

Photo Simulation : View from north west (Existing boundary walls outlined for clarity)



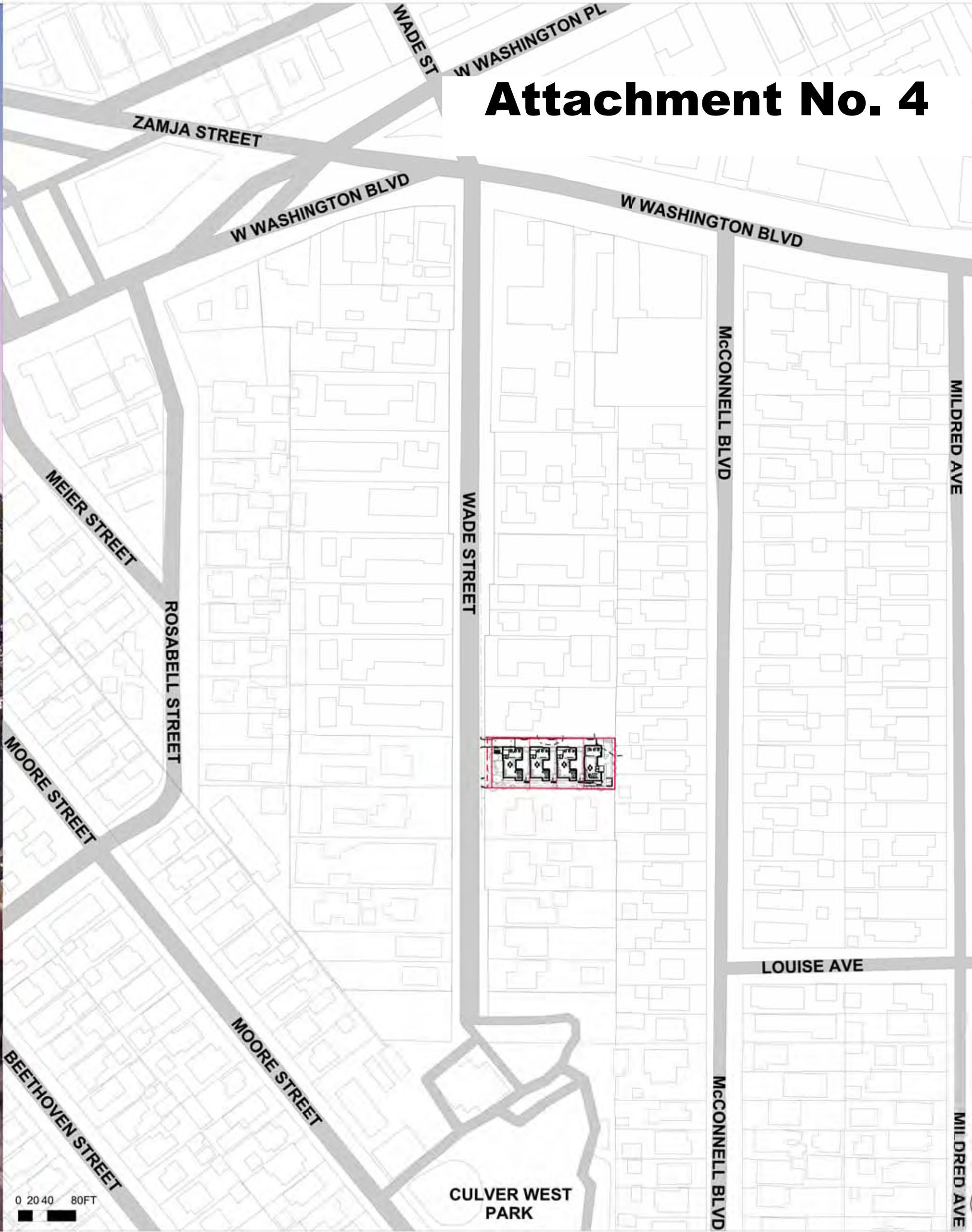
Photo Simulation : View from south west (Existing boundary walls outlined for clarity)



Photo Simulation : View from south east (Existing boundary walls outlined for clarity)



Proposed Vicinity Map



Attachment No. 4

Project Summary

Address:
4118 Wade Ave
Culver City, CA

Legal Description:
Lot 14 in Tract No. 5740, in the County of Los Angeles, State of California, as per map recorded in Book 66, page 11 of Maps, in the office of the County Recorder of said County

Assessor's Parcel Number:
4231-024-037

Total Site Area:
11,898 sqft

Existing Site Coverage:
6,247 sqft = 51%

Proposed Site Coverage:
5,078 sqft = 43%
level 1 open landscaped courtyards have been included, basement extends beneath courtyards
1,650 sqft = 14% with roof terrace

Existing Floor Area, Gross:
3,788 sqft

Total Habitable Floor Area (Existing):
Unknown - occupied at present

Total Habitable Floor Area (Proposed):
Approximately 7281 sqft

Note:
Habitable Area as defined by Culver City Planning department as spaces for living eating and cooking and also including bathrooms closets and halls. This also includes internal wall thicknesses. It excludes storage and utility areas including garage.

Existing Use:
Single storey multi-family dwelling with detached garage. Elements of the existing building have not been developed to code, proposals seek to rectify this.

Proposed Use:
Four (4) fee-simple detached townhouse dwelling units with private garages / carports created through a parcel map subdivision process
Three bedrooms in each unit

Lot Dimensions and Area: before the dedication	
176 ft x 70 ft	12,320 sqft
Lot Dimensions and Area: after the dedication	
Lot 1 -	52.25ft x 70ft 3,657.6 sqft
Lot 2 -	37.25ft x 70ft 2,607.6 sqft
Lot 3 -	37.25ft x 70ft 2,607.6 sqft
Lot 4 -	43.16ft x 70ft 3,025.5 sqft
Total -	169.94ft x 70ft 11,898sqft

Density Calculation -before the dedication	
	0.318
-after the dedication	
Lot 1 -	0.505
Lot 2 -	0.683
Lot 3 -	0.683
Lot 4 -	0.690
Total	0.630

Please note that the existing lot boundary line are not parallel

Building & Safety

Applicable Codes & Regulations:
City of Culver Municipal Code

2014 California Residential Code with County of Los Angeles Amendments

2014 California Fire Code with County of Los Angeles Amendments

2014 California Plumbing Code with County of Los Angeles Amendments

2014 California Electrical Code with County of Los Angeles Amendments

2014 California Mechanical Code with County of Los Angeles Amendments

2014 California Green Building Standards

Type of Construction:
Type V-A TBC in Design Development

Occupancy Group:
TR3 OVER U-1

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	10.07.2016	PRELIMINARY PROJECT REVIEW			
A	03.30.2017	PLANNING SUBMISSION			
B	04.28.2017	PLANNING AMENDMENTS SUBMISSION			

NOTES:

1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
6. WHEN THIS DRAWING IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

Ben Adams Studio

JOB NO:	16-018
SCALE:	1/128"=1'-0" @ ARCH D
STAGE:	PLANNING

DRAWING NAME:	PROJECT SUMMARY
PROJECT NAME:	WADE STREET RESIDENTIAL
DRAWING NO:	P001/B

EXISTING SITE PHOTOS : East Adjacent Property



EXISTING SITE PHOTOS : North Adjacent Property



EXISTING SITE PHOTOS : South Adjacent Property



Zoning Information

Zone: RLD Zoning District identifies areas characterized by low density multiple-family dwellings. The standards of the RLD District are intended to ensure that new development is compatible with the character of existing neighborhoods. The RLD Zoning District is consistent with the Low Density Multiple Family land use designation of the General Plan.

	Required	Proposed
Residential Density:	1 Unit per 2904 sqft	4 Dwelling Units
Number of Residential Units	± 11900 sqft / 2904 sqft = 4 Dwelling Units Max.	
Maximum Height:	30 feet, 2 stories	2 stories over basement. 28ft from ground level to roof deck
Residential Unit Size:	1,100 sqft min. (3bed)	1,782 sqft min. / unit. habitable space only
Parking Spaces:	2 spaces per unit of 2-3 bed rooms	8 standard spaces (2 standard spaces per unit) with 1 guest space
Landscaped Area:	75% of Subject Area	5,537 sqft, 47% of plot area
Common Open Space:	n/a	n/a
Private Open Space: excluding driveway	100 sqft per unit	minimum 1,552 sqft per unit
Private Storage Space:	100 cu.ft per unit	minimum 1,279 cu.ft per unit
Driveway Standards:	10 ft min width	min 10 ft width
Street Trees:	Street Trees 1 per 25' length on street frontage	3 new street trees proposed
Vertical Projections:	See C.C.M.C 17,300.025 TBL 3-2	see elevations
Site Coverage:	54%	43%, 14% including accessible area of roof deck and terraces

Building Area Data

All area are approximate and subject to design development and construction tolerances
Habitable Area : as defined by Culver City Planning department as spaces for living eating and cooking and also including bathrooms closets and halls. This also includes internal wall thicknesses. It excludes storage and utility areas including garage.

	LOT 1 (sqft)	LOT 2 (sqft)	LOT 3 (sqft)	LOT 4 (sqft)	TOTAL (sqft)
Plot Area	3,658	2,608	2,608	3,026	11,898
Footprint	1,844	1,781	1,781	2,089	7,494
Floor Area, Gross incl External Walls	3,534	3,498	3,498	2,611	13,142
Total Planting Area					1,788
Habitable Spaces (Gross Internal Area)	Basement	0	0	0	0
	First	993	982	982	1,059
	Second	811	800	800	854
	Total	1,805	1,782	1,782	1,913
Landscaped Area	1,915	1,004	991	1,627	5,537
Terraces	Basement	20	20	20	78
	Second	62	61	61	88
	Roof	437	435	435	473
	Total	518	516	516	580

REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION
A	04.28.2017	PLANNING AMENDMENT SUBMISSION

REV.	DATE	DESCRIPTION

NOTES:

1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
6. WHEN THIS DRAWING IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

- | | | | |
|-----------------|--|---------------------|-------------------------|
| PEDESTRIAN AREA | BUILDING AREA | PUBLIC RIGHT-OF-WAY | MULTIPLE-FAMILY HOUSING |
| PARKING AREA | LANDSCAPED AREA : landscaping covers basement at level 1. Roof terraces not shown. | | SINGLE-FAMILY HOUSING |

Ben Adams Studio

833 Wilshire Blvd Ste 200
Los Angeles
CA 90017

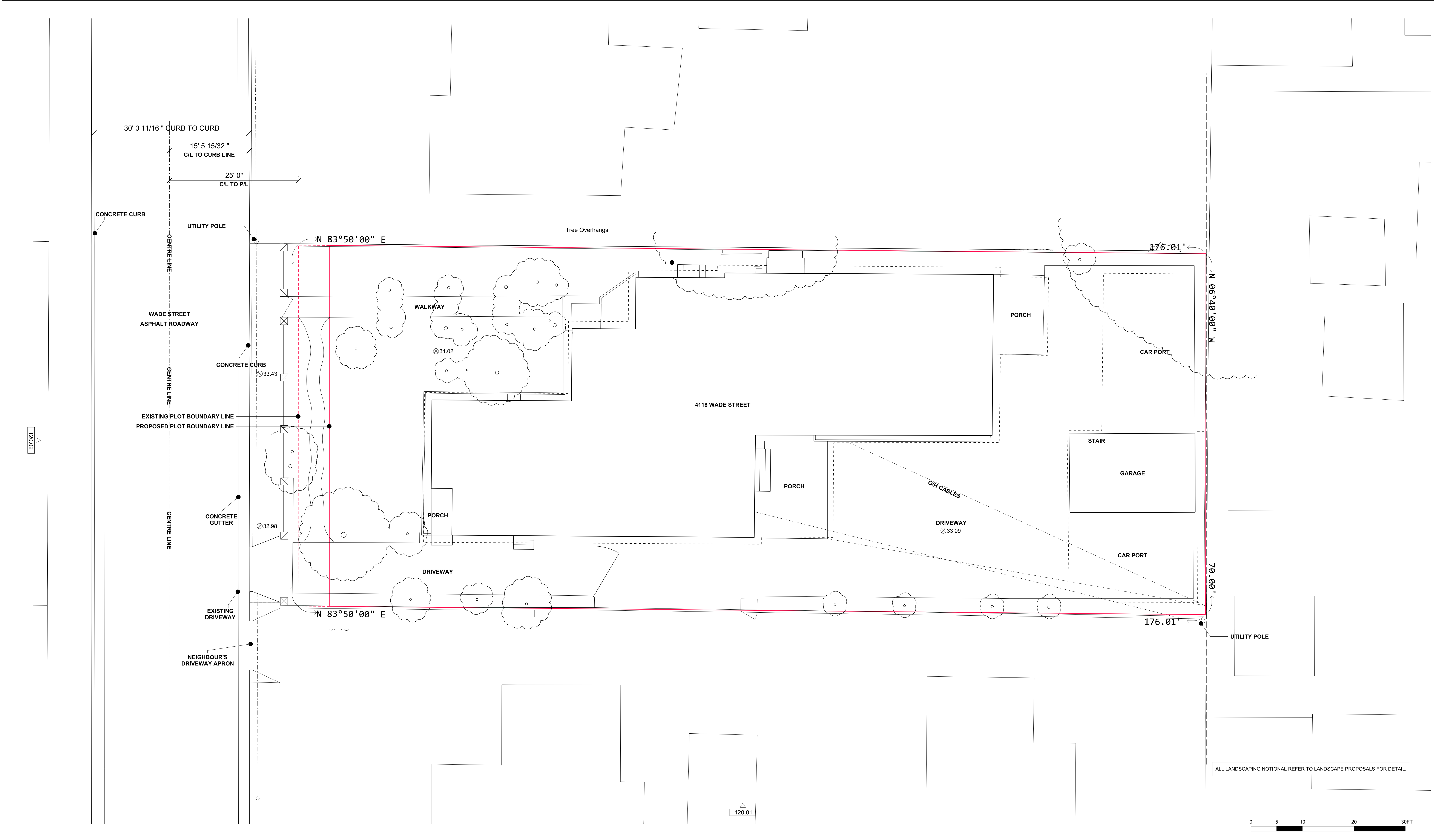
T: +1424537 3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

JOB NO: 16-014
SCALE: 1/16"=1'-0" @ ARCH D
STAGE: PLANNING

DRAWING NAME: SITE PLAN

PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P002/A



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION	NOTES: 1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED. 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS 4. DO NOT SCALE FROM THIS DRAWING 5. REPORT ANY ERRORS, CONTRADICTIONS & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE 6. WHEN THIS DRAWINGS IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLEY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO. KEY: Ben Adams Studio 830 Wilshire Blvd Ste 200 Los Angeles CA 90017 T + 1424.653.7321 www.benadamsstudio.com charlotte.docherty@benadamsstudio.com JOB NO: 16-014 SCALE: 1/8"=1'-0" @ ARCH D STAGE: PLANNING DRAWING NAME: EXISTING PLAN PROJECT NAME: WADE STREET RESIDENTIAL DRAWING NO: P100/B
-	10.07.2016	PRELIMINARY PROJECT REVIEW				
A	03.30.2017	PLANNING SUBMISSION				
B	04.28.2017	PLANNING AMENDMENTS SUBMISSION				

EXISTING BUILDING PHOTOS : East Adjacent Property



EXISTING BUILDING PHOTOS : Front Facade



EXISTING BUILDING PHOTOS : South Facade



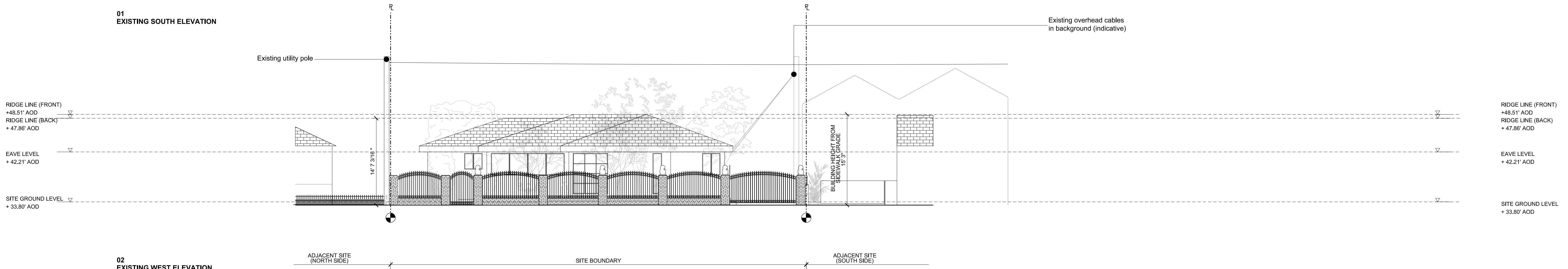
EXISTING BUILDING PHOTOS : Rear Carport



EXISTING BUILDING PHOTOS : East Facade



01
EXISTING SOUTH ELEVATION



02
EXISTING WEST ELEVATION

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	10.07.2016	PRELIMINARY PROJECT REVIEW			
A	03.30.2017	PLANNING SUBMISSION			
B	04.28.2017	PLANNING AMENDMENTS SUBMISSION			

NOTES:

1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
6. WHEN THIS DRAWING IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

