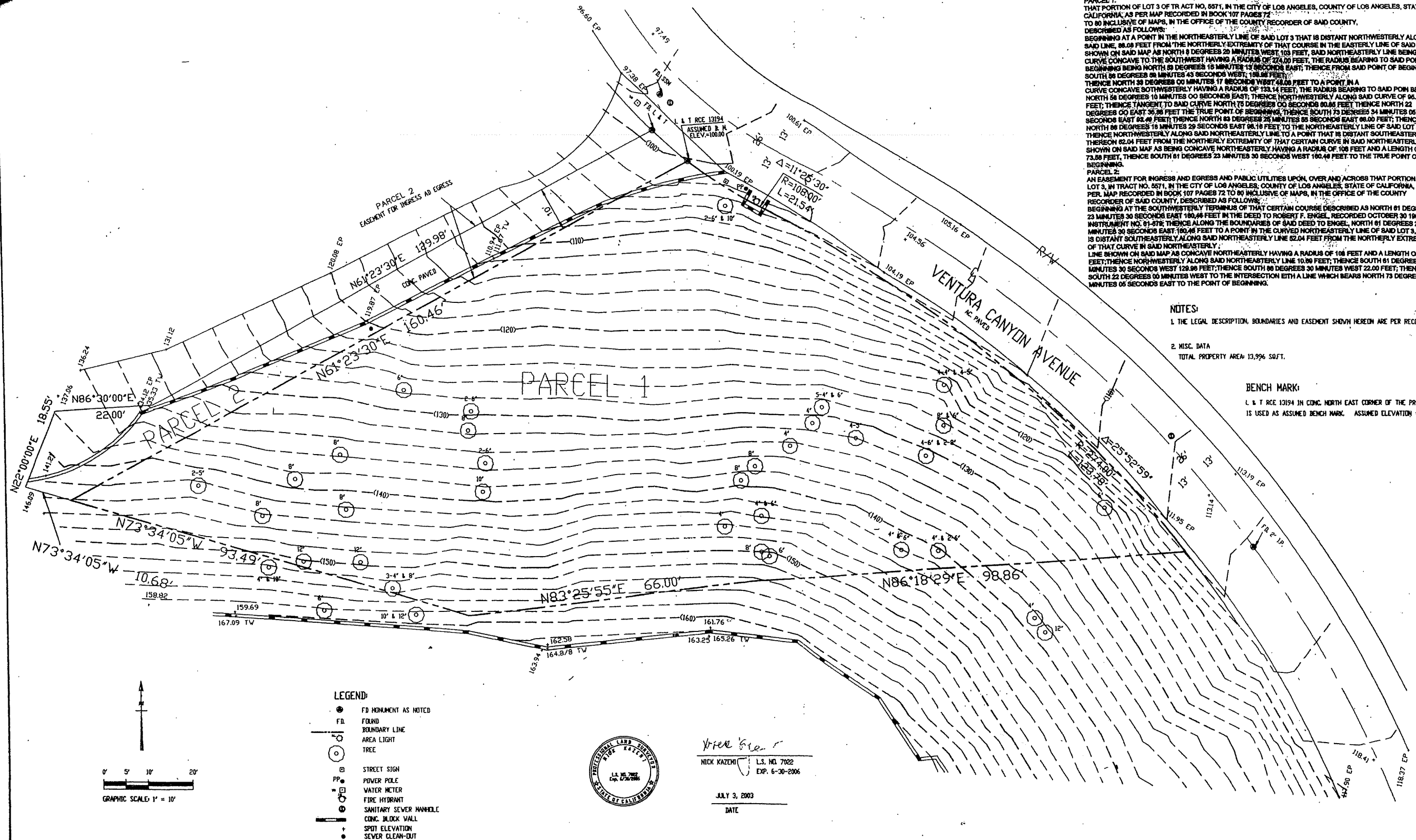




LEGAL DESCRIPTION:

PARCEL 1:
THAT PORTION OF LOT 3 OF TRACT NO. 5571, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGES 72 TO 80 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3 THAT IS DISTANT NORTHWESTERLY ALONG SAID LINE, 88.08 FEET FROM THE NORTHERLY EXTREMITY OF THAT COURSE IN THE EASTERLY LINE OF SAID LOT SHOWN ON SAID MAP AS NORTH 8 DEGREES 20 MINUTES WEST, 103 FEET, SAID NORTHEASTERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 274.00 FEET, THE RADIUS BEARING TO SAID POINT OF BEGINNING BEING NORTH 88 DEGREES 16 MINUTES 13 SECONDS EAST; THENCE FROM SAID POINT OF BEGINNING SOUTH 88 DEGREES 08 MINUTES 43 SECONDS WEST, 188.08 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 17 SECONDS WEST, 44.08 FEET TO A POINT IN A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 153.14 FEET, THE RADIUS BEARING TO SAID POINT BEING NORTH 54 DEGREES 10 MINUTES 00 SECONDS EAST; THENCE NORTHWESTERLY ALONG SAID CURVE OF 95.08 FEET; THENCE TANGENT TO SAID CURVE NORTH 75 DEGREES 00 SECONDS EAST 80.08 FEET; THENCE NORTH 22 DEGREES 00 EAST 35.36 FEET THE TRUE POINT OF BEGINNING; THENCE SOUTH 73 DEGREES 34 MINUTES 06 SECONDS EAST 83.40 FEET; THENCE NORTH 83 DEGREES 28 MINUTES 55 SECONDS EAST 86.00 FEET; THENCE NORTH 86 DEGREES 18 MINUTES 29 SECONDS EAST 98.86 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT THAT IS DISTANT SOUTHEASTERLY THEREON 82.04 FEET FROM THE NORTHERLY EXTREMITY OF THAT CERTAIN CURVE IN SAID NORTHEASTERLY LINE SHOWN ON SAID MAP AS BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 106 FEET AND A LENGTH OF 73.58 FEET; THENCE SOUTH 81 DEGREES 23 MINUTES 30 SECONDS WEST 160.40 FEET TO THE TRUE POINT OF BEGINNING.

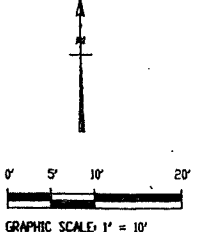
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AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES UPON, OVER AND ACROSS THAT PORTION OF LOT 3, IN TRACT NO. 5571, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGES 72 TO 80 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS NORTH 81 DEGREES 23 MINUTES 30 SECONDS EAST 160.40 FEET IN THE DEED TO ROBERT F. ENGEL, RECORDED OCTOBER 30 1981, AS INSTRUMENT NO. 91-078; THENCE ALONG THE BOUNDARIES OF SAID DEED TO ENGEL, NORTH 81 DEGREES 23 MINUTES 30 SECONDS EAST 160.40 FEET TO A POINT IN THE CURVED NORTHEASTERLY LINE OF SAID LOT 3, THAT IS DISTANT SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 82.04 FEET FROM THE NORTHERLY EXTREMITY OF THAT CURVE IN SAID NORTHEASTERLY LINE SHOWN ON SAID MAP AS BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 106 FEET AND A LENGTH OF 73.58 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 10.36 FEET; THENCE SOUTH 81 DEGREES 23 MINUTES 30 SECONDS WEST 128.36 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES WEST 22.00 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES WEST TO THE INTERSECTION WITH A LINE WHICH BEARS NORTH 73 DEGREES 34 MINUTES 06 SECONDS EAST TO THE POINT OF BEGINNING.

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREIN ARE PER RECORD DATA.
2. MISC. DATA
TOTAL PROPERTY AREA: 13,996 SQ.FT.

BENCH MARK:

L & T RCE 13194 IN CONC. NORTH EAST CORNER OF THE PROPERTY IS USED AS ASSUMED BENCH MARK. ASSUMED ELEVATION = 100.00



LEGEND:

- FD MONUMENT AS NOTED
- FD FOUND
- BOUNDARY LINE
- AREA LIGHT
- TREE
- STREET SIGN
- POWER POLE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CONC. BLOCK WALL
- SPOT ELEVATION
- SEWER CLEAN-OUT



NICK KAZEM
L.S. NO. 7022
EXP. 6-30-2006

JULY 3, 2003
DATE

PREPARED BY:

NICK KAZEM, INC.
4966 TOPANGA CYN. BLVD.,
WOODLAND HILLS, CA 91364
(818) 999-9898

PREPARED FOR:

VC INVESTMENT, L.L.C.
AND PROCON DEVELOPMENT
19528 VENTURA BLVD., SUITE 303
TARZANA, CA 91356
(818) 342-4115

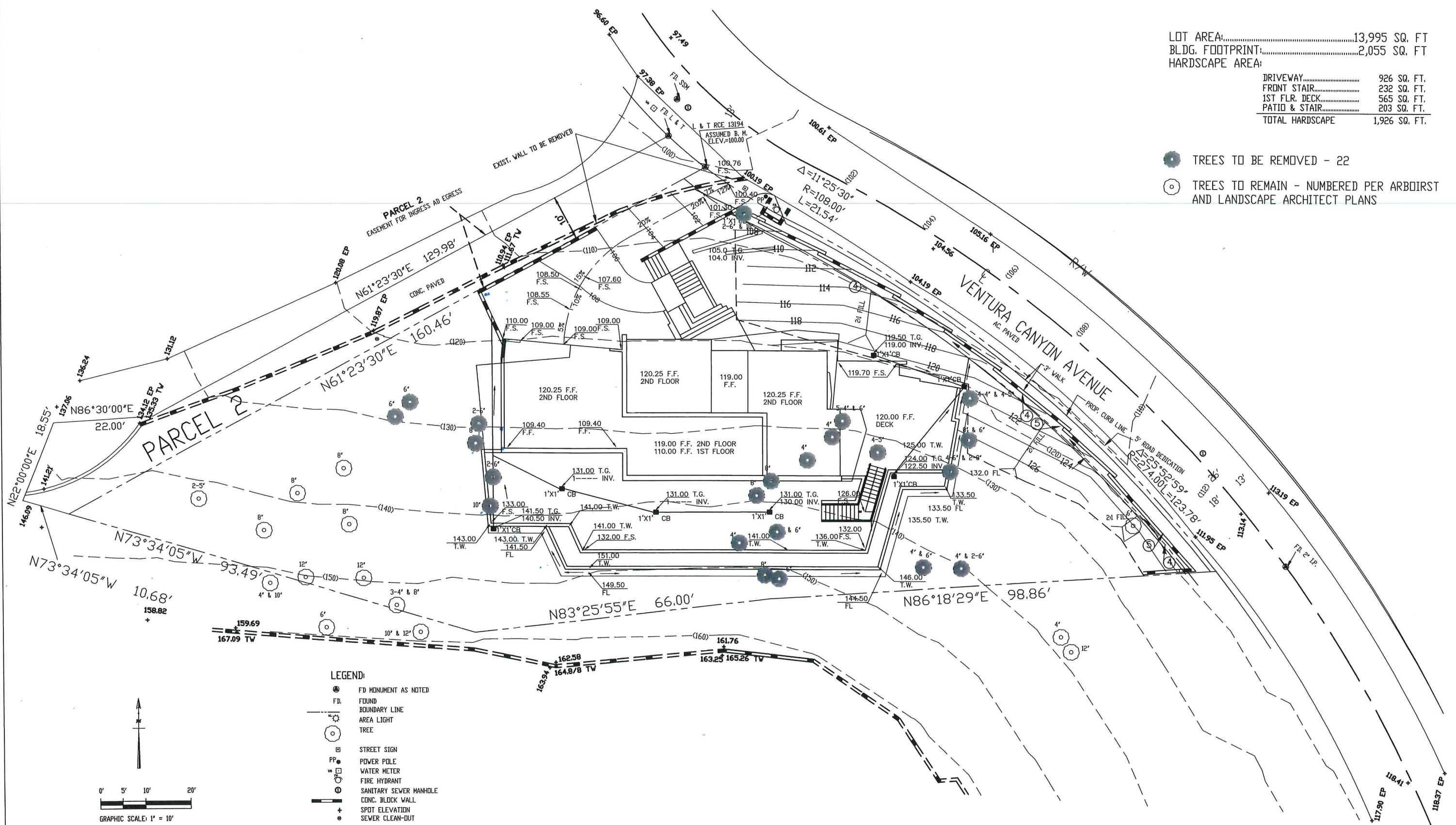
REV. NO.	DATE	REVISION	BY:	APP.
SCALE	CHK'D BY	APPROVED BY:	R.C.E. NO.	DATE
1" = 10'				7-1-03
			DWG. NO.	21741TPO

TOPOGRAPHY SURVEY

FOR
3728 VENTURA CANYON AVENUE, SHERMAN OAKS, CALIFORNIA

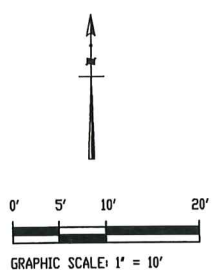
LOT AREA:.....13,995 SQ. FT
 BLDG. FOOTPRINT:.....2,055 SQ. FT
 HARDSCAPE AREA:
 DRIVEWAY..... 926 SQ. FT.
 FRONT STAIR..... 232 SQ. FT.
 1ST FLR. DECK..... 565 SQ. FT.
 PATIO & STAIR..... 203 SQ. FT.
 TOTAL HARDSCAPE..... 1,926 SQ. FT.

