

# NEW THREE UNIT CONDOMINIUMS

3873 BENTLEY AVENUE CULVER CITY, CA 90232

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## UNIT SIZE

	1ST(SQ.FT.)	2ND(SQ.FT.)	TOTAL(SQ.FT.)	GARAGE(SQ.FT.)
UNIT #1	676	695.70	1371.17	384
UNIT #2	160.83	1197.88	1358.71	384
UNIT #3	859.15	971.29	1830.44	398.43
TOTAL	1695.98	2868.33	4560.32	1166.43

## STRUCTURE

EXISTING STRUCTURE FLOOR AREA : 1012.65

## PARKING

NUMBER OF PARKING PROVIDED : 6  
NUMBER OF PARKING REQUIRED : 6  
UNIT #1 2 STANDARD PARKING TANDEM  
UNIT #2 2 STANDARD PARKING TANDEM  
UNIT #3 2 STANDARD PARKING DOUBLE

## USE OF EXISTING & PROPOSED:

EXISTING: SINGLE FAMILY HOUSE  
PROPOSED : 3 UNIT, 2 STORY CONDOMINIUMS

## PROJECT DATA:

LAND USE: MEDIUM DENSITY MULTIPLE FAMILY  
ZONING: RESIDENTIAL MEDIUM DENSITY MULTIPLE FAMILY

## OPEN PRIVATE SPACE REQUIRED AND PROPOSED:

UNIT#1: 100.60 S.F.  
UNIT#2: 100.18 S.F.  
UNIT#3: 100 S.F.

TOTAL = 300.78 S.F.

COMMON OPEN SPACE: 711.5 S.F

LOT SIZE: 4950  
LOT DEPTH: 100.00'  
LOT WIDTH: 50.00'  
BUILDING HEIGHT: 24'-0"  
FRONT SETBACK: 12'-0"  
SIDE SETBACK: 5'-0"  
REAR SETBACK: 5'-0"  
MAX DENSITY: 4950 / 1500 = 3.3 du

## PROJECT SUMMARY TABLE:

## LEGAL DESCRIPTION:

LOT : 67 OF TRACT NO.: 10356 AS PER MAP  
RECORDED IN BOOK 152 PAGES 14-16 OF MAPS, IN  
THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY  
ASSESSOR'S ID NUMBER : 4213 018 002

TOTAL SITE AREA:  
4950 S.F(EXISTING)+0 S.F (DEDICATION) + 0 S.F  
(ACQUISITION)=4950 S.S (NET AREA)

SITE COVERAGE BY STRUCTURES: 3115.50 S.F  
63% OF LOT AREA

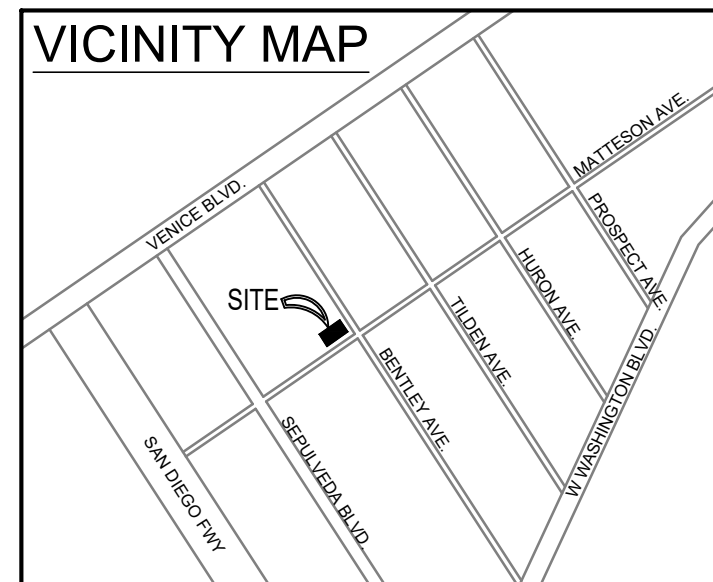
STORAGE CUBIC FEET (UNIT #2) : 175 Q.F

## PROJECT CONSULTANTS:

## DESIGNER:

NADER HOUMAN  
10801 NATIONAL BLVD #227  
LOS ANGELES CA 90064  
(310) 475-2900

## VICINITY MAP



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**NEW THREE UNIT  
CONDOMINIUMS**  
3873 BENTLEY AVENUE  
CULVER CITY, CA 902302

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	
REVISION		02/11/14

DRAWING NO.  
**A0**

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KEY PLAN

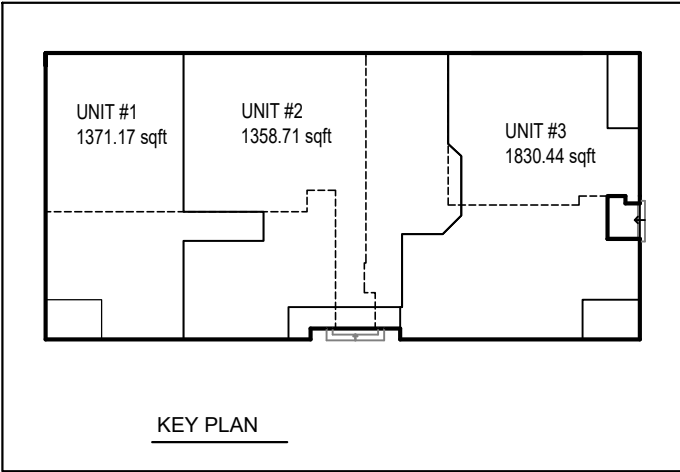
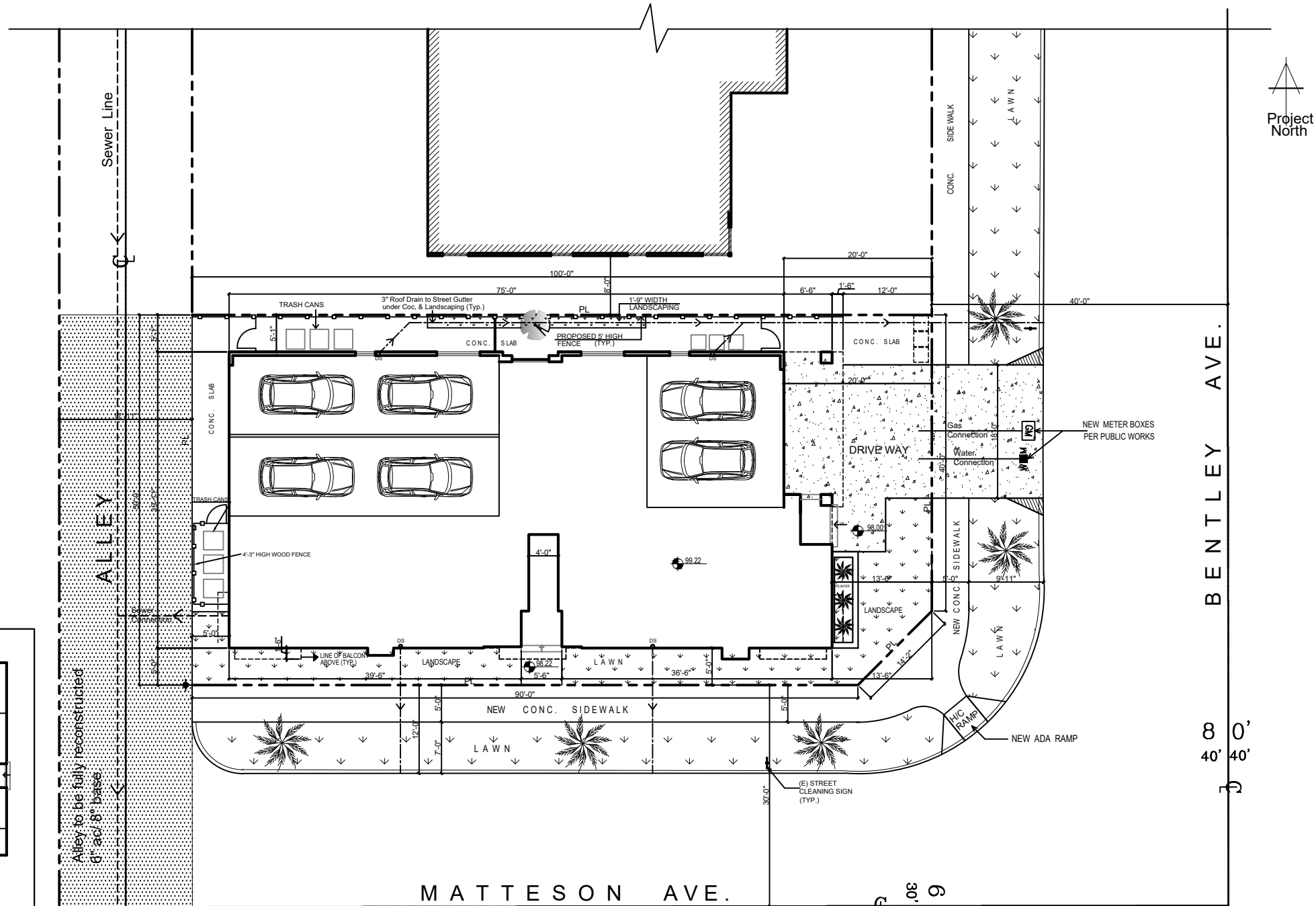
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REVISION		