Ben Adams Studio

833 Wilshire Blvd Ste 200
Los Angeles
CA 90017

T: +1 424 637 3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

JOB NO: 16-014

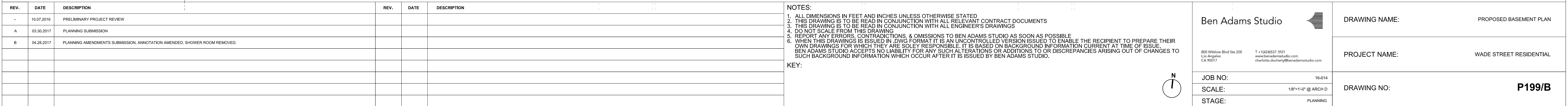
SCALE: 1/8"=1'-0" @ ARCH D

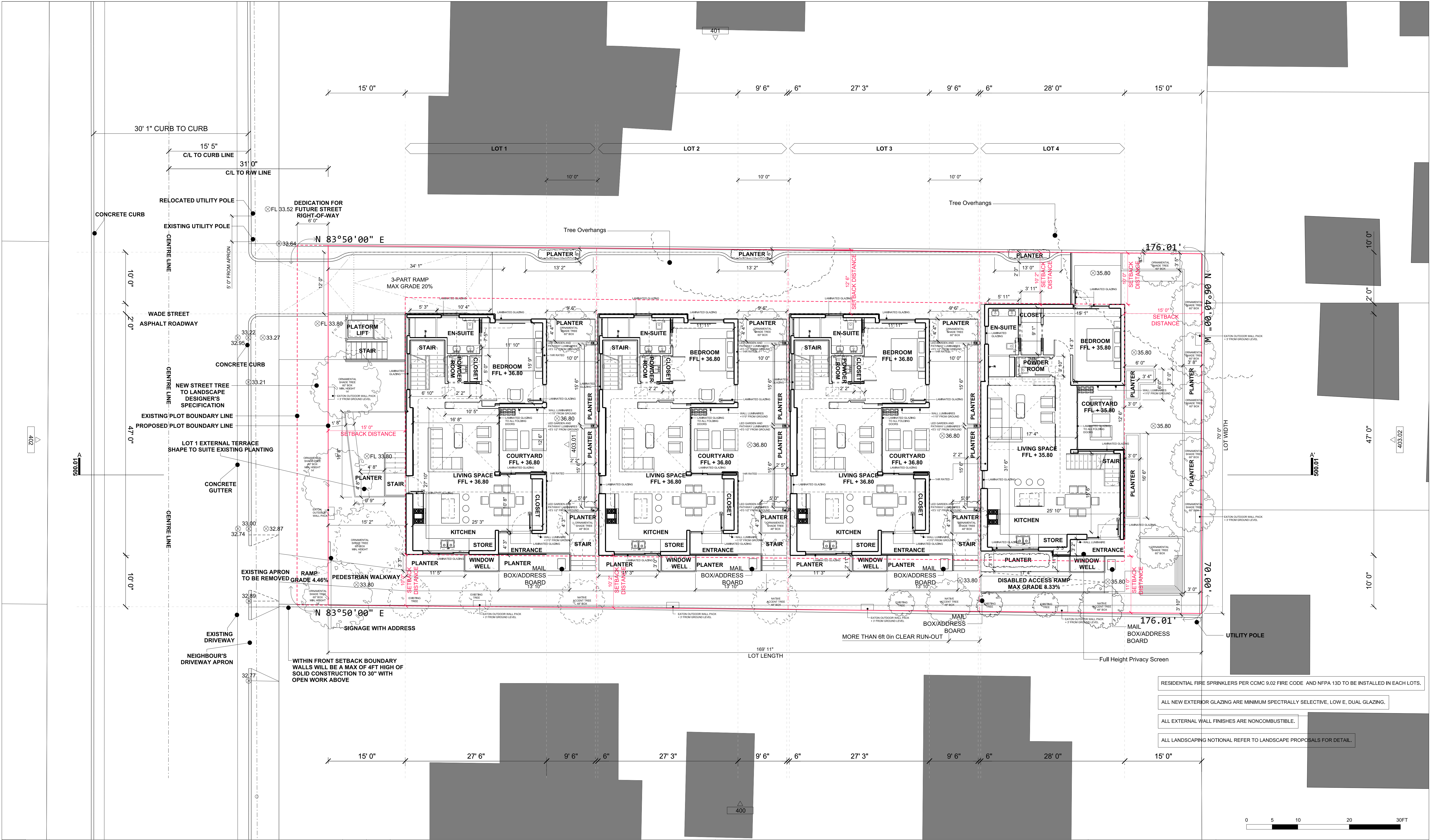
STAGE: PLANNING

DRAWING NAME: EXISTING ELEVATIONS

PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P120/B





REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	10.07.2016	PRELIMINARY PROJECT REVIEW			
A	03.30.2017	PLANNING SUBMISSION			
B	04.28.2017	PLANNING AMENDMENTS SUBMISSION: SETBACK ANNOTATIONS ADDED			

NOTES:

1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS.
4. DO NOT SCALE FROM THIS DRAWING.
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE.
6. WHEN THIS DRAWING IS ISSUED IN DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

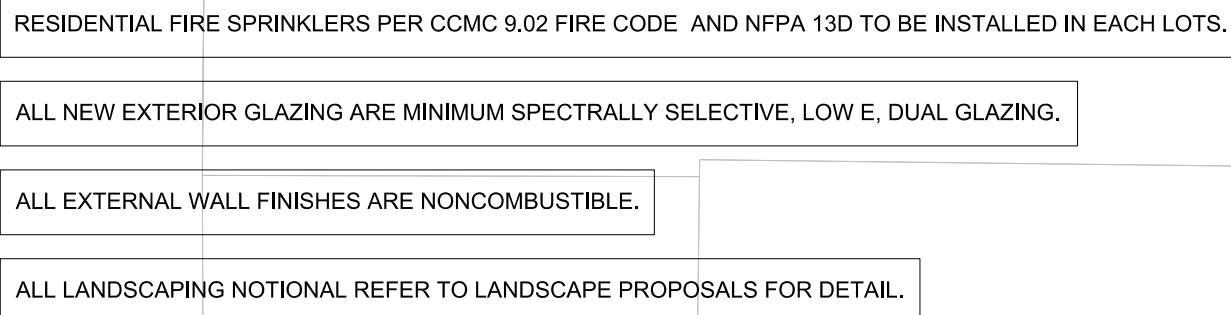
Ben Adams Studio

800 Wilshire Blvd Ste 200
Los Angeles
CA 90017

T: +1 424 657 3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

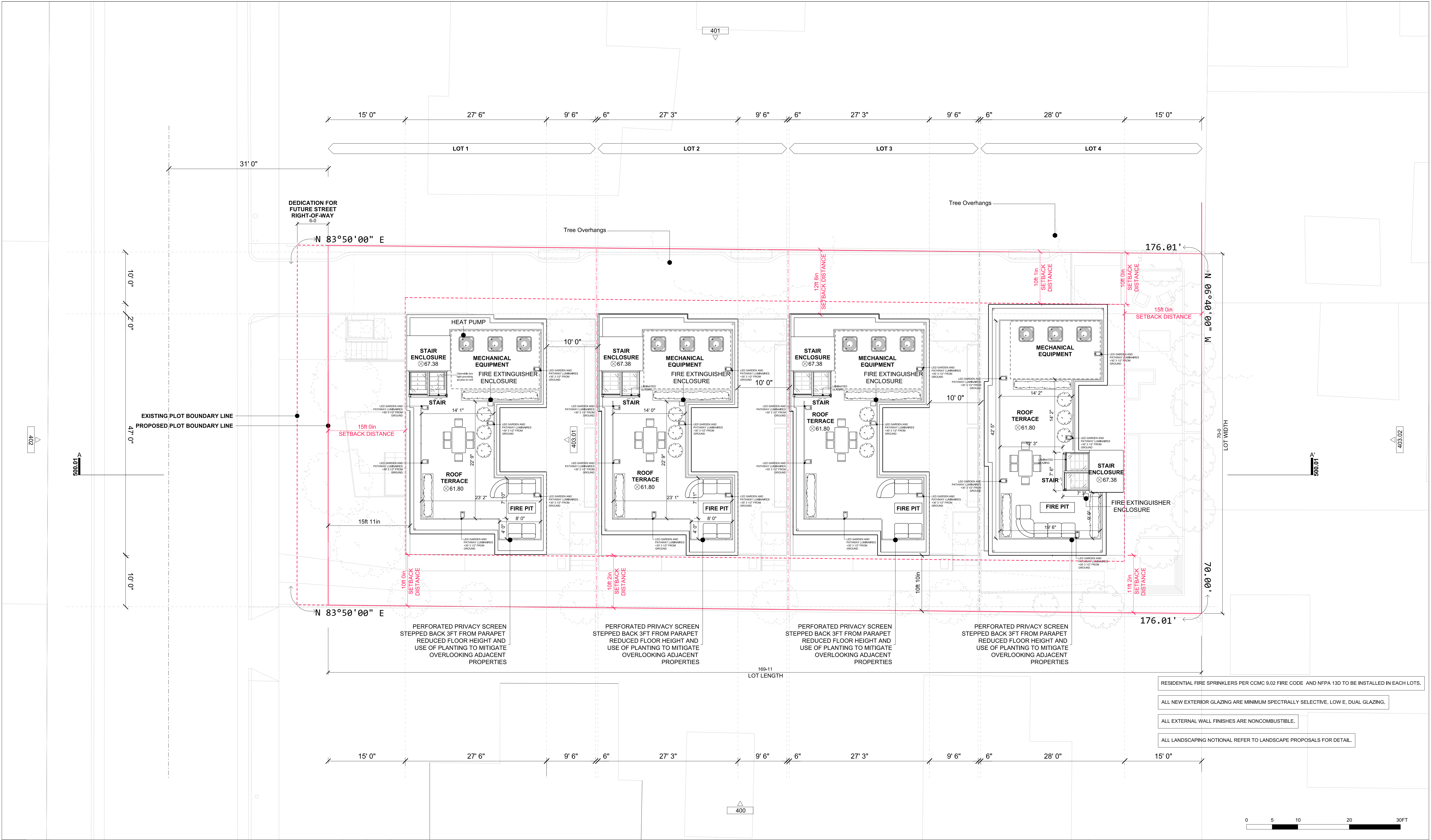
JOB NO: 16-014
SCALE: 1/8"=1'-0" @ ARCH D
STAGE: PLANNING

DRAWING NAME:	PROPOSED FIRST FLOOR PLAN
PROJECT NAME:	WADE STREET RESIDENTIAL
DRAWING NO:	P200/B

[illegible]

KEY:





REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	10.07.2016	PRELIMINARY PROJECT REVIEW			
A	03.30.2017	PLANNING SUBMISSION			
B	04.28.2017	PLANNING AMENDMENTS SUBMISSION			

NOTES:

- ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
- DO NOT SCALE FROM THIS DRAWING
- REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
- WHEN THIS DRAWING IS ISSUED IN DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

Ben Adams Studio

800 Wilshire Blvd Ste 200
Los Angeles
CA 90017

T: +1 424 537 3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

JOB NO: 16-014
SCALE: 1/8"=1'-0" @ ARCH D
STAGE: PLANNING

DRAWING NAME: PROPOSED ROOF PLAN

PROJECT NAME: WADE STREET RESIDENTIAL

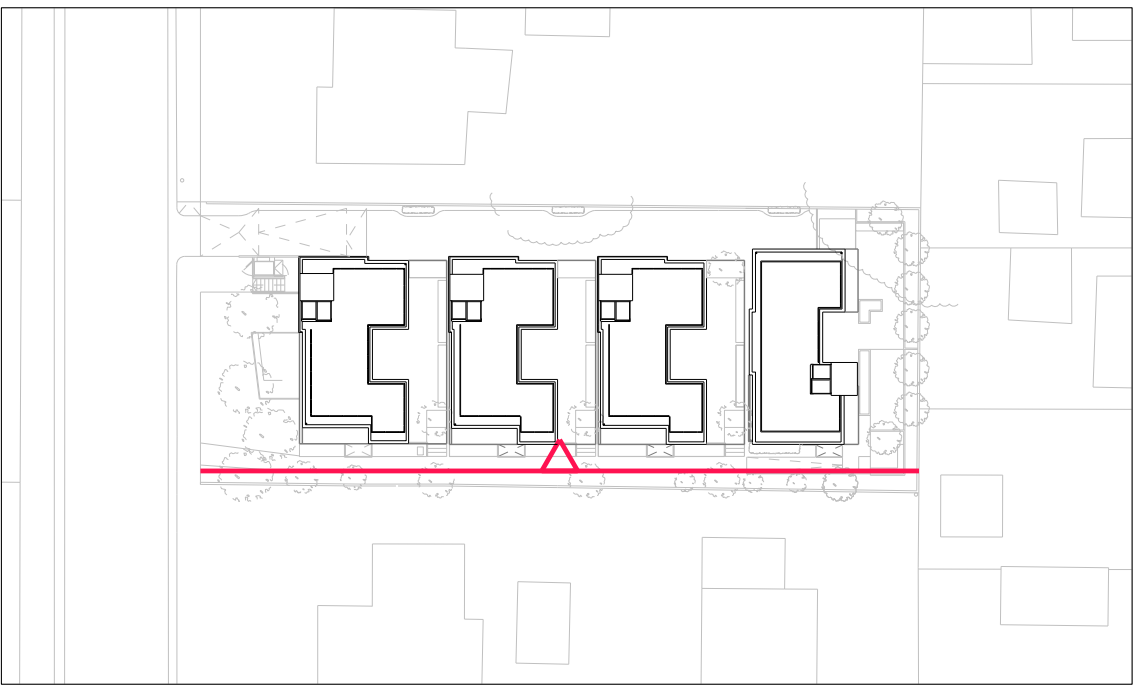
DRAWING NO: P202/B



ALL NEW EXTERIOR GLAZING ARE MINIMUM SPECTRALLY SELECTIVE, LOW E, DUAL GLAZING.

