

ATTACHMENT NO. 8

Kazakov
design

1433
N BEVERLY GLEN BLVD
Los Angeles CA 90077
phone (310) 441-7710
fax (310) 441-0568

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	Car and bicycle parking spaces assigned to each unit								
	BLDG 'A'	BLDG 'B'	BLDG 'D'	BLDG 'C'					
	Unit 1 Unit 2 Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9		
Parking	3, 4	7, 9	10, 11	12, 13	1, 2	19, 20	8, 18	14, 15	16, 17
Bicycle parking	3b, 4b, 7b, 8b, 9b, 10b	11b, 12b	1b, 2b	17b, 18b	5b, 6b	13b, 14b	15b, 16b		

PARKING SPACES ASSIGNED TABLE

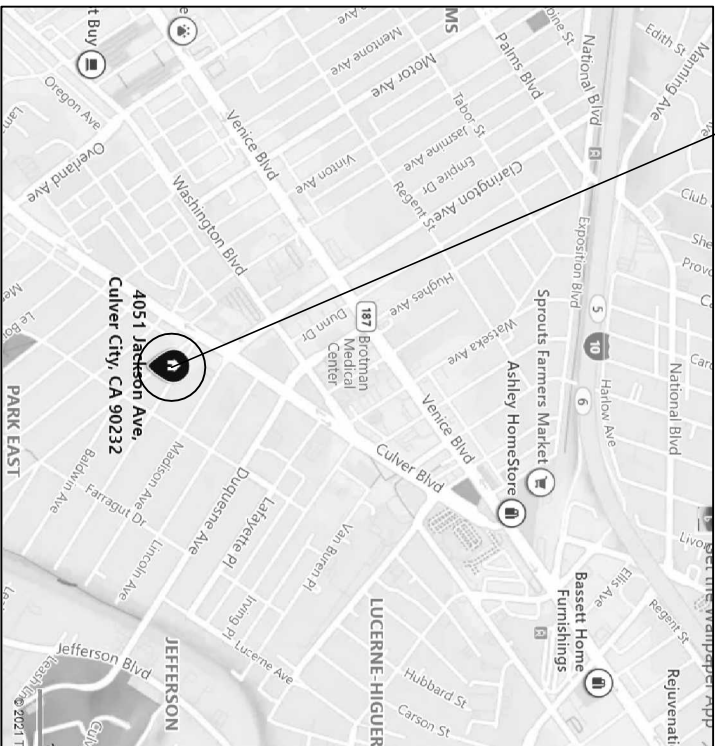
Guidelines Variable	Project	Average	Prevaling
Lot Coverage	50%	44%	41-60%
Unit Pattern	9	2,7 (5.4)	1 (2)
Front Setback	17 ft	22 ft	25 ft
Front Setback at Side Right	58-59	22 ft	25 ft
Building Height	21-17/2	17 ft	1 story
Building Height to Parapet walls	30-40 1/2 stories	17 ft	1 story

COMPARISON TABLE

PARKING CALCULATIONS:

ENCLOSED)
1 VAN ACCESSIBLE PARKING SPACE FOR ACCESSIBLE UNIT
2 STANDARD GUEST PARKING SPACES

19 STANDARD PARKING SPACES (including 2 guest parking spaces)
1 - VAN ACCESSIBLE PARKING SPACE



VICINITY MAP

4051 JACKSON CONDOS

4051 JASKSON AVE, CULVER CITY, CA 90232

[illegible][illegible]

Type of Insurance	
Date	

[illegible]

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TITLE SHEET

SHEET INDEX

1

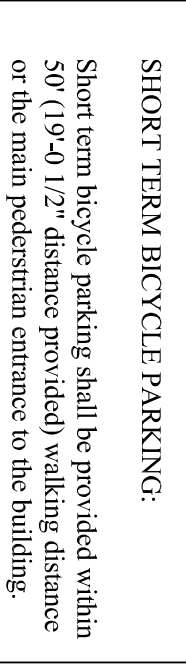
LEGEND:

—1396'-0"—

1003

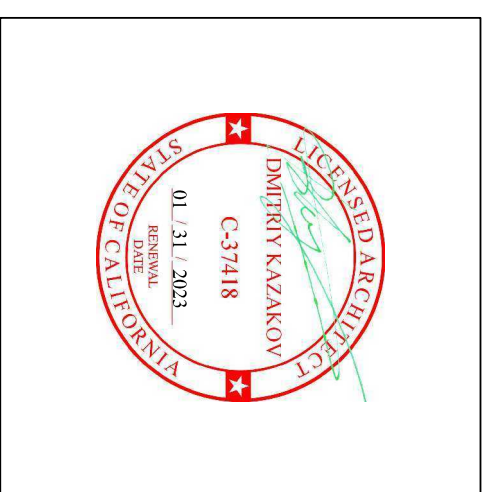
WM

2

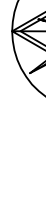


HARDSCAPE AREAS:
Total front yard hardscape area - 503 s.f.
Total front yard area - 1,700 s.f.
 $503/1,700 = 0.30 - 30\% < 45\%$ of hardscape area

Type of Insurance	
Date	



→



1

1.1

	STREET TREE - PINUS CANARIENSIS, CANARY ISLAND PINE 24" BOX, DOUBLE STAKE, STANDARD TRUNK		LAGERSTROEMIA MUSKOGEE, GRAPE MYRTLE, 15 GAL		ACCENT TREE - ARBUTUS X MARINA - MARINA STRAWBERRY 15 GAL, DOUBLE STAKE, MULTI TRUNK (IN COURTYARD PLACED IN PLANTERS)
	ROSMARINUS PROSTRATUS, PROSTRATE ROSMARY, 1 GAL @ 24" OC		DANIELLA REVOLUTA/VARIEGATED, VARIEGATED FLUX LILY, 1 GAL @ 24" OC		SALVIA GREGGII, AUTUMN SAGE, 1 GAL @ 24" OC

HARDSCAPE AREAS:
Total from yard hardscape area - 503 s.f.
Total from yard area - 1,700 s.f.
 $503 / 1,700 = 0.30 - 30\% < 45\%$ of hardscape area

Total front yard hardscape area - 503 s.f.
Total front yard area - 1,700 s.f.

503/1,700 = 0.30 - 30% < 45% of hardscape area

Total front yard hardscape area - 503 s.f.
Total front yard area - 1,700 s.f.

WT Irrigation water timer
Sprinkler head

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—1396'-0"—— (E) topo
—1400'-0"—— (N) topo

—1396'-0"—— (E) topo
—1400'-0"—— (N) topo

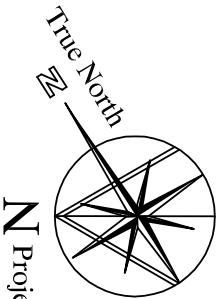
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1. All plant pot areas shall be provided with a permanent automatic irrigation system. This watering system shall consist of piped water lines terminating in an appropriate number of sprinklers or hose bibs, to ensure a sufficient amount of water is applied.
2. The minimum width of planters containing trees shall be 4 feet clear, interior dimensions, exclusive of curbs, walls, and footing below.
3. Street trees: 1 per 25 foot length of street frontage. The Director may modify this requirement based on speed of tree maturity.
4. Ground cover and shrubs:
 - a. All plant areas should emphasize drought-tolerant species.
 - b. Artificial shrubs, ground cover, or turf shall not be allowed.
 - c. Crushed rock, redwood chips, pebbles, stone, and similar materials may be allowed up to 10 % of the total required landscape area.
 - d. All shrubs shall be planted from a minimum 5-gallon size containers. One-gallon-size containers may be allowed for shrubs that are not subject to approval by the Director.
5. Ground cover shall be generally spaced at a maximum of 8 to 18 inches on center. When used as ground cover, minimum 1-gallon-size shrubs may be planted 18 to 24 inches on center.

be planted 18 to 24 inches on center.

When used as shrubs may



SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

I

[illegible]

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LANDSCAPE

N

1.0B

—1396'-0"—— (E) topo
—1400'-0"—— (N) topo

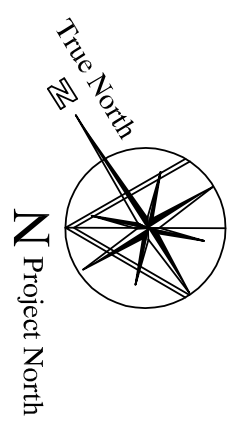
WT

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COLORED SITE

1.0C



I

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LEGEND

Shear wall, typ.

