

GRANDVIEW APARTMENTS
4025 GRANDVIEW BLVD., CULVER CITY, CA 90066



LIDO EQUITIES GROUP, INC.

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REVISIONS

NO.	DATE	DESCRIPTION

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**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

The site plan shows a rectangular lot with a north arrow pointing towards the top right. The lot is divided into two main building footprints, labeled 'BUILDING 1' and 'BUILDING 2', which are connected by a central corridor. A 'TYPE V-A OVER TYPE 1-A GARAGE' is located at the rear of the lot. The plan includes various setback lines: 'REAR YARD SETBACK' (10'-0" and 15'-0"), 'FRONT YARD SETBACK' (30'-0"), and 'SIDE YARD SETBACK' (18'-0"). The lot is bounded by 'PROPERTY LINES' and 'SETBACK LINES'. The plan also shows a 'NEW CURB CUT' and a 'SIDE YARD SETBACK' of 10'-0". The lot is labeled 'LOT 1' and 'LOT 2'.

SITE LOCATION

THICKENED LINE
SHOWING AREA OF
SECTION DETAIL

WALL SECTION KEY
DETAIL NUMBER
SHEET NUMBER
VIEW DIRECTION

WORKING POINT
N.C.

OFFICE
ROOM NUMBER
SHEET NUMBER

DETAIL NUMBER
(NEW NUMBER IN
PARENT
CONTRACT)

INT. DETAIL
DETAIL NUMBER
(SHEET NUMBER
VIEWED)
VIEW(S) SHOWN

WALL TYPE
WALL
REFERENCE NOTE

FINISH TYPE
FINISH TYPE
FINISH AREA

REVISION
REVISION NUMBER
AREA OF REVISION

NO WORK
IN THIS AREA

<u>ARCHITECTURAL:-</u> T1.00 TITLE SHEET A0.00 COVER SHEET 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	A2.02 LEVEL 2 FLOOR PLAN A2.03 LEVEL 3 FLOOR PLAN A2.04 ROOF LEVEL A2.05 FLOOR PLANS UNIT TYPE 1 A2.06 FLOOR PLANS UNIT TYPE 2 A2.07 FLOOR PLANS UNIT TYPE 3 ABOVE RAMP A3.00 EXTERIOR ELEVATIONS A3.01 EXTERIOR ELEVATIONS A3.02 EXTERIOR ELEVATIONS MATERIAL LEGEND A4.00 BUILDING SECTIONS A4.01 BUILDING SECTIONS <u>CIVIL:-</u> C-2 GRADING AND SUSMP PLAN <u>LANDSCAPE:</u> LP-1 PRELIMINARY LANDSCAPE PLAN LP-2 GRADING DETAILS
--	--

JOB ADDRESS: 4025 Grandview Blvd.,
Culver City, CA 90066

PROPERTY DESCRIPTION: Lot 109 of East Ocean Park Tract, in the city of Culver City, in county of Los Angeles, State California, as per map recorded in Book 6, Page 82 and 83 of maps, in the Office of County recorded of said County

JOB DESCRIPTION: Three Story Type V-A, 1 HR Over Type 1-A Garage

ZONNING CLASSIFICATION: RMD

OCCUPANCY TYPE: R2/S2

CONSTRUCTION TYPE: TYPE V-A OVER TYPE 1-A GARAGE

LOT AREA: 39,000 Sq Ft

[illegible]

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ISSUE DATE:
12/10/2015

SCALE:
As indicated

SHEET TITLE: _____

COVER SHEET

SHEET NO. **A 0 0 0**

A0.00



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SHEET NO.

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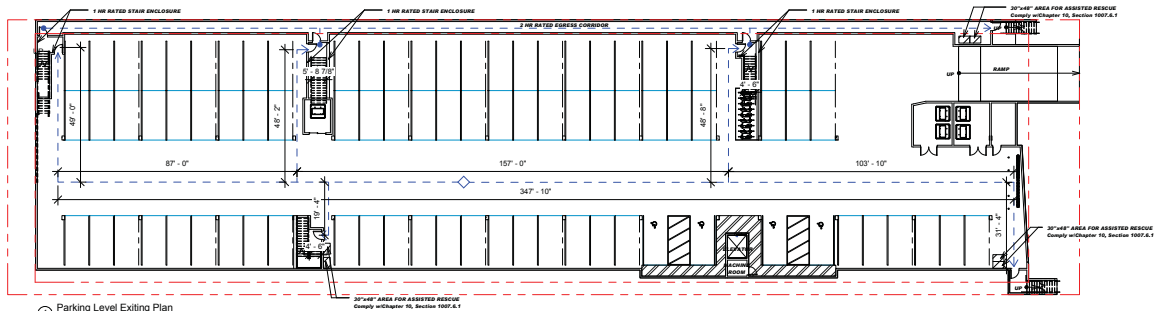
ISSUE DATE:
12/10/2015

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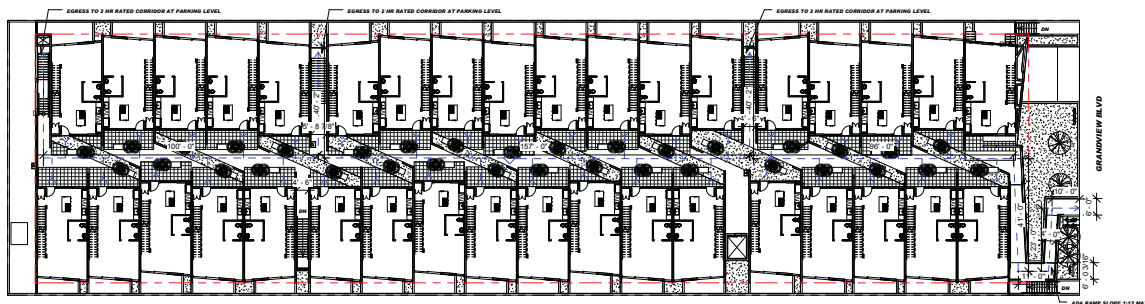
SHEET TITLE:
MATERIAL BOARD

SHEET NO.

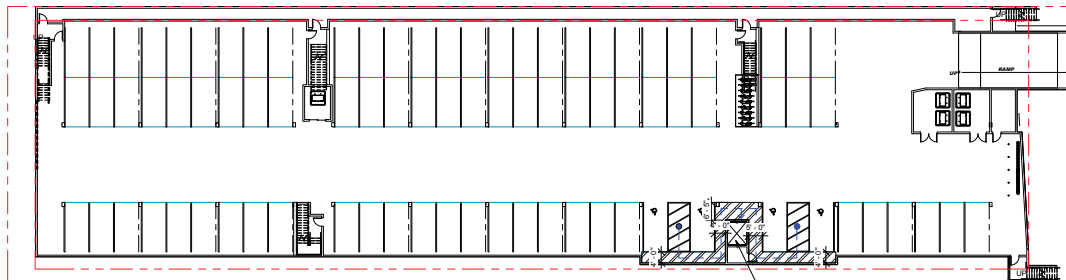
A0.08



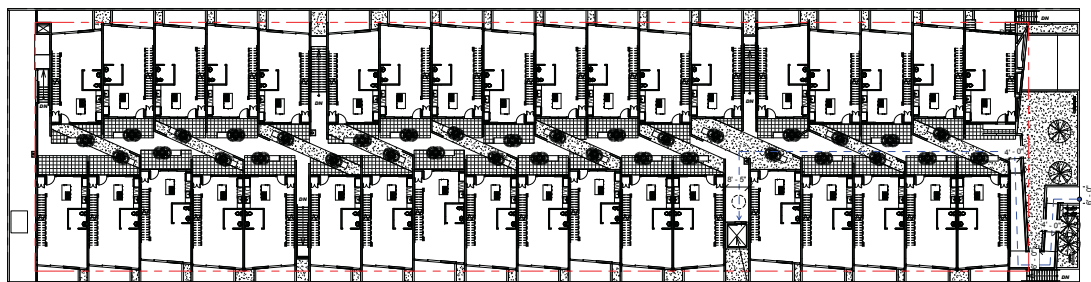
① Parking Level Exiting Plan
3/64" = 1'-0"



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"

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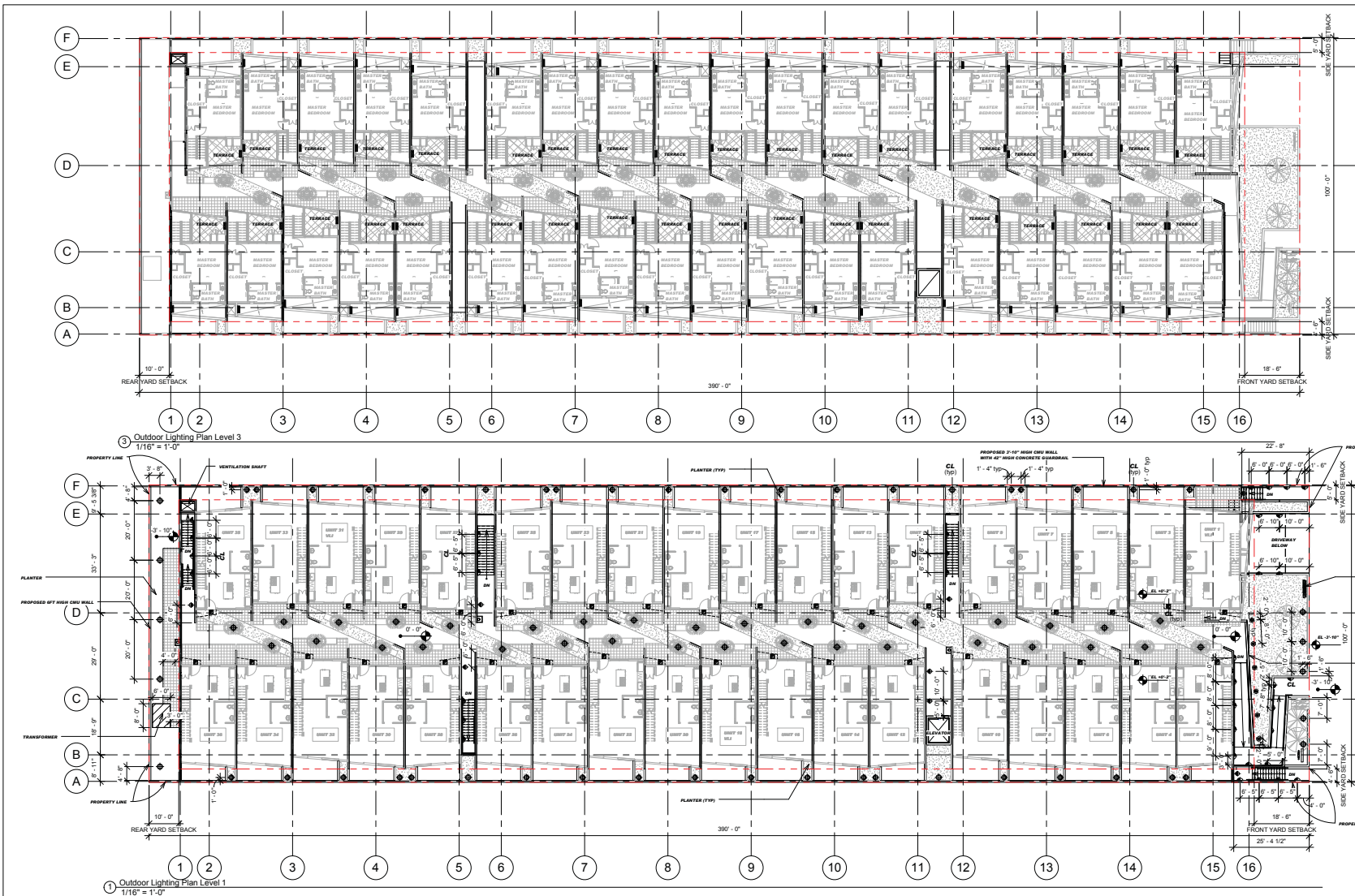
ISSUED FOR:

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		

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NO.	DATE	DESCRIPTION

**ISSUED FOR
 SITE PLAN REVIEW
 12.10.2015**

SEAL:

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

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

SHEET TITLE:
**OUTDOOR
 LIGHTING PLAN**

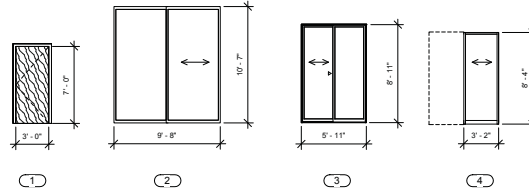
SHEET NO.
A0.10

Exterior Door Schedule					
Type Mark	Count	Width	Height	Function	Comments

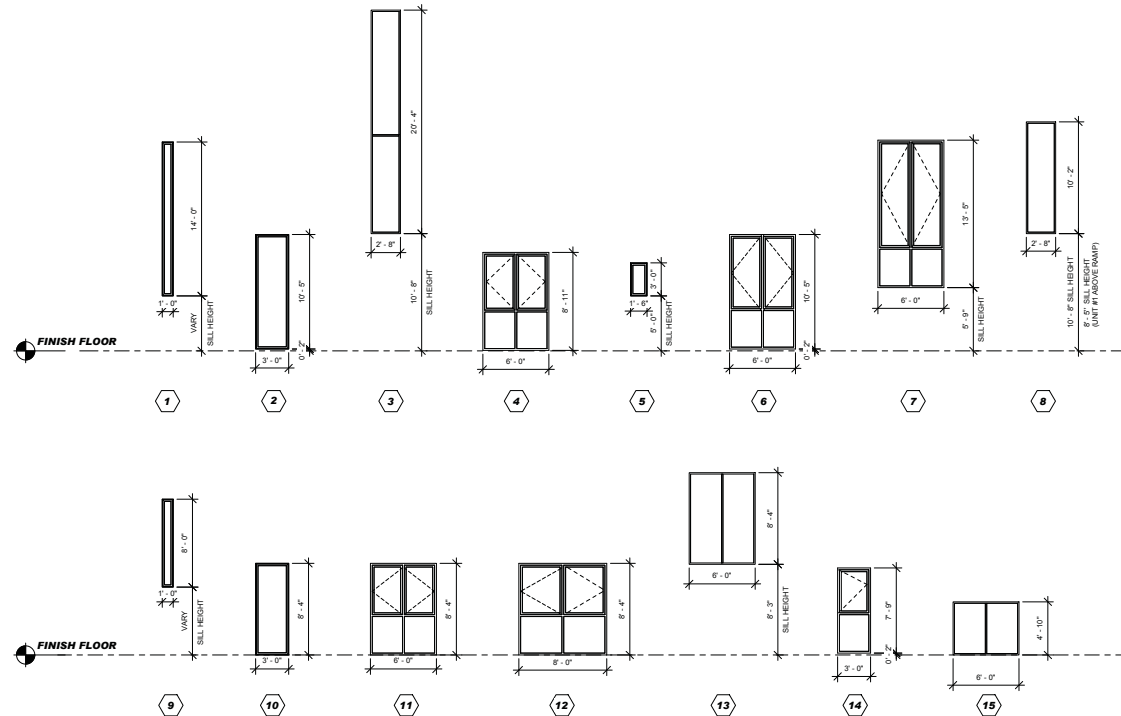
1	36	3' - 0"	7' - 0"	Exterior	SOLID WOOD / SWING
2	35	9' - 8"	10' - 7"	Exterior	GLASS / SLIDING
3	36	5' - 11"	8' - 11"	Exterior	GLASS / SLIDING
4	1	3' - 2"	8' - 4"	Exterior	GLASS / SLIDING

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"	CASEMENT / TEMPERED LOWER LITE
5	36	1' - 6"	3' - 0"	8' - 0"	FIXED / TEMPERED
6	35	6' - 0"	10' - 5"	0' - 2"	CASEMENT / TEMPERED LOWER LITE
7	36	6' - 0"	13' - 5"	5' - 9"	CASEMENT / 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"	CASEMENT / TEMPERED LOWER LITE
12	1	8' - 0"	8' - 4"	0' - 0"	CASEMENT / TEMPERED LOWER LITE
13	35	6' - 0"	8' - 3"	0' - 0"	FIXED / TEMPERED
14	36	3' - 0"	7' - 9"	0' - 2"	CASEMENT / TEMPERED LOWER LITE
15	1	6' - 0"	4' - 10"	0' - 0"	FIXED / TEMPERED

Grand total: 355

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REVISIONS		
NO.	DATE	DESCRIPTION

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**ISSUED FOR
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 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:

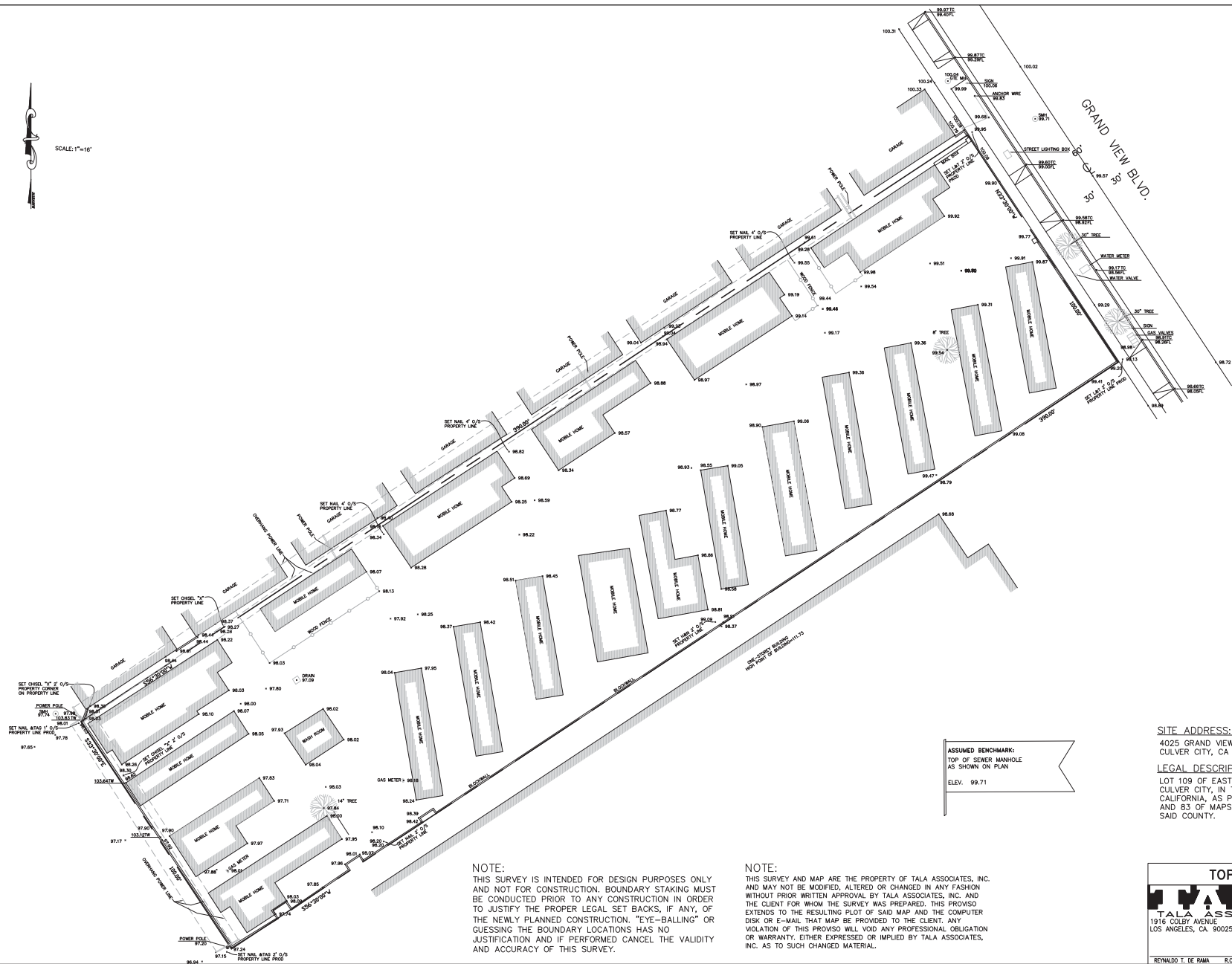
Project Info., LA City
 Notes, Doors/
 Windows Schedule

SHEET NO.