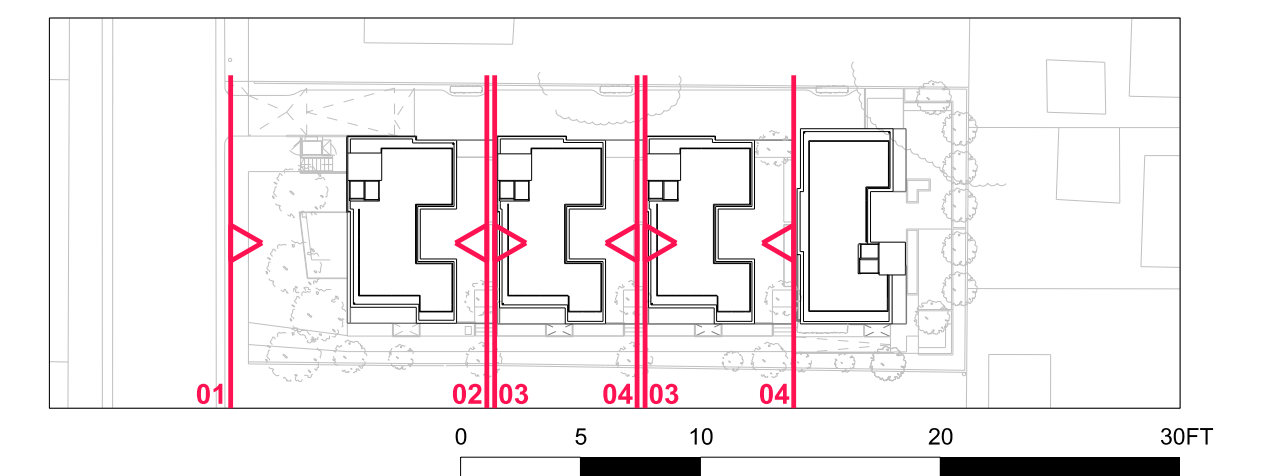
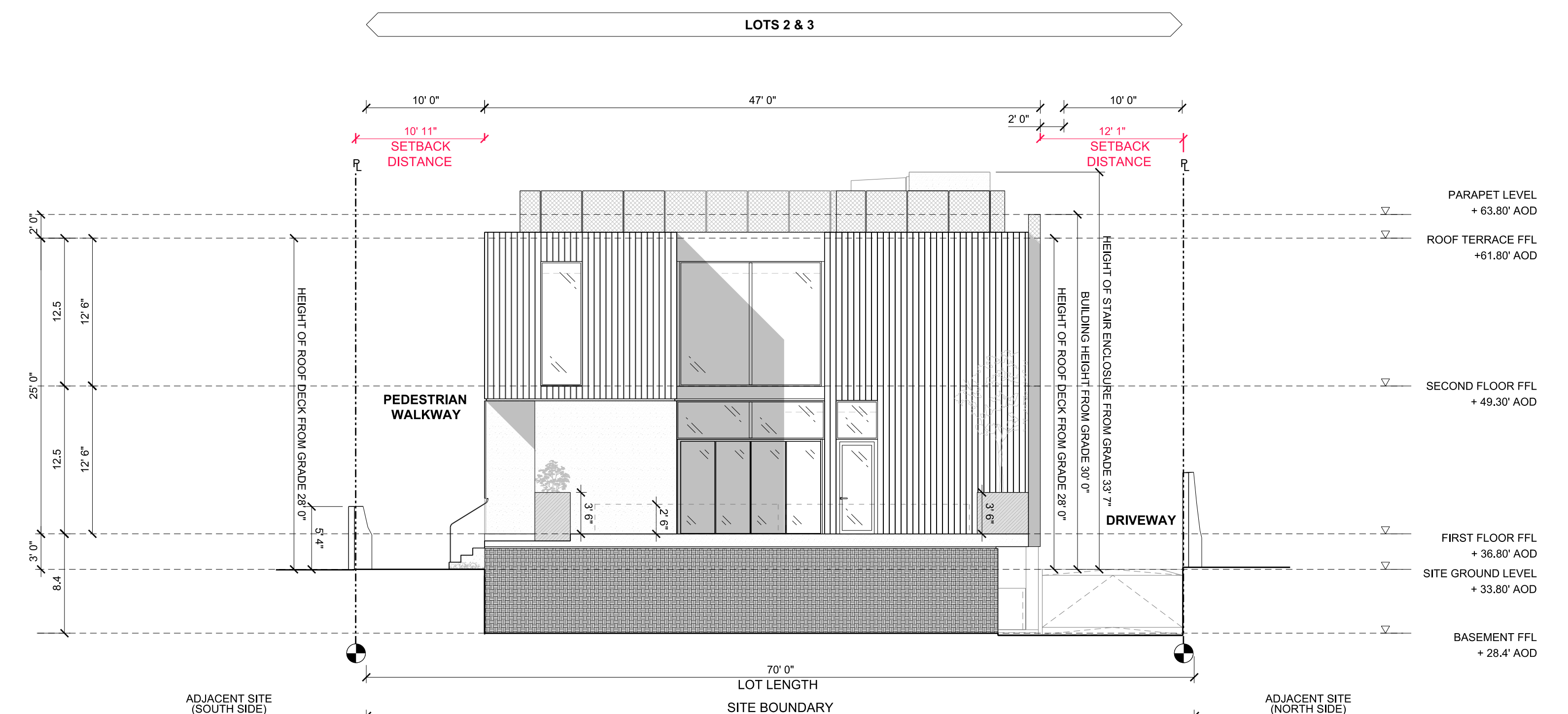
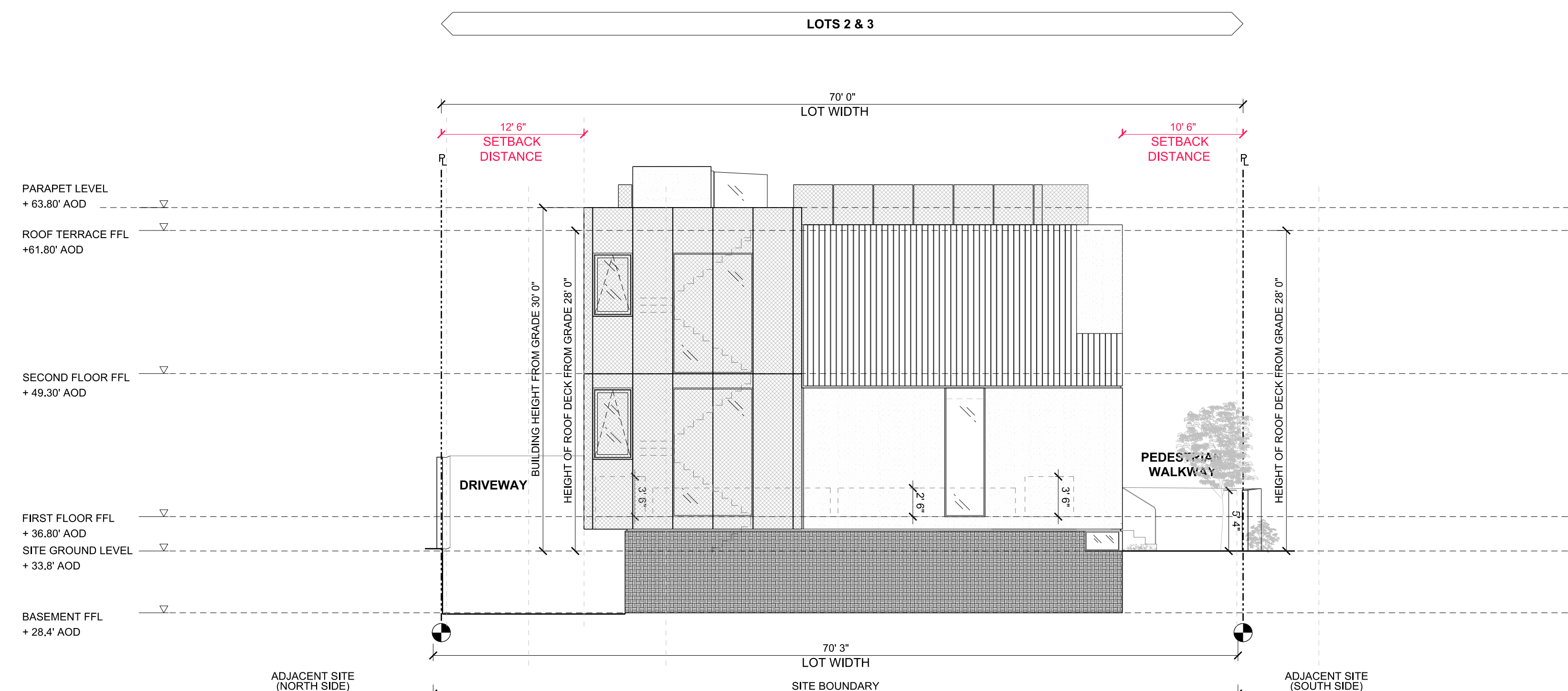
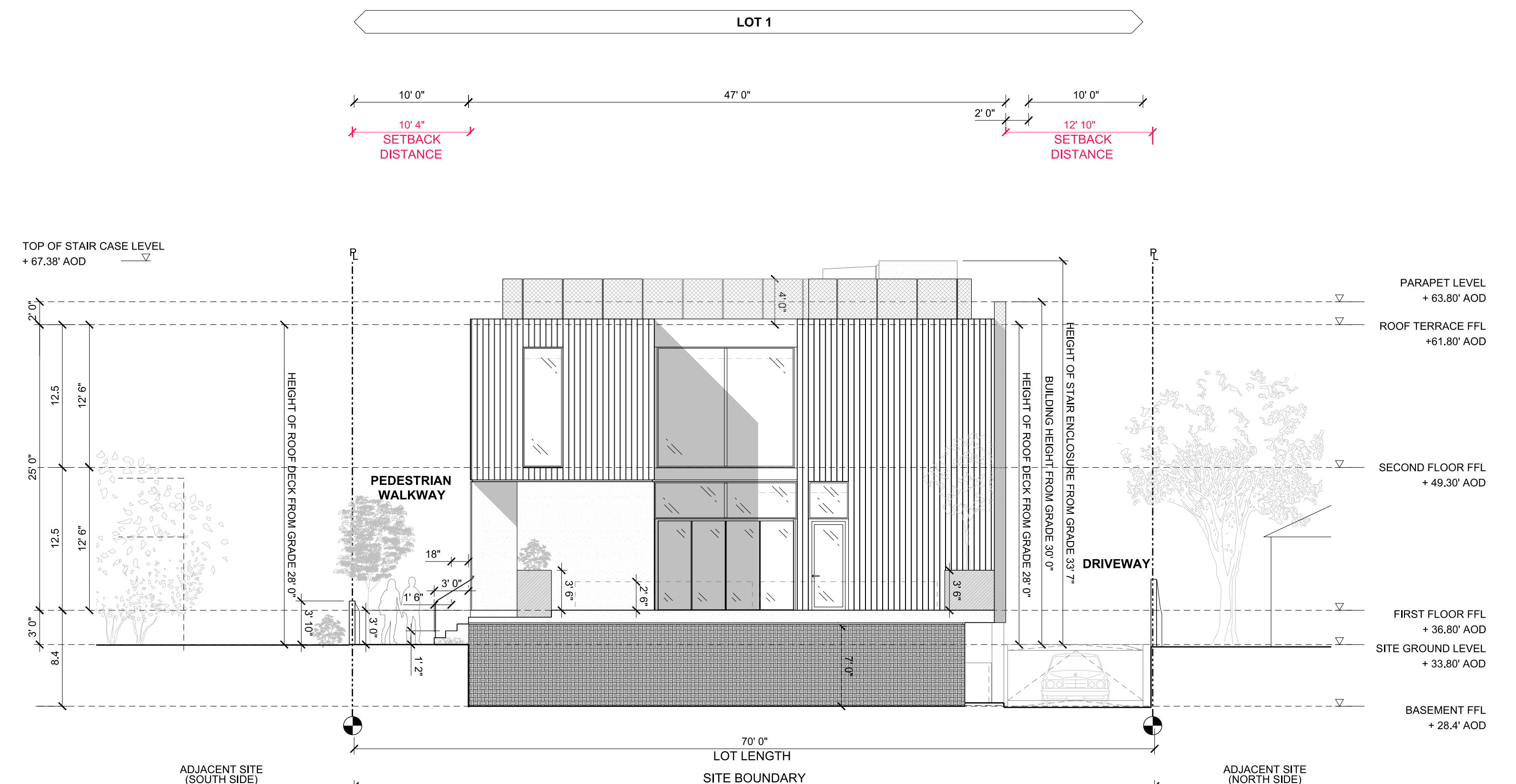
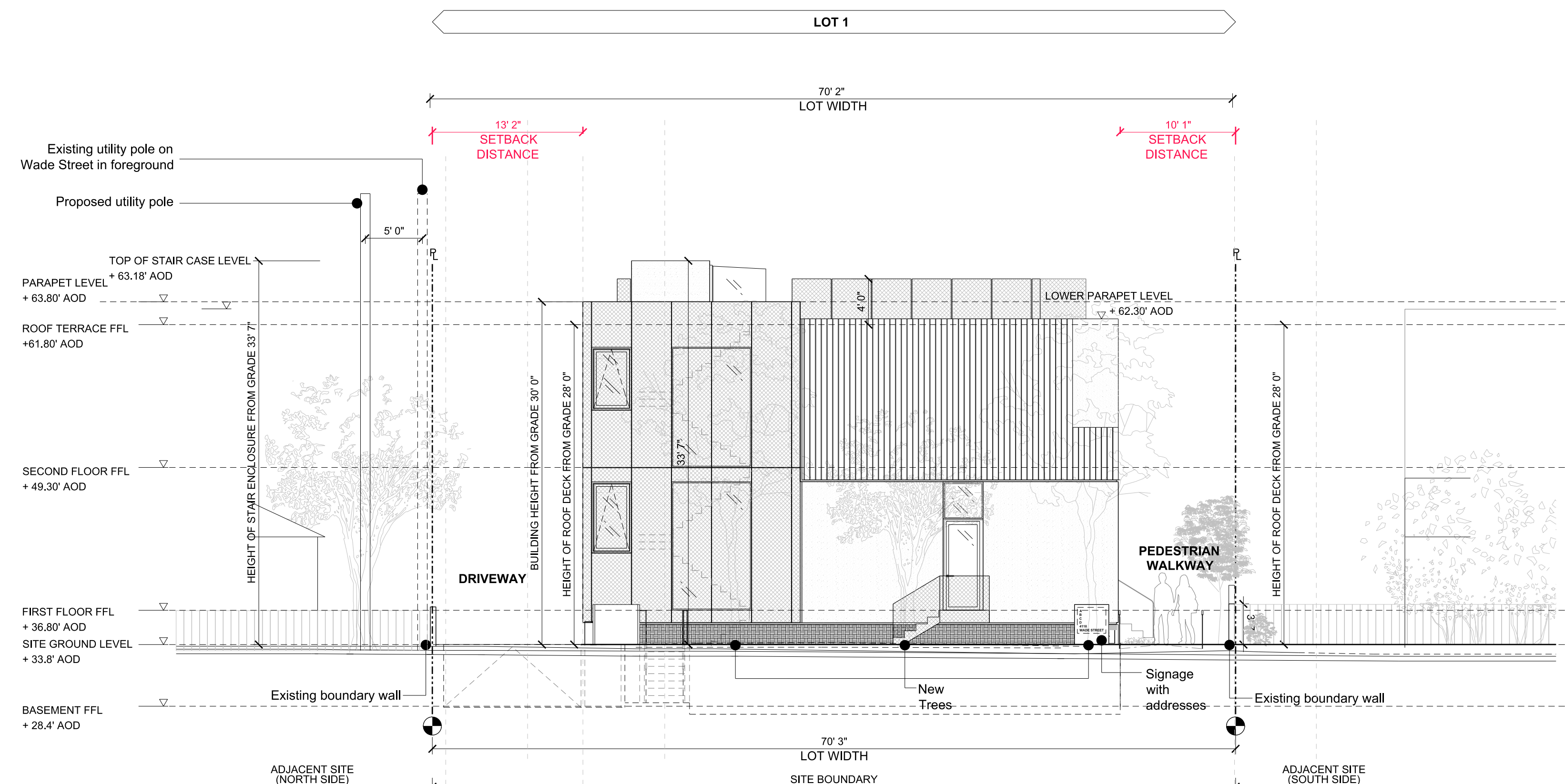
ALL EXTERNAL WALL FINISHES ARE NONCOMBUSTIBLE.

ALL LANDSCAPING NOTIONAL REFER TO LANDSCAPE PROPOSALS FOR DETAIL.



0 5 10 20 30FT

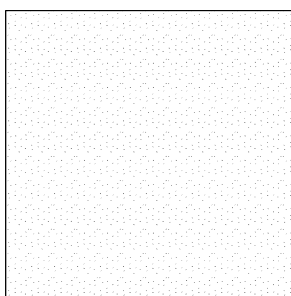
REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION	NOTES:	Ben Adams Studio 833 Wilshire Blvd Ste 200 Los Angeles CA 90017 T: +1 424 537 3921 www.benadamsstudio.com charlotte.docherty@benadamsstudio.com		DRAWING NAME:	PROPOSED SOUTH ELEVATION	
-	10.07.2016	PRELIMINARY PROJECT REVIEW				1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED. 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS 4. DO NOT SCALE FROM THIS DRAWING 5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE 6. WHEN THIS DRAWINGS IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLEY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.			PROJECT NAME:	WAIDE STREET RESIDENTIAL	
A	03.30.2017	PLANNING SUBMISSION				KEY:			DRAWING NO:	P400/B	
B	04.28.2017	KEY ADDED				INDICATES AREA OF WHITE RENDER INDICATES AREA OF WHITE PERFORATED METAL SHEETS CAST CONCRETE INDICATES AREA OF GREY RENDER INDICATES AREA OF POWDER COATED METAL WHITE FINISH			STAGE:	PLANNING	
									JOB NO:	16-014	
									SCALE:	1/8"=1'-0" @ ARCH D	

[illegible]

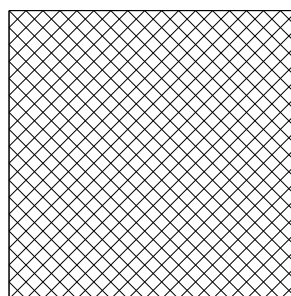
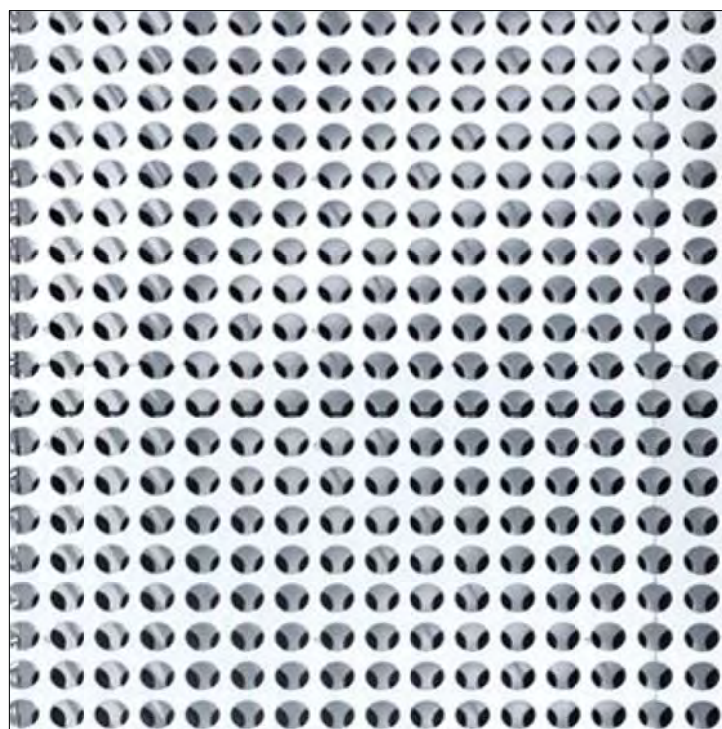


A horizontal scale bar with markings at 0, 5, 10, 20, and 30 feet. The bar is divided into segments: a white segment from 0 to 5 feet, a black segment from 5 to 10 feet, a white segment from 10 to 20 feet, and a black segment from 20 to 30 feet.

