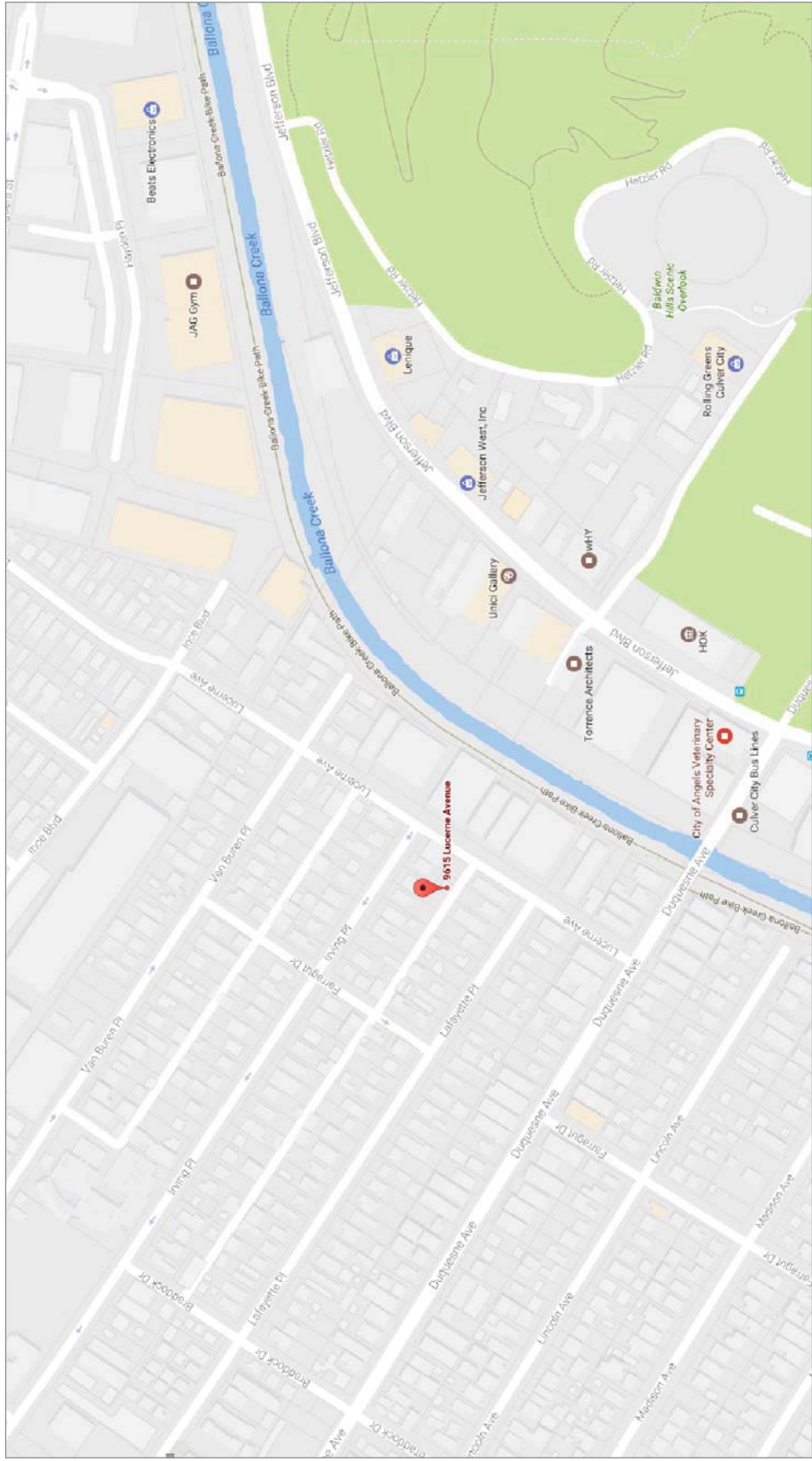




VICINITY MAP

DRAWING LIST	
A-0.0	TITLE – DRAWING LIST, PROJECT DATA
A-0.1	SURVEY
A-0.2	SITE-DEMO PLAN
A-0.3	SITE PLAN
A-0.4	LANDSCAPE PLAN
A-1.0	CONCEPTUAL SITE PLAN
A-1.1	BASEMENT PLAN
A-1.2	1ST FLOOR PLAN
A-1.3	2ND FLOOR PLAN
A-1.4	ROOF PLAN
A-2.0	EXTERIOR ELEVATIONS
A-2.1	EXTERIOR ELEVATIONS
A-3.0	SECTIONS
A-9.0	EXTERIOR RENDERING
A-9.1	EXTERIOR RENDERING
A-9.2	EXTERIOR RENDERING
A-9.3	MATERIALS BOARD

GENERAL NOTES

1. CODES USED:
– BUILDING CODE – BASED ON 2014 CALIFORNIA BUILDING CODE WITH CULVER CITY AMENDMENTS
– GREEN BUILDING CODE – BASED ON 2014 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 11, WITH CULVER CITY AMENDMENTS
– ELECTRICAL CODE – BASED ON 2014 CALIFORNIA ELECTRICAL CODE WITH CULVER CITY AMENDMENTS
– MECHANICAL CODE – BASED ON 2014 CALIFORNIA MECHANICAL CODE WITH CULVER CITY AMENDMENTS
– PLUMBING CODE – BASED ON 2014 CALIFORNIA PLUMBING CODE WITH CULVER CITY AMENDMENTS
2. ALL WORK SHALL BE DONE BY, OR DIRECTLY SUPERVISED BY, CONTRACTORS LICENSED TO WORK IN STATE OF CALIFORNIA.
3. ALL ELECTRICAL WORK SHALL BE DONE BY, OR DIRECTLY SUPERVISED BY, ELECTRICIANS LICENSED TO DO ELECTRICAL WORK IN THE STATE OF CALIFORNIA.
4. NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL WORK. UNLESS THERE ARE SPECIFIC CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW.
5. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PERFORMING WORK.
6. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
7. DO NOT CUT OR ALTER ANY EXISTING STRUCTURAL MEMBERS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER.
8. THESE DRAWINGS DO NOT DEFINE THE ENTIRE SCOPE OF THE CONTRACT FOR CONSTRUCTION. REFER TO OTHER CONTRACT DOCUMENTS.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD PERSONS AND PROPERTY. JOBSITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE PRESENCE OF THE ARCHITECT, THE ENGINEER, OR THEIR REPRESENTATIVES SHALL NOT CONSTITUTE ANY RESPONSIBILITY ON THEIR BEHALF FOR JOBSITE SAFETY OR FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.
10. THE CONTRACTOR SHALL OBTAIN LIABILITY INSURANCE, IN AMOUNTS SPECIFIED BY THE OWNER, TO COVER PERSONS AND PROPERTY DURING THE COURSE OF THE WORK. SUCH INSURANCE SHALL BE IN FORCE FOR THE DURATION OF THE PROJECT.
11. SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING DIMENSIONS SHOWN ON THESE DRAWINGS, BEFORE PROCEEDING WITH THE WORK. ON THE FIELD, THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE SHOP DRAWINGS. DISCREPANCIES BETWEEN FIELD DIMENSIONS AND DIMENSIONS SHOWN ON THESE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
12. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ASSUMED CONDITIONS BEFORE PROCEEDING WITH THE WORK. PRIOR TO PREPARATION OF SHOP DRAWINGS, THE CONTRACTOR SHALL VERIFY AND/OR DETERMINE SIZE, LOCATION, CONFIGURATION, ETC. OF THE EXISTING CONDITIONS AT ALL LOCATIONS OF NEW WORK. NOTIFY THE ARCHITECT OF CONDITIONS THAT DIFFER FROM THOSE SHOWN ON DRAWINGS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND ARRANGING INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT AND INSPECTION FEES.
14. REUSE OF SALVAGED MATERIALS IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY ARCHITECT.
15. MATERIAL AND EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
16. ALL WORK SHALL CONFORM TO TRADE STANDARDS OF GOOD WORKMANSHIP.
17. NEW WALLS AND SURFACES SHALL BE PLUMB, STRAIGHT, AND TRUE.
18. NEW CEILINGS SHALL BE LEVEL & SMOOTH UNLESS NOTED OTHERWISE.
19. JOINTS OR REPAIRS IN GYPSUM WALLBOARD CONSTRUCTION SHALL BE TAPED, SANDED SMOOTH AND READY FOR PAINT. SCREWS SHALL BE PATCHED OVER; SANDED SMOOTH AND READY FOR PAINT. PROVIDE METAL BEADING AT ALL OUTSIDE CORNERS.
20. PERFORM CUTTING, PATCHING AND REPAIRING OF EXISTING SURFACES NEATLY AND THOROUGHLY.
21. MAINTAIN THE CONSTRUCTION SITE AND SURROUNDING PREMISES IN AN ORDERLY STATE.
22. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL LEAVE ALL SPACES CLEAN. ALL CONSTRUCTION MATERIALS, DEBRIS AND TRASH SHALL BE REMOVED FROM THE SITE. TRASH AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER.
23. ALL CONTRACTORS AND SUBCONTRACTORS SHALL SUBMIT LIEN WAIVERS UPON COMPLETION OF THEIR WORK.

