

DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

West Los Angeles Area Planning Commission

Date:		ed from March 21, 2018	Case No.:	DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A
Time:	After 4:3	•	CEQA No.:	ENV-2015-3505-CE
Place:		ledina West LA Parking		
		ment Facility	Council No.:	11 – Mike Bonin
		I. Exposition Blvd., 2 nd Floor	Plan Area:	Venice
	Los Ang	eles, CA 90064	Specific Plan:	Venice Coastal Zone – Milwood
			Certified NC:	Venice
			GPLU:	Low Medium I Residential
		Zone:	R2-1	
Public H	earing:	May 1, 2017		
Appeal S	Status:	Not further appealable pursuant to LAMC Section 12.36	Appellant:	Sue Kaplan, Shepard Stern, and Mary Jack
Expiratio	on Date:	May 16, 2018	Applicant: Representative:	Shula Harel, Ron Harel Wil Nieves

PROJECT 925 and 927 West Marco Place (Lots 22, 23, & 24)

- LOCATION:
- **PROPOSED PROJECT:** The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, twocar garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.
- **REQUESTED** ACTION: An appeal of the Director of Planning's determination to approve a Coastal Development Permit pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2, a Project Permit Compliance Review pursuant to LAMC Section 11.5.7, and a Mello Act Compliance Review pursuant to Government Code Sections 65590 and 65590.1 for the proposed demolition and new development (on Lots 22-24) located within the Single-Permit Jurisdiction of the California Coastal Zone; and appeal of the Categorical Exemption ENV-2015-3505-CE.

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RECOMMENDED ACTIONS:

- 1. Deny the appeal; and
- Sustain the Director of Planning's determination to conditionally approve a Coastal Development Permit, Project Permit Compliance Review, and Mello Act Compliance Review for the above mentioned proposed project; and
- 3. Determine that based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

VINCENT. P. BERTONI, AICP Director of Planning

Approved by:

Reviewed by:

Faisal Roble, Principal Planne

Delibre Lawern Delibre Lawern

Debbie Lawrence, AICP, Senior City Planner

Prepared by:

Juliet Oh, City Planner juliet.oh@lacity.org

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300).* While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.

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PROJECT ANALYSIS

APPELLATE DECISION

Pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), appeals of Coastal Development Permit cases are made to the Area Planning Commission. The appellate decision of the Area Planning Commission is final and effective as provided in Charter Section 245. Appeals of the California Environmental Quality Act (CEQA) are made to the City Council.

PROJECT SUMMARY

The proposed project is located within the Milwood Subarea (Milwood Walk Streets) of the Venice Coastal Zone Specific Plan. The project site is zoned R2-1 with a land use designation of Low Medium I Residential. The neighborhood and properties immediately surrounding the property are zoned R2-1 and developed with single and multi-family residential structures ranging from one to two stories in height. The lots immediately abutting the site are developed with two-story single-family dwellings. There are approximately 27 residential structures in the block of Marco Place bound by Lincoln Boulevard to the north and Linden Avenue to the South, of which, nine structures are two stories in height. The subject site consists of three legal lots: lots 22, 23, and 24. Lots 22 and 23 are developed with a one-story single-family dwelling that extends across both lots and lot 24 is developed with a one-story single-family dwelling.

The proposed project consists of the demolition of a one-story, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite.

APPEAL POINTS AND STAFF RESPONSE

The City issued a determination approving the requested Coastal Development Permit, Project Permit, and Mello Act Compliance Review on January 11, 2018. One appeal was filed for all three cases on January 26, 2018.

Appeal Point No. 1:

The Decision Maker erred and abused its discretion in not providing Findings with respect to whether the development is in conformity with Chapter 3 of the California Coastal Act (CDP Finding 1). The Appellant argues specifically that the project is not compatible in mass, scale, and character with the surrounding existing neighborhood and which will destroy the integrity and historical place of this 100-year-old house.

Response:

Los Angeles Municipal Code (LAMC) Section 12.20.2-G.1 states the required findings for a Coastal Development Permit. Finding No. 1 is: *That the development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resource Code).*

Finding No. 1 of the Director's Determination (Exhibit A) outlines the applicable policies of Chapter 3 of the Coastal Act, Finding No. 2 provides the relevant policies of the Venice LUP, and Finding No. 6 provides a discussion regarding the environmental review and the analysis of the project qualifying for the Categorical Exemptions used, pursuant to CEQA Guidelines: Sections 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), Sections 15331, and 15332.

The above-referenced Findings discuss the substantial evidence in the record supporting the Director's finding that the project is visually compatible with the character of the surrounding area Section 30251) as follows:

The three lots are located within the Milwood Walk Streets which are identified in the Venice Land Use Plan as a highly scenic coastal area and a significant cultural resource. The proposed project will relocate an existing one-story single-family dwelling (on lots 22-23) to lot 24, preserve the front portion of the structure to a depth of approximately 20 feet and construction a two-story addition to the rear; the existing one-story structure on lot 24 will be demolished. Two new, two-story single-family dwellings will be constructed on lots 22 and 23. The new structures are 28 feet in height and are designed with flat and varied rooflines (pitched roof) but also incorporate a five-foot step back on the second level, consistent with the rooflines and building massing in the area. As previously discussed, there [are] approximately 27 residential structures, of which nine are two stories in height; the structures immediately abutting the project site are two stories in height; several of the two-story structures do not incorporate significant step backs on the second level. The three proposed two-story structures observe the required prevailing front yard setback requirement and incorporate stepbacks and cutouts to further reduce the massing of the buildings. As such, the proposed single-family dwellings are visually compatible with the character of the surrounding areas and will not have a visual impact on the Walk Street

As discussed in Finding No. 2 of the Director's Determination, the policies of the Land Use Plan, which was certified on June 14, 2001 by the California Coastal Commission, provide development standards that projects on Walk Streets must comply with; such standards regulate height limits, articulation, and building design (materials, massing and scale).

The SurveyLA Findings (Los Angeles Historic Resources Survey) for the Venice Community Plan Area identified the Milwood Venice Walk Streets as a historic resource (Exhibit G), comprised of Contributors and Non-Contributors. The environmental review of projects (CEQA) within this identified District is to determine whether a project will have a significant impact on the historic resource, the integrity of the District. A Historic Resource Assessment (HRA) (Exhibit H) was prepared by PCR Services Corporation (now ESA/PCR) and submitted to the City for review by the Office of Historic Resources (OHR), a final report was accepted (November 2016); a Supplemental Letter (Exhibit H) was provided February 2018. The purpose of the HRA is to "identify and evaluate historic resources that may be affected by the implementation of the residential redevelopment project," more specifically to identify the status of 927 W. Marco Place (as a Contributor or Non-Contributor) to the District and to determine if the project would have a significant impact on the integrity of the Contributor (925 W. Marco Place) to the Milwood Venice Walk Streets Historic District and the integrity of the overall District.

The existing single-family dwelling at 925 W. Marco Place (Lots 22 & 23) was identified as a Contributor to the Milwood Venice Walk Streets Historic District and the single-family dwelling at 927 W. Marco Place was identified as "Not Sure" because the structure was not visible to the survey team (SurveyLA, 2015). A Historic Resource Assessment prepared by PCR Services and reviewed and approved by the Office of Historic Resources (November 2016) found the structure at 927 W. Marco Place was "lacking in integrity and maintains few, if any of the features associated with its original construction in 1923" and recommended a status code of 6Z, "found

ineligible for National register, California Register, or local designation through survey evaluation" (HRA 2016). The HRA further identified the Contributing structure at 925 W. Marco Place did not qualify as an Individual Resource.

The Supplemental Letter (ESA/PCR) states, based on the State CEQA Guidelines and the City of Los Angeles CEQA Guidelines, the project would have a significant impact on the historic resource if:

The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource); or

The Project would reduce the integrity or significance of important historic resources on the Project Site or in the vicinity such that their eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource).

The proposed relocation, rehabilitation, and remodel of the structure at 925 W. Marco Place would result in a larger single-family dwelling on a different lot. However, the character-defining features of the structure would be retained, the two-story addition will be set back to preserve the original massing of the one-story single-family dwelling; "the Bungalow's contributing features would be retained and the Bungalow would remain eligible as a contributor upon project completion." As such, the same number of Contributing Structures would remain in the District and "the District would remain intact and retain its historic eligibility" (ESA/PCR, 2018). In addition, the proposed new two-story structures, on lots 22 and 23, were reviewed for compatibility with the Contributors in the District. A Context Analysis/Relative Height Study (Exhibit F) was prepared for the project, depicting the proposed structures in the context of the neighborhood block and Contributors. As previously discussed, the new structures incorporate a five-foot step back at the second floor façade, consistent with the rooflines and massing of the area.

The Appellant provides policies of the Venice LUP that address the importance of the preservation of historic and cultural resources, Policy I.F.1-2. While the Walk Streets are identified as significant historic landmarks, the individual structures are not. As previously discussed, while the structure at 925 W. Marco Place was identified as a Contributor to the District, it was determined ineligible an individual resource. Policy I.F.1 Historic and Cultural Recourses states: The historical, architectural and cultural character of structures and landmarks in Venice should be identified, protected and restored where appropriate, in accordance with historical preservation guidelines. Based on the HRA (2016) and Supplemental Letter (2018) prepared for this project, the proposed relocation and addition to the Contributor were found to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving. Rehabilitating, Restoring, and Reconstructing, Historic Buildings. Furthermore, the proposed twostory, single-family dwellings (to be constructed on lots 22 & 23) were found "to be compatible in mass and scale with the District's Contributors, which range between one- to two-stories in height,...will use natural materials,...the same setback as the Contributors, and will feature front yard walls and landscaped front lawns which are character defining features of the District" (HRA, 2016).

Therefore, the Director did not err, and substantial evidence supports the findings that the project is in conformity with Chapter 3 of the Coastal Act, is visually compatible with the existing neighborhood, and will not significantly impact a historic resource.

Appeal Point No. 2:

The Decision Maker erred and abused its discretion because, as noted above, it will cause an adverse cumulative impact, which also means that it will prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program (LCP) that conforms to Chapter 3 of the Coastal Act (CDP Finding 2).

Response:

The Venice Land Use Plan includes policies that outline land use and development standards for residential and commercial development and was prepared in order to comply with the California Coastal Act of 1976. (Venice LUP, p. I-2.) As discussed in Finding No. 2 of the Director's Determination, the proposed project is in conformance with the policies for single-family development in the Low Medium I Density designated areas, parking, and Development on Walk Streets. The visual impact of new Development to high scenic coastal areas was considered in the development of the Land Use Polices (Group 1.A) of the LUP. Policy I.D.3 Views of Natural and Coastal Recreational Resources states: The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities. The proposed project was found to comply with the development standards for the Milwood Subarea, is consistent with the massing and scale of existing development in the neighborhood block, and was found determined not to have a substantial impact on the integrity of the Milwood Walk Streets Historic District. While the Appellant contends the project will cause an adverse cumulative impact, substantial evidence has not been provided.

Therefore, the Director of Planning did not err, because the project complies with the policies and development standards of the Land Use Plan and based on the project's compliance with the LUP, it will not have an adverse cumulative impact and would not impact the preparation of an LCP.

Appeal Point No. 3:

The Decision Maker erred and abused its discretion because it does not comply with the policies of the LUP, as explained in detail above. Thus, this Finding is erroneous in that it states: "The project also complies with the policies of the LUP..." (CDP Finding 3).

Response:

Finding No. 3 of the Coastal Development Permit Findings (LAMC Section 12.20.2) required the Director to review, analyze, and consider the Interpretive Guidelines. The Venice Land Use Plan was certified by the Coastal Commission in 2001 and provides updated guidance as to the land use and development standards for the Venice Coastal Zone. As discussed in the Director's Determination and in this report, the proposed project conforms to the development standards outlined in Chapter II Policy Group I of the LUP.

Therefore, the Director of Planning did not err in Finding No. 3 of the Director's Determination.

Appeal Point No. 4:

The Decision Maker erred and abused its discretion because eight of the ten Commission decisions listed were neither in the related neighborhood nor in a historic district.

Response:

The Appellant states the prior decisions of the Coastal Commission stated in Finding No. 4 of the Director's Determination are not located within the same neighborhood or District. The proposed project is located within the single permit jurisdiction of the Coastal Zone, where the City of Los Angeles is the primary agency to issue Coastal Development Permits and the Coastal

Commission hears appeals of local Coastal Development Permits. As such, the majority of the recent actions of the Coastal Commission are of projects located within the dual permit jurisdiction or local permits (CDP) on appeal. The Director's Determination provides a list of recent actions by the Coastal Commission to provide examples of similar residential (single-family development) in developed residential neighborhoods; located on Walk Streets, within the Oakwood-Milwood-Southeast Subarea, or proposing similar massing and height.

Therefore, the Director of Planning did not err in Finding No. 4 of the Director's Determination.

Appeal Point No. 5:

The Decision Maker erred and abused its discretion in finding that there is no adjoining public access point or public recreation facility that will be affected by this request (CDP Finding 5).

Response:

Finding No. 5 of the Coastal Development Permit Findings states: *The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.* As discussed in the Director's Determination, the property is located more than one mile inland of Venice Beach and no work is proposed in a manner that would obstruct or prevent pedestrian access along the Marco Place Walk Street. Chapter 3 of the Coastal Act includes policies specific to Public Access (Article 2) and Recreation (Article 3) for Development that would affect oceanfront land, opportunities for visitor-serving commercial recreational facilities, access to the shoreline and along the coast, etc. While the project site maintains frontage on a Walk Street, the project conforms to the setback and encroachment limitations for such projects on Walk Streets and would not impact pedestrian access to the coast. Furthermore, the project provides three parking spaces (onsite) for each single-family dwelling.

Therefore, the Director of Planning did not err in Finding No 5 of the Director's Determination.

Appeal Point No. 6:

The Decision Maker erred and abused its discretion in finding that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to the CEQA Guidelines, Section 15300.2 applies. An appropriate environmental clearance under CEQA has not been granted. An EIR must be prepared (CDP Finding 6).

Response:

Finding No. 6 of the Director's Determination provides a complete discussion regarding the environmental review and appropriate environmental clearance. A Categorical Exemption was determined to be the appropriate environmental clearance for the project because the project meets the criteria for the identified exemptions, pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332. Finding No. 6 discusses how the project qualifies for each categorical exemption and that the Exceptions outlined in Public Resources Code Section 15300.2. do not apply to the project. The Appellant states the Exceptions do apply and argues that the proposed work to the Contributor (Structure at 925 W. Marco Place) will have a significant adverse impact and an Environmental Impact Report should be prepared. Response to Appeal Point No. 1 provides a full discussion regarding the findings of the HRA (2016) and Supplemental Letter (2018); that the project was determined not to have a significant impact on the integrity of the Contributor and District. Appellant's arguments concerning the property's historic significance are based on speculation and are unsupported by any substantial evidence in the record.

Therefore, the Director did not err, an appropriate environmental clearance was granted for the project.

Appeal Point No. 7:

The Decision Maker erred and abused its discretion in finding in its Venice Coastal Zone Specific Plan Project Permit Compliance Review that the project is compatible in scale and character with the existing neighborhood and in finding that the project would not be materially detrimental to adjoining lots or the immediate neighborhood.

Response:

See Response to Appeal Point No. 1. In addition, the Director's Determination provides the following analysis:

The project site consists of three residential lots (lots 22-24), each with a width of 40 feet on Marco Place and a depth of 90 feet. Lots 22 and 23 are developed with a one-story single-family dwelling situated on the middle of the site (across both lots) and lot 24 is developed with a one-story single-family dwelling to the rear portion of the lot. The project is located within the Milwood Subarea, also identified in SurveyLA as the Milwood Walk Streets Historic District. A relative height study (Electric Bowery, November 2017) prepared for the block of Marco Place, bound by Lincoln Boulevard and Linden Avenue, shows there are approximately 27 structures on the block. There are nine residential stories that are two stories in height. The existing two-story structures are articulated with varied rooflines, slightly stepped back second stories, recessed windows and building walls, and balconies/windows. The proposed residential structures include both flat and varied rooflines, as well as clearly defined front entrances and windows, facing the walk street. In addition, each structure incorporates a stepback at the second level to break up the massing of the building and create an articulated façade.

Within the block, there are three residential properties that span two lots; the development pattern of the neighborhood is defined by individual residential structures on single lots (40 by 90 feet). The project proposes the development of each legal lot with one single-family dwelling, similar to the existing pattern of development. As conditioned, the project is compatible with the uses of the residential neighborhood, as well as the massing and scale of the existing structures; the project will not be detrimental to the adjoining properties or the immediate area.

Substantial evidence supports the Director of Planning's determination that the project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood. Thus, the Director of Planning did not err in making this finding.

Appeal Point No. 8:

The Decision Maker erred because the CDP-SPP-MEL Determination sent to Interested Parties was not complete, which is a violation of Due Process.

Response:

The Appellant contends the Exhibit A stamped plans were not included in the Letter of Determination, mailed to the Interested and required parties. The procedures for transmittal of written determinations are outlined in LAMC Sections 11.5.7-C.4(b) for Project Permit Compliance Review, 12.20.2-G.3 for Coastal Development Permits, and 12.36. Section 12.20.2-G.3 states: A copy of the permit granting authority's action, conditionally approving or disapproving any application for a Coastal Development Permit, along with any findings made and conditions imposed in connection therewith, shall be mailed to the applicant and to any person or persons who, in writing, request a copy of such action. The Director's Determination for the above project and associated case numbers included all the required information and was sent to the required parties. Condition of Approval No. 1 also states: "Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped

"Exhibit A," and attached to the subject case file...", advising those reading the Determination that the Exhibit A stamped plans are available in the project case file. As is the standard for all cases filed with the Department, the case file is available to the public for review. Once a case is completed (final action is taken), the final determination and stamped plans are scanned and made available through the Department's website.

Therefore, the Director of Planning did not err, notification of the Determination was provided consistent with the applicable provisions of the LAMC.

CONCLUSION

Staff recommends the Commission deny the appeal and sustain the Director's Determination approving a Coastal Development Permit, Project Permit Compliance, and Mello Act Compliance Review for a project consisting of:

- The demolition of a one-story, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24);
- The relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W.
 Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage, having three parking spaces;
- The construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22), having three parking spaces; and
- The construction of a one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23), having three parking spaces,

and to find that the project is Categorically Exempt pursuant to the California Environmental Quality Act.

Upon in-depth review and analysis of the issues raised by the appellant for the proposed project, no substantial evidence exists of errors or abuse of discretion committed by the Director of Planning or his/her designees in regards to the appeal points raised. The appeal of the Director's approval of the Coastal Development Permit, Project Permit Compliance, Mello Act Compliance Review, and accompanying CEQA clearance for the proposed project cannot be substantiated and therefore should be denied.

DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT A APPEAL

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL

	ORIGINAL
AP	PLICATIONS
A	PPEAL APPLICATION
	application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary ns administered by the Department of City Planning.
1.	APPELLANT BODY/CASE INFORMATION
	Appellant Body:
	Area Planning Commission City Planning Commission City Council Director of Planning
	Regarding Case Number: DIR-2015 CDP-MEL; DIR-2015 - 3506 - CDP-3PP-MEL; DIR-2015 - 3567 · CDP-SPP-MEL; ENV-2015-3505 - CDP-305
	Project Address: DIR-2015-3567-CDP-SPR-MEL; ENV-2015-3505-00 925 Manco Place, Venice, 90291 1, 212016
	Final Date to Appeal: 927 Marco Place Jan, 26, 2018
	Type of Appeal:

Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved Appeal from a determination made by the Department of Building and Safety

Appellant's name (print): Shepaval Stern, Mary Jack, Sue Kaplan

Mailing Address: ______ See separate signature she et

Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Other:

Is the appeal being filed to support the original applicant's position?

Representative/Agent name (if applicable):

Company: _____

Telephone: _____ E-mail: _____

Mailing Address:

City: _____

APPELLANT INFORMATION

City: _____

Self

Telephone:

REPRESENTATIVE/AGENT INFORMATION

Company: _____

2.

3.

Page 1 of 2 hearts + Determination

Zip: _____

No.

State: _____ Zip: _____

E-mail: _____

State: _____

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed?	Entire	Part
Are specific conditions of approval being appealed?	□ Yes	No
If Yes, list the condition number(s) here:		

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
 Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

an an Appellant Signature:

Date: Jan. 26, 2018

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - o Appeal Application (form CP-7769)
 - o Justification/Reason for Appeal
 - o Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may <u>not</u> file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an <u>individual on behalf of self</u>.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the <u>date of the written determination</u> of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

	This Section for City Planning Staff Use Only	
Base Fee: \$89	Reviewed & Accepted by (DSC Planner):	Date: /26/2018
Receipt No: 030/1/6957	Deemed Complete by (Project Planner):	Date:
C Determination authority notified	Original receipt and BTC receipt (if original applicant)

SIGNATURE SHEET

925 Marco PLACE, VENICE Appeal Application

ORIGINAL

DIR-2015-3504-CDP-SPP-MEL DIR-2015-3506-CDP-SPP-MEL DIR-2015-3507-CDP-SPP-MEL ENV-2015-3505-CE

SHEPARD STERN

ADDRESS: 923 Marco Place Venice 90291

TELEPHONE: (310) 351-8064

EMAIL: shep@sternworld.net SUE KAPLAN

ADDRESS: 763 Nowita Place Venice 90291

TELEPHONE: (310) 822-0161

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Sue Kaplan

MARY JACK

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Appeal Justification 925-927 Marco, Venice DIR-2015-3504-CDP-SPP-MEL DIR-2015-3506-CDP-SPP-MEL DIR-2015-3507-CDP-SPP-MEL ENV-2015-3505-CE

The Director of City Planning erred and abused its discretion when approving this application (consisting of the three aforementioned CDP's), as detailed below. The project as described in the three CDP's would be materially detrimental to the adjoining lots, the immediate neighborhood, the Milwood Walk Streets Historic District, and the Community of Venice because the cumulative impact of the projects proposed, which are not compatible with the mass, scale and character of the existing surrounding neighborhood, and the cumulative impact of the destruction of a valued Historic Coastal Resource, would significantly damage the established, unique Community of Venice. In addition, the proposed project is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, as detailed below.

Background:

The Hambleton House: The house at 925 Marco Place is over one hundred years old and was found by the City of LA. in its SurveyLA to be a "Contributor" to the Milwood Walk Streets Historic District. The house, and the two lots on which it is situated, belonged to the family of Dr. Walter Hambleton, Venice's first dentist. Dr. Hambleton bought the properties in 1905 when the tract was divided. The Hambleton House, an almost pristine example of early Venice character and lifestyle, has stood at the center of the block, centered on a double-sized lot, with several surrounding old growth trees, for over 100 years.

<u>The Milwood Walk Streets Historic District</u>: "Overall the architectural character, layout, scale, setbacks and circulation patterns are unique in Los Angeles... The architectural character [and its] pedestrian orientation of the neighborhood retains a distinctive feel that conveys a strong sense of time and place." (SurveyLA, Milwood Venice Walk Streets, p. 91)

Preservation: Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. (Secretary of the Interior, ARCHEOLOGY AND HISTORIC PRESERVATION: Secretary of the Interior's Standards and Guidelines. Preservation Terminology)

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1. The Decision Maker erred and abused its discretion in not providing adequate Findings with respect to whether the development is in conformity with Chapter 3 of the California Coastal Act (CDP Finding 1).

The Director of City Planning has abused its discretion in approving plans to demolish 48% of an original 100-year old house, to move it to the adjacent lot (to be addressed 929 Marco), which is half the size of its present location, and to build an addition that will comprise of 71% of the total completed structure. The Director of City Planning abused its discretion in approving a project that is not compatible in mass, scale and character with the surrounding existing neighborhood and which will destroy the integrity and historical place of this original 100-year old house.

A. 927 Marco-Contributor structure to be preserved

One of the most important <u>purposes</u> of the Coastal Act Chapter 3 and the related detailed guidance in the Certified Venice Local Coastal Program Land Use Plan (LUP) is the preservation of Venice as a Special Coastal Community: <u>Policy I.E.1 Preservation of Venice as a Special Coastal Community</u> clearly states this land use requirement: Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976. (LUP, p. 1-4, Policy Group 1).

The LUP also defines Special Coastal Community. Notably, the definition includes both "historical heritage" and the "visual attractiveness of the coast" or scenic quality of the coast as important features of such communities:

Definition of "Special Coastal Community": An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast. (LUP, 1-16)

The LUP policies, designed to protect Venice as a Special Coastal Community, include policies to protect historic resources:

Policy I. F. 1. Historic and Cultural Resources. The historical, architectural and cultural character of structures and landmarks in Venice should be identified, protected and restored where appropriate, in accordance with historical preservation guidelines.

The specific concern for Historic Coastal Resources is evident in Policy 1.F.2:

Policy I. F. 2. Reuse and Renovation of Historic Structures. Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP. This means: a. Renovating building facades to reflect their historic character as closely as possible, and discouraging alterations to create an appearance inconsistent with the actual character of the buildings. b. Protecting rather than demolishing historic or culturally

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significant properties by finding compatible uses which may be housed in them **that require a minimum** alteration to the historic character of the structure and its environment. c. Rehabilitation shall not destroy the distinguishing feature or character of the property and its environment and removal or alteration of historical architectural features shall be minimized. d. The existing character of building/house spaces and setbacks shall be maintained. e. The existing height, bulk and massing which serves as an important characteristic of the resource shall be retained. [emphasis added]

The importance of historic resources is further underscored in the Policy for non-conforming structures, which recognizes that historic structures contribute to community character:

Policy I. E. 5. Nonconforming Structures. Where extensive renovation of and/or major addition to a structure is proposed and the affected structure is nonconforming or there is another nonconforming structure on the site, or a project is proposed that would greatly extend the life of a nonconforming structure or that eliminates the need for the nonconformity, the following shall apply: Unless the City finds that it is not feasible to do so, the project must result in bringing the nonconformity it achieves a goal associated with community character (i.e. the reuse and renovation of a historic structure) or affordable housing that could not be achieved if the structure conforms to the current standards of the certified LCP. [emphasis added]

In certifying the LUP, the Commission made a specific Finding that the policies protected the unique character of Venice, including the historic structures:

As outlined in this staff report, the proposed City of Los Angeles Land Use Plan (LUP) for Venice as modified, preserves the unique character of Venice as a special coastal community, ... [and] preserves historic structures, Therefore the Commission finds that the proposed Venice LUP, as modified, is in conformity with the policies of Chapter 3 of the Coastal Act. [LUP Adopted findings, Coastal Staff Report p. 112].

Although the LUP specifically designates the Milwood Walk Streets Historic District as a "highly scenic area," it is also clear that the LUP identifies Venice as a Special Coastal Community because of its scenic and unique character, which itself includes Historic Coastal Resources. Coastal Act section 30009 states that the Act "shall be liberally construed to accomplish its purposes and objectives." Thus, the Venice LUP effectively designates Venice as a highly scenic area.

Also, the Commission has a strong precedent for protection of Community Character and Historic Coastal Resources in the City of Carmel. There, Historic Coastal Resources are protected from demolition or inappropriate remodeling that would adversely affect the integrity of the historic structures.

The Director of City Planning erred in its judgment in approving the extensive demolition of the original building and in approving the modern addition that would be 71% of the ultimate completed building.

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Differentiation

Analysis under the Secretary of the Interior standards requires that any new construction be differentiated from the historic, original part; HOWEVER, it also must be compatible to the original. A new addition should always be subordinate.

A new addition to a historic building should preserve the building's historic character. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." (Secretary of the Interior's Standards for Rehabilitation..., Standard 9)

The owners plan a modern pyramid-like frame for the addition, using metal roof and siding. Large single pane picture windows overlook the paltry 20' remaining of the historic arts and crafts Hambleton home, dwarfing the remaining features entirely.

Most of the significant features would be lost from the demolition of the rear portion of the Hambleton House, outline of the sides of the house have been destroyed and the new design becomes a box. A new addition should preserve significant historic materials and features, be compatible; and be differentiated from the historic building.

The degree of differentiation is critical. A new addition has the potential to radically change the historic character of the original AND damage and destroy significant features. It can also confuse, making it difficult to differentiate what is new from old, even if different materials are used. If the differentiation is too radical, it can draw the eye away from the original and diminish the importance of the old.

The treatment of the addition should not be so different that it becomes the primary focus. Metal and large picture windows are not compatible, cause confusion about and obscure what is original and what should have primacy.

Keeping the addition smaller and limiting the removal of historic materials (here the majority of the original house) maintains the integrity of the historic property.

"A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well." (Anne E. Grimmer and Kay D. Weeks. Preservation Briefs 14. New Exterior Additions to Historic Buildings: Preservation Concerns. Technical Preservation Services, National Park Service, U.S. Department of the Interior.)

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The project owners, by chopping off the rear half of the original Hambleton House, destroy and minimize the remaining defining features of the entire structure. The ratio of new to old, 3:1, bears no compatible relationship and the result would be that the new overpowers the original and compromises the historic character of the original.

The Director of City Planning erred in its judgment in approving the destruction of the original historic home and allowing an addition that is not compatible in its character of design or in scale, and thus compromises the historical character of the 100 year-old craftsman house, known as the Hambleton House.

The owners are proposing that only the front 20 feet of the original house be moved to the adjacent lot (lot 24) and that two new modern single-family dwellings be built on the resulting vacant double-sized lot (lots 22 & 23). This does nothing to retain the character of the historic house, for example its characteristic shape looking down the sides to the back of the house.

The project owners are calling it a restoration to preserve the house. However, by definition, this is a demolition (Demolition is considered "any act or process <u>that destroys in part or whole a building</u>, structure, or resource," as per the Preservation Virginia website.)

There are no facts or evidence in Finding 1 that address the protection of this City-identified Historic Coastal Resource at 925 Marco Place, the Hambleton House.

B. Compatibility of the three projects with the Mass, Scale, Character of the Neighborhood

The Certified Land Use Plan protects our historic neighborhood, the Milwood Walk Streets Historic District, not only because it is in the Coastal Zone, but because the Milwood Walk Streets Historic District is both a Historic Coastal Resource and a Highly Scenic Resource, which requires even more protection under the Coastal Act.

<u>LUP Policy 1. D. 3. Views of Natural Coastal Recreation Resources</u> states: The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups 1.A and 1.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views in highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, Walk Streets and pedestrian oriented special communities.

The certified Venice Land Use Plan requires the protection of "highly scenic coastal areas … including … pedestrian oriented special communities." (Policy 1.D.3) To preserve the character of the Walk Street neighborhoods, houses fronting the Walk Streets must adhere to all Walk Street requirements, regardless of the address:

<u>LUP Policy II. C. 10. Walk Streets -- Residential Development Standards</u>. New residential development along Walk Streets shall enhance both public access and neighborhood character. Building materials, colors, massing and scale of new structures shall complement those of existing structures in the neighborhood. Building facades shall be varied and articulated to provide visual interest to pedestrians. Primary ground floor residential building entrances and frequent windows shall face the Walk Streets. Front porches, bays, and

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balconies shall be encouraged. In case of duplexes and low-density multiple-family buildings, entries shall be located in the exterior building facade for each residential unit, shall face Walk Streets, and be well-defined and separate.

In addition, the Coastal Act and LUP provide for protection of the scale and character of the Venice's coastal neighborhoods:

<u>LUP Policy I. E. 2. Scale.</u> New development within the Venice Coastal Zone **shall** respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.

Section 30116 of the Coastal Act requires special consideration for development in "Sensitive Coastal Resource Areas," which means those identifiable and geographically bounded land and water areas within the Coastal Zone of vital interest and sensitivity, and which includes areas possessing significant recreational value and "special communities or neighborhoods which are significant visitor destination areas;" and the Coastal Commission has identified Venice as such a community of neighborhoods that is special and unique in the Coastal Zone.

<u>Section 30253(e) of Article 6 of Chapter 3</u> states: "Where appropriate, protect special communities that, because of their unique characteristics, are popular visitor destination points for recreational uses."

SEE STREETSCAPE AT ATTACHED EXHIBIT A.

The houses planned for 925, 927 and 929 Marco are not compatible in mass, scale and character with the immediate neighborhood, would cause an adverse cumulative impact on the Walk Street block, and would be materially detrimental to this historic neighborhood.

Height: The owners provided a "streetscape" in their permit application that illustrated the heights of the buildings along the block. Height is a quantitative and a required measure. Compatibility of mass and scale is not considered by height alone. Consideration of neighborhood character includes comparing FAR, analyzing predominant features, and cumulative impact, among others. There are 17 one-story structures and 9 two-story structures on the 900 block of Marco Place. The prevailing character of this block is one-story homes. The Hambleton House, the 100-year original house on the tied lots reflects the height character of the immediate neighborhood. The proposed 3-home project adversely alters the streetscape of the immediate neighborhood. Sixty-five percent (65%) of the homes are one story. If allowed to build the three large structures, then the block becomes 15 one-story homes and 12 two-story) and the percentage of one story homes diminishes to 55%.

Scale: The relationship of one building to another or to the block can be determined by the FAR, comparing the floor

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area of a range of buildings. For planning purposes, the immediate neighborhood is the block. The FAR average for this block is .39 (does not include garages in calculations). There are 26 homes on the block and 8 are above the average FAR. However, there is a pattern: the larger homes are spaced apart along both sides of the block. It maintains the neighborhood character of a pedestrian orientation maintaining light and air between the houses. No two homes with above average FAR are adjacent to each other. The average FAR for this block is .39; the average of the three structures is .66. The Hambleton House is currently a 1,256 sq ft home on a 7,200 sq ft lot (tied lots 22 & 23). The two new proposed homes would total roughly 4,440 sq ft on the 7,600 sq ft lot – roughly 3 ½ times as much square footage on the same plot of land as the Hambleton House.

In addition, roof top decks and roof access structures (RAS) are not in character with this Walk Street neighborhood and add significantly to the mass and scale of the proposed homes. In addition, the conditions of the project require that the RAS be set back at least 30 feet from the required front yard. However, Finding 2. states that the RAS is to be set back 20 feet from the front of the building. The RAS must be setback a minimum of 30 feet from the required front yard (or from the front of the building, which should be the same thing). Also, as the Walk Street area is a "visually sensitive area" of Venice, it must be set back from the public walkway so that the RAS does not result in a visible increase in bulk or height of the roof line as seen from the public walkway. (LUP Policy I. E. 2. Scale, p II-26) This is not addressed in this Finding and thus it is not clear whether the project meets this requirement.

These three buildings when built will forever change the neighborhood. Five of the largest homes will be lined up: two existing "bookends" and the three new proposed between the two. Five homes in a continuous line in the middle of the block, fronting our treasured circle garden, one of the smallest parks in Los Angeles. (The smallest park in LA is on Nowita Place, a nearby Walk Street.) Note that a roughly 2,800 square foot home is also currently proposed for 935 Marco Place, would make a 6th 2-story home in line with the five, with an above-average FAR in a row on the north side of Marco, in the center of the block.

The Director of City Planning erred in its discretion by not considering Significant Adverse Cumulative Impact, as required in both the Coastal Act and CEQA. The building of three two-story homes of this mass and scale will have an adverse impact on the immediate neighborhood and the historic Milwood Walk Streets Historic District.

2. The Decision Maker erred and abused its discretion because, as noted above, it will cause an adverse cumulative impact, which also means that it will prejudice the ability of the City of L.A. to prepare a Local Coastal Program (LCP) that conforms with Chapter 3 of the Coastal Act (CDP Finding 2).

Allowing this project to go forward, the construction of two new homes and destruction of the 100-year old original home, with an extensive addition to it, will prejudice the writing of the Venice LCP. As noted above, this

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proposed project does not meet the requirements of the LUP and thus will prejudice the LCP. This Finding cannot be made.

3. The Decision Maker erred and abused its discretion because it does not comply with the policies of the LUP, as explained in detail above. Thus, this Finding is erroneous in that it states: "The project also complies with the policies of the LUP..." (CDP Finding 3).

4. The Decision Maker erred and abused its discretion because the cases used in this Finding as applicable decisions of the California Coastal Commission are not applicable (CDP Finding 4).

Eight of the ten Commission decisions listed were neither in the related neighborhood nor in an historic district. Only one was in the Milwood Walk Streets Historic District and it only concerned a rear yard setback. The Director of City Planning erred in its judgment in trying to support its decision with irrelevant and erroneous cases. This Finding cannot be made.

5. The Decision Maker erred and abused its discretion in finding that there is no adjoining public access point or public recreation facility that will be affected by this request (CDP Finding 5).

The Milwood Walk Streets Historic District is considered a "highly scenic Coastal area" in the LUP, it is an area of the Coastal Zone that provides opportunities for pedestrian access for visitors to the coast, and it is an area that adds to the visual attractiveness of the coast.

6. The Decision Maker erred and abused its discretion in finding that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to the CEQA Guidelines, Section 15300.2 applies. An appropriate environmental clearance under CEQA has not been granted. An EIR must be prepared. (CDP Finding 6).

The City Director of Planning erred in claiming the whole project was exempt from CEQA pursuant to CEQA Guidelines Sections 15303, 15331 and 15332. The preponderance of evidence calls for a CEQA Review (Environmental Impact Report).

As per the CEQA guidelines, only where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment would the activity be exempt.

The project related to the Historic Coastal Resources discussed hereunder is clearly an exception to the CEQA categorical exemptions under Section 15300.2, in several instances, as follows:

<u>a) Location</u>. The project <u>IS</u> located in a sensitive environment. The Milwood Walk Streets Historic District is a "Sensitive Coastal Resource Area," as defined in the Coastal Act, as it is an area possessing significant recreational value, a highly scenic area, and a special community or neighborhood that is a significant visitor destination area.

<u>b) Cumulative Impact</u>. The project as proposed will cause a significant adverse cumulative impact. Significant adverse cumulative impact should have been determined because:

- 1. The house on the lot is over 100 years old and a Contributor to an historic district, which is important to the Community Character of a Coastal Resource that is protected by Chapter 3 of the Coastal Act;
- 2. Both its exterior and interior have many of the original features still intact;
- 3. It has a unique setting, an original house sitting central on the double lot and never been moved;
- 4. The existing landscaping contains several of the original trees, now over 100 years old;
- 5. CEQA Thresholds 1. D.7. ... the resource [is] over 50-years-old and a substantially intact example of an architectural style significant in Los Angeles;
- 6. There is a very high risk of destruction of the Contributor if relocated.

CEQA Guidelines (§15064.5) considers significant impact to occur when "(1) Substantial adverse change in the significance of an historical resource means physical destruction, **relocation**, or alteration <u>of the resource or its immediate surroundings</u> such that the significance of an historical resource would be materially impaired." This can be the result of **demolition**, **relocation**, conversion, rehabilitation, alteration or new construction. The applicant would be demolishing much of the over 100 year-old arts and crafts home. Demolition is considered "any act or process <u>that destroys in part or whole a building</u>, structure, or resource." (Preservation Virginia website)

c) Significant Effect. A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. There is a reasonable possibility that the proposed project will have a significant effect on the environment due to unusual circumstances, for example, the attempt at relocation of the 100 year-old historic structure could destroy the distinguishing features of the Contributor. Relocation of the structure is a huge risk due to its age. We know of other structures where the historic aspects were destroyed. Once destroyed, the structure no longer qualifies as an identified Historic Coastal Resource/Contributor because the historic aspects that made it a Contributor are gone. This is too great a risk to take with respect to a key Contributor to this historic district. This is more than a relocation. The original house on the property will effectively be demolished and what's remaining will be moved. That is the whole point—the relocation will alter the property's relationship to the neighborhood. What was once an historic property, located on the equivalent

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of a double lot, with the distinct character of a single 100-year old house situated on it will no longer be the centerpiece of the block and neighborhood. It is hard to understand why the Historian believes that putting half of the original house on a space half of its original space would not adversely "alter its spatial relationship" and destroy the specialness of this property or that dividing the lot and building two indistinct contemporary homes would retain its historic use.

<u>f) Historical Resources</u>. The proposed project is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The extensive alterations being allowed to the Contributor structure involve cutting off a major part of the original house and moving the front part to a smaller lot and building an addition that will overwhelm the smaller original portion. This will cause a significant adverse impact to this original 100-year old house, to its location, to the surrounding block, and to the Milwood Walk Streets Historic District. The proposed project does not meet 90% of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, such as:

- By demolishing half of the original house, a significant amount of features, materials, and spaces, including interior, will obviously be destroyed. The project does not meet the guidelines in Secretary of the Interior Standard 1.
- The project will not retain its historic character. The historic character of this house on this property does not retain its character if half the house will be squeezed onto half the lot. Its historic quality comes from its magisterial place on that double lot, situated in that way. The original house will be almost 50% demolished, consequently half of the defining features and distinctive materials will be lost as there will only be a façade remaining. The original house situated on this property as it is, is not being preserved: "Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment..." ("Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration and Reconstruction Projects", p. 2). The City Director of Planning erred in saying that "the structure is to be preserved" (p. 1, 7, 11, 12, 14, 15, 17, 18, 19, 23), as this project clearly destroys the historic structure and this is not preservation. "Preservation may be appropriate if distinctive materials, features and spaces are essentially intact..." (ibid, p. 3). Retaining only 20 [linear] feet of a 1,556 sf house is not preserving it in its existing form and in fact destroys all integrity to its original form. Thus this project does not meet the guidelines of Standard 2.
- This house was built in 1907. It was constructed as is, centered on the two lots. It has remained this way
 for over 100 years as a single-family home. It is one of the very few that one can say is original both in
 its structure and its land. It serves as the record of the neighborhood when Abbot Kinney was

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developing his Venice of America. To continue to be recognized as a physical record of its time, place and use, an historical monument, its location on the property must be maintained. Anything otherwise creates a false perception of this neighborhood's historicism. It is only logical to consider changes that destroy as also adding a conjectural sense of the property and the demolition of almost 50% should not be undertake, as such an extensive destruction of an historic property does not meet the requirements of Standard 3.

- Due to the destruction of a significant portion of the historic structure, the remaining Standards cannot be met. The proposed project does not meet the intent or the requirements of the Standards. It cannot be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and thus the project cannot be exempt from CEQA.
- See also discussion on Differentiation in discussion of CDP Finding 1, above. The proposed project does
 not differentiate the new addition in a way that is compatible with the historic structure being
 preserved.

SEE ALSO ATTACHED EXHIBIT B.

The original arts and crafts bungalow, built in 1907 and situated on the two lots since its construction, is a Contributor in SurveyLA. The proposed project is for demolition of more than half of the original building and construction of an addition that would be 71% of the total completed structure. This is one a very few single-family homes in the historic district that from its inception has spanned a double lot and is centered over the two lots. This 100-year old craftsman bungalow is not just its front 20 ft. The sides from front to back also retain the typical profile with its jutting out sections. Demolishing the rear part of the house will destroy this characteristic feature. The modern addition does not offer a profile that would be compatible. Differentiation is not properly used. Original clapboard and windows will be lost too. The interior is intact, including a few later but of the time features, and this original interior will be lost.

It is clear that if the City does not provide for protection of its identified Historic Coastal Resources--properties and districts--that they will quite be quickly destroyed, thus causing a very severe and significant adverse cumulative impact to the Special Coastal Community of Venice and the prejudicing of the LCP. As Venice in and of itself is considered to be a Coastal Resource to be protected under the Coastal Act, lack of protection of its historic character is a substantial issue of state-wide importance.

In addition, there are no Findings in the Determination to show that the project is consistent with the standards of the Secretary of the Interior. Page 10 of the Determination states that the project had been reviewed by the Office of Historic Resources (OHR) and that OHR asked for revisions to the projects--the proposed relocation and addition as well as the two new single-family dwelllings, which were **found** to have no significant impact on the integrity of the existing Contributor or the Historic District. On page 18, Finding 6, the Determination states that the proposed project was reviewed by OHR and the proposed preservation and addition was **found** to maintain the integrity of

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the Contributor and the proposed new structures were <u>determined to be</u> consistent and compatible with the [Historic] District (March 2, 2017).

Neither discussion provides any facts supporting these conclusions or Findings that there is no significant impact on the integrity of the existing Contributor or the Historic District. The reference to March 2, 2017 is unclear. Apparently the proposed project was reviewed and Findings were made by OHR, but there is a lack of transparency and an issue with the documentation and approval process for their Findings. These key Findings in the Determination are not supported by evidence. There is not enough information in the CDP Finding re. the protection and preservation of the Historic Coastal Resource, nor is there enough information in the CEQA Finding to support a conclusion that the project is exempt.

Thus, Finding 6 is a conclusory finding, without the facts to support its conclusion, and thus is an invalid Finding.

Because the substantial demolition of the original home and its relocation to a smaller lot does not meet the Secretary of Interior's Standards for historical resources, a CEQA review should have been made.

The Director of City Planning abused its discretion by approving a Categorical Exemption.

This project is neither about maintenance nor minor alterations. It is a major demolition of almost half of a 100 yearold historic structure, demolishing a significant portion, relocating it to a smaller lot, at great risk, and adding to it a new addition that is 71% of the total square footage of the finished house. This is a significant and adverse change to a distinctive Contributor to the Milwood Walk Streets Historic District.

"A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section of 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant. " (15064.5(a)(2))

The preponderance of evidence is that this Contributor is historically significant, as found in the City of L.A.'s SurveyLA analysis and there is no evidence to suggest otherwise.

Any alterations or remodel on the original house, built in 1907, always so situated since its beginning, must be considered within the Secretary of the Interior's Guidelines and this project has not followed these guidelines.

In addition, the Hambleton House portion of the project is not a mere alteration, remodel, improvement or addition. It is more than doubling in size. For purposes of a CDP, this project constitutes a substantial redevelopment and would be considered by the Coastal Commission to be a complete demolition and new development. Thus, for purposes of a CDP it also cannot meet the standards of the Secretary of the Interior. The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources. The City Director of Planning erred in its judgment by not finding significant adverse impact. We ask that a full EIR be performed and that significant adverse cumulative impact be found. The site is unique to the historic neighborhood. A single-family residence, an original arts and crafts bungalow, is being mostly demolished and subjected to a high risk of destruction. This does not constitute preservation.

7. The Decision Maker erred and abused its discretion in finding in its Venice Coastal Zone Specific Plan Project Permit Compliance Review that the project IS compatible in scale and character with the existing neighborhood and in finding that the project would NOT be materially detrimental to adjoining lots or the immediate neighborhood.

As noted in great detail in the points summarized above, the project is NOT compatible in scale and character with the existing neighborhood and it IS materially detrimental to not only the adjoining lots and the immediate neighborhood but also to the Milwood Walk Streets Historic District, and the Community of Venice because the adverse cumulative impact of the projects proposed, which are not compatible with the mass, scale and character of the existing surrounding neighborhood, and the adverse cumulative impact of the destruction of a valued Historic Coastal Resource, would <u>significantly</u> damage the unique Community Character of a Coastal Resource of great importance to the State of California--the Special Coastal Community of Venice.

8. The Decision Maker erred because the CDP-SPP-MEL Determination sent to Interested Parties was not complete, which is a violation of Due Process.

The Determination letter sent to Interested Parties did not include Exhibit A, which is referenced in the Determination and must be included in order for the Determination to be complete. Citizens should not be required to make an appointment with a planner and travel to City Hall and pay for a copy of Exhibit A. This is a violation of Due Process as well as of the Coastal Act and related LAMC procedures.

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925-927-929 Marco Place Exhibit A, p. 1 DIR-2015-3504-CDP-SPP-MEL et al / ENV-2015-3505-CE

B G M A C D Е F Н 1 E K Ł 26 lots on **900 BLOCK OF MARCO-- STREETSCAPE** 19 block MULTI-UNIT UNIT SQ FT 20 HOUSE NO. HOUSE SQ FT LOT SQ FT % HOUSE/LOT YEAR BUILT Contributor? STORIES SIDING HOUSE STYLE ROOF 21 902 traditional 2.372 3,600 0.66 2000 2 peak n 22 906 1,044 0.00 1906 1 bungalow 3,600 peak С 23 910 2,873 3.150 0.91 1923 2 peak/flat craftsman п 24 912 926 3,600 0.26 traditional n 1 peak 25 916 1,076 0.30 3,600 1954 n 1 peak unknown 26 920 1,302 3,600 0.36 1920 1 peak bungalow C 27 924/926/928 double lot 3,564 7,200 0.50 2 w/stepback spanish 1925 С peak 28 932 0.24 1925 856 3,615 n 1 peak bungalow 29 934/936 0.33 2 2 1,200 3,600 2014 peak contemporary n 30 938 1,761 3,600 0,49 1921 1 2 peak craftsman ¢ 31 942 812 3.600 0.23 1922 1 peak craftsman С 32 946 1.020 3,600 0.28 1921 1 peak bungalow С 33 950 1,027 3,150 0.33 1923 1 bungalow n peak 34 905/907 2,374 0.66 1921 2 3,615 n peak contemporary 35 911 972 3,150 0.31 1954 1 flat spanish not sure 36 913 1,362 0.38 1958 1912 1 flat unknown 3,600 37 917/923 2,084 3,600 0.58 1912 2 peak craftsman not sure 38 925 7,200 0.17 1907 1 craftsman (Japanese) 1,256 С peak 39 927 0.19 1 688 3,600 1923 bungalow n peak 40 931 2 2,858 3,600 0.79 2000 peak contemporary п 41 935 947 3,600 0.26 1923 1 craftsman с peak 42 937 1,055 3,600 0.29 1923 not sure 1 peak craftsman 43 941 2.174 3,600 0.60 1922 2 w/stepback peak craftsman с 44 947/949 double lot 1,728 6,120 0.28 1923 craftsman not sure 1 peak 45 961 Victorian (hip roof) 2 1,296 2.970 0.44 1910 C. 1 peak 46 47 average 0.39 1,545 48 49 50 1 story (17) 65% 51 2 story (9) 35% 52 Built before 1926 (18) 69% 53 Flat Roof (2) 8% 54 Peak Roof (24) 92%

Shart 8 3 10 AN

EXHIBIT A, P. 2

PROJECT ADRESS: 925-927-929 Marco Place DIR-2015-3504-CDP-SPP-MEL; DIR-2015-3506-CDP-SPP-MEL; DIR-2015-3507-CDP-SPP-MEL; ENV-2015-3505-CE

PROJECT DESCRIPTION: Three structures, two new; one, an original historic home sitting on the large lot, cut in half and moved to adjacent lot half its size. FEATURES: Hip roof the entire expanse of roof line; only original Japanese Craftsman in neighborhood PROPOSED PROJECT DATA

	House sq ft	Lot sq ft	FAR	
925	2481	3600	.69	
(927) 925b	2264	3600	.63	
929 (927)	2335	3600	.65	
Average			0.66	

COMPARABLES: The average of the three new projects is more than one third larger than the block average of .39 FAR and the house size of 1545 sf.

w gpm

EXHIBIT B: RETAINING THE HISTORIC INTEGRITY: THE ROOF, 925 Marco Place

The Applicants have maintained that the hip roof is a character feature. Yet, it is hard to understand how the Historian believes that chopping off half of it from the rear, this historic home would still maintain the feel and look of a house built in 1907.



View from rear, The rear expanse of the roof. Despite the lack of maintenance, you can see how the hip roof shapes the house and gives it its character.







View from rear. Rendering of Original Historic House with rear half demolished and new addition. The addition, with modern materials and design, its differentiation, not properly applied, is not compatible is in mass and scale of the hgistoric home. The new addition with large single pane windows overwhelms the front original section and minimizes, if not loses, the features and character of the original.

The character of the arts and crafts home is not just about its facade. The sides show definition and are part of its features. The demolition of this home would cause a very distinctive home to lose its historic features and standing.

Sheet 10 8 10

DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT B

DIRECTOR'S DETERMINATION

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL

DEPARTMENT OF

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ

RENEE DAKE WILSON VICE-PRESIDENT

CAROLINE CHOE VAHID KHORSAND JOHN W. MACK SAMANTHA MILLMAN MARC MITCHELL VERONICA PADILLA-CAMPOS DANA M. PERLMAN

ROCKY WILES COMMISSION OFFICE MANAGER (213) 978-1300



CALIFORNIA



ERIC GARCETTI

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LISA M. WEBBER, AICP DEPUTY DIRECTOR (213) 978-1274

http://planning.lacity.org

DIRECTOR'S DETERMINATION

January 11, 2018

Applicant/Owner

Shula Harel 1030 Hilts Avenue Los Angeles, CA 90024

Representative

Wil Nieves Nieves and Associates 21250 Hawthorne Blvd. #700 Torrance, CA 90503

Case No.	DIR-2015-3504-CDP-SPP-MEL
	DIR-2015-3506-CDP-SPP-MEL
	DIR-2015-3507-CDP-SPP-MEL
CEQA:	ENV-2015-3505-CE
Location:	925 and 927 West Marco Place
Council District:	11 – Mike Bonin
Neighborhood Council	Venice
Community Plan Area:	Venice
Specific Plan:	Venice Coastal Zone –
	Milwood Subarea
Land Use Designation:	Low Medium I Residential
Zone:	R2-1
Legal Description:	Lots 22, 23, 24; Block 16;
-	Venice Annex

Last Day to File an Appeal: January 26, 2018

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, Section 11.5.7, and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Approve a Coastal Development Permit authorizing the demolition of a one-story, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite. The project is located within the single permit jurisdiction area of the Coastal Zone, and

Approve a Project Permit Compliance Review, and

Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures I hereby:

Approve a Mello Act Compliance Review for the demolition of one Residential Unit, relocation of one Residential Unit and construction of two new Residential Units in the Coastal Zone

DETERMINE based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

- Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
- 2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
- Demolition and Relocation: the existing single-family dwelling on lots 22 and 23 (925 West Marco Place) shall not be demolished; the structure shall be preserved and relocated to lot 24. The existing structure on lot 24 shall be demolished prior to the relocation of the structure on lots 22 and 23.
- 4. Walk Street. (Design Criteria). The building materials, colors, articulation, massing, and scale of the proposed project shall substantially comply with those specified on the plans labeled Exhibit "A," in the subject case file.
- 5. Permanent Public Right-of-Way Encroachments. Fences shall be permitted in string line with existing fences. Encroachments shall not exceed 42 inches above natural grade. The bottom of tree canopies shall be maintained at least eight feet above the existing grade. Prior to the issuance of a building permit, a revocable encroachment permit, or a determination by the Bureau of Engineering, shall be obtained from the Department of Public Works for any encroachments within Marco Place. Permanent encroachments on Marco Place shall be limited to grade level uses including gardens, patios, landscaping, ground level decks, and fences.
- 6. DIR-2015-3504-CDP-SPP-MEL (Lot 22). Approved herein is:
 - a. Density. One single-family dwelling shall be constructed on Lot 22 (925 West Marco Place).
 - b. Height. The subject project shall be limited to a maximum height of 28 feet, measured from the centerline of Marco Place. As shown in Exhibit A, the second story shall be stepped back at least 5 feet 3.75 inches from the required front yard setback.
 - c. Roof Access Structure. The roof access structure shall be limited to 100 square feet, measured from the exterior walls, and shall be set back at least 30 feet from the required front yard. The RAS shall not exceed a maximum height of 35 feet, measured from the centerline of Marco Place.
 - d. Roof Structures. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the height limit by a maximum of five feet.
 - e. Parking and Access. The single-family dwelling shall provide a total of three parking spaces, of which at least two shall be covered.
- 7. DIR-2015-3506-CDP-SPP-MEL (Lot 23). Approved herein is:
 - a. Density. One single-family dwelling shall be constructed on Lot 23 (927 West Marco Place).

- b. Height. The subject project shall be limited to a maximum height of 28 feet, measured from the centerline of Marco Place. As shown in Exhibit A, the second story shall be stepped back at least 5 feet from the required front yard setback.
- c. Roof Access Structure. The roof access structure shall be limited to 100 square feet, measured from the exterior walls, and shall be set back at least 20 feet from the required front yard. The RAS shall not exceed a maximum height of 35 feet, measured from the centerline of Marco Place.
- d. Roof Structures. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the height limit by a maximum of five feet.
- e. Parking and Access. The single-family dwelling shall provide a total of three parking spaces, of which at least two shall be covered.
- 8. DIR-2015-3507-CDP-SPP-MEL (Lot 24). Approved herein is:
 - a. Density. One single-family dwelling shall be relocated to Lot 24 (929 West Marco Place) from lots 22-23 (925 West Marco Place).
 - b. Preservation. As shown in Exhibit A, the relocated single-family dwelling shall be preserved and restored, to a minimum depth of 20 feet 3.5 inches (from the front wall).
 - c. Height. The subject project shall be limited to a maximum height of 23 feet, measured from the centerline of Marco Place. As shown in Exhibit A, the new second story shall be stepped back at least 20 feet 3 inches from the required front yard setback.
 - d. Roof Structures. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the height limit by a maximum of five feet.
 - e. Parking and Access. The single-family dwelling shall provide a total of three parking spaces, of which at least two shall be covered.
- 9. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
- 10. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- 11. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
- 12. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Fire Department. Said Department's approval shall be included in the plans submitted to the Development Services Center.
- 13. Prior to the commencement of site excavation and construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a telephone number, and shall be posted on the site in a manner, which is readily visible to any interested party.

14. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a <u>certified</u> copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

Administrative Conditions

- 15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
- 16. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 19. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
- 20. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

21. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including <u>but not limited to</u>, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with <u>any</u> federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BACKGROUND

The project site is comprised of three flat, rectangular lots (lots 22-24), each with a width of 40 feet and a depth of 90 feet and a lot area of approximately 3,600 square feet. The lots front Marco Place (Walk Street) to the southeast and abut Superba Court (alley) to the northwest. lots 22 and 23 are developed with a one-story, 1,256 square-foot single-family dwelling that spans both lots and lot 24 is developed with a one-story, 688 square-foot single-family dwelling. The project site is zoned R2-1 with a land use designation of Low Medium I Residential; the project is located within the Los Angeles Coastal Transportation Corridor Specific Plan, Venice Coastal Zone Specific Plan (Milwood Subarea), a Calvo Exclusion Area, Liquefaction Area, Zone X (Flood Hazard Management Specific Plan, Ordinance No. 172,081), and within 4.8 kilometers of the Santa Monica Fault.

The applicant is requesting a coastal development permit authorizing the demolition of a onestory, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23). Each singlefamily dwelling will provide a total of three parking spaces onsite. The project is located within the single-permit jurisdiction of the Coastal Zone.

The neighborhood and properties immediately surrounding the property are zoned R2-1 and developed with single and multi-family residential structures ranging from one to two stories in height. The lots immediately abutting the site are developed with two-story single-family dwellings. There are approximately 27 residential structures in the block of Marco Place bound by Lincoln Boulevard to the north and Linden Avenue to the South, of which, nine structures are two stories in height.

<u>Marco Place</u> is a Walk Street limited to use by pedestrians with a five-foot-wide walkway and an encroachment area (with a varying depth of 10 and 15 feet) on both sides of the paved walkway.

Superba Court (alley) the project site abuts an alley with a width of approximately 15 feet.

Previous zoning related actions in the area include:

<u>DIR-2017-1850-SPP</u> – On July 17, 2017, the Director of Planning approved a project permit compliance review for the demotion of a detached, one-car garage, located at 935 West Marco Place, within the single-permit jurisdiction of the Coastal Zone.

<u>ZA-2016-2090-CU-CUB-CDP-SPP</u> – On May 17, 2017, the West Los Angeles Area Planning Commission approved a coastal development permit, conditional use permit and project permit compliance review for the demolition of a detached garage and addition to a one-story restaurant building, located at 1711 South Lincoln Boulevard, within the singlepermit jurisdiction of the Coastal Zone.

<u>DIR-2015-3953-SPP</u> – On May 18, 2016, the West Los Angeles Area Planning Commission denied an appeal of the Director's approval of a project permit compliance review for the remodel and addition to an existing one-story single-family dwelling and the construction of a new recreation room above an existing detached one-car garage, located at 854 West Marco Place, within the single-permit jurisdiction of the Coastal Zone.

<u>DIR-2015-2919-CDP</u> – On August 7, 2015, a coastal development permit application was filed for the demolition of a one-story single-family dwelling and the construction of a two-story single-family dwelling, located at 2012 South Linden Avenue. A determination has not been issued for this project.

<u>DIR-2015-2907-CDP-SPP</u> – On October 5, 2016, the Director of Planning approved a coastal development permit and project permit compliance review for the remodel and addition to a one-story single-family dwelling resulting in a two-story, 2,648 square-foot single-family dwelling, located at 934 West Amoroso Place, within the single-permit jurisdiction of the Coastal Zone.

<u>ZA-2015-2404-CDP-SPP-MEL</u> – On May 17, 2017, the West Los Angeles Area Planning Commission denied a coastal development permit and project permit compliance review for the demolition of a one-story single-family dwelling and the construction of a two-story single-family dwelling, located at 2003 South Linden Avenue, within the single-permit jurisdiction of the Coastal Zone.

<u>ZA-2014-4641-CDP-ZAA-SPP-MEL</u> – On March 2, 2017, the Zoning Administrator approved a coastal development permit for the remodel and addition to a one-story single-family dwelling, resulting in a two-story, 2,482 square-foot single-family dwelling, located at 938 West Amoroso Place, within the single-permit jurisdiction of the Coastal Zone.

<u>ZA-2014-1710-CDP</u> – On February 17, 2016, the West Los Angeles Area Planning Commission denied in part and granted in part an appeal of a coastal development permit, approving the demolition of a single-family dwelling and construction of a two-story, 3,326 square-foot single-family dwelling, located at 920 W. Superba Avenue, within the single-permit jurisdiction of the Coastal Zone.

Public Hearing

A Public Hearing was held, by a Hearing Officer (Juliet Oh), at 10:00 am, on May 1, 2017 at the West Los Angeles Municipal Building, Second Floor Hearing Room, 1645 Corinth Avenue, Los Angeles, CA 90025. The applicant team (comprised of the owner, architect, and representative) and approximately 12 residents were in attendance. The applicant team provided a brief overview of the project, requested actions, and presented the changes in the project since the initial design. They indicated that while they had begun their outreach efforts, they had not yet presented their project to the Venice Neighborhood Council (VNC) and requested the project kept under advisement for 60 days, to allow adequate time for the VNC to review the proposed projects.

Several member of the public were in attendance and provided the following comments in opposition to the proposed scope of work.

Tom Paris (resident on Amoroso Place)

- Opposed to the idea of two new homes on the existing lot, the developers should just build an addition to the existing single-family dwelling and preserve the double lot.

Shepard Stern (resident on Marco Place)

- The project violates the Coastal Act and certified Land Use Place, will have a cumulative impact on Marco Place.
- The Walk Streets should preserve the open space, maintained as a park-like setting.
- Project is not compatible with the mass, scale, character of the neighborhood.
- Does not think the single-family structure will survive the move from lots 22-23 to lot 24.
- Landscaping provides natural drainage, loss of open space areas will lead to flooding.
- Structures will displace the existing trees; old growth trees/landscaping should be

protected.

Sue Kaplan (resident of Nowita Place)

- We need to consider the mass, scale, character and whether the project is compatible with the adjacent structures and neighborhood.
- Walk streets are a historic scenic area, with architectural diversity and distinct setback pattern; the location warrants more intensive preservation.
- The project will have a cumulative impact on the area.
- Will impact the neighborhood, as the three proposed larger structures (floor area) will be located in the middle of the block.
- The design and massing will have a significant (negative) impact on the neighborhood, needs to incorporated more articulation.
- Submitted a letter outlining the required Findings and applicable provisions of the Venice Specific Plan.

Mary Jack (resident of Marco Place)

- The walk streets are a special place, need to preserve the park-like setting of the area.
- The structure at 925 Marco Place is a Contributor in the Milwood Walk Streets Historic District (SurveyLA) and should be preserved on the double lot as a cultural resource.
- New homes will be the largest on the block.
- The lots and the existing homes are inextricably linked, will destroy the character of the neighborhood; the height, bulk, and massing should be reduced.

Lillian White (resident of Amoroso Place)

- The structure at 925 Marco Place is a perfect example of a Japanese Craftsman home, place on the center of two lots over 100 years ago.
- Should remain in its current location, preserve the park-like setting and allow for adequate light and air-flow. Moving the structure will impact character of the walk street, may not survive the move and we would lose a historic resource.
- Submitted a copy of Exhibit D.3-3 of the Los Angeles CEQA Thresholds Guide, outlining the City of Los Angeles Historic-Cultural Monument Designation Criteria.

Mary Webster (owns property on Marco Place)

- The craftsman home should be maintained and remodeled.
- The proposed designs are too large, bulky, and overpowering. Applicant needs to reduce the scope of the project.
- Need to stop the construction of mcmansions, development is going in the wrong direction.
- Submitted a copy of an email dated April 30, 2017.

Andrea Stern (resident of Marco Place)

- Outraged and deeply saddened by the applicant's proposed project.
- Moving the structure would destroy it.
- The project will have an adverse cumulative impact on the neighborhood.
- Should preserve the trees, consider noise and historic impacts.

Robin Rudisill (resident of Venice)

- The project will result in the decline of the environment.
- Walk streets are scenic and historic resources and should be protected.
- Full CEQA analysis is required, will have a cumulative impact as the project consists of three single-family dwellings in a row.
- Venice is a special coastal community and needs to be preserved.
- There are many important laws to consider in the Coastal Zone.
- Submitted excerpts from the Venice Land Use Plan and a copy of ZI No. 2454 (SurveyLA Information for the Milwood Venice Walk Streets Historic District.

The Applicant's representative stated the project had been reviewed by the Office of Historic Resources (OHR). OHR asked for revisions to the projects, the proposed relocation and addition, as well as the two new single-family dwellings were found to have no significant impact on the integrity of the existing Contributor or the Historic District. The applicant requested the case be taken under advisement for 60 days to allow adequate time for the Venice Neighborhood Council to review the project.

Correspondence

The Venice Neighborhood Council (VNC) submitted a letter, dated September 19, 2017, recommending approval of the project as proposed. Approximately 15 letters were submitted in opposition to the project and four letters were submitted with signatures in support of the project.

FINDINGS

Coastal Development Permit

In order for a Coastal Development Permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

The project site is comprised of three flat, rectangular lots (lots 22-24), each with a width of 40 feet and a depth of 90 feet and a lot area of approximately 3,600 square feet. The lots front Marco Place (Walk Street) to the southeast and abut Superba Court (alley) to the northwest. lots 22 and 23 are developed with a one-story, 1,256 square-foot single-family dwelling that spans both lots and lot 24 is developed with a one-story, 688 square-foot single-family dwelling. The project site is zoned R2-1 with a land use designation of Low Medium I Residential; the project is located within the Los Angeles Coastal Transportation Corridor Specific Plan, Venice Coastal Zone Specific Plan (Milwood Subarea), a Calvo Exclusion Area, Liquefaction Area, Zone X (Flood Hazard Management Specific Plan, Ordinance No. 172,081), and within 4.8 kilometers of the Santa Monica Fault.

The applicant is requesting a coastal development permit authorizing the demolition of a one-story, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite. The project is located within the single-permit jurisdiction of the Coastal Zone.

The neighborhood and properties immediately surrounding the property are zoned R2-1 and developed with single and multi-family residential structures ranging from one to two stories in height. The lots immediately abutting the site are developed with two-story single-family dwellings. There are approximately 27 residential structures in the block of Marco Place bound by Lincoln Boulevard to the north and Linden Avenue to the South, of which, nine structures are two stories in height.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. The applicable provisions are as follows:

Section 30244 requires reasonable mitigation measures to reduce potential impacts on archeological or paleontological resources. The proposed project would require minor grading and excavation to relocate the existing one-story structure to lot 24 and develop two new single-family dwellings on lots 22 and 23. All such work is subject to review by the Department of Building and Safety and will comply with the requirements of the grading division. The subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are discovered during excavation or grading activities, the project is subject to compliance with Federal, State and Local regulations already in place.

Section 30250 states that new development shall be located in areas able to accommodate it, areas with adequate public services, and in areas where such development will not have significant adverse impacts on coastal resources. The proposed project is located in a residential neighborhood developed with similar one and two-story residential structures. The subject site maintains a frontage on Marco place, a pedestrian Walk Street, with vehicle access provided from the rear alley, Superba Court; both right of-ways are part of the larger circulation network of the neighborhood and City. The new residential structures will maintain connections with existing infrastructure systems (water, electricity, gas, wastewater, trash service, etc.) required for residential development. As such, the project will be located in an existing developed area contiguous with similar residential uses and will not have a significant adverse impact on coastal resources.

Section 30251 states the scenic and visual gualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. The subject site and surrounding area are relatively flat with no views to and along the ocean; no natural land forms will be altered as part of the project. The three lots are located within the Milwood Walk Streets which are identified in the Venice Land Use Plan as a highly scenic coastal area and a significant cultural resource. The proposed project will relocate an existing one-story single-family dwelling (on lots 22-23) to lot 24, preserve the front portion of the structure to a depth of approximately 20 feet and construction a two-story addition to the rear; the existing one-story structure on lot 24 will be demolished. Two new, two-story single-family dwellings will be constructed on lots 22 and 23. The new structures are 28 feet in height and are designed with flat and varied rooflines (pitched roof) but also incorporate a five-foot step back on the second level, consistent with the rooflines and building massing in the area. As previously discussed, there approximately 27 residential structures, of which nine are two stories in height; the structures immediately abutting the project site are two stories in height; several of the two-story structures do not incorporate significant step backs on the second level. The three proposed two-story structures observe the required prevailing front yard setback requirement and incorporate stepbacks and cutouts to further reduce the massing of the buildings. As such, the proposed single-family dwellings are visually compatible with the character of the surrounding areas and will not have a visual impact on the Walk Street.

Section 30252 states that new development should maintain and enhance public access to the coast. The project proposes the demolition and development of structures located on lots fronting a Walk Street. Each single-family dwelling will provide a three parking spaces onsite and would not impact public on-street parking spaces. The project proposes new landscaping and fences (limited to 42 inches in height) within the encroachment area of the Walk Street however, no improvements are proposed or required within the five-foot-wide pedestrian walkway (right-of-way), and the project will not obstruct access to or from the site. The property is located more than one mile from Venice Beach and half a mile from the Venice Canals. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted.

Section 30253 requires new development to minimize risks to life and property in areas of high geologic, flood, and fire hazard, minimize impacts along bluffs and cliffs, and protect special communities and neighborhoods that are popular visitor destination points for recreational uses. The property is not located within a Flood Zone. The property is located within a Liquefaction Area and 4.8 kilometers from the Santa Monica Fault. As such, the project is subject to compliance with Zoning, Building, and Fire Safety Code requirements

that will minimize risks to life and property in the above-mentioned hazard areas.

The proposed project will demolish a one-story single-family dwelling, relocate (rehabilitate) and remodel an existing one-story dwelling and build two new single-family dwellings; the project will result in the development of three, two-story single-family dwellings on three residential lots on a walk street in the Milwood Subarea. Each single-family dwelling will provide three parking spaces onsite and will maintain the prevailing front yard and encroachment area adjacent to Marco Place. As previously discussed, the proposed improvements and continued residential use would have no adverse impacts on public access, recreation, public views or the marine environment, as the property is located within a developed residential area and located more than a mile from Venice Beach and half a mile from the Venice Canals. The project will neither interfere nor reduce access to the shoreline or beach. There will be no dredging, filling or diking of coastal waters or wetlands associated with the request, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed dwelling will not block any designated public access or views. As conditioned, the proposed project is in conformity with Chapter 3 of the California Coastal Act.

2. The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.

Coastal Act Section 30604(a) states that prior to the certification of a Local Coastal Program ("LCP"), a coastal development permit may only be issued if a finding can be made that the proposed development is in conformance with Chapter 3 of the Coastal Act. The Venice Local Coastal Land Use Plan ("LUP") was certified by the California Coastal Commission on June 14, 2001; however, the necessary implementation ordinances were not adopted. The City is in the initial stages of preparing the LCP; prior to its adoption the guidelines contained in the certified LUP are advisory. As discussed, the project consists of the demolition, relocation/preservation, and development of residential structures resulting in three, two-story single-family dwellings on three residential lots. The subject site is located within the Milwood Subarea and is zoned R2-1 with a General Plan Land Use Designation of Low Medium I Residential. The proposed project is consistent with the following policies of the Land Use Plan:

Policy I. A. 2. Preserve Stable Single-Family Residential Neighborhoods. Ensure that the character and scale of existing single-family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development.

Policy I. A. 4. Single-Family Dwelling - Low Medium I Density. Accommodate the development of single-family dwelling units in areas designated as "Single-family Residential" and "Low Medium I Density" on the Venice Coastal Land Use Plan. The project will result in the development of three single-family dwellings on three residential lots within a neighborhood comprised of primarily single-family dwellings.

Policy I. A. 6. Multi-Family Residential – Low Medium I Density. Accommodate the development of duplexes and multi-family dwelling units in the areas designated as "Multiple Family Residential" and "Low Medium I" on the Venice Coastal Land Use Plan. The project complies with the density and yard provisions for the Milwood Subarea, developing one single-family dwelling on each residential lot (each lot is approximately 3,600 square feet). The structures will observe the required prevailing front yard setback of approximately 12 feet from the property line and an additional 12 feet of encroachment area from the pedestrian walkway (walk street), consistent with the requirements of the

R2-1 zone and provisions of the Land Use Plan.

Policy I. D. 3. Views of Natural and Coastal Recreation Resources. The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities. As discussed above (Policy I.A.6), the project will maintain the yards required for walk street and the R2 zone; a 12-foot encroachment area within the right-of-way and a prevailing front yard setback of 12 feet, consistent with the existing structures on the block.

Policy II. A. 3. Single-family dwellings on lots of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley are required to provide three parking spaces. The project will provide three parking spaces for each single-family dwelling; each lot will provide two spaces within an attached garage and one uncovered space.

Policy II. C. 10. Walk Streets - Residential Development Standards. New residential development along walk streets shall enhance both public access and neighborhood character. Building materials, colors, massing and scale of new structures shall complement those of existing structures in the neighborhood. Building facades shall be varied and articulated to provide visual interest to pedestrians. Primary ground floor residential building entrances and frequent windows shall face the walk streets. Front porches, bays, and balconies shall be encouraged. In case of duplexes and low density multiple-family buildings, entries shall be located in the exterior building facade for each residential unit, shall face walk streets, and be well-defined and separate. The proposed project will result in a two-story, single-family dwelling on each of the three residential lots. The existing one-story structure at 925 Marco Place will be relocated to lot 24 (929 Marco Place). The front portion of the original structure (to a depth of approximately 20 feet) will be preserved and rehabilitated, utilizing wood siding to match the original materials. A twostory addition comprised of metal siding and large glass windows will be constructed to the rear of the original structure; the new second story will be stepped back approximately 22 feet. The structure is approximately 23 feet in height, measured from the centerline of Marco Place. The two new structures, to be constructed on lot 22 and 23, utilize wood and metal siding, stucco, and large glass windows; the front facades are articulated with large windows, varied rooflines (gable roof on the first level), and observe a five foot stepback at the second level; the roof access structures are stepped back more than 20 feet from the front of the building. Each structure is 28 feet in height, measured from the centerline of Marco Place. The structures maintain a prominent entrance on the walk street, incorporate porches, and integrate significant articulation at the building façade. The proposed height and massing of the structures is consistent with the neighborhood and meets the requirements for residential development located on walk streets.

Policy II. C. 11. Encroachments into Walk Street Right-of-Way. Encroachments into City right-of-way shall be limited to grade level uses including gardens, patios, landscaping, ground level decks and fences. The gardens/patios in the right-of-way, between the fences and the buildings, shall be permitted to provide a transitional zone between the public path ways and private dwellings. To create a defensible space, the planting along the walk streets shall not impede the view of walkways by the residents and the view of the gardens by the pedestrian...Any fence, wall or hedge erected in the public right-of-way shall not exceed 42 inches in height as measured from the existing grade of the public right-of-way...New fences shall be located in line with existing fences on the same side of the street. The project includes the improvement of the encroachment area (12 feet in depth from the pedestrian walkway), consisting of new landscaping, paving, and perimeter walls, limited to a height of 42 inches and in line with the existing fences/walls adjacent to the

project site.

3. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources." In addition to the Regional Interpretative Guidelines, the policies of Venice Local Coastal Program Land Use Plan (the Land Use Plan was certified by the Coastal Commission on June 14, 2001) have been reviewed and considered. The project consists of the demolition, relocation/preservation, and development of residential structures resulting in three, two-story single-family dwellings on three residential lots. The Regional Interpretive Guidelines have been reviewed and the proposed project is consistent with the requirements for the Milwood Subarea; the project also complies with the policies of the LUP and standards of the Specific Plan.

4. The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

The project consists of the demolition of a one-story single-family dwelling, relocation/preservation of a single-family dwelling, and development of two new single-family dwellings. The project will result in the development of three, two-story single-family dwellings on three residential lots fronting a walk street within the single-permit jurisdiction of the Coastal Zone and does not conflict with prior decisions of the Coastal Commission. The Coastal Commission recently approved the following projects in the Venice Coastal Zone:

- In November, 2017, the Commission approved a Coastal Development Permit for the demolition of a one-story single-family dwelling and the construction of a two-story, 3,084 square-foot single-family dwelling with a rooftop deck and attached garage in the single permit jurisdiction, located at 2801 Sanborn Avenue (Application No. 5-17-0590).
- In September, 2017, the Commission approved a Coastal Development Permit for the demolition of a one-story single-family dwelling and the construction of a two-story, 3,857 square-foot single-family dwelling with a rooftop deck and attached garage in the single permit jurisdiction, located at 459 E. 28th Avenue (Application No. 5-17-0334).
- In August 2017, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit issued by the City of Los Angeles, upholding the City's approval of a coastal development permit for the demolition of a two-story single-family dwelling and construction of a new two-story, 3,004 square foot single-family dwelling,

in the single permit jurisdiction, located at 2318 Clement Avenue (Appeal No. A-5-VEN-15-0036).

- In June 2017, the Commission approved an Administrative Permit for the major remodel and addition to a one-story, 793 square foot single-family, resulting in a twostory, approximately 26-foot high 1,454 square foot single-family residence; four uncovered parking spaces will be maintained on the 4,802 square-foot lot, located at 756 Sunset Avenue. (Application 5-17-0258).
- In June 2017, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit issued by the City of Los Angeles and approved the remodel of a 948 square-foot single-family dwelling comprised of a new second story, resulting in a 2,482 square-foot, two-story (28 feet in height) single-family dwelling with a two-car garage, located at 938 Amoroso Place. (Appeal No A-5-VEN-17-0018).
- In June 2017, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit issued by the City of Los Angeles and approved the conversion of two-story, 23.5 foot high, 1,812 square-foot duplex into a 2,416 square foot singlefamily residence. The scope of work includes a 351 square-foot first floor addition, 253 square-foot second floor addition, and interior remodeling; two vehicular parking spaces will be maintained onsite. The project is located at 628 San Juan Avenue. (Appeal No. A-5-17-0019).
- In March 2017, the Commission approved an Administrative Permit for the substantial demolition, remodel, and second-story addition to a 946 square-foot single-family dwelling, resulting in a 25 feet-in-height, two-story, single-family dwelling, located at 818 Venezia Avenue. (Application No. 5-16-0956).
- In February 2017, the Commission approved an Administrative Permit for the demolition of a single-family dwelling and the construction of a 2,702 square-foot, two-story, 25 feet-in-height, single-family dwelling with a rooftop deck, located at 3021 Stanford Avenue. (Application No. 5-16-0685).
- In February 2017, the Commission approved an Administrative Permit for the substantial demolition and remodel of a one-story single-family dwelling, resulting in a 2,670 square-foot, two-story, 25 feet-in-height, single-family dwelling with a rooftop deck, and a new detached two-story recreation room to the rear of the structure, located at 3024 Stanford Avenue. (Application No. 5-16-0985).
- In January 2017, the Commission approved an Administrative Permit for the substantial demolition and remodel of a one-story, single-family dwelling resulting in a two-story, 4,020 square-foot, two-story, 30 feet-in-height, single-family dwelling located at 665 Broadway. (Application No. 5-16-0953).

As such, this decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

5. The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

Section 30210 of the Coastal Act states the following in regards to public access:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The subject property is not located between the nearest public road and the shoreline of any body of water located within the coastal zone, the site is located more than one mile east of Venice Beach and half a mile northeast of the Venice Canals. No work is proposed in the right of way, the project will not interfere with public access to the coast. The development is consistent with the referenced policies as it consists the development of single-family residential structures in a residential neighborhood developed with similar uses; the zoning of the property allows single and multi-family development and there is no adjoining public access point or public recreation facility that will be affected by this request.

6. An appropriate environmental clearance under the California Environmental Quality Act has been granted.

A Categorical Exemption, ENV-2015-3505-CE, has been prepared for the proposed project consistent, with the provisions of the California Environmental Quality Act and the City CEQA Guidelines. The project proposes the demolition of a one-story, 688 squarefoot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a twostory addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, twostory, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached twocar garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332.

The Class 3 Category 1 categorical exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; this includes one single-family residence, or a second dwelling unit in a residential zone. Up to three single family residences may be constructed under this exemption. As previously discussed, the project will result in three single-family dwellings on three residential lots in a fully developed residential neighborhood. The project site is currently developed with two residential structures.

The Class 31 categorical exemption allows projects limited to the maintenance, repair. stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The subject property is located within the Milwood Walk Streets Historic District and contains two residential structures. The single-family dwelling at 925 Marco Place is identified as a Contributor (SurveyLA) and the structure at 927 Marco Place was determined to be a Non-Contributor to the District (Historic Resources Assessment, CPR Services Corporation, November 2016). The Contributor (located on lots 22 and 23) will be relocated to lot 24 and rehabilitated. The front portion of the facade will be preserved (to a depth of approximately 20 feet) and a two-story addition will be constructed to the rear of the original structure. The proposed project was reviewed by the Office of Historic Resources, and the proposed preservation and addition was found to maintain the integrity of the Contributor and the proposed new structures were determined to be consistent and compatible with the District (March 2. 2017). The project will retain the character defining features of the existing Contributor (within the front façade) and the proposed addition to the rear portion of the structure is differentiated from the original structure using large glass panels and metal siding.

The Class 32 categorical exemption is applicable to infill development within urbanized areas; the project will demolish one single-family dwelling, relocate an existing single-family dwelling and construct two new single-family dwellings on three (adjacent) residential lots, located within a developed residential neighborhood. The project meets the following conditions of the Class 32 categorical exemption:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The subject site is designated as Low Medium I Residential land use and zoned R2-1. As previously discussed, the project conforms to the development regulations and policies of the Venice Coastal Zone Land Use Plan and Specific Plan.
- (b) The proposed development occurs within City limits on a project site of no more than five acres, substantially surrounded by urban uses. The subject site is approximately 10,800 square feet, less than 0.3 acres.
- (c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within a fully developed residential neighborhood with moderate landscaping. As such, the project site does not contain a habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed project does not meet the threshold for requiring a traffic study (LADOT), nor does it propose significant construction and grading activity that would require an air quality study. The project is subject to compliance with the City's standards and regulations for demolition and new construction and will not have a significant impact on noise or water quality.
- (e) The site can be adequately served by all required utilities and public services. The subject site currently maintains a two residential structures and is located within an urban area. As such, the proposed single-family dwellings will be served by existing utilities and public services.

Furthermore, the Exceptions outlined in Public Resources Code Section 15300.2. do not

apply to the project:

- a) Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as a sensitive environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is not located in a fault or flood zone, nor within a landslide area. Although the project is located within a liquefaction area, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.
- b) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned R2-1 and designated Low Medium I Residential use. The proposed development of three single-family dwellings on three residential lots will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical to a residential neighborhood, no unusual circumstances are present or foreseeable.
- d) Scenic Highways. The project site is not located on or near a designated state scenic highway.
- e) Hazardous Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) Historical Resources. The project site is located within the Milwood Walk Streets Historic District (SurveyLA), the structure located at 925 Marco Place is identified as a Contributor to the District and the structure located at 927 Marco Place was determined to be a Non-Contributor (HRA November 2016). As previously discussed, the project consist of the preservation, relocation and addition to the Contributor in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The two new single-family dwellings were reviewed by the Office of Historic Resources and determined to be consistent and compatible with the Contributors in the block and would not have an adverse impact on the integrity of the District.

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.

Project Permit Compliance Review

7. The project substantially complies with the applicable regulations, findings, standards, and provisions of the Venice Coastal Zone Specific Plan.

The project consists of the demolition of a one-story, 688 square-foot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a two-story addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story,

2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, two-story, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite. As conditioned, the proposed project complies with the applicable General Land Use and Development Regulations set forth in Section 9, Land Use and Development regulations for the Milwood Subarea set forth in Section 10.G, Development Standards for Walk Streets set forth in Section 12, and the Parking provisions set forth in Section 13 of the Specific Plan as evidenced below:

A. Section 8.C. Findings

The project meets the required findings set forth in Section 8.C of the Venice Coastal Zone Specific Plan, as shown below:

1. The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.

The project site consists of three residential lots (lots 22-24), each with a width of 40 feet on Marco Place and a depth of 90 feet. Lots 22 and 23 are developed with a onestory single-family dwelling situated on the middle of the site (across both lots) and lot 24 is developed with a one-story single-family dwelling to the rear portion of the lot. The project is located within the Milwood Subarea, also identified in SurveyLA as the Milwood Walk Streets Historic District. A relative height study (Electric Bowery, November 2017) prepared for the block of Marco Place, bound by Lincoln Boulevard and Linden Avenue, shows there are approximately 27 structures on the block. There are nine residential stories that are two stories in height. The existing two-story structures are articulated with varied rooflines, slightly stepped back second stories, recessed windows and building walls, and balconies/windows. The proposed residential structures include both flat and varied rooflines, as well as clearly defined front entrances and windows, facing the walk street. In addition, each structure incorporates a stepback at the second level to break up the massing of the building and create an articulated façade.

Within the block, there are three residential properties that span two lots; the development pattern of the neighborhood is defined by individual residential structures on single lots (40 by 90 feet). The project proposes the development of each legal lot with one single-family dwelling, similar to the existing pattern of development. As conditioned, the project is compatible with the uses of the residential neighborhood, as well as the massing and scale of the existing structures; the project will not be detrimental to the adjoining properties or the immediate area.

2. The Venice Coastal Development Project is in Conformity with the Certified Venice Local Coastal Program.

The subject property is designated Low Medium I Residential in the Venice Local Coastal Program Land Use Plan and is zoned R2-1. As previously discussed, a Local Coastal Program (LCP) has not been certified for the Venice Coastal Zone. However, the proposed project complies with the policies of the certified Land Use Plan, outlined in Finding Number 2. Policy I.A.6 provides the density and development standards for residential projects in areas with a Land Use Designation of Low Medium I Residential, Policy II.A.3 outlines the parking requirement of three spaces for single-family dwellings, and Policy II.C.10 outlines the residential development standards for projects located on Walk Streets. The proposed project would demolish a single-family dwelling, relocate/rehabilitate a single-family dwelling, and construct two new single-

family dwellings; the project will result in the development of three, single-family dwelling on three individual residential lots and is consistent with the intent and purposes of the Land Use Plan and the Specific Plan (see parts B. through D. below), which are parts of the Venice Local Coastal Program.

3. The applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed project and to register the Replacement Affordable Unit with the Los Angeles Housing Department.

No Existing Affordable Residential Units were determined to exist, as discussed in Finding Number 7, therefore, Replacement Affordable Units are not proposed or required for this project.

4. The Venice Coastal Development Project is consistent with the special requirements for low- and moderate-income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).

The project consists of development of three Residential Units. As discussed in Finding Number 8, the project consists of the development of less than 10 Residential Units and is therefore categorically exempt from the Incusionary Residential Unit requirement under the Interim Administrative Procedures for Complying with the Mello Act (Mello Act) and complies with the Mello Act, as set forth in California Government Code Sections 65590 and 65590.1.

In addition to the requisite findings set forth in Section 8.C of the Specific Plan, the project also complies with all applicable provisions of the Specific Plan, as set forth below:

- B. Section 9. General Land Use and Development Regulations
 - Lot Consolidation. The project site is comprised of three residential lots (lots 22-24). Lots 22 and 23 are developed with a one-story single-family dwelling spanning both lots and lot 24 is developed with a single-family dwelling. The project will relocated the single-family dwelling on lots 22 and 23, to lot 24; one new single-family dwelling will be constructed on each legal lot. The project will not consolidate any existing lots. Each lot will be developed separately, limited to the boundaries of the legal lot lines. Therefore, the proposed project is in conformance with Section 9.A of the Specific Plan.
 - 2. *Height*. As shown in "Exhibit A", the height of each structure is measured from the centerline (of the midpoint of each lot frontage) of Marco Place and conforms to the standards of measurement as outlined in Section 9.B of the Specific Plan.
 - 3. *Roof Structures.* The proposed single-family dwellings on lot 22 and 23 will incorporated roof access structures that are less than 100 square feet and measure approximately 34 feet. They are located in the middle of the lots, stepped back more than 20 feet from the building façade and more than forty feet from the pedestrian walkway.
- C. Sections 10.G. Land Use and Development Regulations for Oakwood-Milwood-Southeast Venice Subarea
 - 1. *Density*. A maximum of two dwelling units per lot shall be permitted on R2-zoned lots. The project will result in the development of one single-family dwelling on each of the three legal lots; the project complies with Section 10.G.2 of the Specific Plan.

- 2. *Height*. Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet. As shown in "Exhibit A", the proposed new structures (on Lots 22 and 23) reach a maximum height of 28 feet toward the rear portion of the structure and the while the second story addition to the single-family dwelling relocated to Lot 24 is 23 feet in height. As such, the project complies with Section 10.G.3 of the Specific Plan.
- 3. *Access.* Vehicular access to projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets. As shown in "Exhibit A", the proposed project provides vehicle access to each lot from the alley abutting the property. Therefore, the project complies with Section 10.G.4 of the Specific Plan.
- D. Section 12 Walk Streets
 - A. Residential Development Standards. The project will result in the construction of two new single-family dwellings on lots 22 and 23 and the relocation of an existing onestory single-family dwelling to lot 24. As shown in "Exhibit A" the new single-family dwellings on lots 22 and 23 maintain a prominent front entrance on the Walk Street and include large windows and patios that articulate the façade. The applicant proposes the use of building materials that are consistent with the materials used in existing structures in the neighborhood: wood siding, stucco, metal siding, and glass. The structure relocated from lots 22 and 23 to lot 24 will preserve and restore the front portion of the existing one-story single-family dwelling and construct a two-story addition to the rear. The front façade will maintain a porch, entrance, and gable roof. New wood siding will be used to restore the front portion of the structure, to match the existing wood siding and the new additions will be differentiated with the use of metal siding and glass. As previously discussed, the new structure will incorporate modest stepbacks on the second level and the structure on lot 24 will observe a second story stepback of approximately 20 feet from the front wall. The proposed project therefore. complies with the residential development standards for projects fronting on or adjacent to Walk Streets.
 - B. Permanent Encroachments. Permanent encroachments within the existing public right-of-way of a designated Walk Street shall be limited to grade level uses including gardens, patios, landscaping, ground level decks, and fences; all encroachments are limited to 42 inches above natural grade. Permanent encroachments must obtain a revocable permit from the Los Angeles Department of Public Works, Bureau of Engineering. As shown in "Exhibit A", the proposed encroachments are comprised of fences, walls, and landscaping no taller than 42 inches.
- E. Section 13 Parking

Single family dwellings on a lot of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley are required to provide three parking spaces, of which two must be covered. Each single-family dwelling will maintain three parking spaces on each lot: two within attached garages and one uncovered space. Therefore, the project complies with Section 13 of the Specific Plan.

8. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

A Categorical Exemption, ENV-2015-3505-CE, has been prepared for the proposed project consistent, with the provisions of the California Environmental Quality Act and the

City CEQA Guidelines. The project proposes the demolition of a one-story, 688 squarefoot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a twostory addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, twostory, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached twocar garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332. A full discussion can be found in Finding No. 6.

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.

Mello Act Compliance Review

Pursuant to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, all Conversions, Demolitions, and New Housing Developments must be identified in order to determine if any Affordable Residential Units are onsite and must be maintained, and if the project is subject to the Inclusionary Residential Units requirement. Accordingly, pursuant to the settlement agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles, the findings are as follows:

9. **Demolitions and Conversions (Part 4.0).**

The project includes the demolition of an existing single-family dwelling located at 927 Marco Place and the preservation and relocation of a single-family dwelling at 925 Marco Place. A Determination was issued by the Los Angeles Housing and Community Investment Department (HCIDLA) on November 3, 2016 for each structure; the HCIDLA Determinations are attached. HCIDLA reviewed data from July 2013 through July 2016 and found no Affordable Existing Units.

Therefore, no Affordable Existing Residential Units are proposed for demolition or conversion; and the applicant is not required to provide any Affordable Replacement Units.

10. Categorical Exemptions (Part 2.4) Small New Housing Developments

The project proposes the development of three single-family dwellings on three individual lots. Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of three Residential Units is found to be categorically exempt from the Inclusionary Residential Units is power for the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Units is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments.

TIME LIMIT - OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, or through the Department of City Planning website at http://cityplanning.lacity.org. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this authorization is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or not complied with, then this authorization shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Director's determination in this matter will become effective after <u>15 days</u>, unless an appeal therefrom is filed with the <u>City Planning Department</u>. It is strongly advised that appeals be filed <u>early</u> during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Determination, and received and receipted at a public office of the

Department of City Planning <u>on or before</u> the above date or the appeal will not be accepted. **Forms are available on-line at <u>http://cityplanning.lacity.org</u>. Public offices are located at:**

Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077 Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Room 251 Van Nuys, CA 91401 (818) 374-5050

West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2912

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

VINCENT P. BERTONI, AICP Director of Planning

Approved by:

Faisal Roble, Principal City Planner

Prepared by:

Juliet Oh, City Planner

juliet.oh@lacity(org)

Reviewed by:

Debbie Lawrence, AICP, Senior City Planner





Eric Garcetti, Mayor Rushmore D. Cervantes, General Manager

DATE:	November	3,	2016	
		- ,		

TO:	Debbie Lawrence, Senior Planner
	City Planning Department

FROM: Robert Manford, Environmental Affairs Officer Los Angeles Housing and Community Investment Department

SUBJECT: Mello Act Determination for 925 West Marco Place, Venice, CA 90291

Planning Case #: DIR-2015-3506-CDP-SPP-MEL

Based on information provided by the owner, 925 Marco Place, LLC, the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that no affordable units were found to exists at 925 West Marco Place, Venice, CA 90291.

The property consists of a single family dwelling unit comprising of two (2) bedrooms. Per the statement on the application, owner is proposing to demolish existing single family dwelling and construct a new single family dwelling. On June 3, 2015, 925 Marco Place, LLC purchased the property from Shulamit Harel, Trustee of the Survivor's Trust under the Joseph Harel and Shulamit Harel Family Trust dated November 17, 1987 who purchased the property from Shulamit Harel, Trustee of the Joseph Harel and Shulamit Harel and Shulamit Harel Family Trust dated November 17, 1987. Owner has not filed for either a building or demolition permit.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act requires that HCIDLA collect monthly housing cost data for at least the previous three (3) years. The owner's Mello application statement was received by HCIDLA on July 15, 2016. HCIDLA must collect data from July 2013 through July 2016.

On July 18, 2016, HCIDLA mailed a tenant letter addressed to Barbara Van Sickle via certified mail. On July 27, 2016, HCIDLA received a signed receipt card from the tenant dated July 26, 2016. As of November 2, 2016, Ms. Barbara Van Sickle has not provided any documentation to HCIDLA regarding her past income (IRS) or proof of her monthly rental for the property.

Owner provided lease agreement signed on December 28, 1995 and rental checks from July 2013 through July 2016. The average rental amount for this period is \$2,738.00 per month. Owner also provided two Department of Water and Power utility bills and one Southern California Gas company bill from 2012 to 2015 that substantiates the tenant was renting and occupying the property. Based on the documents provided, the property was occupied by a tenant for the past three years and tenant was paying monthly rent above moderate based on schedule 7, therefore; the property is found to be not affordable.

cc: Los Angeles Housing and Community Investment Department File
 925 Marco Place, LLC, a California limited liability company, Owner
 A. Rothschild, Western Center on Law and Poverty, Inc.
 Susanne Browne, Legal Aid Foundation of L.A.
 Juliet Oh, City Planning Department

RM:MAC:wj





Eric Garcetti, Mayor Rushmore D. Cervantes, General Manager

DATE:	November	3	2016
DALL.	140 veniloei	29	2010

TO:	Debbie Lawrence, Senior Planner
	City Planning Department

FROM: Robert Manford, Environmental Affairs Officer Los Angeles Housing and Community Investment Department

SUBJECT: Mello Act Determination for 927 West Marco Place, Venice, CA 90291

Planning Case #: DIR-2015-3507-CDP-SPP-MEL

Based on information provided by the owner, 927 Marco Place, LLC, the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that no affordable units were found to exists at 927 West Marco Place, Venice, CA 90291.

The property consists of a single family dwelling unit comprising of one (1) bedroom. Per the statement on the application, owner is proposing to demolish existing single family dwelling and construct a new single family dwelling. On May 3, 2015, 927 Marco Place, LLC purchased the property from Shulamit Harel. Owner has not filed for either a building or demolition permit.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act requires that HCIDLA collect monthly housing cost data for at least the previous three (3) years. The owner's Mello application statement was received by HCIDLA on July 15, 2016. HCIDLA must collect data from July 2013 through July 2016.

On July 14, 2016, HCIDLA mailed a tenant letter addressed to Occupant via certified mail. On July 26, 2016, HCIDLA received from the United States Postal Service the undelivered tenant letter.

Owner provided lease agreement dated April 25, 2013 and rental checks from July 2013 through February 2016. The average rental amount for this period was \$3,133.00 per month. Owner also provided three Department of Water and Power utility bills and three Southern California Gas company bills from 2013 to 2016 that substantiates the tenant was renting and occupying the property until March 2016, although the utility bills were mailed to tenant's work address as opposed to the property. Owner provided their Department of Water and Power utility bill for the period from March 4, 2016 to July 18, 2016 which shows that the utility usage during this period was very low to low. Based on the documents provided, the property was occupied by a tenant until March of 2016 and then ran vacant. The monthly rental average was above moderate based on schedule 7, therefore; the property is not affordable.

cc: Los Angeles Housing and Community Investment Department File
 927 Marco Place, LLC, a California limited liability company, Owner
 A. Rothschild, Western Center on Law and Poverty, Inc.
 Susanne Browne, Legal Aid Foundation of L.A.
 Juliet Oh, City Planning Department

RM:MAC:wj

DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT C APPROVED PLANS (EXHIBIT A)

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL

HAREL-VENICE LOT 22

925 W. MARCO PLACE, VENICE, CA 90291

IB

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Abbre	viations
@ A.B	AT ANCHOR BOLT
A D ADDN'L	AREA DRAIN ADDITIONAL ADJACENT
ADJ	ADJACENT
A F F ALUM	ABOVE FINISH FLOOR ALUMINUM
APPROX	APPROXIMATELY ARCHITECT ASPHALTIC CONCRETE
AC	ASPHALTIC CONCRETE
ASSY B.O	ASSEMBLY BOTTOM OF
BD. BIT	BOARD BITUMEN(OUS)
BLDG BLKG	BUILDING
BM	BLOCKING BEAM
CAB C.B C.T	CABINET CATCH BASIN
C.T. CEM	CATCH BASIN CERAMIC TILE CEMENT
CL	CENTER LINE
CLG CLR	CEILING CLEAR COLUMN COMPOSITION
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR CPT	CONTRACTOR CARPET CENTER
CPT CTR DBL	CENTER
DF	DOUGLAS FIR
DIA DIM	DIAMETER DIMENSION
DR	DOOR
DN DS DTL	DOWN DOWNSPOUT
DTL DWG	DETAIL DRAWING
EA.	EACH
ELEC.	ELECTRICAL ELEVATION
ENCL	ENCLOSURE
EQ. (E)	EQUAL EXISTING
EXP	EXPANSION EXTERIOR
EXTR F A U F D	EXTRUDED
FAU. FD	EXTRUDED FORCED AIR UNIT FLOOR DRAIN
FDN	FOUNDATION
FL	
FLASHG	FLOOR FLASHING FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FRAMING
FOC FOF FOM	FACE OF FINISH
	FACE OF STUD
FRM'G FT	FRAMING FOOT / FEET
FTG GA	FOOTING
GALV GYP	GAUGE GALVANIZED GYPSUM
GYP H B	GYPSUM HOSE BIBB
H C H M	HOLLOW CORE
HDR	HOLLOW CORE HOLLOW METAL HEADER
HORIZ HT	HORIZONTAL
1D	HEIGHT INSIDE DIAMETER INFORMATION
INFO	INFORMATION
INT JT	INTERIOR
MO	JOINT MASONRY OPENING
MAX. MBR	MAXIMUM MEMBER
MECH	MECHANICAL
MEMB MFR	MEMBRANE MANUFACTURER
MIN MISC	MINIMUM MISCELLANEOUS
MTD	
MTL	METAL NOT IN CONTRACT
NIC NTS NAT	MOUNTED METAL NOT IN CONTRACT NOT TO SCALE NATURAL
NOM	NOMINAL
(N)	NEW OVER
0/ 0/C	ON CENTER
0 H	ON CENTER OUTSIDE DIAMETER OVER HEAD
OPEN'G	
P LAM	OPPOSITE PLASTIC LAMINATE
PBL PT	PAPER BACKED LATH PRESSURE TREATED
PAR PART'N	PARAPET PARTITION
PL	PLATE
PLAST PLY	PLASTER PLYWOOD
PR	PAIR
PRPT PTD	PARAPET PAINTED
R O.	ROUGH OPENING RADIUS
R.C.P	REFL CEILING PLAN ROOF DRAIN
RD	REFERENCE
REINF REQ'D	REINFORCEMENT REQUIRED
RF'G	RODFING
RM	ROOM
S B S D	SANDBLASTED STORM DRAIN SOLID CORE
S C S S	SOLID CORE STAINLESS STEEL
SCHED	STAINLESS STEEL SCHEDULE SHEET
SHT	SIMILAR
SPEC SPEC'D	SPECIFICATION SPECIFIED
SQ	SQUARE
STD STRUCT	STANDARD STRUCTURAL
SUSP T	STANDARD STRUCTURAL SUSPENDED TEMPERED
TO	TOP OF
TCS TCZ	TERNE COATED STEEL TERNE COATED ZINC
TEMP	TEMPERED
ТНК ТҮР	THICK
UBCUON	TYPICAL UNIFORM BUILDING CO UNLESS OTHERWISE N
VEDT	VERTICAL
VGDF WC	VERTICAL GRAIN DOUG WATER CLOSET
W/O	UNLESS OTHERWISE N VERTICAL VERTICAL GRAIN DOUG WATER CLOSET WITHOUT WITH
	WVIII ET
W/ W/I	WITHIN
	WITHIN WATER PROOF WATER RESISTANT WOOD WALL THICKNESS

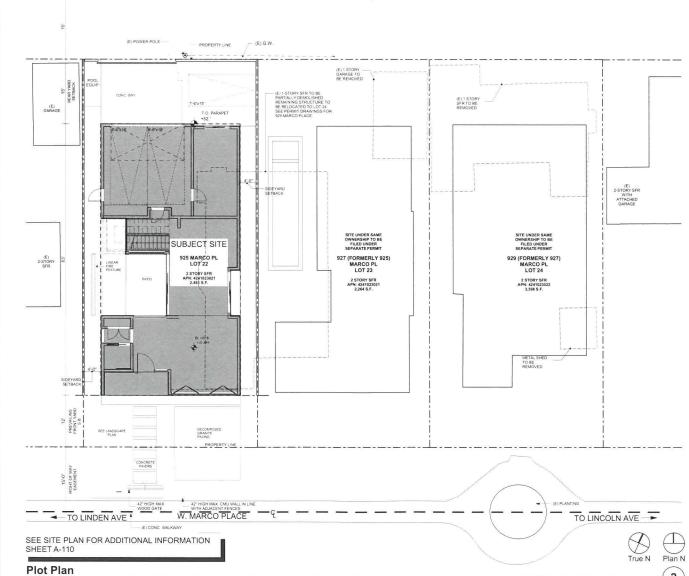
Fire Notes

Fire Notes				
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3. Provide Fire Extinguishers: cont 4. Fire Alarm/smoke control system	n shali be ins	stalled per the 2010 Californi	a Building Cor	le Chapter 4.
402.9, 402.14 and 404.4 5. Provide mail approved numbers		roved by the Culver City Fire It side of window for the suite		
6. Remove all hasps and other loc 2010 California Building	king devices Code, Chapt	from rear doors. Door exitin ter 4 and Chapter 10,	g hardware sh	all comply with
 Include notes in regards to top or per NFPA 13. (Please do for storage arrangement 	i).			
 Also include notes that the fire s Exterior Rear doors shall be ma 				nprovements.
10. Final inspection required by Cl				
	combustible	materials and other storage	at all times.	
12. Business owner to provide key the Building, Fire, Electri requirement equipment : 13. Any modifications to the Tenar				
13. Any modifications to the Tenar Culver City Building and 14. Remote storage suites may on				
 Remote storage suites may on reviewed and approved All emergency lights and exit ii 				
prohibited and shall not I 16. Provide Automatic detection p	be used.			
17. Class I hoods shall have supre				
 Class I hood supression syste department dispatch. 				
 Provide keys for the KNOX Bc Adress shall be viewable and 			ntry on Landr	iark.
21. Walls or parapets in excess of				
22 All systems installed shall mee 23 Pizza Ovens and similar devic				
300 wet chemical hood system	ns.			
Symbols				
	3	DRAWING NUMBER	4	REVISION
A6 SECTION		8 INTERIOR ELEVATION	\oplus	ELEVATION
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V WINDOW	(101)	DOOR	127	ROOM NUMBER
93.9 NOTE DESIGNATION	ų ą	CENTERLINE		
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SUPERBA COURT (ALLEY)



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Title Sheets

Title Sheet

HA14-M22

T1

NO. M. 2015-3594-COP-SPP-NEL

tet 22 Project Team

CLIENT

Scope of Work:

STRUCTURAL & CIVIL ENGINEER

CONSTRUCTION OF A NEW SINGLE FAMIL

- REMOVAL OF EXISTING STRUCTURE - CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. ELEV +35-0° T.O. ROOF ACCESS - ATTACHED TWO CAR GARAGE AND THIRD COMPACT CAR SPACE

TEL. (31

4358 SEPULVED CULVER CITY, C CONTACT: CARL cari@cw TEL (310) 838-0383 FAX (310) 838-5380

Applicable Code:

2014	CITY OF L		L CODES AND ORDINANCES	
2013		PECIFIC PLAN	C CODES AND ORDINANCES	
2016		A BUILDING CODE		
2016		A ENERGY CODE		
2016		A PLUMBING CODE		
2016		A MECHANICAL CODE		
2016	CALIFORN	A GREEN BUILDING ST.	ANDARDS (CALGREEN) CODE	
APN:		4241023021		
LOT:	22	BLOCK: 16	TRACT: VENICE ANNEX	
MAP:	M B 7-200	SHEET: 108B149		
HEIGH	Т:		T.O. Front Parapet. +28'-0" to T.O. Rear Parapet, +35 um height allowable with +10'-0" roof access structure)	

LOT AREA:	40'-0" x 90'-0" (3600 SF)
CONSTRUCTION TYPE:	TYPE V-B, NOT SPRINKLERED
NUMBER OF STORIES:	2-STORY
OCCUPANCY:	GROUP R3 (RESIDENCE); GROUP U (GARAGE)
USE:	SINGLE FAMILY RESIDENCE (NO CHANGE IN USE)
ZONING	R2-1 (LOW MEDIUM RESIDENTIAL)
HILLSIDE ORDINANCE:	NO
MANSIONIZATION ORDINANCE	NO
PARKING REQUIRED	(2) COVERED STANDARD PARKING AND (1) UNCOVERED PARKING MAY BE COMPACT
PARKING PROVIDED	(2) STANDARD GARAGE PARKING, (1) UNCOVERED COMPACT PARKING

Area Calculation Summary :

2

	BUILDING CODE GROSS / NET	ZONING CODE	SCHOOL FEES
ISTING	635 SF partial house		
EW - (w/o Garage)	2,481 SF / 1,447 SF	2.337 SF	2.692 SF
TAL	2,481 SF / 1,447 SF	2,337 SF	2,692 SF

General Notes

- THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAVINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAVINGS IT SHALL BE THE RESPONSIBILITY OF INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL VORC HOLD INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL VORC HOLD INSTALLATION, IT SHALL BE BROUGHT TO ARCHITECTS ATTENTION FOR INSTALLATION, IT SHALL BE BROUGHT TO ARCHITECTS ATTENTION FOR LAMFICATION PRIOR TO INSTALLATION DE SAID VORC, MAY VORC INSTALLED IN DEVINE THE SERVED AND ALL DE DATUMENT DE SAID VORC, MESTALLED DEVINANCE AND THE SERVENSE THAT VORCHINGE DE SY CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL DEST TO DAVER.
- LUNIARATER AT HIS EXPENSE AND AT NU ADJIJUNE CUST TU UNNEK PROVIDE ALL LABOR WARTERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS INCLUDE ALL WORK SHOWN AND/OR NOTED ON THESE DRAWINGS AND SPECIFICATIONS THESE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR THE PERFORMANCE AND COMPLETION OF WORK WITHOUT ADJUSTMENT TO THE PRICE, WORK SHALL BE OF SOLELY RESPONSIBLE FOR THE INCLUSION OF ADECUATE LABOR AND WATERIALS AND EQUIPMENT TO COVER THE PERFORMANCE AND EMPLY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED WORK DEGRED SHALL COVER Y WITH THE COVER AND THMEY
- INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OS IMPLIED WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING A ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS B. THE CURRENT EDITION OF THE UNIFORM BULDING CODE. C THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS ON SEPARATE PLANG FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECIFIC DEPARTMENTS FOR APPORAL AND PERMIT, CONTRACTOR SHALL NE FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER

- TO UNNER GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS DURING DENSTRICTION PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE, SUPPLY COPIES TO OWNER 5 TEMPORARY WATER AND POWER C COPY OF CURRENT STATE OF CALIFORNIA CONTRACTOR'S LICENSE
- ALL PERMITS, FEES, TESTS, INSPECTION AND ASSESSMENTS WITH THE EXCEPTION OF THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY GENERAL CONTRACTOR OR HIS DUE-CONTRACTORS
- GENERAL CONTRACTOR SHALL ENP.OF A COMPTENT NOUVDUAL TO LAY OUT THE WARE AND STRALTS PRINT, SENDES A CALEGIES FORMER EDENDE ON PRESENTATION FORMER STRALES AND AND AND AND AND AND AND FORMERS OWNERS OF THE PROPERTY DESCRIPTION OF AND AND AND CALLED TO ARCHITECTS TENTION IMMEDIATELY FOR CORRECTIVE ACTION IF REQUIRED BEFORE PROCEENTS OWNER THE WORK.
- REQUERD BEFORE PROCEEDING WITH THE WORK. WORKMANSHIP IN ALL PHASES OF THE JOB SHALL BE OF THE HIGHEST ORDER PREVAILING IN THE RESPECTIVE TRADES. WORK SHALL BE SKECUTED BY SKILED JOURNETWEN, POOR WORKMANSHIP SHALL BE SKECUTED BY SKILED JOURNETWEN, POOR WORKMANSHIP SHALL BE SKECUTED BY OF CONTRACTOR DOING THE WORK ALL FINISH WORK SHALL BE TRUE IN PLANE, PLUMS, AND LEVEL WITH TO LERANCES NO GREATER THAN THOSE ESTABLISHED BY TRADE ORGANIZATIONS, OR MANUFACTURERS ASSOCIATIONS FOR THE RESPECTIVE TRADE OR MARKERIAL
- ALL WATERIALS SHALL BE NEW, FIRST QUALITY, RECOGNIZED STANDARD BRANDS, DELIVERED TO THE BITE IN WANUFACTURERS ORIGINAL PACKAGING ALL MATERIALS STORED ON THE SITE SHALL BE PROTECTED AGAINST DAWAGE FROM WEATHER AND THE BUILDING OPERATION.
- WEATHER AND THE BULLDING OPERATION GENERAL CONTRACTOR SHALL: ROPERTIES FREE FROM ACCUVULATIONS OF WASTE, DERRINGES AND FUBLIC PROPERTIES FREE FROM ACCUVULATIONS OF BULCP ROPERTIES, AND CONSIGN CAUSED BY OPERATIONS DULCP ROPERTIES, AND CONSIGN CONSIGN CONTRACTS, DEBNIS AND RUBSISH OPF THE SITE IN A LEGAL WANGE CURPTURE INTERVALS DURING FROM THE MATERIALS, DEBNIS AND RUBSISH OPE THE SITE IN A LEGAL WANGE CURPTURE MULTION OF WOOK RUBGS MATERIALS, AND CLEAN ALL EXPOSED SURFACES, LEAVE ROJECT CLEAN AND READY FOR OCCUPANCY.
- Sen Adds, Larte Nobel Lean and NLED TVD Obceracity Before Final Parvent is MADE on the Contract general contractor Shall Furnish owner with a certificate of occurancy regon the city of Los Angeles, a written Guarantee for the work as falled for in the Various sections guarantees shall state the work covered guarantee Penios, Sub-Contractor Performing the Work and Texps of Guarantee
- TELEDUS BEFUNITACIONE TELEVISIONE DE MORA AND JERNS DE DUARANTEE THE DRAWINGS AND SPECIFICATIONS ARE CONCLIMENTARY. WHERE CLARIFICATION IS REQUIRED, ARCHITECT WILL SUPPLY THE NEEDED INFORMATOR NO RETAILS DEVIATION FROM PRODUCTS SPECIFIED MAY ONLY BE MADE UPON WRITTEN APPROVAL DE ARCHITECT AND OWNER WHERE THE WORKS TOR EQUAL DO NOT APPER NO DEVIATION WILL BE ALLOWED. THE PHASE TOR EQUAL DO NOT APPER NO DEVIATION WILL DE ALLOWED. THE PHASE TOR EQUAL DO NOT APPERA DE DEVIATION SON OR DRAWINGS SHALL MEAN SIGNED APPROVAL DE ARCHITECT UPON WRITTEN HEQUEST BY CONTRACTOR
- APTROVAL DI RAUDICET UDUA MAITLER REDUCTO E UDURAUNA ALLOWANCES CALLED POR IN THE SPECIFICATIONS SHALL BE GENERAL CONTRACTORS ACTUAL COST INSTALLATION SERVICES AND TRANSPORTATION SHALL BE INCLUDED IN THE CONTRACT PRICE AS BID. AT COMPLETION OF THE JOB THIS CONTRACTOR SHALL SUBMIT RECEIPTS TO SUPPORT DISDUSSEMENT OF THE ALLOWANCE, THE REMAINDER OF WHICH SHALL BE RETURNED OR CREDITED TO OWNER.
- BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS AND NOTES, AND TO SATISFY HIMSELF AS TO THE CONTRACTOR WITH THE MORE WILL BE REFORED CONTRACTOR SHALL OUTDITION THAT MAY AFFECT THIS WORK NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR CONTRACTORS FAILURE OR WESLECT TO MAKE SUGH EXAMINATIONS AND DETERMINATIONS CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUMMITTING HIS DID
- ARCHITECT AND ENGINEERS AND OWNER SHALL HAVE ACCESS TO THE WORK AT ALL TIMES OURING CONSTRUCTION FOR THE PURPOSE OF CONSTRUCTION OBSERVATION

- WORK AT ALL TIMES DURING CONSTRUCTION FOR THE PURPOSE OF CONSTRUCTION OBSERVATION. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROVIDE CONSTRUCTION SUPERVISION AT THE WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND NOTES CONTRACTOR SHALL CAREFUL DIMENSIONS AND CONGTRUCT CONTRACTOR SHALL CAREFUL DIMENSIONS AND CONGTRUCT OR OMISSION HE WAY DISCOVER DO NOT SCALE DRAWINGS. WHITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS. THERE SHALL BAY PRECEDENCE OVER SCALED DIMENSIONS, LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS. THERE SHALL BEFORD TO FIND STRUCTURAL DESIGN WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL DESIGN WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL DESIGN WITHOUT WRITTEN APPROVAL DOES NOT CONSTITUTE AUTOMITY NOT RESPONDED SET OF CONSTITUTE AUTOMITY OF ANALL BE DEVICENT THE UCCATIONS OF ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTULE INFORMALL BE RECORDED IN RED PERINTS WILL BE FOR USING WHICH HALL BE RECORDED IN RED PERINT ON THE SET. AT THE COMPLETION OF THE FROLOCE AND PERICI ON THIS SET. AT THE COMPLETION OF THE REQUEL TAND PERICI ON THE SET. AT THE COMPLETION OF THE REQUEL TAND PERICI ON THE SET. AT THE COMPLETION OF THE REQUEL TAND PERICI ON THE WORK, AND SHALL BENEFITS NAME AND DATE EACH "AS BUILT DRAWING AS BEING A CORRECT AND ACCURATE ALL WORK PERFORMED FOR A PERIOD OF DNE YEAR, OR DOMANTE ALL WORK PERFORMED FOR A PERIOD OF DNE YEAR, OR DOMANTE ALL WORK PERFORMED FOR A PERIOD OF DNE YEAR, OR DOMANTE ALL WORK PERFORMED FOR A PERIOD OF DNE YEAR, OR DOMANTE ALL WORK PERFORMED FOR A PERIOD OF DNE YEAR, OR DOMANTE ALL WORK PERFORMED FOR A PERIOD OF DNE YEAR, OR DOMANTE ALL WORK PERFORMED FOR A PERIOD OF DNE YEAR, OR
- COMPLETE PACKAGE TO ARCHITECT. GUARANTEE ALL WORK PERFORMED FOR A PERIOD OF ONE YEAR, OR LONGER IF SO STIPULATED HEREIN AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP. SAID GUARANTEE PERIOD SHALL BEGIN FROM THE DATE OF ACCEPTANCE BY OWNER.
- IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO ENFORCE EARETY STANDARDS ALL APPLICABLE REQUREMENTS OF THE CALIFORNIA CONSTRUCTION AND SENSAL INDUSTRY SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND THE CONSTRUCTION SAFETY ACT, SHALL BE MET
- ALL CONSTRUCTION BAFEIT ACT, SHALL BE MET. ALL CONSTRUCTION EQUIPMENT AND SCAFFDLDING USED IN THE COURSE OF EDNSTRUCTION SHALL BE EXECTED, COUPPED AND MAINTAINED IN ACCEMP WITH STATUTES AND REGULATIONS OF STATE AND LOCAL AUTHORITIES, INSURANCE 23
- CONSIDER LAN AFFELTATION LEEP KNOWNED AND ANNALAR ACLERY OF NOTE ON FURNA "CERTIFICATE OF COMPLIANCE" SIGNED BY CONFRACTOR BALL BE GIVEN TO THE DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY. SOLELY AS A CONVENIENCE TO OWNER, ARCHITECT WAY INCLUDE DOCUMENTS PERFORMED AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY. SOLELY AS A CONVENIENCE TO OWNER, ARCHITECT WAY INCLUDE DOCUMENTS PERFORMED BY CERTAIN CONSULTANTS IOR INCORPORATE THE WORK ARCHITECT WITHIN THE SET OF DOCUMENTS ISSUED BY ARCHITECT. IT BEING EXPRESSIV UNDERSTOOT THAT, BY SAID ISSUANCE, ARCHITECT WITHIN THE SET OF DOCUMENTS ISSUED SET ALL SYNBOLS AND ABBEVIATIONS USED ON THE DRAWINGS ARE CONSIDENED TO RE CONSTRUCTION STANDARDS IF CONTRACTOR HAS CONSIDENED TO RECOMPLICATIONS TANDARDS IN FECTIVE OF SHALL DE NOTIFIED FOR CLARIFICATION

- SHALL BE NOTIFIED FOR CLARIFICATION ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS, AND FACE OF STUDIES UNLESS OTHERWISE NOTED DFISTI STUDS VHERE REQUIRED SO THAT FINISH VALL SURFACE VILL BE (NATALL METAL CONNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC ABUTS A DISSINILAR FINISH WATERIAL AND PROVIDE SEALANT AS REQUIRED.

- MINIMUM HEADROOM CLEARANCE AT STAIRS SHALL BE 6'-8" VERTICALLY FROM THE PLANE TANGENT TO THE TREAD NOSING
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND BEFORE PROCEEDING WITH THE UNK. COMMONSTOR AND AND DEFORE PROCEEDING WITH THE UNK. COMMONSTOR AND AND MEDITIONAL COST TO OWNER DR SHAFT VALLS SHALL BE PROVIDED WITH DUCIS FRETPATING STUD VALLS CAN'T ARDUND THE DETNING.
- CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING, AND OTHER TRADES, AND AS REQUIRED BY CODE
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS. BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED ACCESSORIES AND ALL WALL WOINTED ON STOLET FOOM ACCESSORIES AND ALL WALL WOINTED FOR STOLET UNATE EFFUEN DISSMILAREDUS EQUIPMENT CONTACT EFFUEN DISSMILAR WEARS STALL BE PROTOCTED
- TOILET ROOMS SHALL BE EQUIPPED WITH A MECHANICAL SYSTEM OF VENTILATION PROVIDING A MINNUM OF FIVE AIR CHANGES PER HOUR OR MORE IF REQUIRED BY CODE. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS MECHANICAL SUPPLY AND RETURN AIR SHALL BE AIRTIGHT AND SEALED
- GENERAL CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION DURING THE CONSTRUCTION PER CHAPTER 44 L.A. COUNTY CODE.
- INSPECTION IS REQUIRED FOR ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND/OR WALLBOARD BEFORE ANY PLASTERING IS APPLIED OR ANY JOINTS AND FASTENERS HAVE BEEN TAPED AND FINISHED
- PLYWOOD ROOP PANELS SHALL BE BONDED WITH INTERMEDIATE OR EXTERIOR GLUE AND BE OF EXTERIOR TYPE WHERE EXPOSED TO THE WEATHER. ALL SHOP FABRICATED STEEL SHALL BE MANUFACTURED IN A CERTIFIED SHOP
- ALL FIELD WELDING SHALL BE INSPECTED BY A CERTIFIED INSPECTOR
- ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKED AND WATER PENETRATION. ALL GLASS LESS THAN 18" ABDVE ADJACENT WALKING SURFACE SHALL BE
- FIELD CHECK REQUIRED FOR ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.
- ALL WINDOW HEADS AND SILLS SHALL BE SET IN BED OF MASTIC AND SHALL BE
- VALEMAND. GLAZING CERTIFICATE MUST ACCOMPANY GLAZING PRODUCT STATING THAT THE PRODUCT HAS PASSED THE TESTING REQUIREMENTS OF CPSC 16 CFR 1001, LISTED IN CHAPTER 35. GLAZING S-ALL COMPY WITH THE CPSC 16 CFR, PAST 1201 CRITERIA, FOR CATEGORY 1 OR 11 AS INDICATED IN TABLE 24061 (SCE 2007). LABEL WILL ALSO STATE THE NAME OF MANUFACTURER.
- GLASS EDGE CLEARANCE IN FIXED OPENINGS SHALL BE NOT LESS THAN REQUIRED FOR WIND AND EARTHQUAKE DRIFT.
- ALL EXTERIOR WALL OPENINGS, FLASHINGS, COUNTERFLASHING, COPING AND EXPANSION JOINTS SHALL BE WATERPROOFED
- PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE OF USABLE SPACE UNDER INTERIOR STAIRS
- SWINGING DOORS OR WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SUCH AS GARAGES OR WAREHOUSES SHALL BE FULLY WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFLITRATION FOUNDATION AND FLOOR SLABS ON EXPANSIVE SOIL SHALL CONFORM TO STRUCTURAL DRAWINGS AND DETAILS FLOOR SLAB TO BE POURD STRUCTURAL ORAWINGS AND DETAILS FLOOR SLAB TO BE POURD MEMORANCE ON WORKS AND DETAILS FLOOR SLAB TO BE POURD MEMORANCE ON WORKS AND DETAILS FLOOR SLAB TO BE POURD MEMORANCE ON WORKS AND DETAILS FLOOR SLAB
- OVER APPROVED CONTOL AGGIEGAL HELE MEMBRANE THE REQUIRED CLEARANCE FOR WOOD MEMBERS ABOVE GRADE, IS 6" FOR MUDSILLS, 12" FOR GIRDERS, AND 18" FOR JOISTS.
- WOOD WITHIN 6" OF EARTH SHALL BE PROTECTED BY 3" OF CONCRETE AND AN APPROVED MEMBRANE
- A CORROSION RESISTANT WEEP SCREED WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING IS REQUIRED BELOW THE STUCCO AT THE FOUNDATION PLATE LIME
- DOUBLED JOISTS ARE REQUIRED UNDER PARALLEL BEARING PARTITIONS
- FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR CEILING SOFFIT, AND AT MID-HEIGHT OF WALLS SPACESIAT FLOOR, CELLING SOUTT, AUG AT ADDITION OVER (0) IN HEIGHT SHOWER WALLS GHALL BE APPROVED NON-ABSORBENT MATERIAL TO A HEIGHT OF SIX PEET MIN. ABOVE FIN. FLOOR.
- NOT USED NEW BATHROOM FIXTURES SHALL CONFORM TO LA. CITY CODE FOR LOW WATER
- UNDERFILM THE POLLOWING ARE BEGINED FOR ATTACHED CARED CARPORT A MARCH OF HOUR THE RESTLUE PROTECTION WALLS, CELLING, POST OR BEARS AGJACHT TO OR SUPPORTING THE RESTLUCTOR WALLS, CELLING, POST OR B. SELF-CLOSING, TIGHT FILTING, SOLID SLAB, I 3/8' THICK DOOR AT OPENING INTO DWELLING C A SARASE/CARPORT FLOOR SYSTEM ADEQUATE TO SUPPORT A WHEEL LOAD DH 30,000 LBS
- VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK
- NOT USED
- NOT USED CONTRACTOR MUST PROTECT PUBLIC AND PRIVATE PROPERTY OF ADJOINING FROPERTIES FROM DANAGE DURING CONSTRUCTION AND DEMOLITION, PROTECTION WUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHINNEYS, SKYLIGHTS AND ROOFS PROVISIONS SHALL BE WALDE TO CONTROL WALTER MUN-OFF AND EROSION DURING CONSTRUCTION AND DEMOLITIONS ACTIVITIES CONTRACTOR SHALL RECNICIE WALTERN NOTICE TO THE CONTRES OF DE MADE AND THAT THE IDDIONING SHOULD BE SHOULD BE PROTECTOR. SAID NOTICE TO THE SUNDING SHOULD BE THAN 10 DAYS PRIOR TO THE SCHEDULED EXCAVATION
- CONTRACTOR TO CLOSE AND SEAL EXISTING GAS LINES AND METER DURING CONSTRUCTION AND REBETABLISH SERVICE PRIOR TO FINAL COLUMANCY TO SHUT OFF TELEPHONE AND CABLE TV SERVICE DURING CONSTRUCTION AND RE ESTABLISH SERVICE PRIOR TO FINAL DURING CONSTRUCTION AND RE STABLISH SERVICE PRIOR TO FINAL
- OCCUPANCY. SEE STRUCTURAL ENGINEERING PLANS FOR RETAINING WALL SIZE AND MATERIALS
- NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, UNLESS NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY ARE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING DEPUTY
- PERMIT PROVIDE PERMIT FROM STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION OF MORE THAN 36' IN HEIGHT
- MAXIMUM DRIVEWAY SLOPE IS 20% GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEED 12 1% MAXIMUM DRIVEWAY CROSS SLOPE IS 10% MAXIMUM SLOPE WITHIN PARKING AREA IS 5%
- SEE LANDSCAPE PLANS FOR SITE DRAINAGE AND RETAINING WALL IDENTIFICATION
- IDENTIFICATION TEST REQUERD IN THESE SPECIFICATIONS SHALL BE PAID FOR BY EACH CONTRACTOR MATERIALS AND WORKMANSHIP WHICH FAIL TO MEET SPECIFICATIONS SHALL BE TESTED AND PAID FOR BY CONTRACTOR AS DEEMED NECESSARY BY ARCHITECT:
- AS-BUILT DRAWINGS SHALL BE MARKED DURING THE PROGRESS OF THE WORK WITH THE LOCATIONS OF ALL CONCEALED, UNDERGROUND OR OTHERWISE PIPING, CONDUIT, ETC.
- AIA DOCUMENT A-210, "GENERAL CONDITIONS FOR THE CONTRACT OF CONSTRUCTION" SHALL GOVERN ALL WORK PERFORMED UNDER THIS
- CONTRACT ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTACTORS IN HIS EMPLOY, THEY SHALL BE ONE IN THE SAME CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOKUP FOR ALL SPECIFIED FIXTURES AND APPLIANCES, AND SHALL PROVIDE AND INSTALL SUCH FIXTURES AND APPLIANCES UNLESS OFTERWISE NOTED
- UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES ON THE PROJECT CHANGES OR DELAYS ARISING FROM COMPLICTS BETWEEN THE TRADES SHALL BE RESOLVED SOLELY BY CONTRACTOR, AT NO LIABILITY OR COST TO OWNER OR ARCHITECT.
- CONTRACTOR SHALL CHECK AND VERIEY ALL CONSULTANTS DRAWINGS AND DOCUMENTS SO THAT ALL INFORMATION IS COORDINATED.

- ARCHITECT SHALL BE CONTACTED TO REVIEW AND APPROVE THE LAYOUT OF SNAPLINES PRIOR TO FRAMING
- CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHED MATERIAL AND SHOP DRAWINGS AS APPROPRIATE FOR THE SCOPE OF WORK WITHIN INDUSTRY STANDARDS FOR THE REVIEW AND APPROVAL OF ARCHITECT THIS SHALL DE DONE ALLOWING FOR SUFFRIENT THE FOR REVIEW AND APPROVAL, AND FOR CORRECTIVE ACTION SHOULD IT BE REQUIRED
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT THE APPROVAL OF ARCHITECT.
- PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS

Grading Notes

- CONCENTRATED DRAINAGE SHALL BE DISCHARGED INTO AN APPROVED LOCATION DRAINAGE IS REQUIRED INTO STREET, NATURAL WATERCOURSE OR OTHER APPROVED LOCATION 917008 (70081E))
- PIPE SYSTEMS MUST HAVE CLEAN OUT ACCES AT 1) EVERY HORIZONTAL BEND AND 2) EVERY 50' FOR ONE AND TWO FAMILY BUILDING SITES OR 100' FOR ALL OTHER BUILDING SITES.
- BOILDING SITES DRINDFOR ALL OTHER SUILDING SITES A REGISTERD DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL GRADING AND FOUNDATION EARTHWORK FOR HILLSIDE AREAS WHERE. SITE EXCEEDS 60X 5F] (OIT AND FILL SLOPES EXCEED 31 (OITS EXCEED 40 FT IN HEIGHT AND WITHIN 20 FT OF A PROPERTY LINE] I FOUNDATION EXCAVATION EXTEND BELOW A IN PLANE FROM PROPERTY LINE! (PROJECTS INVOLVE UNUSUAL HAZARDS)
- A REGISTERED DEPUTY GRADING INSECTOR IS REQUIRED ON ALL SHORING WORK, INCLUDING THE SLOT GUTS FOR HILLSIDE OR NON-HILLSIDE AREAS.

Structural General Notes

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS
- DURING THE CONSTRUCTION PERIOD, CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY
- IN ADDARANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETT CONTANCES HALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY STRUCTURES, STREETS AND UTILITIES IN ACCOMPANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY
- ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO
- SUBMITTED TO ARCHITECT FUR REVIEW AND AFFAVEL FORD TO FARRIGATINGS INDICATE SENERAL AND TYPICAL DETAILS OF CONSTRUCTION WEEKS CONJINUES ARE NOT SO SECIFICALLY CONSTRUCTION WEEKS CONJINUES ARE NOT SO SECIFICALLY SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS, FLOOR FINISHES, ETC.
- PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY OR LATERALLY BRACED.

Energy Conservation Notes

- Energy Conservation Notes A R-12 EXTERIOR BLANKET S-HALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TAKES R-S INSULATION SHALL BE PROVIDED TAL MATER HEATING AND SHACE CONSTITUTING EQUIPMENT SHOWER HEADS AND FAUCETS SHALL BE CEC CERTIFIED ALL STEAM AND STEAM CONCENSATE RETURN PIPING AND ALL CONTINUOUSLY (ROULATING DOWESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMEING DIVISION AS COMPUTING WITH HE CALIFORNIA QUALITY STANDARDS FOR INSULATED AS REQUIRED BY THE PLUMEING DIVISION AS COMPUTING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING WATERIAL DOORS AND WINDOWS BETWEEN CONDITIONED COMPARTMENTS FOR CENTRAL AIR GAS PLUMACES SHALL BE PLULY WANUFACTURED DOORS AND WINDOWS BHALL BE CENTRETONS ALL WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND INSULATED AS REPREINT HE APPROPRIATE INFILTRATION STANDARDS CAULE PLUMENNG AND ELECTRICAL PREITER AND INSULATED BOORS BETWEEN WALL SOLE PLATES AND INSULATED DOORS FRAMES, BETWEEN WALL SOLE PLATES AND INSULATED PLUMENNG AND ELECTRICAL PREITER AND INSULATED BOORS FRAMES, BETWEEN WALL SOLE PLATES AND INSULATED DOORS FRAMES, BETWEEN WALL SOLE PLATES AND INSULATE PROPERLY WEATHERSTRIPPED, CERTIFIED AND INSULATION DIFFERENCE WITH THE REQUIREMENTS OF TITLE 44, PART
- OPENINGS SHALL SE PROPERLY WEATHERSTRIPPED CERTIFIED AND "APPendent of the second sec

Partition Notes

Sound Requirement Notes

THERMOSTATS TYPICAL OF 4, ONE IN SACH ZONE DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF 1994 UNC BACK DRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED MASONRY AND FACTORY BULT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUE DAMPER CONTINUOUS BURNING GAS FILOTS ARE FROMINIES OF CONFORM TO MANDATORY WEASURES LIGHTING REFER LIGHTING 24 COMPLIANCE PAGE MFNR KITCHENS MUST CONFORM TO PAGE WEAR KITCHEN WORKSHEET! THESE CAN BE FOUND ON SHEETS ENV-1 AND ENV-2

DO NOT SCALE DRAWINGS DIMENSIONS SHALL GOVERN, AND DETAILS SHALL TAKE PRECEDENCE OVER PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT

PROVIDE MINIMUM PARTITION WIDTH OR FURRING AS REQUIRED FOR LUMBING ONTRACTOR SHALL PROVIDE CORNER BEADS, CASING BEADS AND THER PLASTERING ACCESSORIES AS REQUIRED TO ENSURE THE SSTALLATION OF SQUARED CORNERS, EVEN RADII, AND CLEAN FOUNDATION

HARDWARE PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO ELECTRICAL, TELEPHONE OR OTHER OUTLET CHANGES

PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO REMOVAL OF DOORS, FRAMES, OR MOULDINGS

ALL PENETRATION INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED, LINED OR INSULATED WITH APPROVED PERMANENT RESILIENT SEALENT

ISOLATE ALL RIGID CONDUIT, DUGTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILITY SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.

AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT WILL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. CARPETS OR SIMILAR SURFACE WATERIAL WHICH ARE PART OF THE FLOOR-CELING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.

METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES WILL BE LINED EXCEPT DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITIES AND BATHROOMS NEED NOT BE LINED

MINERAL FISHER INQUIATION WILL BE DEFINITALED IN DIST SPACES WHENEVER PLUMSING PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THOUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL THE INGULATION SHALL BE INSTALLED TO A POINT 12" SETVOND THE PIPE OR DUCT THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER FIRE, GAS LINE OR ELECTRICAL CONDUT.

NSTALLATION OF SQUARED CORNERS, EVEN RADII AND CLEAN Emminations Contractor Shall provide and install all necessary. Locking, Backing, Hangers, or other Support as required for Nglated fixtures and cabinetry. Provide additional Racing in Partitions! To Support Wall Mounted Cabinetry and

Glazing Safety Notes

KITCHEN AND BATHROOM FLOORS PROVIDE SOUND CONTROL PER RGA 1-79 RESILIENT CHANNELS ARE REQUIRED

ELECTRICAL OUTLET BOXES IN DPPOSITE FACES OF SEPARATION WALLS WILL BE SEPARATED HORIZONTALLY BY 24' THE BACK AND SIDES OF BOXES WILL BE SEALED WITH 18' RESILENT SEALANT A THIS INCLUDES TV TELEPHONE AND INTERCOM OUTLETS PROVIDE INSTALLATION BOXES.

ENTRY / EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN $1/2^{\prime\prime}$ BELOW THE THRESHOLD EXCEPTION. PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING LANDING SHALL NOT BE MORE THAN 7 3/4^{\prime\prime} INCHES BELOW THE THRESHOLD

Egress Notes / Stairway & Guardrail Notes

a LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36"

STAIRWAY NOTES IBC 1009.3 EXCEPTION 4 FOR R-3 OCCUPANCIES1

BIAKMAP NOTES ISD 10093, EXCEPTION & POR NS DOLDFANCIES, RISERS GHALL BS A WAXIMUM OF 7 3/4H HIGH AND TREADS WUST BE AT LEAST 101 MINI, IN DEPTH ON DOEN RISERS PROVIDE NOSING NOT LESS THAN JAWI AND NOT NORE THAN 11/4" ON SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 10 6-8M MIN HEADROOM CLEARNACE HANDRAILS 34M TO 38M HIGH ABOVE TREAD NOSING HANDRAILS 34M TO 38M HIGH ABOVE TREAD NOSING HANDRAILS 34M TO 38M HIGH ABOVE TREAD NOSING NO MORE THAN 21 CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARE CORNERS MAX 4M CLEAR SPACING OPENING BETWEEN RAILS.

LANDINGS: STAIRWAY LANDINGS SHALL BE AT LEAST AS WIDE AS THE STAIRWAYS THEY SERVE. DIMENSION IN THE DIRECTION OF TRAVEL WUST BE MIN. OF LANDING WIDTH $\ensuremath{\mathsf{V}}$

PROVIDE 42" HIGH GUARDS WITH NAX 4" CLEAR SPACING BETWEEN RALLS

GLASS GUARORAIL SYSTEM - GLASS BALUTERS SHALL NOT BE INSTALLED WITHOUT AND ATTACHED GUARD OR HANDRAIL WITH EACH GUARD OR HANDRAIL SECTION SUPPORTED BY A MINIWU TOF THREE I) GLASS BALUSTERS OR OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE BALUSTER FAIL IBC 240712]

ALL PLUMBING INSTALLATIONS AND WORK SHALL BE IN ACCORDANCE WITH THE LATEST CPC, AND ALL STATE AND LOCAL CODES.

SEE SPECIFICATIONS FOR ALL MATERIALS TYPES AND QUALITY OF

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGILY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING

PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS -

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10' MAX INTERVALS BOTH VERTICALLY AND HORIZONTALLY.

In concealed spaces between stairs stringers at the top and bottom of the run and between stude along and in line with the run stairs if the walls under the stairs are unerisished.

IN THE OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR THE FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

AT OPENING BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEY

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE

WATER HEATER SYSTEMS ARE FLASH HEATERS AS SPECIFIED AND SIZED IN FLUMSING DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION THESE HEATERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH (FC CH S) IF REQUIRED BY CODE, AIR COMBUSTION AND VENTUATION SHALL BE AS REQUIRED BY CODE, AIR COMBUSTION AND VENTUATION SHALL BE AS REQUIRED BY CODE, AIR COMBUSTION AND VENTUATION SHALL BE AS REQUIRED BY CODE (SOT).

SEE ADDITIONAL NOTES ON

DRYER EXHAUST - THE TOTAL EXHAUST DUCT LENGTH MAY NOT EXCEED 14 FEET AS DETERMINED BY [NC 540322] VENT SHALL BE A MINIMUM OF 4" IN DIA OF METAL AND HAVE SMOOTH INTERIOR SURFACES

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS

Plumbing General Notes

Fire Blocking

Mechanical and Electrical

SHEET T4.0

SEE MATERIAL NOTES FOR TYPES OF FIXTURES

GLAZING IN HAZARDOUS CONDITIONS SHALL BE TEMPERED. GLAZING SHALL COMPLY WITH THE CPSC 16 CFR PART 1201 CRITERIA FOR CATEGORY 1 CR II AS INDICATED IN TABLE 24061 (CBEC 2007) INGRESS AND EGRESS DOORS

P PANELS IN SLIDING OR SWINGING DOORS

DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS IALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE!

d IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOORS AND LESS THAN 5' OF WALKING SURFACE. . IN WALL ENCLOSING STAIRWAY LANDING.

C GUARDS AND HANDRAILS

Very High Fire Hazard Severity Zone (VHFHsz)

Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4,1505)

Valley floshings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (814mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley $776.8\,134$ [704A13]

Roof gutters shall be provided with the means t prevent the accumulation of leaves and debris in the gutter (704A.1.5)

(Roof) (Attic ||Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 -inch openings or its equivalent. Vents shall not be installed in eaves and cornices (704A21, 704A321, 704A32, 7073) 704A.2.2, 7207.3)

Eaves and sofflits shall meet the requirements of SFM (2-7 A-5 or shall be protected by ignition-resistant materials on noncombustible construction on the exposed underside (704A.2.5)

Exterior walls shall be approved noncombustible or External walls stand be upproved information automation ignition-resistant material, heavy timber, or lag wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard: SFM 12-7A-1 (704A.3.1)

Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch [50.8 mm] nominal solid wood blocking between rafters at all roof overhargs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.2)

Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass black units, or have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7 A-2 HIBIT 704A322

Exterior door assemblies shall conform to the Exterior door assemblies shall conform to the performance requirements of standard SFW 12-7A-1 or shall be approved noncombusible construction or solid core wood having stiles and rolls not less than 1 who, 2 of 12 3/8 inches inck with interior field panel thickness no less than 1 1/4 inches that, or shall nave a fire-resistance rating of not less than 20 inches when tested according to ASTM E 2074. [Exception: Noncembustible or exterior fire-retardant transfer when tested according 1764 30] treated wood vehicle access doors) (704A.3.2.3)

Decking, surfaces, stair treads, risers, and landings Decking, surfaces, star treads, hisers, and tanangs of decks, proches, and balconies where any partian of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible on other approved materials per Sec.704A.4.1

The underside of cantilevered and overhanging appendages and Floor projections shall maintain the ignition-realistant integrity of exterior walls, or the projection shall be enclosed to the grade (704A.4.2.1)

2 Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (704A.4.2.2, 7207.1)

3. All utilities, pipes, furnaces, water heatens or other mechanical devices located in an exposed under-floor orea of residential building shall be enclosed with materials as required for i-hour fine-resistive construction (7207.2)

4. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 704A12.

NOTE: All general notes, SERVICES AND INSTRUCTIONS AS LISTED ON THIS SHEET ARE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.



ABRAMSON TEIGER ARCHITECTS

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925 W. Marco Plac Venice, CA 90291 VENICI

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No.	Date	Issue
1	10.01.2014	Schematic Design Progress
2	08.01.2015	Planning Submission
3	08.18.2015	REV. Planning Submission
4	03 13 2917	Planning Review
5	04.07.2017	Planning Review Submission

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Title Sheets

General Notes

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01 Site

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1.24

07

03 Concrete

05 5.26 5.27

5.31 5.45

06 6.15 6.39

08 8.02

8.03

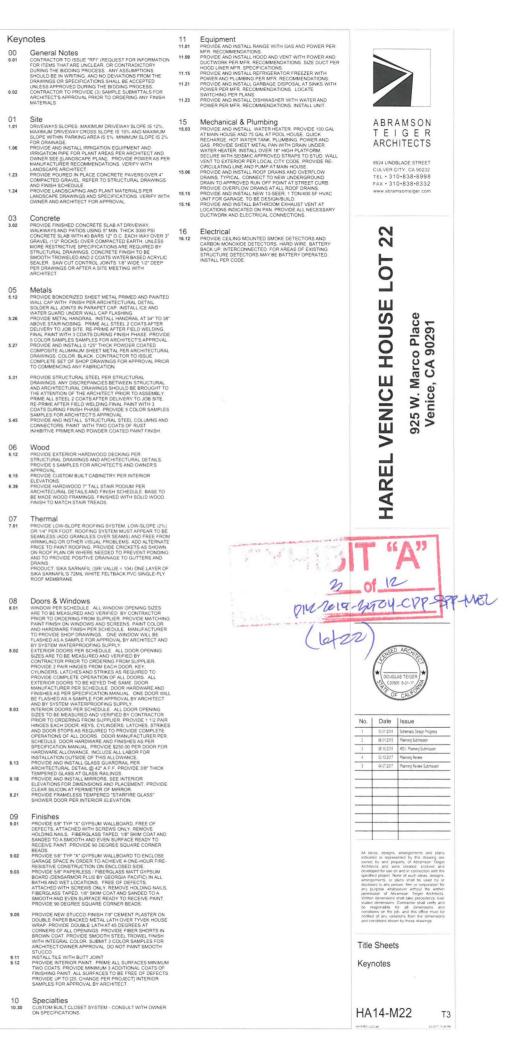
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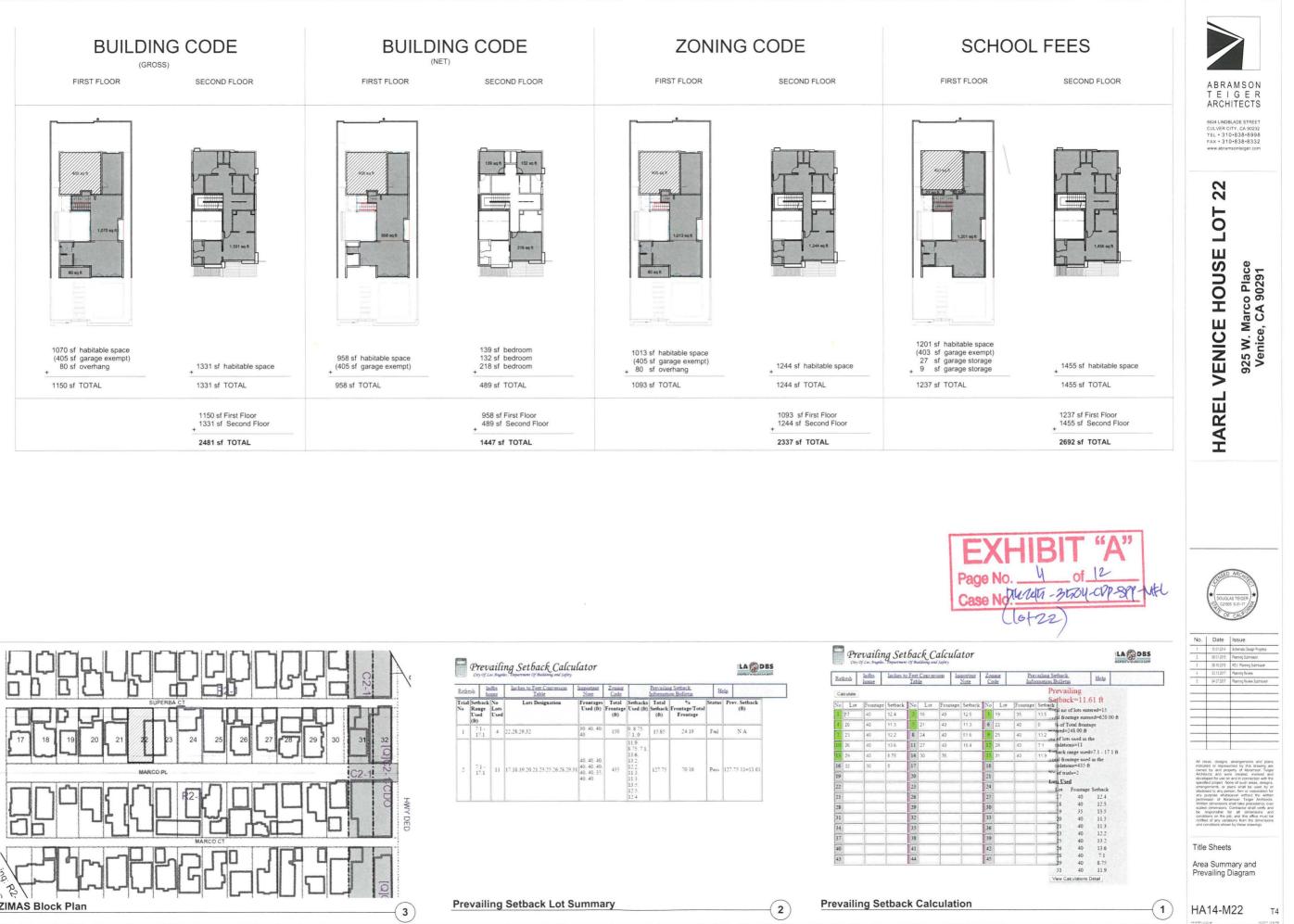
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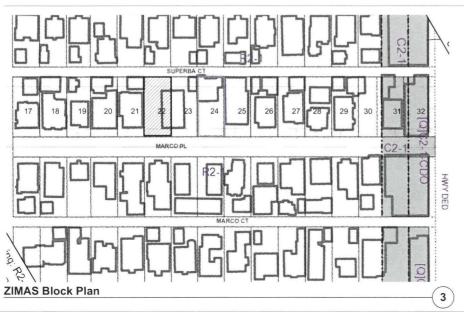
10 Specialties 10.30 CUSTOM BUILT CLOSET SYSTEM - CONSULT WITH OWNER ON SPECIFICATIONS.

