

NEW 4-UNIT BUILDING
3846 BENTLEY AVENUE, CULVER CITY, CA 90232



URBAN **D**ESIGN **S**PECIALISTS

4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
TEL: 310.904-9894 WWW.URBANDESIGNSPECIALISTS.COM



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2019

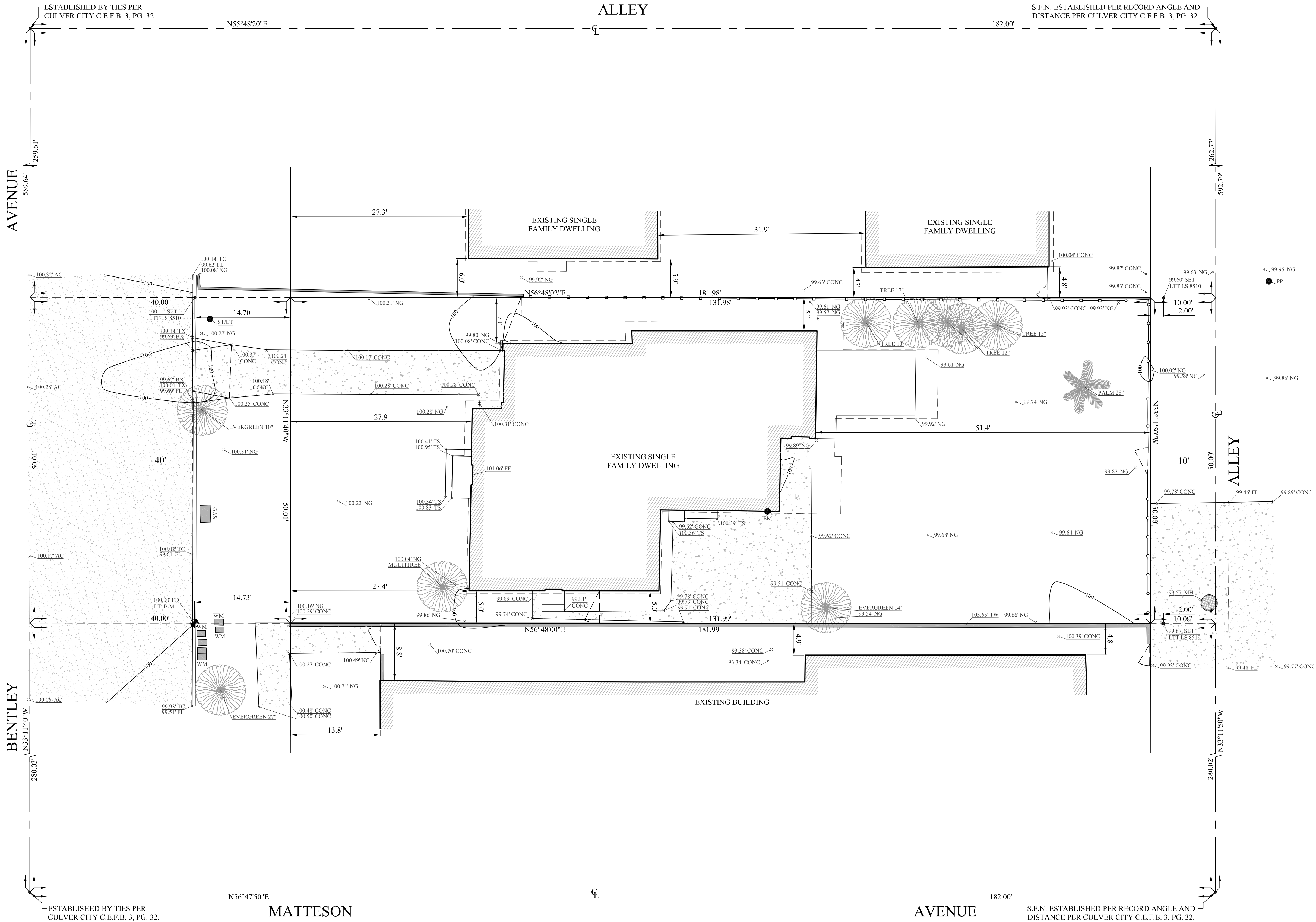
6.27.2019

3846 BENTLEY AVENUE, CULVER CITY, CA 90232



PHOTOGRAPHS OF EXISTING DEVELOPMENT

URBAN DESIGN SPECIALISTS
4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 902192
310.301-1810 WWW.URBANDESIGNSPECIALISTS.COM



LEGEND:

	CONCRETE WALL
	BLOCK WALL
	STUCCO WALL
	FENCE
	CENTER LINE
	LOT LINE
	CONCRETE
	TREE
	BEGIN OF CURVE
	END OF CURVE
	EDGE OF GUTTER
	EDGE OF PAVEMENT
	FLOWLINE
	NATURAL GRADE
	POINT ON CURVE
	POINT ON LINE
	TOP OF WALL
	TOP OF SLOPE
	MAIL BOX
	WATER METER
	ELECTRICAL BOX
	PULL BOX
	MEASURED DISTANCE
	COMPUTED DISTANCE
	RECORDED DISTANCE

NOTES:

A. THIS SURVEY MAP WAS PREPARED WITHOUT A BENEFIT OF THE TITLE REOPT.

B. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTED ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

C. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL OF LAND.

D. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION:

LOT 11 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 152, PAGES 14 THROUGH 16, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 4213-005-008.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N33°11'40"W OF THE CENTERLINE OF BENTLEY AVENUE, AS SHOWN ON THE MAP OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 152, PAGES 14 THROUGH 16, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

FOUND LEAD AND TACK ON THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LOT LINE. NO REFERENCE. ASSUMED ELEVATION 100.00'.

DATE OF SURVEY:

OCTOBER 1, 2017.

SITE ADDRESS:

3846 BENTLEY AVENUE,
CULVER CITY, CA 90232.

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND WITHOUT WET SEAL ARE NOT VALID.

PREPARED UNDER THE DIRECTION OF :

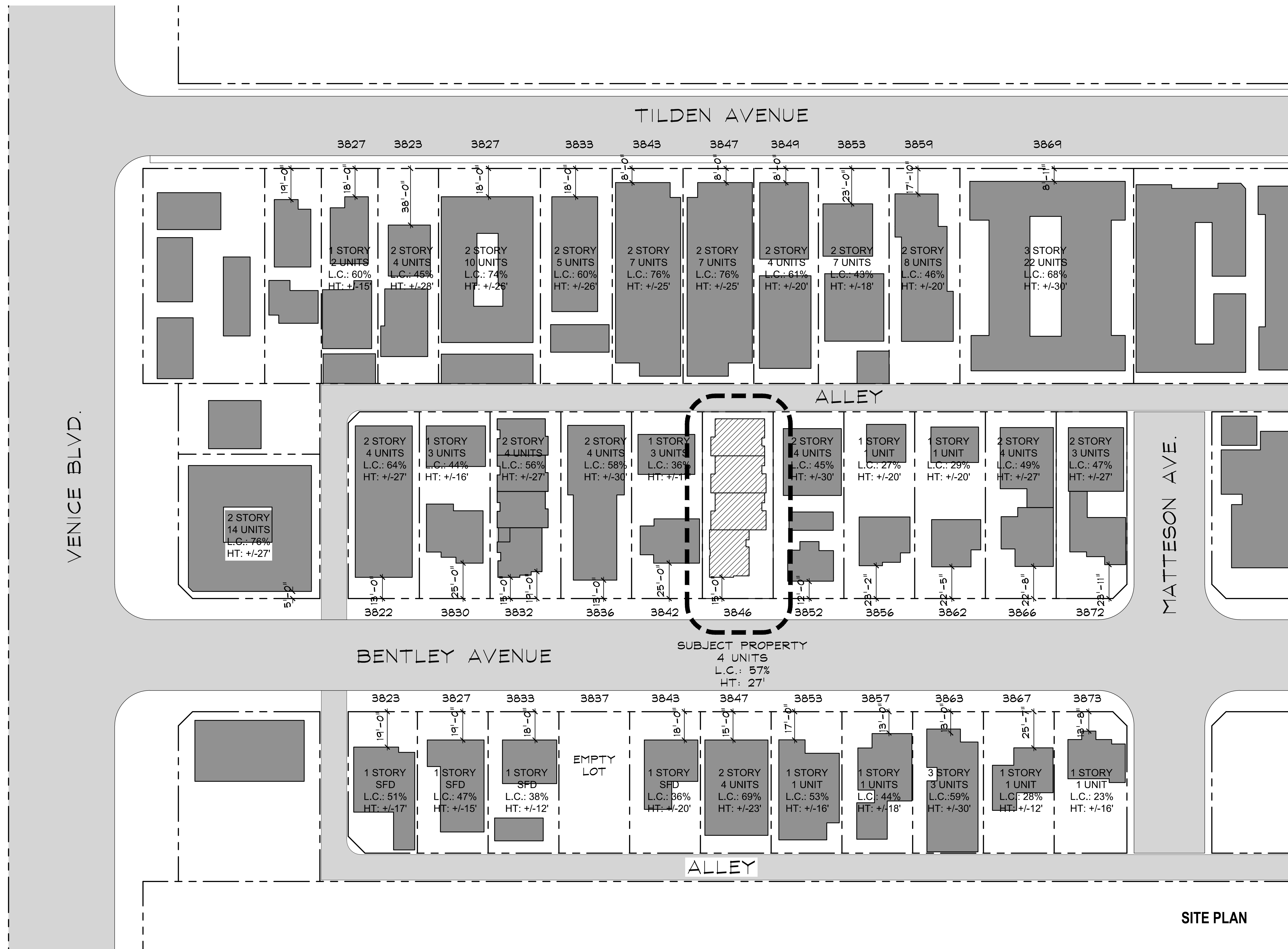


KAREN KORGANYAN PLS 8510

PREPARED EXCLUSIVELY FOR:

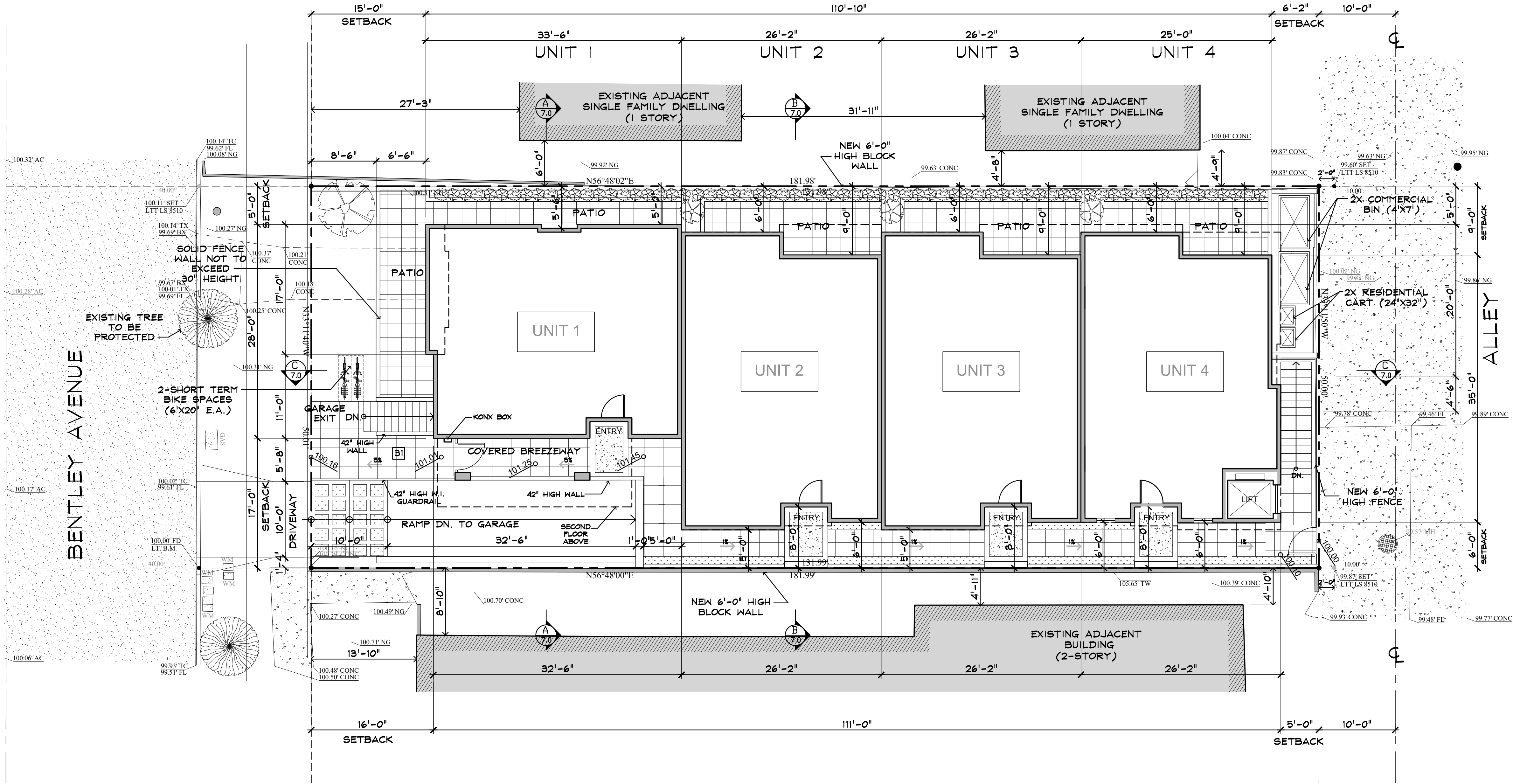
SHEET TITLE
TOPOGRAPHIC SURVEY MAP

DATE
09-30-2017
SHEET NO.
1
JOB NO.



SITE PLAN NOTES:

- ALL PORTIONS OF REQUIRED FRONT YARD NOT USED FOR NECESSARY DRIVEWAYS AND WALKWAYS, INCLUDING DECORATIVE WALKWAYS SHALL BE USED FOR PLANTING AND SHALL NOT BE PAVED.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS TO BE WEATHER-OR SOIL-BASED CONTROLLERS.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION , FORM GRN12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE.
- MATERIALS DELIVERED TO TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
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- LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10 FEET
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4, 9.504.2.4)
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS.
- ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
 - NSF/ANSI 140 AT THE GOLD LEVEL
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
- 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
 - PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
 - CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM
 - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5/ TABLE 9.504.5. (4.504.5, 9.504.5)
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.(4.504.5.1, 9.504.5.1)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.
- THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-
- PROVIDE MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208 /240 VOLT BRUNCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE. SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACE WAY TERMINATION POINT.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRICAL INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACE IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWP4 U1 FOR THE SPECIES, PRODUCE, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWP4 U1.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
- DOWNSPOUT TO PLANTER
- DOWNSPOUT TO SLEEVE THROUGH PODIUM
- DOWNSPOUT TO DRAINAGE PIPE UNDER THE CONCRETE WALKWAY
- INFILTRATION PLANTER, SEE CIVIL FOR HEIGHT AND DIMENSIONS
- PLANTER IN DIRT
- 36" WIDE 5'-6" HIGH METAL GATE
- MAIL BOXES
- PROVIDE SMOOTH SURFACE



SITE PLAN

8' 4' 0' 8'

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

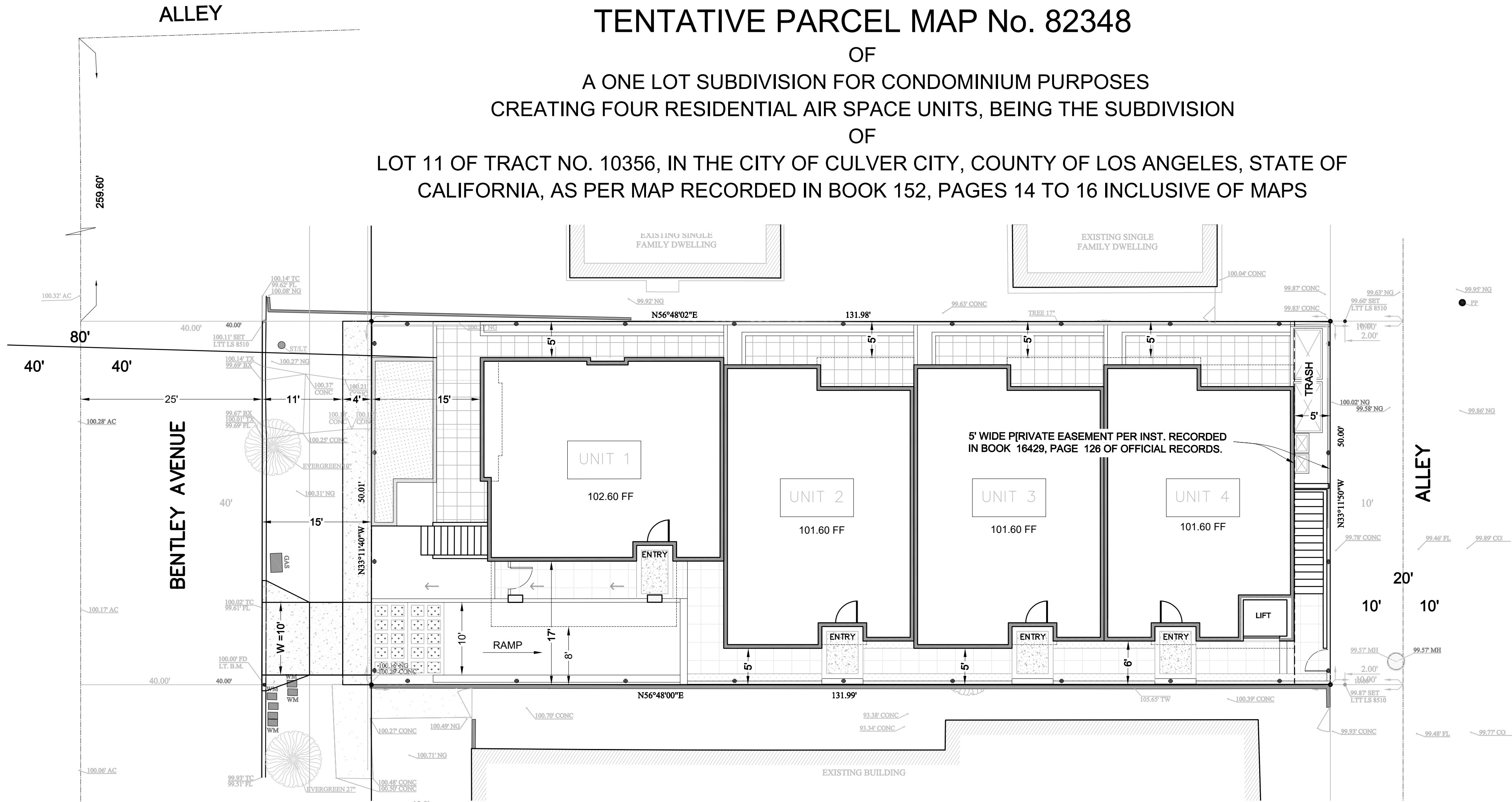
NOTES

SCALE: 1/8" = 1"

DATE: 01/18/19

PAGE #

TENTATIVE PARCEL MAP No. 82348
OF
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
CREATING FOUR RESIDENTIAL AIR SPACE UNITS, BEING THE SUBDIVISION
OF
LOT 11 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 152, PAGES 14 TO 16 INCLUSIVE OF MAPS



LEGAL DESCRIPTION:
LOT 11 OF TRACT NO. 10356, IN THE CITY OF CULVER CITY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 152, PAGES 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:
3846 BENTLEY AVE PROPERTY LLC
4840 IRVINE BLVD., STE. 205
IRVINE, CA 92620

PROJECT ADDRESS:
3846 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: 4213-005-008

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:

6-24-2019
DATE:



VICINITY MAP

**TENTATIVE
PARCEL MAP
No. 82348**

3846 BENTLEY AVE.
CULVER CITY CA

NO.	DATE	REVISION

CIVIL ENGINEER

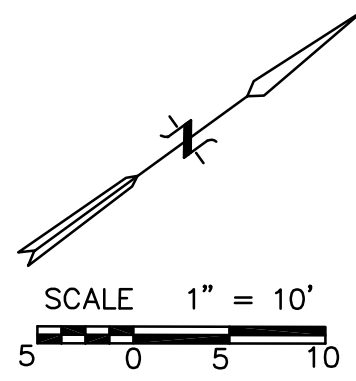
PLANEX
Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311
FAX. (310) 450-4742

PREPARED BY:



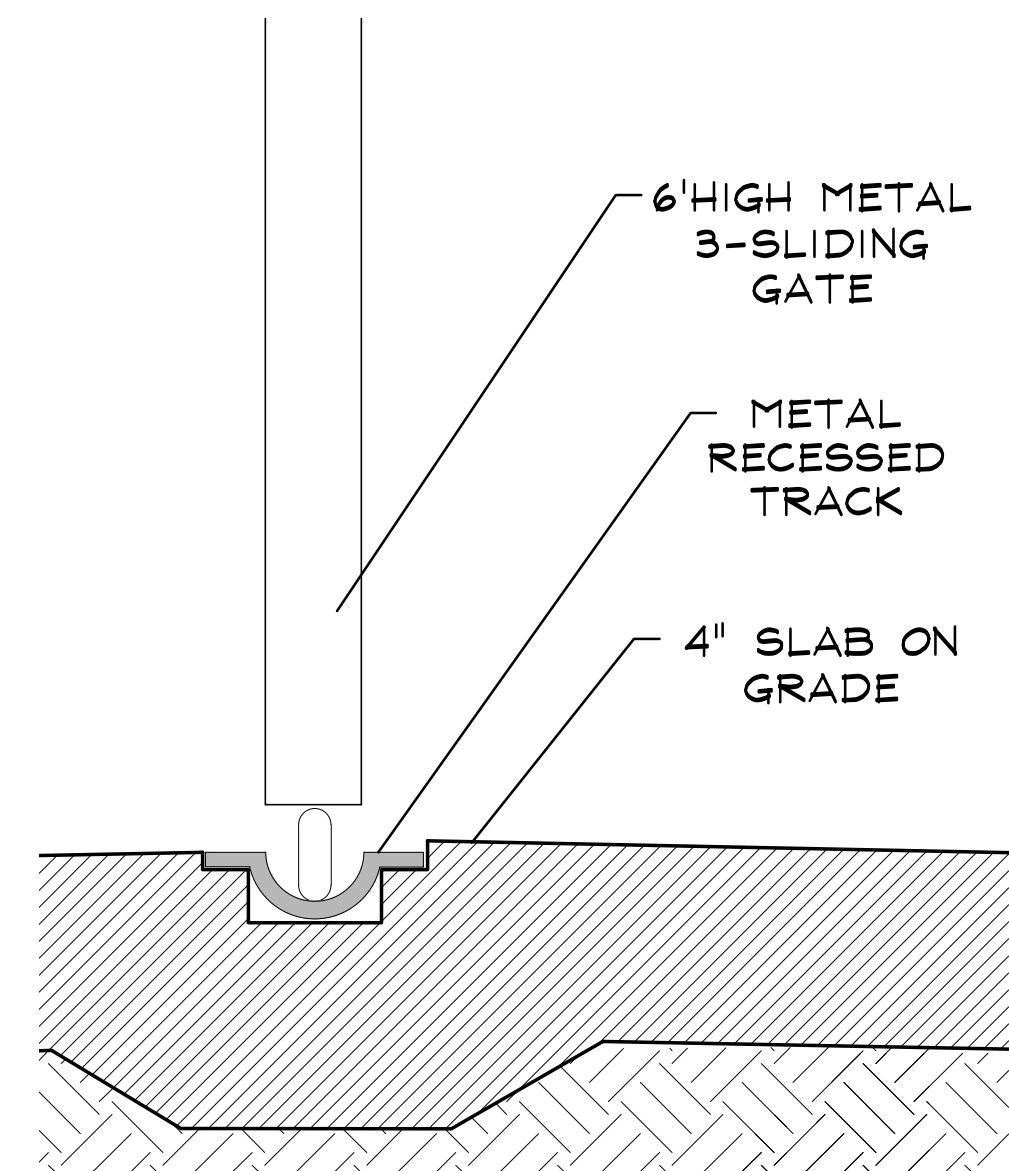
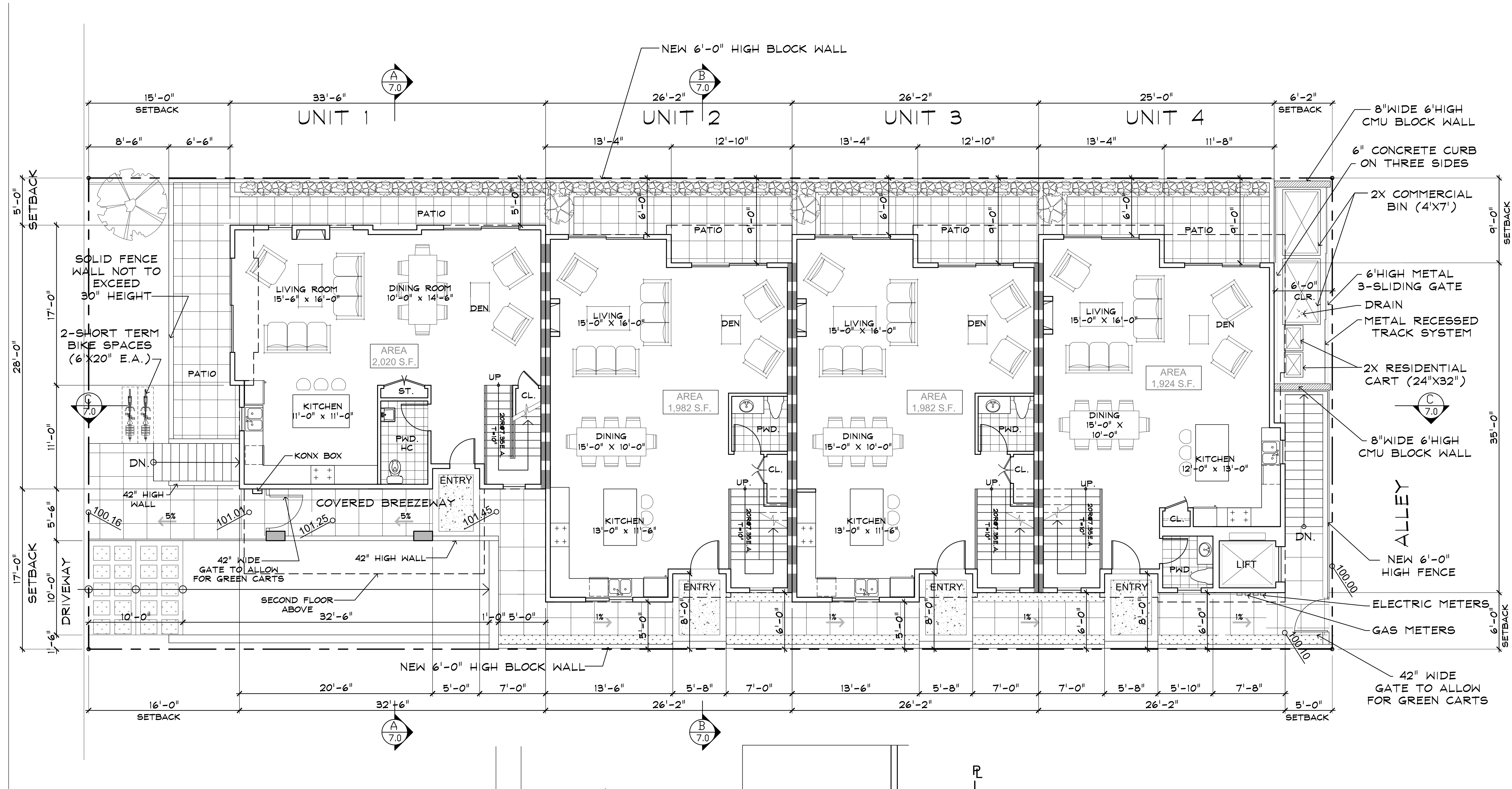
MO SAHEBI, PE
P.E. 33508

PFN: 1805-464
DATE: 6-24-2019

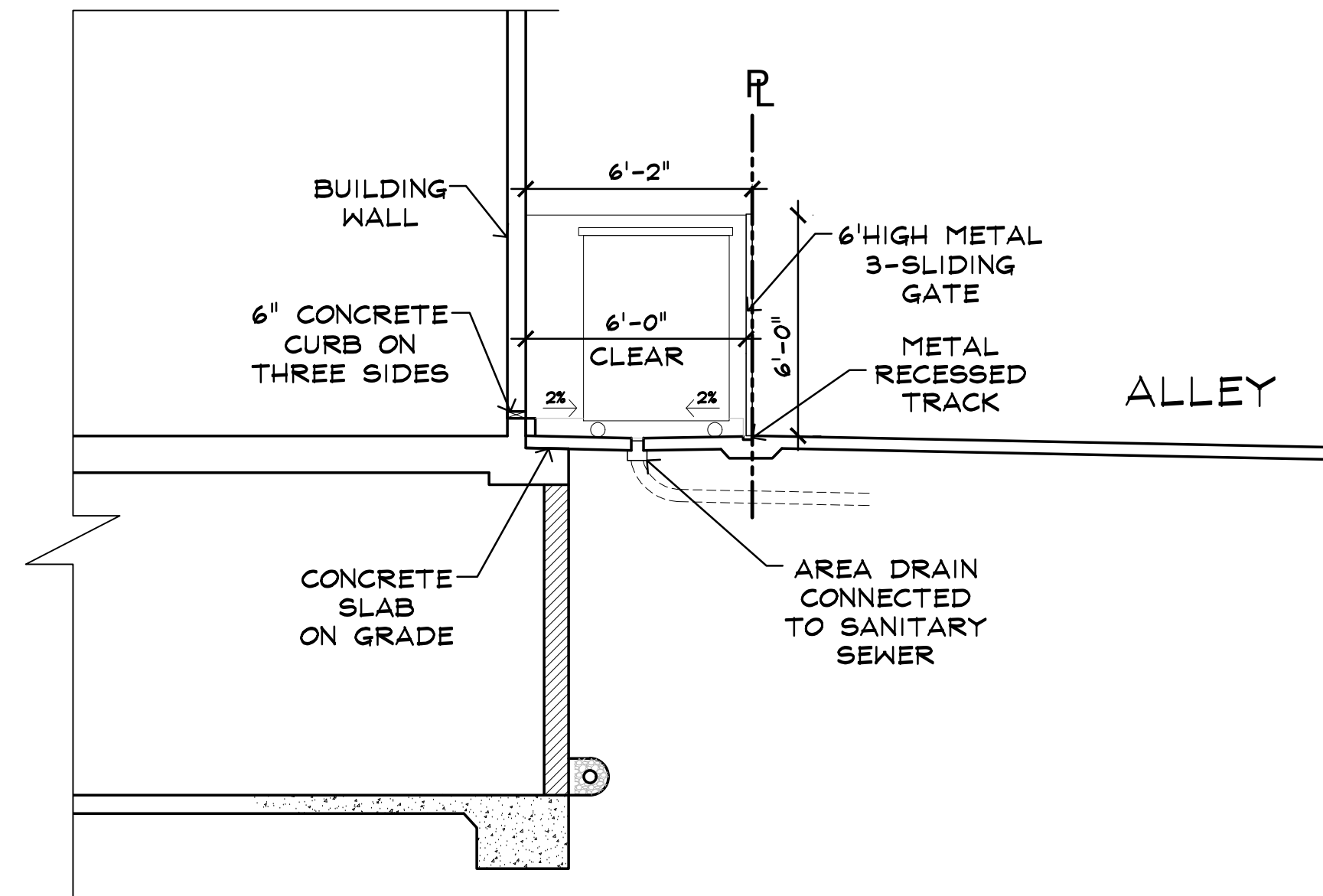


LEGEND:
INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP

BENTLEY AVENUE



TRACK DETAIL
SCALE: 3" = 1'-0"



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

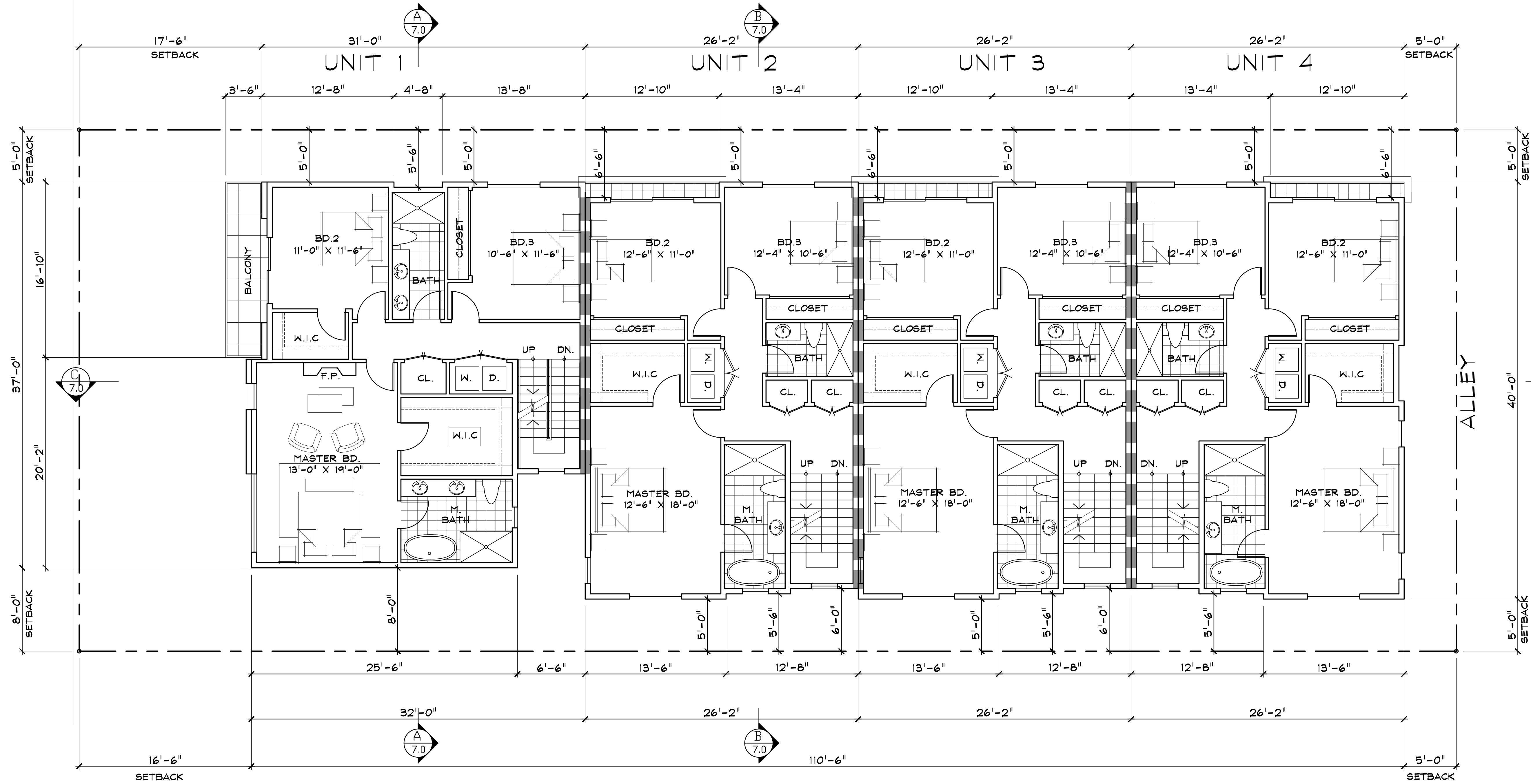
- NOTES
- DATE: 01/09/18
- EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER MINUTE MOISTURE SENSITIVE, ENERGY STAR COMPLIANT HUMIDISTAT CONTROLLED SEE NOTES D AND E UNDER GENERAL NOTES
- CARBON MONOXIDE SENSOR

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

NEW 4-UNIT BUILDING
3846 BENTLEY AVENUE
CULVER CITY, CA 90232

FIRST FLOOR
PLAN

BENTLEY AVENUE



- 120v HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP
- EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER MINUTE MOISTURE SENSITIVE, ENERGY STAR COMPLIANT HUMIDISTAT CONTROLLED SEE NOTES D AND E UNDER GENERAL NOTES
- CARBON MONOXIDE SENSOR

SECOND FLOOR PLAN

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

NEW 4-UNIT BUILDING
3846 BENTLEY AVENUE
CULVER CITY, CA 90232

SECOND FLOOR
PLAN

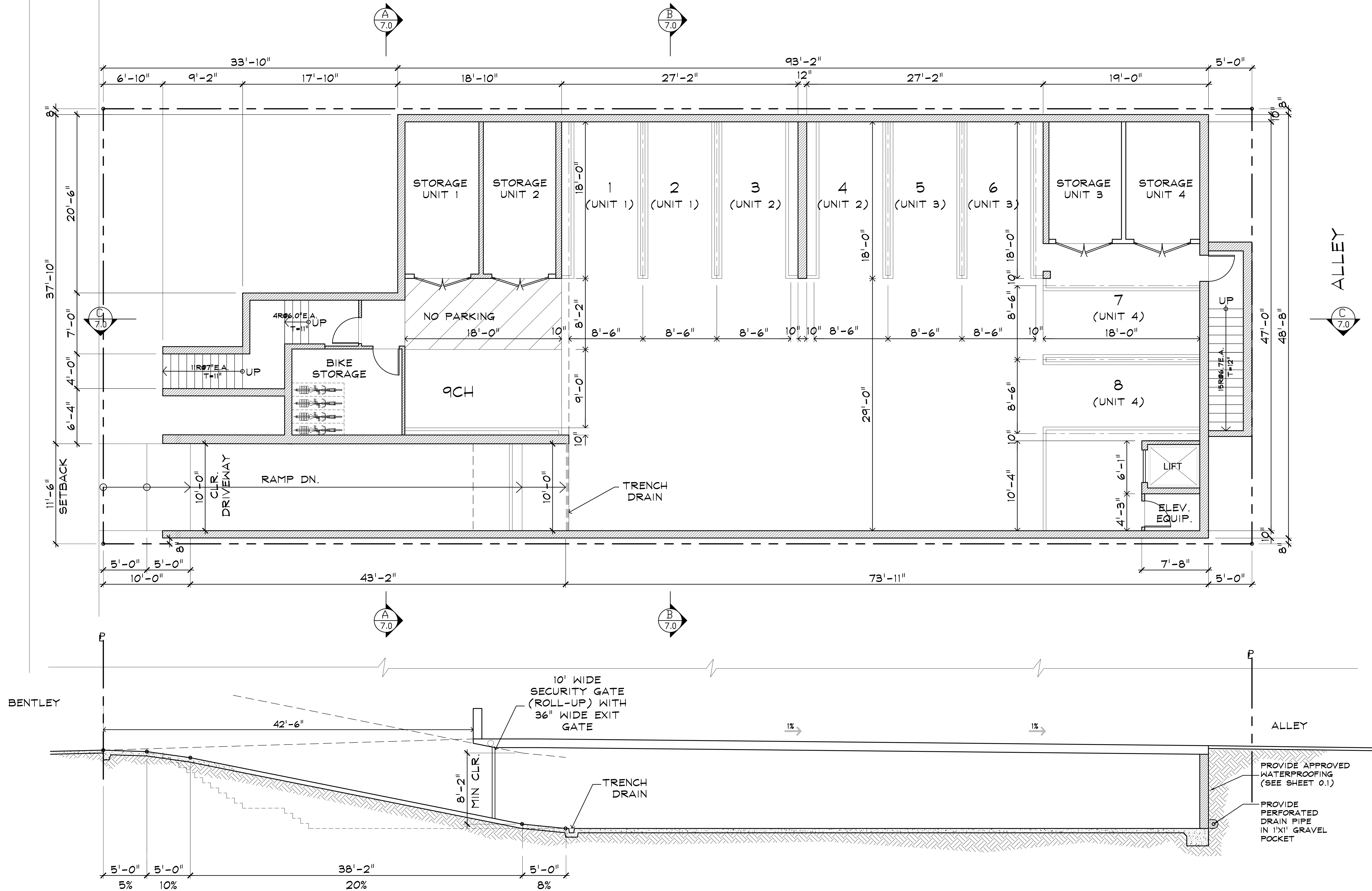
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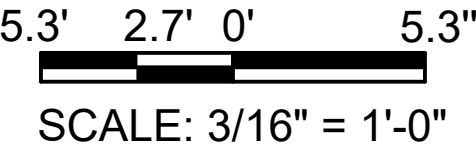
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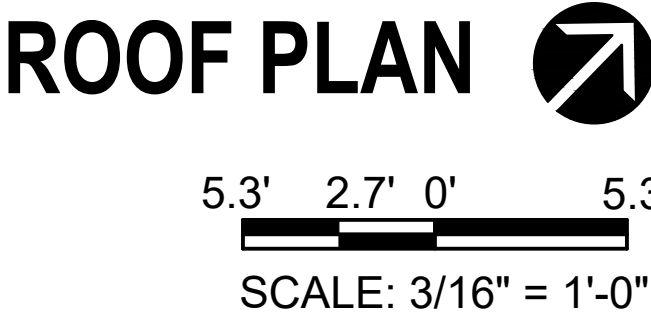
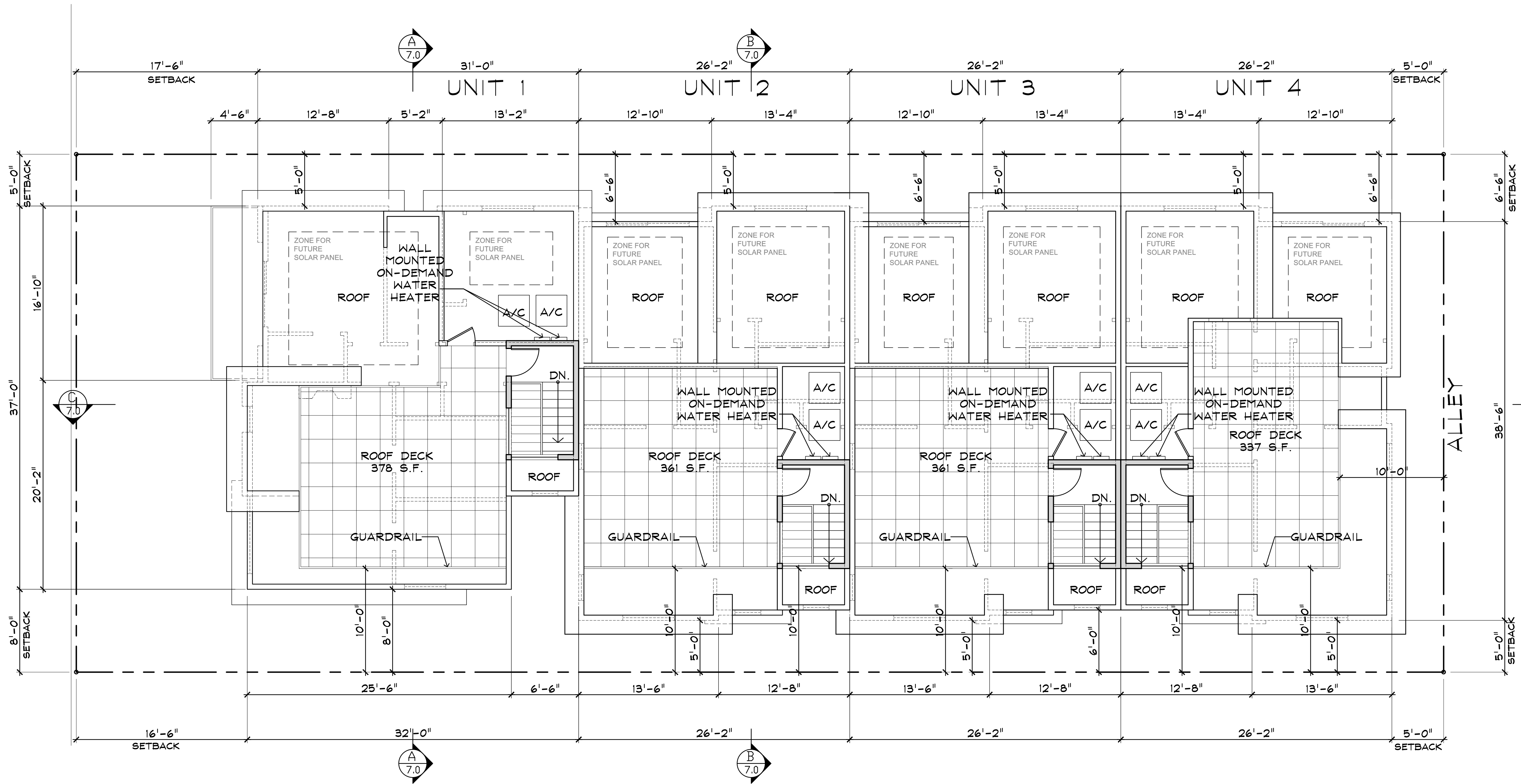
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BASEMENT PLAN



BENTLEY AVENUE



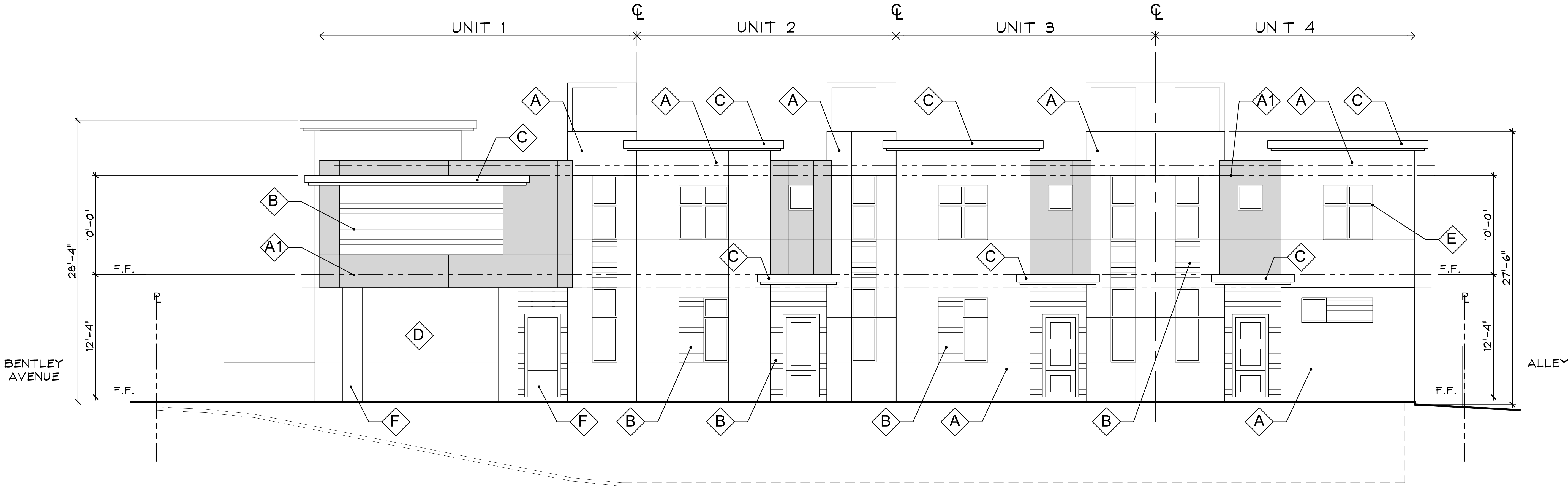
EXTERIOR FINISHES:

- A SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 "FROSTBITE"
- A1 SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DET615 "STONE MASON"
- B ENGINEERED WOOD
COLOR: UNFINISHED WALNUT LOOK
- C METAL CANOPY
COLOR: DARK GRAY, NON REFLECTIVE
- D SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6397 "HICKORY CLIFF"
- E ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY,
NON REFRACTIVE GLASS
- F VENEER STONE
COLOR: DAKOTA BROWN

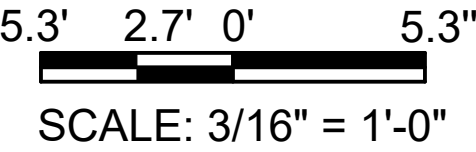
NOTE: ALL EXTERIOR LIGHTING WILL REDUCE GLARE
AND SPILLOVER AND IS ARCHITECTURALLY
COMPATIBLE WITH THE PROPOSED STRUCTURE