PROJECT DATA

PROJECT DESCRIPTION / SCOPE:

DEMOLISH EXISTING 3–CAR GARAGE AND ATTACHED, SINGLE UNIT APARTMENT.

CONSTRUCT TWO, 2–STORY CONDOMINIUMS, INCLUDING BASEMENTS AND ATTACHED, 2–CAR GARAGES.

PROJECT OWNER:
CHRONO SOUTH I, LP
77564 COUNTRY CLUB DRIVE., SUITE 218
DESERT PALMS, CA 92211
310.463.9173
IGULIN@CHRONOCAPITAL.COM

ENTITLEMENTS / PROJECT MANAGER:

LAINE HERRERA
909.851.1009
LAINE.HERRERA@GMAIL.COM

PROJECT ARCHITECT:
NOEL WILLIAMS ARCHITECT
808 SOUTH FLOWER STREET, APT. 213
LOS ANGELES, CA 90017
323.630.1137
NOEL@NWARCH.NET

PROJECT STRUCTURAL:

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CIVIL ENGINEER/TENTATIVE PARCEL MAP:
CHRIS JONES, PLS
ASSOCIATE/DIRECTOR OF SURVEYING & MAPPING
KAPPA SURVEYING, INC.
6080 CENTER DR. SUITE 300
LOS ANGELES, CA 90045
O 310.665.2800 D 310.417.4691 C 818.808.9810
CHRIS.JONES@KPFF.COM

SOILS ENGINEER AND GEOLOGIST:

SCOTT WALTER, PRINCIPAL ENGINEER
GEOCONCEPTS, INC.
14428 HAMLIN ST # 200,
VAN NUYS, CA 91401
818.994.8895
SWALTER@GEOCONCEPTSINC.COM

PROJECT CONTRACTOR:

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PROJECT SURVEYOR:

GSM SURVEYING AND MAPPING, INC.
5248 HUNTINGTON DRIVE SOUTH
LOS ANGELES, CA 90032
323.223.1011
RUSSELL J. BECK, LS 4857

TITLE 24 CONSULTANT:

MARK MADISON
ENERGY CODE WORKS, INC.
2600 MICHELSON DRIVE
SUITE 1700
IRVINE, CA 92612
800.700.0131
MARK@ENERGYCODE.COM

PROJECT LOCATION:

9615 LUCERNE AVENUE
CULVER CITY, CA 90232

CODE INFORMATION:
BUILDING TYPE: V-B
CODE USED: 2014 C.B.C., CMC, CPC, CEC

LEGAL INFORMATION:

APN# 4207–020–020 & 4207–020–021
TRACT: NOLAN PARK TRACT
MAP REFERENCE: MB 32–25
LOT: SW 54 FT OF LOT 94

1. ZONE / OCCUPANCY: R2

2. LOT SIZE: 5414.375 SF

3. LOT COVERAGE: 2309 SF (BUILDING FOOTPRINT) / 5414.375 SF (LOT SIZE) = .426 X 100 = 42.6%

4. MAXIMUM FLOOR AREA FOR DWELLING CALCULATION: 5414.375 SF X .40 = 2165.743 SF + 1500 SF = 3665.743 SF

5. LANDSCAPE AREA: UNIT 1 (FRONT) = 1060; UNIT 2 (BACK) = 679; TOTAL = 1060 + 679 = 1739 SF

6. OVERALL HEIGHT: 28'-6" MEASURED FROM NATURAL GRADE

7. CONSTRUCTION: TYPE V-B

FLOOR AREA BREAKDOWN				
LOT / PARCEL AREA (CALCULATED) = 5414.375 SF				
MAXIMUM FLOOR AREA FOR DWELLING CALC. = 5414.375 SF x .40 = 2165.743 SF + 1500 SF = 3665.743 SF				
	NEW UNIT #1	NEW UNIT #2	EXEMPT SF	TOTAL RFA
RESIDENCE 1ST FLOOR	701	1402	1402	1402
RESIDENCE 2ND FLOOR	1122	2244	2244	2244
COVERED PARKING – GARAGE	369	738	738	738
BASEMENT	701	1402	1402	1402
TOTAL		2140 SF	3646 SF	5786 SF
RFA = 3646 SF < 3665.743				