9.05





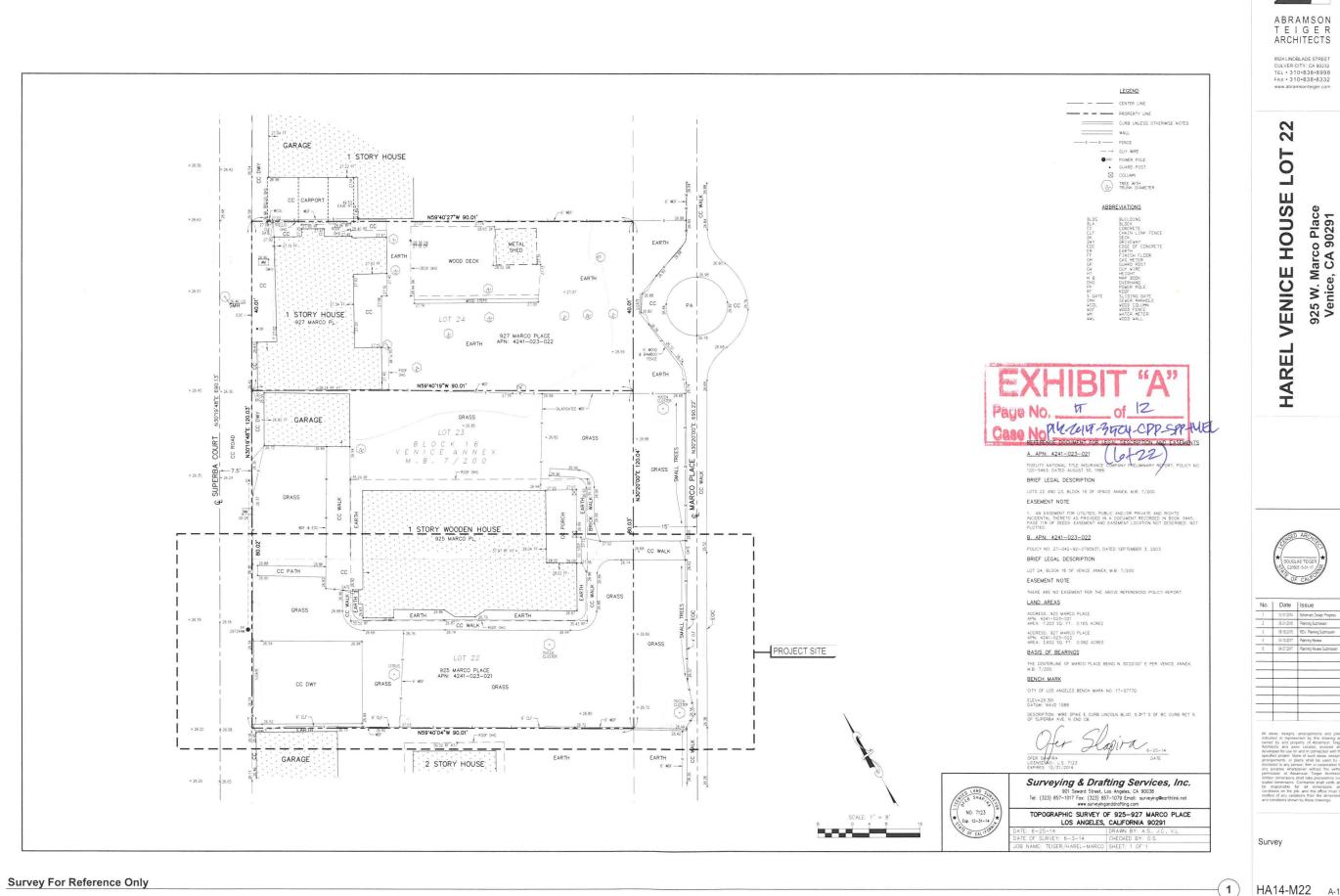




Refre		ladbs home	Inches to Feet Conversion Table	Important Note	Zoning Code			g <u>Setback</u> on Bulletin	H	clp
	Setbac Range Used (ft)		Lots Designation	Frontages Used (ft)	Total Frontage (ft)	Setbacks Used (ft)		% Frontage/Total Frontage		Prev. Setback (ft)
1	71-17.1	4	22.28.29.32	30, 40, 40, 40	150	0.875.	15.85	24.19	Fail	NA
2	7.1 - 17.1	11	17, 18, 19, 20, 21, 23, 25, 26, 26, 29, 31	40, 40, 40, 40, 40, 40, 40, 40, 35, 40, 40	435	11.9. 8 75.71. 13.6. 13.2. 12.2. 11.3. 11.3. 13.5. 12.5. 12.4.	127.75	70.16	Pass	127.75 11=11.61

City Of Law Regeles - Departments Of Buildong and Safety											
Refresh	ladbs home	Inches to Feet Conversion Table	Important Note	Zonin Code							

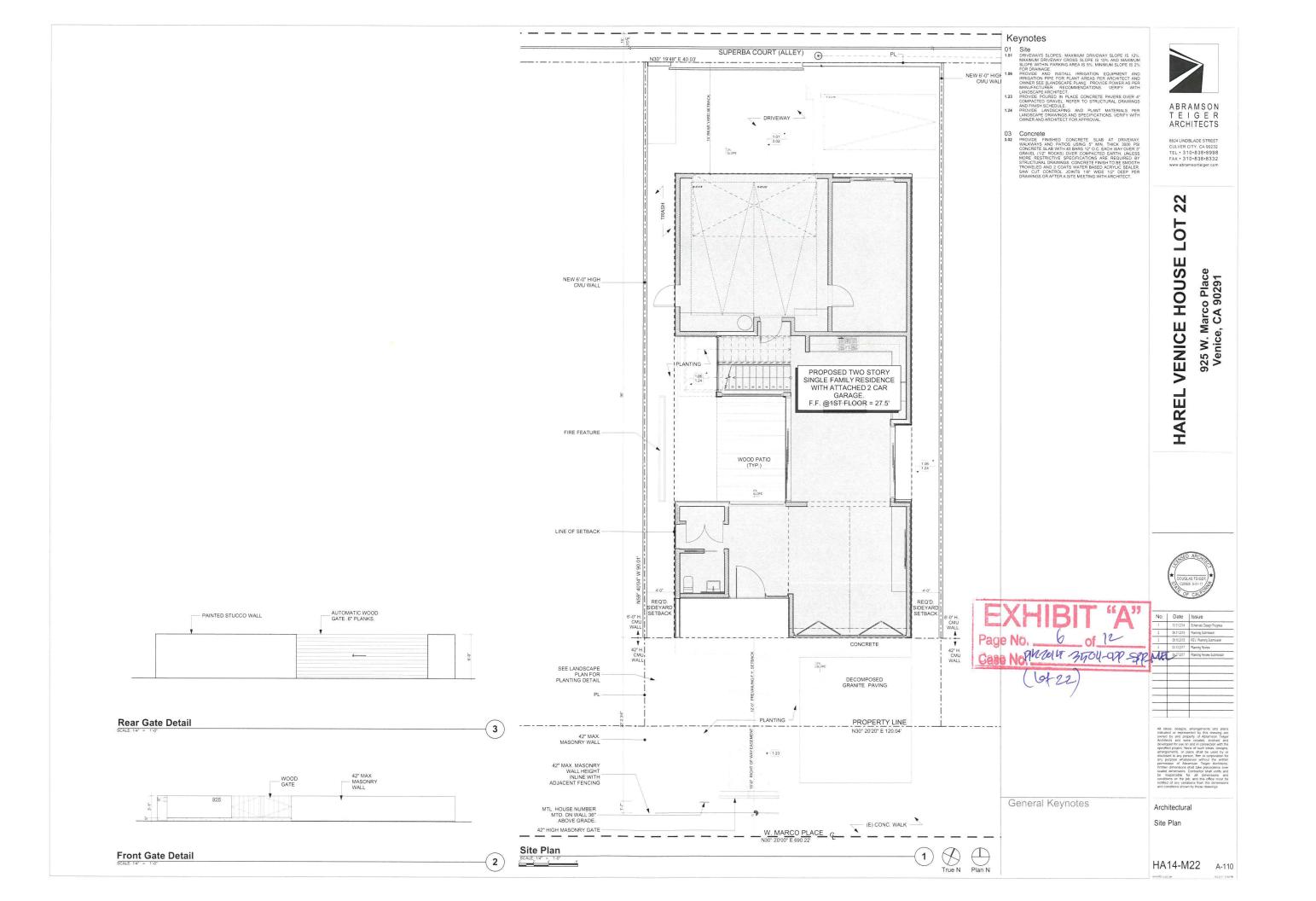
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7	23	40	12.2	8	24	40	51.6
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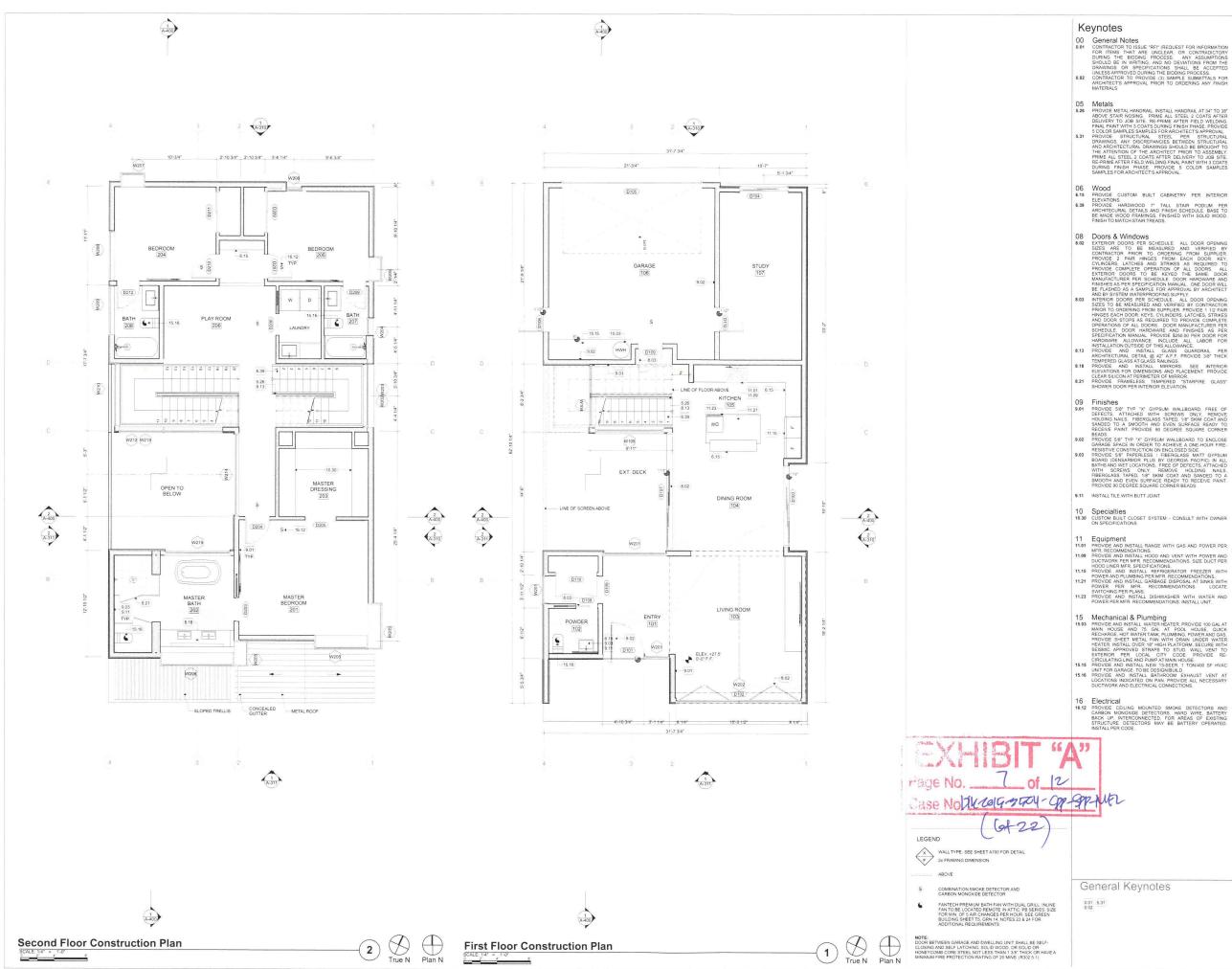




10 01 2014	Schematic Design Progress
	Anteriare Deskir, Inkess
38.01 2015	Planning Submission
68 18 2015	REV. Planning Submission
03.13.2017	Planning Review
04.07.2017	Planning Review Submission
	03.13.2017 04.07.2017

HA14-M22 A-100





- UNDITED ALL AND A STATEMENT AN

- PROVIDE METAL HANDRAIL. INSTALL HANDRAIL AT 34" TO 38 ABOVE STAIR NOSING. PRIME ALL STEEL 2 COATS AFTER DELIVERY TO JOB SITE. RE-PRIME AFTER FIELD WELDING FINAL PAINT WITH 3 COATS DURING FINISH PHASE, PROVID
- NCIES BETWEEN TO ASSEMB

- ALL DOOR

- PROVIDE 58" TVP "X" GYPSUM WALLBOARD, FREE O DEFECTS, ATTACHED WITH SCREWS ONLY, REMO VOLDING NALS, FIBERGLASS TAPED, 18" SKIM COAT AN SANDED TO A SMOOTH AND EVEN SURFACE READY T SCREWE SQUARE CORNE RECOVER PAULT, PROVIDE 90 DEGREE SQUARE CORNE
- E 5/8" TYP "X" GYPSUM WALLBOARD TO ENCLOSE E SPACE IN ORDER TO ACHIEVE A ONE-HOUR FIRE GE SPACE IN ORDER TO ACHIEVE A ONE-ITIVE CONSTRUCTION ON ENCLOSED SIDE IDE 5/8" PAPERLESS / FIBERGLASS MAI D (DENSARMOR PLUS BY GEORGIA PACI

- PROVIDE AND INSTALL WATER HEATER, PROVIDE 100 GALA MAIN HOUSE AND 75 GAL AT POOL HOUSE, QUIC RECHARGE, HOT WATER TANK, PLUMBING, POWER AND GAS WALL VENT TO PROVIDE RE-STUD. CODE.
- PROVIDE AND LINE AND PUMP AT MAIN HOUSE PROVIDE AND INSTALL NEW 13-SEER 1 TONI400 SF HVAC UNIT FOR GARAGE. TO BE DESIGNIBUILD. PROVIDE AND INSTALL BATHROOM EXHAUST VENT AT LOCATIONS INDICATED ON PAN. PROVIDE ALL NECESSARY DUCTWORK AND ELECTRICAL CONVECTIONS.



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LOT HAREL VENICE HOUSE 925 W. Marco Place Venice, CA 90291

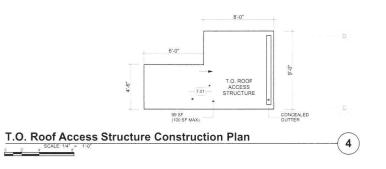


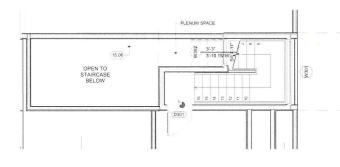
No.	Date	Issue
1	10.01.2014	Schematic Design Progress
2	08 01 2015	Planning Submission
3	08.18.2015	REV. Planning Submission
4	03.13.2017	Planning Beview
5	04.07.2017	Planning Review Submission

Architectural

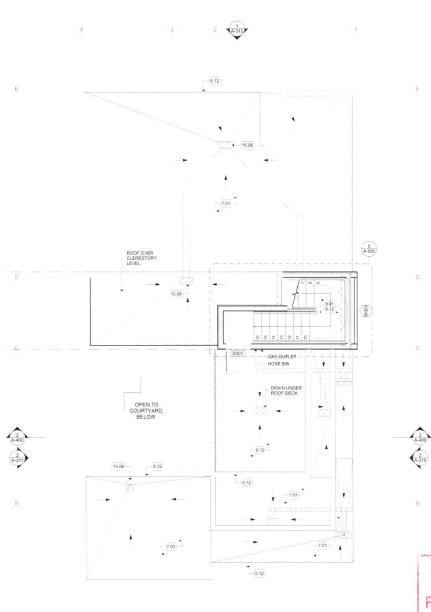
Floor Plans

ANTA REV LOCC DR









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Ro	of Construction P	lan		
	E: 1/4* = 1'-0* 2			

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Keynotes

05 Metals 5.12 PROVIDE E PROVIDE BONDERIZED SHEET METAL PRIMED AND PAINTED WALL CAP WITH FINISH PER ARCHITECTURAL DETAIL SOLDER ALL JOINTS IN PARAPET CAP. INSTALL ICE AND WATER GUARD UNDER WALL CAP FLASHING

06 Wood

HARDWOOD DECKING PER S AND ARCHITECTURAL DETAILS. FOR ARCHITECT'S AND OWNER'S

07 7.01 Thermal

PROVIDE LOW-SLOPE ROOFING SYSTEM, LOW-SLOPE (3%) OR 147° ERF FOOT. ROOFING SYSTEM, MUST APPEAR TO B SEAMLESS (ADD GRANULES OVER SEAMS) AND FREE FROM WRINKLING OR OTHER VISUAL PROBLEMS, ADD ALTERNAT PRICE TO PAINT ROOFING, PROVIDE CRICKETS AS SHOWN ON ROOF PLAN OR WHERE NEEDED TO PREVENT PONDING WRINK PRICE ON RC AND T DRAIN PRODI SIKA S ROOF S. JCT: SIKA SARNAFIL (SRI VALUE = 104) ONE LAYER OF SARNAFIL'S 72MIL WHITE FELTBACK PVC SINGLE-PLY

09 9.01

E

B.

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Page No.

- Finishes PROVIDE 5/8" TYP "X" DEFECTS, ATTACHED
- NDS. VIDE INTERIOR PAINT. PRIME ALL SURFACES MINIMU O COATS. PROVIDE MINIMUM 3 ADDITIONAL COATS O ISHING PAINT. ALL SURFACES TO BE FREE OF DEFECT VIDE UP TO [20, CHANGE PER PROJECT] INTERIC MIDE SE OR DAPPOLIAL BY ADMITTER'

15

Mechanical & Plumbing PROVIDE AND INSTALL ROOF DRAINS AND OVERFLOW DRAINS, TYPICAL CONNECT TO NEW UNDERGROUND DRAIN TO APPROVED RUN OFF POINT AT STREET CURB, PROVIDE OVERFLOW DRAINS AT ALL ROOF DRAINS.

ABRAMSON T E I G E R ARCHITECTS

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6+22

8

LEGEND

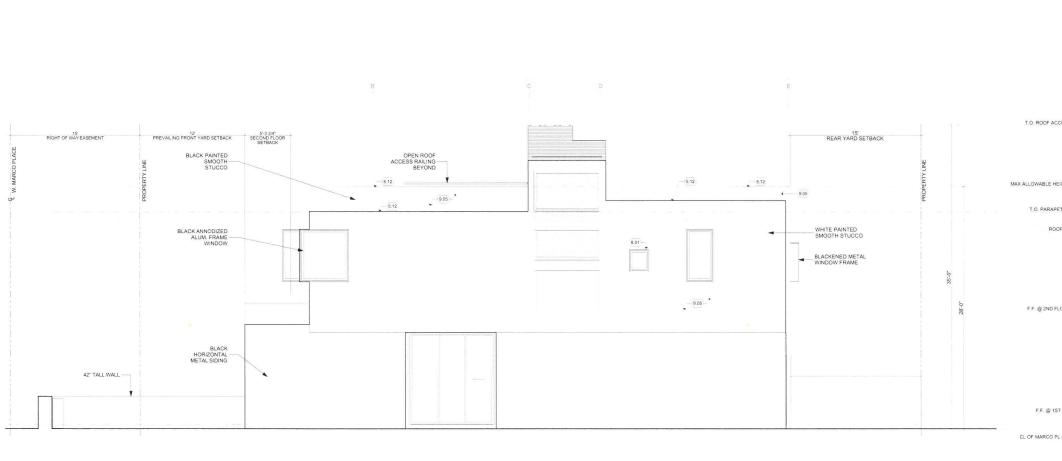
WALL TYPE. SEE SHEET A700 FOR DETAIL # 2x FRAMING DIMENSION

- ABOVE
- COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
- 6 EET T5. GRN 14, NO

of 12

NOTE: DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL BE SELF-CLOSING AND SELF LATCHING, SOLID WOOD, OR SOLID OR HONEYCOME CORE STEEL NOT LESS THAN 1 38° THICK OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINS (R302 5.1)

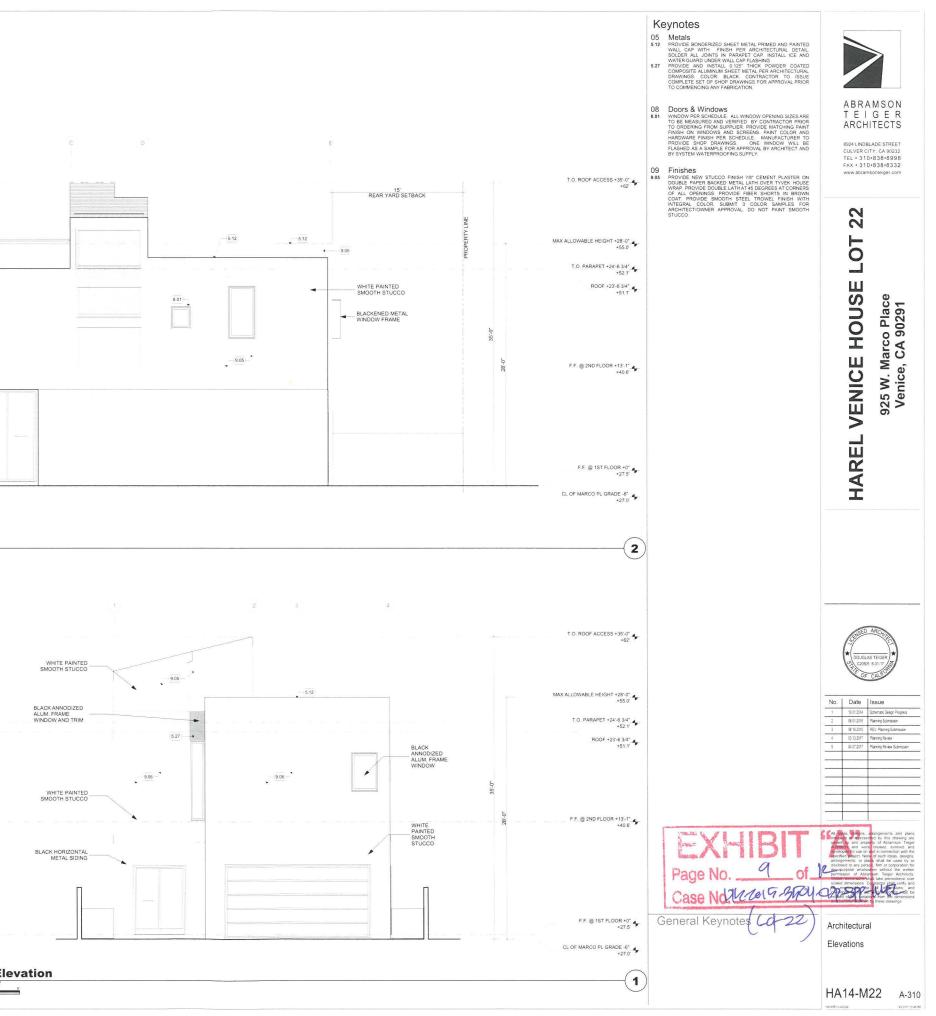
General Keynotes

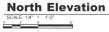


East Elevation

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

12

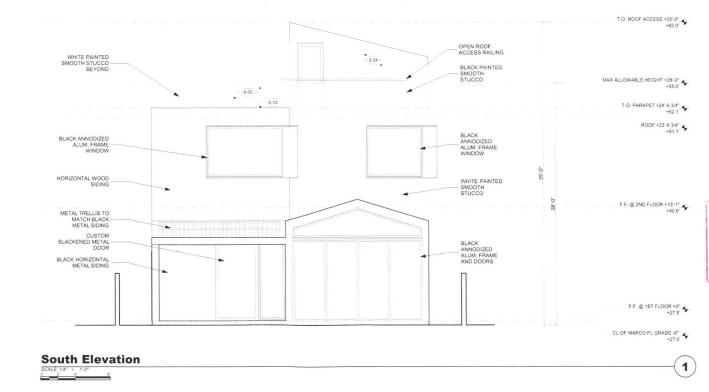




T.O. ROOF ACCESS +35'-0" +62.0" 5.12 5'-3 3/4" 12' SECOND FLOOR PREVAILING FRONT YARD SETBACK SETBACK 15' REAR YARD EASEMENT 15' RIGHT OF WAY EASEMENT OPEN ROOF ACCESS RAILING BEYOND 9.34 8.13 MAX ALLO WABLE HEIGHT +28'-0" +55.0" 9.05 T.O. PARAPET +24'-6 3/4" +52.1" ROOF +23'-6 3/4" +51.1' 8.01 9.34 F.F. @ 2ND FLOOR +13'-1" +40.6' 9.05 9.05 9.05 8.01 42" TALL WALL 8.02 . 8.01 F.F. @ 1ST FLOOR +0" +27.5" **€**−− 5.27 CL OF MARCO PL GRADE -6" +27.0"



SCALE: 1/4" = 1'-0" 0 2' 4'



Keynotes

- 05 Metals 5.12 PROVIDE B
- INFOLUTE ONDERVISED SHEET HETAL PRINED AND PAINTED WINC GAP WITH FINISH PER RACHTECTUREL DETAIL SOLDER ALL JOINTE IN PARAPET CAP INSTALL OE AND WATER GLARAD UNDER WALL CAP FLASHING PROVIDE AND INSTALL 0.125' THICK POWDER COATED COMPOSITE ALUMINUM SHEET NETAL PER ARCHTECTURAL DRAWINGS. COLOR: BLACK. CONTRACTOR TO ISSUE OF SHORD RWINGS FOR APPROVAL PRIOR 5.27
- PROVIDE AND INSTALL STRUCTURAL STEEL COLUMNS AND CONNECTORS. PAINT WITH TWO COATS OF RUST INHIBITIVE 5.45

08 Doors & Windows

-2

Page No.

General Keynotes

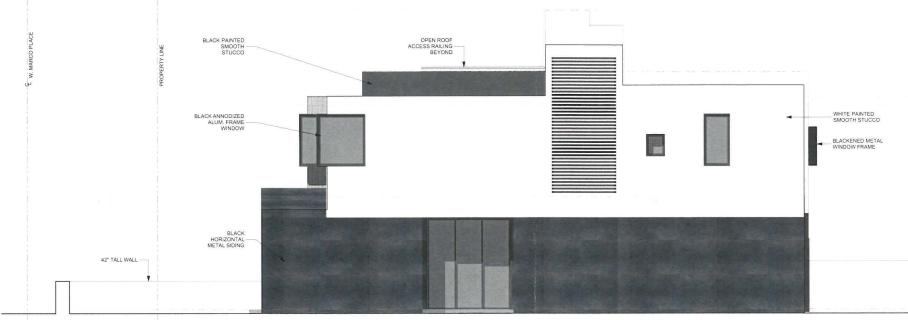


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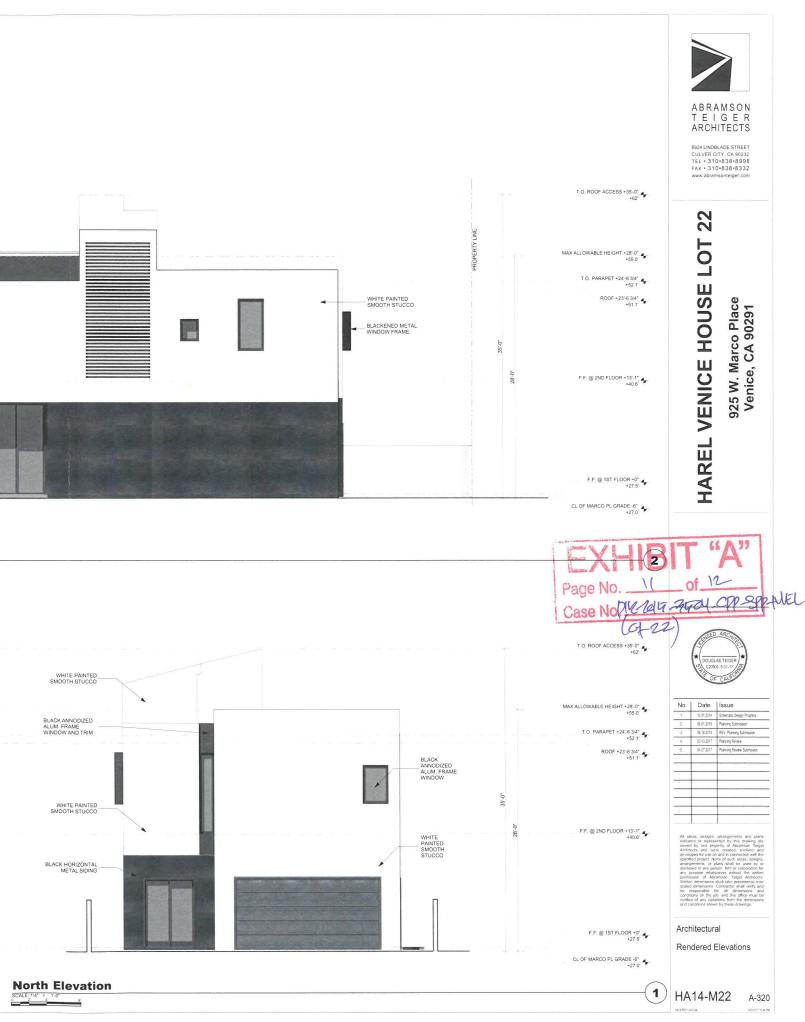
8924 LINDBLADE STREET CULVER CITY. CA 90232 TEL • 310•838•8998 FAX • 310•838•8332 www.abramsonteiger.com

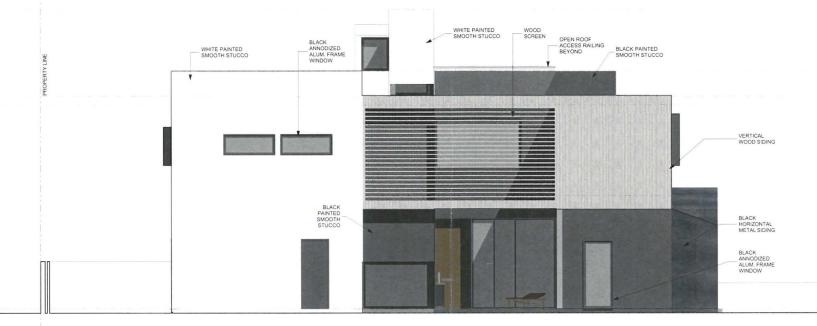
HAREL VENICE HOUSE LOT 22 925 W. Marco Place Venice, CA 90291 No. Date Issu HBIT "A" develop specifies attanget Case NOULLEIS TOU-CR-91 NUC Architectural Elevations

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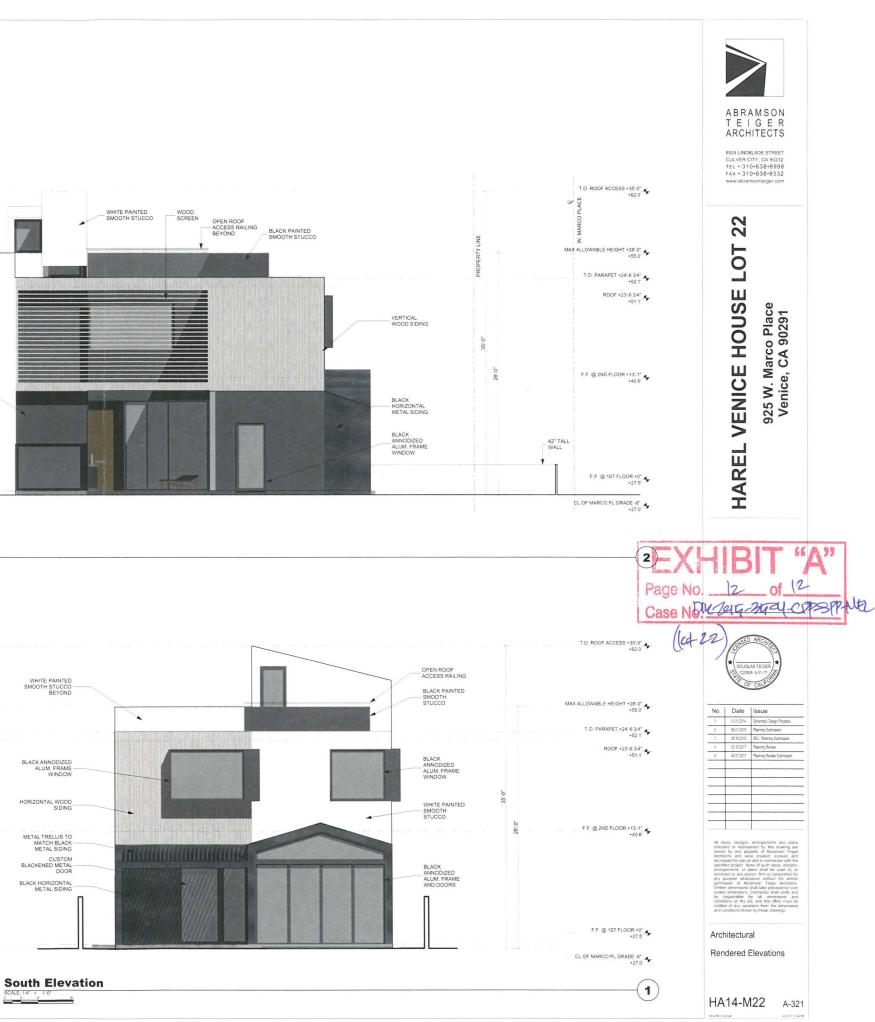
East Elevation SCALE: 1/4" = 1'-0" 0 Z 4' 8





West Elevation

SCALE: 1/4" = 1'-0 0 2' 4'



HAREL-VENICE LOT 23

927 (FORMERLY 925) W. MARCO PLACE, VENICE, CA 90291

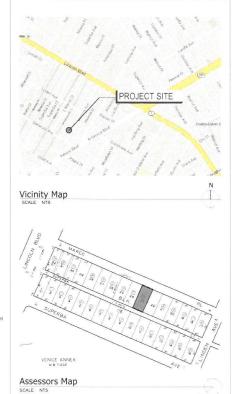
Abbreviations

Fire Notes

Abbrevia	tions
© A B A D ADDN'L ADJ AF F ALUM APPROX ARCH A C	AT ANCHOR BOLT
A D	AREA DRAIN
ADJ	ADDITIONAL ADJACENT
AFF	ABOVE FINISH FLOOR ALUMINUM
APPROX.	APPROXIMATELY
ARCH A.C.	APPROXIMATELY ARCHITECT ASPHALTIC CONCRETE
ASSY.	ASSEMBLY
A C ASSY B O BD BIT BLDG BLKG BM	BOTTOM OF BOARD BITUMEN(OUS)
BIT	BITUMEN(OUS) BUILDING
BLKG	BLOCKING BEAM
BM CAB	CARINET
CAB C B C T	CABINET CATCH BASIN CERAMIC TILE
CEM	CERAMIC TILE CEMENT CENTER LINE
CEM CL CLG	CENTER LINE CEILING
CLR	CLEAR
CDL COMP CDNC	COLUMN COMPOSITION
CONC	CONCRETE
CONSTR CONT CONTR	CONTINUOUS
CONTR	CONTRACTOR
CPT CTR	CARPET CENTER
DBL D F	DOUBLE DOUGLAS FIR DIAMETER
DIA	DIAMETER
DIM DR	DIMENSION DOOR
DN DS	DOWN
DTL	DOWN DOWNSPOUT DETAIL DRAWING
EA.	
ELEC	ELECTRICAL
ENCL	ENCLOSURE
EQ (E)	ELECTRICAL ELEVATION ENCLOSURE EQUAL EXISTING
EXP	EXPANSION EXTERIOR
EXTR	EXTRUDED
FAU	FORCED AIR UNIT FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH
FLASHIG	FLOOR FLOOR FLOOR FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD
FOR	FACE OF CONCRETE FACE OF FINISH
FOM	FACE OF MASONRY
FRMG	
FT. FTG	FOOT / FEET FOOTING GAUGE
GA	GAUGE
GYP	GALVANIZED GYPSUM HOSE BIBB
HB HC	HOSE BIBB HOLLOW CORE
H.M	HOLOW CORE HOLLOW METAL
HDR HORIZ	HEADER HORIZONTAL
HT	HEIGHT
INFO.	INSIDE DIAMETER INFORMATION INSULATION
INSUL	INSULATION
DTL DTL DTWG DTWG DTWG DTWG DTWG DTWG EXECUTE	JOINT
M.O. MAX	MASONRY OPENING MAXIMUM
MBR	MEMBER MECHANICAL MEMBRANE MANUFACTURER
MECH MEMB	MECHANICAL MEMBRANE
MER	MANUFACTURER MINIMUM
MISC	MISCELLANEOUS
MTD MTL	MOUNTED METAL
NIC	NOT IN CONTRACT NOT TO SCALE NATURAL
N.T.S. NAT	NOT TO SCALE NATURAL
NOM.	NOMINAL
0	NEW OVER
00	ON CENTER OUTSIDE DIAMETER
O H OPEN'G	
OPEN'G OPP	OPENING OPPOSITE
PLAM	PLASTIC LAMINATE PAPER BACKED LATH PRESSURE TREATED
PT	PRESSURE TREATED
PAR PART'N	
OPEN'G OPP P LAM P BL P T PAR PAR PAR PL PL PL PL AST	PARTITION PLATE PLASTER
PLY.	PLYWOOD
PR. PRPT	PAIR PARAPET
PRD RO RCP RD REINF REINF REQD RFG RM SB SD	PAINTED
R	RADIUS
RCP	REFL CEILING PLAN ROOF DRAIN
REF	REFERENCE REINFORCEMENT
REINF	REINFORCEMENT REQUIRED
RF'G	ROOFING
RM S.B	ROOM SANDBLASTED
S D	STORM DRAIN
S C S S	NOOM SANDBLASTED STORM DRAIN SOLID CORE STAINLESS STEEL SCHEDULE
SIM SPEC SPEC'D	SIMILAR SPECIFICATION
SPEC'D	SPECIFIED
SQ	SQUARE
STRUCT	STANDARD STRUCTURAL
SUSP T T O	SUSPENDED TEMPERED
TO	TOPOF
T C S T C Z TEMP THK TYP	TERNE COATED ZINC
ТЕМР ТНК	TEMPERED THICK
TYP	TYPICAL
UON	UNIFORM BUILDING CODE UNLESS OTHERWISE NOTED
VERT	VERTICAL VERTICAL GRAIN DOLIGLAS F
W C.	VERTICAL GRAIN DOUGLAS F WATER CLOSET WITHOUT
W/	WITH
W/I W P	WITHIN WATER DROOF
W P W R	WITHIN WATER PROOF WATER RESISTANT
WD	WOOD WALL THICKNESS

	Provide signage on electrical equipment "No Storage within 36 inches by Order of the Fire Marshal"
	Provide Black/Yellow hatch stripes on floor 36 inches in front of electrical equipment and stenci "No Storage" min 4 inch letters on the floor inside of the hatched stripe
	Provide Fire Extinguishers: contact CCFD for size, type and location
	Fire Alarm'smoke control system shall be installed per the 2010 California Building Code Chapter 4 402.9, 402.14 and 404.4 and as approved by the Culver City Fire Department.
	Provide mail approved numbers on upper left side of window for the suite
	Remove all hasps and other locking devices from rear doors. Door exiting hardware shall comply with 2010 California Building Code. Chapter 4 and Chapter 10
	Include notes in regards to top of actual storage, commodity classification and clearance to fire sprinklers per NFPA 13. (Please don't include statement number 7, please provide notes on specific details for isonage arrangement).
	Also include notes that the fire sprinkler system shall be modified to adjust for interior improvements.
	Exterior Rear doors shall be marked with business name and suite number.
0	Final inspection required by Culver City Fire Department prior to occupancy
1	Business owner shall be notified, that rear exit that opens to the service corridor/emergency secondary exit shall be kept free of combusible materials and other storage at all times.
2	Business owner to provide key(s) for all/any remote storage rooms. All storage rooms shall comply with the Burlding, Fire, Electrical, Mechanical and Plumbing codes prior to occupancy. All Code requirement equipment shall be maintained.
3	Any modifications to the Tenant suites or storage rooms shall be submitted for permits and inspection to Culver City Building and Safety and Fire Department.
4	Remote storage suites may only be used for dry good storage, any other uses shall be submitted, reviewed and approved by the Curver Citly Fire Department.
5	All emergency lights and exit lights shall have two sources of power, self-illuminating exit lights are prohibited and shall not be used.
6.	Provide Automatic detection per Fire Department Conditions of Approval
ž.	Class I hoods shall have supression systems
B	Class I hood supression systems shall be connected to the Fire Alarm Fire Panel for detection and fire department dispatch.
9;	Provide keys for the KNOX Boxed located at Building "A" and garage entry on Landmark
Ö.	Adress shall be viewable and legible from the public way.
i.	Walls or parapets in excess of 5 feet shall have calwalks and ladders.
2	All systems installed shall meet the requirements of the 2013 CA Fire Code Chapter 9. Section 901.
3	Pizza Ovens and similar devices and appliances using combustible materials shall be protected with UE 300 wet chemical hood systems.

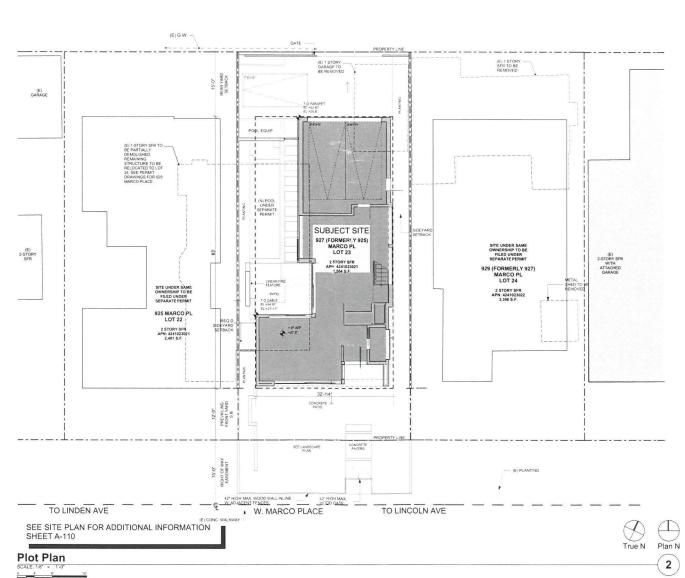






Exterior Front Facade











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Т3	Keynotes								
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	BUILDING CODE GROSS / NET	ZONING CODE	SCHOOL FEES
EXISTING	1.074 SF partial house/garage		
NEW	2.264 SF / 1.268 SF	2,104 SF	2,566 SF
TOTAL	2,264 SF / 1,268 SF	2,104 SF	2,566 SF

Title Sheet

General Notes

- THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAVINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAVINGS IT SHALL BE THE RESPONSIBILITY OF NETALLATION OF STRUCTURAL MECHANICAL AND ELECTRICAL VORG SHOLD INFERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAVINGS AND THE DUSTLALLATION IT SHALL BE BROUGHT TO ARCHITECTS ATTENTION FOR LIASTICALATION IT SHALL BE BROUGHT TO ARCHITECTS ATTENTION FOR LIASTICALATION IT SHALL BE BROUGHT TO ARCHITECTS ATTENTION FOR DUSTRALLATION IT SHALL BE BROUGHT TO ARCHITECTS ATTENTION FOR CLARFICATION PRIOR TO INSCALLATION DE SALVERS BY EDNITAGETOR AT HIS EXPENSE AND AT NO ADDITIONAL DOST TO DWAFE
- EDWINKTUR AT HIS EXPENSE AND AT NO ADDITIONE CUST TO UNNER PROVIDE ALL LABOR WATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS INCLUED ALL WORK SHOWN AND/OR NOTED ON THESE DRAWINGS AND SPECIFICATIONS THESE DRAWINGS ALL THE WORK REQUIRED FOR THE PERFORMANCE AND COMPLETION SOMORK WITHOUT ADJUSTMENT TO THE PRICE. WORK SHALL SE OF SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR AND SOLELY RESPONSIBLE FOR THE INDUCATE NO FERSION AND/OR WATERIALS AND SQUPPENT TO COVER THE PROPER AND TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED WORK SPECIFICIAL COMPLY
- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING A ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS CODE, THE CURRENT EDITION OF THE UNIFORM BUILDING CODE REAL NOTES, UNLESS OTHERWISE NOTED ON PLANS C PERFERENTIONE
- SA SPECIFICATIONS: NOTES UNLESS UNTERWISE WOLD UN PLANS ON SPRARATE PLANS FOR SLECTRICAL PLUMBING, HEATING AND AIR CONDITIONING SHALL 3E SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL AND PERMIT, CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER
- GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS DURING GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS DURING A PLOSITION SUPPLY COPIES TO OWNER D TEMPORARY WATER AND POWER C COPY OF CURRENT STATE OF CALIFORNIA CONTRACTORS LICENSE
- ALL PERMITS, FEES, TEGTS, INSPECTION AND ASSESSMENTS WITH THE EXCEPTION OF THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY GENERAL CONTRACTOR DR HIS SUB-CONTRACTORS.
- CONTRACTOR OF HE SUBJUCT TALE LEVELOY & COMPETENT INDIVIDUAL TO LAY OUT THE WORK AND ESTABLISH POINTS, GRADES AND LEVELS FROM THE REFERENCE ON THE DRAWINGS OWNER WILL SUPPLY GREARL. CONTRACTOR WITH A COPY OF AN ENGINEERS SURVEY OF THE PROPERTY DISCRETANCES OF VARIATIONS WUST BE CALLED TO ARCHITECTS THENTION INMEDIATELY FOR CORRECTIVE ACTION IF REDURED BEFORE PROCEEDING WITH THE WORK
- HOUNDED BEFORE FROGEDING WITH THE WORK WORKMANSHIP IN ALL PAGES OF THE JOB SHALL BE OF THE HIGHEST ORDER PREVALING IN THE RESPECTIVE TRADES WORK SHALL BE SUFFICIENT CAUSE FOR REMOVAL AND REFLACEMENT OF WORK AT THE EXERNSE DE CONTRACTOR DOING THE WORK ALL THE EXERNSE DE CONTRACTOR DOING THE WORK ALL TOLERANCES NO GREATER THAN THOSE ESTABLISHED BY TRADE ORGANIZATIONS, OR WANTPACTURERS ASSOCIATIONS FOR THE RESPECTIVE TRADE OR WATERIAL ALL WATERIAS SHALL BE WHE REFORMED
- ALL WATERIALS SHALL BE VEW, FIRST QUALITY RECOGNIZED STANDARD BRANDS DELLVERED TO THE SITE IN MANUFACTURERS OKIGINAL PACKAGING ALL WATERIALS STORED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE FROM WEATHER AND THE BUILDING OPERATION.
- WEATHER AND THE BUILDING DEVATION. GENERAL CONTRACTOR SHALL PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEFENSION AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF DUBLIC PROPERTIES AND DISCOUND PROGRESS OF WORK CLEAN SITE AND DUBLIC PROPERTIES AND DISCOGE OF WASTE MATERIALS, EMBLISH OFF THE SITE IN A LEGAL WANNER. WASTE WASTERIES AND DISCUSSION OF WASTE MATERIALS, RUBSISH TOOLS GUIDWENT, WASTERDER AND SHALLS AND CLEAN ALL EXPOSED SURFACES, LEAVE ROJECT CLEAN AND READY FOR DOCUPANCY.
- BEFORE FINAL PAYMENT IS MADE ON THE CONTRACT, SENERAL CONTRACTOR SHALL PURNISH DINNER WITH A CERTIFICATE OF DOCUMANCY FROM THE CITY OF LOS ANGLES, A WRITTEN GUARANTEE FOR THE WORK CONTRACTOR NI THE VARIODS SECTIONS GUARANTEES SHALL STATE THE WORK CONTRACTOR REFORMUND THE WORK AND TENSO FOLMANTEEL FENDOS SUB-CONTRACTOR FERTORNING THE WORK AND TENSO FOLMANTEE
- THE DRAWING SUBJUCT THE REPORTING THE UNK AND TERMS OF GUARANTEE. THE DRAWINGS AND SPECIFICATIONS ARE CONFLICTERS OF GUARANTEE. CLARIFICATION IS REQUIRED, ARCHITECT WILL SUPPLY THE NEEDED INFORMATION OR DETAILS DEVIATION FROM FROM DES SPECIFIED ANY ONLY BE KADE UPON WRITTER APPROVAL OF ARCHITECT AND OWNER WHERE THE WORDS TOR EQUAL DO NOT APPEAR NO DEVIATION WILL BE ALLOWED. THE PRASE TOR EQUAL FOUND IN EITHER THE SPECIFICATIONS ON DRAWINGS SHALL MEAN SIGNED APPROVAL BY ARCHITECT UPON WRITTEN REQLEST BY CONTRACTOR
- ALLOWARD OF ASALLED FOR IN THE SPECIFICATIONS SHALL BE GENERAL CONTRACTORS ACTUAL COST INSTALLATION, SERVICES AND TRANSPORTATION SHALL BE INCLUDED IN THE CONTRACT PRICE AS BID. AT COMPLETION OF THE JOB THIS CONTRACTOR SHALL SUBWIT RECEIPTS TO SUPPORT DISSURGEMENT OF THE ALLOWANCE, THE REMAINDER OF WHICH SHALL BE RETURNED OR CREDITED TO OWNER.
- BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE INTENT HE PLANS AND NOTES, AND TO SATISFY HIMSELF AS TO THE CONDITIONS WHEN WHICH THIS WORK WILL BE PERFORMED, CONTRACTOR SHALL AT THAT TWE ASCERTAIN THE LOCATION OF ANY EXSITISFY HIMSELF AS TO THE CONDITIONS THAT MAY AFFECT THIS WORK NO ALLOWANCE SHALL SUBSEQUENT CONDITIONS THAT MAY AFFECT THIS WORK NO ALLOWANCE SHALL SUBSEQUENT ADD DETERMINATIONS. CONTRACTOR SHALL VENERY ALL QUANTITIES BEFORE SUBMITTING HIS BID.
- ARCHITECT AND ENGINEERS AND OWNER SHALL HAVE ACCESS TO THE WORK AT ALL TIMES DURING CONSTRUCTION FOR THE PURPOSE OF CONSTRUCTION OBSERVATION.
- IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROVIDE CONSTRUCTION SUPERVISION AT THE WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS,
- CONSTRUCTION SUPERVISION AT THE WORK TO INSURE THAT IT IS BUILT IN COMPORANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND NOTES CONTINUED AND NOTES CONTINUED AND LEDRE THE SUPERVISION SAND CONTARE THE CONTINUE AND AT ONCE REPORT TO ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS ON THESE DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS
- THE LANGE TO BARLE SOLUCED WEASURENTS AND A SERVICE AND A
- BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLAN AND SECURICATION BROWDED WHICH SHALL BE A COUNTETE NET OF PRINTS WILL BE ROWDED WHICH SHALL BE BETWEEN THE LOCATIONS OF ARRANGEMENTS INJUGATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PRICIE ON THIS SET. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYWENT, CONTRACTOR SHALL SEN AND DATE BACH AS BULLT DRAWING AS BEING A CORRECT AND COMPLETE PACKAGE TO TRACHTECT WORK, AND SHALL SUBWIT THE QUARANTE ALL WORK DERFORMED FOR A DERIGO OF ONE YEAR OR LONGER IF SO STIPULATED HEREIN AGAINST ALL DEPECTS IN MATERIALS AND WORKMASHIE, SAID GUARANTER PRICO SHALL BEGIN FROM THE DATE OF ACCEPTANCE BY OWNER.
- IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO ENFORCE SAFETY STANDARDS. ALL APPLICABLE REQUREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUFRY SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND FEALTH ACT OF 1970, AND THE CONSTRUCTION SAFETY ACT, SHALL BE MET.
- CONSTRUCTION FOURPENT AND SCAFFOLING USED IN THE COURSE OF CONSTRUCTION SHOLL BE ERECTED, EQUIPPED AND MAINTAINED IN ACCORD WITH STATUTES AND REGULATIONS OF STATE AND LOCAL AUTHORITIES, INSURANCE
- STATUES AND REDULATIONS OF STATE AND LECAL AUTHORITES, INSURANCE NOTE ON PLANAA "CRETTICATE OF COMPLIANCE" SIGNED 35 GREERAL CONTRACTOR SHALL BE GIVEN TO THE DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY
- NON-RESIDENTIAL "ALREGY AND SPEUTICATIONS AFFECTING SOLELY AS A CONVENIENCE TO OWNER, ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS IOR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS IN DOCUMENTS PREPARED BY ARCHITECT WITHIN THE SET OF DOCUMENTS ISSUED BY ARCHITECT, IT BEING EXPRESSLY UNDERSTOOT THAT, BY SAID ISSUANCE, ARCHITECT ASSURES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE GUNSIDERSO TO BE CONSTRUCTION STANDARDS IF CONTRACTOR HAS GRADIEL BE NOTIFIED FOR CLARETISATION ARCHITECT ALL BY NOTIFIED FOR CLARETISATION FOR OUND GODO AND AND UNDERVISE OF CLARETISATION

- SHALL BE NOTIFIED FOR CLASHFICATION ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS, AND FACE OF STUDD UNLESS OTHERWISE NOTED. DURISET STUDS WHERE REQUED SO THAT FINISH VALL SURFACE WILL BE (NATALL CASING BEADS WHEREVER WALLBOARD, PLASTER, BTC ADUTS A DISSIMILAR FINISH WATERIAL AND FROVIDE SEALANT AS REQUIRED.

- MINIMUM HEADROOM CLEARANCE AT STAIRS SHALL BE 6'-8" VERTICALLY FROM THE PLANE TANGENT TO THE TREAD NOSING
- CONTRACTOR SHALL VERIEY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT FADS AND BASES AS WELL AS FOWER AND WARTOR FROM INSTALLATIONS WITH EQUIPMENT MANUFACTURES FUELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER DUCTS FEMELMARKS STUD WALLS OR SHAFT VALUES SHALL BE REPORTED WITH MECESSARY FRAMES, BASICH AND SELANT ARDUND THE DENNING.
- CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING, AND DTHER TRADES, AND AS REQUIRED BY CODE.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIPPENERS. BRACINGS BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED POR THE INSTALLATION OF ALL CASEWORK TOLET ROOM ACCESSORIES AND ALL WILL WORTED OR SUPPORT ELECTRICAL OR MISCELLAREDUS COPPORT CUNTACT BETWEEN DISSUMLAR WETALS SHALL BE PROTECTED
- TOILET ROOMS SHALL BE EQUIPPED WITH A MECHANICAL SYSTEM OF VENTILATION PROVIDING A MININUM OF FIVE AIR CHANGES PER HOUR OR WORE IF REQUIRED BY CODE. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS MECHANICAL SUMPLY AND RETURN AIR SHALL BE AIRTIGHT AND SEALED
- GENERAL CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION DURING THE CONSTRUCTION PER CHAPTER 44 L.A. COUNTY CODE.
- INSPECTION IS REQUIRED FOR ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND/OR WALLBOARD BEFORE ANY PLASTERING IS APPLIED OR ANY JOINTS AND FASTENERS HAVE BEEN TAPED AND FINISHED
- PLYWOOD ROOF PANELS SHALL BE BONDED WITH INTERVEDIATE OR EXTERIOR GLUE AND BE OF EXTERIOR TYPE WHERE EXPOSED TO THE WHEATHER, ALL SHOP FABRICATED STEEL SHALL BE MANUFACTURED IN A CERTIFIED SHOP.
- ALL FIELD WELDING SHALL BE INSPECTED BY A CERTIFIED INSPECTOR
- ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENNOS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKED AND WATER PENETRATION. ALL GLASS LESS THAN 18' ABBIVE ADJACENT WALKING SURFACE SHALL BE
- FIELD CHECK REQUIRED FOR ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.
- ALL WINDOW HEADS AND SILLS SHALL BE SET IN BED OF MASTIC AND SHALL BE
- VALEWROUP GLAZING CERTIFICATE MUST ACCOMPANY GLAZING PRODUCT STATING THAT THE PRODUCT HAS PASSED THE TESTING REQUIREMENTS OF WITH THE DROG OF PASSED THE TESTING REQUIREMENTS OF WITH THE CEOSE (SCREPHENT GOL CRITERIE) FOR CALAFELLY COMPANIES AND CATED IN TABLE 24061 (CDC 2007) LABEL WILL ALSO STATE THE NAME OF WANUFACTURER
- GLASS EDGE CLEARANCE IN FIXED OPENINGS SHALL BE NOT LESS THAN REQUIRED FOR WIND AND EARTHQUAKE DRIFT.
- ALL EXTERIOR WALL OPENINGS, FLASHINGS, COUNTERFLASHING, COPING AND EXPANSION JOINTS SHALL BE WATERPROOFED
- PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE OF USABLE SPACE UNDER INTERIOR STAIRS.
- SWINGING DOORS OR WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SUCH AS GARAGES OR WAREHOUSES SHALL DE FULLY WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LINIT AIR INFLITERATION FONDATION AND FLOOR SAS ON EXPANSIVE SOL SHALL CONFORM FONDATION AND FLOOR SAY DETAILS FLOOR SLAB TO BE POURED OVER APPROVED AF COARSE AGGREGATE BASE OR MOLSTURE BARRIER MEMBRANE
- MEMBRANE THE REQUIRED CLEARANCE FOR WOOD MEMBERS ABOVE GRADE, IS 6" FOR MUDSILLS, 12" FOR GIRDERS, AND 18" FOR JOISTS.
- WOOD WITHIN 6" OF EARTH SHALL BE PROTECTED BY 3" OF CONCRETE AND AN APPROVED MEMBRANE
- A CORROSION RESISTANT WEEP SCREED WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING IS REQUIRED BELOW THE STUCCO AT THE FOUNDATION PLATE LINE.
- DOUBLED JOISTS ARE REQUIRED UNDER PARALLEL BEARING PARTITIONS.
- FIRE BLOCK STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES) AT FLOOR, CEILING, SOFFIT, AND AT MID-HEIGHT OF WALLS SPARED AT LEVEN Schwer Walls Shall BE APROVED NON-ABSORBENT MATERIAL TO A HEIGHT OF SIX FEET MIN. ABOVE FIN. FLOOR
- NOT USED NEW BATHROOM FIXTURES SHALL CONFORM TO LA CITY CODE FOR LOW WATER
- THE FOLLOWING ARE REQUIRED FOR ATTACHED GARAGE/ CARPORT A. MAKEUP OF 1 HOUR FIRE RESISTIVE PROTECTION OF WALLS, CEILING, POST OR BEAMS ADJACENT TO OR SUPPORTING THE OWELLING B. SELF-CLOSING, TIGHT FITTING, SOLID SLAB, 1 5/8" THICK DOOR AT OPENING TO OWELLING.
- INTO DWELLING C. A GARAGE/CARPORT FLOOR SYSTEM ADEQUATE TO SUPPORT A WHEEL LOAD OF
- VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- NOT USED NOT USED CONTRACTOR MUST PROTECT PUBLIC AND PRIVATE PROPERTY OF ADJOINING PROPERTIES FROM DAVAGE DURING CONSTRUCTION AND DEMOLITION PROTECTION MUST BE PROVIDED PAR PROTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOPS. PROVISIONS SHALL BE MADE TO CONTROL WATER KUN-OFF AND EROSION DURING CONSTRUCTION AND DEMOLITIONS ACTIVITIES CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING PROPERTY ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOLD BE PROTECTED. SAID NOTFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS FROM THE SCHEDUE DE XCAVATION.
- CONTRACTOR TO CLOSE AND SEAL EXISTING GAS LINES AND METER DURING CONSTRUCTION AND REESTABLISH SERVICE PRIOR TO FINAL
- OCCUPANCY. Contractor to shut off telephone and cable tv service during construction and re establish service prior to final
- OCCUPANCY. SEE STRUCTURAL ENGINEERING PLANS FOR RETAINING WALL SIZE AND MATERIALS.
- NO TRENCHES OR EXCAVATIONS 50 OR MORE IN DEPTH INTO WHICH A PERSON 15 REDUIRED TO DESCEND, UNLESS NECESSARY PERUIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY ARE OSTAINED PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERUIT
- PERMIT PROVIDE PERMIT FROM STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION OF MORE THAN 36' IN HEIGHT.
- MAXIMUM DRIVEWAY SLOPE IS 20% GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEED 12 3% MAXIMUM DRIVEWAY CROSS SLOPE IS 10% MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.
- SEE LANDSCAPE PLANS FOR SITE DRAINAGE AND RETAINING WALL
- DENTIFICATION TEST REQURED IN THESE SPECIFICATIONS SHALL BE PAID FOR BY EACH CONTRACTOR WATERIALS AND WORKWANSHIP WHICH FAIL TO MEET SPECIFICATIONS SHALL BE TESTED AND PAID FOR BY CONTRACTOR AS DELWED NECESSARY ST ARCHITECT.
- AS-BUILT DRAWINGS SHALL BE MARKED DURING THE PROGRESS OF THE WORK WITH THE LOCATIONS OF ALL CONCEALED, UNDERGROUND OR OTHERWISE FIFING, CONDUIT, ETC.
- AIA DOCUMENT A-210, "GENERAL CONDITIONS FOR THE CONTRACT OF CONSTRUCTION" SHALL GOVERN ALL WORK PERFORMED UNDER THIS CONTRACT.
- CONTRACT: ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTACTORS IN HIS EMPLOY, THEY SHALL BE ONE IN THE SAME.
- BE ONE IN THE SAME CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOKUP FOR ALL SPECIFIED FIXTURES AND APPLIANCES, AND SHALL PROVIDE AND INSTALL SUCH FIXTURES AND APPLIANCES UNLESS OTHERWISE NOTED IT IS THE RESPONSIBILITY OF CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES ON THE PROJECT, CHANGES OR DELAYS ARISING FROM CONFLICTS SETWERN THE TRADES SHALL BE RESOLVED SOLELY BY CONTRACTOR, AT NO LIABILITY OR COST TO OWNER OR ARCHITECT.
- CONTRACTOR SHALL CHECK AND VERIFY ALL CONSULTANTS DRAWINGS AND DOCUMENTS SO THAT ALL INFORMATION IS COORDINATED.

- ARCHITECT SHALL BE CONTACTED TO REVIEW AND APPROVE THE LAYOUT OF SNAPLINES PRIOR TO FRAMING
- CONTRACTOR SHALL PROVIDE SAVPLES OF ALL FINISHED WATERIAL AND SHOP DRAWINGS AS APPROPRIATE FOR THE SCOPE OF WORK ARCHITECT. THIS SHALL BE DOVE ALLOWING FOR SUPFICIENT THE FOR REVIEW AND APPROVAL AND FOR CORRECTIVE ACTION SHOULD IT BE REQUIRED
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT THE APPROVAL OF ARCHITECT.
- PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED APRAG

Grading Notes

- CONCENTRATED DRAINAGE SHALL BE DISCHARGED INTO AN APPROVED LOCATION DRAINAGE IS REQUIRED INTO STREET, NATURAL WATERCOURSE OR OTHER APPROVED LOCATION 917006 (7008/ED)
- PIPE SYSTEMS MUST HAVE CLEAN OUT ACCES AT 1 EVERY HORIZONTAL BEND AND 2 EVERY 50' FOR ONE AND TWO FAMILY BUILDING SITES OR 100' FOR ALL OTHER BUILDING SITES
- A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL GRADING AND FOUNDATION EARTHWORK FOR HILLSIDE AREAS WHERE. SITE EXCEEDS 60X SF] (OUT AND FILL SLOPES RECEDS AN UNEX EXCEED 40 FT IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE! [FOUNDATION EXCAVATION EXTEND BELOW A IN PLACE FROM PROPERTY LINE![PROJECTS INVOLVE UNUSUAL HAZARDS] A REGISTERD DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING THE SLOT GUTS FOR HILLSIDE OR NON-HILLSIDE AREAS.

Structural General Notes

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- DURING THE CONSTRUCTION PERIOD, CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY
- TADIMANCES CONTRACTOR SHALL BE SOLELY REPORSIBLE FOR ALL EXCAVATION PROCEDURES INCLIDING LAGGING, SHORING AND PROTECTION OF AUJACENT PROPERTY STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY OPPLALUES
- ORDINANCES CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO
- SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL FOLIA IN FARMICATION CATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SIMULAR DETAILS OF CONSTRUCTION SHALL BE USED SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS, FLOOR FINISHES, ETC
- PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY OR LATERALLY BRACED.

Energy Conservation Notes

- Energy Conservation Notes A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TAKES R-3 INSULATION SHALL BE PROVIDED AL WATER FEATING AND SPACE CONDITIONING EQUIPMENT SHOWER HEADS AND FRAUEDS SOLAR TAKES R-3 INSULATION SHALL BE PROVIDED TAK CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HATING OR HOT WATER FIPINS SHALL BE INSULATED AS REQUIRED BY THE PLUMEING DIVISION AL OUMLATED AS REQUIRED BY THE PLUMEING DIVISION AL OUMLATED AS REQUIRED BY THE PLUMEING DIVISION AL OUMLATED AS REQUIRED BY THE PLUMEING DIVISION AD COMPANY AND REALL DOORS AND WINDOWS BETWEEN CONDITIONED ADD OUTSION WITH THE CALIFORNY DUALITYS FANDARDS FOR INSULATING WATERIAL DOORS AND WINDOWS BETWEEN CONDITIONED ADD OUTSIONED OF UNCONDITIONED SPACE SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERFORD CALK PULNENS WITH THE APPROPRIATE INFILTRATION LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATIONS, ALL WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND HOORS AND ALL OTHER OPENING IN THE APPROPRIATE INFILTRATIONS, ALL WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND PLOORS AND ALL OTHER OPENING IN THE APPROPRIATE INFILTRATIONS, ALL WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND PLOORS AND ALL OTHER OPENING IN THE APPROPRIATE INFILTRATIONS, ALL WINDOWS BHALL BE PROPENITY WEATHERSTRIPPED. CERTIFIED AND HATBREADED ALL OTHER OPENING IN THE APPROPRIATE INFILTSATIONS, ALL WINDOWS AND DOOR FRAMES, BETWEEN WALLS SOLE PLATES AND PLOORS AND ALL OTHER OPENING IN THE APPROPRIATE INFILTSATIONS PLOORS AND ALL OTHER OPENING IN THE APPROPRIATE ONE ALL SOLE PLATES AND PLOORS AND ALL OTHER OPENING IN THE APPROPRIATE OPENING AND PLOORS AND ALL OTHER OPENING IN THE APPROPRIATE OPENING AND PLOORS AND BOOR FRAMES THE REQUIREMENTS OF THILE 2.4 PART

- OPENINGS SHALL BE PROPERLY WEATHERSTRIPED CERTIFIED AND LABELED CONSPICUONS DESIGN WEITS THE REQUIREVENTS OF TITLE 24 PART 2. CHAPTER 2-53 INSULATION INSTALLES SHALL POST IN A CONSPICUOUS LOCATION IN THE BULLONG A CERTIFICATE SIGNED BY THE INSTALLER AND BULLORS STATUS THAT THE INSTALLATION THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREVENTS A NIGHT SETACK THERMOSTAT SHALL BE INSTALLED AT ALL THERMOSTATS. TYPICAL OF 4, ONE IN EACH ZONE DISTORTING SECONDERING
- THERMOSTATS TYPICAL OF 4, ONE IN EACH ZONE DUCTS GHALL BE CONSTRUITE) INSTALLED AND INSULATED PER CHAPTER 10 OF 1994 UNC BACK DRAFT DAMPERS FOR ALL EXHAUST ADD FAN SYSTEMS SHALL BE PROVIDED MASORY AND FACTORY BULLT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING CLOSEABLE WETAL OR GLASS DOOR, OUTSIDE ARE INTAKE WITH DAMPER, AND FLUE DAMPER CONTINUOUS BURNING GAS FLOTS ARE INGUISTED TO CONFORM TO WANDATORY MEASURES LIGHTING REFER LIGHTINGST CONFORM TO WANDATORY MEASURES LIGHTING REFER TALE 04 COMPLIANCE PAGE MF-18. KITCHENS MUST CONFORM TO FAGE WS-FE KLITCHEN WORKSHEET! THESE CAN BE FOUND ON SHEETS ENV-1 AND ENV-2

Partition Notes

Sound Requirement Notes

DO NOT SCALE DRAWINGS DIMENSIONS SHALL GOVERN AND DETAILS SHALL TARE PRECEDENCE OVER PLANS DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT PROVIDE MINIMUM PARTITION WIDTH OR FURRING AS REQUIRED FOR

PLUMBING CONTRACTOR SHALL PROVIDE CORNER BEADS, CASING BEADS AND DTHER PLASTERING ACCESSORIES AS REQUIRED TO ENSURE THE INSTALLATION OF SQUARED CORNERS, EVEN RADII, AND CLEAN

HARDWARE PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO ELECTRICAL, TELEPHONE OR OTHER DUTLET CHANGES.

PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO REMOVAL OF DOORS, FRAMES, OR MOULDINGS.

ALL PENETRATION INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED, LINED OR INSULATED WITH APPROVED PERMANENT RESILENT SEALEANT

ISOLATE ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILITY SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL

10⁴⁴ THICK APPROVED RESILTENT MALEARL AN APPROVED PERVANCET AND RESILTENT ACOUSTICAL SEALANT WILL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS CARPETS OR SIMILAR SUFFACE WATERIAL WHICH ARE PART OF THE FLOOR-GELING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED

METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES WILL BE LINED EXCEPT DUCTS SERVING ONLY EXITWAYS KITCHEN COOKING FACILITIES AND BATHROOMS NEED NOT BE LINED

MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHENEVER PLUMBING PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH NIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL THE INSULATION SHALL BE INSTALLED TO A POINT 12' BEYOND THE PIPE OR DUCT THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT

INE MINATIONS CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY, BLOCKING, BACKING, HANGERS, OR OTHER SUPPORT AS REQUIRED FOR INSIGATED FUTURES AND CABINETRY, PROVIDE ADDITIONAL BRACING IN PARTITIONIS) TO SUPPORT WALL MOUNTED CABINETRY AND USADUASE

Glazing Safety Notes

KITCHEN AND BATHROOM FLOORS PROVIDE SOUND CONTROL PER RGA 1-79. RESILIENT CHANNELS ARE REQUIRED.

ELECTRICAL DUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS WILL BE SEPARATED HORIZONTALLY BY 24" THE BACK AND SEPARATED FOR THE SEPARATED FOR THE SEPARATE SEPARATES FOR THE SEPARATES AND AND AND AND AND AND AND AND AND THIS INCLUDES THY TELEPHONE AND INTERCOM OUTLETS PROVIDE INSTALLATION BOXES

ENTRY / EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN $1/2^{\prime\prime}$ Below the threshold exception. Providing the door does not swing over the landing, landing shall not be more than 7 3/4^{\prime\prime} inches below the threshold.

Egress Notes / Stairway & Guardrail Notes

a. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36".

STAIRWAY NOTES [BC 1009.3, EXCEPTION 4 FOR R-3 OCCUPANCIES]

SIAKWAT NOISS (201093) EXCEPTION 4 POR M-3 DOCUPANCIES) RISERS SHALL BE A VAXIMUM OF 7 JAYH HIGH AND TEADS WURT BE AT LEAST TOT MINI IN DEPTH ON OPEN RISERS. PROVIDE NOSING NOT LESS THAN JAYH AND NOT WORE THAN THAY NO SOLID RISERS WHERE THE THEAD DEPTH IS LESS THAN THAN THE THEAD DEPTH IS LESS THAN THAN HANDRAILS JAYH TO JAYH HIGH ADDVE TEAD NOSING. HANDRAILS GAN THAN THAN THAN AND ADD ADD ADD ADD ADD ADD NO MORE THAN 20 KORSSHERTIONAL DIMENSION HANNG A SMOOTH SURRACE WITH OF SHARP CORVERS MAX 4" CLEAR SPACING OPENING BETWEEN RAILS.

LANDINGS STAIRWAY LANDINGS SHALL BE AT LEAST AS WIDE AS THE STAIRWAYS THEY SERVE. DIMENSION IN THE DIRECTION OF TRAVEL MUST BE MIN. OF LANDING WIDTH

PROVIDE 42" HIGH GUARDS WITH MAX 4" CLEAR SPACING BETWEEN RAILS

GLASS GUARORAIL SYSTEM - GLASS BALUTERS SHALL NOT BE INSTALLED WITHOUT AND ATTACHED GUARD OR HANDRAL WITH EACH GUARD OR HANDRAL SECTION SUPPORTED BY A MINNUM IOF THREE I) GLASS BALUSTERS OR OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOLD ONE BALUSTER FAIL (5C 240712)

SEE SPECIFICATIONS FOR ALL MATERIALS TYPES AND QUALITY OF

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTLITY METER AND BE REGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING

PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION

FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10' MAX INTERVALS BOTH VERTICALLY AND HORIZONTALLY

In concealed spaces between stairs stringers at the top and bottom of the run and between stude along and in line with the run stairs if the walls under the Stairs are unfinished.

In the openings around vents, pipes, ducts, chimney, fireplaces and similar openings that afford a passage for the fire at ceiling and floor levels, with non-combustible varterials.

AT OPENING BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEY

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

ACCESS FOR INSPECTION SERVICE REPAIR AND REPLACEMENT SHALL BE PROVIDED IN ACCESS FOR INSPECTION SERVICE REPAIR AND REPLACEMENT SHALL BE PROVIDED IN COMPLIANCE WITH GOLD AND SHALL BE INFO AND VERTICE AND VERTICE SHALL BE IN COMPLIANCE WITH GOLD AND AND AND AND AND SHALL BE INFO IN ACCERDANCE WITH GOLD (12)

WATER HEATER SYSTEMS ARE FLASH HEATERS AS SPECIFIED AND SIZED IN PLUMEING DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION THESE HEATERS WATER HEATERS SHALL BE INSTALLED AND MAINTAINE IN ACCORDANCE WITH (FC CH 3) IF REQUIRED BY CODE, AIR COMPLICTION AND VORTILATION SHALL BE AS REQUIRED BY (FC SO7)

SEE ADDITIONAL NOTES ON

DRYER EXHAUST - THE TOTAL EXHAUST DUCT LENGTH WAY NOT EXCEED 14 FEET AS DETERMINED BY (MC 540322) VENT SHALL BE A WINIMUM OF 4" IN DIA OF METAL AND HAVE SMOOTH INTERIOR SUPERIOR SUPERIOR

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS DROP CELLINGS AND COVE CELLINGS

Plumbing General Notes

Fire Blocking

Mechanical and Electrical

SHEET T4.0

SEE MATERIAL NOTES FOR TYPES OF FIXTURES.

GLAZING IN HAZARDOUS CONDITIONS SHALL BE TEMPERED. GLAZING SHALL COMPLY WITH THE CPSC 16 DFR, PART 1201 CRITERIA, POR CATEGORY 1 OR II AS INDICATED IN TABLE 24061 (DEC 2007) - INGRESS AND EGRESS DOORS

PANELS IN SLIDING OR SWINGING DOORS

C. DOORS AND ENCLOSURE FOR HOT TUB BATHTUB SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)

d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOORS AND LESS THAN 5' OF WALKING SURFACE. . IN WALL ENCLOSING STAIRWAY LANDING.

C. GUARDS AND HANDRAILS.

Very High Fire Hazard Severity Zone (VHFHSZ)

Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4.1505)

Valley flashings shall be not less than 0.019-inch (0.48 mm) [No. 26 galvanized sheet gage] corrosioner jova mm) [No. 26 galvanized sheet gage] corrosion-resistant metal installed over a minimum 36-inch-wide [314mm] underlayment consisting of one layer of No. 72 ASTM cop sheet running the full length of the valley (704A.1.3)

Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (704A1.5)

(Roof) (Attic)[Extenior wall) verts shall realsr the intrusion of flome and embers into the attic area of the structure, or shall be protected by corrosion-resistant, honcombustible wire mesh with 1/4 -inch openings or its equivalent. Verts shall not be installed in eaves and cornices (704A.2.1, 704A.3.2.1, 704A.2.2, 7207.3)

Eaves and soff its shall meet the requirements of SFM 12-7 A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside [704A.2.3]

Exterior walls shall be approved noncompustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3.1)

Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.2)

8 Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating-glass block units, or hove a fire-resistance rating of not less than 20 minutes, when tested according to ASTM 2 2010, or conform to the performance requirements of SFM 12-7 A-2 (704A 3.2.2)

Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having shies and rails not less thar 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-restrationt treated wood vehicle access doors) (704A32.3)

a Decking, surfaces, stain treads, risers, and landings of decks, parches, and balanies where any partian of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec 704.4.1

I. The underside of contilevered and overhanging appendages and floor projections shall maintain the ignition-realistant integrity of exterior walls, or the projection shall be enclosed to the grade (704A42.1)

Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (704A.4.2.2, 7207.1)

13. All utilities, pipes, funnaces, water heaters or other mechanical devices located in an exposed under-fla area of residential building shall be enclosed with materials as required for i-hour fire-resistive construction. (7207.2)

4. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 704A.12.

NOTE: ALL GENERAL NOTES, SERVICES AND INSTRUCTIONS AS LISTED ON THIS SHEET ARE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.



EIGER ARCHITECTS

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EXHIBIT "A" Page No. _2_ of 12_ Case Nopthe Color - 2006 - app-sp-MEL



No | Date | Issue

HAI

22		
4	10.01.2014	Schematic Design Progress
2	08.01.2015	Planning Submission
3	08 18 2015	REV. Planning Submission
4	03 13 2017	Planning Review
5	04.07 2017	Planning Review Submission

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Title Sheets

General Notes

HA14-M23

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	1.23 PROVIDE POUNCE IN PLACE CONCRETE PAYERS OVER 4" COMMATCE DRIVEL REFER TO STRUCTURAL DRAWINGS AND FINISH SCHEDULE. 1.24 PROVIDE LANDSCAMICS AND SPECIFICATIONS VERIFY WITH CANDSCARE DRAWINGS AND SPECIFICATIONS VERIFY WITH OWNER AND ARCHITECT FOR APPROVAL.
	O22 Demolition 202 Demolish and remove entire existing structure 203 Permove existing structure 204 Permove existing structure 205 Permove existing structure Permove existin
	 Concrete PROVIDE FINISHED CONCRETE SLAB AT DRIVEWAY, WAKWAYS AND PATIOS USING 5" MIN. THICK 3000 PSI CONCRETE SLAB WITH #3 BARS 12" CO. EARH WAY OVER 31 GRAVEL 11/2" ROCKS I OVER COMPACTION ARE REQUIRED BY MORE RESTRICTIVE SPECIFICATIONS ARE REQUIRED BY SMODEL BARD TO THE SPECIFICATIONS ARE REQUIRED BY SMODEL BARD THE SAME THE SAME THE SAME THE SPECIFIC THE SPECIFICATION AND THE SAME THE SAME THE ARCHTECT. SLOP EAVARY FROM TAGASH, CONCIDENCE UNANY FROM WALLS AND SMODEL BARD THE SLOPE AWAY FROM WALLS AND SMODEL BARD THE SLOPE AWAY FROM TAGASH, CONCENSED RUNNED AND THE SAME THE SLOPE AWAY FROM WALLS AND SMODEL BARD THE SLOPE AWAY FROM TAGASH.
	EQUIPMENT WITH 2% SLOPE AWAY FROM WALLS 3.27 PROVIDE POURDED IN PLACE CONCRETE BENCH WITH INTEGRATED FIRE FEATURE, PER ARCHITECTURAL DRAWINGS.
	05 Metals 512 PROVIDE BONDERIZED SHEET METAL PRIMED AND PAINTED WALL CAP WITH FINISH PER ARCHTECTURAL DETAL. 530 PROVIDE BONDERIZED SHEET MELTAR PER ARCHTECTURAL DETAL. 541 PROVIDE BONDERIZED TAULTOR FUNCTIONER 526 PROVIDE MILL OF PAINTERIEL VELONGE DELIVERY TO JOB STER, REPRIMEL AFTER RELD VELONGE DELIVERY TO JOB STER, REPRIMEL AFTER RELD VELONGE SOLOG SAMPLES SAMPLES FOR ARCHTECTS APPROVAL. 527 PROVIDE MAD INSTALL 0, 123 'THICK POWDER COATED COMPOSITE ALLIMINM SHEET METAL PER ARCHTECTS APPROVAL DEVENSITES COLOR BLACK COMITACITOR TO ISSUE DEVENSITES COLOR BLACK COMITACITOR TO ISSUE DEVENSITES COLOR BLACK COMITACITOR TO ISSUE DEVENSITES COLOR BLACK ANY FABRICATION. 531 PROVIDE STRUCTURAL STERL PER REPRISED FUNCTURAL DAMARKS ANY FABRICATION. 531 PROVIDE STRUCTURAL STERL PER REPRISED FUNCTURAL AND ARCHTECTURAL DERIVERS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHTECTURAL PROVIDE STRUCTURAL STERL PER REPRISED STRUCTURAL DERIVERS.
	PRIME ALL STEEL 2 COATS AFTER DELIVERY TO JOB STEE RE-PRIME AFTER PIELD WELDING-FRAM. PAINT WITH 3 COATS DURING FINISH PHASE. PROVIDE 5 COLOR SAMPLES SAMPLES FOR ARCHITECTS APPROVAL.
	 Wood Wood Revolute 1v6 KG SELECT GRADE WOOD OVER 3/4" FURRING FOR AIRSPACE OVER TYVEK HOUSE WRAP VERTIY WOOD SPECIES AND VERTIY PANT OR STAIN FINISH. BACK PRIME PRIOT TO INSTALLATION AND PROVIDI 2 COATS PRIMER AND SCATS FINISH PROVIDE EXTERIOR HARDWOOD DECKING PER STRUCTURAL DRIVES FOR ARCHITECTIS AND OWNERS APPROVIDE. LISTON BUILT CABINETRY PER INTERIOR ELEVATIONS. FOYOBE CUSTON BUILT CABINETRY PER INTERIOR ELEVATIONS. FOYODE CUSTON BUILT CABINETRY PER INTERIOR STRUCTURAL AND PER INTERIOR SECIENCIA TOONS PEOLICATION MANUAL AND PER INTERIOR SECIENCIA TOONS PEOLICATION MANUAL AND PER INTERIOR SECIENCIA PROVIDE CUSTON CHITECTS AND OVIDE SAMT ESF OR ARCHITECTS APPROVIDE SAMT ESF OR ARCHITECTS AP
	07 Thermal 7.01 PROVIDE LOW-SLOPE ROOFING SYSTEM AUST APPEAR TO BE 06 NUT 'EER FOOT ROOFING SYSTEM AUST APPEAR TO BE SEAMLESS (ADD GRANULES OVER SEAMS) AND FREE FROM WIRKLING OR OFINER VISUAL PROBLEMS ADD AUTERNAT PRICE TO PAINT ROOFING. PROVIDE CRICKETS AS SHOWN ON ROOF PLAN OR WHERE NEEDED TO PREVENT FONDING AND TO PROVIDE POSITIVE DRAINAGE TO GUTTERS AND DRAMS. REAS GARNAFLIS' TAMIL WHITE FELTBACK PVC SINGLE-PLY ROOF MEMBRANE
	 Doors & Windows WNDOW PER SCHEDULE, ALL WINDOW OPENING SIZES WNDOW PER SCHEDULE, ALL WINDOW OPENING SIZES PRIOR TO ORDERING FROM SUPPLIER, PROVIDE MATCHING, PRIOR TO ORDERING FROM SUPPLIER, PROVIDE MATCHING, PAND HARDWARE, PINSH PER SCHEDULE, MANUFACTURER FLASHED AS A SWINDOWS AND SCREENS FANIT COLOR AND HARDWARE PINSH PER SCHEDULE, MANUFACTURER FLASHED AS A SWINE FOR APPROVALE BY ARCHITECT AND BY SYSTEM WATERPROPRING SUPPLY. 202 EXTERIOR DOORS FOR SCHEDULE, ALL DOOR OPENING SLEES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIST OF DRIVEN FOR ALL DOORS. ALL EXTERIOR DOORS TO STRIKES AS REDURED TO PROVIDE COMPLETE OPERATION OF ALL DOORS. ALL EXTERIOR DOORS TO STRIKES AS REDURED TO PROVIDE COMPLETE OPERATION OF ALL DOORS. ALL EXTERIOR DOORS TO STRIKES AS REDURED TO PROVIDE COMPLETE OPERATION OF ALL DOORS. ALL EXTERIOR DOORS STRIKES AS REDURED TO PROVIDE COMPLETE OPERATION OF ALL DOOR AND MANUFACTURER PER SCHEDULE. BOOR THARWARE AND FINISHES AS BERS SFECTIOLIZATION MANUAL. ONE DOOR WITH THISTIES AS BERS SFECTION WANUAL. ONE DOOR WITH AND BY SYSTEM WATERPROORTING SUPPLY. 8.03
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T FOR INFORMATION NTRADICTORY SSUMPTION HE ACCEPTED NG PROCESS. SUBMITTALS FOR DERING ANY FINISH	8.04	HINGES BACH DOOR KEYS CYLINDERS LATCHES, STRIKES AND DOOR STOPS AS REQUIRED TO PROVIDE CONVELTE OPERATIONS OF ALL DOORS. DOOR MANUHACTUREN PER SCHEDULE, DOOR HARDWARE AND FINISHES AS PER SPECIFICATION MANUAL, PROVIDE SIZE MORE PER DOOR POR MERITALIATION OUTSIDE OF THIS LALLOWAKCE GARAGE DOOR PER SCHEDULE. ALL DOVA OPENING SIZES ARE TO BE IN-ASURED AND VERTIE DE Y CONTRACTOR MERITALIATION OUTSIDE OF THIS LALLOWAKCE CARAGE DOOR PER SCHEDULE. ALL DOVA OPENING SIZES ARE TO BE IN-ASURED AND VERTIE DE Y CONTRACTOR HARDWARE AS REQUIRED TO COMMETE DE PERACTOR OPENER, DOORS, PROVIDE AND TORRIZED GARAGE DOOR OPENER, DOORS, PROVIDE SPECIFICATION OF AREDWARE AS REQUIRED TO COMMETE DE PERACTOR DO OPENER, DOORS, PROVIDE SPECIFICATION ANAUAL AREDWARE AS REQUIRED TO COMMETE DE PERACTOR DO OPENER, DOORS, PROVIDE SPECIFICATION ANAUAL AREDWARE AS REQUIRED TO COMMETE DE PERACTOR ANAUAL AREDWARE AS REQUIRED TO COMMETE DE PERACTOR DO OPENER, DOORS, PROVIDE SPECIFICATION ANAUAL AREDWARE AS REQUIRED TO COMMETE DE PERACTOR DO ALL GARAGE DORS, PROVIDE SPECIFICATION ANAUAL AREDWARE AS REQUIRED TO COMMETE DE PER SCHEDELTON ANAUAL AREDWARE AS REQUIRED TO COMMETE DE PER SCHEDELTON ANAUAL AREDWARE AS AT GLASS REALINGS.		
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NIMUM SLOPE IS 2%	8.21	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION.	T E I G E R ARCHITECTS	
COMPACTION OF SOILS REPORT. IG EXPORTING OR AIN FINAL GRADES VE SITE DRAINAGE JIPMENT AND	09 9.01	SHOWER DOOR PER INTERIOR ELEVATION FINISHES PROVIDE SIR TYP 'X' GYPSUM WALLBOARD, FREE OF DEFECTS, ATTACHED WITH SCREWS ONLY, REMOVE	8924 LINDBLADE STREET CULVER CITY, CA 90232 TEL • 3 10 • 8 38 • 8 998	
R ARCHITECT AND WIDE POWER AS PER VERIFY WITH		HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM COAT AND SANDED TO A SMOOTH AND EVEN SURFACE READY TO RECEIVE PAINT, PROVIDE 90 DEGREE SQUARE CORNER BEADS.	FAX • 310•838•8332 www.abramsonteiger.com	
NDERGROUND FOR LINE HOOKUP FROM DDITION RUN (3) 3* ANY ACCESSORY ELEPHONE LINE	9.02	PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD TO ENCLOSE USABLE SPACE BELOW INTERIOR STAIRS TO ACHIEVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE: PROVIDE 5/8" PAPERLESS / FIBERGLASS MATT GYPSUM		
ECTION TO MAIN L SUB-CONTRACTOR RIFY SIZE OF PANEL OWER LINES ANEL CONTRACTOR		BOARD (DENSARMOR PLUS BY GEORGIA PACIFIC) IN ALL BATHS AND WET LOCATIONS. FREE OF DEFECTS. ATTACHED WITH SCREWS ONLY, REMOVE HOLDING NAILS. FIBERGLASS TAPED. 118" SWIM COAT AND SANDED TO A SMOOTH AND EVEN SURFACE READY TO RECEIVE PAINT. PROVIDE 90 GERGE SQUARE CONKER BEADS.	л 23	
R COMPANY TO TY TO RUN SENT AT THAT SITE	9.05	PROVIDE NEW STUCCO FINISH 7/8" CEMENT PLASTER ON DOUBLE PAPER BACKED METAL LATH OVER TYVEK HOUSE WRAP, PROVIDE DOUBLE LATH AT 45 DEGREES AT	O e	
LINE FROM R - COORDINATE		CORNERS OF ALL OPENINGS. PROVIDE FIBER SHORTS IN BROWN COAT. PROVIDE SMOOTH STEEL TROWEL FINISH WITH INTEGRAL COLOR. SUBMIT 3 COLOR SAMPLES FOR	E LO	
DWER LINE AND POWER METER UIRED TO COMPLETE JSE TO BE RUCTION.	9.11 9.12	ARCHITECTOWNER APPROVAL DO NOT PAINT SMOOTH STUCCO. INSTALL TILE WITH BUTT JOINT PROVIDE INTERIOR PAINT: PRIME ALL SURFACES MINIMUM TWO COATS PROVIDE MINIMUM 3 ADDITIONAL COATS OF PINISHING PAINT ALL SUBPACES TO BE OPEO OR DEECTS	VENICE HOUSE (Formerly 925) Marco Pl Venice, CA 90291	
E PAVERS OVER 4" CTURAL DRAWINGS		PROVIDE UP TO [20, CHANGE PER PROJECT] INTERIOR SAMPLES FOR APPROVAL BY ARCHITECT.	10U () Marc 90291	
ATERIALS PER ATIONS, VERIFY WITH AL	10 10.30	Specialties CUSTOM BUILT CLOSET SYSTEM - CONSULT WITH OWNER ON SPECIFICATIONS.	VENICE HOUS (Formerly 925) Marco Venice, CA 90291	
ING STRUCTURE. I SLAB REQUIRED BY BE USED AS GRADING	11 11.01	Equipment PROVIDE AND INSTALL RANGE WITH GAS AND POWER PER MFR. RECOMMENDATIONS.	ENICE ormerly 9 Venice,	
REMOVED FROM	11.09	PROVIDE AND INSTALL HOOD AND VENT WITH POWER AND DUCTWORK PER MFR. RECOMMENDATIONS. SIZE DUCT PER HOOD LINER MFR. SPECIFICATIONS. PROVIDE AND INSTALL REFRIGERATOR FREEZER WITH	NI /en	
TECT ALL TREES CHITECT WILL WALK TAG TREES THAT TER TREES AND	11.21	PROVIDE AND INSTALL REFRICERATOR FREEZER WITH POWER AND PLUMBING PER MFR. RECOMMENDATIONS. PROVIDE AND INSTALL GARBAGE DISPOSAL AT SINKS WITH POWER PER MFR. RECOMMENDATIONS. LOCATE SWITCHING PER PLANS.	Lo La	
ARE TO REMAIN.	11.23 11.25	PROVIDE AND INSTALL DISHWASHER WITH WATER AND POWER PER MER, RECOMMENDATIONS, INSTALL UNIT. PROVIDE AND INSTALL SEPARATE WASHER, DRYER OR STACK WASHER/DRYER PER DRAWINGS, PROVIDE		
T DRIVEWAY, THICK 3000 PSI . EACH WAY OVER 31 DEARTH, UNLESS RE REQUIRED BY INISH TO BE TER BASED ACRYLIC 85 WIDE 112° DEEP	15	RECESSED FAUGETS FOR HOT AND COLD WATER HOSE BIB AND WASTE LINE, PROVIDE EMERGENCY SHUTOF VALVE PROVIDE STEEL HOSES, PROVIDE POWER AND GAS STUB WITH SHUT OF VAUVE AT EACH OF WAS FASCE, PROVIDE OF DIAMETER SHEET METAL VENT TO EXTERIOR, PROVIDE RECESS IN WALL FOR DRYER VENT HOOKUP PER DETAIL	IAREL 927	
ING WITH ITH #3 BARS 24" O.C. NITS, AND POOL M WALLS E BENCH WITH	15 15.03	Mechanical & Plumbing Provide AND INSTALL WATER HATER: PROVIDE 100 GAL ATMAIN HOUSE AND 75 GALAT POOL HOUSE, DUICK RECHARGE HOT WATER TAKE, PLUMBING, POWER AND GAS PROVIDE SHEET METAL PAR WITH DRAIN UNDER WATER HATER INSTALL OVER 1911 HOH PLATFORM SECURE WITH SEISMIC APPROVED STRAPS TO STUD, WALL VENT TO EXTERIOR PER LOCAL CITY CODE PROVIDER:	T	
HITECTURAL	15.06	SECURE WITH SEISMIC APPROVED STRAPS TO STUD, WALL VENT TO EXTERIOR FER LOCAL CITY CODE. PROVIDE RE- CIRCULATING LINE AND PUMP AT MAIN HOUSE. PROVIDE AND INSTALL ROOD PARINS AND VOLFER-LOW DRAINS, TYPICAL CONNECT TO NEW UNDERGROUND DRAIN TO APPROVED R INN OFF POINT AT STREET CURE.		T "A"
RIMED AND PAINTED TURAL DETAIL. NSTALL ICE AND	15.09		0-	of 12
NSTALLICE AND HING INDRAIL AT 34" TO 38" EL 2 COATS AFTER ER FIELD WELDING. ISH PHASE PROVIDE	15.15	PROVIDE AND INSTALL MAIN SHUT OFF WATER VALVEAT PROVIDE AND INSTALL MAIN SHUT OFF WATER VALVEAT PROVIDE AND INSTALL NEW 13-SEER. 1 TON/400 SF HVAC	ige No.	
HITECT'S APPROVAL. WDER COATED PER ARCHITECTURAL	15.16	INCUTOR CARROE CLUBE DESCRETE I DURAND SE HAC DEVIDE CARROE CLUBE DESCRETE I DURAND SE HAC PROVIDE AND INSTALL BATHROOM ECHADIST VENT AT LOCATIONS INDICATED ON PAN PROVIDE ALL NECESSAR DUCTWORK AND ELECTRICAL CONNECTIONS.		
OR TO ISSUE OR APPROVAL PRIOR	16 16.06	Electrical PROVIDE POWER TO STUB OUT FOR FUTURE LANDSCAPE LIGHTING TO TIE INTO. VERIFY LOCATION IN FIELD WITH OWNER AND ARCHITECT.	(672	
IUCTURAL VEEN STRUCTURAL JLD BE BROUGHT TO IIOR TO ASSEMBLY. VERY TO JOB SITE. , PAINT WITH 3 E 5 COLOR SAMPLES	16.08	PROVIDE 400 AMP MAIN PANEL AND POWER METER, VERIFY LOCATION WITH ARCHITECT IN FIELD INSTALL PER MANUFACTURER'S RECOMMENDATIONS, OBTAIN APPROVAL FROM UTILITY FOR METER LOCATION PRIOR TO STARTING FOUNDATION WORK. ELECTRICAL SUB-CONTRACTOR TO PROVIDE LOAD SCHEDULE AND VERIFY SIZE OF PANEL PRIOR TO START OF WORK.	COSSIS 531-17	
D OVER 3/4"	16.12	PROVIDE CEILING MOUNTED SMOKE DETECTORS AND CARBON MONONDE DETECTORS HAND WHRE BATTERY BACK UP. INTERCONNECTED. FOR AREAS OF EXISTING STRUCTURE DETECTORS MAY BE BATTERY OPERATED. INSTALL PER CODE.	OF CALIFOR	
HOUSE WRAP. PAINT OR STAIN LATION AND PROVIDE			No. Date Issue 1 10/01.2014 Schematic Design Progress	
ING PER CTURAL DETAILS S AND OWNER'S			2 06.01.2015 Planning Submission 3 06.18.2015 REV. Planning Submission	
ER INTERIOR			4 03.13.2017 Planning Review 5 04.07.2017 Planning Review Submission	
IOR SPECIFICATION				
R ARCHITECURAL				
M. LOW-SLOPE (2%) //UST APPEAR TO BE MS) AND FREE FROM MS. ADD ALTERNATE RICKETS AS SHOWN 0 PREVENT PONDING TO GUTTERS AND				
= 104) ONE LAYER OF K PVC SINGLE-PLY			All joleas, designs, arrangements and plans indicated to represented by this drawing are exclusional or represented by this drawing are exclusional and project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, item or composition for disclosed to any person, item or composition for between the or the shall be used by or disclosed of allowances.	
V OPENING SIZES BY CONTRACTOR PROVIDE MATCHING ENS. PAINT COLOR E. MANUFACTURER VINDOW WILL BE BY ARCHITECT AND			developed for use on and in connection with the specified project. Here of such lease design, standing program of the second second second disclosed to any person, time or corporation for all sy purpose at Massacrew infloat. If the written permission of Alaxension Toger Architects usated dimensions Contractor state writty and contribution on the pit, and this idle writty that contribution on the pit, and this idle must be notified of any valuations from the dimensions and contributions from the dimensions and contributions from the dimensions and contribution shows to any second and contributions down to these traversions.	
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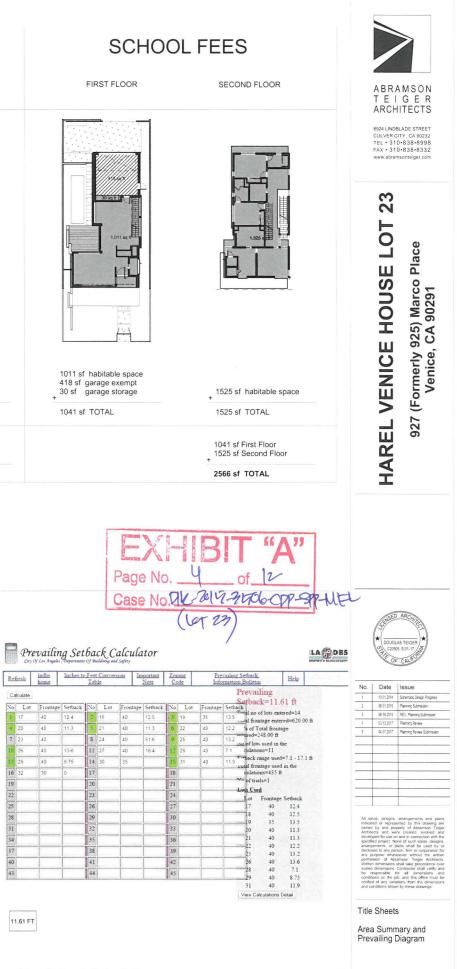
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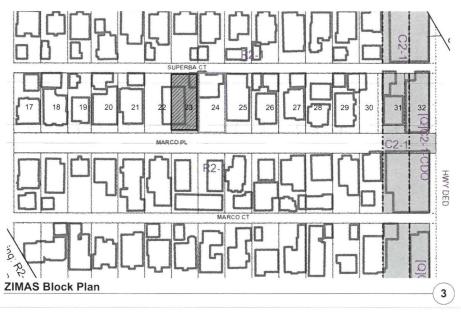
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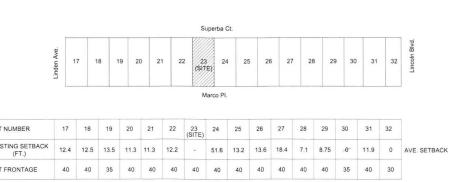
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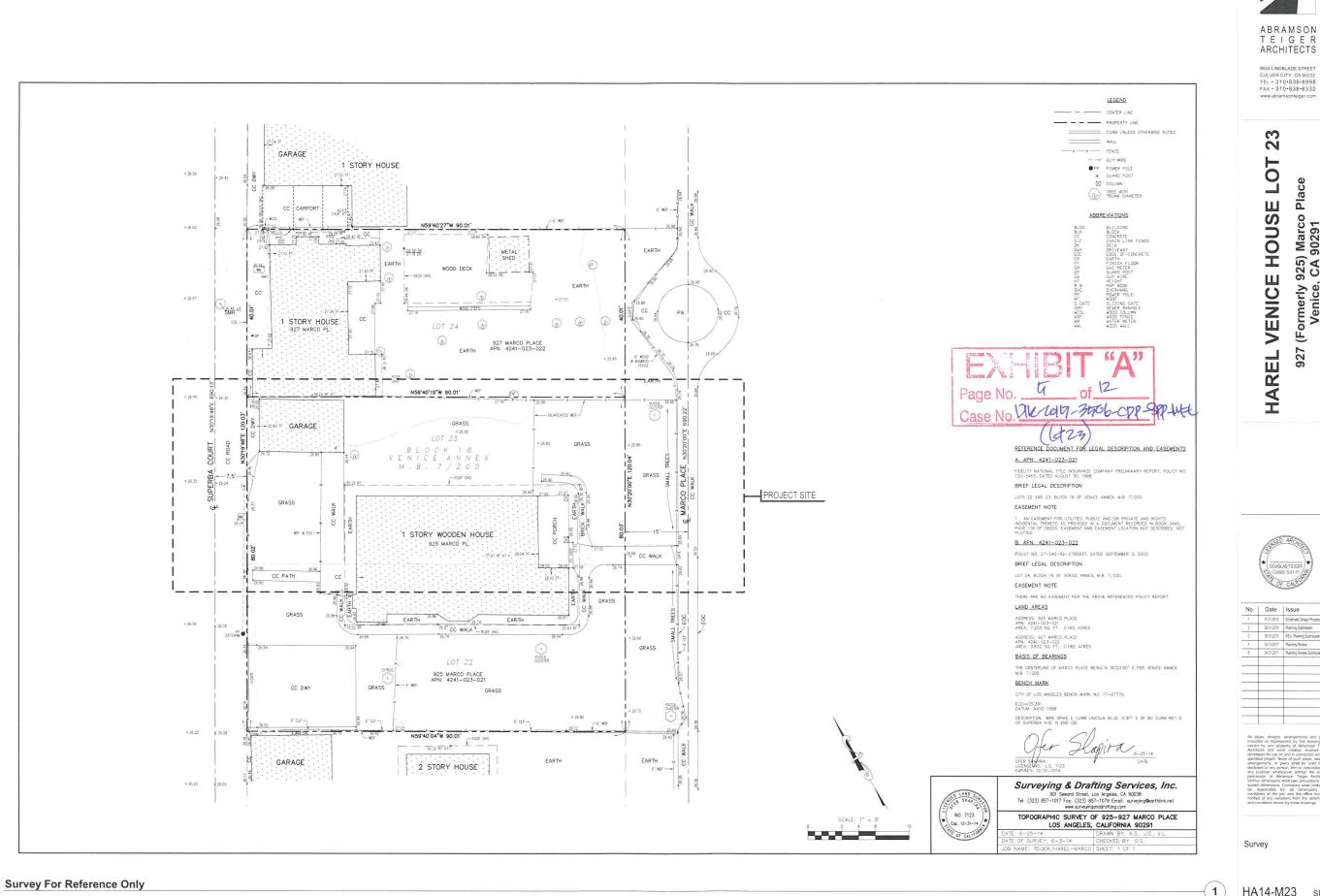
Prevailing Setback Lot Summary

Prevailing Setback Calculation

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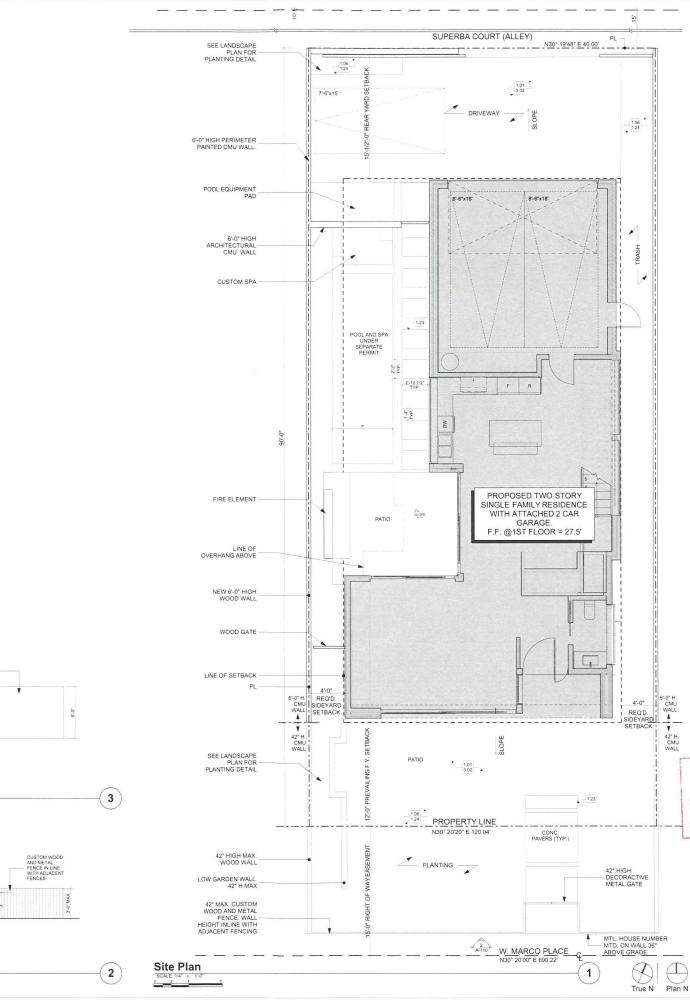
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927 (Formerly 925) Marco Place Venice, CA 90291

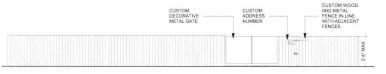
No.	Date	Issue
4	10 01 2014	Schematic Design Progress
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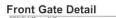
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Keynotes

- 00 General Notes 0.01 CONTRACTOR TO ISSU CONTRACTOR TO ISSUE "RFI" (REQUEST FOR IN) FOR ITEMS THAT ARE UNCLEAR, OR CONT DURING THE BIDDING PROCESS. ANY ASI SHOULD BE IN WRITING AND NO DEVIATIONS DRAWINGS OR SPECIFICATIONS SHALL BE INLESS 0.02

- 01 Site DRIVEWAYS SLOPES: MAXIMUM DRIVEWAY SLOPE IS 12%, MAXIMUM DRIVEWAY CROSS SLOPE IS 10%, AND MAXIMUM SLOPE WITHIN FARMING RAFG IS 5% MINIMM SLOPE IS 2% PROVIDE COMPLETE REMOVAL AND RECOMPACTION OF PROVIDE ALL EARTH MOVING INCLUDING EXPORTING OR PROVIDE ALL EARTH MOVING INCLUDING EXPORTING OR MINPORTING OF SOIL RECOURTED TO GRATA FINAL GRADES DEP SITE PLAN AND TO CREATE POSITIVE SITE DRAINAGE IRRIGATION FOURMENT AN

- EXISTING OVERHEAD POWER LINE POWERPOLETRANSFORMER TO MELLIN WITH CITY AND ELECTRICAL DRAWINGS. PROVIDE NEW UNDERGROUND MAIN POWER LINE AN CONNECTION TO NEW MAIN PANEL AND POWER METER DEPUNDE TEMPORARY POWER AS REQUIRED TO COMPLET
- PROVIDE POURED IN PLACE CONCRETE PAVERS OVER 4" COMPACTED GRAVEL REFER TO STRUCTURAL DRAWINGS AND FINISH SCHEDULE. PROVIDE LANDSCAPING AND PLANT MATERIALS PER LANDSCAPE DRAWINGS AND SPECIATIONS. VERIFY WITH OWNER AND ARCHITECT FOR APPROVAL. 1.24

- 02 Demolition 2.02 DEMOLISH AND 2.36 REMOVE EXIST
- Demolition Demolitien and remove entire existing structure remove existing warks, stars and slag required by plans, preserve excess earth to be used a compacted fill for footings and grading purpose and excess earth to be removed prom site prior to remove plants and vegetations as required for the construction and site work. Protect all tree that are to remain, owner and architect will war are to remain contractor in order to take trees tha are to remain contractor to water trees tha are to remain contractors to water trees tha 2.53

- 03 Concrete 3.92 PROVIDE FINISHED CONCRETE SLAB AT DRIVEWAY, WALKWAYS AND PATIOS USING 5° MM, THICK 3000 PSI GRAVEL 11.2° ROOKS OVER COMPACTED EARTH, IMLESS MELL 11.2° ROOKS OVER COMPACTED EARTH, IMLESS MELL 11.2° ROOKS OVER COMPACTED EARTH, IMLESS STRUCTURAL DRIVINGS CONCRETE FINISH TO BE SMOOTH TROWNED AND 2 COSTS WATER BASED ACRYLIC SEALER SAW CLIT CONTROL JOINTS 16° WIDE 12° DEEP PER SAW CLIT CONTROL JOINTS 16° WIDE 12° DEEP PER SAW CLIT CONTROL JOINTS 16° WIDE 12° DEEP ACT PARTMAS CARAFTER ASTE MEETINGS WITH ARCHETECT 3.15° PROVINGS CARAFTER ASTE MEETING SUM ARCHETECT 3.10° TONT TONT TRONG SUM ARCHETECT BASIN TONT TRONG TONTON TONT SUM ACT AND ACT AND EDUITY AND ACT ACT AND ACT ACT AND ACT ACT AND ACT ACT AND ACT AND ACT AND ACT AND ACT AND ACT AND ACT ACT AND ACT ACT AND ACT AND
- DUPMENT WITH 2% SLOPE AWAY FROM WALLS. OVIDE POURED IN PLACE CONCRETE BENCH WITH TEGRATED FIRE FEATURE. PER ARCHITECTURAL 3.27
- 06 6.12 Wood
- PROVIDE EXTERIOR HARDWOOD DECKING PER STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS. PROVIDE 5 SAMPLES FOR ARCHITECT'S AND OWNER'S APPROVAL.
- 15 Mechanical & Plumbing 15.09 PROVIDE AND INSTALL MAIN SHUT OFF WATER VALVE AT APPROVED LOCATION

Page No.

- 16 Electrical 1606 PROVIDE POWER TO STUB OUT FOR FUTURE LANDSCAPE LIGHTING TO TIE INTO VERIFY LOCATION IN FIELD WITH OWNER AND ARCHITECT. 1608 PROVIDE 400 AMP MINI PANEL AND POWER METER. VERIFY LOCATION WITH ARCHITECT IN FIELD. INSTALL PER MANUFACTURERS RECOMMENDATIONS OBTIAN APPROVAL FROM UTILITY FOR METER LOCATION PRIOR TO STARTING FOUNDATION WORK LECETRICAL SUB-CONTRACTOR TO PROVIDE LOAD SCHEDULE AND VERIFY SIZE OF PANEL PRIOR TO START OF WORK



ABRAMSON T E I G E R ARCHITECTS

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23

LOT (Formerly 925) Marco Place Venice, CA 90291 HAREL VENICE HOUSE 927







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General Keynotes

(Cot 23)

Architectural

Site	Dian
Sile	Plan

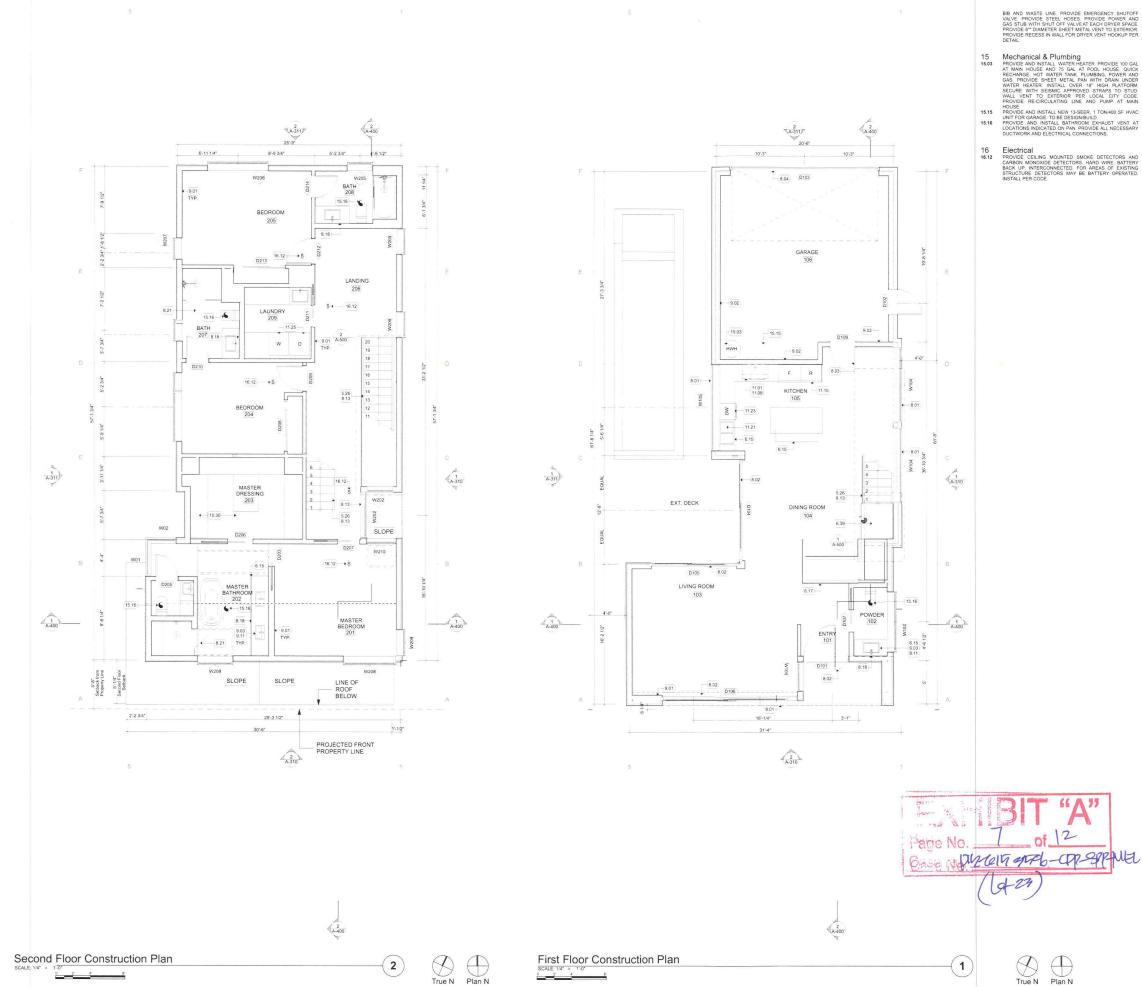
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Keynotes

- General Notes CONTRACTOR TO INFORMATION FOR 00 OVIDE (3) SAMPLE SUBMITTALS FOR

05 Metals

- PROVIDE METAL HANDRAIL, INSTALL HANDRAIL AT 34° TC 36° ABOVE STAIR NOSING, PRIME ALL STEEL 2 COATS AFTER DELIVERY TO JOB STIE: RE-PRIME AFTER FIELD WELDING, FINAL PAINT WITH 3 COATS DURING FINISH PHASE, PROVIDE 5 COLOR SAME
- STEEL

Wood

- 06 PROVIDE CUSTOM BUILT CABINETRY PER INTERIOR ELEVATIONS. 6.17
- ATIONS IDE WOOD MILLWORK PER INTERIOR SPECIFICATION IAL AND PER INTERIOR ELEVATIONS PROVIDE LES FOR ARCHITECTS APPROVAL IDE HARDWOOD STAIR TREAD PER ARCHITECURAL 6.39

08 Doors & Windows

- WINDOW PER SCHEDUL ARE TO BE MEASURED PRIOR TO ORDERING MATCHING PAINT FINISI
- 8.02
- 8.04 PER SCHEDULE. ALL DOOR 8.13
- STALL GLASS GUARDRAIL PER TAIL @ 42" A.F.F. PROVIDE 3/8" THICK
- 8.18 MIRRORS. SEE
- 8.21

09

- TH SCREWS ONLY, REMOVE HOLDING N TAPED, 1/8" SKIM COAT AND SANDED EVEN SURFACE READY TO RECEIVE P.
- 9.11 INSTALL TILE WITH BUTT JOINT
- 10 10.30
- Specialties CUSTOM BUILT CLOSET SYSTEM CONSULT WITH OWNER ON SPECIFICATIONS.

11 11.01

- 11.09
- 11.15
- Equipment PROVIDE AND INSTALL RANGE WITH GAS AND POWER MEN-MER, RECOMMENDATIONS. MER, RECOMMENDATIONS USET WITH POWER AND DUCTYORK PER MER, RECOMMENDATIONS. SZE DUCT PER HODO LINER MER, SPECIFICATIONS. PROVIDE AND INSTALL GARRAGE DISFOSLA TSIMES WITH POWER AND PLUMBING PER MER RECOMMENDATIONS. TOTVINE AND INSTALL GARGAE DISFOSLA TSIMES WITH RECOMMENDATIONS. CONTRE AND INSTALL GARGAE DISFOSLA TSIMES WITH THE RECOMMENDATIONS. 11.21
- 11.23 IDE AND INSTALL DISHWAS
- 11.25

LEGEND

- WALL TYPE. SEE SHEET A700 FOR DETAIL # 2x FRAMING DIMENSION

ABOVE

- S COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
- FANTECH PREMIUM BATH FAN WITH DU FAN TO BE LOCATED REMOTE IN ATTIC, FOR MIN. OF 5 AIR CHANGES PER HOUF BUILDING SHEET T5, GRN 14, NOTES 23 ADDITIONAL REQUIREMENTS

NOTE: DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL BE SELF: CLOSING AND SELF LATCHING, SOLID WOOD, OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1.36" THICK OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINIS, (R302.5.1)

General Keynotes



T E I G E R ARCHITECTS

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23

HAREL VENICE HOUSE LOT 927 (Formerly 925) Marco Place Venice, CA 90291



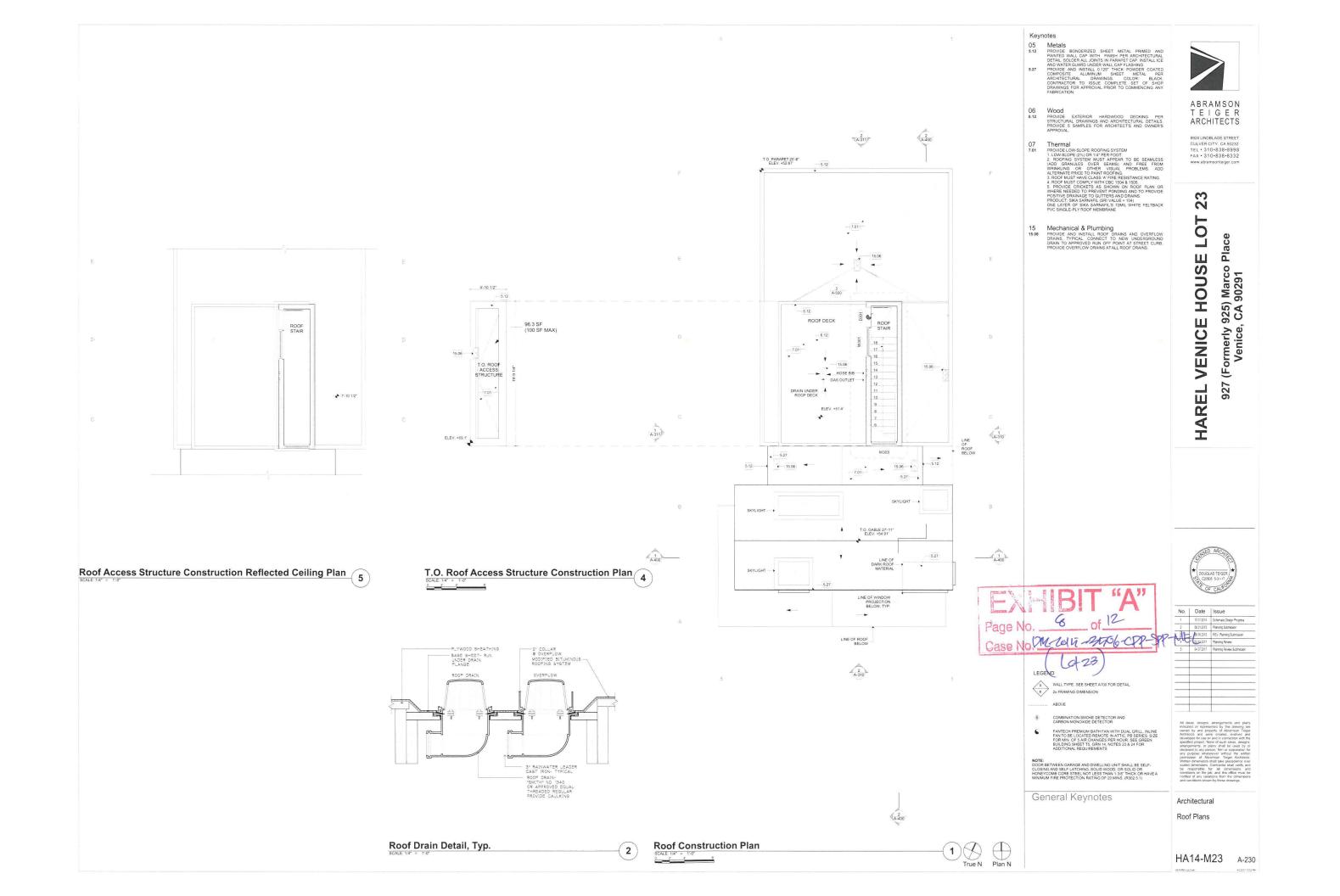
No.	Date	Issue
1	10.01.2014	Schematic Design Progress
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4	03.13.2017	Planning Review
5	04.07.2017	Planning Review Submission
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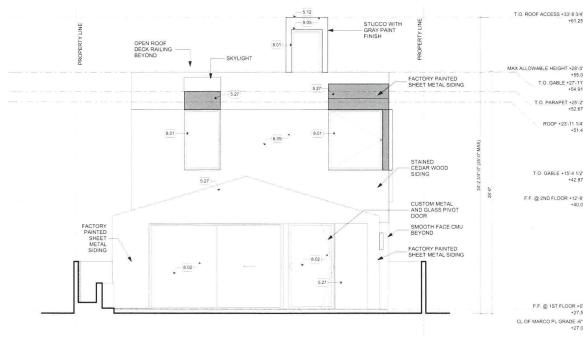
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Floor Plans

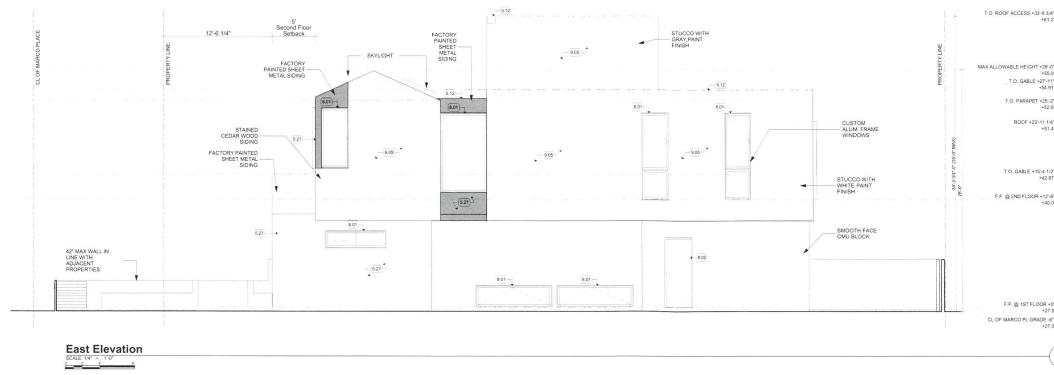
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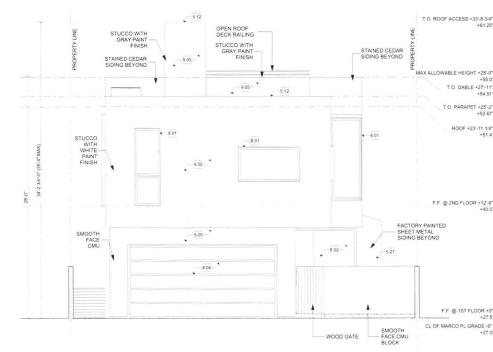


South Elevation





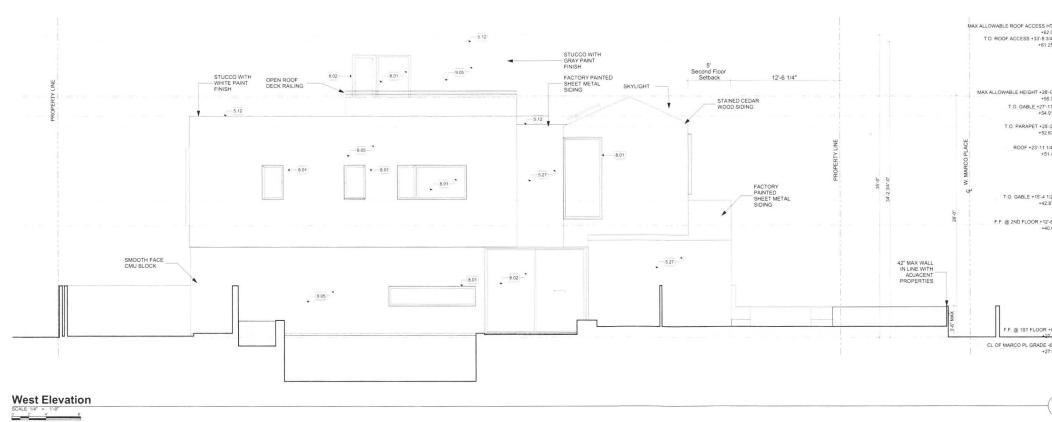
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00	General Notos	
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0.02	CONTRACTOR TO PROVIDE (3) SAMPLE SUBMITTALS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING ANY FINISH MATERIALS	
05 5.12	Metais PROVIDE GALV. SHEET METAL PRIMED AND PAINTED OR COPPER WALL CAP WITH FINISH PER ARCHITECTURAL DETAIL SOLDER ALL JOINTS IN PARAPER CAP. INSTALL ICE	ABRAMSON T E I G E R
5.27	AND WATEN GUARD UNDER WALL CAP FLASHING PROVIDE AND INSTALL 0.125 THICK POWDER COATED COMPOSITE ALUMINUM SHEET METAL PER ARCHTECTURAL DRAWINGS COLOR: BLACK CONTRACTOR TO ISSUE COMPLETE SET OF SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING ANY	ARCHITECTS 8924 LINDBLADE STREET CULVER CITY, CA 90232 TEL - 310-838-8998
	FABRICATION.	FAX + 310+838+8332 www.abramsonteiger.com
06 6.09	Wood PROVIDE 1x6 T&G SELECT GRADE WOOD OVER 3/4" FURRING FOR ARSPACE OVER TYVEK HOUSE WRAP VERIFY WOOD SPECIES AND VERIFY IF PAINT OR STAIN FINISH BACK PRIME PRIOR TO INSTALLATION AND PROVIDE 2 COATS PRIMER AND 3 COATS FINISH.	3
08 8.01	Doors & Windows window per schedule: All window opening sizes are to be measured and venified by contractor prior to ordering from suppliciter, provide mattoring paint finish on windows and screens paint color and hardware finish per schedule	OT 2
8.02	MANUFACTURER TO PROVIDE SHOP DRAWINGS. ONE WINDOW WILL BE FLASHED AS A SAMPLE FOR APPROVAL BY ARCHITECT AND BY SYSTEM WATERPROOFING SUPPLY. EXTERIOR DOORS PER SCHEDULE. ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER PROVIDE 2 PAIR HINGES FROM EACH DOOR KEY. CYLINDERS, LATCHES AND STRIKES AS REQUIRED TO	o Place
8.13	WINDOW PER SCHEDULE ALL WINDOW OPENING SIZES ARE TO BE MEASURED AND VERHIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. PROVIDE MATCHING PAINT FINISH ON WINDOWS AND SCREENS PAINT COLOR AND HARDWARE FINISH PER SCHEDULE MANULASCHURER TO RROWDE SHOP DRAWINGS. ONE HANDLASCHURER TO RROWDE SHOP DRAWINGS. WAS ARE TO BE MEASURED AND VERHIED BY CONTRACTOR FIOR TO GODERING FROM SUPPLIE EXTERIOR DOORS PER SCHEDULE. ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERHIED BY CONTRACTOR FIOR TO GODERING FROM SUPPLIE PROVIDE 2 PAIR HINGES FROM EACH DOOR VERHIED PROVIDE COMPLETE OFERATION OF ALL DOORS. KEY DOOR TO BE SCHEDULE DOOR HARDWARE FROM SUPPLIE PROVIDE COMPLETE OFERATION OF ALL DOORS. HILL BE TRAVED ASS A SMARTE FOR MEROVAL PROVIDE COMPLETE OFERATION OF ALL DOORS. HILL BE TRAVED ASS AND E DOOR MANULAL ONE DOOR PROVIDE CAME INSTALL GLASS GUARDRAIL PER ARCHITECTURAL DETALL QUASS GUARDRAIL PER ARCHITECTURAL DETALL QUASS GUARDRAIL PER ARCHITECTURAL DETALL QUASS RALINGS.	HOU:
09	Finishes	C 33
9.05	PROVUE NEW STUCCO FINISH 78" CEMENT PLASTER ON DOUBLE PAPER BACKED MATA LATH OVER TYCEH HOUSE WRAP. PROVUE DOUBLE LATH AT 45 DEGREES AT CORNERS OF ALL OPENNOSS. PROVUE FIBRE SHORTS IN BROWN COAT. PROVUE SMOOTH STELL TROWEL FINISH WTH INTERAL COLOR. SUBMIT 3 COLOR SAMPLES FOR ARCHITECTOWNER APPROVAL DO NOT PAINT SMOOTH STUCCO.	HAREL VENICE HOUSE LOT 927 (Formerly 925) Marco Place Venice, CA 90291
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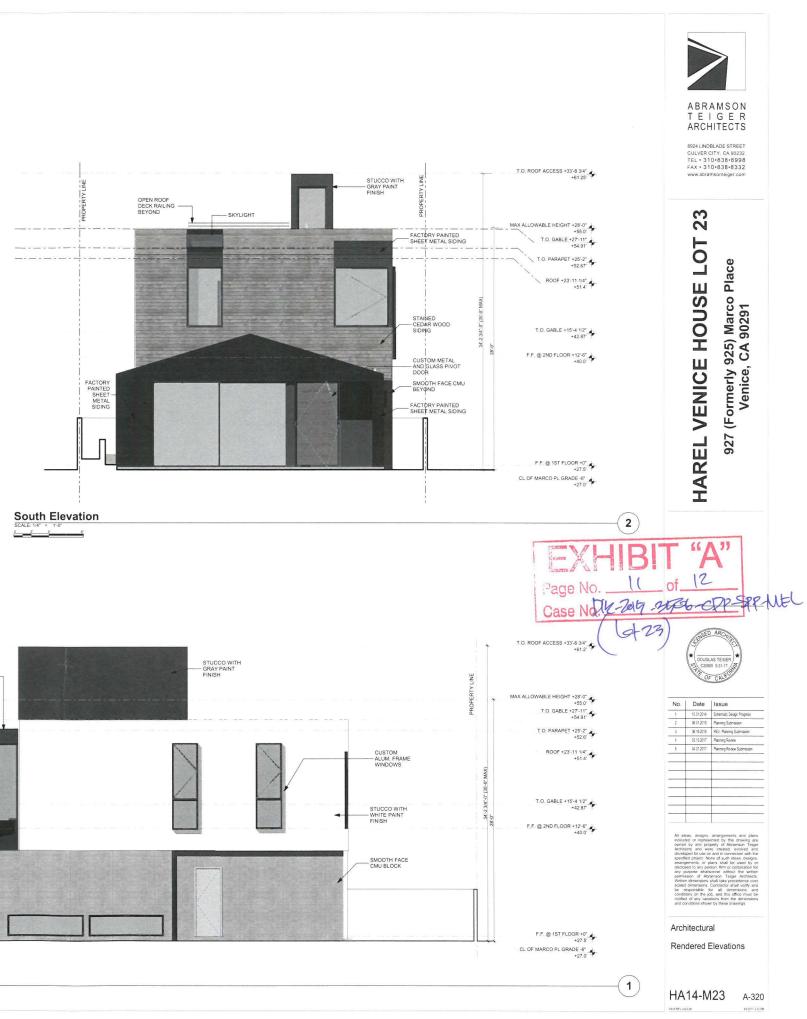
North Elevation

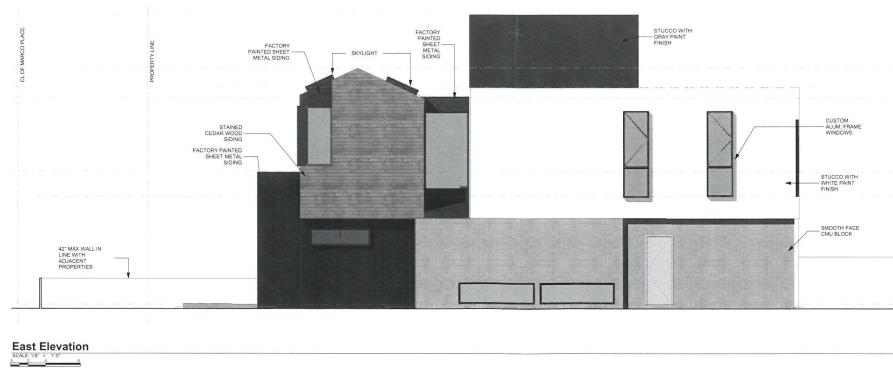
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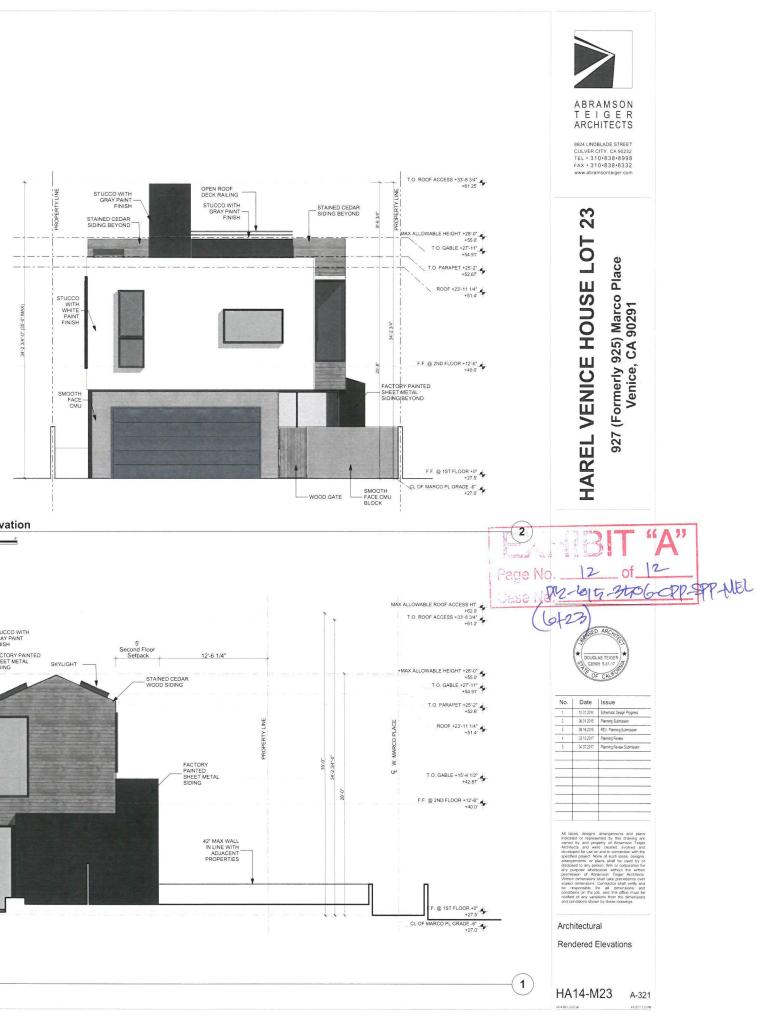


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	00 0.01	ORES General Notes CONTRACTOR TO ISSUE "RFI" (REQUEST FOR INFORMATION FOR ITEMS THAT ARE UNCLEAR, OR CONTRADICTORY DURING THE BIDDING PROCESS. ANY ASSUMPTIONS. SHOLD BE IN WRITING, AND NO SHALL BE ACCEPTED UNLESS APPROVED DURING THE BIDDING PROCESS. CONTRACTOR TO PROVIDE (J) SAMPLE SUBMITTALS FOR ARCHITECTS APPROVAL PRIOR TO ORDERING ANY FINISH	
	05	ARCHITECTS APPROVAL PRIOR TO ORDERING ANY FINISH MATERIALS	ABRAMSON
	5.12	PROVIDE GALV. SHEET METAL PRIMED AND PAINTED OR COPPER WALL CAP WITH FINISH PER ARCHITECTURAL	T E I G E R ARCHITECTS
		DETAIL SOLDER ALLIONTS IN PARAPET CAP INSTALLCE AN WATE SAURATIVER WALL COFLORMED COMPOSITE ALLINIUM SHEET METAL PER ARCHITECTURAL DRAWINGS COLOR BLACK CONTRACTOR TO ISSUE COMPLETE SET OF SHOP PRAWINGS FOR APPROVAL PRIOR TO COMMENCING ANY FABRICATION.	8924 LINDBLADE STREET CULVER CITY, CA 90232 TEL • 310•838•8998 FAX • 310•838•8332 www.abramsonteiger.com
	08 8.01	Doors & Windows window PER ScheDule. All window opening sizes are to be Measured and Verpired by contractor prior to ordering from supplier. Provide matching part Finish on windows and Screens Paint Color and Hardoware Finish Per ScheDule Manupacturer To Provide Schop Drawings. One	53
	8.02	WYARCHTECT AND BY SYSTEM NATESPROCHAG SUPPLY EXTENDE DOORS PER SCHOLLE. ALL DOOR DEPENIG SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORGENIG FROM SUPPLIER. PROVIDE 2 PAIR HINGES FROM EACH DOOR, KEY, CYLINDERS LATCHES AND STREES AS REQUIRED TO PROVIDE COMPLETE OPERATION OF ALL DOORS. ALL EXTENDED COORS TO BE NETED THE SAME DOOR	
	8.04	Doors & Windows whony Per Schedule ALI WNDOW OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FRAN SUPPLIER, PROVIDE MATCHING PANT FINISH ON WNDOWS AND SCREENS PANT COLOR AND LARDWARE FINISH PER SCHEDULE WINDOW THERE PLAYED AS SO DE FORS MATCHING PANT FINISH ON WNDOWS AND SCREENS PARCHICET. ON DE YSTEM WATERPROCING SUPPLY. EXTERIOR DOORS PER SCHEDULE ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLY. EXTERIOR DOORS TO BE VERSED WATERPROCING BUDPLY. EXTERIOR DOORS TO BE VERSED WATERPROCING BUDPLY. CONTROL SCHEDER AND VERFILE BUD ROWLE BE CLASHED AS A SWIME FOR APPROVAL BY ARCHITECT AND BY SYSTEM WATERPROCING SUPPLY. SARAGE DOOR PER SCHEDULE ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERFILE DOR ONE-PER SCHEDULE ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERFILED BY ARCHITECT AND BY SYSTEM WATERPROCING SUPPLY. ARAGE DOOR PER SCHEDULE ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERFILE BUD PROVIDE ALL HARDWARE AND PROVINE BUD MANUFACTURER PER SCHEDULE ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERFILE BUD PROVING ENDER DAS A SWIME AND VERFILE DOOR MANUFACTURER PER SCHEDULE ALL DOOR OPENING SIZES ARE TO BE MEASURED AND ORD ONE-PENING SIZES ARE TO BE MEASURED AND VERFILE BUD MOTORZED GRAAGE DOOR OPENING HOOR MANUFACTURER PER SCHEDULE ALD DOOR ONE-PENING SIZES ARE TO BE MEASURED AND VERFILE BUD PROVIDE ALL HARDWARE AND PROVINE HOOR MANUFACTURER PER SCHEDULE ALD DOOR ONE-PENING SIZES ARE TO BE MEASURED AND VERFILE BUD PROVING ALL BERTOR PER SCHEDULE DOOR HARDWARE AND PROVIDE ALL BERTOR PER SCHEDULE DOOR HARDWARE AND PROVER BE SCHEDULE DOOR HARDWARE AND PROVER BE SCHEDULE DOOR HARDWARE AND PROSES SEP SECHEDULE DOOR HARDWARE AND FOR	OUSE Marco Pla 90291
	09 9.05	Finishes PROVIDE NEW STUCCO FINISH 78" CEMENT PLASTER ON DOUBLE PAPER BACKED METH 18" CEMENT PYCEN HOUSE WRAP PROVIDE DOUBLE LATH AT 45 DEGREES AT CONNERS OF ALL OPENINGS PROVIDE FIBER SHORTS IN BROWN COAT. PROVIDE SMOOTH STELL TROVEL FINISH ACCHTECTIONNER APPROVAL DO NOT PAINT SMOOTH STUCCO.	HAREL VENICE HOUSE LOT 927 (Formerly 925) Marco Place Venice, CA 90291
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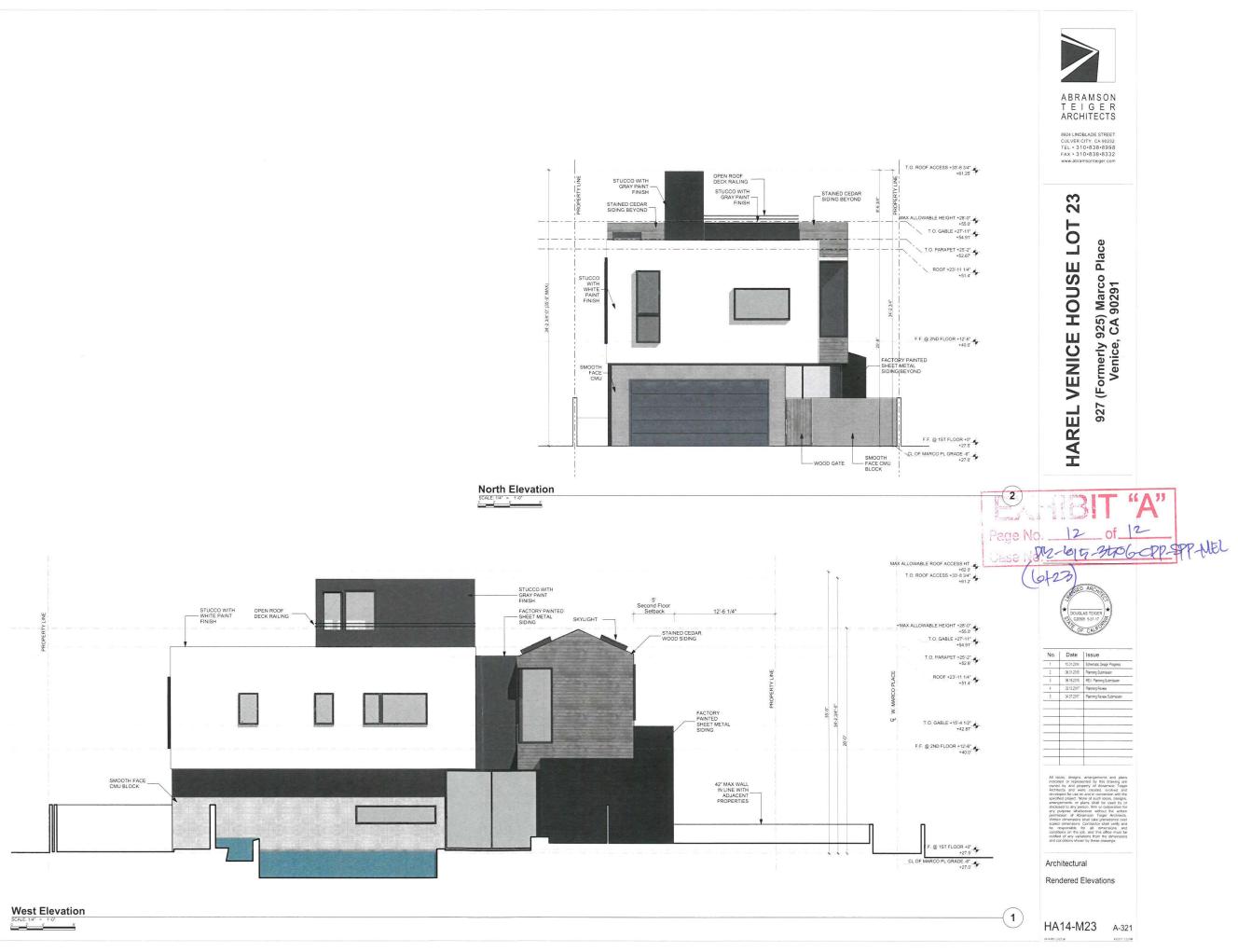


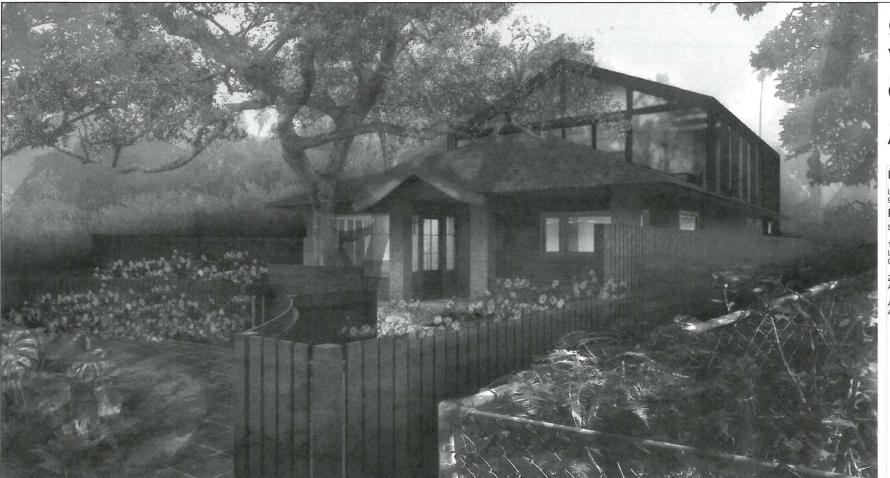


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929 MARCO PLACE VENICE, CA 90291 CASE FILING SET

APRIL 5,2017

LEGAL DESCRIPTION

Legal Description 929 MARCO PLACE: VENICE ANNEX LOTS 24 BLK 16 PROJECT DESCRIPTION SITE ADDRESS: 925 MARCO PLACE, VENICE, CA 90291

1 STORY SINGLE FAMILY RESIDENCE LOT/PARCEL AREA(CALCULATED): 3600.2 SF. CONSTRUCTION TYPE: TYPE <u>V-B</u>

ZONING: R2-1 APN: 4241-023-022

ASSESSOR MAP <u>4287-037</u> ASSESSOR INDEX: <u>4287-NDX</u>

	ARCHITECTURAL SHEET INDEX	
SHEET NUMBER	SHEET NAME	CASE FILING
A0.00	COVER SHEET	X
A0.01	TITLE SHEET	X
A0.04	SURVEY	X
A0.05	DEMOLITION PLAN@925 MARCO PLACE	X
A0.06	DEMOLITION PLAN (929 MARCO PLACE)	X
A1.00	SITE PLAN	Х
A1.10	GROUND LEVEL PLAN	X
A1.20	SECOND LEVEL PLAN	X
A1.30	ROOF PLAN	X
A2.00	ELEVATIONS_REVISED	X
A2.10	ELEVATIONS_REVISED	X
A3.00	SECTION	Х
A3.10	SECTION 2	X

	(N) FLOOR AREA BRE	REAKDOW	
GROUND LEVEL (w/o GARAGE)	1261	SF.	
SECOND LEVEL	1074	SF.	
TOTAL	2335	SF.	

