

3 UNIT TOWNHOUSE DEVELOPMENT

4234 Sawtelle Blvd.
Culver City, CA 90066

SYMBOLS LEGEND

X

ELEVATION NUMBER

X

XX

SHEET NUMBER

X

XX

SECTION NUMBER

X

XX

SHEET NUMBER

X

XX

DETAIL NUMBER

X

XX

SHEET NUMBER

X

XX

DETAIL NUMBER

X

XX

SHEET NUMBER

X

XX

DETAIL SECTION INDICATION

XXX

DOOR NUMBER

XXX

GENERAL FINISH INDICATION

XXX

X-X

CEILING FINISH

X-X

HEIGHT A.F.F.

T.O. FINISH FLOOR

XX-XX

ELEVATION INDICATION

XX

WINDOW TYPE

X

WALL TYPE

ABBREVIATIONS

AB	ANCHOR BOLT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATING
ALUM	ALUMINUM
B	BOTTOM
BM	BEAM
BDR	BEDROOM
BO	BOTTOM OF
BO	BOTTOM OF
CBC	CALIFORNIA BUILDING CODE
CF	COMPACT FLUORESCENT
CJ	CEILING JOIST
C/L	CENTERLINE
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CONN	CONNECTION
D, DIA	DIAMETER
DBL	DOUBLE
DR	DOOR
(E), EX, EXIST	EXISTING
EE	EACH END
EN	END NAIL
EQ	EQUAL
FF	FACE BLOCKING
FJ	FLOOR JOIST
FN	FACE NAIL
FTG	FOOTING
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
GSB	GYPSUM WALL BOARD
H	HORIZONTAL
HK	HOOK
HR	HOUR
MSTR	MASTER
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OF CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPP	OPPOSITE
PL	PLATE
PW, PLYWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
R	RISER
RCP	REFLECTED CEILING PLAN
RO	ROUGH OPENING
RDG	RIDGE
RR	ROOF RAFTER
RTD	RATED
SB	SOLID BLOCKING
SC	SOLID CORE
SF	SQUARE FEET
SM	SIMILAR
SSD	SEE STRUCTURAL DRAWINGS
ST STL	STAINLESS STEEL
T	TREAD
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
THRESH	THRESHOLD
TO	TOP OF
TYP	TYPICAL
UO	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W/	WITH
WC	WALK-IN CLOSET
WD	WOOD

PROPOSED UNIT DENSITY

NET LOT SF = 5,173 SF
1 UNITS PER 1,500 SF OF LOT ALLOWED
CALCULATION: 5,173/ 1,500 = 3.4
TOTAL UNITS ALLOWED: 3 UNITS

PROPOSED SETBACKS

YARD	FIRST LEVEL SETBACK	SECOND LEVEL SETBACK
FRONT (WEST)	14'-8"	14'-8"
SIDE (NORTH)	5'-0"	6'-7"
SIDE (SOUTH)	6'-0"	6'-0"
REAR (EAST)	10'-0"	10'-0"

PROPOSED LOT COVERAGE

LOT AREA:	5,173 SF
BUILDING FOOTPRINT:	2,906 SF
LOT COVERAGE AREA	56%

PROPOSED HEIGHTS

UNIT 1	ROOF @ 26'-3" STAIRWELL PROJECTION @ 28'-5"
UNIT 2	ROOF @ 26'-3" STAIRWELL PROJECTION @ 28'-5"
UNIT 3	ROOF @ 26'-3" STAIRWELL PROJECTION @ 28'-5"

BUILDING SF – ZONING CODE

	1ST FLOOR	2ND FLOOR	BALCONIES	TOTAL
UNIT #1	781 SF	684 SF	123 SF	1,588 SF
UNIT #2	923 SF	706 SF	129 SF	1,758 SF
UNIT #3	889 SF	745 SF	0 SF	1,634 SF
FLOOR TOTAL	2,593 SF	2,135 SF	252 SF	4,980 SF
GARAGE				3,653 SF

BUILDING SF – BUILDING CODE

	1ST FLOOR	2ND FLOOR	BALCONIES	TOTAL
UNIT #1	781 SF	764 SF	123 SF	1,668 SF
UNIT #2	923 SF	786 SF	129 SF	1,838 SF
UNIT #3	889 SF	825 SF	0 SF	1,714 SF
FLOOR TOTAL	2,593 SF	2,135 SF	252 SF	5,220 SF
GARAGE				3,653 SF

BUILDING SF – TAX ASSESSOR

	1ST FLOOR	2ND FLOOR	TOTAL
UNIT #1	858 SF	845 SF	1,703 SF
UNIT #2	992 SF	859 SF	1,851 SF
UNIT #3	963 SF	903 SF	1,866 SF
FLOOR TOTAL	2,813 SF	2,607 SF	5,420 SF
GARAGE			3,653 SF

PROPOSED PARKING

UNIT	COVERED PARKING PROVIDED
1	2-STANDARD PARKING SPACES
2	2-STANDARD PARKING SPACES
3	2-STANDARD PARKING SPACES
TOTAL PARKING AREA	2,339 SF

OPEN SPACE
REQUIRED VS. PROVIDED

REQUIRED	PROVIDED	
PRIVATE: 100 SF PER UNIT X 3 UNITS = 300 SF	UNIT #	DECKS/YARD
	#1	123 SF
COMMON: NONE (PER 17.210.020 CC RMD ZONING DISTRICT DEVELOPMENT STANDARDS)	#2	129 SF
	#3	406 SF
	TOTAL	658 SF

FRONT YARD AREA TABULATION PER
CCMC 17.400.105

	REQUIRED	PROVIDED
HARDSCAPE	45% MAX; 328 SF	45% (=328 SF HARDSCAPE/ 728 SF)
LANDSCAPE	55% MIN; 400 SF	55% (=400 SF LANDSCAPE/ 728 SF)

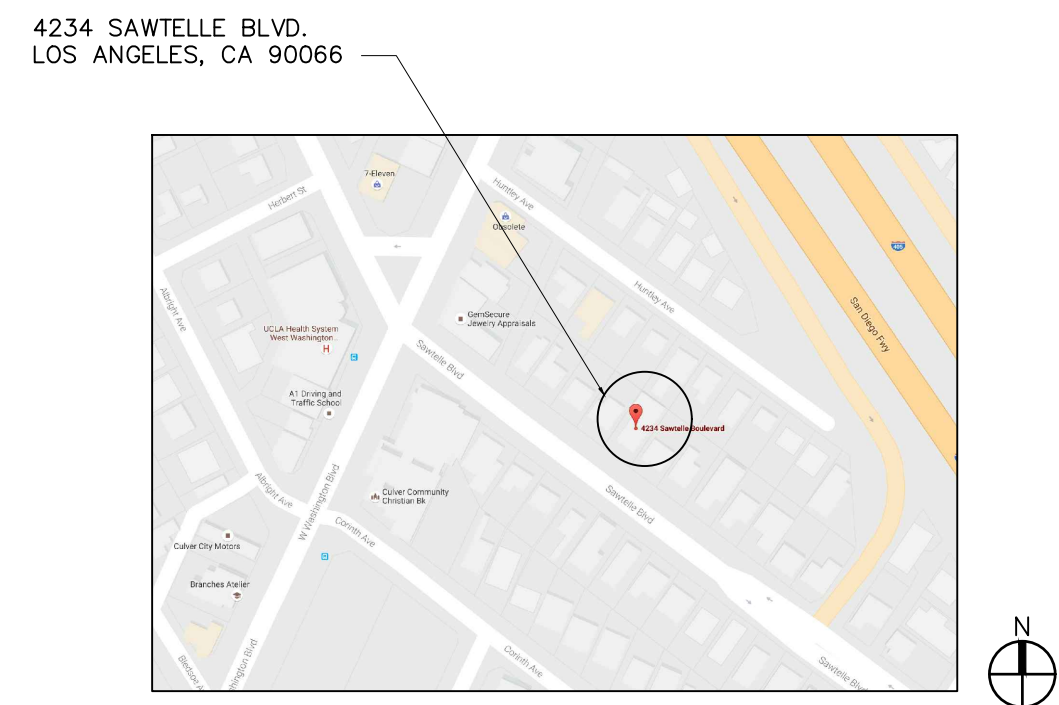
DRAWING INDEX

ARCHITECTURAL	
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	SURVEY
A2.0	PARCEL MAP
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A3.1	ROOF PLAN
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A4.1	EXTERIOR ELEVATIONS & BUILDING SECTION
	RENDERINGS
LANDSCAPE	
L-1	LANDSCAPE PLAN

