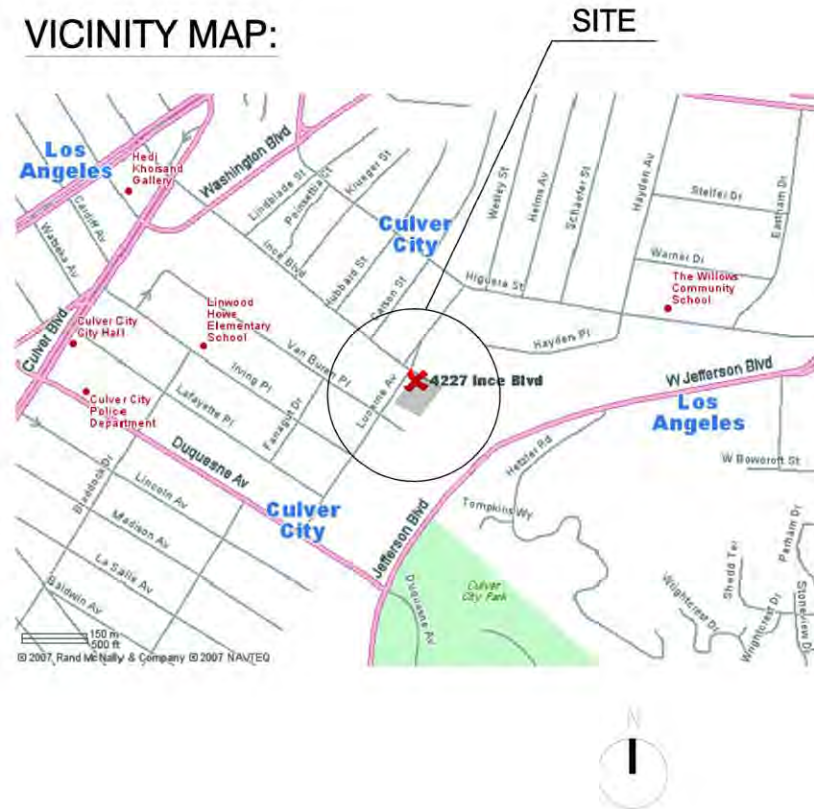


6 UNIT HOUSING COMPLEX 4227 INCE BLVD. CULVER CITY, CA 90232

RECEIVED
JAN 31 2017
Culver City
Planning Division



BUILDING TABULATIONS

LOT NAME	LOT AREA	UNIT	BUILDING AREAS				PROPOSED FLOOR AREA	(P) BUILDING COVERAGE	GARAGE S.F.	BUILDING SETBACKS				PRIVATE OPEN SPACE AREA ONSITE	PRIVATE OPEN SPACE AREA OFFSITE
			1ST FLR	2ND FLR	TOTAL	STREET				SIDE	SIDE	REAR			
1	5,137 S.F.	UNIT-2	796 S.F.	1,192 S.F.	1,988 S.F.	3,976 S.F.	4,730 S.F.	408 S.F.	15'	4'	4'	0	342 S.F.	NA	
		UNIT-4	796 S.F.	1,192 S.F.	1,988 S.F.			408 S.F.	0	4'	4'	4'	306 S.F.	NA	
2	5,366 S.F.	UNIT-1	796 S.F.	1,192 S.F.	1,988 S.F.	3,976 S.F.	4,730 S.F.	408 S.F.	15'	4'	4'	0	430 S.F.	156 S.F.	
		UNIT-3	796 S.F.	1,192 S.F.	1,988 S.F.			408 S.F.	0	4'	4'	4'	258 S.F.	149 S.F.	
3	7,672 S.F.	UNIT-5	829 S.F.	1,231 S.F.	2,060 S.F.	4,453 S.F.	5,260 S.F.	408 S.F.	4'	4'	0	10'	763 S.F.	181 S.F.	
		UNIT-6	994 S.F.	1,399 S.F.	2,393 S.F.			408 S.F.	4'	4'	0	10'	978 S.F.	NA	

SHEET INDEX:

TS-1 - Title Sheet

1 - Boundary and Topographic Survey

T-1 - Tentative Tract Map

C-4 - Grading Plan

C-5 - LID and Utility Plan

LP-1 - Landscape Planting Plan

A-1.1 - Site Plan

A-1.2 - Roof Site Plan

A-2 - Parking Diagram

A-3.1 - Unit #1 Floor & Roof Plans

A-3.2 - Unit #2 Floor & Roof Plans

A-3.3 - Unit #3 Floor & Roof Plans

A-3.4 - Unit #4 Floor & Roof Plans

A-3.5 - Unit #5 Floor & Roof Plans

A-3.6 - Unit #6 Floor & Roof Plans

A-4.0 - Lot 1: Unit #2 & Lot 2: Unit #1 Street Elevation/ Lot 3: Unit #5 & Unit #6 West Elevation

A-4.1 - Lot 1: Units #2 & #4 / Lot 2: Units #1 & #3 Elevations

A-4.2 - Lot 1: Units #2 & #4 / Lot 2: Units #1 & #3 Elevations

A-4.3 - Lot 3: Unit #5 Elevations

A-4.4 - Lot 3: Unit #6 Elevations

A-4.5 - Typical Sections

A4.6 - Lot 1 & Lot 3 Neighboring Windows Elevations

A-5 - [COLOR] Colored Site Plan

A-6.0 - [COLOR] Lot 1: Unit #2 & Lot 2: Unit #1 Street Elevation/ Lot 3: Unit #5 & Unit #6 West Elevation

A-6.1 - [COLOR] Lot 1: Units #2 & #4 / Lot 2: Units #1 & #3 Colored Elevations

A-6.2 - [COLOR] Lot 1: Units #2 & #4 / Lot 2: Units #1 & #3 Colored Elevations

A-6.3 - [COLOR] Lot 3: Unit #5 Colored Elevations

A-6.4 - [COLOR] Lot 3: Unit #6 Colored Elevations

A-7 - [COLOR] Colors & Materials

ATTACHMENT NO. 4

BUILDING DATA:

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 4 OF TRACT NO. 3244, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 4, THENCE WESTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT, 119 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 160 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 3 OF SAID TRACT, THENCE SOUTHEASTERLY ALONG SAID PROLONGATION TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 4, THENCE NORTHEASTERLY BOUNDARY OF SAID LOT 160 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.: 4204-001-038

TOTAL SITE AREA: 18,175 SQ.FT.

ZONE: R-2

PARKING REQUIRED: 12 PARKING STALLS

2 STALLS PER UNIT
2 X 6 UNITS = 12



HTH Architects LLP
3767 Overland Avenue Suite 111
Los Angeles, California 90034
T.310.842.7040 © 2016 F.310.842.7170

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

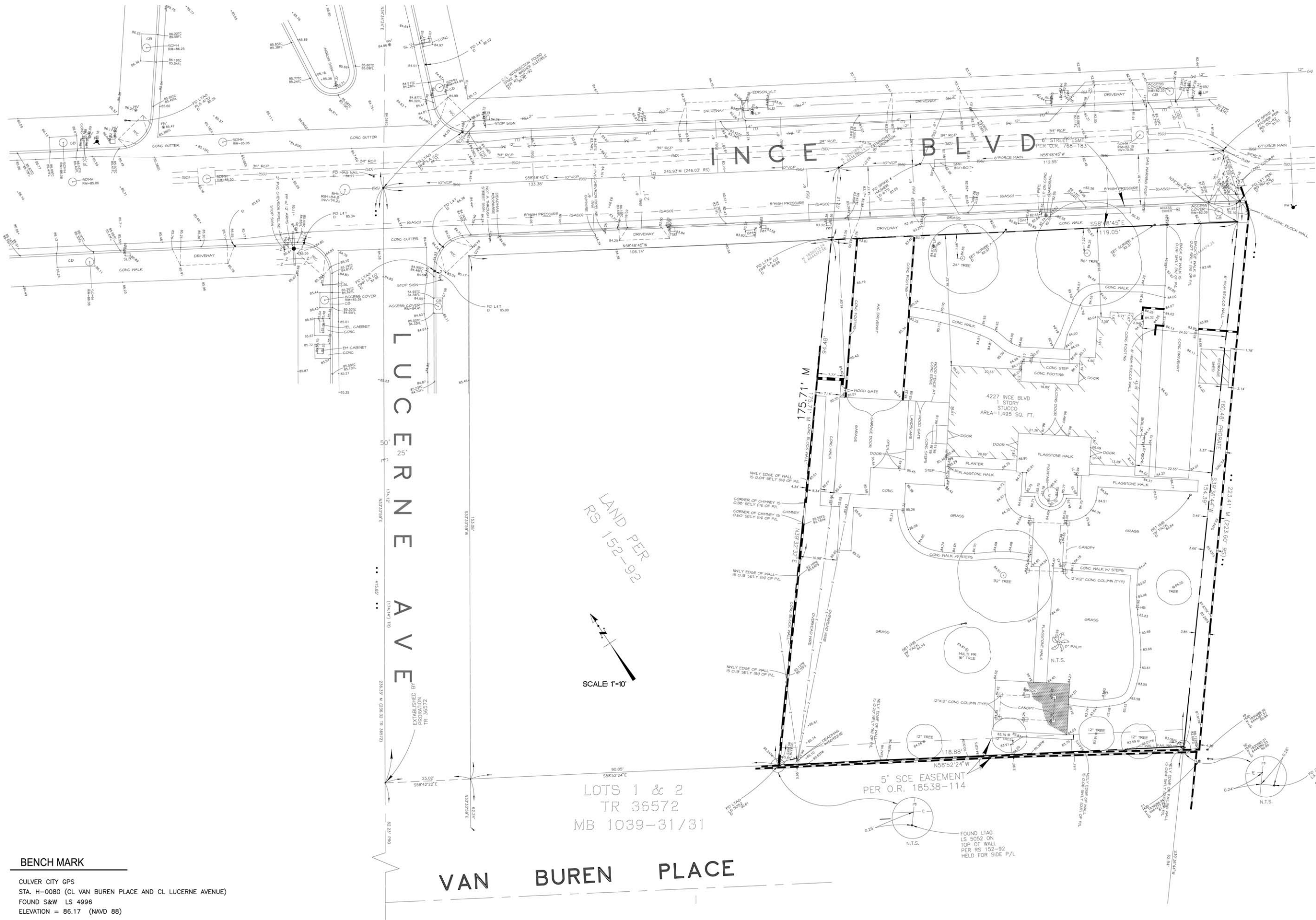
01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

TITLE SHEET

Project No.: 16.525
Drawn By: CM
Checked By: JH
Date: 08.31.16
Scale: 1/8" = 1'-0"
File Name: TS-1.dwg
Sheet Number:

TS-1
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



BENCH MARK

CULVER CITY GPS
 STA. H-0080 (CL VAN BUREN PLACE AND CL LUCERNE AVENUE)
 FOUND S&W LS 4996
 ELEVATION = 86.17 (NAVD 88)

LUCERNE AVE

INCE BLVD

VAN BUREN PLACE

LOTS 1 & 2
 TR 36572
 MB 1039-31/31

5' SCE EASEMENT
 PER O.R. 18538-114

SCALE: 1"=10'

LAND PER
 RS 152-92

FOUND LTAG
 LS 5052 ON
 TOP OF WALL
 PER RS 152-92
 HELD FOR SIDE P/L

NO.	DATE	REVISION	DATE	ISSUED FOR
	07-16-07	ADDED EX. UTILITIES		
	06-12-07	REVIEW		



PREPARED BY
PALLER-ROBERTS ENGINEERING, INC.
 CONSULTING CIVIL ENGINEERS
 5701 Slauson Avenue
 Suite 308
 Culver City, California, 90230
 Phone (310) 641-1853

PREPARED FOR
CAPTAIN BERNARDO J. HERZER
 8922 Ellis Avenue
 Los Angeles, California, 90034

PROJECT
4227 INCE BOULEVARD
 CULVER CITY, CALIFORNIA

SHEET TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO.
1

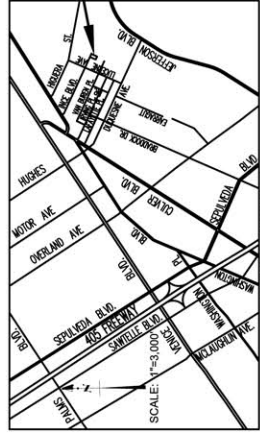
SCALE: 1"=20'

SHT 1 OF 1 SHTS

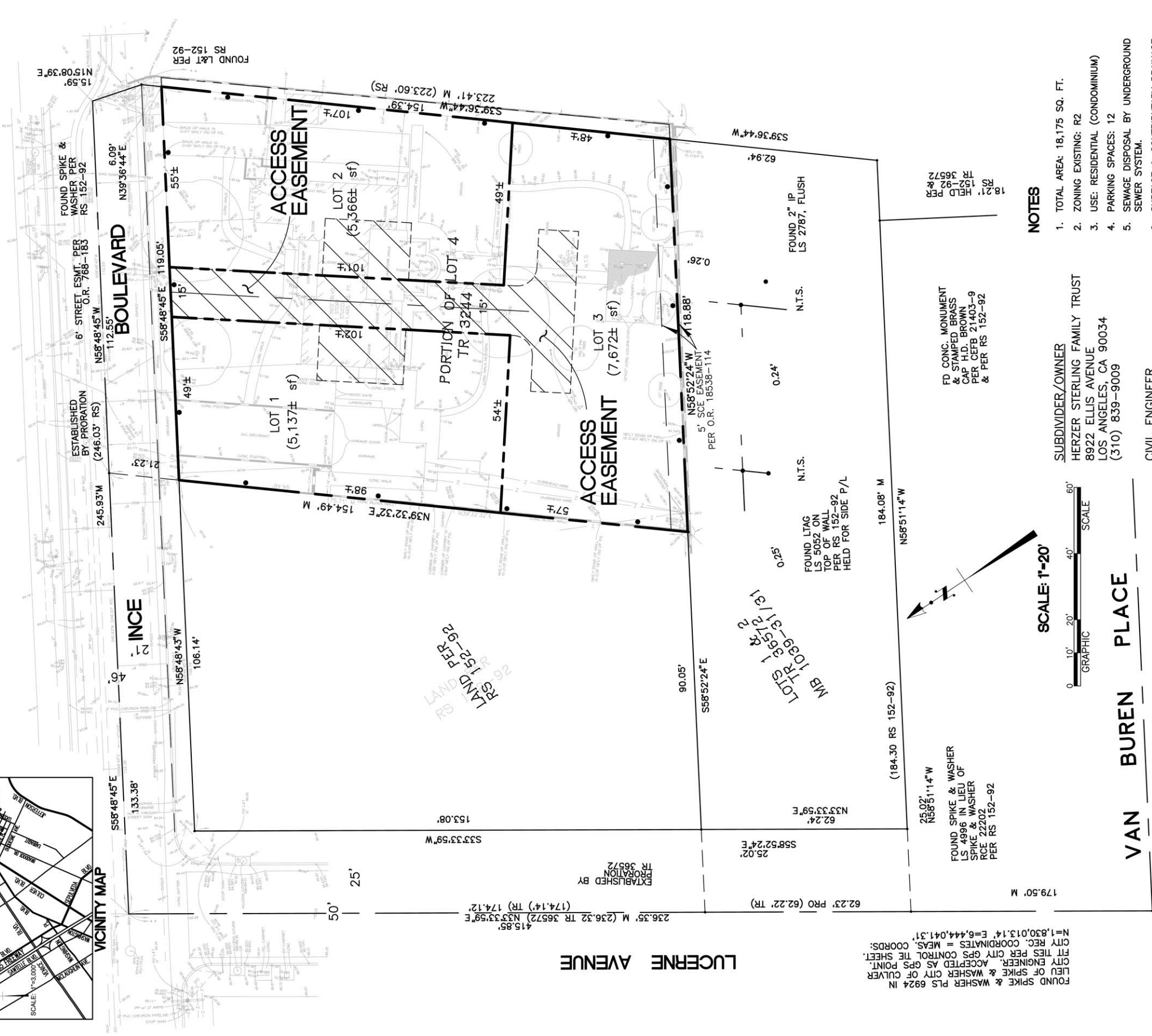
TENTATIVE TRACT MAP NO. 69482

A THREE LOT TRACT MAP FOR CONDOMINIUM PURPOSES THAT COMPRISES 6 AIR SPACE UNITS BEING THE SUBDIVISION OF A PORTION OF LOT 4, TRACT NO. 3244 IN THE CITY OF CULVER CITY PER MAP RECORDED IN BOOK 37, PAGE 22 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

ADDRESS: 4227 INCE BOULEVARD



VICINITY MAP



FOUND SPIKE & WASHER PLS 6924 IN LIEU OF SPIKE & WASHER CITY OF CULVER CITY ENGINEER ACCEPTED AS GPS POINT. CITY ENGINEER ACCEPTED AS GPS POINT. FIT TIES PER CITY GPS CONTROL THE SHEET. CITY REC. COORDINATES = MEAS. COORDS. N=1,830,013.14' E=6,444,041.31'

SCALE: 1"=20'

GRAPHIC SCALE 0 10' 20' 40' 60'

SUBDIVIDER/OWNER
HERZER STERLING FAMILY TRUST
8922 ELLIS AVENUE
LOS ANGELES, CA 90034
(310) 839-9009

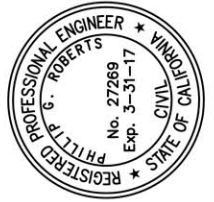
CIVIL ENGINEER
PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
5701 SLAUSON AVE., SUITE 208
CULVER CITY, CA 90230
(310) 641-1853

LEGEND
--- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

NOTES

- TOTAL AREA: 18,175 SQ. FT.
- ZONING EXISTING: R2
- USE: RESIDENTIAL (CONDOMINIUM)
- PARKING SPACES: 12
- SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
- SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
- SITE: TO BE DEMOLISHED.
- SITE IS LEVEL.
- EASEMENTS OF RECORD, ON THE SUBJECT PROPERTY, SHOWN.
- THE SITE IS LOCATED IN FLOOD ZONE "C" PER COMMUNITY PANEL NO.-0601140005 C, EFFECTIVE DATE: 02/01/1980.
- THE AREA FOR EACH UNIT IS:
UNIT 1 1,823 S.F. UNIT 2 1,777 S.F.
UNIT 3 1,823 S.F. UNIT 4 1,777 S.F.
UNIT 5 2,284 S.F. UNIT 6 2,284 S.F.
- THE DOMESTIC WATER IS SUPPLIED BY GOLDEN STATE WATER COMPANY
ASSESSOR IDENTIFICATION NUMBER 4204-001-038

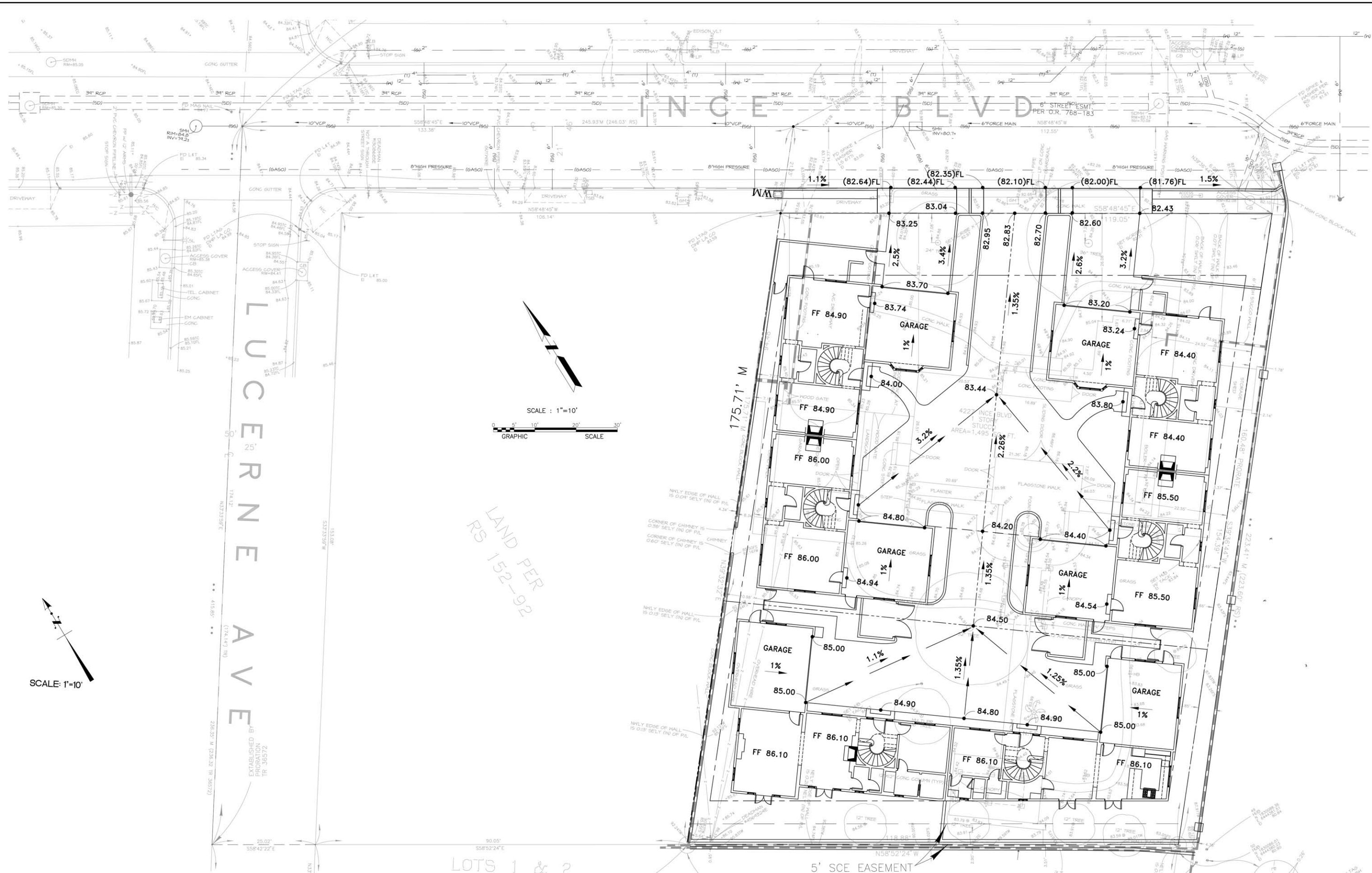
PREPARED BY
PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
5701 SLAUSON AVENUE, SUITE 208
CULVER CITY, CALIFORNIA 90230 PHONE (310) 641-1853



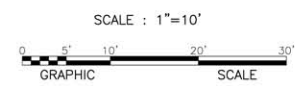
THIS IS TO STATE THAT ALL EASEMENTS OF RECORD SHOWN ON THE PRELIMINARY TITLE REPORT NO. 71065755X49 DATED MAY 9, 2007, ISSUED BY CHICAGO TITLE COMPANY ARE INDICATED ON THIS MAP.

