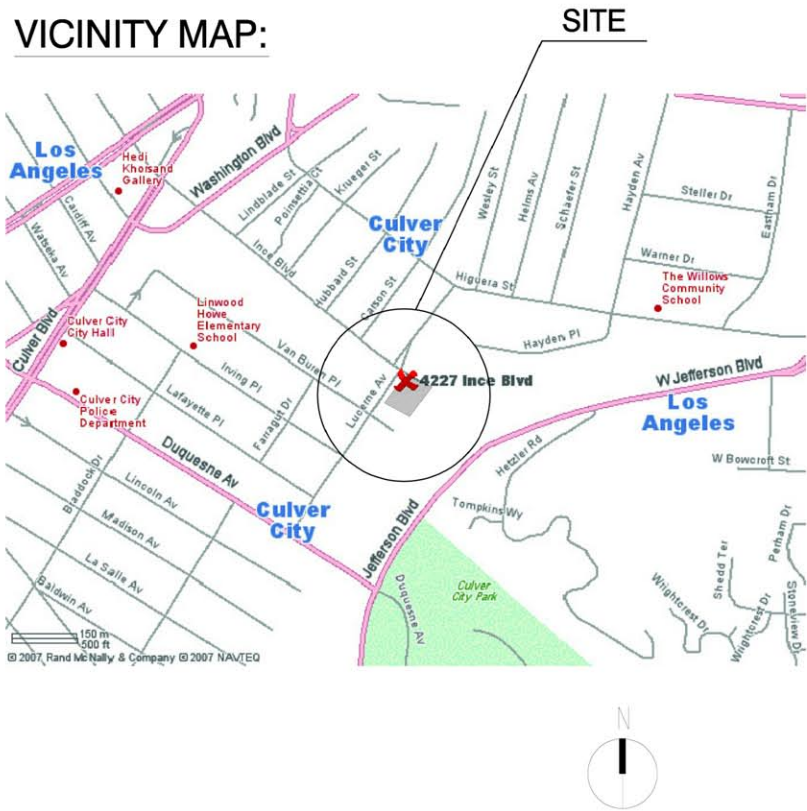


6 UNIT HOUSING COMPLEX
4227 INCE BLVD.
CULVER CITY, CA 90232

RECEIVED
JAN 31 2017
Culver City
Planning Division

VICINITY MAP:



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

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

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.	1,988S.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



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3767 Overland Avenue Suite 111
Los Angeles, California 90034
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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
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Sheet Title:

TITLE SHEET

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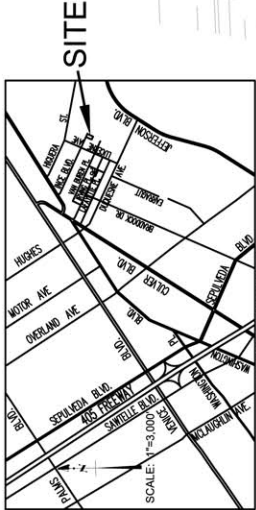
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SHT 1 OF 1 SHTS

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



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'

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'

VAN BUREN PLACE

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



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

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 AVENUE, SUITE 208
CULVER CITY, CA 90230
(310) 641-1853

NOTES

1. TOTAL AREA: 18,175 SQ. FT.
2. ZONING EXISTING: R2
3. USE: RESIDENTIAL (CONDOMINIUM)
4. PARKING SPACES: 12
5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
6. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
7. SITE: TO BE DEMOLISHED.
8. SITE IS LEVEL.
9. EASEMENTS OF RECORD, ON THE SUBJECT PROPERTY, SHOWN.
10. THE SITE IS LOCATED IN FLOOD ZONE "C" PER COMMUNITY PANEL NO.-0801140005 G, EFFECTIVE DATE: 02/01/1980.
11. 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.
12. THE DOMESTIC WATER IS SUPPLIED BY GOLDEN STATE WATER COMPANY
13. ASSESSOR IDENTIFICATION NUMBER 4204-001-038

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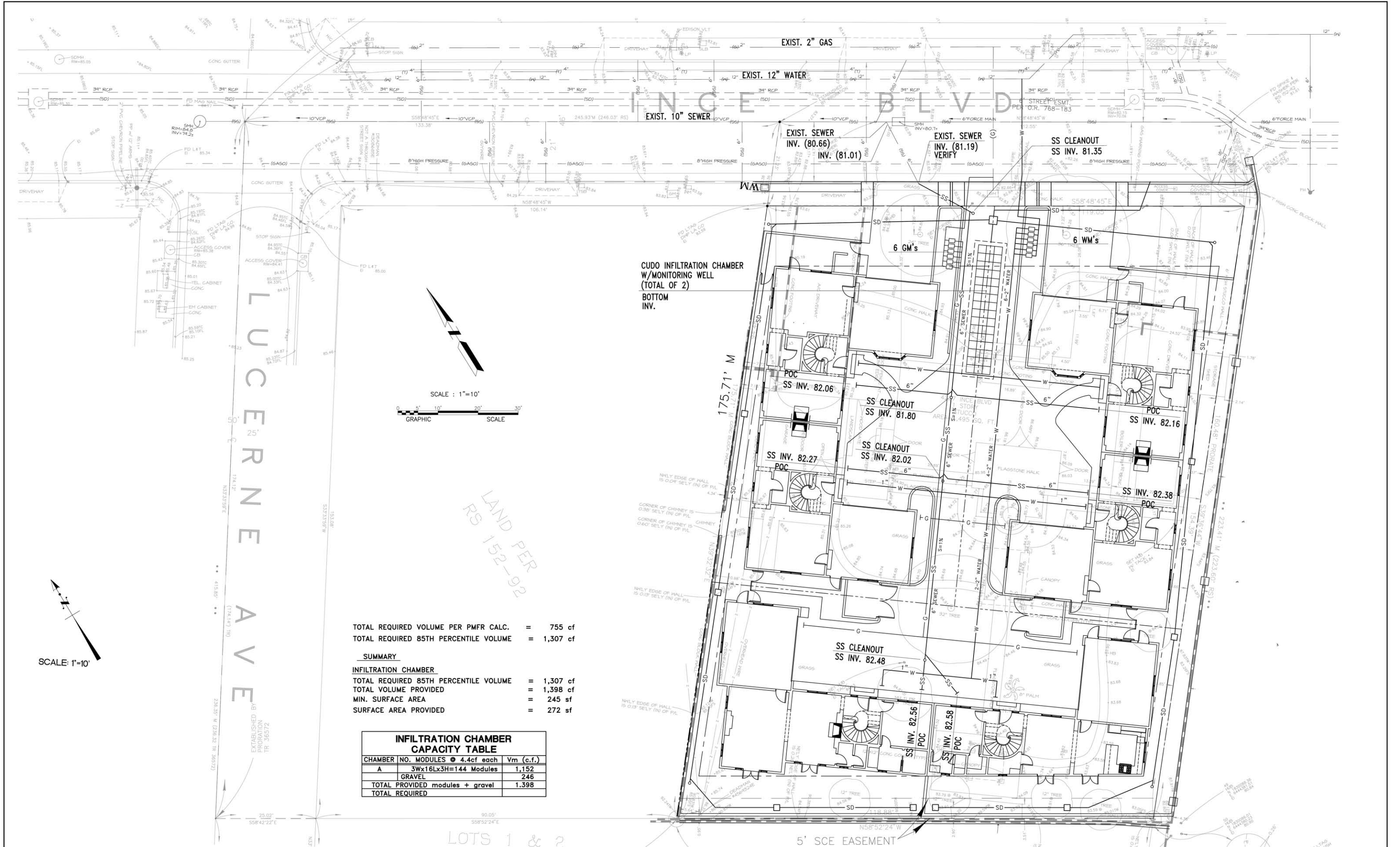
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PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
5701 Slauson Avenue, Suite 208
Culver City, California 90230 Phone (310) 641-1853

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



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		

NO.	DATE	REVISION	DATE	ISSUED FOR

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PALLER-ROBERTS ENGINEERING, INC.
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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 SHEETS

Plant Palette

Trees:

Botanical Name	Common Name	Qty	Size	Spacing	Initial Size	Growth in 5 yrs.	Trunk Caliper (Initial)	(Caliper in 5 years)
<i>Brachychiton 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 roses	18	5 gallon	5'-0" 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>Myrtis 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>Raphiolepis indica</i> 'clara'	Indian Hawthorne	155	5 gallon	36" o.c.	1' X 2'	3' X 4'	1/4"	3/4"
<i>Raphiolepis 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 6"	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	flats	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 6"	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

Marathon II Sod - Turf

Brachychiton populneus
Bottle Tree

Myrtis communis
Myrtle

Callistemon citrinus

Raphiolepis indica 'pinkie'
Indian Hawthorne

Prunus caroliniana 'bright & tight'
Cherry Laurel

Agapanthus hybrid 'peter pan'
Lily of the Nile

(N) 6'-0" HIGH WALL
STUCCO TO MATCH

Ligustrum japonicum
Japanese Privet

Hemerocallis hybrid 'lavender dew'
Daylily

Magnolia grandiflora 'D.D. Blanchard'
Southern Magnolia

(N) 6'-0" HIGH WALL
STUCCO TO MATCH

Raphiolepis indica 'clara' - Indian
Hawthorne

Hibiscus spp. (white flower)
Hibiscus

Liriope muscari
Lily Turf

Prunus caroliniana
Flowering Cherry

Ficus pumila
Creeping Fig

(N) 6'-0" HIGH WALL
TO CONNECT TO (E) WALL
SUBJECT FOR APPROVAL

Controller for Public Areas
Iceberg roses
Rose

Ulmus parvifolia
Chinese Evergreen Elm
mitigation replacement tree

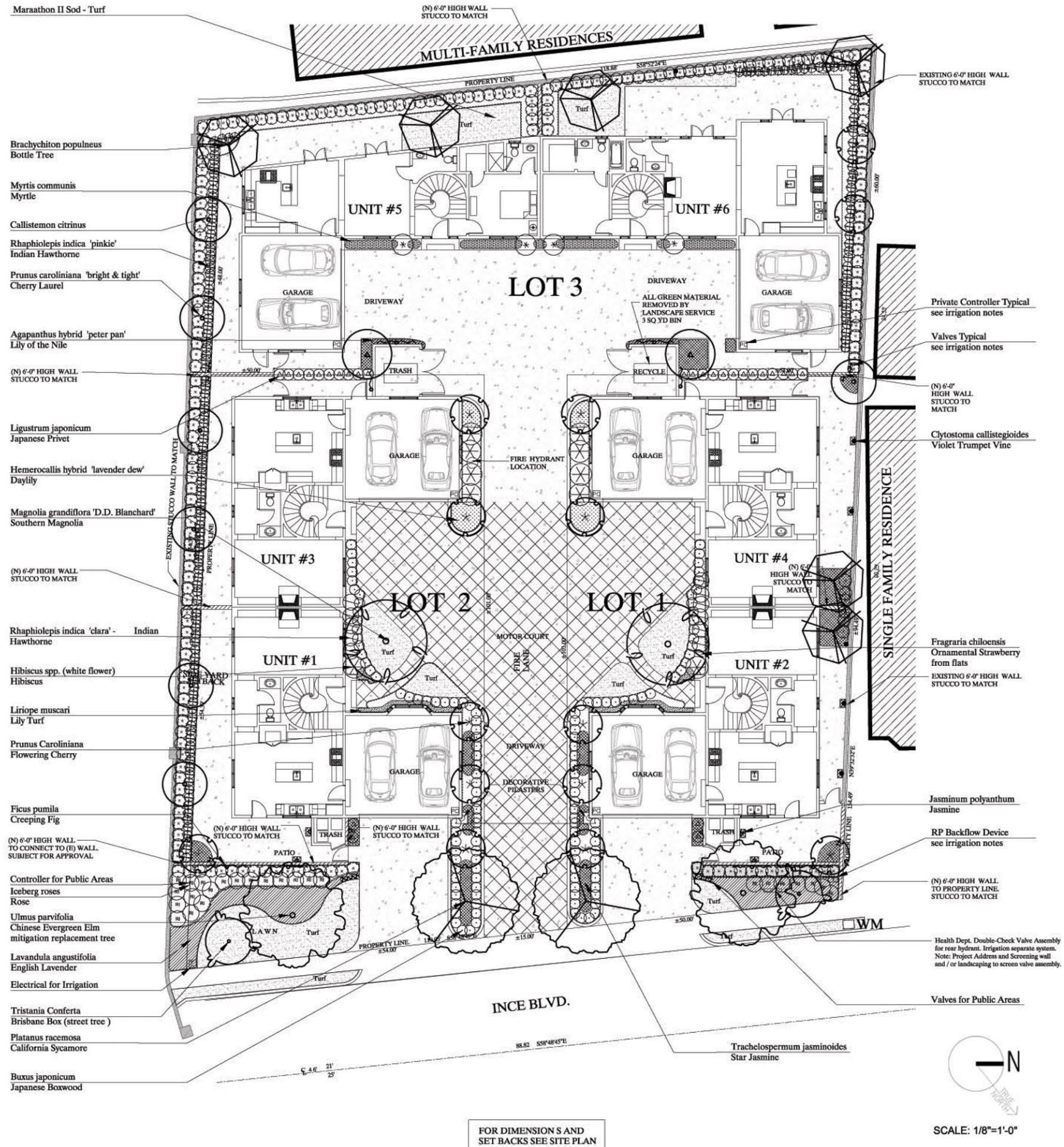
Lavandula angustifolia
English Lavender

Electrical for Irrigation

Tristania Conferta
Brisbane Box (street tree)

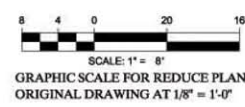
Platanus racemosa
California Sycamore

Buxus japonicum
Japanese Boxwood



FOR DIMENSIONS AND
SET BACKS SEE SITE PLAN

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



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- Landscape Architecture
- Planning
- Horticulture
- Biological Restoration

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■ 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

Sheet **LP-1** of **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

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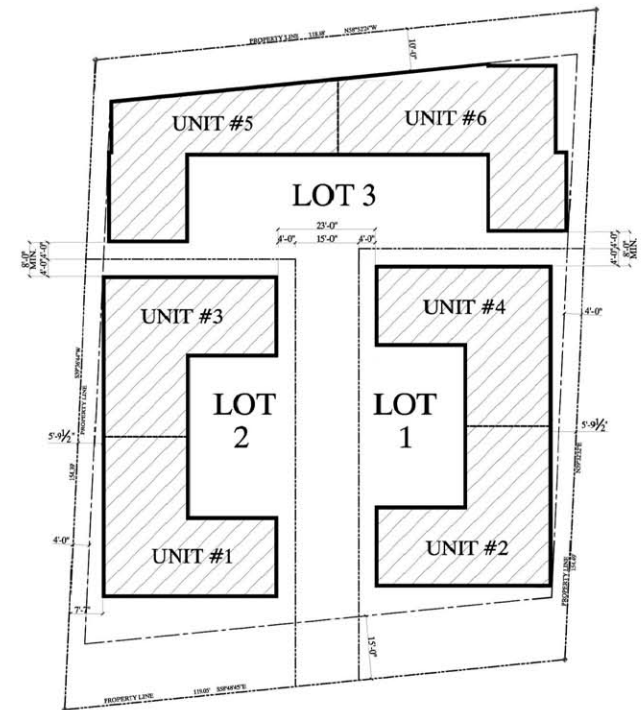
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SITE PLAN