NOEL WILLIAMS
ARCHITECT

810 SO. FLOWER ST., UNIT 213
LOS ANGELES, CA 90017
323.630.1137

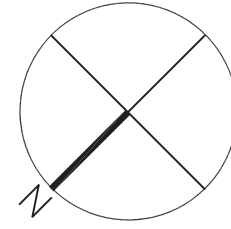
NOEL@NWARCH.NET

PROJECT

CHRONO SOUTH I, LP
9615 LUCERNE AVENUE
CULVER CITY, CA 90232

DRAWING TITLE

COVER
NOTES



SCALE: AS NOTED
DRAWN BY: NW
JOB NO.: 0048

ISSUE DATE

SCHEMATIC 17_02.10
SD REV 1 17_02.22
CASE MAN. 17_03.16
PPR 17_05.04
COMM. MEET. 17_06.26
TPM 17_06.30
TPM REV. 17_08.13

DRAWING NUMBER

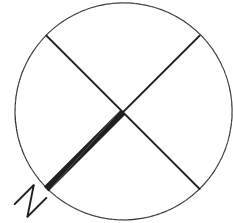
A-0.0

PROJECT

CHRONO SOUTH I, LP
9615 LUCERNE AVENUE
CULVER CITY, CA 90232

DRAWING TITLE

PLAN
SITE PLAN

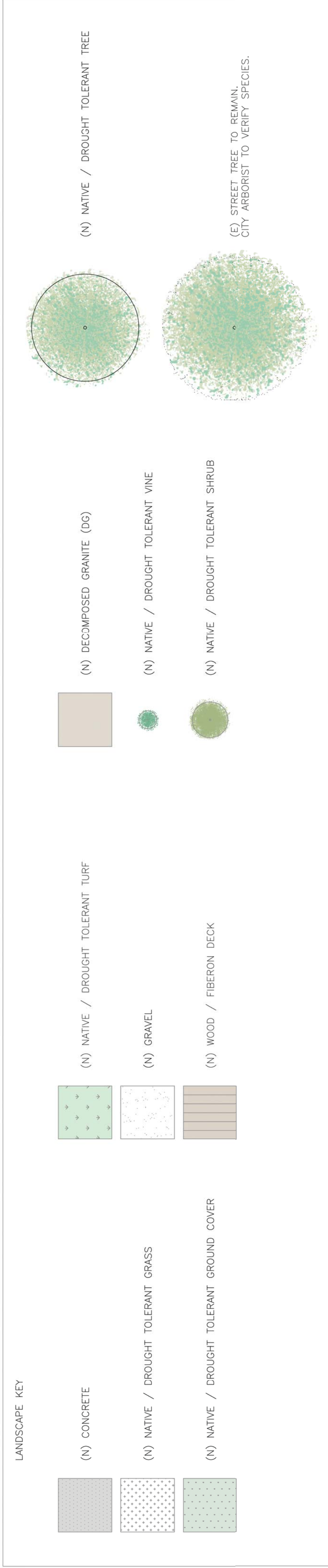
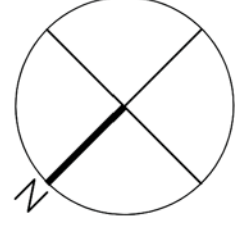


SCALE: 3/16" = 1'-0"
DRAWN BY: NW
JOB NO.: 0048

ISSUE	DATE
SCHEMATIC	17_02_10
SD REV 1	17_02_22
CASE MAN.	17_03_16
PPR	17_05_04
COMM. MEET.	17_06_26
TPM	17_06_30
TPM REV.	17_08_13

DRAWING NUMBER

A-0.3

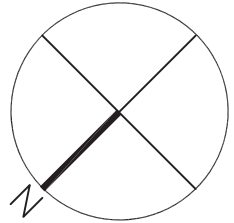


PROJECT

CHRONO SOUTH I, LP
9615 LUCERNE AVENUE
CULVER CITY, CA 90232

DRAWING TITLE

PLAN
CONCEPTUAL SITE PLAN

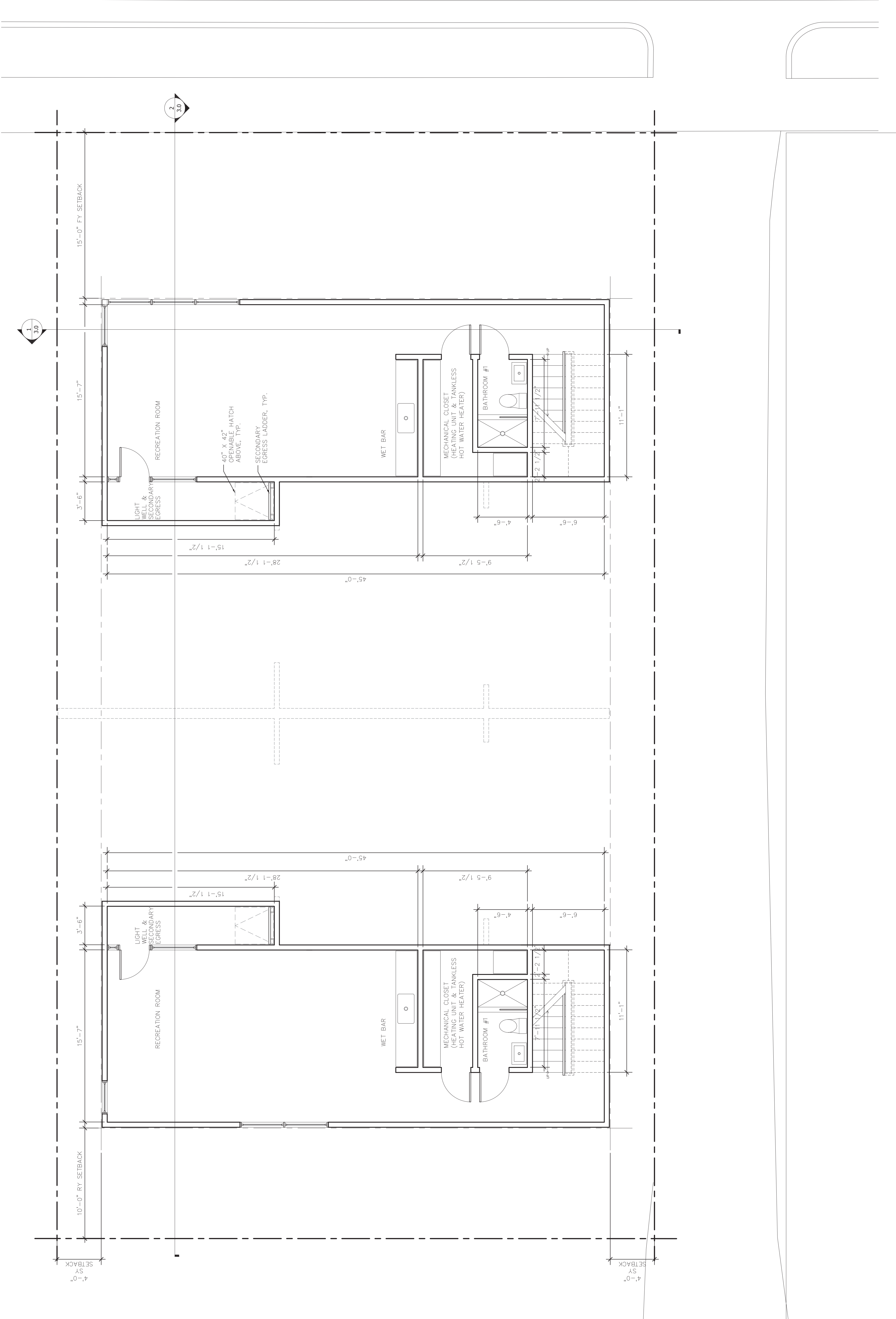
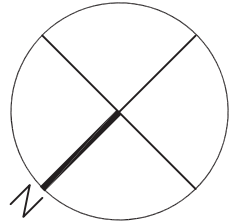


