

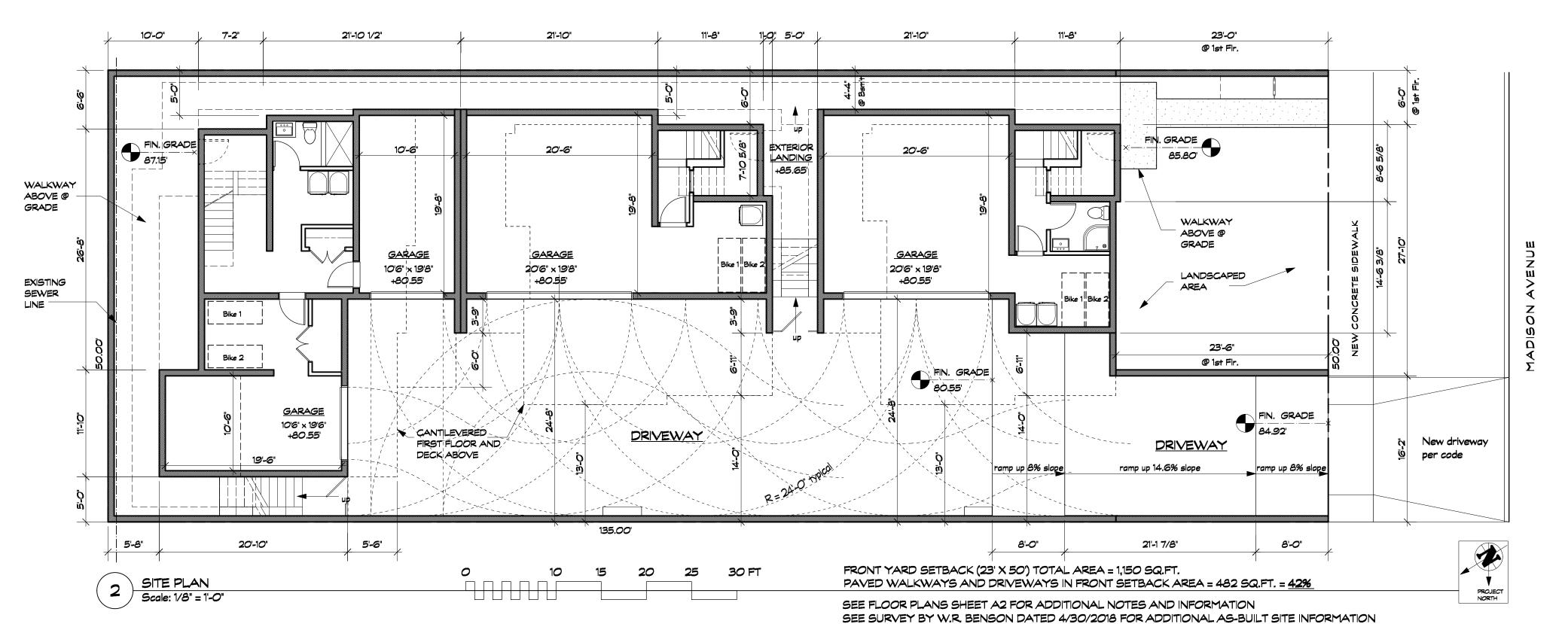
# FIRE DEPARTMENT NOTES:

- Project will provide National Fire Protection Association 13D fire sprinklers per Culver City Municipal Code Chapter 9.02 and the 2016 California Fire Code Chapter 9. Water meter and main service line to the building shall meet the minimum requirement of one (1) inch to ensure the hydraulic calculations for the fire sprinkler system.
- 2. Address numbers will be viewable and legible from the public right-of-way. Size and font shall meet the Fire and Building Code requirements.
- 3. A knox box with keys will be provided for all common doors and gates. 4. A smooth surface shall be provided from streets to units and parking area for use of gurneys.

# PUBLIC WORKS NOTES:

- The existing curb, gutter and driveway apron shall be removed and reconstructed.
- 2. An arborist shall be prepared to address the health of the existing street tree and if it can withstand the shock of the root removal that will take place when the existing curb,
- The proposed driveway apron shall maintain a 5-foot clearance from the existing street tree trunk. Tree roots shall not be pruned by any means. This project is subject to the City's Sewer Facility Charge. This charge must be paid prior to the issuance of building permit.
- Bicycle parking shall meet all of the requirements stated in the Draft Conditions of Approval in the PPR review dated 2/26/19. Included in these plans on Sheet A10. 6. All trash, recycle and other waste bins shall be as per EPO notes stated in the PPR review dated 2/26/19. Included in these plans on Sheet A10.

# ADDITIONAL NOTES AND REQUIREMENTS PER PPR 2/26/19 SHEET A10



Zoning Information			
Zone	RMD - Residential Medium Density Multiple characterized by medium density multi-family dwelling. Intended to provide opportunities for the construction of medium density housing.		
Danida wilal Danaita w	Required	Proposed	
Residential Density: Number of Residential Units:	1 unit per 1500 s.f. +/- 6750 s.f./1500s.f. = 4 dwelling units max.	3 dwelling units see dwelling unit size table	
Maximum Height	30 feet, 2 stories	30 feet, 2 stories over base	
Residential Unit Size	1,100 s.f. (3 bedroom)	Unit sizes vary 1600 - 1900	
Parking Spaces	2 Spaces per 2-3 Bedrm. Unit	2 Spaces per unit x 3 = 6 Spaces	
Landscape Area		+/- 1,000 s.f.	
Common Open Space	N/A	N/A	
Private Open Space	100 s.f. per unit	Unit 1 - 410 s.f. Unit 2 - 460 s.f. Unit 3 - 470 s.f.	
Private Storage Space	100 cu.ft. per unit	Unit 1 - 180 cu.ft. Unit 2 - 180 cu.ft. Unit 3 - 200 cu.ft.	
Driveway Standards	10' min. width	16'-2" width	
Street Trees	1 per 25' length of street frontage	1 existing mature tree to remain	
Vertical Projections	See CCMC 17.300.025 table 3-2	See Elevations	
Site Coverage @ 1st Floor Level	40% max. per Block C, Gateway Neighborhood Design Guidelines	Unit 1 - 862 s.f. Unit 2 - 896 s.f. Unit 3 - 855 s.f. Total = 2,613 sf / 6,750 s.f. lot area = 38.7%	

<b>Building &amp; Safety</b>
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uilding & Safety	,
oplicable Codes & egulations	City of Culver Municipal Code
	2019 California Residential Code w/ Los Angeles County Amendments
	2019 California Fire Code w/ Los Angeles County Amendments
	2019 California Plumbing Code w/ Los Angeles County Amendments
	2019 California Electrical Code w/ Los Angeles County Amendments
	2019 California Mechanical Code w/

2019 California Green Building Standards

Los Angeles County Amendments

Type of Construction Type V-A Sprinklered (Garage and Residence

R3 over U1 Occupancy Group

Architectural Drawing Index:		
<b>A</b> 1	Plot Plan, 3D View, Notes, Area Calcs	
<b>A2.1</b>	Existing Plot Plan / Elevations / Photos	
A2.2	Existing Context Plans / Elevations / Photos	
A2.3	Comparative Elevation Analysis	
<b>A3</b>	Basement / Garage Floor Plan	
	First Floor Plan	
<b>A4</b>	Second Floor Plan / Roof Deck Plan	
<b>A5</b>	North, West, East Elevations	
<b>A6</b>	South Elevation / Section A	
<b>A7</b>	Exterior Elevations in Color	
<b>A8</b>	3D Exterior Views	
<b>A9</b>	Material Sample Sheet	
A10	PPR Notes 2/26/19	
A10.1	PPR Notes 10/29/19	
A11	PPR Responses	
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Preliminary Landscape Plan As Built Survey Plan Preliminary Grading Plan Preliminary Tract Map

**EX1-2** Driveway Exhibit and Profiles

PROJECT SITE

MAPPING AND GIS SERVICES SCALE 1" = 80"

3 VICINITY / ASSESSOR'S MAP

Proposed 3 Unit Small Lot Subdivision: 4044 Madison Ave. Culver City, CA 90232 - 3220

Project Data

4044 Madison Ave. **Project Address:** Lot 24, Block 14 Tract 1775 Legal Description: Madison Ave. Ventures LLC Owner: PaysonDenney Architects 755 Acequia Madre Santa Fe, NM 87505 310-502-5514

Craig Phillips Engineer 2123 Vestal Avenue Structural Eng'r:

Los Angeles, CA 90026 310-625-2325 Civil Eng'r

Forma Engineering 400 San Fernando Mission Blvd. San Fernando, CA 91340 818-832-1710

**GMEP Engineers** Mech/Elec/Plumbing 26439 Rancho Pkwy Lake Forest, CA 92630

Susan E. McEowen 19197 Golden Valley Road Santa Clarita, CA 91387

661-294-3753 4207-010-025

190-193

V-A Sprinklered - Garage and Residence R3, U1 (Garage) Construction Type:

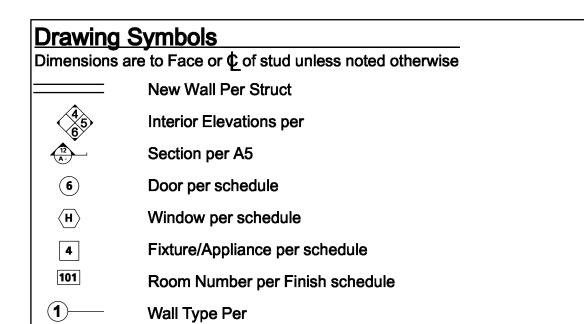
Occupancy: Council District:

Building Code: California Residential Code Current Edition Gateway Neighborhood Design Guidelines

Area Calculations	
Lot Size	6,750 sq.ft.
Existing Residence to be Demolished (4044 Madison Ave.) Existing Parking to be Removed:	(-1,032) sq.ft. 2 Spaces
Allowable Density - 1 Unit per 1,500 sq.ft. Lot Area Proposed Density - 3 Units	Max. 4 Units 3 Units
Total Proposed Gross Interior Heated Floor Area	<u>5,256 sq.ft.</u>
Proposed Lot Coverage above Grade level	2,613 sq.ft. 38.70%
Proposed Excavated Area for Semi-Subterranean Driveway and Parking Excavated Area Open to Sky Excavated Area Including Area Under Cantilevered First Floor	<u>1,725 sq.ft.</u> 2,512 sq.ft.
Building Gross Area includes exterior walls  Garage and Deck areas not included	
Proposed Habitable Basement Floor Area Proposed 1st Floor Area Proposed 2nd Floor Area	528 sq.ft. 2,523 sq.ft. 2,205 sq.ft.
Total Proposed Floor Area	5,256 sq.ft.
Proposed Parking - 2 Standard Covered Parking Spaces per Residence	Total 6 Spaces
Total Proposed Development - 3 Single family Residences (Small Lot Subdivision) - 3 Bedrooms Each	

<u> Init Floor Areas - Gross Floor</u>				
nit#	В	1st	2nd	Total *
	130	816	686	1,632
	60	852	793	1,705
	338	855	726	1,919
otals	528	2523	2205	5,256 s.f.

Proposed Building Height (to top of parapet).