Smoke detector

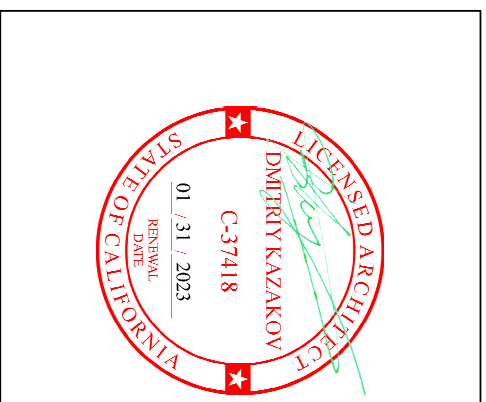
Carbon monoxide alarm

Bath fan, see electrical plan

Downspout

MAXIMUM EXIT ROUTE:

$3 \times 9' 1/2" \times 23 \times 11" = 33 \times 23' +$
 $3 \times 3' + 7 \times 11' = 97 \times 0' 1/2" < 100 \times 0'$



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
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

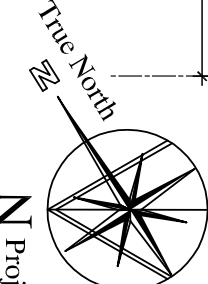
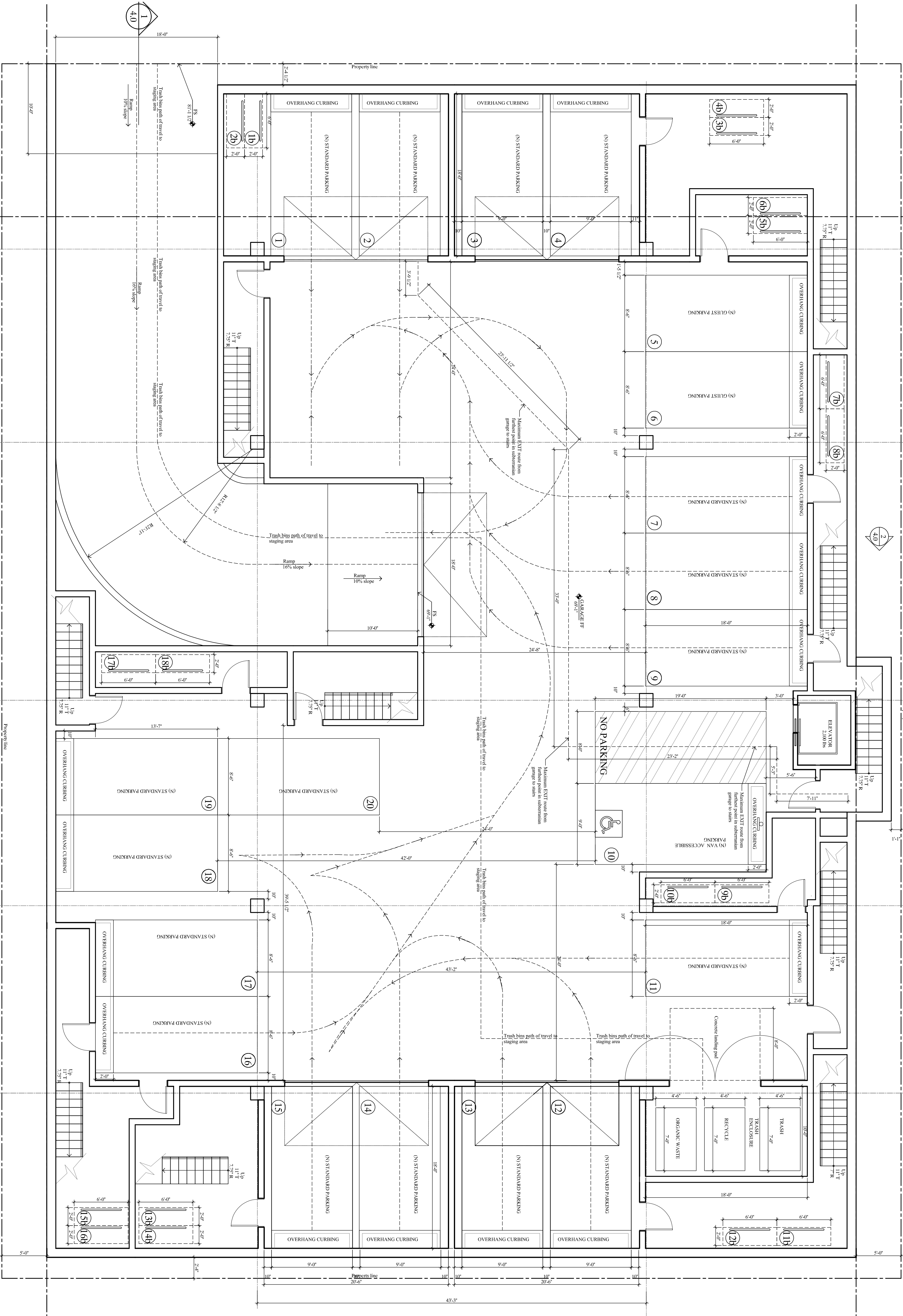
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PARKING PLAN