PHILLIP G. ROBERTS, RCE 27289 DATE

H:\dwg\1165\grading.dwg 9-01-16 05:23:53 PM Herman



SCALE: 1"=10'



SCALE : 1"=10'

LAND PER
RS 152-92

LOTS 1 & 2

NO.	DATE	REVISION	DATE	ISSUED FOR

PREPARED BY
PALLER-ROBERTS ENGINEERING, INC.
 CONSULTING CIVIL ENGINEERS
 5701 SLAUSON AVENUE, SUITE 208
 CULVER CITY, CALIFORNIA 90230 PHONE (310) 641-1853

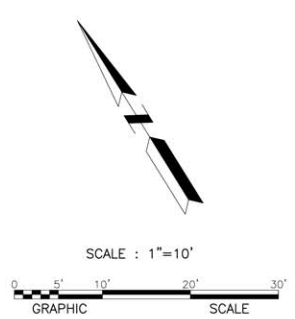
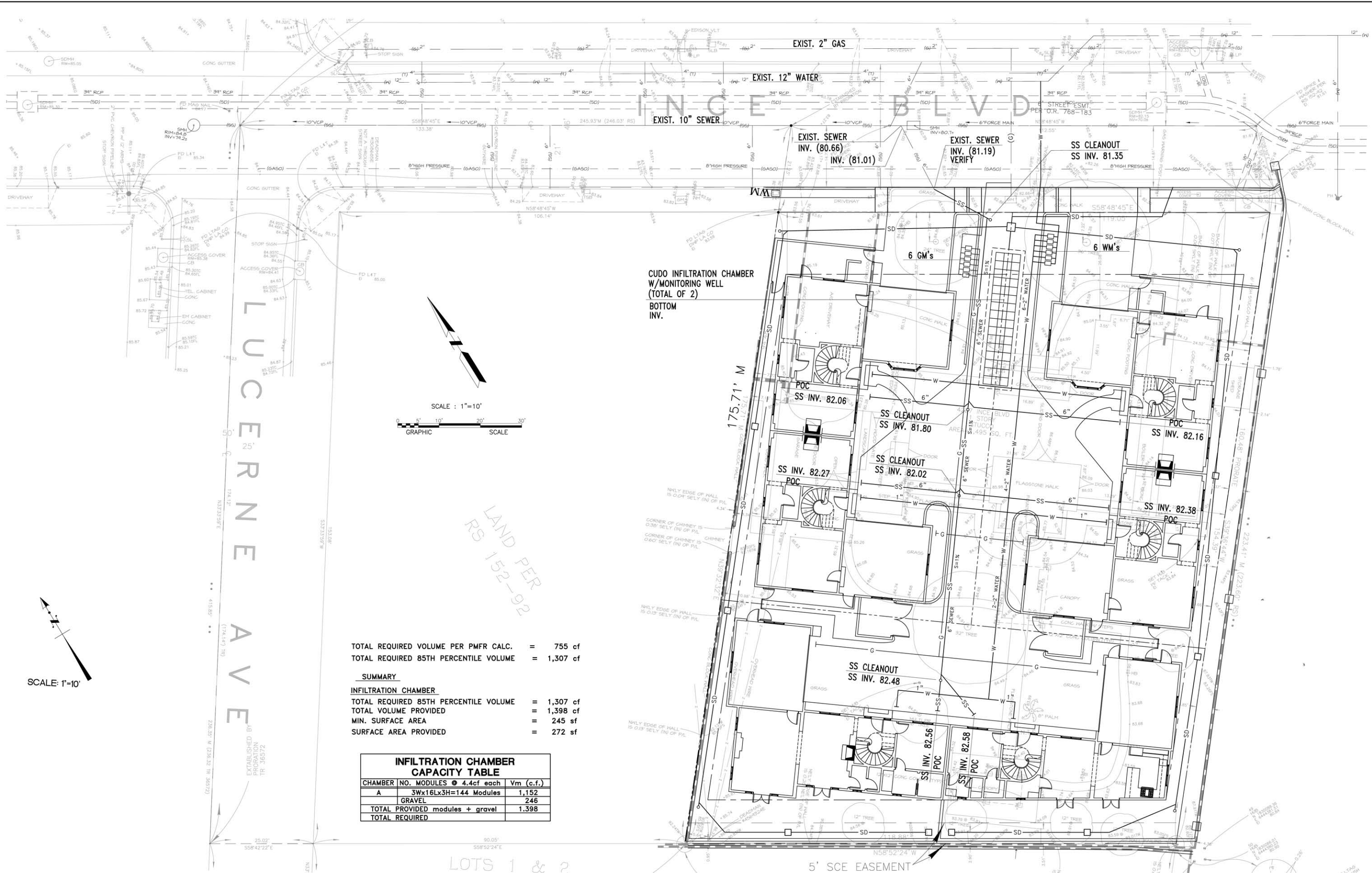
PREPARED FOR
CAPTAIN BERNARDO J. HERZER
 8922 ELLIS AVENUE
 LOS ANGELES, CALIFORNIA, 90034

PROJECT
INCE CONDOS
 4227 INCE BOULEVARD
 CULVER CITY, CALIFORNIA

SHEET TITLE
GRADING PLAN

DWG. NO.
C-4

H:\Dwg\165\Utility.dwg 9-08-16 10:22:40 AM Hermon



TOTAL REQUIRED VOLUME PER PMFR CALC. = 755 cf
 TOTAL REQUIRED 85TH PERCENTILE VOLUME = 1,307 cf

SUMMARY

INFILTRATION CHAMBER
 TOTAL REQUIRED 85TH PERCENTILE VOLUME = 1,307 cf
 TOTAL VOLUME PROVIDED = 1,398 cf
 MIN. SURFACE AREA = 245 sf
 SURFACE AREA PROVIDED = 272 sf

INFILTRATION CHAMBER CAPACITY TABLE		
CHAMBER NO.	MODULES @ 4.4cf each	Vm (c.f.)
A	3Wx16Lx3H=144 Modules	1,152
	GRAVEL	246
	TOTAL PROVIDED modules + gravel	1,398
	TOTAL REQUIRED	



LOTS 1 & 2

NO.	DATE	REVISION	DATE	ISSUED FOR

PREPARED BY
PALLER-ROBERTS ENGINEERING, INC.
 CONSULTING CIVIL ENGINEERS
 5701 Slauson Avenue, Suite 208
 Culver City, California 90230 Phone (310) 641-1853

PREPARED FOR
CAPTAIN BERNARDO J. HERZER
 8922 Ellis Avenue
 Los Angeles, California, 90034

PROJECT
INCE CONDOS
 4227 INCE BOULEVARD
 CULVER CITY, CALIFORNIA

SHEET TITLE
LID AND UTILITY PLAN

DWG. NO.
C-5
 SHEET 5 OF 8

Plant Palette

Trees:

Botanical Name	Common Name	Qty	Size	Spacing	Initial Size	Growth in 5 yrs.	Trunk Caliper (Initial)	(Caliper in 5 years)
<i>Brachycton populneus</i>	Bottle Tree	4	24" box	N/A	9" X 4"	17" X 8"	1.5"	4"
<i>Callistemon citrinus</i>	Bottlebrush	7	15 gallon	N/A	6" X 3"	12" X 6"	1"	3"
<i>Magnolia grandiflora</i> 'D.D. Blanchard'	Southern Magnolia	2	36" box	N/A	2' X 6"	18" X 10"	2.5"	5"
<i>Platanus racemosa</i>	California Sycamore	2	15 gallon	N/A	8" X 5"	12" X 10"	1"	3"
<i>Prunus caroliniana</i>	Flowering Cherry	12	15 gallon	N/A	8" X 5"	12" X 10"	1"	3"
<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	2	48" box	N/A	15" X 7"	25" X 15"	4"	8"

Street Trees:

Botanical Name	Common Name	Qty	Size	Spacing	Initial Size	Growth in 5 yrs.	Trunk Caliper (Initial)	(Caliper in 5 years)
<i>Tristania conferta</i>	Brisbane Box	2	24" box	N/A	9" X 3"	16" X 8"	1.5"	3"

Shrubs:

Botanical Name	Common Name	Qty	Size	Spacing	Initial Size	Growth in 5 yrs.	Trunk Caliper (Initial)	(Caliper in 5 years)
<i>Agapanthus hybrid</i> 'peter pan'	Lily of the Nile	40	1 gallon	12" o.c.	8" X 6"	1' x 1-1/2'	N/A	N/A
<i>Buxus japonicum</i>	Japanese Boxwood	128	5 gallon	24" o.c.	12" X 8"	2' X 2'	1/4"	1/2"
<i>Hemerocallis hybrid</i> 'lavender dew'	Daylily	40	1 gallon	24" o.c.	8" X 6"	3' X 3'	N/A	N/A
<i>Hibiscus spp.</i> (white flower)	Hibiscus	10	15 gallon	48" o.c.	3' X 3'	9' X 6'	3/4"	1-1/2"
<i>Rosa</i>	Iceberg rose	18	5 gallon	5' o.c.	2' X 1'	3' X 3'	1/4"	1/2"
<i>Lavandula angustifolia</i>	English Lavender	200	1 gallon	24" o.c.	8" X 6"	2' X 2'	1/4"	1/2"
<i>Ligustrum japonicum</i>	Japanese Privet	27	24" box	36" o.c.	5' X 3'	10' X 6'	1.5"	2.5"
<i>Liriope muscari</i>	Lily Turf	40	1 gallon	18" o.c.	4" X 8"	2' X 2-1/2'	N/A	N/A
<i>Myrtus communis</i>	Myrtle	60	5 gallon	18" o.c.	1' X 1'	3' X 3'	1/4"	3/4"
<i>Prunus caroliniana</i> 'bright & tight'	Cherry Laurel	209	5 gallon	48" o.c.	2' X 2'	6' X 5'	3/4"	1-1/2"
<i>Rhaphiolepis indica</i> 'clara'	Indian Hawthorne	155	5 gallon	36" o.c.	1' X 2'	3' X 4'	1/4"	3/4"
<i>Rhaphiolepis indica</i> 'pinkie'	Indian Hawthorne	11	5 gallon	36" o.c.	1' X 2'	3' X 4'	1/4"	3/4"

Vines:

Botanical Name	Common Name	Qty	Size	Spacing	Initial Size	Growth in 5 yrs.	Trunk Caliper (Initial)	(Caliper in 5 years)
<i>Cytostoma callistegoides</i>	Violet Trumpet Vine	7	5 gallon	N/A	3' X 1'	6' X 10'	1/4"	1/2"
<i>Ficus pumila</i>	Creeping Fig	8	5 gallon	N/A	2' X 1'	6' X 10'	1/4"	1/2"
<i>Jasminum polyanthum</i>	Jasmine	6	1 gallon	N/A	1' X 0'	6' X 10'	1/4"	1/2"

Groundcover:

Botanical Name	Common Name	Qty	Size	Spacing	Initial Size	Growth in 5 yrs.	Trunk Caliper (Initial)	(Caliper in 5 years)
<i>Fragaria chiloensis</i>	Ornamental Strawberry	N/A	Bats	8" o.c.	1' x 2"	6" x 18"	N/A	N/A
<i>Trachelospermum jasminoides</i>	Star Jasmine	N/A	1 gallon	18" o.c.	1' X 0'	1-1/2' X 8"	N/A	N/A

IRRIGATION SYSTEM DESIGN CONCEPT:

THE FOLLOWING WATER CONSERVATION PRINCIPLES WILL BE APPLIED TO THE DESIGN WITH STATE OF THE ART EQUIPMENT.

SPRINKLER HEAD LAYOUT SHALL BE "HEAD TO HEAD" SO THAT EACH SPRINKLER'S COVERAGE RADIUS REACHES THE NEXT SPRINKLER HEAD IN THE SYSTEM, THUS PROVIDING THE BEST DISTRIBUTION UNIFORMITY AS POSSIBLE.

MATCHED PRECIPITATION RATE NOZZLES SHALL BE UTILIZED SO THAT VARYING SPRAY PATTERNS CAN BE MIXED.

THIS WILL CREATE A MORE EVEN PRECIPITATION RATE AND BETTER DISTRIBUTION THROUGHOUT.

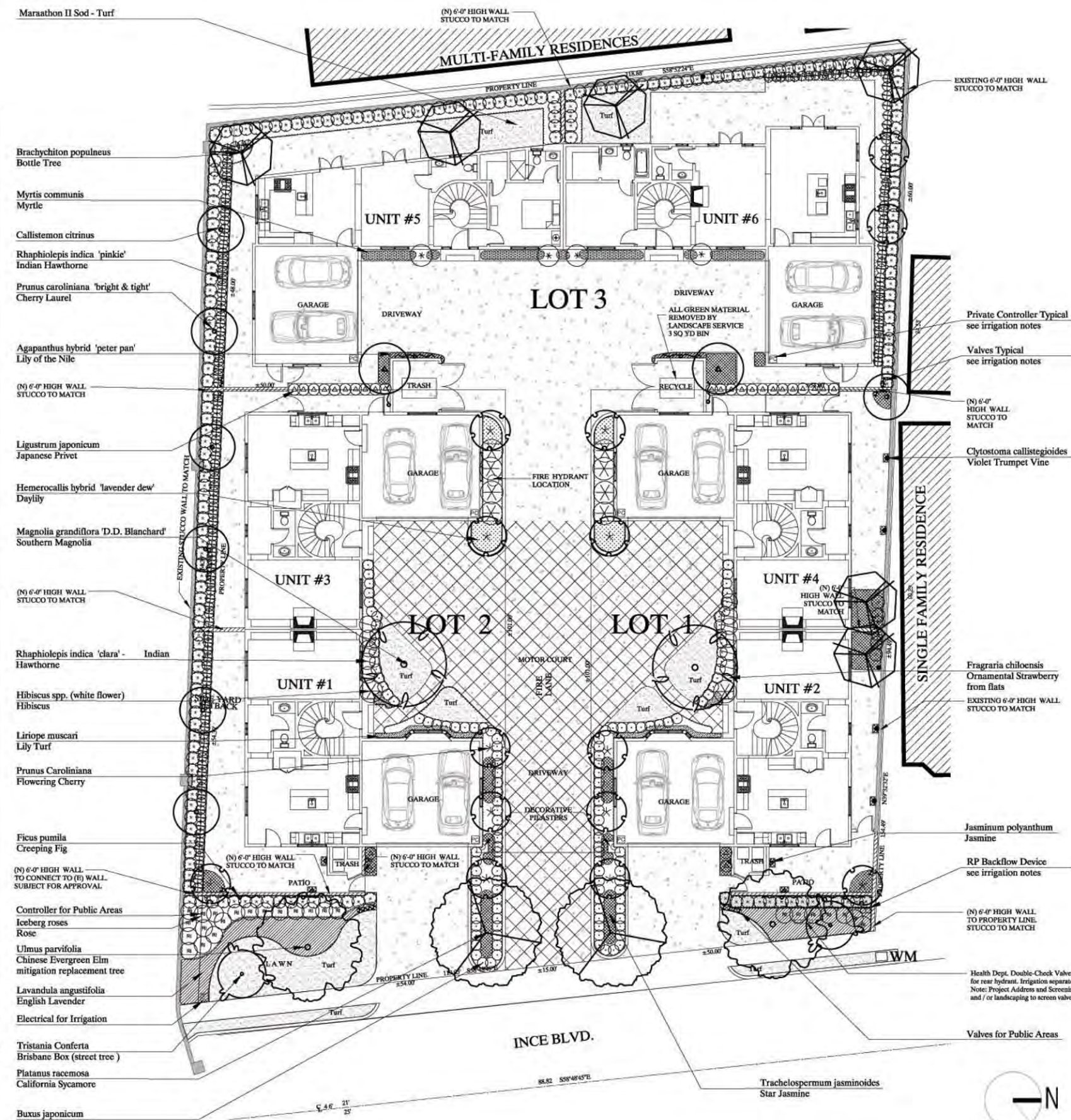
IRRIGATION STATIONS SHALL BE SEPARATED TO CONSERVE WATER AS FOLLOWS:

SUN AND SHADE EXPOSURE SHALL BE SEPARATED.

- TURF AND GROUNDCOVER SHALL BE SEPARATED. TURF AREAS SHALL BE SEQUENCED TO MINIMIZE THE AMOUNT OF RUN TIME ON AN AUTOMATIC CONTROLLER.
- RUN TIMES SHALL BE SCHEDULED INDIVIDUALLY TO REFLECT THE RUNOFF CHARACTERISTICS OF EACH STATION.
- AN RP BACKFLOW DEVICE WILL BE INSTALLED ON THE COMMON AREA SYSTEMS.
- ATMOSPHERIC VACUUM BREAKERS (COMBINED WITH AN ABOVE GROUND VALVE WILL BE INSTALLED IN THE PRIVATE YARDS ALONG WITH A SOLENOID TO AUTOMATE THE SYSTEM.

ROOT BARRIERS OCCUR AT EACH TREE, ALL SIDES
FOR DIMENSIONS AND SET BACKS SEE SITE PLAN

FOR DIMENSIONS AND SET BACKS SEE SITE PLAN



BASE INFORMATION WAS DERIVED FROM CIVIL ENGINEERING PLANS CREATED BY McDOWELL, INC. AND RECEIVED BY THIS OFFICE ON DATE 02-07-08.

These drawings are instruments of service and the property of L. Newman Design Group, Inc (LNDG). All information contained on these drawings are (1) for use on this specified project and shall not be used on other projects or for additions to this project, (2) not for completion of this project by others; and (3) may not be reproduced, modified, or copied in any manner whatsoever; and/or (4) assigned to any third party, all without obtaining the prior written consent of LNDG. If plans are provided in an electronic format (computer disk, compact disk, or via modem transmission) as a courtesy to client, the delivery of electronic files does not constitute the delivery of our professional work product. Only paper prints constitute our professional work product. In the event the electronic file is altered, the prints must be referred to LNDG for the correct information. LNDG shall not be responsible for any modifications made to the electronic files, or for any products derived from electronic files which are not reviewed and signed off by LNDG.

Copyright: L. Newman Design Group, Inc. All Rights Reserved.