SCALE 1/8" = 1'-0"  
DRAWING TITLE  
PLOT PLAN

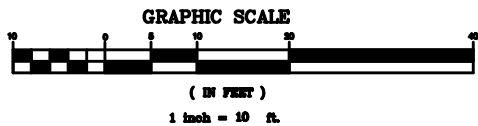
DRAWING NO.  
**A1**



PLOT PLAN

1/8" = 1'-0"

MAP NUMBER : 4213.018.002.14.000



FENCE MATERIAL:  
STAINED WOOD

# KEY PLAN

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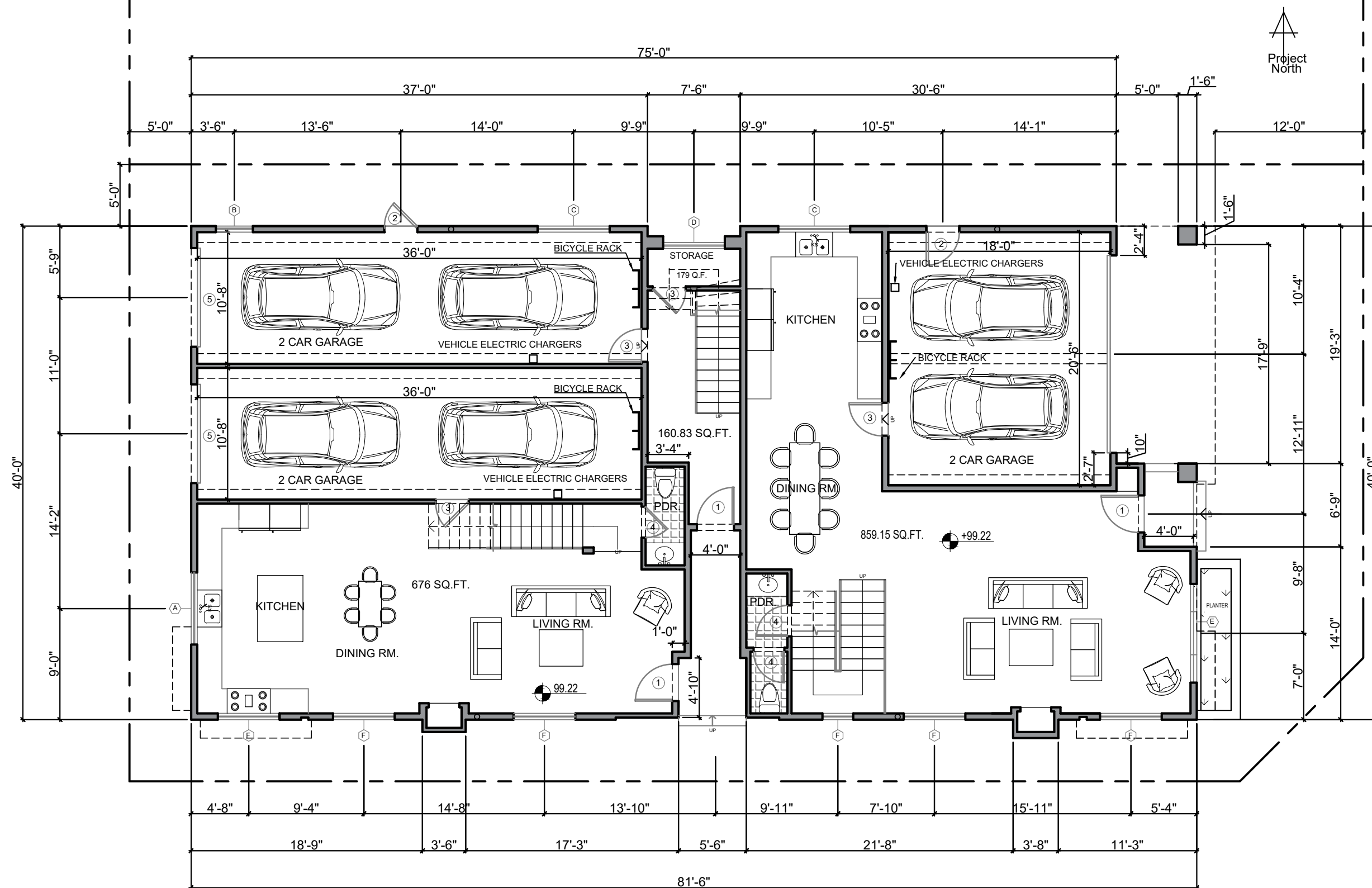
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3	PERMIT SET	

REVISION

SCALE 1/4" = 1'-0"  
DRAWING TITLE  
FIRST FLOOR PLAN

DRAWING NO.  
**A2**



**FIRST FLOOR**

1/4" = 1'-0"



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3	PERMIT SET	

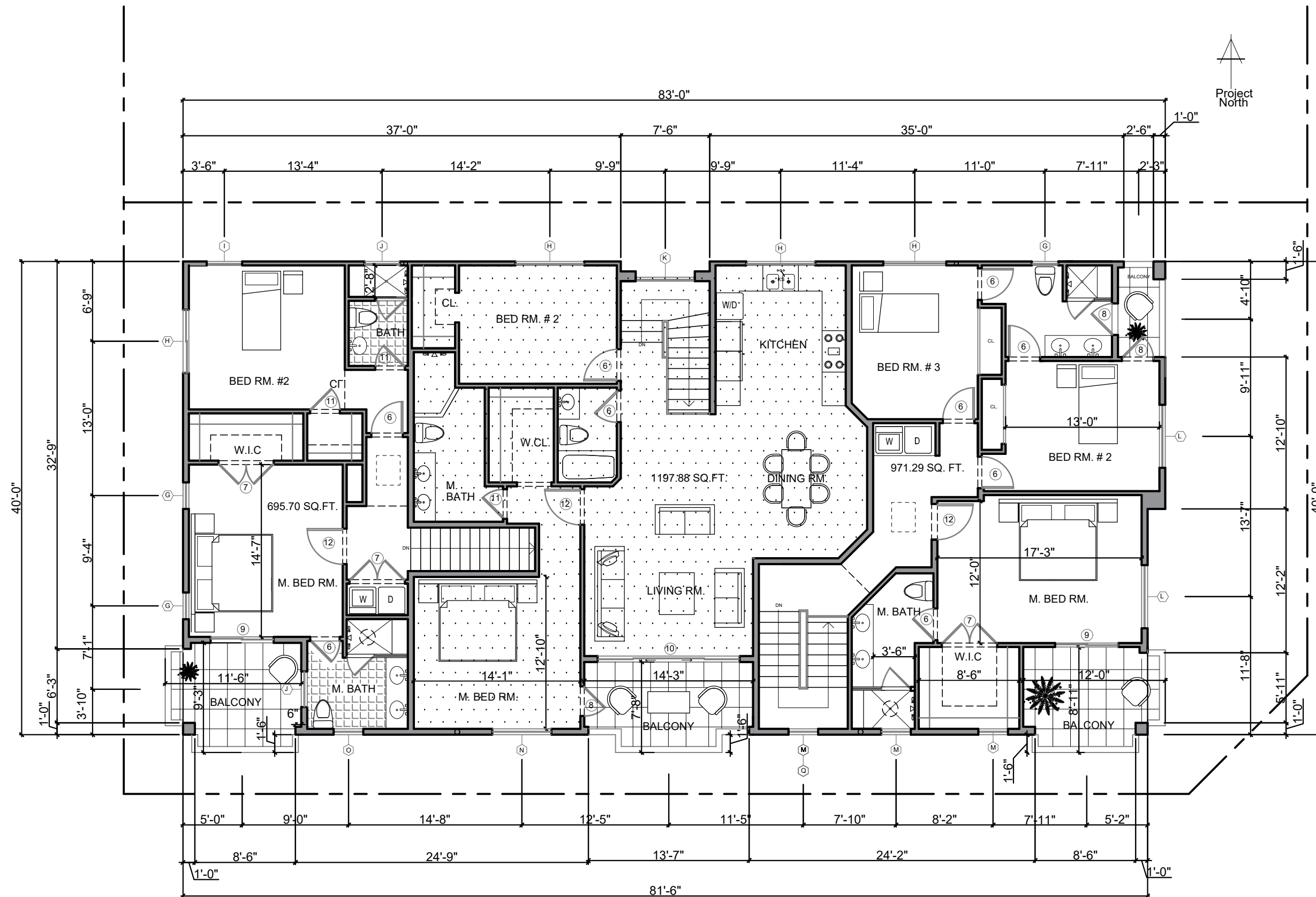
REVISION

SCALE 1/4" = 1'-0"