● TREES TO BE REMOVED - 22
 ○ TREES TO REMAIN - NUMBERED PER ARBOIRST
 AND LANDSCAPE ARCHITECT PLANS



LEGEND:

- FD MONUMENT AS NOTED
- FD FOUND
- BOUNDARY LINE
- AREA LIGHT
- TREE
- STREET SIGN
- POWER POLE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CONC. BLOCK WALL
- SPOT ELEVATION
- SEWER CLEAN-OUT



PREPARED BY: NICK KAZEM, INC. 4966 TOPANGA CYN. BLVD., WOODLAND HILLS, CA 91364 (818) 999-9890	PREPARED FOR: VC INVESTMENT, LLC AND PROCON DEVELOPERS 19528 VENTURA BLVD., SUITE 303 TARZANA, CA 91356 (818) 342-4115						
		REV. NO	DATE	REVISION		BY:	APP.
		SCALE	CHK'D BY	APPROVED BY:	R.C.E. NO.	DATE	DWG. NO.
		1" = 10'				8-26-2005	2625GRDG

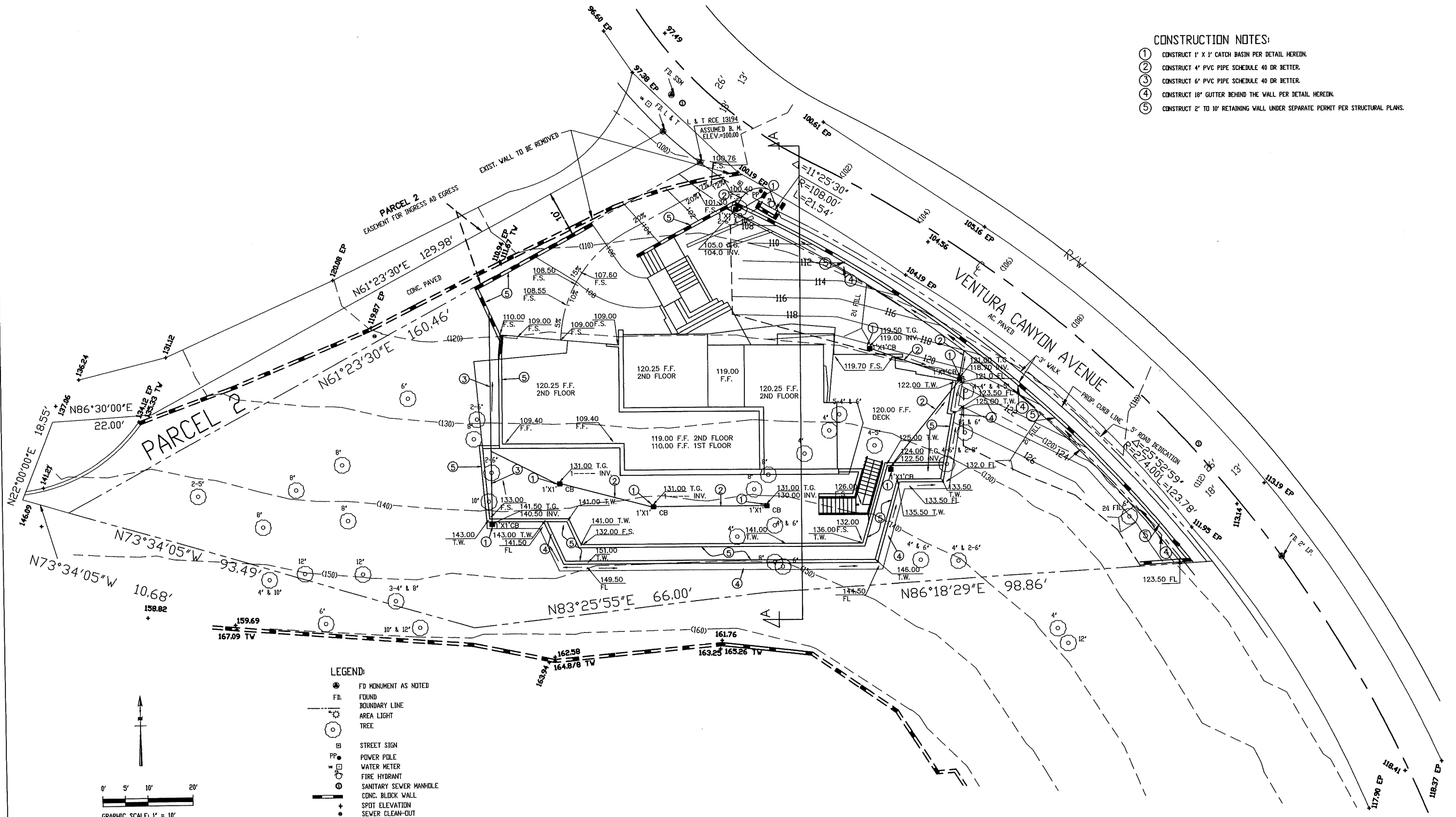
PLOT PLAN
 FOR

3725 VENTURA CANYON AVENUE, SHERMAN OAKS, CALIFORNIA

A-1

CONSTRUCTION NOTES:

- ① CONSTRUCT 1' X 1' CATCH BASIN PER DETAIL HEREIN.
- ② CONSTRUCT 4" PVC PIPE SCHEDULE 40 OR BETTER.
- ③ CONSTRUCT 6" PVC PIPE SCHEDULE 40 OR BETTER.
- ④ CONSTRUCT 18" GUTTER BEHIND THE WALL PER DETAIL HEREIN.
- ⑤ CONSTRUCT 2' TO 10' RETAINING WALL UNDER SEPARATE PERMIT PER STRUCTURAL PLANS.



PREPARED BY:

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REV. NO	DATE	REVISION	BY	APP.
SCALE	CHK'D BY	APPROVED BY:	R.C.E. NO.	DATE
1" = 10'				8-26-2005
			DWG. NO.	2625GRDG

GRADING PLAN FOR

3725 VENTURA CANYON AVENUE, SHERMAN OAKS, CALIFORNIA

A-3

SHEET 2 OF 2 SHEET

GENERAL SPECIFICATIONS AND NOTES

- SPECIFICATIONS SHALL HAVE PRECEDENCE OVER DRAWINGS.
- THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- ALL RECOMMENDATIONS AND CONDITIONS OF THE APPROVED SOILS AND/OR GEOLOGICAL REPORT AND THE DEPARTMENT'S APPROVAL LETTERS SHALL BE PART OF THE PLANS AND SHALL BE AT THE JOB SITE AT ALL TIMES.
- NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR.
- NO GRADING WORK, INCLUDING IMPORT AND EXPORT, SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ON ANY DAY AND NO WORK SHALL BE DONE ON SUNDAY AT ANY TIME, EXCEPT IN EMERGENCIES AS PROVIDED IN SECTION 91.700(KF) OF THE BUILDING CODE. A HAUL ROUTE SATISFACTORY TO THE GRADING DIVISION OR APPROVED BY THE BOARD OF BUILDING AND SAFETY COMMISSIONERS SHALL BE SHOWN ON THE PLANS. THE TRAFFIC BUREAU OF THE LOS ANGELES POLICE DEPARTMENT SHALL BE NOTIFIED PRIOR TO THE START OF THE HAULING. (213) 485-3106.
- OWNER SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMP TO CONTROL DUST CAUSED BY GRADING AND CONSTRUCTION. OWNER SHALL, AT ALL TIMES, PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- IF THE GRADING JOB EXTENDS OVER A PERIOD OF TIME EXCEEDING SIX MONTHS, THE DEPARTMENT MAY REQUIRE PLANTING OF THOSE PORTIONS OF THE JOB WHERE ALL OTHER GRADING REQUIREMENTS HAVE BEEN MET IN ORDER TO PREVENT DUST AND EROSION.
- HIGHWAY EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MUFFLED AS REQUIRED BY LAW.
- EXCEPT IN EMERGENCY CASES, THE REPAIR OF CONSTRUCTION EQUIPMENTS OR THE DELIVERY OF CONSTRUCTION MATERIALS IS NOT PERMITTED BEFORE 8:00 A.M. OR AFTER 6:00 P.M. ON SATURDAY NOR AT ANY TIMES ON SUNDAY.
- THE FILL MATERIALS IN EACH TRUCKLOAD SHALL BE KEPT LOW ENOUGH TO PREVENT SPILLAGE AND SHALL BE SUFFICIENTLY WET DOWN TO PREVENT DUST.
- NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW SUCH MATERIALS TO BLOW OR SPILL OVER AND UPON THE PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE OR ADJACENT PRIVATE PROPERTY.
- NO PERSON SHALL, WHEN EXCAVATING, COMPACTING, HAULING OR MOVING EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS, OR ANY OTHER SIMILAR SUBSTANCE, CAUSE, ALLOW OR PERMIT SUCH MATERIALS TO DROP, BE DEPOSITED, OR FALL FROM THE BODY, TIRES, OR WHEELS OF ANY VEHICLE SO USED UPON ANY PUBLIC STREET OR ALLEY WITHOUT IMMEDIATELY AND PERMANENTLY REMOVING THE SAME THEREFROM.
- PERMISSION SHALL BE SECURED FROM THE DEPARTMENT OF PUBLIC WORKS IF THE TRUCKS ARE LOADED IN THE STREET.
- THE LOADING OR DUMPING OF EXCESS SOIL SHALL BE APPROVED BY THE GRADING INSPECTOR PRIOR TO STARTING EXCAVATION.
- BRUSHING AND SCARIFYING OF SLOPES SHALL PROCEED ONLY AS FAR AS PERIODICALLY CLEARED BY THE GRADING INSPECTOR.
- PRIOR TO PLACING FILL, SLOPES SHALL BE PROPERLY PREPARED BY BRUSHING AND HAULING AND BENCHING.
- LOOSE MATERIAL SHALL NOT EXCEED 3" IN DEPTH ON A GRADED SLOPE.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL LOOSE MATERIALS SHALL BE REMOVED OR COMPACTED PER APPROVED PLAN.
- IF AT ANY STAGE OF WORK ON AN EXCAVATION OR FILL THE DEPARTMENT DETERMINES THAT FURTHER WORK AS AUTHORIZED BY AN EXISTING PERMIT IS LIKELY TO DANGER ANY PROPERTY OR PUBLIC WAY, THE DEPARTMENT MAY REQUIRE AS A CONDITION TO ALLOW THE WORK TO CONTINUE, THAT PLANS FOR SUCH WORK BE AMENDED TO INCLUDE ADEQUATE SAFETY PRECAUTIONS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM THE BEGINNING TO COMPLETION OF GRADING OPERATIONS.
- THE ENGINEERING GEOLOGIST, SOILS ENGINEER AND CIVIL ENGINEER SHALL COMPLY WITH RGA 4-67 AND 5-67 AND SHALL PROVIDE THE DEPARTMENT WITH A GRADING CERTIFICATION UPON COMPLETION OF THE JOB.
- AN AS-GRADED PLAN AT A SCALE OF 1" = 40' (OR OTHER SCALES DEEMED APPROPRIATE BY THE DEPARTMENT) PREPARED BY THE TRACT CIVIL ENGINEER SHALL BE SUBMITTED WITH THE REQUIRED GRADING CERTIFICATIONS TO THE DEPARTMENT UPON JOB COMPLETION.
- THE PERMITTEE SHALL PROVIDE SUPERVISORY CONTROL DURING THE GRADING OPERATION TO INSURE COMPLIANCE WITH APPROVED PLANS AND WITH THE MUNICIPAL CODE. WHEN NECESSARY, THE PERMITTEE SHALL AVAIL HIMSELF OF GEOLOGICAL AND FOUNDATION ENGINEERING SERVICES AND THE SERVICES OF A GRADING DEPUTY INSPECTOR TO IMPLEMENT HIS SUPERVISORY CONTROL.
- TEMPORARY EROSION CONTROL SHALL BE INSTALLED BETWEEN NOVEMBER 1ST AND APRIL 15TH. (DEPARTMENT OF PUBLIC WORKS' APPROVAL IS REQUIRED.)
- GRADING WHICH INVOLVES REMOVAL OF LATERAL SUPPORT OF PUBLIC WAYS REQUIRES DEPARTMENT OF PUBLIC WORKS APPROVAL.
- THE EXCAVATED SITE MATERIALS ARE CONSIDERED TO BE SATISFACTORY FOR REUSE IN THE COMPACTED FILL AREAS AND AS WALL BACK-FILL. ROCKS LARGER THAN 6 INCHES IN DIAMETER, HOWEVER, SHOULD NOT BE USED AS WALL BACK-FILL.
- FILL MATERIAL, APPROVED BY THE SOIL ENGINEER, SHOULD BE PLACED UNCONTROLLED LAYERS. EACH LAYER SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM LABORATORY UNIT WEIGHT AS DETERMINED BY ASTM DESIGNATION D 1557/8 FOR THE MATERIAL USED.
- THE FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES PER LAYER. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL IN EACH LAYER.
- WHEN MOISTURE CONTENT OF THE FILL MATERIAL IS TOO LOW TO OBTAIN ADEQUATE COMPACTION, WATER SHALL BE ADDED AND THOROUGHLY DISPERSED UNTIL THE MOISTURE CONTENT IS NEAR OPTIMUM.
- WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS TOO HIGH TO OBTAIN ADEQUATE COMPACTION, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL NEAR OPTIMUM MOISTURE CONTENT IS ACHIEVED.
- INSPECTION AND FIELD DENSITY TESTS SHOULD BE CONDUCTED BY THE SOIL ENGINEER DURING GRADING WORK TO ASSURE THAT ADEQUATE COMPACTION IS ATTAINED. WHERE COMPACTION OF LESS THAN 90 PERCENT IS INDICATED, ADDITIONAL COMPACTION EFFORT SHOULD BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT OR LAYER THICKNESS, AS NECESSARY, UNTIL AT LEAST 90 PERCENT COMPACTION IS OBTAINED.

