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ATTACHMENT NO. 6

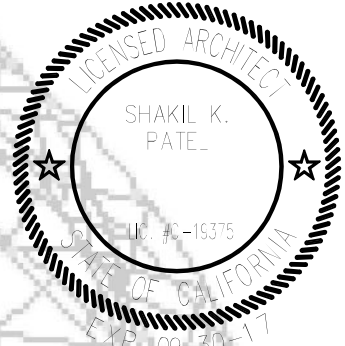
JACKSON VILLA CONDOS

4051/4055 JACKSON AVE. CULVER CITY CA

ADMINISTRATIVE SITE PLAN REVIEW APN 4209-001-010 AND 011

A01	EXPANDED VICINITY MAP
A02	SURVEY
A100	SITE PLAN
A200	BASEMENT FLOOR PLAN
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A300	SITE ELEVATIONS
A301	SITE ELEVATIONS
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A400	BUILDING SECTION
A401	BUILDING SECTION
L1	LANDSCAPE SITE PLAN
PPG	PRELIMINARY GRADING PLAN
TTM	PRELIMINARY PARCEL MAP

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Architecture: Interiors, Construction Management

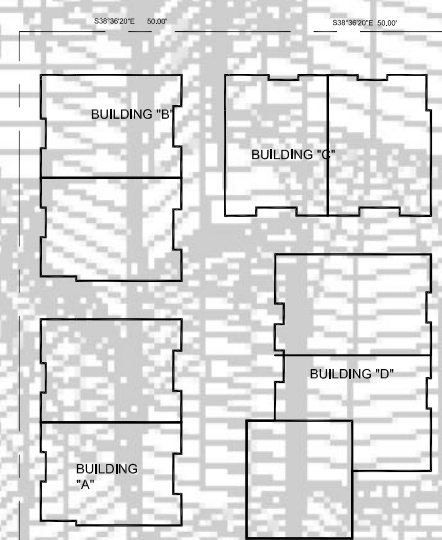


CONSULTANTS

OWNER

JACKSON VILLAS

4055 JACKSON STREET CULVER, CA 90232
APN 4209-001-011/012



ADMINISTRATIVE STAFF
PROJECT REVIEW
06292018

MARK	DATE	DESCRIPTION
PROJECT NO.	112016	
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SHEET TITLE		

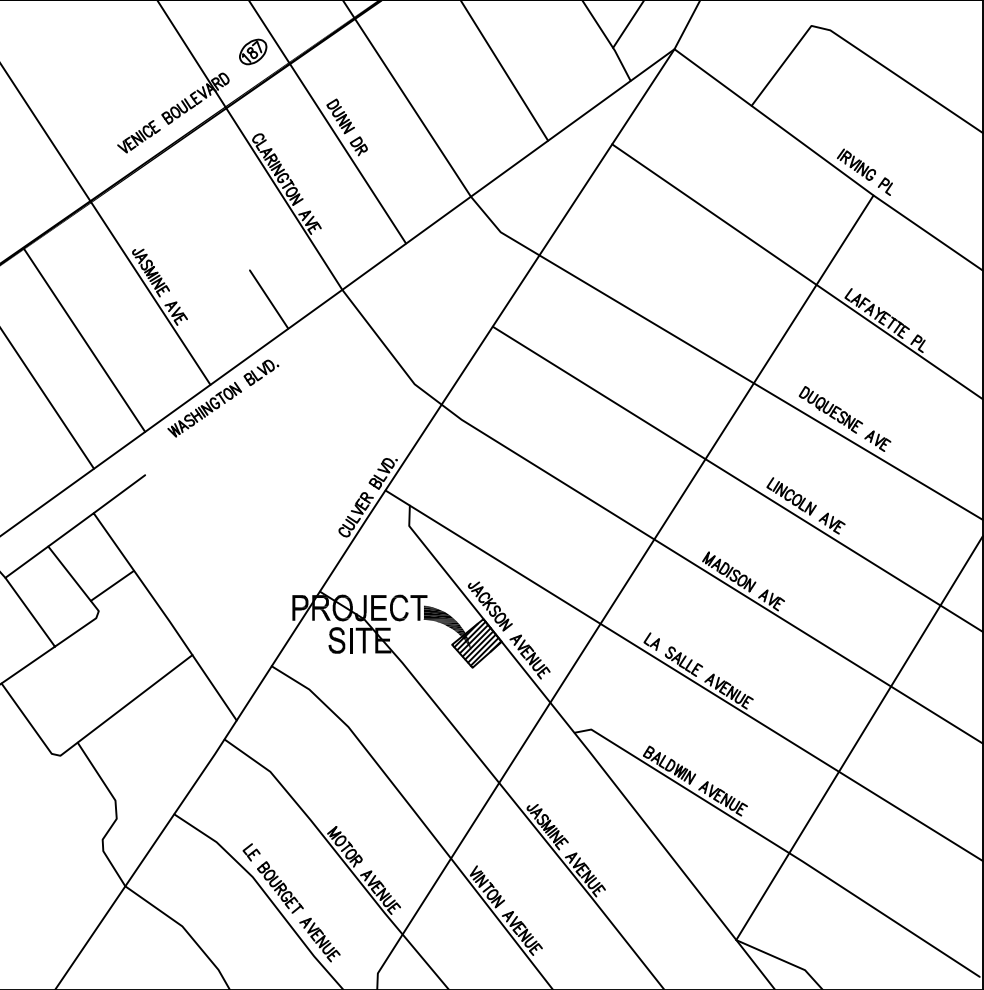
COVER SHEET

4 A00

PROJECT SIIMULATION: VIEW NORTHWEST (STREET TREES HIDDEN FOR CLARITY)



PROJECT LOOKING NORTHEAST



PROJECT SUMMARY

OWNER	SALEM PROPERTY HOLDINGS, LLC RIFAAT D. SALEM 3720 LOMITA BLVD. SUITE 200 TORRANCE, CA 90505
APPLICANT	25902 HINCKLEY STREET, LOMA LINDA CA 92354 9099133175 patelshakil@gmail.com
PROJECT ADDRESS	4051/ 4055 JACKSON AVE CULVER CITY CA90232
LEGAL DESCRIPTION	LOT 10 AND 11 BLK 4 OF TRACT NO. 1775,
APN	4209-001-010 & 4209-001-011
LOT SIZE	13500 SF (100X 135)
EXISTING USE	SINGLE FAMILY DWELLING UNIT
DESCRIPTION	9 UNIT , TWO STORY CONDOS W/ SUBTERREAN GARAGE AND ROOF PAVILION
ZONE:CCR4 RMD	RMD - RESIDENTIAL MEDIUM DENSITY MULTIPLE CHARCHTERISTIC BY MEDIUM DENSITY MULTIPLE -FAMILY DWELLING. INTENDED TO PROVIDE OPPORTUNITIES FOR THE CONSTRUCTION OF MEDIUM DENSITY HOUSING

PROJECTINFORMATION AND DATA			
	PROJECT	AVERAGE	PREVAILING
LOT COVERAGE	52%	44%	41-60%
UNIT PATTERN	9 UNITS/ 2 LOTS	2.7 UNITS/ LOT	1 UNIT/LOT
SETBACK	REQUIRED	PROVIDED	PREVAILING
FRONT	15 FEET	20 AND 17	22 AND 17
SIDES	5 FEET	5 FEET	5 FEET
REAR	10 FEET	10 FEET	10 FEET
HEIGHT	24 FEET	17 FEET	1 STORY

RESIDENTIAL UNIT SIZE	1,100 SF MIN (3 BED)	1275 MIN./ UNIT
PARKING SPACES	18 COVERED GARAGES	
1 GUEST STALL	1 GUEST STALL	
1 ACCESSIBLE VAN STALL	1 ACCESSIBLE VAN STALL	
SITE COVERAGE	7750 SF = 57.50% (SEE TABLE BELOW)	
LANDSCAPE AREA	75% SUBJECT AREA	6732 SF (SEE SHEET L-1)
COMMON OPEN SPACE	COURTYARD 1650 SF,	
PRIVATE OPEN SPACE	100 SF PER UNIT	UNIT SEE TABLE BELOW
PRIVATE STORAGE SPACE	100 CFT PER UNIT	
DRIVEWAY STANDARD	18 FT MIN.	18 FT
STREET TREE	STREET TREES 1 PER 25 FT LENGTH OF STREET FRONTAGE	
VERTICLE PROJECTION	SEE CCMC 17.300.025 TBL 3-2	

FLOOR AREA SCHEDULE											
BLDG-A			BLDG-B			BLDG-C			BLDG-D		
UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	6	UNIT 7	UNIT 8	UNIT 9			
BASEMENT=2505 SF	922	199	233	234	245	610	215	247	120		
1ST FLOOR= 6938 SF	745	745	745	745	745	745	737	768	686		
2 ND FLOOR = 6158	684	684	684	684	684	684	684	684	686		
UNITSIZE = 15324	1951	1628	1662	1663	1674	2039	1636	1699	1492		
PRIVATE OPEN SPACE	235	235	235	235	235	235	235	235	235		
GARAGES	410	410	410	410	410	410	410	410	410		
PARKING STALL TYPE	STANDARD/2 CAR ENCLOSED GARAGES = 10,417 SF										

CCMC CODE REQUIREMENTS

1. THE PROJECT IS SUBJECT TO TITLE 15 AND TITLE 17 (ZONING CODE) OF THE CULVER CITY MUNICIPAL CODE (CCMC). SPECIFIC SECTIONS THAT APPLY INCLUDE (OTHER SECTIONS OF THE ZONING CODE MAY STILL APPLY):

TITLE 15:

- CHAPTER 15.10 SUBDIVISIONS

TITLE 17 SECTIONS:

- SECTION 17.210 - RESIDENTIAL ZONING DISTRICTS (SPECIFICALLY THE RMD ZONE)
- SECTION 17.300 - GENERAL PROPERTY DEVELOPMENT STANDARDS
- SECTION 17.320 - PARKING
- SECTION 17.310 - LANDSCAPING
- SECTION 17.400.105 - RESIDENTIAL USES - MULTIPLE FAMILY RESIDENTIAL STANDARDS
- SECTION 17.540 - SITE PLAN REVIEW

PRELIMINARY ANALYSIS INDICATES THAT THIS IS A CEQA CLASS 3 AND CLASS 32 CATEGORICAL EXEMPTION PROJECT.

A. THE PROJECT SHALL COMPLY WILL ALL REQUIREMENTS SET FORTH IN CCMC SUBCHAPTER 9.11.200, ET SEQ., RELATING TO THE REGULATION OF SMOKING IN MULTI-UNIT HOUSING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

G. THE RESIDENTIAL PARKING SHALL BE CONSTRUCTED WITH INFRASTRUCTURE NECESSARY TO ALLOW FOR FUTURE INSTALLATION OF ELECTRICAL VEHICLE (EV) CHARGING STATIONS SHOULD RESIDENTS IN THE FUTURE REQUEST OR NEED EV CHARGING STATIONS AT THEIR PARKING STALLS.

