

# NEW 4-UNIT BUILDING



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- 1.0 SURVEY REFERENCE
- 2.0 AREA SURVEY MAP
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- 8.0 BUILDING SECTIONS
- 9.0 BUILDING ELEVATIONS
- 9.0B COLOR BUILDING ELEVATIONS
- 10.0 BUILDING ELEVATIONS
- 10.0B COLOR BUILDING ELEVATIONS
- 11.0 BUILDING ELEVATIONS W/ ADJACENT BUILDINGS
- 12.0 TENTATIVE PARCEL MAP

## LANDSCAPE:

- LC-1 COLOR SITE PLAN CONCEPT
- LI-2 IRRIGATION PLANS
- LI-3 IRRIGATION DETAILS

## NEIGHBORHOOD AVERAGE:

Standart	Block B Average	Code Required	Project Provided
Height	22 feet range: 21-25 ft.	30 feet	24'-3" to 28' feet
Front setback	22 feet	15 feet	15 - 20 feet
Lot coverage	44% range: 40-50%	No limitations	63.7%

## NUMBER OF UNITS:

TOTAL LOT AREA: 6,600 S.F.

**5' UTILITY EASEMENT AT THE ALLEY (5' X 50'):** 250 S.F.

NET LOT AREA: 6,350 S.F.

MAX. UNITS ALLOWED: 4 UNITS ( 6,350 / 1500 )

NUMBER OF UNITS PROPOSED: 4 UNITS

EXISTING DEVELOPMENT DATA:

SINGLE FAMILY RESIDENCE

TOTAL AREA: 1,920 S.F.

W / DETACHED GARAGE

## AREA SUMMARY:

LOT COVERAGE: 4,206 S.F. ( 63.7% )

TOTAL LIVABLE AREA: 7,364 S.F.

SUBTERRANEAN GARAGE AREA: 5,040 S.F.

## FLOOR AREA:

UNIT	BEDR.	BATH.	1ST FL.	2ND FL.	TOTAL
UNIT 1	3	2.5	906 S.F.	986 S.F.	1,892 S.F.
UNIT 2	3	2.5	892 S.F.	932 S.F.	1,824 S.F.
UNIT 3	3	2.5	892 S.F.	932 S.F.	1,824 S.F.
UNIT 4	3	2.5	892 S.F.	932 S.F.	1,824 S.F.
TOTAL:	12	10	3,582 S.F.	3,782 S.F.	7,364 S.F.

## OPEN SPACE AREA:

UNIT	PATIO	ROOF	TOTAL
UNIT 1	130 S.F.	240 S.F.	370 S.F.
UNIT 2	230 S.F.	290 S.F.	520 S.F.
UNIT 3	230 S.F.	290 S.F.	520 S.F.
UNIT 4	230 S.F.	290 S.F.	520 S.F.
TOTAL:	820 S.F.	1,110 S.F.	1,930 S.F.

## STORAGE AREA:

108 CU.FT PER UNIT IN THE GARAGE STORAGE ROOM

## PROJECT DESCRIPTION:

NEW 4-UNIT, 2-STORY COMDOMINIUMS OVER ONE LEVEL SUBTERRANEAN GARAGE

**ADDRESS:** 3832 BENTLEY AVENUE  
CULVER CITY, CA 90232

## LEGAL DESCRIPTION:

TRACT NO: 10356, LOT 8

A.P.N. #: 4213-005-005

OCCUPANCY: R3

TYPE OF CONSTRUCTION: TYPE VB

ZONE: RMD

LOT AREA 50'X132': 6,600 S.F.

**EXISTING USE:**

SINGLE FAMILY RESIDENCE, 1,920 S.F.

EXISTING GARAGE: 632 S.F.

TOTAL: 2,552 S.F.

## HEIGHT:

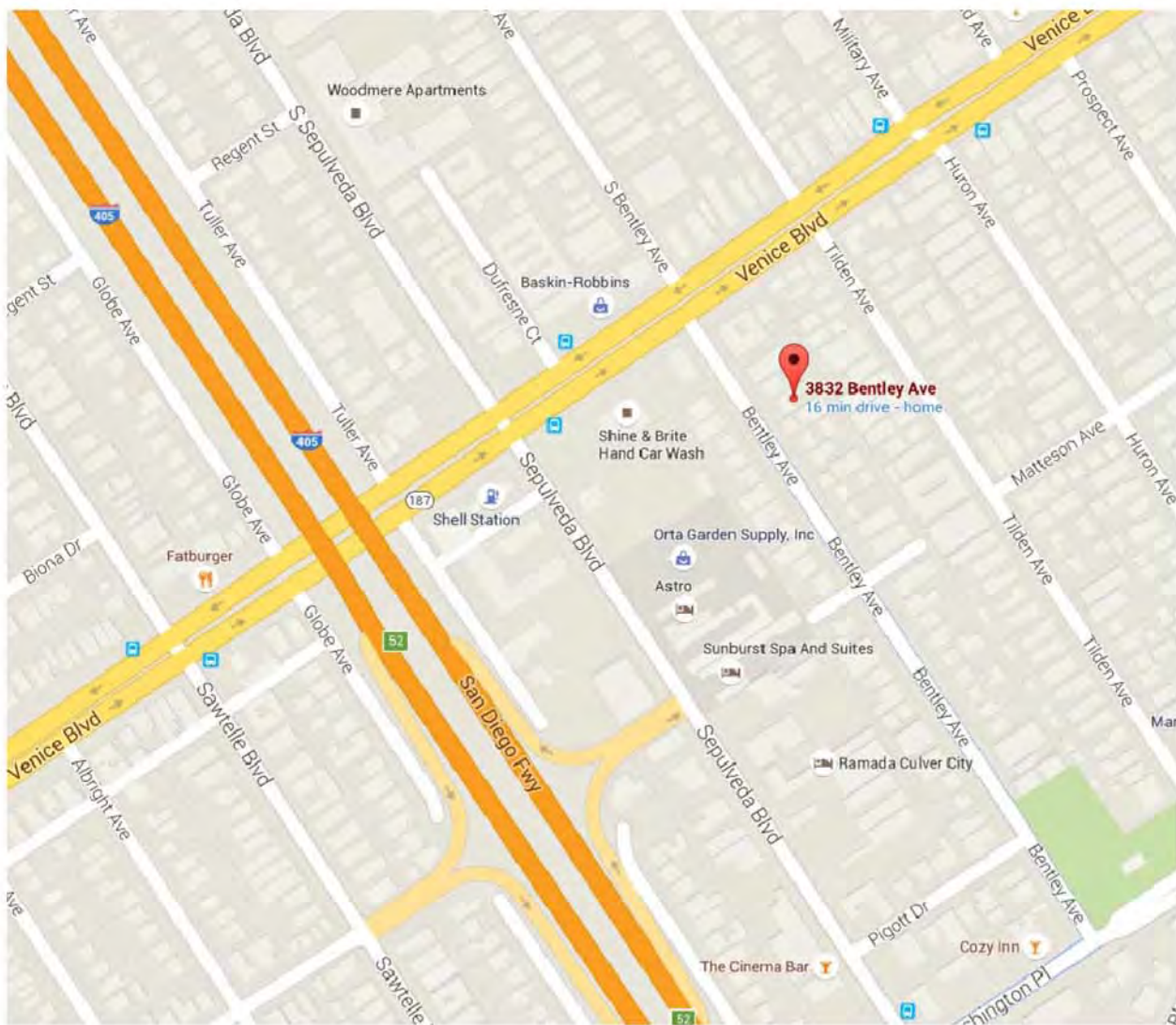
ALLOWED HEIGHT: 30'

PROPOSED HEIGHT: VARIES FROM 24'-3" TO 28' TO TOP OF PARAPET

FRONT YARD LANDSCAPE: 555 S.F. (74%)

FRONT YARD HARDSCAPE: 195 S.F. (26%)

## VICINITY MAP:



## LANDSCAPING:

EXISTING LANDSCAPING: 1,500 S.F. (23%) APPROX.

PROPOSED LANDSCAPING:

GROUND LEVEL: 1,165 S.F.

ROOF PLANTERS: 283 S.F.

TOTAL: 1,447 S.F. (22%)

NOTES

PPR: 04/12/16

PPR: 07/18/16

SCALE:

DATE: 02/13/17

PAGE #

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# ***3832 BENTLEY AVENUE, CULVER CITY, CA 90232***

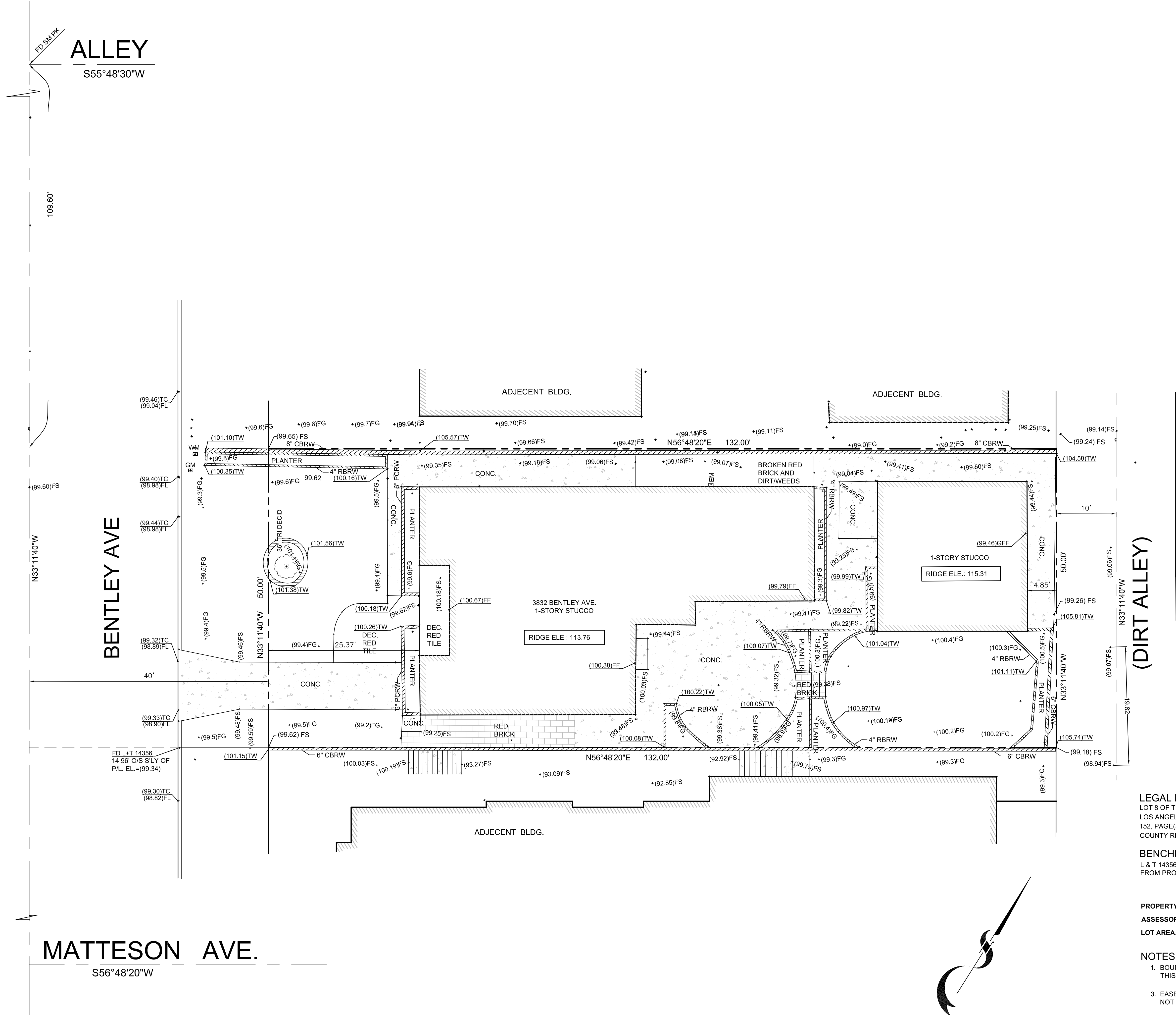


***PHOTOGRAPHS OF EXISTING DEVELOPMENT***  
**07-01-2016**

**URBAN DESIGN SPECIALISTS**  
315 WASHINGTON BLVD, SUITE 2, MARINA DEL REY, CA 90292  
TEL: 310.904-9894 [WWW.URBANDESIGNSPECIALISTS.COM](http://WWW.URBANDESIGNSPECIALISTS.COM)







LEGEND:

A.C.	ASPHALT CONCRETE
A.L.	AREA LIGHT
B.W.	BACK OF WALK
C.B.	CATCH BASIN
C.F.	CURB FACE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
E.P.	EDGE OF PAVEMENT
FD.	FOUND MONUMENT
F.F.	FINISH FLOOR ELEVATIONS
F.G.	FINISH GRADE (EARTH)
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.S.	FINISH SURFACE
G.B.	GRADE BREAK
G.M.	GAS METER
G.P.	GUARD POST
G.W.	GUY WIRE
H.	WALL HEIGHT
H.P.	HIGH POINT
I.P.	IRON PIPE
L.P.	LOW POINT
L&T	LEAD AND TACK
M.H.	MANHOLE
P.A.	PLANTING AREA
P.B.	UTILITY PULL BOX
P.I.	POINT OF INTERSECTION
P.L.	PROPERTY LINE
R.P.	RADIUS POINT
S.D.	STORM DRAIN
S.S.	SANITARY SEWER
S.L.	STREET LIGHT
T.E.	TRASH ENCLOSURE
RET.	RETAINING
R/W	STREET RIGHT-OF-WAY LINE
T.C.	TOP OF CURB
T.F.	TOP OF FOOTING
T.G.	TOP OF GRATE
T.P.	TOP OF PAVEMENT
T.S.	TRAFFIC SIGNAL
T.W.	TOP OF WALL
T.W.F.	TOP OF WOOD FENCE
W.I.F.	WROUGHT IRON FENCE
W.M.	WATER METER
W.V.	WATER VALVE
R	RIDGE LINE
X 1492.55	SPOT ELEVATION
(1490)	CONTOUR LINE
---	EASEMENT LINE
---	TOP OF SLOPE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTERLINE
---	DAYLIGHT LINE
---	WATER LINE
---	GAS LINE
---	ELECTRICAL LINE
---	SEWER PIPE
---	STORM DRAIN
---	RETAINING WALL
---	EDGE OF PAVEMENT

LEGAL DESCRIPTION

LOT 8 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 152, PAGE(S) 14 TO 16 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

L & T 14356 ON T.C. AT PROD OF S'LY PROP., LINE 14.96' FROM PROP COR. ASSUMED ELEV. 99.340'

PROPERTY ADDRESS: 3832 BENTLEY AVE CULVER CITY CA

ASSESSORS ID NUMBER: 4213-005-005

LOT AREA: 6,600 S.F.

NOTES:

- BOUNDARY INFORMATION IS COMPILED FROM RECORDED DATA. THIS IS NOT A BOUNDARY SURVEY PLAT.
- EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, IF ANY, NOT SHOWN HEREON.
- UNLESS NOTED, EXISTING PUBLICLY OR PRIVATELY OWNED UTILITIES, IF ANY, NOT SHOWN HEREON.