INSPECTIONS OF EXCAVATION AND FILLS.

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE GRADING INSPECTOR WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS.
- INITIAL INSPECTION
WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT BEFORE GRADING OR BRUSHINGS STARTED.
 - TOE INSPECTION
AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE ANY FILL IS PLACED.
 - EXCAVATION INSPECTION
AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
 - FILL INSPECTION
AFTER THE FILL EMPLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE LIFT EXCEEDS TEN FEET.
 - DRAINAGE DEVICE INSPECTION
AFTER FORMS AND PIPE ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED.
 - ROUGH GRADING
WHEN ALL ROUGH GRADING HAS BEEN COMPLETED. THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF THE ROUGH GRADING WITHOUT THE NECESSITY OF THE DEPARTMENT HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
 - FINAL
WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND THE AS-GRADED PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED.

SPECIAL (CONTINUOUS) INSPECTION

- CONTINUOUS INSPECTION BY A REGISTERED DEPUTY GRADING INSPECTOR SHALL BE PROVIDED FOR THE FOLLOWING CONDITIONS
- A CONTINUOUS GRADING AREA EXCEEDING 60,000 SQUARE FEET.
 - AN EXCAVATED OR FILLED SLOPE STEEPER THAN 1:50 HORIZONTAL TO ONE VERTICAL.
 - AN EXCAVATED SLOPE EXCEEDING 40 FEET IN HEIGHT AND THE TOP OF WHICH IS WITHIN 20 FEET OF A PROPERTY LINE COTERMINOUS WITH IMPROVED PRIVATE PROPERTY OR A PUBLIC WAY.
 - FOUNDATION EXCAVATIONS BELOW A ONE HORIZONTAL TO ONE VERTICAL PLANE INWARD AND DOWN FROM THE PROPERTY LINE.
 - SPECIAL CASES WHERE THE WORK, IN THE OPINION OF THE BUILDING OFFICIAL, INVOLVES UNUSUAL HAZARDS OR CONDITIONS. FOR EXAMPLE, ALL SHORING, UNDERPINNING, AND SLOT CUTTING WORK REQUIRES THE PRESENCE OF A DEPUTY GRADING INSPECTOR.

NOTE:

- BUILDING AND SAFETY FORM B-164 IS A PART OF THESE PLANS.
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- TEMPORARY EROSION CONTROL PROCEDURES TO BE INSTALLED BETWEEN NOVEMBER 1ST AND APRIL 15TH. (DEPARTMENT OF PUBLIC WORKS' APPROVAL IS REQUIRED.)
- ALL GRADED SLOPES SHALL BE PLANTED AND SPRINKLERED.
- STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.

f. ESTIMATED EARTHWORK QUANTITIES:

1- QUANTITIES FOR S.F.D.
CUT: 829 C.Y. FILL: 150 C.Y.
EXPORT= 679 C.Y.

2- QUANTITIES FOR DWY
CUT: 154 C.Y. FILL: 0 C.Y.
EXPORT= 154 C.Y.

TEMPORARY CUT NOTE:

FOLLOW GUIDELINES AND INSTRUCTIONS OF THE SOIL ENGINEER AS STATED IN THE REPORT PREPARED BY _____ DATED _____ FOR ALL TEMPORARY CUTS.

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF GEOTECHNICAL ENGINEERING REPORT

GEOTECHNICAL ENGINEER

DATE

LEGEND:

T.W. TOP OF WALL
F.L. FLOW LINE
T.C. TOP OF CURB
F.S. FINISHED SURFACE
F.F. FINISHED FLOOR

BOUNDARY LINE

WATER METER

CABLE T.V.

ELECTRICAL VAULT

BELL MANHOLE

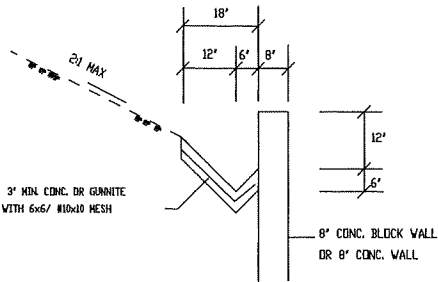
SWEVE CLEANDUT

WATER VALVE

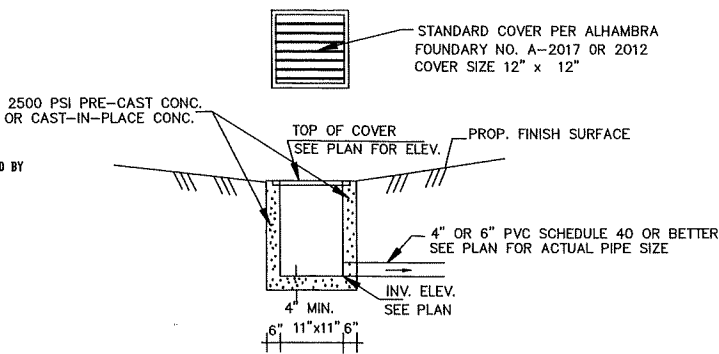
EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

CUT & FILL LINE



8 GUTTER BEHIND WALL DETAIL
N.T.S.



5 CATCH BASIN DETAIL
N.T.S.

LEGAL DESCRIPTION:

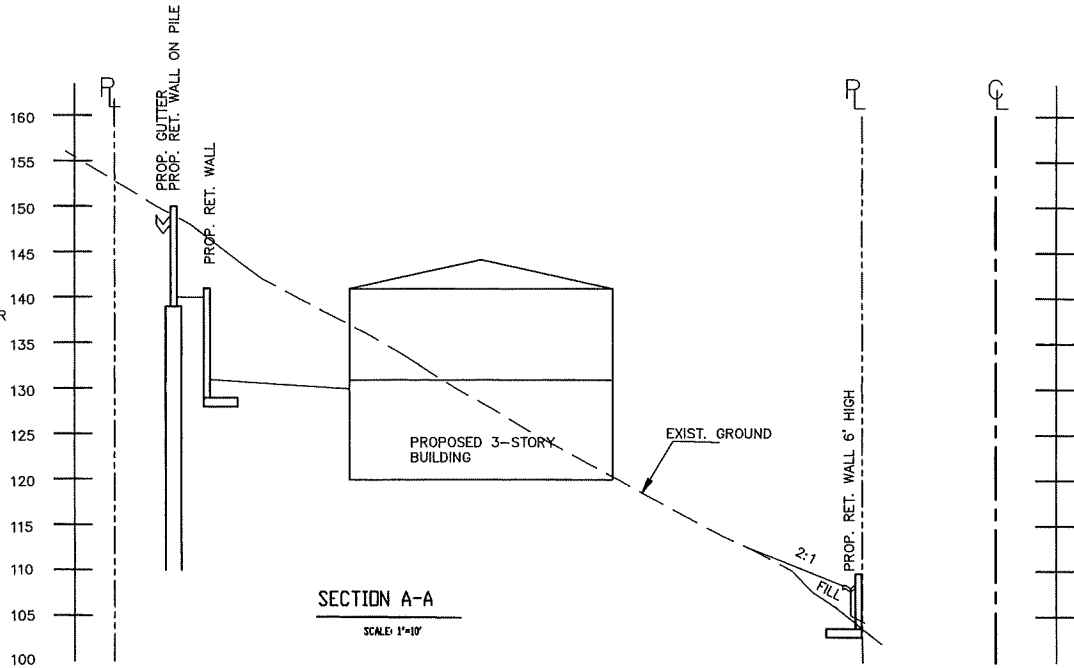
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BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 3 THAT IS DISTANT NORTHWESTERLY ALONG SAID LINE, 88.06 FEET FROM THE NORTHERLY EXTREMITY OF THAT COURSE IN THE EASTERLY LINE OF SAID LOT SHOWN ON SAID MAP AS NORTH 8 DEGREES 20 MINUTES WEST 103 FEET, SAID NORTHEASTERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 274.00 FEET, THE RADIUS BEARING TO SAID POINT OF BEGINNING BEING NORTH 53 DEGREES 15 MINUTES 13 SECONDS EAST, THENCE FROM SAID POINT OF BEGINNING SOUTH 56 DEGREES 59 MINUTES 43 SECONDS WEST, 159.98 FEET, THENCE NORTH 33 DEGREES 00 MINUTES 17 SECONDS WEST 48.06 FEET TO A POINT IN A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1331.4 FEET, THE RADIUS BEARING TO SAID POIN BEING NORTH 56 DEGREES 10 MINUTES 00 SECONDS EAST, THENCE NORTHWESTERLY ALONG SAID CURVE OF 95.66 FEET, THENCE TANGENT TO SAID CURVE NORTH 75 DEGREES 00 SECONDS 60.65 FEET THENCE NORTH 22 DEGREES 00 EAST 35.86 FEET THE TRUE POINT OF BEGINNING, THENCE SOUTH 73 DEGREES 34 MINUTES 05 SECONDS EAST 93.49 FEET, THENCE NORTH 83 DEGREES 25 MINUTES 55 SECONDS EAST 66.00 FEET, THENCE NORTH 86 DEGREES 18 MINUTES 29 SECONDS EAST 98.16 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 3, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT THAT IS DISTANT SOUTHEASTERLY THEREON 52.04 FEET FROM THE NORTHERLY EXTREMITY OF THAT CERTAIN CURVE IN SAID NORTHEASTERLY LINE SHOWN ON SAID MAP AS BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 108 FEET AND A LENGTH OF 73.58 FEET, THENCE SOUTH 61 DEGREES 23 MINUTES 30 SECONDS WEST 160.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES UPON, OVER AND ACROSS THAT PORTION OF LOT 3, IN TRACT NO. 5571, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGES 72 TO 80 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
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BENCH MARK:

L & T RCE 13194 IN CONC. NORTH EAST CORNER OF THE PROPERTY IS USED AS ASSUMED BENCH MARK. ASSUMED ELEVATION = 100.00



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TARZANA, CA 91356
(818) 342-4115

SOIL ENGINEER:

APPLIED EARTH SCIENCES
4742 SAN FERNANDO ROAD
GLENDALE, CA 91204
(818) 552-6000

REV. NO	DATE	REVISION	BY:	APP.
SCALE	CHK'D BY	APPROVED BY:	R.C.E. NO.	DATE
1"= 10'				8-26-2005
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GRADING PLAN
FOR