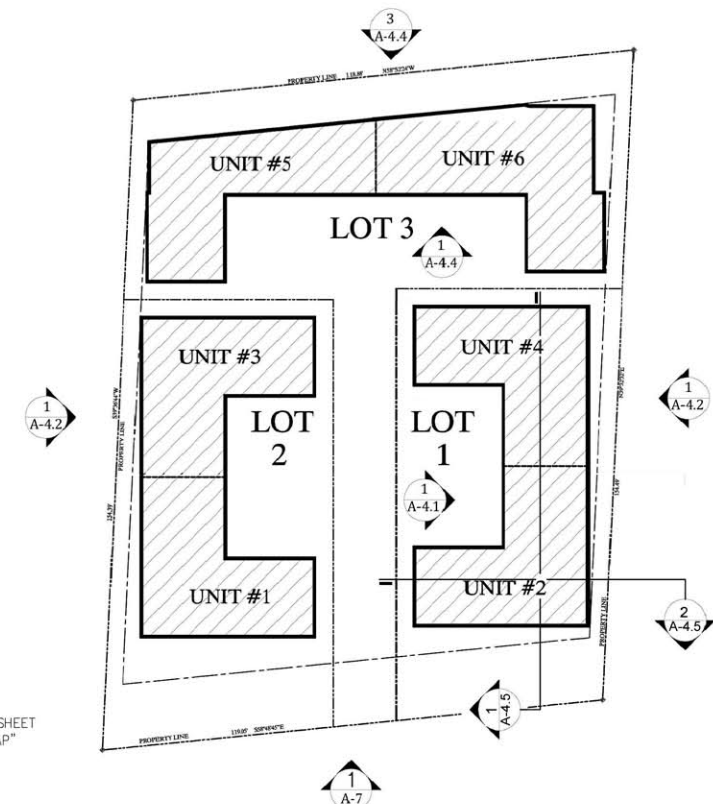
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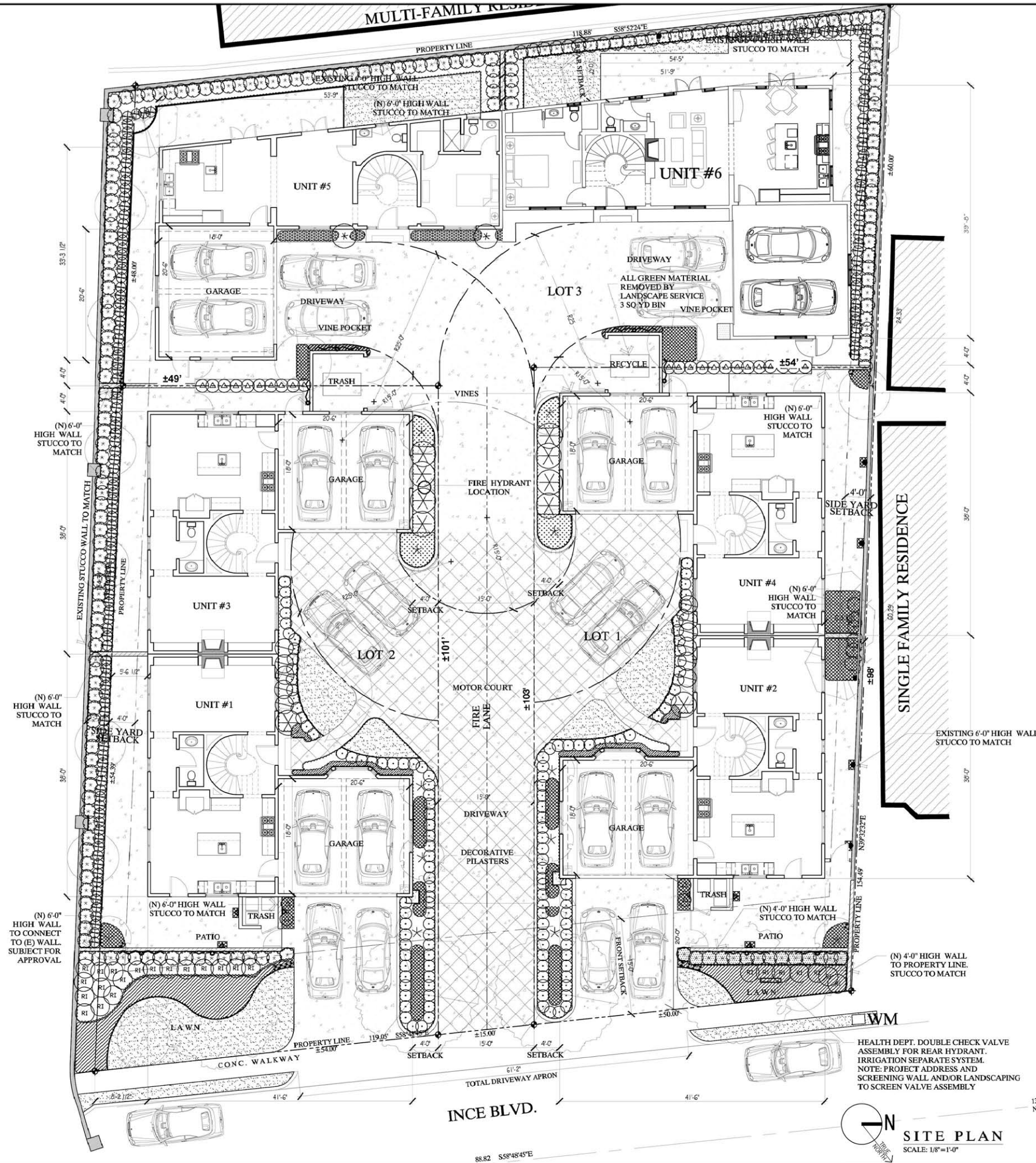
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SETBACK DIAGRAM



ELEVATION DIAGRAM



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

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

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



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CULVER CITY, CA 90232

Project Name:
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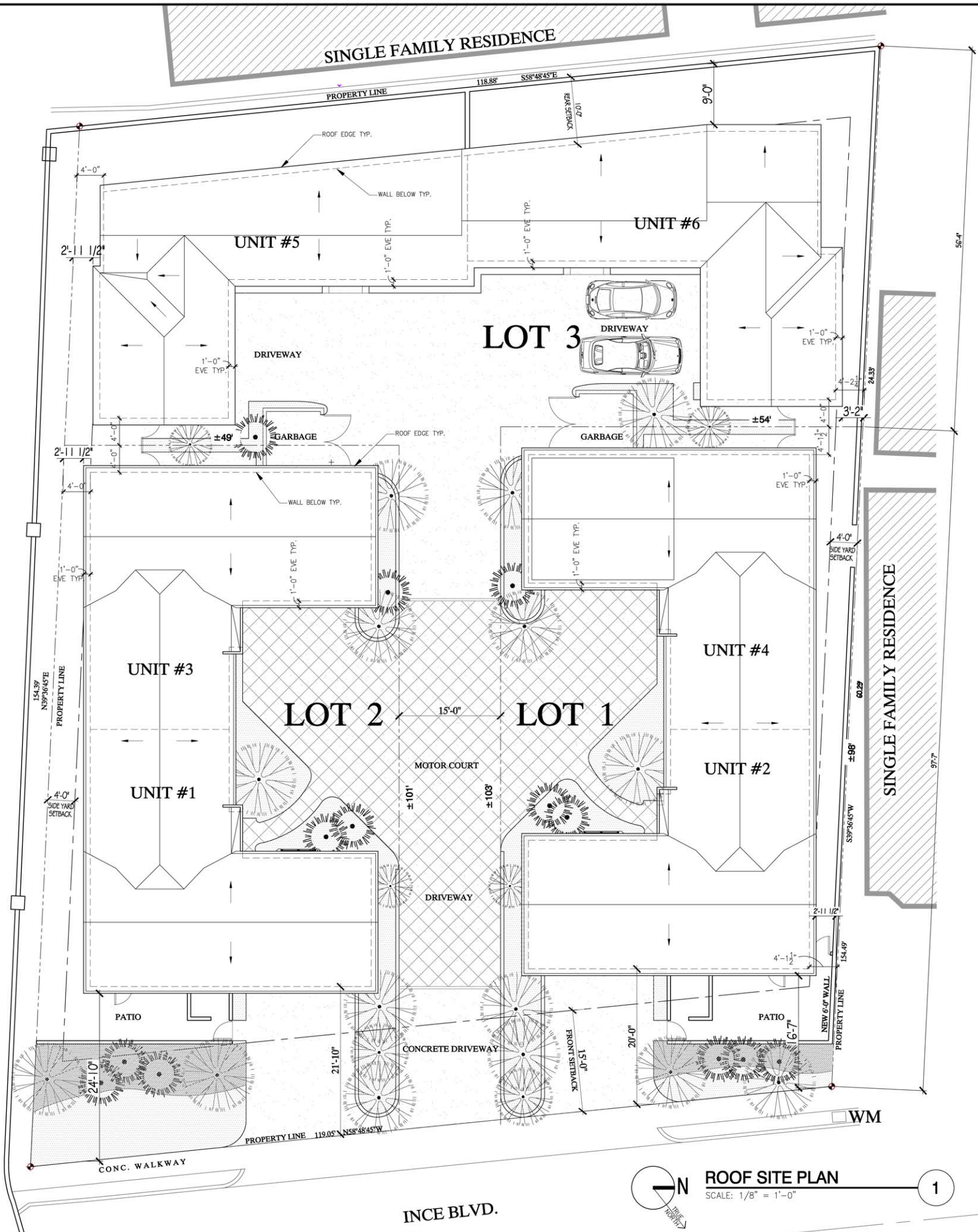
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ROOF SITE PLAN

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Project Name:
6 UNIT HOUSING COMPLEX
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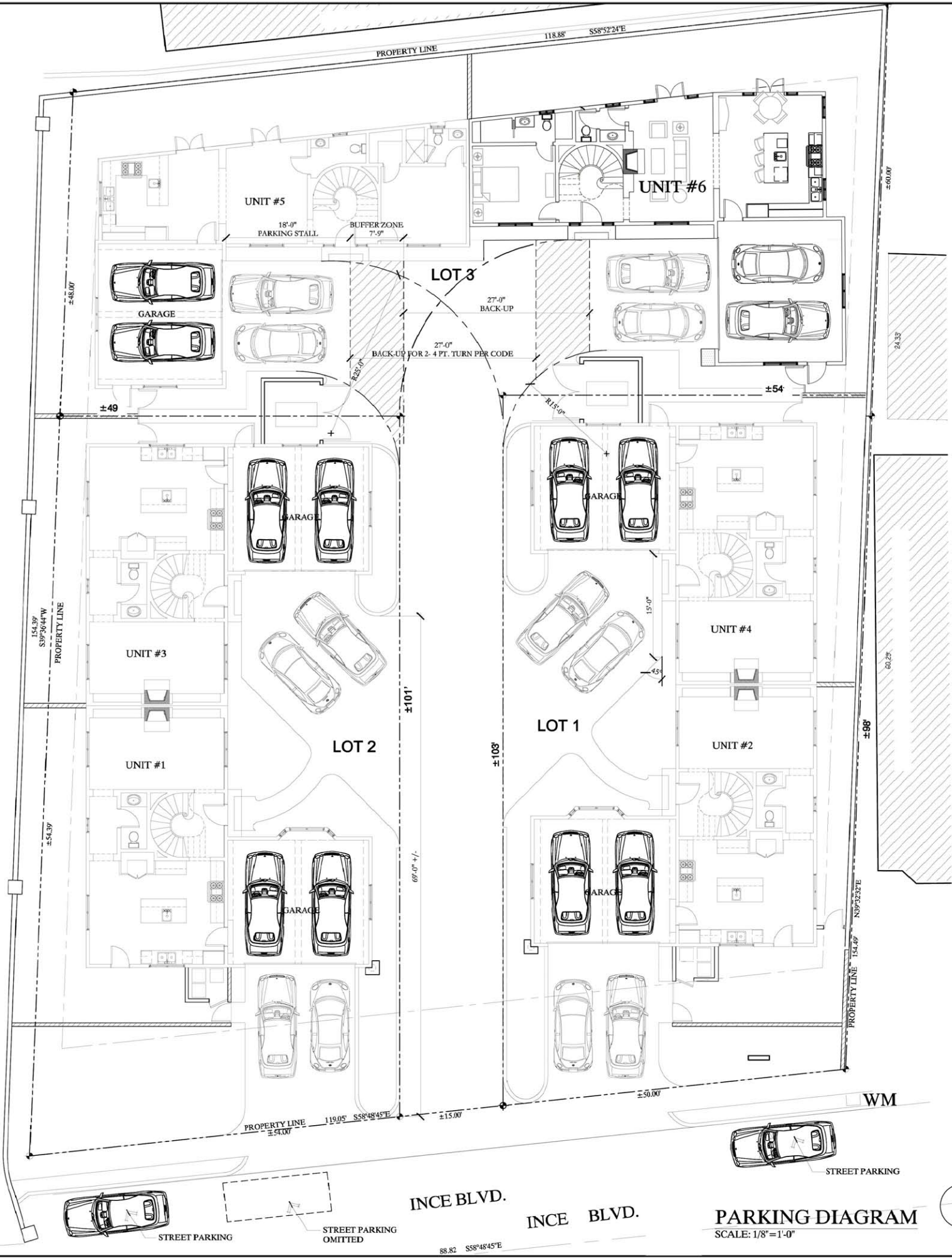
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PARKING DIAGRAM