WEST ELEVATION



SOUTH ELEVATION



NOTES
DATE: 01/09/18

SCALE: 3/16" = 1"
DATE: 01/18/19

PAGE #

EXTERIOR FINISHES:

- A** SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 "FROSTBITE"
- A1** SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DET615 "STONE MASON"
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WEST ELEVATION



SOUTH ELEVATION

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

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COLOR: DARK GRAY, NON REFLECTIVE

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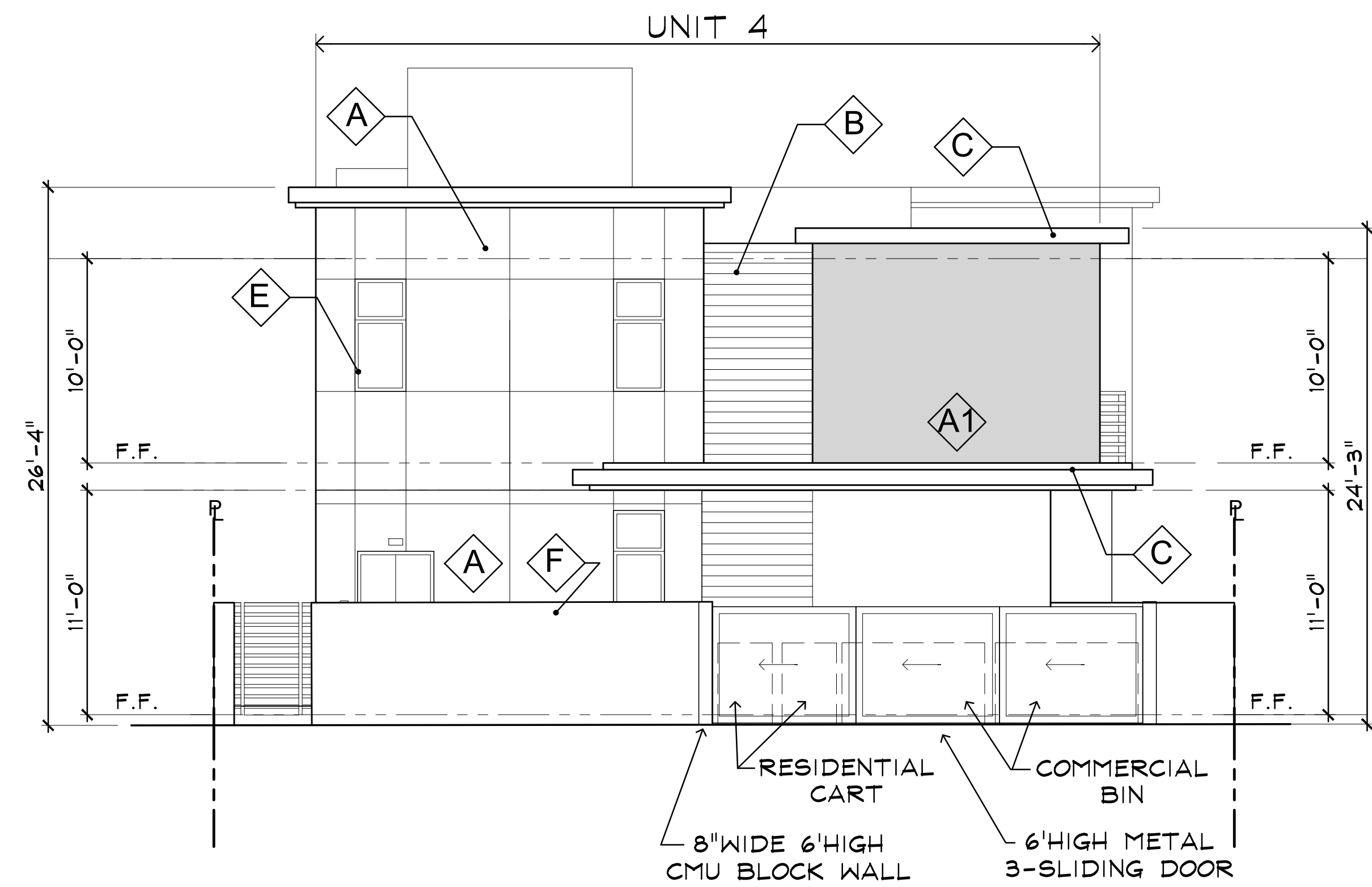
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ALUMINUM WINDOWS AND DOORS,
2" FRAME PROFILE, COLOR GRAY.
NON REFRACTIVE GLASS

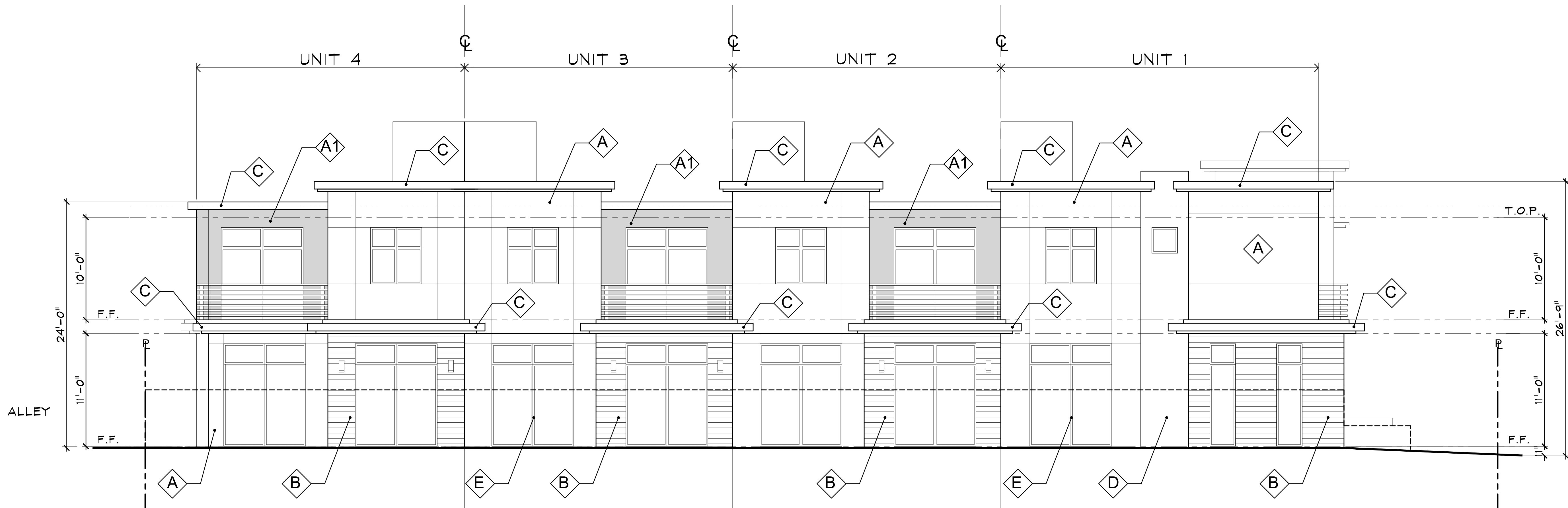
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VENEER STONE
COLOR: DAKOTA BROWN

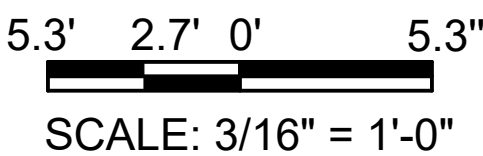
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EAST ELEVATION



NORTH ELEVATION



NOTES
DATE: 01/09/18

SCALE: 3/16" = 1"

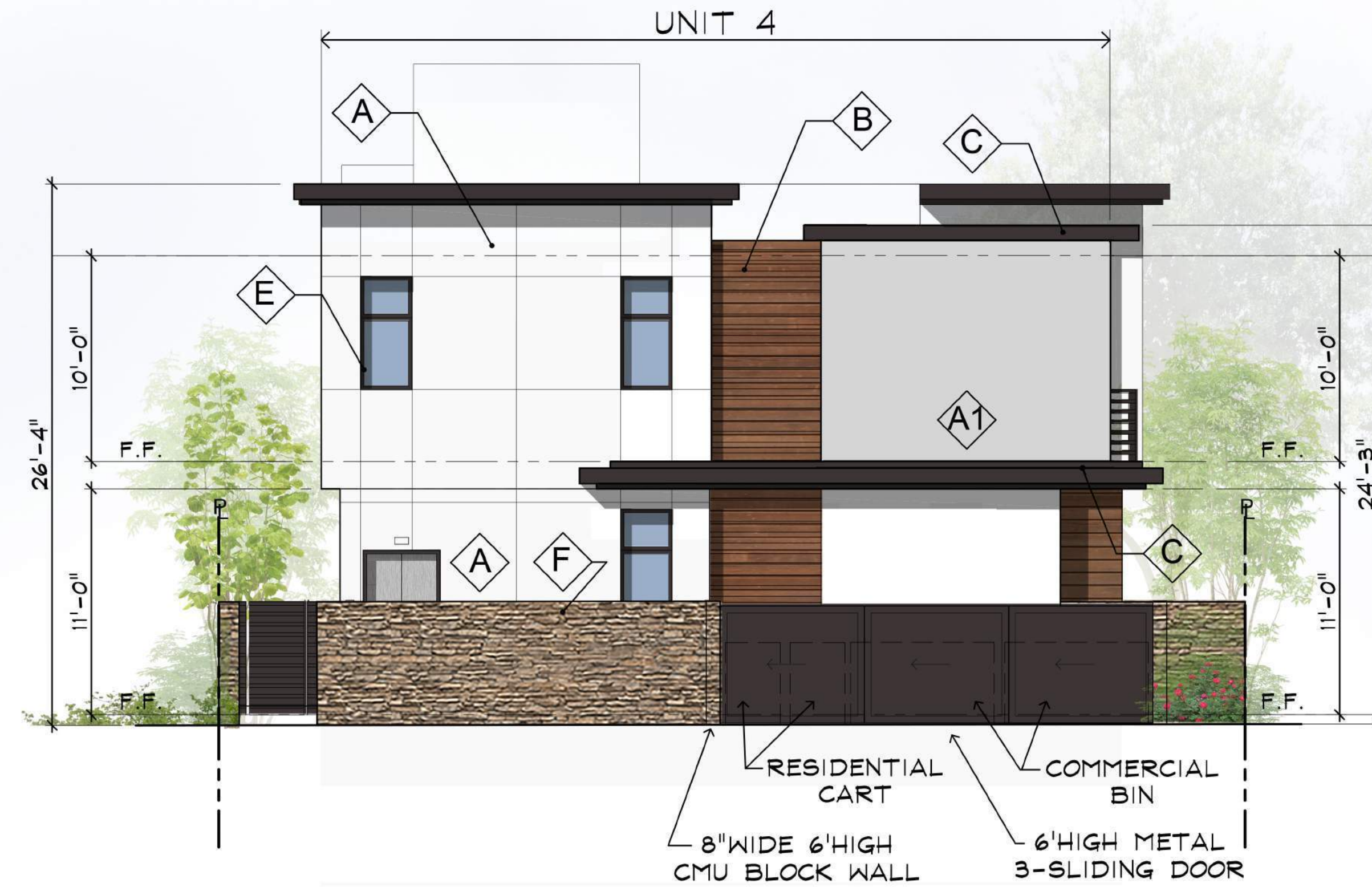
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EAST ELEVATION



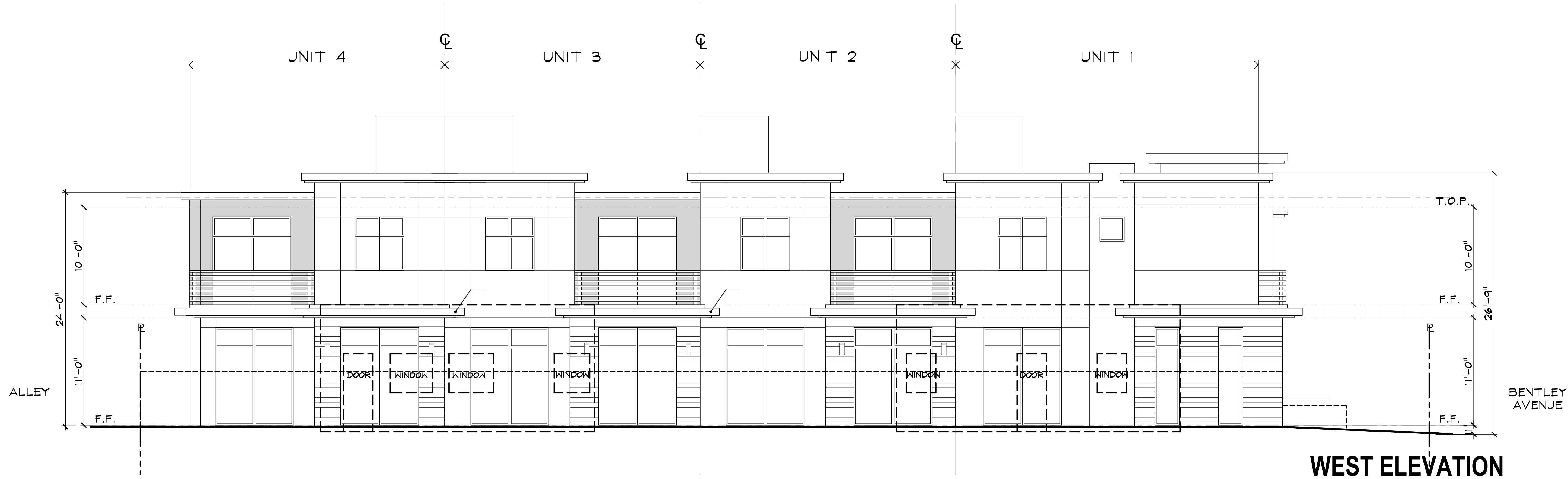
NORTH ELEVATION

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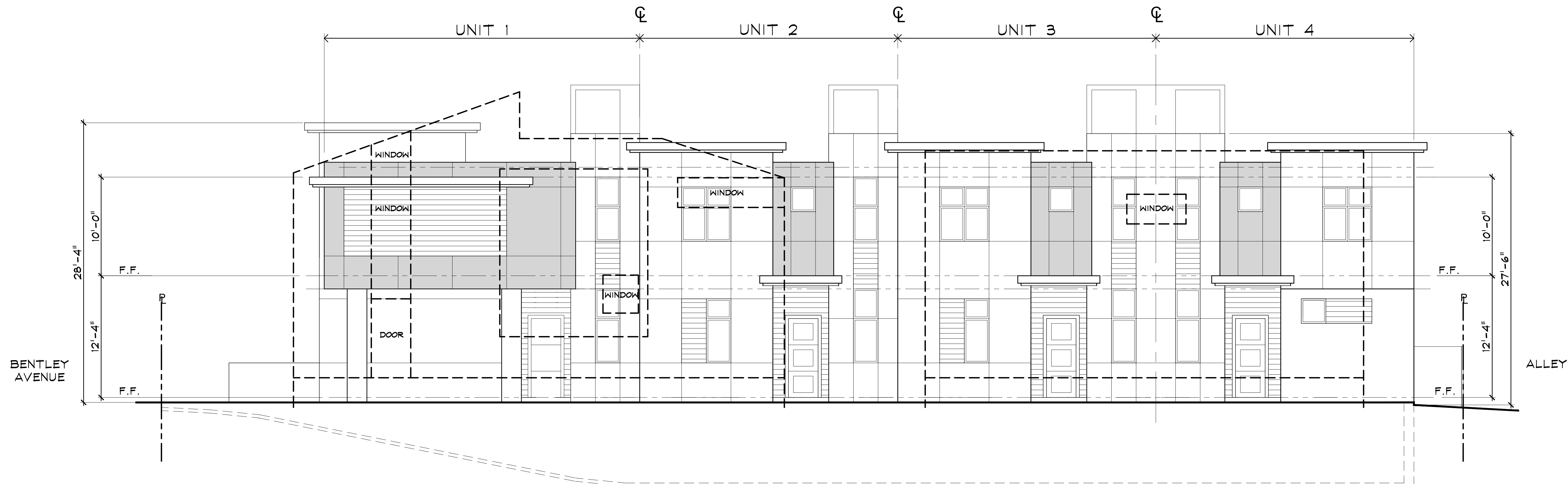
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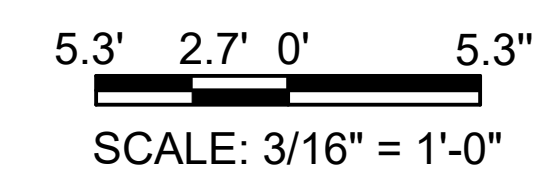
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WEST ELEVATION



SOUTH ELEVATION



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- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4, 9.504.2.4)
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS.
- ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
C. NSF/ANSI 140 AT THE GOLD LEVEL
D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
- 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5/ TABLE 9.504.5. (4.504.5, 9.504.5)
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.(4.504.5.1, 9.504.5.1)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.
- THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-
- PROVIDE MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208 /240 VOLT BRUNCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE. SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACE WAY TERMINATION POINT.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRICAL INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACE IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCE, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
- DOWNSPOUT TO PLANTER
- DOWNSPOUT TO SLEEVE THROUGH PODIUM
- DOWNSPOUT TO DRAINAGE PIPE UNDER THE CONCRETE WALKWAY
- INFILTRATION PLANTER, SEE CIVIL FOR HEIGHT AND DIMENSIONS
- PLANTER IN DIRT
- 36" WIDE 5'-6" HIGH METAL GATE
- MAIL BOXES
- PROVIDE SMOOTH SURFACE

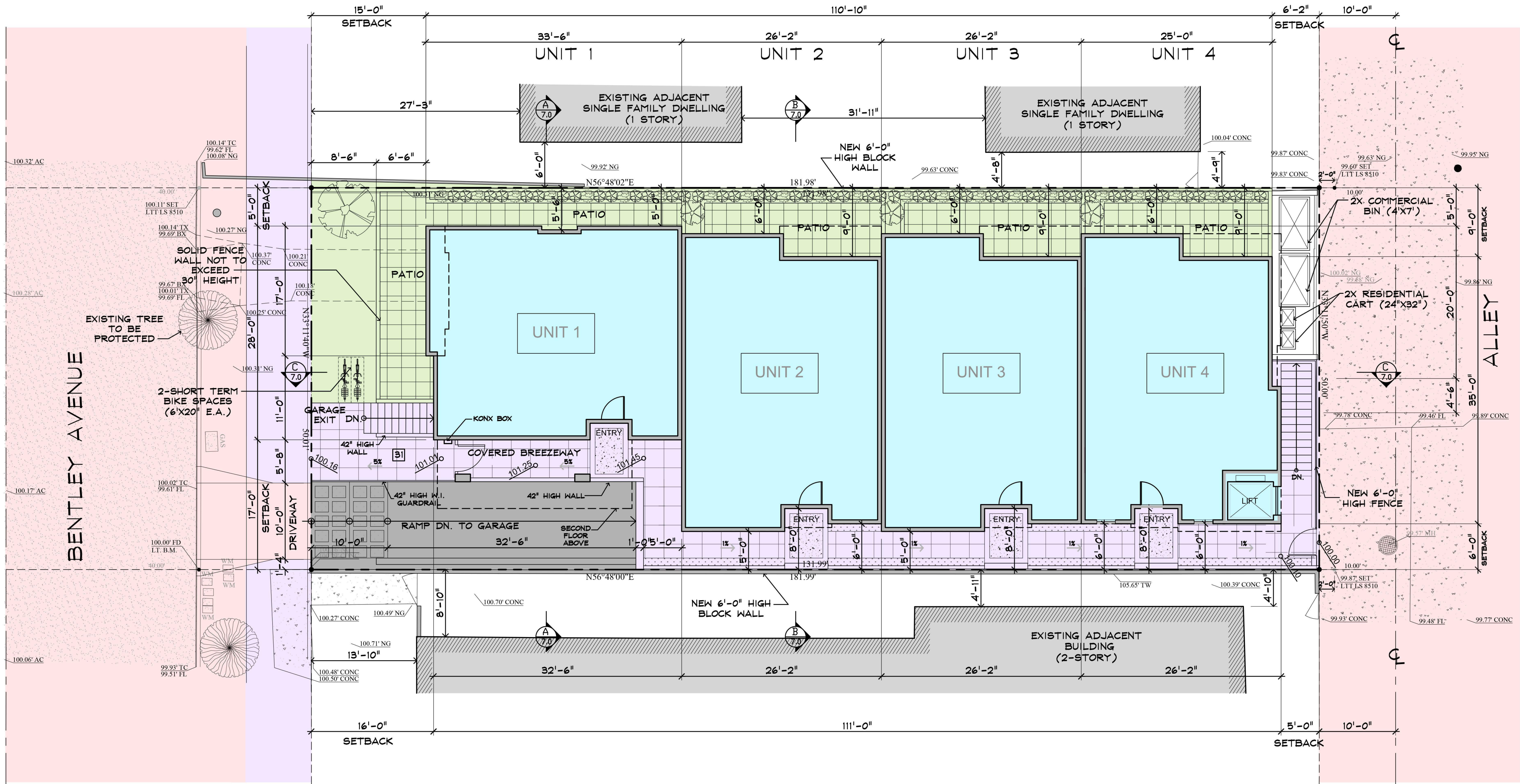
PUBLIC RIGHT-OF-WAY AND DRIVEWAY APRON

PEDESTRIAN AREA AND CIRCULATION

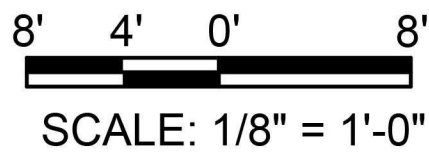
LANDSCAPED AREA

BUILDING AREA

DRIVEWAY RAMP TO
SUBTERRANEAN PARKING



SITE PLAN



URBAN DESIGN SPECIALISTS
4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
TEL: 310.301-1810 WWW.URBANDESIGNSPECIALISTS.COM

NEW 4-UNIT BUILDING
3846 BENTLEY AVENUE
CULVER CITY, CA 90232

SITE PLAN

NOTES

SCALE: 1/8" = 1"

DATE: 01/18/19

PAGE #



MATERIAL BOARD

3846 Bentley Ave. Culver City, CA 90232



WOOD ACCENT (FINISH B)