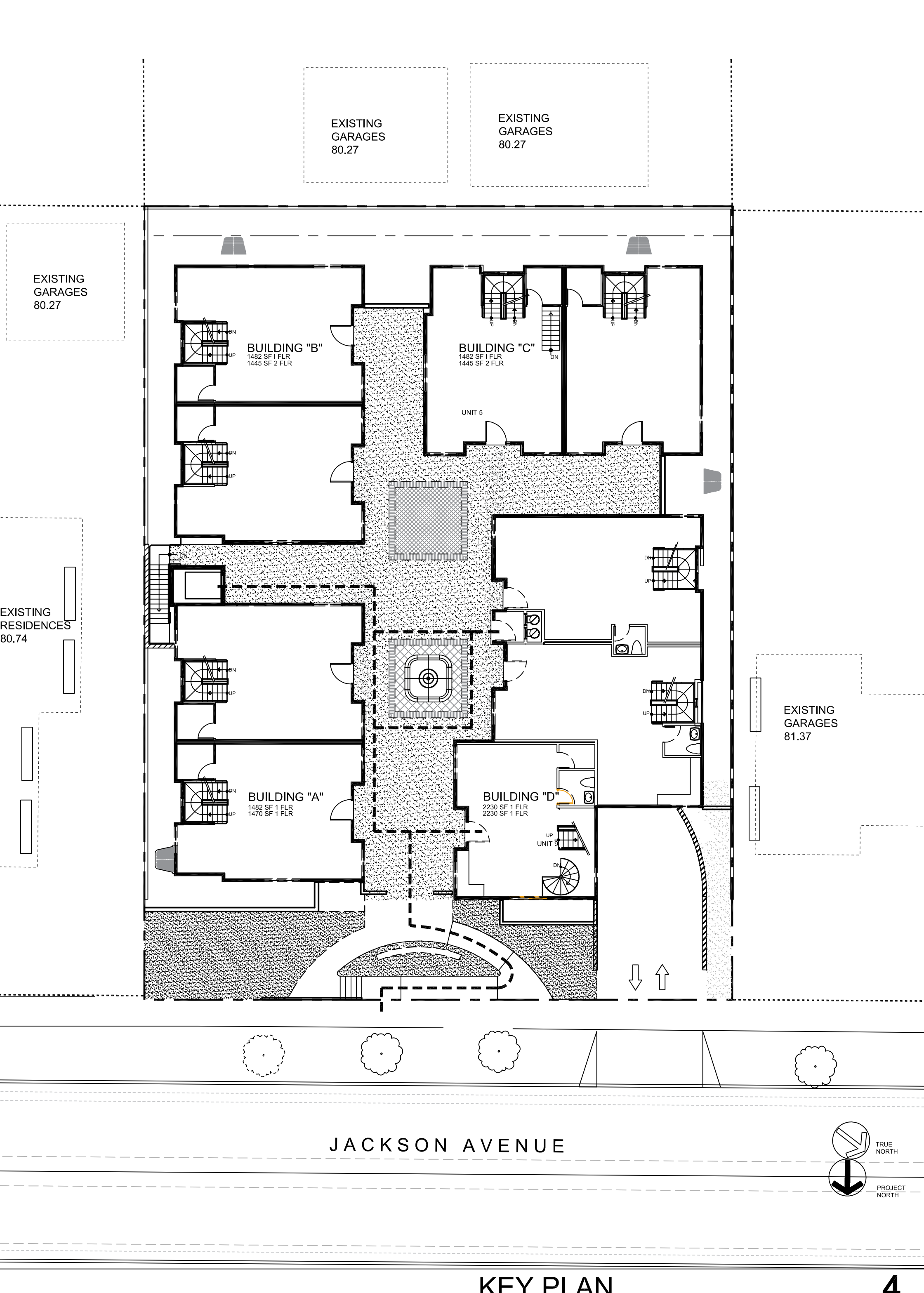
A MINIMUM OF 2 LONG TERM/RESIDENT BICYCLE PARKING SPACES PER UNIT SHALL BE REQUIRED.

1. AN IN-LIEU PARKLAND FEE FOR 4 NET NEW RESIDENTIAL DWELLINGS WILL BE REQUIRED AFTER FINAL ENTITLEMENT APPROVALS AND PRIOR TO CERTIFICATE OF OCCUPANCY. THE FEE IS BASED ON A FORMULA AND IS USUALLY ABOUT \$6,000 TO \$12,000 PER UNIT. CALCULATION OF THIS FEE WILL BE DONE DURING THE BUILDING PERMIT PHASE OF THE PROJECT.

I.

J.

