

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



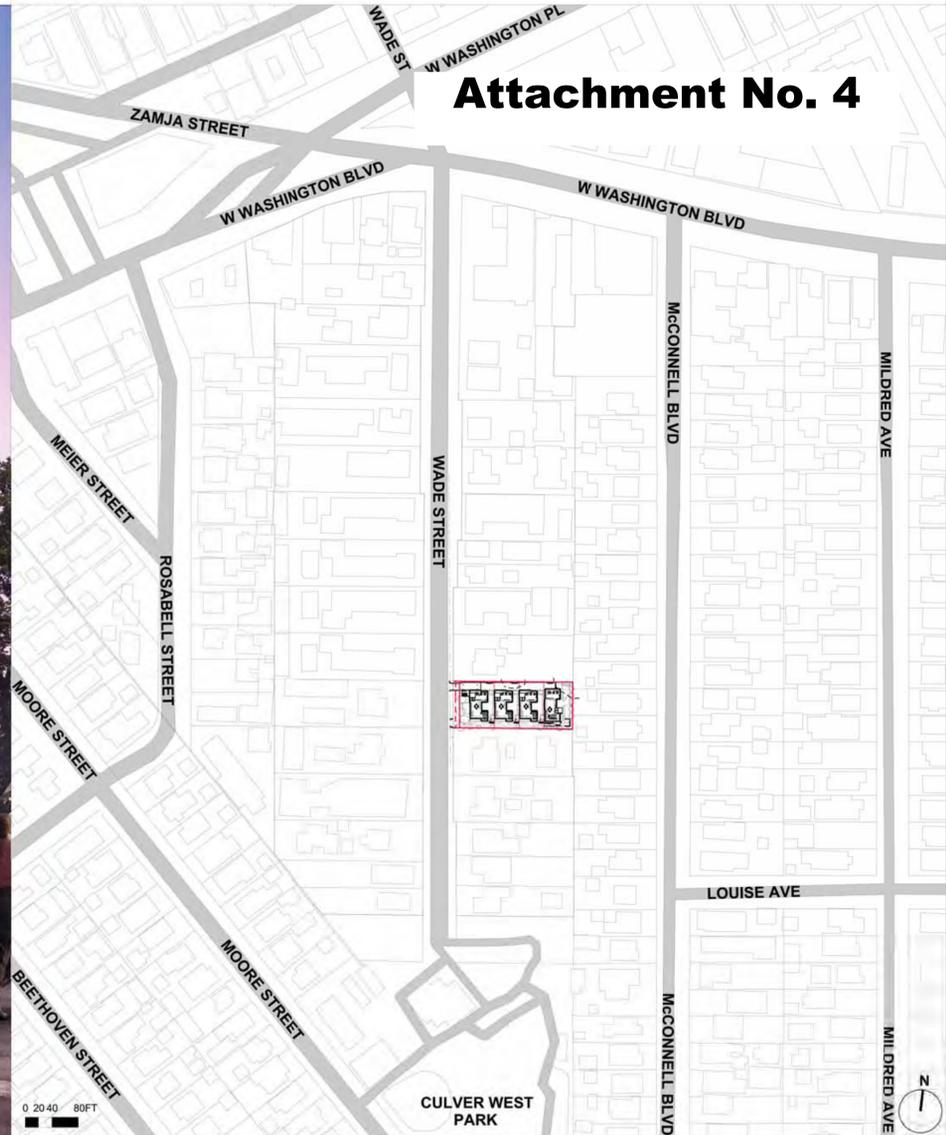
Photo Simulation : View from south west (Existing boundary walls outlined for clarity)



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	Please note that the existing lot boundary line are not parallel
Lot 2 -	0.683	
Lot 3 -	0.683	
Lot 4 -	0.690	
Total	0.630	

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



**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:**

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2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
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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.

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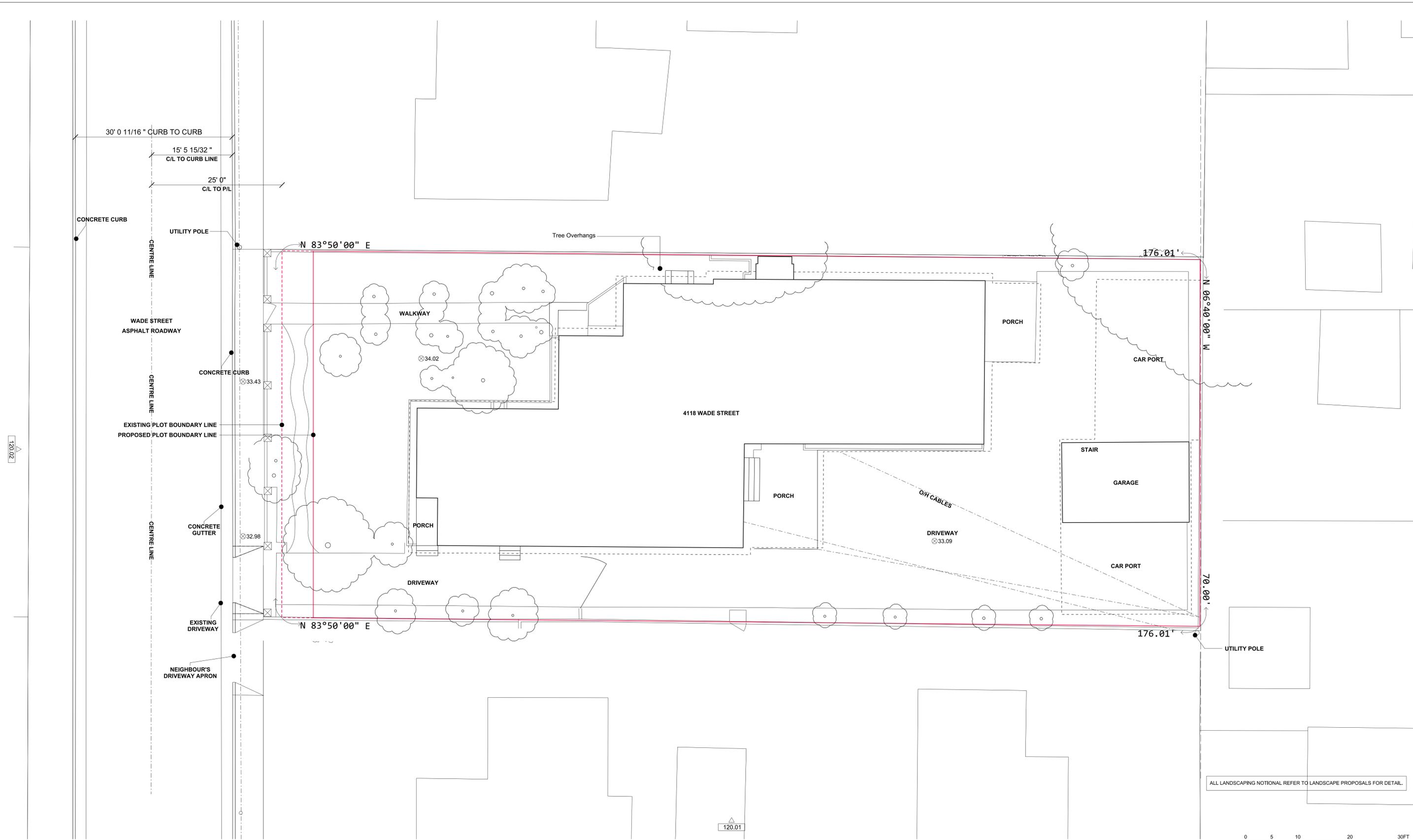
Ben Adams Studio

DRAWING NAME: PROJECT SUMMARY

JOB NO: 16-014  
SCALE: 1/128"=1'-0" @ ARCH D  
STAGE: PLANNING

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





120.02

120.01

ALL LANDSCAPING NOTIONAL REFER TO LANDSCAPE PROPOSALS FOR DETAIL.



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B	04.28.2017	PLANNING AMENDMENTS SUBMISSION

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

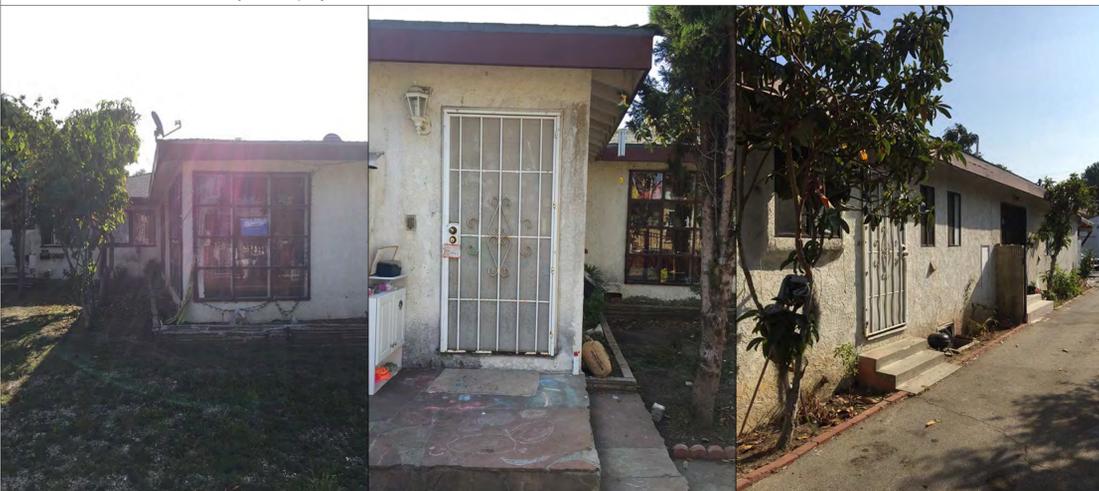
**DRAWING NAME:** EXISTING PLAN

**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** **P100/B**



EXISTING BUILDING PHOTOS : East Adjacent Property



EXISTING BUILDING PHOTOS : Front Facade



EXISTING BUILDING PHOTOS : South Facade



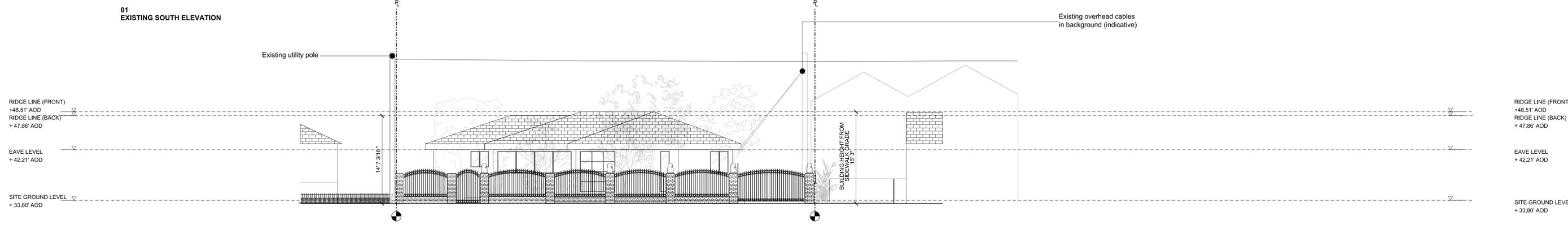
EXISTING BUILDING PHOTOS : Rear Carport



EXISTING BUILDING PHOTOS : East Facade



01 EXISTING SOUTH ELEVATION



02 EXISTING WEST ELEVATION



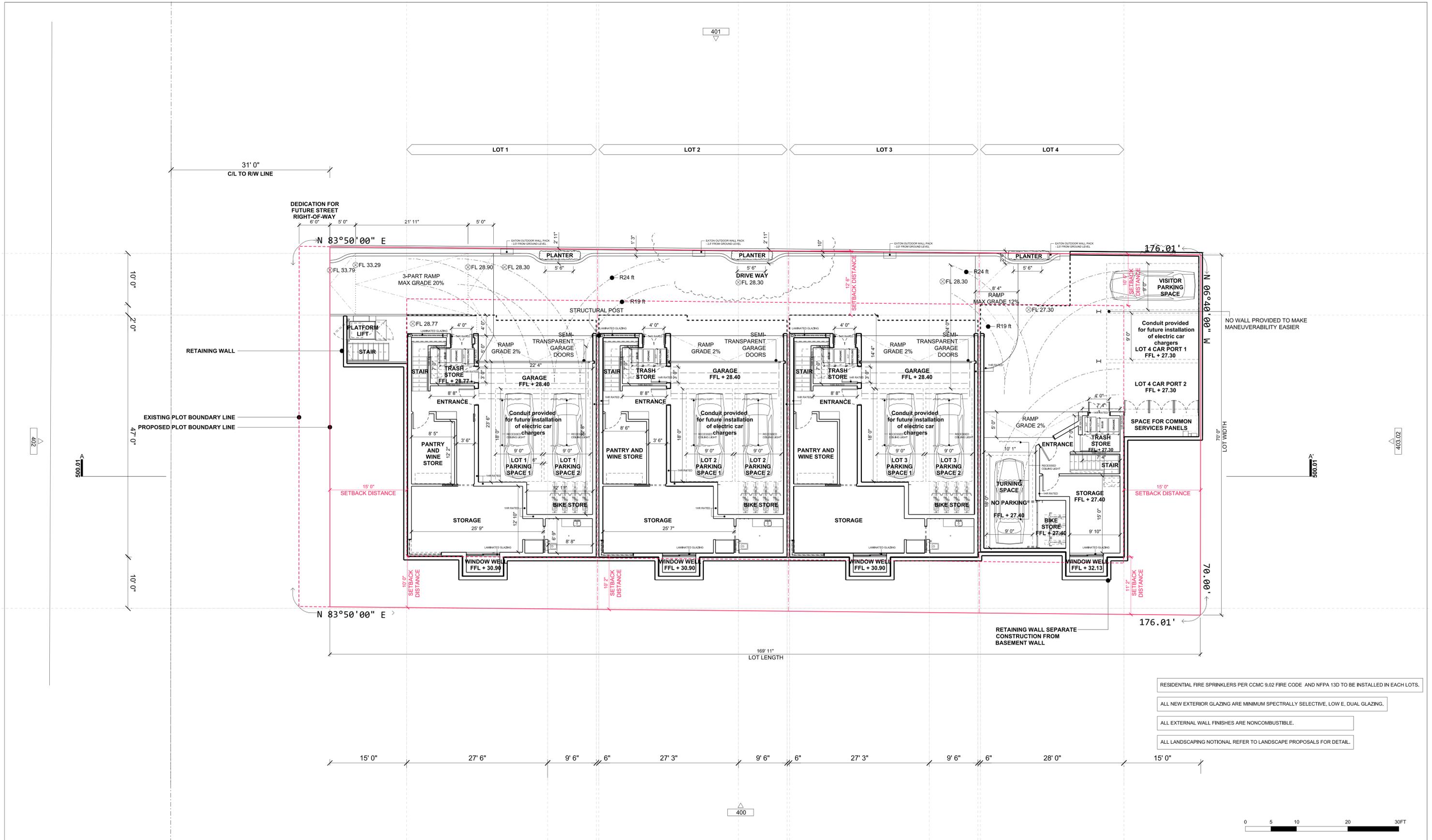
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<b>Ben Adams Studio</b> <small>833 Wilshire Blvd Ste 200 Los Angeles CA 90017</small> <small>T + 1 424 537 3921 www.benadamsstudio.com thehote.dochery@benadamsstudio.com</small>	<b>DRAWING NAME:</b> EXISTING ELEVATIONS
	<b>PROJECT NAME:</b> WADE STREET RESIDENTIAL
<b>JOB NO:</b> 16-014 <b>SCALE:</b> 1/8"=1'-0" @ ARCH D <b>STAGE:</b> PLANNING	<b>DRAWING NO:</b> <b>P120/B</b>



- RESIDENTIAL FIRE SPRINKLERS PER CCMC 9.02 FIRE CODE AND NFPA 13D TO BE INSTALLED IN EACH LOTS.
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-	10.07.2016	PRELIMINARY PROJECT REVIEW			
A	03.30.2017	PLANNING SUBMISSION			
B	04.28.2017	PLANNING AMENDMENTS SUBMISSION. ANNOTATION AMENDED. SHOWER ROOM REMOVED.			

