

SMALL LOT SUBDIVISION
3-NEW RESIDENCES

4044 MADISON AVE.
CULVER CITY, CA 90232



1 BIRD'S EYE VIEW FROM EAST CORNER

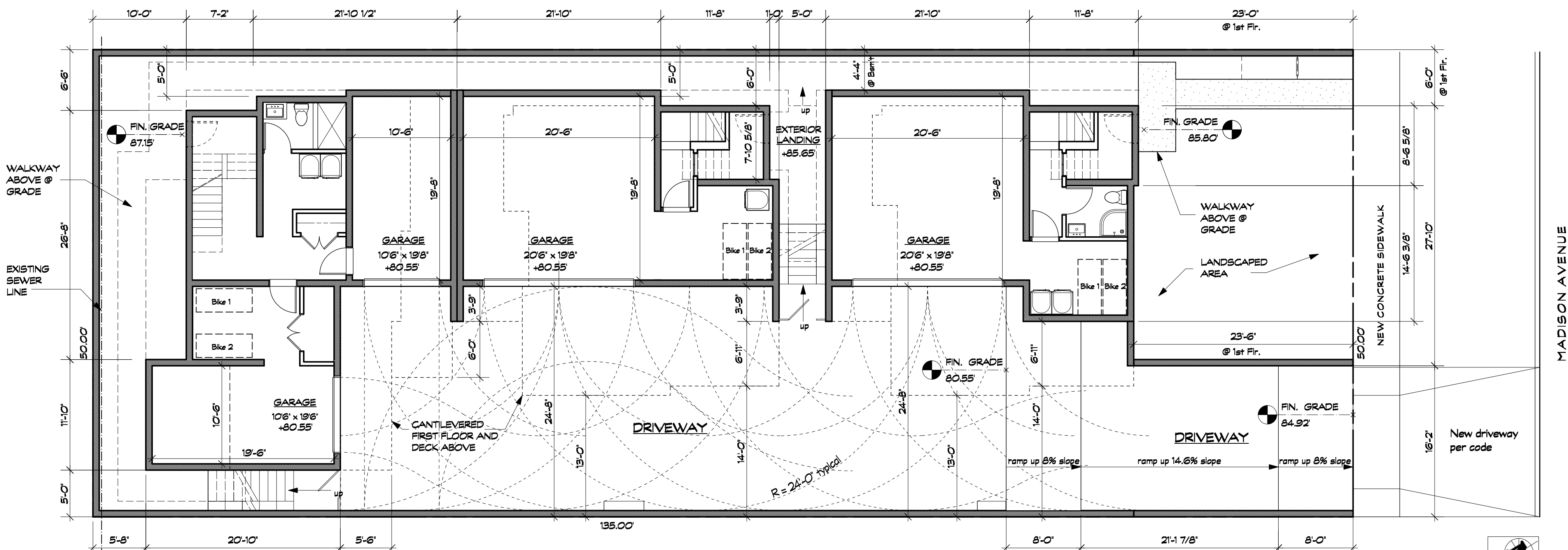
FIRE DEPARTMENT NOTES:

- 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.
- Address numbers will be viewable and legible from the public right-of-way. Size and font shall meet the Fire and Building Code requirements.
- A knock box with keys will be provided for all common doors and gates.
- 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.
- 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.
- 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.
- 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



2 SITE PLAN Scale: 1/8" = 1'-0"

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.	
Residential Density: Number of Residential Units:	Required 1 unit per 1500 s.f. +/- 6750 s.f./1500s.f. = 4 dwelling units max.	Proposed 3 dwelling units see dwelling unit size table
Maximum Height	30 feet, 2 stories	30 feet, 2 stories over basement
Residential Unit Size	1,100 s.f. (3 bedroom)	Unit sizes vary 1600 - 1900 s.f.
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 - 480 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%

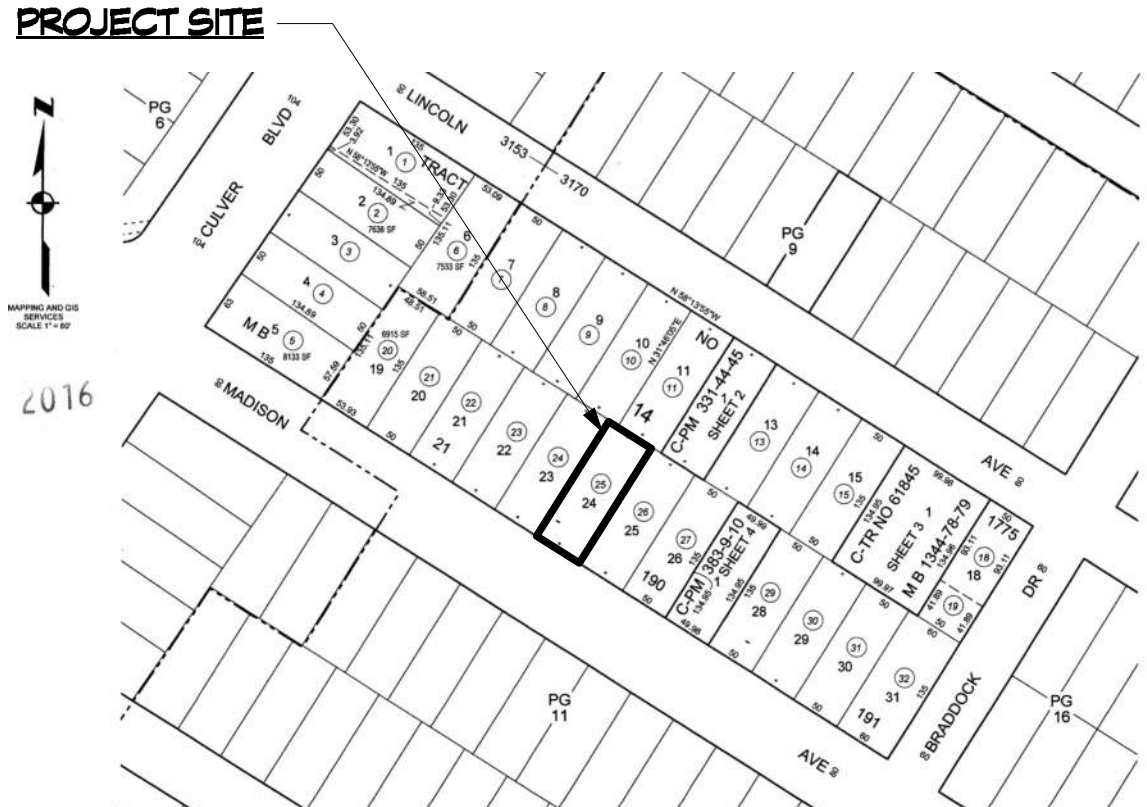
Building & Safety

Applicable Codes & Regulations	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/ Los Angeles County Amendments
	2019 California Green Building Standards
Type of Construction	Type V-A Sprinklered (Garage and Residence)
Occupancy Group	R3 over U1

Architectural Drawing Index:

A1	Plot Plan, 3D View, Notes, Area Calcs
A2.1	Existing Plot Plan / Elevations / Photos
A2.2	Existing Context Plans / Elevations / Photos
A2.3	Comparative Elevation Analysis
A3	Basement / Garage Floor Plan
	First Floor Plan
A4	Second Floor Plan / Roof Deck Plan
A5	North, West, East Elevations
A6	South Elevation / Section A
A7	Exterior Elevations in Color
A8	3D Exterior Views
A9	Material Sample Sheet
A10	PPR Notes 2/26/19
A10.1	PPR Notes 10/29/19
A11	PPR Responses

PL-1	Preliminary Landscape Plan
S-1	As Built Survey Plan
C-1	Preliminary Grading Plan
PP-1	Preliminary Tract Map
EX1-2	Driveway Exhibit and Profiles



3 VICINITY / ASSESSORS MAP

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

Project Data

Project Address:	4044 Madison Ave.
Legal Description:	Lot 24, Block 14 Tract 1775
Owner:	Madison Ave. Ventures LLC
Architect:	PaysonDenney Architects 755 Acequia Madre Santa Fe, NM 87505 310-502-5514
Structural Engr:	Craig Phillips Engineer 2123 Vestal Avenue Los Angeles, CA 90026 310-625-2325
Civil Eng'r	Forma Engineering 400 San Fernando Mission Blvd. San Fernando, CA 91340 818-832-1710
Mech/Elec/Plumbing Engineer:	GMEP Engineers 26439 Rancho Pkwy Lake Forest, CA 92630 949-267-9095
Landscape Architect:	Susan E. McEowen 19197 Golden Valley Road Santa Clarita, CA 91387 661-294-3753
APN:	4207-010-025
Map Book:	21
Pages:	190-193
Zone:	RMD
Construction Type:	V-A Sprinklered - Garage and Residence
Occupancy:	R3, U1 (Garage)
Building Height	30'
Building Code:	California Residential Code Current Edition
Neighborhood:	Gateway Neighborhood Design Guidelines

Area Calculations

Lot Size	6,750 sq.ft.
Existing Residence to be Demolished (4044 Madison Ave.)	(-1,032) sq.ft.
Existing Parking to be Removed:	2 Spaces
Allowable Density - 1 Unit per 1,500 sq.ft. Lot Area	Max. 4 Units
Proposed Density - 3 Units	3 Units
Total Proposed Gross Interior Heated Floor Area	5,256 sq.ft.
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	1,725 sq.ft.
Excavated Area Including Area Under Cantilevered First Floor	2,512 sq.ft.
Building Gross Area includes exterior walls	
Garage and Deck areas not included	
Proposed Habitable Basement Floor Area	528 sq.ft.
Proposed 1st Floor Area	2,523 sq.ft.
Proposed 2nd Floor Area	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	
Proposed Building Height (to top of parapet).....	< 30'0"

Unit Floor Areas - Gross Floor Areas

Unit #	B	1st	2nd	Total *
1	130	816	686	1,632
2	60	852	793	1,705
3	338	855	726	1,919
Totals	528	2523	2205	5,256 s.f.

Drawing Symbols

Dimensions are to Face or ϕ of stud unless noted otherwise

	New Wall Per Struct
	Interior Elevations per
	Section per A5
	Door per schedule
	Window per schedule
	Fixture/Appliance per schedule
	Room Number per Finish schedule
	Wall Type Per

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

PaysonDenney Architects

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Planning Submittal Set

January 22, 2021

PLOT PLAN
DRAWING INDEX
VICINITY MAP

PROPOSED 3 UNIT RESIDENTIAL
SMALL LOT SUBDIVISION
4044 MADISON AVE.
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EXISTING SUBJECT PROPERTY
VIEW FROM (PROJECT) SOUTHWEST



EXISTING SUBJECT PROPERTY
VIEW FROM (PROJECT) NORTHWEST



EXISTING SUBJECT PROPERTY
VIEW FROM (PROJECT) EAST



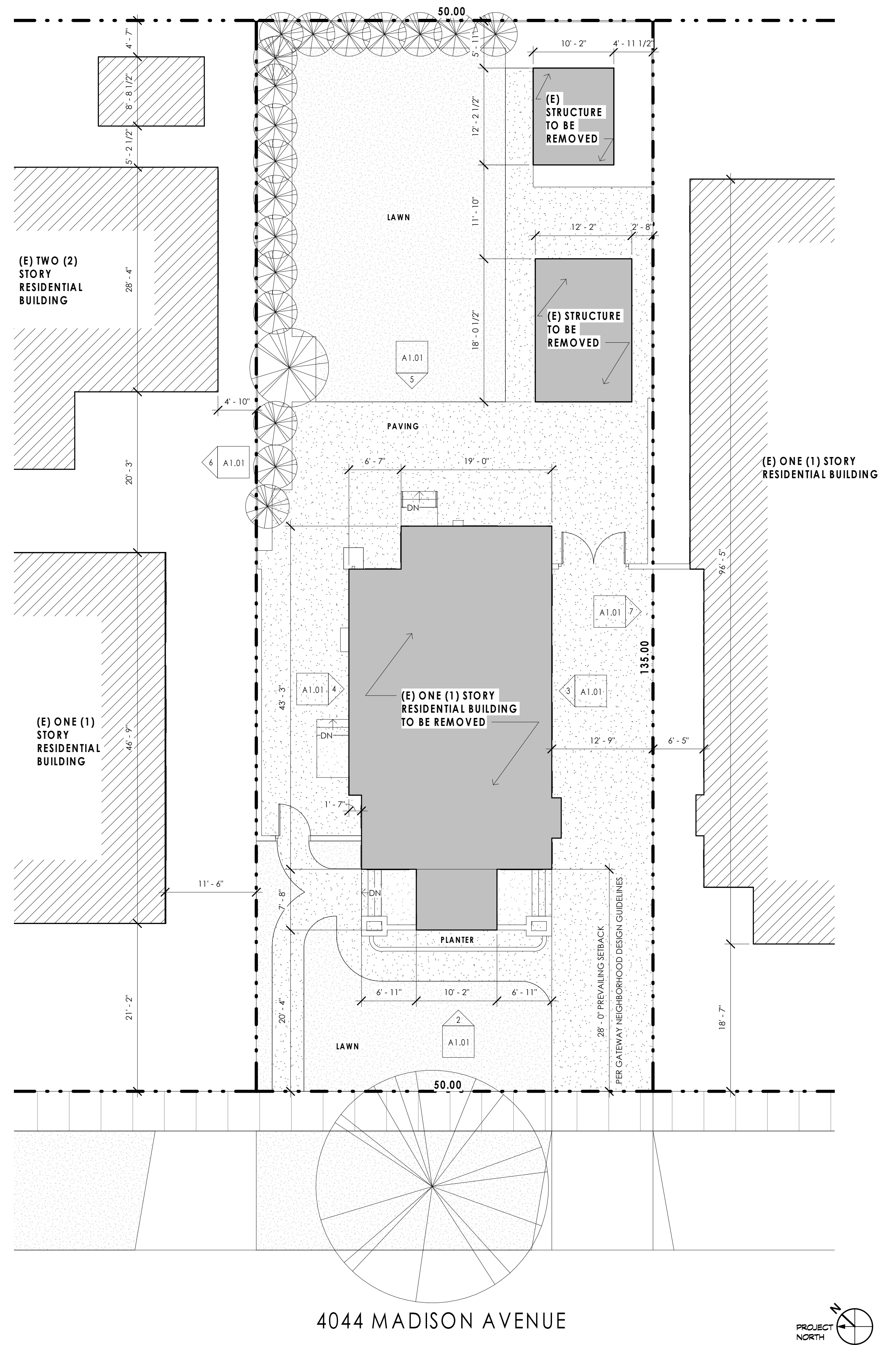
VIEW TOWARDS PROPERTY BEHIND SUBJECT PROPERTY
VIEW TO (PROJECT) EAST



EXISTING SUBJECT PROPERTY - STORAGE SHED
VIEW FROM (PROJECT) NORTH



EXISTING SUBJECT PROPERTY - GARAGE
VIEW FROM (PROJECT) NORTHEAST



PROJECT NORTH
SITE PLAN
1/8" = 1'-0"



NORTH ADJACENT HOUSE OPENINGS
N.T.S.

4

SOUTH ADJACENT HOUSE OPENINGS
N.T.S.

3

NORTH ADJACENT HOUSE
N.T.S.

2

SOUTH ADJACENT HOUSE
N.T.S.

1



SOUTH OPPOSITE HOUSE ON MADISON AVE.
N.T.S.

