

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



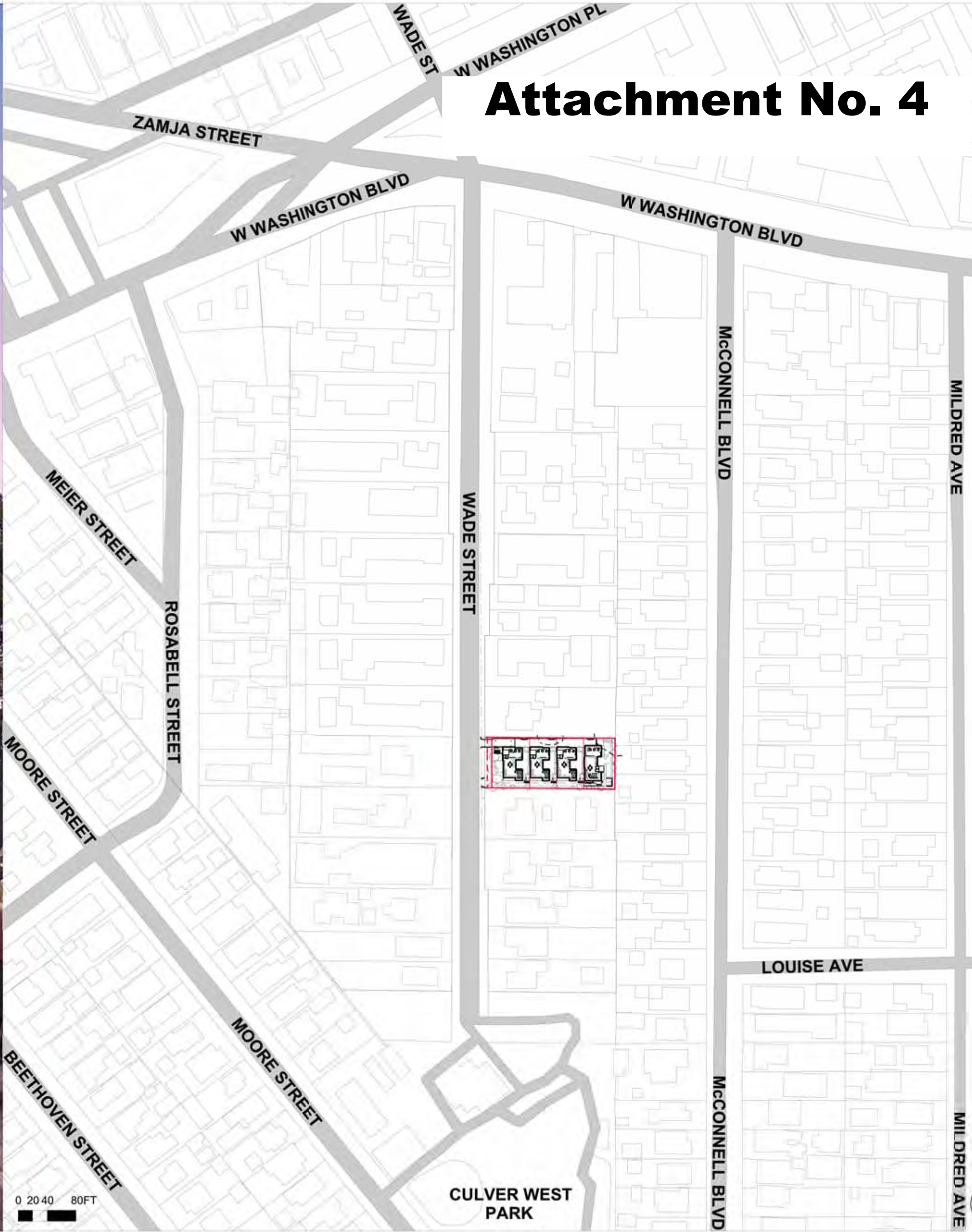
Photo Simulation : View from south west (Existing boundary walls outlined for clarity)



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



Proposed Vicinity Map



Attachment No. 4

Project Summary

Address:
4118 Wade Ave
Culver City, CA

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

Assessor's Parcel Number:
4231-024-037

Total Site Area:
11,898 sqft

Existing Site Coverage:
6,247 sqft = 51%

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

Existing Floor Area, Gross:
3,788 sqft

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

Total Habitable Floor Area (Proposed):
Approximately 7281 sqft

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

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

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

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

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

Please note that the existing lot boundary line are not parallel

Building & Safety

Applicable Codes & Regulations:
City of Culver Municipal Code

2014 California Residential Code with County of Los Angeles Amendments

2014 California Fire Code with County of Los Angeles Amendments

2014 California Plumbing Code with County of Los Angeles Amendments

2014 California Electrical Code with County of Los Angeles Amendments

2014 California Mechanical Code with County of Los Angeles Amendments

2014 California Green Building Standards

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

Occupancy Group:
TR3 OVER U-1

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

NOTES:

1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED

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

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS

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

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

EXISTING SITE PHOTOS : East Adjacent Property



EXISTING SITE PHOTOS : North Adjacent Property



EXISTING SITE PHOTOS : South Adjacent Property



Zoning Information

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

	Required	Proposed
Residential Density:	1 Unit per 2904 sqft	4 Dwelling Units
Number of Residential Units	± 11900 sqft / 2904 sqft = 4 Dwelling Units Max.	
Maximum Height:	30 feet, 2 stories	2 stories over basement. 28ft from ground level to roof deck
Residential Unit Size:	1,100 sqft min. (3bed)	1,782 sqft min. / unit. habitable space only
Parking Spaces:	2 spaces per unit of 2-3 bed rooms	8 standard spaces (2 standard spaces per unit) with 1 guest space
Landscaped Area:	75% of Subject Area	5,537 sqft, 47% of plot area 7,668 sqft, 64% including terraces
Common Open Space:	n/a	n/a
Private Open Space: excluding driveway	100 sqft per unit	minimum 1,552 sqft per unit
Private Storage Space:	100 cu.ft per unit	minimum 1,279 cu.ft per unit
Driveway Standards:	10 ft min width	min 10 ft width
Street Trees:	Street Trees 1 per 25' length on street frontage	3 new street trees proposed
Vertical Projections:	See C.C.M.C 17,300.025 TBL 3-2	see elevations
Site Coverage:	54%	43%, 14% including accessible area of roof deck and terraces

Building Area Data

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

	LOT 1 (sqft)	LOT 2 (sqft)	LOT 3 (sqft)	LOT 4 (sqft)	TOTAL (sqft)
Plot Area	3,658	2,608	2,608	3,026	11,898
Footprint	1,844	1,781	1,781	2,089	7,494
Floor Area, Gross incl External Walls	3,534	3,498	3,498	2,611	13,142
Total Planting Area					1,788
Habitable Spaces (Gross Internal Area)					
Basement	0	0	0	0	0
First	993	982	982	1,059	4,016
Second	811	800	800	854	3,265
Total	1,805	1,782	1,782	1,913	7,281
Landscaped Area	1,915	1,004	991	1,627	5,537
Terraces					
Basement	20	20	20	20	78
Second	62	61	61	88	272
Roof	437	435	435	473	1,780
Total	518	516	516	580	2,131

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-	03.30.2017	PLANNING SUBMISSION
A	04.28.2017	PLANNING AMENDMENT SUBMISSION

REV.	DATE	DESCRIPTION

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KEY:

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

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DRAWING NAME: SITE PLAN

PROJECT NAME: WADE STREET RESIDENTIAL

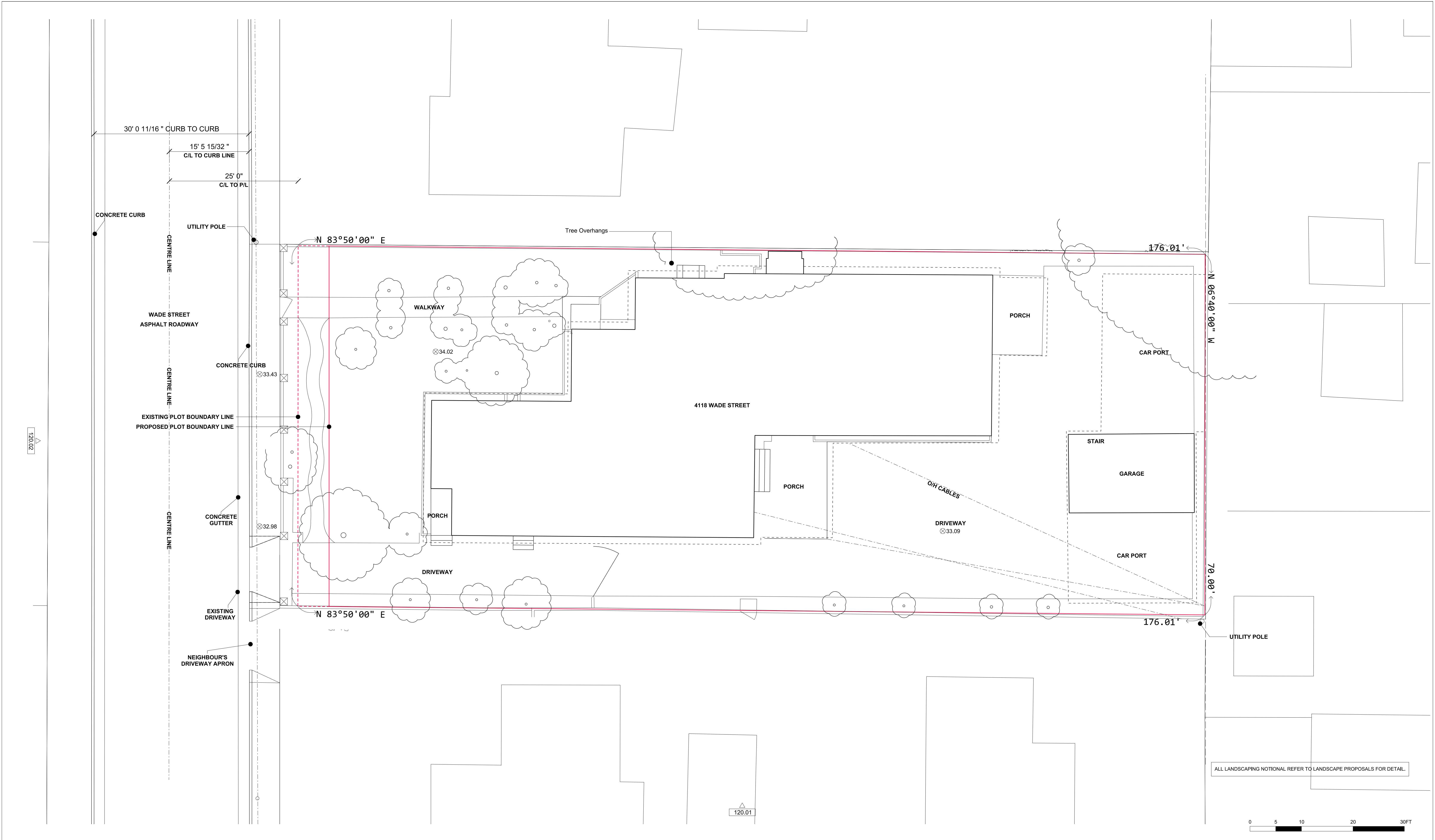
DRAWING NO: P002/A

JOB NO: 16-014

SCALE: 1/16"=1'-0" @ ARCH D

STAGE: PLANNING





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-	10.07.2016	PRELIMINARY PROJECT REVIEW				
A	03.30.2017	PLANNING SUBMISSION				
B	04.28.2017	PLANNING AMENDMENTS SUBMISSION				

EXISTING BUILDING PHOTOS : East Adjacent Property



EXISTING BUILDING PHOTOS : Front Facade



EXISTING BUILDING PHOTOS : South Facade



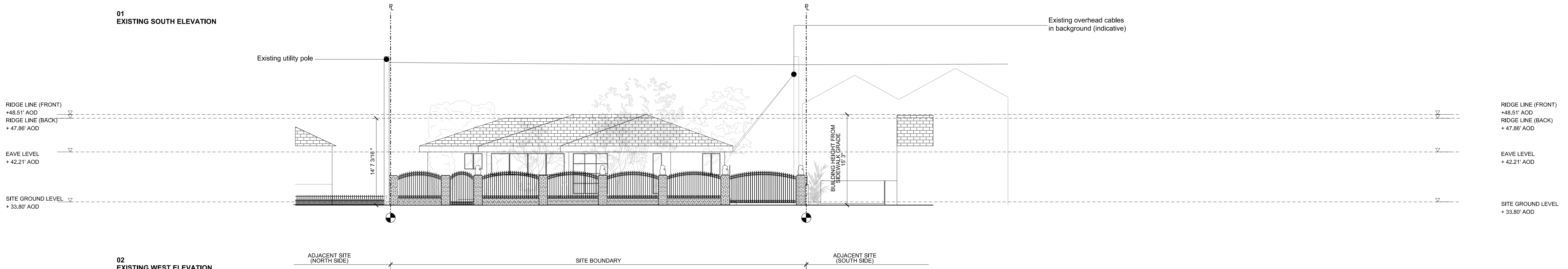
EXISTING BUILDING PHOTOS : Rear Carport



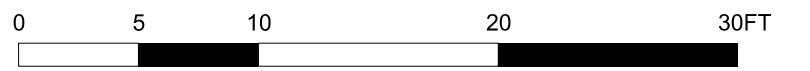
EXISTING BUILDING PHOTOS : East Facade



01
EXISTING SOUTH ELEVATION



02
EXISTING WEST ELEVATION



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JOB NO:

16-014

SCALE:

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

STAGE:

PLANNING

DRAWING NAME:

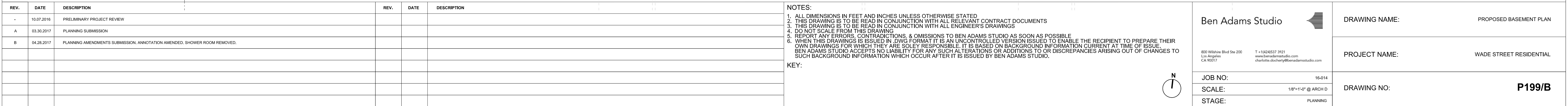
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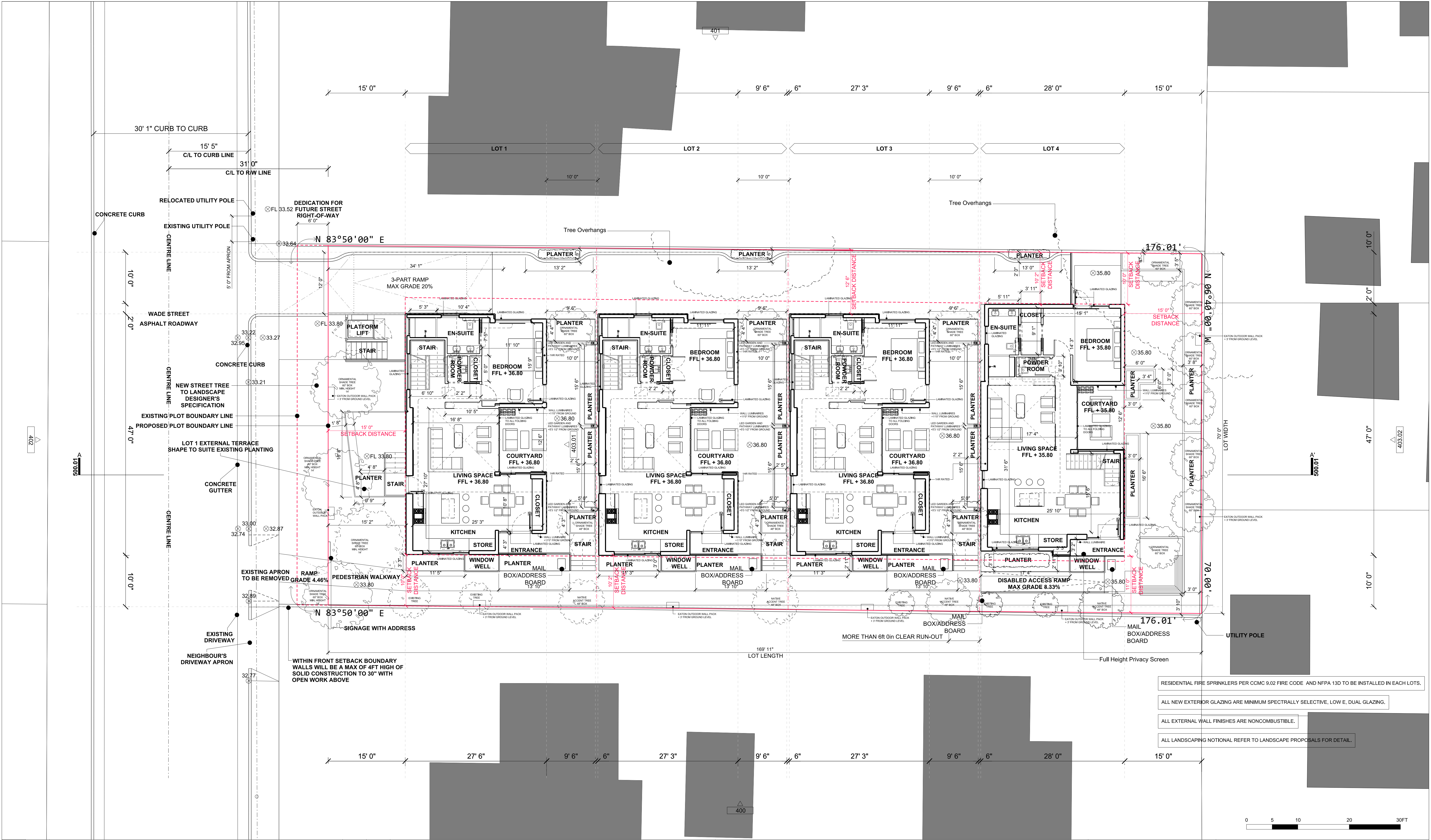
PROJECT NAME:

WADE STREET RESIDENTIAL

DRAWING NO:

P120/B





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

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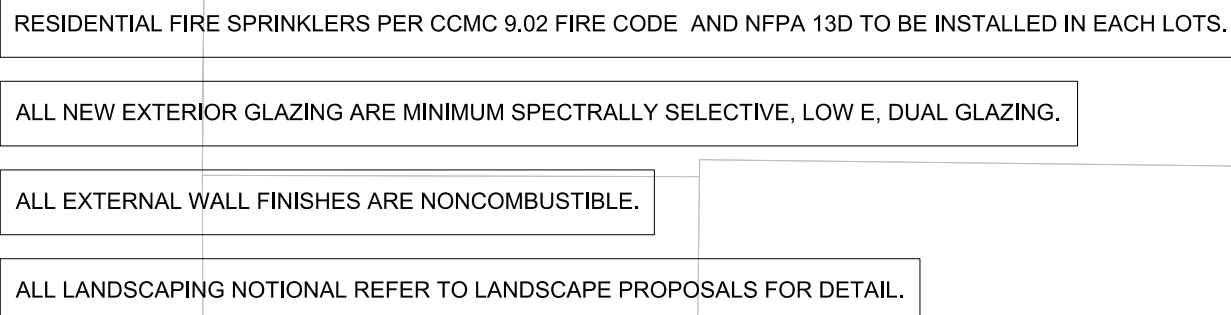
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JOB NO: 16-014
SCALE: 1/8"=1'-0" @ ARCH D
STAGE: PLANNING

DRAWING NAME: PROPOSED FIRST FLOOR PLAN

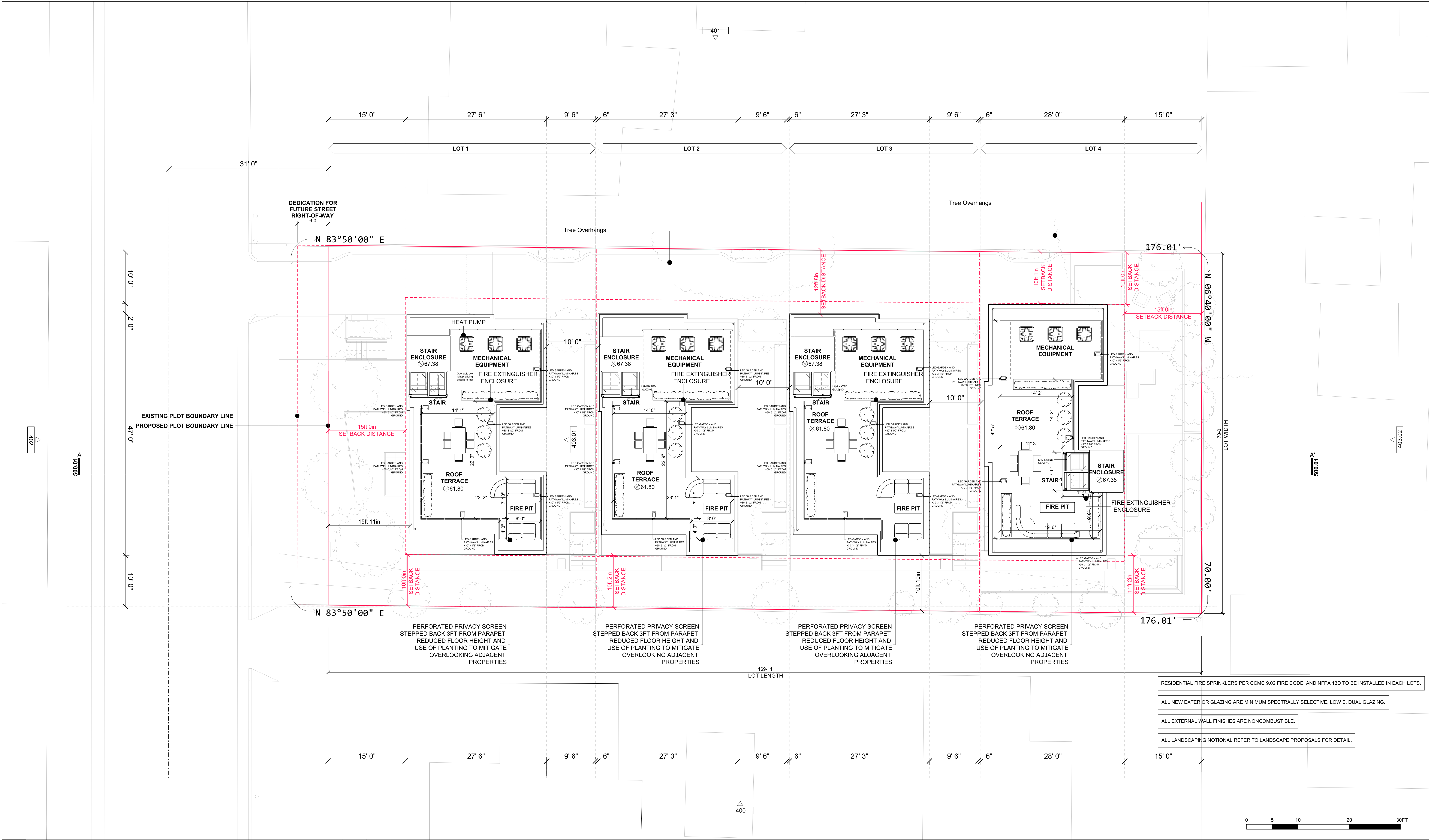
PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P200/B

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KEY:





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

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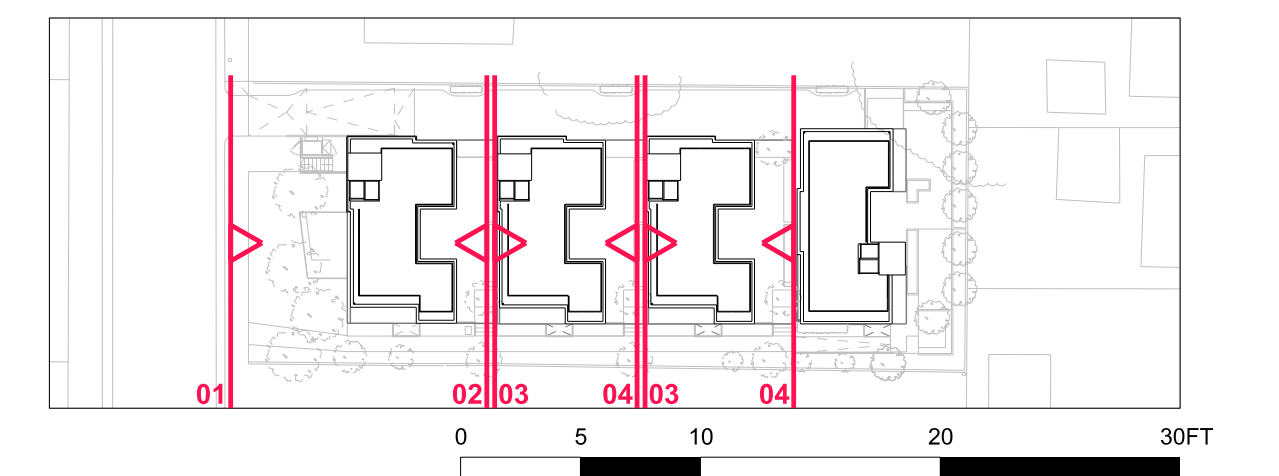
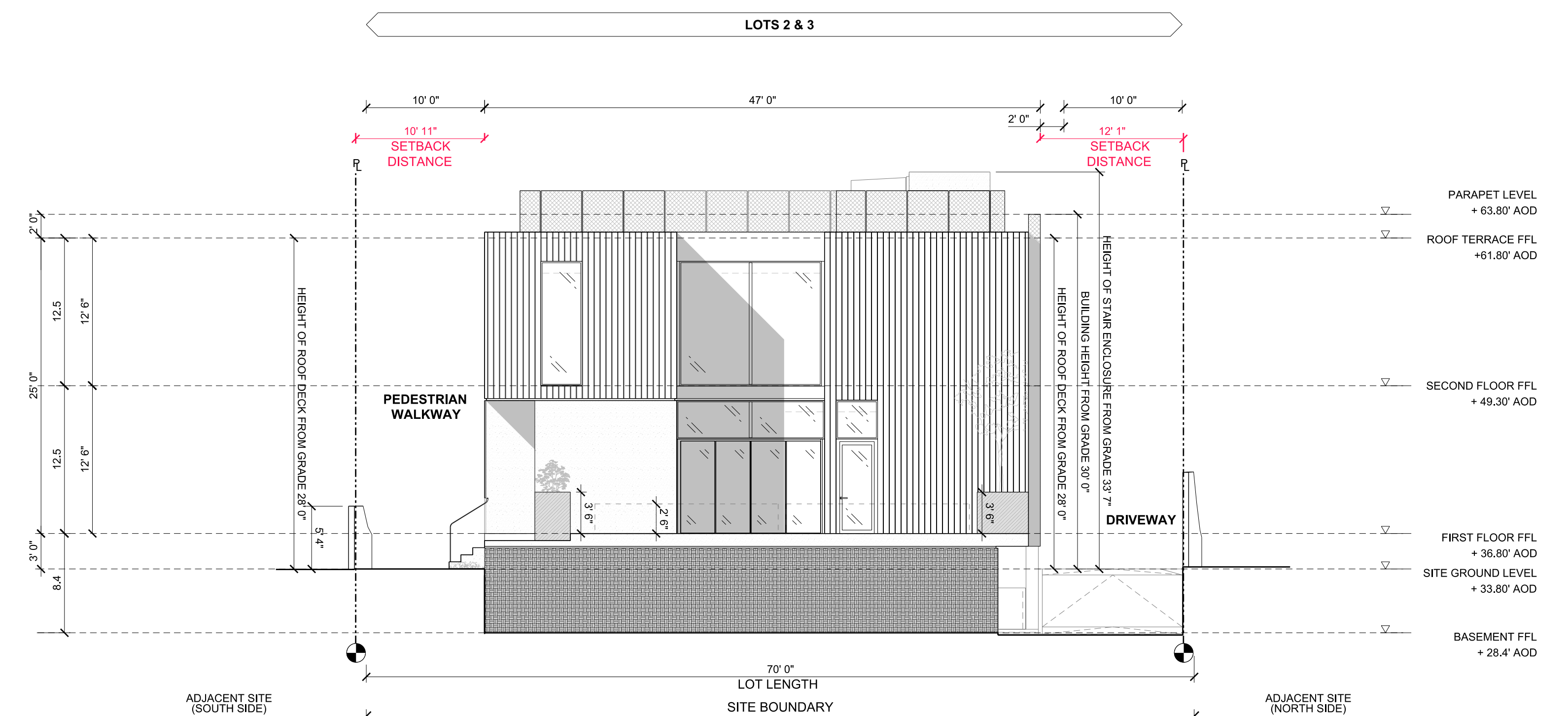
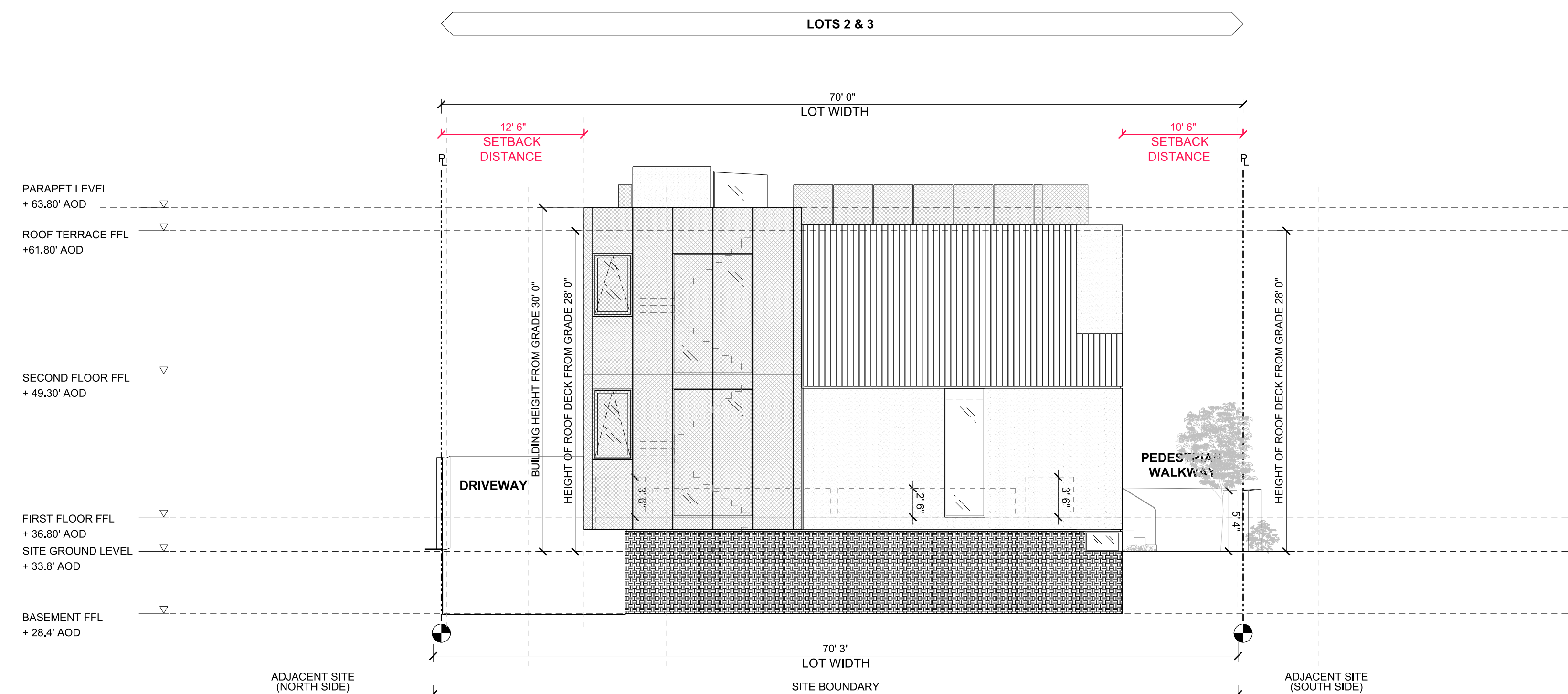
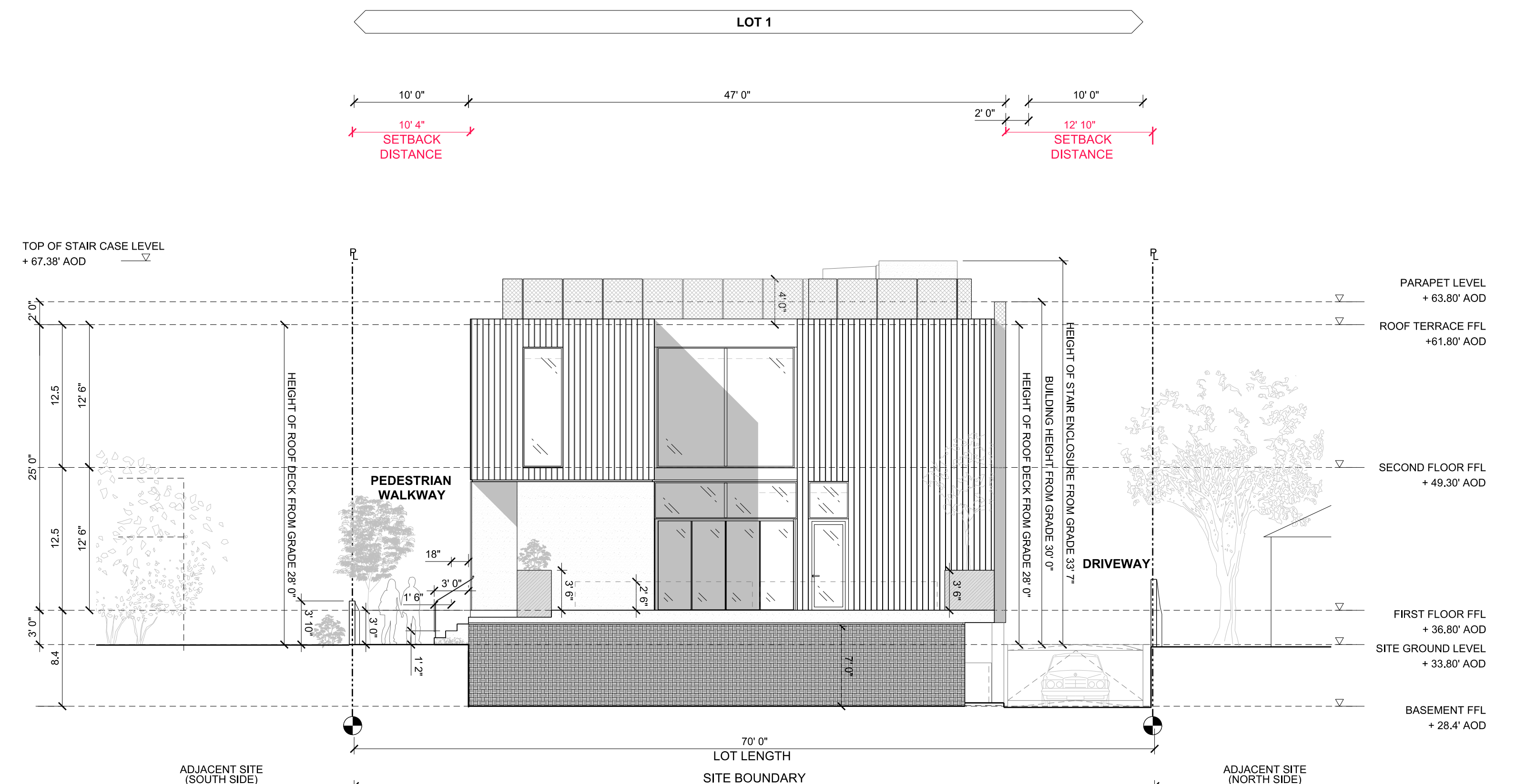
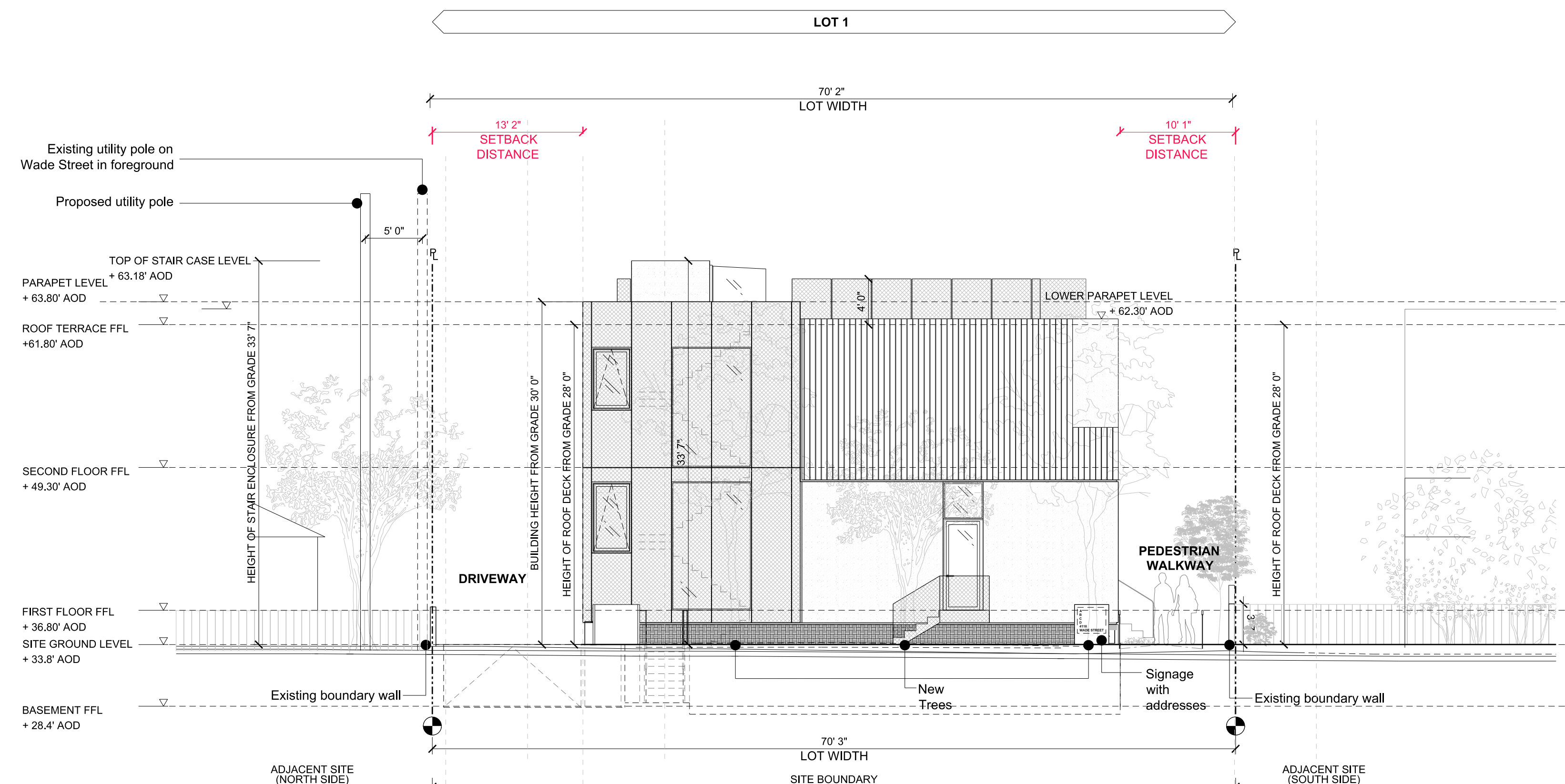
JOB NO: 16-014
SCALE: 1/8"=1'-0" @ ARCH D
STAGE: PLANNING

DRAWING NAME: PROPOSED ROOF PLAN

PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P202/B

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

JOB NO:

16-014

SCALE:

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

STAGE:

PLANNING

DRAWING NO:

P402/B



	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					

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KEY:

[White Box]	INDICATES AREA OF WHITE RENDER	[Grey Box]	INDICATES AREA OF GREY RENDER
[Patterned Box]	INDICATES AREA OF WHITE PERFORATED METAL SHEETS	[Stippled Box]	INDICATES AREA OF POWDER COATED METAL WHITE FINISH
[Hatched Box]	CAST CONCRETE		

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JOB NO: 16-014

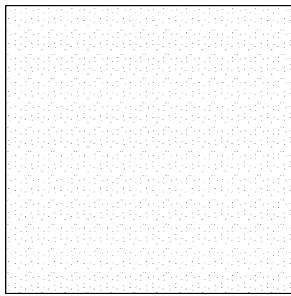
SCALE: 1/8"=1'-0" @ ARCH D

STAGE: PLANNING

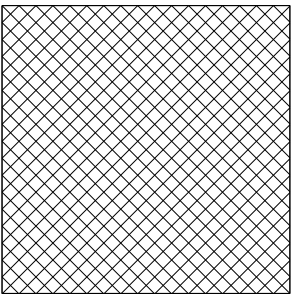
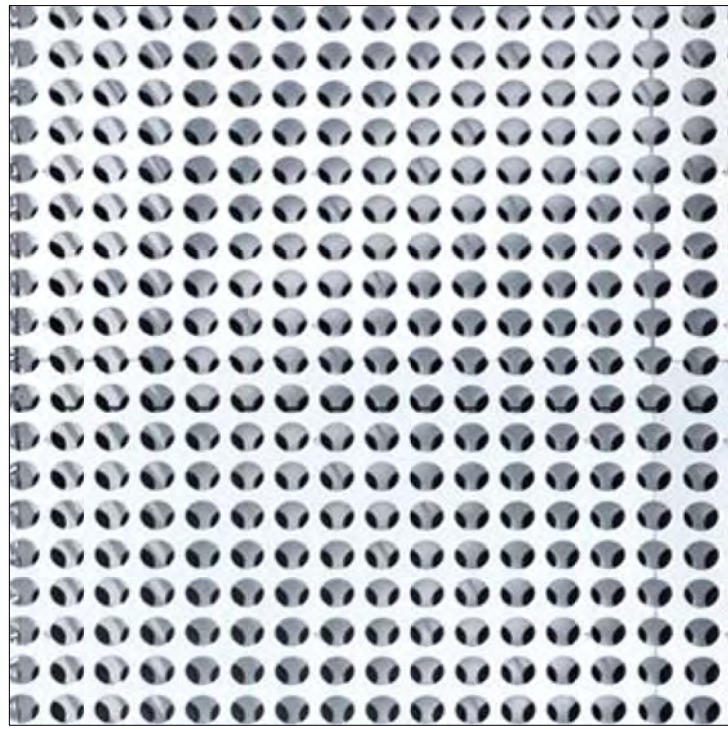
DRAWING NAME: PROPOSED EAST AND WEST ELEVATION LOT 4

PROJECT NAME: WADE STREET RESIDENTIAL

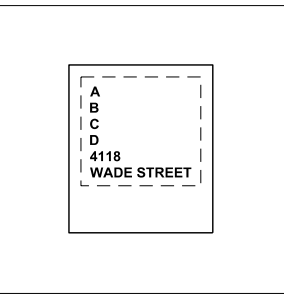
DRAWING NO: P403/B



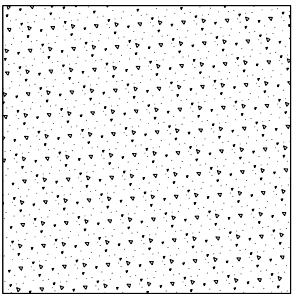
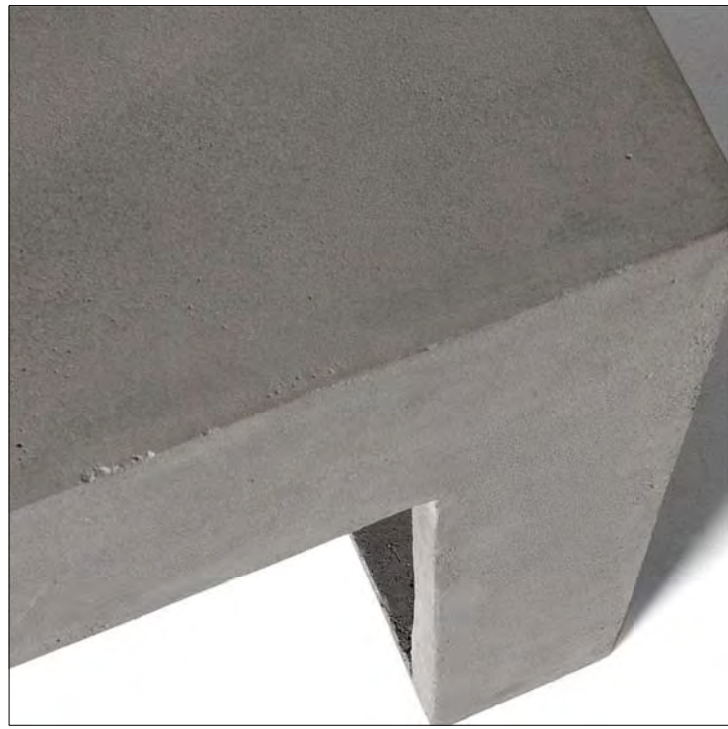
WHITE RENDER



