

ATTACHMENT NO. 7

Car and bicycle parking spaces assigned to each unit								
	BLDG A	BLDG B	BLDG D	BLDG E	BLDG C	BLDG A	BLDG B	BLDG D
Unit 1	1	1	1	1	1	1	1	1
Unit 2	2	2	2	2	2	2	2	2
Unit 3	3	3	3	3	3	3	3	3
Unit 4	4	4	4	4	4	4	4	4
Unit 5	5	5	5	5	5	5	5	5
Unit 6	6	6	6	6	6	6	6	6
Unit 7	7	7	7	7	7	7	7	7
Unit 8	8	8	8	8	8	8	8	8
Unit 9	9	9	9	9	9	9	9	9
Unit 10	10	10	10	10	10	10	10	10
Unit 11	11	11	11	11	11	11	11	11
Unit 12	12	12	12	12	12	12	12	12
Unit 13	13	13	13	13	13	13	13	13
Unit 14	14	14	14	14	14	14	14	14
Unit 15	15	15	15	15	15	15	15	15
Unit 16	16	16	16	16	16	16	16	16
Unit 17	17	17	17	17	17	17	17	17
Unit 18	18	18	18	18	18	18	18	18
Unit 19	19	19	19	19	19	19	19	19
Unit 20	20	20	20	20	20	20	20	20
Unit 21	21	21	21	21	21	21	21	21
Unit 22	22	22	22	22	22	22	22	22
Unit 23	23	23	23	23	23	23	23	23
Unit 24	24	24	24	24	24	24	24	24
Unit 25	25	25	25	25	25	25	25	25
Unit 26	26	26	26	26	26	26	26	26
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Unit 92	92	92	92	92	92	92	92	92
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Unit 96	96	96	96	96	96	96	96	96
Unit 97	97	97	97	97	97	97	97	97
Unit 98	98	98	98	98	98	98	98	98
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Unit 100	100	100	100	100	100	100	100	100

PARKING SPACES ASSIGNED TABLE

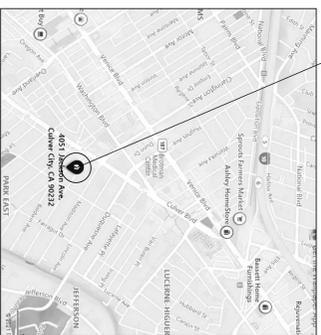
5

Conditions Variable	Project 1	Average	Proposing
Lot Coverage	50%	44%	41.66%
Unit Pattern	9	2.7 (5.4)	1 (2)
Front Setback	17' R	22' R	25' R
Front Setback at Side Right	55'-0"	22' R	25' R
Building Height	21'-7" 2	17' R	1 story
Building Height to Parapet walls	50'-0" 2'	17' R	1 story

COMPARISON TABLE

4

PARKING CALCULATIONS:
 2 STANDARD PARKING SPACES PER UNIT (8 PARKING SPACES ENCLOSED)
 1 VAN ACCESSIBLE PARKING SPACE FOR ACCESSIBLE UNIT
 2 STANDARD GUEST PARKING SPACES
 TOTAL:
 19 STANDARD PARKING SPACES (including 2 guest parking spaces)
 1 - VAN ACCESSIBLE PARKING SPACE



VICINITY MAP

3

PROJECT DATA

OWNER: Silcon Property Holdings, LLC TEL: 310 915-9525
 PROPERTY ADDRESS: 4051 / 4055 Jackson Ave, Culver City, CA 90232
 ZONING DESIGNATION: CCR4 RMD (residential medium density multiple family dwelling)
 GENERAL PLAN LAND USE: Medium density multiple family residential
 ASSESSOR PARCEL NUMBER: 429-001-010 & 429-001-011
 PARCEL SIZE: 13,500 (sq ft)

(E) FLOOR AREA: LOT 10 - 2,357 s.f. Residence, LOT 11 - 584 s.f. - Residence, 208 s.f. Garage
 EXISTING STRUCTURES: 42,255 s.f.
 PROPOSED STRUCTURES: SINGLE FAMILY RESIDENCES

CURRENT USE: LOT 10 & 11, BLOCK 4 OF TRACT 175

LEGAL DESCRIPTION: R2 (townhomes), S-2 (subterranean parking garage)

OCCUPANCY GROUP: V-B - DWELLING UNITS, IIA - PARKING GARAGE

CONSTRUCTION TYPE: 1 subterranean, 2-story above ground. Rooftop patios

NUMBER OF STORIES:

SETBACKS:

FRONT YARD

REAR YARD

SIDE YARD

HEIGHT

FIRE HAZARD SEVERITY ZONE

SPRINKLERS

ARCHITECT:

STRUCTURAL:

CIVIL ENGINEERING:

SOILS REPORT:

PROJECT DESCRIPTION:

PROPOSED FLOOR AREAS:

FLOOR	AREAS, S.F.
Basement	439' 213' 112' 415' 332' 281' 166' 283' 645'
1st floor	737' 729' 725' 729' 719' 633' 608' 795' 676'
2nd floor	707' 707' 704' 705' 741' 697' 823' 786' 666'
3rd floor	685' 685' 681' 689' 628' 1,611' 1,597' 1,894' 1,957'
Garage	1,881' 1,881' 1,881' 1,881' 1,881' 1,881' 1,881' 1,881' 1,881'
Subtotal	5,266' 2,250' 1,344' 4,980' 3,864' 3,372' 1,192' 3,596' 17,240'
Basements	133' 84' 28' 84' 68' 89' 63' 78' 28'
1st floors	247' 247' 247' 247' 247' 247' 247' 247' 247'
2nd floors	247' 247' 247' 247' 247' 247' 247' 247' 247'
Garage	2,580' 2,581' 2,581' 2,581' 2,581' 2,581' 2,581' 2,581' 2,581'
TOTAL	2,149' s.f.
PROVIDED	4,300' s.f.
Access (S.U.)	BLDG 'A' 1,516' BLDG 'B' 1,594' BLDG 'C' 1,507' BLDG 'D' 2,073'

LANDSCAPE AREA: 2,149 s.f.

