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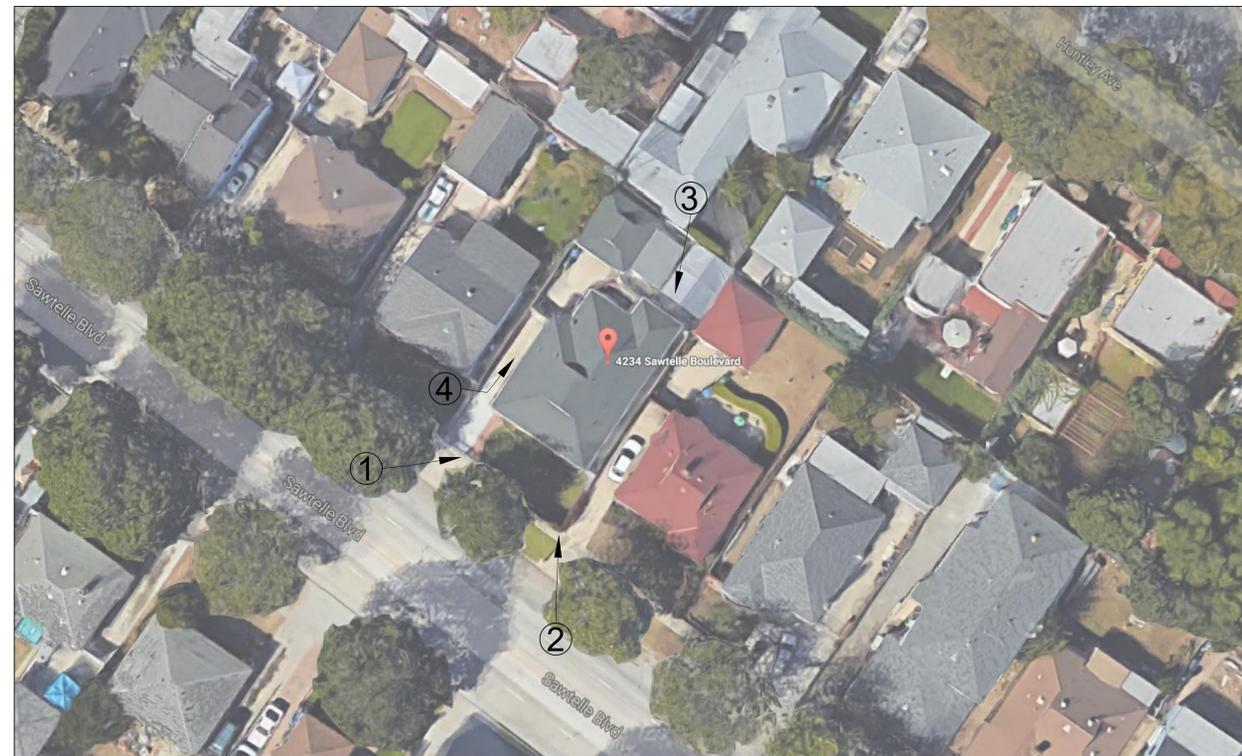
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ARCHITECT:
 Aaron Brumer & Assoc. Arch.
 10999 Riverside Drive, Suite 300
 Studio City, CA 91602
 (310) 422-9234

PROJECT:
 3-Unit Condo
 Development
 4234 Sawtelle Blvd.
 Culver City, CA 90066

ISSUE	DATE	DESCRIPTION
01	09.26.2016	CITY PLANNING SUBMITTAL
02	10.24.2016	CITY PLANNING SUBMITTAL
03	10.31.2016	CITY PLANNING SUBMITTAL
04	12.06.2016	UPDATED CITY PLANNING SUBMITTAL

STAMP

DRAWING TITLE
 EXISTING CONDITIONS
 PHOTOS

A0.1



1 VICINITY STUDY
 1/32" = 1'-0"

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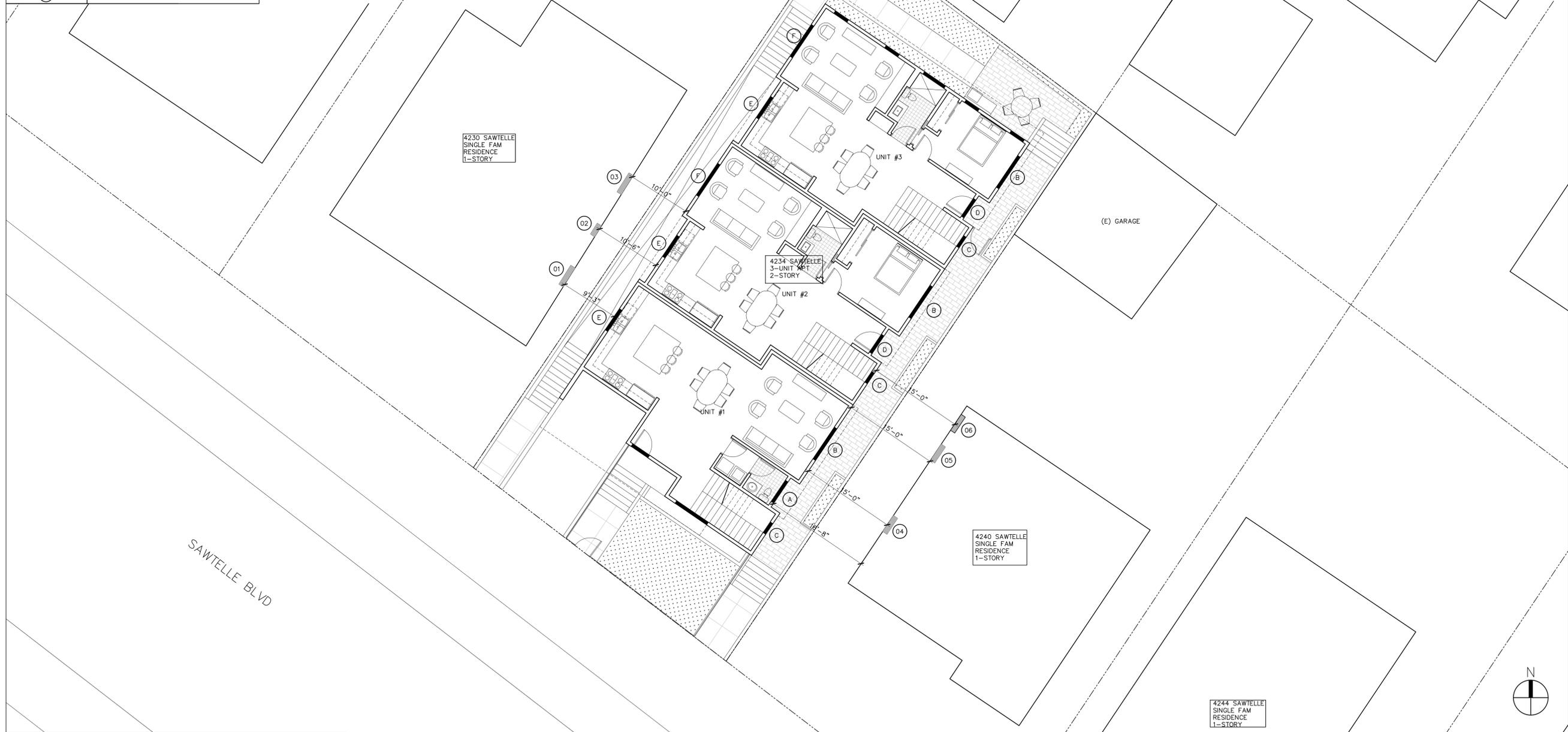
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DRAWING TITLE
 VICINITY STUDY

A1.1

(E) WINDOWS RELATIONSHIP TO (N) WINDOWS			
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	DIMENSIONS (WxH)
4230 SAWTELLE BLVD.	01	9'-3"	3'-6" x 5'-0"
	02	10'-6"	2'-0" x 5'-0"
	03	10'-0"	3'-6" x 5'-0"
4240 SAWTELLE BLVD.	04	15'-0"	3'-0" x 5'-0"
	05	15'-0"	3'-0" x 5'-0"
	06	15'-0"	3'-0" x 5'-0"

(N) WINDOWS & DOORS	
(N) WINDOW/DOOR NUMBER	DIMENSIONS (WxH)
A	4'-0" x 2'-0"
B	6'-0" x 6'-0"
C	1'-6" x 8'-0"
D	3'-4" x 8'-0"
E	4'-0" x 4'-0"
F	6'-0" x 6'-0"



1 ENTRY LEVEL PLAN / WINDOW ADJACENCY STUDY
 1/8" = 1'-0"

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DRAWING TITLE
 ENTRY LEVEL PLAN / WINDOW
 ADJACENCY STUDY

A1.2

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(N) WINDOWS & DOORS	
(N) WINDOW/ DOOR NUMBER	DIMENSIONS (WxH)
(A)	2'-6" x 4'-6"
(B)	5'-0" x 2'-0"
(C)	3'-6" x 2'-0"
(D)	1'-6" x 9'-0"
(E)	8'-0" x 9'-0"
(F)	7'-6" x 9'-0"
(G)	6'-0" x 4'-6"
(H)	6'-0" x 8'-0"
(I)	3'-0" x 8'-0"
(J)	2'-6" x 2'-0"



1 ENTRY LEVEL PLAN / WINDOW ADJACENCY STUDY
1/8" = 1'-0"

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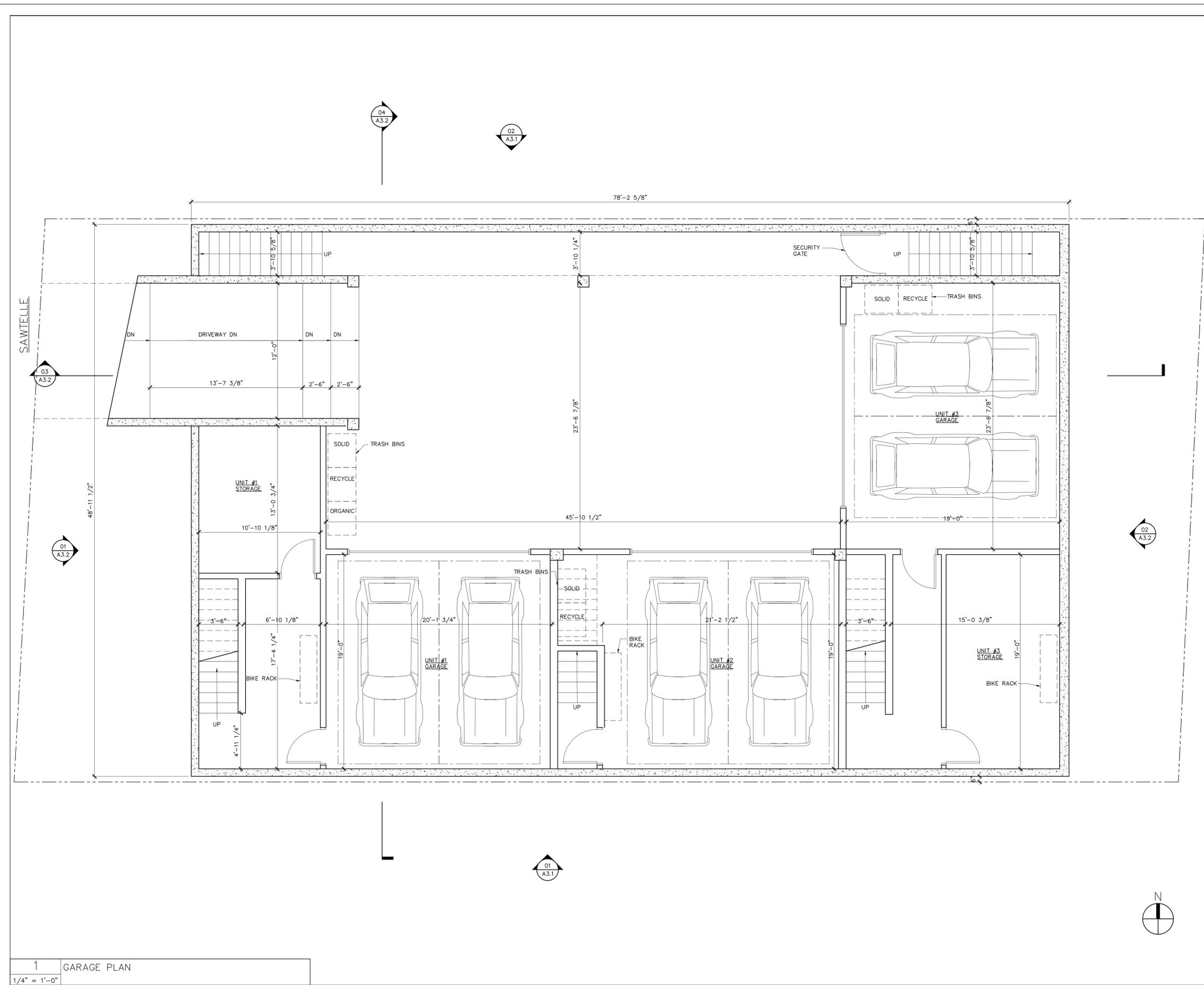
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DRAWING TITLE
SECOND FLOOR PLAN /
WINDOW ADJACENCY STUDY

A1.3

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KEYNOTES

01 XX

LEGEND

SHEET NOTES

- ALL DIMENSIONS ARE AS FOLLOWS:
 A. FACE OF WALL @ CONCRETE WALLS
 B. CENTERLINE OF FRAMING OR FACE OF FRAMING UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- WHERE NEW WALL IS IN PLANE WITH EXISTING WALL, ALIGN FINISH FACE OF NEW WALL WITH ADJACENT EXISTING FINISH FACE ON BOTH SIDES OF WALL. TYP.
- ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
- 1 LAYER 5/8" WATER RESISTANT GWB TO BE USED AT ALL WET LOCATIONS
- SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL GRADING, DRAINAGE AND LANDSCAPE INFORMATION
- CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4 INCHES IN DIAMETER AND LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO.
- ALL NEW WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.

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

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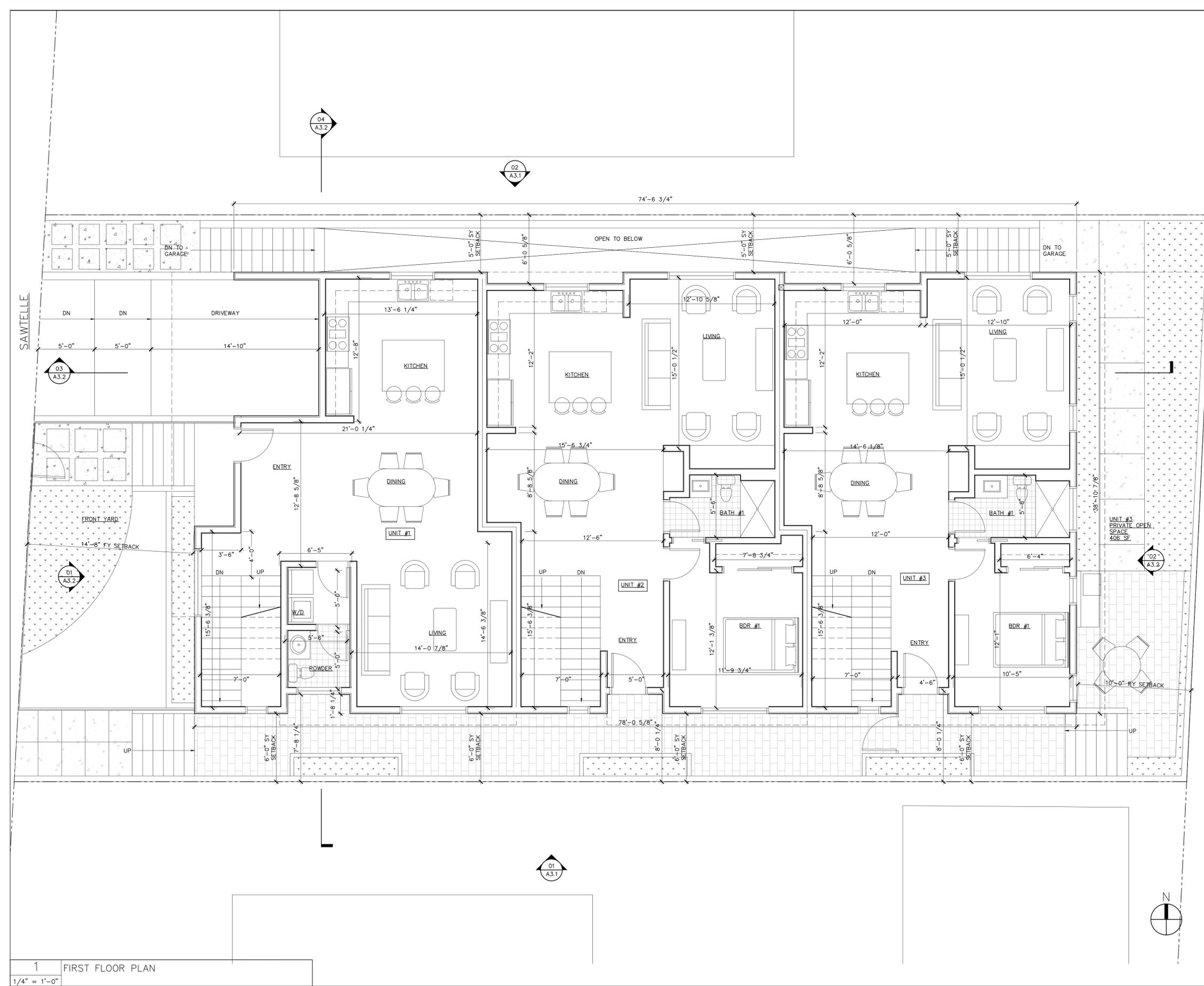
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A2.0

DRAWING TITLE
 GARAGE PLAN



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01 XX

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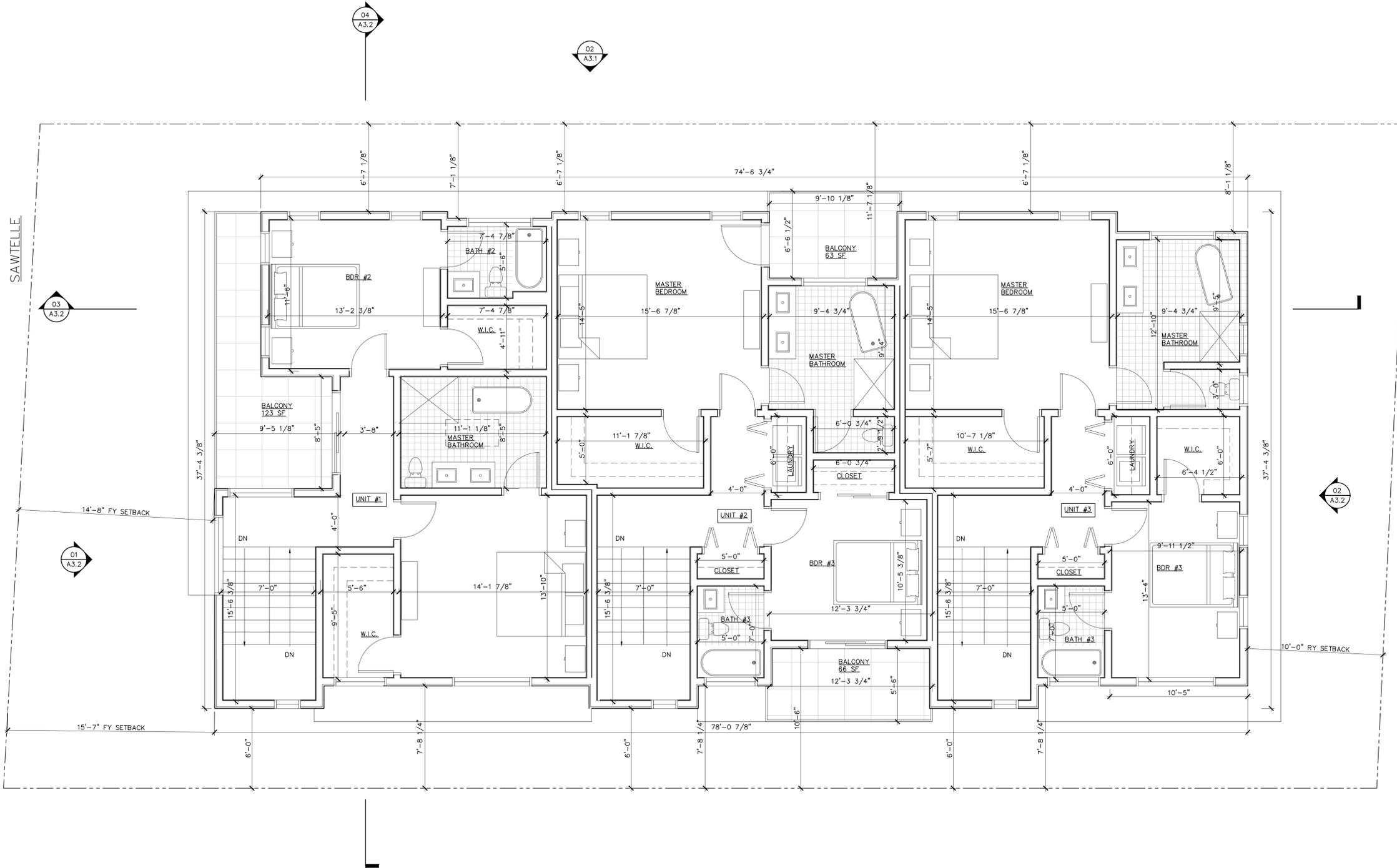
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DRAWING TITLE
 FIRST FLOOR PLAN

A2.1

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

SAWTELLE



KEYNOTES

01 XX

LEGEND

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

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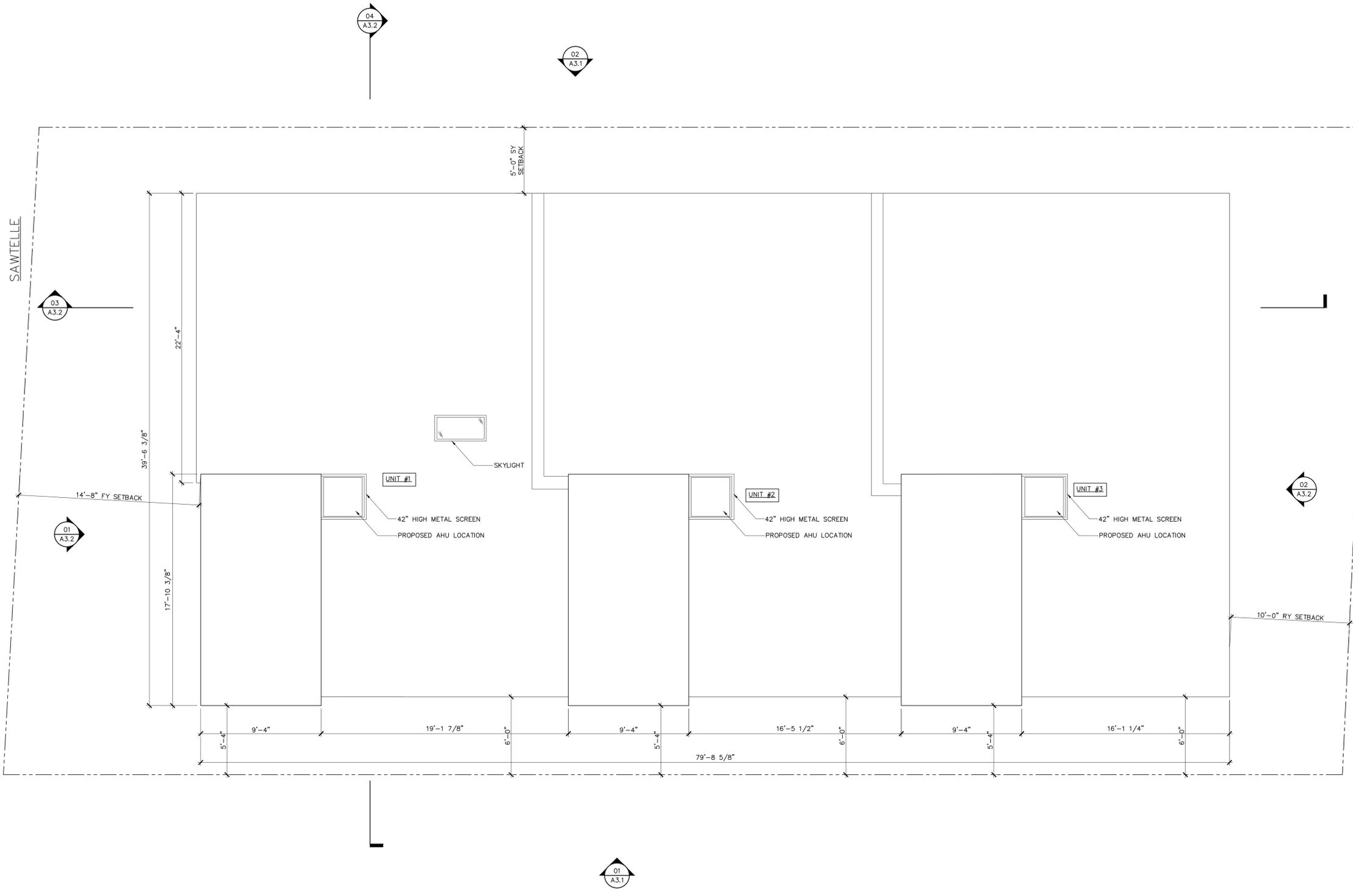
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DRAWING TITLE
SECOND FLOOR PLAN

A2.2

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SAWTELLE



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 ROOF PLAN

A2.3

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

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2 EXTERIOR ELEVATION FACING NORTH
3/16" = 1'-0"



1 EXTERIOR ELEVATION FACING SOUTH
3/16" = 1'-0"

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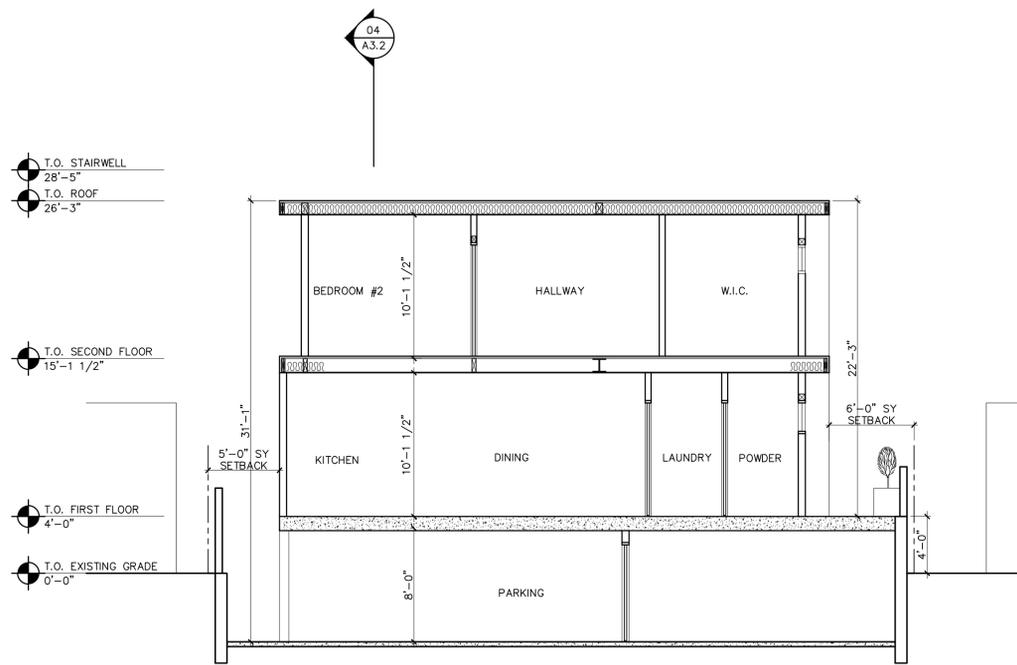
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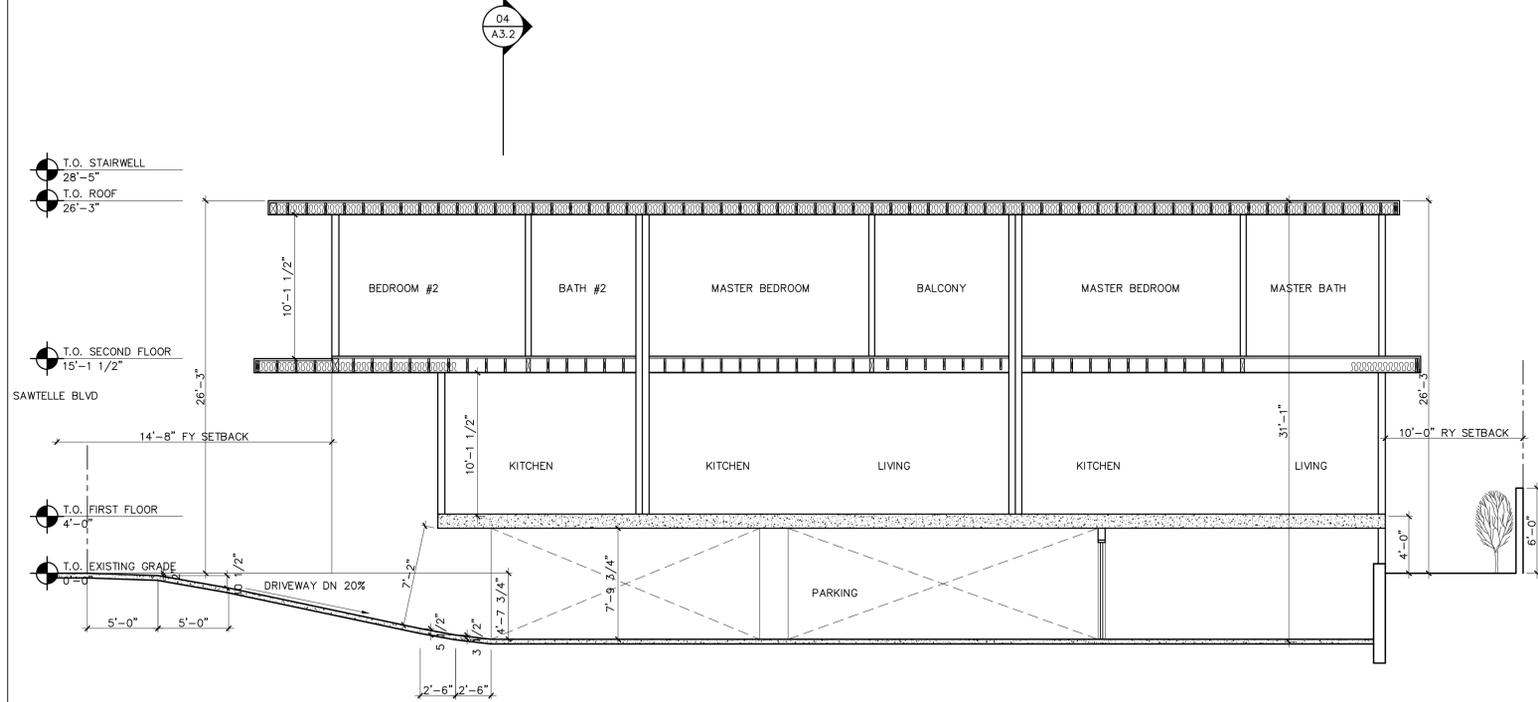
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DRAWING TITLE
 EXTERIOR ELEVATIONS

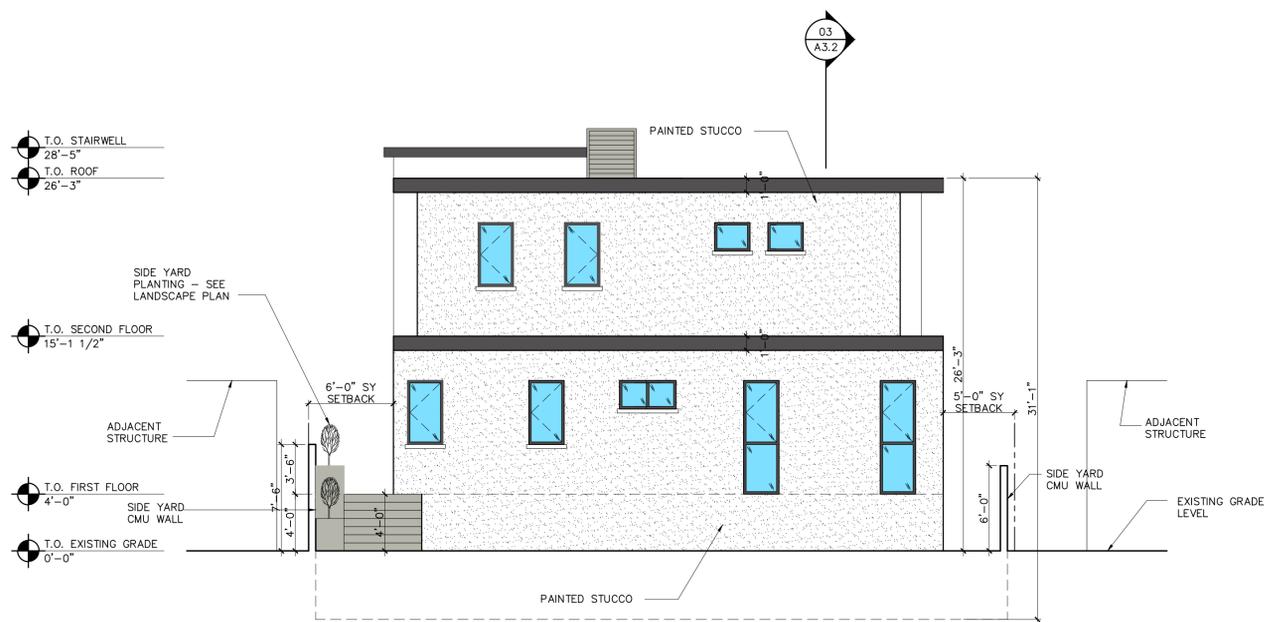
A3.1



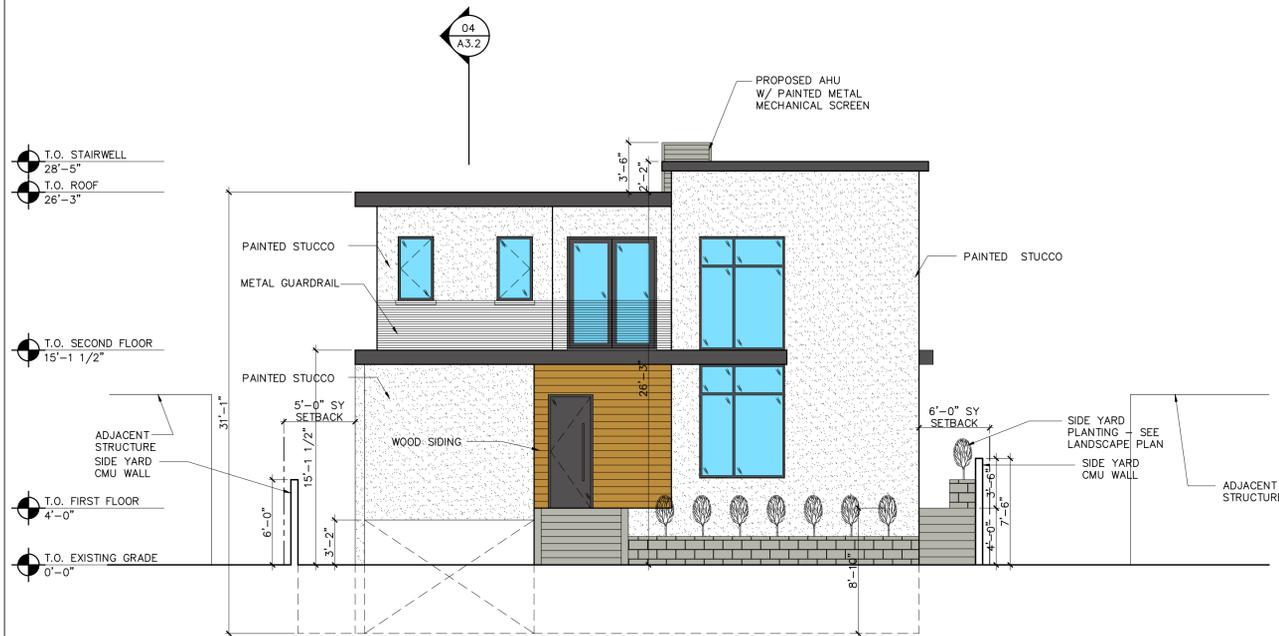
4 BUILDING SECTION
3/16" = 1'-0"



3 BUILDING SECTION
3/16" = 1'-0"



2 EXTERIOR ELEVATION FACING EAST
3/16" = 1'-0"



1 EXTERIOR ELEVATION FACING SAWTELLE
3/16" = 1'-0"

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 EXTERIOR ELEVATIONS AND BUILDING SECTION

A3.2

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2 VIEW FROM SAWTELLE



1 VIEW FROM ADJACENT PROPERTY

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 RENDERINGS

A4.1



PODOCARPUS MACROPHYLLUS

RHAPHIOLEIS UMBELLATA

DYMONDIA MARGARETAE

BUXUS 'GREEN MOUNTAIN'

CHAMAEROPS HUMILIS

DIANELLA REVOLUTA 'LITTLE REV'

ALOE POLYPHYLLA

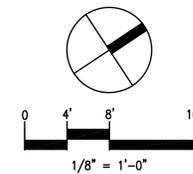
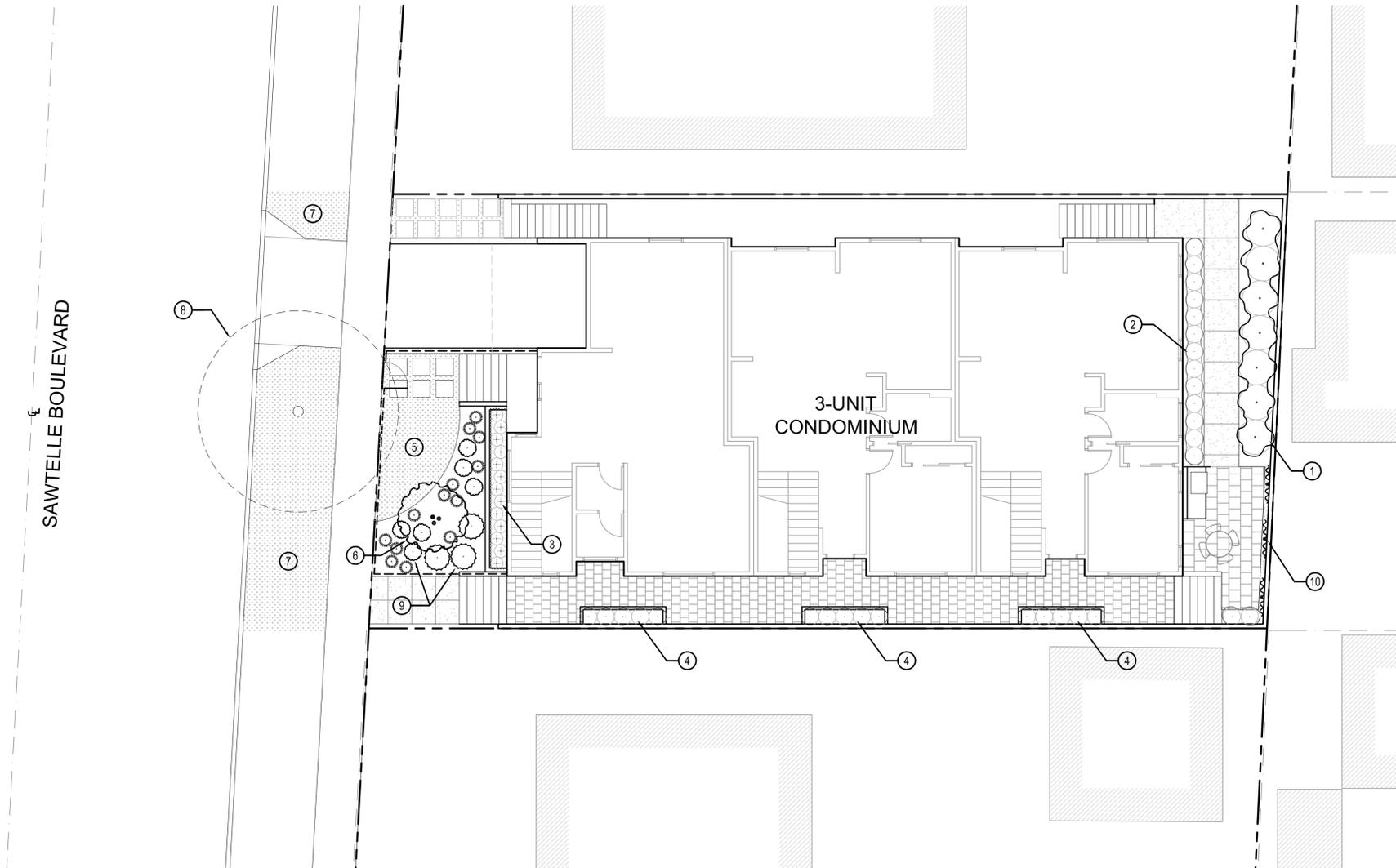
AGAVE DESMETTIANA

PROJECT INFORMATION

DATE:	OCTOBER 21, 2016
TOTAL LANDSCAPE AREA:	813 S.F.
PROJECT TYPE:	RESIDENTIAL – MULTI-FAMILY
WATER SUPPLY TYPE:	MUNICIPAL POTABLE PERMANENT IRRIGATION SYSTEM SHALL BE PROVIDED
LANDSCAPE ARCHITECT:	JMD LANDSCAPE ARCHITECTURE JEFF MAXWELL, PLA CA#5774 330 ARDEN AVENUE, SUITE 130 GLENDALE, CA 91203 323-491-3808 JEFF@JMD-LA.COM
PROPERTY OWNER:	CHEN & COMPANY, LLC 5917 SATURN STREET LOS ANGELES, CA 808-371-0159

PLANT LEGEND

	BOTANICAL NAME – COMMON NAME	SIZE	WATER USE
①	SCREEN HEDGE PODOCARPUS MACROPHYLLUS – YEW PINE (8'-10' HEDGE)	15 GAL.	M
②	FOUNDATION SHRUBS RHAPHIOLEPIS UMBELLATA 'MINOR' – YEDDA HAWTHORN	5 GAL.	L
③	ACCENT HEDGE EQUISETUM HYEMALE – HORSETAIL CYPERUS ALTERNIFOLIUS – UMBRELLA PLANT	5 GAL. 5 GAL.	H M
④	CORRIDOR PLANTERS BUXUS 'GREEN MOUNTAIN' – GREEN MOUNTAIN BOXWOOD	5 GAL.	M
⑤	WALK-ON LAWN SUBSTITUTE DYMONDIA MARGARETAE – DYMONDIA	FLATS	M
⑥	ACCENT TREE CHAMAEROPS HUMILIS – MEDITERRANEAN PALM	36" BOX	L
⑦	PARKWAY LAWN SUBSTITUTE DYMONDIA MARGARETAE – DYMONDIA	FLATS	M
⑧	STREET TREE (EXISTING – TO REMAIN) MAGNOLIA GRANDIFLORA – SOUTHERN MAGNOLIA	(EXISTING)	M
⑨	SUCCULENTS AND GRASS-LIKE ACCENTS AGAVE DESMETTIANA – SMOOTH AGAVE ALOE POLYPHYLLA – SPIRAL ALOE DIANELLA REVOLUTA 'LITTLE REV' – DIANELLA	5 GAL. 1 GAL.	L L
⑩	VINES PARTHENOCCISSUS TRICUSPIDATA – BOSTON IVY	5 GAL.	M



CONDOMINIUM DEVELOPEMENT
4234 SAWTELLE BOULEVARD | CULVER CITY, CA 90066

CONCEPTUAL LANDSCAPE PLAN

December 5, 2016