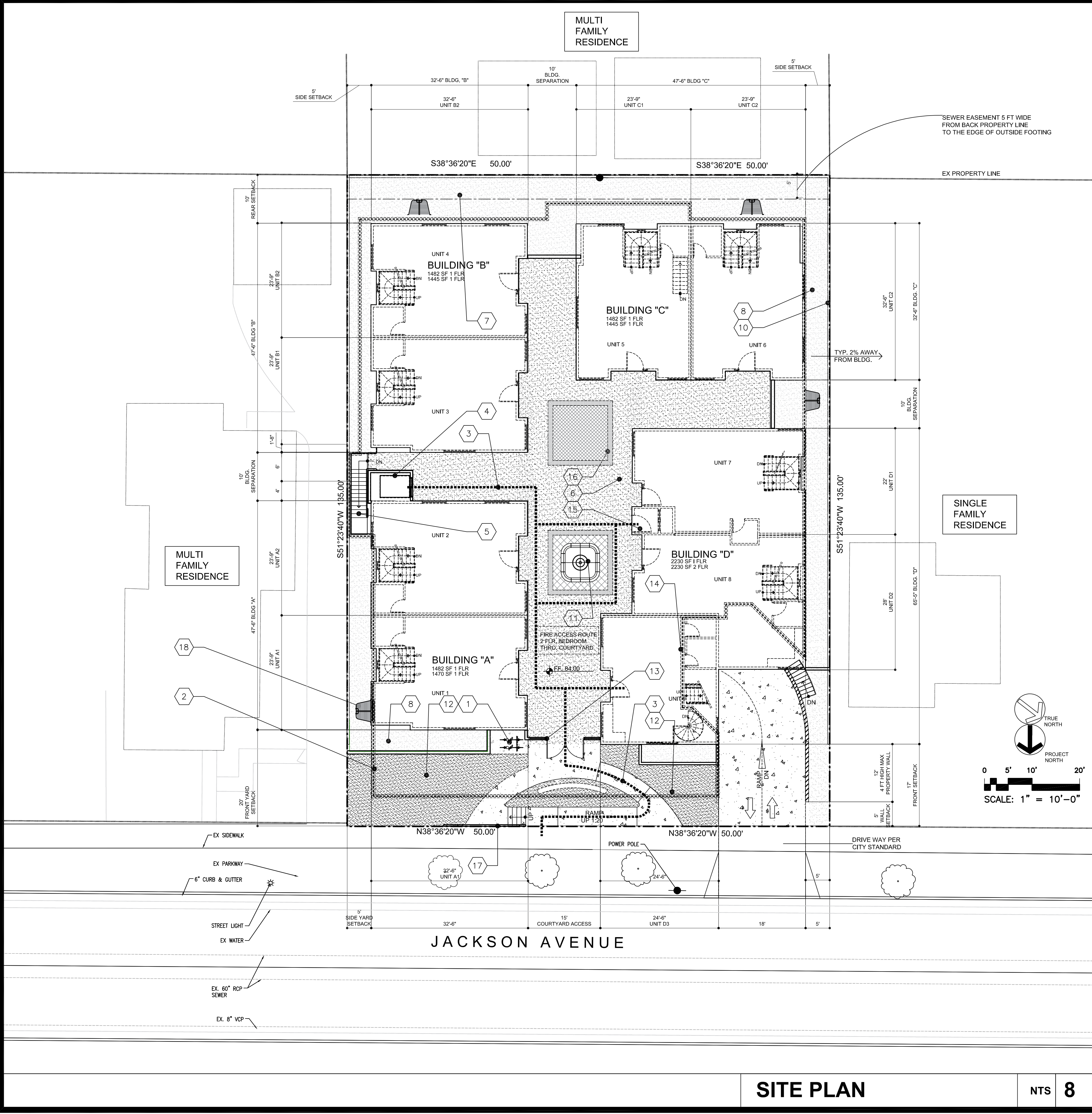
PLOT PLAN



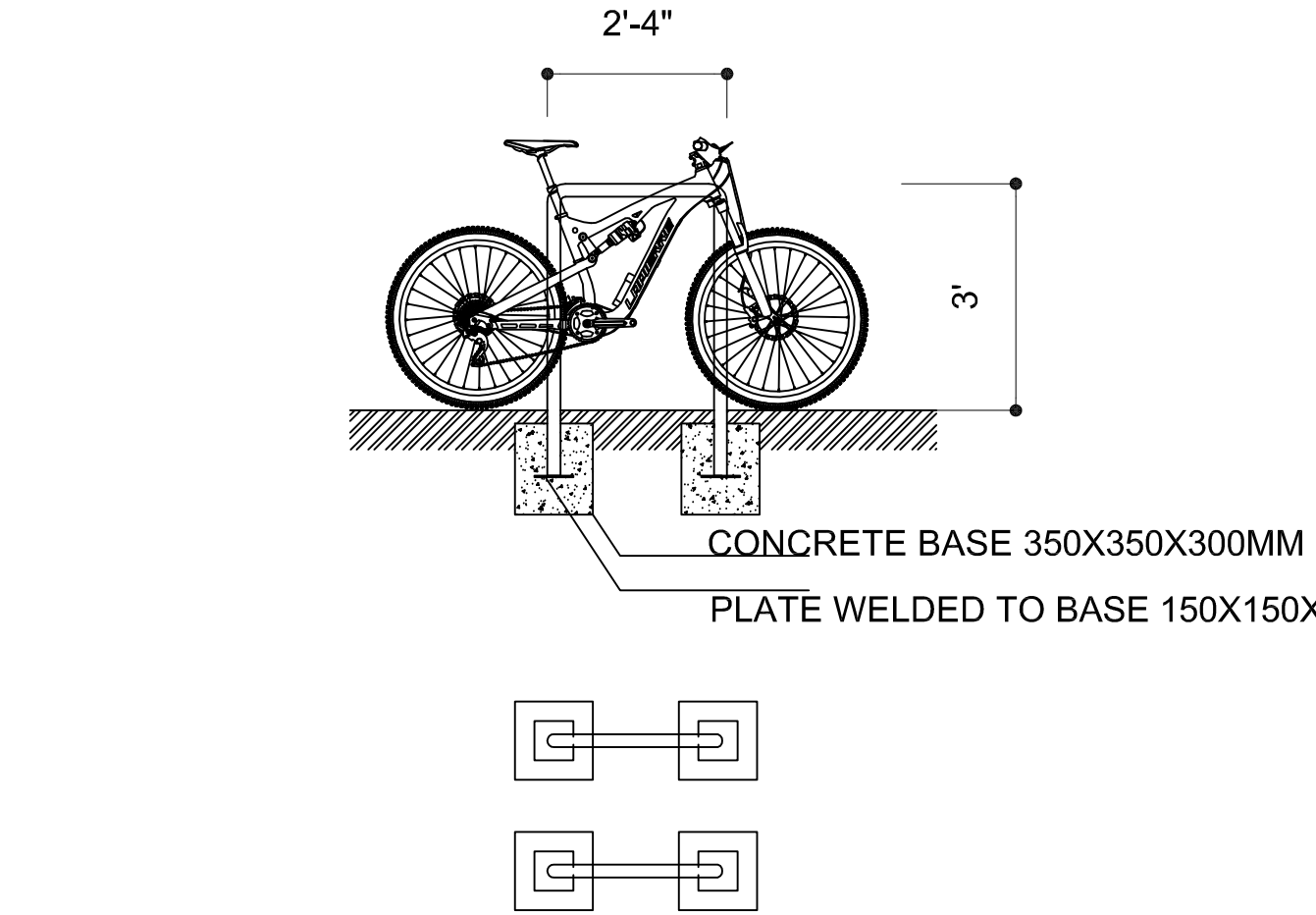
KEY PLAN

4

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KEYNOTES

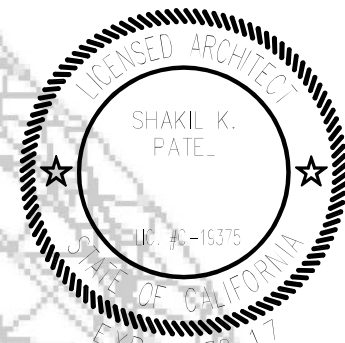


BIKE RACK

- GENERAL COMMENTS**
- CONNECT NEW SEWER LATERAL INTO EXISTING LATERAL ONSITE. IF NOT POSSIBLE, CONNECT NEW LATERAL DIRECTLY TO THE SEWER PIPE, NOT THE MANHOLE.
 - NO CONSTRUCTION IS PERMITTED WITHIN 5 FOOT SEWER EASEMENT. PLEASE ADJUST A200 SHOWING NO NEW STRUCTURE IN THIS EASEMENT.
 - CONNECT NEW SEWER LATERAL INTO EXISTING LATERAL ONSITE. IF NOT POSSIBLE, CONNECT NEW LATERAL DIRECTLY TO THE SEWER PIPE, NOT THE MANHOLE.
 - NO CONSTRUCTION IS PERMITTED WITHIN 5 FOOT SEWER EASEMENT. PLEASE ADJUST A200 SHOWING NO NEW STRUCTURE IN THIS EASEMENT.
- PUBLIC WORKS - CHRIS EVANS (310) 253-5621**

- SECURE BICYCLE PARKING SHALL BE PROVIDED TO ACCOMMODATE A MINIMUM OF TWENTY (20) BICYCLES, TO MEET THE BICYCLE PARKING REQUIREMENTS FOR THE PROJECT. THE BICYCLE PARKING SHALL BE PROVIDED AS FOLLOWS:
 - TWO (2) SHORT-TERM PARKING SPACES, AND
 - EIGHTEEN (18) LONG-TERM PARKING SPACES (2 SPACES PER UNIT)
- ALL BICYCLE PARKING REQUIRED ABOVE, SHALL BE INSTALLED, MAINTAINED AND MANAGED BY THE DEVELOPER OR THEIR SUCCESSORS, AND APPROVED BY THE PUBLIC WORKS DIRECTOR OR THEIR DESIGNEE, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

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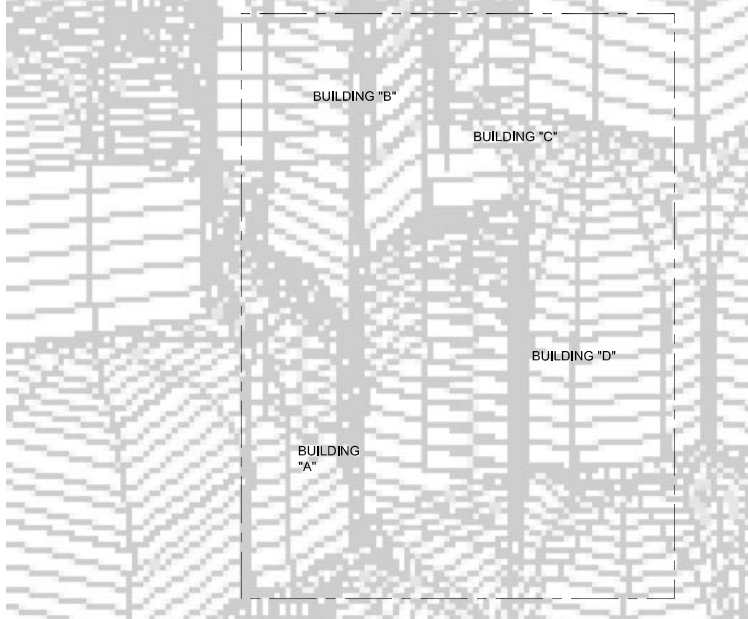


CONSULTANTS

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ADMINISTRATIVE STAFF PROJECT REVIEW 06292018