DRAWING TITLE  
SECOND FLOOR  
PLAN

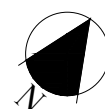
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A3

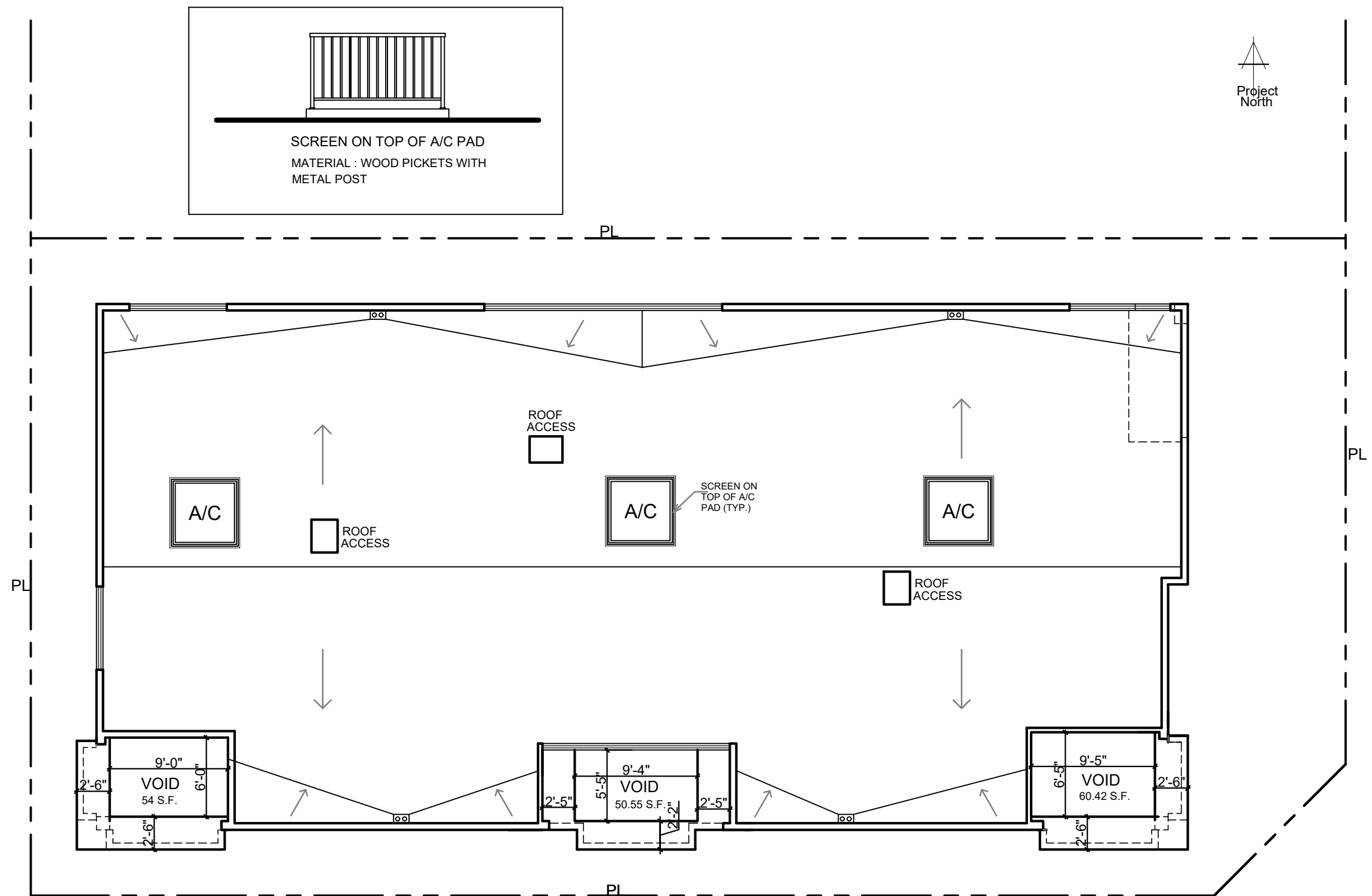


## SECOND FLOOR

1/4" = 1'-0"







## ROOF PLAN

---

1/4" = 1'-0"



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3	PERMIT SET	
4	REVISION	

SCALE 1/4" = 1'-0"
DRAWING TITLE
ROOF PLAN

DRAWING NO.  
A4

KEY PLAN

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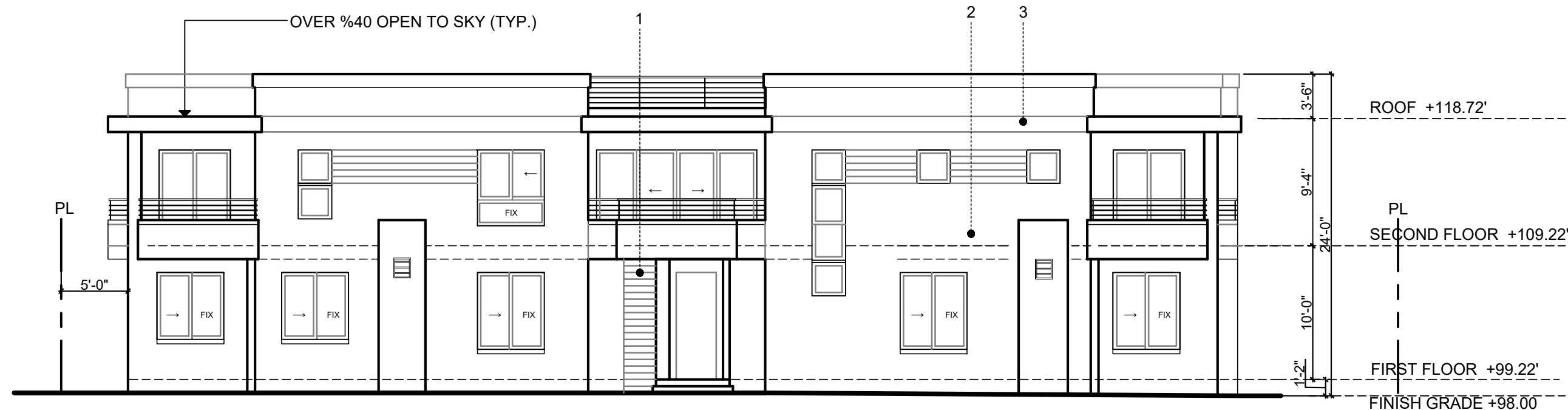
NO.	DESCRIPTION	DATE
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2	CORRECTION SET	
3	PERMIT SET	
Δ	REVISION	

SCALE 1/4" = 1'-0"

DRAWING TITLE  
ELEVATIONS

DRAWING NO.