(N) FLOOP	OR AREA BREAKDOWN			
GROUND LEVEL (W/O GARAGE)	1,751	SF.		
GROUND LEVEL (W GARAGE)	2,143	SF.		
SECOND LEVEL	1,174	SF.		
TOTAL (W/O GARAGE)	2,925	SF.		
TOTAL (W GARAGE)	3,317	SF.		

(N) F) FLOOR AREA BREAK	
GROUND LEVEL (w/o GARAGE)	1,748	SF.
SECOND LEVEL	1174	SF.
TOTAL	3,924	SF.



	Architect of Reco		tric ry	CONSTRUCTION
	90291 Tel 310.439.1771 Architect Electric Bowery Ltd 801 Coeur D'Alene	Avenue, Venice, CA		NOT RELEASED FOR CONSTRUCTION
	90291 Tel 310.439.1771 Client 925 MARCO PLAC 1030 HILLS AVE, L Contractor ME. DEVELOPMEN	E LLC / 927 MARCO PLACE L OS ANGELES, CA 90024 HT INC.	LC.	N N
	AND VERIFY ALL DI	WINGS. THE CONTRACTOR SH RENSIONS AND REPORT ANY D NG WITH THE WORKS.	IALL CHECK ISCREPANCIES	
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GENERAL NOTES

ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF ALL GOVERNING NATIONAL. ATE AND LOCAL BUILDING CODES, AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE AVE OR BUILDING.

BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY IF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY ISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF CODE AND THE DRAWINGS.

ASBESTO REMOVAL OF ANY FRIABLE ASBESTOS-CONTAINING MATERIALS IS REQUIRED. REMOVAL OF SUCH MATERIAL SHALL IP REMOVALOF AND FINABLE ASBESTOS-CONTININING MATERIALS IS REQUIRED, REMOVALOF SUCH MATERIALS BE ACCOMPLISHED BY A CONTRACTOR APPROVED AND LICENSED FOR SUCH WORK IN THE STATE OF CALIFORNIA THE ARCHITECT ENGINEERS DO NOT TAKE ANY RESPONSIBILITY FOR THE LOCATION, REMOVAL, OR DISPOSAL OF ANY ASBESTOS OR ASBESTOS-CONTAINING MATERIALS.

4. ALL WORK SHALL CONFORM TO TITLE 24. CALIFORNIA CODE OF REGULATIONS (C.C.R.)

5 CONTRACTOR SHALL HAVE CURRENT WORKERS' COMPENSATION INSURANCE COVERAGE IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE, ON FILE WITH THE STATE CONTROL BOARD.

6. DRAWINGS -- ALL DIMENSIONS SHALL BE VERIFIED AND REVIEWED BY THE CONTRACTOR. ANY DISCREPENCIES OR INFORMATION UNCLEAR TO THE CONTRACTOR SHALL BE REVIEWED WITH THE ARCHITECT FOR DIRECTION. ANY ASSUMPTIONS MADE BY THE CONTRACTOR WHICH CONFLICT WITH THE WORK SHALL BE REPARED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE. A DIMENSION SHALL TAKE PRECEDENCE OVER SKALLS SHOWN ON THE DRAWINGS. DO NOT SCALE DRAWINGS LARGE-SCALE DETAILS TAKE PRECEDENCE OVER SMALL. SCALE DETAILS. B. ALL DIMENSIONS ARE TO THE FACE OP FINISH SURFACE, UNLESS OTHERWISE NOTED ALL WORK SHALL BE REPCTED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE DETAILS. C. DETAILS MARKED TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFIED OTHERWISE.

CONTRACTORS SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS BETWEEN FIELD CONDITIONS ND PROPOSED SCOPE OF WORK INDICATED ON DRAWINGS.

3 CONTRACTOR SHALL CHECK, REVIEW, AND VERIFY ALL FIELD MEASUREMENTS WITH PROPOSED SCOPE OF NORK AND EXPRESSED DIMENSIONS HEREIN. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, PRIOR TO STRATING OR CONTINUING ANY WORK.

THE CONTRACT ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED

THE UNIT INCLUSE CONTROL TO ALL AND STRUCT ON ALL DRAWINGS AND SECURICATIONS REPRESENT THE FINISHED STRUCTE THE REVO NOT STRUCTE THE REVO NOT CONTROL TO ALL DRAWINGS AND SECURICATIONS REPRESENT STRUCT TO REVOLVE ALL MEASURES INCLUSES AND TO PROTECT THE STRUCTURE DURING CONTRACTORS SOLAR PROVIDE ALL MEASURES INCLUSES AND TO PROTECT THE STRUCTURE DURING CONTROL TO SUCH MEASURES SHALL INCLUSE BUT NOT BE LIMITED TO FRACTOR AND SHORING FOR LOADS DUE TO CONSTRUCTION SUCH MEASURES SHALL INCLUSE BUT NOT BE LIMITED TO FRACTOR SHORING FOR LOADS DUE TO CONSTRUCTION STUCH MEASURES SHALL INCLUSE BUT NOT BE LIMITED TO FRACTOR SHORING FOR LOADS DUE TO CONSTRUCTION STAT FRAMEWORK THE LISTER SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDONG STRUCTURE OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUSE INSPECTION OF THE ABOVE TEMS.

0 THE CONTRACTOR SHALL PURCHASE "ALL RISK" BUILDER'S RISK COVERAGE WITH A SUFFICIENT LIMIT TO ROTECT THE ACTUAL REPLACEMENT VALUE OF THE WORK. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS DDITIONAL INSURED. SEE ARTICLE 11 OF ALD ADCUMENT A201 FOR FURTHER INSURANCE INFORMATION.

1. THE CONTRACTOR'S CERTIFICATE OF INSURANCE SHALL BE PREPARED FOR THE OWNER'S RECORDS AND ELIVERED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

IN PREPARING A BID, THE CONTRACTOR SHALL HAVE VISITED THE SITE . CAREFULLY EXAMINED THE DRAWINGS D THE METHODS OF REMOVAL AND STORAGE OF MATERIALS. THE SEQUENCING OF OPERATION, AND THE OBLEMS ATTEMDANT THEREFO. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR ANY ERROR PROBLEMS ATTEND THROUGH NEGLIGENCE IN OBSERVING THE SITE CONDITION.

13. CONTRACTOR SHALL INVESTIGATE AND BE PRESENT AT THE SITE DURING SITE CLEARING, EARTHWORK, EXCAVATIONS, ETC IF ANY BELOW GRADE ITEMS OR CONDITIONS ARE DISCOVERED WHICH CONFLICT WITH PROGRESS AND DIVIENT OF THE PROJECT. THE ARCHITECT SHALL BE NOTIFIED.

13.1. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND NSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.

14. CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK FOR SIZE AND LOCATION OF WALL, FLOOR AND ROOF OPENINGS, WALL OFFSETS, PROVISIONS FOR PRESENT AND FUTURE EQUIPMENT, ATTACHMENT AND MOUNTING OF FIXTURES, INSERTS OR OTHER OPENINGS, AND OTHER DETAILS. SHOULD A COORDINATION ERROR OR OMISSION BE IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PROIR OT PROCEEDING WITH CONSTRUCTION. THE ARCHITECT WILL ISSUE INSTRUCTIONS AS O OCEDURE

THE CONTRAC THE CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DESIGN AS DOCUMENTED IN THE PLAI ECIFICATIONS WITHOUT RITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND BUILDING DEPAR

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PROVIDE TEMPORARY SANITARY FACILITIES FOR WORKMEN'S USE PER THE LOCAL BUILDING DEPARTMENT

17. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

18. THE CONTRACTOR IS TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM AND OR FURNACES FAN SYSTEM DURING CONSTRUCTION. COVER ALL VENTS AND REGISTERS TO PROTECT FROM DEBRIS. CAP ALL LINES TO ELIMINATE ALL GASES FROM ENTERING THE WORKSPACE AND LIVING SPACE. FORCE FLUSH AND VACCUM HVAC SYSTEM UPON PROJECT COMPLETION, PRIOR TO THE RESTART OF THE SYSTEM.

19. THE CONTRACTOR SHALL CUT AND PATCH EXISTING WALLS, FLOORS, CEILING, ETC. AS REQUIRED TO COMPLETE THE WORK.

20. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL SITE WORK, CONSTRUCTIONS, PROPER MATERIAL ANY ITEM TO REMAIN OR NOT IN SCOPE OF PROJECT WHICH IS DAMAGED OR INJU CONTRACTORS'S COST TO HIMSELF, REPLACED, OR REPARED TO "AS IS' CONDITIONS PRIOR T DEMOLITION. SUCH PATCHING OR REPAIR INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING ANY BROKEN OR DAMAGED UTILITIES . SPRINKLER PIPE, ELECTRICAL OR PHONE LINES . CONTRACTOR SHALL PATCH OR REPLACE ANY DAMAGED CONCRETE SIDE WALK

1. CONTRACTOR SHALL KEEP PROJECT AND SITE AT ALL TIMES FREE FROM ACCUMULATION OF WASTE MATERIALS ND RUBBISH CAUSED BY CONTRACTOR, PRIOR TO COMMENCING ANY WORK.

22. AT ALL TIMES THE BUILDING, WORK AREA AND SITE SHALL BE KEPT ORDERLY, CLEAN, AND FREE OF DEBR DIRT. DEBRIS, WASTE, RUBBISH, AND DISUSED IMPLEMENTS AND EQUIPMENT SHALL NOT ACCUMULATE OVER HOUR PERIOD, FLAMMABLE AND / OR TOXIC MATERIALS SHALL NOT BE STORED IN PROJECT CONSTRUCTION STRUCTURES OR ADJACENT TO.

23. CONTRACTOR SHALL KEEP NOISE, DUST, DEBRIS, ETC. TO A MINIMUM STANDARD AS SET FORTH BY THE OWNER. 24 ALL MATERIAL STORED ON THE SITE SHALL BE STACKED NEATLY ON SKIDS, PLATFORMS OR BLOCKING "HIGH AND DRY PROTECTED AS RECOMMENDED BY THE MANUFACTURERS, FROM POTENTIAL DAMAGE AND DETERIORATION CAUSED BY THE ELEMENTS

25. ALL EQUIPMENT, HARDWARE, AND OTHER ITEMS SHALL BE SUPPLIED AS SPECIFIED, UNLESS CHANGES AR REVIEWED AND ACCEPTED BY BOTH THE OWNER AND ARCHITECT IF CHANGES ARE REQUIRED FOR ANY REASON TO COMPLY WITH THE DESIGN INTENT. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY WITH RECOMMENDATION 5 REMEDIAL COURSE OF ACTION.

26. CONTRACTOR SHALL NOTICY UTILITY COMPANIES PRIOR TO EXCAVATING FOR UTILITIES AND SHALL F RESPONSIBLE FOR LOCATING ALL UNDERGROUND CONSTRUCTION PRIOR TO EXCAVATION. CONTRACTOR SHALL IOTIFY OWNER AND ARCHITECT SHOULD A PROBLEMATIC CONDITION BE FOUND.

27. REGULATIONS, TAXES AND PERMITS -- THE WHOLE OF THE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE REGULATIONS AND CODES OF THE GOVERNMENTAL AGENCIES WHOSE JURISDICTION IS APPLICABLE. TH DWNER SHALL PAY FOR PLAN OHCEXING AND BUILDING PERMITS. EACH SUB-CONTRACTOR SHALL SATISFY LOCAL OWNER SHALL PARTON FLAK OPENING AND BUILDING PERMITS EACH SUB-CON HAUTOR SHALL SATISFT LODGN PERMIT. LICENSE. INSURANCE AND SAFETY REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE JOB INSPECTION: PERTAINING TO HISHER TRADE. ALL APPLICABLE SALES TAXES SHALL BE INCLUDED IN THE CONTRACT. SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS PERTAINING TO HISHER TRADE.

28. SUBMITTALS -- CONTRACTOR SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS, CALCULATIONS OF FABRICATED PRODUCTS, AND FIVE (6) COPIES OF MANUFACTURER'S CATALOG SHEETS, BROCHURES, COLOR SAMPLES, INSTALLATION INSTRUCTIONS, ETC. ON ACCEPTANCE. THE ARCHITECTS APPROVAL OF SUBMITTALS AND SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR EVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE/SHE HAS, IN JOWI RAU TOK REVENSIBILI IT FOR EVAILOUS RUM DRAWINGS OK SPECIFICATIONS UNLESS REISERE HAS. NRTING, CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSIONS, NOR SHALL ZONTRACTOR BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS. RRCHITECT REDURES Z7 AUDRS FOR REVIEW OF ALL SUBMITTALS.

29. MATERIALS – SUPPLY NEW, PURELY UNADULTERATED, FIRST LINE QUALITY MANUFACTURED MATERIALS SHIPPED TO THE JOB SITE IN ORGINAL CONTAINERS WITH THE MANUFACTURER'S LABEL SHOWING EXACT TYPE, SIZE, GRADE, WEIGHT, AND USE. STORE IN MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS

30. WORKMANSHIP – SHALL BE OF THE HIGHEST QUALITY AND DONE BY SKILLED EMPLOYEES IN THE PRACTICE THEIR TRADE. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIMER BEST SK AND ATTENTION. THE GENERAL CONTRACTOR WILL BE SOLEN RESPONSIBLE FOR ALL CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SHALL BE RESPONSIBLE TO COORDINATE ALL PORTIONS OF THE WORK

RESPONSIBILITY OF SUBCONTRACTORS

A. EACH SUBCONTRACTOR SHALL AT ALL TIMES BE FULLY AWARE OF THE JOB PROGRESS TO ALLOW HINSELFHERSELF AMPLE LEAD TIME TO COMMENCE EACH PHASE OF HISHER WORK. 9. SUBCONTRACTORS SHALL THOROUGHLYINSPECT ADJACENT WORK THAT MAY IMPACT INSTALLATION OF THEIR IRADE AND NOTIFY GENERAL CONTRACTOR, IN WRITING, OF ANY IRREGULARITIES. COMMENCING WORK CONSTITUTES ACCEPTANCE OF CONDITIONS AND THEREFORE RESPONSIBILITY FOR AND RECTIFICATION OF ANY RESULTING, UNSATISFACTORY WORK.

. MATERIALS AND THE WORK OF OTHERS SHALL BE INSPECTED BY EACH TRADE PRIOR TO THE COMMENCEMENT OF HISHER PARTICULAR PHASE OF CONSTRUCTION. DAMAGE NOTED DURING SAD INSPECTION SHALL BE VEPORTED. IN WRITING, TO THE GENERAL CONTRACTOR. IF DAMAGE HAS NOT BEEN REPORTED AS HEREIN VESCRIBED, THE SUBCONTRACTOR(S) WORKING ON THE JOB OR THOSE WHO JUST COMPLETED THEIR WORK SHALL

WITHOUT REPEATING IT IN EVERY SECTION OF THESE SPECIFICATIONS, IT SHALL BE CLEARLY UNDERSTOO COMPLETION, UNLESS OTHERWISE NOTED, THAT ISHER WORK BE FREE FROM DEFECTS OF WORKMAN MATERIALS. ENTEE, FOR A MINIMUM OF ONE YEAR AFTER NOTICE OF

E. ALL WORK WHICH, IN THE OPINION OF THE GENERAL CONTRACTOR, FAILS TO MEET THE STANDARD AS HEREIN DESCRIBED, SHALL BE REPLACED BY THE SUBCONTRACTOR AT THE SUBCONTRACTOR'S SOLE EXPENSE INCLUDIN THE WORK OF OTHERS DAMAGED BY INITIAL FAILURE OR CORRECTIVE REPAIRS. THE INABILITY OF THE GENERAL CONTRACTOR, OR HISHER REPRESENTATIVE, TO NOTICE OMITIED OR FAULTY MATERIALS OR WORKMANSHIP DURING CONSTRUCTION SHALL NOT CONSTITUTE A RELEASE FROM THESE REQUIREMENTS OF SUBCONTRACTOR, IF WORK IS CONSIDERED TO BE SUBSTANDARD. THE WORK SHALL BE TESTED AS IS STANDARD TO THAT INDUSTRY IF THE WORK FAILS TO MEET THE TESTING STANDARDS THE SUBCONTRACTOR SHALL PAY FOR THE TESTING AND ACEMENT OF THE WORK. IF THE WORK PASSES THE TEST THE OWNER PAYS FOR THE TEST AND REPAIR OF SAID WORK

F. EACH SUBCONTRACTOR SHALL MAINTAIN ADEQUATE PROTECTION OF ALL HIS/HER WORK FROM DAMAGE AND SHALL PROTECT THE OWNERS AND OTHER TRADES' WORK AND PROPERTY FROM DAMAGE OR INJURY WHILE FUFILILING HIS/HER CONTRACT. ALL MATERIALS, WORK IN PLACE, FINISHES, PAVING, AND SIDEWALKS AND EXISTING UTILITIES SHALL BE INCLUDED IN THE REQUIREMENT.

G. STRUCTURE AND CONTENTS SHALL BE PROTECTED FROM THE INCLEMENCY OF WEATHER DURING THE TERM OF

IN THE EVENT OTHER TRADES DAMAGE SUBCONTRACTORS' WORK, IT WILL BE THE SUBCONTRACTOR OBLIGATION TO RESOLVE THE COST OF REPAIRS OF SAID DAMAGE WITH RESPONSIBLE SUB- CONTRACTORS. THE GENERAL CONTRACTOR SHALL HAVE THE POWER OF FINAL ARBITRATION IN THESE MATTERS.

COOPERATION -- EACH TRADE SHALL COOPERATE FULLY, BOTH WITH THE GENERAL CONTRACTOR'S

3 CUOPERATION - EACH TRADE SHALL CUOPERATE FULLY, BOTTINE GENERAL CONTRACTIONS SUPERINTENDANT AND OTHER TRADES, AND CONSULT WITH OTHER TRADES (IN WRITING IN NEED BE), IN ORDER TO "CAN OLT", ALLOW PASSAGE, PROVIDE PROTECTION OR DO WORK NECESSARY TO ALLOW OTHERS TO FOLLOW IN AN ORDERLY, PROFESSIONAL MANNER. UNCRATING - ALL MATERIALS AND APPLIANCES SHALL BE UNCRATED BY SUBCONTRACTOR RESPONSIBLE FOR INSTALLATION, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT.

32. WORK, AUTHORIZATION AND PAYMENTS -- ALL WORK DONE OR MATERIAL USED SHALL BE COVERED BY A CONTRACT CONTRACT CHANGE ORDER, PURCHASE ORDER, OR WORK ORDER OR CHANGE ORDER MOL BURCESSED UNLESS IT LUSTS THE CONTRACT, PURCHASE ORDER, WORK ORDER OR CHANGE ORDER MOL NUMBER

33. PAYMENTS TO THE CONTRACTOR -- RELEASES OF LIEN OR PARTIAL RELEASES TO THE AMOUNTS PAID T BCONTRACTOR AS WELL AS THE GENERAL CONTRACTOR'S RELEASES SHALL ACCOMPANY EACH CERTIFICATE FOR YMENT ACCORDING TO CURRENT LIEN LAW REGULATIONS.

34. CLEAN UP -- THE CONTRACTOR SHALL CLEAN AND REMOVE FROM THE SITE ANY DEBRIS AND UNUSED MATERIALS 34. CLEAN OF -1 HE CONTRACTOR SHALL CLEAN AND REMOVE FROM THE SITE ANY DEBRIS AND DUSED MATERIAL NUNSEEMATERIALS, EQUIPMENT, SCAFFOLDING AND DEBRIS SHALL BE REMOVED FROM THE SITE AT COMPLETION FINAL CLEANING SHALL INCLUDE, REMOVAL OF ALL GREASE, DUST, STAINS, LABELS, FINGERPRINTS, PAINT SPOTS FROM SITE AND EXPOSED INTERIOR AND EXTERIOR FINISH SUFFACES POLISH SUFFACES SO DESIGNATED TO SHINE FINISH, AND REPAIR, PATCH OR TOUCH UP OR REPLACE MARRED SUFFACES TO SPECIFIED FINISH, OR TO MATCH ADJACENT SURFACES

5. OCCUPANCY -- THE OWNER RESERVES THE RIGHT TO OCCUPY THE PREMISES AT ANY TIME BEFORE OMPLETION SUCH OCCUPANCY SHALL NOT CONSTITUTE FINAL ACCEPTANCE OF ALL OR ANY PART OF THE WORK ICUDED IN THE CONTRACT.

38. WARRANTEE -- IT SHALL BE UNDERSTOOD, UNLESS OTHERWISE STATED, THAT ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR COMMENCING UPON THE ACCEPTANCE OF THE COMPLETION OF THE PROJECT BY THE OWNER.

37. THE CONTRACTOR IS TO SIGN IN THE SPACEPROVIDED TO ACKNOWLEDGE THAT HE HAS READ THESE GENERAL AND SUPPLEMENTAL NOTES AND AGREES WITH THEIR TERMS AND CONTENT. BY ENTERING INTO AN AGREEMENT WITH THE COMMER TO PERFORM THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS. THE SUCCESSFUL BIDDERCONTRACTOR HEREBY AGREES WITH THE PROVISIONS OF AIA DOCUMENT AZ01, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. 1987 EDITION.

38. CONTRACTOR TO INCORPORATE ALL RECOMMENDATIONS PER THE GEOLOGIC AND SOILS ENGINEERING EXPLORATION REPORT. REPORT SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.

39. GENERAL CONDITIONS OF THE CONTRACT FORCONSTRUCTION WILL BE THOSE AGREED UPON BY AND BETWEEN THE OWNER AND THE CONTRACTOR. HOWEVER, FOR THE PURPOSE OF COMPILING THESE SPECIFICATIONS, IT HAS BEEN ASSUMED THAT THE GENERAL CONDITIONS WILL BE THOSE CONTAINED IN THE AIA DOCUMENT A201, A COPY OF WHICH IS ON FILE AT THE OFFICE OF THE ARCHITECT.

40. SHOULD ERRORS, OMISSIONS, OR DISCREPANCIES APPEAR IN THE DRAWINGS OR SPECIFICATION, OR IN THE WORK DONE BY OTHERS AFFECTING THIS WORK, THE ARCHITECT SHALL BE NOTIFIED AT ONCE AND WILL ISSUE INSTRUCTIONS AS TO PROCEDURE

41. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF CODE AND THE DRAWINGS SHOULD THE CONTRACTOR PERFORM ANY WORK CONTRARY TO SUCH LAWS, OR REGULATIONS, HE/SHE SHALL BEAR ALL COSTS OF REMOVAL AND CORRECTION

42. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS RELATED TO THIS PROJECT FOR ERRORS, OMISSIONS, AND DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE A RE-CONSTRUCTION MEETING TO REVIEW ERRORS, OMISSIONS AND DISCREPANCIES PRIOR TO THE PERFORMANCE OF

43. THE CONTRACTOR SHALL PROVIDE THE OWNER ALLST OF THE HEATING, COOLING, WATER HEATING, ANI WARRANTIES MANUAL AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

44. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICOUS LOCATION IN THE BUILDING / CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2:53, AND THAT THE MERIALS INSTALLED CONFORM WITH THE

20. CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WEIGHT PER SQUARE FOOT.

45. THE CONTRACTOR SHALL PROVIDE A FIRE PROTECTION SYSTEM DURING CONSTRUCTION AND MAINTAIN INSUFANCE AND ADHERE TO REQUIREMENTS OF LOCAL FIRE DEPARTMENT, PRIOR TO COMMENCING ANY

46. THE CONTRACTOR SHALL PROTECT TREES AND SHRUBS AS INDICATED TO REMAIN BY PROVIDING A FENCE AROUND THE TRUE OF SHRUE FAULEY I REES AND SHRUES AS INDICATED TO REMAIN BY PROVIDING A FENCE AROUND THE TREE OF SHRUED OF SUFFICIENT ISTANCE AWAY AND OF SUFFICIENT FIGHTS TO THAT TREES AND SHRUES SHALL NOT BE DAMAGED IN ANY WAY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE. WHICH MAY OCCUM.

CONTRACTOR SHALL PROVIDE PLANS FOR THE TEMPORARY SHORING AND SUPPORT OF PUBLIC WAYS OR EXISTING BUILDINGS THAT MAY BE AFFECTED BY EXCAVATIONS NECESSITATED BY THE NEW CONSTRUCTION. EXCAVATION ADJACENT TO A PUBLIC WAY REQUIRES PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF BUILDING

THERE SHALL BE NO TRENCHES OR EXCAVATIONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR THE CONTRACTOR MUST OBTAIN A NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

49. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENING WITHIN 18" OF ADJACENT FLOOR SHALL BE OF TEMPERED GLASS. WHEN ENLARGING EXISTING OPENING FOR A NEW WINDOW OR DOOR PROVIDE A NEW LINTEL REQUIRED

W SPEEN EALERIUM JUINT IS ARGUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL PAN BOOR DE BETWEEN WALL PAN ESA NO PENETRATIONS THROUGHE HAVELOPE SHALL BE SEALED, CALUKED, OR WEATHER-STRIPPED TO LIMIT AIR INFILITRATION OR WATER LEAKAGE. DOORS AND WINDOW SHALL BE FULLY WEATHERSTRIPPED, CONTRACTOR TO DESIGN AND SPECIFY ALL FLASHING AS REQUIRED TO PREVENT WATER PENETRATION FROM THE EXTERIOR TO THE INTERIOR. 50 OPEN EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN

51. CONTRACTOR SHALL ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC REACTIONS.

52. ROOFING CONTRACTOR IS RESPONSIBLE FOR INSURING THAT FLASHING AND WEATHER PROOFING ARE

53. ALL PLUMBING, MECHANICAL SYSTEMS, DRAINAGE, SEWAGE SYSTEMS ARE TO BE DESIGNED AND SPECIFIED BY A LICENSED CONTRACTOR AND SHALL CONFORM TO ALL LOCAL PREVAILING CODES. 54 ARCHITECT SHALL BE NOTIFIED OF DIMENSIONAL DISCREPANCIES AT THRESHOLD

55. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT.

56. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING TO INSURE PROPER ATTACHMENT OF GYPSUM BOARD, CABINETRY, BASEBOARD, TRIM, FASCIA, ETC.

57. ALL FINISH GRADES AND FLATWORK SHALL SLOPE AWAY FROM THE BUILDING.

58 ANY SUBSTITUTIONS SHALL BE REVIEWED AND ACCEPTED BY OWNER AND ARCHITECT. PRIOR TO COMMENCING INSTALLATION, ANY ADDITIONAL COSTS INCURRED BY THE CONTRACTOR DUE TO HIS/HER FAILURE TO OBTAIN REQUIRED ACCEPTANCE SHALL NOT BE REMEDIED BY THE OWNER OR AFFECT THE CONTRACT PRICE.

59 ALL DOORLOCK SETS, CATCHES, BUMPERS, CABINET PULLS, MAIL- BOXES, BATHROOM ACCESSORIES ARE TO BE SPECIFIED BY ARCHITECT (SEE FINISH, PLUMBING AND DOOR HARDWARE SCHEDULES) AND OR OWNER.

60. SET AND SECURE ALL CABINETRY, PLUMB AND SQUARE, COUNTER SINK ALL FASTENERS, COUNTERTOPS TO BE GLUED AND SCREWED SECURELY IN PLACE, ADJUST ALL DOORS.

61, PROVIDE ALL INSULATION AS NOTED BETWEEN FRAMING; STAPLE TO STUDS, MAINTAIN 1 1/2" (MIN) AIRSPACE IN ALL ROOF CAVITIES.

62. PACK AND SEAL ALL CRACKS AROUND WINDOW, DOORS, AND OTHER PENETRATIONS WITH INSULATION. FILL IL VOIDS SEAL ALL IOINTS

63. SEAL ALL VAPOR BARRIER JOINTS, EDGES, PENETRATIONS AND PUNCTURES WITH VAPOR BARRIER TAPE TO FORM A CONTINUOUS VAPOR BARRIER, 6 MIL. (MINIMUM)

64. ALL PENETRATIONS THROUGH NOTED FIRE BARRIERS, WALLS, ETC. SHALL BE SEATED BY APPROVED FIRE BARRIER: SEALANT, CAULKS, TAPES, AS SPECIFIED.

65. PRIOR TO PAINTING, ALL SURFACES TO BE SANDED SMOOTH, ALL NAILS SET AND PUTTIED

66. WHERE NEW ROOFING MATERIALS, MEMBRANES AND ROOF DECKS ARE EXPOSED TO WEAR AND POSSIBLE WITTIERE NEW NOUTING MALEMALS, MEMBRANES AND KOUF DECKS ARE EXPOSED TO WEAR AND POSSIE DAMAGE DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE PROTECTION, ADDITIONAL WATER-PROOFING, FLASHING, CAULKING, OR COVERING TO AVOID PRESENT OR FUTURE WATER INFILTRATION ALL PENETRATIONS SHALL BE PROPERLY AND COMPLETELY SEALED. DEBRIS AND LOOSE MATERIALS SHALL BE REGULARLY EN INNATED

ROM ANY ROOFING OR DECKING INSTALLATION

REFER TO GREEN BUILDING PLAN CHECK GENERAL NOTES SHEET A0.01 FOR NOTES 67 - 88

89 AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OF STRUCTURE CONTAINING THE FUEL GAS PIPIOR, (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT REQUIRED)

PROVIDE 70 INCH HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTAN MATERIALS FOR SHOWER ENCLOSURE (R308

91. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING RESEARCH REPORT NOT REQUIRED). (R306 § 9)

22 THE CONSTRUCTION SHALL NOT RESTRICT A FIVE- FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER 92. THE CONSTRUCTION SHALL NOT RESTRUCT AND THE FOOT DERA AND ONGSTRUCTED ACCESS TO ANY WAIT OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VAUVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILU TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

93. PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE " 91 1402.4

94. WATER HEATER MUST BE STRAPPED TO WALL. SEC. 507.3, UPC

95. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS:

A) IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

96. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIRE PLACE, STOVE, OR BARBECUE LAMC 57 20 25

FIRE PROTECTION:

- 1

THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLERS NFPA 13-D. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION. L'I HE SPHINKLER SYSTEM SHALL BE APPROVED BY PLUMBING UNISION FRICIN TO INSTALLATION I AN APPROVED BMCRE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH WORET THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTUATE AI THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT IN NEW CONSTRUCTION SMOKE ALARMS WALL ACTUATE. HEIR PRIMARY POWER SOURCE FROM THE BUILDING WINNG SHALL BE EQUIPPED WITH BATTERY BAKC-UP AND





ABBREVIATIONS PT PRESSUR TREATED REFERENCE REQUIRED ADJ. ADDT A.F.F. EXTERIOR FINISH CEILING FINISH FLOOR REF. REQ'D ABOVE FINIS FLR F.S. STAINLESS STEEL SIMILAR LOOR RM. S.S. SIM. AIR HANDLER ALTERNATING ALUMINUM FINISH SURFACE A.H. GA. GALV. G.L. GYP. BD. NIZED STLS. STRUC TAINLESS BLD'G BLK'G CALCS BUILDING GYPSUM BOARD STRUCTURE(AL HEIGHT HEATING/ VENTILATION/ AIR BLOCKING CALCULATION CENTER LINE HVAC. SUSP. T.B.D. CLG CEILING ERMINED CONDITIO THK. T.O.W. CONT CORR CNTR CONTINUOUS CORRUGATED CENTER MAXIMUM MACHINE BOLT MECHANICAL TOP OF WALL UNLESS NOTED U.N.O. DETAIL MIN MINIMUM METAL VERIFY IN FIELD (N) N/A N.I.C. APPLICABLE DRAWING: EXISTING WATER CLOSET CONTRACT NOT TO SCALE ON CENTER PAINT WD. W.H. W.P. WATER HEATER ELECTRICAL N.T.S. O.C. PNT ELECT. EQ. EXIST.

SPECIFIED IN SEC. 6717

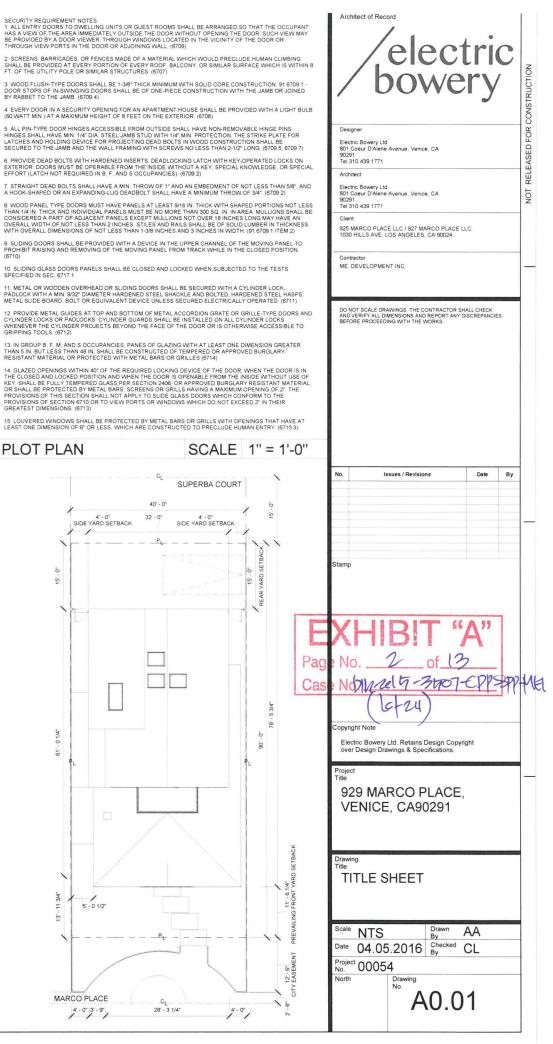
GREATEST DIMENSIONS (6713)

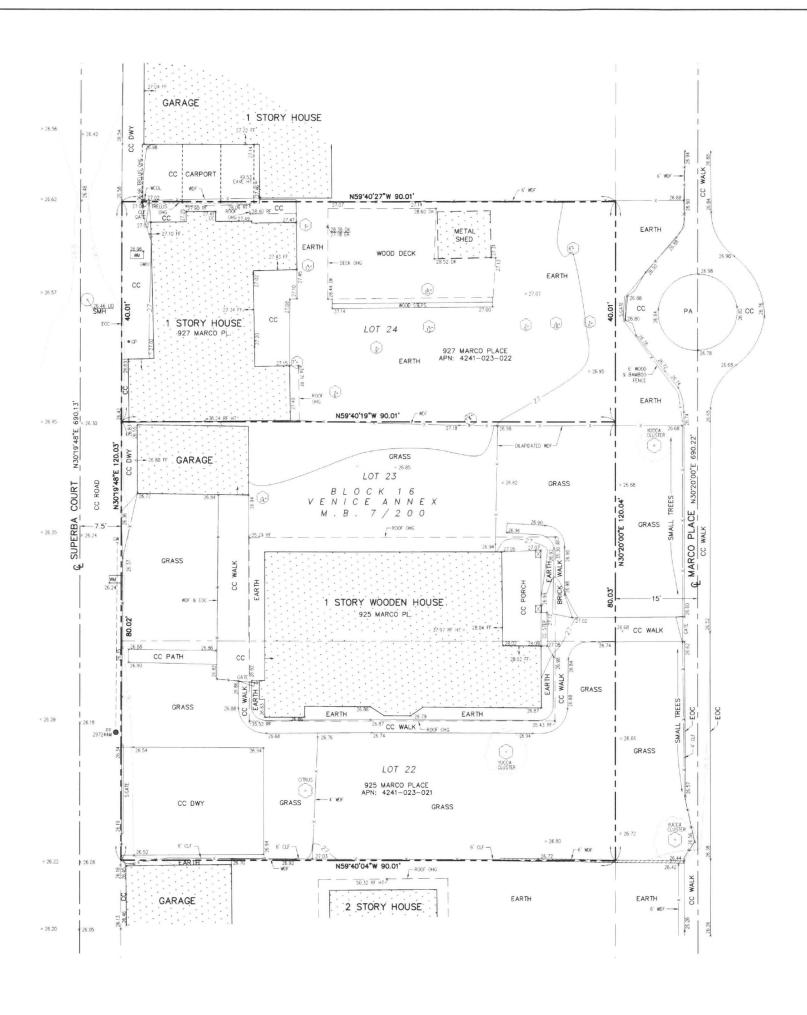
PLOT PLAN

5'-0 1/2"

MARCO PLACE

1







LEGEND



CENTER LINE

PROPERTY LINE

CURB UNLESS OTHERWISE NOTED 2222222222 WALL



. GUARD POST COLUMN

TREE WITH TRUNK DIAMETER

ABBREVIATIONS

BL.DG BLK.

SLLF DK YCC EFF GMP EFF GMP HT B. GPP FF GATE SMH VDF VDF VDF VDF VDF

BUILDING BLDCK CONCRETE CHAIN LINK FENCE DECK CHAIN LINE FERCE BECK DATE BECK DATE BECK DATE BECK DATE BECK DATE BECK DATE DATE DATE CONCEPTION C

REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS A. APN: 4241-023-021

FIDELITY NATIONAL TITLE INSURANCE COMPANY PRELIMINARY REPORT, POLICY NO. 120-5463, DATED AUGUST 30, 1988.

BRIEF LEGAL DESCRIPTION

LOTS 22 AND 23. BLOCK 16 OF VENICE ANNEX, M.B. 7/200.

EASEMENT NOTE

AN EASEMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND RIGHTS INCIDENTAL. THERETO AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 3445, PAGE 118 OF DEEDS. EASEMENT AND EASEMENT LOCATION NOT DESCRIBED. NOT PUDITED.

B. APN: 4241-023-022

POLICY NO. 27-042-92-2795937, DATED SEPTEMBER 3, 2003

BRIEF LEGAL DESCRIPTION

LOT 24, BLOCK 16 OF VENICE ANNEX, M.B. 7/200.

EASEMENT NOTE

THERE ARE NO EASEMENT PER THE ABOVE REFERENCED POLICY REPORT.

LAND AREAS

ADDRESS: 925 MARCO PLACE APN: 4241-023-021 AREA: 7,203 SO. FT. 0165 ACRES

ADDRESS: 927 MARCO PLACE APN: 4241-023-022 AREA: 3,602 SO. FT. 0.082 ACRES

BASIS OF BEARINGS

THE CENTERLINE OF MARCO PLACE BEING N 30"20"00" E PER VENICE ANNEX. M.B. 7/200.

BENCH MARK

CITY OF LOS ANGELES BENCH MARK NO 17-07770

ELEV=25.391 DATUM: NAVD 1988

DESCRIPTION: WIRE SPIKE E CURB LINCOLN BLVD, S.3FT S OF BC CURB RET S OF SUPERBA AVE. N END CB.

apira OFER SHAPIRA LICENSE NO.: L EXPIRES: 12/3 7123

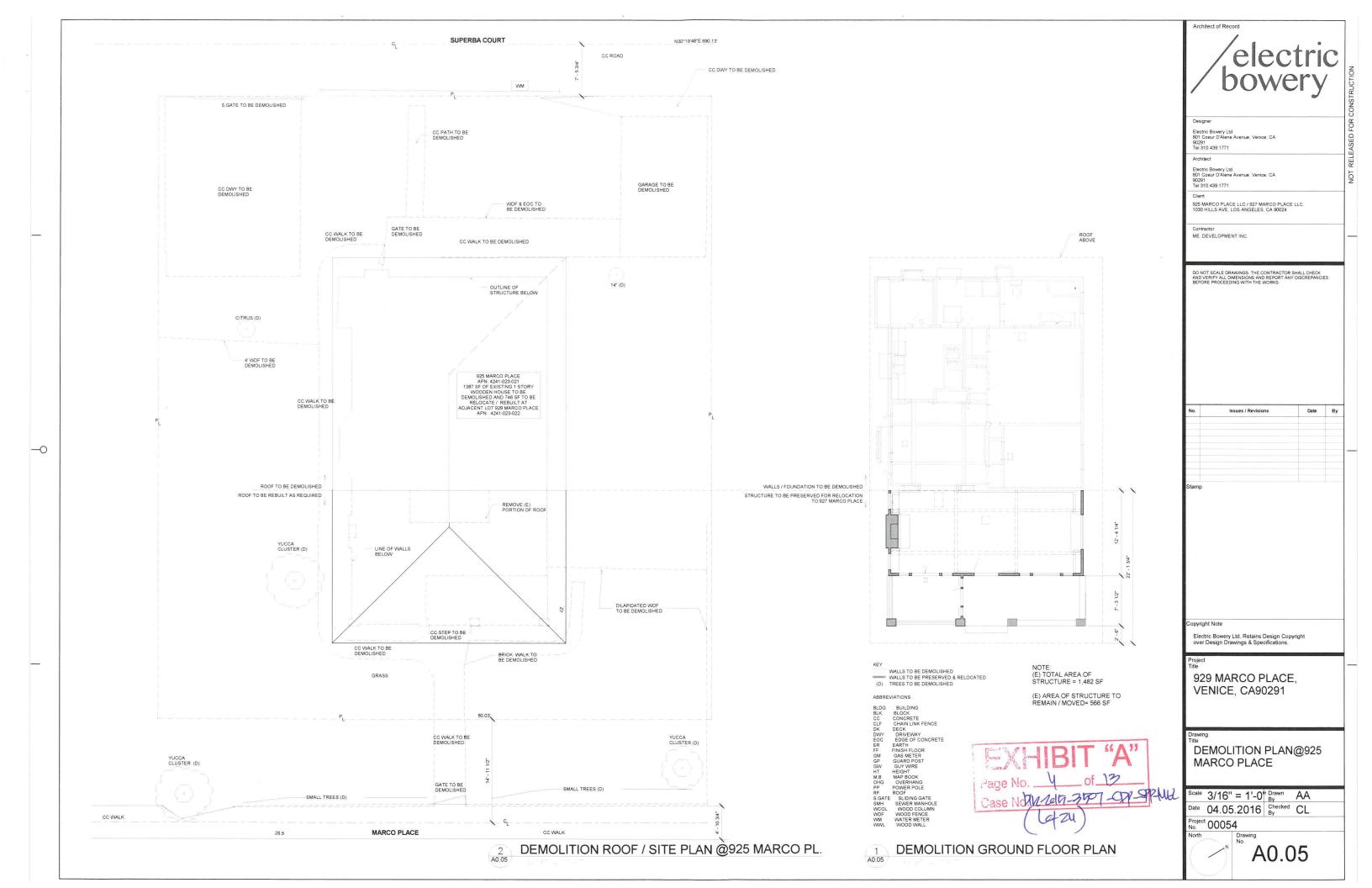
Surveying & Drafting Services, Inc.

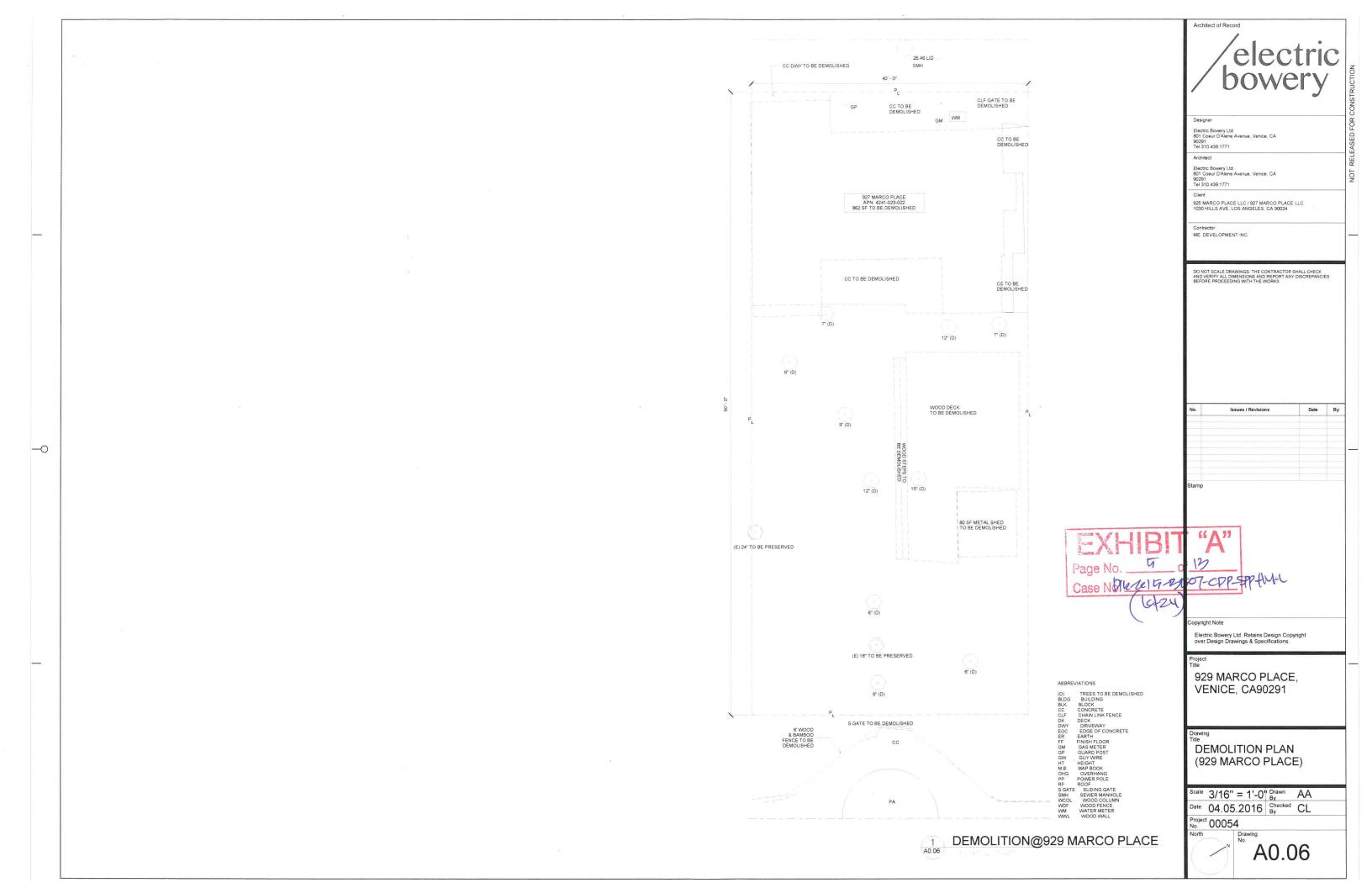


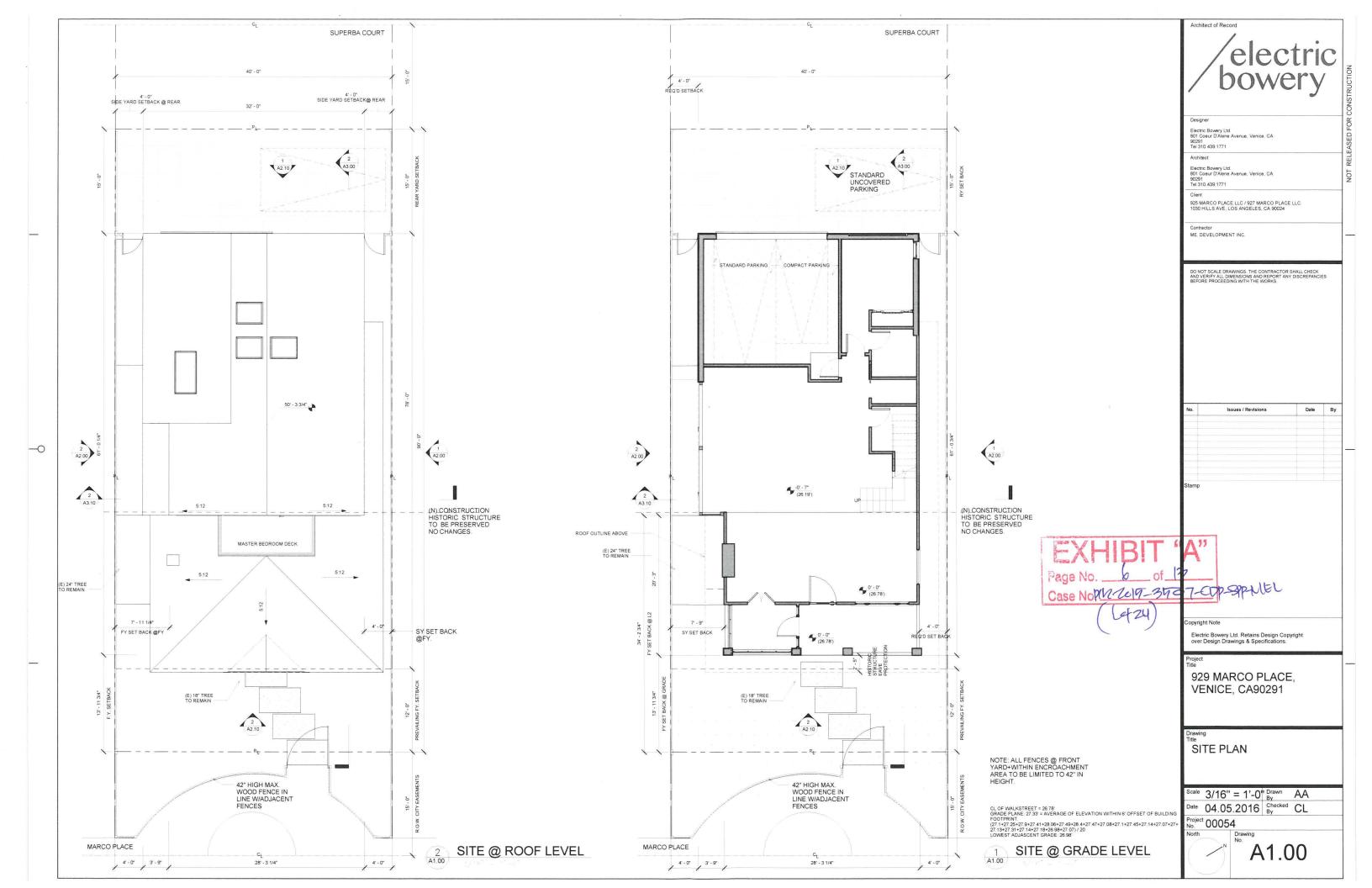
901 Seward Street, Los Angeles, CA 90038 Tel: (323) 857-1017 Fax: (323) 857-1079 Email: surveying@earthlink.net www.surveyinganddrafting.com

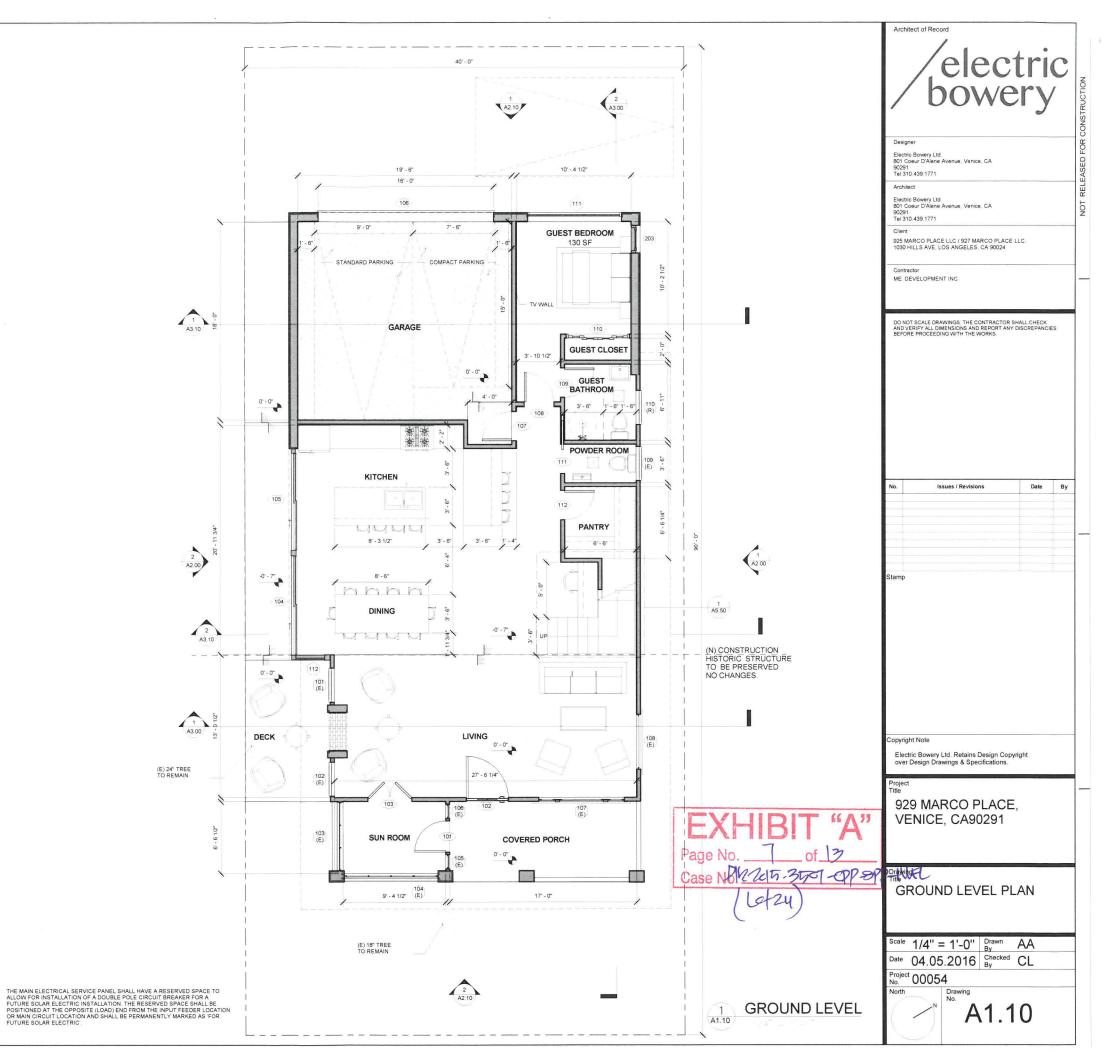
TOPOGRAPHIC SURVEY OF 925-927 MARCO PLACE LOS ANGELES, CALIFORNIA 90291 ATE: 6-25-14 DRAWN BY: A.S., J

ATE OF SURVEY: 6-3-14 CHECKED BY: 0.5 JOB NAME: TEIGER/HAREL-MARCO SHEET: 1 OF

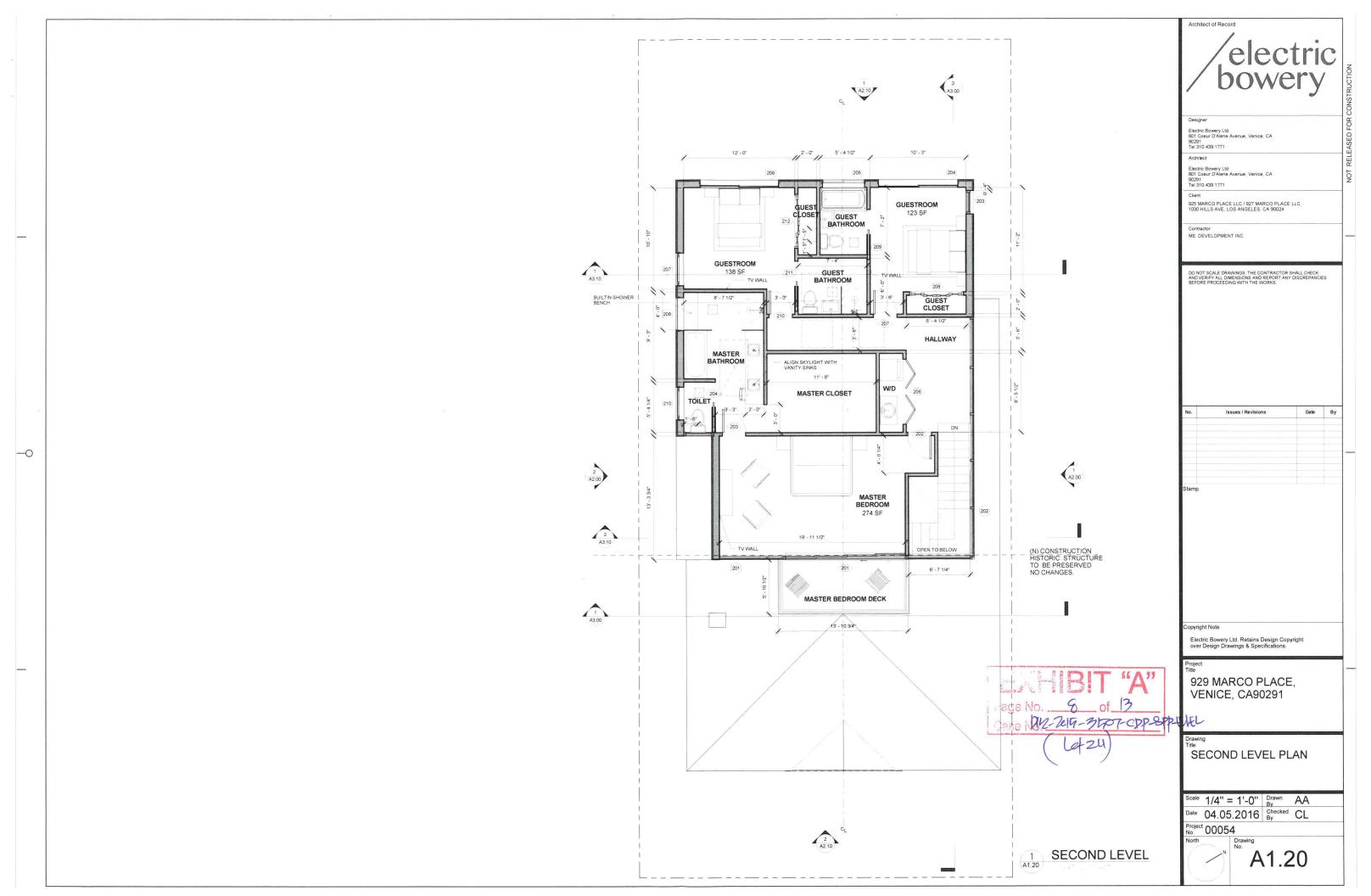


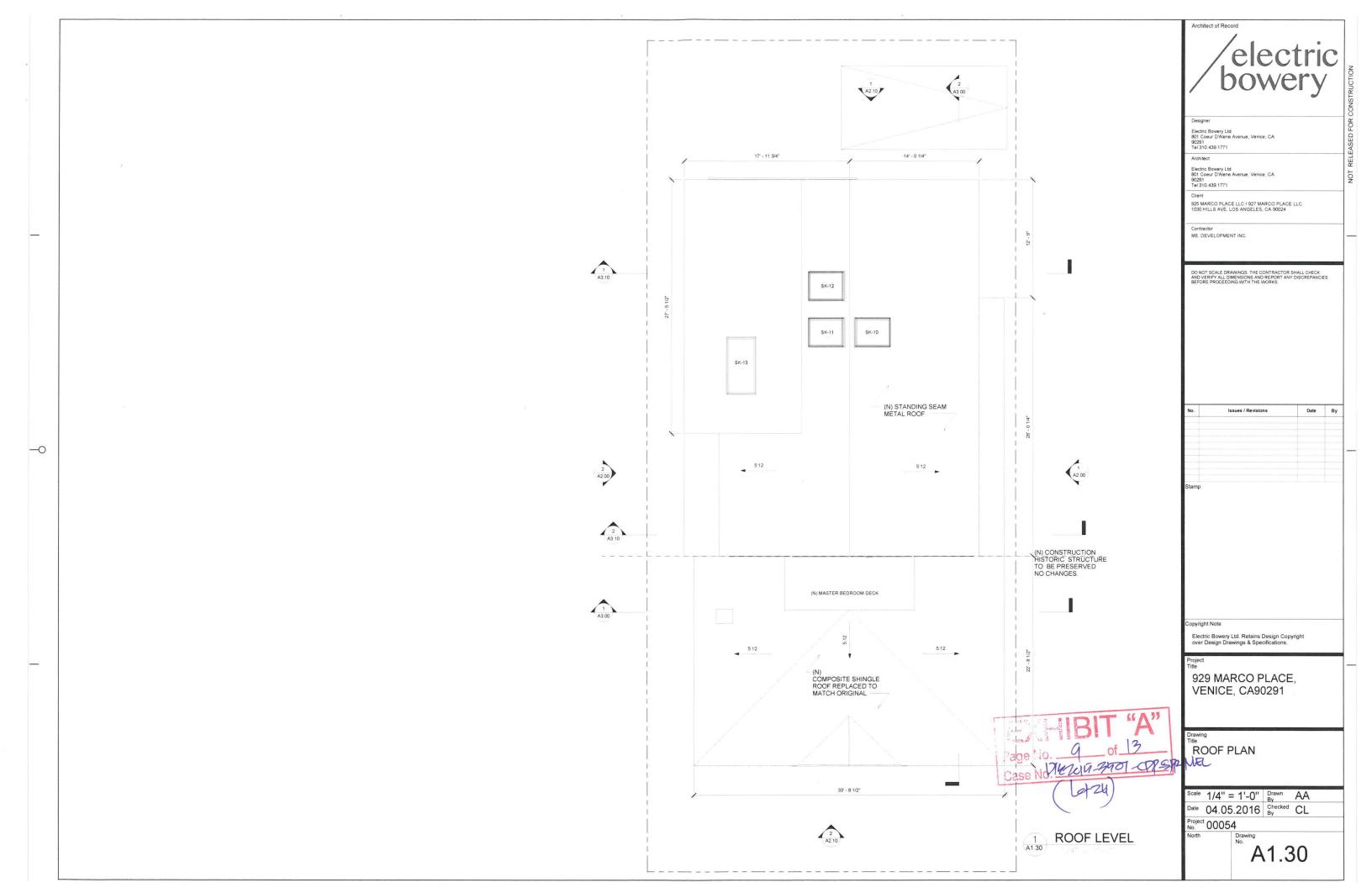


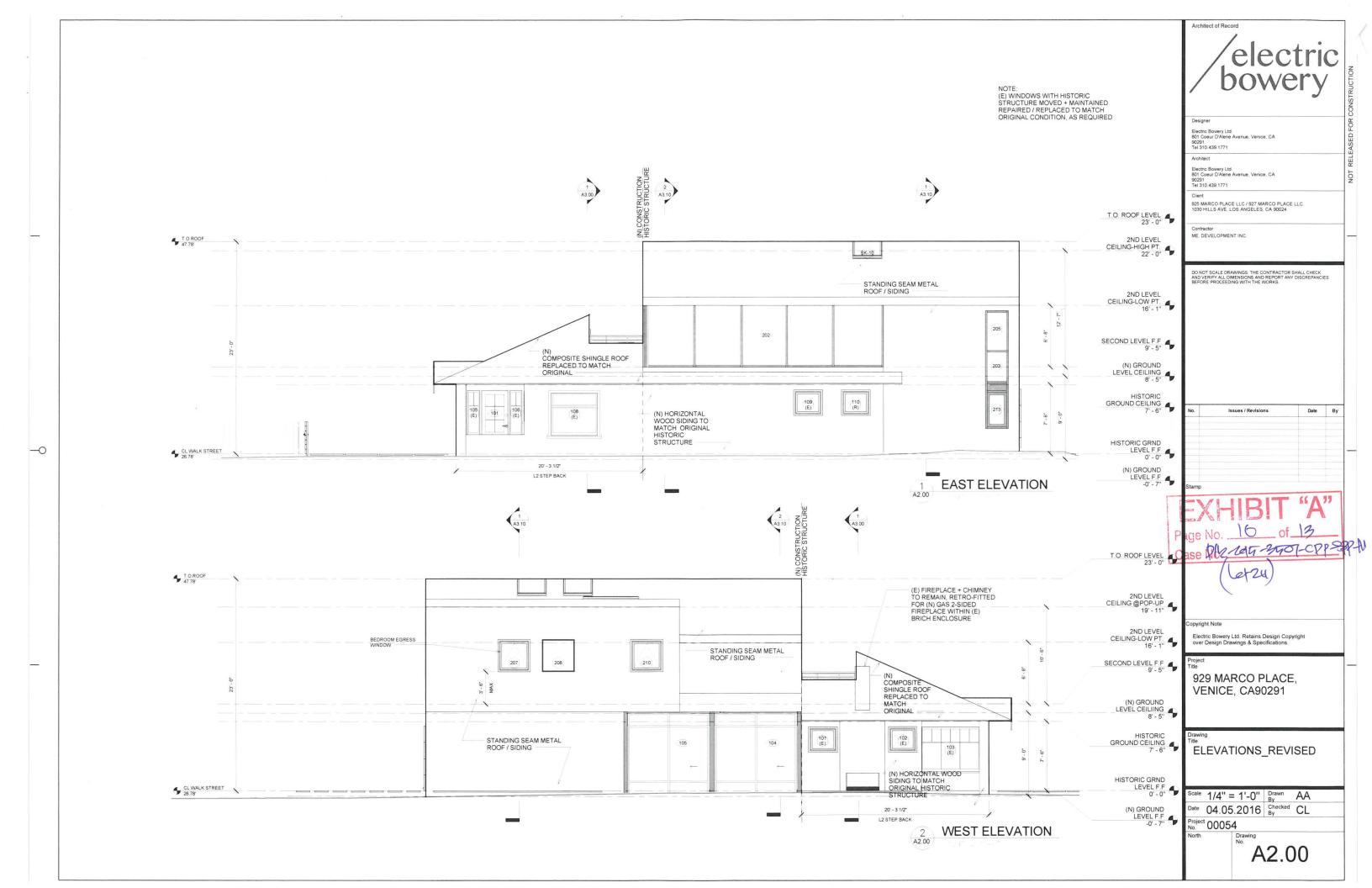


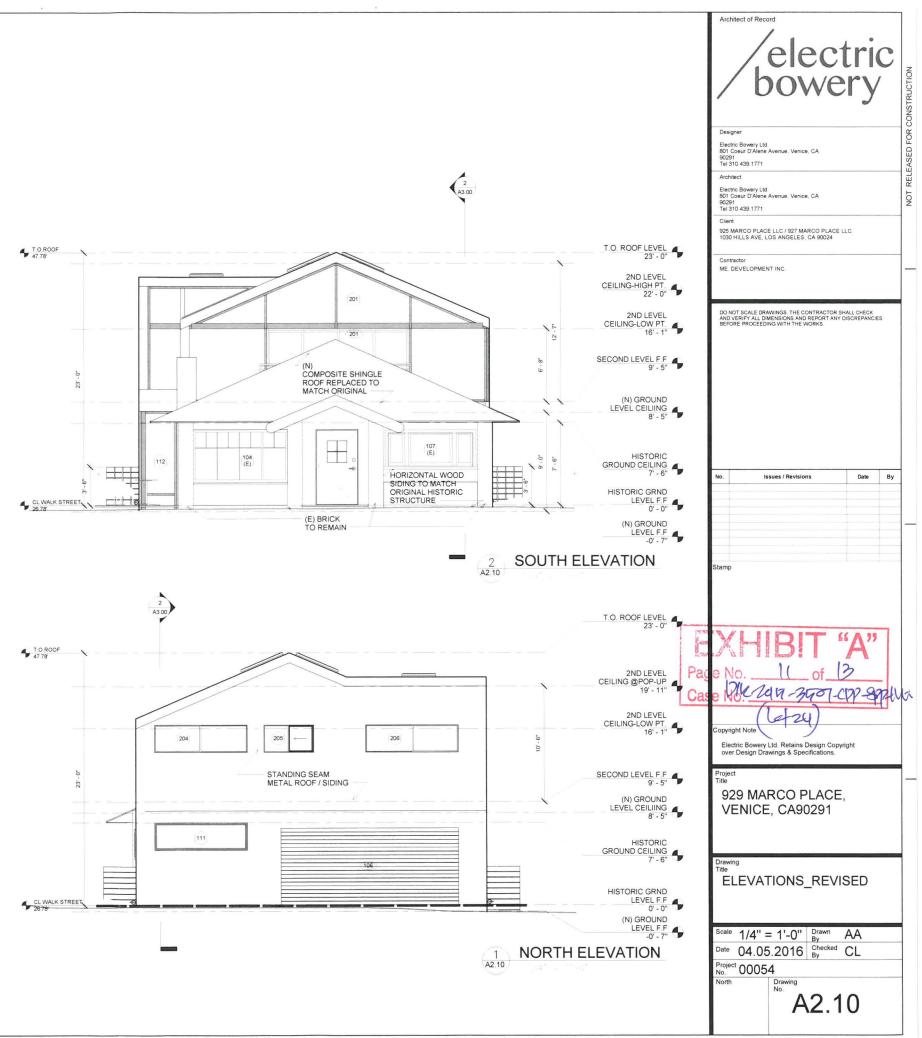


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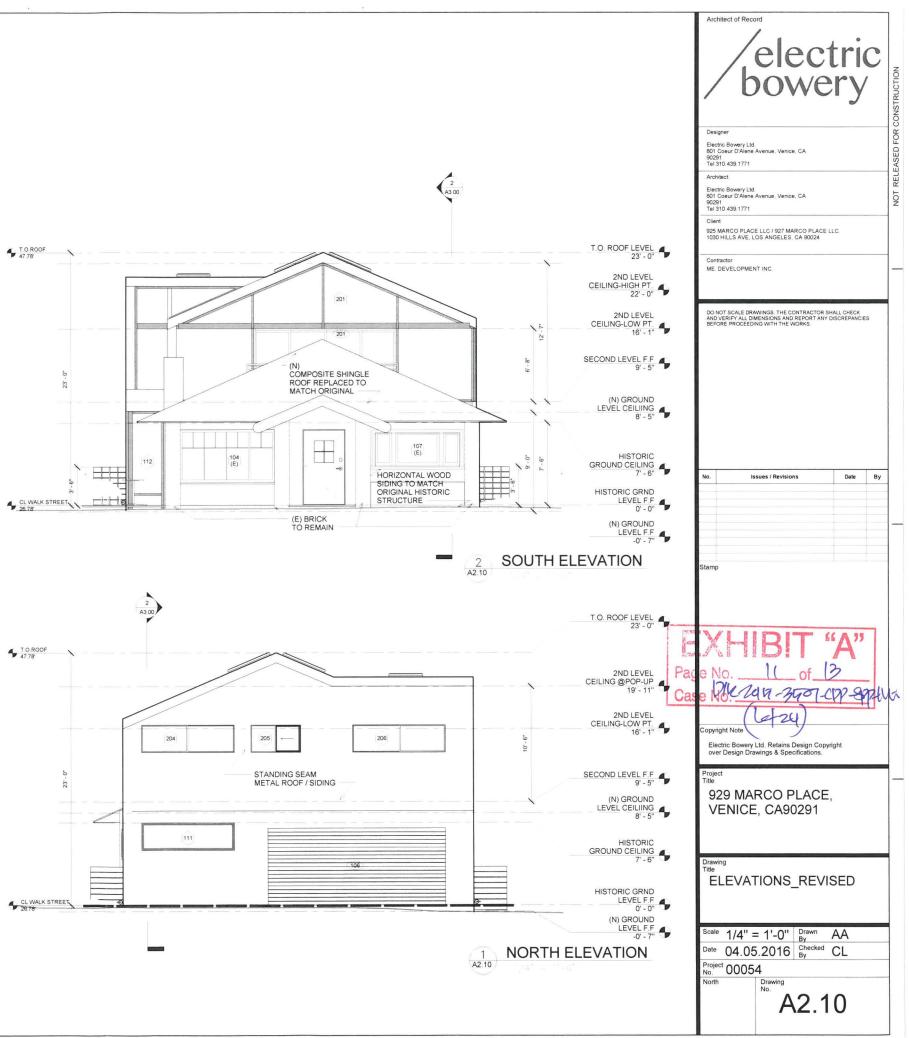


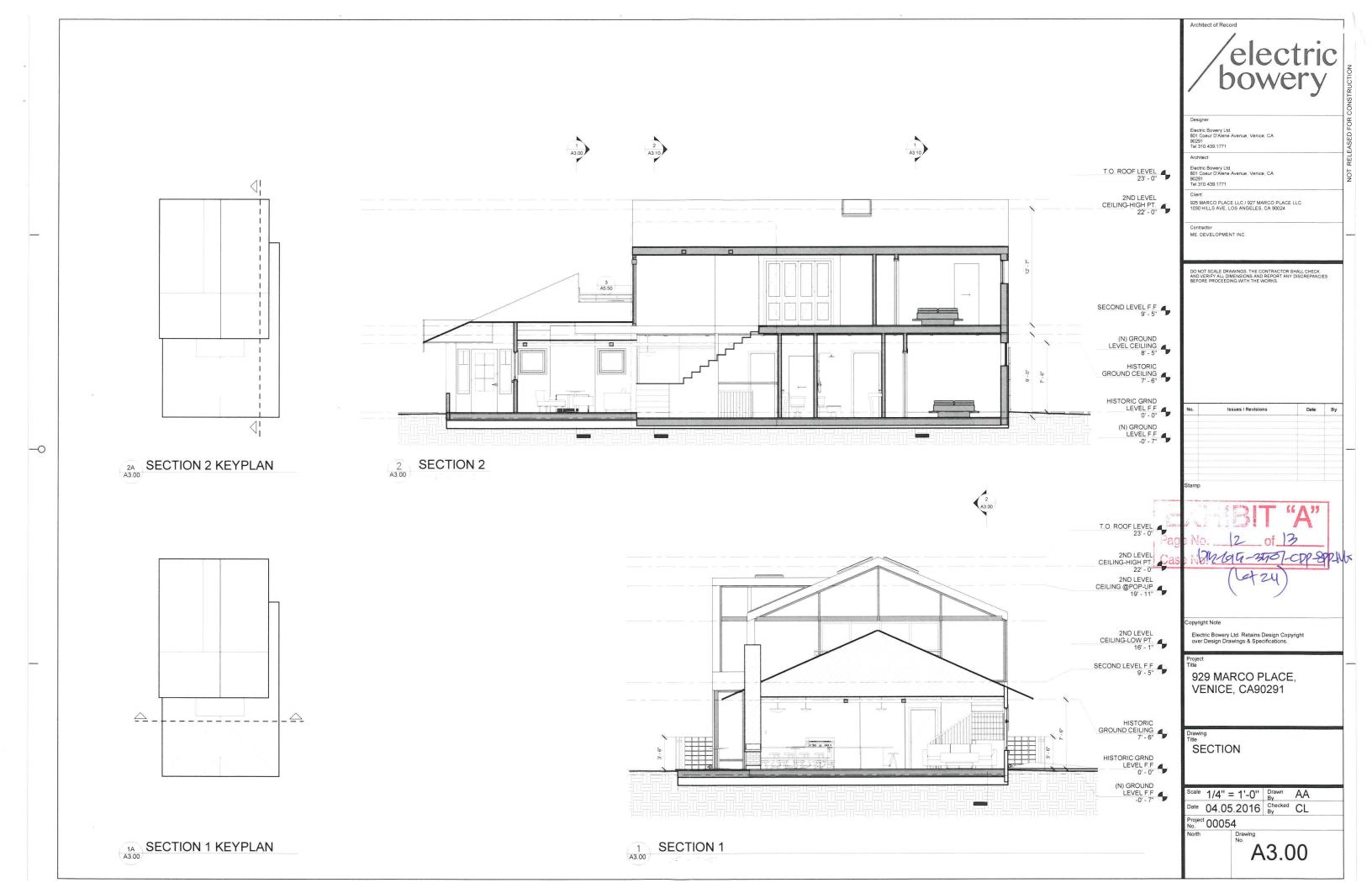


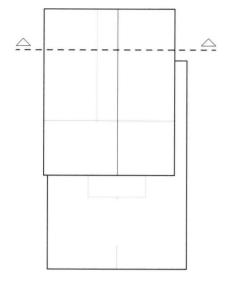




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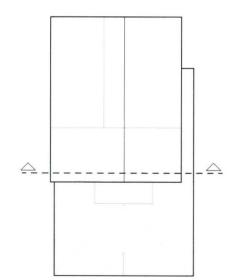




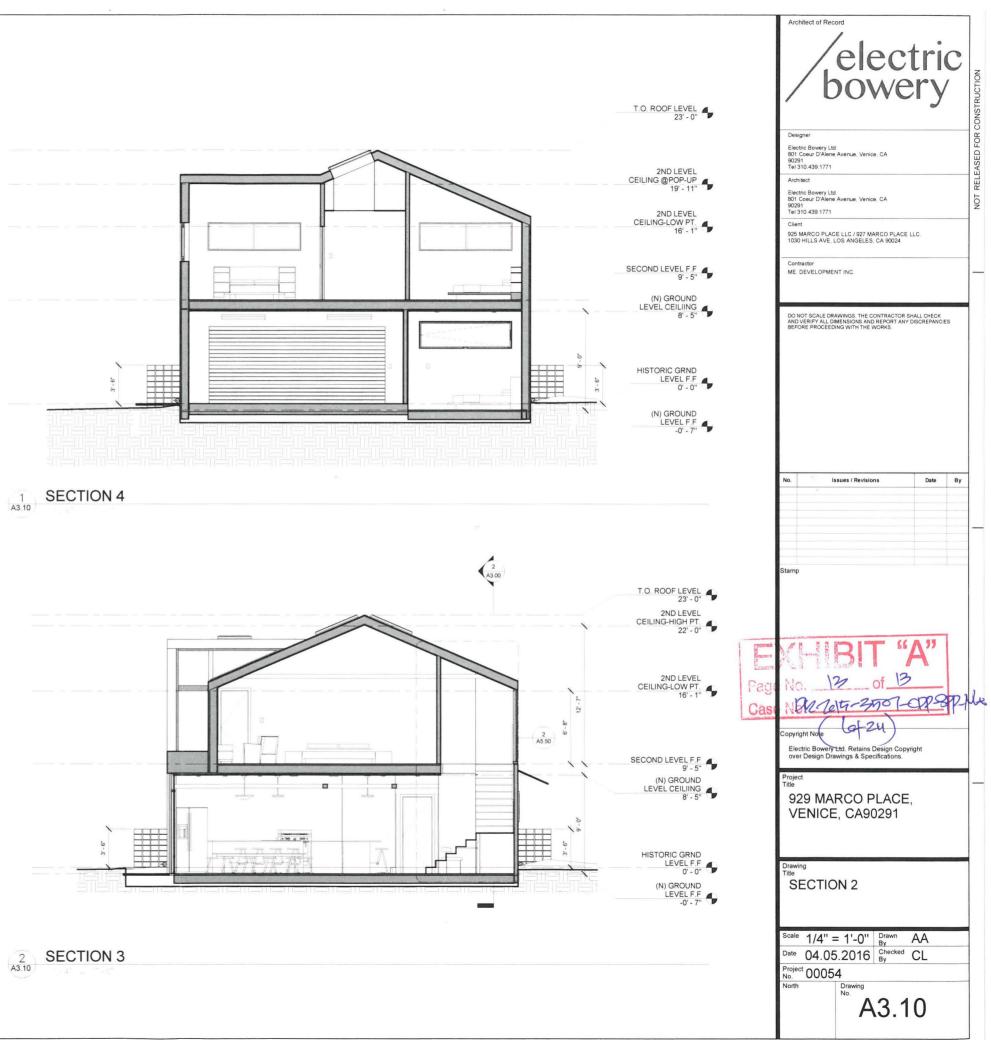


4A A3.00 SECTION 4 KEYPLAN

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DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT D CATEGORICAL EXEMPTION ENV-2015-3505-CE

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL

COUNTY CLERK'S USE	CITY	OF LOS ANG	ELES	~		CITY	LERK'S USE
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	NOTICE	OF EXE	EMP	TION			
	(California Enviro	onmental Quality A	ct Section	15062)			
Filing of this form is optional. If file							
pursuant to Public Resources Code starts a 35-day statute of limitations							
results in the statute of limitations b			ine projeci				
LEAD CITY AGENCY						COUNCIL	DISTRICT
City of Los Angeles Depart	ment of City Plan	ining					
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NAME OF PERSON OR AGENCY Ω	CARRYING OUT PRC	DJECT, IF OTHER	THAN LE	AD CITY AG	ENCY:		
CONTACT PERSON		AREA C	ODE	TELEPHONE	E NUMBER		EXT.
Ω		Ω	9	Ω			
EXEMPT STATUS: (Check One)							
	STA	TE CEQA GUIDEL	INES		CITY CEQ	A GUIDEL	INES
9 MINISTERIAL		Sec. 15268			Art. II	, Sec. 2b	
9 DECLARED EMERGENC	Y	Sec. 15269			Art. II	, Sec. 2a (1)
9 EMERGENCY PROJECT		Sec. 15269 (b) &	(C)		Art. II	, Sec. 2a (2) & (3)
Y CATEGORICAL EXEMPT	ION	Sec. 15300 et se	eq.		Art. II	l, Sec. 1	
Class 3	Category	1 (City CEQA	Guideline	es)			
9 OTHER (See Public	Resources Code Sec.	21080 (b) and set	forth state	and City gui	ideline prov	ision.	
JUSTIFICATION FOR PROJECT	EXEMPTION: Single f	family residence no	ot in conju	nction with t	he building	of two or	more units. In
urbanized areas, up to three single					J		
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DISTRIBUTION: (1) County Clerk,	(2) City Clerk, (3) Age	ncy Record					
Rev. 11-1-03 Rev. 1-31-06 Word							
IF FILED BY THE APPLICANT:							
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NAME (PRINTED)		SIG	NATURE				

<u>Ω</u> DATE

COUNT	Y CLERK'S USE	OFFICE 200 NORTH S	DF LOS ANGELES OF THE CITY CLERP PRING STREET, ROC ELES, CALIFORNIA 90	K DM 360		CITY CLERK
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Ω	See Attached.					
NAME (Ω	OF PERSON OR AGENCY CA	RRYING OUT PROJ	ECT, IF OTHER THAN	LEAD CITY A	GENCY:	
CONTA	CT PERSON		AREA CODE	ITELEPHO	NE NUMBER	EXT.
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Ω EXEMF	PT STATUS: (Check One)			Ω	CITY CEQA Art. II,	A GUIDELINES
Ω EXEMF 9	PT STATUS: (Check One) MINISTERIAL		Ω E CEQA GUIDELINES Sec. 15268	Ω	CITY CEQA Art. II, Art. II,	A GUIDELINES , Sec. 2b
Ω EXEMF 9 9	PT STATUS: (Check One) MINISTERIAL DECLARED EMERGENCY		Ω E CEQA GUIDELINES Sec. 15268 Sec. 15269	Ω	CITY CEQA Art. II, Art. II, Art. II,	A GUIDELINES , Sec. 2b , Sec. 2a (1)
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<u>ENV-2015-3505-CE</u> 925 and 927 West Marco Place DIR-2015-3504-CDP-SPP-MEL DIR-2015-3506-CDP-SPP-MEL DIR-2015-3507-CDP-SPP-MEL

DETERMINE based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies

A Categorical Exemption, ENV-2015-3505-CE, has been prepared for the proposed project consistent, with the provisions of the California Environmental Quality Act and the City CEQA Guidelines. The project proposes the demolition of a one-story, 688 squarefoot, single-family dwelling located at 927 W. Marco Place (Lot 24) and the relocation of one-story, 1,256 square-foot, single-family dwelling located at 925 W. Marco Place (Lots 22 & 23) to 927 West Marco Place (Lot 24); the structure is to be preserved and a twostory addition will be constructed to the rear, resulting in a two-story, 2,335 square-foot single-family dwelling with an attached, two-car garage. The project includes the construction of one, two-story, 2,337 square-foot, single-family dwelling with a rooftop deck and an attached two-car garage at 925 West Marco Place (Lot 22) and one, twostory, 2,104 square-foot, single-family dwelling with a rooftop deck and an attached twocar garage at 927 West. Marco Place (Lot 23). Each single-family dwelling will provide a total of three parking spaces onsite. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15303 (City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 1), as well as Sections 15331 and 15332.

The Class 3 Category 1 categorical exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; this includes one single-family residence, or a second dwelling unit in a residential zone. Up to three single family residences may be constructed under this exemption. As previously discussed, the project will result in three single-family dwellings on three residential lots in a fully developed residential neighborhood. The project site is currently developed with two residential structures.

The Class 31 categorical exemption allows projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The subject property is located within the Milwood Walk Streets Historic District and contains two residential structures. The single-family dwelling at 925 Marco Place is identified as a Contributor (SurveyLA) and the structure at 927 Marco Place was determined to be a Non-Contributor to the District (Historic Resources Assessment, CPR Services Corporation, November 2016). The Contributor (located on lots 22 and 23) will be relocated to lot 24 and rehabilitated. The front portion of the façade will be preserved (to a depth of approximately 20 feet) and a

two-story addition will be constructed to the rear of the original structure. The proposed project was reviewed by the Office of Historic Resources, and the proposed preservation and addition was found to maintain the integrity of the Contributor and the proposed new structures were determined to be consistent and compatible with the District (March 2, 2017). The project will retain the character defining features of the existing Contributor (within the front façade) and the proposed addition to the rear portion of the structure is differentiated from the original structure using large glass panels and metal siding.

The Class 32 categorical exemption is applicable to infill development within urbanized areas; the project will demolish one single-family dwelling, relocate an existing single-family dwelling and construct two new single-family dwellings on three (adjacent) residential lots, located within a developed residential neighborhood. The project meets the following conditions of the Class 32 categorical exemption:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The subject site is designated as Low Medium I Residential land use and zoned R2-1. As previously discussed, the project conforms to the development regulations and policies of the Venice Coastal Zone Land Use Plan and Specific Plan.
- (b) The proposed development occurs within City limits on a project site of no more than five acres, substantially surrounded by urban uses. The subject site is approximately 10,800 square feet, less than 0.3 acres.
- (c) The project site has no value as habitat for endangered, rare or threatened species. The project is located within a fully developed residential neighborhood with moderate landscaping. As such, the project site does not contain a habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed project does not meet the threshold for requiring a traffic study (LADOT), nor does it propose significant construction and grading activity that would require an air quality study. The project is subject to compliance with the City's standards and regulations for demolition and new construction and will not have a significant impact on noise or water quality.
- (e) The site can be adequately served by all required utilities and public services. The subject site currently maintains a two residential structures and is located within an urban area. As such, the proposed single-family dwellings will be served by existing utilities and public services.

Furthermore, the Exceptions outlined in Public Resources Code Section 15300.2. do not apply to the project:

a) Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as a sensitive environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is not located in a fault or flood zone, nor within a landslide area. Although the project is located within a liquefaction area, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.

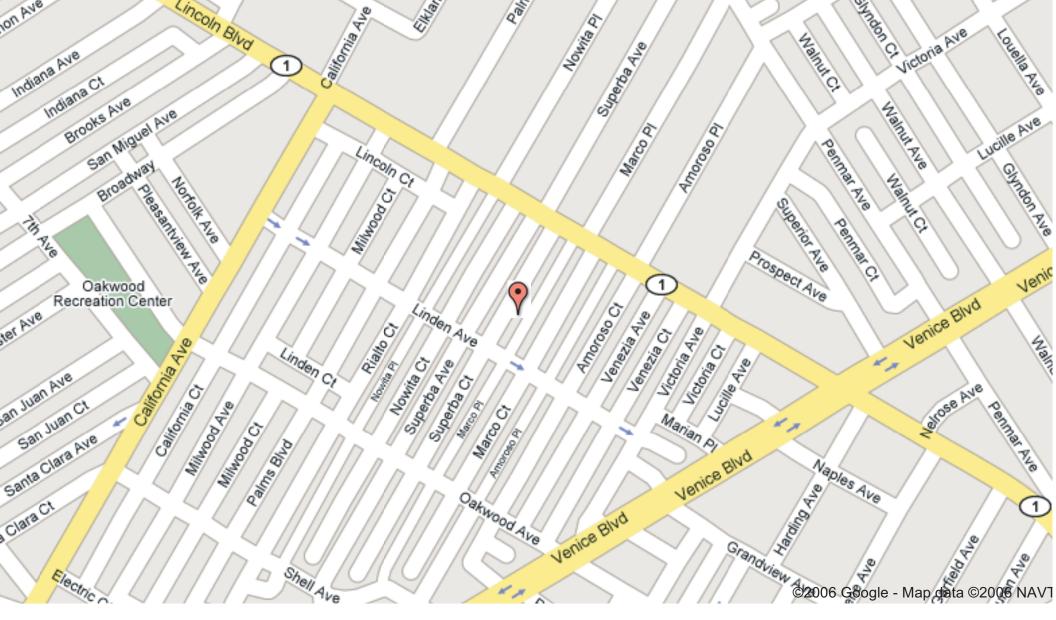
- b) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned R2-1 and designated Low Medium I Residential use. The proposed development of three single-family dwellings on three residential lots will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical to a residential neighborhood, no unusual circumstances are present or foreseeable.
- d) Scenic Highways. The project site is not located on or near a designated state scenic highway.
- e) Hazardous Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.
- f) Historical Resources. The project site is located within the Milwood Walk Streets Historic District (SurveyLA), the structure located at 925 Marco Place is identified as a Contributor to the District and the structure located at 927 Marco Place was determined to be a Non-Contributor (HRA November 2016). As previously discussed, the project consist of the preservation, relocation and addition to the Contributor in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The two new single-family dwellings were reviewed by the Office of Historic Resources and determined to be consistent and compatible with the Contributors in the block and would not have an adverse impact on the integrity of the District.

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.

DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBITE VICINITY AND RADIUS MAP

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL



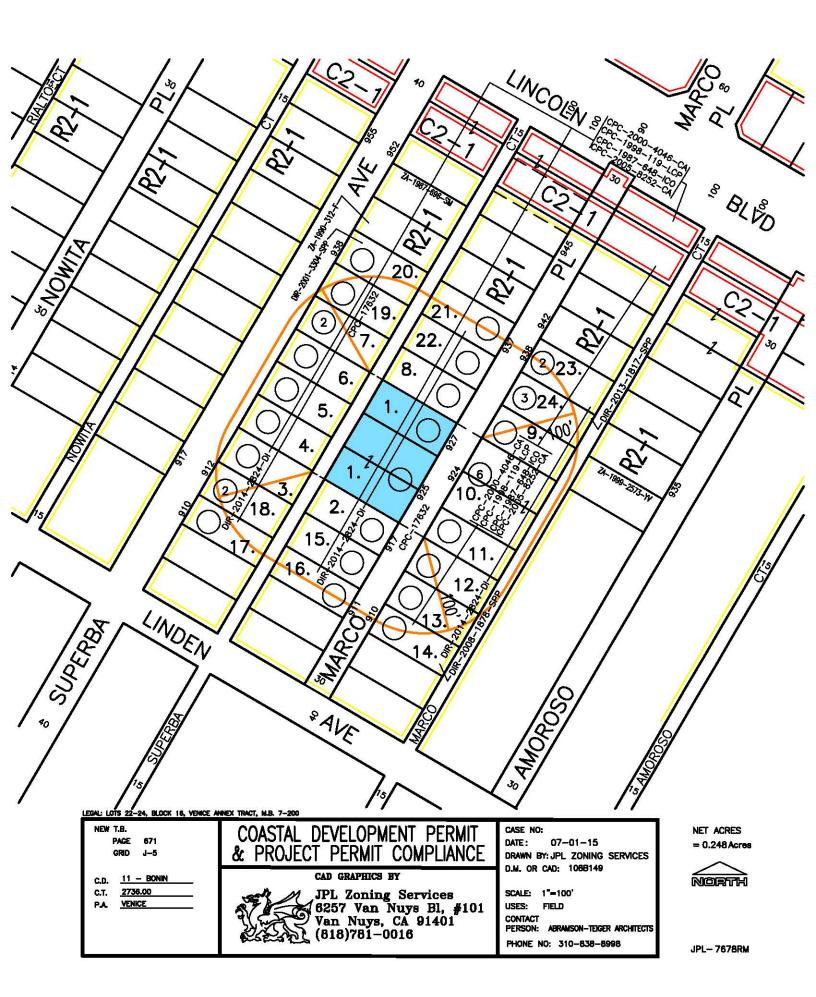




VICINITY MAP

JPL Zoning Services 6257 Van Nuys Blvd, #101 Van Nuys, CA 91401

JPL # 7678



DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT F CONTEXT/RELATIVE HEIGHT ANALYSIS

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL





architecture interior design project management Relative Height Study - 900 Block Marco Place, Venice Client : Ron Harel, M.E. Development, Inc. 16.11.07

DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT G

SURVEYLA FINDINGS: MILWOOD VENICE HISTORIC WALK STREETS DISTRICT (ZI NO. 2454)

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL

ZONING INFORMATION (Z.I.) No. 2454

SurveyLA Information for the Milwood Venice Walk Streets Historic District

Effective Date: March 4, 2016

Council District: 11

Instructions:

This property is located within the Milwood Venice Walk Streets Historic District (Historic District) identified by SurveyLA, the citywide Los Angeles Historic Resources Survey (see attached survey results). The Historic District has been evaluated as a whole and individual properties within the Historic District have been surveyed and identified as Contributors or Non-Contributors to the district. Properties identified as Not Sure are generally not visible from the public right-of-way and need to be evaluated.

The Historic District and Contributing properties are presumed to be historical resources under the California Environmental Quality Act (Section 21084.1 of the CEQA Statute and Section 15064.5 of the CEQA Guidelines). Any proposed new development project that requires discretionary project approvals, such as a Coastal Development Permit, will trigger review under CEQA and a thorough investigation and analysis of project impacts to historical resources.

- Demolition of a Contributing building is a significant impact to a historical resource.
- New construction that is compatible with Contributing buildings and meets the Secretary of the Interior's Standards for the Treatment of Historic Properties is not a significant impact to a historical resource.
- "Not Sure" properties must be evaluated to determine if they are Contributors or Non-Contributors before project impacts can be assessed.

For more information on the CEQA process contact your case planner. If you have not filed a case, contact Janet Hansen in the Office of Historic Resources (OHR) at (213) 978-1191. You may also email OHR staff: janet.hansen@lacity.org, Shannon.ryan@lacity.org, lambert.giessinger@lacity.org.



Name: Milwood Venice Walk Streets Historic District



Description:

The Milwood Venice Walk Streets Historic District is a residential district located in the northern portion of Venice. The district contains 471 properties. It is bounded by Lincoln Boulevard to the northeast, Amoroso Court to the southeast, Venice Boulevard and Electric Avenue to the southwest and west, and Palms Boulevard to the northwest. The district occupies flat terrain less than a mile from the Pacific Ocean. Walk and drive streets throughout the district are generally arranged in a grid pattern with a diagonal orientation. Walk streets include Nowita Place, Marco Place, Amoroso Place, and Crescent Place, which have vehicular access from rear alleys or "courts." Drive streets within the district include Palms Boulevard, Superba Avenue, Linden Avenue, Oakwood Avenue, and Shell Avenue. Lots in the district are exceptionally modest, with most parcels less than one-tenth of an acre in size. Development in the district is primarily residential, containing mostly one- and twostory single-family residences with little or no side or rear setbacks. Original residences were constructed primarily from the 1910s through the mid-1920s and were largely designed in the Craftsman style, although the district also exhibits examples of other Period Revival and modest vernacular styles. Today, these early residences share the block with more recent construction. On the walk streets, residences are oriented onto narrow concrete walkways punctuated by distinctive circular planting beds. The walk streets are largely characterized by front yard walls and fences and mature vegetation. The drive streets feature concrete curbs and sidewalks with landscaped parkways. A landscaped traffic circle occupies the intersection of Crescent Place, Shell Avenue, and Superba Avenue. Of the 471 properties, 169 are contributors to the district and 281 are non-contributors due to extensive alterations or construction outside the period of significance. Twenty-one properties are not visible from the public right-of-way and could not be evaluated. Other contributing features include the walk streets and associated circular planting beds. Overall, the architectural character, layout, scale, setbacks, and circulation patterns are unique in Los Angeles. The district conveys a strong sense of time and place as an early Venice beach community.

Significance:

The Milwood Venice Walk Streets Historic District is significant as a unique example of early-20th century residential development oriented on walk streets in the Venice community. The district's period of significance is 1904 to 1939. This range represents the primary period of development during which the land was subdivided and original residences were constructed. In 1891, tobacco magnate and real estate developer Abbot Kinney and his business partner, Francis G. Ryan, purchased a 1.5 mile-long strip of beachfront land located to the south of Santa Monica. The 275-acre parcel, which extended from Strand Street south to Mildred Avenue, had originally comprised a portion of the Rancho La Ballona and was initially settled by the Machado and Talamantes families in the early 1800s. Kinney and Ryan turned their attention to the northern portion of the tract, where they developed the resort community of Ocean Park. Following Francis Ryan's death in 1898, Kinney attempted to carry on with new business partners, but the men found themselves at odds with each other and the business was dissolved in 1904. Kinney won the undeveloped southern portion of the tract in a coin toss employed to divide up the company's assets and subdivided the land into the "Venice of America" tract, which extended east from the beachfront to present-day Abbot Kinney Boulevard. He immediately commenced with improvements designed to transform the saltwater marshland into a seaside resort modeled after the Italian city of Venice. The announcement of Kinney's plans spurred further development of the surrounding area by other real estate investors. The land comprising the Milwood Venice Walk Streets Historic District represents the efforts of several investors to capitalize on the area's proximity to the "Venice of America" development. The district is comprised of three tracts. The majority of the land in the district was subdivided as part of the Venice Annex tract, which was recorded in 1905. The northernmost portion of the district, extending from Rialto Court north to Palms Boulevard, was subdivided in two separate tracts. The Venice Park Tract, recorded in 1904, subdivided the land from present-day Electric Avenue to Oakwood Avenue and the Venice Vista tract, recorded in 1905, subdivided the land from Oakwood Avenue to Lincoln Boulevard. The Venice Annex tract, the largest of the three tracts in the district, was distinguished from other subdivisions in Venice by its unique layout of walk streets, drive streets, and alleys. The tract was designed to provide separate thoroughfares for automobile and pedestrian access, with



"drive streets" paralleling "walk streets," and walks streets accessed via rear alleys or "courts." This layout is also present in an earlier subdivision to the north, the Golden Bay tract, which was developed by Abbot Kinney. There, the plan has been attributed to cost-cutting measures; the developers were able to reduce costs by substituting sidewalks for streets, which achieved a courtyard effect for the small lots while providing safety for children. A short time later, the Venice Annex tract was designed to achieve the same effect. Development activity in the Venice Annex tract exemplified the demand for residential real estate in Venice at the time. It was reported that when the tract opened to the public in 1905, it took only two days for every lot to be sold; total lot sales for the weekend topped \$300,000. Construction activity commenced shortly thereafter, and continued throughout the 1910s and early 1920s. Most of the residences constructed in the district reflected the simplistic aesthetic of the beach community and Craftsman, vernacular, and similar cottage styles prevailed. By the 1920s, new residences constructed in the district reflected the growing popularity of Period Revival styles, though most examples remained modest in scale and decoration. Today, the Milwood Venice Walk Streets Historic District stands out from surrounding development due to its unique planning and development around a system of walk streets. The architectural character, layout, scale, circulations patterns, and pedestrian orientation of the neighborhood retains a distinctive feel that conveys a strong sense of time and place.





Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	The Milwood Venice Walk Streets Historic District is significant as a unique example of early-20th century residential development oriented on walk streets in Venice.



Contributors/Non-Contributors:

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Primary Address:	713 E AMOROSO PL
Туре:	Non-Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	717 E AMOROSO PL
Туре:	Not sure
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible

Primary Address:





Туре:	Contributor
Year built:	1914
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	725 E AMOROSO PL
Туре:	Non-Contributor
Year built:	2004
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other

721 E AMOROSO PL



Primary Address:	727 E AMOROSO PL	
Туре:	Non-Contributor	
Year built:	1921	
Property type/sub type:	Residential-Single Family; House	
Architectural style:	No style	



Primary Address:	730 E AMOROSO PL
Туре:	Contributor
Year built:	1911
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	733 E AMOROSO PL
Other Address:	731 E AMOROSO PL
Туре:	Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	734 E AMOROSO PL
Туре:	Non-Contributor
Year built:	1929
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other

Primary Address:





Туре:	Contributor
Year built:	1927
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	740 E AMOROSO PL
Other Address:	736 E AMOROSO PL
Туре:	Not sure
Year built:	1908
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

735 E AMOROSO PL



Primary Address:	741 E AMOROSO PL
Туре:	Non-Contributor
Year built:	1938
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	745 E AMOROSO PL
Туре:	Non-Contributor
Year built:	0
Property type/sub type:	Other; Vacant Lot
Architectural style:	Not Applicable



Primary Address:	857 E AMOROSO PL
Туре:	Non-Contributor
Year built:	1941
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	744 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1966
Property type/sub type:	Residential-Multi Family; Apartment House
Architectural style:	No style





	Primary Address:	806 W AMOROSO PL
1 100 No. 1	Туре:	Non-Contributor
	Year built:	2014
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style
	Primary Address:	807 W AMOROSO PL
	Туре:	Non-Contributor
	Year built:	1964
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	810 W AMOROSO PL
	Other Address:	808 W AMOROSO PL
	Туре:	Non-Contributor
	Year built:	1921
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style



811 W AMOROSO PL
Non-Contributor
1921
Residential-Single Family; House
Other



Primary Address:	813 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	814 W AMOROSO PL
Other Address:	812 W AMOROSO PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Multi Family; Duplex
Architectural style:	Craftsman





Primary Address:	815 W AMOROSO PL
Туре:	Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman, Airplane Bungalow



Primary Address:	816 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1953
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional



Primary Address:	820 W AMOROSO PL
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	821 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	823 W AMOROSO PL
Tupor	Non Contributor



Thinki y Address.	
Туре:	Non-Contributor
Year built:	2007
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	824 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style

Type:

Year built:

Property type/sub type:

Architectural style:





Other Address:	828 W AMOROSO PL		
Туре:	Non-Contributor		
Year built:	2014		
Property type/sub type:	Residential-Single Family; House		
Architectural style:	No style		
Primary Address:	827 W AMOROSO PL		

2000

Other

826 W AMOROSO PL

Non-Contributor

Residential-Single Family; House





Primary Address:	831 W AMOROSO PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular



Primary Address:	832 W AMOROSO PL		
Other Address:	834 W AMOROSO PL		
Туре:	Non-Contributor		
Year built:	2014		
Property type/sub type:	Residential-Single Family; House		



Architectural style:	No style
Primary Address:	835 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1958
Property type/sub type:	Residential-Single Family; House
Architectural style:	Ranch, Minimal



Primary Address:	838 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style





Primary Address:	839 W AMOROSO PL
Туре:	Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	841 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2001
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible
Primary Address:	842 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	845 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1952
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



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Primary Address:	846 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1952
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional



Primary Address:	849 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style





Primary Address:	850 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1952
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional
Primary Address:	853 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2008
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	854 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House





Primary Address:	856 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1952
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional

No style



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Primary Address:	861 W AMOROSO PL
Туре:	Contributor
Year built:	1931
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional

Primary Address:	905 W AMOROSO PL
Other Address:	901 W AMOROSO PL 903 W AMOROSO PL 907 W AMOROSO PL
Туре:	Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular





Primary Address:	910 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	911 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House



Primary Address:	912 W AMOROSO PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival

No style



Primary Address:	913 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1929
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	917 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1950
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional



Primary Address:	918 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1948
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional





920 W AMOROSO PL
Non-Contributor
1939
Residential-Single Family; House
No style
921 W AMOROSO PL
Non-Contributor
2000
Residential-Single Family; House
No style
924 W AMOROSO PL
Non-Contributor
1913
Residential-Single Family; House





Primary Address:	925 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1951
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional

No style



Primary Address:	927 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	928 W AMOROSO PL
Туре:	Contributor
Year built:	1928
Property type/sub type:	Residential-Single Family; House
Architectural style:	Tudor Revival





Primary Address:	931 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	932 W AMOROSO PL
Туре:	Non-Contributor
Year built:	2003
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	934 W AMOROSO PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	935 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Dutch Colonial Revival



Primary Address:	938 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1947
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	939 W AMOROSO PL
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular





Primary Address:	941 W AMOROSO PL
Туре:	Contributor
Year built:	1916
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	942 W AMOROSO PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	946 W AMOROSO PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	947 W AMOROSO PL
Туре:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible



Primary Address:	953 W AMOROSO PL
Other Address:	949 W AMOROSO PL 955 W AMOROSO PL
Туре:	Contributor
Year built:	1916
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





House
House
House









Primary Address:	1617 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1620 S CRESCENT PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular

Primary Address:

Type:





Туре:	Non-Contributor
Year built:	2014
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	1622 S CRESCENT PL
Туре:	Contributor
Year built:	1930
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	1623 S CRESCENT PL

1621 S CRESCENT PL



Year built:	1927
Property type/sub type:	Residential-Single Family;
Architectural style:	Spanish Colonial Revival



Primary Address:	1624 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1953
Property type/sub type:	Residential-Single Family; House
Architectural style:	Modern, Mid-Century

Not sure

House



Primary Address:	1627 S CRESCENT PL
Туре:	Non-Contributor
Year built:	2014
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	1630 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

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Primary Address:	1632 S CRESCENT PL
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1633 S CRESCENT PL
Other Address:	1631 S CRESCENT PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1635 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1636 S CRESCENT PL
Other Address:	1640 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1978
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	1637 S CRESCENT PL
Туре:	Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1639 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1950
Property type/sub type:	Residential-Single Family; House
Architectural style:	Ranch, Traditional





Primary Address:	1641 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1982
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	1642 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1927
Property type/sub type:	Residential-Single Family; House
Architectural style:	Tudor Revival
Primary Address:	1649 S CRESCENT PL
Other Address:	1647 S CRESCENT PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Multi Family; Duplex





Primary Address:	1657 S CRESCENT PL
Туре:	Non-Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

American Foursquare



Primary Address:	1659 S CRESCENT PL
Туре:	Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1626-1628 Electric Ave
Туре:	Non-Contributor
Year built:	2005
Property type/sub type:	Residential-Multi Family; Condominium
Architectural style:	Other

Primary Address:





Other Address:	1608 S ELECTRIC AVE	
Туре:	Non-Contributor	
Year built:	1947	
Property type/sub type:	Residential-Single Family; House	
Architectural style:	Minimal Traditional	
Primary Address:	1604 S ELECTRIC AVE	
Other Address:	1608 S ELECTRIC AVE	
Туре:	Non-Contributor	

1604 S ELECTRIC AVE





Fillinally Address.	1004 S LECTRIC AVE	
Other Address:	1608 S ELECTRIC AVE	
Туре:	Non-Contributor	
Year built:	1947	
Property type/sub type:	Residential-Single Family; House	
Architectural style:	Minimal Traditional	

Primary Address:	1612 S ELECTRIC AVE
Туре:	Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1616 S ELECTRIC AVE	
Other Address:	1614 S ELECTRIC AVE	
Туре:	Contributor	
Year built:	1923	
Property type/sub type:	Residential-Single Family; House	
Architectural style:	Spanish Colonial Revival	



Primary Address:	1618 S ELECTRIC AVE	
Туре:	Non-Contributor	
Year built:	1915	
Property type/sub type:	Residential-Single Family; House	
Architectural style:	Craftsman	





Primary Address:	1620 S ELECTRIC AVE	
Туре:	Non-Contributor	
Year built:	1952	
Property type/sub type:	Residential-Single Family; House	
Architectural style:	Unknown/not visible	
Primary Address:	1630 S ELECTRIC AVE	
Туре:	Non-Contributor	
Type: Year built:	Non-Contributor 1955	
Year built:	1955	
Year built: Property type/sub type:	1955 Residential-Single Family; House	



Primary Address:	1632 S ELECTRIC AVE	
Туре:	Non-Contributor	
Year built:	1952	
Property type/sub type:	Residential-Single Family; House	
Architectural style:	Ranch, Minimal	



Primary Address:	1634 S ELECTRIC AVE
Туре:	Contributor
Year built:	1908
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1640 S ELECTRIC AVE
Туре:	Non-Contributor
Year built:	1908
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1644 S ELECTRIC AVE
Туре:	Non-Contributor
Year built:	1962
Property type/sub type:	Residential-Multi Family; Apartment House
Architectural style:	Modern, Mid-Century

Type:

Year built:





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Architectural style:	Craftsman
Primary Address:	1654 S ELECTRIC AVE
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

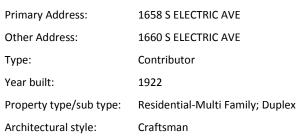
1652 S ELECTRIC AVE

1650 S ELECTRIC AVE

Residential-Single Family; House

Contributor

1921





Primary Address:	1666 S ELECTRIC AVE
Туре:	Non-Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	1670 S ELECTRIC AVE
Туре:	Contributor
Year built:	1914
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1674 S ELECTRIC AVE
Other Address:	605 E SUPERBA AVE
Туре:	Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





Primary Address:	1678 S ELECTRIC AVE
Other Address:	601 E VENICE BLVD
Туре:	Non-Contributor
Year built:	2010
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	1682 S ELECTRIC AVE
Other Address:	607 E VENICE BLVD
Туре:	Non-Contributor
Year built:	1955
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional



Primary Address:	1686 S ELECTRIC AVE
Other Address:	611 E VENICE BLVD
Туре:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	1690 S ELECTRIC AVE
Other Address:	615 E VENICE BLVD
Туре:	Contributor
Year built:	1914
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	1694 S ELECTRIC AVE
Other Address:	619 E VENICE BLVD
Туре:	Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

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Primary Address:

Architectural style:

Architectural style:

Other Address:





Type:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	1603 S LINDEN AVE
Other Address:	1607 S LINDEN AVE
Туре:	Non-Contributor
Year built:	1941
Property type/sub type:	Residential-Single Family; House

1698 S ELECTRIC AVE

623 E VENICE BLVD

Modern, Mid-Century





Primary Address:	1711 S LINDEN AVE
Other Address:	1715 S LINDEN AVE
Туре:	Non-Contributor
Year built:	1941
Property type/sub type:	Residential-Multi Family; Duplex
Architectural style:	Minimal Traditional



Primary Address:	1812 S LINDEN AVE
Other Address:	1819 S LINDEN AVE
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	2009 S LINDEN AVE
Other Address:	860 W AMOROSO PL 2003 S LINDEN AVE 2005 S LINDEN AVE
Туре:	Non-Contributor
Year built:	1951
Property type/sub type:	Residential-Single Family; House

Minimal Traditional



Year built:

Property type/sub type:

Architectural style:





Primary Address:	2010 S LINDEN AVE
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	2012 S LINDEN AVE
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival
Primary Address:	703 E MARCO PL
Primary Address: Type:	703 E MARCO PL Contributor

1922

Craftsman

Residential-Single Family; House





24	Primary Address:	705 E MARCO PL
1 1	Туре:	Contributor
	Year built:	1912
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	711 E MARCO PL
	Туре:	Non-Contributor
	Year built:	1930
al de	Property type/sub type:	Residential-Single Family; House
A.	Architectural style:	No style
182	Primary Address:	714 E MARCO PL
	Туре:	Non-Contributor
1		



Primary Address:	714 E MARCO PL
Туре:	Non-Contributor
Year built:	1959
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style





	Primary Address:	715 E MARCO PL
	Туре:	Contributor
	Year built:	1911
N	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	716 E MARCO PL
*	Other Address:	718 E MARCO PL
	Туре:	Non-Contributor
	Year built:	2006
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
ť	Primary Address:	717 E MARCO PL
	Туре:	Non-Contributor
	Year built:	1964
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style



Primary Address:	720 E MARCO PL
Other Address:	722 E MARCO PL
Туре:	Contributor
Year built:	1936
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	721 E MARCO PL
Туре:	Non-Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	724 E MARCO PL
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

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211	Primary Address:	725 E MARCO PL
	Туре:	Non-Contributor
	Year built:	1920
	Property type/sub type:	Residential-Single Family; House
1	Architectural style:	Craftsman
	Primary Address:	728 E MARCO PL
é	Туре:	Non-Contributor
	Year built:	2006
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	729 E MARCO PL
ž	Туре:	Contributor
	Year built:	1912
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	732 E MARCO PL
	Туре:	Non-Contributor
	Year built:	1948
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style
2	Primary Address:	733 E MARCO PL





Primary Address:	733 E MARCO PL
Туре:	Not sure
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	736 E MARCO PL
Туре:	Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular

Primary Address:

Property type/sub type:

Type:

Year built:











Architectural style:	Craftsman
Primary Address:	743 E MARCO PL
Other Address:	745 E MARCO PL
Туре:	Non-Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	746 E MARCO PL
Other Address:	742 E MARCO PL
Туре:	Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

737 E MARCO PL

741 E MARCO PL

Non-Contributor

740 E MARCO PL

Contributor

1913

Residential-Single Family; House

Residential-Single Family; House

1913

Craftsman



Primary Address:	747 E MARCO PL
Туре:	Non-Contributor
Year built:	1952
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	752 E MARCO PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival





	Primary Address:	753 E MARCO PL
	Туре:	Contributor
	Year built:	1913
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	754 E MARCO PL
	Туре:	Contributor
	Year built:	1921
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	755 E MARCO PL
	Туре:	Not sure
	Year built:	1912
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	800 E MARCO PL
	Туре:	Non-Contributor
	Year built:	1915
	Property type/sub type:	Residential-Single Family; House
8	Architectural style:	Craftsman
	Primary Address:	803 E MARCO PL
	Туре:	Not sure
	Year built:	1939
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
	Primary Address:	805 E MARCO PL
	_	







Stor Martines	Primary Address:
Sector Property	Туре:
	Year built:
	Property type/sub
Stelle M. In	Architectural style

mary Address:	805 E MARCO PL
e:	Non-Contributor
ar built:	2000
perty type/sub type:	Residential-Single Family; House
hitectural style:	Other





Primary Address:	806 E MARCO PL
Туре:	Not sure
Year built:	1927
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible
Primary Address:	810 E MARCO PL
Туре:	Non-Contributor
Year built:	1941
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional
Primary Address:	811 E MARCO PL



811 E MARCO PL
Non-Contributor
1921
Residential-Single Family; House
Craftsman



Primary Address:	814 E MARCO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	815 E MARCO PL
Туре:	Non-Contributor





Year built:	2003
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	816 E MARCO PL

imary Address:	816 E MARCO PL
vpe:	Non-Contributor
ear built:	1920
operty type/sub type:	Residential-Single Family; House
chitectural style:	Craftsman

Architectural style:





T	Contributor
Туре:	Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	820 E MARCO PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House

817 E MARCO PL



Primary Address:	821 E MARCO PL
Туре:	Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Spanish Colonial Revival



Primary Address:	824 E MARCO PL
Туре:	Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	825 E MARCO PL
Туре:	Non-Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	827 E MARCO PL
Туре:	Non-Contributor
Year built:	1965
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style





Primary Address:	828 E MARCO PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	831 E MARCO PL
Туре:	Non-Contributor
Year built:	1993
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	837 E MARCO PL
Туре:	Contributor
Year built:	1926
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	839 E MARCO PL
Туре:	Non-Contributor
Year built:	1948
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional
Primary Address:	841 E MARCO PL
Туре:	Contributor
Year built:	1924





Primary Address:	913 E MARCO PL
Туре:	Non-Contributor
Year built:	1958
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible

Residential-Single Family; House

Spanish Colonial Revival

Property type/sub type:

Architectural style:





-	Primary Address:	923 E MARCO PL
	Other Address:	917 W MARCO PL
	Туре:	Not sure
	Year built:	1912
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	830 W MARCO PL
	Туре:	Contributor
	Year built:	1911
	Property type/sub type:	Residential-Single Family; House
10	Architectural style:	Craftsman
	Primary Address:	832 W MARCO PL
	Туре:	Contributor
A	Year built:	1920
2	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival
	Primary Address:	838 W MARCO PL
	Туре:	Non-Contributor
-	Year built:	1920
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	842 W MARCO PL
	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style
	-	











Primary Address:	845 W MARCO PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





1

	Primary Address:	846 W MARCO PL
	Туре:	Contributor
	Year built:	1924
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival
A NOTE OF COLUMN	Primary Address:	849 W MARCO PL
	Туре:	Contributor
	Year built:	1922
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	850 W MARCO PL
	Other Address:	848 W MARCO PL
	Туре:	Non-Contributor
	Year built:	1948
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
	Primary Address:	853 W MARCO PL
	Туре:	Non-Contributor
	Year built:	2008
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other





Primary Address:	854 W MARCO PL
Туре:	Non-Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible
Primary Address:	856 W MARCO PL



Primary Address:	856 W MARCO PL
Туре:	Non-Contributor
Year built:	1957
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional





	Primary Address:	860 W MARCO PL
	Туре:	Non-Contributor
A.A.A.A.A.A.A.A.A.A.A.A.A.A.A.A.A.A.A.	Year built:	1926
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival
	Primary Address:	863 W MARCO PL
1	Туре:	Contributor
11 14	Year built:	1907
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
4	Primary Address:	902 W MARCO PL
4	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
10	Architectural style:	Other
ちょう	Primary Address:	905 W MARCO PL
	Other Address:	907 W MARCO PL
N. C. S.	Туре:	Non-Contributor
	Year built:	1921
1	Property type/sub type:	Residential-Multi Family; Duplex
	Architectural style:	No style
	Primary Address:	906 W MARCO PL
1 11 11 1	Туре:	Contributor
	Year built:	1906
-	Property type/sub type:	Residential-Single Family; House
a a a a a a a a a a a a a a a a a a a	Architectural style:	Vernacular
- West	Primary Address:	910 W MARCO PL
1	Туре:	Non-Contributor
No. of Street, or other	Year built:	1923









Primary Address:	910 W MARCO PL
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





	Primary Address:	911 W MARCO PL
100000	Туре:	Not sure
and the Association	Year built:	1924
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival
	Primary Address:	912 W MARCO PL
	Туре:	Non-Contributor
	Year built:	1954
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
	Primary Address:	916 W MARCO PL
	Туре:	Non-Contributor
	Year built:	1954
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Unknown/not visible
	Primary Address:	920 W MARCO PL
	Туре:	Contributor
	Year built:	1920
	Property type/sub type:	Residential-Single Family; House
Contra - 1	Architectural style:	Vernacular
	Primary Address:	925 W MARCO PL
	Туре:	Contributor
	Year built:	1907
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman, Japanese
	Primary Address:	927 W MARCO PL
NAME OF T	Type:	Not sure





Primary Address:	927 W MARCO PL
Туре:	Not sure
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible

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Primary Address:





	Other Address:	924 W MARCO PL 926 W MARCO PL
	Туре:	Contributor
1	Year built:	1925
	Property type/sub type:	Residential-Multi Family; Bungalow Court
	Architectural style:	Spanish Colonial Revival
	Primary Address:	931 W MARCO PL
	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	932 W MARCO PL
	Туре:	Non-Contributor
	Year built:	1925
-	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Vernacular
	Primary Address:	935 W MARCO PL
	Primary Address: Type:	
		935 W MARCO PL
	Туре:	935 W MARCO PL Contributor
	Type: Year built:	935 W MARCO PL Contributor 1923
	Type: Year built: Property type/sub type:	935 W MARCO PL Contributor 1923 Residential-Single Family; House
	Type: Year built: Property type/sub type:	935 W MARCO PL Contributor 1923 Residential-Single Family; House
	Type: Year built: Property type/sub type: Architectural style:	935 W MARCO PL Contributor 1923 Residential-Single Family; House Craftsman
	Type: Year built: Property type/sub type: Architectural style: Primary Address:	935 W MARCO PL Contributor 1923 Residential-Single Family; House Craftsman 936 W MARCO PL
	Type: Year built: Property type/sub type: Architectural style: Primary Address: Other Address:	935 W MARCO PL Contributor 1923 Residential-Single Family; House Craftsman 936 W MARCO PL 934 E MARCO PL

928 W MARCO PL









Primary Address:	936 W MARCO PL
Other Address:	934 E MARCO PL
Туре:	Non-Contributor
Year built:	2014
Property type/sub type:	Residential-Single Family; Ho
Architectural style:	Not Applicable

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	Primary Address:	937 W MARCO PL
	Туре:	Not sure
	Year built:	1923
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	938 W MARCO PL
	Туре:	Contributor
	Year built:	1921
	Property type/sub type:	Residential-Single Family; House
10	Architectural style:	Craftsman
æ	Primary Address:	941 W MARCO PL
	Туре:	Not sure
	Year built:	1922
3	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	942 W MARCO PL
	Туре:	Contributor
	Year built:	1922
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
8	Primary Address:	945 W MARCO PL
No.	Other Address:	947 W MARCO PL
		949 W MARCO PL
	Туре:	Not sure
	Year built:	1923
	Property type/sub type:	Residential-Multi Family; Bungalow Court
	Architectural style:	Craftsman
	Primary Address:	946 W MARCO PL







<u> </u>	Primary Address
	Туре:
	Year built:
	Property type/su
	Architectural styl

ry Address:	946 W MARCO PL
	Contributor
ouilt:	1921
rty type/sub type:	Residential-Single Family; House
ectural style:	Vernacular







P	Primary Address:	950 W MARCO PL
Т	уре:	Non-Contributor
Y	/ear built:	1923
F	Property type/sub type:	Residential-Single Family; House
A	Architectural style:	Vernacular
F	Primary Address:	961 W MARCO PL
Т	уре:	Contributor
Ŷ	/ear built:	1910
F	Property type/sub type:	Residential-Single Family; House
A	Architectural style:	Victorian, Vernacular Cottage, hip roof
P	Primary Address:	709 E NOWITA PL
C	Other Address:	707 E NOWITA PL
Т	уре:	Non-Contributor
Ŷ	/ear built:	1924
F	Property type/sub type:	Residential-Single Family; House
A	Architectural style:	No style
P	Primary Address:	710 E NOWITA PL
C	Other Address:	708 E NOWITA PL
Т	Туре:	Non-Contributor



Other Address:708 E NOWITA PLType:Non-ContributorYear built:1912Property type/sub type:Residential-Multi Family; DuplexArchitectural style:Craftsman	Primary Address:	710 E NOWITA PL
Year built:1912Property type/sub type:Residential-Multi Family; Duplex	Other Address:	708 E NOWITA PL
Property type/sub type: Residential-Multi Family; Duplex	Туре:	Non-Contributor
	Year built:	1912
Architectural style: Craftsman	Property type/sub type:	Residential-Multi Family; Duplex
	Architectural style:	Craftsman



Primary Address:	711 E NOWITA PL
Туре:	Contributor
Year built:	1914
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	712 E NOWITA PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Deconstructivist

Year built:

Property type/sub type:

Architectural style:





Primary Address:	713 E NOWITA PL
Туре:	Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	714 E NOWITA PL
Туре:	Non-Contributor
Year built:	2003
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	715 E NOWITA PL





Primary Address:	716 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; Bungalow
Architectural style:	Craftsman

1921

No style

Residential-Single Family; House

House



Primary Address:	717 E NOWITA PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family;
Architectural style:	Craftsman



Primary Address:	718 E NOWITA PL
Туре:	Non-Contributor
Year built:	1988
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style





Primary Address:	719 E NOWITA PL
Туре:	Non-Contributor
Year built:	1990
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	720 E NOWITA PL
Туре:	Non-Contributor
Year built:	1994
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	721 E NOWITA PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	722 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; Bungalow
Architectural style:	Craftsman
Primary Address:	723 E NOWITA PL
Туре:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	724 E NOWITA PL
· _ ·	



Primary Address:	724 E NOWITA PL
Туре:	Non-Contributor
Year built:	1962
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style

Architectural style:





Primary Address:	725 E NOWITA PL
Туре:	Non-Contributor
Year built:	2010
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	726 E NOWITA PL
Туре:	Non-Contributor
Year built:	1990
Property type/sub type:	Residential-Single Family; House
Architectural style:	Post Modern
Primary Address:	727 E NOWITA PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House



Primary Address:	728 E NOWITA PL
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Craftsman



Primary Address:	729 E NOWITA PL
Туре:	Non-Contributor
Year built:	2005
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	730 E NOWITA PL
Туре:	Contributor
Year built:	1939
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional





	Primary Address:	731 E NOWITA PL
	Туре:	Contributor
	Year built:	1922
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	732 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	1952
10 Mar	Property type/sub type:	Residential-Single Family; House
1	Architectural style:	Minimal Traditional
	Primary Address:	733 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	1948
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
	Primary Address:	734 E NOWITA PL
	Туре:	Non-Contributor
And the last	Year built:	1950





Primary Address:	734 E NOWITA PL
Туре:	Non-Contributor
Year built:	1950
Property type/sub type:	Residential-Single Family; House
Architectural style:	Modern, Mid-Century



Primary Address:	735 E NOWITA PL
Туре:	Non-Contributor
Year built:	1933
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	736 E NOWITA PL
Туре:	Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style





Primary Address:	737 E NOWITA PL
Туре:	Non-Contributor
Year built:	1948
Property type/sub type:	Residential-Single Family; House
Architectural style:	Modern, Mid-Century; Ranch, Traditional
Primary Address:	739 E NOWITA PL
Туре:	Non-Contributor



Type:	Non-Contributor
Year built:	1928
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	762 E NOWITA PL

Primary Address:	762 E NOWITA PL
Туре:	Non-Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	763 E NOWITA PL
Туре:	Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	764 E NOWITA PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	801 E NOWITA PL
Туре:	Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





	Primary Address:	802 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	1949
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	American Colonial Revival
	Primary Address:	803 E NOWITA PL
	Туре:	Contributor
	Year built:	1913
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	806 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	1983
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style
	Primary Address:	808 E NOWITA PL
	Туре:	Contributor
	Year built:	1923
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival
	Primary Address:	809 E NOWITA PL
	Туре:	Contributor
	Year built:	1913
	Property type/sub type:	Residential-Single Family; House
1.01	Architectural style:	Craftsman
4	Primary Address:	812 E NOWITA PL



Primary Address:	812 E NOWITA PL
Other Address:	810 E NOWITA PL
Туре:	Non-Contributor
Year built:	1977
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other

Architectural style:





Primary Address:	813 E NOWITA PL
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	815 E NOWITA PL
Туре:	Non-Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House





Primary Address:	818 E NOWITA PL
Other Address:	816 E NOWITA PL
Туре:	Non-Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	819 E NOWITA PL
Туре:	Non-Contributor
Year built:	1906
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style

Craftsman



Primary Address:	821 E NOWITA PL
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Property type/sub type:	Residential-Single Family; House



Primary Address:	824 E NOWITA PL
Other Address:	820 E NOWITA PL
Туре:	Non-Contributor
Year built:	2004
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





	Primary Address:	825 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	1915
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	828 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	1921
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	829 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	1986
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	832 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
I	Architectural style:	Other



Primary Address:	833 E NOWITA PL
Туре:	Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	834 E NOWITA PL
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other





Primary Address:	835 E NOWITA PL
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	838 E NOWITA PL
Туре:	Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; Bungalow
Architectural style:	Craftsman
Primary Address:	839 E NOWITA PL
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	840 E NOWITA PL
Туре:	Non-Contributor
Year built:	2005
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	841 E NOWITA PL
-	



Street of	7.57.50	
152	N NY	
	Í dý	
	T.	

Primary Address:	841 E NOWITA PL
Туре:	Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	853 E NOWITA PL
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Architectural style:





Туре:	Non-Contributor
Year built:	1957
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival
Primary Address:	856 E NOWITA PL
Other Address:	854 E NOWITA PL
Туре:	Non-Contributor
Year built:	1910
Property type/sub type:	Residential-Single Family; House

855 E NOWITA PL



Primary Address:	857 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Vernacular



Primary Address:	858 E NOWITA PL
Other Address:	858 1/2 E NOWITA PL
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	859 E NOWITA PL
Other Address:	861 E NOWITA PL
Туре:	Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival





	Primary Address:	860 E NOWITA PL
	Other Address:	1705 S LINDEN AVE 1707 S LINDEN AVE
	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	903 E NOWITA PL
and the second se	Other Address:	1610 S LINDEN AVE 1612 S LINDEN AVE
N.S.	Туре:	Contributor
	Year built:	1921
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	904 E NOWITA PL
4	Other Address:	1708 S LINDEN AVE
14	Туре:	Contributor
	Year built:	1920
	Property type/sub type:	Residential-Single Family; Bungalow
	Architectural style:	Dutch Colonial Revival
11540		
N. N.	Primary Address:	905 E NOWITA PL
	Туре:	Non-Contributor
	Year built:	2010
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	906 E NOWITA PL
	Type:	Non-Contributor
	Year built:	2002
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style
	,	





Primary Address:	910 E NOWITA PL
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	911 E NOWITA PL
Туре:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	914 E NOWITA PL
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	915 E NOWITA PL



Primary Address:	915 E NOWITA PL
Туре:	Non-Contributor
Year built:	1939
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	916 E NOWITA PL
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	917 E NOWITA PL
Туре:	Non-Contributor
Year built:	1994
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other





Primary Address:	918 E NOWITA PL
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival
Primary Address:	923 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	924 E NOWITA PL
Туре:	Non-Contributor
Year built:	1948

Residential-Single Family; House

Residential-Single Family; House

Unknown/not visible





Primary Address:	926 E NOWITA PL
Туре:	Non-Contributor
Year built:	1950
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	927 E NOWITA PL
Туре:	Contributor
Year built:	1923

Property type/sub type:

Property type/sub type:

Architectural style:

Architectural style:



Primary Address:	929 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Craftsman





Primary Address:	930 E NOWITA PL
Туре:	Non-Contributor
Year built:	1954
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular
Primary Address:	931 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	934 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; Bungalow
Architectural style:	Craftsman
Primary Address:	935 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	939 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman







Primary Address:	940 E NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





	Primary Address:	941 E NOWITA PL
	Туре:	Contributor
	Year built:	1923
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
Ľ	Primary Address:	944 E NOWITA PL
10000	Туре:	Contributor
	Year built:	1923
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Vernacular
	Primary Address:	945 E NOWITA PL
and	Туре:	Non-Contributor
	Year built:	1948
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
	Primary Address:	948 E NOWITA PL
	Туре:	Contributor
	Year built:	1922
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	American Colonial Revival
	Primary Address:	949 E NOWITA PL
100 II. 10	Other Address:	947 E NOWITA PL 959 E NOWITA PL









Primary Address:	949 E NOWITA PL
Other Address:	947 E NOWITA PL 959 E NOWITA PL
Туре:	Contributor
Year built:	1911
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	938 W NOWITA PL
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Year built:

Architectural style:





Туре:	Non-Contributor
Year built:	1950
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional
Primary Address:	1601 S OAKWOOD AVE
Other Address:	760 E PALMS BLVD
Туре:	Non-Contributor

1968

1600 S OAKWOOD AVE



Property type/sub type:	Residential-Multi Family; Apartment House
Architectural style:	Modern, Mid-Century
Primary Address:	1603 S OAKWOOD AVE
Туре:	Non-Contributor
Year built:	1968
Property type/sub type:	Residential-Multi Family; Apartment House

Modern, Mid-Century



Primary Address:	1605 S OAKWOOD AVE
Туре:	Non-Contributor
Year built:	2010
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	1606 S OAKWOOD AVE
Other Address:	1608 S OAKWOOD AVE 1610 S OAKWOOD AVE
Туре:	Non-Contributor
Year built:	1951
Property type/sub type:	Residential-Single Family; House
Architectural style:	Modern, Mid-Century





	Other Address:	803 W AMOROSO PL
	Туре:	Non-Contributor
	Year built:	1964
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style
	Primary Address:	2000 S OAKWOOD AVE
in the second	Туре:	Non-Contributor
	Year built:	1954
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
月	Primary Address:	620 E PALMS BLVD
	Туре:	Non-Contributor
	Year built:	1925
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Unknown/not visible

1900 S OAKWOOD AVE



Primary Address:	638 E PALMS BLVD
Other Address:	636 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address: 640 E PALMS BLVD Type: Non-Contributor 1968 Year built: Property type/sub type: Residential-Single Family; House Architectural style: Modern, Late





1	Primary Address:	646 E PALMS BLVD
	Other Address:	644 E PALMS BLVD
	Туре:	Non-Contributor
	Year built:	1912
and the second sec	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	648 E PALMS BLVD
	Туре:	Not sure
	Year built:	1913
	Property type/sub type:	Residential-Single Family; House
5	Architectural style:	Craftsman
	Primary Address:	652 E PALMS BLVD
and a	Other Address:	650 E PALMS BLVD
	Туре:	Non-Contributor
	Year built:	1993
State F	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
R.	Primary Address:	656 E PALMS BLVD
F	Other Address:	1601 S SHELL AVE
66.2	Туре:	Non-Contributor
	Year built:	1955
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
1º	Primary Address:	700 E PALMS BLVD
and	Other Address:	702 E PALMS BLVD
	Туре:	Non-Contributor
AN	Year built:	2003
15	Property type/sub type:	Residential-Single Family; House









Primary Address:	700 E PALMS BLVD
Other Address:	702 E PALMS BLVD
Туре:	Non-Contributor
Year built:	2003
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other





	Primary Address:	704 E PALMS BLVD
	Other Address:	704 1/2 E PALMS BLVD
	Туре:	Contributor
329	Year built:	1912
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	710 E PALMS BLVD
	Туре:	Non-Contributor
	Year built:	1960
Į	Property type/sub type:	Residential-Single Family; House
in the	Architectural style:	Ranch, Traditional
	Primary Address:	716 E PALMS BLVD
Contraction of the second	Other Address:	714 E PALMS BLVD
-	Туре:	Non-Contributor
	Year built:	1949
	Property type/sub type:	Residential-Multi Family; Duplex
	Architectural style:	Minimal Traditional
and and a second	Primary Address:	720 E PALMS BLVD
	Other Address:	718 E PALMS BLVD
A. P. C.	Туре:	Non-Contributor
and the second se	Year built:	1949
ALC: NO.	Property type/sub type:	Residential-Multi Family; Duplex
	Architectural style:	Minimal Traditional
	Primary Address:	724 E PALMS BLVD
0	Other Address:	722 E PALMS BLVD









Primary Address:	724 E PALMS BLVD
Other Address:	722 E PALMS BLVD
Туре:	Non-Contributor
Year built:	2007
Property type/sub type:	Residential-Multi Family; Apartment House
Architectural style:	Other

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Primary Address:





Туре:	Not sure
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible
Primary Address:	730 E PALMS BLVD
Туре:	Non-Contributor
Year built:	2010
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	734 E PALMS BLVD
Туре:	Non-Contributor
Year built:	2009
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other

726 E PALMS BLVD





Primary Address:	738 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1940
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional
Primary Address:	748 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1995
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	752 E PALMS BLVD
Туре:	Non-Contributor
Year built:	2014
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other

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Primary Address:	754 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	756 E PALMS BLVD
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	758 E PALMS BLVD
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



10	Primary Address:	818 E PALMS BLVD
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Туре:	Contributor
	Year built:	1923
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	820 E PALMS BLVD
	Туре:	Contributor
and the second s	Year built:	1908
	Property type/sub type:	Residential-Single Family; House
Y.	Architectural style:	Craftsman



Primary Address:	822 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1941
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional





	Primary Address:	824 E PALMS BLVD
	Туре:	Contributor
	Year built:	1924
	Property type/sub type:	Residential-Single Family; House
C INCOM	Architectural style:	Craftsman
	Primary Address:	830 E PALMS BLVD
	Туре:	Non-Contributor
	Year built:	1963
	Property type/sub type:	Residential-Single Family; House
TAL	Architectural style:	Ranch, Minimal
A TH	Primary Address:	832 E PALMS BLVD
	Туре:	Non-Contributor
	Year built:	1947
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
	Primary Address:	834 E PALMS BLVD
	Туре:	Contributor
	Year built:	1930
	Property type/sub type:	Residential-Multi Family; Apartment House
1	Architectural style:	Mediterranean Revival
1. S.	Primary Address:	838 E PALMS BLVD
	Other Address:	838 1/2 E PALMS BLVD
	Туре:	Non-Contributor
Å	Year built:	1906
	Property type/sub type:	Residential-Single Family; House







Type:	Non-Contributor
Year built:	1906
Property type/sub type:	Residential-Single Family; Hou
Architectural style:	No style
Primary Address:	840 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1993

Year built:1993Property type/sub type:Residential-Single Family; HouseArchitectural style:Other





No. W.	Primary Address:	844 E PALMS BLVD
	Other Address:	848 E PALMS BLVD
	Туре:	Non-Contributor
	Year built:	1996
1	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
1	Primary Address:	852 E PALMS BLVD
100	Туре:	Non-Contributor
1	Year built:	1940
5) 	Property type/sub type:	Residential-Single Family; House
14.	Architectural style:	Minimal Traditional
	Primary Address:	902 E PALMS BLVD
	Туре:	Contributor
	Year built:	1916
	Property type/sub type:	Residential-Single Family; House
and the second se	Architectural style:	Craftsman; Queen Anne
	Primary Address:	906 E PALMS BLVD
	Other Address:	904 E PALMS BLVD
	Туре:	Non-Contributor
	Year built:	1949
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional





3

Primary Address:	910 E PALMS BLVD
Туре:	Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	914 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1981
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other





Туре:	Non-Contributor
Year built:	1950
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional
Primary Address:	922 E PALMS BLVD
Other Address:	920 E PALMS BLVD
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	924 E PALMS BLVD

918 E PALMS BLVD



	Туре:	Non-Contributor
-	Year built:	1988
	Property type/sub type:	Residential-Multi Family; Apartment House
8	Architectural style:	Other
-	Primary Address:	930 E PALMS BLVD
	Other Address:	932 E PALMS BLVD 930 W PALMS BLVD
100 LOG LOCO	Туре:	Non-Contributor
	Year built:	1953

Property type/sub type:

Architectural style:



Primary Address:	934 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1982
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible

Residential-Single Family; House

Unknown/not visible





Primary Address:	936 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1948
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	938 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1916
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	940 E PALMS BLVD
Туре:	Non-Contributor
Year built:	1960
Property type/sub type:	Residential-Single Family; House
Architectural style:	Modern, Mid-Century
Primary Address:	1614 S SHELL AVE
Туре:	Contributor
Year built:	1911
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	1615 S SHELL AVE
Туре:	Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival







Primary Address:	1615 S SHELL AVE
Туре:	Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; Hou
Architectural style:	Spanish Colonial Revival



Primary Address:	1617 S SHELL AVE
Туре:	Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





	Primary Address:	1620 S SHELL AVE
	Туре:	Contributor
	Year built:	1925
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival
	Primary Address:	1621 S SHELL AVE
	Туре:	Non-Contributor
1111 H 1111	Year built:	1913
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	1625 S SHELL AVE
	Туре:	Non-Contributor
	Year built:	1922
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman



1630 S SHELL AVE
Non-Contributor
1913
Residential-Single Family; House
Craftsman



Primary Address:	1631 S SHELL AVE
Туре:	Contributor
Year built:	1939
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional



Primary Address:	1632 S SHELL AVE
Туре:	Non-Contributor
Year built:	1988
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other





Primary Address:	1801 S SHELL AVE
Туре:	Contributor
Year built:	1912
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	1802 S SHELL AVE
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	1805 S SHELL AVE
Type:	Non-Contributor



•	
Туре:	Non-Contributor
Year built:	1954
Property type/sub type:	Residential-Single Family; House
Architectural style:	Modern, Mid-Century



Primary Address:	1808 S SHELL AVE
Туре:	Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	1809 S SHELL AVE



Primary Address:	1809 S SHELL AVE
Туре:	Non-Contributor
Year built:	1965
Property type/sub type:	Residential-Single Family; House
Architectural style:	Hollywood Regency, Late



Primary Address:	1813 S SHELL AVE
Туре:	Non-Contributor
Year built:	1948
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional





No. of Concession, Name	Primary Address:	1814 S SHELL AVE
	Туре:	Non-Contributor
	Year built:	1947
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style
	Primary Address:	1817 S SHELL AVE
	Туре:	Contributor
	Year built:	1912
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
TV	Primary Address:	1821 S SHELL AVE
	Туре:	Non-Contributor
	Year built:	1941
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Ranch, Traditional





Primary Address:	1825 S SHELL AVE
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	1902 S SHELL AVE
Туре:	Non-Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival



Primary Address:	1909 S SHELL AVE
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Year built:

Property type/sub type:

Architectural style:





Primary Address:	1911 S SHELL AVE
Туре:	Non-Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	1912 S SHELL AVE
Туре:	Non-Contributor
Year built:	1964
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	1916 S SHELL AVE
Туре:	Non-Contributor

2000

No style

Residential-Single Family; House





Primary Address:	1925 S SHELL AVE
Other Address:	1927 S SHELL AVE 1929 S SHELL AVE
Туре:	Non-Contributor
Year built:	1951
Property type/sub type:	Commercial-Retail; Other
Architectural style:	Commercial, Vernacular; Art Deco



Primary Address:	1930 S SHELL AVE
Other Address:	700 E AMOROSO PL 704 E AMOROSO PL 708 E AMOROSO PL 712 E AMOROSO PL 714 E AMOROSO PL 718 E AMOROSO PL 720 E AMOROSO PL
Туре:	Non-Contributor
Year built:	1950
Property type/sub type:	Institutional-Government; Fire Station
Architectural style:	Moderne, Late





Primary Address:	703 E SUPERBA AVE
Туре:	Contributor
Year built:	1931
Property type/sub type:	Residential-Single Family; House
Architectural style:	Tudor Revival
Primary Address:	704 E SUPERBA AVE
Туре:	Non-Contributor



Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other
Primary Address:	705 E SUPERBA AVE



Primary Address:	705 E SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	710 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1913
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	711 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1911
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	714 E SUPERBA AVE
Other Address:	712 E SUPERBA AVE
Туре:	Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





Primary Address:	715 E SUPERBA AVE
Туре:	Contributor
Year built:	1914
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	717 E SUPERBA AVE



Primary Address:	717 E SUPERBA AVE
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	718 E SUPERBA AVE
Other Address:	716 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





Primary Address:	719 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	720 E SUPERBA AVE
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	721 E SUPERBA AVE
Туре:	Contributor
Year built:	1930
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival

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Primary Address:	722 E SUPERBA AVE
Туре:	Not sure
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	723 E SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	724 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1950
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style





Primary Address:	725 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	2007
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	726 E SUPERBA AVE
Туре:	Contributor
Year built:	1938
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional
Primary Address:	727 E SUPERBA AVE



Primary Address:	727 E SUPERBA AVE
Other Address:	727 1/2 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





	Primary Address:	728 E SUPERBA AVE
A COLORADO	Туре:	Non-Contributor
	Year built:	1903
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	729 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	1913
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	730 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	1940
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Minimal Traditional
	Primary Address:	731 E SUPERBA AVE
C. C	Туре:	Non-Contributor
	Year built:	1924
and	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman



Primary Address:	732 E SUPERBA AVE
Туре:	Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	733 E SUPERBA AVE
Туре:	Not sure
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival

Primary Address:





Туре:	Contributor
Year built:	1909
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	735 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival

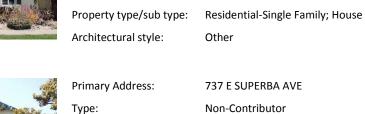
734 E SUPERBA AVE

736 E SUPERBA AVE

Non-Contributor

2000





Primary Address:

Type:

Year built:

Primary Address:	737 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	738 E SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	739 E SUPERBA AVE
Туре:	Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival





	Primary Address:	740 E SUPERBA AVE
100	Туре:	Non-Contributor
	Year built:	1921
Π	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	741 E SUPERBA AVE
ALL PROPERTY.	Туре:	Contributor
	Year built:	1920
	Property type/sub type:	Residential-Single Family; House
4	Architectural style:	Craftsman
	Primary Address:	742 E SUPERBA AVE
é	Туре:	Not sure
A LOUGH AND A L	Year built:	1927
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival
	Primary Address:	802 E SUPERBA AVE
はした。	Туре:	Non-Contributor
	Year built:	1948
100000	Property type/sub type:	Residential-Single Family; House
A (3)	Architectural style:	Minimal Traditional
	Primary Address:	806 E SUPERBA AVE
	Туре:	Contributor
	Year built:	1910
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
0	Primary Address:	807 E SUPERBA AVE
12 miles	Primary Address: Other Address:	801 E SUPERBA AVE
and the second se	Other Address:	801 E SUPERBA AVE 803 E SUPERBA AVE
		801 E SUPERBA AVE





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Primary Add
Other Addre
Туре:
Year built:
Property typ

Primary Address:	807 E SUPERBA AVE
Other Address:	801 E SUPERBA AVE 803 E SUPERBA AVE
Туре:	Contributor
Year built:	1907
Property type/sub type:	Residential-Single Family; House
Architectural style:	Dutch Colonial Revival

Primary Address:

Property type/sub type:

Architectural style:

Primary Address:

Other Address:

Type:

Type:

Year built:

Year built:









Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	812 E SUPERBA AVE
Туре:	Contributor
Year built:	1921

809 E SUPERBA AVE

811 E SUPERBA AVE

810 E SUPERBA AVE

Non-Contributor

Residential-Single Family; House

Residential-Single Family; House

Non-Contributor

2004

Other

1922



Primary Address:	813 E SUPERBA AVE
Other Address:	815 E SUPERBA AVE
Туре:	Contributor
Year built:	1907
Property type/sub type:	Residential-Single Family; House
Architectural style:	Victorian, Vernacular Cottage, hip roof

Craftsman



Primary Address:	816 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1908
Property type/sub type:	Residential-Single Family; House
Architectural style:	Dutch Colonial Revival



Primary Address:	817 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1945
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other





	Primary Address:	818 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	1925
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
1	Primary Address:	819 E SUPERBA AVE
and	Туре:	Non-Contributor
	Year built:	1907
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
l	Primary Address:	820 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	1960
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	No style
	Primary Address:	821 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	822 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	1910





Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival
Primary Address:	823 E SUPERBA AVE
Туре:	Contributor
Year built:	1923

Property type/sub type: Residential-Single Family; House Architectural style: Craftsman





	Primary Address:	825 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	829 E SUPERBA AVE
	Туре:	Contributor
	Year built:	1922
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Vernacular
	Primary Address:	832 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
1	Primary Address:	833 E SUPERBA AVE
	Туре:	Contributor
	Year built:	1935
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	835 E SUPERBA AVE
	Other Address:	837 E SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	2000







-	
Other Address:	837 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	2000
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	838 E SUPERBA AVE
Other Address:	834 E SUPERBA AVE
Туре:	Contributor
Year built:	1909
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





Primary Address:	839 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	2001
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	841 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style



Primary Address:	843 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	846 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Other



Primary Address:	850 E SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival



Primary Address:	854 E SUPERBA AVE
Туре:	Not sure
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman

Architectural style:





Primary Address:	856 E SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	860 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman
Primary Address:	903 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1971
Property type/sub type:	Residential-Single Family; House





Primary Address:	905 E SUPERBA AVE
Туре:	Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Mission Revival

Craftsman



Primary Address:	911 E SUPERBA AVE
Туре:	Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	917 E SUPERBA AVE
Туре:	Not sure
Year built:	1922
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible

Venice Report Milwood Venice Walk Streets Historic District – 04/02/15





Primary Address:	955 E SUPERBA AVE
Туре:	Non-Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	No style
Primary Address:	959 E SUPERBA AVE
Туре:	Not sure
Year built:	1921
Property type/sub type:	Residential-Single Family; House
Architectural style:	Unknown/not visible
Primary Address:	902 W SUPERBA AVE
Туре:	Contributor
Year built:	1927
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	906 W SUPERBA AVE
Туре:	Non-Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	910 W SUPERBA AVE
Туре:	Non-Contributor



Primary Address:	910 W SUPERBA AVE
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular



Primary Address:	912 W SUPERBA AVE
Туре:	Non-Contributor
Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival





Primary Address:	916 W SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman



Primary Address:	920 W SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular



Primary Address:	921 W SUPERBA AVE
Туре:	Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	924 W SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Dutch Colonial Revival



Primary Address:	925 W SUPERBA AVE
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Pueblo Revival



Primary Address:	928 W SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; House
Architectural style:	Vernacular





	Primary Address:	929 W SUPERBA AVE
	Other Address:	927 W SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	2000
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Other
	Primary Address:	931 W SUPERBA AVE
	Туре:	Contributor
	Year built:	1924
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival
1	Primary Address:	932 W SUPERBA AVE
	Туре:	Contributor
	Year built:	1924
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Spanish Colonial Revival



Primary Address:	934 W SUPERBA AVE
Туре:	Non-Contributor
Year built:	1920
Property type/sub type:	Residential-Single Family; House
Architectural style:	American Colonial Revival



Primary Address:	935 W SUPERBA AVE
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival



Primary Address:	938 W SUPERBA AVE
Туре:	Non-Contributor
Year built:	1924
Property type/sub type:	Residential-Single Family; House
Architectural style:	Craftsman





	Primary Address:	939 W SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	1922
and the second se	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	942 W SUPERBA AVE
	Туре:	Non-Contributor
	Year built:	1923
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Vernacular
	Primary Address:	943 W SUPERBA AVE
	Туре:	Contributor
	Year built:	1923
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Craftsman
	Primary Address:	946 W SUPERBA AVE
	Туре:	Contributor
	Year built:	1914
	Property type/sub type:	Residential-Single Family; House
	Architectural style:	Vernacular
	Primary Address:	947 W SUPERBA AVE
	Туре:	Non-Contributor



TOTAL

Year built:	1925
Property type/sub type:	Residential-Single Family; House
Architectural style:	Spanish Colonial Revival
Primary Address:	950 W SUPERBA AVE
Other Address:	952 W SUPERBA AVE
Туре:	Contributor
Year built:	1937
Property type/sub type:	Residential-Single Family; House

No style

Architectural style:







Primary Address:	951 W SUPERBA AVE
Туре:	Contributor
Year built:	1923
Property type/sub type:	Residential-Single Family; Bungalow
Architectural style:	Dutch Colonial Revival
Primary Address:	627 E VENICE BLVD
Туре:	Non-Contributor
Year built:	1955
Property type/sub type:	Residential-Single Family; House
Architectural style:	Minimal Traditional
Primary Address:	631 E VENICE BLVD



Primary Address:	631 E VENICE BLVD
Туре:	Non-Contributor
Year built:	1953
Property type/sub type:	Residential-Multi Family; Apartment House
Architectural style:	Minimal Traditional



Primary Address:	635 E VENICE BLVD
Туре:	Contributor
Year built:	1907
Property type/sub type:	Residential-Single Family; House
Architectural style:	Victorian, Vernacular Cottage, hip roof; Craftsman

DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT H HISTORIC RESOURCE ASSESSMENT (ESA/PCR 2016) & SUPPLEMENTAL LETTER (2018)

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL



233 Wilshire Boulevard Suite 150 Santa Monica, CA 90401 310.451.4488 phone 310.451.5279 fax

February 9, 2018

Ron Harel M.E. Development, Inc. 6015 Washington Boulevard Culver City, CA 90232

Subject: Historical Resources CEQA Impacts Analysis for 925 Marco Place, Los Angeles, California

Dear Mr. Harel:

Environmental Science Associates (ESA) appreciates the opportunity to submit this letter report to Ron Harel (Client) which summarizes and documents the results of a Historical Resources CEQA Impacts Analysis (Letter Report) for the proposed project (Project) located at 929 Marco Place within the neighborhood of Venice in the City of Los Angeles, California (Project Site), assessor parcel number (APN) 4241-023-022. The Project Site is situated in the Venice Annex Tract, Block 16, Lot 24 and is improved with a Craftsman style single-family bungalow (Bungalow) constructed circa 1907 which appears to be a contributor to the potential Milwood Venice Walk Streets Historic District (District).