ENGINEERED WOOD
COLOR: UNFINISHED WALNUT LOOK



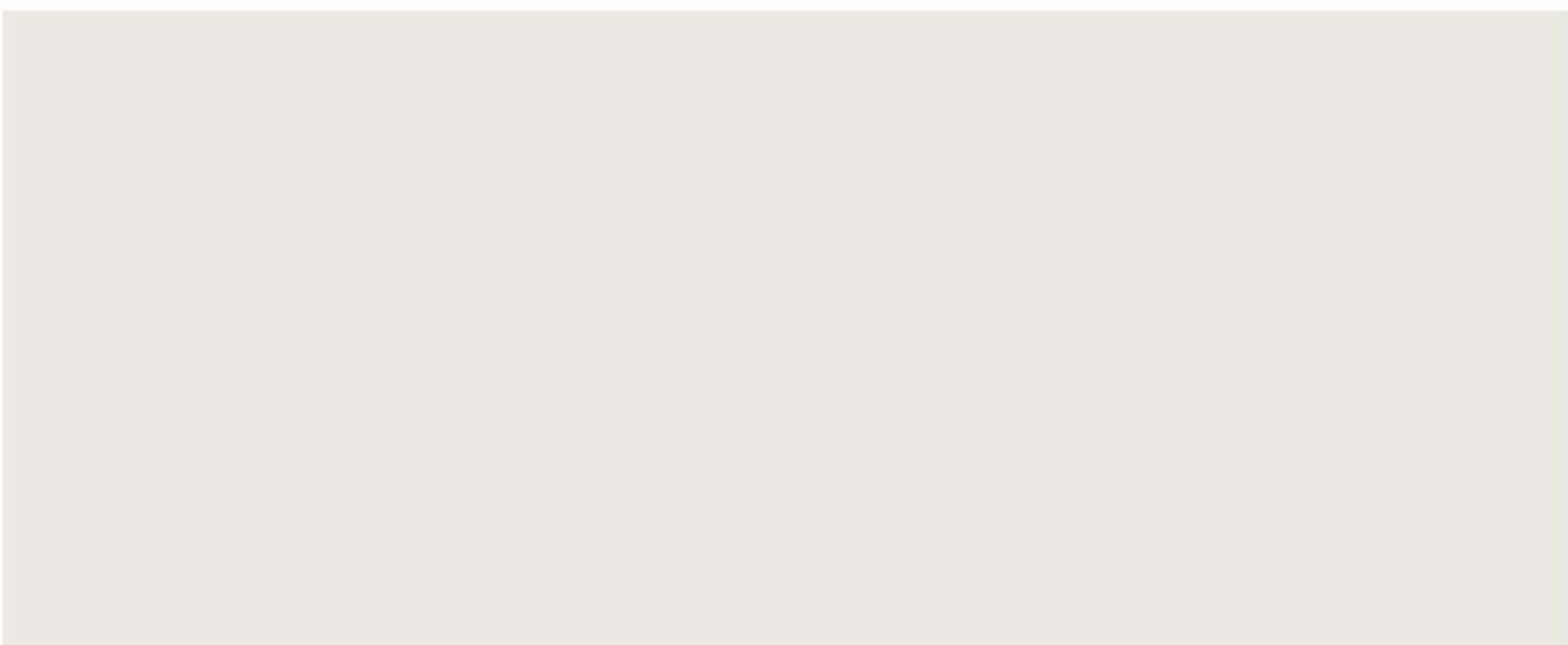
ALUMINUM WINDOWS AND DOORS (FINISH E)

2" FRAME PROFILE
COLOR: GRAY NON REFRECLTIVE GLASS



STUCCO (FINISH A)

SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6274 FROSTBITE



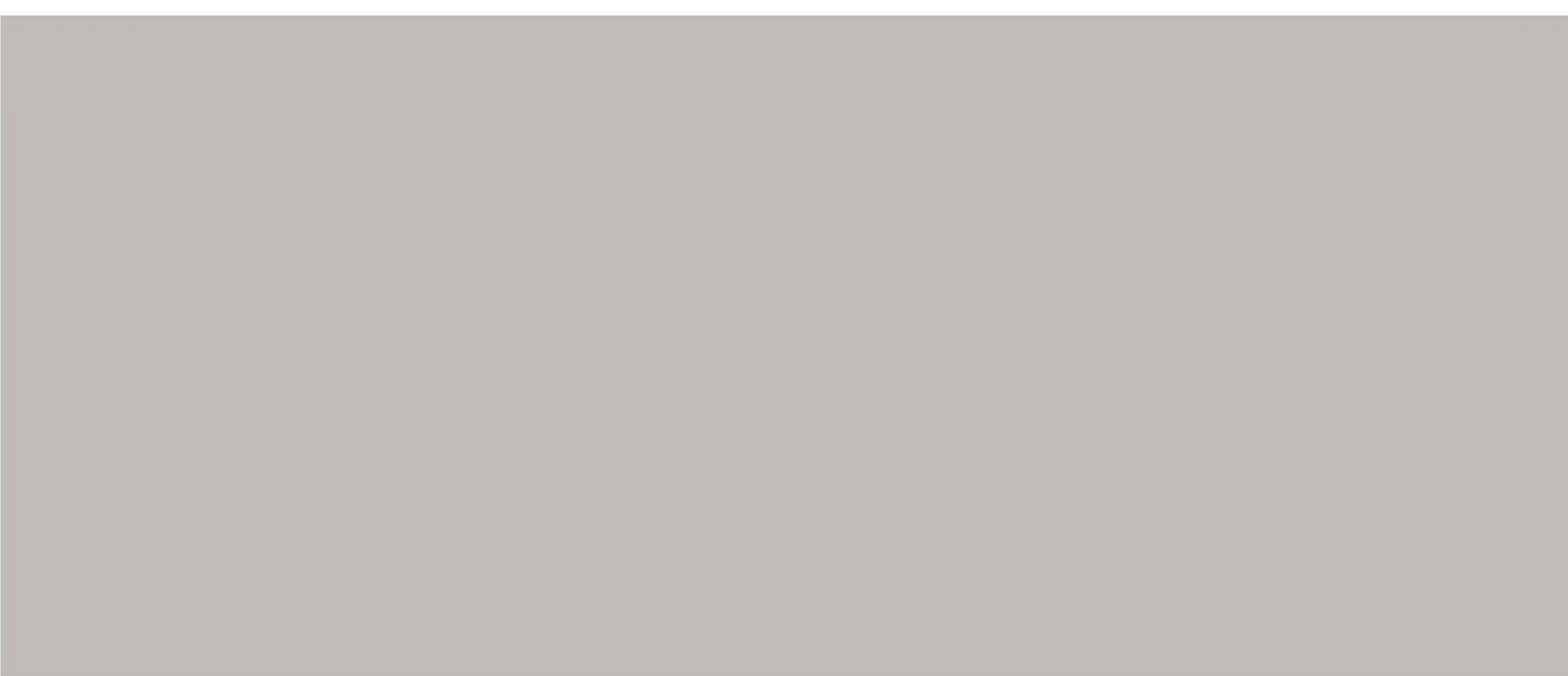
STUCCO (FINISH D)

SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DE6397 HICKORY CLIFF



STUCCO (FINISH A1)

SMOOTH FINISH STUCCO
COLOR: DUNN EDWARDS DET615 STONE MASON



VENEER STONE (FINISH F)

COLOR: DAKOTA BROWN



METAL CANOPY (FINISH C)

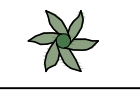
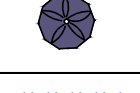
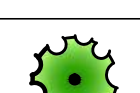
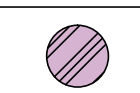
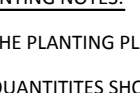
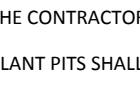
COLOR: DARK GRAY NON REFRECLTIVE



URBAN DESIGN SPECIALISTS
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PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	14	L
	AEONIUM 'ZWARTKOP'	PURPLE AEONIUM	5 GAL	14	L
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	4" FLAT	6	L
	PENNISETUM SPATHIOLETUM	SLENDER VELDT GRASS	5 GAL	25	L
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	COMPACT CLUMPING BAMBOO	15 GAL	31	L
	FEIJOA SELLOWIANA (MULTI)	PINEAPPLE GUAVA	1 GAL	3	L
	LEPTOSPERMUM SCOPARIUM "APPLE BLOSSOM"	RUFFLED ECHEVERIA	1 GAL	6	L
	BASE PLANTING OF ECHEVERIA 'MAUNA LOA'	NEW ZEALAND TEA TREE	1 GAL	20	L
	BASE PLANTING OF ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL	20	L
	VITEX TRIFOLIA	ARABIAN LILAC	15 GAL	17	L
	BASE PLANTING OF DUDLEYA PULVERULENTA	LIVE FOREVER	1 GAL	17	L
	ARBUTUS 'MARINA' (STANDARD)	'MARINA' STRAWBERRY TREE	36" BOX	1	L

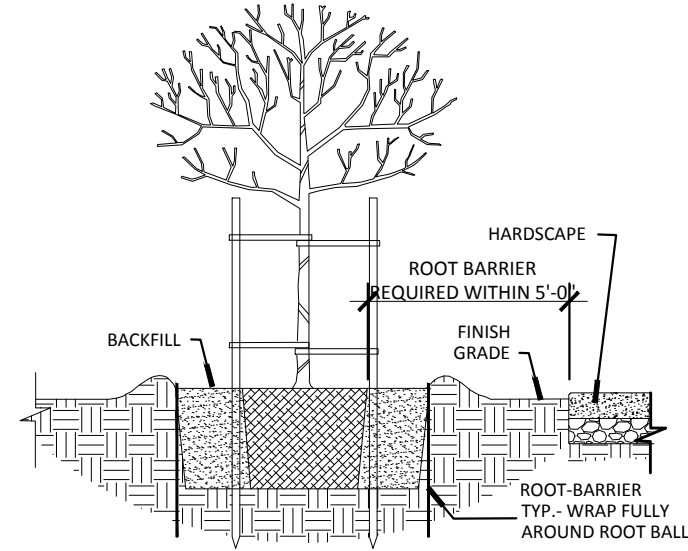
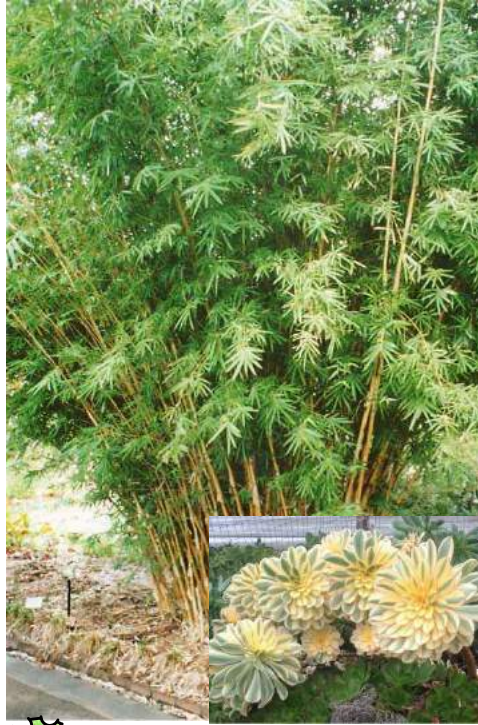
PLANTING NOTES:

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.

LOW VOLTAGE LIGHTING NOTES:

THE SUPPLY AND INSTALLATION OF A 12 VOLT LANDSCAPE LIGHTING SYSTEM WHICH INCLUDES THE FIXTURES SPECIFIED ON LIGHTING LEGEND AS WELL AS THE INSTALLATION OF LOW VOLTAGE TRANSFORMERS AND DIRECT BURIAL CABLE NECESSARY TO COMPLETE LAYOUT AS SHOWN. THIS LIGHTING PLAN IS DIAGRAMMATIC AND IS INTENDED TO SHOW GENERAL FIXTURE LOCATIONS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR NECESSARY LINE (120V) AND LOW VOLTAGE (12V) WORK TO COMPLETE THE LIGHTING DESIGN AS SHOWN.

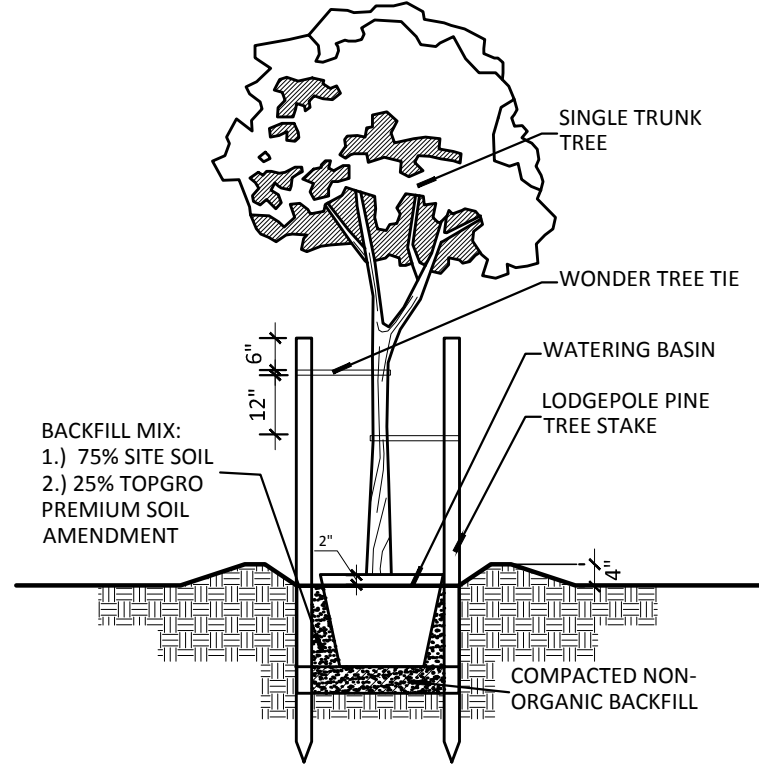
1. DIRECT BURIAL CABLE
CABLE TO BE CIRCUITED AND SIZED TO PROVIDE A MINIMUM OF 10.5 VOLTS AND A MAXIMUM OF 11.5 VOLTS TO ALL LIGHTING FIXTURES. MINIMUM UNDERGROUND LOW VOLTAGE CABLE SIZE IS 12-GAUGE MULTI-STRAND DIRECT BURIAL. INSTALL CABLE ALONG THE EDGE OF HARDSCAPE AND MINIMIZE WHENEVER POSSIBLE. MINIMUM CABLE DEPTH IS 8". CONTRACTOR IS TO INSTALL 1" PVC CHASE LINE SLEEVES WITH SWEEP CORNERS FOR ANY CABLE RUN UNDER HARDSCAPE OR DIFFICULT TO ACCESS AREAS SUCH AS AT GRADE DECKS AND HIGH IMPACT AREAS SUCH AS COLOR PLANTERS THAT RECEIVE SEASONAL COLOR CHANGES. LEAVE 24" LOOPS AT ALL FIXTURE LOCATIONS FOR FINAL ADJUSTMENT. ALL WIRE JOINTS SHALL USE WATERPROOF CONNECTORS. ONLY FULLY ENCAPSULATED WATERPROOF CONNECTORS RATED FOR DIRECT BURIAL WILL BE ACCEPTED. BLACK-TAPED CONNECTIONS WILL BE REJECTED.
2. FIXTURE LOCATION
VERIFY EXACT LOCATION WITH LANDSCAPE DESIGNER OR OWNER'S AGENT BEFORE COMMENCING INSTALLATION. ALL FIXTURES SHALL BE IN A NEW, UNUSED CONDITION. EQUIPMENT SHALL BE THE TYPE SPECIFIED - THERE WILL BE NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL FROM LANDSCAPE DESIGNER OR OWNER'S AGENT. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
3. TRANSFORMERS
SHALL BE TRANSFORMER SIZED TO BE 100% LOADED. TRANSFORMERS TO BE INSTALLED INCONSPICUOUSLY USING PLANT MATERIAL OR SITE FEATURES TO OBSCURE A DIRECT VIEW OF THEIR LOCATIONS. AVOID LOCATIONS THAT ARE EASILY ACCESSIBLE TO CHILDREN OR THAT ARE IN A DIRECT PATH OF IRRIGATION WATER. INSTALL TRANSFORMERS 12" OFF FINISH GRADE AND LEVEL. ALL WIRES LEADING TO OR FROM TRANSFORMERS SHALL BE IN CONDUIT SERVING THAT IS FINALLY CONFINED TO MOUNTING SURFACE. ALL JUNCTION BOXES AND OTHER EQUIPMENT SHALL BE UL APPROVED FOR WET LOCATION. INSTALL TRANSFORMERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCAL CODES. ALL EXPOSED METAL PARTS INCLUDING TRANSFORMERS SHALL BE PERMANENTLY GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
4. TRELLIS LIGHTING
NOT USED
5. TESTING
CONTRACTOR SHALL COORDINATE A CONVENIENT TIME IN THE EVENING TO TEST AND AIM ALL EQUIPMENT TO THE SATISFACTION OF THE LANDSCAPE DESIGNER OR OWNER'S AGENT.



- NOTE:
1. TOP OF ROOT CONTROL BARRIER MUST BE AT GRADE.
 2. POSITION ROOT CONTROL BARRIER ADJACENT TO STRUCTURE.
 3. BARRIER SHALL EXTEND A MIN. OF 12" BELOW BOTTOM OF HARDSCAPE.
 4. PROVIDE A MIN. OF 12" OF ROOT BARRIER PER 24" BOX TREE AND AN ADDITIONAL 4" PER 12" INCREASE IN BOX SIZE.
 5. ROOT BARRIER SHALL EXTEND BELOW GRADE A DISTANCE EQUAL TO OR GREATER THAN THE DEPTH OF THE ROOT BALL.
 6. ALL TREES WITHIN 5' OF HARDSCAPE (MEASURED FROM THE OUTSIDE OF THE ROOTBALL) SHALL HAVE A ROOT BARRIER INSTALLED.
 7. ROOT BARRIER DEVICE SHALL BE UV-STABILIZED HIGH DENSITY POLYETHYLENE.

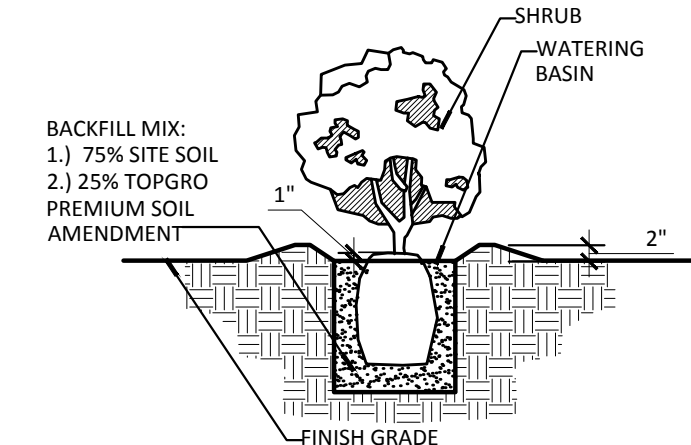
ROOT BARRIER DETAIL

SCALE: NTS



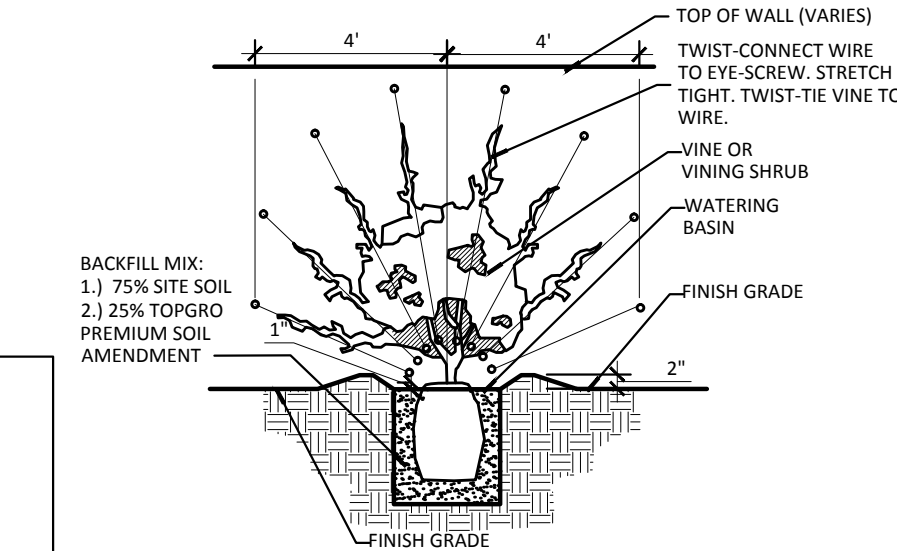
TREE STAKING

SCALE: NTS



SHRUB PLANTING

SCALE: NTS



VINE PLANTING

SCALE: NTS

NOTE:

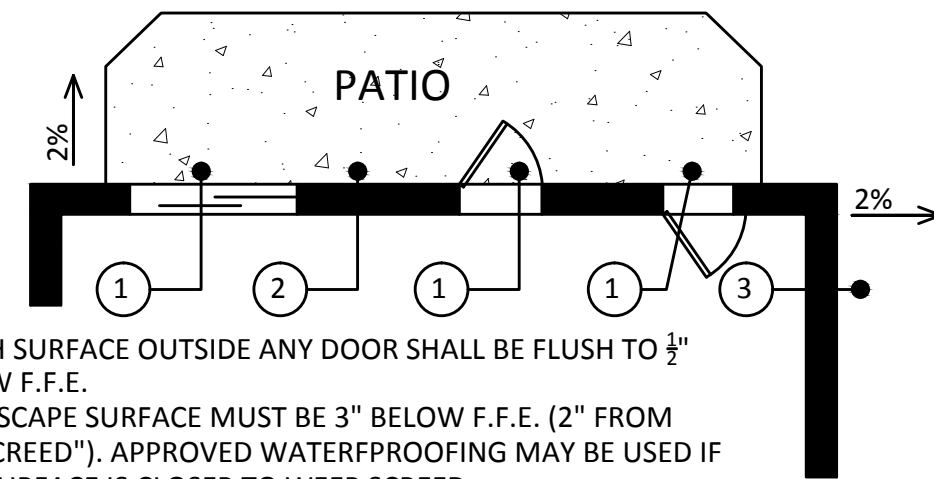
REFER TO LID PLAN FOR GRADING AND DRAINAGE

SOIL AMMENDMENT

USE 2" DEPTH CLASS 1 COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGROW) IN ALL LANDSCAPED AREAS AS TOPDRESS.

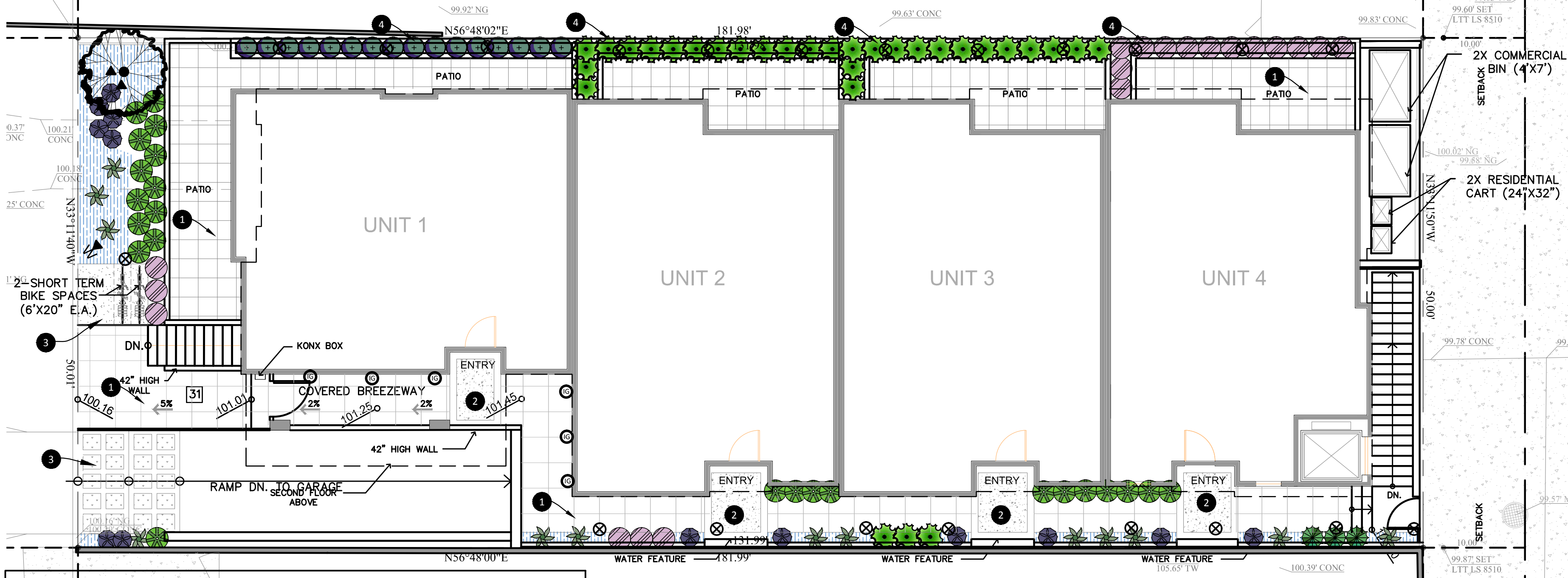
LEGEND

- 1 NATURAL GRAY CONCRETE WITH SCORING AND LIGHT WASH FINISH
- 2 NATURAL GRAY ACCENT CONC. WITH HAND SEEDED AGGREGATE AND 12" CONC. EDGING WITH LIGHT WASH FINISH
- 3 PERMEABLE DECOMPOSED GRANITE 'DESERT GOLD'
- 4 PRIVATE YARDS- PRIVACY SCREENING HEDGE PLANTING



MIN. FINISH ELEVATION & SLOPE

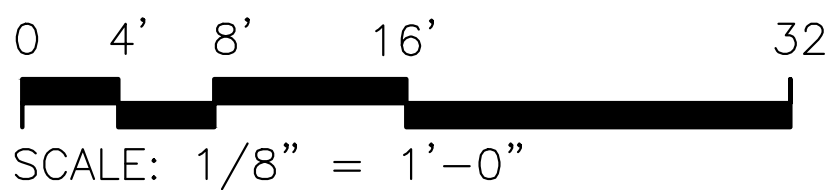
SCALE: NOT TO SCALE



SYMBOL	MFG.	MODEL	DESCRIPTION	QUANTITY
	TOP LIGHTS INC.	TOP-PL-306-MBR	PATH LIGHT	23
	TOP LIGHTS INC.	TOP-UL-150-MBR	TREE UP LIGHT	2
	TOP LIGHTS INC.	TOP-HL-220-MBR	IN-GROUND UPLIGHT	6
	TOP LIGHTS INC.	TOP-WL-488-MBR	WASH LIGHT	1

LANDSCAPE

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



Richard Lusk
LANDSCAPE AND DESIGN



richardlusk.com

800.808.7510

C27 | 950714

LANDSCAPE

THIS PLAN(S) DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUCTION AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. DESIGNER/CONTRACTOR IS NOT RESPONSIBLE FOR BIDDING INACCURACIES, OMISSIONS, OR MISUNDERSTANDINGS BY ANY PARTY THAT MAY ARISE FROM THIS CONCEPT. CONTRACTED SCOPE OF WORK SHALL DESCRIBE ACTUAL INCLUSIONS OR EXCLUSIONS. NO REPRESENTATION OF WHAT IS INCLUDED FOR A SPECIFIED CONSTRUCTION BUDGET IS OFFERED BY THIS CONCEPT. THESE PLANS ARE PREPARED WITH DESIGN-BUILD INTENT. NOT ONLY DESIGN AND THEREFORE THE DESIGNER/CONTRACTOR IS NOT RESPONSIBLE FOR WORK PERFORMED BY OTHERS. CONSTRUCTION BY OTHERS VOIDS ALL WARRANTY AND LIABILITY FOR INFORMATION CONVEYED OR IMPLIED BY THESE PLANS AND/OR ACTUAL SITE-WORK PERFORMED.

