Tel: 818.224.2700
 email: PKraut@scoeng.com
 Contact: Peter Kraut

CIVIL ENGINEER
 Paller-Roberts Engineering
 5701 W Slauson Ave., Suite 208
 Culver City, CA 90230
 Tel: 310.641.1853
 email: phil@pallerroberts.com
 Contact: Phil Roberts

SURVEY
 Tala Associates
 1916 Colby Ave.,
 Los Angeles, CA 90025
 Tel: 424.832.3455
 email: Contact:
 Samuel Kim

LANDSCAPE
 SOLA Landscape Architect
 380 N Palm Street, Suite B
 Brea, CA 92821
 Tel: 562.905.0800
 email: samuel@solaia.com
 Contact: Samuel Kim

GEOTECHNICAL REPORT
 Byer Geotechnical, Inc.
 1481 E. Chevy Chase Dr., Suite 200
 Glendale, CA 91206
 Tel: 818.549.9959
 email: rbabayan@byergeo.com
 Contact: Raffi Babayan

REVISIONS		
NO.	DATE	DESCRIPTION

Copyright © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. All dimensions are in feet and inches unless otherwise specified. All dimensions are to the center of the member unless otherwise specified. All dimensions are to the center of the member unless otherwise specified. All dimensions are to the center of the member unless otherwise specified.

ISSUED FOR SITE PLAN REVIEW
12.10.2015

SEAL:

PROJECT ADDRESS:
 4025 Grand View Blvd.,
 Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/15

Scale:

3/16" = 1'-0"

SHEET TITLE:

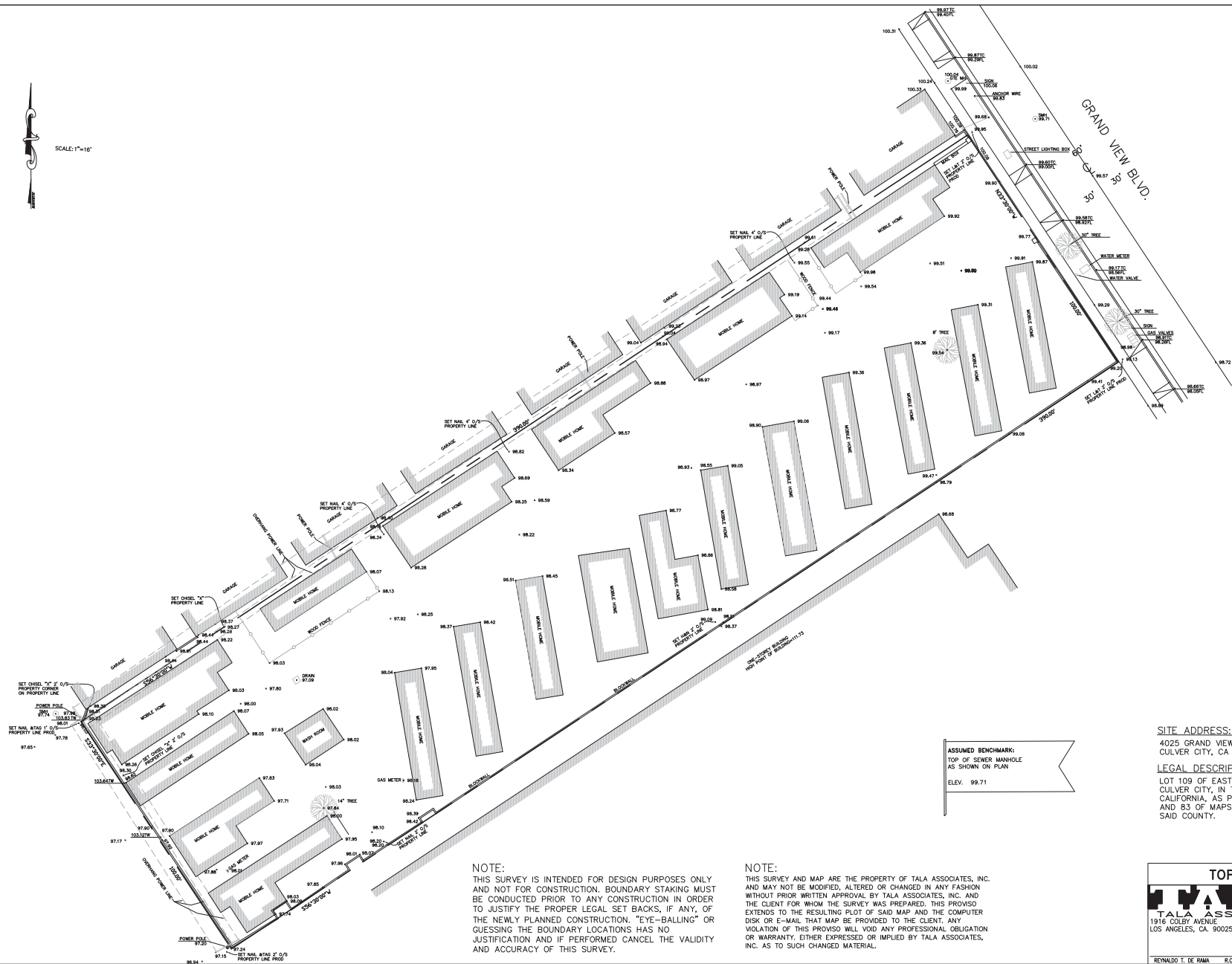
Project Info., LA City
 Notes, Doors/
 Windows Schedule

SHEET NO.

A0.11



SCALE: 1"=16'



NOTE:
THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER TO JUSTIFY THE PROPER LEGAL SET BACKS, IF ANY, OF THE NEWLY PLANNED CONSTRUCTION. "EYE-BALLING" OR GUESSING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED CANCEL THE VALIDITY AND ACCURACY OF THIS SURVEY.

NOTE:
THIS SURVEY AND MAP ARE THE PROPERTY OF TALA ASSOCIATES, INC. AND MAY NOT BE MODIFIED, ALTERED OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN APPROVAL BY TALA ASSOCIATES, INC. AND THE CLIENT FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISION EXTENDS TO THE RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL THAT MAP BE PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISION WILL VOID ANY PROFESSIONAL OBLIGATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED BY TALA ASSOCIATES, INC. AS TO SUCH CHANGED MATERIAL.

ASSUMED BENCHMARK:
TOP OF SEWER MANHOLE
AS SHOWN ON PLAN
ELEV. 99.71

SITE ADDRESS:
4025 GRAND VIEW BLVD.
CULVER CITY, CA

LEGAL DESCRIPTION:
LOT 109 OF EAST OCEAN PARK TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 82 AND 83 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

TOPOGRAPHY SURVEY	
 1916 COLBY AVENUE LOS ANGELES, CA 90025 (424) 832-3455	DATE: 10-11-13
	SCALE: AS SHOWN
	DESIGNED: KK
	DRAWN: KK
	CHECKED: RCR
REYNALDO T. DE RAMA R.C.E. 29108 EXP. 3-31-15	SHEET: 1 OF 1
	JOB NO. 2082
	REVISIONS

ARCHITECT
PLESKOWArchitects
 13432 Beach Ave.
 Marina del Rey, CA 90292
 Tel: 310.577.9300
 Fax: 310.499.5661
 email: pleskow@pleskowarchitects.com
 Contact: Tony Pleskow

CLIENT / TENANT
 LIDO Equities Group, Inc.
 218 North Canon Dr., Suite 213-A
 Beverly Hills, CA 90210
 Tel: 310.278.8999
 email: jeamth@lidoeq.com
 Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
 Masoud Dejbani, Inc.
 17200 Ventura Blvd., Suite 213-A
 Encino, CA 91436
 Tel: 818.784.1853
 email: mdengr@earthlink.net
 Contact: Masoud Dejbani

MEP
 South Coast Engineering Group, Inc.
 5000 N. Pkwy Calabasas, Suite 307
 Calabasas, CA 91302
 Tel: 818.224.2700
 email: PKraut@scoeng.com
 Contact: Peter Kraut

CIVIL ENGINEER
 Paller-Roberts Engineering
 5701 W Slauson Ave., Suite 208
 Culver City, CA 90230
 Tel: 310.641.1853
 email: phil@pallerroberts.com
 Contact: Phil Roberts

SURVEY
 Tala Associates
 1916 Colby Ave.,
 Los Angeles, CA 90025
 Tel: 424.832.3455
 email:
 Contact:

LANDSCAPE
 SOLA Landscape Architect
 380 N Palm Street, Suite B
 Brea, CA 92821
 Tel: 562.905.0800
 email: samuel@sola-inc.com
 Contact: Samuel Kim

GEOTECHNICAL REPORT
 Byer Geotechnical, Inc.
 1481 E. Chevy Chase Dr., Suite 200
 Glendale, CA 91206
 Tel: 818.549.9599
 email: rabayan@byergeo.com
 Contact: Raffi Babayan

NO.	DATE	DESCRIPTION

**ISSUED FOR
 SITE PLAN REVIEW
 12.10.2015**

SEAL:

PROJECT ADDRESS:
 4025 Grand View Blvd.,
 Culver City, CA 90066

ISSUED FOR:

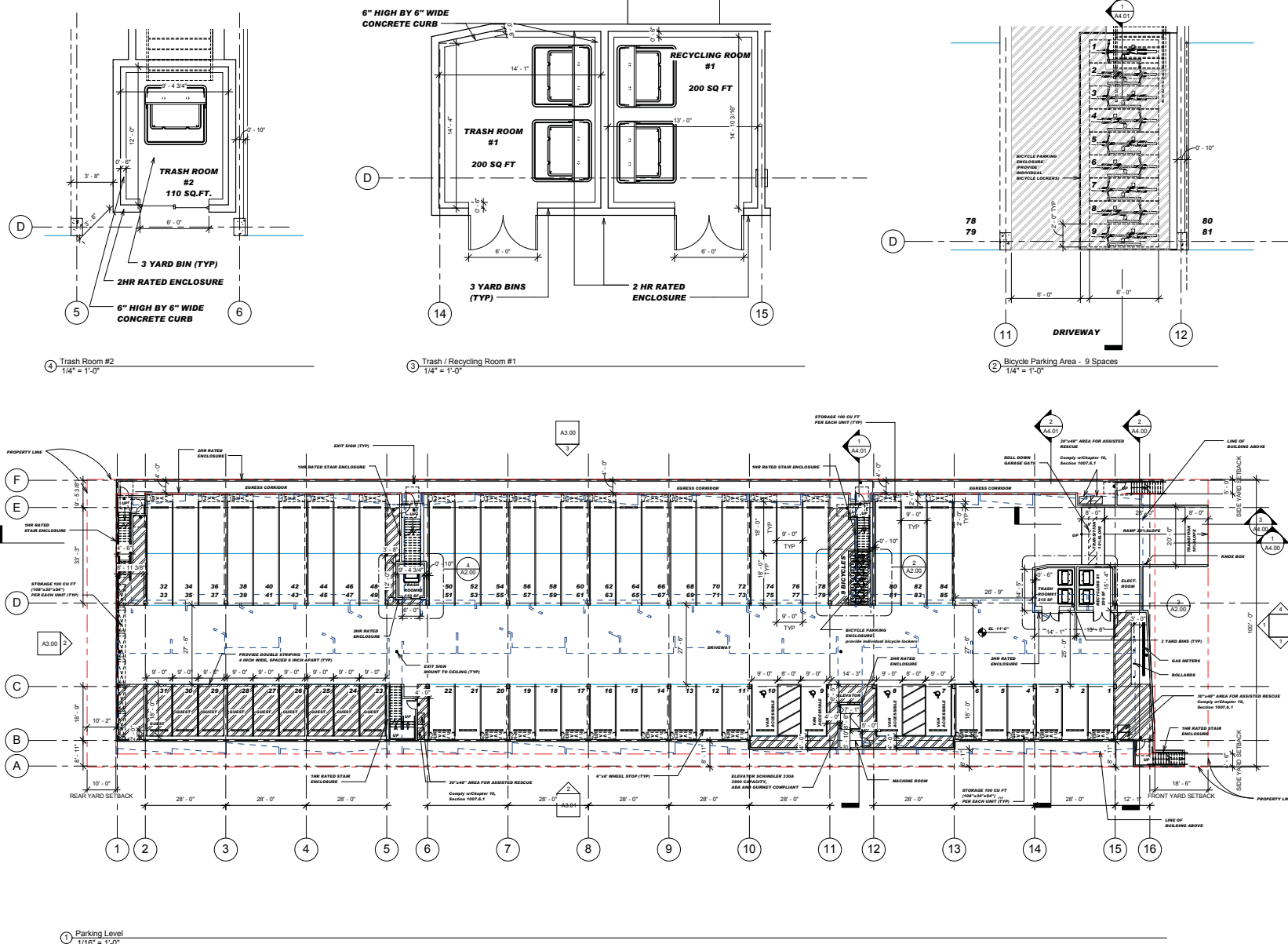
ISSUE DATE:
 12/10/2015

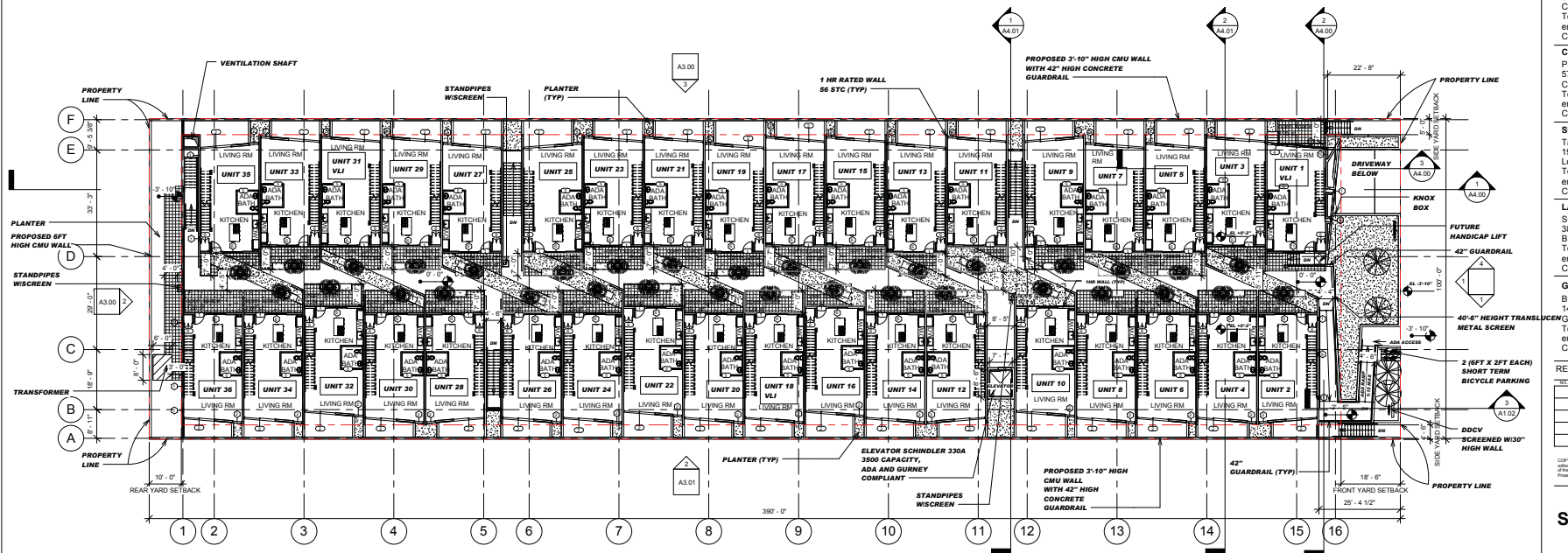
SCALE:
 As indicated

SHEET TITLE:
**PARKING FLOOR
 PLAN**

SHEET NO.

A2.00





Level 1 F.F.
1/16" = 1'-0"

ARCHITECT
PLESKOWArchitects
 13432 Beach Ave.
 Marina del Rey, CA 90292
 Tel: 310.577.9300
 Fax: 310.499.5661
 email: pleskow@pleskowarchitects.com
 Contact: Tony Pleskow

CLIENT / TENANT
 LIDO Equities Group, Inc.
 218 North Canon Dr., Suite C
 Beverly Hills, CA 90210
 Tel: 310.278.8999
 email: jeemth@lidoeq.com
 Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
 Masoud Dejan, Inc.
 17200 Ventura Blvd., Suite 213-A
 Encino, CA 91316
 Tel: 818.784.5571
 email: mdengr@earthlink.net
 Contact: Masoud Dejan

MEP
 South Coast Engineering Group, Inc.
 5000 N Pkwy Calabasas, Suite 307
 Calabasas, CA 91302
 Tel: 818.224.2700
 email: PKraut@scoeng.com
 Contact: Peter Kraut

CIVIL ENGINEER
 Paller-Roberts Engineering
 5701 W Slauson Ave., Suite 208
 Culver City, CA 90230
 Tel: 310.641.1853
 email: phil@pallerroberts.com
 Contact: Phil Roberts

SURVEY
 Tala Associates
 1916 Colby Ave.,
 Los Angeles, CA 90025
 Tel: 424.832.3455
 email: Contact:

LANDSCAPE
 SQA Landscape Architect
 380 N Palm Street, Suite B
 Brea, CA 92821
 Tel: 952.905.0800
 email: samuel@sqa.la.com
 Contact: Samuel Kim

GEOTECHNICAL REPORT
 Byer Geotechnical, Inc.
 1481 E. Chevy Chase Dr., Suite 200
 Encinitas, CA 92036
 Tel: 818.549.9959
 email: rabayan@byergeo.com
 Contact: Raffi Rabayan

REVISIONS

NO.	DATE	DESCRIPTION

**ISSUED FOR
 SITE PLAN REVIEW
 12.10.2015**

SEAL:

PROJECT ADDRESS:
 4025 Grand View Blvd.
 Culver City, CA 90066

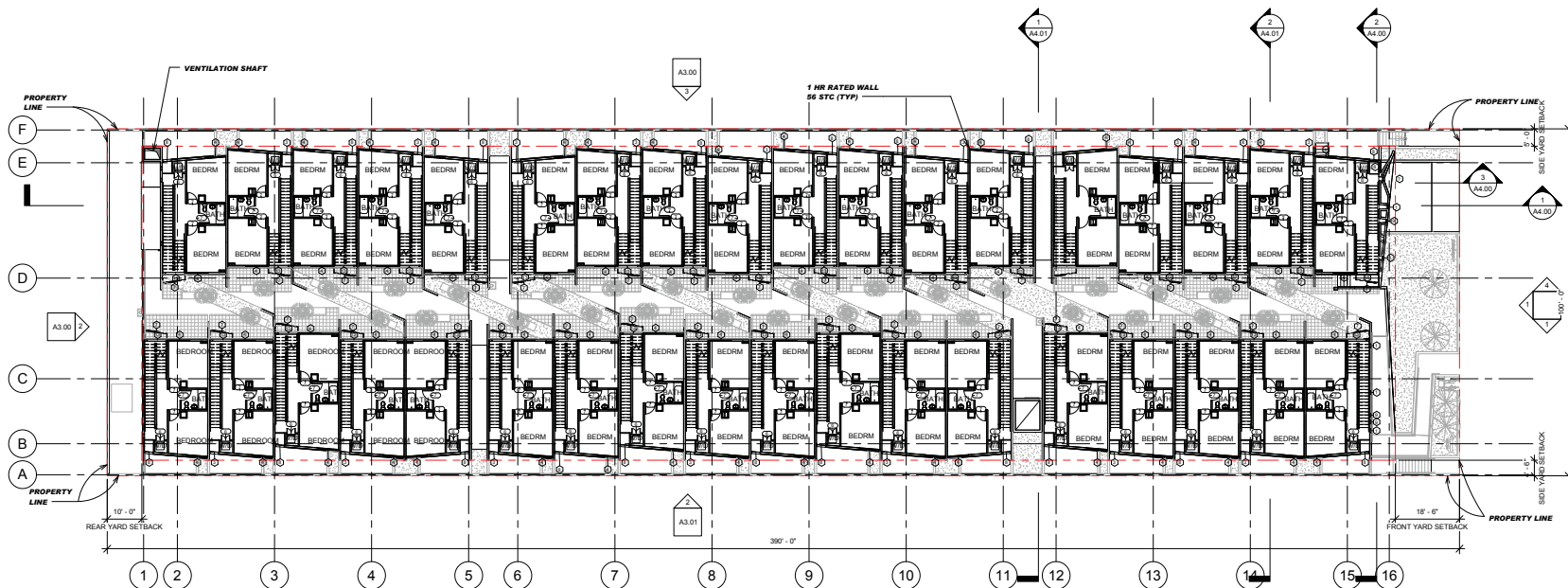
ISSUED FOR:

ISSUE DATE:
 12/10/2015

SCALE:
 1/16" = 1'-0"

SHEET TITLE:
**LEVEL 1 FLOOR
 PLAN**

SHEET NO.
A2.01



① Level 2 F.F.
1/16" = 1'-0"

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeamth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email: Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc.
1461 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rababayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT: All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Infringement of this copyright and design ideas provided to these drawings shall be prosecuted to the fullest extent permitted by law.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/2015

SCALE:

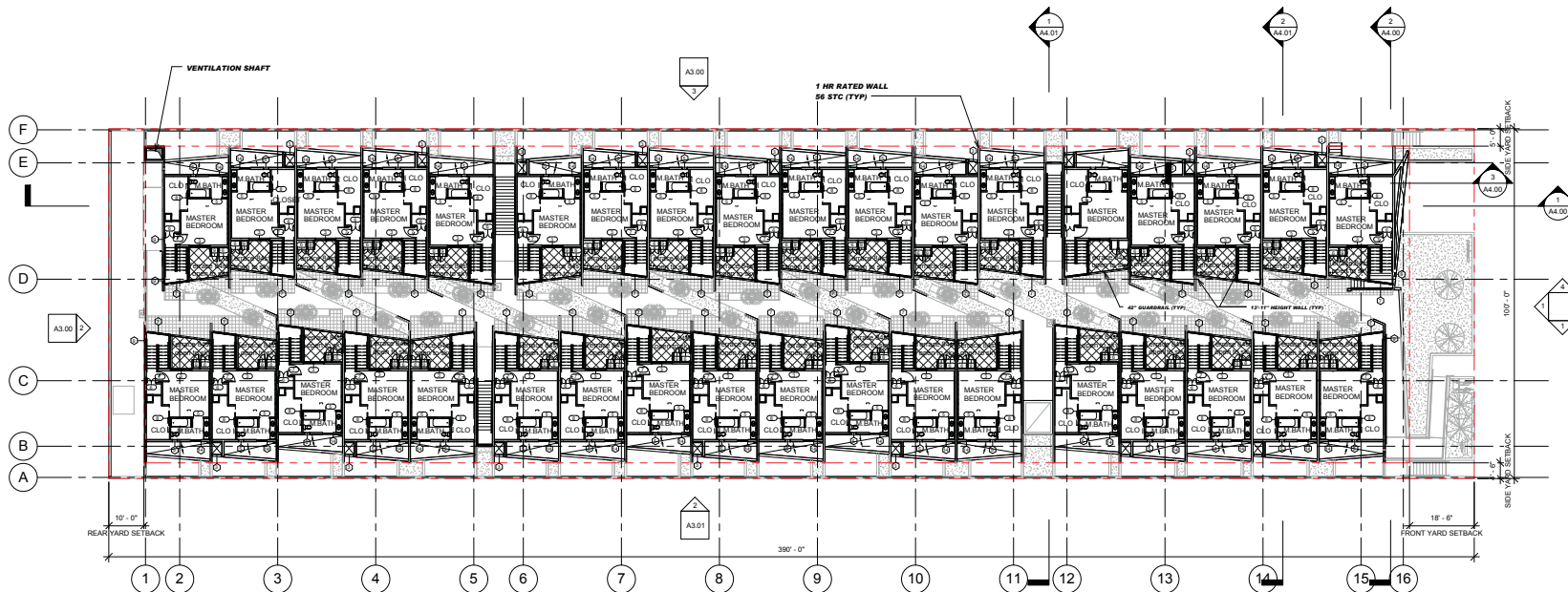
1/16" = 1'-0"

SHEET TITLE:

**LEVEL 2 FLOOR
PLAN**

SHEET NO.

A2.02



① Level 3 F.F.
1/16" = 1'-0"

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeamth@lidoeg.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SOLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 952.905.0800
email: samuel@sola-inc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc.
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rabayan@byergeo.com
Contact: Rabi Rabayan

REVISIONS

NO.	DATE	DESCRIPTION

Copyright © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Inc. Projections of the building and design ideas presented on these drawings shall be the property of Pleskow Architects, Inc.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/2015

SCALE:

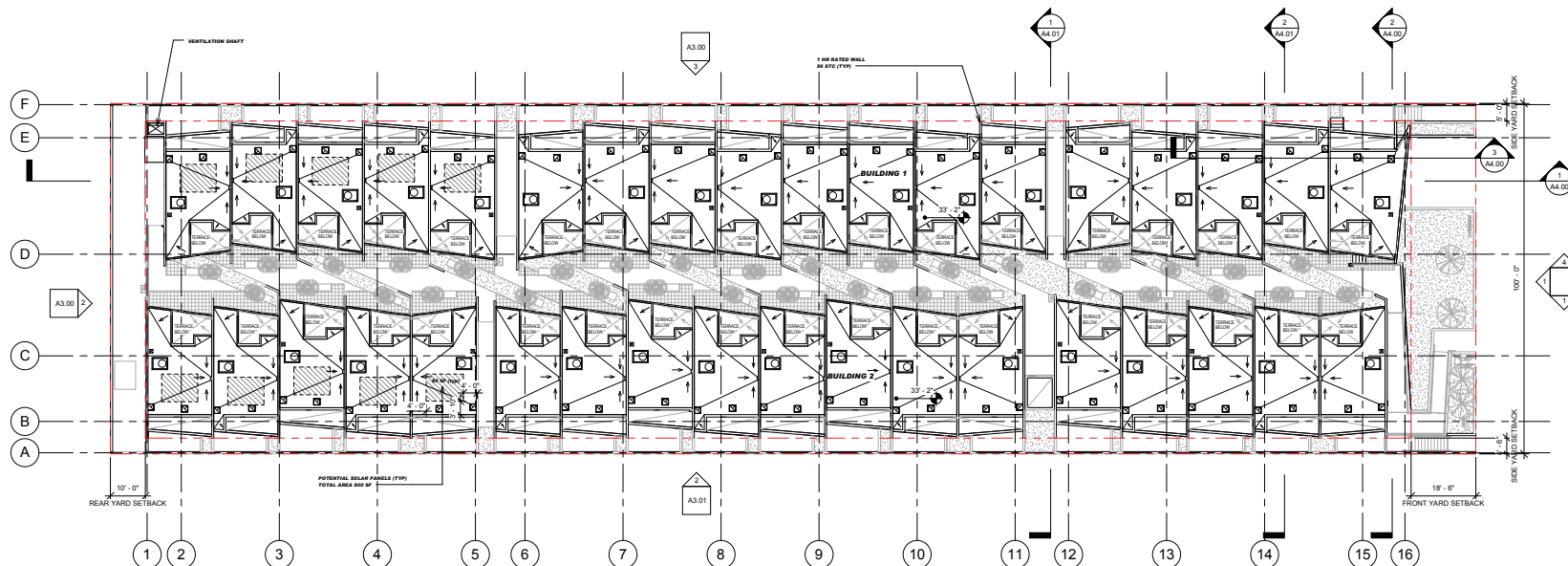
1/16" = 1'-0"

SHEET TITLE:

**LEVEL 3 FLOOR
PLAN**

SHEET NO.

A2.03



① Roof Level Max
1/16" = 1'-0"

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeamth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91436
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5500 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SOLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 952.905.0800
email: samuel@solaia.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc.
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT: All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Infringement of the copyright and design ideas provided is hereby prohibited and will be prosecuted to the fullest extent permitted by law.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/2015

SCALE:

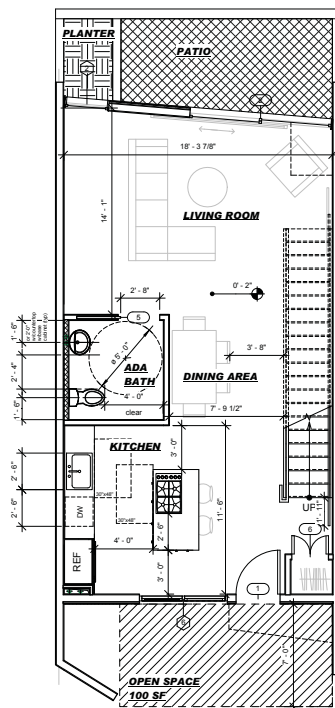
1/16" = 1'-0"

SHEET TITLE:

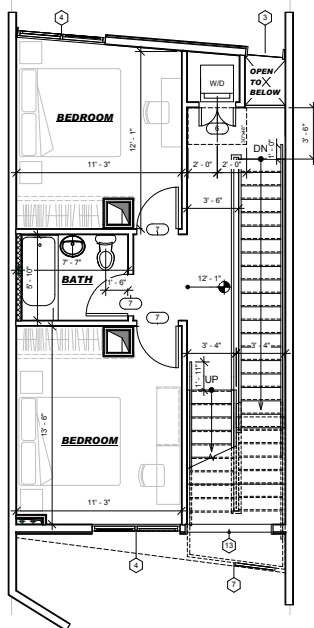
ROOF LEVEL

SHEET NO.