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SHEET TITLE		

SITE PLAN

SHEET OF **A100**

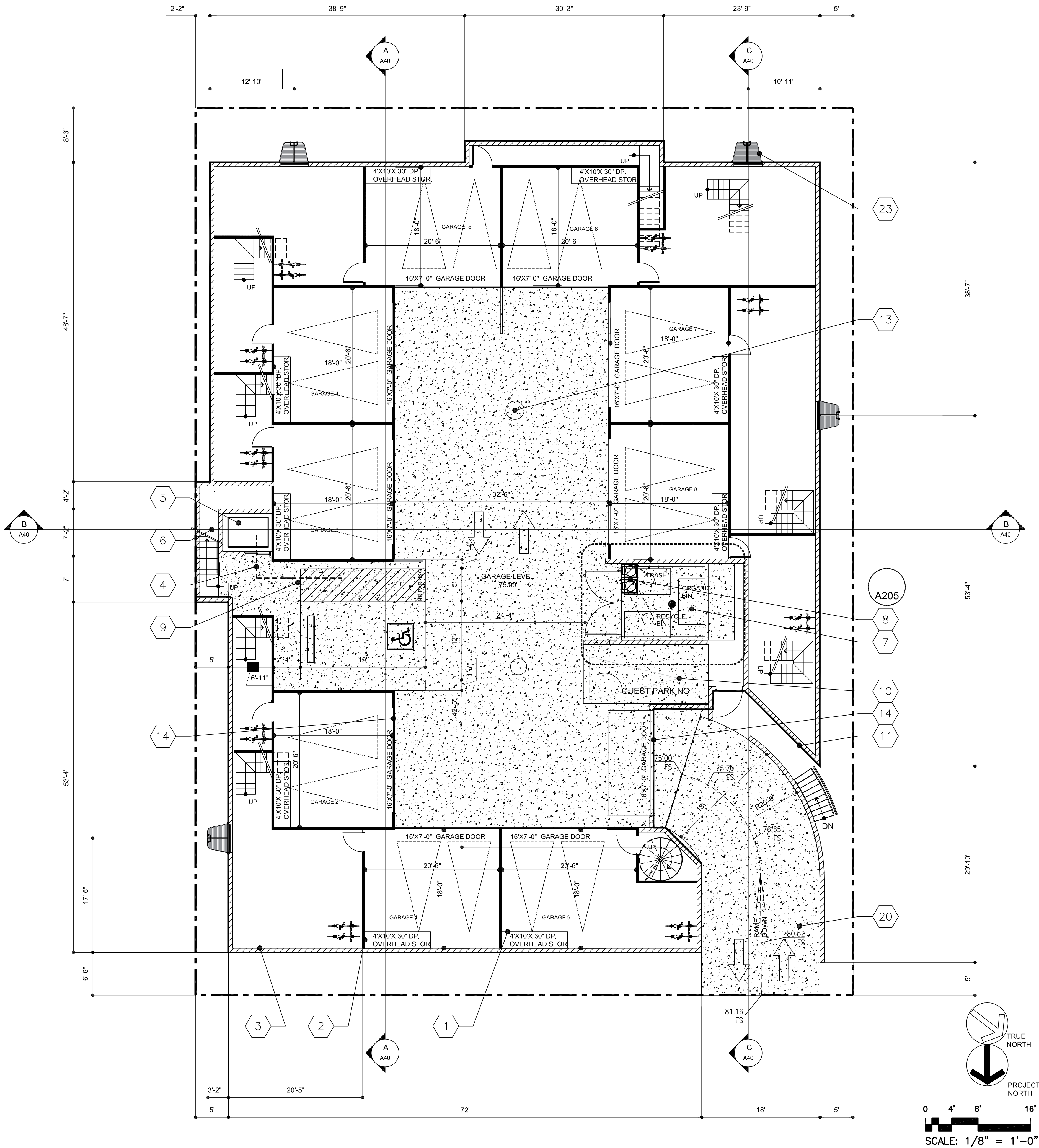
SITE PLAN

NTS **8**

SITE NOTES

NTS **4**

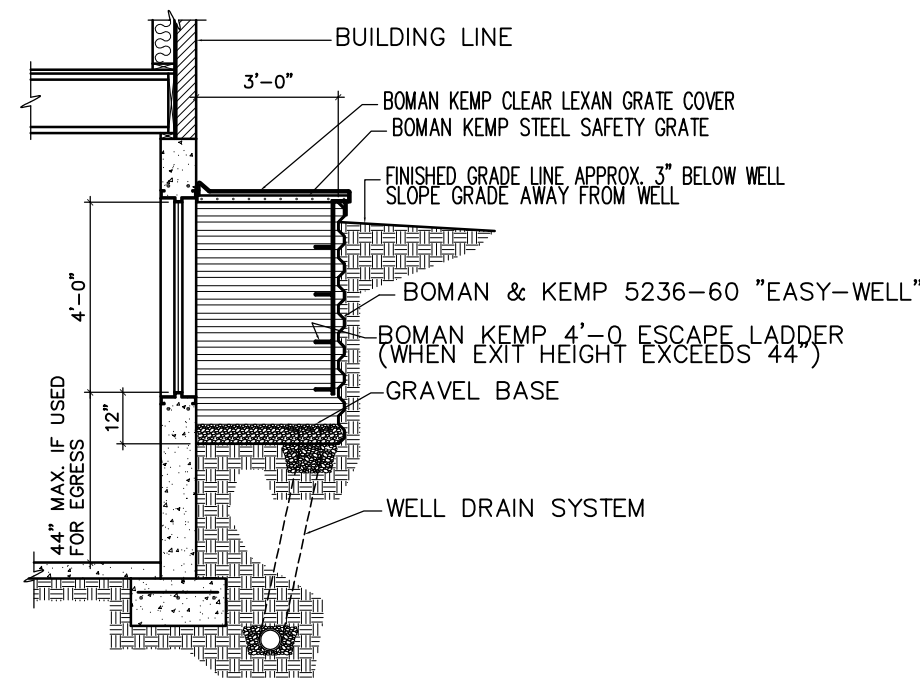
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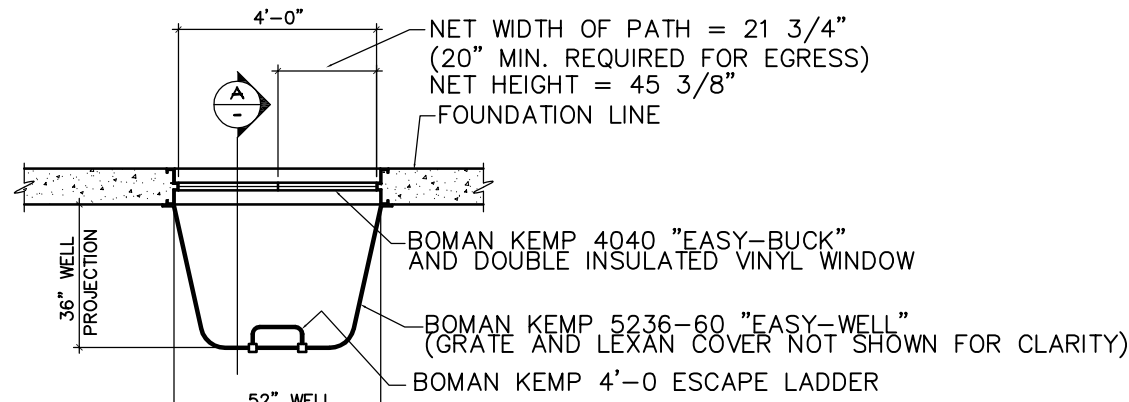
- 1. 100 CFT OF OVERHEAD STORAGE IN EACH GARAGES.
- 2. ONE HOUR FIRE PARTITION DEMISING WALLS.
- 3. 8" THK CONCRETE MASONRY UNIT RETAINING WALLS.
- 4. ACCESSIBLE PATH OF TRAVEL
- 5. ACCESSIBLE ELEVATOR
- 6. CONCRETE STAIRS TO 1ST FLR/SEMI SUBTERRANEAN LVL.
- 7. TRASH ENCLOSURE SEE SHEET A205.
- 8. REFUGE CHUTE I N 1 HR FIRE RATED SHAFT STAINLESS STEEL SEE SHEET 6/ A205.
- 9. ACCESSIBLE VAN PARKING STALLS 17'X19'
- 10. GUEST PARKING STALL 9'X19'
- 11. ELECTRICAL, GAS AND WATER METERS
- 12. NOT USED.
- 13. CONCRETE SLAB ON GRADE LAID TO SLOPE • EACH FLOOR DRAINS.
- 14. 16'X7' H. SECTIONAL GARAGE DOOR W/1 FT GLASS PANEL TYP OF 9.
- 15. NOT USED.
- 16. NOT USED.
- 17. NOT USED.
- 18. NOT USED.
- 19. NOT USED.
- 20. CONCRETE VEHICULAR RAMP TO BASEMENT 7' CLEAR HEIGHT.
- 21. NOT USED.
- 22. NOT USED.
- 23. BASEMENT EGRESS WINDOW WELL SEE 4/A200.

KEY NOTES

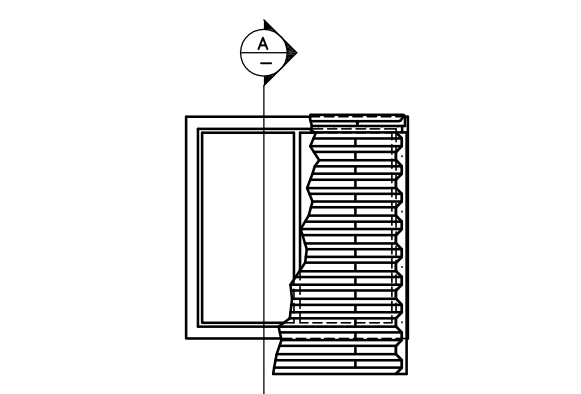
NTS 2



WALL SECTION THRU WINDOW WELL



PLAN VIEW WINDOW WELL



WINDOW ELEVATION WITH WELL

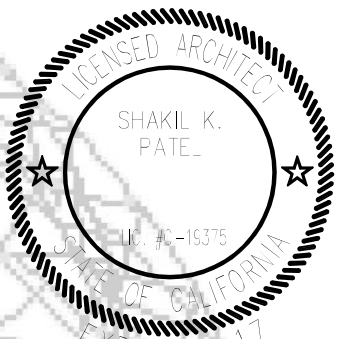
BASEMENT FLOOR PLAN

1/8 8

COA NOTES

NTS 4

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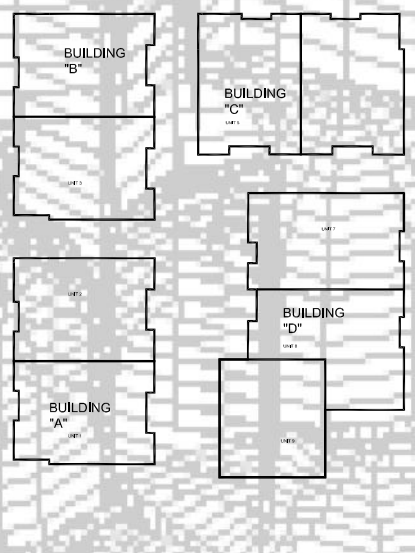


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APN 4209-001-011/012



JACKSON AVENUE

KEY PLAN

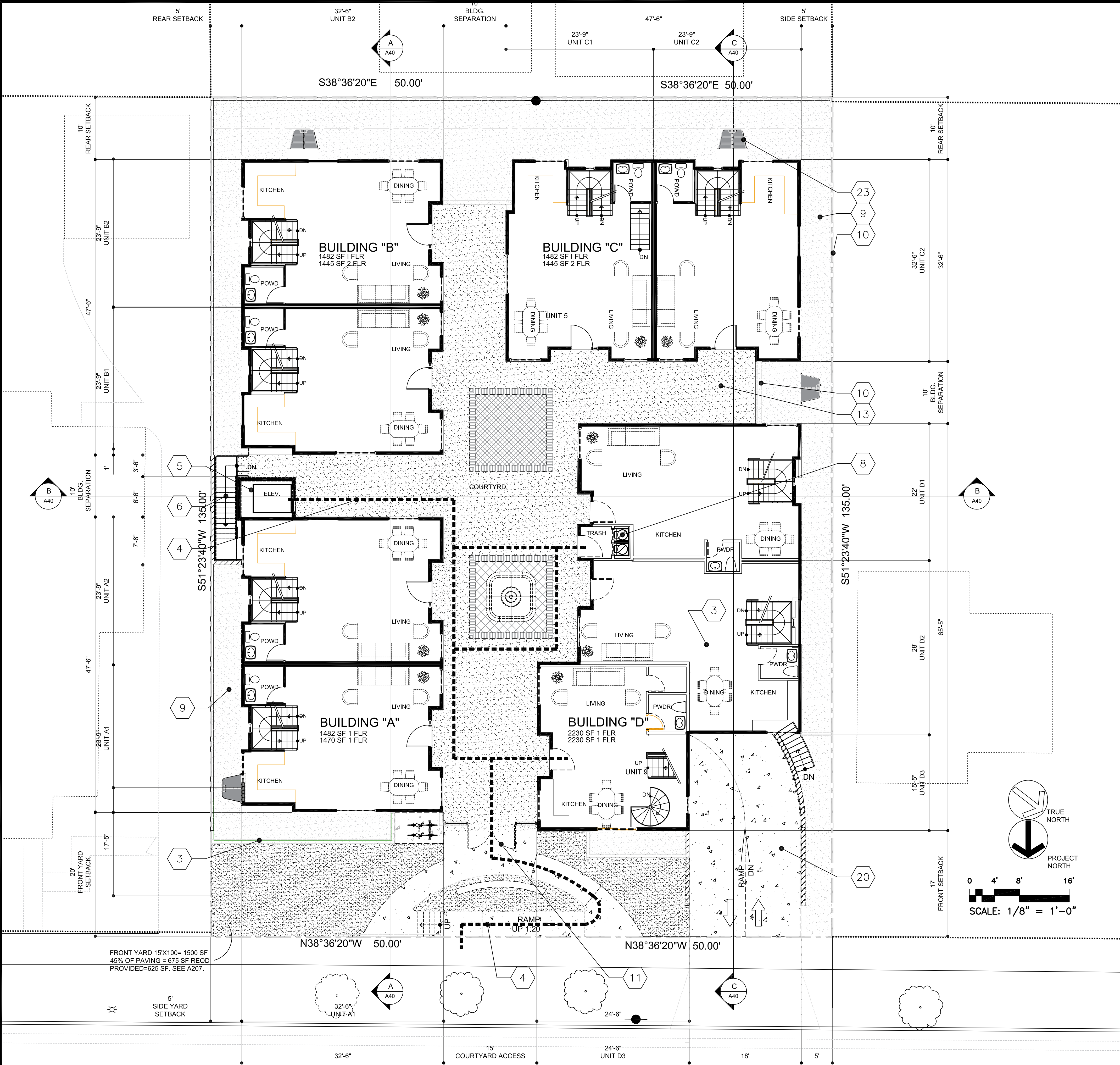
ADMINISTRATIVE STAFF
PROJECT REVIEW
06292018

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PROJECT NO:	112016	
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SHEET TITLE		

BASEMENT FLOOR PLAN

SHEET OF A200

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1. PUBLIC BICYCLE RACK
3. 8" THK CONCRETE MASONRY UNIT RETAINING WALLS.
4. ACCESSIBLE PATH OF TRAVEL
5. ACCESSIBLE ELEVATOR
6. CONCRETE STAIRS TO 1ST FLR/SEMI SUBTERRANEAN LVL.
8. REFUGE CHUTE IN 1 HR FIRE RATED SHAFT STAINLESS STEEL SEE SHEET 6/ A205.
9. PRIVATE OPEN SPACE
10. 6 FT HIGH DECORATIVE CMU PROPERTY WALL.
11. 6 FT HIGH W/ ENTRANCE AND GATES PAINTED.
13. 12' THK CONCRETE DECK SLAB LAID TO SLOPE • EACH FLOOR DRAINS.
20. CONCRETE VEHICULAR RAMP TO BASEMENT 7' CLEAR.
21. LANDSCAPE AREA
23. BASEMENT EGRESS WINDOW WELL W/ TRAFFIC GRADE GRILL SEE 4/A200.