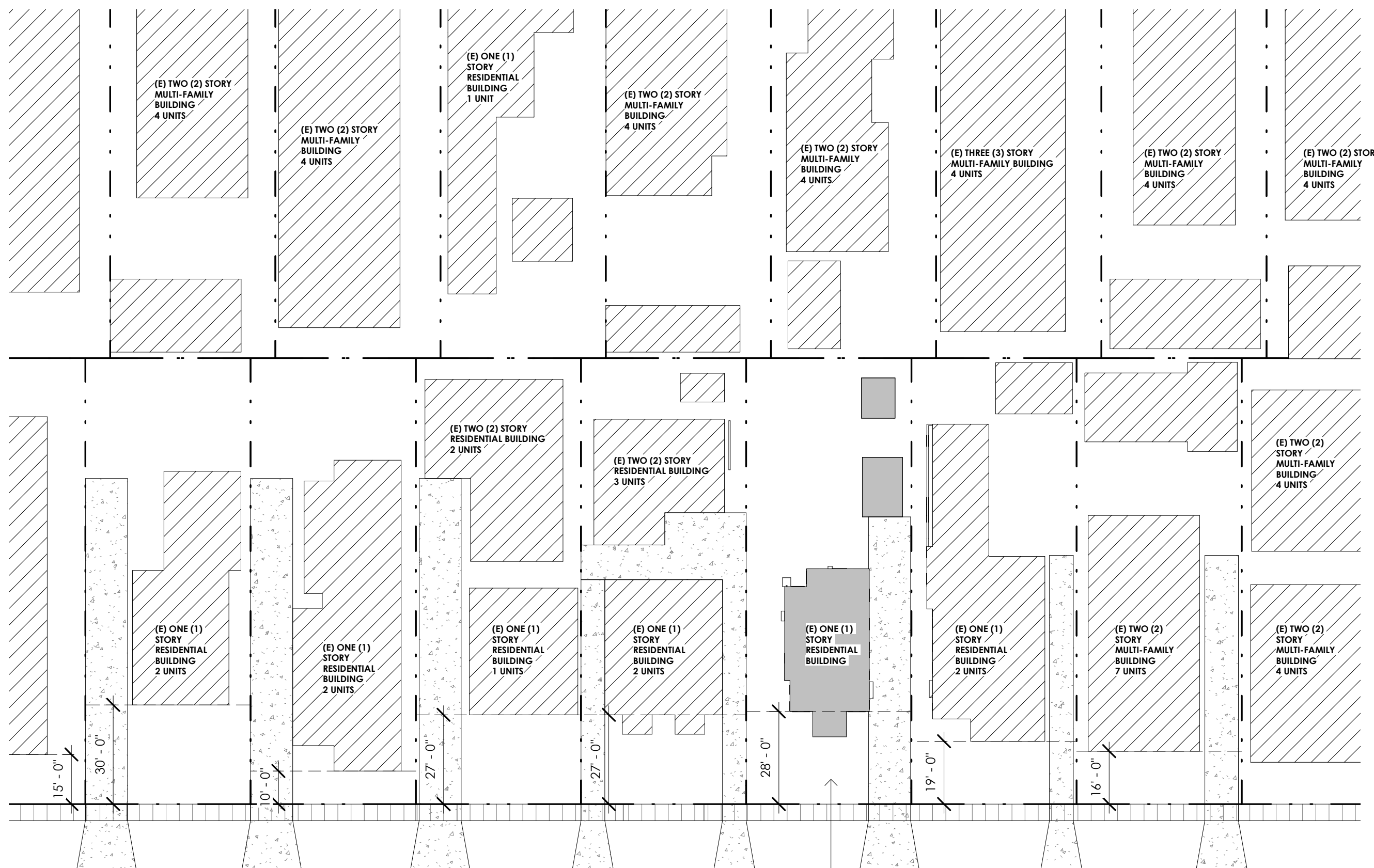
7

OPPOSITE HOUSE ON MADISON AVE.
N.T.S.

6

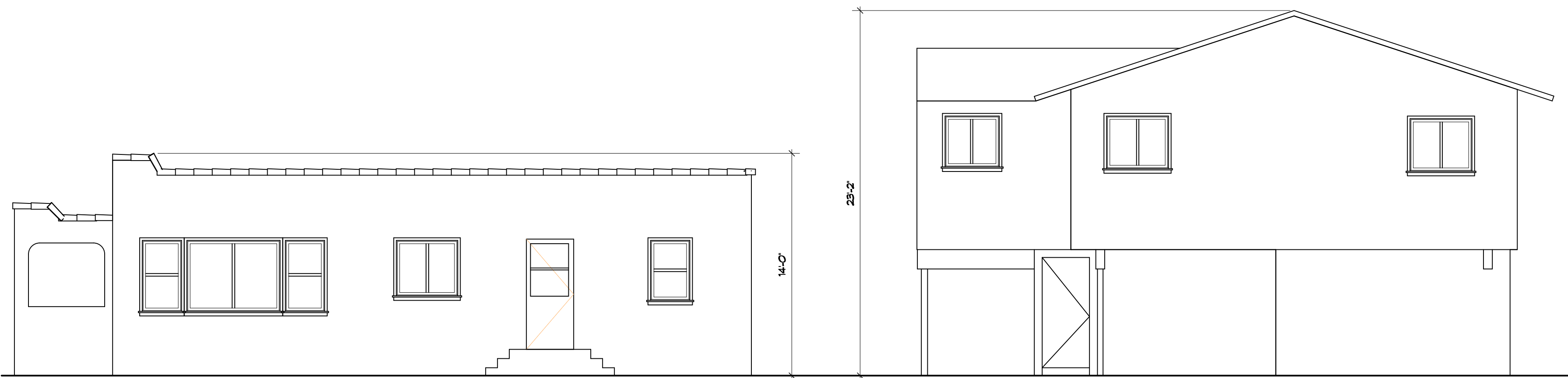
NORTH OPPOSITE HOUSE ON MADISON AVE.
N.T.S.

5



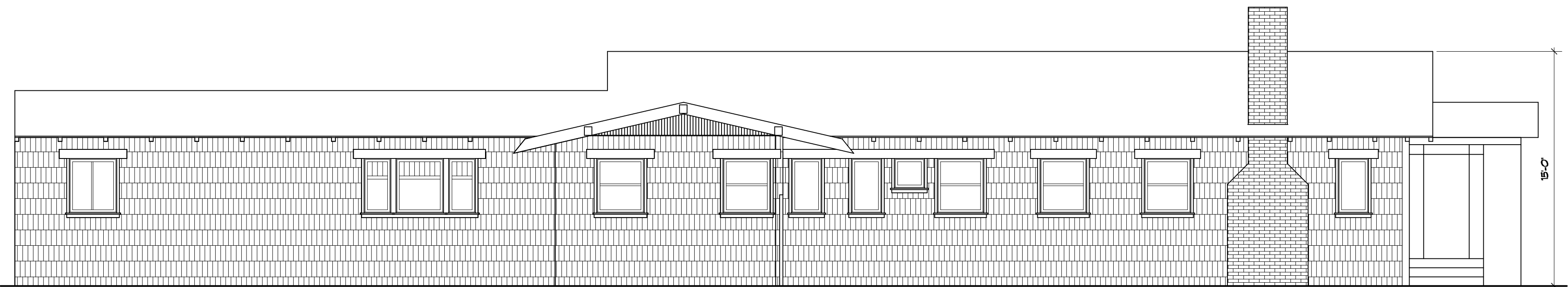
MADISON AVENUE

PROJECT SITE
4044 MADISON AVE



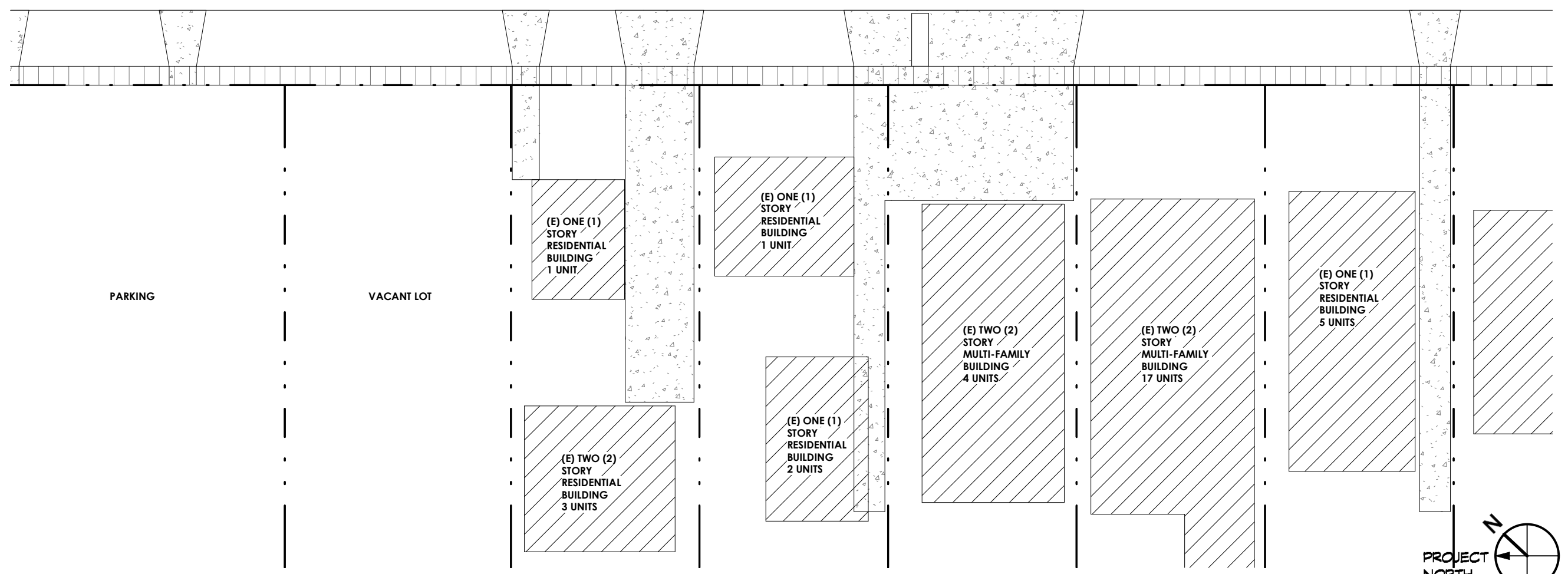
ADJACENT PROPERTY ELEVATION - NORTH
3/16" = 1'-0"

8



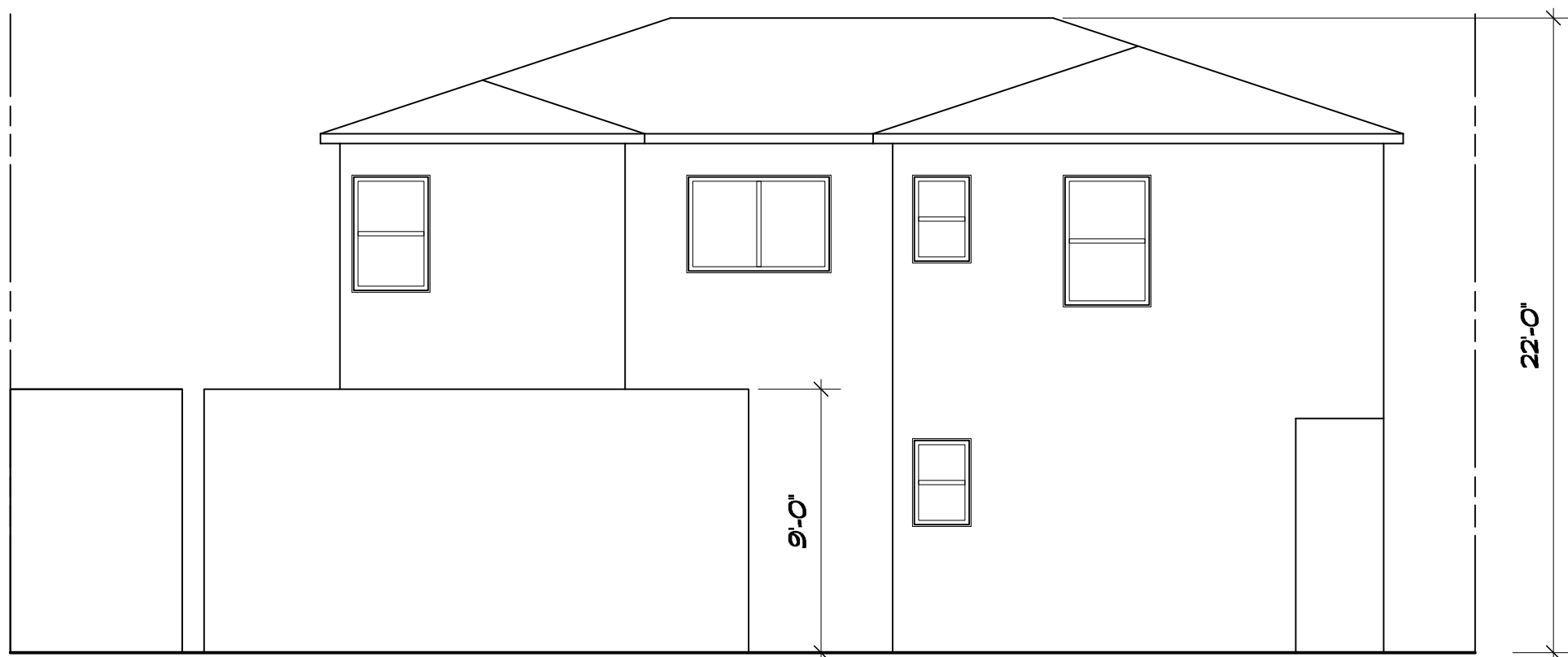
ADJACENT PROPERTY ELEVATION - SOUTH
3/16" = 1'-0"

9



EXPANDED VICINITY MAP
1" = 30'-0"

10



ADJACENT PROPERTY ELEVATION - EAST
3/16" = 1'-0"

11

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PLOT PLAN
DRAWING INDEX
VICINITY MAP

PROPOSED 3 UNIT RESIDENTIAL
SMALL LOT SUBDIVISION
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TOTAL WINDOW AREA = 233 SQ.FT.
TOTAL OVERLAP = 1.1 SQ.FT.



TOTAL WINDOW AREA = 171 SQ.FT.
TOTAL OVERLAP = 4.7 SQ.FT.



TOTAL WINDOW AREA = 97 SQ.FT.
TOTAL OVERLAP = 3.1 SQ.FT.

NORTH ELEVATION - TOTAL WINDOW OVERLAP = 1.1 SQ.FT.

SOUTH ELEVATION - TOTAL WINDOW OVERLAP = 4.7 SQ.FT.

