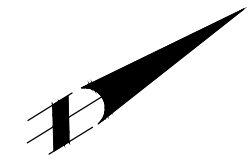


# VESTING TENTATIVE PARCEL MAP NO. 74065

IN THE CITY OF CULVER CITY  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



SCALE 1"=20'

**PROPOSED PROJECT:**  
4 UNIT CONDOMINIUM DEVELOPMENT  
SUBTERRANEAN GARAGE WITH  
9 TOTAL PARKING SPACES  
8 RESIDENTIAL PARKING SPACE  
1 GUEST PARKING

## NOTES:

PROJECT ADDRESS:  
4180 DUQUESNE AVE.  
CULVER CITY, CA 90232

ASSESSOR PARCEL NUMBER:  
4207-021-016

EXISTING ZONE:  
RMD  
NO PROPOSED ZONE CHANGE

EXISTING USE:  
SINGLE FAMILY RESIDENCE

EXISTING STREET TREES TO REMAIN.

ALL ON-SITE TREES INTERFERING WITH  
CONSTRUCTION TO BE REMOVED.

THE ENTIRE SITE SHALL DRAIN TO  
DUQUESNE AVENUE WITHOUT FLOWING  
OVER THE SIDEWALK, TO THE SATISFACTION  
OF THE CITY ENGINEER.

SANITARY SEWER AND ALL UTILITIES ARE  
EXISTING AND AVAILABLE.

OWNER/SUBDIVIDER SHALL COMPLY WITH  
ALL REQUIREMENTS FROM THE CITY OF  
CULVER CITY DEPARTMENT OF  
ENVIRONMENTAL AND PUBLIC WORKS  
MANAGEMENT.

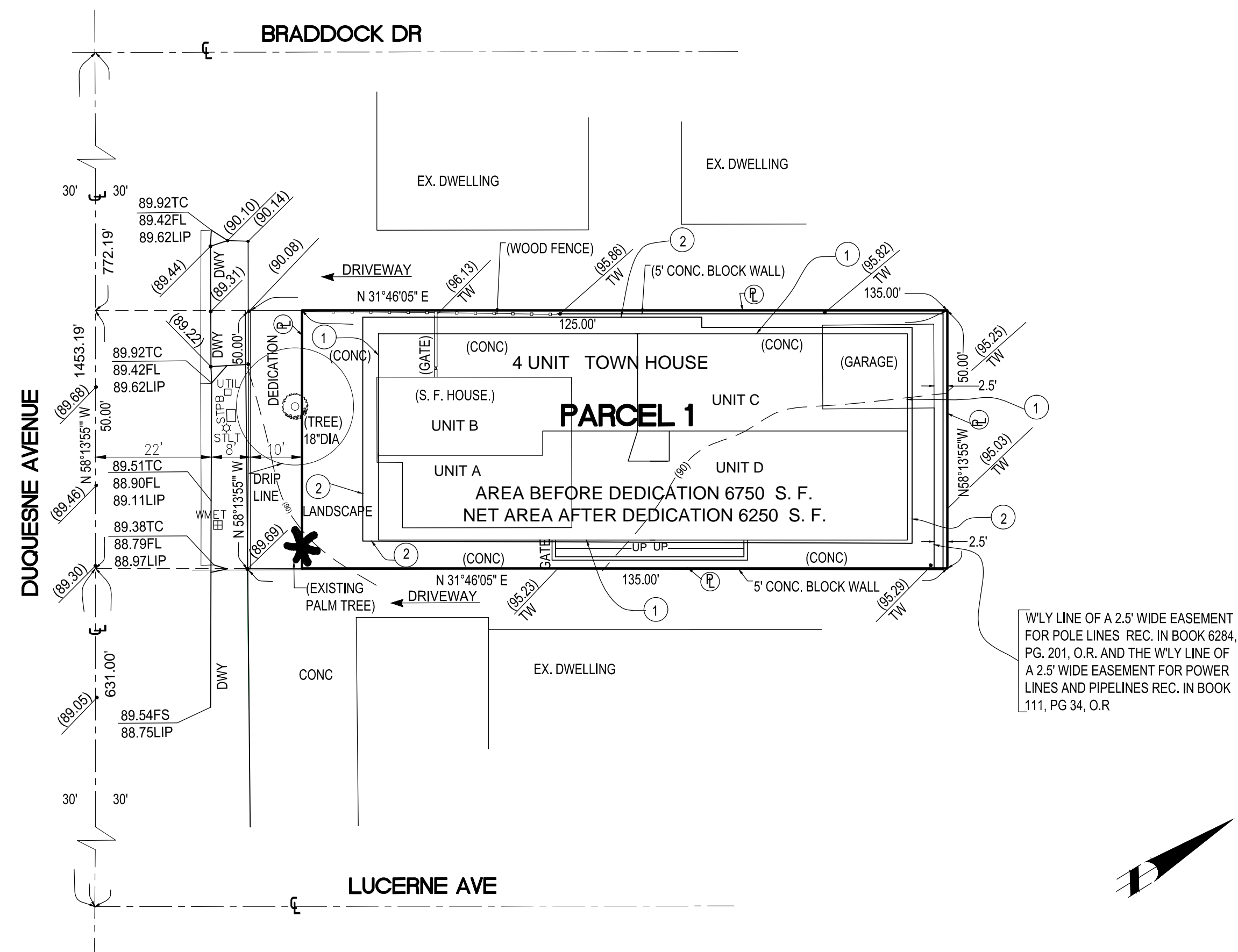
NO RESIZING OF EXISTING PUBLIC UTILITIES  
PROPOSED

ELEVATIONS SHOWN ARE BASED ON A  
TOPOGRAPHIC SURVEY PERFORMED  
BY HARVEY A. GOODMAN, R.C.E. 15900  
JANUARY 2016

- ① OUTLINE OF PROPOSED STRUCTURE  
② GARAGE OUTLINE  
P PROPERTY LINE

BEING A PROPOSED SUBDIVISION OF LOT 43, BLOCK 20, OF TRACT 1775, AS PER MAP RECORDED IN BOOK 21, PAGES  
190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES



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.

MAP PREPARED BY:  
DIRECT ALL CORRESPONDENCE TO:

HARVEY A. GOODMAN CIVIL ENGINEER  
834 17TH STREET UNIT 5  
SANTA MONICA, CA 90403  
PHONE: (310) 829-1037  
FAX: (310) 828-5062



*Harvey A. Goodman*

## OWNER

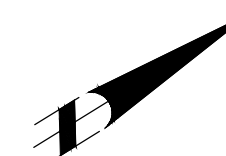
MIA LAMAR LLC  
301 N. CANON DRIVE STE. E  
BEVERLY HILLS, CA 90210  
ATTN: MR. MAS AFSHAR  
(310) 738-1800

## SUBDIVIDER: GEOTECHNICAL ENGINEER:

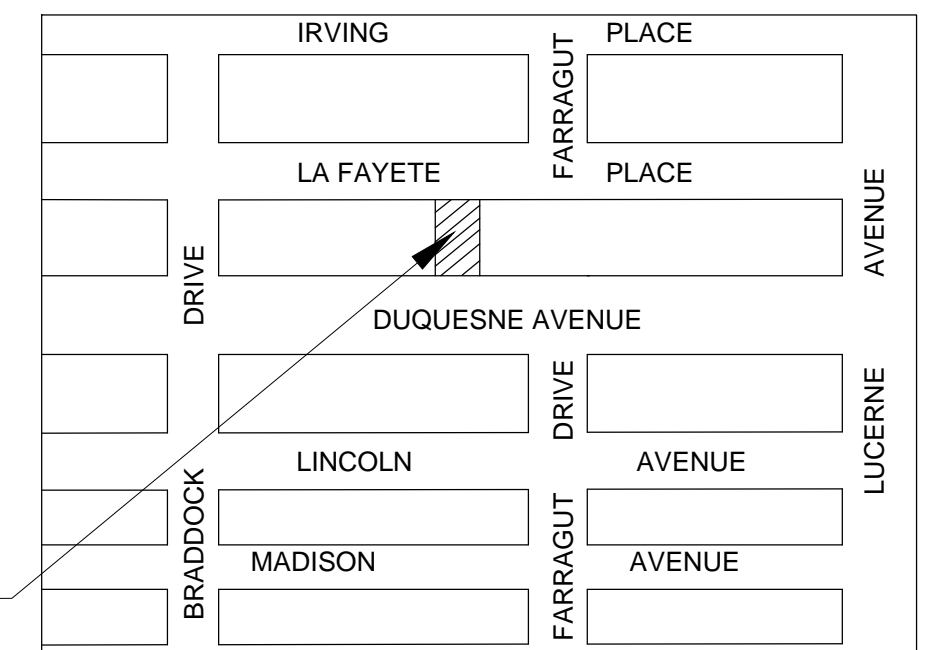
HAMILTON & ASSOCIATES INC.  
1641 BORDER AVENUE  
TORRANCE, CA 90501  
ATTN: TONY ZAVALA  
(310) 618-2190

## BENCHMARK:

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



PROJECT SITE



VICINITY MAP  
NOT TO SCALE