

LINCOLN AVE CONDOS

4164-4170 LINCOLN AVE



PROPOSED BUILDING INFORMATION

YARDS	
FRONT YARD SETBACK	REQUIRED: 15'-0" PROVIDED: 24'-9 1/2"
SIDE YARD SETBACK - NORTH	REQUIRED: 4'-0" PROVIDED: 5'-6"
SIDE YARD SETBACK - SOUTH	REQUIRED: 4'-0" PROVIDED: 4'-5"
REAR YARD SETBACK	REQUIRED: 10'-0" PROVIDED: 14'-8 1/2"

LOT COVERAGE	
SITE COVERAGE - BUILDING	3,230 SQ.FT (49%)
SITE COVERAGE - PAVING	1,226 SQ.FT (18%)
SITE COVERAGE - LANDSCAPE	2,243 SQ.FT (33%)

PARKING	
REQUIRED	2 SPACES per DWELLING (1/2 COVERED)
PROVIDED	ENCLOSED 2 CAR GARAGE
REQUESTED (BICYCLE)	2 SHORT TERM & 2 LONG TERM
PROVIDED (BICYCLE)	2 SHORT TERM & 2 LONG TERM

2010 GATEWAY DESIGN GUIDELINES - BLOCK E

LOT COVERAGE	
LOT COVERAGE	PREVAILING: 41-60% PROVIDED: 49%
USE	PREVAILING: 2 UNITS PROVIDED: 2 UNITS
FRONT YARD SETBACK	PREVAILING: 25'-0" PROVIDED: 24'-9 1/2"
HEIGHT	PREVAILING: 1 STORY, 18'-0" PROVIDED: 2 STORY, 30'-0"

LEGAL DESCRIPTION

ADDRESS: 4164 LINCOLN AVE	
APN	4207-017-032
LOT	LOT 31
LOT SIZE *(PER LA CO. ASSESSOR'S REC.)	6,750 SQ.FT
TRACT	1775
BLOCK	18
ARB	NONE

ZONING INFORMATION § 17.210.020

ZONE	R2
USE	
EXISTING	SFR & DUPLEX
PROPOSED	DUPLEX - CONDO

MAX FLOOR AREA	
1,500 SQFT + 40% NET LOT AREA	1,500 + 4(6,750) = 4,200.0 SQFT

PROPOSED FLOOR AREA

- INCLUDES AREA CONFINED FROM EXTERIOR WALL TO EXTERIOR WALL	
- DOES NOT INCLUDE UNUSABLE AREA UNDER STAIR	
FLOOR AREA - UNIT A - FIRST FLOOR	762.7 SQ.FT
FLOOR AREA - UNIT A - SECOND FLOOR	1,323.6 SQ.FT
UNIT A - TOTAL	2,086.3 SQ.FT
FLOOR AREA - UNIT B - FIRST FLOOR	796 SQ.FT
FLOOR AREA - UNIT B - SECOND FLOOR	1,314.6 SQ.FT
UNIT B - TOTAL	2,110.6 SQ.FT
TOTAL FLOOR AREA	4,196.9 SQ.FT

HEIGHT	
ALLOWABLE	2 STORIES / 30'-0"

OCCUPANCY

RESIDENTIAL	R-3
GARAGE	U

CONSTRUCTION TYPE

DWELLING CONSTRUCTION TYPE	TYPE V - B
----------------------------	------------

SCOPE OF WORK

- Demolish (E) SFR & Garage
- (N) 4,196.9 SF Duplex
- (N) Shared Driveway with 4170 Lincoln
- (N) Landscaping

PROPOSED BUILDING INFORMATION

YARDS	
FRONT YARD SETBACK	REQUIRED: 15'-0" PROVIDED: 24'-9 1/2"
SIDE YARD SETBACK - NORTH	REQUIRED: 4'-0" PROVIDED: 4'-5"
SIDE YARD SETBACK - SOUTH	REQUIRED: 4'-0" PROVIDED: 5'-6"
REAR YARD SETBACK	REQUIRED: 10'-0" PROVIDED: 10'-8"

LOT COVERAGE	
SITE COVERAGE - BUILDING	3,464 SQ.FT (51%)
SITE COVERAGE - PAVING	1,229 SQ.FT (18%)
SITE COVERAGE - LANDSCAPE	2,055 SQ.FT (31%)

PARKING	
REQUIRED (CAR)	2 SPACES per DWELLING (1/2 COVERED)
PROVIDED (CAR)	ENCLOSED 2 CAR GARAGE
REQUESTED (BICYCLE)	2 SHORT TERM & 2 LONG TERM
PROVIDED (BICYCLE)	2 SHORT TERM & 2 LONG TERM

2010 GATEWAY DESIGN GUIDELINES - BLOCK E

LOT COVERAGE	
LOT COVERAGE	PREVAILING: 41-60% PROVIDED: 49%
USE	PREVAILING: 2 UNITS PROVIDED: 3 UNITS
FRONT YARD SETBACK	PREVAILING: 25'-0" PROVIDED: 24'-9 1/2"
HEIGHT	PREVAILING: 1 STORY, 18'-0" PROVIDED: 2 STORY, 30'-0"

LEGAL DESCRIPTION

ADDRESS: 4170 LINCOLN AVE	
APN	4207-017-033
LOT	LOT 32
LOT SIZE *(PER LA CO. ASSESSOR'S REC.)	6,748 SQ.FT
TRACT	1775
BLOCK	18
ARB	NONE

ZONING INFORMATION § 17.210.020

ZONE	R2
USE	
EXISTING	SFR & DUPLEX
PROPOSED	DUPLEX - CONDO & ADU

MAX FLOOR AREA	
1,500 SQFT + 40% NET LOT AREA	1,500 + 4(6,748) = 4,199.2 SQFT

PROPOSED FLOOR AREA

- INCLUDES AREA CONFINED FROM EXTERIOR WALL TO EXTERIOR WALL	
- DOES NOT INCLUDE UNUSABLE AREA UNDER STAIR	
FLOOR AREA - UNIT C - FIRST FLOOR	762.7 SQ.FT
FLOOR AREA - UNIT C - SECOND FLOOR	1,323.6 SQ.FT
UNIT C - TOTAL	2,086.3 SQ.FT
FLOOR AREA - UNIT D - FIRST FLOOR	693.3 SQ.FT
FLOOR AREA - UNIT D - SECOND FLOOR	1,402.2 SQ.FT
UNIT D - TOTAL	2,095.5 SQ.FT
TOTAL FLOOR AREA	4,181.8 SQ.FT

HEIGHT	
ALLOWABLE	2 STORIES / 30'-0" MAX

OCCUPANCY

RESIDENTIAL	R-3
GARAGE	U

CONSTRUCTION TYPE

DWELLING CONSTRUCTION TYPE	TYPE V - B
----------------------------	------------

SCOPE OF WORK

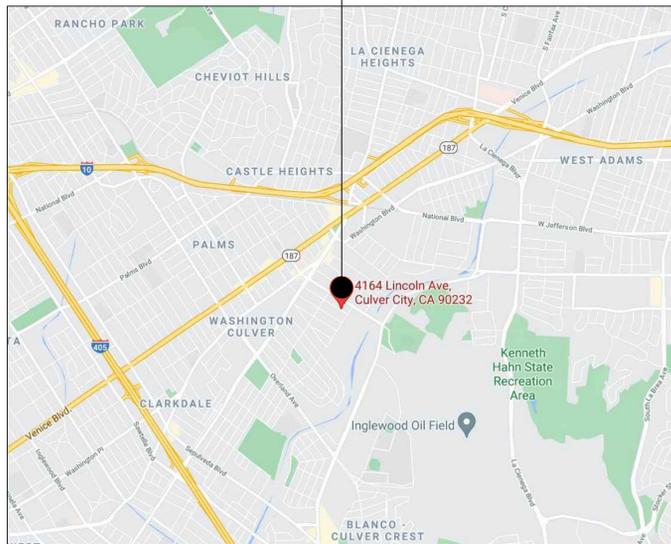
- Demolish (E) SFR & Garage
- (N) 4,181.8 SF Duplex and 460 SF ADU
- (N) Shared Driveway with 4164 Lincoln
- (N) Landscaping

NO SCALE 6

PROJECT INFORMATION - 4164
NO SCALE 4

PROJECT INFORMATION - 4170
NO SCALE 2

PROJECT SITE



VICINITY MAP
NO SCALE 5

ARCHITECT
COLEGA Architects
4334 Sepulveda Blvd.
Culver City, CA 90230
T: 310.437.0396

OWNER
Caswell Homes, LLC
8913 Olympic Blvd. #102
Beverly Hills, CA 90211
T: 310.657.2771

SURVEY
M&G Civil Engineering & Land Surveying
347 S Robertson Blvd
Beverly Hills, CA 90211
T: 310.659.0871

CIVIL
Bolton Engineering Corp.
25834 Narbonne Avenue Suite 210
Lomita, California 90717
T: 310.325.5580

LANDSCAPE
Savage Land Design
680 Langsdorf Drive Suite 202B
Fullerton, CA 92831
T: 714.878.0335

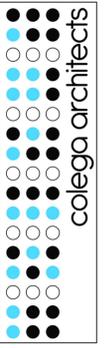
AS-BUILT
Base Built
2629 Manhattan Ave. PMB 219
Hermosa Beach, CA 90254
T: 424.212.9555

PROJECT TEAM
NO SCALE 3

PLANNING SET:

- T - 1.10 TITLE SHEET
- A - 0.01 SURVEY
- A - 0.02 DEMOLITION SURVEY & PHOTO KEY PLAN
- A - 0.03 EXISTING PHOTOS
- C - 1 TENTATIVE MAP
- C - 2 PRELIM SITE GRADING PLAN
- LP - 1 PLANTING LAYOUT PLAN
- LP - 2 COLORED PLANTING LAYOUT PLAN
- LP - 3 PLANTING PALETTE
- LP - 4 PLANTING DETAILS
- A - 0.10 PROPOSED SITE PLAN
- A - 1.10 PROPOSED FIRST FLOOR PLAN - 4164
- A - 1.20 PROPOSED SECOND FLOOR PLAN - 4164
- A - 1.30 ROOF PLAN - 4164
- A - 1.11 PROPOSED FIRST FLOOR PLAN - 4170
- A - 1.21 PROPOSED SECOND FLOOR PLAN - 4170
- A - 1.31 ROOF PLAN - 4170
- A - 2.10 PROPOSED ELEVATIONS - 4164
- A - 2.20 PROPOSED ELEVATIONS - 4170
- A - 2.30 PROPOSED ELEVATIONS WITH NEIGHBORING BUILDINGS AND DOWNSPOUT RENDERINGS
- A - 6.20 FINISH SCHEDULES, LIGHTING SPECIFICATIONS AND MATERIAL BOARD
- R - 1.20 INTERIOR RENDERINGS
- R - 1.30 SIDE YARD SETBACK DIAGRAMS
- R - 1.40 CURRENT RENDERINGS

SHEET INDEX
N.T.S. 1



4334 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0396
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

NOT FOR CONSTRUCTION

TITLE SHEET

- March 11, 2022 Planning Resubmittal
- February 22, 2022 Planning Response
- January 14, 2022 PRC Responses
- January 11, 2022 Planning Responses
- September 22, 2021 Planning Submittal



PROJECT - 21.06

T-1.10

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
 LOTS 31 AND 32 OF TRACT 1775 AS PER MAP RECORDED IN BOOK 21 PAGES 190 TO 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4207-017-032
 4207-017-033

BASIS OF BEARINGS:

THE BEARING NORTH 50°13'14" WEST OF LINCOLN AVE., AS SHOWN ON TRACT 71511, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 1352, PAGES 96 TO 97 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

LOT 31 = CONTAINING AN AREA OF 6,756.29 SQ. FT., OR 0.155 ACRE, MORE OR LESS.
 LOT 32 = CONTAINING AN AREA OF 6,756.29 SQ. FT., OR 0.155 ACRE, MORE OR LESS.

BENCHMARK:

FOUND SPK & WASHER AT CENTERLINE INTERSECTION OF FARRAGUT DR. AND DUQUESNE AVE.
 BM NO. 82 ELEV. 87.97 FT YEAR 1999

SURVEYOR'S NOTE:

THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
 SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPINGS, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS IF ANY, ARE NOT SHOWN.

LEGEND:

- APN - ASSESSOR'S PARCEL NUMBER
- A.C. - ASPHALT CONCRETE
- B.C. - BEGINNING OF CURVE
- BM - BENCHMARK
- CEFB - CITY ENGINEER'S FIELD BOOK
- C/CL - CENTERLINE
- EST - ESTABLISH
- FD - FOUND
- FF - FINISH FLOOR ELEV.
- FS - FINISH SURFACE ELEV.
- INTER - INTERSECTION
- L & T - LEAD & TACK
- MB - MAP BOOK
- PG - PAGE
- P/L - PROPERTY LINE
- PROD - PRODUCED (PROLONGED)
- RCE - REGISTERED CIVIL ENGINEER
- SMH - SEWER MANHOLE
- TX - TOP OF "X"
- BM - BOTTOM OF "X"
- TC - TOP OF CURB ELEV.
- TR - TRACT MAP