L. Newman Design Group, Inc.

- Landscape Architecture
- Planning
- Horticulture
- Biological Restoration

31300 Via Colinas ■ Suite 104
Westlake Village, CA 91362-3924
Phone: (818) 991-5056 ■ Fax: (818) 991-3478
E-mail: lndg@lndg.net

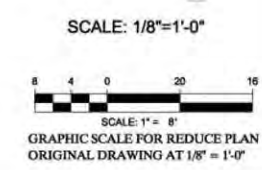
Client
INCE DEVELOPMENT

Address
4227 INCE BLVD.
CULVER CITY, CA 90232

Project
INCE DEVELOPMENT PROJECT

PLANTING PLAN

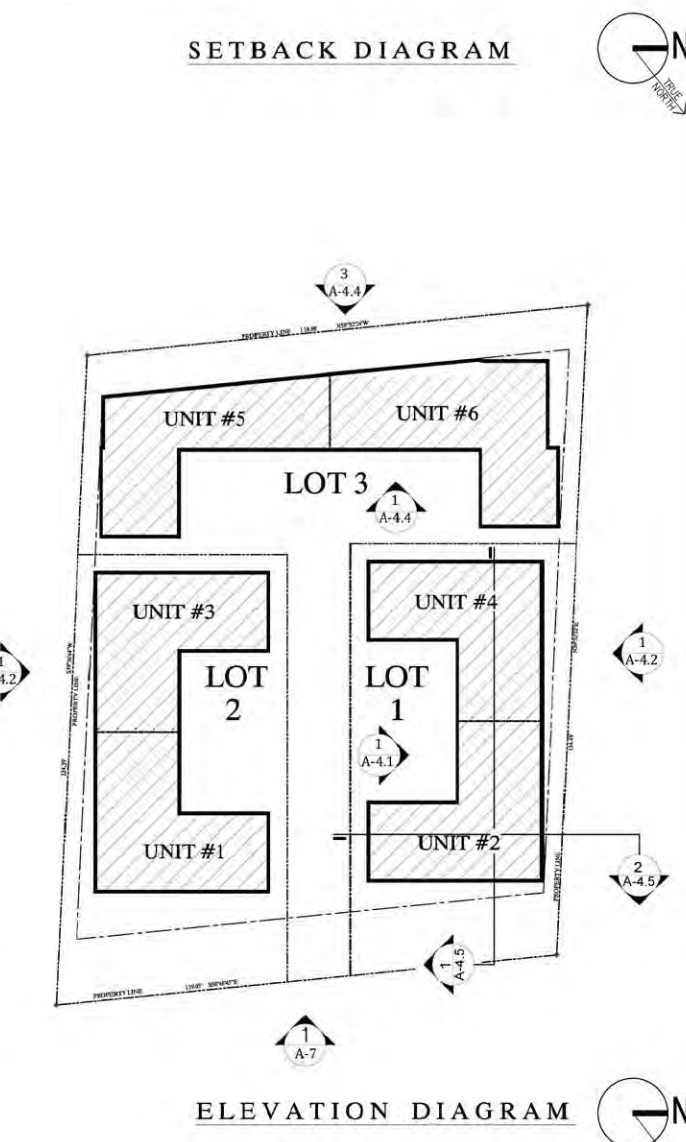
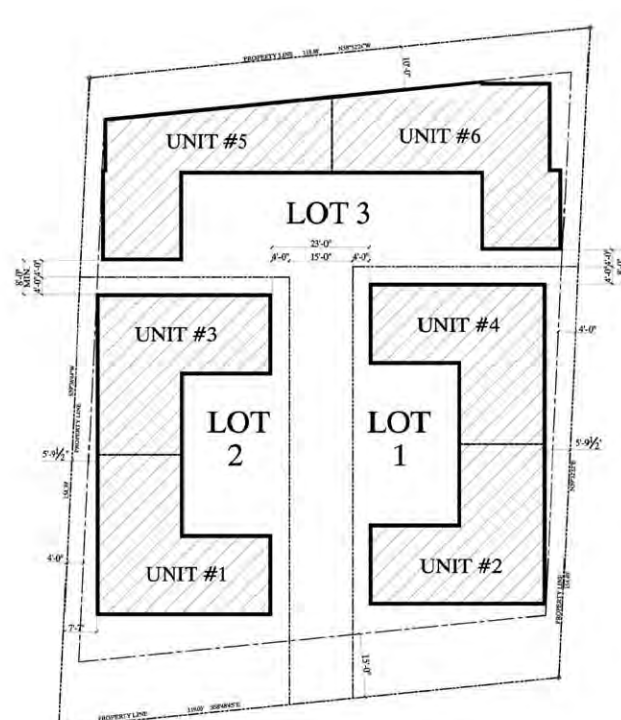
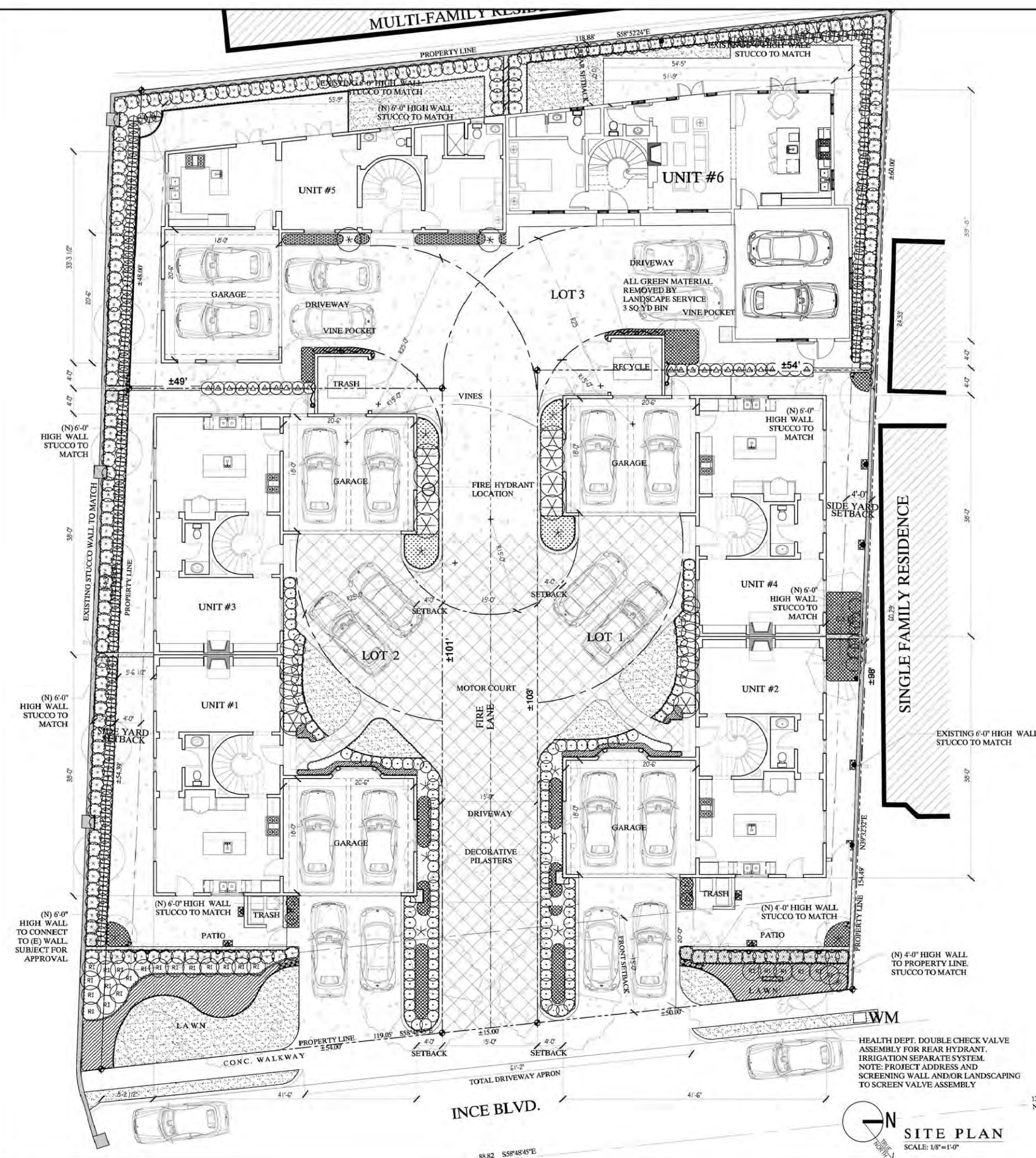
Job No.	2307-01
Date	02-12-08
Drawn By	DB
Revision	



INCE DEVELOPMENT PROJECT / LNDG JOB #2307-01

Drawing: 02-12-08 12:00:00 02-12-08 12:00:00 02-12-08 12:00:00 02-12-08 12:00:00
Drawn By: DB
Date: 02-12-08 12:00:00

MULTI-FAMILY RESIDENCE



HTH Architects LLP
 3767 Overland Avenue Suite 111
 Los Angeles, California 90034
 T.310.842.7040 © 2016 F.310.842.7170

A project for:
CAPT. BERNARDO J. HERZER
 4227 INCE BLVD.,
 CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
 4227 INCE BLVD.,
 CULVER CITY, CA 90232

Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

SITE PLAN

Project No.: 16.525
 Drawn By: CM
 Checked By: JH
 Date: 08.31.16
 Scale: 1/8" = 1'-0"
 File Name: A-1.1.dwg
 Sheet Number:

A-1.1 DESIGN PHASE

NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED AND APPROVED BY GOVERNING AGENCIES

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

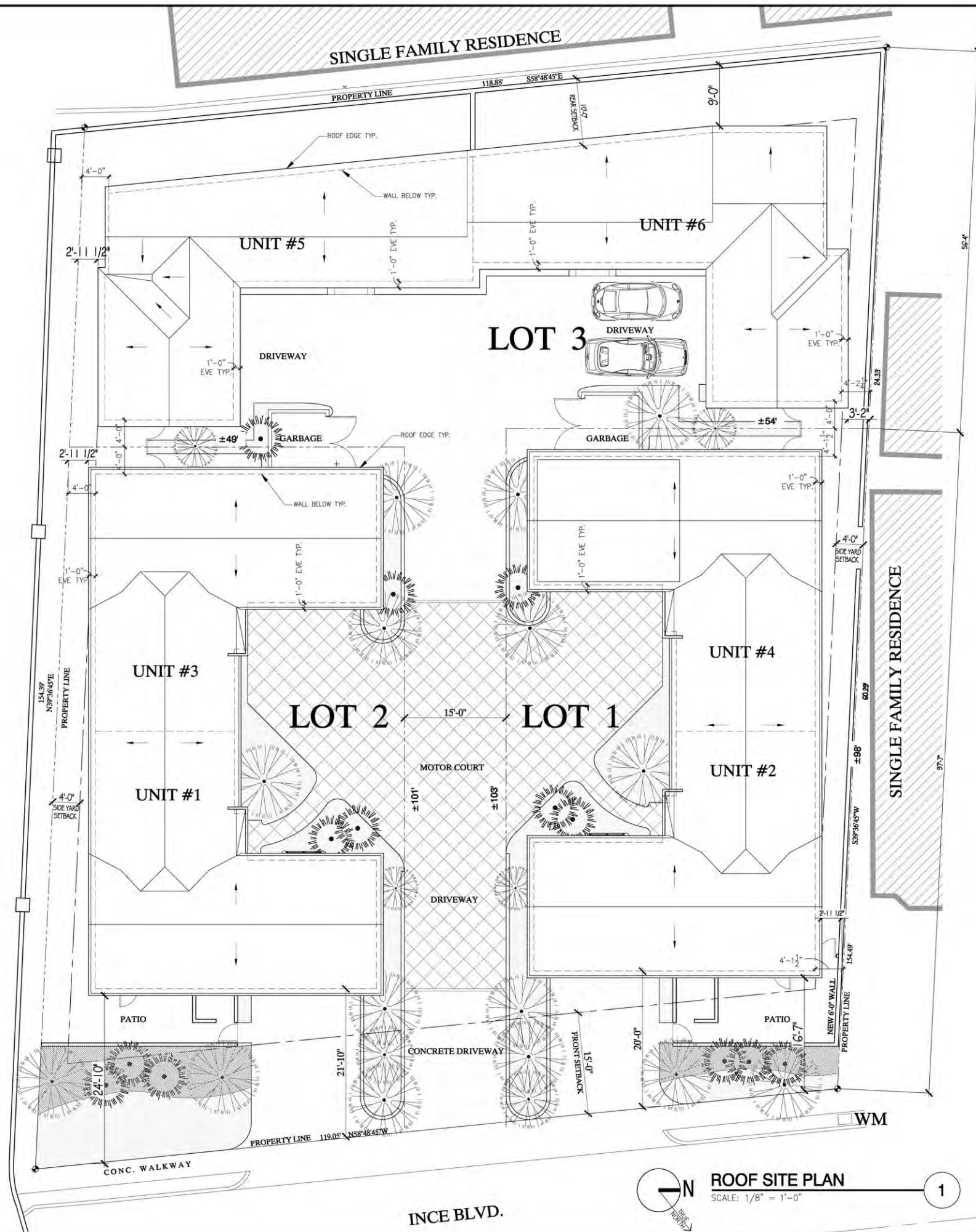
Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:
ROOF SITE PLAN

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-1.2.dwg
Sheet Number:	

A-1.2
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



ROOF SITE PLAN
SCALE: 1/8" = 1'-0" 1

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

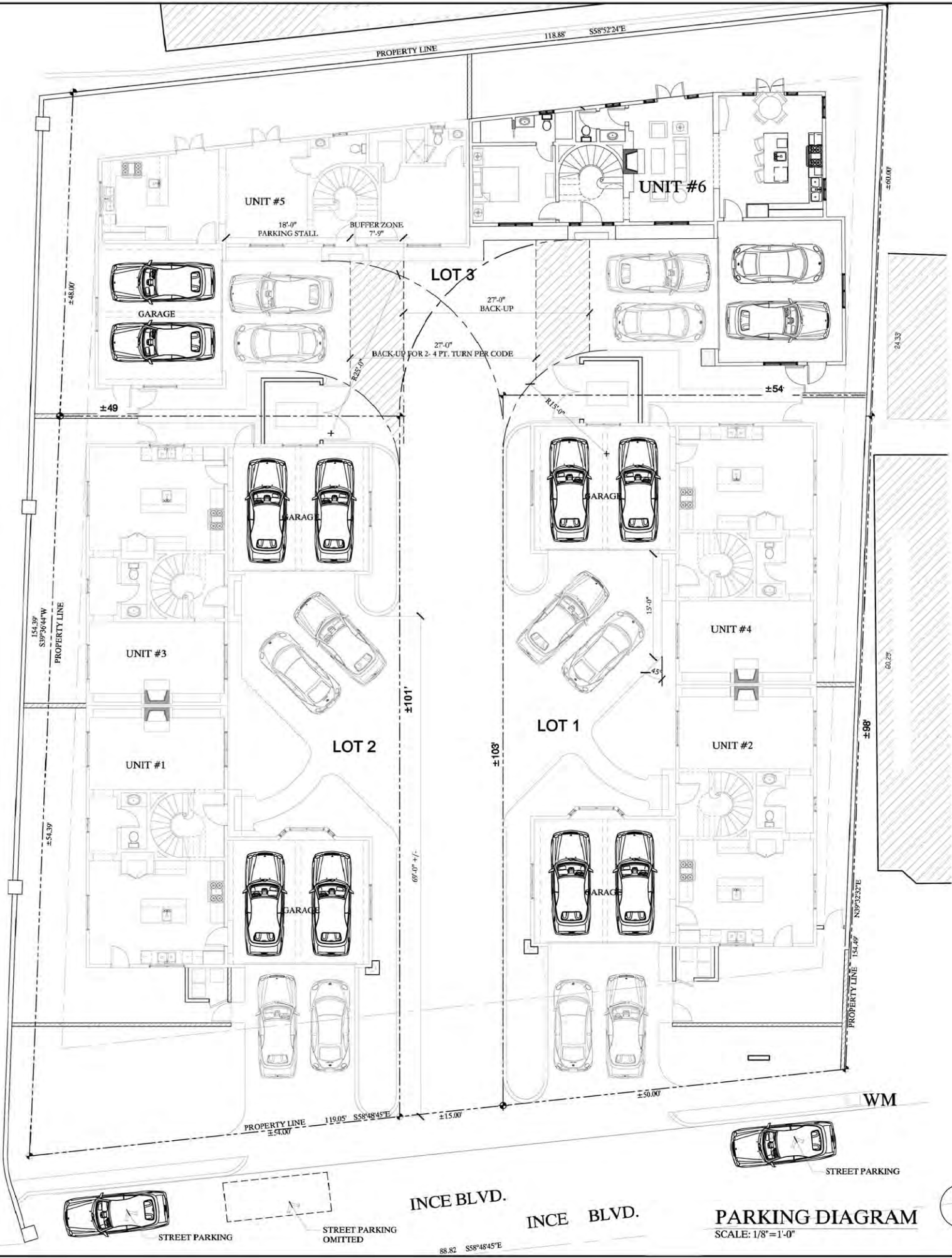
01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

PARKING DIAGRAM

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-2.dwg
Sheet Number:	

A-2
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



**ON-SITE & OFF-SITE
PARKING CALCULATIONS**

	REQ.	EXTRA	TOTAL
PER UNIT:	2	2	4
TOTAL PER UNITS:			X 6
TOTAL PER UNITS:			24
TOTAL ADJACENT OFFSITE PARKING:			2
TOTAL PARKING SPACES:			26

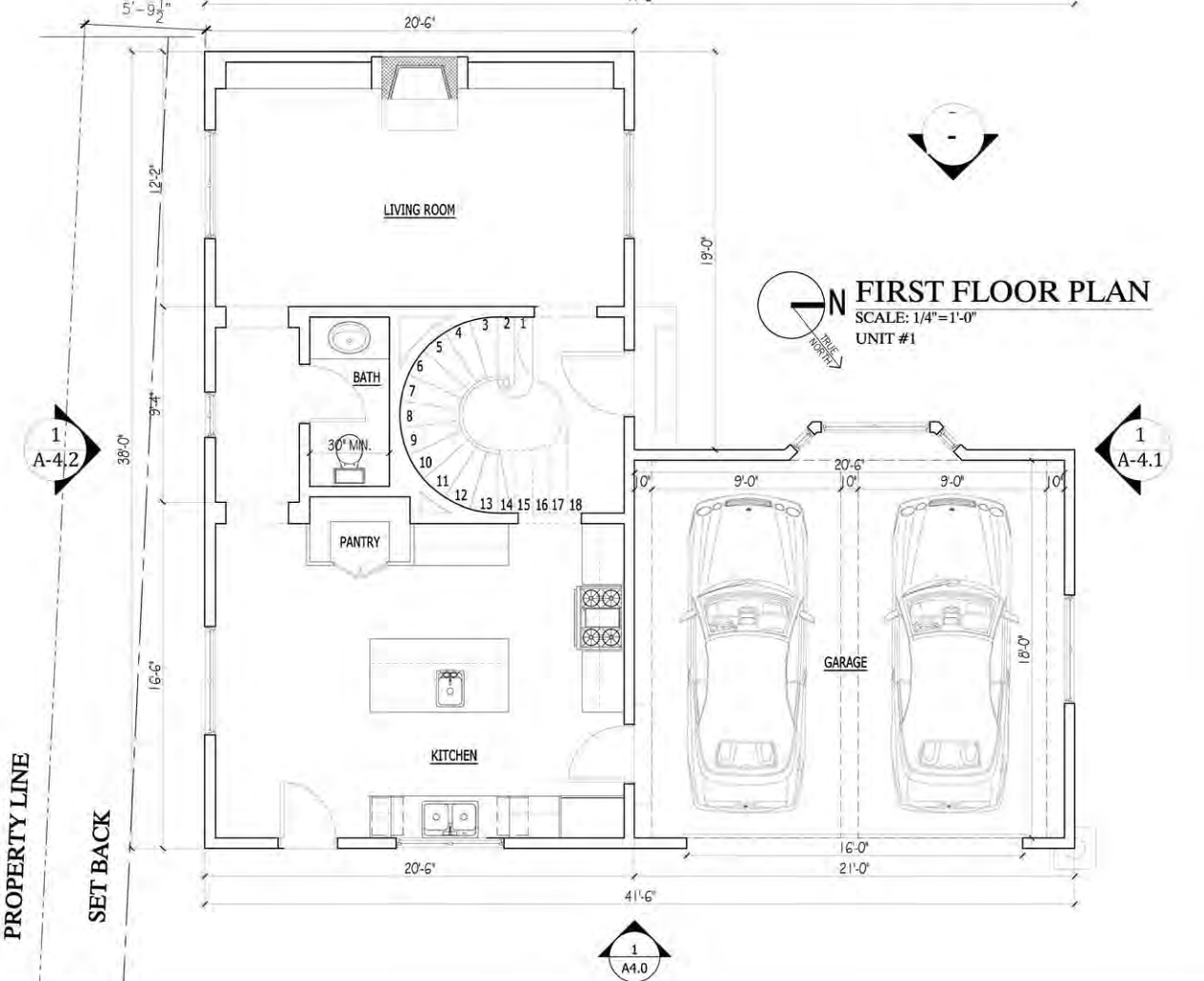
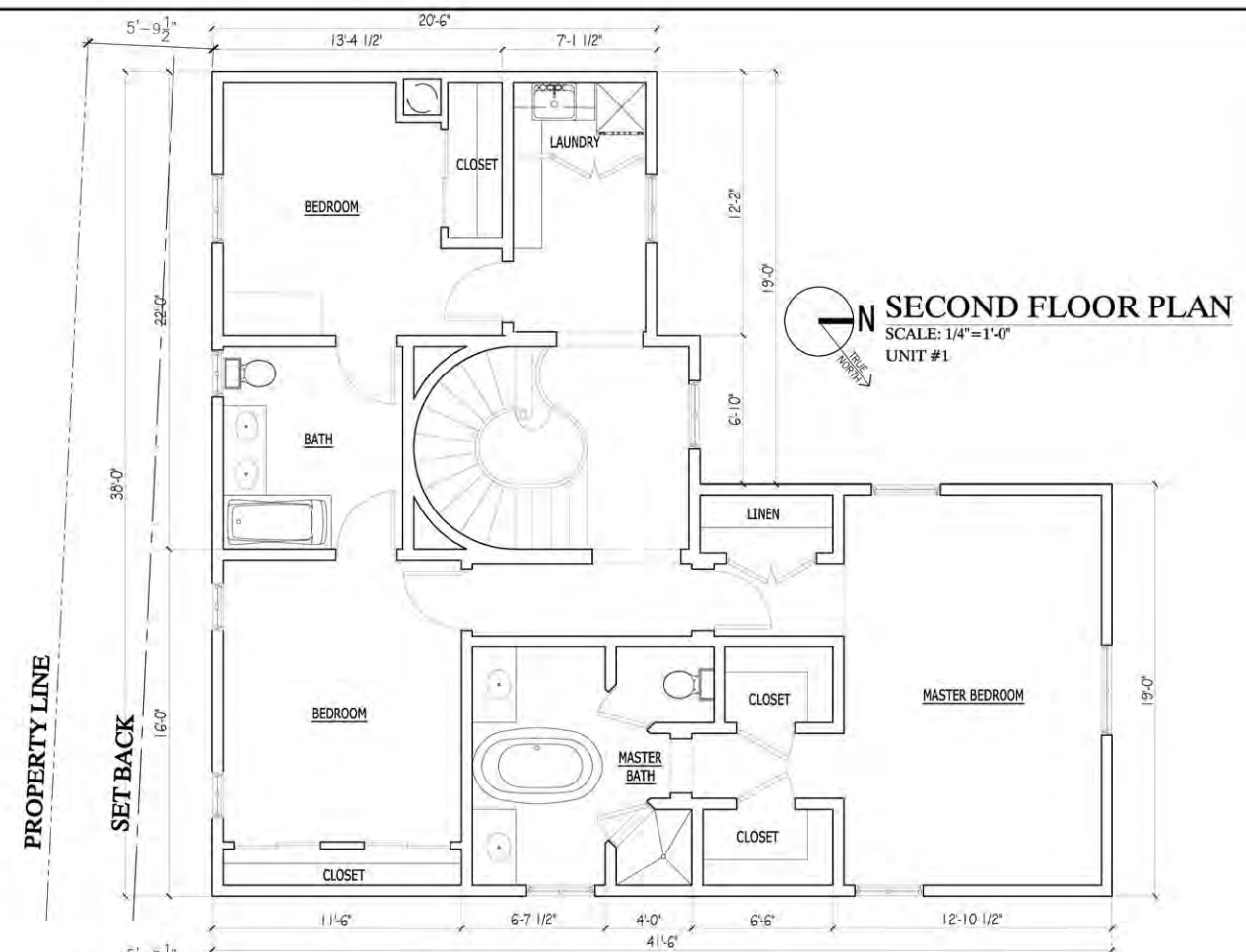
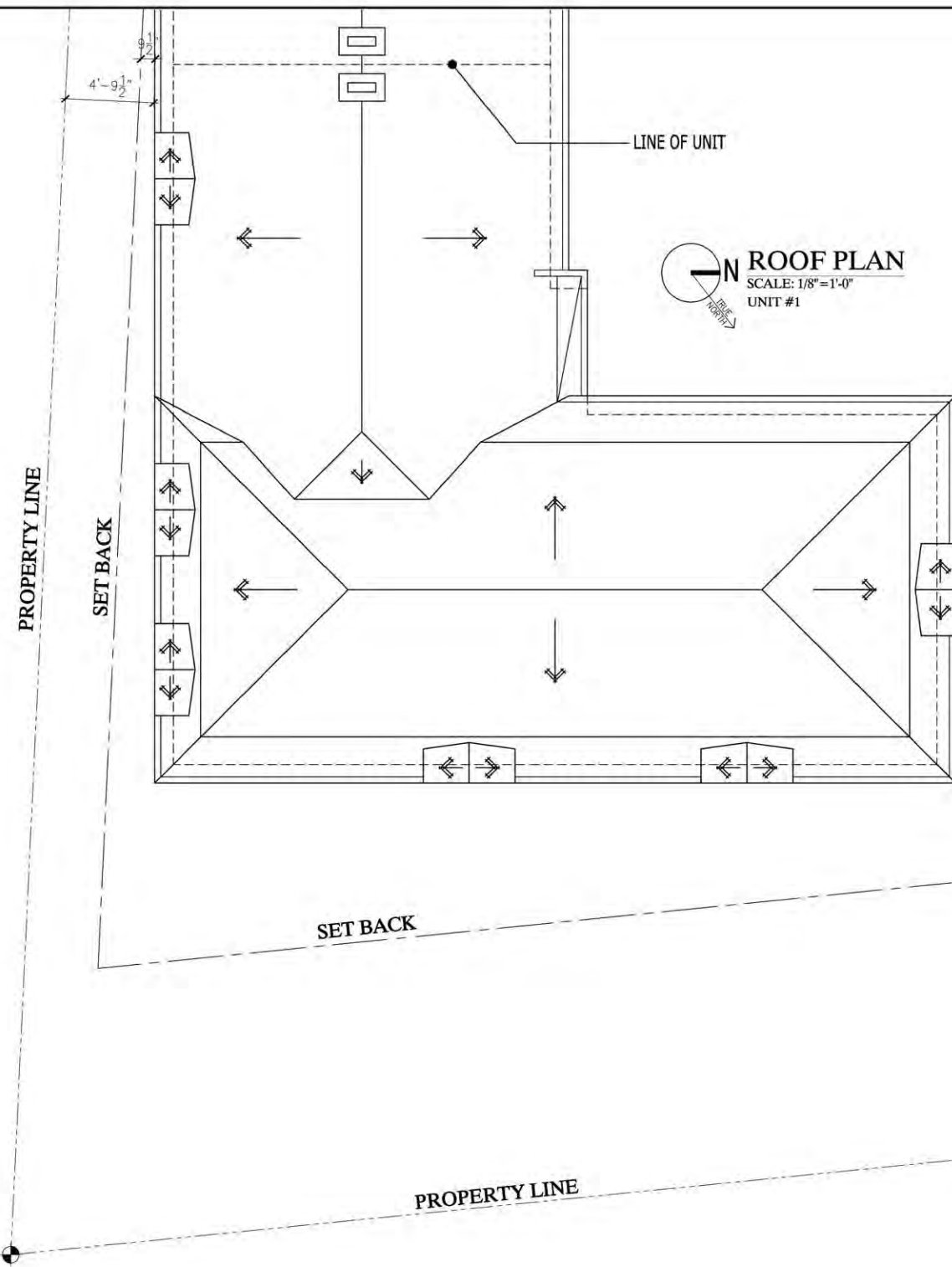
PARKING DIAGRAM
SCALE: 1/8" = 1'-0"