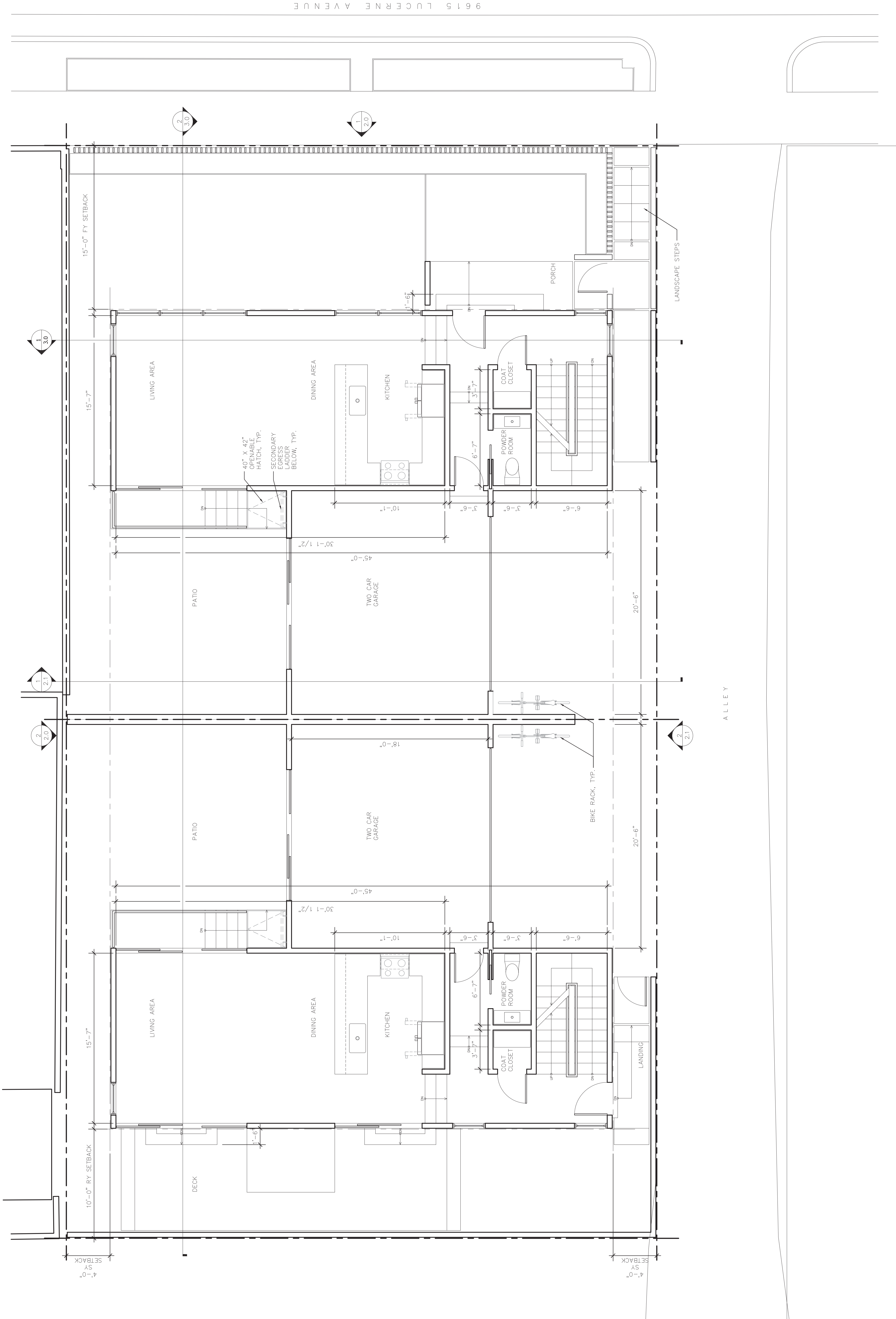
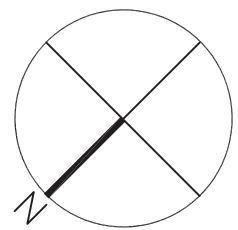
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DRAWN BY: NW
JOB NO.: 0048

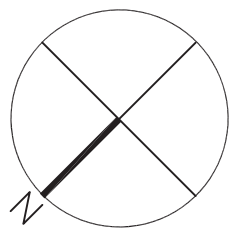
ISSUE	DATE
SCHEMATIC	17_02.10
SD REV 1	17_02.22
CASE MAN.	17_03.16
PPR	17_05.04
COMM. MEET.	17_06.26
TPM	17_06.30
TPM REV.	17_08.13

DRAWING NUMBER

A-1.0





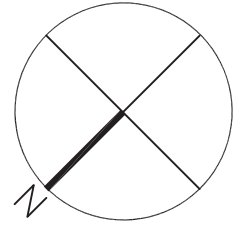


PROJECT

CHRONO SOUTH I, LP
9615 LUCERNE AVENUE
CULVER CITY, CA 90232

DRAWING TITLE

PLAN
ROOF PLAN

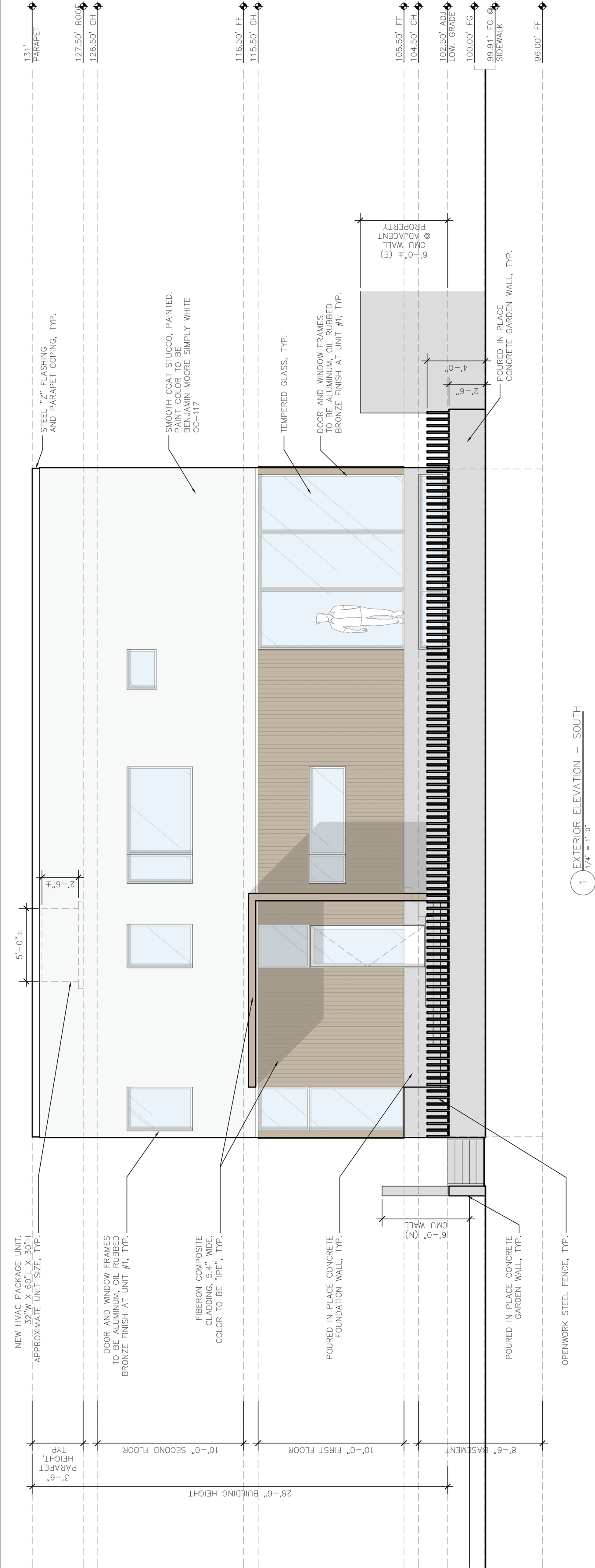
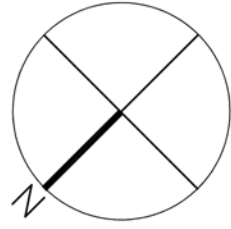