A0.11



SCALE: 1"=16'



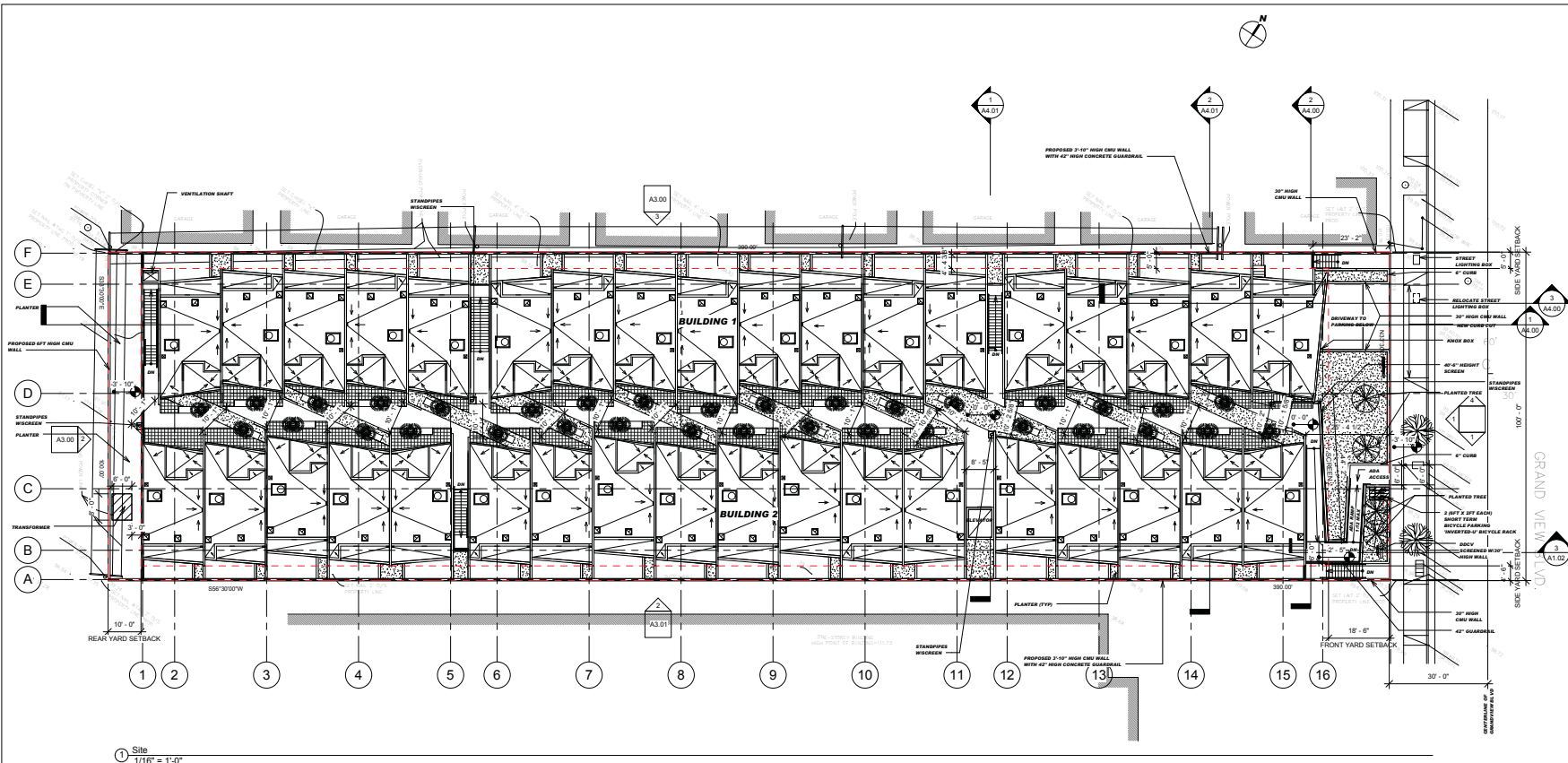
NOTE:
THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER TO JUSTIFY THE PROPER LEGAL SET BACKS, IF ANY, OF THE NEWLY PLANNED CONSTRUCTION. "EYE-BALLING" OR GUESSING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION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

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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. 2982



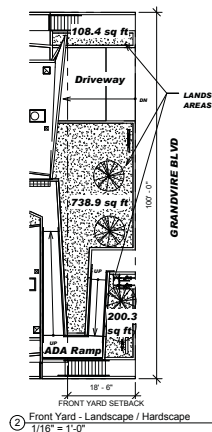
① Site
1/16" = 1'-0"

GENERAL NOTES:

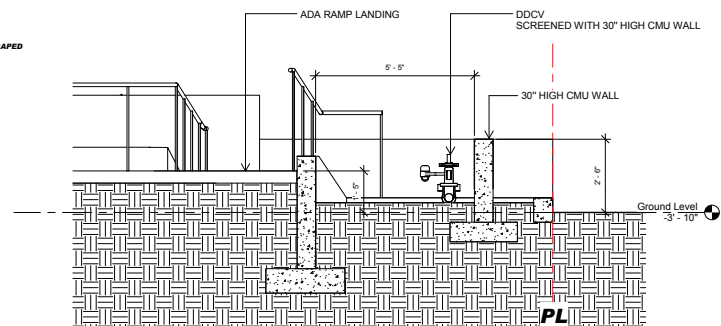
1. PROVIDE OUTDOOR LIGHTING ALONG ALL VEHICULAR ACCESS WAYS AND MAJOR WALKWAYS, IN COMPLIANCE WITH 17.300.040 (OUTDOOR LIGHTING). INSTALL AND MAINTAIN LIGHTING OF AT LEAST 1-FOOT CANDLE WITHIN ALL COVERED AND ENCLOSED PARKING AREAS. THE LIGHTING SHALL BE DIRECTED ONTO THE DRIVEWAYS AND WALKWAYS WITHIN THE DEVELOPMENT AND AWAY FROM ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAYS.
2. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED.
3. ALL DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION SHALL BE COVERED FROM ROUGH INSTALLATION OR STORAGE ON SITE TO FINAL START-UP OF THE MECHANICAL SYSTEM.
4. ALL TREADS, RISERS, HANDRAILS, ETC. FOR ANY COMMON AREA STAIRWAYS SHALL BE 100% NON-COMBUSTIBLE CONSTRUCTION.
5. ALL UTILITIES SHALL BE UNDERGROUND OR ENCLOSED IN THE BUILDING CONSTRUCTION.

FRONT YARD PAVING:

FRONT YARD SETBACK AREA	1850.0 SF
HARDCOVER PAVEMENT AREA	802.4 SF (43.4%)
LANDSCAPED AREA	1047.6 SF (56.6%)



② Front Yard - Landscape / Hardscape
1/16" = 1'-0"



③ Detail - Section 3 - DDCV
1/2" = 1'-0"

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12.10.2015**

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Culver City, CA 90066

ISSUED FOR:

ISSUED DATE:

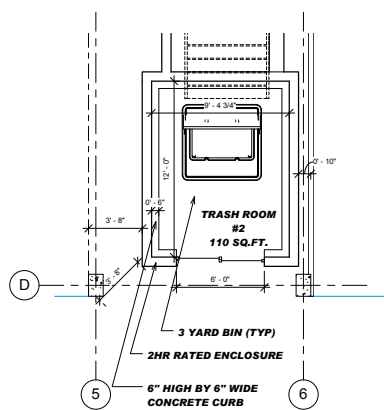
12/10/15

AS INDICATED

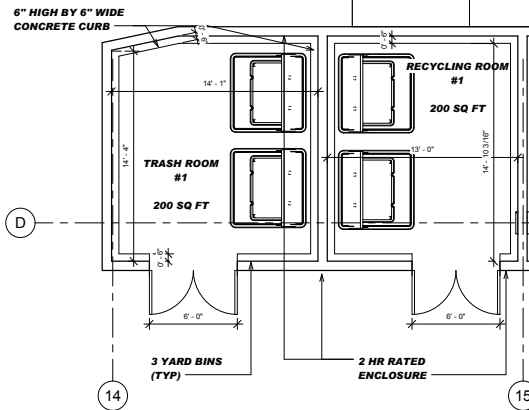
SHEET TITLE:
SITE PLAN

SHEET NO.

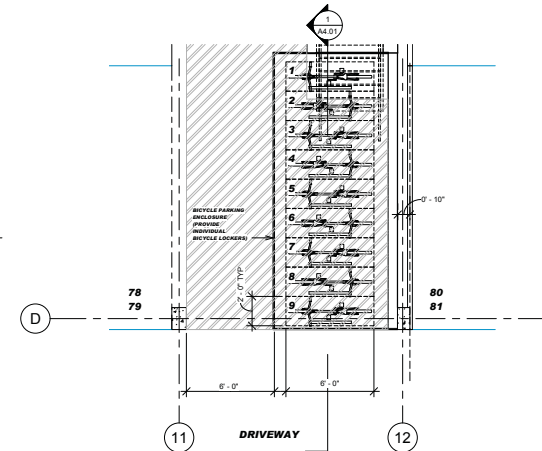
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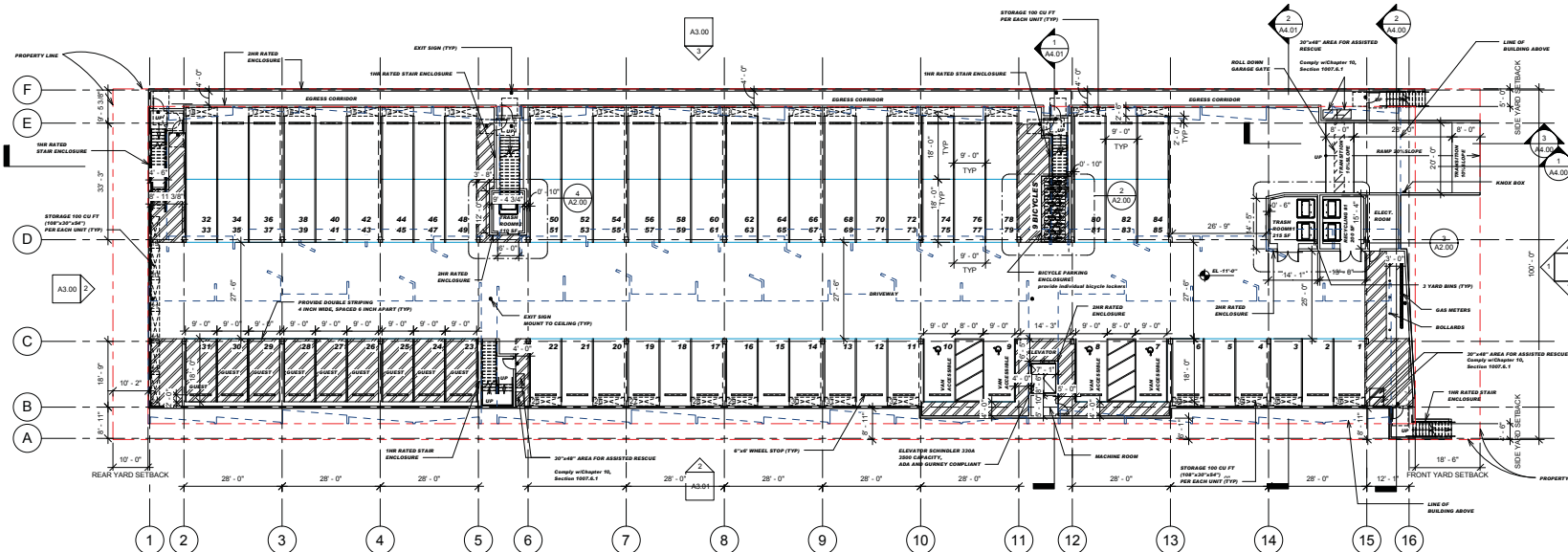
④ Trash Room #2
1/4" = 1'-0"



③ Trash / Recycling Room #1
1/4" = 1'-0"



② Bicycle Parking Area - 9 Spaces
1/4" = 1'-0"



① Parking Level
1/16" = 1'-0"

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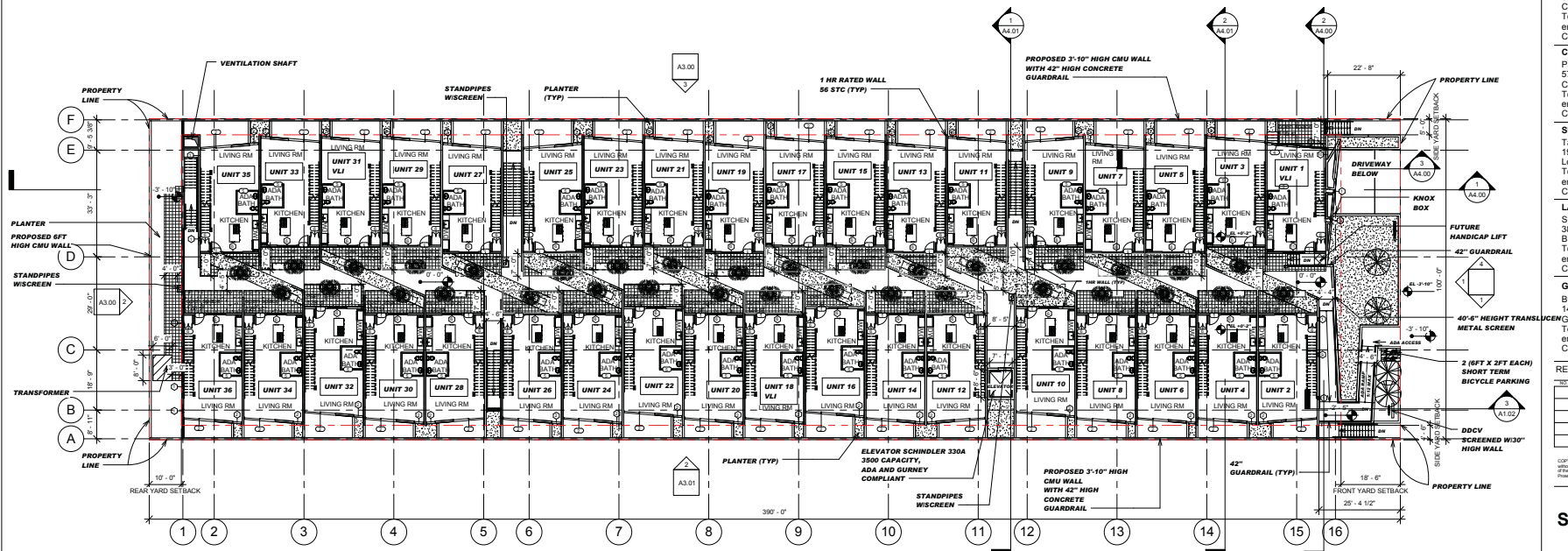
PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

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"

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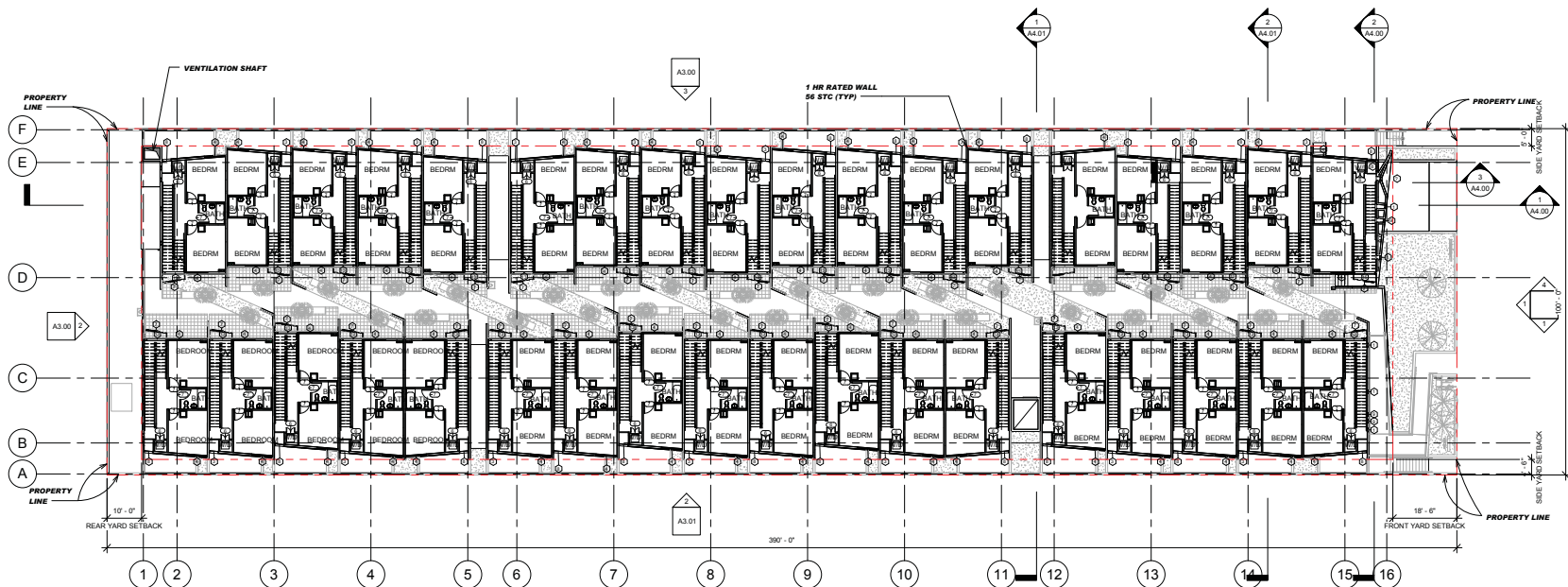
ISSUE DATE:
12/10/2015

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

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NO.

A2.01



① Level 2 F.F.
1/16" = 1'-0"

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NO.	DATE	DESCRIPTION

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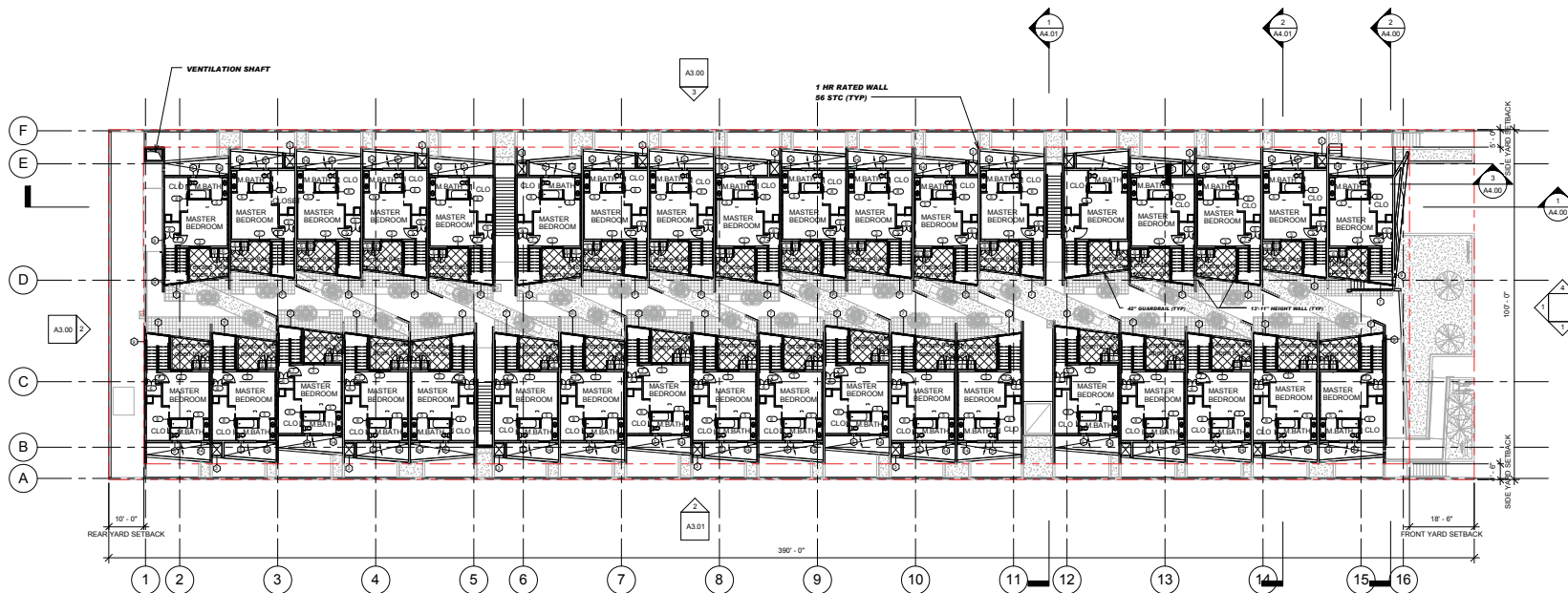
1/16" = 1'-0"

SHEET TITLE:

**LEVEL 2 FLOOR
PLAN**

SHEET NO.

A2.02



① Level 3 F.F.
1/16" = 1'-0"

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REVISIONS

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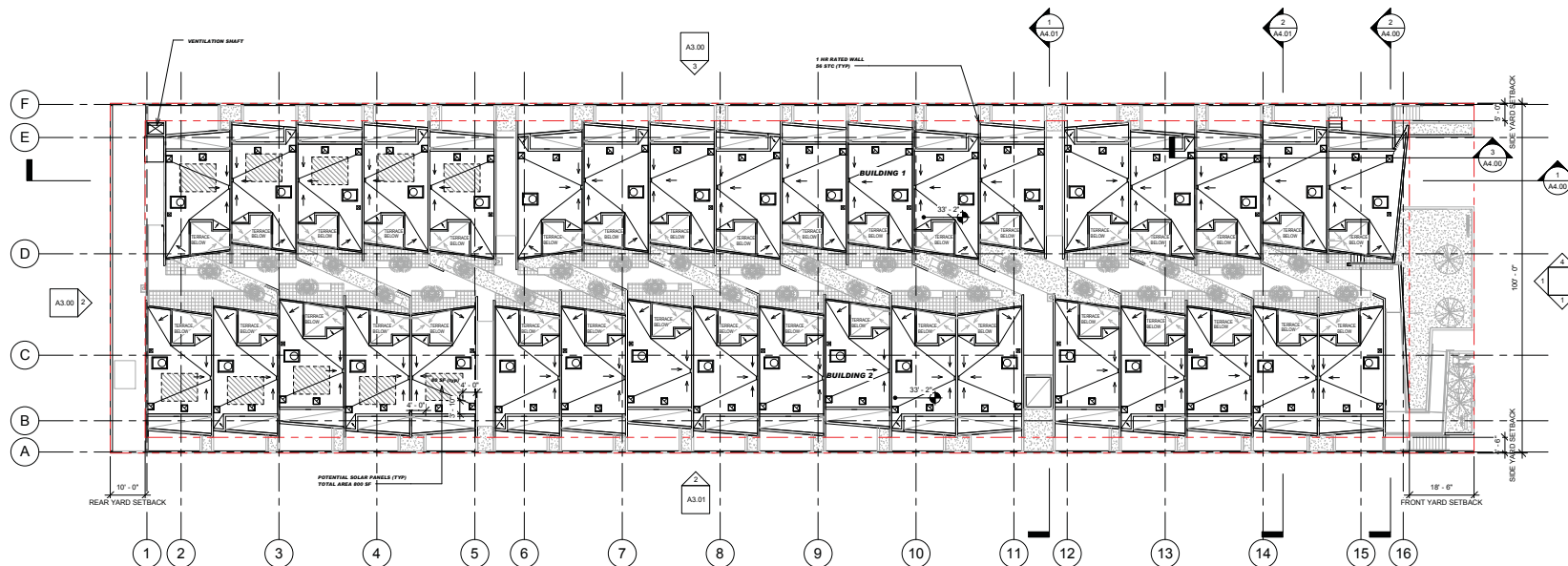
1/16" = 1'-0"

SHEET TITLE:

**LEVEL 3 FLOOR
PLAN**

SHEET NO.

A2.03



① Roof Level Max
1/16" = 1'-0"

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NO.	DATE	DESCRIPTION

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**ISSUED FOR
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12.10.2015**

SEAL:

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

ISSUED FOR:

ISSUE DATE:
12/10/2015

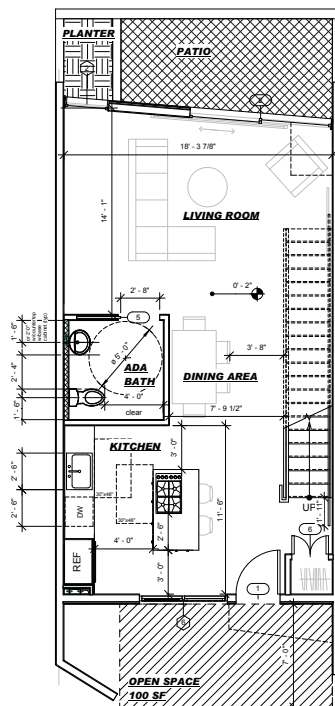
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1/16" = 1'-0"

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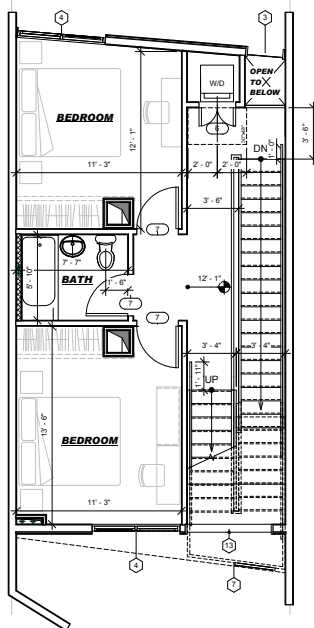
ROOF LEVEL

SHEET NO.

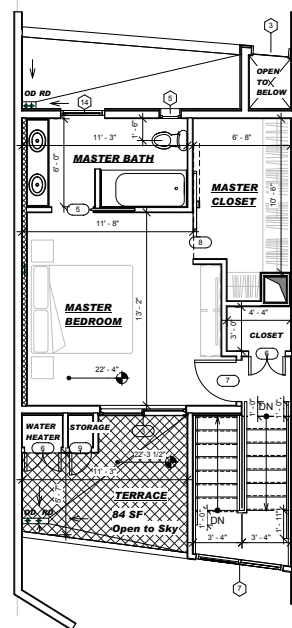
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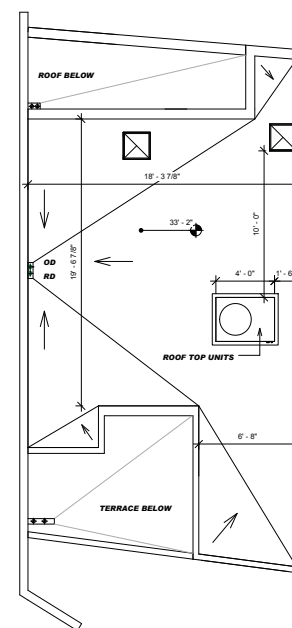
① Level 1 F.F.
1/4" = 1'-0"



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"

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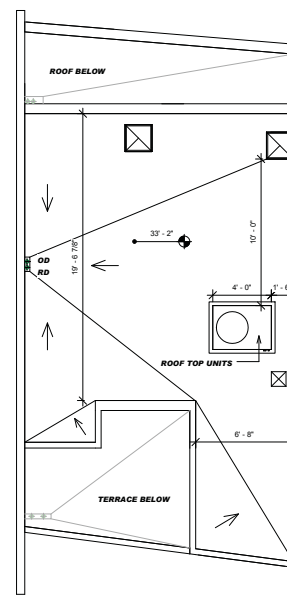
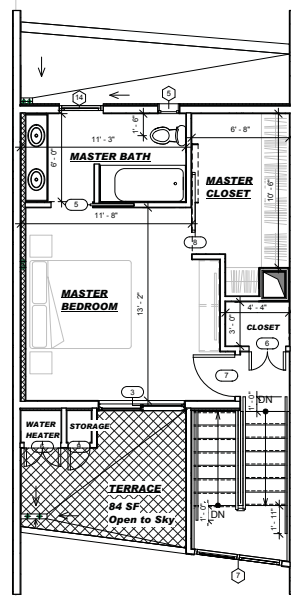
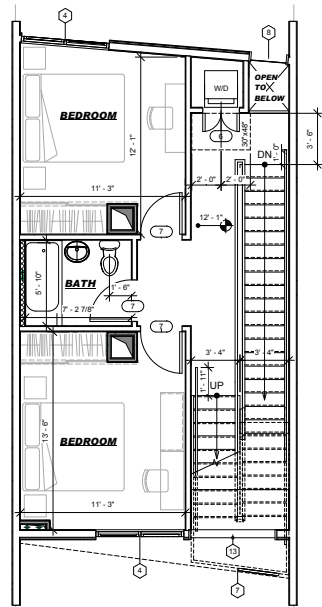
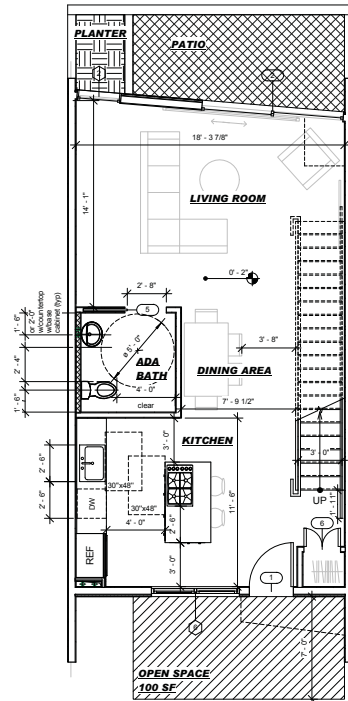
SCALE:
 1/4" = 1'-0"

SHEET TITLE:

FLOOR PLANS
 UNIT TYPE 1

SHEET NO.

A2.05



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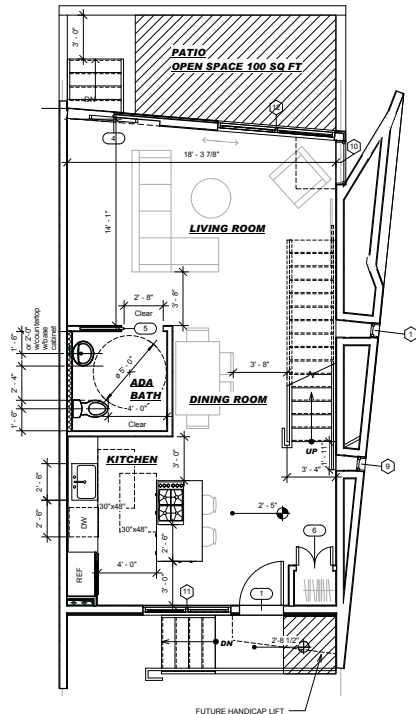
PROJECT ADDRESS:
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 Culver City, CA 90066

ISSUED FOR:
 ISSUED DATE:
 12/10/15
 SCALE:
 1/4" = 1'-0"

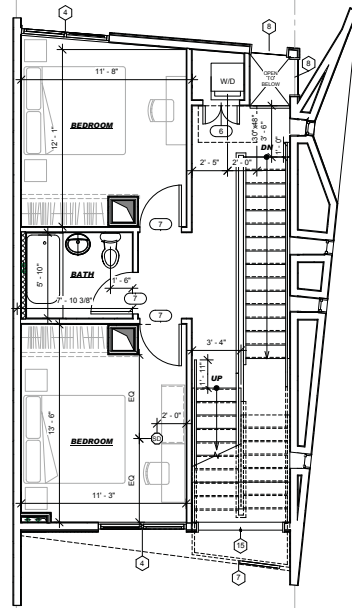
SHEET TITLE:
**FLOOR PLANS
UNIT TYPE2**

SHEET NO.

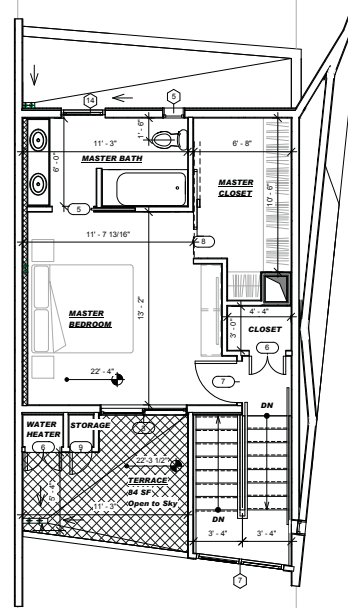
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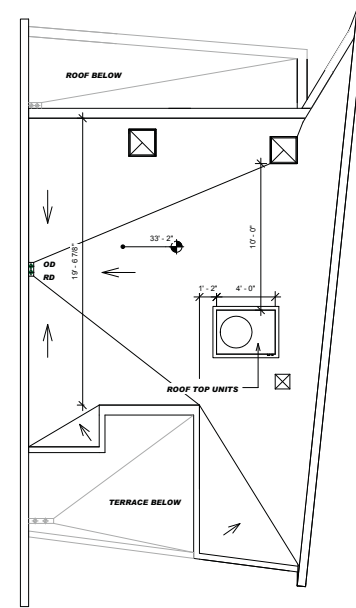
① Level 1 F.F.
1/4" = 1'-0"



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"

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

SHEET TITLE:
FLOOR PLANS
Unit Above Ramp

SHEET NO.

A2.07

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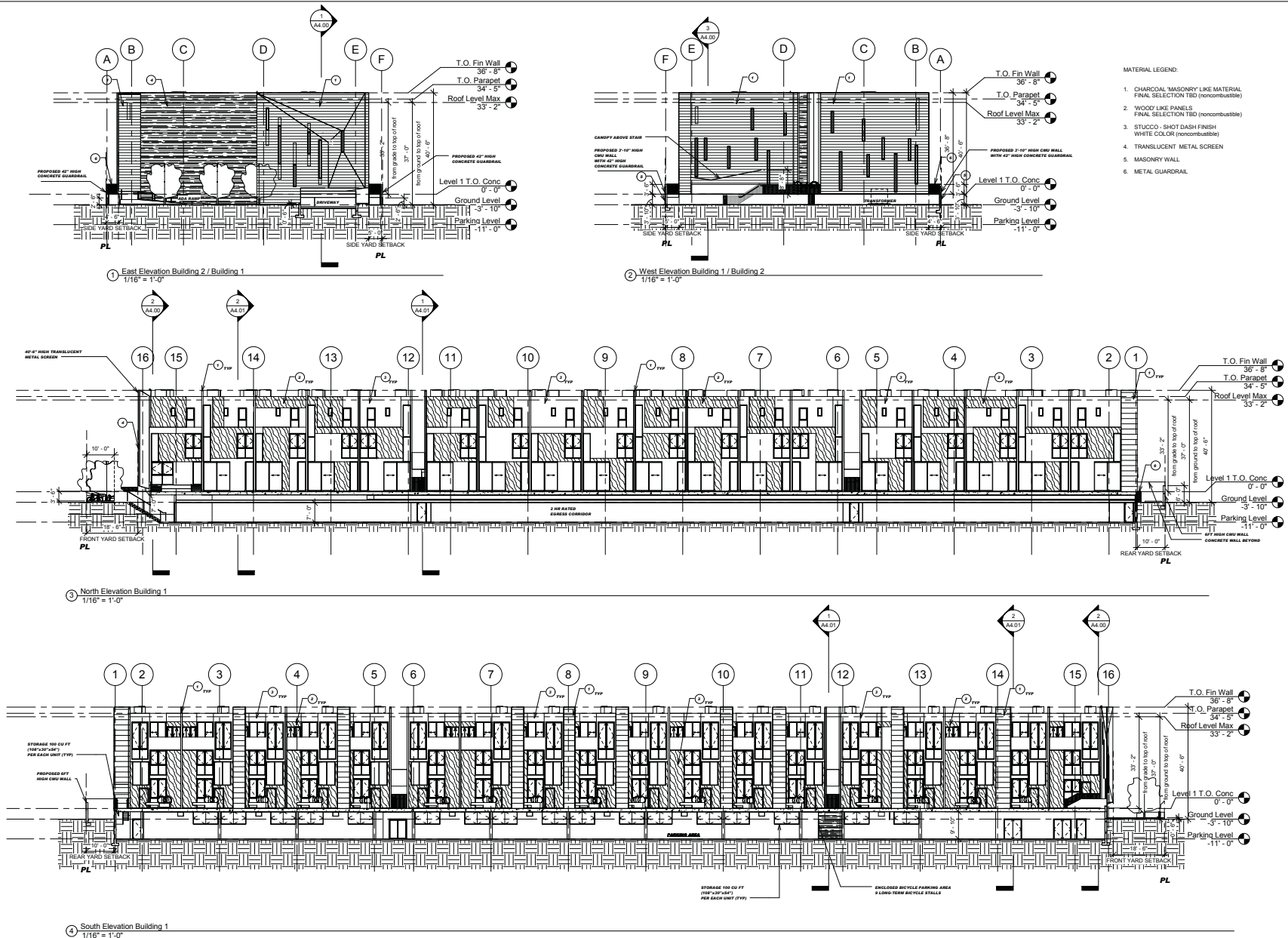
ISSUED FOR:
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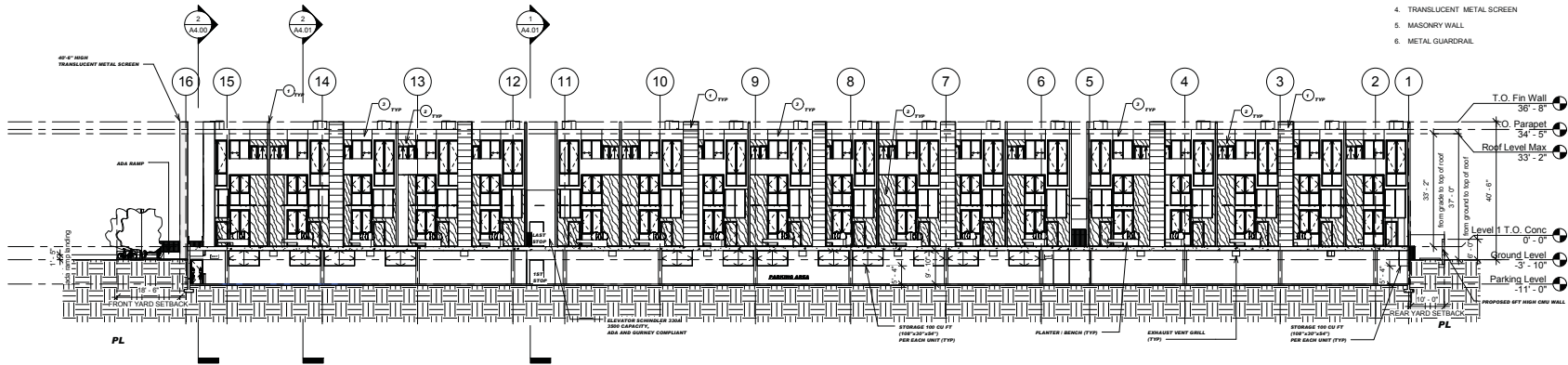
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SHEET TITLE:
**EXTERIOR
 ELEVATIONS**

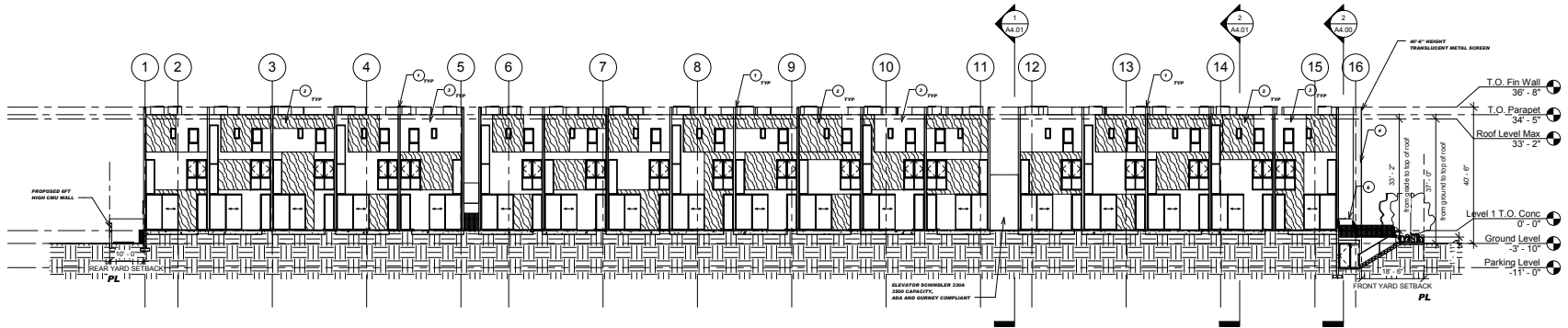
SHEET NO.

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

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

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SHEET NO.

A3.01



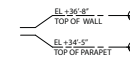
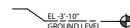
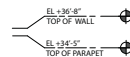
SOUTH ELEVATION



NORTH ELEVATION



INTERIOR STREET ELEVATION



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

1/8" = 1'-0"
0' 1' 5' 10' 20' 40'

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NO.	DATE	DESCRIPTION

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12.10.2015**

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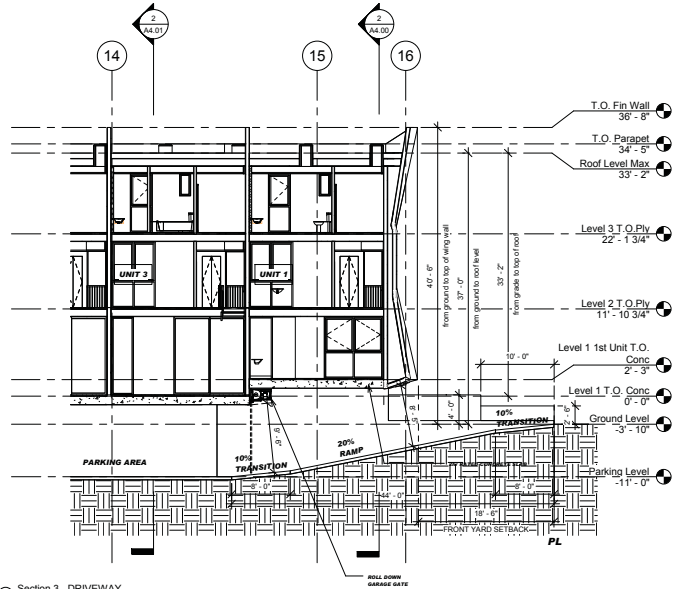
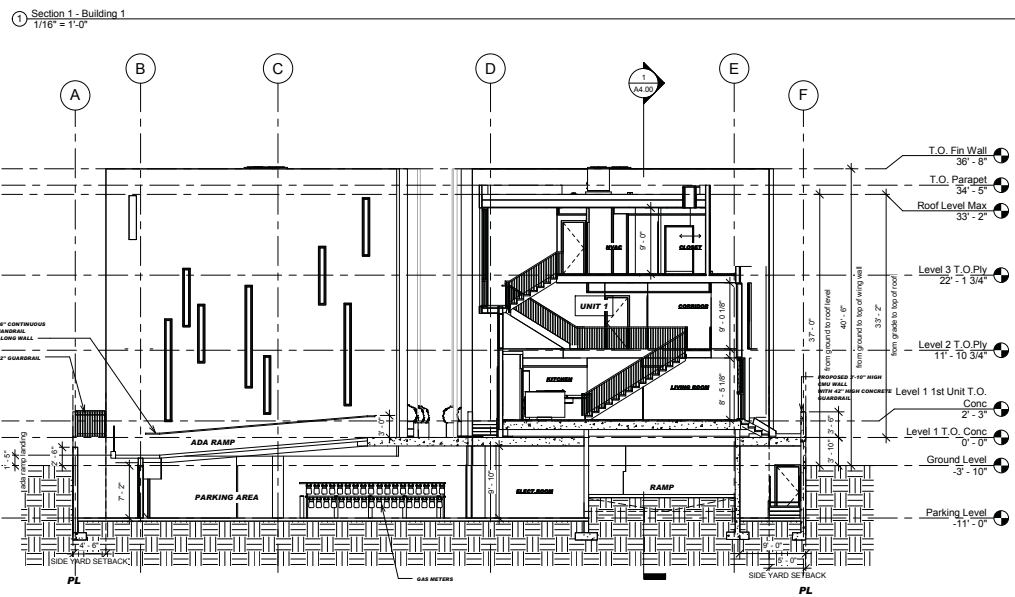
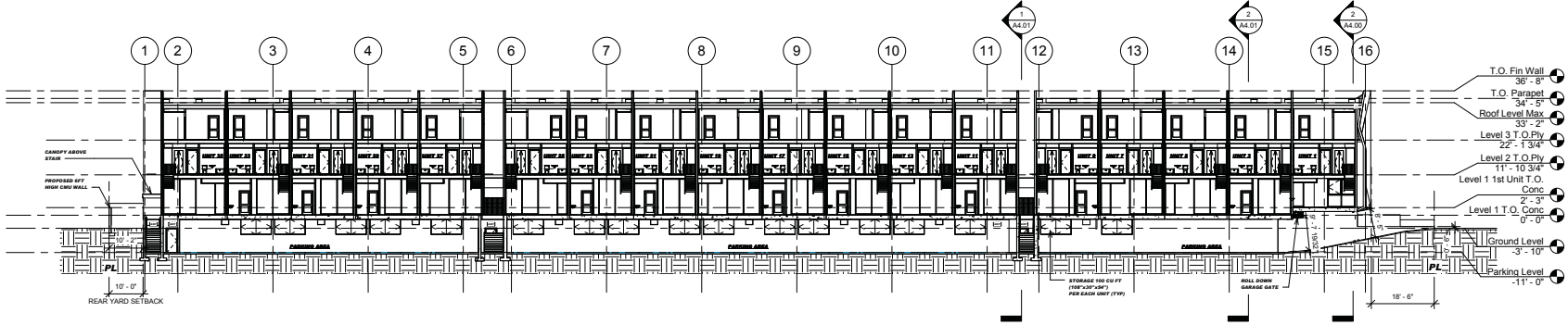
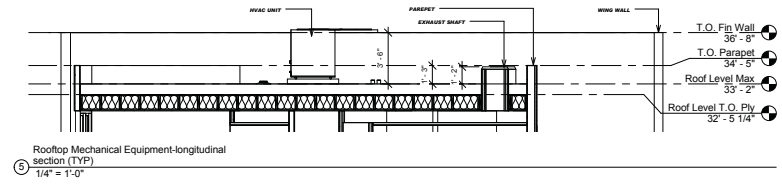
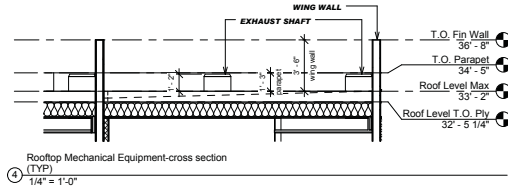
SCALE:

SHEET TITLE:

**EXTERIOR ELEVATIONS
MATERIAL LEGEND**

SHEET NO.

A3.02



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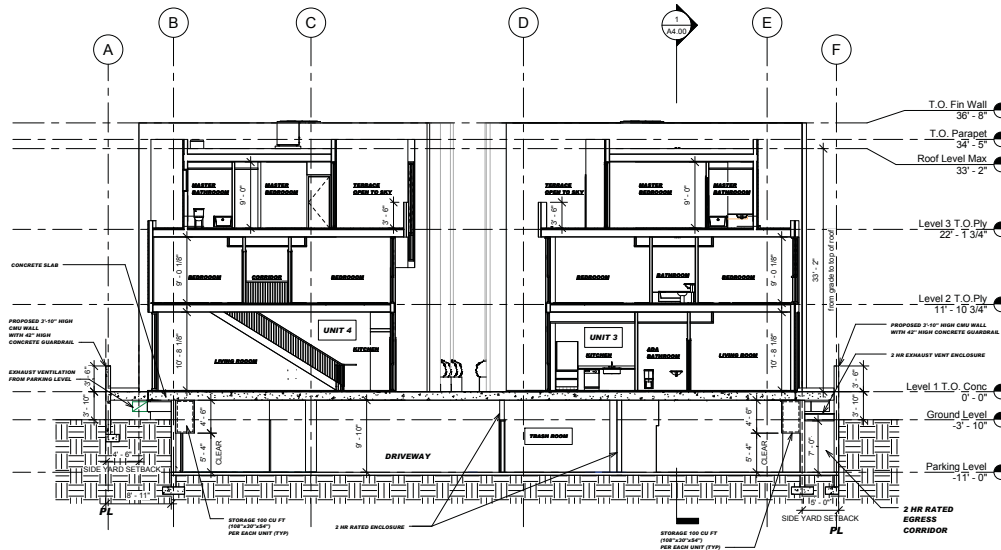
PROJECT ADDRESS:
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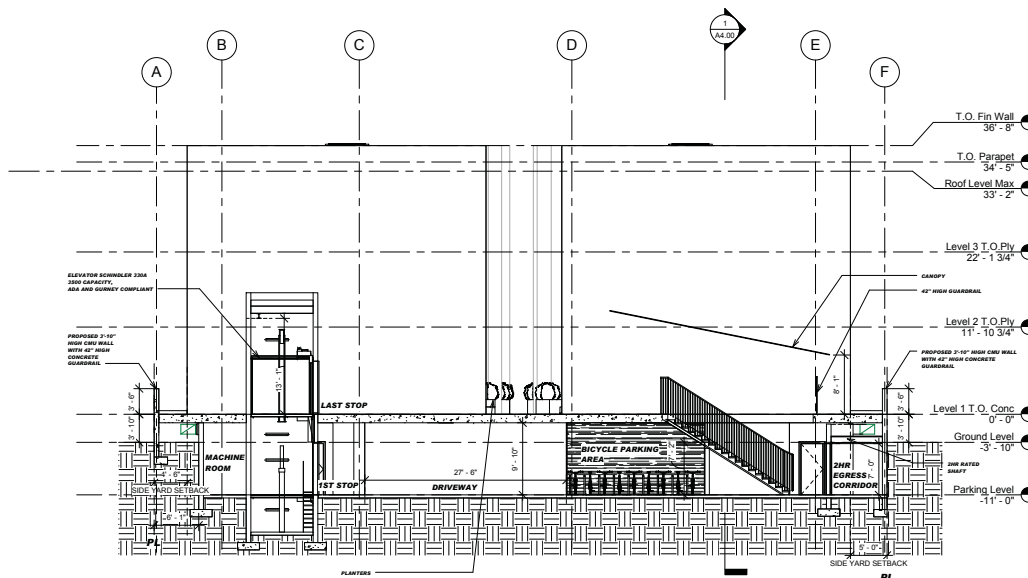
As indicated

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"

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Tel: 818.549.9959
email: rbabayan@byergeo.com
Contact: Raffi Babayan

NO.	DATE	DESCRIPTION

**ISSUED FOR
SITE PLAN REVIEW
12.10.2015**

SEAL:

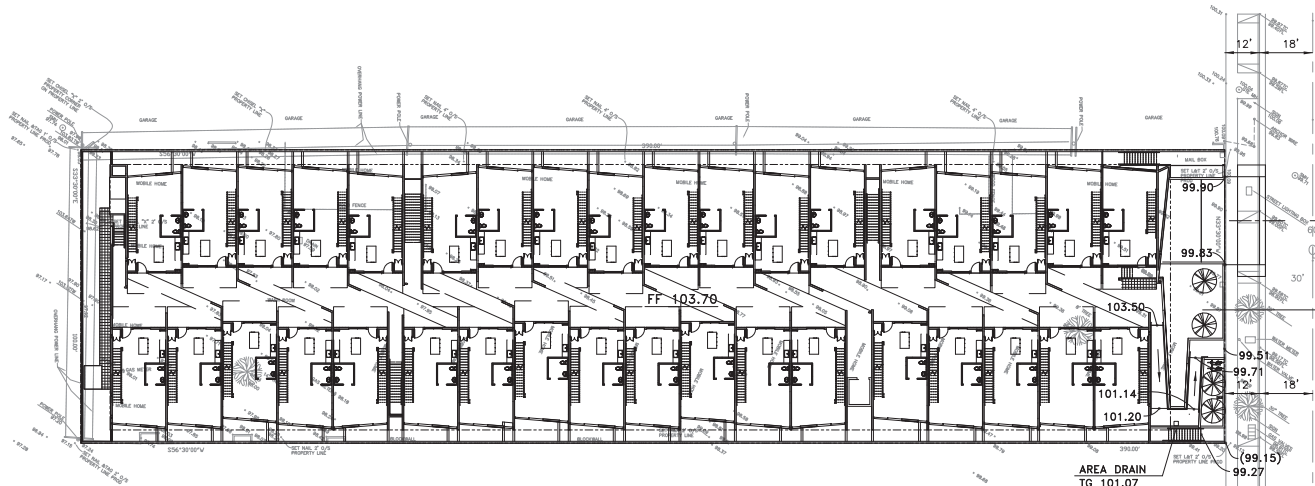
PROJECT ADDRESS:
4025 Grand View Blvd.,
Culver City, CA 90066

ISSUED FOR:
ISSUE DATE:
12/10/15
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1/8" = 1'-0"

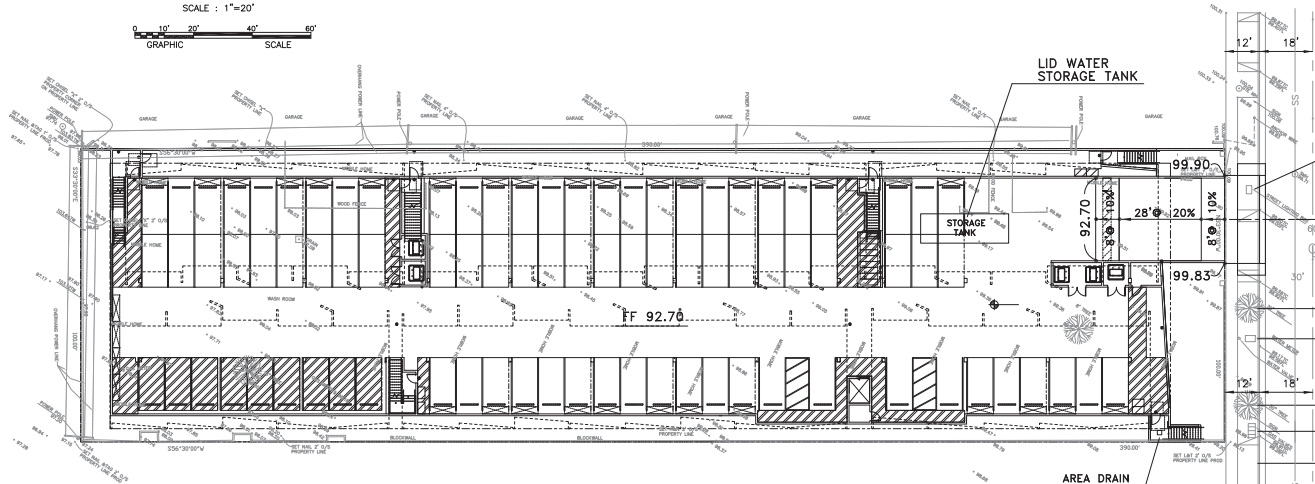
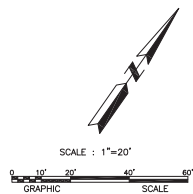
SHEET TITLE:
**BUILDING
SECTIONS**

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.



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Contact:

REVISIONS

NO.	DATE	DESCRIPTION

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**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

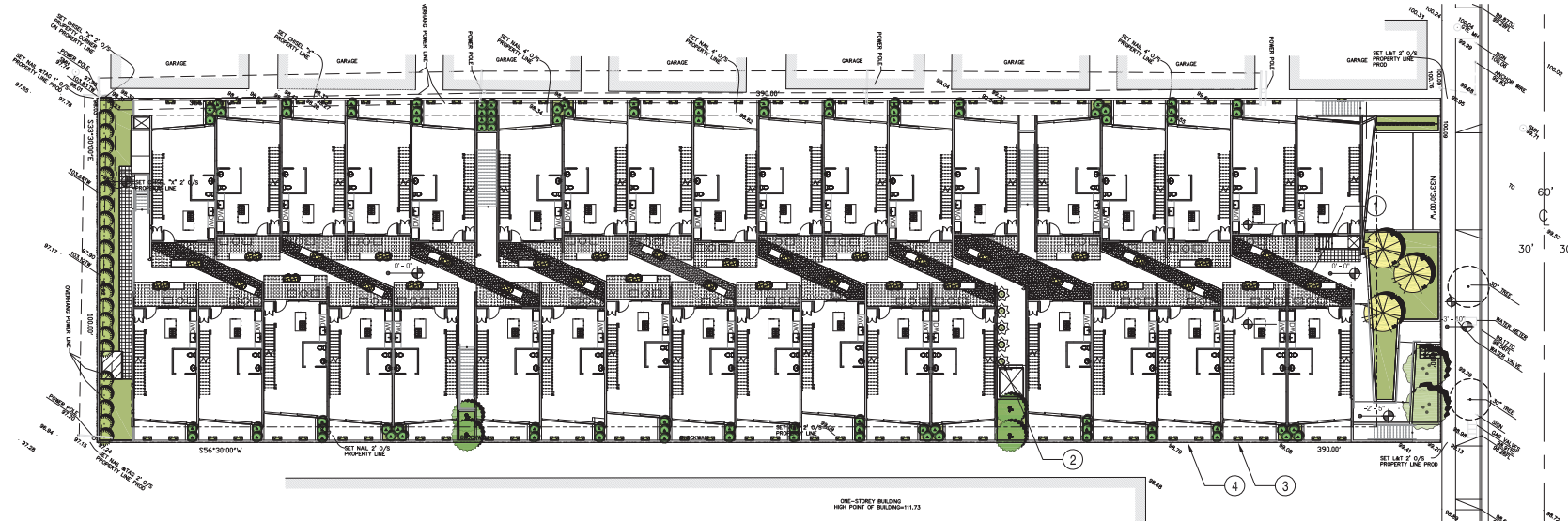
SCALE:
1" = 20'

SHEET TITLE:

**GRADING AND
SUSMP PLAN**

SHEET NO.

C-2



GRAND VIEW BLVD.

PLANTING LEGEND

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

SOLA INC
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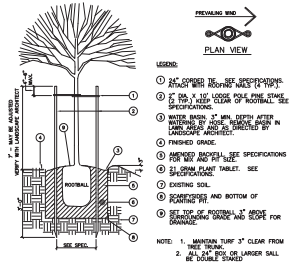
4025 GRAND VIEW BLVD.
CULVER CITY, CA. 90066

drawing title
**PRELIMINARY
LANDSCAPE PLAN**

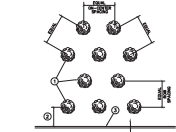
designed	project number
drawn	21544
checked	scale
revised	AS SHOWN
date	09-30-2015
	drawing number
	LP-1

LANDSCAPE PLANTING NOTES

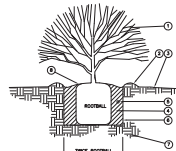
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS.
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL 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.
10. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 2" LAYER OF 1/2" TO 3/4" REDWOOD BARK.
11. 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.
12. 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.
13. 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.
14. 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.
15. PROVIDE 2" LAYER WOOD BARK MULCH IN ALL SHRUB AND GROUND COVER AREAS.



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



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



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

Revisions		
△	09-30-2015	△
△		△
△		△
△		△
SQLA INC Landscape Architects 380 N. PALM ST. SUITE B F. 92404-0800 (DRAFT) 949.424.7522 F. 949.424.0800 WWW.SQLA.COM T. 213-853-1788 (DRAFT)		
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		