3725 VENTURA CANYON AVENUE, SHERMAN OAKS, CALIFORNIA

A-4

SHEET 2 OF 2 SHEET

DESIGNER

ECO
ENVIRONMENTAL CONCEPTS
OFFICE

311 SUN LANE, SUITE 200
PALM SPRINGS, CA, 92264
760/434-1111
www.ecoenviro.com

CONTRACTOR

BUILDING DEPARTMENT

NO.	REVISION	DATE
△		
△		
△		
△		

PROJECT TITLE

VENTURA
CANYON
RESIDENCE

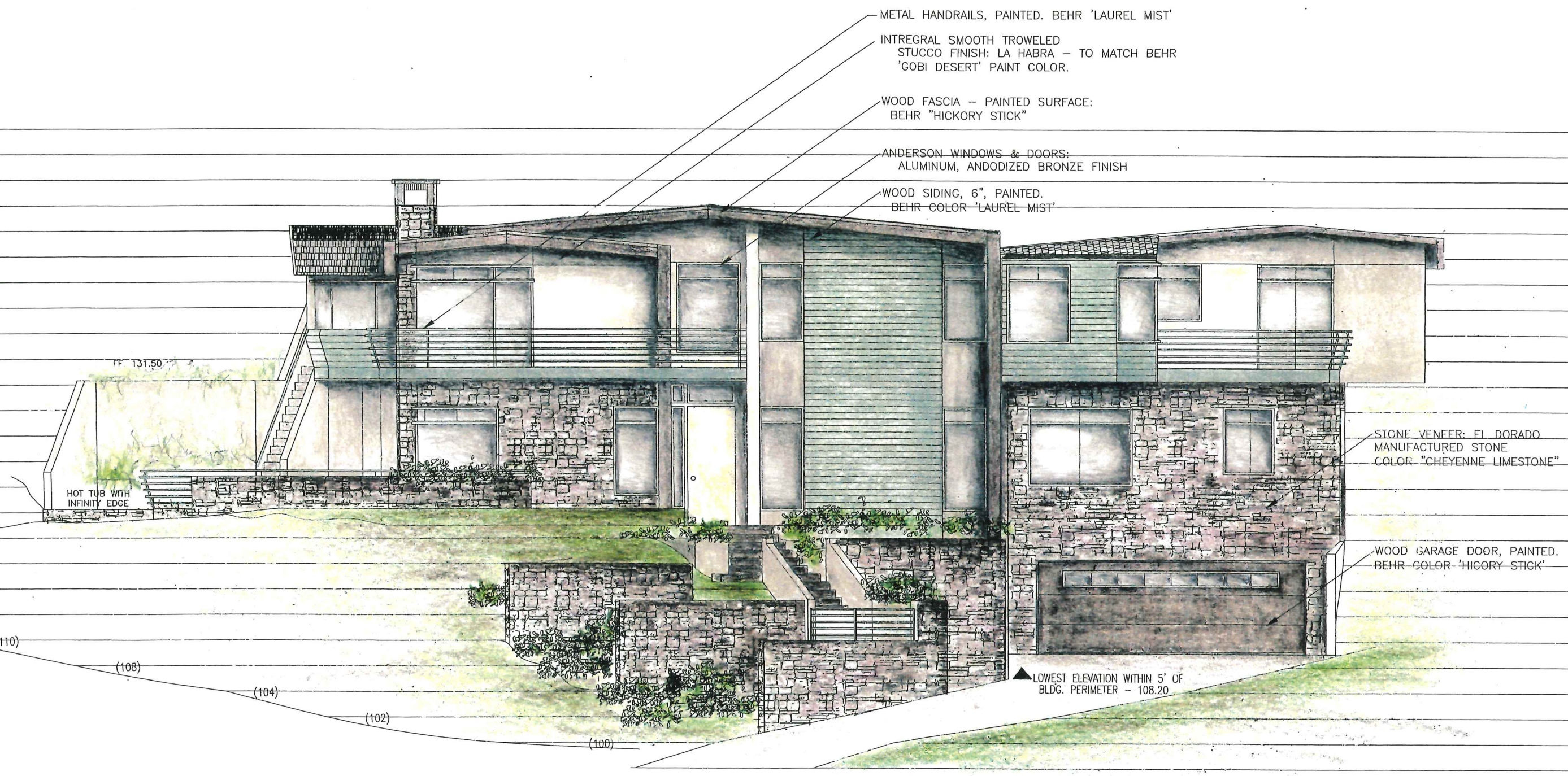
SHEET TITLE

ELEVATIONS

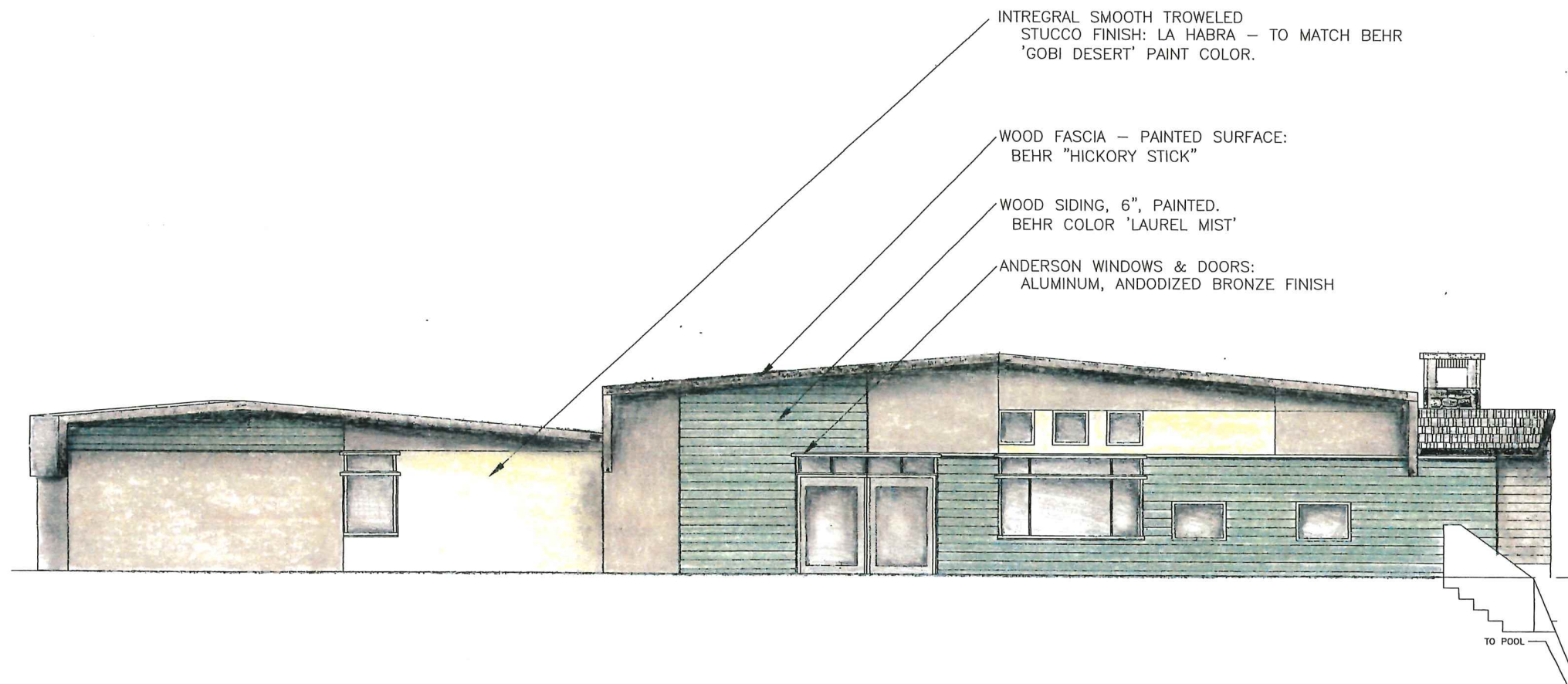
SHEET NO.

E-7A

DRAWN BY	RGW
CHECKED BY	RGW
PROJECT NO.	050401
DATE PRINTED	05.14.05



FRONT ELEVATION - COLOR & MATERIAL
SCALE: 1/8" = 1'-0"



REAR ELEVATION - COLOR & MATERIAL
SCALE: 1/8" = 1'-0"

DESIGNER
ECO
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8111 SUN LINDSEY ROAD #200
PALM SPRINGS, CA 92264
951-255-9918
951-255-9919
eco@ecoconcepts.com

CONTRACTOR

BUILDING DEPARTMENT

NO.	REVISION	DATE
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△		
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△		

PROJECT TITLE

VENTURA
CANYON
RESIDENCE

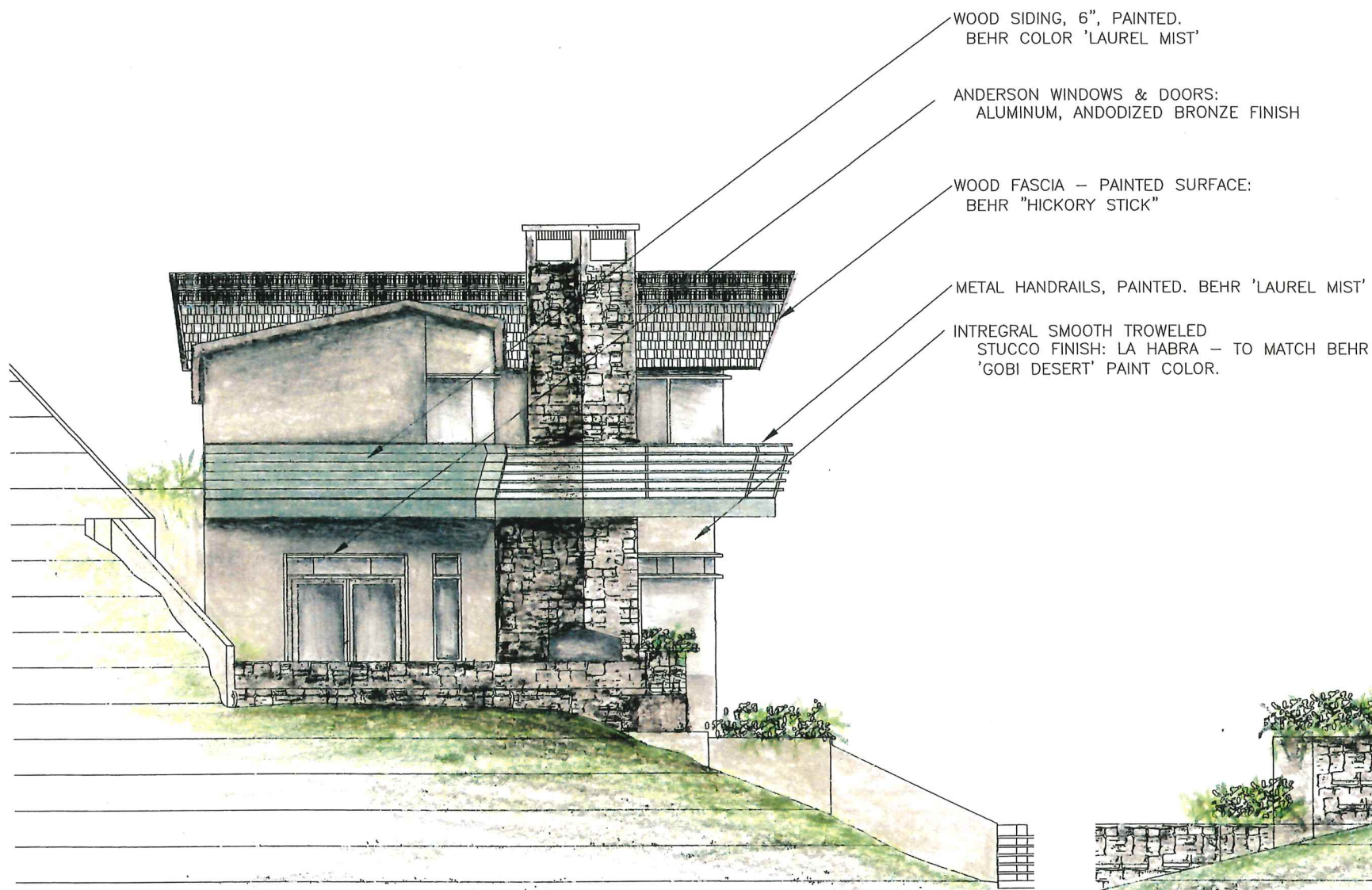
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ELEVATIONS

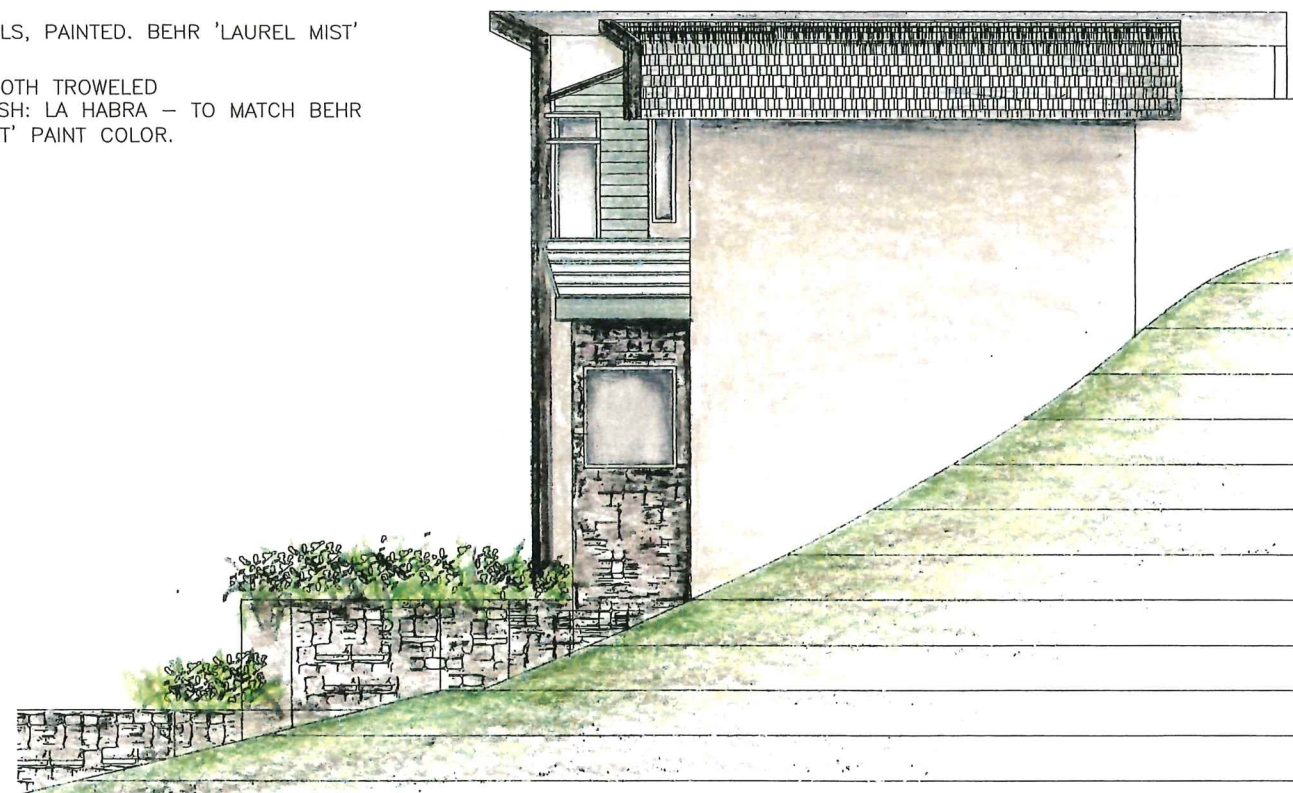
DRAWN BY
RGW
CHECKED BY
RGW
PROJECT NO.
050401
DATE PRINTED
05.14.05

SHEET NO.

