



TWO-STORY WINDOWS ⑧



RECESSED WINDOW ⑤



STAIRS LEADING TO ROOFTOP DECK ⑦



LARGE WINDOWS TO ILLUMINATE INTERIOR ④



ATRIUM ⑥



LARGE FRAMED WINDOWS ③



MINIMALIST FORM WITH SUBTRACTIONS FOR OPENINGS ②



PROJECT IMAGE ①

CONCEPT IMAGES ①



209 S. MARKET ST.
INGLEWOOD, CA. 90301
323.553.2376

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9.28.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
MIA LAMAR LLC
301 N. CANON DR. SUITE E
BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90232
PROJECT # 15036

CONCEPT
IMAGES

ISSUE DATE: 09.28.2016

G0.01



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MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90232
P R O J E C T # 150252

SURVEY, FOR
REFERENCE

ISSUE DATE: 09.28.2016

G0.02

SCALE 1"=8'



BRADDOCK DR

DUQUESNE AVENUE

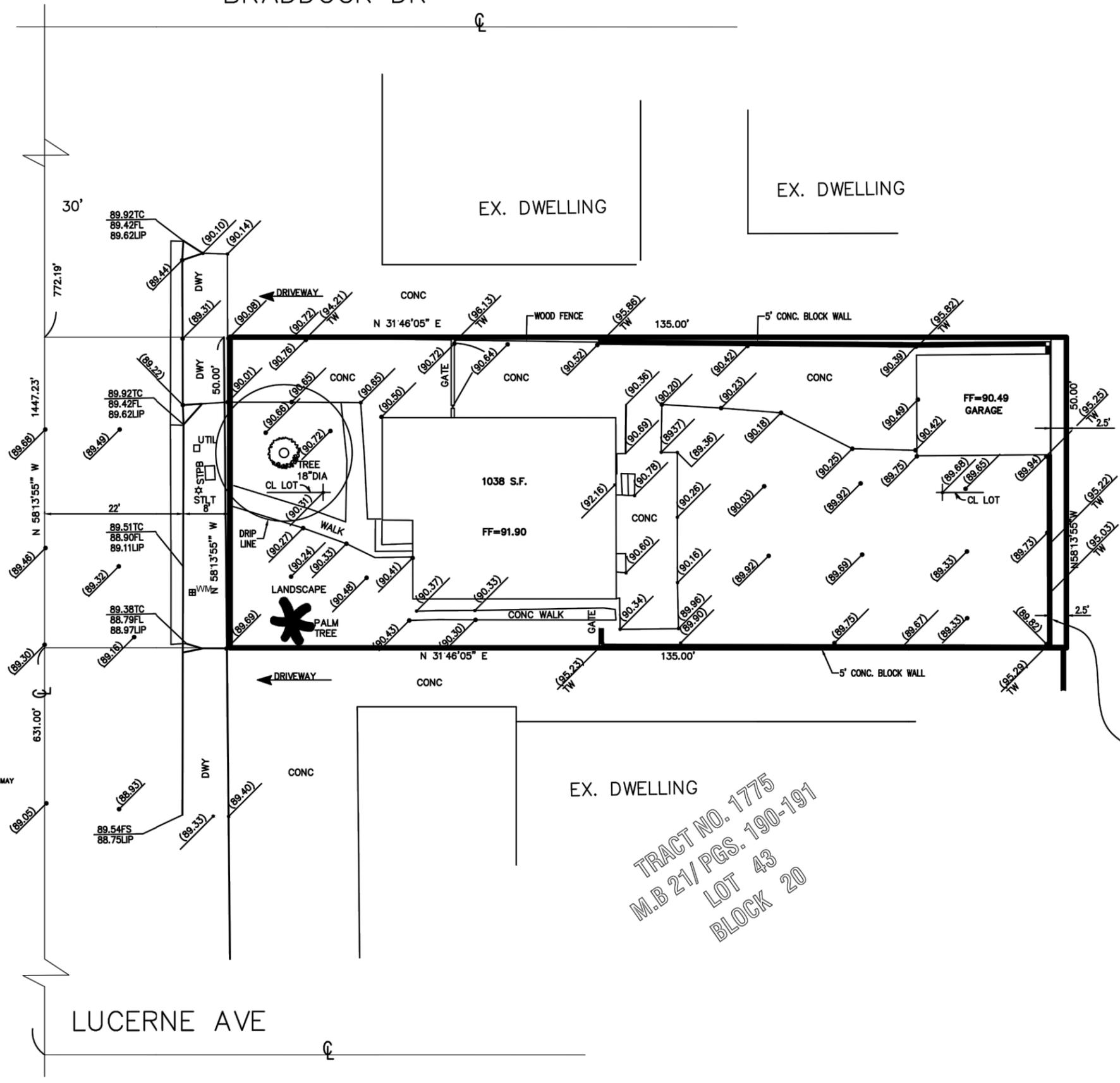
LUCERNE AVE

EX. DWELLING

EX. DWELLING

TRACT NO. 1775
M.B 21/ PGS. 190-191
LOT 43
BLOCK 20

- LEGEND:
SOME OF THE ABBREVIATIONS BELOW MAY HAVE BEEN USED IN THIS DRAWING.
- CB CONCRETE BLOCK
 - C.B. CATCH BASIN
 - CONC. CONCRETE
 - C.L. CHAIN LINK
 - CL. CENTER LINE
 - DWY DRIVEWAY
 - E. EAST
 - FL. FLOW LINE
 - F.B. FIELD BOOK
 - FOUND FOUND
 - L&T LEAD AND TACK
 - I.P. IRON PIPE
 - M.H. MANHOLE
 - MON. MONUMENT
 - N. NORTH
 - O/S OFFSET
 - P.P. POWER POLE
 - PAVT. PAVEMENT
 - PLNTR. PLANTER
 - S. SOUTH
 - R. RISER
 - RET. RETAINING
 - ST. STREET
 - TC. TOP OF CURB
 - T.H. THRESHOLD
 - TOW. TOP OF WALL
 - WD. WOOD
 - W.I. WROUGHT IRON
 - WM. WATER METER
 - W. WEST
- PROPERTY LINE
STREET CENTERLINE



NOTES:

- 1) SURVEY PERFORMED FOR:
MR. MAS AFSHAR
415 CLARINDA DR.
TARZANA, CA 91356
- 2) TITLE REPORT BY:
STEWART TITLE
ORDER NO. 01180-185883
DATED: SEPTEMBER 11, 2015
- 3) REFERENCES:
ASSESSOR'S I.D. NO. 4207-021-016
- 4) REFERENCES:
THOMAS GUIDE PAGE 672, GRID H 1,2

BENCHMARK:
FIELD BOOK:
LOS ANGELES COUNTY PUBLIC WORKS
LOCATION:
L&SPK IN NW COR C. B. 9.4M(30.8FT) S/O BCR
@ SW COR JEFFERSON BLVD & DUQUESNE AVE
ELEVATION: 81.196
ID NUMBER: 5Y10986

W'LY LINE OF A 2.5' WIDE
EASEMENT FOR POLE LINES
REC. IN BOOK 6284, PG. 201, O.R
AND THE W'LY LINE OF A 2.5' WIDE
EASEMENT FOR POWER LINES AND PIPELINES
REC. IN BOOK 111, PG 34, O.R

PM740654

SURVEY PERFORMED JAN 2016



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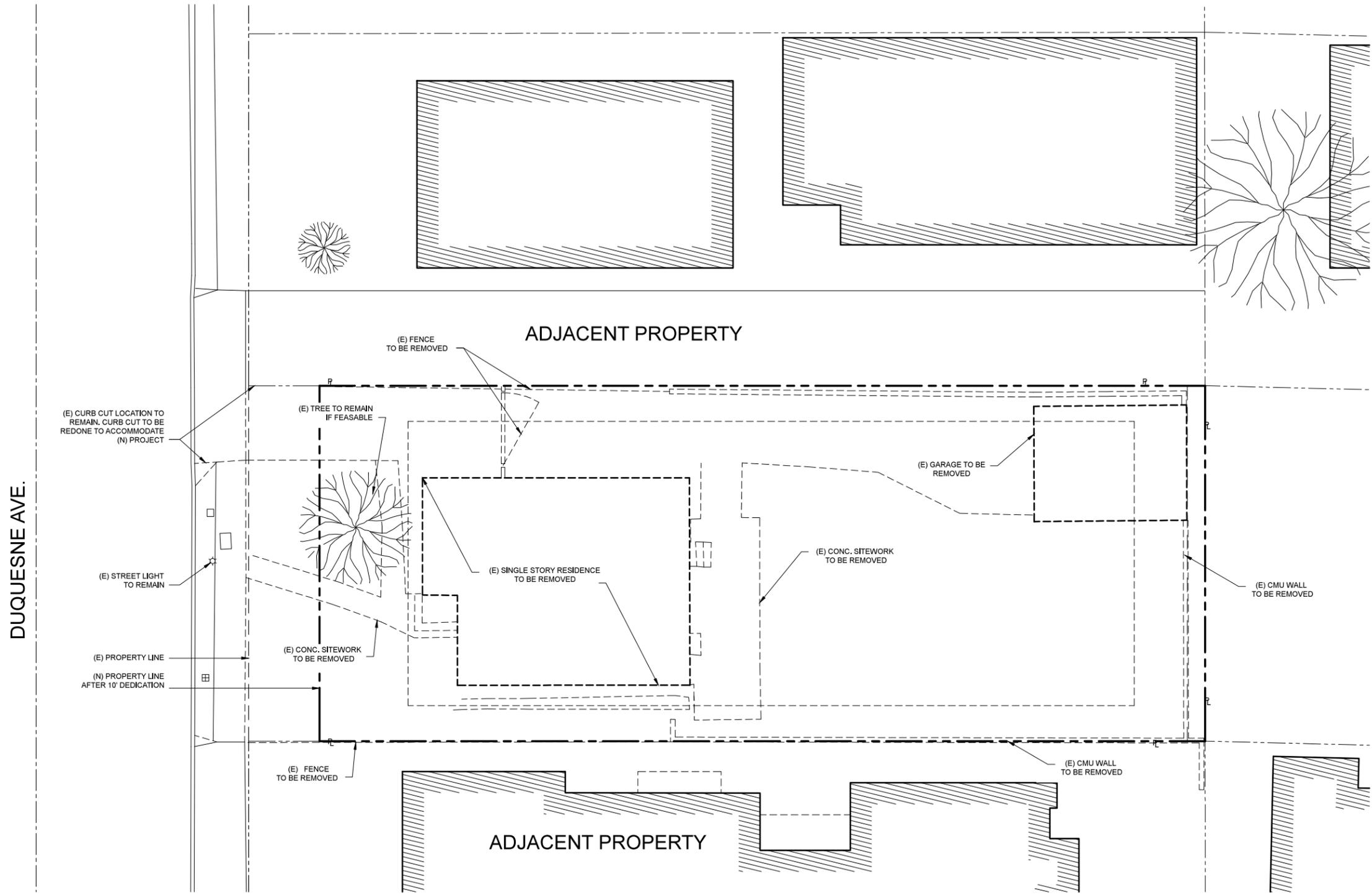
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4180 DUQUESNE AVE.
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PROJECT # 15036



KEYNOTES

LEGEND

SITE DEMOLITION
PLAN

ISSUE DATE: 09.28.2016

A0.01



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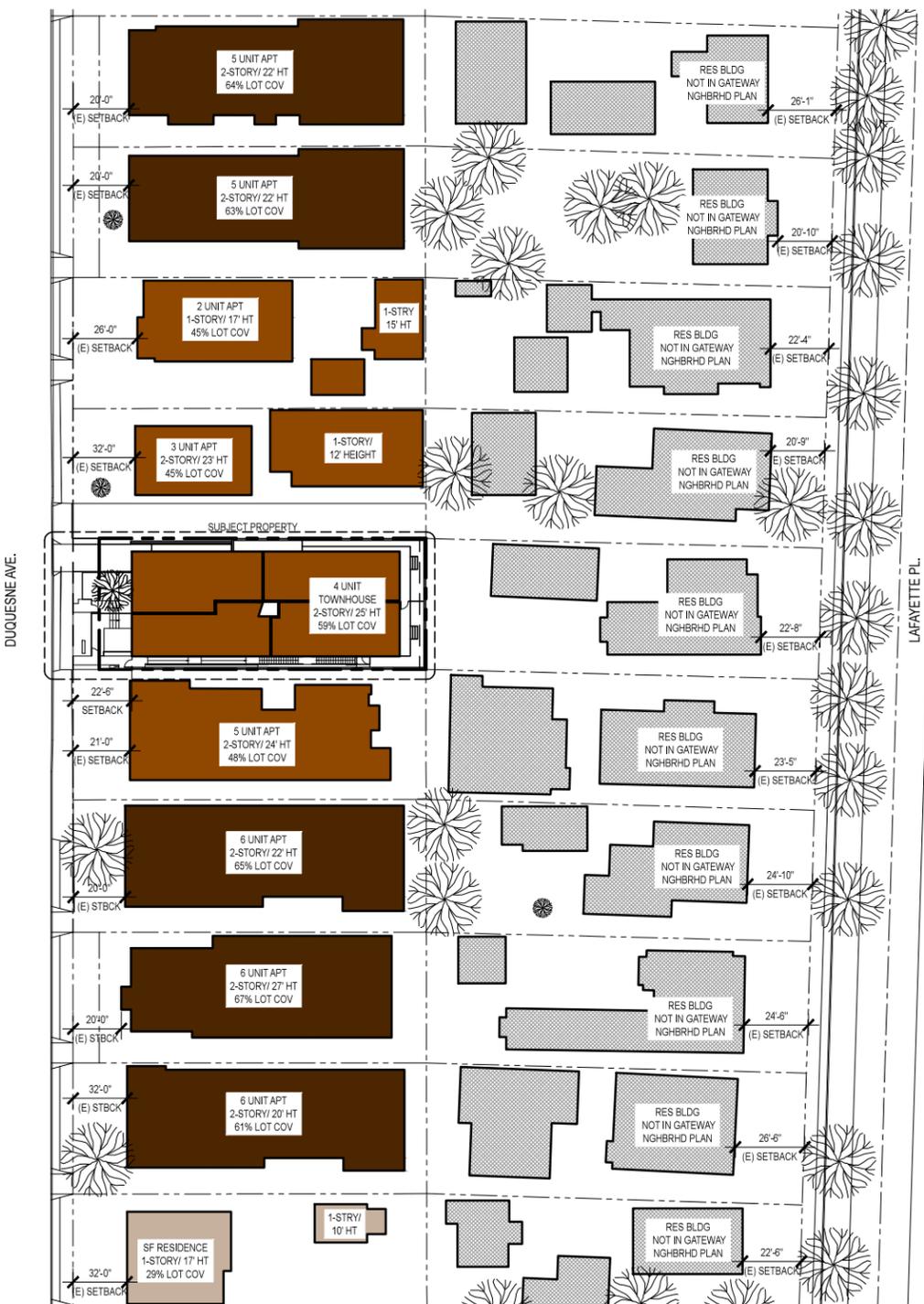
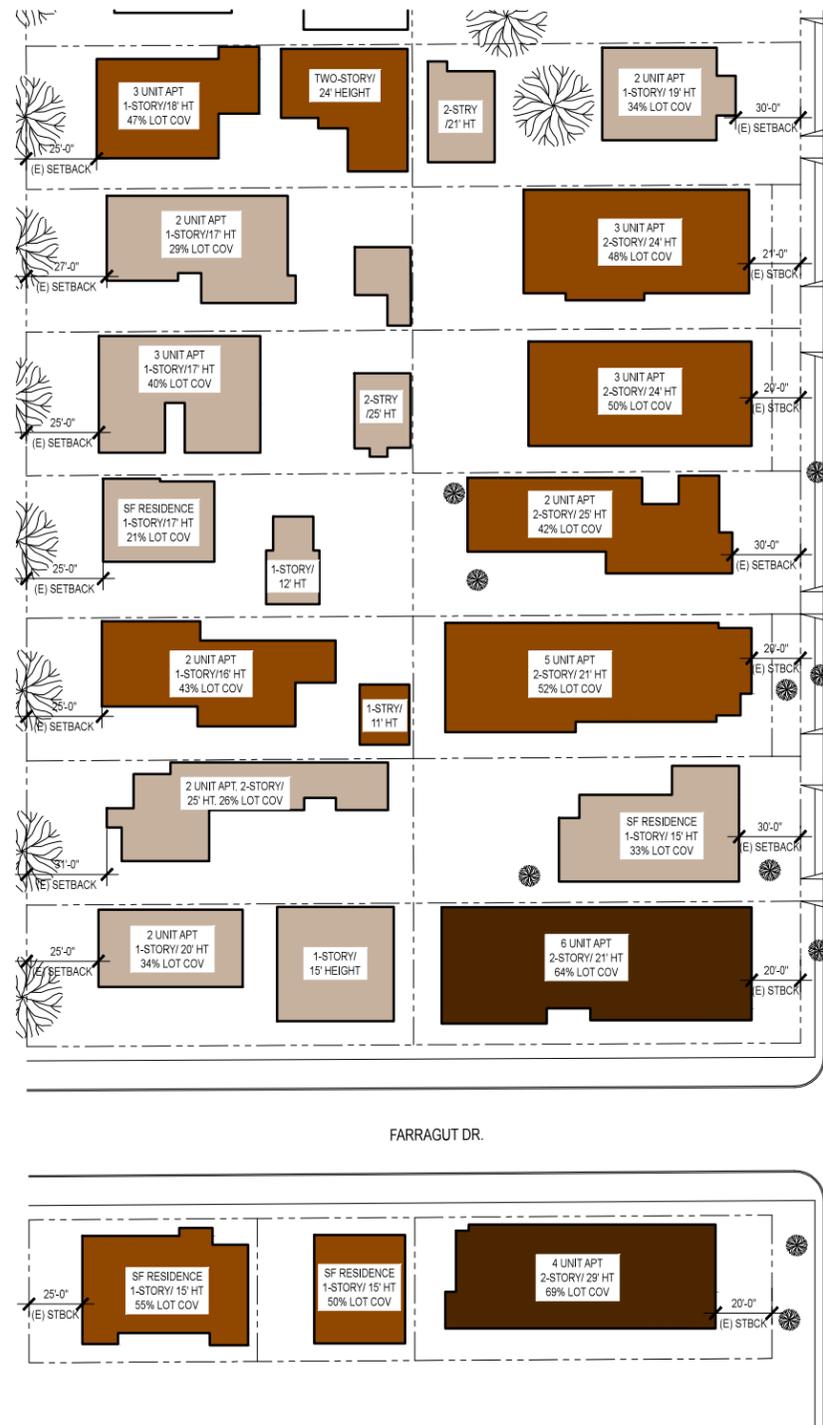
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DUQUESNE TOWNHOMES
CULVER CITY, CA 90232
PROJECT # 15036



NOTE : LOT COVERAGE INFORMATION, BUILDING SETBACK, AND BUILDING HEIGHT ARE ALL TAKEN FROM GATEWAY NEIGHBORHOOD PLANNING STUDY.

KEYNOTES

LEGEND

AVERAGE PERCENTAGE OF LOT COVERAGE PER BLOCK

- (21-40)
- (41-60)
- (61-80)
- BLOCK NOT A PART OF GATEWAY NEIGHBORHOOD

SITE PLAN
SCALE: 1/32" = 1'-0"
(ON 24" X 36" SHEET SIZE)

1

EXPANDED
SITE PLAN

ISSUE DATE: 09.28.2016

A0.03



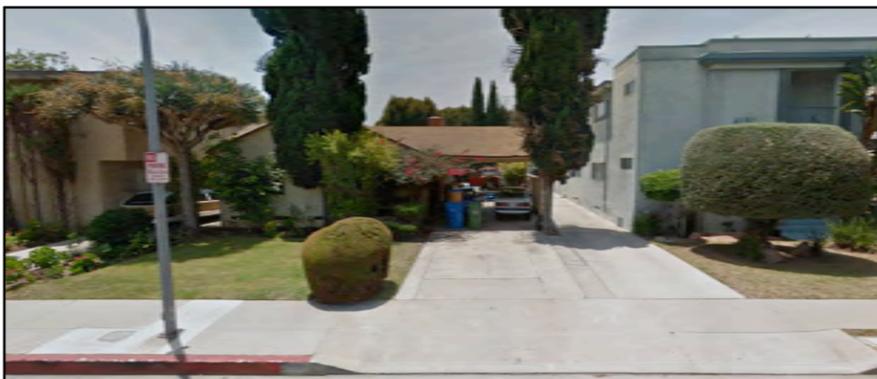
SITE FROM THE SOUTH WEST
SCALE: NTS
(ON 24" X 36" SHEET SIZE) 8



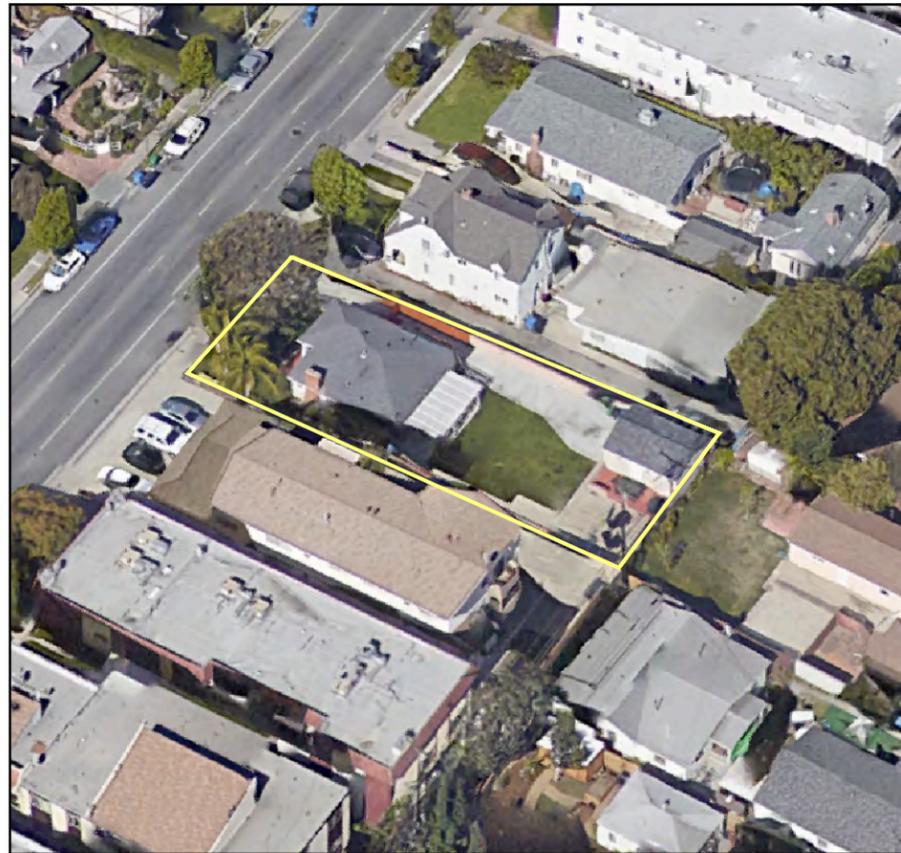
SITE FROM THE SOUTH
SCALE: NTS
(ON 24" X 36" SHEET SIZE) 7



SITE FROM THE SOUTH EAST
SCALE: NTS
(ON 24" X 36" SHEET SIZE) 6



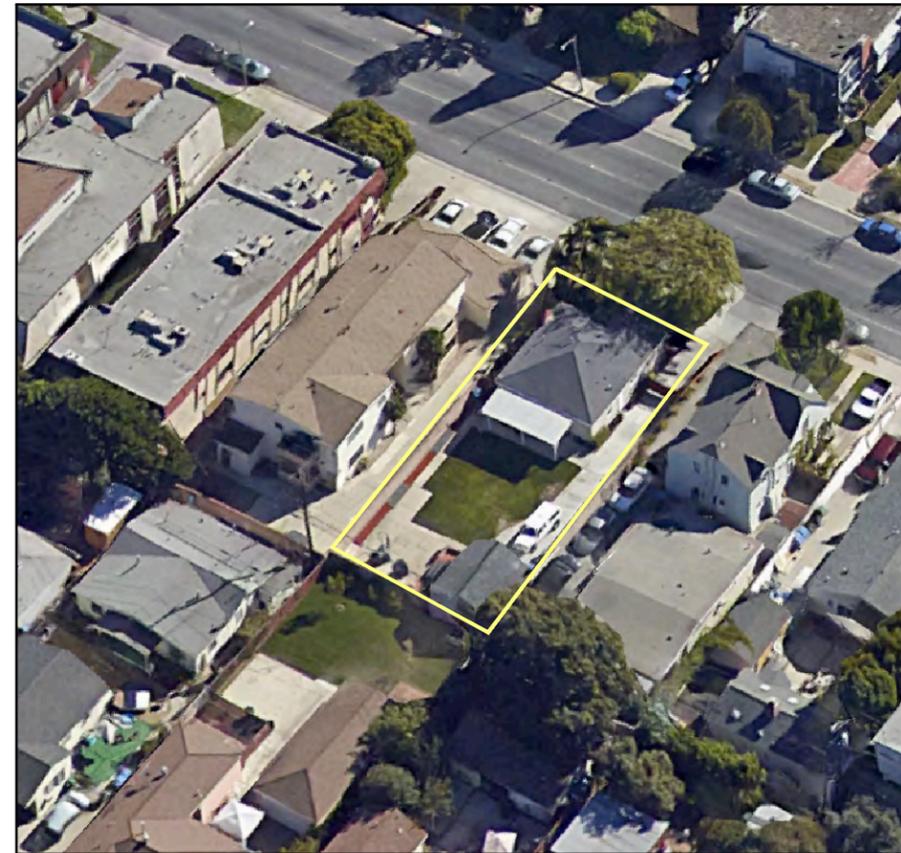
NEIGHBOR OPPOSITE THE STREET
SCALE: NTS
(ON 24" X 36" SHEET SIZE) 5



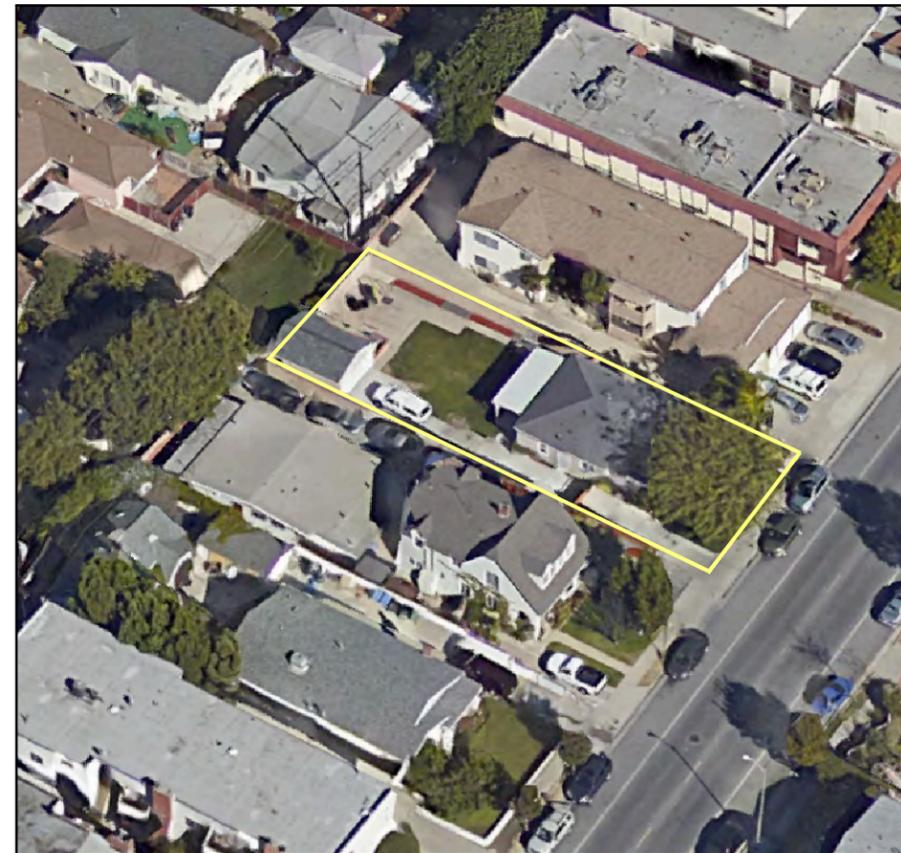
SITE FROM THE EAST
SCALE: NTS
(ON 24" X 36" SHEET SIZE) 4



SITE FROM THE SOUTH
SCALE: NTS
(ON 24" X 36" SHEET SIZE) 3



SITE FROM THE NORTH
SCALE: NTS
(ON 24" X 36" SHEET SIZE) 2



SITE FROM THE WEST
SCALE: NTS
(ON 24" X 36" SHEET SIZE) 1



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7.06.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
MIA LAMAR LLC
301 N. CANON DR. SUITE E
BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90232
PROJECT # 15036

SITE PHOTOS

ISSUE DATE: 07.06.2016



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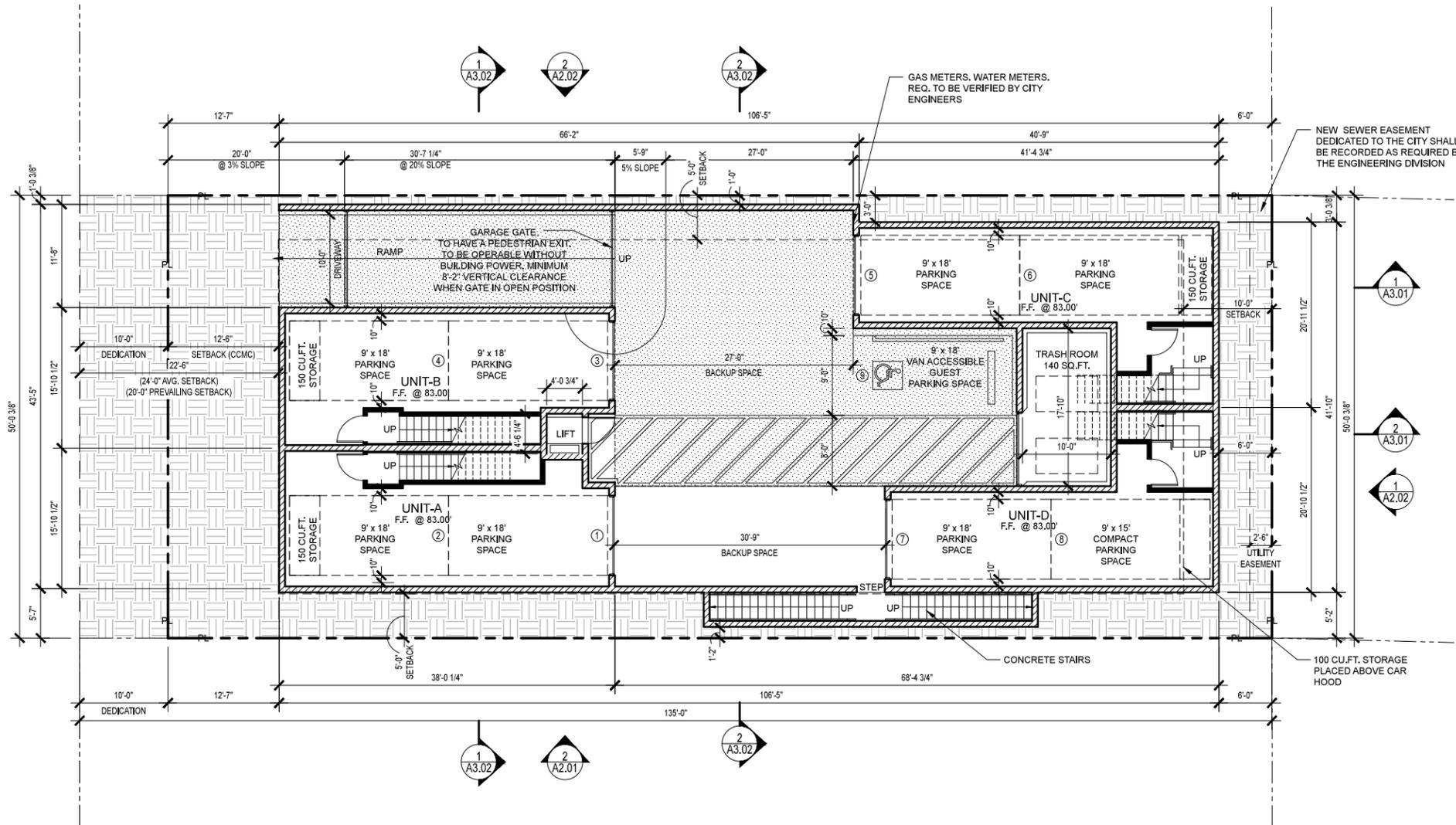
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BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90232
PROJECT # 15036



DUQUESNE AVE.

BASEMENT PLAN
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)

KEYNOTES

LEGEND

- C.M.U. WALL
- MTL STUD WALL
- 8'-2" MIN. VERTICAL CLEARANCE, TYP.

BASEMENT PLAN

ISSUE DATE: 09.28.2016

A1.00



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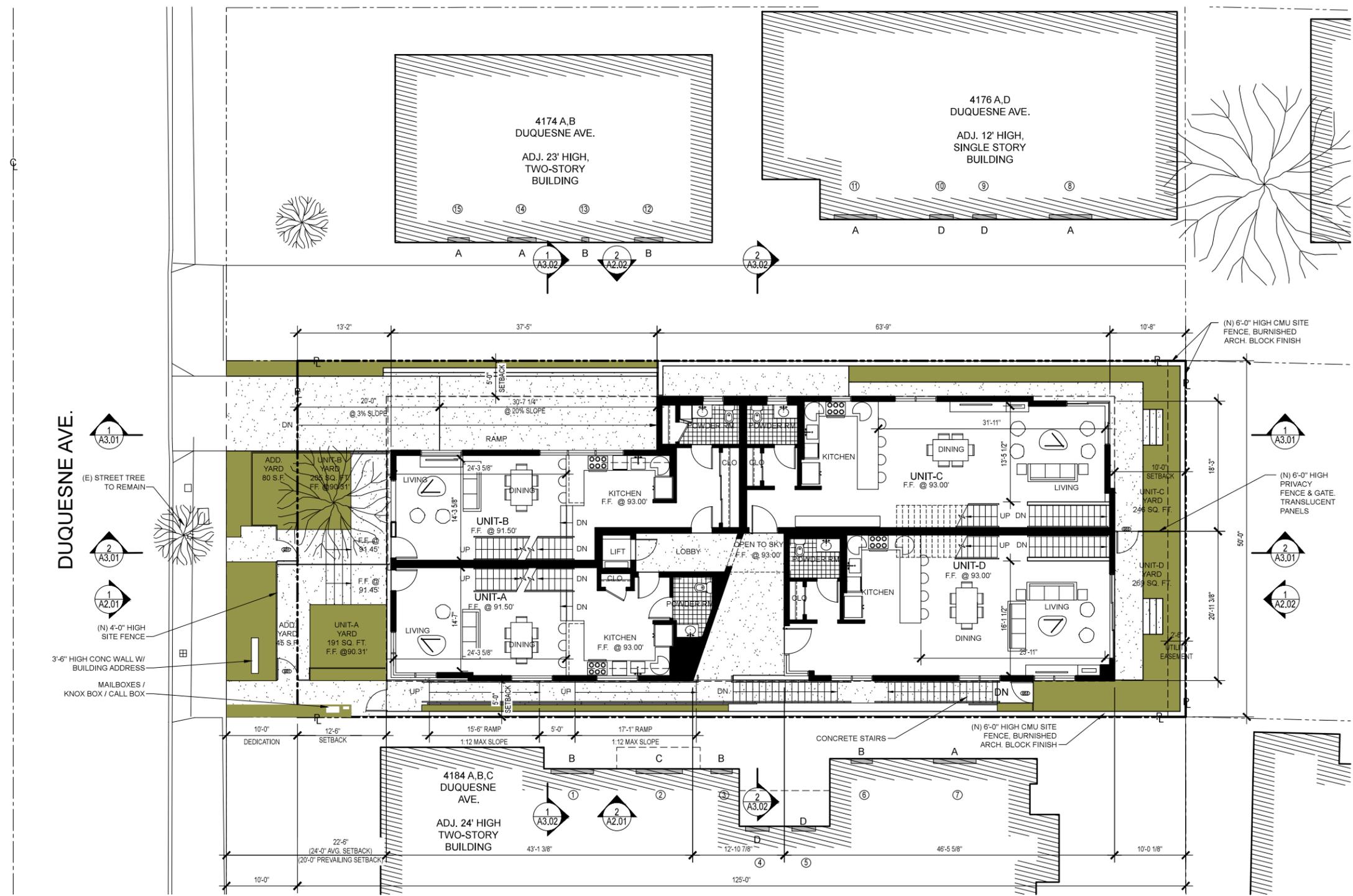
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4180 DUQUESNE AVE
CULVER CITY, CA 90232
PROJECT # 15036



DUQUESNE AVE.





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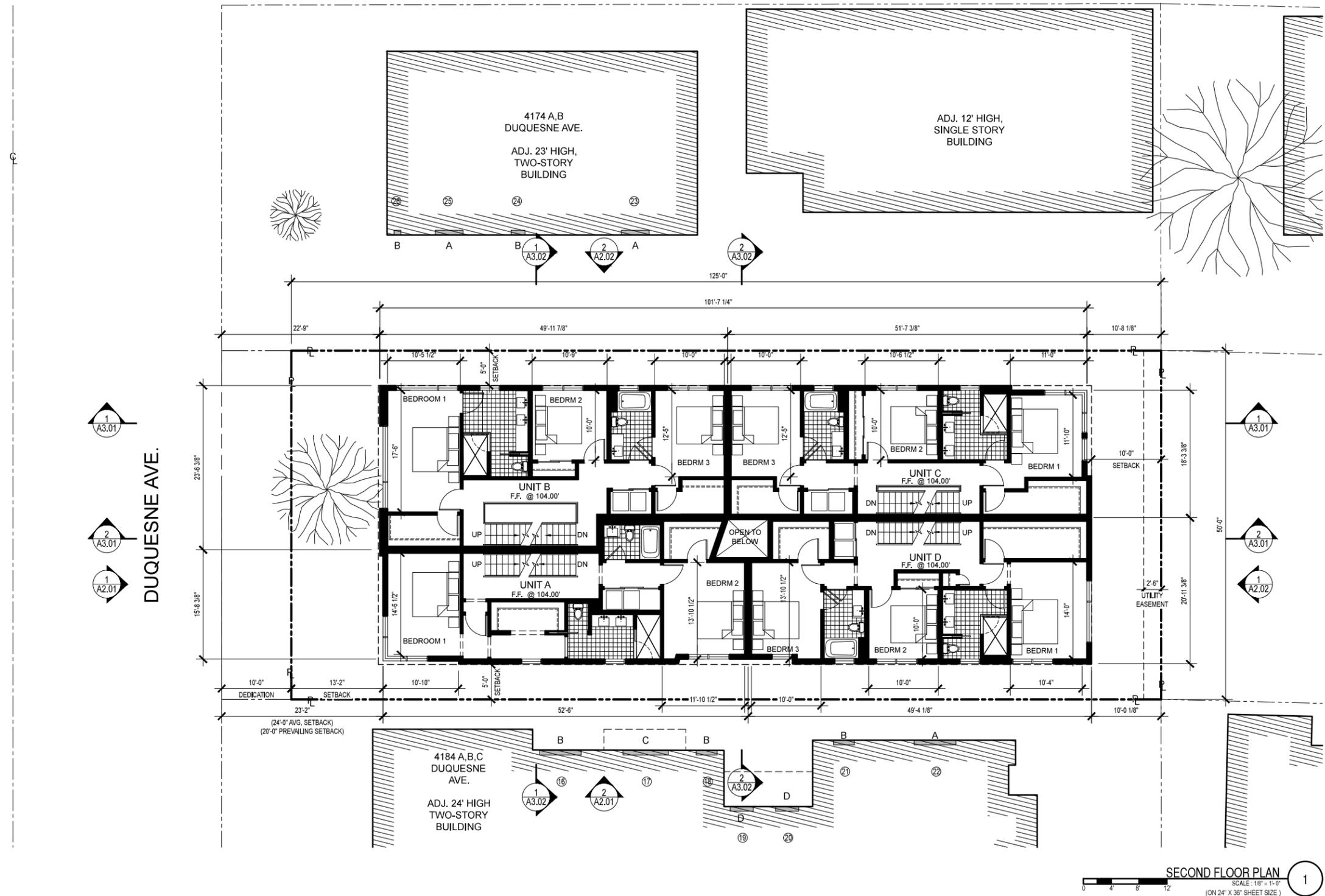
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MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90232
PROJECT # 15036



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)

KEYNOTES

(E) WINDOWS RELATIONSHIP TO (N) WINDOWS				
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	UNIT (N) WINDOW IS IN	PROPOSED SOLUTION
4184 DUQUESNE AVE.	# 16	NOT ALIGNED	N/A	N/A
	# 17	NOT ALIGNED	N/A	N/A
	# 18	13'-0"	UNIT-A	NO CHANGE
	# 19	NOT ALIGNED	N/A	N/A
	# 20	21'-1"	UNIT-D	NO CHANGE
	# 21	10'-11"	UNIT-D	NO CHANGE
4174 DUQUESNE AVE.	# 22	NOT ALIGNED	N/A	N/A
	# 23	21'-7"	UNIT-B	NO CHANGE
	# 24	NOT ALIGNED	N/A	N/A
	# 25	21'-7"	UNIT-B	NO CHANGE
	# 26	21'-7"	UNIT-B	NO CHANGE

LEGEND

- CMU WALL
- 2 X WOOD STUD WALL
- LARGE WINDOWS (HEIGHT > 3'-0")
- SMALL WINDOWS (HEIGHT < 3'-0")
- SLIDING GLASS DOORS
- DOORS

SECOND FLOOR
PLAN

ISSUE DATE: 09.28.2016

A1.20



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3 2 3 . 5 5 3 . 2 3 7 6

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SITE PLAN
REVIEW

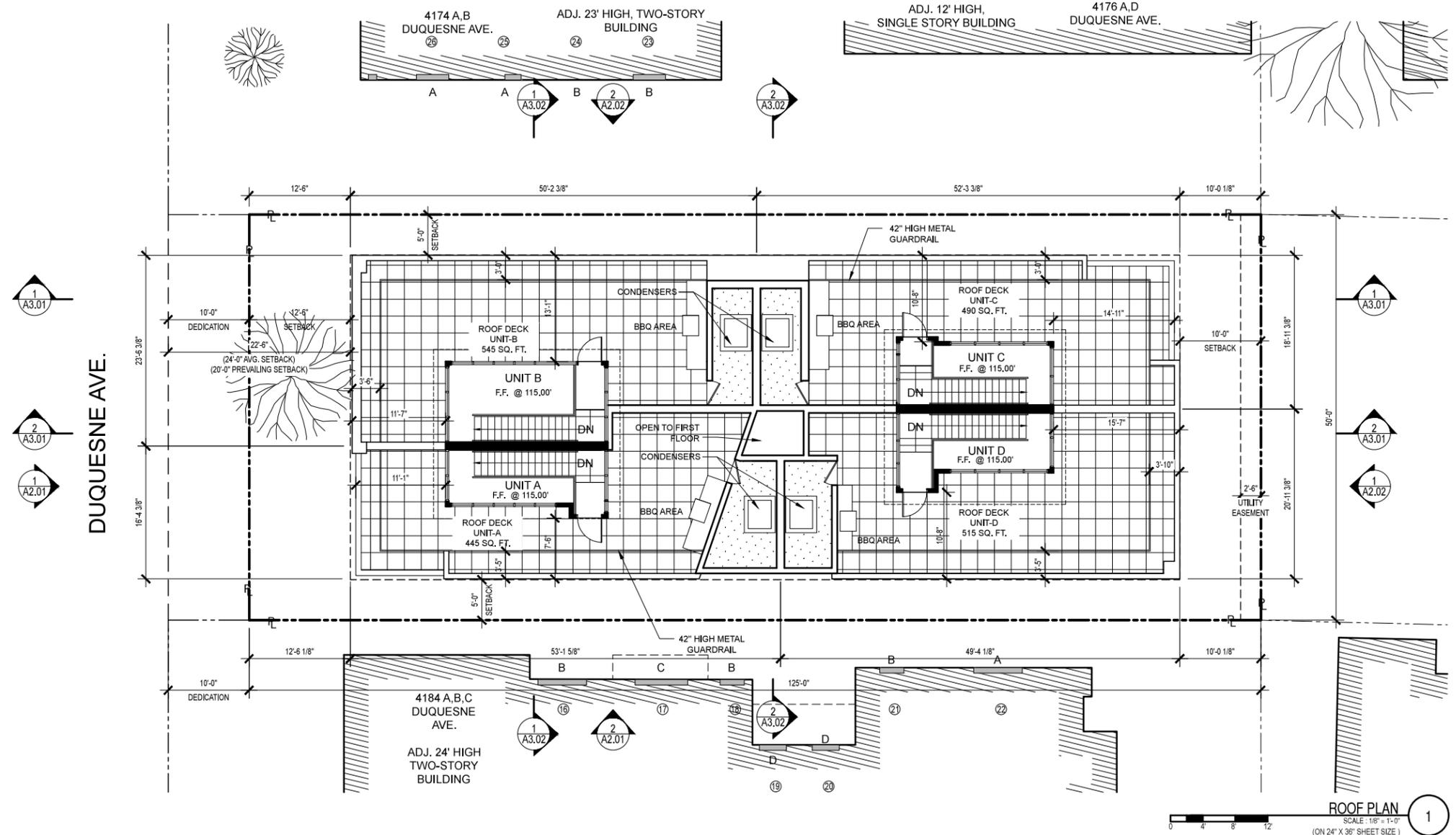
NO.	ISSUES / REVISIONS	DATE

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MASAFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA, 90232
PROJECT # 15036



STAIR ROOF PLANS
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)



ROOF PLAN
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)

KEYNOTES

(E) WINDOWS RELATIONSHIP TO (N) WINDOWS				
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	UNIT (N) WINDOW IS IN	PROPOSED SOLUTION
4184 DUQUESNE AVE.	# 16	NOT ALIGNED	N/A	N/A
	# 17	NOT ALIGNED	N/A	N/A
	# 18	13'-0"	UNIT-A	NO CHANGE
	# 19	NOT ALIGNED	N/A	N/A
	# 20	21'-1"	UNIT-D	NO CHANGE
	# 21	10'-11"	UNIT-D	NO CHANGE
4174 DUQUESNE AVE.	# 22	NOT ALIGNED	N/A	N/A
	# 23	21'-7"	UNIT-B	NO CHANGE
	# 24	NOT ALIGNED	N/A	N/A
	# 25	21'-7"	UNIT-B	NO CHANGE
	# 26	21'-7"	UNIT-B	NO CHANGE

LEGEND

- 2 X WOOD STUD WALL
- ROOF DECK AREA
- LARGE WINDOWS (HEIGHT > 3'-0")
- SMALL WINDOWS (HEIGHT < 3'-0")
- SLIDING GLASS DOORS
- DOORS

ROOF PLAN

ISSUE DATE: 09.28.2016

A1.30



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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE) 2

9.28.16
SITE PLAN
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WEST ELEVATION
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE) 1

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90032
PROJECT # 150232

KEYNOTES

LEGEND

ELEVATIONS

ISSUE DATE: 09.28.2016

A2.01



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NORTH ELEVATION
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE) **2**

**9.28.16
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REVIEW**

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310.738.1800
MAS AFSHAR



EAST ELEVATION
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE) **1**

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90232
PROJECT # 150232

KEYNOTES

LEGEND

ELEVATIONS

ISSUE DATE: 09.28.2016

A2.02



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MAS AFSHAR



BUILDING PERSPECTIVE
SCALE: N/A
(ON 24" X 36" SHEET SIZE)

1



1
SMOOTH COAT
STUCCO
COLOR: WHITE



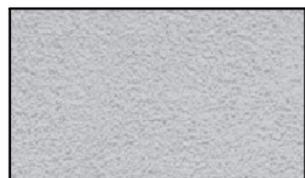
3
BLACK ANODIZED
ALUMINUM FRAME
WINDOWS W/ CLEAR
GLASS



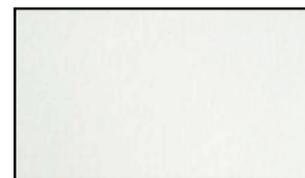
5
HORIZONTAL METAL
RAILING
COLOR: BLACK



7
FRONT YARD METAL
WIRE MESH
COLOR: MEDIUM GRAY



2
SMOOTH COAT
STUCCO
COLOR: MEDIUM GRAY



4
WHITE ALUMINUM
FRAME WINDOWS W/
CLEAR GLASS



6
FRONT YARD ENTRY
GATE
COLOR: ORANGE



8
EXTERIOR WALL
SCONCE
COLOR: BLACK

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MATERIAL SHEET

ISSUE DATE: 09.28.2016

A2.03



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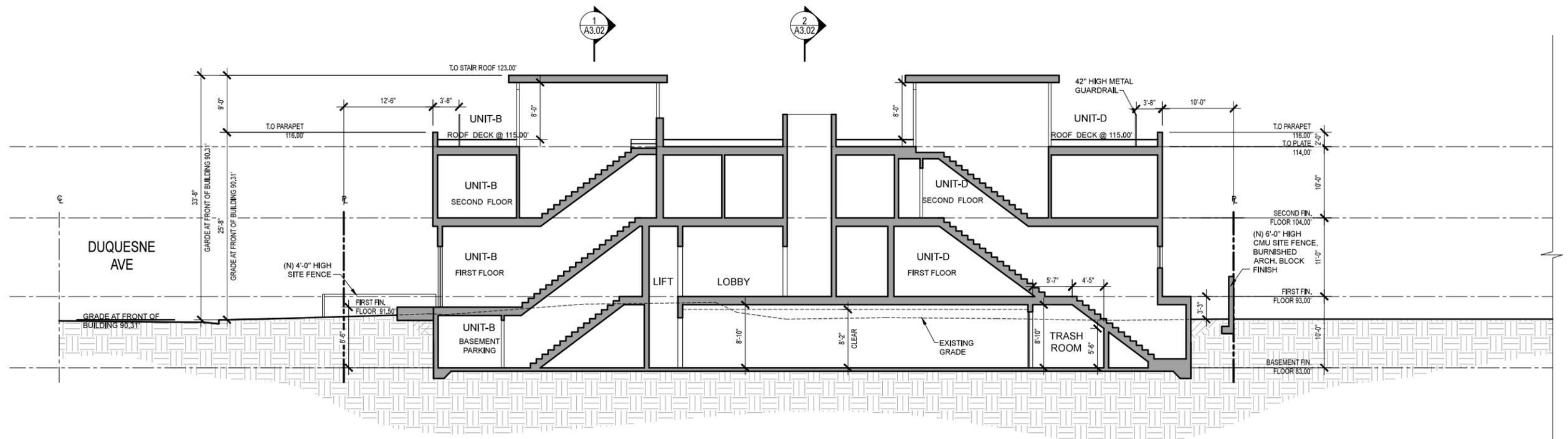
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CULVER CITY, CA. 90232
PROJECT # 150336

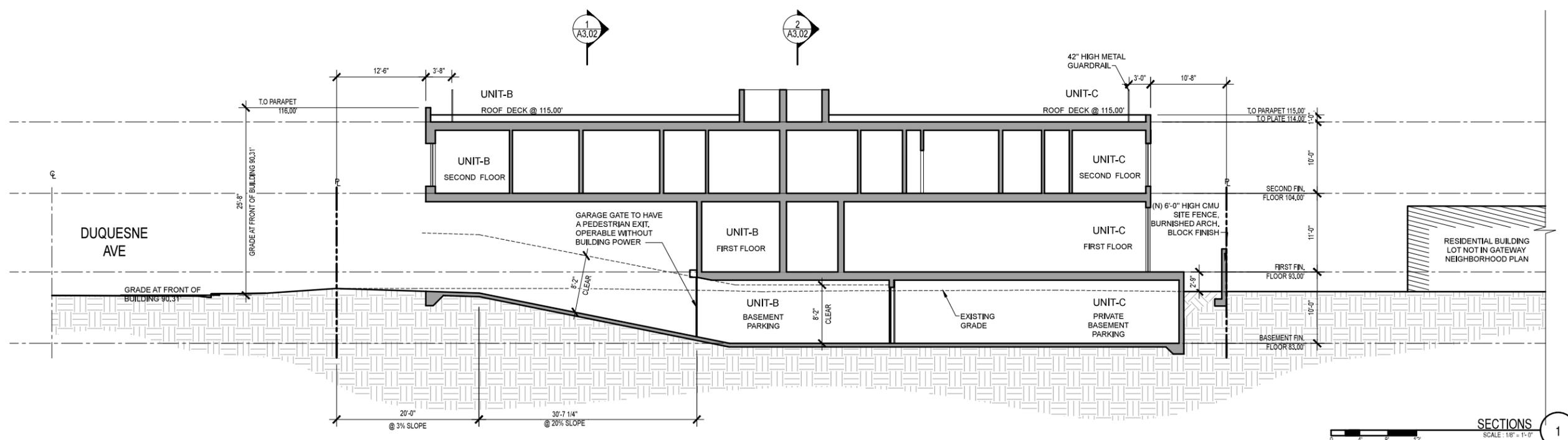
BUILDING
SECTIONS

ISSUE DATE: 09.28.2016

A3.01



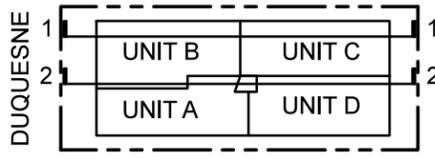
SECTIONS 2
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)



SECTIONS 1
SCALE: 1/8" = 1'-0"
(ON 24" X 36" SHEET SIZE)

KEYNOTES

LEGEND



ISSUE DATE: 09.28.2016



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INGLEWOOD, CA. 90301
323.553.2376

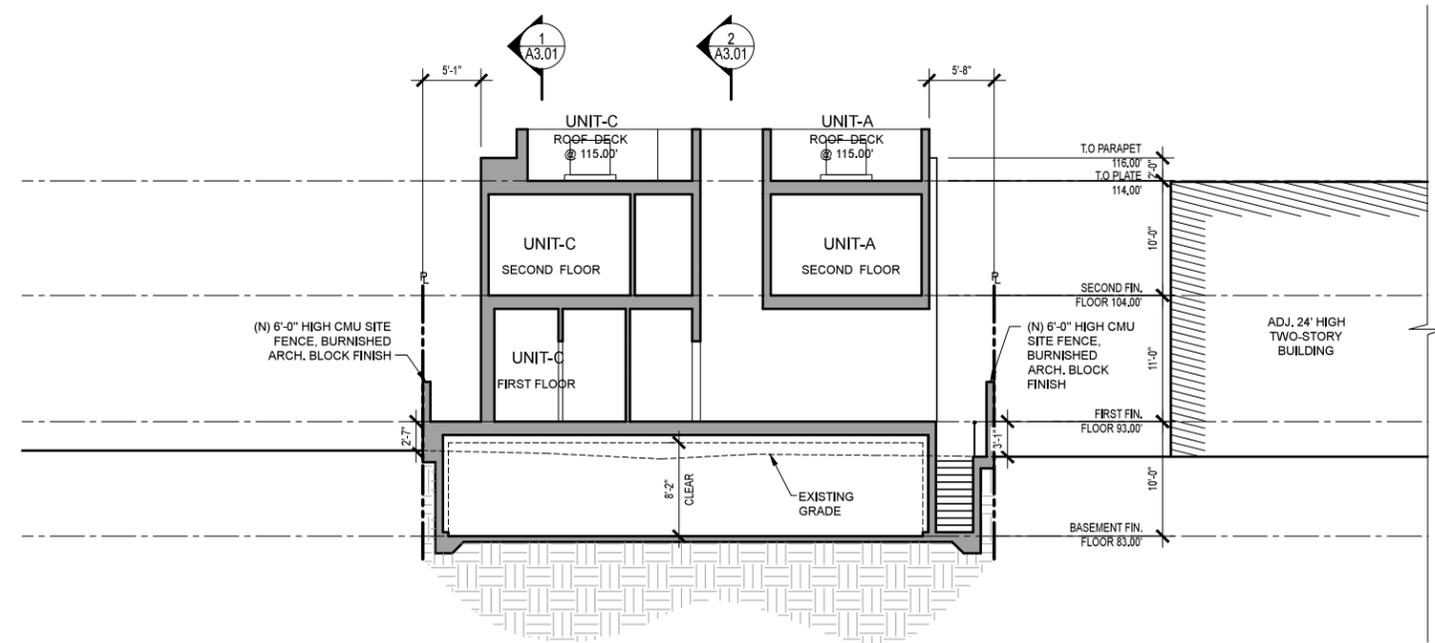
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9.28.16
SITE PLAN
REVIEW

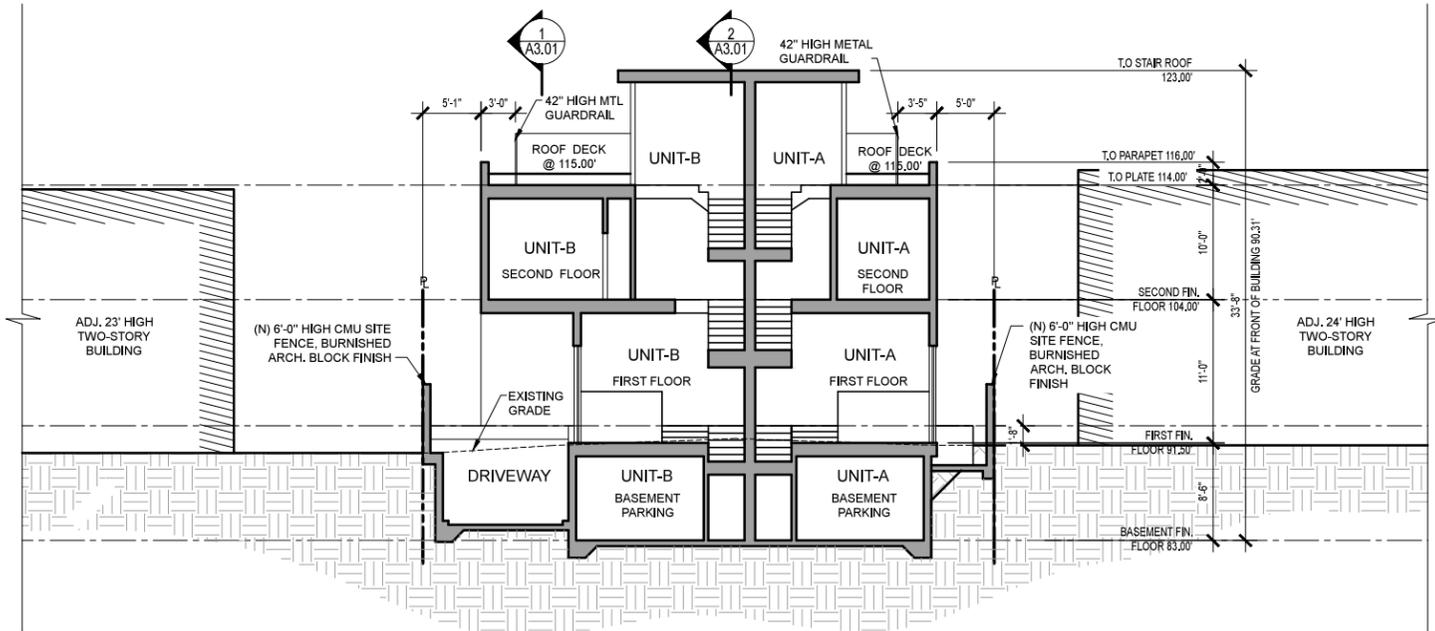
NO.	ISSUES / REVISIONS	DATE

CLIENT INFO:
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BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

DUQUESNE TOWNHOMES
CULVER CITY, CA 90232
P R O J E C T # 1 5 0 3 6



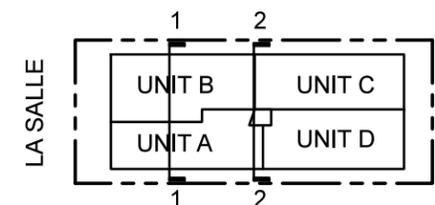
SECTIONS 2
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SECTIONS 1
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KEYNOTES

LEGEND



BUILDING
SECTIONS

ISSUE DATE: 09.28.2016

A3.02

LANDSCAPE ARCHITECT:

Rodriguez & Satterthwaite

Design Build Landscape, Inc.

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(310) 738 1800

PROJECT:
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CULVER CITY, CALIFORNIA 90232

REVISION LOG

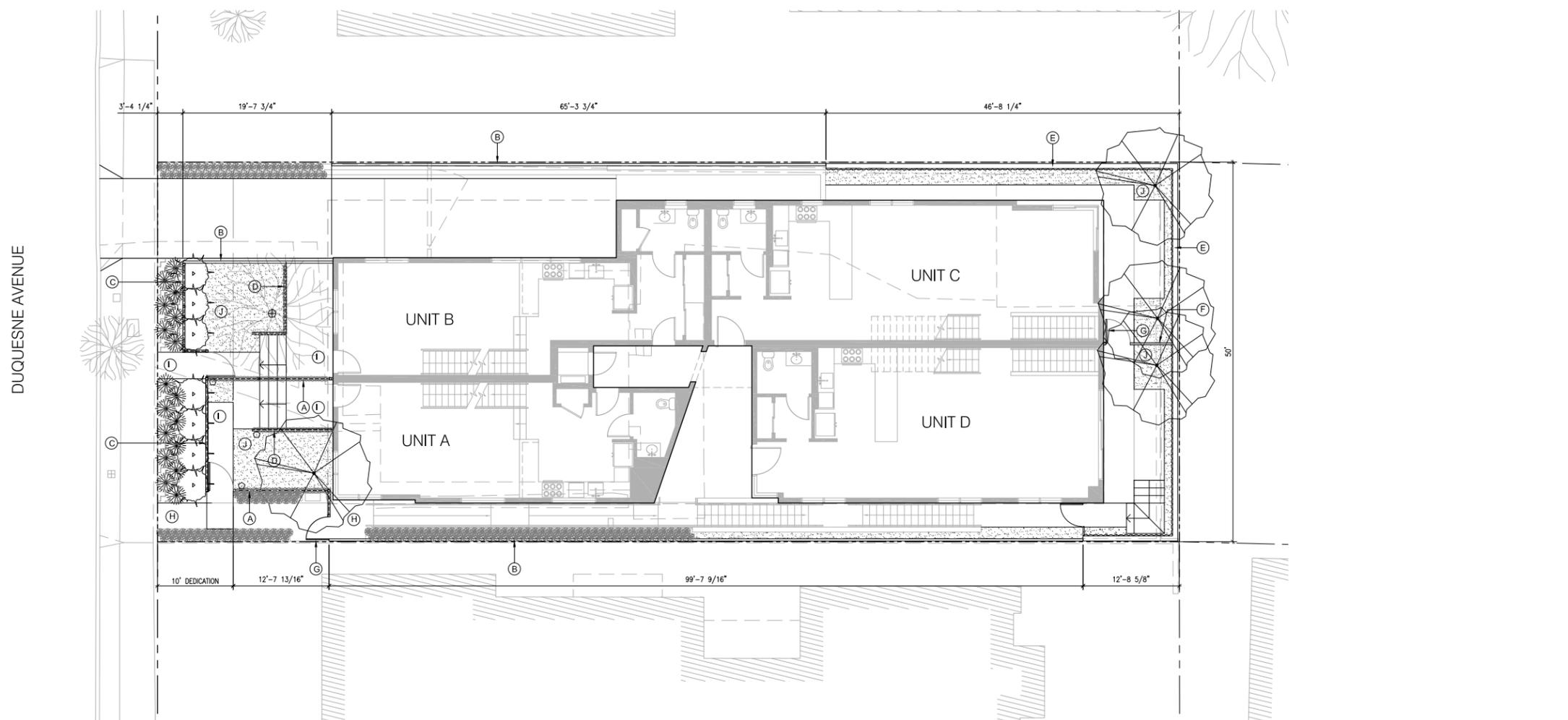
DATE

06.09.2016

SCHEMATIC
LANDSCAPE PLAN

SHEET #

L1.0



SCHEMATIC PLANTING PLAN

1

1/8" = 1'-0"

PLANT LEGEND

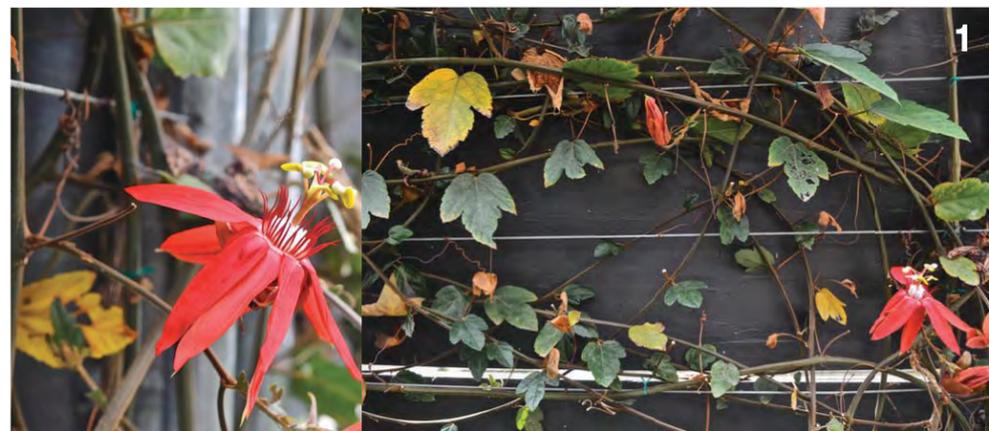
SYMBOL	BOTANIC NAME	COMMON NAME	WATER USAGE	CONTAINER SIZE	SPACING	NOTES
TREES						
	Arbutus 'Marina, std.	Strawberry Tree	L	36" box	per plan	mulch with gravel
	Tipuana tipu, existing					protect in place
GRASSES						
	Muhlenbergia rigens	Deer Grass	L	1 gal	3' O.C	mulch with wood chips.
SUCCULENTS						
	Aloe 'Blue Elf'	NCN	L	1 gal	1' O.C.	mulch with decomposed granite.
SHRUBS						
	Westringia 'Wynyabbe Gem'	Coast Rosemary	L	15 gal	4' O.C	mulch with wood chips.
GROUNDCOVERS & VINES						
	Achillea millefolium 'Paprika'	Yarrow	L	4" pots	per plan	mulch with wood chips.
	Ficus pumila (repens)	Creeping Fig	M	1 gal, staked	per plan	mulch with decomposed granite, train on wall after planting.
	Passiflora vitifolia	Crimson passion flower	M	1 gal, staked	per plan	mulch with wood chips.

HARDSCAPE / FIXTURE LEGEND

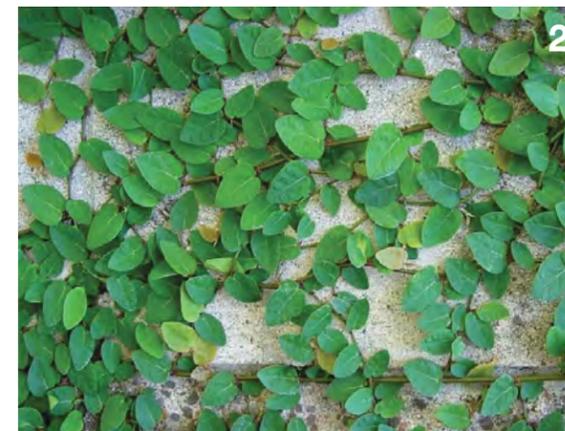
SYMBOL	DESCRIPTION
	72" mesh fence with trained vine
	72" solid fence
	48" mesh fence
	42" mesh railing with trained vine
	72" CMU wall with creeping vine
	60" translucent fencing
	60" translucent gate
	concrete finish A
	concrete finish B
	pea gravel



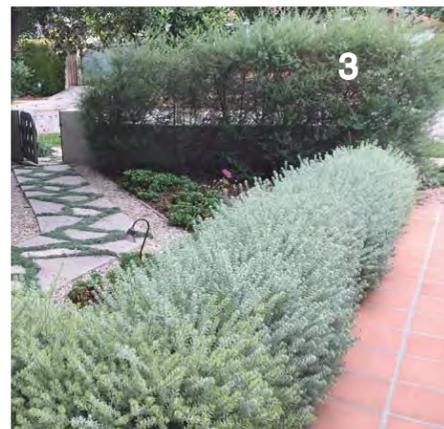
7



1



2



3



4



5



6

PLANT KEY

1. *Passiflora vitifolia* 'Scarlet Flame', Red Passionflower Vine
twining vine, red flowers year-round
2. *Ficus repens*, Creeping Fig
robust evergreen creeping vine, attaches to walls
3. *Westinrigia* 'Wynabbe Gem', Coast Rosemary
evergreen shrub, 6-8' tall / wide, lavender flower
4. *Muhlenbergia rigens*, Deergrass
CA native grass, 2-3' tall and wide, 5' inflorescence in summer, seed with CA poppies in winter
5. *Achillea millefolium* 'Paprika', Yarrow - planted between Muhlenbergia
evergreen perennial, 12-18" tall and wide,
6. *Aloe* 'Blue Elf'
succulent, 18-24" tall to 2' wide eventually, winter blooming
7. *Arbutus* 'Marina', standard
evergreen tree, slow growing to 30't all and wide, can easily be pruned to fit small spaces

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LANDSCAPE PLANT PALETTE

SHEET #

L1.1