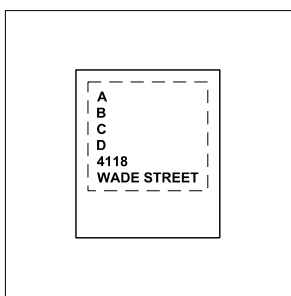
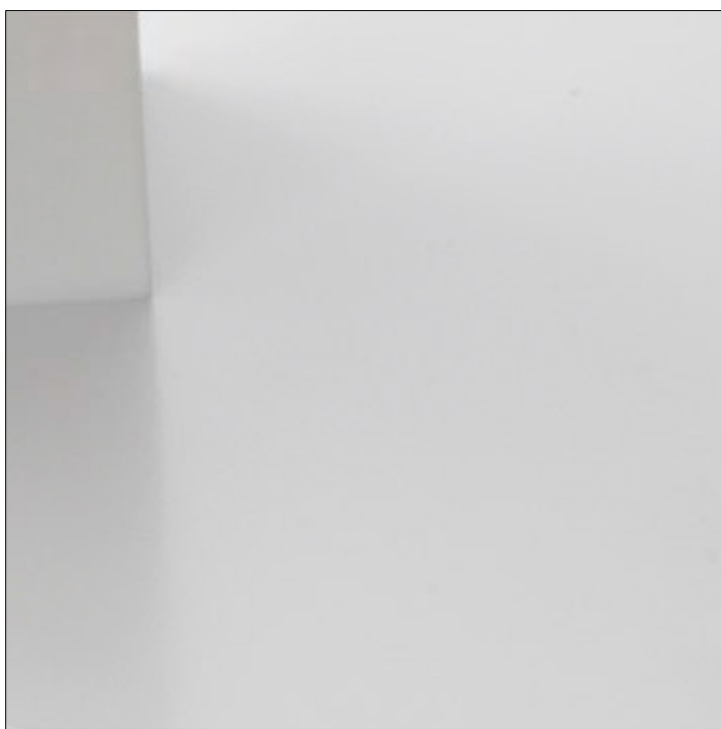
	REV.	DATE	DESCRIPTION		REV.	DATE	DESCRIPTION	NOTES: - ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED. - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS - DO NOT SCALE FROM THIS DRAWING - REPORT ANY ERRORS, CONTRADICTIONS, OR OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE - WHEN THIS DRAWING IS ISSUED IN DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOCIALLY RESPONSIBLE; IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. - BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO. KEY: INDICATES AREA OF WHITE RENDER INDICATES AREA OF WHITE PERFORATED METAL SHEETS CAST CONCRETE INDICATES AREA OF GREY RENDER INDICATES AREA OF POWDER COATED METAL WHITE FINISH
-	10.07.2016	PRELIMINARY PROJECT REVIEW						
A	03.30.2017	PLANNING SUBMISSION						
B	04.28.2017	LOT 4 WEST ELEVATION ADDED						



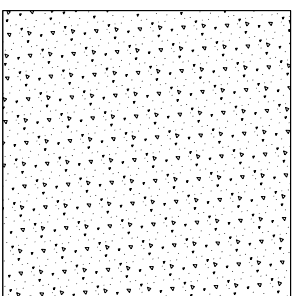
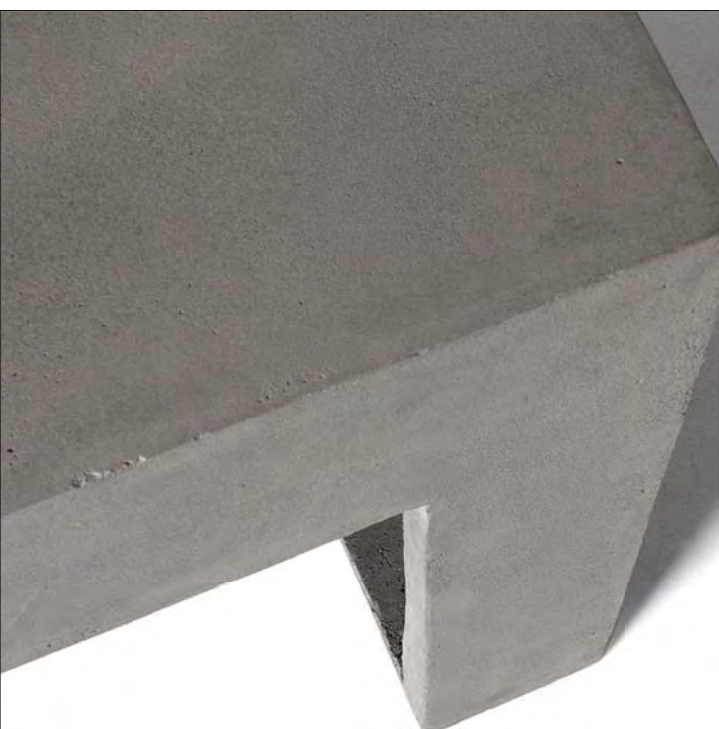
WHITE RENDER



WHITE PERFORATED METAL SHEET



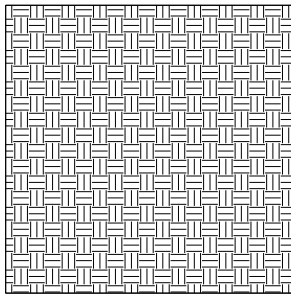
POWDER-COATED METAL PANEL WHITE FINISH



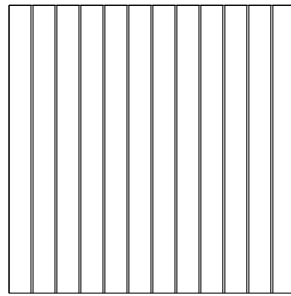
CAST CONCRETE



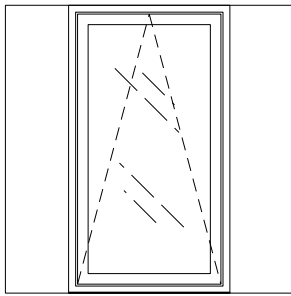
INTERNAL STAIRS
WHITE POWDER COATED PERFORATED METAL BALUSTRADE WITH SOTNE TILE THREADS



GREY RENDER



GREY LUMBER CLADDING



DOUBLE PANE WINDOW & DOORS STEEL OR ALUMINIUM FRAME TRANSPARENT GLASS

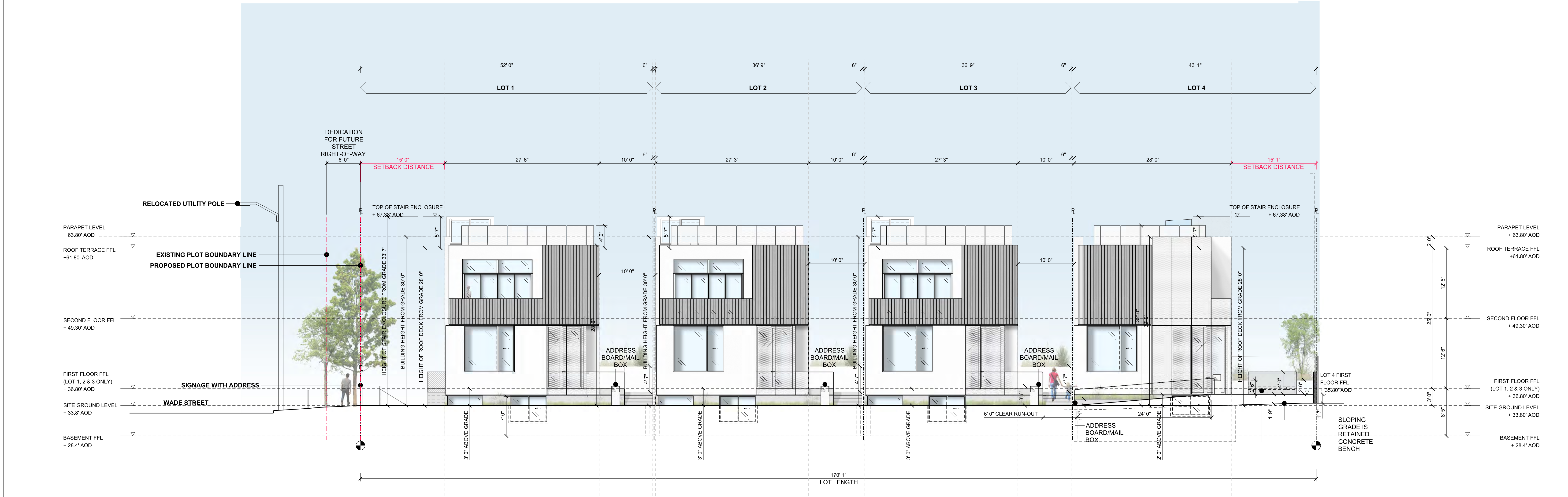


CONCRETE PAVER



BOOX ROOF-LIGHT

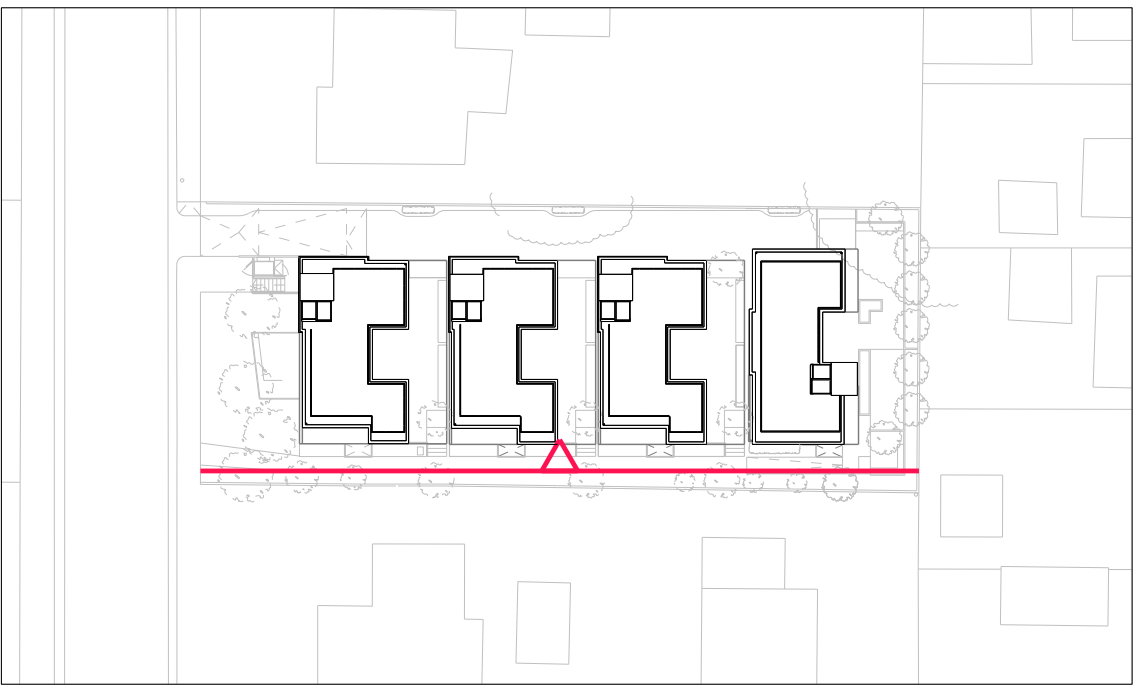
REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION	NOTES: 1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS' DRAWINGS 4. DO NOT SCALE FROM THIS DRAWING 5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE 6. WHEN THIS DRAWINGS IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLEY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO. KEY:	Ben Adams Studio		DRAWING NAME:	PROPOSED MATERIAL
-	28.04.2017	PLANNING AMENDMENTS SUBMISSION					830 Wilshire Blvd Ste 200 Los Angeles CA 90017 T +1424537 3921 www.benadamsstudio.com charlotte.docherty@benadamsstudio.com	PROJECT NAME:	WADE STREET RESIDENTIAL	
							JOB NO:	16-014	DRAWING NO:	P404/-
							SCALE:	1/2"=1'-0" @ ARCH D		
							STAGE:	PLANNING		



ALL NEW EXTERIOR GLAZING ARE MINIMUM SPECTRALLY SELECTIVE, LOW E, DUAL GLAZING.

ALL EXTERNAL WALL FINISHES ARE NONCOMBUSTIBLE.

ALL LANDSCAPING NOTIONAL REFER TO LANDSCAPE PROPOSALS FOR DETAIL.



0 5 10 20 30FT

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION. PLANTER HEIGHTS AMENDED.			

NOTES:
1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
6. WHEN THIS DRAWING IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE.
BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

Ben Adams Studio



633 Wilshire Blvd Ste 200
Los Angeles
CA 90017

T +1424537 3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

JOB NO: 16-014

SCALE: 1/8"=1'-0" @ ARCH D

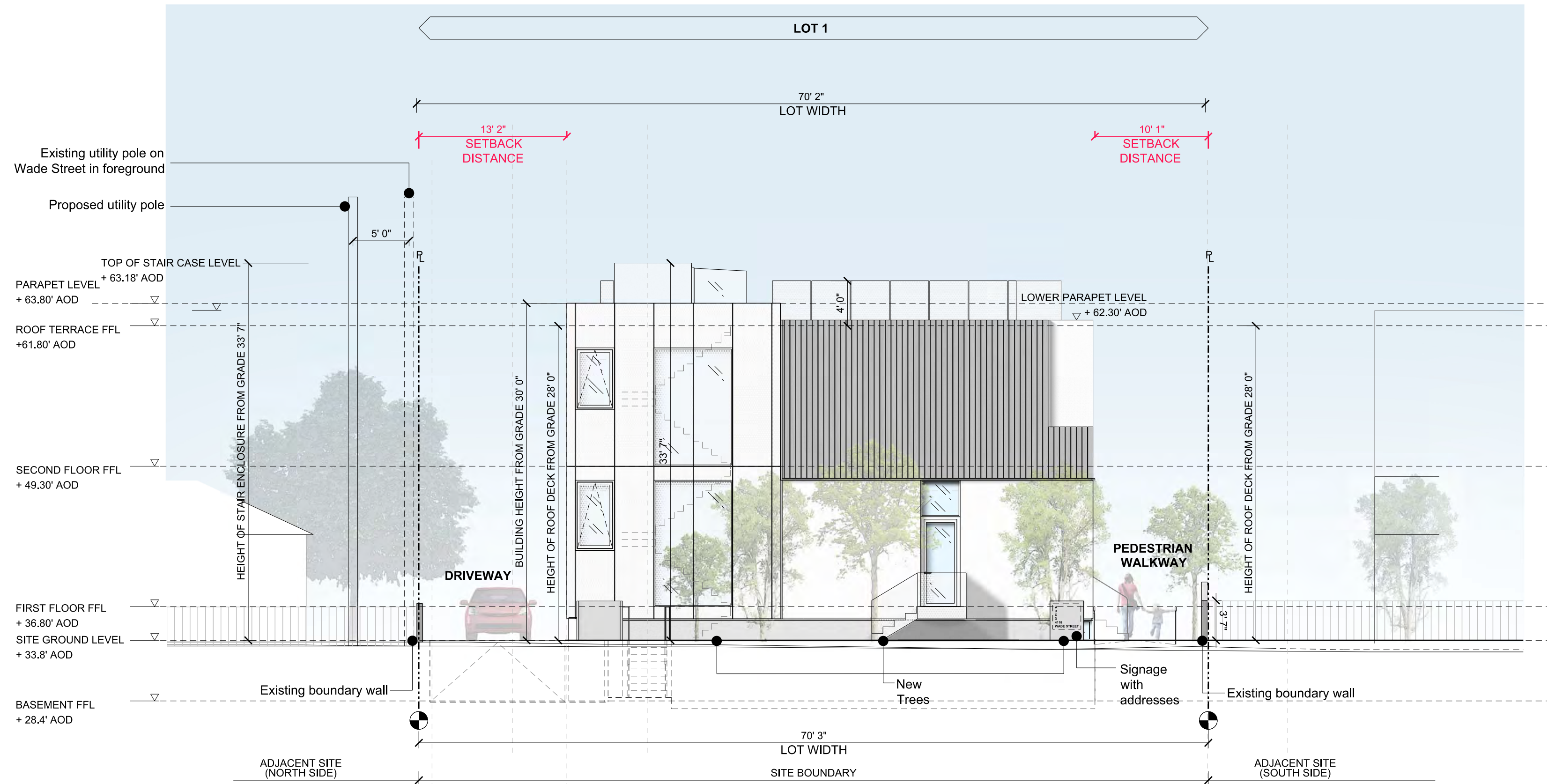
STAGE: PLANNING

DRAWING NAME: COLORED SOUTH ELEVATION

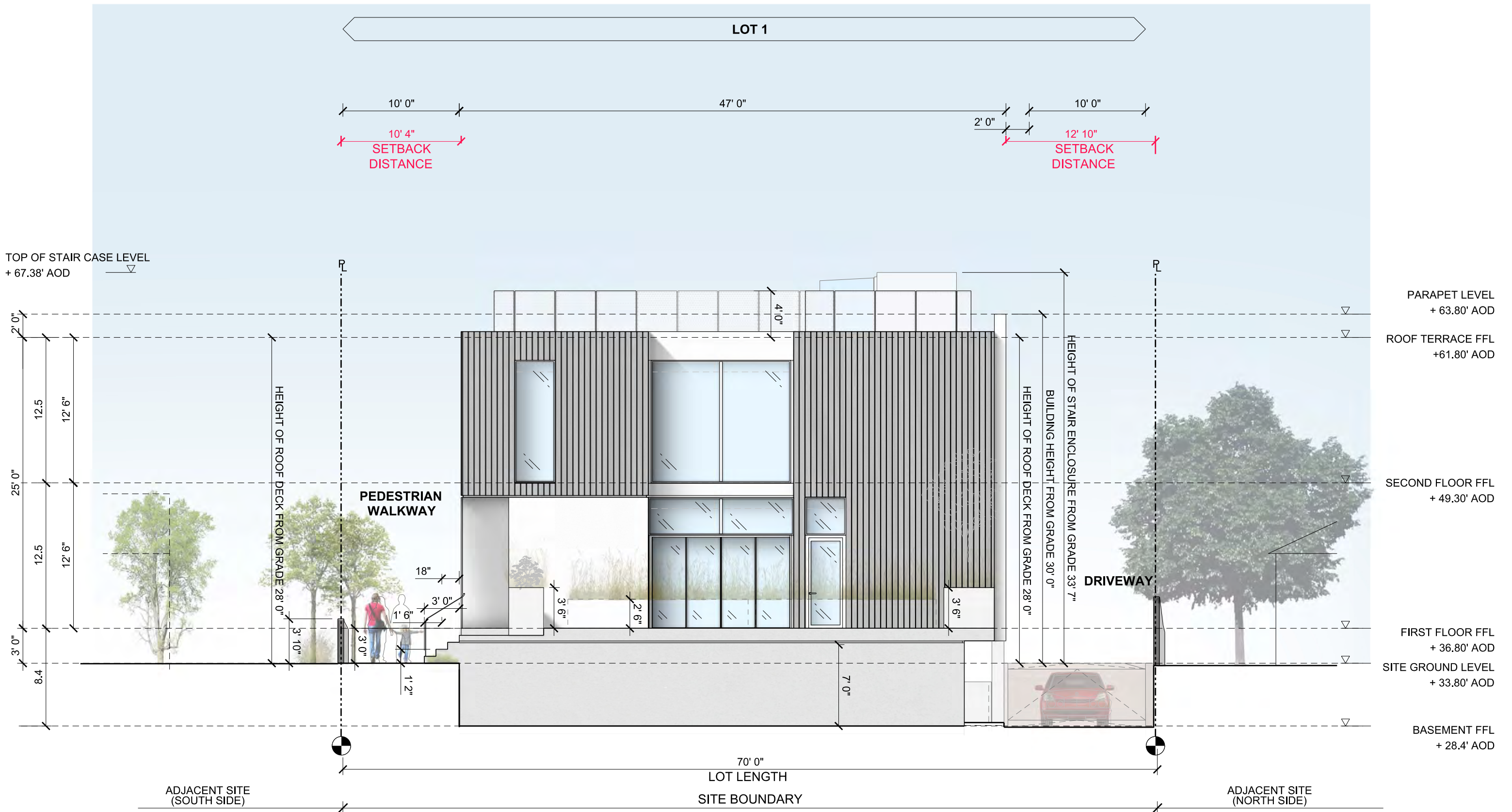
PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P405/A