**A5**

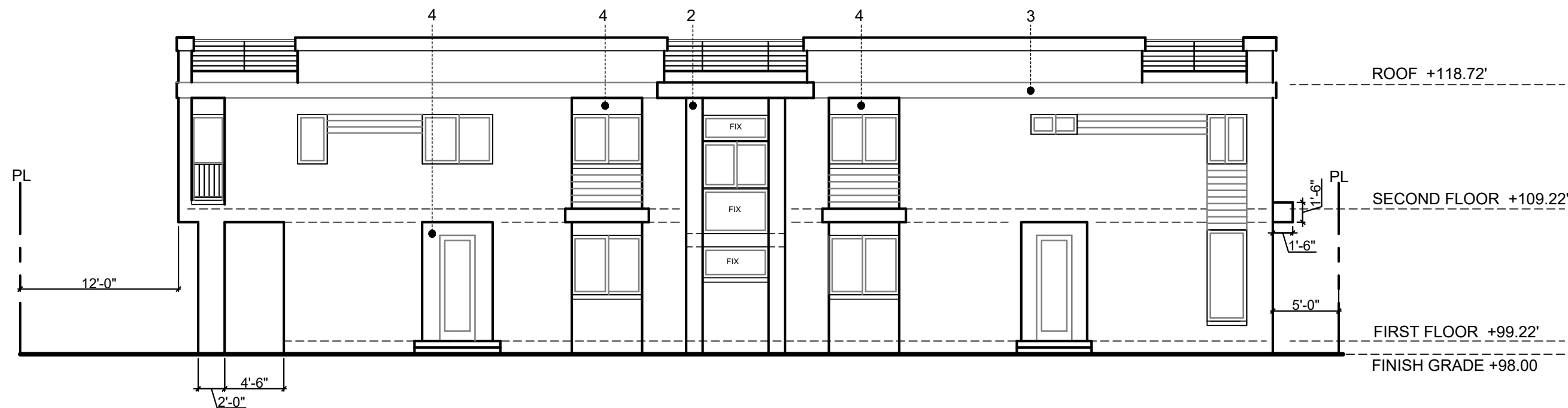


MATERIAL KEY

1. WOOD STRIP
2. LIGHT GRAY SMOOTH STUCCO
3. OFF-WHITE SMOOTH STUCCO
4. DARK GRAY

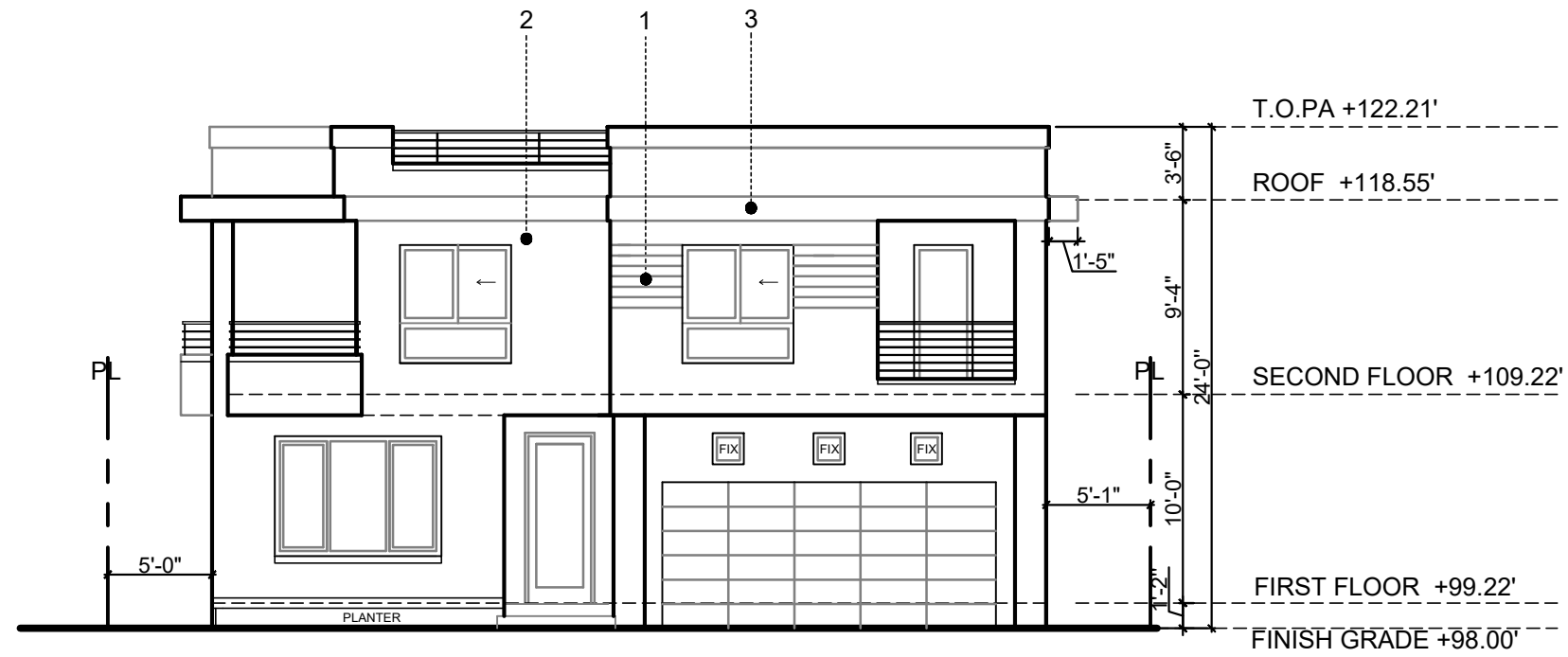
**SOUTH ELEVATION**

1/4" = 1'-0"



**NORTH ELEVATION**

1/4" = 1'-0"

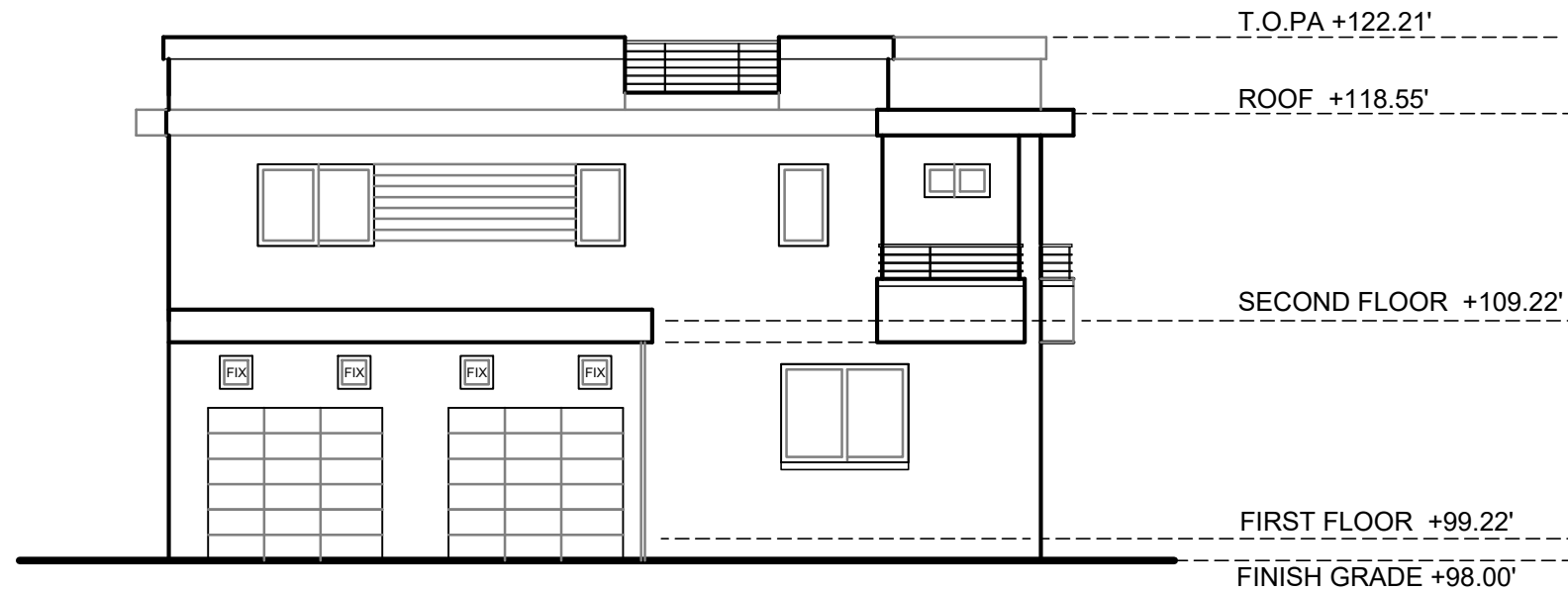


#### MATERIAL KEY

1. WOOD STRIP
2. LIGHT GRAY SMOOTH STUCCO
3. OFF-WHITE SMOOTH STUCCO

### EAST ELEVATION

1/4" = 1'-0"



### WEST ELEVATION

1/4" = 1'-0"