NOTE: DIMENSIONS ARE SHOWN TO CENTERLINE OR FACE OF FRAMING UNLESS NOTED 'CLR' ALL DIMENSIONS SHALL BE VERIFIED IN FIELD -CONTRACTOR TO CONSULT WITH ARCHITECT WHERE DISCREPANCIES EXIST. Revision Date Sheet

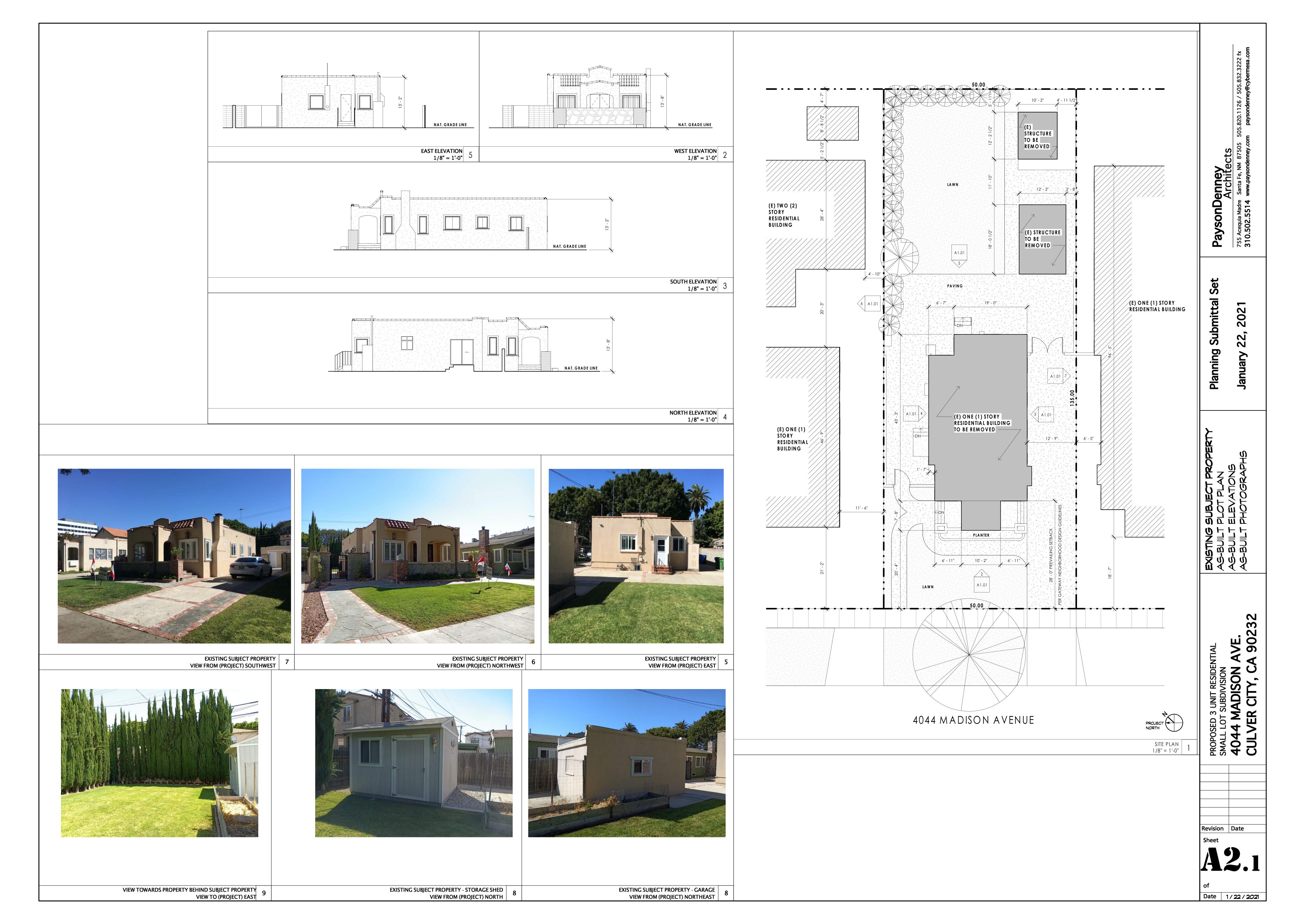
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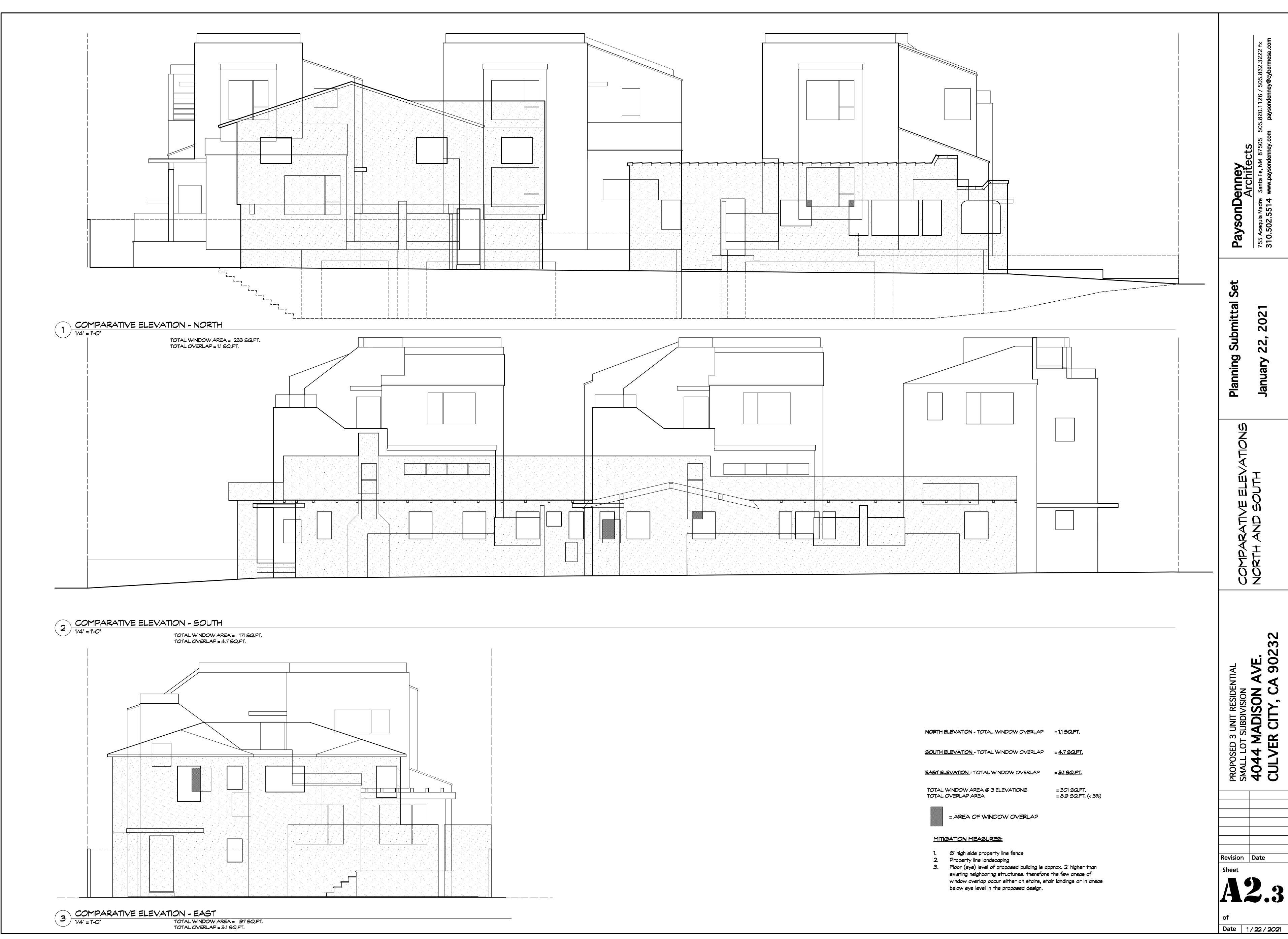
Submittal

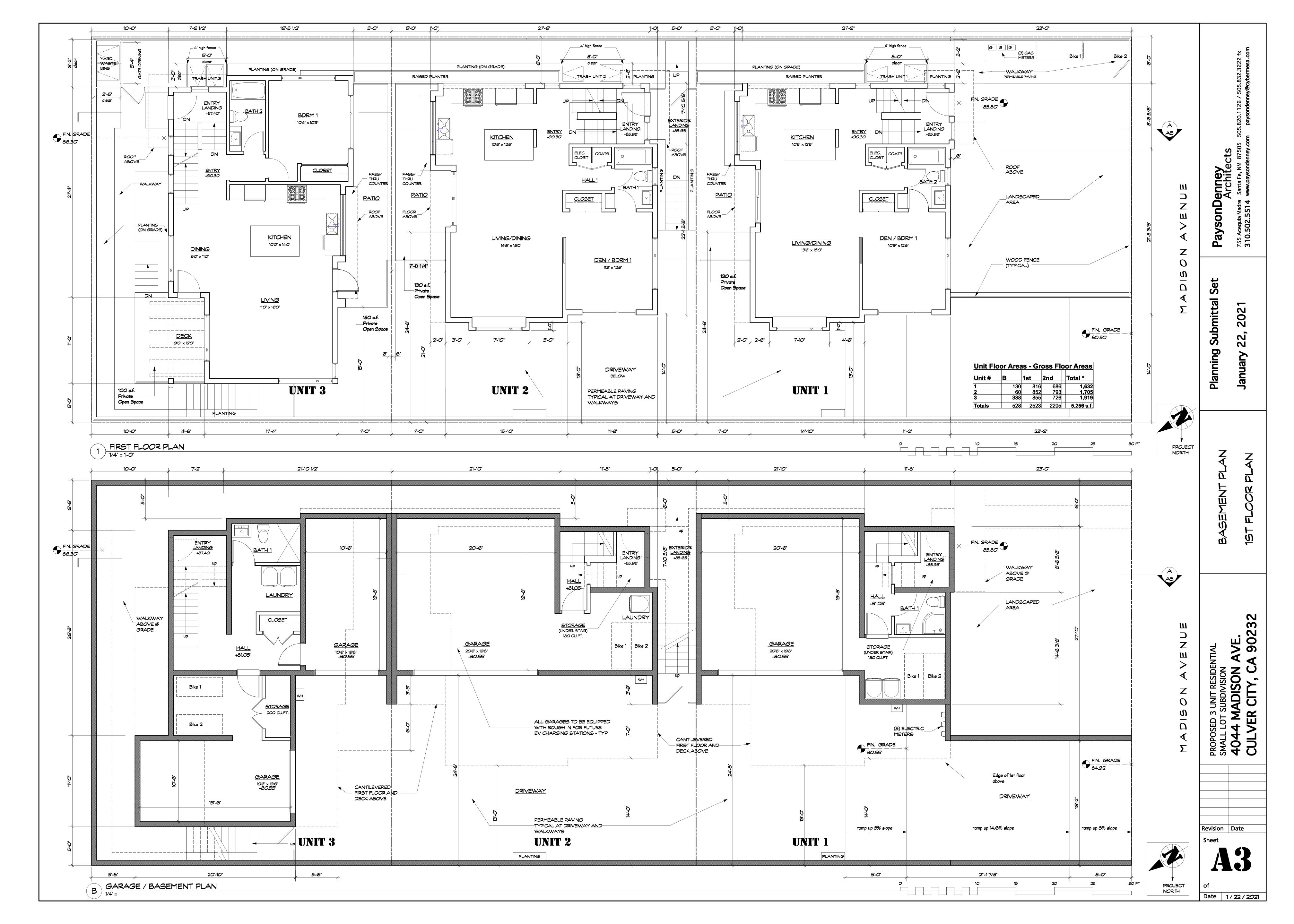
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Date 1/22/2021