HARDSCAPE AREA: 3,623 s.f.

INTENT TO COMPLY

PROJECT SHALL COMPLY WITH 2019 CBC, CBC, CAL Green, CAL Energy codes. ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING CODES, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, AND ALL APPLICABLE OTHER STATE, COUNTY, AND CITY ORDINANCES AND REGULATIONS.

NOTICE TO OWNER, CONTRACTOR, BUILDER, INSTALLER

NEW CONSTRUCTION - NOTICE TO OWNER, CONTRACTOR, BUILDER, INSTALLER

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION INSTALLATION. CONTACT TENNER

FOR ANY QUESTIONS OR CONCERNS. ANY DISCREPANCIES IN THE PERMITS SHALL BE A

QUESTION OR REFERENCE ARISING ABOUT CONSTRUCTION INSTALLATION THAT MAY

VARY FROM THE PERMITTED PLANS.

AS-BUILT NOTICE TO OWNER, CONTRACTOR, BUILDER, INSTALLER

ANY CONSTRUCTION INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

SHALL BE VERIFIED AND MODIFIED TO CONFORM TO THE PERMITTED PLANS. SEE "NEW

CONSTRUCTION" ABOVE.

SITE PLAN *NOTICE TO OWNER, CONTRACTOR, BUILDER, INSTALLER

PROPERTY LINE LOCATIONS ARE BASED ON INFORMATION FROM PROPER GOVERNMENT

AGENCIES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO

CONSTRUCTION. ANY DISCREPANCIES SUSPECTED OR IF MORE ACCURATE LOCATIONS ARE

REQUIRED BY ANY AFFECTED PARTY.

4051 JACKSON CONDOS

4051 JACKSON AVE, CULVER CITY, CA 90232

ARCHITECTURAL

Item	Planning Department Submittal	Progress	Planning Department Submittal 1	Planning Department Submittal 2
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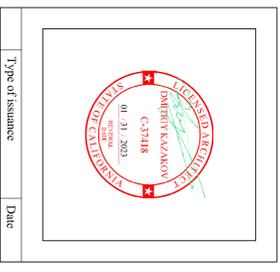
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LEGEND

- Shear wall, 1/4"
- Smoke detector
- Carbon monoxide alarm
- Bath fan, see electrical plan
- Downspout

MAXIMUM EXIT ROUTE:

3-9' 1/2" x 23-1 1/4" = 33'-0" + 23'-2" + 3'-5" + 7'-1 1/4" = 97'-0" 1/2" < 100'-0"



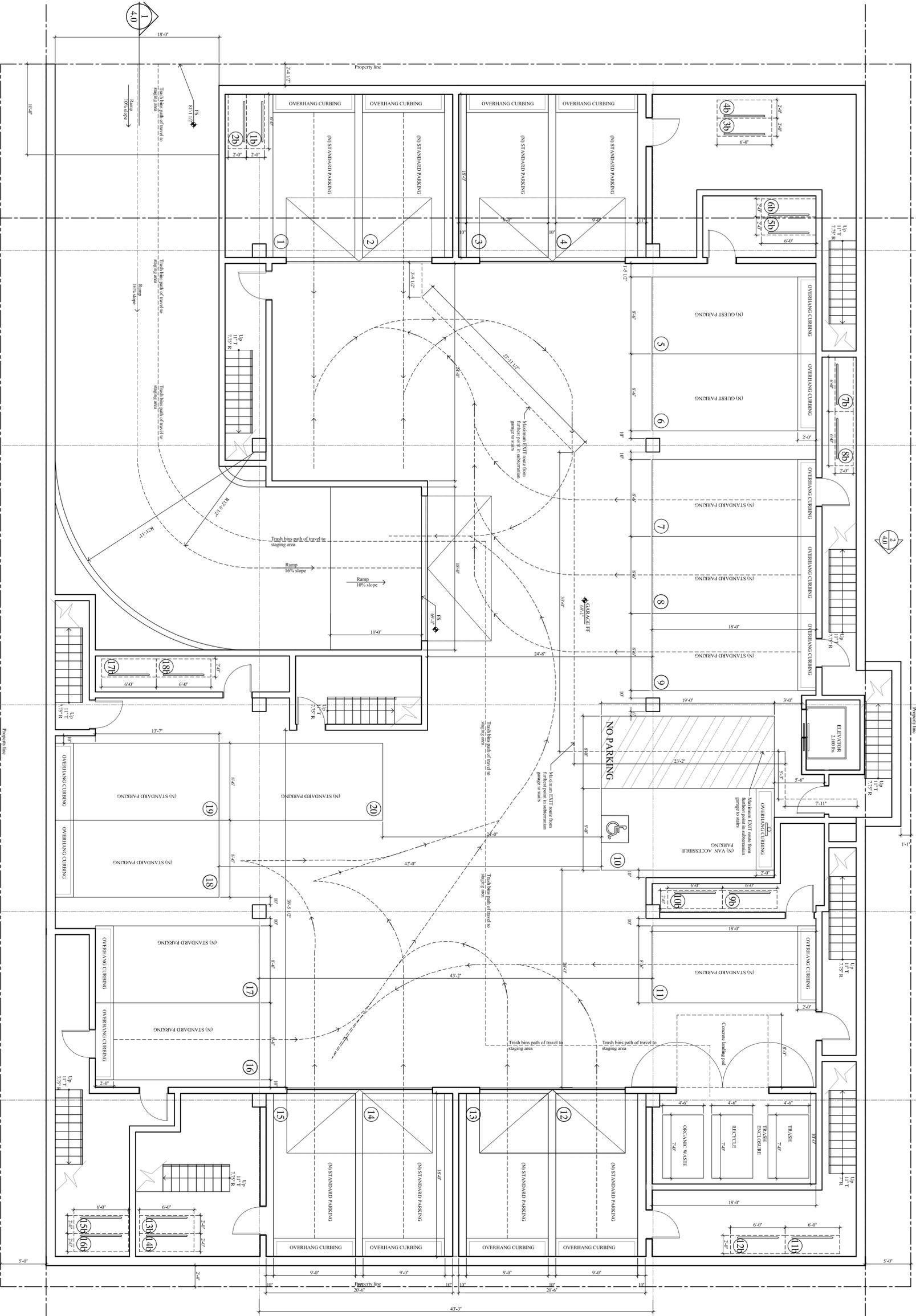
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Planning Submittal 2	09/29/22
Planning Submittal 1	08/19/22
Progress	03/09/22
Progress	03/02/22
Progress	02/23/22
Progress	02/21/22
Planning Submittal	11/11/21
Progress	07/08/21
Progress	07/06/21
Progress	05/21/21
Progress	05/15/21
Progress	05/14/21
Progress	05/12/21
Progress	05/04/21
Progress	04/30/21
Progress	04/29/21