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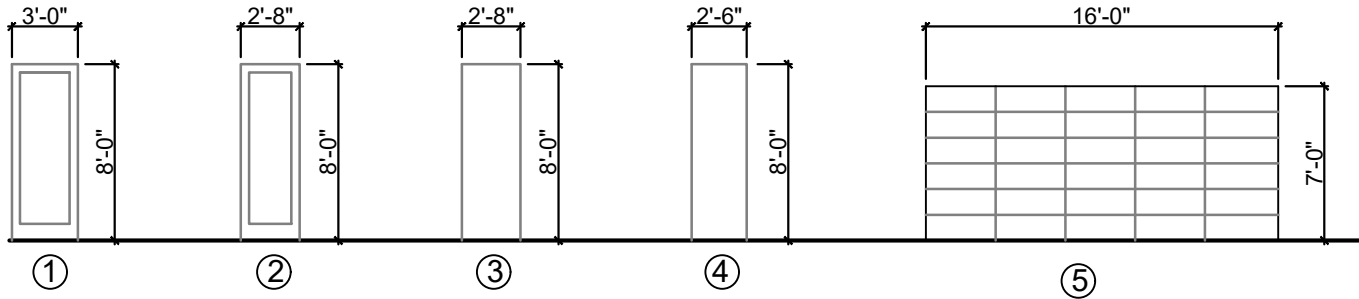
DRAWING TITLE  
ELEVATIONS

DRAWING NO.

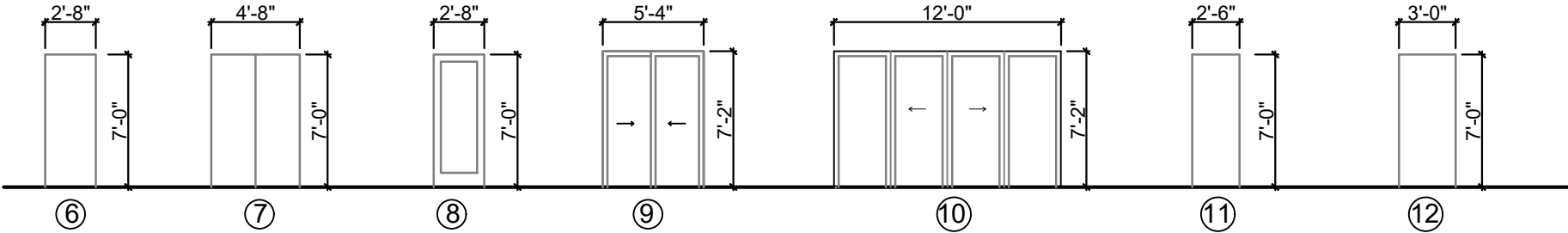
**A6**

DOOR SCHEDULE											
MARK	NO	TYPE	DIMENSION			MATERIAL			GLASS	FINISH	REMARK
			WIDTH	HEIGHT	THICK	DOOR	FRAME	CORE			
①	3	SNGL DOOR/ENTRANCE	3'-0"	8'-0"	1,3/4"	WOOD	WOOD	SC.		STAINED	TEMPERED GLASS
②	2	SNGL DOOR / EXT	2'-8"	8'-0"	MANUFACTURER	ALUMIN.	ALUMIN.	——	1/4"	TINTED	TEMPERED GLASS
③	4	SNGL DOOR / INT	2'-8"	8'-0"	1,3/4"	WOOD	WOOD	SC.		STAINED	
④	3	SNGL DOOR /INT	2'-6"	8'-0"	1,3/4"	WOOD	WOOD	SC.		STAINED	
⑤	1	GARAGE DOOR / EXT	16'-0"	7'-0"	MANUFACTURER	ALUMIN.	ALUMIN.	——	1/4"	TINTED	TEMPERED GLASS
⑥	10	SNGL DOOR /INT	2'-8"	7'-0"	1,3/4"	WOOD	WOOD	SC.		STAINED	
⑦	6	DBL DOOR / INT	4'-8"	7'-0"	1,3/4"	WOOD	WOOD	SC.		STAINED	
⑧	3	SNGL DOOR / EXT	2'-8"	7'-0"	MANUFACTURER	ALUMIN.	ALUMIN.	——	1/4"	TINTED	TEMPERED GLASS
⑨	2	SLIDING DOOR /EXT	5'-4"	7'-2"	MANUFACTURER	ALUMIN.	ALUMIN.	——	1/4"	TINTED	TEMPERED GLASS
⑩	1	SLIDING DOOR /EXT	12'-0"	7'-2"	MANUFACTURER	ALUMIN.	ALUMIN.	——	1/4"	TINTED	TEMPERED GLASS
⑪	2	SLIDING DOOR /INT	2'-6"	7'-0"	1,3/4"	WOOD	WOOD	SC.		STAINED	
⑫	3	SNGL DOOR /INT	3'-0"	7'-0"	1,3/4"	WOOD	WOOD	SC.		STAINED	

FIRST FLOOR



SECOND FLOOR



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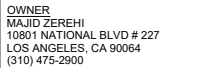
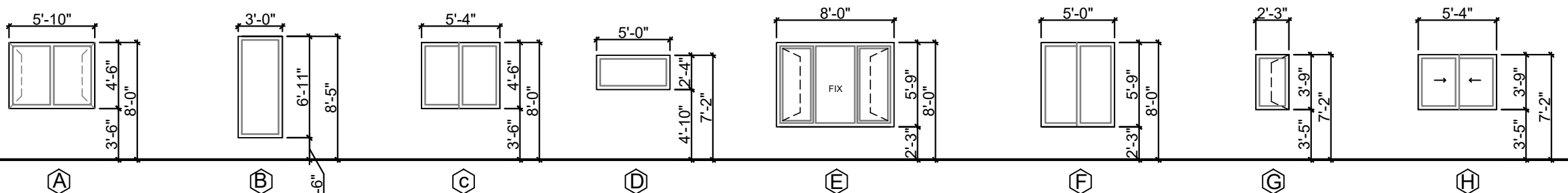
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NO.	DESCRIPTION	DATE
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2	CORRECTION SET	
3	PERMIT SET	
Δ	REVISION	

SCALE 1/4" = 1'-0"  
DRAWING TITLE  
DOOR SCHEDULE

DRAWING NO.  
A7


WINDOW SCHEDULE											
MARK	NO	TYPE	DIMENSION			MATERIAL			GLASS	FINISH	REMARK
			WIDTH	HEIGHT	THICK	WIND.	FRAME	CORE			
A	4	OPARABLE	5'-10"	4'-6"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	TEMPERED GLASS
B			3'-0"	6'-11"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
C	2	SLIDING	4'-10"	4'-10"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
D	1	FIXED	5'-0"	2'-4"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
E	1	OPARABLE & FIXED	8'-0"	5'-9"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
F	5	OPARABLE	5'-0"	5'-9"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
G	3	OPARABLE	2'-3"	3'-9"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
H	4	SLIDING	5'-4"	3'-9"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
I	1	SLIDING	3'-0"	3'-9"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
J	1	SLIDING	3'-6"	1'-6"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	TEMPERED GLASS
K	1	FIX & SLIDING	5'-0"	9'-0"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
L	2	FIX & SLIDING	5'-4"	5'-8"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
M	4	FIXED	2'-6"	2'-6"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
N	3	SLIDING	5'-0"	5'-8"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
O	1	OPARABLE	2'-6"	5'-2"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
P	1	OPARABLE	2'-6"	5'-7"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	
Q	7	FIXED	1'-6"	1'-6"	MANUFACTURER	GLASS	ALUMIN./VINYL	————	1/4"	TINTED	



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SCALE 1/4" = 1'-0"
DRAWING TITLE WINDOW SCHEDULE

DRAWING NO.  
A8





LEGEND

- 15' TO 17' BUILDING HEIGHT
- 18' TO 23' BUILDING HEIGHT E
- 26' HEIGHT AND ABOVE



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KEY PLAN

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3	PERMIT SET	

REVISION

SCALE 1/4" = 1'-0"

DRAWING TITLE  
VICINITY MAP

DRAWING NO.  
**A9**



- LEGEND**
- 15' TO 17' BUILDING HEIGHT
  - 18' TO 23' BUILDING HEIGHT
  - 26' HEIGHT AND ABOVE

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REVISION

SCALE 1/4" = 1'-0"