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

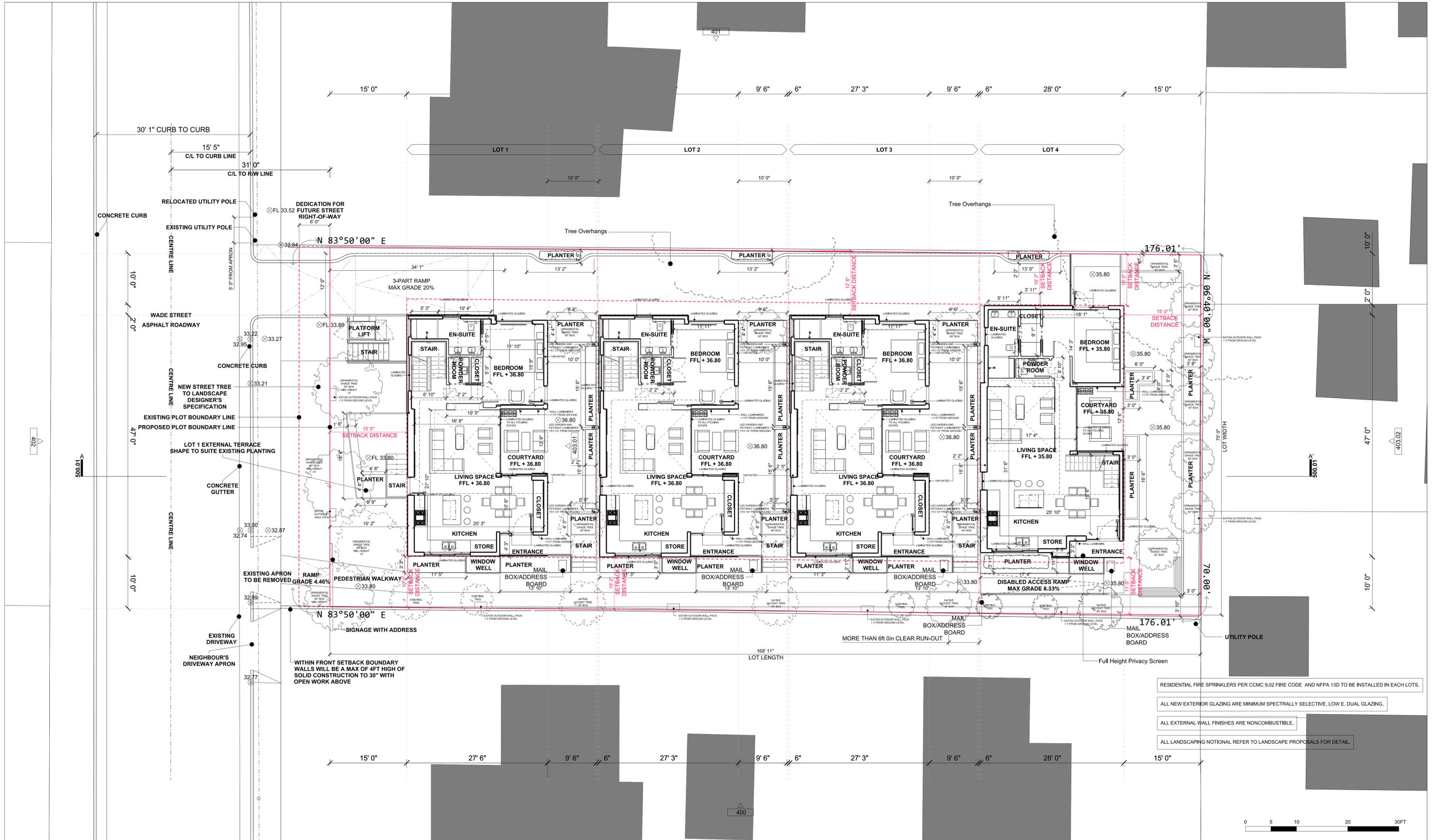
DRAWING NAME: PROPOSED BASEMENT PLAN

PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: **P199/B**

0 5 10 20 30 FT

400



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			

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

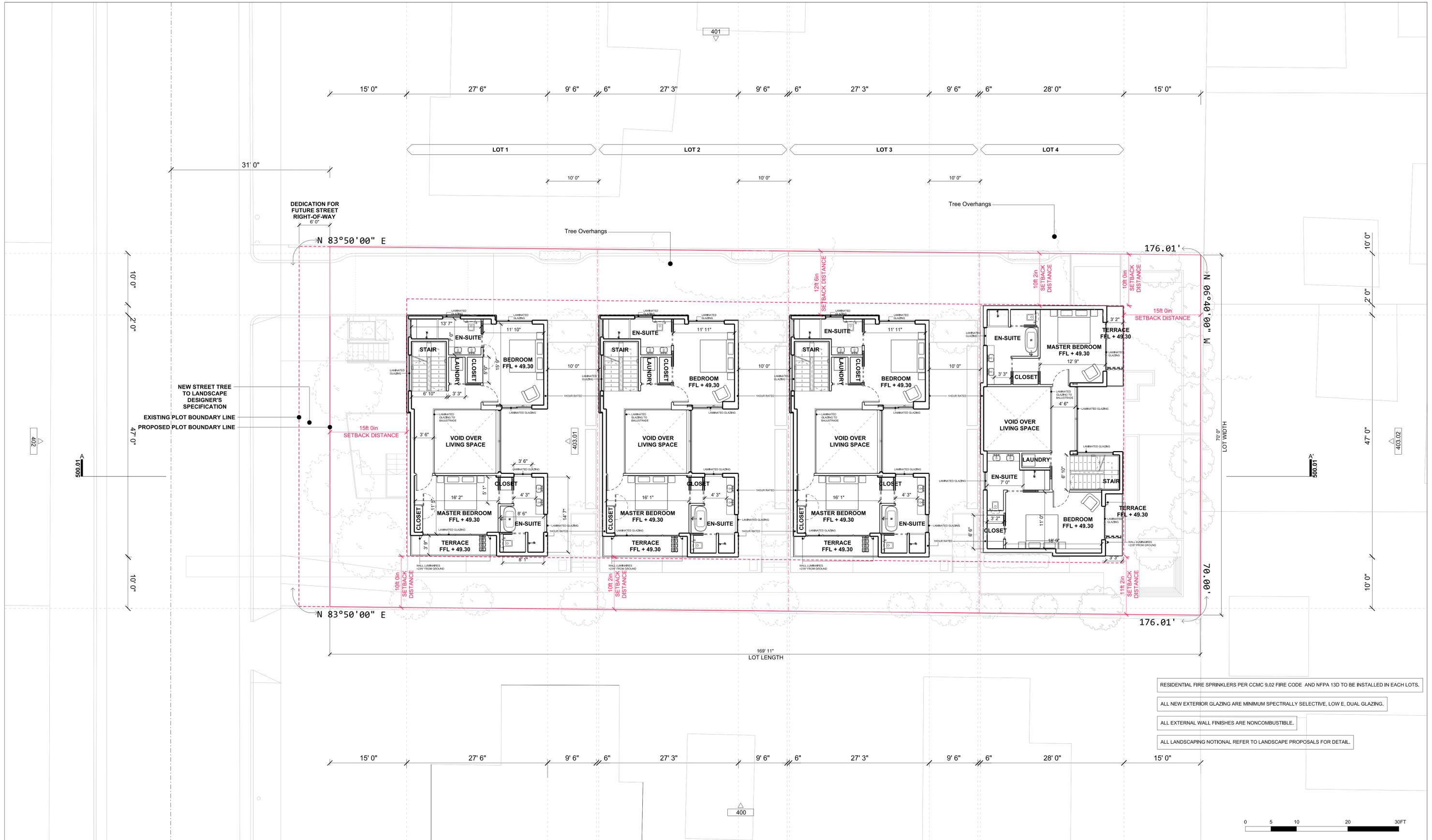
**DRAWING NAME:** PROPOSED FIRST FLOOR PLAN

**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** P200/B

- RESIDENTIAL FIRE SPRINKLERS PER CCMC 9.02 FIRE CODE AND NFPA 13D TO BE INSTALLED IN EACH LOTS.
- ALL NEW EXTERIOR GLAZING ARE MINIMUM SPECTRALLY SELECTIVE, LOW E, DUAL GLAZING.
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**DRAWING NAME:** PROPOSED SECOND FLOOR PLAN

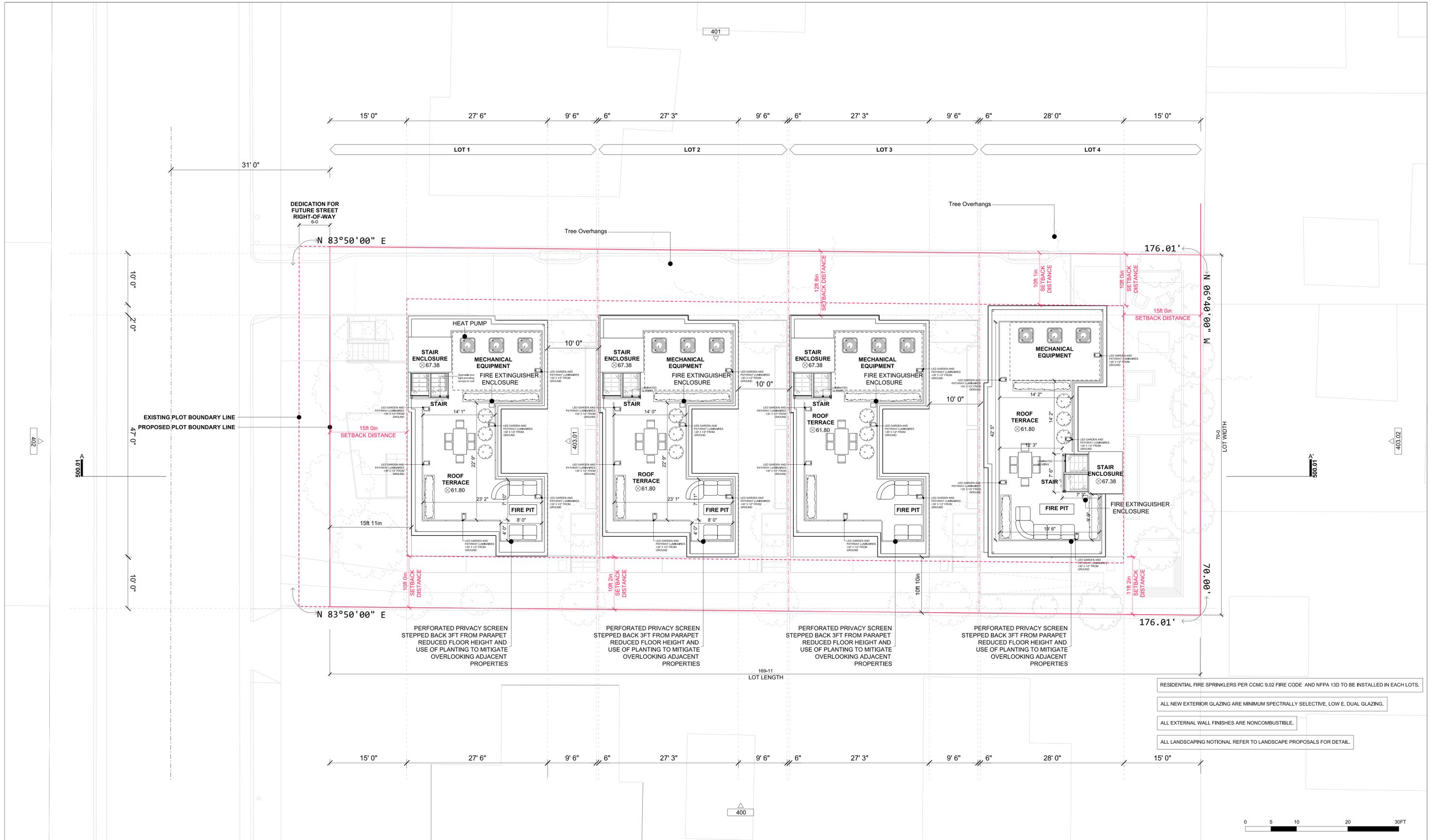
**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** P201/B

**JOB NO:** 16-014

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

**STAGE:** PLANNING



PERFORATED PRIVACY SCREEN STEPPED BACK 3FT FROM PARAPET REDUCED FLOOR HEIGHT AND USE OF PLANTING TO MITIGATE OVERLOOKING ADJACENT PROPERTIES

- RESIDENTIAL FIRE SPRINKLERS PER CCMC 9.02 FIRE CODE AND NFPA 13D TO BE INSTALLED IN EACH LOTS.
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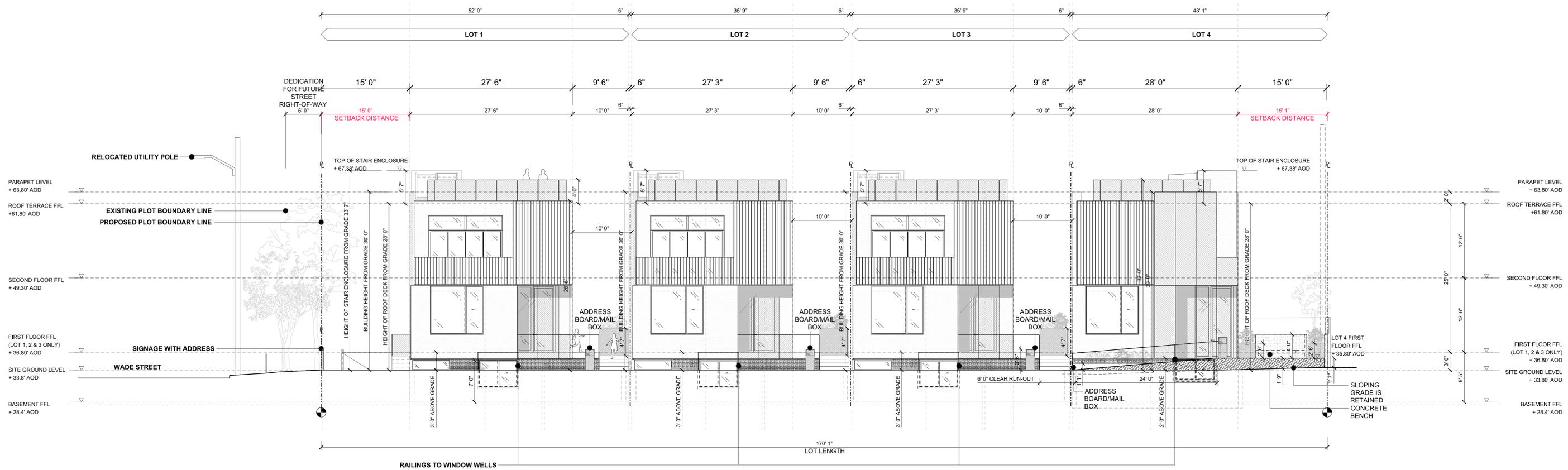
**JOB NO:** 16-014  
**SCALE:** 1/8"=1'-0" @ ARCH D  
**STAGE:** PLANNING