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PARKING PLAN

2.0



SCALE: 3/32" = 1' - 0"



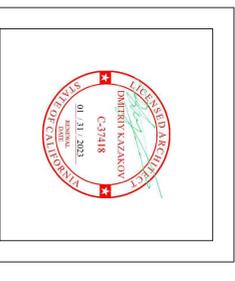
N Project North

1

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LEGEND

- Shear wall, 1/4"
- Hose bib
- ⊖ Smoke detector
- ⊖ Carbon monoxide alarm
- ⊖ Bath fan, see electrical plan
- ⊖ Downspout
- ⊖ Gas meter
- ⊖ Water meter
- ⊖ Electrical panel with meter
- ⊖ Electrical meter with meter
- ⊖ Wood post per structural
- ⊖ Centerline door or window at room
- ⊖ Electrical vehicle charging station
- ⊖ Hardie frame



Type of Issuance	Date
Planning Substantial 2	09/29/22
Planning Substantial 1	08/19/22
Progress	03/09/22
Progress	03/07/22
Progress	03/02/22
Progress	02/23/22
Planning Substantial	11/11/21
Progress	07/08/21
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Progress	05/15/21
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Progress	05/01/21

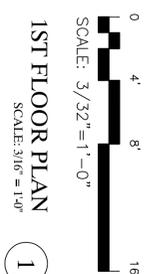
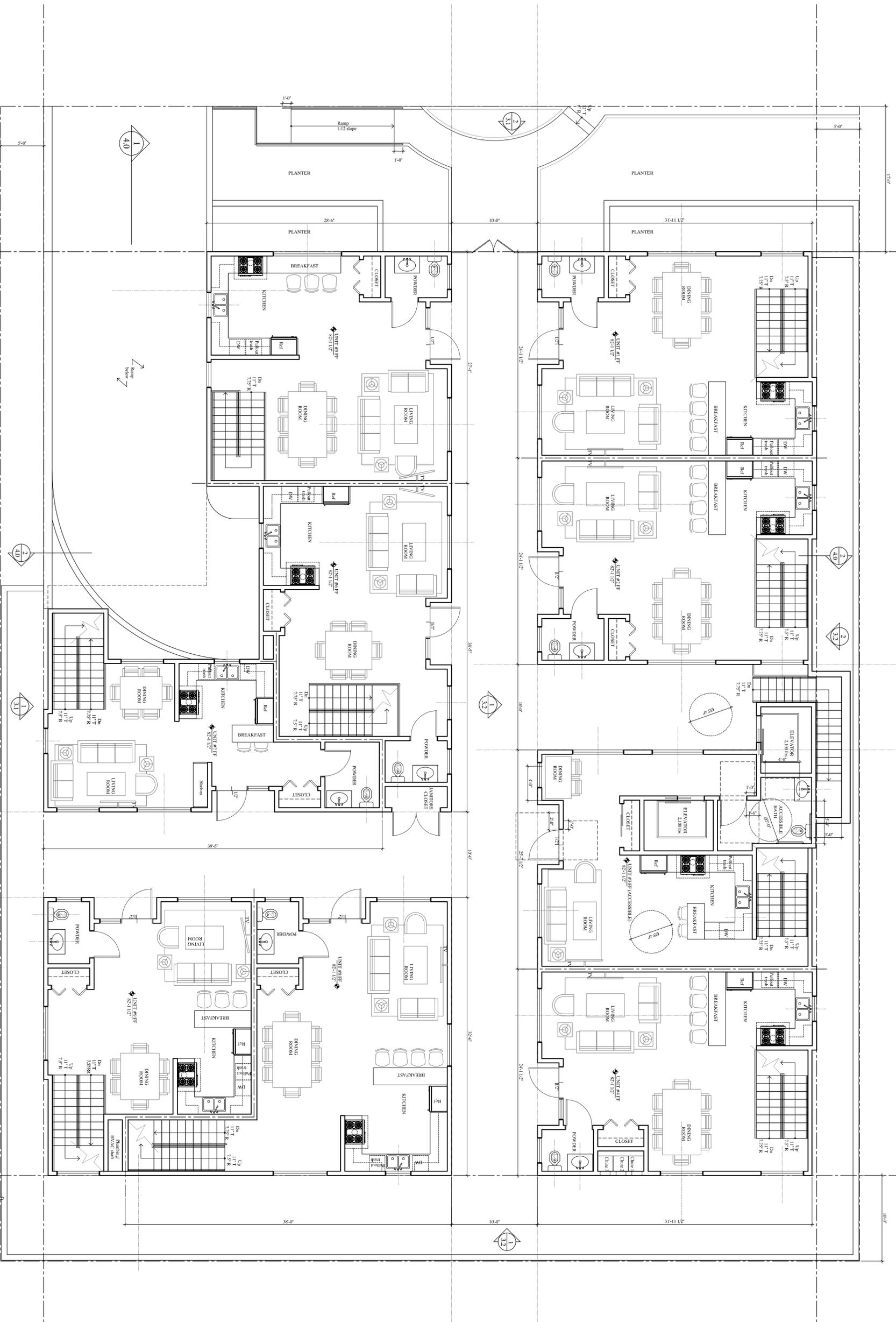
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GROUND FLOOR
PLAN