SCALE: 1/4" = 1'-0"
DRAWN BY: NW
JOB NO.: 0048

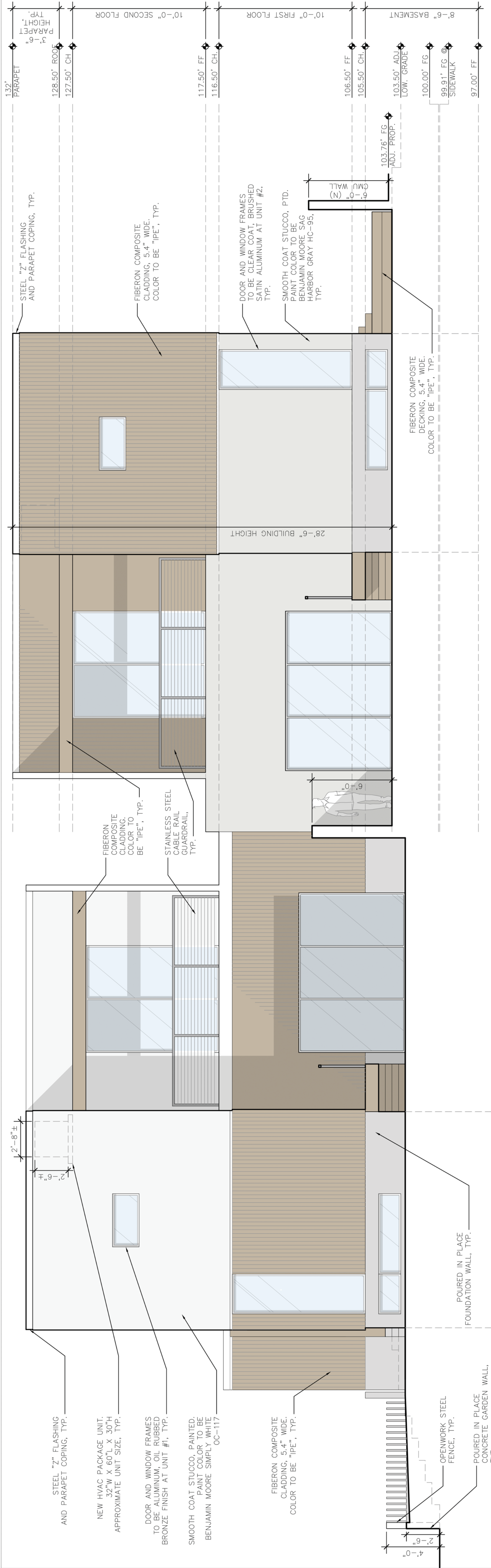
ISSUE	DATE
SCHEMATIC	17_02.10
SD REV 1	17_02.22
CASE MAN.	17_03.16
PPR	17_05.04
COMM. MEET.	17_06.26
TPM	17_06.30
TPM REV.	17_08.13

DRAWING NUMBER

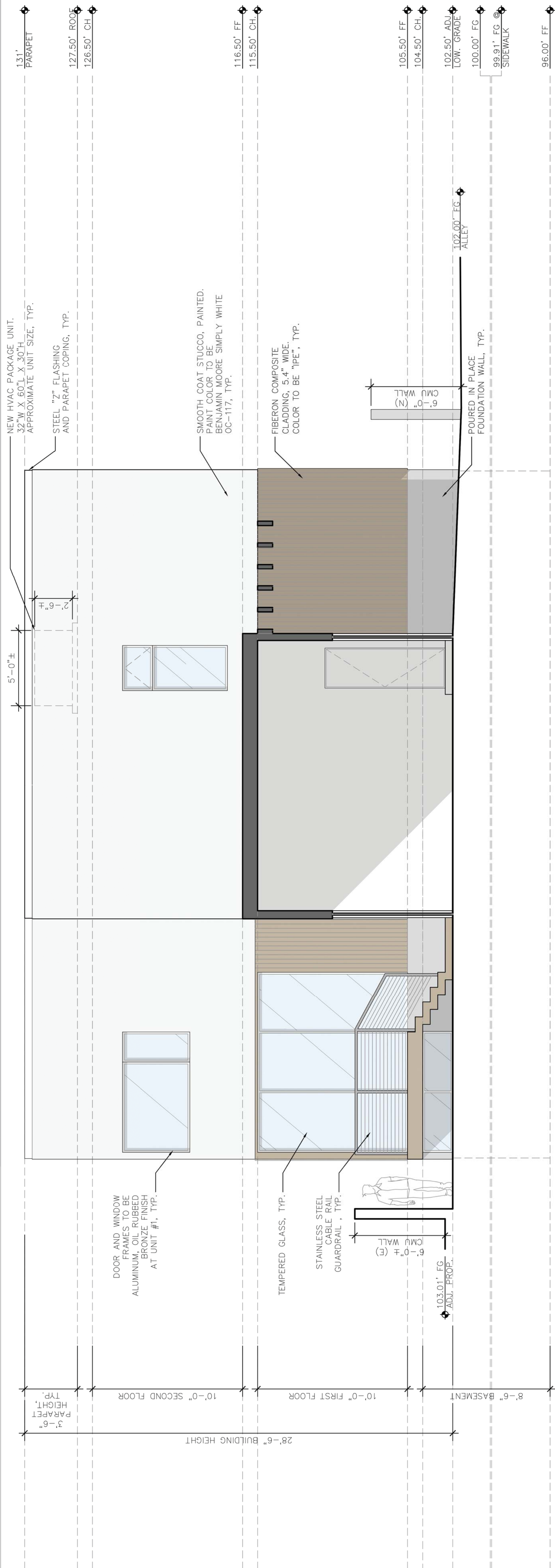
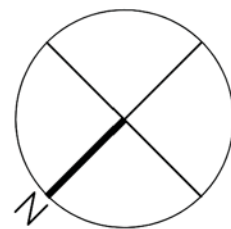
A-1.4



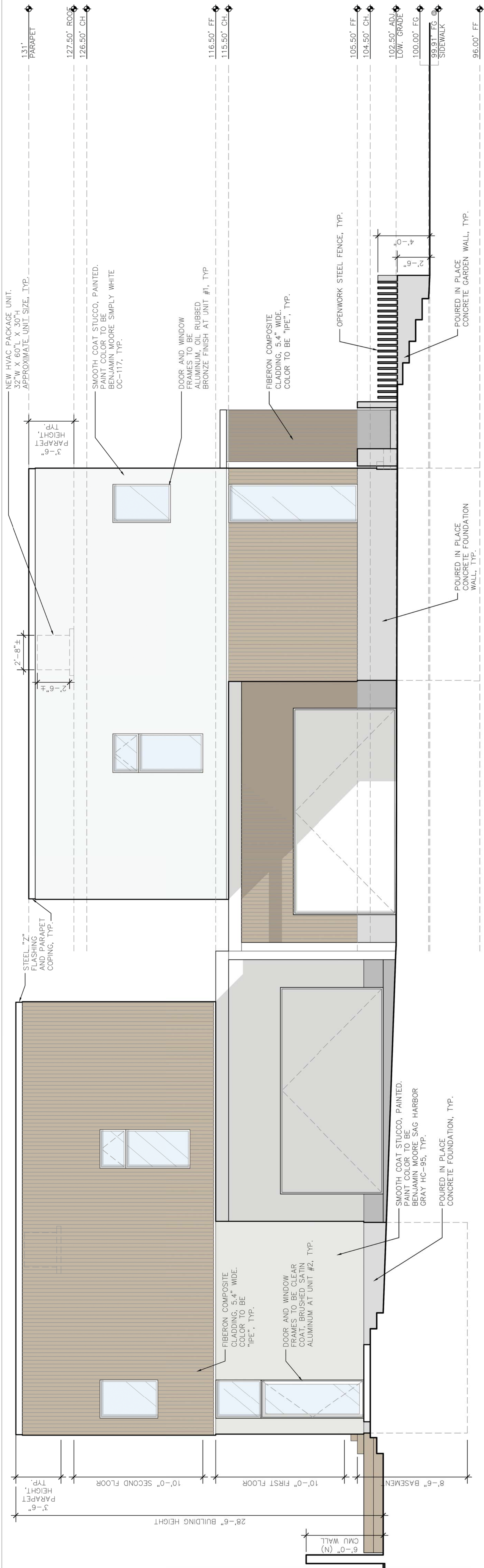
1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