NO.	DATE	REVISION	BY

PLANEX  
Associates

1330 OLYMPIC BLVD.  
SANTA MONICA, CA 90404  
TEL. (310) 664-9311

TOPOGRAPHICAL SURVEY  
3832 BENTLEY AVE CULVER CITY CA

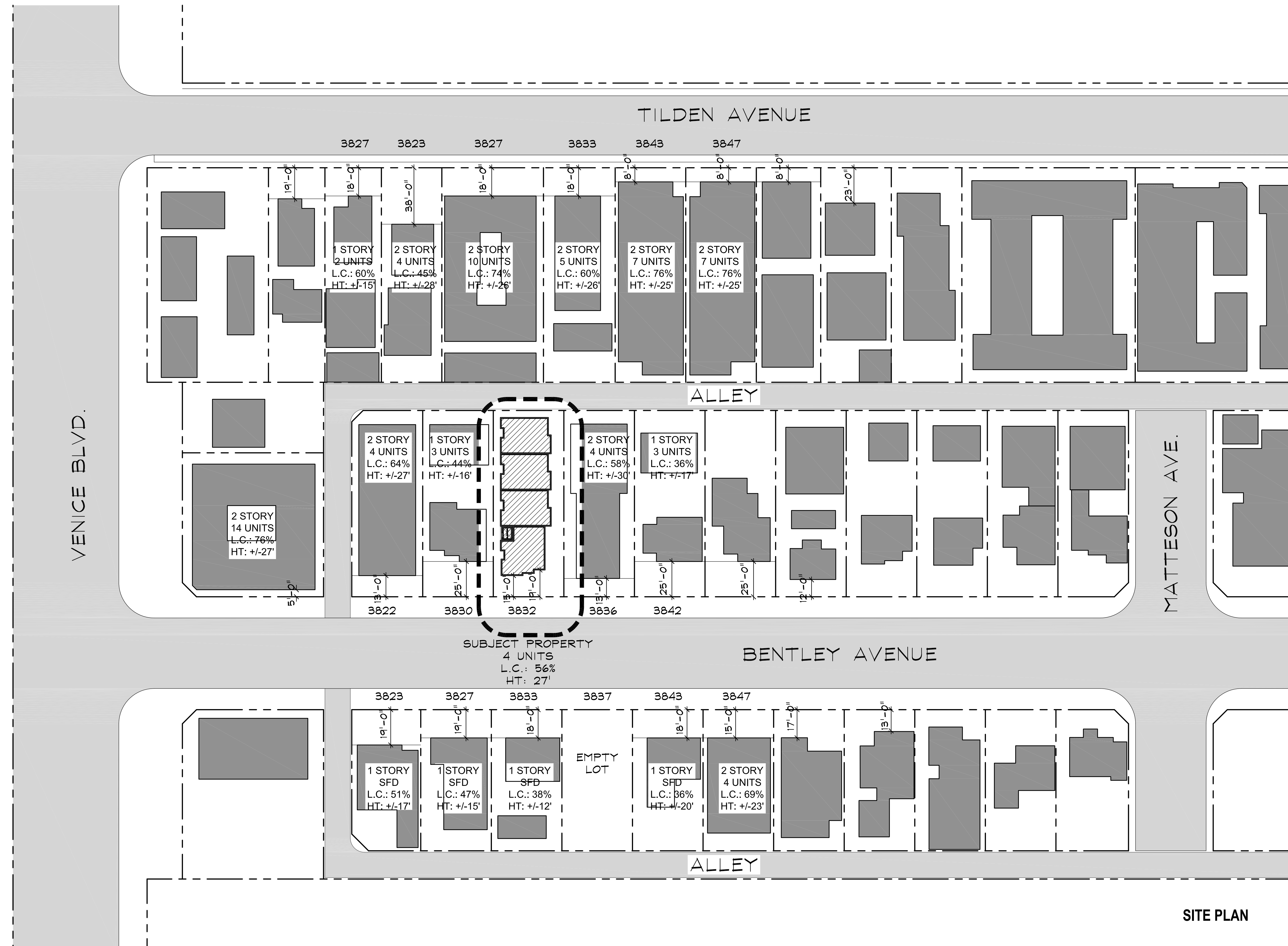


SIGNED  
DATE: 10/10/2016

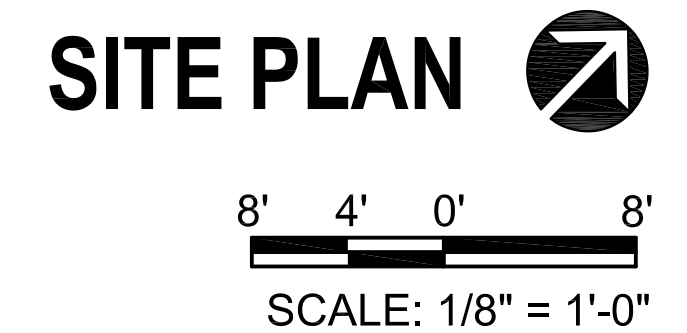
SHEET 1 OF 1

PFN: 1602-399  
DATE: 3-24-2016

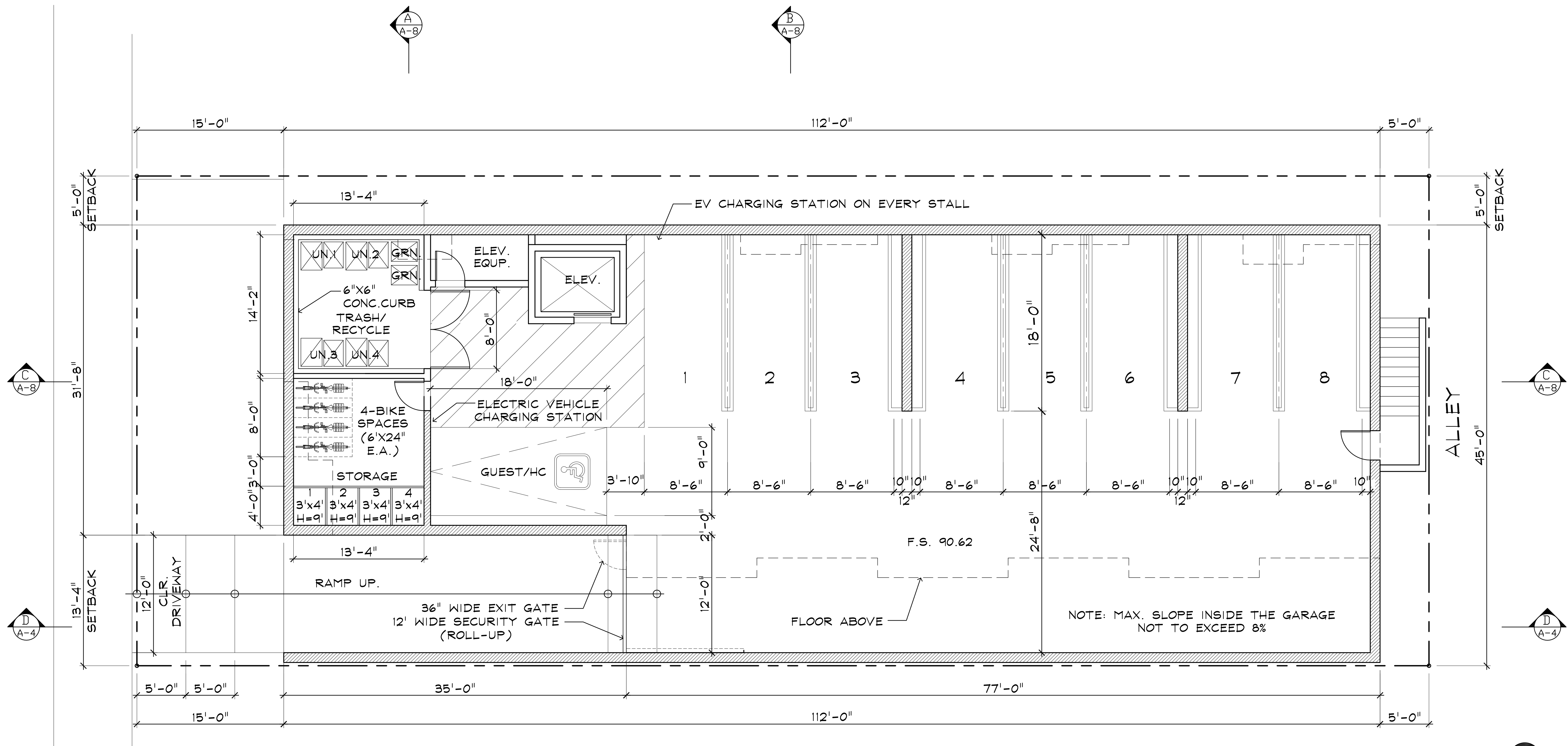
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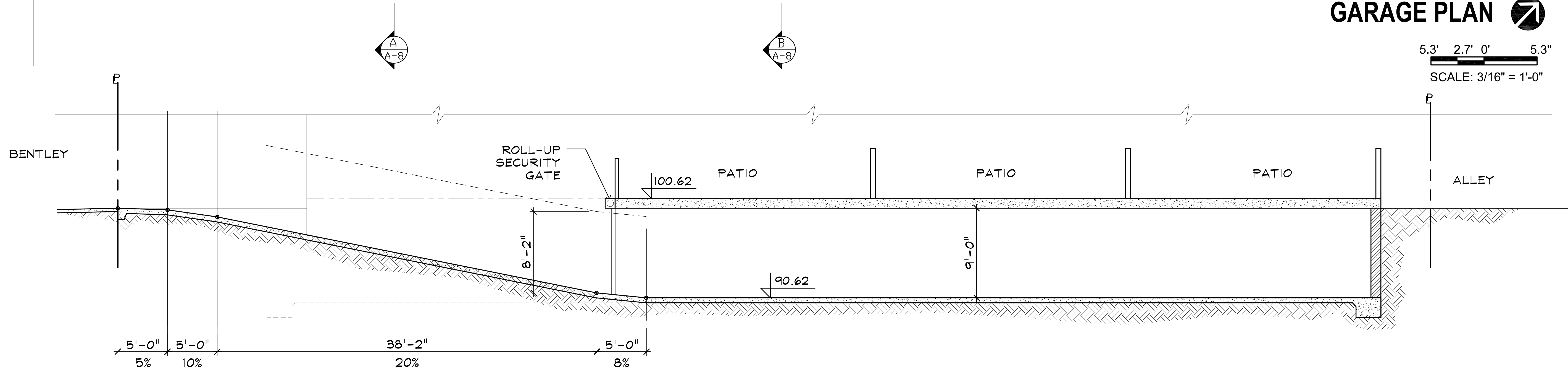
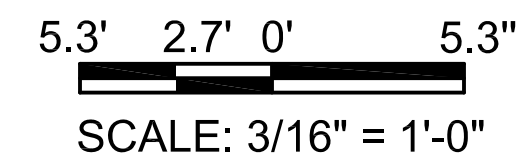








**GARAGE PLAN**



**SECTION D-D**  
SCALE: 3/16" = 1'-0"

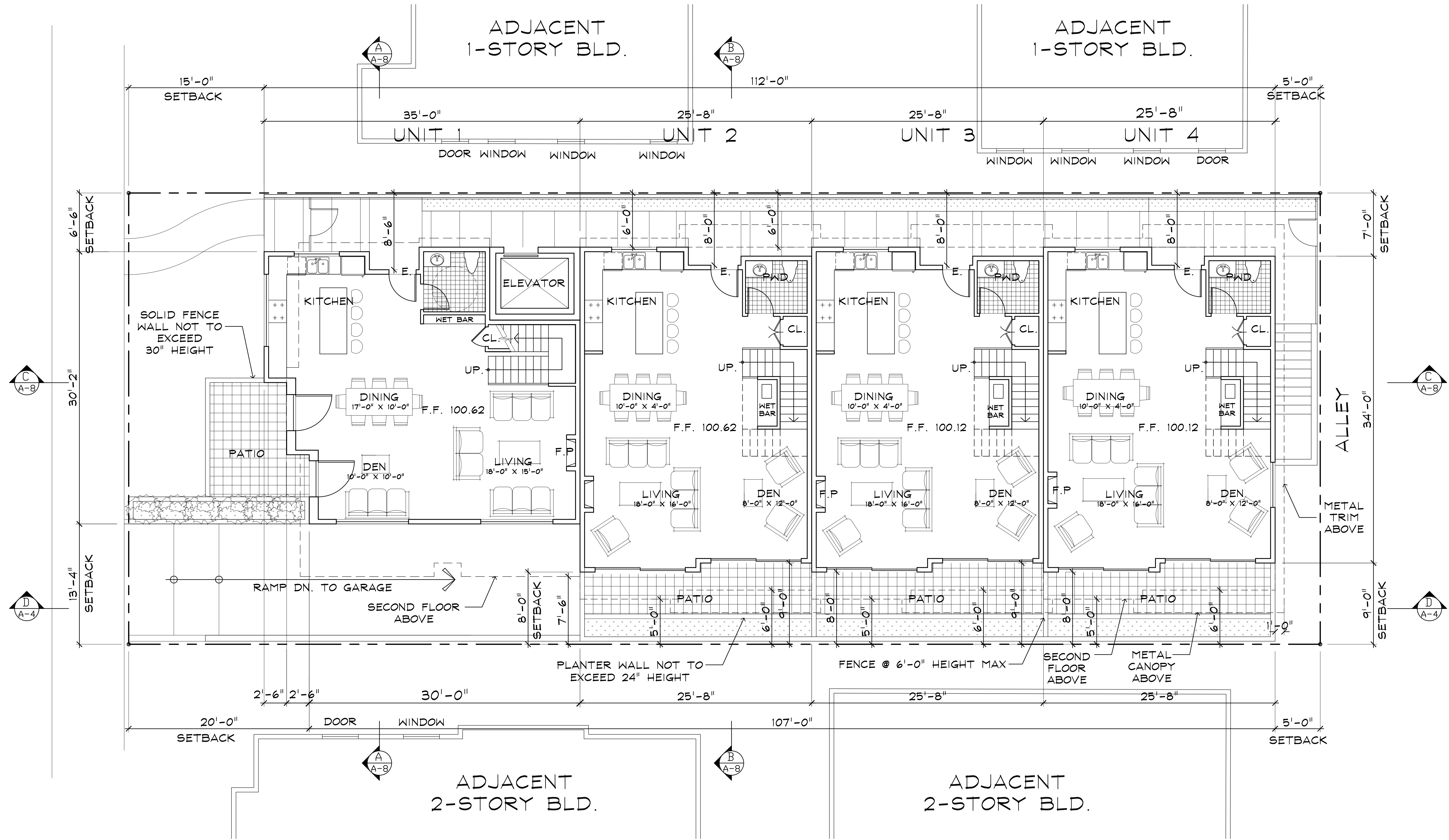
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PPR: 04/12/16  
07/18/16

SCALE: 3/16" = 1"  
DATE: 02/13/17

PAGE #



BENTLEY AVENUE



FIRST FLOOR PLAN

5.3' 2.7' 0' 5.3'