PROJECT

TITLE

BENTLEY

3846 BENTLEY AVE.
CULVER CITY,
CA 90232

NO.	DATE	DESCRIPTION			
		REMOVE WATER FEATURES	PLANTER ABOVE GARAGE ENTRY	ARCHITECTURAL CHANGES	PLANNING
1	10-22-18				
2	01-16-19				
3	06-18-19				
4	06-20-19				

SHEET
TITLE 6

LANDSCAPE
L-1

DATE 05.11.2018

HYDROZONE MATRIX "A" CONTROLLER

ZONE SYMBOLS	CONTROL ZONE	SQUARE FEET	% OF TOTAL LANDSCAPE	HYDROZONE	PLANT TYPE/ FACTOR	HYDROZONE BASIS	HYDROZONE DESCRIPTIONS	EXPOSURE	IRRIGATION METHOD	DRIP LINE LENGTH	NUMBER OF EMITTERS	NUMBER OF HEADS	IRRIGATION DEVICE MFGR/MODEL NUMBER	ZONE PRESSURE	PRECIP. RATE	ZONE G.P.M.	DETAIL
	1	201	42%	A1	L/ 0.3	PL, IR, SU	S. SUCC, G	NORMAL	D	134'	225	0	NETAFIM- LITE ON-SURFACE TLOCV-1201- 0.5 GPH NETAFIM CONTROL ZONE KIT LVCS28010075-LF	25	0.64	2.0	A,F
	2	155	33%	A2	L/ 0.3	PL, IR, SU	S, SUCC	NORMAL	D	103'	104	0	NETAFIM- LITE ON-SURFACE TLOCV-1201- 0.6 GPH NETAFIM CONTROL ZONE KIT LVCS28010075-LF	25	0.64	1.5	A,F
	3	102	21%	A3	L/ 0.3	PL, IR, SU	S, G, SUCC	NORMAL	D	60	61	0	NETAFIM- LITE ON-SURFACE TLOCV-1201- 0.6 GPH NETAFIM CONTROL ZONE KIT LVCS28010075-LF	25	0.64	0.6	A,F
	4	18	4%	A4	L/ 0.3	PL, IR, SU	T	NORMAL	FB	NA	1	0	HUNTER RZWS-18-50-CV RAINBIRD 075-DV VALVE	40	N/A	0.5	D
TOTAL		476	100%														

TABLE ABBREVIATIONS

PL= PLANT TYPE
IR= IRRIGATION TYPE
SU= SUN EXPOSURE
SL= SLOPE
BR= BIORETENTION
ENI= EXISTING NON-IRRIGATED TO REMAIN
HZ= HYDROZONE
VL= VERY LOW WATER USE
L= LOW WATER USE
M= MODERATE WATER USE
H= HIGH WATER USE
D= DRIP
XB= XERI-BUBBLER
FB= FLOOD BUBBLER
TD= TREE DRIP
S= SHRUB
SUCC= SUCCULENT
GC= GROUND COVER
T= TREE
G= GRASS
V= VINE

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
Appendix C
Reference Evapotranspiration (ETo) Table*

WATER EFFICIENT LANDSCAPE WORKSHEET

AREAS (SQUARE FOOTAGES)

LANDSCAPE AREA 476 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 476) + (0.45 x 0)]
31.062 (262)
8,138

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.

8,138 GALLONS PER YEAR

ETWU CALCULATION

HYDROZONE	PLANT TYPE	PLANT FACTOR	AREA (HA)	PF x HA
A1-A3	S, G, SUCC	0.3	458 SF	137
A4	TREE	0.3	18 SF	5.4

ETWU FOR HYDROZONES A1-A3

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$
$$50.1(0.62) \left(\frac{137}{0.81} + 0 \right)$$
$$31.062 \left(169 \right)$$
$$5,249.5$$

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/ bubbler= 0.75, drip devices= 0.81

ETWU FOR HYDROZONES A4

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$
$$50.1(0.62) \left(\frac{5.4}{1.0} + 0 \right)$$
$$31.062 \left(5.4 \right)$$
$$167.8$$

E.T.W.U.

5,249.5+ 167.8= 7,517 < MAWA

5,417 GALLONS PER YEAR

LAYOUT KEY

SYMBOL	DESCRIPTION	DETAIL
	MANUAL FLUSH VALVE: NETAFIN MODEL# TISOV INSTALL IN VALVE BOX WITH GRAVEL SUMP. REFER TO DETAILS AND SPEC. FOR QUANTITY AND LOCATION	H
	CONTROL VALVE: REFER TO IRRIGATION DEVICE MODEL MANUFACTURER # ON HYDROZONE MATRIX INSTALL IN A STANDARD 12" VALVE BOX	F
	NEW 1 1/2" POTABLE WATER METER (VERIFY)	
P.O.C.	MAKE CONNECTION TO (E) POTABLE WATER LINE ON DISCHARGE SIDE OF (E) WATER METER. (E) WATER PRESSURE ASSUMED TO BE 70-100 P.S.I. (VERIFY IN FIELD) SYSTEM REQUIRES APPROX. 3.0 G.P.M.	
	WILKINS MODEL#: 500XL PRESSURE REDUCING VALVE, W/ REDUCED PRESSURE SET AT 40 P.S.I.	G
	HUNTER 'SOLAR SYNC RAIN SENSOR' DEVICE	
	"A" CONTROLLER HUNTER PRO C STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SYNC PANEL MOUNTED ON OUTSIDE WALL OF BUILDING	
	PVC PRESSURE MAINLINE- SCHED. 40, BURY 18" DEEP (1") PVC SCHEDULE 40 LATERAL PIPING 3/4"	
HATCH PATTERNS	17MM DRIPLINE (DIAGRAMMATIC, REFER TO INSTALLATION DETAILS ON SHEET I-3 FOR ACTUAL LAYOUT & SPACING)	
	FLOOD BUBBLER (TREE ONLY) HUNTER RZWS-18-50-CV WITH ROOT ZONE WATERING KIT	D
	PVC SCHEDULE 40 LATERAL PIPING 3/4" & PVC SCHEDULE 40 SLEEVING (2x SIZE OF WORKING PIPE) PLACE UNDER HARDSCAPE	
	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER	G
	KING BRO B.T.U. BALL VALVE SHUTOFF (OR EQUAL) (1 1/2")	I
	SUPERIOR 3200 NORMALLY CLOSED MASTER VALVE- LINE SIZE	
	IRRITROL FS-B-100 FLOW SENSOR LINE SIZE IN PVC "T"	
	LINE SIZE IRRIGATION SUB-METER: NETAFIM WM-100-xx-RS-M (DISPLAY IN GALLONS FOR PROPERTY OWNER) INSTALL IN (1) #1419 CARSON BOX W/ LID	
	HYDROZONE CONTROL STATION VALVE SIZE MAX. GPM DEMAND	
	ZONE HATCH	

Richard Lusk
LANDSCAPE AND DESIGN



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C27 | 950714

IRRIGATION

THIS PLAN(S) DOES NOT COMMINGATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT.

DESIGNER/ CONTRACTOR IS NOT RESPONSIBLE FOR BIDDING INACCURACIES, OMISSIONS, OR MISUNDERSTANDINGS BY ANY PARTY THAT MAY ARISE FROM THIS CONCEPT.
CONTRACTED SCOPE OF WORK SHALL DESCRIBE ACTUAL INCLUSIONS OR EXCLUSIONS. NO REPRESENTATION OF WHAT IS INCLUDED FOR A SPECIFIED CONSTRUCTION BUDGET IS OFFERED BY THIS CONCEPT.
THESE PLANS ARE PREPARED WITH DESIGN-BUILD INTENT, NOT ONLY DESIGN AND THEREFORE THE DESIGNER/ CONTRACTOR IS NOT RESPONSIBLE FOR WORK PERFORMED BY OTHERS.
CONSTRUCTION BY OTHERS VOIDS ALL WARRANTY AND LIABILITY FOR INFORMATION CONVEYED OR IMPLIED BY THESE PLANS AND/OR ACTUAL SITE-WORK PERFORMED.

PROJECT TITLE

BENTLEY
3848 BENTLEY AVE.
CULVER CITY,
CA 90232

DESCRIPTION

DATE

NO.

SHEET TITLE

IRRIGATION
I-1

DATE 05.11.2018

GUIDELINES BB—IRRIGATION SPECIFICATIONS (POTABLE WATER)

[Refer to § 12.41 B 2 LAMC]

1. All irrigation systems shall be zoned to take into account prevailing winds, degree of slope, type of soil, orientation of the site, season, insolation, type of vegetation to be irrigated, type of irrigation application equipment and such other design information as the Department may require. These design constraints, and any others that may be specific to the site, shall be clearly indicated on all irrigation documents.
 2. All irrigation systems shall be designed to minimize irrigation of any unplanted surface, and to minimize drainage of water onto any paved surface.
 3. All equipment irrigating walkable surfaces shall be installed flush with grade.
 4. No equipment shall be installed closer than 12 inches to any paved surface, unless separated from the paved surface by a wall, fence, curb, or similar barrier, or installed underground.
 5. Any head located lower than the elevation of its controlling valve and draining more than 20 feet of pipe shall be equipped with a device that prevents drainage of water through the head.
 6. Systems shall be designed to the lowest residual pressure available, and such pressure shall be indicated in the irrigation documents.
 7. Pressure at any point within a section shall not vary more than 20 percent or 20 psi from the design outlet operating pressure, unless pressure compensating devices are used.
 8. In slope installations over 5 percent, irrigation systems shall be designed to provide no more than 3/10 inch water per hour at any point on the planted slope, or not more than the soil infiltration rate, whichever is less. Systems may achieve this rate by cycling, but in any case the operating cycle shall not be of such length that water is allowed to run off the slope.
 9. Adequate backflow protection shall be installed in each irrigation system.
 10. A functional test of the irrigation system shall be performed by the installer for every irrigation system prior to approval by the designer.
 11. Requirements by the Department of City Planning for irrigation systems shall not be construed as prohibiting other City departments from requiring approval of irrigation systems. In the case of conflicts between these requirements, the more restrictive shall control.
 12. Management Plan.
 - a. A management plan for the system, as specified by the Department of City Planning, emphasizing water conservation, shall be included with all irrigation systems documentation, and if an automatic controller is used, a copy of the plan shall be permanently affixed to the controller or to a surface immediately adjacent to it.
 - b. The water management plan shall include at least the following for all circuits in the irrigation system:
 - recommended watering during plant establishment
- Ordinance 170,978, effective May 12, 1996. CPC 92-0043 CA, CF 96-0039.
As amended April 10, 2005. page 42
- CITY OF LOS ANGELES LANDSCAPE ORDINANCE
- Guidelines BB—Irrigation Specifications (Potable Water)
- Guidelines to implement § 12.41 L.A.M.C., operational July 12, 1996.
- recommended summer watering after plant establishment
 - recommended winter watering after plant establishment.
13. Existing natural plant communities, maintained in a natural state, shall not normally be required to be irrigated. New natural plant communities may be required to be irrigated during establishment.
 14. All automatically controlled irrigation systems shall include a rain sensing device.
 15. When the actual measured or calculated minimum static pressure downstream of any control valve is below 40 psi, irrigation systems except for drip or other low flow systems shall include compensating design or equipment modifications.
 16. For all areas over 5 percent in slope, globe or ball valves shall be located on the mainline upstream from the control valve and adjacent to the slope area. Valves shall be marked “Emergency Shutoff.”
 17. Sprinkler, rotor and impact head spacing shall be designed to achieve uniformity of coverage.
 18. Any application for discretionary approval of a project larger than 40,000 square feet of Floor Area as defined in Section 12.03 of the Los Angeles Municipal Code shall be required to consider the use of reclaimed water for irrigation purposes.
 19. Pressure regulators shall be installed when the actual measured or calculated maximum static pressure downstream of any control valve exceeds 80 psi.
 20. Exceptions: Exceptions to water management requirements may be made in those instances where it is physically impossible to accrue the points required. In such instances, the applicant shall demonstrate that all physically possible water management techniques and features allowed by the site were used. The Department may require minor, inexpensive and easy design improvements if they allow the applicant to meet the point totals. Exceptions shall not be made solely by reason that the proposed landscape is on slab, or in containers.

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.

IRRIGATION SCHEDULE

CONTROL ZONE	CYCLES PER DAY	RUN DAYS PER WEEK	6 MONTH ESTABLISHMENT	WINTER WATERING	SUMMER WATERING
			TIME/CYCLE IN MINUTES	TIME/CYCLE IN MINUTES	TIME/CYCLE IN MINUTES
1	2	3	30	8	20
2	2	3	30	8	20
3	2	3	30	4	20
4	1	2	4	1	3

GENERAL NOTES

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.”

TREE PROTECTION NOTES

• EXISTING TREES IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION WITH CONSTRUCTION FENCING OR OTHER APPROVED MEASURES. THE TREE PROTECTION ZONE SHALL BE MAINTAINED AND IRRIGATED THROUGHOUT.

• NO DEBRIS, SOIL, OR OTHER MATERIALS SHALL BE PLACED OR DEPOSITED WITHIN THE TREE PROTECTION ZONE OR AROUND OR ON TREE(S) LOCATED WITHIN THE PUBLIC RIGHT OF WAY. THIS INCLUDES THE POSTING OF SIGNS USING SCREWS, NAILS OR WIRE.

• TREE GROWING IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM CONSTRUCTION TRAFFIC AND VEHICULAR INGRESS / EGRESS TO THE PROPERTY BY PLACING TRENCH PLATES OF PLYWOOD TO PREVENT SOIL COMPACTION.

• NO TRIMMING OF TREES LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE PERMITTED. NO TRIMMING OF TREE ROOTS SHALL BE PERMITTED. IF ANY CONFLICT EXISTS BETWEEN CONSTRUCTION AND EXISTING CITY STREET TREES, THE CONTRACTOR WILL CONTACT CITY’S FACILITIES AND FIELD SERVICES DIVISION AT 323-848-6339 FOR RESOLUTION.

• NO PROTECTIVE ROOT BARRIERS ARE TO BE INSTALLED ON TREES LOCATED IN THE PUBLIC RIGHT OF WAY.

• TREE (S) CURRENTLY GROWING WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL BE PROTECTED AND RETAINED PER THE REQUIREMENTS.

• OWNER SHALL INSTALL AND MAINTAIN AN IRRIGATION SYSTEM CAPABLE OF PROVIDING SUFFICIENT AMOUNT OF WATER TO THE TREES PLANTED IN THE PUBLIC RIGHT OF WAY.

• OWNER IS RESPONSIBLE FOR NOTIFYING THE FACILITIES AND FIELD SERVICES DIVISION WHEN DEMOLITION / CONSTRUCTION PERMITS ARE ISSUED. CITY STAFF WILL INSPECT TO ENSURE THAT APPROPRIATE TREE PROTECTION MEASURES ARE IN PLACE. FAILURE TO DO SO MAY RESULT IN CONTRACTOR / BUILDER NEEDING TO POST A BOND WITH THE CITY OF WEST HOLLYWOOD AS INSURANCE AGAINST TREE FAILURE.

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: OWNER, RUSH LEISURE & RME, RICHARD LUSK LANDSCAPE LIC. C27 950714

Preparer's Statement:

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package.



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



IRRIGATION
NOTES

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PROJECT

TITLE

BENTLEY

3848 BENTLEY AVE.
CULVER CITY,
CA 90232

DESCRIPTION

DATE

NO.

SHEET

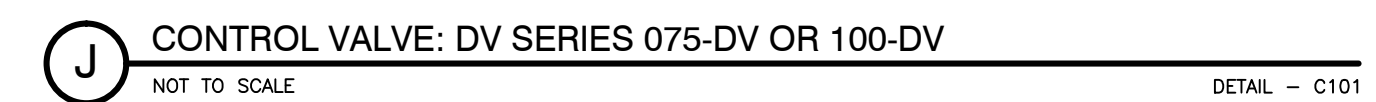
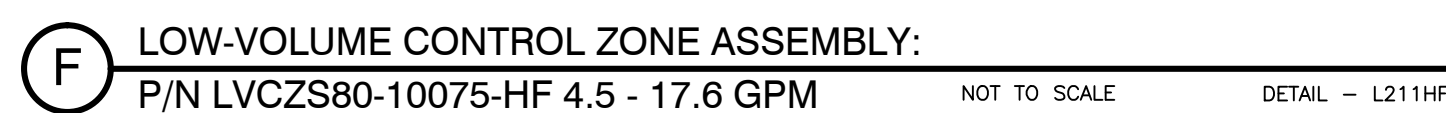
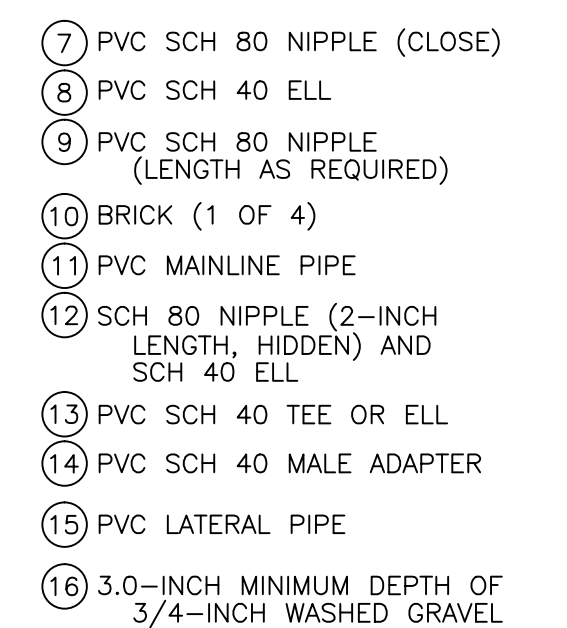
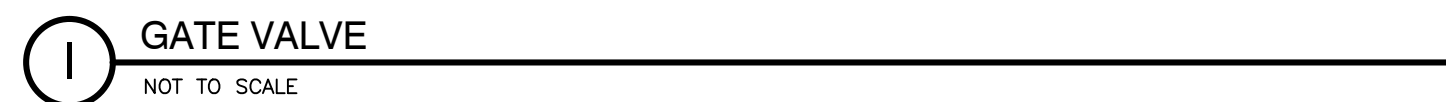
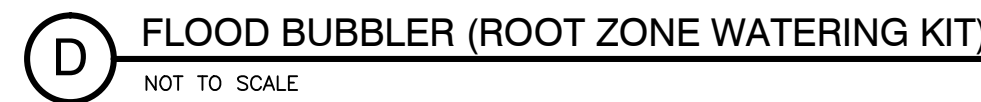
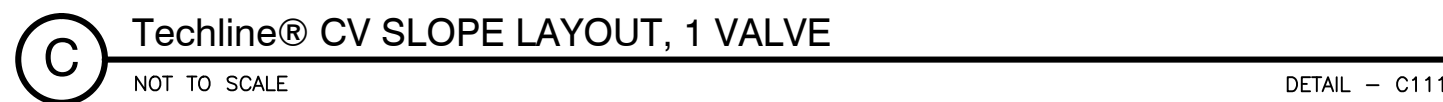
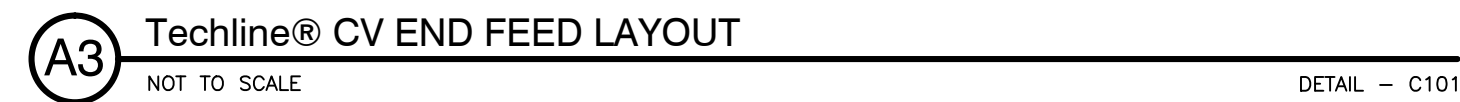
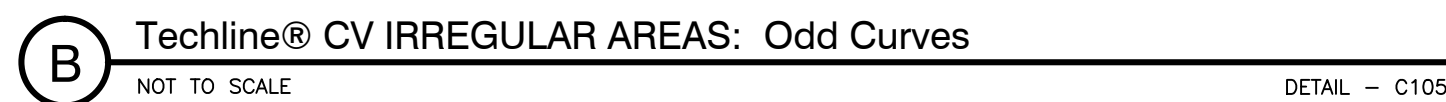
TITLE

IRR. NOTES

1-2

DATE

05.11.2018



GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

CULVER CITY GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND ANY AMENDMENTS THERETO, OTHER CITY STANDARDS, AND TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER, OR HIS/HER DESIGNEE.
- TRAFFIC CONTROL SHALL BE PER MUTCD AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR.
- CONTRACTOR SHALL CALL FOR INSPECTION FOR ANY WORK PROPOSED AT 310.253.5600 AT LEAST 48 HOURS IN ADVANCE. FAILURE TO PROPERLY NOTIFY THE PUBLIC WORKS INSPECTOR IS CAUSE FOR REVOCATION OF PERMIT.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSE AND TO REPAIR OR REPLACE ANY DAMAGED TO THE PUBLIC RIGHT-OF-WAY, TO INCLUDE EXISTING TRAFFIC LOOPS, SIGNAL, LIGHTING, ELECTRICAL SYSTEMS, AND UNDERGROUND INSTALLATIONS (WHETHER OR NOT PHYSICALLY MARKED OR SHOWN ON THE CONTRACT PLANS), DAMAGED CAUSED BY THE CONSTRUCTION OF THE PROPOSED WORK OR PROJECT. SUCH REPAIRS OR REPLACEMENT SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
- WORKING HOURS SHALL BE FROM 9:00 AM TO 3:00 PM WEEKDAYS ON PUBLIC RIGHT OF WAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER; ALL CONSTRUCTION ACTIVITY ON PRIVATE PROPERTY SHALL BE PROHIBITED, EXCEPT BETWEEN THE HOURS OF: 8:00 A.M. AND 8:00 P.M. MONDAYS THROUGH FRIDAYS; 9:00 A.M. AND 7:00 P.M. SATURDAYS ;10:00 A.M. AND 7:00 P.M. SUNDAYS
- TO MINIMIZE INCONVENIENCE TO TRAFFIC AND THE PUBLIC IN GENERAL, THE CONTRACTOR SHALL SCHEDULE THE CONCRETE PLACEMENT AND/OR ROADWAY PAVEMENT TO BE COMPLETED NO LATER THAN TWO (2) DAYS AFTER THE REMOVAL OPERATIONS, UNLESS APPROVED BY PUBLIC WORK INSPECTOR. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR MOVEMENT AT AND AROUND ALL CONSTRUCTION SITES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. APPROVED BARRIERS AND SIGNS (TRAFFIC FLAGGING PERSONNEL, IF NECESSARY), SHALL BE FURNISHED AND UTILIZED BY THE CONTRACTOR TO ENSURE PUBLIC SAFETY AT ALL TIMES.
- THE CONTRACTOR SHALL NOT DISCHARGE OR PERMIT TO BE DISCHARGED TO ANY STREET, STORM DRAIN, OF ANY APPURTENANCE THEREOF; ANY NON-RAIN WATER OR OTHER LIQUID FROM THE PROJECT SITE OF FROM OPERATIONS PERTAINING TO THE PROJECT SITE, PER NPDES REGULATIONS AND CITY'S STORM WATER POLLUTION ORDINANCE SECTION 5.02.500 ET SEQ.
- CATCH BASINS WITHIN 50 FEET OF WORK AREA SHALL BE PROTECTED WITH PERMEABLE FABRIC AND SANDBAGS PRIOR TO COMMENCING WORK AND MAINTAINED DURING DURATION OF OPERATION. FAILURE TO PROVIDE PROTECTION TO THE CATCH BASIN(S) AND STORM DRAIN INLET(S) IS CAUSE FOR REVOCATION OF PERMIT.
- STOCKPILING OF MATERIAL OR EQUIPMENT IN THE PUBLIC RIGHT OF WAY IS PROHIBITED UNLESS AUTHORIZED BY THE PUBLIC WORKS DIRECTOR/CITY ENGINEER OR HIS/HER DESIGNEE.
- THE PROJECT WORK AREA SHALL BE KEPT CLEAN, SAFE, AND SANITARY CONDITION. AT THE END OF EACH WORK DAY, THE PROJECT WORK AREA SHALL BE SWEEP BY MANUAL OR MECHANICAL MEANS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR/CITY ENGINEER, OR HIS/HER DESIGNEE.
- NO STAGING OF CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES ALONG PUBLIC RIGHT OF WAY UNLESS AUTHORIZED BY THE PUBLIC WORKS DIRECTOR/CITY ENGINEER OR HIS/HER DESIGNEE.
- CONSTRUCTION VEHICLES SHALL NOT BE PARKED OVER NIGHT OR DURING NON-OPERATIONAL HOURS ON PUBLIC RIGHT OF WAY.