46'

Revisions:	
01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:
**UNIT #1
FLOOR & ROOF PLANS**

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-3.1.dwg
Sheet Number:	



A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

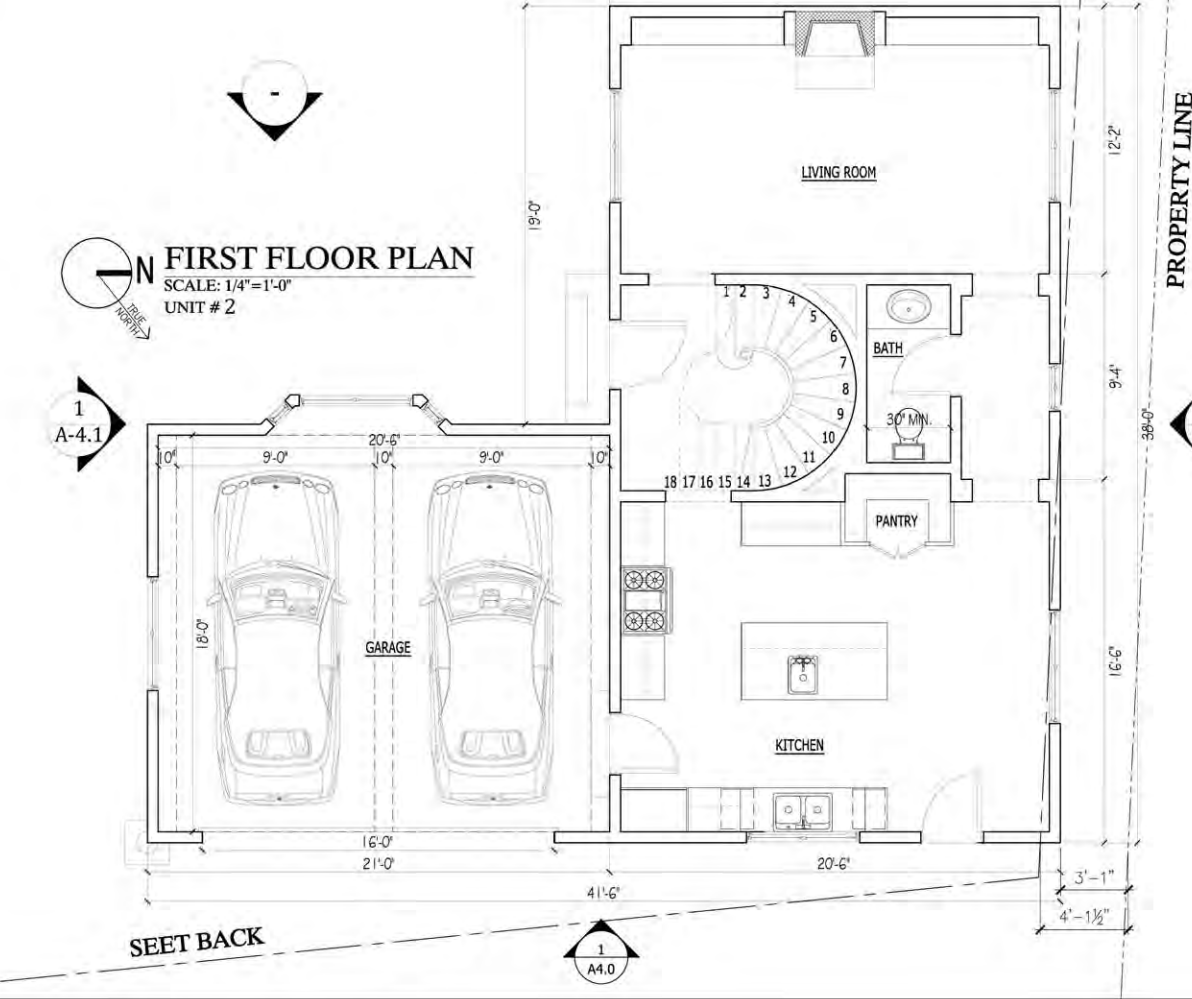
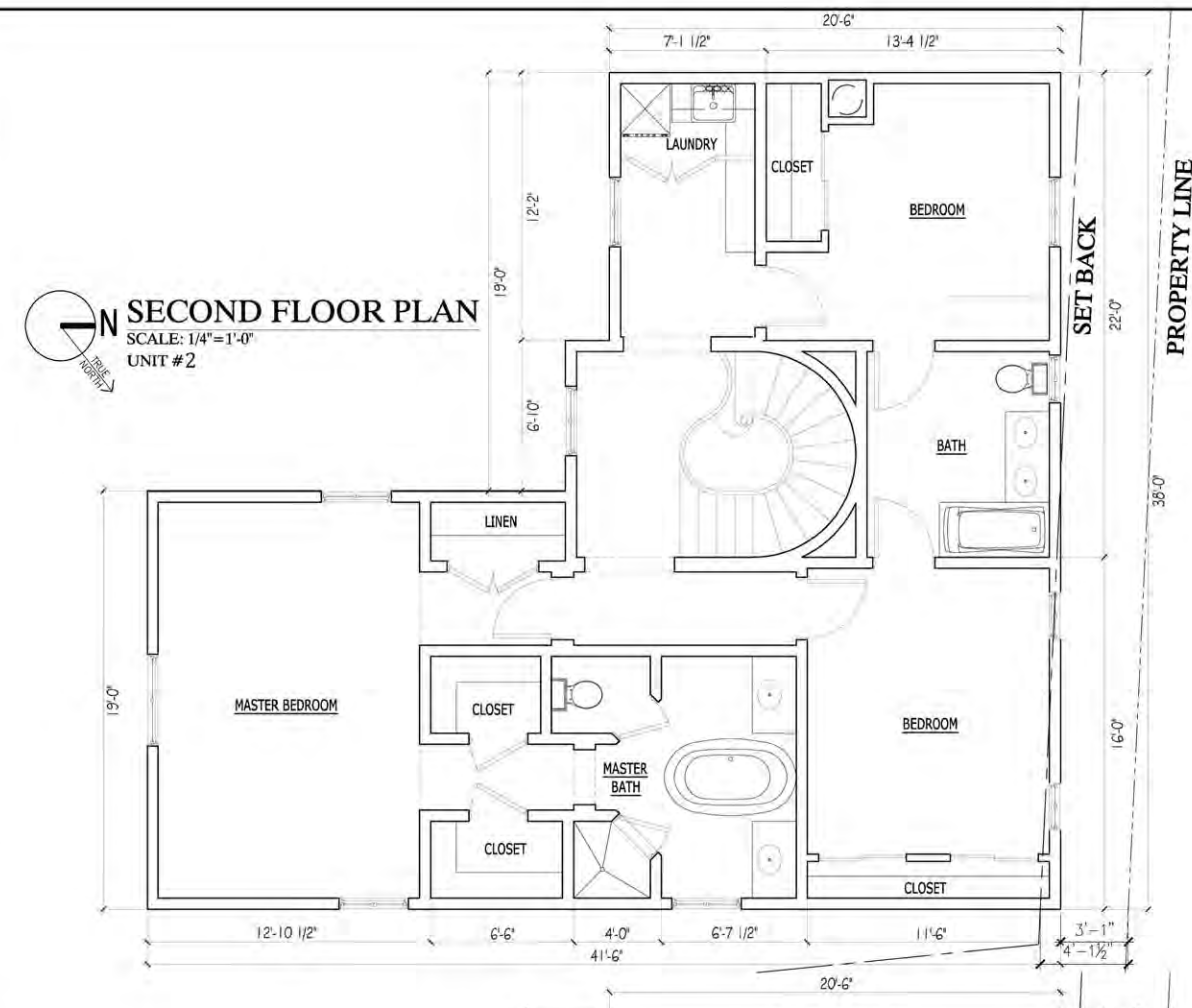
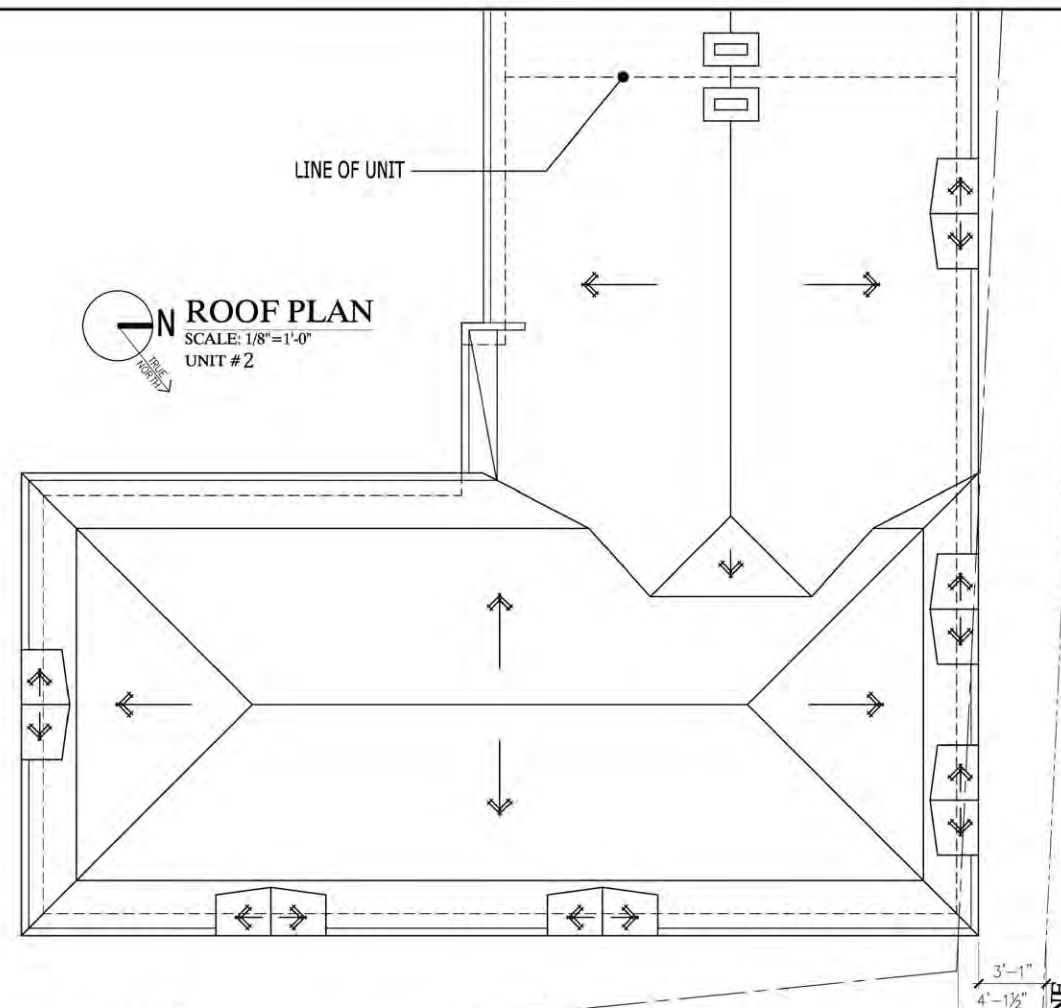
Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

UNIT #2
FLOOR & ROOF PLANS

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-3.dwg
Sheet Number:	



A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

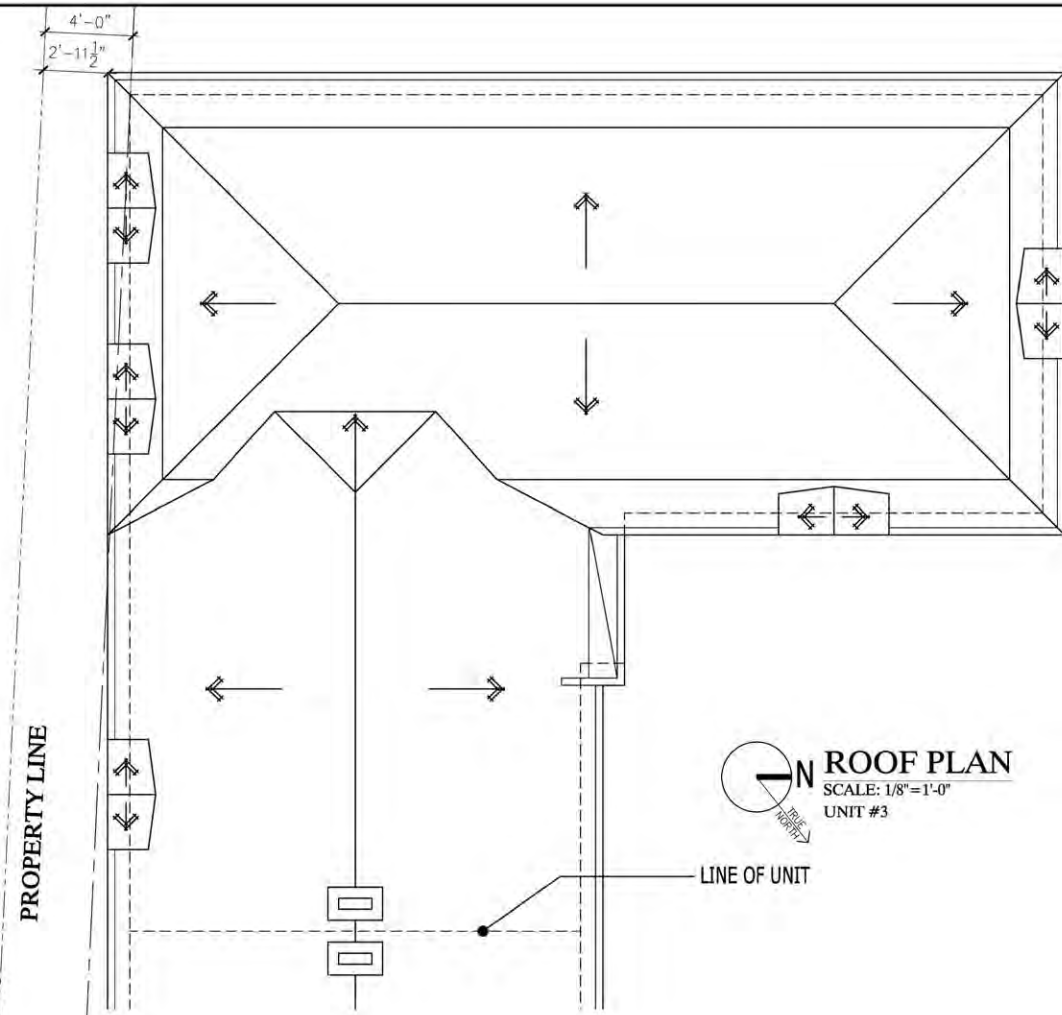
01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