PROJECT DATA

PROJECT ADDRESS:	4234 SAWTELLE BLVD. CULVER CITY, CA 90066
ZONE:	RMD
TRACT:	7026
LOT:	56
ASSESSOR PARCEL NUMBER:	4217-011-027
NET LOT AREA:	0.119089 ACRES (5,173 SF)
MAX HEIGHT:	2 STORIES AND 30 FEET
NUMBER OF STORIES:	2
NUMBER OF UNITS:	3
EXISTING BUILDING FOOTPRINT:	2,134 SF
EXISTING LOT COVERAGE:	2,134 SF/ 5,173 SF = 41%

VICINITY MAP



DIRECTORY

OWNER:	CHEN & COMPANY, LLC P.O. BOX 352271 LOS ANGELES, CA 90035 213-293-9048
ARCHITECT:	AARON BRUMER & ASSOC., ARCHITECTS 10999 RIVERSIDE DRIVE, SUITE 300 STUDIO CITY, CA 91602 310-422-9234
CIVIL:	MARSHALL ENGINEERING GROUP, INC. 625 E. ARROW HWY, SUITE 7 GLENORA, CA 91740 626-914-5788
LANDSCAPE:	JMD LANDSCAPE ARCHITECTURE 330 ARDEN AVE SUITE 130 GLENDALE, CA 91203 323-491-3808



ARCHITECT:
Aaron Brumer & Assoc. Arch.
10999 Riverside Drive, Suite 300
Studio City, CA 91602
(310) 422-9234

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Development
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DRAWING TITLE
COVER SHEET

CV



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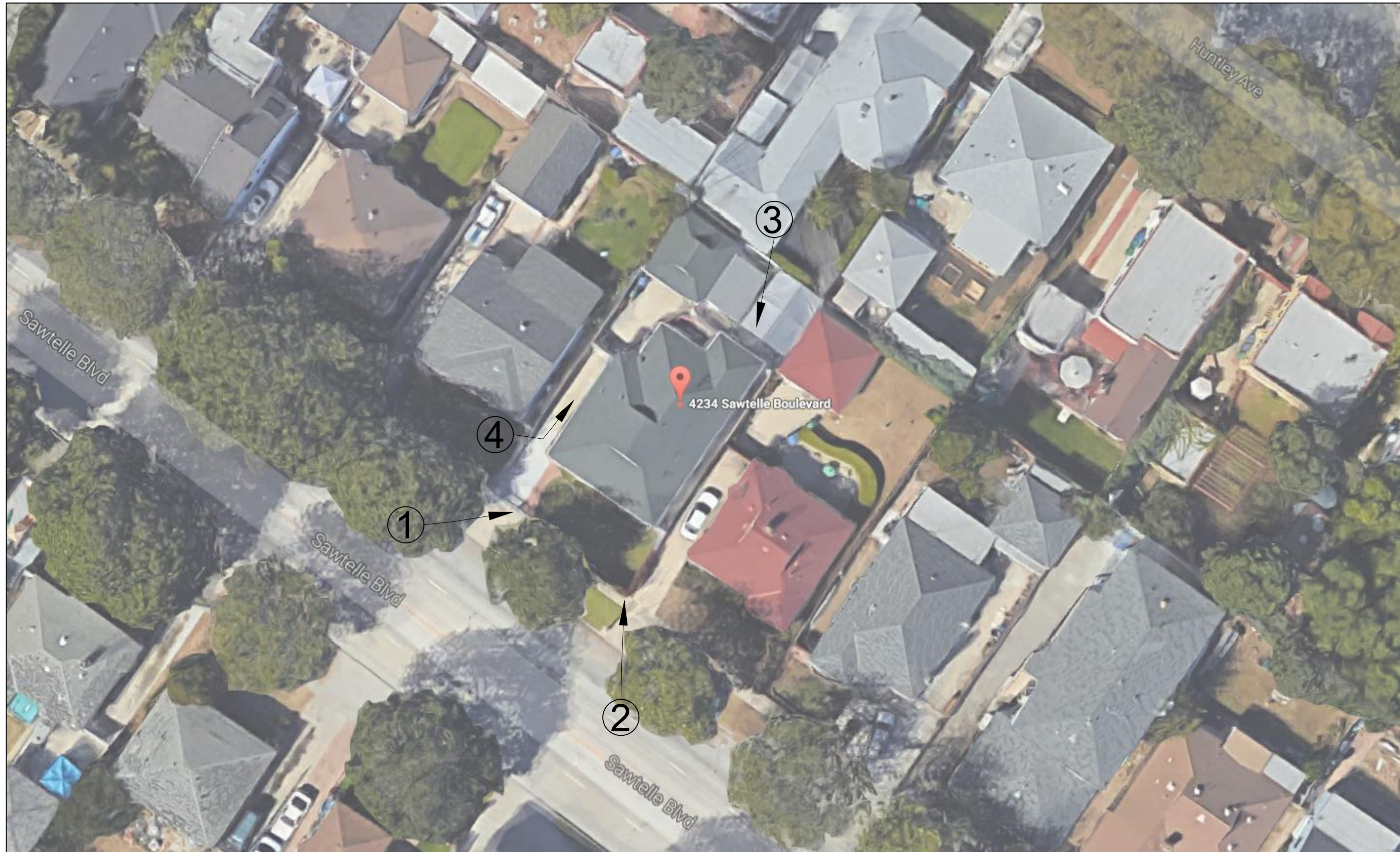
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EXISTING CONDITIONS
PHOTOS