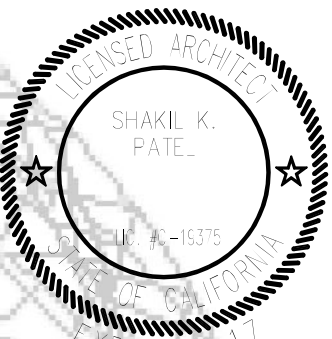
KEY NOTES

NTS 2

PUBLIC WORKS - CHRIS EVANS (310) 253-5621

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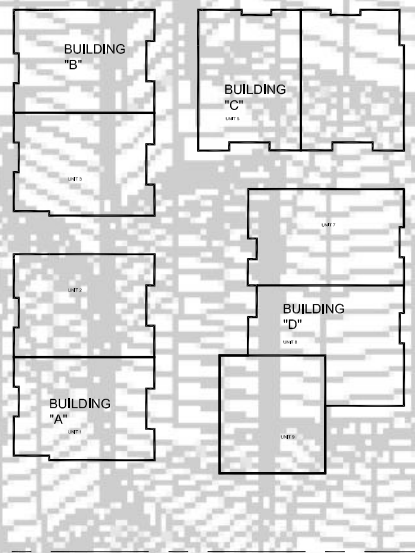


CONSULTANTS

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JACKSON AVENUE

KEY PLAN

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06292018

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FIRST FLOOR
PLAN

SHEET

OF

A201

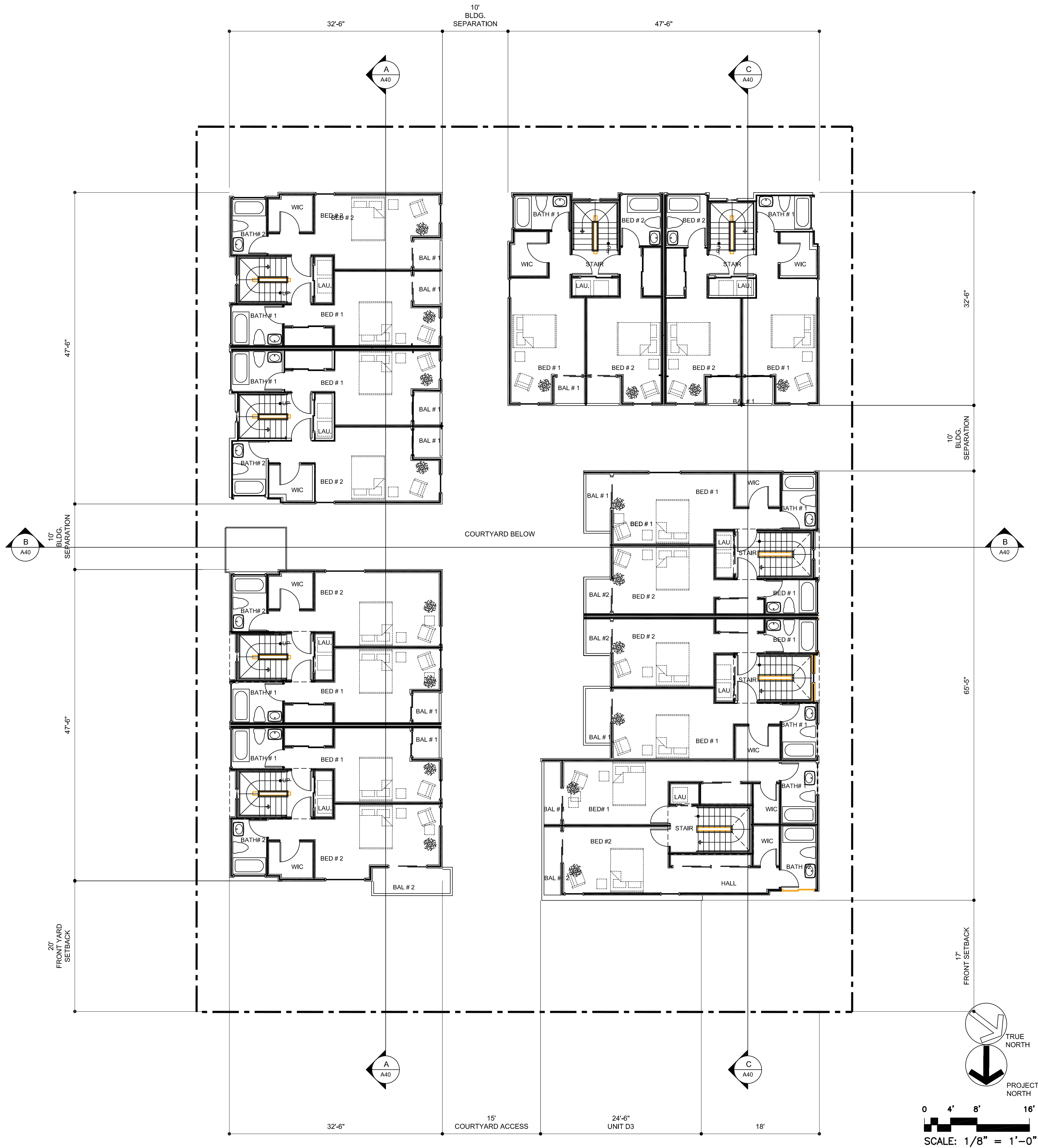
FIRST FLOOR PLAN

1/8 8

COA NOTES

NTS 4

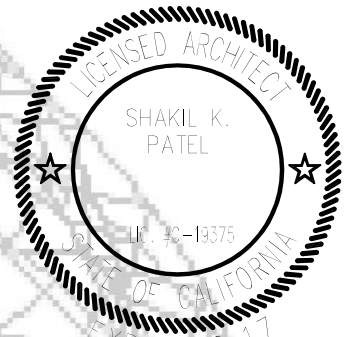
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SECOND FLOOR PLAN

1/8 8

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25982 HINCKLEY STREET, LOMA LINDA CA 92354
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Architecture Interiors Construction Management

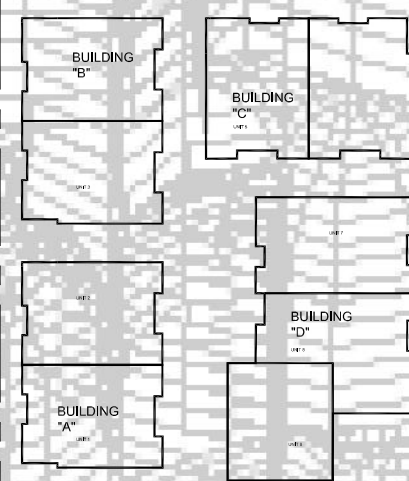


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JACKSON AVENUE

KEY PLAN

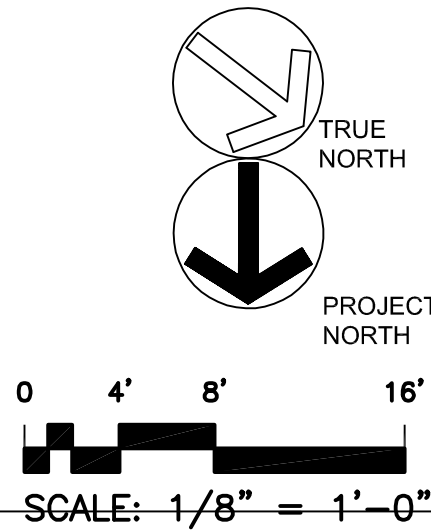
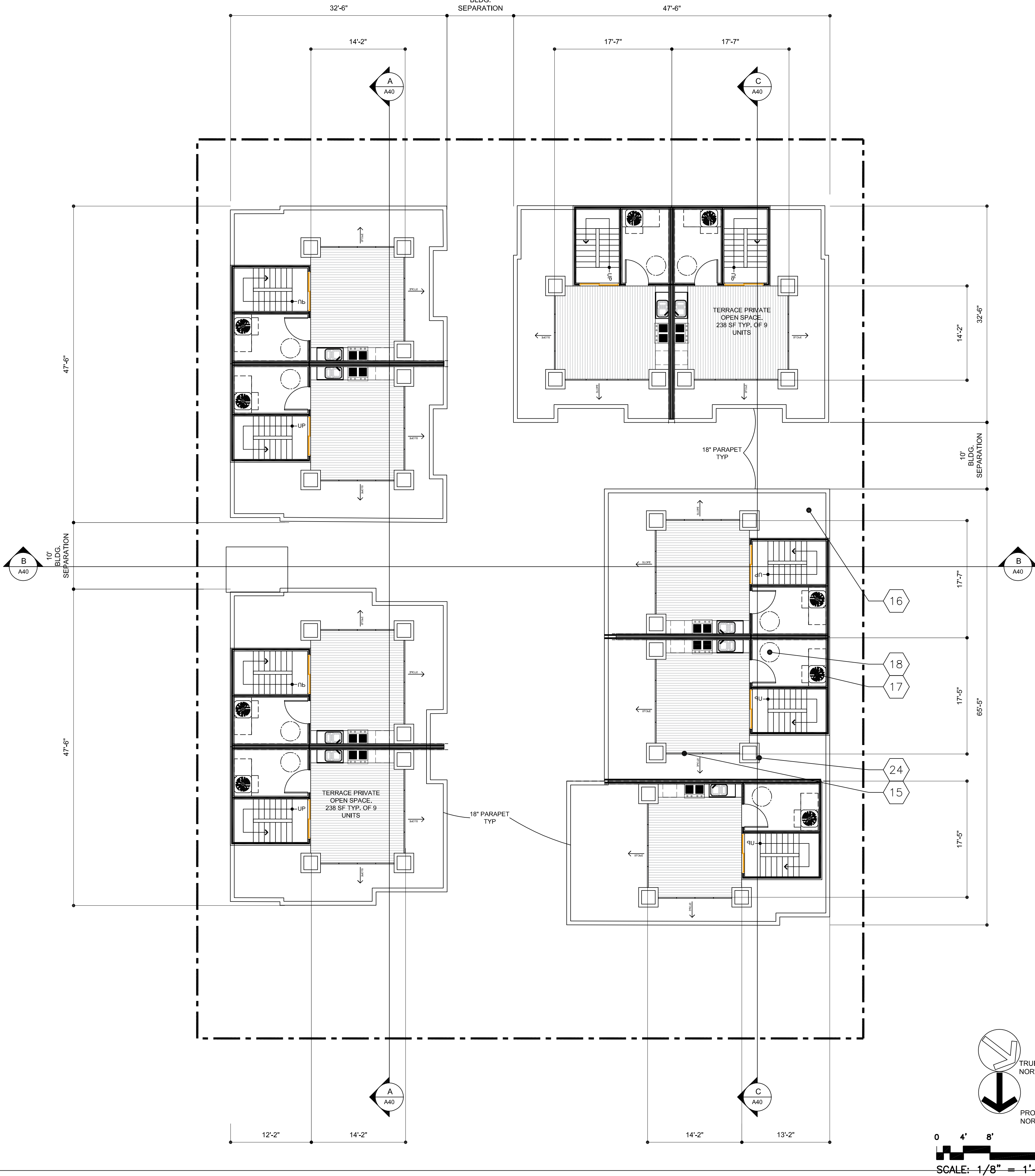
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SHEET TITLE		

SECOND FLOOR PLAN

SHEET OF A202

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- 15. 42 HIGH TEMPERED SMOKE GRAY GLASS GUARD RAILS
- 16. 4 PLY BUILT UP ROOF WITH COOL ROOF CAP SHEET
- 17. HVAC CONDENSER UNIT OPEN TO SKY
- 18. EXTERIOR WATER HEATER OPEN TO SKY
- 24. 4 FT HIGH PLANTER WITH STUCCO FINISH