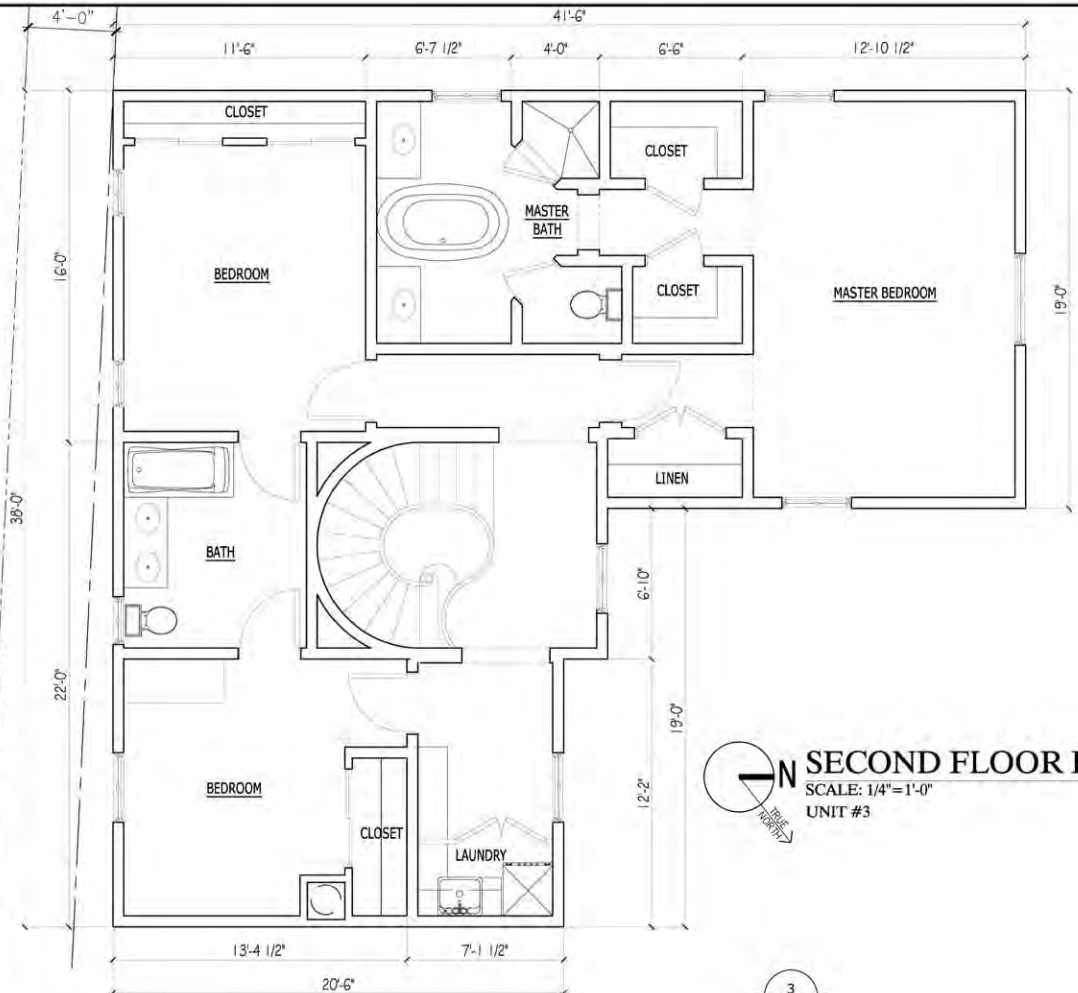
UNIT #3
FLOOR & ROOF PLANS

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-3.3.dwg
Sheet Number:	

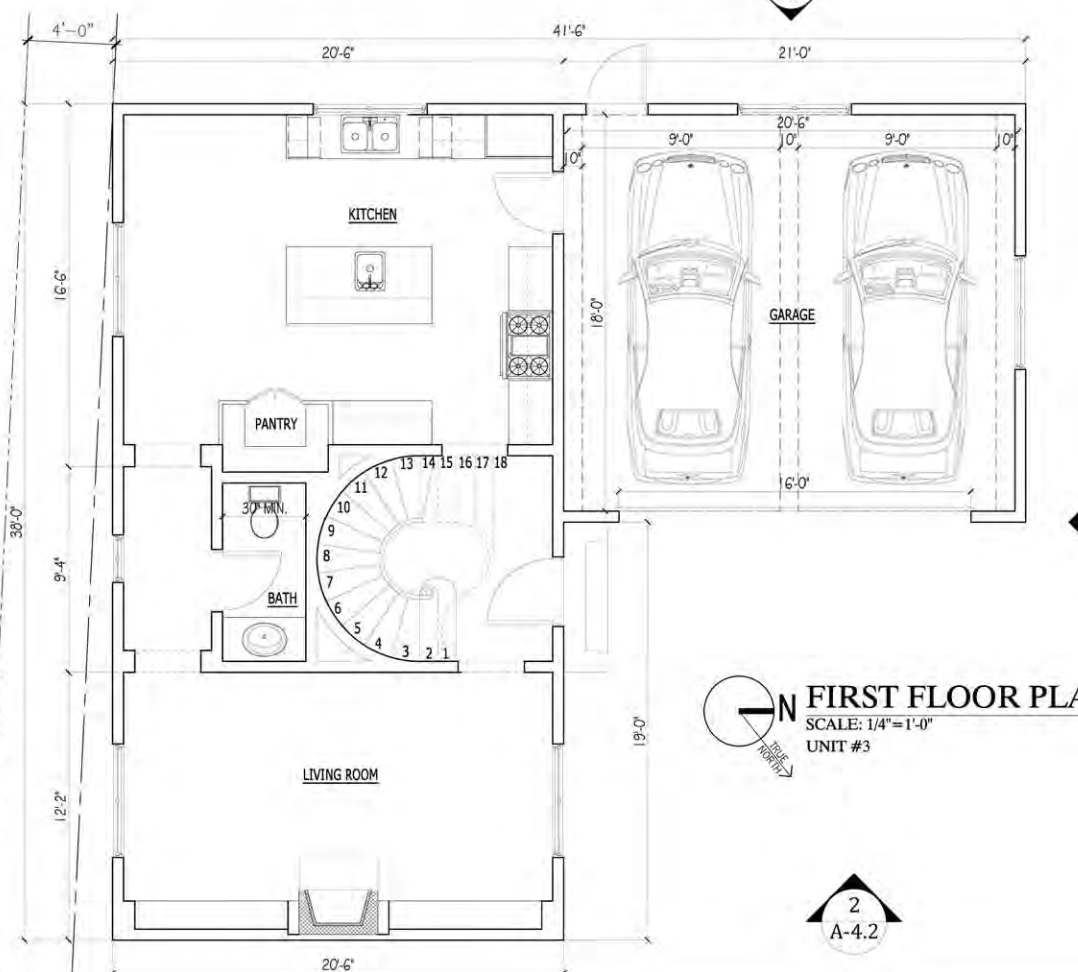
A-3.3
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



ROOF PLAN
SCALE: 1/8"=1'-0"
UNIT #3



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
UNIT #3



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
UNIT #3

PROPERTY LINE

SET BACK

LINE OF UNIT

1
A-4.2

PROPERTY LINE

PROPERTY LINE

1
A-4.1

2
A-4.2



HTH Architects LLP
 3767 Overland Avenue Suite 111
 Los Angeles, California 90034
 T.310.842.7040 © 2016 F.310.842.7170

A project for:
CAPT. BERNARDO J. HERZER
 4227 INCE BLVD.,
 CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
 4227 INCE BLVD.,
 CULVER CITY, CA 90232

Revisions:

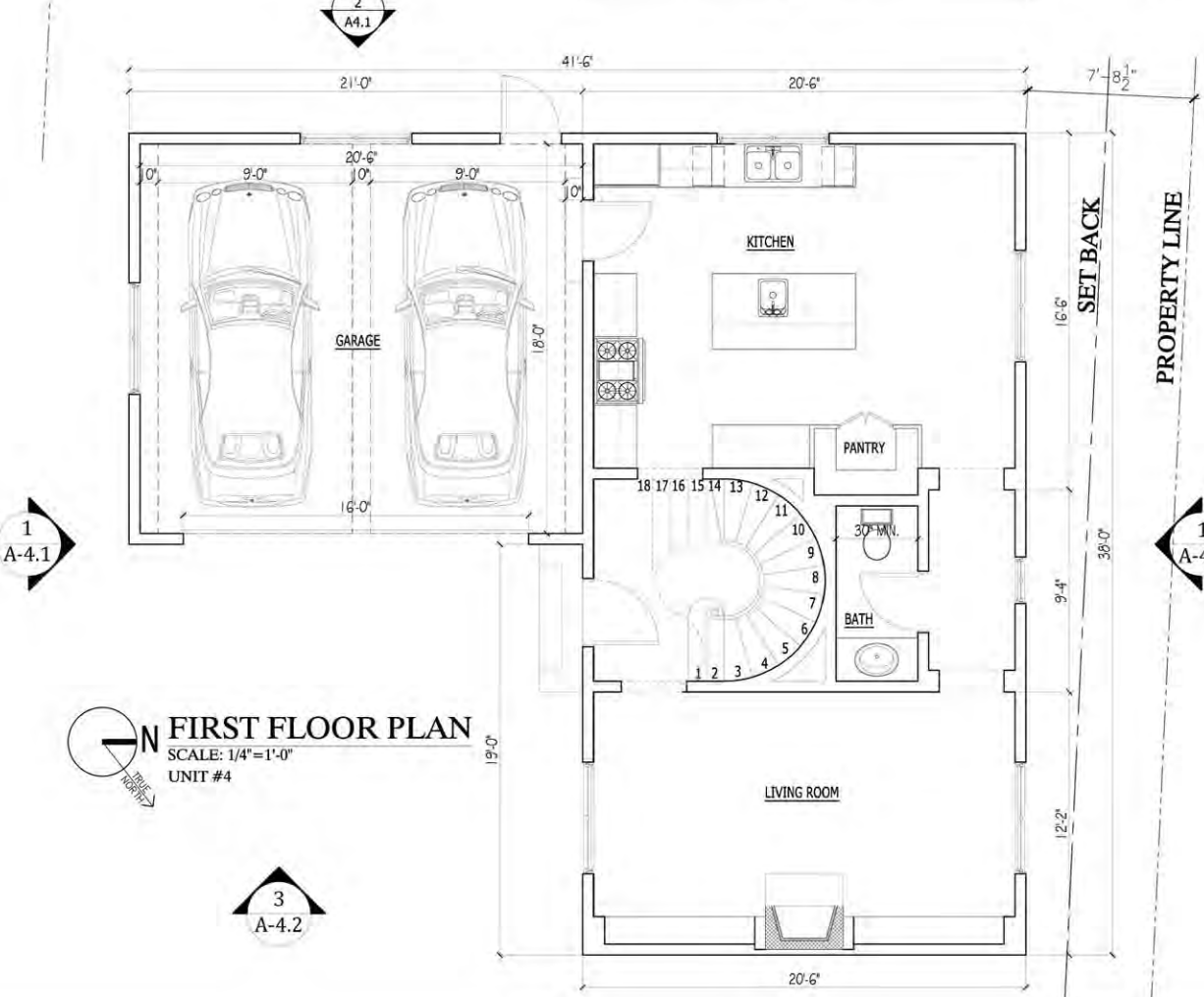
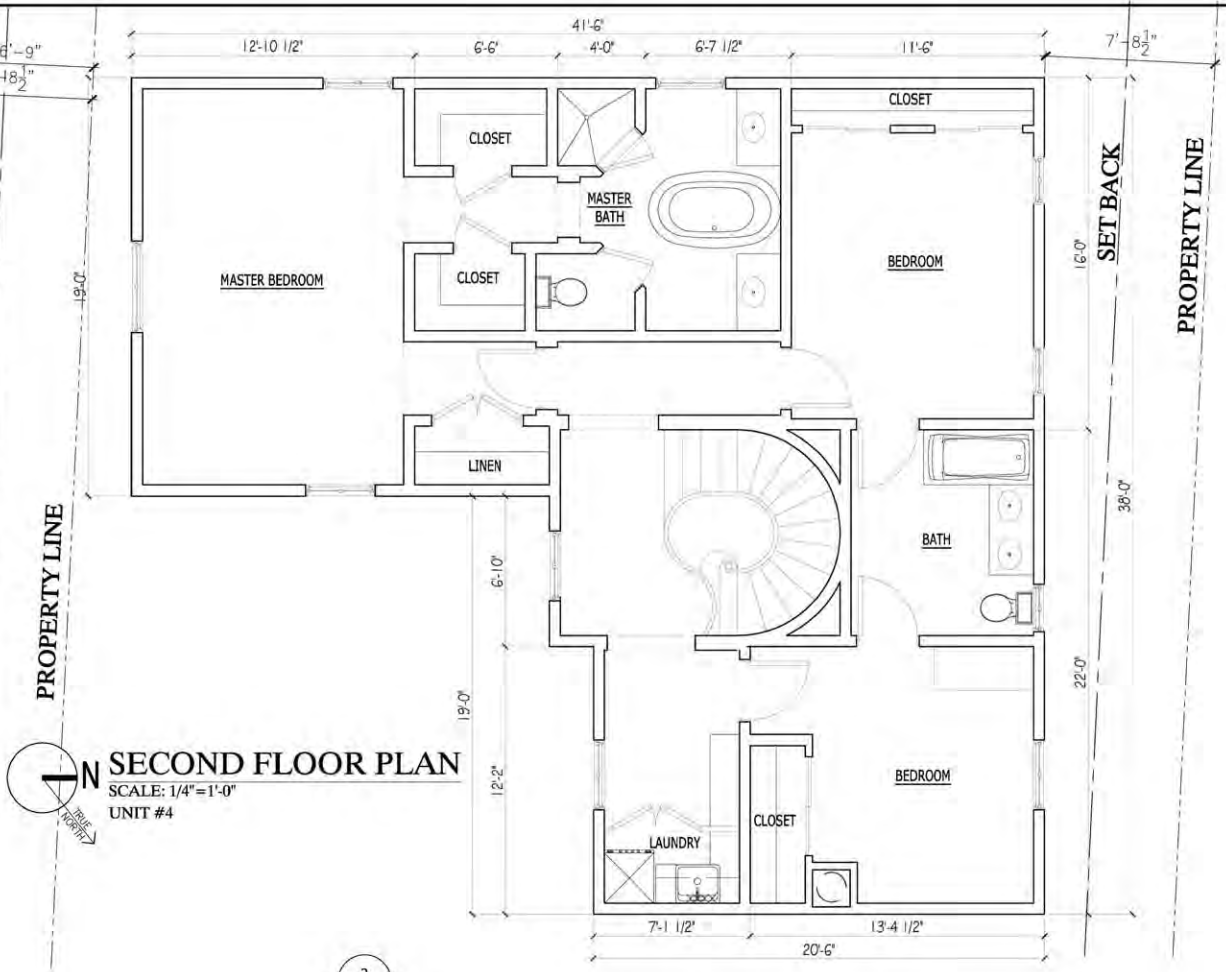
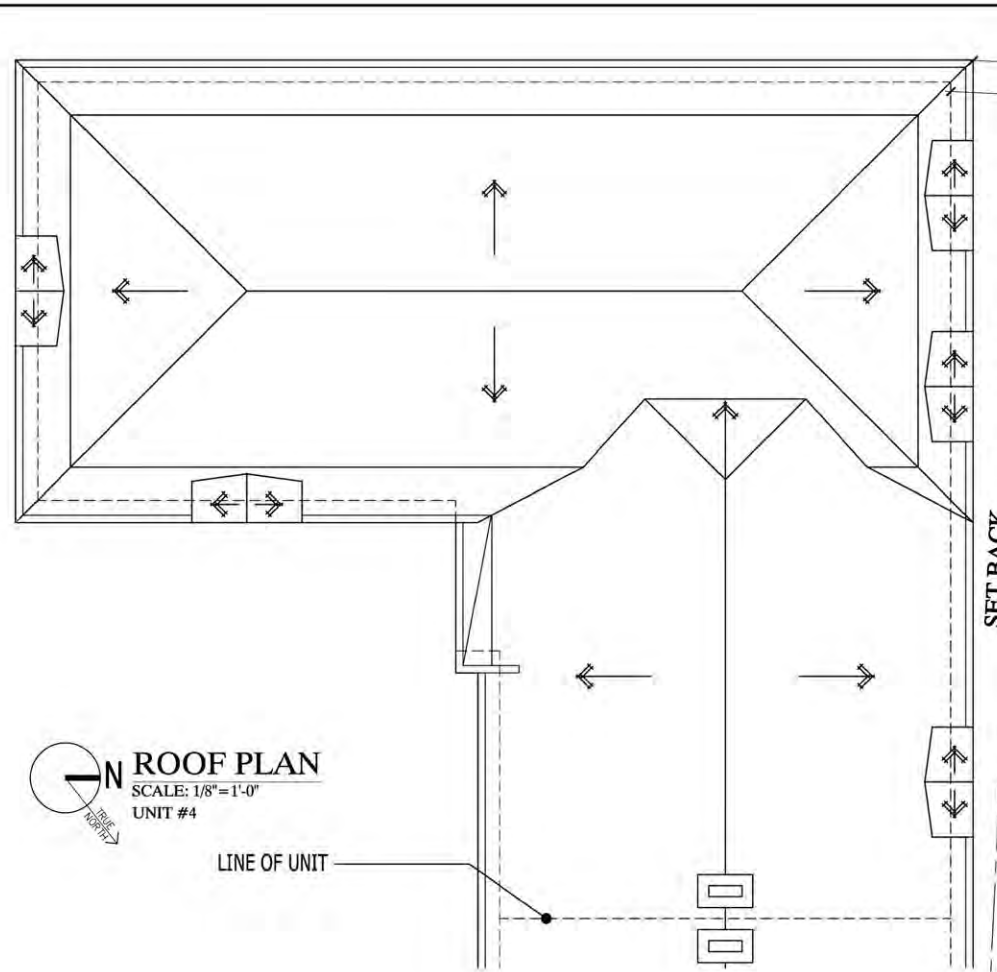
01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.17	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

**UNIT #4
 FLOOR & ROOF PLANS**

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-3.4.dwg
Sheet Number:	