2.1



1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

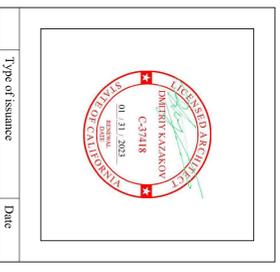
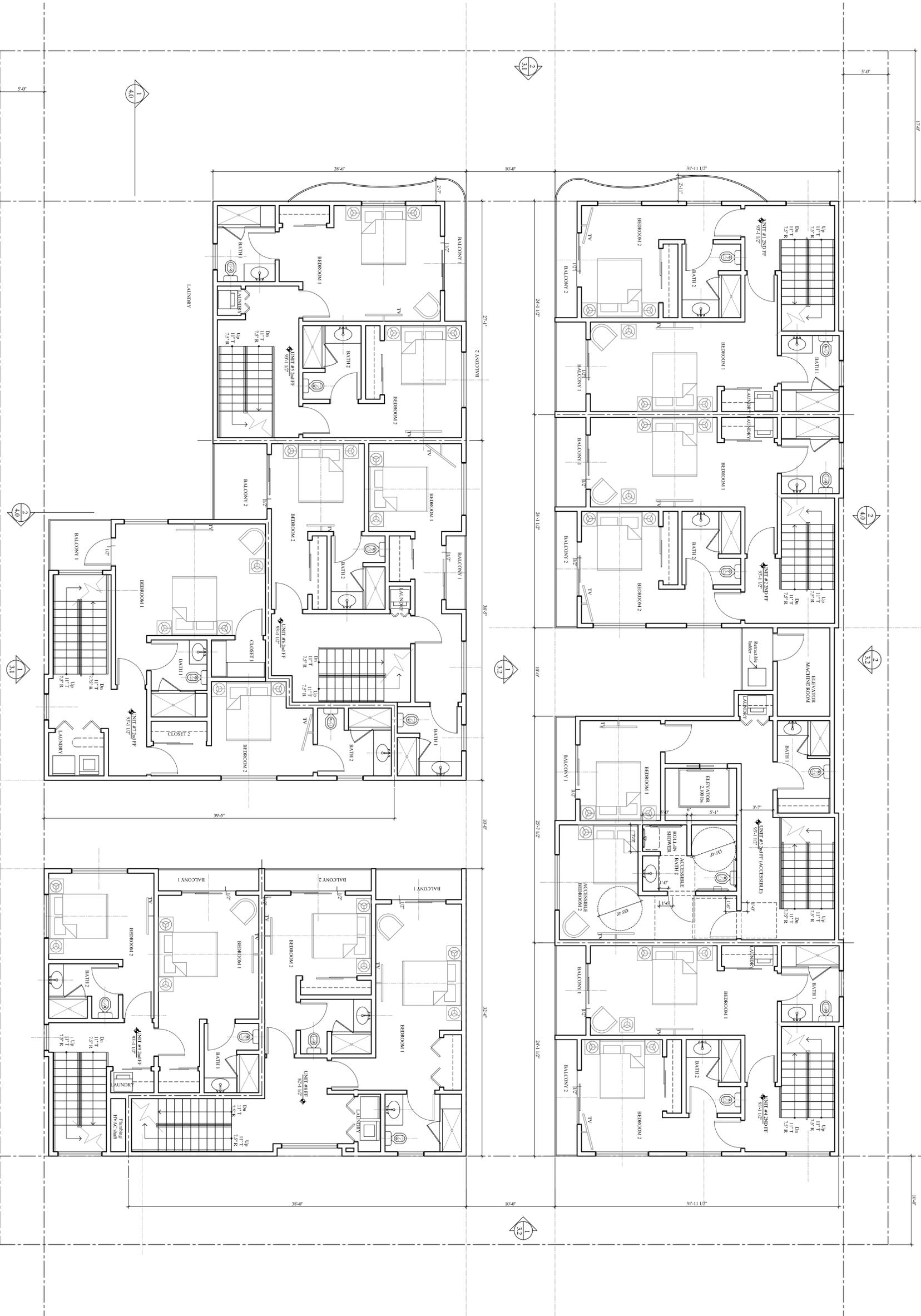
GROUND FLOOR
PLAN
SCALE: 3/16" = 1'-0"

1

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LEGEND

- Sheer wall, typ.
- New framing
- Hose bib
- Smoke detector
- Carbon monoxide alarm
- Bath fan, see electrical plan
- Downspout
- Gas meter
- Water meter
- Electrical panel with meter
- Wood post per structural
- Centerline door or window at room



Type of Issuance	Date
Planning Substantial 2	09/29/22
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Progress	03/09/22
Progress	03/07/22
Progress	03/02/22
Progress	02/23/22
Planning Substantial	11/11/21
Progress	07/08/21
Progress	07/06/21
Progress	05/21/21
Progress	05/15/21
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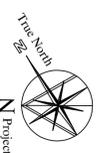
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2ND FLOOR
PLAN

2ND FLOOR PLAN
SCALE: 3/32"=1'-0"
SCALE: 3/16"=1'-0"