The Letter Report was conducted by ESA's architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources and Christian Taylor, M.H.P., Senior Architectural Historian, both of which meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history. Professional qualifications are provided in Attachment A.

On August 31, 2016, ESA conducted an intensive pedestrian survey to document the existing conditions of the Project Site and vicinity and conducted an archival records search to identify known historical resources in the vicinity that may be indirectly impacted visually by the Project. ESA authored a Historical Resources Assessment and Environmental Impacts Analysis Report ("HRA") assessing potential impacts to historical resources (i.e. the District) that may be caused by demolition of the non-contributing building, relocation of the contributing Bungalow within the Project Site, and construction of two new residences on the Project Site. In the HRA, the Bungalow was recommended as not eligible as an individual resource under the Criteria of the National Register of Historic Places, California Register of Historical Resources, or local listing as a Los Angeles Historic Cultural Monument. However, the Bungalow was found eligible as a contributor to the potential Milwood Venice Walk Streets Historic District. ESA recommended the Bungalow be assigned a California Historic Resource status code of 5D2, "contributor to a district that is eligible for local listing or designation" in the HRA.



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In the previous HRA, potential impacts to historical resources were found to be less than significant because the contributing Bungalow would be retained and relocated within the Project Site and the new construction would not materially detract from the eligibility of the historic District. However, since that time a rear addition to the contributing Bungalow has been added to the Project. Therefore, this Letter Report is required to document our findings with regard to potential impacts to historical resources (i.e. the District) that may result from the two-story rear addition. This Letter Report is an amendment to the previously completed HRA, assessing the potential impacts to the proposed District caused by the construction of a two-story rear addition onto the contributing Bungalow.

Project Description

Upon relocation of the existing Bungalow to the adjacent lot with the new address of 929 Marco Place (APN: 4241-023-022), this new Project seeks to add a two-story rear addition and remodel the Bungalow's interior spaces. The Project will retain approximately 20'-0" of the relocated Bungalow's original footprint, extending from the front elevation back. After relocation, the Bungalow will be repaired and refurbished and/or rebuilt (as required) to return the structure to its original condition, and retain all of the important character-defining features of the 1907 home and District. The covered porch, as well as the enclosed sun room will remain, including existing windows, as well as the chimney (retrofitted to meet current Code and house a gas fireplace within the existing brick enclosure), front elevation brick pillars, and the pitched hip-roof with iconic flared eaves. The placement of the Bungalow on the new site maintains the two mature trees on the lot, one 18" tree at the front yard, and one 24" tree at the western property line, which are part of the District's character defining landscape features. Further, the proposed rear addition connects and extends the relocated Bungalow to create an expanded ground floor plan and a second story. The addition features modern materials like metal siding and large glass windows, differentiating it from the original Bungalow. The addition is setback from the Bungalow's front elevation, beyond the peak of the original roofline, retaining the historic appearance of the contributing single-story massing of the original Bungalow at the street front. Project plans developed by Electric Bowery, Ltd. are included in Attachment B.

Milwood Venice Walk Streets Historic District

The subject property is located within the boundaries of the Milwood Venice Walk Streets Historic District. As part of SurveyLA's recent survey efforts in 2014, the District was found potentially eligible for the California Register of Historical Resources ("California Register") and local listing. Located in the northern portion of Venice, the District is bounded by Lincoln Boulevard to the northeast, Amoroso Court to the southeast, Venice Boulevard and Electric Avenue to the southwest and west, and Palms Boulevard to the northwest. Of the 474 properties within District, 173 properties were found to be contributors, 280 were found non-contributors,



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and 21 properties were not surveyed. SurveyLA described the significance of the District as a "unique example of early-20th century residential development oriented on walk streets in Venice." 925 Marco Place was previously identified as a contributor to the potential Milwood Venice Walk Streets Historic District by SurveyLA in 2014. The Bungalow was inventoried as a single-family Craftsman house with Japanese inspired elements constructed in 1907.

Character-Defining Features of the potential Milwood Venice Walk Streets Historic District

The character-defining features of the potential District include intact one- and two-story singlefamily residences that represent a collection of early 20th century housing types and styles. The District setting includes narrow concrete walk streets which are lined with front yard walls, fences, and mature vegetation, while the drive streets throughout the District feature street improvements such as curb and gutter, historic streetlights, sidewalks, parkways and street trees common. The District contributors have the following character-defining features:

- Vernacular Craftsman or Period Revival style bungalows
- One- to two- stories in height
- Modest construction methods and materials
- Low-pitch gable or hip roofs
- Clapboard or stucco siding

The District reflects the unique settlement pattern of the Venice Annex Tract including its configuration of walk streets and drive streets, which create a sense of time and place related to the early development of Venice.

CEQA Analysis

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register of Historic Places ("National Register"), California Register or as a City Monument would no longer be maintained, is considered a project that would result in a significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.¹

¹ L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)



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A. Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a HCM would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.²

1. CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a "substantial adverse change" in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
 - A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
 - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

² L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)



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The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State *CEQA Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("Standards"); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.³

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations ("CFR") Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Historic-Cultural Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Therefore, the Standards are used for regulatory approvals for designated resources but not for resource evaluations.⁴ Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the L.A. CEQA Thresholds Guide have been reviewed and refined for this analysis.⁵ As such, the Project would have a significant impact on historic resources, if:

³ L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)

⁴ Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J. Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Lackow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.

⁵ As documented in the Assessment Report in Appendix F-3 of this Draft EIR, the refinements to the factors listed in the L.A. CEQA Thresholds Guide were concurred with by the City Planning Department's Office of Historic Resources.



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- **HIST-1** The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource); or
- **HIST-2** The Project would reduce the integrity or significance of important historic resources on the Project Site or in the vicinity such that their eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource).

B. Analysis of Project Impacts

1. Direct Impacts

The Project seeks to relocate, rehabilitate and remodel the existing Bungalow by adding a rear two-story addition to the Bungalow after its relocation within the Project Site. The Project would restore and rehabilitate the front 20' of the Bungalow, retaining the important character defining features of the residence that contribute to the surrounding District. While the Project would modify the existing Bungalow with a rear addition, it would not remove or alter any of the Bungalow's features that contribute to the District. Furthermore, the Project's addition to the Bungalow's north (rear) elevation would be set back and would retain the Bungalow's original single-story massing along the street front elevation.

The Project would also result in alterations to the Bungalow's interior spaces to accommodate a new floorplan. However, SurveyLA's description of the District lists its character defining features as one- and two-story single-family residences, narrow concrete Walk Streets lined with front yard walls, fences, and mature vegetation, drive streets that feature street improvements such as curb and gutter, historic streetlights, sidewalks, parkways and street trees common. The interior spaces of the contributing residences are not identified as character defining features of the District.

The Bungalow's existing primary (south) elevation that is currently visible from the public rightof-way, would remain intact after project completion. The Bungalow's character defining singlestory massing would be retained and its features and materials would be preserved and restored to their original appearance. Thus, the Bungalow would remain eligible as a contributor in the District and would continue to contribute to the District's significance as a collection of early 20th century housing types and styles. The Project would have no adverse impact on the District which would remain eligible after project completion. Furthermore, the Project conforms to the Secretary of the Interior's Standards (discussed in the following section.). Therefore, the impacts to historic resources on the Project Site would be less than significant.



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2. Indirect Impacts

ESA conducted a view-shed analysis of the visibility of the Project Site from nearby contributors and also analyzed conjunctive views within the Indirect Impacts Study Area. Because of the density of the built environment and overgrown trees and bushes, the Indirect Impacts Study Area is defined as the properties that flank Marco Place between Linden Avenue and Lincoln Boulevard. The Indirect Impacts Study Area consists of nine contributing properties, 12 non-contributing residences, and five "not sure" residences. Roughly 35% of the 26 residences were identified as contributors by SurveyLA with a majority of the contributing residences located on the opposite side of the street (Marco Place) from the Project Site.

The Project seeks to add a two-story addition to the rear of the contributing Bungalow, which would conform to the scale and massing of the surrounding contributing and non-contributing residences. The new addition would be setback from the relocated Bungalow's street front elevation, preserving the character of this Bungalow and surrounding District. Although the Project's alterations of the contributing Bungalow would result in a potential adverse impact to the District, the impact would be less than significant because the Bungalow's contributing features would be retained and the Bungalow would remain eligible as a contributor upon project completion. Because the District would not lose a contributor despite the alterations proposed by the Project, the District would remain intact and retain its historic eligibility.

The Project would minimally alter the setting of the District, by increasing the existing massing of the contributor to two-stories at the rear. However, the addition has been setback to preserve the original single-story massing at the street front. Furthermore, the District's setting has already been substantially altered by infill development. To the west of the Project site is 917 Marco Place featuring a large two-story addition. To the east of the Project Site is 931 Marco Place, a large two-story contemporary residence constructed in 2000. The contiguous grouping of contributors would remain intact along the south side of the Marco Place walk street. Therefore, the changes to the District and setting caused by the Project would have no adverse effect on the eligibility of the potential District nor would it affect the eligibility of contributing resources in the area. The primary character-defining features of the potential District, including the walk-street layout, mature vegetation, and uniform setbacks would be retained under the Project. The rear addition to the Bungalow would not be a significant impact under CEQA because it would not materially impair the significance of the contributing Bungalow or the District's historical setting such that the District would be rendered ineligible for local listing.

Secretary of the Interior's Standards Reviews

As mentioned above, potential impacts resulting from relocation of the Bungalow under another Project were addressed in the previous HRA. The rehabilitation and addition to the Bungalow as proposed in the new Project was analyzed in this Letter Report for conformance with the



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Secretary of the Interior's Standards for Rehabilitation ("Standards"), as discussed below. Under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.⁶ It is important to note, new construction adjacent to a historical resource is considered "related new construction" and numbers nine (9) and ten (10) of the Standards apply to this Project. Therefore, the Project was also assessed for conformance to Standards nine and ten regarding "related new construction" constructed adjacent or in the vicinity of other historical resources.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The subject property would continue to be used as a Bungalow as it was historically. As discussed above, construction of the new rear addition would result in the removal of portions of the Bungalow's exterior walls and roof, while retaining the front 20' of the side and front elevations, which contribute to the District. The portions of the Bungalow that would require demolition are not visible from the public right-of-way and do not contribute to the District. Therefore, the proposed demolition of the rear portions of the Bungalow would be minimal and would not have a negative effect on the District's eligibility. The second floor addition incorporates a dramatic setback, only affecting the rear of the Bungalow, preserving the distinctive materials (exterior cladding), features (unique flared eaves), spaces, and spatial relationships (single story massing along the street front) of the Bungalow that contribute to the District. While the Bungalow would be altered by the Project, it would not be substantially changed or materially impacted and would still retain the important characteristics that make it a contributor to the District after project completion, and therefore its eligibility would be unchanged by the Project. The Project would conform to Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The character of the District has been defined as "unique example of early-20th century residential development oriented on walk streets in Venice." The Project would retain and preserve the historic character of the District, by retaining and preserving the contributing features of the Bungalow and stepping back the second floor addition so that the character-defining streetscape of the District would be protected. The proposed setback of the new addition

⁶ California Environmental Quality Act, 15064.5 (3).



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preserves the District's characteristic scale of single story residences, while also preserving key elements of the Bungalow's Craftsman style (the distinctive low sloping roofline, clipped side gables, attic vents, overhanging eaves, and clapboard exterior cladding). Thus the removal of distinctive materials, features, spaces and spatial relationships that characterize the Bungalow and District would be avoided. Upon project completion, the Bungalow would continue to display a single story profile, preserving the historic streetscape and spatial relationship to neighboring residences, and the historic character of the District would be retained and preserved. The Project would conform to Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Project recognizes the distinctive historic and architectural character of the Bungalow and retains the majority of its character-defining features associated with the surrounding District, including the single-story scale and massing along the street front, low sloping roofline, and Craftsman materials and details that cause the property to be recognized as a contributor to the District. No conjectural features would be added and changes that create a false sense of historical development would be avoided. The new addition proposed by the Project is differentiated from the historic Bungalow by the use of modern materials and design elements and would not create a false sense of historical development. Therefore, the Project conforms to Standard 3.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Review of the Bungalow's current condition and building permits did not reveal any significant changes made to the structure throughout its history. The Project does not propose to remove or alter any changes that were made to the Bungalow which have attained additional significance. As such, the Project conforms to Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Under the scope of work, the distinctive character-defining materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the Bungalow as a contributor from the District's period of significance (1904-1939) would be retained and rehabilitated. Some of these features include the masonry columns, wood clapboard siding, wood framed windows, low-sloping roofline, and unique rafter tails. The Project would retain the Bungalow's original single-story massing at the street front, preserving the character of the potential District. The proposed Project meets Standard 5.



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Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Project would retain and rehabilitate the Bungalow's exterior features that contribute to the District, some of which are visibly deteriorated and would require restoration, specifically the Bungalow's exterior wood clapboard siding, wood framed windows, and roof sheathing. Where the severity of deterioration requires replacement of a distinctive feature, the new feature would match the old in design, color, texture, and, where possible, materials. Replacement of missing features would be substantiated by documentary and physical evidence. Therefore, the proposed Project meets Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Rehabilitation work on the Bungalow would be undertaken using the gentlest means possible and would not damage any historic materials. It is recommended that the Project follow the guidelines presented in the National Parks Service's Preservation Briefs including, Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings, Preservation Brief 4: Roofing for Historic Buildings, Preservation Brief 9: The Repair of Historic Wooden Windows, and Preservation Brief 10: Exterior Paint Problems on Historic Woodwork. The proposed Project would conform to Standard 7.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The Project seeks to rehabilitate the existing Bungalow and therefore any potential to encounter archaeological or Native American resources is considered remote, in the unlikely event resources are encountered during Project implementation, those resources would be documented, protected, and preserved in place in accordance with the Standards. Should it be determined necessary to disturb the archaeological resources, mitigation measures would be developed and implemented. The proposed Project meets Standard 8.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The Project includes a two-story addition to the Bungalow's north (rear) elevation, expanding the interior spaces to accommodate a new floorplan. While Standard 9 requires additions like the one



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proposed by the Project to be compatible with the existing building's size, scale, massing, and architectural features, it also requires additions to be differentiated from the historic building. The purpose of Standard 9 is to prevent new construction from being mistaken as part of the original building, presenting a false sense of history. Compatibility and differentiation can be accomplished in a combination of ways, including combining similar design characteristics from the original building with modern materials or using materials that are similar to the historic building in a more modern architectural style.

The proposed second story addition included in the Project is designed as a contemporary interpretation of the Bungalow's original Craftsman style, reflecting the angle of the original roofline while incorporating subdued modern materials. The Craftsman architectural style is characterized by its use of natural materials like stone and wood. However, the contemporary addition incorporates modern man-made materials like steel and glass, ensuring it is recognized as an alteration and not part of the original Bungalow. As such, the new addition complements the historic features of the Bungalow, while ensuring that the original Bungalow and its architectural features remain the focal point.

Although the project will result in an increase to the Bungalow's height, the change is compatible with the characteristics of the District which includes one- and two-story residences. With regard to compatibility in scale and massing, nationally established industry standards in historic preservation recommend new second story additions are pushed back to the rear of the residence behind the roof ridge and stepped back to minimize views of the addition from the street. The Project follows these industry standards and incorporates a significant setback from the front elevation of the Bungalow, behind the point where the roof's front facing hip meets its ridge board. Because of this, the proposed setback preserves the Bungalow's original single-story scale, hipped roofline, and character at the street front where it contributes to the District. The overall height of the new second story will not exceed 23'-0" at its highest elevation, minimizing the overall mass and scale of the new addition so as not to overpower the existing scale of the Bungalow or surrounding District and nearby contributors. The Project Site is surrounded by noncontributing residences on both sides, and a district contributor on the opposite side of Marco Place. The contributing residence to the south is a one-story multi-family residence. By dramatically stepping back the two-story addition to the Bungalow, the Project retains its original one-story massing at the street front elevation, minimizing the impact to the District contributor on the opposite side of the street. Therefore, the Project is in conformance to Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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If the elements of new construction were removed in the future, the essential form and integrity of the potential District, and other potential historical resources in the Project vicinity would be unimpaired. The Project proposes alterations to historic materials, as discussed previously in the direct impacts analysis and discussion under Standard 1. However, the Project would retain all elements along the front elevations and the one-story massing and roof shape that contribute to the historic character of the District. The portions of the Bungalow that would require demolition are not visible from the public right-of-way and do not contribute to the District. The portions of the Bungalow visible to the public would be left intact and would be restored as a result of the Project. Therefore, if the new addition would be removed in the future, the essential form and integrity of the historic District and its environment would be unimpaired. The features that make the Bungalow a contributor to the District would remain intact, including its one-story massing, modest construction methods and materials, low-pitched hip roof, and wood clapboard siding. The proposed Project conforms to intent of Standard 10.

Conclusion

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource. In this case, the HRA resulted in recommending the Bungalow individually ineligible for listing under the applicable federal, state, and local criteria. However, it was recommended eligible as a contributor to the Milwood Venice Walk Streets Historic District. As such, the Bungalow is considered a contributor to the potentially eligible District, and the District is considered the eligible historical resource under CEQA. The potential impacts from the Project to the District's eligibility were therefore assessed in this Letter Report.

As discussed above, the Project appears to conform with the Standards and therefore would not materially impair the significance of either the Bungalow as a District contributor, or the District as a whole as a historical resource. After Project completion, the Bungalow would retain the character defining scale, massing, materials and features associated with its Craftsman style and its spatial relationships and it would continue to convey its historic association as a contributor to the District. The Bungalow would retain eligible as a contributor to the proposed historic District and the District would retain its character defining features, making it eligible as a historic resource. Therefore, pursuant to CEQA, the Project would have a less than significant impact on historical resources. It is therefore recommended that a Certificate of Appropriateness be issued for the Project, as it has been shown "that there is no substantial evidence, in light of the whole record before the agency, that the Project may have a significant effect on the environment."

Should you have any questions or require additional information please feel free to contact me at (310)-451-4488 or via email at mjerabek@esassoc.com. Thank you for allowing ESA the opportunity to carry out the preservation consultation services for this important Project.



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Sincerely, **ESA PCR**

Margante Jeraber

Dr. Margarita C. Jerabek Director of Historic Resources

LIST OF ATTACHMENTS Attachment A: Professional Qualifications Attachment B: Project Plans

Attachment A Professional Qualifications





EDUCATION

Ph.D., Art History, University of California, Los Angeles

M.A., Architectural History, School of Architecture, University of Virginia

Certificate of Historic Preservation, School of Architecture, University of Virginia

B.A., Art History, Oberlin College

30 YEARS EXPERIENCE

AWARDS

2014 Preservation Award, The Dunbar Hotel, L.A. Conservancy

2014 Westside Prize, The Dunbar Hotel, Westside Urban Forum

2014Design Award: Tongva Park & Ken Genser Square, Westside Urban Forum

2012 California Preservation Foundation Award, RMS Queen Mary Conservation Management Plan, California Preservation Foundation

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation Leadership Forum

American Institute of Architects (AIA), National Allied Member

Margarita Jerabek, PhD

Historic Resources Director

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.





EDUCATION

Master's Degree, Historic Preservation, University of Southern California, Los Angeles

B.A., History, University of Oklahoma, Norman

5 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

Association for Preservation Technology

Christian Taylor

Senior Architectural Historian

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents. Throughout the course of his career, Christian has developed an interest in Los Angeles' industrial, economic, and transportation related history. Christian continues to hone his skills in management of rehabilitation and restoration projects, preparation of historic contexts, the use of non-invasive material investigation methods and advanced methods of documentation, and historic resource assessments.

Christian has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS/HAER documentations. He has also performed extensive research, survey work, and prepared landmark and preliminary assessment reports as a part of ESA's On-Call Historic Preservation Contract with the City of Santa Monica.

Christian has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. He has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, factories and industrial properties, commercial buildings, and schools, in West Hollywood, Venice, Los Angeles, Culver City, and Santa Monica.

Project Experience

Rocketdyne Historic American Engineering Record, Los Angeles, CA. *Architectural Historian.* ESA prepared a Historic American Engineering Record (HAER), documenting the former home of Rocketdyne in Canoga Park, Los Angeles, California. The HAER included a thorough investigation of the site's history, description of the various buildings and their uses, historic images, plans, and HAER level photography of the site. The report has been compiled and is currently being reviewed for submission to the Library of Congress in compliance with mitigation required for the redevelopment of the site. Chris was responsible for preparing the HAER.

344 8th **Street, Long Beach, CA.** *Architectural Historian.* ESA prepared a historic resources analysis for the 344 8th Street project. This project included a physical inspection of a small corner store constructed in the early twentieth century. The building was recorded and evaluated on Department of Parks and Recreation (DPR) record forms based on relevant historic contexts surrounding its development. Recommendations for restoration treatments of the building were provided as a result of the investigation. Chris was responsible for conducting the site survey, archival research and preparing the DPR forms and restoration treatment recommendations.

Attachment B Project Plans



/electric bowery

architecture interior design project management Marco Place Historic Contributor Conceptual Rendering 16.11.07



/electric bowery

architecture interior design project management Marco Place Historic Contributor Conceptual Rendering 16.11.07



929 MARCO PLACE **VENICE, CA 90291**

ARCHITECTURAL PERMIT SET NOVEMBER 7, 2016

LEGAL DESCRIPTION

Legal Description 929 MARCO PLACE: VENICE ANNEX LOTS 24 BLK 16 PROJECT DESCRIPTION SITE ADDRESS: 925 MARCO PLACE, VENICE, CA 90291

1 STORY SINGLE FAMILY RESIDENCE LOT/PARCEL AREA(CALCULATED): 3600.2 SF. CONSTRUCTION TYPE: TYPE<u>V-B</u>

ZONING: R2-1 APN: 4241-023-022

ASSESSOR MAP <u>4287-037</u> ASSESSOR INDEX: <u>4287-NDX</u>

	(N) FLOOF
GROUND LEVEL (w/o GARAGE)	
SECOND LEVEL	
TOTAL	

	(N) FLOOR A
GROUND LEVEL (w/o GARAGE))
SECOND LEVEL	
TOTAL	

	(N) FLOO
GROUND LEVEL (w/o GARAGE)	
SECOND LEVEL	
TOTAL	



Designer

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Architect	
Electric Bowery Ltd. 801 Coeur D'Alene Avenue, Venice, CA	

90291 Tel 310.439.1771 Client

925 MARCO PLACE LLC / 927 MARCO PLACE LLC. 1030 HILLS AVE, LOS ANGELES, CA 90024

Contractor ME. DEVELOPMENT INC.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORKS.

No.	Issues / Revisions	Date	Ву

Stamp

OR AREA BREAKDOWN PER ZONING

1261	SF.	
1074	SF.	
2335	SF.	

REA BREAKDOWN PER BUILDING CODE						
	2147	SF.				
	1251	SF.				
	3398	SF.				

OR AREA BREAKDOWN PER LAUSD						
	1348	SF.				
	1168	SF.				
	2516	SF.				

Copyright Note

Electric Bowery Ltd. Retains Design Copyright over Design Drawings & Specifications.

Project Title

929 MARCO PLACE, VENICE, CA90291

Drawing Title COVER SHEET

Drawn AA Scale Date 11.07.2016 Checked CL

Project 00054

North Drawing No.

A0.00

GENERAL NOTES 1. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF ALL GOVERNING NATIONAL,	C. MATERIALS AND THE WORK OF OTHERS SHALL BE INSPECTED BY EACH TRADE PRIOR TO THE COMMENCEMENT OF HIS/HER PARTICULAR PHASE OF CONSTRUCTION. DAMAGE NOTED DURING SAID INSPECTION SHALL BE REPORTED, IN WRITING, TO THE GENERAL CONTRACTOR. IF DAMAGE HAS NOT BEEN REPORTED AS HEREIN DESCRIBED, THE SUBCONTRACTOR(S) WORKING ON THE JOB OR THOSE WHO JUST COMPLETED THEIR WORK SHALL	 61. PROVIDE ALL INSULATION AS NOTED BETWEEN FRAMING; STAPLE TO STUDS, MAINTAIN 1 1/2" (MIN) AIRSPACE IN ALL ROOF CAVITIES. 62. PACK AND SEAL ALL CRACKS AROUND WINDOW, DOORS, AND OTHER PENETRATIONS WITH INSULATION. FILL 	
STATE AND LOCAL BUILDING CODES, AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF BUILDING. 2. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY	BE HELD RESPONSIBLE. D. WITHOUT REPEATING IT IN EVERY SECTION OF THESE SPECIFICATIONS, IT SHALL BE CLEARLY UNDERSTOOD THAT EACH SUBCONTRACTOR SHALL UNEQUIVOCALLYGUARENTEE, FOR A MINIMUM OF ONE YEAR AFTER NOTICE OF	ALL VOIDS, SEAL ALL JOINTS. 63. SEAL ALL VAPOR BARRIER JOINTS, EDGES, PENETRATIONS AND PUNCTURES WITH VAPOR BARRIER TAPE TO FORM A CONTINUOUS VAPOR BARRIER, 6 MIL. (MINIMUM).	
OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF CODE AND THE DRAWINGS. 3. ASBESTOS:	COMPLETION, UNLESS OTHERWISE NOTED, THAT IS/HER WORK BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS. E. ALL WORK WHICH, IN THE OPINION OF THE GENERAL CONTRACTOR, FAILS TO MEET THE STANDARD AS HEREIN	64. ALL PENETRATIONS THROUGH NOTED FIRE BARRIERS, WALLS, ETC. SHALL BE SEATED BY APPROVED FIRE BARRIER SEALANT, CAULKS, TAPES, AS SPECIFIED.	
IF REMOVAL OF ANY FRIABLE ASBESTOS-CONTAINING MATERIALS IS REQUIRED, REMOVAL OF SUCH MATERIAL SHALL BE ACCOMPLISHED BY A CONTRACTOR APPROVED AND LICENSED FOR SUCH WORK IN THE STATE OF CALIFORNIA. THE ARCHITECT/ ENGINEERS DO NOT TAKE ANY RESPONSIBILITY FOR THE LOCATION, REMOVAL, OR DISPOSAL OF	DESCRIBED, SHALL BE REPLACED BY THE SUBCONTRACTOR AT THE SUBCONTRACTOR'S SOLE EXPENSE INCLUDING THE WORK OF OTHERS DAMAGED BY INITIAL FAILURE OR CORRECTIVE REPAIRS. THE INABILITY OF THE GENERAL CONTRACTOR, OR HIS/HER REPRESENTATIVE, TO NOTICE OMITTED OR FAULTY MATERIALS OR WORKMANSHIP	65. PRIOR TO PAINTING , ALL SURFACES TO BE SANDED SMOOTH, ALL NAILS SET AND PUTTIED.66. WHERE NEW ROOFING MATERIALS, MEMBRANES AND ROOF DECKS ARE EXPOSED TO WEAR AND POSSIBLE	
 ANY ASBESTOS OR ASBESTOS-CONTAINING MATERIALS. 4. ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R) 5. CONTRACTOR SHALL HAVE CURRENT WORKERS' COMPENSATION INSURANCE COVERAGE IN COMPLIANCE WITH 	DURING CONSTRUCTION SHALL NOT CONSTITUTE A RELEASE FROM THESE REQUIREMENTS OF SUBCONTRACTOR. IF WORK IS CONSIDERED TO BE SUBSTANDARD, THE WORK SHALL BE TESTED AS IS STANDARD TO THAT INDUSTRY. IF THE WORK FAILS TO MEET THE TESTING STANDARDS THE SUBCONTRACTOR SHALL PAY FOR THE TESTING AND REPLACEMENT OF THE WORK. IF THE WORK PASSES THE TEST THE OWNER PAYS FOR THE TEST AND REPAIR OF SAID WORK.	DAMAGE DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE PROTECTION, ADDITIONAL WATER- PROOFING, FLASHING, CAULKING, OR COVERING TO AVOID PRESENT OR FUTURE WATER INFILTRATION. ALL PENETRATIONS SHALL BE PROPERLY AND COMPLETELY SEALED. DEBRIS AND LOOSE MATERIALS SHALL BE REGULARLY ELIMINATED FROM ANY ROOFING OR DECKING INSTALLATION.	
SECTION 3800 OF THE CALIFORNIA LABOR CODE, ON FILE WITH THE STATE CONTROL BOARD. 6. DRAWINGS ALL DIMENSIONS SHALL BE VERIFIED AND REVIEWED BY THE CONTRACTOR. ANY DISCREPENCIES OR INFORMATION UNCLEAR TO THE CONTRACTOR SHALL BE REVIEWED WITH THE ARCHITECT FOR DIRECTION. ANY	F. EACH SUBCONTRACTOR SHALL MAINTAIN ADEQUATE PROTECTION OF ALL HIS/HER WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S AND OTHER TRADES' WORK AND PROPERTY FROM DAMAGE OR INJURY WHILE FULFILLING HIS/HER CONTRACT. ALL MATERIALS. WORK IN PLACE, FINISHES, PAVING, AND SIDEWALKS AND	REFER TO GREEN BUILDING PLAN CHECK GENERAL NOTES SHEET A0.01 FOR NOTES 67 - 88. 89. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN	
ASSUMPTIONS MADE BY THE CONTRACTOR, WHICH CONFLICT WITH THE WORK SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE. A. DIMENSION SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON THE DRAWINGS. DO NOT SCALE DRAWINGS. LARGE-SCALE DETAILS TAKE PRECEDENCE OVER SMALL- SCALE DETAILS.	EXISTING UTILITIES SHALL BE INCLUDED IN THE REQUIREMENT. G. STRUCTURE AND CONTENTS SHALL BE PROTECTED FROM THE INCLEMENCY OF WEATHER DURING THE TERM OF THE WORK.	STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED)	
B. ALL DIMENSIONS ARE TO THE FACE OF FINISH SURFACE, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE ERECTED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE DETAILS. C. DETAILS MARKED TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFIED OTHERWISE.	H. IN THE EVENT OTHER TRADES DAMAGE SUBCONTRACTORS' WORK, IT WILL BE THE SUBCONTRACTORS OBLIGATION TO RESOLVE THE COST OF REPAIRS OF SAID DAMAGE WITH RESPONSIBLE SUB- CONTRACTORS. THE	90. PROVIDE 70 INCH HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)	
7. CONTRACTORS SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS BETWEEN FIELD CONDITIONS AND PROPOSED SCOPE OF WORK INDICATED ON DRAWINGS.	GENERAL CONTRACTOR SHALL HAVE THE POWER OF FINAL ARBITRATION IN THESE MATTERS. J. COOPERATION EACH TRADE SHALL COOPERATE FULLY, BOTH WITH THE GENERAL CONTRACTOR'S SUPERINTENDANT AND OTHER TRADES, AND CONSULT WITH OTHER TRADES (IN WRITING IF NEED BE), IN ORDER TO	91. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)	
8. CONTRACTOR SHALL CHECK, REVIEW, AND VERIFY ALL FIELD MEASUREMENTS WITH PROPOSED SCOPE OF WORK AND EXPRESSED DIMENSIONS HEREIN. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, PRIOR TO STARTING OR CONTINUING ANY WORK.	"CAN OUT", ALLOW PASSAGE, PROVIDE PROTECTION OR DO WORK NECESSARY TO ALLOW OTHERS TO FOLLOW IN AN ORDERLY, PROFESSIONAL MANNER. UNCRATING ALL MATERIALS AND APPLIANCES SHALL BE UNCRATED BY SUBCONTRACTOR RESPONSIBLE FOR INSTALLATION, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT.	92. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE- FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE	
9. THE CONTRACT ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR AND HIS/HER	32. WORK, AUTHORIZATION AND PAYMENTS ALL WORK DONE OR MATERIAL USED SHALL BE COVERED BY A CONTRACT, CONTRACT CHANGE ORDER, PURCHASE ORDER, OR WORK ORDER. NO INVOICE WILL BE PROCESSED	TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. 93. PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE." 91.1402.4	
SUBCONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC CONTRACTOR SHALL PROVIDE PLANS AND PERMITS FOR EMPORARY SHORING OF EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING OR STRUCTURE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE	UNLESS IT LISTS THE CONTRACT, PURCHASE ORDER, WORK ORDER OR CHANGE ORDER NUMBER. 33. PAYMENTS TO THE CONTRACTOR RELEASES OF LIEN OR PARTIAL RELEASES TO THE AMOUNTS PAID TO SUBCONTRACTOR AS WELL AS THE GENERAL CONTRACTOR'S RELEASES SHALL ACCOMPANY EACH CERTIFICATE FOF PAYMENT ACCORDING TO CURRENT LIEN LAW REGULATIONS.	94. WATER HEATER MUST BE STRAPPED TO WALL. SEC. 507.3, UPC 95. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: A) IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE	
ITEMS. 10. THE CONTRACTOR SHALL PURCHASE "ALL RISK" BUILDER'S RISK COVERAGE WITH A SUFFICIENT LIMIT TO PROTECT THE ACTUAL REPLACEMENT VALUE OF THE WORK. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS	34. CLEAN UP THE CONTRACTOR SHALL CLEAN AND REMOVE FROM THE SITE ANY DEBRIS AND UNUSED MATERIALS UNUSED MATERIALS, EQUIPMENT, SCAFFOLDING AND DEBRIS SHALL BE REMOVED FROM THE SITE AT COMPLETION. FINAL CLEANING SHALL INCLUDE, REMOVAL OF ALL GREASE, DUST, STAINS, LABELS, FINGERPRINTS, PAINT SPOTS	BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A	
ADDITIONAL INSURED. SEE ARTICLE 11 OF AIA DOCUMENT A201 FOR FURTHER INSURANCE INFORMATION. 11. THE CONTRACTOR'S CERTIFICATE OF INSURANCE SHALL BE PREPARED FOR THE OWNER'S RECORDS AND	FROM SITE AND EXPOSED INTERIOR AND EXTERIOR FINISH SURFACES; POLISH SURFACES SO DESIGNATED TO SHINE FINISH; AND REPAIR, PATCH OR TOUCH UP OR REPLACE MARRED SURFACES TO SPECIFIED FINISH, OR TO MATCH ADJACENT SURFACES.	SLEEPING ROOM, AND ON EACH ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.	
DELIVERED TO THE ARCHITECT PRIOR TO CONSTRUCTION. 12. IN PREPARING A BID, THE CONTRACTOR SHALL HAVE VISITED THE SITE , CAREFULLY EXAMINED THE DRAWINGS AND THE METHODS OF REMOVAL AND STORAGE OF MATERIALS, THE SEQUENCING OF OPERATION, AND THE	35. OCCUPANCY THE OWNER RESERVES THE RIGHT TO OCCUPY THE PREMISES AT ANY TIME BEFORE COMPLETION. SUCH OCCUPANCY SHALL NOT CONSTITUTE FINAL ACCEPTANCE OF ALL OR ANY PART OF THE WORK INCLUDED IN THE CONTRACT.	96. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIRE PLACE, STOVE, OR BARBECUE. L.A.M.C. 57.20.25 FIRE PROTECTION:	
PROBLEMS ATTENDANT THERETO. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE IN OBSERVING THE SITE CONDITION.	36. WARRANTEE IT SHALL BE UNDERSTOOD, UNLESS OTHERWISE STATED, THAT ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. COMMENCING UPON THE ACCEPTANCE OF THE COMPLETION OF THE PROJECT BY THE OWNER.	1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLERS NFPA 13-D. 2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION. 3. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING	
13. CONTRACTOR SHALL INVESTIGATE AND BE PRESENT AT THE SITE DURING SITE CLEARING, EARTHWORK, EXCAVATIONS, ETC. IF ANY BELOW GRADE ITEMS OR CONDITIONS ARE DISCOVERED WHICH CONFLICT WITH PROGRESS AND INTENT OF THE PROJECT, THE ARCHITECT SHALL BE NOTIFIED.	37. THE CONTRACTOR IS TO SIGN IN THE SPACEPROVIDED TO ACKNOWLEDGE THAT HE HAS READ THESE GENERAL AND SUPPLEMENTAL NOTES AND AGREES WITH THEIR TERMS AND CONTENT. BY ENTERING INTO AN AGREEMENT	ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE	
13.1. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.	WITH THE OWNER TO PERFORM THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS, THE SUCCESSFUL BIDDER/CONTRACTOR HEREBY AGREES WITH THE PROVISIONS OF AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 1987 EDITION.	THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING SHALL BE EQUIPPED WITH BATTERY BAKC-UP AND LOW BATTERY SIGNAL. 4. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH RUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED	
14. CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK FOR SIZE AND LOCATION OF WALL, FLOOR AND ROOF OPENINGS, WALL OFFSETS, PROVISIONS FOR PRESENT AND FUTURE EQUIPMENT, ATTACHMENT AND MOUNTING OF FIXTURES, INSERTS OR OTHER OPENINGS, AND OTHER DETAILS. SHOULD A COORDINATION ERROR OR OMISSION BE IDENTIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT	 38. CONTRACTOR TO INCORPORATE ALL RECOMMENDATIONS PER THE GEOLOGIC AND SOILS ENGINEERING EXPLORATION REPORT. REPORT SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS. 39. GENERAL CONDITIONS OF THE CONTRACT FORCONSTRUCTION WILL BE THOSE AGREED UPON BY AND BETWEEN 	GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S) AND ON EVERY LEVEL O A DWELLING UNIT INCLUDING BASEMENTS	
IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. THE ARCHITECT WILL ISSUE INSTRUCTIONS AS TO PROCEDURE.	THE OWNER AND THE CONTRACTOR. HOWEVER, FOR THE PURPOSE OF COMPILING THESE SPECIFICATIONS, IT HAS BEEN ASSUMED THAT THE GENERAL CONDITIONS WILL BE THOSE CONTAINED IN THE AIA DOCUMENT A201, A COPY OF WHICH IS ON FILE AT THE OFFICE OF THE ARCHITECT.		
15. THE CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DESIGN AS DOCUMENTED IN THE PLANS AND SPECIFICATIONS WITHOUT RITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT AUTHORITY.	40. SHOULD ERRORS, OMISSIONS, OR DISCREPANCIES APPEAR IN THE DRAWINGS OR SPECIFICATION, OR IN THE WORK DONE BY OTHERS AFFECTING THIS WORK, THE ARCHITECT SHALL BE NOTIFIED AT ONCE AND WILL ISSUE INSTRUCTIONS AS TO PROCEDURE.		
 16. PROVIDE TEMPORARY SANITARY FACILITIES FOR WORKMEN'S USE PER THE LOCAL BUILDING DEPARTMENT REGULATIONS. 17. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT 	41. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF CODE AND THE DRAWINGS.	The Create Wastern Steak & Hooging Co. Partied Lades	
EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH. 18. THE CONTRACTOR IS TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM AND OR	SHOULD THE CONTRACTOR PERFORM ANY WORK CONTRARY TO SUCH LAWS, OR REGULATIONS, HE/SHE SHALL BEAR ALL COSTS OF REMOVAL AND CORRECTION. 42. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS RELATED TO THIS PROJECT FOR ERRORS, OMISSIONS, AND	General Store Christy Dawn / Fret Vers Prechool	
FURNACES FAN SYSTEM DURING CONSTRUCTION. COVER ALL VENTS AND REGISTERS TO PROTECT FROM DEBRIS. CAP ALL LINES TO ELIMINATE ALL GASES FROM ENTERING THE WORKSPACE AND LIVING SPACE. FORCE FLUSH AND VACCUM HVAC SYSTEM UPON PROJECT COMPLETION, PRIOR TO THE RESTART OF THE SYSTEM.	DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE A PRE- CONSTRUCTION MEETING TO REVIEW ERRORS, OMISSIONS AND DISCREPANCIES PRIOR TO THE PERFORMANCE OF ANY WORK.	Prefere Prefere Diverse An Gallery Diverse An Gallery Prefere Diverse An Gallery Prefere Diverse An Gallery Prefere A Diverse An Gallery A Diverse An Galler	
 19. THE CONTRACTOR SHALL CUT AND PATCH EXISTING WALLS, FLOORS, CEILING, ETC. AS REQUIRED TO COMPLETE THE WORK. 20. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL SITE WORK, CONSTRUCTIONS, PROPERTY, AND ANY PLANT 	43. THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE HEATING, COOLING, WATER HEATING, AND WARRANTIES MANUAL AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.	Norm Baren Bogerin & Glass	
20. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL SITE WORK, CONSTRUCTIONS, PROPERTY, AND ANY PLANT MATERIAL. ANY ITEM TO REMAIN OR NOT IN SCOPE OF PROJECT WHICH IS DAMAGED OR INJURED SHALL BE, AT THE CONTRACTOR'S COST TO HIMSELF, REPLACED, OR REPAIRED TO "AS IS" CONDITIONS PRIOR TO CONSTRUCTION OR DEMOLITION. SUCH PATCHING OR REPAIR INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:ANY BROKEN OR DAMAGED UTILITIES, SPRINKLER PIPE, ELECTRICAL OR PHONE LINES. CONTRACTOR SHALL PATCH OR REPLACE ANY DAMAGED CONCRETE SIDE WALK.	44. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53, AND THAT THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE 20, CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE		
21. CONTRACTOR SHALL FATCH OR REPLACE ANT DAMAGED CONCRETE SIDE WALK. 21. CONTRACTOR SHALL KEEP PROJECT AND SITE AT ALL TIMES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR, PRIOR TO COMMENCING ANY WORK.	INSTALLED R-VALUE, AND WEIGHT PER SQUARE FOOT. 45. THE CONTRACTOR SHALL PROVIDE A FIRE PROTECTION SYSTEM DURING CONSTRUCTION AND MAINTAIN		
22. AT ALL TIMES THE BUILDING, WORK AREA AND SITE SHALL BE KEPT ORDERLY, CLEAN, AND FREE OF DEBRIS & DIRT. DEBRIS, WASTE, RUBBISH, AND DISUSED IMPLEMENTS AND EQUIPMENT SHALL NOT ACCUMULATE OVER A 24 HOUR PERIOD, FLAMMABLE AND / OR TOXIC MATERIALS SHALL NOT BE STORED IN PROJECT CONSTRUCTION	INSURANCE AND ADHERE TO REQUIREMENTS OF LOCAL FIRE DEPARTMENT, PRIOR TO COMMENCING ANY CONSTRUCTION. 46. THE CONTRACTOR SHALL PROTECT TREES AND SHRUBS AS INDICATED TO REMAIN BY PROVIDING A FENCE		
STRUCTURES OR ADJACENT TO. 23. CONTRACTOR SHALL KEEP NOISE, DUST, DEBRIS, ETC. TO A MINIMUM STANDARD AS SET FORTH BY THE OWNER.	AROUND THE TREE OR SHRUB OF SUFFICIENT DISTANCE AWAY AND OF SUFFICIENT HEIGHT SO THAT TREES AND SHRUBS SHALL NOT BE DAMAGED IN ANY WAY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, WHICH MAY OCCUR.	SYMBOLS 1 Ref	
24. ALL MATERIAL STORED ON THE SITE SHALL BE STACKED NEATLY ON SKIDS, PLATFORMS OR BLOCKING "HIGH AND DRY" PROTECTED AS RECOMMENDED BY THE MANUFACTURERS, FROM POTENTIAL DAMAGE AND DETERIORATION CAUSED BY THE ELEMENTS.	47. CONTRACTOR SHALL PROVIDE PLANS FOR THE TEMPORARY SHORING AND SUPPORT OF PUBLIC WAYS OR EXISTING BUILDINGS THAT MAY BE AFFECTED BY EXCAVATIONS NECESSITATED BY THE NEW CONSTRUCTION. EXCAVATION ADJACENT TO A PUBLIC WAY REQUIRES PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.	1 SIM 1 1 A101 1 A101	
25. ALL EQUIPMENT, HARDWARE, AND OTHER ITEMS SHALL BE SUPPLIED AS SPECIFIED, UNLESS CHANGES ARE REVIEWED AND ACCEPTED BY BOTH THE OWNER AND ARCHITECT. IF CHANGES ARE REQUIRED FOR ANY REASON TO COMPLY WITH THE DESIGN INTENT, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY WITH RECOMMENDATION OF REMEDIAL COURSE OF ACTION.	48. THERE SHALL BE NO TRENCHES OR EXCAVATIONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR THE CONTRACTOR MUST OBTAIN A NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.	1 Ref SECTION TAG ELEVATION TAG IN. ELEVATION TAG DETAIL CALLOUT	
26. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES PRIOR TO EXCAVATING FOR UTILITIES AND SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND CONSTRUCTION PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT SHOULD A PROBLEMATIC CONDITION BE FOUND.	49. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENING WITHIN 18" OF ADJACENT FLOOR SHALL BE OF TEMPERED GLASS. WHEN ENLARGING EXISTING OPENING FOR A NEW WINDOW OR DOOR PROVIDE A NEW LINTEL IF REQUIRED.	Room name 101 1i ROOM TAG DOOR TAG WINDOW TAG SPOT ELEVATION	
27. REGULATIONS, TAXES AND PERMITS THE WHOLE OF THE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE REGULATIONS AND CODES OF THE GOVERNMENTAL AGENCIES WHOSE JURISDICTION IS APPLICABLE. THE OWNER SHALL PAY FOR PLAN CHECKING AND BUILDING PERMITS. EACH SUB-CONTRACTOR SHALL SATISFY LOCAL PERMIT, LICENSE, INSURANCE AND SAFETY REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE JOB INSPECTIONS PERTAINING TO HIS/HER TRADE. ALL APPLICABLE SALES TAXES SHALL BE INCLUDED IN THE CONTRACT. SUB- CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS PERTAINING TO HIS/HER TRADE.	50. OPEN EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANES, AND PENETRATIONS THROUGH ENVELOPE SHALL BE SEALED, CAULKED, OF WEATHER-STRIPPED TO LIMIT AIR INFILTRATION OR WATER LEAKAGE. DOORS AND WINDOW SHALL BE FULLY WEATHERSTRIPPED. CONTRACTOR TO DESIGN AND SPECIFY ALL FLASHING AS REQUIRED TO PREVENT WATER PENETRATION FROM THE EXTERIOR TO THE		
28. SUBMITTALS CONTRACTOR SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS, CALCULATIONS OF FABRICATED PRODUCTS, AND FIVE (5) COPIES OF MANUFACTURER'S CATALOG SHEETS, BROCHURES, COLOR SAMPLES, INSTALLATION INSTRUCTIONS, ETC. ON ACCEPTANCE. THE ARCHITECT'S APPROVAL OF SUBMITTALS AND	INTERIOR. 51. CONTRACTOR SHALL ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC REACTIONS.	A.C. AIR CONDITIONING EXPAND. EXPANDED P.T. PRESSURE ADJ. ADJACENT EXT. EXTERIOR TREATED	
SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR EVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE/SHE HAS, IN WRITING, CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSIONS; NOR SHALL THE		ADDT'L ADDITIONAL F.C. FINISH CEILING REF. REFERENCE A.F.F. ABOVE FINISH F.F. FINISH FLOOR REQ'D REQUIRED FLOOR FLR. FLOOR RM. ROOM A.H. AIR HANDLER F.S. FINISH SURFACE S.S. STAINLESS STEEL	
CONTRACTOR BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS. ARCHITECT REQUIRES 72 HOURS FOR REVIEW OF ALL SUBMITTALS. 29. MATERIALS SUPPLY NEW, PURELY UNADULTERATED, FIRST LINE QUALITY MANUFACTURED MATERIALS SHIPPED	 53. ALL PLUMBING, MECHANICAL SYSTEMS, DRAINAGE, SEWAGE SYSTEMS ARE TO BE DESIGNED AND SPECIFIED BY A LICENSED CONTRACTOR AND SHALL CONFORM TO ALL LOCAL PREVAILING CODES. 54. ARCHITECT SHALL BE NOTIFIED OF DIMENSIONAL DISCREPANCIES AT THRESHOLD. 	ALT.ALTERNATINGGA.GAUGESIM.SIMILARALUM.ALUMINUMGALV.GALVANIZEDSTL.STEELBD.BD.G.L.GRID LINESTLS.STAINLESSBLD'GBUILDINGGYP. BD.GYPSUM BOARDSTRUCT.STRUCTURE(AL)	
TO THE JOB SITE IN ORIGINAL CONTAINERS WITH THE MANUFACTURER'S LABEL SHOWING EXACT TYPE, SIZE, GRADE, WEIGHT, AND USE. STORE IN MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. 30. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND DONE BY SKILLED EMPLOYEES IN THE PRACTICE OF	55. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT.	BLK'GBLOCKINGHT.HEIGHTSTOR.STORAGECALCS.CALCULATIONSH.V.A.C.HEATING/SUSP.SUSPENDEDCL.CENTER LINEVENTILATION/ AIRT.B.D.TO BE	
THEIR TRADE. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS/HER BEST SKILL AND ATTENTION. THE GENERAL CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES,	56. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING TO INSURE PROPER ATTACHMENT OF GYPSUM BOARD, CABINETRY, BASEBOARD, TRIM, FASCIA, ETC.	CLG.CEILINGCONDITIONINGDETERMINEDCONC.CONCRETEINT.INTERIORTHK.THICKCONT.CONTINUOUSMAX.MAXIMUMT.O.W.TOP OF WALLCORR.CORRUGATEDM.B.MACHINE BOLTTYP.TYPICAL	
SEQUENCES AND PROCEDURES AND SHALL BE RESPONSIBLE TO COORDINATE ALL PORTIONS OF THE WORK UNDER THIS CONTRACT. 31. RESPONSIBILITY OF SUBCONTRACTORS	 57. ALL FINISH GRADES AND FLATWORK SHALL SLOPE AWAY FROM THE BUILDING. 58. ANY SUBSTITUTIONS SHALL BE REVIEWED AND ACCEPTED BY OWNER AND ARCHITECT. PRIOR TO COMMENCING INSTALLATION, ANY ADDITIONAL COSTS INCURRED BY THE CONTRACTOR DUE TO HIS/HER FAILURE TO OBTAIN 	CNTR.CENTERMECH.MECHANICALU.N.O.UNLESS NOTEDDET.DETAILMIN.MINIMUMOTHERWISEDIA.DIAMETERMTL.METALV.I.F.VERIFY IN FIELDDIM.DIMENSION(N)NEWV.S.VENT SHAFT	
 A. EACH SUBCONTRACTOR SHALL AT ALL TIMES BE FULLY AWARE OF THE JOB PROGRESS TO ALLOW HIMSELF/HERSELF AMPLE LEAD TIME TO COMMENCE EACH PHASE OF HIS/HER WORK. B. SUBCONTRACTORS SHALL THOROUGHLYINSPECT ADJACENT WORK THAT MAY IMPACT INSTALLATION OF THEIR TRADE AND NOTIFY GENERAL CONTRACTOR, IN WRITING, OF ANY IRREGULARITIES, COMMENCING WORK 	REQUIRED ACCEPTANCE SHALL NOT BE REMEDIED BY THE OWNER OR AFFECT THE CONTRACT PRICE. 59. ALL DOORLOCK SETS, CATCHES, BUMPERS, CABINET PULLS, MAIL- BOXES, BATHROOM ACCESSORIES ARE TO BE SPECIFIED BY ARCHITECT (SEE FINISH, PLUMBING AND DOOR HARDWARE SCHEDULES) AND OR OWNER.	DWGS.DRAWINGSN/ANOT APPLICABLEW/WITH(E)EXISTINGN.I.C.NOT INW.C.WATER CLOSETEA.EACHCONTRACTWD.WOOD	
CONSTITUTES ACCEPTANCE OF CONDITIONS AND THEREFORE RESPONSIBILITY FOR AND RECTIFICATION OF ANY RESULTING LINEATISEACTORY WORK	60 SET AND SECURE ALL CARINETRY DILIMB AND SOLIADE COUNTED SINK ALL EASTENEDS COUNTEDTODS TO BE	ELECT.ELECTRICALN.T.S.NOT TO SCALEW.H.WATER HEATEREQ.EQUALO.C.ON CENTERW.P.WATERPROOFING	

-0

TRADE AND NOTIFY GENERAL CONTRACTOR, IN WRITING, OF ANY IRREGULARITIES. COMMENCING WORK CONSTITUTES ACCEPTANCE OF CONDITIONS AND THEREFORE RESPONSIBILITY FOR AND RECTIFICATION OF ANY RESULTING, UNSATISFACTORY WORK.

60. SET AND SECURE ALL CABINETRY, PLUMB AND GLUED AND SCREWED SECURELY IN PLACE, ADJUS

THESE SPECIFICATIONS, IT SHALL BE CLEARLY UNDERSTOOD ALLYGUARENTEE, FOR A MINIMUM OF ONE YEAR AFTER NOTICE OF					ES WITH VAPOR BARRIER TA	PE TO
S/HER WORK BE FREE FROM DEFECTS OF WORKMANSHIP AND	64. ALL PENETRA	TIONS THROUG		,	BE SEATED BY APPROVED F	FIRE
ERAL CONTRACTOR, FAILS TO MEET THE STANDARD AS HEREIN TRACTOR AT THE SUBCONTRACTOR'S SOLE EXPENSE INCLUDING			PES, AS SPECIFIED. RFACES TO BE SANI	DED SMOOTH, ALL NAILS S	ET AND PUTTIED.	
RE OR CORRECTIVE REPAIRS. THE INABILITY OF THE GENERAL NOTICE OMITTED OR FAULTY MATERIALS OR WORKMANSHIP A RELEASE FROM THESE REQUIREMENTS OF SUBCONTRACTOR. IE WORK SHALL BE TESTED AS IS STANDARD TO THAT INDUSTRY. ARDS THE SUBCONTRACTOR SHALL PAY FOR THE TESTING AND	66. WHERE NEW F DAMAGE DURING PROOFING, FLASH	ROOFING MATE CONSTRUCTIC IING, CAULKING	ERIALS, MEMBRANES IN THE CONTRACTOR G, OR COVERING TO	AND ROOF DECKS ARE EX R SHALL PROVIDE PROTEC AVOID PRESENT OR FUTU	(POSED TO WEAR AND POSS TION, ADDITIONAL WATER- RE WATER INFILTRATION. AI D LOOSE MATERIALS SHALL E	LL
ES THE TEST THE OWNER PAYS FOR THE TEST AND	REGULARLY ELIMI FROM ANY ROOFI	NATED		LET SEALED. DEDNIS AND		DL
UATE PROTECTION OF ALL HIS/HER WORK FROM DAMAGE AND S' WORK AND PROPERTY FROM DAMAGE OR INJURY WHILE VORK IN PLACE, FINISHES, PAVING, AND SIDEWALKS AND				NOTES SHEET A0.01 FOR N		
QUIREMENT.	STREAM SIDE OF	THE UTILITY M	ETER AND BE RIGIDL	Y CONNECTED TO THE EX	FUEL GAS LINE ON THE DOW TERIOR OF THE BUILDING OF PARATE PLUMBING PERMIT	२
NTRACTORS' WORK, IT WILL BE THE SUBCONTRACTORS OF SAID DAMAGE WITH RESPONSIBLE SUB- CONTRACTORS. THE	90. PROVIDE 70 IN MATERIALS FOR S			DJACENT TO SHOWER AN	D APPROVED SHATTER RESI	STANT
OF FINAL ARBITRATION IN THESE MATTERS.	THE APPROVED LA	ABELING AGEN	CY NAME, PRODUCT	Y APPROVED LABELING AG DESIGNATION AND PERFO	GENCY. SUCH LABEL SHALL S DRMANCE GRADE RATING	STATE
SULT WITH OTHER TRADES (IN WRITING IF NEED BE), IN ORDER TO ON OR DO WORK NECESSARY TO ALLOW OTHERS TO FOLLOW IN HALL BE UNCRATED BY SUBCONTRACTOR RESPONSIBLE FOR	OR POWER DISTR	CTION SHALL I IBUTION FACIL	NOT RESTRICT A FIVE	S, PULL-BOXES, TRANSFOF	STRUCTED ACCESS TO ANY RMERS, VAULTS, PUMPS, VAL E CONSTRUCTION SHALL NO	_VES,
THE CONTRACT. WORK DONE OR MATERIAL USED SHALL BE COVERED BY A E ORDER, OR WORK ORDER. NO INVOICE WILL BE PROCESSED	TO COMPLY MAY (CAUSE CONST	RUCTION DELAYS AN	ID/OR ADDITIONAL EXPENS	CATED ON THE PROPERTY. I SES. USABLE SPACE." 91.1402.4	FAILURE
ER, WORK ORDER OR CHANGE ORDER NUMBER. OF LIEN OR PARTIAL RELEASES TO THE AMOUNTS PAID TO			RAPPED TO WALL. S			
TRACTOR'S RELEASES SHALL ACCOMPANY EACH CERTIFICATE FOR SULATIONS.	A) IN NEW BUILDING WIRING	CONSTRUCTIO		RS SHALL RECEIVE THEIR	PRIMARY POWER SOURCE F	ROM THE
AND REMOVE FROM THE SITE ANY DEBRIS AND UNUSED MATERIALS ND DEBRIS SHALL BE REMOVED FROM THE SITE AT COMPLETION. . GREASE, DUST, STAINS, LABELS, FINGERPRINTS, PAINT SPOTS R FINISH SURFACES; POLISH SURFACES SO DESIGNATED TO OR REPLACE MARRED SURFACES TO SPECIFIED FINISH, OR TO	SMOKE DETECTOR	AND ON EACH	ACCESS TO A SLEEP		OR AREA GIVING ACCESS T STORY AND BASEMENT FOR	
GHT TO OCCUPY THE PREMISES AT ANY TIME BEFORE STITUTE FINAL ACCEPTANCE OF ALL OR ANY PART OF THE WORK	96. PROVIDE AN AI L.A.M.C. 57.20.25 FIRE PROTECTION		RK ARRESTER FOR ⁻	THE CHIMNEY OF A FIRE PL	ACE, STOVE, OR BARBECUE	
ESS OTHERWISE STATED, THAT ALL MATERIALS AND RIOD OF ONE YEAR. COMMENCING UPON THE ACCEPTANCE OF	1. THE BUILDING S 2. THE SPRINKLER	- HALL BE EQUI	L BE APPROVED BY	MATIC RESIDENTIAL FIRE PLUMBING DIVISION PRIOI	R TO INSTALLATION.	
K. ROVIDED TO ACKNOWLEDGE THAT HE HAS READ THESE GENERAL IEIR TERMS AND CONTENT. BY ENTERING INTO AN AGREEMENT IBED IN THESE CONTRACT DOCUMENTS, THE SUCCESSFUL PROVISIONS OF AIA DOCUMENT A201, GENERAL CONDITIONS OF	ACCESS TO A SLE STORY. SMOKE AL THE ALARMS WITH THEIR PRIMARY PO LOW BATTERY SIG	EPING ROOM, ARMS SHALL E IIN THE INDIVII OWER SOURCI SNAL.	AND ON EACH STOR BE INTERCONNECTE DUAL DWELLING UNI E FROM THE BUILDIN	Y AND BASEMENT FOR DW D SO THAT THE ACTUATION T. IN NEW CONSTRUCTION IG WIRING SHALL BE EQUIF	M AND HALLWAY OR AREA G ELLINGS WITH MORE THAN (N OF ONE ALARM WILL ACTIV SMOKE ALARMS SHALL REC PED WITH BATTERY BAKC-U G UNITS AND IN SLEEPING U	ONE /ATE ALL EIVE JP AND
 ENDATIONS PER THE GEOLOGIC AND SOILS ENGINEERING DERED PART OF THE CONSTRUCTION DOCUMENTS.	WITHIN WHICH RU GARAGES. CARBO	EL-BURNING A	PPLIANCES ARE INS ALARM SHALL BE PR	TALLED AND IN DWELLING	UNITS THAT HAVE ATTACHE I SEPARATE DWELLING UNIT ERY LEVEL O A DWELLING UN	D
CONSTRUCTION WILL BE THOSE AGREED UPON BY AND BETWEEN OR THE PURPOSE OF COMPILING THESE SPECIFICATIONS, IT HAS WILL BE THOSE CONTAINED IN THE AIA DOCUMENT A201, A COPY ITECT.	INCLUDING BASEN	IENTS				
CIES APPEAR IN THE DRAWINGS OR SPECIFICATION, OR IN THE THE ARCHITECT SHALL BE NOTIFIED AT ONCE AND WILL ISSUE	VICINIT	Y MA	P Un S	J. J. J.		
DENCE OVER THE DRAWINGS AND IT SHALL BE THE R MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE TWEEN THE REQUIREMENTS OF CODE AND THE DRAWINGS. CONTRARY TO SUCH LAWS, OR REGULATIONS, HE/SHE SHALL BEAR		17	Partied Lades	Centernis Trattoria The Great Western Steak & Hoogen Co. 1 ASC Auto B Central Store B Central Store B Central Store B Control Store B Control Store Control	sitebred	
ENTS RELATED TO THIS PROJECT FOR ERRORS, OMISSIONS, AND UCTION. THE CONTRACTOR SHALL ARRANGE A PRE- 11SSIONS AND DISCREPANCIES PRIOR TO THE PERFORMANCE OF				Petro Device Construction	First Years Preschool Centre Presc HUZZAH Toys HUZZAH Toys The Ouest of Hugge staar Hero Ouest of Hugge staar Hugge staar	et and
R A LIST OF THE HEATING, COOLING, WATER HEATING, AND D CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING ENTLY.	15/51	SIS		Y 199 Manua Plan	a Boopcal	n Banch & Glass
R SHALL POST IN A CONSPICOUS LOCATION IN THE BUILDING A BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE 3, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE HE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE					Beach Cite	Bhy es Car Wash
DOT. DTECTION SYSTEM DURING CONSTRUCTION AND MAINTAIN OCAL FIRE DEPARTMENT, PRIOR TO COMMENCING ANY	TA					a bra
D SHRUBS AS INDICATED TO REMAIN BY PROVIDING A FENCE ANCE AWAY AND OF SUFFICIENT HEIGHT SO THAT TREES AND INTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE, WHICH	SYMBO	LS	15/15/15/15		- Managara	ST MANA
E TEMPORARY SHORING AND SUPPORT OF PUBLIC WAYS OR XCAVATIONS NECESSITATED BY THE NEW CONSTRUCTION. ES PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF BUILDING	1 A101		1 A101	1 Ref		
ONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS ST OBTAIN A NECESSARY PERMIT FROM THE STATE OF OR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.	SECTION TAG	I	ELEVATION TAG	1 Ref IN. ELEVATION TAG	DETAIL CALLOUT	
AZED OPENING WITHIN 18" OF ADJACENT FLOOR SHALL BE OF PENING FOR A NEW WINDOW OR DOOR PROVIDE A NEW LINTEL	Room name		101	<u>(1i)</u>	•	
D DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN	ROOM TAG		DOOR TAG	WINDOW TAG	SPOT ELEVATION	
IETRATIONS THROUGH ENVELOPE SHALL BE SEALED, CAULKED, OR R WATER LEAKAGE. DOORS AND WINDOW SHALL BE FULLY VENT WATER PENETRATION FROM THE EXTERIOR TO THE	ABBRE					
ALS TO PREVENT GALVANIC REACTIONS.	A.C. AI	R CONDITIONII	NG EXPAND.	EXPANDED	P.T. PRESSURE	
ALS TO PREVENT GALVANIC REACTIONS.	ADDT'L AE A.F.F. AE FL	DJACENT DITIONAL BOVE FINISH OOR	EXT. F.C. F.F. FLR.	EXTERIOR FINISH CEILING FINISH FLOOR FLOOR	TREATED REF. REFERENCE REQ'D REQUIRED RM. ROOM	
AGE, SEWAGE SYSTEMS ARE TO BE DESIGNED AND SPECIFIED BY TO ALL LOCAL PREVAILING CODES.	ALT. AL ALUM. AL	R HANDLER TERNATING UMINUM	F.S. GA. GALV.	FINISH SURFACE GAUGE GALVANIZED	S.S. STAINLESS STER SIM. SIMILAR STL. STEEL	EL
AL DISCREPANCIES AT THRESHOLD. SARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER	BLK'G BL	JILDING .OCKING	HT.	GRID LINE GYPSUM BOARD HEIGHT	STLS. STAINLESS STRUCT. STRUCTURE(AL) STOR. STORAGE)
SART BLOCKING, BACKING, FRAMING, HANGERS OR OTHER	CL. CE CLG. CE	ALCULATIONS ENTER LINE EILING		HEATING/ VENTILATION/ AIR CONDITIONING	SUSP. SUSPENDED T.B.D. TO BE DETERMINED	
TC.	CONC. CO CONT. CO CORR. CO	ONCRETE ONTINUOUS ORRUGATED	INT. MAX. M.B.	INTERIOR MAXIMUM MACHINE BOLT	THK. THICK T.O.W. TOP OF WALL TYP. TYPICAL	
OPE AWAY FROM THE BUILDING. ACCEPTED BY OWNER AND ARCHITECT. PRIOR TO COMMENCING	CNTR. CE DET. DE	ENTER ETAIL AMETER	MECH. MIN. MTL.	MECHANICAL MINIMUM METAL	U.N.O. UNLESS NOTED OTHERWISE V.I.F. VERIFY IN FIELD	
BY THE CONTRACTOR DUE TO HIS/HER FAILURE TO OBTAIN BY THE OWNER OR AFFECT THE CONTRACT PRICE.	DIM. DI DWGS. DF	MENSION RAWINGS (ISTING	(N) N/A N.I.C.	NETAL NEW NOT APPLICABLE NOT IN	V.S. VENT SHAFT W/ WITH W.C. WATER CLOSET	
BINET PULLS, MAIL- BOXES, BATHROOM ACCESSORIES ARE TO BE AND DOOR HARDWARE SCHEDULES) AND OR OWNER. SQUARE, COUNTER SINK ALL FASTENERS, COUNTERTOPS TO BE ST ALL DOORS.	ÉÁ. EA ELECT. EL EQ. EC	ACH LECTRICAL QUAL KISTING	N.T.C. N.T.S. O.C. PNT.	NOT IN CONTRACT NOT TO SCALE ON CENTER PAINT	W.C. WATER CLOSET WD. WOOD W.H. WATER HEATER W.P. WATERPROOFIN MEMBRANE	

SECURITY REQUIREMENT NOTES 1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)

2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

3. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 -DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4)

4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)

5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)

6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)

7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8 INCHES AND 3 INCHES IN WIDTH. (91.6709.1 ITEM 2)

9. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL FROM TRACK WHILE IN THE CLOSED POSITION.

10. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

(6710)

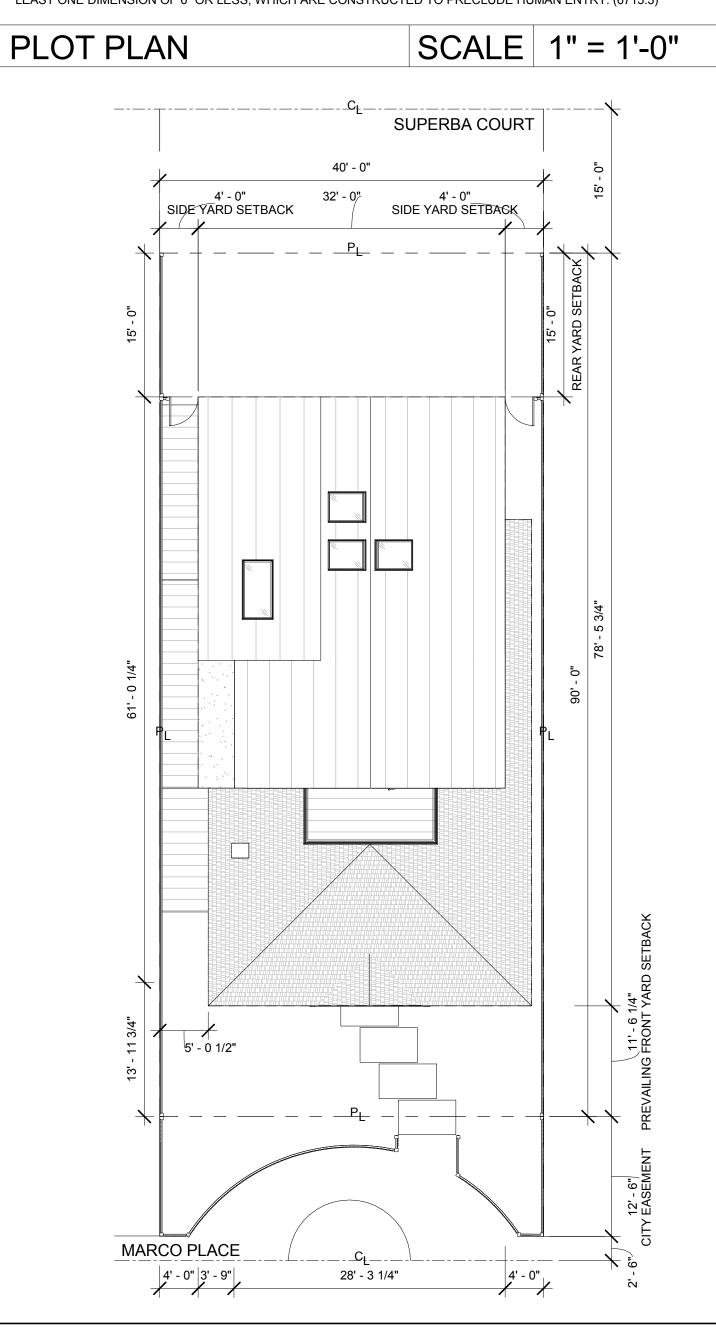
11. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

14. GLAZED OPENINGS WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)



Architect of Record

Designer

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Architect

Client 925 MARCO PLACE LLC / 927 MARCO PLACE LLC. 1030 HILLS AVE, LOS ANGELES, CA 90024

Contractor ME. DEVELOPMENT INC.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORKS.

Issues / Revisions	Date	Ву
-	Issues / Revisions	Issues / Revisions Date

Stamp

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Copyright Note

929 MARCO PLACE, VENICE, CA90291

Drawing Title

TITLE SHEET

Scale	NTS		Drawn By	AA	
Date	11.07	.2016	Checked By	CL	
Project No.	Project 00054				
North		Drawing No.	0.0)1	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 18:53, Mon, Apr 04, 2016 Project Name: Venice Amoroso

Project Name Venice Amoroso

Project Location 810 W. Amoroso Place

City Venice

Zip Code 90291

Building Type Single Family

Project Scope Newly Constructed

01 Building Complies with Computer Performance

05

Standard Design

6.49

7.69

0.93

10.64

25.75

03

Surface (Orientation-Azimuth)

Front Wall (Front-315)

Front Wall (Front-315)

Left Wall (Left-45)

Back Wall (Back-135) Back Wall (Back-135)

Right Wall (Right-225) R-30 Roof a (- specify --105)

Front Wall 2 (Front-315)

Front Wall 2 (Front-315)

Left Wall 2 (Left-45)

Left Wall 2 (Left-45)

Right Wall 2 (Right-225)

Right Wall 2 (Right-225)

LEDG

Registration Date/Time:

Climate Zone CZ6

Slab Area (ft²) 1363.1

03 This building incorp<mark>orate</mark>s one or more Special Features shown below

CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-03092016-744

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Total Cond. Floor Area (ft²) 2797.6

Addition Cond. Floor Area N/A

Addition Slab Area (ft²) N/A

Calculation Description Title 24 Analysis

Calculation Description: Title 24 Analysis

GENERAL INFORMATION

01 02

03

04

06

08

10

12

14

16

18

20

COMPLIANCE RESULTS

04

Energy Use (kTDV/ft²-yr)

Space Heating

Space Cooling

IAQ Ventilation

Water Heating

Photovoltaic Offset

Compliance Energy Total

Registration Number: 216-N0127395A-000000000-0000

Project Name: Venice Amoroso

WINDOWS

01

Name

Front Windows

French Door

Left Windows

Back Windows

French Door 2

Right Windows

Skylight

French Door 3

Window

Left Windows 2

French Door 4

Right Windows 2

DOORS

Sliding Door

Calculation Description: Title 24 Analysis

02

Туре

Window

Window

Window

Window

Window

Window

Skylight

Window

Window

Window

Window

Window

Window

01

Name

Door

Door 2

Door 3

Registration Number: 216-N0127395A-000000000-0000

Project Name: Venice Amoroso

01

Name

Heat Pump System 1

HVAC COOLING - HERS VERIFICATION

01

Name

Heat Pump System 1-hers-cool

HVAC - DISTRIBUTION SYSTEMS

01

Name

HVAC - HEAT PUMPS

Calculation Description: Title 24 Analysis

CA Building Energy Efficiency Standards - 2013 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

02

Type

SplitHeatPump

02

Verified Airflow

Required

02

Input File Name: 16-204R_V6-6.xml

05

07

09

11

13

15

17

19

21

02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

ENERGY USE SUMMARY

HERS PROVIDER

06

Proposed Design

8.74

6.01

0.93

10.07

0.00

25.75

2016-04-05 17:47:21

Calculation Date/Time: 18:53, Mon, Apr 04, 2016

04 05 06 07 08 09

Width (ft) Height (ft) er (ft²) U-factor SHGC

Multipli Area

9.4 7.0 1.897 124.8 0.37 0.32 Insect Screen

---- 1 91.3 0.37 0.32 Insect Screen

 --- 1
 72.5
 0.37
 0.32
 Insect Screen

 9.4
 7.0
 0.304
 20.0
 0.37
 0.32
 Insect Screen

 --- --- 1
 101.6
 0.37
 0.32
 Insect Screen

6.0 7.0 0.424 17.8 0.37 0.32 Insect Screen (default)

_____ 1 59.7 0.37 0.32 Insect Screen (default)

1 20.5 0.54 0.23

4.0 9.5 0.995 37.8 0.37 0.32 Insect Screen

16.2 9.5 0.996 153.3 0.37 0.32 Insect Screen

9.8 9.5 0.999 93.0 0.37 0.32 Insect Screen (default)

Input File Name: 16-204R_V6-6.xml

-

02

Side of Building

Interior Surface

GarageWalBack

GarageWallRight

Registration Date/Time:

Report Version - CF1R-03092016-744

Heating

HSPF/COP Cap 47 Cap 17

03

Airflow Target

350

8.2 24000 17250

Carcenis, IIC.

2016-04-05 17:47:21

Calculation Date/Time: 18:53, Mon, Apr 04, 2016

Cooling

SEER EER

04

Verified EER

Required

12.2

05

Input File Name: 16-204R_V6-6.xml

03 04 05 06 07 08

14

Standards Version Compliance 2015

Compliance Manager Version BEMCmpMgr 2013-4 (744)

Front Orientation (deg/Cardinal) 315

Number of Dwelling Units

Number of Zones

Number of Stories

Natural Gas Available Yes

Glazing Percentage (%) 32.4%

07

Compliance Margin

-2.25

1.68

0.00

0.57

0.00

0.00

HERS Provider:

---- 1 63.8 0.37 0.32 Insect Screen (default)

---- 1 50.6 0.37 0.32 Insect Screen (default)

03

Area (ft²)

20.0

128.7

18.7

HERS Provider:

09

Multispeed

No

06

Bypass Duct

Zonally

No

Controlled Compressor

05

Verified SEER

Not Required

Report Generated at: 2016-04-04 18:53:06

Software Version EnergyPro 6.6

CF1R-PRF-01 Page 1 of 9

08

Percent Improvement

-34.7%

21.8%

0.0%

5.4%

-

0.0%

Report Generated at: 2016-04-04 18:53:06

CalCERTS inc.

CF1R-PRF-01

10

Exterior Shading

04

U-factor

0.50

0.50

0.50

CalCERTS inc.

CF1R-PRF-01

10

HERS

Verification

Heat Pump System 1-hers-cool

06

Verified Refrigerant

Charge

Not Required

HERS Verification

Page 7 of 9

Page 4 of 9

R	EQUIRED SPECI
т	he following are fe
•	Window overha
н	ERS FEATURE S
	he following is a si rovided in the build

ENERGY DESIGN This is the sum of th TDV energy consum on-site renewable en



Air Distribution System Sealed and tested Garage None DuctsGarage 1-hers-dist DD 02 03 04 06 08 05 07 Duct Leakage Duct Leakage Verified Duct Verified Duct Buried Deeply Buried Low-leakage Verification Target (%) Location Design Ducts Ducts Air Handler 6.0 Required Not Required Not Required Not Required Not Required iner. 02 03 04 Туре Fan Power (Watts/CFM) **HERS Verification** Single Speed PSC Furnace Fan 0.58 HVAC Fan 1-hers-fan 02 03 Verified Fan Watt Draw Required Fan Efficiency (Watts/CFM) Required 0.58

04

Туре Duct Leakage Insulation R-value Duct Location Air Distribution System 1 HVAC DISTRIBUTION - HERS VERIFICATION 01 Name Air Distribution System 1-hers-dist HVAC - FAN SYSTEMS Name

03

HVAC Fan 1 HVAC FAN SYSTEMS - HERS VERIFICATION 01 Name HVAC Fan 1-hers-fan

Registration Number: 216-N0127395A-000000000-0000 CA Building Energy Efficiency Standards - 2013 Residential Compliance

Registration Date/Time: 2016-04-05 17:47:21 Report Version - CF1R-03092016-744

HERS Provider: CalCERTS inc. Report Generated at: 2016-04-04 18:53:06

Registration Number: 216-N0127395A-000000000-0000

	CERTIFICATE OF COMPLIAN Project Name: Venice Amoro Calculation Description: Title		Calculation	Date/Time: 18:53, Mon, Apr ame: 16-204R_V6-6.xml	04, 2016	CF1R-PRF-01 Page 2 of 9	CERTIFICATE OF COMP Project Name: Venice Am Calculation Description:	ioroso	ITIAL PERFORMANCE C	Calcu	HOD ulation Date/Time: t File Name: 16-204		04, 2016		CF1R-PRF-01 Page 3 of 9
	REQUIRED SPECIAL FEATURE	s													
			the modeled energy performance for t	his computer analysis.			OPAQUE SURFACES								
		าร										-			
	HERS FEATURE SUMMARY	a features that must be field verified by a	contified HEPS Pater on a condition f	or mosting the modeled energy r	actormance for this computer	analysis Additional datail is	10.2070.000					Contraction of the sec			
	provided in the building component		certified HERS Rater as a condition f	or meeting the modeled energy p	performance for this computer	analysis. Additional detail is	The Rest of Control of								
<form></form>	 IAQ mechanical ventilation 						Charles Manual C	-		No PORTO O LE TRATILISTO		and the second second		Vesite Or all proc	
	Minimum Airflow						Interior Surface 3	Secon							
	 Fan Efficacy Watts/CFM 	fications:						-		and the second second				1.125.000.000.000	
	Duct Sealing						and the second s			and the second second				00.100	
		<u> </u>						Circle			225	Right			90
	ENERGY DESIGN RATING	~									135	Back			90
	TDV energy consumption for light	ing and components not regulated by Tit	nponents included in the performance tle 24, Part 6 (such as domestic applia	e compliance approach for the St ances and consumer electronics)	andard Design Building (Energe) and accounting for the annua	gy Budget) and the annual I TDV energy offset by an		- 75		The state of the s				40.7	
	on-site renewable energy system.		Energy Use E	Energy Design Rating	Margin	Percent Improvement			State State State State	and the second diversion of the				18.7	
	Total Energy (kTDV/f2-	-yr)* 68.	ALE R S	68.44	0.00	0.0%			2000	RS P	ROVI	DER			
	* includes calculated Appliances a	and Miscellaneous Energy Use (AMEU)							03	04 05		06	07 08	09 1	10 11
	BUILDING - FEATURES INFORM	MATION					Name	Zone	Туре	A manage the dust options in the second second					
	01		100	05			R-30 Roof a	Second		- specify - 1434					.84 0.07
	Project Name	22 23 26 26 26 26 26 26 26 26 26 26 26 26 26		rooms Number of Zones			R-30 Roof c	First	R-30 Roof Cathedral	- specify - 307.	6 0	0	0 0	0.63 0.8	84 0.07
	Venice Amoroso	2797.6	1 3	2	0	1									
	ZONE INFORMATION	00 I	02	04		07									
	01	02	530.97 N		06	07									
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<section-header></section-header>	Window					op op Distr Bot op	ib		Garage	379	72		None	0	No
							E - HE	RS VERIFICATION	i i i i i i i i i i i i i i i i i i i						
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<text></text>			alc FRI	b. Inc	Cavity / Frame: r Exterior Finish: V	no insul. / 2x4 Wood		02		3	04 0			07	08
	Garage Ext Wall	Exterior Walls Wood Framed W	/all 2x4 @ 16 in. O.C.	none 0.					HE	RS Tank	Volume Energy F	actor or			Standby Loss
					 Cavity / Frame: I Roof Deck: Woo 	R-30 / 2x10 d Siding/sheathing/decking		CONTRACTOR OF A CONTRACT	ent Type Tank	Type (g	gal) Effici	ency I	Input Rating	R-value	(Fraction)
	R-30 Roof Cathedral	Cathedral Ceilings Wood Framed Ce	iling 2x10 @ 24 in. O.C.	R 30 0.			DHW Heater 1	Natural	Gas Small S	Storage	50 0.0	52	43000-Btu/hr	0	0
					Cavity / Frame: I	R-21/2x6	WATER HEATING - HERS V	ERIFICATION					1	T	
<text> n no mic orange <t< td=""><td>R-21 Wall</td><td>Exterior Walls Wood Framed W</td><td>/all 2x6 @ 16 in. O.C.</td><td>R 21 0.</td><td>.066 Siding/sheathing</td><td>n/decking</td><td>01</td><td></td><td>02</td><td>03</td><td>04</td><td></td><td></td><td></td><td></td></t<></text>	R-21 Wall	Exterior Walls Wood Framed W	/all 2x6 @ 16 in. O.C.	R 21 0.	.066 Siding/sheathing	n/decking	01		02	03	04				
					 Floor Deck: Woo 	d Siding/sheathing/decking	Name	Pip	e Insulation	Parallel Piping	Compact Distribut	ition Point-			
	R-30 Floor No Crawlspace	Interior Floors Wood Framed Fl	oor 2x10 @ 16 in. O.C.	R 25 0.	.037 • Ceiling Below Fi	nish: Gypsum Board	DHW Sys 1 - 1/1					8			
	P 13 Woll	Interior Walls Wood Framed W	1011 2×4 @ 16 in 0.0	P 12 0	 Cavity / Frame: I 	R-13/2x4	SPACE CONDITIONING SYS	STEMS						7201	
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City/State/Zip: Phone: 310-375-2699 Exesonsbit Designer Name: Leon Cifala Company: Electric Bowery, Inc. Address: 801 Cocur D'Alene Leon Cifala Company: Electric Bowery, Inc. Address: 801 Cocur D'Alene Elity/State/Zip: None: Eli							2195228 A32534-30					n Identification (If	applicable):		
Manhattan Beach, CA 90266 310-375-2699 RESPONSIBLE PERSON'S DECLARATION STATEMENT Icertify the following under the laws of the State of California: Compliance conformance specifications identified on this Certificate of Compliance conformance or specifications identified on this Certificate of Compliance conformance or specifications identified on this Certificate of Compliance conformance specifications identified on this Certificate of Compliance conformance or specifications identified on this Certificate of Compliance conformance or specifications identified on this Certificate of Compliance conformance or specifications identified on this Certificate of Compliance constant with the information provide on other applicable compliance documents, worksheets, calculations, along in features and professions submitted to the enformation approval with this building permit application. 8. The building design features and professions submitted to the enformation approval with this building permit application. 9. The building design features and professions submitted to the enformation approval with this building permit application. 9. The building design features and professions submitted to the enformation approval with this building permit application. 9. The building design features and professions submitted to the enformation approval with this building permit application. 9. The building design features applications submitted to the enformation approval with this building permit application. 0. The building design features applications submitted to the enformation approval with this building perm											- 20 million - 20				
I certify the following under penalty of perjury, under the laws of the State of California: 1 am eligible under penalty of perjury, under the laws of the State of California: 1. I am eligible under penalty of perjury, under the laws of the State of California: 1. I am eligible under penalty of perjury, under the laws of the State of California: 1. I am eligible under penalty of perjury, under the encry features and performance specifications clotentiate of Compliance onorm to the requirements of Title 24, Part 1 and Part 6 of the California: Code of Regulations. 1. To building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents. Worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. Responsible Designer Name: Responsible Designer Signature: Leon Cifala 2016-04-05 17:47:21 Company: Electric Bowery, Inc. Address: 801 Coeur D'Alene 01 Coeur D'Alene NA City/State/Zp: Phone:								90266							
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building cesting identified on this Certificate of Compliance. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building cesting identified on this Certificate of Compliance decidence specifications identified on this Certificate of Compliance are conform to the endprice attract of the California Code of Regulations. 3. The building design features or system design features identified to the endorsements control to the endorsements and specifications submitted to the endorsements do the endorsements. 3. The building design features identified on this Certificate of Compliance documents, worksheets, calculations, plans and specifications submitted to the endorsement agency for approval with this building permit application. Responsible Designer Name: Responsible Designer Signature: Leon Cifala Company: Electric Bowery, Inc. Date Signed: Address: Madress: 801 Coeur D'Alene NA City/State/Zip: Phone:									2.080.000000	familie					
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worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. Responsible Designer Name: Responsible Designer Signature: Leon Cifala Company: Date Signed: 2016-04-05 17:47:21 Address: License: License: 801 Coeur D'Alene License: License: Citly/State/Zip: Date Signed: Phone:							Regulations.								1994 TADDATE / DO 7974 LAN
Address: License: 801 Coeur D'Alene NA City/State/Zip: Phone:		1	ACEDT				worksheets, calculati	ons, plans and specifi	cations submitted to the enfor	rcement agency for app	proval with this building	permit applicatio	n.	and a second sec	second
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Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 216-N0127395A-000000000-0000 CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-03092016-744

Registration Date/Time: 2016-04-05 17:47:21 CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-03092016-744

HERS Provider: CalCERTS inc. Report Generated at: 2016-04-04 18:53:06

	04	05		06	07	08	09	10	11
	Orientatio n	Area (ft ²)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt (deg)	Roof Reflectance	Roof Emittance	Framing Factor
dral	- specify -	1434.5	20.5	2	0.17	9.46	0.63	0.84	0.07
dral	- specify -	307.6	0	0	0	0	0.63	0.84	0.07

Registration Date/Time:	2016-04-05 17:47:21	HERS Provider:
Report Version - CF1R-030920	016-744	Report Generated at: 2016-04-0

į.	0	3	04	05		06		07
	Area	ı (ft ²)	Perimeter (ft)	Edge Insul. R-value & I	Depth	Carpeted Fra	ction	Heated
	136	63.1	201	None		0.8		No
	37	79	72	None		0		No
	02	1		03		()4	
allation	of Spray F	oam Insulation	Building Env	velope Air Leakage		CF	M50	
Not	Required		No	t Required		4		
		03	04		05		0	16
	Distribu	ition Type	Water He	ater Numbe	r of Hea	iters S	olar Fra	action (%)
1	Pipe Insula	tion, All Lines	DHW Hea	ter 1	1		.0	1%
	1	-	-					
3				nc			-	
03		04	05	06		07		08
Tank Ty	RS	Tank Volume (gal)	Energy Factor o Efficiency	Input Rating	5.5	ank Exterior Insulation R-value		ndby Loss Fraction)
Small Sto	orage	50	0.62	43000-Btu/hr		0		0

03	04	05	06	07
Parallel Piping	Compact Distribution	Point-of Use	Recirculation Control	Central DHW Distribution
		المتكرر	144	

	03	04	05	06
e	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
ng and m	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1

alCE	Responsible Designer Signature:
ERS	Date Signed: 2016-04-05 17:47:21
	License: NA
	Phone: 310-439-1771

Registration Date/Time: 2016-04-05 17:47:21 HERS Provider: CalCERTS inc. Report Generated at: 2016-04-04 18:53:06

Architect of Record



Designer

Electric Bowery Ltd. 801 Coeur D'Alene Avenue, Venice, CA 90291 Tel 310.439.1771	

Architect

Electric Bowery Ltd. 801 Coeur D'Alene Avenue, Venice, CA

90291 Tel 310.439.1771

Client

925 MARCO PLACE LLC / 927 MARCO PLACE LLC. 1030 HILLS AVE, LOS ANGELES, CA 90024

Contractor

ME. DEVELOPMENT INC.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORKS.

No.	Issues / Revisions	Date	Ву

Stamp

Copyright Note

Electric Bowery Ltd. Retains Design Copyright over Design Drawings & Specifications.

Project Title

929 MARCO PLACE, VENICE, CA90291

Drawing Title

T24 CALCULATION

cale			Drawn By	AA
ate	11.07	.2016	Checked By	Checker
roject lo.	0005	4		
lorth		Drawing No.	0.0)2



FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water, mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind
- 2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- 4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- 6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- 8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- 9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system i: and maintained on-site during the construction duration.

Revised 01-01-2014

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Page1 of1



FORM

GRN 11

LA DBS VOC AND FORMALDEHYDE LIMITS 2014 Los Angeles Green Building Code ARTMENT OF BUILDING AND SAFE (Incorporate this form into the plans) The tables below are taken from the 2014 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

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Tub and tile refinish coatings Waterproofing membranes	100
Waterproofing membranes	420
	250
	275
Wood coalings Wood preservatives	350
Zinc-rich primers	340
ams of VOC per liter of coating, including water and including exempt	

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3} Grams of VOC per Liter of Coating.		SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter			
Less Water and Less Exempt Compounds		SEALANTS	CURRENT VOC LIMIT		
COATING CATEGORY ^{2,3}	CURRENT LIMIT	Architectural	250		
COATING CATEGORY	CORRENT LIMIT	Marine deck	760		
Flat coatings	50	Nonmembrane roof	300		
Nonflat coatings	100				
· · · · · · · · · · · · · · · · · · ·		Roadway	250		
Nonflat-high gloss coatings	150	Single-ply roof membrane	450		
Specialty Coatings		oligie pry roor memorane	100		

other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	250 775
Modified bituminous 500	500
Marine deck	760
Other	750
Note: For additional information regarding methods to tables, see South Coast Air Quality Management Dis	

ADHESIVE VOC LIMIT 1.2 Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
ndoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Nood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
/CT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
VC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
ontact adhesive	80
pecial purpose contact adhesive	250
tructural wood member adhesive	140
op and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Aetal to metal	30
lastic foams	50
Porous material (except wood)	50
Nood	30
Fiberglass	80

content shall be allowed. r additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168 PDF.

PRODUCT	CURREN LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

² Thin medium density fiberboard has a maximum thickness of ⁵/₁₆ inches (8 mm)

Revised 02-28-2014

www.ladbs.org



2014 Los Angeles Green Building Code

MANDATORY REQUIREMENTS CHECKLIST NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Project Address: 810 Amoroso Pl. Venice, CA 90291 Date: 5/2/2016

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET Sheet # or N/A)	COMMENTS e.g. note #, detail # or reason for N/A
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	A0.06	Grn 14 #2
2	4.106.3	Grading and paving	A1.01 / C1.02	Site Plan / Grading Plan
3	4.106.4	Electric vehicle (EV) charging	A1.10	Ground LVL Plan
4	4.106.5	Cool roof for reduction of heat island effect	A5.40	Roof Details
5	4.106.7	Reduction of heat island effect for nonroof areas	A5.40	Roof Details
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	A1.00	Site Plan @ Roof LVL
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	A0.06	GRN 16
8	4.303.1.3.2	Multiple showerheads serving one shower	C	GRN 14 #6
9	4.304.1	Outdoor potable water use in landscape areas	A1.01	Site Plan
10	4.304.2	Irrigation controllers	A1.01	Site Plan
		MATERIAL CONSERVATION & RESOURCE	EFFICIENCY	8
11	4.406.1	Rodent proofing	A0.06	GRN 14 #9
12	4.407.3	Flashing details	A5.20	Wall Section Detail
13	4.407.4	Material protection	A0.06	GRN 14 #10
14	4.408.1	Construction waste reduction of at least 50%	A0.06	GRN 14 #11
15	4.410.1	Operation and maintenance manual	A0.06	GRN 14 #12
		ENVIRONMENTAL QUALITY		
16	4.503.1	Fireplaces and woodstoves	A0.06	GRN 14 #13
17	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A0.06	GRN 14 #14
18	4.504.2	Finish material pollutant control		
19	4.504.2.1	 Adhesives, sealants, caulks 		
20	4.504.2.2	 Paints and coatings 	A0.06	GRN 14 #15
21	4.504.2.3	 Aerosol paints and coatings 		

ITEM #	CODE SECTION	REC
27	4.505.2.1	Capillary break
28	4.505.3	Moisture content of
29	4.506.1	Bathroom exhaust
30	4.507.2	Heating and air-con

Revised 07-01-2015



2014 Los Angeles Green Building Code **GREEN BUILDING CODE PLAN CHECK NOTES**

RESIDENTIAL BUILDINGS

- 1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- 2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- 3. Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes \geq 2:12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- 4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
- 5. The flow rates for all plumbing fixtures shall comply with the maximum flow 20. New hardwood plywood, particle board, and medium density fiberboard rates in Section 4.303.1. (4.303.1)
- 6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
- 7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (4.304.2) 8. For projects that include landscape work, the Landscape Certification, Form
- GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- 9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of 24. Building materials with visible signs of water damage shall not be installed. rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
- 10. Materials delivered to the construction site shall be protected from rain or other (4.407.4)sources of moisture. 11. Only a City of Los Angeles permitted hauler will be used for hauling of
- (4.408.1)construction waste. 12. For all new equipment, an Operation and Maintenance Manual including, at a
- minimum, the items listed in Section 4.410.1, shall be completed and placed in 27. The heating and air-conditioning systems shall be sized and designed using the building at the time of final inspection. (4.410.1)13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood
- burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)

FORM

GRN 14

FORM

GRN4

with tape, plastic, or sheet metal until the final startup of the heating, cooling (4.504.1)and ventilating equipment. 15. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-

14. All duct and other related air distribution component openings shall be covered

- 4.504.3 (4.504.2.1-4.504.2.3)16. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications
- showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4) 17. All new carpet installed in the building interior shall meet the testing and
- product requirements of one of the following: a. Carpet and Rug Institute's Green Label Plus Program b. California Department of Public Health's Specification 01350 c. NSF/ANSI 140 at the Gold level
- d. Scientific Certifications Systems Indoor Advantage™ Gold (4.504.3)
- 18. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)
- 19. 80% of the total area receiving resilient flooring shall comply with one or more of the following: a. VOC emission limits defined in the CHPS High Performance Products
- b. Certified under UL GREENGUARD Gold
- c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program d. Meet the California Department of Public Health's Specification 01350
- (4.504.4)
- composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)1. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be
- completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.5)
- 22. A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction. (4.505.2.1)
- 3. A vapor barrier shall be provided in direct contact with concrete for proposed (4.505.2.1)slab on grade construction.
- Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
- 25. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
- 26. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
- ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)



	FIXTURE TYPE
Showerheads	5
Lavatory fauc	ets, residential
Lavatory Fau	cets, nonresident
Kitchen fauce	ets
Gravity tank t	ype water closets
Flushometer	tank water closet
Flushometer	valve water close
Urinals	
Lavatory Fauc	ets shall not have a fl

² Kitchen faucets may temporarily ind and must default to a maximum flow ³ Where complying faucets are unav achieve reduction. Includes single and dual flush wate Single Flush Toilets - The effect effective flush volume is th A112.19.233.2. Dual Flush Toilets - The effectiv effective flush volume is de and one full flush. Flush v A112.19.14.

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2014 Los Angeles	Green Building	Code	GRN 4			/elec bowe	;Lr1(C
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REQUIREMENT		SHEET Sheet #	g. note #, detail #				лу	
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m exhaust rans and air-conditioning syst		convert University	14 #25, 26 14 #27	1	Elec 801	ctric Bowery Ltd. Coeur D'Alene Avenue, Venice, CA		
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					Elec 801 9029	ctric Bowery Ltd. Coeur D'Alene Avenue, Venice, CA 91		
					Tel 3	310.439.1771		
					925	MARCO PLACE LLC / 927 MARCO PLAC 0 HILLS AVE, LOS ANGELES, CA 90024	Æ LLC.	
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ater closets vater closets		gallons/flush ⁴ gallons/flush ⁴			Proje Title	ct		
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not have a flow rate less than	n 0.8 gpm at 20 psi.	i i i i i i i i i i i i i i i i i i i			V	ENICE, CA90291		
mporarily increase flow abov aximum flow rate of 1.8 gpm (e the maximum rate, b @ 60 psi.	2019 C	and the second second second					
ets are un available, aerators r	en 1966 and V WERRARD		be used to					
al flush water closets with an s - The effective flush volume volume is the average flush v	shall not exceed 1.28	gallons (4.8 liters)			Drawi Title	ing		
2. The effective flush volume s	hall not exceed 1.28 g	jallons (4.8 liters).	The			REEN NOTES		
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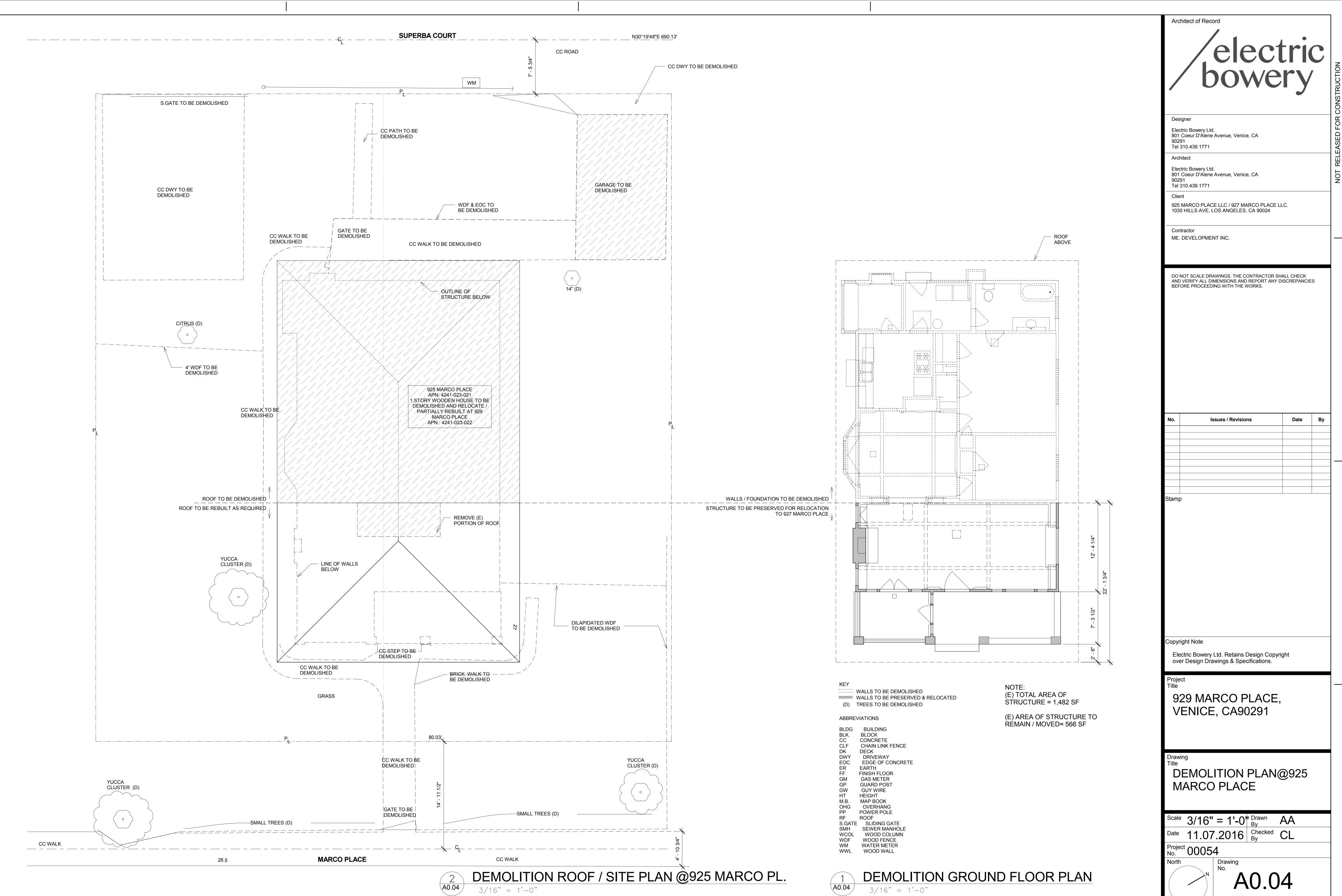
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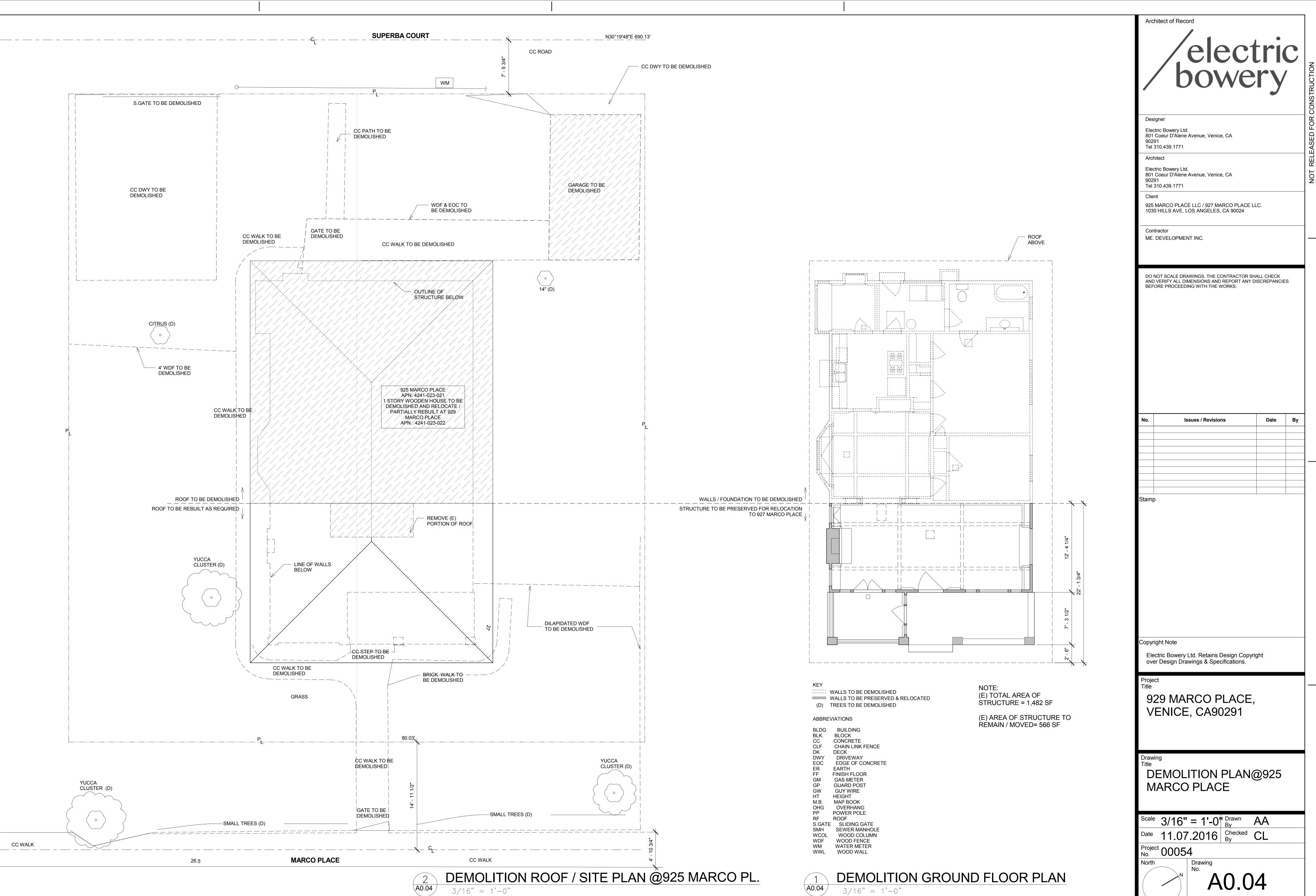
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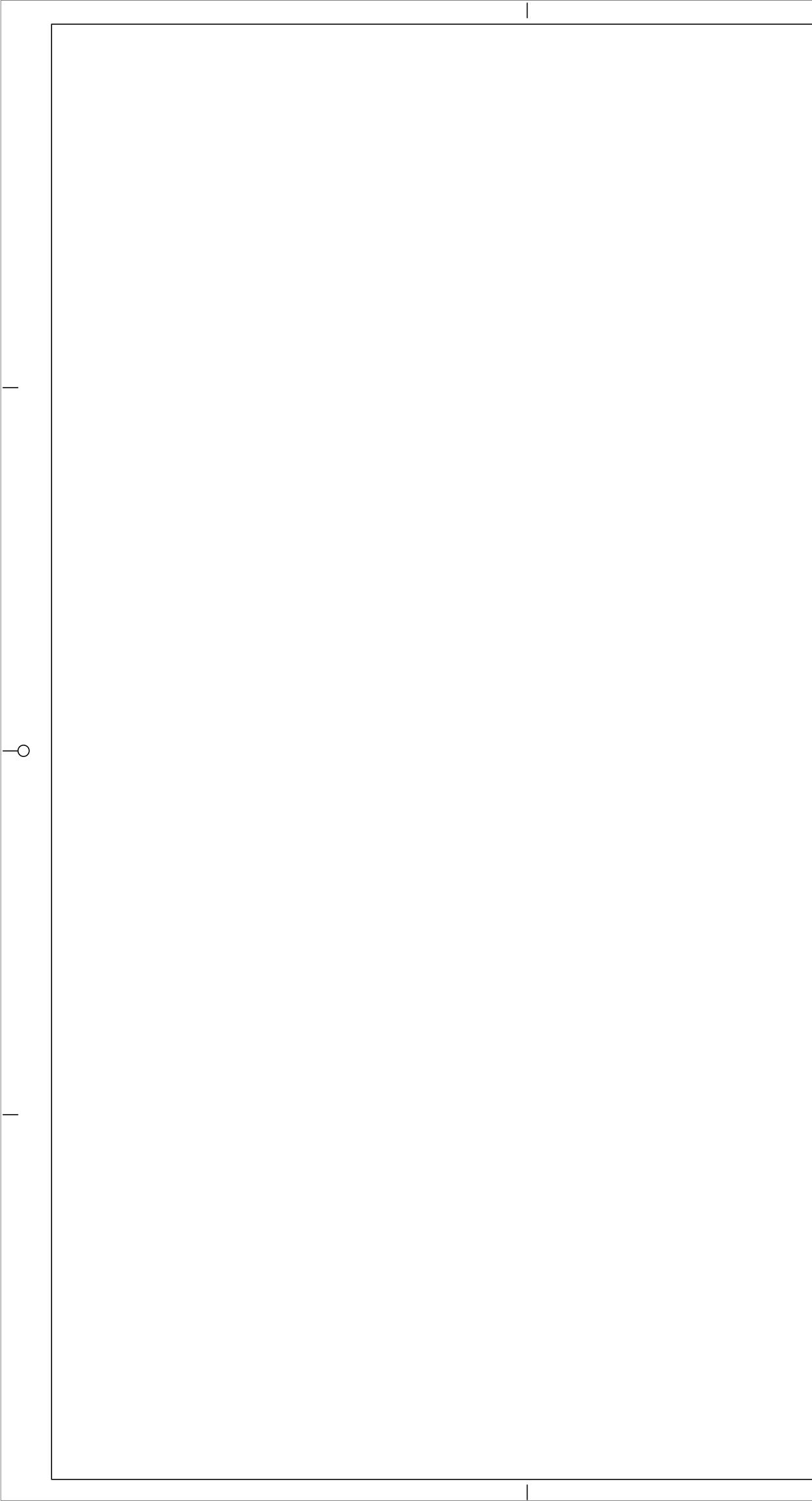
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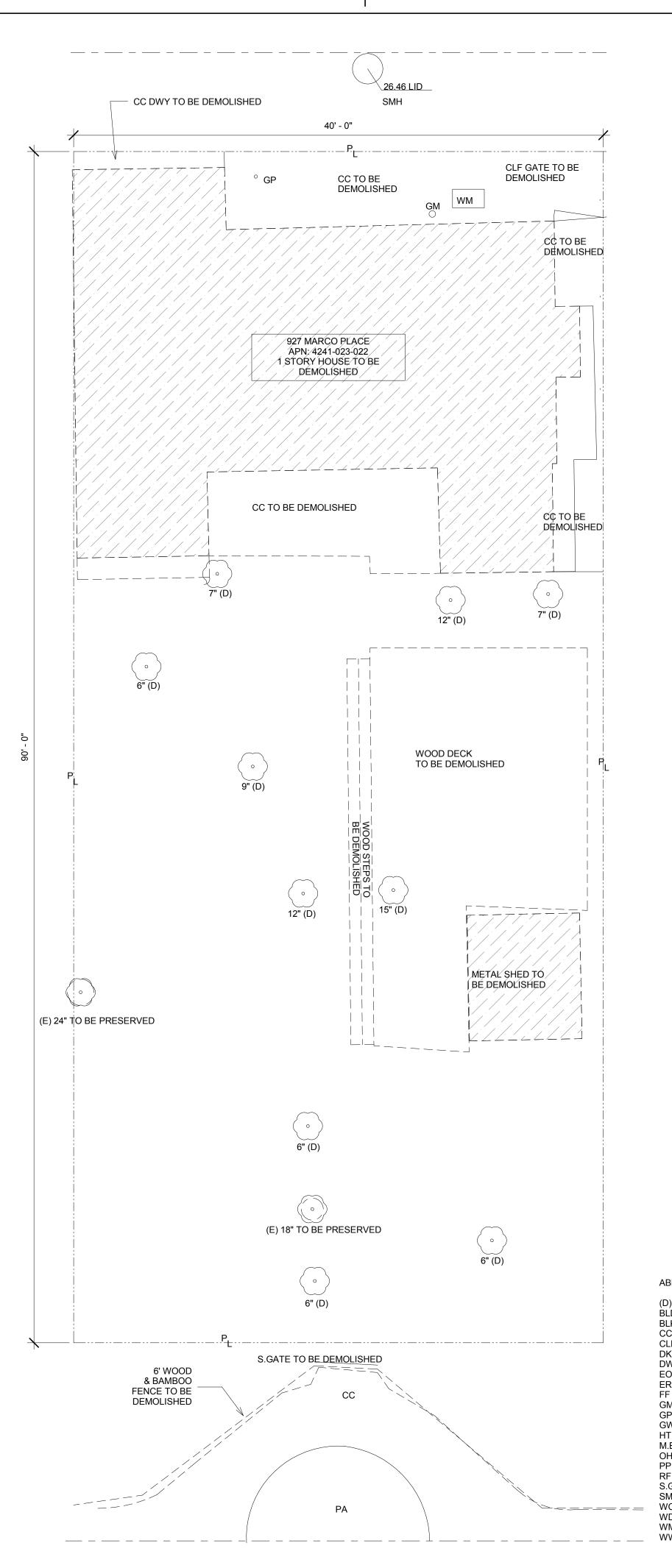
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ABBREVI	ATIONS
CLF DK DWY EOC ER FF F GM GP GW HT I M.B. OHG PP I	TREES TO BE DEMOLISHED BUILDING BLOCK CONCRETE CHAIN LINK FENCE DECK DRIVEWAY EDGE OF CONCRETE EARTH FINISH FLOOR GAS METER GUARD POST GUY WIRE HEIGHT MAP BOOK OVERHANG POWER POLE ROOF SLIDING GATE SEWER MANHOLE WOOD COLUMN WOOD FENCE WATER METER WOOD WALL

$\frac{\text{DEMOLITION@929 MARCO PLACE}}{3/16" = 1'-0"}$

rchitect of Record	
/electric bowery	

Designer

Electric Bowery Ltd. 801 Coeur D'Alene Avenue, Venice, CA 90291 Tel 310.439.1771	
Architect	
Electric Bowery Ltd. 801 Coeur D'Alene Avenue, Venice, CA 90291 Tel 310.439.1771	

Client

925 MARCO PLACE LLC / 927 MARCO PLACE LLC. 1030 HILLS AVE, LOS ANGELES, CA 90024

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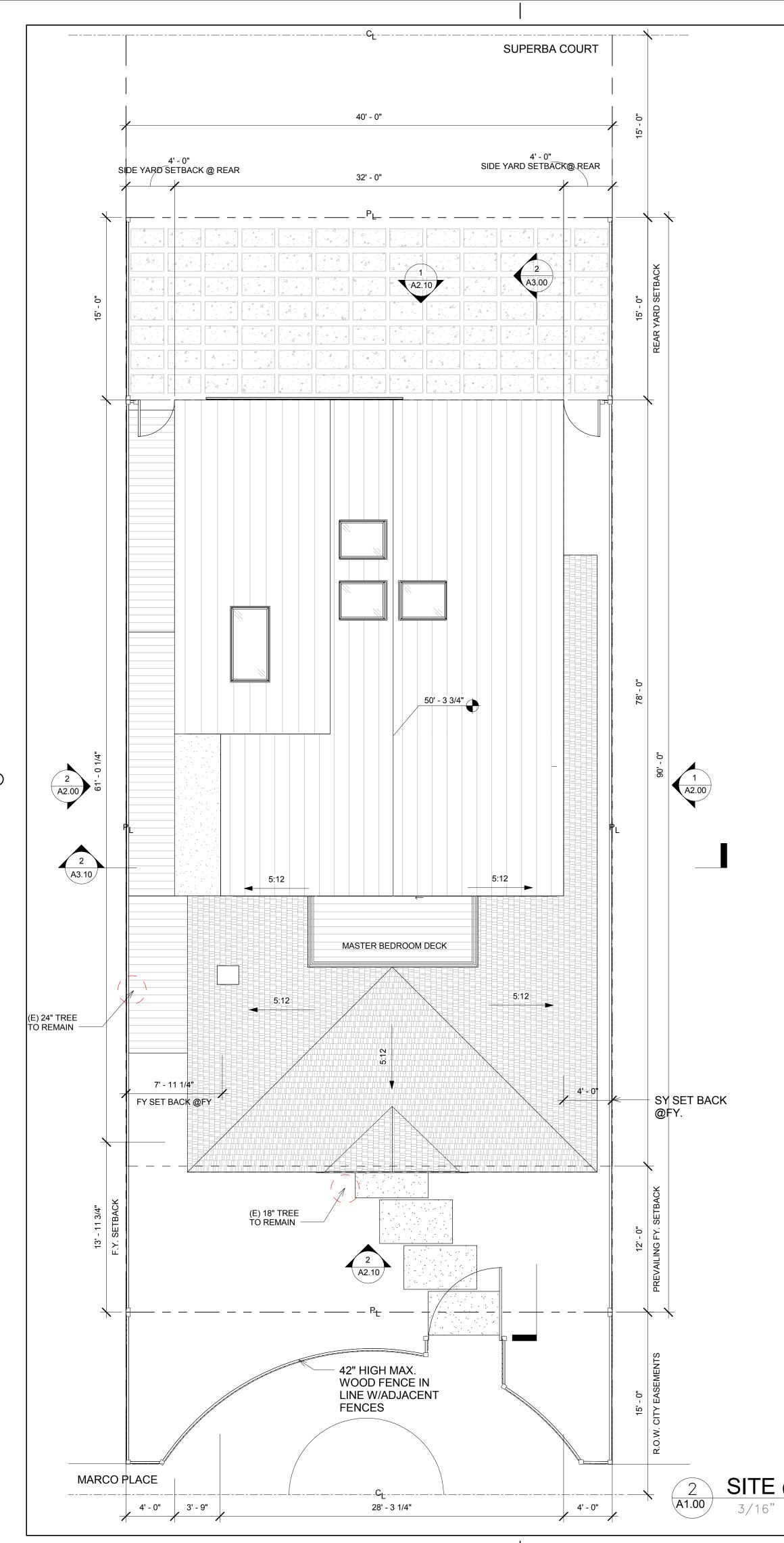
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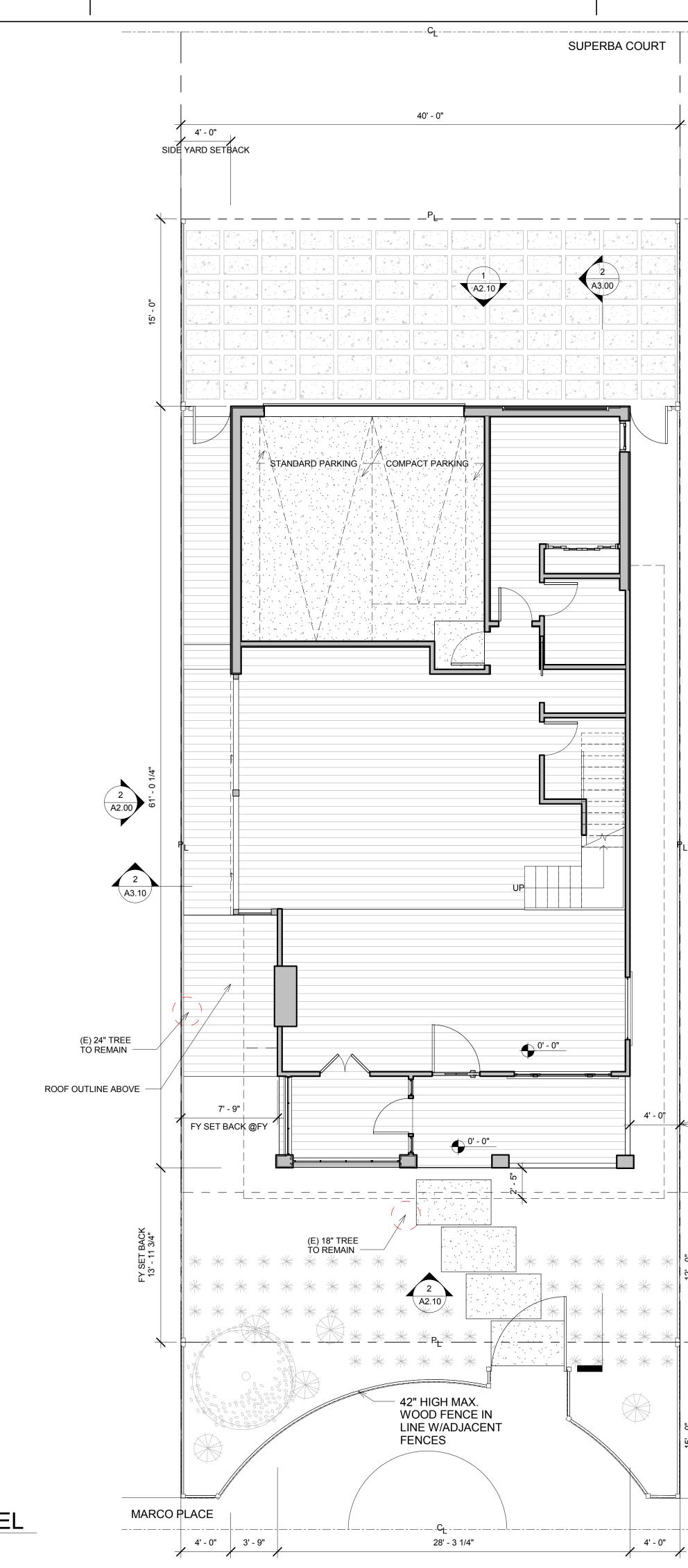
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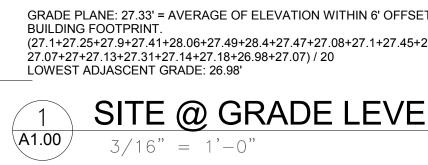




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	Ele 801 902 Tel	310.439.1771	venue, Venice,	CA			NOT REL
		MARCO PLACE 0 HILLS AVE, LC			.C.		
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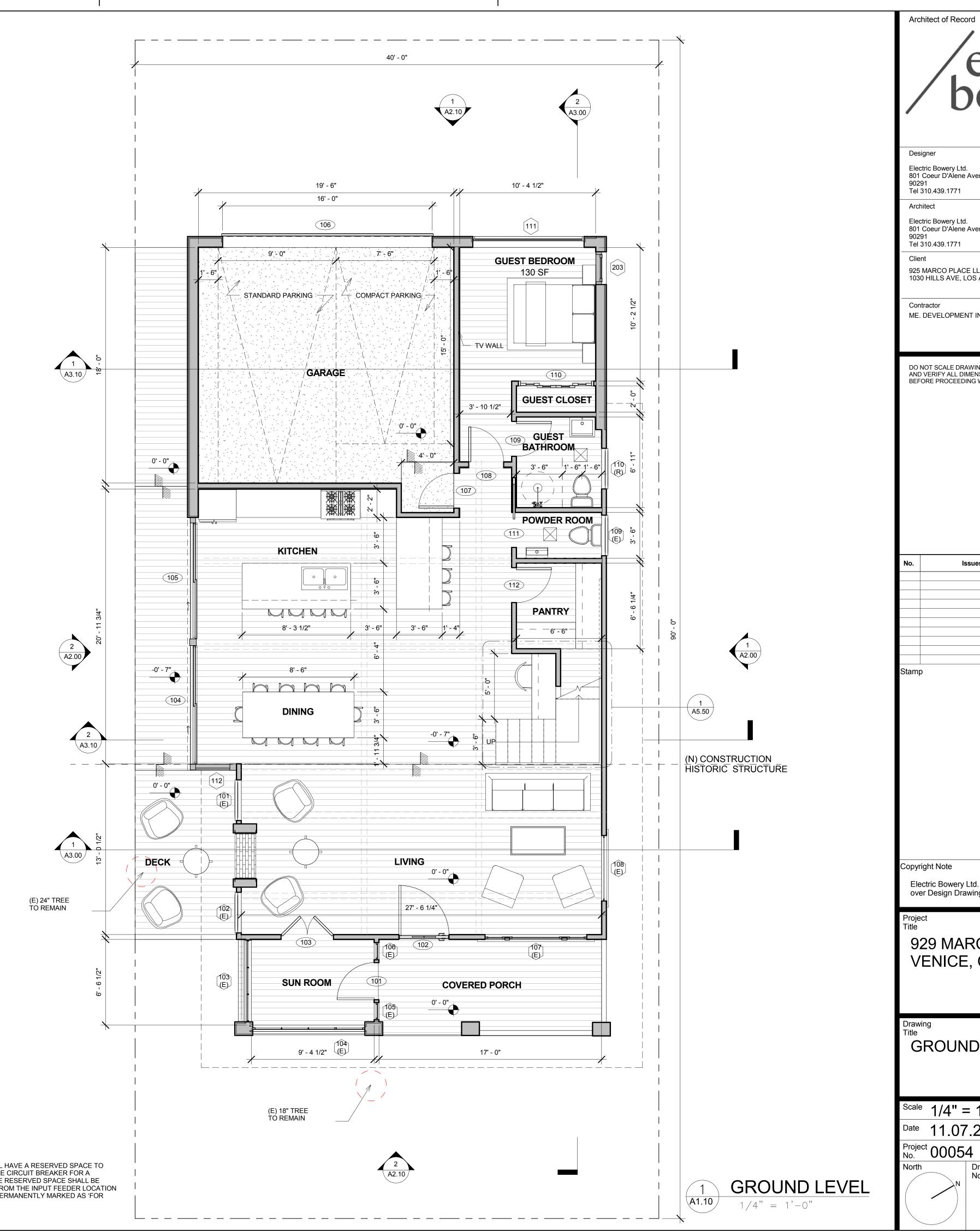




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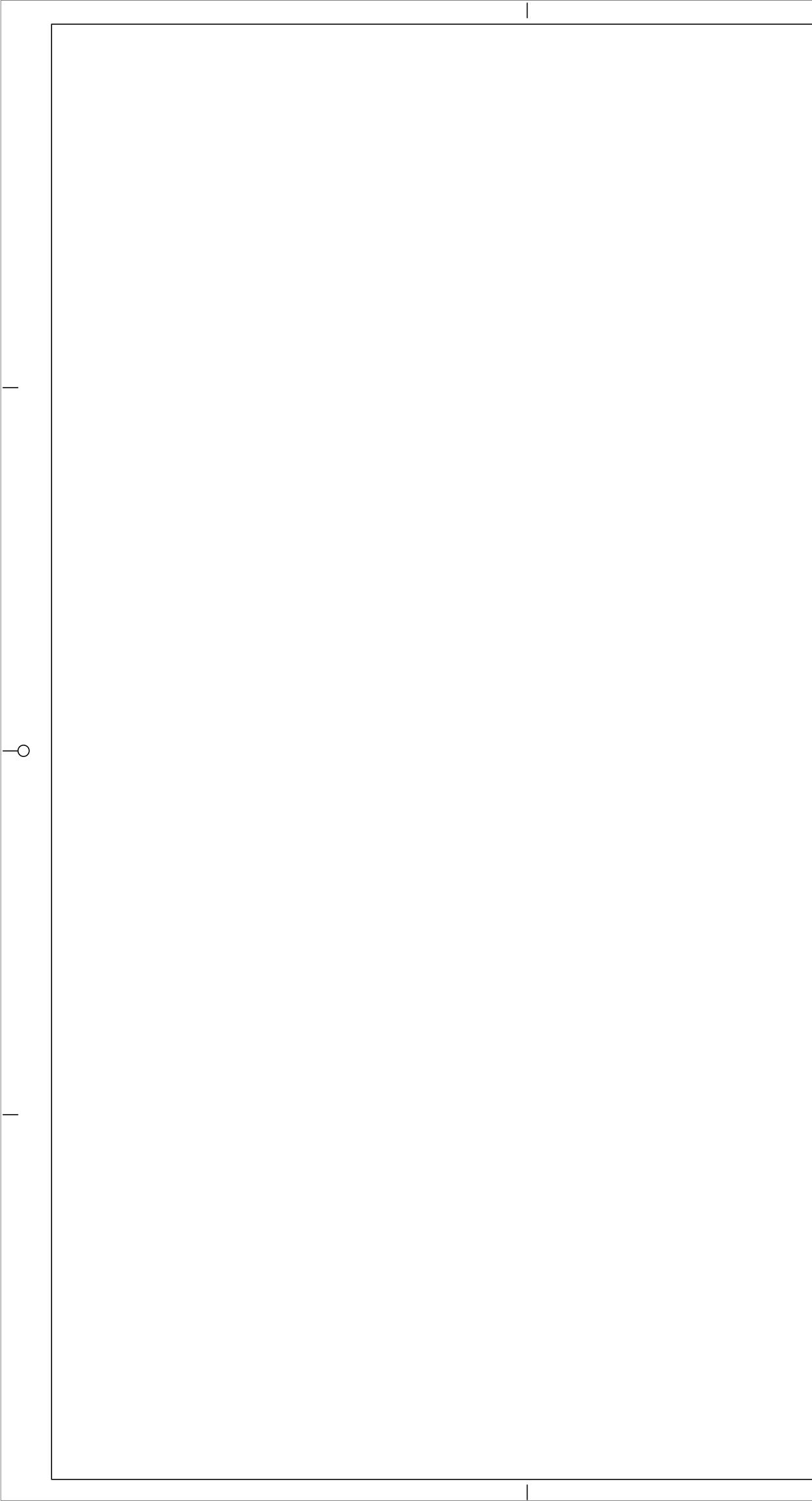


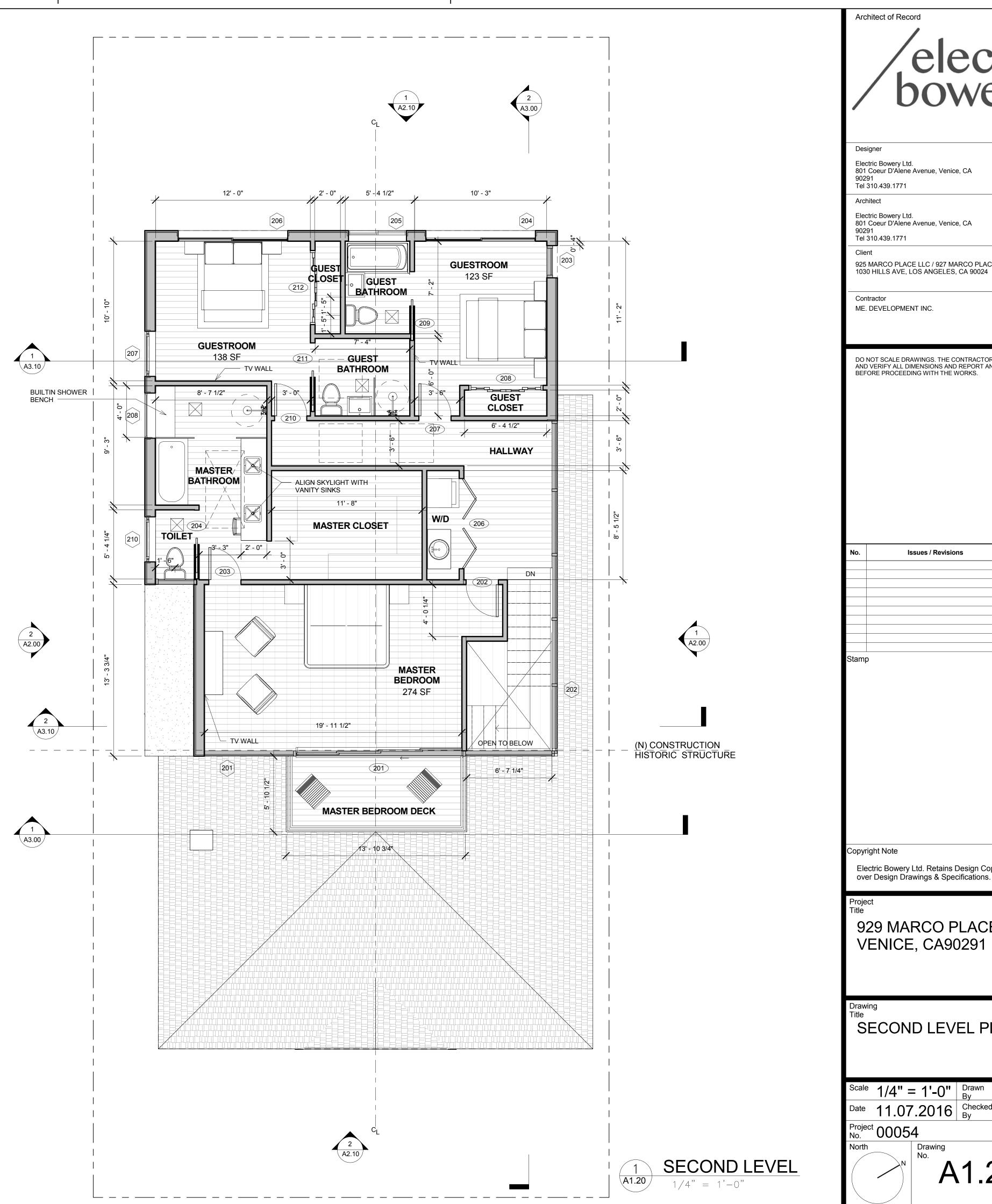
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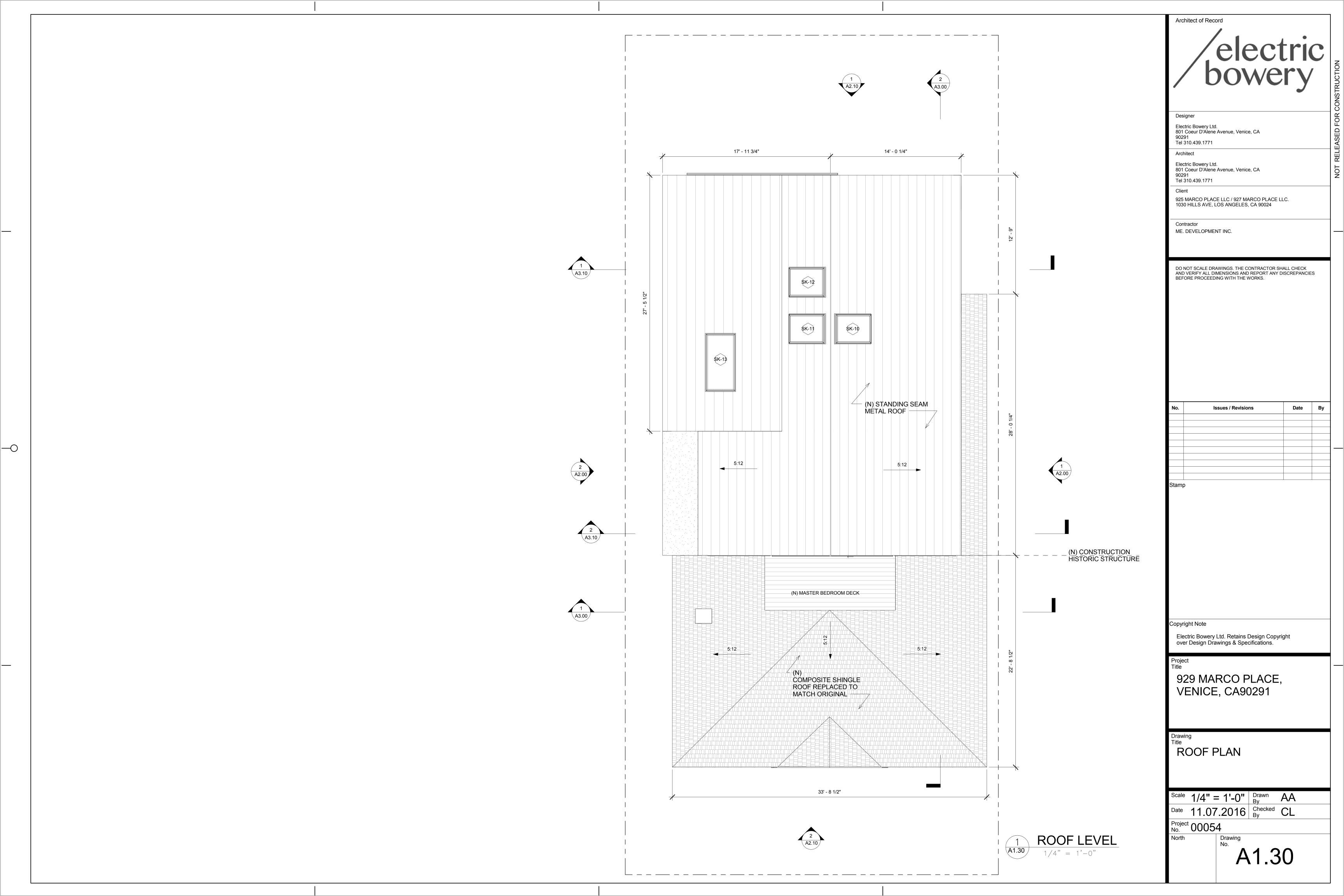
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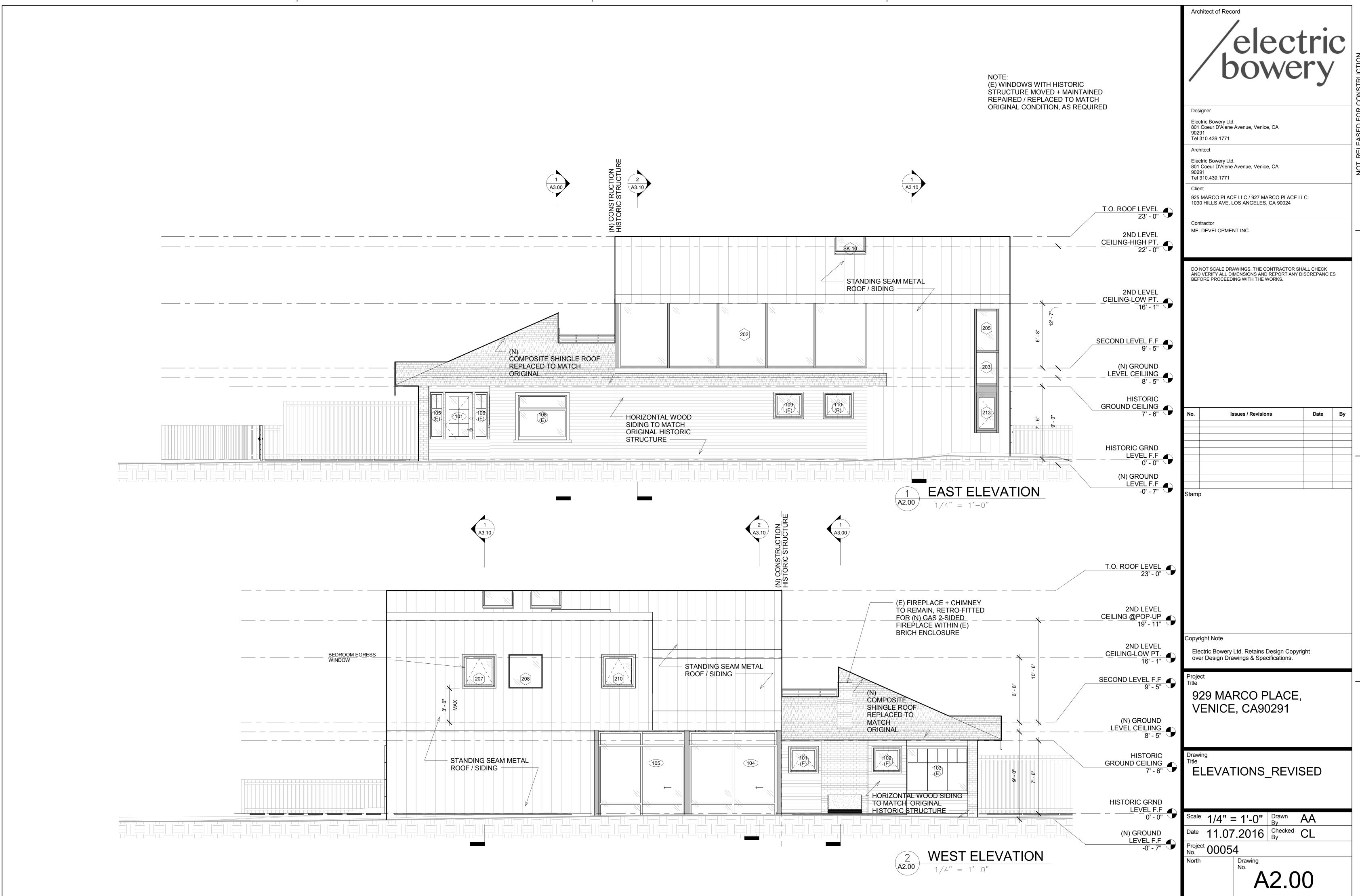