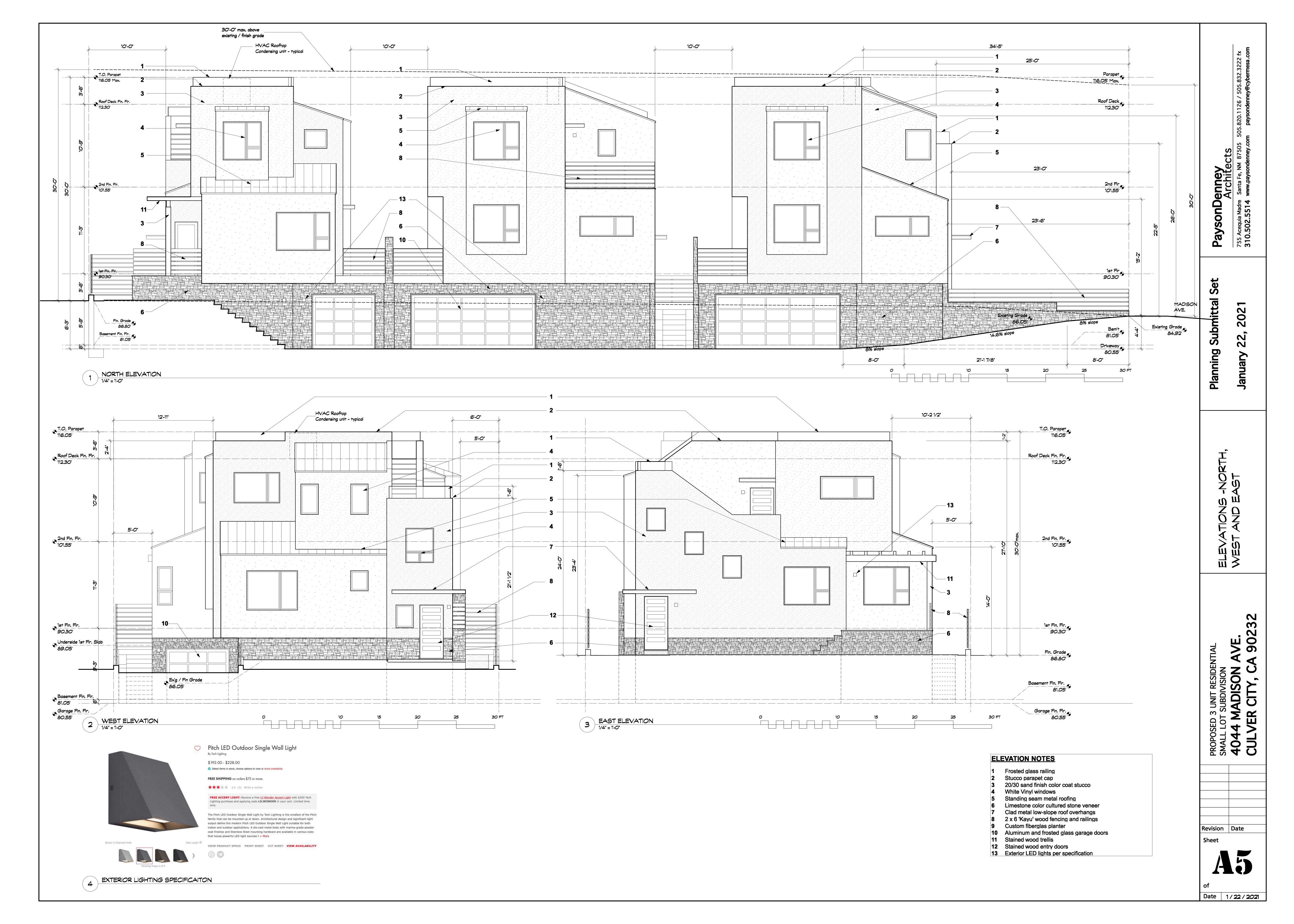


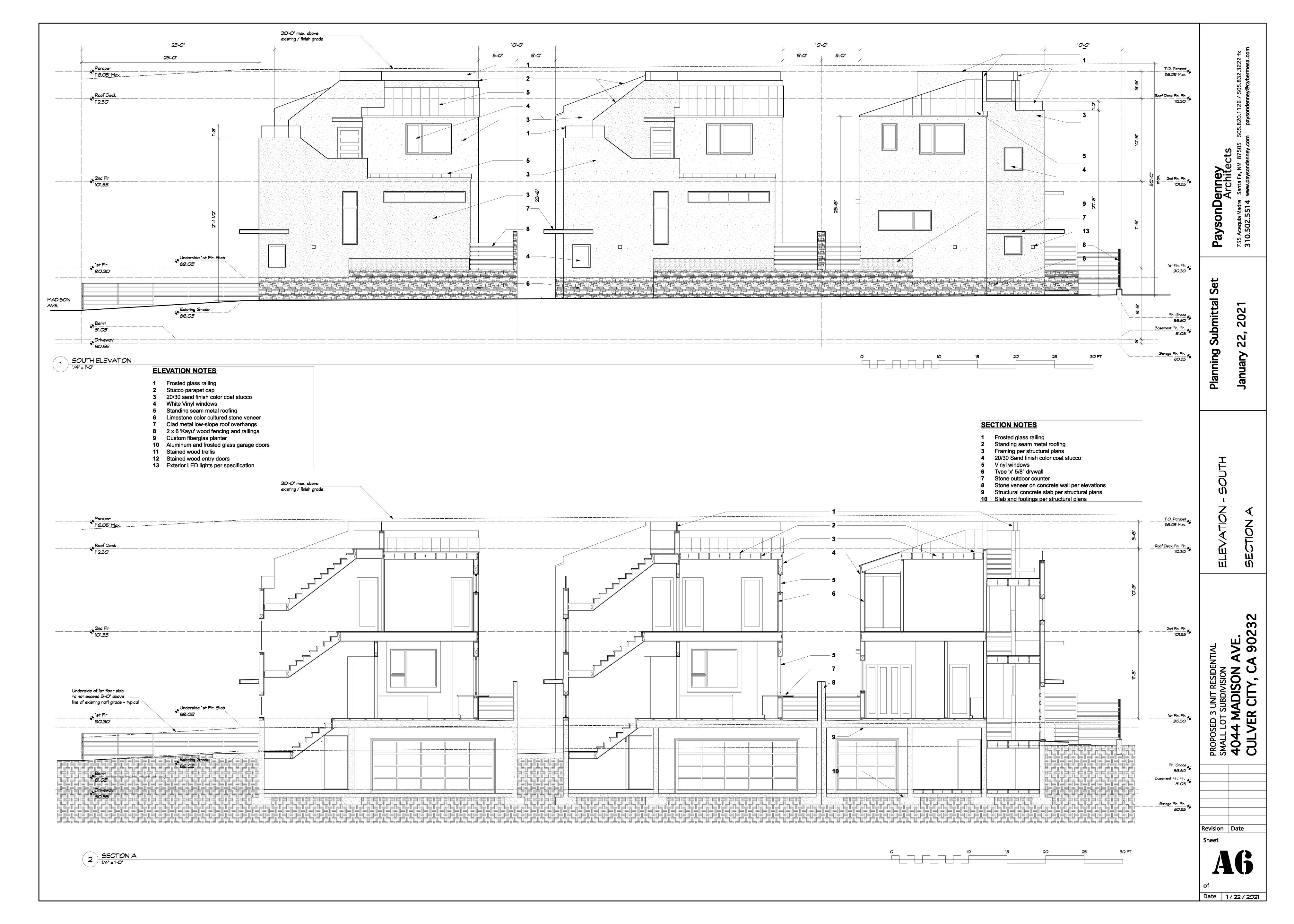
















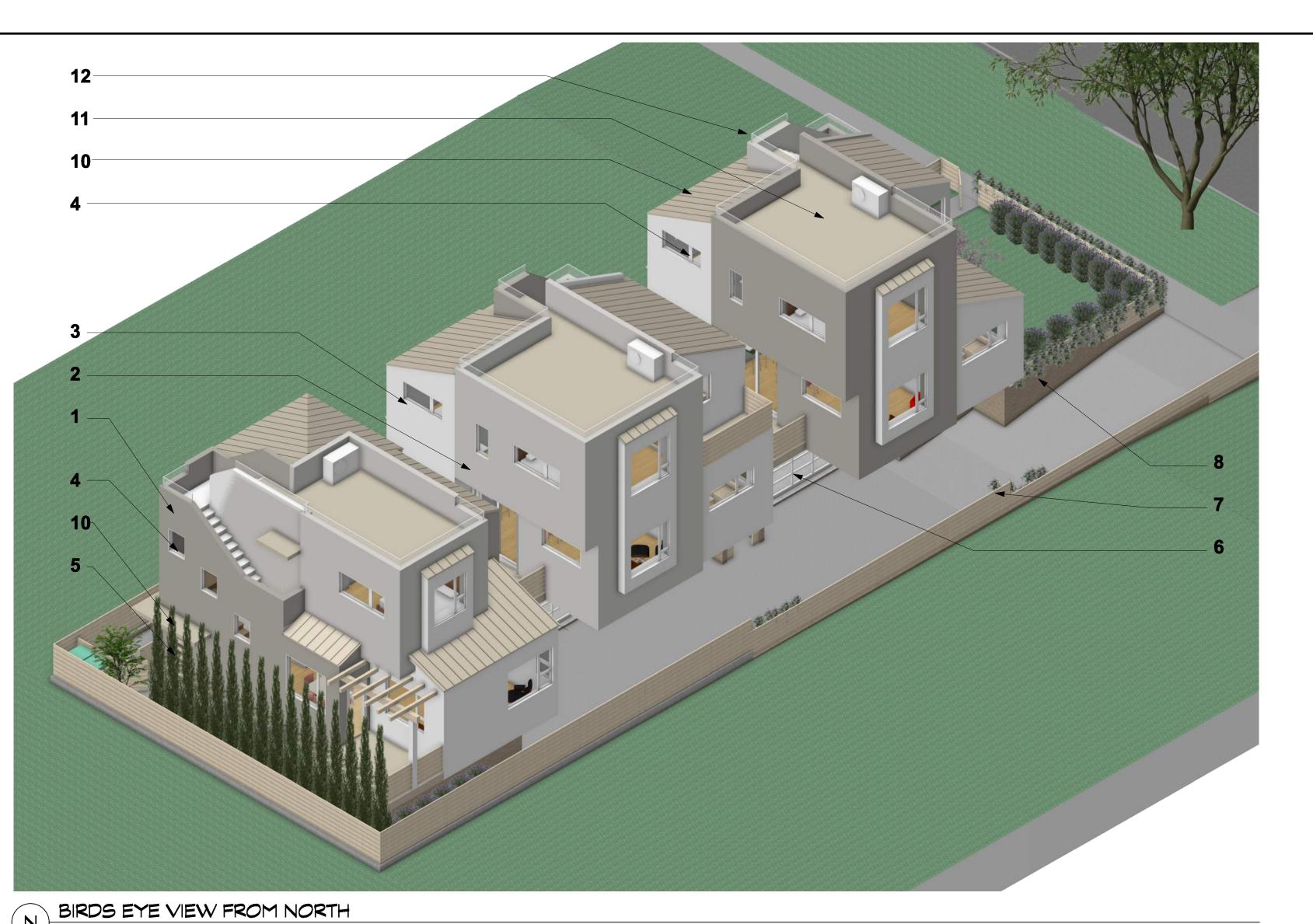




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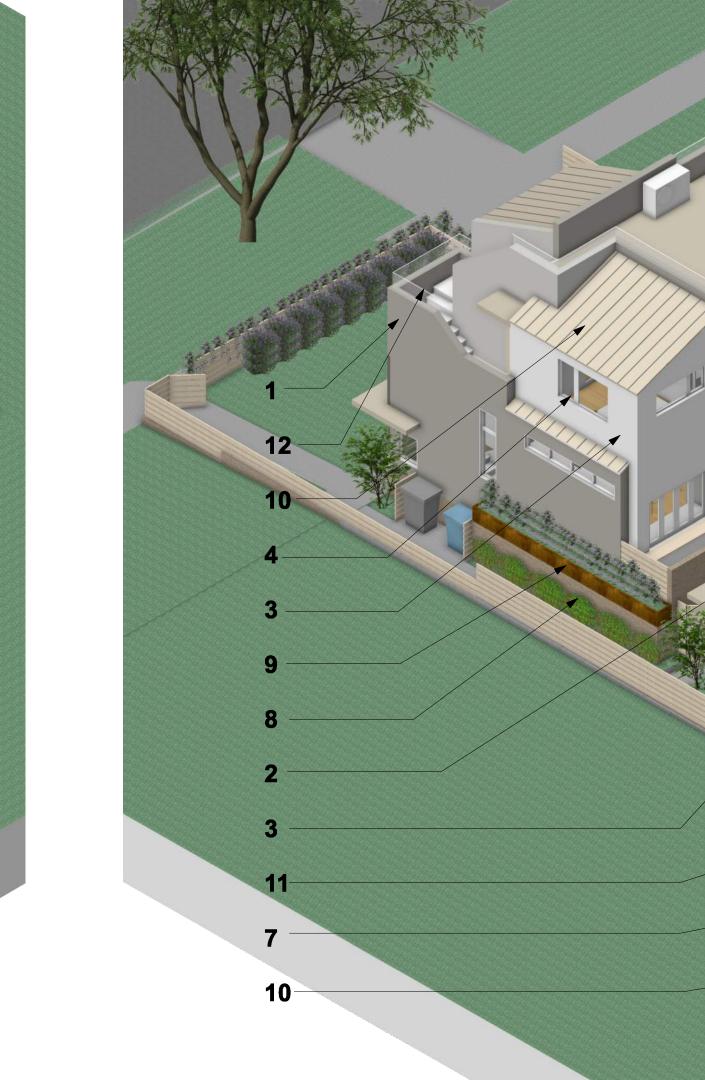
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BIRDS EYE VIEW FROM WEST



BIRDS EYE VIEW FROM EAST



S BIRDS EYE VIEW FROM SOUTH

# MATERIALS AND COLORS

COLOR COAT STUCCO- colors to match:

1 Benjamin Moore - 'Baltic Gray' # 1467

Benjamin Moore - 'Shoreline' # 1471
Benjamin Moore - 'Super White' # PM-1

DOORS + WINDOWS
Windows - Milgard Vinyl White
Entry Doors - Behr Stain 'Chatham Fog' # ST- 154
Garage Doors - Bright Aluminum w/ White Frosted Glass

# OTHER MATERIALS

7 Wood Fence and Railings - Behr Stain 'Chatham Fog' # ST- 154

8 Stone veneer - Cultured Stone 'Drystack Ledgestone' veneer

9 Planters - Planters Unlimited Custom Fiberglas - Color 'Bronze'
 10 Metal Roofing - Metal Sales - Color Taupe #74
 11 Roof Deck and Exterior - Dex-o-tex - Color 'Dolphin Gray' # 4413
 12 Frosted Glass Railing - White translucent

Date 1/22/2021

Revision Date

Sheet



Taupe (74)
Metal Sales Manuf. Co.