DRAWING TITLE  
PROPOSED  
VICINITY MAP

DRAWING NO.  
A10

POTTING  
HILL

LANDSCAPE DESIGN

10215 SANTA MONICA BLVD  
CENTURY CITY,  
CALIFORINA 90067

REVISION DATE	NO.
12/15/2016	1

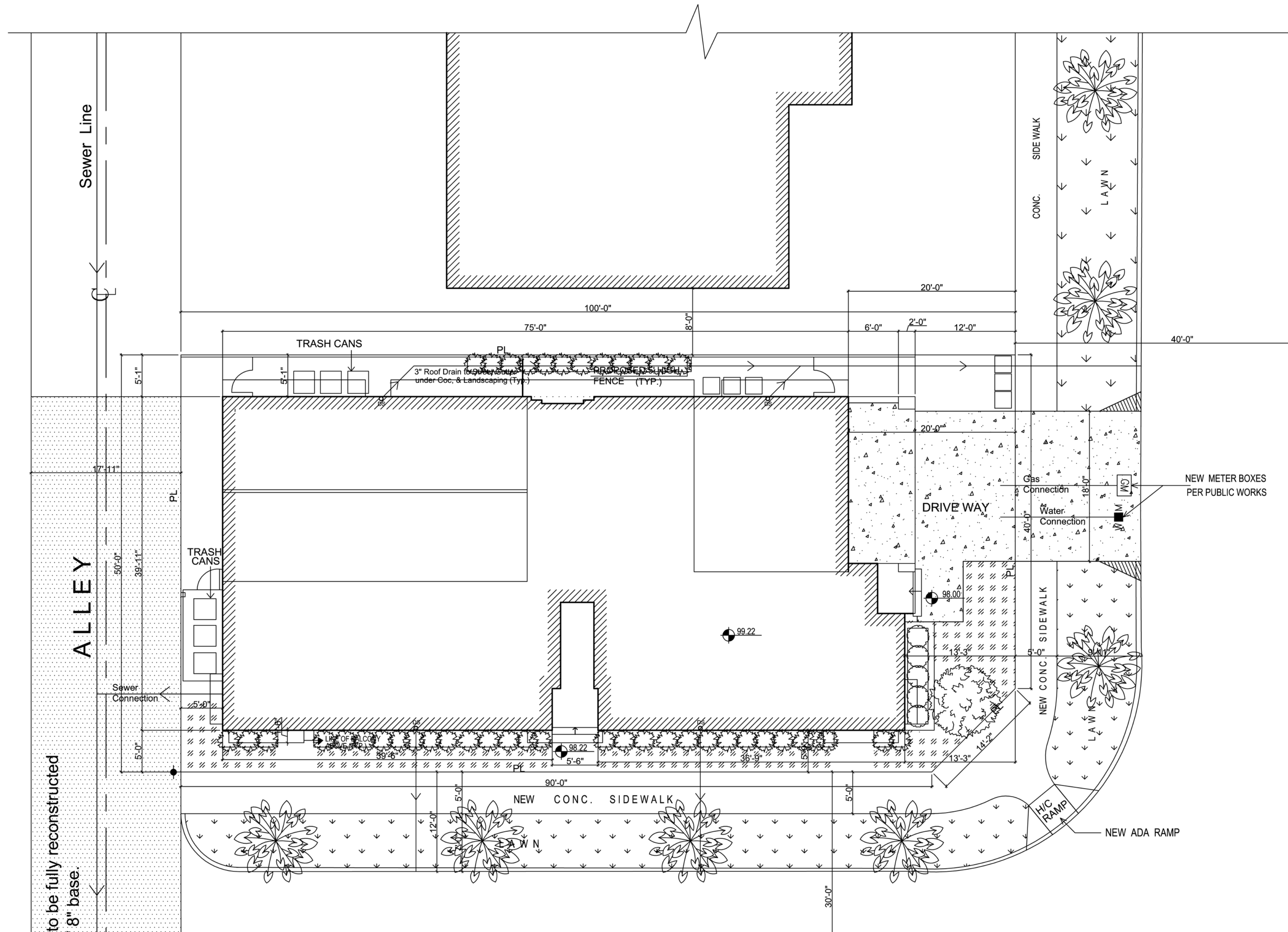
LANDSCAPE  
PLAN

ARKA INC.  
3873 BENTLEY AVENUE  
CULVER CITY, CA 90230

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

DATE: 1/12/2016

SHEET:  
L.1



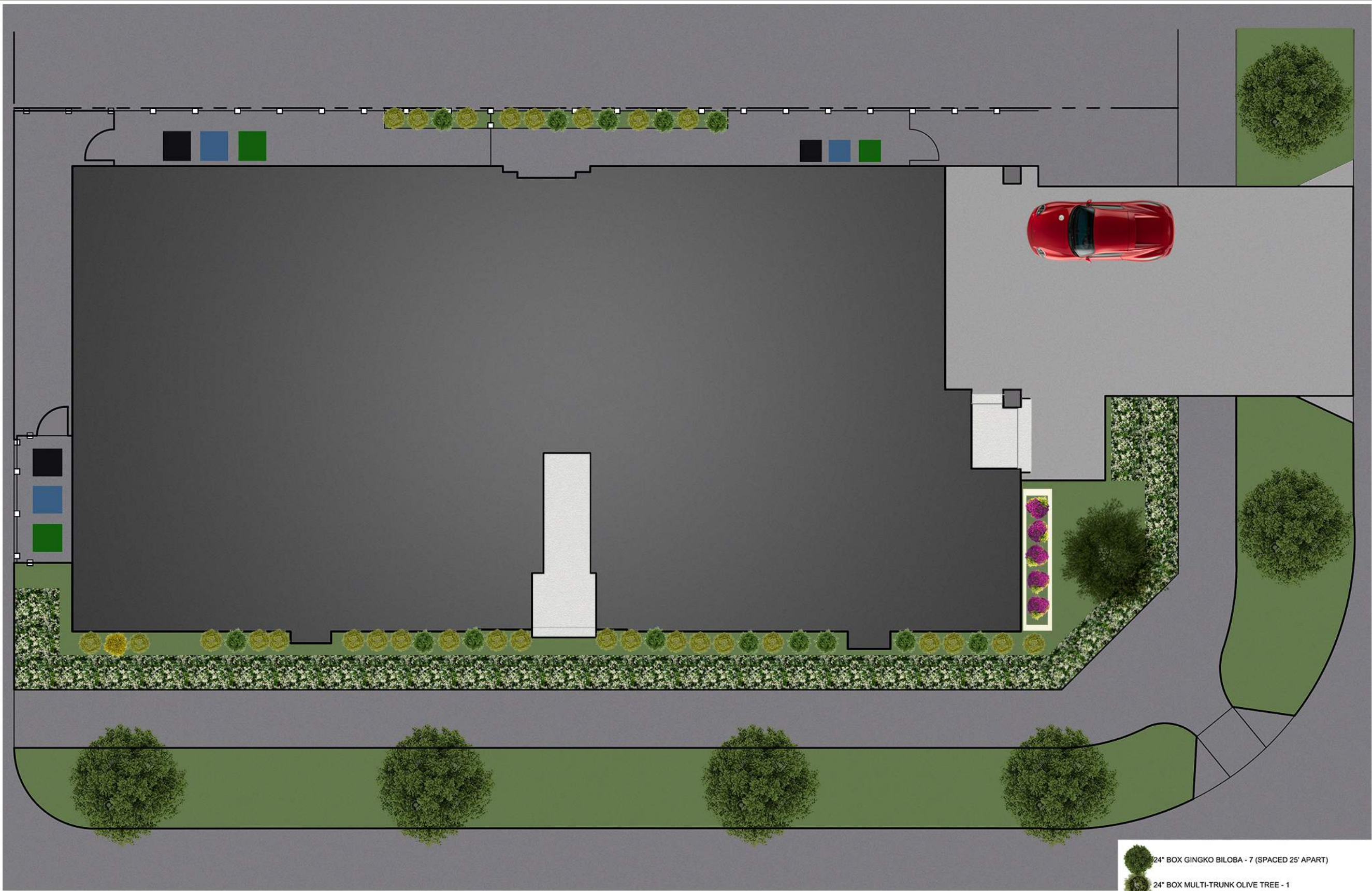
PLANTING NOTES:

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF EXISTING UTILITIES. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL RECEIVE SITE GRADED WITHIN .10 FOOT OF FINISH GRADE. COMMENCEMENT OF WORK INDICATES CONTRACTOR'S ACCEPTANCE OF EXISTING GRADES AND CONDITIONS. FINAL GRADES SHALL BE ADJUSTED BY CONTRACTOR AS DIRECTED BY OWNER'S REPRESENTATIVE. ALL GRADING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS, VINES, SEEDED/SODDED TURF, HYDROMULCHES, AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR AND PAY FOR PLANTING, STAKING, AND GUARANTEE OF ALL PLANT MATERIALS. SEE PLANTING DETAILS, FOR PLANTING AND STAKING/GUYING REQUIREMENTS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- FERTILIZER FOR ALL LAWN AREAS SHALL BE A SLOW-RELEASE, HIGH-NITROGEN FERTILIZER INCORPORATED INTO THE SOIL DURING PLANTING.
- FOR AREAS TO BE LANDSCAPED AND IRRIGATED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED 6" DEEP BY MEANS OF A ROTOTILLER OR EQUAL.  
AMOUNT PER 1000 SQUARE FEET  
2 CU. YDS. NITROGEN STABILIZED ORGANIC COMPOST  
50 LBS. AGRICULTURAL GYPSUM
- THE PLANTING PITS FOR TREES SHALL DUG TWO TIMES THE DIAMETER OF THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL. PLANTING PITS FOR SHRUBS AND PERENNIALS SHALL BE DUG TWICE AS WIDE AND ONE-AND-A-HALF TIMES AS DEEP AS THE ROOTBALL. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES, SHRUBS, AND PERENNIALS SHALL CONSIST OF THE FOLLOWING FORMULA:  
3 PARTS BY VOLUME ON-SITE SOIL  
1 PART BY VOLUME ORGANIC AMENDMENT (AS IN #7 ABOVE)
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS SHOWN ON THE PLANS, INCLUDING (BUT NOT LIMITED TO) WATERING, WEEDING, MOWING, PRUNING, AND EDGING, FOR A PERIOD OF THIRTY (30) DAYS.
- THE LANDSCAPE CONTRACTOR SHALL WARRANTY AND REPLACE ANY PLANT MATERIAL THAT DIES OR SHOWS SIGNS OF LACK OF VIGOR OR OTHER UNHEALTHFUL APPEARANCE WITHIN NINETY (90) DAYS OF COMPLETION OF CONTRACT AT NO COST TO THE OWNER.

IRRIGATION NOTES:

- CONTRACTOR TO INSTALL AUTOMATIC IRRIGATION SYSTEM.
- PROVIDE POINT SOURCE IRRIGATION TO ALL SHRUBS AND TREES.
- PROVIDED POP-UP HEAD TO HEAD COVERAGE WITH MINIMAL OVER-SPRAY AT LAWN AREAS.





- 24" BOX GINGKO BILOBA - 7 (SPACED 25' APART)
- 24" BOX MULTI-TRUNK OLIVE TREE - 1
- 15-GAL DODONEA VISCOSA 'PURPUREA' HEDGE - 43
- 5-GAL DWARF POLYGALA FRUTICOSA 'PETITE BUTTERFLY'
- MARATHON II SOD - 1450 SQ. FT
- 4" FLAT TRACHELOSPERMUM JASMINOIDES - 495 SQ. FT.

ARKA  
DESIGN BUILD  
WWW.ARKAINC.COM

10801 National Blvd.  
Suit 227, Los Angeles,  
CA. 90064  
Office: (310) 475-2900  
Fax: (310) 475-2955

OWNER  
MAJID ZEREHI  
10801 NATIONAL BLVD # 227  
LOS ANGELES, CA 90064  
(310) 475-2900

KEY PLAN

© ARKA INC. 2010  
The drawings and specifications and designs  
represented hereby are and shall remain the  
property of the ARKA INC., and no part thereof  
shall be used or reproduced for any purpose  
other than the specified project for which they  
have been prepared and developed without the  
written consent of the Architect. Written  
dimensions shall have precedence over scaled  
dimensions. The Contractor shall verify and be  
responsible for all dimensions and conditions on  
the jobsite and report any discrepancies to the  
Architect. The drawings and specifications  
indicate the general scope of work and required  
technical performance of the building systems  
and do not necessarily indicate or describe all  
the work required for full performance and  
completion of the construction contract. Based  
on the scope of work indicated Contractor shall  
furnish all items required for the proper  
execution of the project.

PROJECT NAME  
NEW THREE UNIT  
CONDOMINIUMS  
3873 BENTLEY AVENUE  
CULVER CITY, CA 902302

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

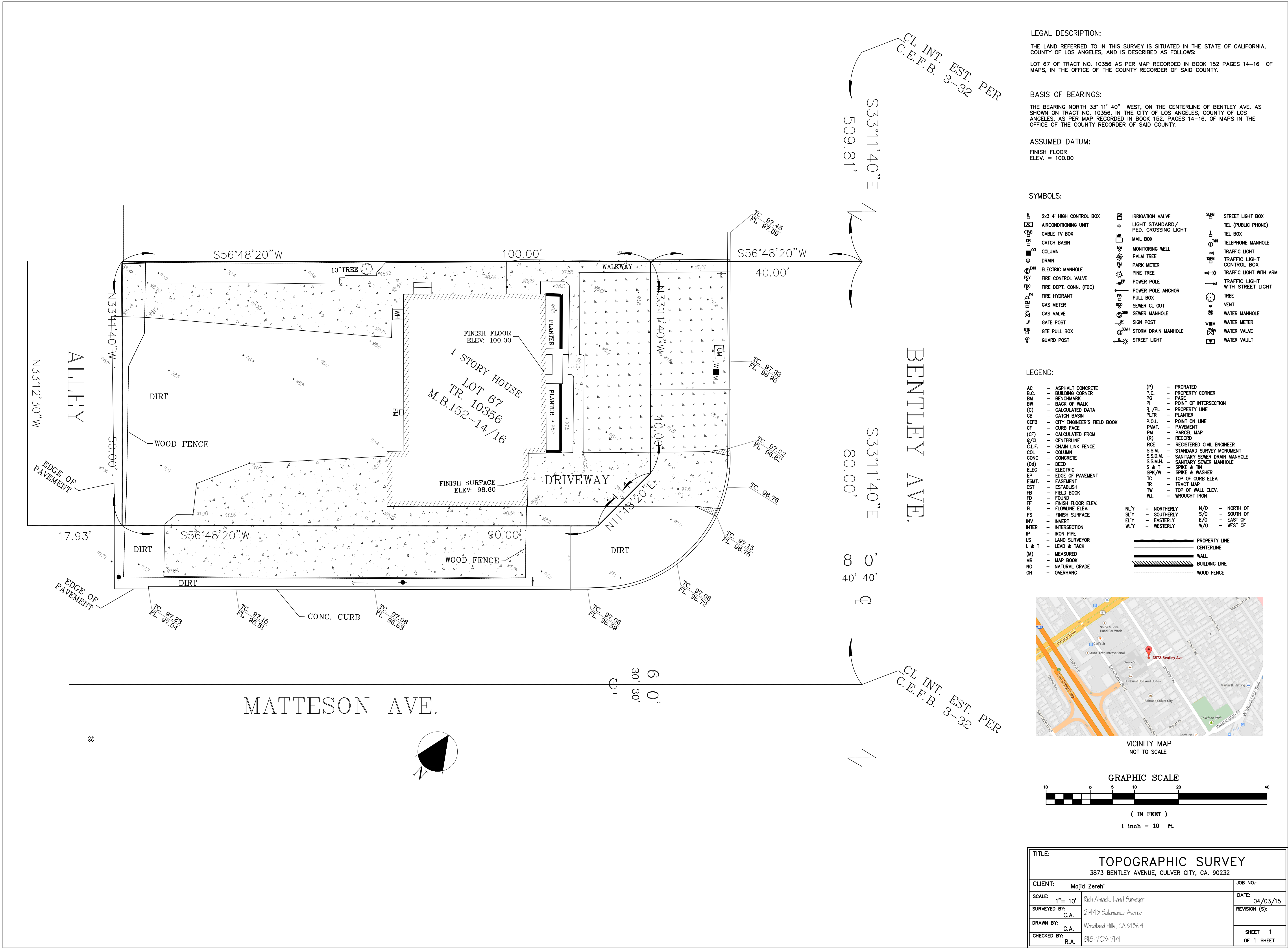
REVISION

SCALE 1/4" = 1'-0"