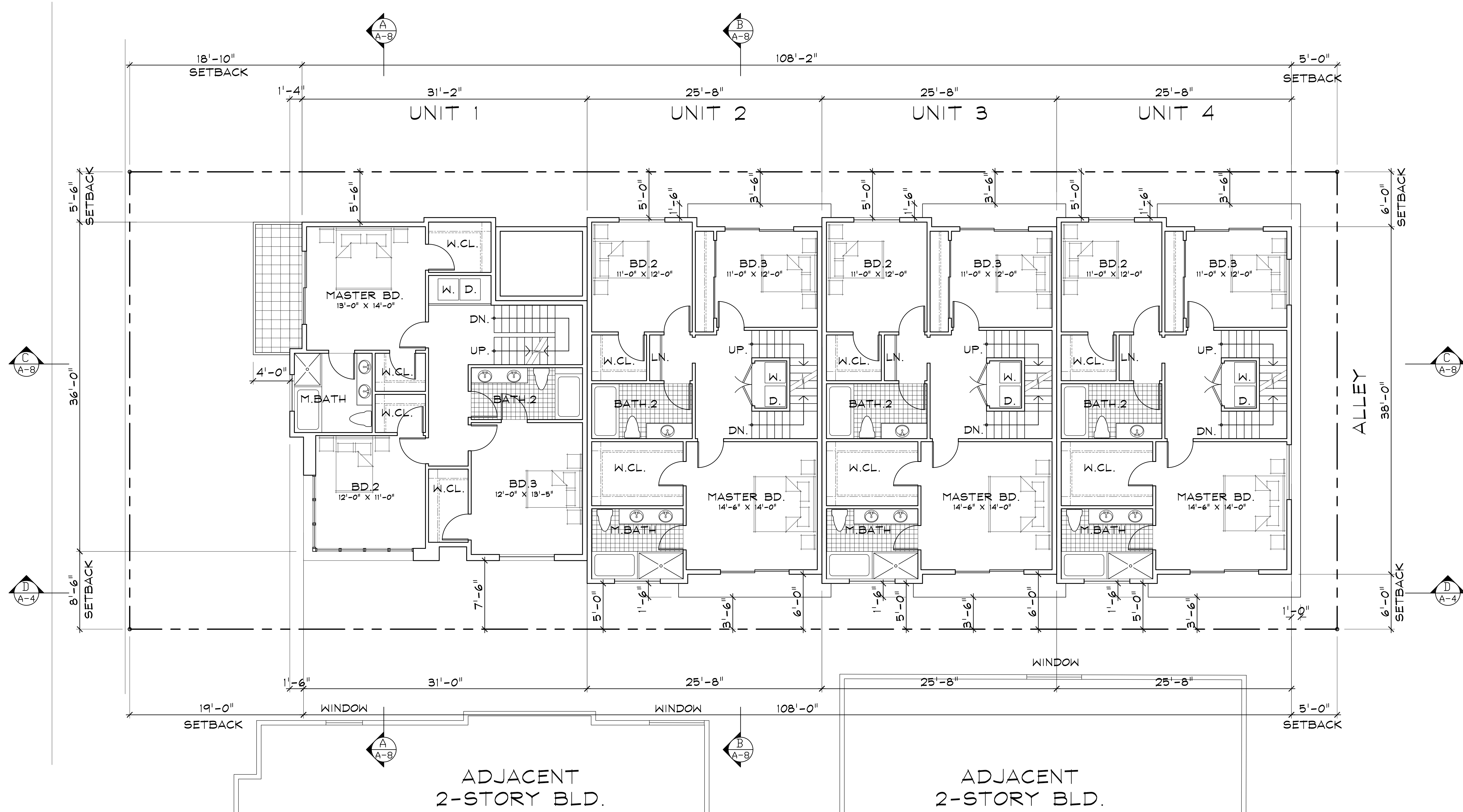
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NOTES  
PPR: 04/12/16  
07/18/16

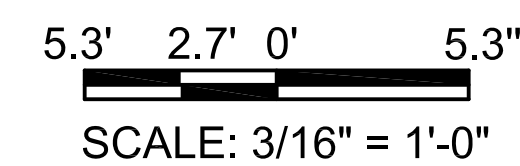
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DATE: 02/13/17



BENTLEY AVENUE



SECOND FLOOR PLAN

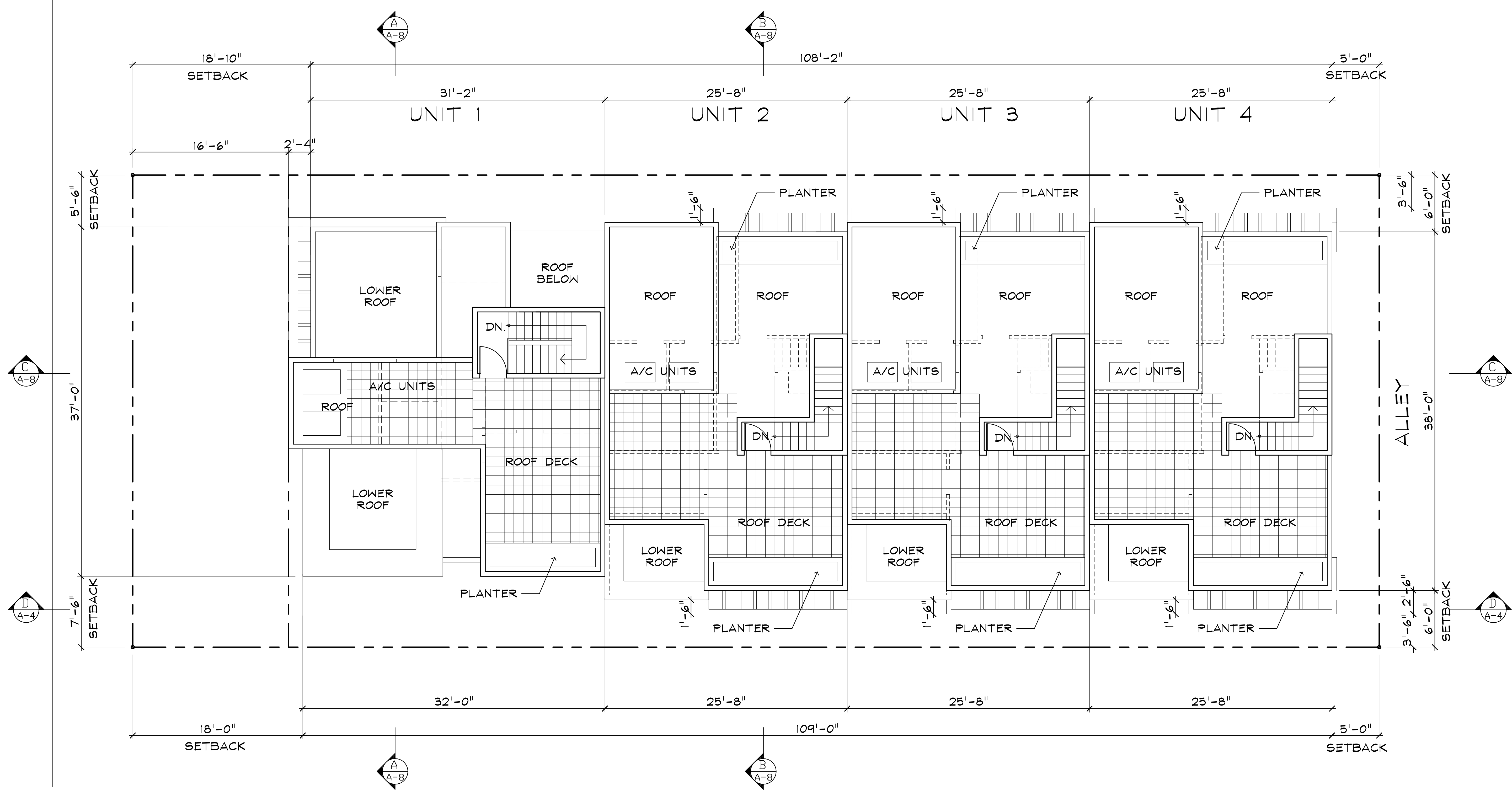


NOTES	
PPR:	04/12/16
	07/18/16

SCALE:	3/16" = 1"
DATE:	02/13/17



BENTLEY AVENUE

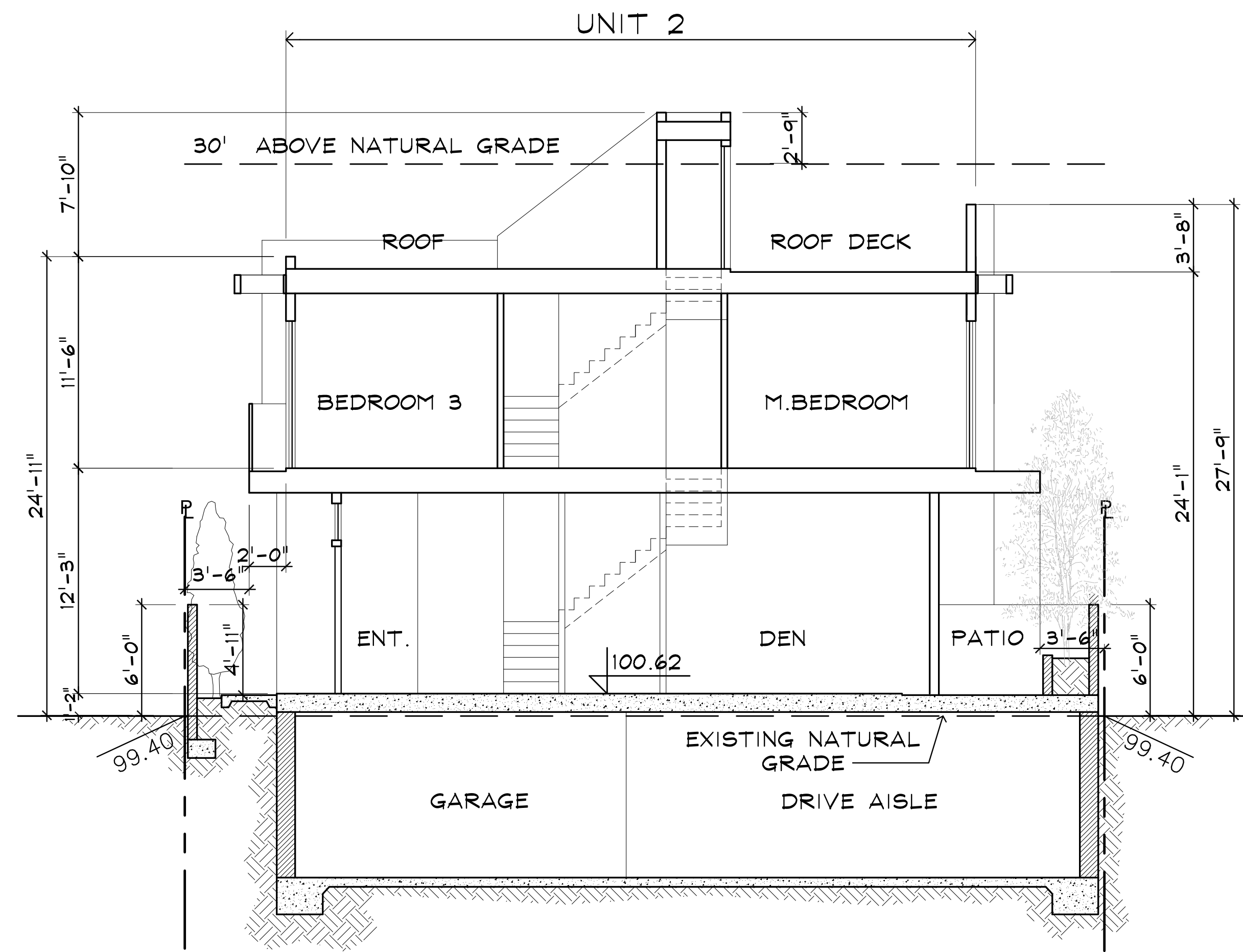


**ROOF PLAN**

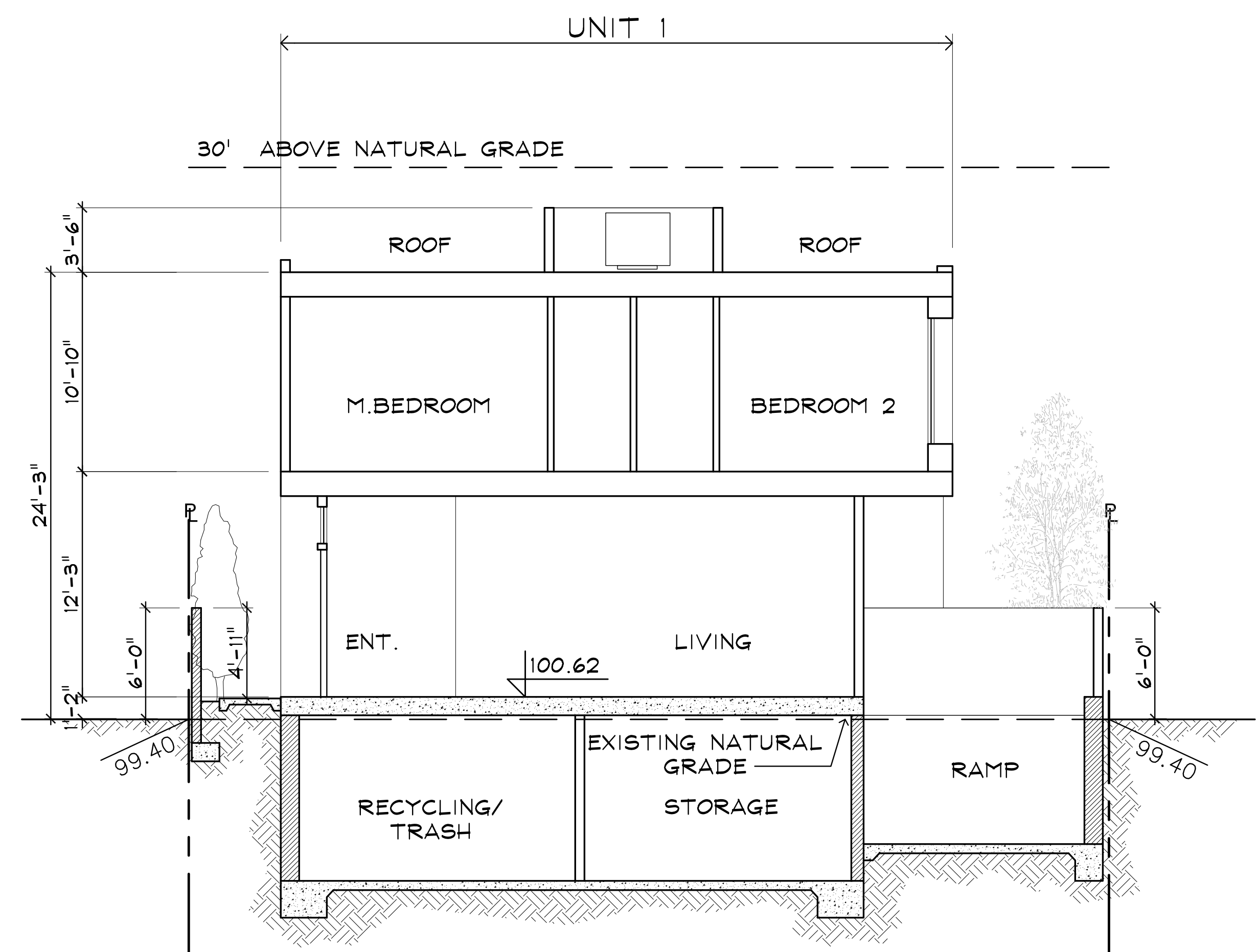
5.3' 2.7' 0" 5.3"

SCALE: 3/16" = 1'-0"

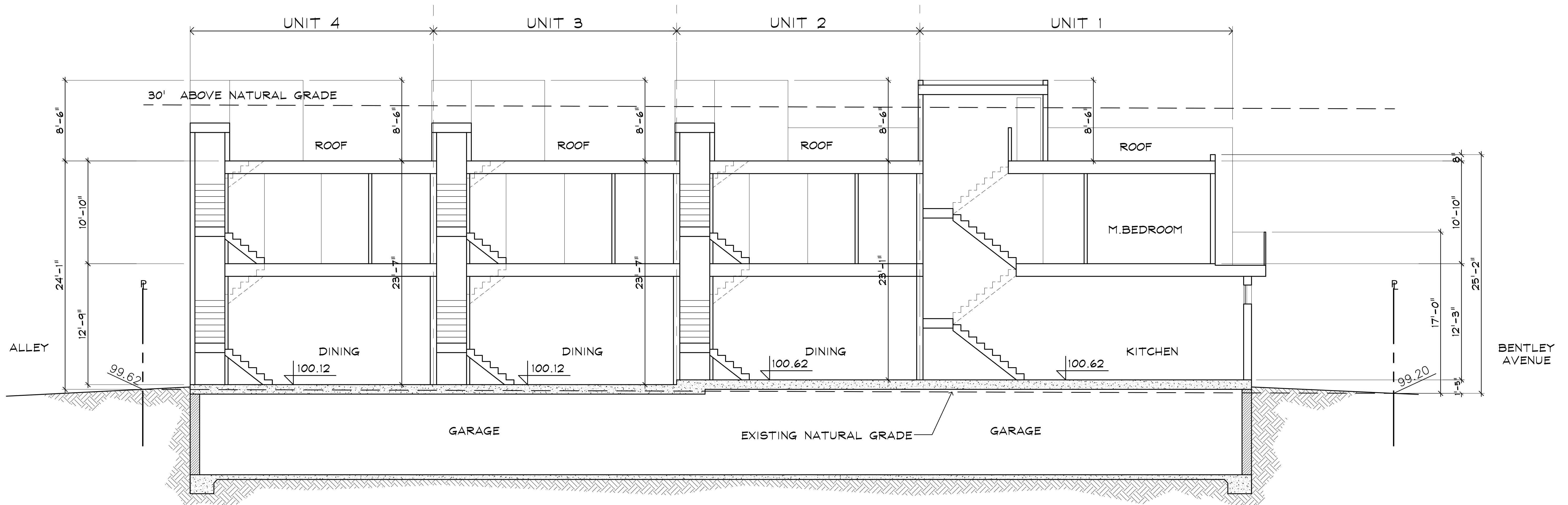




SECTION B-B



SECTION A-A



SECTION C-C

5.3' 2.7' 0' 5.3'  
SCALE: 3/16" = 1'-0"