# Color Coat Stucco

Match Benj. Moore Paint Co.



Baltic Grey #1467



Shoreline #1471



Super White #PM-1

# Stone Veneer



Cultured Stone Co.
'Drystack Ledgestone'
Color - 'High Plains'





# Windows

Milgard Windows

**Trinsic<sup>™</sup> Series Windows** 



Color - White

# Fence / Railings Entry Doors

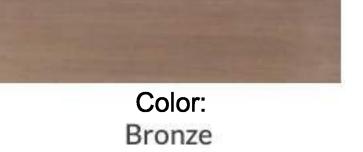


Behr Stain # ST 154 Chatham Fog

# Fiberglas Planter Boxes

PlantersUnlimited Mfg.





5 505.820.1126 / 505.832.3222 fx com paysondenney@cybermesa.com

onDenney
Architects

ia Madre Santa Fe, NM 87505 505.82

Archife
755 Acequia Madre Santa Fe, NN
310.502.5514 www.payson

ning Subilinctal Se uary 22, 2021

OLOR AND MATERIIALS AMPLE IMAGE BOARD

ISON AVE.

TY, CA 90232

PROPOSED 3 UNIT RE SMALL LOT SUBDIVIS 4044 MADIS

Revision Date
Sheet

of
Date 1/22/2021

# Preliminary Project Review (PPR) Comments –February 28, 2019, PRC Meeting 4044 Madison – New 3-Unit Townhome Subdivision Brief description: PPR request for Tentative Parcel Map and Administrative Site Plan Review for three unit townhome subdivision on a 6.750 square foot site. An existing single family home and accessory rear structures on the site will be demolished. Planning Division - William Kavadas (310) 253-5706 Preliminary Project Requirements A. The project is subject to Title 17 (Zoning Code) and Title 15 (Land Usage) of the Culver City Municipal Code (CCMC). Specific sections that apply are listed below. Other sections of the Zoning Code may still apply. Title 17 Chapters: Chanter 17 210 - Residential Zoning Districts

Chapter 17.210 – Residential Zoning Districts
Chapter 17.300 – General Property Development Standards
Chapter 17.310 – Landscaping
Chapter 17.320 – Parking
Chapter 17.400 – Standards for Specific Land Uses
Section 17.400.105 – Residential Uses-Multiple Family Residential Standards

#### Chapter 17.540 – Site Plan Review Title 15 Chapters: Chapter 15.10 – Subdivisions

- B. The project will be subject to the Gateway Neighborhood Multi-Family Neighborhood Residential Design Guidelines.
- C. Preliminary analysis indicates that the proposal is exempt from CEQA as a Minor Land Division project and as an In-Fill Development project. Final determination will be made at time of application.
- D. Final fees and an application packet will be given to the applicant by the Planning Division for an Administrative Site Plan Review and Tentative Parcel Map. Preliminary (Estimated) fees listed in the following table. Applications fees will change if the City Council revises fees prior to application submittal.

Entitlement Action	Fee	Explanation
Administrative Site Plan Review	\$4,410.64	New 3 Unit Residential Townhome Project
Tentative Parcel Map	\$7,867.60	3-Unit Townhome Style Subdivision
Residential Surcharge New Construction	\$250.00	\$250.00 per unit over 2, maximum of \$12,750.00.
Environmental	\$230.00	Categorical Exemption
Public Notification	\$1 per mailing label (TBD)	Mailing Fees
TOTAL	TBD	TBD

final entitlement approvals and prior to certificate of occupancy. The fee is based on a formula and is usually between \$6,000 and \$12,000 per unit. Calculation of this fee will be done during the building permit phase of the project.

• Revise plans to address issues stated in the PPR comments and submit to Planning staff for review – a second PPR may be required if plans change significantly. • Provide annotated responses to PPR comments along with resubmittal. • Hold community meeting after plans are revised. Up to three community meetings

### Preliminary Comments

may be required.

section must be met to the extent possible.

 The proposed multi-story layout of the project does not comply with Municipal Code Standard. While subterranean garage parking stalls are permitted, the addition of a habitable space on the subterranean level creates a story which exceeds the story and height limit of the proposed project. Only a fully subterranean story will be considered a basement. Please revise plans accordingly.

Gateway Neighborhood Design Guidelines

The following guidelines, outlined in Section VI, have not been met. The guidelines in this

- 1. VI.A.1.a Establish setbacks that are consistent with the prevailing setbacks along the block where the project is located
  - The project currently meets a 21 setback. The average setback in Block C is 23 feet and the prevailing is 25 feet. Staff will be looking for setbacks within this range that are consistent with the existing neighborhood character.

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2. VI.A.1.b Orient buildings towards the street 8. VI.A.3.a Avoid adversely affecting the character of residential streets by the visual impact of parking areas and garage openings. Examples of negative visual The design of the front door entry to Madison is acceptable, but window impacts are: large blank walls, expansive garage doors, driveway openings that coverage still provides too much blank space. Please provide windows that dominate the street frontage, and parking areas located in the front yard.

 For more information see VI.A.3.h. 3. VI.A.1.d Locate new structures or additions in areas that minimize the impacts on

the driveway located to the side of the lot. The proposed massing of the structure is too great along the southern property line and looms over the adjacent residence. Please revise the The applicant must strive to make the parking garages and all associated facade and/or consider moving the building closer to the northern property elements as invisible as possible from the public right-of-way. The parking line, especially with the large amount of room available along the north of

should be entirely subterranean per the Design Guidelines. Covering the parking area with open space will also help to reduce prevalence of parking. the structure. Unnecessary height seems to be established due to the layout of the building. By creating a first level that is at grade, the overall For more direction on open space, please see VI.A.4

10.VI.A.4 Landscaping and Open Space. Landscaping and open space are an integral part of any project. Landscaping can be used as a unifying element within a project to obtain a cohesive appearance and to help achieve compatibility of a new project with its surroundings.

9. VI.A.3.h Where subterranean parking is used, locate it entirely below grade with

 Submit a preliminary landscape plan to include a combination of plant materials in the front yard, side yards where possible, and in the rear yard. Front yard landscaping especially needs to be more robust to provide an adequate pedestrian scale street frontage. Landscaping should complement the architecture of the building. Landscape plan must comply with all standards of Culver City Municipal Code Chapter 17.310.

Private open space should be provided on the ground floor and be comparative with open space found in surrounding single-family parcels. Please see VI.A.1.e for more information.

11. VI.A.4.i Accommodate and retain existing mature street trees and on-site trees when feasible. Removal of existing street and on-site trees is discouraged.

 The applicant should look into retaining existing trees and replanting on site to maintain a mature tree canopy. The applicant also needs to ensure that the proposed driveway apron does not affect existing street trees. If existing street trees are affected, the applicant must speak with the Public Works Department to meet all appropriate Public Works requirements.

12. VI.A.4.I. Use courtyard design or other designs that increase open space and landscaping.

• As stated before, capping the car park for open space, will help to increase landscaping and be more consistent with the existing neighborhood.

13. VI.A.5 Lighting can be used to complement and enhance the architecture and landscape of projects.

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 The applicant shall show that proposed exterior lighting will reduce glare and spillover and be architecturally compatible with the proposed structure.

14. VI.B.1.a Harmonize building scale with the existing prevailing scale of the block to produce a structure that is compatible with the proportion, size, mass, and height of neighboring houses. For example, when prevailing structures on the block are single-story, a multi-story project should be designed to include one-story height along the street frontage, stepping back the upper floor.

 A majority of houses on the block are 1-story or have 2-story structures in the rear of the property. The applicant should redesign the front house to mimic the style of single-family homes. The proposed roofline, for instance, extends up, but then gets taller, without providing a downward slope at the peak. The overall height of the building may also be reduced by further increasing the

As part of submitted plans show side by side renderings of the proposed structure and the existing adjacent structures. These renderings must show how the project will blend with the existing neighborhood and create a harmonious street frontage.

15. VI.B.1.b Reduce the perceived height and bulk of multi-story buildings by dividing the building mass into smaller-scale components. Perceived height and bulk can also be reduced by stepping back the upper floors, reducing floor area and building mass and scaling architectural details on the upper story to relate to the overall building composition. Features such as projecting eaves, dormers, porches,

balconies, and other elements appropriate to the proposed style are encouraged. Please see previous comments.

depth of the subterranean parking.

16. VI.B.1.c Anchor the base of the building in order to establish a strong visual connection to the ground and the site, and design the upper story of the building to appear less massive than the buildings' base.

Please see previous comments.

17.VI.B.1.d Relate buildings to the pedestrian scale by incorporating sufficient small scale elements (such as entry ways, stoops, windows, canopies, etc.) into the lower portions of multi-story buildings that are adjacent to streets or public pedestrian areas. Large entries that dominate the front façade and appear to be two stores are

 The front door orientation of the front unit is adequate, but windows still provide too much blank façade. For more information related to this item, please see Items VI.A.1.b.

18. VI.B.2 Building Façade. Façade treatment and building details provide visual interest and can contribute to the overall architectural quality of a building. If is not the intent of these design guidelines to require any particular style of architecture,

but rather respect the diversity of architectural styles in the Neighborhood and encourage interesting design that is integrated into the Neighborhood. Thoughtful, considerate design can provide for the needs of the project while maintaining existing qualities of adjacent properties and the neighborhood.

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Please see previous items related to bulk, massing, stepbacks, etc.

### General Comments

- 19. Please be as clear as possible how the proposed project is meeting all Zoning Code, Neighborhood Typologies, and Development Guideline standards. The applicant shall show on submitted plans how Neighborhood Typologies are being met. Development Guideline compliance can be provided in a separate document.
- 20. Per the definition of a bedroom by the Municipal Code, the proposed middle unit has four "bedrooms". Per Municipal Code parking standard, the proposed middle unit needs three parking spaces. Please reduce the number of bedrooms or increase the number of parking spaces as appropriate.
- 21. The garage carport is too small. Minimum interior dimensions for carports is 10 feet 6 inches by 18 feet wide. In addition the carport turning radius does not work, as it backs into the other parking space. Please revise parking so that the garage carport space has an unencumbered entrance/exit from its parking space.
- 22. NOTE: All walls/fences within the front setback cannot exceed 4 feet in height and any portion of a wall or fence above 30 inches that is within the first 10 feet of the front setback area must be of open work design. Beyond the front setback new walls and fences cannot exceed 6 feet in height on side and rear property lines. Fence height within 5 feet of the sidewalk is measured from the sidewalk grade and fence height along interior property lines. Fence height beyond 5 feet from the sidewalk is measured from the higher elevation between the two adjoining properties.
- 23. Clearly indicate the maximum 45% allowed paving for driveway and walkways in the front setback. This standard is in Section 17.400.105 of the Culver City Municipal
- 24. Clearly indicate all utility locations per unit. Show compliance with maximum allowed encroachments into setbacks for mechanical ground mounted, wall mounted, and roof mounted equipment.
- 25. Please call out the proposed meter location(s). Contact utilities before application submittal so that meters are placed in areas that can be screened with landscaping and other features. Gas meters in the front setback with clear visibility will not be allowed. Will a transformer and vault be required? Confirm before submitting final draft entitlement plans.
- 26. Planning Commission will be interested in the sustainability aspects of the project. Please note on plans the sustainability elements including solar power availability, estimated solar power usage as an overall percentage of power usage, mobility enhancements including walkability and bike amenities, etc.