E-7B



EAST ELEVATION - COLOR & MATERIAL
SCALE: 1/8"=1'-0"



WEST ELEVATION - COLOR & MATERIAL
SCALE: 1/8"=1'-0"



DESIGNER

CONTRACTOR

BUILDING DEPARTMENT

NO.	REVISION	DATE
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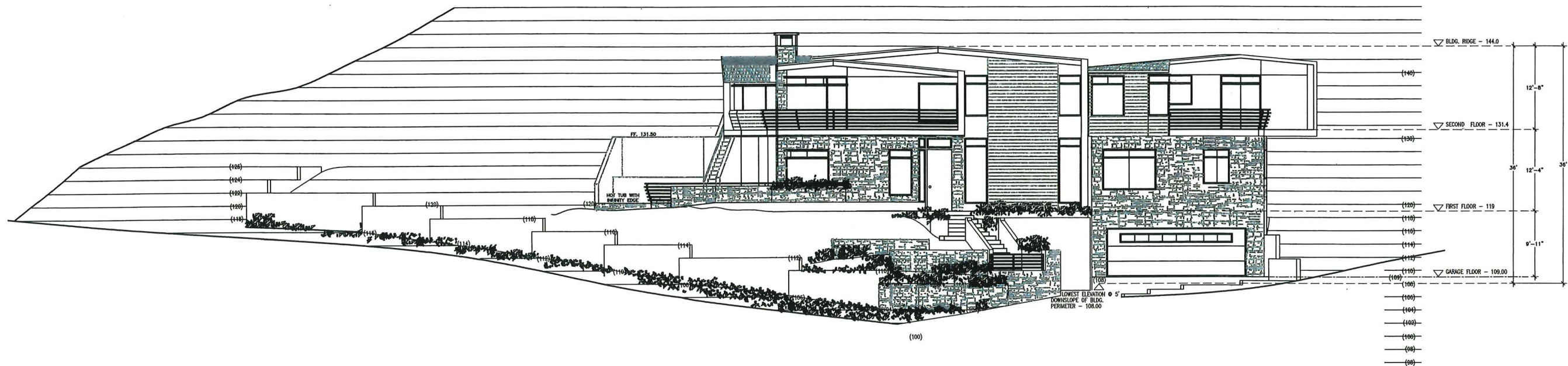
PROJECT TITLE

VENTURA
CANYON
RESIDENCE

SHEET TITLE

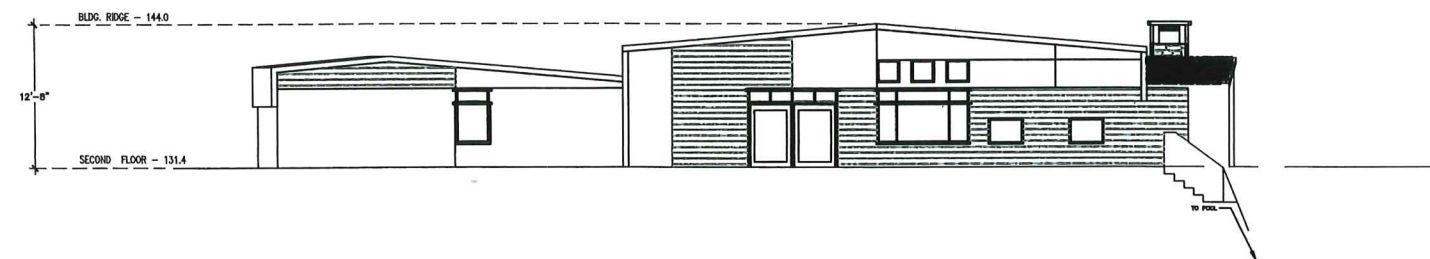
ELEVATIONS

DESIGNED BY RGW	SHEET NO. E-7C
CHECKED BY RGW	
PROJECT NO. 050401	
DATE PRINTED 05.14.05	



FRONT ELEVATION

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



REAR ELEVATION (GARDEN TERRACE)

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

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DESIGNER

CONTRACTOR

BUILDING DEPARTMENT

NO.	REVISION	DATE
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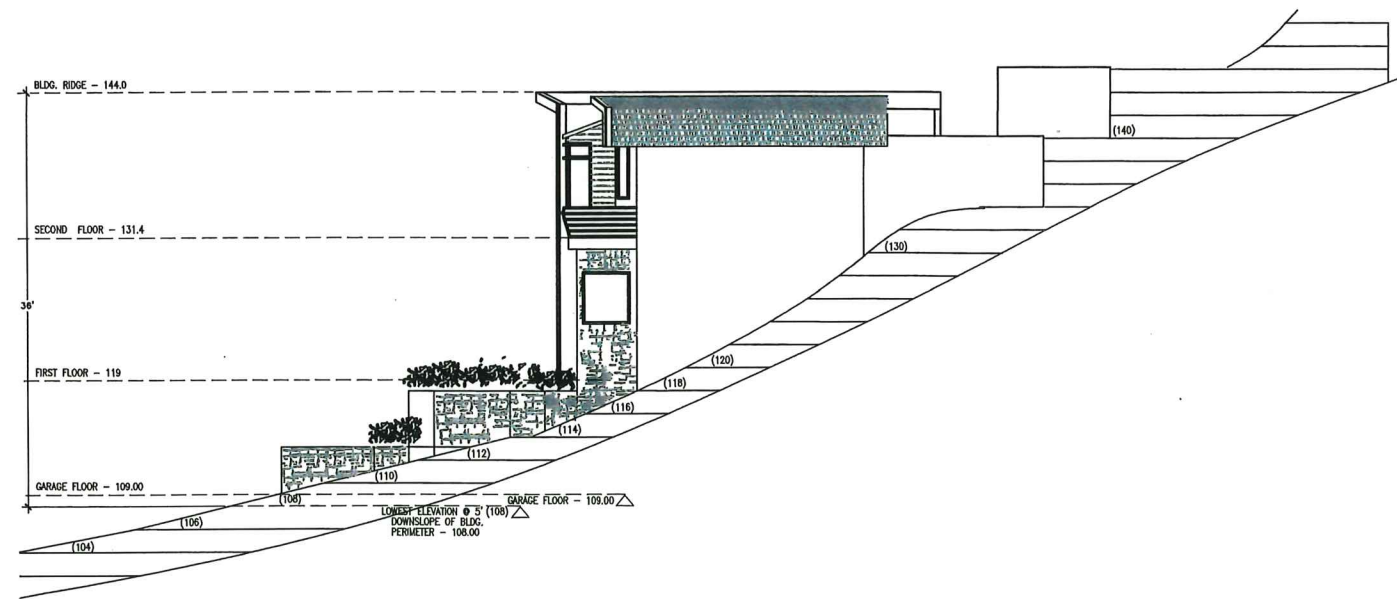
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VENTURA
CANYON
RESIDENCE

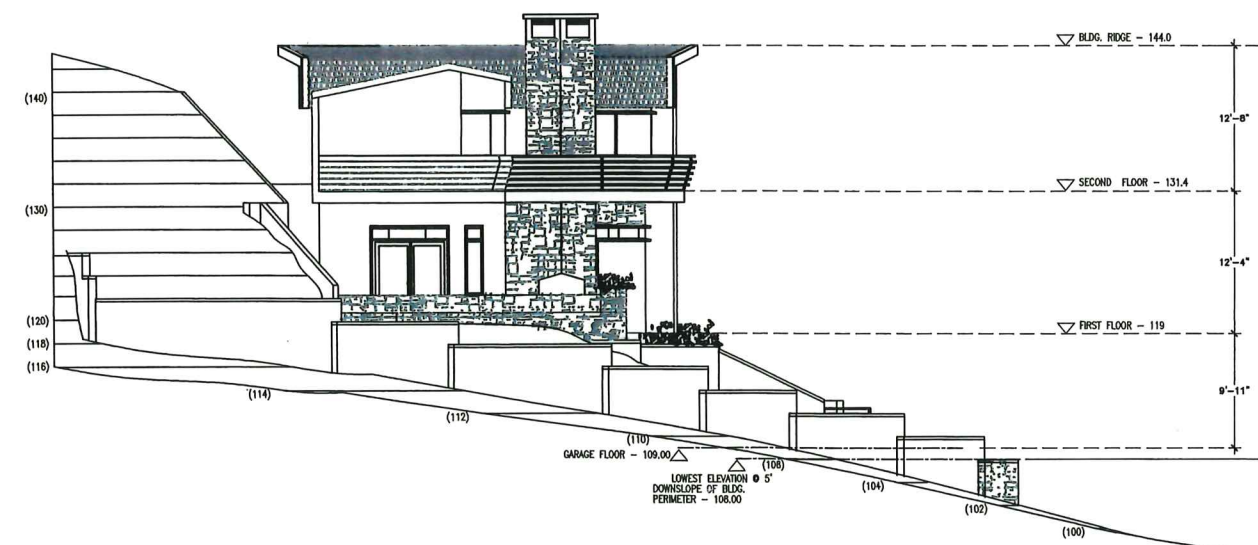
SHEET TITLE

ELEVATIONS

DESIGNED BY RGW	SHEET NO. E-8A
CHECKED BY RGW	
PROJECT NO. 050401	
DATE 05.14.05	



WEST ELEVATION/SECTION
SCALE: 1/8" = 1'-0"



EAST ELEVATION/SECTION
SCALE: 1/8" = 1'-0"

DESIGNER

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719.434.0000
www.eco-env.com

CONTRACTOR

BUILDING DEPARTMENT

NO.	REVISION	DATE
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PROJECT TITLE

VENTURA
CANYON
RESIDENCE

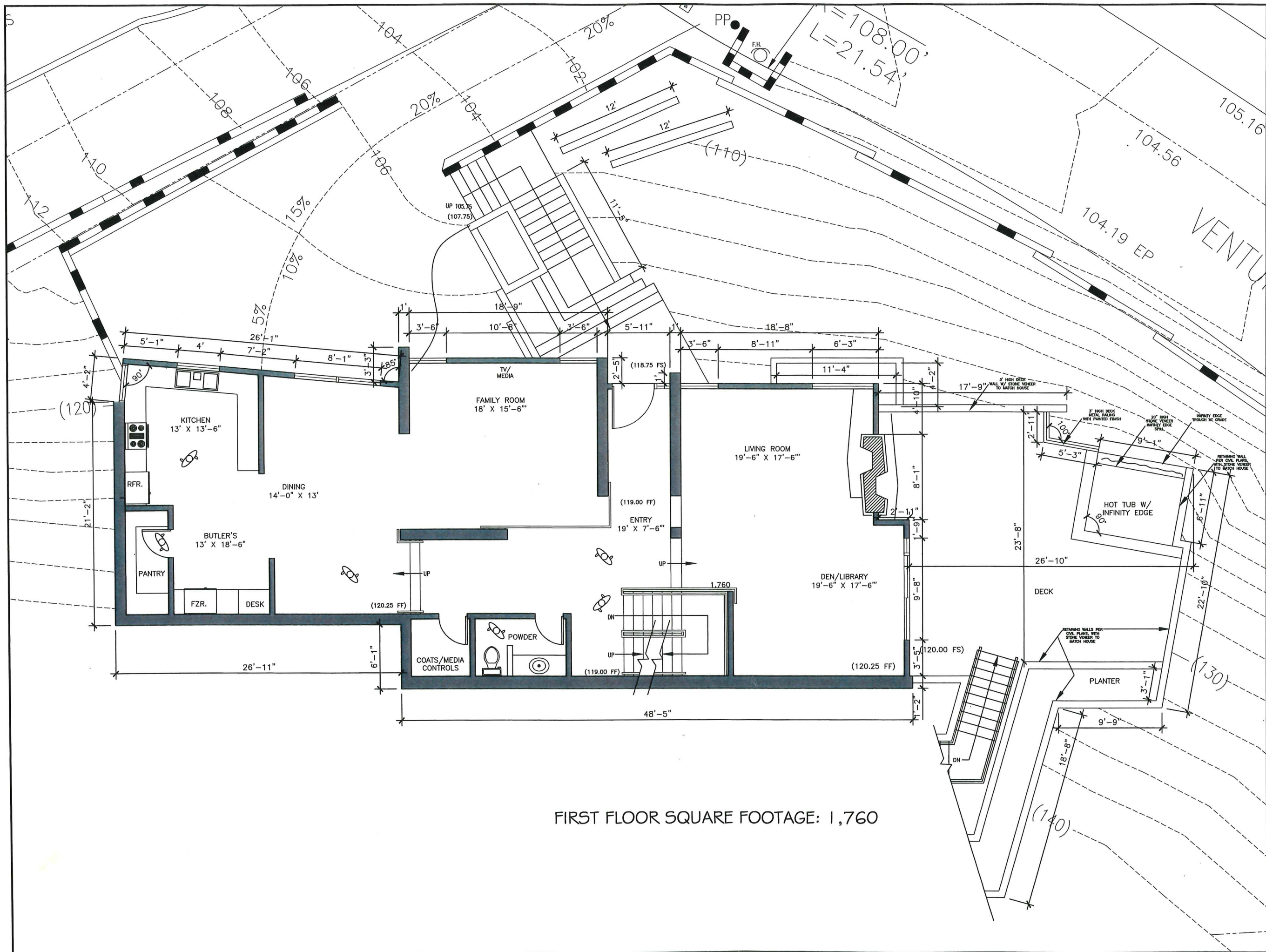
SHEET TITLE

SECTION
ELEVATIONS

DESIGNED BY
RGW
CHECKED BY
RGW
PROJECT NO.
050401
DATE
05.14.05

SHEET NO.