CULVER CITY GRADING NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPENDIX CHAPTER 33 OF THE 2001 CALIFORNIA BUILDING CODE. ALL CITY OF CULVER CITY MUNICIPAL CODES, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION OF THE PERMIT WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- DEVELOPER'S ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE APPROVED PLANS AND APPENDIX CHAPTER 33, EXCAVATION AND GRADING, OF THE CALIFORNIA BUILDING CODE.
- FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND APPROVED BY THE SOILS ENGINEER AND PUBLIC WORKS INSPECTOR PRIOR TO PLACING THE FILL.
- FILLS SHALL BE COMPACTED THROUGHOUT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-78.
- THE SOILS ENGINEER MUST APPROVE ALL GRADING, INCLUDING THE STABILITY OF ANY SLOPES CREATED, EXISTING, OR REMAINING.
- THE SOILS ENGINEER, _____, SHALL CERTIFY BY LETTER THAT THEY HAVE REVIEWED THIS PLAN AND THAT IT WAS PREPARED IN CONFORMANCE WITH THEIR GEOTECHNICAL INVESTIGATION DATED _____.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
- UPON COMPLETION OF THE ROUGH GRADING AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE FOLLOWING REPORTS AND DRAWINGS AND ANY SUPPLEMENTS THERETO SHALL BE SUBMITTED TO THE CITY ENGINEER:
 - AN AS-BUILT GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
 - A CERTIFICATION BY THE CIVIL ENGINEER THAT THE GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLAN AND CALIFORNIA BUILDING CODE APPENDIX CHAPTER 33. ALONG WITH THIS CERTIFICATION, A SURVEY SHOWING THE FINAL ROUGH PAD GRADE ELEVATIONS SHALL BE SUBMITTED.
 - A CERTIFICATION BY THE SOILS ENGINEER THAT THE GRADING HAS BEEN COMPLETED TO HIS SATISFACTION AND IS IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE CHAPTER 33.
 - A FINAL COMPACTION REPORT PREPARED BY THE SOILS ENGINEER.

GRADING PRE-INSPECTION NOTES:

- A GRADING PERMIT IS REQUIRED FOR EXCAVATION AND BACKFILL.
- A RETAINING WALL PERMIT IS REQUIRED.
- OSHA PERMIT IS REQUIRED FOR VERTICAL CUTS OF 5 FEET OR OVER.
- ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL.
- COMPLY WITH THE PROVISIONS OF SECTION 91.1804.4 FOR EXPANSIVE SOIL CONDITIONS.
- IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- GEOLOGICAL AND SOILS REPORT(S) ARE REQUIRED. SUBMIT THREE COPIES (1 ORIGINAL AND 2 COPIES), WITH APPROPRIATE FEES, TO THE GRADING SECTION FOR REVIEW AND APPROVAL.
- INCORPORATE ALL RECOMMENDATIONS OF THE APPROVED GEOLOGICAL AND SOILS REPORT(S) AND DEPARTMENT LETTER DATED TO COME INTO THE PLANS. GEOLOGIST AND SOILS ENGINEER TO SIGN PLANS.
- SITE IS SUBJECT TO MUDFLOW. COMPLY WITH PROVISIONS OF SECTION 91.70114.3.
- BUILDINGS SHALL BE LOCATED CLEAR OF THE TOE OF ALL SLOPES WHICH EXCEED A GRADIENT OF 3 HORIZONTAL TO 1 VERTICAL AS PER SECTION 91.1806.5.2
- FOOTINGS SHALL BE SET BACK FROM DESCENDING SLOPE SURFACE EXCEEDING 3 HORIZONTAL TO 1 VERTICAL AS PER SECTION 91.1806.5.3
-
- DEPARTMENT APPROVAL IS REQUIRED FOR CONSTRUCTION OF STRUCTURES ON OR OVER SLOPES STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL..
-
- ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHELL BE CONDUCTED VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM (UNLESS OTHERWISE SHOWN ON PLANS).
- A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR PILES.
- ALL FILL OR BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D-1551.
- "THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR."
- EXISTING NON-CONFORMING SLOPES SHALL BE CUT AT 2:1 (26 GRADES) OR RETAINED.
- ALL CUT OR FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (26 DEGREES).
- STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
- APPROVAL REQUIRED BY DEPARTMENT OF PUBLIC WORKS.
- SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
- THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR.
- THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.

INSPECTION OF EXCAVATION AND FILLS NOTES:

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SUPERINTENDENT OF BUILDING WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:

- INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT BEFORE ANY GRADING OR BRUSHING IS STARTED.
- TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE ANY FILL IS PLACED.
- EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF EXCAVATION EXCEEDS TEN FEET.
- FILL INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF EXCAVATION EXCEEDS TEN FEET.
- DRAINAGE DEVICE INSPECTION: AFTER FLOWS AND PIPE ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED.
- ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF THE ROUGH GRADING WITHOUT THE NECESSITY OF THE DEPARTMENT HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
- FINAL: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND THE AS-GRADED PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED.
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTION HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
- A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEEDS 60,000 S.F. SEC. 91.7011.5

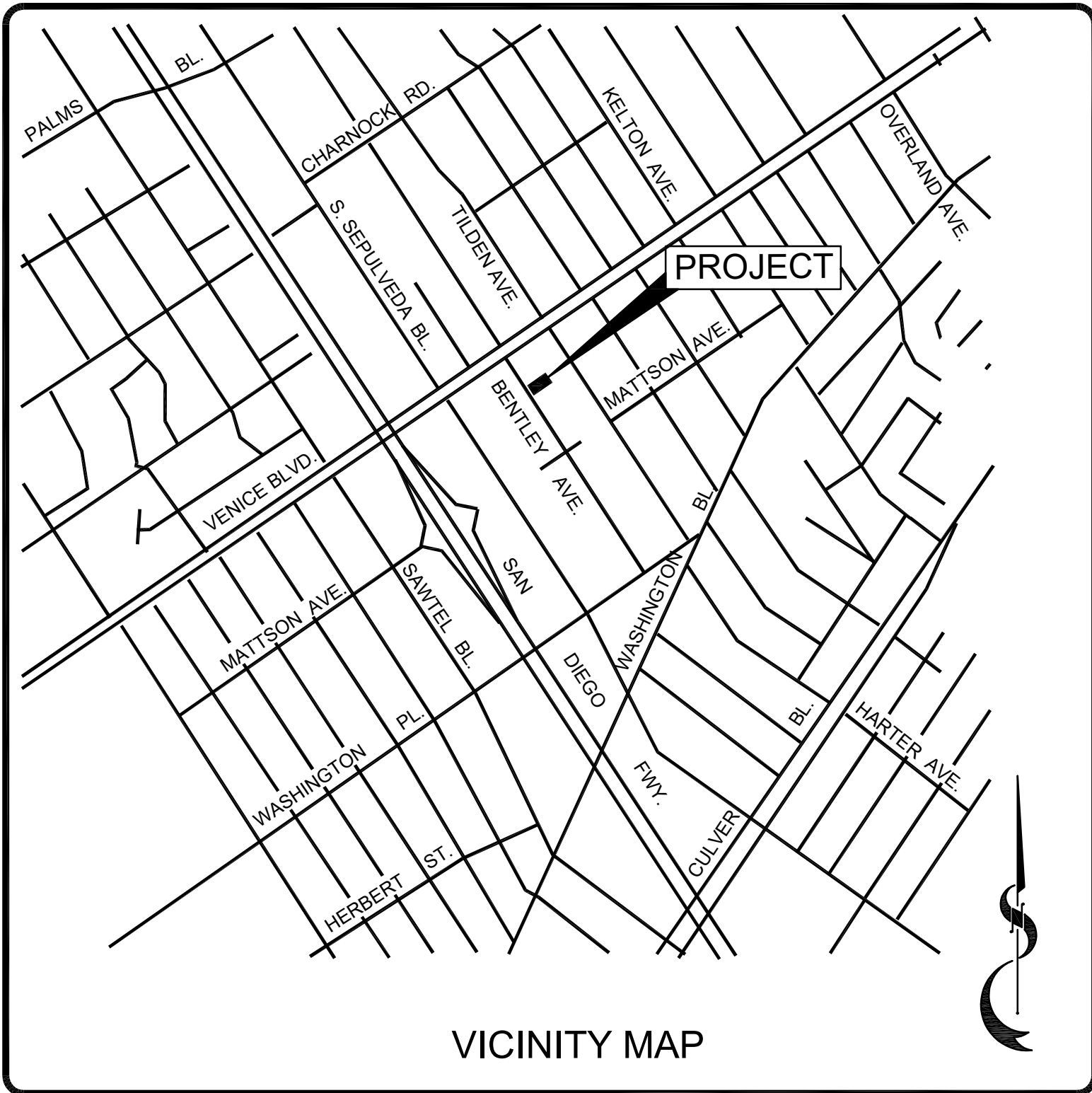
GENERAL NOTES:

- THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES
- PROJECT'S GEOTECHNICAL REPORTS ARE PART OF THIS PLAN.
- SOILS REPORT SPECIFICATIONS SHALL HAVE PRECEDENCE OVER DRAWINGS.
- ALL GRADED SLOPES SHALL BE PLANTED AND SPRINKLERED. SEC. 91.7012.1
- STANDARD 1/2 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC. 91.7013.3
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTION HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN 0.005 MM REQUIRE 95% COMPACTION. SEC. 91.7011.3
- TEMPORARY EROSION CONTROL PROCEDURES TO BE INSTALLED BETWEEN OCTOBER 1ST AND APRIL 15TH. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. SEC. 91.7007.1
- NO WORK WHATSOEVER SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR.
- OWNER SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY GRADING AND CONSTRUCTION. OWNER SHALL, AT ALL TIMES, PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- IF A GRADING JOB EXTENDS OVER A PERIOD OF TIME EXCEEDING SIX MONTHS, THE DEPARTMENT MAY REQUIRE PLANTING OF THOSE PORTIONS OF THE JOB WHERE ALL OTHER GRADING REQUIREMENTS HAVE BEEN MET IN ORDER TO PREVENT DUST AND EROSION.
- HIGHWAY EQUIPMENT SHALL BE KEPT IN GOOD OPERATION CONDITION AND MUFFLED AS REQUIRED BY LAW.
- CONTRACTOR SHALL CONTROL NOISE RESULTING FROM REPAIR OR HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS BY LOCATING SUCH ACTIVITIES AS FAR AS PRACTICABLE FROM ADJACENT INHABITED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC NUISANCE OR DISTURB THE PEACE.
- PRIOR TO THE START OF HAULING, OBTAIN HAUL ROUTE PERMIT FROM THE CULVER CITY ENGINEERING DEPARTMENT.
- THE EXPORT OR IMPORT OF THE FILL MATERIAL SHALL BE COMPLETED WITHIN THE MAXIMUM TIME LIMIT OF 30 DAYS FROM THE START OF HAULING.
- THE FILL MATERIAL IN EACH TRUCKLOAD SHALL BE KEPT LOW ENOUGH TO PREVENT SPILLAGE AND SHALL BE SUFFICIENTLY WET DOWN TO PREVENT DUST.
- NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW SUCH MATERIALS TO BLOW OR SPILL OVER AND UPON THE PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE OR ADJACENT PRIVATE PROPERTY.
- NO PERSON SHALL, WHEN EXCAVATING, COMPACTING HAULING OR MOVING EARTHY, SAND, GRAVEL, ROCK STONE, DEBRIS, OR ANY OTHER SIMILAR SUBSTANCE, CAUSE, ALLOW OR PERMIT ANY MUD, EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS OR OTHER SUBSTANCE TO DROP, BE DEPOSITED, OR FALL FROM THE BODY, TIRES, OR WHEELS OF ANY VEHICLE SO USED UPON ANY PUBLIC STREET OR ALLEY WITHOUT IMMEDIATELY AND PERMANENTLY REMOVING THE SAME THEREFROM.
- PERMISSION SHALL BE SECURED FROM THE DEPARTMENT OF PUBLIC WORKS IF THE TRUCKS ARE LOADED IN THE STREET.
- THE LOCATION OF DUMPING EXCESS SOIL SHALL BE APPROVED BY THE GRADING INSPECTOR PRIOR TO STARTING EXCAVATION.
- BRUSHING AND SCARIFYING OF SLOPES SHALL PROCEED ONLY AS FAR AS PERIODICALLY CLEARED BY THE GRADING INSPECTOR.
- SLOPES SHALL BE BRUSHED PRIOR TO PLACING FILL.
- LOOSE MATERIAL SHALL NOT EXCEED 3" IN DEPTH ON A FILLED SLOPE.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL LOOSE FILL SHALL BE REMOVED AND COMPACTED.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS.
- THE ENGINEERING GEOLOGIST, SOILS ENGINEER AND CIVIL ENGINEER SHALL COMPLY WITH RGA-4-67 AND SHALL PROVIDE THE DEPARTMENT WITH A GRADING CERTIFICATION UPON COMPLETION OF THE JOB.
- AN AS-GRADED PLAN AT A SCALE OF 1"=20' PREPARED BY CIVIL ENGINEER SHALL BE SUBMITTED WITH THE REQUIRED GRADING CERTIFICATIONS TO THE DEPARTMENT UPON JOB COMPLETION.
- THE PERMITTEE SHALL PROVIDE SUPERVISORY CONTROL DURING THE GRADING OPERATION TO INSURE COMPLIANCE WITH APPROVED PLANS AND WITH THE MUNICIPAL CODE. WHEN NECESSARY, THE PERMITTEE SHALL AVAL HIMSELF OF GEOLOGICAL AND FOUNDATION ENGINEERING SERVICES TO IMPLEMENT HIS SUPERVISORY CONTROL.
- GRADING IN OR ADJACENT TO THE PUBLIC PROPERTY REQUIRES DEPARTMENT OF THE PUBLIC WORKS APPROVAL.
- GRADING (INCLUDING THE EXPORT OR IMPORT OF EARTH MATERIAL) SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ON ANY DAY, NOR ON SUNDAY AT ANY TIME, EXCEPT IN EMERGENCIES AS PROVIDED IN 91.7001(F).
- ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY A S.T.M. METHOD D-1557
- SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE AND SOILS REPORT.
- SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS.
- ALL RECOMMENDATIONS AND CONDITIONS OF GEOTECHNICAL REPORT BY PROJECT'S GEOTECHNICAL ENGINEER AND THE DEPARTMENT OF BUILDING AND SAFETY APPROVAL LETTER SHALL BE PART OF THIS PLANS.
- BUILDINGS SHALL BE LOCATED CLEAR OF TOE OF ALL SLOPES WHICH EXCEED A SLOPE OF 5:1 AS PER SECTION 1806.4.
- FOOTING SHALL BE SETBACK FROM THE DESCENDING SLOPE SURFACE EXCEEDING 3 HORIZONTAL TO 1 VERTICAL AS PER SECTION 91.1806.4.3, MIN. 5' REQUIRED.
- CONTRACTOR AND/OR THE OWNER SHALL VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
- PROJECT'S ARCHITECT SHALL APPROVE ALL FINISHED FLOOR AND PAD ELEVATIONS FOR CONFORMANCE TO HIS/HER BUILDING PLAN.

- EXCAVATION ALONG PROPERTY LINE SHALL BE AT TEMPORARY SLOP OF 1:1. IF VERTICAL CUT IS REQUIRED ALONG PROPERTY LINE, CUT SLOT OF MAXIMUM OF 20 LINEAR FEET, REMOVE & RECOMPACT PRIOR TO THE NEXT SLOT CUT OR AS DIRECTED BY PROJECT SOILS ENGINEER.
- PROPERLY ABANDON ALL DRAINAGE LINES THAT DAYLIGHT TO THE SLOPE.
- IF AT ANY STAGE OF WORK ON AN EXCAVATION OR FILL THE DEPARTMENT DETERMINES BY INSPECTING THAT FURTHER WORK AS AUTHORIZED BY AN EXISTING PERMIT IS LIKELY TO ENDANGER ANY PROPERTY OR PUBLIC WAY, THE DEPARTMENT MAY REQUIRE AS A CONDITION TO ALLOW THE WORK TO CONTINUE THAT PLANS FOR SUCH WORK BE AMENDED TO INCLUDE ADEQUATE SAFETY PRECAUTIONS.
- BUILDING TO BE CLEAR OF ASCENDING SLOPES EXCEEDING 3:1 [H:V] A MINIMUM OF H/2 BUT NEED NOT EXCEED 15FT. SEC. 1806.5.2
- FOOTINGS TO BE SETBACK FROM DESCENDING SLOPES EXCEEDING 3:1 [H:V] A MINIMUM OF H/3 BUT NEED NOT EXCEED 40 FT. SEC. 1806.5.3
- RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

ENGINEER'S NOTE TO CONTRACTOR:

- CONTRACTOR SHALL VERIFY ALL EXISTING EXISTING ELEVATIONS AND FIELD CONDITIONS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION AND PRIOR TO ANY HARD SURFACE CONSTRUCTION.
- VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. PRIOR TO ANY CONSTRUCTION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES.
- SEE ARCHITECTURAL PLANS FOR BUILDING AND SITE DIMENSIONS, STRIPING, CONCRETE COLOR, SIGNAGE, WALKWAYS, UTILITIES, NOTES AND DETAILS.
- UTILITY TRENCHES SHOULD BE PROPERLY BACKFILLED. PIPES SHOULD BE PROPERLY BEDDED AND SHADED WITH CLEAN SANDS. THE REMAINDER OF THE BACKFILL MAY BE ONSITE SOIL COMPACTED PER SOILS REPORT..
- PRIOR TO CONSTRUCTION, PROJECT'S ARCHITECT SHALL APPROVE ALL FINISHED FLOOR AND PAD ELEVATIONS FOR CONFORMANCE TO HIS/HER BUILDING PLAN.
- USE ARCHITECT PLAN FOR HORIZONTAL LOCATION OF ALL STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL CONSTRUCTION STAKES FOR LOCATION AND ELEVATION PRIOR TO ACCEPTANCE FOR CONSTRUCTION. DO NOT PROCEED IF ANY STAKE FOUND TO BE OUT OF HORIZONTAL OR VERTICAL ALIGNMENT, OR INCONSISTENT WITH PLAN. NOTIFY SURVEYOR AND ENGINEER TO OBTAIN DIRECTION AND/OR CORRECTION.



IMPORTANT NOTICE
SECTION 4126 / 4127 OF THE GOVERNMENT
CODE REQUIRES A DIGALERT
IDENTIFICATION NUMBER BE ISSUED
BEFORE A "PERMIT TO EXCAVATE" WILL
BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE
ALERT
TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA
GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

DRAWING NO.