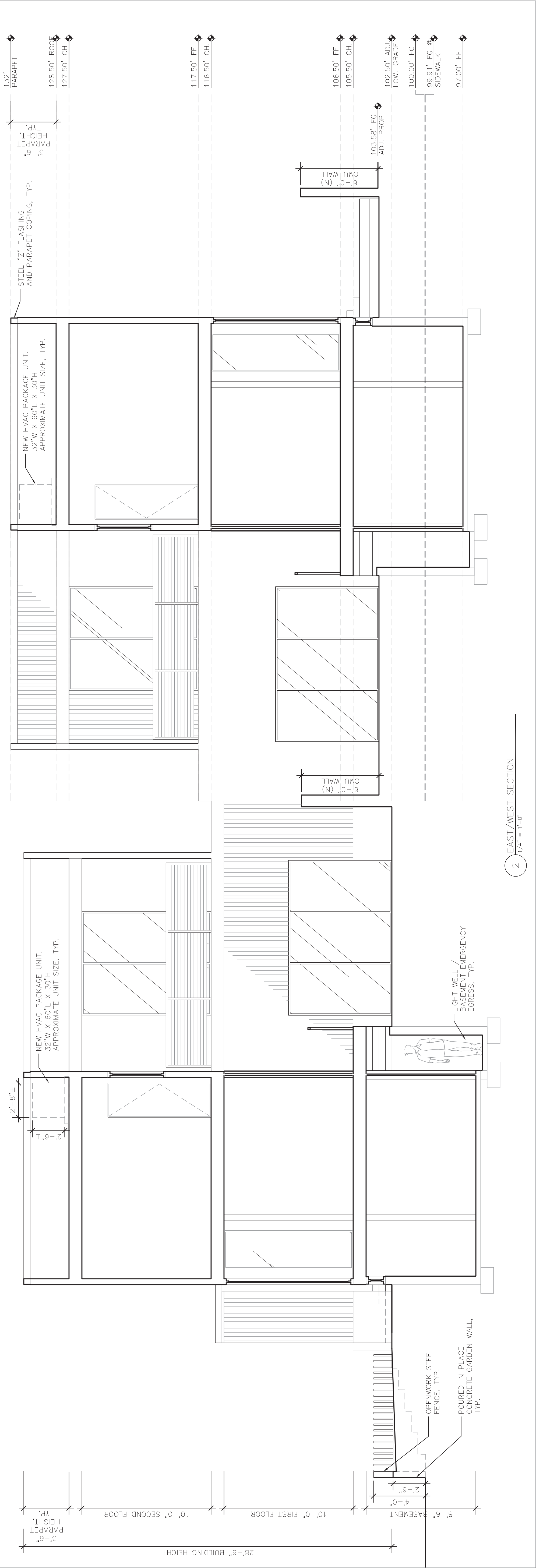
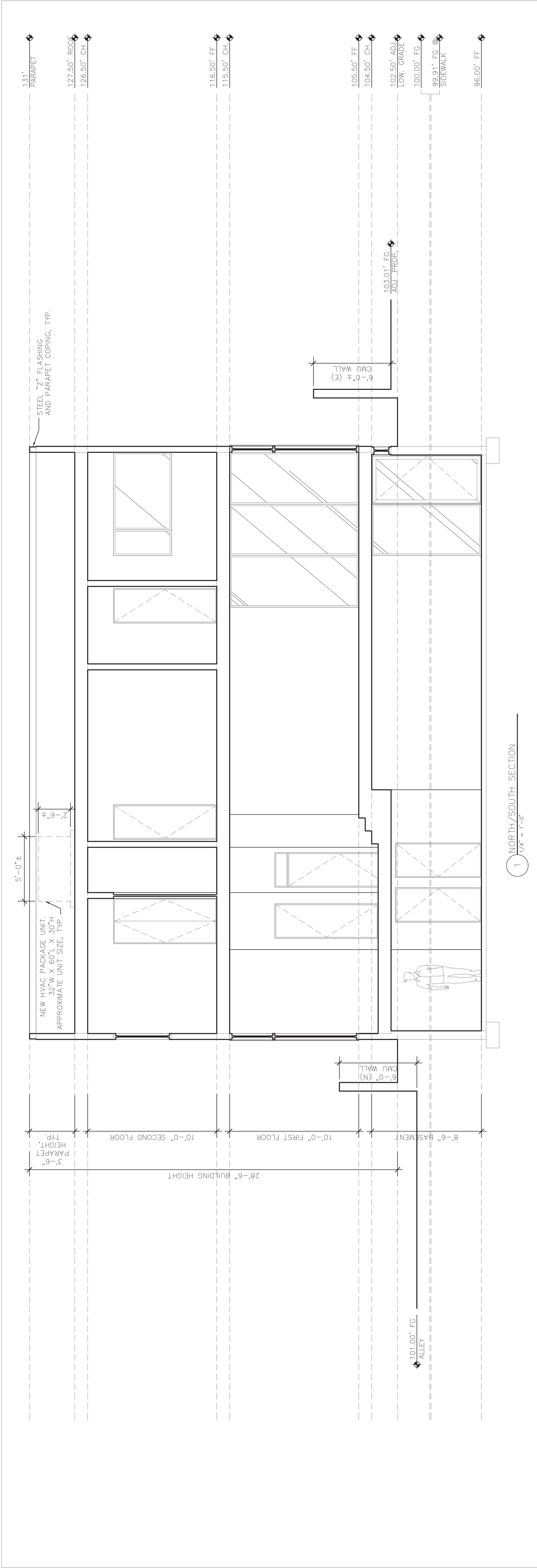
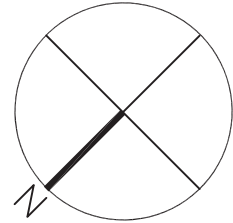
2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"





— RENDERING — SOUTH & WEST FACADES / VIEW AT INTERSECTION OF LUCERNE & ALLEY
N.T.S.

MATERIAL LIST:

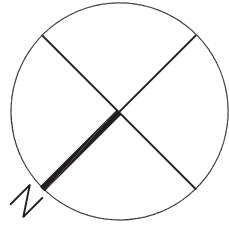
1. POURED IN PLACE OR BOARD FORMED CONCRETE FENCES, WALLS AND BASEMENT FOUNDATIONS.
2. 2X6 STEEL FENCE POSTS, WITH CLEAR COAT
3. FIBERON WOOD ALTERNATIVE, EXTERIOR, COMPOSITE CLADDING, OR APPROVED EQUAL.
3. SMOOTH COAT STUCCO, PAINTED.
4. ALUMINUM WINDOWS, WITH OIL RUBBED BRONZE OR CLEAR ANODIZED FINISH.