WHITE PERFORATED METAL SHEET



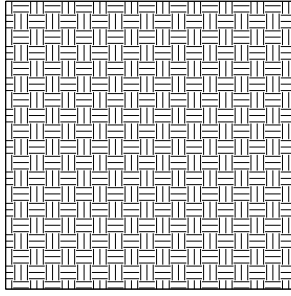
POWDER-COATED METAL PANEL WHITE FINISH



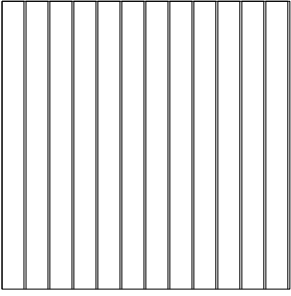
CAST CONCRETE



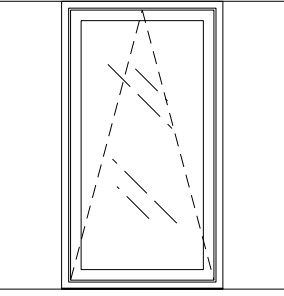
INTERNAL STAIRS
WHITE POWDER COATED PERFORATED METAL BALUSTRADE WITH SOTNE TILE THREADS



GREY RENDER



GREY LUMBER CLADDING



DOUBLE PANE WINDOW & DOORS STEEL OR ALUMINIUM FRAME TRANSPARENT GLASS

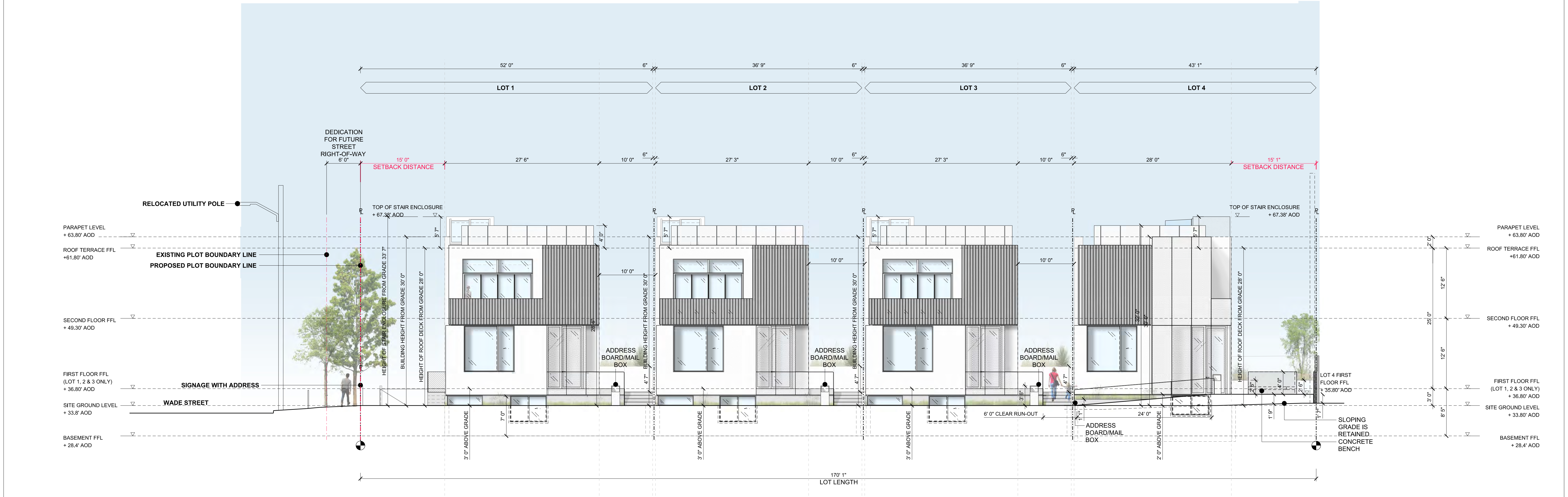


CONCRETE PAVER



BOX ROOF-LIGHT

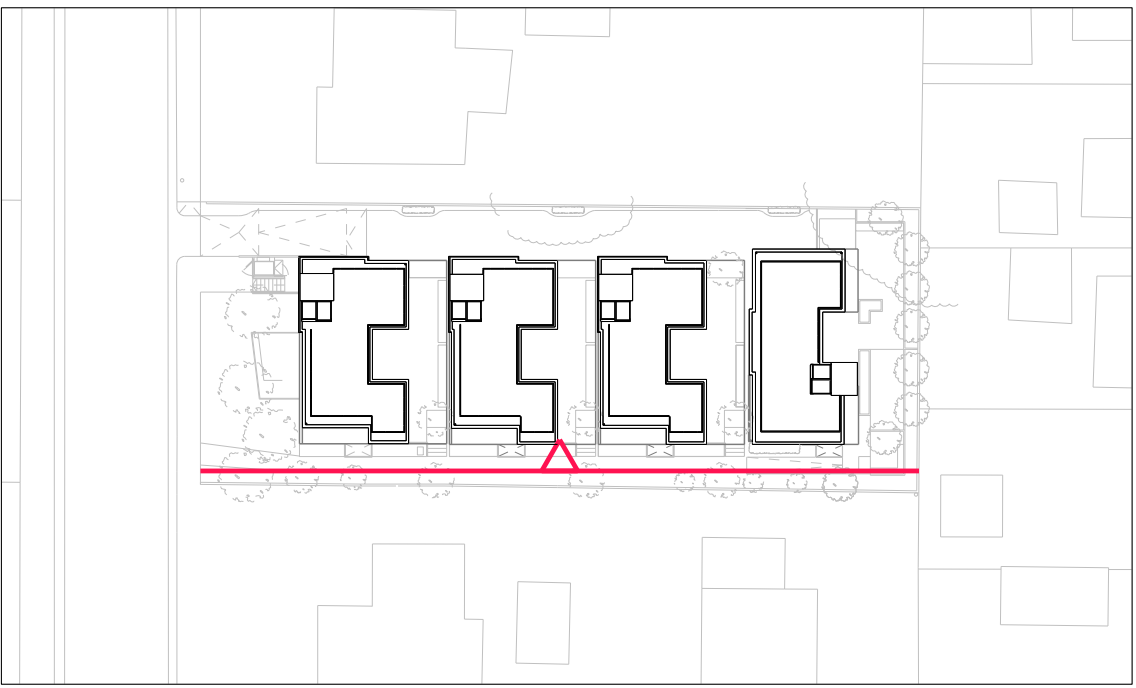
REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION	NOTES: 1. ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE STATED 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS' DRAWINGS 4. DO NOT SCALE FROM THIS DRAWING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



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

ALL EXTERNAL WALL FINISHES ARE NONCOMBUSTIBLE.

ALL LANDSCAPING NOTIONAL REFER TO LANDSCAPE PROPOSALS FOR DETAIL.



0 5 10 20 30FT

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

NOTES:

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KEY:

Ben Adams Studio



633 Wilshire Blvd Ste 200
Los Angeles
CA 90017

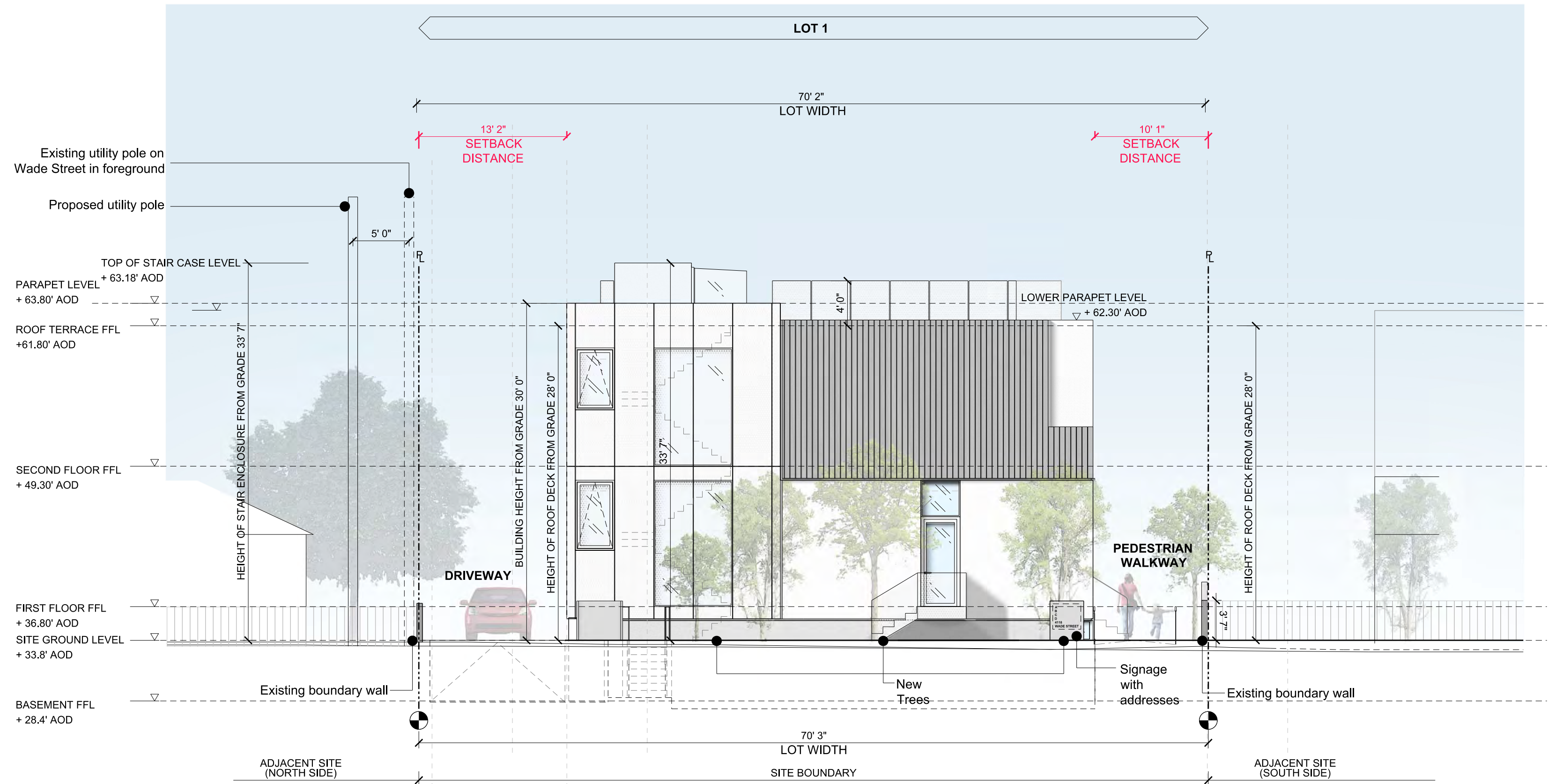
T +1424557 3921
www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