A0.1



1 VICINITY STUDY
1/32" = 1'-0"

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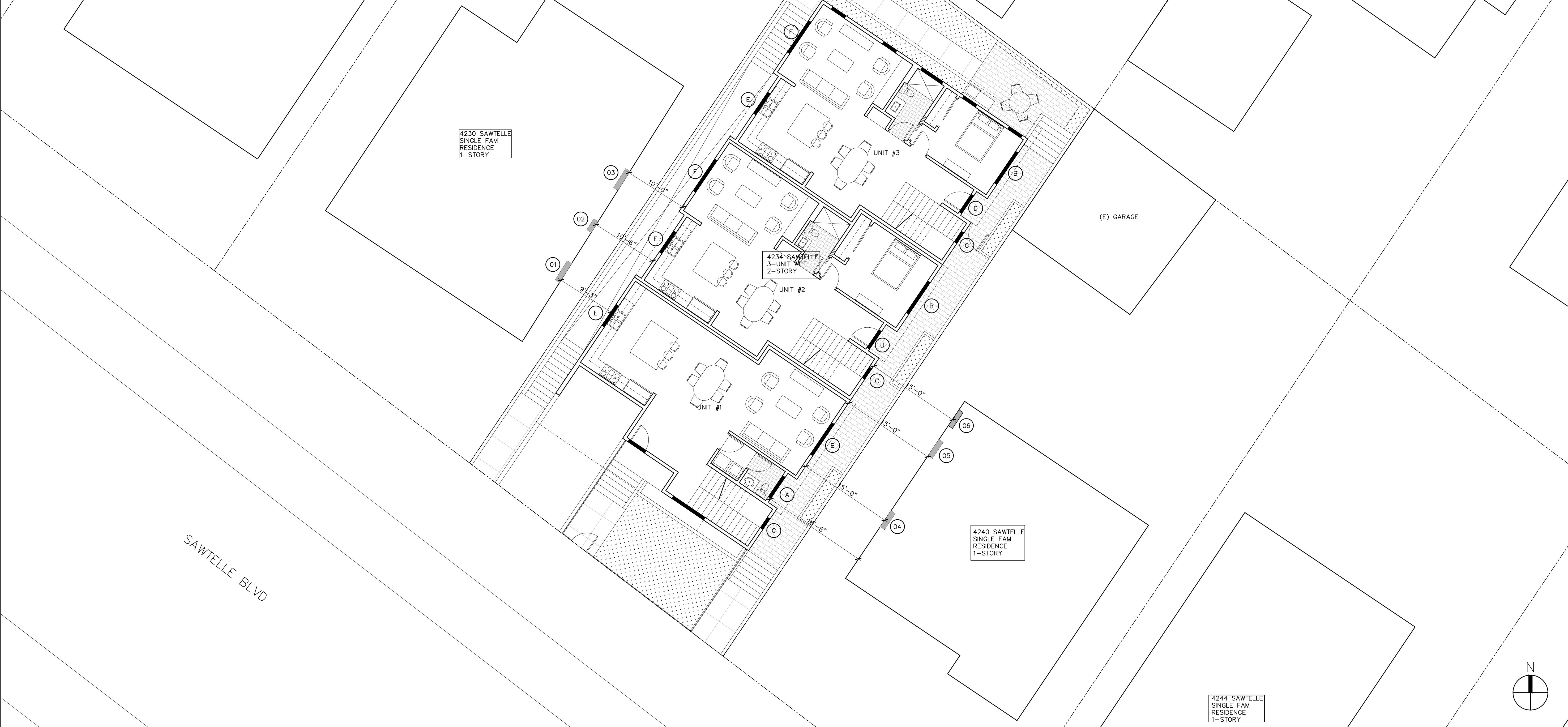
DRAWING TITLE
VICINITY STUDY

A1.1

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(E) WINDOWS RELATIONSHIP TO (N) WINDOWS			
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	DIMENSIONS (WxH)
4230 SAWTELLE BLVD.	01	9'-3"	3-6" x 5'-0"
	02	10'-6"	2-0" x 5'-0"
	03	10'-0"	3-6" x 5'-0"
4240 SAWTELLE BLVD.	04	15'-0"	3-0" x 5'-0"
	05	15'-0"	3-0" x 5'-0"
	06	15'-0"	3-0" x 5'-0"

(N) WINDOWS & DOORS	
(N) WINDOW/DOOR NUMBER	DIMENSIONS (WxH)
A	4-0" x 2'-0"
B	6-0" x 6'-0"
C	1'-6" x 8'-0"
D	3-4" x 8'-0"
E	4-0" x 4'-0"
F	6-0" x 6'-0"



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DRAWING TITLE
ENTRY LEVEL PLAN / WINDOW
ADJACENCY STUDY

A1.2

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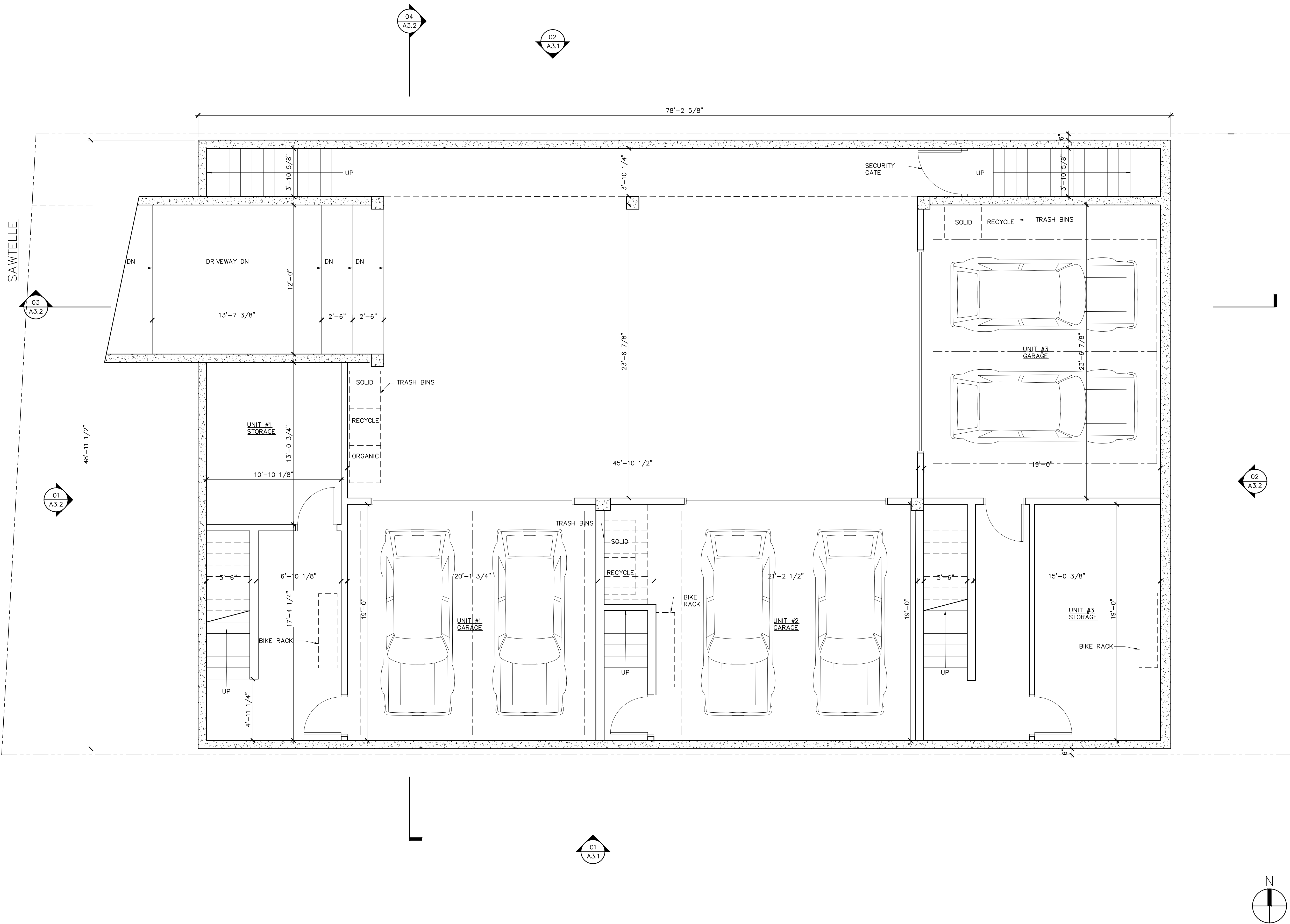
(N) WINDOWS & DOORS	
(N) WINDOW/ DOOR NUMBER	DIMENSIONS (WxH)
(A)	2'-6" x 4'-6"
(B)	5'-0" x 2'-0"
(C)	3'-6" x 2'-0"
(D)	1'-6" x 9'-0"
(E)	8'-0" x 9'-0"
(F)	7'-6" x 9'-0"
(G)	6'-0" x 4'-6"
(H)	6'-0" x 8'-0"
(I)	3'-0" x 8'-0"
(J)	2'-6" x 2'-0"