**DRAWING NAME:** PROPOSED ROOF PLAN

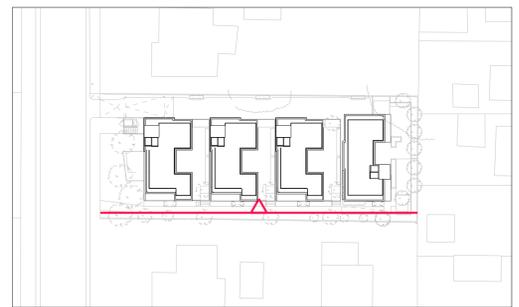
**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** P202/B





- ALL NEW EXTERIOR GLAZING ARE MINIMUM SPECTRALLY SELECTIVE, LOW E, DUAL GLAZING.
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REV.	DATE	DESCRIPTION
-	10.07.2016	PRELIMINARY PROJECT REVIEW
A	03.30.2017	PLANNING SUBMISSION
B	04.28.2017	KEY ADDED

REV.	DATE	DESCRIPTION

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**KEY:**

- INDICATES AREA OF WHITE RENDER
- INDICATES AREA OF GREY RENDER
- INDICATES AREA OF WHITE PERFORATED METAL SHEETS
- INDICATES AREA OF POWDER COATED METAL WHITE FINISH
- CAST CONCRETE

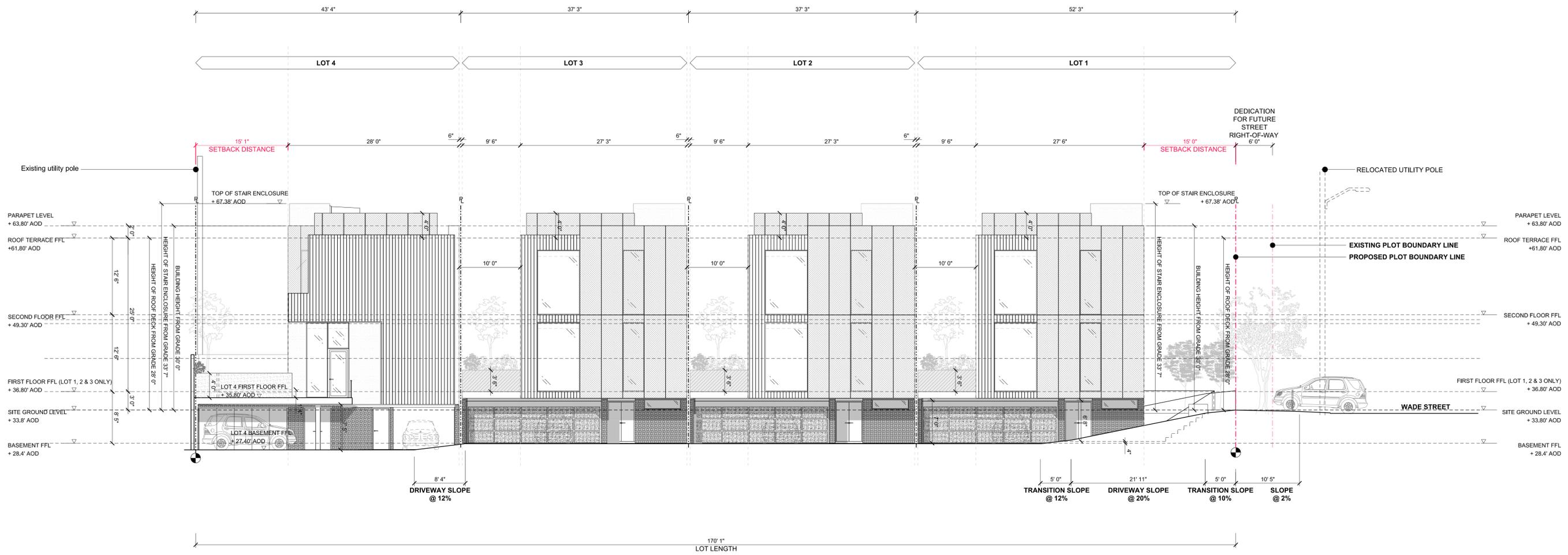
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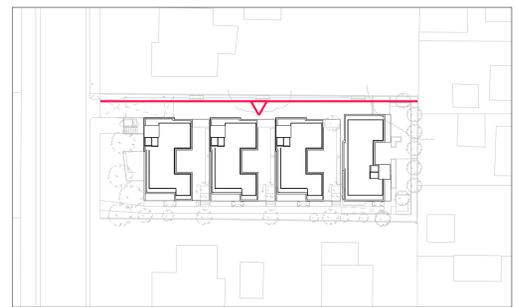
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JOB NO: 16-014  
SCALE: 1/8"=1'-0" @ ARCH D  
STAGE: PLANNING

DRAWING NAME: PROPOSED SOUTH ELEVATION  
PROJECT NAME: WADE STREET RESIDENTIAL  
DRAWING NO: **P400/B**



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**KEY:**

- INDICATES AREA OF WHITE RENDER
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- INDICATES AREA OF WHITE PERFORATED METAL SHEETS
- INDICATES AREA OF CONCRETE
- INDICATES AREA OF POWDER COATED METAL WHITE FINISH

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**DRAWING NAME:** PROPOSED NORTH ELEVATION

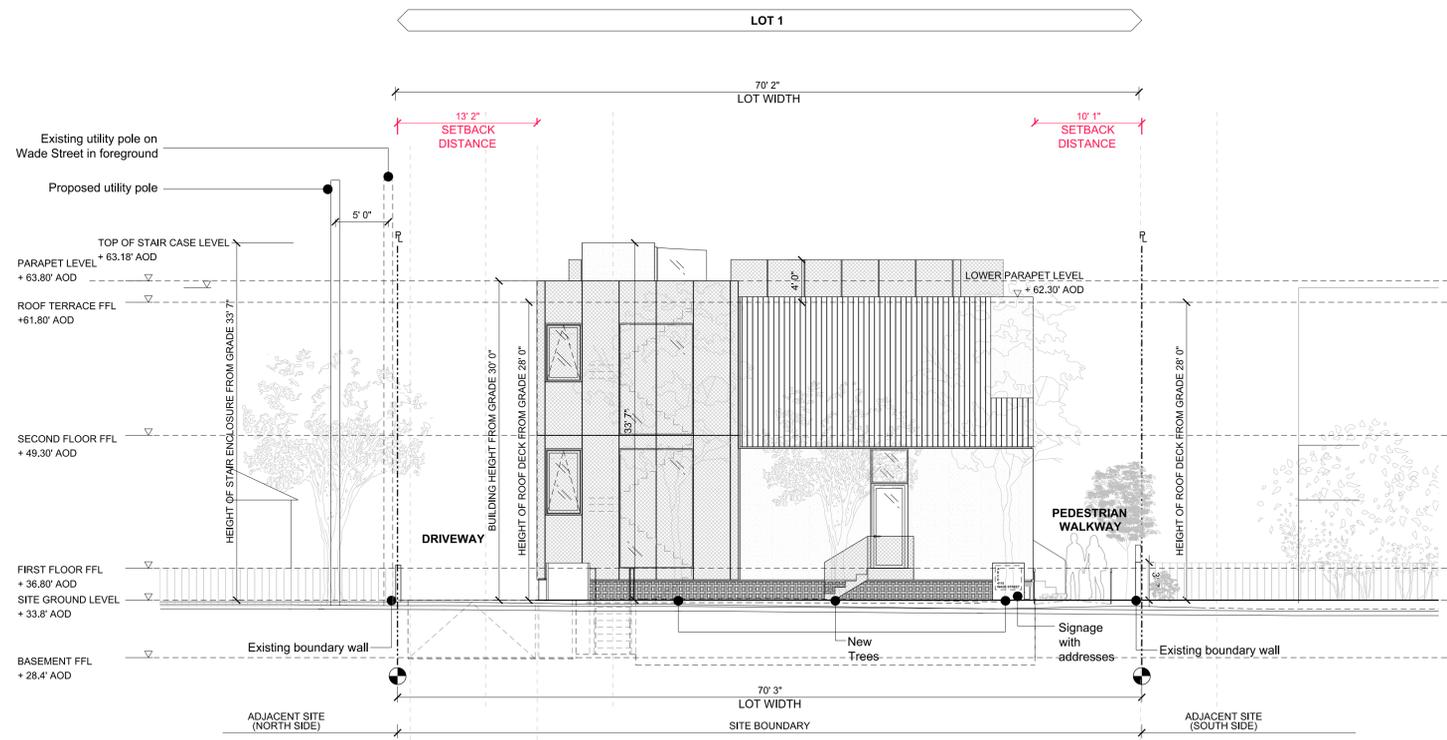
**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** P401/B