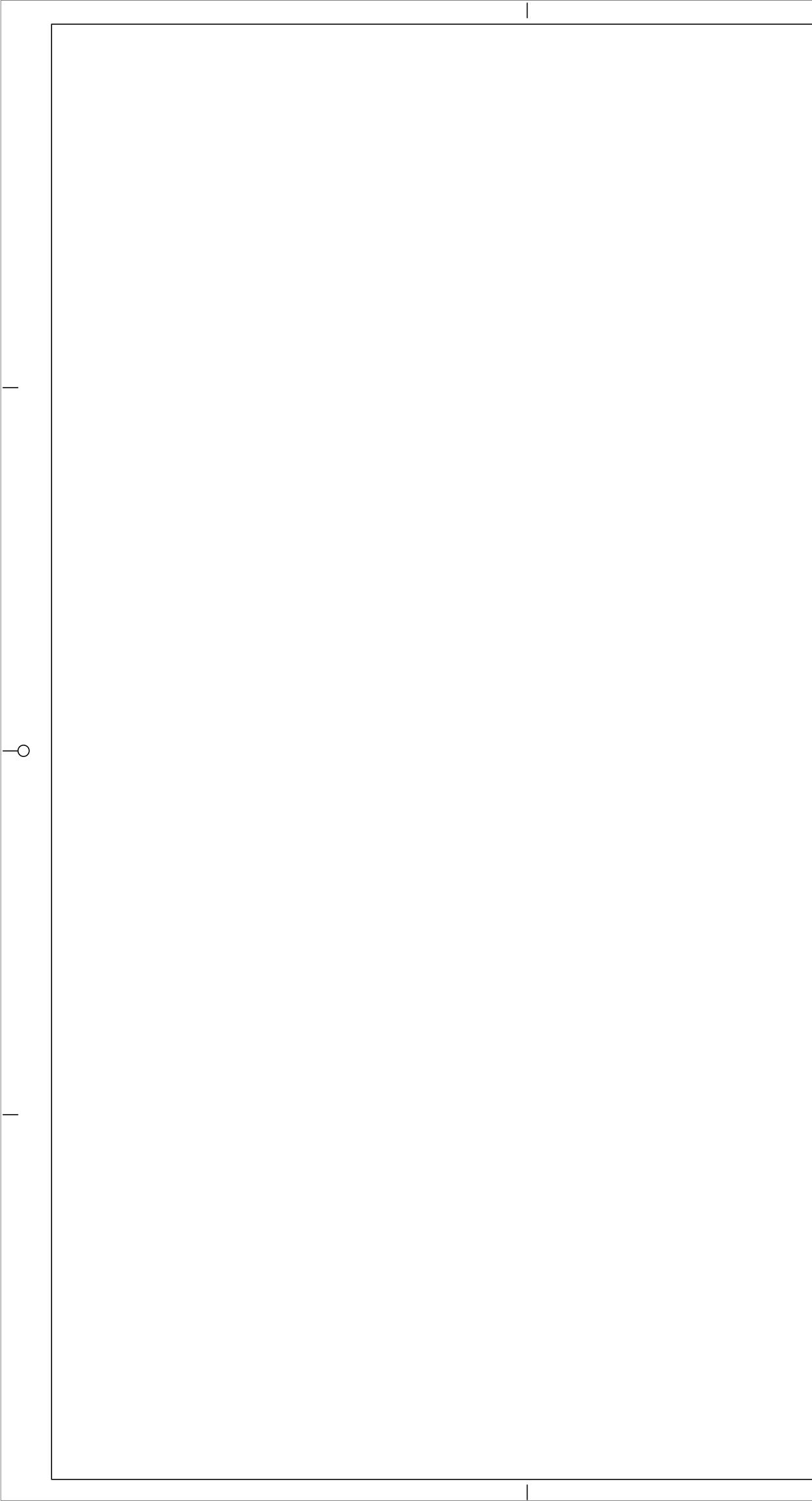
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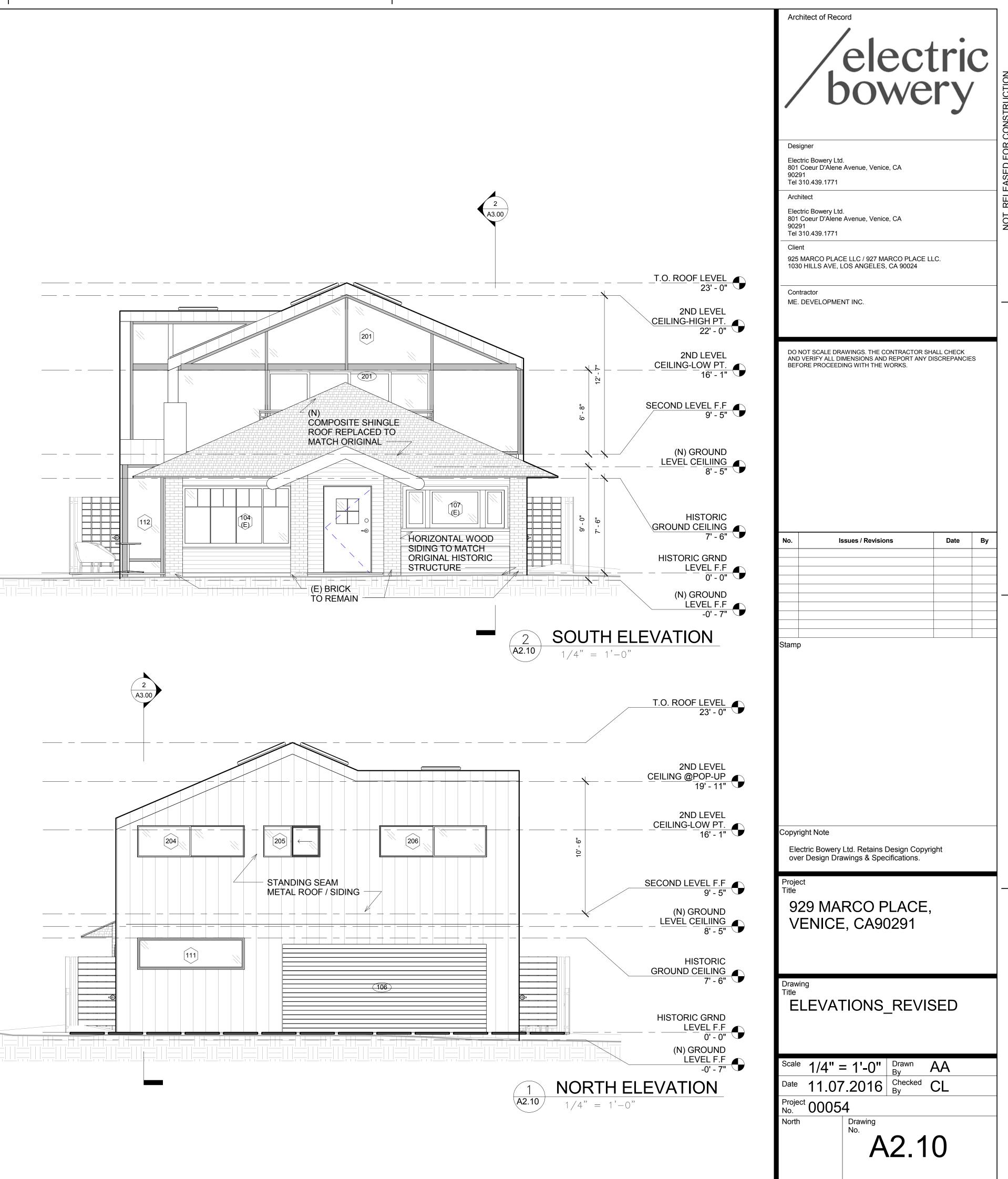
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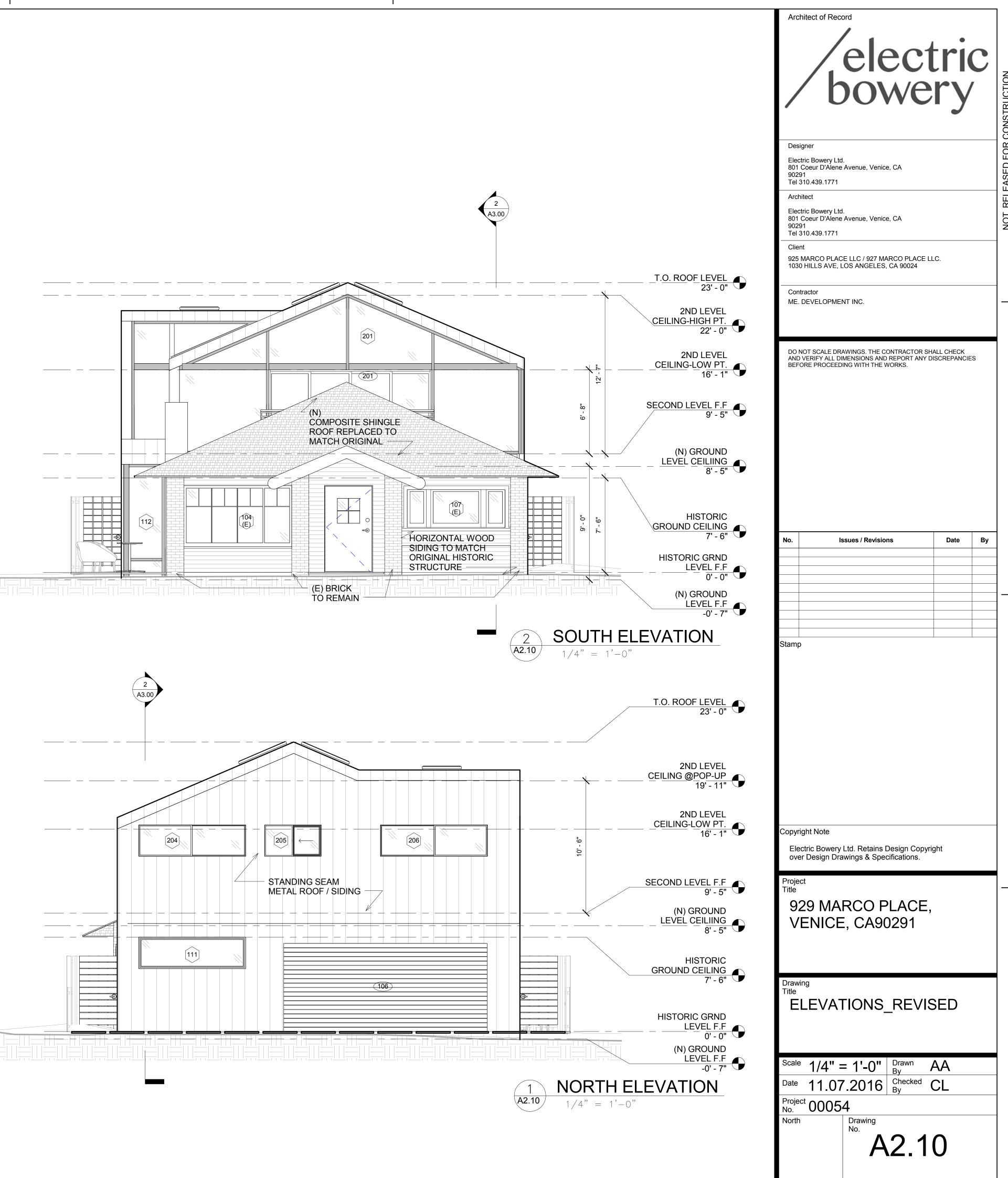


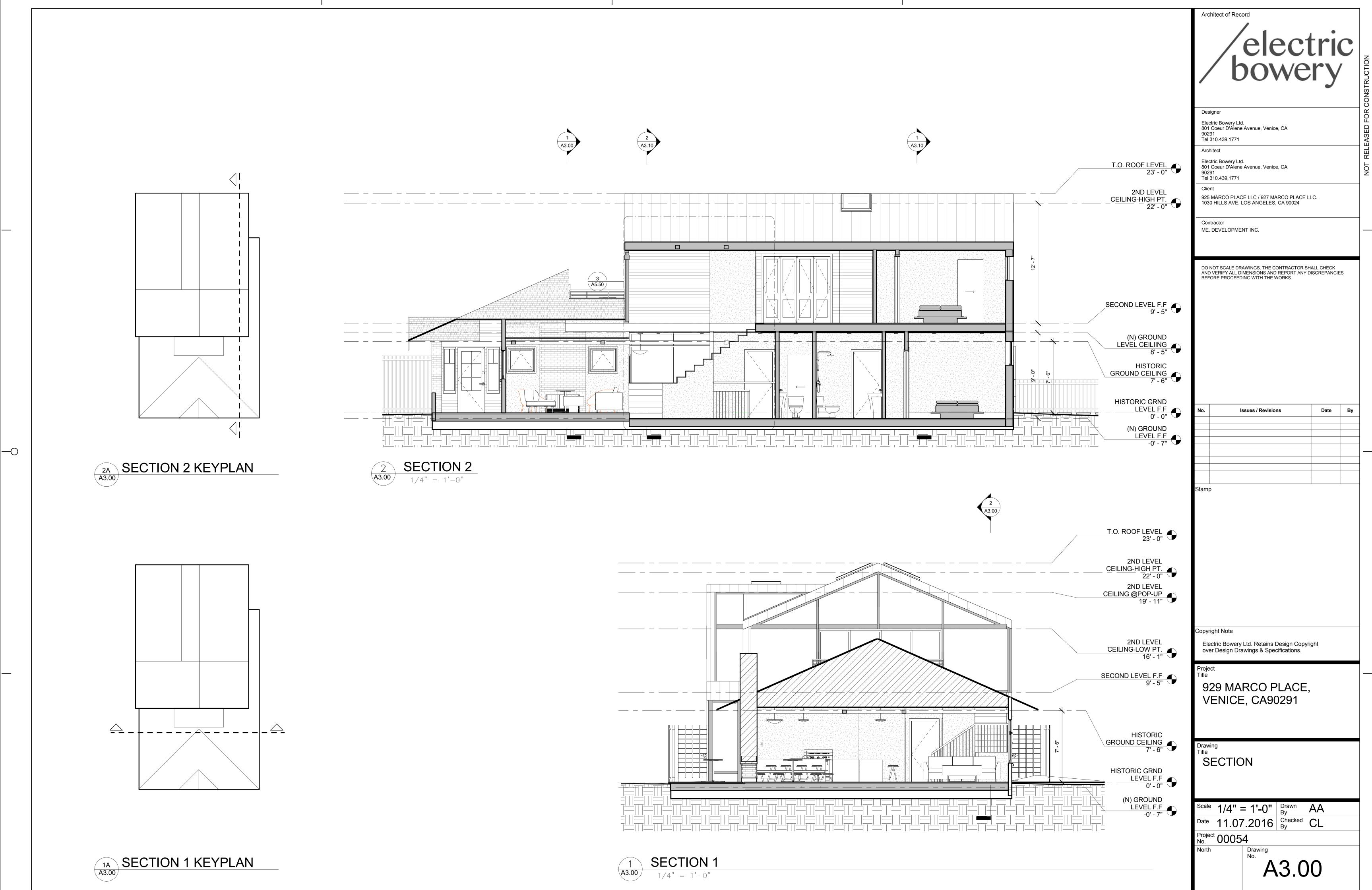


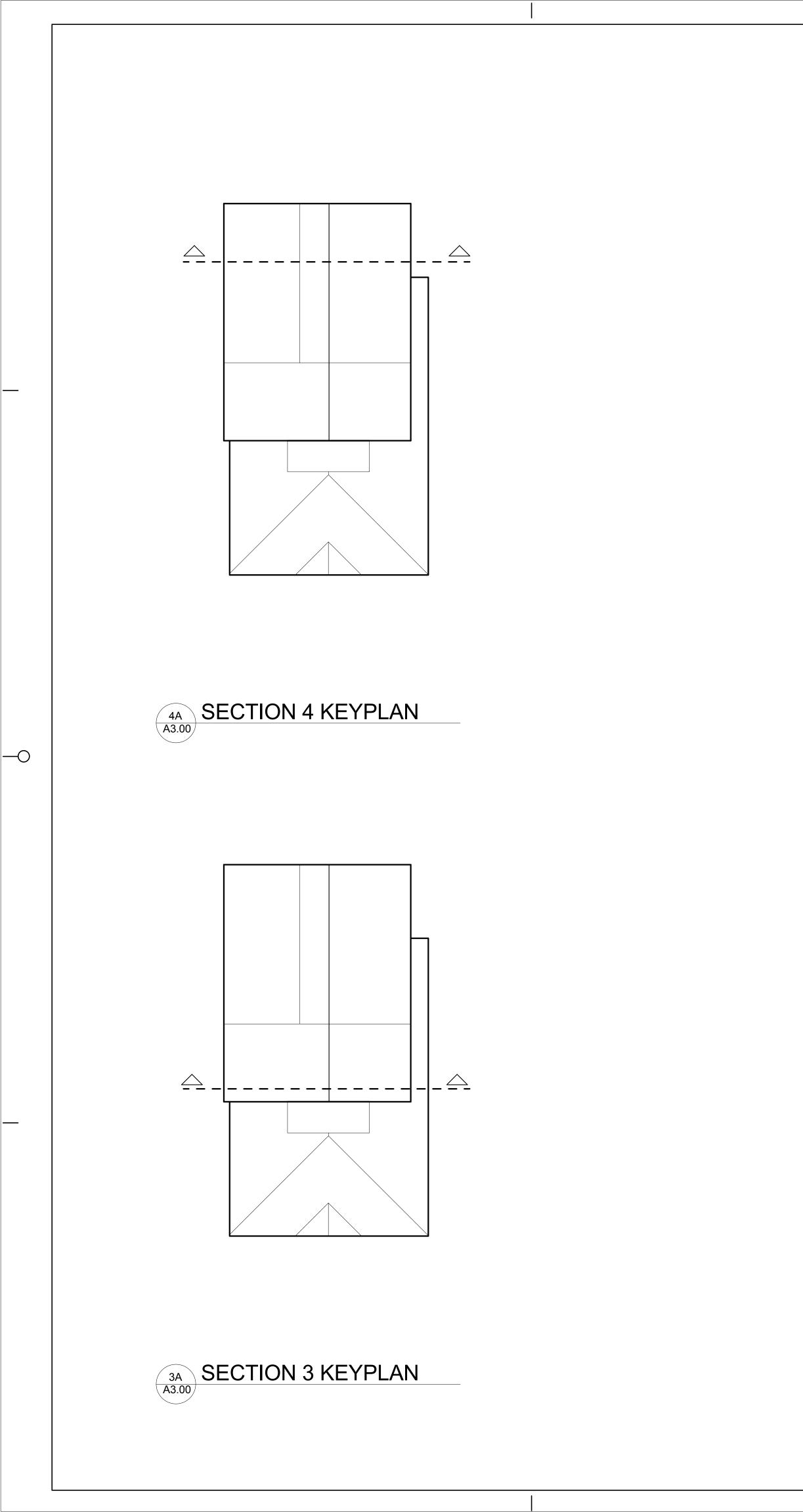
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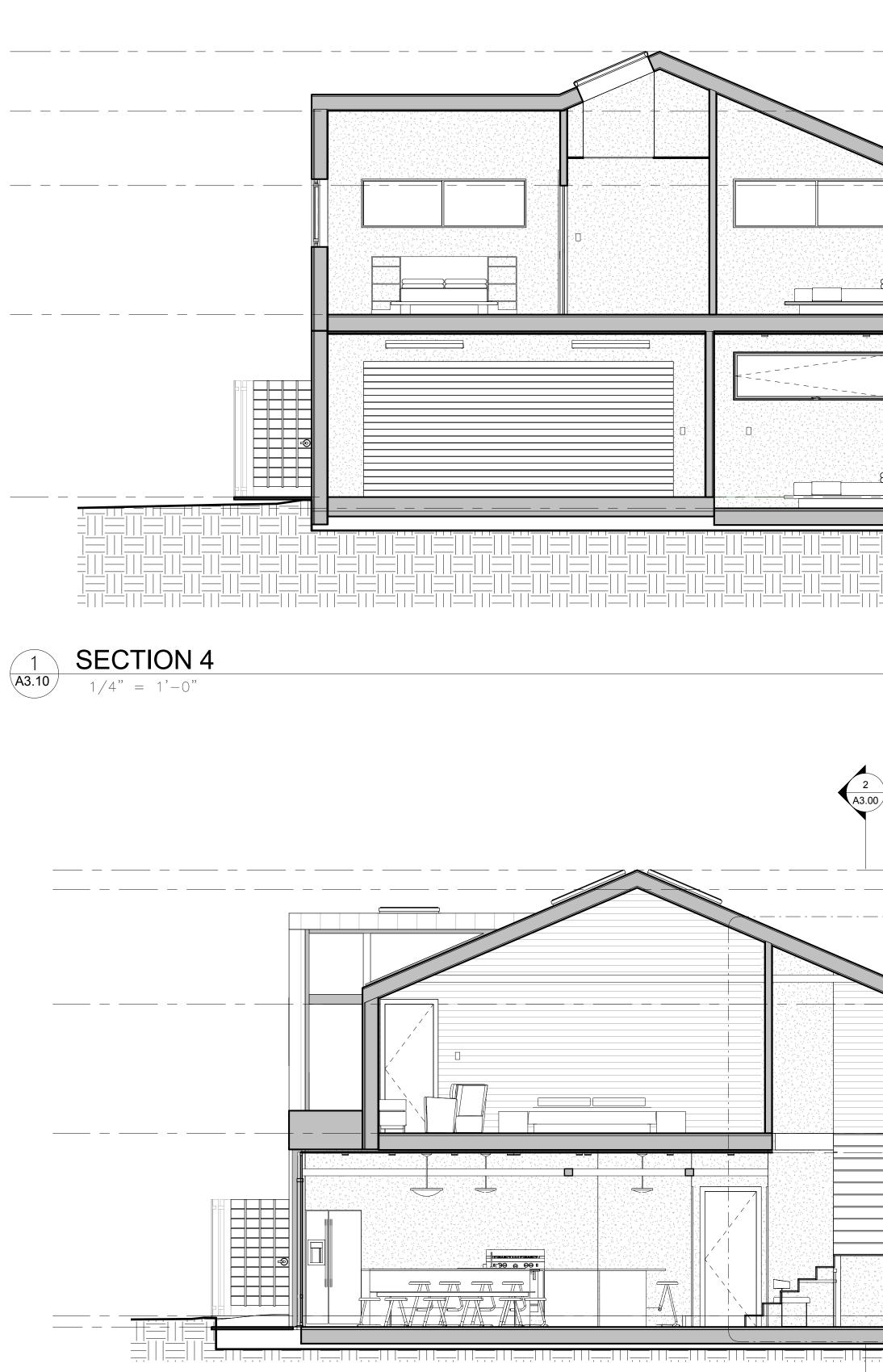






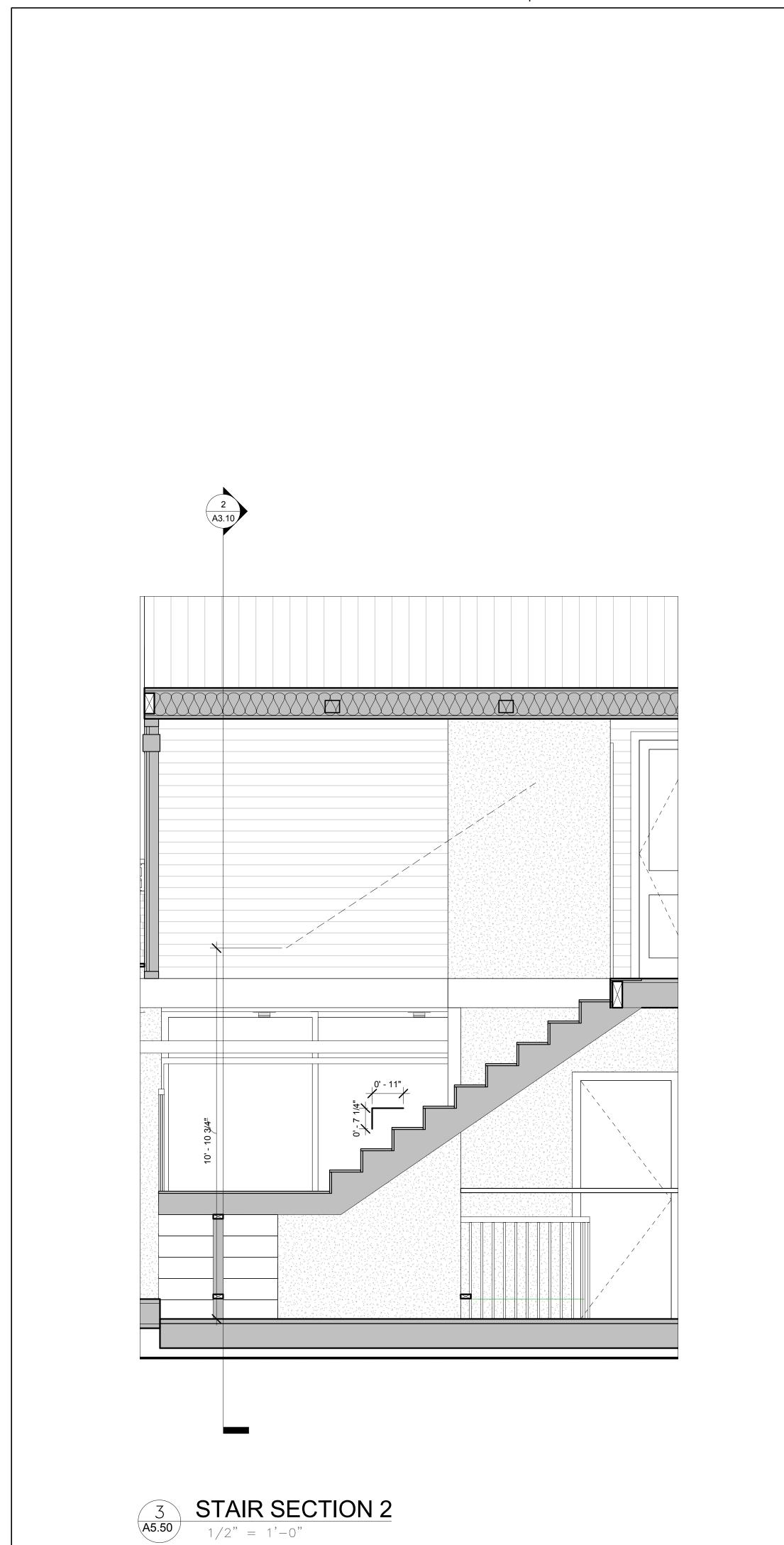






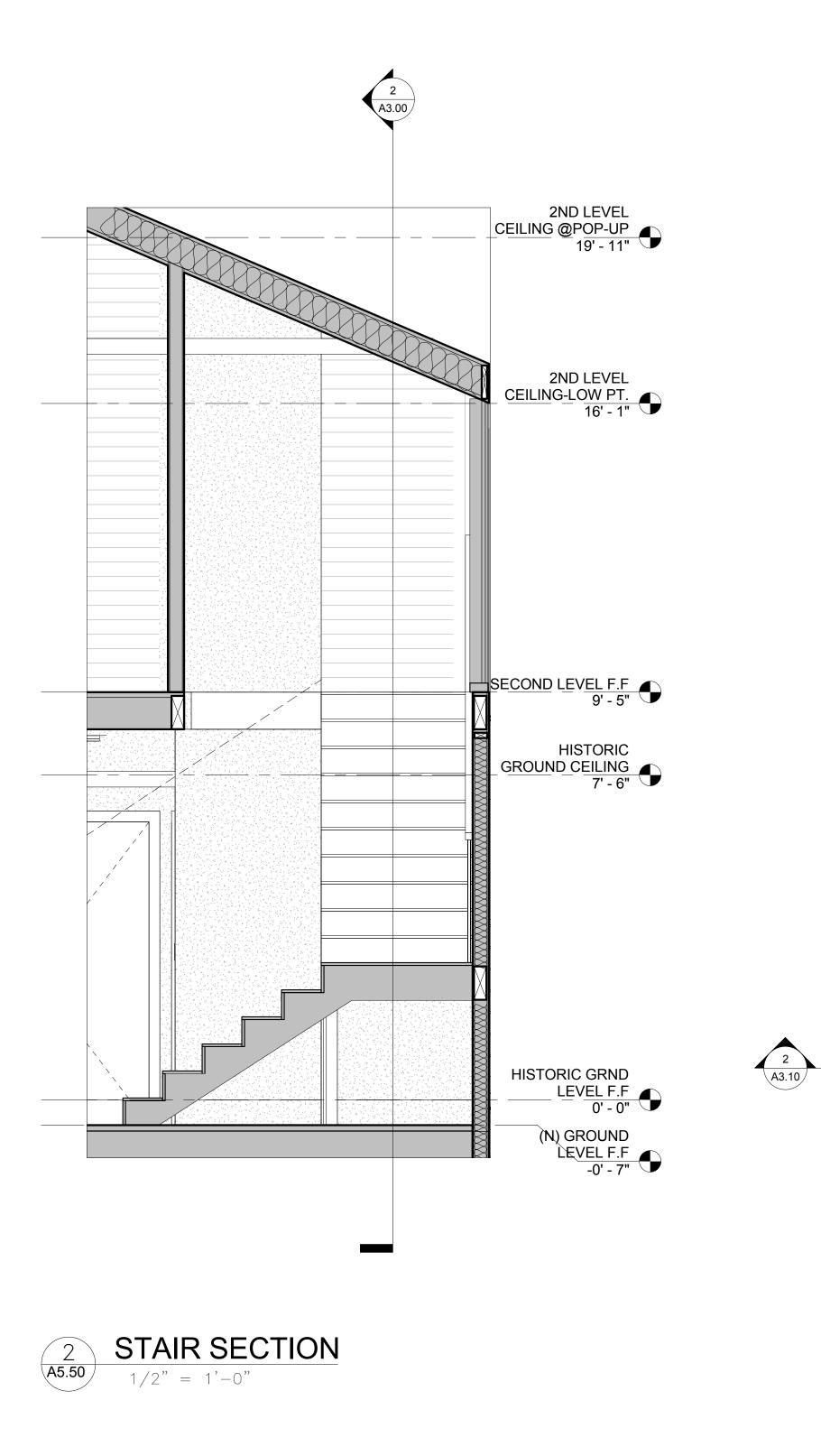


	Architect of Record
T.O. ROOF LEVEL 23' - 0"	/ bowery
	Designer Electric Bowery Ltd.
2ND LEVEL	801 Coeur D'Alene Avenue, Venice, CA 90291 Tel 310.439.1771
<u>CEILING @POP-UP</u> 19' - 11"	Architect Electric Bowery Ltd. 801 Coeur D'Alene Avenue, Venice, CA
2ND LEVEL <u>CEILING-LOW PT.</u> 16' - 1"	90291 Tel 310.439.1771 Client
	925 MARCO PLACE LLC / 927 MARCO PLACE LLC. 1030 HILLS AVE, LOS ANGELES, CA 90024
SECOND LEVEL F.F 9' - 5"	Contractor ME. DEVELOPMENT INC.
B'-5"	DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORKS.
E LEVEL F.F 0' - 0"	
(N) GROUND LEVEL F.F -0' - 7" -0' - 7"	
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	Stamp
T.O. ROOF LEVEL 23' - 0" 2ND LEVEL CEILING-HIGH PT. 22' - 0"	
2ND LEVEL CEILING-LOW PT. 16' - 1"	
$ \begin{array}{c c} & & & & & \\ & & & & & \\ & & & & & \\ & & & &$	Copyright Note Electric Bowery Ltd. Retains Design Copyright
SECOND LEVEL F.F 9' - 5"	over Design Drawings & Specifications.
(N) GROUND LEVEL CEILIING 8' - 5"	929 MARCO PLACE, VENICE, CA90291
HISTORIC GRND	Drawing
0' - 0" (N) GROUND LEVEL F.F -0' - 7"	SECTION 2
	Scale $1/4'' = 1'-0''$ Drawn AA
	Date 11.07.2016 Checked By CL Project No. 00054
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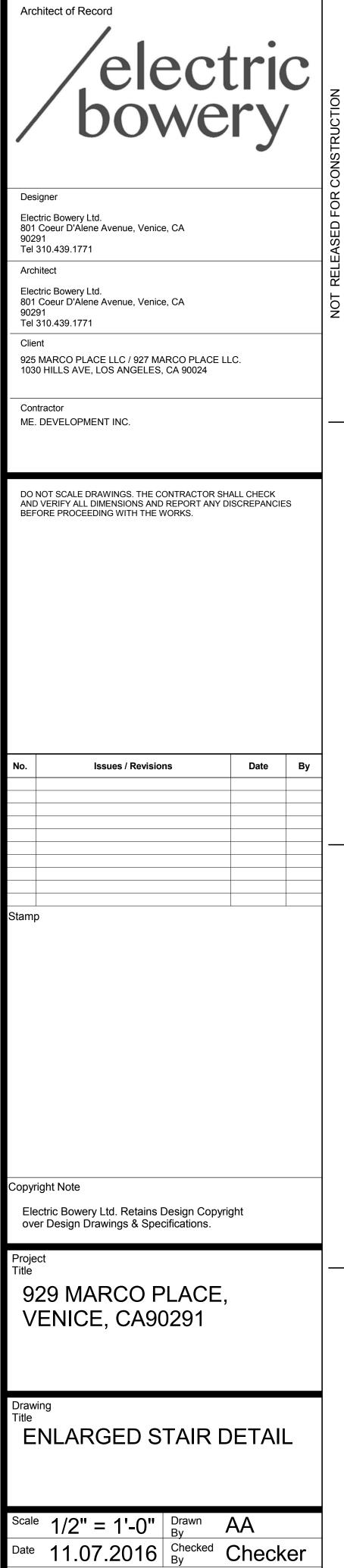
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STAIR SECTION 2 1/2" = 1'-0"



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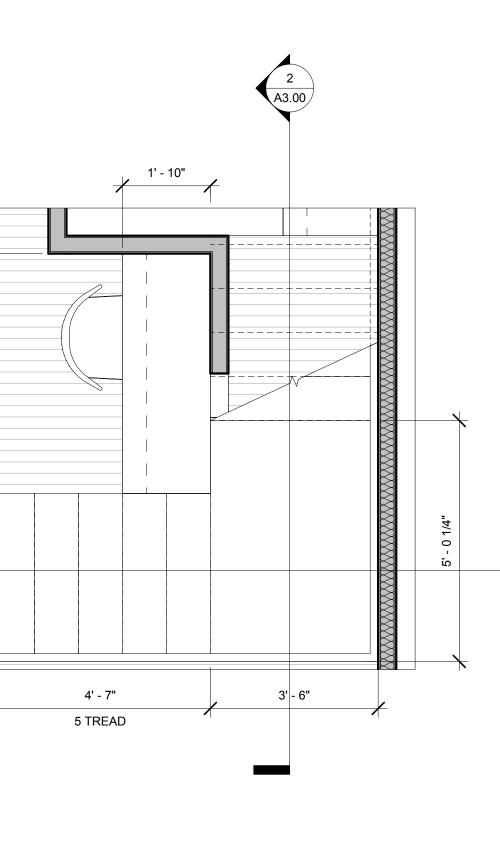


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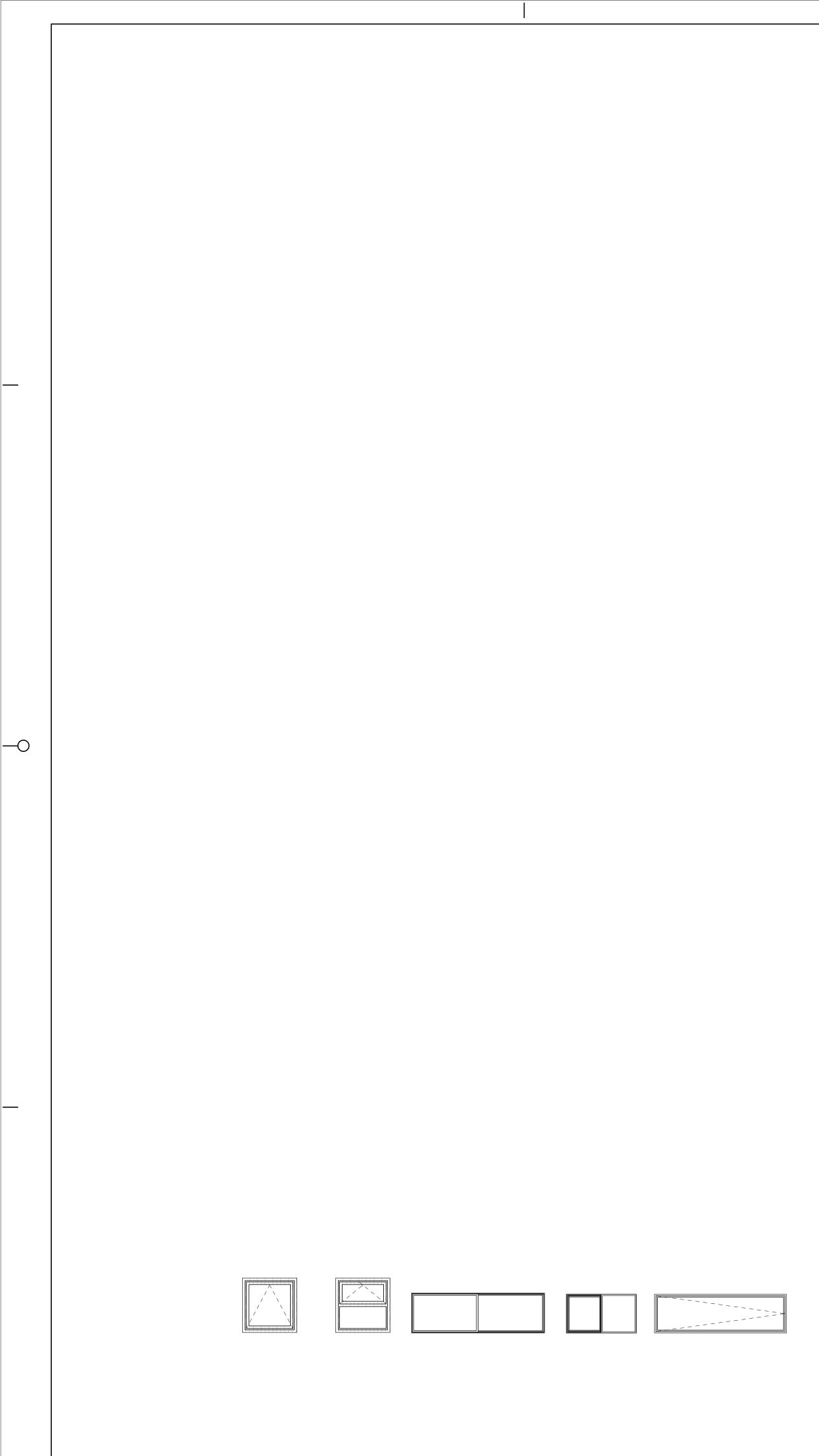
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WINDOW	SCHEDULE

	WINDOW SCHEDULE										
MARK	TYPE	LOCATION	NO PANEL OF GLASS	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	TEMPERED GLASS	NAMUFAC TURER	EGRESS	COMMENTS
	TYPE 16	LIVING AREA	1	3' - 1 1/4"	2' - 9 1/4"	4' - 2"	AWNING ABOVE FIXED		TBD		PRESERVED EXISTING WINDOW
. ,	TYPE 16	LIVING AREA	1	3' - 1 1/4"	2' - 9 1/4"	4' - 2"	AWNING ABOVE FIXED		TBD		PRESERVED EXISTING WINDOW
. ,	TYPE E3	ENTRANCE	9	6' - 3"	4' - 10 1/4"	2' - 0 1/2"			TBD		PRESERVED EXISTING WINDOW
104 (E)	TYPE E4	ENTRANCE	12	8' - 6 3/4"	4' - 10 1/4"	2' - 0 1/2"			TBD		PRESERVED EXISTING WINDOW
105 (E)	TYPE E5	ENTRANCE	3	1' - 3 3/4"	4' - 10 1/4"	2' - 0 1/2"			TBD		PRESERVED EXISTING WINDOW
106 (E)	TYPE E6	ENTRANCE	3	1' - 3 3/4"	4' - 10 1/4"	2' - 0 1/2"			TBD		PRESERVED EXISTING WINDOW
107 (E)	TYPE E7	LIVING AREA	3	7' - 9 1/4"	3' - 0"	3' - 6 3/4"			TBD		PRESERVED EXISTING WINDOW
108 (E)	TYPE E8	LIVING AREA	2	5' - 0"	4' - 7 1/4"	2' - 0"			TBD		PRESERVED EXISTING WINDOW
109 (E)	TYPE 16	POWDER ROOM	2	3' - 1 1/4"	2' - 9 1/4"	4' - 2"	AWNING ABOVE FIXED		TBD		PRESERVED EXISTING WINDOW
110 (R)	TYPE 16	GUEST BATHROOM	2	3' - 1 1/4"	2' - 9 1/4"	4' - 2"	AWNING ABOVE FIXED		TBD		REPLICATE OF TYPE E9
111	TYPE 12	GUEST BEDROOM	1	8' - 6"	2' - 6"	5' - 0"	E-CASEMENT		TBD		(N)
204	TYPE 13	GUEST BEDROOM	2	8' - 6"	2' - 6"	4' - 6"			TBD	YES	(N)
205	TYPE 14	GUEST BATHROOM	2	4' - 6"	2' - 6"	4' - 6"	E-SLIDER		TBD		(N)
206	TYPE 13	GUES TBEDROOM	12	8' - 6"	2' - 6"	4' - 6"			TBD	YES	(N)
207	TYPE 15	GUEST BEDROOM	2	3' - 6"	3' - 6"	3' - 6"	AWNING ABOVE FIXED		TBD		(N)
208	3.5'x3.5'	MASTER BATHROOM	2	3' - 6"	3' - 6"	3' - 6"	D-FIXED		MILGARD		(N)
210	TYPE 15	MASTER BATHROOM	2	3' - 6"	3' - 6"	3' - 6"	AWNING ABOVE FIXED		TBD		(N)
	Curtain Wall Awning			2' - 1"	3' - 8 1/4"		FIXED				
SK-10	TYPE 5 SK	CORRIDOR	1	3' - 0"	4' - 0"		SKYLIGHT		TBD		(N)
SK-11	TYPE 5 SK	CORRIDOR	1	3' - 0"	4' - 0"		SKYLIGHT		TBD		(N)
SK-12	TYPE 5 SK	CORRIDOR	1	3' - 0"	4' - 0"		SKYLIGHT		TBD		(N)
SK-13	TYPE 16 SK			3' - 8 3/4"	3' - 10 1/4"		SKYLIGHT		TBD		

CURTAIN WALL SCHEDULE

DIMENSIONS

OPERATION

NO PANELS OF GLASS

LOCATION

MARK

TYPE

	1 1 1 🗠	200/		01 01/100		DIVIENCIÓN	5		OL/100	TORLIN	LOILOO		
112	Curtain Wall 1	1 DINING		2	SEE DIAGR	AM		FIXED	YES	TBD		(N)	
201	Curtain Wall 1	1 MASTER B	EDROOM	5	SEE DIAGR	AM		FIXED	YES	TBD	YES	(N)	
202	Curtain Wall 1	1 HALLWAY		12	SEE DIAGR	AM		FIXED	YES	TBD		(N)	
203	Curtain Wall 1	1 GUEST BE	DRROM	4	SEE DIAGR	AM		CASEMENT	YES	TBD	YES	(N) EGRE	SS
		I								1	1		
							DOOR SC	HEDULE					
										MANUFAC			
	FUNCTION	TYPE		ATION	GLAZING	WIDTH	HEIGHT		PASSAGE	TURER	COM	IENTS	NOTES
	EXTERIOR		SUN ROOM		Х	2' - 6"	6' - 10 3/4"	SWING		TBD			
102	EXTERIOR		LIVING RO		Х	3' - 6"	6' - 6 3/4"	SWING		TBD			
103	INTERIOR ⁻	TYPE E3	LIVING RO	MOM		4' - 0"	6' - 6"	DOUBLE SWING		TBD			
104	EXTERIOR	TYPE 8	KITCHEN		Х	9' - 1"	9' - 2"	DOUBLE SLIDING OX		TBD			
105	EXTERIOR	TYPE 8	KITCHEN		Х	8' - 10 1/2"	9' - 2"	DOUBLE SLIDING OX		TBD			
106	INTERIOR ⁻	TYPE 9	GARAGE			16' - 0"	7' - 0"	GARAGE		TBD			
107	INTERIOR ¹	TYPE 5	GARAGE			2' - 8"	7' - 0"	SWING		TBD			
108	INTERIOR ¹	TYPE 5	GUEST BE	DROOM		2' - 8"	7' - 0"	SWING		TBD			
109	INTERIOR ¹	TYPE 5	POWDER	ROOM		2' - 8"	7' - 0"	SWING		TBD			
110	INTERIOR ¹	TYPE 8	GUEST CL	OSET		5' - 5"	7' - 0"	QUAD SLIDER		TBD			
111	INTERIOR [*]	TYPE 6	POWDER	ROOM		2' - 8"	6' - 8"	POCKET		TBD			
112	INTERIOR ⁻	TYPE 5	PANTRY			2' - 8"	7' - 0"	SWING		TBD			
201	EXTERIOR ^T	TYPE 4	BALCONY			12' - 11 1/4"	6' - 5 1/2"	DOUBLE SLIDING OX		TBD			
202	INTERIOR	TYPE 7	MASTER E	BEDROOM		2' - 6"	6' - 8"	SWING		TBD			
203	INTERIOR	TYPE 7	MASTER E	BEDROOM		2' - 6"	6' - 8"	SWING		TBD			
204	INTERIOR	TYPE 13	MASTRR E	BATHROOM		2' - 8"	6' - 8"	POCKET		TBD			
206	INTERIOR	TYPE 11	LAUNDRY	ROOM		7' - 0"	7' - 0"			TBD			
207	INTERIOR	TYPE 7	GUEST BE	DROOM		2' - 6"	6' - 8"	SWING		TBD			
208	INTERIOR	TYPE 8	GUEST CL	.OSET		5' - 5"	7' - 0"	QUAD SLIDER		TBD			
209	INTERIOR ¹	TYPE 6	GUEST BA	THROOM		2' - 8"	6' - 8"	POCKET		TBD			
210	INTERIOR ¹	TYPE 7	GUEST BE	DROOM		2' - 6"	6' - 8"	SWING		TBD			
211	INTERIOR	TYPE 6	GUEST BA	THROOM		2' - 8"	6' - 8"	POCKET		TBD			
212	INTERIOR ¹	TYPE 8	GUEST CL	OSET		5' - 5"	7' - 0"	QUAD SLIDER		TBD			

Designer

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Architect

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Tel 310.439.1771

Client 925 MARCO PLACE LLC / 927 MARCO PLACE LLC. 1030 HILLS AVE, LOS ANGELES, CA 90024

Contractor ME. DEVELOPMENT INC.

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TEMPERED GLASS	MANUFAC TURER	EGRESS	COMMENTS
YES	TBD		(N)
YES	TBD	YES	(N)
YES	TBD		(N)
YES	TBD	YES	(N) EGRESS

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Project Title

929 MARCO PLACE, VENICE, CA90291

Drawing Title WINDOW & DOOR SCHEDULE

Scale 1/4" = 1'-0" Drawn YB Date 11.07.2016 Checked CL

Project 00054 North

Drawing No. A6.00

HISTORICAL RESOURCES ASSESSMENT AND ENVIRONMENTAL IMPACTS ANALYSIS REPORT

925 AND 927 MARCO PLACE VENICE, CALIFORNIA



Prepared for:

Ron Harel 6015 Washington Boulevard Culver City, California 90232

Prepared by:

Margarita C. Jerabek, Ph.D. Amanda Y. Kainer, M.S. Christian Taylor, M.H.P.

PCR Services Corporation 201 Santa Monica Boulevard, Suite 500 Santa Monica, California 90401

NOVEMBER 2016

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

The purpose of this Historic Resources Assessment and Environmental Impact Analysis Report ("Report"), completed by PCR Services Corporation ("PCR"), is to identify and evaluate historical resources that may be affected by the implementation of a residential redevelopment project ("Project"), located at 925 and 927 Marco Place, Venice, Los Angeles County, California on assessor parcel number 4241-023-021 and 4241-023-022. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject properties and neighboring parcels for eligibility as historical resources, and to analyze the potential impacts of the proposed Project on potential historical resources. This Report documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, the identification and evaluation of the subject property, and an impacts analysis.

The project site ("Project Site") is located at 925 and 927 Marco Place in the neighborhood of Venice, City of Los Angeles, as shown in **Figure 1**, *Regional Map*. The rectangular block of the Project Site is boarded by Linden Avenue to the south, Lincoln Boulevard to the north, Superba Court to the west, and Marco Court to the east, and is bisected by the "walk street" of Marco Place as shown in **Figure 2**, *Aerial Photograph*. The Project Site is currently developed with two single-story Residences. 925 Marco Place features a Craftsman style single-family bungalow ("Bungalow") constructed circa 1907, while 927 Marco Place is improved with a vernacular single-family residence ("Residence") constructed in 1923. In 2014, SurveyLA identified the Bungalow as a contributor to the proposed Milwood Venice Walk Streets Historic District, while at the same time listing the Residence as "not sure" due to a lack of visibility from the public-right-of-way caused by overgrown vegetation. Therefore, SurveyLA findings for the improvements on the Project Site were inconclusive and required further evaluation.

After extensive research and a physical inspection of the properties, PCR determined that neither the Bungalow nor the Residence appear individually eligible, under any of the applicable federal, state or local eligibility criteria. Both 925 and 927 Marco Place are associated with the Pre-Consolidation of Venice and Streetcar Suburbanization themes developed by SurveyLA. However, extensive research and physical examinations of the buildings revealed no significant associations with these themes for the Bungalow or the Residence. Research of the occupants did not reveal any personages significantly related to national, state, or local history. Furthermore, neither structure appears to be the work of a master architect or builder, nor do they exhibit distinctive characteristics of a type, period, region, or method of construction. Therefore, the Bungalow located at 925 Marco Place and the Residence at 927 Marco Place do not appear individually eligible for the National Register, California Register or local designation.

SurveyLA recently identified a potential historic district in the immediate area. The District, known as the Milwood Walk Streets Historic District, represents "unique example of early-20th century residential development oriented on walk streets in Venice." SurveyLA found that the Bungalow at 925 Marco Place qualified as a contributor to the District, while the Residence at 927 Marco was not visible from the public-right-of-way and therefore given the designation of "not sure." PCR's examination of both properties revealed that SurveyLA correctly identified 925 Marco Place as a contributor. However 927 Marco Place is significantly lacking in integrity and possesses few if any of its features associated with its original construction in 1923. In its present condition, the Residence at 927 Marco does not exhibit the characteristics of a contributor to the

District. Because of these findings, PCR recommends assigning the Bungalow at 925 Marco a CHR status code of 5D2, "contributor to a district that is eligible for local listing or designation"; and we recommend assigning the Residence at 927 Marco a CHR status code of 6Z, "found ineligible for National Register, California Register, or local designation through survey evaluation."

Based on these findings, the proposed Project was reviewed to determine its potential impact to historical resources including the Bungalow at 925 Marco Place as well as the surrounding District and nearby contributors. The Project would result in the demolition of the Residence at 927 Marco Place (Non-Contributor) and the relocation of 925 Marco Place (Contributor) within the existing lot. Therefore, the Project would have no impact on the 927 Marco Place Residence (Non-Contributor). However, the Project would have an adverse effect to a contributing historical resource, the 925 Marco Place Bungalow, because it would be relocated. However, the adverse effect would be less than significant because relocation of the Bungalow would not detract from its eligibility as a contributor, the eligibility of the potential district, nor the eligibility of any other individual resources in the area. Furthermore, the Project would have no indirect impacts to the potential district because the overall district integrity has already been comprised by infill development. In addition, relocation of the contributing Bungalow, and the new construction proposed by the Project would conform to the Secretary of the Interior's Standards for Rehabilitation ("Standards") as it relates to the existing contributing buildings and spatial relationships of the historic district. Therefore, the Project would protect the eligibility of the Bungalow as a district contributor, and the Project would have a less than significant impact under CEQA because the potential Milwood Walk Streets Historic District would retain eligibility as a potential district after Project completion.

B PROJECT DESCRIPTION

This assessment is required by the City of Los Angeles as part of the review process for a Project which would redevelop the subject property. The Project site is located on three lots within the potential Milwood Walk Streets Historic District and proposes the removal of a non-contributing Residence at 927 Marco Place, and the relocation of the contributing Bungalow at 925 Marco Place. The Project will preserve and add a two-story rear addition to the existing Bungalow at 925 Marco Place. A plan review for the new addition has been completed and presented as an amendment to this report. The Project would then redevelop two of the three lots with two new contemporary single-family residences with integrated two-car garages. Project plans are included in Appendix F.

C. METHODOLOGY

This Assessment Report was conducted by PCR's Historic Resources Division personnel, including Margarita Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, and Christian Taylor, M.H.P., Architectural Historian, all of whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history.¹ Professional qualifications are provided in Appendix G of this report.

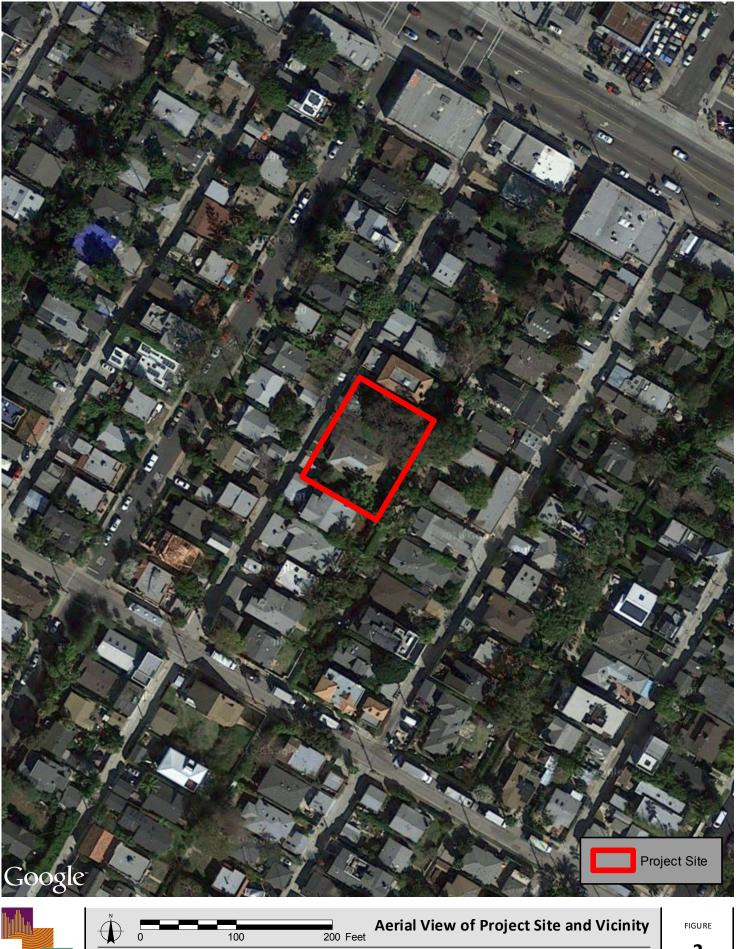
The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP) and the California Historical Resources Information System (CHRIS), and

¹ The Professional Qualification Standards are requirements used by the National Park Service and have been published in the Code of Federal Regulations ("CFR"), 36 CFR Part 61.

the City of Los Angeles's inventory of historic properties to identify any previously recorded properties within or near the Project Site, as well as environmental review assessments for other projects in the vicinity. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and Project vicinity. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, California Historic Resources Inventory Database, and City of Los Angeles City Historic-Cultural Monuments designations.
- Conducted field inspections of the study area and the ECT, and utilized the survey methodology of the State OHP.
- Photographed the Residence on the Project Site, and examined other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, assessor's records, Sanborn fire insurance maps, City directories, historical photographs, California Index, Avery Index, Online Archive of California, USC Digital Collections, historical *Los Angeles Times*, and other published sources. Conducted research at the City of Los Angeles Department of Building and Safety and Los Angeles County Assessor.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Utilized the applicable Context/Theme/Property Type eligibility standards formulated for SurveyLA.
- Evaluated potential historic resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.
- Assessed the Project against the CEQA thresholds for determining the significance of impacts to historical resources.





925 and 927 Marco Place, Venice, Los Angeles Source: Google Maps (Aerial) 2015; PCR Services Corporation, 2016.

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II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historic resources of national, State, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. FEDERAL LEVEL

1. National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."² The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- a. It is associated with events that have made a significant contribution to the broad patterns of our history;
- b. It is associated with the lives of persons significant in our past;
- c. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. It yields, or may be likely to yield, information important in prehistory or history.³

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria <u>and</u> retain integrity (this is, convey their significance) to be eligible for listing. Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁴

² 36 CFR Section 60.2.

³ "Guidelines for Completing National Register Forms," in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

⁴ National Register Bulletin 15, p. 19.

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

- 1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
- 2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.
- 3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.
- 4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.
- 5. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.
- 6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
- 7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁵

⁵ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/ publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁶ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁷ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation ("National Register Bulletin 15")* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."⁸ In assessing the integrity of properties that are considered significant under National Register Criteria for *States*, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."⁹

B. STATE LEVEL

1. California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the State's jurisdictions. Also implemented at the State level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."¹⁰ The criteria for eligibility for the California Register are based upon National Register criteria.¹¹ Certain resources are determined by the statute to be automatically included in the California Register by operation of law, including California properties formally determined eligible for, or listed in, the National Register.¹²

⁶ The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance. Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

⁷ National Register Bulletin 15, p. 44.

⁸ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.

⁹ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

¹⁰ PRC Section 5024.1(a).

¹¹ PRC SEction 5024.1(b).

¹² PRC SEction 5024.1(d).

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward;
- Those PHI that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹³

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.¹⁴

To be eligible for the California Register, a historic resource must be significant at the local, State, or national level, under one or more of the following four criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register, location, design, setting, materials, workmanship, feeling, and association. Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its

¹³ Ibid.

¹⁴ PRC Section 5024.1(e)

historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁵

2. California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its manual, *Instructions for Recording Historical Resources* (March 1995) provide a three-digit evaluation rating code ("Status Code") for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

- 1. Listed on the National Register or the California Register;
- 2. Determined eligible for listing in the National Register or the California Register;
- 3. Appears eligible for the National Register or the California Register through survey evaluation;
- 4. Appears eligible for the National Register or the California Register through other evaluation;
- 5. Recognized as Historically Significant by Local Government;
- 6. Not eligible for any Listing or Designation; and
- 7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are "found ineligible for the National Register, or Local designation through survey evaluation."¹⁶

C. LOCAL LEVEL

1. City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines City Monuments. According to the Ordinance, City Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These City Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

¹⁵ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov

¹⁶ Ibid.

a. Los Angeles Cultural Heritage Ordinance

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7) establishes criteria for designating local historic resources as City Monuments. A City Monument is any site (including significant trees or other plant life located on the site), building or structure or particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified;
- Which are identified with historic personages or with important events in the main currents of national, State or local history;
- Which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or
- Which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above.

When determining historic significance and evaluating a resource against the Cultural Heritage Ordinance criteria above, the Cultural Heritage Commission and the staff of the Office of Historic Resources often ask the following questions:

- Is the site or structure an outstanding example of past architectural styles or craftsmanship?
- Was the site or structure created by a "master" architect, builder, or designer?
- Did the architect, engineer, or owner have historical associations that either influenced architecture in the City or had a role in the development or history of Los Angeles?
- Has the building retained "integrity"? Does it still convey its historic significance through the retention of its original design and materials?
- Is the site or structure associated with important historic events or historic personages that shaped the growth, development, or evolution of Los Angeles or its communities?
- Is the site or structure associated with important movements or trends that shaped the social and cultural history of Los Angeles or its communities?¹⁷

With regard to integrity, the seven aspects of integrity of the National Register and California Register are the same and the threshold of integrity for individual eligibility is similar. However, the threshold of integrity for HPOZs is lower; a contributing structure in an HPOZ is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features.

¹⁷ What Makes a Resource Historically Significant? City of LA Office of Historic Preservation, http://preservation.lacity.org/ commission/what-makes-resource-historically-significant, accessed July 7, 2013.

b. Los Angeles Historic Preservation Overlay Zone (HPOZ)

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new Historic Preservation Overlay Zones (HPOZs), the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was adopted by the Los Angeles City Council on March 19, 2004, and became effective on May 12, 2004.¹⁸ An Historic Preservation Overlay Zone (HPOZ) is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. To receive such designation, areas must be adopted as an HPOZ by the City Planning Commission and the City Council through a zone change procedure that includes notification of all affected and nearby property owners and public hearings. Once designated, areas have an HPOZ overlay added to their zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Each HPOZ area has a five member HPOZ Board to review and make recommendations on projects and promote historic preservation within the designated area. Most types of exterior changes or improvements to properties in an HPOZ area

Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either "contributing" or "non-contributing" to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood's development, or has been so significantly altered that it no longer conveys its historic character.²⁰

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.²¹

¹⁸ "Citywide HPOZ Ordinance," City of Los Angeles Historic Resources, http://www.preservation.lacity.org/hpoz/citywide-hpozordinance, accessed July 24, 2013.

¹⁹ "How to Establish an HPOZ," City of Los Angeles Office of Historic Resources, http://www.preservation.lacity.org/hpoz/how-establishhpoz, accessed July 24, 2013.

²⁰ "How to Establish an HPOZ," City of Los Angeles Office of Historic Resources, http://www.preservation.lacity.org/hpoz/how-establishhpoz, accessed July 24, 2013.

²¹ "Citywide HPOZ Ordinance," City of Los Angeles Historic Resources, http://www.preservation.lacity.org/hpoz/citywide-hpozordinance, accessed July 24, 2013, pgs. 11-12.

III. HISTORIC CONTEXT AND EVALUATION

A. HISTORIC CONTEXT

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the properties located at 925 and 927 Marco Place within the Project Site, including the construction and alterations history, the history of the development of Venice and the neighborhoods surrounding the subject properties. The period of significance associated with 925 Marco Place is 1910, its date of construction. The period of significance associated with 927 Marco Place is 1923, its date of construction. Research indicates the properties are associated with the following historical and architectural themes: Abbot Kinney (1850-1920); Pre-Consolidation of Venice (1850-1925); The Consolidation and Decline of "Coney Island of the Pacific" (1925-1965); Subdivision and Development of Venice Annex Tract (1905-1952); and American Craftsman Style Architecture (1905-1930). The historic context is organized to correspond with the SurveyLA Historic Context Statement and is tailored to reflect the local history of the Residence.

1. Abbot Kinney (1850-1920)

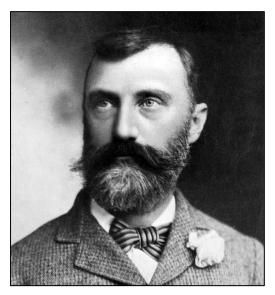


Figure 3. Abbot Kinney (Los Angeles Public Library Photo Collection)

Abbot Kinney (1850 -1920), the founder of the Venice of America tract, was born in Brookside, New Jersey on November 6, 1850 (Figure 3).²² He spent the majority of his childhood living with his uncle, Senator James Dixon of Connecticut, and completed his education at Heidelberg University in Germany before traveling throughout Europe.²³ When Kinney completed his studies, he returned to the United States and began working in the tobacco industry. In 1877 Kenney toured the world to study the methods of cigarette production in other countries. When Kinney returned to the United States three years later, he arrived in California and found the climate agreeable with his asthma. He purchased a large tract of land in the Sierra Madre where he cultivated a citrus orchard, which he named "Kinneloa."²⁴ Kinney became a well respected member of society and was

²² Luther A Ingersoll, <u>History of Santa Monica Bay Cities, Los Angeles</u>, Ca: LA Ingersoll, 1908, 327.

²³ *"Founder of Venice Dies," Los Angeles Times, November 5, 1920.*

²⁴ Luther A Ingersoll, 327.

particularly active in the preservation of California's natural environment. "In all of his public work, Mr. Kinney has shown a broad public spirit and devotion to the general good."²⁵Abbot Kinney's contributions to the state included serving as President of the Southern California Academy of Science and the Southern California Forest and Water Association as well as Vice President of the American Forestry Association.

After living in Kinneloa four years, Kinney purchased a summer home on Ocean Avenue in Santa Monica. His first real estate investment was "Santa Monica Heights," a development in the bluffs of the Santa Monica Canyon. However, he sold his holdings to the Southern Pacific Railroad, the future site of the long wharf, before he developed the property.²⁶

In 1891, he shifted his interests to the coastal areas of south Santa Monica. Kinney and his business partner, Francis G. Ryan, acquired controlling interest in the beachfront Ocean Park Casino in 1891 and subsequently purchased the surrounding tract of land, reaching from Pico Boulevard in Santa Monica to Mildred Avenue in Venice and extending between 1,000 feet and one-half mile inland. The name Ocean Park apparently initially referred to the present community as well as the present-day Venice, and possibly to additional land as far south as Playa del Rey. Some accounts suggest that a city named Ocean Park incorporated around the turn of the century, later changing its name to Venice under Abbot Kinney's guidance; the community within Santa Monica, therefore, retained the name Ocean Park.²⁷ The community adopted the name Ocean Park in 1895. Growth and development of Ocean Park began in 1898, when Kinney was granted permission by the City of Santa Monica to build a 1,250-foot pier at the end of Pier Avenue.²⁸

After Abbot Kinney's business partner Francis G. Ryan died in 1899, his widow's new husband Thomas Dudley transferred his interest to Alexander Faser, Henry Gage, and George Merritt Jones on February 12, 1902.²⁹ This arrangement lasted for two years, until they divided their interests and Kinney obtained the title to all of the undeveloped southern holdings. Kinney's partners thought the southern portion was undesirable marshland, but Kinney envisioned a city like Venice, Italy, constructed on the marshes that would inspire a cultural Renaissance in Southern California.³⁰

2. Pre-Consolidation of Venice (1850-1925)

After the Ocean Park Improvement Company was dissolved in 1904, Kinney began to develop "Venice of America," intending to create a seaside resort reminiscent of its namesake in Italy. To prepare a town plan, Kinney commissioned architects Norman Marsh and C.H. Russell and Fremont Ackermon as civil engineer.³¹ The fully equipped city included businesses, hotels, residences, and canals radiating out from a Grand lagoon. Residential lots faced inwards towards six miles of canals with colorful names such as Aldebaran (Market Street), Coral, Lion (Windward Avenue), Venus, Altair, and Grand (Grand Boulevard). Kinney may have been inspired by the network of canals, gondoliers, lagoon, and central basin featured at the World's Columbian

²⁵ Luther A Ingersoll, 328-329.

²⁶ Lynn Craig Cunningham, Venice, California: From City to Suburb, Los Angeles, Ca: UCLA, 1976, 11.

²⁷ North Main Street Mixed-Use Development Project EIR, 3.9-3.

²⁸ North Main Street Mixed-Use Development Project EIR, 3.9-4.

²⁹ Lynn Craig Cunningham, 11.

³⁰ Jeffery Stanton<u>, Venice of America: 'Coney Island of the Pacific</u>,' Los Angeles: Donahue Pub, 1988, 8.

³¹ Jeffery Stanton, 8.

Exposition of 1893 in Chicago, Illinois.³² The plan for Venice of America was more modest in comparison but incorporated the Columbian Exposition's concepts into its town layout, including the canals, parks, hotels, entertainment facilities, and the Renaissance Revival style of architecture.

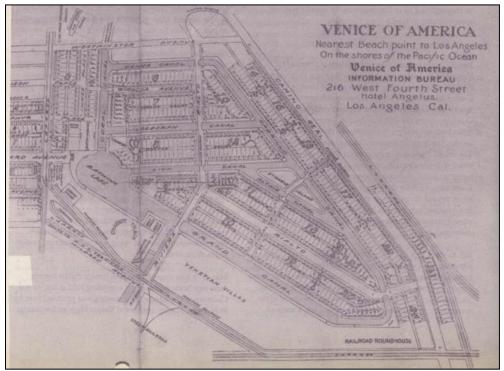


Figure 4. Venice of America Plat Tract, circa 1905 (Prince D.S. Minsky's The Venice Canals 1850-1939, Vol 1, Venice, Ca: Ulan Bator Foundation, 1992, p. 58)

The Venice of America Tract was recorded with the County of Los Angeles on January 18, 1905 (Figure 4). The tract was bounded by Camino Real/Toltec Place (Washington Boulevard, later renamed Abbot Kinney Boulevard in 1989) to the east, Westminster Avenue to the north, Mildred Avenue (Venice Boulevard) to the south, and the Pacific Ocean and Pacific Avenue to the west (Figure 5). The Pacific Electric Railroad routes formed the boundaries of the tract, as the railroad ran parallel to Camino Real/Toltec Place (Washington Boulevard/Abbot Kinney Boulevard), Mildred Avenue (Venice Boulevard), and Pacific Avenue.

Canal dredging commenced on August 15, 1904, first with the Grand Canal, a half mile long, seventy foot wide, four feet deep channel curbed with concrete (Figure 6).³³ The canal network connected to the ocean with two large pipes running under Windward Avenue allowing the canals to be flushed daily by tidal action. Work progressed rapidly and by September 1904, the pier and electric power plant were constructed, however on March 13, 1905, a storm wiped out most of the pier, auditorium and hotel.³⁴ Determined to meet the proposed grand opening date of July 4, 1905, Kinney hired 600 laborers to work nonstop. To protect his facilities from future ocean storms, Kinney constructed a 60-foot breakwater.

³² Jeffery Stanton, 8.

³³ Jeffery Stanton, 9.

³⁴ Carolyn Elayne Alexander, <u>Images of America: Venice</u>, Charleston, SC: Arcadia Pub, 2004, 17.

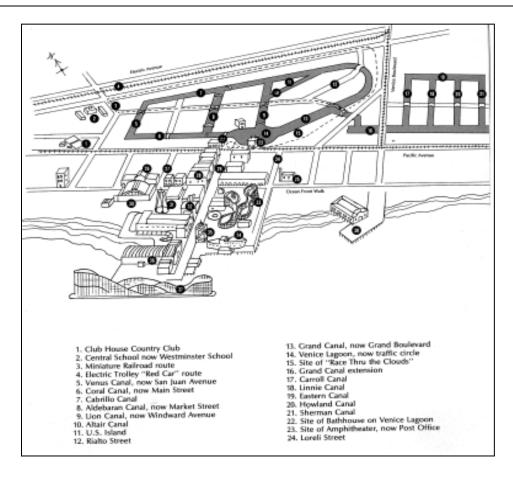


Figure 5. Map of the Venice of America Tract (Jeffery Stanton's Venice of America: 'Coney Island of the Pacific,' Los Angeles: Donahue Pub, 1988, p. 113)



Figure 6. Dredging the Canals. Circa 1904 (Santa Monica History Museum Image Archives)

a. Transportation

In addition to the canal system, the city plan for the Venice of America tract was determined by the surrounding railroad tracks. Abbot Kinney was aware that the success of Venice depended greatly upon transportation. Kinney negotiated with Henry Huntington's Pacific Electric Company extending the Lagoon Line route south from Ocean Park to the Venice Club House in 1901.³⁵ In 1905 the track, which ran down Ocean Avenue, was extended to Playa del Rey. The Los Angeles Pacific railway extended its Short Line, a route originating from downtown Los Angeles at 4th and Hill Street, south down Venice Boulevard and to the north along Electric Way to Ocean Park in 1903.³⁶ When tourists arrived on the "Red Cars" of the Pacific Electric Railway they then had the option to tour Venice from the canals and gondolas (Figure 7), ride along the concrete boardwalk on one of Venice's trackless electric trams, or travel on Venice's miniature steam railroad along a $2^{1}/_{2}$ mile track. The Speedway, which ran between the beach cities of Ocean Park and Venice, was the main automobile corridor.³⁷



Figure 7. Boating on the Grand Canal, circa 1908 (Santa Monica History Museum Image Archives)

b. Entertainment

Venice of America opened on July 4, 1905 attracting approximately 40,000 visitors.³⁸ The 1,200-foot-long pleasure pier had an auditorium, ship-style restaurant, dance hall, a hot salt-water plunge, and a block-long arcaded Venetian business street (Windward Avenue). The opening festivities included a 42-piece Venice of

³⁵ The Electric Railway Historical Association, Pacific Electric: Lagoon Line, http://www.erha.org/pewll.htm, accessed March 14, 2011.

³⁶ The Electric Railway Historical Association, Pacific Electric: Short Line, http://www.erha.org/pewvs.htm, accessed March 14, 2011; "Solid Trains," Los Angeles Times, June 9, 1905.

³⁷ Historic Resources Group, <u>Historic Context Statement: The Southeast Los Angeles Subregional Planning Area of the City of Los Angeles</u>, October 1, 1990, A-9.

³⁸ Carolyn Elayne Alexander, 19.

America band, art exhibits, water basketball, swimming races, diving exhibitions, dancing at the auditorium, and a fireworks display over the Grand Lagoon.³⁹

Kinney hired the best lecturers and performers to help establish Venice of America as an art and cultural center modeled after Chautauqua, New York. On March 1, 1905 the Los Angeles Times reported, "A big pavilion, to be erected at Venice, would house the assemblages, and the plan is to gather there during the months of July and August many of the most famous sociological experts from various departments of the world's work – such as personages as Roosevelt, Taft, LaFollette, Thomas J. Lawson, Dolliver, Debs, Parry, Tom Johnson, Miss Jane Adams and Booker Washington."⁴⁰ Despite Kinney's efforts, the Chautauqua-like assembly lost \$16,000 the first summer. Unfortunately the majority of Venice's visitors and residents were not interested in art and culture.

By December of 1905, Kinney had accepted the fate of his beloved Venice, giving up on his dream of creating a cultural center and instead focusing his attention on the desires of the public. The character of Venice succumbed to the beach-goers and summer holiday guests who frequented the community's many amusement attractions and Venice became known as the "Coney Island of the Pacific." By mid-January 1906, the area featured foreign exhibits, amusements, and freak shows. Attractions on the Kinney Pier became more amusement oriented by 1910, when a Venice Scenic Railway, Aquarium, Virginia Reel, Whip, Racing Derby, and game booths were added. The golden era of the Venice Pier lasted until 1920, the year Abbot Kinney died.

3. The Consolidation and Decline of "Coney Island of the Pacific" (1925-1965)

After Abbot Kinney died in 1920, his oldest son Thornton resumed operation of the Abbot Kinney Company.⁴¹ That same year, in December a fire engulfed the amusement pier destroying everything but the new roller coaster and bandstand tower.⁴² The pier was rebuilt and reopened six months later on July 4, 1921.⁴³ Although the pier was reconstructed and business resumed, the owners incurred millions of dollars worth of losses.

Venice was annexed by Los Angeles on November 25, 1925.⁴⁴ Los Angeles' Blue Laws immediately had an effect on Venice's amusement area, banning dancing and gambling on Sundays. Shortly after annexation, the Venice of America canals came under sharp scrutiny by the health department.⁴⁵ The lack of water circulation through the system left the waters stagnant so the city paved over some of the canals. In 1930, oil was found on the Venice peninsula and within a year 148 oil wells produced over 46,932 barrels a day.⁴⁶ Although jobs were created, environmental pollution on the beaches and residential areas became widespread.

⁴⁶ Jeffery Stanton, 129.

³⁹ Carolyn Elayne Alexander, 20; "Assembly Programme: Patriotic Concert for the Fourth of July and Grand Display of Fireworks," Los Angeles Times, June 25, 1905.

⁴⁰ "B. Fay Mill's Vast Projects: To Hold Many Congresses at "Venice of America," <u>Los Angeles Times</u>, March 1, 1905.

⁴¹ *"Founder of Venice Dies," Los Angeles Times, November 5, 1920.*

⁴² "World Famous Venice Pier is Burned," Los Angeles Times, December 22, 1920.

⁴³ "Work on Venice Pier to Begin," Los Angeles Times, March 20, 1921.

⁴⁴ Jeffery Stanton, 103.

⁴⁵ Jeffery Stanton, 122.

The Great Depression in the 1930s had an effect on the Venice economy, which rebounded only slightly during World War II. In 1946 the city failed to renew the Kinney Company's lease on the tidelands, deciding to tear down the piers leading to The Venice Pier's demise.⁴⁷ The City wanted to widen the beach and remove all structures obscuring the way. The pier was slowly dismantled and finally destroyed in 1947 when it caught on fire. During the 1950s Venice attracted artists composing of what became known as the Beat Generation. These artists were interested in Venice's low rent, mild climate, and tolerance of their lifestyle.

The invasion of the Beat Generation into the Venice community was not enough to impede the dismantling of the Venice of America tract. The Shoreline and Landmarks Society was established to prevent demolition and declare buildings as City of Los Angeles historic landmarks. However, despite their efforts the city claimed the buildings were not representative of Southern California architecture and denied landmark status. In accordance with the Earthquake Enforcement Code, 550 buildings were demolished by 1965.⁴⁸

4. Subdivision and Development of the Venice Annex Tract (1905-1952)

The Project Site is located on lots 22, 23, and 24 of block 16 in the Venice Annex Tract (Figure 8) subdivided by the Union Trust Company in August of 1905. The Venice Annex Tract included approximately four hundred and sixty-five residential plots adjacent to Abbot Kinney's Venice of America Tract and the Venice canals and was one of the larger tracts in the district. The tract was laid out in a similar fashion to Abbot Kinney's Golden Bay tract, developed earlier, organized to provide separate thoroughfares for automobile and pedestrian access, with "drive streets" paralleling "walk streets," and walks streets accessed via rear alleys.

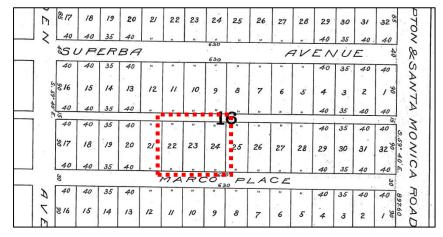


Figure 8. Section of the 1918 Sanborn Map, Subject Property Outlined in Red (LAPL)

The earliest available depiction of the property is the 1918 Sanborn Insurance map (Figure 9), which depicts the block of the Project Site with only two structures, the Bungalow at 925 Marco Pl and a residence next door at 923 Marco Pl, while 927 Marco Pl and many others lots remained undeveloped. However, by 1952 the majority of the neighborhood surrounding the properties at 925 and 927 Marco Pl had filled in. An aerial image depicting the property from 1952 (Figure 10), the year the Residence was constructed, shows the Venice Annex Tract developed with the exception of a few lots to the east of the Project Site. The density of

⁴⁷ Jeffery Stanton, 139.

⁴⁸ Jeffery Stanton, 143.

improvements is also represented on a 1950 Sanborn map (Figure 11). The full Sanborn maps can be found in Appendix A and B, while the Venice Annex tract maps are in Appendix C.

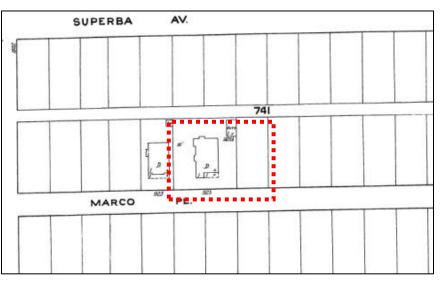


Figure 9. Section of the 1918 Sanborn Map, Subject Property Outlined in Red (Los Angeles Public Library)



Figure 10. 1952 Historical Aerial (Historicaerials.com)

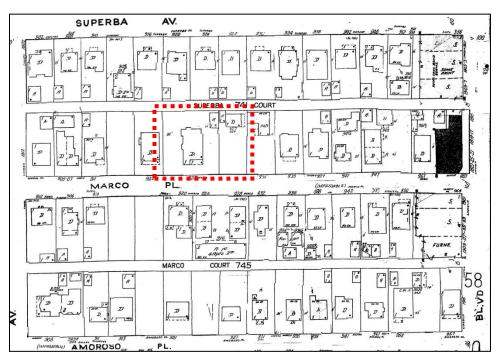


Figure 11. Section of the 1950 Sanborn Map, Subject Property Outlined in Red (Los Angeles Public Library)

5. American Craftsman Style Architecture (1905-1930)

The architectural style of the Bungalow at 925 Marco Place was derived from the Arts and Crafts Movement which originated in England during the second half of the nineteenth century as a reaction to nineteenth century industrial culture. The Arts and Crafts Movement called for a return to honesty and utility in design, handcrafted construction, and the use of natural materials. Advocates of the movement in England, including William Morris, argued that relying on handcrafted construction allowed each creation to be an individual work rather than a standardized industrial product. In the United States, the Arts and Crafts Movement included architecture, furniture, and decorative arts.

The Craftsman style was adaptable across socioeconomic categories and included both large finely crafted homes for the affluent class, and small modestly built cottages or bungalows for the working class. In contrast to earlier styles, the bungalow was intended for the servant-less household and could be built by either an unskilled builder using plans from books or with kits fully cut and shipped from mail-order houses. The Craftsman style was publicized extensively in lifestyle magazines of the period, which led to a flourishing of pattern books, some of which offered prefabricated "kit" components for on-site assembly such as products by Sears Roebuck and Company and Pacific Ready-Cut Homes. In other examples, architects and master builders used the architectural vocabulary of the Craftsman style to create complex and highly detailed residential architecture.⁴⁹

The architecture of the American Craftsman style was defined by its use of natural materials, hand craftsmanship, integration into the landscape, incorporation of the climate, and broad horizontality with multilevel eaves. Craftsman style single-family residences were once ubiquitous throughout the United States. However, because of their wide covered front porches, a key design feature that functioned as an outdoor room, Craftsman properties were especially popular in warmer areas of the country, such as Southern

⁴⁹ *"Santa Monica Historical Resources Inventory,"* 1985-86 *Final Report.*

California. The typical Craftsman residence is one to one-and-one-half stories in height. Its character defining features include: low-pitched hipped or gabled roofs; wide, overhanging eaves; exposed rafter tails; decorative brackets, knee braces or false beams under gable pitches; full- or partial-front porch with tapered wood posts and/or masonry piers; shingle, clapboard or ship-lap siding; emphasis on natural materials such as stone, handcraftsmanship; emphasis on horizontality in design; and exposed structural members, often used as ornamentation.

During the first three decades of the 20th century, the Craftsman style bungalow was common in Los Angeles and the residential neighborhoods of Santa Monica, Ocean Park and Venice. The Craftsman style has a generally recognized national period of significance of 1905 to 1930 during the time when this style was most common.⁵⁰ Craftsman single-family residences dating from 1905 to 1930 are associated with the architectural styles and culture of early 20th century residential architecture. They illustrate the broad influence of the Arts and Crafts Movement on the local architects, designers, and builders working in Los Angeles during the first few decades of the 20th century. Furthermore, they represent the identity and values of the occupants, who found in this style and method of construction a means by which to satisfactorily accommodate themselves and their families economically, and to express their individuality by selecting from and combining a wide variety of plans, window treatments, door treatments, porches, and architectural features then available.

a. Beach Cottage

Unlike most bungalows in the area, the Bungalow at 925 Marco Place appears to be the permanent residence of the Hambleton family (see directory research in next section), who resided there between 1915 and 1940. Most of the beach cottages in Venice were constructed as secondary homes for their owners or for rental use because of their proximity to the beach and Venice of America attractions. However, the Residence at 927 Marco Place was most likely one of the more common rental properties, due to the short-term residency of its occupants. Beach Cottages are derivatives of the Craftsman style, period revival styles and eclectic cottages. Cottages were constructed on a budget, which is reflected in their vernacular design and use of materials, such as wood-frame constructed small seasonal homes that were added onto in multiple stages. The beach cottage architecture emphasized simple focal points: decorative shingling or board and batten siding exterior treatments, gables, bay windows, porches, windows and doors. Generally the residences are small scale to allow for the maximum amount of yard space, patios, and courtyards on the site promoting outdoor living.

6. Construction History and Occupancy of 925 Marco Place

a. Construction History

Located on lot 22 and 23 of block 16 in the Venice Annex Tract, the single-family Bungalow was built in 1907 and represents the first and only residence constructed on the property. The building permits on file in the City of Los Angeles were reviewed to determine the history of construction and alterations. However, no permits documenting any alterations were identified **(Table 1)**. Permits on file associated with the lots' Assessor Parcel Number (4241-023-021) appear to reflect work recently completed for the residence located at 923/917 Marco Place based on a physical examination of the site. The Bungalow appears to have few if any major alterations. A portion of the porch has been enclosed but the materials used indicate this was done early in the Bungalow's history. There is no permit on file documenting the alteration.

⁵⁰ Virginia McAlester and Lee McAlester, <u>A Field Guide to American Houses</u>, New York: Alfred A. Knopf, 1990.

Table 1

925 Marco Place Building Permits

Issued	Permit#	Owner	Architect	Contractor	Engineer	Valuation	Description
No permit records regarding 925 Marco Place were found on file with the Los Angeles Department of							
Building and Safety							

b. Occupancy and Ownership History

The Los Angeles City Directories, Santa Monica City Directories, and the United States Census Records were reviewed to determine if the property has an association with the productive life of a historically significant person. The earliest listing found for 925 Marco Place was in the 1915-1916 Santa Monica City Directory, which identified Walter D. Hambleton as the Bungalow's occupant. Hambleton was a prominent figure in the Venice community, serving as Ocean Park's first Dentist as early as 1902. In 1887, Hambelton's father left behind the family's Iowa roots for California, settling in Modesto. Albert studies dentistry at the University of California Berkley, graduating in 1902. He immediately relocated to Ocean Park upon graduation and established his dental practice, as well as becoming heavily involved in local real estate. Prior to 1915, Hambleton and his wife Marry resided in various residences along Marco Place. From 1915 until 1940, the Hambletons occupied 925 Marco Place. Walter passed away in 1946. While no listings for 925 Marco Place were found after 1938, the 1940 United States Census shows Hambleton still living in the Bungalow. The Bungalow was not found in the Santa Monica City Directories after 1938. The Santa Monica City Directories only cover the city of Venice until 1940, after which the area was listed in the Los Angeles City directories. However, Los Angeles directories from the 1950s and 1960s failed to identify occupants of the Bungalow. The historical background research of Walter and Mary Hambleton did not reveal any information to indicate their historical significance or notability at the state or national level. However, the Hambleton's were locally involved in the early settlement of Venice.

7. Construction History and Occupancy of 927 Marco Place

a. Construction History

927 Marco Place is located on lot 24 of block 16 in the Venice Annex Tract. The approximate date of construction identified in the assessor records for the single-family Residence is 1923. The building permits on file in the City of Los Angeles were reviewed to determine the history of construction and alterations (Table 2). However, no permits documenting any alterations were identified. Physical inspection of the Residence and comparison of the building's footprint versus historic Sanborn maps show that the Residence has been significantly modified (Figures 12 and 13). Because of the simplicity of the Residence, it appears no architect or contractors were involved.

b. Occupancy and Ownership History

The Los Angeles City Directories, Santa Monica City Directories, and the *United States Census Records* were reviewed to determine if the property has an association with the productive life of a historically significant person. 927 Marco Place is not listed in the directory until 1925 when Elmer and Marion Howard occupied

Table 2

927 Marco Place Building Permits

ſ	Issued	Permit#	Owner	Architect	Contractor	Engineer	Valuation	Description
No permit records regarding 927 Marco Place were found on file with the Los Angeles Department of								
Building and Safety								

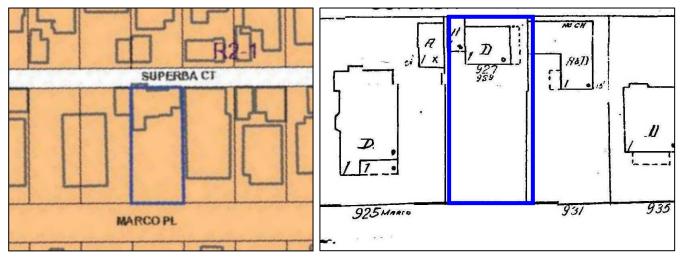


Figure 12 (Left). Image of the Residence's footprint as indicated on ZIMAS (http://zimas.lacity.org/) Figure 13 (Right). Section of the 1950 Sanborn Map, Subject Property Outlined in Blue (Los Angeles Public Library)

the Residence. Census records show the Howards lived at 927 Marco Place for a short time. By 1928, the couple had moved to a home on California Avenue. The Residence was not found in *Santa Monica City Directories* after 1925. The *Santa Monica City Directories* only cover the city of Venice until 1940, after which the area was listed in the Los Angeles City directories. However, Los Angeles directories from the 1950s and 1960s failed to identify occupants of the Residence. The historical background research of Elmer and Marion Howard did not reveal any information to indicate their historical significance or notability. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person.

IV. EVALUATION

A. PREVIOUS EVALUATIONS

1. Historical Resources in the Project Vicinity

The records search for cultural resources within the project vicinity (approximately 0.25-mile radius) involved review of previous surveys records and reports on file at the South Central Coastal Information Center (SCCIC) records center, PCR's in-house files, and SurveyLA data.⁵¹ Located within a dense, urban setting with limited visibility, the 0.25-mile radius records search was conducted to capture all known resources within the project vicinity which may have views of the project site for the purpose of analyzing potential indirect impacts. PCR also consulted the National Register, California Register, Statewide Historical Resources Inventory (HRI), California Points of Historical Interest (PHI), California Historical Landmarks (CHL), SurveyLA, and City Monument database to identify previously identified historical resources within the project vicinity.

Fifteen properties (15) situated within a 0.25 radius of the Project Site appear eligible for the National Register (3S), California Register (3CS), and local listing (5S3) as an individual property through SurveyLA (2014-ongoing): ⁵²

- 902 Palms Boulevard: Craftsman style single-family residence constructed in 1916. Approximately 0.10 miles (521 feet) to the west of Project; no view of the Project.
- 1015 Lincoln Boulevard: The Spanish Colonial Revival style Broadway Elementary School built in 1926. Approximately 0.25 miles (1,323 feet) to the north of Project; no view of the Project.
- 1605 Lincoln Boulevard: Projecting Blade Commercial Sign built in 1960. Approximately 0.12 miles (628 feet) to the north of Project; no view of the Project.
- 1611 Lincoln Boulevard: American Colonial Revival style commercial building constructed in 1924. Approximately 0.11 miles (544 feet) to the north of Project; no view of the Project.
- 1701 Lincoln Boulevard: Projecting Blade Commercial Sign built in 1955. Approximately 0.07 miles (412 feet) to the north of Project; no view of the Project.
- 1711 Lincoln Boulevard: Vernacular commercial building constructed in 1925. Approximately 0.07 miles (361 feet) to the north of Project; no view of the Project.
- 1801 Lincoln Boulevard: Spanish Colonial Revival style commercial building constructed in 1928. Approximately 0.06 miles (342 feet) to the north of Project; no view of the Project.
- 1905 Lincoln Boulevard: Spanish Colonial Revival style commercial building constructed in 1929. Approximately 0.07 miles (394 feet) to the east of Project; no view of the Project.
- 932 Amoroso Place: Post Modern style single-family residence constructed in 1979, designed by Thom Mayne and Michael Rotondi. Approximately 0.08 miles (440 feet) to the east of Project; no view of the Project.

⁵¹ PCR reused the date from a previous records search commissioned through the SCCIC for 1141 Cabrillo in November 2014.

⁵² PCR reviewed SurveyLA data provided by the City of Los Angeles Office of Historic Resources. The SurveyLA data prepared by the Historic Resources Group in 2014, is still in working form as it has not been published or reviewed.

- 1020 Victoria Avenue: The Mid-Century Modern style Venice United Methodist Church built in 1965. Approximately 0.22 miles (1,180 feet) to the east of Project; no view of the Project.
- 821 Victoria Avenue: Craftsman style single-family residence constructed in 1906. Approximately 0.20 miles (1,080 feet) to the south of Project; no view of the Project.
- 2211 Prospect Avenue: Craftsman style single-family residence constructed in 1912. Approximately 0.25 miles (1,330 feet) to the east of Project; no view of the Project.
- 2203 Marion Place: American Foursquare style single-family residence constructed in 1904. Approximately 0.18 miles (964 feet) to the east of Project; no view of the Project.
- 839 Milwood Avenue: Craftsman Style single-family residence constructed in 1915. Approximately 0.21 miles (1,090 feet) to the west of Project; no view of the Project.
- 929 Milwood Avenue: Hipped Roof Cottage multi-family duplex constructed in 1913. Approximately 0.19 miles (1,007 feet) to the west of Project; no view of the Project.

There is one historic district that appears eligible for the California Register and local listing (3CS, 5S3) within the 1/4-mile radius:

 Milwood Venice Walk Streets Historic District, SurveyLA (2014-ongoing), for more information see below.

2. Milwood Venice Walk Streets Historic District

The subject property is located within the boundaries of the Milwood Venice Walk Streets Historic District. As part of SurveyLA's recent survey efforts in 2014, the Milwood Venice Walk Street historic district was found potentially eligible for the California Register and local listing. Located in the northern portion of Venice, the potential district is bounded by Lincoln Boulevard to the northeast, Amoroso Court to the southeast, Venice Boulevard and Electric Avenue to the southwest and west, and Palms Boulevard to the northwest. Of the 474 properties within the potential district, 173 properties were found to be contributors, 280 were found non-contributors, and 21 properties were not surveyed. SurveyLA described the significance of the district as a "unique example of early-20th century residential development oriented on walk streets in Venice."

Registration Requirements and Eligibility Standards

Eligibility Standards

- A geographically definable area composed of multiple adjacent subdivisions, or portions thereof, that have become linked over time through a shared period of development or demographic, ethnic or cultural cohesion;
- Developed as a direct result of the proximity to a streetcar line;
- Includes lots developed almost entirely with single-family residences dating from the period of significance;
- Retains a sense of place that evokes an early 20th century suburb; and
- Was developed primarily during the period of significance.

Sub-theme

Suburban Planning and Development, 1888-1933

Period of Significance

1906-1939

Property Type

Streetcar suburb

Character-Defining Features

As a whole, retains the essential physical and character-defining features from the period of significance;

- Includes intact single-family and multi-family residences that represent a collection of early 20th century housing types and styles;
- Street improvements such as curb and gutter, historic streetlights, sidewalks, parkways and street trees common;
- Uniform blocks of rectangular-shaped parcels laid out in square or rectilinear grid of streets; and
- Uniform front-yard setbacks, typically landscaped with lawns and shrubbery.

Integrity

 Retains sufficient integrity to convey significance: location, design, setting, workmanship, feeling, and association

3. Previous Evaluations of 925 Marco Place

925 Marco Place was previously identified as a contributor to the potential Milwood Venice Walk Streets Historic District by SurveyLA in 2014. ⁵³ The residence was inventoried as a single-family Craftsman house with Japanese inspired elements constructed in 1907.

4. Previous Evaluations of 927 Marco Place

In 2014, SurveyLA identified the neighborhood surrounding 927 Marco Place as the potential Milwood Venice Walk Streets Historic District. Due to obscured visibility, the Residence was given the status of "not sure" in reference to its status as a contributor or non-contributor to the potential district. The survey was unable to identify an architectural style associated with the Residence, but did identify its construction date of 1923.⁵⁴

⁵³ SurveyLA, Survey Consolidated Data Report_1062014_VEN, Consolidated "Individual Resources" as of 9/30/14, Venice (HRG).

⁵⁴ SurveyLA, Survey Consolidated Data Report_1062014_VEN, Consolidated "Individual Resources" as of 9/30/14, Venice (HRG).

B. EVALUATION OF POTENTIAL HISTORICAL RESOURCES WITHIN THE PROJECT SITE

1. SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical themes developed in Chapter III and in the Los Angeles Historic Context Statement, there are three significant SurveyLA themes associated with the properties: Pre-Consolidation of Venice (1850-1925), Streetcar Suburbanization (1888-1933), and American Craftsman Style Architecture (1905-1930).⁵⁵ The following are the eligibility standards that define what character-defining features and integrity aspects a historical resource needs to have in order to be considered eligible in association with each theme. These eligibility standards have been developed below.

a. Pre-Consolidation of Venice (1850-1925)

Eligibility Standards

- Represents a resource dating from the pre-consolidation period of Venice
- Is associated with an event or series of events important in the formation, settlement, or development of Venice

Character-Defining Features/Associative Features

- Retains most of the essential physical features from the period of significance
- Maybe associated with groups important In Venice's early ethnic history

Integrity Considerations

- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Alterations to a resource during the period of pre-annexation or historic changes in its use may themselves have historical, cultural, or architectural significance
- Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- Some original materials may have been altered, removed or replaced
- For local HCM may have been related within Venice for preservation purposes
- Should retain integrity of Location, Feeling, Association, and Materials from the period of significance

b. Residential Development and Suburbanization (1850-1980)

Theme: Streetcar Suburbanization (1888-1933)

⁵⁵ SurveyLA, Los Angeles Historic Context Statement Outline, Pre-Consolidation Communities of Los Angeles, 1850-1932, Venice, 1950-1925 (January 2, 2014): 91.

SurveyLA, Los Angeles Historic Context Statement Outline, Architecture and Engineering, 1850-1980, Mid-Century Modernism, 1945-1970 (January 16, 2014): 472-473.

Eligibility Standards

- A geographically definable area composed of multiple adjacent subdivisions, or portions thereof, that have become linked over time through a shared period of development or demographic, ethnic or cultural cohesion
- Developed as a direct result of the proximity to a streetcar line
- Includes lots developed almost entirely with single-family residences dating from the period of significance
- Retains a sense of place that evokes an early 20th century suburb
- Was developed primarily during the period of significance.

Character-Defining Features/Associative Features

- As a whole, retains the essential physical and character-defining features from the period of significance
- Includes intact single-family and multi-family residences that represent a collection of early 20th century housing types and styles;
- May include commercial and institutional properties and contributing features
- Small-scale retail/commercial and institutional properties may be peppered throughout the neighborhood or concentrated near historic streetcar stops or nodes
- Street improvements such as curb and gutter, historic streetlights, sidewalks, parkways and street trees common
- Uniform blocks of rectangular-shaped parcels laid out in square or rectilinear grid of streets
- Uniform front-yard setbacks, typically landscaped with lawns and shrubbery.

Integrity Considerations

- Alterations to individual buildings should be allowable under the eligibility standards for the particular style
- Alterations to streetscape to accommodate increased automobile use are common; may include driveways and garages added after the period of significance
- Infill development allowed if it does not disrupt the residential character
- Original streetscape features, such as street trees and lights, may be missing in limited amounts
- Should retain integrity of Feeling, Setting, Design, Location, and Association
- Some contributors may have been moved into the area
- Some widening of neighborhood streets may occur where they have become major arteries

c. American Craftsman Style Architecture (1905-1930)

Eligibility Standards

• Exemplifies the tenets of the Arts and Crafts movement and the Craftsman style

- Exhibits quality craftsmanship
- Was constructed during the period of significance

Character-Defining Features/Associative Features

- Broad front entry porches of half for full-width, with square or battered columns, sometimes secondstory sleeping porches
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Building forms that respond to the site
- Typically double-hung windows or casement windows situated in groups
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Low-pitched gabled roofs
- One or two stories in height
- Represents an early or rare example of the style in the community in which it is located
- Retains most of the essential physical features from the period of significance
- Shingled exteriors, occasionally clapboard or stucco

Integrity Considerations

- Brick or stonework may have been painted; acceptable as it is reversible
- Building may have been moved for preservation purposes
- Craftsman style buildings that have been stuccoed are excluded from individual listing under C/3/3 if they were originally shingled or clapboarded
- Original use may have changed
- Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
- Some window replacement may be acceptable if the openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
- The enclosure of porches is an acceptable alteration so long as the features such as piers and posts have not been removed
- The most common alteration is the replacement of windows and the enclosure of porches

2. Architectural Description, Integrity Analysis, and Significance Evaluation of 925 Marco Place

a. Architectural Description

The subject properties include the Bungalow located at 925 Marco Place in the neighborhood of Venice, City of Los Angeles, California, occupying two parcels totaling approximately 7,200 square feet. The Bungalow is located near the center of the two lots and is composed of a rectangular floor plan and symmetrical façade oriented southeast toward the Marco Place walk street in the middle of the block between Lincoln Boulevard

and Linden Avenue (Figure 14). The single-story residence is a Craftsman Style beach bungalow featuring a hipped roof and unique Asian inspired rafter tails and flared eaves (Figure 15). The Bungalow consists of wood-frame construction on a concrete foundation, clad with wood clapboard siding on the primary (south) and secondary (east, west, and north) elevations. The Bungalow's primary entrance consists of a single wood, partially glazed door, centrally located beneath upon a partially enclosed, full length porch supported by masonry columns. However, the west half of the Bungalow's front porch has been enclosed to expand the interior spaces (Figures 16 and 17).



Figure 14 (Left). Primary (south) elevation, 925 March Pl., view to the northwest (PCR 2016) Figure 15 (Right). Close-up view of the Bungalow's flared eaves (PCR 2016)



Figure 16 (Left). Enclosed porch near the southwest corner of the primary (south) elevation, view north (PCR 2016) Figure 17 (Right). Interior view of the enclosed porch, 925 Marco Pl., view to the southeast (PCR 2016)

The west facing façade contains a canted bay window and another squared bay window near the rear of the Bungalow (Figures 18 and 19). Between the two bay windows is a new greenhouse window (alteration), a fixed window, and an exterior masonry chimney. The west side of the Bungalow features a manicured landscape and concrete path leading to the rear of the property.



Figure 18 (Left). Overview of the Bungalow's west elevation, 925 Marco Pl., view to the northeast (PCR 2016) Figure 19 (Right). Close-up view of the rear squared bay window and greenhouse window (alteration) (PCR 2016)

The north facing façade, or rear façade, includes a wood framed, partially glazed door adjacent to a wood framed sliding window and a small stained glass window (alteration) (Figure 20). Also located near the north elevation is a detached garage, manicured lawn, and concrete walkways. The east elevation was not accessed during the site visit, however it appears to contain multiple wood framed, double hung windows that appear original (Figure 21).



Figure 20 (Left). The Bungalow's rear elevation and detached garage, 925 Marco Pl., view to the southeast (PCR 2016) Figure 21 (Right). View of the Bungalow's east elevation, view to the northwest (PCR 2016)

The interior of the Bungalow features its original corbelled ceilings and wood built-ins. The walls are decorated with wood wainscoting. The east end of the living room is punctuated by a large picture window with stained glass transom, while the west end of the room features the masonry fireplace (Figure 22). Large French doors open up onto the enclosed portion of the front porch (Figure 23). The interior's details continue into the dining room where a built-in wood bench sits below a canted bay window (Figure 24). Wood wainscoting decorates the dining room's walls, which also feature a set of built-in cabinets and drawers (Figure 25). The Bungalow retains its original interior door surrounds, and wood flooring throughout.



Figure 22 (Left). Interior View of the living room, 925 Marco Pl., view to the east (PCR 2016) Figure 23 (Right). Interior View of the living room, view to the west (PCR 2016)



Figure 24 (Left). Interior View of the dining room, 925 Marco Pl., view to the northwest (PCR 2016) Figure 25 (Right). Interior View of the dining room, view to the northeast (PCR 2016)

b. Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.⁵⁶ In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."⁵⁷ The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

⁵⁶ National Register Bulletin 15, p. 44.

⁵⁷ Ibid, 15, p. 46.

The overall appearance of the subject property, constructed in 1907, indicates that the property's integrity is high in terms of location, design, materials, workmanship, feeling, and association. As a single-family Bungalow residence in the Craftsman style, it retains much of its original design, with the only permanent alterations being the partial enclosure of the front porch. Although no building permit documenting the porch's enclosure was found, a physical inspection of the materials used indicated that the alteration occurred early in the Bungalow's history. No evidence of significant alterations were found during the site visit, therefore the Bungalow retains its integrity of design, materials, workmanship, feeling and association. Furthermore, the Bungalow remains in its original location and therefore retains integrity of location.

Although the overall neighborhood composing the Venice Annex Tract has been eroded due to infill development, the immediate area surrounding the Bungalow appears to retain a moderate level of integrity, featuring residences dating from the period of original development. Located on the south side of the Marco Place walk street is a small bungalow court at 924-928 Marco Pl, constructed in 1925. Also to the south of the Bungalow is a small beach cottage constructed in 1920 at 920 Marco Pl. However, to the west of the Bungalow is a large residence, constructed in 1912 at 923 Marco Pl. Although the residence dates from the period of development, it has been significantly altered with a two-story rear addition. To the east is 927 Marco Place described in detail in this report, below. Although 927 Marco Pl was built in 1923, it has been significantly altered and no longer retains its historical appearance.

The Bungalow is associated with Streetcar Suburbanization, the Pre-Consolidation of Venice, and American Craftsman Style Architecture. **Table 3** shows the integrity considerations suggested by SurveyLA. In summary, the Bungalow maintains a high-level of integrity in terms of design, materials, workmanship, location, feeling, and association, while its integrity of setting has moderately been compromised due to alterations to neighboring residences (see above). Despite its compromised setting, the Bungalow retains enough architectural integrity to convey its historic associations with the identified themes.

Table 3

Context		Retains Integrity	Lacks Integrity
Streetcar Suburbanization	Location	Х	
	Association	Х	
	Feeling	Х	
	Materials	Х	
Pre-Consolidation of Venice	Location	Х	
	Setting	Moderate	
	Design	Х	
	Feeling	Х	
	Association	Х	
American Craftsman Style	Design	Х	
Architecture	Workmanship	Х	
	Feeling	Х	
	Setting	Moderate	
	Materials	Х	

Integrity Matrix: 925 Marco Place

c. Significance Evaluation: 925 Marco Pl.

925 Marco Place is associated with historic themes identified in the Los Angeles' Citywide Historic Context Statement, such as the Streetcar Suburbanization (1888-1933), Pre-Consolidation of Venice (1850-1925), and American Craftsman Style Architecture (1905-1930). Constructed in 1907, the Bungalow is one of the first residences built in the Venice Annex Tract subdivided two years earlier. Although the Bungalow was constructed early in the neighborhood's history, it is not the first one built. No evidence suggesting the Bungalow played a significant role in events associated with national, state, or local history were uncovered while researching the property and its surroundings. Although Walter Hambleton, Venice's first dentist, resided in the Bungalow during the early twentieth century, he does not appear to rise to the level of significance to be considered a historic personage eligible for national, state, or local recognition. Furthermore, no other residents were found to be historically significant during the course of this assessment. Finally, despite retaining a high level of integrity, the Bungalow does not appear to be an exceptional example of its type or style nor does it appear to be the work of a notable architect or builder. Therefore the Bungalow does not appear individually eligible at the national, state, or local levels based on the criteria discussed below. However, it does appear to be a contributor to a potential historic district.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).

The Bungalow at 925 Marco Pl. reflects early-20th century residential development oriented toward the walkstreets and is associated with the Pre-Consolidation of Venice and Streetcar Suburbanization themes identified by SurveyLA. Constructed in 1907, the Bungalow was developed on two of 465 parcels in the Venice Annex Tract, subdivided in 1905. Although the Bungalow is one of the earliest constructed in the Venice Annex Tract, a bungalow located at 906 Marco Pl was built a year earlier. Furthermore, there are other bungalows constructed in the same year as 925 Marco Place. While the Bungalow retains a high level of integrity to convey its historical associations, those associations are not significant enough to warrant individual eligibility for contributions to broad patterns of history, specifically the settlement of Venice. However, SurveyLA has recently identified the Bungalow as a contributor to the potential Milwood Walk Streets Historic District. Based upon the Bungalow's integrity and construction date of 1907, it does appear eligible as a contributor to the potential District, identified under criteria A/1/1. **Therefore, while the Residence does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register as an individual resource, it does appear to be a contributor to a potential district identified within this criteria.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

The Bungalow was the residence of Walter Hambleton, the first dentist in Venice (originally known as Ocean Park). Based on U.S. Census data, Hambleton lived on the property until at least 1940. Although Hambleton was a pioneering citizen of Venice, well regarded in social and business circles, and involved in local real estate, he does not appear to rise to a level of significance necessary for the Bungalow to be eligible under Criteria B/2/2. Aside from Hambleton, no other owners were identified in association with the Bungalow. **The Residence is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.**

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: *Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

California Register Criterion 3: *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The Bungalow is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. The Bungalow is not an exceptional, distinctive, outstanding, or singular example of a type or style. While the Bungalow does retain many of its original features, these features are not at the level of architectural quality one would associate with an individually recognized historic resource. The only feature with architectural interest is the Bungalow's flared eaves. However, the eaves are basic in design and do not embody the high level of craftsmanship typically associated with the Craftsman style. The Bungalow lacks the character defining elements usually associated with the Craftsman style, such as tapered porch columns. In this case, simple masonry columns support the Bungalow's roof. Overall the residence is lacking in architectural merit. Although the Bungalow retains a high level of integrity based on the American Craftsman style theme, it is a typical example of a Craftsman style beach cottage commonly built in Southern California

and the United States and does not demonstrate any exceptional characteristics of the Craftsman style. Furthermore, the Bungalow is not a notable work of a master builder as there is no architect on record. Therefore, the Bungalow does not appear to satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

The Bungalow is not likely to yield any information important to prehistory or history. Therefore, the Residence does not meet the above criterion at the national or state level.

3. Architectural Description, Integrity Analysis, and Significance Evaluation of 927 Marco Place

a. Architectural Description

Oriented fronting south towards the Marco Place walk street, the Residence is a one-story, single-family vernacular house located on an approximately 3,600 square foot parcel. The Residence is situated at the rear (north end) of the lot with lush overgrown landscaping occupying a majority of the property. The Residence has an irregular shaped footprint, with rectangular massing, stucco and particle-board exterior cladding (alteration) attached to a wood-frame on a concrete foundation. The roof is covered in asphalt shingles, and has overhanging boxed eaves (alteration). The entry into the Residence consists of a single wood paneled, partially glazed, door (alteration) (Figure 26). The front or south elevation has a concrete patio and walkway extending from the main body of the Residence to the property's front gate along Marco Place (Figure 27). Fenestration on the main façade consists of two large boarded-up window openings (alteration) and smaller wood framed double hung windows (Figures 28 and 29).



Figure 26 (Left). Overview of the primary (south) elevation, 927 Marco Pl., view to the north (PCR 2016) Figure 27 (Right). Concrete patio on front elevation, view to the north (PCR 2016)



Figure 28 (Left). Oversized window openings, view to the northwest (PCR 2016) Figure 29 (Right). Double hung windows on what appears to be an addition, view to the northeast (PCR 2016)

The east facing façade includes an overhanging eave that appears to have been extended (alteration) above a plaster wall and a pair of uneven wood frame multi-light windows (alterations) (Figure 30). Towards the rear of the Residence, there is a wood storage cabinet (alteration). The entire east elevation has been added to the Residence. Interior views of the kitchen show what used to be the external chimney (Figure 31). The west elevation of the Residence was not accessible.



Figure 30. 927 Marco Pl., view of the Residence's east elevation with altered roof line, view to the north (PCR 2016)



Figure 31. Interior view of the Residence's kitchen and one time exterior wall with chimney, view to the south (PCR 2016)

The north facing façade, or rear façade, includes a rear entrance with a single wood door and metal screen. The rear entry is situated beneath a low sloping gable with exposed roof framing (Figure 32). Fenestration along the north elevation consists of multiple window openings of different sizes and featuring different window types. Near the Residence's northwest corner, there is a large rectangular mass protruding into the rear alley. This mass appears to have once been the Residence's garage but was converted into interior living space (Figure 33).



Figure 32 (Left). The 927 Marco Pl. Residence's rear elevation, view to the southwest (PCR 2016) Figure 33 (Right). This portion of the rear elevation may have once been the Residence's garage (PCR 2016)

An inspection of the Residence's interior exposed multiple alterations to the plan. The main living room space features large skylights in the vaulted ceiling (alterations) (Figure 34). To the east of the living room is a kitchen that appears to be a later addition, due to the location of the brick chimney (Figure 35). Figure 36 shows the interior of a bedroom that may have once been the Residence's garage (alteration).



Figure 34. Interior View of living room, view to the east (PCR 2016)



Figure 35 (Left). Interior View of the kitchen (alteration), view to the southeast (PCR 2016) Figure 36 (Right). Interior of the converted garage now used as interior living space (PCR 2016)

b. Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.⁵⁸ In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."⁵⁹ The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

The overall appearance of the subject property, constructed in 1923 at 927 Marco Pl., indicates that the property's integrity is poor in terms of design, materials, workmanship, feeling, and association. The Residence no longer retains any elements of its original style or design. Alterations include significant additions to the east and west elevations, the conversion of its garage into interior living space, removal of the original exterior cladding, alterations to the roof and eaves, and new doors and windows throughout. Based on these major alterations, the Residence no longer contains integrity of design, materials, workmanship, feeling, or association. Although the overall setting of the Venice Annex Tract has been eroded by infill development, the immediate surroundings of the Residence are largely intact, with the exception of 931 Marco Pl to the west (constructed in 2000). To the west is 925 Marco Place, constructed in 1907. To the south is a small bungalow court built in 1925. In addition to its integrity of setting, the Residence appears to maintain its integrity of location.

In summary, the Residence only maintains its integrity of setting and location. Significant alterations and additions have eroded all aspects of integrity of design, materials, workmanship, feeling, and association.

Table 4

Integrity	Matrix:	927	Marco	Place

Context		Retains Integrity	Lacks Integrity
Streetcar Suburbanization	Location	Х	
	Association		Х
	Feeling		Х
	Materials		Х
Pre-Consolidation of Venice	Location	X	
	Setting	Х	
	Design		Х
	Feeling		Х
	Association		Х

⁵⁸ National Register Bulletin 15, p. 44.

⁵⁹ Ibid, 15, p. 46.

American Craftsman Style	Design		Х
Architecture	Workmanship		Х
	Feeling		Х
	Setting	Moderate	
	Materials		Х

c. Significance Evaluation

Although the Residence located at 927 Marco Place is associated with historic themes identified in the Los Angeles' Citywide Historic Context Statement, such as the Pre-Consolidation of Venice (1850-1925) and Streetcar Suburbanization (1888-1933), it possesses an extremely low level of integrity, no longer conveying its association with the identified themes. The Residence was constructed in 1923, within the period of significance for the Pre-Consolidation of Venice historic context. However, it retains no identifiable features dating from that period of history. Furthermore, the Residence is not an exceptional example of a particular architectural style and does not appear to be the work of a notable architect. Therefore, 927 Marco Place does not appear eligible for listing in the national, state or local registers as an individual resource. SurveyLA identified the surrounding neighborhood as a potential historic district. The survey categorized the Residence as "not sure" due to reduced visibility of the structure caused by overgrown vegetation. After conducting an extensive site visit, PCR determined that the Residence did not exhibit the characteristics associated with other contributors of the potential District due to extensive alterations and lack of integrity. Therefore, it was determined that 927 Marco Place is a **non-contributor** to the Milwood Walk Streets Historic District.

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: *Is associated with events that have made a significant contribution to the broad patterns of our history.*

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, State, or City (community).

Although the Residence was constructed in 1923, two years prior to Venice's consolidation with Los Angeles, the building lacks the necessary integrity to convey any potential historic associations it might have. Significant alterations to the Residence's exterior cladding, doors, windows, and roof as well as additions to the primary (south) and east elevation have left few if any features related to its original date of construction (1923). The Residence is located in a potential historic district recognized for its association with Streetcar Suburbanization and the early settlement patterns of Venice; however in its current condition there is little remaining fabric that would associate the structure with those themes. **Therefore, the Residence does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, State, or local history.

The Residence is not identified with historic personages or events in the main currents of national, state, or local history. The Residence does not show any historical importance in association with various owners, and the occupancy history could not be fully established. Research regarding building owners uncovered one group of occupants, Elmer and Marion Howard, who lived in the Residence for a brief period in 1925. United States Census records and city directories confirmed that the couple moved to another location by 1928. Research on the Howard family did not reveal any historic associations significantly linking these individuals to important events in history. **The Residence is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.**

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: *Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

California Register Criterion 3: *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or the proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The Residence is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. The Residence maintains a very low level of integrity with significant alterations to its exterior cladding and roof as well as large additions to the primary (south) and east elevations. The residence lacks any features characterizing any architectural styles and no longer retains any of its original features associated with its original date of construction (1923). The Residence is not a notable work of a master builder or architect as no original building permits were identified. **Therefore, the Residence does not appear to satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.**

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

The Residence is not likely to yield any information important to prehistory or history. Therefore, the Residence does not meet the above criterion at the national or state level.

C. CONCLUSION

Both 925 and 927 Marco Place are associated with the Pre-Consolidation of Venice and Streetcar Suburbanization themes developed by SurveyLA. However, extensive research and physical examinations of the buildings revealed no significant associations with these themes for the individual residences. Research of the occupants did not reveal any personages significantly related to national, state, or local history. Furthermore, neither structure appears to be the work of a master architect or builder, nor do they exhibit distinctive characteristics of a type, period, region, or method of construction. Therefore, the Bungalow located at 925 Marco Place and the Residence at 927 Marco Place do not appear individually eligible for the National Register, California Register or local designation.

SurveyLA recently identified a potential historic district in the immediate area. The District, known as the Milwood Walk Streets Historic District, represents "unique example of early-20th century residential development oriented on walk streets in Venice." SurveyLA found that the Bungalow at 925 Marco Place qualified as a contributor to the District, while the Residence at 927 Marco was not visible from the public-right-of-way and therefore given the designation of "not sure." PCR's examination of both properties revealed that SurveyLA correctly identified 925 Marco Place as a contributor. However 927 Marco Place is significantly lacking in integrity and maintains few, if any of the features associated with its original construction in 1923. Because of these findings, PCR recommends assigning the 925 Marco a CHR status code of 5D2, "contributor to a district that is eligible for local listing or designation" and 927 Marco a CHR status code of 6Z, "found ineligible for National Register, California Register, or local designation through survey evaluation." Because 925 Marco Place has been identified as a contributor to the Milwood Walk Streets Historic District, PCR completed a direct and indirect impacts analysis in the following chapter.

V. CEQA IMPACTS ANALYSIS

A. SIGNIFICANCE THRESHOLDS

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a City Monument would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity. ⁶⁰

1. CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a "substantial adverse change" in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
 - a. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
 - b. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - c. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

⁶⁰ L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/ programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State *CEQA Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("Standards"); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.⁶¹

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations ("CFR") Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Therefore, the Standards are used for regulatory approvals for designated resources but not for resource evaluations.⁶² Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the *L.A. CEQA Thresholds Guide* have been reviewed and refined for this analysis.⁶³ As such, the Project would have a significant impact on historic resources, if:

HIST-1 The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource); or

HIST-2 The Project would reduce the integrity or significance of important resources on the Project Site or in the vicinity.

⁶¹ L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/ programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)

⁶² Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J. Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Lackow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.

⁶³ As documented in the Assessment Report in Appendix F-3 of this Draft EIR, the refinements to the factors listed in the L.A. CEQA Thresholds Guide were concurred with by the City Planning Department's Office of Historic Resources.

B. ANALYSIS OF PROJECT IMPACTS

1. Project Description

The Project includes both the demolition of the existing Vernacular Residence located at 927 Marco Place, constructed circa 1923, and the onsite relocation of the Craftsman style Bungalow located at 925 Marco Place. The contributing Bungalow, currently occupying two lots, would be moved within the Project Site, onto Lot 24 in Block 16 of the Venice Annex Tract and expanded with a rear addition. A plan review amendment for an addition to the original bungalow upon relocation is currently being prepared by ESA. Relocation of the contributing Bungalow will allow for the redevelopment of two out of the three parcels (4241-023-021 and 4241-023-022)(Figure 37). The two parcels will be redeveloped with Contemporary style two-story residences that are compatible with the District as discussed below. Lot 22, will be improved with a two story contemporary residence totaling approximately 2,522 square feet (Figure 38). The new residence will consist of an integrated garage oriented toward Superba Court at the rear of the property, an open plan living room and kitchen on the first floor, and three bedrooms and three bathrooms on the second floor. Lot 23, occupied by the Residence at 927 Marco Place, will be improved with a two-story contemporary residence of approximately 2,509 square feet (Figure 39). The new residence will feature a similar open plan on the first floor as the previously discussed residence, with four bedrooms and three bathrooms on the second floor. The Project plans are included in Appendix F.

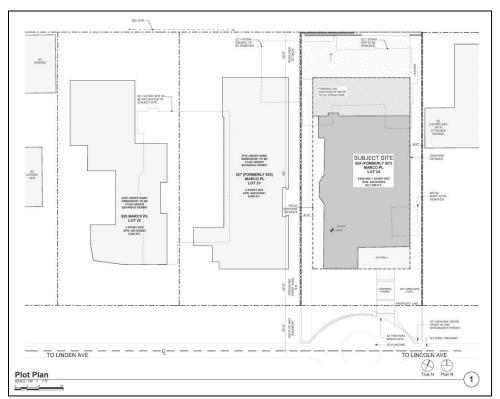


Figure 37. Site plan for Lots 22, 23, and 24, including relocation of contributing Bungalow



Figure 38. Rendering of the contemporary residence for 925 Marco Pl (Lot 22), view to the north



Figure 39. Rendering of the contemporary residence for 927 Marco Pl (Lot 23), view to the north

2. Direct Impacts

PCR found the two structures currently located on the Project Site lack historical significance, and integrity for individual listing under any of the applicable federal, state or local eligibility criteria. However, the Project would result in relocation of the Bungalow (925 Marco) identified by SurveyLA as a contributor to the proposed Millwood Walk Streets Historic District. PCR confirmed the SurveyLA findings in the evaluation chapter of this Report on pages 29-40. Constructed in 1907, the Bungalow's scale, massing, architectural style and property type contributes to the feeling of the proposed district and therefore is accurately identified as a district contributor.

The Project proposes to relocate the existing contributor, currently occupying two lots, within the Subject Property, moving it east onto a single lot (Lot 24). Although the relocation would be an adverse impact to a contributing historical resource, the adverse effect would be less-than-significant because the Bungalow would continue to be eligible as a contributor, remaining within its historic setting and preserving the integrity of the District.

3. Indirect Impacts

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of the resources and their immediate surroundings that would detract from the significance of historical resources within the Project vicinity. SurveyLA has identified the associated neighborhood setting as a potential historic district known as the Milwood Walk Streets Historic District, and 925 Marco Place has been identified as a district contributor.

The character-defining features of the potential Milwood Walk Streets Historic District include intact one- and two-story single-family residences that represent a collection of early 20th century housing types and styles. The district setting includes narrow concrete Walk Streets which are lined with front yard walls, fences, and mature vegetation (Figure 39), while the drive streets throughout the District feature street improvements such as curb and gutter, historic streetlights, sidewalks, parkways and street trees common. The district contributors (169 of 471 parcels or 36%) have the following character-defining features:

- vernacular Craftsman or Period Revival style bungalows;
- one- to two- stories;
- modest;
- covered by low-pitch gable or hip roofs; and clapboard or stucco siding.

A historic district must have both integrity *and* significance to be considered eligible as a historical resource. Within the district, there are 471 parcels and of those parcels there are 169 contributors and 281 noncontributors that have been extensively altered or fall outside the period of significance. Therefore, 36% of the parcels contribute to the potential District, which is a very low percentage of contributing properties. Generally, the integrity of a historic district is determined by the number and location of identified contributors; usually a majority of contributors is required. To be considered potentially eligible, a district usually must have a majority of contributors which are located contiguous to one another in an identifiable grouping. In this case, the potential district as a whole does not appear to have sufficient integrity due to the low, insufficient number of contributors and their dis-contiguous locations sprinkled through the neighborhood with only small pockets of groupings here and there. However, what appears to be significant about the potential district is the overall settlement pattern and layout of the Venice Annex Tract including its unique configuration of walk streets and drive streets, which create a sense of time and place related to the early development of Venice.

PCR conducted a viewshed analysis of the visibility of the Project Site from contributors and also analyzed conjunctive views within the Indirect Impacts Study Area. Because of the density of the built environment and overgrown trees and bushes, the Indirect Impacts Study Area is defined as the properties that flank Marco Place between Linden Avenue and Lincoln Boulevard. The map presented in Figure 40 shows the subject properties are located among a row of non-contributing residences and residences that were not identified due to a lack of visibility. The Indirect Impacts Study Area consists of 9 contributing properties, 12 non-contributing residences, and five (5) "not sure" residences (Figure 40). Roughly 35% of the 26 residences were identified as contributors by SurveyLA with a majority of the contributing residences located on the opposite side of the street (Marco Place) from the Project Site.

The Project Site is located within a row of seven (7) non-contributing or "not sure" parcels. Although relocation of the Bungalow at 925 Marco Place would result in a potential adverse impact to the Bungalow by its physical relocation, the Project would have no adverse impact on the District because the Bungalow would remain within the District, and the Project would therefore preserve the setting and spatial relationships of the District. While the Project would also introduce two new contemporary residences to the District, the District setting has already been substantially altered by infill development. To the west of the Project site is 917 Marco Place featuring a large two-story addition (Figure 41). To the east of the Project Site is 931 Marco Place, a large two-story contemporary residence constructed in 2000 (Figure 42). Furthermore, the contiguous grouping of contributors would remain intact along the south side of the Marco Place walk street. Therefore, the changes to the District nor would it affect the eligibility of contributing resources in the area. Furthermore, primary character-defining features of the potential district, including the walk-street layout, mature vegetation, and uniform setbacks would be retained under the Project. The relocation of the Bungalow would not be a significant impact under CEQA because it would not materially impair the significance of the contributing Bungalow or the District's historical setting such that the District would be rendered ineligible for local listing.



PCR

925 and 927 Marco Place, Venice, Los Angeles Source: Google Maps (Aerial) 2015; PCR Services Corporation, 2016.



Figure 41. View of 917 Marco Place, west of the Project Site (PCR 2016)



Figure 42. Two-Story contemporary residence at 931 Marco Place, viewed through the overgrown vegetation on the Project Site (927 Marco Pl) (PCR 2016)

Due to the location of the Project Site within a potential historic district, it is recommended the Project be designed to conform to Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation regarding related new construction. As described in the following section the Project is compatible in massing, size, scale and architectural features with the historic setting of the potential Milwood Walk Streets Historic District, conforming to Standard 9. If the new contemporary residences proposed in the Project were removed, the district would retain its form and integrity. Therefore, the project conforms to Standard 10.

C. SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

As mentioned above, under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.⁶⁴

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Project would relocate the existing contributor, which currently occupies two lots (22 and 23) within Block 16 of the Venice Annex Tract. The Project would not result in any significant changes to distinctive materials or features. While the relocation of the Bungalow would alter its spatial relationship with its surroundings, its unusually large parcel consisting of two lots is not a distinctive feature of the district. Therefore, the Project would conform to Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The Project would retain the existing contributing Bungalow and would not result in the removal of any distinctive features. The Bungalow's spatial relationship will be altered but as stated under Standard 1, the unusually large parcel consisting of two lots is not a distinctive feature of the district. Furthermore, the Bungalow will remain in the District and thus remain in its historical setting. Therefore, the Project would conform to Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

There are no conjectural features as part of the Project, nor does the Project create a false sense of history. Therefore, the Project meets Standard 3.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Project does not intend to physically alter the contributing Bungalow in any way. The only potential alteration identified was the enclosure of a portion of the front porch. Although it is not documented in building permits, the alteration appears to have occurred early in the Bungalow's history and within the District's period of significance (1904-1939). However, the Project does not propose to alter or remove this feature or any other features associated with the Bungalow, and therefore, conform to Standard 4.

⁶⁴ California Environmental Quality Act, 15064.5 (3).

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project will not remove or alter any distinctive materials, features, finishes, or examples of construction techniques or craftsmanship during the Bungalow's relocation. Therefore, the Project meets Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Project does not seek to repair or replace any distinctive features. However, where the severity of deterioration requires replacement of a distinctive feature, the new feature would match the old in design, color, texture, and, where possible, materials. Therefore, the Project meets Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The Project does not propose any chemical or physical treatments to the contributing Bungalow. Therefore, the Project would comply with Standard 7.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The potential to encounter archaeological or Native American resources is considered remote, Therefore, the Project meets Standard 8.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In regards to the potential Milwood Walk Streets Historic District, the Project differentiates itself from the nearby early-twentieth century bungalows and the District's historic setting while at the same time relating to the overall Modern character of later infill development due to its contemporary design, including a flat roof profile and modern aesthetics. Conversely, the Project is compatible with the District contributors in massing, size, scale, and architectural features. The Project is modest in scale proposing two, two-story single-family residences that are compatible in scale with the District's contributors, which range between one- to two-stories in height. Table 5 below shows contributing residences in the potential Milwood Walk Streets Historic District with similar scale and massing as the single family residences proposed by the Project. The Project will use natural materials for exterior cladding, such as wood siding, stone, and masonry, similar to the exterior features of the District's contributing residences. Additionally, the Project is set back fifteen-feet from the front property line, the same set-back as the contributors, and will feature front yard walls and landscaped front lawns,

which are character defining features of the District. Venice based architecture firm, Electric Bowery conducted a relative height study on the 900 block of Marco Place comparing the new construction proposed by the Project with the existing residences along both sides of Marco Place (Figure 43). The study revealed that the new residences are similar in height and width as other residences along the walk street. The full relative height study diagram is included in this report in Appendix G. The new residences are not excessive in scale or massing and are therefore compatible with their surroundings. Furthermore, the front yard walls will obscure the public view of the new contemporary residences and therefore the new construction will not overshadow the surrounding historic setting. Therefore, the Project's proposed construction of two contemporary single-family residences conforms to Standard 9.

Table 5

Address	Year Built	Architectural Style	SurveyLA Photograph
1649 S. Crescent Place	1921	American Foursquare	
834 E. Palms Boulevard	1930	Mediteranian Revival	

Examples of Two-Story contributing residences in the Milwood Walk Streets Historic District

Table 5(Continued)

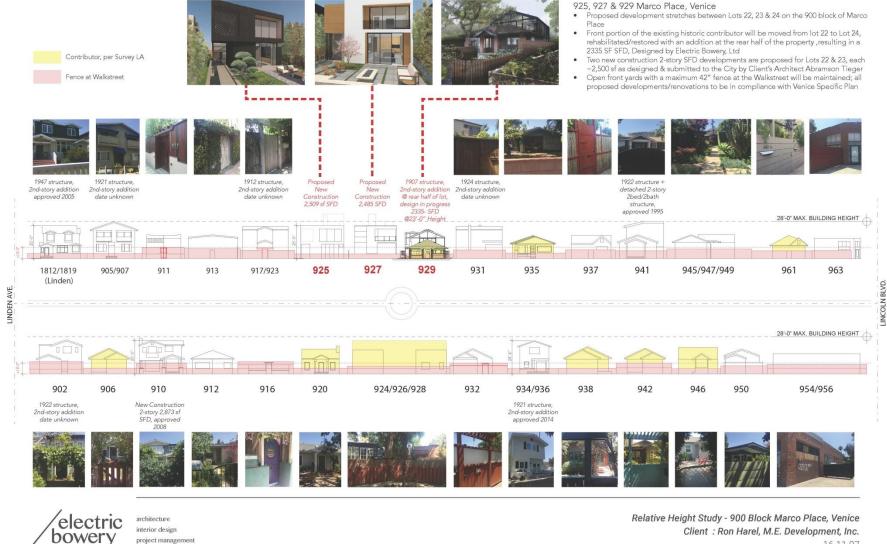
Examples of Two-Story contributing residences in the Milwood Walk Streets Historic District

Address	Year Built	Architectural Style	SurveyLA Photograph
807 E. Superba Avenue	1907	Dutch Colonial Revival	
838 E. Superba Avenue	1909	Craftsman	
1634 S. Electric Avenue	1908	Craftsman	

Table 5 (Continued)

Examples of Two-Story contributing residences in the Milwood Walk Streets Historic District

754 E. Marco Place 1921 Craftsman	Address	Year Built	Architectural Style	SurveyLA Photograph							
	754 E. Marco Place	1921	Craftsman								



16.11.07

Figure 43. Relative height study for the 900 block of Marco Place, including proposed Project and rear addition to the contributing Bungalow. Note: The rear addition to the contributing Bungalow is under review by ESA and will be submitted as an amendment to this report (Electric Bowery 2016)

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the contemporary residences proposed by the Project were removed in the future, the essential form and integrity of the District and its contributors in the Project vicinity would be unimpaired. The proposed project would conform to Standard 10.

D. CONCLUSION

PCR assessed the structures located at 925 and 927 Marco Place for historic significance. While both structures were associated with themes related to the early settlement of Venice, neither of them exhibited the necessary significant associations and they were found ineligible for individual distinction. SurveyLA recently identified the area as the potential Milwood Walk Streets Historic District and found the Bungalow located at 925 Marco Pl to be a contributor to the potential District. SurveyLA could not evaluate the Residence at 927 Marco Pl due to the dense vegetation and large fence surrounding the property. While the Bungalow at 925 appears to be a District contributor, the 927 Marco Place Residence has been altered beyond recognition and does not contribute to the District. Based on these findings, the proposed Project was reviewed to determine its impact to the 925 Marco Place Bungalow, surrounding District and nearby contributors. The Project would result in the demolition of the Residence at 927 Marco Place (Non-Contributor) and the relocation of 925 Marco Place (Contributor) within the existing lot. The Project will preserve and add a two-story rear addition to the Bungalow at 925 Marco Place. Although the Project would have a potential adverse effect to a contributing historical resource, the adverse effect would be less-than-significant. After Project completion, the Bungalow would retain its eligibility as a contributor, the eligibility of the potential district would be protected, and the eligibility of any other individual resources in the area would be preserved. Furthermore, the relocation and addition to the Bungalow and the construction of two new Modern/Contemporary residences under the Project would have no indirect adverse impacts to the potential district because the Project conforms to the Standards, as discussed above, and would respect the distinctive character of the District and associated project setting. Therefore, the Project would result in a less than significant impact under CEQA because the Bungalow would be preserved and the Milwood Walk Streets Historic District would retain eligibility as a potential district after Project completion.

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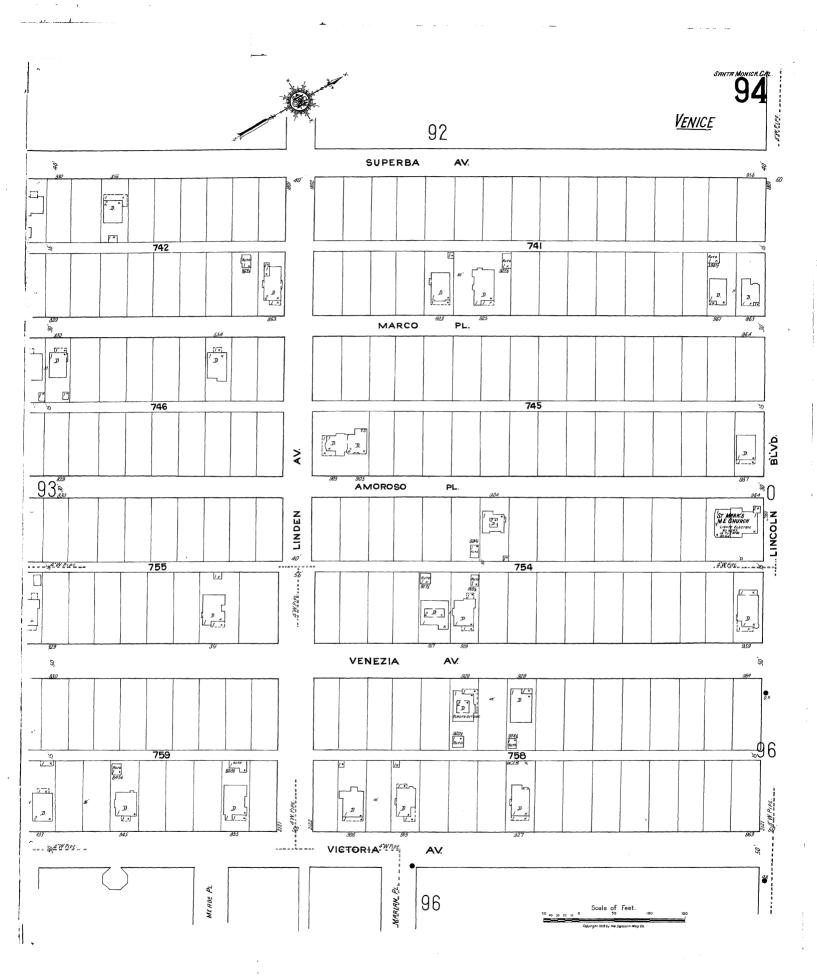
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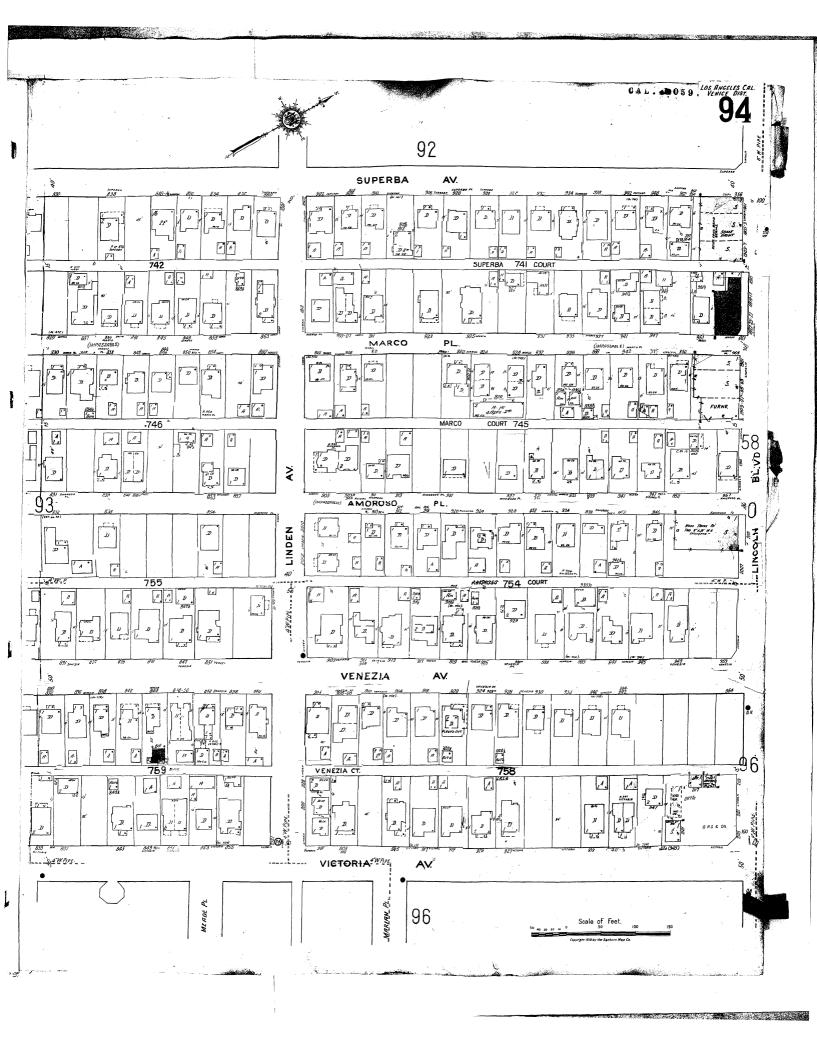
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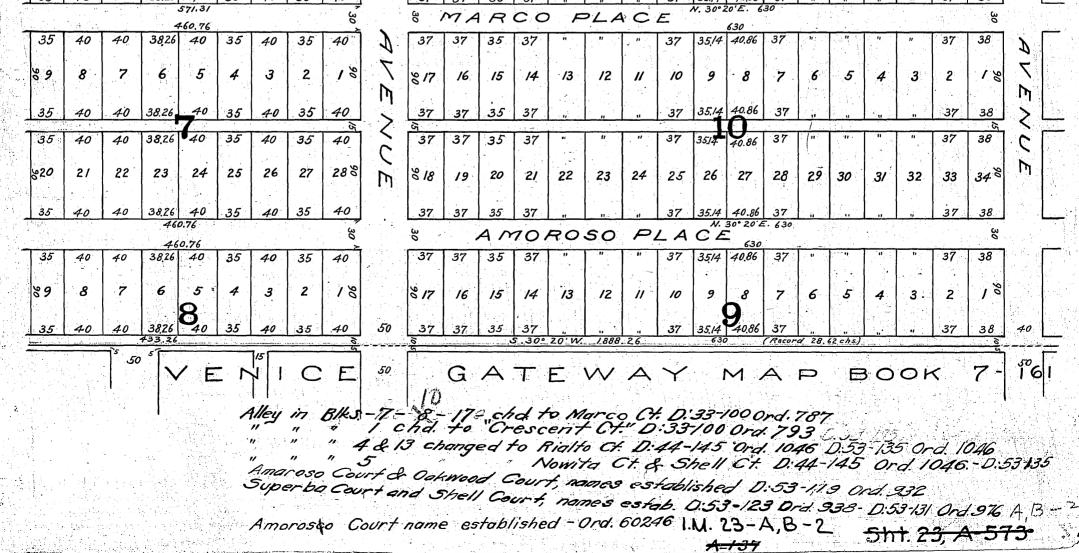
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Owners :- The Amion Trust Company. by. J. H. Brahy President. John B. Gamuel, Assistant Secretary. Dana Burks.