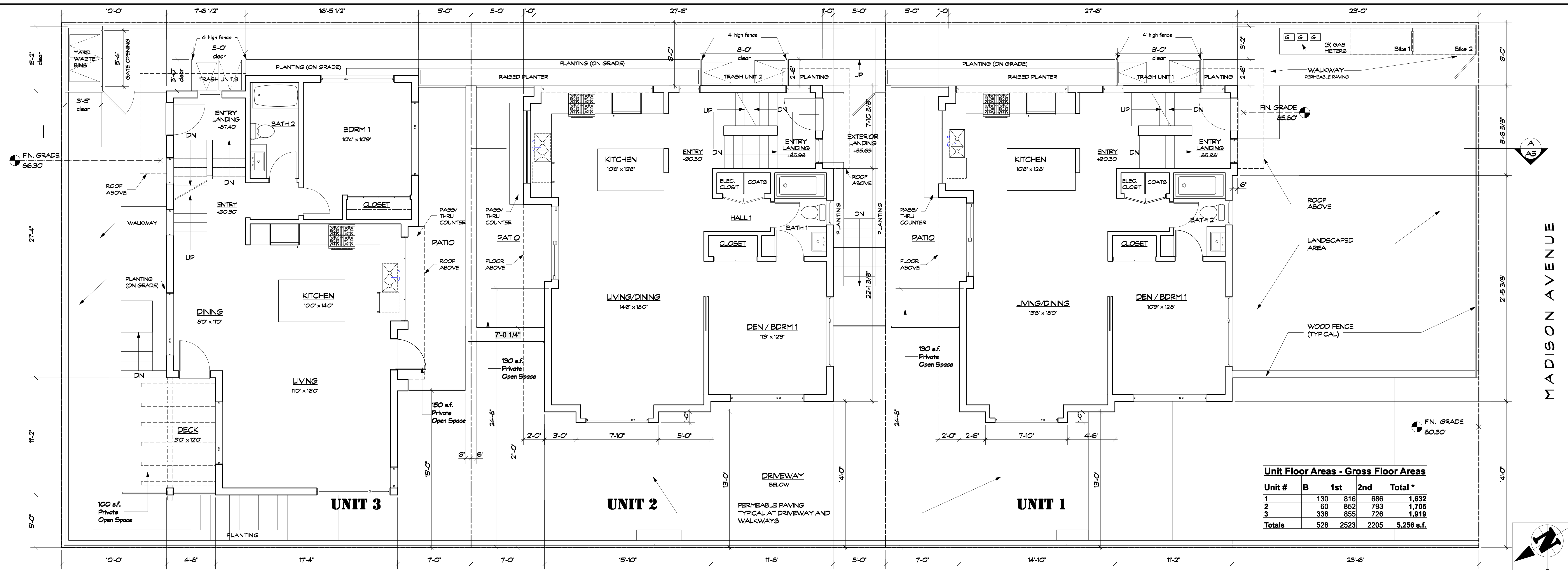
EAST ELEVATION - TOTAL WINDOW OVERLAP = 3.1 SQ.FT.

TOTAL WINDOW AREA @ 3 ELEVATIONS = 301 SQ.FT.
TOTAL OVERLAP AREA = 8.9 SQ.FT. (< 3%)

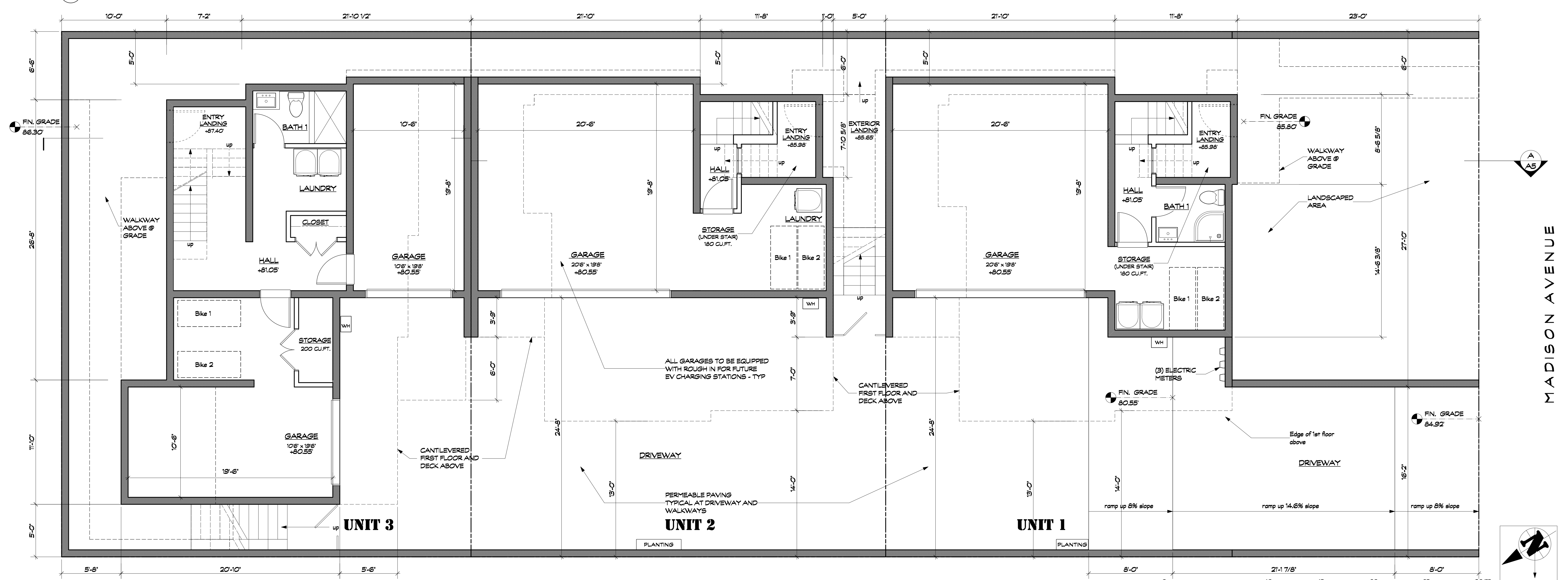
= AREA OF WINDOW OVERLAP

MITIGATION MEASURES:

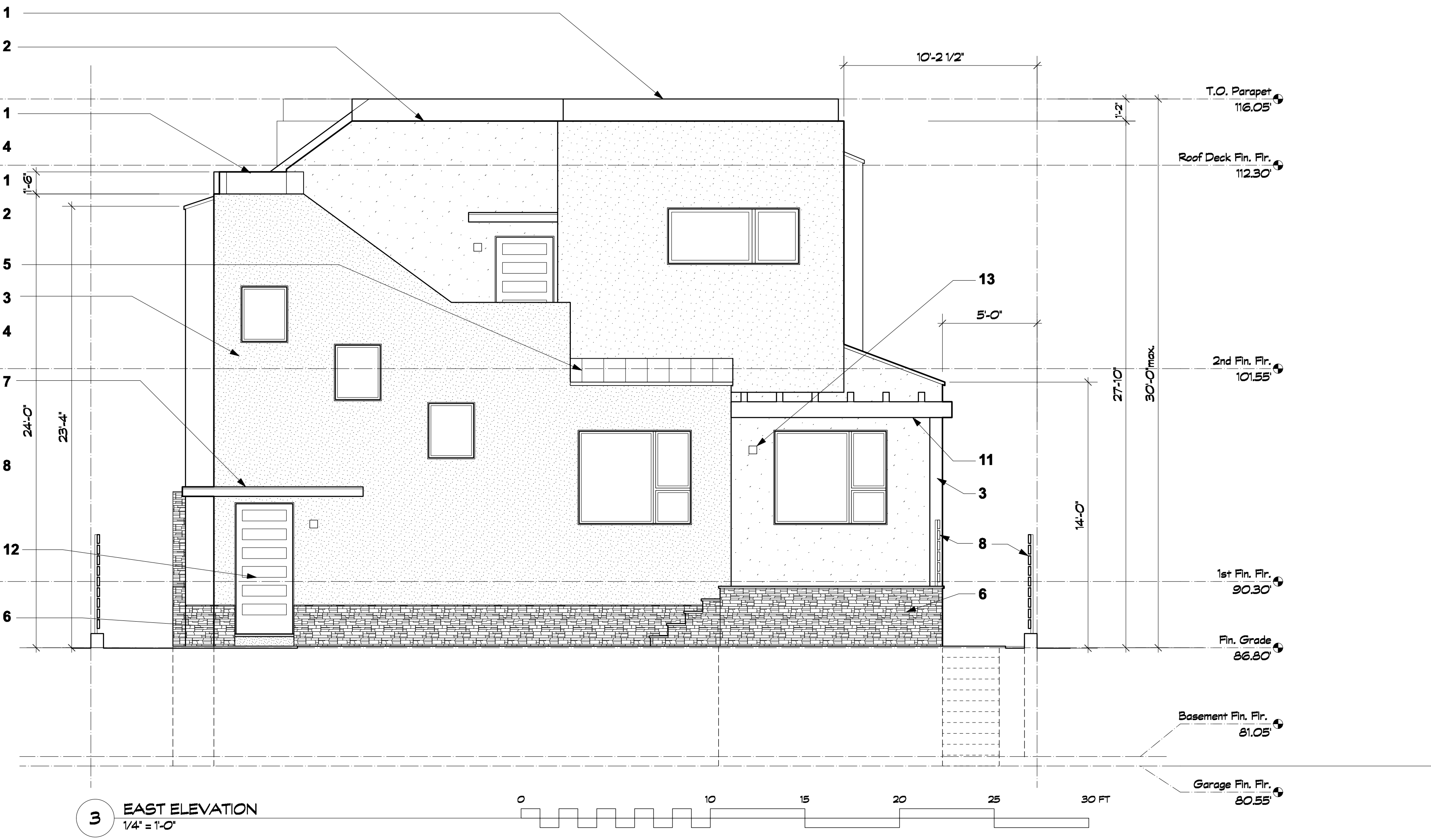
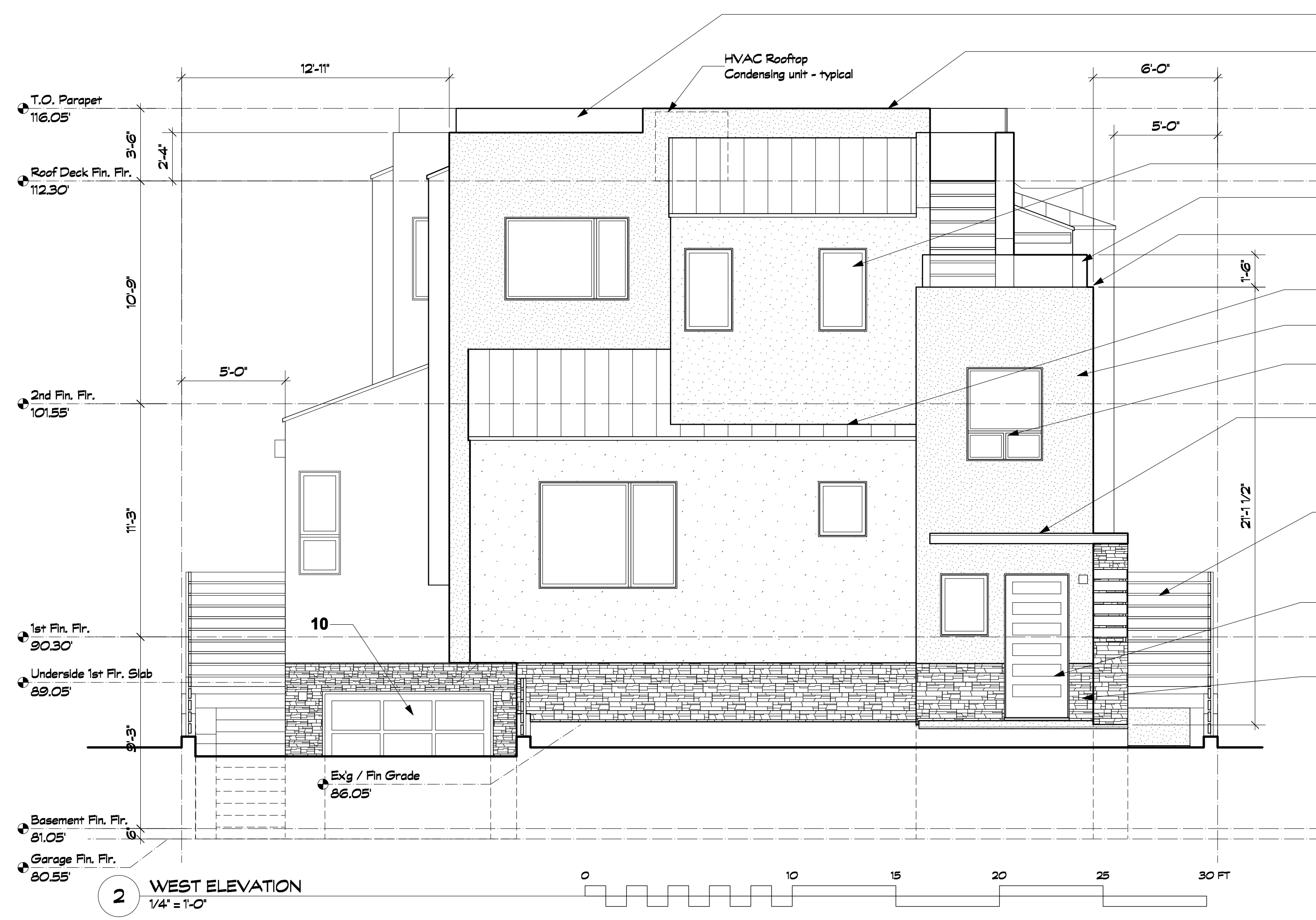
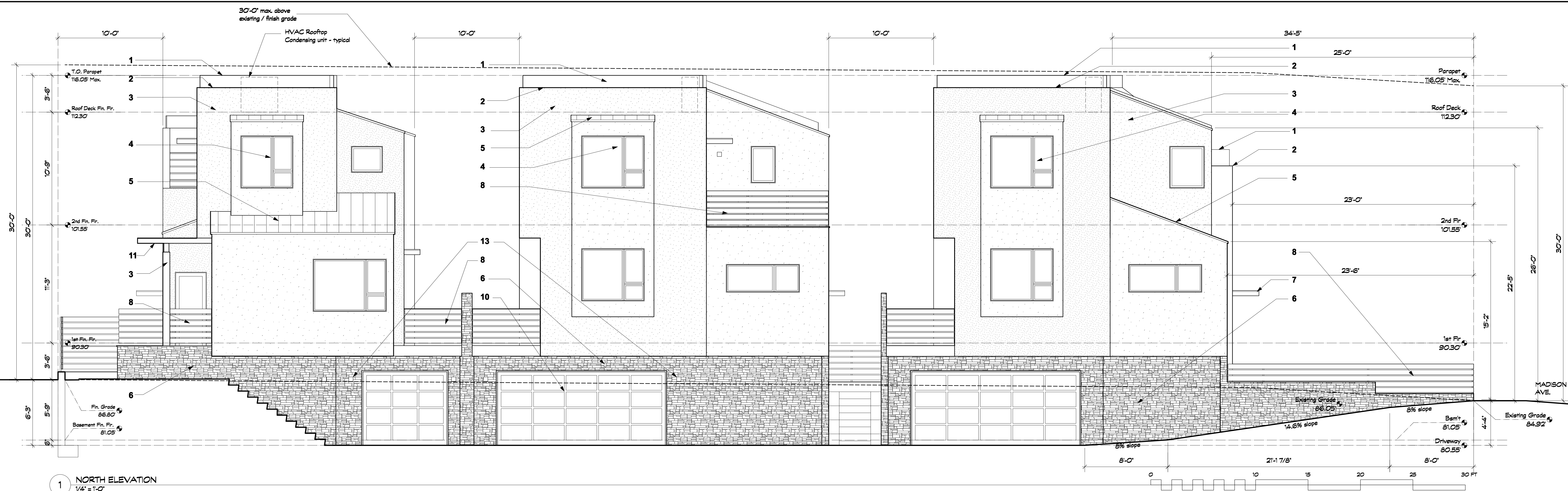
1. 6' high side property line fence
2. Property line landscaping
3. Floor (eye) level of proposed building is approx. 2' higher than existing neighboring structures. therefore the few areas of window overlap occur either on stairs, stair landings or in areas below eye level in the proposed design.