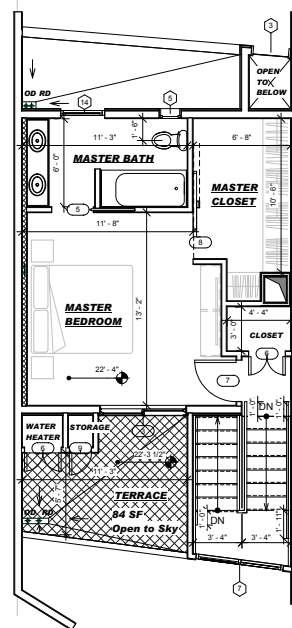
A2.04



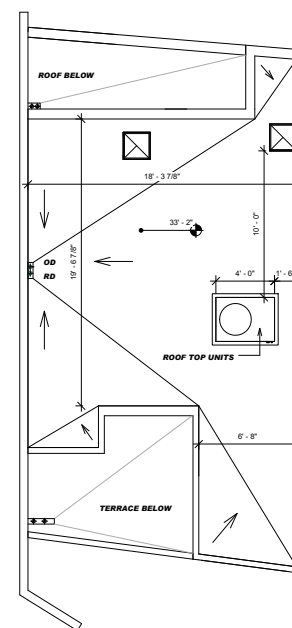
① Level 1 F.F.
1/4" = 1'-0"



② Level 2 F.F.
1/4" = 1'-0"



③ Level 3 F.F.
1/4" = 1'-0"



④ Roof Level Max
1/4" = 1'-0"

ARCHITECT
PLESKOWArchitects
 13432 Beach Ave.
 Marina del Rey, CA 90292
 Tel: 310.577.9300
 Fax: 310.499.5661
 email: pleskow@pleskowarchitects.com
 Contact: Tony Pleskow

CLIENT / TENANT
 LIDO Equities Group, Inc.
 218 North Canon Dr., Suite C
 Beverly Hills, CA 90210
 Tel: 310.278.8999
 email: jeemth@lidoeq.com
 Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
 Masoud Dejbani, Inc.
 17200 Ventura Blvd., Suite 213-A
 Encino, CA 91436
 Tel: 818.784.5571
 email: mdengr@earthlink.net
 Contact: Masoud Dejbani

MEP
 South Coast Engineering Group, Inc.
 5500 N. Pkwy Calabasas, Suite 307
 Calabasas, CA 91302
 Tel: 818.224.2700
 email: PKraut@scoeng.com
 Contact: Peter Kraut

CIVIL ENGINEER
 Paller-Roberts Engineering
 5701 W. Slauson Ave., Suite 208
 Culver City, CA 90230
 Tel: 310.641.1853
 email: phil@pallerroberts.com
 Contact: Phil Roberts

SURVEY
 Tala Associates
 1916 Colby Ave.,
 Los Angeles, CA 90025
 Tel: 424.832.3455
 email:
 Contact:

LANDSCAPE
 SOLA Landscape Architect
 380 N. Palm Street, Suite B
 Brea, CA 92821
 Tel: 952.905.0800
 email: samuel@sola-inc.com
 Contact: Samuel Kim

GEOTECHNICAL REPORT
 Byer Geotechnical, Inc.
 1481 E. Chevy Chase Dr., Suite 200
 Glendale, CA 91206
 Tel: 818.549.9959
 email: rbabayan@byergeo.com
 Contact: Raffi Babayan

NO.	DATE	DESCRIPTION

**ISSUED FOR
 SITE PLAN REVIEW
 12.10.2015**

SEAL:

PROJECT ADDRESS:
 4025 Grand View Blvd.,
 Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/15

SCALE:

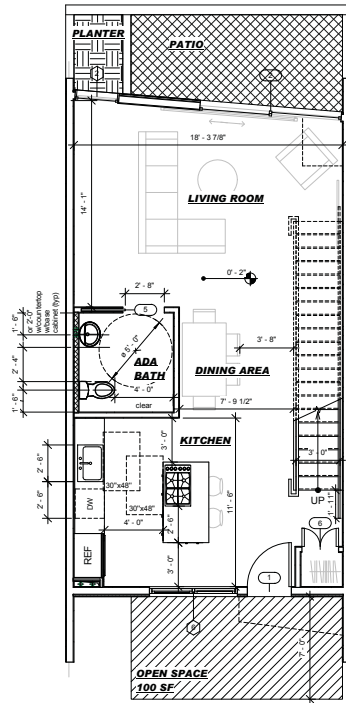
1/4" = 1'-0"

SHEET TITLE:

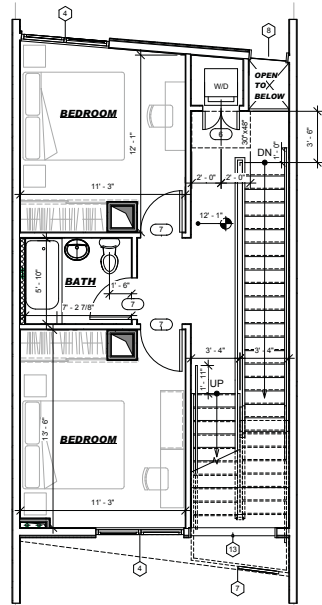
**FLOOR PLANS
 UNIT TYPE 1**

SHEET NO.

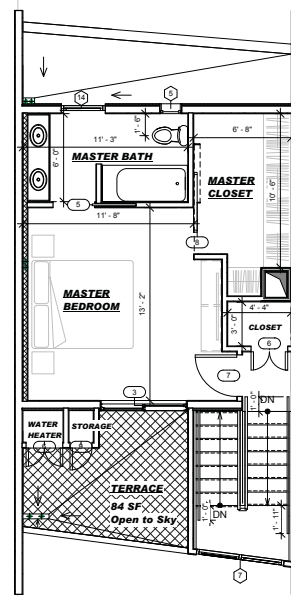
A2.05



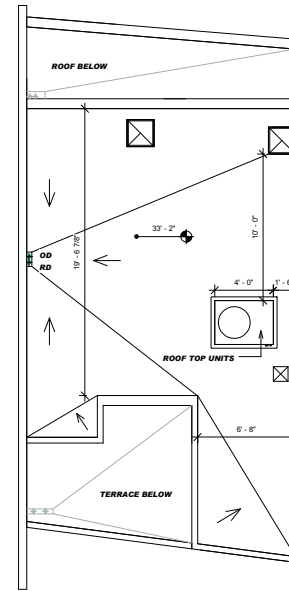
① Level 1 F.F.
1/4" = 1'-0"



② Level 2 F.F.
1/4" = 1'-0"



③ Level 3 F.F.
1/4" = 1'-0"



④ Roof Level Max
1/4" = 1'-0"

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SQLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS		
NO.	DATE	DESCRIPTION

Copyright © 2015. All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Improvements or alterations and design fees provided on these drawings shall be paid to Pleskow Architects, Corp. For the full terms and conditions of use, please refer to the Terms and Conditions of Use.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/15

SCALE:

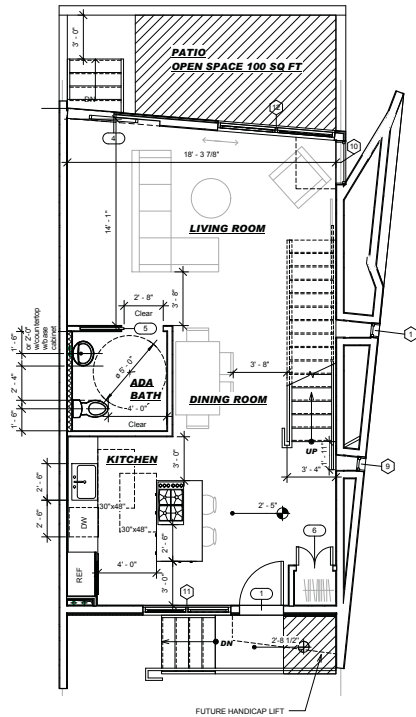
1/4" = 1'-0"

SHEET TITLE:

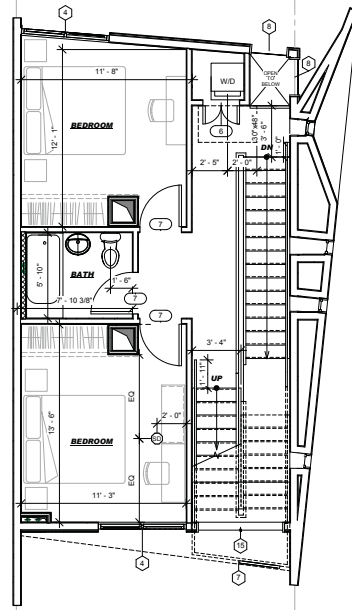
**FLOOR PLANS
UNIT TYPE2**

SHEET NO.

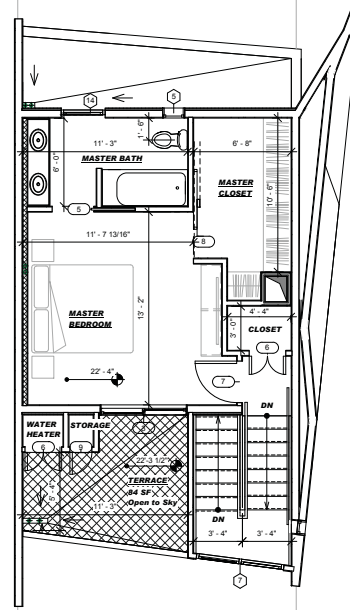
A2.06



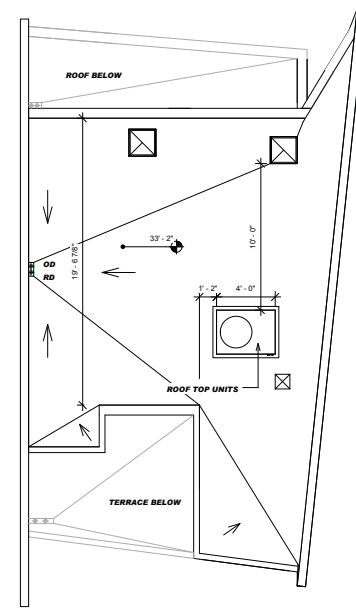
① Level 1 F.F.
1/4" = 1'-0"



② Level 2 F.F.
1/4" = 1'-0"



③ Level 3 F.F.
1/4" = 1'-0"



④ Roof Level Max
1/4" = 1'-0"

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeamth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejan, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91436
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejan

MEP
South Coast Engineering Group, Inc.
5500 N. Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SOLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sola-inc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc.
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT: All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. Infringement of the copyright and design laws provided in these drawings shall be prosecuted to the fullest extent permitted by law.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/15

SCALE:

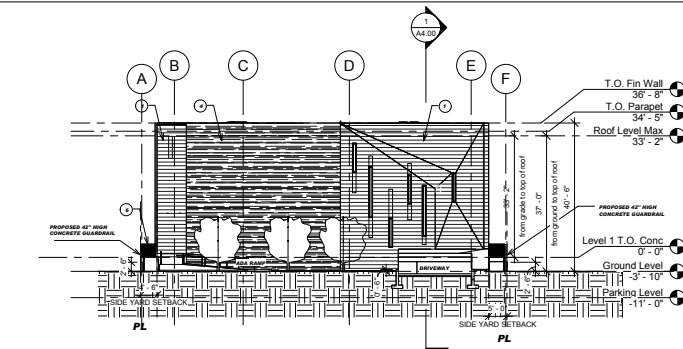
1/4" = 1'-0"

SHEET TITLE:

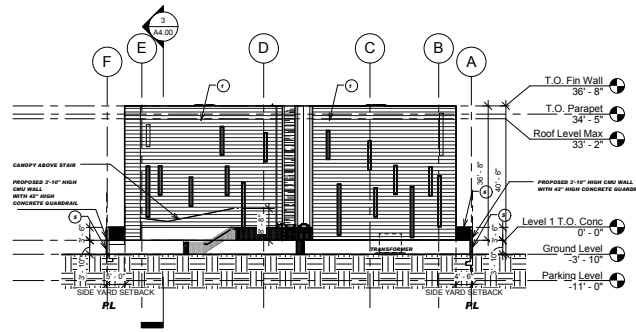
**FLOOR PLANS
Unit Above Ramp**

SHEET NO.