DRAWING TITLE  
COLOR  
LANDSCAPE

DRAWING NO.  
L2





ARKA

DESIGN BUILD

WWW.ARKAINC.COM

10801 National Blvd.  
Suit 227, Los Angeles,  
CA. 90064  
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OWNER

MAJID ZEREHI  
10801 NATIONAL BLVD #227  
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KEY PLAN

© ARKA INC. 2010

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PROJECT NAME

NEW THREE UNIT  
CONDOMINIUMS  
3873 BENTLEY AVENUE  
CULVER CITY, CA 902302

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	
REVISION		

SCALE 1/8" = 1'-0"

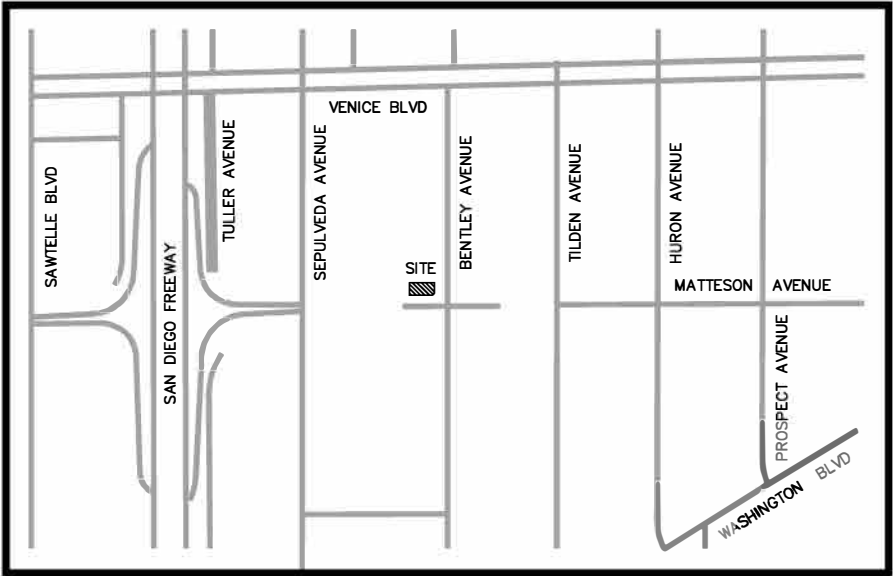
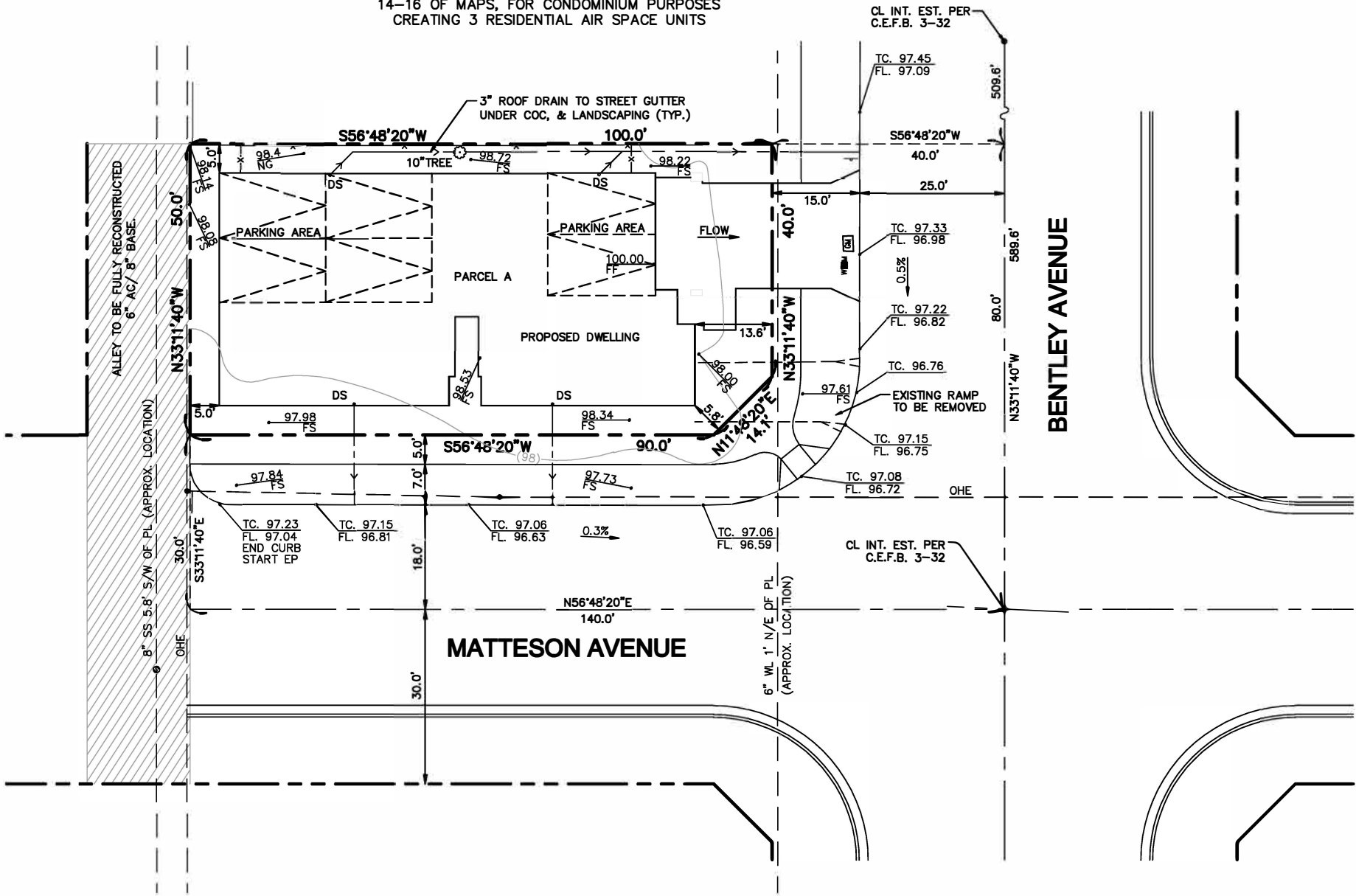
DRAWING TITLE  
SURVEY

DRAWING NO.



TENTATIVE PARCEL MAP NO. 73923

A ONE LOT SUBDIVISION OF LOT 67 OF TRACT NO. 10356 AS PER MAP RECORDED IN BOOK 152 PAGES 14-16 OF MAPS, FOR CONDOMINIUM PURPOSES CREATING 3 RESIDENTIAL AIR SPACE UNITS



VICINITY MAP

SCALE: 1"=100'

LEGEND

— — — — —	CENTERLINE	•	UTILITY POLE
— — — — —	LOT LINE	⊗	TREE
— — — — —	PROPERTY LINE	FS	FINISHED SURFACE
— — — — —	PROPOSED BUILDING	FF	FINISHED FLOOR
• DS	DOWNSPOUT	FL	FLOWLINE
— — — — —	STREET SIGN	NG	DIRT
GM	GAS METER	TC	TOP OF CURB
WM	WATER METER		

SURVEYORS CERTIFICATE

THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND SHOWS ALL EASEMENTS OF RECORD THAT ARE REPORTED IN THE TITLE REPORT, ORDER NO. 94721393-33 DATED JULY 7TH, 2015 AS PREPARED BY PACIFIC COAST TITLE COMPANY.

PROJECT ADDRESS:  
3873 BENTLEY AVENUE. CULVER CITY, CA 90232

LEGAL DESCRIPTION:  
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 67 OF TRACT NO. 10356 AS PER MAP RECORDED IN BOOK 152 PAGES 14-16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND USE:  
MEDIUM DENSITY  
MULTIFAMILY

OWNER / SUBDIVIDER  
MAJID ZEREHI  
10801 NATIONAL BLVD., #227  
LOS ANGELES, CA 90064  
(310) 475-2900

PREPARED BY  
H.J. BURKE, INC.  
830 S. DURANGO DR., #100  
LAS VEGAS, NV 89145  
(702) 452-8753

NOTES  
- MAP PREPARATION DATE: 07-13-15.  
- TOPOGRAPHIC SURVEY DATED 04-03-15  
BY RICH ALMACK.  
- EXISTING ZONING: R1  
- PROPOSED ZONE: R3  
- THE PROJECT SITE FALLS WITHIN  
FEMA FLOODPLAIN "X"

SCALE: 1" = 16'

HOOSHMAND JAHANPOUR-BURKE, LS 8230

DATE

01-11-2016

