1	ENTRY LEVEL PLAN / WINDOW ADJACENCY STUDY
1/8" = 1'-0"	

DRAWING TITLE SECOND FLOOR PLAN / WINDOW ADJACENCY STUDY	ARCHITECT: Aaron Brumer & Assoc. Arch. 10999 Riverside Drive, Suite 300 Studio City, CA 91602 (310) 422-9234	PROJECT: 3-Unit Condo Development 4234 Sawtelle Blvd. Culver City, CA 90066	ISSUE	DATE	DESCRIPTION
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KEYNOTES

01 XX

LEGEND

SHEET NOTES

- ALL DIMENSIONS ARE AS FOLLOWS:
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1
1/4" = 1'-0"

GARAGE PLAN

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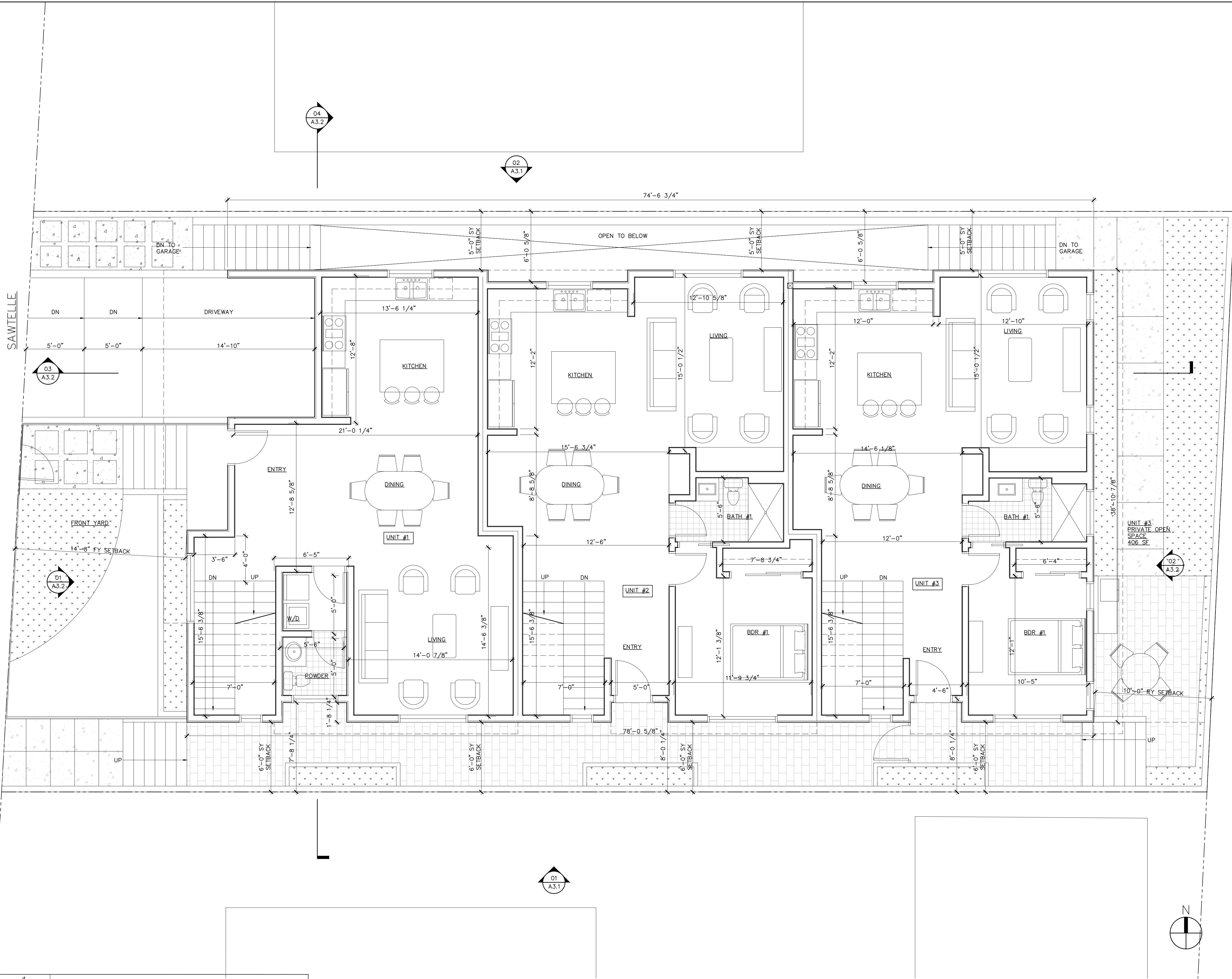
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GARAGE PLAN

A2.0



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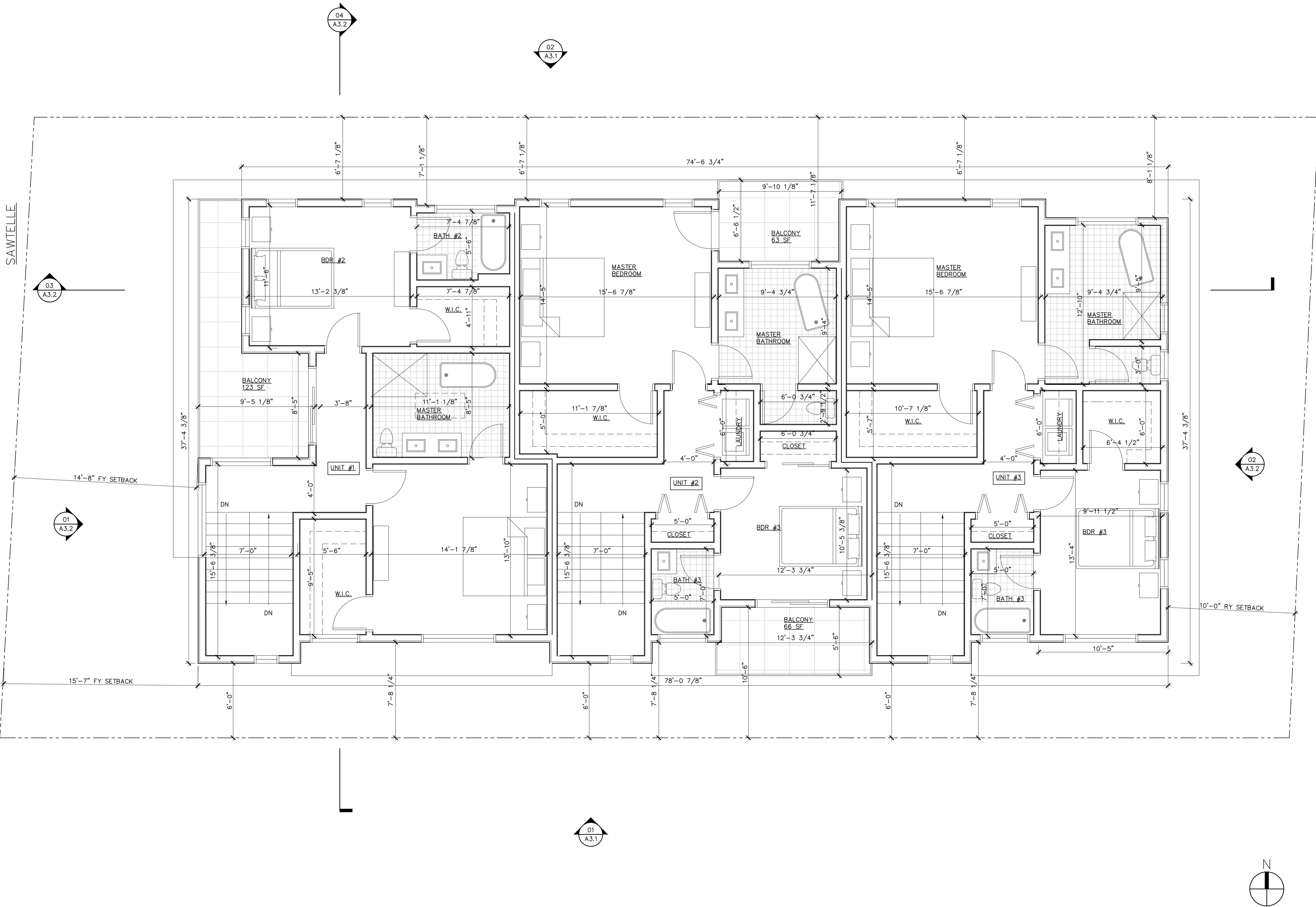
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FIRST FLOOR PLAN