**A-3.4
 DESIGN PHASE**
 NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
 AND APPROVED BY GOVERNING AGENCIES



A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

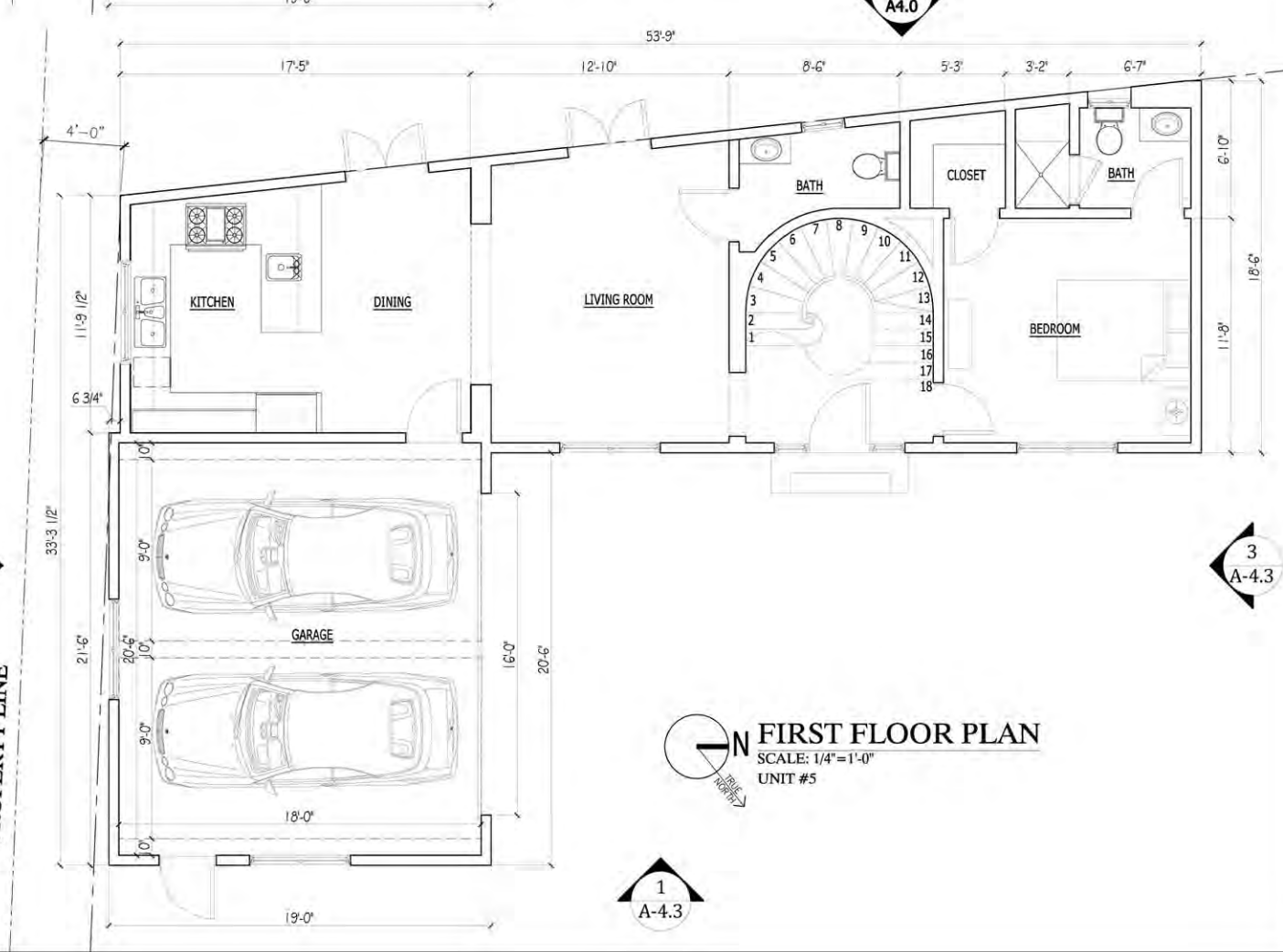
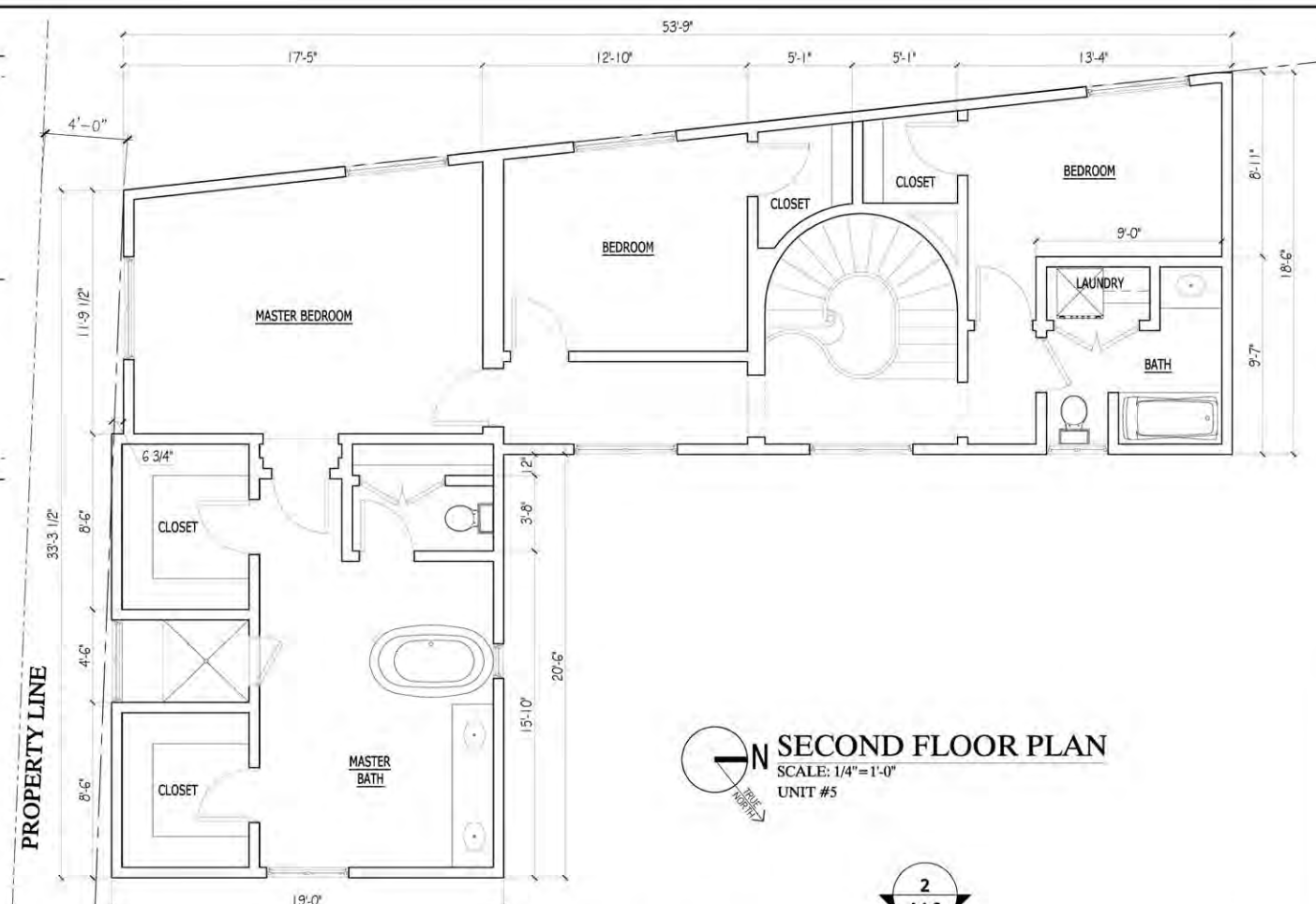
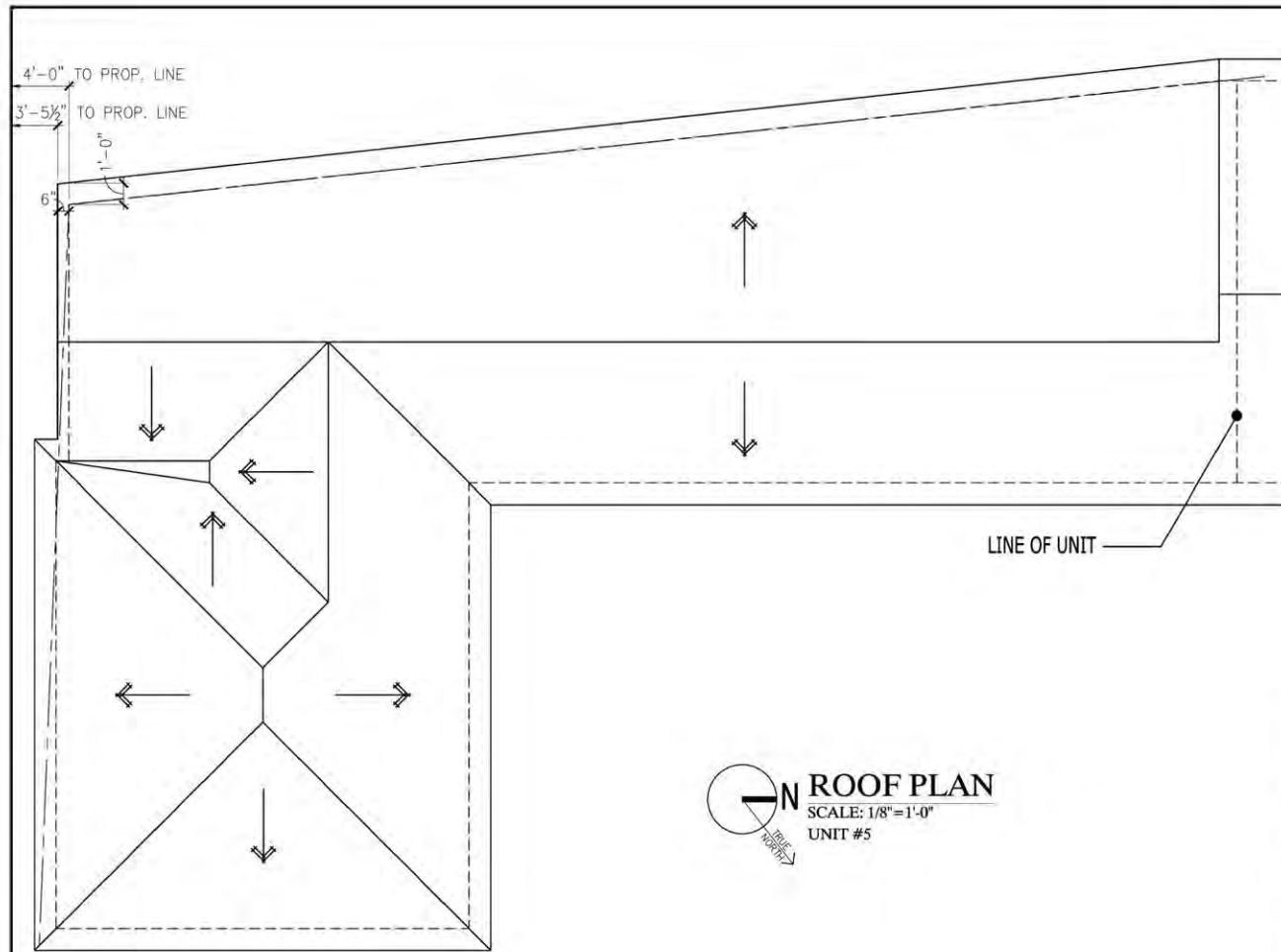
Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

**UNIT #5
FLOOR & ROOF PLANS**

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-3.5.dwg
Sheet Number:	



**2
A-4.3**

**3
A-4.3**

**1
A-4.3**

PROPERTY LINE

PROPERTY LINE

LINE OF UNIT

SET BACK

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

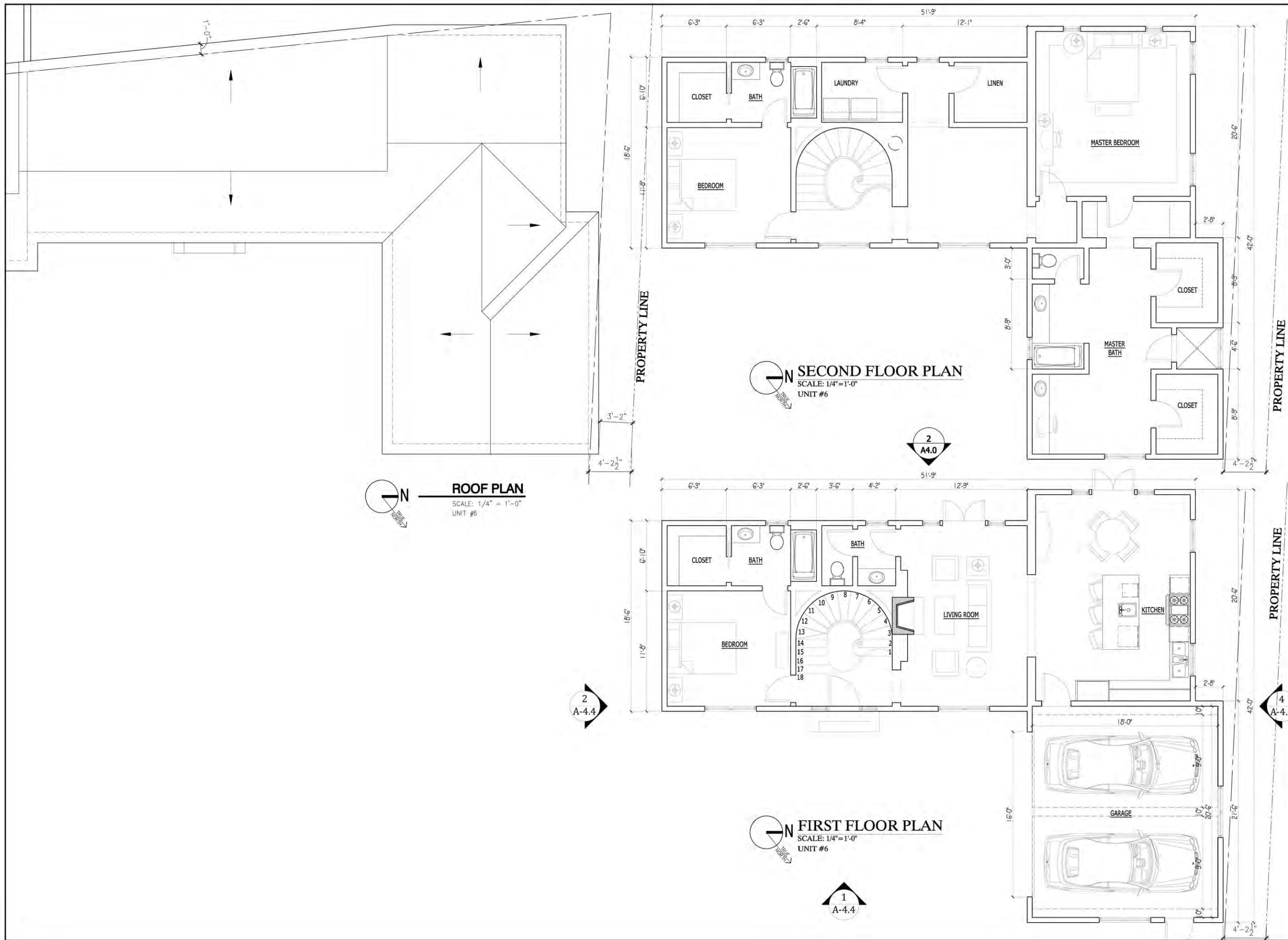
01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

UNIT #6
FLOOR & ROOF PLANS

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-3.6.dwg
Sheet Number:	

A-3.6
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

01.30.17 PLANNING REVIEW

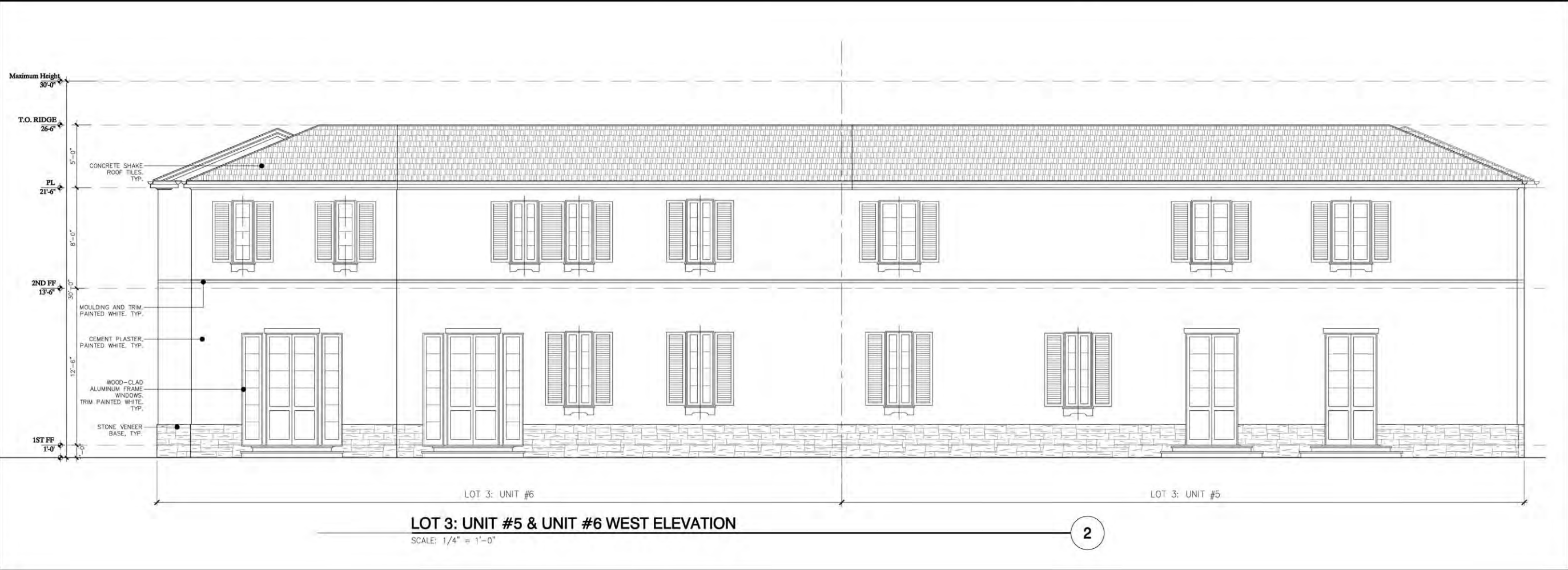
Sheet Title:
**LOT 1: UNIT #2 &
LOT 2: UNIT #1
STREET ELEVATION/
LOT 3: UNIT #5 &
UNIT #6
WEST ELEVATION**

Project No.: 16.525
Drawn By: CM
Checked By: JH
Date: 08.31.16
Scale: 1/8" = 1'-0"
File Name: A-4.0.dwg
Sheet Number:

A-4.0
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



1



2

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:
**LOT 1: UNITS #2 & #4
LOT 2: UNITS #1 & #3
ELEVATIONS**

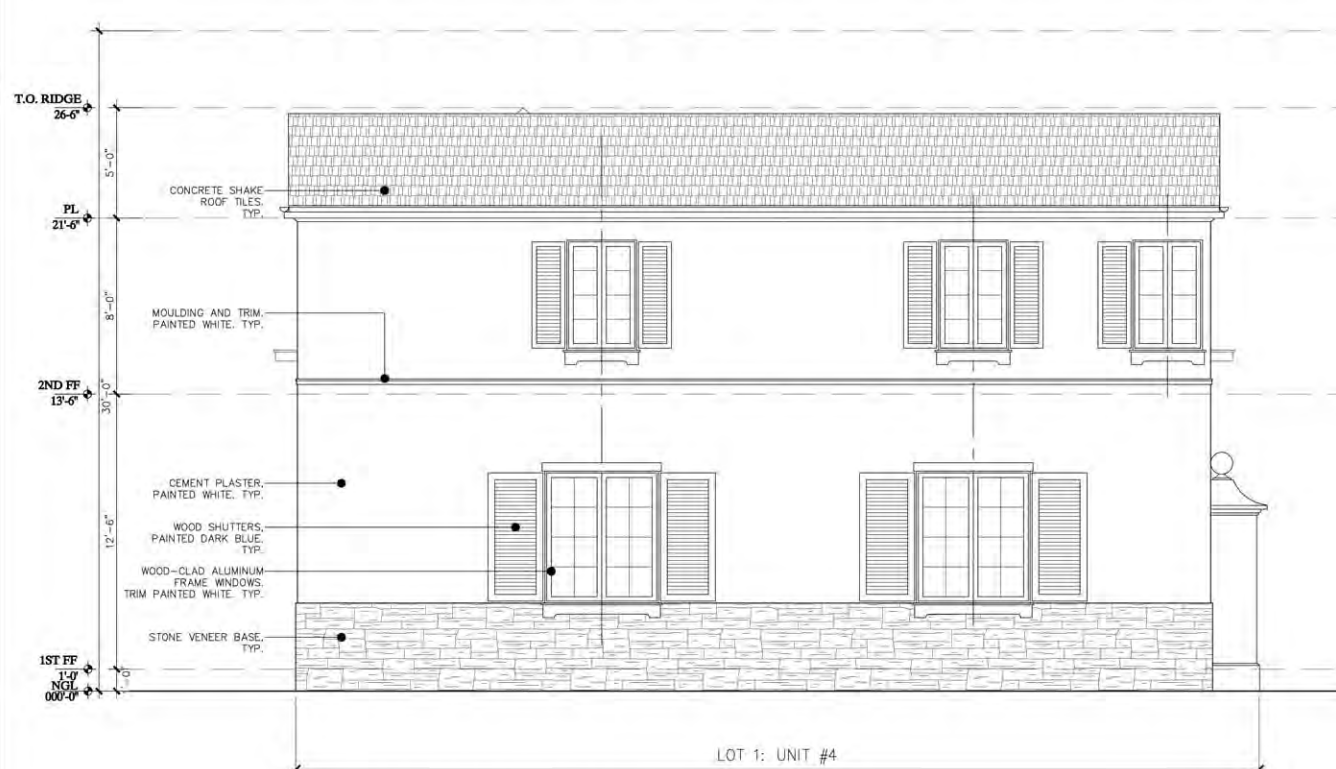
Project No.: 16.525
Drawn By: CM
Checked By: JH
Date: 08.31.16
Scale: 1/8" = 1'-0"
File Name: A-4.1.dwg
Sheet Number:

A-4.1
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



(INTERIOR) LOT 1: UNITS #2 & #4 SOUTH ELEVATION
(INTERIOR) LOT 2: UNITS #1 & #3 NORTH ELEVATION (SAME, MIRRORED)
SCALE: 1/4" = 1'-0"

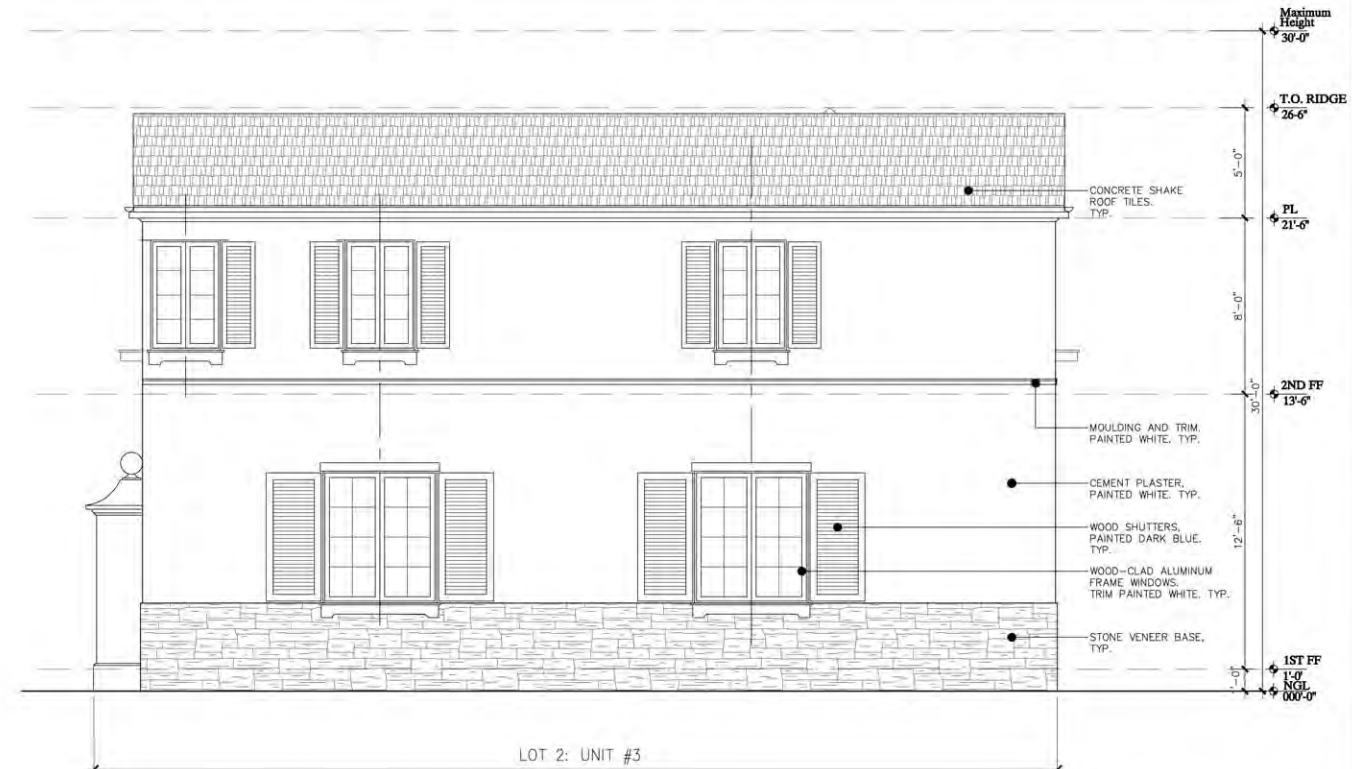
1



(INTERIOR) LOT 1: UNITS #4 WEST ELEVATION

SCALE: 1/4" = 1'-0"