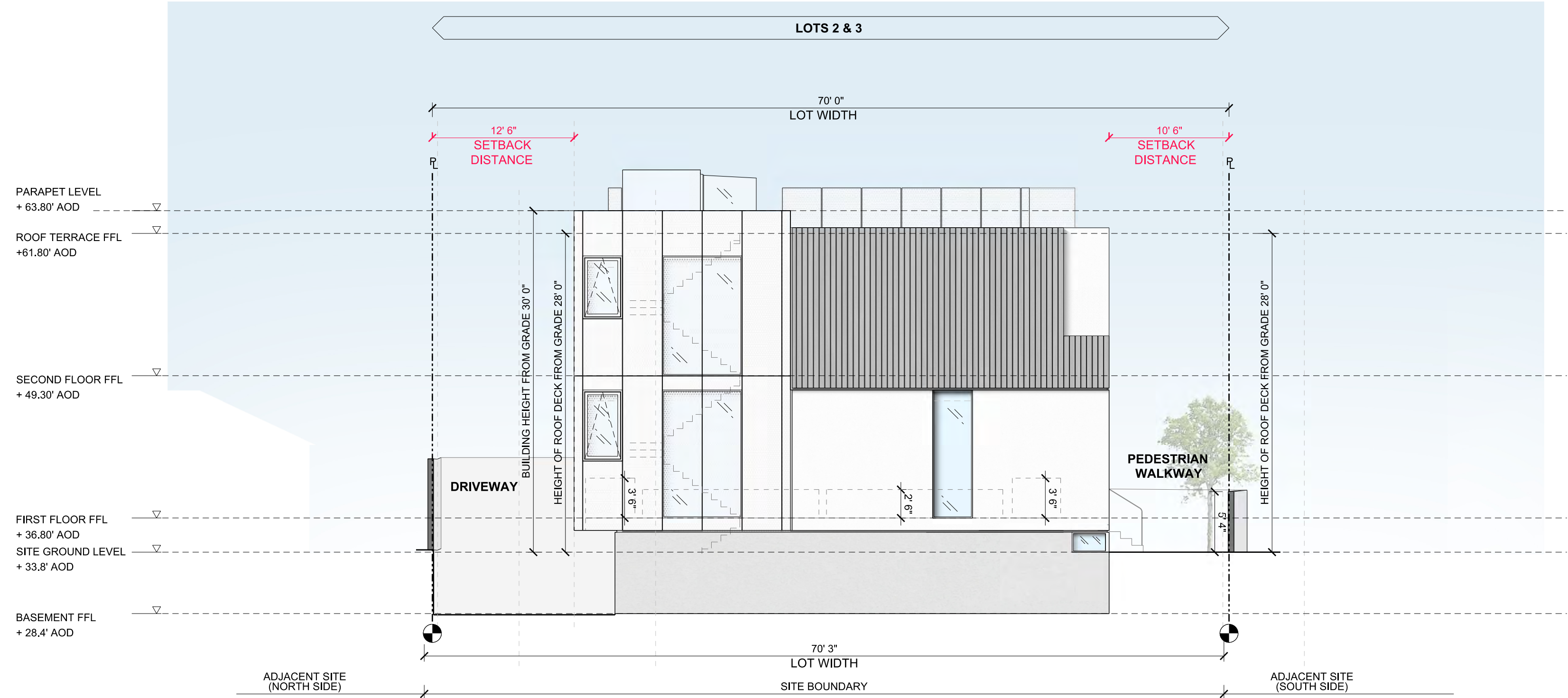
[illegible]



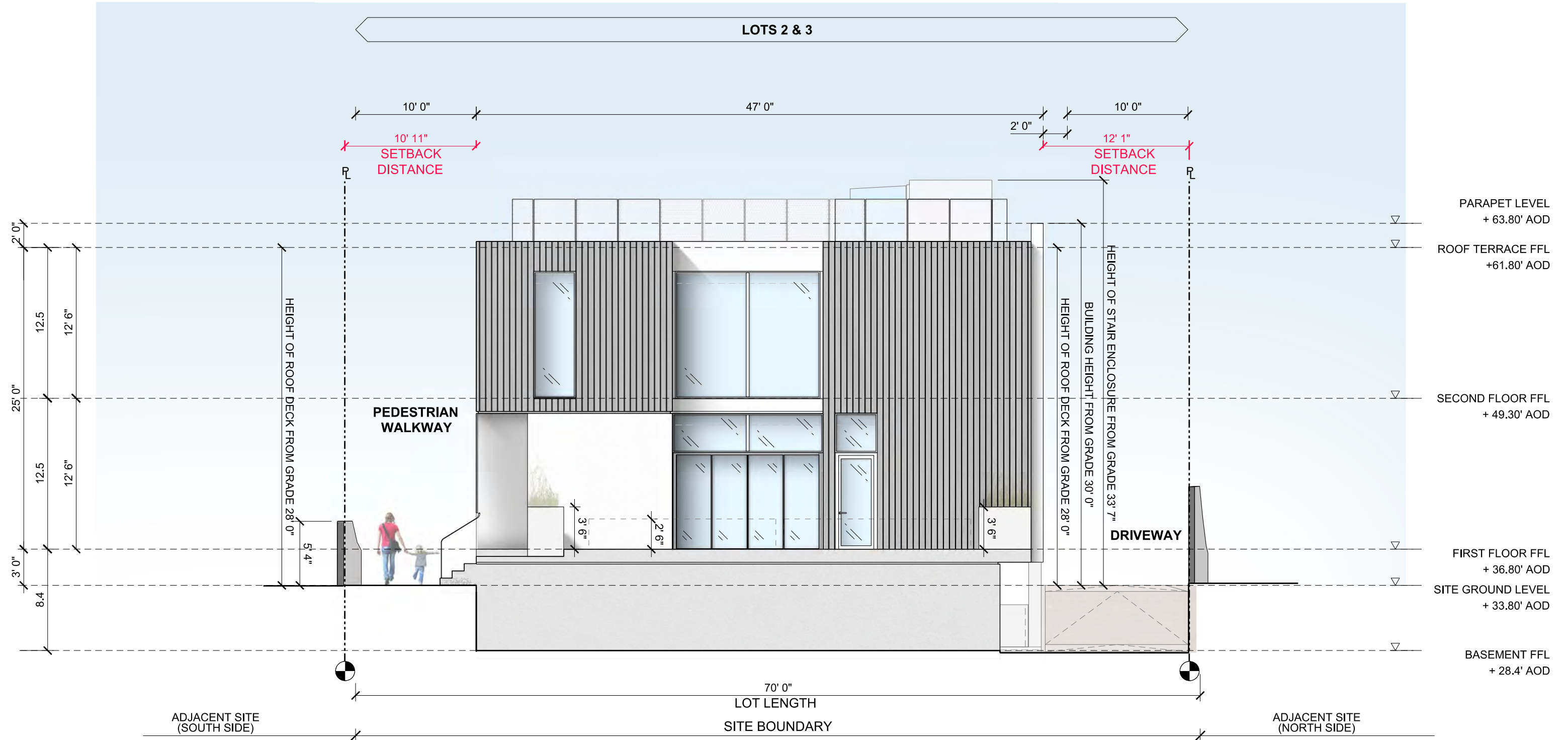
01 : WEST ELEVATION LOT1



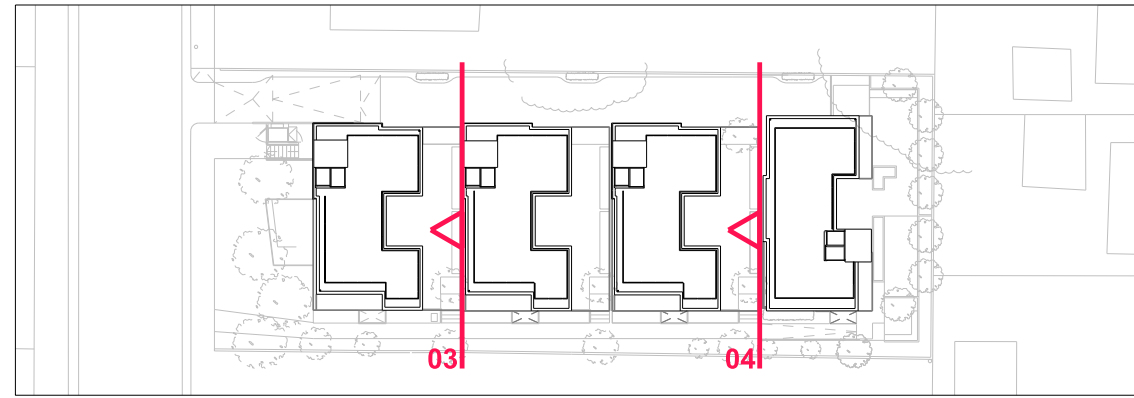
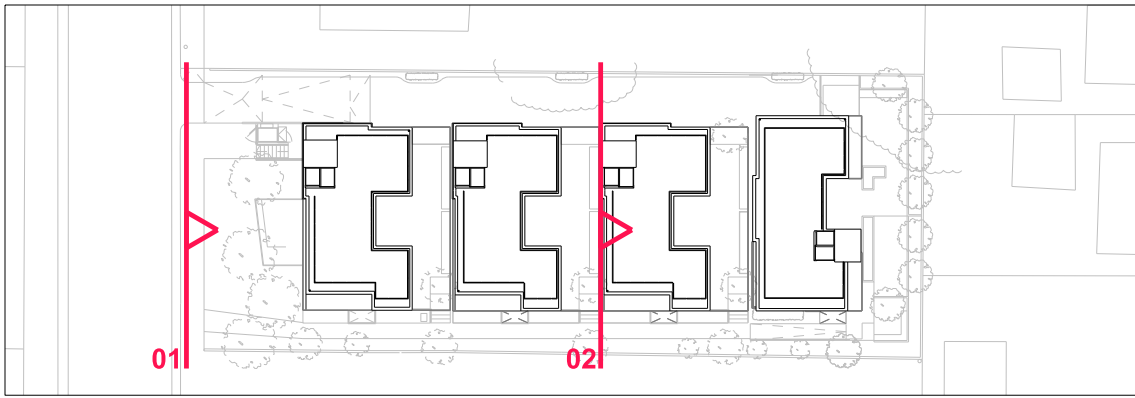
03 : EAST ELEVATION LOT1



02 : WEST ELEVATION LOT 2 & 3



04 : EAST ELEVATION LOT 2 & 3



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.28.2017	PLANTER HEIGHTS AMENDED			

NOTES:

1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
6. WHEN THIS DRAWING IS ISSUED IN DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

Ben Adams Studio

633 Wilshire Blvd Ste 200
Los Angeles
CA 90017

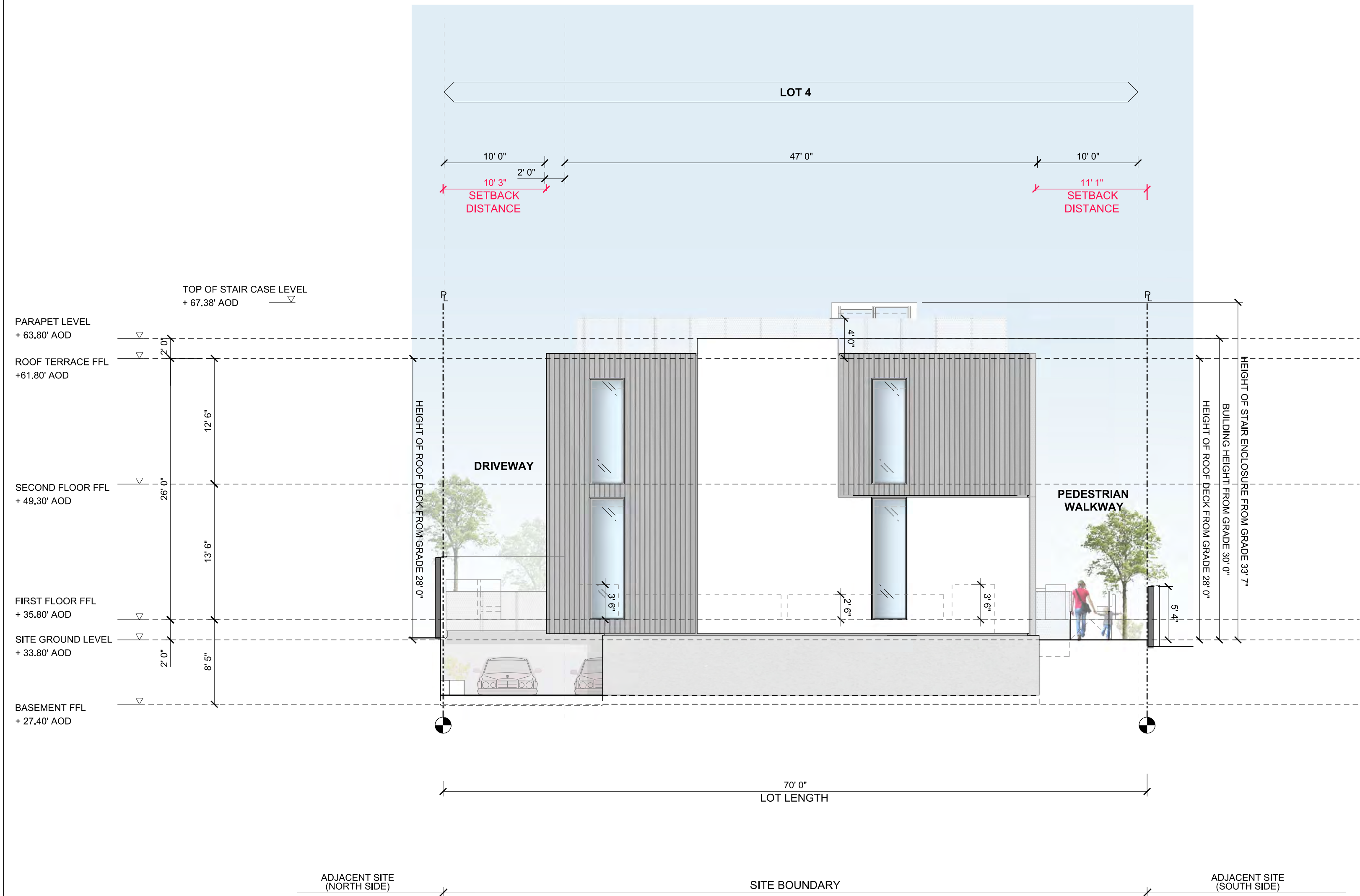
T +1424.657.3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

JOB NO: 16-014
SCALE: 1/8"=1'-0" @ ARCH D
STAGE: PLANNING

DRAWING NAME: PROPOSED WEST AND EAST ELEVATION (LOT 1 / LOT 2 & 3)

PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P407/A



01
PROPOSED WEST ELEVATION LOT 4

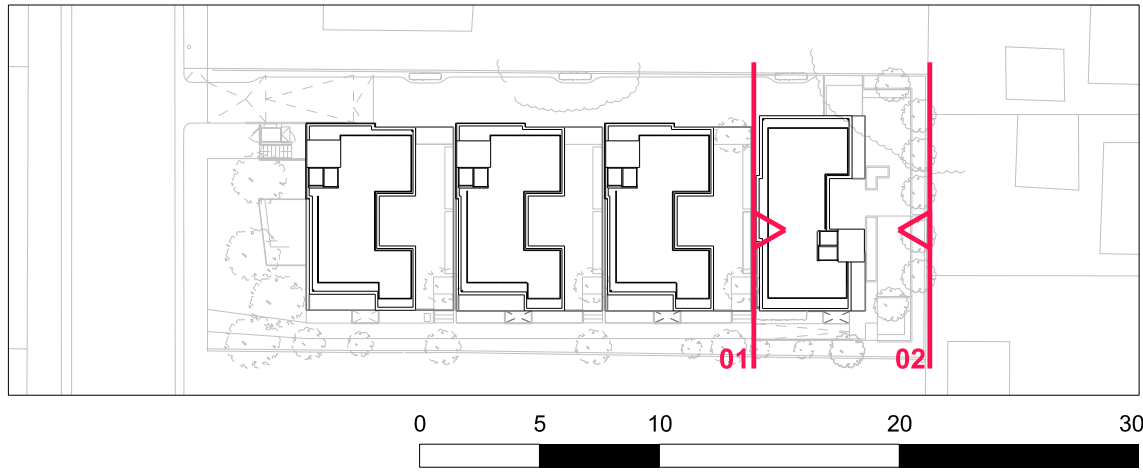


02
PROPOSED EAST ELEVATION LOT 4

ALL NEW EXTERIOR GLAZING ARE MINIMUM SPECTRALLY SELECTIVE, LOW E, DUAL GLAZING.