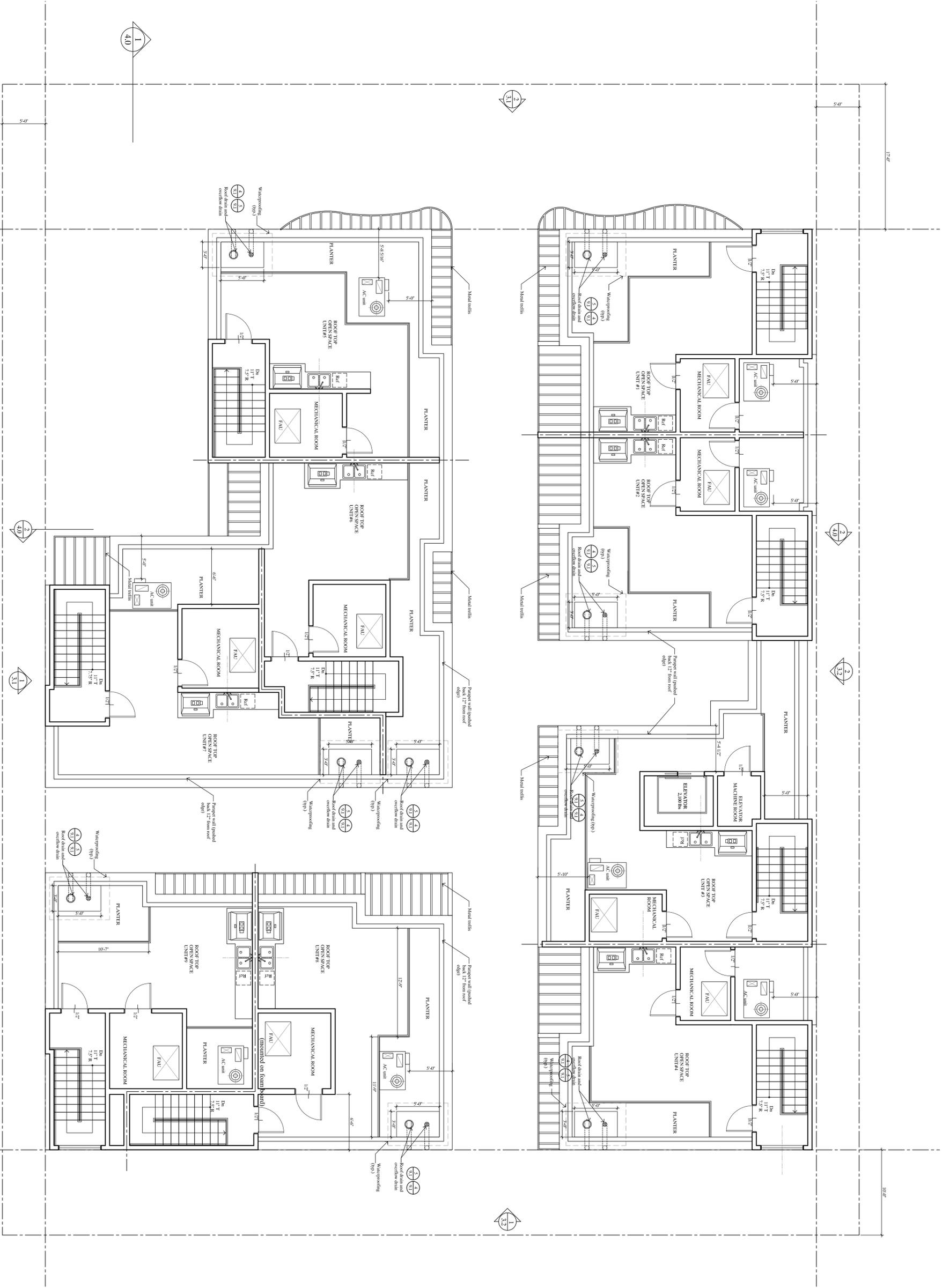


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LEGEND:



Rain barrel

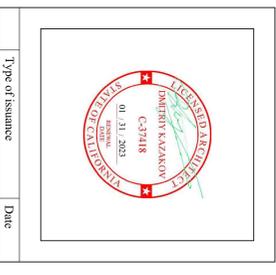


N Project North

SCALE: 3/32" = 1'-0"

ROOF PLAN
SCALE: 3/16" = 1'-0"

1



Type of Issuance	Date
Planning Substantial 2	09/29/22
Planning Substantial 1	08/19/22
Progress	03/09/22
Progress	03/02/22
Progress	02/23/22
Planning Substantial	11/11/21

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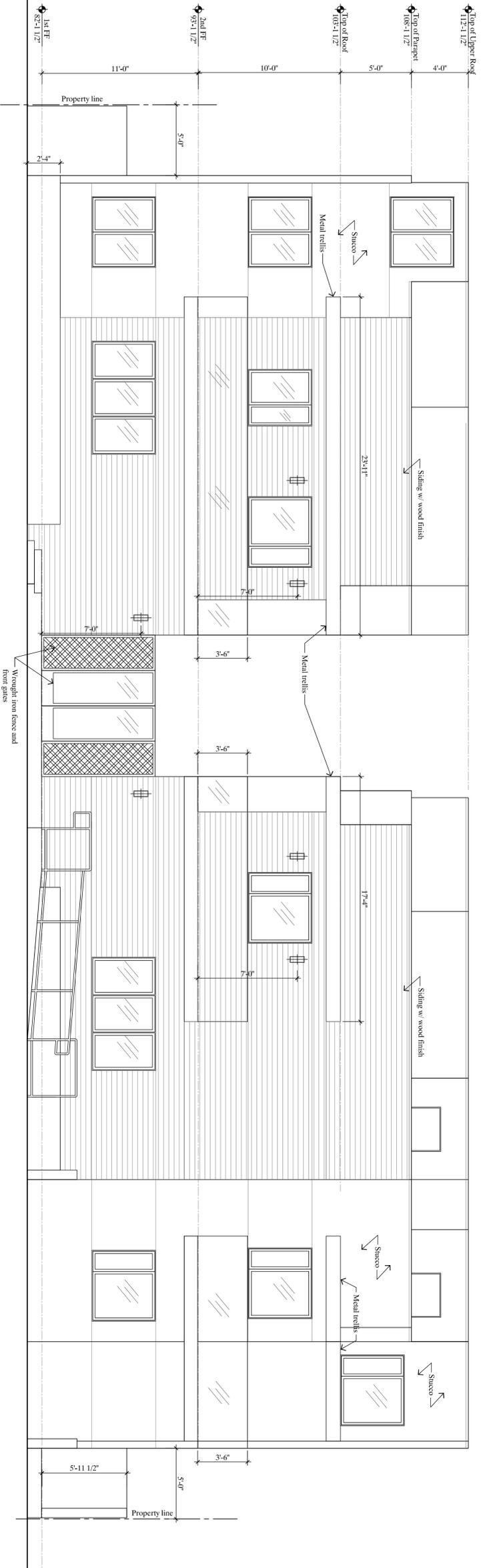
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ROOF PLAN