A2.1



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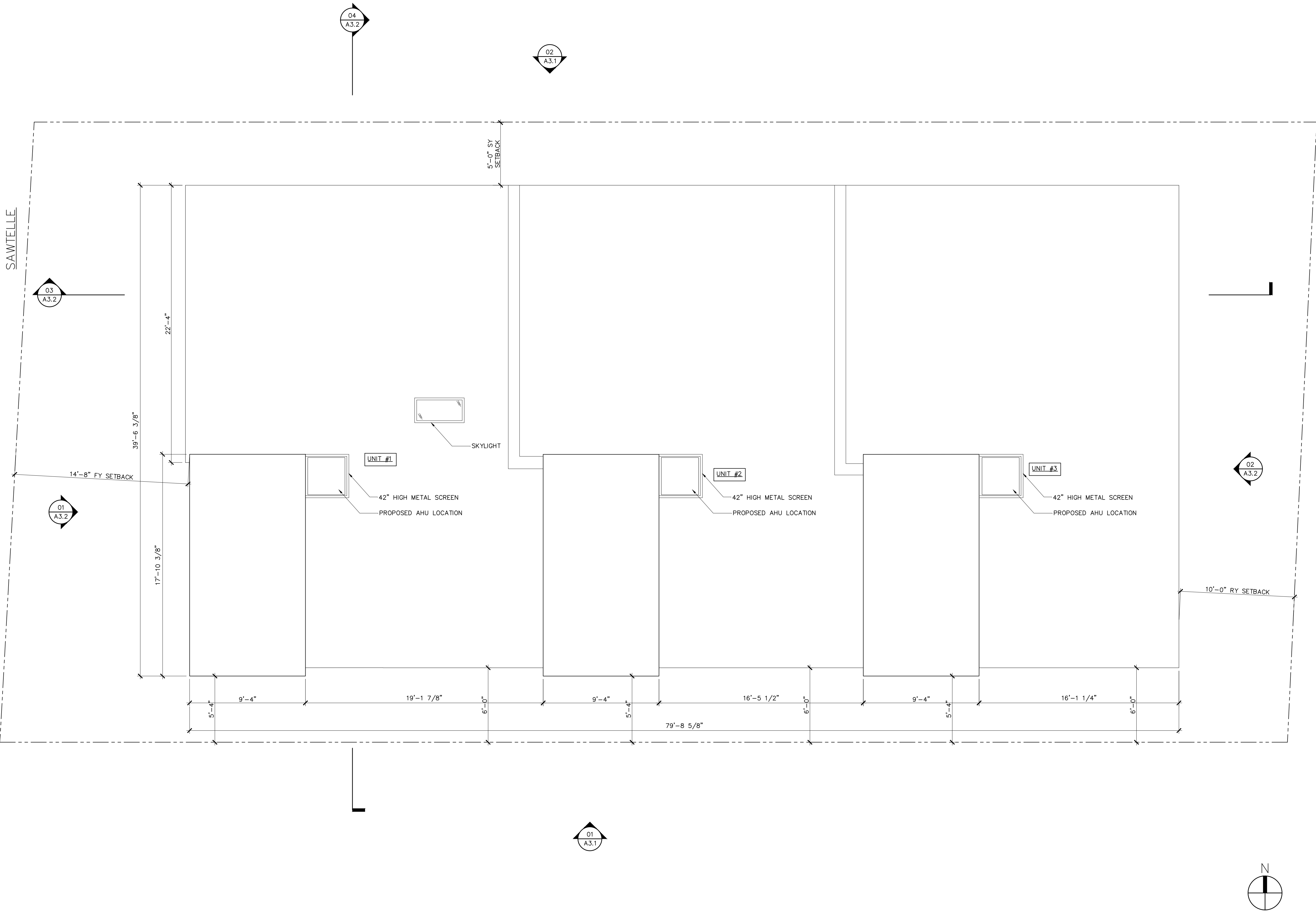
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SECOND FLOOR PLAN

A2.2



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1/4" = 1'-0"