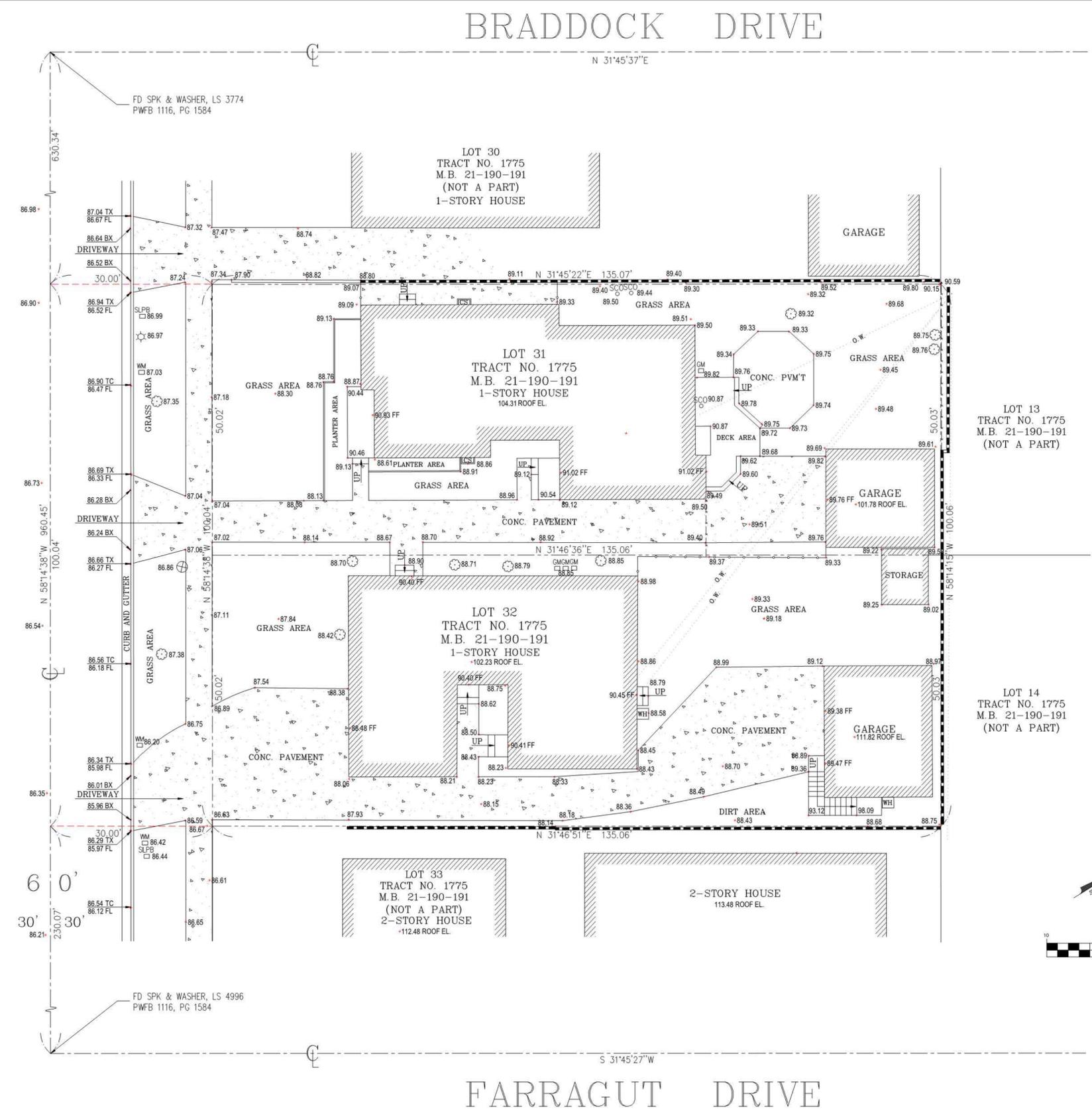
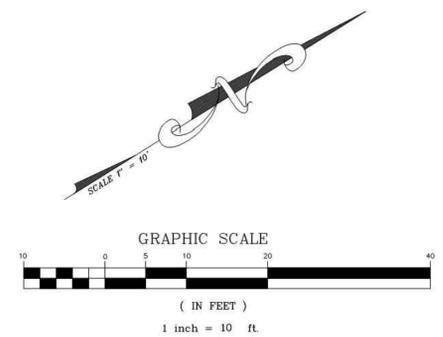
- PROPERTY LINE
- - - CENTERLINE
- ▬ BLOCK WALL
- ▬ BUILDING LINE
- - - CHAINLINK FENCE
- - - WOOD FENCE
- - - OVERHEAD WIRES

SYMBOLS:

- GM GAS METER
- GV GAS VALVE
- PP POWER POLE
- SC SEWER CL. OUT
- SMH SEWER MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- TREE
- WH WATER HEATER
- WM WATER METER



VICINITY MAP
 NOT TO SCALE



TITLE: TOPOGRAPHIC SURVEY 4164 & 4170 LINCOLN AVE., CULVER, CA 90232		
CLIENT: MR DAN HIZON	JOB NO.: 21-17729	
SCALE: 1" = 10'	DATE: 05/06/21	
DESIGNED BY: F.G. / A.A.	REVISION (S):	
DRAWN BY: A.A.		SHEET 1

FD SPK & WASHER, LS 3774
PWFB 1116, PG 1584

LOT 30
TRACT NO. 1775
M.B. 21-190-191
(NOT A PART)
1-STORY HOUSE

GARAGE

LOT 13
TRACT NO. 1775
M.B. 21-190-191
(NOT A PART)

LOT 14
TRACT NO. 1775
M.B. 21-190-191
(NOT A PART)

LOT 33
TRACT NO. 1775
M.B. 21-190-191
(NOT A PART)
2-STORY HOUSE

2-STORY HOUSE

LINCOLN AVENUE

630.34'

N 58°14'38"W 960.45'

230.07'

60'
30'

DRIVEWAY
30.00'

DRIVEWAY
100.04'

DRIVEWAY
30.00'

50.02'
50.02'
50.02'
50.03'

N 31°45'22"E 135.07'

N 31°46'36"E 135.06'

N 31°46'51"E 135.06'

N 58°14'15"W 100.06'

4164 - Approx
830 SQFT

DEMO
1-STORY HOUSE
2 UNITS

4166 - Approx
950 SQFT

DEMO
CONC. PVM'T
DECK AREA

DEMO
GARAGE

DEMO
STORAGE

4170 A - Approx
610 SQFT

DEMO
1-STORY HOUSE
2 UNITS

4170 B - Approx
834 SQFT

DEMO
GARAGE
1 UNIT

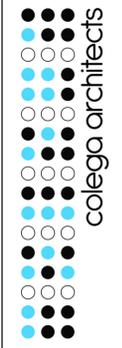
4170 C - Approx
460 SQFT

DEMO
CONC. PAVEMENT

DEMO 7' LINEAR FEET OF
PARKWAY TO EXTEND DRIVEWAY
FOR COMMON ACCESS

REPLACE EXISTING
DRIVEWAY (4170) WITH
SIDEWALK AND PARKWAY

*DEMO ALL EXISTING IMPROVEMENTS ON BOTH PROPERTIES



4341 REPUBLICA BLVD
CULVER CITY, CA 90230
T: 310.437.0396
E: info@colga-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

NOT FOR CONSTRUCTION

TITLE: DEMO SURVEY

- ▲ March 11, 2022
Planning Resubmittal
- ▲ February 22, 2022
Planning Response
- ▲ January 14, 2022
PRC Responses
- ▲ January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal



PROJECT - 21.06

DEMO PLAN AND PHOTO KEY PLAN
N.T.S. 1

A 0.02



9



6



3



8



5



2



10



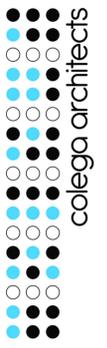
7



4



1



454 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0396
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

TITLE: PHOTOS
NOT FOR CONSTRUCTION

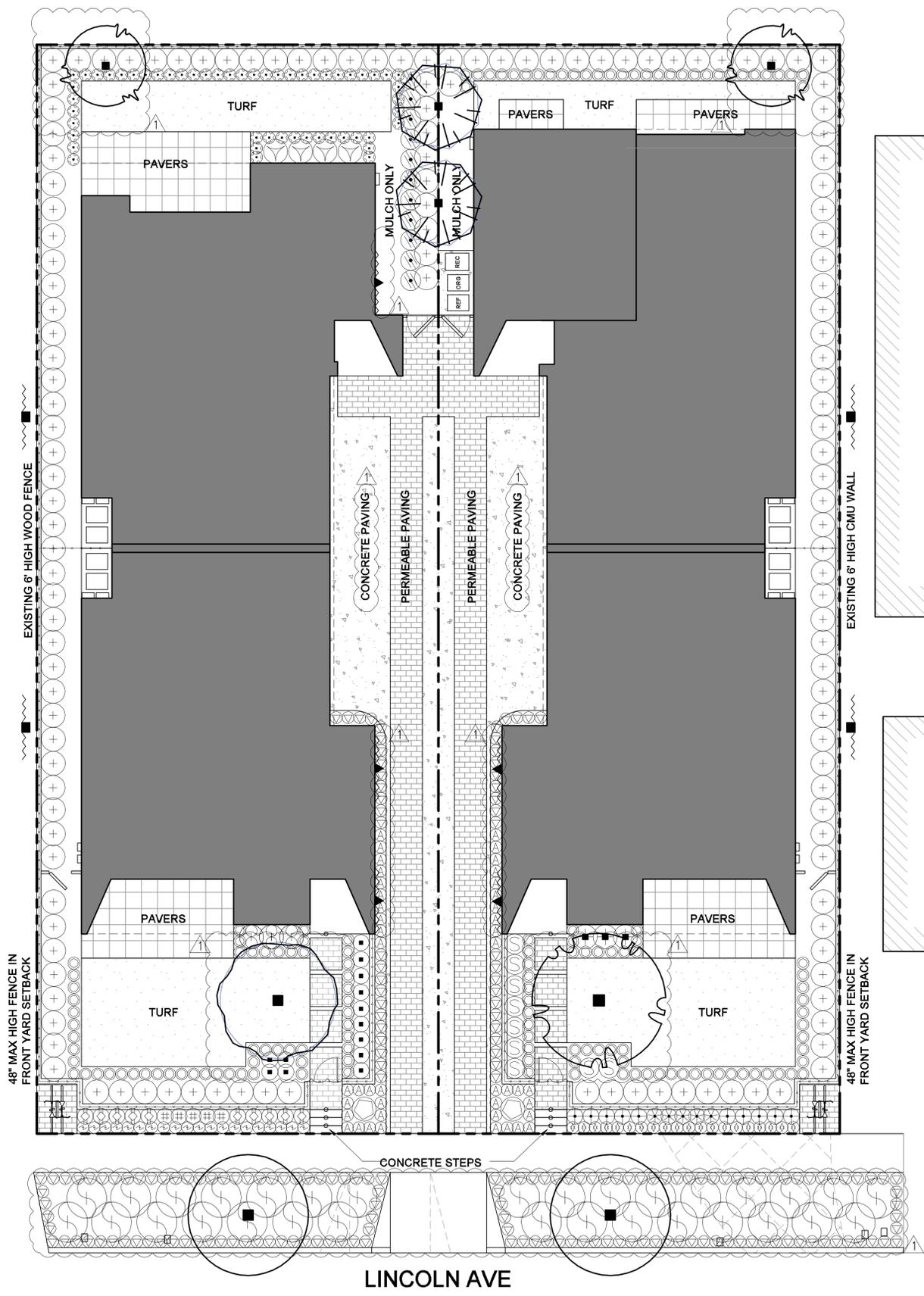
- 4 March 11, 2022 Planning Resubmittal
- 3 February 22, 2022 Planning Response
- 2 January 14, 2022 PRC Responses
- 1 January 11, 2022 Planning Responses
- September 22, 2021 Planning Submittal



PROJECT - 21.06

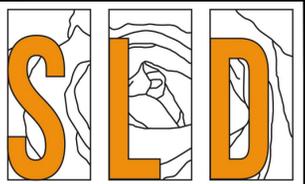
EXISTING PHOTOS
N.T.S. 1

A 0.03



GROUND LEVEL PLANTING LEGEND									
SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (HxW)	TIME TO MATURITY	HYDROZON	
SHRUBS									
+	LAURUS NOBILIS (COLUMN)	SWEET BAY	5 GAL @ 3' O.C.	142	L	12-15' X 12-15'	2-3 YRS	A	
○	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL. AT 18" O.C.	141	L	18-24" X 18-24"	1-3 YRS	A	
○	SALVIA GREGGII	AUTUMN SAGE	1 GAL. AT 30" O.C.	9	L	1-2' X 2-3'	1-3 YRS	A	
■	CISTUS 'LIL MISS SUNSHINE'	LITTLE MISS SUNSHINE CISTUS	5 GAL @ 24" O.C.	13	L	18-24" X 12-18"	2-3 YRS	A	
△	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL AT 18" O.C.	44	L	1-2' X 1-2'	1-3 YRS	A	
○	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL @ 3' O.C.	2	L	3-4' X 3-4'	2-3 YRS	A	
○	DIANELLA 'LIL REV'	LIL REV FLAX LILY	5 GAL @ 18" O.C.	187	L	18-24" X 18-24"	2-3 YRS	A	
○	RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORN	5 GAL @ 3' O.C.	34	L	4-6' X 4-6'	3-5 YRS	A	
■	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5 GAL @ 3' O.C.	8	L	4-6' X 4-6'	2-4 YRS	A	
○	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	1 GAL @ 30" O.C.	11	L	2-3' X 2-3'	2-4 YRS	A	
○	ANIGOZANTHOS 'KANGA YELLOW'	DWARF YELLOW KANGAROO PAW	1 GAL @ 18" O.C.	53	L	1-2' X 1-2'	1-3 YRS	A	
○	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL @ 3' O.C.	4	L	4-6' X 2-4'	2-4 YRS	A	
○	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL @ 2' O.C.	10	L	1-2' X 2-3'	2-4 YRS	A	
■	ALOE STRIATA	CORAL ALOE	5 GAL @ 2' O.C.	5	L	18" X 1-2'	1-3 YRS	A	
○	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT	4" POTS @ 18" O.C.	20	L	1-2' X 2-3'	1-3 YRS	A	
+	AGAVE DESMETTIANA VARIEGATA	VARIEGATED SMOOTH AGAVE	5 GAL @ 2' O.C.	10	L	2-3' X 3-4'	1-3 YRS	A	
○	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GAL @ 2' O.C.	5	L	2-3' X 3-4'	1-3 YRS	A	
○	CRASSULA CAPITELLA 'CAMPFIRE'	CAMPFIRE CRASSULA	5 GAL @ 18" O.C.	20	L	6-12" X 2-3'	1-3 YRS	A	
○	BACCHARIS PILULARIS 'TWIN PEAKS #2'	COYOTE BUSH	5 GAL. AT 8' O.C.	34	L	1-2' x 6-10'	1-3 YRS	A	
TREES									
○	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	2	M	30' X 10'	10-15 YRS	C	
○	MELALEUCA QUINQUENRVIA	PAPAER BARK TREE	36" BOX	1	L	20-40' X 15-25'	10-15 YRS	B	
○	X CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	1	L	20-25' X 20-25'	10-15 YRS	B	
○	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	2	L	10-15' X 10-15'	5-10 YRS	B	
○	EXISTING TREES TO REMAIN			2					
VINES									
■	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL @ 8' O.C.	4	M	2' x 10'	2-4 YRS	D	
▲	FICUS REPENS (TRAIN TO BUILDING)	CREEPING FIG	15 GAL @ 8' O.C.	5	M	1-7' X 2-3'	2-4 YRS	D	

ALL EXISTING DRIVEWAY APPROACHES WHICH WILL NO LONGER BE NECESSARY DUE TO THIS PROJECT SHALL BE REMOVED AND REPLACED WITH FULL HEIGHT SIDEWALK, PARKWAY, AND CURB AND GUTTER.