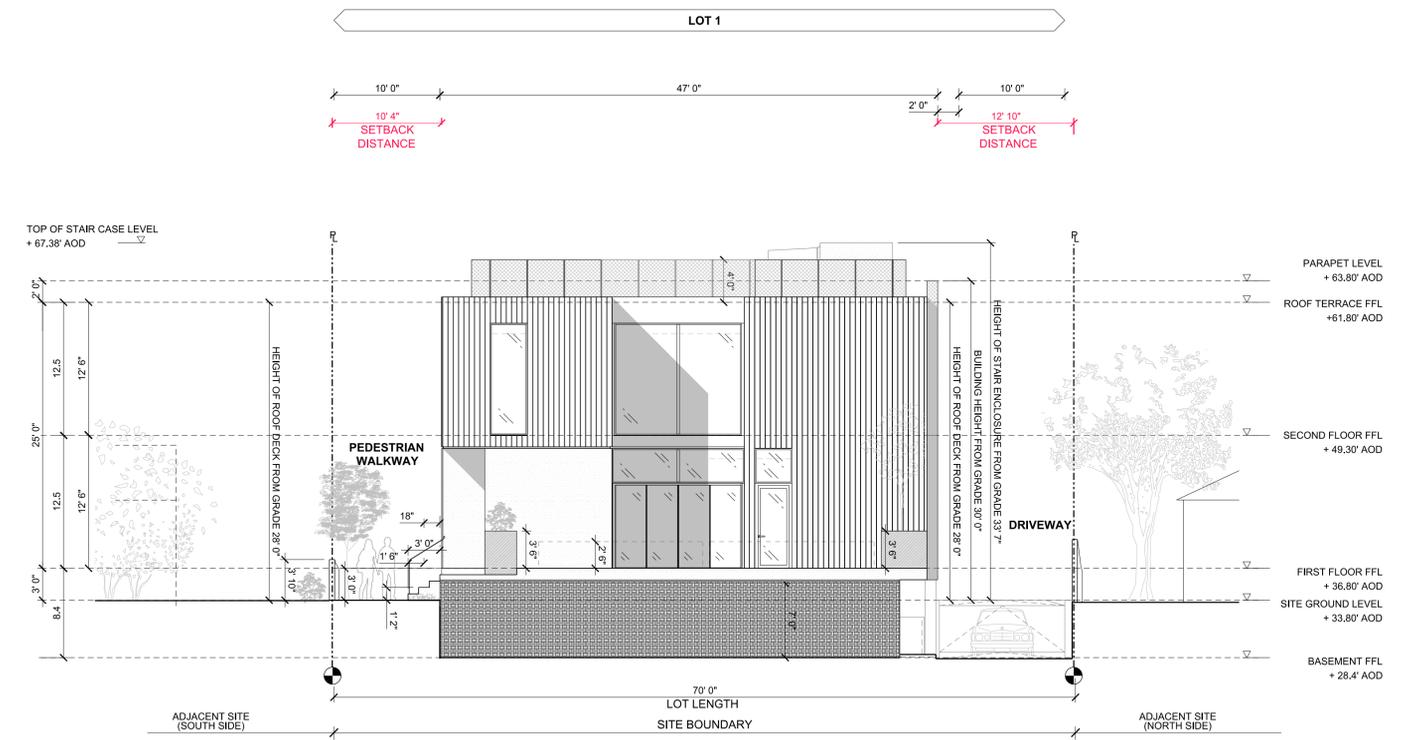
**JOB NO:** 16-014

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

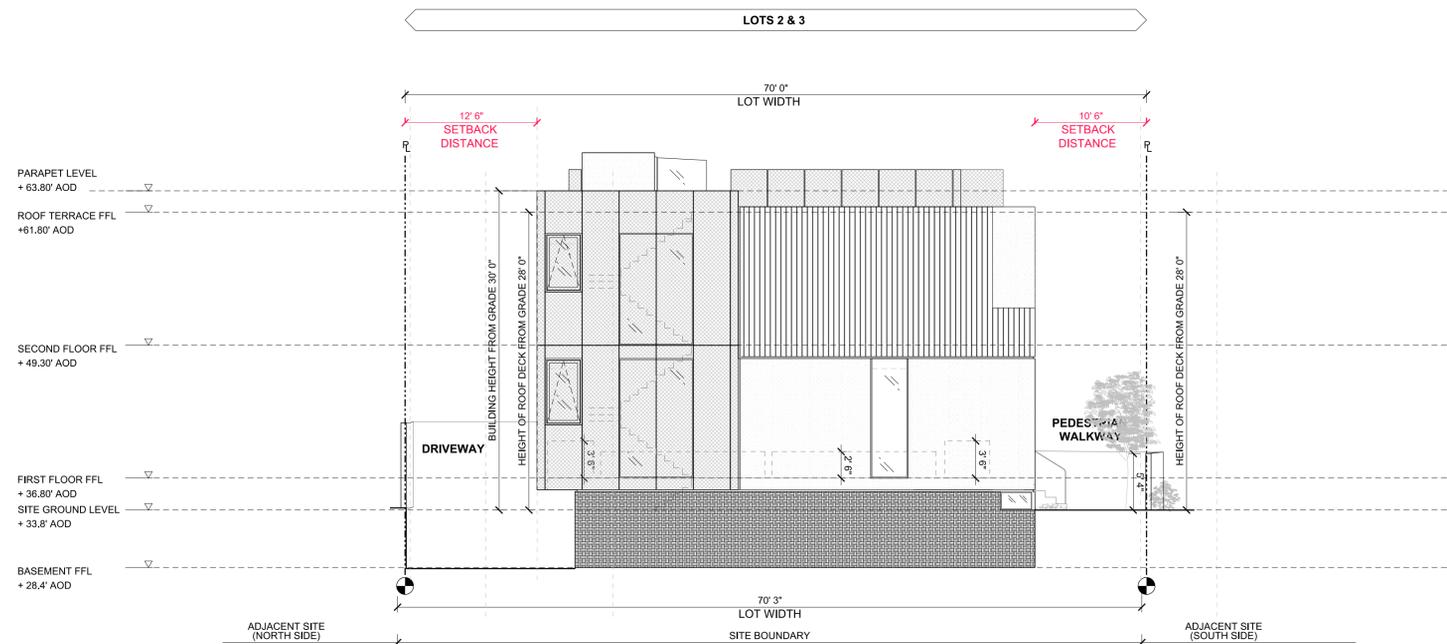
**STAGE:** PLANNING



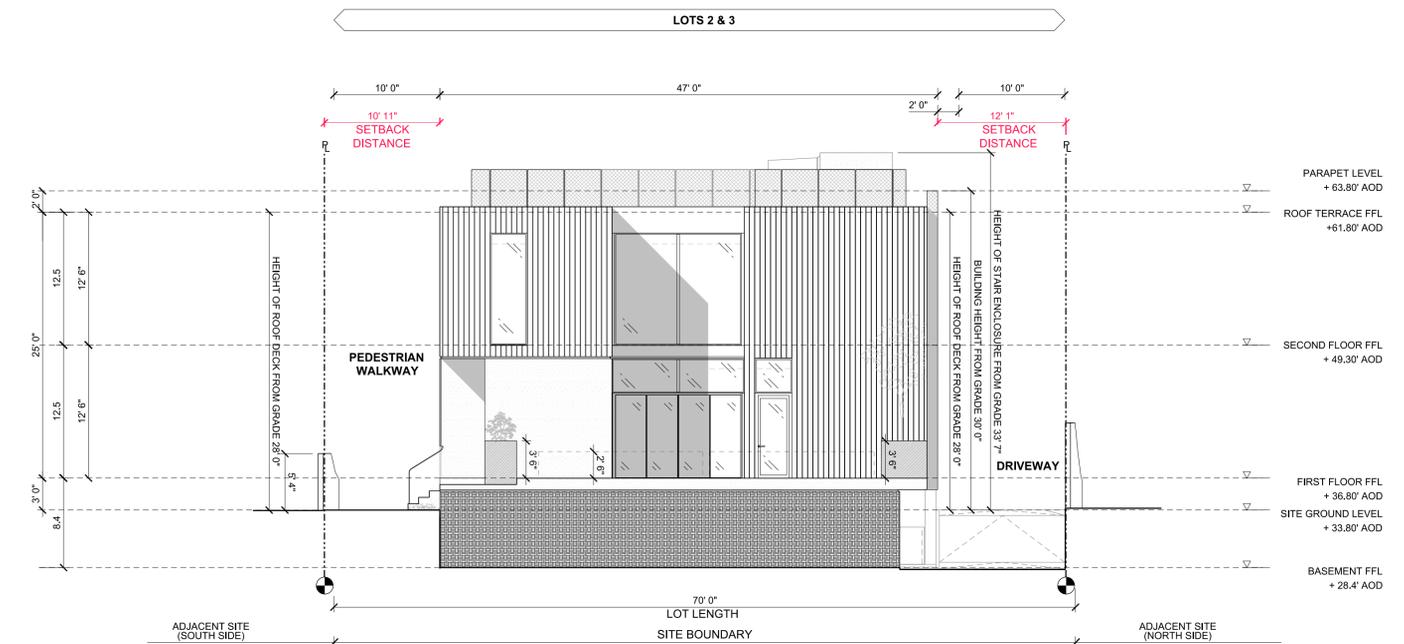
01 : WEST ELEVATION LOT 1



02 : EAST ELEVATION LOT 1



03 : WEST ELEVATION LOT 2 & 3



04 : EAST ELEVATION LOT 2 & 3



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
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B	04.28.2017	ELEVATIONS OF LOTS 2 - 3 ADDED			

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**KEY:**

- INDICATES AREA OF WHITE RENDER
- INDICATES AREA OF GREY RENDER
- INDICATES AREA OF WHITE PERFORATED METAL SHEETS

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

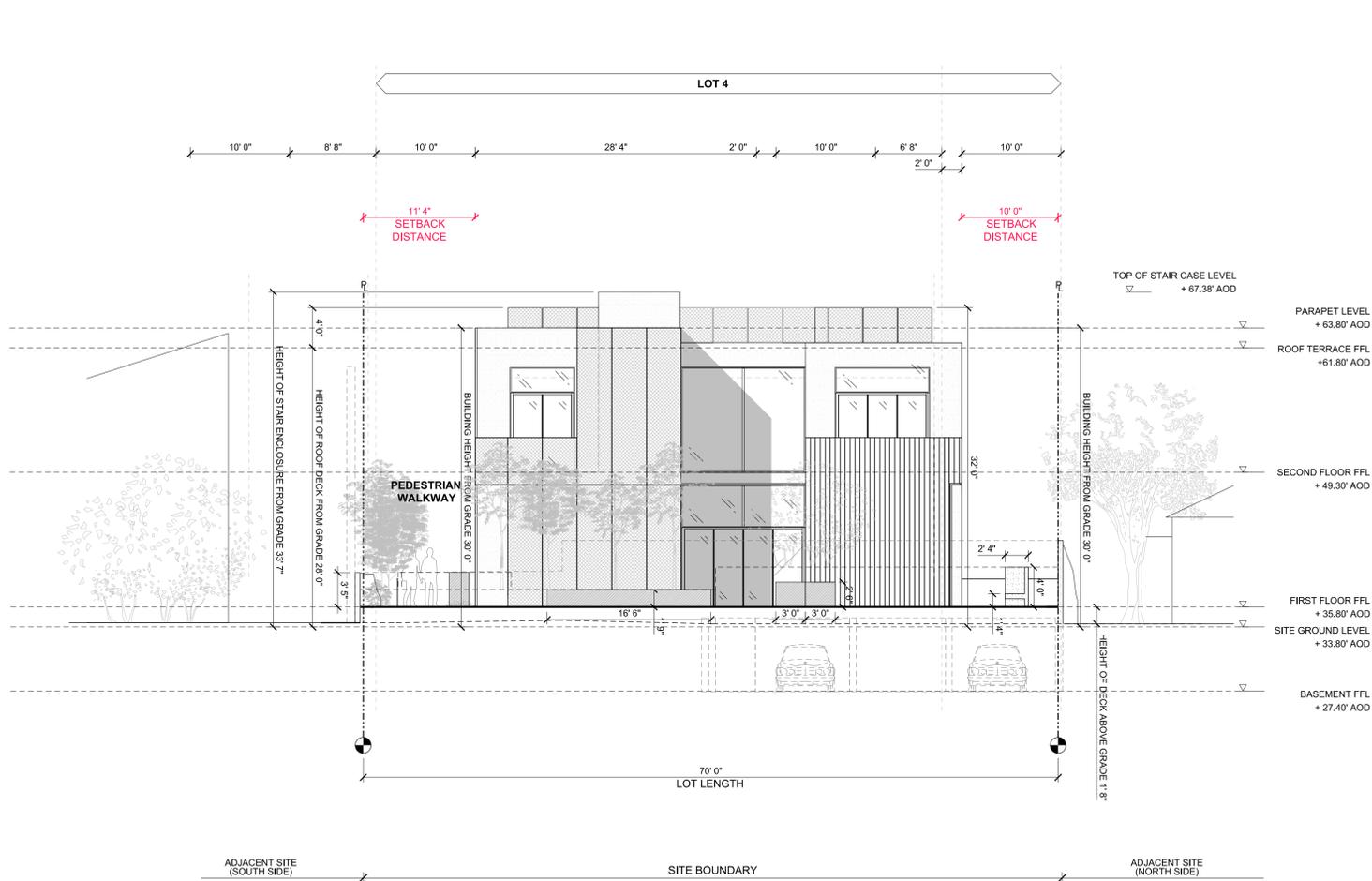
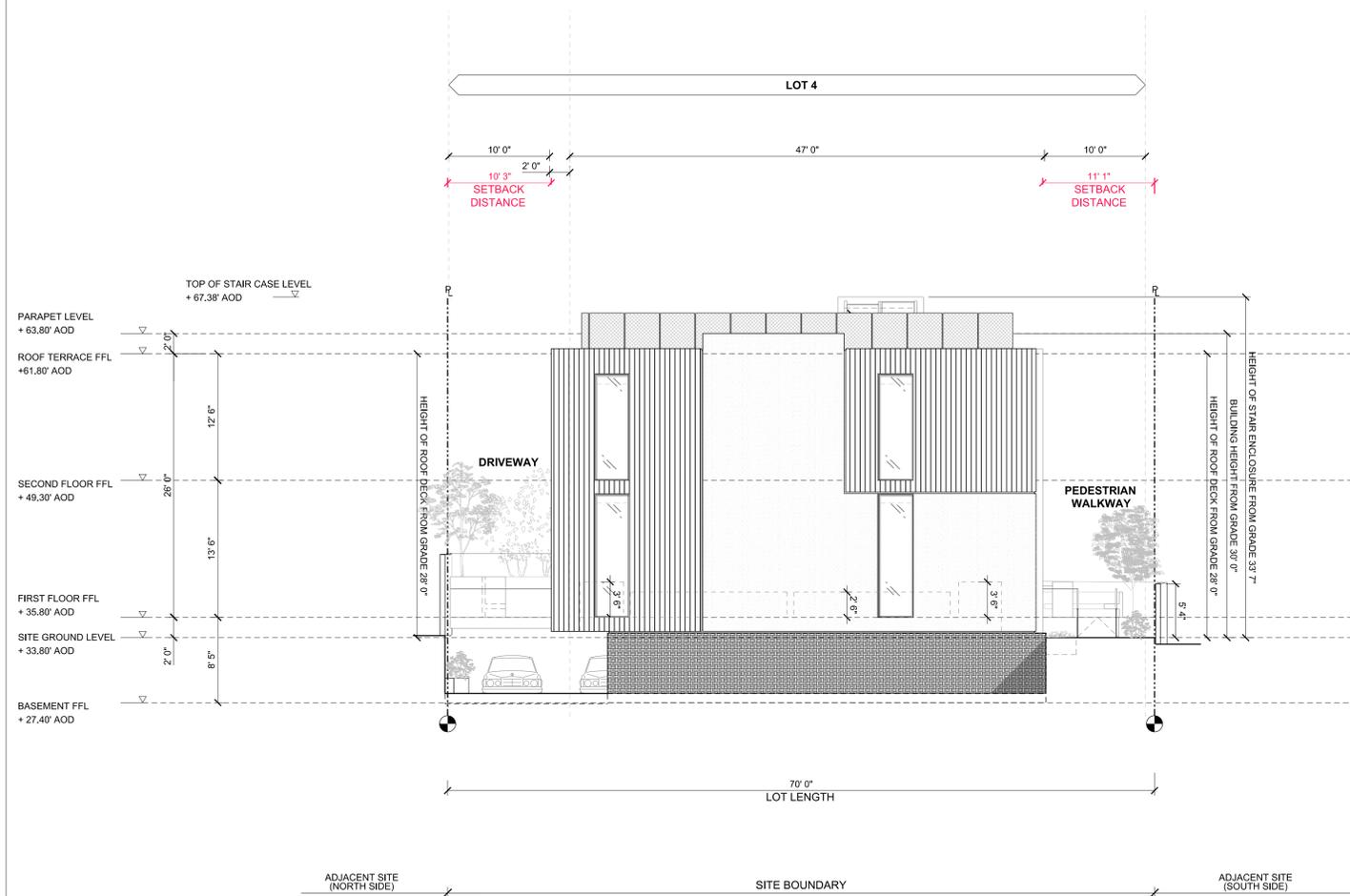
**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO.:** P402/B

**JOB NO.:** 16-014

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

**STAGE:** PLANNING



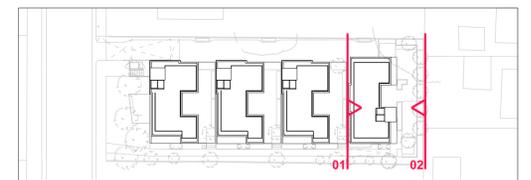
01  
PROPOSED WEST ELEVATION LOT 4

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
-	10.07.2016	PRELIMINARY PROJECT REVIEW			
A	03.30.2017	PLANNING SUBMISSION			
B	04.28.2017	LOT 4 WEST ELEVATION ADDED			

**NOTES:**

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**KEY:**

	INDICATES AREA OF WHITE RENDER		INDICATES AREA OF GREY RENDER
	INDICATES AREA OF WHITE PERFORATED METAL SHEETS		INDICATES AREA OF POWDER COATED METAL WHITE FINISH
	CAST CONCRETE		

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ben@benadamsstudio.com

**DRAWING NAME:** PROPOSED EAST AND WEST ELEVATION LOT 4

**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** **P403/B**

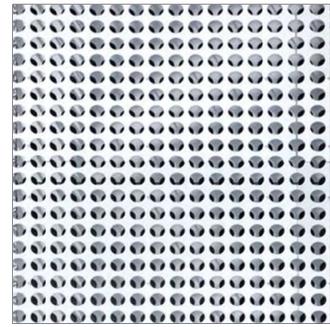
**JOB NO:** 16-014

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

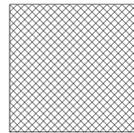
**STAGE:** PLANNING



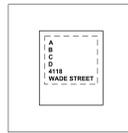
WHITE RENDER



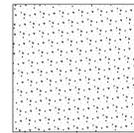
WHITE PERFORATED METAL SHEET



POWDER-COATED METAL PANEL WHITE FINISH



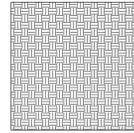
CAST CONCRETE



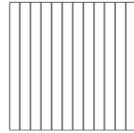
INTERNAL STAIRS WHITE POWDER COATED PERFORATED METAL BALUSTRADE WITH SOTNE TILE THREADS



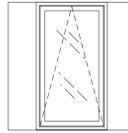
GREY RENDER



GREY LUMBER CLADDING



DOUBLE PANE WINDOW & DOORS STEEL OR ALUMINIUM FRAME TRANSPARENT GLASS



CONCRETE PAVER



BOX ROOF-LIGHT

REV.	DATE	DESCRIPTION
-	28.04.2017	PLANNING AMENDMENTS SUBMISSION

REV.	DATE	DESCRIPTION

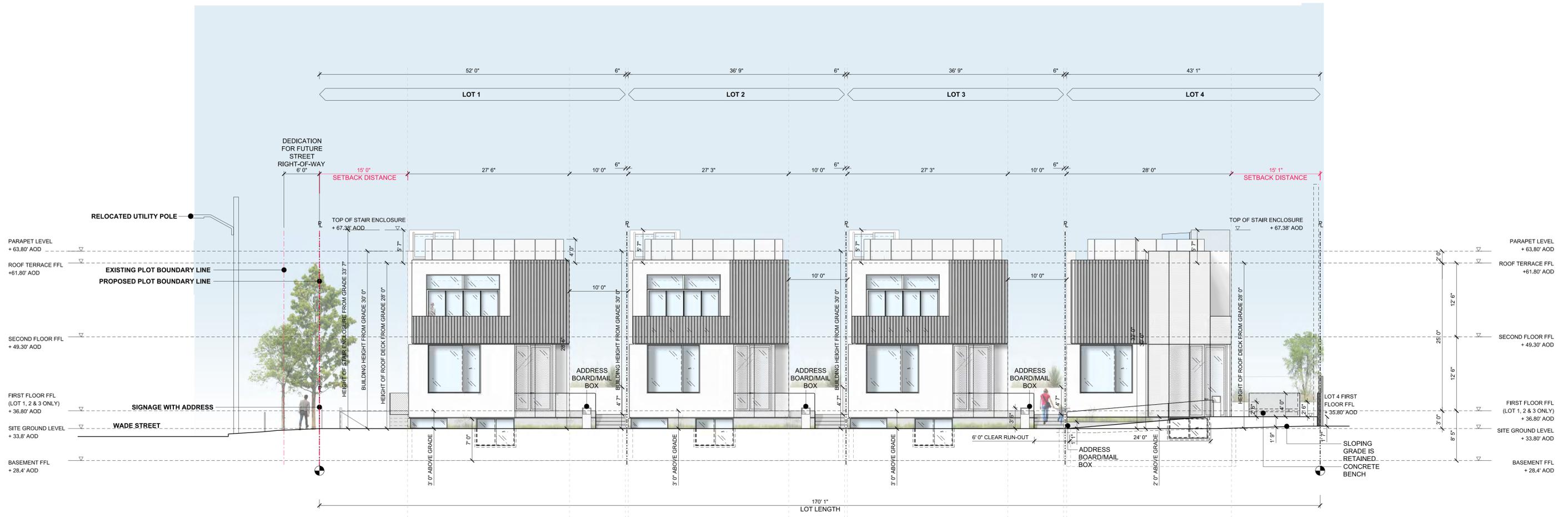
NOTES:

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
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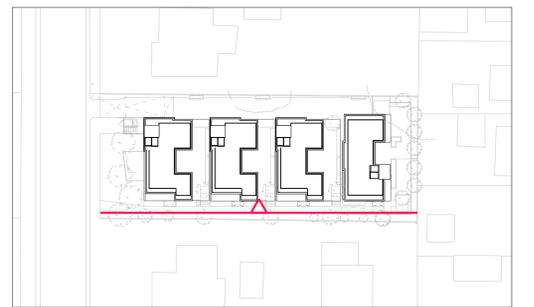
BEN ADAMS STUDIO ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS STUDIO.