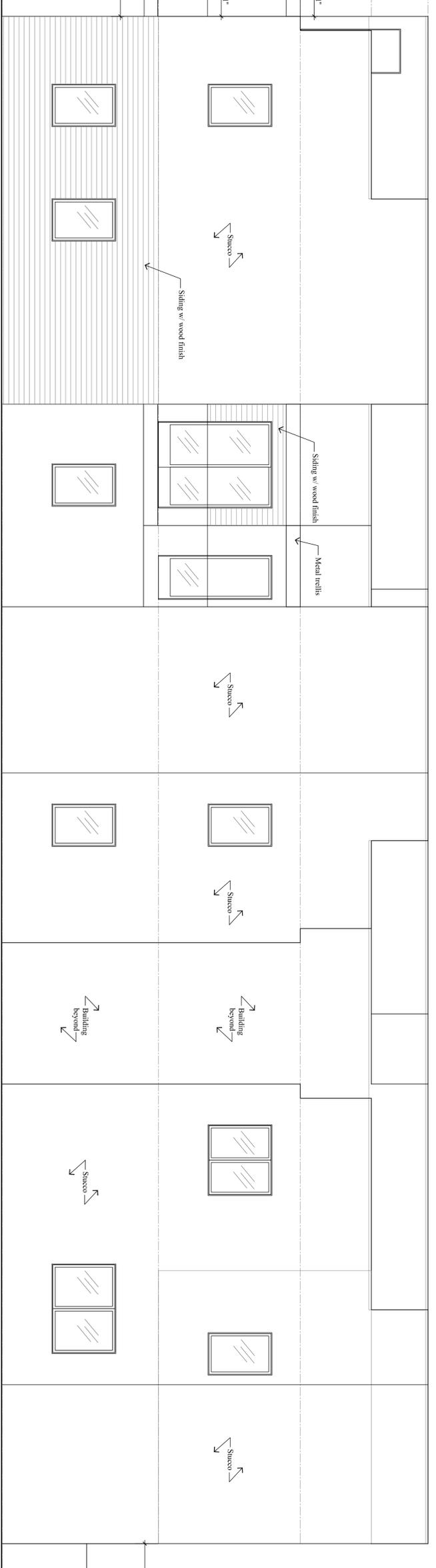
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EAST ELEVATION
1/4"=1'-0"

2



NORTH ELEVATION
1/4"=1'-0"

1



Type of Issuance	Date
Planning Submittal 2	09/29/22
Planning Submittal 1	08/19/22
Progress	03/09/22
Progress Submittal	03/02/22
Progress	11/11/21
Progress	07/08/21
Progress	07/06/21

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ELEVATIONS

1. Fiber cement siding by Allura.com
color - Red rock falls, finish - wood



3. Exterior stucco by Lalibetstucco.com
Color - Osminal 81 base 200



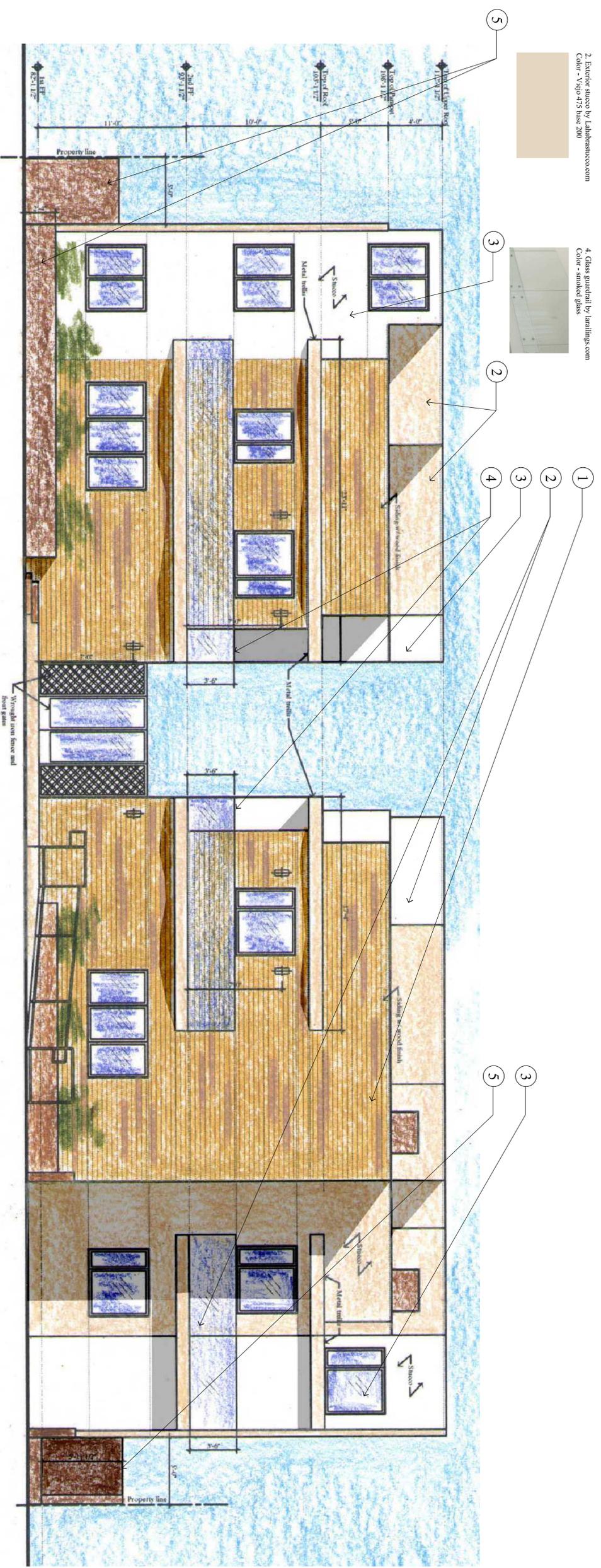
5. CMU block by end-fine.com
Color - Cocoa Brown