SAVAGE LAND DESIGN
 Landscape Architecture • Land Planning • Design
 680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
 PHONE: 714-878-0335
 EMAIL: savagelanddesign@att.net

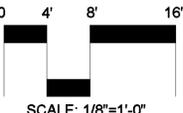
LINCOLN AVE CONDOS
 4164 - 4170 LINCOLN AVE
 CULVER CITY, CA 90232

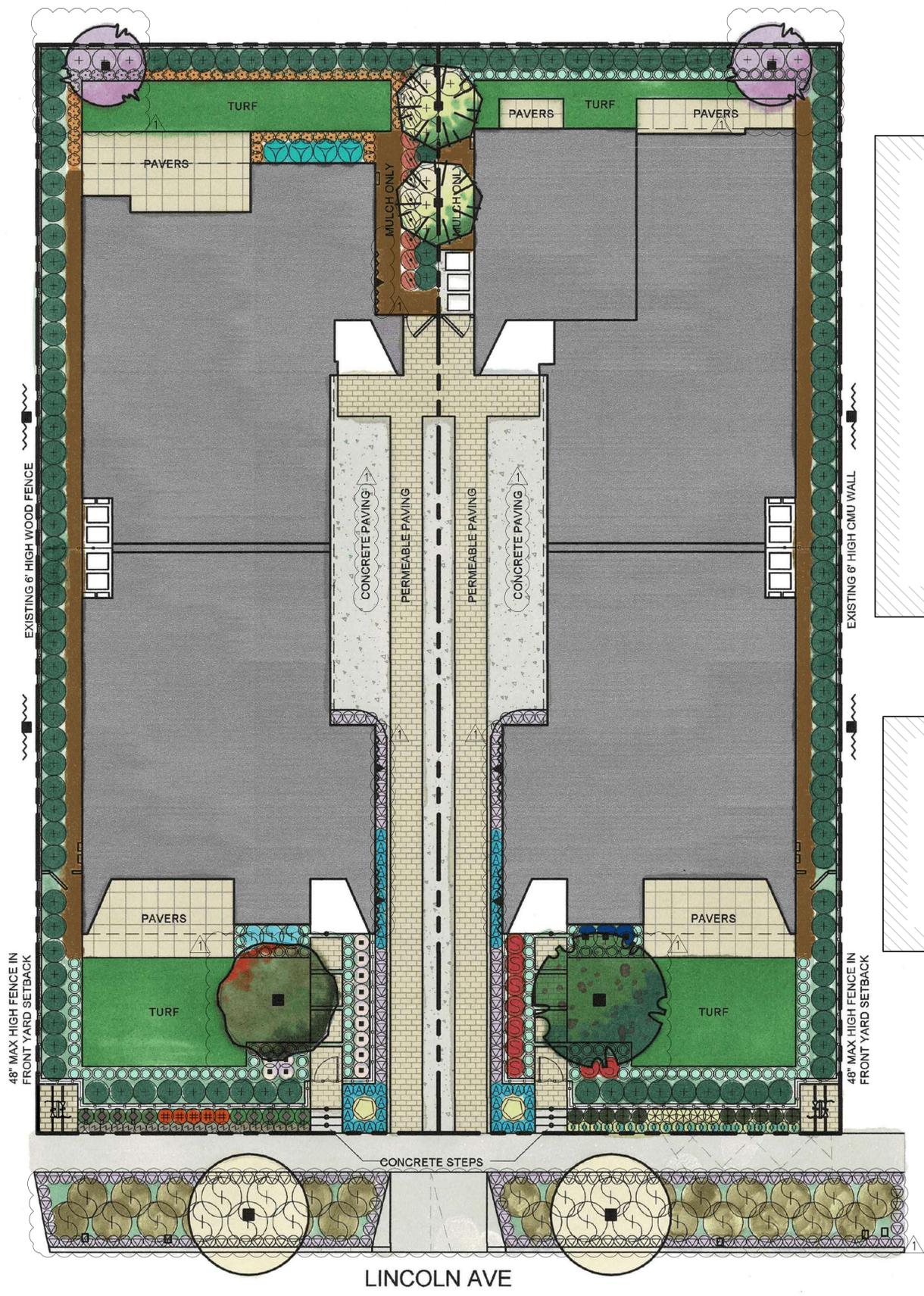
Revision 1	01/04/22
No.	Revision / Issue
	Date



PLANTING LAYOUT PLAN

Date	03-09-22	Sheet	LP-1
Scale	1/8"=1'-0"		
Sheet	1 of 4		





GROUND LEVEL PLANTING LEGEND									
SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (HxW)	TIME TO MATURITY	HYDROZON	
SHRUBS									
●	LAURUS NOBILIS (COLUMN)	SWEET BAY	5 GAL @ 3' O.C.	142	L	12-15' X 12-15'	2-3 YRS	A	
○	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL. AT 18" O.C.	141	L	18-24" X 18-24"	1-3 YRS	A	
●	SALVIA GREGGII	AUTUMN SAGE	1 GAL. AT 30" O.C.	9	L	1-2' X 2-3'	1-3 YRS	A	
●	CISTUS 'LIL MISS SUNSHINE'	LITTLE MISS SUNSHINE CISTUS	5 GAL @ 24" O.C.	13	L	18-24" X 12-18"	2-3 YRS	A	
●	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL AT 18" O.C.	44	L	1-2' X 1-2'	1-3 YRS	A	
●	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL @ 3' O.C.	2	L	3-4' X 3-4'	2-3 YRS	A	
●	DIANELLA 'LIL REV'	LIL REV FLAX LILY	5 GAL @ 18" O.C.	187	L	18-24" X 18-24"	2-3 YRS	A	
●	RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORN	5 GAL @ 3' O.C.	34	L	4-6' X 4-6'	3-5 YRS	A	
●	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5 GAL @ 3' O.C.	8	L	4-6' X 4-6'	2-4 YRS	A	
●	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	1 GAL @ 30" O.C.	11	L	2-3' X 2-3'	2-4 YRS	A	
●	ANIGOZANTHOS 'KANGA YELLOW'	DWARF YELLOW KANGAROO PAW	1 GAL @ 18" O.C.	53	L	1-2' X 1-2'	1-3 YRS	A	
●	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL @ 3' O.C.	4	L	4-6' X 2-4'	2-4 YRS	A	
●	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL @ 2' O.C.	10	L	1-2' X 2-3'	2-4 YRS	A	
●	ALOE STRIATA	CORAL ALOE	5 GAL @ 2' O.C.	5	L	18" X 1-2'	1-3 YRS	A	
●	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT	4" POTS @ 18" O.C.	20	L	1-2' X 2-3'	1-3 YRS	A	
●	AGAVE DESMETTIANA VARIEGATA	VARIEGATED SMOOTH AGAVE	5 GAL @ 2' O.C.	10	L	2-3' X 3-4'	1-3 YRS	A	
●	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GAL @ 2' O.C.	5	L	2-3' X 3-4'	1-3 YRS	A	
●	CRASSULA CAPITELLA 'CAMPFIRE'	CAMPFIRE CRASSULA	5 GAL @ 18" O.C.	20	L	6-12" X 2-3'	1-3 YRS	A	
●	BACCHARIS PILULARIS 'TWIN PEAKS #2'	COYOTE BUSH	5 GAL. AT 8" O.C.	34	L	1-2' X 6-10'	1-3 YRS	A	
TREES									
●	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	2	M	30' X 10'	10-15 YRS	C	
●	MELALEUCA QUINQUENRVIA	PAPAER BARK TREE	36" BOX	1	L	20-40' X 15-25'	10-15 YRS	B	
●	X CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	1	L	20-25' X 20-25'	10-15 YRS	B	
●	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	2	L	10-15' X 10-15'	5-10 YRS	B	
●	EXISTING TREES TO REMAIN			2					
VINES									
●	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL @ 8' O.C.	4	M	2' x 10'	2-4 YRS	D	
●	FICUS REPENS (TRAIN TO BUILDING)	CREEPING FIG	15 GAL @ 8' O.C.	5	M	1-7' X 2-3'	2-4 YRS	D	

SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design
680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: savagelanddesign@att.net

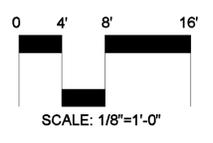
LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

▲	Revision 1	01/04/22
No.	Revision / Issue	Date



COLORED PLANTING LAYOUT PLAN

Date	03-09-22	Sheet	LP-2
Scale	1/8"=1'-0"		
Sheet	2 of 4		





SWEET BAY



CASSA BLUE DIANELLA



AUTUMN SAGE



LIL MISS SUNSHINE CISTUS



BLUE ELF ALOE



YELLOW WAVE FLAX



LIL REV FLAX LILY



YEDDO HAWTHORN



COAST ROSEMARY



FIREPOWER HEAVENLY BAMBOO



DWARF YELLOW KANGAROO PAW



DWARF YEDDO HAWTHORN



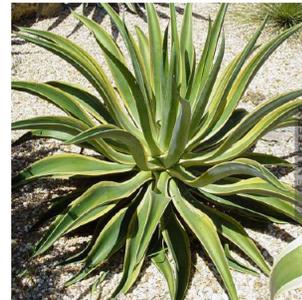
AGAVE 'BLUE GLOW'



CORAL ALOE



GHOST PLANT



VARIEGATED SMOOTH AGAVE



TWIN-FLOWERED AGAVE



CAMPFIRE CRASSULA



COYOTE BUSH



STAR JASMINE



BRISBANE BOX



PAPER BARK TREE



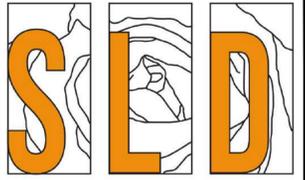
CHITALPA



WESTERN REDBUD



CREeping FIG



SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design

680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: savagelanddesign@att.net

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

	Revision 1	01/04/22
No.	Revision / Issue	Date

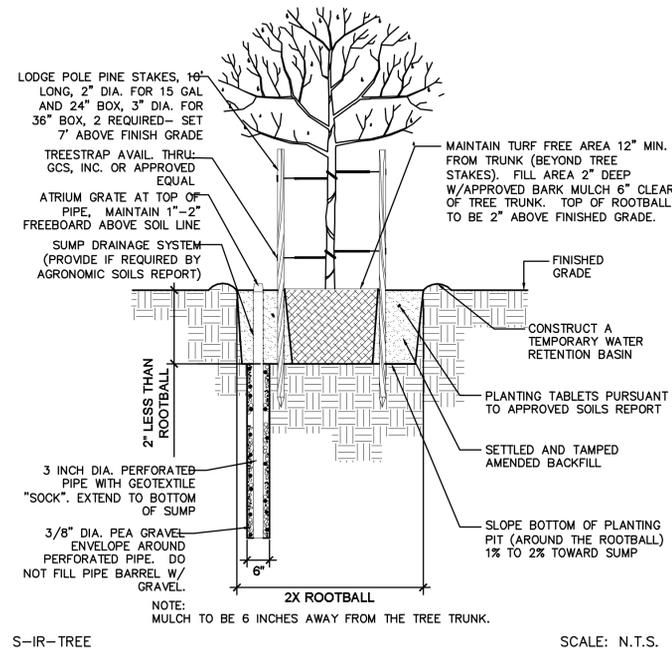


PLANTING
PALETTE

Date	03-09-22	Sheet
Scale	---	LP-3
Sheet	3 of 4	

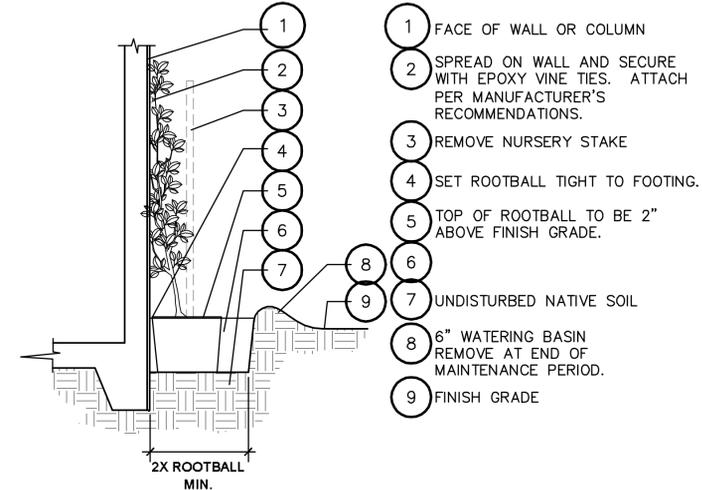
1. THE CONTRACTOR SHALL PROVIDE A WEED ABATEMENT PROGRAM TO ALL LANDSCAPE PLANTING AREAS PRIOR TO PLANTING, PER THE LANDSCAPE SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH PHOTOGRAPHS OF ALL PLANT MATERIALS NOT PROVIDED BY THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.
3. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
5. ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL DEEMED TO BE UNACCEPTABLE BOTH AT THE TIME OF DELIVERY OR AFTER DELIVERY IF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IS NOT ON SITE AT THE TIME OF DELIVERY.
6. ALL SHRUB AREAS SHALL BE COVERED EVENLY WITH A THREE INCH (3") MIN. LAYER OF "0-2 FOREST FLOOR" AVAILABLE THRU: AGUINAGA FERTILIZER INC. OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
7. NO SHRUB PLANTING SHALL TAKE PLACE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE. FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS PROPERLY GRADED/PREPARED AND THE WORK APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. TREES SHALL BE SET PRIOR TO IRRIGATION SYSTEM INSTALLATION. CONTRACTOR IS RESPONSIBLE TO VERIFY APPROPRIATE FINAL GRADES PRIOR TO SETTING TREES.
8. TOP OF ROOTBALL FOR TREES AND SHRUBS SHALL BE A MIN. 2" ABOVE THE FINISH GRADE AT THE ORIGINAL PLACE OF GROWTH. REFER TO PLANTING SPECIFICATIONS.
9. THE CONTRACTOR SHALL PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH TYPE AND SIZE DESIGNATED ON THE DRAWINGS.
10. THE CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION AND OWNER ACCEPTANCE OF PLANTING AND IRRIGATION WORK.
11. THE CONTRACTOR SHALL NOT BEGIN SAID MAINTENANCE PERIOD WITHOUT RECEIVING WRITTEN CONSENT FROM THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.
12. ALL WATERING BASINS SHALL BE REMOVED AT THE END OF THE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
13. QUANTITIES LISTED ON THE CONSTRUCTION DRAWINGS OR THE PLANTING LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS.
14. WHERE POSSIBLE TREES SHALL BE KEPT A MINIMUM OF 5'-0" FROM WALLS, FENCES, SIDEWALKS, CONCRETE CURBS AND ANY HARDSCAPE IN GENERAL. IF NOT POSSIBLE CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR EXACT PLACEMENT.
15. FINISH GRADE IN SHRUB AREAS SHALL BE 2" BELOW PAVED SURFACES, 3" WHERE BARK MULCH IS TO BE USED, AND LAWN AREAS SHALL BE 1" BELOW PAVED SURFACES. ALL PLANTING AREAS SHALL DRAIN AT 2% MINIMUM UNLESS OTHERWISE NOTED ON THE GRADING PLANS.
16. INSTALL LINEAR ROOT BARRIERS FOR ALL TREES WITHIN 5' OF ANY CONCRETE FLAT WORK, CURB, GUTTER, UTILITY, STRUCTURES, ETC. ROOT BARRIER SHALL BE AS SPECIFIED WITHIN THE PROJECT SPECIFICATIONS AND INSTALLED PER DETAIL THIS SHEET.
17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.
18. AGRONOMIC SOIL ANALYSIS WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. SOIL TEST SHALL INCLUDE A PERCOLATION TEST AND DRAINAGE RECOMMENDATIONS.
19. SOIL PREPARATION AND BACKFILL FOR PLANTING PITS SHALL BE AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT. CONTRACTOR SHALL INCLUDE COST FOR BACKFILL AND SOIL PREPARATION IN HIS BID.
20. SOIL AMENDMENTS SHALL BE APPLIED PER AGRONOMIC SOIL REPORT SPECIFICATIONS.
21. ON-GRADE TREES 24" BOX SIZE OR LARGER SHALL RECEIVE AN AUGURED SUMP AS DESCRIBED IN THE TREE PLANTING DETAILS, OR OTHER DRAINAGE METHOD AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT.
22. APPLY PRE-EMERGENT HERBICIDE ("EPTAM" OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS TO SHRUB AREAS ONLY. APPLY 1"-2" WATER FOLLOWING APPLICATION. CONTACT HERBICIDE ("RAD-E-CATE 35" OR EQUAL) SHALL BE APPLIED TO LAWN AREAS ONLY FOLLOWING A 14 DAY MOISTENING PERIOD TO ENCOURAGE WEED GERMINATION. REMOVE ALL WEEDS AND RESIDUE FROM SITE.
23. ALL ROOTBALLS SHALL BE THOROUGHLY WATERED PRIOR TO INSTALLATION.
24. ALL PLANTING SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.
25. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION/ PIT EXCAVATION.
26. CONTRACTOR SHALL LIST ANY DOLLAR AMOUNT FOR ADDITIONAL PLANT MATERIALS THAT ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
27. THE CONTRACTOR SHALL INCLUDE IN HIS BID COSTS AS NECESSARY FOR PENETRATING THROUGH HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE AND PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE HARD PAN LAYER BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM PLANTING PITS. THE LANDSCAPE CONTRACTOR WILL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.
28. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
29. PLANT MATERIAL SIZES SPECIFIED IN THE PLANTING LEGEND SHALL MEET THE GENERAL SIZE STANDARDS OF HEIGHT, SPREAD, AND OTHER RELEVANT DATA FOR THE ACCORDING CONTAINER SIZES AS SPECIFIED BY THE PLANT SIZE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