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

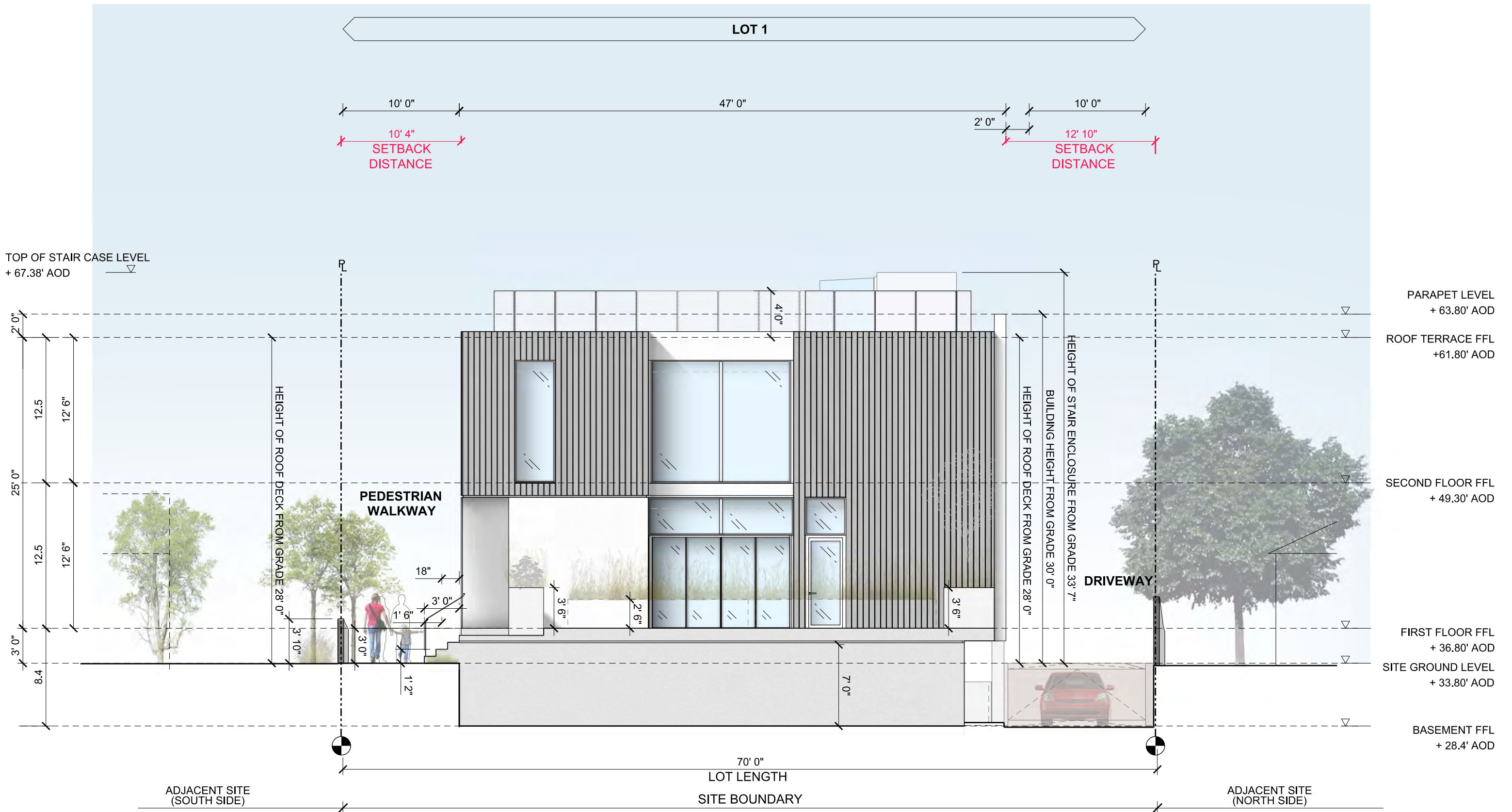
DRAWING NAME: COLORED SOUTH ELEVATION

PROJECT NAME: WADE STREET RESIDENTIAL

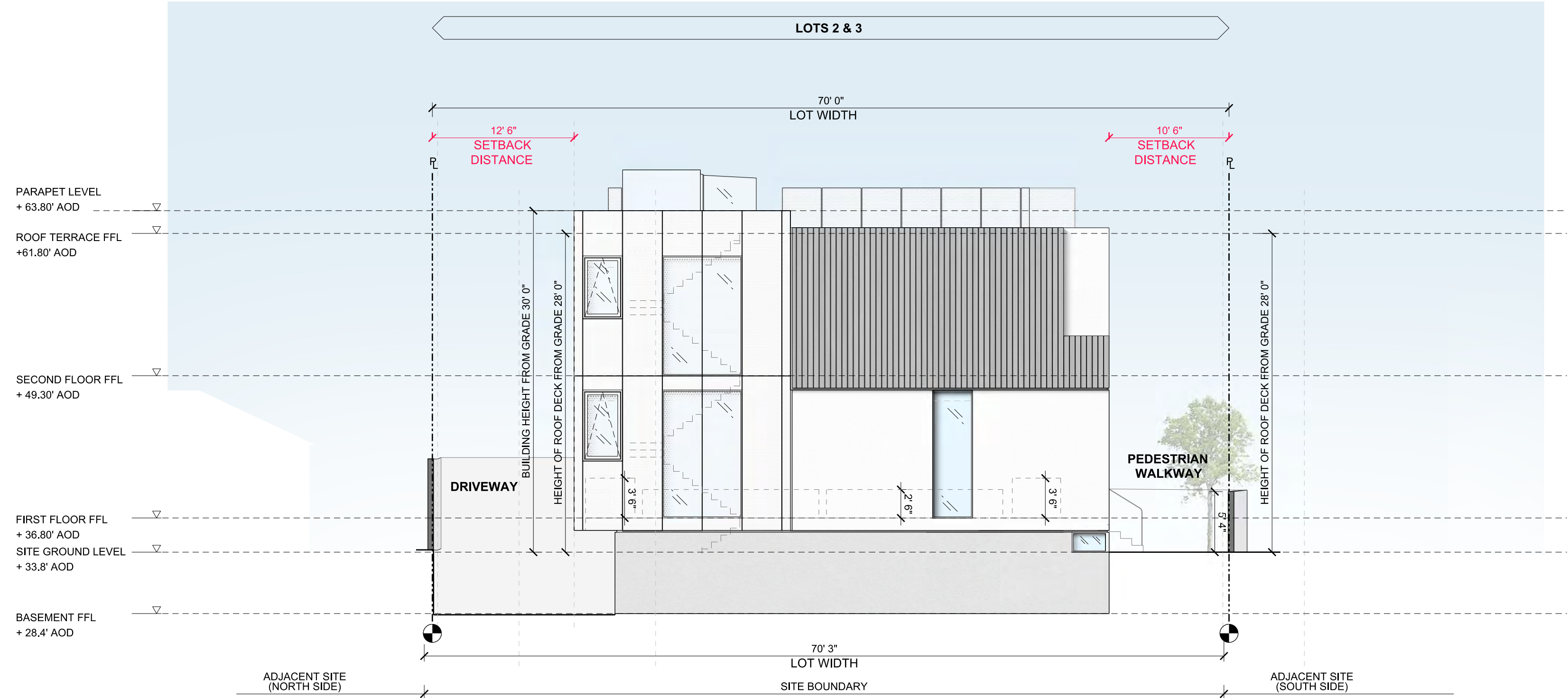
DRAWING NO: P405/A



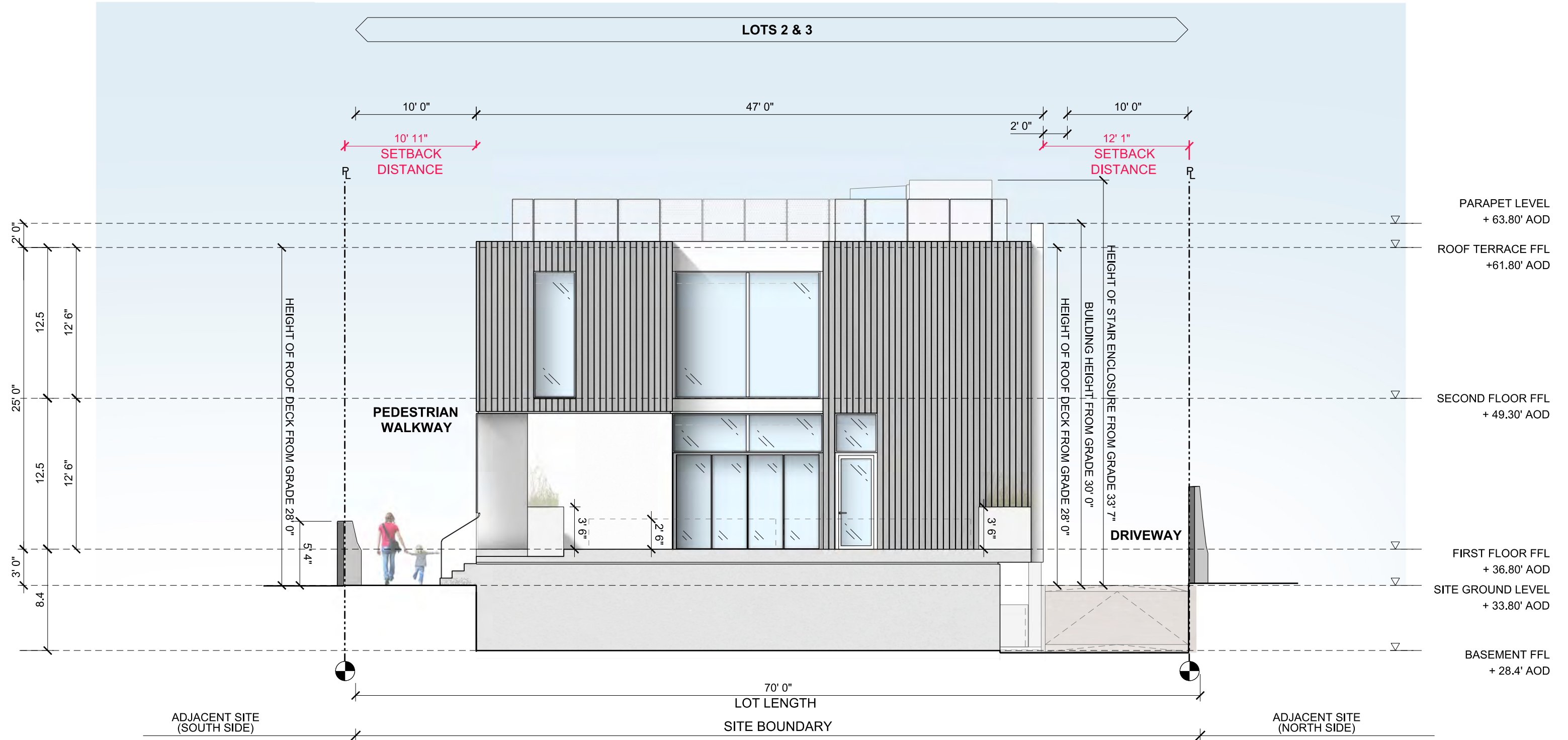
01 : WEST ELEVATION LOT1



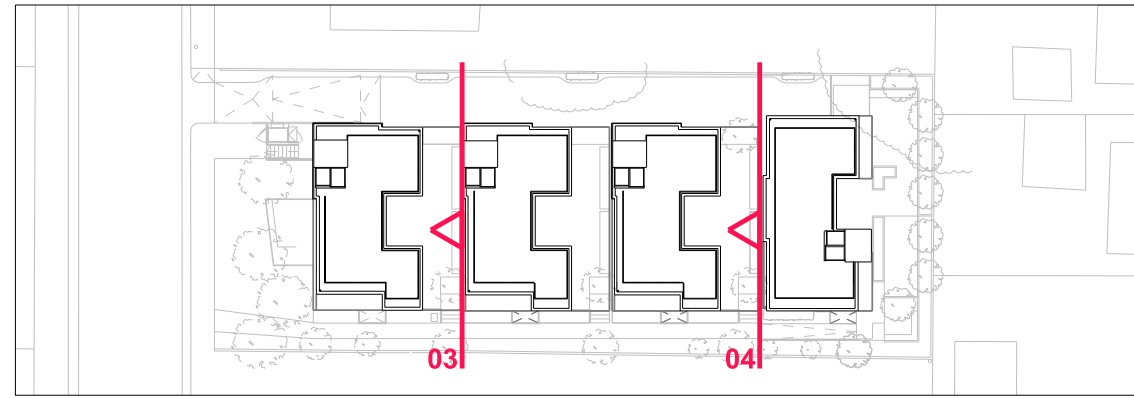
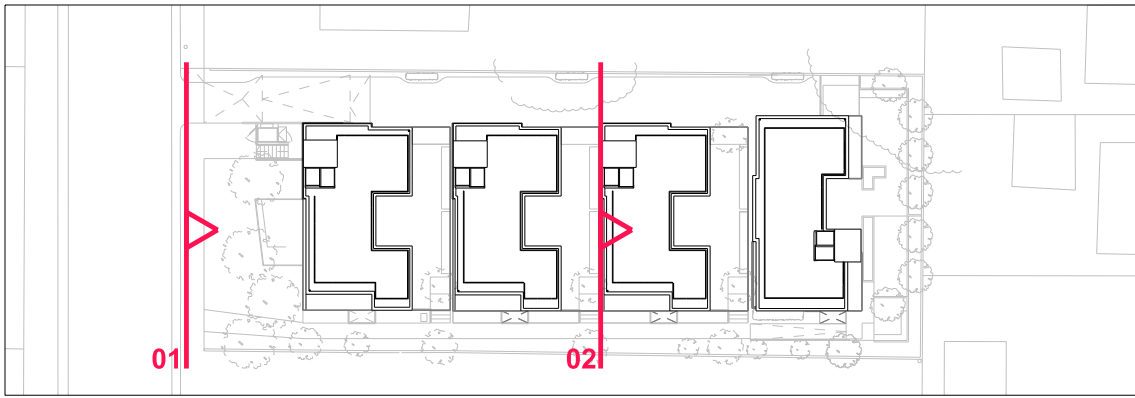
03 : EAST ELEVATION LOT1



02 : WEST ELEVATION LOT 2 & 3



04 : EAST ELEVATION LOT 2 & 3



0 5 10 20 30FT

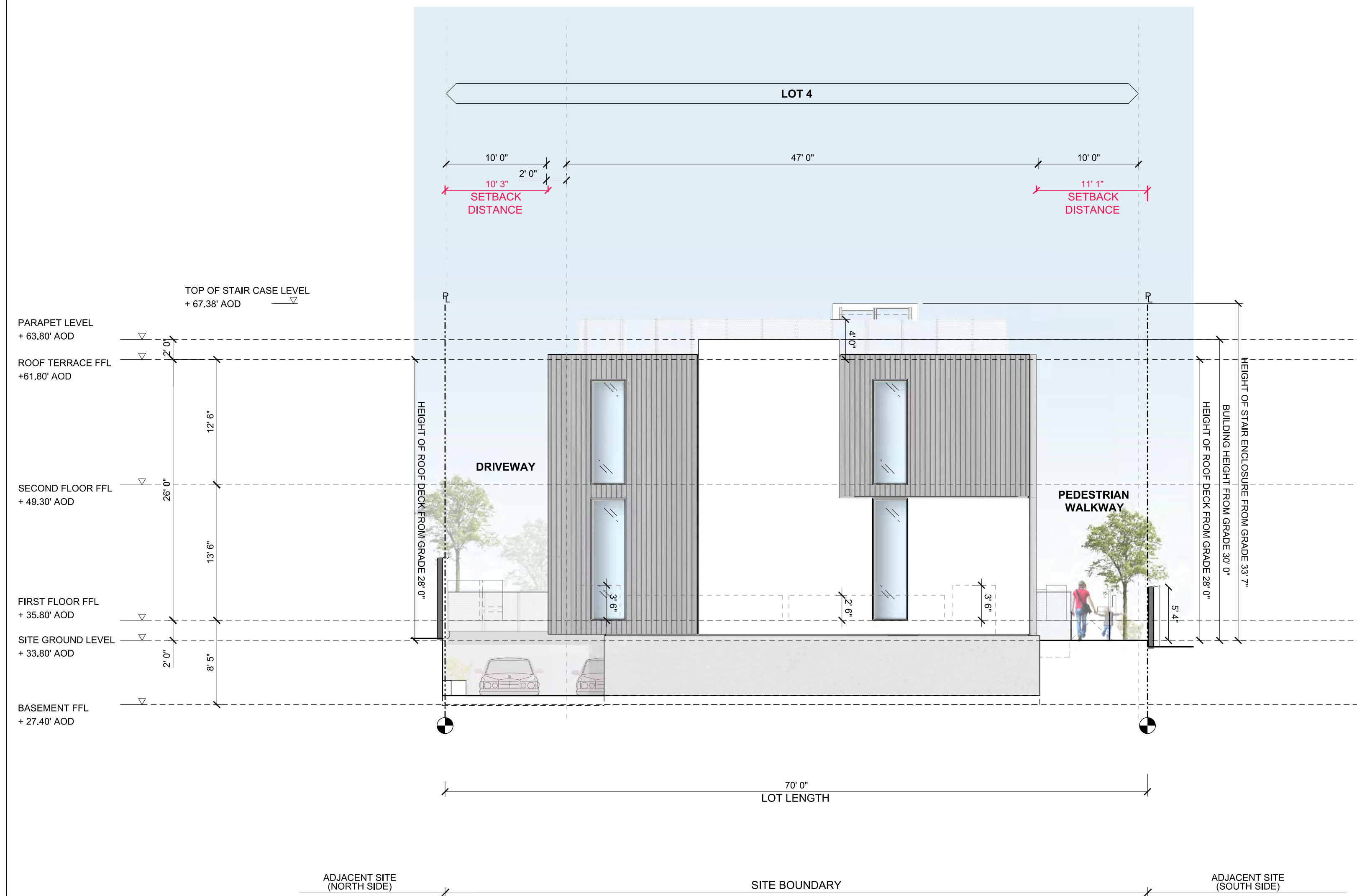
REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	03.30.2017	PLANNING SUBMISSION			
A	04.28.2017	PLANTER HEIGHTS AMENDED			