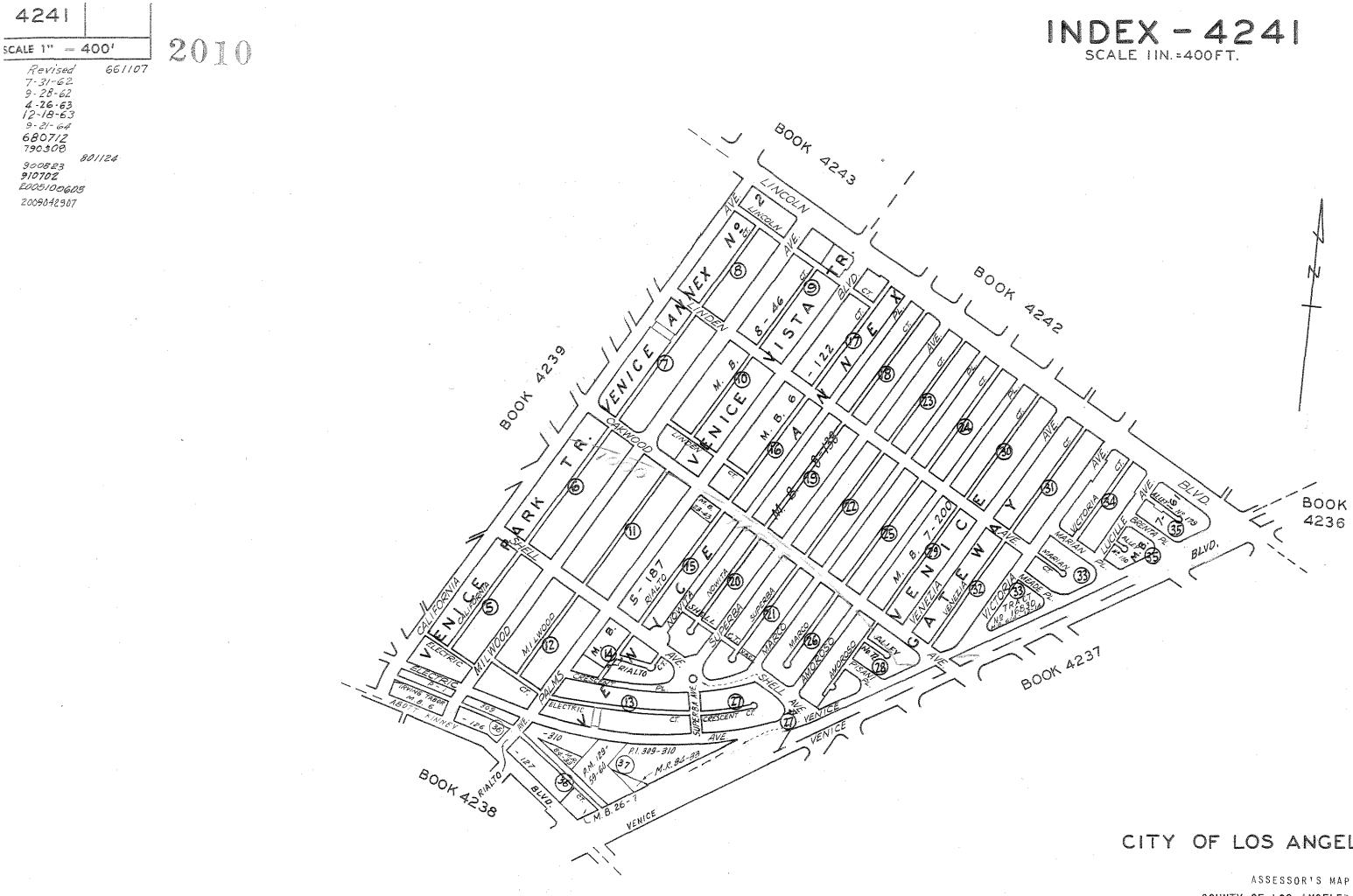
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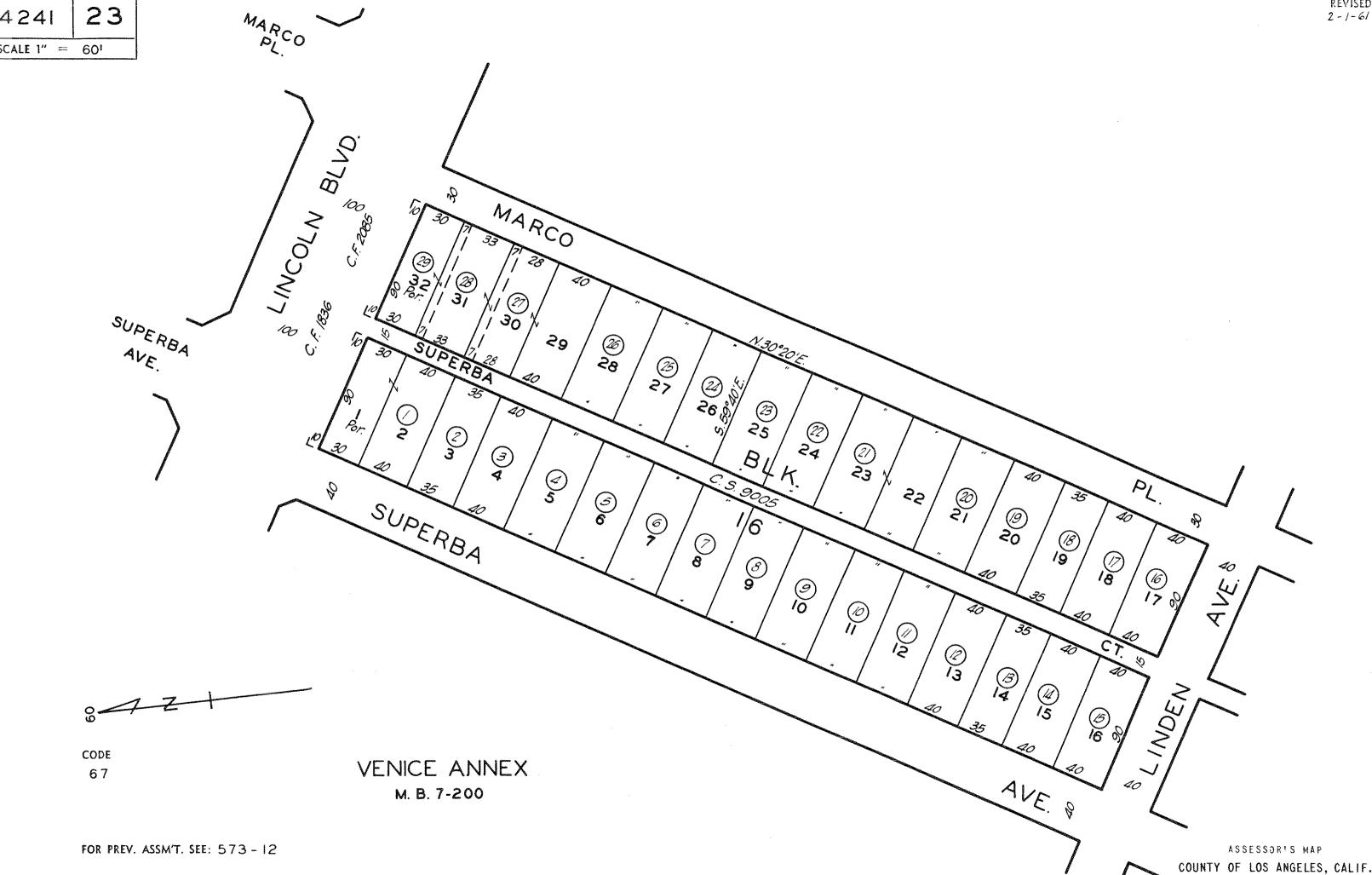
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Recorded Sept. 12, 1905.



CITY OF LOS ANGELES

COUNTY OF LOS ANGELES, CALIF



REVISED 2 - / - 6/

	ate of California — The Resources Agency EPARTMENT OF PARKS AND RECREATION							
PRIMARY RECORE	HRI # Trinor NRHP	nial Status						
	Other Listings Review Code	Reviewer	Oluluo	oouo	002	Date		
Page 1 of 3	*Resource Name or	#: 925 Marco Pla	ce, Venic	e.				
P1. Other Identifier: P2. Location: □ Not for Public and (P2b and P2c or P2d. Attac			. Count	y: Los	Angeles			
*b. USGS 7.5' Quad: c. Address: 925 Marco Place	· [Date: T	; R City: Lo	,		¼ of Sec	; M.D. Zip: <i>90291</i>	B.M.

Oriented with the primary (south) elevation facing south toward Marco Place. Located on the north side of Marco Place. Venice Annex Tract, Lots 22 and 23, Block 16, APN# 4241-023-021

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The subject properties include the Bungalow located at 925 Marco Place in the neighborhood of Venice, City of Los Angeles, California, occupying two parcels totaling approximately 7,200 square feet. The Bungalow is located near the center of the two lots and is composed of a rectangular floor plan and symmetrical façade oriented southeast toward the Marco Place walk street in the middle of the block between Lincoln Boulevard and Linden Avenue. The single-story residence is a Craftsman Style beach bungalow featuring a hipped roof and unique Asian inspired rafter tails and flared eaves. The Bungalow consists of wood-frame construction on a concrete foundation, clad with wood clapboard siding on the primary (south) and secondary (east, west, and north) elevations. The Bungalow's primary entrance consists of a single wood, partially glazed door, centrally located beneath upon a partially enclosed, full length porch supported by masonry columns. However, a portion of the Bungalow's front porch has been enclosed to expand the interior spaces.

***P3b. Resource Attributes:** (List attributes and codes) (*HP2*) single family property ***P4. Resources Present:** ⊠Building □Structure □Object □Site □District



□Element of District □Other (Isolates, etc.) P5b. Description of Photo: (View, date, accession #) Primary Elvation, view north, 3/25/2016

*P6. Date Constructed/Age and Sources:
☑Historic
□Prehistoric
□Both
1910 (LA County Assessor)

***P7. Owner and Address:** *Ron Harel* 6015 Washington Boulevard *Culver City, California* 90232

***P8. Recorded by:** (Name, affiliation, and address) Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401

*P9. Date Recorded: 4/20/2016

*P10. Survey Type:

Historic Resources Assessment ***P11. Report Citation:**

PCR Services. Historic Resources Assessment. Prepared for Mr. Harel. April 2016.

*Attachments: DNONE DLocation Map Sketch Map Continuation Sheet Building, Structure, and Object Record DArchaeological Record DDistrict Record DLinear Feature Record DMilling Station Record DRock Art Record Artifact Record DPhotograph Record DOther (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5D2

*Resource Name or # (Assigned by recorder) 925 Marco Place

- B1. Historic Name: 925 Marco Place
- B2. Common Name: 925 Marco Place
- B3. Original Use: Single-Family Residential

B4. Present Use: Single-Family Residential

***B5.** Architectural Style: Craftsman Beach Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations) Located on lot 22 and 23 of block 16 in the Venice Annex Tract, the single-family Bungalow was built in 1907 and represents the first and only residence constructed on the property. The building permits on file in the City of Los Angeles were reviewed to determine the history of construction and alterations. However, no permits documenting any alterations were identified. Permits on file associated with the lots' Assessor Parcel Number (4241-023-021) appear to reflect work recently completed for the residence located at 923/917 Marco Place based on a physical examination of the site. The Bungalow appears to have few if any major alterations. A portion of the porch has been enclosed but the materials used indicate this was done early in the Bungalow's history. There is no permit on file documenting the alteration.

*B7. Moved? ⊠No □Yes □Unknown Date:

*B8. Related Features: *None.*

B9a. Architect: Unknown

b. Builder: Unknown

Original Location: Yes

*B10. Significance: Theme: Abbot Kinney (1850-1920); Pre-Consolidation of Venice (1850-1925); and American Craftsman Style Architecture (1905-1930) Area: Venice

Period of Significance: 1907 **Property Type:** *Single-Family Craftsman Residence* Applicable Criteria: A/1/1 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) 925 Marco Place is associated with historic themes identified in the Los Angeles' Citywide Historic Context Statement, such as the Streetcar Suburbanization (1888-1933), Pre-Consolidation of Venice (1850-1925), and American Craftsman Style Architecture (1905-1930). Constructed in 1907, the Bungalow is one of the first residences built in the Venice Annex Tract subdivided two years earlier. Although the Bungalow was constructed early in the neighborhood's history, it is not the first one built. No evidence suggesting the Bungalow played a significant role in events associated with national, state, or local history were uncovered while researching the property and its surroundings. Although Walter Hambleton, Venice's first dentist, resided in the Bungalow during the early twentieth century, he does not appear to rise to the level of significance to be considered a historic personage eligible for national, state, or local recognition. Furthermore, no other residents were found to be historically significant during the course of this assessment. Finally, despite retaining a high level of integrity, the Bungalow does not appear to be an exceptional example of its type or style nor does it appear to be the work of a notable architect or builder. Therefore the Bungalow does not appear individually eligible at the national, state, or local levels based on the criteria discussed below. However, it does appear to be a contributor to a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

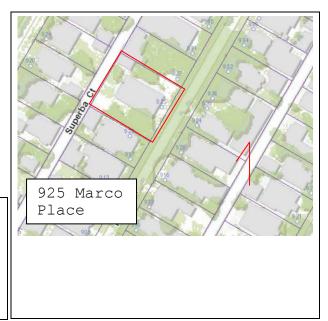
Sanborn Maps, LA Building Permits, <u>LA Times</u>, <u>The Daily Outlook</u>, Secondary Sources

B13. Remarks:

***B14. Evaluator:** Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401

*Date of Evaluation: 4/20/2016

(This space reserved for official comments.)



State of California — The DEPARTMENT OF PARK	0,	Primary # HRI#	
CONTINUATION	SHEET	Trinomial	
Page 3 of 3	*Resource Name or # (As	signed by recorder) 925 Marco Place, Venice	

***Recorded by:** *Christian Taylor, PCR Services* *Date: 4/20/2016

☑ Continuation □ Update

P3a. Description (cont):

The west facing facade contains a canted bay window and another squared bay window near the rear of the Bungalow. Between the two bay windows is a greenhouse window (alteration), a fixed window, and an exterior masonry chimney. The west side of the Bungalow features a manicured landscape and concrete path leading to the rear of the property. The north facing facade, or rear facade, includes a wood framed, partially alazed door adjacent to a wood framed sliding window and a small stained alass window (alteration). Also located near the north elevation is a detached garage, manicured lawn, and concrete walkways. The east elevation was not accessed during the site visit, however it appears to contain multiple wood framed, double hung windows that appear original. The interior of the Bungalow features its original corbelled ceilings and wood built-ins. The walls are decorated with wood wainscoting. The east end of the living room is punctuated by a large picture window with stained glass transom, while the west end of the room features the masonry fireplace. Large French doors open up onto the enclosed portion of the front porch. The interior's details continue into the dining room where a built-in wood bench sits below a canted bay window. Wood wainscoting decorates the dining room's walls, which also feature a set of built-in cabinets and drawers. The Bungalow retains its original interior door surrounds, and wood flooring throughout.

B10. Significance (cont):

The Bungalow at 925 Marco Pl. reflects early-20th century residential development oriented toward the walk-streets and is associated with the Pre-Consolidation of Venice and Streetcar Suburbanization themes identified by SurveyLA. Constructed in 1907, the Bungalow was developed on two of 465 parcels in the Venice Annex Tract, subdivided in 1905. Although the Bungalow is one of the earliest constructed in the Venice Annex Tract, a bungalow located at 906 Marco Pl was built a year earlier. Furthermore, there are other bungalows constructed in the same year as 925 Marco Place. While the Bungalow retains a high level of integrity to convey its historical associations, those associations are not significant enough to warrant individual eligibility for contributions to broad patterns of history, specifically the settlement of Venice. However, SurveyLA has recently identified the Bungalow as a contributor to the potential Milwood Walk Streets Historic District. Based upon the Bungalow's integrity and construction date of 1907, it does appear eligible as a contributor to the potential District, identified under criteria A/1/1. Therefore, while the Residence does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register as an individual resource, it does appear to be a contributor to a potential district identified within this criteria.

The Bungalow was the residence of Walter Hambleton, the first dentist in Venice (originally known as Ocean Park). Based on U.S. Census data, Hambleton lived on the property until at least 1940. Although Hambleton was a pioneering citizen of Venice, well regarded in social and business circles, and involved in local real estate, he does not appear to rise to a level of significance necessary for the Bungalow to be eligible under Criteria B/2/2. Aside from Hambleton, no other owners were identified in association with the Bungalow. The Residence is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.

The Bungalow is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. The Bungalow is not an exceptional, distinctive, outstanding, or singular example of a type or style. While the Bungalow does retain many of its original features, these features are not at the level of architectural quality one would associate with an individually recognized historic resource. The only feature with architectural interest is the Bungalow's flared eaves. However, the eaves are basic in design and do not embody the high level of craftsmanship typically associated with the Craftsman style. The Bungalow lacks the character defining elements usually associated with the Craftsman style, such as tapered porch columns. In this case, simple masonry columns support the Bungalow's roof. Overall the residence is lacking in architectural merit. Although the Bungalow retains a high level of integrity based on the American Craftsman style theme, it is a typical example of a Craftsman style beach cottage commonly built in Southern California and the United States and does not demonstrate any exceptional characteristics of the Craftsman style. Furthermore, the Bungalow is not a notable work of a master builder as there is no architect on record. Therefore, the Bungalow does not appear to satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.

The Bungalow is not likely to yield any information important to prehistory or history. Therefore, the Bungalow does not appear to satisfy National Register Criterion D or California Register Criterion 4.

	ate of California — The Resources Agency EPARTMENT OF PARKS AND RECREATION							
PRIMARY RECORI	Trinon NRHP	nial Status	Code					
	Other Listings Review Code	Reviewer		Date				
Page 1 of 3	*Resource Name or	#: 927 Marco Plac	ce, Venio	ce				
P1. Other Identifier: *P2. Location: Dot for Pub and (P2b and P2c or P2d. Atta			Count	y: Los	Angeles			
*b. USGS 7.5' Quad: c. Address: 927 Marco Pla		Date: T	; R City: La	,	¼ of eles	¼ of Sec	; M.D. Zip: 90291	B.M.

Oriented with the primary (south) elevation facing south toward Marco Place. Located on the north side of Marco Place. Venice of America Tract, Lot 24, Block 16, APN# 4241-023-022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Oriented fronting south towards the Marco Place walk street, the Residence is a one-story, single-family vernacular house located on an approximately 3,600 square foot parcel. The Residence is situated at the rear (north end) of the lot with lush overgrown landscaping occupying a majority of the property. The Residence has an irregular shaped footprint, with rectangular massing, stucco and particle-board exterior cladding (alteration) attached to a wood-frame on a concrete foundation. The roof is covered in asphalt shingles, and has overhanging boxed eaves (alteration). The entry into the Residence consists of a single wood paneled, partially glazed, door (alteration). The front or south elevation has a concrete patio and walkway extending from the main body of the Residence to the property's front gate along Marco Place. Fenestration on the main façade consists of two large boarded-up window openings (alteration) and smaller wood framed double hung windows.

*P3b. Resource Attributes: (List attributes and codes) (HP2) single family property



Historic Resources Assessment

*P11. Report Citation:

PCR Services. Historic Resources Assessment. Prepared for Mr. Harel. August 2016.

*Attachments: DNONE DLocation Map DSketch Map DContinuation Sheet ØBuilding, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List): DPR 523A (1/95)

*Required information

P5b. Description of Photo: (View, date, accession #) Primary Elvation, view north,

P6. Date Constructed/Age and Sources:

□Both

*P8. Recorded by: (Name, affiliation, and

*P9. Date Recorded: 4/20/2016

Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica,

1910 (LA County Assessor)

*P7. Owner and Address:

6015 Washington Boulevard Culver City, California 90232

3/25/2016

☑Historic □ Prehistoric

Ron Harel

address)

CA 90401

*P10. Survey Type:

State of California — The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 927 Marco Place

- B1. Historic Name: 927 Marco Place
- B2. Common Name: 927 Marco Place
- B3. Original Use: Single-Family Residential

B4. Present Use: Single-Family Residential

***B5.** Architectural Style: *Vernacular Beach Bungalow*

*B6. Construction History: (Construction date, alterations, and date of alterations) 927 Marco Place is located on lot 24 of block 16 in the Venice Annex Tract. The approximate date of construction identified in the assessor records for the single-family Residence is 1923. The building permits on file in the City of Los Angeles were reviewed to determine the history of construction and alterations. However, no permits documenting any alterations were identified. Physical inspection of the Residence and comparison of the building's footprint versus historic Sanborn maps show that the Residence has been significantly modified. Because of the simplicity of the Residence, it appears no architect or contractors were involved.

Moved? ⊠No □Yes □Unknown *R7 Date:

*B8. **Related Features:**

None.

B9a. Architect: Unknown

b. Builder: Unknown

Original Location: Yes

*B10. Significance: Theme: Abbot Kinney (1850-1920); Pre-Consolidation of Venice (1850-1925) Area: Venice Period of Significance: 1923 **Property Type:** *Single-Family Vernacular Residence* Applicable Criteria: none

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Although the Residence located at 927 Marco Place is associated with historic themes identified in the Los Angeles' Citywide Historic Context Statement, such as the Pre-Consolidation of Venice (1850-1925) and Streetcar Suburbanization (1888-1933), it possesses an extremely low level of integrity, no longer conveying its association with the identified themes. The Residence was constructed in 1923, within the period of significance for the Pre-Consolidation of Venice historic context. However, it retains no identifiable features dating from that period of history. Furthermore, the Residence is not an exceptional example of a particular architectural style and does not appear to be the work of a notable architect. Therefore, 927 Marco Place does not appear eligible for listing in the national, state or local registers as an individual resource. SurveyLA identified the surrounding neighborhood as a potential historic district. The survey categorized the Residence as "not sure" due to reduced visibility of the structure caused by overgrown vegetation. After conducting an extensive site visit, PCR determined that the Residence did not exhibit the characteristics associated with other contributors of the potential District due to extensive alterations and lack of integrity. Therefore, it was determined that 927 Marco Place is a non-contributor to the Milwood Walk Streets Historic District.

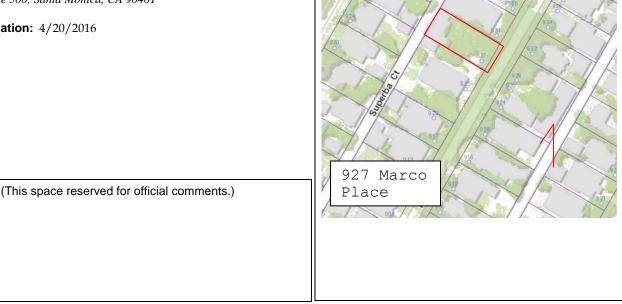
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Sanborn Maps, LA Building Permits, LA Times, The Daily Outlook, Secondary Sources B13. Remarks:

*B14. Evaluator: Christian Taylor, PCR Services, 201 Santa Monica Boulevard, Suite 500, Santa Monica, CA 90401

*Date of Evaluation: 4/20/2016



State of California — The I DEPARTMENT OF PARKS	0,	Primary # HRI#	
CONTINUATION	SHEET	Trinomial	
Page 3 of 3	*Resource Name or # (Assi	gned by recorder) 927 Marco Place, Venice	

*Recorded by: Christian Taylor, PCR Services

PCR Services ***Date:** 4/20/2016

☑ Continuation □ Update

P3a. Description (cont):

The east facing façade includes an overhanging eave that appears to have been extended (alteration) above a plaster wall and a pair of uneven wood frame multi-light windows (alterations). Towards the rear of the Residence, there is a wood storage cabinet (alteration). The entire east elevation has been added to the Residence. Interior views of the kitchen show what used to be the external chimney. The west elevation of the Residence was not accessible. The north facing façade, or rear façade, includes a rear entrance with a single wood door and metal screen. The rear entry is situated beneath a low sloping gable with exposed roof framing. Fenestration along the north elevation consists of multiple window openings of different sizes and featuring different window types. Near the Residence's northwest corner, there is a large rectangular mass protruding into the rear alley. This mass appears to have once been the Residence's garage but was converted into interior living space. An inspection of the Residence's interior exposed multiple alterations to the plan. The main living room space features large skylights in the vaulted ceiling (alterations). To the east of the living room is a kitchen that appears to be a later addition, due to the location of the brick chimney.

B10. Significance (cont):

Although the Residence was constructed in 1923, two years prior to Venice's consolidation with Los Angeles, the building lacks the necessary integrity to convey any potential historic associations it might have. Significant alterations to the Residence's exterior cladding, doors, windows, and roof as well as additions to the primary (south) and east elevation have left few if any features related to its original date of construction (1923). The Residence is located in a potential historic district recognized for its association with Streetcar Suburbanization and the early settlement patterns of Venice; however in its current condition there is little remaining fabric that would associate the structure with those themes. Therefore, the Residence does not appear eligible for the National Register under Criterion A, the California Register under Criterion 1, or the local register.

The Residence is not identified with historic personages or events in the main currents of national, state, or local history. The Residence does not show any historical importance in association with various owners, and the occupancy history could not be fully established. Research regarding building owners uncovered one group of occupants, Elmer and Marion Howard, who lived in the Residence for a brief period in 1925. United States Census records and city directories confirmed that the couple moved to another location by 1928. Research on the Howard family did not reveal any historic associations significantly linking these individuals to important events in history. The Residence is not eligible for listing under the National Register Criterion B, California Register Criterion 2, or the local register for eligibility related to a historic personage or event.

The Residence is ineligible for designation under National Register Criterion C, California Criterion 3, and the local criterion. The Residence maintains a very low level of integrity with significant alterations to its exterior cladding and roof as well as large additions to the primary (south) and east elevations. The residence lacks any features characterizing any architectural styles and no longer retains any of its original features associated with its original date of construction (1923). The Residence is not a notable work of a master builder or architect as no original building permits were identified. Therefore, the Residence does not appear to satisfy National Register Criterion C, California Register Criterion 3, or the local register for eligibility related to a distinctive type, method, or period of construction, or as a work of a master.

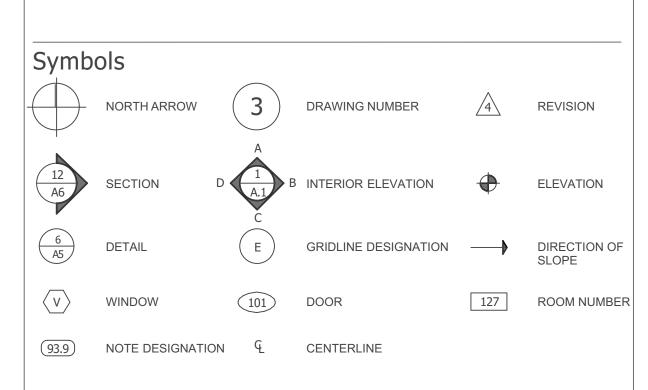
The Residence is not likely to yield any information important to prehistory or history. Therefore, the Residence does not appear to satisfy National Register Criterion D or California Register Criterion 4.

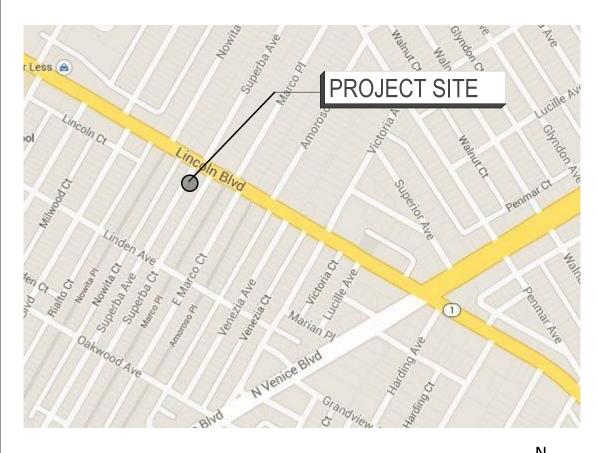
bbrevia	tions
)	AT
.В.	ANCHOR BOLT
	AREA DRAIN ADDITIONAL
F.F.	ADJACENT ABOVE FINISH FLOOR
PPROX.	ALUMINUM APPROXIMATELY
RCH.	ARCHITECT
C.	ASPHALTIC CONCRETE
SSY.	ASSEMBLY
8.0.	BOTTOM OF
BD.	BOARD
BIT.	BITUMEN(OUS)
	BUILDING BLOCKING
BM.	BEAM
AB.	CABINET
.В.	CATCH BASIN
.Т.	CERAMIC TILE
EM.	CEMENT
L.	CENTER LINE
LG.	CEILING
LR.	CLEAR
OL.	COLUMN
OMP.	COMPOSITION
ONC. ONSTR.	CONCRETE
ONT.	CONTINUOUS
ONTR.	CONTRACTOR
PT.	CARPET
TR.	CENTER
)BL.	DOUBLE
).F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
DN.	DOWN
D.S.	DOWNSPOUT
DTL.	DETAIL
WG.	DRAWING EACH
LEC.	ELECTRICAL
ENCL.	ENCLOSURE
E)	EXISTING EXPANSION
XT.	EXTERIOR
.A.U.	EXTRUDED FORCED AIR UNIT FLOOR DRAIN
DN.	FOUNDATION
IN.	FINISH
L.	FLOOR
LASH'G.	FLASHING
.O.C.	FACE OF CONCRETE
.O.M.	FACE OF FINISH FACE OF MASONRY
.0.S	FACE OF STUD
RM'G.	FRAMING
T.	FOOT / FEET
TG.	FOOTING
BA.	GAUGE
BALV.	GALVANIZED
	GYPSUM HOSE BIBB
I.M.	HOLLOW CORE HOLLOW METAL
	HEADER HORIZONTAL
IT.	HEIGHT
D.	INSIDE DIAMETER
NFO.	INFORMATION
NSUL.	INSULATION
NT.	INTERIOR
T.	JOINT
1.O.	MASONRY OPENING
1AX.	MAXIMUM
IBR.	MEMBER
IECH.	MECHANICAL
IEMB.	MEMBRANE MANUFACTURER
IIN.	MINIMUM MISCELLANEOUS
1TD. 1TL.	MOUNTED
	NOT IN CONTRACT NOT TO SCALE
IAT IOM.	NATURAL
N))/	NEW
	ON CENTER OUTSIDE DIAMETER
).H.	OVER HEAD
)PEN'G.	OPENING
DPP.	OPPOSITE
2. LAM.	PLASTIC LAMINATE
P.B.L.	PAPER BACKED LATH PRESSURE TREATED
PAR.	PARAPET PARTITION
Ľ.	PLATE PLASTER
	PLYWOOD
PRPT.	PARAPET
PTD.	PAINTED
R.O.	ROUGH OPENING
R.	RADIUS
R.C.P.	REFL. CEILING PLAN
RD.	ROOF DRAIN
REF.	REFERENCE
	REINFORCEMENT REQUIRED
RF'G.	ROOFING
RM.	ROOM
.B.	SANDBLASTED
.D.	STORM DRAIN
.C.	SOLID CORE
.S.	STAINLESS STEEL
CHED.	SCHEDULE
HT.	SHEET
IM.	SIMILAR
PEC.	SPECIFICATION
Q.	SPECIFIED SQUARE
TD.	STANDARD
TRUCT.	STRUCTURAL
USP.	SUSPENDED TEMPERED
.O.	TOP OF
.C.S.	TERNE COATED STEEL
.C.Z.	TERNE COATED ZINC
EMP.	TEMPERED
HK.	THICK
YP.	TYPICAL
J.O.N.	UNIFORM BUILDING CODE UNLESS OTHERWISE NOTED
.G.D.F.	VERTICAL VERTICAL GRAIN DOUGLAS FIR
//0	WATER CLOSET WITHOUT
//	WITH WITHIN
/.P.	WATER PROOF
/.R.	WATER RESISTANT
/D.	WOOD
/.T.	WALL THICKNESS

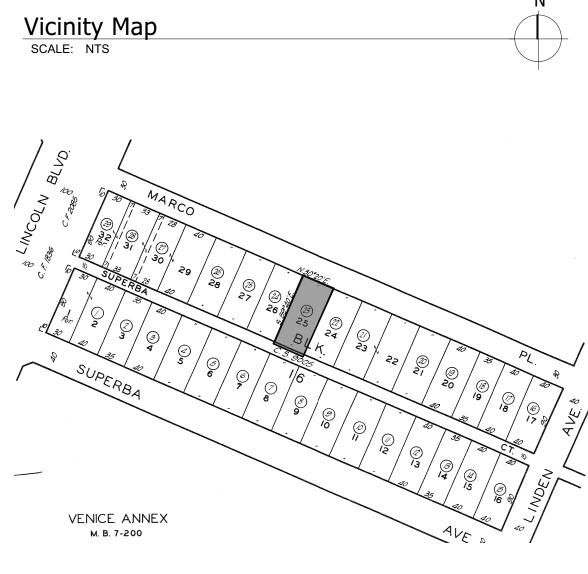
Fire Notes

1. Provide signage on electrical equipment "No Storage within 36 inches by Order of the Fire Marshal" 2. Provide Black/Yellow hatch stripes on floor 36 inches in front of electrical equipment and stencil "No Storage" min 4 inch letters on the floor inside of the hatched stripe.

- 3. Provide Fire Extinguishers: contact CCFD for size, type and location.
- 4. Fire Alarm/smoke control system shall be installed per the 2010 California Building Code Chapter 4, 402.9, 402.14 and 404.4 and as approved by the Culver City Fire Department.
- 5. Provide mall approved numbers on upper left side of window for the suite.
- 6. Remove all hasps and other locking devices from rear doors. Door exiting hardware shall comply with 2010 California Building Code, Chapter 4 and Chapter 10. 7. Include notes in regards to top of actual storage, commodity classification and clearance to fire sprinklers
- per NFPA 13. (Please don't include statement number 7, please provide notes on specific details for storage arrangement). 8. Also include notes that the fire sprinkler system shall be modified to adjust for interior improvements.
- 9. Exterior Rear doors shall be marked with business name and suite number.
- 10. Final inspection required by Culver City Fire Department prior to occupancy.
- 11. Business owner shall be notified, that rear exit that opens to the service corridor/emergency secondary exit shall be kept free of combustible materials and other storage at all times. 2. Business owner to provide key(s) for all/any remote storage rooms. All storage rooms shall comply with
- the Building, Fire, Electrical, Mechanical and Plumbing codes prior to occupancy. All Code requirement equipment shall be maintained. 13. Any modifications to the Tenant suites or storage rooms shall be submitted for permits and inspection to
- Culver City Building and Safety and Fire Department. 14. Remote storage suites may only be used for dry good storage, any other uses shall be submitted,
- reviewed and approved by the Culver City Fire Department.
- 15. All emergency lights and exit lights shall have two sources of power, self-illuminating exit lights are prohibited and shall not be used.
- 16. Provide Automatic detection per Fire Department Conditions of Approval.
- 17. Class I hoods shall have supression systems. 18. Class I hood supression systems shall be connected to the Fire Alarm Fire Panel for detection and fire
- department dispatch. 19. Provide keys for the KNOX Boxed located at Building "A" and garage entry on Landmark.
- 20. Adress shall be viewable and legible from the public way.
- 21. Walls or parapets in excess of 5 feet shall have catwalks and ladders.
- 22. All systems installed shall meet the requirements of the 2013 CA Fire Code Chapter 9, Section 901. Tel. (800) 422-4133 3. Pizza Ovens and similar devices and appliances using combustible materials shall be protected with UL 300 wet chemical hood systems.







 \bigwedge

Assessors Map SCALE: NTS

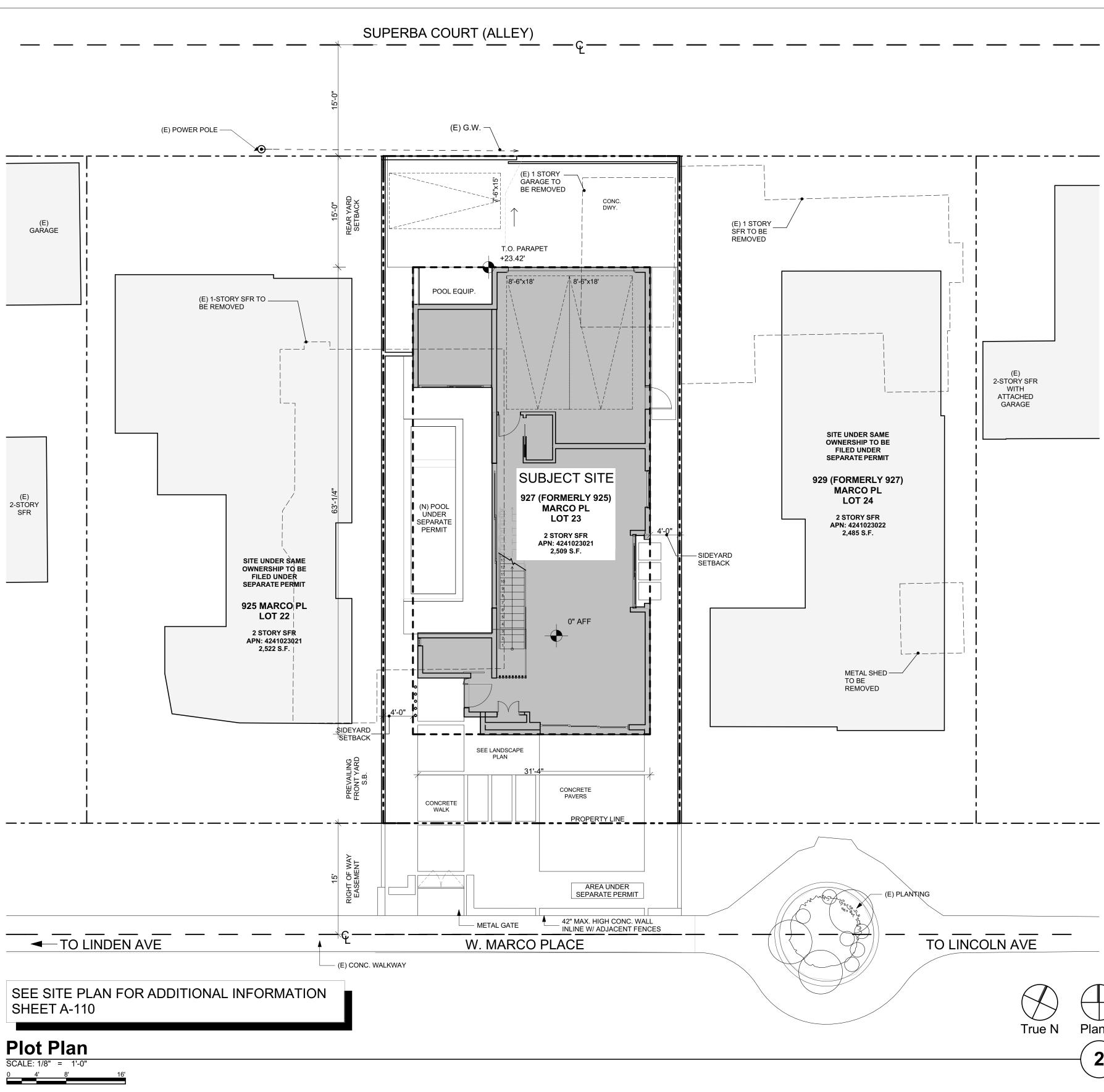
HAREL-VENICE LOT 23

927 (FORMERLY 925) W. MARCO PLACE, VENICE, CA 90291



Exterior Front Facade

Exterior Aerial





SITE UNDER SAME OWNERSHIP TO BE

FILED UNDER

SEPARATE PERMIT

929 (FORMERLY 927)

MARCO PL

LOT 24

2 STORY SFR

APN: 4241023022

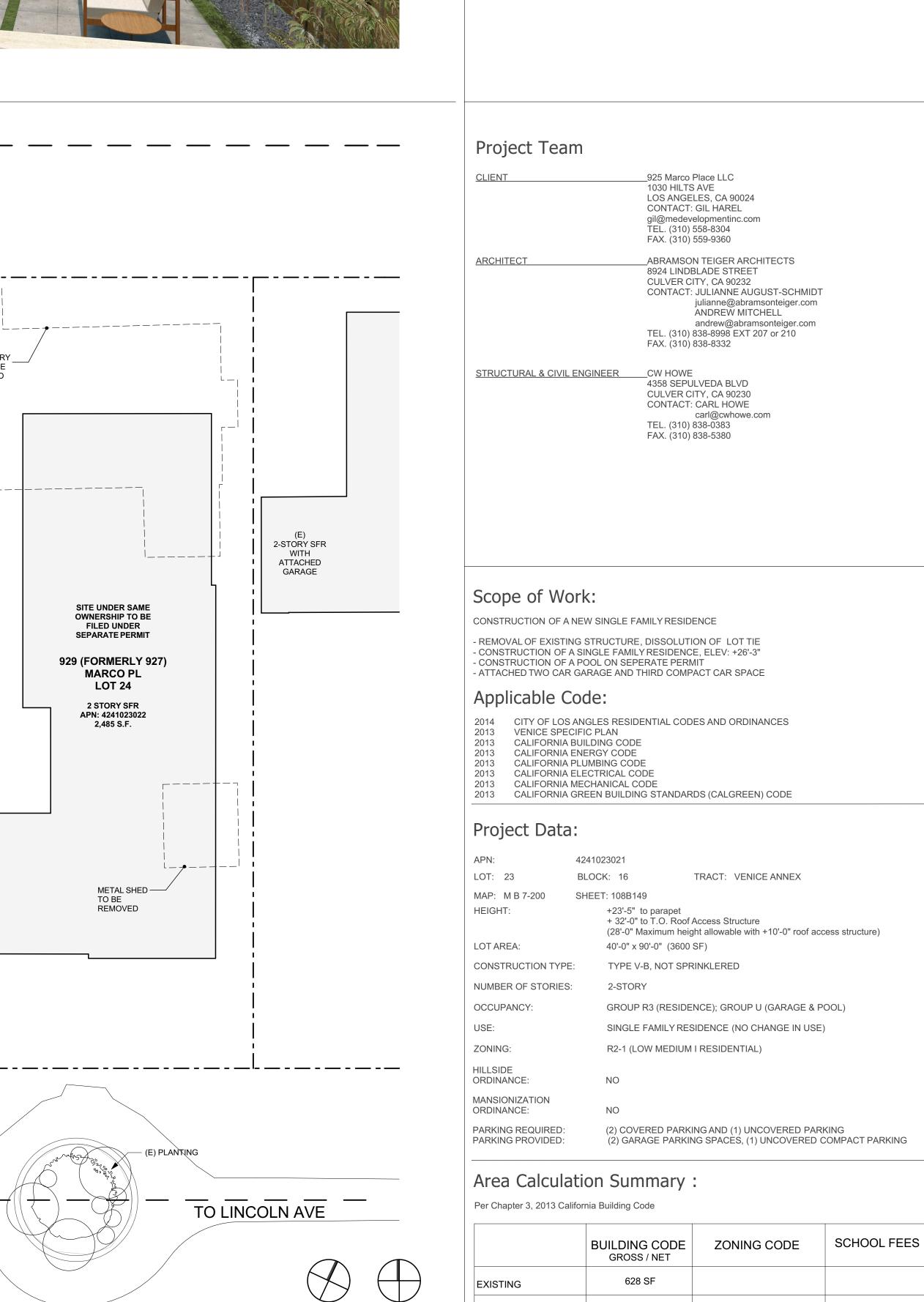
2,485 S.F.

METAL SHED -----

TO BE REMOVED

Sheet Index

	SHEET INDEX
ID	Name
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T4	Area Summary and Prevailing Dia
Т5	Green Notes
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NEW - (w/o Garage)

TOTAL

True N

Plan N

2

2,509 SF / 1589 SF

2,509 SF / 1589 SF

2,335 SF

2,335 SF



2,697 SF 2,697 SF

General Notes THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK, SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK, ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO OWNER. PROVIDE ALL LABOR MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. INCLUDE ALL WORK SHOWN AND/OR NOTED ON THESE DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR THE PERFORMANCE AND COMPLETION OF WORK WITHOUT ADJUSTMENT TO THE PRICE. WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR AND MATERIALS AND EQUIPMENT TO COVER THE PROPER AND TIMELY

WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING: A. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND B. THE CURRENT EDITION OF THE UNIFORM REGULATIONS. BUILDING CODE THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS. SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL AND PERMIT, CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER.

INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.

- GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS DURING CONSTRUCTION: A. PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE, SUPPLY COPIES TO OWNER. TEMPORARY WATER AND POWER. COPY OF CURRENT STATE OF CALIFORNIA CONTRACTOR'S LICENSE
- ALL PERMITS, FEES, TESTS, INSPECTION AND ASSESSMENTS WITH THE EXCEPTION OF THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.
- GENERAL CONTRACTOR SHALL EMPLOY A COMPETENT INDIVIDUAL TO LAY OUT THE WORK AND ESTABLISH POINTS, GRADES AND LEVELS FROM THE REFERENCE ON THE DRAWINGS. OWNER WILL SUPPLY GENERAL CONTRACTOR WITH A COPY OF AN ENGINEER'S SURVEY OF THE PROPERTY. DISCREPANCIES OR VARIATIONS MUST BE CALLED TO ARCHITECT'S TTENTION IMMEDIATELY FOR CORRECTIVE ACTION IF REQUIRED BEFORE PROCEEDING WITH THE WORK.
- WORKMANSHIP IN ALL PHASES OF THE JOB SHALL BE OF THE HIGHEST ORDER PREVAILING IN THE RESPECTIVE TRADES. WORK SHALL BE EXECUTED BY SKILLED JOURNEYMEN. POOR WORKMANSHIP SHALL BE SUFFICIENT CAUSE FOR REMOVAL AND REPLACEMENT OF WORK AT THE EXPENSE OF CONTRACTOR DOING THE WORK. ALL FINISH WORK SHALL BE TRUE IN PLANE, PLUMB, AND LEVEL WITH TOLERANCES NO GREATER THAN THOSE ESTABLISHED BY TRADE ORGANIZATIONS, OR MANUFACTURER'S ASSOCIATIONS FOR THE RESPECTIVE TRADE OR MATERIAL.
- 8. ALL MATERIALS SHALL BE NEW, FIRST QUALITY, RECOGNIZED STANDARD BRANDS. DELIVERED TO THE SITE IN MANUFACTURER'S ORIGINAL PACKAGING. ALL MATERIALS STORED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE FROM WEATHER AND THE BUILDING OPERATION.
- GENERAL CONTRACTOR SHALL: A. KEEP PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS AND RUBBISH, CAUSED BY OPERATIONS. IN REASONABLE INTERVALS DURING PROGRESS OF WORK, CLEAN SITE AND PUBLIC PROPERTIES, AND DISPOSE OF WASTE MATERIALS, DEBRIS AND RUBBISH OFF THE SITE IN A LEGAL MANNER. C. AT COMPLETION OF WORK REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND CLEAN ALL EXPOSED SURFACES; LEAVE ROJECT CLEAN AND READY FOR OCCUPANCY.
- BEFORE FINAL PAYMENT IS MADE ON THE CONTRACT, GENERAL CONTRACTOR SHALL FURNISH OWNER WITH A CERTIFICATE OF OCCUPANCY FROM THE CITY OF LOS ANGELES, A WRITTEN GUARANTEE FOR THE WORK AS CALLED FOR IN THE VARIOUS SECTIONS. GUARANTEES SHALL STATE THE WORK COVERED, GUARANTEE PERIOD, SUB-CONTRACTOR PERFORMING THE WORK AND TERMS OF GUARANTEE.
- THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. WHERE CLARIFICATION IS REQUIRED, ARCHITECT WILL SUPPLY THE NEEDED INFORMATION OR DETAILS. DEVIATION FROM PRODUCTS SPECIFIED MAY ONLY BE MADE UPON WRITTEN APPROVAL OF ARCHITECT AND OWNER. WHERE THE WORDS "OR EQUAL" DO NOT APPEAR, NO DEVIATION WILL BE ALLOWED. THE PHRASE "OR EQUAL" FOUND IN EITHER THE SPECIFICATIONS OR DRAWINGS SHALL MEAN SIGNED APPROVAL BY ARCHITECT UPON WRITTEN REQUEST BY CONTRACTOR.
- ALLOWANCES CALLED FOR IN THE SPECIFICATIONS SHALL BE GENERAL CONTRACTOR'S ACTUAL COST. INSTALLATION, SERVICES AND TRANSPORTATION SHALL BE INCLUDED IN THE CONTRACT PRICE AS BID. AT COMPLETION OF THE JOB THIS CONTRACTOR SHALL SUBMIT RECEIPTS TO SUPPORT DISBURSEMENT OF THE ALLOWANCE, THE REMAINDER OF WHICH SHALL BE RETURNED OR CREDITED TO OWNER.
- BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS AND NOTES, AND TO SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE LOCATION OF ANY EXISTING STRUCTURES OR CONDITIONS THAT MAY AFFECT THIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.
- ARCHITECT AND ENGINEERS AND OWNER SHALL HAVE ACCESS TO THE WORK AT ALL TIMES DURING CONSTRUCTION FOR THE PURPOSE OF CONSTRUCTION OBSERVATION.
- 15. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROVIDE CONSTRUCTION SUPERVISION AT THE WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND NOTES
- CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT TO ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER.
- 17. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN
- PREFERENCE TO SMALL SCALED MEASUREMENTS. THERE SHALL BE NO DEVIATIONS FROM STRUCTURAL DESIGN WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. APPROVAL WRITTEN BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLAN AND SPECIFICATIONS.
- 19. A COMPLETE SET OF PRINTS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THIS SET. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO ARCHITECT.
- 20. GUARANTEE ALL WORK PERFORMED FOR A PERIOD OF ONE YEAR, OR LONGER IF SO STIPULATED HEREIN, AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP. SAID GUARANTEE PERIOD SHALL BEGIN FROM THE DATE OF ACCEPTANCE BY OWNER.
- 21. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO ENFORCE SAFETY STANDARDS. ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND THE CONSTRUCTION SAFETY ACT, SHALL BE MET. 22. ALL CONSTRUCTION EQUIPMENT AND SCAFFOLDING USED IN THE COURSE OF INSTRUCTION SHALL BE ERECTED, EQUIPPED AND MAINTAINED IN ACCORD WITH
- STATUTES AND REGULATIONS OF STATE AND LOCAL AUTHORITIES, INSURANCE 23. NOTE ON PLAN-A "CERTIFICATE OF COMPLIANCE" SIGNED BY GENERAL CONTRACTOR SHALL BE GIVEN TO THE DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
- 24. SOLELY AS A CONVENIENCE TO OWNER, ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS IN DOCUMENTS PREPARED BY ARCHITECT) WITHIN THE SET OF DOCUMENTS ISSUED BY ARCHITECT, IT BEING EXPRESSLY UNDERSTOOD THAT, BY SAID ISSUANCE, ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.
- 25. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION. 26. ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES,
- FACE OF CONCRETE BLOCK WALLS, AND FACE OF STUDS UNLESS OTHERWISE NOTED. 27. DFFSET STUDS WHERE REQUIRED SD THAT FINISH WALL SURFACE WILL BE
- 28. THSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
- 29. MINIMUM HEADROOM CLEAP VERTICALLY FROM THE PL 30. CONTRACTOR SHALL VERI MECHANICAL EQUIPMENT WATER OR DRAIN INSTAL BEFORE PROCEEDING WIT FIELD CONDITIONS OR SU ADDITIONAL COST TO OWN DUCTS PENETRATING STUD WA NECESSARY FRAMES, BRACING 32. CONTRACTOR SHALL PROVIDE CONDITIONING, AND OTHER TR 33. CONTRACTOR SHALL PROV BRACINGS, BACK-UP PLAT FOR THE INSTALLATION (ACCESSORIES AND ALL W ELECTRICAL OR MISCELLAN CONTACT BETWEEN DISSIMILAR 35. TOILET ROOMS SHALL BE VENTILATION PROVIDING , OR MORE IF REQUIRED BY AND SPECIFICATIONS. 36. MECHANICAL SUPPLY AND RET 37. GENERAL CONTRACTOR SHALL CONSTRUCTION PER CHAPTER 38. INSPECTION IS REQUIRED LATH AND/OR WALLBOARD ANY JOINTS AND FASTEN 39. PLYWOOD ROOF PANELS S EXTERIOR GLUE AND BE WEATHER. 40. ALL SHOP FABRICATED STEEL 41. ALL FIELD WELDING SHALL B 42. ALL OPEN JOINTS, PENET BUILDING ENVELOPE SHAL WEATHERSTRIPPED TO LIN 43. ALL GLASS LESS THAN 18" AB TEMPERED. 44. FIELD CHECK REQUIRED F TO FABRICATION AND INS 45. ALL WINDOW HEADS AND SILL WATERPROOF 46, GLAZING CERTIFICATE MU THAT THE PRODUCT HAS CPSC 16 CFR 1201, LISTED WITH THE CPSC 16 CFR, AS INDICATED IN TABLE STATE THE NAME OF MAN 47. GLASS EDGE CLEARANCE THAN REQUIRED FOR WIN 48. ALL EXTERIOR WALL OPE COPING AND EXPANSION PROVIDE ONE-HOUR FIRE RESIS SPACE UNDER INTERIOR STAIRS 50. SWINGING DOORS OR WIND UNCONDITIONED SPACES : BE FULLY WEATHERSTRIP LIMIT AIR INFILTRATION. FOUNDATION AND FLOOR TO STRUCTURAL DRAWING OVER APPROVED 4" COAR MEMBRANE. 52. THE REQUIRED CLEARANCE FOR MUDSILLS, 12" FOR G 53. WOOD WITHIN 6" OF EAR CONCRETE AND AN APPRO 54. A CORROSION RESISTANT TRAPPED WATER TO DRAI REQUIRED BELOW THE ST 55. DOUBLED JOISTS ARE REQUIRE 56. FIRE BLOCK STUD WALLS SPACES) AT FLOOR, CEILI OVER 10' IN HEIGHT. Shower Walls Shall B A HEIGHT OF SIX FEET I 58. NOT USED. 59. NEW BATHROOM FIXTURES SHA CONSUMPTION. 60. THE FOLLOWING ARE REQUIRE A. MAKEUP OF 1 HOUR FIRE BEAMS ADJACENT TO OR SUP B. SELF-CLOSING, TIGHT FI INTO DWELLING. C. A GARAGE/CARPORT FLOOR 20,000 LBS. VERIFY ALL DIMENSIONS TO ARCHITECT BEFORE PI 62. NOT USED 63. CONTRACTOR MUST PROTE ADJOINING PROPERTIES F DEMOLITION, PROTECTION FOUNDATIONS, PARTY WA PROVISIONS SHALL BE MA EROSION DURING CONSTRU CONTRACTOR SHALL PRON ADJOINING PROPERTY AD BE MADE AND THAT THE PROTECTED. SAID NOTIF THAN 10 DAYS PRIOR TO 64. CONTRACTOR TO CLOSE A DURING CONSTRUCTION A OCCUPANCY. 65. CONTRACTOR TO SHUT OF DURING CONSTRUCTION AN OCCUPANCY. 66. SEE STRUCTURAL ENGINE AND MATERIALS. 67. NO TRENCHES OR EXCAVA PERSON IS REQUIRED TO THE STATE OF CALIFOR OBTAINED PRIOR TO THE PERMIT. PROVIDE PERMIT FROM ST INDUSTRIAL SAFETY PRIOF FOR CONSTRUCTION OF MC 69. MAXIMUM DRIVEWAY SLOPE SLOPES REQUIRED WHERE CROSS SLOPE IS 10%. MAX SEE LANDSCAPE PLANS F IDENTIFICATION TEST REQUIRED IN THESE EACH CONTRACTOR. MAT MEET SPECIFICATIONS SH CONTRACTOR AS DEEMED AS-BUILT DRAWINGS SHA THE WORK WITH THE LOC OR OTHERWISE - PIPING, AIA DOCUMENT A-210, "GEI CONSTRUCTION" SHALL GO CONTRACT. ALL REFERENCES TO "CON CONTRACTOR AND THE SU BE ONE IN THE SAME.
- 75. CONTRACTOR SHALL PROV FINAL HOOKUP FOR ALL SHALL PROVIDE AND INST UNLESS OTHERWISE NOTE IT IS THE RESPONSIBILIT
- WORK OF ALL TRADES ON ARISING FROM CONFLICTS RESOLVED SOLELY BY CO OWNER OR ARCHITECT. CONTRACTOR SHALL CHEC
- AND DOCUMENTS SO THA

LANE TANGENT TO THE TREAD NOSING.		ARCHITECT SHALL BE CONTACTED TO REVIEW AND APPROVE THE LAYOUT OF SNAPLINES PRIOR TO FRAMING.
FY SIZES AND LOCATIONS OF ALL PADS AND BASES AS WELL AS POWER AND LATIONS WITH EQUIPMENT MANUFACTURERS H THE WORK. CHANGES TO ACCOMMODATE BSTITUTIONS SHALL BE MADE WITHOUT	79.	CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHED MATERIA AND SHOP DRAWINGS AS APPROPRIATE FOR THE SCOPE OF WORK WITHIN INDUSTRY STANDARDS FOR THE REVIEW AND APPROVAL OF ARCHITECT; THIS SHALL BE DONE ALLOWING FOR SUFFICIENT TIM FOR REVIEW AND APPROVAL, AND FOR CORRECTIVE ACTION SHOU
N ER. Alls or shaft walls shall be provided with And sealant around the opening.	80.	IT BE REQUIRED. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTE WITHOUT THE APPROVAL OF ARCHITECT.
ACCESS PANELS AS REQUIRED BY PLUMBING, AIR ADES, AND AS REQUIRED BY CODE.	81.	PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLAT LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED
VIDE AND INSTALL ALL STIFFENERS, ES AND SUPPORTING BRACKETS REQUIRED OF ALL CASEWORK, TOILET ROOM VALL MOUNTED OR SUSPENDED MECHANICAL, ANEOUS EQUIPMENT. R METALS SHALL BE PROTECTED.		Grading Notes
EQUIPPED WITH A MECHANICAL SYSTEM OF A MINIMUM OF FIVE AIR CHANGES PER HOUR	1.	CONCENTRATED DRAINAGE SHALL BE DISCHARGED INTO AN APPRO LOCATION. DRAINAGE IS REQUIRED INTO STREET, NATURAL WATERCOURSE OR OTHER APPROVED LOCATION. 91.7008 (7008(E)3).
CODE. REFER TO MECHANICAL DRAWINGS	2.	PIPE SYSTEMS MUST HAVE CLEAN OUT ACCES AT 1) EVERY Horizontal Bend and 2) every 50' for one and two family
PROVIDE PEDESTRIAN PROTECTION DURING THE 44 L.A. COUNTY CODE. FOR ALL INTERIOR AND EXTERIOR IN-PLACE	З.	BUILDING SITES OR 100' FOR ALL OTHER BUILDING SITES. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL GRADING AND FOUNDATION EARTHWORK FOR HILLSIDE AREAS WHE
BEFORE ANY PLASTERING IS APPLIED OR ERS HAVE BEEN TAPED AND FINISHED. BHALL BE BONDED WITH INTERMEDIATE OR OF EXTERIOR TYPE WHERE EXPOSED TO THE	4.	SITE EXCEEDS 60K S.F.) (CUT AND FILL SLOPES EXCEED 2:1) (CUTS EXCEED 40 FT. IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY L (FOUNDATION EXCAVATION EXTEND BELOW A 1:1 PLANE FROM PROPERTY LINE) (PROJECTS INVOLVE UNUSUAL HAZARDS). A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK, INCLUDING THE SLOT CUTS FOR HILLSIDE OR
. SHALL BE MANUFACTURED IN A CERTIFIED SHOP. BE INSPECTED BY A CERTIFIED INSPECTOR.		NON-HILLSIDE AREAS.
RATIONS AND OTHER OPENINGS IN THE .L BE SEALED, CAULKED, GASKETED, OR MIT AIR LEAKED AND WATER PENETRATION.	1.	Structural General Notes All materials and workmanship shall conform to the drawings and specifications.
BOVE ADJACENT WALKING SURFACE SHALL BE	2.	DURING THE CONSTRUCTION PERIOD, CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE
STALLATION. _S SHALL BE SET IN BED OF MASTIC AND SHALL BE	З.	CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND G IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATI
JST ACCOMPANY GLAZING PRODUCT STATING PASSED THE TESTING REQUIREMENTS OF IN CHAPTER 35. GLAZING SHALL COMPLY PART 1201 CRITERIA, FOR CATEGORY I OR II 2406.1 [CBC 2007]. LABEL WILL ALSO	4.	PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WC OF ALL THE TRADES.
NUFACTURER. IN FIXED OPENINGS SHALL BE NOT LESS D AND EARTHQUAKE DRIFT.	5.	SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO
NINGS, FLASHINGS, COUNTERFLASHING, Joints Shall be waterproofed. Stive construction on enclosed side of usable	6.	FABRICATION. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL
DOWS TO THE EXTERIOR OR TO BUCH AS GARAGES OR WAREHOUSES SHALL	8.	FLOOR AND WALL OPENINGS, FLOOR FINISHES, ETC. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS,
PED, GASKETED OR OTHERWISE TREATED TO SLABS ON EXPANSIVE SOIL SHALL CONFORM S AND DETAILS. FLOOR SLAB TO BE POURED BE AGGREGATE BASE OR MOISTURE BARRIER		PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SW OR LATERALLY BRACED.
E FOR WOOD MEMBERS ABOVE GRADE, IS 6" IRDERS, AND 18" FOR JOISTS.	1.	Energy Conservation Notes A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER
TH SHALL BE PROTECTED BY 3" OF Oved membrane. Weep screed which will allow		HEATER AND SOLAR TANKS. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOW HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AN
N TO THE EXTERIOR OF THE BUILDING IS UCCO AT THE FOUNDATION PLATE LINE.	2.	STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL B INSULATED AS REQUIRED BY THE PLUMBING DIVISION.
AND PARTITIONS (INCLUDING FURRED NG, SOFFIT, AND AT MID-HEIGHT OF WALLS	2.	ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTU AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIO AND OUTSIDE OF UNCONDITIONED SPACE SUCH AS GARAGES AND
E APPROVED NON-ABSORBENT MATERIAL TO Min. Above Fin. Floor.	З.	COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULI WEATHERSTRIPPED. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION
ALL CONFORM TO L.A. CITY CODE FOR LOW WATER		STANDARDS. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, A WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE. ALL EXTER
D FOR ATTACHED GARAGE/ CARPORT: RESISTIVE PROTECTION OF WALLS, CEILING, POST OR PORTING THE DWELLING.	4.	OPENINGS SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED AN LABELED. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, P 2, CHAPTER 2-53. INSULATION INSTALLER SHALL POST IN A
TTING, SOLID SLAB, 1 3/8" THICK DOOR AT OPENING System adequate to support a wheel load of		CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREME
IN THE FIELD. REPORT ALL DISCREPANCIES ROCEEDING WITH THE WORK.	5.	OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED AT ALL THERMOSTATS. TYPICAL OF 4, ONE IN EACH ZONE
ECT PUBLIC AND PRIVATE PROPERTY OF Rom Damage during construction and	6.	DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER Chapter 10 of 1994 umc. back draft dampers for all exhau And fan systems shall be provided. Masonry and factory
N MUST BE PROVIDED FOR FOOTINGS, _ls, chimneys, skylights and roofs. Ade to control water run-off and		BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUE DAMPER. CONTINUOUS BURNING GAS PILOTS AR PROHIBITED.
JCTION AND DEMOLITIONS ACTIVITIES. YIDE WRITTEN NOTICE TO THE OWNERS OF YISING THEM THAT THE EXCAVATION IS TO ADJOINING BUILDINGS SHOULD BE ICATION SHALL BE DELIVERED NOT LESS THE SCHEDULED EXCAVATION.	7.	LIGHTING MUST CONFORM TO MANDATORY MEASURES (LIGHTING) R TO TITLE 24 COMPLIANCE PAGE MF-1R. KITCHENS MUST CONFORM PAGE WS-5R (KITCHEN WORKSHEET). THESE CAN BE FOUND ON SHEETS ENV-1 AND ENV-2.
ND SEAL EXISTING GAS LINES AND METER ND REESTABLISH SERVICE PRIOR TO FINAL	1.	Partition Notes do not scale drawings: dimensions shall govern, and deta
FF TELEPHONE AND CABLE TV SERVICE ND RE ESTABLISH SERVICE PRIOR TO FINAL	2.	SHALL TAKE PRECEDENCE OVER PLANS. DISCREPANCIES SHA BE BROUGHT TO THE ATTENTION OF ARCHITECT. PROVIDE MINIMUM PARTITION WIDTH OR FURRING AS REQUIRED FO
ERING PLANS FOR RETAINING WALL SIZE		PLUMBING. Contractor shall provide corner beads, casing beads and other plastering accessories as required to ensure the
DESCEND, UNLESS NECESSARY PERMIT FROM NIA DIVISION OF INDUSTRIAL SAFETY ARE ISSUANCE OF A BUILDING OR GRADING	4.	INSTALLATION OF SQUARED CORNERS, EVEN RADII, AND CLEAN TERMINATIONS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY, BLOCKING, BACKING, HANGERS, OR OTHER SUPPORT AS REQUIRED F
ATE OF CALIFORNIA DIVISION OF R TO THE ISSUANCE OF A BUILDING PERMIT ORE THAN 36' IN HEIGHT.	5.	INDICATED FIXTURES AND CABINETRY. PROVIDE ADDITIONAL BRACING IN PARTITION(S) TO SUPPORT WALL MOUNTED CABINETRY HARDWARE. PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO ELECTRICAL,
E IS 20%. GRADE DETAILS AND TRANSITION SLOPE EXCEED 12 ½%. MAXIMUM DRIVEWAY KIMUM SLOPE WITHIN PARKING AREA IS 5%.	6.	PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO ELECTRICAL, TELEPHONE OR OTHER OUTLET CHANGES. PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO REMOVAL OF DOORS, FRAMES, OR MOULDINGS.
OR SITE DRAINAGE AND RETAINING WALL Specifications shall be paid for by		Sound Requirement Notes
ERIALS AND WORKMANSHIP WHICH FAIL TO Hall be tested and paid for by Necessary by architect.	1.	ALL PENETRATION INTO SOUND RATED PARTITIONS OR FLOOR-CEIL ASSEMBLIES WILL BE SEALED, LINED OR INSULATED WITH APPRON PERMANENT RESILIENT SEALANT.
L BE MARKED DURING THE PROGRESS OF Cations of all concealed, underground Conduit, etc	2.	ISOLATE ALL: RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILITN SLEEVES, MOUNTS OR MINI
NERAL CONDITIONS FOR THE CONTRACT OF OVERN ALL WORK PERFORMED UNDER THIS	З.	1/4" THICK APPROVED RESILIENT MATERIAL. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE
NTRACTOR" SHALL INDICATE GENERAL BCONTACTORS IN HIS EMPLOY; THEY SHALL	4.	SEPARATION WALLS. CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
IDE AND INSTALL ROUGH PLUMBING AND Specified fixtures and appliances, and All such fixtures and appliances	5.	BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SC ASSEMBLIES WILL BE LINED EXCEPT DUCTS SERVING ONLY EXITW
D. Y OF CONTRACTOR TO COORDINATE THE N THE PROJECT; CHANGES OR DELAYS S BETWEEN THE TRADES SHALL BE	6.	KITCHEN COOKING FACILITIES AND BATHROOMS NEED NOT BE LIN MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHENEVER PLUMBING PIPING OR DUCT PENETRATES A FLOOR-CEIL
NTRACTOR, AT NO LIABILITY OR COST TO CK AND VERIFY ALL CONSULTANTS DRAWINGS T ALL INFORMATION IS COORDINATED.		WHENEVER PLUMBING PIPING, OR DUCT PENETRATES A FLOOR-CEIL ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE P OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINK PIPE, GAS LINE OR ELECTRICAL CONDUIT.
	I	

NTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHED MATERIAL D SHOP DRAWINGS AS APPROPRIATE FOR THE SCOPE OF WORK THIN INDUSTRY STANDARDS FOR THE REVIEW AND APPROVAL OF CHITECT; THIS SHALL BE DONE ALLOWING FOR SUFFICIENT TIME R REVIEW AND APPROVAL, AND FOR CORRECTIVE ACTION SHOULD BE REQUIRED.
SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED HOUT THE APPROVAL OF ARCHITECT.
OVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE E A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED EAS.
- · · · · · · · · · · · · · · · · · · ·

- INAGE SHALL BE DISCHARGED INTO AN APPROVED AINAGE IS REQUIRED INTO STREET, NATURAL THER APPROVED LOCATION. 91.7008 (7008(E)3).
- HAVE CLEAN OUT ACCES AT 1) EVERY AND 2) EVERY 50' FOR ONE AND TWO FAMILY 100' FOR ALL OTHER BUILDING SITES.
- UTY GRADING INSPECTOR IS REQUIRED ON ALL DATION EARTHWORK FOR HILLSIDE AREAS WHERE: (S.F.) (CUT AND FILL SLOPES EXCEED 2:1) (CUTS HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE) VATION EXTEND BELOW A 1:1 PLANE FROM DJECTS INVOLVE UNUSUAL HAZARDS).
- JTY GRADING INSPECTOR IS REQUIRED ON ALL LUDING THE SLOT CUTS FOR HILLSIDE OR

eral Notes

- WORKMANSHIP SHALL CONFORM TO THE SPECIFICATIONS.
- UCTION PERIOD, CONTRACTOR SHALL BE HE SAFETY OF THE BUILDING. THE
- PROVIDE ADEQUATE SHORING, BRACING AND GUYS TH ALL NATIONAL, STATE AND LOCAL SAFETY BE SOLELY RESPONSIBLE FOR ALL EXCAVATION
- ING LAGGING, SHORING AND PROTECTION OF Y, STRUCTURES, STREETS AND UTILITIES IN ALL NATIONAL, STATE AND LOCAL SAFETY BE RESPONSIBLE FOR COORDINATING THE WORK
- FRADES. QUIRED BY THE SPECIFICATIONS SHALL BE
- HITECT FOR REVIEW AND APPROVAL PRIOR TO GENERAL AND TYPICAL DETAILS OF ERE CONDITIONS ARE NOT SPECIFICALLY
- OF SIMILAR CHARACTER TO DETAILS SHOWN, CONSTRUCTION SHALL BE USED. DRAWINGS FOR SIZE AND LOCATION OF ALL
- PENINGS, FLOOR FINISHES, ETC. AND SUPPORTS, AS REQUIRED PER STANDARD
- RS, MECHANICAL EQUIPMENT, VENTS, DUCTS USPENDED MECHANICAL EQUIPMENT TO BE SWAY

ation Notes

- ANKET SHALL BE PROVIDED FOR HOT WATER TANKS. R-3 INSULATION SHALL BE PROVIDED 'E FEET OF THE WATER HEATER OUTLET PIPE. G AND SPACE CONDITIONING EQUIPMENT, SHOWER TS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND RETURN PIPING AND ALL CONTINUOUSLY STIC HEATING OR HOT WATER PIPING SHALL BE JIRED BY THE PLUMBING DIVISION. TERIALS SHALL BE CERTIFIED BY MANUFACTURER THE CALIFORNIA QUALITY STANDARDS FOR AL. DOORS AND WINDOWS BETWEEN CONDITIONED CONDITIONED SPACE SUCH AS GARAGES AND CENTRAL AIR GAS FURNACES SHALL BE FULLY
- ORS AND WINDOWS SHALL BE CERTIFIED AND IANCE WITH THE APPROPRIATE INFILTRATION PLUMBING AND ELECTRICAL PENETRATIONS, ALL FRAMES, BETWEEN WALL SOLE PLATES AND HER OPENING IN THE ENVELOPE. ALL EXTERIOR PROPERLY WEATHERSTRIPPED, CERTIFIED AND GN MEETS THE REQUIREMENTS OF TITLE 24, PART
- NSULATION INSTALLER SHALL POST IN A TION IN THE BUILDING A CERTIFICATE SIGNED BY BUILDER STATING THAT THE INSTALLATION E REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND LS INSTALLED CONFORM WITH THE REQUIREMENTS TER 2, SUBCHAPTER 4, ARTICLE 3. THERMOSTAT SHALL BE INSTALLED AT ALL
- ICAL OF 4, ONE IN EACH ZONE
- DNSTRUCTED, INSTALLED AND INSULATED PER UMC. BACK DRAFT DAMPERS FOR ALL EXHAUST SHALL BE PROVIDED. MASONRY AND FACTORY SHALL BE INSTALLED WITH TIGHT FITTING, OR GLASS DOOR, OUTSIDE AIR INTAKE WITH DAMPER. CONTINUOUS BURNING GAS PILOTS ARE
- VFORM TO MANDATORY MEASURES (LIGHTING) REFER IANCE PAGE MF-1R. KITCHENS MUST CONFORM TO EN WORKSHEET). THESE CAN BE FOUND ON ENV-2.
- WINGS: DIMENSIONS SHALL GOVERN, AND DETAILS PRECEDENCE OVER PLANS, DISCREPANCIES SHALL E ATTENTION OF ARCHITECT
- ARTITION WIDTH OR FURRING AS REQUIRED FOR PROVIDE CORNER BEADS, CASING BEADS AND ACCESSORIES AS REQUIRED TO ENSURE THE
- QUARED CORNERS, EVEN RADII, AND CLEAN PROVIDE AND INSTALL ALL NECESSARY, HANGERS, OR OTHER SUPPORT AS REQUIRED FOR AND CABINETRY. PROVIDE ADDITIONAL
- ION(S) TO SUPPORT WALL MOUNTED CABINETRY AND ED AREAS OF DRYWALL DUE TO ELECTRICAL,
- ER OUTLET CHANGES. ED AREAS OF DRYWALL DUE TO REMOVAL OF
- MOULDINGS.

nent Notes

- NTO SOUND RATED PARTITIONS OR FLOOR-CEILING BE SEALED, LINED OR INSULATED WITH APPROVED NT SEALANT.
- CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE SOUND ASSEMBLIES FROM THE BUILDING MEANS OF RESILITN SLEEVES, MOUNTS OR MINIMUM ED RESILIENT MATERIAL.
- ANENT AND RESILIENT ACOUSTICAL SEALANT WILL THE JOINT BETWEEN THE FLOOR AND THE AR SURFACE MATERIAL WHICH ARE PART OF THE
- EMBLY MUST BE INSTALLED AND INSPECTED FICATE OF OCCUPANCY IS ISSUED.
- AND CONDITIONED AIR DUCTS LOCATED IN SOUND BE LINED EXCEPT DUCTS SERVING ONLY EXITWAYS, FACILITIES AND BATHROOMS NEED NOT BE LINED.
- JLATION WILL BE INSTALLED IN JOIST SPACES G PIPING, OR DUCT PENETRATES A FLOOR-CEILING RE SUCH UNIT PASSES THROUGH THE PLANE OF ASSEMBLY FROM WITHIN A WALL. THE BE INSTALLED TO A POINT 12" BEYOND THE PIPE JIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER ELECTRICAL CONDUIT.

Egress Notes / Stairway & Guardrail Notes

- 6'-8" MIN. HEADROOM CLEARNACE. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING. HANDGRIP PORTION OF THE HANDRAIL SHALL LESS THAN 1 1/4" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. MAX. 4" CLEAR SPACING OPENING BETWEEN RAILS ...
- RAILS. GLASS GUARDRAIL SYSTEM - GLASS BALUTERS SHALL NOT BE INSTALLED WITHOUT AND ATTACHED GUARD OR HANDRAIL WITH EACH GUARD OR HANDRAIL SECTION SUPPORTED BY A MINIMUM IOF THREE (3) GLASS BALUSTERS OR OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE BALUSTER FAIL. [BC 2407.1.2]

WORK.

- FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10' MAX. INTERVALS BOTH VERTICALLY AND HORIZONTALLY. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL
- SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. IN CONCEALED SPACES BETWEEN STAIRS STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- IN THE OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR THE FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- AT OPENING BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEY.

Mechanical and Electrical



KITCHEN AND BATHROOM FLOORS. PROVIDE SOUND CONTROL PER RGA 1-79. RESILIENT CHANNELS ARE REQUIRED. 8. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION

- WALLS WILL BE SEPARATED HORIZONTALLY BY 24". THE BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MATERIAL FIBER INSULATION. THIS INCLUDES: TV, TELEPHONE AND INTERCOM OUTLETS. PROVIDE INSTALLATION BOXES.
- ENTRY / EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL NOT BE MORE THAN 7 3/4" INCHES BELOW THE THRESHOLD.
- LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36".
- STAIRWAY NOTES [BC 1009.3, EXCEPTION 4 FOR R-3 OCCUPANCIES]: RISERS SHALL BE A MAXIMUM OF 7 3/4" HIGH AND TREADS MUST BE AT LEAST 10" (MIN.) IN DEPTH ON OPEN RISERS, PROVIDE NOSING NOT LESS THAN 3/4" AND NOT MORE THAN 1 1/4" ON SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
- LANDINGS: STAIRWAY LANDINGS SHALL BE AT LEAST AS WIDE AS THE STAIRWAYS THEY SERVE. DIMENSION IN THE DIRECTION OF TRAVEL MUST BE MIN. OF LANDING WIDTH.
- PROVIDE 42" HIGH GUARDS WITH MAX 4" CLEAR SPACING BETWEEN

Plumbing General Notes

- ALL PLUMBING INSTALLATIONS AND WORK SHALL BE IN ACCORDANCE WITH THE LATEST CPC, AND ALL STATE AND LOCAL CODES. 2. SEE SPECIFICATIONS FOR ALL MATERIALS TYPES AND QUALITY OF
- SEE MATERIAL NOTES FOR TYPES OF FIXTURES.
- 4. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
 - PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION

Fire Blocking

- ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
- ACCESS FOR INSPECTION, SERVICE REPAIR AND REPLACEMENT SHALL BE PROVIDED IN ACCORDANCE WITH [MC, 305]; VENTILATION AIR SUPPLY SHALL BE PROVIDED IN COMPLIANCE WITH [MC CH. 4]; COMBUSTION AIR SHALL BE PROVIDED IN COMPLIANCE WITH [MC CH. 7]; AND CHIMNEYS AND VENTS SHALL BE IN COMPLIANCE WITH CH. 8; AND HYDRONIC HEATING SYSTEMS SHALL BE SHOWN IN ACCORDANCE WITH [MC CH. 12]
- WATER HEATER SYSTEMS ARE FLASH HEATERS AS SPECIFIED AND SIZED IN PLUMBING DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF THESE HEATERS. WATER HEATERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH [PC CH. 5]. IF REQUIRED BY CODE, AIR COMBUSTION AND VENTILATION SHALL BE AS REQUIRED BY [PC 507].
- DRYER EXHAUST THE TOTAL EXHAUST DUCT LENGTH MAY NOT EXCEED 14 FEET AS DETERMINED BY [MC 540.3.2.2]. VENT SHALL BE A MINIMUM OF 4" IN DIA. OF METAL AND HAVE SMOOTH INTERIOR SURFACES.

NOTE: SEE ADDITIONAL NOTES ON SHEET T4.0

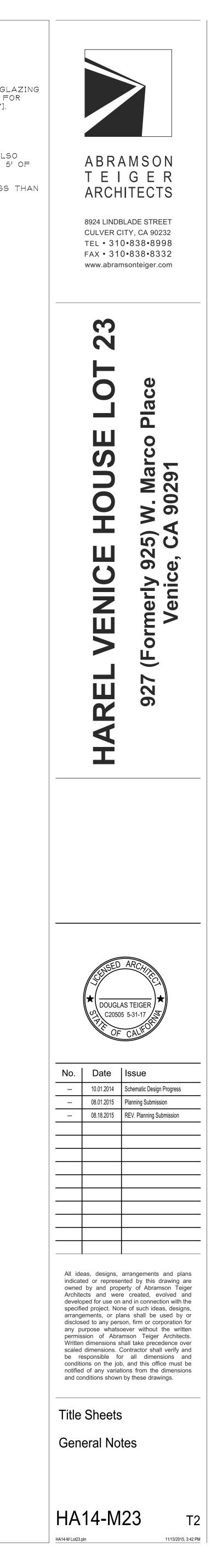
Glazing Safety Notes

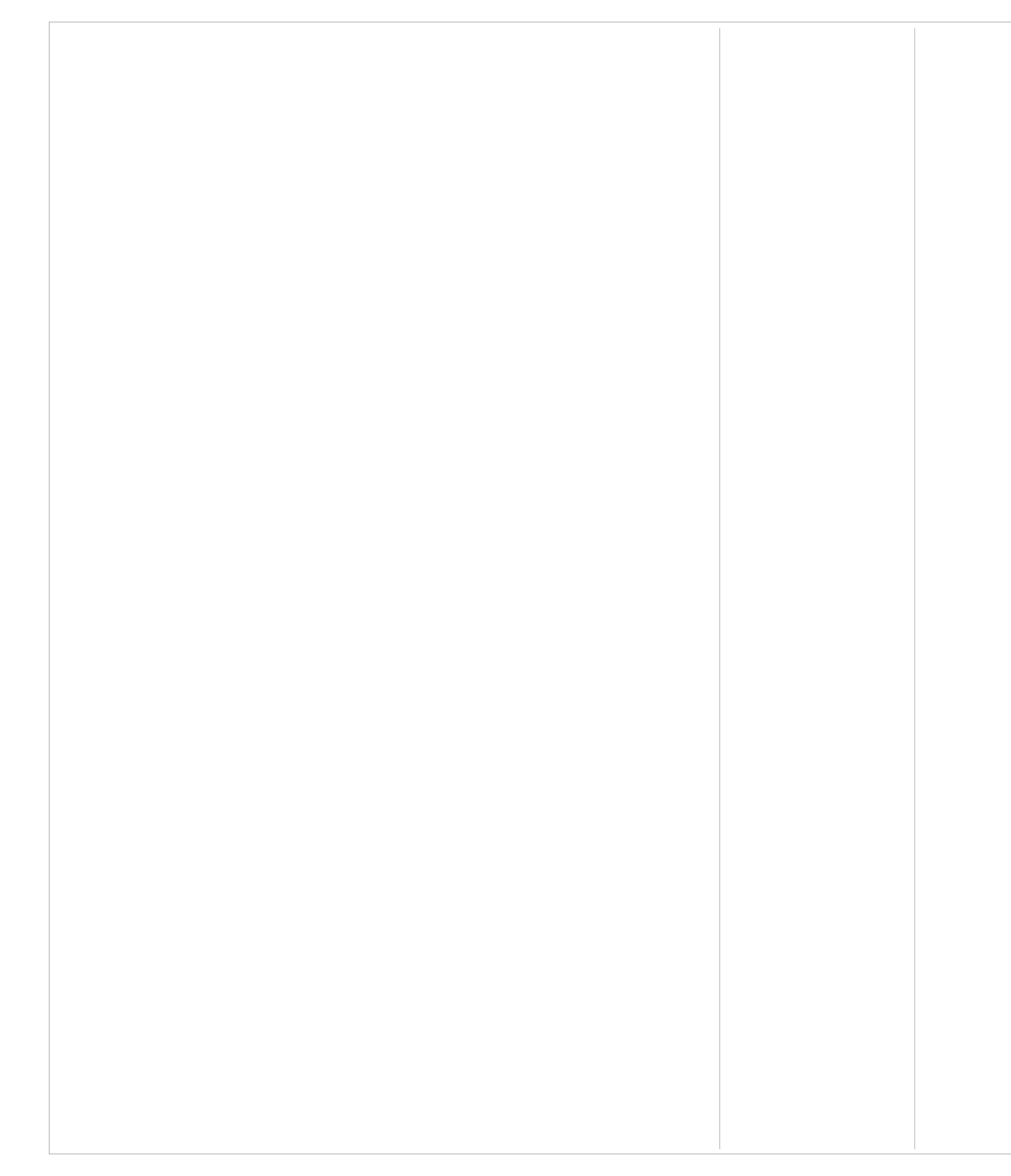
- GLAZING IN HAZARDOUS CONDITIONS SHALL BE TEMPERED. GLAZING SHALL COMPLY WITH THE CPSC 16 CFR, PART 1201 CRITERIA, FOR CATEGORY I OR II AS INDICATED IN TABLE 2406.1 [CBC 2007].
- a. INGRESS AND EGRESS DOORS
- b. PANELS IN SLIDING OR SWINGING DOORS
- C DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
- d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOORS AND LESS THAN 5' OF WALKING SURFACE.
- e. IN WALL ENCLOSING STAIRWAY LANDING. f. GUARDS AND HANDRAILS.

Very High Fire Hazard Severity Zone (VHFHSZ)

- Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4,1505)
- Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (704A.1.3)
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the qutter (704A.1.5)
- . (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 -inch openings or its equivalent. Vents shall not be installed in eaves and cornices (704A.2.1, 704A3.2.1, 704A.2.2, 7207.3)
- Eaves and soffits shall meet the requirements of SFM 12-7 A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (704A.2.3)
- Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3.1)
- Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.2)
- Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7 A-2 (704A.3.2.2)
- Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (704A.3.2.3)
- 0. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.704A.4.1
- The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition- resistant integrity of exterior walls, or the projection shall be enclosed to the grade (704A.4.2.1)
- 2. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (704A.4.2.2, 7207.1)
- 3. All utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed under-floor area of residential building shall be enclosed with materials as required for i-hour fire-resistive construction.(7207.2)
- 4. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 704A.1.2.

NOTE: ALL GENERAL NOTES, SERVICES AND INSTRUCTIONS AS LISTED ON THIS SHEET ARE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.





Gene 0.01	ral Notes CONTRACTOR TO ISSUE "RFI" (REQUEST FOR INFORMATION FOR ITEMS THAT ARE UNCLEAR, OR CONTRADICTORY DURING THE BIDDING PROCESS. ANY ASSUMPTIONS SHOULD BE IN WRITING, AND NO DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE ACCEPTED	9.
0.02	UNLESS APPROVED DURING THE BIDDING PROCESS. CONTRACTOR TO PROVIDE (3) SAMPLE SUBMITTALS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING ANY FINISH MATERIALS	9.
Site		
1.01	DRIVEWAYS SLOPES: MAXIMUM DRIVEWAY SLOPE IS 12%, MAXIMUM DRIVEWAY CROSS SLOPE IS 10% AND MAXIMUM SLOPE WITHIN PARKING AREA IS 5%. MINIMUM SLOPE IS 2%	9.
1.06	FOR DRAINAGE. PROVIDE AND INSTALL IRRIGATION EQUIPMENT AND IRRIGATION PIPE FOR PLANT AREAS PER ARCHITECT AND OWNER SEE [[LANDSCAPE PLAN]]. PROVIDE POWER AS PER MANUFACTURER RECOMMENDATIONS. VERIFY WITH	9.
1.23	LANDSCAPE ARCHITECT. PROVIDE POURED IN PLACE CONCRETE PAVERS OVER 4"	9.
1.24	COMPACTED GRAVEL. REFER TO STRUCTURAL DRAWINGS AND FINISH SCHEDULE. PROVIDE LANDSCAPING AND PLANT MATERIALS PER LANDSCAPE DRAWINGS AND SPECIFICATIONS. VERIFY WITH OWNER AND ARCHITECT FOR APPROVAL.	
Conci	ete	
3.02	PROVIDE FINISHED CONCRETE SLAB AT DRIVEWAY, WALKWAYS AND PATIOS USING 5" MIN. THICK 3000 PSI CONCRETE SLAB WITH #3 BARS 12" O.C. EACH WAY OVER 3" GRAVEL (1/2" ROCKS) OVER COMPACTED EARTH, UNLESS MORE RESTRICTIVE SPECIFICATIONS ARE REQUIRED BY STRUCTURAL DRAWINGS. CONCRETE FINISH TO BE	S 10 E
	SMOOTH TROWELED AND 2 COATS WATER BASED ACRYLIC SEALER. SAW CUT CONTROL JOINTS 1/8" WIDE 1/2" DEEP PER DRAWINGS OR AFTER A SITE MEETING WITH	11
3.09	ARCHITECT. PROVIDE POURED IN PLACE CONCRETE WALL. INCLUDE	11
	DAMP PROOFING ADMIXTURE IN CONCRETE MIX. BOARDS TO BE 4" X 6'-0" WOOD BOARDS WITH HORIZONTAL ORIENTATION AND SEALED W/ BONA NATURALE MATTE	11
	CLEAR COAT SEALER, BOTH INTAERIOR AND EXTERIOR FACES. REVIEW ARCHITECTURAL DETAILS AND ELEVATIONS FOR SPECIFIC INSTRUCTIONS AND LOCATIONS FOR	11
3.15	PATTERNS / FORMWORK. PROVIDE 6"" THICK CONCRETE SLAB WITH #3 BARS 24" O.C. EACH WAY FOR TRASH, CONDENSOR UNITS, AND POOL EQUIPMENT WITH 2% SLOPE AWAY FROM WALLS.	11 11
Metal	S	
5.12	PROVIDE BONDERIZED SHEET METAL PRIMED AND PAINTED WALL CAP WITH FINISH PER ARCHITECTURAL DETAIL. SOLDER ALL JOINTS IN PARAPET CAP. INSTALL ICE AND	
5.26	SOLDER ALL JOINTS IN PARAPET CAP. INSTALL ICE AND WATER GUARD UNDER WALL CAP FLASHING PROVIDE METAL HANDRAIL. INSTALL HANDRAIL AT 34" TO 38"	
-	ABOVE STAIR NOSING. PRIME ALL STEEL 2 COATS AFTER DELIVERY TO JOB SITE. RE-PRIME AFTER FIELD WELDING. FINAL PAINT WITH 3 COATS DURING FINISH PHASE. PROVIDE	N 15
5.27	5 COLOR SAMPLES SAMPLES FOR ARCHITECT'S APPROVAL. PROVIDE AND INSTALL 0.125" THICK POWDER COATED	
	COMPOSITE ALUMINUM SHEET METAL PER ARCHITECTURAL DRAWINGS. COLOR: BLACK. CONTRACTOR TO ISSUE COMPLETE SET OF SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING ANY FABRICATION.	
5.31	PROVIDE STRUCTURAL STEEL PER STRUCTURAL DRAWINGS. ANY DISCREPANCIES BETWEEN STRUCTURAL	15
	AND ARCHITECTURAL DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ASSEMBLY. PRIME ALL STEEL 2 COATS AFTER DELIVERY TO JOB SITE. RE-PRIME AFTER FIELD WELDING.FINAL PAINT WITH 3 COATS DURING FINISH PHASE. PROVIDE 5 COLOR SAMPLES	15 15
5.44	SAMPLES FOR ARCHITECT'S APPROVAL. PROVIDE AND INSTALL EXPOSED STRUCTURAL STEEL COLUMNS AND CONNECTORS. PAINT WITH TWO COATS OF	
5.45	RUST INHIBITIVE PRIMER AND PAINT FINISH. PROVIDE AND INSTALL STRUCTURAL STEEL COLUMNS AND CONNECTORS. PAINT WITH TWO COATS OF RUST INHIBITIVE PRIMER AND POWDER COATED PAINT FINISH.	E 16
Wood		
6.12	PROVIDE EXTERIOR HARDWOOD DECKING PER STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS.	
6.15	PROVIDE 5 SAMPLES FOR ARCHITECT'S AND OWNER'S APPROVAL. PROVIDE CUSTOM BUILT CABINETRY PER INTERIOR	
6.17	ELEVATIONS. PROVIDE WOOD MILLWORK PER INTERIOR SPECIFICATION	
6.39	MANUAL AND PER INTERIOR ELEVATIONS PROVIDE SAMPLES FOR ARCHITECT'S APPROVAL. PROVIDE HARDWOOD 7" TALL STAIR PODIUM PER	
	ARCHITECURAL DETAILS AND FINISH SCHEDULE. BASE TO BE MADE WOOD FRAMINGS, FINISHED WITH SOLID WOOD. FINISH TO MATCH STAIR TREADS.	
6.40	PROVIDE 3 1/2" X 1 1/2" FINISHED HARDWOOD PROFILES. WOOD SPECIES AND FINISH TO MATCH ADJACENT STAIR	
~ ~ ~	TREADS. REFER TO ARCHITECTURAL DETAILS FOR CONNECTION @ FLOOR AND CEILING	
6.41	PROVIDE HARDWOOD STAIR TREAD PER ARCHITECURAL DETAILS AND FINISH SCHEDULE. WOOD SPECIES AND FINISH TO MATCH ADJACENT STAIR TREADS. REFER TO ARCHITECTURAL DETAILS FOR CONNECTION @ FLOOR AND CEILING	
Thern		
7.01	PROVIDE LOW-SLOPE ROOFING SYSTEM, LOW-SLOPE (2%) OR 1/4" PER FOOT. ROOFING SYSTEM MUST APPEAR TO BE SEAMLESS (ADD GRANULES OVER SEAMS) AND FREE FROM	
	WRINKLING OR OTHER VISUAL PROBLEMS. ADD ALTERNATE PRICE TO PAINT ROOFING. PROVIDE CRICKETS AS SHOWN ON ROOF PLAN OR WHERE NEEDED TO PREVENT PONDING	
	AND TO PROVIDE POSITIVE DRAINAGE TO GUTTERS AND DRAINS.	
	PRODUCT: SIKA SARNAFIL (SRI VALUE = 104) ONE LAYER OF SIKA SARNAFIL'S 72MIL WHITE FELTBACK PVC SINGLE-PLY ROOF MEMBRANE	
	1	
	& WINDOW PER SCHEDULE ALL WINDOW OPENING SIZES	
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GARAGE SPACE IN ORDER TO ACHIEVE A ONE-HOU RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
PROVIDE 5/8" PAPERLESS / FIBERGLASS MATT GYP BOARD (DENSARMOR PLUS BY GEORGIA PACIFIC) I BATHS AND WET LOCATIONS, FREE OF DEFECTS, ATTACHED WITH SCREWS ONLY, REMOVE HOLDING FIBERGLASS TAPED, 1/8" SKIM COAT AND SANDED T SMOOTH AND EVEN SURFACE READY TO RECEIVE I PROVIDE 90 DEGREE SQUARE CORNER BEADS.
PROVIDE NEW STUCCO FINISH 7/8" CEMENT PLAST DOUBLE PAPER BACKED METAL LATH OVER TYVEK WRAP. PROVIDE DOUBLE LATH AT 45 DEGREES AT CORNERS OF ALL OPENINGS. PROVIDE FIBER SHOP

STUCCO. INSTALL TILE WITH BUTT JOINT PROVIDE INTERIOR PAINT. PRIME ALL SURFACES MINIMUM TWO COATS. PROVIDE MINIMUM 3 ADDITIONAL COATS OF FINISHING PAINT. ALL SURFACES TO BE FREE OF DEFECTS. PROVIDE UP TO [20, CHANGE PER PROJECT] INTERIOR SAMPLES FOR APPROVAL BY ARCHITECT. PROVIDE 3/8" TRESPA METEON COMPOSITE WALL PANELS OVER 3/4" WOOD VERTICAL FURRING 16" O.C. WRAPPED W/ SELF-ADHESIVE MODIFIED BITUMEN OVER VAPROSHIELD WATERPROOFING AND WEATHER BARRIER ON EXTERIOR RATED GYPSUM FIRE-SHIELD SHEATHING. PROVIDE FIRE RETARDANT STRUCTURAL PLYWOOD SHEATING WHERE REQUIRED AND CALLED OUT ON STRUCTURAL DRAWINGS.

ecialties

CUSTOM BUILT CLOSET SYSTEM - CONSULT WITH OWNER ON SPECIFICATIONS.

Jipment

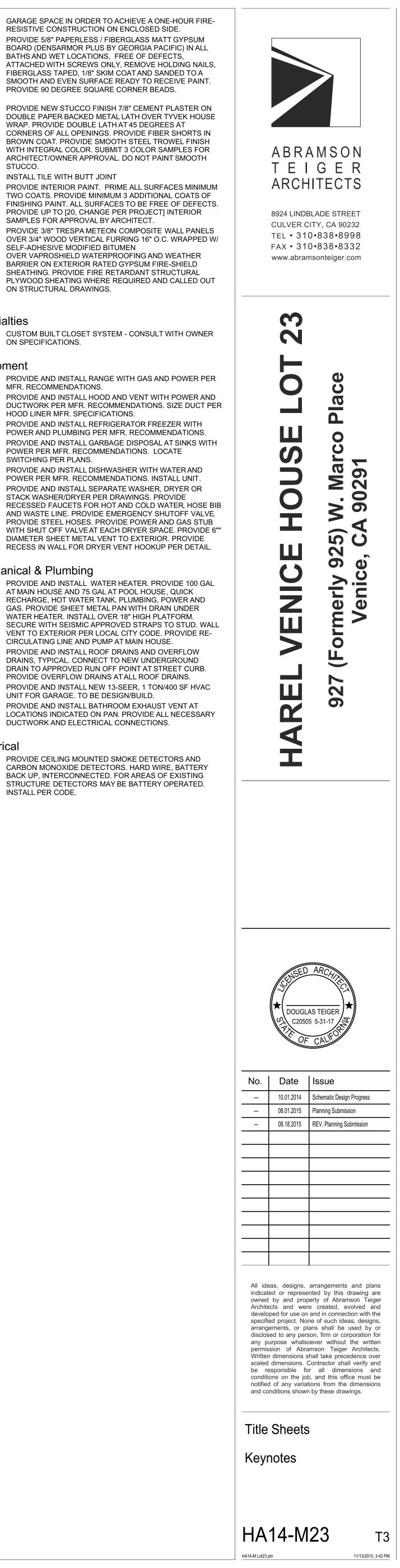
- PROVIDE AND INSTALL RANGE WITH GAS AND POWER PER MFR. RECOMMENDATIONS. PROVIDE AND INSTALL HOOD AND VENT WITH POWER AND DUCTWORK PER MFR. RECOMMENDATIONS. SIZE DUCT PER HOOD LINER MFR. SPECIFICATIONS.
- PROVIDE AND INSTALL REFRIGERATOR FREEZER WITH POWER AND PLUMBING PER MFR. RECOMMENDATIONS.
- PROVIDE AND INSTALL GARBAGE DISPOSAL AT SINKS WITH POWER PER MFR. RECOMMENDATIONS. LOCATE SWITCHING PER PLANS.
- PROVIDE AND INSTALL DISHWASHER WITH WATER AND POWER PER MFR. RECOMMENDATIONS. INSTALL UNIT. PROVIDE AND INSTALL SEPARATE WASHER, DRYER OR STACK WASHER/DRYER PER DRAWINGS. PROVIDE RECESSED FAUCETS FOR HOT AND COLD WATER, HOSE BIB AND WASTE LINE. PROVIDE EMERGENCY SHUTOFF VALVE. PROVIDE STEEL HOSES. PROVIDE POWER AND GAS STUB WITH SHUT OFF VALVE AT EACH DRYER SPACE. PROVIDE 6"" DIAMETER SHEET METAL VENT TO EXTERIOR. PROVIDE RECESS IN WALL FOR DRYER VENT HOOKUP PER DETAIL.

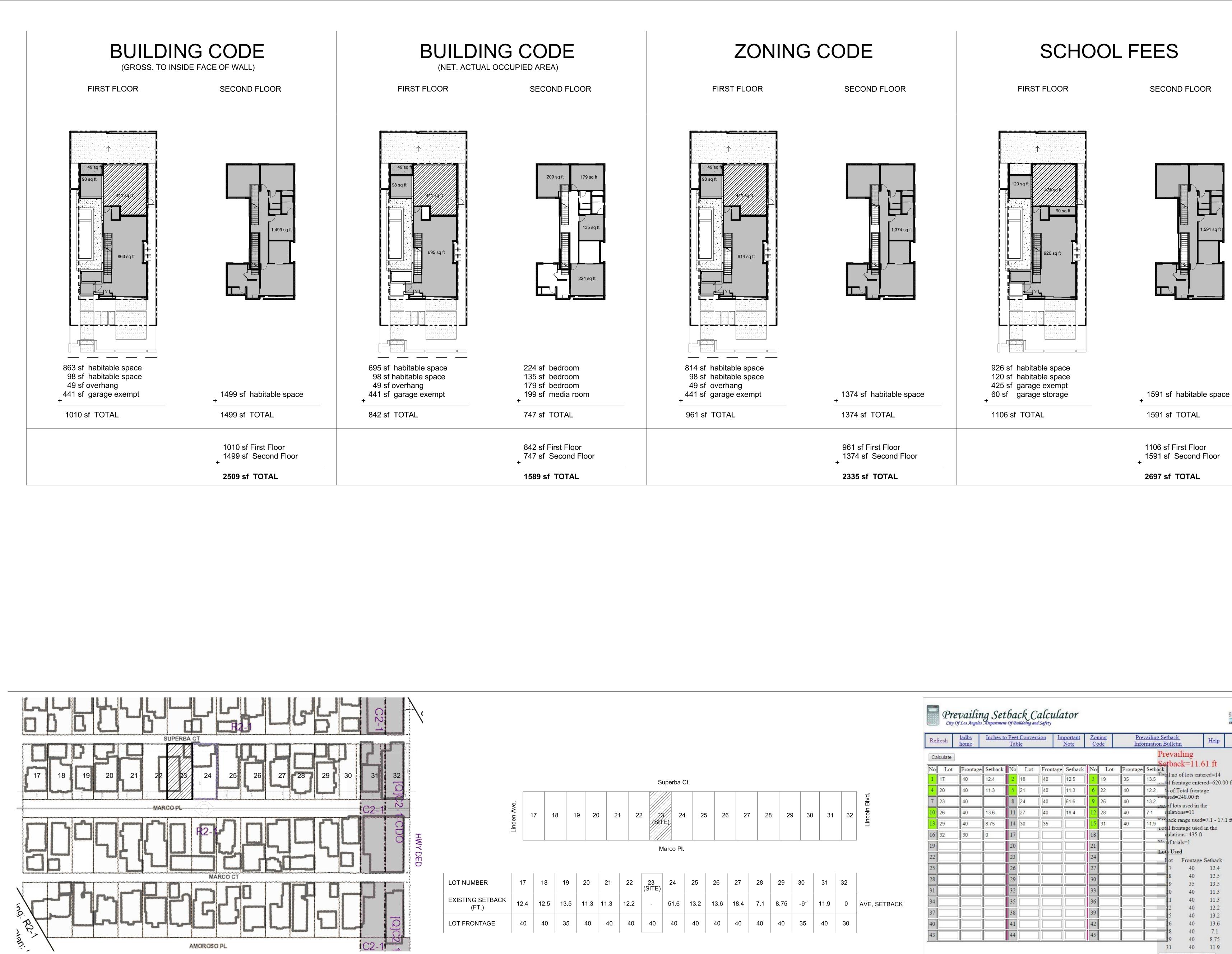
chanical & Plumbing

15.03	PROVIDE AND INSTALL WATER HEATER. PROVIDE 1 AT MAIN HOUSE AND 75 GAL AT POOL HOUSE, QUIC RECHARGE, HOT WATER TANK, PLUMBING, POWER GAS. PROVIDE SHEET METAL PAN WITH DRAIN UND WATER HEATER. INSTALL OVER 18" HIGH PLATFORM SECURE WITH SEISMIC APPROVED STRAPS TO STU VENT TO EXTERIOR PER LOCAL CITY CODE. PROVID CIRCULATING LINE AND PUMP AT MAIN HOUSE.
15.06	PROVIDE AND INSTALL ROOF DRAINS AND OVERFLO DRAINS, TYPICAL. CONNECT TO NEW UNDERGROU DRAIN TO APPROVED RUN OFF POINT AT STREET C PROVIDE OVERFLOW DRAINS AT ALL ROOF DRAINS
15.15	PROVIDE AND INSTALL NEW 13-SEER, 1 TON/400 SF UNIT FOR GARAGE. TO BE DESIGN/BUILD.
15.16	PROVIDE AND INSTALL BATHROOM EXHAUST VENT LOCATIONS INDICATED ON PAN. PROVIDE ALL NECE DUCTWORK AND ELECTRICAL CONNECTIONS.

ctrical

PROVIDE CEILING MOUNTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS. HARD WIRE, BATTERY BACK UP, INTERCONNECTED, FOR AREAS OF EXISTING STRUCTURE DETECTORS MAY BE BATTERY OPERATED. INSTALL PER CODE.





Prevailing Block Plan

							Super								
Linden Ave.	17	18	19	20	21	22	23 (SITE)	24	25	26	27	28	29	30	

LOT NUMBER	17	18	19	20	21	22	23 (SITE)	24	25	26	27	28	29	30	
EXISTING SETBACK (FT.)	12.4	12.5	13.5	11.3	11.3	12.2	-	51.6	13.2	13.6	18.4	7.1	8.75	Ð	
LOT FRONTAGE	40	40	35	40	40	40	40	40	40	40	40	40	40	35	

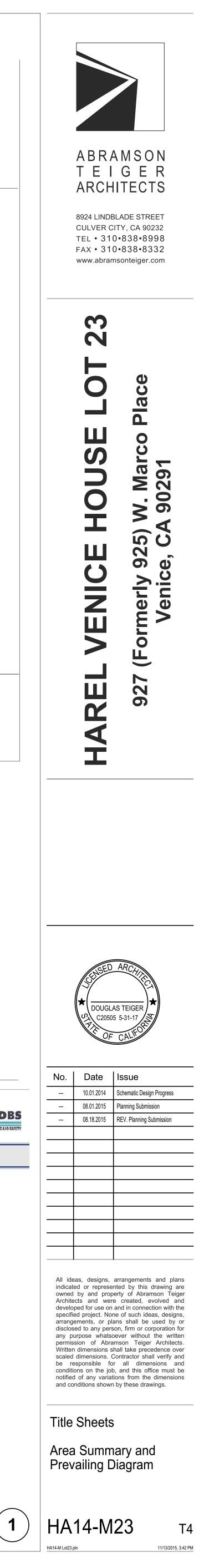
(3) Prevailing Setback



Calc		home		Tal	<u>t Convers</u> ole	<u>sion</u>	Important Note		ning ode		vailing Se rmation E	Halo
	ulate										Pr	revailing
lo	Lot	Frontage	Setback	No	Lot	Fronta	ge Setback	No	Lot	Frontage	Setback	tback=11.61 ft
	17	40	12.4	2	18	40	12.5	3	19	35	13.5	tal no of lots entered=14
4 2	20	40	11.3	5	21	40	11.3	6	22	40	12.2	al frontage entered=620.00 of Total frontage
	23	40		8	24	40	51.6	9	25	40	13.2 ent	ered=248.00 ft
	26	40	13.6		27	40	18.4	12	28	40	110	of lots used in the culations=11
	29	40	8.75	14	-	35		15	31	40		back range used=7.1 - 17.1
6 3		30	0	17				18			10	al frontage used in the culations=435 ft
	52	50				1					No.	of trials=1
.9				20				21			Lo	ts Used
22				23				24				Lot Frontage Setback
25				26				27				17 40 12.4
8	1	1		29		1		30	[1		18 40 12.5
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51			·;	32				33		<u> </u>	· · · · · ·	20 40 11.3
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FU				41				42				28 40 7.1

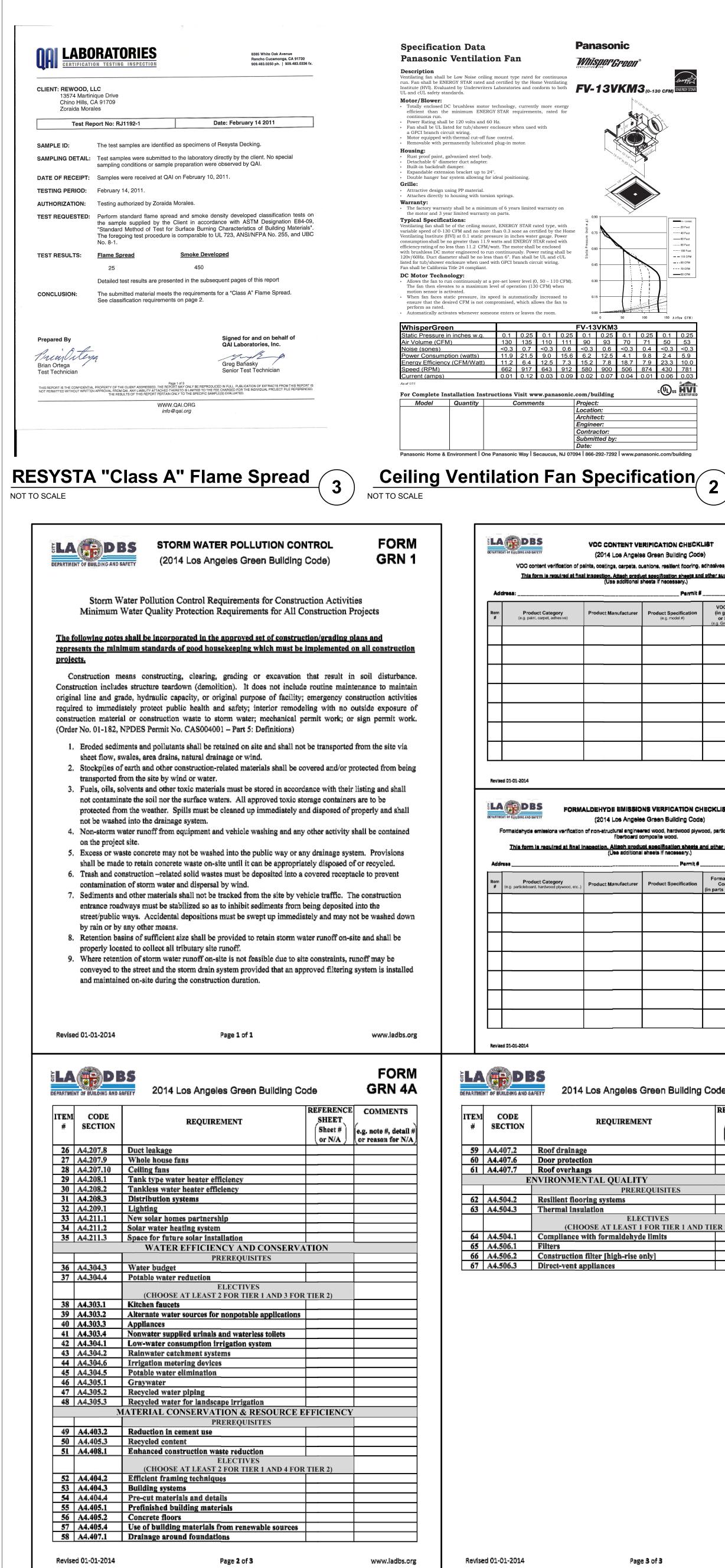
Prevailing Setback Calculation

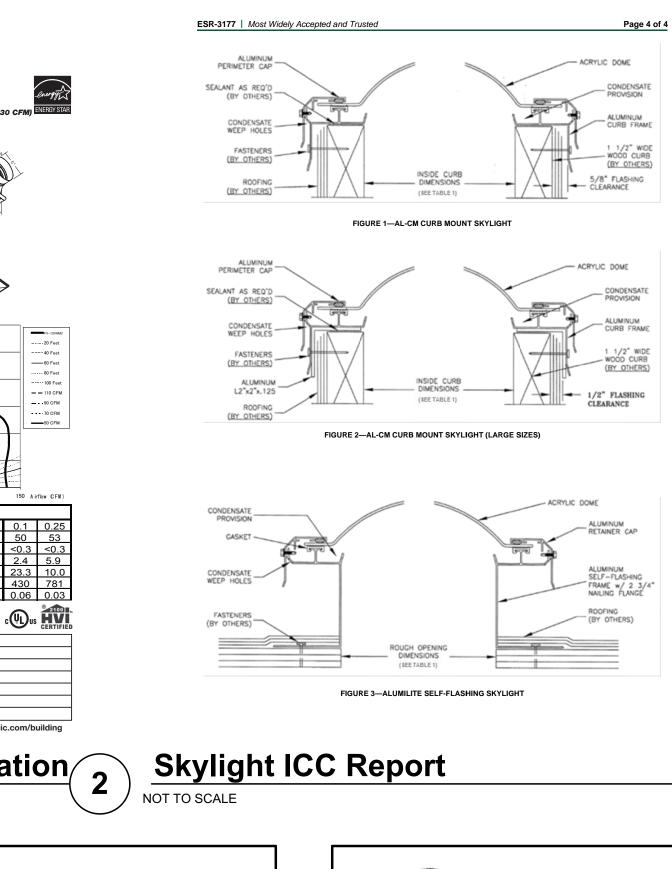
2



DBS

1





LA DBS

PARTMENT OF BUILDING AND SAF

	AL-CM	SERIES	AL-SF SERIES			
MODEL NO.	Number of Retainer Fasteners ¹	Number of Skylight Mounting Fasteners ²	Number of Retainer Fasteners ¹	Number o Skylight Mounting Fasteners		
1422	10	12	10	10		
1414	8	12	8	8		
2246	14	16	14	16		
2237	12	14	12	14		
2230	12	12	12	12		
00.10		10		10		
3046	20	10	20	10		
3037	14	8	14	8		
4242	16	12	16	12		
3737	16	12	16	12		
3030	12	8	12	8		
2222	10	10	10	10		
1919	10	10	10	10		
4896	24	18	24	18		
4848	16	12	16	10		
4689	22	16	22	16		
4669	20	14	20	14		
4646	16	12	16	12		
3859	14	14	14	14		
3775	18	12	18	12		
3746	14	12	14	12		
3069	18	16	18	16		
0000	24	44	04			
6096	24	14	24	14		
6072	20	16	20	16		
5555	20	16	20	16		
5460	22	14	22 <s, galvanized="" steel<="" td=""><td>14</td></s,>	14		

FÖRM

GRN 4

ESR-3177 | Most Widely Accepted and Trusted

RIFICATION CHECKLIST FC s Green Building Code) GR					
hions, resilient flooring, f specification sheets and					
esta if necessary.)	•				
Product Specification (e.g. model #)	VOC Content (in grams/liter) or Standard (e.g. Green Label Plus)	Allowable VOC Content (in grams/liters)			

INS VERFICATION CHECKLIST FORM Green Building Code) GRN 3 ared wood, hardwood plywood, particleboard, and medium density composite wood. Int appelification sheats and other supporting documents.						
• •						
Product Specification	Formaldehyde Content (in parts per million)	Formaldehyde Limits (in parts per million)				
	Green Building Code ad wood, hardwood plyw mposite wood. t epecification sheets / heets if necessary.) Permit #	Green Building Code) ed wood, hardwood plywood, particleboard, an mposite wood. t epecification sheets and other supporting wheets if necessary.) Permit # Product Specification				

Р	roject Addres	is: I	Date:	
ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENT
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.7	Reduction of heat island effect for nonroof areas		
		ENERGY EFFICIENCY		
5	4.211.5	Space for future solar system installation		
		WATER EFFICIENCY & CONSERVATION		
6	4.303.1	Water conserving plumbing fixtures and fittings		
7	4.303.1.3.2	Multiple showerheads serving one shower		
8	4.304.1	Irrigation controllers		
9	4.304.1.1	Irrigation design		
		MATERIAL CONSERVATION & RESOURCE	EFFICIENCY	
10	4.406.1	Rodent proofing		
11	4.407.3	Flashing details		
12	4.407.4	Material protection		
	4.408.1	Construction waste reduction of at least 50%		
14	4.410.1	Operation and maintenance manual		
		ENVIRONMENTAL QUALITY		
15	4.503.1	Fireplaces and woodstoves		
16	4.504.1	Covering of duct openings and protection of		
-		mechanical equipment during construction		
	4.504.2	Finish material pollutant control		
18 19	4.504.2.1 4.504.2.2	 Adhesives, sealants, caulks Baints and continues 		
	4.504.2.2	 Paints and coatings Aerosol paints and coatings 		
<u>20</u> 21	4.504.2.3	 Aerosol paints and coatings Verification 	├	
22	4.504.3	Carpet systems		
23	4.504.3.1	Carpet cushion		
24	4.504.4	Resilient flooring systems		
25	4.504.5	Composite wood products		
26	4.505.2.1	Capillary break		

		2014 Los Angeles Gree	en Building Code	FORM GRN 4				Green Building Co	ode	FÖR GRN 4	
	SECTION	-	SHEET (Sheet # or N/A)	(e.g. note #, detail #)			<u>RESIDEN</u> (INCORPORATE THIS FORM	TIAL BUILDINGS INTO THE PLANS A	LONG WITH		
Image: state st	4.506.1 Bathroom e	exhaust fans							-		
Unit of the second seco	4.507.2 Heating and	l air-conditioning system de	lesign		P	roject Address	3;	Date		COMMENTS	9
Test Far S Fa							REQUIREM	ENT	SHEET Sheet #	e.g. note #, detai	il #
]		FOURTES	· · ·	1	
							Topsoil protection	EQUISITES	1		
								at island effect			
							(CHOOSE AT LEAST 2 F		TIER 2)		
							Site selection				
					6	A4.104.1	Supervision and education	-			
						A4.106.2.1	Soil analysis				
 A database description of the system of the syste											
 					13	A4.106.9	Bicycle parking				
 A deal a local programmental and a local programmental an					14			gh-rise only			
 A statistic problem in the statis					15	A4.203		EQUISITES			
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 							Radiant roof barriers				_
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 adjoint The stacked system shall have afficience specify to initialized specific system system system specific system system specific system system system specific system system	ew dwellings and townhouses, provide ther listed raceway that can accommode ranch circuit for each dwelling unit. So ervice capacity to install Level 2 EVSE g "EV CAPABLE" shall be posted in a se panel or subpanel and the EVE charge paces within the common parking area have labels posted stating "EV CAPAF ing space and at a conspicuous place a	RESIDENTIAL BUI e a minimum 1-inch 15 late a dedicated 208/240 15 sufficient conductor sizing 15 B shall be provided. A label 2 a conspicuous place at the 15 ging space. (4.106.4.1) serving R-occupancies, 16 BLE" at both the EV 15 at the service panel or 15	 JILDINGS 15. The VOC Content Verification Check completed and verified prior to final manufacturer's specifications show products shall be readily available a field inspector for verification. 16. All new carpet installed in the build and product requirements of one of a. Carpet and Rue Institute's Gree 	whise, Form GRN 2, shall be l inspection approval. The ing VOC content for all applicable t the job site and be provided to the (4.504.2.4) ing interior shall meet the testing the following: h Label Flue Program	DEPARTMI	ENT OF BUILDING AND	SAFETY Resid 2014 Los Ar (Incorporat	lential Occupancies ngeles Green Building (e this form into the pl	Code	GRN 1	6
 (4.106-2) The registed backforge set of readow has it lates official has been consisted of the shall have a flow relation of the lates of the lates	nel. The electrical system shall have si taneously charge all designated EV spi	ufficient capacity to aces at full rated amperage	 b. California Department of Public c. NSF/ANSI 140 at the Gold leve 	Health's Specification 01350							
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 a. The formation of the analysis of the state of a point of the state of t	reflectance value of at least 0.30 as det	termined per ASTM E918		Institute Green Label program.		Showerhe	ads	2 gp	m @ 80 psi		
 5. When a thore is streed by more than one three-thad, the combined flow wate of life allower hands controlled by a single valve allal to streed 2 pailings per inture at 80 bigs, or the down with 28 bigs, or the down	low rates for all plumbing fixtures shal num flow rates in Section 4,303,1.			iont flooring shall comply with one					\$		
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13. All duct and other related air distribution component openings shall be covered with tape, plastle, or sheet metal until the final startup of the heating, cooling and ventilating equipment. 25. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible.	rate of all the showerheads controlled I d 2.0 gallons per minute at 80psi, or th y allow one showerhead to be in opers 5.1.3.2) led automatic irrigation system control ased controllers. rejects that include landscape work, the GRN 12, shall be completed prior to f (Stat lar spaces around pipes, electric cables ags in the building's envelope at exter st the passage of rodents by closing sus st, concrete mascary, or metal plates. P be protected in accordance with Sectio bing Code. rials delivered to the construction site a ser sources of moisture. a City of Los Angeles certified hauter ruction waste. It new equipment, an Operation and Mi fing, at a minimum, the items listed in leted and placed in the building at the i	(4.304.1) the Landscape Certification, 19 final inspection approval. 19 the Assembly BII No. 1881) 3 s, conduits, or other 20 rior walls shall be protected 20 bih openings with cement 21 Piping prove to corrosion 313.0 of the Los Angeles (4.406.1) 4406.1 shall be protected from rain 21 (4.407.4) 21 will be used for hauling of 22 (4.408.1) 23 Section 4.410.1, shall be 11 time of final inspection, (4.410.1) sealed combustion type. 24	 fiberboard composite wood product the building shall meet the formalds 20. The <i>Formaldekyde Emissions Verifis</i> shall be completed prior to final ins manufacturer's specifications showing applicable wood products shall be a be provided to the field inspector fo 21. A 4-inch thick base of ½ inch or lar provided for proposed alab on grads 22. A vapor barrier shall be provided in proposed slab on grade construction 23. Building materials with visible sign installed. Wall and floor framing sh inspected and found to be satisfacto 24. Newly installed bathroom exhaust f compliant and be ducted to terminant 	bard, and medium density is used in the interior or exterior of phyde limits listed in Table 4.504.5. (4.504.5) Contion Checklust, Form GRN 3, pestion approval. The ing formaldehyde content for all could available at the job site and to verification. (4.504.5) ger clean aggregate shall be construction. (4.505.2.1) indirect contact with concrete for a. (4.505.2.1) is of water damage shall not be all not be enclosed until it is ry by the building inspector. (4.505.3) ans shall be ENERGY STAR is to the outside of the building.		Urinals ¹ Lavatory Fa ² Kitchen fau and must de ² Where com achieve redu ⁴ Includes sin Single I eff A1 Dual FI eff an	cets may temporarily increase flow ab fault to a maximum flow rate of 1.8 gp plying faucets are unavailable, aerato action. Agle and dual flush water closets with a Flush Toilets - The effective flush volum fective flush volume is the average flus 12.19.233.2. Ush Toilets - The effective flush volum fective flush volume is defined as the o d one full flush. Flush volumes will be	han 0.8 gpm at 20 psl. hove the maximum rate, b m @ 60psl. rs rated at .35 gpm or or a an effective flush of 1.28 g me shall not exceed 1.28 g sh volume when tested in e shall not exceed 1.28 g composite, average flush t	other means may gallons or less, gallons (4.8 liters accordance with allons (4.8 liters), volume of two re	y be used to a). The ASME The duced flushes	
14. Architectural paints and coatings, adhesives, caulks and seelants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4,504,1-4,504,3. 26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004, (4,507,2)	rate of all the showerheads controlled I d 2.0 gallons per minute at 80psi, or th y allow one showerhead to be in opera 5.1.3.2) led automatic irrigation system control assed controllers. rojects that include landscape work, the GRN 12, shall be completed prior to f (Stat lar spaces around pipes, electric oables angs in the building's envelope at exter is the passage of rodents by closing su r, concrete masonry, or metal plates. P be protected in accordance with Sectio bing Code. tials delivered to the construction site s er sources of moisture. a City of Los Angeles certified haulor inclion waste. It new equipment, an Operation and Mi ting, at a minimum, the items listed in leted and placed in the building at the t w gas fireplaces must be direct-vent, s i burning fireplaces are prohibited per (act and other related air distribution co of with tape, plastic, or sheet metal uni-	(4.304.1) the Landscape Certification, final inspection approval. the Assembly Bill No. 1881) te Assembly Bill No. 1881) s, conduits, or other rior walls shall be protected 20 sich openings with cement Priping prove to corrosion on 313.0 of the Los Angeles (4.406.1) shall be protected from rain (4.407.4) will be used for hauling of (22 (4.408.1) faintenance Manual Section 4.410.1, shall be time of final inspection, (4.407.4) Section 4.410.1, shall be time of final inspection, (4.400.1) sealed combustion type. AQMD Rule 445. (4.503.1, AQMD Rule 445) emponent openings shall be atil the final startup of the	 fiberboard composite wood product the building shall meet the formalds 20. The <i>Formaldehyde Emissions Verifi</i> shall be completed prior to final ins manufacturer's specifications showing applicable wood products shall be re- be provided to the field inspector fo 21. A 4-inch thick base of ½ inch or lar provided for proposed slab on grads 22. A vapor barrier shall be provided in proposed slab on grade construction 23. Building materials with visible sign installed. Wall and floor framing shi inspected and found to be satisfacto 24. Newly installed bathroom exhaust f compliant and be ducted to terminat Provide the manufacturer's cut shee 25. Newly installed bathroom exhaust of component of a whole house ventilite 	s used in the interior or exterior of shyde limits listed in Table 4.504.5. (4.504.5) Cation Checklist, Form GRN 3, peotion approval. The ing formaldehyde content for all eadily available at the job site and e verification. (4.504.5) ger clean aggregate shall be e construction. (4.505.2.1) direct contact with concrete for 1. (4.505.2.1) e direct contact with concrete for 1. (4.505.2.1) s of water damage shall not be all not be enclosed until it is ry by the building inspector. (4.505.3) has shall be ENERGY STAR to to the outside of the building. a for verification. (4.506.1) has, not functioning as a tion system, must be controlled by		Urinals ¹ Lavatory Fa ² Kitchen fau and must de ² Where com achieve redu ⁴ Includes sin Single I eff A1 Dual FI eff an	cets may temporarily increase flow ab fault to a maximum flow rate of 1.8 gp plying faucets are unavailable, aerato action. Flush Toilets - The effective flush volur fective flush volume is the average flus 12.19.233.2. ush Toilets - The effective flush volum fective flush volume is defined as the o d one full flush. Flush volumes will be	han 0.8 gpm at 20 psl. hove the maximum rate, b m @ 60psl. rs rated at .35 gpm or or a an effective flush of 1.28 g me shall not exceed 1.28 g sh volume when tested in e shall not exceed 1.28 g composite, average flush t	other means may gallons or less, gallons (4.8 liters accordance with allons (4.8 liters), volume of two re	y be used to a). The ASME The duced flushes	
with ANSI/ACCA 36-S Manual S-2004. (4.507.2) Revised 05-04-2014 Page 1 of 1 www.ladbs.org Revised 01-01-2014 Page 1 of 1	rate of all the showerheads controlled I d 2.0 gallons per minute at 80psi, or th y allow one showerhead to be in opera 5.1.3.2) led automatic irrigation system control ased controllers. rojects that include landscape work, the GRN 12, shall be completed prior to f (Stat lar spaces around pipes, electric cables mays in the building's envelope at exter st the passage of rodents by closing su r, concrete masonry, or metal plates. P be protected in accordance with Sectio bing Code. fails delivered to the construction site s a City of Los Angeles certified hauler mathematical in the building at the factor of the set sources of moisture. a City of Los Angeles certified hauler mathematical in the building at the factor of the building at the factor (set and other related air distribution co ed with tape, plastic, or sheet metal uning, cooling and ventilating equipment; tectural paints and coatings, adhesives, by with the Volatile Organic Compount	(4.304.1) te Landscape Certification, 15 final inspection approval. 15 te Assembly Bill No. 1881) 3 s, conduits, or other 20 rior walls shall be protected 20 te h openings with cement 21 Priping prone to corrosion 313.0 of the Los Angeles (4.406.1) (4.406.1) shall be protected from rain 21 (4.407.4) (4.407.4) will be used for hauling of 22 (4.408.1) 23 section 4.410.1, shall be 11 time of final inspection, (4.410.1) sealed combustion type. 24 AQMD Rule 445. 25 ormponent openings shall be 23 still the final startup of the (4.504.1) s, caulks and sealants shall 26 ad (VOC) limits listed in 26	 fiberboard composite wood product the building shall meet the formalds 20. The <i>Formaldehyde Emissions Verifis</i> shall be completed prior to final ins manufacturer's specifications showing applicable wood products shall be re- be provided to the field inspector fo 21. A 4-inch thick base of ½ inch or lar provided for proposed slab on grads 22. A vapor barrier shall be provided in proposed slab on grade construction 23. Building materials with visible sign installed. Wall and floor framing sh- inspected and found to be satisfacto 24. Newly installed bathroom exhaust f compliant and be ducted to terminal Provide the manufacturer's cut shee 25. Newly installed bathroom exhaust if component of a whole house ventile a humidistat which shall be readily - using ANSUACCA Manual J-2004, ASHRAE handbooks and have their 	s used in the interior or exterior of shyde limits listed in Table 4.504.5. (4.504.5) Cation Checklist, Form GRN 3, peotion approval. The ing formaldehyde content for all eadily available at the job site and e verification. (4.504.5) ger clean aggregate shall be e construction. (4.505.2.1) direct contact with concrete for 1. (4.505.2.1) e direct contact with concrete for 1. (4.505.2.1) e direct contact with concrete for 1. (4.505.2.1) e direct contact with concrete for 1. (4.505.2.1) s of water damage shall not be all not be enclosed until it is ry by the building inspector. (4.505.3) has shall be ENERGY STAR to to the outside of the building. a for verification. (4.506.1) has, not functioning as a tion system, must be controlled by accessible. (4.506.1) stems shall be sized and designed ANSI/ACCA 29-D-2009 or r equipment selected in accordance		Urinals ¹ Lavatory Fa ² Kitchen fau and must de ² Where com achieve redu ⁴ Includes sin Single I eff A1 Dual FI eff an	cets may temporarily increase flow ab fault to a maximum flow rate of 1.8 gp plying faucets are unavailable, aerato action. Flush Toilets - The effective flush volur fective flush volume is the average flus 12.19.233.2. ush Toilets - The effective flush volum fective flush volume is defined as the o d one full flush. Flush volumes will be	han 0.8 gpm at 20 psl. hove the maximum rate, b m @ 60psl. rs rated at .35 gpm or or a an effective flush of 1.28 g me shall not exceed 1.28 g sh volume when tested in e shall not exceed 1.28 g composite, average flush t	other means may gallons or less, gallons (4.8 liters accordance with allons (4.8 liters), volume of two re	y be used to a). The ASME The duced flushes	

Р	roject Addres	ss: I	Date:	
ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET Sheet # or N/A)	COMMENTS (e.g. note #, detail #) or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.7	Reduction of heat island effect for nonroof areas		
		ENERGY EFFICIENCY		
5	4.211.5	Space for future solar system installation		
		WATER EFFICIENCY & CONSERVATION		
6	4.303.1	Water conserving plumbing fixtures and fittings		
7	4.303.1.3.2	Multiple showerheads serving one shower		
8	4.304.1	Irrigation controllers		
9	4.304.1.1	Irrigation design		
		MATERIAL CONSERVATION & RESOURCE	EFFICIENCY	
10	4.406.1	Rodent proofing		
11	4.407.3	Flashing details		
12	4.407.4	Material protection		
13	4.408.1	Construction waste reduction of at least 50%		
14	4.410.1	Operation and maintenance manual		
		ENVIRONMENTAL QUALITY		
15	4.503.1	Fireplaces and woodstoves		
16	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
17	4.504.2	Finish material pollutant control		
18	4.504.2.1	 Adhesives, sealants, caulks 		
19	4.504.2.2	 Paints and coatings 		
20	4.504.2.3	 Aerosol paints and coatings 		
21	4.504.2.4	 Verification 		
22	4.504.3	Carpet systems		
23		Carpet cushion		
24	4.504.4	Resilient flooring systems		
25	4.504.5	Composite wood products		
26	4.505.2.1	Capillary break		
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2014 Los Angeles Green Building Code

DEPARTMENT OF BUILDING AND SAFETY	2014 Los Angeles Green	Building Code	FORM GRN 4	DEPARTM		2014 Los Angolos G	Freen Building Code	FOF GRN 4
ITEM CODE # SECTION	REQUIREMENT	REFERENCE SHEET (Sheet #)	COMMENTS			TIER 1 AND TIER 2 VOLUNTA RESIDENTI	RY REQUIREMENTS CHE AL BUILDINGS	CKLIST
27 4.505.3 Moist	ture content of building materials	(or N/A)	or reason for N/A			INCORPORATE THIS FORM IN		/ITH THE
28 4.506.1 Bath	room exhaust fans ing and air-conditioning system desig	n		F	roject Address		Date:	
				ITEN #	1	REQUIREMEN	REFER	ET t #) (e.g. note #, det
							QUISITES	
				2	A4.106.2.3 A4.106.4	Topsoil protection Water permeable surfaces		
				3	A4.106.5		CTIVES	
				4	A4.103.1	(CHOOSE AT LEAST 2 FOR Site selection	R TIER 1 AND 4 FOR TIER 2)	
				5	A4.103.2 A4.104.1	Community connectivity Supervision and education		
				7	A4.105.2	Reuse of materials		
				8	A4.106.2.1 A4.106.2.2	Soil analysis Soil protection		
				10	A4.106.3	Landscape design	÷	
				<u>11</u> 12	A4.106.7 A4.106.8	Reduction of heat island effect f Electric vehicle (EV) charging	for nonroof areas	
				13 14	A4.106.10	Bicycle parking Light pollution reduction [high-	-rise only]	
				15	A4.203	ENERGY EFFICIENCY PREREQ Energy performance	QUISITES	
						ELEC	CTIVES R TIER 1 AND 6 FOR TIER 2)	
				16		Radiant roof barriers		
				17 18	A4.205.2 A4.206.1	Window shading Reduced infiltration		
				<u>19</u> 20	A4.207.1 A4.207.2.1	Innovative systems Commissioning of hvac systems		
				21	A4.207.2.3	Commissioning checklist	,	
				22	A4.207.4 A4.207.5	Gas-fired heating equipment Heat pumps		
				24 25		Cooling equipment Ducts location		
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LA DBS	2014 Los Angeles Green i	Building Code	FORM GRN 14	Ĩ,			XTURE FLOW RATE	s FOR
GRE . For new dwellings and townhouse diameter listed raceway that can a volt branch circuit for each dwelli and service capacity to install Lew stating "EV CAPABLE" shall be p service panel or subpanel and the l 2. EV spaces within the common par- shall have labels posted stating "E	EEN BUILDING CODE PLA <u>RESIDENTIAL BUILD</u> es, provide a minimum 1-inch 15. The ccommodate a dedicated 208/240 con ng unit, Sufficient conductor sizing mar el 2 EVSE shall be provided. A label pro- posted in a conspicuous place at the field EVE charging space. (4.106.4.1) tking area serving R-occupancies, 16. All W CAPABLE" at both the EV and	N CHECK NOT INGS <i>POC Content Verification Che</i> npleted and verified prior to fin nuffacturer's specifications show ducts shall be readily available d inspector for verification. new carpet installed in the built product requirements of one or Carpet and Rue Institute's Gree	GRN 14 ES exhist, Form GRN 2, shall be al inspection approval. The ving VOC content for all applicable at the job site and be provided to the (4.504.2.4) ding interior shall meet the testing f the following: en Label Flue Program	DEPARTM	LENT OF BUILDING AND	SAFETY Resider 2014 Los Ange (Incorporate t	XTURE FLOW RATE ntial Occupancies eles Green Building Code this form into the plans)	<u>es</u> for Grn
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 GRE For new dwellings and townhouse diameter listed raceway that can ad volt branch circuit for each dwelling and service oapacity to install Lew stating "EV CAPABLE" shall be pervice panel or subpanel and the list spaces within the common par shall have labels posted stating "E charging space and at a complexo subpanel. The electrical system sh simultaneously charge all designat based on Level 2 EVSE. A separation of the electrical system of a least of or ASTM C1549. The required hardsoape used to reasolar reflectance value of at least 0 or ASTM C1549. The flow rates for all plumbing flamaximum flow rates in Section 4.3 When a shower is served by more flow rate of all the showerheads to be (4.303.1.3.2) Installed automatic irrigation syste soll-based controllers. For projects that include landscape Form GRN 12, shall be completed and place. Materials delivered to the construct or other sources of moisture. Only a City of Los Angelos certific construction waste. For all new squipment, an Operatil including, at a minimum, the item completed and placed in the building. All new gas fireplaces must be dir Wood burning fireplaces are prohiliced and placed in the building. 	EEN BUILDING CODE PLA <pre>RESIDENTIAL BUILD</pre> is, provide a minimum 1-inch ccommodate a dedicated 208/240 ng unit, Sufficient conductor sizing et al EVSE shall be provided. A label posted in a conspisuous place at the EVE charging space. (4.106.4.1) 15. The commodate a dedicated 208/240 name etail area serving R-occupancies, VCAPABLE" at both the EV spaces at full rated amperage te electrical permit is required. (4.106.4.2) 16. All and and and and and and and and and and	N CHECK NOT INGS P VOC Content Verification Che number of the prior to fin- number of a verification show ducts shall be readily available d inspector for verification. new carpet installed in the build product requirements of one or Carpet and Rug Institute's Gre- California Department of Public NSF/ANSI 140 at the Gold lev Scientific Certifications System new carpet cushion installed in uirements of the Carpet and Rug % of the total area receiving resi- more of the following: VOC emission limits defined in Products Database Products Database Products Catifornia Department (150) w hardwood plywood, particle in products compliant with the Catifornia Department 01350 w hardwood plywood, particle in products composite wood products building shall meet the formald be formaldekyde Emissions Very II be completed prior to final in minfecturer's appointent shall be provided to the field inspector of inch thick base of ½ inch or la vided for proposed slab on grade apor barrier shall be provided in posed slab on grade construction itotale with visible sign alled. Wall and floor framing signed the minimeturer's out shall be provided to the field inspector of when the california to be satisfact why installed bathroom exhausting posed and found to be satisfact why installed bathroom exhausting ponent of a whole house ventil	GRN 144 PES acklist, Form GRN 2, shall be al inspection approval. The ving VOC content for all applicable at the job site and be provided to the (4.504.2.4) ding interior shall meet the testing fithe following: • In Label Flue Program is Health's Specification D135D vi ms Indoor Advantage ^{rest} Gold (4.504.3.1) the building interior shall meet the g Institute Green Label program. (4.504.3.1) the building interior shall meet the g Institute Green Label program. 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Flush volumes will be te	N 4.303.1 LOW RATES MAXIMUM ALLOWABLE 2 gpm @ 80 p 1.5 gpm @ 80 p 1.5 gpm @ 60 0.4 gpm @ 60 1.8 gpm @ 60 1.8 gpm @ 60 1.28 gallons/flu 1.28 gallons/flu 1.28 gallons/flu 0.125 gallons/flu 0.1	GRN E FLOW RATE DSI pSI pSI pSI pSI pSI pSI pSI p
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For projects that include landscape Form GRN 12, shall be completed Annular spaces around pipes, elec- openings in the building's envelop against the passage of rodents by o mortar, concrete masonry, or meta shall be protected in accordance w Plumbing Code. Materials delivered to the construct or other sources of moisture. Only a City of Los Angelos certific construction waste. For all new equipment, an Operati- including, at a minimum, the items completed and placed in the buildi All new gas fireplaces must be dir Wood burning fireplaces are prohi	EEN BUILDING CODE PLA RESIDENTIAL BUILD ss, provide a minimum 1-inch coommodate a dedicated 208/240 ng unit. Sufficient conductor sizing el 2 EVSB shall be provided. A label posted in a conspisuous place at the EVE charging space. (4.106.4.1) 15. The commodate a dedicated 208/240 nmar el 2 EVSB shall be provided. A label posted in a conspisuous place at the EVE charging space. (4.106.4.1) 16. All workshall be provided. A label posted in a conspisuous place at the EVE charging space. (4.106.4.1) WCAPABLE" at both the EV saplace at the service panel or all have sufficient capacity to be de EV spaces at full rated amporage te electrical permit is required. (4.106.4.2) 16. All workshall be required. (4.106.4.2) duoe heat island effects shall have a 0.30 as determined per ASTM E918 (4.106.7) 17. All wares shall comply with the 303.1. (4.303.1) 18. 809 or m controlled by a single valve shall not by a single valve shall not by a single valve shall not (be in operation at a time. 18. 809 or m controllers shall be weather- or (4.304.1) e work, the Landscape Certification, 1 prior to final inspection approval. (State Assembly Bill No. 1881) 19. New the cost as shall be protected closing such openings with cement al plates, Piping prone to corrosion mar with Section 313.0 of the Los Angeles app (4.406.1) 20. The shall inst the ime of final inspection, (4.408.1) ction site shall be protected from rain a listed in Section 4.410.1, shall be ing at the time of final inspection, (4.408.1) 21. A 4 provide and controller shall be protected from rain (4.400.1) ction site shall be protected from rain a listed in Section 4.410.1, shall be ing at the time of final inspe	N CHECK NOT INGS PVOC Content Verification Che mpleted and verified prior to fin- nutfioturer's specifications show duots shall be readily available d inspector for verification. new carpet installed in the buil- product requirements of one or Carpet and Rug Institute's Gre California Department of Publi NSF/ANSI 140 at the Gold lew Scientific Certifications Syster new carpet cushion installed in uirements of the Carpet and Rug % of the total area receiving resi- nore of the following: VOC emission limits defined is Products Database Products Compliant with the CI Greenguant Children & Schoo Certification under the Reallier FloorScore program Meet the California Departmer 01350 w hardwood plywood, particle le brooard composite wood products building shall meet the formald a <i>Formaldekyde Ensistents Verj</i> Il be completed prior to final in matheturer's specifications show Nicable wood products shall be provided to the field inspector f l-inch thick base of ¼ inch or la vided for proposed slab on grade rapor barrier shall be provided i posed slab on grade construction Iding materials with visible signalled. Wall and floor framing si posted and found to be satisfact wily installed bathroom exhaust nponent of a whole house ventilumidistat which shall be readily a heating and air-conditioning si- ng ANSUACCA Manual J-2000	GRN 144 PES Packliss, Form GRN 2, shall be al inspection approval. The ving VOC content for all applicable at the job site and be provided to the (4.504.2.4) ding interior shall meet the testing fithe following: *** Label Flue Program is Health's Specification 01350 *** *** Label Flue Program *** Control shall comply with one *** the CHPS High Performance HPS criteria certified under the sprogram *** Floor Covering Institute (RFCI) *** of Public Health's Specification (4.504.4) *** of Public Health's Specification (4.504.5) **** of the interior or exterior of ishyde limits listed in Table 4.504.5 (4.504.5) ***** of the interior of exterior of ishyde limits listed in Table 4.504.5 (4.504.5) ************************************	DEPARTN	Showerhea Lavatory fa Lavatory fa Lavatory fa Lavatory F Kitchen fau Gravity tan Flushomet Urinals ¹ Lavatory Fa ³ Kitchen fau and must der ³ Where com achieve redu ⁴ Includes sir Single ff A1 Dual Fli eff	PLOINDING FIX Resider 2014 Los Ange 2014 Los Ange (Incorporate t FIXTURE TYPE ads aucets, residential aucets, residential aucets, nonresidential aucets aucets k type water closets er tank water closets er valve water closets er valve water closets er valve water closets er tank water closets er valve water closets er valve water closets er valve water closets er valve water closets ucets shall not have a flow rate less thar coton. ault to a maximum flow rate of 1.8 gpm in plying faucets are unavailable, aerators in ction. augle and dual flush water closets with an flush volume is the average flush volume is ective flush volume is the average flush volume is defined as the cond one full flush. 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Green Building Co	de	FORM GRN 4A
ENT	REFERENCE SHEET Sheet # or N/A	COMMENTS (e.g. note #, detail # or reason for N/A
FY		
REQUISITES		
ECTIVES 1 FOR TIER 1 AND TH	ER 2)	
de limits		
only]		

2	014 Los Angeles	IALDEHYDE LIMITS Green Building Code form into the plans)	FORM GRN 1
		e 2014 Los Angeles Green Building Code 4.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.	5
VOC CONTENT LIMITS FOR ARCHITECT		SEALANT VOC L Less Water and Less Exempt Compo	
Grams of VOC per Liter of Co		SEALANTS	CURRENT VOC LIMIT
Less Water and Less Exempt Co	-	Architeotural	250
COATING CATEGORY ²³	CURRENT LIMIT	Marine deck	760
lat costings ionflat costings	50 100	Nonmembrane roof	300
onflat-high gloss coatings	180	Roadway	250
pecialty Coatings	100	Single-ply roof membrane Other	450 420
luminum roof coatings	400	SEALANT PRIMERS	-14-M
asement specialty costings	400	Architectural	
tuminous root gonitedo toon auonimut	50	Nonporous	250
tuminous roof primers	350 350	Porous	775
na preakers procrete curing compounds	350	Modified bituminous 500	500
ncrete/masonry sealers	100	Marine deck Other	760
veway sealers	50	Croner Note: For additional information regarding mathods to mea tables, see South Cossi: Air Quality Management: District R	r ou sure the VOC content specified in th
y fog coatings	150	tables, see South Cossi Air Quality Management District R	tie 1198.
aux finishing costings	350	ADHESIVE VQC LI	1.2
re resistive costings	350	Less Water and Less Exempt Compo	
oor coatings orm-release compounds	100 250	ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
raphic arts coatings (sign paints)	<u>280</u> 800	Indoor carpet adhesives	50
gh temperature coatings	420	Carpet pad adhesives	50
lustrial maintenance costings	250	Outdoor carpet adhesives	150
w solids coatings'	120	Wood flooring adheaive	100
agnesite cament coatings	450	Rubber floor adhesives	80
stic texture costings	100	Subfloor adhesives	50
allic pigmented coatings	500 250	Ceramic tile adhesives VCT and asphalt tile adhesives	<u> </u>
reatment wash primers	420	Drywall and panel adhesives	50
ners, sealers, and undercoaters	100	Cove base adhesives	50
ctive penebrating sealers	350	Multipurpose construction adhesives	70
ycled coatings	250	Structural glazing adhesives	100
of coalings	50	Single-ply roof membrane adhesives	250
st preventative coatings	250	Other adhesives not specifically listed SPECIALTY APPLICATIONS	50
Clear	730	PVC welding	510
Opaque	650	CPVC welding	490
pecialty primers, sealars and undercoaters	100	ABS welding	325
	250	Plastic cement welding	250
one consolidants	450 340	Adhesive primer for plastic	350
rimming pool coatings	100	Contact adhesive Special purpose contact adhesive	80
b and tile refinish coatings	420	Structural wood member adhesive	140
senardmem gnifoorgrets	250	Top and trim adhesive	250
/ood coatings	275	SUBSTRATE SPECIFIC APPLICATIONS	
ood preservatives	350	Metal to metal	30
Inc-rich primers ts of VOC per iter of coating, including water and including	340	Plastic foams	50
specified limits remain in affect unless revised limits are list	ed in subsequent columns in th	e Porous material (except wood)	50
as in this table are derived from those specified by the Ciell	bmia Air Resources Board.	Fiberglass	- 30
extural Coskings Buggested Control Messure, February 1, 2 bis from the Air Resources Board. FORMALDEHYDE LIMIT	CCB. More information is	If an adheeive is used to bend dissimilar autorists tags ganteri shall be allowed. "For addilacal informaticar recording mathods to meatour	For, the adhesive with the highest \ the VDC content seconded in this t
		ase South Coast Air Quality Managament District Rule 110 http://www.arb.co.gov/DRDB/8C/CURHTML/R1135.PDF.	90 ₁
Maximum Formaldehyde Emissions in			
PRODUCT	CURRENT LIMIT		
Hardwood plywood veneer core	0.05		
Hardwood plywood veneer core Hardwood plywood composite core	0.05		
Particleboard	0.09		
Medium density fiberboard	0.11		
Thin medium density fiberboard ⁸	0.13		
is in this table are derived from those specified by the Call Control Measure for Composite Wood as tested in accord tal Information, see Celifornia Code of Regulatione, Tille 1	omia Air Resources Board, Air Ince with ASTIN E 1333, For 7. Bestions 33123 through		

1	 For new dwallings and diameter listed raceway volt branch circuit for a and service capacity to stating "EV CAPABLE service panel or subpan
2	. EV spaces within the co shall have labels posted

2.	EV spaces within the con
	shall have labels posted
	charging space and at a d
	subpanel. The electrical
	simultaneously charge al
	based on Level 2 EVSE.
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1	The redence usuasebe
	solar reflectance value
	or ASTM C1549.

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Revised 02-28-2014

additional information, see viewonant some of the second s

Page 1 of 1

ESR-3177 | Most Widely Accepted and Trusted 5.0 CONDITIONS OF USE The Bristolite AL-CM and AL-SF Skylights described in this

Page 3 of 4

report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions: 5.1 The skylights must be installed in accordance with this report, Sections 2405.4 and 2610 of the IBC or Section R308.6 of the IRC, as applicable, and the manufacturer's published installation instructions. In the event of a conflict between this report and the manufacturer's published installation instructions, this report governs.