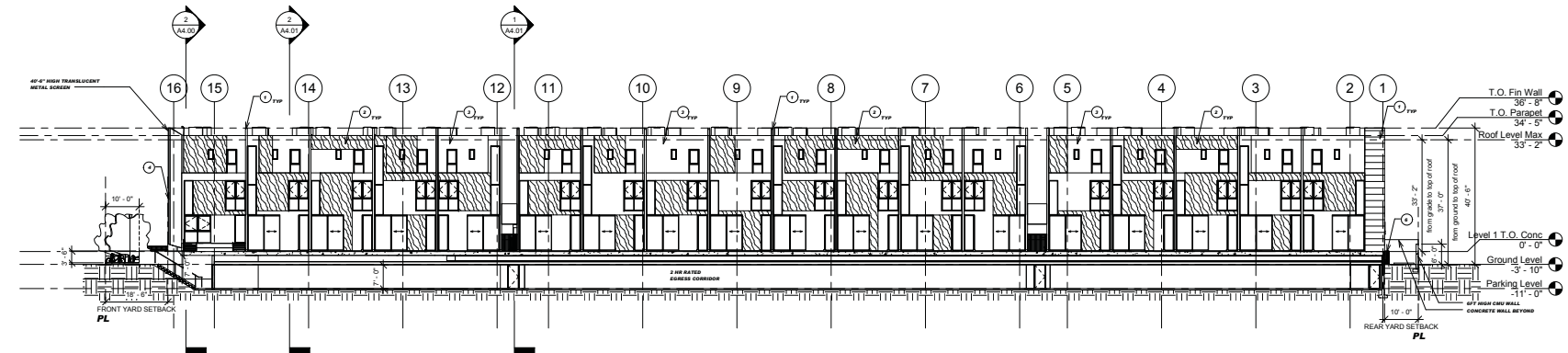
A2.07



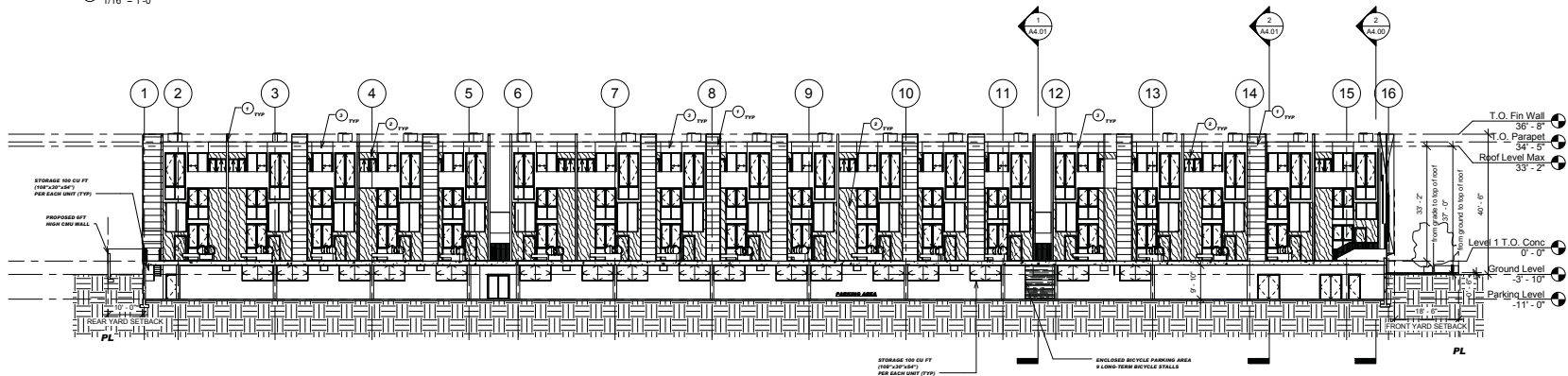
1 East Elevation Building 2 / Building 1
1/16" = 1'-0"



2 West Elevation Building 1 / Building 2
1/16" = 1'-0"



3 North Elevation Building 1
1/16" = 1'-0"



4 South Elevation Building 1
1/16" = 1'-0"

MATERIAL LEGEND:

- CHARCOAL MASONRY LIKE MATERIAL
FINAL SELECTION TBD (noncombustible)
- WOOD LIKE PANELS
FINAL SELECTION TBD (noncombustible)
- STUCCO - SKOT DASH FINISH
WHITE COLOR (noncombustible)
- TRANSLUCENT METAL SCREEN
- MASONRY WALL
- METAL GUARDRAIL

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Jeff Edward Smith

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91416
Tel: 818.784.5571
email: mdejbani@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email: Contact: Samuel Kim

LANDSCAPE
SOLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sola-inc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc.
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9599
email: rabayan@byergeo.com
Contact: Ralfi Rabayan

NO.	DATE	DESCRIPTION

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUED DATE:

12/10/2015

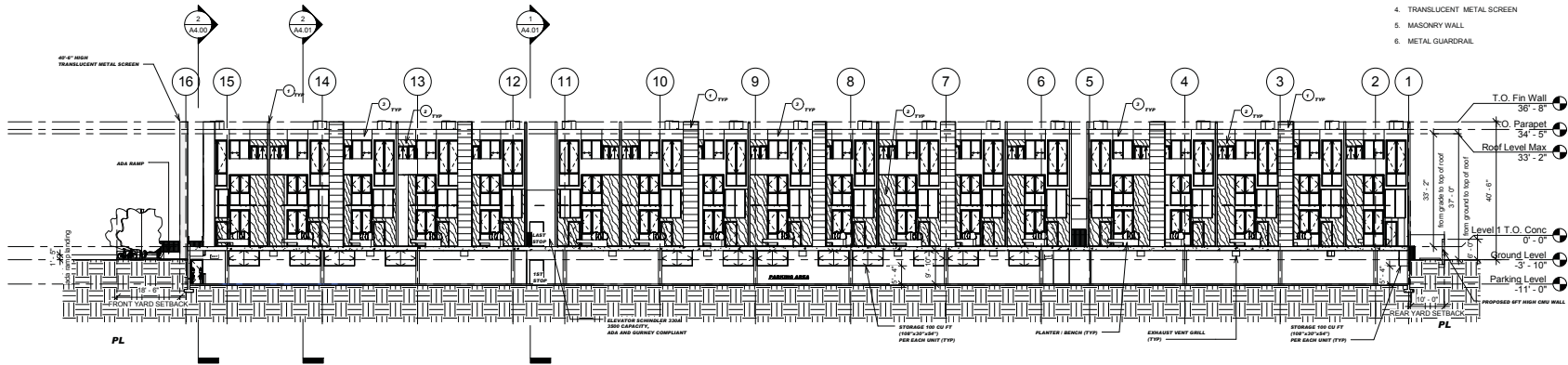
1/16" = 1'-0"

SHEET TITLE:

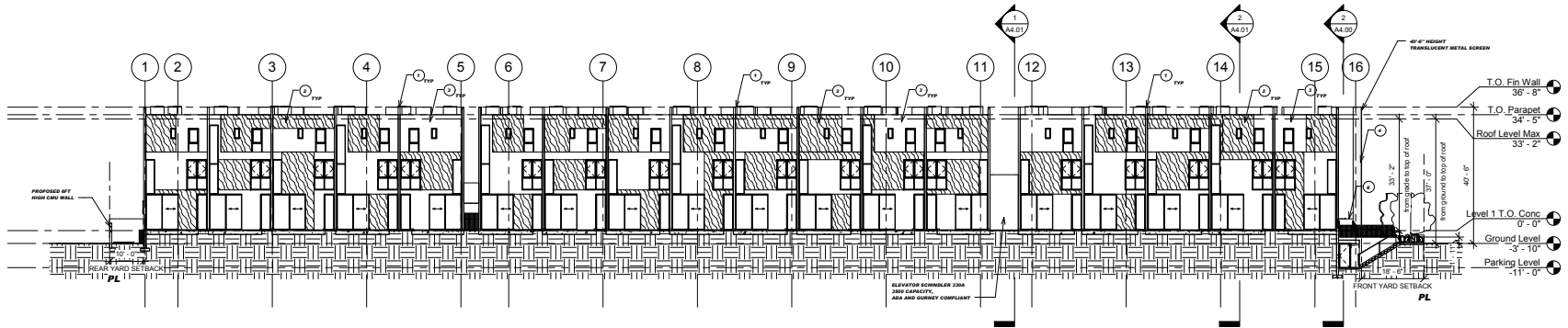
**EXTERIOR
ELEVATIONS**

SHEET NO.

A3.00



1 North Elevation Building 2
1/16" = 1'-0"



2 South Elevation Building 2
1/16" = 1'-0"

MATERIAL LEGEND:

- CHARCOAL "MASONRY" LIKE MATERIAL
FINAL SELECTION TBD (noncombustible)
- WOOD LIKE PANELS
FINAL SELECTION TBD (noncombustible)
- STUCCO - SHOT DASH FINISH
WHITE COLOR (noncombustible)
- TRANSLUCENT METAL SCREEN
- MASONRY WALL
- METAL GUARDRAIL

ARCHITECT

PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT

LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeamth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER

Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdejbani@earthlink.net
Contact: Masoud Dejbani

MEP

South Coast Engineering Group, Inc.
5000 N. Pkwy. Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER

Paller-Roberts Engineering
5701 W. Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY

Tala Associates
1915 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE

SOLA Landscape Architect
380 N. Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@solainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT

Byer Geotechnical, Inc.
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:

4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/2015

SCALE:

1/16" = 1'-0"

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SHEET NO.