LEGEND:	
C.B.	CATCH BASIN
C.F.	CURB FACE
D.F.	DEEPEEN FOOTING
E.G.	EXISTING GRADE ELEVATION
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
H.	RETAINING HEIGHT
H.P.	HIGH POINT
INV.	PIPE INVERT ELEVATION
L.P.	LOW POINT
M.H.	MANHOLE
P.A.	PLANTING AREA
P.I.	POINT OF INTERSECTION
P.L.	PROPERTY LINE
PROP.	PROPOSED
R	RIDGE LINE
S.S.	SANITARY SEWER
T.C.	TOP OF CURB
T.C.O.	TOP OF CLEAN OUT
T.F.	TOP OF FOOTING
T.G.	TOP OF GRATE
T.P.	TOP OF PAVEMENT
T.W.	TOP OF WALL
892	FINISH CONTOUR
	EXISTING CONTOUR
X 892.0	EXISTING SPOT ELEVATION
	EASEMENT LINE
	TOP OR TOE OF SLOPE
F	CUT / FILL CONTACT LINE
C	
	PROPOSED RETAINING WALL, (REQUIRES SEPARATE PERMIT)

PLANS PREPARED UNDER THE DIRECTION OF:

MO SAHEBI, PE 33508
DATE 6/24/2018



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

GRADING PLAN GENERAL NOTES

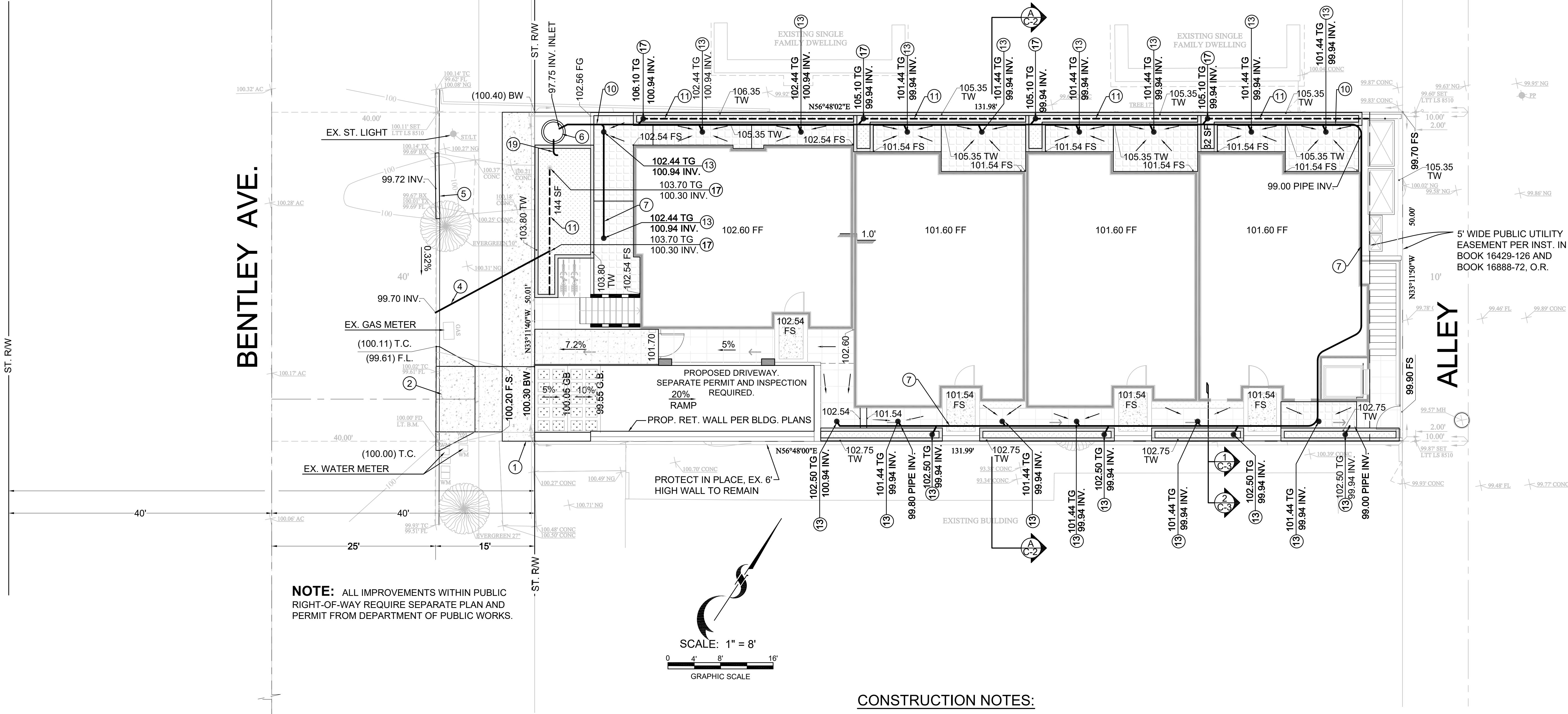
3846 BENTLEY AVE. CULVER CITY CA

SIGNED _____
DATE:

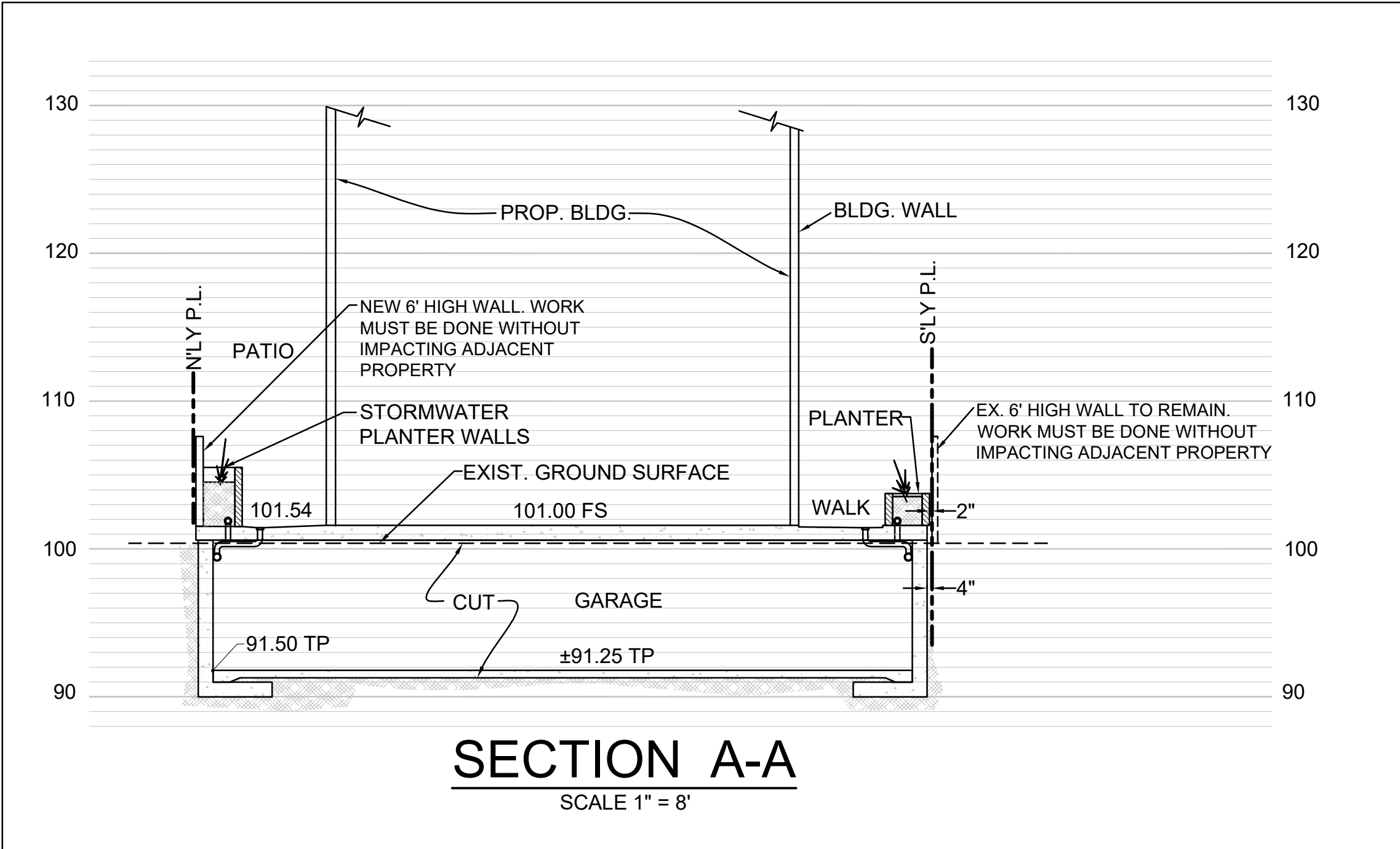
SHEET 1 OF 6

PFN: 1805-464
DATE: 6-24-2018

C-1



NOTE: ALL IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY REQUIRE SEPARATE PLAN AND PERMIT FROM DEPARTMENT OF PUBLIC WORKS.



CONSTRUCTION NOTES:

- 1 SAW CUT EXISTING CONCRETE & JOIN
- 2 CONST. DRWY. APPROCH PER SPPWC STD. NO. 110-2, TYPE B, W=10', Y= 6'
- 3 CONST. SIDEWALK PER SPPWC STD. 112-2, AND 113-2
- 4 INSTALL 4" C.I. CURB DRAIN SPPWC STD. NO. 150-3
- 5 CONST. CONC. CURB PER SPPWC STD. NO. 120-2, TYPE A1-6
- 6 SUMP PUMPS PER MECH. ENGR. PLAN (OBTAIN SEPARATE PERMIT)
- 7 INSTALL 4" C.I. PIPE
- 8 INSTALL 4" PVC -SDR35
- 9 INSTALL 6" PVC -SDR35
- 10 INSTALL 6" C.I. PIPE
- 11 INSTALL 6" PERFORATED PVC PIPE
- 12 INSTALL C.B. PER DETAIL 1/C-4
- 13 CONST. AREA DRAIN PER DETAIL 2/C4
- 14 CONST. BIORETENTION PLANTER PER DETAIL 5/C-4
- 15 STENCIL "NO DUMPING" PER DETAIL 6/ C-4
- 16 INSTALL 6" PIPE CLENOUT
- 17 OVERFLOW STAND PIPE WITH 6" ATRIUM DRAIN,
- 18 INSTALL 10 L.F. OF 12" WIDE TRENCH DRAIN PER DETAIL 3/C-4
- 19 SUMP PUMP DISCHARGE PIPE INTO PLANTER

NOTICE TO CONTRACTOR:

- 1 - ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL ALONG THE PUBLIC RIGHT OF WAY OR WITHIN 5 FEET OF SEWER EASEMENT REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION. THE DESIGN AND CONSTRUCTION OF THE ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL SHALL BE PER APWA STANDARD PLANS AND GREEN BOOK.
- 2 - ANY WORK PROPOSED IN THE PUBLIC RIGHT OF WAY TO INCLUDE DRIVEWAY RECONSTRUCTION REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION
- 3 - OWNER SHALL RECONSTRUCT THE DRIVEWAY APPROACH, SIDEWALKS AND/OR CURB AND GUTTER PER APWA STANDARD PLANS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 4 - OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON-CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 5 - ALL WORK MUST BE DONE WITHOUT IMPACTING ADJACENT PROPERTIES.

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

DRAWING NO.

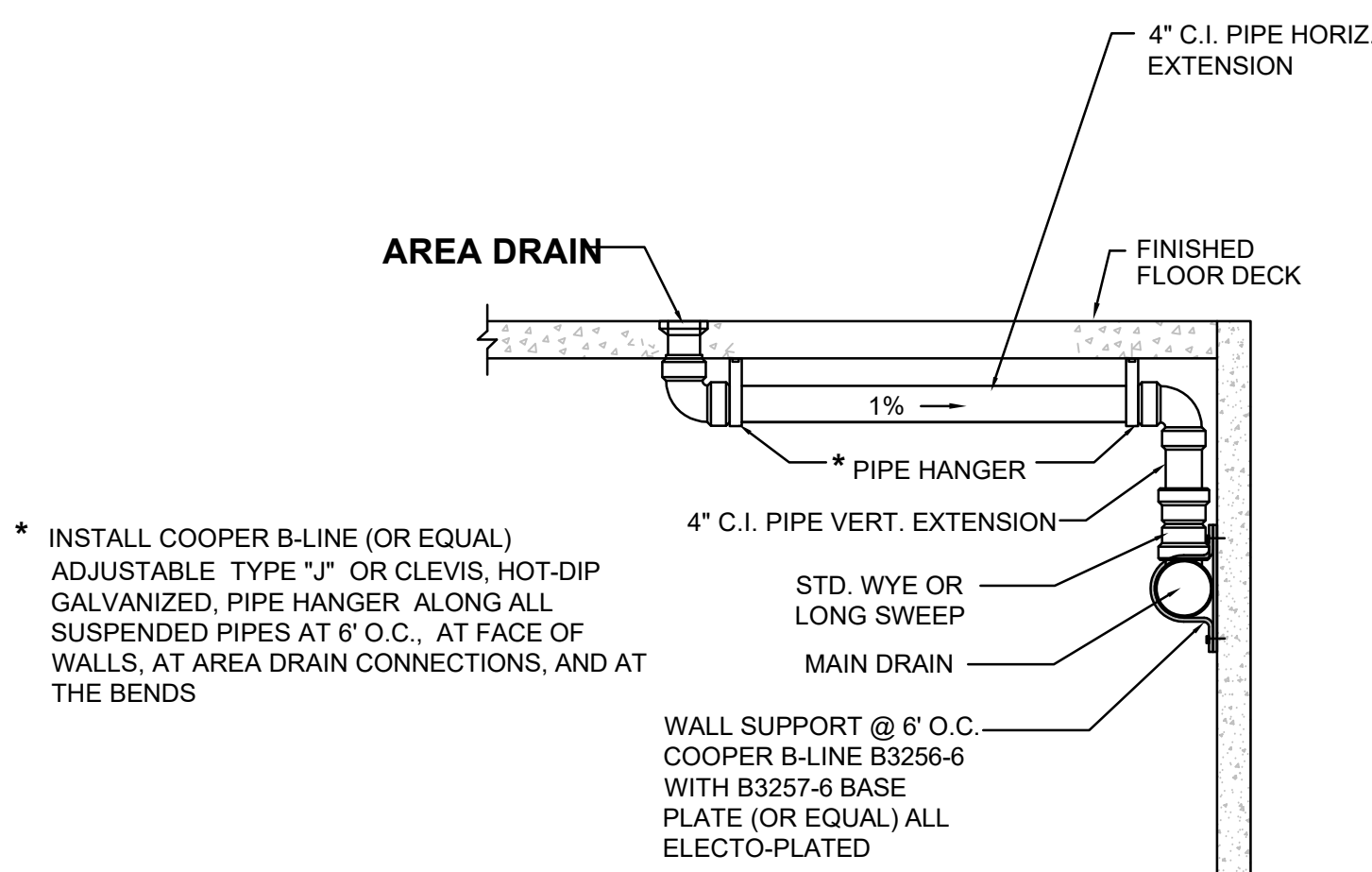
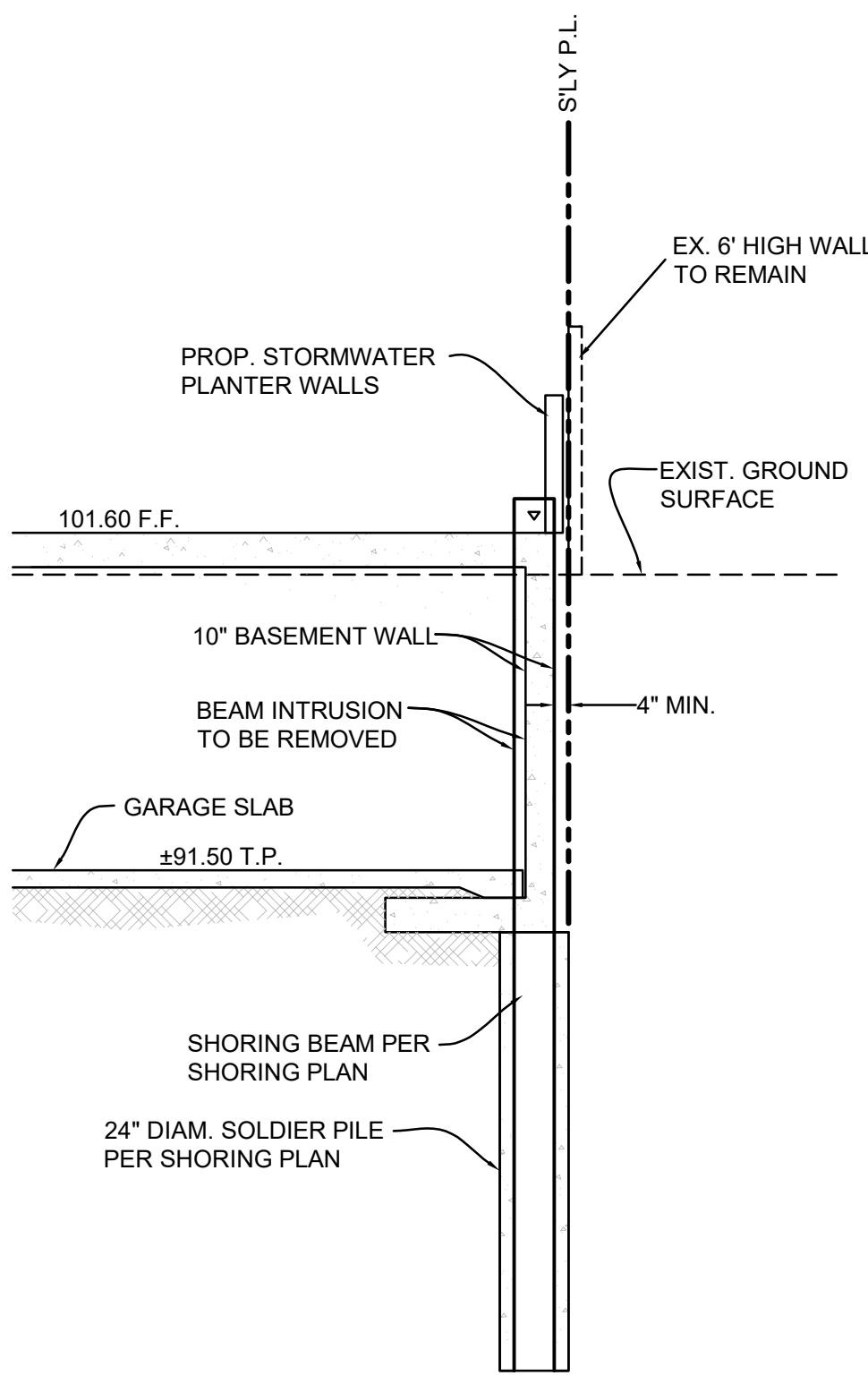
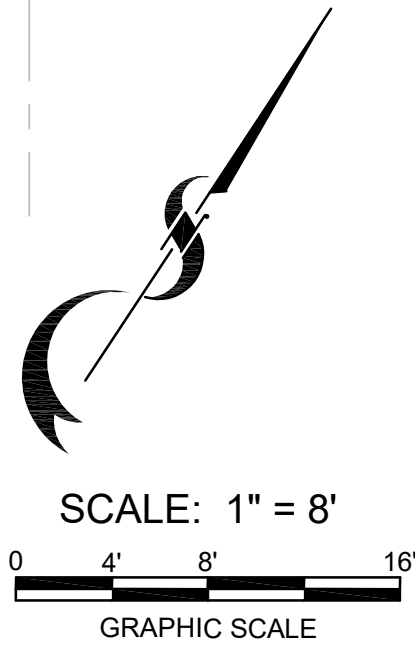
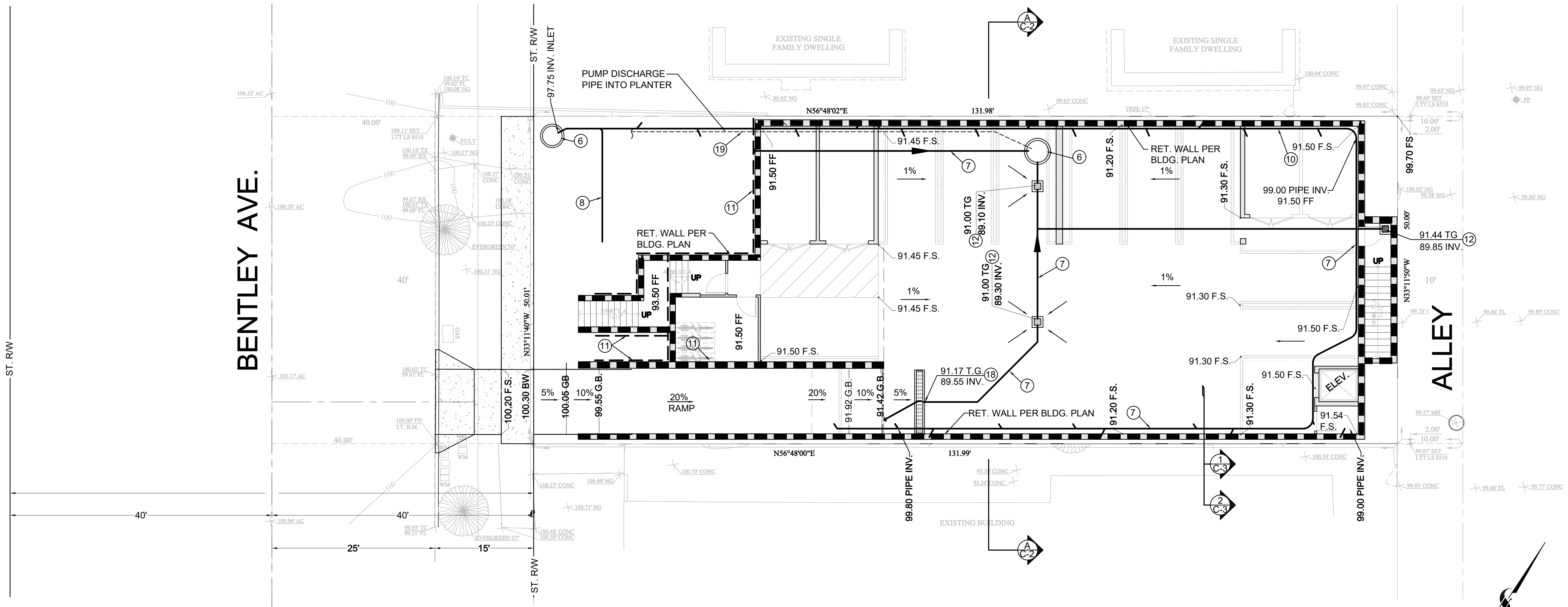
GRADING AND DRAINAGE PLAN

3846 BENTLEY AVE. CULVER CITY CA

SIGNED: _____
DATE: _____

SHEET 2 OF 6
PFN: 1805-464
DATE: 6-24-2018

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CONSTRUCTION NOTES:

- 1 SAW CUT EXISTING CONCRETE & JOIN
- 2 CONST. DRWY. APPROCH PER SPPWC STD. NO. 110-2, TYPE B, W=10', Y= 6'
- 3 CONST. SIDEWALK PER SPPWC STD. 112-2, AND 113-2
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- 18 INSTALL 10 L.F. OF 12" WIDE TRENCH DRAIN PER DETAIL 3/C-4
- 19 SUMP PUMP DISCHARGE PIPE INTO PLANTER

NOTICE TO CONTRACTOR:

- 1 - ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL ALONG THE PUBLIC RIGHT OF WAY OR WITHIN 5 FEET OF SEWER EASEMENT REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION. THE DESIGN AND CONSTRUCTION OF THE ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL SHALL BE PER APWA STANDARD PLANS AND GREEN BOOK.
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- 3 - OWNER SHALL RECONSTRUCT THE DRIVEWAY APPROACH, SIDEWALKS AND/OR CURB AND GUTTER PER APWA STANDARD PLANS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 4 - OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON-CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 5 - ALL WORK MUST BE DONE WITHOUT IMPACTING ADJACENT PROPERTIES.