ALL EXTERNAL WALL FINISHES ARE NONCOMBUSTIBLE.

ALL LANDSCAPING NOTIONAL REFER TO LANDSCAPE PROPOSALS FOR DETAIL.



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION, LOT 4 WEST ELEVATION ADDED			

NOTES:

1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
6. WHEN THIS DRAWING IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

Ben Adams Studio

833 Wilshire Blvd Ste 200
Los Angeles
CA 90017

T: +1 424 657 3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

JOB NO: 16-014

SCALE: 1/8"=1'-0" @ ARCH D

STAGE: PLANNING

DRAWING NAME: COLORED EAST AND WEST ELEVATION LOT 4

PROJECT NAME: WADE STREET RESIDENTIAL

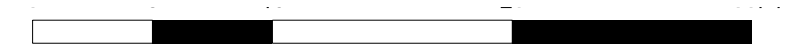
DRAWING NO: P408/A





Height of neighboring buildings are approximate based on a visual survey from project lot.

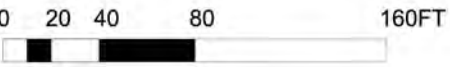
Please note 4118 Wade street is not within the Culver City Gateway Neighborhood Design Guidelines area as designated by Map 1 of guidance

[illegible]



LOT COVERAGE				
Block	Average Coverage	Prevailing (most frequent)	Project Coverage	
A	38%	21 - 60 the block is divided evenly between the 21 - 40 + 41 - 60 categories	43% without Roof Terrace 14% with Roof Terrace	

BUILDING SETBACKS			
Block	Average Setback from Street Center	Prevailing (most frequent) from Street Center	Project Setback from Street Center
A	46ft	40 - 50ft	42ft (15ft from boundary line)
This is an estimation using Google Earth			



REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION, ANNOTATIONS AMENDED

REV.	DATE	DESCRIPTION

NOTES:

- ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
- DO NOT SCALE FROM THIS DRAWING
- REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
- WHEN THIS DRAWING IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE.
- BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

- PLOT AREA
- BUILDING COVERAGE

Ben Adams Studio

802 Wilshire Blvd Ste 200
Los Angeles
CA 90017

T +1 424 637 3921
www.benadamsstudio.com
charlotte.schaefer@benadamsstudio.com

JOB NO.: 16-014
SCALE: 1/16"=1'-0" @ ARCH D
STAGE: PLANNING

DRAWING NAME: NEIGHBORHOOD LOT COVERAGE AND BUILDING STREET BACKS

PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P601/A



NOTE :

- Approximate heights using tallest habitable structure on each lot
- Garage and small accessory structures have been excluded.

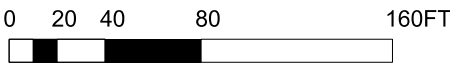
KEY :

- Four storey
- Three storey
- Two storey
- One storey

BUILDING HEIGHT :

Block	Average Height	Prevailing (most frequent) No. of Stories	Project Height	Project Stories
A	24ft	2 above grade	28ft to Roof Deck	2 above grade

Heights are approximate by visual survey from the sidewalk.



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION, ANNOTATIONS AMENDED			

NOTES:
1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO BEN ADAMS STUDIO AS SOON AS POSSIBLE
6. WHEN THIS DRAWINGS IS ISSUED IN .DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLEY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE.
BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

Ben Adams Studio

833 Wilshire Blvd Ste 200
Los Angeles
CA 90017

T +1424537 3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

DRAWING NAME: NEIGHBORHOOD BUILDING HEIGHTS

JOB NO: 16-014

SCALE: 1"=80' @ ARCH D

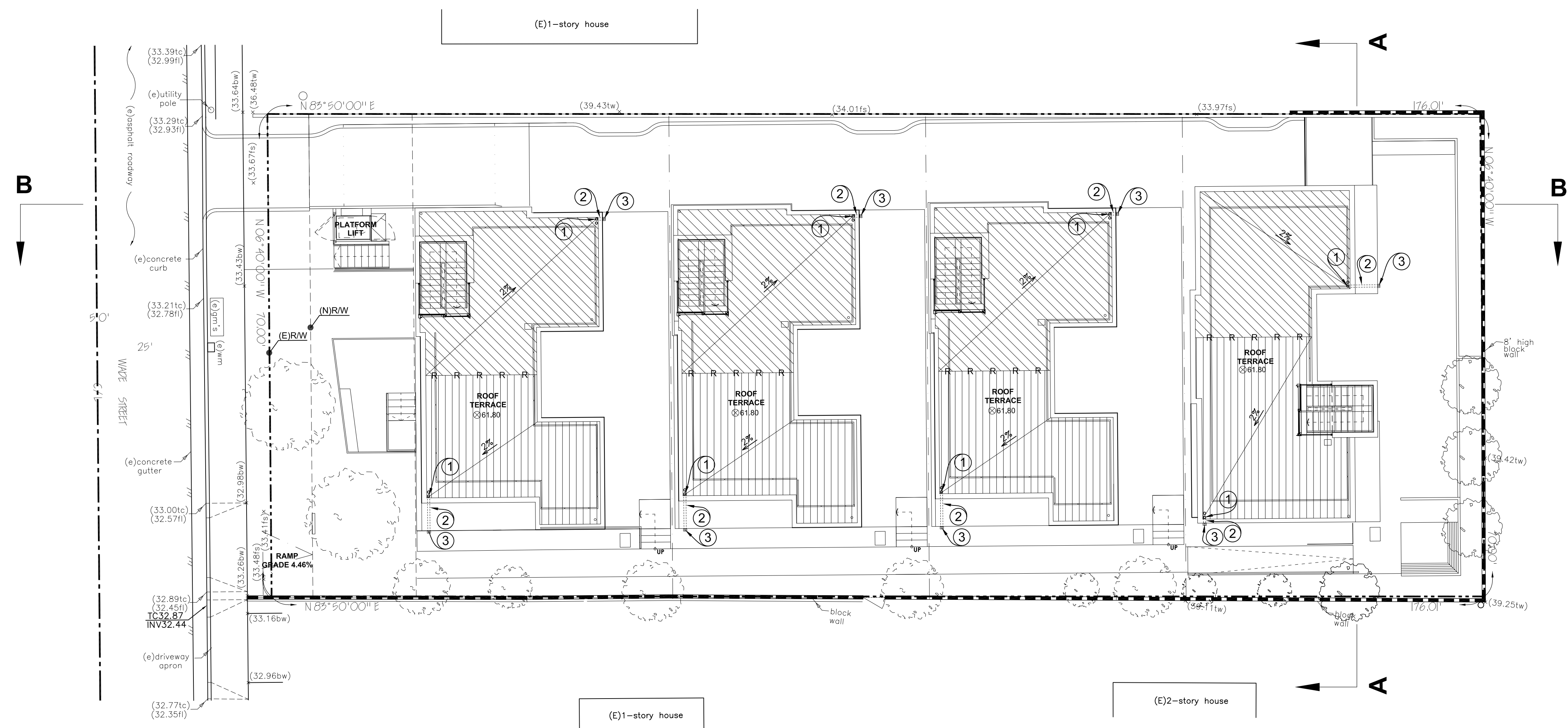
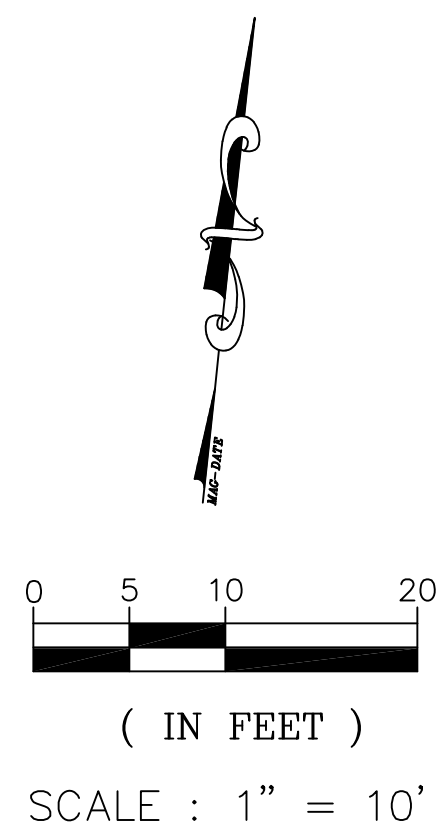
STAGE: PLANNING

PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P602/A

GRADING/DRAINAGE PLAN

4118 WADE ST., LOS ANGELES, CA 90066



ROOF PLAN

LEGEND

FL	FLOW LINE	○	(E)UTILITY POLE
FF	FINISH FLOOR	(e)WM	(E)WATER METER
FS	FINISH SURFACE	XX.XX	(N)SPOT ELEVATION
INV	INVERT	×(XX.XX)	(E)SPOT ELEVATION
TC	TOP OF CURB	▨	(N)STRUCTURE RETAINING WALL
TG	TOP OF GRATE	▨	(N)CONCRETE PAD
TW	TOP OF WALL	▨	(N)PLANTER BOX
—R—R—R	RIDGE LINE	▨	(N)LANDSCAPE
→	RAIN GUTTER FLOW DIRECTION	▨	(N)1ST FLOOR PATIO AREA
→	FLOW LINE AND DIRECTION	▨	(N)PERMEABLE PAVING (1,579SF)
---	PROPERTY LINE		
---	CENTER LINE		
---	(N)4" PVC DRAIN PIPE		
---	(N)4" CAST IRON DRAIN PIPE		

STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING

CUT	1530	CUBIC YARDS
FILL	0	CUBIC YARDS
EXPORT	1530	CUBIC YARDS

ALL EARTHWORK AND OTHER QUANTITIES ARE ESTIMATED FOR BONDING AND PLAN CHECK FEE PURPOSES ONLY-NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS/HER OWN QUANTITIES

CONSTRUCTION NOTE

- 1 INSTALL ROOF DRAIN INLET PER DETAIL SHT. C-4
- 2 INSTALL 4" CAST IRON DRAIN PIPE MIN. S=0.005
- 3 INSTALL ROOF DOWNSPOUT
- 4 CONSTRUCT NEW CONCRETE DRIVEWAY STANDARD PLAN S-440-3 CASE 2. W= 9', X= 3', CONCRETE T=6", CMB T=4"
- 5 REMOVE EXISTING DRIVEWAY APPROACH. REPLACE WITH P.C.C. CURB, GUTTER AND SIDEWALK TO MATCH EXISTING
- 6 INSTALL AREA DRAIN PER DETAIL SHT. C-4
- 7 CONSTRUCT NEW ONE 4" CURB DRAIN PIPE PER APWA 150-2, CASE 3 INLET
- 8 INSTALL PUMP SUMP PER DETAIL SHT. C-4
- 9 CONSTRUCT 24"X24" BASIN BOX WITH SOLID GRATE COVER
- 10 INSTALL UNDERGROUND 4" PVC PIPE
- 11 CONSTRUCT PERMEABLE PAVING PER DETAIL SHT. C-4
- 12 CONSTRUCT DRIVEWAY RAMP SLAB PER STRUCTURAL PLAN
- 13 CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
- 14 CONSTRUCT STORMWATER PLANTER BOX TYPE 1 PER DETAIL SHT. C-4
- 15 CONSTRUCT STORMWATER PLANTER BOX TYPE 2 PER DETAIL SHT. C-4
- 16 INSTALL 1ST FLOOR DOWNSPOUT TO BASEMENT
- 17 CONNECT WINDOW WELL DRAIN PIPE TO AREA DRAIN PIPE
- 18 CONNECT 1ST FLOOR DRAIN PIPE TO BASMENT DRAIN PIPE
- 19 CONSTRUCT 6"-WIDE GRATED TRENCH DRAIN AND INSTALL FILTER WITH "NO DUMPING, DRAINS TO OCEAN" LABEL PER DETAIL C-4
- 20 CONNECT PLANTER BOX DRAIN PIPE TO AREA DRAIN PIPE

PLANS PREPARED BY:

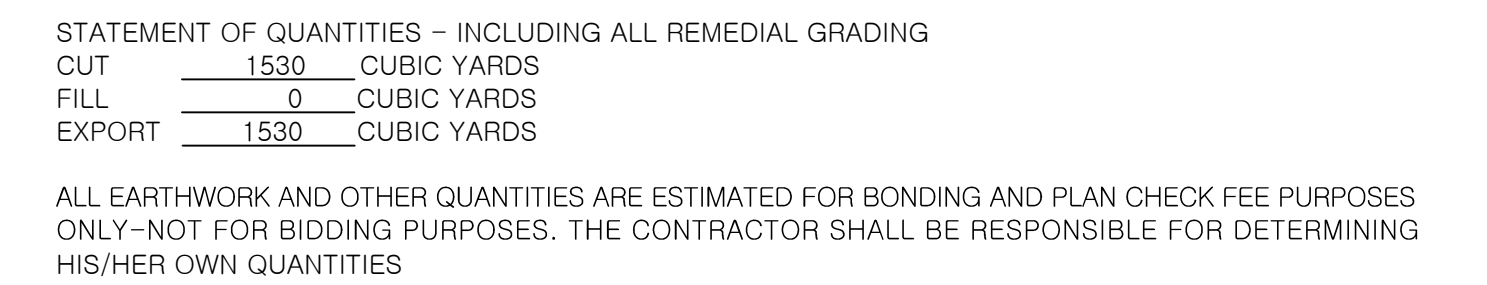
JCE

JOY CIVIL ENGINEERING

2122 S. GRAND AVE. SUITE B
SANTA ANA, CA 92705
TEL)714-323-5795

GRADING/DRAINAGE PLAN
ROOF LEVEL
4118 WADE ST.
LOS ANGELES, CA 90066

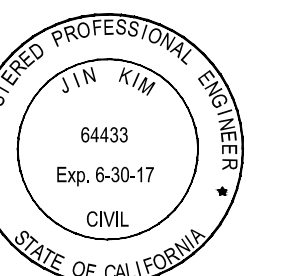




- ① INSTALL ROOF DRAIN INLET PER DETAIL SHT. C-4
- ② INSTALL 4" CAST IRON DRAIN PIPE MIN. S=0.005
- ③ INSTALL ROOF DOWNSPOUT
- ④ CONSTRUCT NEW CONCRETE DRIVEWAY STANDARD PLAN S-440-3 CASE 2.
W= 9', X= 3', CONCRETE T=6", CMB T=4"
- ⑤ REMOVE EXISTING DRIVEWAY APPROACH. REPLACE WITH P.C.C. CURB,
GUTTER AND SIDEWALK TO MATCH EXISTING
- ⑥ INSTALL AREA DRAIN PER DETAIL SHT. C-4
- ⑦ CONSTRUCT NEW ONE 4" CURB DRAIN PIPE PER APWA 150-2, CASE 3 INLET
- ⑧ INSTALL PUMP SUMP PER DETAIL SHT. C-4
- ⑨ CONSTRUCT 24"x24" BASIN BOX WITH SOLID GRATE COVER
- ⑩ INSTALL UNDERGROUND 4" PVC PIPE
- ⑪ CONSTRUCT PERMEABLE PAVING PER DETAIL SHT. C-4
- ⑫ CONSTRUCT DRIVEWAY RAMP SLAB PER STRUCTURAL PLAN
- ⑬ CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
- ⑭ CONSTRUCT STORMWATER PLANTER BOX TYPE 1 PER DETAIL SHT. C-4
- ⑮ CONSTRUCT STORMWATER PLANTER BOX TYPE 2 PER DETAIL SHT. C-4
- ⑯ INSTALL 1ST FLOOR DOWNSPOUT TO BASEMENT
- ⑰ CONNECT WINDOW WELL DRAIN PIPE TO AREA DRAIN PIPE
- ⑱ CONNECT 1ST FLOOR DRAIN PIPE TO BASMENT DRAIN PIPE
- ⑲ CONSTRUCT 6"-WIDE GRATED TRENCH DRAIN AND INSTALL FILTER WITH
"NO DUMPING, DRAINS TO OCEAN" LABEL PER DETAIL C-4
- ⑳ CONNECT PLANTER BOX DRAIN PIPE TO AREA DRAIN PIPE

LEGEND			
FL —————	FLOW LINE	○	(E) UTILITY POLE
FF —————	FINISH FLOOR	(e) WM □	(E) WATER METER
FS —————	FINISH SURFACE	XX.XX ↘	(N) SPOT ELEVATION
INV —————	INVERT	× (XX.XX)	(E) SPOT ELEVATION
TC —————	TOP OF CURB	—————	(N) STRUCTURE RETAINING WALL
TG —————	TOP OF GRATE	□	(N) CONCRETE PAD
TW —————	TOP OF WALL	□	(N) PLANTER BOX
— R — R — R —	RIDGE LINE	□	(N) LANDSCAPE
▶	RAIN GUTTER FLOW DIRECTION	□	(N) 1ST FLOOR PATIO AREA
▶	FLOW LINE AND DIRECTION	□	(N) PERMEABLE PAVING (1,579SF)
— · — · — · — · —	PROPERTY LINE		
— · — · — · — · —	CENTER LINE		
— · — · — · — · —	(N) 4" PVC DRAIN PIPE		
·····	(N) 4" CAST IRON DRAIN PIPE		