A3.01



SOUTH ELEVATION



NORTH ELEVATION



INTERIOR STREET ELEVATION



EL +36'-8"
TOP OF WALL
EL +34'-5"
TOP OF PARAPET

EL -3'-10"
GROUND LEVEL



EL +36'-8"
TOP OF WALL
EL +34'-5"
TOP OF PARAPET

EL -3'-10"
GROUND LEVEL

MATERIAL LEGEND:

- Charcoal 'Masonry' Like Material
Final Selection TBD
- 'Wood' Like
Final Selection TBD
- Stucco - Shot Dash Finish
White Color
- Translucent Metal Screen
- Masonry Wall
- Metal Guardrail

1"=10' ± 1/4"
0 10 20 40

ARCHITECT
PLESKOWArchitects
 13432 Beach Ave.
 Marina del Rey, CA 90292
 Tel: 310.577.8300
 Fax: 310.499.5061
 email: pleskow@pleskowarchitects.com
 Contact: Tony Pleskow

CLIENT / TENANT
 LIDO Equities Group, Inc.
 218 North Canon Dr., Suite C
 Beverly Hills, CA 90210
 Tel: 310.278.8999
 email: jesmith@lidoeq.com
 Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
 Masoud Dejbani, Inc.
 17200 Ventura Blvd., Suite 213-A
 Encino, CA 91316
 Tel: 818.784.5571
 email: mdengrg@earthlink.net
 Contact: Masoud Dejbani

MEP
 South Coast Engineering Group, Inc.
 5000 N.Pkwy Calabasas, Suite 307
 Calabasas, CA 91302
 Tel: 818.224.2700
 email: PKraut@socoeng.com
 Contact: Peter Kraut

Civil ENGINEER
 Paller-Roberts Engineering
 5701 W Slauson Ave., Suite 208
 Culver City, CA 90230
 Tel: 310.641.1853
 email: phil@pallerroberts.com
 Contact: Phil Roberts

SURVEY
 Tala Associates
 1916 Colby Ave.,
 Los Angeles, CA 90025
 Tel: 424.832.3455
 email:
 Contact:

REVISIONS		
NO.	DATE	DESCRIPTION

© 2015 Pleskow Architects. All rights reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects. Any duplication, distribution, or other use of these drawings without the express written consent of Pleskow Architects is strictly prohibited. For more information, please contact Pleskow Architects at 310.577.8300.

**ISSUED FOR
 SITE PLAN
 REVIEW
 12.10.2015**

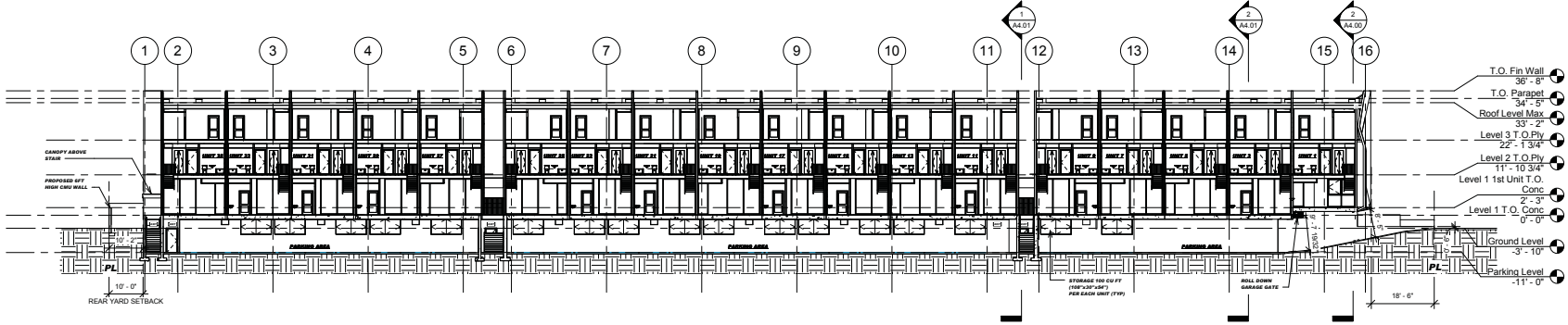
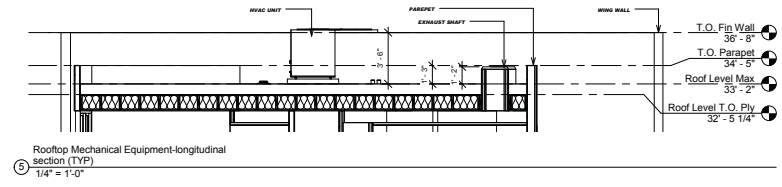
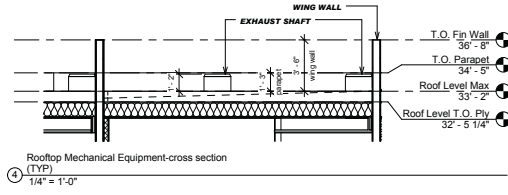
SEAL:

PROJECT ADDRESS:
 4025 Grand View Blvd.,
 Culver City, CA 90066

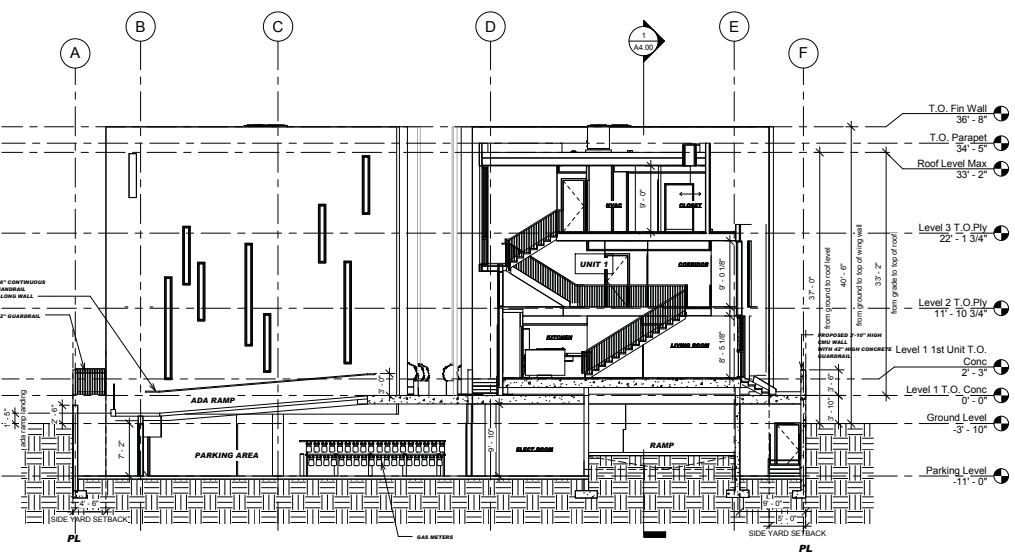
ISSUED FOR:
 ISSUE DATE:
 SCALE:

SHEET TITLE:
 EXTERIOR ELEVATIONS
 MATERIAL LEGEND

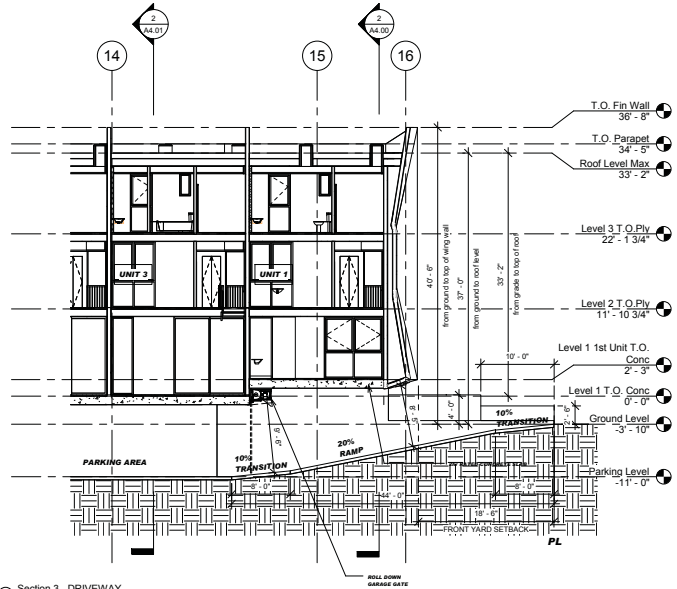
SHEET NO.
A3.02



1 Section 1 - Building 1
1/16" = 1'-0"



2 Section 2 - ADA RAMP
1/8" = 1'-0"



3 Section 3 - DRIVEWAY
1/8" = 1'-0"

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeamth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Deiban, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91436
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Deiban

MEP
South Coast Engineering Group, Inc.
5000 N Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@sceeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email: Contact:
Contact: Samuel Kim

LANDSCAPE
SOLA Landscape Architect
380 N Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sola-inc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc
1481 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9599
email: rbabayan@byergeo.com
Contact: Raffi Babayan

REVISIONS

NO.	DATE	DESCRIPTION

Copyright © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Pleskow Architects, Corp. All dimensions and details are based upon the information provided on these drawings and shall be subject to the General Conditions of Contract.