GENERAL PLANTING NOTES



TREE STAKING

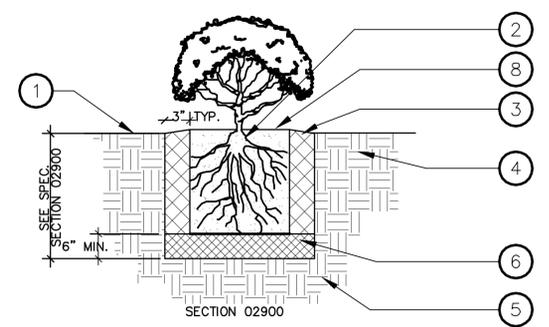
C



- NOTES:**
1. REFER ALSO TO PLANTING NOTES OR SPECIFICATIONS.
 2. SCARIFY SIDES OF PIT PRIOR TO PLANTING.
 3. CENTER ROOTBALL IN PLANTING PIT.
 4. MULCH TO BE 6" AWAY FROM THE VINE STEM. REFER TO PLANTING NOTES FOR DEPTH.

VINE PLANTING

A



- 1 FINISH GRADE.
- 2 CONTAINER PLANT ROOT BALL- CROWN SHALL BE SE 2" ABOVE FINISH GRADE.
- 3 BACKFILL MIX PER PLANTING SPECIFICATIONS.
- 4 COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT.
- 5 NATIVE SOIL.
- 6 COMPACTED BACKFILL MIX PER PLANTING SPECIFICATIONS.

ALTERNATE SOLUTION:
 ONLY EXCAVATE TO NATIVE SOIL TO MINIMIZE COMPACTION AND HELP PREVENT THE ROOTBALL FROM SINKING, IT IS RECOMMENDED THAT THE ROOTBALL EITHER BE PLACED ON GRADE WITHIN THE PLANTING PIT OR THAT THE PLANTING PIT BE DUG 2" SHALLOWER THAN THE ROOTBALL. FINISH GRADE TO BE MOUNDED/CROWNED UP OVER ROOTBALL.

SHRUB PLANTING

B

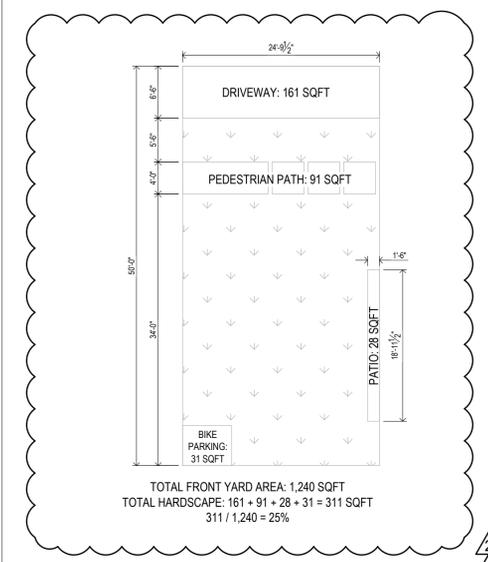
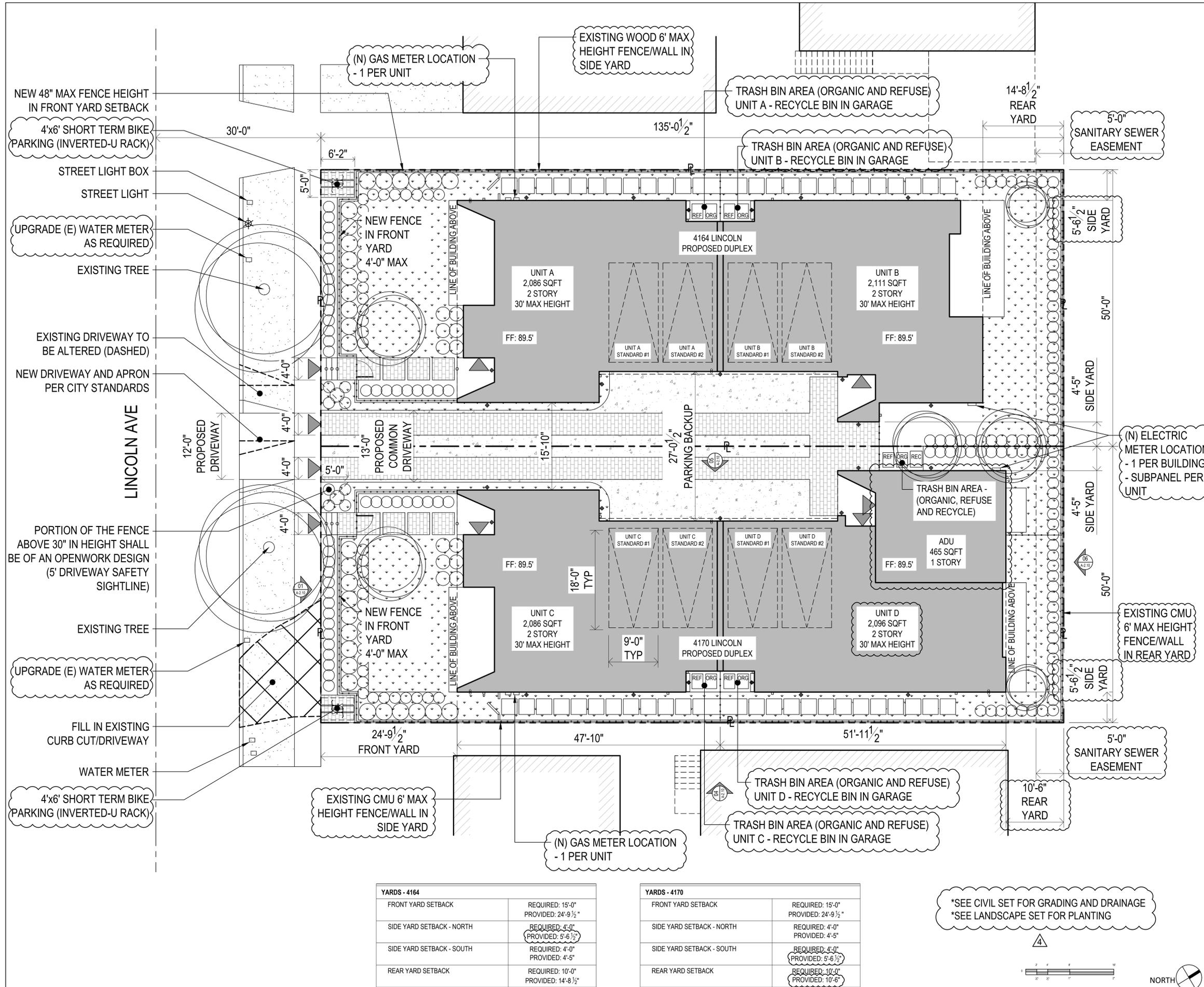
SAVAGE LAND DESIGN
 Landscape Architecture • Land Planning • Design
 680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
 PHONE: 714-878-0335
 EMAIL: savagelanddesign@att.net

LINCOLN AVE CONDOS
 4164 - 4170 LINCOLN AVE
 CULVER CITY, CA 90232

No.	Revision / Issue	Date
	Revision 1	01/04/22

PLANTING DETAILS

Date	03-09-22	Sheet	LP-4
Scale	---		
Sheet	4 of 4		



FRONT YARD HARDSCAPE CALCULATION N/A 4

NOTE 1: SEE LANDSCAPE PLAN FOR PLANTING SPECIFICATIONS
 NOTE 2: SEE CIVIL PLAN FOR PRECISE GRADING AND DRAINAGE
 NOTE 3: ENVIRONMENTAL PROGRAMS AND OPERATIONS:
 - Solid waste handling and recyclable waste material 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 handling and recyclable material 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.
 - The City of Culver City shall provide waste disposal and recycling services for all construction & demolition projects within city limits in accordance with CCMC 5.01.010.
 NOTE 4: BICYCLE PARKING § 17.320.045
 - Multi-family projects shall provide bicycle parking spaces equal to a minimum of 10% of the required vehicle spaces, unless separate secured garage space is provided for each unit.

NOTES N/A 2

---	LINE ABOVE	SHORT TERM BIKE PARKING A-6.20 #5
- - -	DRAINAGE LINE	EXTERIOR LIGHT A-6.20 #2 & 3
---	PROPERTY LINE	REF ORG REFUSE & ORGANIC CARTS 64 GAL (24"W x 32"D x 42"H)
---	FENCE	REC RECYCLE CART 96 GAL (26"W x 35"D x 46"H)
DS	DOWNSPOUT	
HB	HOSE BIB	
GS	NATURAL GAS STUBOUT	
GM	GAS METER	
EM	ELECTRICAL METER	
WM	WATER METER	
RICS	REMOTE IRRIGATION CONTROL SYSTEM	
GRASS	GRASS	
LANDSCAPING	LANDSCAPING	
HARDSCAPE	HARDSCAPE	
4" MIN PEDESTRIAN PATH	4" MIN PEDESTRIAN PATH	
NEW DUPLEX	NEW DUPLEX	
OVERFLOW DRAIN	OVERFLOW DRAIN	
AREA DRAIN	AREA DRAIN	
FRENCH DRAIN	FRENCH DRAIN	

YARDS - 4164

FRONT YARD SETBACK	REQUIRED: 15'-0" PROVIDED: 24'-9 1/2"
SIDE YARD SETBACK - NORTH	REQUIRED: 4'-0" PROVIDED: 5'-6 1/2"
SIDE YARD SETBACK - SOUTH	REQUIRED: 4'-0" PROVIDED: 4'-5"
REAR YARD SETBACK	REQUIRED: 10'-0" PROVIDED: 14'-8 1/2"

YARDS - 4170

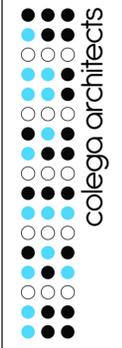
FRONT YARD SETBACK	REQUIRED: 15'-0" PROVIDED: 24'-9 1/2"
SIDE YARD SETBACK - NORTH	REQUIRED: 4'-0" PROVIDED: 4'-5"
SIDE YARD SETBACK - SOUTH	REQUIRED: 4'-0" PROVIDED: 5'-6 1/2"
REAR YARD SETBACK	REQUIRED: 10'-0" PROVIDED: 10'-6"

*SEE CIVIL SET FOR GRADING AND DRAINAGE
 *SEE LANDSCAPE SET FOR PLANTING



SITE PLAN
 1/8" = 1'-0" 3

LEGEND
 N.T.S. 1



434 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0395
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

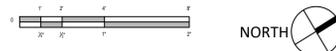
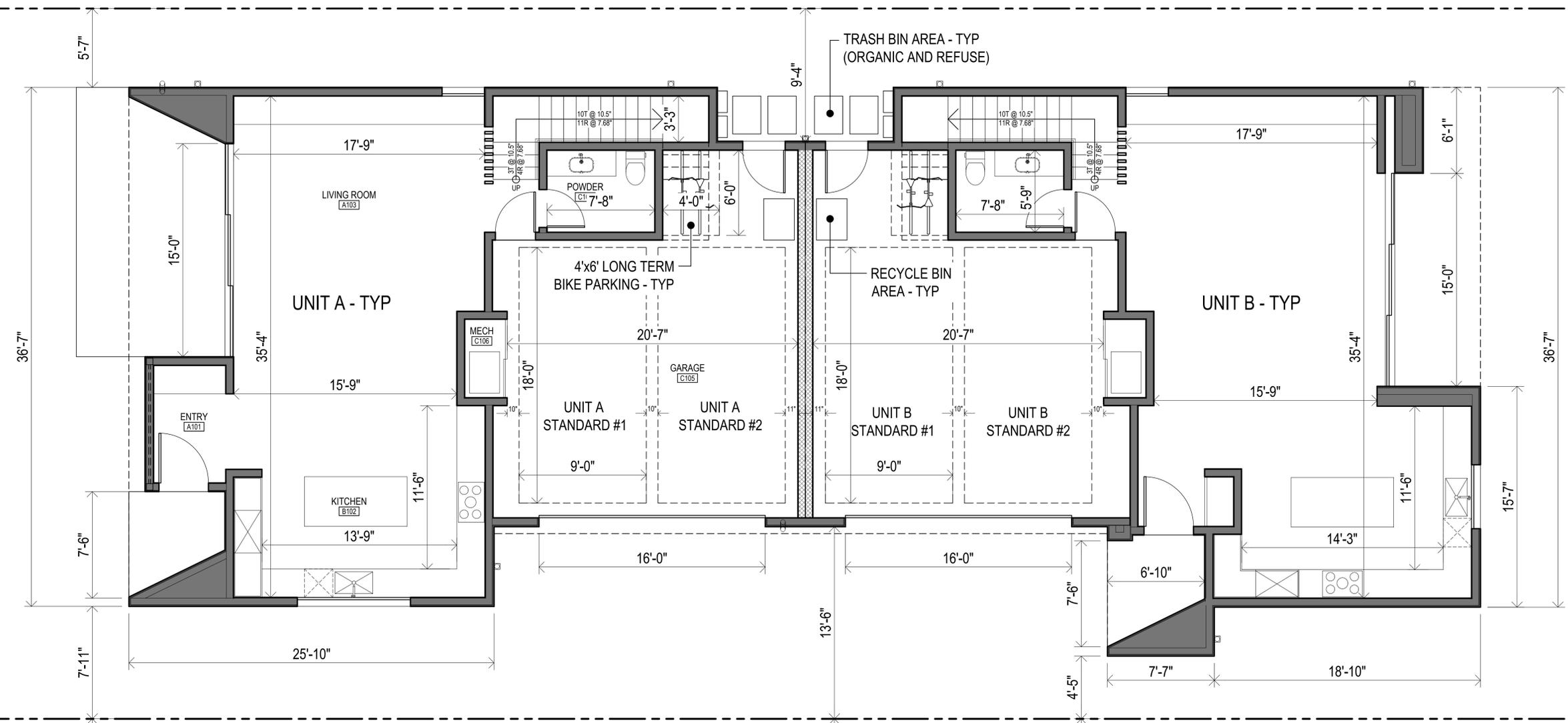
NOT FOR CONSTRUCTION