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

PARKING PLAN

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

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LEGEND

- Shear wall, typ.
- Hose bib
- SD Smoke detector
- C9 Carbon monoxide alarm
- F Bath fan, see electrical plan
- DS Downspout
- GM Gas meter
- WM Water meter
- EP Electrical panel with meter
- EM Electrical meter with meter
- ☒ Wood post per structural
- ⌚ Centrifuge door or window at room
- EV Electrical vehicle charging station
- ☐ Hardie frame

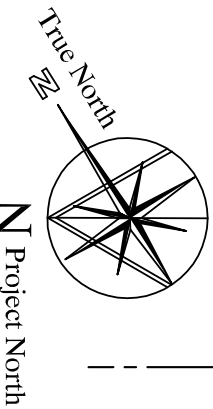
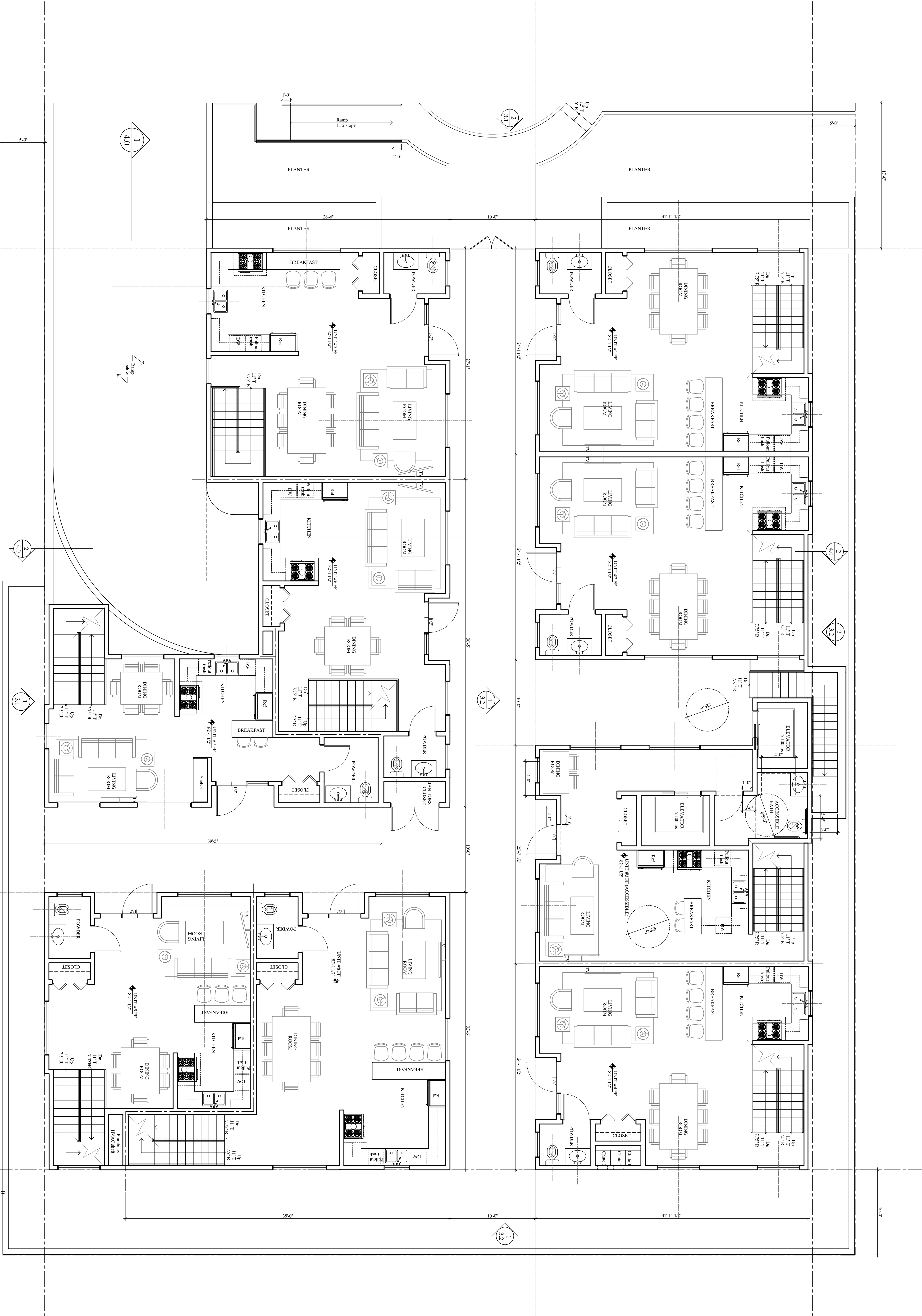
	