5.2 The allowable loads (performance grades) for the skylights are as set forth in Table 1 and must be equal to, or greater than, the applied loads specified by the applicable code. Snow loads are outside the scope of this report

- Page 2 of 4 5.3 The skylights are manufactured in Santa Ana, California, under a quality control program with inspections by UL LLC (AA-668). 6.0 EVIDENCE SUBMITTED Data in accordance with the ICC-ES Acceptance Criteria
- for Plastic-glazed Skylights (AC16), dated April 2011. 7.0 IDENTIFICATION The skylights are labeled with the Bristolite Skylights name and address; the product model number and performance grade ratings noted in Table 1 of this report; the evaluation report number (ESR-3177); a safety label complying with
- Class I, ANSI Z 35.1-1972 (warning of risk of falling); and

MODEL NO.	INSIDE CURB DOME DOME RISE LOADS (psf), DIMENSIONS THICKNESS DOME RISE LOADS (psf),			DOME DOME DISE LOADS (psf),		PG, AND A LOAD	NCE GRADE LLOWABLE S (psf), SERIES
NU.	(inches)	(inch)	(inches)	PG _{pos} (inward forces)	PG _{neg} (outward forces)	PG _{pos} (inward forces)	PG _{neg} (outward forces)
1422	14.25 x 22.25	0.098	4	30	80	30	80
1414	14.25 x 14.25	0.098	4	30	80	30	80
2246	22.25 x 46.25	0.098	5	15	40	15	30
2237	22.25 x 40.25	0.098	5	15	40	15	30
2237	22.25 x 30.25	0.098	5	15	40	15	30
3046	30.25 x 46.25	0.098	6	15	60	15	55
3037	30.25 x 37	0.098	6	15	60	15	55
4242	42 x 42	0.098	8	15	40	15	40
3737	37 x 37	0.098	6	15	40	15	40
3030	30.25 x 30.25	0.098	6	15	40	15	40
2222	22.25 x 22.25	0.098	5	15	40	15	40
1919	19 x 19	0.098	5	15	40	15	40
4896	48 x 96	0.150	12	15	15	15	20
4848	48 x 48	0.150	11	15	15	15	20
4689	46.25 x 89.50	0.150	11	15	15	15	20
4669	46.25 x 69.50	0.150	11	15	15	15	20
4646	46.25 x 46.25	0.150	10	15	15	15	20
3859	38 x 59	0.150	9	15	15	15	20
3775	37 x 75	0.150	9	15	15	15	20
3746	37 x 46.25	0.150	9	15	15	15	20
3069	30.25 x 69.50	0.150	7	15	15	15	20
6096 ¹	60 x 96	0.236	15	15	15	15	20
6072	60 x 72	0.236	15	15	15	15	20
5555	55 x 55	0.236	13	15	15	15	20
5460	55 x 55 54 x 60	0.236	12	15	15	15	20

¹ Model No. 6096 is considered a large size skylight which must be installed in accordance with Figure 2.

ES ICC EVALUATION Service

ICC-ES Evaluation Report ESR-3177 Issued May 1, 2013 This report is subject to renewal May 1, 2015. www.icc-es.org | (800) 423-6587 | (562) 699-0543 A Subsidiary of the International Code Council® IVISION: 08 00 00—OPENINGS the maximum loads determined in accordance with Section: 08 62 00—Unit Skylights IBC Section 2405.5.2, except the design wind forces must be as specified for skylights in IRC Section R301.2.1. See REPORT HOLDER: Table 1 for allowable positive and negative PG rating BRISTOL FIBERLITE INDUSTRIES, INC **4.1.2** Air Infiltration: The air leakage of the skylights, tested at an air pressure differential of 1.57 psf (75 Pa), dba BRISTOLITE[®] DAYLIGHTING SYSTEMS

(Sections 402.4.2 and 502.4.1 of the 2006 IECC).

4.2 Installation:

before the skylight is set in place.

lapped at the corners of the skylight frame.

Section 1507 or IRC Section R905, as applicable.

401 EAST GOETZ AVENUE SANTA ANA, CALIFORNIA 92707 (714) 540-8950 www.bristolite.com

- EVALUATION SUBJECT: BRISTOLITE SKYLIGHTS
- 1.0 EVALUATION SCOPE Compliance with the following codes: 2009 and 2006 International Building Code[®] (IBC)
- 2009 and 2006 International Residential Code[®] (IRC) Properties evaluated:
- Structural Air infiltration Water penetration resistance
- Durability 2.0 USES

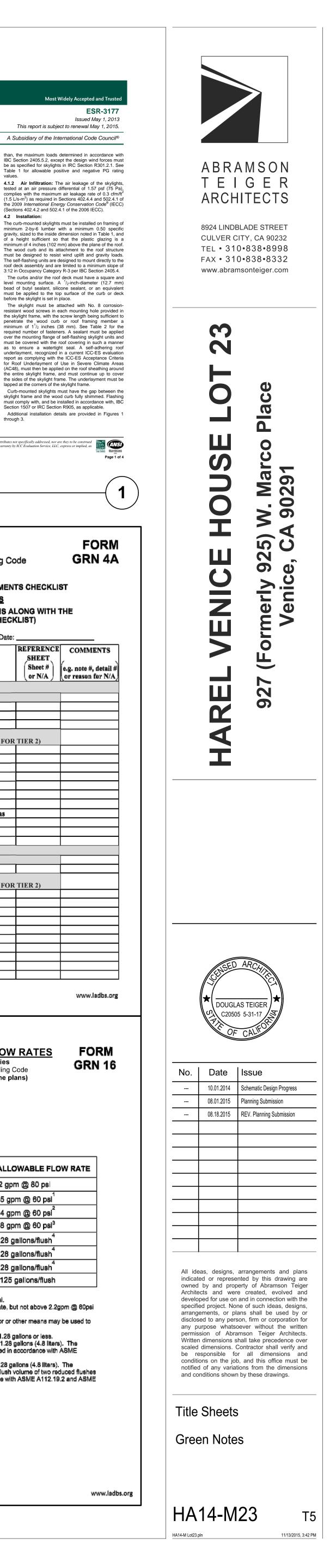
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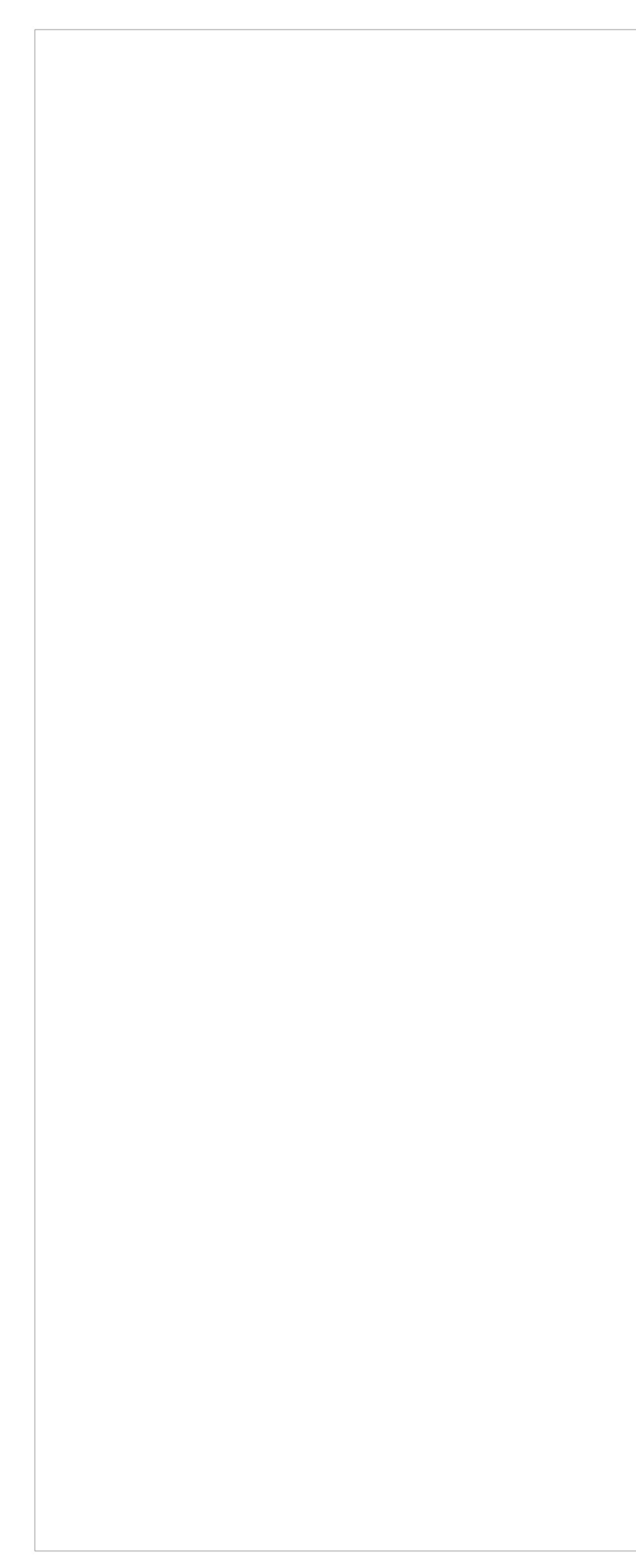
- The Bristolite AL-CM and AL-SF series skylights described in this report are plastic-glazed, nonopenable skylights complying with Sections 2405 and 2610 of the IBC and Section R308.6 of the IRC. 3.0 DESCRIPTION
- Bristolite skylights are glazed using smooth domes formed from 0.098-, 0.150-, and 0.236-inch-thick (2.49, 3.81, and 5.99 mm) flat sheets of Class CC2 acrylic plastic described in the approved quality manual. The domes are attached at the factory to a frame with a retainer cap, both of which are
- 6063 T5 aluminum extrusions. Model AL-CM skylights are curb-mounted, and Model AL-SF skylights are selfflashing. Details for the skylights are noted in Table 1. 4.0 DESIGN AND INSTALLATION
- 4.1 Design: **4.1.1 General:** The allowable loads are expressed as performance grade rating values, PG. Under the IBC, the PG rating values must be equal to, or greater than, the maximum loads required by IBC Section 2405.5.2. Under the IDC the PC expression of the PC ratios and the PC ratios are provided by the PC expression.

the IRC, the PG rating values must be equal to, or greater

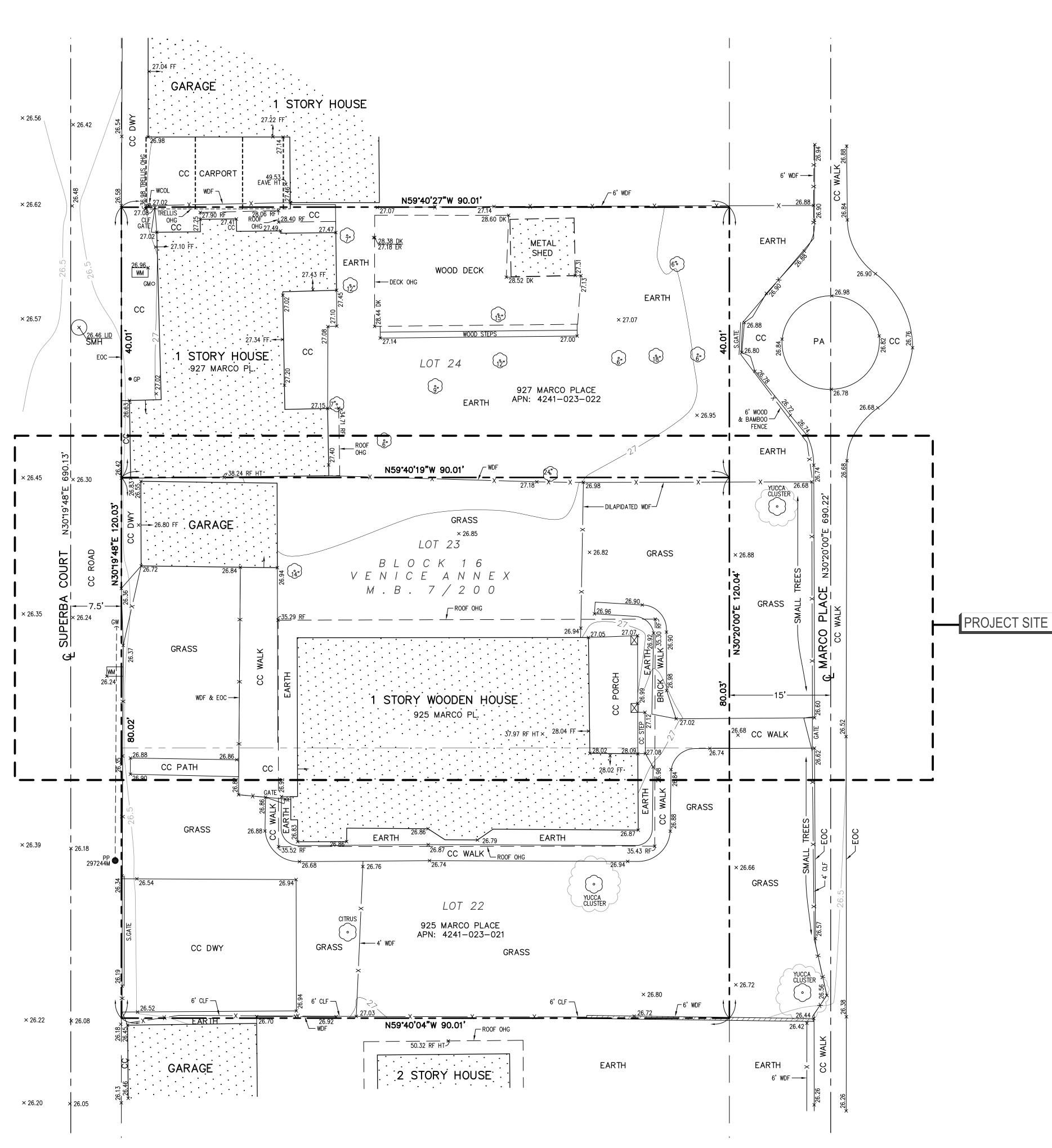
ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, expres to any finding or other matter in this report, or as to any product covered by the report.

through 3.

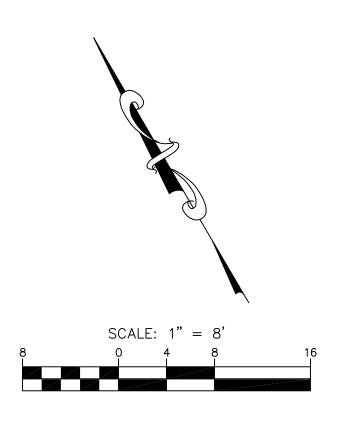








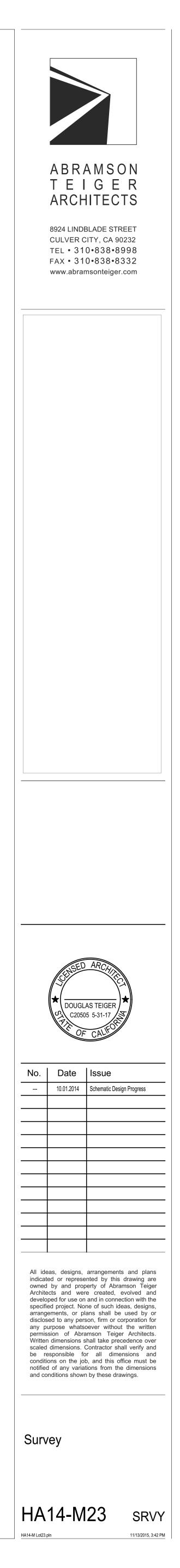
<u>LEGEND</u> ----- CENTER LINE ----- PROPERTY LINE CURB UNLESS OTHERWISE NOTED _____ WALL $-\!\!-\!\!\rightarrow$ GUY WIRE PP POWER POLE GUARD POST COLUMN TREE WITH 10" TRUNK DIAMETER ABBREVIATIONS BUILDING BLOCK CONCRETE BLDG BLK. CLF CHAIN LINK FENCE DECK DRIVEWAY EDGE OF CONCRETE EARTH DWY EDC FINISH FLOOR GAS METER GUARD POST GUY WIRE HEIGHT MAP_BOOK M. B. DHG PP DVERHANG POWER POLE ROOF SLIDING GATE RF S. GATE SMH SEWER MANHOLE WOOD COLUMN WOOD FENCE WATER METER WCOL WDF WM WWL WOOD WALL REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS <u>A. APN: 4241–023–021</u> FIDELITY NATIONAL TITLE INSURANCE COMPANY PRELIMINARY REPORT, POLICY NO. 120–5463, DATED AUGUST 30, 1988. BRIEF LEGAL DESCRIPTION LOTS 22 AND 23, BLOCK 16 OF VENICE ANNEX, M.B. 7/200. EASEMENT NOTE 1. AN EASEMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT RECORDED IN BOOK 3445, PAGE 118 OF DEEDS. EASEMENT AND EASEMENT LOCATION NOT DESCRIBED. NOT PLOTTED. <u>B. APN: 4241–023–022</u> POLICY NO. 27-042-92-2795937, DATED SEPTEMBER 3, 2003. BRIEF LEGAL DESCRIPTION LOT 24, BLOCK 16 OF VENICE ANNEX, M.B. 7/200. EASEMENT NOTE THERE ARE NO EASEMENT PER THE ABOVE REFERENCED POLICY REPORT. LAND AREAS ADDRESS: 925 MARCO PLACE APN: 4241-023-021 AREA: 7,203 SQ. FT. 0.165 ACRES ADDRESS: 927 MARCO PLACE APN: 4241–023–022 AREA: 3,602 SQ. FT. 0.082 ACRES BASIS OF BEARINGS THE CENTERLINE OF MARCO PLACE BEING N 30°20'00" E PER VENICE ANNEX, M.B. 7/200. <u>BENCH MARK</u> CITY OF LOS ANGELES BENCH MARK NO. 17-07770 ELEV=25.391 DATUM: NAVD 1988 DESCRIPTION: WIRE SPIKE E CURB LINCOLN BLVD. 5.3FT S OF BC CURB RET S OF SUPERBA AVE. N END CB. Her 6-25-14 OFER SHAPIRA LICENSE NO.: L.S. 7123 EXPIRES: 12/31/2014 DATE Surveying & Drafting Services, Inc. 901 Seward Street, Los Angeles, CA 90038 ED LAND S Tel: (323) 857–1017 Fax: (323) 857–1079 Email: surveying@earthlink.net

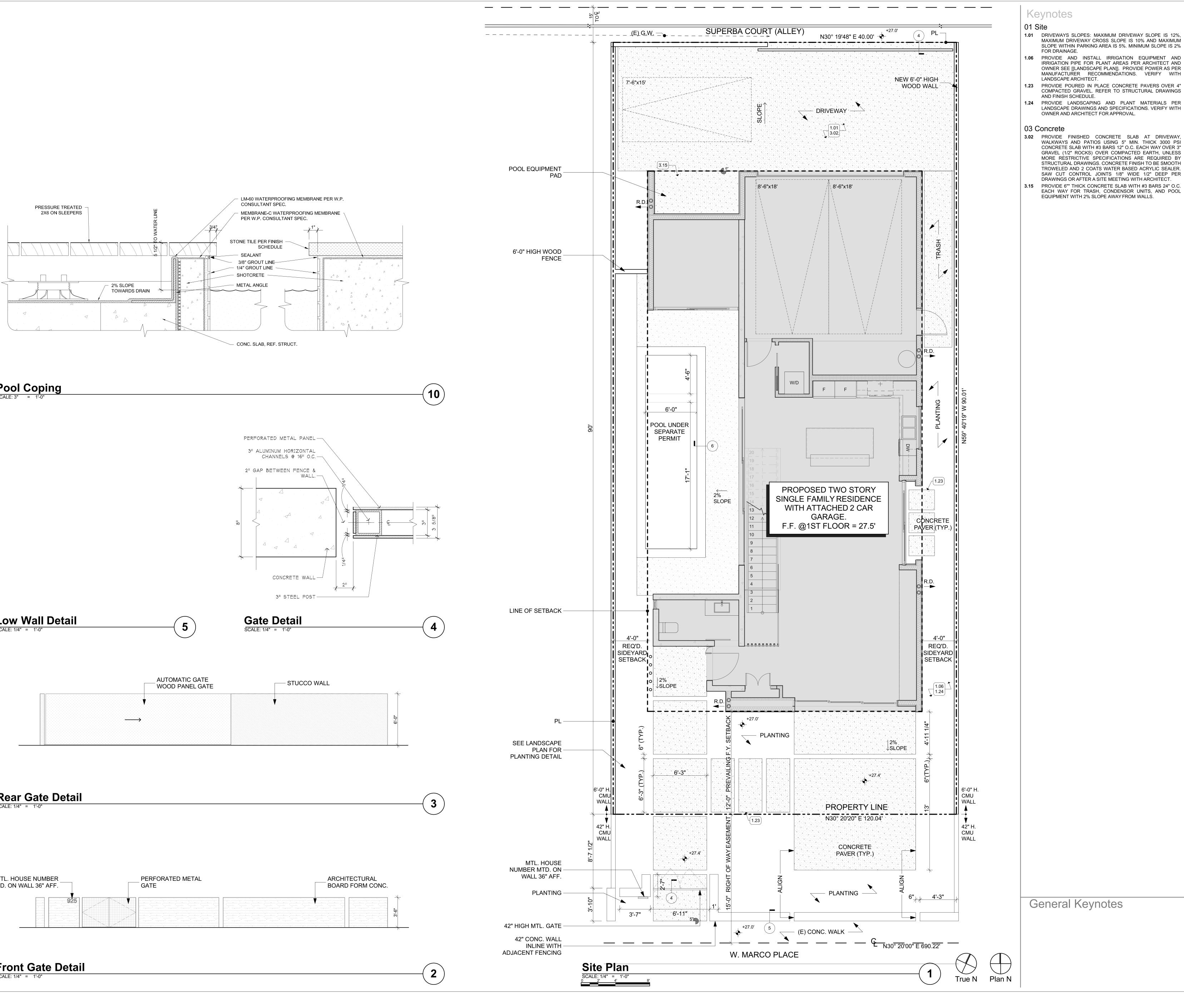


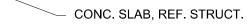


www.surveyinganddrafting.com TOPOGRAPHIC SURVEY OF 925-927 MARCO PLACE LOS ANGELES, CALIFORNIA 90291 DRAWN BY: A.S., J.C., V.L. DATE: 6-25-14

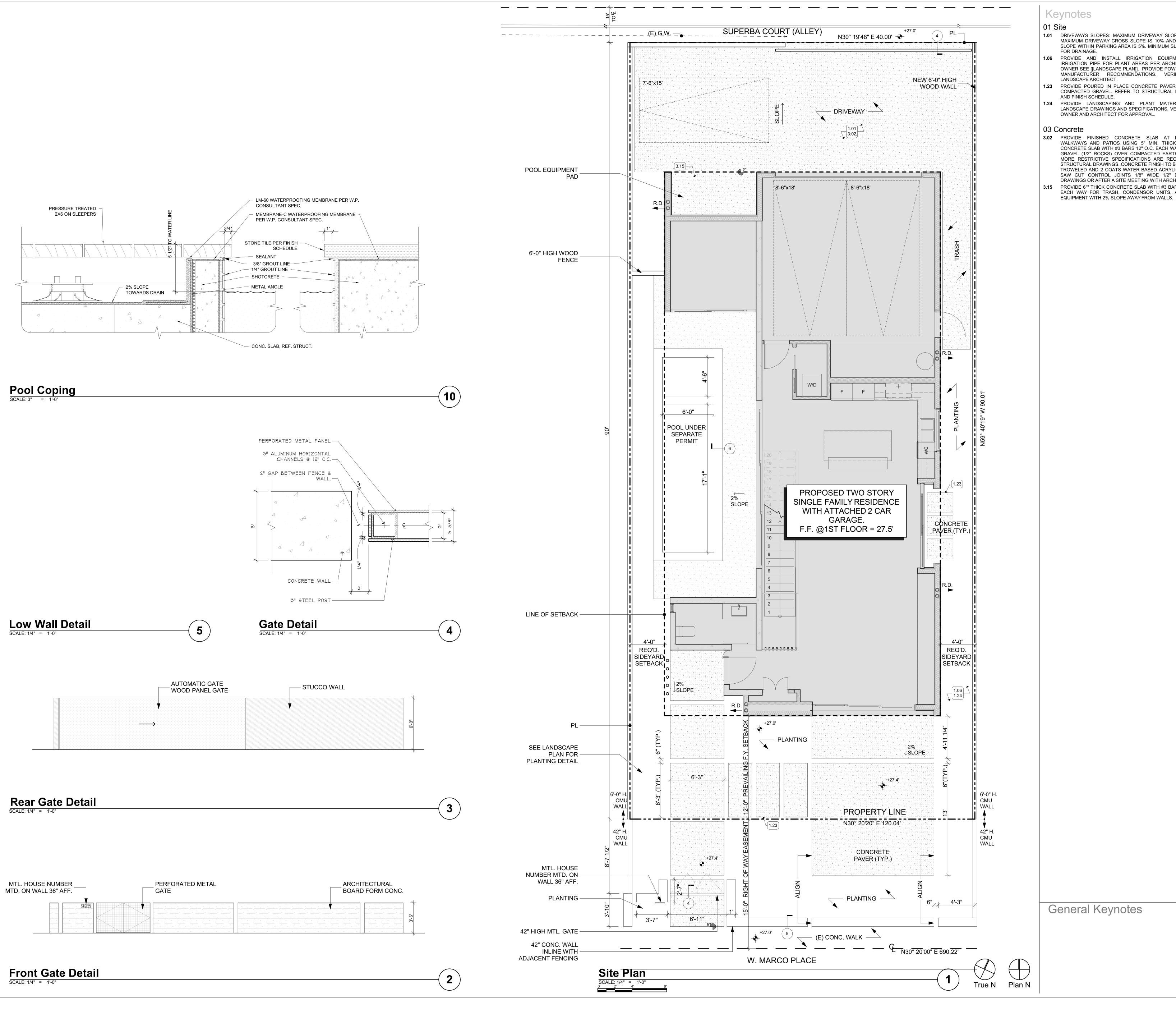
DATE OF SURVEY: 6-3-14 CHECKED BY: O.S. JOB NAME: TEIGER/HAREL-MARCO SHEET: 1 OF 1

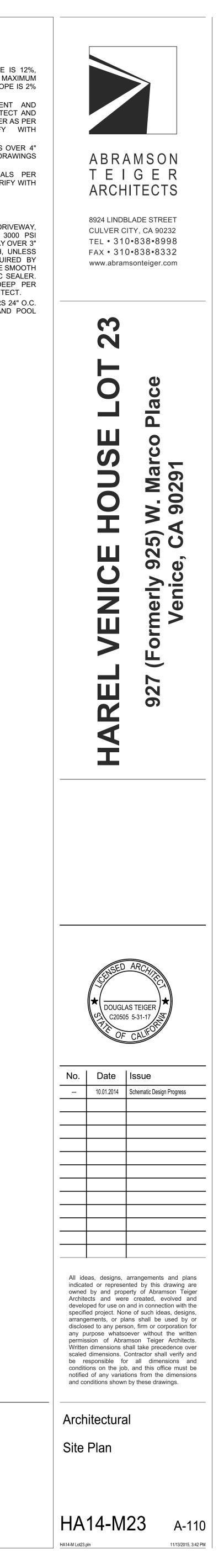


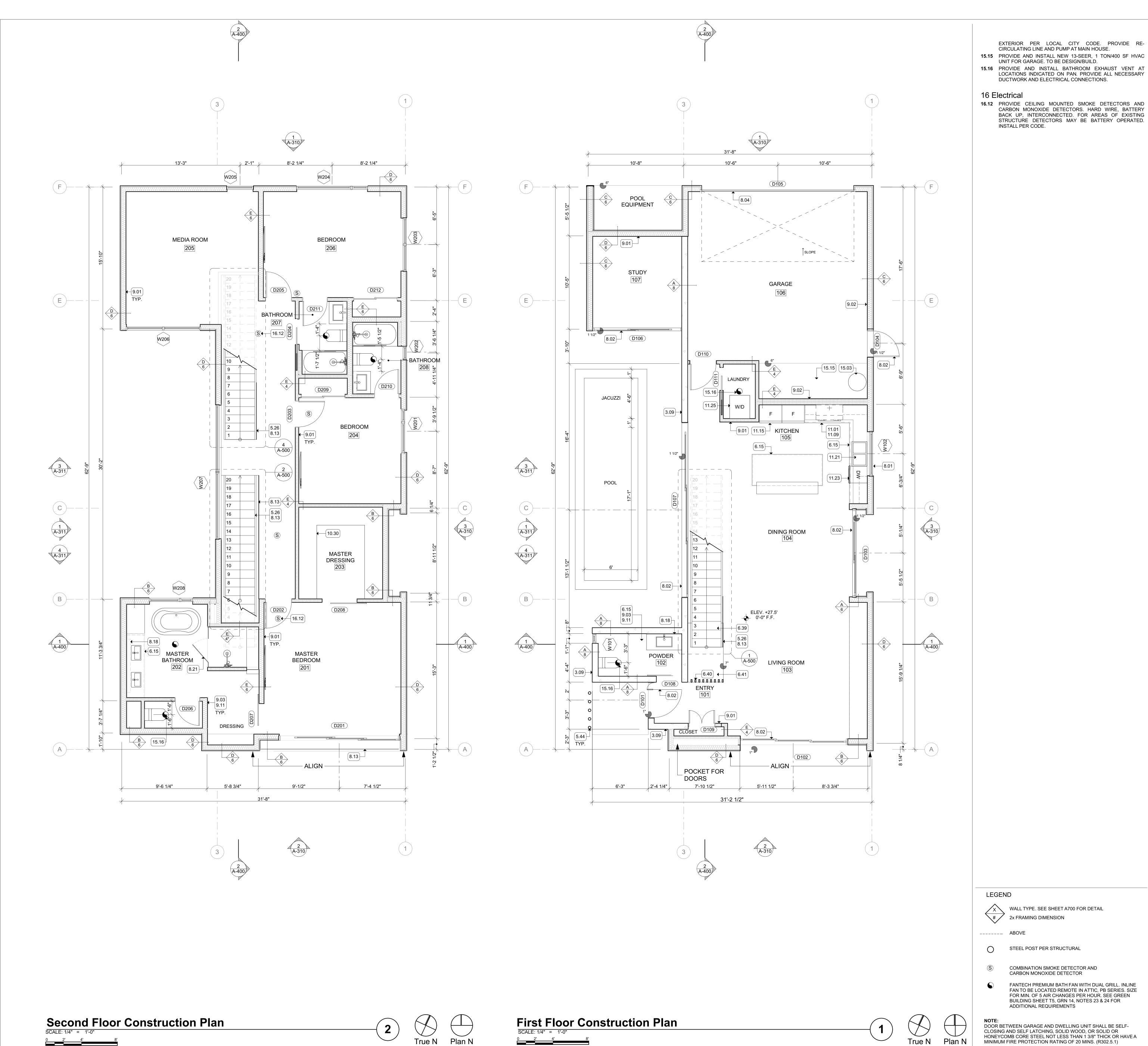












FANTECH PREMIUM BATH FAN WITH DUAL GRILL. INLINE FAN TO BE LOCATED REMOTE IN ATTIC, PB SERIES. SIZE FOR MIN. OF 5 AIR CHANGES PER HOUR. SEE GREEN BUILDING SHEET T5, GRN 14, NOTES 23 & 24 FOR

DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL BE SELF-CLOSING AND SELF LATCHING, SOLID WOOD, OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINS. (R302.5.1)

0.01	CONTRACTOR TO ISSUE "RFI" (REQUEST FOR INFORMATION FOR ITEMS THAT ARE UNCLEAR, OR CONTRADICTORY DURING THE BIDDING PROCESS. ANY ASSUMPTIONS SHOULD BE IN WRITING, AND NO DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE ACCEPTED UNLESS APPROVED DURING THE BIDDING PROCESS. CONTRACTOR TO PROVIDE (3) SAMPLE SUBMITTALS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING ANY FINISH
03 (3.09	MATERIALS Concrete PROVIDE POURED IN PLACE CONCRETE WALL. INCLUDE

3.09	PROVIDE POURED IN PLACE CONCRETE WALL. INCLUDE
	DAMP PROOFING ADMIXTURE IN CONCRETE MIX. BOARDS
	TO BE 4" X 6'-0" WOOD BOARDS WITH HORIZONTAL
	ORIENTATION AND SEALED W/ BONA NATURALE MATTE
	CLEAR COAT SEALER, BOTH INTAERIOR AND EXTERIOR
	FACES. REVIEW ARCHITECTURAL DETAILS AND ELEVATIONS
	FOR SPECIFIC INSTRUCTIONS AND LOCATIONS FOR
	PATTERNS / FORMWORK.

05 Metals

Keynotes

00 General Notes

26	PROVIDE METAL HANDRAIL. INSTALL HANDRAIL AT 3
	ABOVE STAIR NOSING. PRIME ALL STEEL 2 COAT
	DELIVERY TO JOB SITE. RE-PRIME AFTER FIELD V
	FINAL PAINT WITH 3 COATS DURING FINISH PHASE.
	5 COLOR SAMPLES SAMPLES FOR ARCHITECT'S APP
.31	PROVIDE STRUCTURAL STEEL PER STRU
	DRAWINGS. ANY DISCREPANCIES BETWEEN STRU
	AND ARCHITECTURAL DRAWINGS SHOULD BE BRO
	THE ATTENTION OF THE ARCHITECT PRIOR TO AS
	PRIME ALL STEEL 2 COATS AFTER DELIVERY TO J
	RE-PRIME AFTER FIELD WELDING.FINAL PAINT WITH
	DURING FINISH PHASE. PROVIDE 5 COLOR S
	SAMPLES FOR ARCHITECT'S APPROVAL.

5.44 PROVIDE AND INSTALL EXPOSED STRUCTURAL STEEL COLUMNS AND CONNECTORS. PAINT WITH TWO COATS OF RUST INHIBITIVE PRIMER AND PAINT FINISH.

06 Wood

CEILING

6.15	PROVIDE	CUSTOM	BUILT	CABIN	ETRY	PER
	ELEVATION	NS.				
6.39	PROVIDE	HARDWOO	DD 7"	TALL	STAIR	PODI
	ARCHITEC	URAL DETA	AILS AND) FINISI	H SCHE	DULE.
			MINICS	EINICH		

- BE MADE WOOD FRAMINGS, FINISHED WITH SOLID WOOD. FINISH TO MATCH STAIR TREADS. 6.40 PROVIDE 3 1/2" X 1 1/2" FINISHED HARDWOOD PROFILES. WOOD SPECIES AND FINISH TO MATCH ADJACENT STAIR TREADS. REFER TO ARCHITECTURAL DETAILS FOR CONNECTION @ FLOOR AND CEILING
- 6.41 PROVIDE HARDWOOD STAIR TREAD PER ARCHITECURAL DETAILS AND FINISH SCHEDULE. WOOD SPECIES AND FINISH TO MATCH ADJACENT STAIR TREADS. REFER TO ARCHITECTURAL DETAILS FOR CONNECTION @ FLOOR AND

08 E	Doors & Windows
8.01	WINDOW PER SCHEDULE. ALL WINDOW OPENING S TO BE MEASURED AND VERIFIED BY CONTRACTO TO ORDERING FROM SUPPLIER. PROVIDE MATCHI FINISH ON WINDOWS AND SCREENS. PAINT CO HARDWARE FINISH PER SCHEDULE. MANUFACTO PROVIDE SHOP DRAWINGS. ONE WINDOW FLASHED AS A SAMPLE FOR APPROVAL BY ARCHIT BY SYSTEM WATERPROOFING SUPPLY.
8.02	EXTERIOR DOORS PER SCHEDULE. ALL DOOR SIZES ARE TO BE MEASURED AND VERIF CONTRACTOR PRIOR TO ORDERING FROM S PROVIDE 2 PAIR HINGES FROM EACH DOC CYLINDERS, LATCHES AND STRIKES AS REQU PROVIDE COMPLETE OPERATION OF ALL DOOF EXTERIOR DOORS TO BE KEYED THE SAME MANUFACTURER PER SCHEDULE. DOOR HARDWA FINISHES AS PER SPECIFICATION MANUAL. ONE DO BE FLASHED AS A SAMPLE FOR APPROVAL BY AF AND BY SYSTEM WATERPROOFING SUPPLY.
8.04	GARAGE DOOR PER SCHEDULE. ALL DOOR OPENII ARE TO BE MEASURED AND VERIFIED BY CON PRIOR TO ORDERING FROM SUPPLIER. PROV HARDWARE AS REQUIRED TO COMPLETE OPERATIO GARAGE DOORS. PROVIDE MOTORIZED GARAG OPENER. DOOR MANUFACTURER PER SCHEDUL HARDWARE AND FINISHES AS PER SPECIFICATION M
8.13	PROVIDE AND INSTALL GLASS GUARDRA ARCHITECTURAL DETAIL @ 42" A.F.F. PROVIDE 3/ TEMPERED GLASS AT GLASS RAILINGS.
8.18	PROVIDE AND INSTALL MIRRORS. SEE I ELEVATIONS FOR DIMENSIONS AND PLACEMENT. CLEAR SILICON AT PERIMETER OF MIRROR.
8.21	PROVIDE FRAMELESS TEMPERED "STARFIRE SHOWER DOOR PER INTERIOR ELEVATION.
09 F	inishes
9.01	PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD, F DEFECTS, ATTACHED WITH SCREWS ONLY, HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM C SANDED TO A SMOOTH AND EVEN SURFACE RI RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE BEADS.
9.02	PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD TO I

- GARAGE SPACE IN ORDER TO ACHIEVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. 9.03 PROVIDE 5/8" PAPERLESS / FIBERGLASS MATT GYPSUM BOARD (DENSARMOR PLUS BY GEORGIA PACIFIC) IN ALL BATHS AND WET LOCATIONS, FREE OF DEFECTS, ATTACHED WITH SCREWS ONLY, REMOVE HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM COAT AND SANDED TO A
- SMOOTH AND EVEN SURFACE READY TO RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE CORNER BEADS.

9.11 INSTALL TILE WITH BUTT JOINT

10 Specialties 10.30 CUSTOM BUILT CLOSET SYSTEM - CONSULT WITH OWNER ON SPECIFICATIONS.

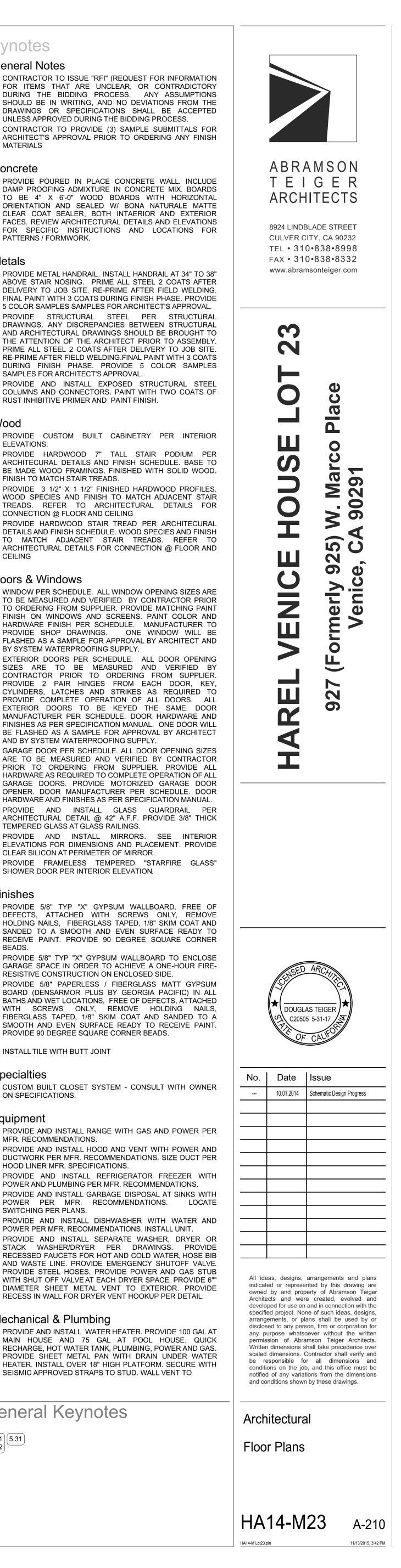
- 11 Equipment **11.01** PROVIDE AND INSTALL RANGE WITH GAS AND POWER PER MFR. RECOMMENDATIONS. 11.09 PROVIDE AND INSTALL HOOD AND VENT WITH POWER AND
- DUCTWORK PER MFR. RECOMMENDATIONS. SIZE DUCT PER HOOD LINER MFR. SPECIFICATIONS. 11.15 PROVIDE AND INSTALL REFRIGERATOR FREEZER WITH
- POWER AND PLUMBING PER MFR. RECOMMENDATIONS. **11.21** PROVIDE AND INSTALL GARBAGE DISPOSAL AT SINKS WITH POWER PER MFR. RECOMMENDATIONS. LOCATE SWITCHING PER PLANS.
- 11.23 PROVIDE AND INSTALL DISHWASHER WITH WATER AND POWER PER MFR. RECOMMENDATIONS. INSTALL UNIT.
- 11.25 PROVIDE AND INSTALL SEPARATE WASHER, DRYER OR STACK WASHER/DRYER PER DRAWINGS. PROVIDE RECESSED FAUCETS FOR HOT AND COLD WATER, HOSE BIB AND WASTE LINE. PROVIDE EMERGENCY SHUTOFF VALVE. PROVIDE STEEL HOSES. PROVIDE POWER AND GAS STUB WITH SHUT OFF VALVE AT EACH DRYER SPACE. PROVIDE 6"" DIAMETER SHEET METAL VENT TO EXTERIOR. PROVIDE

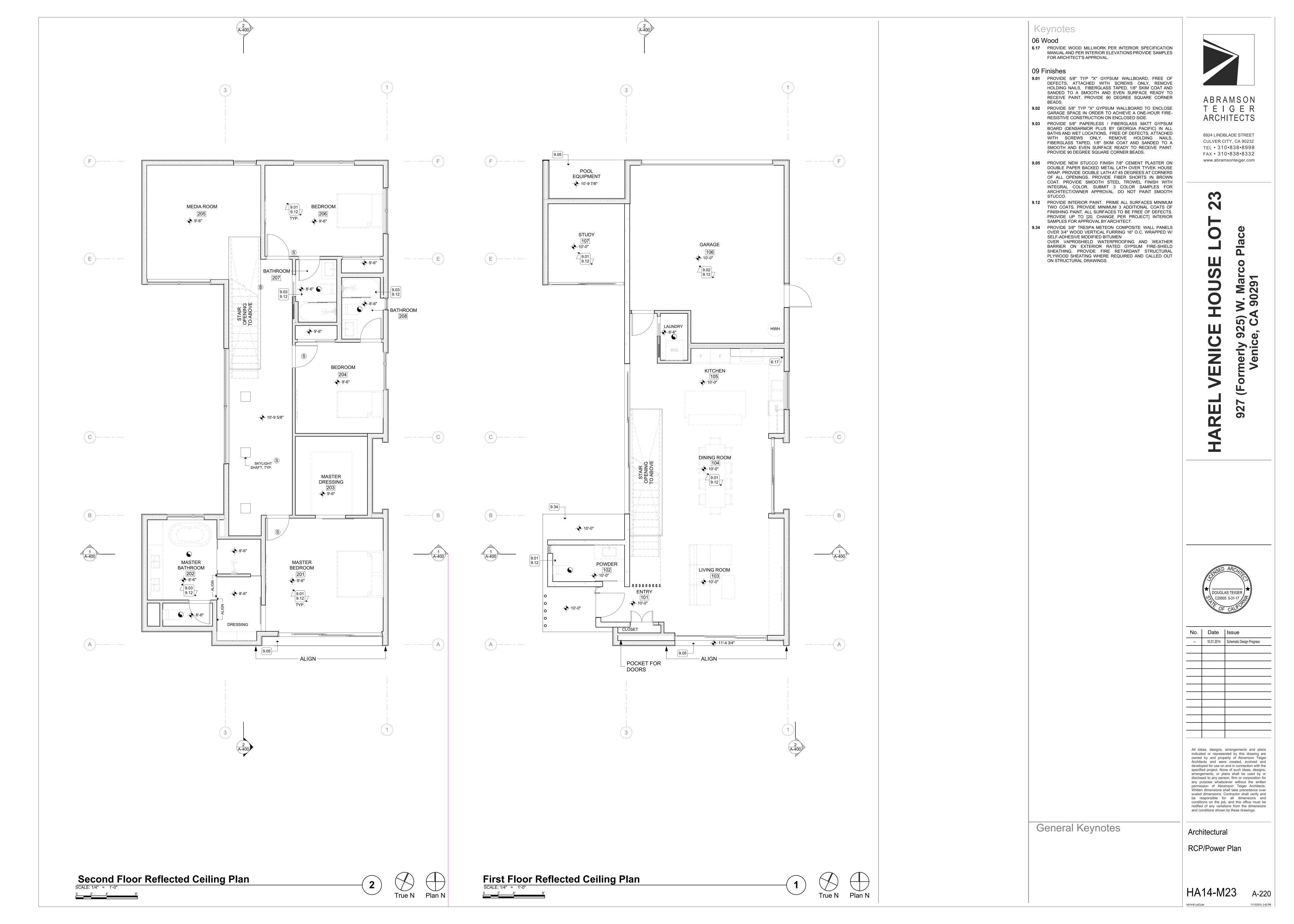
15 Mechanical & Plumbing

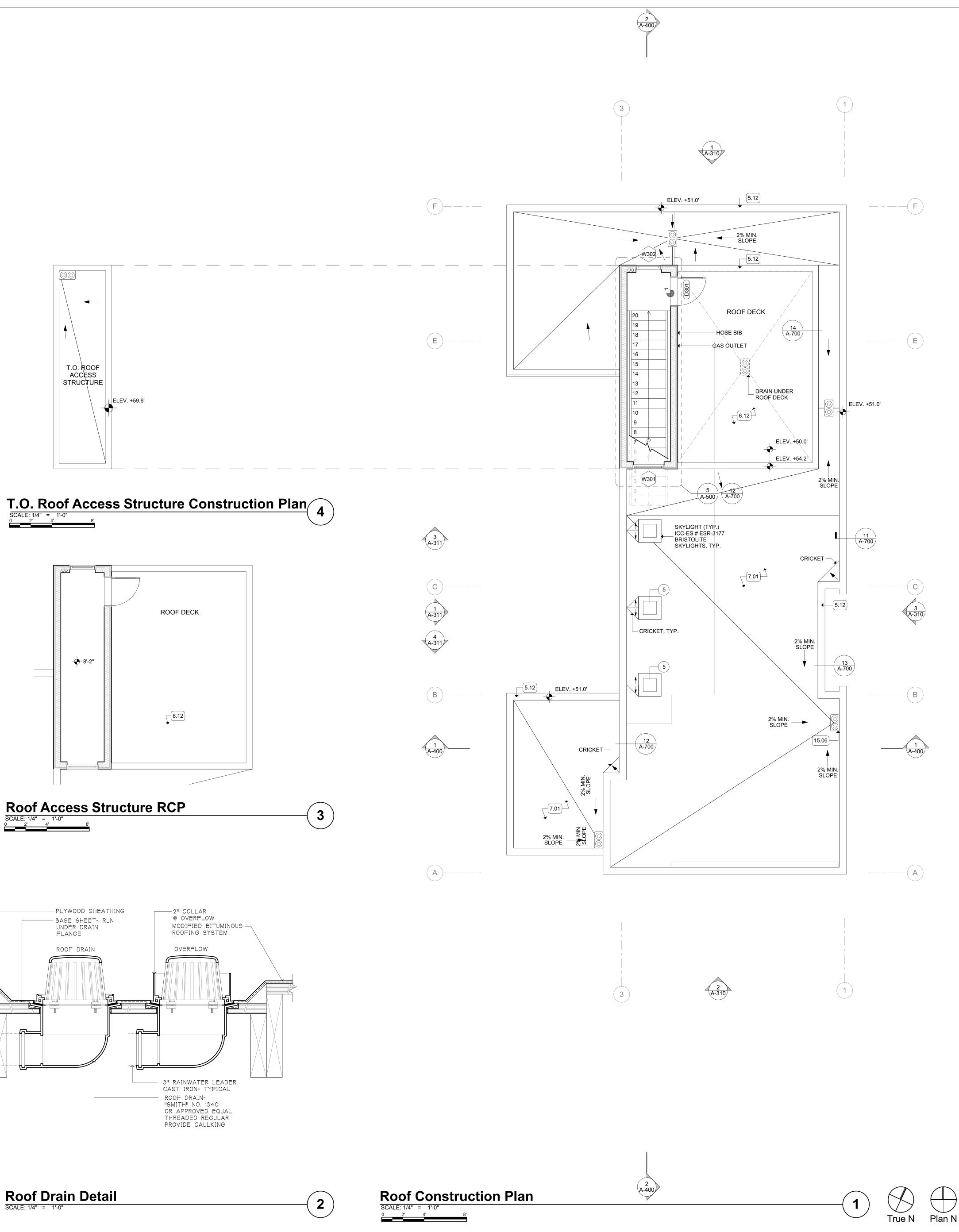
15.03 PROVIDE AND INSTALL WATER HEATER. PROVIDE 100 GAL AT MAIN HOUSE AND 75 GAL AT POOL HOUSE, QUICK RECHARGE, HOT WATER TANK, PLUMBING, POWER AND GAS. PROVIDE SHEET METAL PAN WITH DRAIN UNDER WATER HEATER. INSTALL OVER 18" HIGH PLATFORM. SECURE WITH SEISMIC APPROVED STRAPS TO STUD. WALL VENT TO

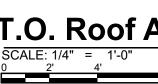
General Keynotes

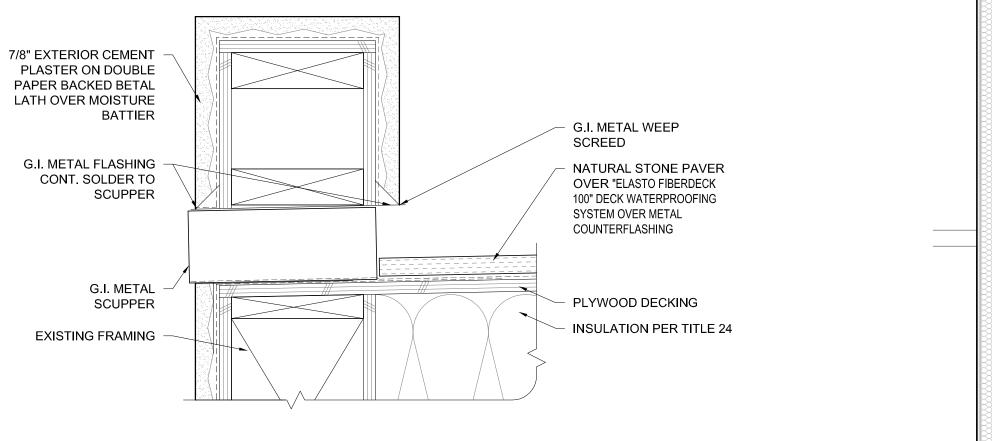
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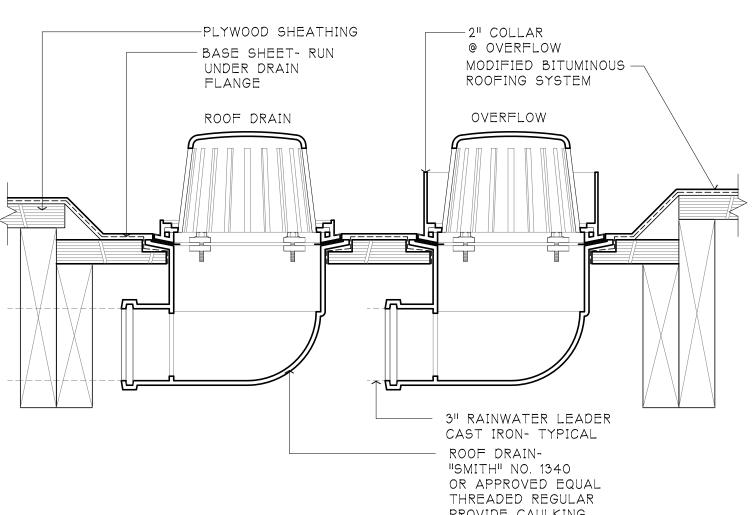


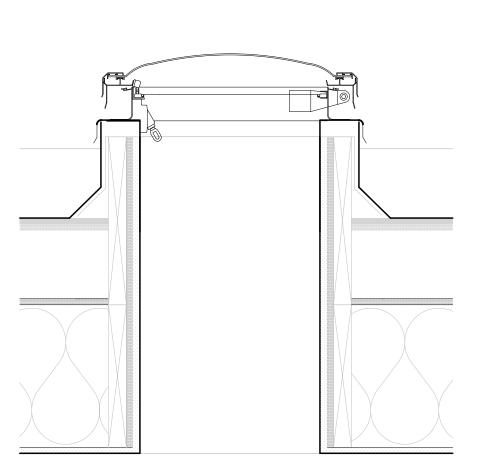










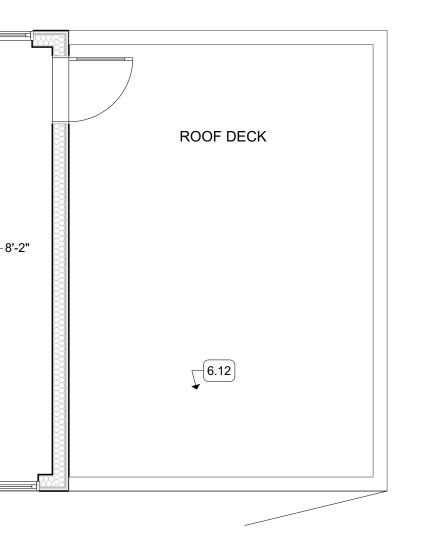


Scale: 1 1/2"= 1'-0"

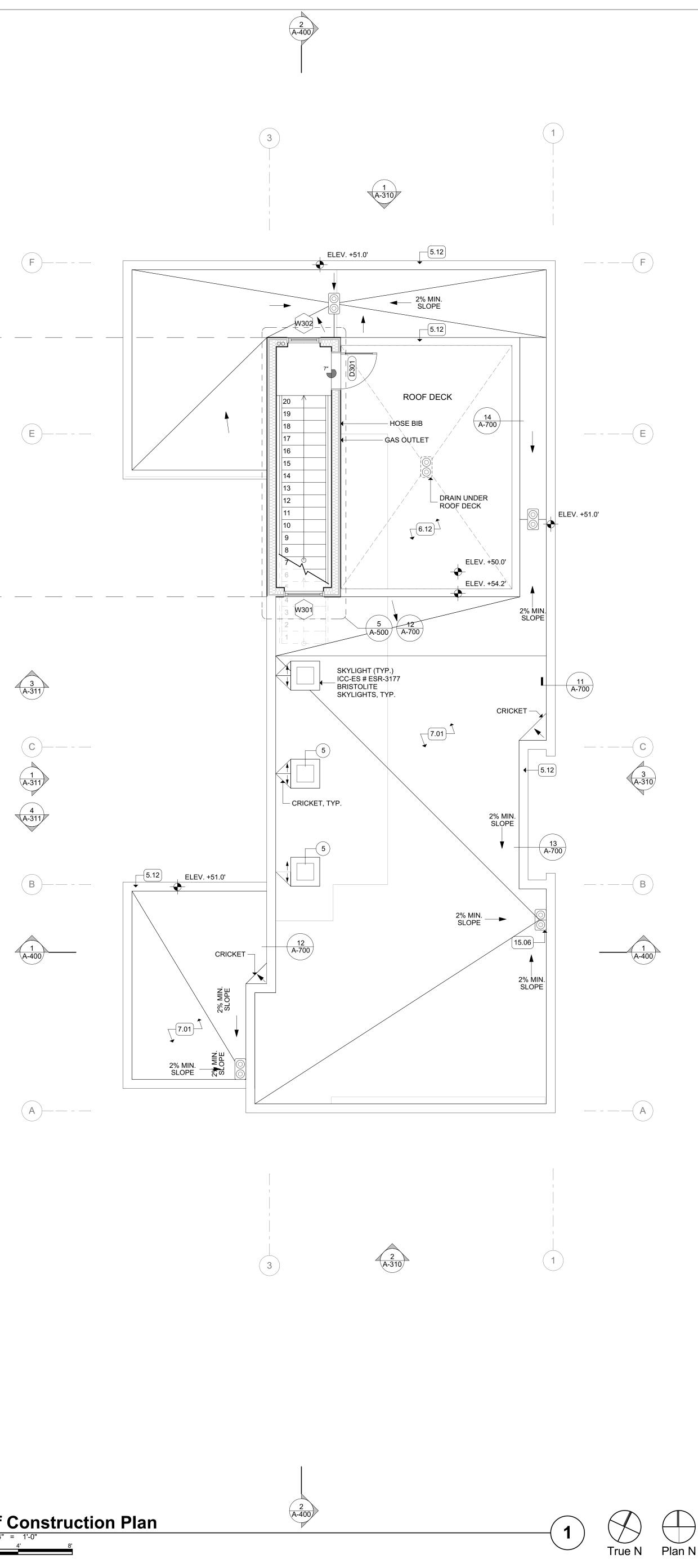
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Roof Drain Detail SCALE: 1/4" = 1'-0"









Keynotes

05 Metals

5.12 PROVIDE BONDERIZED SHEET METAL PRIMED AND PAINTED WALL CAP WITH FINISH PER ARCHITECTURAL DETAIL. SOLDER ALL JOINTS IN PARAPET CAP. INSTALL ICE AND WATER GUARD UNDER WALL CAP FLASHING

06 Wood

6.12 PROVIDE EXTERIOR HARDWOOD DECKING PER STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS. PROVIDE 5 SAMPLES FOR ARCHITECT'S AND OWNER'S APPROVAL.

07 Thermal

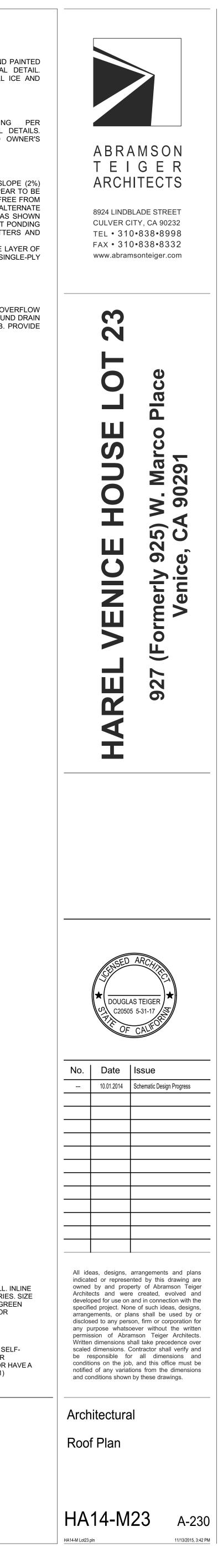
7.01 PROVIDE LOW-SLOPE ROOFING SYSTEM, LOW-SLOPE (2%) OR 1/4" PER FOOT. ROOFING SYSTEM MUST APPEAR TO BE SEAMLESS (ADD GRANULES OVER SEAMS) AND FREE FROM WRINKLING OR OTHER VISUAL PROBLEMS. ADD ALTERNATE PRICE TO PAINT ROOFING. PROVIDE CRICKETS AS SHOWN ON ROOF PLAN OR WHERE NEEDED TO PREVENT PONDING AND TO PROVIDE POSITIVE DRAINAGE TO GUTTERS AND DRAINS. PRODUCT: SIKA SARNAFIL (SRI VALUE = 104) ONE LAYER OF SIKA SARNAFIL'S 72MIL WHITE FELTBACK PVC SINGLE-PLY ROOF MEMBRANE

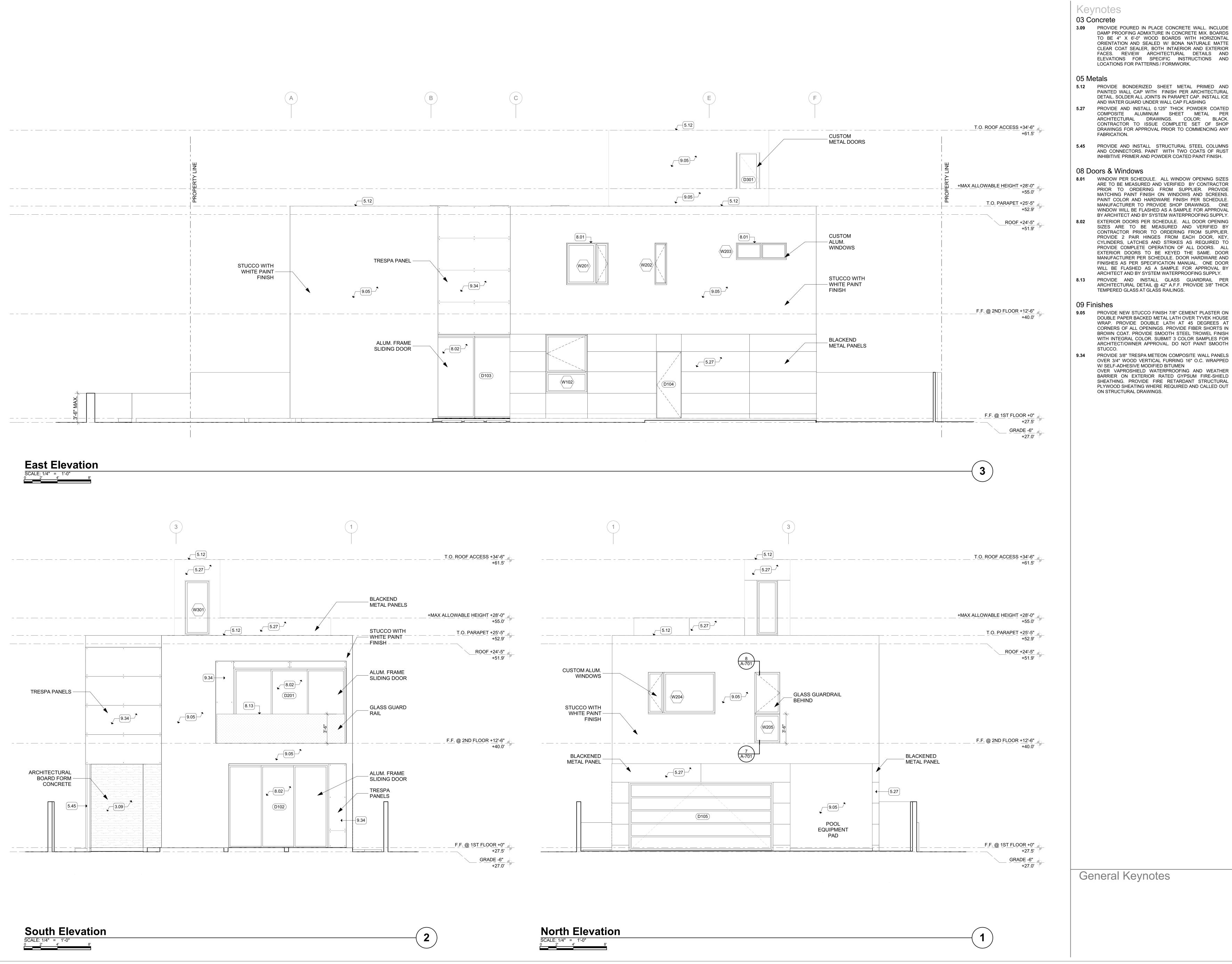
15 Mechanical & Plumbing

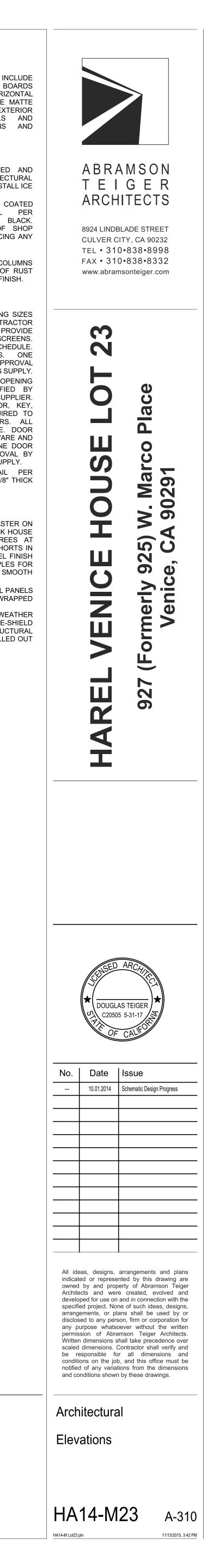
15.06 PROVIDE AND INSTALL ROOF DRAINS AND OVERFLOW DRAINS, TYPICAL. CONNECT TO NEW UNDERGROUND DRAIN TO APPROVED RUN OFF POINT AT STREET CURB. PROVIDE OVERFLOW DRAINS AT ALL ROOF DRAINS.

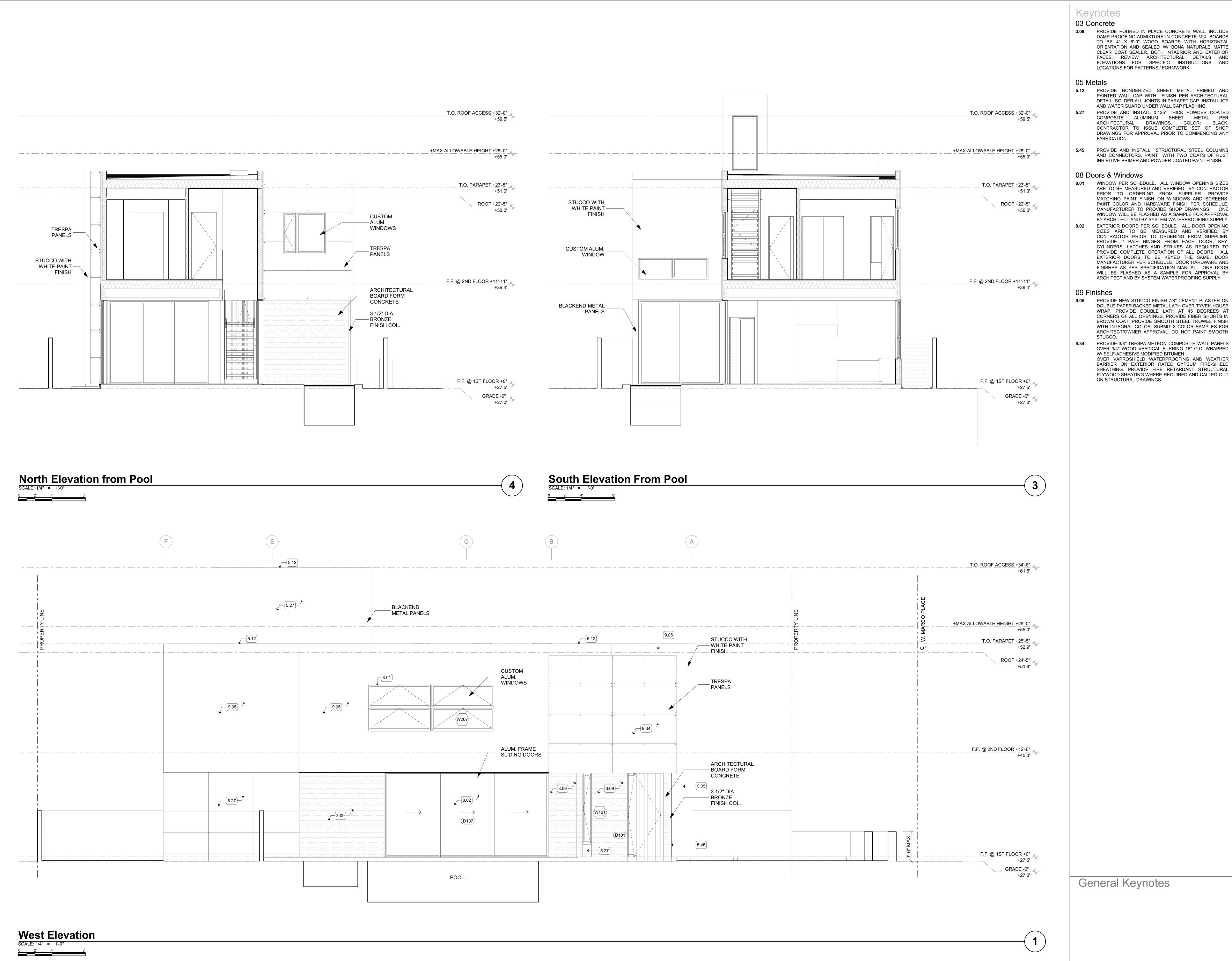
LEGEND

X #	WALL TYPE. SEE SHEET A700 FOR DETAIL 2x FRAMING DIMENSION
	ABOVE
0	STEEL POST PER STRUCTURAL
S	COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
6	FANTECH PREMIUM BATH FAN WITH DUAL GRILL. IN FAN TO BE LOCATED REMOTE IN ATTIC, PB SERIES. FOR MIN. OF 5 AIR CHANGES PER HOUR. SEE GREE BUILDING SHEET T5, GRN 14, NOTES 23 & 24 FOR ADDITIONAL REQUIREMENTS
CLOSING / HONEYCO	WEEN GARAGE AND DWELLING UNIT SHALL BE SELF AND SELF LATCHING, SOLID WOOD, OR SOLID OR MB CORE STEEL NOT LESS THAN 1 3/8" THICK OR HA FIRE PROTECTION RATING OF 20 MINS. (R302.5.1)
Gen	eral Keynotes

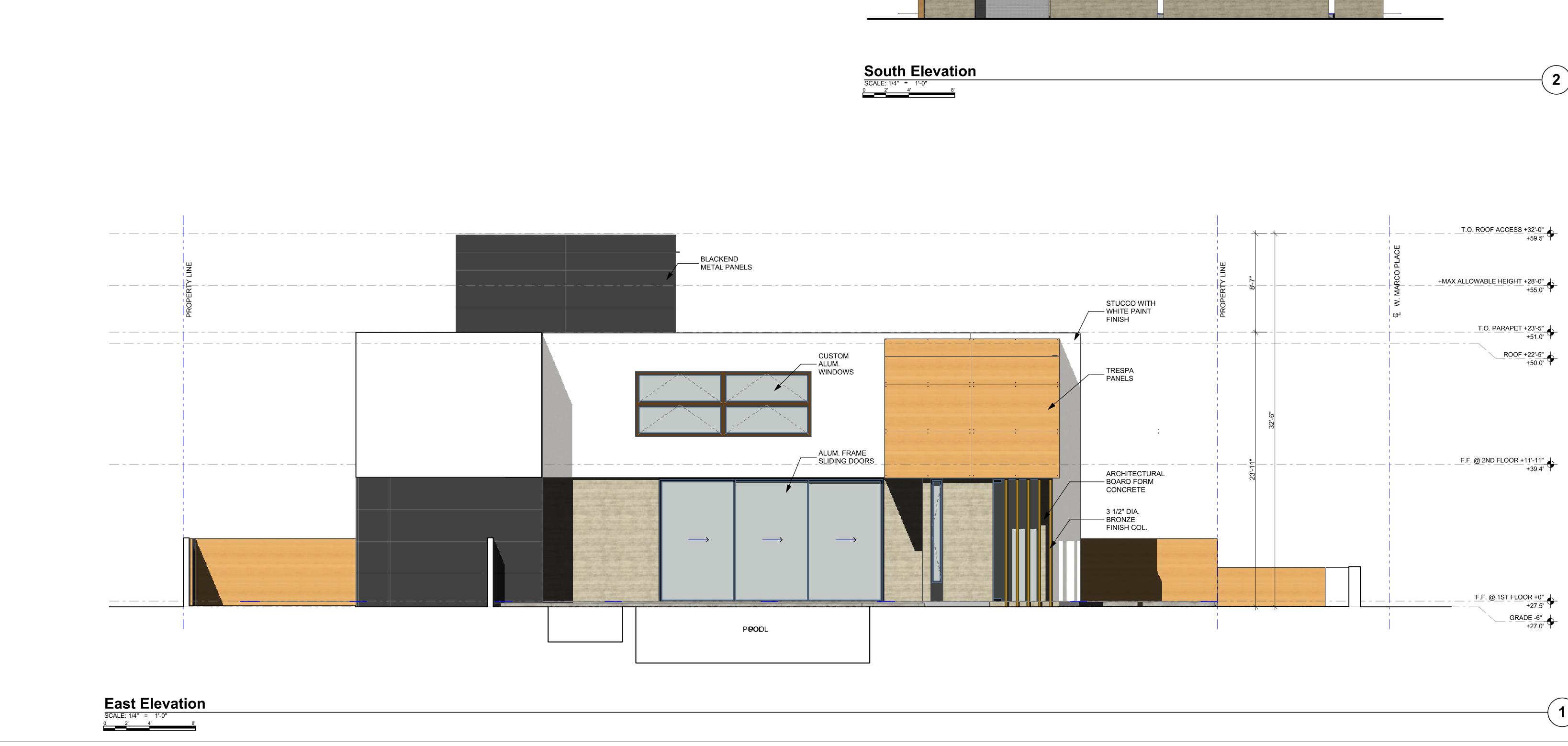








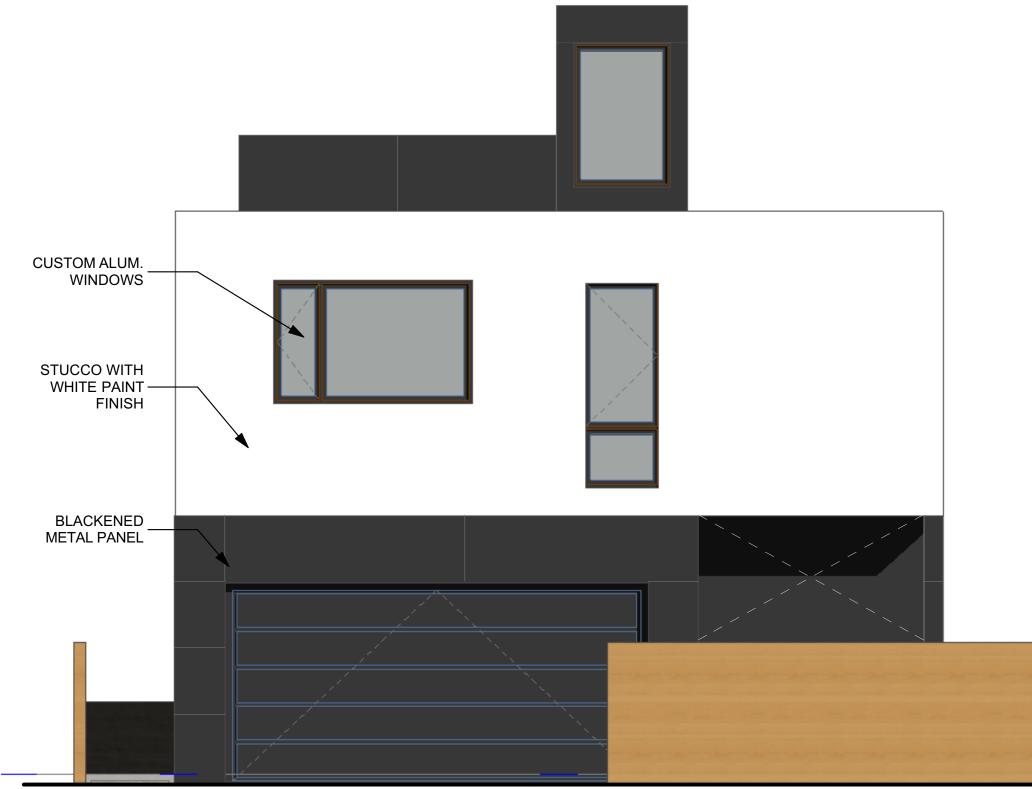






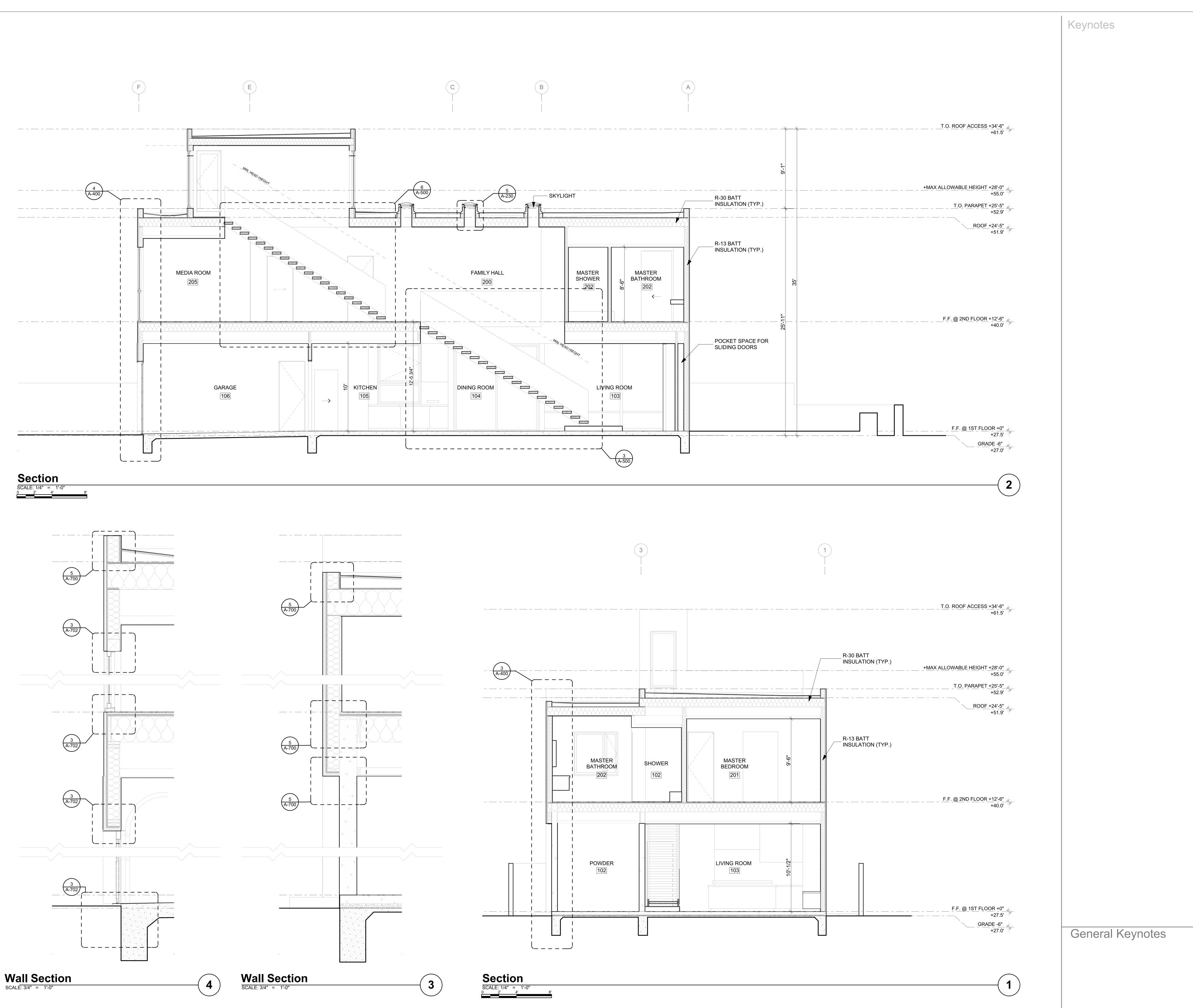


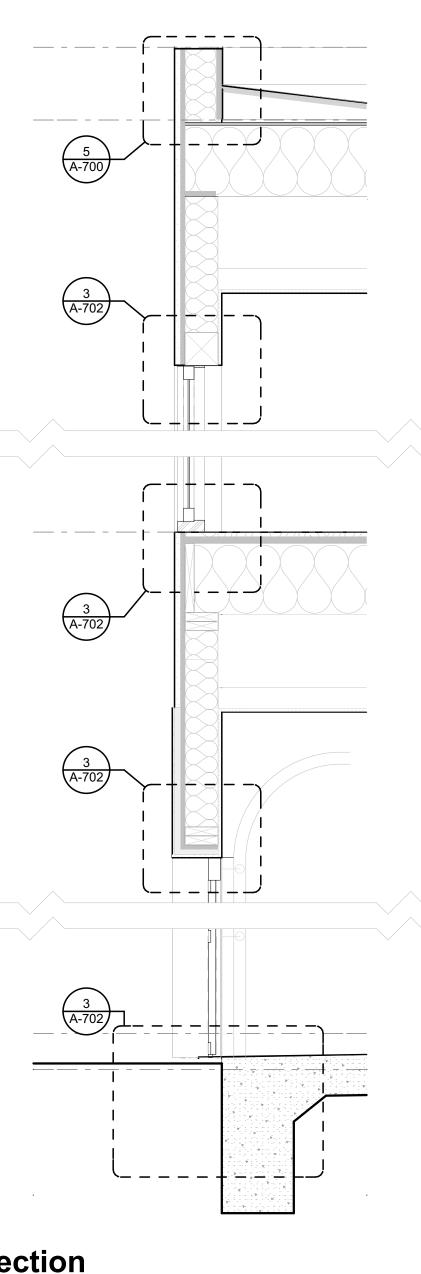


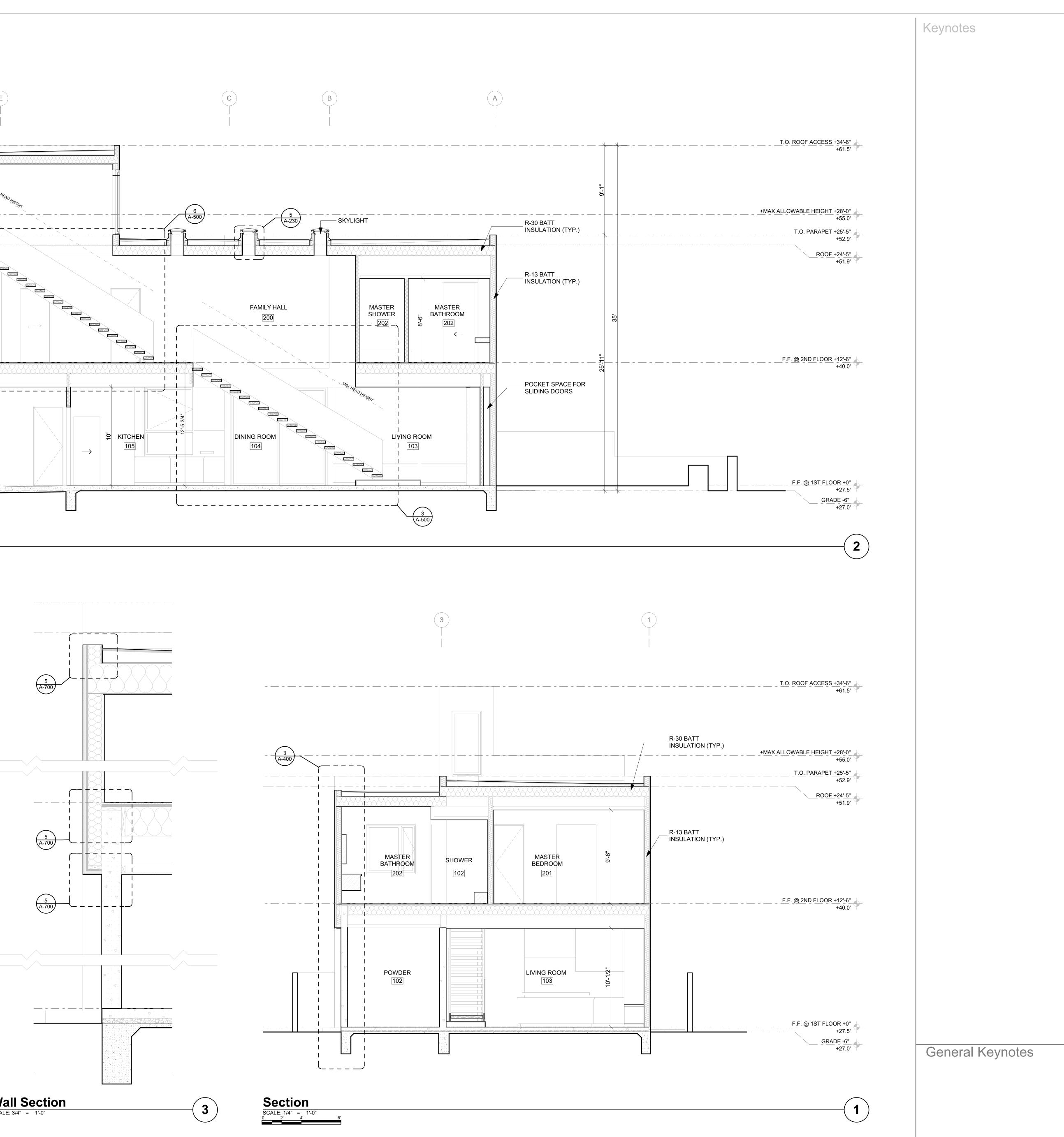


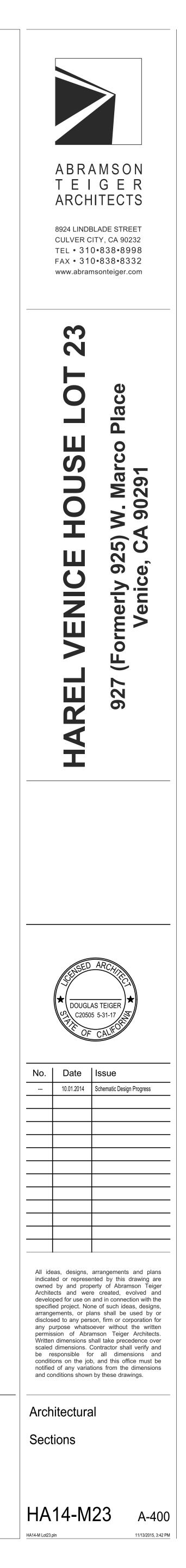


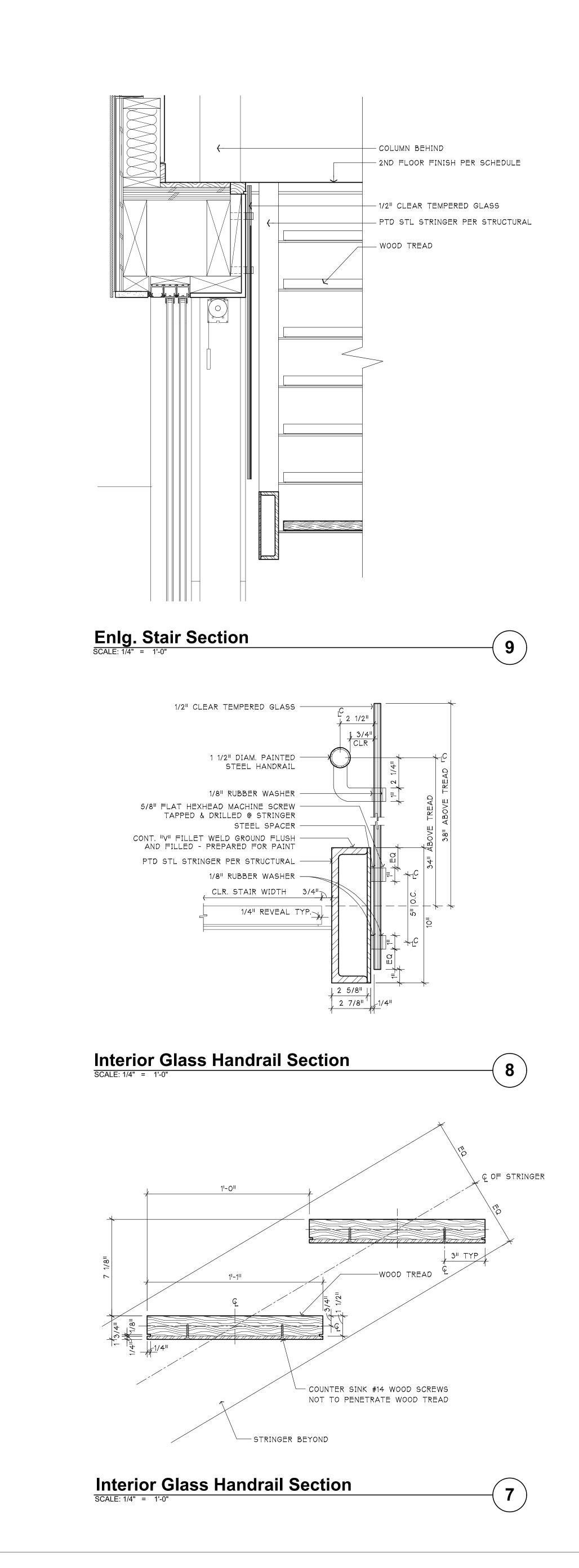


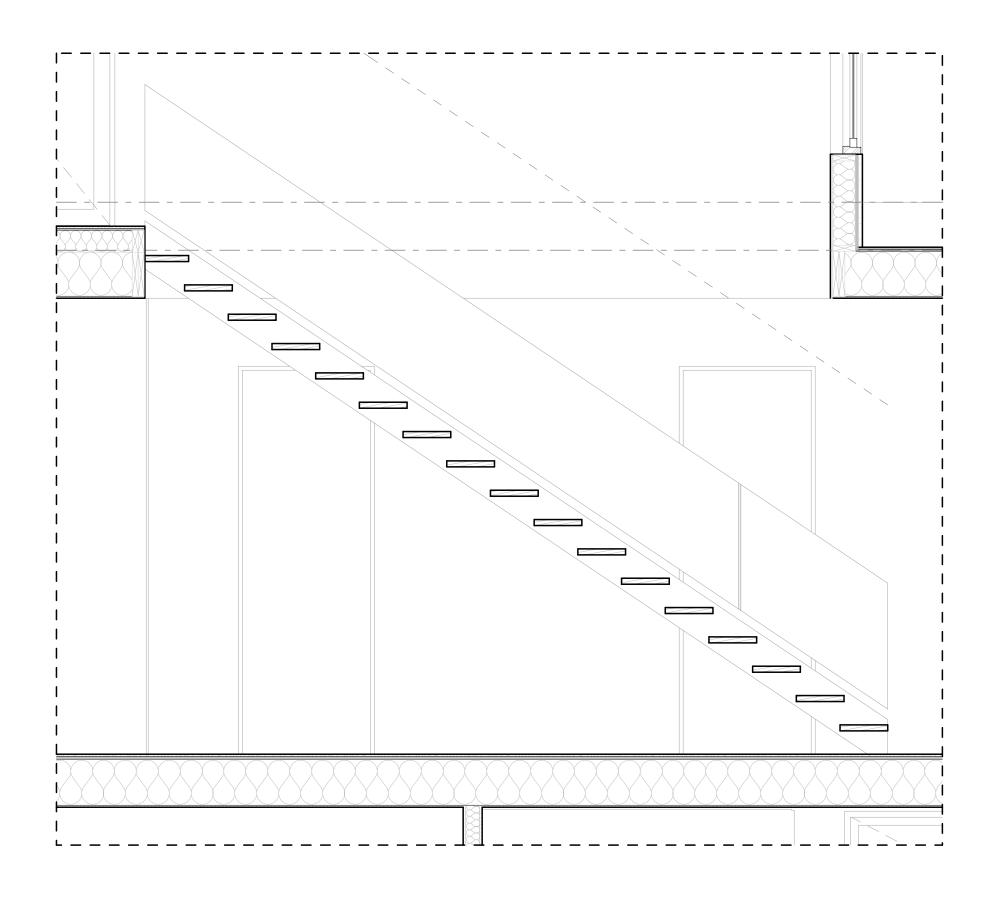




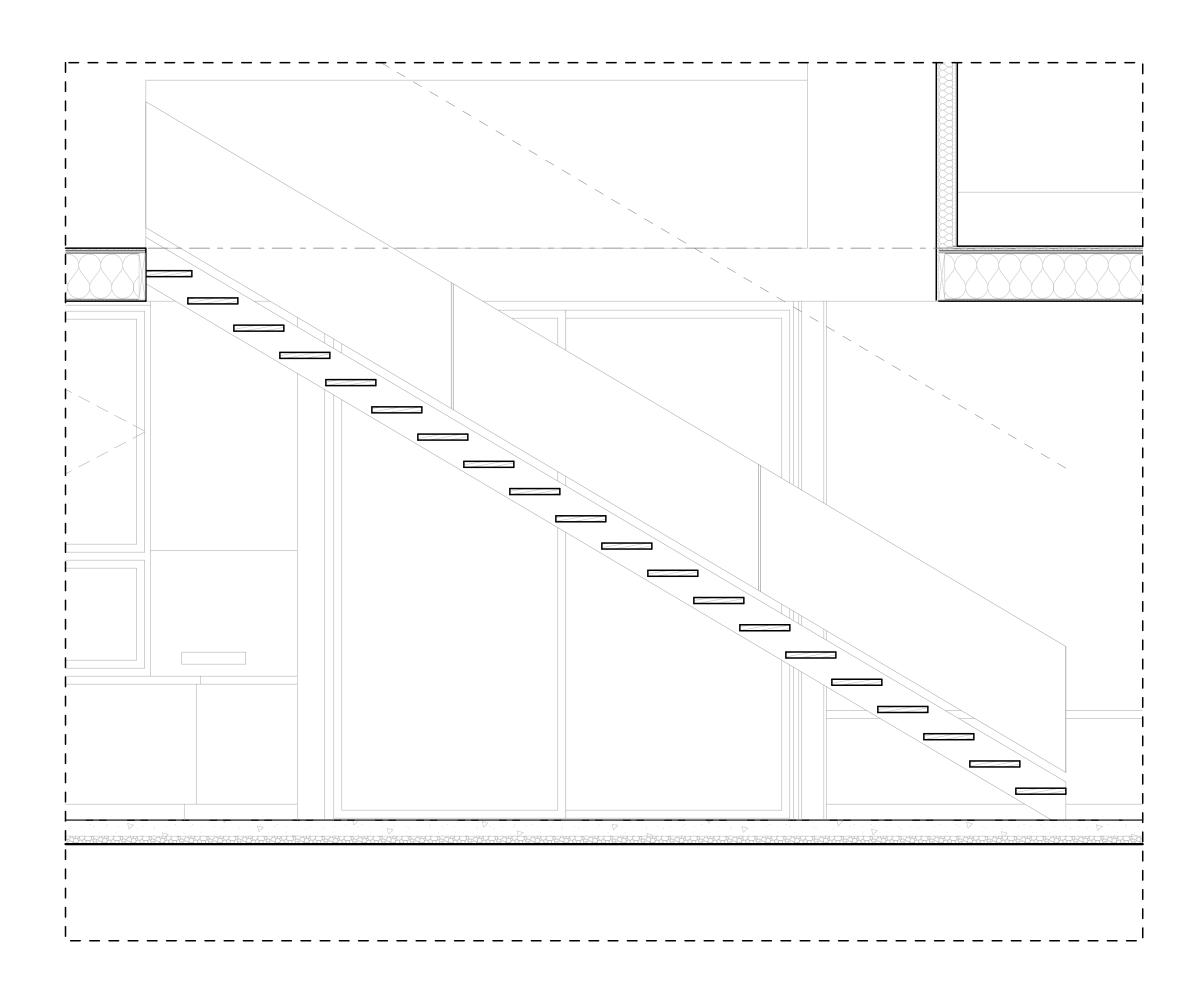


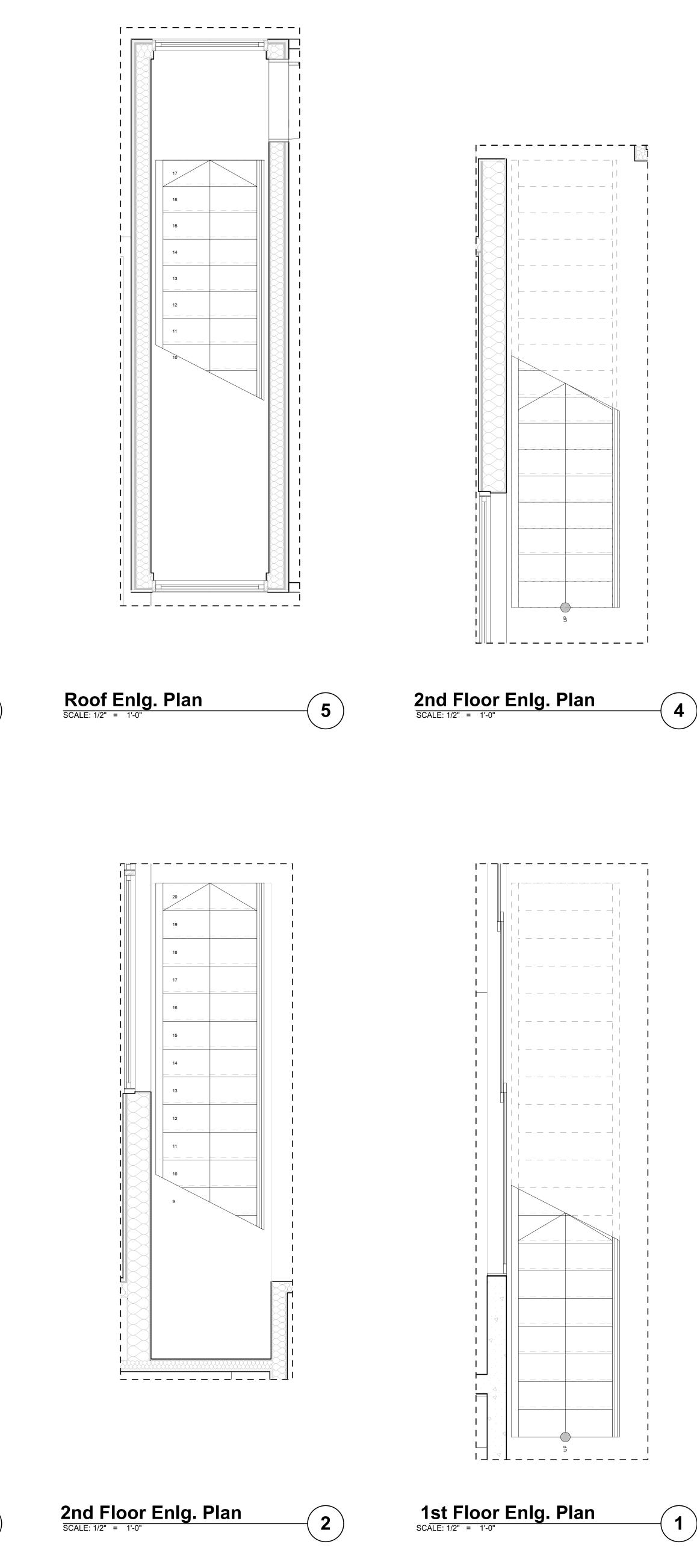






Roof Access Stair

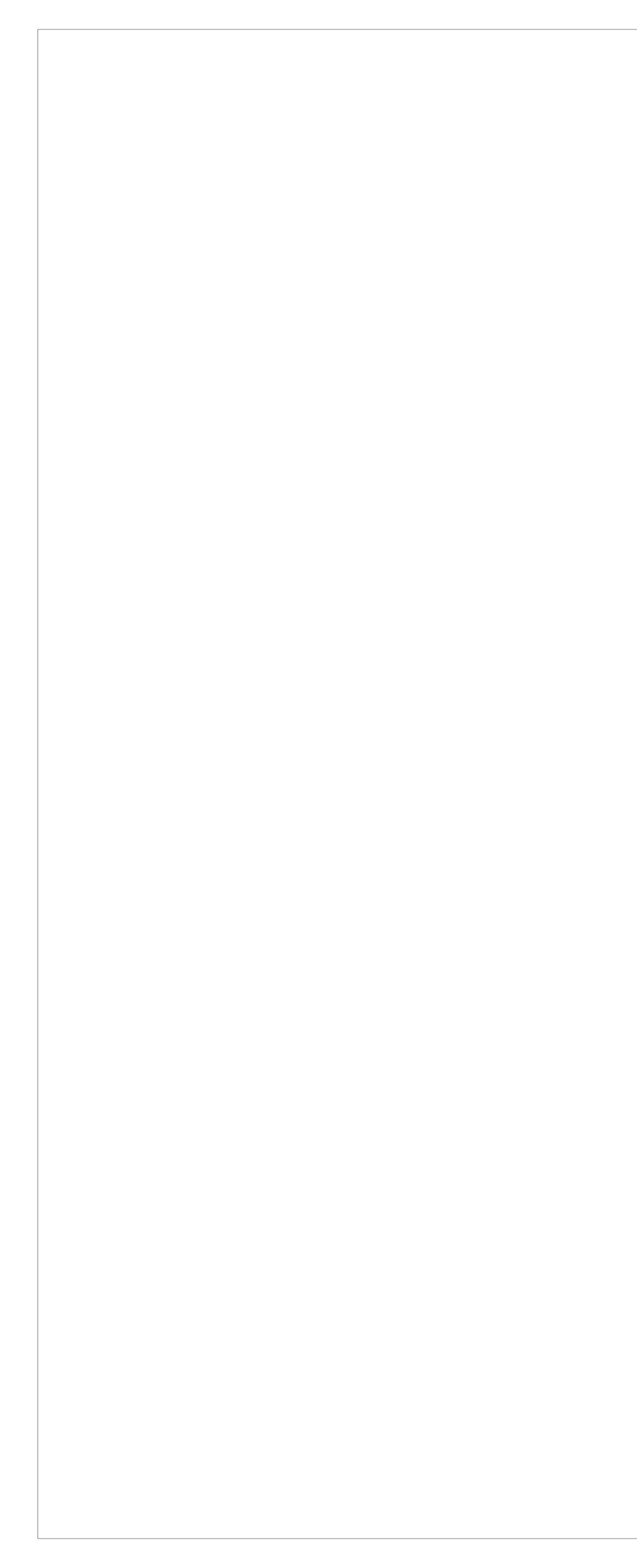




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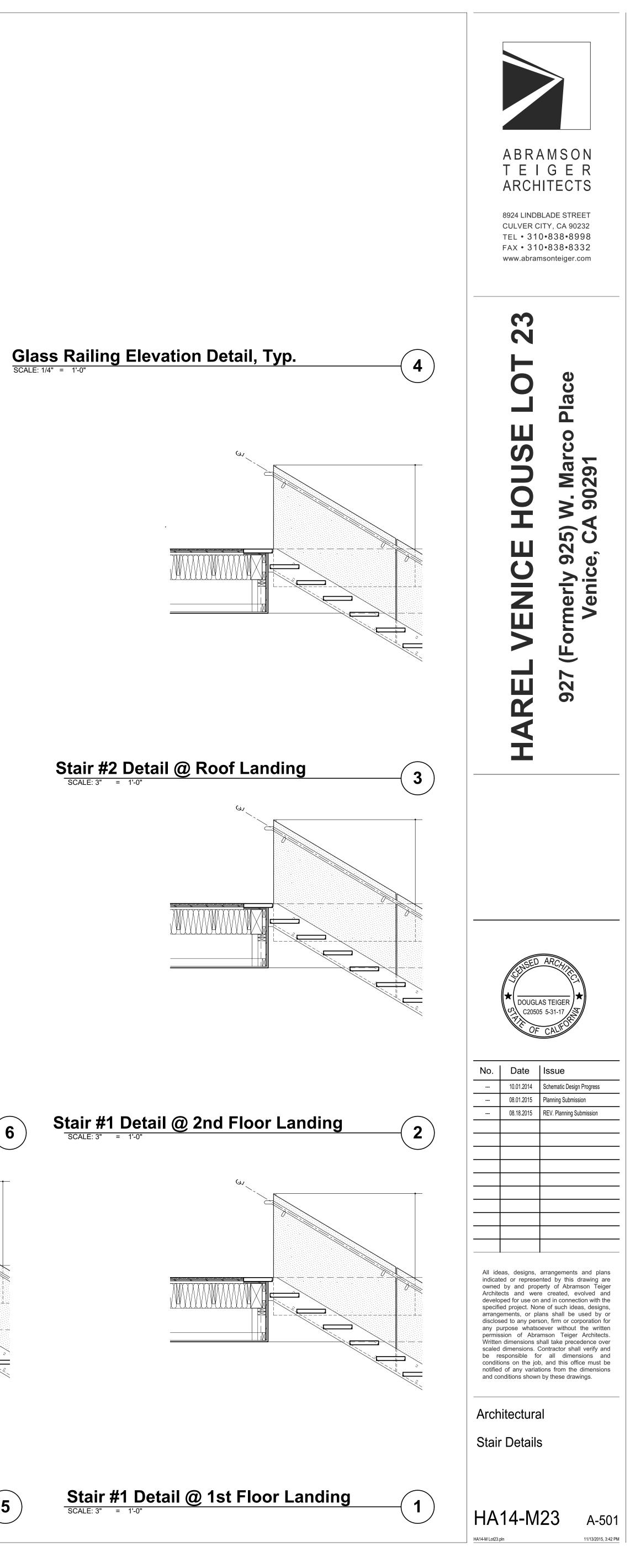
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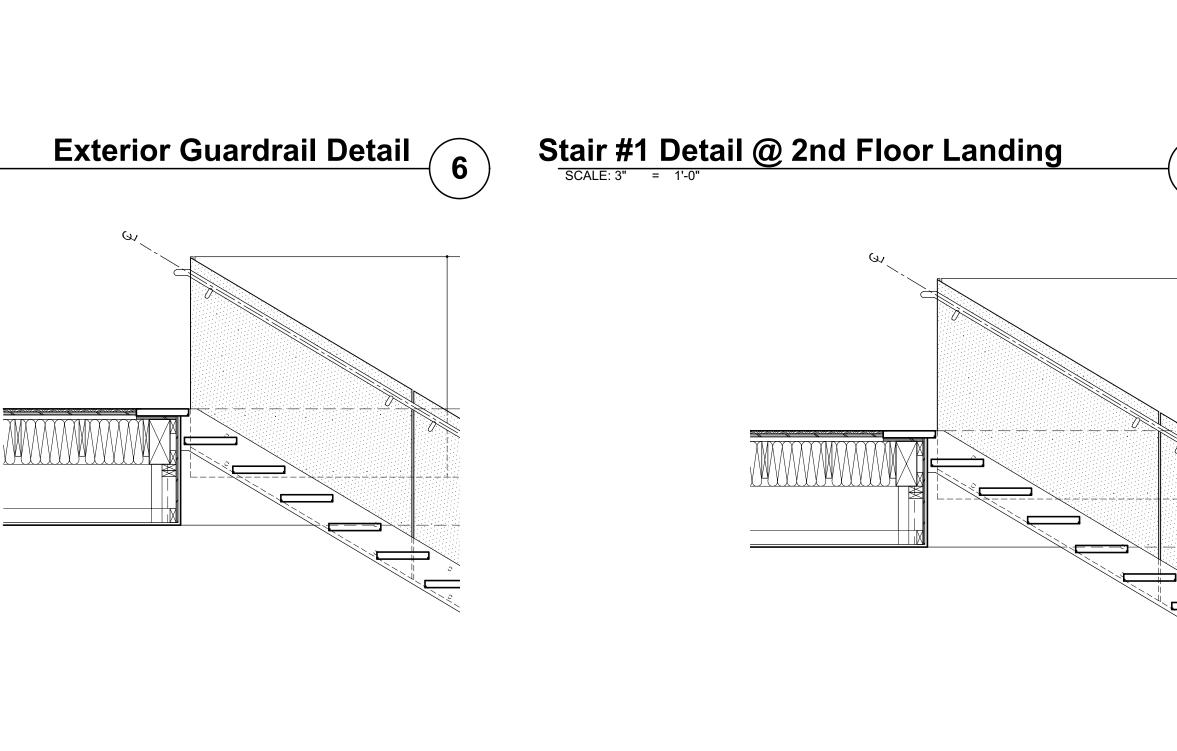




Threshold at Roof Access

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





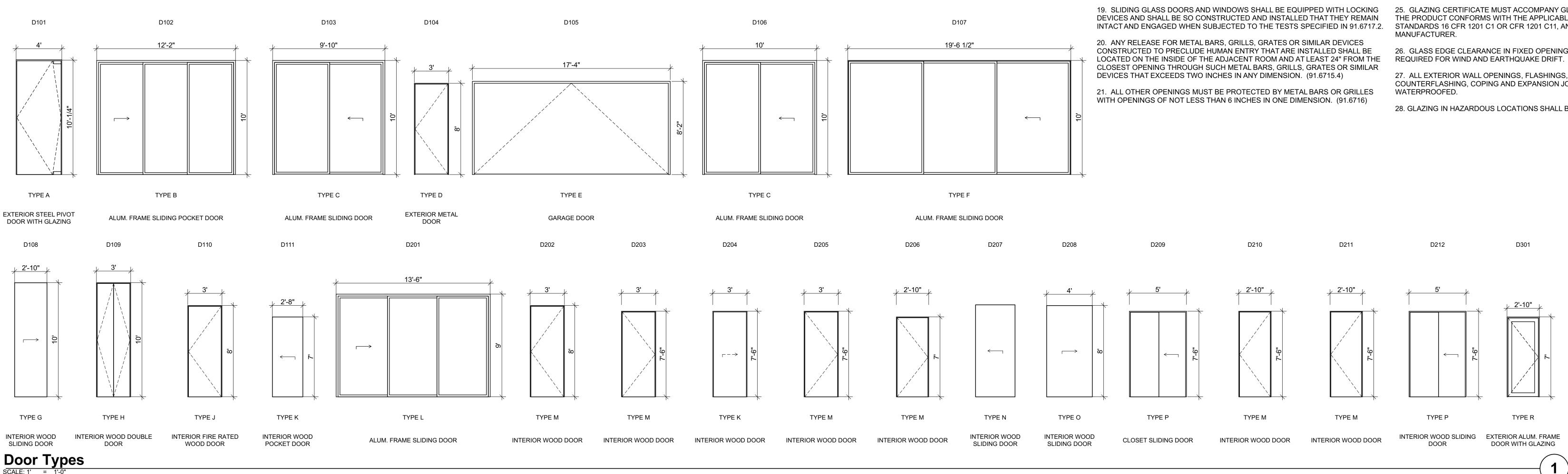
(5)

	<u>DO(</u>	OR ABBREV	ATIONS AND LEGEND
DOOR/WINDOW MANUFACTURER NOTE:			
ALL STEEL DOORS AND WINDOWS TO BE BY STEELWORKS.	SEE	E BELOW FO	R DOOR TYPE CONS
ALL DOORS WITH GLAZING TO BE PROVIDED WITH SQUARE STICKING	1.	DOOR CO	NSTRUCTION: W.D. = SOLID CORE
ALL (E) AND (N) WOOD WINDOWS/DOORS TO BE STAINED PER INTERIOR DESIGN SPEC. PROVIDE 3 SAMPLES OF STAIN ON (E) WOOD PIECE FOR APPROVAL BY ARCHITECT AND INTERIOR DESIGNER.			H.M. = HOLLOW ME H.C. = HOLLOW COF STL. = STEEL GL. = GLASS (CAT. II
(E) DOOR FRAME OVERHANG TO BE TRIMMED. CONFIRM WITH ARCHITECT			(E) = EXISTING
	2.	FACING AN	ND FINISHES: PTD. = PAINTED ST. = STAINED ANOD. = DARK ANO
DOOR/WINDOW GLAZING NOTE:	3	GLASS:	
ALL GLAZED SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN MPACT LOADS OF SECTION RE08.3 (R308.4).	0.	GLAGO.	TL. = TRANSLUCEN ⁻ L.M. = LAMINATED
ALL GLAZING IN DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II.			CLR. = CLEAR S = SINGLE GLAZIN(T = TEMPERED
ALL GLAZING IN WINDOWS WITHIN 18" AFF AND/OR GREATER THAN 36" AFF SHALL BE SAFETY GLAZING AND COMPLY WITH THE TEST CRITERIA FOR CLASS RATINGS PER TABLE R308.3.1 OF THE 2013 CALIFORNIA RESIDENTIAL	4.	FRAME:	WD. = WOOD STL = STEEL FRAME
CODE.			ALUM. = ALUMINUM F.L. = FRAMELESS
FIRE DEPARTMENT NOTE:	5.	LOCK FUN	
			EN. = ENTRANCE EX. = EXIT PG. = PASSAGE

							DOOR SCHEDULE						
ID		DOOR			FRAME		DETAILS						
	TYPE	W	HT	THK	MATL	GLZ	W	THK	HEAD	JAMB	SILL	RATING	HW SET
D101	TYPE A	4'	10'-1/2"	0'-1 1/4"			0.75"	0'-4"					
D102	TYPE B	12'-2"	10'	0'-1 1/2"			0'-2"	0'-8"					
D103	TYPE C	9'-10"	10'	0'-1 1/4"			0'-2"	0'-4"					
D104	TYPE D	3'	8'	0'-1 1/4"			0'-3/4"	0'-4"					
D105	TYPE E	17'-4"	8'-2"	0'-1 1/4"			0'-2"	0'-2"					
D106	TYPE C	9'-12"	10'	0'-1 1/4"			0'-2"	0'-4"					
D107	TYPE F	19'-6 1/2"	10'	0'-1 1/4"			0'-3/4"	0'-4"					
D108	TYPE G	2'-10"	10'	0'-1 1/4"			0'-3/4"	0'					
D109	TYPE H	3'	10'	0'-1 1/4"			0'-3/4"	0'-3/4"					
D110	TYPE J	3'	8'	0'-1 1/4"			0'-3/4"	0'-4"				45 MIN.	
D111	TYPE K	2'-8"	7'	0'-1 1/4"			0'-3/4"	0'-2"					
D201	TYPE L	13'-6"	9'	0'-1 1/2"			0'-2"	0'-6"					
D202	TYPE M	3'	8'	0'-1 1/4"			0'-3/4"	0'-4"					
D203	TYPE M	3'	7'-6"	0'-1 1/4"			0'-3/4"	0'-4"					
D204	TYPE K	3'	7'-6"	0'-1 1/4"			0'-3/4"	0'-2"					
D205	TYPE M	3'	7'-6"	0'-1 1/4"			0'-3/4"	0'-4"					
D206	TYPE M	2'-10"	7'	0'-1 1/4"			0'-3/4"	0'-4"					
D207	TYPE N	3'-4"	8'	0'-1 1/4"			0'-3/4"	0'					
D208	TYPE O	4'	8'	0'-1 1/4"			0'-3/4"	0'					
D209	TYPE P	4'-10"	7'-5"	0'-1 1/4"			0'-1"	0'-4"					
D210	TYPE M	2'-10"	7'-6"	0'-1 1/4"			0'-3/4"	0'-4"					
D211	TYPE M	2'-10"	7'-6"	0'-1 1/4"			0'-3/4"	0'-4"					
D212	TYPE P	4'-10"	7'-5"	0'-1 1/4"			0'-1"	0'-4"					
D301	TYPE R	2'-10"	7'	0'-1 1/4"			0'-1"	0'-4"					

* ALL EXTERIOR GLAZING, WINDOW WALLS, SWING AND SLIDING DOORS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE PANE TEMPERED. ALSO REFER TO NOTE #28 ON THIS SHEET ** EXTERIOR DOOR-WINDOW ASSEMBLIES ARE DIMENSIONED TO FINISH FRAME

Door Schedule

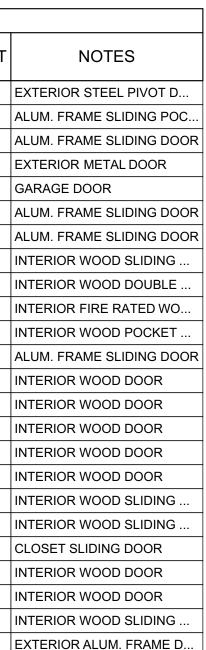


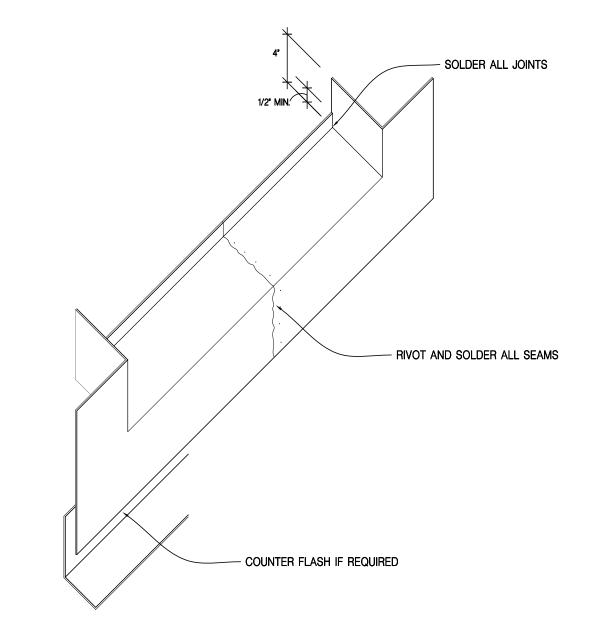
STRUCTION

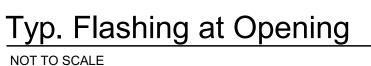
E WOOD DOOR ETAL **DRE**

DDIZED TO MATCH WOOD STAIN

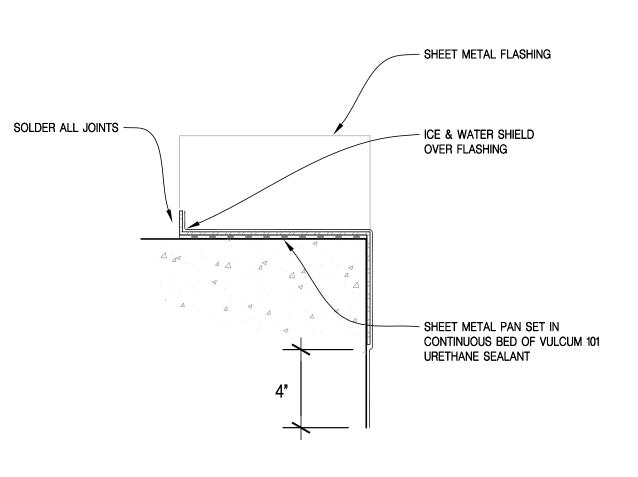
RIVACY

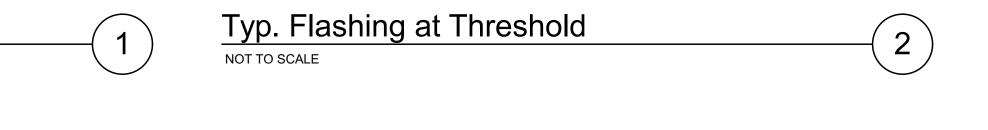












GENERAL SECURITY NOTES

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)

2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY AND IN ACCORDANCE WITH MANUFACTURER'S FIRE TEST REPORT INSTALLATION ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

CONSTRUCTION. 91.6709.1 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF IN COMPLETE AND PRIOR OPERATING CONDITIONS. REMOVE AND REPLACE (6709.4)

4. DOES NOT APPLY TO PROJECT.

5. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED REPAIR OR REPLACE DEFECTIVE DOORS WHICH HAVE WARPED (BOW, CUP, OR AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN TWIST) OR WHICH SHOW PHOTOGRAPHING OF CONSTRUCTION BELOW IN FACE ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (91.6709.5, 6709.7).

5. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN 6. VERIFY TYPE HARDWARE THROUGHOUT ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2- 8. THRESHOLD - MAX 1-1/2", 1:2 LEVEL. STONE THRESHOLDS AT STONE OR TILE. 1/2" LONG. (91.6709.5, 6709.7).

6. PROVIDE DEADBOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON THE EXTERIOR. DOORS MUST BE OPENABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)

7. STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBLOT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPERATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPERATED BY MORE THAN 8 INCHES.

9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE 15. PROVIDE STOCK WOOD DOORS WITH SQUARE STICKING MANUFACTURED BY NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE MANUFACTURED BY ONE OF THE FOLLOWING: T.M. COBB, CAL-WOOD (PACIFIC-AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE WESTERN), GEORGIA PACIFIC CORP., WEYERHAUSER, PAINE OR APPROVED OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN EQUAL. 1 3/8" AND 3" IN WIDTH. (91.6709.1 ITEM 2)

10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL PREVENT DAMAGE, SOILING AND DETERIORATION. COMPLY WITH THE "ON-SITE OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)

AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.

12. DOES NOT APPLY TO PROJECT. (OVER HEAD SLIDING DOORS)

13. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDIAN GATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHEREVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

14. DOES NOT APPLY TO PROJECT. (EGRESS DOOR LOCKS)

15. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION. SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

16. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OF LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6713)

17. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

18. SLIDING DOORS AND WINDOWS. PROVIDE A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING & REMOVING OF THE PANEL IN THE 24. ALL WINDOW HEADS AND SILLS SHALL BE SET IN BED OF MASTIC AND SHALL CLOSED OR PARTIALLY OPEN POSITION. (6715.2)

GENERAL DOOR NOTES

1. REFER TO DOOR AND WINDOW SCHEDULES FOR EXACT SPECIFICATIONS AND NOTES.

2. CONTRACTOR SHALL INSTALL FINISH HARDWARE AS REQUIRED. THE HARDWARE SHALL BE FITTED PRIOR TO THE PAINTING AND THEN REMOVED AND PAINTING COMPLETED BEFORE FINAL INSTALLATION OF THE HARDWARE.

3. PLACE FIRE-RATED FRAMES IN ACCORDANCE WITH NFPA STANDARD NO. 80 DATA.

4. FINAL ADJUSTMENTS. CHECK AND READJUST OPERATING FINISH HARDWARE 3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE ITEMS IN HOLLOW METAL WORK JUST PRIOR TO FINAL INSPECTION. LEAVE WORK ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. DEFECTIVE WORK, INCLUDING DOORS OR FRAMES WHICH ARE WARPED, BOWED OR OTHERWISE DAMAGED.

> 5. SUBMIT WRITTEN AGREEMENT IN DOOR MANUFACTURER'S STANDARD FORM SIGNED BY MANUFACTURER, INSTALLER, AND CONTRACTOR, AGREEING TO VENEERS, OR DO NOT CONFORM TO TOLERANCE LIMITATIONS OF NWMA. WARRANTIES SHALL BE IN EFFECT DURING THE FOLLOWING PERIOD OF TIME AFTER DATE OF ACCEPTANCE. SOLID CORE FLUSH INTERIOR DOORS: LIFE OF THE INSTALLATION. RE-HANG OR REPLACE DOORS WHICH DO NOT SWING OR OPERATE FREELY. REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION.

7. BOTTOM 10" OF DOOR TO BE SMOOTH AND UNINTERRUPTED.

9. DOORS OPENING MORE THAN 900 VERIFY PLACEMENT OF STOP WITH ARCHITECT. PROVIDE DOOR STOPS THROUGHOUT.

10. THE MAXIMUM UNDERCUT OF ALL DOORS SHALL NOT EXCEED 1/2" ABOVE FINISHED FLOOR OR THRESHOLD; IT IS THE RESPONSIBILITY OF CONTRACTOR TO CONFIRM THE HEIGHT OF ALL FLOOR FINISHES PRIOR TO INSTALLATION.

11. CONTRACTOR SHALL VERIFY KEYING REQUIREMENTS WITH THE CLIENT.

12. FINISH DOORS TO MATCH ARCHITECT'S SAMPLE.

13. WOOD DOORS AND VENEERS SHALL MEET THE APPLICABLE REQUIREMENTS OF THE NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION (NWMA) LATEST EDITION AND THE WOODWORK INSTITUTE OF CALIFORNIA SECTION 20., ARCHITECTURAL WOODWORK QUALITY STANDARDS, LATEST EDITION.

14. EVERY WOOD DOOR SHALL BEAR THE "QUALITY CERTIFIED" SEAL OF APPROVAL FOR CONFORMANCE WITH NWMA "I.S. 1-73" FACTORY MARKED.

A SINGLE FIRM SPECIALIZING IN THE PRODUCTION OF THIS WORK, AS

16. PROTECT WOOD DOORS DURING TRANSIT, STORAGE AND HANDLING TO CARE" RECOMMENDATIONS OF NWMA PAMPHLET "CARE AND FINISHING OF WOOD DOORS" AND WITH MANUFACTURER'S INSTRUCTIONS.

11. SLIDING DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES 17. DOORS SHALL BE STORED IN FULLY COVERED, WELL VENTILATED AREAS AND PROTECTED FROM EXTREME CHANGES IN TEMPERATURE AND HUMIDITY. PRIOR TO INSTALLATION, CONDITION DOORS TO PREVAILING HUMIDITY IN INSTALLATION AREA. MATERIALS SHALL BE HANDLED TO PREVENT DAMAGING OR SCRATCHING. DAMAGED DOORS SHALL BE REJECTED AND SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.

> 18. CUTS MADE ON THE JOB SHALL BE SEALED IMMEDIATELYAFTER CUTTING, USING A CLEAR WATER-RESISTANT VARNISH OR SEALER.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING HIS WORK AND SECURING DELIVERY OF ALL HARDWARE, SO THAT ALL WORK SHALL PROGRESS WITHOUT DELAY AND INTERRUPTION.

20. PRIME COAT TOUCH-UP. IMMEDIATELY AFTER ERECTION, SAND SMOOTH ANY RUSTED OR DAMAGED AREAS OR PRIME COAT AND APPLY TOUCH-UP OR COMPATIBLE AIR-DRYING PRIMER.

21. SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY PRIOR TO WALL FRAME CONSTRUCTIONS AND UNTIL PERMANENT ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETE, REMOVE TEMPORARY BRACES AND SPREADERS LEAVING SURFACES SMOOTH AND UNDAMAGED AND PROVIDING UNIFORM AND MINIMUM CLEARANCES FOR DOORS. 22. ALL WINDOW AND DOOR DIMENSIONS ARE APPROXIMATE ONLY - ACTUAL

DIMENSIONS MUST BE DETERMINED AND VERIFIED ON-SITE BY CONTRACTOR PRIOR TO ORDERING ANY MATERIAL.

23. VERIFY ALL SIZES ON SCHEDULE WITH NECESSARY ELEVATIONS THROUGHOUT THIS SET OF DRAWINGS.

BE WATERPROOF.

25. GLAZING CERTIFICATE MUST ACCOMPANY GLAZING PRODUCT STATING THAT THE PRODUCT CONFORMS WITH THE APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS 16 CFR 1201 C1 OR CFR 1201 C11, AND STATING THE NAME OF

26. GLASS EDGE CLEARANCE IN FIXED OPENINGS SHALL BE NOT LESS THAN REQUIRED FOR WIND AND EARTHQUAKE DRIFT.

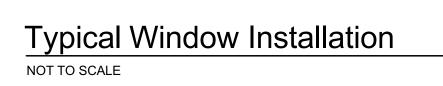
COUNTERFLASHING, COPING AND EXPANSION JOINTS SHALL BE

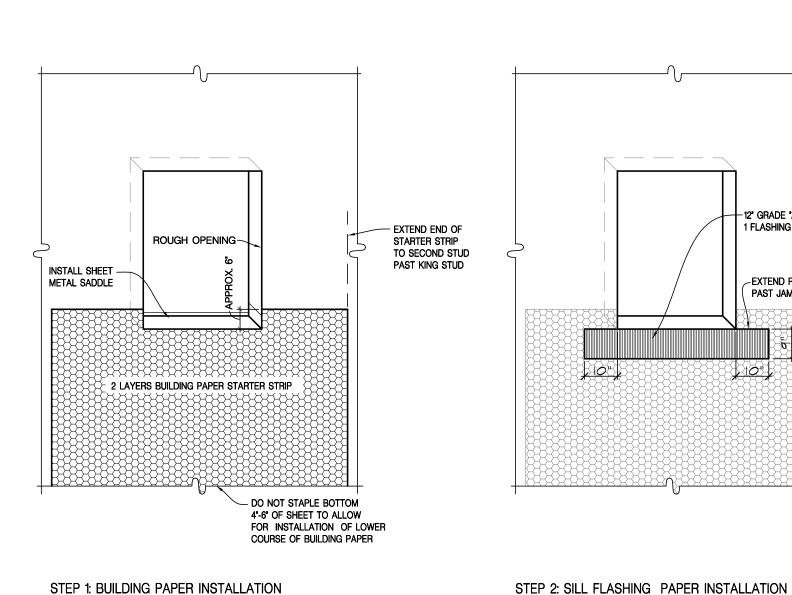
28. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.

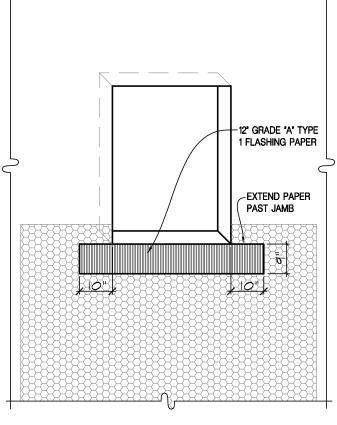


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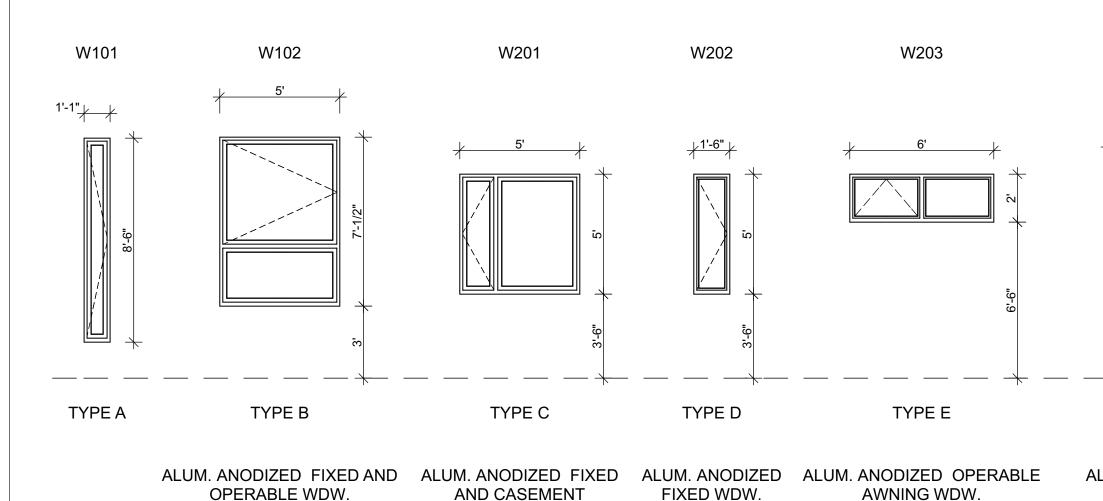
HA14-M Lot23.pln







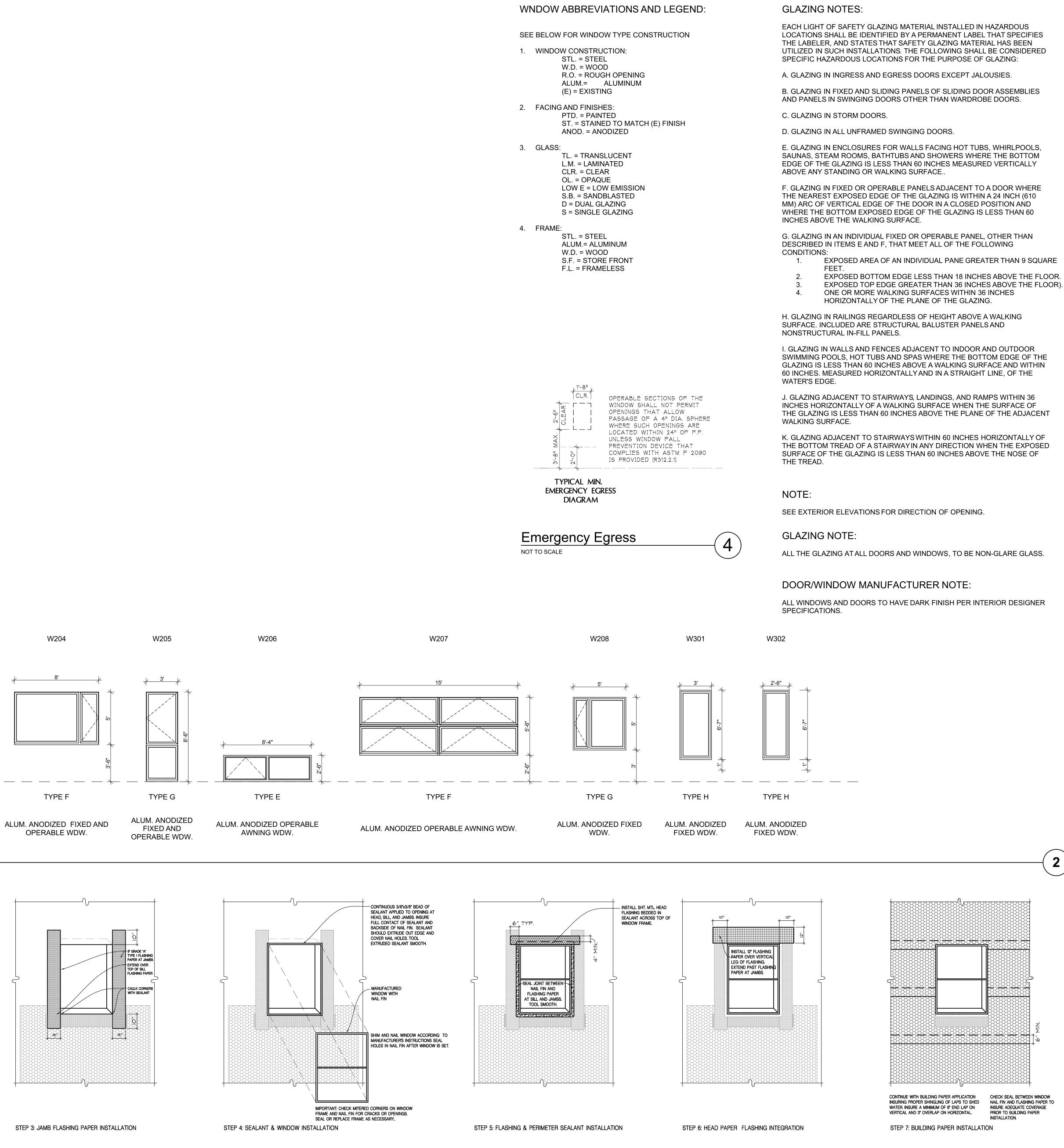
Window Types SCALE: 1' = 1'-0"



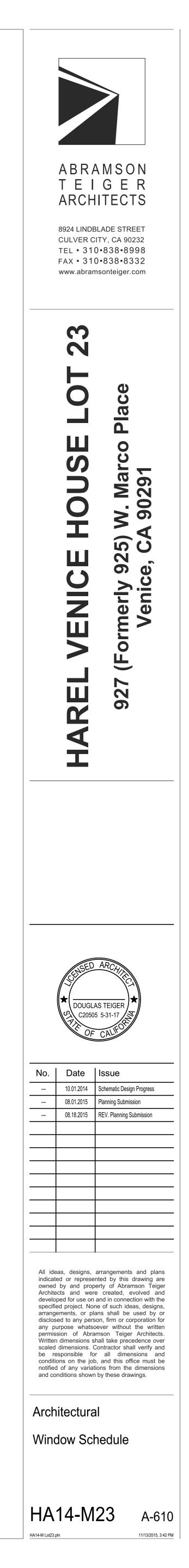
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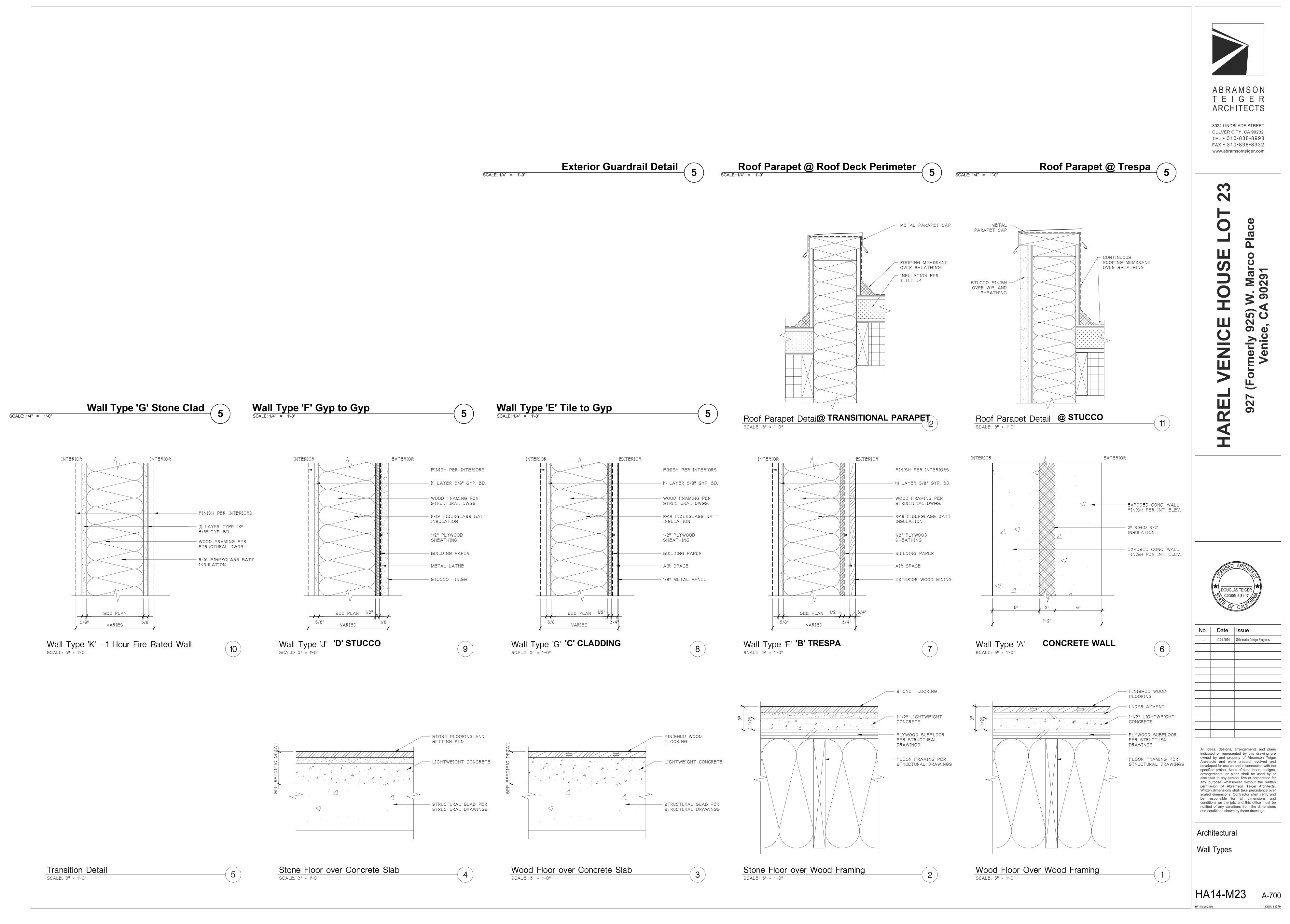
Window Schedule SCALE: 1' = 1'-0"

			WIN	IDOW SCHED	ULE	
חו	TYPE	SI	ZE	FINISH	NOTES	
	ID		WIDTH	HEIGHT		I NOTES
W101	TYPE A	1'-1"	8'-6"	CHARCOAL GRAY		
W102	TYPE B	5'	7'-1/2"	CHARCOAL GRAY	ALUM. ANODIZED FIXED AND OPERABLE WDW	
W201	TYPE C	5'	5'	CHARCOAL GRAY	ALUM. ANODIZED FIXED AND CASEMENT	
W202	TYPE D	1'-6"	5'	CHARCOAL GRAY	ALUM. ANODIZED FIXED WDW.	
W203	TYPE E	6'	2'	CHARCOAL GRAY	ALUM. ANODIZED OPERABLE AWNING WDW.	
W204	TYPE F	8'	5'	CHARCOAL GRAY	ALUM. ANODIZED FIXED AND OPERABLE WDW	
W205	TYPE G	3'	8'-6"	CHARCOAL GRAY	ALUM. ANODIZED FIXED AND OPERABLE WDW	
W206	TYPE E	8'-4"	2'-6"	CHARCOAL GRAY	ALUM. ANODIZED OPERABLE AWNING WDW.	
W207	TYPE F	15'	5'-6"	CHARCOAL GRAY	ALUM. ANODIZED OPERABLE AWNING WDW.	
W208	TYPE G	5'	5'	CHARCOAL GRAY	ALUM. ANODIZED FIXED WDW.	
W301	TYPE H	3'	6'-7"	CHARCOAL GRAY	ALUM. ANODIZED FIXED WDW.	
W302	TYPE H	2'-6"	6'-7"	CHARCOAL GRAY	ALUM. ANODIZED FIXED WDW.	