2



(INTERIOR) LOT 2: UNITS #3 WEST ELEVATION

SCALE: 1/4" = 1'-0"

3

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

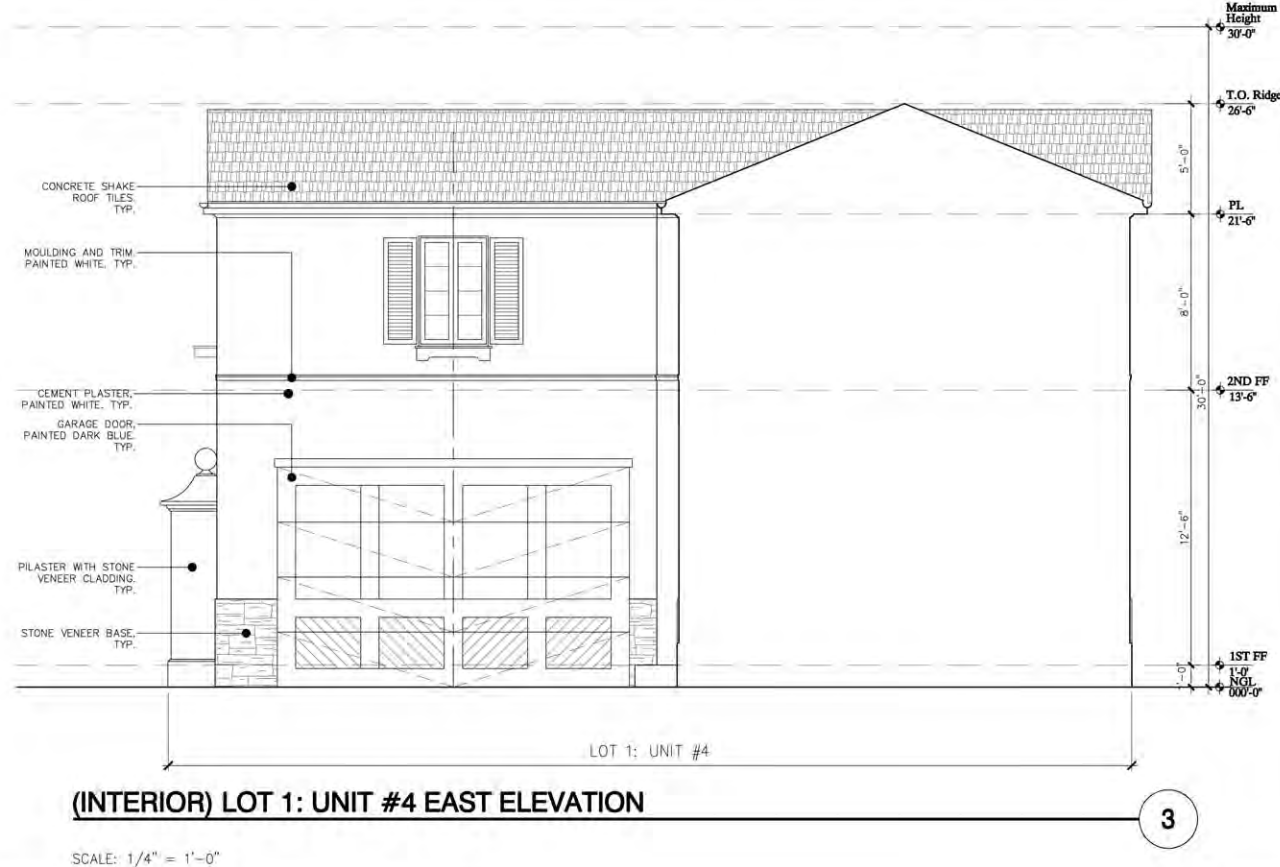
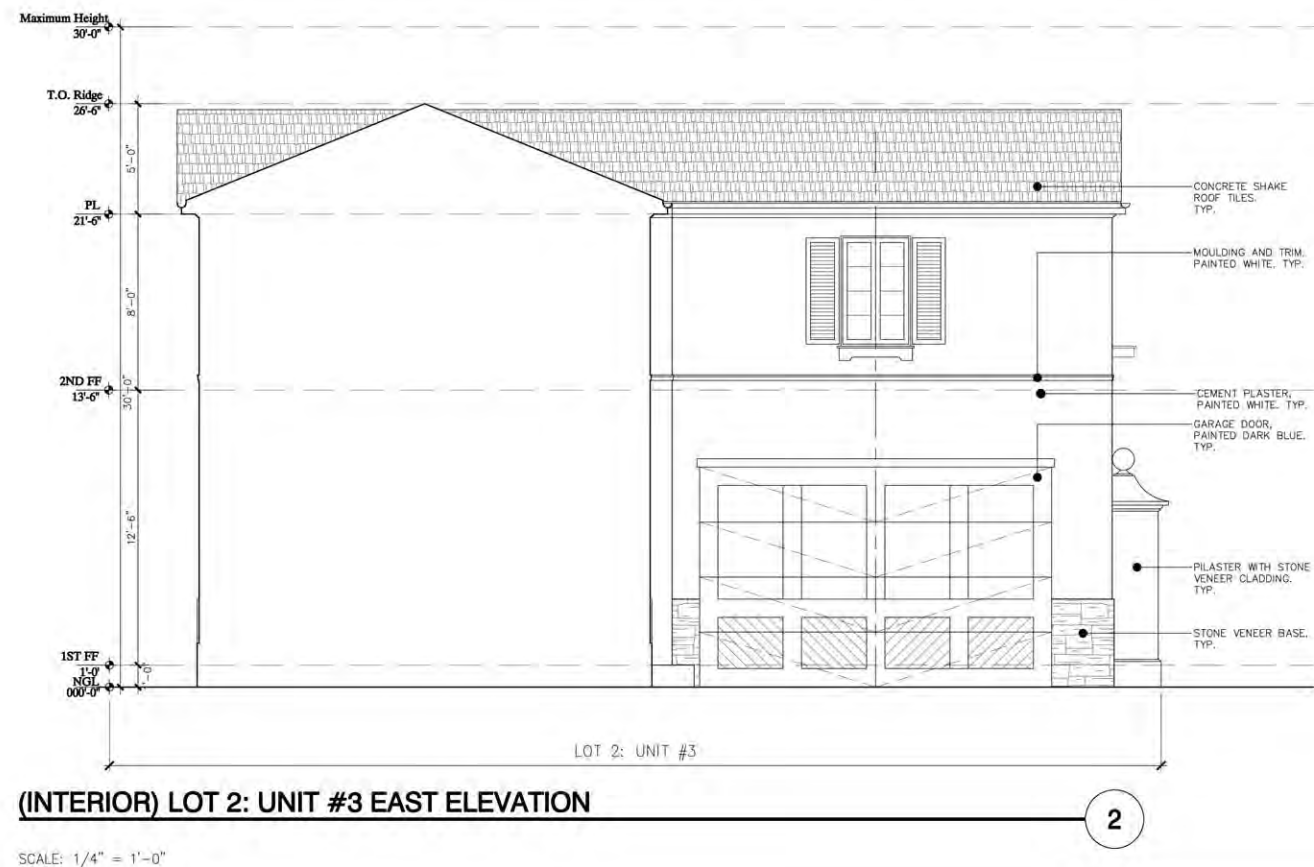
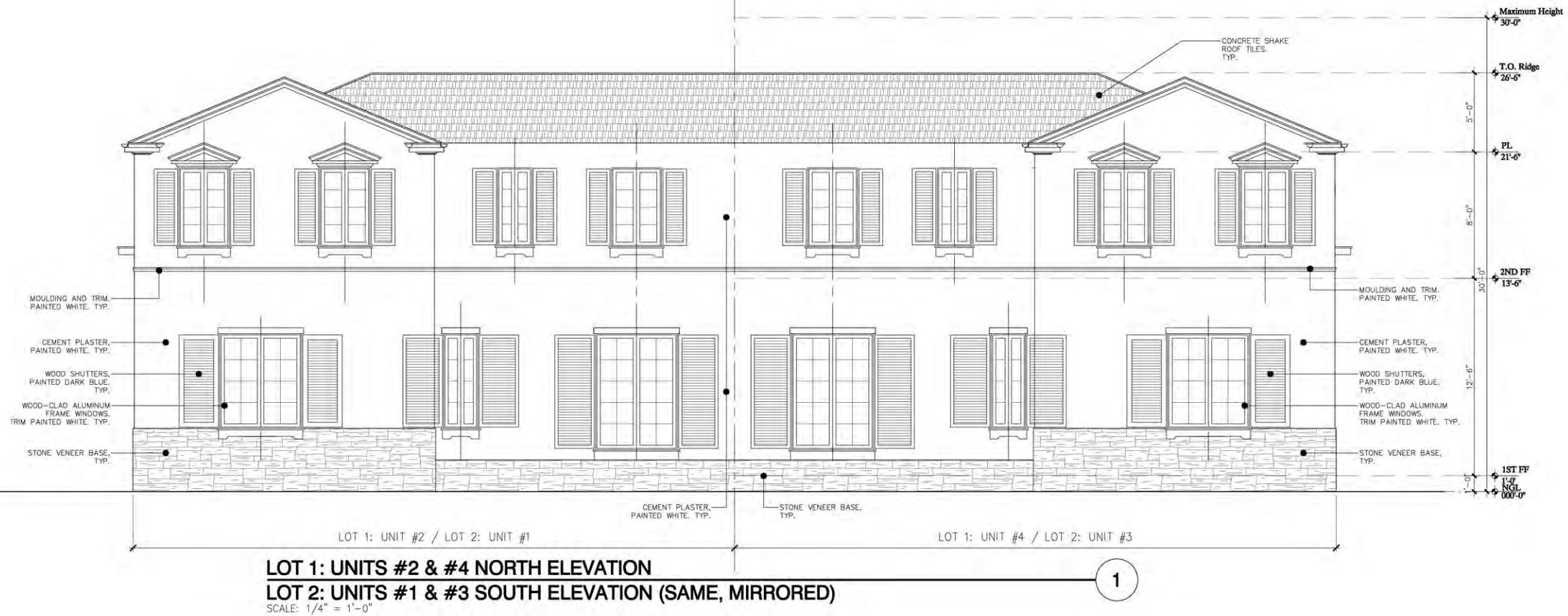
01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

LOT 1: UNITS #2 & #4
LOT 2: UNITS #1 & #3
ELEVATIONS

Project No.: 16.525
Drawn By: CM
Checked By: JH
Date: 08.31.16
Scale: 1/8" = 1'-0"
File Name: A-4.2.dwg
Sheet Number:

A-4.2
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

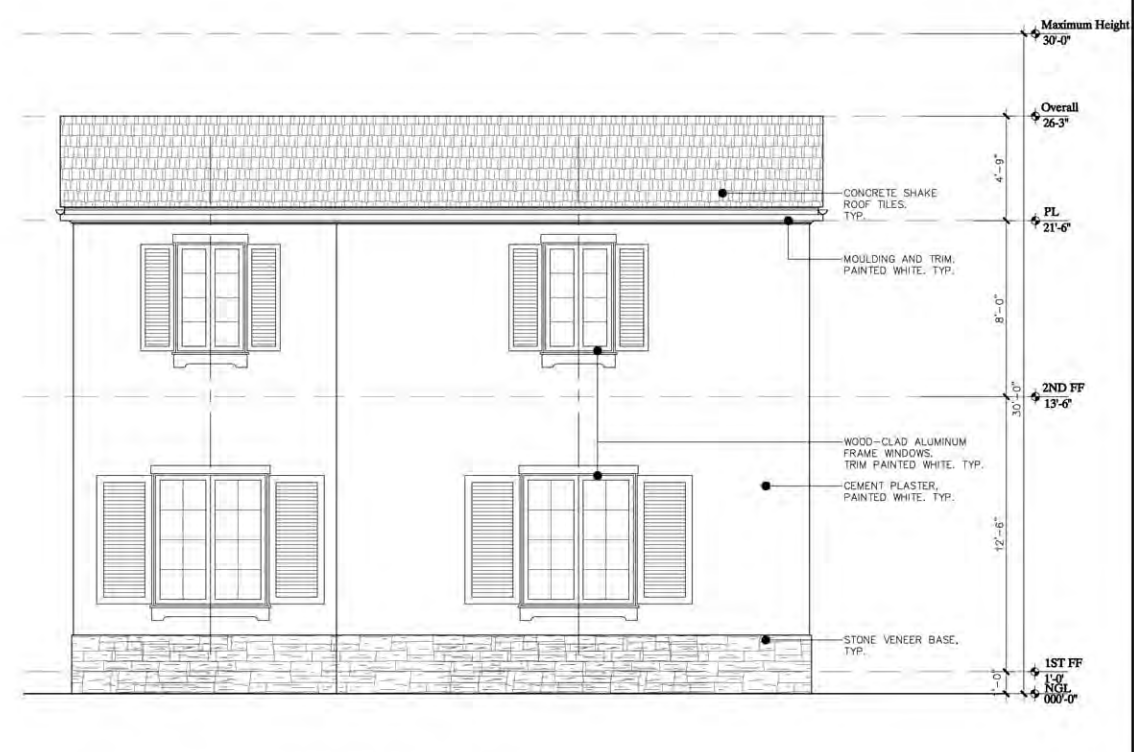
LOT 3: UNIT #5 ELEVATIONS

Project No.: 16.525
 Drawn By: CM
 Checked By: JH
 Date: 08.31.16
 Scale: 1/8" = 1'-0"
 File Name: A-4.3.dwg
 Sheet Number:



(INTERIOR) LOT 3: UNIT #5 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1



LOT 3: UNIT #5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2



(INTERIOR) LOT 3: UNIT #5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

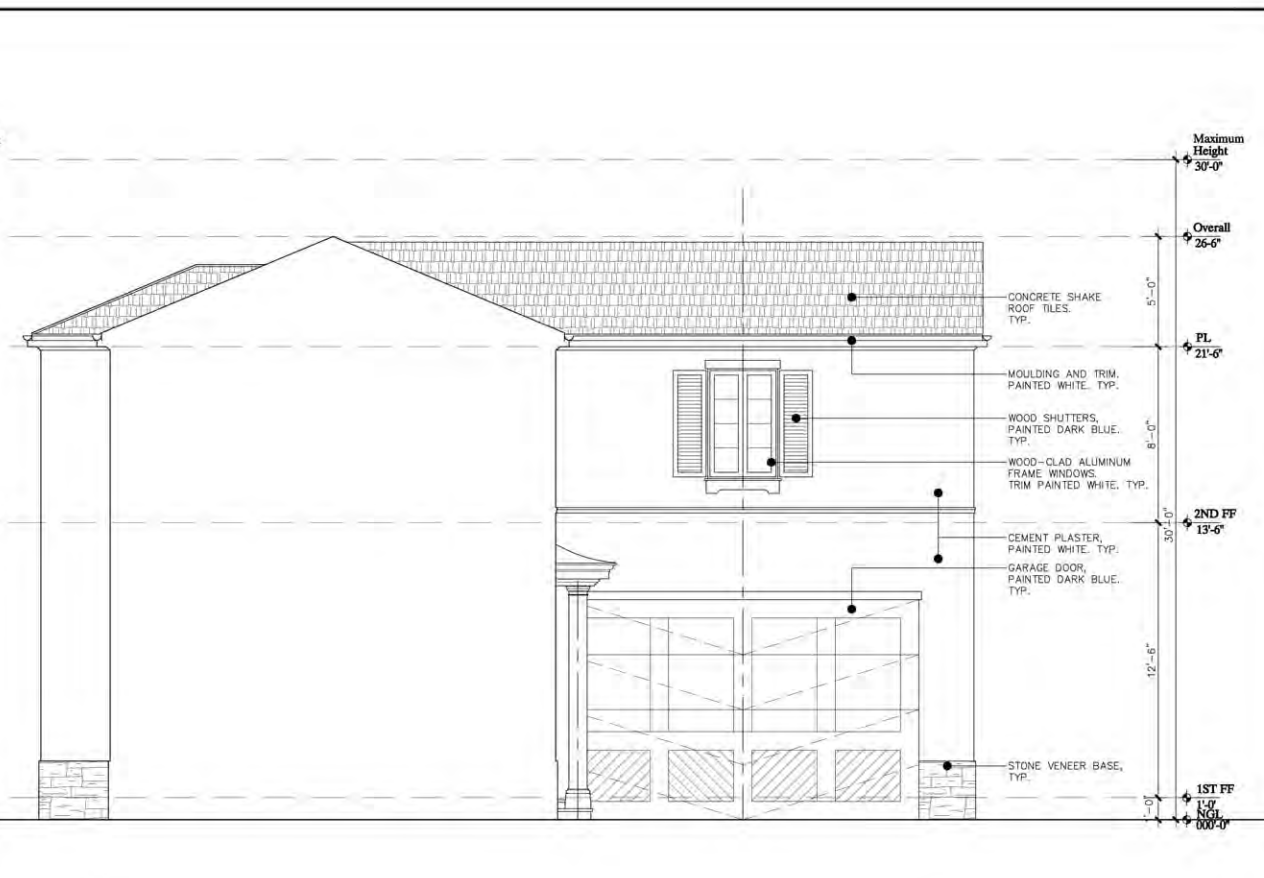
LOT 3: UNIT #6 ELEVATIONS

Project No.: 16.525
 Drawn By: CM
 Checked By: JH
 Date: 08.31.16
 Scale: 1/8" = 1'-0"
 File Name: A-4.4.dwg
 Sheet Number:



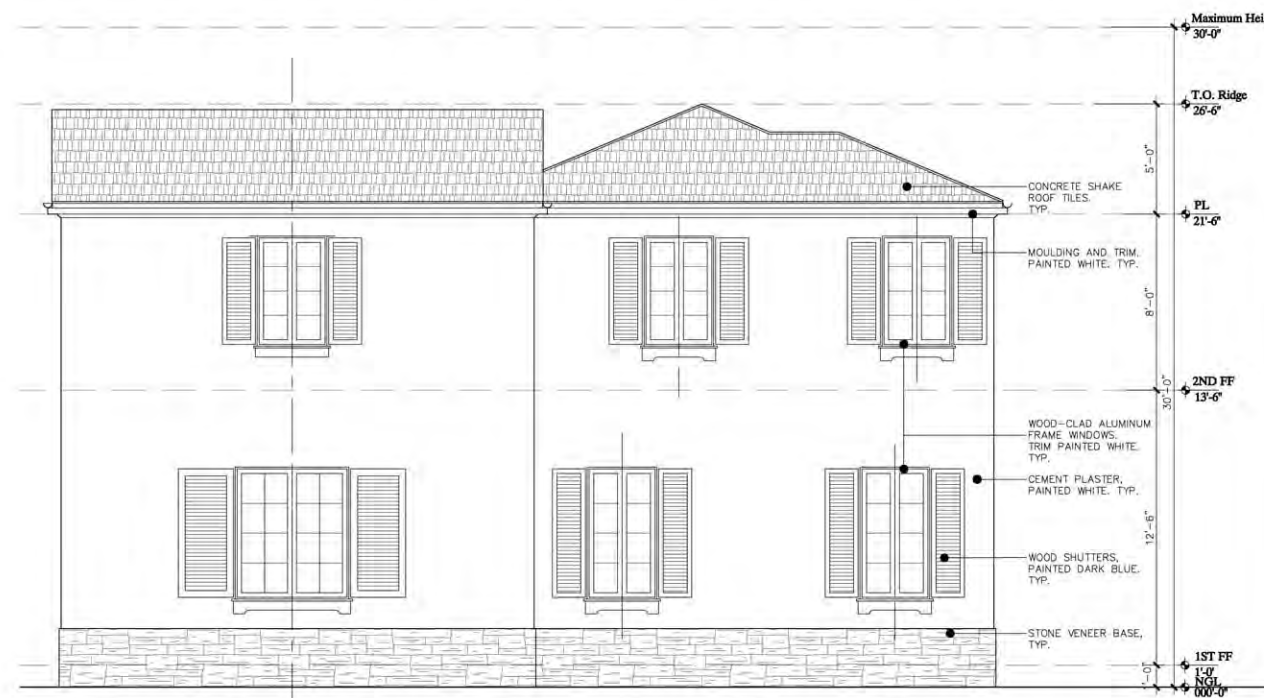
LOT 3: UNIT #6 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1