E-8B



FIRST FLOOR SQUARE FOOTAGE: 1,760

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CONTRACTOR

BUILDING DEPARTMENT

NO.	REVISION	DATE
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PROJECT TITLE

VENTURA
CANYON
RESIDENCE

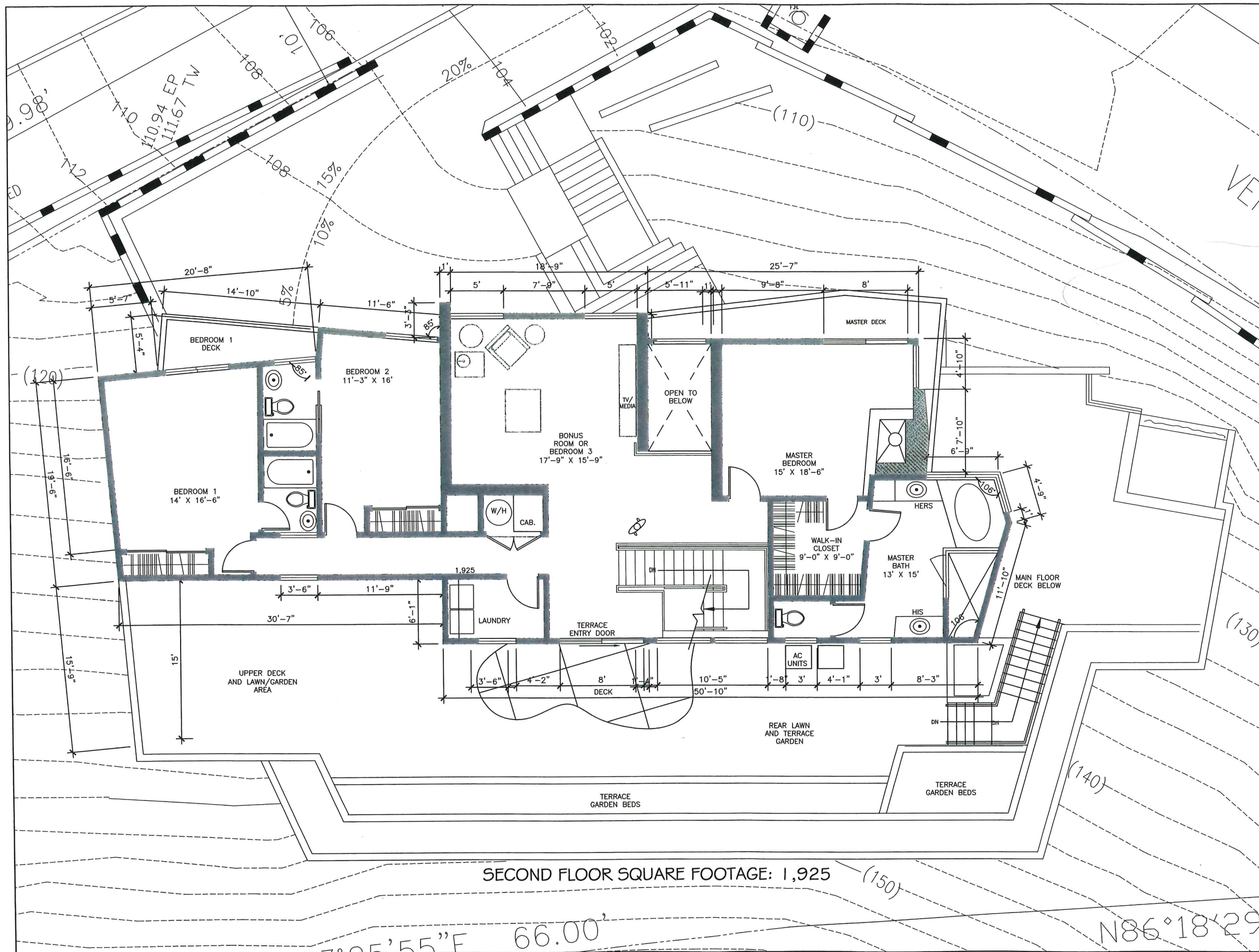
SHEET TITLE

FIRST FLR.
PLAN

SHEET NO.

E-9B

DRAWN BY
RGW
CHECKED BY
RGW
PROJECT NO.
050401
DATE PLOTTED
06.02.05



SECOND FLOOR SQUARE FOOTAGE: 1,925

DESIGNER

ECO

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555 S. LAMAR BLVD. SUITE 200
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760.325.1111
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CONTRACTOR

BUILDING DEPARTMENT

NO.	REVISION	DATE
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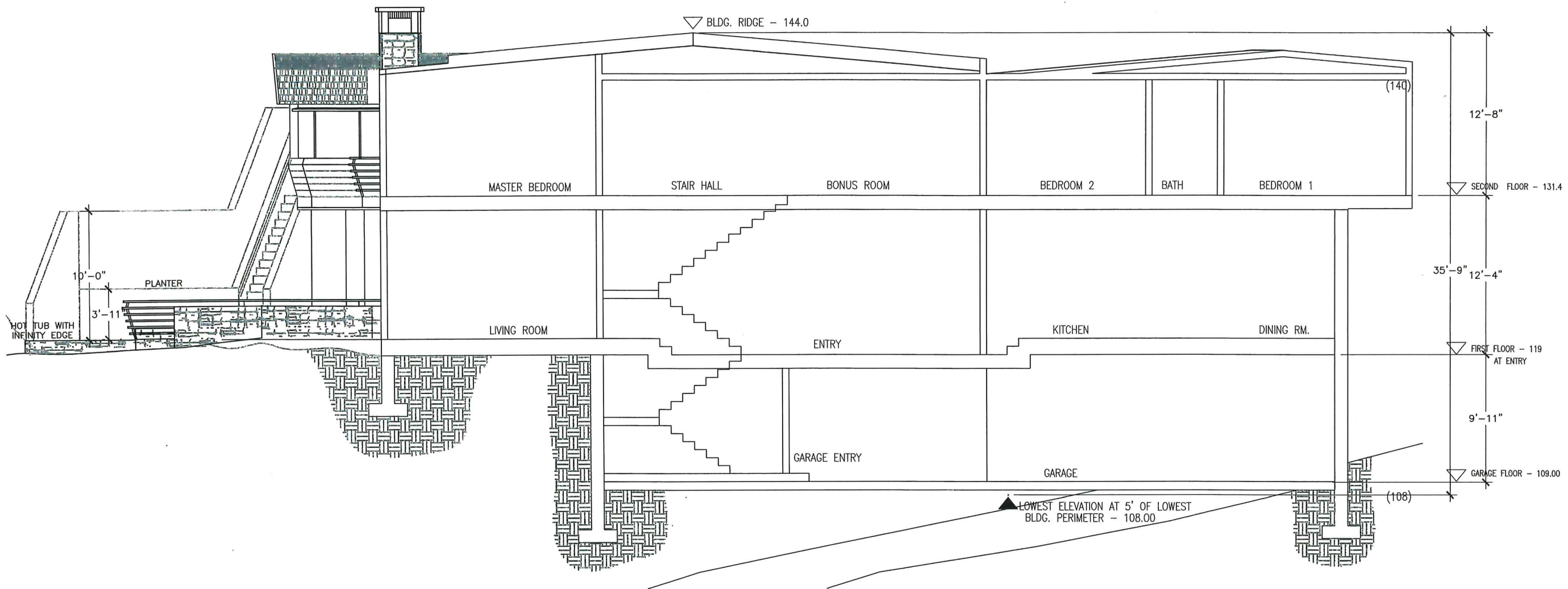
PROJECT TITLE

VENTURA
CANYON
RESIDENCE

SHEET TITLE

SECOND FLR.
& TERRACE
PLAN

DRAWN BY	1/4" = 1'-0"	SHEET NO. E-9C
DESIGNED BY	RGW	
CHECKED BY	RGW	
PROJECT NO.	050401	
DATE	06.02.05	



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

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DESIGNER

CONTRACTOR

BUILDING DEPARTMENT

NO.	REVISION	DATE
1		
2		
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PROJECT TITLE

VENTURA
CANYON
RESIDENCE

SHEET TITLE

SECTIONS

DESIGNED BY RGW	SHEET NO.
CHECKED BY RGW	E-10
PROJECT NO. 050401	
DATE PLOTTED 12.14.05	

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SIZE AT MATURITY	IN # OF YEARS
	Baccharis p. 'Twin Peaks'	Coyote Bush	5'oc	5-gal	3' x 9'	4 yrs.
	Ceanothus 'Concha'	Wild Lilac	23	5-gal	3' x 7'	3-5 yrs.
	Carpenteria californica	Bush Anemone	11	5-gal	4' x 3'	3-5 yrs.
	Deschampsia c. 'Vivipara'	Tufted Hair Grass	3'oc	1-gal	5' x 2'	3-5 yrs.
	Geranium 'Johnson Blue'	Cranesbill	12"oc	1-gal	15' x 2'	3-5 yrs.
	Ficus pumila	Creeping Fig	73	5-gal	will cover	3-5 yrs.
	Rhus ovata	Sugar Bush	3	5-gal	5' x 5'	3-5 yrs.
	Sisyrinchium bellum	Blue Eyed Grass	12"oc	1-gal	5' x 5'	1 yrs.

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SIZE AT MATURITY	IN # OF YEARS
	Arbutus unedo	Strawberry Tree	2	36" box	25' x 25'	10 yrs.
	Heteromeles arbutifolia	Toyon	23	24" box	15' x 15'	5 yrs.
	Platanus racemosa	California Sycamore	16	36" box	50' x 40'	10 yrs.
	Quercus agrifolia	Coast Live Oak	3	36" box	25' x 25'	10 yrs.

2" deep shredded Cedar bark to spread between plants on non sloped areas.

EXIST. TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.
	Sumbucus mexicana	Mexican elderberry	1
	Heteromeles arbutifolia	Toyon	4
	Ligustrum lucidum	Glossy Privet	1
	Juglans californica	Cal. black Walnut	10

All trees w/ numbers are exist. trees

PLANTING NOTES

- DRAWING IS DIAGRAMMATIC; CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
- CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
- NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
- ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER.
- FINISH GRADE TO BE 1" BELOW ALL WALKS, CURBS, AND PAVING.
- ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. ROTO-TILL AMENDMENTS TO A DEPTH OF 6"

*160 LBS. GRO-POWER
*3 CU YDS NITROGENIZED, MINERALIZED FIR BARK OR REDWOOD SHAVINGS
*ADD 8 LBS OF GRO-POWER CONTROLLED RELEASE 12-6-6 PER CU YD OF MIX.

- PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. BACKFILL AND COMPACT TO 80% SOIL OF SITE AND 40% FIR BARK, UNLESS OTHERWISE NOTED. PROVIDE GRO-POWER PLANT TABLETS AT THE FOLLOWING RATES:

1 GAL	2
5 GAL	6
15 GAL	10
24" BOX AND UP	14

PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 2" FROM THE ROOT TIPS.

- "DEEP ROOT" BARRIERS ARE TO BE USED AROUND ALL TREES LOCATION WITHIN 5 FT. OF PAVING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (EPTAM / RONSTAR). APPLY PER MANUFACTURER'S SPECIFICATIONS: A) IMMEDIATELY AFTER PLANTING, B) AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.

- CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.