27. Planning will not accept the project for official submittal until trash enclosures and trash operations have been approved in writing by Lee Torres (EPO).

- 28. The residential parking shall be constructed with the infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging stations should residents in the future request or need EV charging stations at their parking stalls.
- 29. The foregoing is not an exclusive list of requirements and the Project is subject to each and every provision set forth in CCMC Subchapter 9.11.200, et seq.

### Fire Department – Dave Montgomery (310) 253-5929

- 1. The applicant shall provide National Fire Protection Association 13D fire sprinklers per Culver City Municipal Code Chapter 9.02 and the 2016 California Fire Code Chapter 9. Water meter and main service line to the building shall meet the minimum requirement of one (1) inch to ensure the hydraulic calculations for the fire sprinkler system.
- 2. The applicant shall provide an address viewable and legible from the public right-ofway. Size and font shall meet the Fire and Building Code requirements.
- 3. The applicant shall provide a knox box with keys for all common doors and gates.
- 4. The applicant shall provide a smoot surface from streets to units and parking area for use of gurneys.

# Public Works - Sammy Romo (310) 253-5600

- 1. The applicant shall show on the site plan the correct location of the existing City sewer line along the rear property line.
- 2. The applicant shall submit a site survey that shows all items on private property as well as in the public right-of-way including street trees and other infrastructure.
- 3. The applicant shall submit a tentative map, prepared by a State licensed surveyor or civil engineer. The map shall not exceed 24-inches by 36-inches in dimension and be drawn to an appropriate engineering scale. The applicant shall provide a digital copy of a current title report that contains links to the various encumbrance documents. Tentative Map shall satisfy Section 15.10.235 of the Municipal Code and shall show the following:
  - a. Tentative map number shown at the top of the map in large font. Standard notes shall include, but not be limited to, the following: legal description of the property; site address; owner's name and address; developer's name and address; total area of property; existing and proposed zoning and land use; FEMA flood zone designation; and all serving utility companies; and the name and address of the company/person preparing the map. Approximate grading quantities should also be listed on the map.

b. All abutting properties shall be identified with lot lines, map number, and recording information.

- 4. The existing curb and gutter, driveway approach and sidewalk shall be removed and
- 5. The project shall be designed so as to avoid removing any street trees. An arborist shall be prepared to address the health of the existing street tree and if it can withstand the shock of the root removal that will take place when the existing curb, gutter, and sidewalk are reconstructed.
- 6. The proposed driveway apron shall maintain a 5-foot clearance from the existing street tree trunk. Tree roots shall not be pruned by any means.
- 7. The applicant shall include the title reports to the existing property upon submittal of the formal application.
- 8. This project is subject to the City's Sewer Facility Charge. This charge must be paid prior to the issuance of building permit.

# Public Works/Management - Chris Evans (310) 253-5600

limit reduce the amount of blank façade.

height of the building can be reduced.

standards, additional revisions will be needed.

ventilation to surrounding properties.

with existing neighboring windows.

the side and rear.

neighbors privacy may be affected.

4. VI.A.1.e. Establish building lot coverage that is sensitive to the prevailing lot

 The lot coverage is unclear on submitted plans. The average coverage for Block C is 40 percent with the prevailing coverage between 20 percent and

40 percent. If coverage requirements are not consistent with guidelines

5. VI.A.1.f Be considerate of neighboring properties' views and access to sunlight and

• The two story building set five feet from the side property lines may block

second floor may be a way to increase sunlight access and natural

6. VI.A.2.a To the extent feasible, locate windows where they will not directly align

7. VI.A.2.d Provide landscaping screening along rear and side property lines where

access to sunlight to the adjacent one story buildings. A step-back on the

As a set of elevations, separate from the main elevations, the applicant must

do not align with each other. This must be demonstrated for properties to

Plant medium to tall trees/landscaping along the side property lines where

or utility easements in the rear. The applicant shall show that these

plantings adequately address privacy concerns.

possible and also in the rear property line but not to interfere with powerlines

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show the outline of neighboring windows with the intent of assuring windows

neighboring structures.

coverage for the block.

# Draft Conditions of Approval:

- 1. Secure bicycle parking shall be provided to accommodate a minimum of ten (8) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows: Six (6) long-term parking spaces – two per unit; and, two (2) short-term parking spaces.
- 2. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. The residential long term space shall be accessible only to the bicycle owners, and not provide access to any other building space. The short-term spaces shall be provided on the project site, using one (1) "Inverted - U" Bicycle Rack or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to the building. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide, and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces. For any questions on any work involving bicycle parking, detailed design, and location for the project, the applicant may contact Christopher Evans, Culver City Public Works Department, at Christopher.evans@culvercity.org
- 3. If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30"

- separation between parallel bicycle racks: and, a minimum 24" separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition.
- 4. Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.
- 5. Prior to issuance of any Public Works Department/Engineering Division Permit for offsite improvements, the developer shall submit, for review and approval of the City Engineer or his designee, a bicycle handling plan for the work zone in the public right-of-way and detailing the type and content of bicycle related construction warning signage and location. The bicycling handling plan may be incorporated into a traffic handling plan submitted for the same work zone.
- 6. All required bicycle parking shall be installed, maintained, and managed by the developer or their successors and approved by the Public Works Director, or their designee, prior to issuance of any Certificate of Occupancy.

# Public Works EPO - Daniel Pankau (310) 253-6453

1. All project related solid and recyclable waste material handling shall be in accordance with Culver City Municipal Code Section 5.01.010 - "Solid Waste Management", which outlines the Environmental Programs and Operations Division's exclusive franchise for services.

- 2. The applicant shall provide adequate trash and recycling capacity and shall comply with waste diversion goals per Assembly Bills 939, 1826, and 341.
- 3. The proposed trash enclosure/trash room shall be subject to review and approval by Environmental Programs and Operations Division prior to any Planning Division
- 4. The applicant shall show on plans the inside dimensions of proposed trash room, to include clear openings of access door.
- 5. The applicant shall clearly mark/label on plans each bin within the trash room, including "trash", "recycle", and "organics".
- 6. The applicant shall provide an opening to the trash room with a minimum clear width
- 7. Please note, the proposed trash room assumes residential carts. All residents will be responsible to bring the carts to the street for collection during the designated service day.

## Building Safety - Stuart Tom (310) 253-5800

1. The adjoining exterior walls of each adjacent dwelling unit is required to be of 1-hour fire-resistance rated construction. Full construction details, including sequence of

construction and inspection will be required for these walls. It is not feasible nor practical to construct two adjoining exterior 1-hour fire-resistance rated walls of word-frame construction, so the adjoining exterior walls may need to be CMU, unless the applicant can propose a practical solution that can be designed, constructed and

**10** | Page

VE. MADISON

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#### Title 15 Chapters: Chapter 15.10 – Subdivisions

Chapter 17.540 – Site Plan Review

Chapter 17.320 – Parking

Chapter 17.400 – Standards for Specific Land Uses

B. The project is subject to the Gateway Neighborhood Multi-Family Neighborhood Residential Design Guidelines

Section 17.400.105 – Residential Uses-Multiple Family Residential Standards

C. The project is exempt from CEQA as a Minor Land Division project and as an In-Fill Development project.

D. An In-Lieu Parkland Fee for three new residential dwellings will be required after final entitlement approvals and prior to certificate of occupancy. Calculation of this fee will be done during the building permit phase of the project.

E. Next Steps: • Revise plans to address issues stated in the PPR comments and submit to Planning staff for review – a second PRC may be required if plans change

• Provide Planning Division with annotated comments showing how PRC Comments were addressed

• A Planning Commission and City Council Hearing are required to approve the

#### Preliminary Comments

- 1. Code requires no greater than 3 percent slope for the first 20 feet of driveway. This can be modified with Director approval but needs supporting documentation. Please have the project engineer provide driveway slope drawings. These drawings need to show that the change in slope will not affect the undercarriage of a standard automobile. The drawings also need to show the viewshed of driver of the automobile so that the safety and visibility of shorter individuals on the sidewalk are
- 2. Please label interior garage dimensions to show Code compliance.
- 3. The residential parking shall be constructed with the infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging stations should residents in the future request or need EV charging stations at their parking stalls.
- 4. The following will be conditions of the project:
  - a. The residential parking shall be constructed with the infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging stations should residents in the future request or need EV charging stations at their parking stalls.

b. Each unit shall have its own:

- garage security door, as applicable;
- seismic gas shut off valve; and,
- gas, water, and electric meters.
- c. The Project shall comply will all requirements set forth in CCMC Subchapter 9.11.200, et seq., relating to the regulation of smoking in multi-unit housing, including, but not limited to, the following:
  - All dwelling units of a multi-unit residential property (containing two or more units) shall be designated nonsmoking units.
  - Smoking in units, common areas and exclusive-use unenclosed areas shall be prohibited.

2 | Page

- Landlords and HOA Boards are required to provide in their leases and rules, respectively, the following terms related to nonsmoking:
  - i. It is a material breach of the lease and a violation of the HOA rules (if applicable) to allow or engage in smoking in a unit;
  - ii. It is a material breach of the lease, or violation of the HOA rules, as applicable, to engage in smoking in any common area, except in an outdoor designated smoking area, if one has been lawfully established and approved by the City:
  - iii. It is a material breach of the lease, or violation of the HOA rules. as applicable, to violate any of the smoking laws while anywhere on the property; and
  - iv. Other occupants of the property are express third-party beneficiaries of the provisions of the lease concerning smoking (for leases only).
- d. Smoking includes the smoking of tobacco, marijuana or any other weed or plant, but excludes e-cigarettes, incense and wood burning.
- e. The foregoing is not an exclusive list of requirements and the Project is

# subject to each provision set forth in CCMC Subchapter 9.11.200, et seq.

1. To Be Provided Separately

Fire Department - Dave Montgomery (310) 253-5929

Public Works Engineering Division – Sammy Romo – (310) 253-5619

#### SITE PLAN

- 1. Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.
- 2. The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements.
- 3. Two (2) sets of off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.

**3 |** P a g e

- 4. Applicant shall pay an initial plan check fee in the amount of \$750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.
- 5. Upon completion of rough grading and prior to the issuance of a Building Permit, the geotechnical and civil engineers shall submit certifications and final reports in accordance with the California Building Code. These certifications and reports shall certify the soil compaction and indicate that the pad grade is per plan and shall be submitted to the Engineering Division for review prior to the issuance of any building
- 6. Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.
- 7. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 A.M. to 9:00 A.M.) and afternoon (4:00 P.M. to 6:00 P.M.) peak traffic
- 8. All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The applicant shall obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.
- 9. Prior to the commencement of any excavation, the applicant shall install a temporary construction fence around the site. The height and fence material is subject to approval by the City Engineer.
- 10. The construction contractor shall advise the Public Works inspector of the schedule and shall meet with the inspector prior to commencement of work.
- 11. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit.
- 12. Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project.
- 13. A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be submitted to the City's Public Works Department for review and be approved by the City Engineer prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed by the City's Fire and Police Departments. The Construction Traffic Management Plan shall contain but not be limited to the following:

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• The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.

**1** | Page

5 | Page

- An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Project Site, and maps showing access to and within the Project Site and to adjacent properties.
- Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan.
- The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing
- The location and travel routes of off-site staging and parking locations.
- 14. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Project Site.
- 15. Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent businesses. Off-site staging locations shall be approved by the City Engineer and be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the site.
- 16. Construction-related vehicles shall not be permitted to park on public streets.
- 17. During construction, pedestrian access along the project's frontage shall be maintained at all times.
- 18. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.
- 19. Project shall remove and replace all existing sidewalk. All new sidewalk shall be ADA compliant.
- 20. All utility lines fronting the site shall be undergrounded by the applicant.
- 21. Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans and off-site improvements plans and shall forward them to the Engineering Division.