ISSUED FOR SITE PLAN REVIEW
12.10.2015

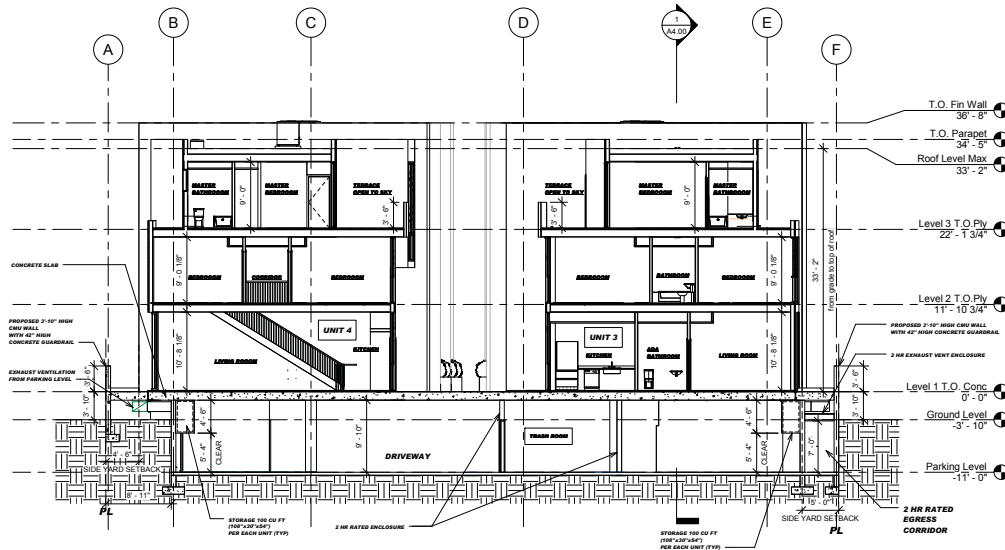
SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

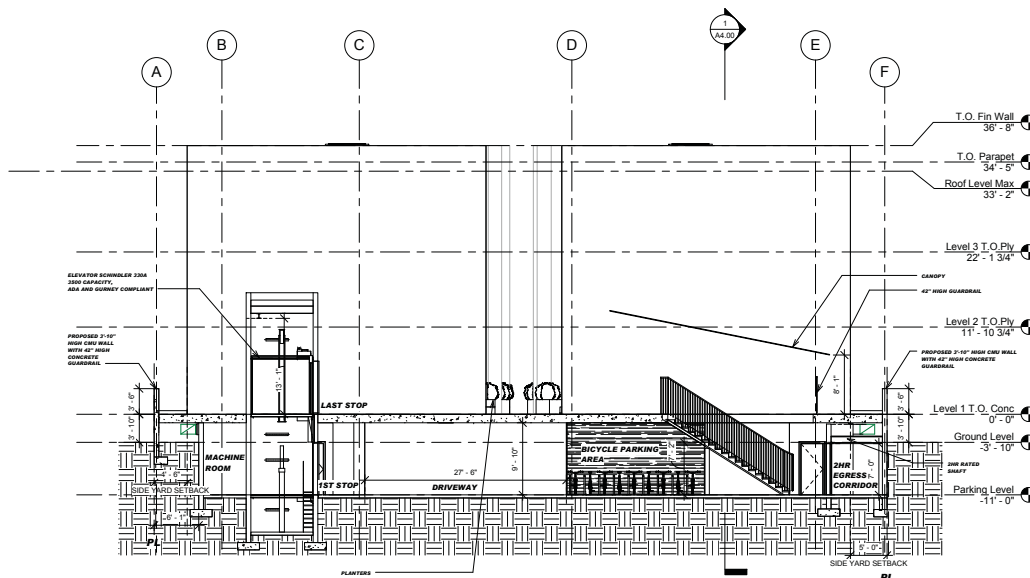
ISSUED FOR:
12/10/2015
As indicated

SHEET TITLE:
BUILDING SECTIONS

SHEET NO.
A4.00



2 Section 2 - UNITS
1/8" = 1'-0"



1 Section 1 - ELEVATOR - STAIR
1/8" = 1'-0"

ARCHITECT
PLESKOWArchitects
13432 Beach Ave.
Marina del Rey, CA 90292
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jeemth@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Dejbani, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91316
Tel: 818.784.5571
email: mdengr@earthlink.net
Contact: Masoud Dejbani

MEP
South Coast Engineering Group, Inc.
5000 N. Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scoeng.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W. Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

LANDSCAPE
SQLA Landscape Architect
380 N. Palm Street, Suite B
Brea, CA 92821
Tel: 562.905.0800
email: samuel@sqlainc.com
Contact: Samuel Kim

GEOTECHNICAL REPORT
Byer Geotechnical, Inc.
1461 E. Chevy Chase Dr., Suite 200
Glendale, CA 91206
Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

NO.	DATE	DESCRIPTION

COPYRIGHT: All Rights Reserved. No part of these drawings may be reproduced without the approved written consent of Pleskow Architects, Corp. Improvements of the original and design ideas provided by these drawings shall be the property of Pleskow Architects, Corp.

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:

12/10/15

SCALE:

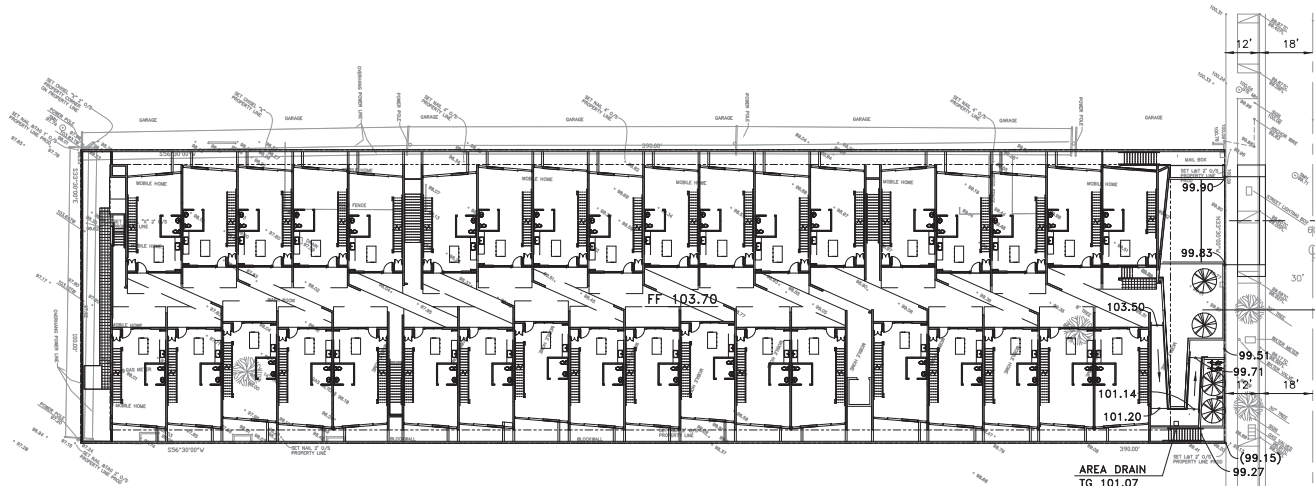
1/8" = 1'-0"

SHEET TITLE:

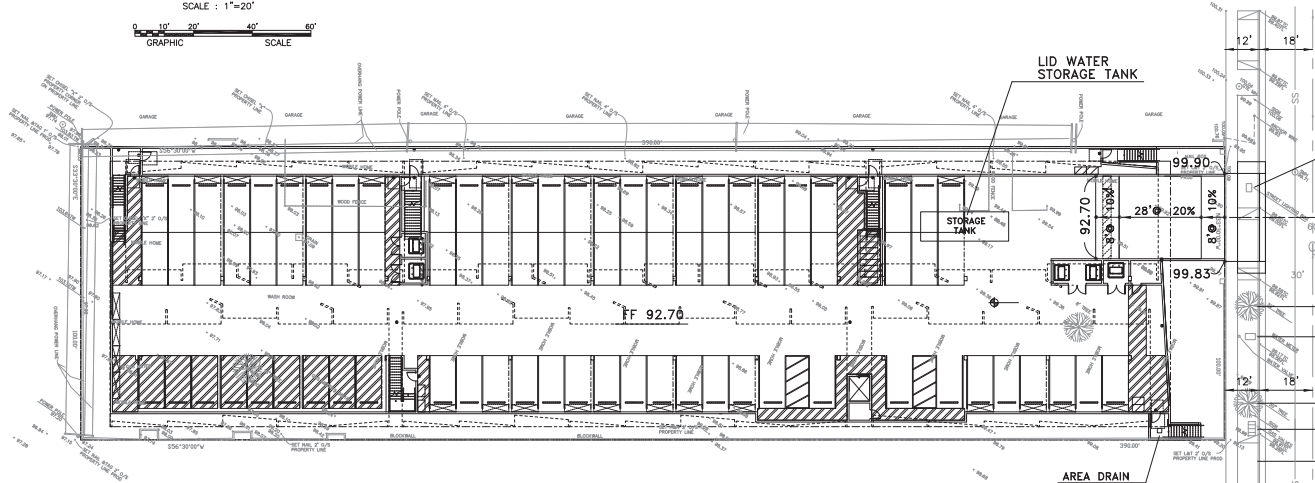
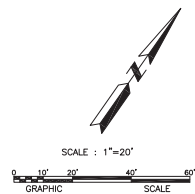
**BUILDING
SECTIONS**

SHEET NO.

A4.01



**GRADING PLAN
FIRST FLOOR LEVEL**



**GRADING PLAN
PARKING LEVEL**

GRAND VIEW BLVD.
GRAND VIEW BLVD.

CL CASE 2 DRIVEWAY
CITY LA STD. S-440-3
X=4', Y=8' W=30'

FLOW THRU PLANTER
TW 103.50
BOTTOM

CONSTRUCTION NOTES

- | | | | |
|--|-----------|--|-----------------|
| | CONSTRUCT | | REMODEL EXIST. |
| | EXISTING | | REMOVE & CONST. |
| | REMOVE | | WORK BY OTHERS |

- 2 — TYPE C INTEGRAL CURB AND GUTTER, a= and b= AS SHOWN
- 10 — CONCRETE DRIVEWAY
- 12 — CONCRETE WALK, 1 AS NOTED
- 14 — ASPHALT CONCRETE PAVEMENT 1=AS NOTED
- 16 — UNTREATED BASE MATERIAL 1=AS NOTED
- 20 — TREE
- 29 — CURB DRAIN
- 36 — UTILITY POLE
- 38 — STREET LIGHT PULL BOX (ADJ. TO GRADE)
- 46 — WATER METER — ADJUST TO GRADE
- 50 — GAS METER
- 92 — PARKWAY DRAIN PER SPPWC STD. PLAN NO. 151-1 (S=1').

CL CASE 2 DRIVEWAY
CITY LA STD. S-440-3
X=4', Y=8' W=30'

GRAND VIEW BLVD.
GRAND VIEW BLVD.



PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
3701 SAUSON AVENUE, SUITE 208
CULVER CITY, CALIFORNIA 90230 PHONE (310) 641-1853

ARCHITECT
PLESKOW Architects
13432 Beach Ave.
Marina del Rey, CA 90232
Tel: 310.577.9300
Fax: 310.499.5661
email: pleskow@pleskowarchitects.com
Contact: Tony Pleskow

CLIENT / TENANT
LIDO Equities Group, Inc.
218 North Canon Dr., Suite C
Beverly Hills, CA 90210
Tel: 310.278.8999
email: jesmith@lidoeq.com
Contact: Jeff Edward Smith

STRUCTURAL ENGINEER
Masoud Delban, Inc.
17200 Ventura Blvd., Suite 213-A
Encino, CA 91436
Tel: 818.784.5571
email: mdelbano@earthlink.net
Contact: Masoud Delban

MEP
South Coast Engineering Group, Inc.
5000 N. Pkwy Calabasas, Suite 307
Calabasas, CA 91302
Tel: 818.224.2700
email: PKraut@scegroup.com
Contact: Peter Kraut

CIVIL ENGINEER
Paller-Roberts Engineering
5701 W Slauson Ave., Suite 208
Culver City, CA 90230
Tel: 310.641.1853
email: phil@pallerroberts.com
Contact: Phil Roberts

SURVEY
Tala Associates
1916 Colby Ave.,
Los Angeles, CA 90025
Tel: 424.832.3455
email:
Contact:

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT © All Rights Reserved. No part of these drawings may be reproduced without the expressed written consent of Paller-Roberts Engineering, Inc. All portions of the copyright and design shall remain the property of Paller-Roberts Engineering, Inc. and shall not be used for any other project without the written consent of Paller-Roberts Engineering, Inc.

**ISSUED FOR
SITE PLAN
REVIEW
7/22/2015**

SEAL:

PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:

ISSUE DATE:
22 July, 2015

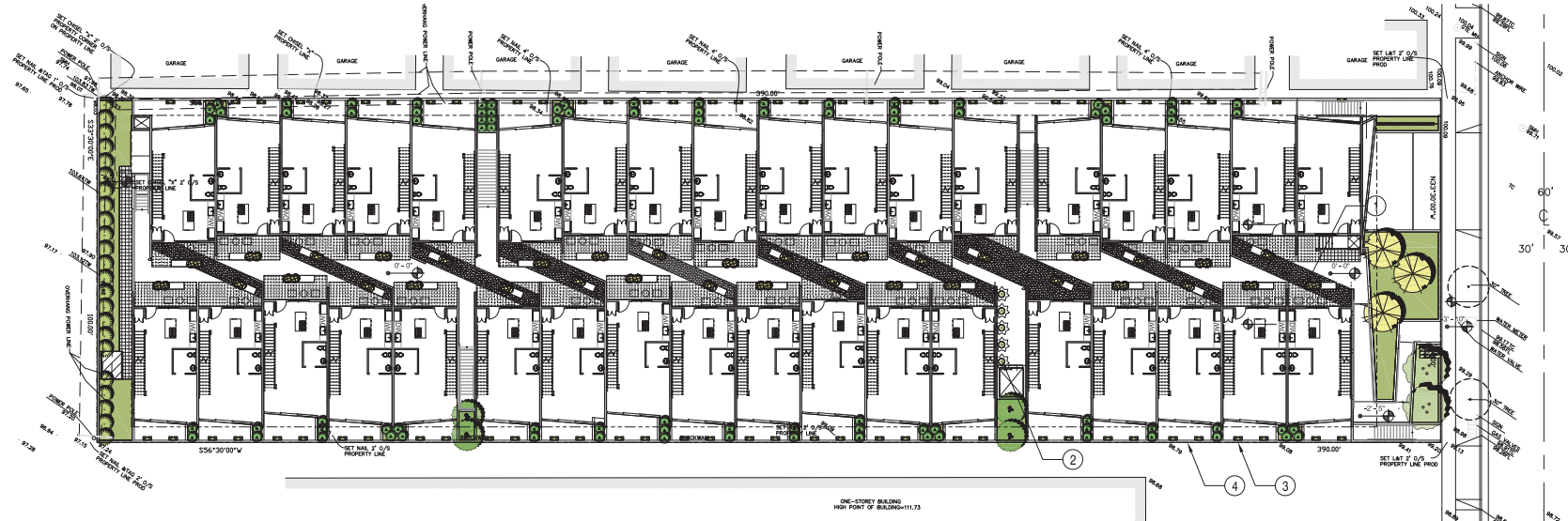
SCALE:
1" = 20'

SHEET TITLE:

**GRADING AND
SUSMP PLAN**

SHEET NO.

C-2



GRAND VIEW BLVD.

PLANTING LEGEND	
TREES	SIZE
OLEA EUROPAEA MEJESTIC BEAUTY [®] OLIVE TREE	36" BOX / 2 EA.
CERCIDIUM HYBRID DESERT MUSEUM PALO VERDE	36" BOX / 3 EA.
MELALEUCA QUINQUENERVIA MELALEUCA	24" BOX / 4 EA.
BAMBUZA OLDHAMI GIANT TIMBER BAMBOO	15 GAL / 24 EA.
BAMBUZA MULTIPLEX ALPHONSE KARR BAMBOO	15 GAL / 86 EA.
PHYLLOSTACHYS NIGRA BLACK BAMBOO	15 GAL / 70 EA.
DRACENA DRACO DRAGON TREE	15 GAL / 5 EA.
EXISTING STREET TREE TO REMAIN	
SHRUBS & GROUND COVER	
PHORMIUM TENAX "AMAZING RED" NEW ZEALAND FLAX	
AGAVE ATTENUATA FOXTAIL AGAVE	
ANIGOZANTHOS FLAVIDUS "BIG RED" KANGAROO PAW	
NASSELLA TENUISSIMA MEXICAN FEATHERGRASS	
JUNCUS PATENS CALIFORNIA GRAY RUSH	
ARMERIA MARITIMA COMMON THRIFT	
ROSMARINUS OFFICINALIS TRAILING ROSEMARY	
SENEIO MANDRALISCAE SENECIO	
DYMONDIA MARGARETAE SILVER CARPET	
LIRIOPE SPICATA "SILVER DRAGON" VARIEGATED LILY TURF	
OPHIOPOGON JAPONICUS "NANUS" DWARF MONDO GRASS	
FESTUCA OVINA "GLAUCA" BLUE FESCUE	
VINE	SIZE & QUAN.
FICUS PUMILA CREEPING FIG	5 GAL / 142 EA.
TOTAL LANDSCAPE AREA: 2,566 SF.	

KEYNOTES



1. 2' X 2' X 6' RECTANGULAR PLANTER
BY ORE
W/ ALPHONSE KARR BAMBOO



1. 24" DIA. PLANTER
BY OLDTOWN FIBERGLASS - PRISM
W/ DRACENA DRACO



3. 30" X 10" X 24" H. RECTANGULAR PLANTER
BY ORE
W/ CLYTOSTOMA VIOLET TRUMPET VINE



4. 6" H. DESIGN MASTER, CONTEMPO



NATURAL GRAY CONCRETE
A. LIGHT SALT FINISH,
B. LIGHT SALT FINISH & MED.
TO DARK GRAY STAIN.



VINE PLANTER W / FENCE

1 PRELIMINARY LANDSCAPE PLAN - LEVEL 1

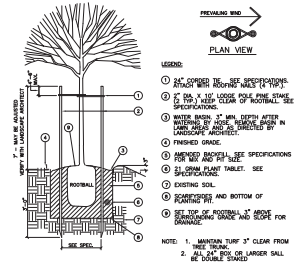
SCALE: 1/8" = 1'-0"



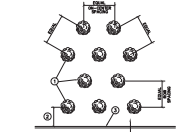
Revisions	
△ 09-30-2015	△
△	△
△	△
△	△
SQLA INC Landscape Architects 380 N. PALM ST. SUITE B • 94060-0000 (SFO) 800.745.7000 P. 940.450.0000 www.sqla.com T. 213.853.7588 (DIAL)	
4025 GRAND VIEW BLVD. CULVER CITY, CA. 90066	
drawing title	
PRELIMINARY LANDSCAPE PLAN	
designed	project number
drawn	21544
checked	scale
revised	AS SHOWN
date	09-30-2015
drawing number	
LP-1	

LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS.
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURERS INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE DRAWINGS IS BY THE GENERAL CONTRACTOR FINISH GRADING WILL CONSIST OF RACKING ALL AREAS TO A SMOOTH GRADE, LOOSENING TO THE SOIL TO A DEPTH OF 8" AND REMOVING ALL ROCKS OR CLODS OF 4" DIAMETER & INCLUDED. FINISH GRADES IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 4 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 30 POUNDS OF 0N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 8" OF SOIL.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 4" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS. SOIL AND PLANT LAB: (714) 282-8777, 4741 East Hunter Ave, Suite A, Anaheim, CA 92807
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE. ROOTS FULLY COVERED WITH SOIL AND FIRMED. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. MULCH ALL SHRUB AND GROUND COVER AREAS WITH A 2" LAYER OF 1/2" TO 3/4" REDWOOD BARK.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. AN APPLICATION OF FERTILIZER (16% NITROGEN, 8% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAY INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL, OTHER THAN FLATTED MATERIAL, LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH. 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.
16. PROVIDE 2" LAYER WOOD BARK MULCH IN ALL SHRUB AND GROUND COVER AREAS.



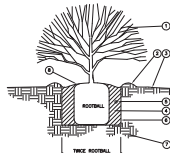
TREE PLANTING-DOUBLE STAKING
SCALE: 1/4" = 1'-0"



- LEGEND:
1. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 2. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 3. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 4. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 5. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 6. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 7. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 8. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 9. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 10. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 11. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 12. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 13. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 14. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 15. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 16. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 17. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 18. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 19. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 20. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.

GRADE AND SLOPE FOR DRAINAGE.

SHRUBS/ GROUND COVER PLANTING
SCALE: 1/4" = 1'-0"



- LEGEND:
1. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 2. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 3. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 4. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 5. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 6. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 7. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 8. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 9. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 10. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 11. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 12. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 13. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 14. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 15. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 16. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 17. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 18. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 19. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.
 20. 2" LAYER OF REDWOOD BARK MULCH SEE SPECIFICATIONS.

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

Revisions		
△	09-30-2015	△
△		△
△		△
△		△
△		△
SQLA INC Landscape Architects 380 N. PALM ST. SUITE B F. 92404-0800 (PHOENIX) 800.426.7522 P. 602.426.0800 WWW.SQLA.COM F. 214.383.4788 (DALLAS)		
4025 GRAND VIEW BLVD. CULVER CITY, CA. 90066		
drawing title		
LANDSCAPE DETAILS		
designed	project number	LP-2
drawn	scale	
checked	as shown	
revised	drawing number	
date	09-30-2015	