CITY OF CULVER CITY

PUBLIC WORKS DEPARTMENT

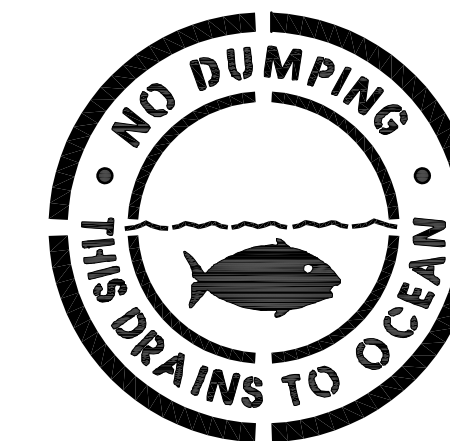
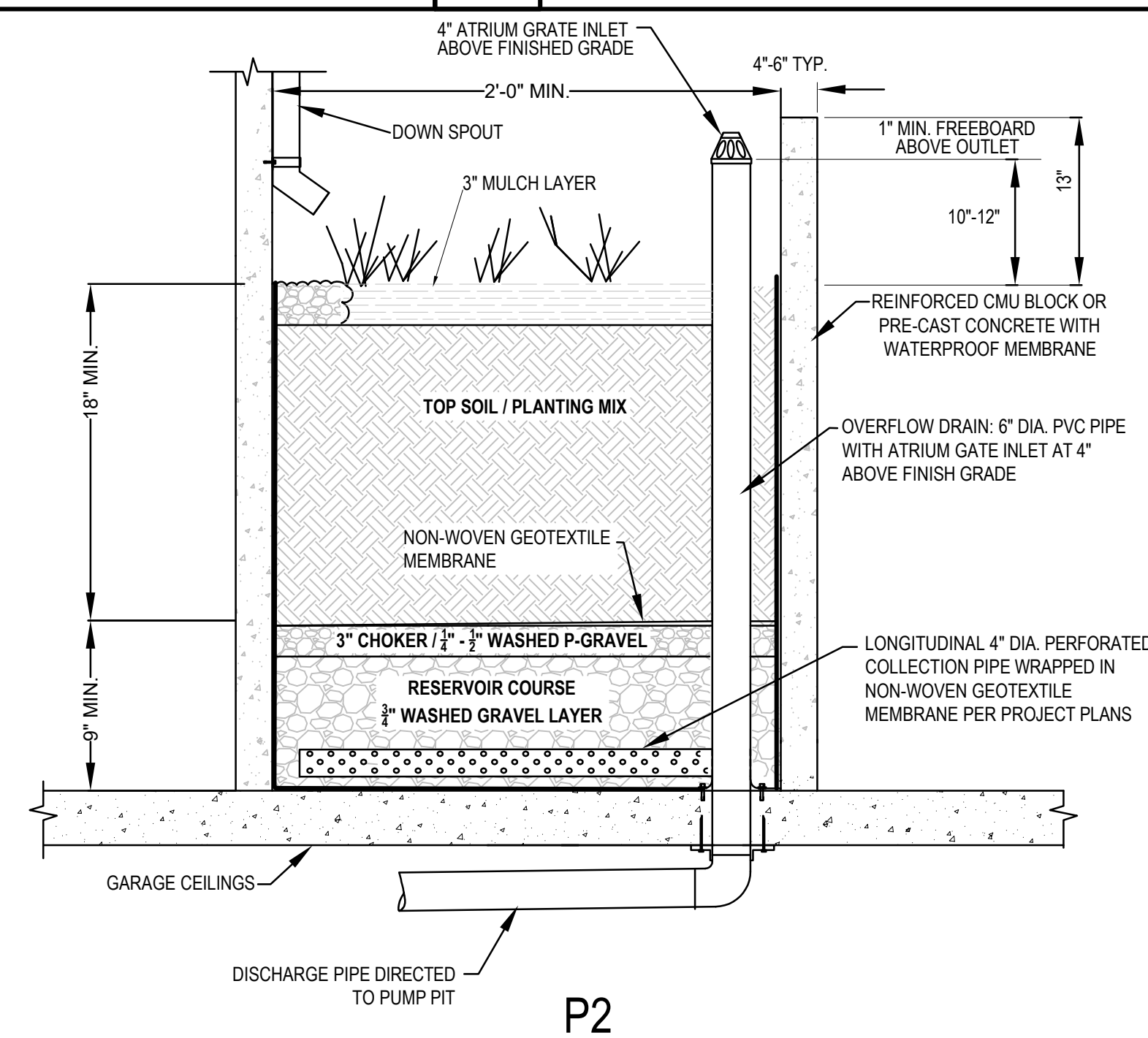
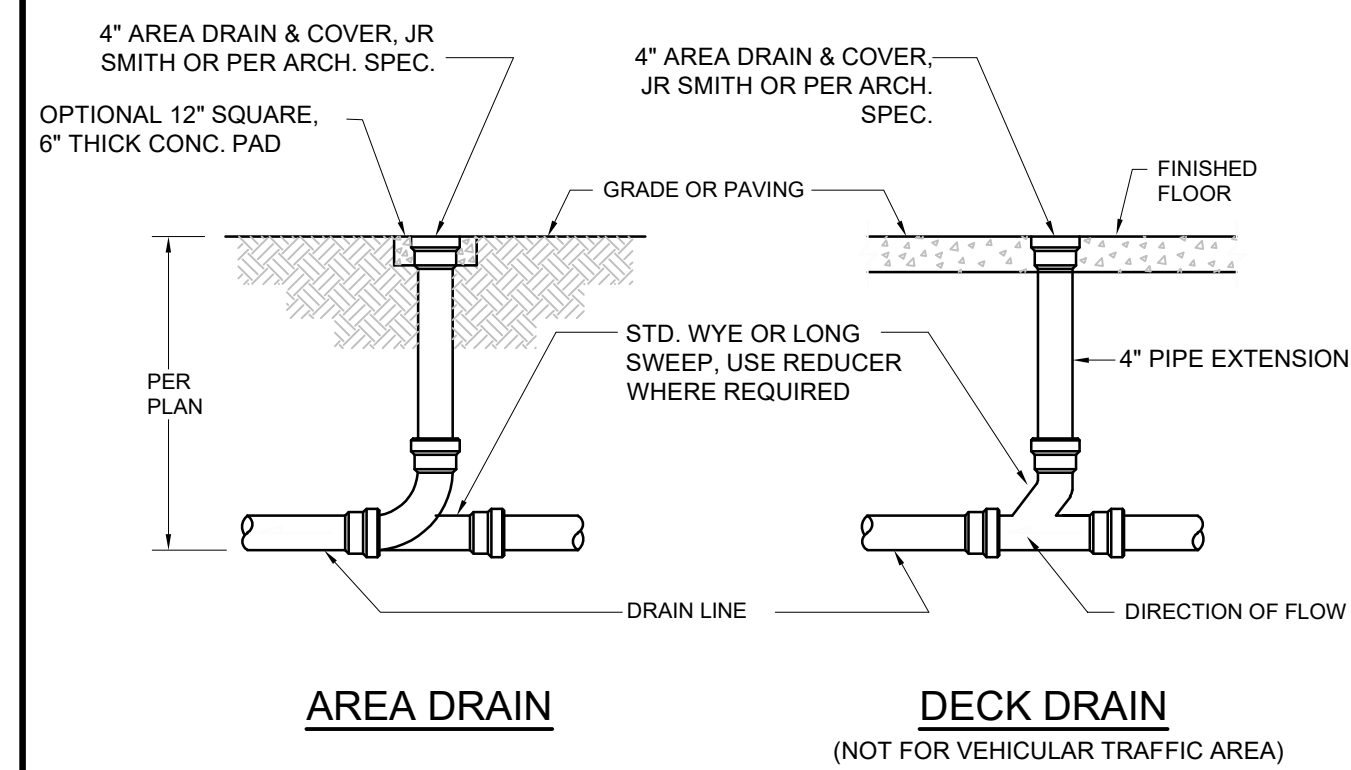
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN

FOR

3846 BENTLEY AVE. CULVER CITY CA

DRAWING NO.



6	NO DUMPING STENCIL NTS
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PLANEX
Associates

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

GRADING PLAN DETAILS

3846 BENTLEY AVE. CULVER CITY CA

SIGNED _____
DATE: _____

SHEET 4 OF 6

PFN: 1805-464
DATE: 6-24-2018

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CITY OF CULVER CITY
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

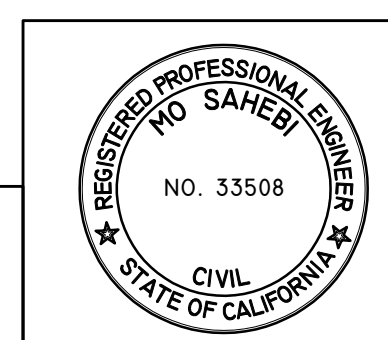
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PLANS PREPARED UNDER THE DIRECTION OF:

MO SAHEBI, PE 33508

6/24/2018

DATE _____



TEMPORARY EROSION CONTROL MEASURES GENERAL NOTES:

- IN CASE OF EMERGENCY, CALL _____ AT _____ (24-HOUR TELEPHONE).
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPS NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY."

CIVIL ENGINEERS/ARCHITECTS SIGNATURE DATE

- AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPS WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL COMPLY WITH THE "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK

CONSTRUCTION NOTES:

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, NOVEMBER 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT. (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL):

EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES AND MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC13 - RESERVED
- EC14 - COMPOST BLANKETS
- EC15 - SOIL PREPARATION/ROUGHENING
- EC16 - NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1 - SILT FENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECK DAM
- SE5 - FIBER ROLLS
- SE6 - GRAVEL BAG BERM
- SE7 - STREET SWEEPING AND VACUUMING
- SE8 - SANDBAG BARRIER
- SE9 - STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DIKE
- SE13 - COMPOST SOCKS & BERMS
- SE14 - BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE / OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

- NS1 - WATER CONSERVATION PRACTICES
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRINDING OPERATIONS
- NS4 - TEMPORARY STREAM CROSSING
- NS5 - CLEAR WATER DIVERSION
- NS6 - ILLICIT CONNECTION / DISCHARGE
- NS7 - POTABLE WATER / IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - PILE DRIVING OPERATIONS
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATERIAL AND EQUIPMENT USE
- NS15 - DEMOLITION ADJACENT TO WATER
- NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

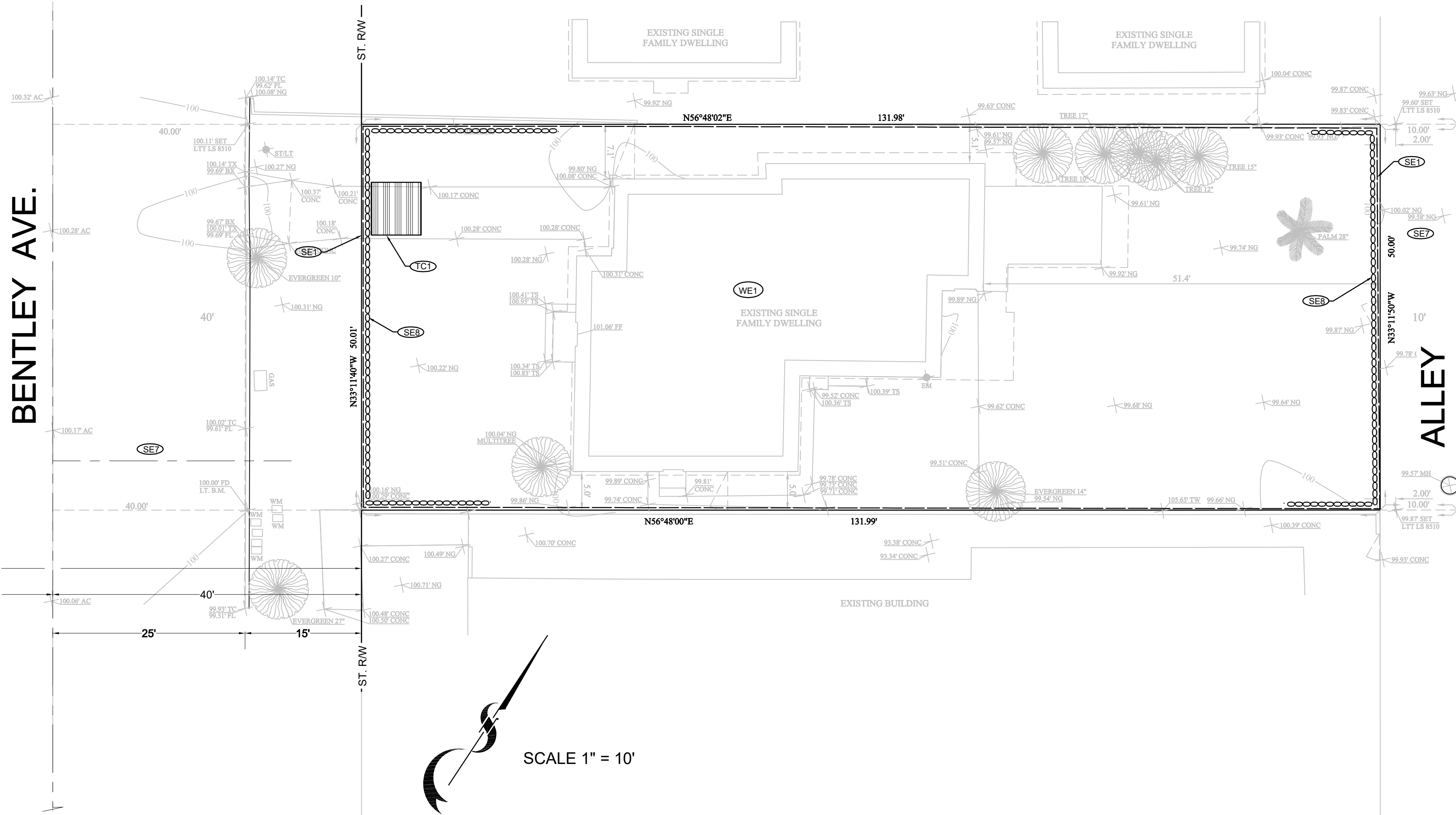
- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATION SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY / SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT

PLANS PREPARED UNDER THE DIRECTION OF:

MO SAHEBI, PE 33508

6/24/2018

DATE



WET WEATHER EROSION AND SEDIMENT CONTROL PLAN

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

DRAWING NO.

NO.	DATE	REVISION	BY

PLANEX
Associates

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

EROSION AND SEDIMENT CONTROL PLAN

3846 BENTLEY AVE. CULVER CITY CA

SIGNED _____
DATE:

SHEET 5 OF 6

PFN: 1805-464

DATE: 6-24-2018

C-5

BEST MANAGEMENT PRACTICES (BMPs):

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

PRINT NAME _____

SIGNATURE _____
OWNER OR AUTHORIZED AGENT OF THE OWNER

DATE _____



City of Culver City

STORMWATER OBSERVATION REPORT
FORM

STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) -
SITE SPECIFIC MITIGATION PLAN -

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved SUSMP/Site Specific Mitigation Plan at significant construction stages end at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by other sections of the City of Culver City Code.

STORMWATER OBSERVATION must be performed by the engineer or architect responsible for the approved SUSMP/Site Specific Mitigation Plan or designated staff in their employment.

STORMWATER OBSERVATION REPORT must be signed and stamped (see below) by the engineer or architect responsible for the approved SUSMP and submitted to the city prior to the issuance to the certificate of occupancy.

Project Address:	Building Permit No.:
Name of Engineer or Architect responsible for the approved SUSMP/Site Specific Mitigation Plan:	Phone Number:
Name of SUSMP/Site Specific Mitigation Plan Observer:	Phone Number:

I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

1. I AM THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE APPROVED SUSMP/SITE SPECIFIC MITIGATIONPLAN, AND
2. I, OR DESIGNATED STAFF UNDER MY RESPONSIBLE CHARGE, HAS PERFORMED THE REQUIRED SITE VISITS AT EACH SIGNIFICANT CONSTRUCTION STAGE AND AT COMPLETION TO VERIFY THAT THE BEST MANAGEMENT PRACTICES AS SHOWN ON THE APPROVED PLAN HAVE BEEN CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE APPROVED SUSMP/SITE SPECIFIC MITIGATION PLAN.

Signature _____ Date _____

Stamp of Engineer or Architect
responsible for the approved SUSMP

CITY OF CULVER CITY

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

GRADING AND DRAINAGE PLAN
FOR
3846 BENTLEY AVE. CULVER CITY CA

DRAWING NO.

PLANS PREPARED UNDER THE DIRECTION OF:

MO SAHEBI, PE 33508

6/24/2018

DATE



NO.	DATE	REVISION	BY

PLANEX
Associates

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

LOW IMPACT DEVELOPMENT NOTES

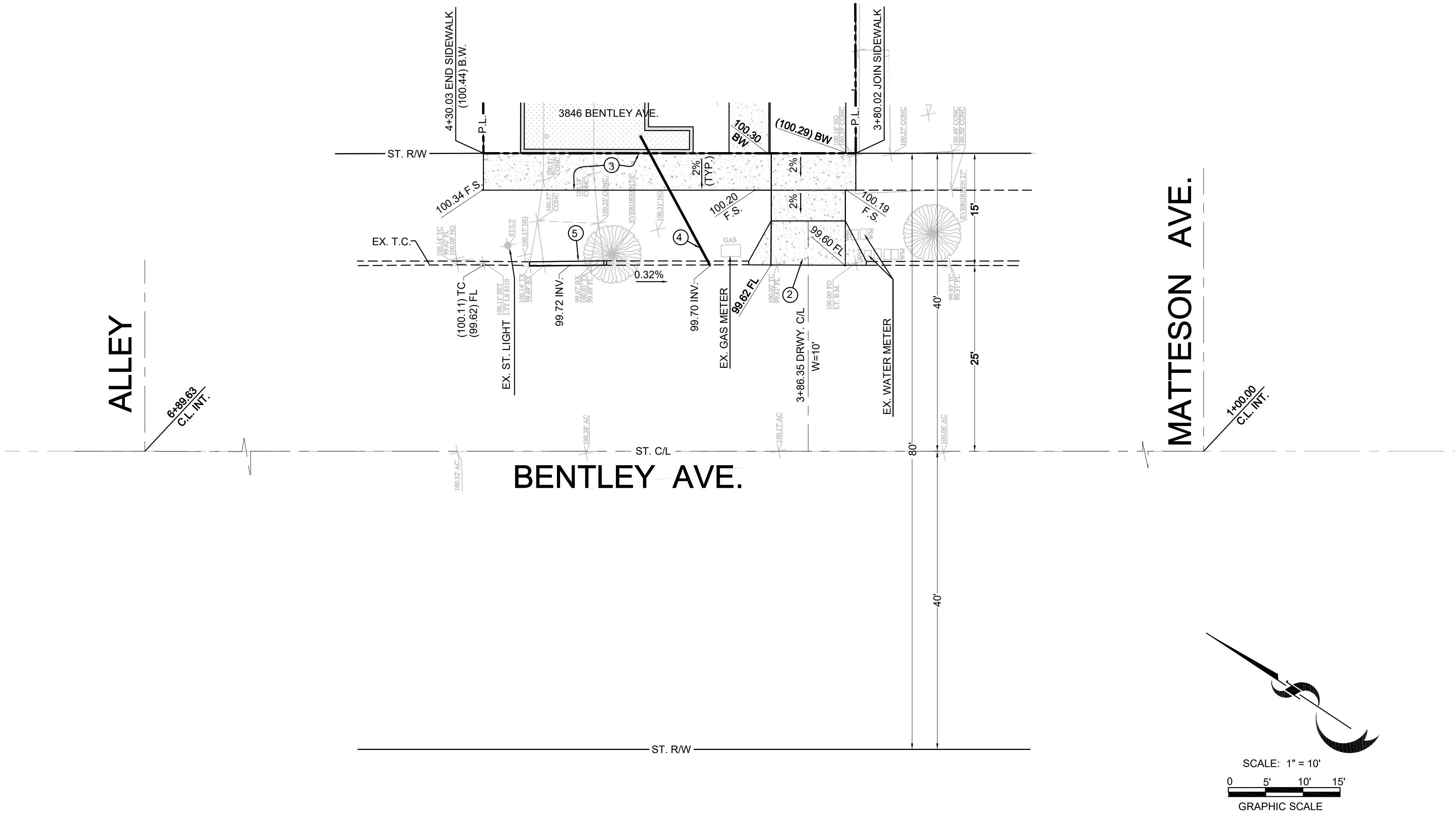
3846 BENTLEY AVE. CULVER CITY CA

SIGNED _____
DATE:

SHEET 6 OF 6

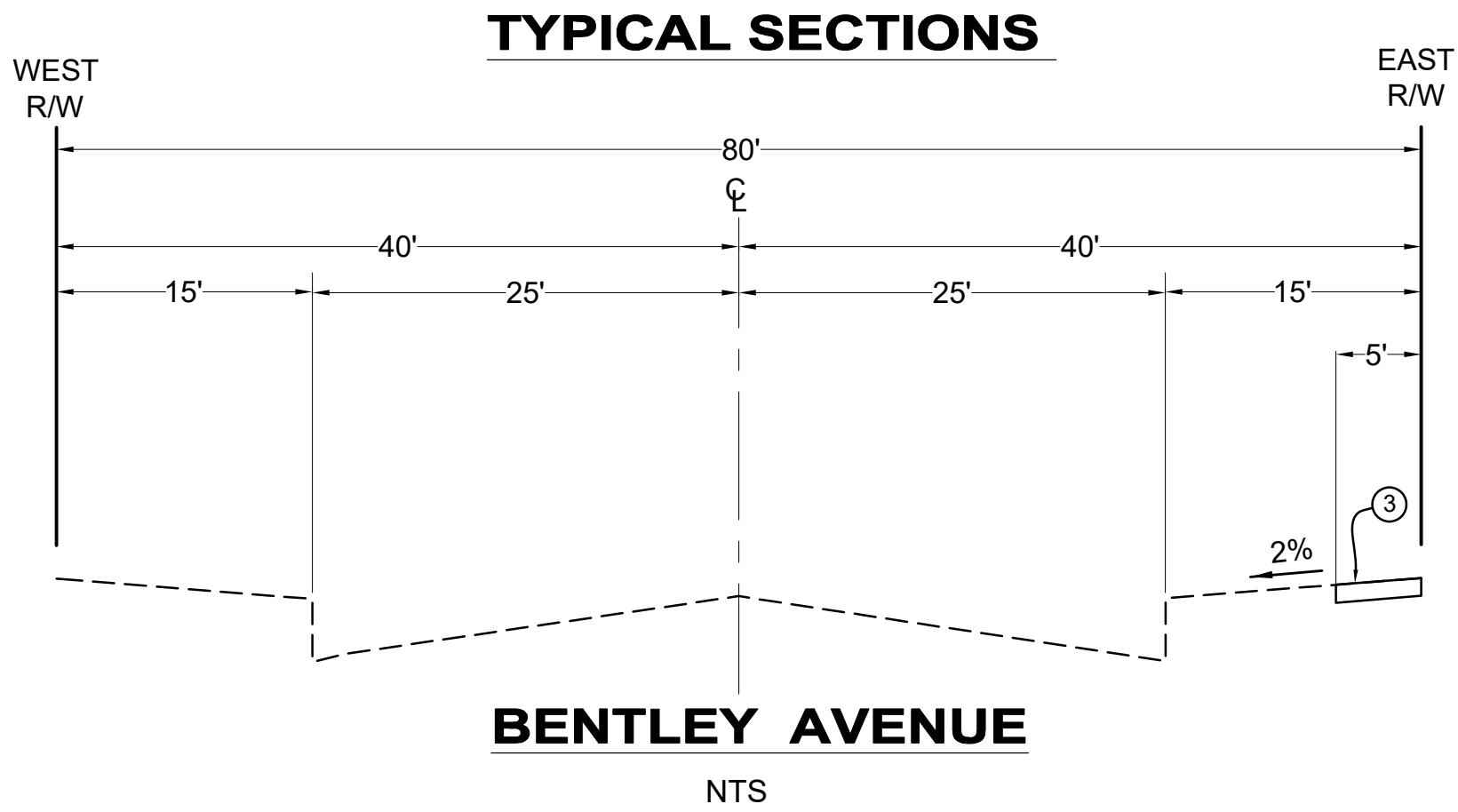
PFN: 1805-464
DATE: 6-24-2018

C -6



CONSTRUCTION NOTES:

- 1 SAW CUT EXISTING CONCRETE & JOIN
- 2 CONST. DRWY. APPROCH PER SPPWC STD. NO. 110-2, TYPE B, W=10', Y= 6'
- 3 CONST. SIDEWALK PER SPPWC STD. 112-2, AND 113-2
- 4 INSTALL. 4" C.I. CURB DRAIN SPPWC STD. NO. 150-3
- 5 CONST. CONC. CURB PER SPPWC STD. NO. 120-2, TYPE A1-6



NOTICE TO CONTRACTOR:

- 1 - ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL ALONG THE PUBLIC RIGHT OF WAY OR WITHIN 5 FEET OF SEWER EASEMENT REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION. THE DESIGN AND CONSTRUCTION OF THE ANY PROPOSED NEW CONSTRUCTION, REPAIR, OR REPLACEMENT OF A SEWER MAINLINE OR SEWER LATERAL SHALL BE PER APWA STANDARD PLANS AND GREEN BOOK.
- 2 - ANY WORK PROPOSED IN THE PUBLIC RIGHT OF WAY TO INCLUDE DRIVEWAY RECONSTRUCTION REQUIRES A SEPARATE PLAN SUBMITTAL, REVIEW, APPROVAL, AND PERMIT THROUGH ENGINEERING DIVISION
- 3 - OWNER SHALL RECONSTRUCT THE DRIVEWAY APPROACH, SIDEWALKS AND/OR CURB AND GUTTER PER APWA STANDARD PLANS AND TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 4 - OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF-GRADE, OR ANY NON-CONFORMING SIDEWALK, DRIVEWAY APPROACH, OR NON-CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY A LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.
- 5 - ALL WORK MUST BE DONE WITHOUT IMPACTING ADJACENT PROPERTIES.

IMPORTANT NOTICE
SECTION 4126 / 4127 OF THE GOVERNMENT
CODE REQUIRES A DIGALERT
IDENTIFICATION NUMBER BE ISSUED
BEFORE A "PERMIT TO EXCAVATE" WILL
BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE
ALERT
TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIFORNIA

STREET IMPROVEMENT PLAN

3846 BENTLEY AVE. CULVER CITY CA

APPROVED BY DIRECTOR OF PUBLIC WORKS / CITY ENGINEER:

DRAWING NO.

PLANS PREPARED UNDER THE DIRECTION OF:

MO SAHEBI, PE 33508
DATE 6/24/2018

REVIEWED BY:

DATE

DATE



NO.	DATE	REVISION	BY

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

STREET PLAN
3846 BENTLEY AVE. CULVER CITY CA

SIGNED _____
DATE:

SHEET 1 OF 1
PFN: 1805-464
DATE: 6-24-2018

C-7