KEY NOTES

NTS 2

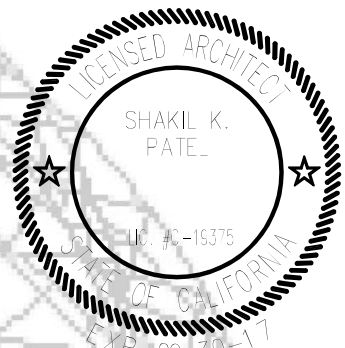
TERRACE FLOOR PLAN

1/8 8

-

NTS 4

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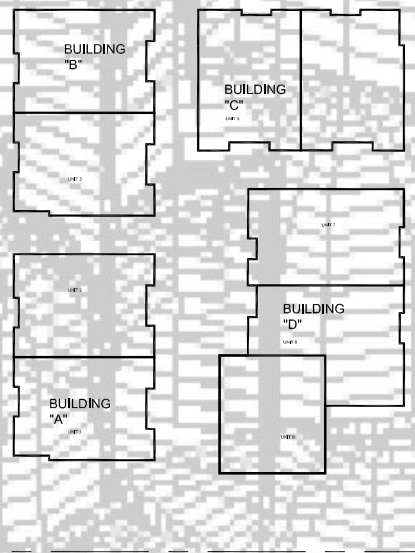


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JACKSON AVENUE

KEY PLAN

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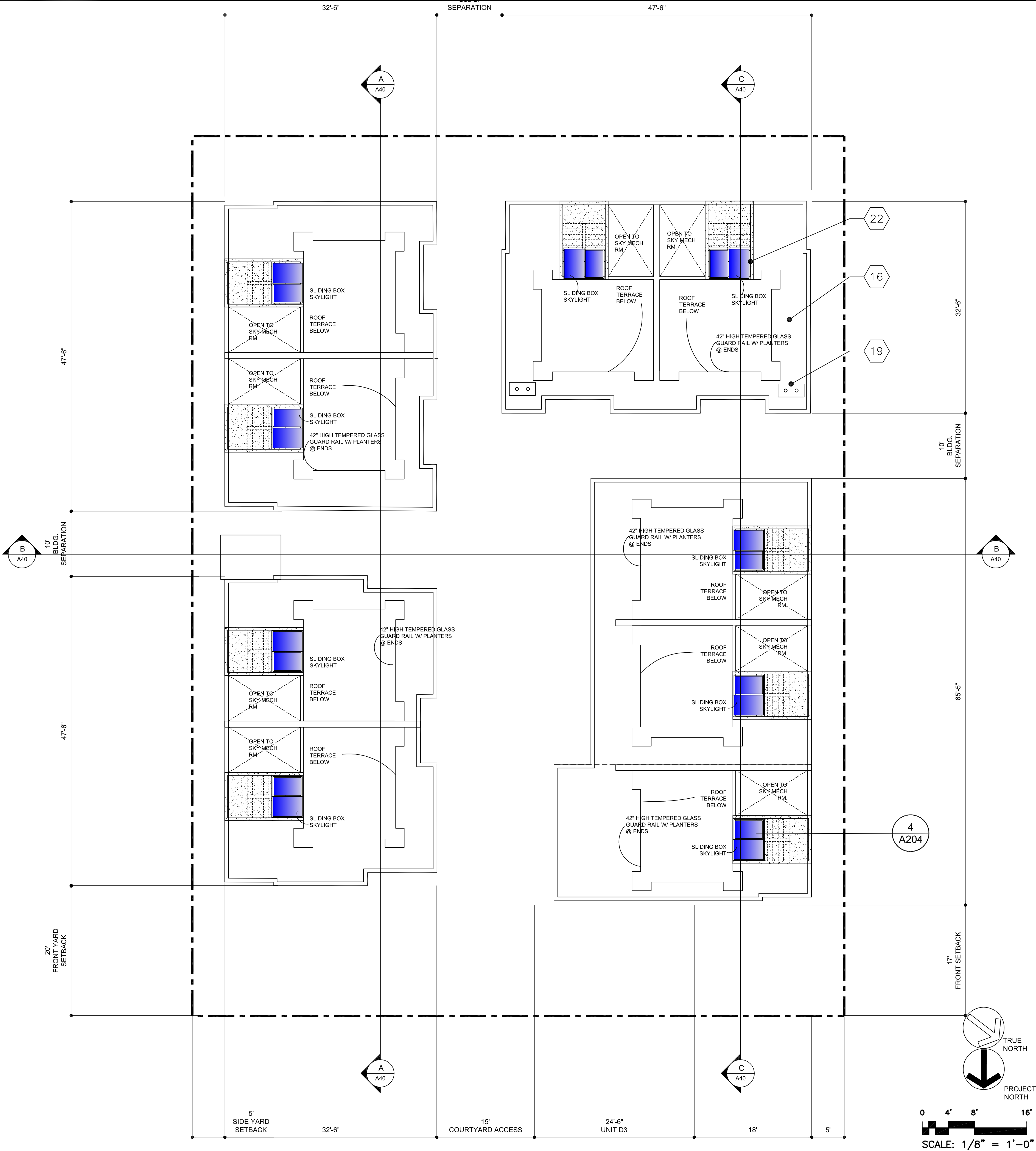
TERRACE FLOOR
PLAN

SHEET

OF

A203

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16. 4 PLY BUILT UP ROOF WITH COOL ROOF CAP SHEET
19. ROOF DRAIN
22. BOX SKYLIGHT WITH SLIDING DOOR ROOF ACCESS.

KEY NOTES

NTS 2



Technical Data Sheet
GLAZING VISION
Free Standing Box Rooflight
198-106 v8 1 20 09 2008

Name: GV Standard Free Standing Box (FSB)
Code: 607
Type: Sliding access rooflight
Description: Single sliding door retracting over fixed glazing
Features:
No visible kerb fixings through the use of extruded external clip-on cover.
Excellent overall thermal performance from polyester powder-coated aluminium extrusions integrated with 39mm polyamide thermal breaks, concealed closed-cell PIR insulation and options for double or triple glazing as standard.
Structural integrity assured through the use of finite element analysis (FEA) and testing.
Advanced electronics control system installed, offering low opening currents and a dedicated building management system (BMS) input.
Reliable operation via a concealed twin drive mechanism with one-way clutch and solenoid security feature as standard. Drive mechanism powered by an external 24V power supply. A battery-backed supply option is available as an external optional extra.
Catalogue of product support data including sales drawings, schedule and manufacturing information.
Testing: Weather performance testing: CWCT Hose test/Spray Bar test to BS EN 13051
Kerb Dimensions:
Min Kerb Thickness: see 607-ASS-002
Min Product Height: 400mm
Min Span: 1100mm
Min Width: 1500mm
Min Kerb Height: see 607-ASS-002
Max Product Height: 1500mm
Max Span: 2400mm
Max Width: 4200mm

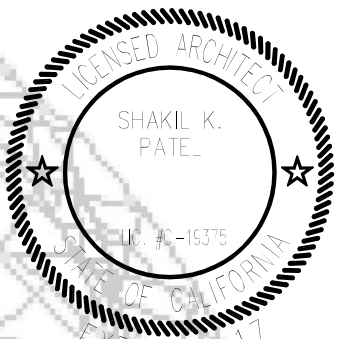
Maximum Span and Width is determined by the opposing dimension - check with manufacturer prior to specification that your dimensions are acceptable.
Further information on critical kerb dimensions is available on drawing reference 607-ASS-002.

ROOF FLOOR PLAN

1/8 8

NTS 4

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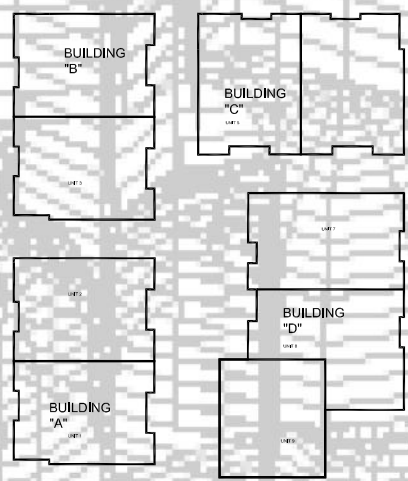


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JACKSON AVENUE

KEY PLAN

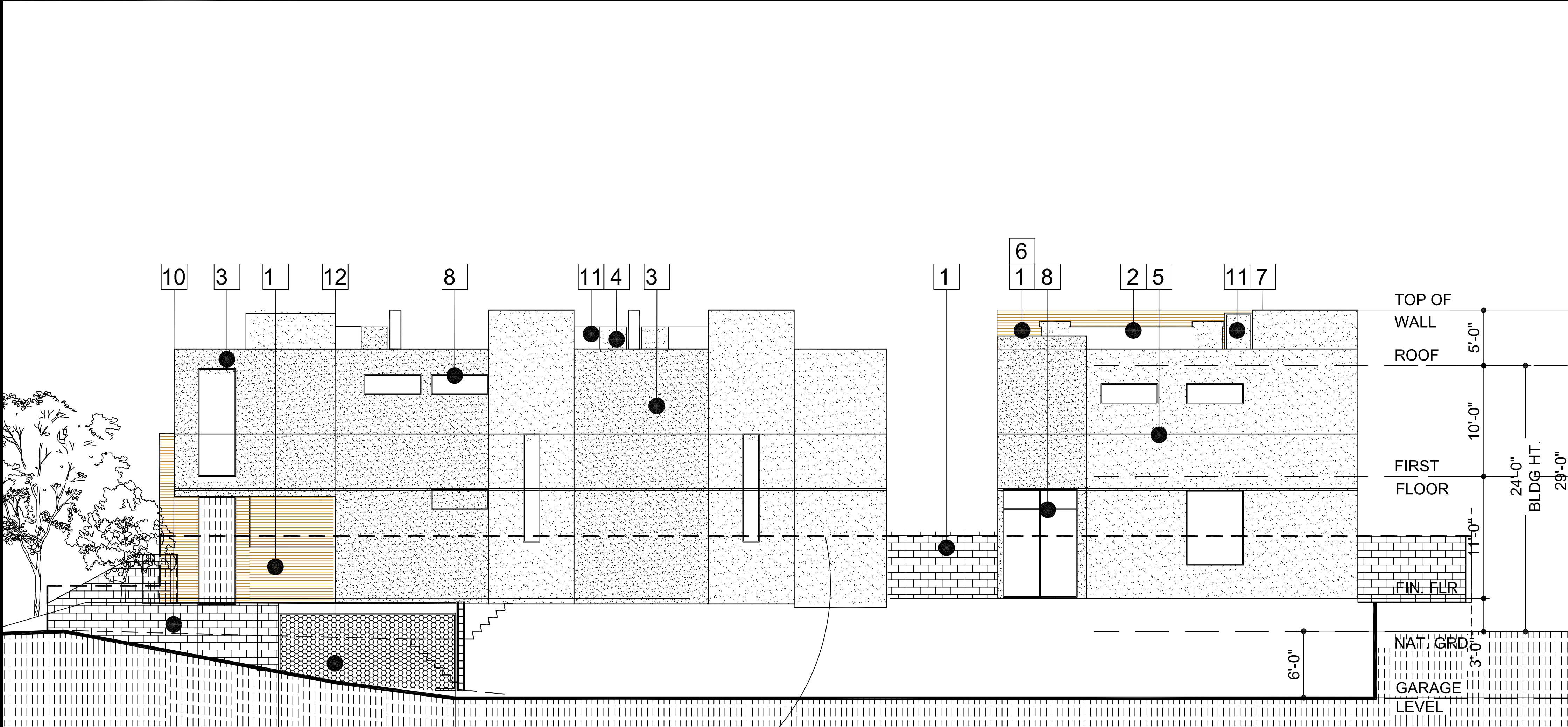
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CHK'D BY:	SP	
SHEET TITLE		