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A-2
DESIGN PHASE

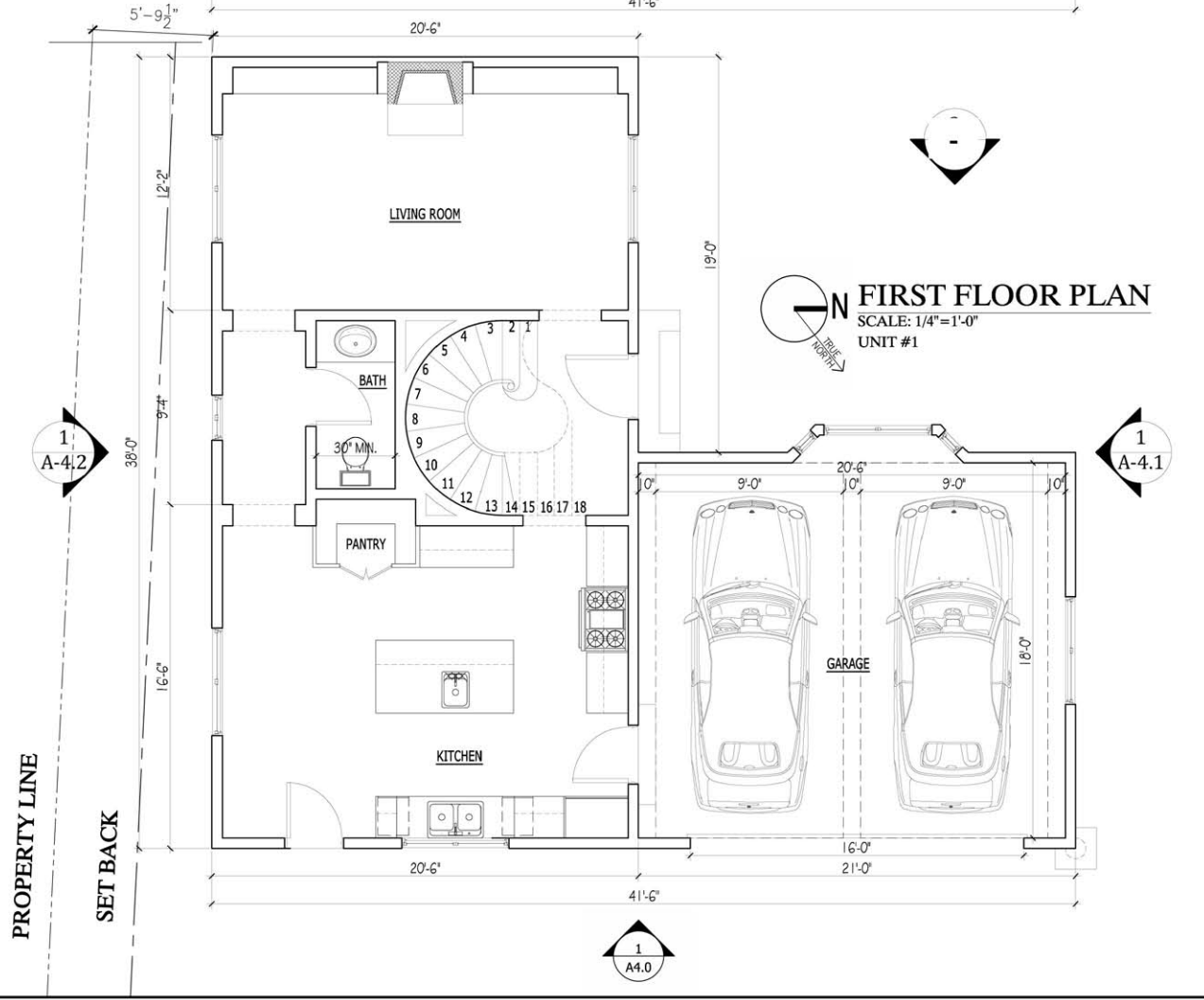
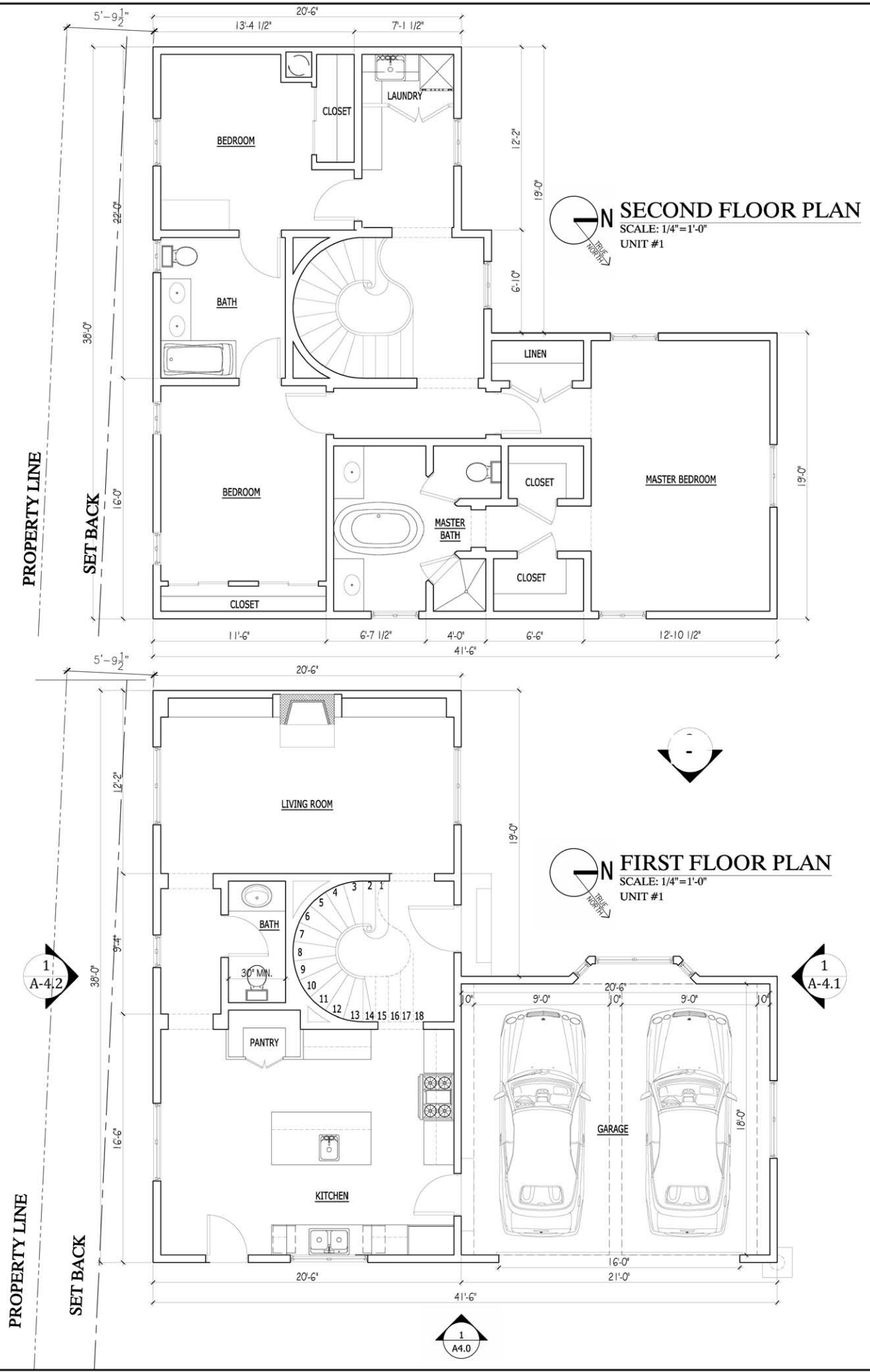
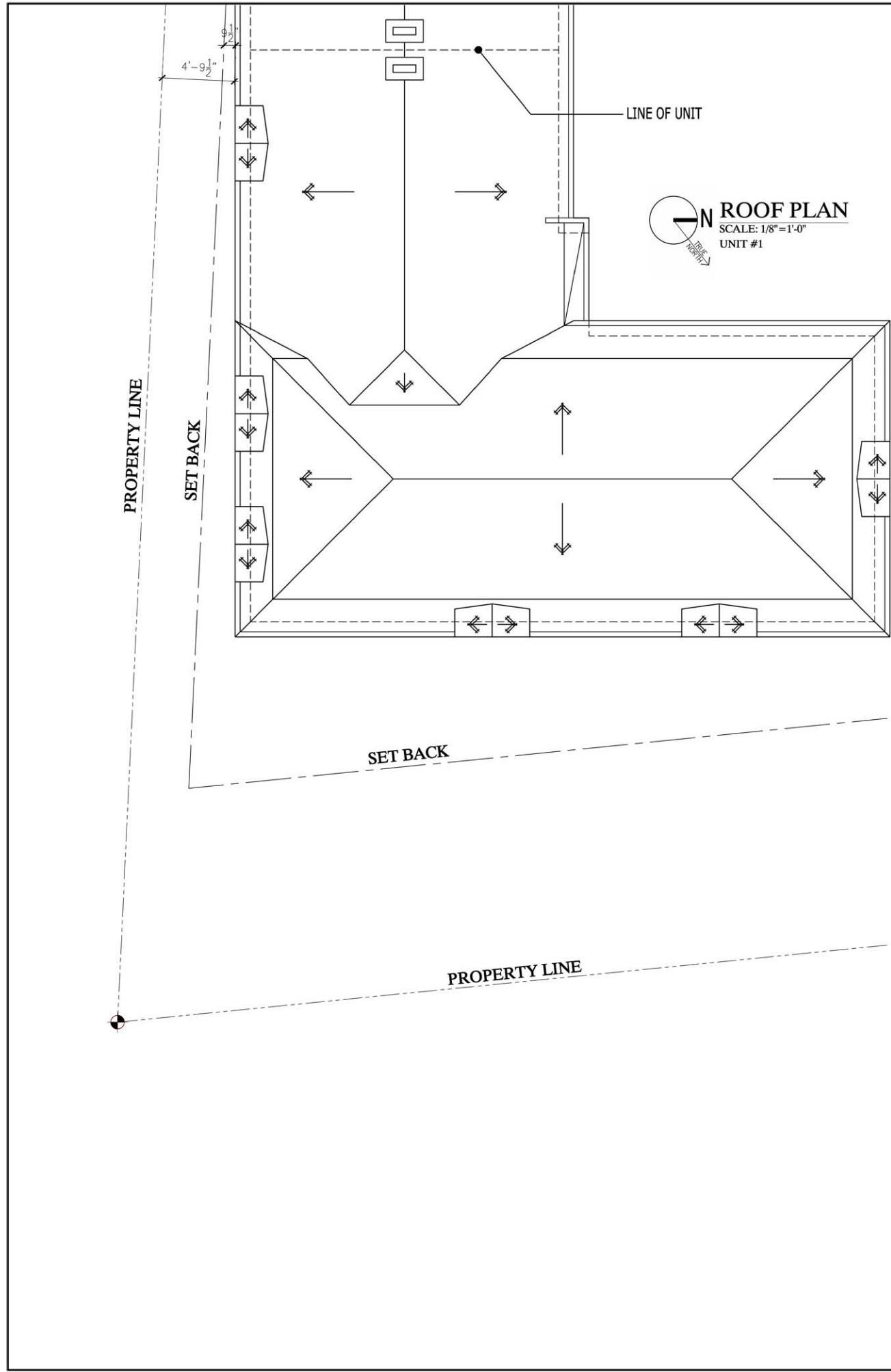
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ON-SITE & OFF-SITE
PARKING CALCULATIONS

	ON SITE:		
	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"



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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

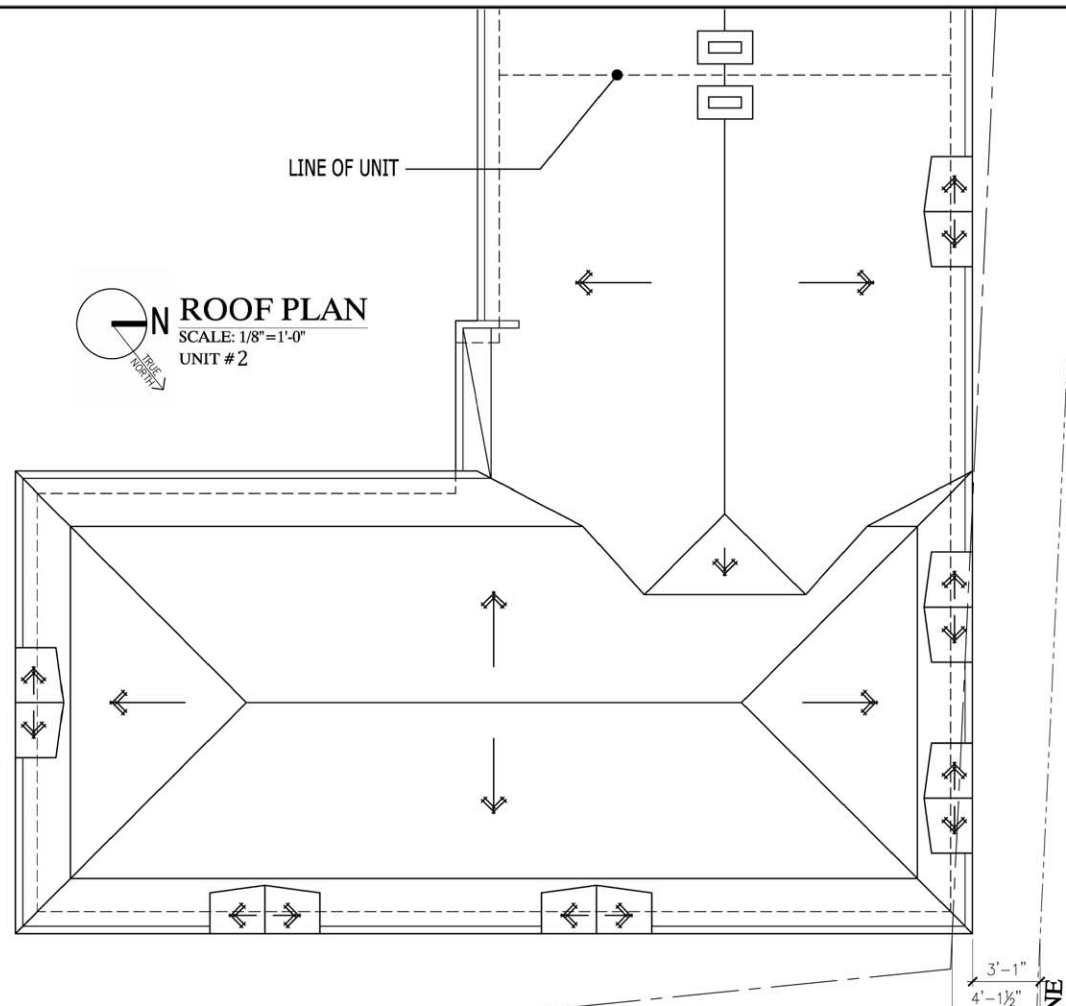
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UNIT #1
FLOOR & ROOF PLANS

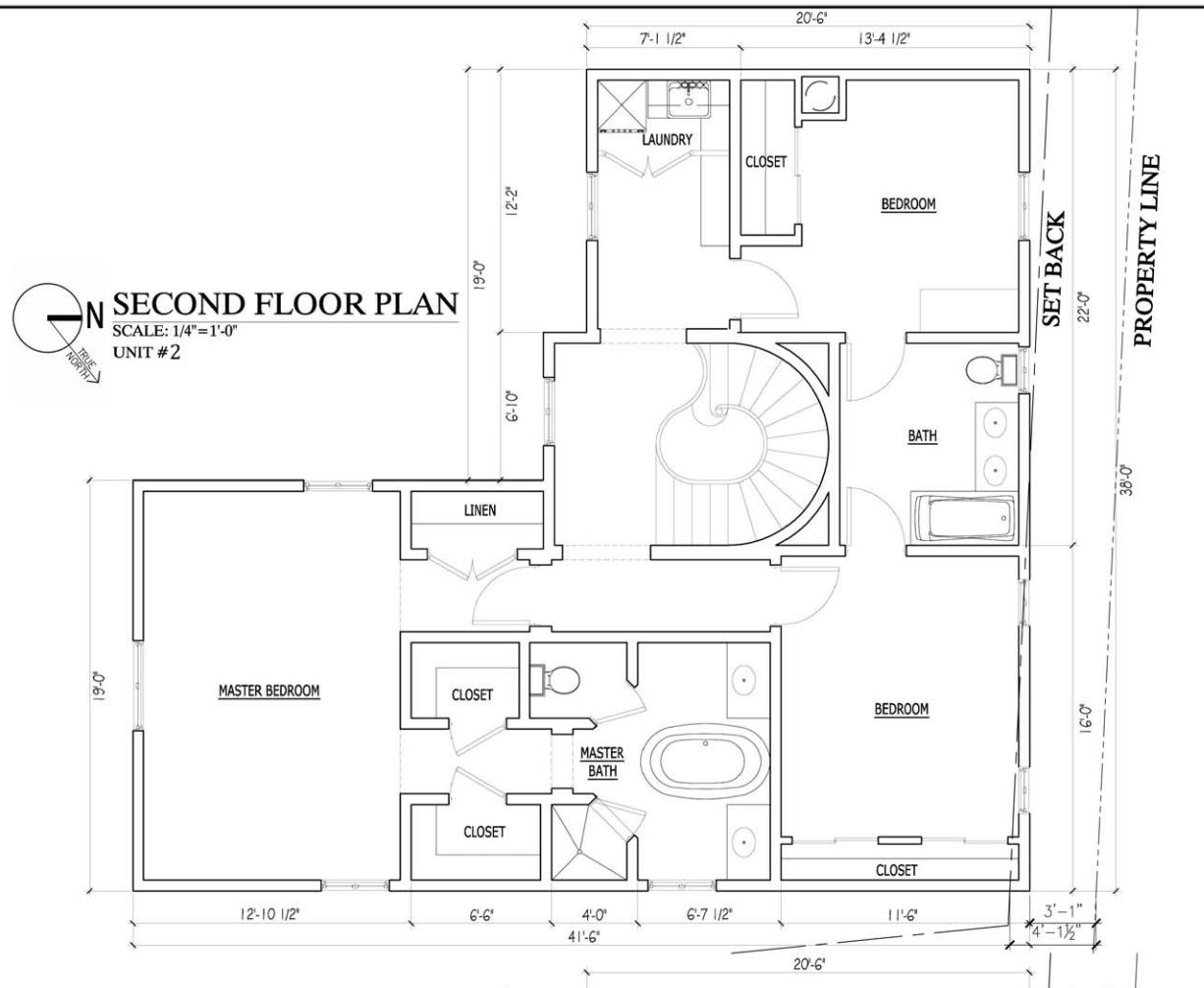
Project No.: 16.525
Drawn By: CM
Checked By: JH
Date: 08.31.16
Scale: 1/8" = 1'-0"
File Name: A-3.1.dwg
Sheet Number:

A-3.1
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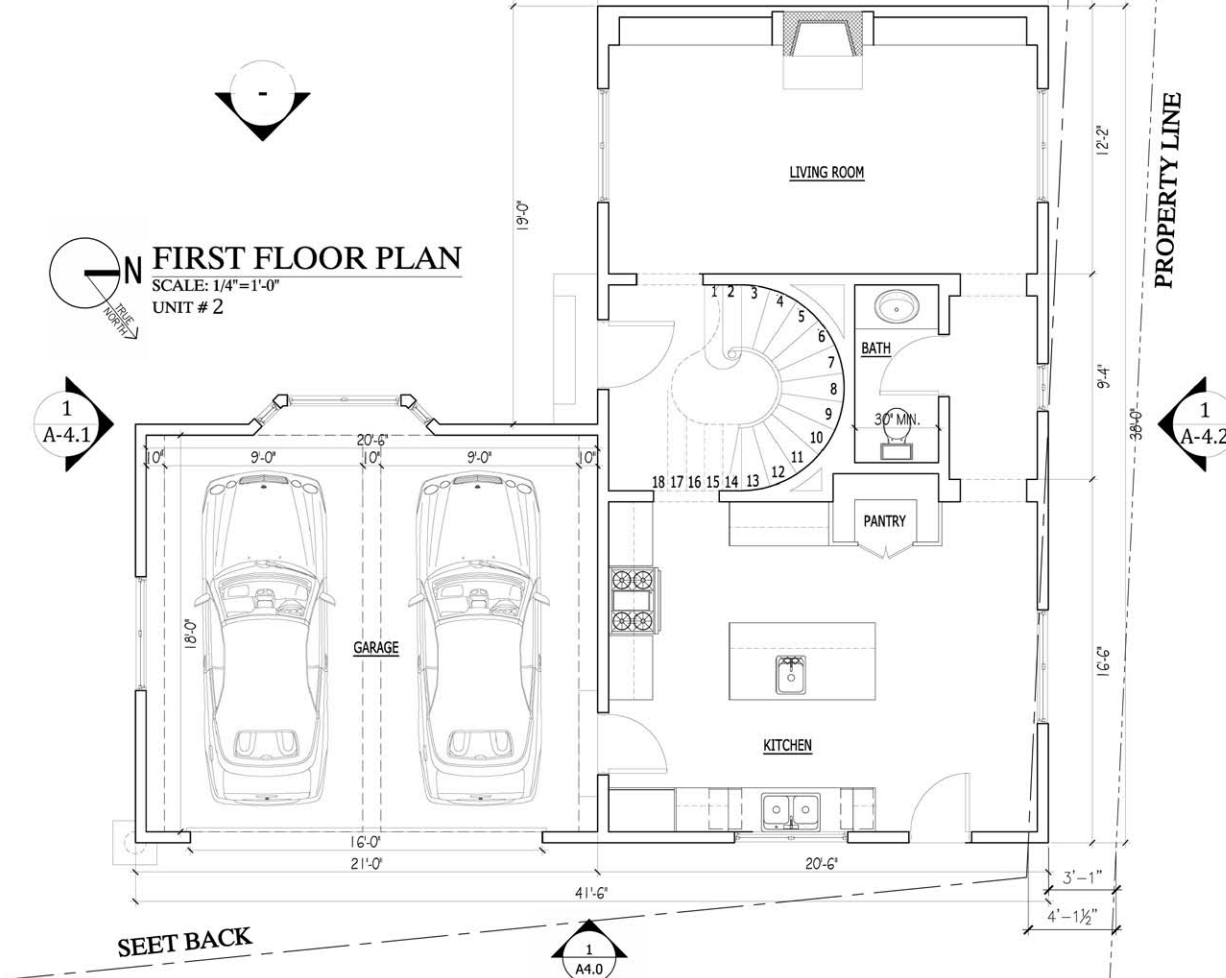
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ROOF PLAN
SCALE: 1/8"=1'-0"
UNIT #2



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
UNIT #2



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
UNIT #2



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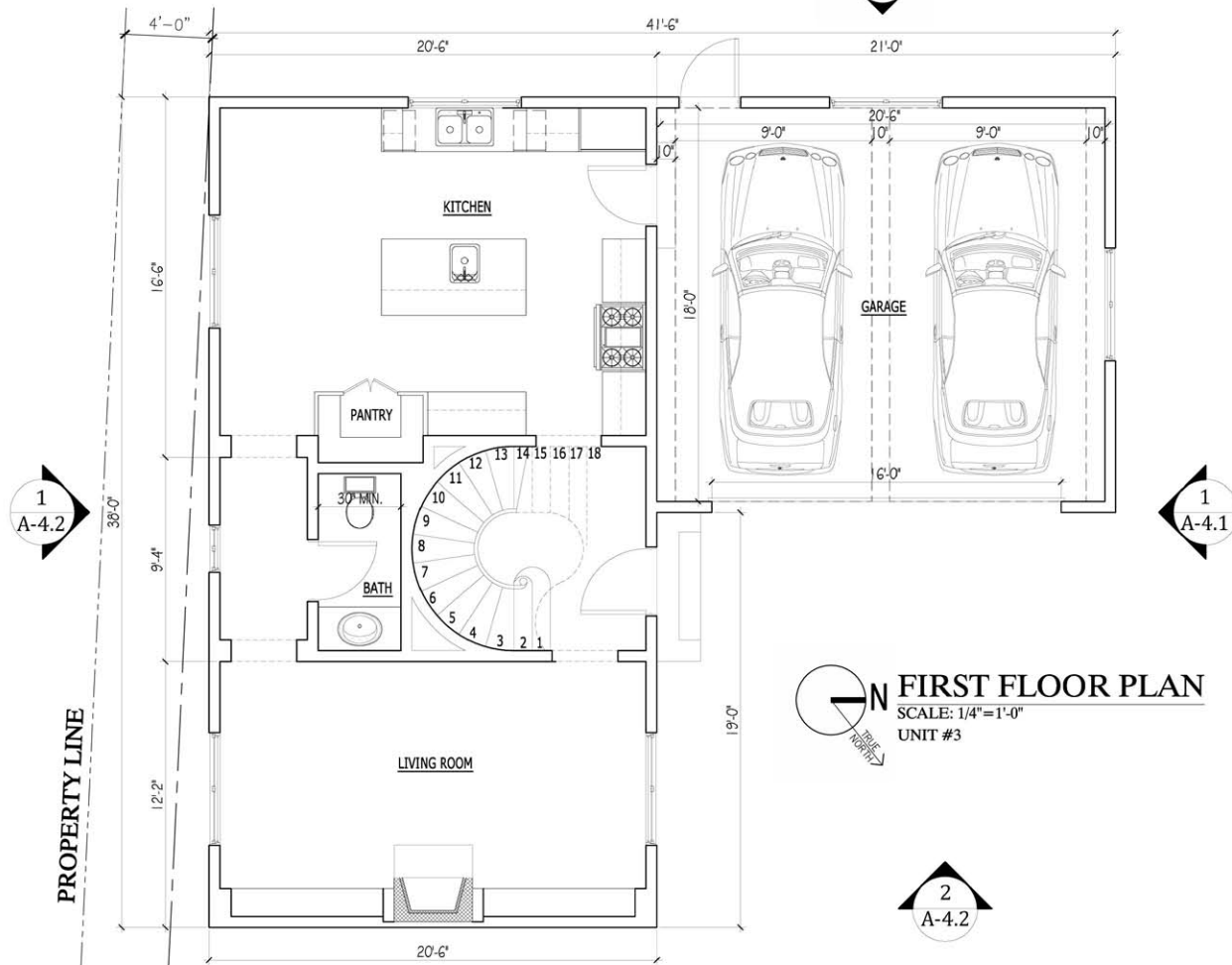
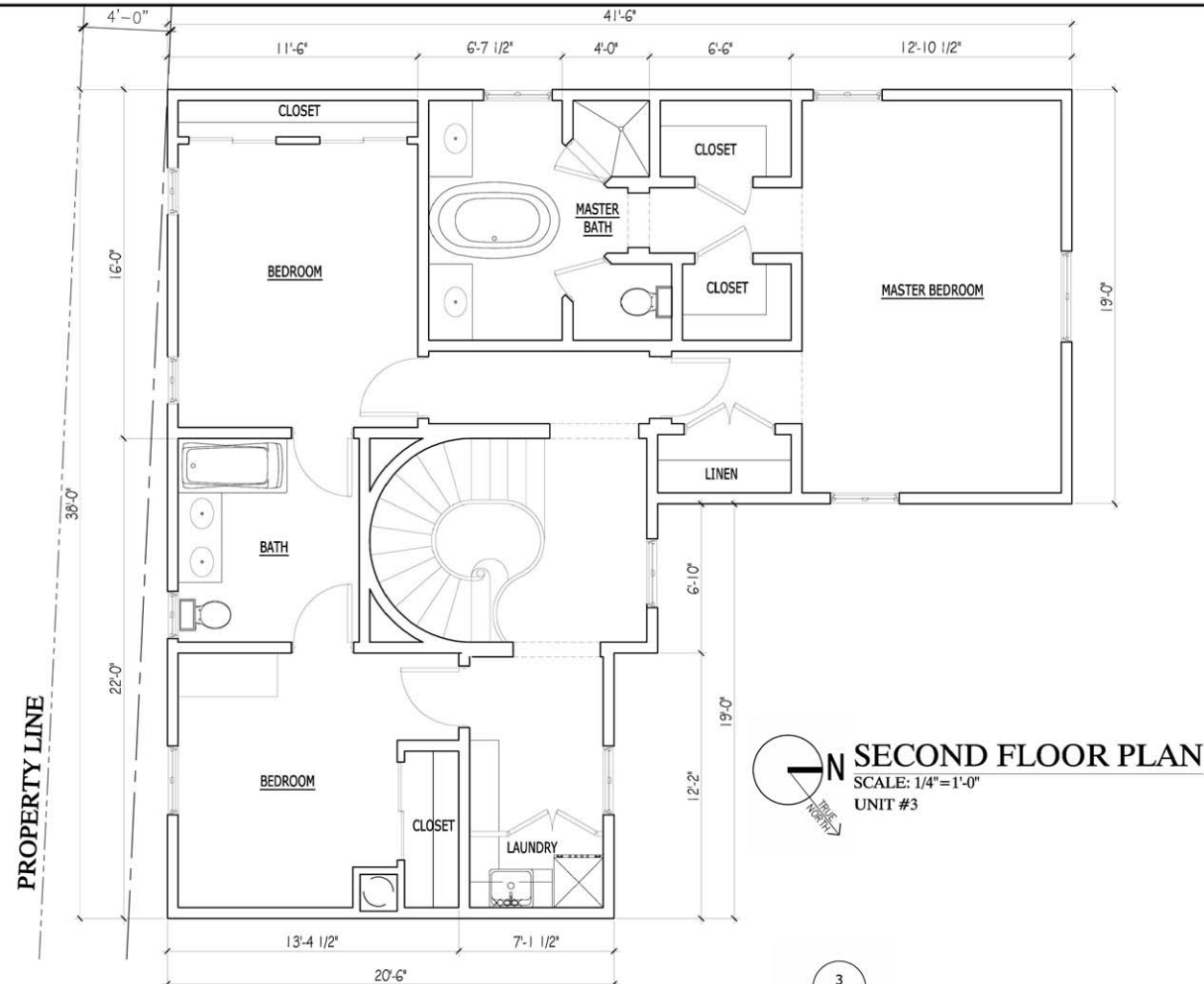
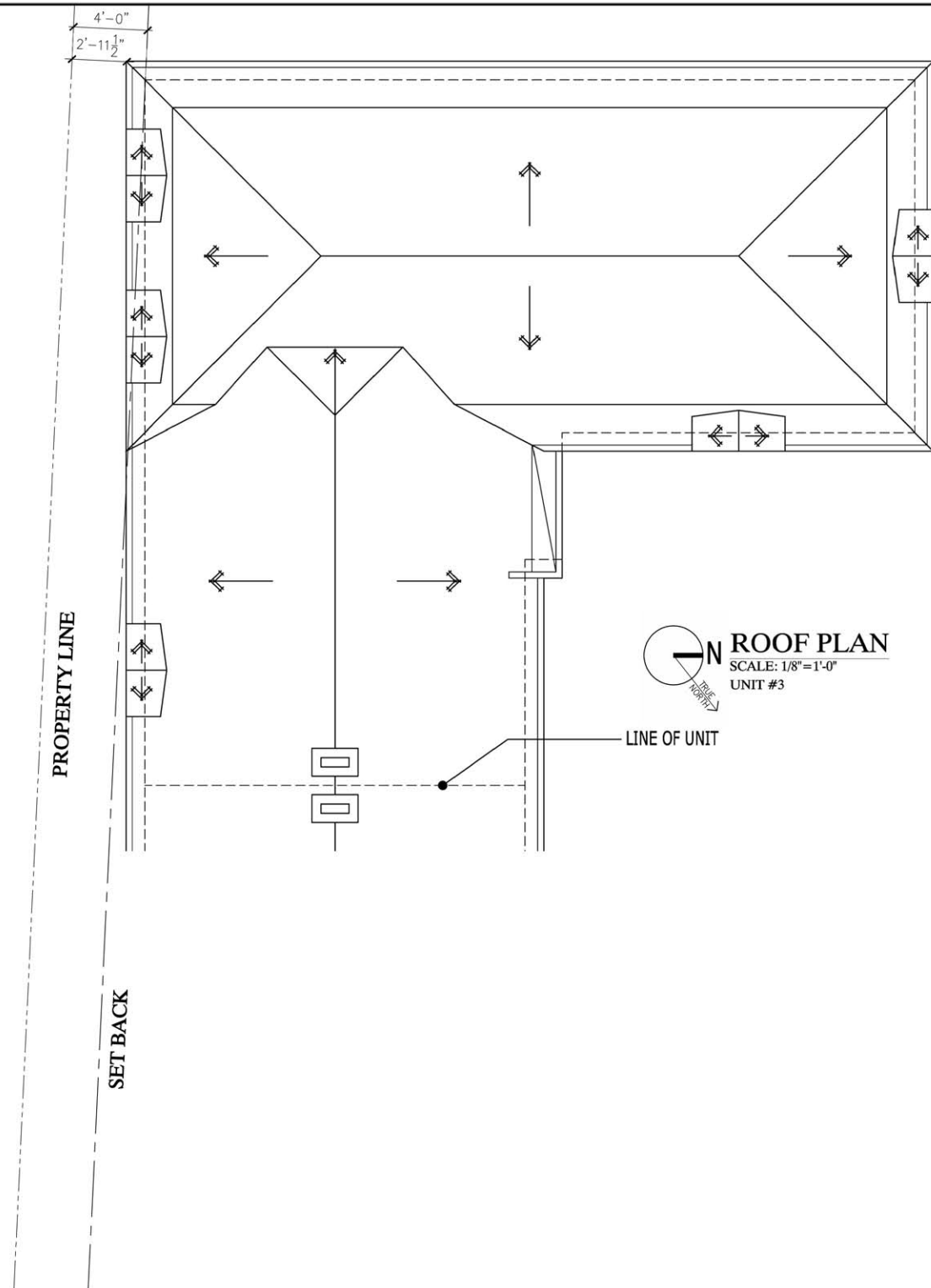
Revisions:	
01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
09.14.16	PLANNING REVIEW

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-3.2dwg
Sheet Number:

A-3.2
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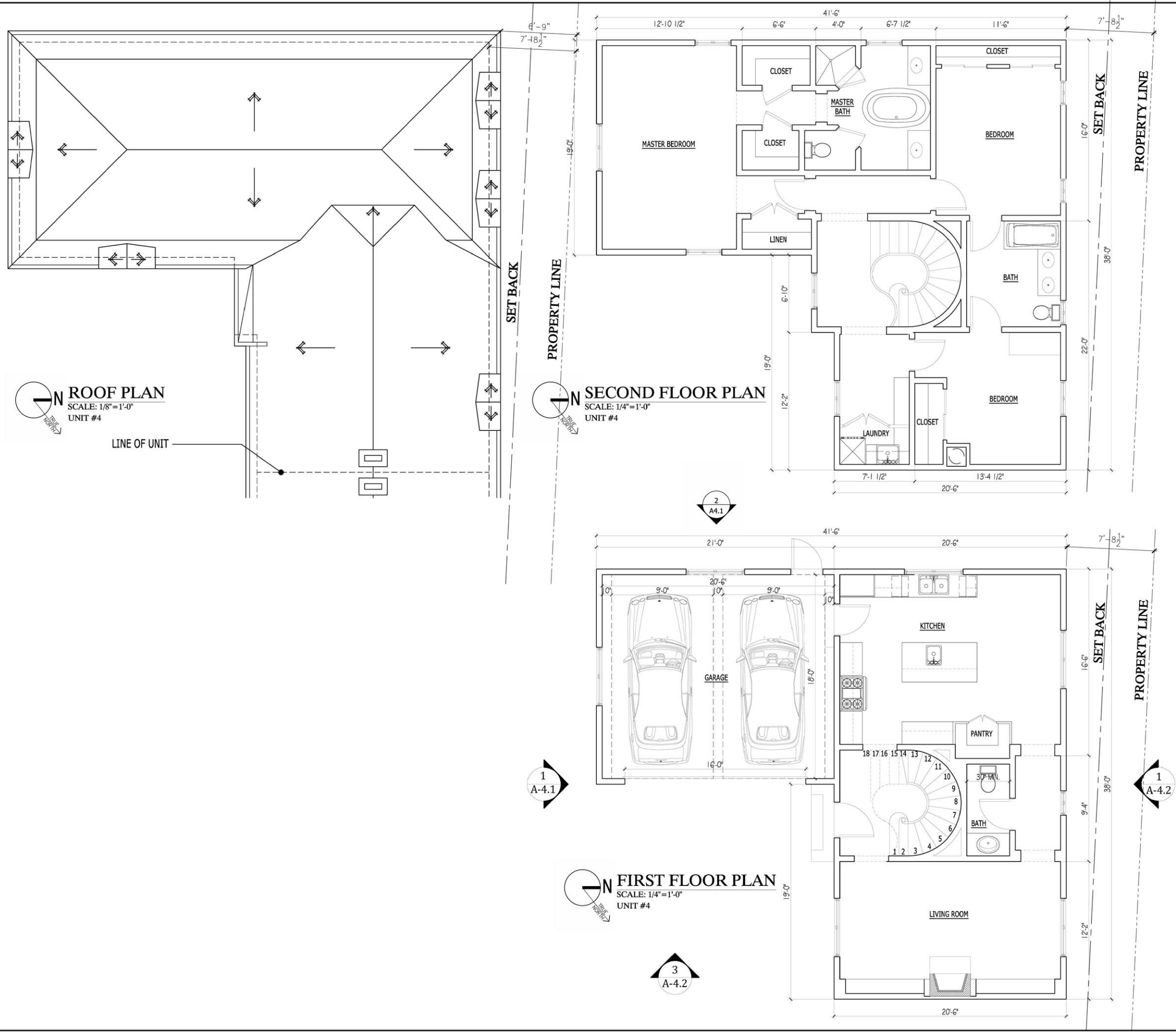
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Sheet Title:	

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
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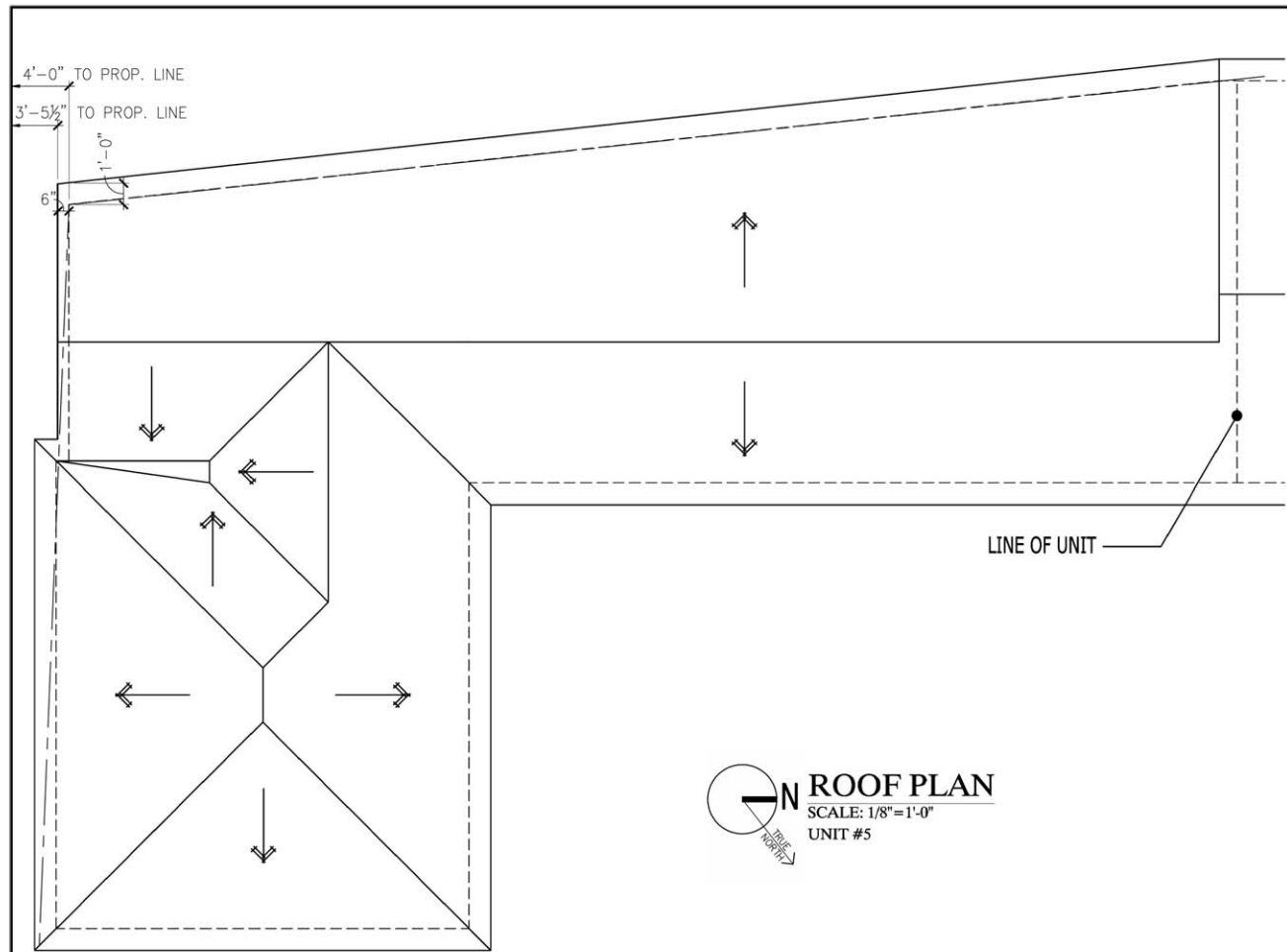
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01.27.17	PLANNING REVIEW
11.30.17	PLANNING REVIEW
09.14.16	PLANNING REVIEW
Sheet Title:	

UNIT #4
FLOOR & ROOF PLANS

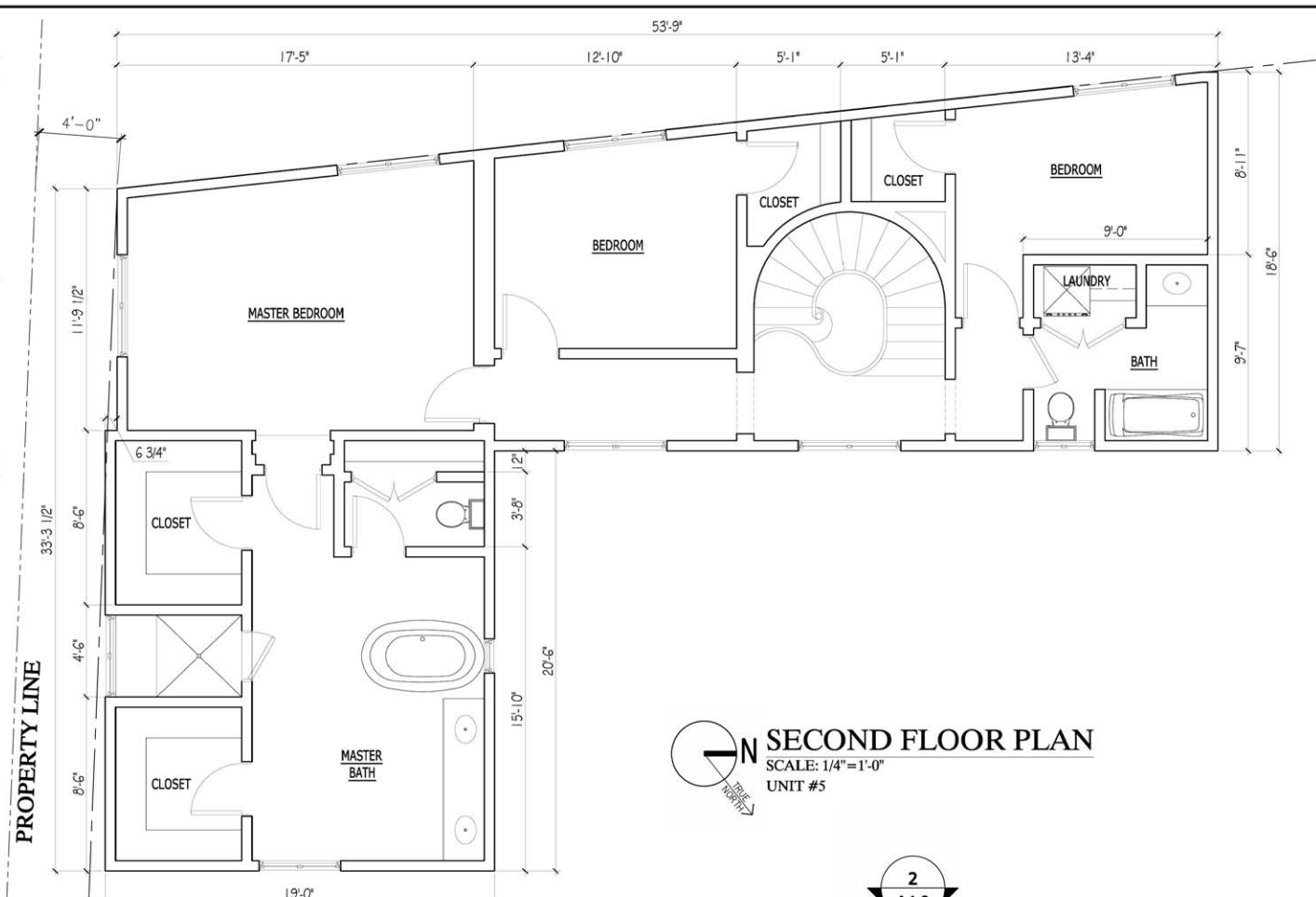
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Drawn By:	CM
Checked By:	JH
Date:	08.31.16
Scale:	1/8" = 1'-0"
File Name:	A-3.4.dwg
Sheet Number:	

A-3.4
DESIGN PHASE

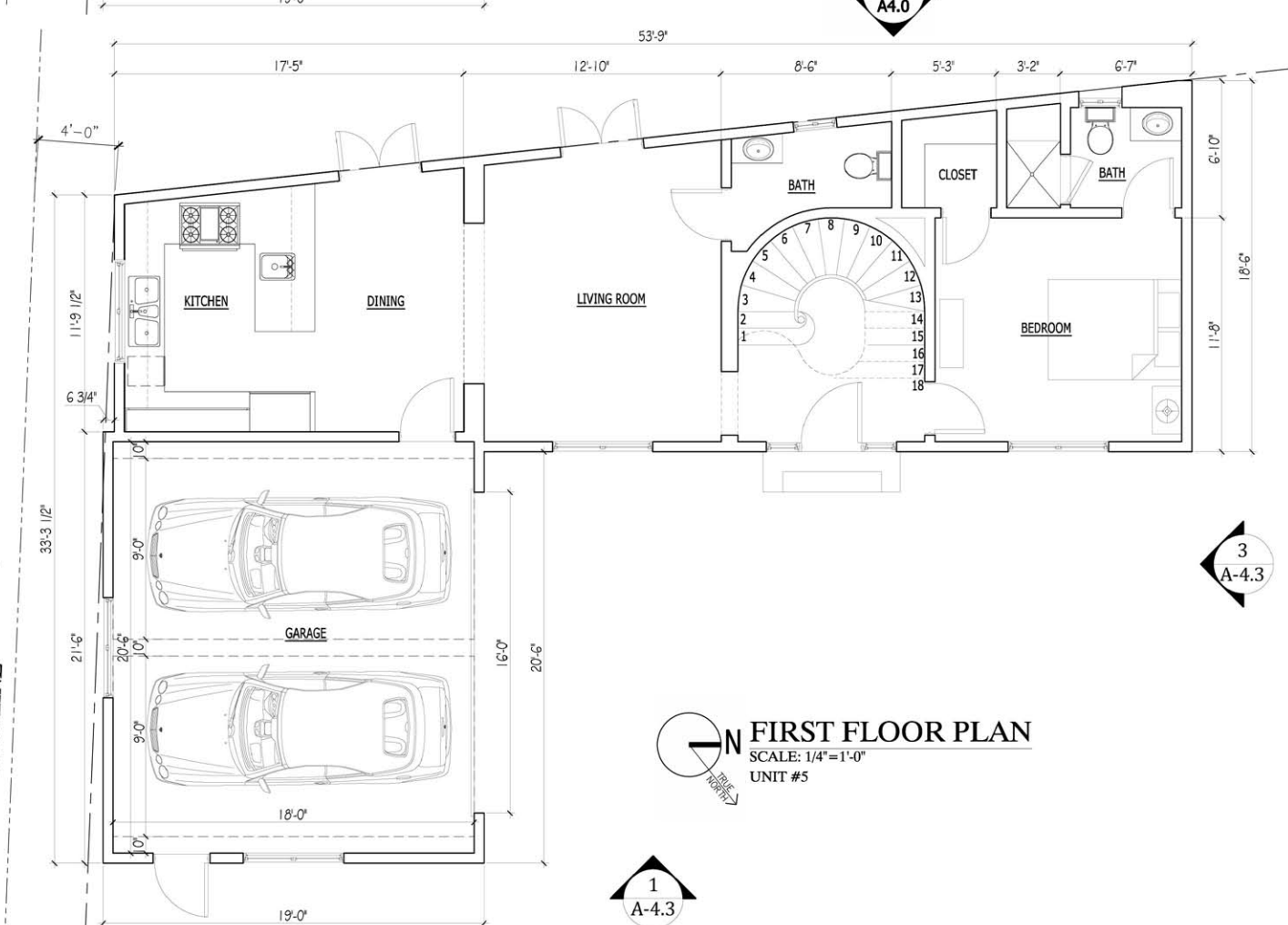
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ROOF PLAN
SCALE: 1/8"=1'-0"
UNIT #5



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
UNIT #5



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
UNIT #5



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4227 INCE BLVD.,
CULVER CITY, CA 90232

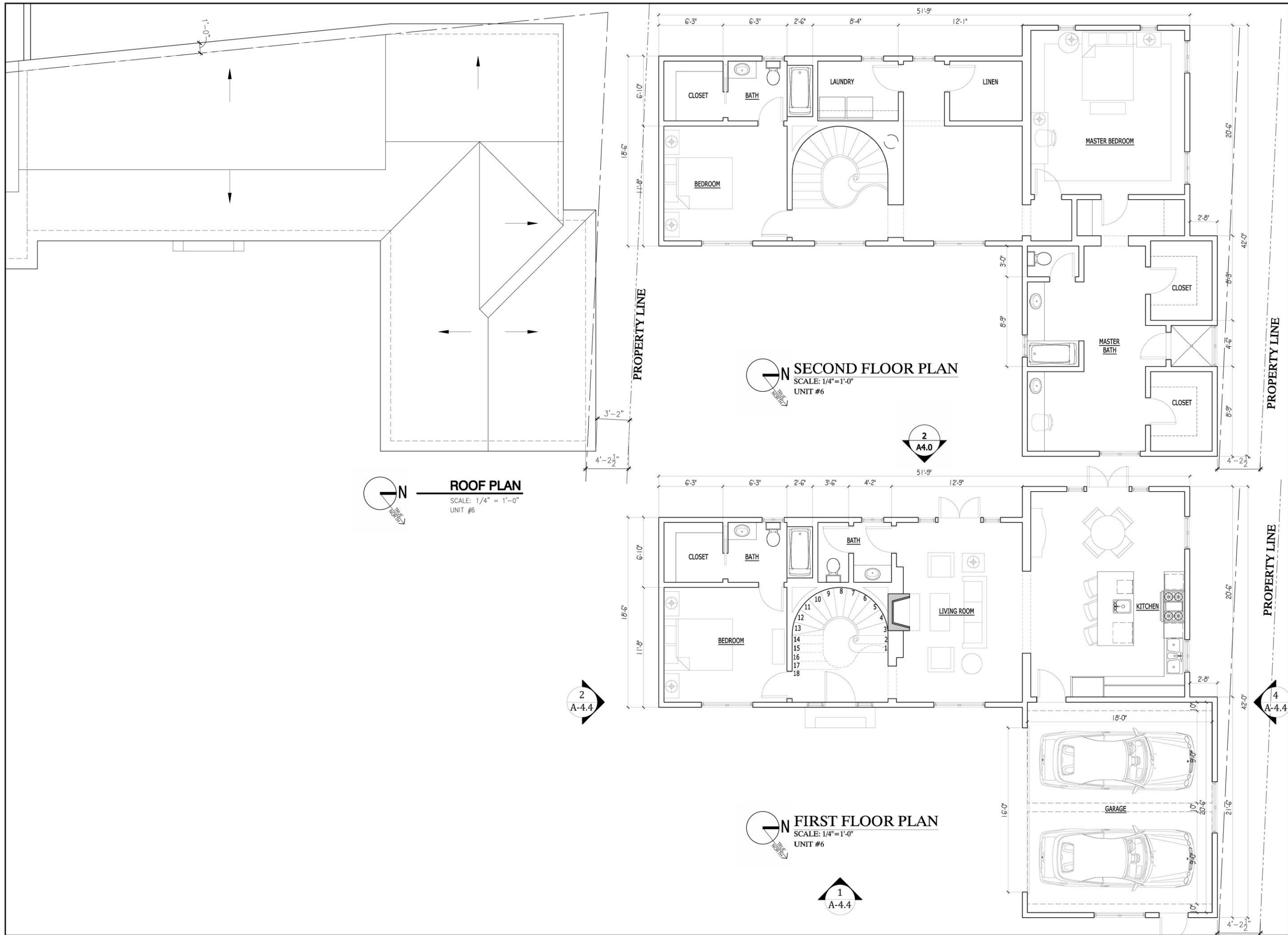
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01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
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Sheet Title:

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
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A-3.5
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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:

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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**

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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

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

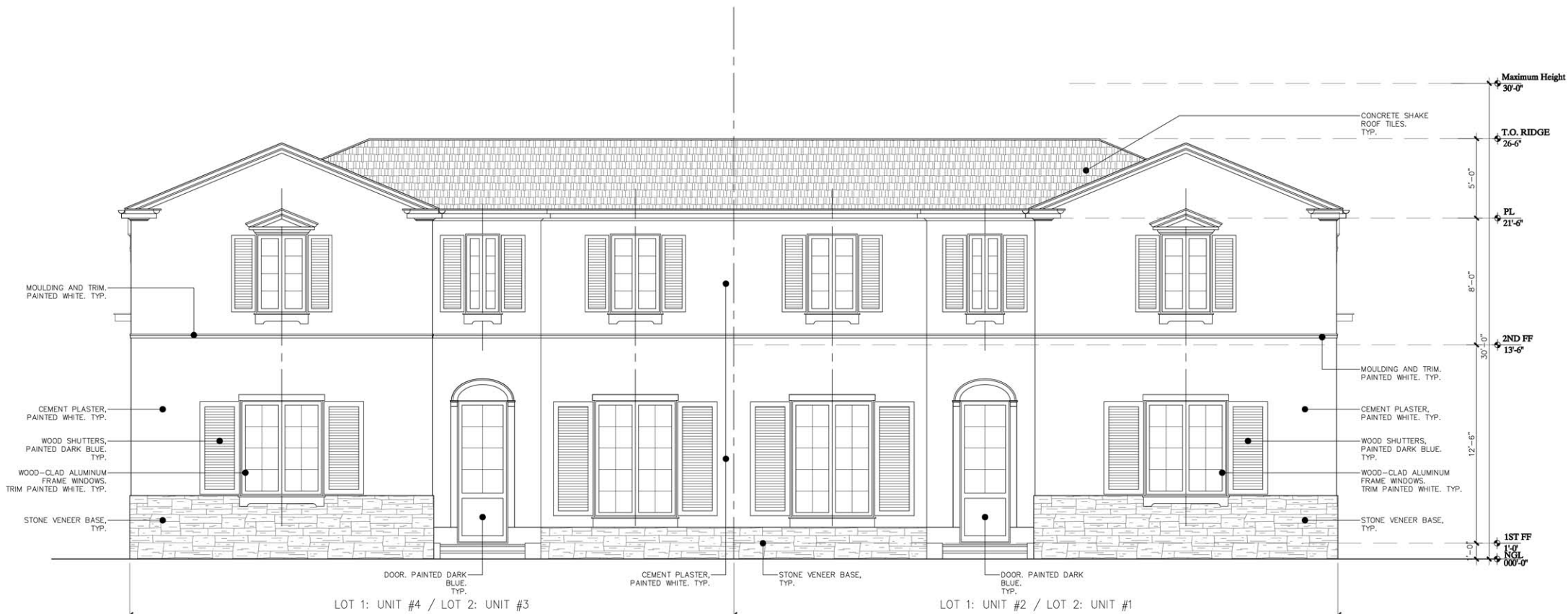
Sheet Title:

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"
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Sheet Number:

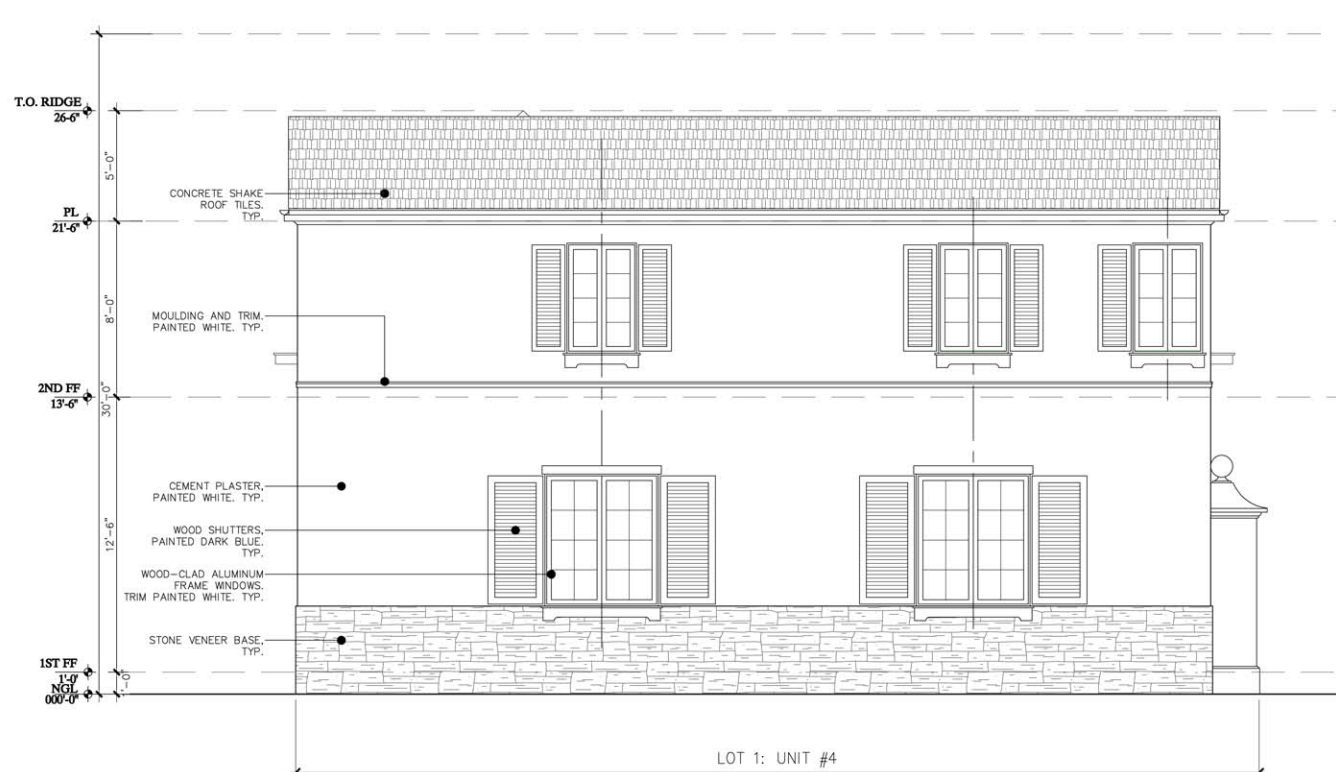
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(INTERIOR) LOT 1: UNITS #2 & #4 SOUTH ELEVATION
(INTERIOR) LOT 2: UNITS #1 & #3 NORTH ELEVATION (SAME, MIRRORED)
SCALE: 1/4" = 1'-0"

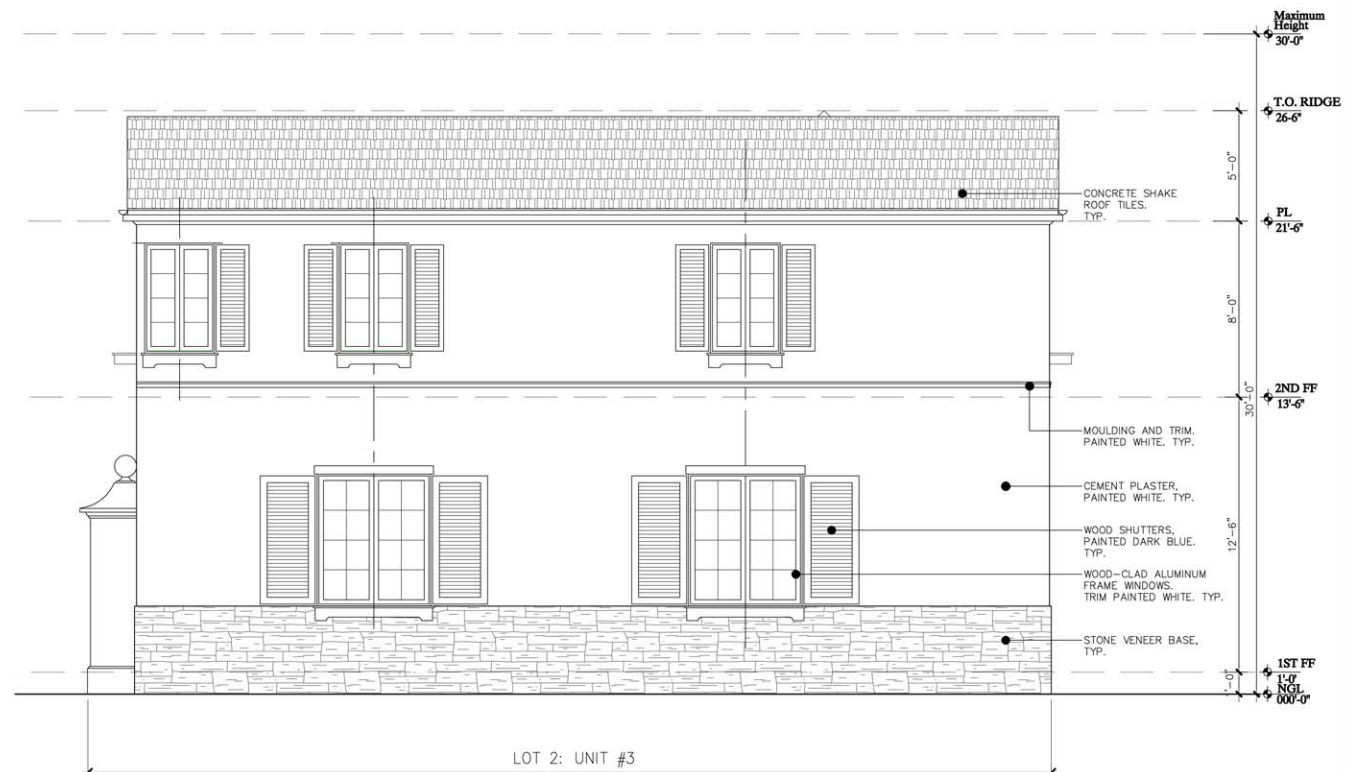
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(INTERIOR) LOT 1: UNITS #4 WEST ELEVATION

2

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



(INTERIOR) LOT 2: UNITS #3 WEST ELEVATION

3

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

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

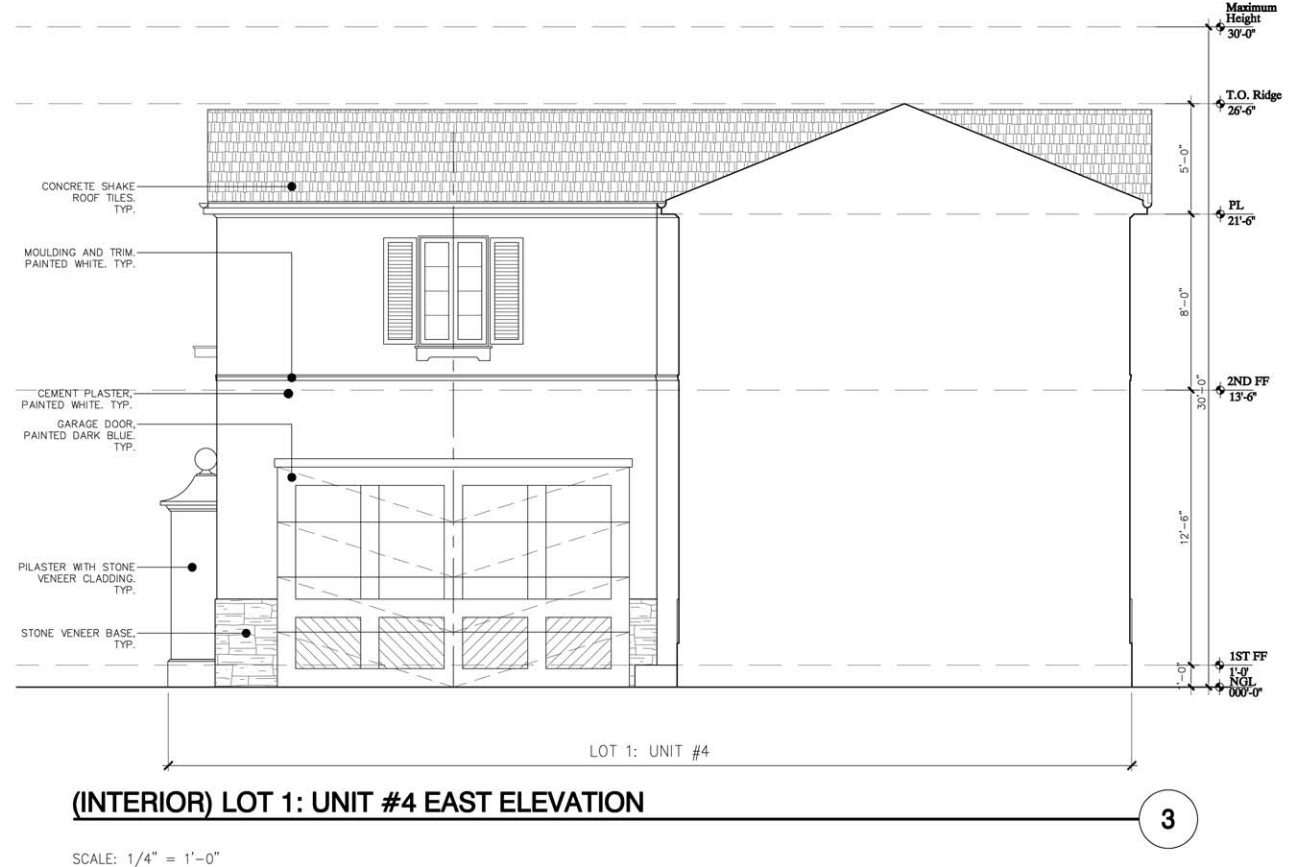
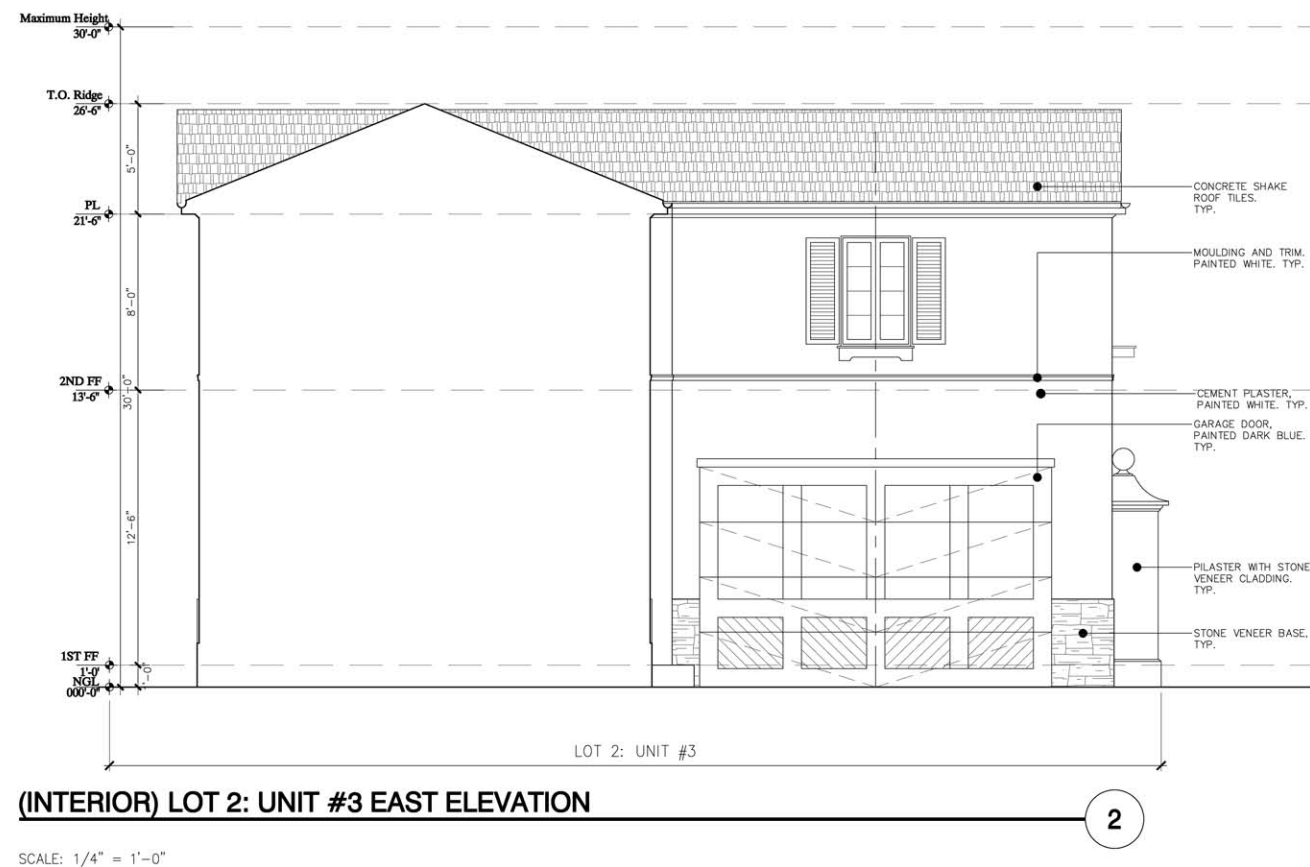
Sheet Title:

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
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CULVER CITY, CA 90232

Project Name:
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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 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:

A-4.3
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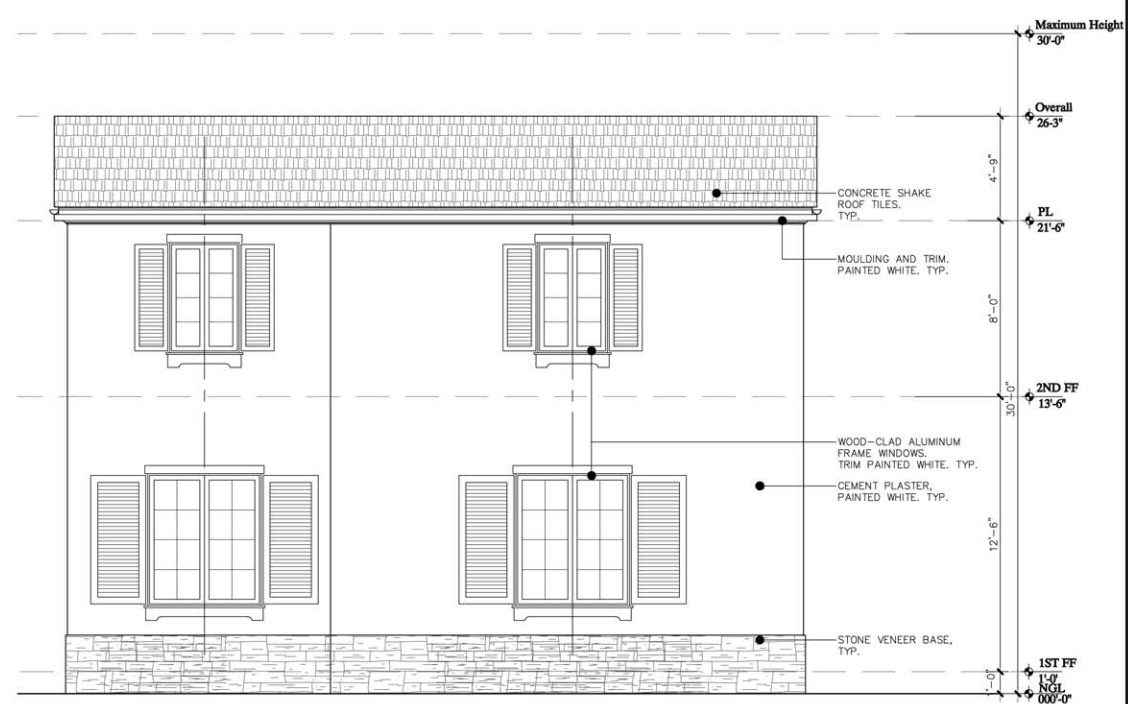
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(INTERIOR) LOT 3: UNIT #5 EAST ELEVATION

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

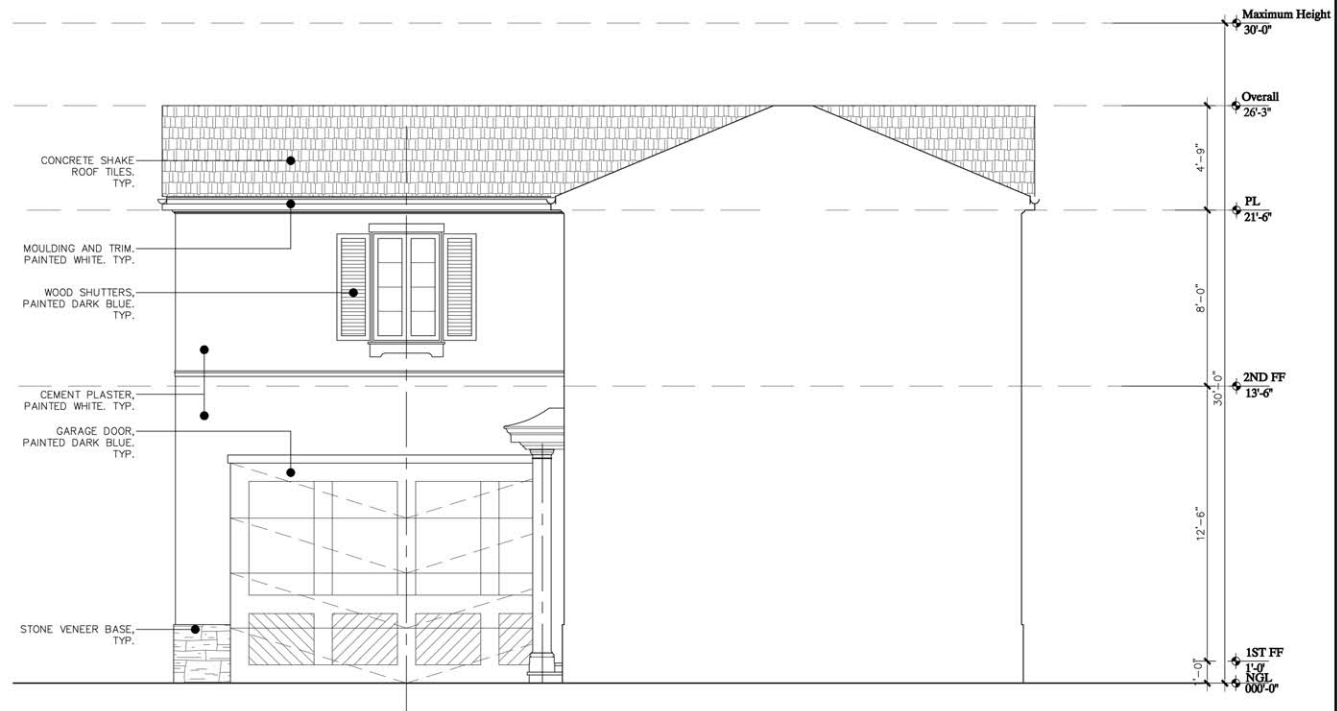
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LOT 3: UNIT #5 SOUTH ELEVATION

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

2



(INTERIOR) LOT 3: UNIT #5 NORTH ELEVATION

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

3

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CAPT. BERNARDO J. HERZER
4227 INCE BLVD.,
CULVER CITY, CA 90232

Project Name:

6 UNIT HOUSING COMPLEX

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CULVER CITY, CA 90232

Revisions:

01.30.17	PLANNING REVIEW
01.27.17	PLANNING REVIEW
11.30.16	PLANNING REVIEW
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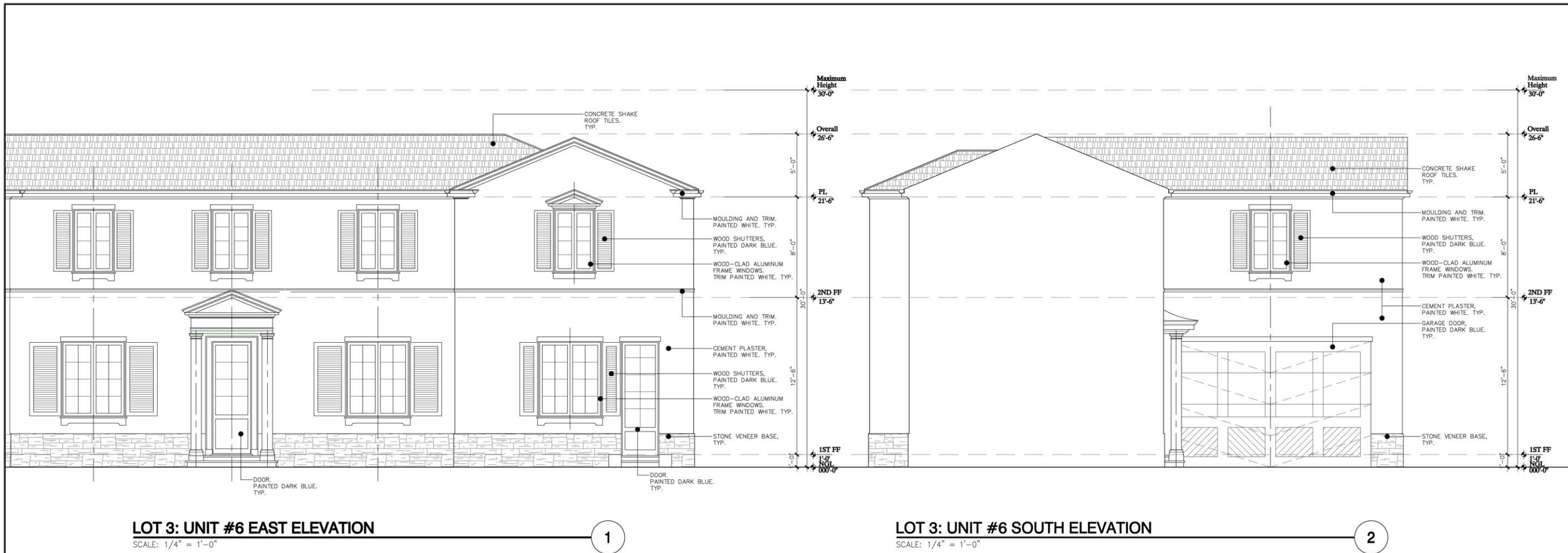
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LOT 3: UNIT #6
ELEVATIONS

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:	

A-4.4
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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:	1/8" = 1'-0"
File Name:	A-4.5.dwg
Sheet Number:	

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DESIGN PHASE**

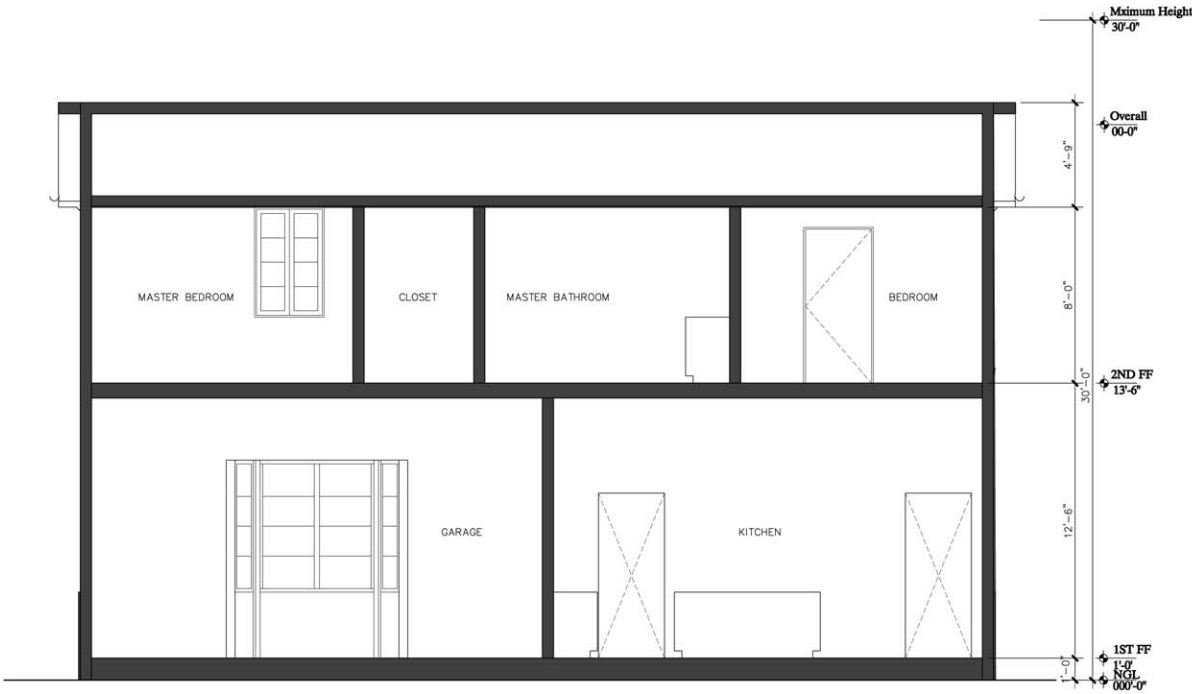
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TYPICAL LONGITUDINAL SECTION