1 FIRST FLOOR PLAN
1/4" = 1'-0"



B GARAGE / BASEMENT PLAN
1/4" = 1'-0"



♥ Pitch LED Outdoor Single Wall Light
By Tech Lighting
\$192.00 - \$228.00
Select items in stock, choose options to view or check availability.
FREE SHIPPING on orders \$75 or more.
★★★★★ 3.5 (3) Write a review
FREE ACCENT LIGHT: Receive a free LED Wonder Accent Light with \$300 Tech Lighting purchase and applying code LELWONDER in your cart. Limited time only.
The Pitch LED Outdoor Single Wall Light by Tech Lighting is the smallest of the Pitch family that can be mounted up or down. Architectural design and significant light output define this modern Pitch LED Outdoor Single Wall Light suitable for both indoor and outdoor applications. A die-cast metal body with marine-grade powder coat finishes and Stainless Steel mounting hardware are available in various sizes that house powerful LED light sources. [View Larger](#)
VIEW PRODUCT SPECS PRINT SHEET CUT SHEET [VIEW AVAILABILITY](#)

ELEVATION NOTES

- 1 Frosted glass railing
- 2 Stucco parapet cap
- 3 20/30 sand finish color coat stucco
- 4 White Vinyl windows
- 5 Standing seam metal roofing
- 6 Limestone color cultured stone veneer
- 7 Clad metal low-slope roof overhangs
- 8 2 x 8 'Kayu' wood fencing and railings
- 9 Custom fiberglass planter
- 10 Aluminum and frosted glass garage doors
- 11 Stained wood trellis
- 12 Stained wood entry doors
- 13 Exterior LED lights per specification

4 EXTERIOR LIGHTING SPECIFICATION

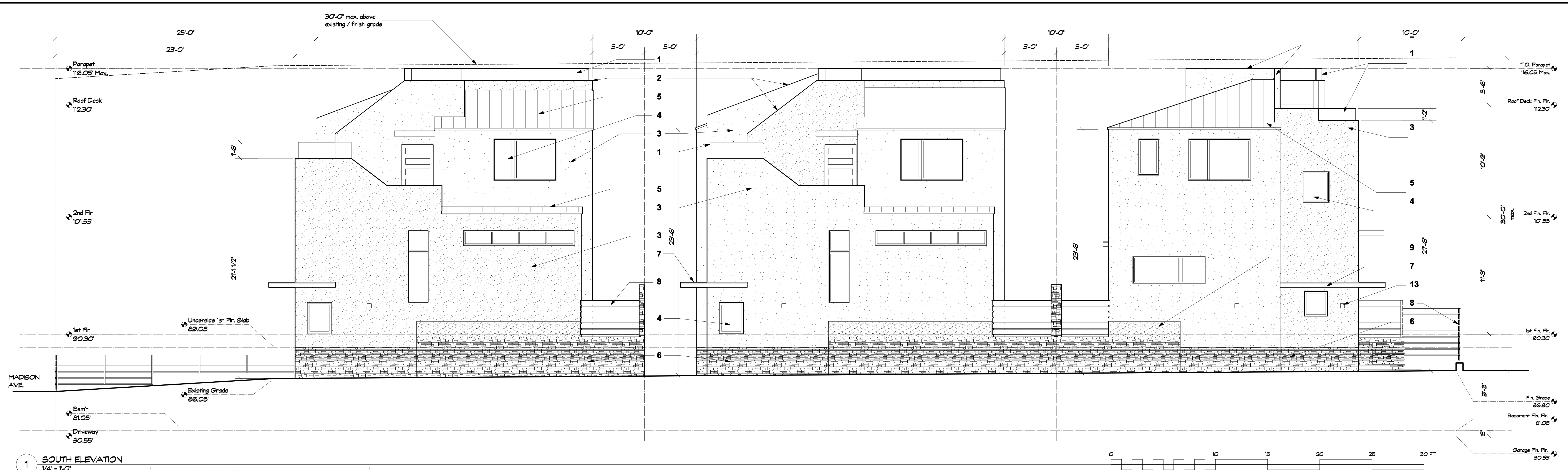
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**ELEVATIONS - NORTH,
WEST AND EAST**

**PROPOSED 3 UNIT RESIDENTIAL
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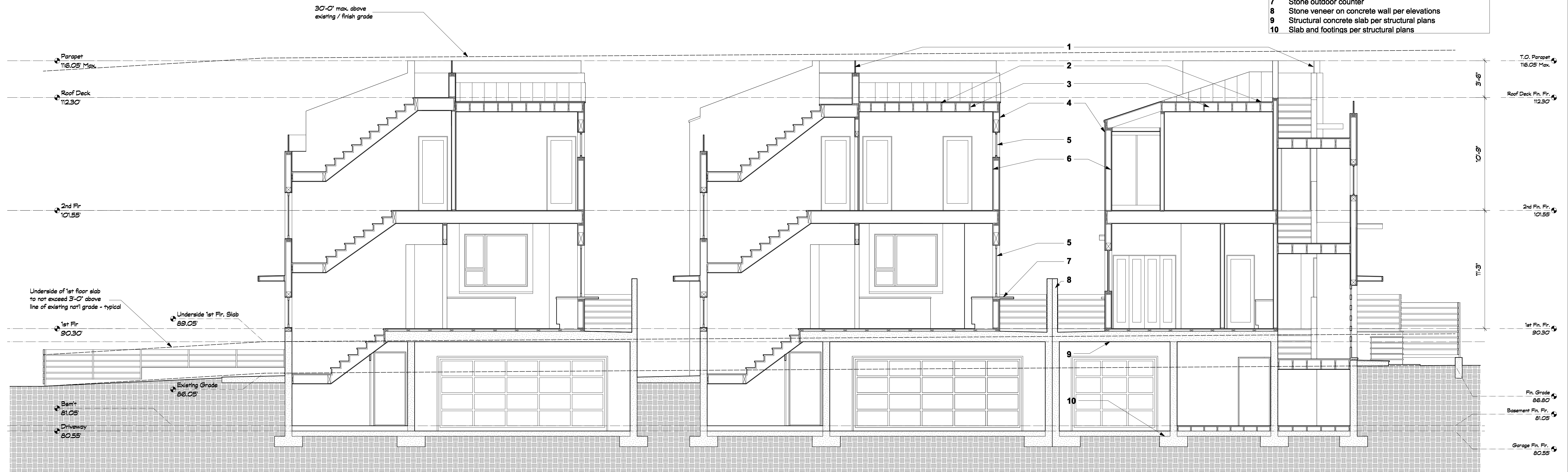
1 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

- 1 Frosted glass railing
- 2 Stucco parapet cap
- 3 20/30 sand finish color coat stucco
- 4 White Vinyl windows
- 5 Standing seam metal roofing
- 6 Limestone color cultured stone veneer
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- 13 Exterior LED lights per specification

SECTION NOTES

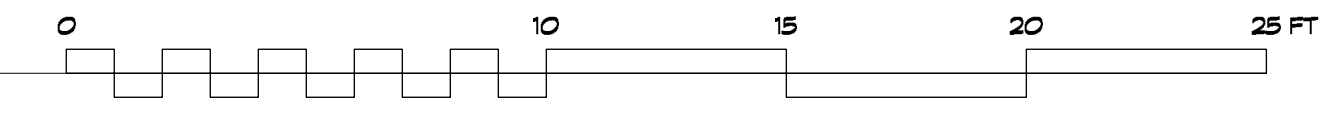
- 1 Frosted glass railing
- 2 Standing seam metal roofing
- 3 Framing per structural plans
- 4 20/30 Sand finish color coat stucco
- 5 Vinyl windows
- 6 Type 'x' 5/8" drywall
- 7 Stone outdoor counter
- 8 Stone veneer on concrete wall per elevations
- 9 Structural concrete slab per structural plans
- 10 Slab and footings per structural plans



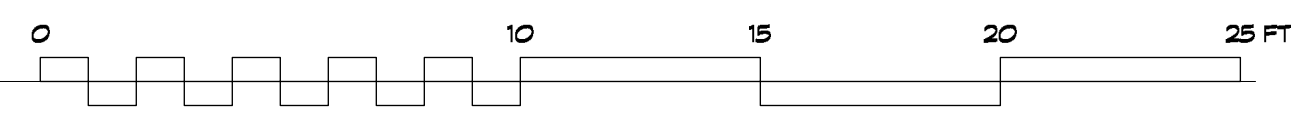
2 SECTION A
1/4" = 1'-0"



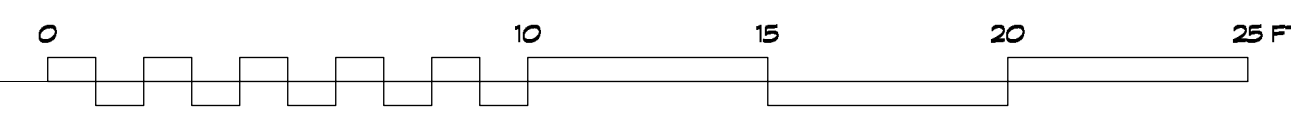
N NORTH ELEVATION



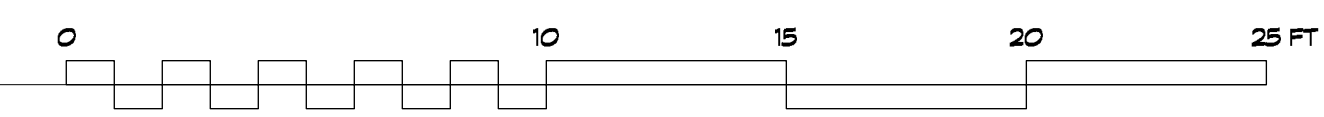
W WEST (STREET) ELEVATION



E EAST (REAR) ELEVATION



S SOUTH ELEVATION



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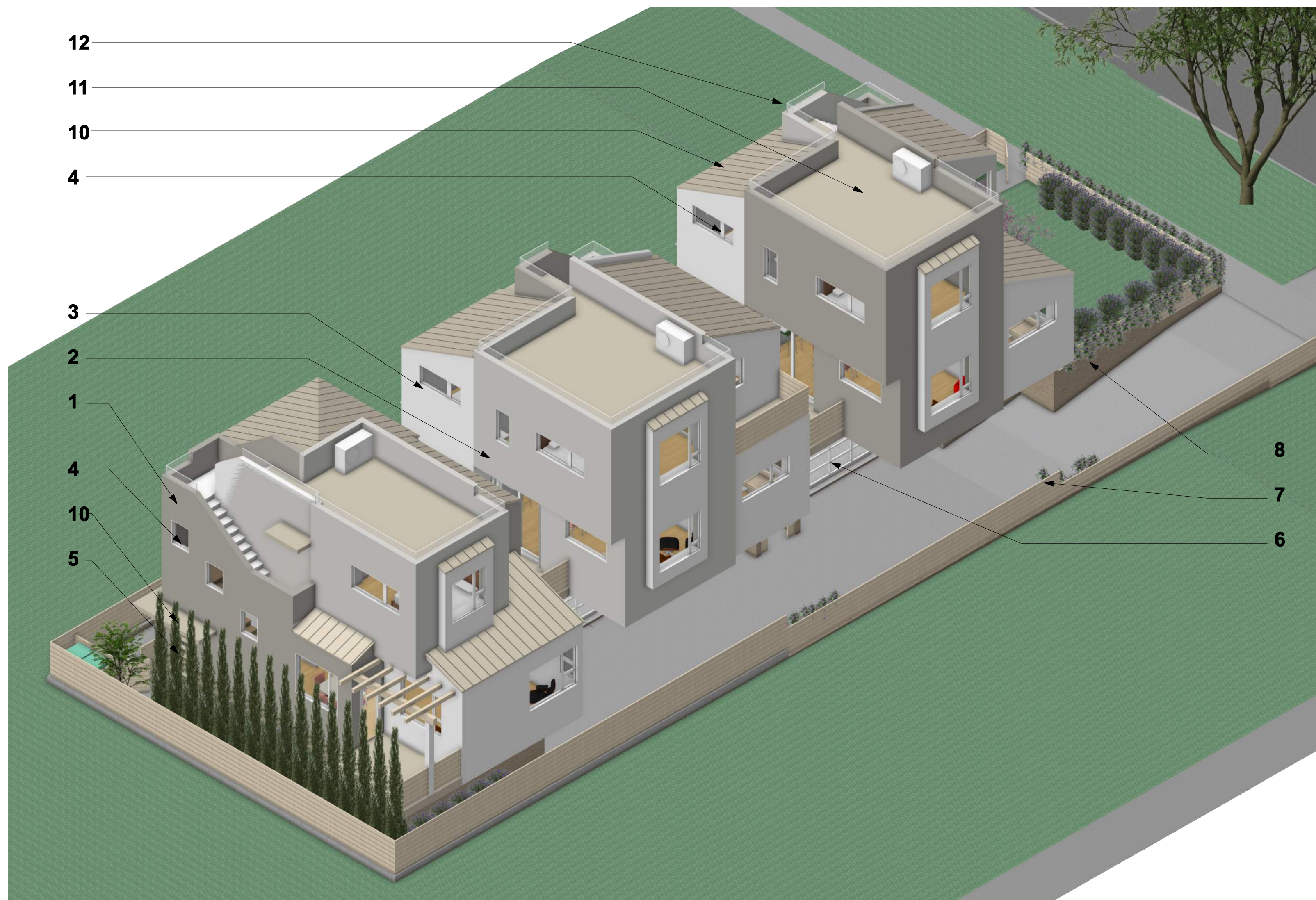
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EXTERIOR ELEVATIONS
IN COLOR W/ SHADOWS

PROPOSED 3 UNIT RESIDENTIAL
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N BIRDS EYE VIEW FROM NORTH



S BIRDS EYE VIEW FROM SOUTH



W BIRDS EYE VIEW FROM WEST



E BIRDS EYE VIEW FROM EAST

MATERIALS AND COLORS

COLOR COAT STUCCO- colors to match:
 1 Benjamin Moore - 'Baltic Gray' # 1467
 2 Benjamin Moore - 'Shoreline' # 1471
 3 Benjamin Moore - 'Super White' # PM-1

DOORS + WINDOWS
 4 Windows - Milgard Vinyl White
 5 Entry Doors - Behr Stain 'Chatham Fog' # ST- 154
 6 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 Fiberglass - 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

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3D ISOMETRIC VIEWS

COLOR AND MATERIAL NOTES

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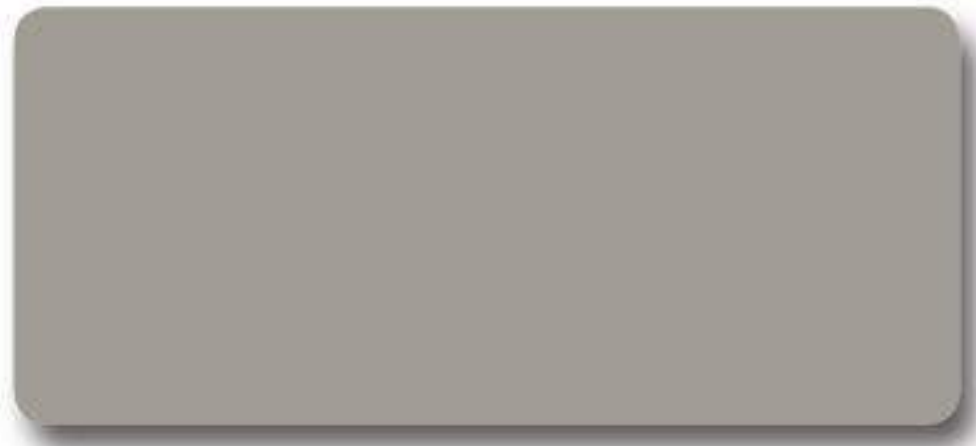
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Metal Roofing



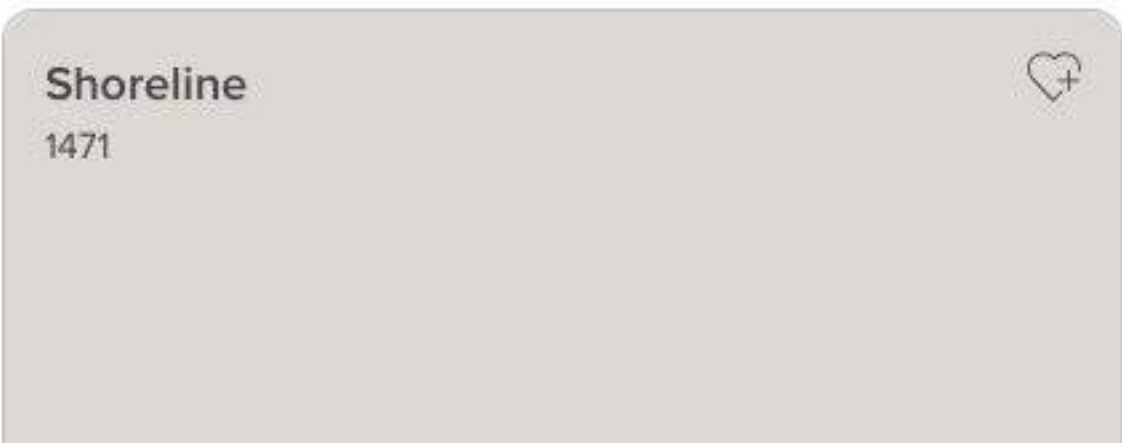
Taupe (74)
Metal Sales Manuf. Co.

Color Coat Stucco

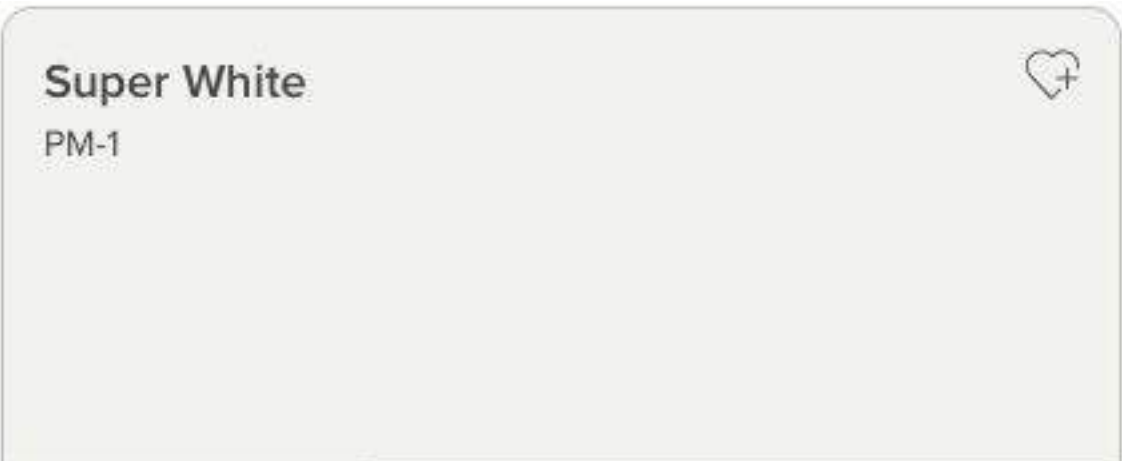
Match Benj. Moore Paint Co.



Baltic Grey #1467

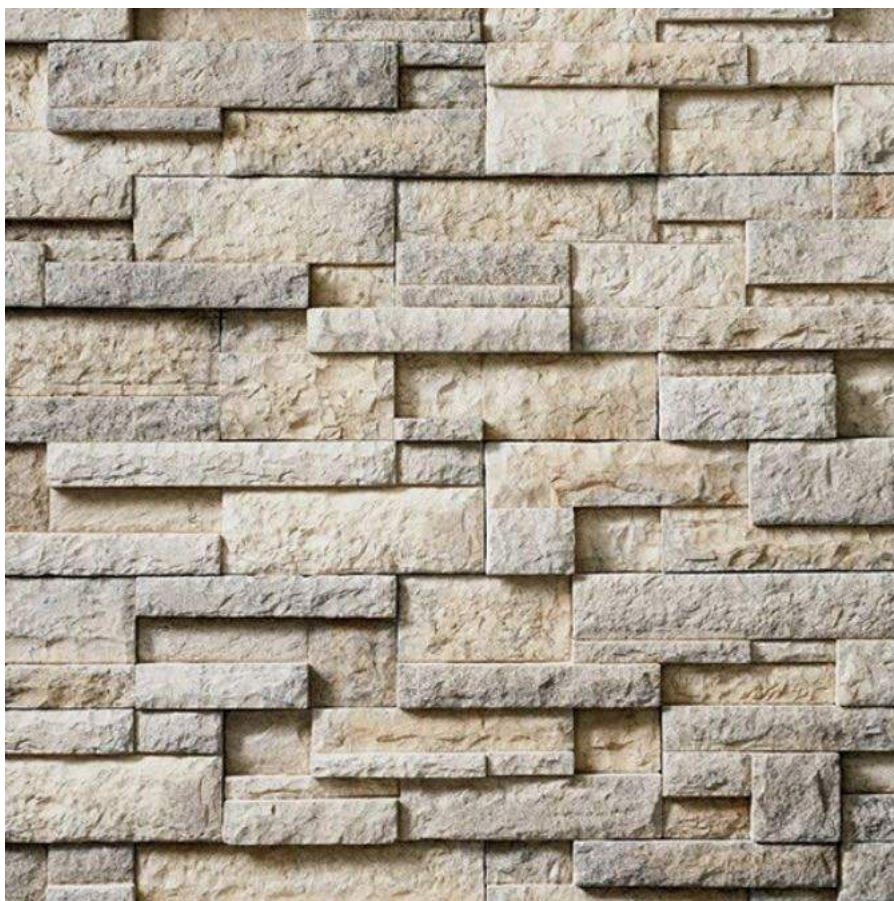


Shoreline #1471



Super White #PM-1

Stone Veneer



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

Windows

Milgard Windows

Trinsic™ Series Windows



Color - White

Fence / Railings
Entry Doors



Behr Stain # ST 154
Chatham Fog

Fiberglas Planter Boxes

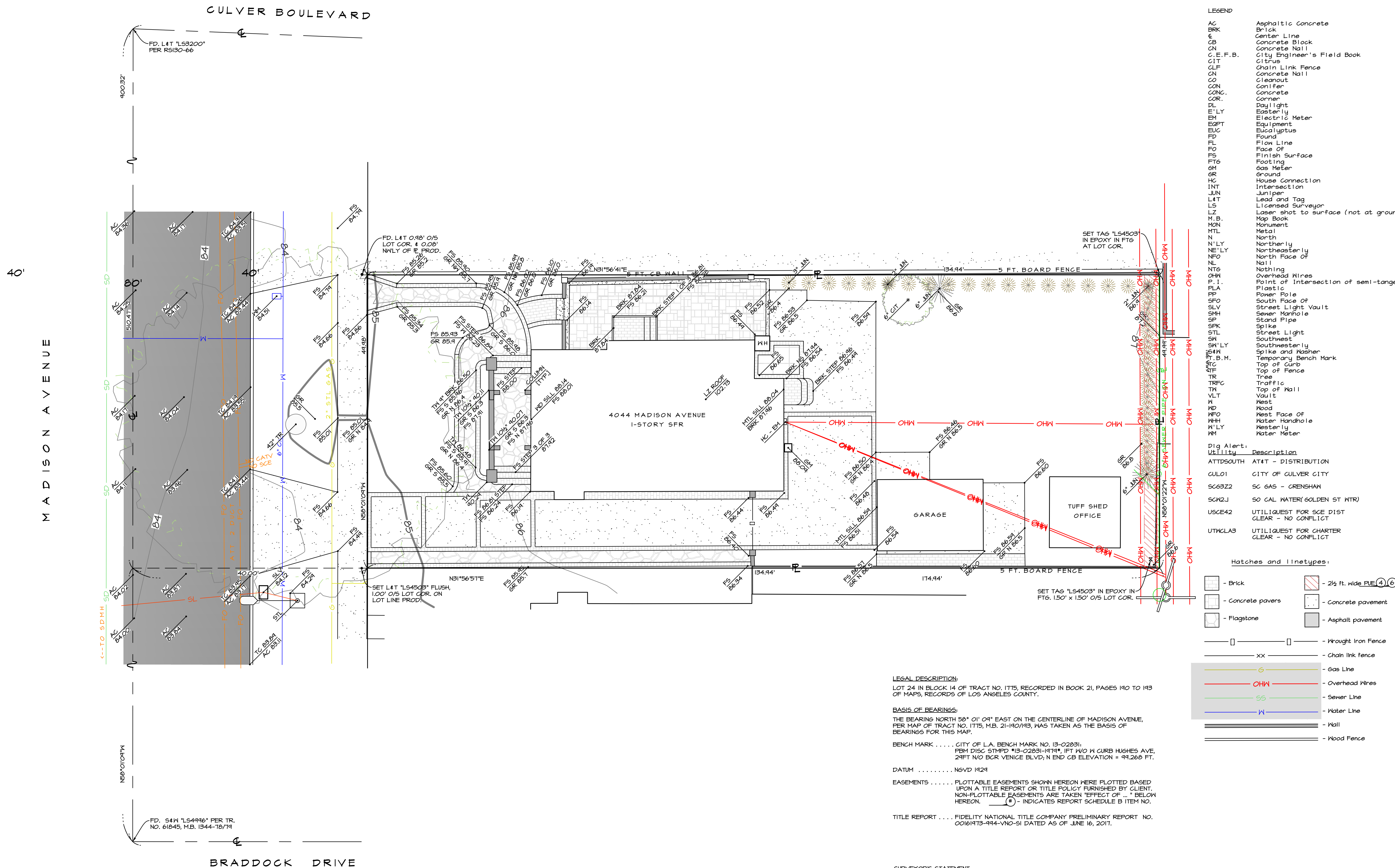
PlantersUnlimited Mfg.



Color:
Bronze



Topographic Survey



LEGEND	
AC	Asphaltic Concrete
BRK	Brick
CL	Center Line
CB	Concrete Block
CN	Concrete Nail
C.E.F.B.	City Engineer's Field Book
CIT	Citrus
CLF	Chain Link Fence
CN	Concrete Nail
CO	Cleanout
CON	Conifer
CONC.	Concrete
COR.	Corner
DL	Daylight
E.L.Y.	Electric Meter
EM	Electric Meter
EQPT	Equipment
EUC	Eucalyptus
FD	Found
FL	Flow Line
FO	Face Of
FS	Finish Surface
FTS	Footing
GM	Gas Meter
GR	Ground
HC	House Connection
INT	Intersection
JUN	Juniper
L&T	Lead and Tag
LS	Licensed Surveyor
LZ	Laser shot to surface (not at ground elevation)
M.B.	Map Book
MON	Monument
MTL	Metal
N	North
N.L.Y.	Northerly
N.E.L.Y.	Northeasterly
NFO	North Face Of
NL	Nail
NTG	Nothing
OHN	Overhead Wires
P.I.	Point of Intersection of semi-tangents
PLA	Plastic
PP	Power Pole
SFO	South Face Of
SLV	Street Light Vault
SMH	Sewer Manhole
SP	Stand Pipe
SPK	Spike
STL	Street Light
SW	Southwest
SW.LY	Southwesterly
SMH	Spike and Washer
T.B.M.	Temporary Bench Mark
TRC	Top of Curb
TRF	Top of Fence
TRF	Tree
TRFC	Traffic
TN	Top of Wall
VL	Vault
W	Wood
WFO	West Face Of
WHH	Water Handhole
W.LY	Westerly
WM	Water Meter

Utility	Description
ATTSOUTH	AT&T - DISTRIBUTION
CULO1	CITY OF CULVER CITY
SC6322	SC GAS - CRENSHAW
SCN2J	SO CAL WATER (GOLDEN ST MTR)
USCE42	UTILQUEST FOR SCE DIST CLEAR - NO CONFLICT
UTNCL3	UTILQUEST FOR CHARTER CLEAR - NO CONFLICT

Hatches and Linetypes:	
	- Brick
	- Concrete pavers
	- Flagstone
	- Concrete pavement
	- Asphalt pavement
	- Wrought Iron Fence
	- Chain Link Fence
	- Gas Line
	- Overhead Wires
	- Sewer Line
	- Water Line
	- Wall
	- Wood Fence

LEGAL DESCRIPTION:
LOT 24 IN BLOCK 14 OF TRACT NO. 1175, RECORDED IN BOOK 21, PAGES 190 TO 193 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

BASIS OF BEARINGS:
THE BEARING NORTH 56° 01' 04" EAST ON THE CENTERLINE OF MADISON AVENUE, PER MAP OF TRACT NO. 1175, M.B. 21-190/193, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCH MARK CITY OF L.A. BENCH MARK NO. 13-02831;
PBM DISC STMPD #13-02831-1474, IFT W/O W CURB HUGHES AVE,
24FT N/O BCR VENICE BLVD; N END CB ELEVATION = 94.268 FT.

DATUM NAD 83

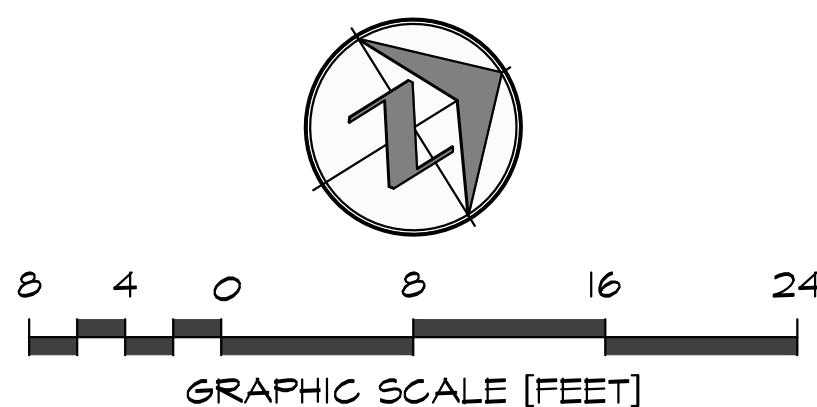
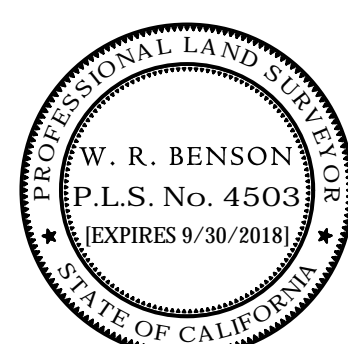
EASEMENTS PLOTTABLE EASEMENTS SHOWN HEREON WERE PLOTTED BASED UPON A TITLE REPORT OR TITLE POLICY FURNISHED BY CLIENT. NON-PLOTTABLE EASEMENTS ARE TAKEN "EFFECT OF ..." BELOW HEREON. - INDICATES REPORT SCHEDULE B ITEM NO.

TITLE REPORT FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT NO. 00161973-444-VNO-SI DATED AS OF JUNE 16, 2017.

SURVEYOR'S STATEMENT:
THIS MAP IS BASED UPON A FIELD SURVEY PERFORMED UNDER MY DIRECTION IN APRIL, 2018 AT THE REQUEST OF CY KIRSHNER.

DocuSign by

W. R. BENSON P.L.S. No. 4503
EXPIRES 9/30/2018

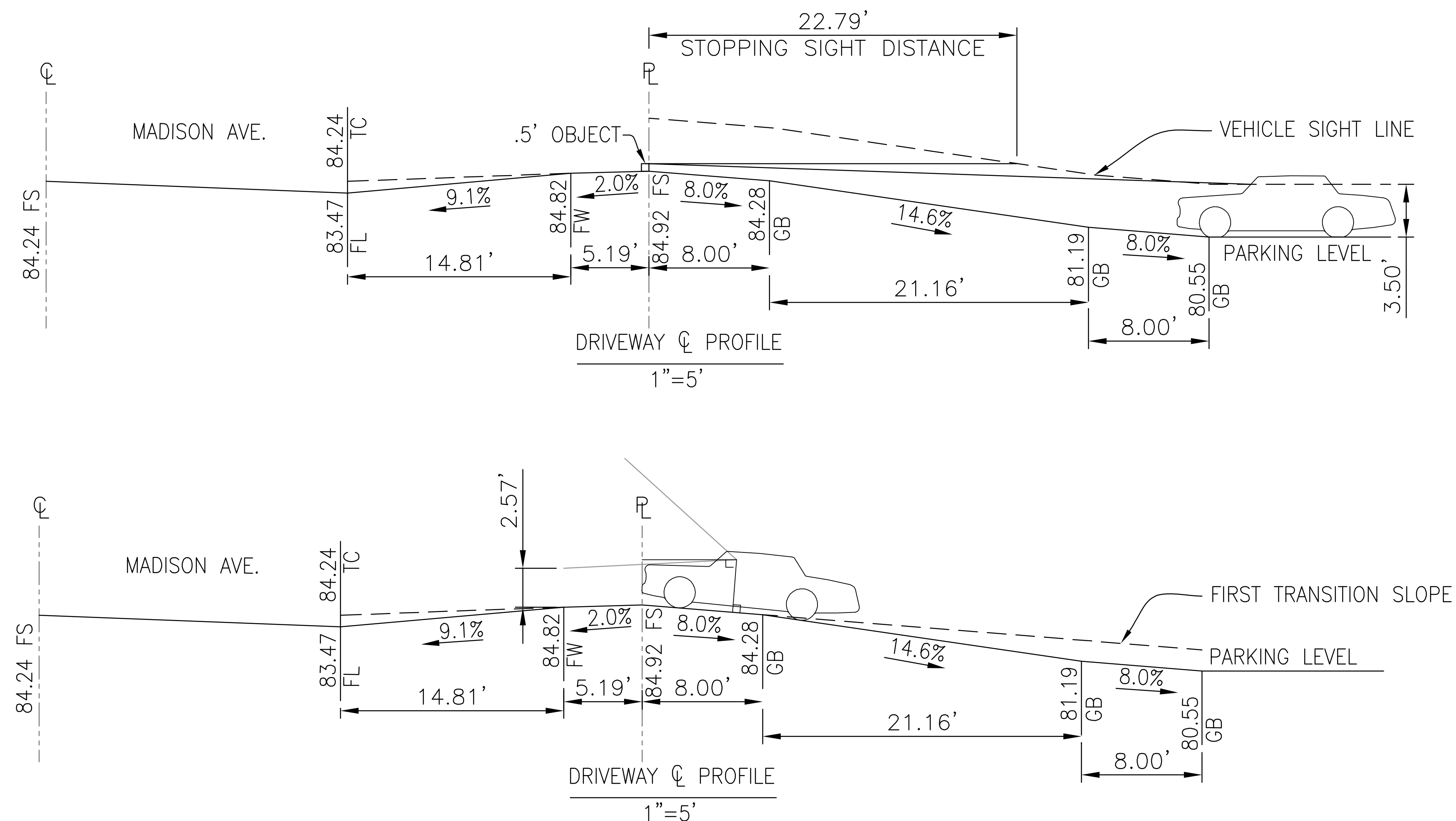
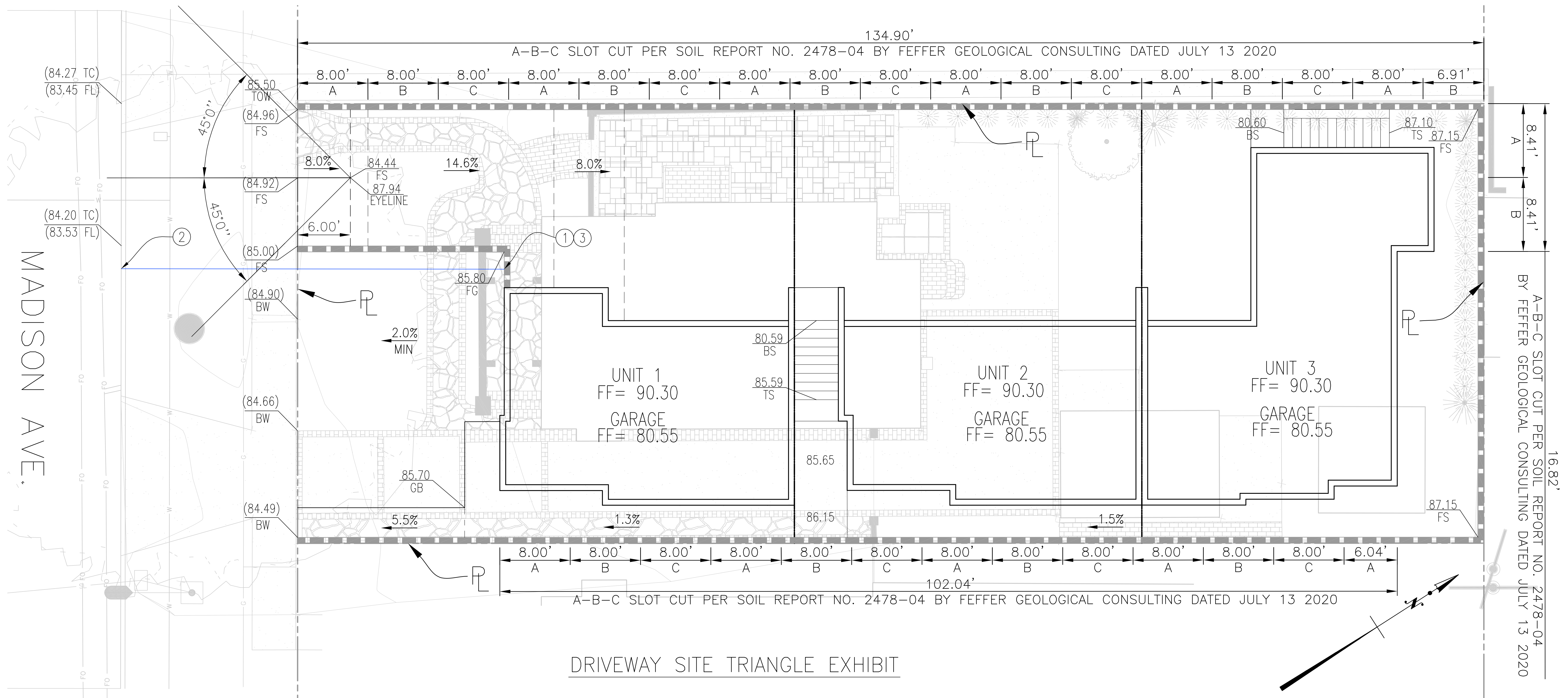


PREPARED EXCLUSIVELY FOR:

Cy Kirshner

W. R. Benson & Associates
Consulting Land Surveyors
13595 Kingo Street, Arleta, CA 91331-5636
Voice: (818) 841-1254 Fax: (800) 817-4041
www.wrbenson.com

Date 4/30/2018
Scale 1" = 8'
Drawn RB
Job
Sheet 1
Of 1 Sheets



CIVIL ENGINEER
FORMA ENGINEERING, INC
400 SAN FERNANDO
MISSION BLVD.
SAN FERNANDO, CA 91340
818-832-1710

ARCHITECT
PAYSON DENNY ARCH.
755 ACEQUIA MADRE
SANTA FE, NM 87505
31-502-5514

SOILS ENGINEER
FEFFER GEOLOGICAL CONSULTING
1900 S. BUNDY DRIVE, 4TH FLOOR
LOS ANGELES, CA 90025
310-207-5046

OWNER/DEVELOPER
CENTAURUS LP
CY KIRSHNER
409 WASHINGTON BLVD.
MARINA DEL REY, CA 90292
310-207-5046

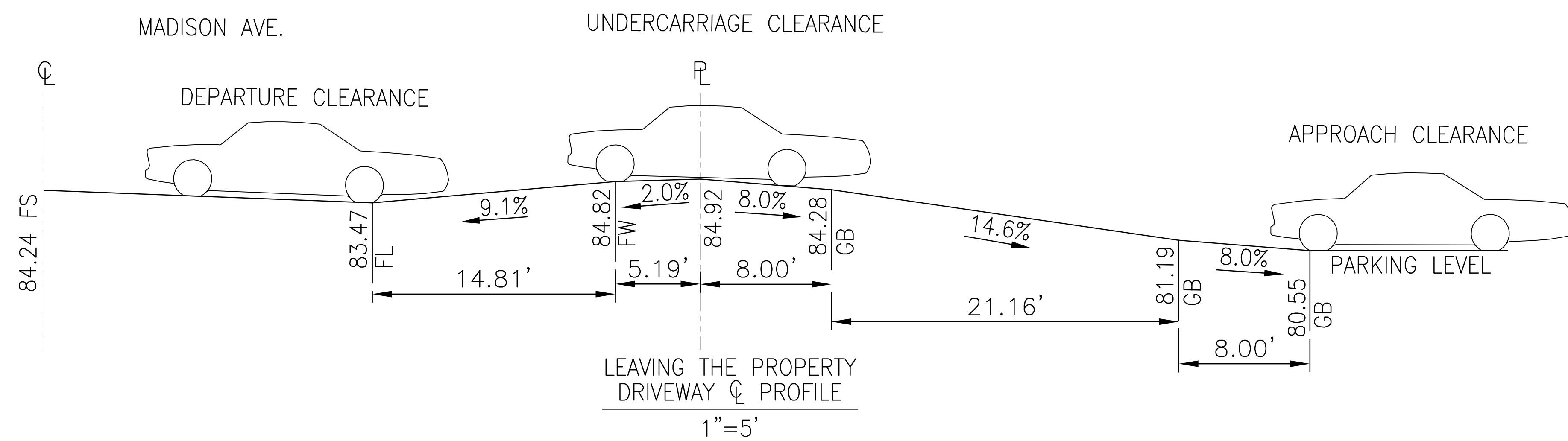
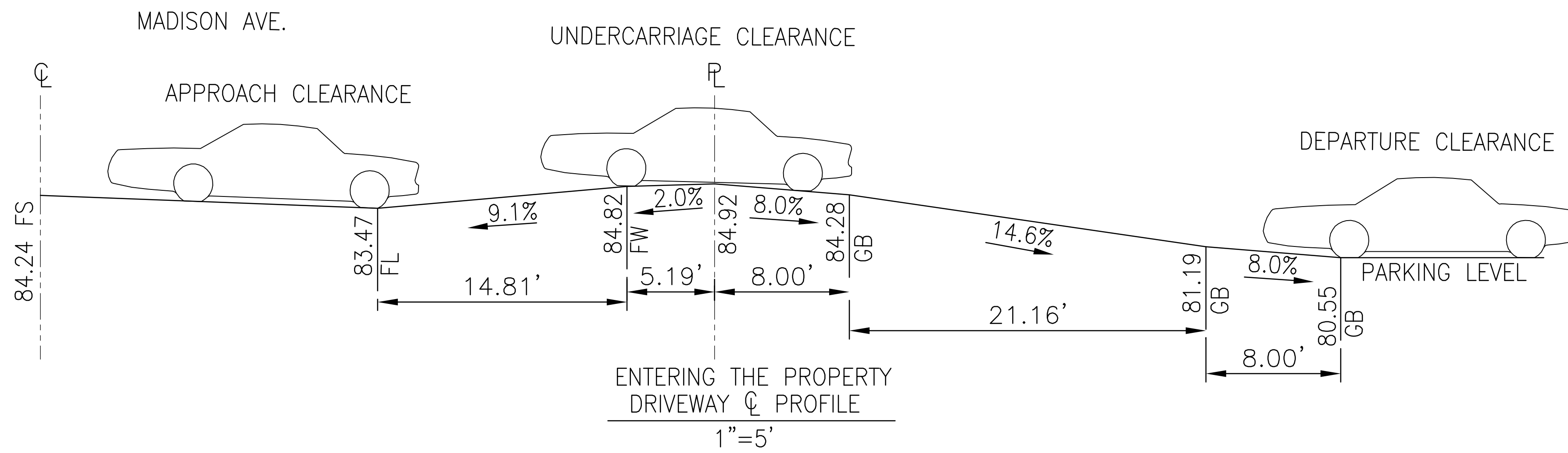
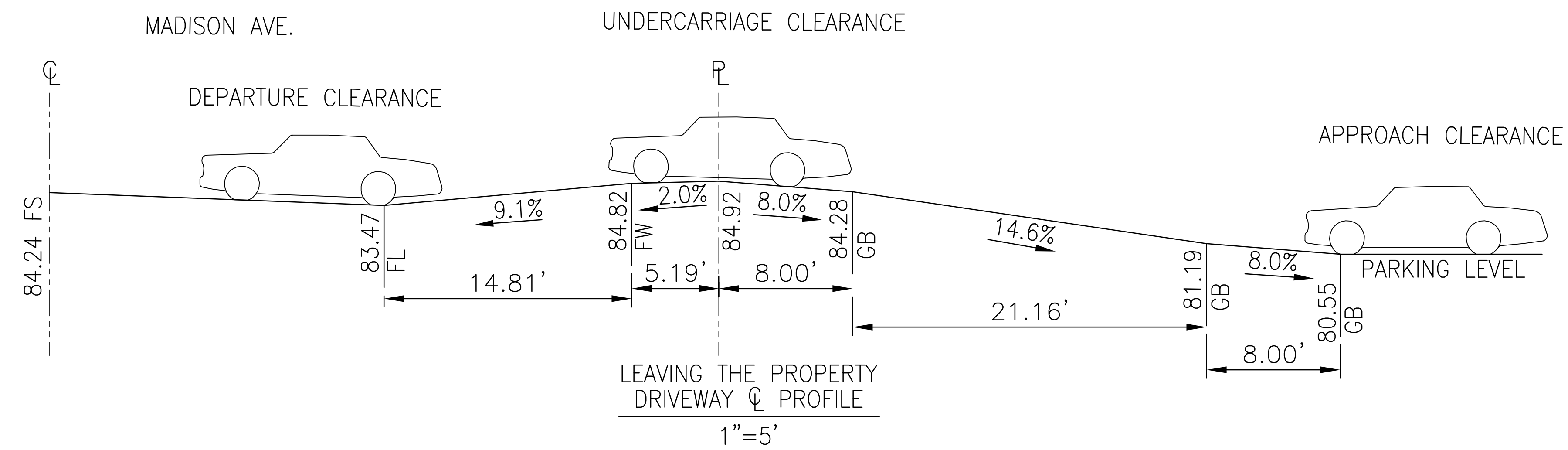
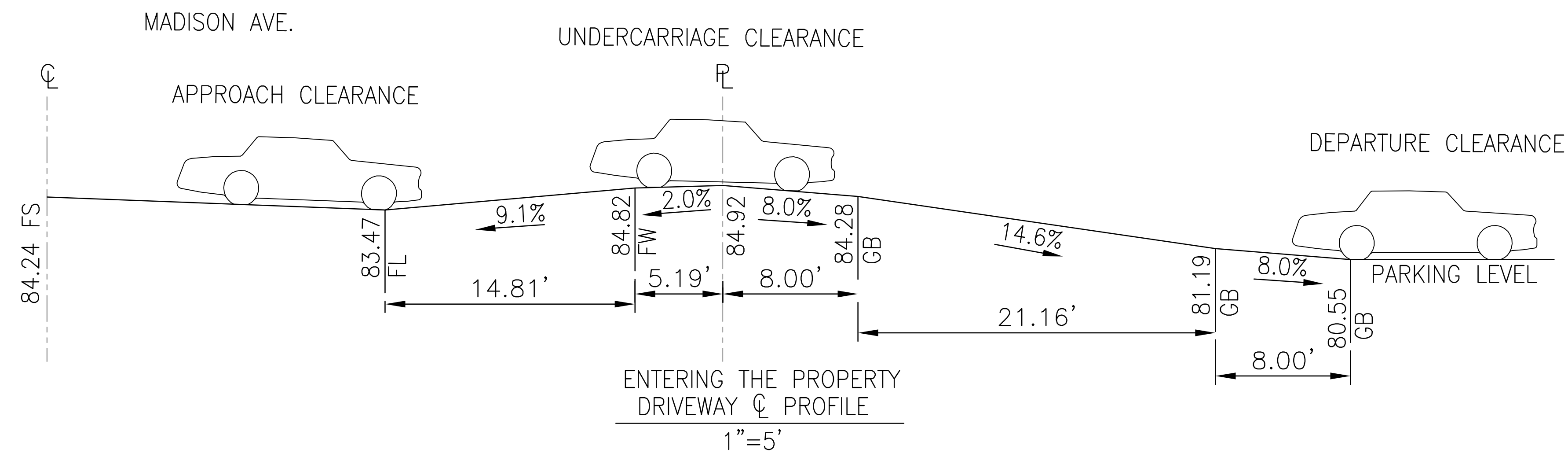


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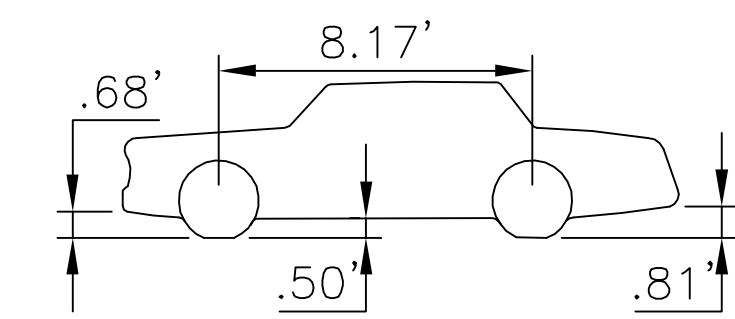
**SITE DRIVEWAY EXHIBIT
AND PROFILES
4044 MADISON AVE.
CULVER CITY, CA 90232**

DATE
1/12/2021
JOB NUMBER
20040

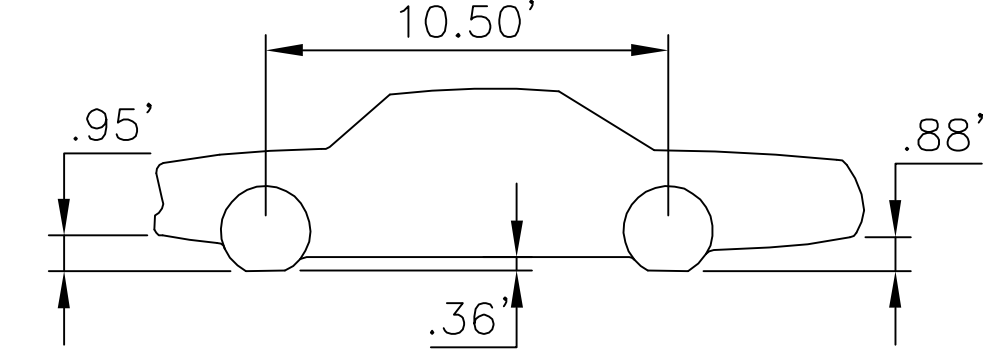
EX1



COMPOSITE SHORTEST VEHICLE
1"=5'



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.



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**SITE DRIVEWAY EXHIBIT
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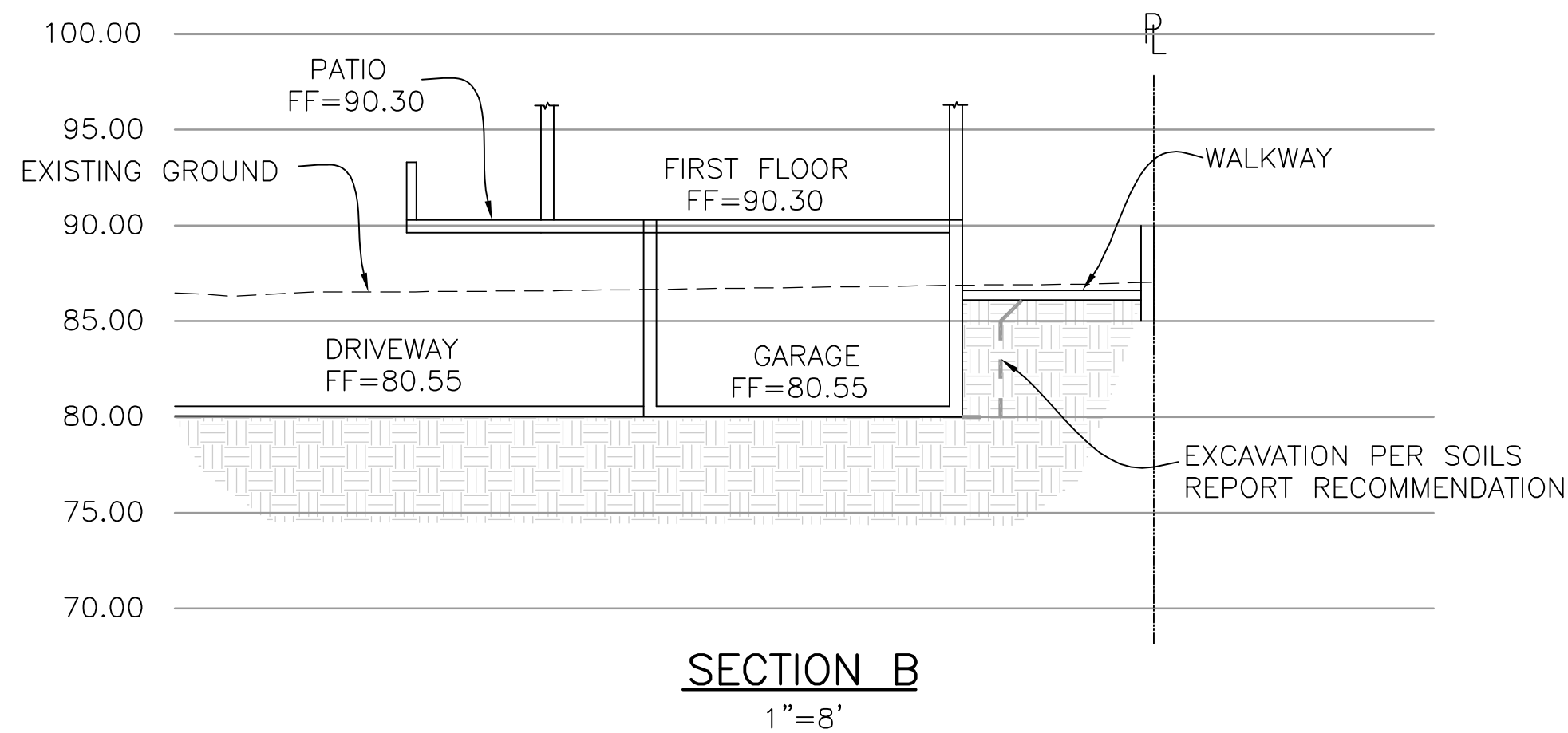
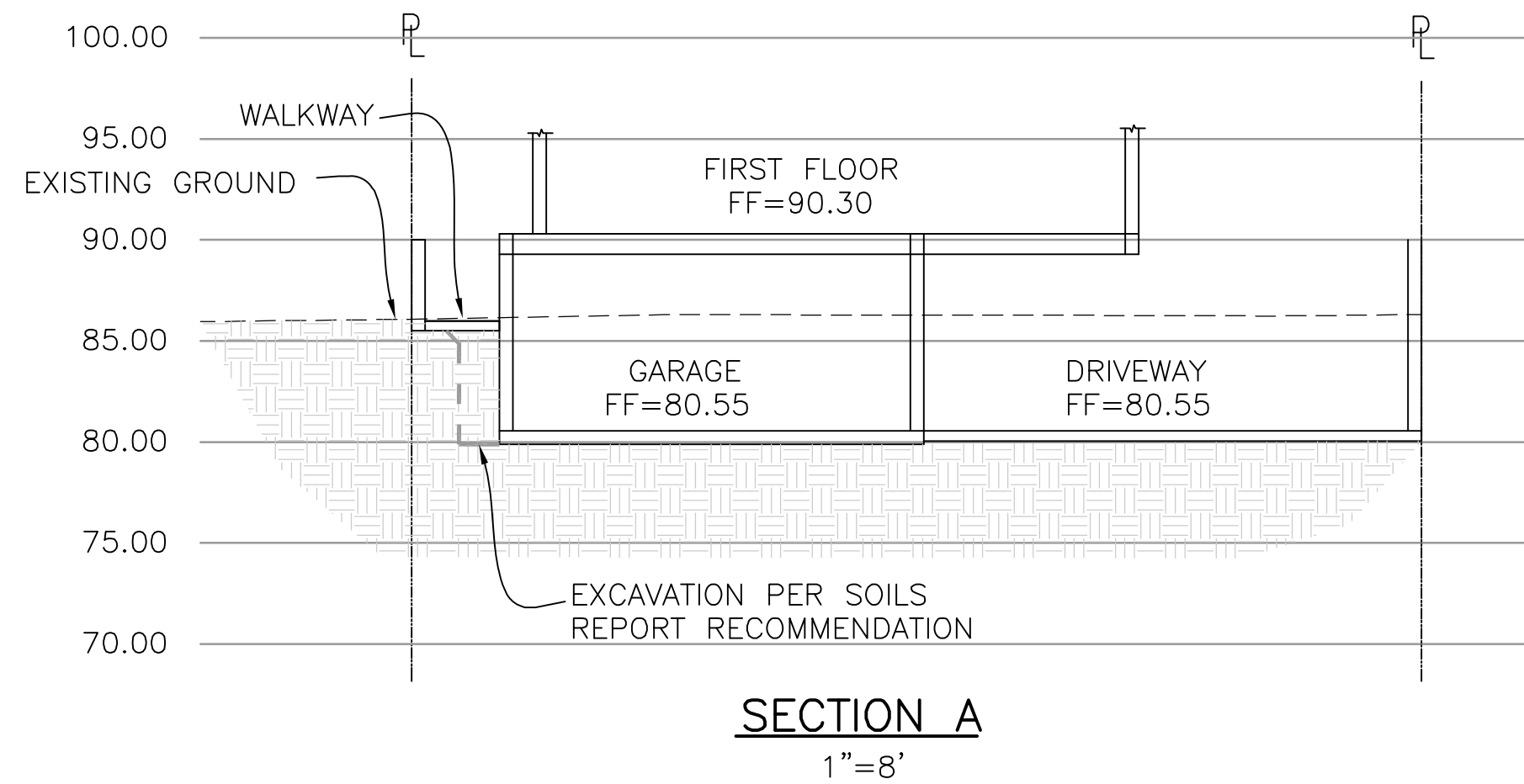
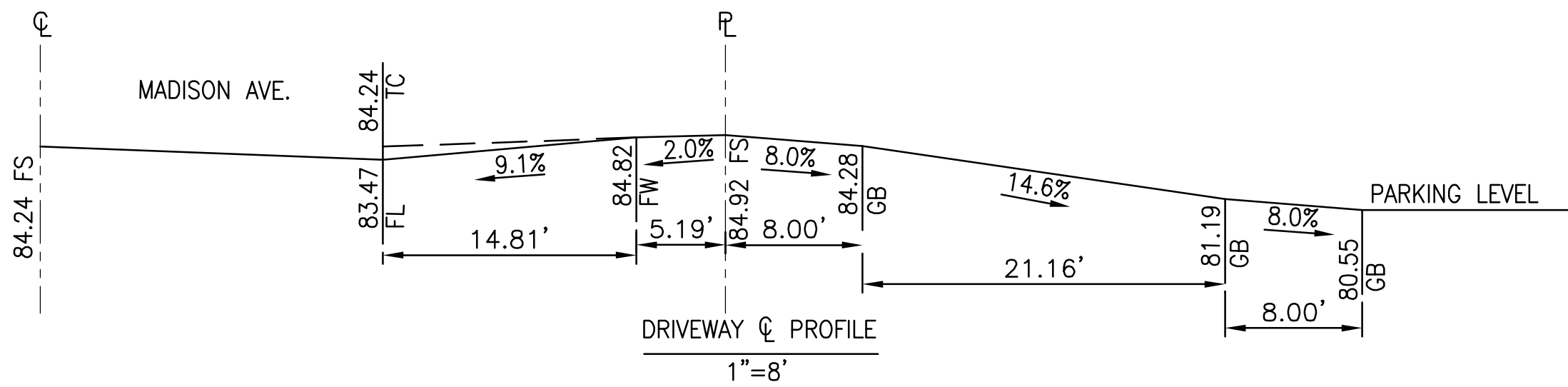
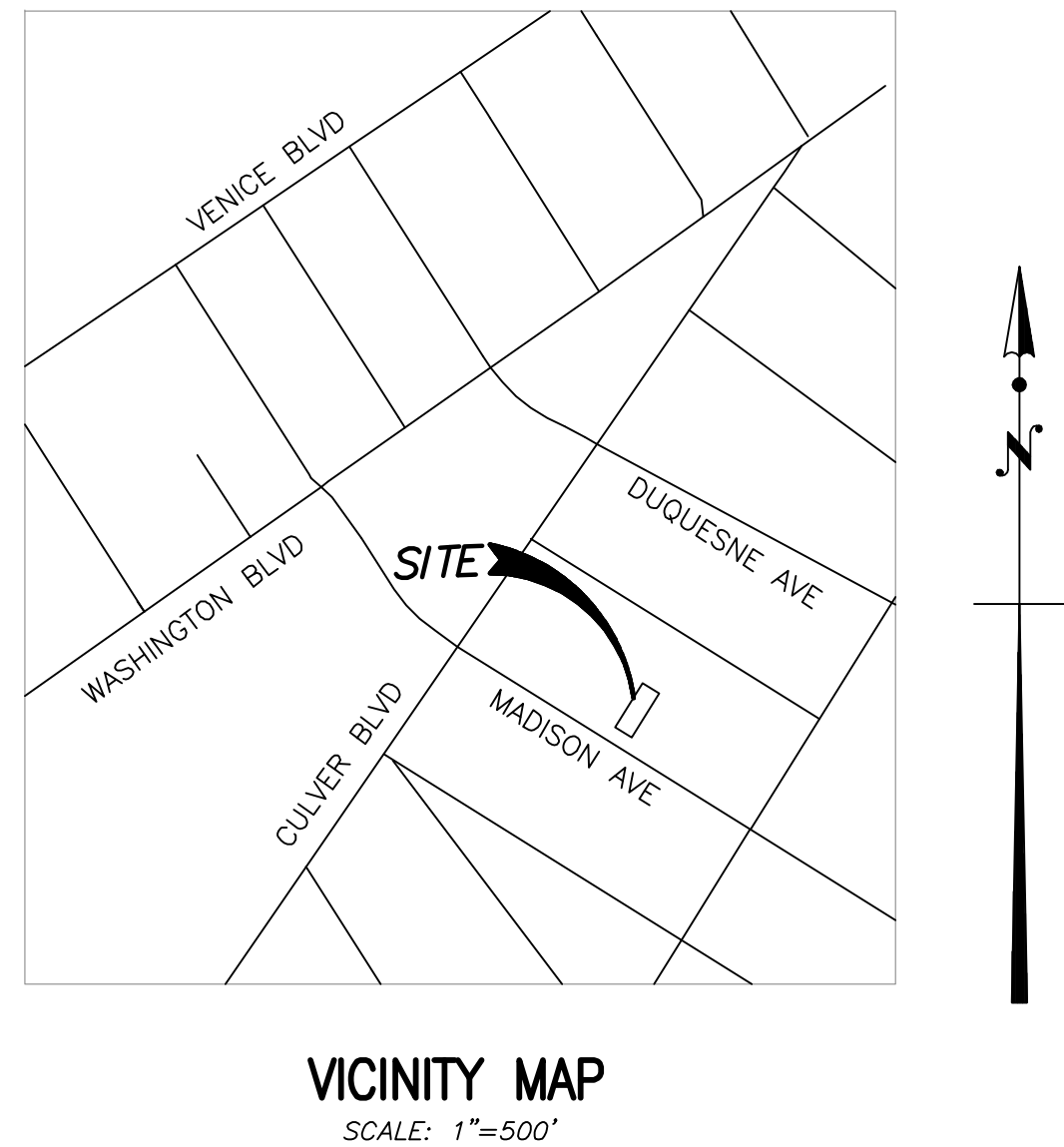
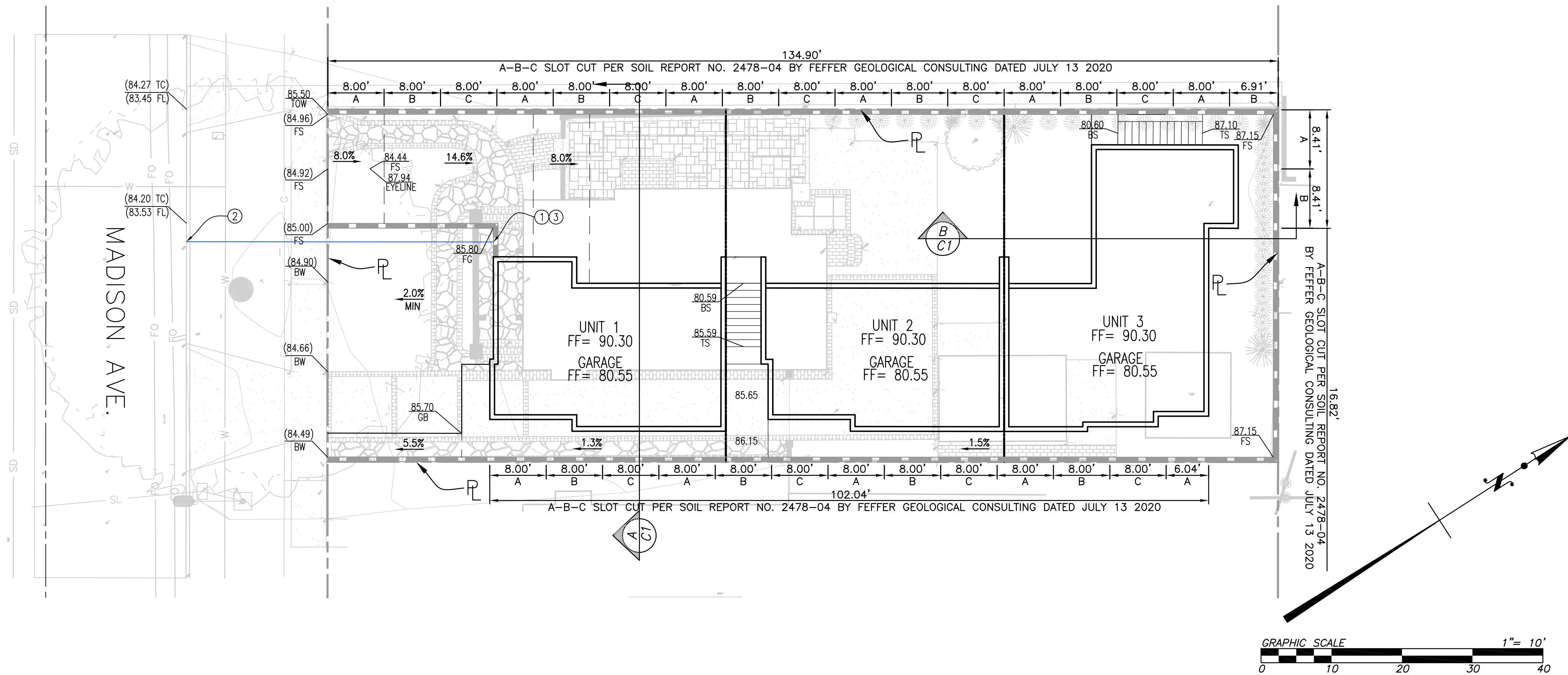
EX2

OWNER/DEVELOPER:
CENTAURUS LP
CY KIRSHNER
409 WASHINGTON BLVD.
MARINA DEL REY, CA 90292

SOILS ENGINEER:
FEFFER GEOLOGICAL CONSULTING
1900 S. BUNDY DRIVE, 4TH FLOOR
LOS ANGELES, CA 90025
310-207-5046

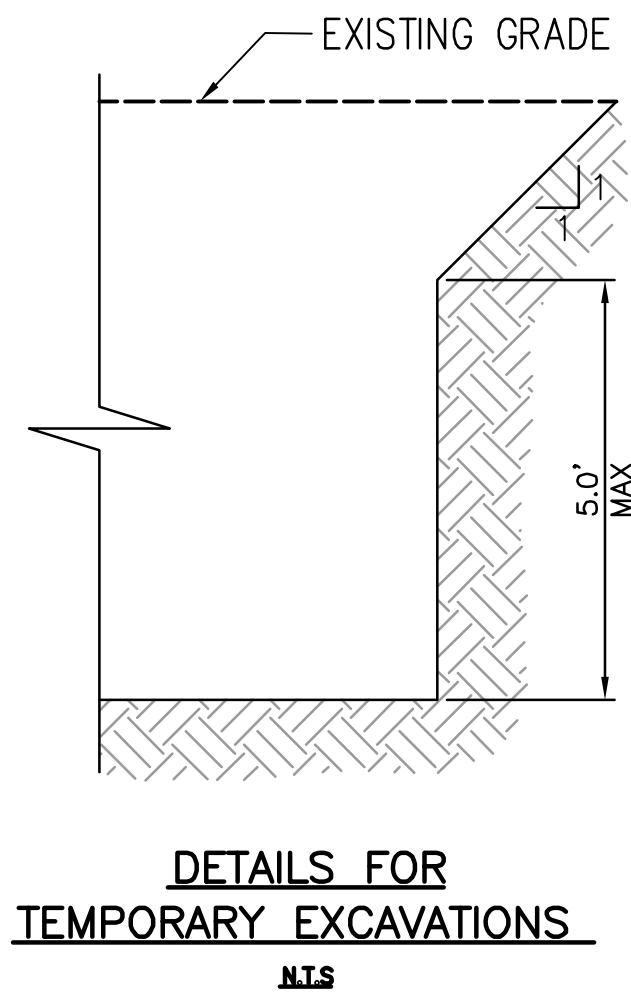
ARCHITECT:
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755 ACEQUIA MADRE
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311-502-5514

CIVIL ENGINEER:
FORMA ENGINEERING, INC
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818-832-1710



LEGEND OF ABBREVIATIONS & SYMBOLS

TC	TOP OF CURB		EXIST. CONTOUR
FL	FLOWLINE ELEV.		PROPOSED FINISHED CONTOUR
TG	TOP OF GRATE		PROPERTY LINE/LOT LINE
R/W	RIGHT OF WAY		TRACT BOUNDARY LINE
GB	GRADE BREAK		CENTERLINE
FG	FINISH GRADE		GRADED SWALE
RG	ROUGH GRADE		WALL
EG	EXISTING GROUND		CUT/FILL LINE
INV.	INVERT OF DRAIN		2:1 SLOPE (UNLESS NOTED OTHERWISE)
PAD	PAD ELEVATION		SD
FF	FINISH FLOOR ELEV.		STORM DRAIN PIPE
GF	GARAGE FINISH FLOOR ELEV.		
FS	FINISH SURFACE ELEV.		
EP	EDGE OF PAVEMENT		
TW	TOP OF WALL ELEV.		
TF	TOP OF FOOTING ELEV.		
HP	HIGH POINT		
LP	LOW POINT		
LIP	LIP OF GUTTER		
N.T.S.	NOT TO SCALE		
TS	TOP OF STEP		
BS	BOTTOM OF STEP		



EARTHWORK QUANTITY TABLE

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

CONSTRUCTION NOTES

- 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 PUMP.
- FRONT YARD DRAINAGE WILL SHEET FLOW TO STREET.
- WALKWAY DRAINAGE TO BE COLLECTED AND PIPED OUT TO STREET.

OWNER/DEVELOPER: CENTAURUS LP
CY KIRSHNER
409 WASHINGTON BLVD.
MARINA DEL REY, CA 90292

SOILS ENGINEER: FEFER GEOLOGICAL CONSULTING
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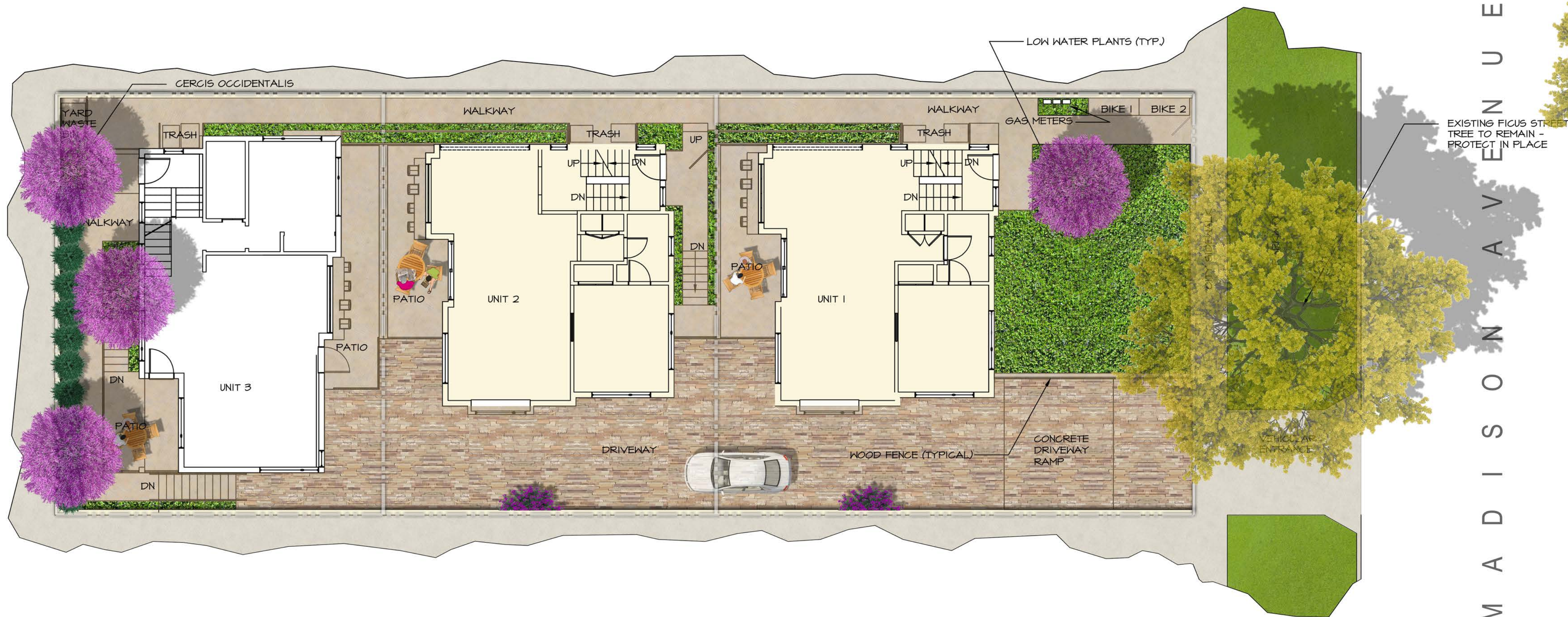


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PRELIMINARY GRADING PLAN
4044 MADISON AVE.
CULVER CITY, CA 90232

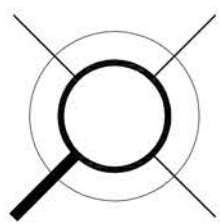
DATE: 11/30/2020
JOB NUMBER: 20040

C1



PRELIMINARY LANDSCAPE PLAN

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



TREE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME SIZE / QUANTITY / TYPE / WUCOLS
	CERCIS OCCIDENTALIS WESTERN REDBUD 24 INCH BOX / 4 / DECIDUOUS / LOW
	CUPRESSUS S. 'BLUE ICE' BLUE ICE CYPRESS 12 TO REMAIN / LOW
	STREET TREE 1 - EXISTING TO REMAIN - PROTECT IN PLACE

SHRUB LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME SIZE / QUANTITY / WUCOLS
	AGAVE S. 'BLUE FLAME' BLUE FLAME AGAVE 5 GAL / 4 / 3' TALL X 3' WIDE / LOW
	CHONDROPETALUM TECTORUM CAPE RUSH 5 GAL / 24 / 2-3' TALL X 3' WIDE / LOW
	ELYMUS C. 'CANYON PRINCE' CANYON PRINCE GIANT RYE GRASS 5 GAL / 64 / 2-3' TALL X 3' WIDE / LOW
	LANTANA 'NEW GOLD' NEW GOLD LANTANA 1 GAL / 5 / 30" TALL X 30" WIDE / LOW
	NANDINA DOMESTICA HEAVENLY BAMBOO 5 GAL / 14 / 6-8' TALL X 3' WIDE / LOW
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE OLIVE 5 GAL / 11 / 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

VINE LEGEND

	HARDENBERGIA V. 'HAPPY WANDERER' LILAC VINE 5 GAL / 6 / 10' TALL X 10' WIDE / LOW
--	---

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME SIZE / QUANTITY / WUCOLS
	DYMONDEA MARGARETAE SILVER CARPET FLATS/ PLANT @ 6" O.C.EQ. TRIA. SPACING / LOW
NO SYMBOL	MULCH 3" IN ALL GROUNDCOVER AREA'S



Susan E. McEowen
LANDSCAPE ARCHITECT

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3-UNIT RESIDENTIAL
SMALL LOT SUBDIVISION
4044 MADISON AVENUE
CULVER CITY, CA

MADISON AVENUE VENTURES LLD
CY KIRSHNER
SANTA FE, NM 87505
PHONE: (505) 820-1126

2020-8-17
DATE

PL-1
PAGE

These plans were prepared and sealed by me as a Licensed Landscape Architect in the State of California. I am not responsible for any errors or omissions in these plans. I am not responsible for any changes or modifications to these plans. I am not responsible for any damages or losses resulting from the use of these plans. I am not responsible for any claims or lawsuits filed against me or my firm. I am not responsible for any other matters not specifically mentioned in these plans.