Type of Issuance	Date
Planning Substantial 2	09/29/22
Planning Substantial 1	08/19/22
Progress	03/09/22
Progress	03/07/22
Progress	03/02/22
Progress	02/23/22
Planning Substantial	11/11/21
Progress	07/08/21
Progress	07/06/21
Progress	05/21/21
Progress	05/15/21
Progress	05/14/21
Progress	05/12/21
Progress	05/04/21
Progress	05/01/21

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GROUND FLOOR
PLAN



0 4' 8' 16'
SCALE: 3/32"=1'-0"
SCALE: 3/16"=1'-0"

1ST FLOOR PLAN

☐ 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 |

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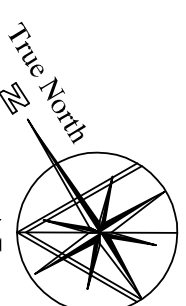
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2ND FLOOR PLAN

2.2

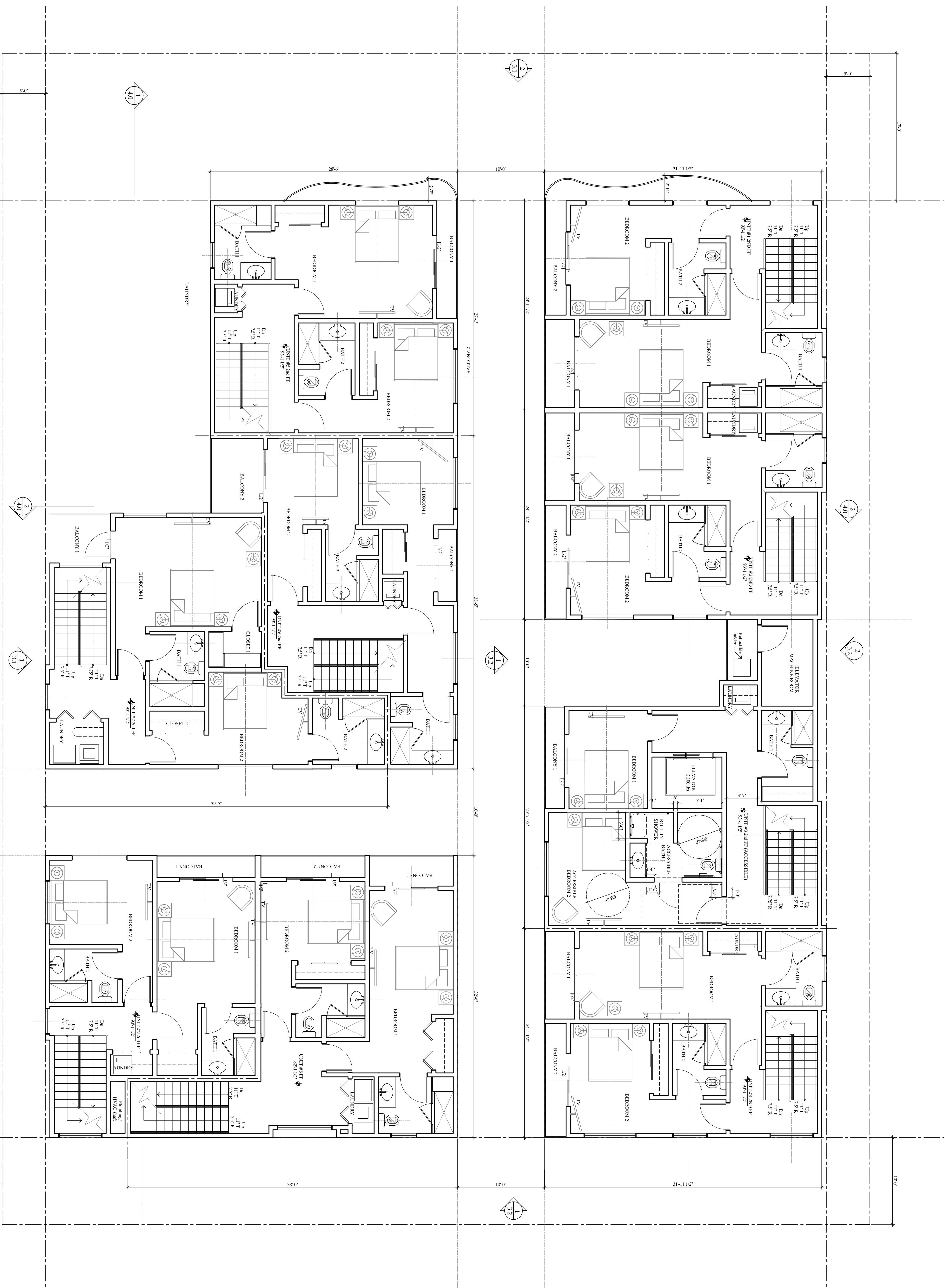
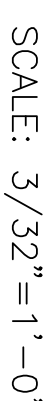
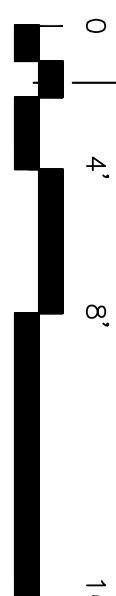