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KEY:

Ben Adams Studio 633 Wilshire Blvd Ste 200 Los Angeles CA 90017 T: +1 424 657 3921 www.benadamsstudio.com charlotte.docherty@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	



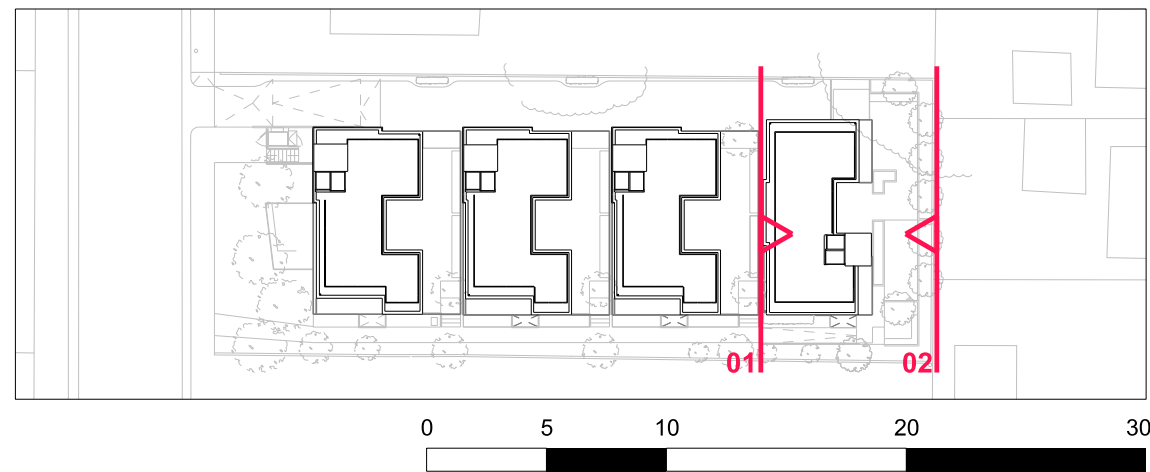
01
PROPOSED WEST ELEVATION LOT 4

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			

NOTES:

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KEY:

Ben Adams Studio

833 Wilshire Blvd Ste 200
Los Angeles
CA 90017

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www.benadamsstudio.com
charlotte.docherty@benadamsstudio.com

JOB NO: 16-014

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

STAGE: PLANNING

DRAWING NAME: COLORED EAST AND WEST ELEVATION LOT 4

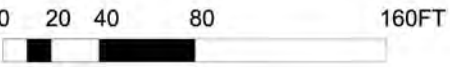
PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P408/A



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

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



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

REV.	DATE	DESCRIPTION

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KEY:

- PLOT AREA
- BUILDING COVERAGE

Ben Adams Studio

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Los Angeles
CA 90017

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charlotte.schaefer@benadamsstudio.com

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

DRAWING NAME: NEIGHBORHOOD LOT COVERAGE AND BUILDING STREET BACKS

PROJECT NAME: WADE STREET RESIDENTIAL

DRAWING NO: P601/A



NOTE :

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

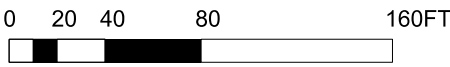
KEY :

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

BUILDING HEIGHT :

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

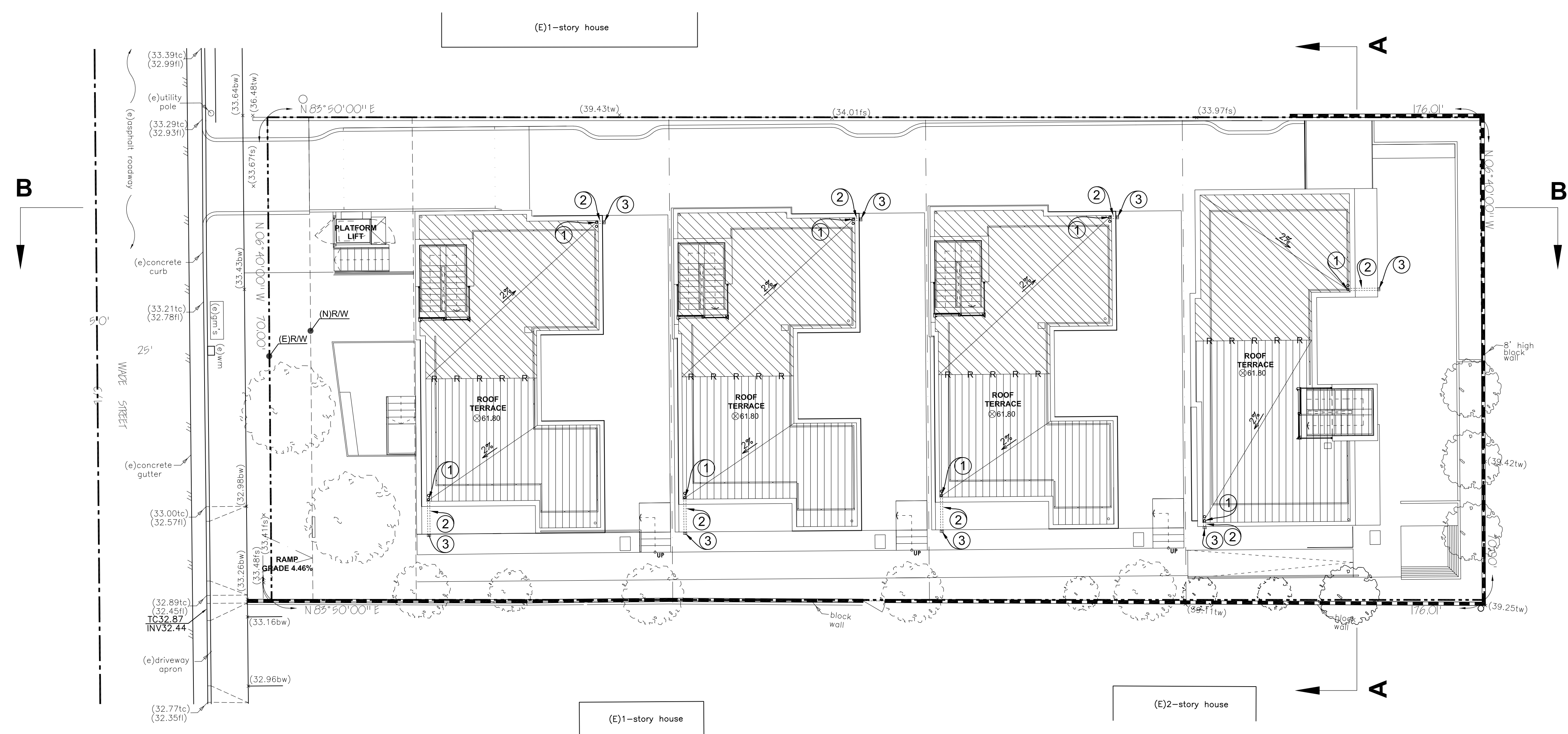
Heights are approximate by visual survey from the sidewalk.



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-	03.30.2017	PLANNING SUBMISSION				
A	04.28.2017	PLANNING AMENDMENTS SUBMISSION, ANNOTATIONS AMENDED				

GRADING/DRAINAGE PLAN

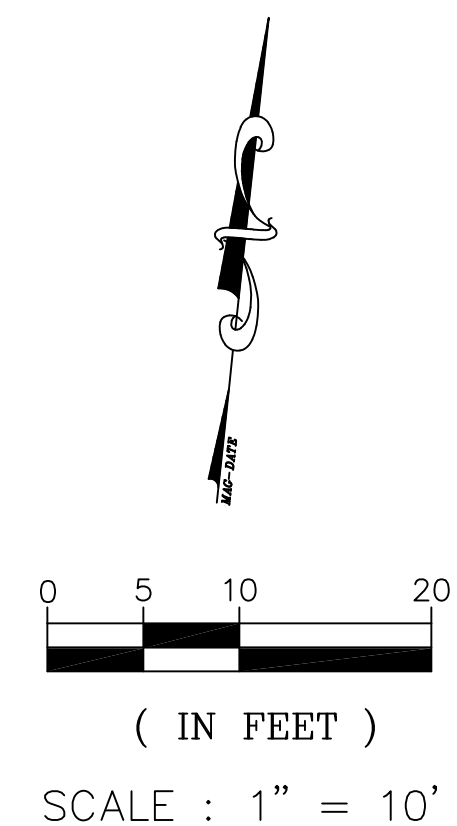
4118 WADE ST., LOS ANGELES, CA 90066



ROOF PLAN

LEGEND

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



STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING	
CUT	1530 CUBIC YARDS
FILL	0 CUBIC YARDS
EXPORT	1530 CUBIC YARDS

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

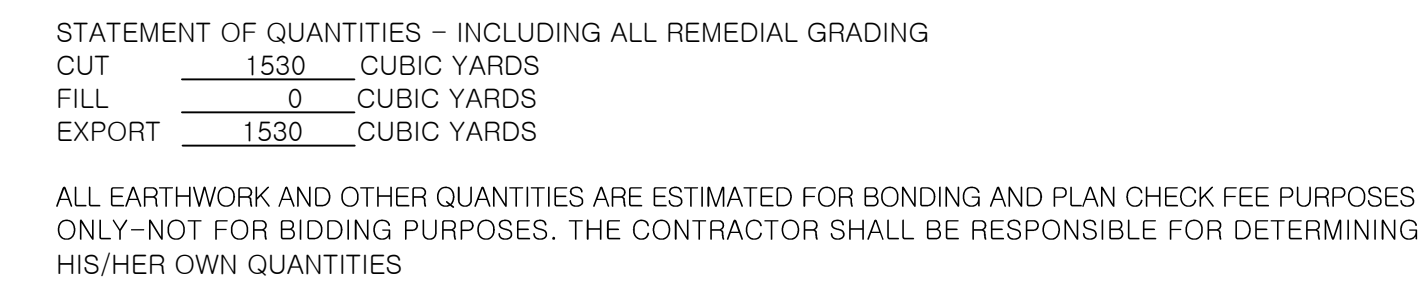
CONSTRUCTION NOTE

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

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

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

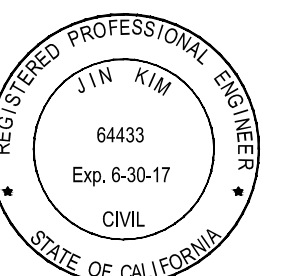




- ① INSTALL ROOF DRAIN INLET PER DETAIL SHT. C-4
- ② INSTALL 4" CAST IRON DRAIN PIPE MIN. S=0.005
- ③ INSTALL ROOF DOWNSPOUT
- ④ CONSTRUCT NEW CONCRETE DRIVEWAY STANDARD PLAN S-440-3 CASE 2.
W= 9', X= 3', CONCRETE T=6", CMB T=4"
- ⑤ REMOVE EXISTING DRIVEWAY APPROACH. REPLACE WITH P.C.C. CURB,
GUTTER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

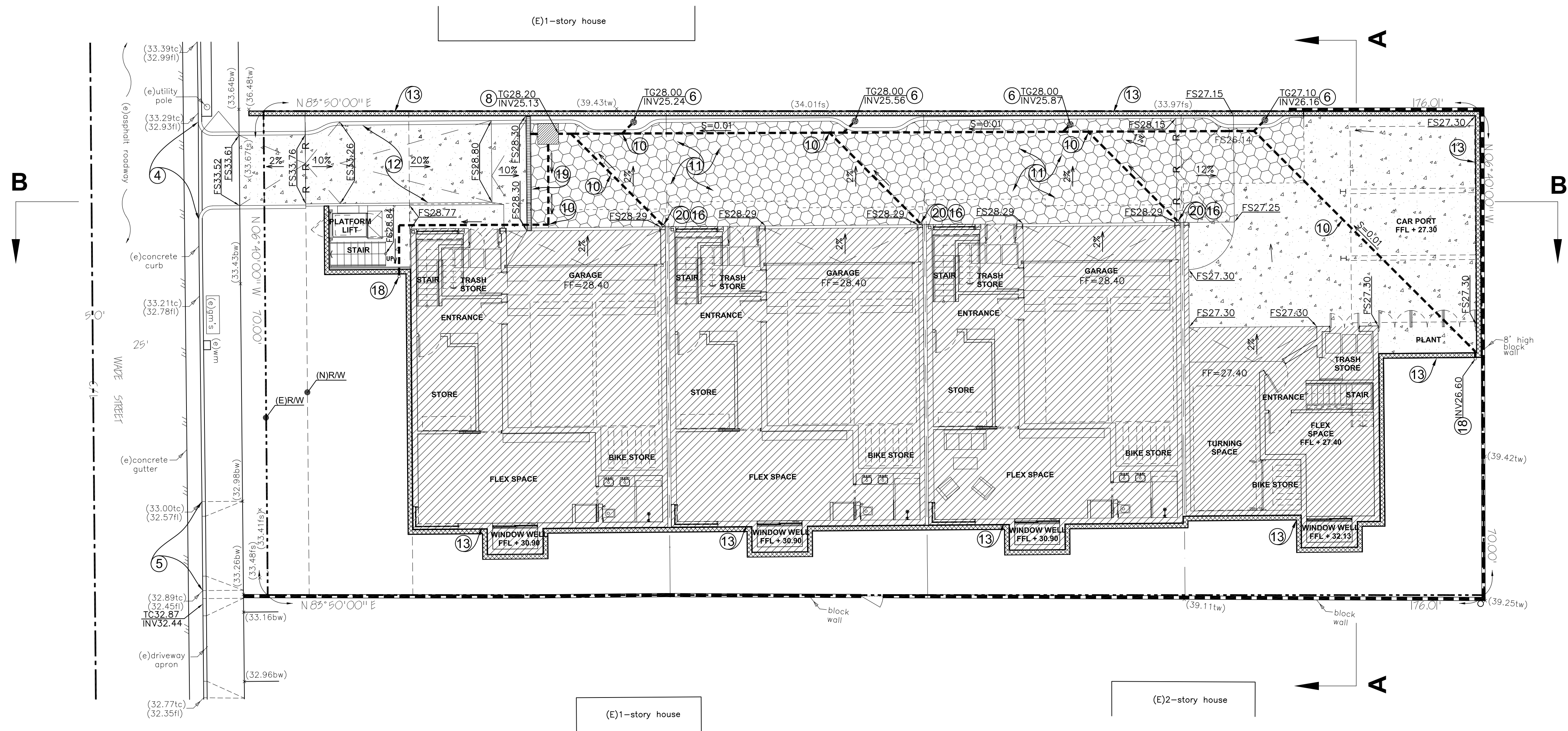
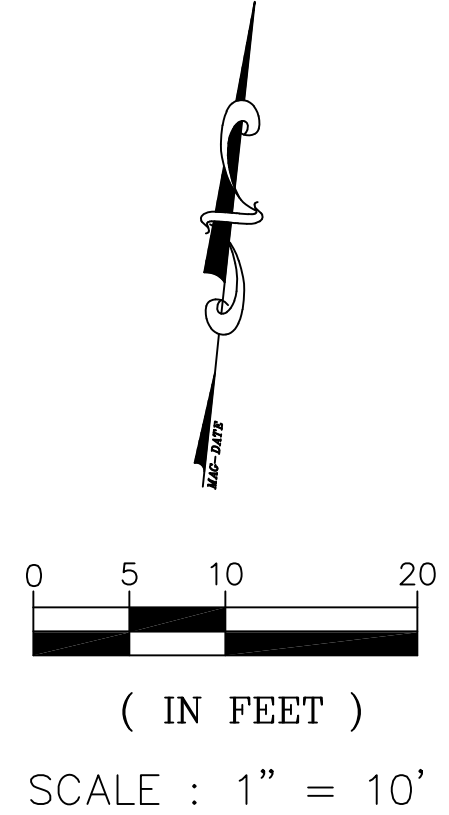
LEGEND			
FL ———	FLOW LINE	○	(E) UTILITY POLE
FF ———	FINISH FLOOR	(e) WM □	(E) WATER METER
FS ———	FINISH SURFACE	XX.XX ↘	(N) SPOT ELEVATION
INV ———	INVERT	× (XX.XX)	(E) SPOT ELEVATION
TC ———	TOP OF CURB	—————	(N) STRUCTURE RETAINING WALL
TG ———	TOP OF GRATE	□	(N) CONCRETE PAD
TW ———	TOP OF WALL	□	(N)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