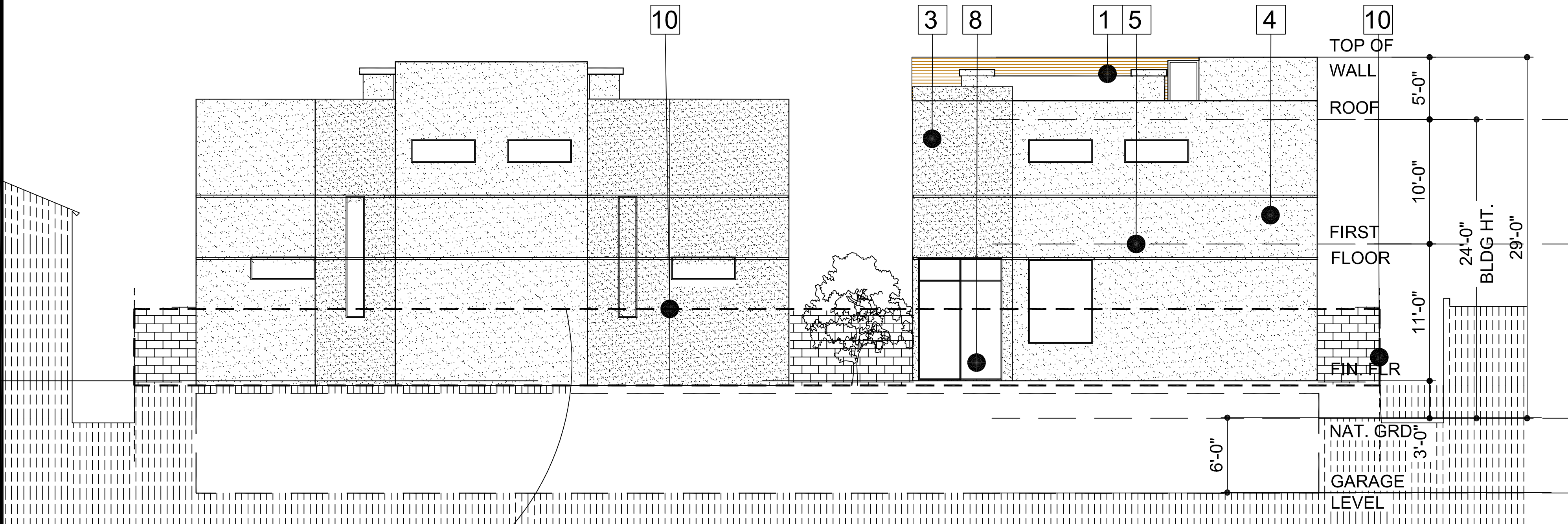
ROOF FLOOR PLAN

SHEET OF A204

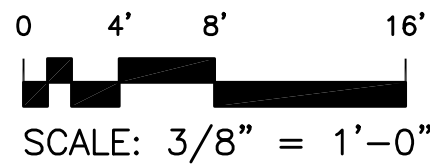
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SIDE RIGHT



REAR



- 1. 1X6 NATURAL WOOD SIDING OVER BUILDING PAPER
- 2. 42" HIGH 1/2" THICK TEMPERED SMOKE GRAY GLASS GUARD RAIL
- 3. EXTERIOR FINISH CEMENT PLASTER 3/8" THICK "LA HABRA" "20 IVORY BASE 10" FIELD STUCCO 20/30 FINISH STUCCO COLOR .
- 4. EXTERIOR FINISH CEMENT PLASTER 3/8" THICK "LA HABRA" "63249 HATTERAS 24 LAHABRA BASE 100. ACCENT STUCCO COLOR 20/30 FINISH.
- 5. 1" WIDE ALUM. STUCCO REVEAL COLOR TO MATCH W/ WOOD SIDING
- 6. TYPICAL UNIT DIVIDING WALL W/ WD SIDING
- 7. 22 GA G.I METAL METAL COPPING COLOR TO MATCH ADJOINING MATERIALS.
- 8. SLIM ALUM FRAME WITH SMOKE GRAY DOUBLE GLAZED DOORS AND WINDOWS
- 9. NOT USED
- 10. CONCRETE MASONRY UNIT "E 70%, AND G 30%" BASEMENT, PROPERTY WALLS & TRASH ENCLOSURE
- 11. BOXX SKYLIGHT DOUBLE GLAZED FLUSH GLAZE CURB MOUNTED. MODEL 402-ASS-001 BY GLAZING VISION SEE 4/A204.
- 12. GI MOTORIZED GARAGE DOOR.
- 13. GI 8X6 FENCE AND GATE 6FT HIGH.
- 14. PRECAST CONCRETE FOUNTAIN

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Telephone: 909.796.0300 Cell: 909.913.3175
Architecture Interiors Construction Management

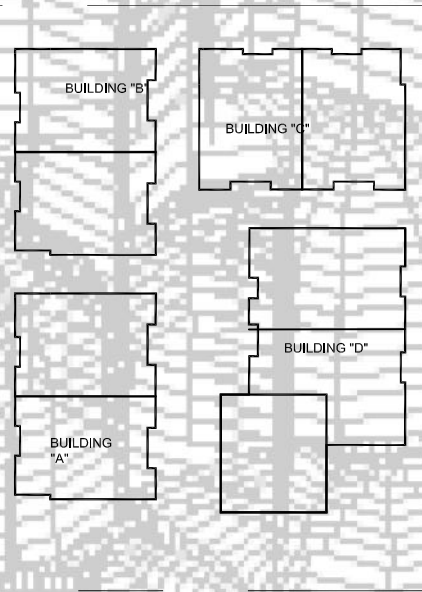


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JACKSON VILLAS

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APN 4209-001-011/012



JACKSON AVENUE

KEY PLAN

ADMINISTRATIVE STAFF
PROJECT REVIEW
06292018

MARK	DATE	DESCRIPTION
PROJECT NO:	112016	
DRAWN BY:	SP	
CHK'D BY:	SP	
SHEET TITLE		

ELEVATIONS

EXTERIOR ELEVATIONS

1/8

8

KEY NOTES

NTS

4

SHEET OF

A300

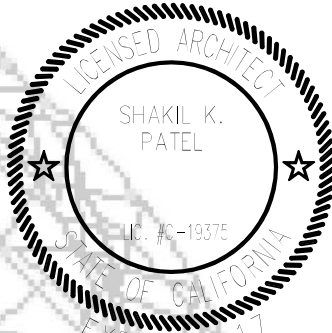


FRONT



REAR

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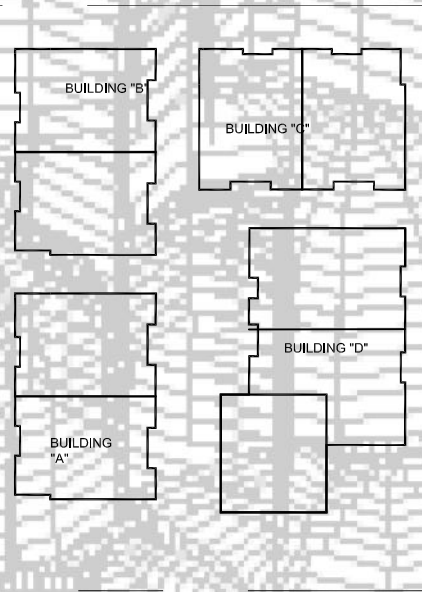


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KEY PLAN

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PROJECT REVIEW
06292018

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SHEET TITLE		

RENDERED
ELEVATIONS

SHEET OF A300a

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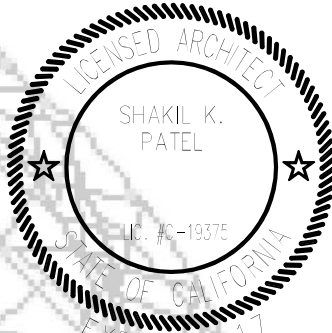


SIDE RIGHT



SIDE LEFT

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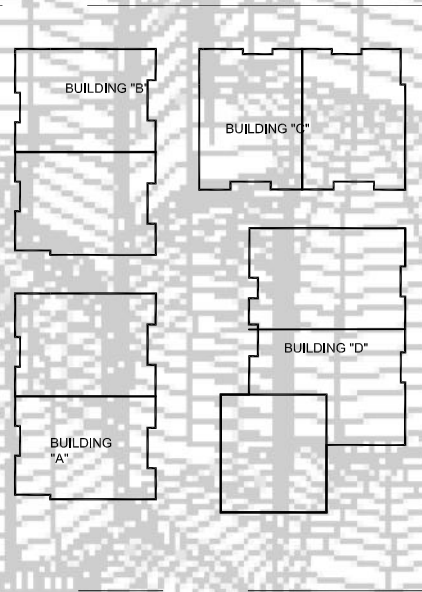