NOTES  
PPR: 04/12/16

SCALE: 3/16" = 1"  
DATE: 02/13/17

PAGE #  
8.0



**EXTERIOR FINISHES:**

- A** SMOOTH FINISH STUCCO  
COLOR: DUNN EDWARDS DEC791 "CLOUD"
- B** ENGINEERED WOOD OR WOOD TILE  
COLOR: UNFINISHED WALNUT LOOK
- C** METAL FASCIA  
COLOR: MEDIUM GRAY, NON REFLECTIVE
- D** METAL VERTICAL PANELS  
COLOR: DARKER GRAY, NON REFLECTIVE
- E** ALUMINUM WINDOWS AND DOORS,  
2" FRAME PROFILE, COLOR GRAY.  
NON REFRACTIVE GLASS



**WEST ELEVATION**

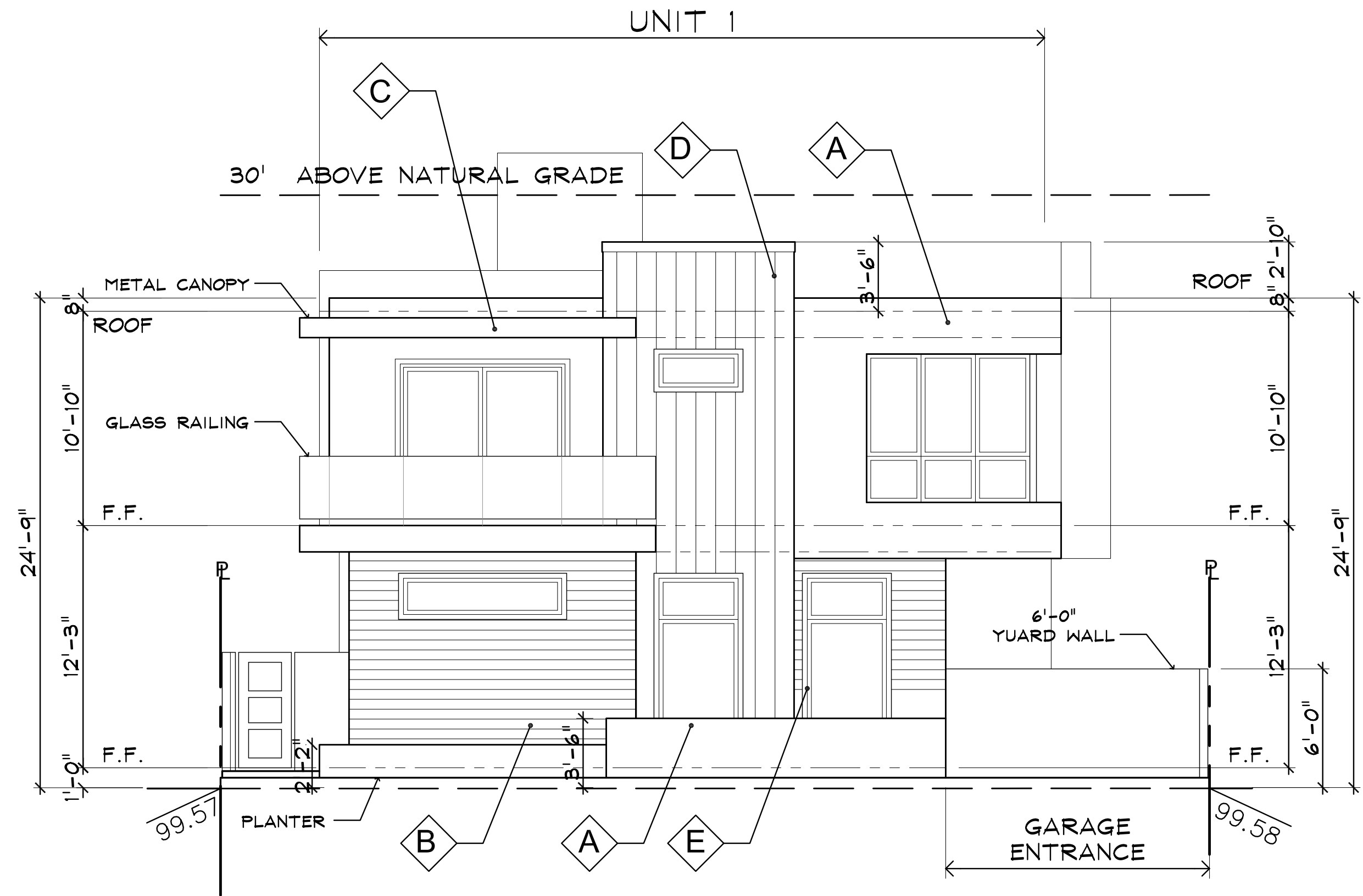


**NORTH ELEVATION**

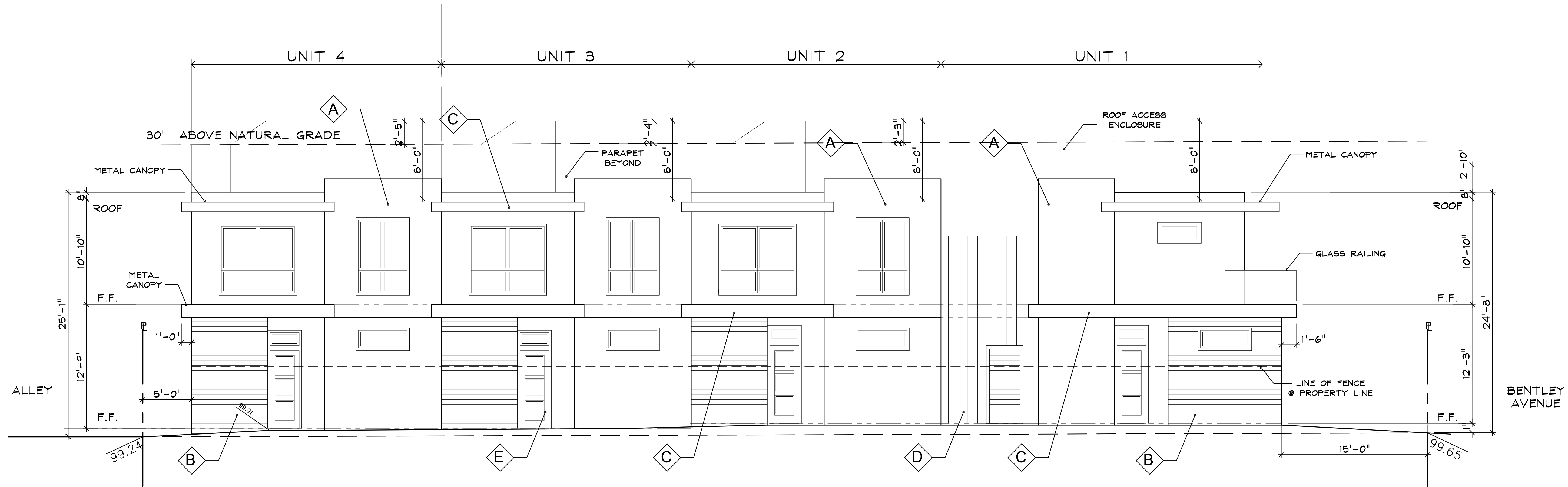


**EXTERIOR FINISHES:**

- A** SMOOTH FINISH STUCCO  
COLOR: DUNN EDWARDS DEC791 "CLOUD"
- B** ENGINEERED WOOD OR WOOD TILE  
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2" FRAME PROFILE, COLOR GRAY,  
NON REFRACTIVE GLASS



**WEST ELEVATION**



**NORTH ELEVATION**

**NOTES**  
PPR: 04/12/16

**SCALE:** 3/16" = 1"  
**DATE:** 02/13/17

**PAGE #**



**EXTERIOR FINISHES:**

- A** SMOOTH FINISH STUCCO  
COLOR: DUNN EDWARDS DEC791 "CLOUD"
- B** ENGINEERED WOOD OR WOOD TILE  
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2" FRAME PROFILE, COLOR GRAY,  
NON REFRACTIVE GLASS



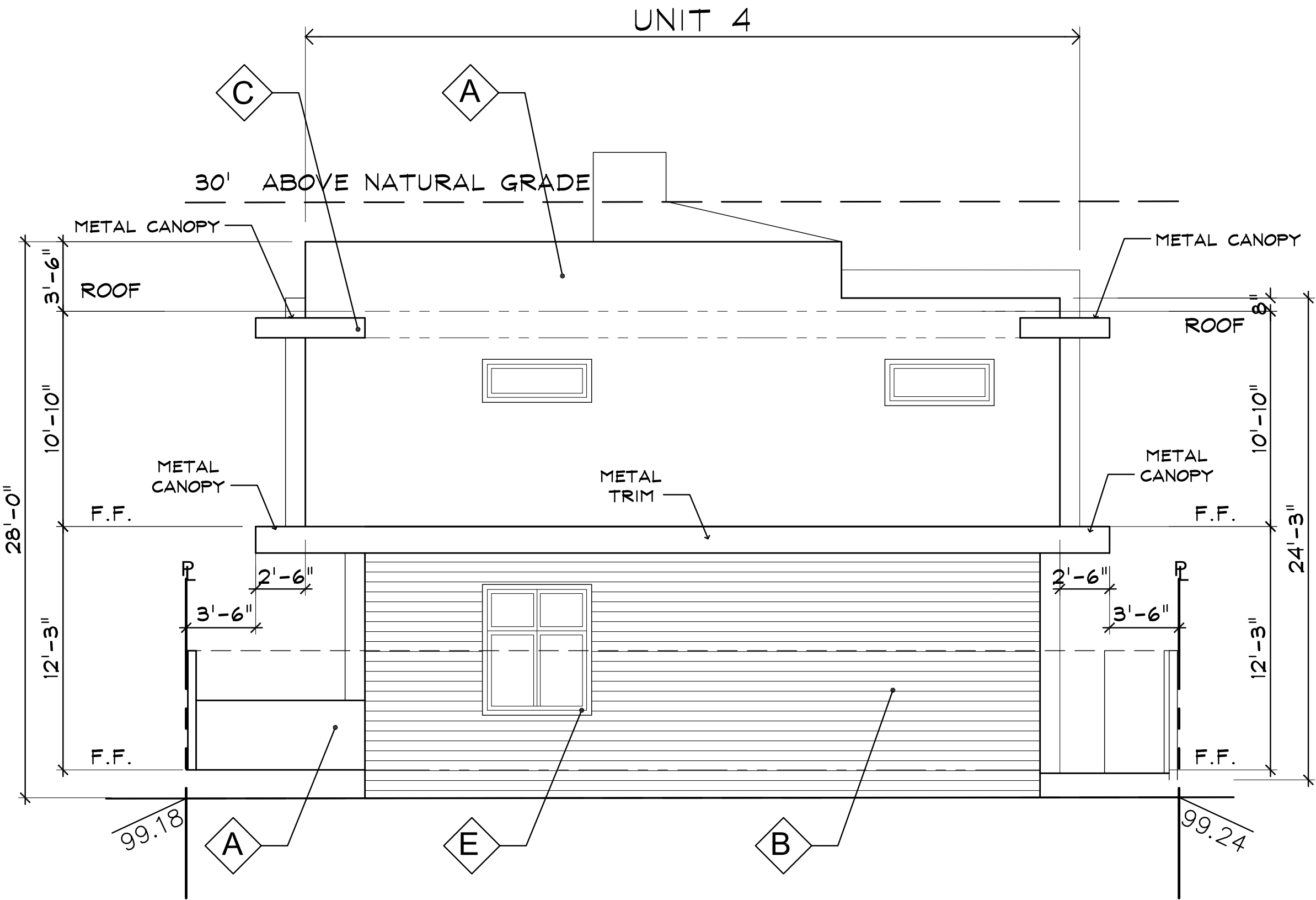
**EAST ELEVATION**





EXTERIOR FINISHES:

- A** SMOOTH FINISH STUCCO  
COLOR: DUNN EDWARDS DEC791 "CLOUD"
- B** ENGINEERED WOOD OR WOOD TILE  
COLOR: UNFINISHED WALNUT LOOK
- C** METAL FASCIA  
COLOR: MEDIUM GRAY, NON REFLECTIVE
- D** METAL VERTICAL PANELS  
COLOR: DARKER GRAY, NON REFLECTIVE
- E** ALUMINUM WINDOWS AND DOORS,  
2" FRAME PROFILE, COLOR GRAY,  
NON REFRACTIVE GLASS