PROJECT

CHRONO SOUTH I, LP
9615 LUCERNE AVENUE
CULVER CITY, CA 90232

DRAWING TITLE

RENDERING
VIEW FROM LUCERNE



SCALE: AS NOTED
DRAWN BY: NW
JOB NO.: 0048

ISSUE	DATE
SCHEMATIC	17_02_10
SD REV 1	17_02_22
CASE MAN.	17_03_16
PPR	17_05_04
COMM. MEET.	17_06_26
TPM	17_06_30

DRAWING NUMBER

A-9.0



— RENDERING — WEST FACADE / VIEW OF ALLEY FRONTAGE

N.T.S.

MATERIAL LIST:

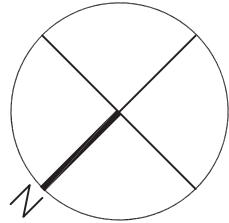
1. POURED IN PLACE OR BOARD FORMED CONCRETE. FENCES, WALLS AND BASEMENT FOUNDATIONS.
2. 2X6 STEEL FENCE POSTS, WITH CLEAR COAT
3. FIBERON WOOD ALTERNATIVE, EXTERIOR, COMPOSITE CLADDING, OR APPROVED EQUAL.
3. SMOOTH COAT STUCCO, PAINTED.
4. ALUMINUM WINDOWS, WITH OIL RUBBED BRONZE OR CLEAR ANODIZED FINISH.

PROJECT

CHRONO SOUTH I, LP
9615 LUCERNE AVENUE
CULVER CITY, CA 90232

DRAWING TITLE

RENDERING
VIEW OF ALLEY FRONTAGE



SCALE: AS NOTED
DRAWN BY: NW
JOB NO.: 0048

ISSUE	DATE
SCHEMATIC	17_02.10
SD REV 1	17_02.22
CASE MAN.	17_03.16
PPR	17_05.04
COMM. MEET.	17_06.26
TPM	17_06.30

DRAWING NUMBER

A-9.1



— RENDERING — EAST FACADE — VIEW OF INTERIOR COURTYARDS
N.T.S.

MATERIAL LIST:

1. POURED IN PLACE OR BOARD FORMED CONCRETE. FENCES, WALLS AND BASEMENT FOUNDATIONS.

2. 2X6 STEEL FENCE POSTS, WITH CLEAR COAT

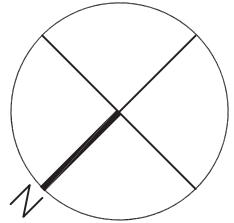
3. FIBERON WOOD ALTERNATIVE, EXTERIOR, COMPOSITE CLADDING, OR APPROVED EQUAL.

3. SMOOTH COAT STUCCO, PAINTED.

4. ALUMINUM WINDOWS, WITH OIL RUBBED BRONZE OR CLEAR ANODIZED FINISH.

PROJECT
CHRONO SOUTH I, LP
9615 LUCERNE AVENUE
CULVER CITY, CA 90232

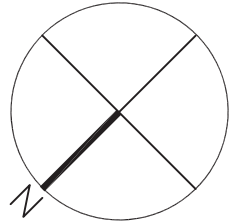
DRAWING TITLE
RENDERING
VIEW OF INTERIOR COURTYARDS



SCALE: AS NOTED
DRAWN BY: NW
JOB NO.: 0048

ISSUE	DATE
SCHEMATIC	17_02.10
SD REV 1	17_02.22
CASE MAN.	17_03.16
PPR	17_05.04
COMM. MEET.	17_06.26
TPM	17_06.30

DRAWING NUMBER
A-9.2



3

FINE OR SMOOTH COAT STUCCO

N.T.S.



2

FIBERON WOOD COMPOSITE CLADDING — IPE

N.T.S.



1

BOARD FORMED CONCRETE

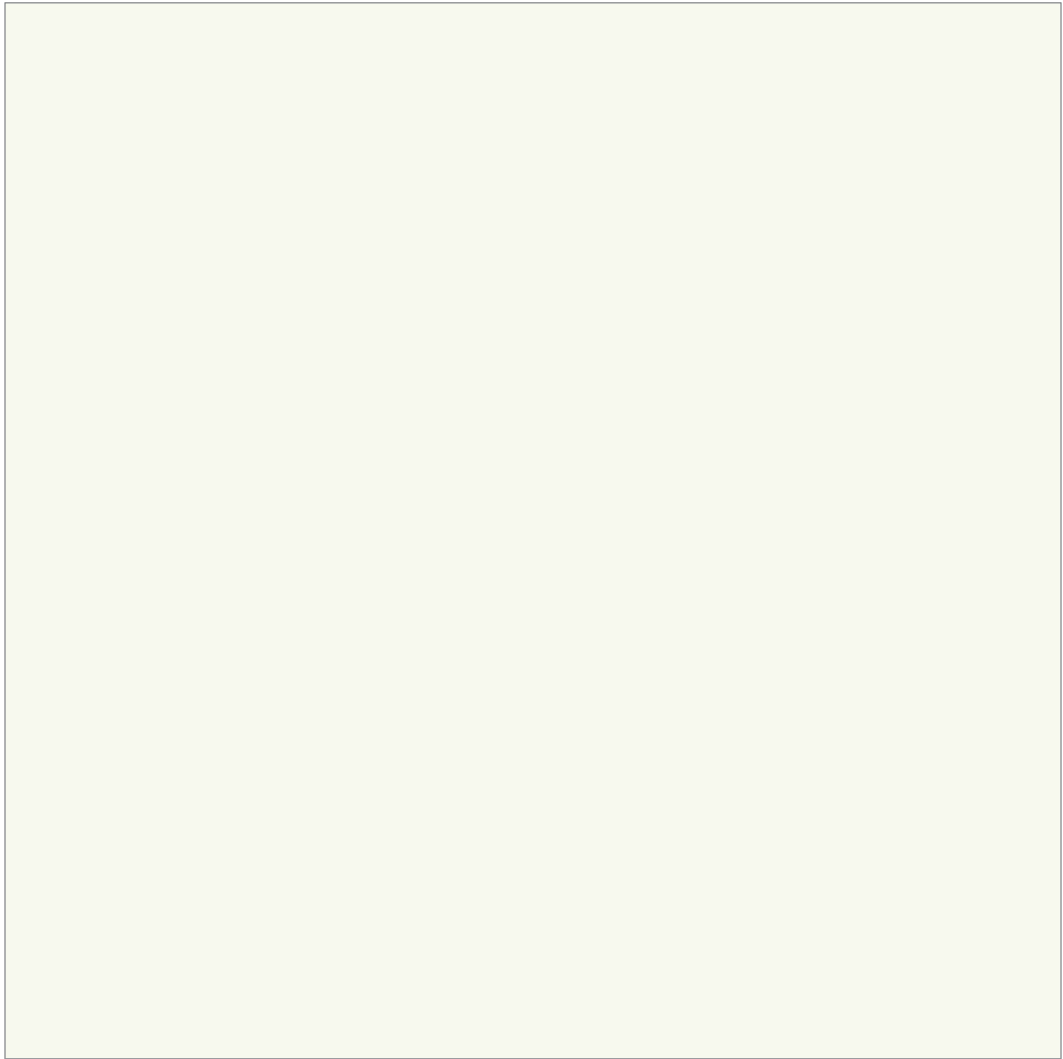
N.T.S.