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



GRADING/DRAINAGE PLAN

4118 WADE ST., LOS ANGELES, CA 90066



BASEMENT PLAN

LEGEND

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

CONSTRUCTION NOTE

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20. CONNECT PLANTER BOX DRAIN PIPE TO AREA DRAIN PIPE

PLANS PREPARED BY:

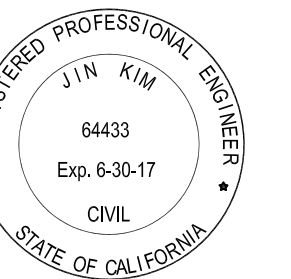
JCE

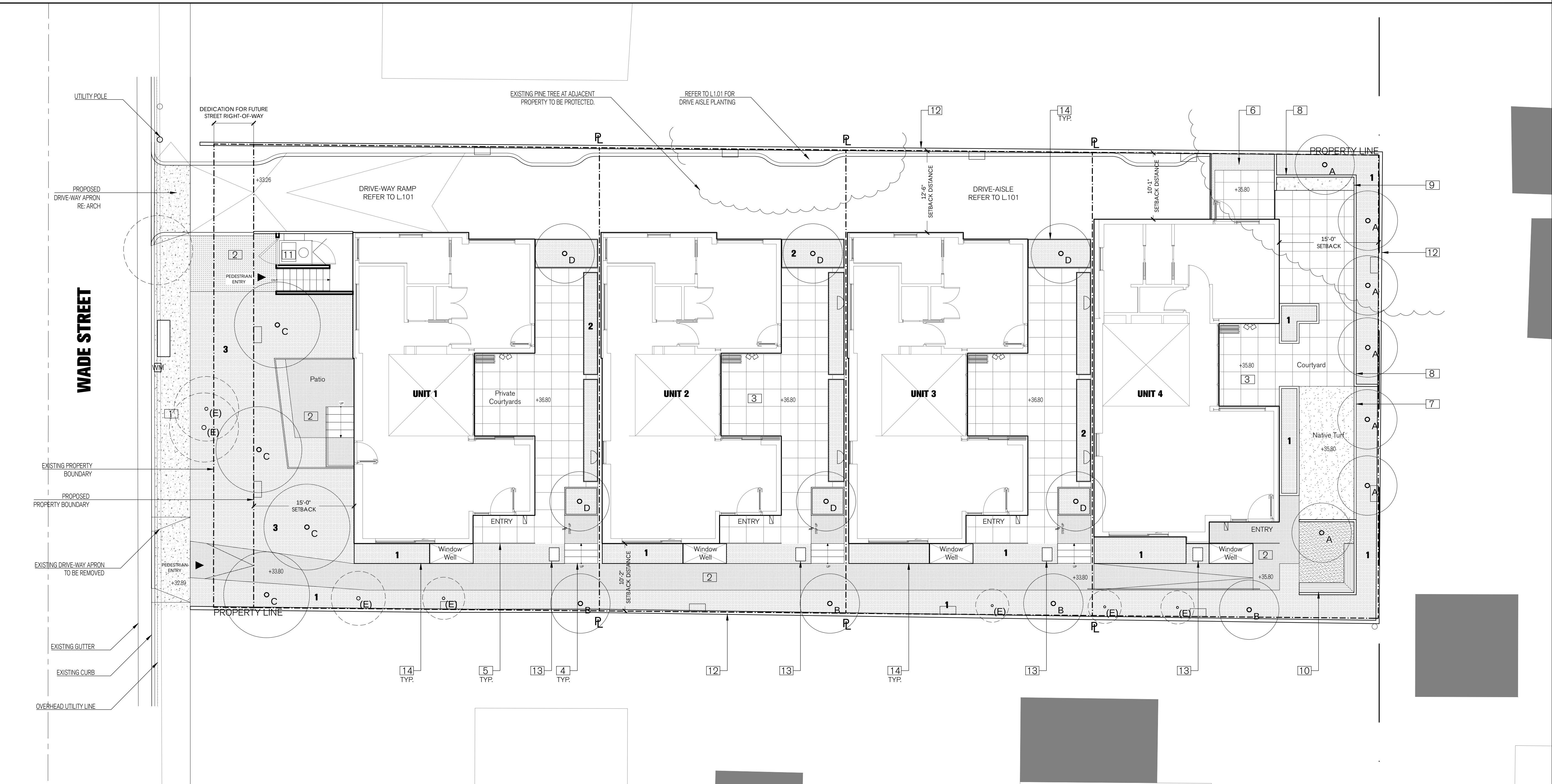
JOY CIVIL ENGINEERING

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SANTA ANA, CA 92705
TEL)714-323-5795

GRADING/DRAINAGE PLAN
BASEMENT LEVEL

4118 WADE ST.
LOS ANGELES, CA 90066





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

- All Landscape and Irrigation shall conform to Culver City Municipal Code, chapter 17.310 - Landscaping and all other applicable city and regional standards.
- 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 .
- 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.
- 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.
- 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.
- 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.
- Any existing landscaping indicated on the approved landscape plan for retention that is damaged or removed during construction shall be repaired or replaced in kind with plants of equivalent size.

LANDSCAPE CONSULTANT:

ARON
NUSSBAUM
STUDIO

1133 S. Masselin Ave.
Los Angeles, CA 90019

(323) 790-4782
studio@aronnussbaum.com

PROJECT NAME & LOCATION:

WADE STREET
4118 WADE STREET
CULVER CITY, CA 90066

PROJECT NUMBER:

2016-MFD-WAD-09

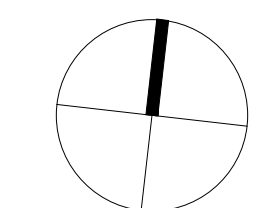
PROJECT PHASE:

Preliminary Landscape Plan

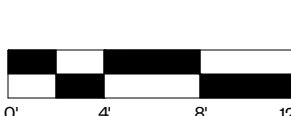
DRAWING REVISIONS:

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

NORTH ARROW:



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



STAMP:

DRAWN BY:

AN

ISSUE DATE:

OCTOBER 7, 2016

SHEET NAME:

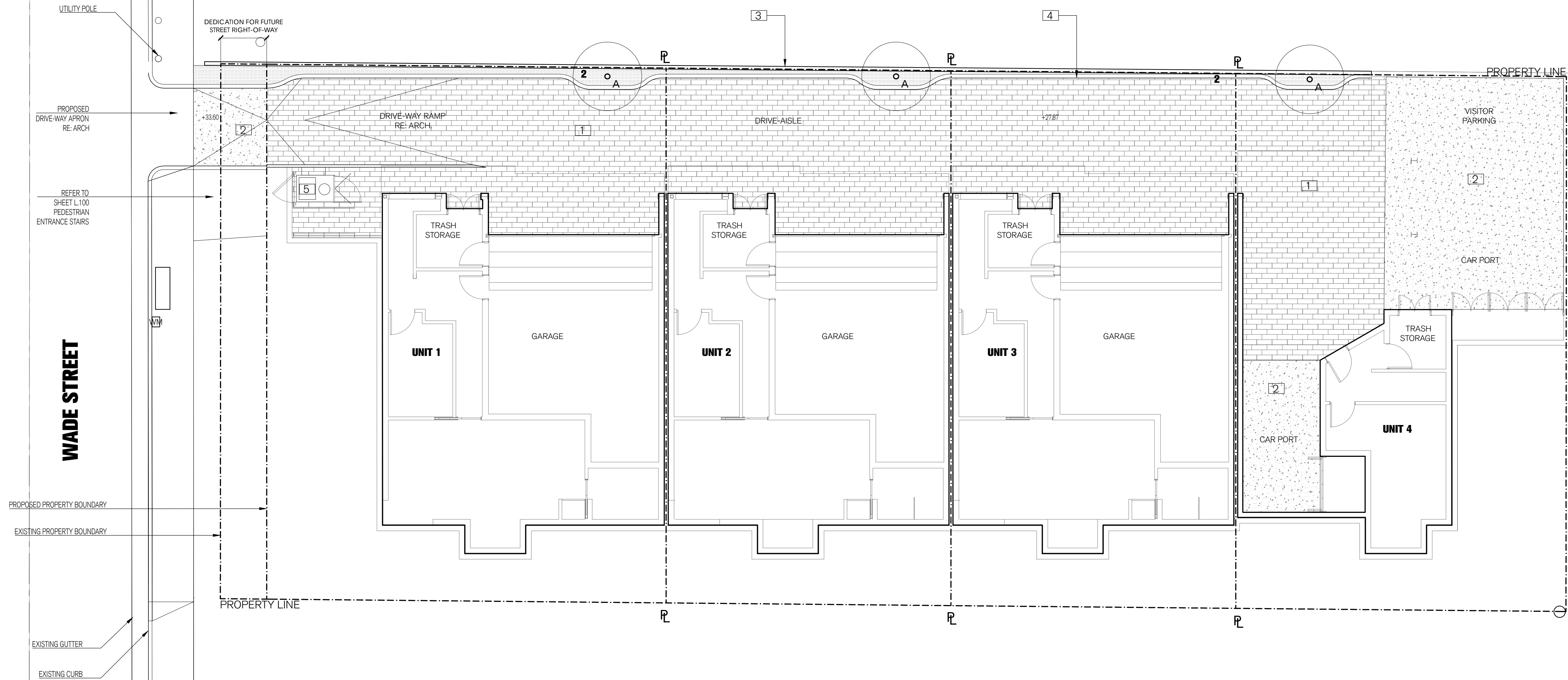
LANDSCAPE
PLAN
FIRST FLOOR

SHEET #:

L1.00

LANDSCAPE PLAN

NOT FOR CONSTRUCTION



LANDSCAPE LEGEND

TREES - LOW HYDROZONE (L)

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

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

NOTE:

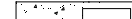
REFER TO SHEET L.100 FOR LOCATION OF EXISTING
TREES TO BE PRESERVED.

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

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

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

HARDSCAPE LEGEND

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

LANDSCAPE CONSULTANT:

ARON
NUSSBAUM
STUDIO

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

(323) 790-4782
studio@aronnussbaum.com

PROJECT NAME & LOCATION:

WADE STREET
4118 WADE STREET
CULVER CITY, CA 90066

PROJECT NUMBER:

2016-MFD-WAD-09

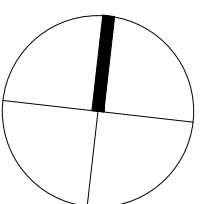
PROJECT PHASE:

Preliminary Landscape Plan

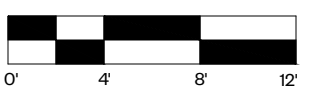
DRAWING REVISIONS:

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

NORTH ARROW:



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



TAMP:

DRAWN BY: AN

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
- CL 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



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.

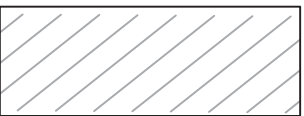
TENTATIVE PARCEL MAP NO. 74956

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



PROPOSED EASEMENT FOR INGRESS &
EGRESS, STORM DRAINAGE AND PUBLIC
UTILITY.



PROPOSED EASEMENT FOR PEDESTRIAN
ACCESS, STORM DRAINAGE AND SEWER.

OWNER

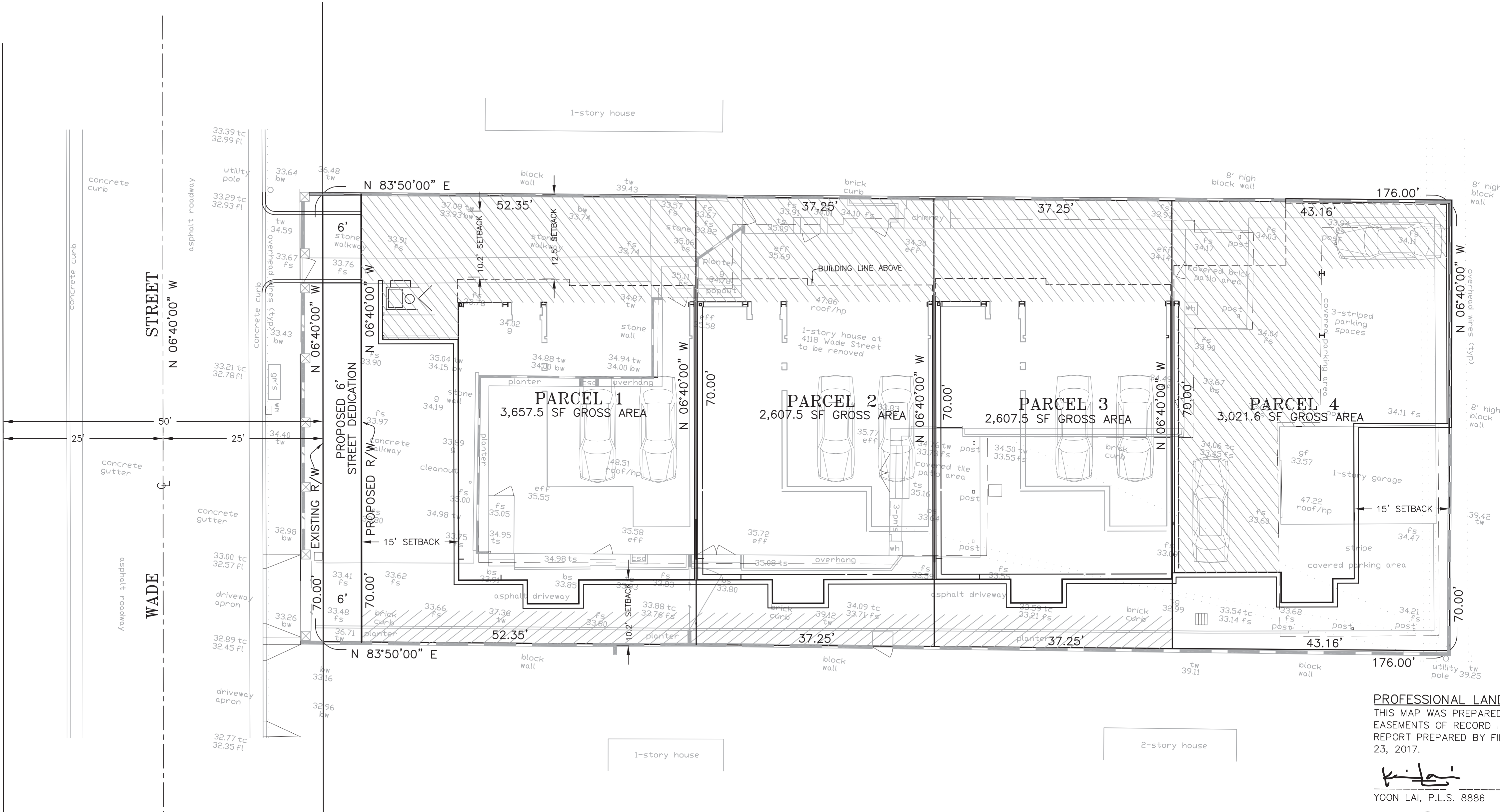
BROCK WYLAN
4118 WADE, LLC.
111 E. 14TH STREET
NEW YORK, NY 10003

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.