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

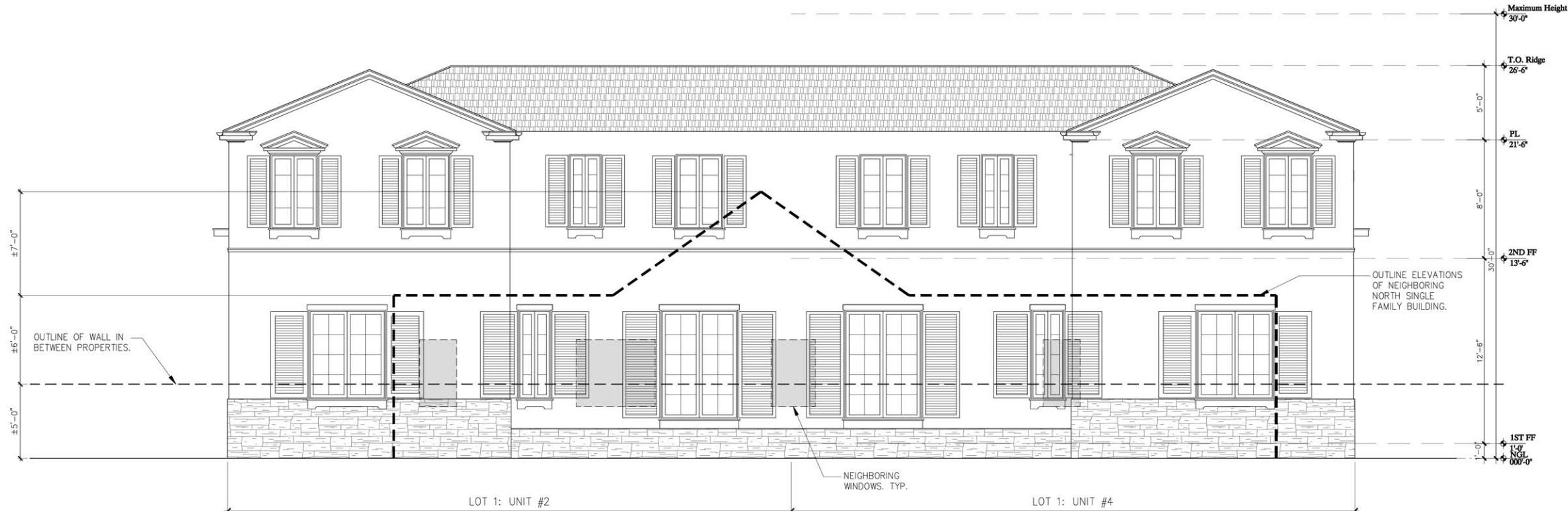
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TYPICAL CROSS SECTION

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

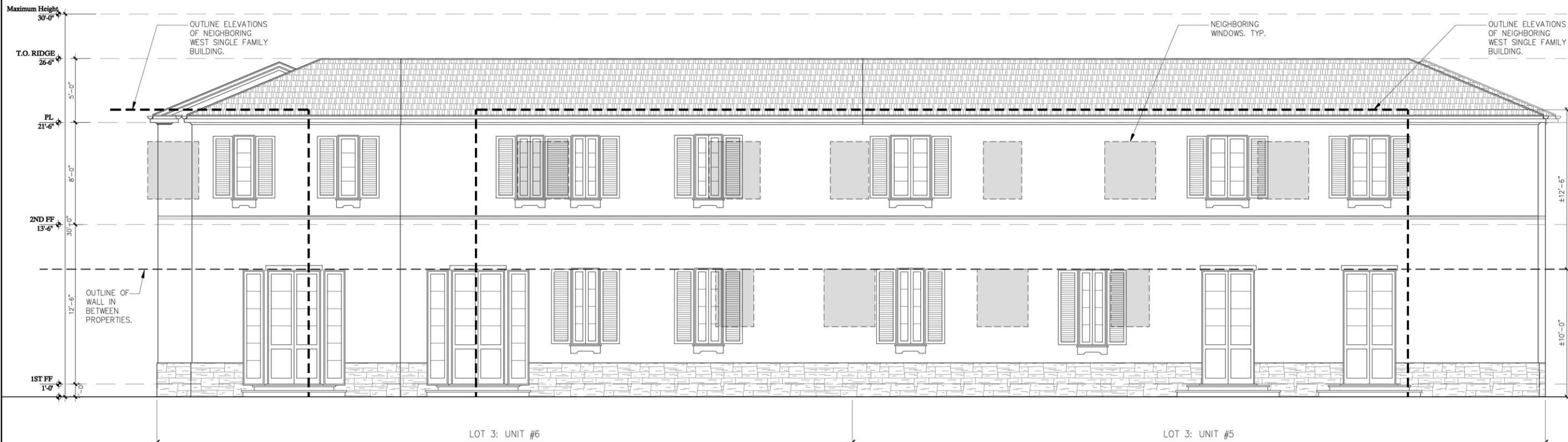
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LOT 1: UNITS #2 & #4 NORTH ELEVATION

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

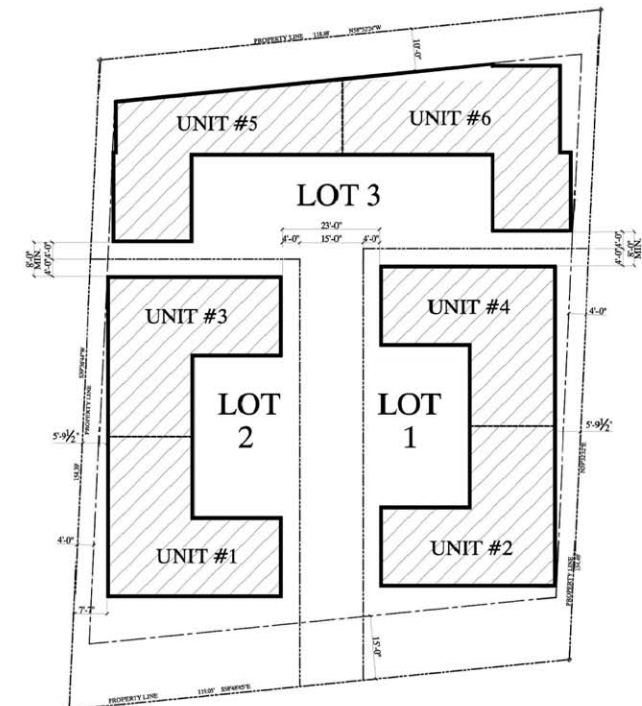
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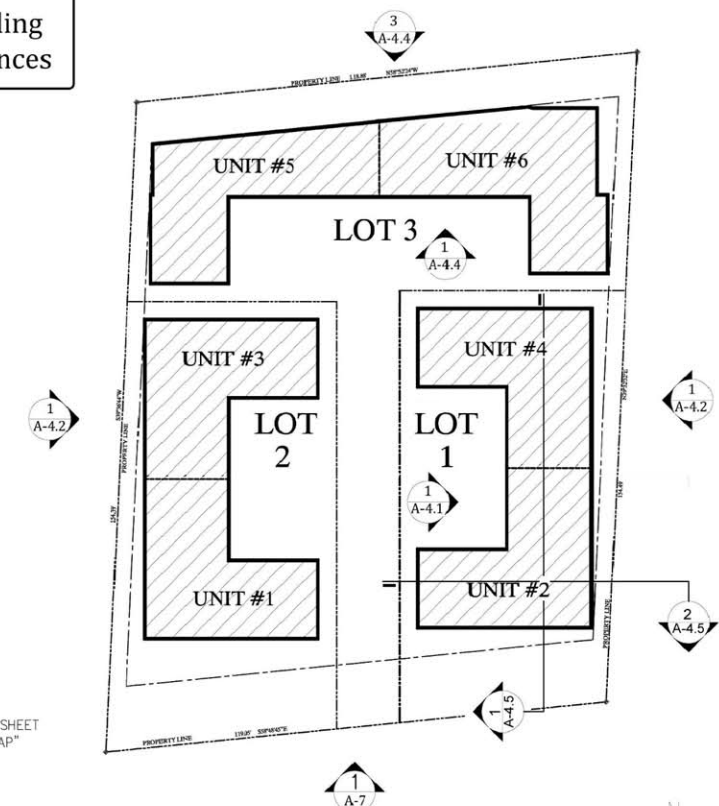
LOT 3: UNITS #5 & #6 WEST ELEVATION

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

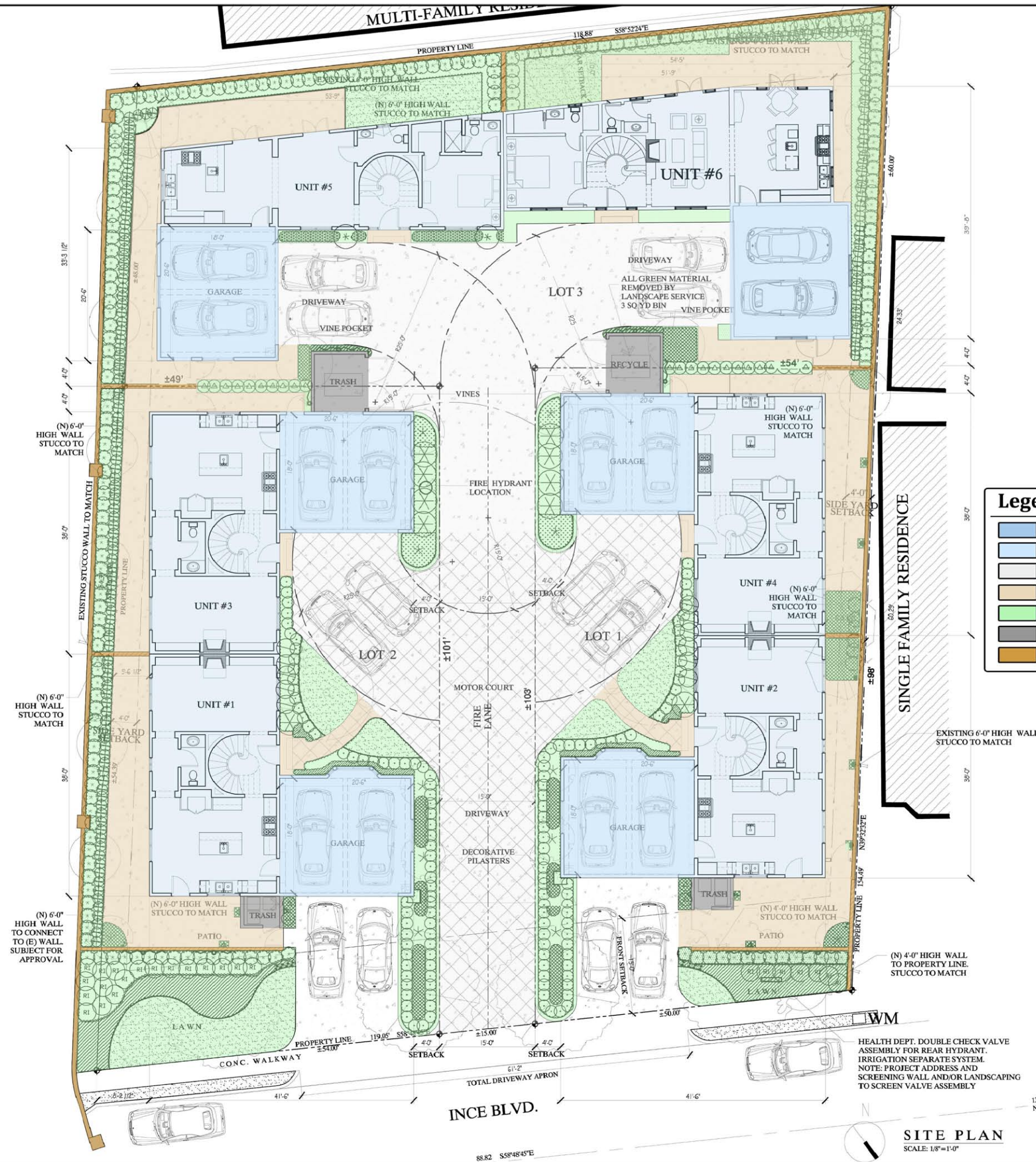
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SETBACK DIAGRAM



ELEVATION DIAGRAM



Legend:

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

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



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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
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(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





(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



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09.14.16 PLANNING REVIEW

Sheet Title:

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

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

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LOT 3: UNIT #6
COLOR ELEVATIONS

Project No.:	16.525
Drawn By:	CM
Checked By:	JH
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Sheet Number:	

A-6.4
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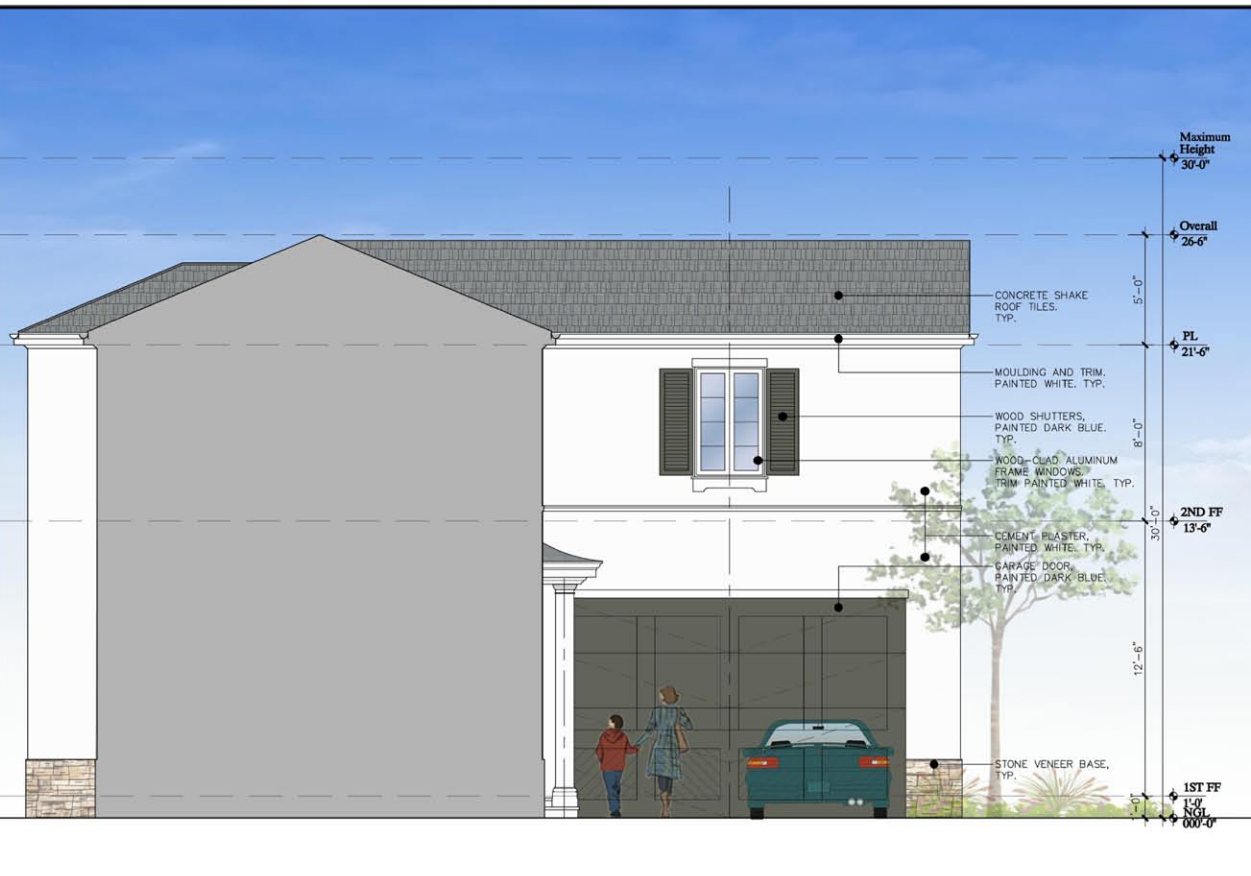
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LOT 3: UNIT #6 EAST ELEVATION

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

1



LOT 3: UNIT #6 SOUTH ELEVATION

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

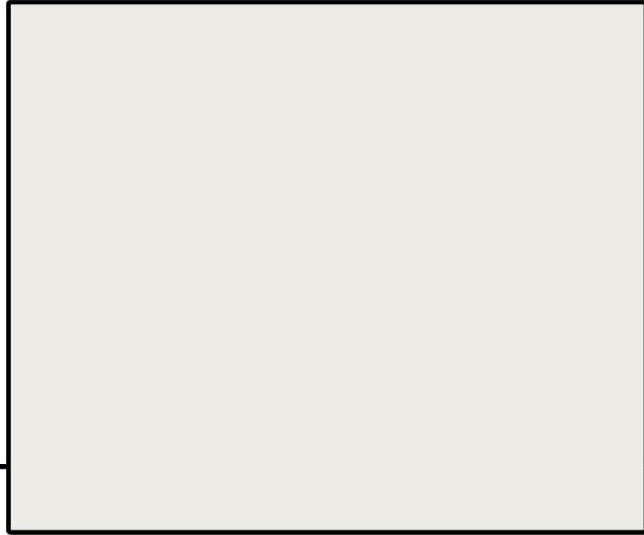
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LOT 3: UNIT #6 NORTH ELEVATION

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

4



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.
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6 Unit Housing Complex

4227 Ince Blvd., Culver City, CA 90232

City Planning Discretionary Review
 Colors & Materials
 January 30, 2017

A-7