22. All street signs and existing painted curb fronting the site shall be refreshed before completion of the project

# TENTATIVE MAP

- 1. The final map shall be prepared by a surveyor, or civil engineer, licensed and authorized to do such work, by the State of California.
- 2. Approval of the tentative map shall be for a period of three years after Planning Commission approval. However, approval of the tentative map shall be voided if the approval of the project's Site Plan Review expires.
- 3. Durable monuments shall be set at all perimeter boundary corners. At least two monuments shall be set on the prolongation of the property's northerly and southerly boundary with the centerline of Madison Avenue. All required boundary monuments shall be installed prior to the recording of the final map. Centerline monuments shall be "tied" to at least four (4) points, with lead and tags, and centerline tie notes filed with the Engineering Division.
- 4. The required 5-foot sanitary sewer easement at the rear of the property shall be dedicated on the final parcel map.
- 5. All public improvements, as required by the approved Site Plan Review, shall be completed and approved prior to the final approval of the final parcel map by the City Council. Otherwise, an agreement and adequate security shall be posted by the subdivider, and accepted by the City, to satisfactorily complete said improvements. The agreement and security shall conform to Sections 66462 and 66499 of the State Subdivision Map Act.
- 6. The final map shall be submitted to the Los Angeles County Department of Public Works for review, approval, and recordation. After approval of the technical aspect of the map by Los Angeles County, and prior to recordation, the final map shall be approved by the City Council. A copy of the first plan check package as submitted to Los Angeles County shall also be submitted concurrently to the Culver City Engineering Division for review.

# Comments

- 1. A Construction Management Plan and Pedestrian Protection Plan shall be submitted as part of the formal application before the Planning Commission and/or City Council.
- 2. Building structures shall be off-set at the rear property line to accommodate the 5foot sanitary sewer easement.

Public Works/Offsite Improvements – Eric Mirzaian (310) 253-5600

1. A Tree Protection Zone needs to be established so that the tree or its roots are not damaged during the project.

# Public Works/Management - Chris Evans (310) 253-5600

Conditions of Approval:

- 1. Secure bicycle parking shall be provided to accommodate a minimum of eight (8) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows: Six (6) long-term parking spaces – two per unit; and, two (2) short-term parking spaces.
- 2. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. If long-term bike parking is not located on the ground floor, the elevator closest to the bike parking area shall be at least 6 feet in depth to accommodate bicycles. If not located on the ground floor, long-term bike parking shall be located within 50-ft walking distance of an elevator. The short-term spaces must be provided on the project site, using one (1) "Inverted - U" bicycle racks or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to the building. Bicycle parking location, layout and equipment shall comply with the City's approved Bicycle and Pedestrian Master Plan Design Guide (except as noted in Condition No. 3, below), and the development plans shall be revised to provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather
- 3. If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30" separation between parallel bicycle racks: and, a minimum 24" separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP)
- 4. The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances. For questions on any work involving bicycle parking, detailed design and location for the project the applicant may contact Christopher Evans, Culver City Public
- the Project, the developer shall obtain a determination from the Public Works

Department Administration staff that the final bicycle parking layout is in compliance with these bicycle parking requirements.

- 6. All bicycle parking required above, shall be installed, maintained and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.
- 7. Comments
  - a. Long –term bike parking conditions 1 &2 have been met by providing bike storage in each unit's garage.
  - b. Short –term parking 1 & 2 has been met with two (2) U-racks. Please note,
- only one (1) U-rack is required.

# Public Works EPO - May Ng (310) 253-6406

1. Please add the following notes on the Plan;

**Environmental Programs and Operations Notes** 

1) Solid waste, recyclable waste material, and organic waste handling shall be performed exclusively by the City or its authorized agents. The City Council may regulate, by ordinance or resolution, all aspects of solid waste, recyclable waste material, and organic waste handling, including, but not limited to, frequency of collection, means of collection and transportation, level of services, charges, fees, and nature, location and extent of providing solid waste handling services.

2) The City of Culver City shall provide waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC

3) Private property owners/residents are responsible to wheel out the organic waste bins to the curbside during trash collection day(s).

# **Building Safety - Tim Koutsouros (310) 253-5800**

- 1. The maximum travel distance of the roof decks is 50' measured at right angles to the stair raiser.
- 2. The project requires a soils report.
- 3. A separate shoring permit submittal is required.
- 4. A separate grading permit submittal is required.

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Date 1/22/2021

6 | Page

recommended Bicycle Parking Guidelines, 2nd Edition. Works Department, at <a href="mailto:christopher.evans@culvercity.org">culvercity.org</a>

5. Prior to issuance of any Public Works Department/Engineering Division Permit for

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PPR COMMENTS FROM FEBRUARY 26, 2019 ADDRESSED AS FOLLOWS:

PPR RESPONSES - 2/26/19

PROPOSED SMALL LOT SUBDIVISION

PPR COMMENTS FROM OCTOBER 29, 2020

1 **Driveway Slope** – Viewshed Section Drawing #5 added on Sheet A5.

Notes to be added on final plans prior to issuance of Building Permit.

Notes to be added on final plans prior to issuance of Building Permit.

Notes to be added on final plans prior to issuance of Building Permit.

1. Maximum Travel Distance – Shown on Sheet A4 to be less than 50'.

**3. Shoring Permit** – Plans will be will be provided at Plan Check submittal.

4. Grading Permit – Plans will be will be provided at Plan Check submittal.

**2. Soils Report** - Will be provided at Plan Check submittal.

4 **Conditions** – Notes to be added on final plans prior to issuance of Building Permit.

2 Interior Garage Dimensions – added on Sheet A3.

3 **EV Charging –** Notes added on Sheet A3.

4044 MADISON AVE. CULVER CITY, CA 90232

ADDRESSED AS FOLLOWS:

**Planning Division:** 

Fire Department:

1. N/A

Public Works/Engineering:

Public Works/Management:

Public Works/EPO:

**Building Safety:** 

**Public Works/**Offsite Improvements:

Conditions have been met.

# **Planning Division:**

- 1 VI.A.1.a Increase front yard setback to between 23 25'. The setback was increased from 21'0" to a range between 23'-0" and 34'-5"
- 2 VI.A.1.b Increase window area on street façade. The window area was increased.
- 3 VI.A.1.d Reduce massing along south side property line. Added step backs and replaced taller flat roof elements with lower sloped roof masses.
- 4 VI.A.1.e Reduce lot coverage to below 40%. Lot coverage is now 39%.
- 5 VI.A.1.f Add more to 5'-0" side yard setback and revise massing to allow for more light in south side yard. Majority of 1<sup>st</sup> floor is now 6'-0" or greater set back. Masses facing South side yard reduced by roofs sloping down towards the side yard.
- 6 VI.A.2.a Avoid alignment of windows with side and rear neighbors where possible. See comparative elevations – < 3% of project's new windows overlap existing windows.
- 7 VI.A.2.d Plant landscape Screening on sides and rear. See landscape plans. Note existing rear property line mature trees to remain.
- 8 VI.A.3.a Minimize visual impact of parking and garage areas. All parking and garage doors are oriented towards the interior of the property. Not visible from street.
- 9 **VI.A.3.h Locate parking below grade.** Parking is below grade per code definition.
- 10 VI.A.4 Provide Preliminary landscape plan. See attached Preliminary Landscape Plan.
- 11 VI.A.4.i Retain existing mature street trees and onsite trees when feasible. Done. See attached Preliminary Landscape Plan.
- 12 VI.A.4.I Use courtyard design to increase open space and landscaping. Courtyard decks and planting areas at grade provided between units.
- 13 VI.A.5 Show proposed exterior lighting. Exterior lighting to be shielded from glare and spillover. See lighting locations and specification on elevations.

- 14 VI.B.1.a Harmonize building scale with existing block. See plans, elevations and 3D views showing 1 and 2 story massing along with material variations and step backs.
- 15 VI.B.1.b Reduce perceived height and bulk of building. See comments above at item # 14.
- 16 VI.B.1.c Anchor the base of the building. See elevations and 3D views showing stone veneer on base of buildings.
- 17 VI.B.1.d Relate buildings to pedestrian scale. Street front is 1 story with stone base and recessed entry w/ projecting overhang.
- 18 VI.B.2 Building Façade treatment. See 3D views and elevations.
- 19 **Neighborhood Typologies and Development Guidelines –** This project falls within Block C of the RMD zone, and meets the following criteria as outlined in the Gateway Neighborhood Design Guidelines:

- **Development Typologies:** a. Maintain existing mature tree in the parkway along Madison Ave.
- b. Scaled contemporary style street façade with step backs, overhang, and variety of
- c. Provides the smallest typical number of units (3) in the RMD zone, which typically contains between 3 and 8 units per parcel.

#### Lot Pattern:

a. Front unit faces the street and presents as a typical single family home.

### Lot Size:

a. Lot size is typical for the neighborhood – 50' x 135'.

#### Lot Coverage:

a. Lot coverage is 39% - below the average for Block C.

# **Use Pattern:**

a. Average number of units on Block c - 3.8. This development will be limited to 3 units.

# **Building Setbacks:**

a. Average setback for this Block C is 23'. There are 4 distinct façade planes on the front elevation. The setbacks to these façade planes are 23'-0", 23'-6", 25'-0" and 34'-5".

a. Maximum allowable height per Zoning code is 30'-0" above existing grade. Elements of the proposed buildings range in heights. Individual masses are at 15'-2", 22'-5". 26'-0" and < 30'-0". The upper most portion of the <30'-0" high masses are clear glass parapet railings, so that the solid portion of these areas are 28'-10" above existing grade.

- 20 **Plan contains 4 bedrooms.** Plans have been redesigned to eliminate the 4th bedroom.
- 21 Carport is too small. Garage level has been redesigned. All parking meets code requirements.

front setback = 42%. See calculation on sheet A1.

- 22 Wall / Fence heights. All proposed property line walls and fences meet code requirements.
- 23 17.400.105 45% maximum paving in front setback. Total paved walkways and driveways in
- 24 **Utility Locations** Mechanical equipment is on the roof decks and screened by the parapet
- walls. Tankless water heaters are also shown on the plans.
- 25 **Meter Locations** See plans.
- 26 **Sustainability** Bike amenities have been provided as per plans. Proposed project will exceed the California Title 24 requirements for insulation and window glazing. Power for future roof top solar panels will be provided.
- 27 Trash Enclosures EPO has indicated to Planning staff that they have reviewed and approved the proposed trash can locaitons.
- 28 EV Charging Accommodations will be made for charging outlets in each garage space.

#### Fire Department:

1 See Fire Department notes sheet A1.

#### **Public Works:**

- 1 **Show sewer line -** Shown on Plot Plan sheet A1
- 2 Survey Attached.
- 3 **Tentative Tract map** Attached.
- 4 **Curb/Gutter, etc. –** See Public Works note #1 sheet A1.
- 5 **Street Trees** See Public Works note #2 sheet A1.
- 6 **Driveway Apron clearance -** See Public Works note #3 sheet A1.

- 7 **Title Reports** Attached.
- 8 **Sewer Fees -** See Public Works note #4 sheet A1.
- 9 **Bicycle Parking** Long term spaces inside units and short term spaces in front yard as directed by Planning staff. See plans and Public Works note #5 sheet A1.

### Public Works (EPO):

1 Trash / Recycling - Trash / recycle bins as per First Floor plan and Public Works note #6 sheet A1.

#### **Building & Safety:**

1 1-Hour Construction - Walls between units at grade will be 8" CMU or solid poured

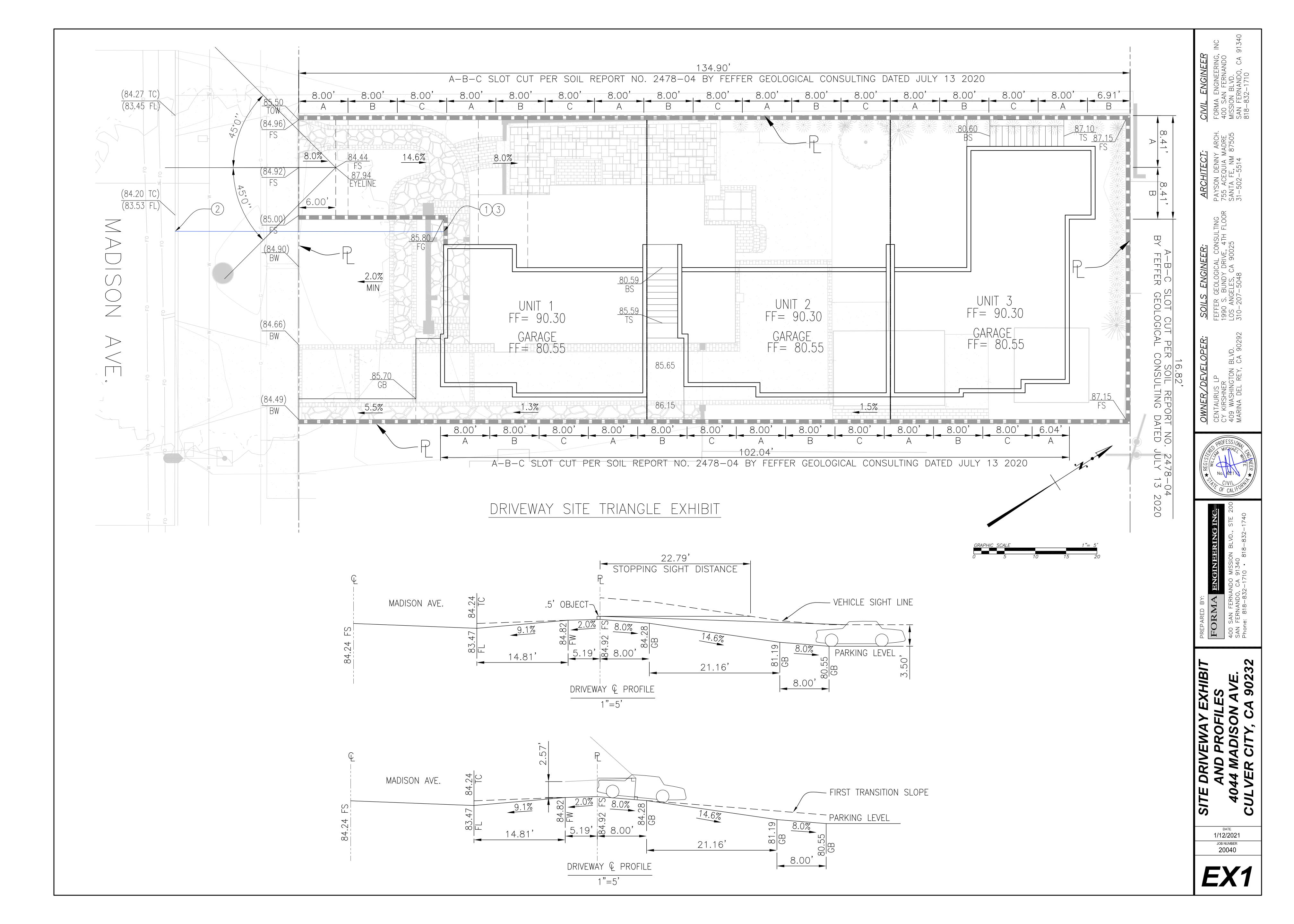
### reinforced concrete.

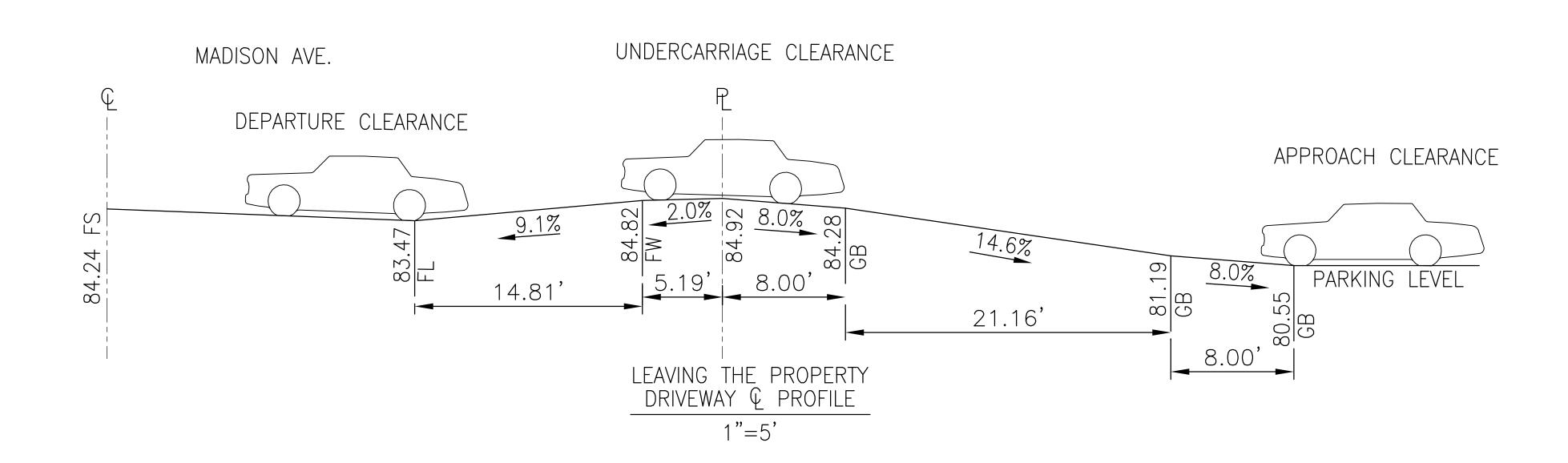
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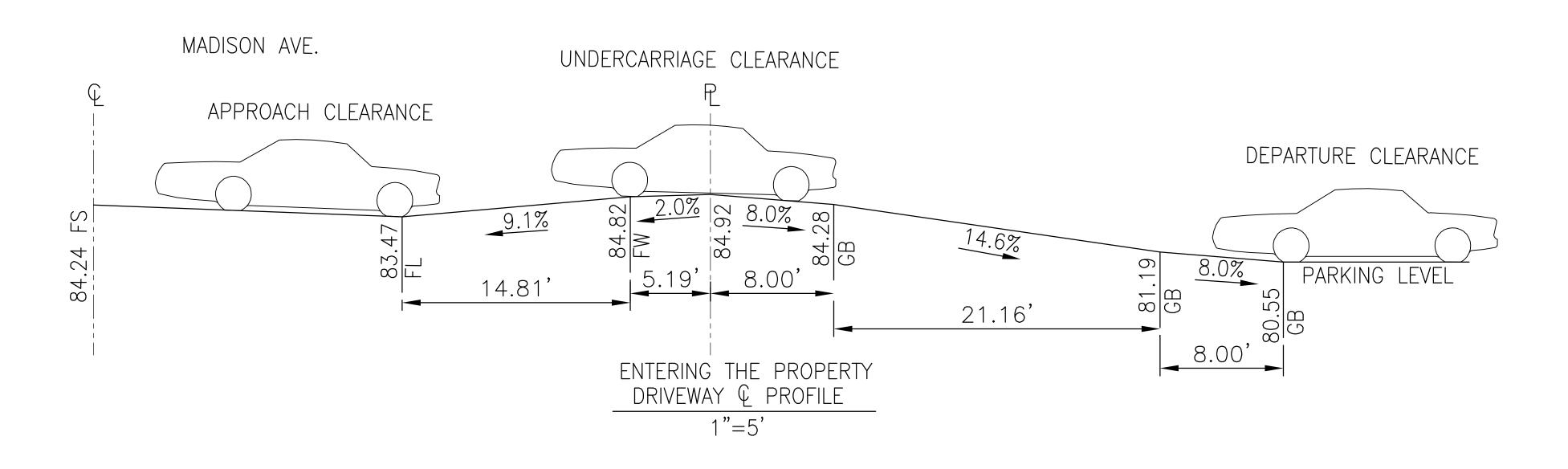
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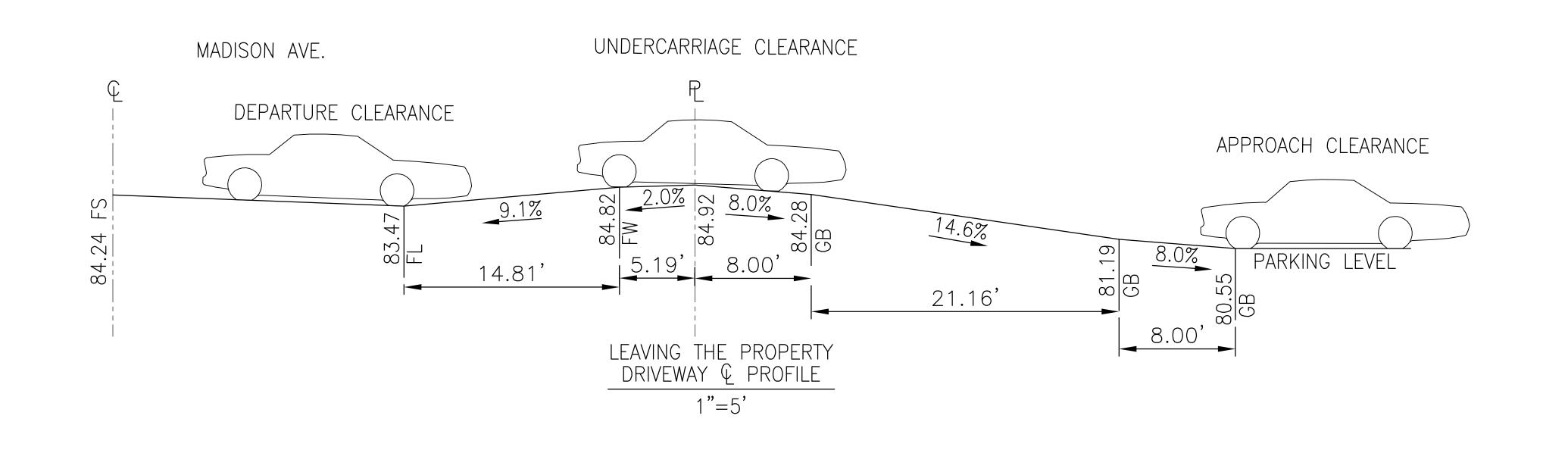
Date 1/22/2021

PPR RESPONSES - 10/29/20

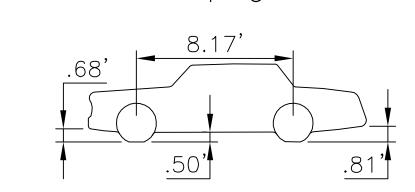




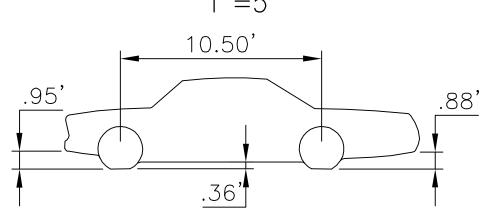




COMPOSITE SHORTEST VEHICLE



COMPOSITE LONGEST VEHICLE 1"=5'



\*THE COMPOSITE VEHICLES SHOWN HEREON ARE DRAWN PER PAGE 4 OF CITY OF LOS ANGELES STANDARD PLAN S-440-4 DRIVEWAYS.