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

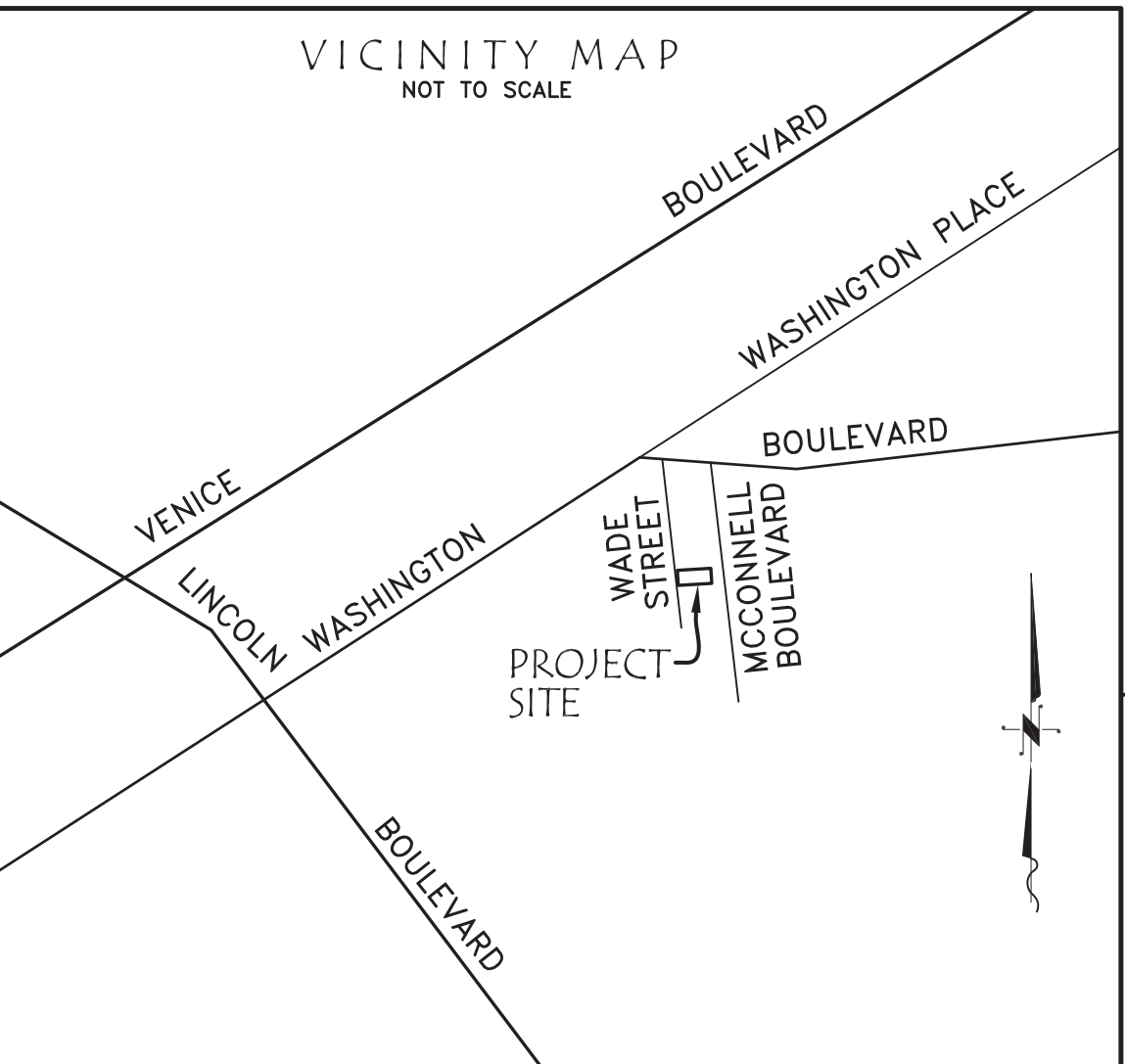
PROFESSIONAL LAND SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION AND SHOWS ALL
EASEMENTS OF RECORD IF ANY, AS REPORTED IN PRELIMINARY TITLE
REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED FEBRUARY
23, 2017.

YOUNG LAI, P.L.S. 8886

3/28/2017
DATE



VICINITY MAP
NOT TO SCALE



BENCH MARK

THE ELEVATION OF 39.40' WAS HELD ON SEWER
MANHOLE STRUCTURE I.D. 53413130, ON FILE IN
THE CITY OF LOS ANGELES, WAS USED AS DATUM
FOR THIS SURVEY.

PREPARED FOR:

4118 WADE, LLC.
111 E 14th STREET
NEW YORK, NY 10003

MAP PREPARED BY:

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

FIELD BOOK REF.

REVISIONS APPR DATE

CITY OF CULVER CITY

SURVEYED BY
KL, KE

DRAWN BY
C

DATE
05/28/2017

TENTATIVE PARCEL MAP

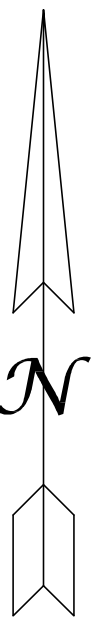
4118 WADE STREET
CULVER CITY, CA 90066
APN NO. : 4231-024-057

W.O. NO.
2014-1317

ROAD NO.

FILE NO.

SHEET 1 OF 1



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
gf = garage floor
qm = gas meter
hp = high point
pm = power meter
roof = top of rafter
tc = top of curb
tg = top of grate
ts = top of step
tw = top of wall
typ = 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

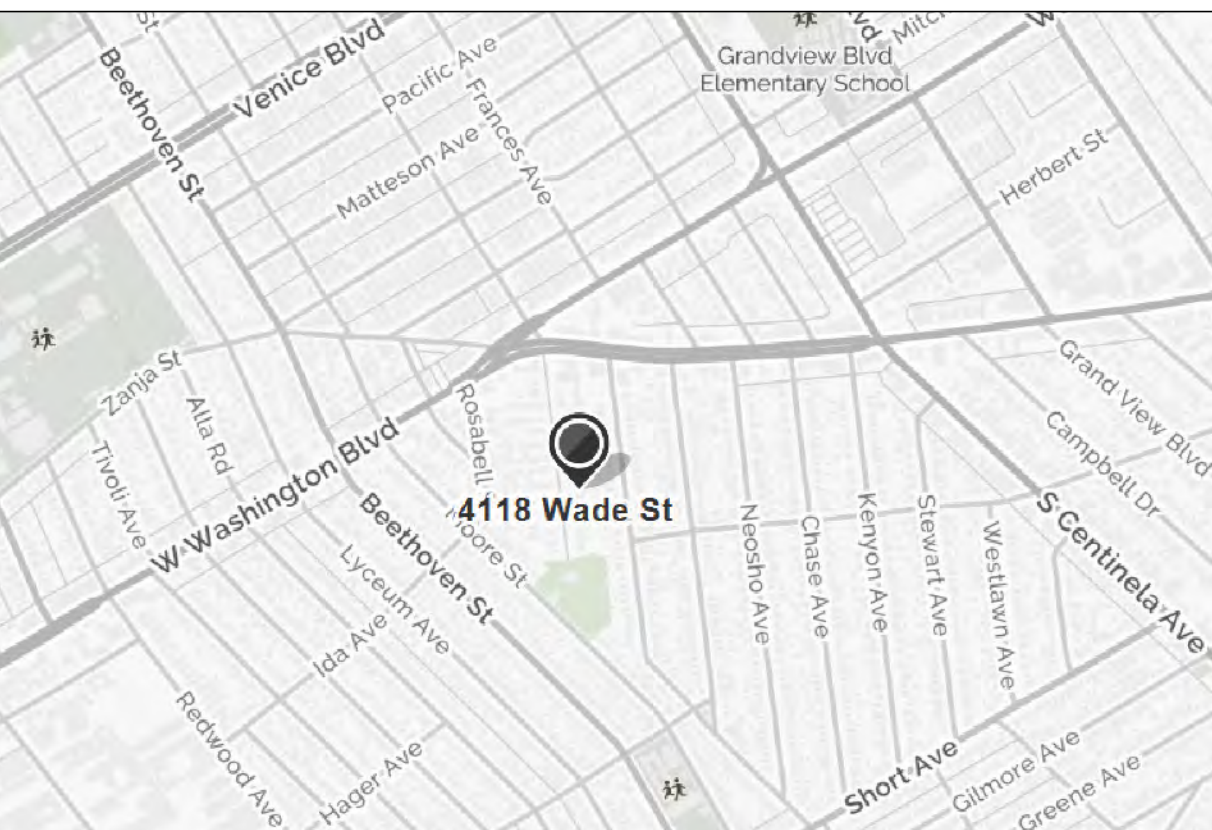
Date of Survey: July 22, 2016

Site Address: 4118 Wade Street, Culver City, CA, APN
4231-024-037

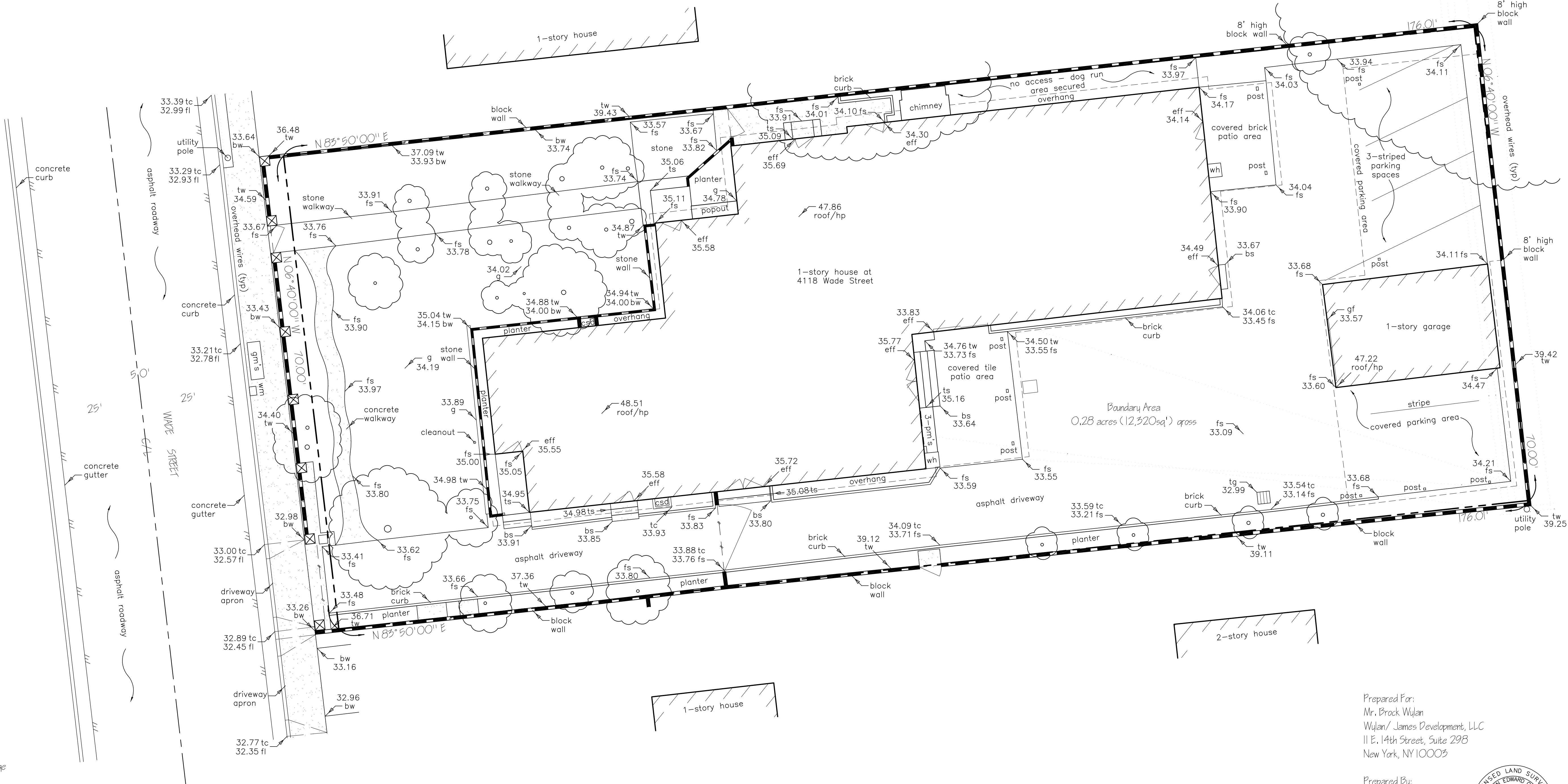
Legal Description: Lot 14 in Tract No. 5740, in the County of Los
Angeles, State of California, as per map recorded in Book 66, Page
11, of Maps, in the office of the County Recorder of said County.

Benchmark: The elevation of 39.40 was held on sewer manhole
structure 1.D, 53413130, on file in the City of Los Angeles, was
used as datum for this survey.

Architectural Survey



Vicinity Map
n.t.s.



Prepared For:
Mr. Brock Wylan
Wylan/James Development, LLC
11 E. 14th Street, Suite 298
New York, NY 10003

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