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JACKSON AVENUE

KEY PLAN

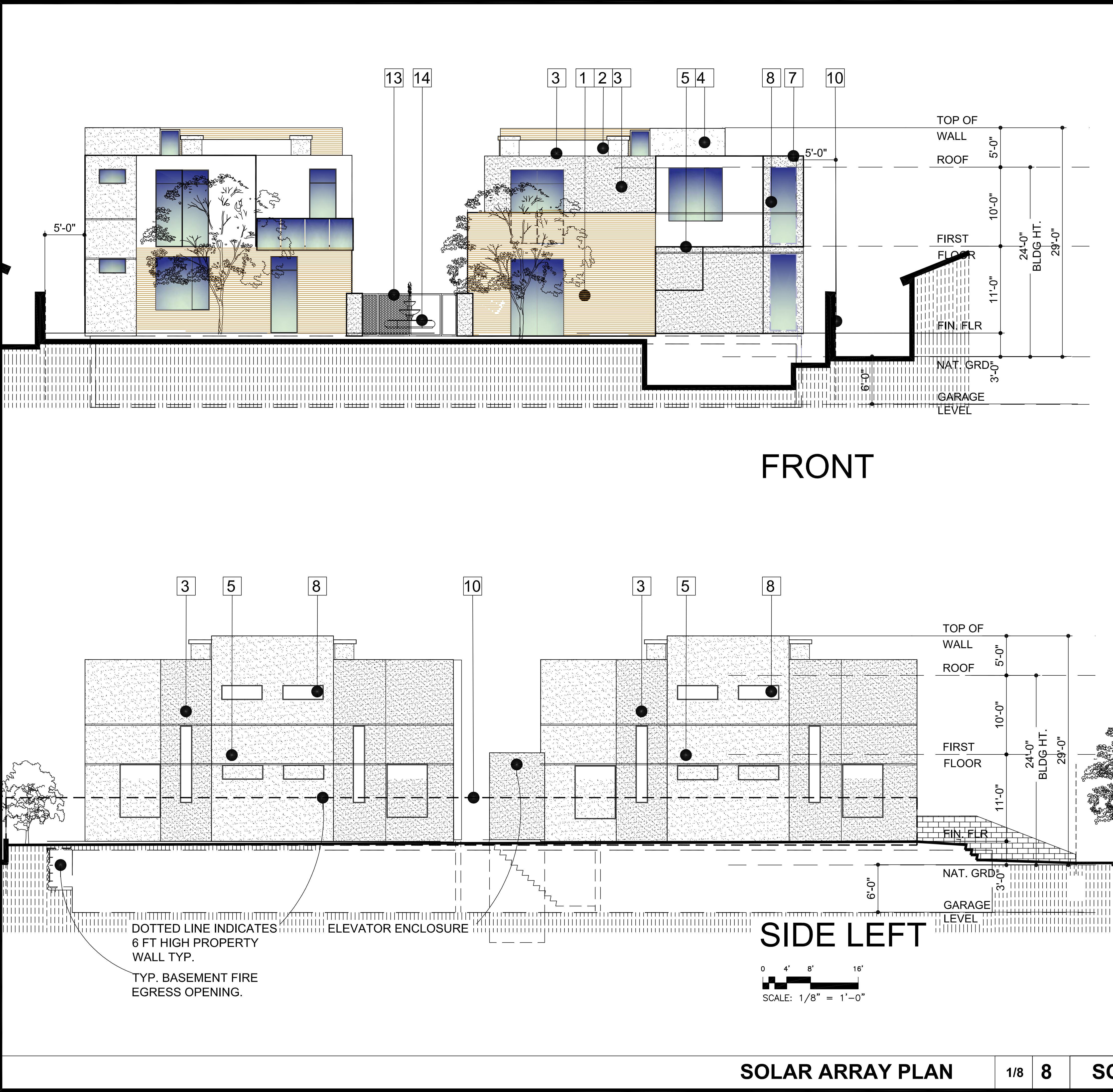
ADMINISTRATIVE STAFF
PROJECT REVIEW
06292018

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SHEET TITLE		

RENDERED ELEVATIONS

SHEET OF A300b

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- 1. 1X6 NATURAL WOOD SIDING OVER BUILDING PAPER
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ARCHITECTS

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JACKSON AVENUE
KEY PLAN

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PROJECT REVIEW
06292018

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PROJECT NO:	112016	
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SHEET TITLE		

ELEVATIONS

SHEET OF

A301

SOLAR ARRAY PLAN

1/8 8

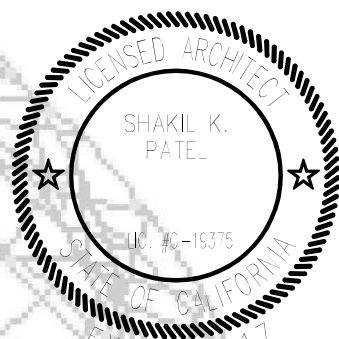
SOLAR SPECIFICATION

NTS 4

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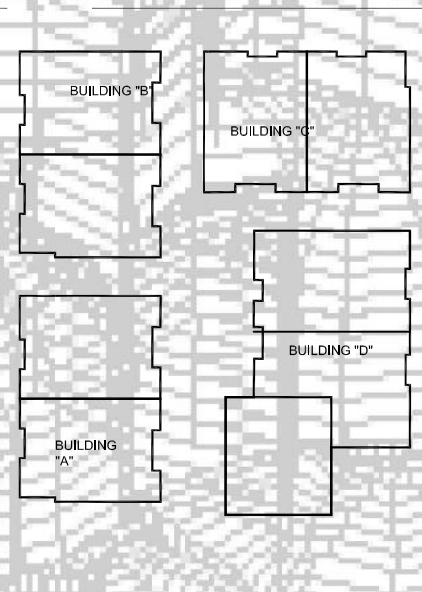


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JACKSON AVENUE

KEY PLAN

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06292018

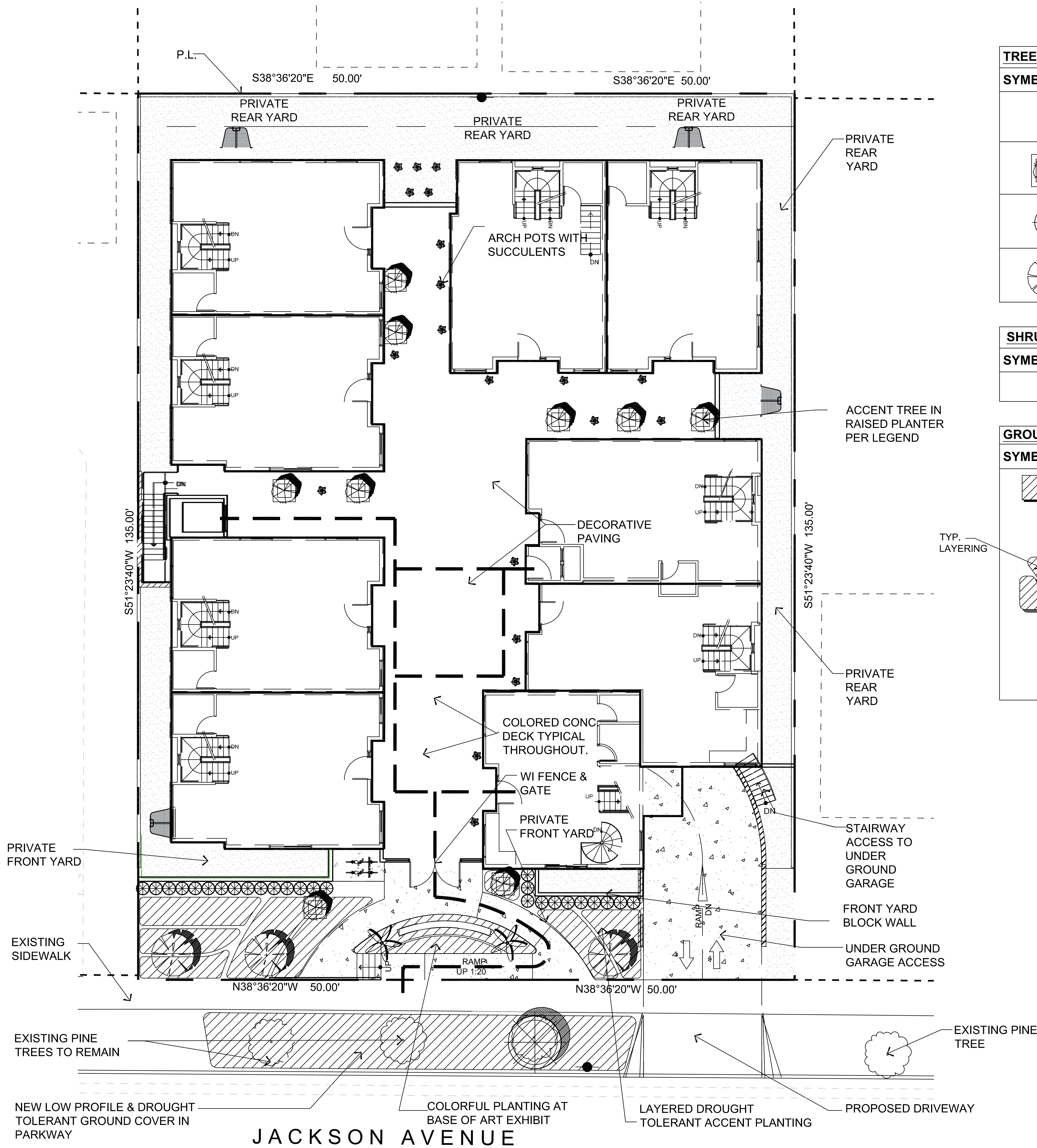
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SHEET TITLE		

BUILDING ELEVATIONS

SHEET OF

A302

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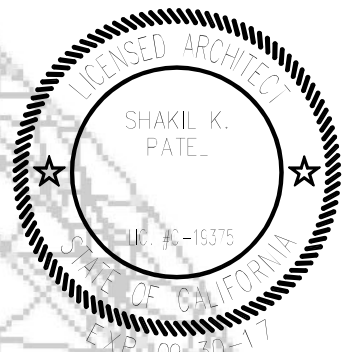


TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	SMALL MULTI TRUNK PHOENIX DACTYLIFERA, PYGMY DATE PALM 24" BOX SIZE	2	L
	ACCENT TREE IN RAISED PLANTERS ARBUTUS X 'MARINA', MARINA STRAWBERRY TREE 24" BOX SIZE. DOUBLE STAKE. MULTI-TRUNK. LOCATED WITHIN DESIGNATED AREAS WITHIN COURTYARD.	13	L
	STREET TREE PINUS CANARIENSIS, CANARY ISLAND PINE 24" BOX SIZE. DOUBLE STAKE. STANDARD TRUNK. PLANT WITHIN EXISTING PARKWAY.	1	L
	SMALL FLOWERING ACCENT TREE LAGERSTROEMIA MUSKOGEE, CRAPE MYRTLE 15 GAL. SIZE	5	L

SHRUBS		
SYMBOL	SHRUB NAME	WUCOLS
	COTONEASTER LACTEUS, RED CLUSTER BERRY COTONEASTER 5 GAL. SIZE.	L

GROUND COVER AND SHRUB MASSES		
SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
PLANTS SHALL CONSIST FROM THE FOLLOWING:		
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	LANTANA X 'NEW GOLD', NEW GOLD LANTANA (DWARF) 1 GAL. SIZE @ 36" O.C.	L
	SENECIO MANDRALISCAE, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	DIANELLA REVOLUTA 'VARIEGATED', VARIEGATED FLAX LILY 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 24" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C.	L

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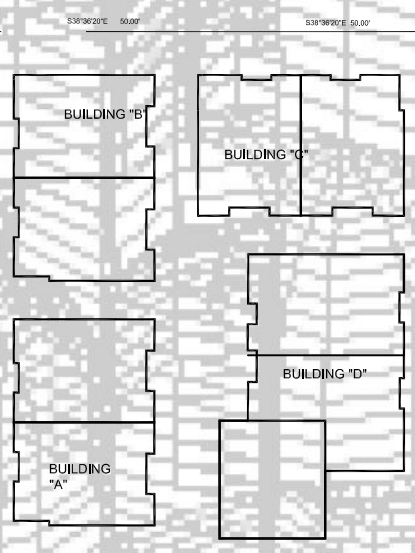


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JACKSON AVENUE

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CONCEPTUAL LANDSCAPE PLAN

SHEET

L-1