KEY:

<b>Ben Adams Studio</b> <small>833 Wilshire Blvd Ste 200 Los Angeles CA 90017</small> <small>T + 1424537 3921 www.benadamsstudio.com ben@benadamsstudio.com dora@benadamsstudio.com</small>	DRAWING NAME:	PROPOSED MATERIAL
	PROJECT NAME:	WADE STREET RESIDENTIAL
JOB NO: 16-014 SCALE: 1/2"=1'-0" @ ARCH D STAGE: PLANNING	DRAWING NO:	<b>P404/-</b>



- ALL NEW EXTERIOR GLAZING ARE MINIMUM SPECTRALLY SELECTIVE, LOW E, DUAL GLAZING.
- ALL EXTERNAL WALL FINISHES ARE NONCOMBUSTIBLE.
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REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION. PLANTER HEIGHTS AMENDED.			

**NOTES:**

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thehote.dochery@benadamsstudio.com

**DRAWING NAME:** COLORED SOUTH ELEVATION

**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** **P405/A**

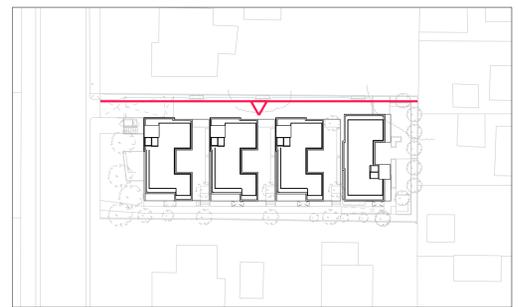
**JOB NO:** 16-014

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

**STAGE:** PLANNING



- ALL NEW EXTERIOR GLAZING ARE MINIMUM SPECTRALLY SELECTIVE, LOW E, DUAL GLAZING.
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REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION, PLANTER HEIGHTS AMENDED			

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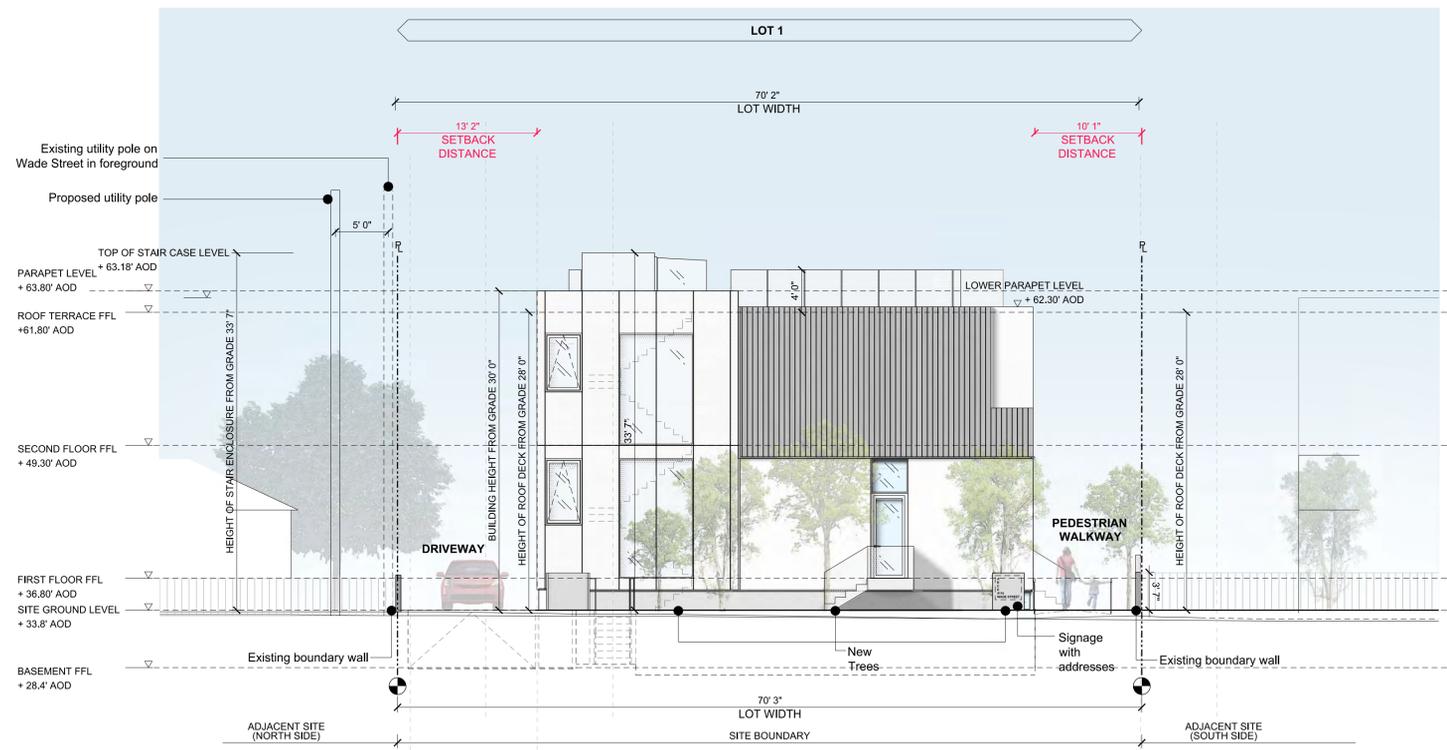
T + 1424.537.3921  
www.benadamsstudio.com  
ben@benadamsstudio.com  
benadamsstudio.com

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

DRAWING NAME: COLORED NORTH ELEVATION

PROJECT NAME: WADE STREET RESIDENTIAL

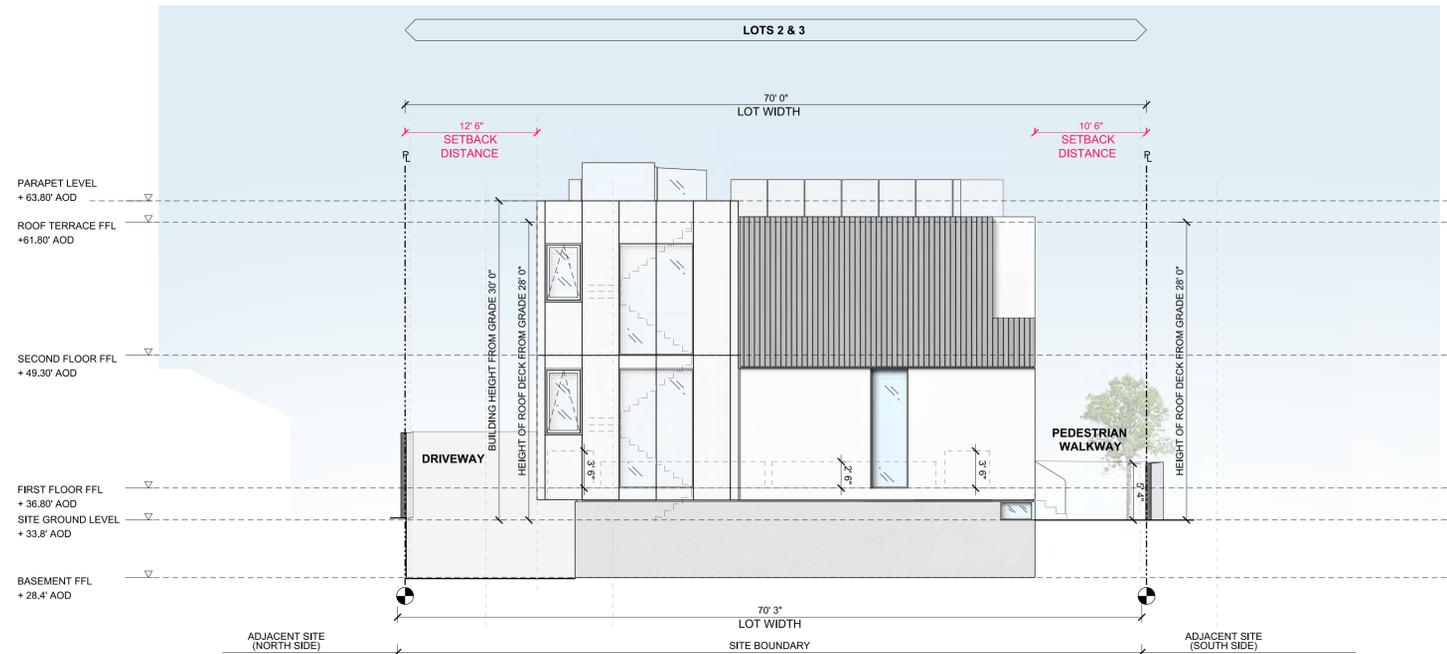
DRAWING NO: **P406/A**



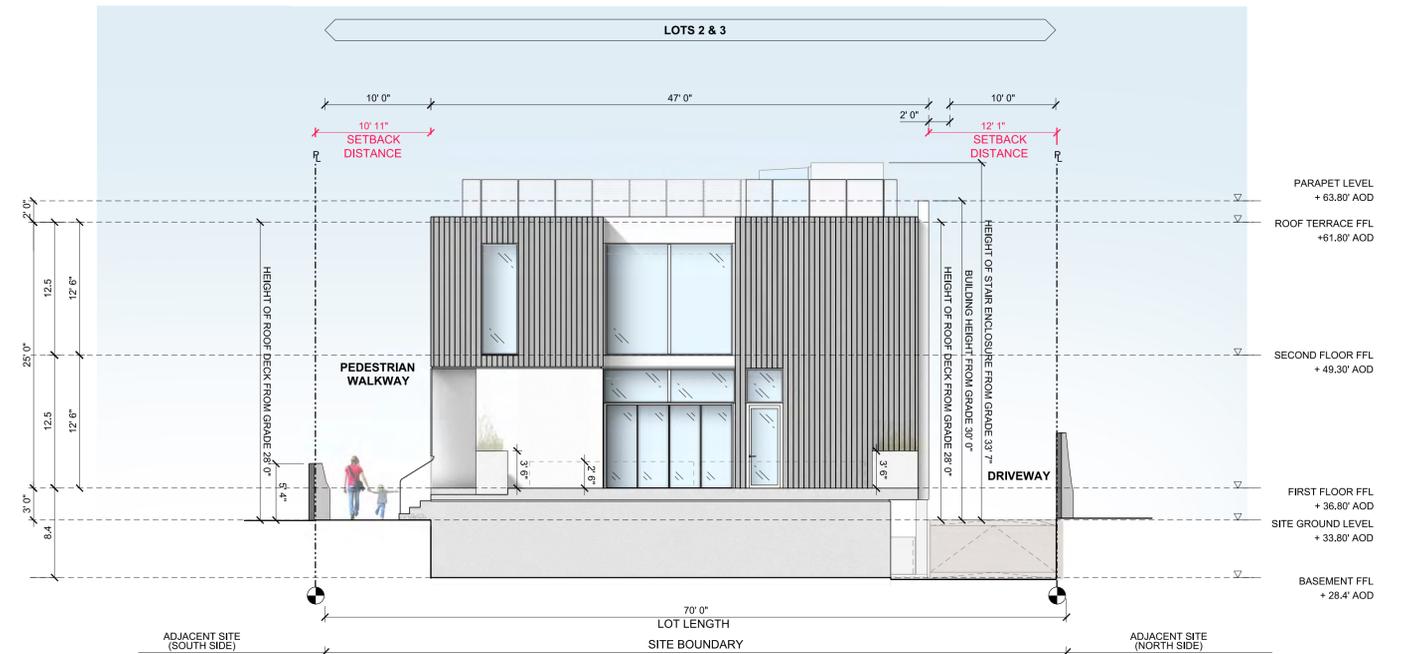
01 : WEST ELEVATION LOT1



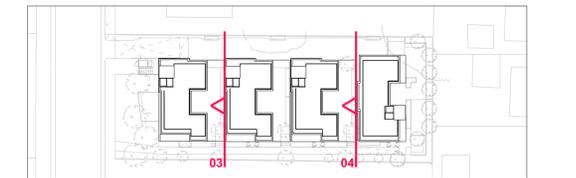
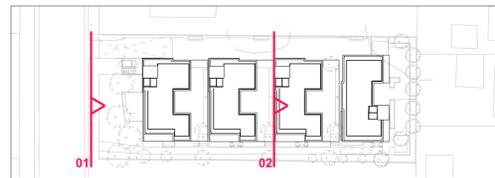
03 : EAST ELEVATION LOT1



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			

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ben@benadamsstudio.com  
benadamsstudio.com

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

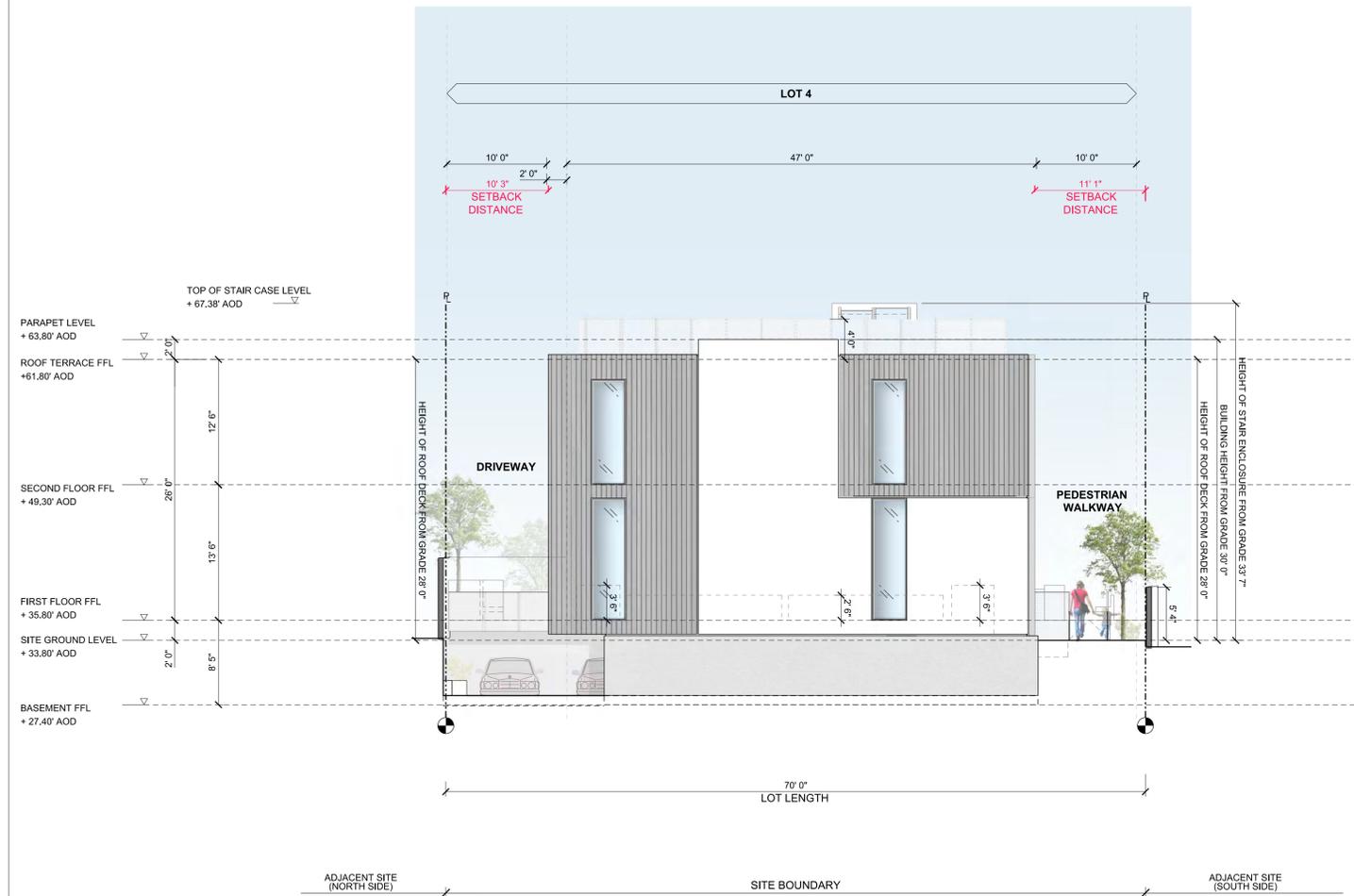
**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** P407/A