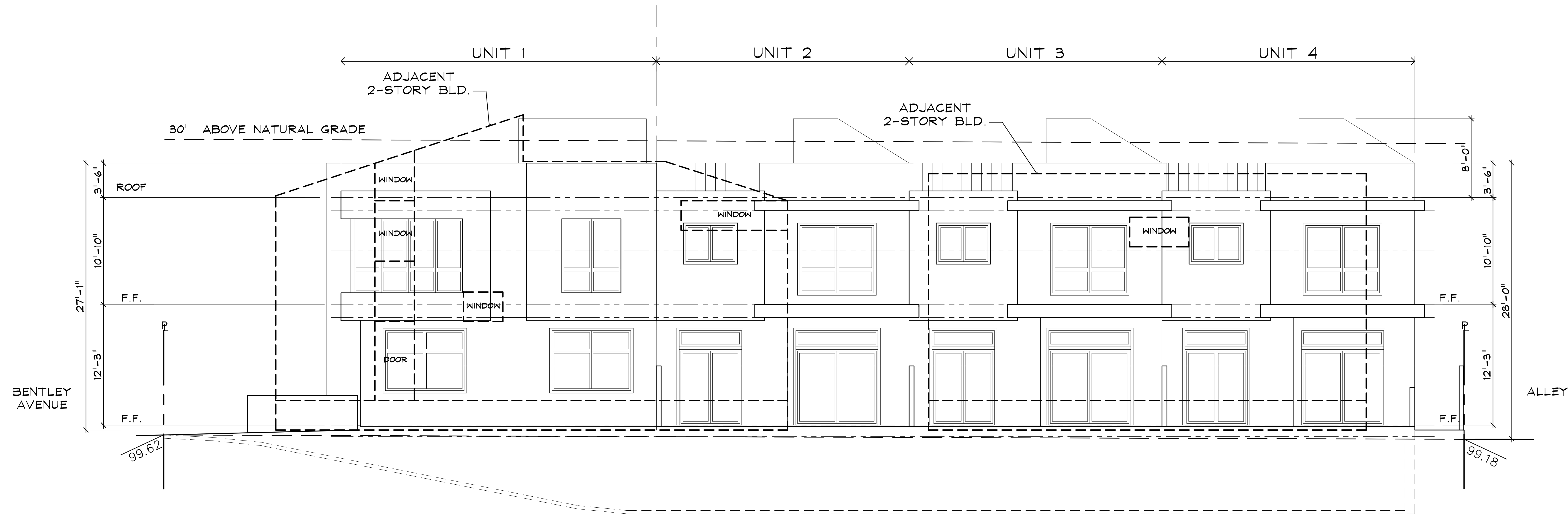


EAST ELEVATION

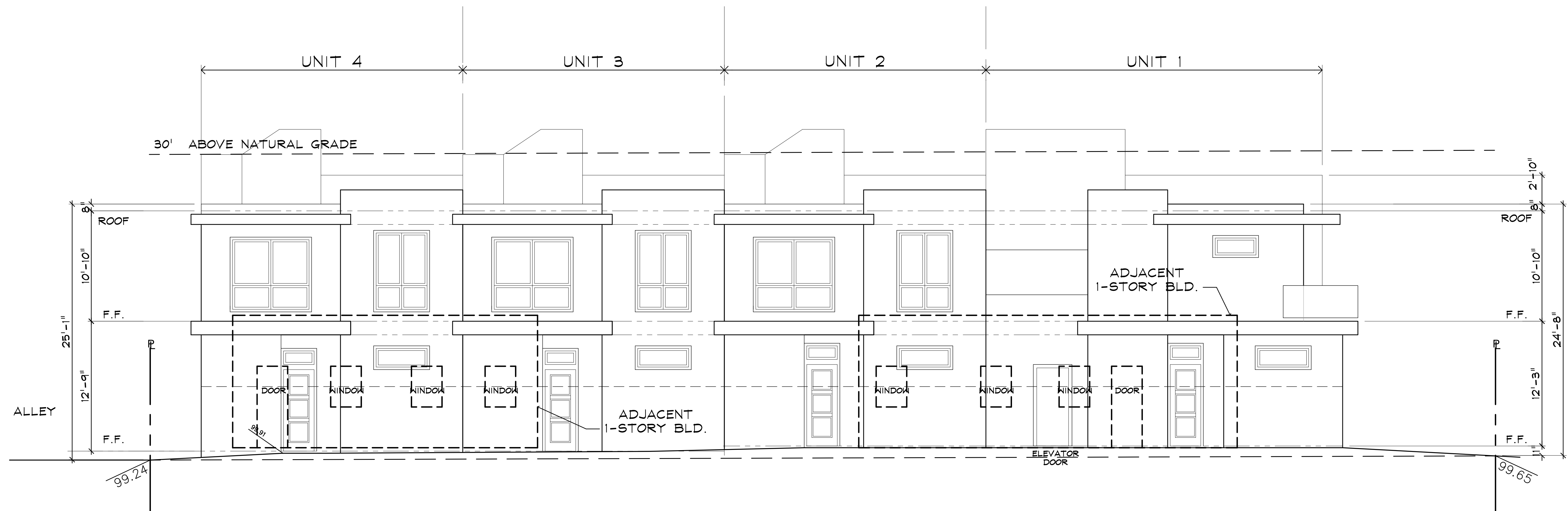


SOUTH ELEVATION



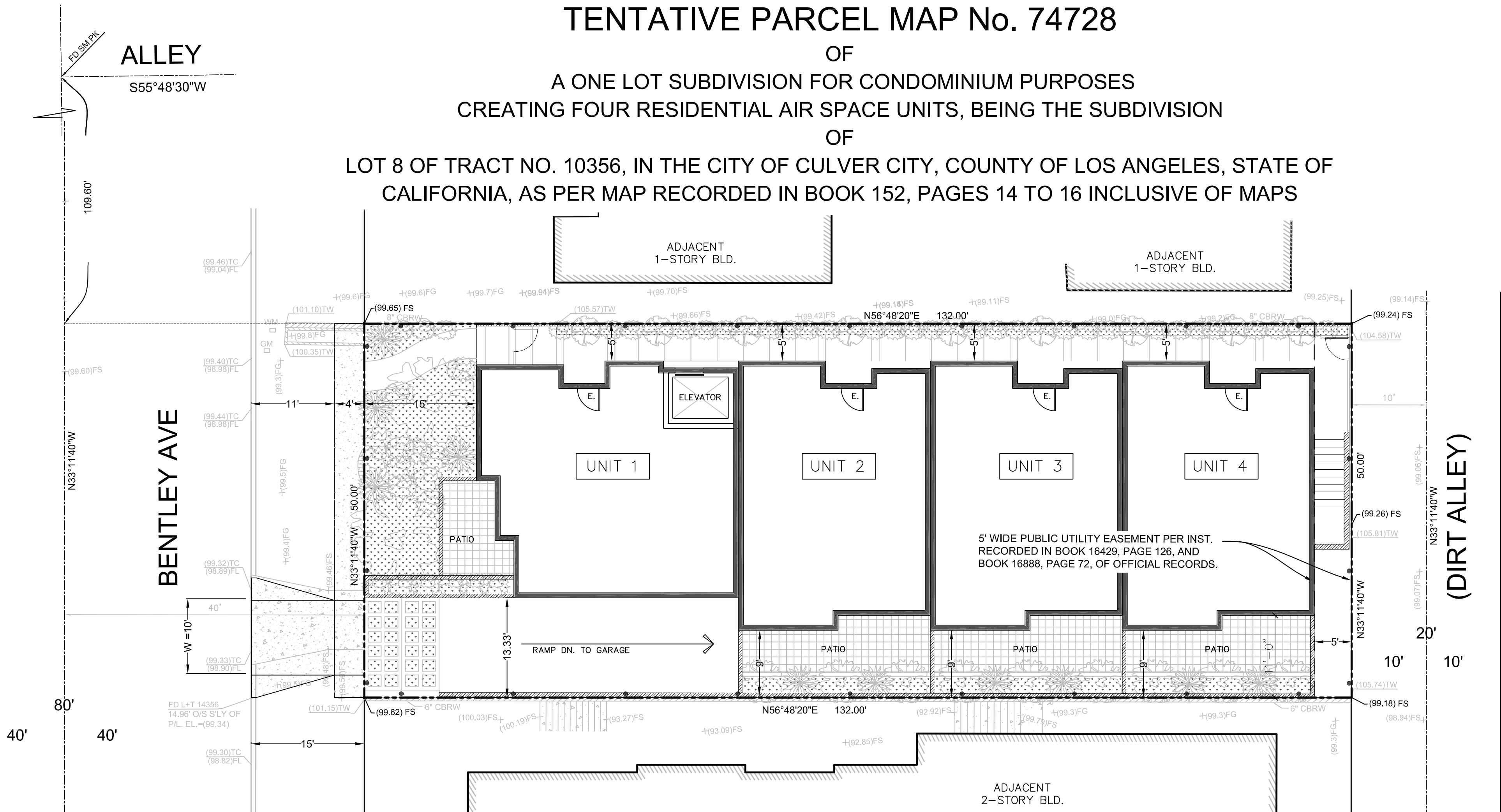


SOUTH ELEVATION



NORTH ELEVATION





**LEGAL DESCRIPTION:**

LOT 8 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 152, PAGE(S) 14 TO 16 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 33° 11' 40" W OF THE CENTERLINE OF BENTLEY AVENUE, AS SHOWN ON TRACT MAP No. 10356, M.B. 152 PAGES 14, 15 & 16 OF MAPS.

**OWNER/SUBDIVIDER:**

ADNAN SHOAIB  
7615 MALACHILE AVE.  
RANCHO CUCAMONGA, CA 91730

**PROJECT ADDRESS:**

3832 BENTLEY AVE., CULVER CITY, CA 90232

**PROJECT DATA:**

PROPOSED NUMBER OF RESIDENTIAL UNITS: 4  
NUMBER OF PARKING PROVIDED: 8  
SITE AREA = 6,600 S.F. (0.15 AC.)

ZONING: RMD

GENERAL PLAN DESIGNATION:  
MEDIUM DENSITY RESIDENTIAL MULTIPLE FAMILY

ASSESSOR'S PARCEL NUMBER: 4213-005-005

FLOOD ZONE: "X"

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND SHOWS ALL EASEMENTS OF RECORD AS REPORTED IN THE TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER #111606563-MD, DATED APRIL 21, 2016

SIGNATURE:

11 / 2 / 2016  
DATE:



VICINITY MAP

TENTATIVE  
PARCEL MAP  
No. 74728

3832 BENTLEY AVE.  
CULVER CITY CA

NO. DATE REVISION

CIVIL ENGINEER

**PLANEX**  
Associates  
1330 OLYMPIC BLVD.  
SANTA MONICA, CA 90404  
TEL. (310) 664-9311  
FAX. (310) 450-4742

PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER  
MO SAHEBI  
NO. 33508  
CIVIL  
STATE OF CALIFORNIA

MO SAHEBI, PE  
P.E. 33508

PFN: 1602-399  
DATE: 11 / 2 / 2016



GENERAL NOTES:

THESE PLANS DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT INTENDED TO COMMUNICATE CONSTRUCTION MEANS OR METHODS. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ALL PROPOSED CONSTRUCTION ITEMS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE DESIGNER FOR CLARIFICATION.

ALL CONTRACTORS ARE REQUIRED TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS THAT PERTAIN TO THE CONSTRUCTION OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO VERIFY ALL ORDINANCES, CODES AND REGULATIONS PRIOR TO COMMENCEMENT OF THIS PROJECT.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REGULATING AGENCIES FIELD INSPECTIONS AS PERTAINING TO THE PERMIT PROCESS. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN ANY NECESSARY STRUCTURAL ENGINEERING OR SOILS REPORTS.

CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 811 TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES TWO DAYS PRIOR TO ANY DIGGING.

ALL MATERIALS, COLORS AND FINISHES PROPOSED ON THESE PLANS ARE TO BE COMPLIMENTARY TO THE BUILDING ARCHITECTURE.

PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.

2. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR.

3. THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OF DISCREPANCIES BETWEEN QUANTITIES & SYMBOLS SHOWN.

4. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINERS.

5. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF 2 YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH FREE OF DISEASES AND PESTS.

6. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALLS OR FENCES WITH NON-METALLIC TIES. REMOVE NURSERY STAKES AND TIES FROM ALL TREES OR NURSERY STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.

7. PROVIDE COMMERCIAL GRADE POLYESTER WEED CONTROL FABRIC UNDERLAYMENT BELOW ALL DECOMPOSED GRANITE PAVING AREAS. CUT HOLES IN FABRIC THE SIZE OF THE PLANT ROOTBALLS AT LOCATIONS OF INDIVIDUAL OR CLUSTER ACCENT PLANTINGS.

8. THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS DAILY.

KEYNOTE LEGEND

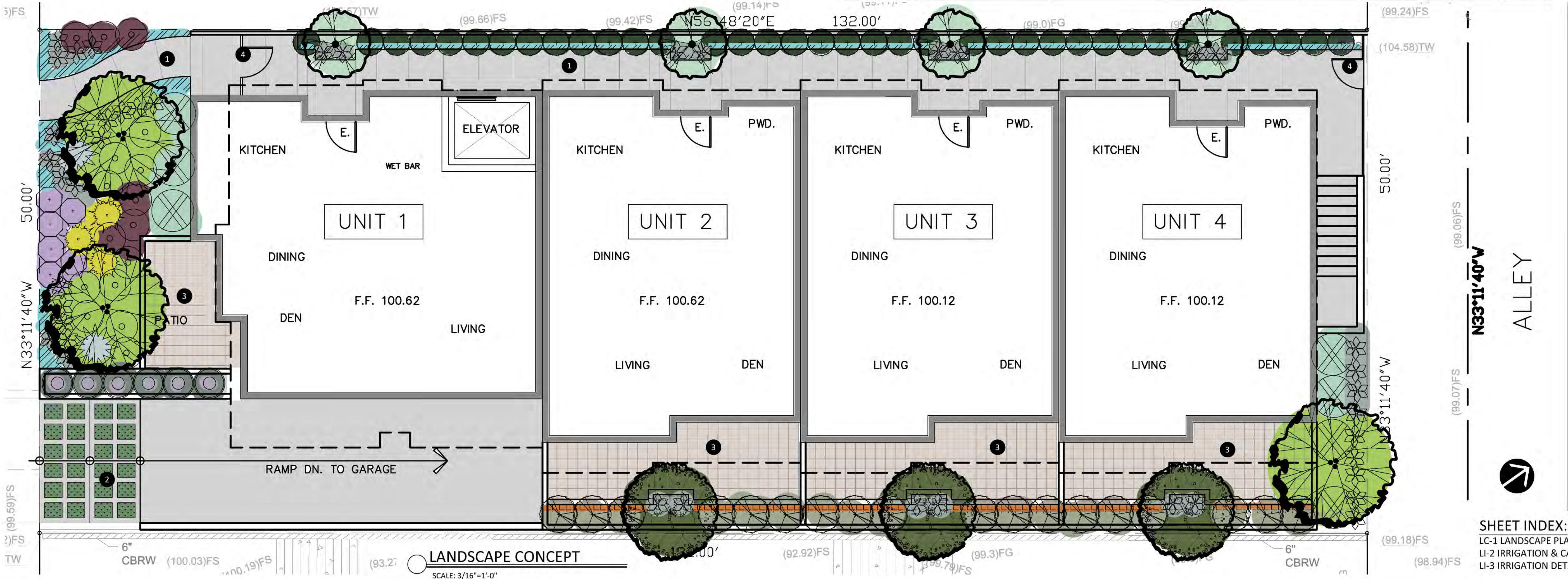
- 1 CONCRETE WALKWAY- NATURAL GRAY WITH LIGHT WASH FINISH AND SCORING AS SHOWN
- 2 CONCRETE BANDS IN GRID PATTERN WITH INFILTRATION AREAS OF ARTIFICIAL TURF
- 3 PORCELAIN PAVER DECKING
- 4 TYP. SELF CLOSING/ LATCHING GATE PER BUILDING DESIGNER

SHRUBS/ GROUNDCOVERS

REFERENCE SYMBOL	BOTANICAL PLANT NAME	COMMON PLANT NAME	CONTAINER SIZE	NUMBER TO BE PLANTED	H & W (AT PLANTING)	H & W (AT MATURITY)	YEARS TO REACH MATURITY	WUCOLS
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	18	5'X3'	12'X6'	3	L
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	6	1'X1'	5'X2'	2	L
	AGAVE FRANZOSINII	GRAY AGAVE	15 GAL	2	2'X2'	5'X4'	5	L
	COPROSMA KARO RED	BURGUNDY MIRROR PLANT	1 GAL	16	1'X1'	2'X2'	1	M
	ALOE STRIATA	CORAL ALOE	1 GAL	43	1'X1'	2'X2'	3	L
	PODOCARPUS 'ICEE BLUE'	BLUE YELLOW WOOD	24" BOX	7	5'X2'	12'X5'	3	M
	FURCRAEA FOETIDA 'VARIEGATA'	VARIEGATED FURCRAEA	5 GAL	3	1'X1'	4'X4'	5	L
	VITEX TRIFOLIA 'PURPUREA'	ARABIAN LILAC	7 GAL	6	6"X6"	1'X1'	1	L
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	15 GAL	36	4'X1.5'	12'X4'	2	M
	SEDUM NUSSBAUMERIANUM 'COPPERTONE'	COPPERTONE SEDUM	4" POTS	80	0.5'X0.5'	0.5'X1.5'	1	L
	SENECIO MANDRALISCAE	KLEINA	4" POTS	100	0.5'X0.5'	0.5'X1.5'	1	L

TREES

REFERENCE SYMBOL	BOTANICAL PLANT NAME	COMMON PLANT NAME	CONTAINER SIZE	NUMBER TO BE PLANTED	H & W (AT PLANTING)	H & W (AT MATURITY)	YEARS TO REACH MATURITY	WUCOLS
	CERCIDIUM HYBRID 'DESERT MUSEUM' MULTITRUNK	PALO VERDE	48" BOX	3	10'X4'	20'X16'	10	VL
	ACACIA STENOPHYLLA STANDARD	SHOESTRING ACACIA	24" BOX	4	8'X4'	20'X10'	5	L
	RHUS LANCEA MULTITRUNK	AFRICAN SUMAC	24" BOX	3	6'X4'	25'X15'	10	L



THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF YORELAND. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR REUSE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF YORELAND. TITLE TO THE DRAWINGS REMAINS WITH YORELAND WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