REVISIONS	DATE
1.	08.16.06
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LANDSCAPE ARCHITECT &
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JLH@FLASH.NET

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SHERMAN OAKS, CA. 91316

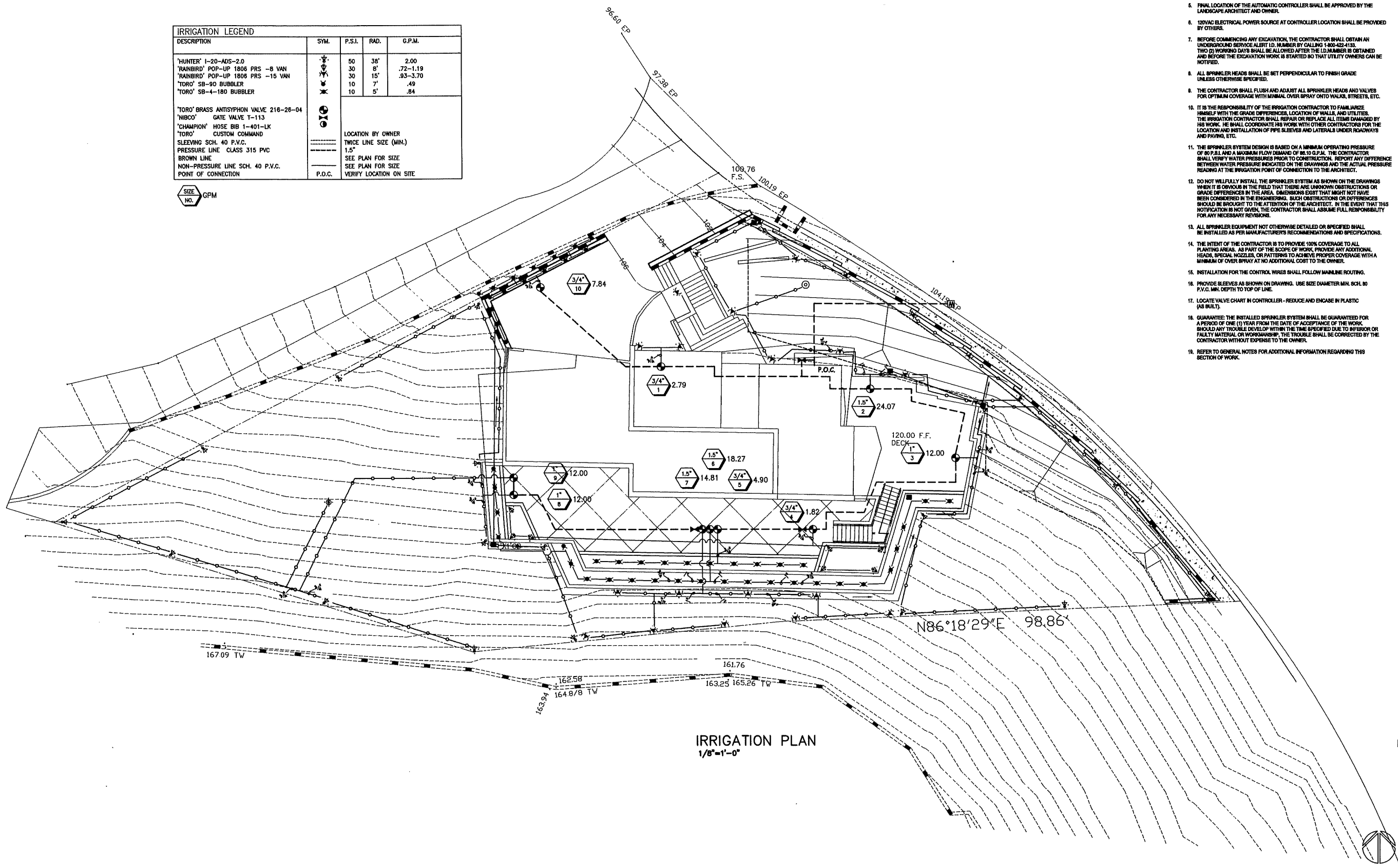
PLANTING PLAN



DATE: DEC. 12, 2005
SCALE: 1"=10'
JOB NUMBER: 86305
DRAWN BY:

IRRIGATION LEGEND				
DESCRIPTION	SYM.	P.S.I.	RAD.	G.P.M.
'HUNTER' 1-20-ADS-2.0		50	38'	2.00
'RAINBIRD' POP-UP 1806 PRS -8 VAN		30	8'	.72-1.19
'RAINBIRD' POP-UP 1806 PRS -15 VAN		30	15'	.93-3.70
'TORO' SB-90 BUBBLER		10	7'	.49
'TORO' SB-4-180 BUBBLER		10	5'	.84
'TORO' BRASS ANTISIPHON VALVE 216-26-04				
'NIBCO' GATE VALVE T-113				
'CHAMPION' HOSE BIB 1-401-LK				
'TORO' CUSTOM COMMAND				
SLEEVE SCH. 40 P.V.C.				
PRESSURE LINE CLASS 315 PVC				
BROWN LINE				
NON-PRESSURE LINE SCH. 40 P.V.C.				
POINT OF CONNECTION				
		LOCATION BY OWNER		
		TWICE LINE SIZE (MIN.)		
		1.5"		
		SEE PLAN FOR SIZE		
		SEE PLAN FOR SIZE		
		VERIFY LOCATION ON SITE		

SIZE
NO. GPM



- IRRIGATION NOTES
- THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHENEVER POSSIBLE.
 - SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES.
 - ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).
 - PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED. BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE BAD REJECTION.
 - FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
 - 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS.
 - BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT ID. NUMBER BY CALLING 1-800-482-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE ID NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
 - ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
 - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE GRADE DIFFERENCES, LOCATION OF WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
 - THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 80 P.S.I. AND A MAXIMUM FLOW DEMAND OF 86.10 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
 - DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
 - ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - THE INTENT OF THE CONTRACTOR IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, PROVIDE ANY ADDITIONAL HEADS, SPECIAL NOZZLES, OR PATTERNS TO ACHIEVE PROPER COVERAGE WITH A MINIMUM OF OVER SPRAY AT NO ADDITIONAL COST TO THE OWNER.
 - INSTALLATION FOR THE CONTROL WIRES SHALL FOLLOW MAINLINE ROUTING.
 - PROVIDE SLEEVES AS SHOWN ON DRAWING. USE SIZE DIAMETER MIN. SCH. 80 P.V.C. MIN. DEPTH TO TOP OF LINE.
 - LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
 - GUARANTEE: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO DEFECTS OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
 - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.

REVISIONS	DATE
1.	08.17.06
2.	
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YLL
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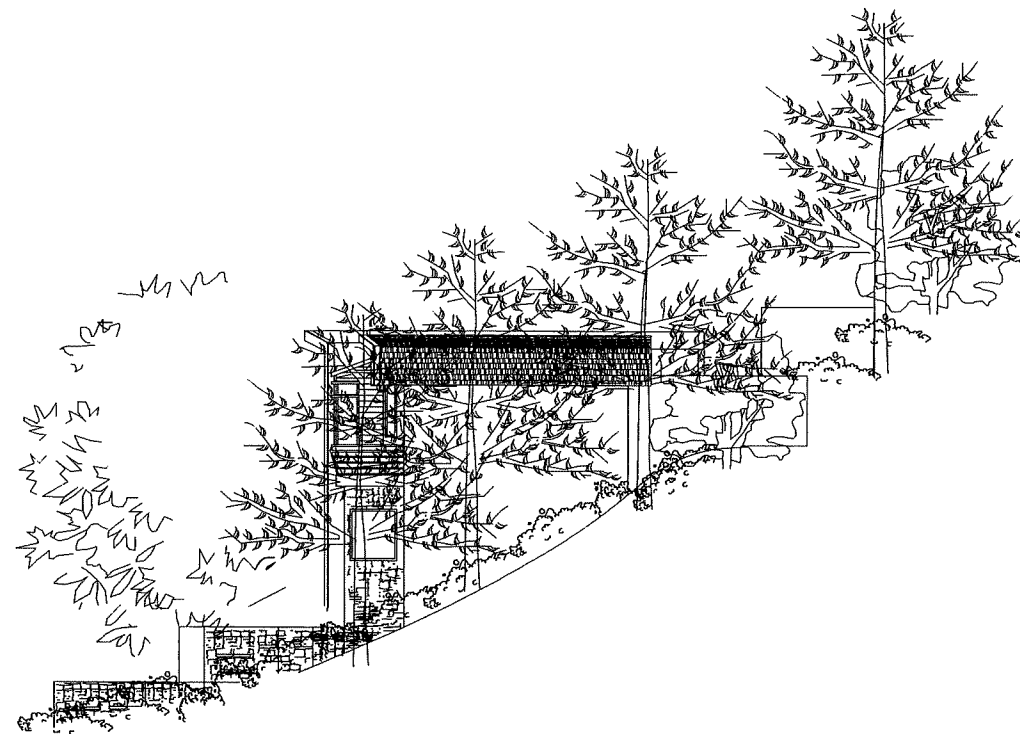
IRRIGATION PLAN



DATE: NOV. 15, 2005
SCALE: 1"=10'
JOB NUMBER: 86305
DRAWN BY:



EAST ELEVATION



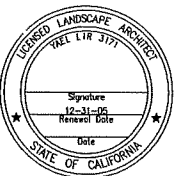
WEST ELEVATION

REVISIONS	DATE
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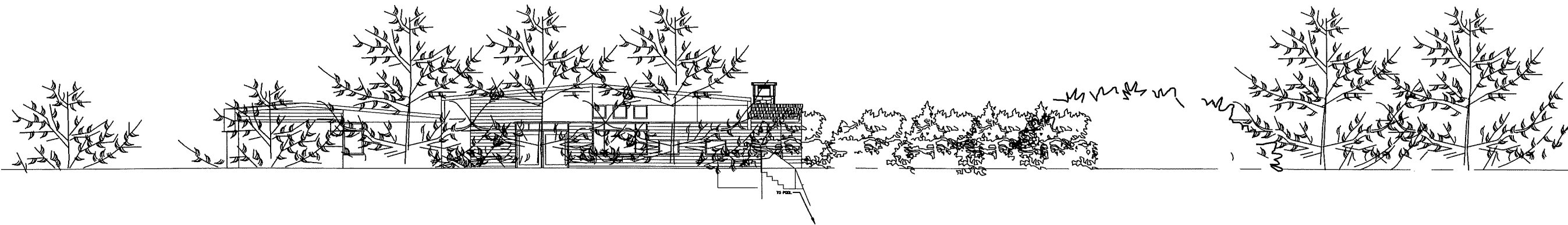
Yael
ASLA
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SHERMAN OAKS, CA. 91316

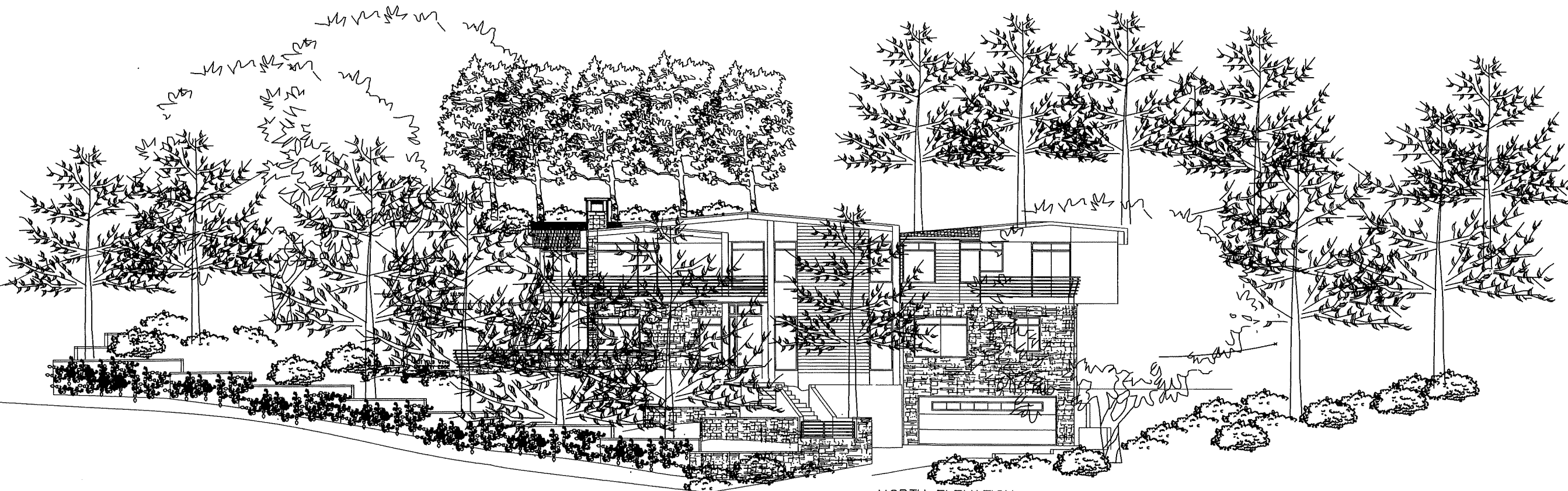
ELEVATION PLAN



DATE: DEC. 12, 2005
SCALE: 1/8"=1'-0"
JOB NUMBER: 86305
DRAWN BY:



SOUTH ELEVATION



NORTH ELEVATION

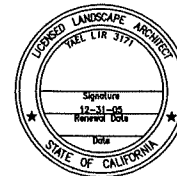
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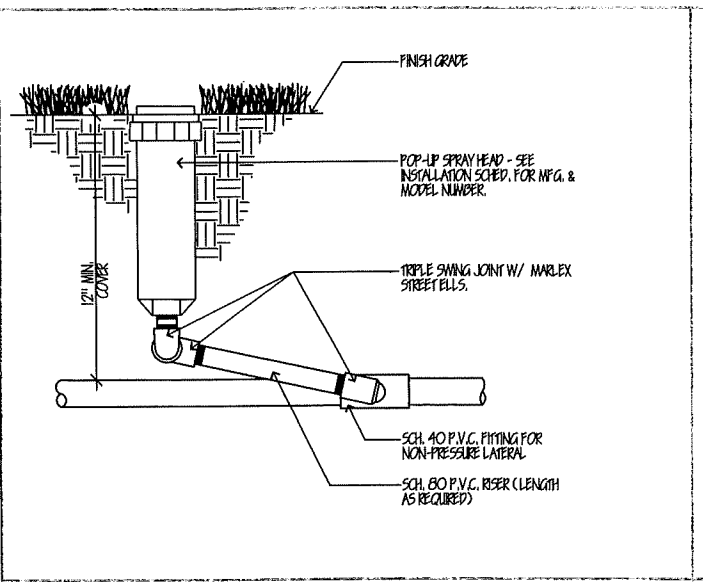
LANDSCAPE ARCHITECT &
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ELEVATION PLAN