ROOF PLAN

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ROOF PLAN

A2.3



2 EXTERIOR ELEVATION FACING NORTH
3/16" = 1'-0"



1 EXTERIOR ELEVATION FACING SOUTH
3/16" = 1'-0"

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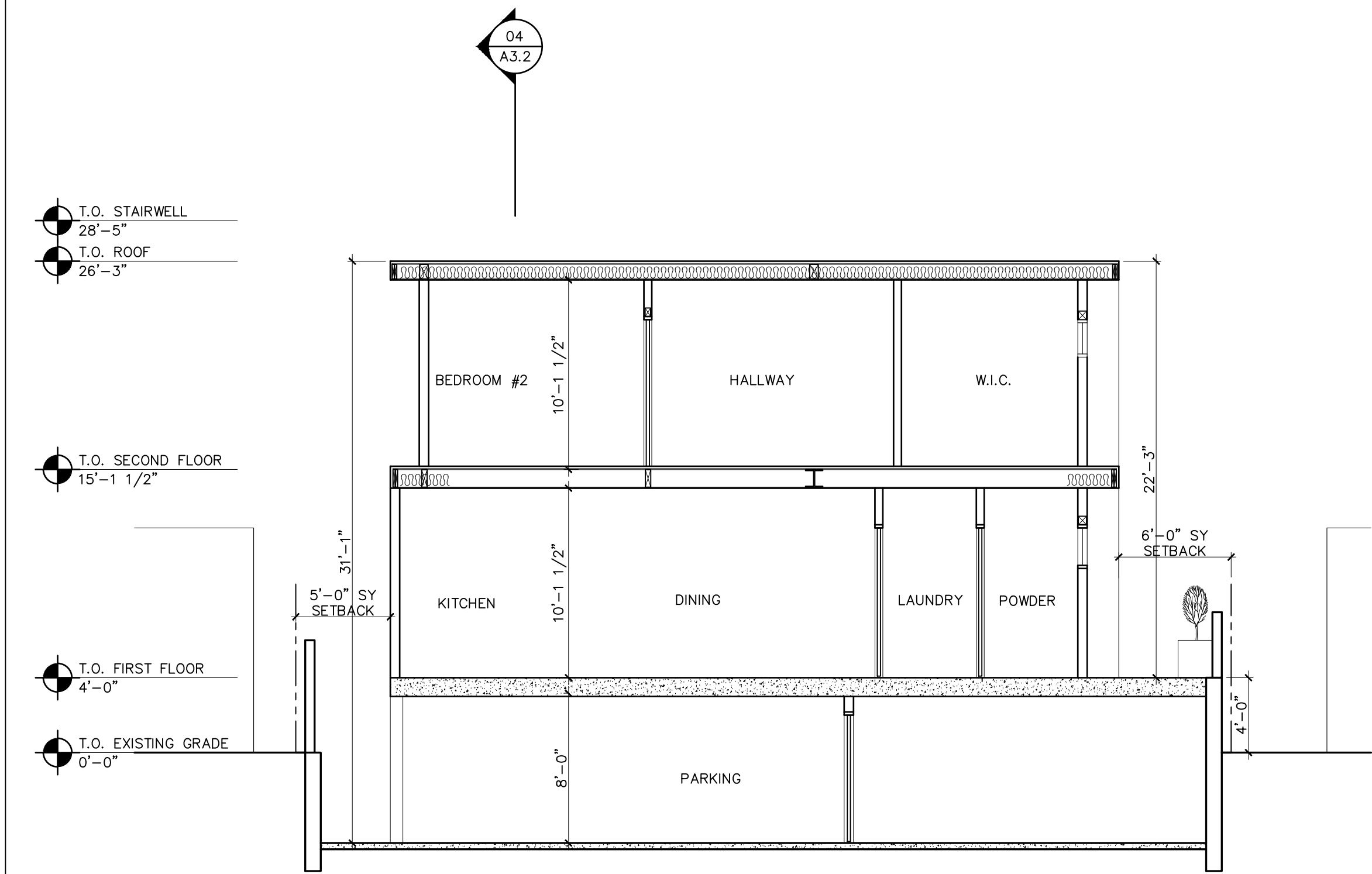
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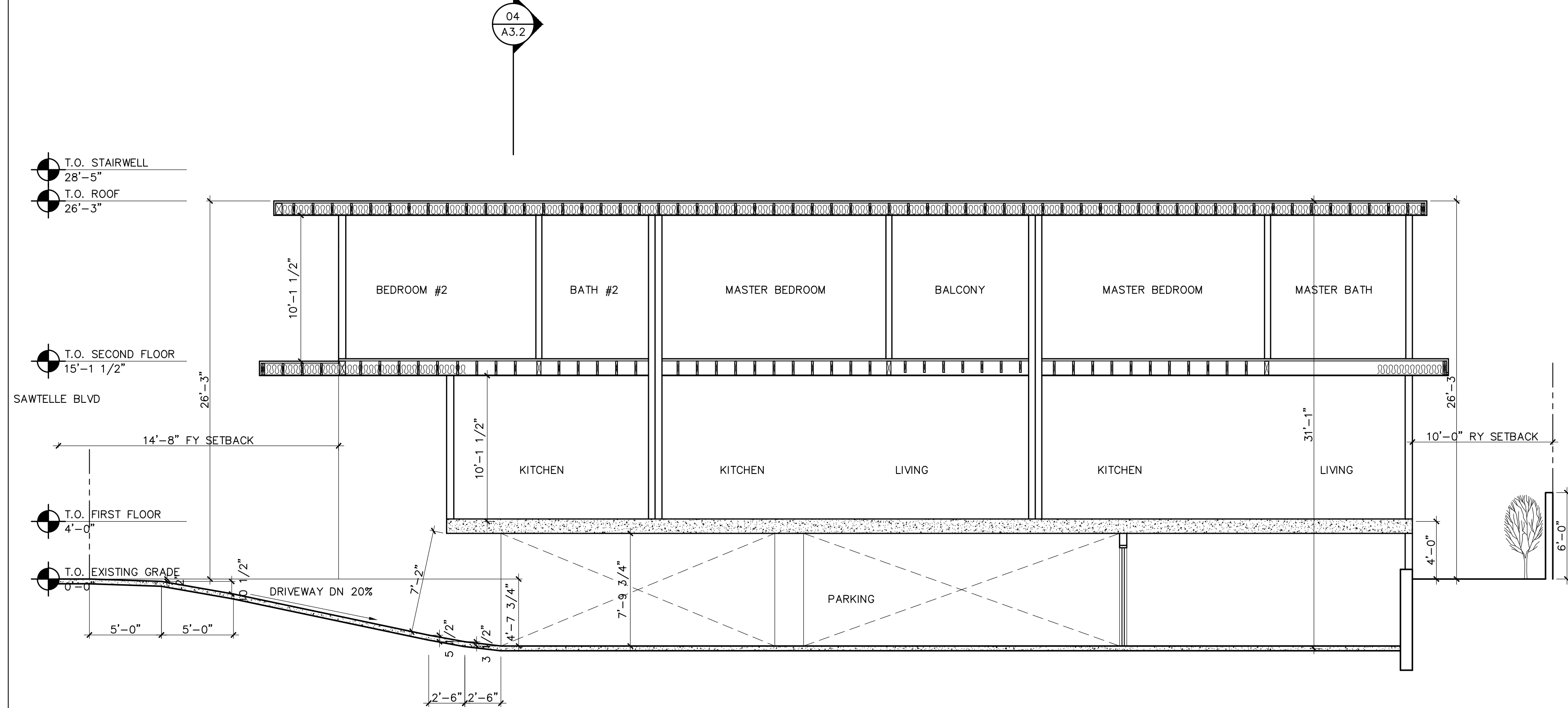
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EXTERIOR ELEVATIONS