PROJECT TITLE

4 UNIT BUILDING  
3832 BENTLEY AVE.  
CULVER CITY, CA  
90232

DESCRIPTION

NO. DATE

SHEET TITLE

LANDSCAPE  
LC-1

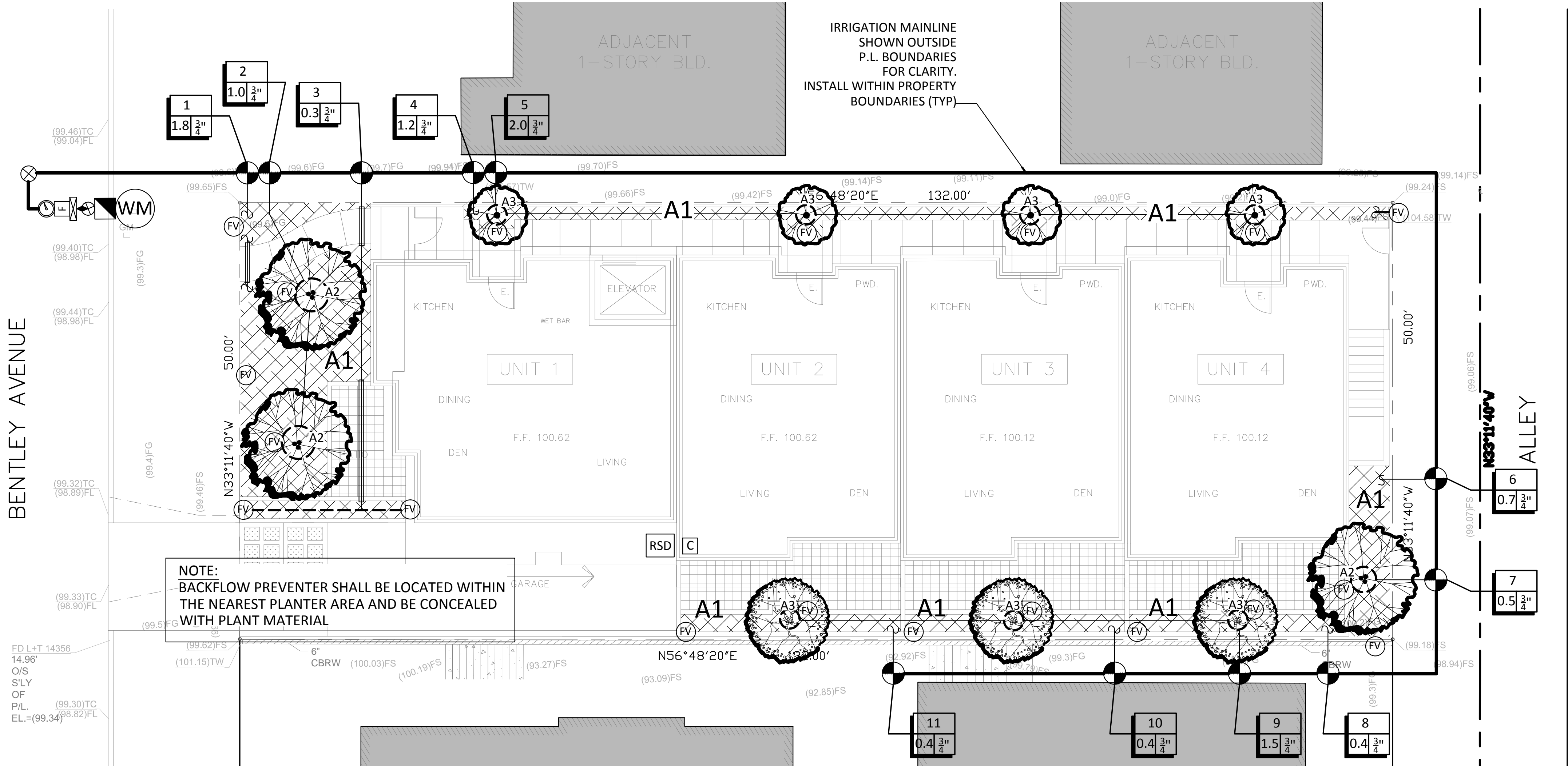
DATE 07.08.2016

NOT FOR CONSTRUCTION

SHEET INDEX:  
LC-1 LANDSCAPE PLAN  
LI-2 IRRIGATION & CALCS  
LI-3 IRRIGATION DETAILS



BENTLEY AVENUE



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

IRRIGATION NOTES

MAIN CONTROLLER SHALL BE WEATHER BASED THAT AUTOMATICALLY ADJUSTS IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE

ALL PLASTIC PIPE 3" AND LESS TO BE SCH. 40 PVC.

ALL PLASTIC PIPE LARGER THAN 3" TO BE CLASS 315 PVC.

SLEEVE ALL IRRIGATION LINES UNDER PAVING W/CLASS 200 PVC SLEEVE 2-TIMES PIPE DIAMETER.

THE MAINLINE LOCATION NOTED ON PLAN IS DIAGRAMMATIC. INSTALL MAINLINE IN PLANTER AREA-TYP.

THE DESIGN ASSUMES AN OPERATING PRESSURE OF 42-PSI MINIMUM AT EACH REMOTE CONTROL VALVE. THE EXACT LOCATION OF THE EXISTING MAINLINE SHALL BE VERIFIED IN THE FIELD.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES

MANUAL SHUTOFF VALVES SHALL BE REQUIRED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW-POINT DRAINAGE COULD OCCUR

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES

THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS AND SHOULD ASSURE THAT THE INTENT OF THE IRRIGATION DESIGN HAS BEEN PRESERVED.

MULCHING NOTES

A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS AND OVER ALL DRIPLINE TUBING EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES.

GENERAL NOTES

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MIN. OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED AT A DEPTH OF SIX INCHES INTO THE SOIL.

THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."

THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS AND SHOULD ASSURE THAT THE INTENT OF THE IRRIGATION DESIGN HAS BEEN PRESERVED.

POOL COVERS

FOR ADDITIONS OR ALTERATIONS TO EXISTING POOLS AND SPAS THAT EXCEED A VALUATION OF \$25,000, A POOL COVER HAVING EITHER A MANUAL OR POWER-OPERATED REEL SYSTEM SHALL BE INSTALLED. FOR IRREGULAR SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100% OF THE POOL DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80% OF THE POOL SHALL BE COVERED

PIPING FOR GRAYWATER USE

FOR BUILDINGS ON SITES WITH AT LEAST 500 SQUARE FEET OF NEW LANDSCAPE AREA AND WHERE THE EXISTING BUILDING DRAIN IS NOT UTILIZED, AN ALTERNATE WASTE PIPING SHALL BE INSTALLED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR FUTURE GRAYWATER IRRIGATION SYSTEM

MONTHLY AVERAGE REFERENCE  
EVAPOTRANSPIRATION LOS ANGELES

JANUARY	2.2
FEBRUARY	2.7
MARCH	3.7
APRIL	4.7
MAY	5.5
JUNE	5.8
JULY	6.2
AUGUST	5.9
SEPTEMBER	5.0
OCTOBER	3.9
NOVEMBER	2.6
DECEMBER	1.9
ANNUAL ETO	50.1

REFERENCE:  
[http://cityplanning.lacity.org/Forms\\_Procedures/2405.pdf](http://cityplanning.lacity.org/Forms_Procedures/2405.pdf)  
Appendix C  
Reference Evapotranspiration (ETo) Table\*

IRRIGATION SCHEDULE  
FOR ESTABLISHMENT PERIOD

(WATERING TIMES WILL AUTOMATICALLY ADJUST BY SMART CONTROLLER)  
DAILY RUN TIMES (IN MINUTES) 3-5 DAYS A WEEK

JANUARY	5
FEBRUARY	7
MARCH	8
APRIL	9
MAY	11
JUNE	11
JULY	12
AUGUST	12
SEPTEMBER	10
OCTOBER	8
NOVEMBER	6
DECEMBER	5

IRRIGATION LEGEND

HYDROZONE	STATION	SYMBOL	DESCRIPTION	GPM	PSI	LAYOUT TYPE	CONTROL ZONE KIT	DETAIL
A1	1		NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	1.8	42	'LITE' ON-SURFACE, 18" LATERAL SPACING, 18" DRIPPER SPACING	LVC238010075-LF	A
A2	2	TREE	NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	1.0	42	TREE DRIPPERLINE TUBING	LVC238010075-LF	D
A1	3		NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	0.3	42	'LITE' ON-SURFACE, 18" LATERAL SPACING, 18" DRIPPER SPACING	LVC238010075-LF	A
A1	4		NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	1.2	42	'LITE' ON-SURFACE, 18" LATERAL SPACING, 18" DRIPPER SPACING	LVC238010075-LF	A
A3	5	TREE	NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	2.0	42	TREE DRIPPERLINE TUBING	LVC238010075-LF	D
A1	6		NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	0.7	42	'LITE' ON-SURFACE, 18" LATERAL SPACING, 18" DRIPPER SPACING	LVC238010075-LF	A
A2	7	TREE	NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	0.5	42	TREE DRIPPERLINE TUBING	LVC238010075-LF	D
A1	8		NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	0.4	42	'LITE' ON-SURFACE, 18" LATERAL SPACING, 18" DRIPPER SPACING	LVC238010075-LF	A
A3	9	TREE	NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	1.5	42	TREE DRIPPERLINE TUBING	LVC238010075-LF	D
A1	10		NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	0.4	42	'LITE' ON-SURFACE, 18" LATERAL SPACING, 18" DRIPPER SPACING	LVC238010075-LF	A
A1	11		NETAFIM DRIP IRRIGATION: TECHLINE CV EMITTER APPLICATION RATE: 0.4 GPH	0.4	42	'LITE' ON-SURFACE, 18" LATERAL SPACING, 18" DRIPPER SPACING	LVC238010075-LF	A

HYDROZONE TABLE

ZONE	PLANT TYPE	HYDROZONE DESCRIPTION	IRR. METHOD	SQ. FT.	% OF TOTAL LANDSCAPE AREA
A1	S,SU	MIXED (L & MOD)	DRIP	785	97%
A2	T	VL	DRIP	12	1.5%
A3	T	L	DRIP	12	1.5%
TOTAL				809	100%

LAYOUT KEY

SYMBOL	DESCRIPTION	DETAIL
FV	MANUAL FLUSH VALVE: NETAFIM MODEL T50V INSTALL IN VALVE BOX WITH GRAVEL SLUMP REFER TO DETAILS AND SPEC. FOR QUANTITY AND LOCATION	H
	LOW/ HIGH FLOW CONTROL ZONE KIT: KIT IS PRE-ASSEMBLED WITH CONTROL VALVE, FILTER & PRESSURE REGULATOR. INSTALL IN A STANDARD 12" VALVE BOX	F
WM	EXISTING 1/2" POTABLE WATER METER FOR RESIDENCE.	
P.O.C.	MAKE CONNECTION TO (E) POTABLE WATER LINE ON DISCHARGE SIDE OF (E) WATER METER. (E) WATER PRESSURE IS 65-75 P.S.I. SYSTEM REQUIRES APPROX. 2.5 G.P.M. VERIFY EXACT LOCATION OF METER ON SITE	
	WILKINS MODEL# 500M. PRESSURE REDUCING VALVE/W/ REDUCED PRESSURE SET AT 42 P.S.I.	J
RSD	HUNTER 'SOLAR SYNC RAIN SENSOR' DEVICE	
C	HUNTER PRO C STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SYNC PANEL MOUNTED ON OUTSIDE WALL OF GARAGE	
	PVC PRESSURE MAINLINE- SCHED. 40, BURY 18" DEEP (1")	
	17MM DRIPLINE (DIAGRAMMATIC, REFER TO INSTALLATION DETAILS & WEL. USED FOR ACTUAL LAYOUT & SPACING)	
	PVC SCHEDULE 40 LATERAL PIPING 2" & PVC SCHEDULE 40 SLEEVING (2X SIZE OF WORKING PIPES) PLACE UNDER HARDSCAPE	
	FEBCO 825V REDUCED PRESSURE BACKFLOW PREVENTER	G
	KING BRO 8-T.U. BALL VALVE SHUTOFF (OR EQUAL) (1 1/2")	I
	NORMALLY CLOSED MASTER VALVE- LINE SIZE	
	IRRIROL PS-8-100 FLOW SENSOR 1" SIZE IN PVC 1"	
	1" IRRIGATION SUB-METER: NETAFIM WM-100 L.O-RE-M (DISPLAY IN GALLONS FOR HOME OWNERS) INSTALL IN (1) #1415 CARSON BOX W/ LID	
	VALVE ZONE (STATION) VALVE SIZE MAX. GPM DEMAND	

WATER EFFICIENT LANDSCAPE WORKSHEET

AREAS (SQUARE FOOTAGES)

LANDSCAPE AREA 809 SQ. FT.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

Maximum Applied Water Allowance shall be calculated using this equation:  
MAWA = (ETo) (0.62) [(ETAF x LA) + (0.45 x SLA)]

(50.1) (0.62) [(0.55 x 809) + (0.45 x 0)]  
31,062 (445)  
13,823

where:  
MAWA = Maximum Applied Water Allowance (gallons per year)  
ETo= reference evapotranspiration (inches per year: 50.1")  
ETAF= ET Adjustment Factor (0.55)  
LA = Landscaped Area includes Special Landscape Area (square feet)  
0.62 = Conversion factor (to gallons per square foot)  
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)  
0.45 = the additional ET Adjustment Factor for Special Landscape Area

TOTAL M.A.W.A.

13,823 GALLONS PER YEAR

ETWU CALCULATION

HYDROZONE	PLANT TYPE	PLANT FACTOR	AREA (HA)	PF x HA
A1	S,SU	0.4	785 SF	314
A2	T	0.1	12 SF	1
A3	T	0.3	12 SF	4

SUM: 319

ETWU FOR HYDROZONES A1-A3

$$ETWU = (ETo)(0.62) \left( \frac{PF \times HA}{IE} + SLA \right)$$
$$50.1(0.62) \left( \frac{319}{0.81} + 0 \right)$$
$$31,062 \left( \frac{394}{394} \right)$$
$$12,238$$

where:  
ETWU= (ETo)(0.62)  $\left( \frac{PF \times HA}{IE} + SLA \right)$   
ETo= Reference evapotranspiration (inches per year)  
PF= Plant Factor from WUCOLS, Water Use Classification of  
Landscape Species published by UC Extension, DWR and USBR, 2000.  
HA= Hydrozone area in sq. ft.  
SLA= Special landscape area in sq. ft.  
0.62= Conversion factor (to gallons per sq. ft.)  
IE= Irrigation efficiency (min. 0.71) overhead spray= 0.75, drip devices= 0.81

TOTAL E.T.W.U.

12,238 GALLONS PER YEAR

Preparer's Statement:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

*Ryan Rush*

RYAN RUSH: OWNER, YORELAND DESIGN &  
RME, RICHARD LUSK LANDSCAPE  
LIC. C27 950714



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IRRIGATION

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PROJECT

TITLE

4 UNIT  
BUILDING  
3832 BENTLEY AVE.  
CULVER CITY, CA  
90232

DESCRIPTION

NO.