N Project North

2ND FLOOR PLAN

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

1



Rain barre

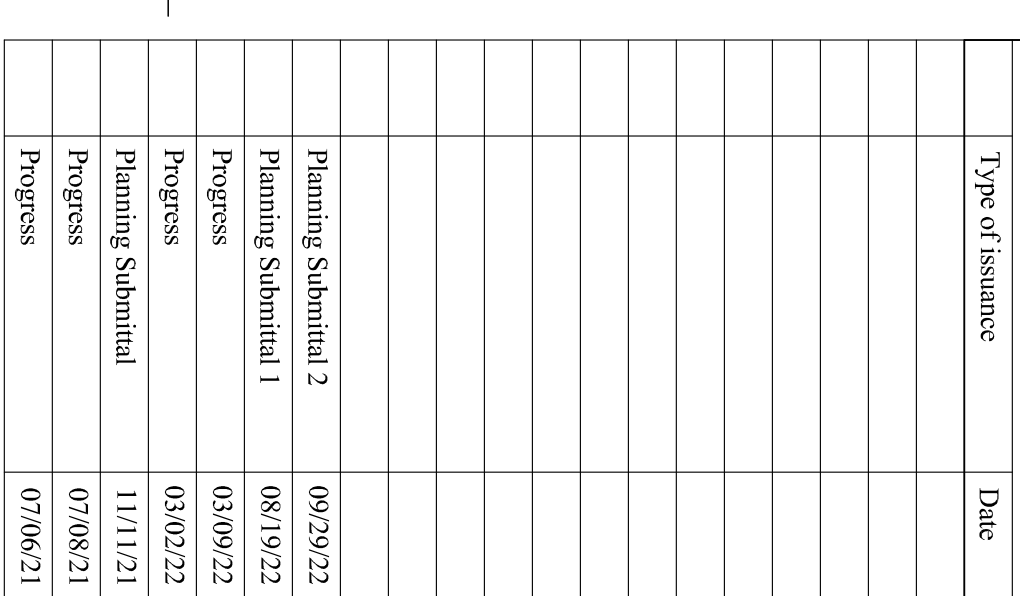
SOLAR PANELS CALCS:
SurfLab solar panels 380 W each (44" x 44W/ 380W = 4 panels required per unit (provided))