GRADING/DRAINAGE PLAN
1ST FLOOR LEVEL
4118 WADE ST.
LOS ANGELES, CA 90066





- (1) INSTALL ROOF DRAIN INLET PER DETAIL SHT. C-4
- (2) INSTALL 4" CAST IRON DRAIN PIPE MIN. S=0.005
- (3) INSTALL ROOF DOWNSPOUT
- (4) CONSTRUCT NEW CONCRETE DRIVEWAY STANDARD PLAN S-440-3 CASE 2.
W= 9', X= 3', CONCRETE T=6", CMB T=4"
- (5) REMOVE EXISTING DRIVEWAY APPROACH. REPLACE WITH P.C.C. CURB,
GUTTER AND SIDEWALK TO MATCH EXISTING
- (6) INSTALL AREA DRAIN PER DETAIL SHT. C-4
- (7) CONSTRUCT NEW ONE 4" CURB DRAIN PIPE PER APWA 150-2, CASE 3 INLET
- (8) INSTALL PUMP SUMP PER DETAIL SHT. C-4
- (9) CONSTRUCT 24"x24" BASIN BOX WITH SOLID GRATE COVER
- (10) INSTALL UNDERGROUND 4" PVC PIPE
- (11) CONSTRUCT PERMEABLE PAVING PER DETAIL SHT. C-4
- (12) CONSTRUCT DRIVEWAY RAMP SLAB PER STRUCTURAL PLAN
- (13) CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
- (14) CONSTRUCT STORMWATER PLANTER BOX TYPE 1 PER DETAIL SHT. C-4
- (15) CONSTRUCT STORMWATER PLANTER BOX TYPE 2 PER DETAIL SHT. C-4
- (16) INSTALL 1ST FLOOR DOWNSPOUT TO BASEMENT
- (17) CONNECT WINDOW WELL DRAIN PIPE TO AREA DRAIN PIPE
- (18) CONNECT 1ST FLOOR DRAIN PIPE TO BASMENT DRAIN PIPE
- (19) CONSTRUCT 6"-WIDE GRATED TRENCH DRAIN AND INSTALL FILTER WITH
"NO DUMPING, DRAINS TO OCEAN" LABEL PER DETAIL C-4
- (20) CONNECT PLANTER BOX DRAIN PIPE TO AREA DRAIN PIPE

FL	—————	FLOW LINE	○	(E) UTILITY POLE
FF	—————	FINISH FLOOR	(e) WM □	(E) WATER METER
FS	—————	FINISH SURFACE	<u>XX.XX</u>	(N) SPOT ELEVATION
INV	—————	INVERT	× (XX.XX)	(E) SPOT ELEVATION
TC	—————	TOP OF CURB		(N) STRUCTURE RETAINING WALL
TG	—————	TOP OF GRATE		(N) CONCRETE PAD
TW	—————	TOP OF WALL		(N) PLANTER BOX
R R R		RIDGE LINE		(N) LANDSCAPE
		RAIN GUTTER FLOW DIRECTION		(N) 1ST FLOOR PATIO AREA
		FLOW LINE AND DIRECTION		(N) PERMEABLE PAVING (1,579SF)
		PROPERTY LINE		
		CENTER LINE		
		(N) 4" PVC DRAIN PIPE		
		(N) 4" CAST IRON DRAIN PIPE		

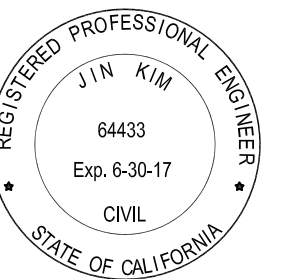
ANS PREPARED BY:

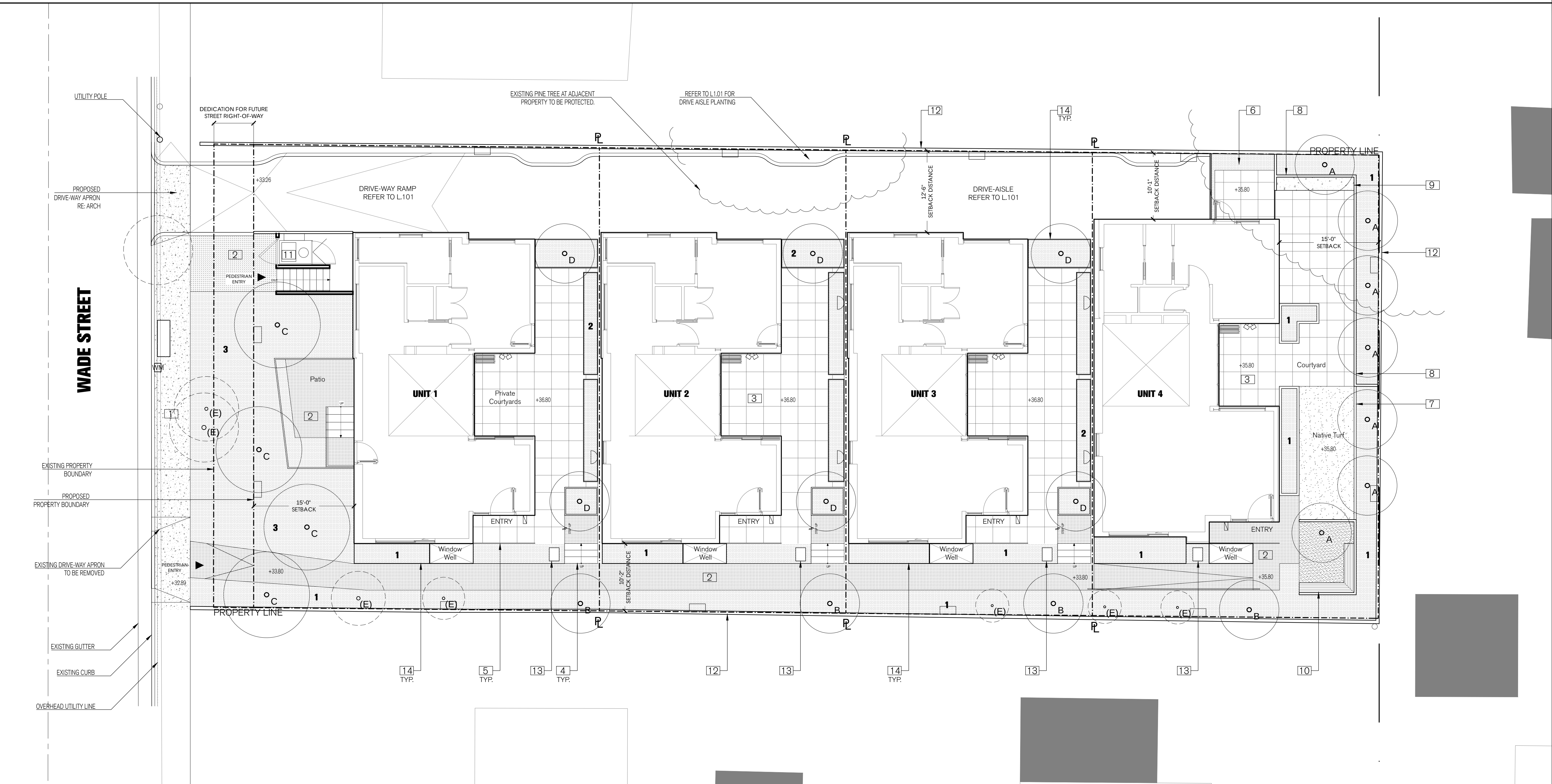
JCE

JOY CIVIL ENGINEERING

2122 S. GRAND AVE. SUITE B
SANTA ANA, CA 92705
TEL)714-323-5795

C-3





LANDSCAPE LEGEND

- TREES - LOW HYDROZONE (L)**
(PROVIDE 3" THICK NATIVE SHREDDED BARK MULCH AT ALL PLANTING AREAS UNLESS OTHERWISE NOTED.)
- A** ORNAMENTAL SHADE TREE - 48" BOX, FULL
- Lacebark Elm / *Ulmus parvifolia*
- Desert Willow / *Chilopsis linearis*
- B** EXISTING MATURE TREE(S) TO REMAIN
- Loquat / *Eriobotrya japonica*
- Weeping Fig / *Ficus Benjaminia*
- C** ORNAMENTAL SHADE TREE - 60" BOX, FULL
- Western Sycamore / *Platanus racemosa*
- D** MADRONE TREE / *ARBUTUS UNEDO* - 36" BOX, FULL
- (E)** EXISTING TREES TO BE REMOVED -trees are less than 6" dia. and/or exhibit poor health and structure..
- SHRUBS & GRASSES - LOW HYDROZONE (L)**
(All proposed species are drought tolerant and native to Southern California)
- 1** **SOUTH SIDE AND REAR YARD**
60% 5 gallon @ 30" o.c., 40% 1 gallon @ 18" O.C. Provide 3" thick native bark mulch in all areas.

- Giant Wild Rye - *Leymus condensatus* 'Canyon Prince'
- Coffeeberry / *Rhamnus californica*
- Toyon / *Heteromeles arbutifolia*
- Pacific Wax Myrtle / *Myrica californica*
- Yarrow / *Achillea millefolium*
- Deer Grass / *Muhlenbergia rigens*
- Catalina Island Cherry / *Prunus ilicifolia*

- 2** **COURTYARD AT UNITS 1-3**
50% 5 gallon @ 30" O.C., 50% 1 gallon @ 18" O.C. Provide 3" thick native bark mulch in all areas.

- California Buckwheat / *Eriogonum californica*
- Canyon Prince Wild Rye / *Leymus condensatus* 'canyon prince'
- Catalina Island Cherry / *Prunus ilicifolia*
- Chalk Live-Forever / *Dudleya spp.*
- 3** **FRONT YARD**
50% 5 gallon @ 30" O.C., 50% 5 gallon @ 18" O.C. Provide 3" thick native bark mulch in all areas.

- California Fescue / *Festuca californica*
- Mountain Mahogany / *Cercocarpus betuloides*
- Dwarf Coyote Bush / *Baccharis pilularis* 'Pigeon Point'

LANDSCAPE CALCULATIONS

All setback and open space areas not occupied by driveways, parking areas, walkways, building projections and approved hardscape areas, shall be planted, except where a required setback is screened from public view per Culver City Zoning Code 17.310.020 Landscape Area Requirements.

LANDSCAPE AREA = 2,436 sq. ft.
(Parkway and Street Dedication Area not included)

HARDSCAPE AREA = 5,720 sq. ft.
(Includes pedestrian walkways, courtyards, ramp and drive-court)

PERMEABLE AREA = 5,304 sq. ft.
(Includes planting, decomposed granite courts and permeable paving at drive-court)

Note:
Drive Aisle is comprised of precast concrete permeable pavers = 2,868 sq. ft.

FRONT YARD SETBACK = 953 sq. ft. (Combined hardscape+landscape)
Hardscape Paving = 420 sq. ft. (44% of front yard setback)
Landscape (Permeable) Area = 533 sq. ft. (56% of front yard setback)

HARDSCAPE LEGEND

- 1** 4" THICK CONCRETE TO MATCH EXISTING SIDEWALK. RE: CIVIL.
- 2** 2" THICK COLORED PRECAST CONCRETE PAVERS WITH EXPOSED AGGREGATE FINISH. SET ON CONCRETE BASE
- 3** 3/4" THICK PRECAST CONCRETE TILE TO MATCH INTERIOR FLOORING. SET ON 1" MORTAR BASE. FINISH AND COLOR TBD.
- 4** CONCRETE ENTRY STEPS TO MATCH WALKWAY.
- 5** 42"H GUARD RAIL TO MATCH ARCHITECTURAL METAL SCREEN. RE: ARCH.
- 6** LIVE ROOF MODULAR GREEN ROOF TRAYS.
- 7** 4"x4" CONCRETE CURB.
- 8** 42"H CONCRETE PLANTER.
- 9** 24" W X 12" L. CANTILEVERED CONCRETE BENCH.
- 10** 18"H X 18"W FSC WOOD BENCH.
- 11** PLATFORM LIFT FOR TRASH BINS. RE: ARCH.
- 12** CMU BLOCK PERIMETER WALL. HEIGHT TO BE DETERMINED.
- 13** MAILBOX/ADDRESS BOARD.
- 14** 42"H FLOW THROUGH PLANTER - for roof drainage capture. RE: Civil

LANDSCAPE NOTES

1. All Landscape and Irrigation shall conform to Culver City Municipal Code, chapter 17.310 - Landscaping and all other applicable city and regional standards.
2. Maintenance: All required landscape areas shall be maintained by the Owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. Landscape & Irrigation areas in the pedestrian right-of-way/parkway shall be maintained by Owner .
3. Tree root barriers shall be installed where trees are placed within 10 feet of public improvements including walks, curbs, or street pavement, or where new public improvements are placed adjacent to existing trees. The root barrier will not be wrapped around the root ball.
4. All street facing setback areas shall be landscaped within 6 months of occupancy. Front setback areas shall be landscaped with live plant material for a min. of 75% of the subject area.
5. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60 inch-box size material, respectively.
6. All planted areas shall be provided with a permanent automatic irrigation system. Rain sensor will be provided to automatically shut off system during weather changes. No run-off or overspray shall cross property lines or paved areas.
7. Any existing landscaping indicated on the approved landscape plan for retention that is damaged or removed during construction shall be repaired or replaced in kind with plants of equivalent size.

LANDSCAPE CONSULTANT:

ARON
NUSSBAUM
STUDIO

1133 S. Masselin Ave.
Los Angeles, CA 90019

(323) 790-4782
studio@aronnussbaum.com

PROJECT NAME & LOCATION:

WADE STREET
4118 WADE STREET
CULVER CITY, CA 90066

PROJECT NUMBER:

2016-MFD-WAD-09

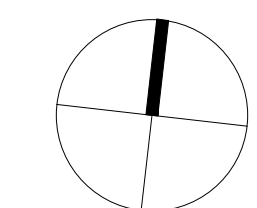
PROJECT PHASE:

Preliminary Landscape Plan

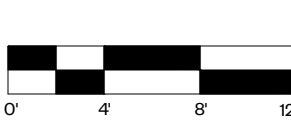
DRAWING REVISIONS:

#	REVISION	DATE:	BY:
1	PLANNING - PPR COMMENTS	3.10.17	AN

NORTH ARROW:



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



STAMP:

DRAWN BY: AN

ISSUE DATE: OCTOBER 7, 2016

SHEET NAME:

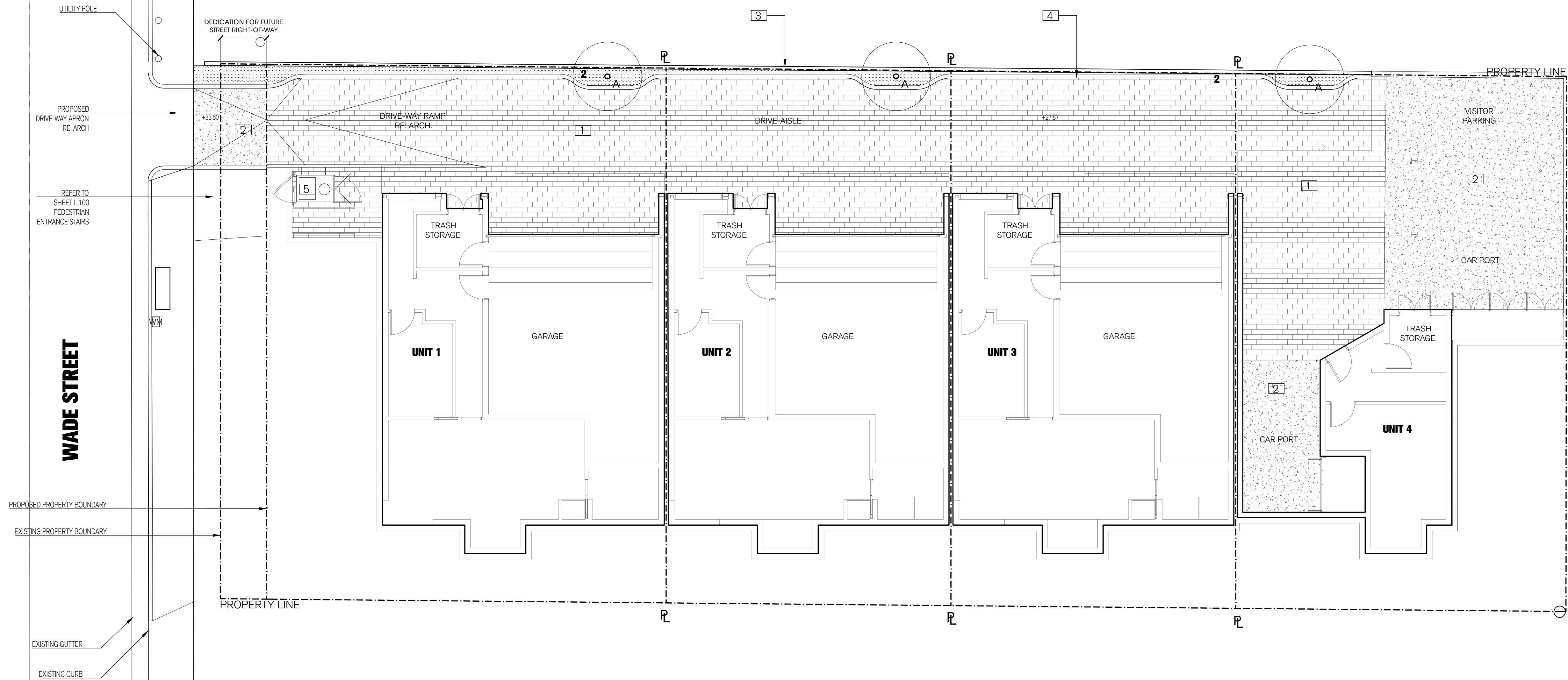
LANDSCAPE
PLAN
FIRST FLOOR

SHEET #:

L1.00

LANDSCAPE PLAN

NOT FOR CONSTRUCTION



LANDSCAPE LEGEND

TREES - LOW HYDROZONE (L)

(PROVIDE 3" THICK NATIVE SHREDDED BARK MULCH AT ALL PLANTING AREAS UNLESS OTHERWISE NOTED.)