DATE

SHEET

TITLE

IRRIGATION  
LI-2

DATE

07.08.2016





MEMORABLE ENVIRONMENTS

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760.521.3197

# IRR. DETAILS

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PROJECT TITLE

**4 UNIT BUILDING**  
3832 BENTLEY AVE.  
CULVER CITY, CA  
90232

DESCRIPTION

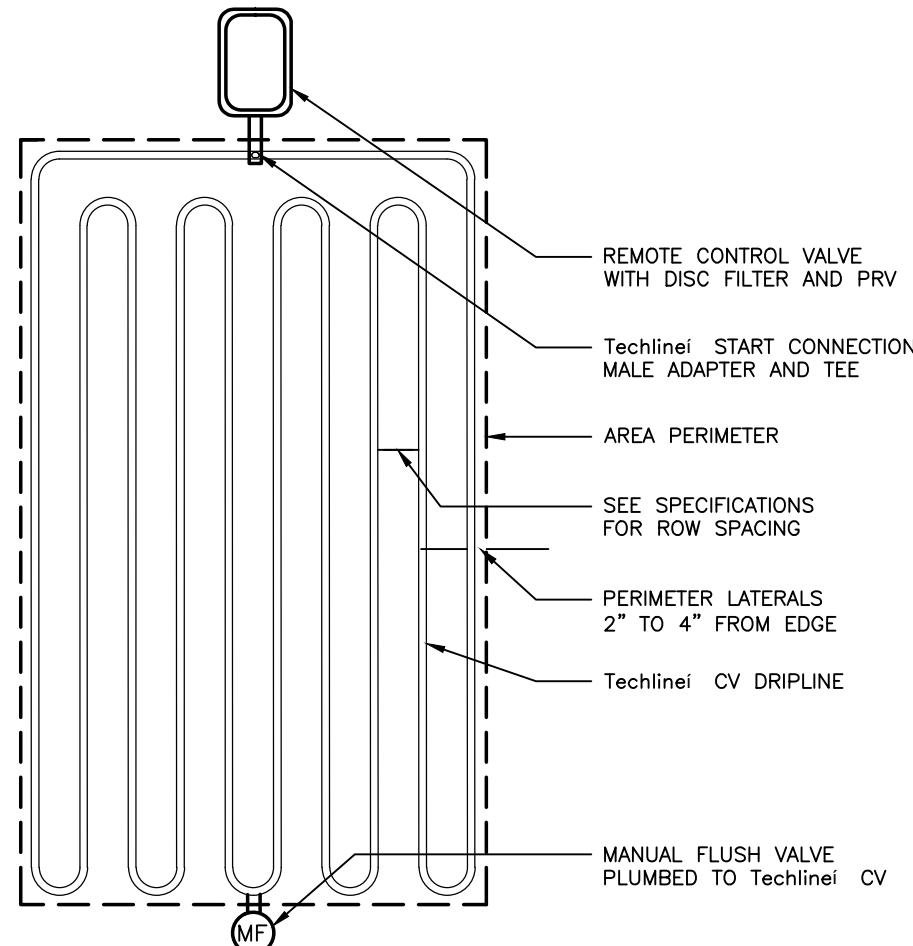
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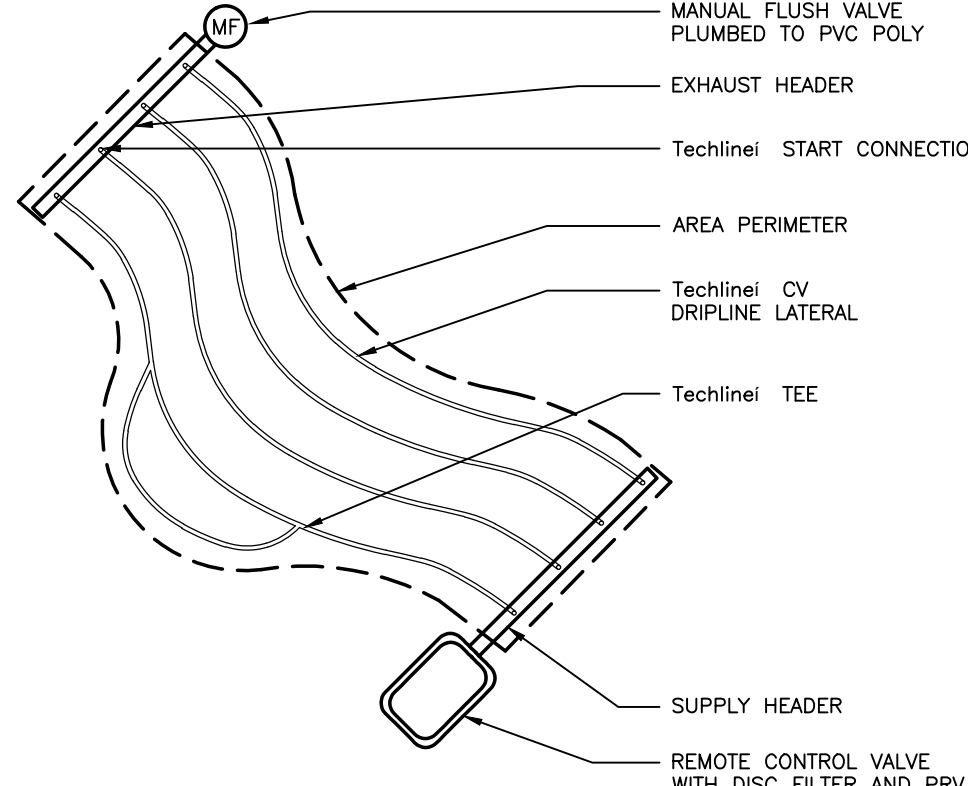
SHEET TITLE

**IRRIGATION DETAILS LI-3**

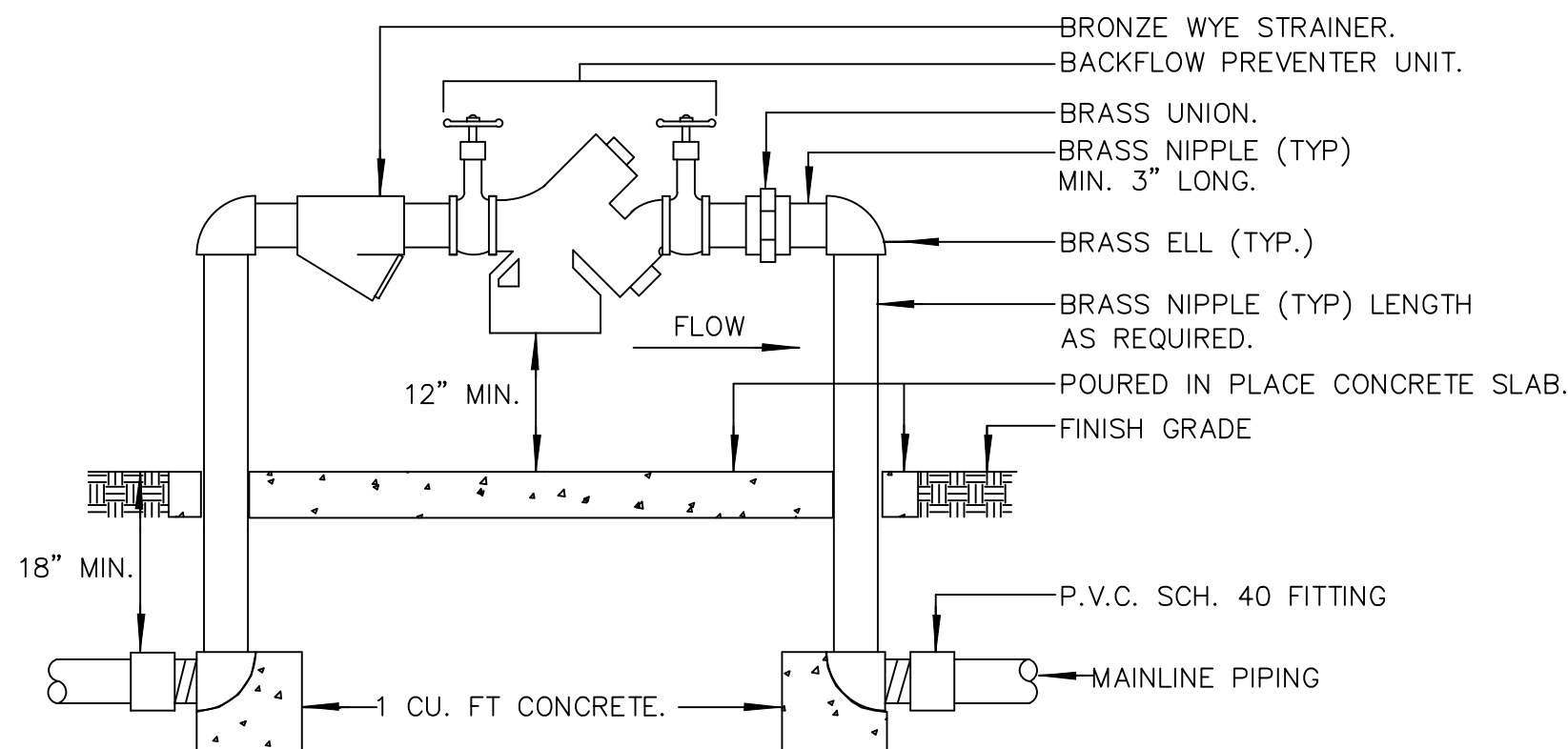
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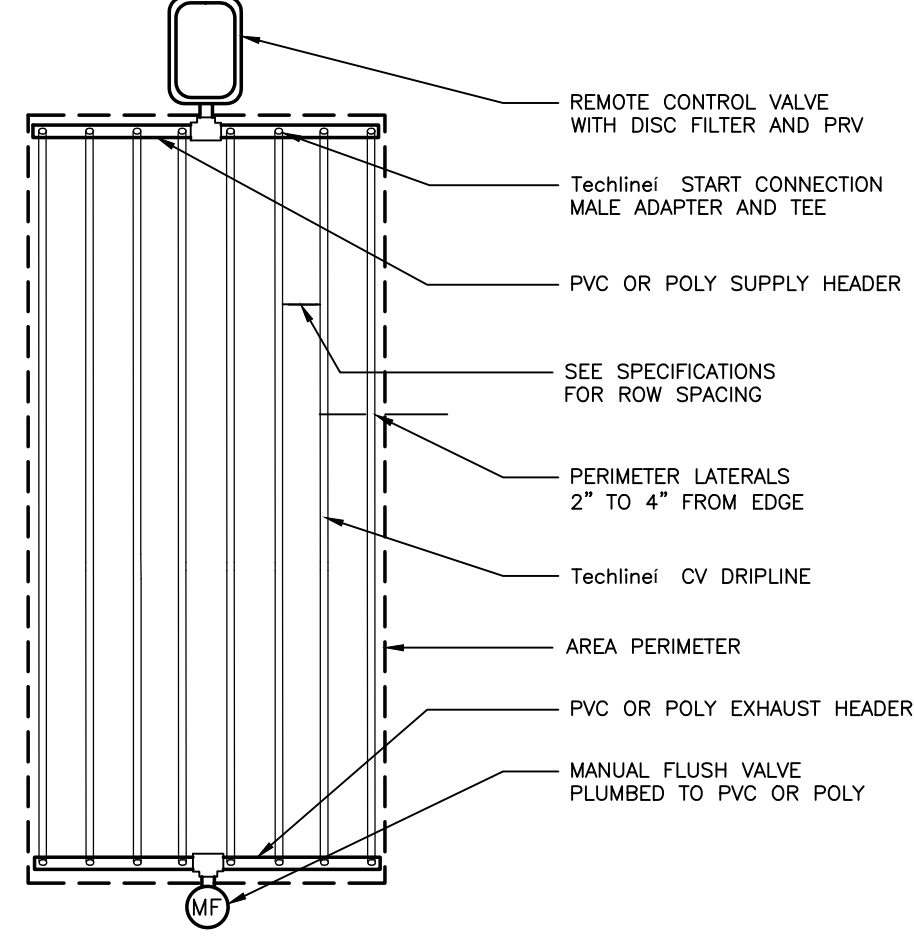
**A** Techline® CV LITE END FEED LAYOUT  
NOT TO SCALE  
DETAIL - C101 LITE



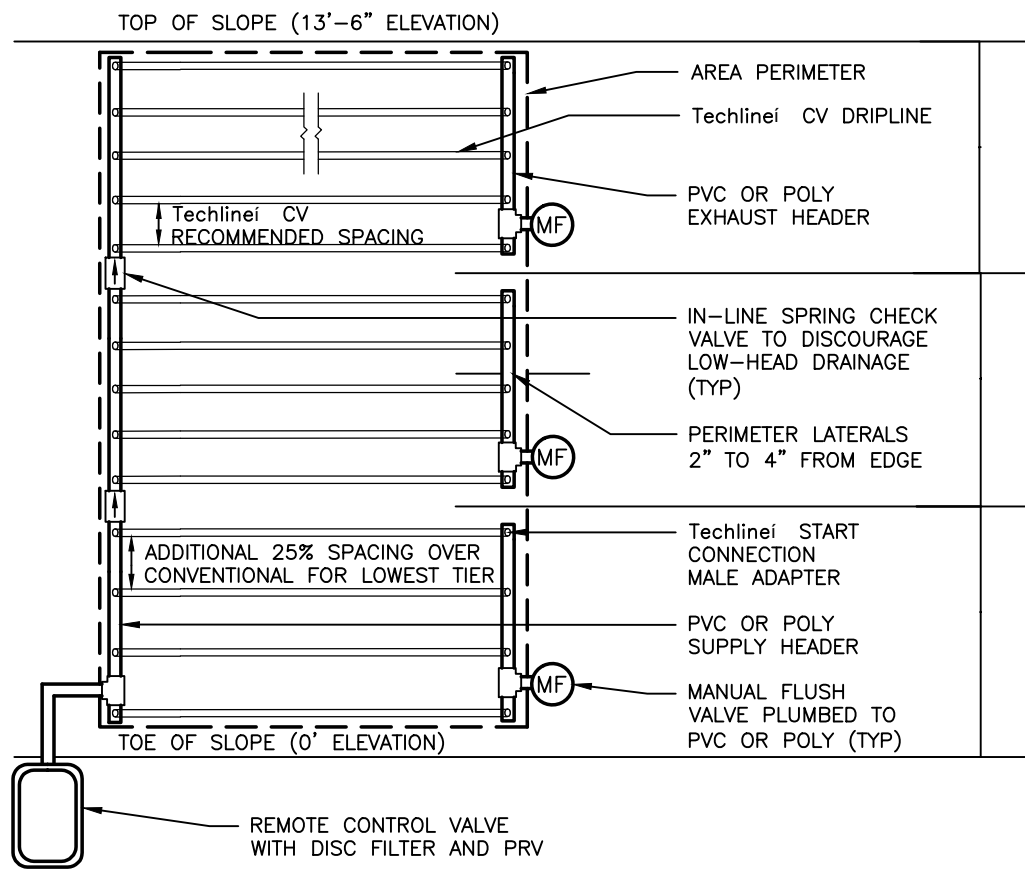
**B** Techline® CV IRREGULAR AREAS: Odd Curves  
NOT TO SCALE  
DETAIL - C105



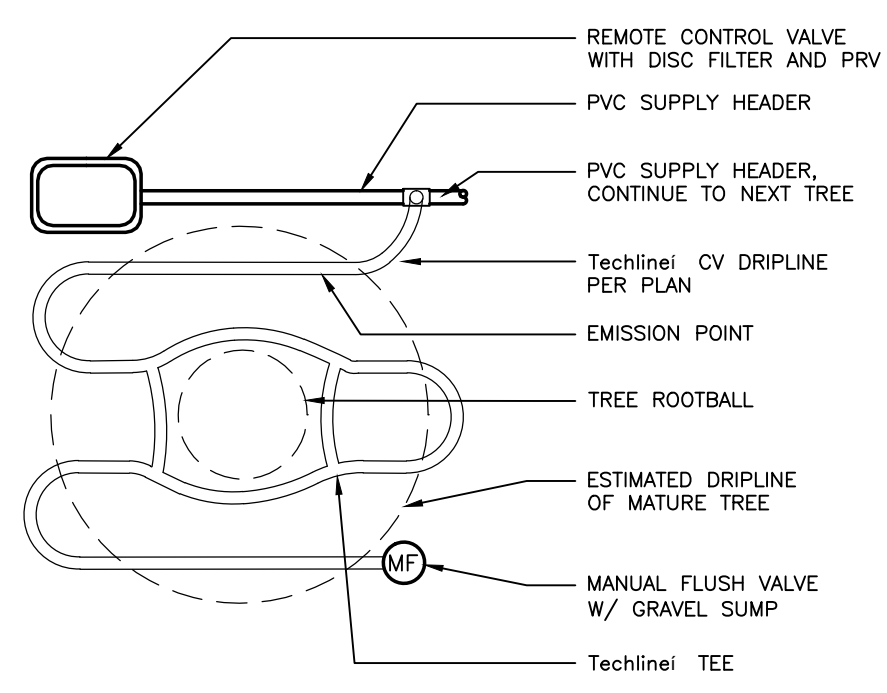
**G** RP BACKFLOW PREVENTER  
NOT TO SCALE