Type of Issuance	
Date	

[illegible]

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ROOF PLAN



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

3. Exterior stucco by Lahabrastucco.com
Color - Oatmeal 81 base 200

5. CMU block by cind-r-lite.com
Color - Cocoa Brown

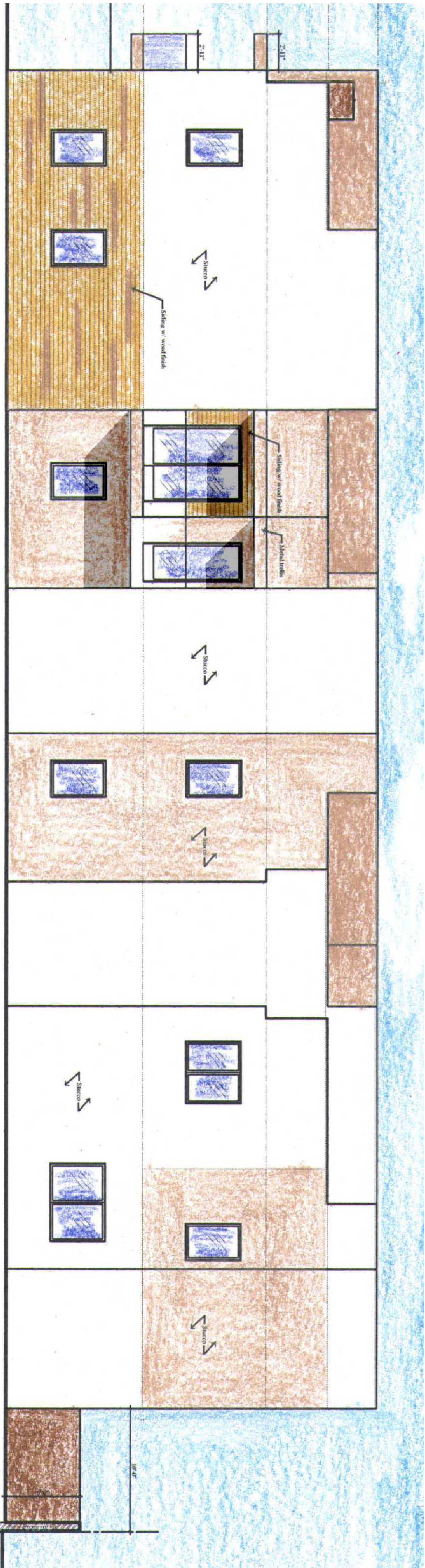
2. Exterior stucco by Lahabrastucco.com
Color - Viejo 475 base 200

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



EAST ELEVATION

1/4"=



NORTH ELEVATION

1/4"=

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**COLOR
ELEVATIONS**

3.1A



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COLORED
ELEVATIONS
3.2A

Addition to (S) facade

A 3D architectural rendering of a modern, multi-story residential building. The building features a mix of white, beige, and dark brown horizontal siding. It has several rectangular windows with dark frames and some balconies. The building is set against a clear blue sky, with a green lawn and a paved area in the foreground.

A modern, multi-story residential building with a mix of white, dark grey, and wood-grain siding. The building features large windows, balconies with glass railings, and a prominent curved architectural element. Landscaping includes trees and shrubs, and a car is visible in the foreground.

A 3D architectural rendering of a modern, multi-story residential building. The building features a mix of white, beige, and dark grey facades. It has large windows with dark frames and some with light-colored curtains. The roof is flat and dark grey. The building is situated on a green lawn with a paved walkway in the foreground. The sky is a clear, light blue.

A 3D architectural rendering of a modern, multi-story residential building. The building features a mix of white, brown, and beige facades, large windows, and balconies with dark metal railings. The architecture is contemporary with clean lines and flat roofs. The building is surrounded by landscaping, including trees and shrubs. In the foreground, there is a paved area with parked cars, suggesting a street or parking lot. The sky is a clear, light blue.

Type of Insurance	Date
Pawning Subtotal 2	09/29/22
Pawning Subtotal 1	08/19/22
Pawning Subtotal	11/11/21
Progress	07/06/21

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33

Adjacent structures of front structures in front

 $1/8''=1'-0$ 
$$1/8'' = 1'-0$$

$$0.1 = 1/8$$
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**NEIGHBORING
ELEVATIONS**