2. Exterior stucco by Lalibetstucco.com
Color - Vispo 475 base 200

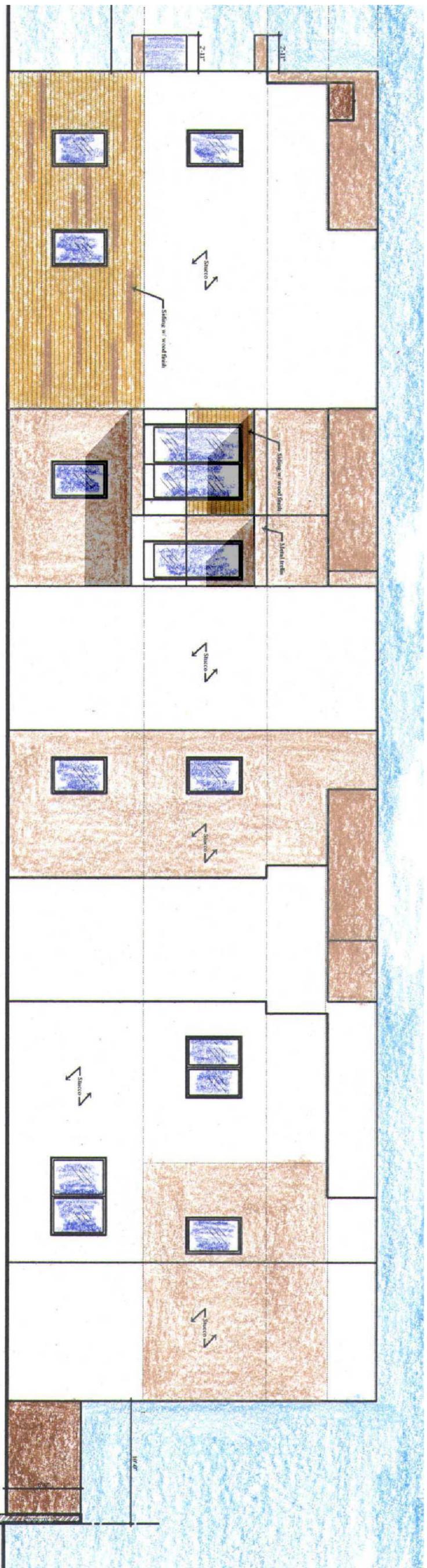


4. Glass guardrail by luntings.com
Color - smoked glass



EAST ELEVATION
1/4"=1'-0"

2



NORTH ELEVATION
1/4"=1'-0"

1

Kazakov design

1433
N BEVERLY GLEN BLVD
CLAYTON, CA 94027
Phone (310) 441-2710
Fax (310) 441-0568

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C37118
01/31/2013
SANTA CLAYTON, CALIFORNIA

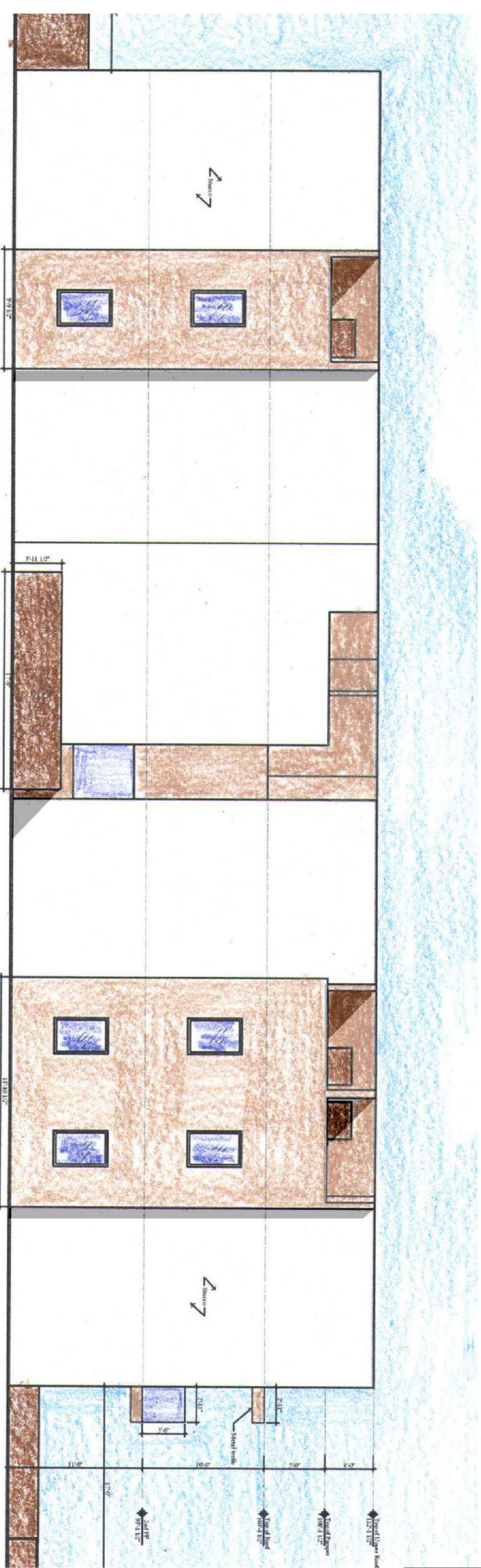
Type of Issuance	Date
Planning Submittal 2	09/29/22
Planning Submittal 1	08/19/22
Planning Submittal	11/11/21
Progress	07/08/21
Progress	07/07/21

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COLORED
ELEVATIONS
3.1A

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SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



Type of Issuance	Date
Planning Submittal 2	09/29/22
Planning Submittal 1	08/19/22
Planning Submittal	11/11/21
Progress	07/08/21
Progress	07/07/21