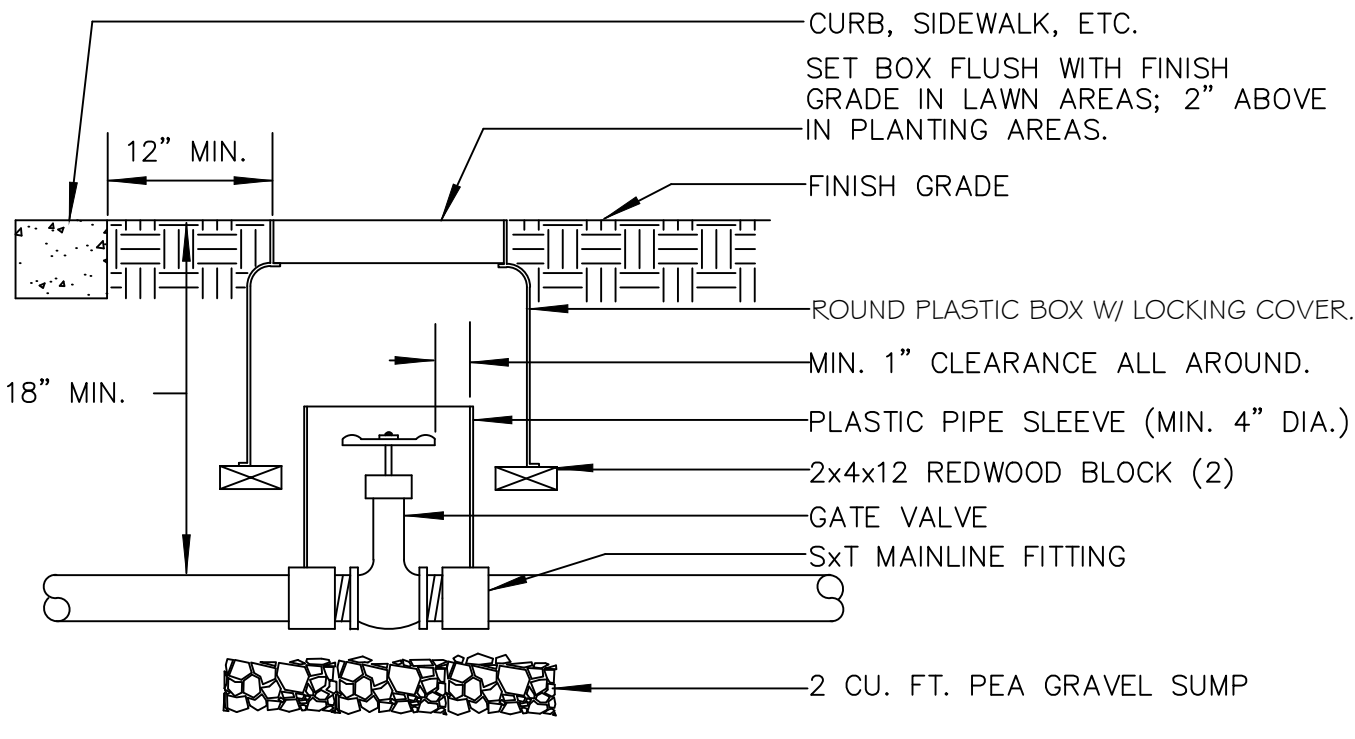
**A3** Techline® CV END FEED LAYOUT  
NOT TO SCALE  
DETAIL - C101



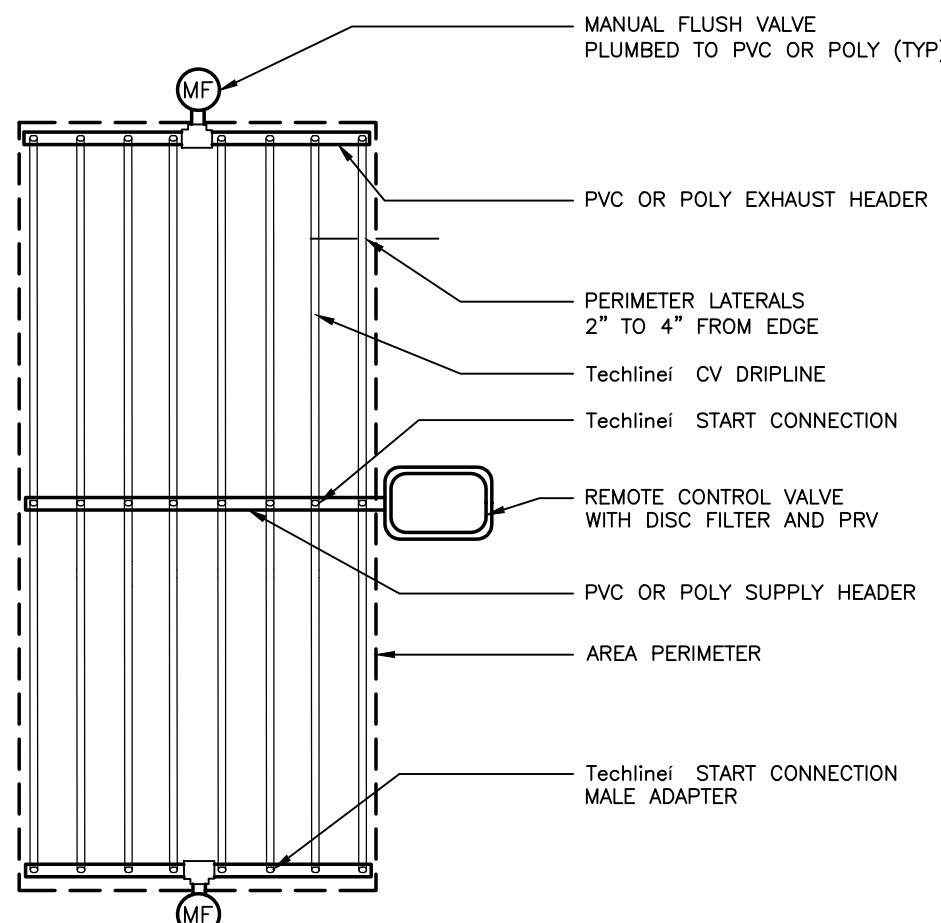
**C** Techline® CV SLOPE LAYOUT, 1 VALVE  
NOT TO SCALE  
DETAIL - C111



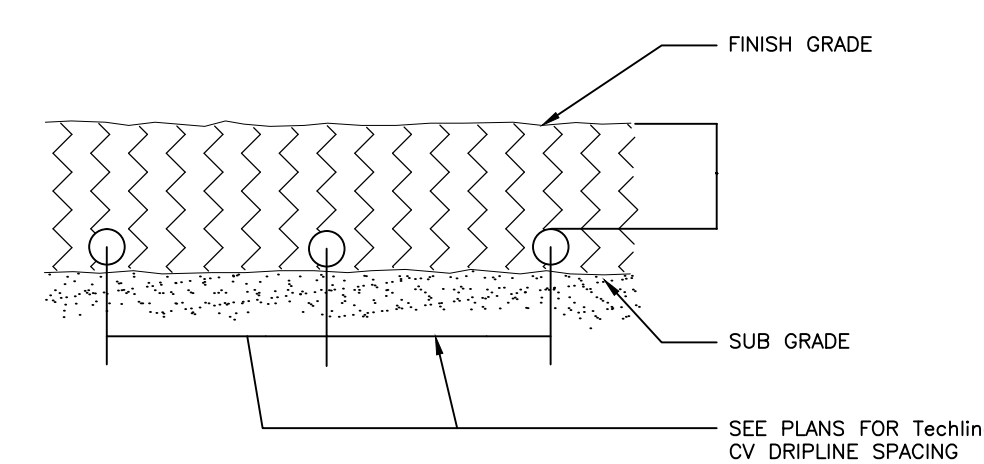
**D** Techline® CV TUBING AND ACCESSORIES FOR TREE PLANTING  
NOT TO SCALE  
DETAIL - C130



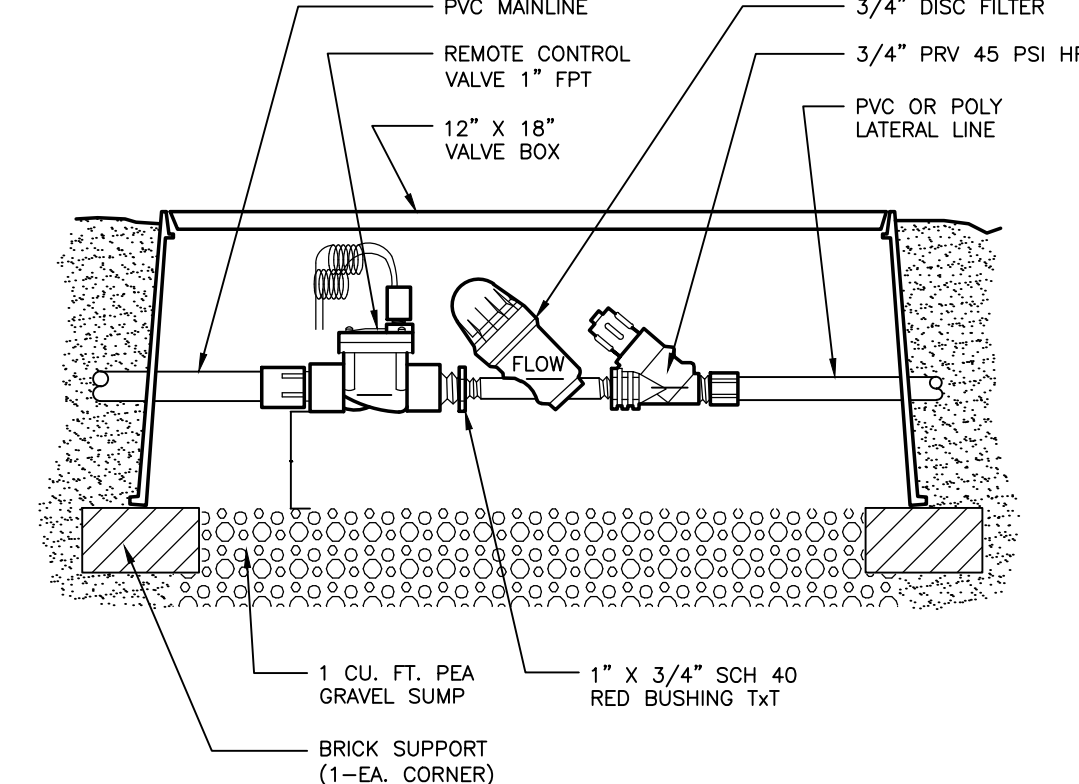
**I** GATE VALVE  
NOT TO SCALE



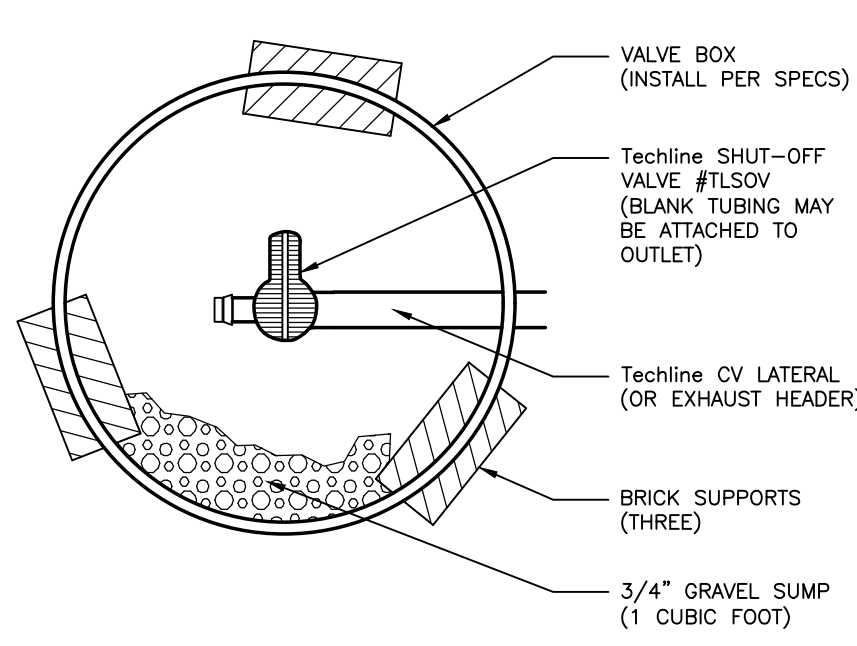
**A2** Techline® CV CENTER FEED LAYOUT  
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DETAIL - C102



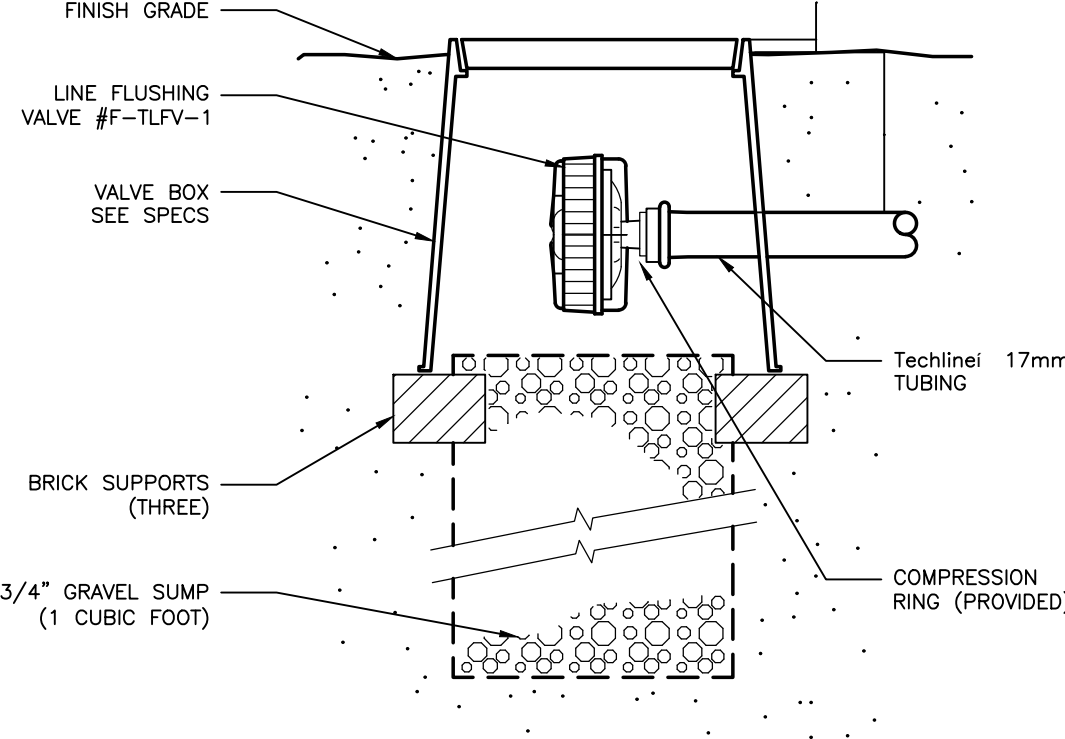
**E** Techline® CV SUBGRADE INSTALLATION  
NOT TO SCALE  
DETAIL - C201



**F** LOW-VOLUME CONTROL ZONE ASSEMBLY:  
P/N LVCZS80-10075-HF 4.5 - 17.6 GPM  
NOT TO SCALE  
DETAIL - L211HF



**H** Techline CV MANUAL LINE FLUSH VALVE  
NOT TO SCALE  
DETAIL - D111



**I** GATE VALVE  
NOT TO SCALE