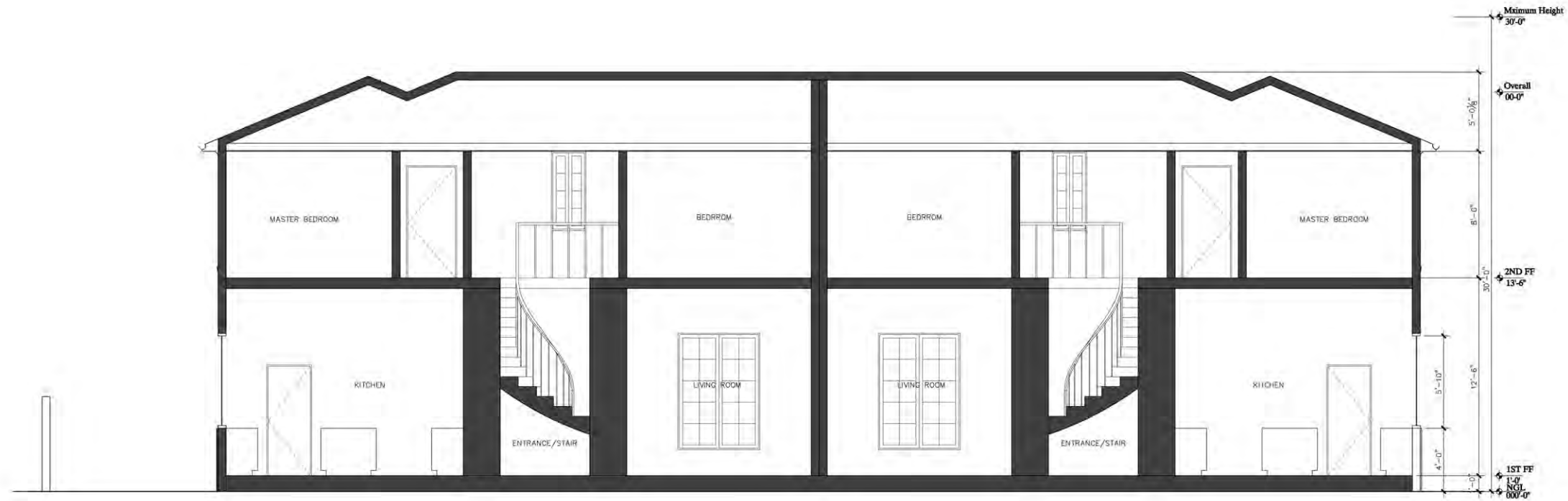
LOT 3: UNIT #6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2



LOT 3: UNIT #6 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4



TYPICAL LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

1

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

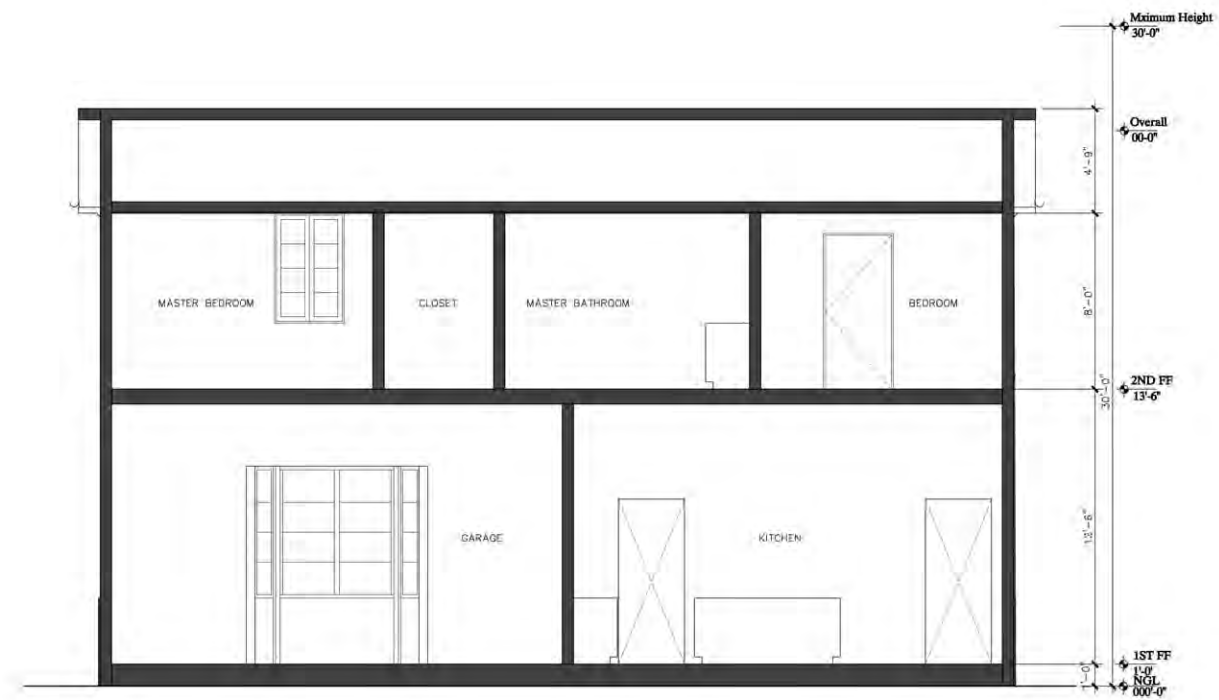
Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW

Sheet Title:

TYPICAL SECTIONS

Project No.: 16.525
Drawn By: CM
Checked By: JH
Date: 08.31.16
Scale: 1/6" = 1'-0"
File Name: A-4.5.dwg
Sheet Number:

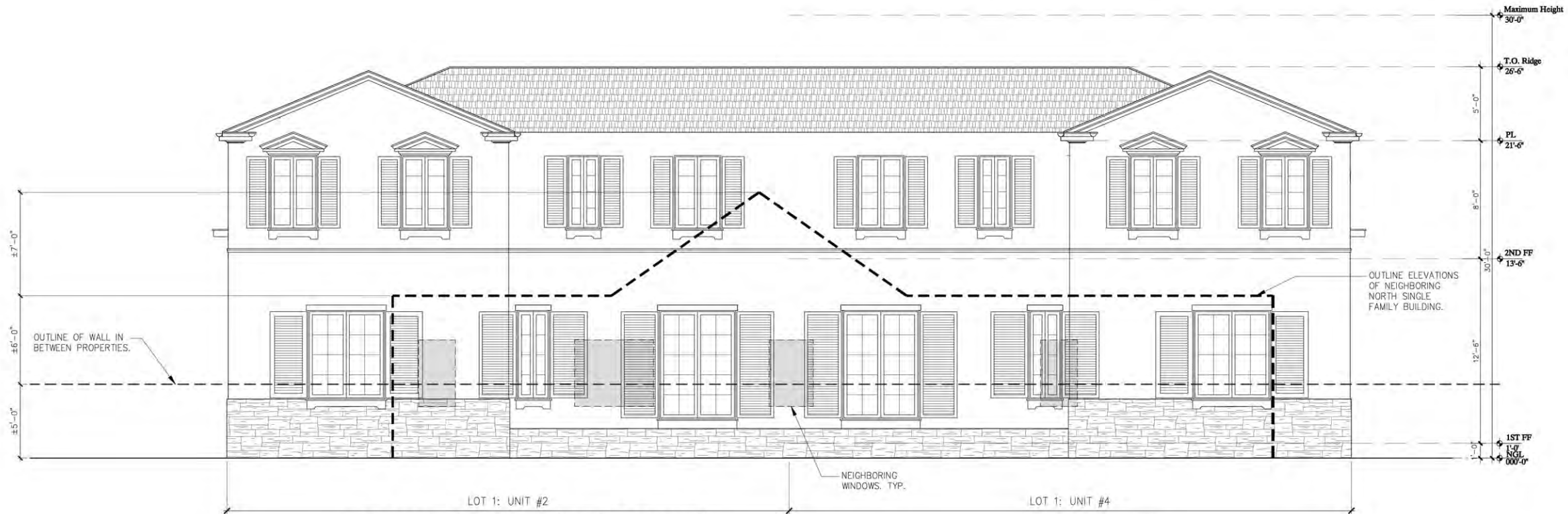


TYPICAL CROSS SECTION

SCALE: 1/4" = 1'-0"

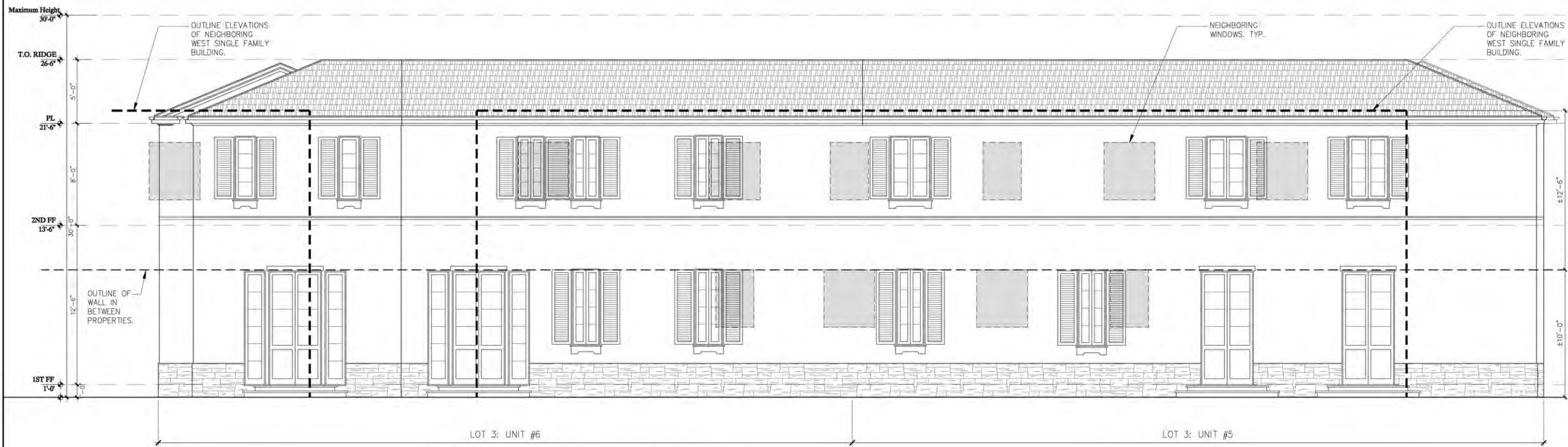
2

A-4.5
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



LOT 1: UNITS #2 & #4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1



LOT 3: UNITS #5 & #6 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1

MULTI-FAMILY RESIDENCE



HTH Architects LLP
 3767 Overland Avenue Suite 111
 Los Angeles, California 90034
 T.310.842.7040 © 2016 F.310.842.7170

A project for:
CAPT. BERNARDO J. HERZER
 4227 INCE BLVD.,
 CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
 4227 INCE BLVD.,
 CULVER CITY, CA 90232

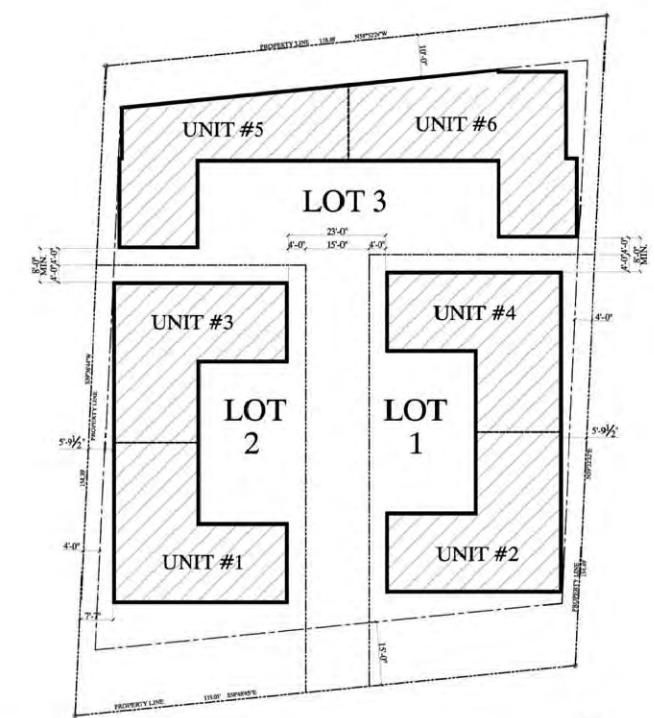
Revisions:

01.30.17 PLANNING REVIEW
 09.14.16 PLANNING REVIEW
 Sheet Title:

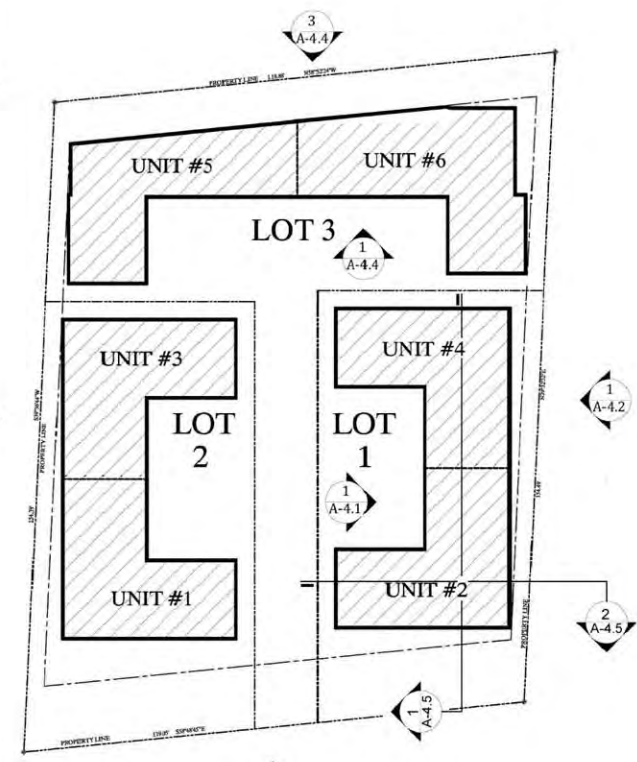
COLOR SITE PLAN

Project No.: 16.525
 Drawn By: CM
 Checked By: JH
 Date: 08.31.16
 Scale: 1/8" = 1'-0"
 File Name: A-5.dwg
 Sheet Number:

**A-5
 DESIGN PHASE**
 NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
 AND APPROVED BY GOVERNING AGENCIES



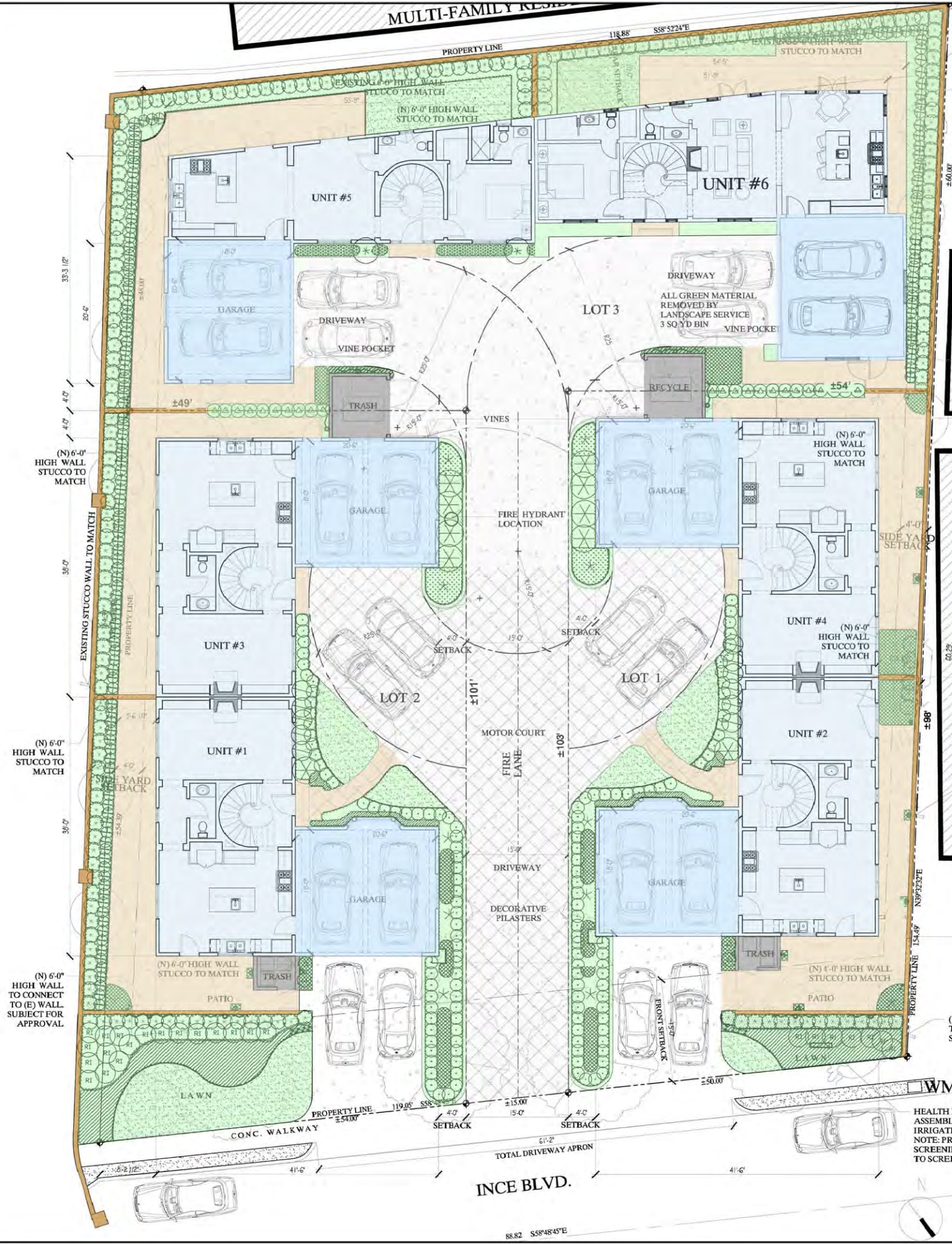
SETBACK DIAGRAM



ELEVATION DIAGRAM

Legend:

- Building Area
- Parking Area
- Vehicular Area
- Pedestrian Area
- Landscape
- Trash/Recycling
- Walls and Fences



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

NOTE: PLEASE REFER TO SHEET T-1 "TENTATIVE TRACT MAP" FOR LOT DIMENSIONS.

HEALTH DEPT. DOUBLE CHECK VALVE ASSEMBLY FOR REAR HYDRANT. IRRIGATION SEPARATE SYSTEM. NOTE: PROJECT ADDRESS AND SCREENING WALL AND/OR LANDSCAPING TO SCREEN VALVE ASSEMBLY

133.43 N58°48'45"W



Revisions:	
01.30.17	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:
**LOT 1: UNIT #2 &
LOT 2: UNIT #1
STREET COLOR
ELEVATION/ LOT 3:
UNIT #5 & #6
WEST COLOR ELEVATION**

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-6.0.dwg
Sheet Number:	



LOT 1: UNIT #2 & LOT 2: UNIT #1 STREET EAST ELEVATION
SCALE: 1/4" = 1'-0"

1



LOT 3: UNIT #5 & UNIT #6 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

01.30.17	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

LOT 1: UNITS #2 & #4
LOT 2: UNITS #1 & #3
COLOR ELEVATIONS

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-6.1.dwg
Sheet Number:	

A-6.1
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



(INTERIOR) LOT 1: UNITS #2 & #4 SOUTH ELEVATION
(INTERIOR) LOT 2: UNITS #1 & #3 NORTH ELEVATION (SAME, MIRRORED)
SCALE: 1/4" = 1'-0"

1



(INTERIOR) LOT 1: UNITS #4 WEST ELEVATION

2

SCALE: 1/4" = 1'-0"



(INTERIOR) LOT 2: UNITS #3 WEST ELEVATION

3

SCALE: 1/4" = 1'-0"

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

01.30.17	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:

LOT 1: UNITS #2 & #4
LOT 2: UNITS #1 & #3
COLOR ELEVATIONS

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-6.2.dwg
Sheet Number:	

A-6.2
DESIGN PHASE
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



LOT 1: UNITS #2 & #4 NORTH ELEVATION
LOT 2: UNITS #1 & #3 SOUTH ELEVATION (SAME, MIRRORED)
SCALE: 1/4" = 1'-0"

1



(INTERIOR) LOT 2: UNIT #3 EAST ELEVATION

2

SCALE: 1/4" = 1'-0"



(INTERIOR) LOT 1: UNIT #4 EAST ELEVATION

3

SCALE: 1/4" = 1'-0"

Revisions:

01.30.17	PLANNING REVIEW
09.14.16	PLANNING REVIEW

**LOT 3: UNIT #5
COLOR ELEVATIONS**

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-6.3.dwg
Sheet Number:	



(INTERIOR) LOT 3: UNIT #5 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1



LOT 3: UNIT #5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2



(INTERIOR) LOT 3: UNIT #5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3



LOT 3: UNIT #6 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1



LOT 3: UNIT #6 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2



LOT 3: UNIT #6 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4

A project for:
CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:
6 UNIT HOUSING COMPLEX
4227 INCE BLVD.,
CULVER CITY, CA 90232

Revisions:

01.30.17	PLANNING REVIEW
09.14.16	PLANNING REVIEW

Sheet Title:
**LOT 3: UNIT #6
COLOR ELEVATIONS**

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-6.4.dwg
Sheet Number:	

**A-6.4
DESIGN PHASE**
NOT FOR CONSTRUCTION UNLESS SIGNED, STAMPED
AND APPROVED BY GOVERNING AGENCIES



Paint
Sherwin Williams
SW 7005 "Pure White"



(Reference Image)



Paint
Sherwin Williams
SW 6202 "Cast Iron"



(Reference Image)



Stone Veneer
El Dorado - Limestone
"York" (Ashlar Profile)



(Reference Image)



Concrete Roof Tile
Boral - Shake 700
"Stone Mountain Blend"



(Reference Image)

NOTE: Color and Materials are examples; to be finalized on site

NOTE: Preliminary. NOT FOR CONSTRUCTION.
The information is conceptual and subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals.
No warranties or guarantees of any kind are given or implied.
HTH Architects, LLP - Copyright 2017 HTH 16.525

6 Unit Housing Complex

4227 Ince Blvd., Culver City, CA 90232

City Planning Discretionary Review
Colors & Materials
January 30, 2017