TITLE: FLOOR PLANS

- 4 March 11, 2022
Planning Resubmittal
- 3 February 22, 2022
Planning Response
- 2 January 14, 2022
PRC Responses
- 1 January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal

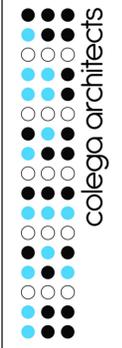


PROJECT - 21.06



PROPOSED FIRST FLOOR PLAN - 4164
1/4" = 1'-0" 1

A-1.10



434 S. BURNBURY BLVD.
CULVER CITY, CA 90230
T: 310.437.0395
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

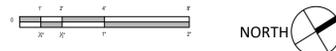
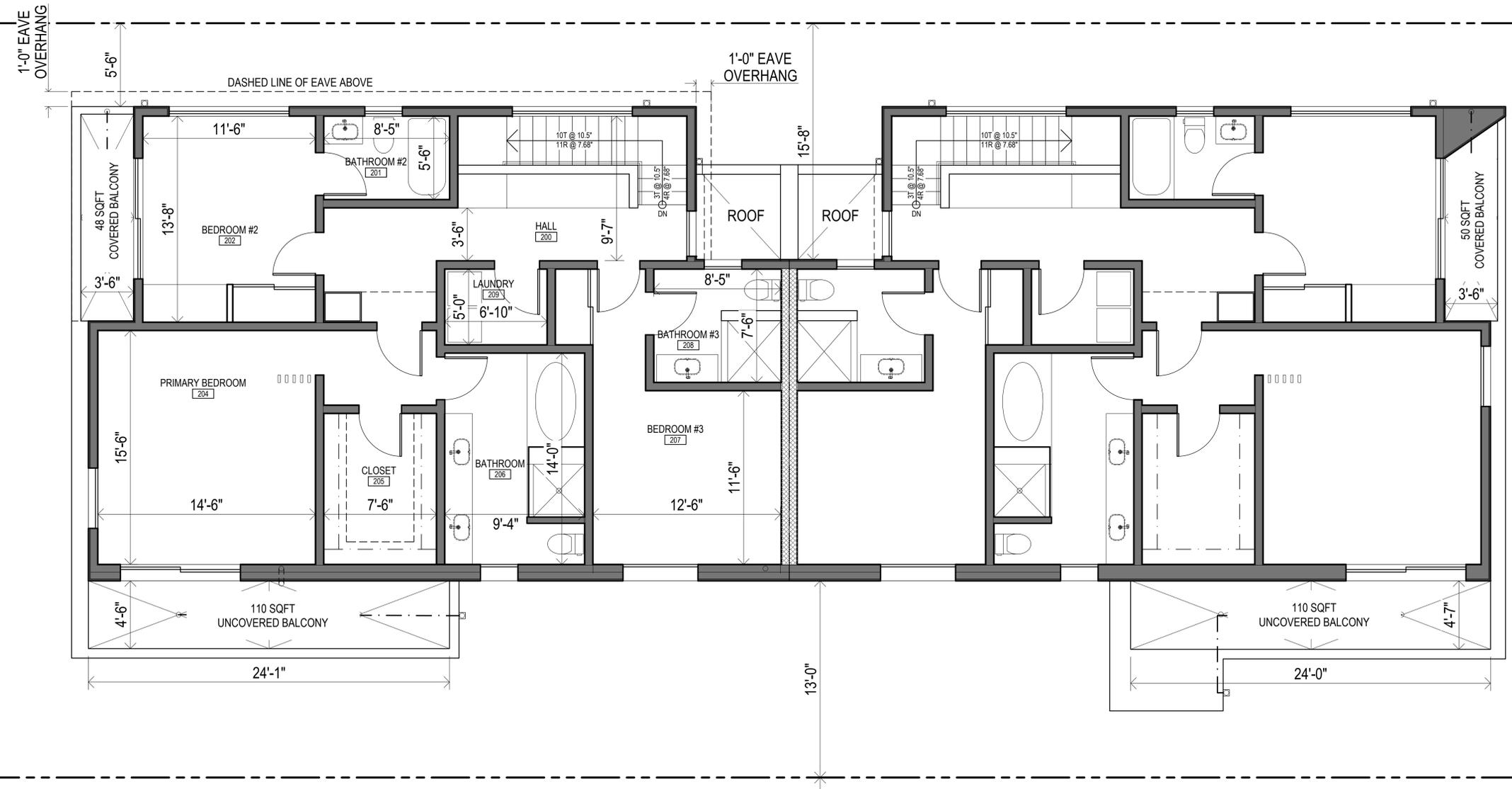
NOT FOR CONSTRUCTION

TITLE: FLOOR PLANS

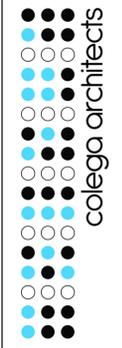
- 4 March 11, 2022
Planning Resubmittal
- 3 February 22, 2022
Planning Response
- 2 January 14, 2022
PRC Responses
- 1 January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal



PROJECT - 21.06



PROPOSED SECOND FLOOR PLAN - 4164
1/4" = 1'-0" 1



434 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0395
E: info@colega-la.com
WWW.COLEGA-LA.COM

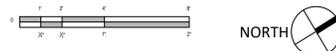
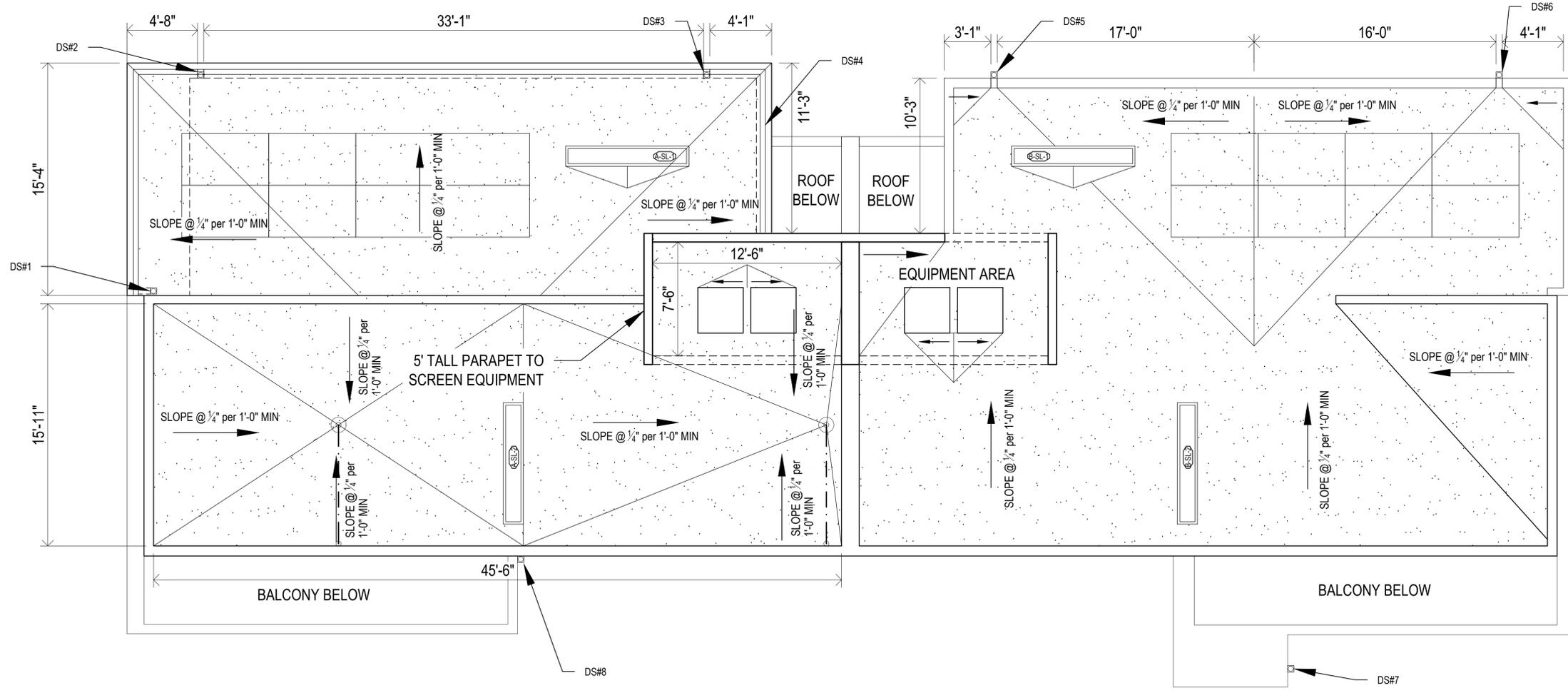
LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

NOT FOR CONSTRUCTION

- TITLE: ROOF PLANS
- 4 March 11, 2022
Planning Resubmittal
 - 3 February 22, 2022
Planning Response
 - 2 January 14, 2022
PRC Responses
 - 1 January 11, 2022
Planning Responses
 - September 22, 2021
Planning Submittal



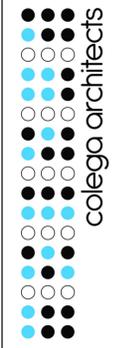
PROJECT - 21.06



PROPOSED ROOF PLAN
1/4" = 1'-0"

1

A-1.30



434 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0395
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

NOT FOR CONSTRUCTION

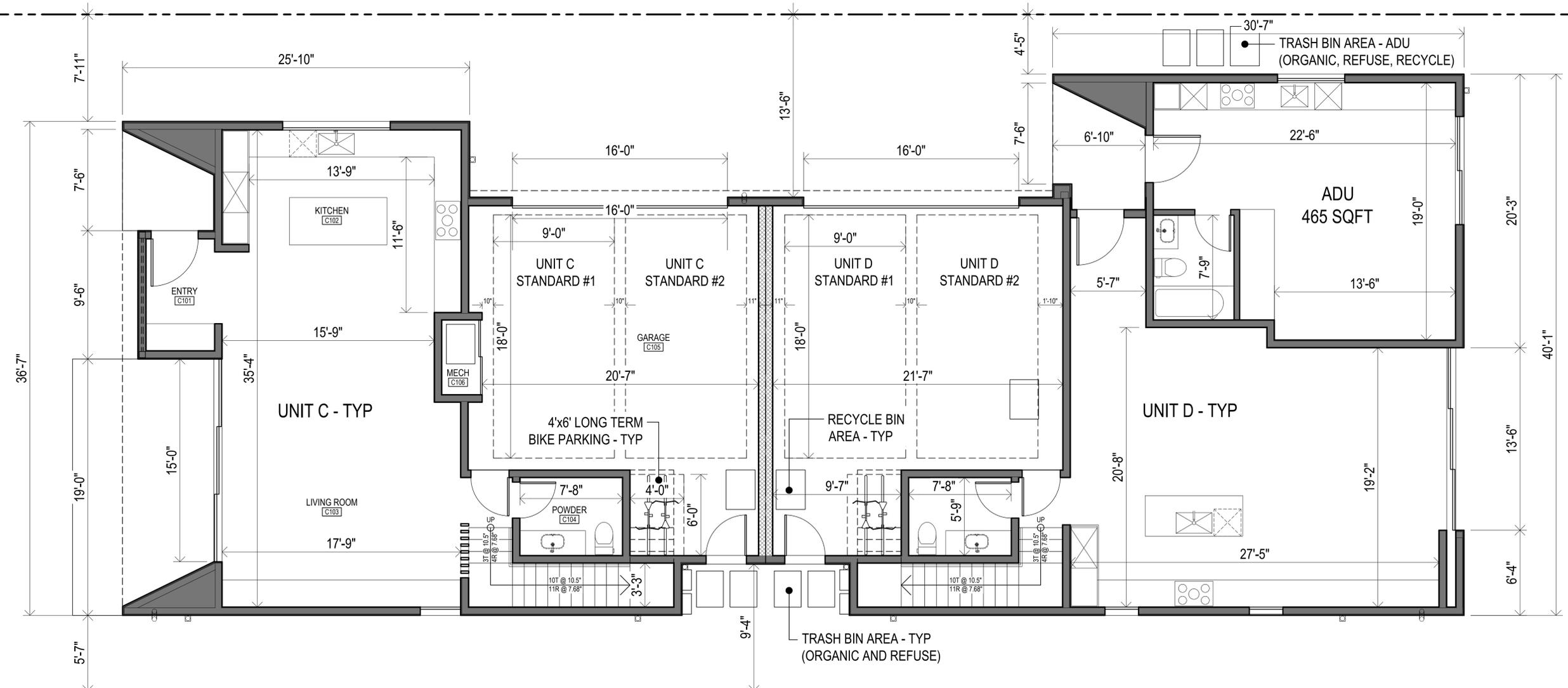
TITLE: FLOOR PLANS

- 4 March 11, 2022
Planning Resubmittal
- 3 February 22, 2022
Planning Response
- 2 January 14, 2022
PRC Responses
- 1 January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal

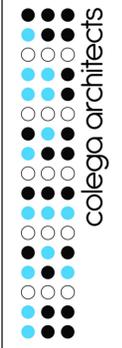


PROJECT - 21.06

A-1.11



PROPOSED FIRST FLOOR PLAN - 4170
1/4" = 1'-0" 1



4341 REPUBLICA BLVD.
CULVER CITY, CA 90230
T: 310.437.0395
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

NOT FOR CONSTRUCTION

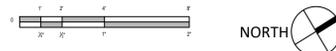
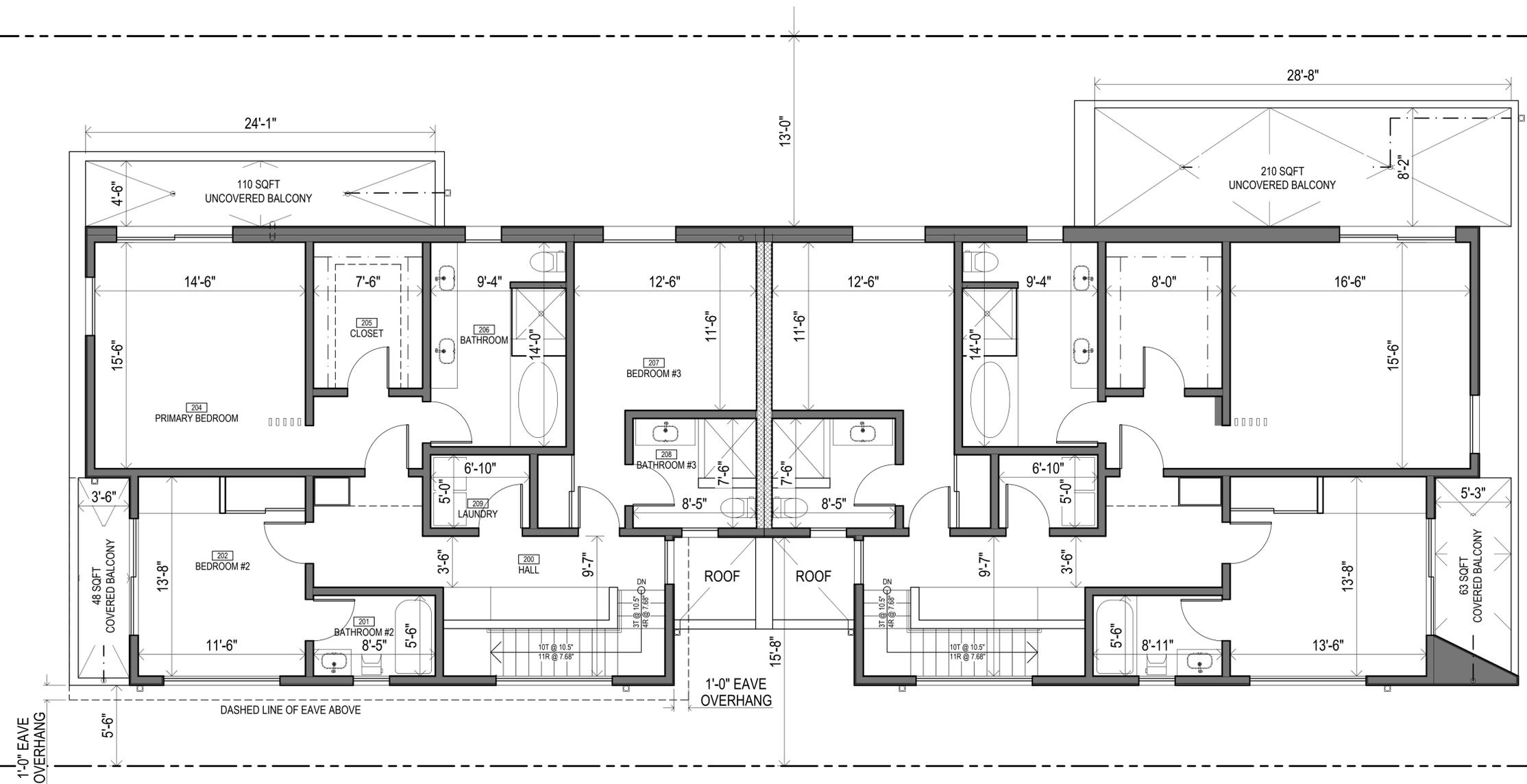
TITLE: FLOOR PLANS

- 4 March 11, 2022
Planning Resubmittal
- 3 February 22, 2022
Planning Response
- 2 January 14, 2022
PRC Responses
- 1 January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal

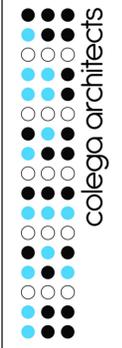


PROJECT - 21.06

A-1.21



PROPOSED SECOND FLOOR PLAN - 4170
1/4" = 1'-0" 1



434 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0395
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

NOT FOR CONSTRUCTION

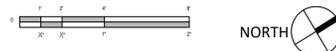
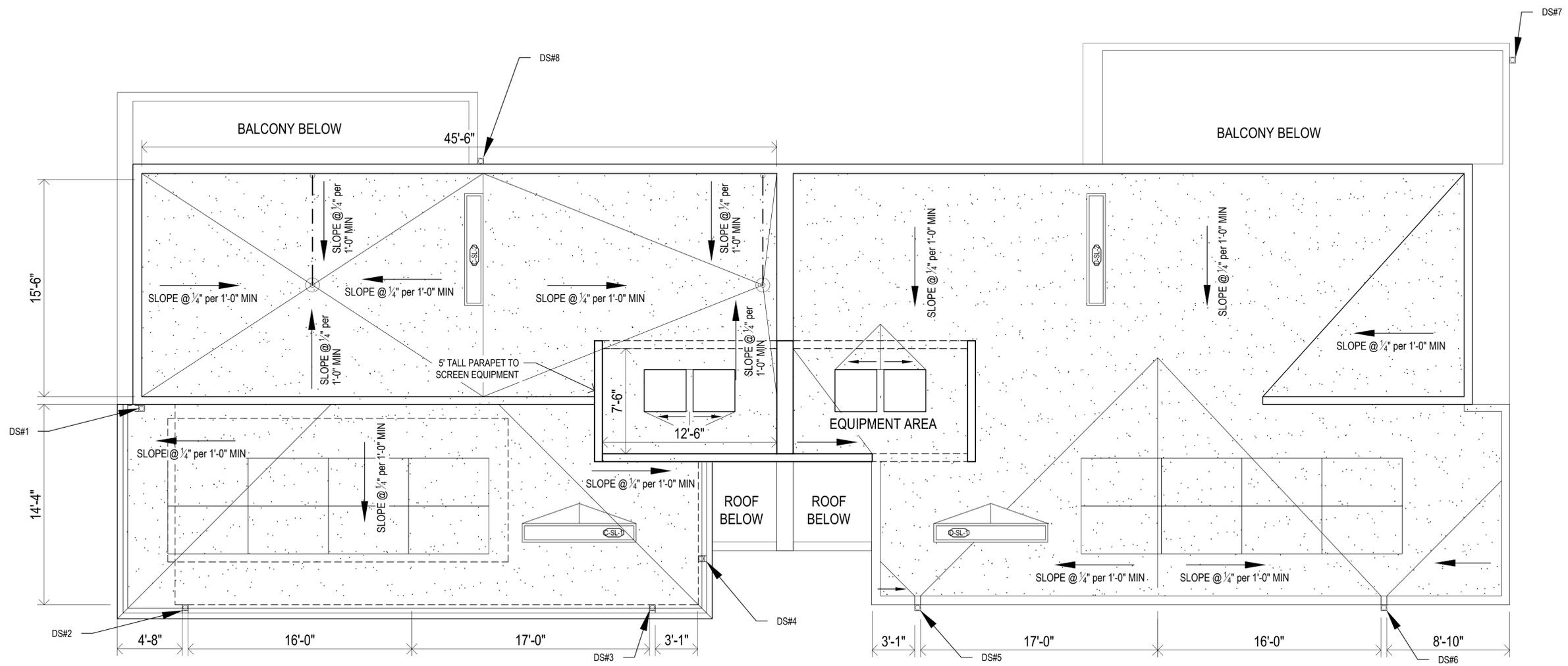
TITLE: ROOF PLANS

- 4 March 11, 2022
Planning Resubmittal
- 3 February 22, 2022
Planning Response
- 2 January 14, 2022
PRC Responses
- 1 January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal



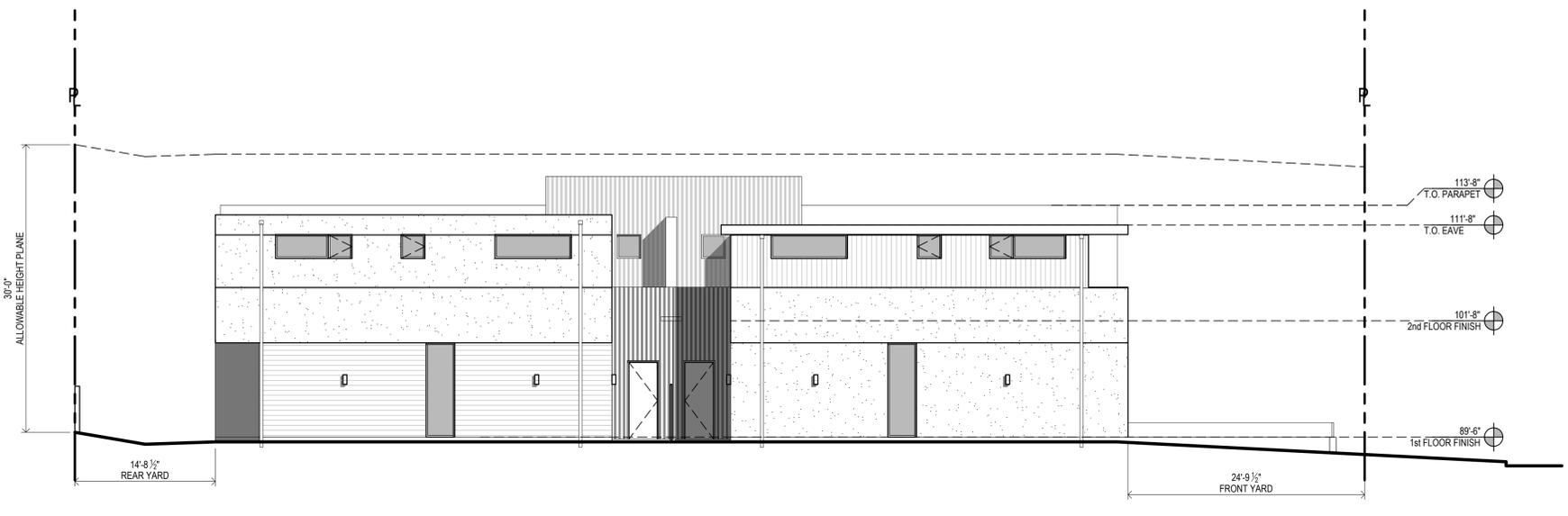
PROJECT - 21.06

A-1.31



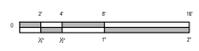
PROPOSED ROOF PLAN
1/4" = 1'-0"

1

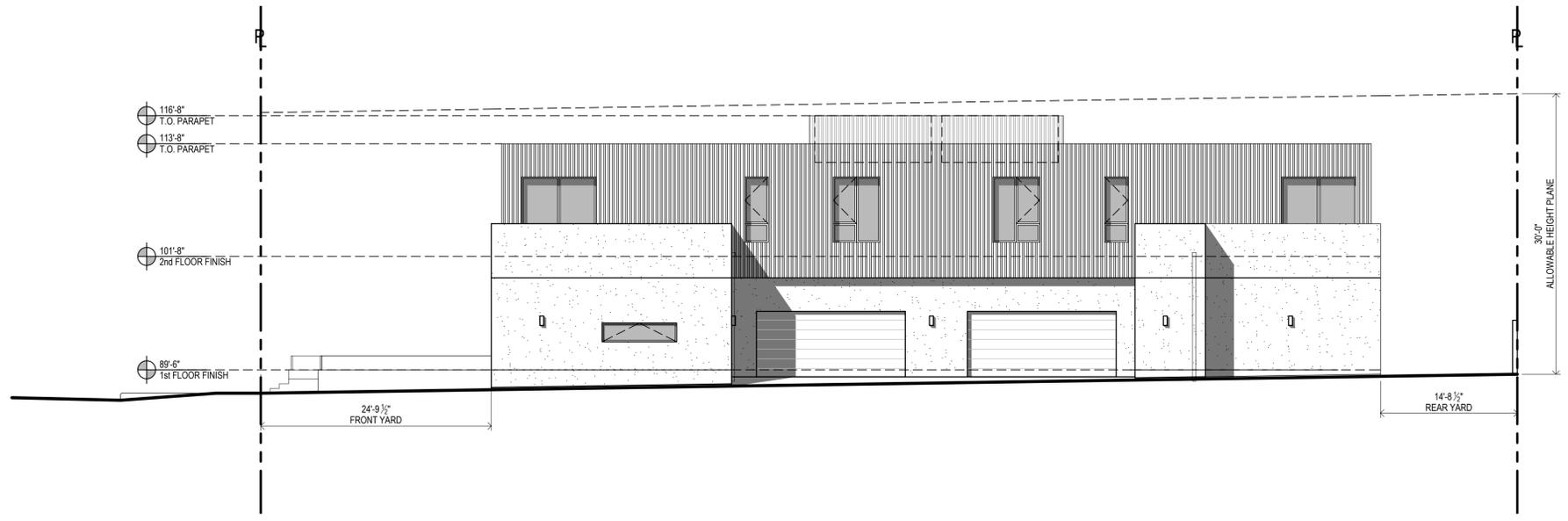


NORTH SIDE YARD ELEVATION (4164)
1/8" = 1'-0" 5

- SECTION TAG
- DETAIL TAG
- DETAIL / ENLARGED CLOUD
- SECTION / ELEVATION TAG
- KEY NOTE CALLOUT
- KEY NOTE CALLOUT (FIELD)



LEGEND
N/A 3

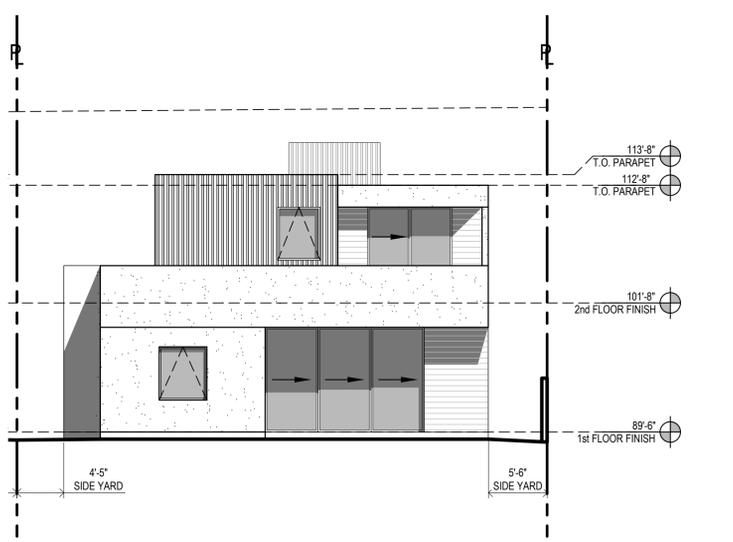


SOUTH SIDE YARD/DRIVEWAY ELEVATION (4164)
1/8" = 1'-0" 4

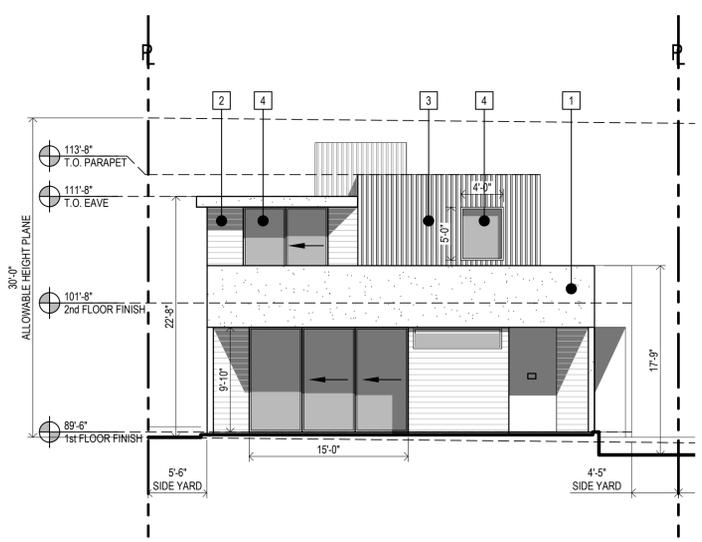
KEY NOTE	INFORMATION	REFERENCE
1	EXTERIOR PLASTER - COLOR COAT	EF-1
2	HORIZONTAL WOOD SIDING	EF-2
3	VERTICAL CORRUGATED METAL CLADDING	EF-3
4	ALUMINUM DOOR/WINDOW PER SCHEDULE	
5	EXPOSED DOWNSPOUT	EF-4
6	EXTERIOR SCENCE LIGHT	
7	GARAGE DOOR	EF-5
8		
9		
10		