**JOB NO:** 16-014

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

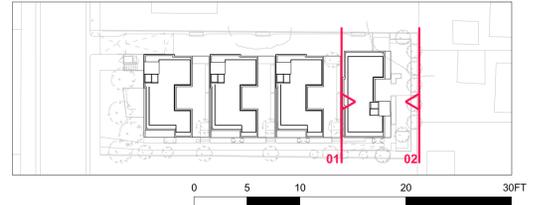
**STAGE:** PLANNING



01  
PROPOSED WEST ELEVATION LOT 4

02  
PROPOSED EAST ELEVATION LOT 4

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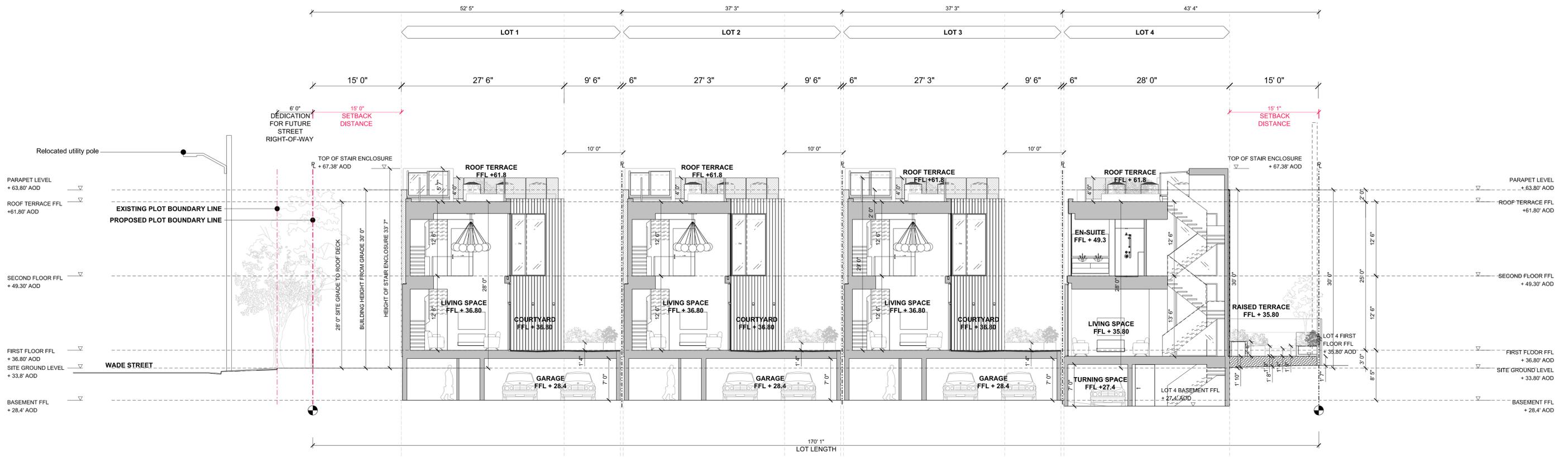
REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION LOT 4 WEST ELEVATION ADDED			

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<b>Ben Adams Studio</b> <small>833 Wilshire Blvd Ste 200 Los Angeles CA 90017</small> <small>T + 310.557.3921 www.benadamsstudio.com dickote.dochery@benadamsstudio.com</small>	<b>DRAWING NAME:</b> COLORED EAST AND WEST ELEVATION LOT 4
	<b>PROJECT NAME:</b> WADE STREET RESIDENTIAL
	<b>DRAWING NO:</b> <b>P408/A</b>
	<b>STAGE:</b> PLANNING



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

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**KEY:**

- INDICATES AREA OF WHITE RENDER
- INDICATES AREA OF GREY RENDER
- INDICATES AREA OF WHITE PERFORATED METAL SHEETS

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dherkote.dochery@benadamsstudio.com

**DRAWING NAME:** PROPOSED AA' SECTION

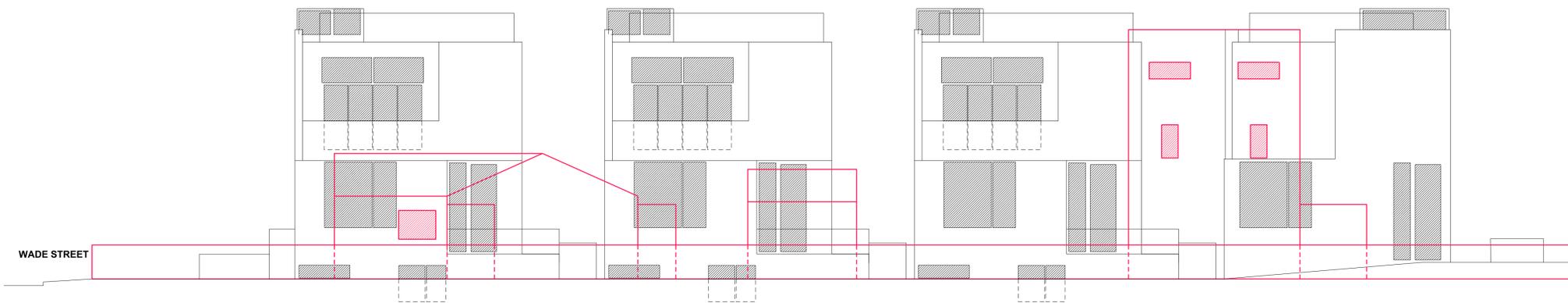
**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** **P500/B**

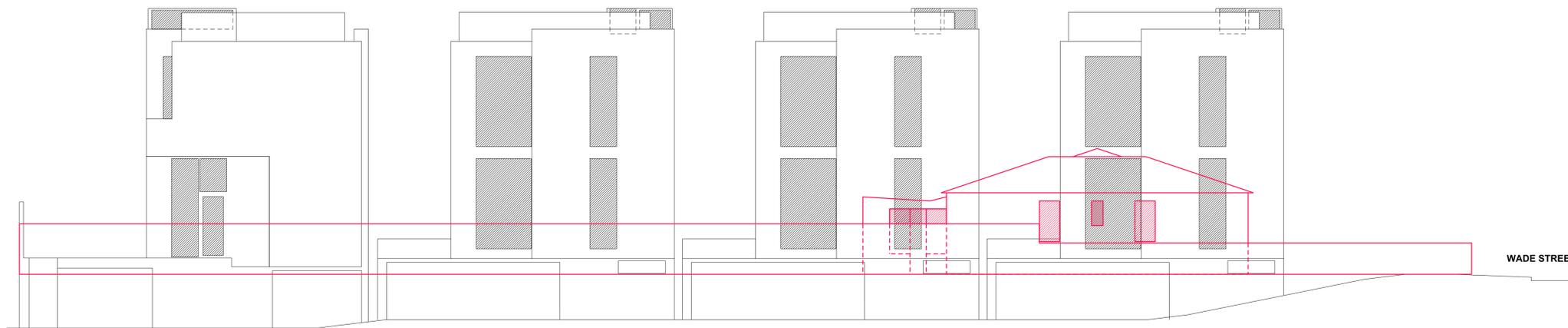
**JOB NO:** 16-014

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

**STAGE:** PLANNING

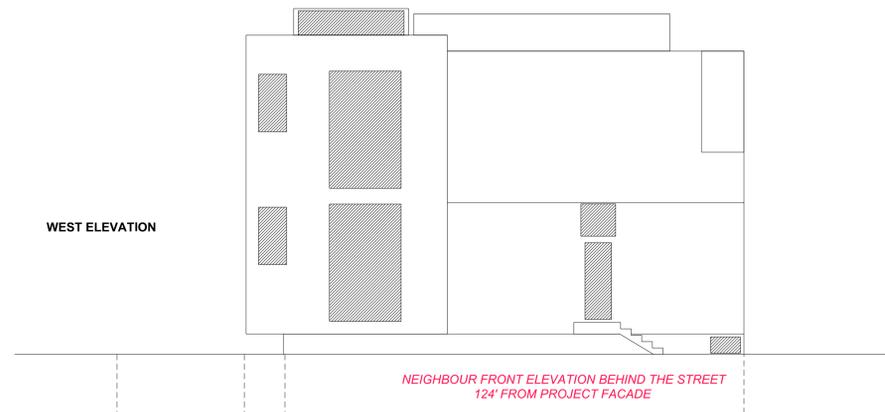


01 SOUTH ELEVATION WITH NEIGHBOR'S REFLECTED ELEVATION PROJECTED ACROSS

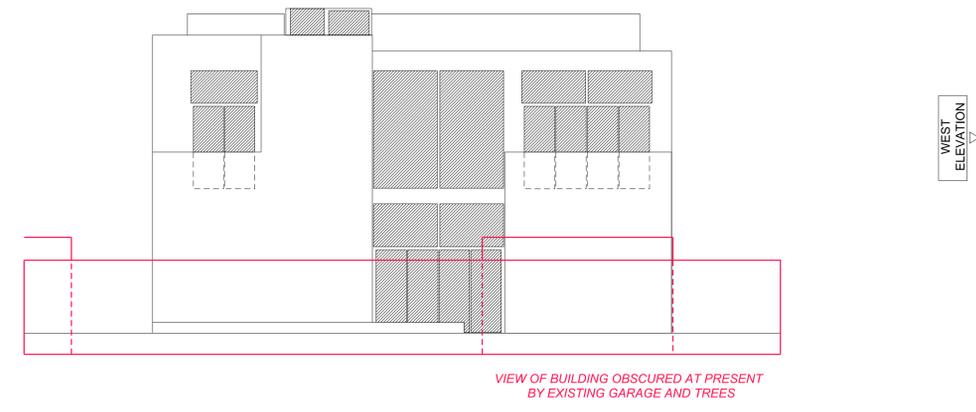


02 NORTH ELEVATION WITH NEIGHBOR'S REFLECTED ELEVATION PROJECTED ACROSS

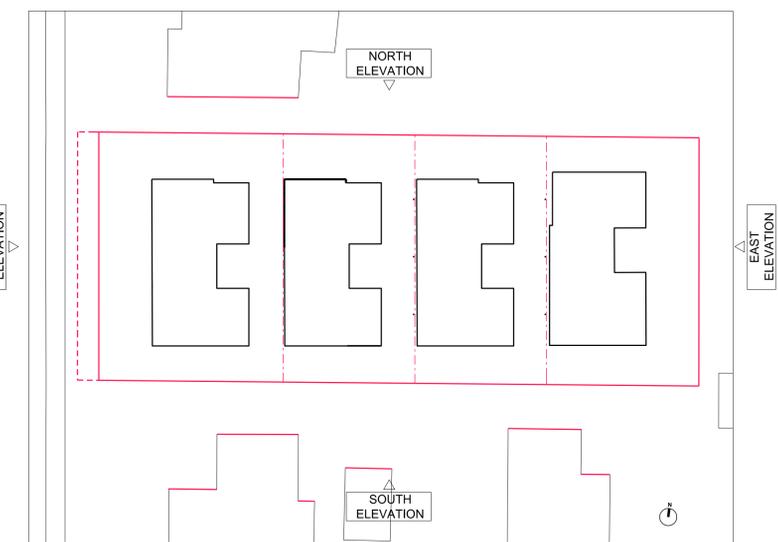
Height of neighboring buildings are approximate based on a visual survey from project lot.  
Please note 4118 Wade street is not within the Culver City Gateway Neighborhood Design Guidelines area as designated by Map 1 of guidance



03 WEST ELEVATION WITH NEIGHBOR'S REFLECTED ELEVATION PROJECTED ACROSS



03 EAST ELEVATION WITH NEIGHBOR'S REFLECTED ELEVATION PROJECTED ACROSS



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KEY:  
— NEIGHBOURS OUTLINE    ■ NEIGHBOURS WINDOWS  
— PROJECT                    ■ PROJECT WINDOWS

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.25.2017	ANNOTATIONS AMENDED			

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dickote.dickote@benadamsstudio.com

DRAWING NAME: NEIGHBORHOOD ELEVATIONS  
PROJECT NAME: WADE STREET RESIDENTIAL  
DRAWING NO: P600/A  
JOB NO: 16-014  
SCALE: 1/8"=1'-0" @ ARCH D  
STAGE: PLANNING

Measurements taken from centre of sheet due to variety of boundary lines , due to street dedication



Measurements taken from centre of sheet due to variety of boundary lines , due to street dedication

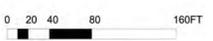
**LOT COVERAGE**

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

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**KEY:**

- PLOT AREA
- BUILDING COVERAGE

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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
-	03.30.2017	PLANNING SUBMISSION
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION ANNOTATIONS AMENDED

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:**

**Ben Adams Studio**

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Los Angeles  
CA 90017

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www.benadamsstudio.com  
darker@benadamsstudio.com