- A** DRIVE AISLE TREE - 36" BOX., FULL
- POMEGRANITE TREE / *PUNICA GRANATUM*
- CATALINA CHERRY / *PRUNUS LYONII*

NOTE:

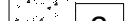
REFER TO SHEET L.100 FOR LOCATION OF EXISTING
TREES TO BE PRESERVED.

SHRUBS & GRASSES (cont.) - LOW HYDROZONE (L)

- 2** SIDE YARD AND DRIVE-AISLE PLANTING 60% 5 GALLON @ 30" O.C., 40% 1 GALLON @ 18" O.C. PROVIDE 3" THICK MULCH IN ALL AREAS.

- COFEEBERRY / *RHAMNUS CALIFORNICA*
- YARROW / *ACHILLEA MILLEFOLIUM*
- CALIFORNIA MORNING GLORY / *CALISTEGIA MACROSTEGIA*
- CREEPING FIG / *FICUS PUMILA*

HARDSCAPE LEGEND

- | | |
|---|--|
|  | 3" THICK PRECAST CONCRETE PERMEABLE PLANK PAVERS. EXPOSED AGGREGATE FINISH. COLOR TBD. CRUSHED GRAVEL JOINTS. SET ON NO. 57 OPEN GRADED BASE. RE: CIVIL. |
|  | 6" THICK CAST IN PLACE CONCRETE AT DRIVE-WAY APRON AND VISITOR PARKING AREAS. RE: CIVIL. |
|  | CONCRETE BLOCK RETAINING WALL. HEIGHT TO BE DETERMINED. RE: ARCH. |
|  | 6"x6" CONCRETE CURB. |
|  | PLATFORM LIFT FOR TRASH BINS. RE: ARCH. |

LANDSCAPE CONSULTANT:

ARON
NUSSBAUM
STUDIO

**1133 S. Masselin Ave.
Los Angeles, CA 90019**

(323) 790-4782
studio@aronnussbaum.com

PROJECT NAME & LOCATION:

WADE STREET
4118 WADE STREET
CULVER CITY, CA 90066

PROJECT NUMBER:

2016-MFD-WAD-09

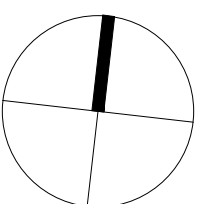
PROJECT PHASE:

Preliminary Landscape Plan

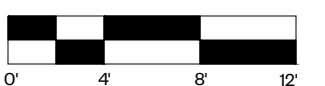
DRAWING REVISIONS:

#	REVISION	DATE:	BY:
1	PLANNING - PPR COMMENTS	3.10.17	AN

NORTH ARROW:



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



TAMP:

DRAWN BY: AN

AN

ISSUE DATE:	OCTOBER 7, 2016
-------------	-----------------

SHEET NAME:

LANDSCAPE PLAN BASEMENT FLOOR

SHEET #:

L1.01

	EXISTING CONTOUR
	EXISTING BUILDING
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING WALL
	EXISTING WROUGHT IRON FENCE
	PROPERTY LINE
TW	TOP OF WALL
EP	EDGE OF PAVEMENT
AC	ASPHALTIC CONCRETE
PP	POWER POLE
445.09 PCC	EXISTING ELEVATION
℄	CENTERLINE
EG	EDGE OF GUTTER
PCC	PORTLAND CEMENT CONCRETE
TC	TOP of CURB
TG	TOP of GRATE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
FL	FLOW LINE
LWN	LAWN
DRT	DIRT
CP	CONTROL POINT
EW	EDGE OF WALK
BW	BACK OF WALK
WM	WATER METER
PB	PUBLIC
GM	GAS METER
FH	FIRE HYDRANT
SMH	SEWER MANHOLE
TPW	TOP OF PLANTER WALL

THE REAL PROPERTY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS; LOT 14, TRACT NO. 5740, AS PER MAP RECORDED IN BOOK 66 PAGE 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

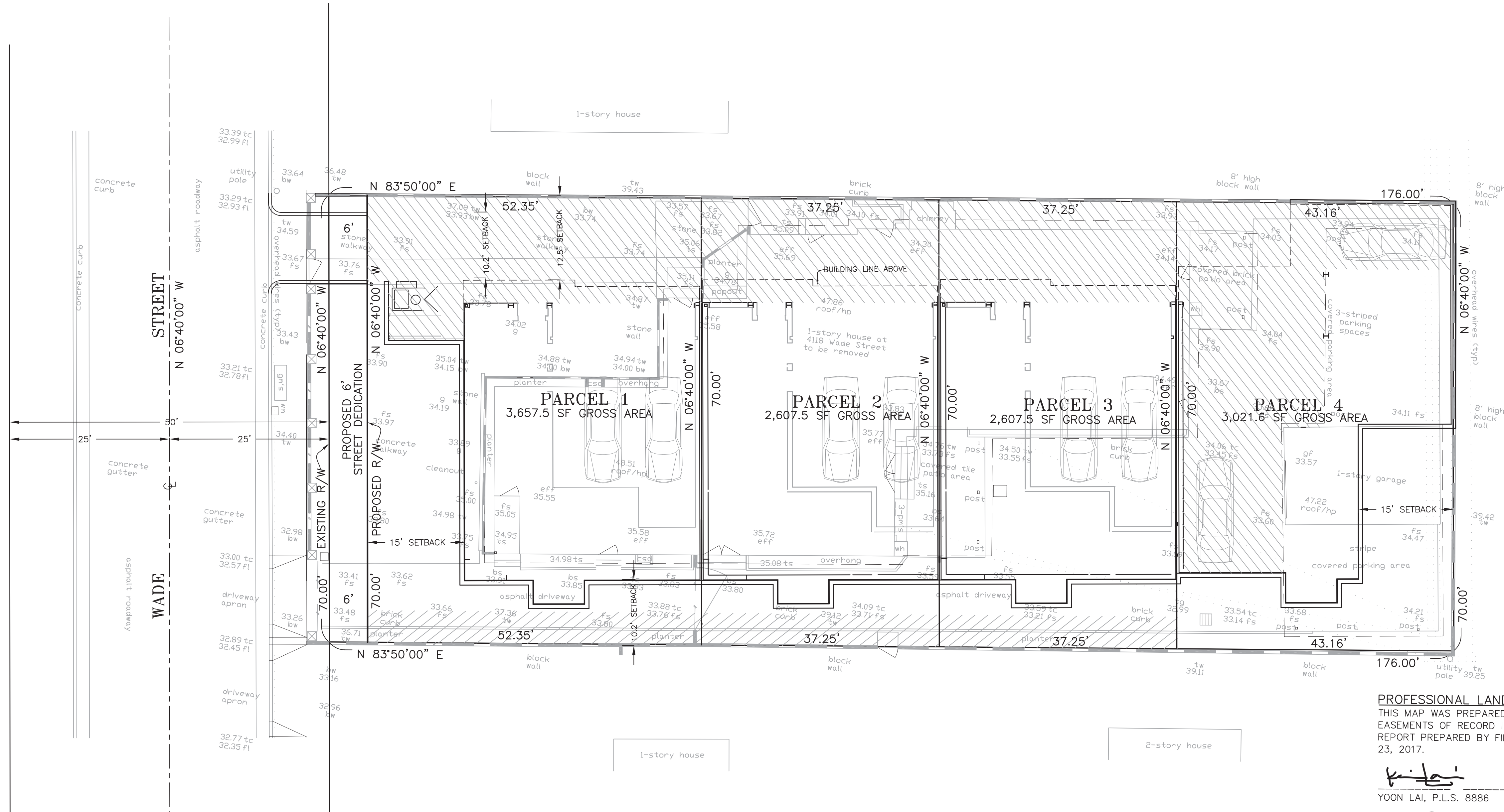
CITY OF CULVER CITY
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 14 OF TRACT NO. 5740
AS PER MAP RECORDED IN BOOK 66 PAGE 11 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

BROCK WYLAN
4118 WADE, LLC.
111 E. 14TH STREET
NEW YORK, NY 10003

4 SINGLE FAMILY HOME SUBDIVISION

WATERMAIN, SEWER AND GASLINE ARE
AVAILABLE ON THE STREET.
THE LOCATIONS ARE TO BE
VERIFIED WITH UTILITIES COMPANIES.

 PROPOSED EASEMENT FOR PEDESTRIAN ACCESS, STORM DRAINAGE AND SEWER




YOUN LAI, P.L.S. 8886

MAP PREPARED BY:

CaliLand Engineering, Inc.
Civil Engineers + Land Surveyors + Land Planners
1216 SOUTH GARFIELD AVENUE, SUITE 200, ALHAMBRA, CA 91801
Phone: (626)281-2288 Fax: (626)281-2088
Visit us at: www.CaliLand.net

REVISIONS	APPR	DATE
-----------	------	------

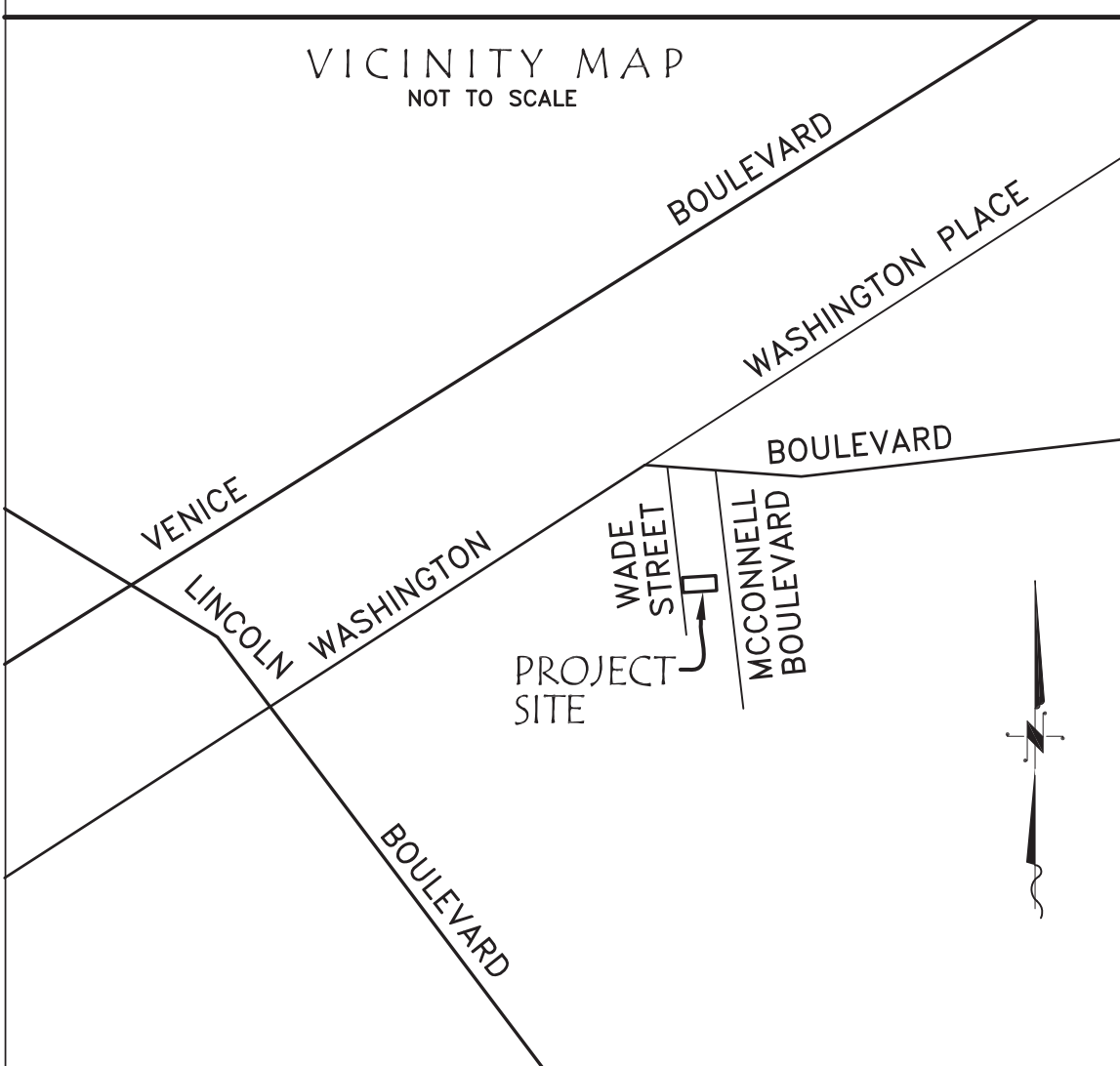
SURVEYED BY	DRAWN BY	DATE
KL, KE	C	03/28/2017

4118 WADE STREET
CULVER CITY, CA 90066
APN NO. : 4231-024-037

ROAD NO.	
----------	--

FILE NO.

SHEET	OF
1	1

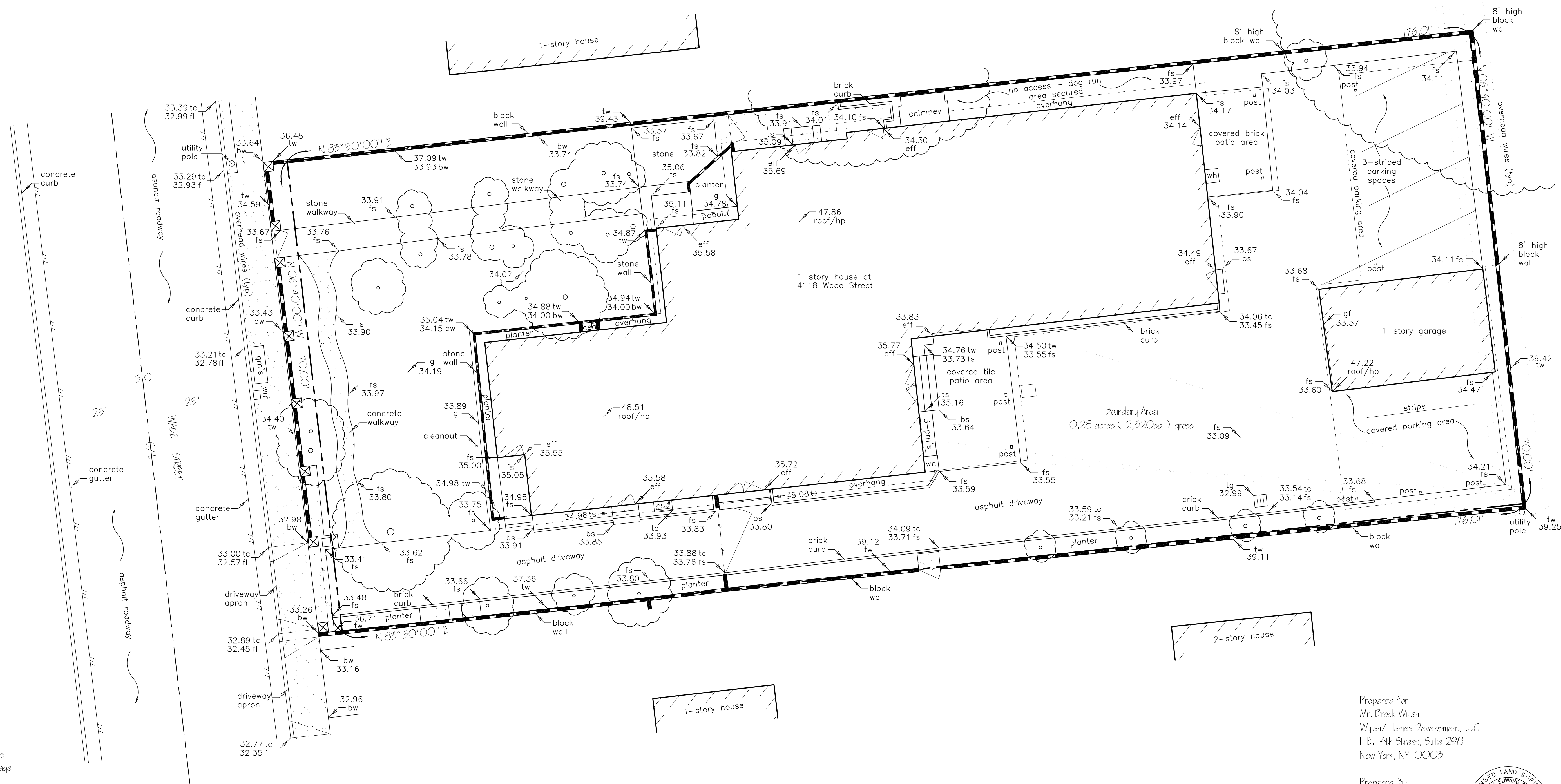


A vertical arrow pointing upwards, with the letter N centered on its shaft.

Legend:

 = CONCRETE AREA
 = EDGE OF ASPHALT PAVEMENT
 = WALL
 = WROUGHT IRON FENCE
 = TREE/DRIPLINE/CANOPY
 = SLIDING DOOR
 = DOOR/GATE
 = DOUBLE DOOR/GATE
 = PILLAR

Benchmark: The elevation of 39.40 was held on sewer manhole structure I.D. 53413130, on file in the City of Los Angeles, was used as datum for this survey.



Prepared By:
JC Survey
P.O. Box 86
Acton, Ca 93510
(661) 269-2177
Justin Coons, LS 8790