NOTE: REFER TO 1 / A-6.20 FOR FINISH SPECS AND MANUFACTURER INFORMATION

KEY NOTES
N/A 2



EAST REAR YARD ELEVATION (4164)
1/8" = 1'-0" 6



WEST STREET ELEVATION (4164)
1/8" = 1'-0" 1

colega architects

434 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0396
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

NOT FOR CONSTRUCTION

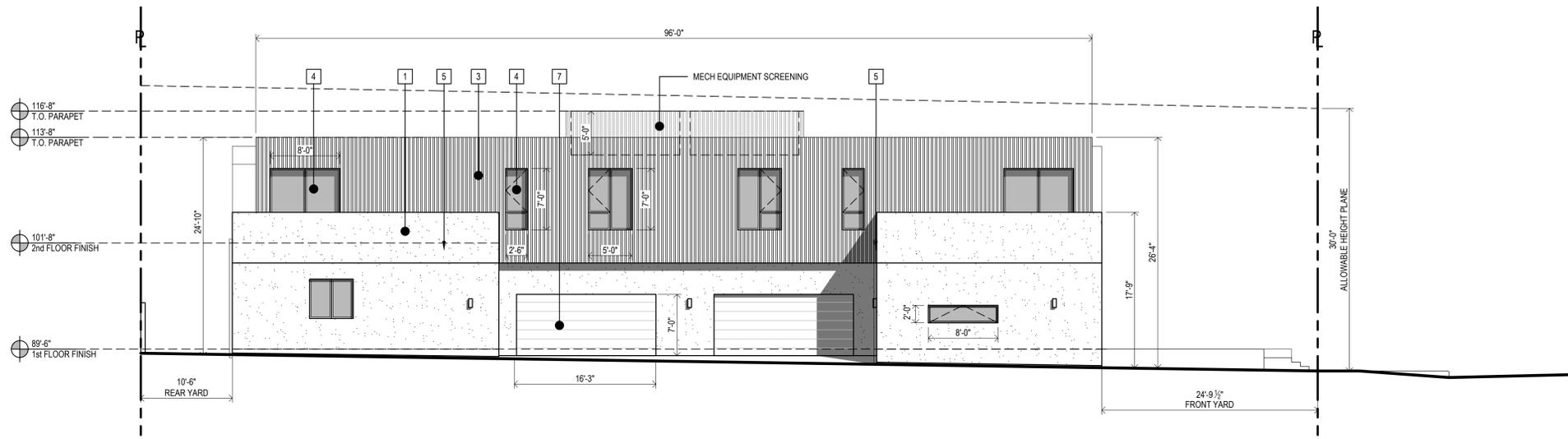
TITLE: 4164 LINCOLN ELEVATIONS

- 1 March 11, 2022 Planning Resubmittal
- 2 February 22, 2022 Planning Response
- 3 January 14, 2022 PRC Responses
- 4 January 11, 2022 Planning Responses
- September 22, 2021 Planning Submittal



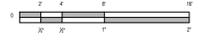
PROJECT - 21.06

A-2.10

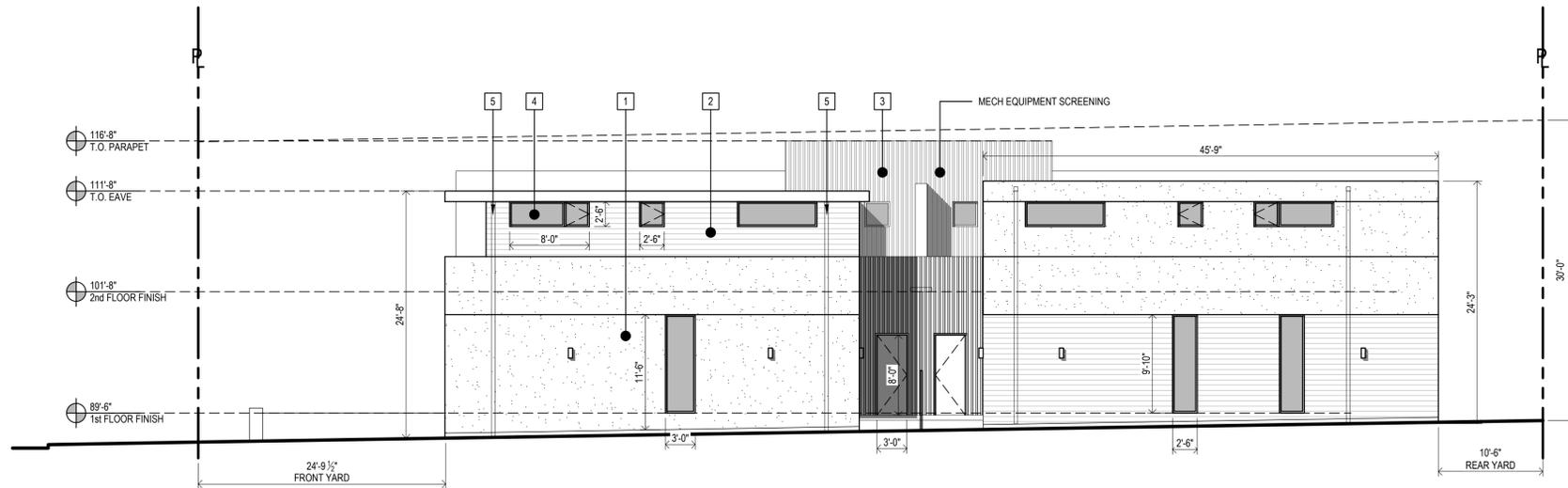


NORTH SIDE YARD/DRIVEWAY ELEVATION (4170)
1/8" = 1'-0" 5

- SECTION TAG
- DETAIL TAG
- DETAIL / ENLARGED CLOUD
- SECTION / ELEVATION TAG
- KEY NOTE CALLOUT
- KEY NOTE CALLOUT (FIELD)



LEGEND
N/A 3

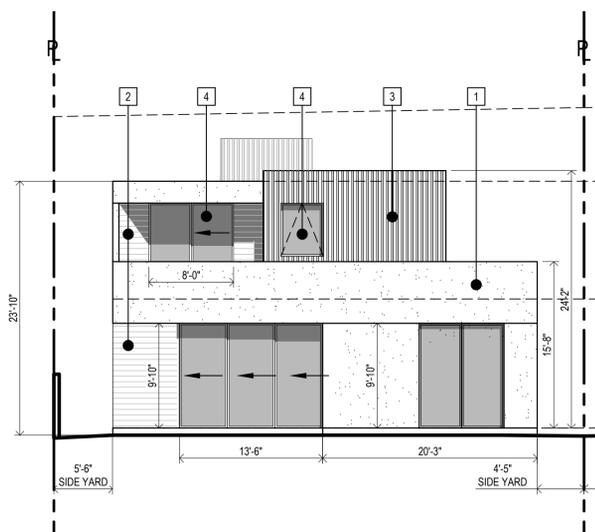


SOUTH SIDE YARD ELEVATION (4170)
1/8" = 1'-0" 4

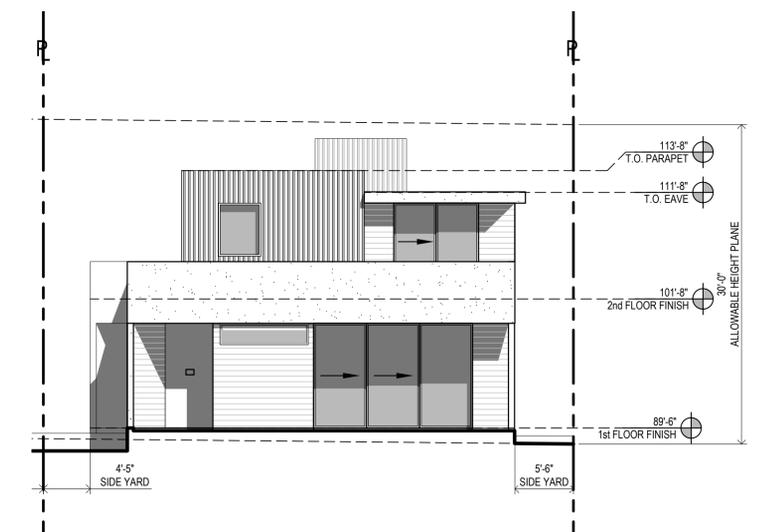
KEY NOTE	INFORMATION	REFERENCE
1	EXTERIOR PLASTER - COLOR COAT	EF-1
2	HORIZONTAL WOOD SIDING	EF-2
3	VERTICAL CORRUGATED METAL CLADDING	EF-3
4	ALUMINUM DOOR/WINDOW PER SCHEDULE	
5	EXPOSED DOWNSPOUT	EF-4
6	EXTERIOR SCENCE LIGHT	
7	GARAGE DOOR	EF-5
8		
9		
10		

NOTE: REFER TO 1 / A-6.20 FOR FINISH SPECS AND MANUFACTURER INFORMATION

KEY NOTES
N/A 2



EAST REAR YARD ELEVATION (4170)
1/8" = 1'-0" 6



WEST STREET ELEVATION (4170)
1/8" = 1'-0" 1

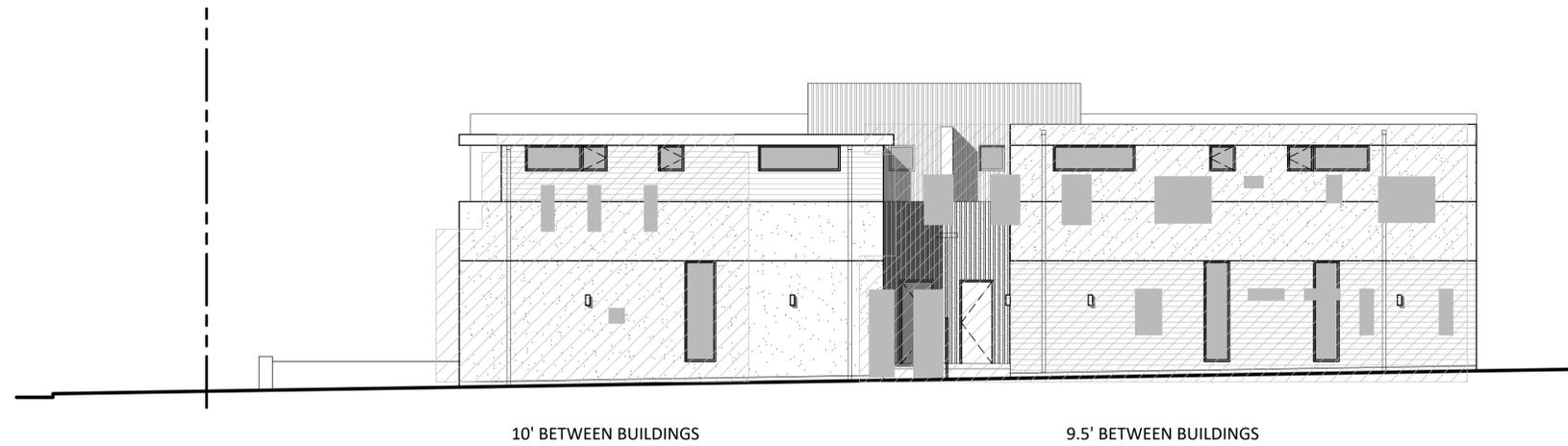


VIEW LOOKING DOWN DRIVEWAY FROM REAR YARD - AERIAL



VIEW LOOKING DOWN 4170 SIDE YARD FROM SIDEWALK

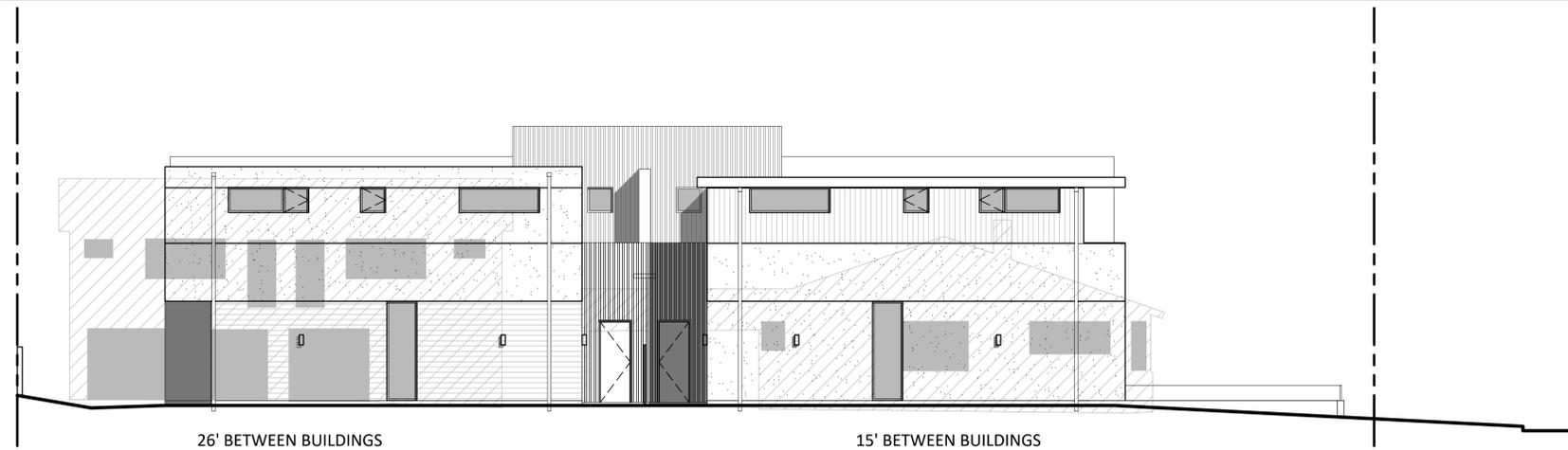
DOWNSPOUT RENDERINGS
N.T.S. 3



10' BETWEEN BUILDINGS

9.5' BETWEEN BUILDINGS

4170 ELEVATION w NEIGHBOR OVERLAYED
1/8" = 1'-0" 2



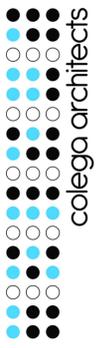
26' BETWEEN BUILDINGS

15' BETWEEN BUILDINGS

4164 ELEVATION w NEIGHBOR OVERLAYED
1/8" = 1'-0" 1

- SECTION TAG
- DETAIL TAG
- DETAIL / ENLARGED CLOUD
-
- KEY NOTE CALLOUT
- KEY NOTE CALLOUT (FIELD)

LEGEND
N/A 4



454 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0396
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

TITLE: ELEVATIONS W NEIGHBORS OVERLAYED
NOT FOR CONSTRUCTION

- 4 March 11, 2022
Planning Resubmittal
- 3 February 22, 2022
Planning Response
- 2 January 14, 2022
PRC Responses
- 1 January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal



PROJECT - 21.06

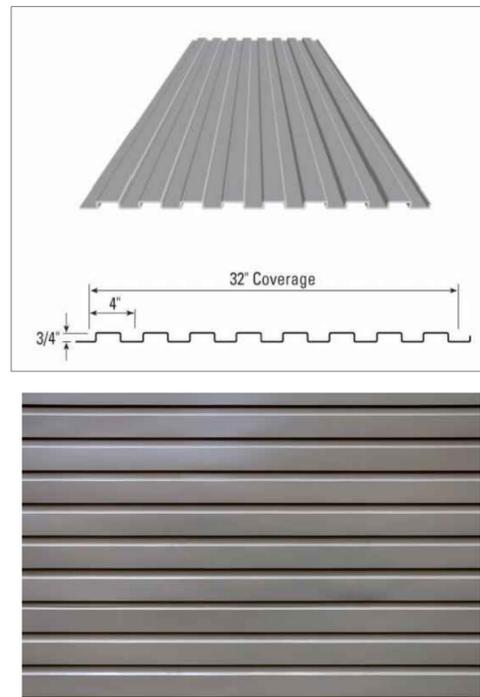
A-2.30



STUCCO - EF 1



CEDAR WOOD SIDING - EF 2



METAL SIDING - EF 3

MATERIAL BOARD
N.T.S. 4

1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black



Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Bike rack mounting hardware included.