LP FEFFER GEOLOGICAL CONSULTING 1990 S. BUNDY DRIVE, 4TH FLOOR LOS ANGELES, CA 90025 310-207-5048

ARCHITECT:

CENTAURUS LP
CY KIRSHNER
409 WASHINGTON
MARINA DEL REY,



SAN FERNANDO MISSION BLVD., STE 200 FERNANDO, CA 91340
e: 818-832-1710 • 818-832-1740

PREPARED BY:
FORMA ENGINE

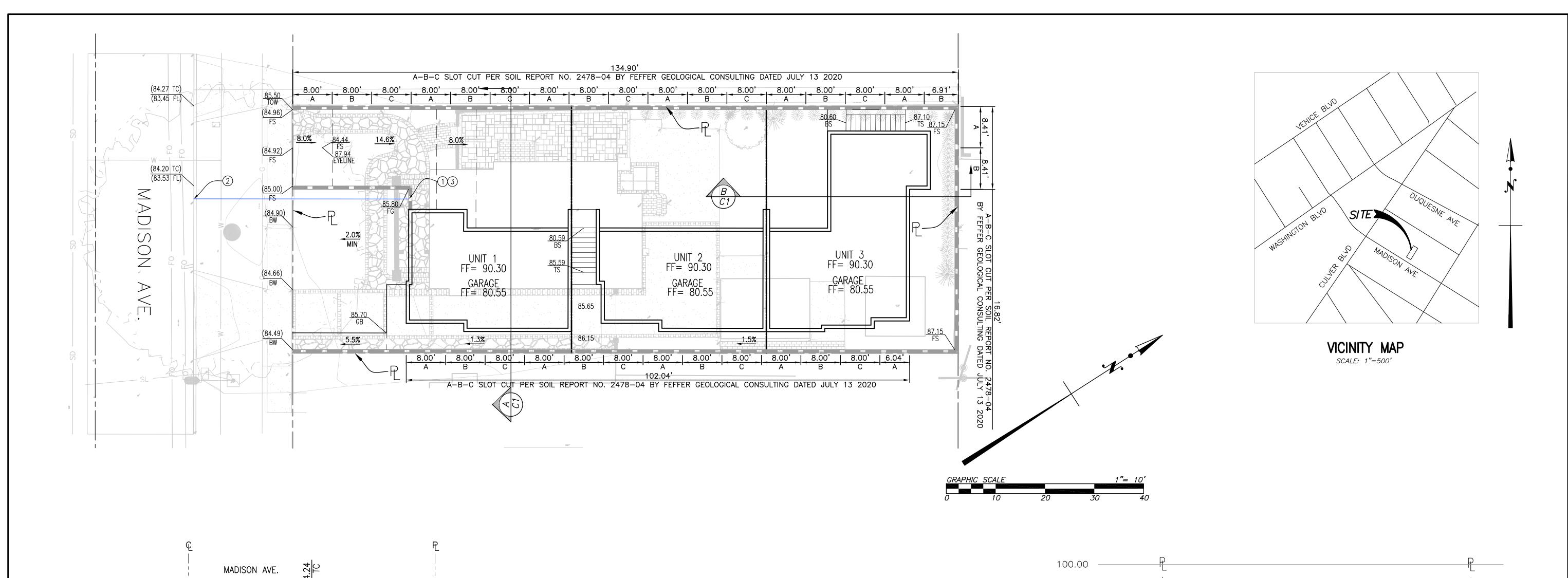
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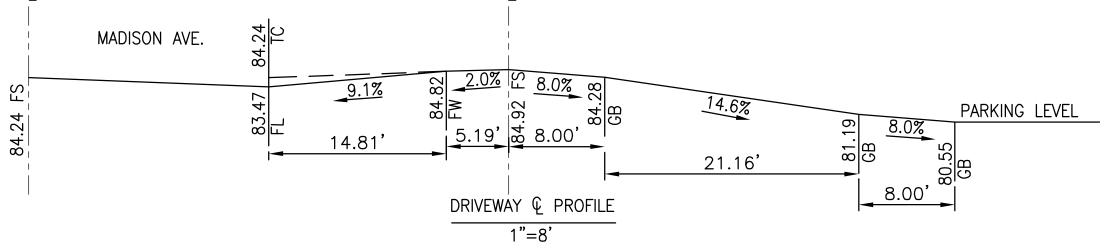
AND PROFILES
4044 MADISON AVE.
CLVER CITY, CA 9023

1/12/2021

JOB NUMBER

EX2





# EARTHWORK QUANTITY TABLE

	CUT (CY)	FILL (CY)
RAW VOLUME	996	8
TEMP. EXCAVATION	163	163
FOOTING/FOUNDATIONS	80	_
10% SRINKAGE	_	17
TOTAL	1239	188
EXPORT:	1051	CY

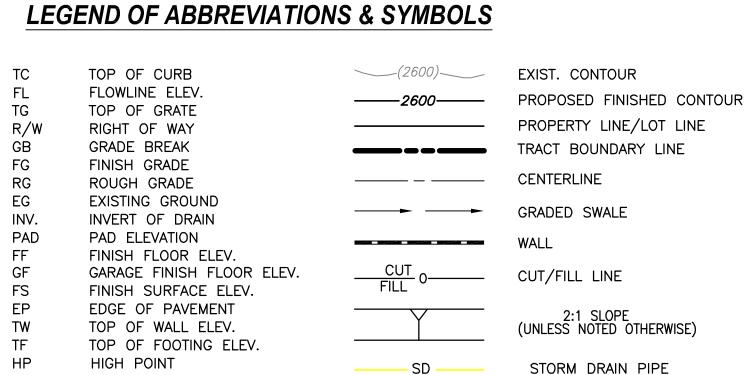
LOW POINT

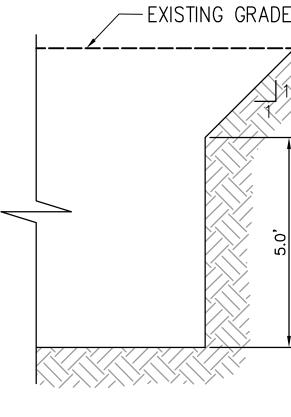
N.T.S. TS

LIP OF GUTTER

NOT TO SCALE

TOP OF STEP BOTTOM OF STEP



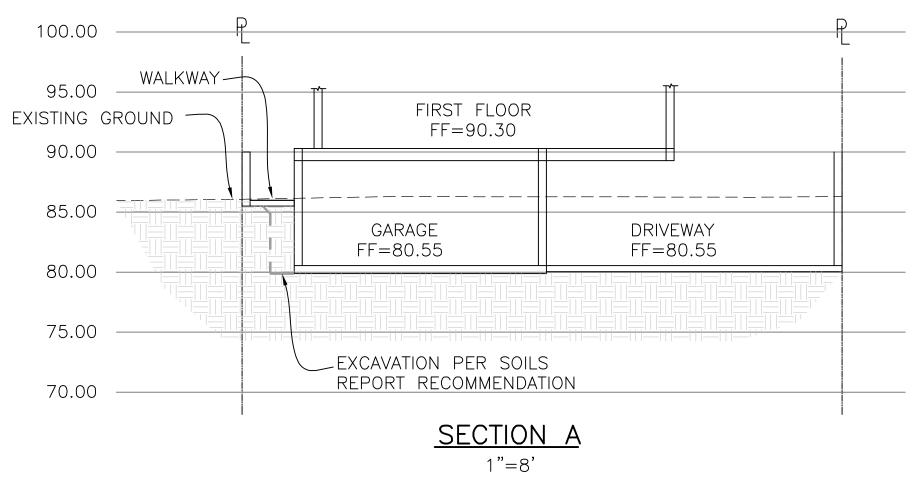


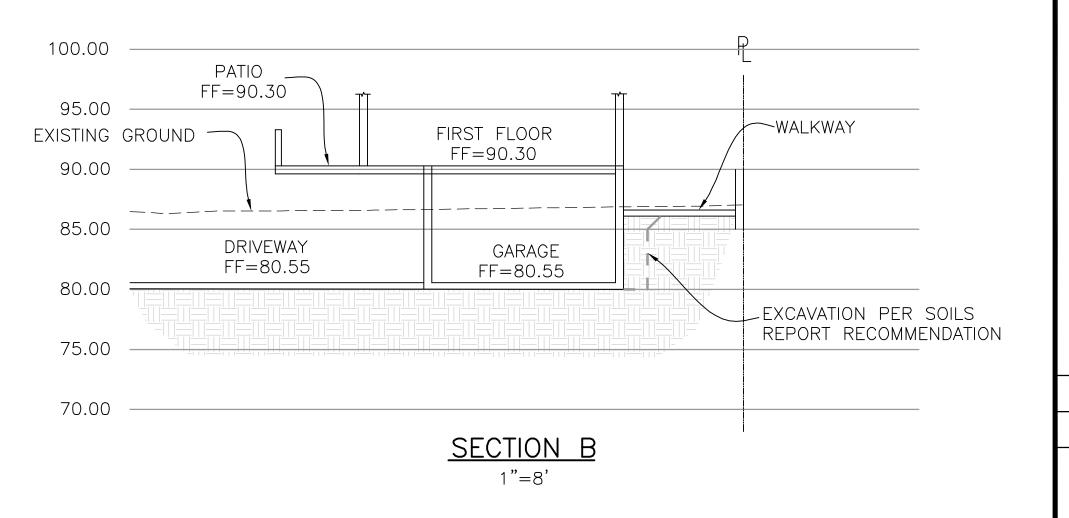
**DETAILS FOR** TEMPORARY EXCAVATIONS N.T.S

# **CONSTRUCTION NOTES**

IN SUMP PUMP.

- ESTIMATED OUTLET FROM BASEMENT SUMP PUMP.
- ESTIMATED LOCATION OF PIPE OUTLET THROUGH CURB FACE.
- TRANSITION FROM PRESSURIZED PIPE TO GRAVITY PIPE.
- BUILDING AND DRIVEWAY DRAINAGE TO BE COLLECTED IN SUMP PLIMP
- FRONT YARD DRAINAGE WILL SHEET FLOW TO STREET.
- WALKWAY DRAINAGE TO BE COLLECTED AND PIPED OUT TO STREET.





FORMA IEN AVE. 90232

PRELIMINARY GRADING
PLAN
4044 MADISON AVE.
CULVER CITY, CA 9023. 4044 CULVE

11/30/2020 20040

EXISTING FIGUS STRE

TREE TO REMAIN -PROTECT IN PLACE

X

 $\geq$ 

TREE LEGEND

SYMBOL

COMMON NAME

BOTANICAL NAME

WESTERN REDBUD

CERCIS OCCIDENTALIS

I - EXISTING TO REMAIN

BOTANICAL NAME COMMON NAME

SIZE / QUANTITY / WUCOLS

AGAVE S. 'BLUE FLAME' BLUE FLAME AGAVE

CHONDROPETALUM TECTORUM

ELYMUS C. 'CANYON PRINCE'

LANTANA 'NEW GOLD' NEW GOLD LANTANA

NANDINA DOMESTICA

OLEA EUROPEA 'MONTRA'

HEAVENLY BAMBOO

LITTLE OLLIE OLIVE

5 GAL / 4 / 3' TALL X 3+' WIDE / LOW

5 GAL / 29 / 2-3' TALL X 3' WIDE / LOW

I GAL / 5 / 30" TALL X 30" WIDE / LOW

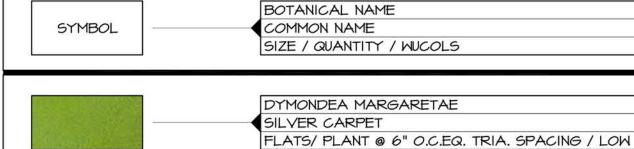
5 GAL / 14 / 6-8' TALL X 3' WIDE / LOW

CANYON PRINCE GIANT RYE GRASS 5 GAL / 64 / 2-3' TALL X 3' WIDE / LOW

SIZE / QUANTITY / TYPE / WUCOLS

24 INCH BOX / 4 / DECIDUOUS / LOW











Office: (661) 212-3335

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# 3-UNIT RESIDENTIAL

- LOW WATER PLANTS (TYP.)

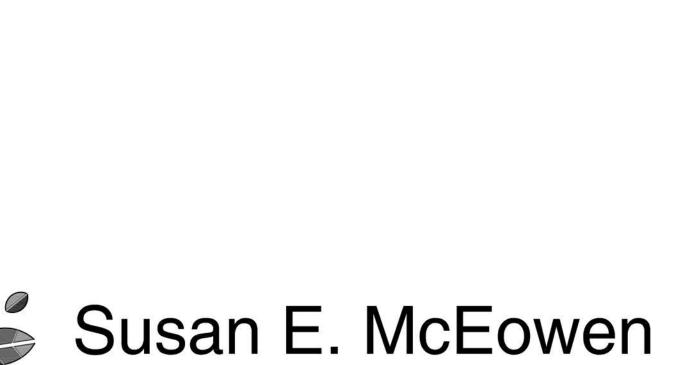
DRIVEWAY

WALKWAY

TRASH

WOOD FENCE (TYPICAL)-

UNIT I



LANDSCAPE ARCHITECT

- CERCIS OCCIDENTALIS

PATIO

PATIO

UNIT 2

PRELIMINARY LANDSCAPE PLAN

5 GAL / II / 5'T X 5'W / LOW PENNISETUM SETACEUM 'FIREWORKS' FIREWORKS FOUNTAIN GRASS 5 GAL / 14 / 3'T X 2'W / LOW SALVIA L. 'SANTA BARBARA' SANTA BARBARA SAGE 5 GAL / 8 / 3' T X 3'W / LOW WESTRINGIA F. 'MUNDI' MUNDI WESTRINGIA 5 GAL / 18 / 2' TALL X 4-6' WIDE / LOW HARDENBERGIA V. 'HAPPY WANDERER' 5 GAL / 6 / 10' TALL X 10' WIDE / LOW

VINE LEGEND

BOTANICAL NAME

NO SYMBOL 3" IN ALL GROUNDCOVER AREA'S

DATE