6

STEEL POSTS @ FENCE , CLEAR COAT FINISH

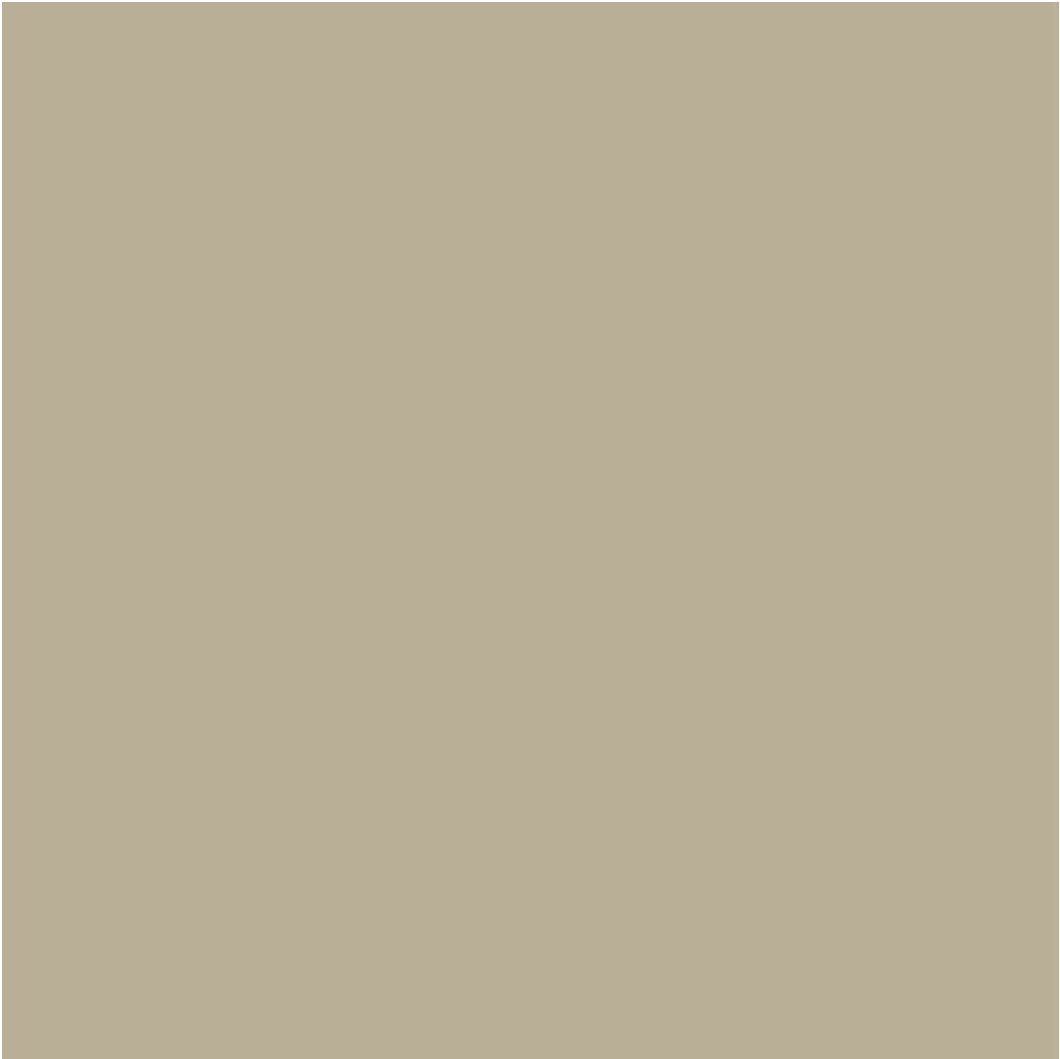
N.T.S.



5

BENJAMIN MOORE SIMPLY WHITE, EXTERIOR PAINT

N.T.S.



4

BENJAMIN MOORE SAG HARBOR GRAY, EXTERIOR PAINT

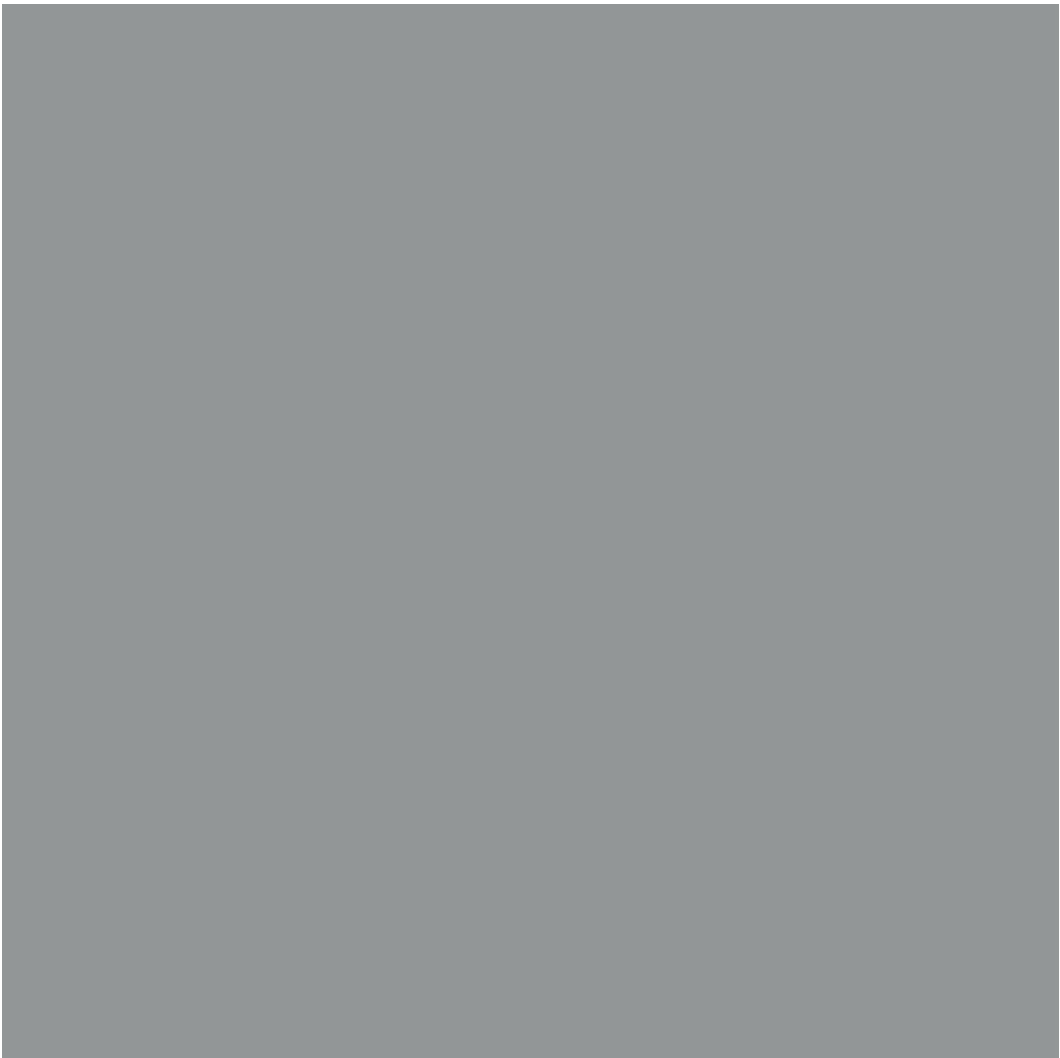
N.T.S.



8

WINDOW FRAME — OIL RUBBED BRONZE, ALUMINUM

N.T.S.



7

WINDOW FRAME — ANODIZED, ALUMINUM

N.T.S.