A3.1

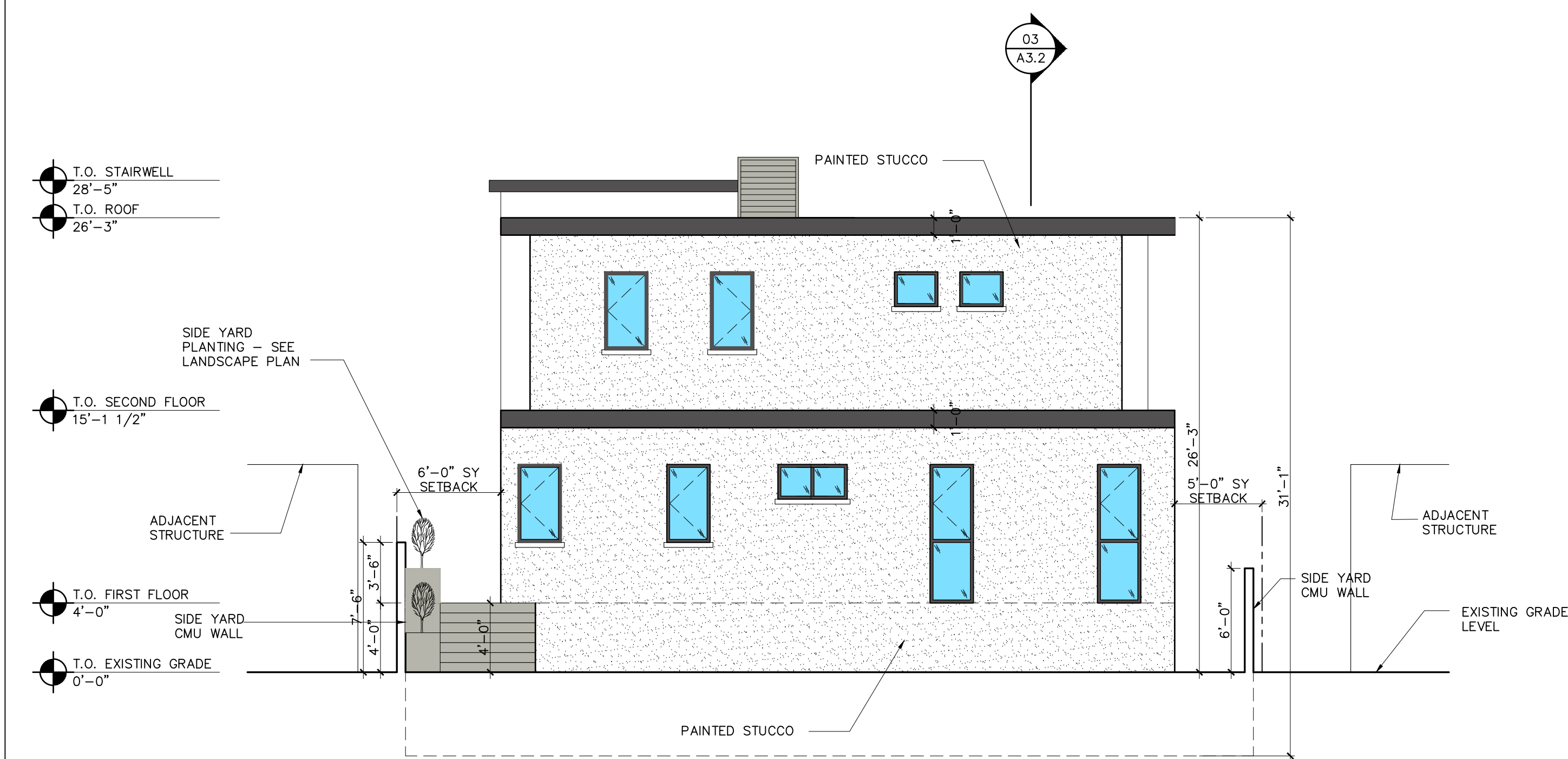
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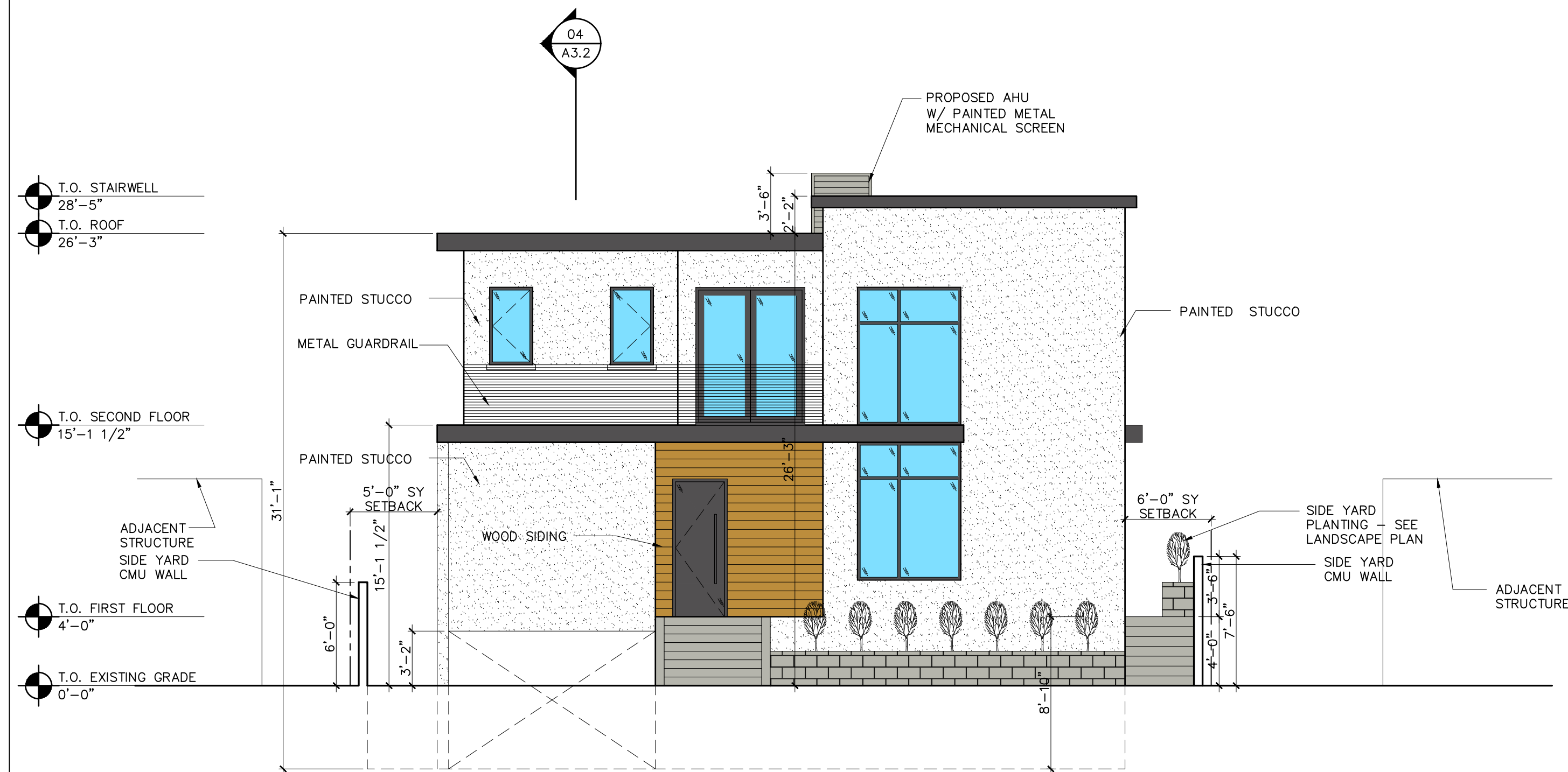
4 BUILDING SECTION
3/16" = 1'-0"



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



2 EXTERIOR ELEVATION FACING EAST
3/16" = 1'-0"



1 EXTERIOR ELEVATION FACING SAWTELLE
3/16" = 1'-0"

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DRAWING TITLE
EXTERIOR ELEVATIONS AND
BUILDING SECTION

A3.2



2 VIEW FROM SAWTELLE



1 VIEW FROM ADJACENT PROPERTY

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Culver City, CA 90066

ISSUE	DATE	DESCRIPTION
01	09/26/2016	CITY PLANNING SUBMITTAL
02	10/24/2016	CITY PLANNING SUBMITTAL
03	10/31/2016	CITY PLANNING SUBMITTAL
04	12/06/2016	UPDATED CITY PLANNING SUBMITTAL

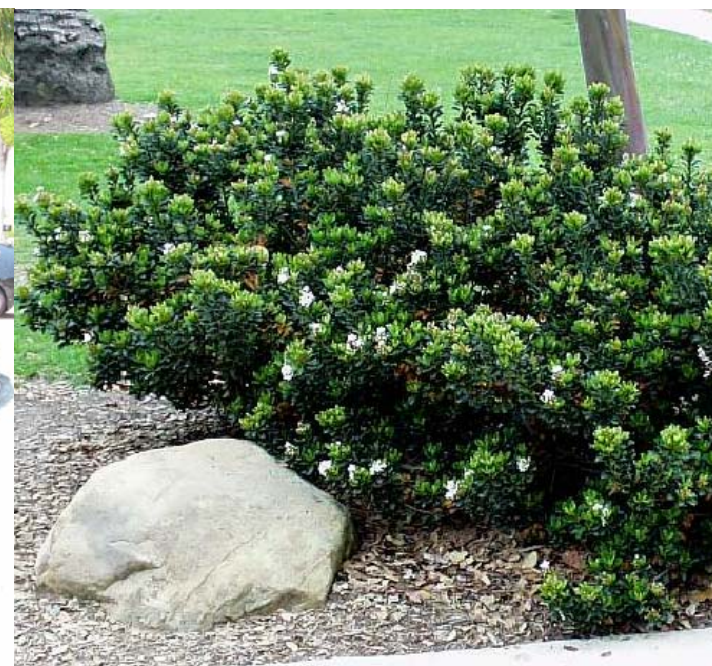
STAMP

DRAWING TITLE
RENDERINGS

A4.1



PODOCARPUS MACROPHYLLUS



RHAPHIOLEIS UMBELLATA



DYMONDIA MARGARETAE



BUXUS 'GREEN MOUNTAIN'