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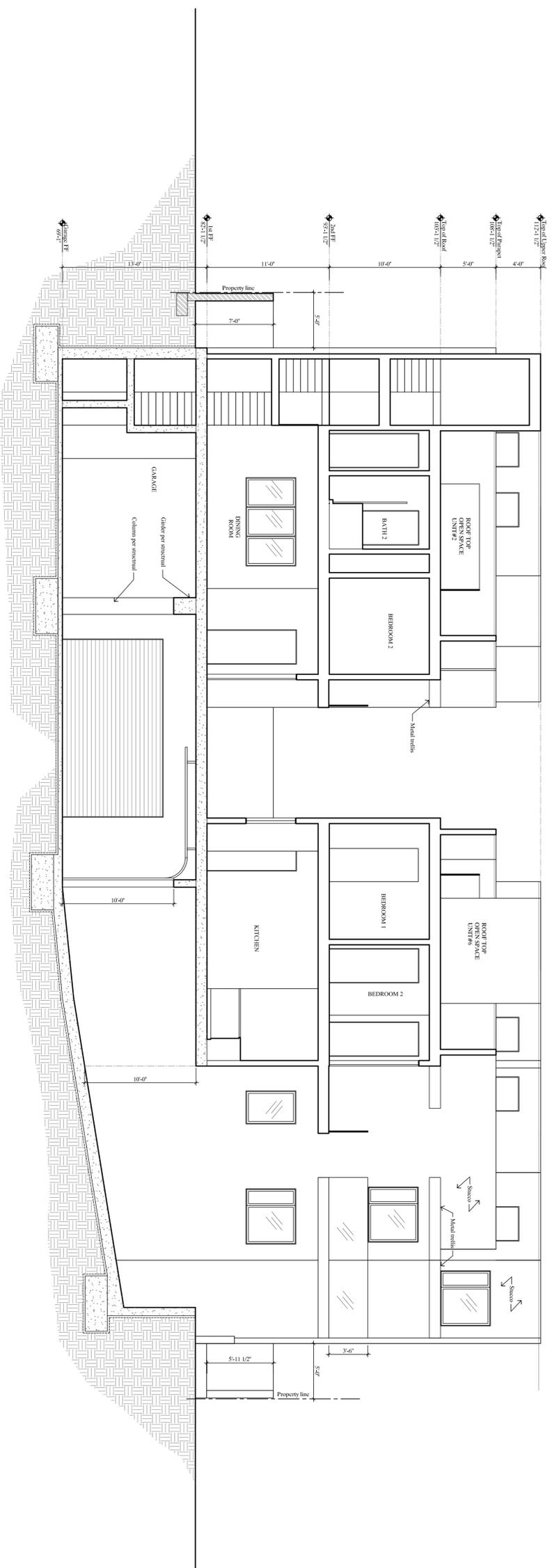
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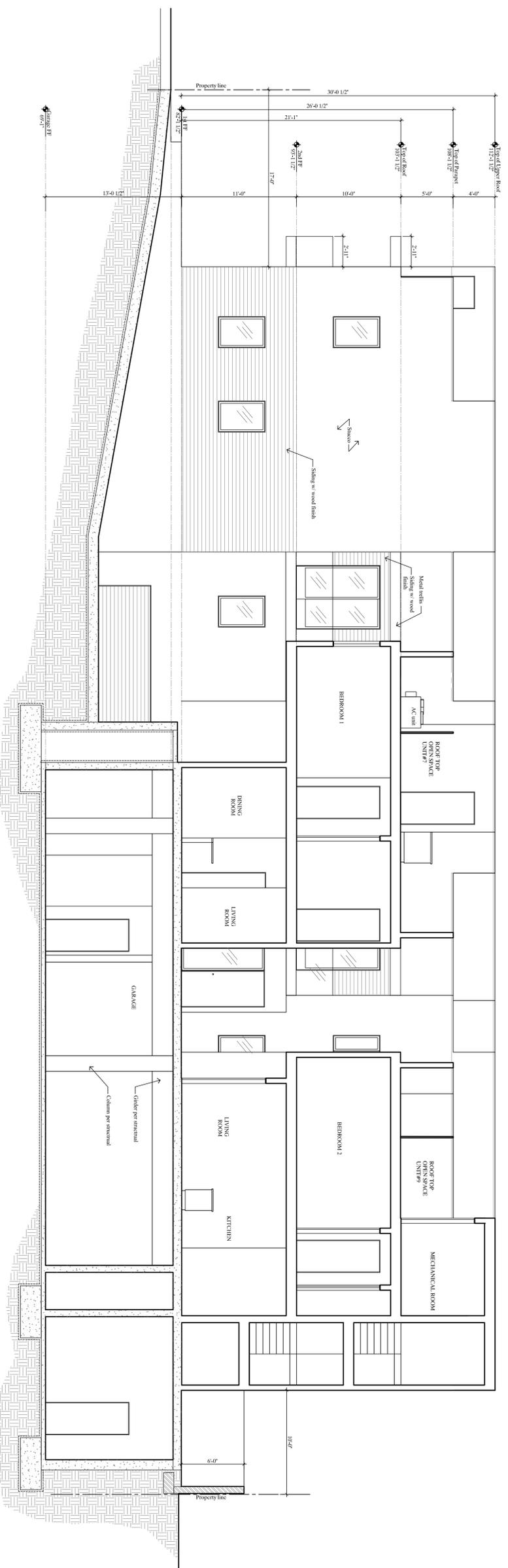
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ELEVATIONS

3.2A

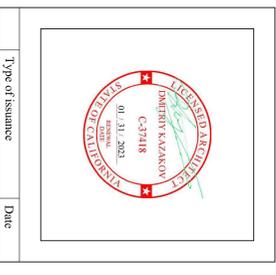
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CROSS SECTION 2
3/16" = 1'-0"



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



Type of issuance	Date
Progress	01/23/20
Planning Substantial 1	01/23/20
Progress	03/02/22
Progress	03/09/22
Planning Substantial 1	08/19/22
Progress	09/29/22
Planning Substantial 2	09/29/22

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