More Images

SPECIFY COLOR: Black

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
					1	3+		
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27	\$190	\$180	<input checked="" type="checkbox"/> Black <input type="checkbox"/>	<input type="text" value="1"/> <input type="button" value="ADD"/>

SHORT TERM BIKE PARKING SPECIFICATION
N.T.S. 5

REJUVENATION



Bradford Wall Wash Sconce

Oil-Rubbed Bronze
Item #A4167
<http://www.rejuvenation.com/s/1bka9>

Specification	Detail
Item #	A4167
Width	8 3/4"
Height	6"
Depth	4"
Maximum Wattage per Socket	8W
Lifespan	30,000 Hours

Price as shown: \$449.00

*Shipping and handling fees apply

EXTERIOR ENTRY LIGHTING SPECIFICATION
N.T.S. 3

Cylinder 3000K LED 12" Wall Light Textured Black

SPECIFICATIONS

Certifications/Qualifications	
Class 2	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	5.00 X 5.00
Extension	6.50"
Weight	3.08 LBS
Height from center of Wall opening (Spec Sheet)	6.25"
Height	12.00"
Width	5.00"
Electrical	
Input Voltage	Dual (120/140)V
Light Source	
Delivered Lumens	550
Expected Life Span (hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	15W
# of Bulbs/LED Modules	1
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Photometrics	
Color Rendering Index	90
Color Temperature Range	3000
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing

Primary Material ALUMINUM

Product/Ordering Information

SKU 11251BKT30
Finish Textured Black
Style Contemporary
UPC 783927453103

Finish Options

Textured Architectural Bronze

Textured Black

EXTERIOR LIGHTING SPECIFICATION
N.T.S. 2

PROJECT SPECIFICATIONS

EXTERIOR FINISHES

EF-1 Plaster (Smooth Trowel Finish)

Manufacturer - Merlex
Type - Polymer-modified base coat and anti-fracture membrane for smooth-troweled finishes

Application - Hand Applied with embedded mesh (BaseX system)
Finish - Santa Barbara (Smooth Troweled)

Color - TBD | Titanium P-1661 (Base B) / Agate P-505 (Base B)

Note - Color coat to be approved by Architect prior to installation.

Contractor (/ Sub-Contractor) to provide 3'x3' sample for approval.

Note - See manufacturer's technical sheet for full specifications and application procedures

Note - Provide expansion joints per plan. Use Brand X NARROW 'V' CHANNEL PCV-25

Underlayment - One layer 60 min grade "D" building paper under one layer Dupont Tyvek Home Wrap

Website - <http://www.merlex.com/index.htm>

EF-2 Wood Siding

Manufacturer - Cedar

Type - WRC Grade C and better

Size - 1x6 Tongue and Groove

Application - RainScreen installation

- DuPont RainVent Batten

- Mitered corners or "X" mold joint corners

Stain - TBD

Finish - Fill finish nails with putty | Sand smooth | Stain and Seal

Sealer - Sansin Classic 1-2-3 Penetrating Sealer - Clear (For Softwoods) |

Note - See manufacturer's technical sheet for full specifications and installation procedures

Underlayment - Reveal Shield or Reveal Shield SA by Vapro Shield

Website - <http://www.vaproshield.com>

EF-3 Corrugated Metal Siding

Manufacturer - Metal Sales

Type - T-16E Wall Panel | Extruded rib | 24 ga.

Application - Vertical | Exposed Fasteners

Color - TBD - Kynar 500 | Medium Bronze (H4) |

Note - See manufacturer's technical sheet for full specifications and installation procedures

Underlayment - High temp peel and stick

Website - <http://www.metalsales.com>

EF-4 Aluminum Downspout

Manufacturer - Custom

Type - Aluminum - 0.032" (min.)

Application - Concealed fasteners

Color - TBD | Kynar 500 |

EF-5 Garage Door for Paint

Manufacturer - Mesa

Type - Modern Aluminum

Motor - Side Wall Mounted

Color - Dark Bronze Anodized to match windows

Glass - Translucent

EXTERIOR FINISHES
N.T.S. 1



4341 REPUBLICA BLVD.
CULVER CITY, CA 90230
T: 310.437.0396
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

TITLE: FINISHES AND SPECIFICATIONS
NOT FOR CONSTRUCTION

- March 11, 2022
Planning Resubmittal
- February 22, 2022
Planning Response
- January 14, 2022
PRC Responses
- January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal



PROJECT - 21.06

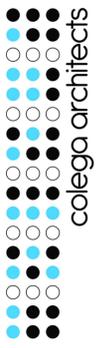
A 6.20



INTERIOR



INTERIOR



colega architects

454 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0396
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

TITLE: RENDERINGS

NOT FOR CONSTRUCTION

- ▲ March 11, 2022
Planning Resubmittal
- ▲ February 22, 2022
Planning Response
- ▲ January 14, 2022
PRC Responses
- ▲ January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal



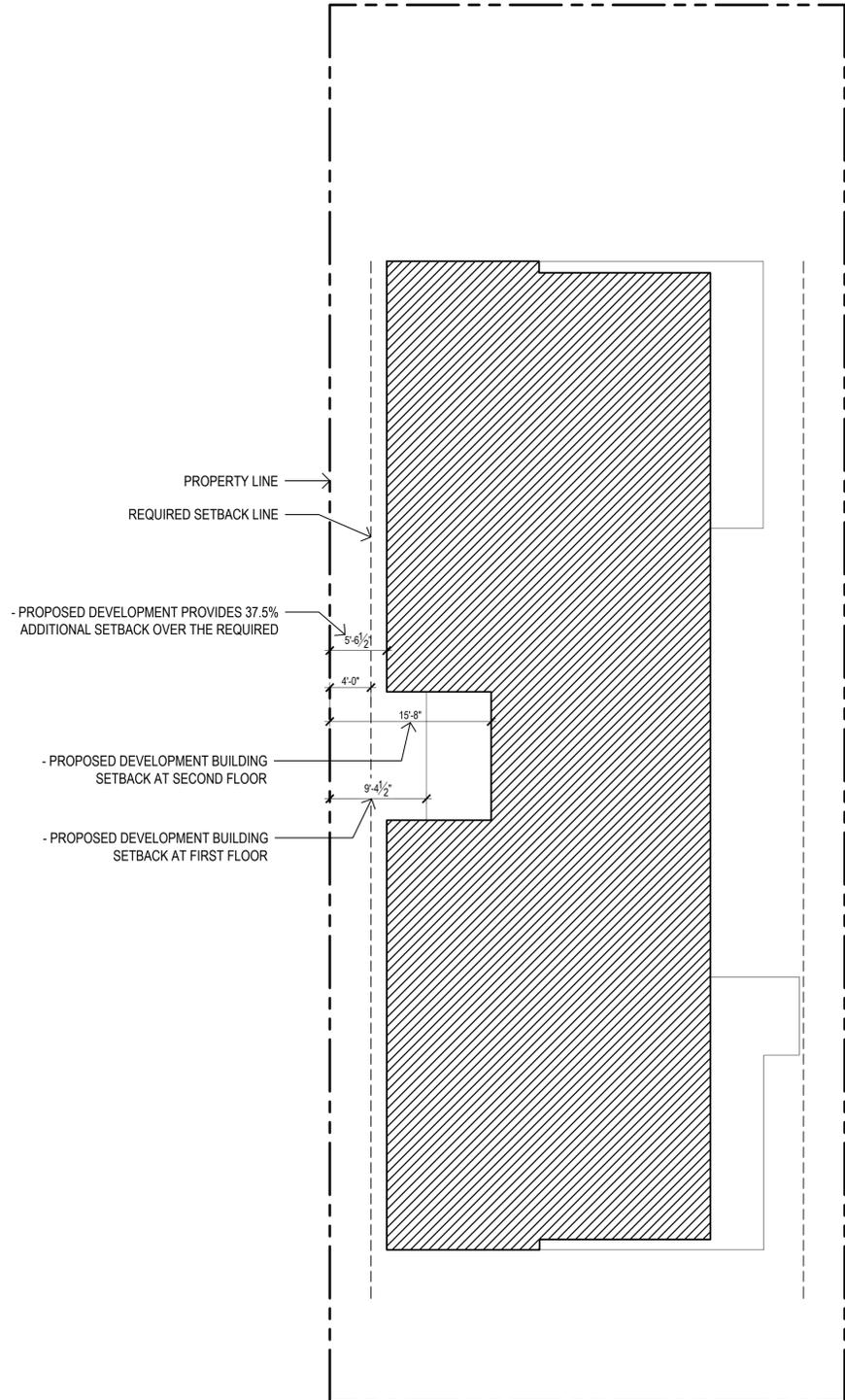
PROJECT - 21.06

RENDERED VIEWS
N.T.S. 1

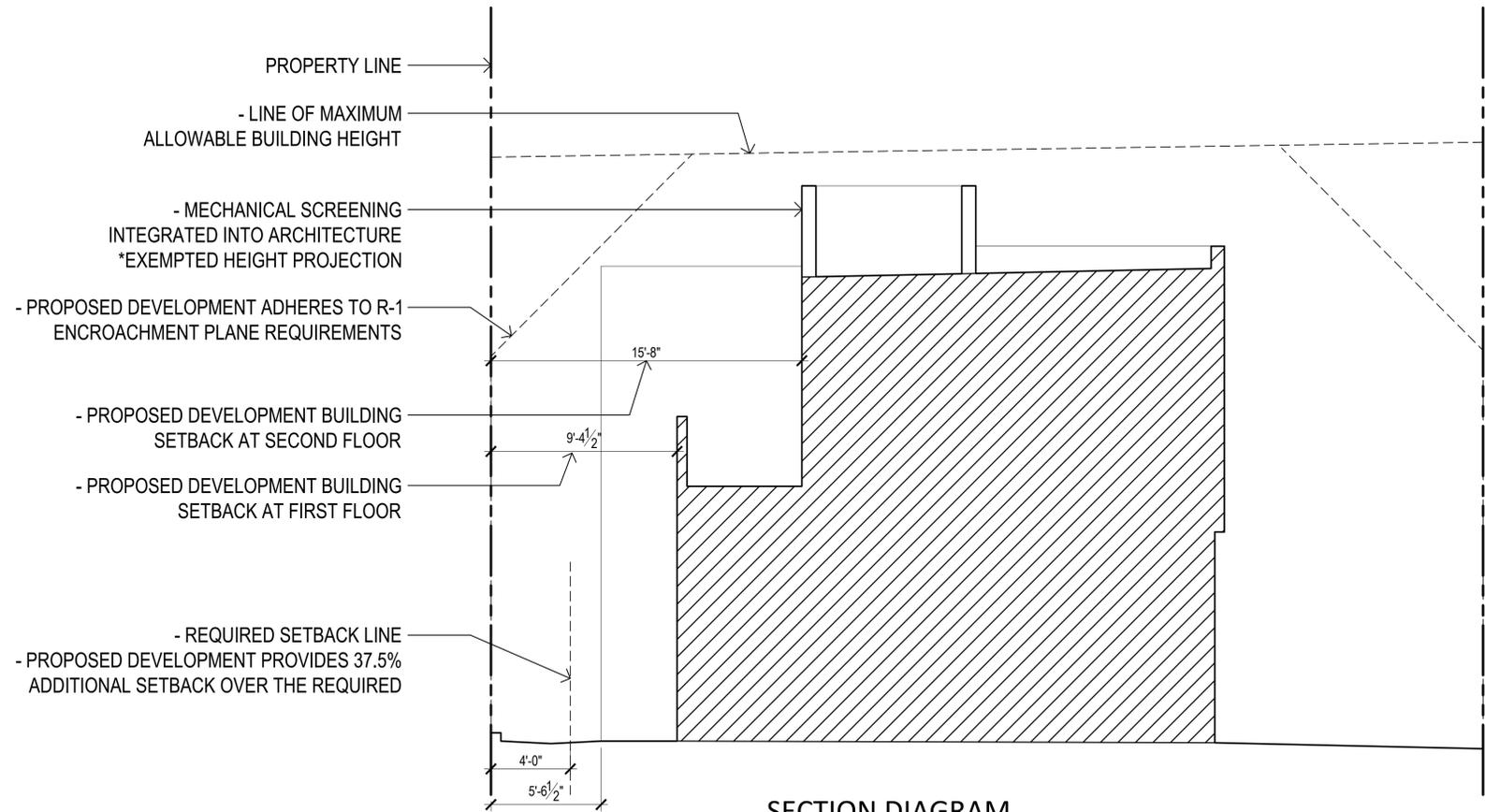




▲



SITE PLAN DIAGRAM



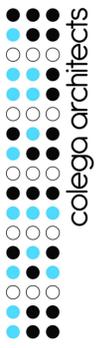
SECTION DIAGRAM



4164 ALONG DRIVEWAY



4170 FRONT ELEVATION



colega architects

454 SEPULVEDA BLVD.
CULVER CITY, CA 90230
T: 310.437.0395
E: info@colega-la.com
WWW.COLEGA-LA.COM

LINCOLN AVE CONDOS
4164 - 4170 LINCOLN AVE
CULVER CITY, CA 90232

TITLE: RENDERINGS
NOT FOR CONSTRUCTION

- 4 March 11, 2022
Planning Resubmittal
- 3 February 22, 2022
Planning Response
- 2 January 14, 2022
PRC Responses
- 1 January 11, 2022
Planning Responses
- September 22, 2021
Planning Submittal



PROJECT - 21.06

RENDERED VIEWS
N.T.S. 1

R 1.40