CHAMAEROPS HUMILIS



DIANELLA REVOLUTA 'LITTLE REV'



ALOE POLYPHYLLA



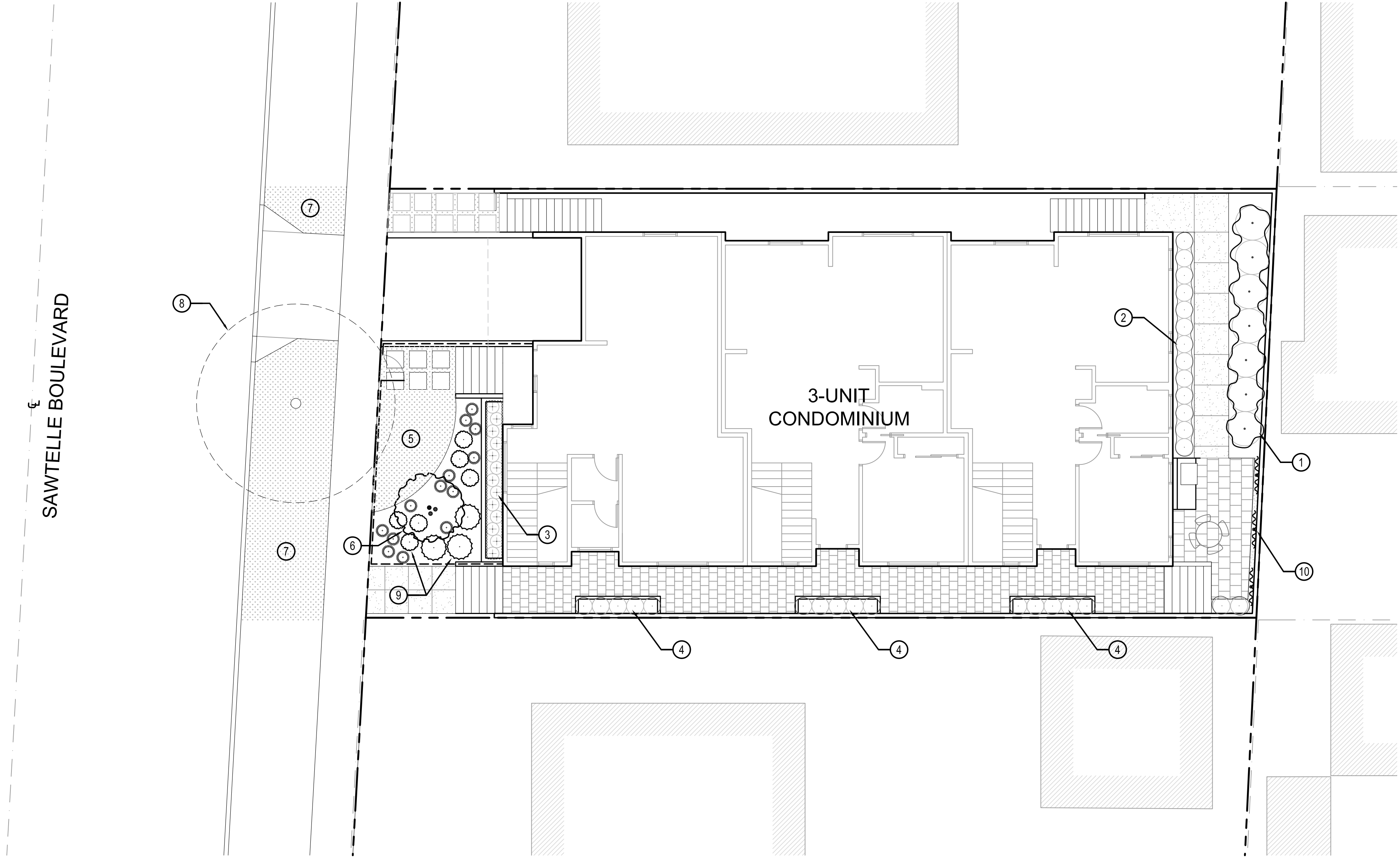
AGAVE DESMETTIANA

PROJECT INFORMATION

DATE:	OCTOBER 21, 2016
TOTAL LANDSCAPE AREA:	813 S.F.
PROJECT TYPE:	RESIDENTIAL - MULTI-FAMILY
WATER SUPPLY TYPE:	MUNICIPAL POTABLE PERMANENT IRRIGATION SYSTEM SHALL BE PROVIDED
LANDSCAPE ARCHITECT:	JMD LANDSCAPE ARCHITECTURE JEFF MAXWELL, PLA CA#5774 330 ARDEN AVENUE, SUITE 130 GLENDALE, CA 91203 323-491-3808 JEFF@JMD-LA.COM
PROPERTY OWNER:	CHEN & COMPANY, LLC 5917 SATURN STREET LOS ANGELES, CA 808-371-0159

PLANT LEGEND

	BOTANICAL NAME - COMMON NAME	SIZE	WATER USE
①	SCREEN HEDGE PODOCARPUS MACROPHYLLUS - YE W PINE (8'-10' HEDGE)	15 GAL.	M
②	FOUNDATION SHRUBS RHAPHIOLEPIS UMBELLATA 'MINOR' - YEDDA HAWTHORN	5 GAL.	L
③	ACCENT HEDGE EQUISETUM HYEMALE - HORSETAIL CYPERUS ALTERNIFOLIUS - UMBRELLA PLANT	5 GAL. 5 GAL.	H M
④	CORRIDOR PLANTERS BUXUS 'GREEN MOUNTAIN' - GREEN MOUNTAIN BOXWOOD	5 GAL.	M
⑤	WALK-ON LAWN SUBSTITUTE DYMONDIA MARGARETAE - DYMONDIA	FLATS	M
⑥	ACCENT TREE CHAMAEROPS HUMILIS - MEDITERRANEAN PALM	36" BOX	L
⑦	PARKWAY LAWN SUBSTITUTE DYMONDIA MARGARETAE - DYMONDIA	FLATS	M
⑧	STREET TREE (EXISTING - TO REMAIN) MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA	(EXISTING)	M
⑨	SUCCULENTS AND GRASS-LIKE ACCENTS AGAVE DESMETTIANA - SMOOTH AGAVE ALOE POLYPHYLLA - SPIRAL ALOE DIANELLA REVOLUTA 'LITTLE REV' - DIANELLA	5 GAL. 1 GAL.	L L
⑩	VINES PARTHENOCISSUS TRICUSPIDATA - BOSTON IVY	5 GAL.	M



CONDOMINIUM DEVELOPEMENT
4234 SAWTELLE BOULEVARD | CULVER CITY, CA 90066

CONCEPTUAL LANDSCAPE PLAN

December 5, 2016