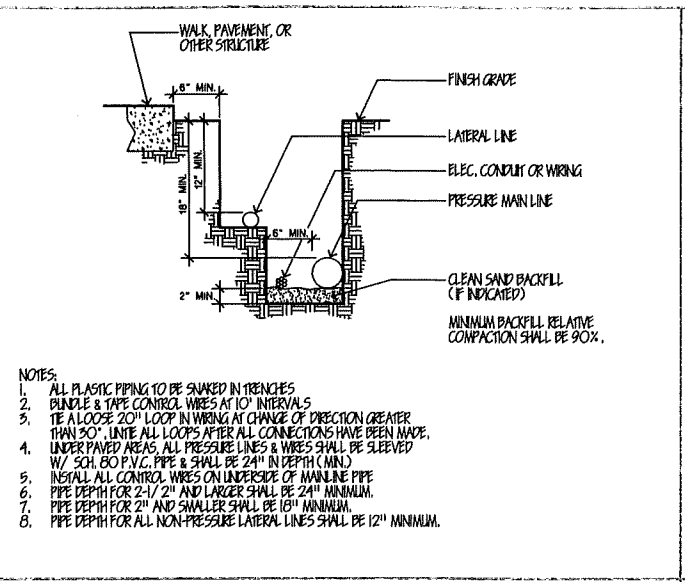


DATE: DEC. 12, 2005
SCALE: 1/8"=1'-0"
JOB NUMBER: 86305
DRAWN BY:



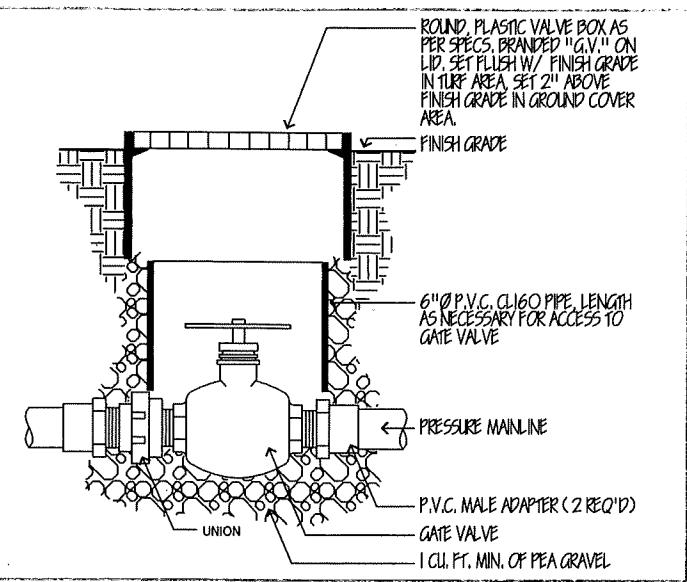
POP-UP DETAIL

SCALE: N.T.S.
FILE: D_JRR001



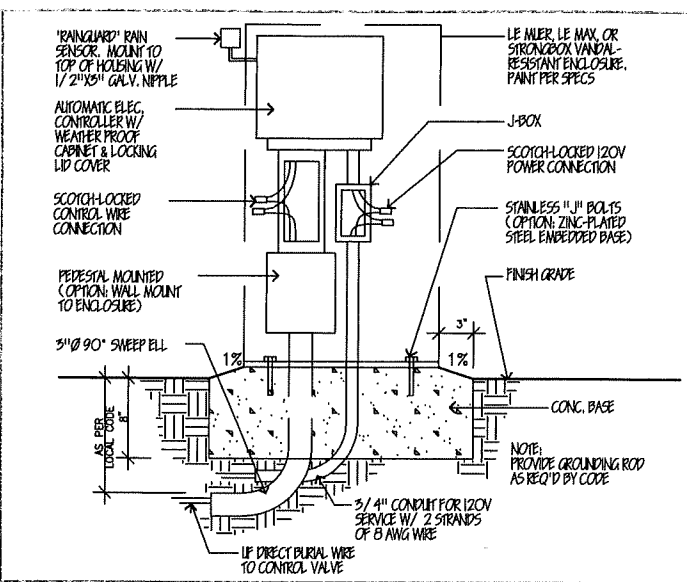
TRENCHING DETAIL

SCALE: N.T.S.
FILE: D_JRR002



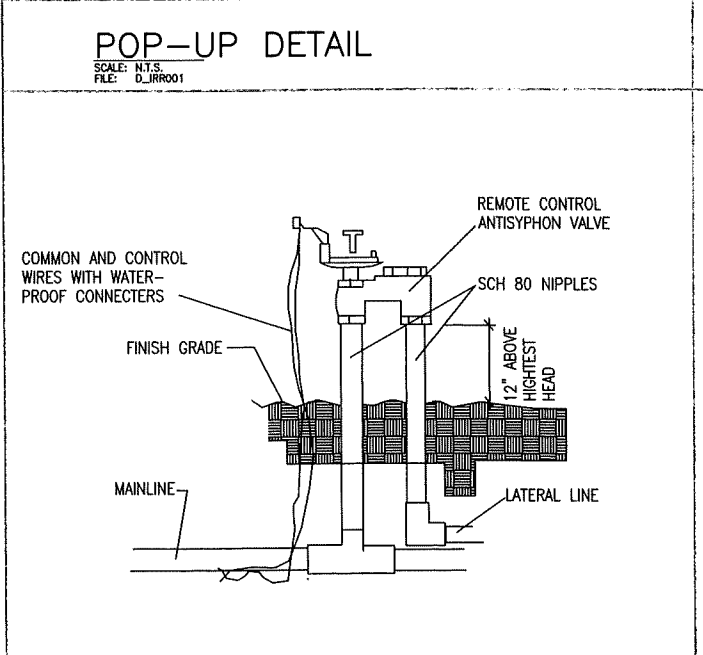
GATE VALVE

SCALE: N.T.S.
FILE: D_JRR003



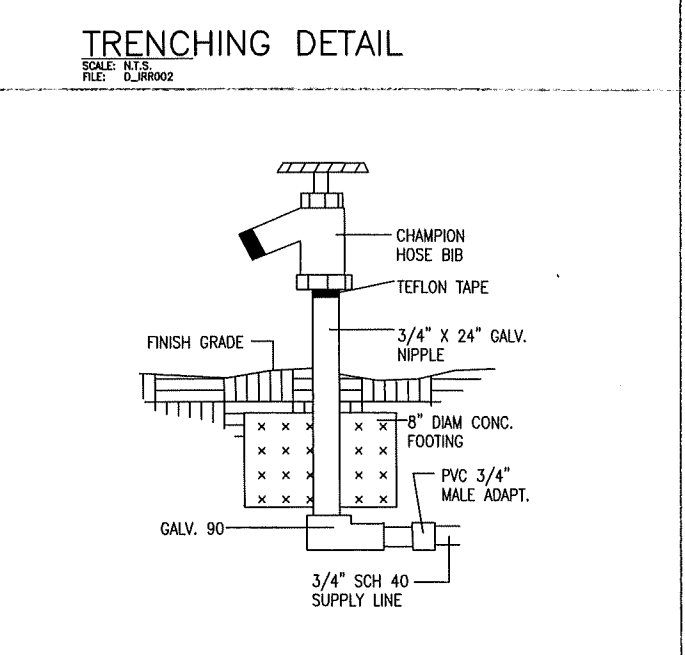
CONTROLLER

SCALE: N.T.S.
FILE: D_JRR007



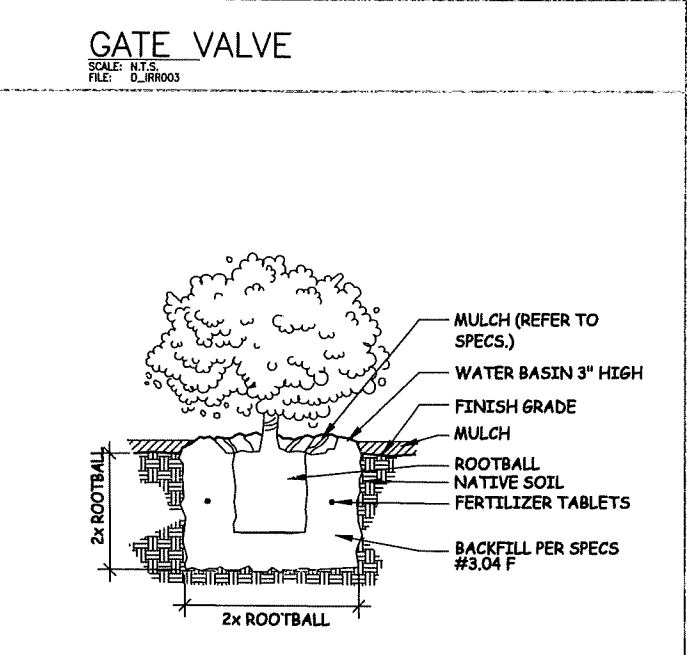
ANTISYPHON VALVE

SCALE: N.T.S.
FILE: FILENAME



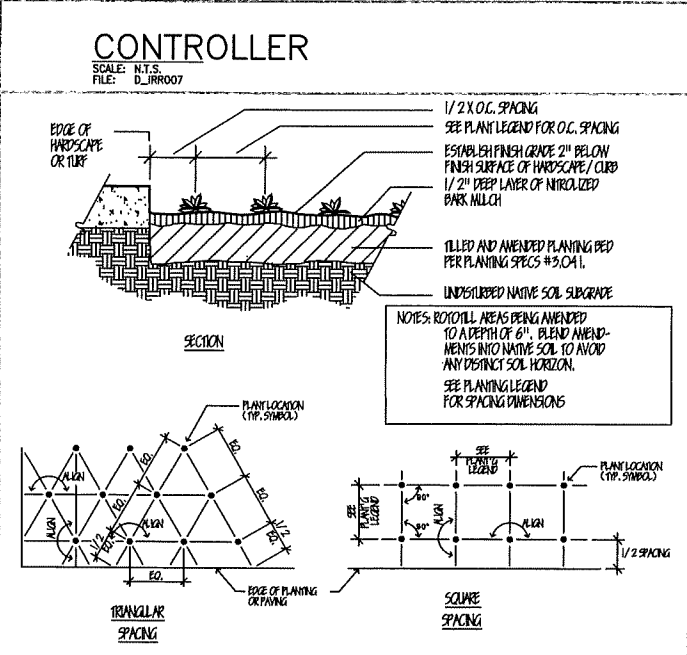
HOSE BIB

SCALE: N.T.S.
FILE: FILENAME



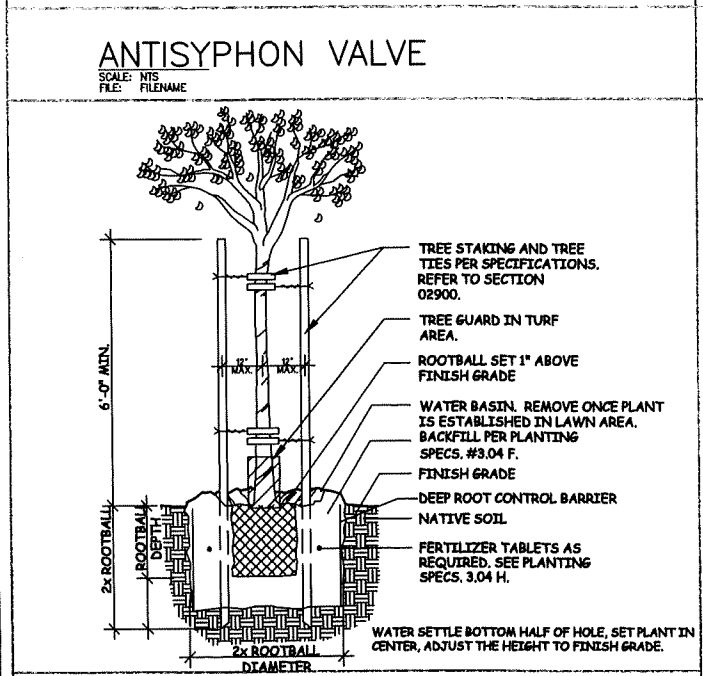
SHRUB PLANTING

SCALE: N.T.S.
FILE: D_PLA001



GROUNDCOVER PLANTING

SCALE: N.T.S.
FILE: D_PLA002



TREE STAKING & ROOT BARRIER

SCALE: N.T.S.
FILE: PLA003

REVISIONS	DATE
1.	
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DETAIL PLAN



DATE: NOV. 15, 2003
SCALE: 1"=10'
JOB NUMBER: 86305
DRAWN BY: