



4180 DUQUESNE AVE. (MULTIPLE-FAMILY						
EXISTING SITE DATA						
PARCEL ADDRESS						
4180 DUQUESNE AVENUE, CULVER CITY, CA, 90232						
APN: 4207-021-016						
PROPERTY LEGAL DESCRIPTION:						
LOT 43 IN BLOCK 20 OF TRACT NO 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY OF SAID COUNTY.						
EXISTING LOT SIZE: (50' X 135')		6,750 SF				
NET LOT SIZE: (50' X 125') (POST DEDICATION)		6,250 SF				
ACREAGE:		0.14 ACRES				
EXISTING BUILDING AREA		1,038 SF				
EXISTING USE		SINGLE FAMILY RESIDENTIAL				
EXISTING UNITS		1 UNIT				
ZONING DATA						
ZONING:		RMD BLOCK D (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)				
OVERLAY:		GATEWAY NEIGHBORHOOD DESIGN GUIDELINES				
NET LOT AREA:		6,250 SF				
ALLOWABLE DENSITY (CCMC):		4.16 UNITS (1UNIT PER 1,500 SF OF NET LOT AREA, UP TO A MAX. OF 9 UNITS)				
(GUIDELINES) DENSITY (AVG. / PREVAILING)		3.2 / 2 UNITS				
PROPOSED DENSITY:		4 UNITS				
HEIGHT LIMIT (CCMC):		30 FT				
(GUIDELINES) HEIGHT (AVG.):		24 FT				
PROPOSED HEIGHT: Grade at front of building (90.31') to parapet		24 FT		8 IN		
PROPOSED HEIGHT: Grade at front of building (90.31' to stair roof		33 FT		8 IN		
ALLOWED BUILDING STORIES (CCMC):		2 STORIES				
(GUIDELINES) STORIES (PREVAILING):		2 STORIES				
PROPOSED BUILDING STORIES:		2 STORIES				
ZONE SETBACKS:		MIN. (CCMC)	AVG. (GUIDELINES)	PREVAILING (GUIDELINES)	PROVIDED	
FRONT YARD:		10'-0" OR 1/2 OF HEIGHT	24'-0"	20'-0"	22'-6"	
FRONT YARD (POST DEDICATION)		"	NA	NA	12'-6"	
EAST SIDE YARD:		5'-0"	NA	NA	5'-0"	
WEST SIDE YARD:		5'-0"	NA	NA	5'-0"	
REAR YARD:		10'-0"	NA	NA	10'-0"	
(GUIDELINES) LOT COVERAGE (AVG. / PREV):		46% / 41-60%				
PROPOSED LOT COVERAGE (PRE DEDICATION):		59%				
ALLOWABLE FLOOR AREA (CCMC):		UNLIMITED				
MAXIMUM ALLOWABLE FLOOR AREA HAS NO LIMITATION. MINIMUM ALLOWABLE FLOOR AREA FOR HABITABLE SPACES: STUDIO UNIT-500SF, 1 BEDROOM UNIT-700SF, 2 BEDROOM UNIT- 900 SF, 3 BEDROOM UNIT-1,100SF. MORE THAN 3 BEDROOMS: 1,100 SF PLUS 150 SF FOR EACH BEDROOM OVER 3.						
OFF-STREET PARKING REQUIRED: (2 SPACES PER 3 BEDROOM UNIT)		8 SPACES				
GUEST PARKING REQUIRED: (1 SPACES FOR EVERY 4 UNITS)		1 SPACES				
TOTAL PARKING PROVIDED:		9 SPACES				
TOTAL HARDSCAPE/IMPERVIOUS AREA:		1,200 SF				
TOTAL LANDSCAPE/PERVIOUS AREA:		542 SF				
CUBIC YARDS OF CUT:		1,381 CY				
BUILDING DATA						
FOOTPRINT AT GARAGE LEVEL:		4,567 SF				
FOOTPRINT AT 1ST FLOOR LEVEL:		3,757 SF				
FOOTPRINT AT 2ND FLOORLEVEL:		4,006 SF				
PERCENT TOTAL LOT COVERAGE:		59%				
PROJECT DWELLING UNIT DATA		UNIT A	UNIT B	UNIT C	UNIT D	TOTALS
NUMBER OF BEDROOMS		2	3	3	3	11
NUMBER OF BATHROOMS		2.5	2.5	2.5	2.5	10.0
LIVABLE AREA						
BASEMENT FLOOR LIVABLE AREA		0	0	0	0	0
FIRST FLOOR LIVABLE AREA		606	678	883	870	3,037
SECOND FLOOR LIVABLE AREA		819	951	876	908	3,554
TOTAL LIVABLE AREA		1,425	1,629	1,759	1,778	6,591
STORAGE						
STORAGE AREA REQUIRED (cubic feet)		100	100	100	100	400
STORAGE AREA PROVIDED (cubic feet)		150	150	150	100	550
OPEN SPACE						
PRIVATE OPEN SPACE REQUIRED		100	100	100	100	400
PRIVATE YARD		236	285	246	269	1,036
PRIVATE ROOF DECK		445	545	490	515	1,995
TOTAL PRIVATE OPEN SPACE PROVIDED		681	830	736	784	3,031
PARKING						
ENCLOSED PARKING REQUIRED		2	2	2	2	8
ENCLOSED PARKING PROVIDED		2	2	2	2	8
GUEST PARKING REQUIRED		0.25	0.25	0.25	0.25	1.00
GUEST PARKING PROVIDED		0.25	0.25	0.25	0.25	1.00

DESIGN TEAM	
OWNER:	MIA LAMAR LLC 301 N. CANON DR. SUITE E BEVERLY HILLS, CA 90210 T : 310.738.1800 MAS AFSHAR
ARCHITECT:	AERO COLLECTIVE 209 S. MARKET STREET INGLEWOOD, CA, 90301 T : 323.553.2376 ANDREW CRANE
SURVEYOR / CIVIL:	HARVEY GOODMAN 834 17TH ST, SUITE 5 SANTA MONICA, CA 90403 T : 310.829.1037 DEBORAH PRINCE
GEOTECHNICAL ENGINEER:	HAMILTON & ASSOCIATES, INC. 1641 BORDER AVENUE TORRANCE, CA 90501 T. 310. 618.2190 TONY ZAVALA
LANDSCAPE ARCHITECT:	RODRIGUEZ & SATTERTHWAITE 1424 OLD TOPANGA CANYON TOPANGA, CA 90290 T:310.455.1919 CATHERINE MCLAUGHLIN

SHEET INDEX	
SHT #	TITLE
G0.00	COVER SHEET
G0.01	CONCEPT IMAGES
G0.02	SURVEY, FOR REFERENCE
A0.01	SITE DEMOLITION PLAN
A0.02	SITE PLAN
A0.03	EXPANDED SITE PLAN
A0.04	SITE PHOTOS
A1.00	BASEMENT PLAN
A1.10	FIRST FLOOR PLAN
A1.20	SECOND FLOOR PLAN
A1.30	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	MATERIAL SHEET
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
L1.0	SCHEMATIC LANDSCAPE PLAN
L1.1	LANDSCAPE PLANT PALETTE
	CONCEPTIONAL GARAGE GRADING PLAN
	CONCEPTIONAL GRADING PLAN



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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 # 15032

COVER SHEET

ISSUE DATE: 09.28.2016

G0.00



TWO-STORY WINDOWS ⑧



STAIRS LEADING TO ROOFTOP DECK ⑦



ATRIUM ⑥



RECESSED WINDOW ⑤



LARGE WINDOWS TO ILLUMINATE INTERIOR ④



LARGE FRAMED WINDOWS ③



MINIMALIST FORM WITH SUBTRACTIONS FOR OPENINGS ②



PROJECT IMAGE ①



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

CONCEPT IMAGES

ISSUE DATE: 09.28.2016

G0.01

CONCEPT IMAGES

1



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DUQUESNE TOWNHOMES

4180 DUQUESNE AVE.
CULVER CITY, CA 90232
P R O J E C T # 15032

SURVEY, FOR
REFERENCE

ISSUE DATE: 09.28.2016

G0.02

SCALE 1"=8'

BRADDOCK DR

DUQUESNE AVENUE

LUCERNE AVE

EX. DWELLING

EX. DWELLING

EX. DWELLING

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

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

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
L&T LEAD AND TACK
I.P. IRON PIPE
MH. MANHOLE
MON. MONUMENT
N. NORTH
O/S. OFFSET
P.P. POWER POLE
PAV'T. 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

PM740654

SURVEY PERFORMED JAN 2016



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9.28.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

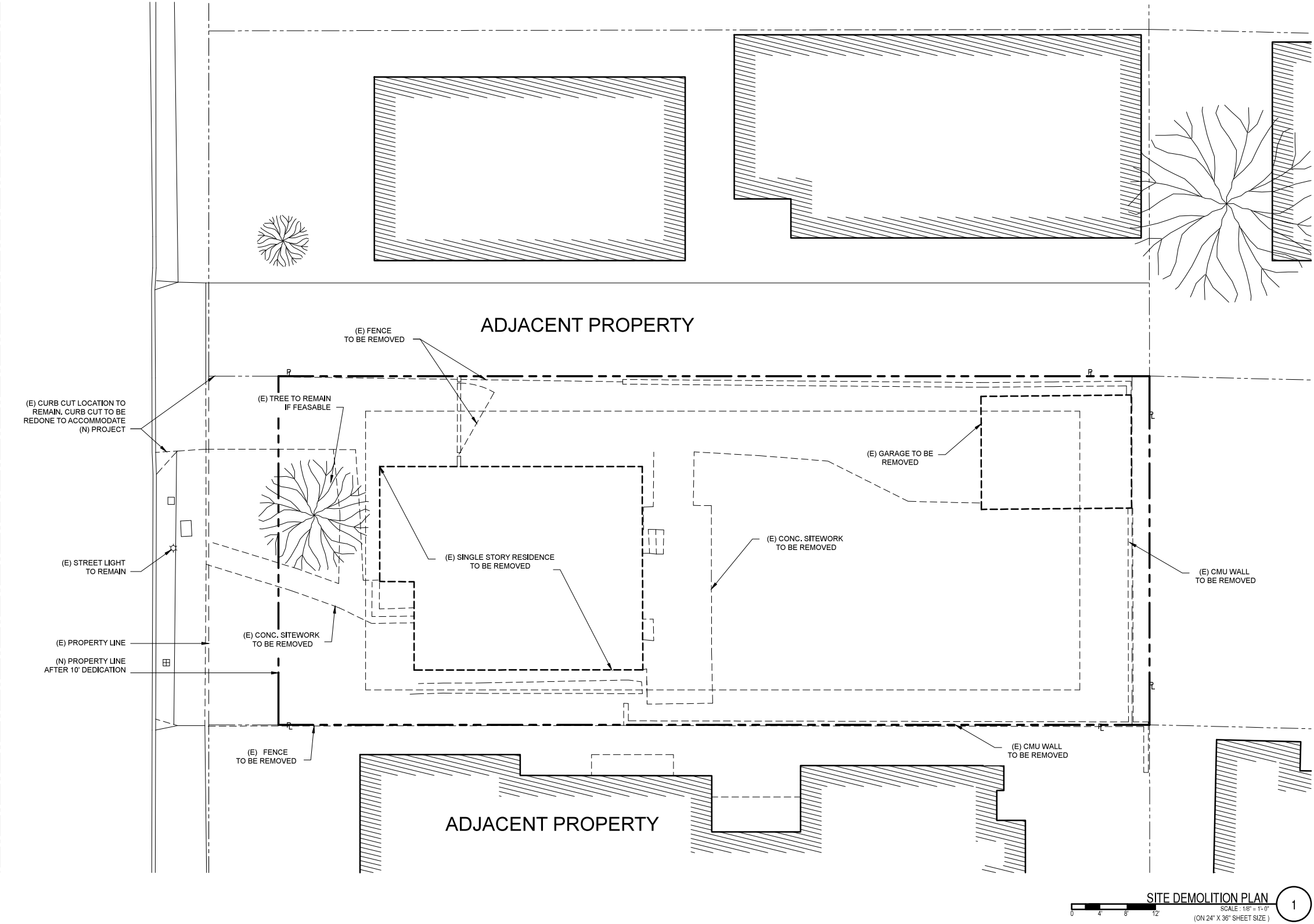
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MAS AFSHAR

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

SITE DEMOLITION
PLAN

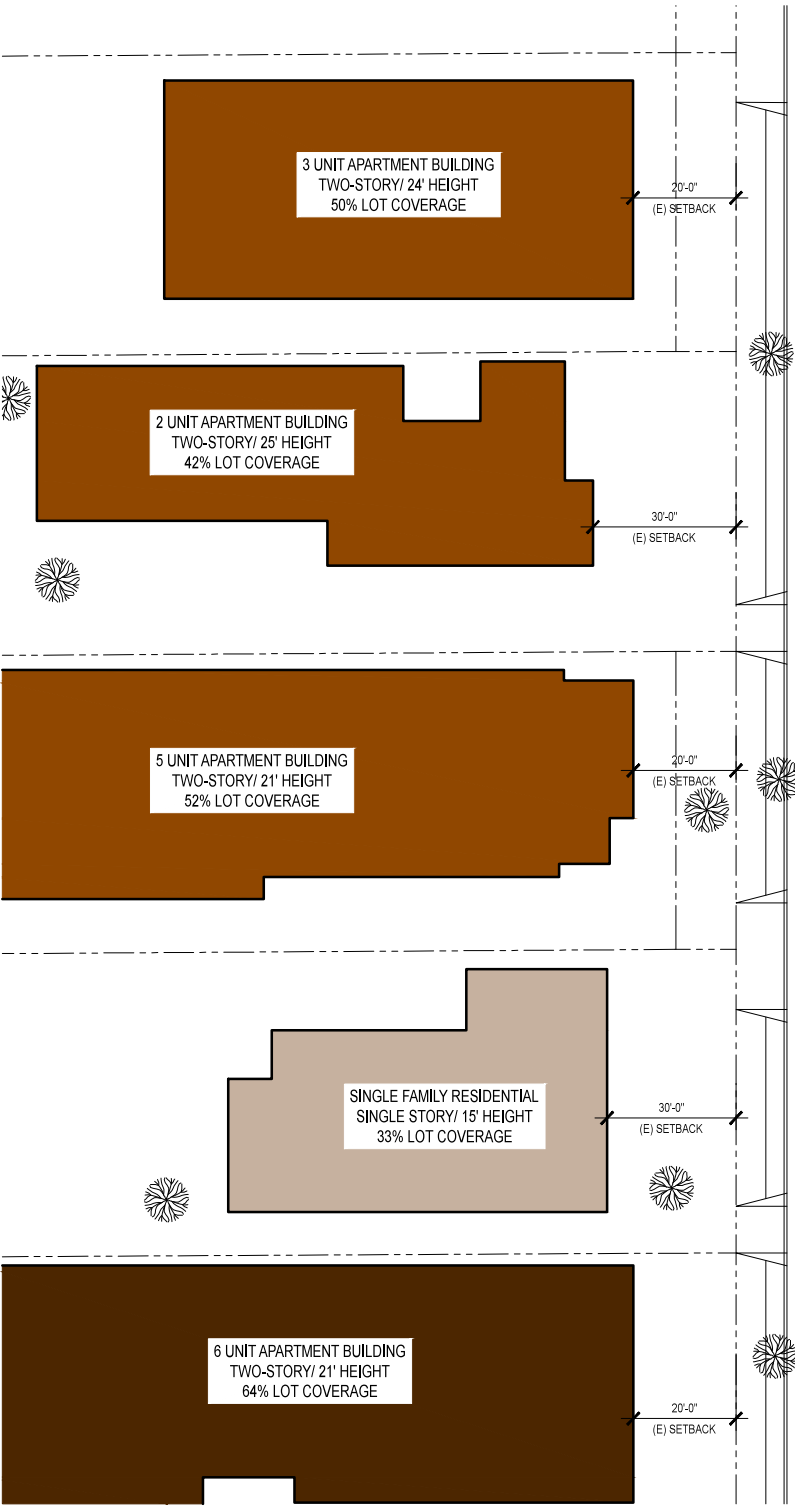
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KEYNOTES

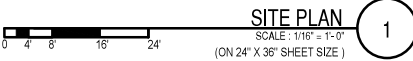
LEGEND



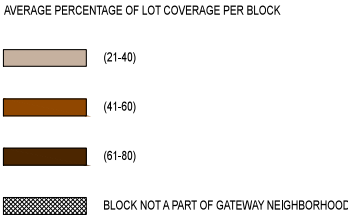
NOTE : LOT COVERAGE INFORMATION, BUILDING SETBACK, AND BUILDING HEIGHT ARE ALL TAKEN FROM GATEWAY NEIGHBORHOOD PLANNING STUDY.

KEYNOTES

DUQUESNE AVE.



LEGEND



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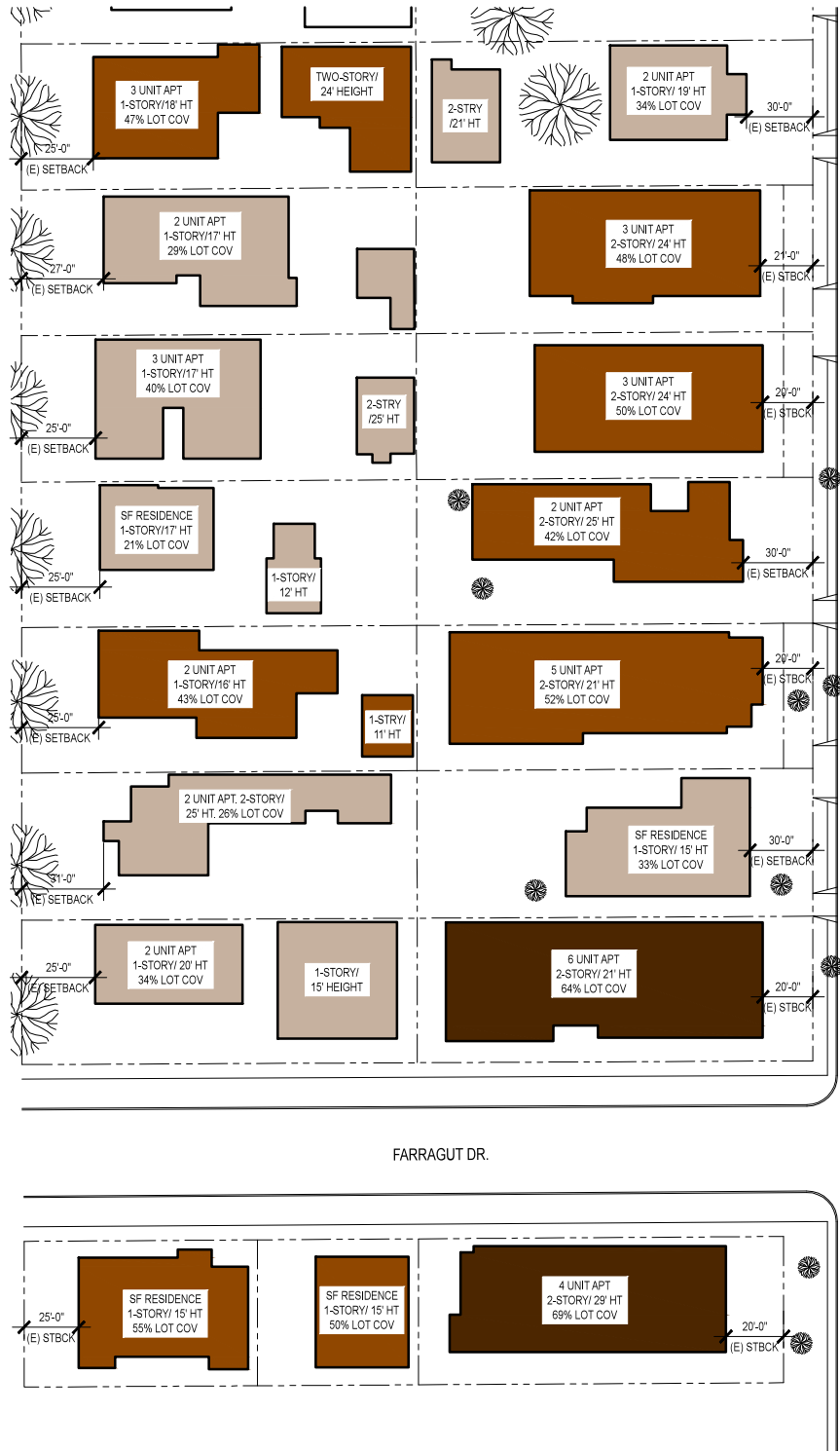
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4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036

SITE PLAN

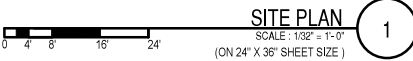
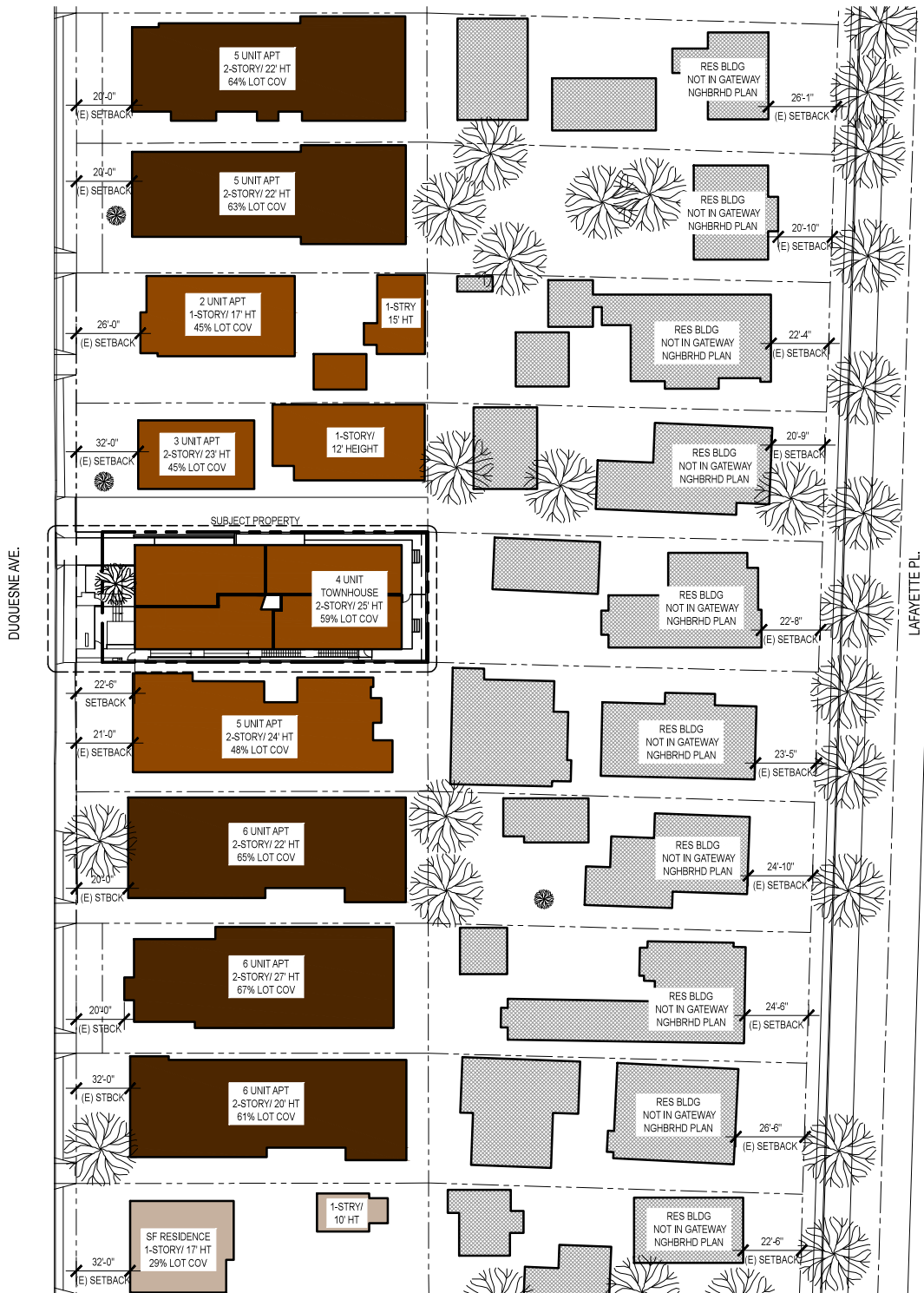
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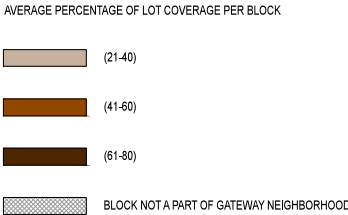


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KEYNOTES



LEGEND



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MAS AFSHAR

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

EXPANDED
SITE PLAN

ISSUE DATE: 09.28.2016

A0.03



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

8



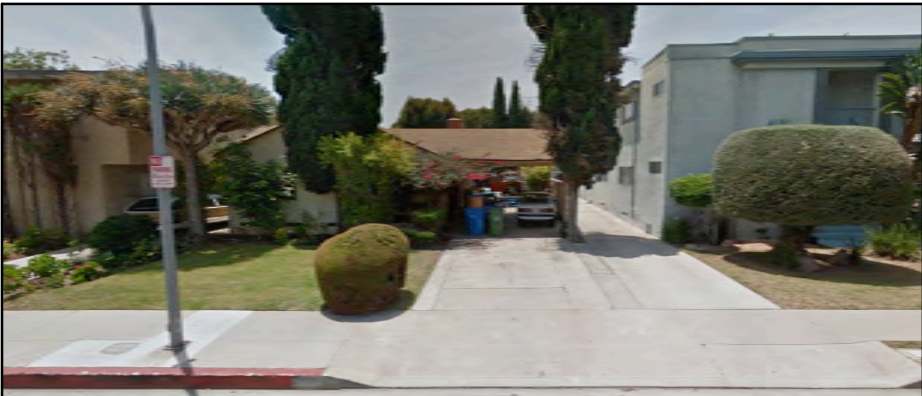
SITE FROM THE SOUTH
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

7



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

6



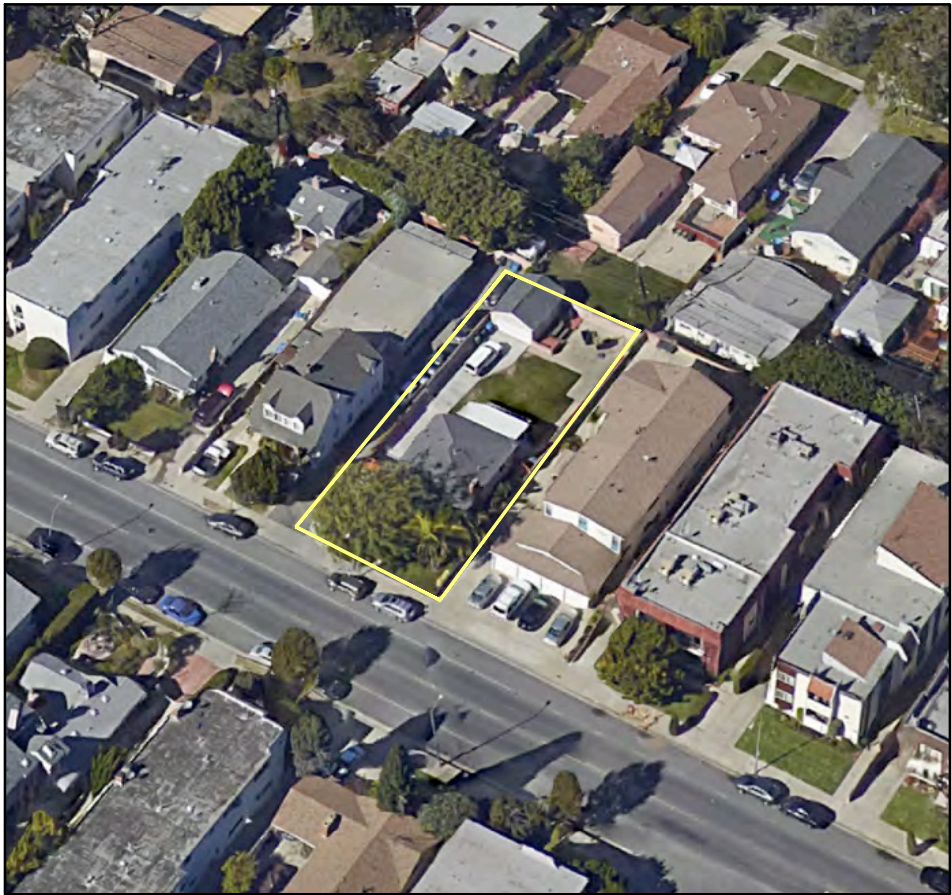
NEIGHBOR OPPOSITE THE STREET
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

5



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

4



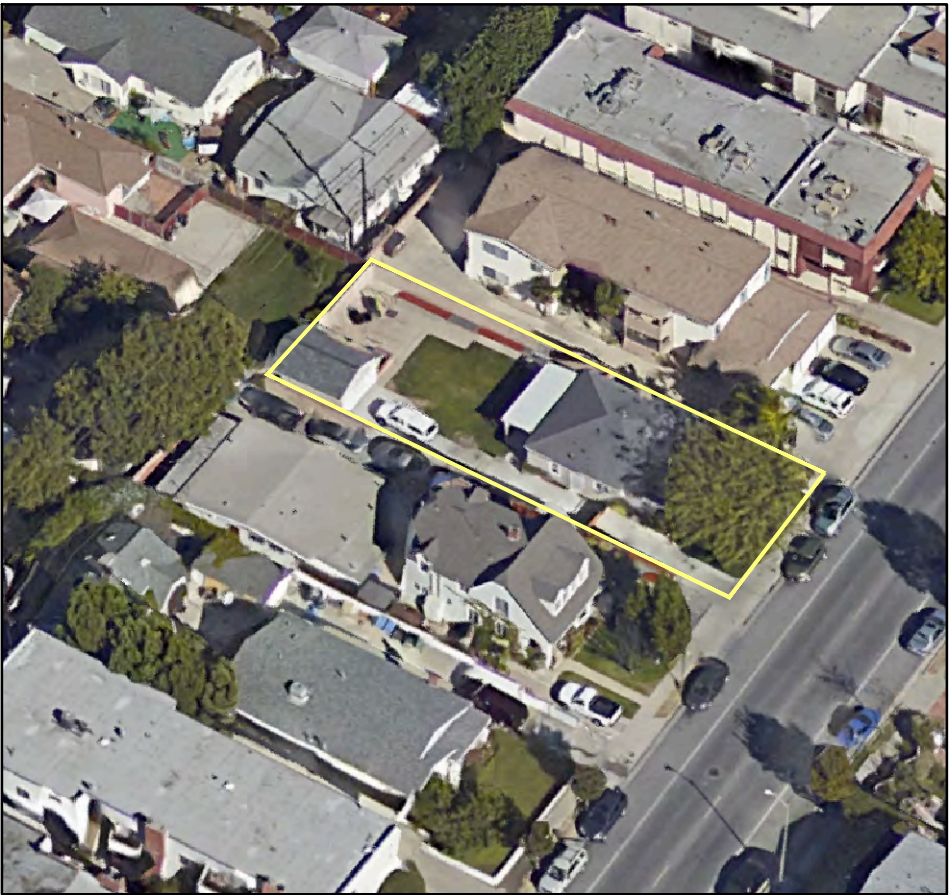
SITE FROM THE SOUTH
SCALE: NTS
(ON 24" X 36" SHEET SIZE)

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

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DUQUESNE TOWNHOMES
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PROJECT # 15036

SITE PHOTOS

ISSUE DATE: 07.06.2016

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SITE PLAN
REVIEW

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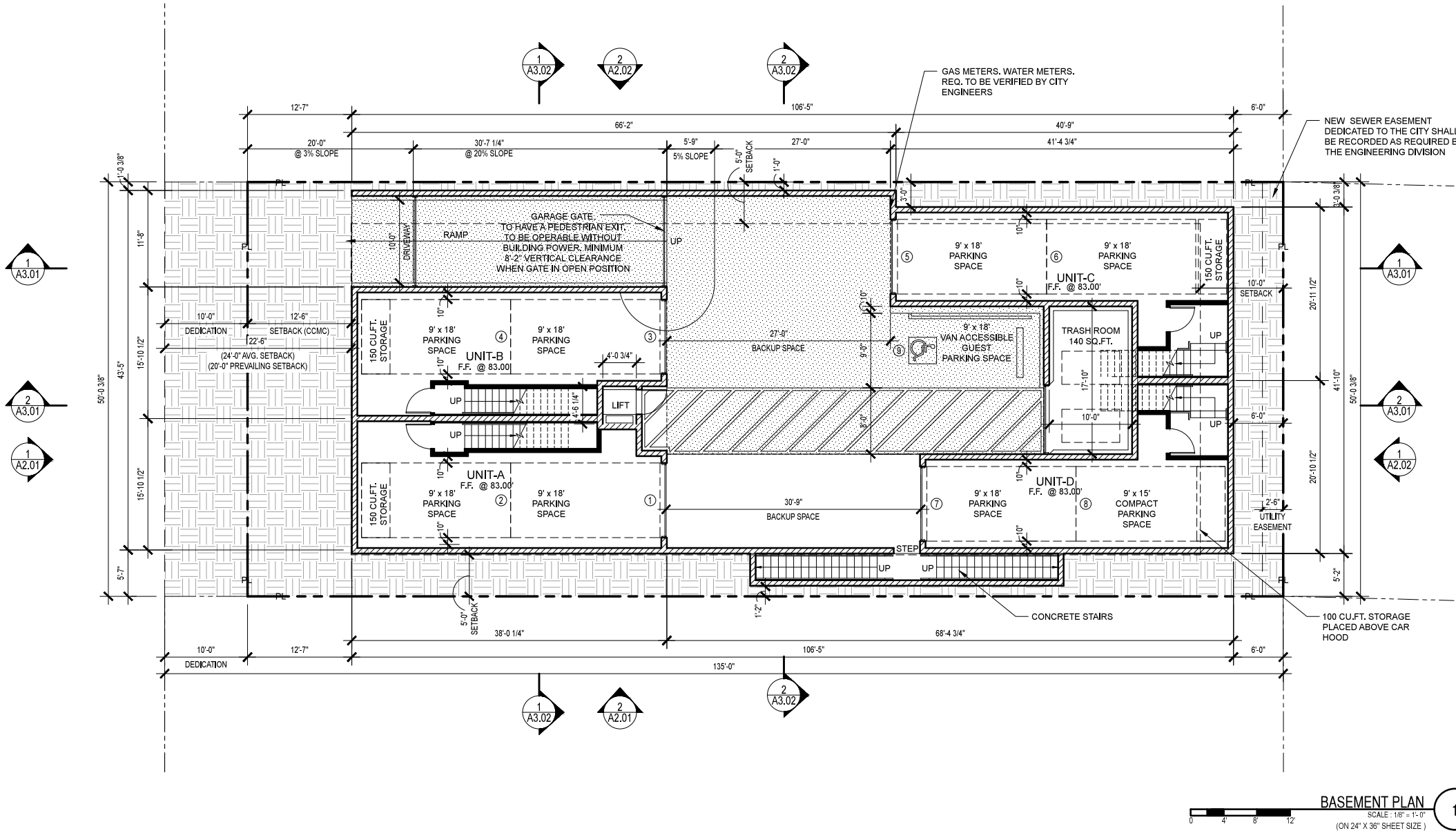
DUQUESNE TOWNHOMES
180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 15036

BASEMENT PLAN

ISSUE DATE: 09.28.2016

A1.00

DUQUESNE AVE.



KEYNOTES

LEGEND

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



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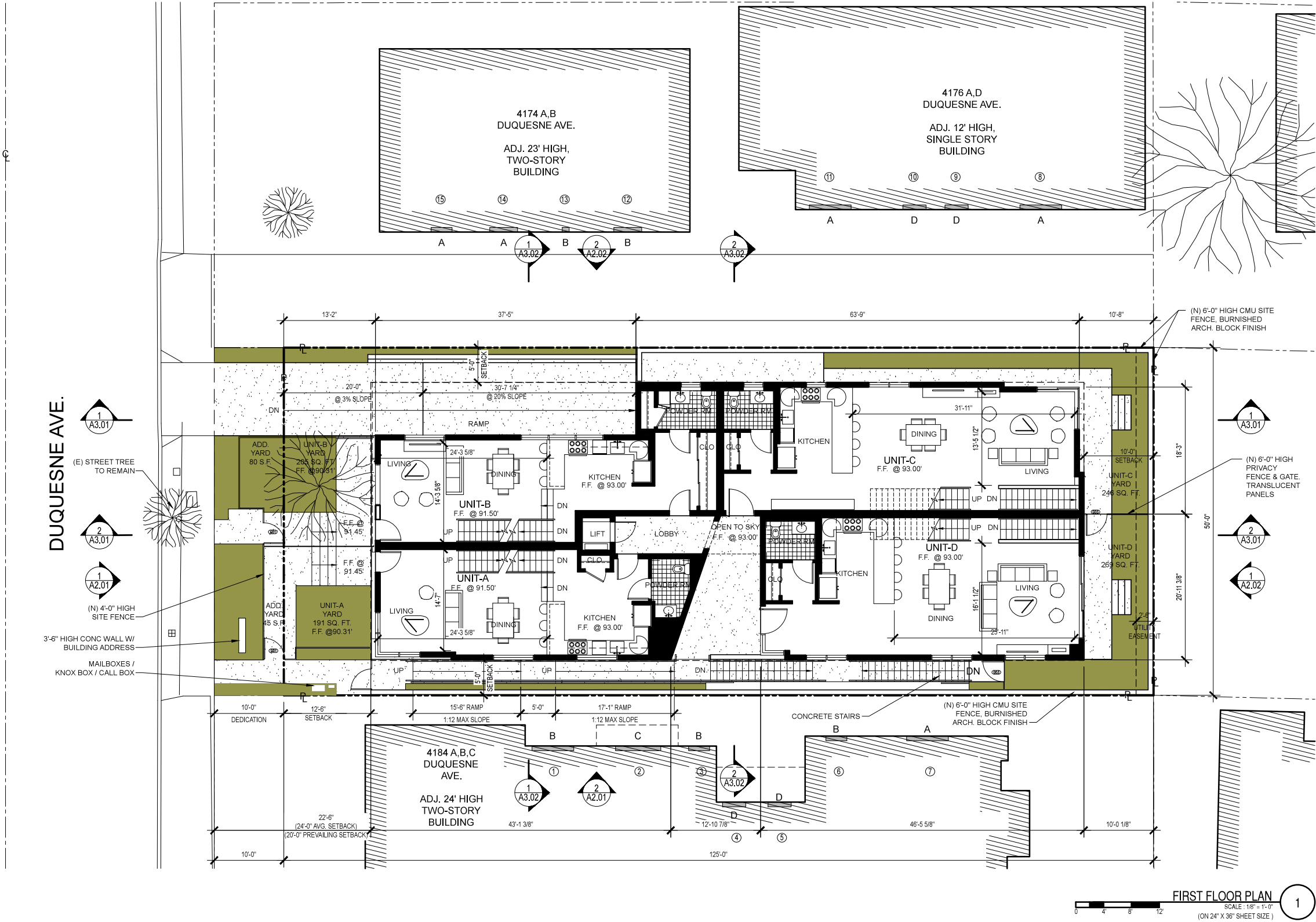
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MAS AFSHAR

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA 90232
PROJECT # 150326



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.	#1	NOT ALIGNED	N/A	N/A
	#2	NOT ALIGNED	N/A	N/A
	#3	NOT ALIGNED	N/A	N/A
	#4	NOT ALIGNED	N/A	N/A
	#5	21' - 1"	UNIT-D	6'-0" HIGH FENCE
4176 DUQUESNE AVE.	#6	10' - 11"	UNIT-D	6'-0" HIGH FENCE
	#7	10' - 11"	UNIT-D	6'-0" HIGH FENCE
	#8	25' - 6"	UNIT-C	6'-0" HIGH FENCE
	#9	NOT ALIGNED	N/A	N/A
4174 DUQUESNE AVE.	#10	24' - 10"	UNIT-C	6'-0" HIGH FENCE
	#11	24' - 10"	UNIT-C	6'-0" HIGH FENCE
	#12	NOT ALIGNED	N/A	N/A
	#13	29' - 2"	UNIT-B	6'-0" HIGH FENCE
	#14	NOT ALIGNED	N/A	N/A
	#15	29' - 2"	UNIT-B	6'-0" HIGH FENCE

LEGEND

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

FIRST FLOOR PLAN

ISSUE DATE: 09.28.2016

A1.10



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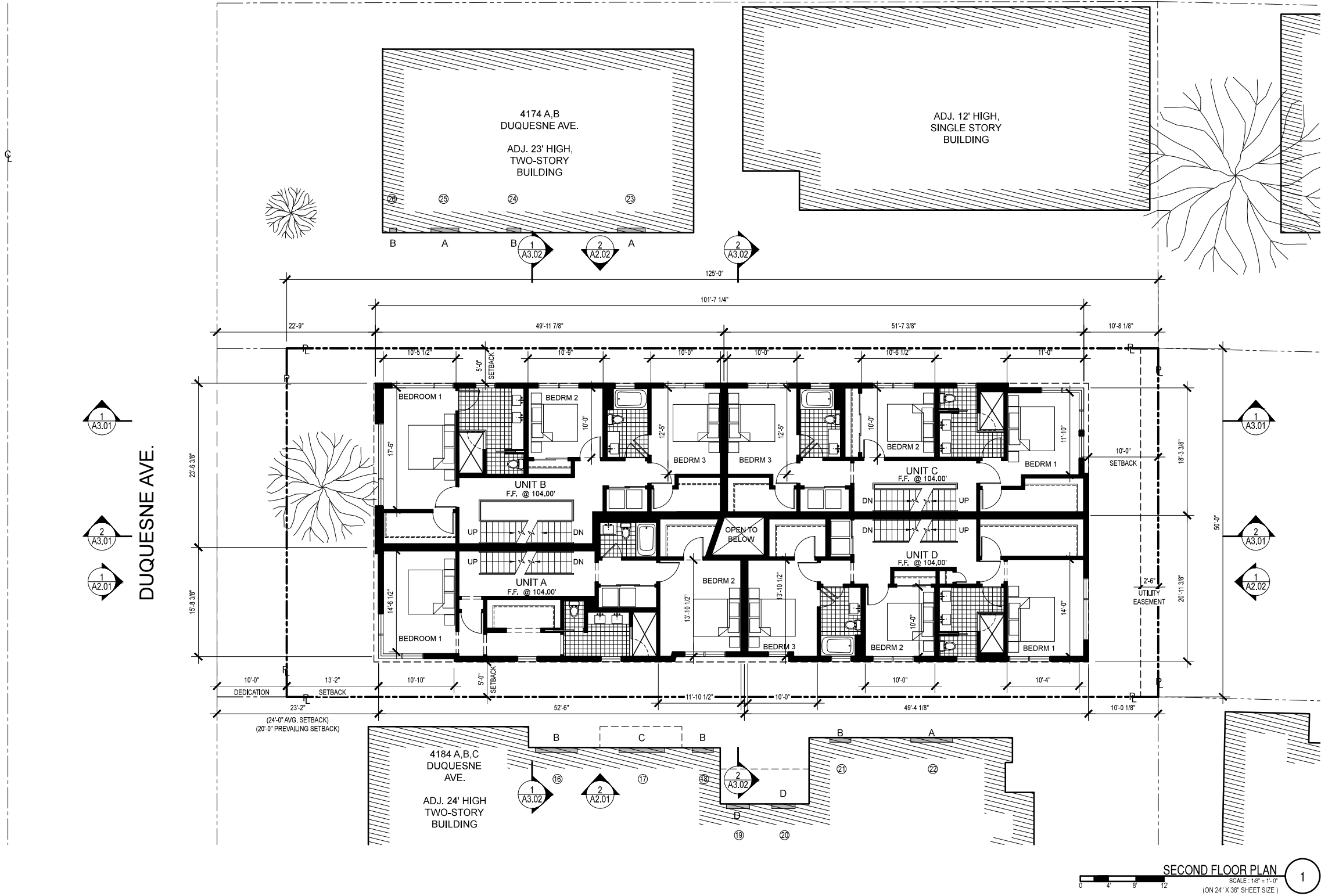
CLIENT INFO:
MIA LAMAR LLC
301 N. CANON DR. SUITE E
BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

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

SECOND FLOOR
PLAN

ISSUE DATE: 09.28.2016

A1.20



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

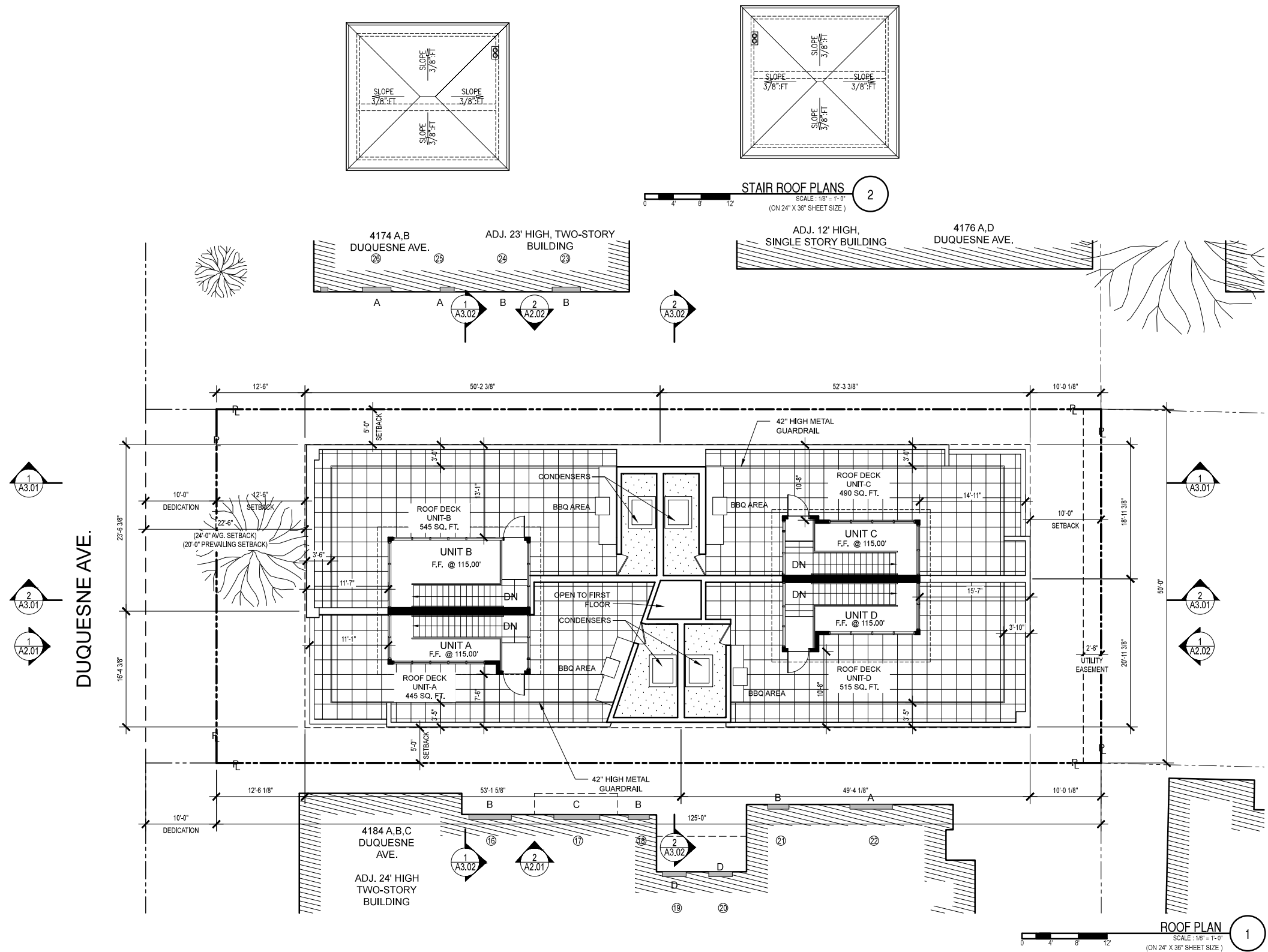


9.28.16 SITE PLAN REVIEW

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







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

ISSUE DATE: 09.28.2016



(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
	# 22	NOT ALIGNED	N/A	N/A
4174 DUQUESNE AVE.	# 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
-  A LARGE WINDOWS (HEIGHT > 3'-0")
-  B SMALL WINDOWS (HEIGHT < 3'-0")
-  C SLIDING GLASS DOORS
-  D DOORS

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	N/A	N/A	N/A
	# 20	21'-1"	UNIT-D	NO CHANGE
	# 21	10'-11"	UNIT-D	NO CHANGE
	# 22	NOT ALIGNED	N/A	N/A
4174 DUQUESNE AVE.	# 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



9.28.16
SITE PLAN
REVIEW

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
P R O J E C T # 1 5 0 3 6

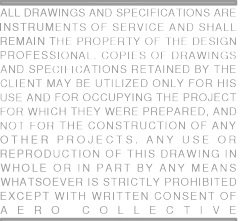
ISSUE DATE: 09.28.2016

A2.01



KEYNOTES

LEGEND

[illegible]

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



A2.02



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

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9.28.16
SITE PLAN
REVIEW

NO.	ISSUES / REVISIONS	DATE

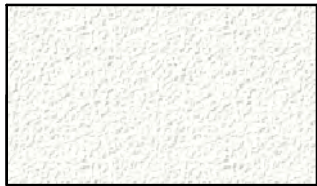
CLIENT INFO:
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BEVERLY HILLS, CA 90210
310.738.1800
MAS AFSHAR

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



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

1



1

SMOOTH COAT
STUCCO
COLOR: WHITE



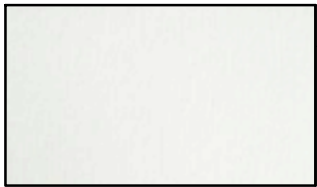
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SMOOTH COAT
STUCCO
COLOR: MEDIUM GRAY



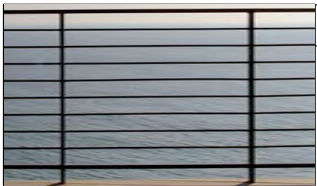
3

BLACK ANODIZED
ALUMINUM FRAME
WINDOWS W/ CLEAR
GLASS



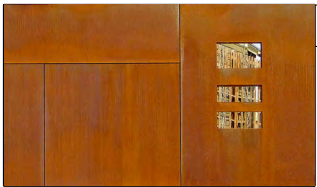
4

WHITE ALUMINUM
FRAME WINDOWS W/
CLEAR GLASS



5

HORIZONTAL METAL
RAILING
COLOR: BLACK



6

FRONT YARD ENTRY
GATE
COLOR: ORANGE



7

FRONT YARD METAL
WIRE MESH
COLOR: MEDIUM GRAY



8

EXTERIOR WALL
SCONCE
COLOR: BLACK

MATERIAL SHEET

ISSUE DATE: 09.28.2016

A2.03



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9.28.16
SITE PLAN
REVIEW

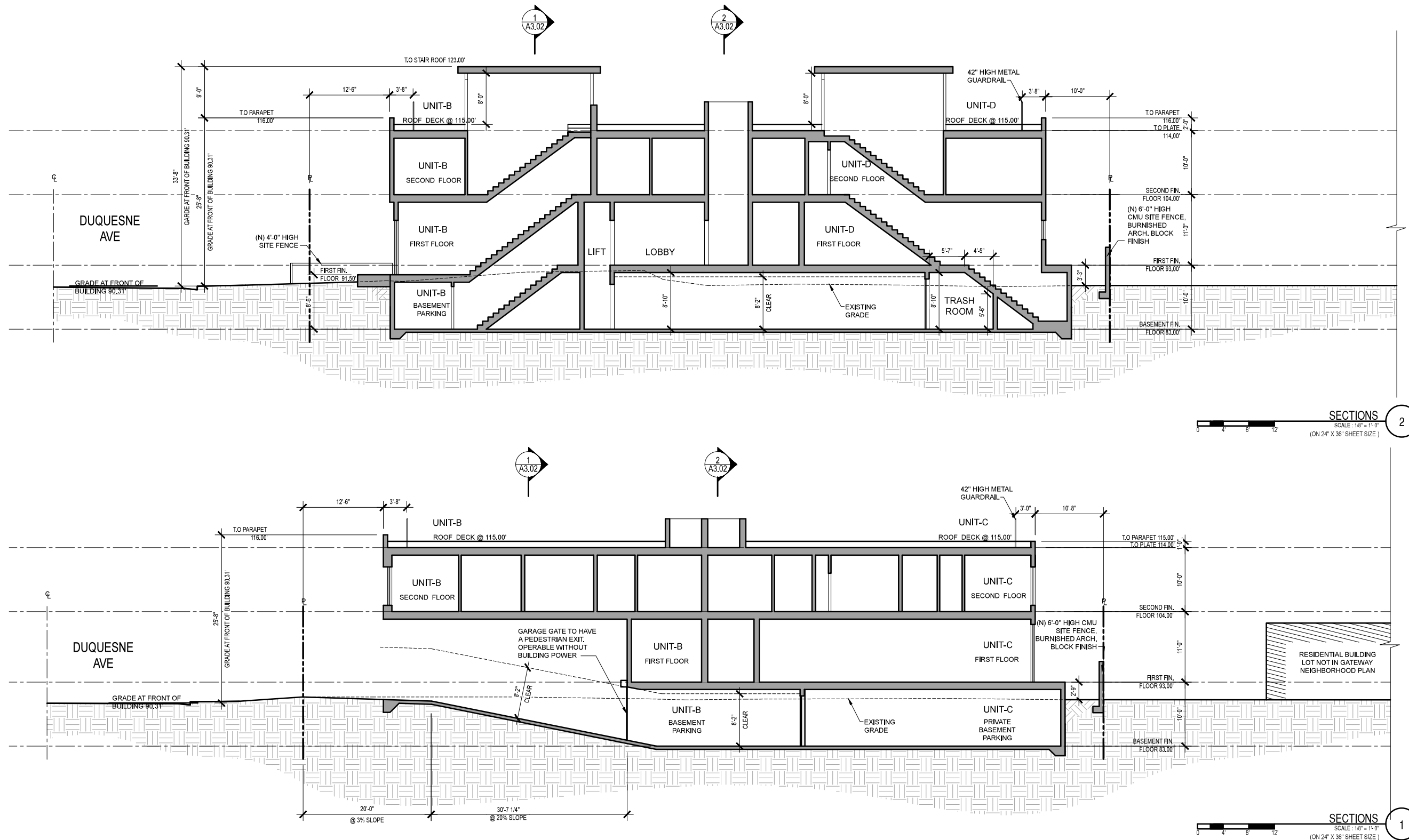
NO.	ISSUES / REVISIONS	DATE
CLIENT INFO:		
MIA LAMAR LLC		
301 N. CANON DR. SUITE E		
BEVERLY HILLS, CA 90210		
310.738.1800		
MAS AFSHAR		

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE.
CULVER CITY, CA. 90232
PROJECT # 150036

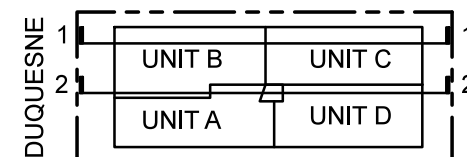
BUILDING SECTIONS

ISSUE DATE: 09.28.2016

A3.01



LEGEND



ISSUE DATE: 09.28.2016



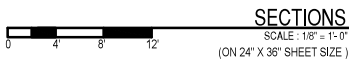
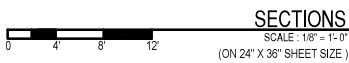
9.28.16 SITE PLAN REVIEW

CLIENT INFO:
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MAS AFSHAR

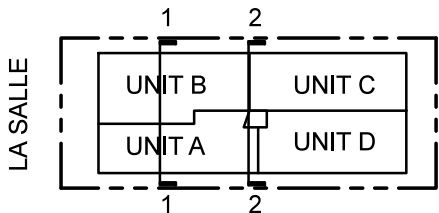
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C R O J E C T 1 5 0 3 6

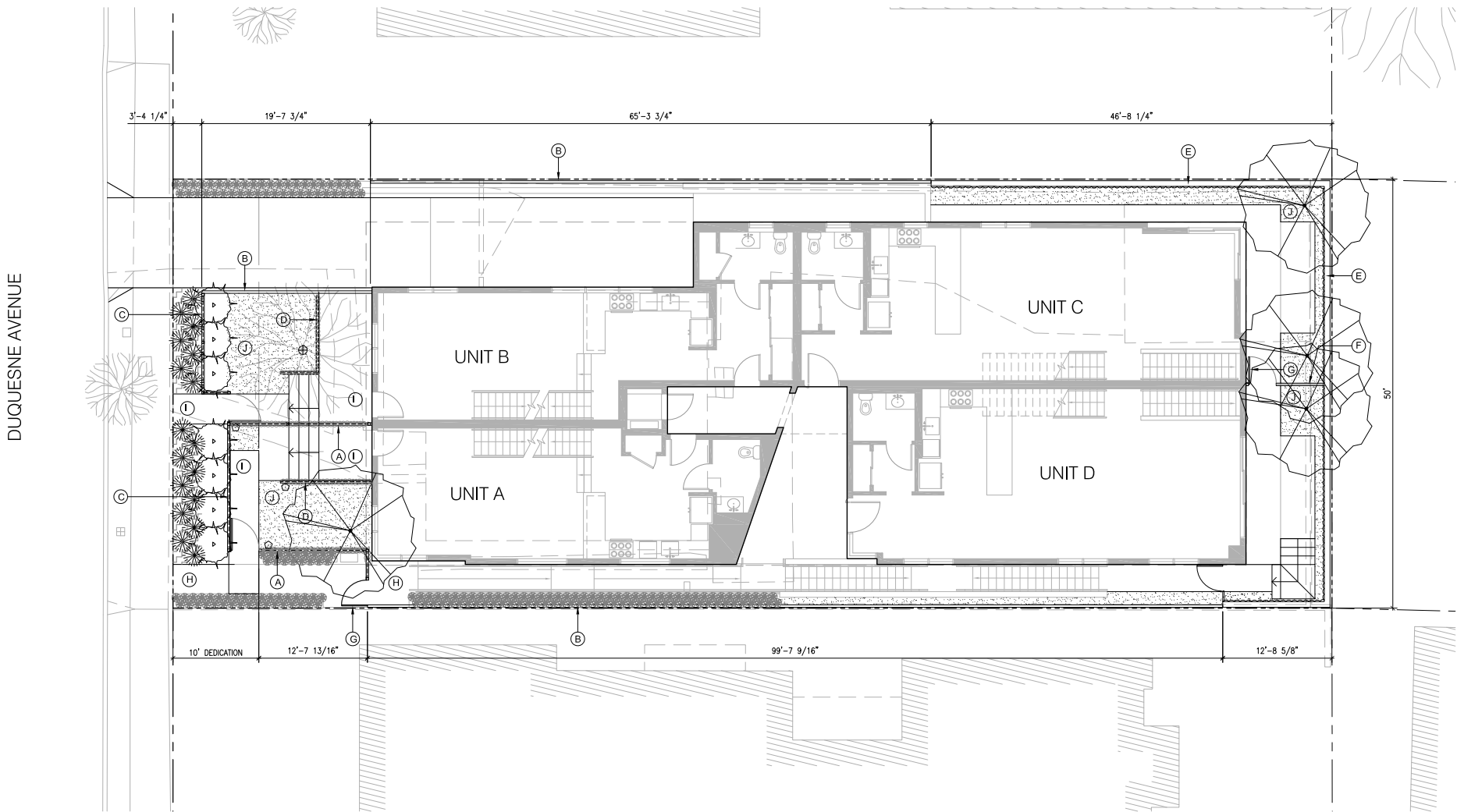
ISSUE DATE: 09.28.2016

A3.02



LEGEND





1

SCHEMATIC PLANTING PLAN

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, exsting					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

STAMP

LANDSCAPE ARCHITECT:

Rodriguez &
Satterthwaite

Design Build Landscape, Inc.

1424 Old Topanga Canyon
Topanga, CA 90290
tel. (310) 455.1919
fax.(310) 455. 7270
email: gardens@rodsatt.com

OWNER:

Mia Lamar, LLC
301 N. Canon Drive, Suite E
Beverly Hills, CA 90210
(310) 738 1800

PROJECT:

DUQUESNE TOWNHOMES

4180 DUQUESNE AVE
CULVER CITY, CALIFORNIA 90232

REVISION LOG

DATE

06.09.2016

SCHEMATIC
LANDSCAPE PLAN

SHEET #

L1.0

LANDSCAPE ARCHITECT:

Rodriguez &
Satterthwaite

Design Build Landscape, Inc.

1424 Old Topanga Canyon
Topanga, CA 90290
tel. (310) 455.1919
fax (310) 455. 7270
email: gardens@rodsatt.com

OWNER:

Mia Lamar, LLC
301 N. Canon Drive, Suite E
Beverly Hills, CA 90210
(310) 738 1800

PROJECT:

DUQUESNE TOWNHOMES
4180 DUQUESNE AVE
CULVER CITY, CALIFORNIA 90232

REVISION LOG

DATE
06.09.2016

LANDSCPE PLANT
PALETTE

SHEET #

L1.1



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
evergeen 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