**DRAWING NAME:** NEIGHBORHOOD BUILDING HEIGHTS

**PROJECT NAME:** WADE STREET RESIDENTIAL

**DRAWING NO:** **P602/A**

**JOB NO:** 16-014

**SCALE:** 1"=80' @ ARCH D

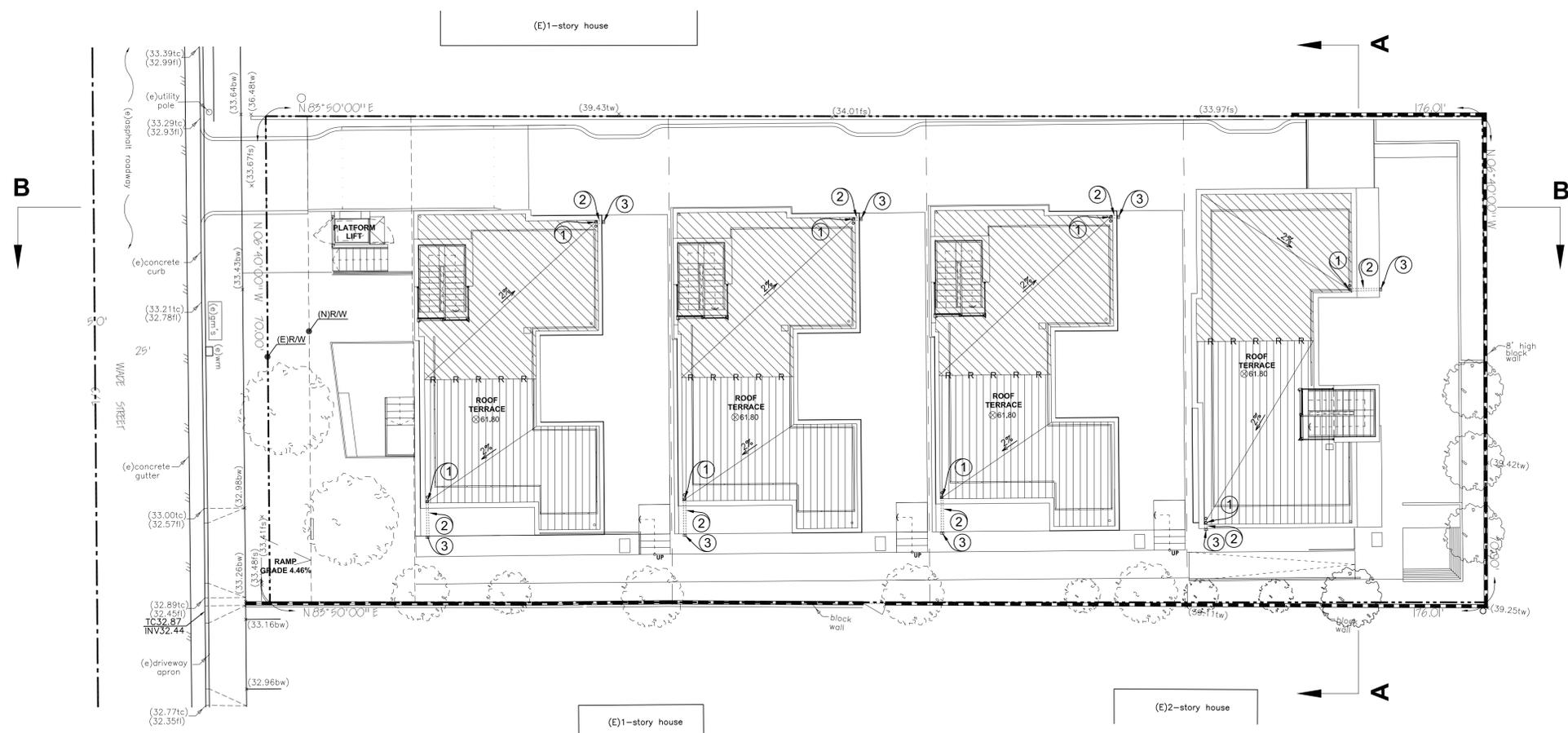
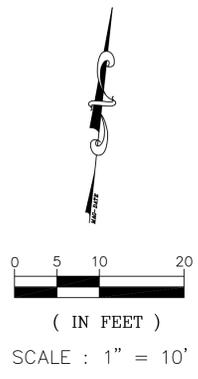
**STAGE:** PLANNING

**16-014**

**16-014**

# GRADING/DRAINAGE PLAN

## 4118 WADE ST., LOS ANGELES, CA 90066



### ROOF PLAN

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 BIDDING 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

#### 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	x(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		

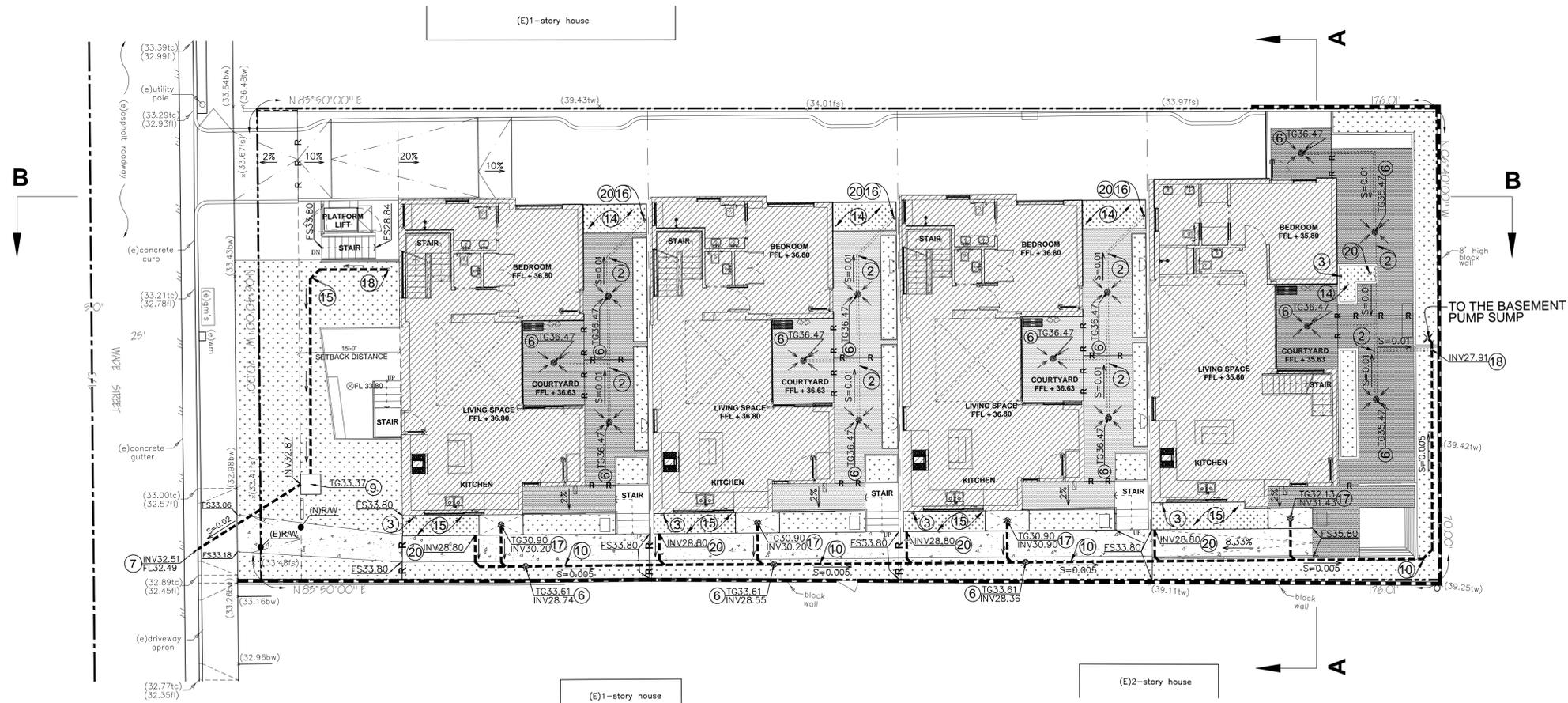
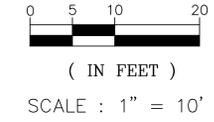
PLANS PREPARED BY: **JCE**  
**JOY CIVIL ENGINEERING**  
 2122 S. GRAND AVE. SUITE B  
 SANTA ANA, CA 92705  
 TEL)714-323-5795

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



# GRADING/DRAINAGE PLAN

## 4118 WADE ST., LOS ANGELES, CA 90066



### 1ST FLOOR PLAN

#### LEGEND

FL	FLOW LINE	o	(E)UTILITY POLE
FF	FINISH FLOOR	(e)WM	(E)WATER METER
FS	FINISH SURFACE	XX.XX	(N)SPOT ELEVATION
INV	INVERT	x(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 BIDDING 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
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- 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

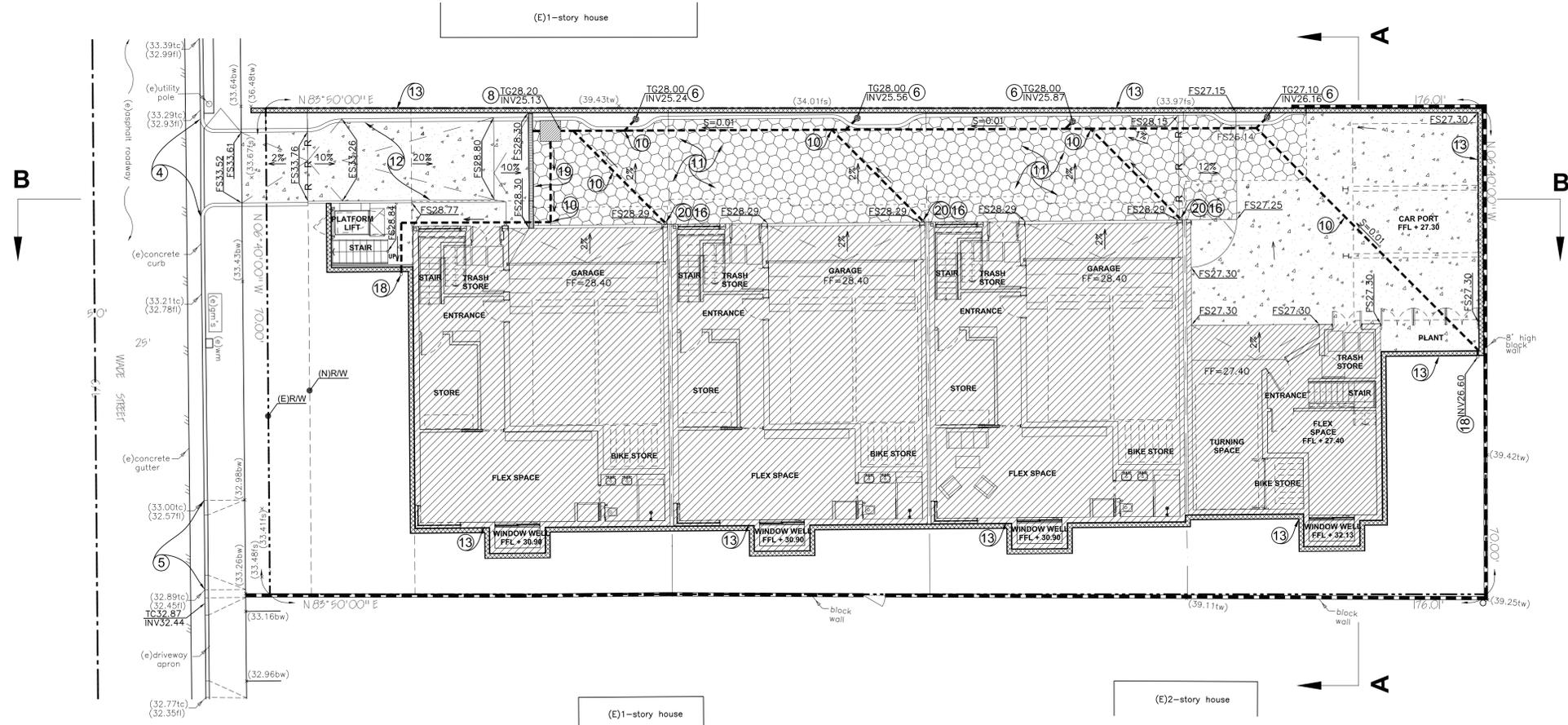
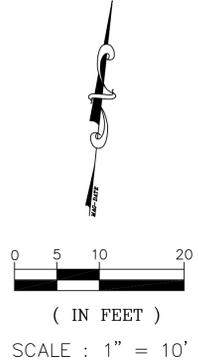
PLANS PREPARED BY: **JCE**  
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GRADING/DRAINAGE PLAN  
 1ST FLOOR LEVEL  
 4118 WADE ST.  
 LOS ANGELES, CA 90066



# GRADING/DRAINAGE PLAN

## 4118 WADE ST., LOS ANGELES, CA 90066



**BASEMENT PLAN**

**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
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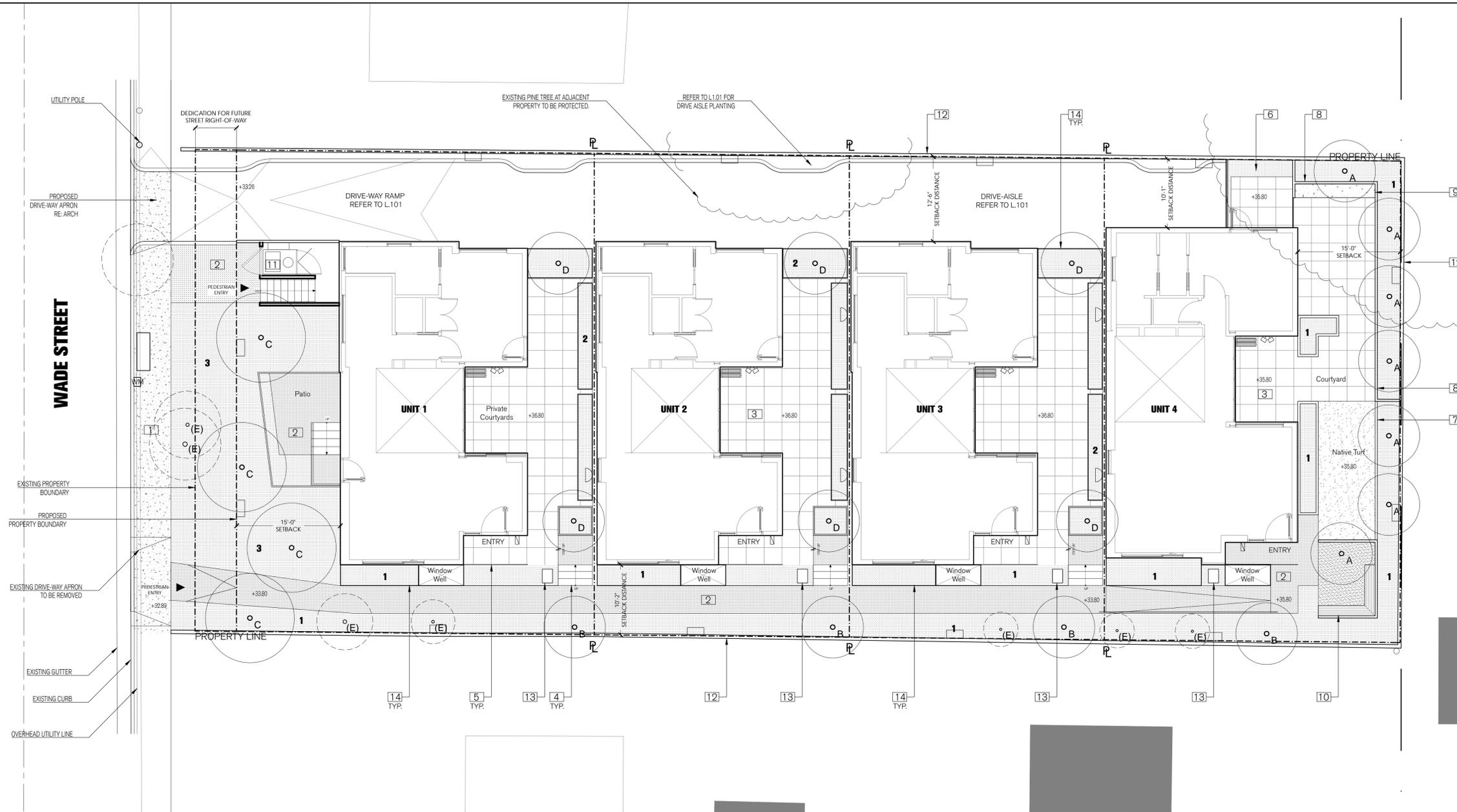
**LEGEND**

FL ——— FLOW LINE	○ (E)UTILITY POLE
FF ——— FINISH FLOOR	(e)WM □ (E)WATER METER
FS ——— FINISH SURFACE	XX.XX (N)SPOT ELEVATION
INV ——— INVERT	x(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 — 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	

PLANS PREPARED BY: **JCE**  
**JOY CIVIL ENGINEERING**  
 2122 S. GRAND AVE. SUITE B  
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 TEL)714-323-5795

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





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:



STAMP:

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



**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.

DRAWN BY: AN

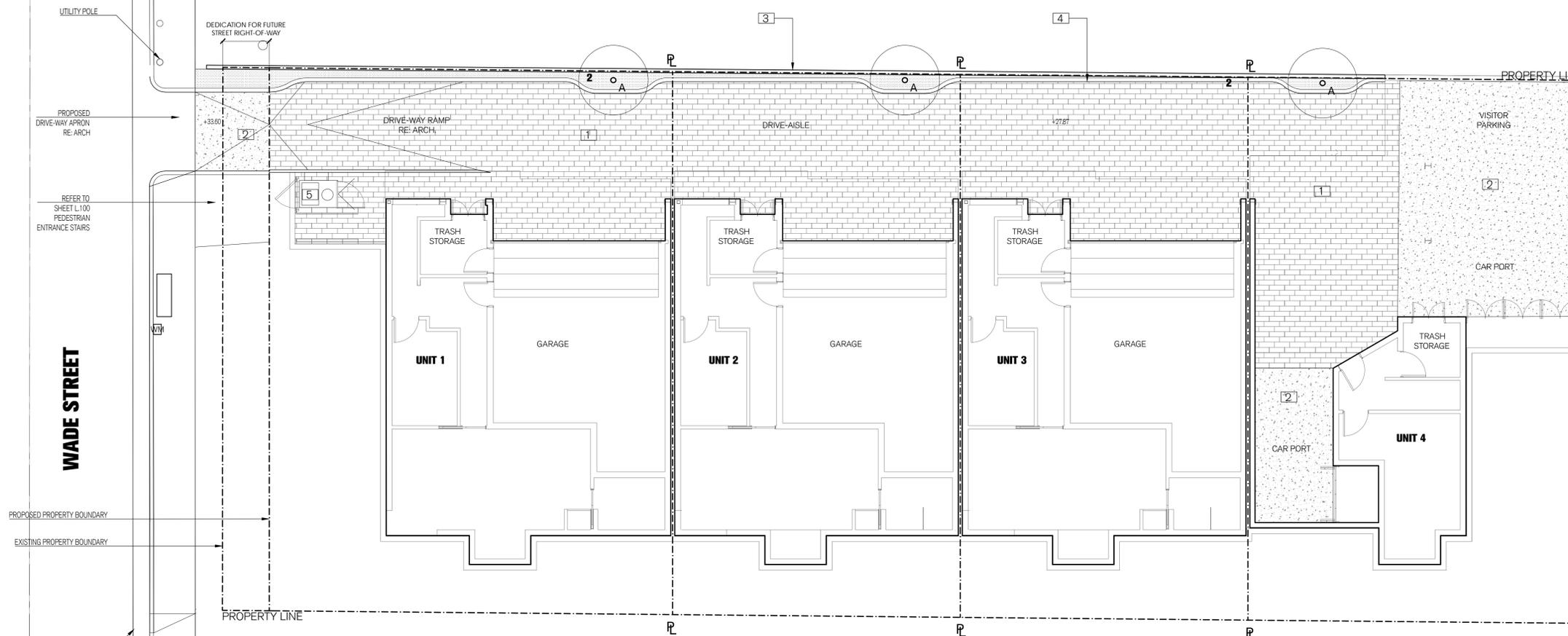
ISSUE DATE: OCTOBER 7, 2016

SHEET NAME:

**LANDSCAPE  
PLAN  
FIRST FLOOR**

SHEET #:

**L1.00**



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**

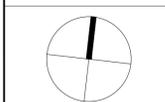
PROJECT PHASE:

**Preliminary Landscape Plan**

DRAWING REVISIONS:

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

NORTH ARROW:



STAMP:

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



**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**

- 1 3" THICK PRECAST CONCRETE PERMEABLE PLANK PAVERS. EXPOSED AGGREGATE FINISH, COLOR TBD. CRUSHED GRAVEL JOINTS. SET ON NO. 57 OPEN GRADED BASE. RE: CIVIL.

- 2 6" THICK CAST IN PLACE CONCRETE AT DRIVE-WAY APRON AND VISITOR PARKING AREAS. RE: CIVIL.

- 3 CONCRETE BLOCK RETAINING WALL. HEIGHT TO BE DETERMINED. RE: ARCH.

- 4 6"x6" CONCRETE CURB.

- 5 PLATFORM LIFT FOR TRASH BINS. RE: ARCH.

DRAWN BY: AN

ISSUE DATE: OCTOBER 7, 2016

SHEET NAME:

**LANDSCAPE  
PLAN  
BASEMENT FLOOR**

SHEET #:

**L1.01**

**LEGEND**

- (398) 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 PULL BOX
- GM GAS METER
- FH FIRE HYDRANT
- SMH SEWER MANHOLE
- TPW TOP OF PLANTER WALL



**TENTATIVE PARCEL MAP NO. 74956**

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

**OWNER**

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

**PROJECT**

4 SINGLE FAMILY HOME SUBDIVISION

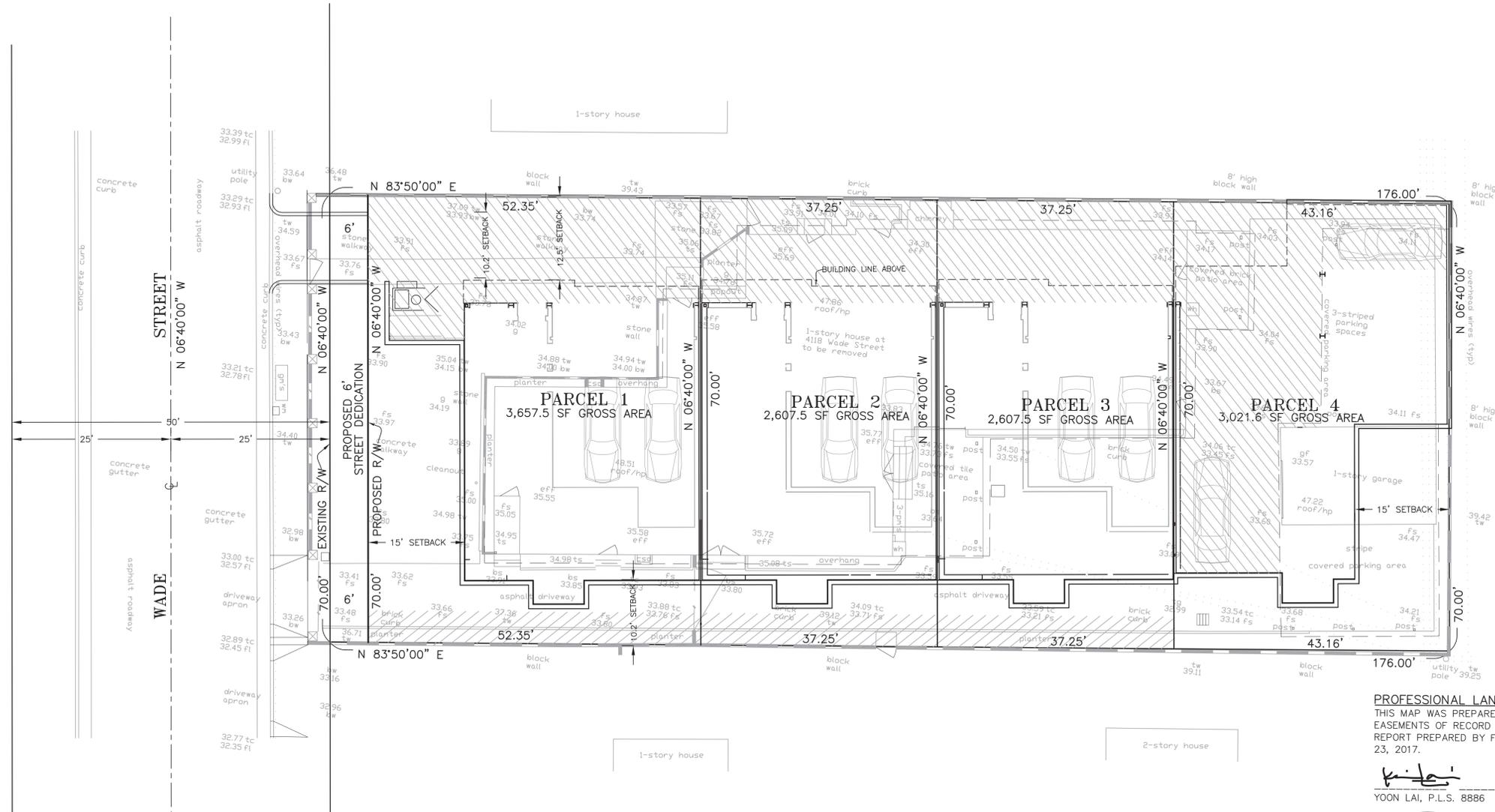
**UTILITIES NOTE**

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

- PROPOSED EASEMENT FOR INGRESS & EGRESS, STORM DRAINAGE AND PUBLIC UTILITY.
- PROPOSED EASEMENT FOR PEDESTRIAN ACCESS, STORM DRAINAGE AND SEWER.

**LEGAL DESCRIPTION:**

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.

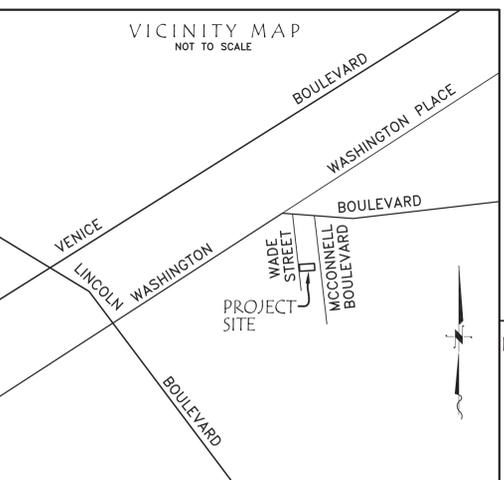


**PROFESSIONAL LAND SURVEYOR'S STATEMENT:**  
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION AND SHOWS ALL EASEMENTS OF RECORD IF ANY, AS REPORTED IN PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED FEBRUARY 23, 2017.

3/28/2017  
YOON LAI, P.L.S. 8886 DATE



**NOTE:**  
THIS TENTATIVE MAP IS PREPARED IN CONFORMANCE WITH CALIFORNIA SUBDIVISION MAP ACT SECTION 66424.5 (a).



<p><b>BENCH MARK</b></p> <p>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.</p>	<p><b>PREPARED FOR:</b></p> <p>4118 WADE, LLC 111 E 14th STREET NEW YORK, NY 10003</p>	<p><b>MAP PREPARED BY:</b></p> <p><b>CaliLand Engineering, Inc.</b> 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</p>	<p><b>FIELD BOOK REF.</b></p>	<p><b>CITY OF CULVER CITY</b></p> <p>SURVEYED BY: RL, KE DRAWN BY: C DATE: 05/28/2017</p>	<p><b>TENTATIVE PARCEL MAP</b></p> <p>4118 WADE STREET CULVER CITY, CA 90066 APN NO. : 4231-024-037</p>	<p>W.O. NO. 2014-1317</p> <p>ROAD NO.</p> <p>FILE NO.</p> <p>SHEET 1 OF 1</p>
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# Architectural Survey



Scale: 1" = 8'

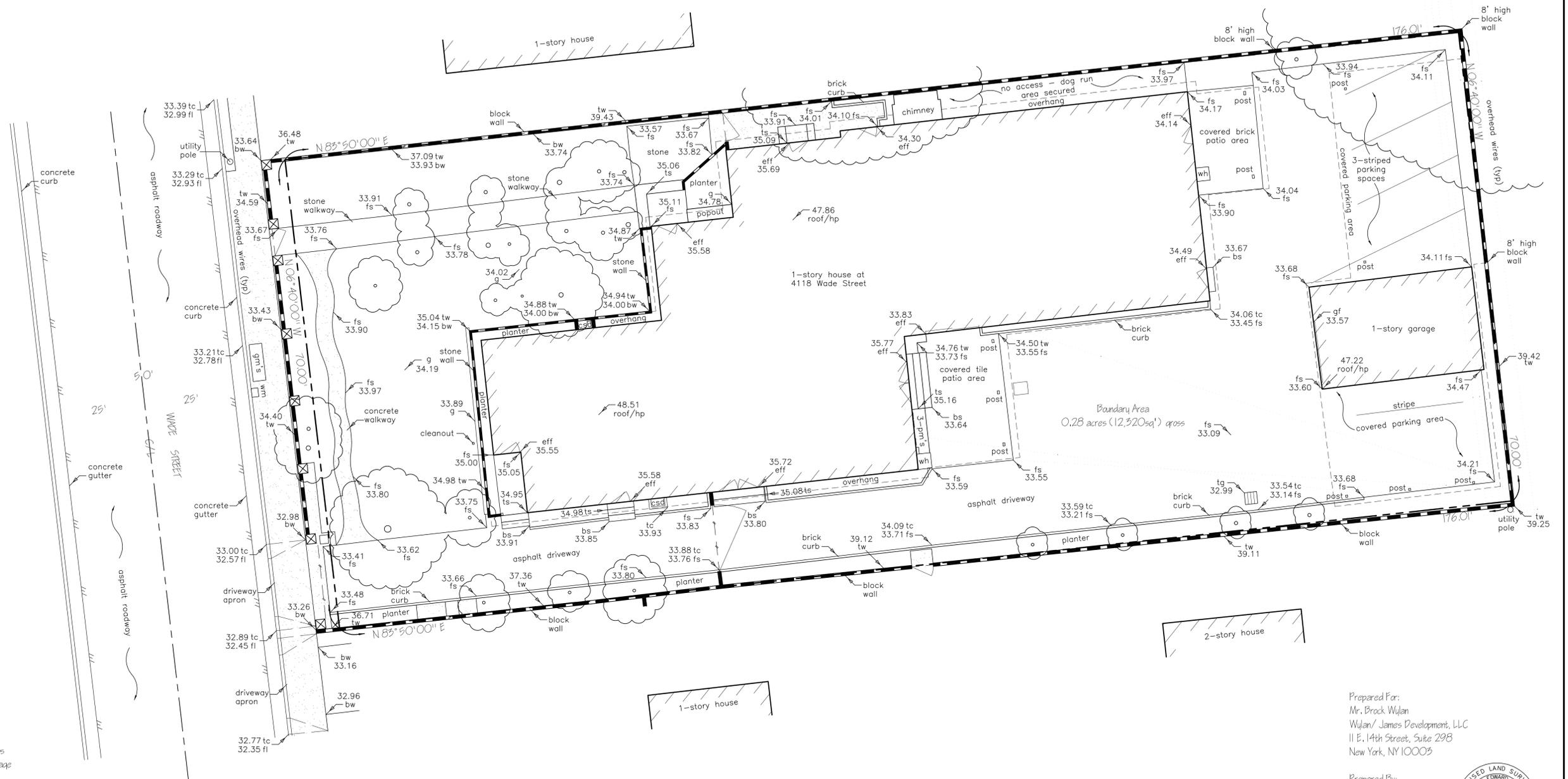
Legend:

bs = bottom of step(s)  
 bw = back of wall  
 bw = bottom of wall  
 csd = crawl space door  
 eff = estimated finished floor  
 fl = flowline  
 fs = finished surface  
 q = ground elevation  
 qf = garage floor  
 qm = gas meter  
 hp = high point  
 pm = power meter  
 roof = top of rafter  
 tc = top of curb  
 tq = top of grate  
 ts = top of step  
 tw = top of wall  
 tup = typical  
 wh = water heater  
 w.i. = wrought iron  
 wm = water meter

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



Vicinity Map  
n.t.s.



Date of Survey: July 22, 2016

Site Address: 4118 Wade Street, Culver City, CA, APN 4251-024-057

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.

Benchmark: The elevation of 39.40 was held on sewer manhole structure L.D. 5341330, on file in the City of Los Angeles, was used as datum for this survey.

Prepared For:  
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