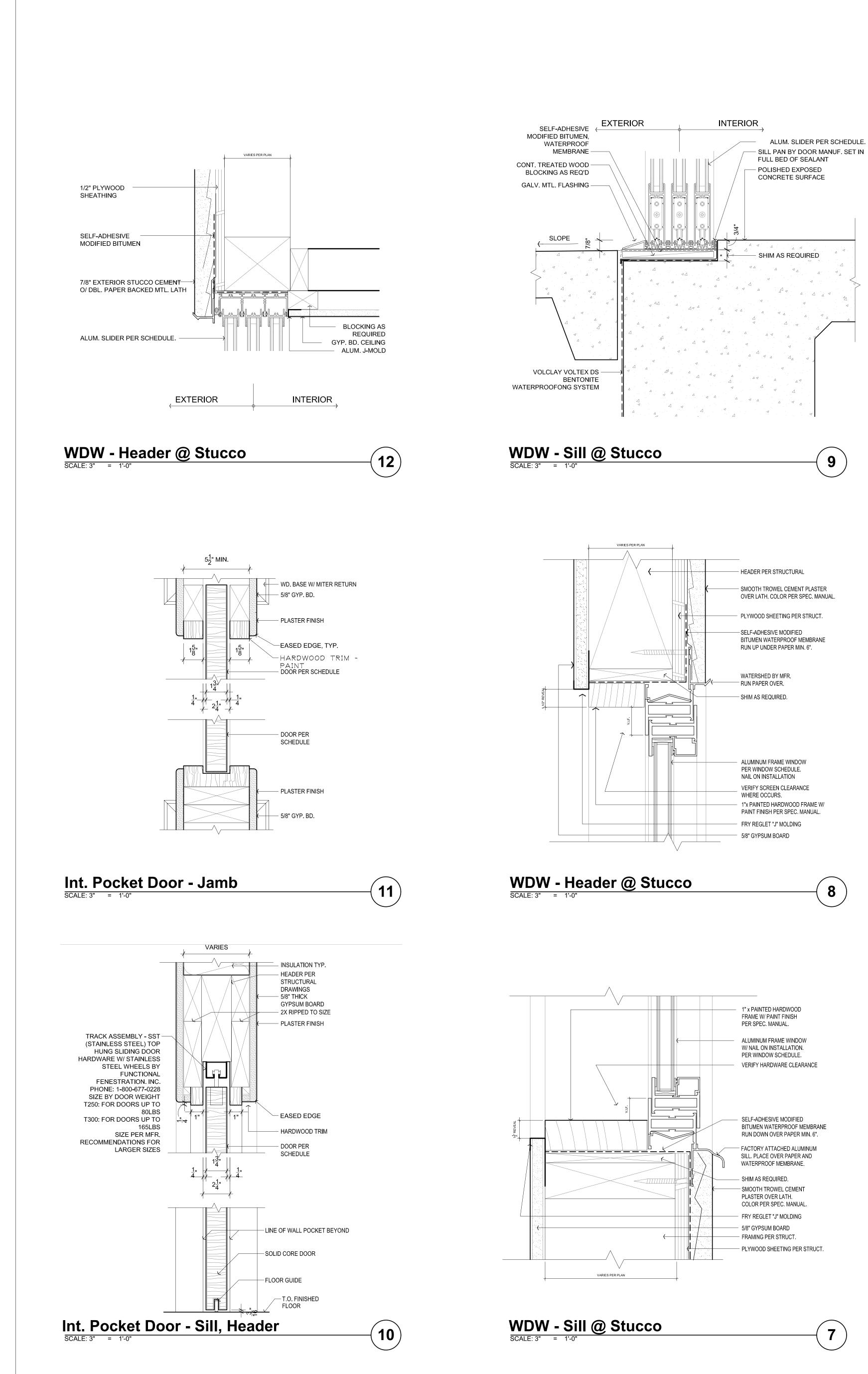


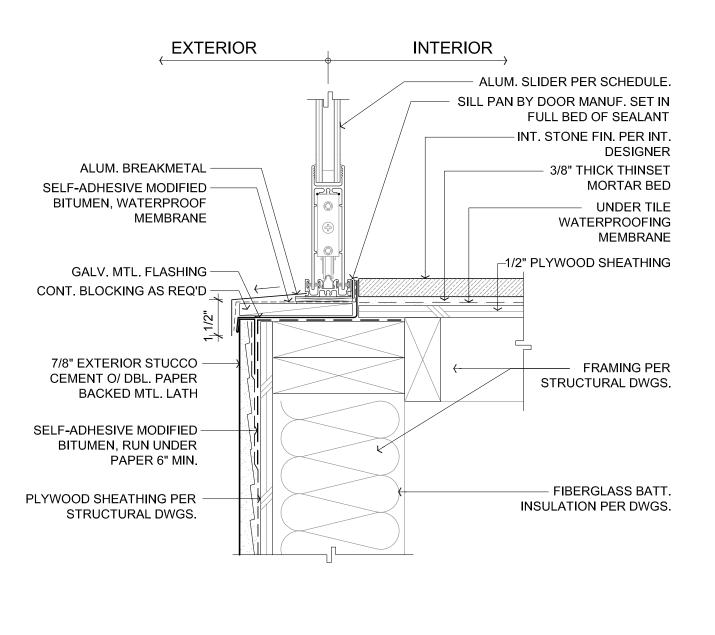
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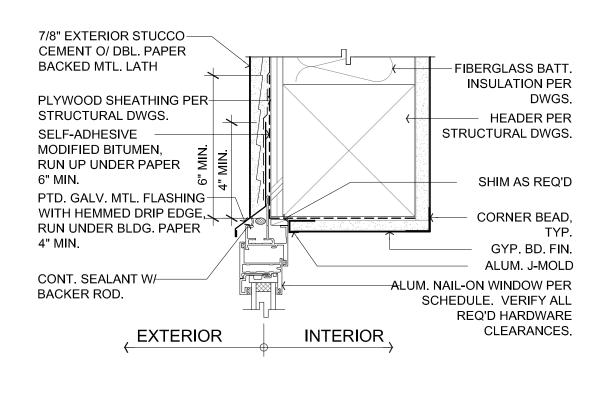




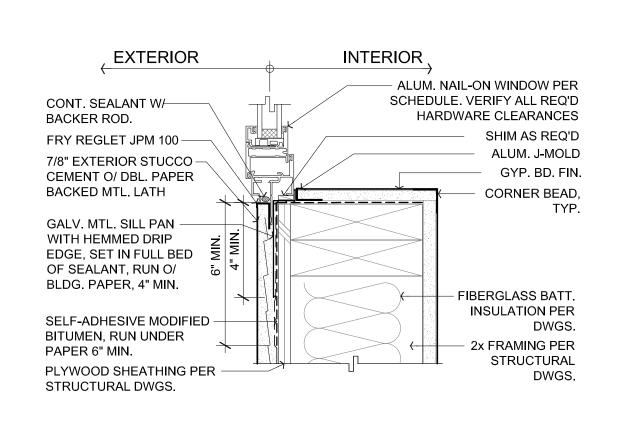




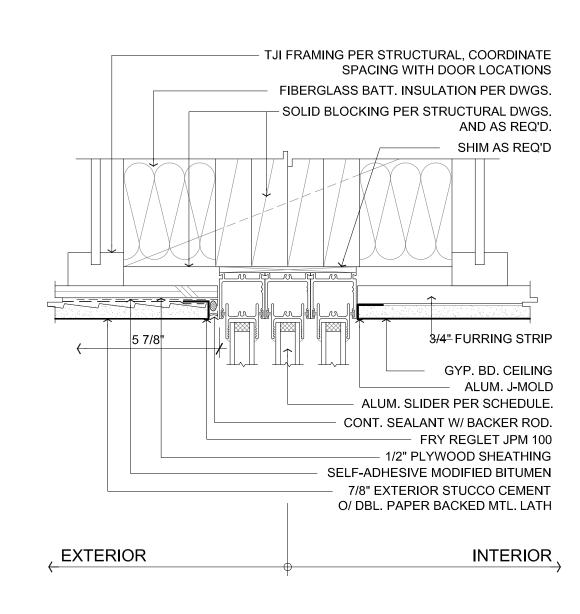
Newport Alum WDW - Sill @ FF SCALE: 3" = 1'-0"



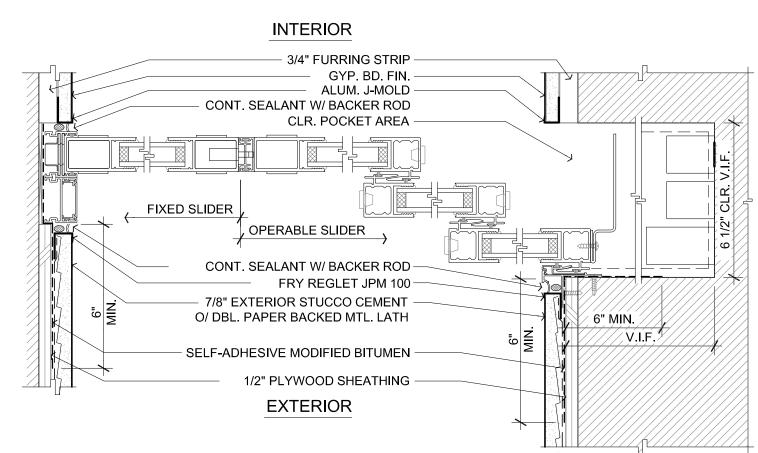
Newport Alum. WDW- Header

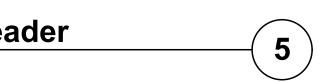


Newport Alum WDW - Sill



Front Yard Alum. Slider - Header SCALE: 3" = 1'-0"

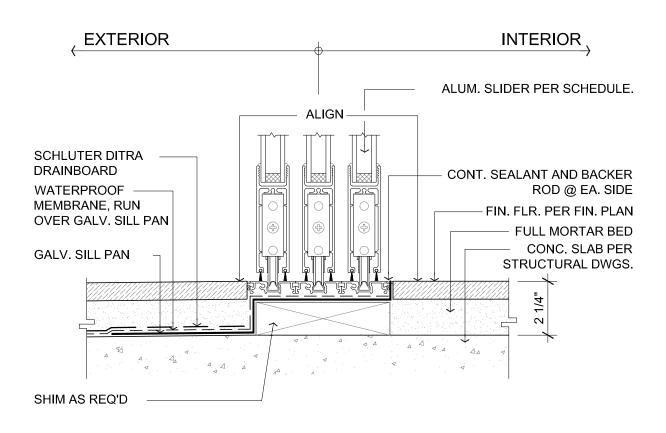




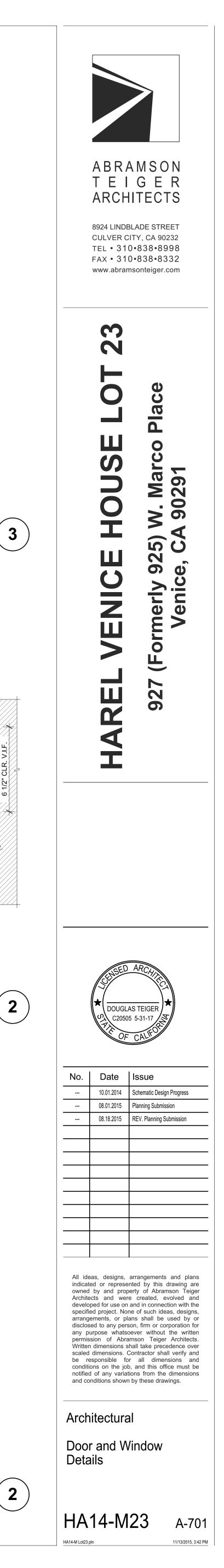
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6)



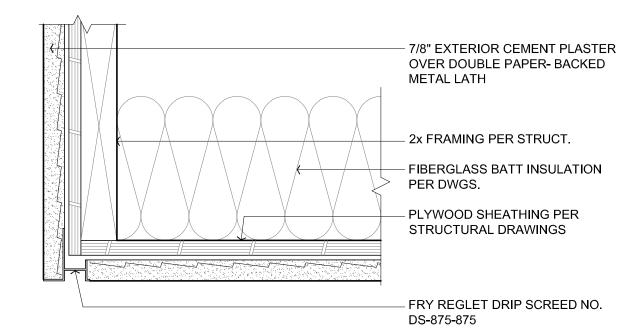


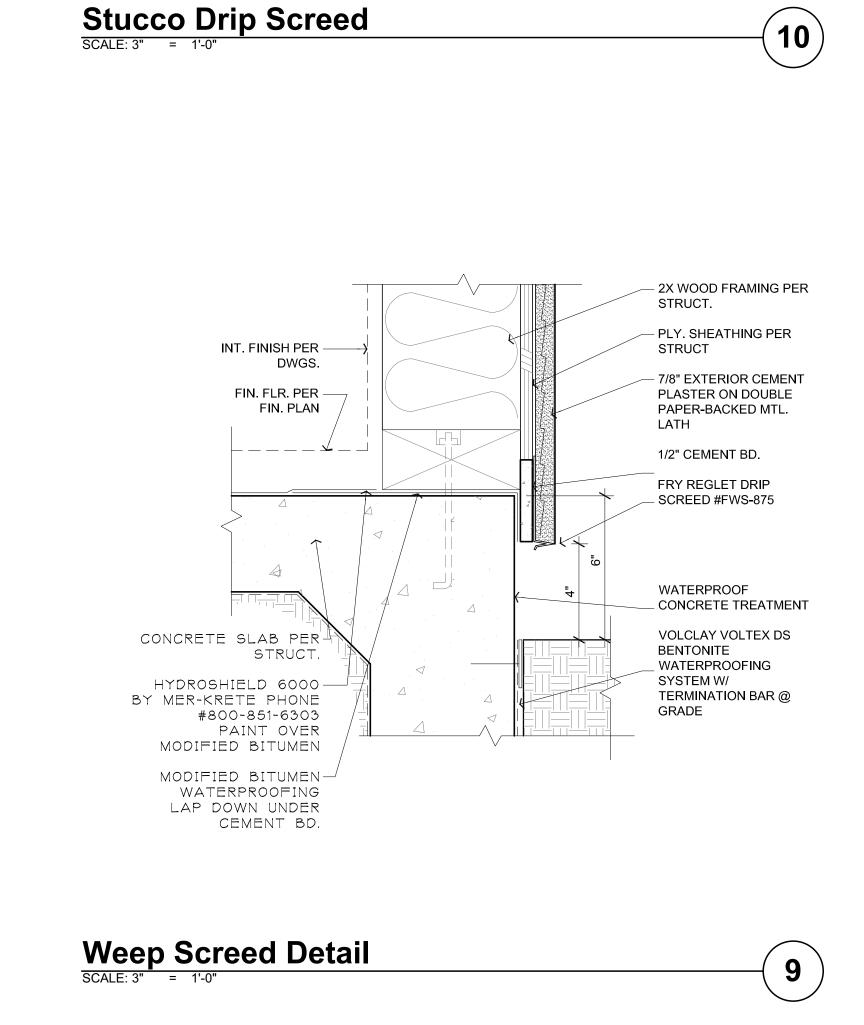
Front Yard Alum. Slider - Sill SCALE: 3" = 1'-0"





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





Transition between Stucco and Cladding, Typ

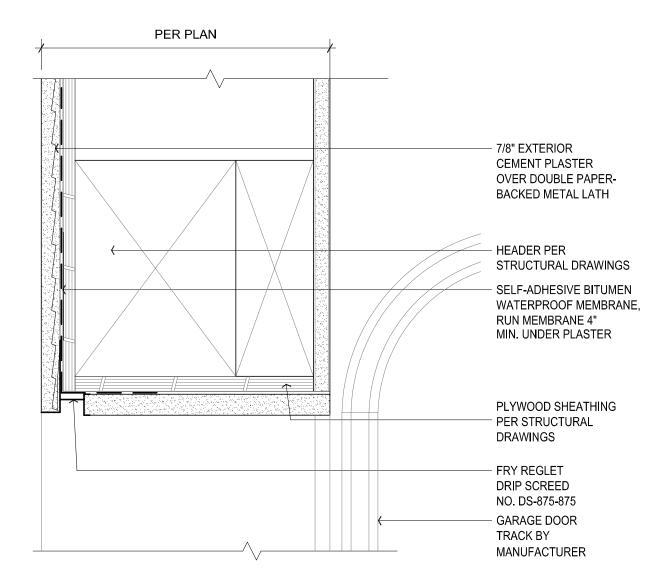
Fire Feature Detail 7

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

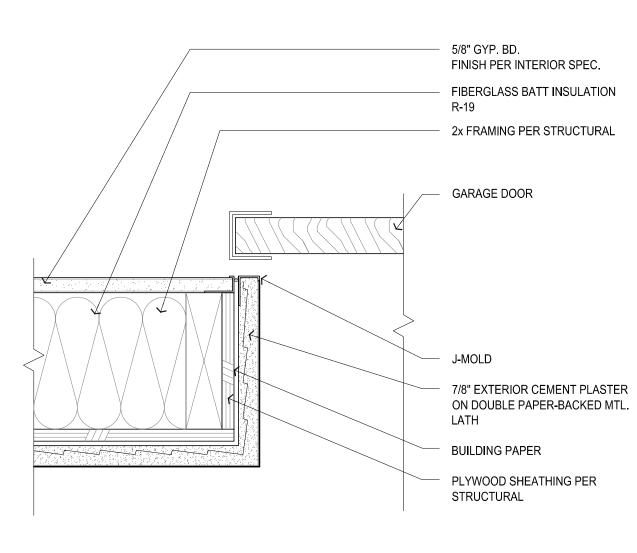
SCALE: 1/4" = 1'-0"

Typical Footing Weatherproofing Details 6

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



Garage Door Headerl



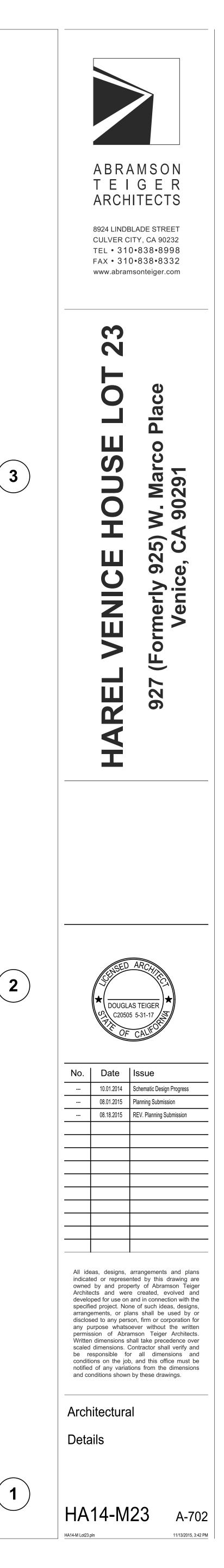
Soffit Detail @ Trespa 5

Soffit Detail @ Interior 9

Garage Door Jamb

Soffit Detail @ Stucco

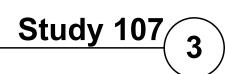
Window- Header, Jamb and Sill, @ Metal 1 SCALE: 1/4" = 1'-0"



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

Laundry 5

Garage 106 4



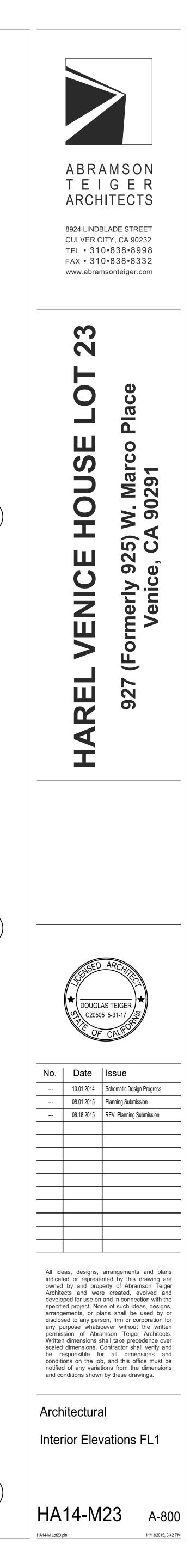
SCALE: 1/4" = 1'-0"

Powder 102 2

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

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

Kitchen and Living 1



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

Landing 5

Media Room 205 4



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

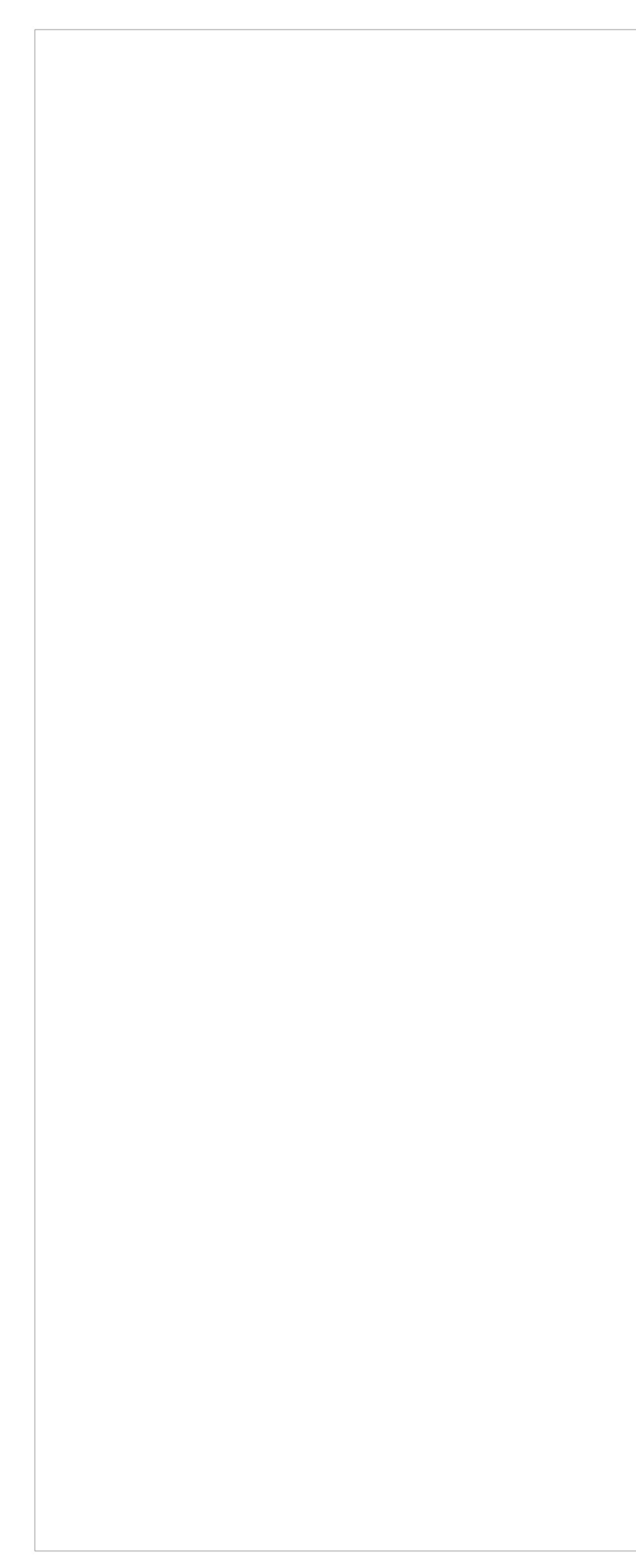
Bedroom 204 2

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

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

Master Bedroom and Closet 1





Bathroom 208 3

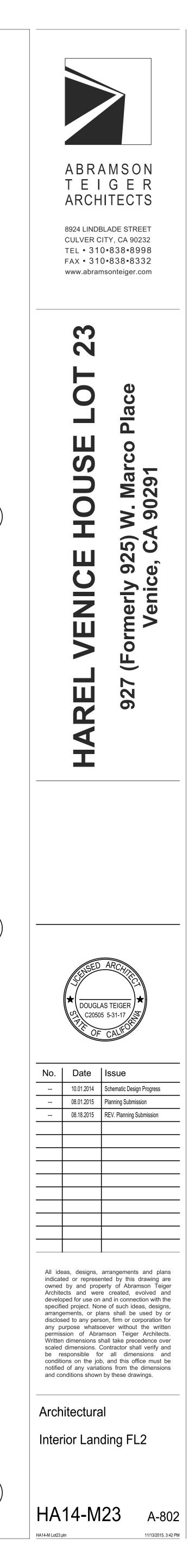
SCALE: 1/4" = 1'-0"

Bathroom 207 2

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

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

Master Bathroom 1



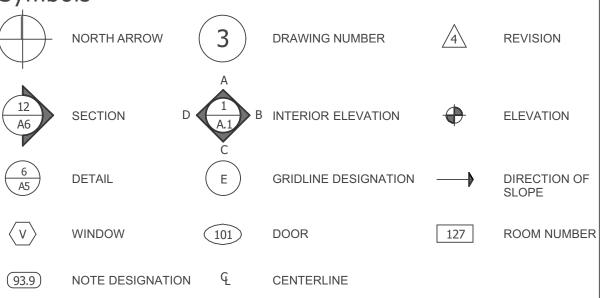
Abbrevia	ations				
@	AT				
A.B.	ANCHOR BOLT				
A.D.	AREA DRAIN				
ADDN'L.	ADDITIONAL ADJACENT				
ADJ. A.F.F.	ABOVE FINISH FLOOR				
ALUM.	ALUMINUM				
APPROX.	APPROXIMATELY				
ARCH.	ARCHITECT				
A.C.	ASPHALTIC CONCRETE				
ASSY.	ASSEMBLY				
B.O.	BOTTOM OF				
BD.	BOARD				
BIT.	BITUMEN(OUS)				
BLDG.	BUILDING				
BLKG.	BLOCKING				
BM.	BEAM				
CAB.	CABINET				
C.B.	CATCH BASIN				
C.T.	CERAMIC TILE				
CEM.	CEMENT				
CL.	CENTER LINE				
CLG.	CEILING				
CLR.	CLEAR				
COL.	COLUMN				
COMP.	COMPOSITION				
CONC.	CONCRETE				
CONSTR. CONT.	CONTINUOUS				
CONTR.	CONTRACTOR				
CPT.	CARPET				
CTR.	CENTER				
DBL.	DOUBLE				
D.F.	DOUGLAS FIR				
DIA.	DIAMETER				
DIM.	DIMENSION				
DR.	DOOR				
DN.	DOWN				
D.S.	DOWNSPOUT				
DTL.	DETAIL				
DWG.	DRAWING				
EA.	EACH				
ELEC.	ELECTRICAL				
EL.	ELEVATION				
ENCL.	ENCLOSURE				
EQ.	EQUAL				
(E)	EXISTING				
EXP.	EXPANSION				
EXT.	EXTERIOR				
EXTR.	EXTRUDED				
F.A.U.	FORCED AIR UNIT				
F.D.	FLOOR DRAIN				
FDN.	FOUNDATION				
FIN.	FINISH				
FL.	FLOOR				
FLASH'G.	FLASHING				
F.O.C.	FACE OF CONCRETE				
F.O.F.	FACE OF FINISH				
F.O.M.	FACE OF MASONRY				
F.O.S	FACE OF STUD				
FRM'G.	FRAMING				
FT.	FOOT / FEET				
FTG.	FOOTING				
GA.	GAUGE				
GALV.	GALVANIZED				
GYP.	GYPSUM				
H.B.	HOSE BIBB				
H.C.	HOLLOW CORE				
H.M.	HOLLOW METAL				
HDR.	HEADER				
HORIZ.	HORIZONTAL				
HT.	HEIGHT				
I.D.	INSIDE DIAMETER				
INFO.	INFORMATION				
INSUL.	INSULATION				
INT.	INTERIOR				
JT.	JOINT				
M.O.	MASONRY OPENING				
MAX.	MAXIMUM				
MBR.	MEMBER				
MECH.	MECHANICAL				
MEMB.	MEMBRANE				
MFR.	MANUFACTURER				
MIN.	MINIMUM				
MISC.	MISCELLANEOUS				
MTD.	MOUNTED				
MTL.	METAL				
N.I.C.	NOT IN CONTRACT				
N.T.S.	NOT TO SCALE				
NAT	NATURAL				
NOM.	NOMINAL				
(N)	NEW				
0/	OVER				
0.C.	ON CENTER				
O.D.	OUTSIDE DIAMETER				
O.H.	OVER HEAD				
OPEN'G.	OPENING				
OPP.	OPPOSITE				
P. LAM.	PLASTIC LAMINATE				
P.B.L.	PAPER BACKED LATH				
P.T.	PRESSURE TREATED				
PAR.	PARAPET				
PART'N.	PARTITION				
PL.	PLATE				
PLAST.	PLASTER				
PLY.	PLYWOOD PAIR				
PR. PRPT.	PARAPET				
PTD.	PAINTED				
R.O.	ROUGH OPENING				
R.	RADIUS				
R.C.P.	REFL. CEILING PLAN				
RD.	ROOF DRAIN				
REF.	REFERENCE				
REINF.	REINFORCEMENT				
REQ'D.	REQUIRED				
RF'G.	ROOFING				
RM.	ROOM				
S.B.	SANDBLASTED				
S.D.	STORM DRAIN				
S.C.	SOLID CORE				
S.S.	STAINLESS STEEL				
SCHED.	SCHEDULE				
SHT.	SHEET				
SIM.	SIMILAR				
SPEC'D.	SPECIFICATION SPECIFIED				
SQ.	SQUARE				
STD.	STANDARD				
STRUCT.	STRUCTURAL				
SUSP.	SUSPENDED				
Τ.	TEMPERED				
T.O.	TOP OF				
T.C.S.	TERNE COATED STEEL				
T.C.Z.	TERNE COATED ZINC				
TEMP.	TEMPERED				
THK. TYP.	THICK				
U.B.C.	UNIFORM BUILDING CODE				
U.O.N. VERT.	UNLESS OTHERWISE NOTED				
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR				
W.C.	WATER CLOSET				
W/O	WITHOUT				
W/	WITH				
W/I	WITHIN WATER PROOF				
W.R.	WATER RESISTANT				
WD.	WOOD				
W.T.	WALL THICKNESS				

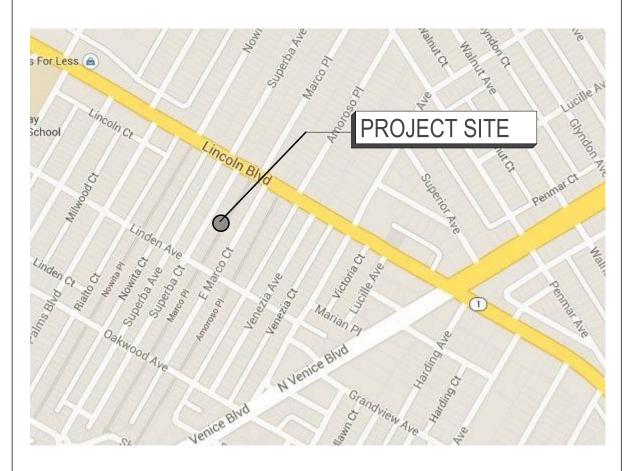
Fire Notes

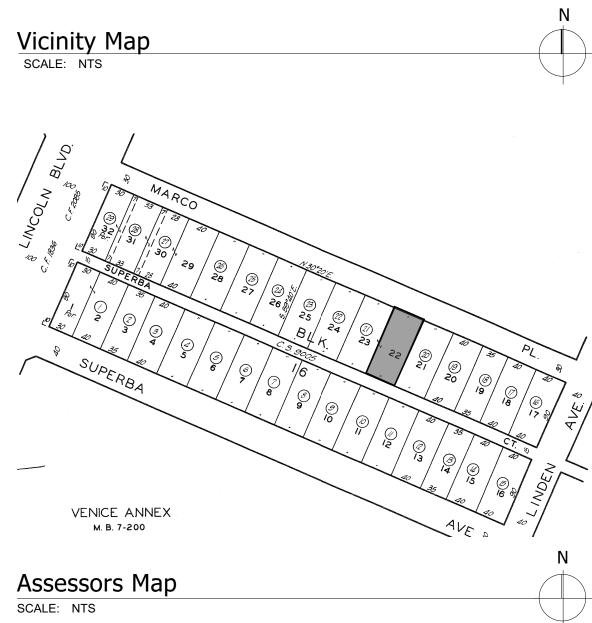
1. Provide signage on electrical equipment "No Storage within 36 inches by Order of the Fire Marshal" 2. Provide Black/Yellow hatch stripes on floor 36 inches in front of electrical equipment and stencil "No Storage" min 4 inch letters on the floor inside of the hatched stripe.

- 3. Provide Fire Extinguishers: contact CCFD for size, type and location.
- 4. Fire Alarm/smoke control system shall be installed per the 2010 California Building Code Chapter 4, 402.9, 402.14 and 404.4 and as approved by the Culver City Fire Department.
- 5. Provide mall approved numbers on upper left side of window for the suite.
- 6. Remove all hasps and other locking devices from rear doors. Door exiting hardware shall comply with 2010 California Building Code, Chapter 4 and Chapter 10.
- 7. Include notes in regards to top of actual storage, commodity classification and clearance to fire sprinklers per NFPA 13. (Please don't include statement number 7, please provide notes on specific details for storage arrangement).
- 8. Also include notes that the fire sprinkler system shall be modified to adjust for interior improvements.
- 9. Exterior Rear doors shall be marked with business name and suite number. 10. Final inspection required by Culver City Fire Department prior to occupancy.
- 1. Business owner shall be notified, that rear exit that opens to the service corridor/emergency secondary exit shall be kept free of combustible materials and other storage at all times.
- 2. Business owner to provide key(s) for all/any remote storage rooms. All storage rooms shall comply with the Building, Fire, Electrical, Mechanical and Plumbing codes prior to occupancy. All Code requirement equipment shall be maintained.
- 13. Any modifications to the Tenant suites or storage rooms shall be submitted for permits and inspection to Culver City Building and Safety and Fire Department.
- 14. Remote storage suites may only be used for dry good storage, any other uses shall be submitted, reviewed and approved by the Culver City Fire Department.
- 15. All emergency lights and exit lights shall have two sources of power, self-illuminating exit lights are
- prohibited and shall not be used. 16. Provide Automatic detection per Fire Department Conditions of Approval.
- 17. Class I hoods shall have supression systems.
- 18. Class I hood supression systems shall be connected to the Fire Alarm Fire Panel for detection and fire department dispatch.
- 19. Provide keys for the KNOX Boxed located at Building "A" and garage entry on Landmark.
- 20. Adress shall be viewable and legible from the public way.
- 21. Walls or parapets in excess of 5 feet shall have catwalks and ladders.
- 22. All systems installed shall meet the requirements of the 2013 CA Fire Code Chapter 9, Section 901. Pizza Ovens and similar devices and appliances using combustible materials shall be protected with UL 300 wet chemical hood systems.

Symbols

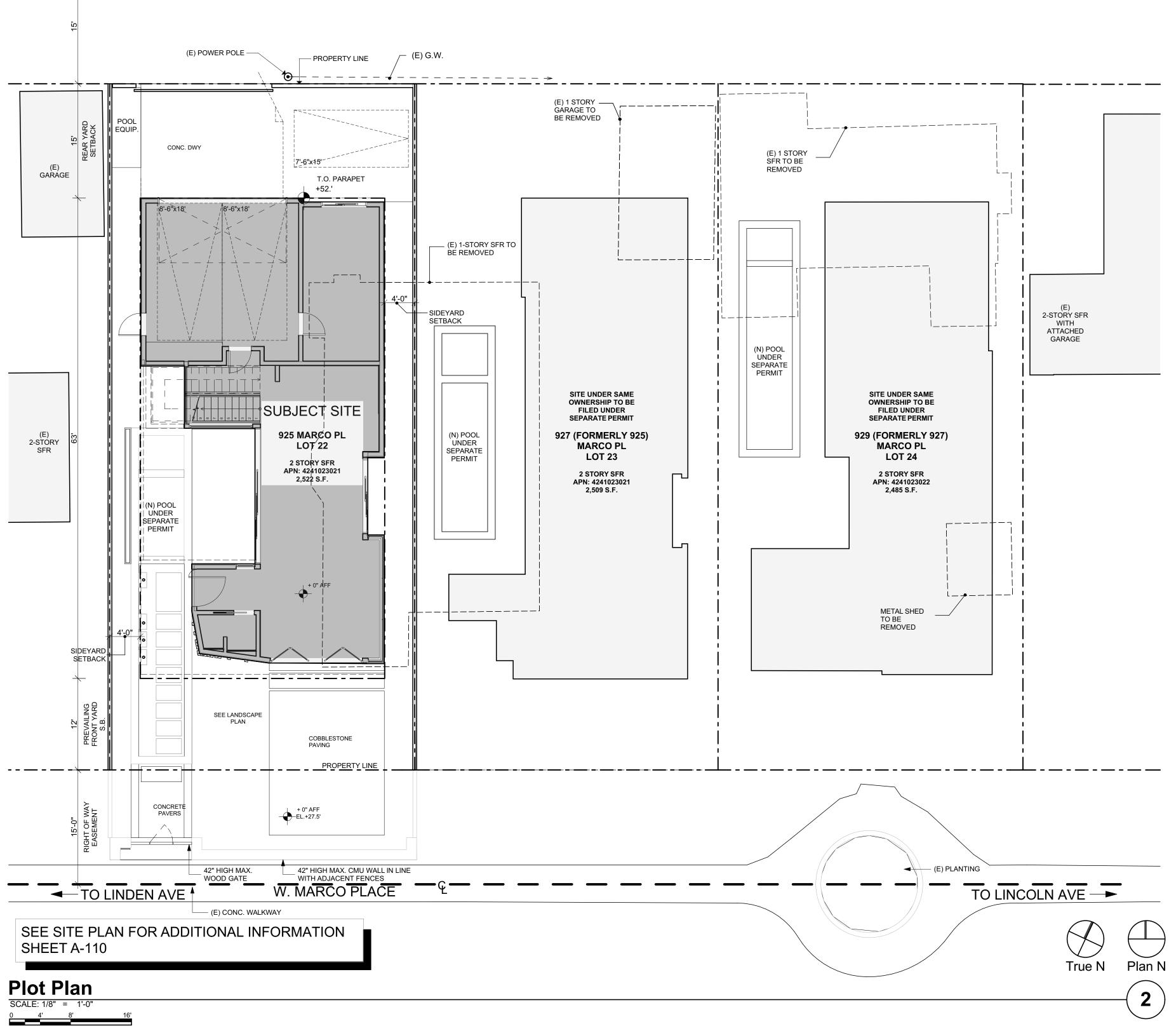












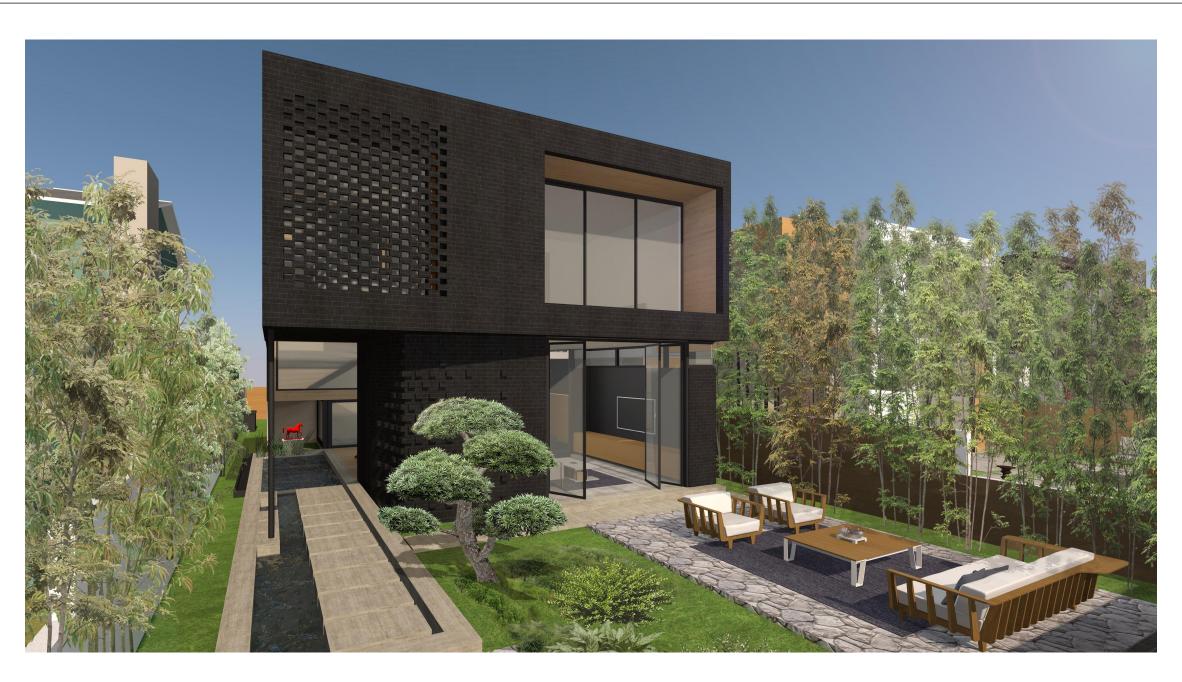


HAREL-VENICE

LOT 22

925 W. MARCO PLACE, VENICE, CA 90291





Exterior Aerial

Exterior Front Facade

SUPERBA COURT (ALLEY)

	SHEET INDEX
ID	Name
T1	Title Sheet
T2	General Notes
Т3	Keynotes
T4	Area Summary and Prevailing Diagram
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Т6	Title 24 Report
A-100	Survey
A-110	Site Plan
A-210	Floor Plans
A-220	RCP and Power Plan
A-230	Roof Plan, Roof RCP and Power Plan
A-310	Elevations
A-311	Elevations
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A-500	Stair Enlarged Plan
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A-702	Details
A-800	Interior Elevation FL1
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A-802	Interior Elevation FL2

Project Team _925 Marco Place LLC CLIENT 1030 HILTS AVE LOS ANGELES, CA 90024 CONTACT: GIL HAREL gil@medevelopmentinc.com TEL. (310) 558-8304x31 FAX. (310) 559-9360 ARCHITECT ABRAMSON TEIGER ARCHITECTS 8924 LINDBLADE STREET CULVER CITY, CA 90232 CONTACT: JULIANNE AUGUST-SCHMIDT julianne@abramsonteiger.com ANDREW MITCHELL andrew@abramsonteiger.com TEL. (310) 838-8998 EXT 207 or 210 FAX. (310) 838-8332 STRUCTURAL & CIVIL ENGINEER ___CW HOWE 4358 SEPULVEDA BLVD CULVER CITY, CA 90230 CONTACT: CARL HOWE carl@cwhowe.com TEL. (310) 838-0383 FAX. (310) 838-5380

Scope of Work:

CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE

- REMOVAL OF EXISTING STRUCTURE

- CONSTRUCTION OF A SINGLE FAMILY RESIDENCE, ELEV:+26'-3" - CONSTRUCTION OF A POOL ON SEPERATE PERMIT - ATTACHED TWO CAR GARAGE AND THIRD COMPACT CAR SPACE

Applicable Code:

2014	CITY OF LOS ANGLES RESIDENTIAL CODES AND ORDINANCES
2013	VENICE SPECIFIC PLAN
2013	CALIFORNIA BUILDING CODE
2013	CALIFORNIA ENERGY CODE
2013	CALIFORNIA PLUMBING CODE
2012	CALIFORNIA ELECTRICAL CODE

2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE

2013 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE

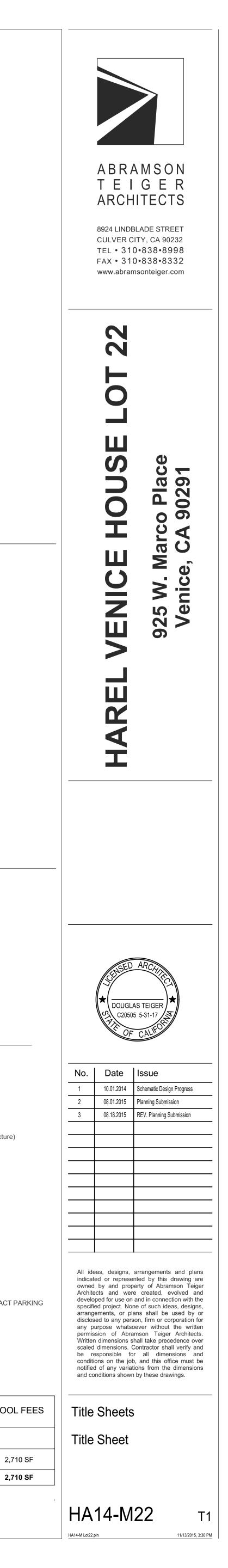
Project Data:

APN:	241023021
LOT: 22	BLOCK: 16 TRACT: VENICE ANNEX
MAP: M B 7-200	SHEET: 108B149
HEIGHT:	+24'-6 3/4" to T.O. Parapet +33'-4" T.O. Roof (28'-0" Maximum height allowable with +10'-0" roof access structure)
LOT AREA:	40'-0" x 90'-0" (3600 SF)
CONSTRUCTION TYPE	TYPE V-B, NOT SPRINKLERED
NUMBER OF STORIES:	2-STORY
OCCUPANCY:	GROUP R3 (RESIDENCE); GROUP U (GARAGE & POOL)
USE:	SINGLE FAMILY RESIDENCE (NO CHANGE IN USE)
ZONING:	R2-1 (LOW MEDIUM I RESIDENTIAL)
HILLSIDE ORDINANCE:	NO
MANSIONIZATION ORDINANCE:	NO
PARKING REQUIRED:	(2) COVERED STANDARD PARKING AND
PARKING PROVIDED:	(1) UNCOVERED PARKING MAY BE COMPACT (2) STANDARD GARAGE PARKING, (1) UNCOVERED COMPACT PA

Area Calculation Summary :

Per Chapter 3, 2013 California Building Code

TOTAL	2,522 SF / 1,343 SF	2,376 SF	2,710
NEW - (w/o Garage)	2,522 SF / 1,343 SF	2,376 SF	2,710
EXISTING	629 SF partial house		
	BUILDING CODE GROSS / NET	ZONING CODE	SCHOOL



General Notes

- THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK, ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO OWNER.
- PROVIDE ALL LABOR MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. INCLUDE ALL WORK SHOWN AND/OR NOTED ON THESE DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR THE PERFORMANCE AND COMPLETION OF WORK WITHOUT ADJUSTMENT TO THE PRICE. WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR AND MATERIALS AND EQUIPMENT TO COVER THE PROPER AND TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.
- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING: A. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS. B. THE CURRENT EDITION OF THE UNIFORM BUILDING CODE. THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS D. SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL AND PERMIT, CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER.
- GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS DURING CONSTRUCTION: A. PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE, SUPPLY COPIES TO OWNER. TEMPORARY WATER AND POWER. COPY OF CURRENT STATE OF CALIFORNIA CONTRACTOR'S LICENSE
- ALL PERMITS, FEES, TESTS, INSPECTION AND ASSESSMENTS WITH THE EXCEPTION OF THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.
- GENERAL CONTRACTOR SHALL EMPLOY A COMPETENT INDIVIDUAL TO LAY OUT THE WORK AND ESTABLISH POINTS, GRADES AND LEVELS FROM THE REFERENCE ON THE DRAWINGS. OWNER WILL SUPPLY GENERAL CONTRACTOR WITH A COPY OF AN ENGINEER'S SURVEY OF THE PROPERTY. DISCREPANCIES OR VARIATIONS MUST BE CALLED TO ARCHITECT'S TTENTION IMMEDIATELY FOR CORRECTIVE ACTION IF REQUIRED BEFORE PROCEEDING WITH THE WORK.
- WORKMANSHIP IN ALL PHASES OF THE JOB SHALL BE OF THE HIGHEST ORDER PREVAILING IN THE RESPECTIVE TRADES. WORK SHALL BE EXECUTED BY SKILLED JOURNEYMEN. POOR WORKMANSHIP SHALL BE SUFFICIENT CAUSE FOR REMOVAL AND REPLACEMENT OF WORK AT THE EXPENSE OF CONTRACTOR DOING THE WORK. ALL FINISH WORK SHALL BE TRUE IN PLANE, PLUMB, AND LEVEL WITH TOLERANCES NO GREATER THAN THOSE ESTABLISHED BY TRADE ORGANIZATIONS, OR MANUFACTURER'S ASSOCIATIONS FOR THE RESPECTIVE TRADE OR MATERIAL.
- ALL MATERIALS SHALL BE NEW, FIRST QUALITY, RECOGNIZED STANDARD BRANDS, DELIVERED TO THE SITE IN MANUFACTURER'S ORIGINAL PACKAGING. ALL MATERIALS STORED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE FROM WEATHER AND THE BUILDING OPERATION. GENERAL CONTRACTOR SHALL:
- A. KEEP PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS AND RUBBISH, CAUSED BY OPERATIONS. IN REASONABLE INTERVALS DURING PROGRESS OF WORK. CLEAN SITE AND PUBLIC PROPERTIES, AND DISPOSE OF WASTE MATERIALS, DEBRIS AND RUBBISH OFF THE SITE IN A LEGAL MANNER. C. AT COMPLETION OF WORK REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT MACHINERY AND SURPLUS MATERIALS AND CLEAN ALL EXPOSED
- SURFACES; LEAVE ROJECT CLEAN AND READY FOR OCCUPANCY. 10 BEFORE FINAL PAYMENT IS MADE ON THE CONTRACT, GENERAL CONTRACTOR
- SHALL FURNISH OWNER WITH A CERTIFICATE OF OCCUPANCY FROM THE CITY OF LOS ANGELES, A WRITTEN GUARANTEE FOR THE WORK AS CALLED FOR IN THE VARIOUS SECTIONS. GUARANTEES SHALL STATE THE WORK COVERED, GUARANTEE PERIOD, SUB-CONTRACTOR PERFORMING THE WORK AND TERMS OF GUARANTEE. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. WHERE
- CLARIFICATION IS REQUIRED, ARCHITECT WILL SUPPLY THE NEEDED INFORMATION OR DETAILS. DEVIATION FROM PRODUCTS SPECIFIED MAY ONLY BE MADE UPON WRITTEN APPROVAL OF ARCHITECT AND OWNER. WHERE THE WORDS "OR EQUAL" DO NOT APPEAR, NO DEVIATION WILL BE ALLOWED. THE PHRASE "OR EQUAL" FOUND IN EITHER THE SPECIFICATIONS OR DRAWINGS SHALL MEAN SIGNED APPROVAL BY ARCHITECT UPON WRITTEN REQUEST BY CONTRACTOR.
- ALLOWANCES CALLED FOR IN THE SPECIFICATIONS SHALL BE GENERAL CONTRACTOR'S ACTUAL COST. INSTALLATION, SERVICES AND TRANSPORTATION SHALL BE INCLUDED IN THE CONTRACT PRICE AS BID. AT COMPLETION OF THE JOB THIS CONTRACTOR SHALL SUBMIT RECEIPTS TO SUPPORT DISBURSEMENT OF THE ALLOWANCE, THE REMAINDER OF WHICH SHALL BE RETURNED OR CREDITED TO OWNER.
- 13 BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS AND NOTES, AND TO SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE LOCATION OF ANY EXISTING STRUCTURES OR CONDITIONS THAT MAY AFFECT THIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.
- 14. ARCHITECT AND ENGINEERS AND OWNER SHALL HAVE ACCESS TO THE WORK AT ALL TIMES DURING CONSTRUCTION FOR THE PURPOSE OF CONSTRUCTION OBSERVATION
- 15. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROVIDE CONSTRUCTION SUPERVISION AT THE WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND NOTES.
- CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT TO ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS.
- THERE SHALL BE NO DEVIATIONS FROM STRUCTURAL DESIGN WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. APPROVAL BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLAN AND SPECIFICATIONS
- 19. A COMPLETE SET OF PRINTS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THIS SET. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO ARCHITECT 20. GUARANTEE ALL WORK PERFORMED FOR A PERIOD OF ONE YEAR, OR
- LONGER IF SO STIPULATED HEREIN, AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP. SAID GUARANTEE PERIOD SHALL BEGIN FROM THE DATE OF ACCEPTANCE BY OWNER. 21. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO ENFORCE
- SAFETY STANDARDS. ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND THE CONSTRUCTION SAFETY ACT, SHALL BE MET. 22. ALL CONSTRUCTION EQUIPMENT AND SCAFFOLDING USED IN THE COURSE OF
- CONSTRUCTION SHALL BE ERECTED, EQUIPPED AND MAINTAINED IN ACCORD WITH STATUTES AND REGULATIONS OF STATE AND LUCAL AUTHURITIES, INSURANCE 23. NOTE ON PLAN-A "CERTIFICATE OF COMPLIANCE" SIGNED BY GENERAL CONTRACTOR SHALL BE GIVEN TO THE DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED
- ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY. 24. SOLELY AS A CONVENIENCE TO OWNER, ARCHITECT MAY INCLUDE
- DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS IN DOCUMENTS PREPARED BY ARCHITECT) WITHIN THE SET OF DOCUMENTS ISSUED BY ARCHITECT, IT BEING EXPRESSLY UNDERSTOOD THAT, BY SAID ISSUANCE, ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.
- 25. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION. 26. ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES,
- FACE OF CONCRETE BLOCK WALLS, AND FACE OF STUDS UNLESS OTHERWISE NOTED.
- 27. DFFSET STUDS WHERE REQUIRED SD THAT FINISH WALL SURFACE WILL BE 28. 【NSYALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
- 29. MINIMUM HEADROOM CLEARANC VERTICALLY FROM THE PLANE 30. CONTRACTOR SHALL VERIFY S MECHANICAL EQUIPMENT PADS WATER OR DRAIN INSTALLATIC BEFORE PROCEEDING WITH THE FIELD CONDITIONS OR SUBSTI ADDITIONAL COST TO OWNER. DUCTS PENETRATING STUD WALLS NECESSARY FRAMES, BRACING AND 32. CONTRACTOR SHALL PROVIDE ACCES CONDITIONING, AND OTHER TRADES, 33. CONTRACTOR SHALL PROVIDE BRACINGS, BACK-UP PLATES A FOR THE INSTALLATION OF AL ACCESSORIES AND ALL WALL 34. ELECTRICAL OR MISCELLANEO 34. CONTACT BETWEEN DISSIMILAR ME 35. TOILET ROOMS SHALL BE EQU VENTILATION PROVIDING A MIN OR MORE IF REQUIRED BY COD AND SPECIFICATIONS. 36. MECHANICAL SUPPLY AND RETURN 37. GENERAL CONTRACTOR SHALL PROV. CONSTRUCTION PER CHAPTER 44 L 38. INSPECTION IS REQUIRED FOR LATH AND/OR WALLBOARD BEI ANY JOINTS AND FASTENERS 39. PLYWOOD ROOF PANELS SHAL EXTERIOR GLUE AND BE OF EX WEATHER. 40. ALL SHOP FABRICATED STEEL SHAL 41. ALL FIELD WELDING SHALL BE INSI 42. ALL OPEN JOINTS, PENETRATIC BUILDING ENVELOPE SHALL BE WEATHERSTRIPPED TO LIMIT A 43. ALL GLASS LESS THAN 18" ABOVE TEMPERED. 44. FIELD CHECK REQUIRED FOR A TO FABRICATION AND INSTALL 45. ALL WINDOW HEADS AND SILLS SHA WATERPROOF 46. GLAZING CERTIFICATE MUST THAT THE PRODUCT HAS PASS CPSC 16 CFR 1201, LISTED IN WITH THE CPSC 16 CFR, PART AS INDICATED IN TABLE 2406.1 STATE THE NAME OF MANUFAC 47. GLASS EDGE CLEARANCE IN F THAN REQUIRED FOR WIND AND 48. ALL EXTERIOR WALL OPENINGS COPING AND EXPANSION JOINT 49. PROVIDE ONE-HOUR FIRE RESISTIVE SPACE UNDER INTERIOR STAIRS. 50. SWINGING DOORS OR WINDOWS UNCONDITIONED SPACES SUCH BE FULLY WEATHERSTRIPPED LIMIT AIR INFILTRATION. FOUNDATION AND FLOOR SLAP 51. TO STRUCTURAL DRAWINGS AN OVER APPROVED 4" COARSE AG MEMBRANE. 52. THE REQUIRED CLEARANCE FOR FOR MUDSILLS, 12" FOR GIRDE 53. WOOD WITHIN 6" OF EARTH SH CONCRETE AND AN APPROVED 54. A CORROSION RESISTANT WEEP TRAPPED WATER TO DRAIN TO REQUIRED BELOW THE STUCCO 55. DOUBLED JOISTS ARE REQUIRED UND 56. FIRE BLOCK STUD WALLS AND SPACES) AT FLOOR, CEILING, S OVER 10' IN HEIGHT Shower Walls Shall be App 57. A HEIGHT OF SIX FEET MIN. 58. NOT USED. 59. NEW BATHROOM FIXTURES SHALL CO CONSUMPTION. 60, THE FOLLOWING ARE REQUIRED FOR A. MAKEUP OF 1 HOUR FIRE RESI BEAMS ADJACENT TO OR SUPPORTIN B. SELF-CLOSING, TIGHT FITTING, INTO DWELLING. C. A GARAGE/CARPORT FLOOR SYST 20,000 LBS. 61. VERIFY ALL DIMENSIONS IN T TO ARCHITECT BEFORE PROCE 62. NOT USED 63. CONTRACTOR MUST PROTECT ADJOINING PROPERTIES FROM DEMOLITION. PROTECTION MU FOUNDATIONS, PARTY WALLS, PROVISIONS SHALL BE MADE EROSION DURING CONSTRUCTION CONTRACTOR SHALL PROVIDE ADJOINING PROPERTY ADVISIN BE MADE AND THAT THE ADJ PROTECTED. SAID NOTIFICAT THAN 10 DAYS PRIOR TO THE 64. CONTRACTOR TO CLOSE AND S DURING CONSTRUCTION AND R OCCUPANCY. 65. CONTRACTOR TO SHUT OFF TE DURING CONSTRUCTION AND RE OCCUPANCY. 66. SEE STRUCTURAL ENGINEERING AND MATERIALS. 67. NO TRENCHES OR EXCAVATION PERSON IS REQUIRED TO DESC THE STATE OF CALIFORNIA OBTAINED PRIOR TO THE ISSU PERMIT 68. PROVIDE PERMIT FROM STATE INDUSTRIAL SAFETY PRIOR TO FOR CONSTRUCTION OF MORE 69. MAXIMUM DRIVEWAY SLOPE IS SLOPES REQUIRED WHERE SLOP CROSS SLOPE IS 10%. MAXIMUM 70. SEE LANDSCAPE PLANS FOR S IDENTIFICATION 71. TEST REQUIRED IN THESE SPE EACH CONTRACTOR. MATERIAL MEET SPECIFICATIONS SHALL CONTRACTOR AS DEEMED NECH 72. AS-BUILT DRAWINGS SHALL BE THE WORK WITH THE LOCATIO OR OTHERWISE - PIPING, COND AIA DOCUMENT A-210, "GENERA
- CONSTRUCTION" SHALL GOVERN CONTRACT. 74. ALL REFERENCES TO "CONTRAC
- CONTRACTOR AND THE SUBCON BE ONE IN THE SAME. 75. CONTRACTOR SHALL PROVIDE FINAL HOOKUP FOR ALL SPE
- SHALL PROVIDE AND INSTALL UNLESS OTHERWISE NOTED. 76. IT IS THE RESPONSIBILITY OF WORK OF ALL TRADES ON THE
- ARISING FROM CONFLICTS BET RESOLVED SOLELY BY CONTRA OWNER OR ARCHITECT. 77. CONTRACTOR SHALL CHECK AN AND DOCUMENTS SO THAT ALL

CE AT STAIRS SHALL BE 6'-8" TANGENT TO THE TREAD NOSING.	78.	ARCHITECT SHALL BE CONTACTED TO REVIEW AND APPROVE THE LAYOUT OF SNAPLINES PRIOR TO FRAMING.
IZES AND LOCATIONS OF ALL AND BASES AS WELL AS POWER AND ONS WITH EQUIPMENT MANUFACTURERS E WORK. CHANGES TO ACCOMMODATE TUTIONS SHALL BE MADE WITHOUT	79.	CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHED MATERIAL AND SHOP DRAWINGS AS APPROPRIATE FOR THE SCOPE OF WORK WITHIN INDUSTRY STANDARDS FOR THE REVIEW AND APPROVAL OF ARCHITECT; THIS SHALL BE DONE ALLOWING FOR SUFFICIENT TIME FOR REVIEW AND APPROVAL, AND FOR CORRECTIVE ACTION SHOULD
OR SHAFT WALLS SHALL BE PROVIDED WITH SEALANT AROUND THE OPENING.	80,	IT BE REQUIRED. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED
SS PANELS AS REQUIRED BY PLUMBING, AIR AND AS REQUIRED BY CODE. AND INSTALL ALL STIFFENERS,	81.	WITHOUT THE APPROVAL OF ARCHITECT. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.
ND SUPPORTING BRACKETS REQUIRED LL CASEWORK, TOILET ROOM MOUNTED OR SUSPENDED MECHANICAL, US EQUIPMENT. ALS SHALL BE PROTECTED.		Grading Notes
IPPED WITH A MECHANICAL SYSTEM OF NIMUM OF FIVE AIR CHANGES PER HOUR DE. REFER TO MECHANICAL DRAWINGS	1.	CONCENTRATED DRAINAGE SHALL BE DISCHARGED INTO AN APPROVED LOCATION. DRAINAGE IS REQUIRED INTO STREET, NATURAL WATERCOURSE OR OTHER APPROVED LOCATION. 91.7008 (7008(E)3). PIPE SYSTEMS MUST HAVE CLEAN OUT ACCES AT 1) EVERY
AIR SHALL BE AIRTIGHT AND SEALED. /IDE PEDESTRIAN PROTECTION DURING THE A. COUNTY CODE.		HORIZONTAL BEND AND 2) EVERY 50' FOR ONE AND TWO FAMILY BUILDING SITES OR 100' FOR ALL OTHER BUILDING SITES.
ALL INTERIOR AND EXTERIOR IN-PLACE Fore any plastering is applied or	З.	A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL GRADING AND FOUNDATION EARTHWORK FOR HILLSIDE AREAS WHERE: (SITE EXCEEDS 60K S.F.) (CUT AND FILL SLOPES EXCEED 2:1) (CUTS EXCEED 40 FT. IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE)
HAVE BEEN TAPED AND FINISHED. L BE BONDED WITH INTERMEDIATE OR XTERIOR TYPE WHERE EXPOSED TO THE _L BE MANUFACTURED IN A CERTIFIED SHOP.	4.	(FOUNDATION EXCAVATION EXTEND BELOW A 1:1 PLANE FROM PROPERTY LINE) (PROJECTS INVOLVE UNUSUAL HAZARDS). A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK, INCLUDING THE SLOT CUTS FOR HILLSIDE OR NON-HILLSIDE AREAS.
SPECTED BY A CERTIFIED INSPECTOR. ONS AND OTHER OPENINGS IN THE		Structural General Notes
E SEALED, CAULKED, GASKETED, OR Air leaked and water penetration. Adjacent walking surface shall be	1.	ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
ALL DIMENSIONS AND CONDITIONS PRIOR LATION.	2.	DURING THE CONSTRUCTION PERIOD, CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY
ALL BE SET IN BED OF MASTIC AND SHALL BE	З.	ORDINANCES. Contractor shall be solely responsible for all excavation procedures including lagging, shoring and protection of
DED THE TESTING REQUIREMENTS OF CHAPTER 35. GLAZING SHALL COMPLY 1201 CRITERIA, FOR CATEGORY I OR II 0.1 [CBC 2007]. LABEL WILL ALSO CTURER.	4.	ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES.
IXED OPENINGS SHALL BE NOT LESS D EARTHQUAKE DRIFT.	5.	SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
S, FLASHINGS, COUNTERFLASHING, 'S SHALL BE WATERPROOFED. CONSTRUCTION ON ENCLOSED SIDE OF USABLE	6. 7.	DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS, FLOOR FINISHES, ETC.
5 TO THE EXTERIOR OR TO As garages or warehouses shall gasketed or otherwise treated to	8.	PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY
S ON EXPANSIVE SOIL SHALL CONFORM Id details. Floor slab to be poured Ggregate base or moisture barrier		OR LATERALLY BRACED.
R WOOD MEMBERS ABOVE GRADE, IS 6" RS, AND 18" FOR JOISTS.		Energy Conservation Notes
HALL BE PROTECTED BY 3" OF MEMBRANE.	1.	A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.
P SCREED WHICH WILL ALLOW THE EXTERIOR OF THE BUILDING IS AT THE FOUNDATION PLATE LINE.		ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY
DER PARALLEL BEARING PARTITIONS.	2.	CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR
PARTITIONS (INCLUDING FURRED BOFFIT, AND AT MID-HEIGHT OF WALLS		INSULATING MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACE SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY
PROVED NON-ABSORBENT MATERIAL TO ABOVE FIN. FLOOR.	З.	WEATHERSTRIPPED. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL
CONFORM TO L.A. CITY CODE FOR LOW WATER		WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED AND
R ATTACHED GARAGE/ CARPORT: STIVE PROTECTION OF WALLS, CEILING, POST OR NG THE DWELLING. , SOLID SLAB, 1 3/8" THICK DOOR AT OPENING	4.	LABELED. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY
TEM ADEQUATE TO SUPPORT A WHEEL LOAD OF		THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS
HE FIELD. REPORT ALL DISCREPANCIES Eding with the work.	5.	OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED AT ALL THERMOSTATS. TYPICAL OF 4, ONE IN EACH ZONE
PUBLIC AND PRIVATE PROPERTY OF DAMAGE DURING CONSTRUCTION AND	6.	DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER Chapter 10 of 1994 umc. back draft dampers for all exhaust and fan systems shall be provided. Masonry and factory
ST BE PROVIDED FOR FOOTINGS, Chimneys, skylights and roofs. To control water run-off and		BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUE DAMPER. CONTINUOUS BURNING GAS PILOTS ARE PROHIBITED.
ON AND DEMOLITIONS ACTIVITIES. WRITTEN NOTICE TO THE OWNERS OF G THEM THAT THE EXCAVATION IS TO DINING BUILDINGS SHOULD BE	7.	LIGHTING MUST CONFORM TO MANDATORY MEASURES (LIGHTING) REFER TO TITLE 24 COMPLIANCE PAGE MF-1R. KITCHENS MUST CONFORM TO PAGE WS-5R (KITCHEN WORKSHEET). THESE CAN BE FOUND ON
ION SHALL BE DELIVERED NOT LESS SCHEDULED EXCAVATION.		sheets env-1 and env-2. Partition Notes
BEAL EXISTING GAS LINES AND METER Reestablish service prior to final Elephone and cable tv service	1.	DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN, AND DETAILS SHALL TAKE PRECEDENCE OVER PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT.
E ESTABLISH SERVICE PRIOR TO FINAL 3 Plans for retaining wall size	2.	PROVIDE MINIMUM PARTITION WIDTH OR FURRING AS REQUIRED FOR PLUMBING.
IS 5' OR MORE IN DEPTH INTO WHICH A Cend, unless necessary permit from	3.	CONTRACTOR SHALL PROVIDE CORNER BEADS, CASING BEADS AND OTHER PLASTERING ACCESSORIES AS REQUIRED TO ENSURE THE INSTALLATION OF SQUARED CORNERS, EVEN RADII, AND CLEAN TERMINATIONS.
DIVISION OF INDUSTRIAL SAFETY ARE UANCE OF A BUILDING OR GRADING OF CALIFORNIA DIVISION OF	4.	CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY, Blocking, backing, hangers, or other support as required for Indicated fixtures and cabinetry. Provide additional
THE ISSUANCE OF A BUILDING PERMIT THAN 36' IN HEIGHT.	5.	BRACING IN PARTITION(S) TO SUPPORT WALL MOUNTED CABINETRY AND HARDWARE. PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO ELECTRICAL, TELEPHONE OR OTHER OUTLET CHANGES.
20%. GRADE DETAILS AND TRANSITION PE EXCEED 12 ½%. MAXIMUM DRIVEWAY A SLOPE WITHIN PARKING AREA IS 5%. SITE DRAINAGE AND RETAINING WALL	б.	PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO REMOVAL OF Doors, Frames, or mouldings.
CIFICATIONS SHALL BE PAID FOR BY LS AND WORKMANSHIP WHICH FAIL TO BE TESTED AND PAID FOR BY	1.	Sound Requirement Notes All penetration into sound rated partitions or floor-ceiling
ESSARY BY ARCHITECT. E MARKED DURING THE PROGRESS OF		ASSEMBLIES WILL BE SEALED, LINED OR INSULATED WITH APPROVED PERMANENT RESILIENT SEALANT. ISOLATE ALL: RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE
ONS OF ALL CONCEALED, UNDERGROUND Duit, etc		VENTS LOCATED IN SOUND ASSEMBLIES FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILITN SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
AL CONDITIONS FOR THE CONTRACT OF N ALL WORK PERFORMED UNDER THIS	З.	AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT WILL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.
CTOR" SHALL INDICATE GENERAL NTACTORS IN HIS EMPLOY; THEY SHALL	4.	
AND INSTALL ROUGH PLUMBING AND CIFIED FIXTURES AND APPLIANCES, AND SUCH FIXTURES AND APPLIANCES	5.	ASSEMBLIES WILL BE LINED EXCEPT DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITIES AND BATHROOMS NEED NOT BE LINED.
E PROJECT; CHANGES OR DELAYS TWEEN THE TRADES SHALL BE ACTOR, AT NO LIABILITY OR COST TO	6.	WHENEVER PLUMBING PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF
ND VERIFY ALL CONSULTANTS DRAWINGS _ INFORMATION IS COORDINATED.		THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.

7.	KITCHI 1-79. R
8.	ELECT WALLS SIDES BACKE THIS I INSTAI
1.	Fgres

ENTRY / EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL NOT BE MORE THAN 7 3/4" INCHES BELOW THE THRESHOLD. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36".

RAILS.

GLASS GUARDRAIL SYSTEM - GLASS BALUTERS SHALL NOT BE INSTALLED WITHOUT AND ATTACHED GUARD OR HANDRAIL WITH EACH GUARD OR HANDRAIL SECTION SUPPORTED BY A MINIMUM IOF THREE (3) GLASS BALUSTERS OR OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE BALUSTER FAIL. [BC 2407.1.2]

WORK

tes

- ALL BE PROVIDED FOR HOT WATER INSULATION SHALL BE PROVIDED THE WATER HEATER OUTLET PIPE. E CONDITIONING EQUIPMENT, SHOWER C.E.C. CERTIFIED. ALL STEAM AND NG AND ALL CONTINUOUSLY OR HOT WATER PIPING SHALL BE PLUMBING DIVISION. LL BE CERTIFIED BY MANUFACTURER ORNIA QUALITY STANDARDS FOR AND WINDOWS BETWEEN CONDITIONED SPACE SUCH AS GARAGES AND AIR GAS FURNACES SHALL BE FULLY
- NDOWS SHALL BE CERTIFIED AND THE APPROPRIATE INFILTRATION ND ELECTRICAL PENETRATIONS, ALL TWEEN WALL SOLE PLATES AND NG IN THE ENVELOPE. ALL EXTERIOR WEATHERSTRIPPED, CERTIFIED AND
- HE REQUIREMENTS OF TITLE 24, PART INSTALLER SHALL POST IN A BUILDING A CERTIFICATE SIGNED BY TATING THAT THE INSTALLATION ENTS OF TITLE 24, CHAPTER 2-53 AND D CONFORM WITH THE REQUIREMENTS APTER 4, ARTICLE 3. SHALL BE INSTALLED AT ALL
- NE IN EACH ZONE INSTALLED AND INSULATED PER DRAFT DAMPERS FOR ALL EXHAUST ROVIDED, MASONRY AND FACTORY STALLED WITH TIGHT FITTING, OOR, OUTSIDE AIR INTAKE WITH NTINUOUS BURNING GAS PILOTS ARE
- ANDATORY MEASURES (LIGHTING) REFER MF-1R, KITCHENS MUST CONFORM TO ET). THESE CAN BE FOUND ON
- NSIONS SHALL GOVERN, AND DETAILS OVER PLANS. DISCREPANCIES SHALL OF ARCHITECT.
- DTH OR FURRING AS REQUIRED FOR ORNER BEADS, CASING BEADS AND ES AS REQUIRED TO ENSURE THE NERS, EVEN RADII, AND CLEAN
- ND INSTALL ALL NECESSARY, OR OTHER SUPPORT AS REQUIRED FOR NETRY. PROVIDE ADDITIONAL PPORT WALL MOUNTED CABINETRY AND DRYWALL DUE TO ELECTRICAL,
- CHANGES.
- DRYWALL DUE TO REMOVAL OF

- RATED PARTITIONS OR FLOOR-CEILING INED OR INSULATED WITH APPROVED
- JCTS, PLUMBING PIPES, APPLIANCE EMBLIES FROM THE BUILDING ESILITN SLEEVES, MOUNTS OR MINIMUM MATERIAL.
- RESILIENT ACOUSTICAL SEALANT WILL BETWEEN THE FLOOR AND THE MATERIAL WHICH ARE PART OF THE
- BE INSTALLED AND INSPECTED CCUPANCY IS ISSUED.
- TIONED AIR DUCTS LOCATED IN SOUND CEPT DUCTS SERVING ONLY EXITWAYS, AND BATHROOMS NEED NOT BE LINED.

VERTICALLY AND HORIZONTALLY.

IN CONCEALED SPACES BETWEEN STAIRS STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. IN THE OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR THE FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

AT OPENING BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEY.

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

ACCESS FOR INSPECTION, SERVICE REPAIR AND REPLACEMENT SHALL BE PROVIDED IN ACCORDANCE WITH [MC, 305]; VENTILATION AIR SUPPLY SHALL BE PROVIDED IN COMPLIANCE WITH [MC CH. 4]; COMBUSTION AIR SHALL BE PROVIDED IN COMPLIANCE WITH [MC CH. 7]; AND CHIMNEYS AND VENTS SHALL BE IN

WATER HEATER SYSTEMS ARE FLASH HEATERS AS SPECIFIED AND SIZED IN PLUMBING DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF THESE HEATERS. WATER HEATERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH [PC CH. 5]. IF REQUIRED BY CODE, AIR COMBUSTION AND VENTILATION SHALL BE AS REQUIRED BY [PC 507].

4. DRYER EXHAUST - THE TOTAL EXHAUST DUCT LENGTH MAY NOT EXCEED 14 FEET AS DETERMINED BY [MC 540.3.2.2]. VENT SHALL BE A MINIMUM OF 4" IN DIA. OF METAL AND HAVE SMOOTH INTERIOR SURFACES.

HEN AND BATHROOM FLOORS. PROVIDE SOUND CONTROL PER RGA RESILIENT CHANNELS ARE REQUIRED

TRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WILL BE SEPARATED HORIZONTALLY BY 24". THE BACK AND OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND ED BY A MINIMUM OF 2" THICK MATERIAL FIBER INSULATION. NCLUDES: TV, TELEPHONE AND INTERCOM OUTLETS. PROVIDE LLATION BOXES.

Egress Notes / Stairway & Guardrail Notes

STAIRWAY NOTES [BC 1009.3, EXCEPTION 4 FOR R-3 OCCUPANCIES]: RISERS SHALL BE A MAXIMUM OF 7 3/4" HIGH AND TREADS MUST BE AT LEAST 10" (MIN.) IN DEPTH ON OPEN RISERS. PROVIDE NOSING NOT LESS THAN 3/4" AND NOT MORE THAN 1 1/4" ON SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".

6'-8" MIN. HEADROOM CLEARNACE. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING. HANDGRIP PORTION OF THE HANDRAIL SHALL LESS THAN 1 1/4" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH

SURFACE WITH NO SHARP CORNERS. MAX. 4" CLEAR SPACING OPENING BETWEEN RAILS ..

LANDINGS: STAIRWAY LANDINGS SHALL BE AT LEAST AS WIDE AS THE STAIRWAYS THEY SERVE. DIMENSION IN THE DIRECTION OF TRAVEL MUST BE MIN. OF LANDING WIDTH.

PROVIDE 42" HIGH GUARDS WITH MAX 4" CLEAR SPACING BETWEEN

Plumbing General Notes

ALL PLUMBING INSTALLATIONS AND WORK SHALL BE IN ACCORDANCE WITH THE LATEST CPC, AND ALL STATE AND LOCAL CODES. 2. SEE SPECIFICATIONS FOR ALL MATERIALS TYPES AND QUALITY OF

3. SEE MATERIAL NOTES FOR TYPES OF FIXTURES.

4. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

5. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

Fire Blocking

FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10' MAX. INTERVALS BOTH

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

Mechanical and Electrical

COMPLIANCE WITH CH. 8; AND HYDRONIC HEATING SYSTEMS SHALL BE SHOWN IN ACCORDANCE WITH [MC CH. 12]

<u>NOTE:</u> SEE ADDITIONAL NOTES ON SHEET T4.0

Glazing Safety Notes

GLAZING IN HAZARDOUS CONDITIONS SHALL BE TEMPERED. GLAZING SHALL COMPLY WITH THE CPSC 16 CFR, PART 1201 CRITERIA, FOR CATEGORY I OR II AS INDICATED IN TABLE 2406.1 [CBC 2007].

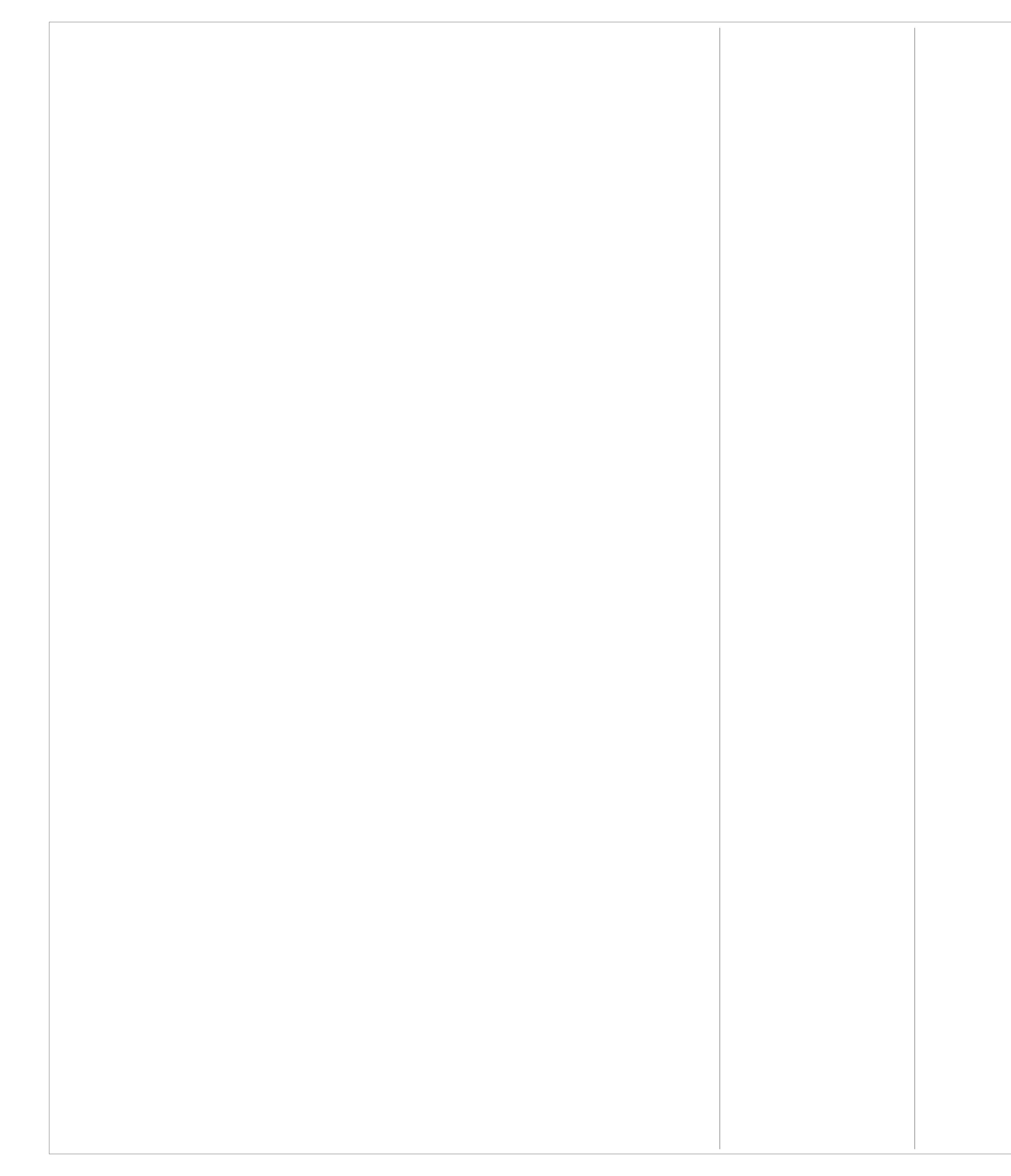
- a. INGRESS AND EGRESS DOORS.
- b. PANELS IN SLIDING OR SWINGING DOORS
- C. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
- d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOORS AND LESS THAN 5' OF WALKING SURFACE. e. IN WALL ENCLOSING STAIRWAY LANDING.
- f. GUARDS AND HANDRAILS.

Very High Fire Hazard Severity Zone (VHFHSZ)

- Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4,1505)
- Valley flashings shall be not less than 0.019-inch (0.48) mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (704A.1.3)
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (704A.1.5)
- . (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 -inch openings or its equivalent. Vents shall not be installed in eaves and cornices (704A.2.1, 704A3.2.1, 704A.2.2, 7207.3)
- Eaves and soffits shall meet the requirements of SFM 12-7 A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (704A.2.3)
- Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3.1)
- . Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.2)
- Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7 A-2 (704A.3.2.2)
- Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (704A.3.2.3)
- 0. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.704A.4.1
- 1. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition- resistant integrity of exterior walls, or the projection shall be enclosed to the grade (704A.4.2.1)
- 2. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (704A.4.2.2, 7207.1)
- 3. All utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed under-floor area of residential building shall be enclosed with materials as required for i-hour fire-resistive construction.(7207.2)
- 14. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 704A.1.2.

<u>NOTE:</u> ALL GENERAL NOTES, SERVICES AND INSTRUCTIONS AS LISTED ON THIS SHEET ARE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.





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	ral Notes CONTRACTOR TO ISSUE "RFI" (REQUEST FOR INFORMATION FOR ITEMS THAT ARE UNCLEAR, OR CONTRADICTORY DURING THE BIDDING PROCESS. ANY ASSUMPTIONS SHOULD BE IN WRITING, AND NO DEVIATIONS FROM THE
02	DRAWINGS OR SPECIFICATIONS SHALL BE ACCEPTED UNLESS APPROVED DURING THE BIDDING PROCESS. CONTRACTOR TO PROVIDE (3) SAMPLE SUBMITTALS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING ANY FINISH MATERIALS
Site	
01	DRIVEWAYS SLOPES: MAXIMUM DRIVEWAY SLOPE IS 12%, MAXIMUM DRIVEWAY CROSS SLOPE IS 10% AND MAXIMUM SLOPE WITHIN PARKING AREA IS 5%. MINIMUM SLOPE IS 2% FOR DRAINAGE.
06	PROVIDE AND INSTALL IRRIGATION EQUIPMENT AND IRRIGATION PIPE FOR PLANT AREAS PER ARCHITECT AND OWNER SEE [[LANDSCAPE PLAN]]. PROVIDE POWER AS PER MANUFACTURER RECOMMENDATIONS. VERIFY WITH LANDSCAPE ARCHITECT.
23	PROVIDE POURED IN PLACE CONCRETE PAVERS OVER 4" COMPACTED GRAVEL. REFER TO STRUCTURAL DRAWINGS AND FINISH SCHEDULE.
24	PROVIDE LANDSCAPING AND PLANT MATERIALS PER LANDSCAPE DRAWINGS AND SPECIFICATIONS. VERIFY WITH OWNER AND ARCHITECT FOR APPROVAL.
onci	PROVIDE FINISHED CONCRETE SLAB AT DRIVEWAY,
	WALKWAYS AND PATIOS USING 5" MIN. THICK 3000 PSI CONCRETE SLAB WITH #3 BARS 12" O.C. EACH WAY OVER 3" GRAVEL (1/2" ROCKS) OVER COMPACTED EARTH, UNLESS MORE RESTRICTIVE SPECIFICATIONS ARE REQUIRED BY STRUCTURAL DRAWINGS. CONCRETE FINISH TO BE SMOOTH TROWELED AND 2 COATS WATER BASED ACRYLIC SEALER. SAW CUT CONTROL JOINTS 1/8" WIDE 1/2" DEEP PER DRAWINGS OR AFTER A SITE MEETING WITH ARCHITECT.
letal	S PROVIDE BONDERIZED SHEET METAL PRIMED AND PAINTED
	WALL CAP WITH FINISH PER ARCHITECTURAL DETAIL. SOLDER ALL JOINTS IN PARAPET CAP. INSTALL ICE AND WATER GUARD UNDER WALL CAP FLASHING
26	PROVIDE METAL HANDRAIL. INSTALL HANDRAIL AT 34" TO 38" ABOVE STAIR NOSING. PRIME ALL STEEL 2 COATS AFTER DELIVERY TO JOB SITE. RE-PRIME AFTER FIELD WELDING.
27	FINAL PAINT WITH 3 COATS DURING FINISH PHASE. PROVIDE 5 COLOR SAMPLES SAMPLES FOR ARCHITECT'S APPROVAL. PROVIDE AND INSTALL 0.125" THICK POWDER COATED
	COMPOSITE ALUMINUM SHEET METAL PER ARCHITECTURAL DRAWINGS. COLOR: BLACK. CONTRACTOR TO ISSUE COMPLETE SET OF SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING ANY FABRICATION.
31	PROVIDE STRUCTURAL STEEL PER STRUCTURAL DRAWINGS. ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS SHOULD BE BROUGHT TO
	THE ATTENTION OF THE ARCHITECT PRIOR TO ASSEMBLY. PRIME ALL STEEL 2 COATS AFTER DELIVERY TO JOB SITE. RE-PRIME AFTER FIELD WELDING.FINAL PAINT WITH 3 COATS DURING FINISH PHASE. PROVIDE 5 COLOR SAMPLES
45	SAMPLES FOR ARCHITECT'S APPROVAL. PROVIDE AND INSTALL STRUCTURAL STEEL COLUMNS AND CONNECTORS. PAINT WITH TWO COATS OF RUST INHIBITIVE PRIMER AND POWDER COATED PAINT FINISH.
Vood	PROVIDE EXTERIOR HARDWOOD DECKING PER
. 2	PROVIDE EXTERIOR HARDWOOD DECKING PER STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS. PROVIDE 5 SAMPLES FOR ARCHITECT'S AND OWNER'S APPROVAL.
15	PROVIDE CUSTOM BUILT CABINETRY PER INTERIOR ELEVATIONS.
39	PROVIDE HARDWOOD 7" TALL STAIR PODIUM PER ARCHITECURAL DETAILS AND FINISH SCHEDULE. BASE TO BE MADE WOOD FRAMINGS, FINISHED WITH SOLID WOOD. FINISH TO MATCH STAIR TREADS.
⊓ ⊓	PROVIDE LOW-SLOPE ROOFING SYSTEM, LOW-SLOPE (2%)
	OR 1/4" PER FOOT. ROOFING SYSTEM MUST APPEAR TO BE SEAMLESS (ADD GRANULES OVER SEAMS) AND FREE FROM WRINKLING OR OTHER VISUAL PROBLEMS. ADD ALTERNATE
	PRICE TO PAINT ROOFING. PROVIDE CRICKETS AS SHOWN ON ROOF PLAN OR WHERE NEEDED TO PREVENT PONDING AND TO PROVIDE POSITIVE DRAINAGE TO GUTTERS AND
	DRAINS. PRODUCT: SIKA SARNAFIL (SRI VALUE = 104) ONE LAYER OF SIKA SARNAFIL'S 72MIL WHITE FELTBACK PVC SINGLE-PLY ROOF MEMBRANE
)oors	& Windows
01	WINDOW PER SCHEDULE. ALL WINDOW OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. PROVIDE MATCHING
	PAINT FINISH ON WINDOWS AND SCREENS. PAINT COLOR AND HARDWARE FINISH PER SCHEDULE. MANUFACTURER TO PROVIDE SHOP DRAWINGS. ONE WINDOW WILL BE
02	FLASHED AS A SAMPLE FOR APPROVAL BY ARCHITECT AND BY SYSTEM WATERPROOFING SUPPLY. EXTERIOR DOORS PER SCHEDULE. ALL DOOR OPENING
JZ	EXTERIOR DOORS PER SCHEDULE. ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. PROVIDE 2 PAIR HINGES FROM EACH DOOR, KEY,
	CYLINDERS, LATCHES AND STRIKES AS REQUIRED TO PROVIDE COMPLETE OPERATION OF ALL DOORS. ALL EXTERIOR DOORS TO BE KEYED THE SAME. DOOR
	MANUFACTURER PER SCHEDULE. DOOR HARDWARE AND FINISHES AS PER SPECIFICATION MANUAL. ONE DOOR WILL BE FLASHED AS A SAMPLE FOR APPROVAL BY ARCHITECT
03	AND BY SYSTEM WATERPROOFING SUPPLY. INTERIOR DOORS PER SCHEDULE. ALL DOOR OPENING SIZES TO BE MEASURED AND VERIFIED BY CONTRACTOR
	PRIOR TO ORDERING FROM SUPPLIER. PROVIDE 1 1/2 PAIR HINGES EACH DOOR: KEYS, CYLINDERS, LATCHES, STRIKES AND DOOR STOPS AS REQUIRED TO PROVIDE COMPLETE
	OPERATIONS OF ALL DOORS. DOOR MANUFACTURER PER SCHEDULE. DOOR HARDWARE AND FINISHES AS PER SPECIFICATION MANUAL. PROVIDE \$250.00 PER DOOR FOR
13	HARDWARE ALLOWANCE. INCLUDE ALL LABOR FOR INSTALLATION OUTSIDE OF THIS ALLOWANCE. PROVIDE AND INSTALL GLASS GUARDRAIL PER
	ARCHITECTURAL DETAIL @ 42" A.F.F. PROVIDE 3/8" THICK TEMPERED GLASS AT GLASS RAILINGS.
18	PROVIDE AND INSTALL MIRRORS. SEE INTERIOR
	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS"
21	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION.
21 inish	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION.
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21 inish 01	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION.
18 21 Tinish 01 02 03	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION.
21 'inish 01 02	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION.
21 'inish 01 02	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION.
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21 'inish 01 02 03	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION. PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD, FREE OF DEFECTS, ATTACHED WITH SCREWS ONLY, REMOVE HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM COAT AND SANDED TO A SMOOTH AND EVEN SURFACE READY TO RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE CORNER BEADS. PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD TO ENCLOSE GARAGE SPACE IN ORDER TO ACHIEVE A ONE-HOUR FIRE- RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. PROVIDE 5/8" PAPERLESS / FIBERGLASS MATT GYPSUM BOARD (DENSARMOR PLUS BY GEORGIA PACIFIC) IN ALL BATHS AND WET LOCATIONS, FREE OF DEFECTS, ATTACHED WITH SCREWS ONLY, REMOVE HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM COAT AND SANDED TO A SMOOTH AND EVEN SURFACE READY TO RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE CORNER BEADS. PROVIDE NEW STUCCO FINISH 7/8" CEMENT PLASTER ON DOUBLE PAPER BACKED METAL LATH OVER TYVEK HOUSE WRAP. PROVIDE DOUBLE LATH AT 45 DEGREES AT CORNERS OF ALL OPENINGS. PROVIDE FIBER SHORTS IN BROWN COAT. PROVIDE SMOOTH STEEL TROWEL FINISH WITH INTEGRAL COLOR. SUBMIT 3 COLOR SAMPLES FOR ARCHITECT/OWNER APPROVAL. DO NOT PAINT SMOOTH
21 inish 01 02 03	ELEVATIONS FOR DIMENSIONS AND PLACEMENT. PROVIDE CLEAR SILICON AT PERIMETER OF MIRROR. PROVIDE FRAMELESS TEMPERED "STARFIRE GLASS" SHOWER DOOR PER INTERIOR ELEVATION. PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD, FREE OF DEFECTS, ATTACHED WITH SCREWS ONLY, REMOVE HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM COAT AND SANDED TO A SMOOTH AND EVEN SURFACE READY TO RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE CORNER BEADS. PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD TO ENCLOSE GARAGE SPACE IN ORDER TO ACHIEVE A ONE-HOUR FIRE- RESISTIVE CONSTRUCTION ON ENCLOSED SIDE. PROVIDE 5/8" PAPERLESS / FIBERGLASS MATT GYPSUM BOARD (DENSARMOR PLUS BY GEORGIA PACIFIC) IN ALL BATHS AND WET LOCATIONS, FREE OF DEFECTS, ATTACHED WITH SCREWS ONLY, REMOVE HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM COAT AND SANDED TO A SMOOTH AND EVEN SURFACE READY TO RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE CORNER BEADS. PROVIDE NEW STUCCO FINISH 7/8" CEMENT PLASTER ON DOUBLE PAPER BACKED METAL LATH OVER TYVEK HOUSE WRAP. PROVIDE DOUBLE LATH AT 45 DEGREES AT CORNERS OF ALL OPENINGS. PROVIDE FIBER SHORTS IN BROWN COAT. PROVIDE SMOOTH STEEL TROWEL FINISH WITH INTEGRAL COLOR. SUBMIT 3 COLOR SAMPLES FOR

.34 .35

Specialties 0.30 CUSTOM BUILT CLOSET SYSTEM - CONSULT WITH OWNER ON SPECIFICATIONS.

Equipment

- 1.01 PROVIDE AND INSTALL RANGE WITH GAS AND POWER PER MFR. RECOMMENDATIONS. 1.09 PROVIDE AND INSTALL HOOD AND VENT WITH POWER AND DUCTWORK PER MFR. RECOMMENDATIONS. SIZE DUCT PER HOOD LINER MFR. SPECIFICATIONS. 1.15 PROVIDE AND INSTALL REFRIGERATOR FREEZER WITH POWER AND PLUMBING PER MFR. RECOMMENDATIONS. 1.21 PROVIDE AND INSTALL GARBAGE DISPOSAL AT SINKS WITH
- POWER PER MFR. RECOMMENDATIONS. LOCATE SWITCHING PER PLANS. 1.23 PROVIDE AND INSTALL DISHWASHER WITH WATER AND

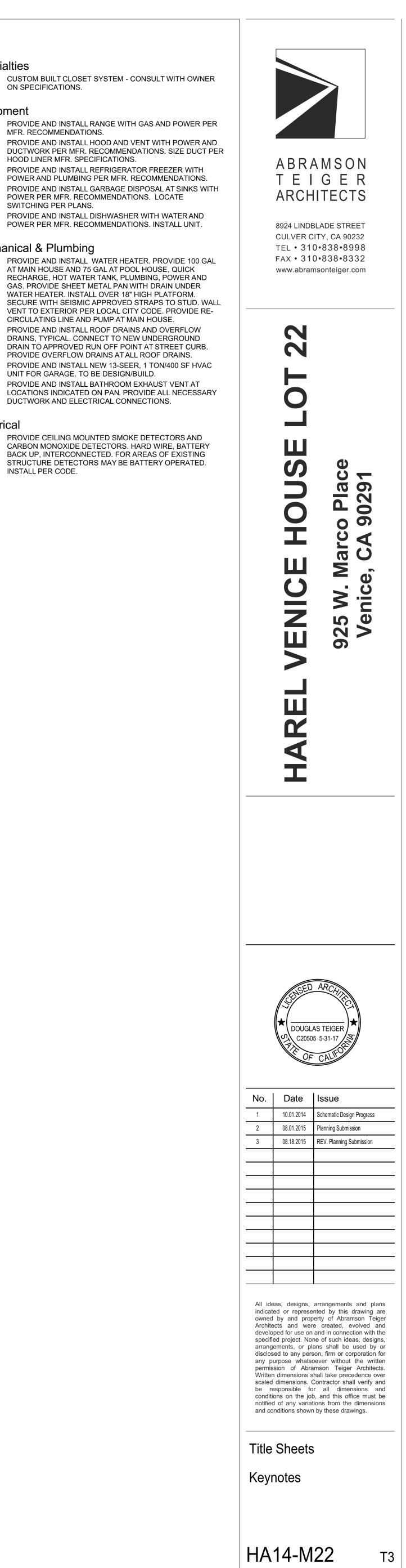
achanical & Dlumbing

lecha	anical & Plumbing
.03	PROVIDE AND INSTALL WATER HEATER. PROVIDE 100 GAL AT MAIN HOUSE AND 75 GAL AT POOL HOUSE, QUICK RECHARGE, HOT WATER TANK, PLUMBING, POWER AND GAS. PROVIDE SHEET METAL PAN WITH DRAIN UNDER WATER HEATER. INSTALL OVER 18" HIGH PLATFORM. SECURE WITH SEISMIC APPROVED STRAPS TO STUD. WALL VENT TO EXTERIOR PER LOCAL CITY CODE. PROVIDE RE- CIRCULATING LINE AND PUMP AT MAIN HOUSE.
.06	PROVIDE AND INSTALL ROOF DRAINS AND OVERFLOW DRAINS, TYPICAL. CONNECT TO NEW UNDERGROUND DRAIN TO APPROVED RUN OFF POINT AT STREET CURB. PROVIDE OVERFLOW DRAINS AT ALL ROOF DRAINS.
.15	PROVIDE AND INSTALL NEW 13-SEER, 1 TON/400 SF HVAC UNIT FOR GARAGE. TO BE DESIGN/BUILD.
.16	PROVIDE AND INSTALL BATHROOM EXHAUST VENT AT LOCATIONS INDICATED ON PAN. PROVIDE ALL NECESSARY

Electrical 6.12 PROVIDE CEILING MOUNTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS. HARD WIRE, BATTERY

DUCTWORK AND ELECTRICAL CONNECTIONS.

BACK UP, INTERCONNECTED. FOR AREAS OF EXISTING STRUCTURE DETECTORS MAY BE BATTERY OPERATED. INSTALL PER CODE.



11/13/2015, 3:30 PM

HA14-M Lot22.pln



<u>Refre</u>	sn	<u>dbs</u> ome	Inches to Feet Conversion <u>Table</u>	<u>Important</u> <u>Note</u>	Zoning Code		<u>Prevailir</u> Informati	H	<u>Help</u>	
	Setback Range Used (ft)	No Lots Used	Lots Designation	Frontages Used (ft)		Setbacks Used (ft)		% Frontage/Total Frontage	Statu	Prev. Setback (ft)
1	7.1 - 17.1	4	22,28,29,32	30, 40, 40, 40	150	0, 8.75, 7.1, 0	15.85	24.19	Fail	N/A
2	7.1 - 17.1	11	17,18,19,20,21,23,25,26,28,29,31	40, 40, 40, 40, 40, 40, 40, 40, 35, 40, 40	435	11.9, 8.75, 7.1, 13.6, 13.2, 12.2, 11.3, 11.3, 13.5, 12.5, 12.4	127.75	70.16	Pass	127.75/11=11.61



FIRST FLOOR SECOND FLOOR SECOND FLOOR /404/56/11/ 27 sq ft 9 s **╺<u></u>╞┼┼┼┼┼┥</mark>╡ ╺<u></u>╞╞┾┿┿┿┿┿┿┿┿┿┿┿┿┿┿┿┿┿</u>** 1,071 sq ft 1,390 sq ft 1,603 sq ft 1071 sf habitable space 405 sf garage exempt 27 sf garage storage 1390 sf habitable space 1603 sf habitable space + 9 sf garage storage +1390 sf TOTAL 1107 sf TOTAL 1603 sf TOTAL 986 sf First Floor 1107 sf First Floor 1390 sf Second Floor 1603 sf Second Floor

SCHOOL FEES

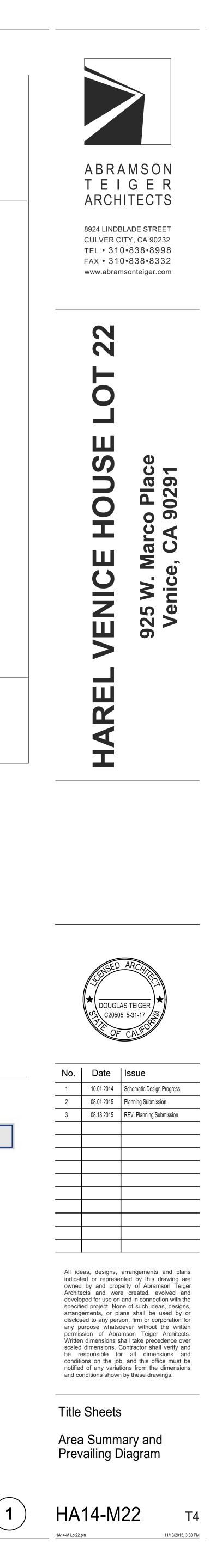


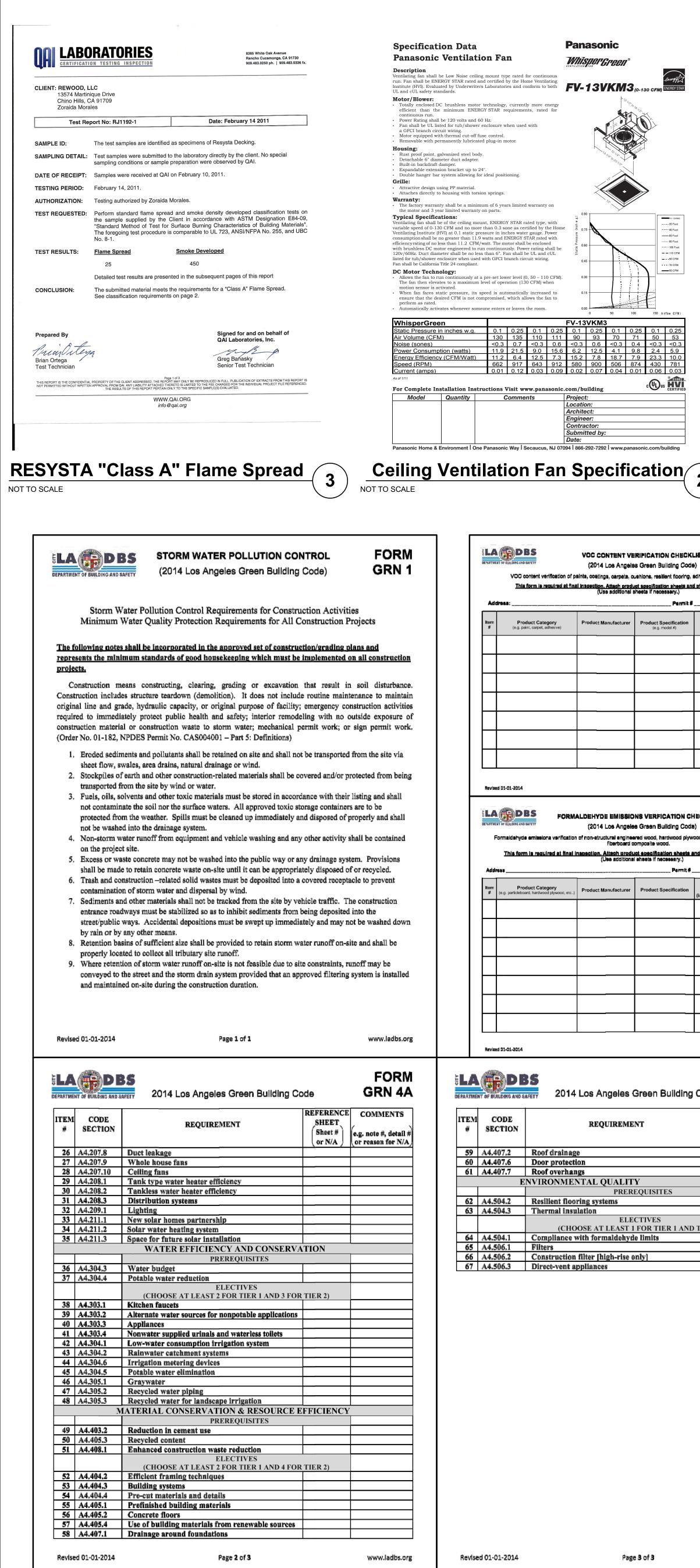
LAGDBS

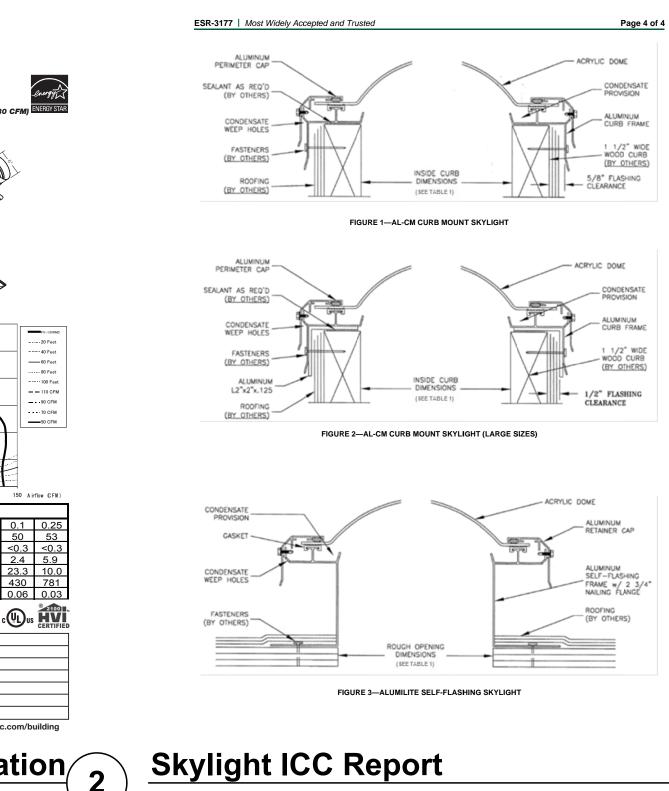
2710 sf TOTAL

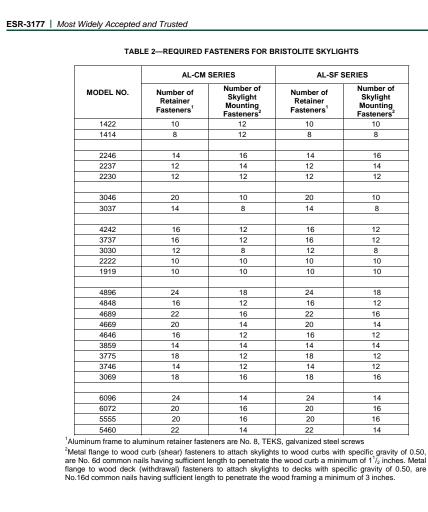
Ret	<u>fresh</u>	ladbs home	Inches to	Feet Tab	<u>Conversiole</u>	ion	Important Note		ning ode		vailing Set rmation B		<u>Help</u>
Ca	lculate											evailing tback=11.6	(1 A
No	Lot	Frontage	Setback	No	Lot	Frontag	ge Setback	No	Lot	Frontage	Setback		
1	17	40	12.4	2	18	40	12.5	3	19	35	13.5	il no of lots ente il frontage enter	
4	20	40	11.3	5	21	40	11.3	6	22	40	and the second se	of Total fronta	
7	23	40	12.2	8	24	40	51.6	9	25	40	13.2 ente	red=248.00 ft	
	26	40	13.6	11		40	18.4	12	28	40	ING	of lots used in th ulations=11	1e
						<u>L</u>	10.4				Catle	ack range used	=7.1 - 17.1 ft
	29	40	8.75	14	30	35		15	31	40	11.9	l frontage used	
16	32	30	0	17		2		18				ulations=435 ft	
19				20				21				of trials=2	
22				23				24				s Used ot Frontage	Setback
25				26				27				7 40	12.4
28				29				30				8 40	12.5
31								33				9 35	13.5
				32								40	11.3
34				35				36				1 40 13 40	11.3 12.2
37				38				39				5 40	13.2
40				41				42				6 40	13.6
43				44				45				8 40	7.1
	L		<u> </u>		1	L			L			29 40	8.75
												31 40 ew Calculations D	11.9











FÖRM

PVC welding CPVC welding ABS welding

Plastic cement welding

Top and trim adhesive

Metal to metal Plastic foams

Adhesive primer for plastic

Poroua material (except wood

Contact adhesive Special purpose contact adhesive

Structural wood member adhesive

SUBSTRATE SPECIFIC APPLICATIONS

NOT TO SCALE

/ERIFICATION CHECKLIST FORM Ness Green Building Code) GRN 2 outhions, resilient flooring, adhesives, sealants, and caulks. abust assolitionation sheets and other supporting documents. a heets if necessary.)									
Product Specific (e.g. model #)	cation	VOC Content (in grams/liter) or Standard (e.g. Green Label Plus)	Allowable VOC Content (in grams/liters)						
	_								
	_								
	_								
			www.iedba.one						
nposite wood. Lepecification s	g Code) od plywoo	CKLIST d, particleboard, an d other supporting	FORM GRN 3 d medium deneity						
Green Buildin d wood, hardwo nposite wood. epecification s hests if necessa	g Code) od plywoo	d, particieboard, an	FORM GRN 3 d medium deneity						
Green Bulldin, d wood, hardwo posite wood. epecification s neets if necessa	g Code) od plywoo heste and iry.) ermit# cation	d, particleboard, an 3 other supporting	FORM GRN 3 d medium deneity						
Green Bulldin d wood, hardwo posite wood. epecification s neets if necessa	g Code) od plywoo heste and iry.) ermit# cation	d, particleboard, an <u>a other supporting</u> 	FORM GRN 3 d medium deneity documente. Formaldehyde Limits						
Green Buildin d wood, hardwo nposite wood. epecification s heats if necessa	g Code) od plywoo heste and iry.) ermit# cation	d, particleboard, an <u>a other supporting</u> 	FORM GRN 3 d medium deneity documente. Formaldehyde Limits						
Green Buildin, d wood, hardwo sposite wood. epecification s heets if necessa	g Code) od plywoo heste and iry.) ermit# cation	d, particleboard, an <u>a other supporting</u> 	FORM GRN 3 d medium deneity documente. Formaldehyde Limits						
Green Buildin, d wood, hardwo sposite wood. epecification s heets if necessa	g Code) od plywoo heste and iry.) ermit# cation	d, particleboard, an <u>a other supporting</u> 	FORM GRN 3 d medium deneity documente. Formaldehyde Limits						
Green Bulldin, d wood, hardwo posite wood. epecification s neets if necessa	g Code) od plywoo heste and iry.) ermit# cation	d, particleboard, an <u>a other supporting</u> 	FORM GRN 3 d medium deneity documente.						
Preen Buildin i wood, hardwo posite wood. apecification s sets if necessa	g Code) od plywoo heste and iry.) ermit# cation	d, particleboard, an <u>a other supporting</u> 	FORM GRN 3 d medium deneity documente. Formaldehyde Limits						

		MANDATORY REQUIREMENTS CH	IEČKLIST	
		NEWLY CONSTRUCTED RESIDENTIA		
		(COMPLETE AND INCORPORATE THIS FOR		
		(COMPLETE AND INCORPORATE THIS FOR		LANO)
P	roject Addres	ss: I	Date:	
ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.7	Reduction of heat island effect for nonroof areas		
5	4 311 2	ENERGY EFFICIENCY		
2	4.211.5	Space for future solar system installation WATER EFFICIENCY & CONSERVATION	I	
6	4.303.1	Water conserving plumbing fixtures and fittings		
7	4.303.1.3.2			
8	4.304.1	Irrigation controllers		
9	4.304.1.1	Irrigation design		
		MATERIAL CONSERVATION & RESOURCE	EFFICIENCY	
10	4.406.1	Rodent proofing		
11	4.407.3	Flashing details		
	4.407.4	Material protection		
	4.408.1	Construction waste reduction of at least 50%		
14	4.410.1	Operation and maintenance manual		
	4 500 1	ENVIRONMENTAL QUALITY	r	
15	4.503.1	Fireplaces and woodstoves		
16	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
17	4.504.2	Finish material pollutant control		
18	4.504.2.1	 Adhesives, sealants, caulks 		
19	4.504.2.2	 Paints and coatings 		
20	4.504.2.3	 Aerosol paints and coatings 	I	
21	4.504.2.4	- Verification		
22	4.504.3	Carpet systems	 	
23	4.504.3.1	Carpet cushion Partitiont flooring systems		
24 25	4.504.4	Resilient flooring systems	├	
25 26	4.504.5	Composite wood products Capillary break	├	

TEM	CODE
#	SECTION
	4 20 2 0
27	4.505.3
28	4.506.1
29	4.507.2

		P

		www.iadbs.org						
s Green Building Co	ode	FORI GRN 4		ELA DI DEPARTMENT OF BUILDING AND	AFETY	2014 Los Angeles Incorporate this f	ALDEHYDE LIMITS Green Building Code form into the plans)	FORM GRN 11
	REFERENCE	COMMENTS			The tables be Tables 4 504 1 4	Now are taken from the	2014 Los Angeles Green Building Co. .5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.5	də D4 4 5
IENT	SHEET Sheet # or N/A	e.g. note #, detail or reason for N/	1#		S FOR ARCHITECT	URAL COATINGS ^{2.3} coating,	SEALANT V Less Water and Less Exempt C SEALANTS	OC LIMIT
	(or IVA)	OF TEASON IOF 14	A)		and Less Exempt C		Architeotural	250
				COATING CA	EGORY ^{2,3}	CURRENT LIMIT	Marine deok	760
			-	Flat coatings		50	Nonmembrane roof	300
				Nonflat coatings		100	Roadway	250
				Nonflat-high gloss coatly	1¢35	150	Singla-ply roof membrane	450
				Specialty Coatings			Other	420
ITY				Aluminum roof coatings		400	SEALANT PRIMERS	420
REOUISITES				Basement specialty cos	inas	400	Architectural	
(0101120			-	Bituminous roof costing	1	50		250
				Bituminous roof primers		350	Nonporous Porous	775
				Bond breakers		350	Modified bituminous 500	500
LECTIVES			_	Concrete curing compound	Inda	350	Marine deck	760
				Concrete/masonry seals		100	Other	750
F 1 FOR TIER 1 AND TI	ER 2)			Driveway sealors		50		
vde limits				Dry fog coatings	1	150	Note: For additional information regarding methods tables, see South Cosst Air Quality Management D	istrict Rule 1168.
yue minus			_	Faux finishing coatings		350		
				Fire resistive coatings		350	ADHESIVE VO	DG LIMIT 14
e only]				Floor coatings		100	Less Water and Less Exempt C	ompounds in Grams per Liter
e only				Form-release compound	6	250	ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
				Graphic arts coatings (s		800	Indoor carpet adhesives	50
				High temperature coatin	<u>0</u> 8	420	Carpet pad adhesiyes	50
				Industrial maintenance of		250	Outdoor carpet adhesives	150
				Low solids coatings		120	Wood flooring adheaive	100
				Magnesite cement coati	106	450	Rubber floor adhesives	80
				Mastic texture coatings		100	Subfloor adhesives	50
				Metallic pigmented coat	nas	500	Ceramic tile adhesives	55
				Multicolar costings		250	VCT and asphalt die adhesives	50
				Pretreatment wash prim	ers	420	Drywall and panel adhesives	50
				Primers, sealers, and un		100	Cove base adhesives	50
				Reactive penetrating se		350	Multipurpose construction adhealves	70
				Recycled coatings		250	Structural glazing adhesives	100
				Roof coatings		50	Single-ply roof membrane adhesives	250
				Rust preventative coatin	Č\$	250	Other adhesives not specifically listed	50
				Shellacs	2 w	FAA	SPECIALTY APPLICATIONS	3875F
				4W114W111204W10		1	AL WALLACT LICE CONTINUES	

ecialty primers, sealars and undercoaters

Zinc-rich primers 340 Grams of VOC per liter of cooling, including water and including exemptionmpounds.

FORMALDEHYDE LIMITS¹

Maximum Formaldehyde Emissions in Parts per Million.

Hardwood plywood veneer core 0.05 Hardwood plywood composite core 0.05

hin medium density fiberboard^{*} 0.13

ol Mensura for Composite Wood as testad in apportance with ASTM E 1933. I Iomration, see Celifornia Code of Regulatione, Tille 17. Sections 93120 (incugi

jaole. * Values in this table are derived from those specified by the Celifornia Air Resources Board, Aran'textural Costings Suggested Control Messaric, February 1, 2008. More information is available from the Air Resources Board.

PRODUCT

specified limits remain in affact unless revised limits are listed in subsequent columns in the

Stone consolidants

Wood coatings

Revised 02-28-2014

Wood preservatives

Swimming pool coatings Traffic marking coatings Tub and tile refinish coatings

Waterproofing membranes

CITY	A DBS
DEPA	RYMENT OF BUILDING AND SAFET
	GI
1.	For new dwallings and townho diamster listed raceway that cs volt branch circuit for each dw and service capacity to install stating "EV CAPABLE" shall service panel or subpanel and i
2.	EV spaces within the common shall have labels posted stating charging space and at a conspi subpanel. The electrical system simultaneously charge all desig based on Level 2 EVSE. A sep
3.	The required hardscape used to solar reflectance value of at les or ASTM C1549.
4.	The flow rates for all plumbing maximum flow rates in Section
5.	When a shower is served by m flow rate of all the showerhead exceed 2.0 gallons per minute to only allow one showerhead (4.303.1.3.2)
б.	Installed automatic irrigation s soll-based controllers.
7.	For projects that include lands: Form GRN 12, shall be comple
8.	Annular spaces around pipes, of openings in the building's envi- against the passage of rodents mortar, conorete masoary, or n shall be protected in accordance Plambing Code.
9.	Materials delivered to the cons or other sources of moisture.
10.	Only a City of Los Angelos co construction waste.
11.	For all new equipment, an Ope including, at a minimum, the it completed and placed in the bu
12.	All new gas fireplaces must be Wood burning fireplaces are p

Revised 01-28-2014

13,	All duct and other relat covered with tape, plas heating, cooling and ve
14.	Architectural paints an comply with the Volati Tables 4,504,1-4,504,3

Revised 06-04-2014

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edium density liberboard has a maximum thickness of ⁵/19 inches (8 mm). Page 1 of 1

LIMIT

"IDerglases "If an adheave is used to bend dissimilar substrates together, the adheave with the highest VCC

gantent shall be allowed. For additional information negaristing mothods to manteure the VCC content specified in this table, see South Case Air Quality Managament District Rule 1168, http://www.sto.ce.gow/DRD6/SC/CUR-ITML/R1135.PDF.

subject to the following conditions:

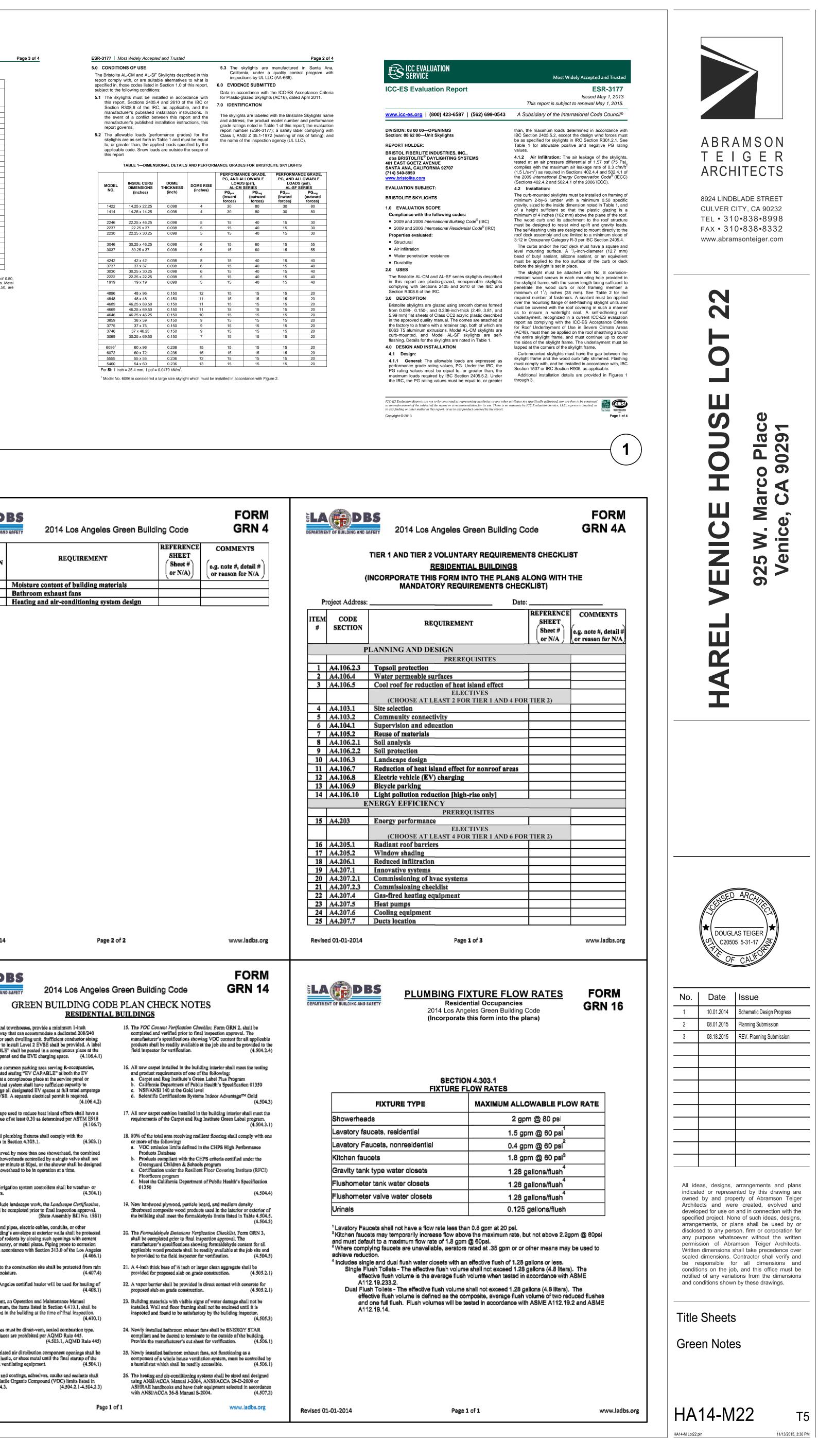
- California, under a quality control program with inspections by UL LLC (AA-668).
- 7.0 IDENTIFICATION rade ratings noted in Table 1 of this report: the evaluation

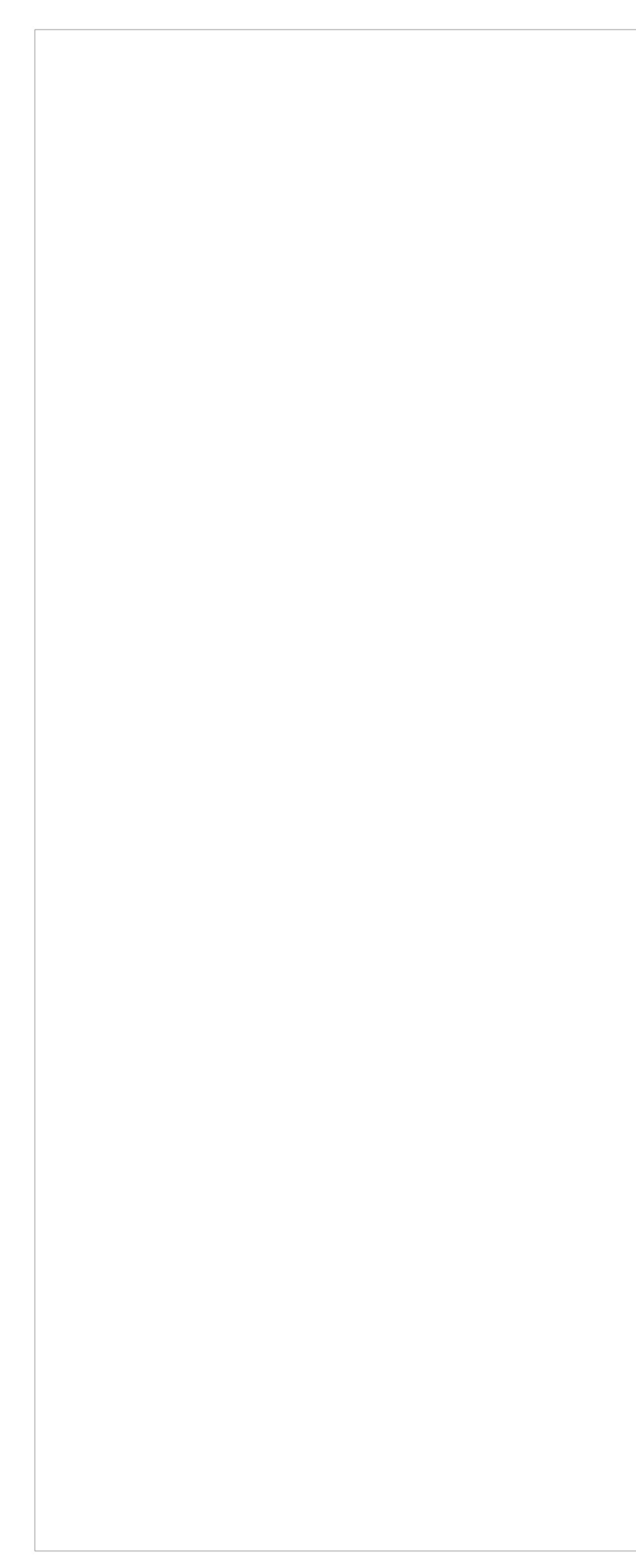
MODEL NO.	INSIDE CURB	DOME THICKNESS	DOME RISE (inches)	PERFORMANCE GRADE, PG, AND ALLOWABLE LOADS (psf), AL-CM SERIES		PERFORMANCE GRADE PG, AND ALLOWABLE LOADS (psf), AL-SF SERIES	
	(inches)	(inch)	(inches)	PG _{pos} (inward forces)	PG _{neg} (outward forces)	PG _{pos} (inward forces)	PG _{neg} (outward forces)
1422	14.25 x 22.25	0.098	4	30	80	30	80
1414	14.25 x 14.25	0.098	4	30	80	30	80
2246	22.25 x 46.25	0.098	5	15	40	15	30
2237	22.25 x 37	0.098	5	15	40	15	30
2230	22.25 x 30.25	0.098	5	15	40	15	30
3046	30.25 x 46.25	0.098	6	15	60	15	55
3037	30.25 x 37	0.098	6	15	60	15	55
4242	42 x 42	0.098	8	15	40	15	40
3737	37 x 37	0.098	6	15	40	15	40
3030	30.25 x 30.25	0.098	6	15	40	15	40
2222	22.25 x 22.25	0.098	5	15	40	15	40
1919	19 x 19	0.098	5	15	40	15	40
4896	48 x 96	0.150	12	15	15	15	20
4848	48 x 48	0.150	11	15	15	15	20
4689	46.25 x 89.50	0.150	11	15	15	15	20
4669	46.25 x 69.50	0.150	11	15	15	15	20
4646	46.25 x 46.25	0.150	10	15	15	15	20
3859	38 x 59	0.150	9	15	15	15	20
3775	37 x 75	0.150	9	15	15	15	20
3746	37 x 46.25	0.150	9	15	15	15	20
3069	30.25 x 69.50	0.150	7	15	15	15	20
6096 ¹	60 x 96	0.236	15	15	15	15	20
6072	60 x 72	0.236	15	15	15	15	20
5555	55 x 55	0.236	12	15	15	15	20
5460	54 x 60	0.236	13	15	15	15	20

ES ICC EVALUATION Service

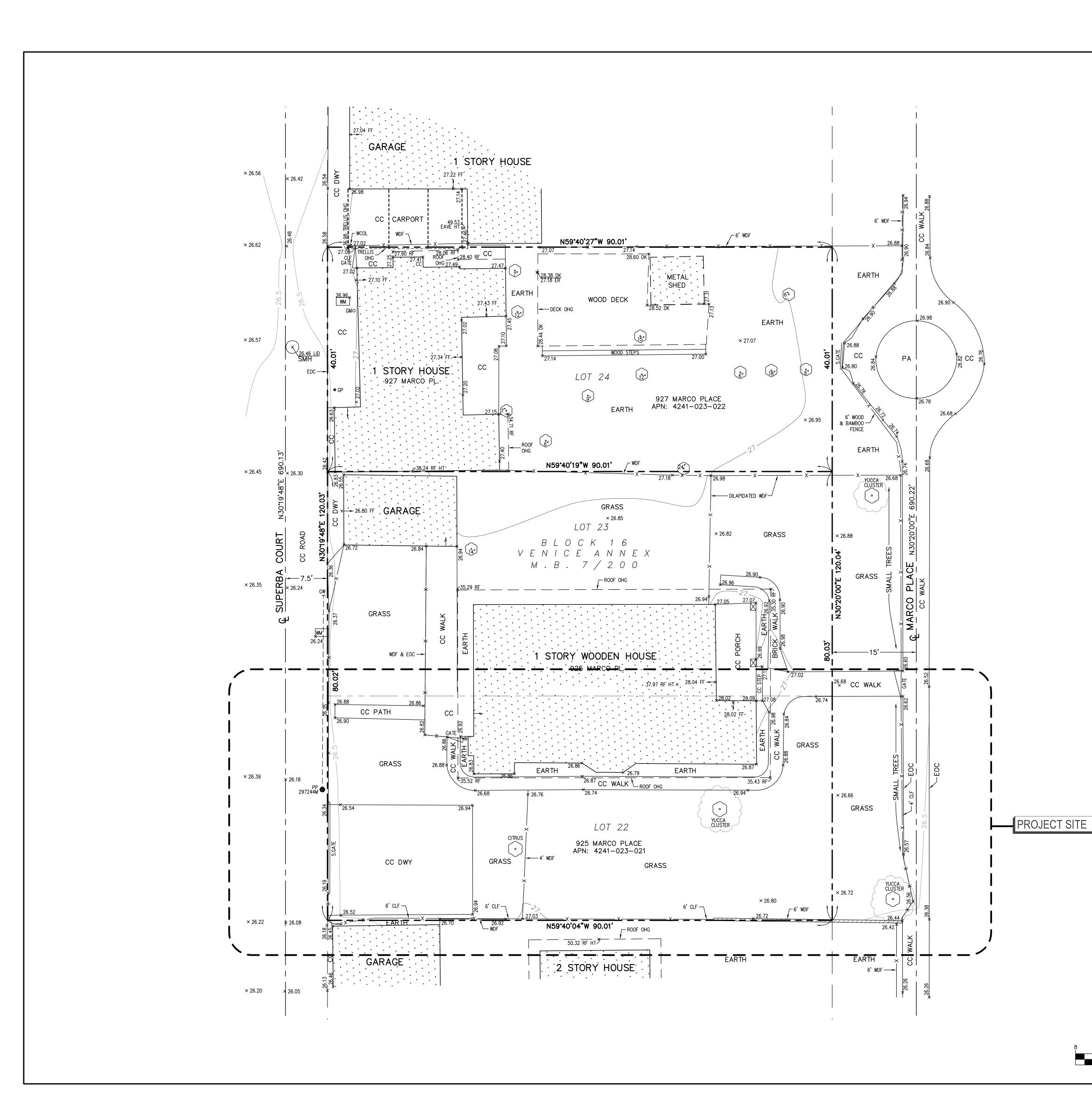
- (714) 540-8950 www.bristolite.com

- Air infiltration
- Durability
- Section R308.6 of the IRC.

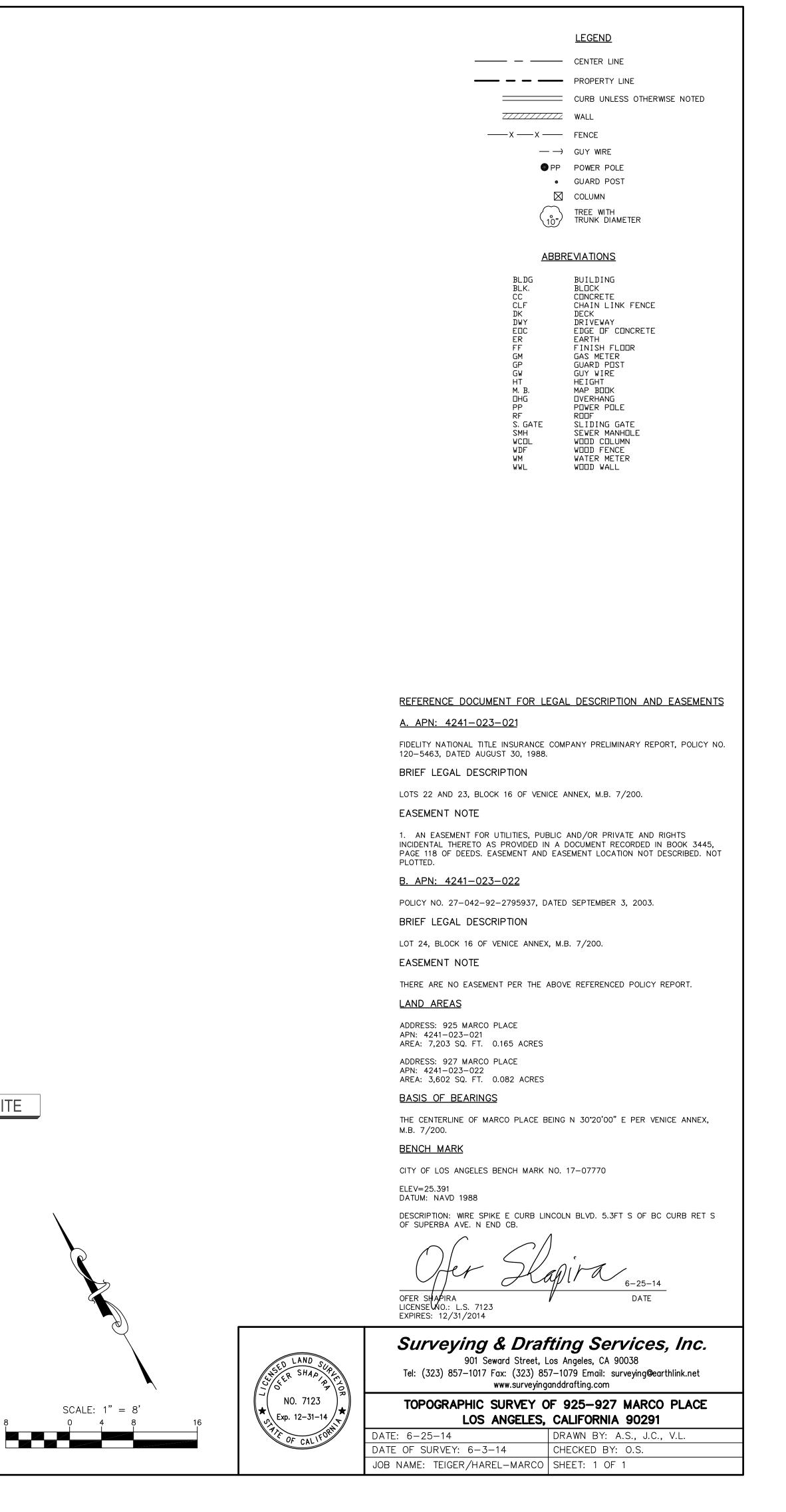




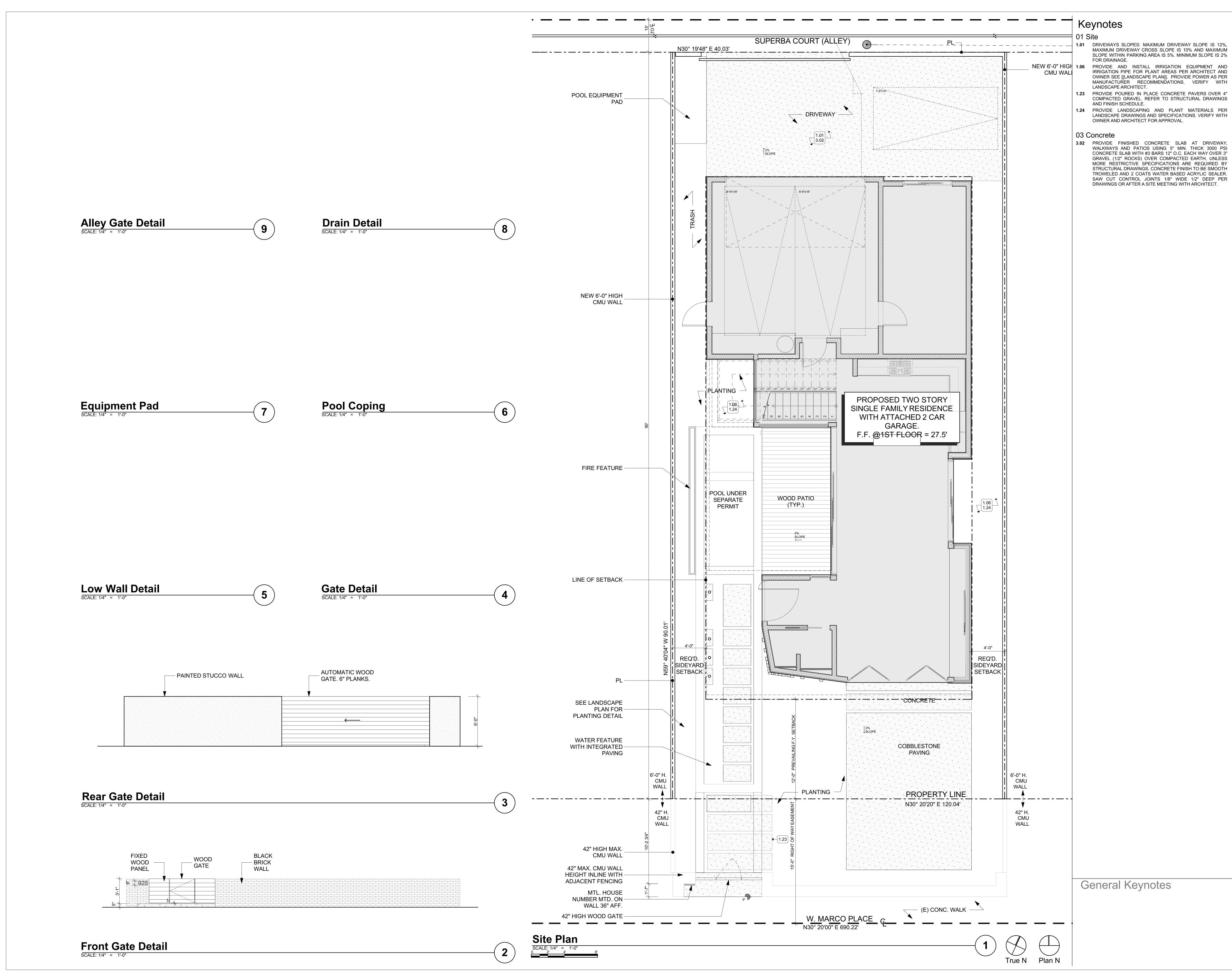




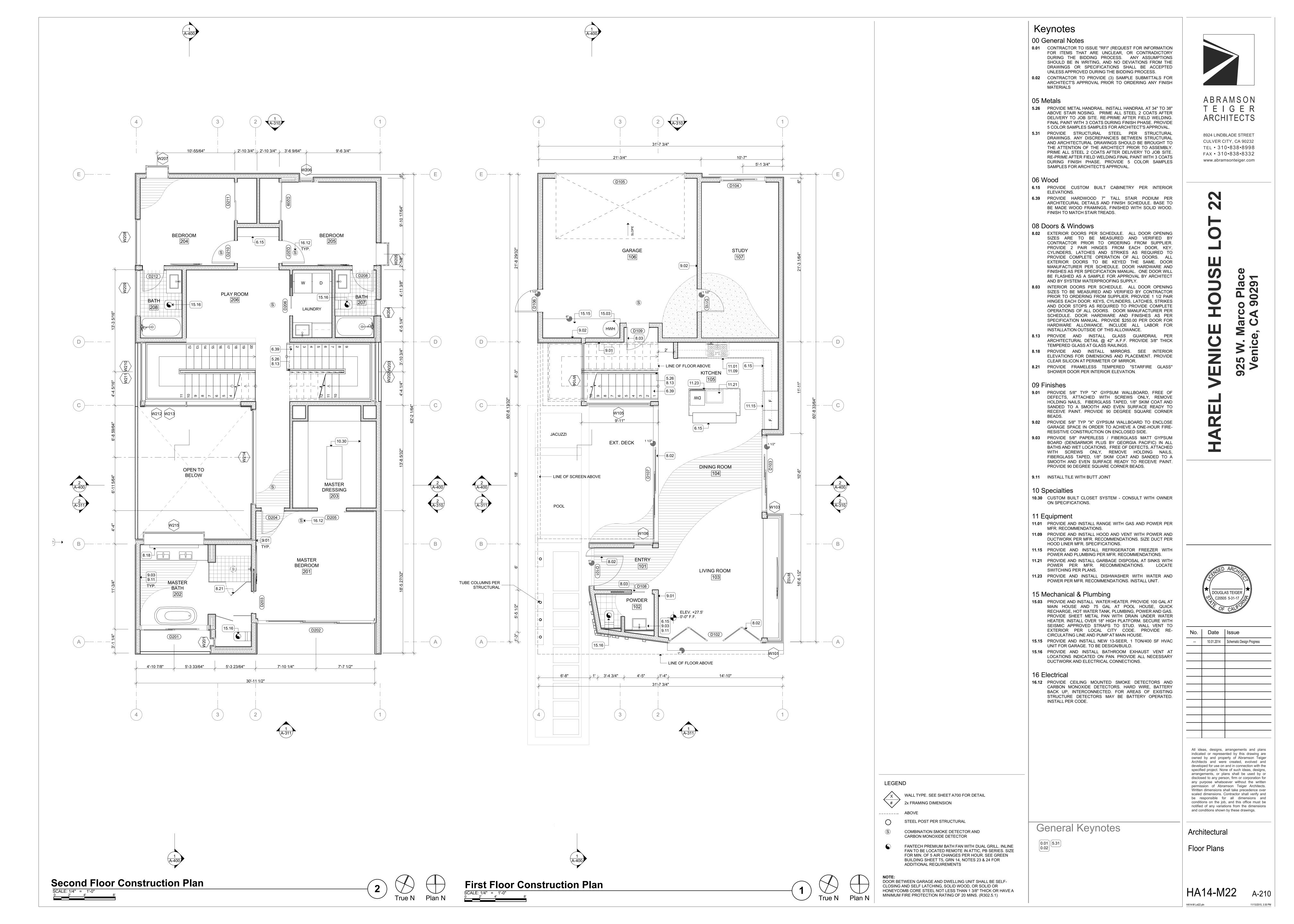
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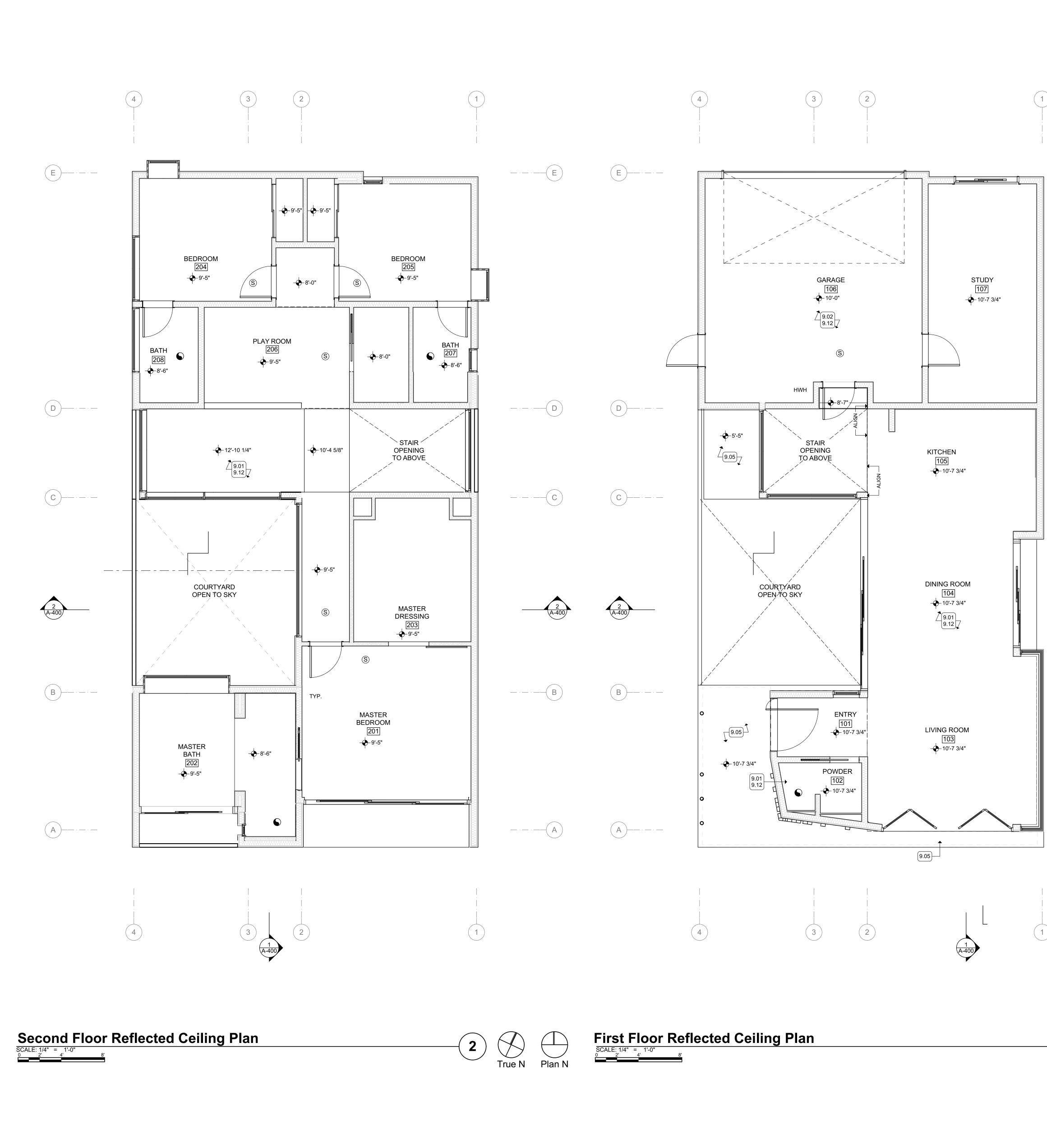












Keynotes

09 F	inishes
9.01	PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD, F DEFECTS, ATTACHED WITH SCREWS ONLY, HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM CO SANDED TO A SMOOTH AND EVEN SURFACE RE RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE BEADS.
9.02	PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD TO E GARAGE SPACE IN ORDER TO ACHIEVE A ONE-HOU RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
9.05	PROVIDE NEW STUCCO FINISH 7/8" CEMENT PLAS DOUBLE PAPER BACKED METAL LATH OVER TYVER WRAP. PROVIDE DOUBLE LATH AT 45 DEGREES AT C OF ALL OPENINGS. PROVIDE FIBER SHORTS IN COAT. PROVIDE SMOOTH STEEL TROWEL FINIS INTEGRAL COLOR. SUBMIT 3 COLOR SAMPLE ARCHITECT/OWNER APPROVAL. DO NOT PAINT S STUCCO.

9.12 PROVIDE INTERIOR PAINT. PRIME ALL SURFACES MINIMUM TWO COATS. PROVIDE MINIMUM 3 ADDITIONAL COATS OF FINISHING PAINT. ALL SURFACES TO BE FREE OF DEFECTS. PROVIDE UP TO [20, CHANGE PER PROJECT] INTERIOR SAMPLES FOR APPROVAL BY ARCHITECT.

— · — · — — (E)

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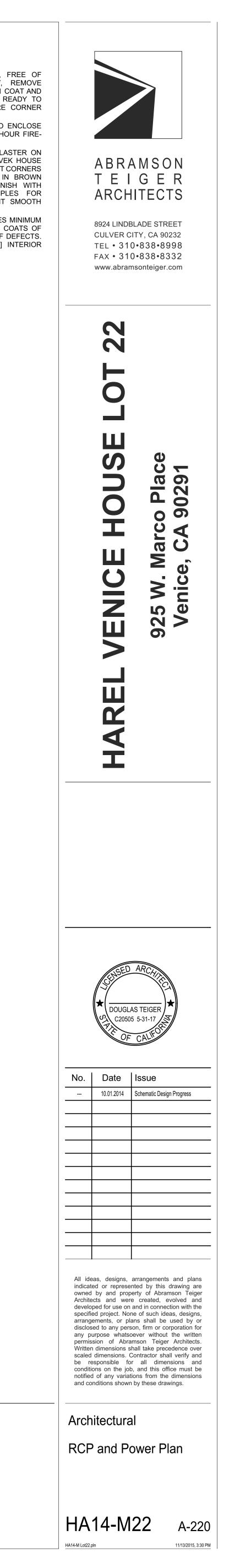
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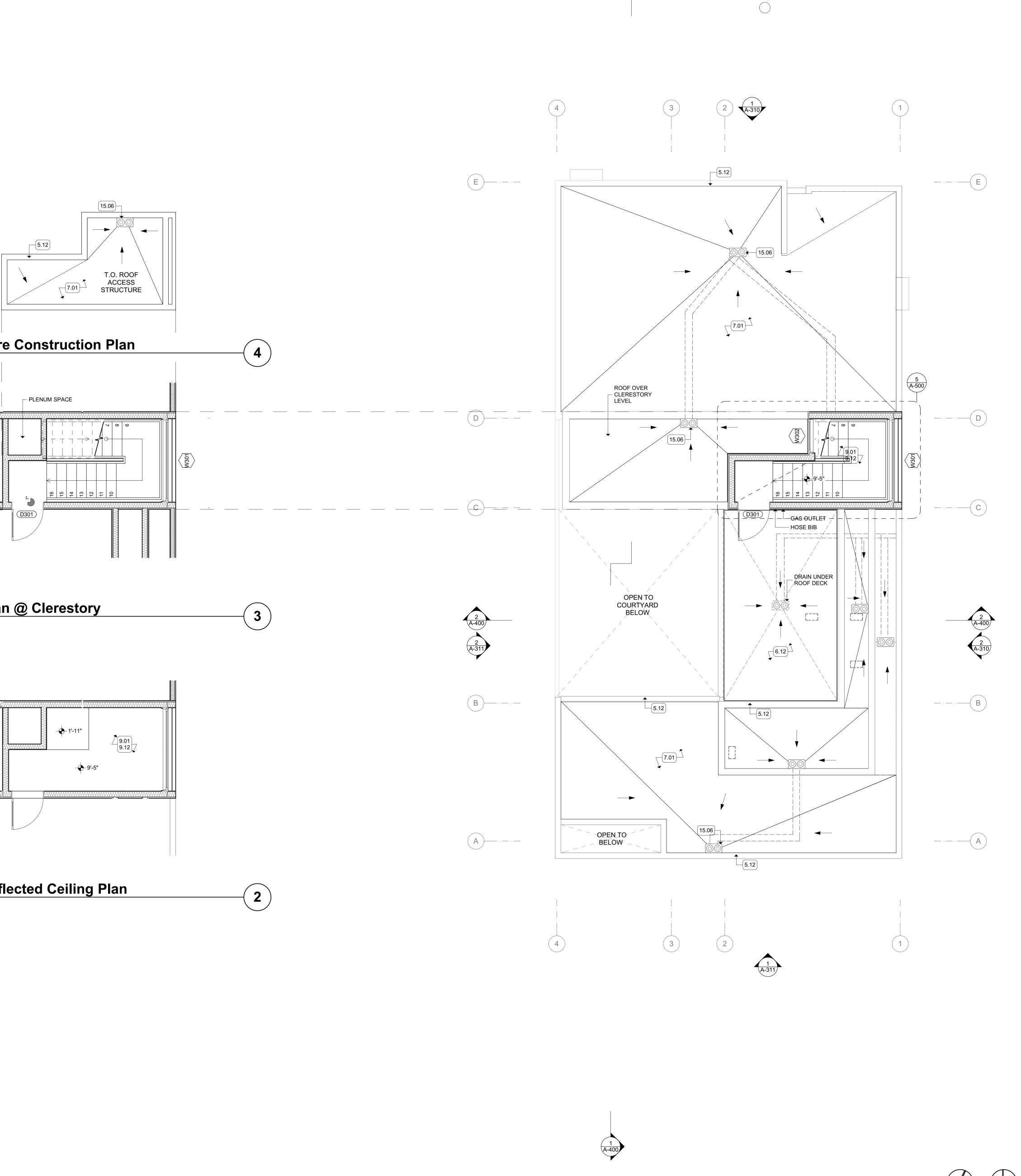
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— · — · — — (A)

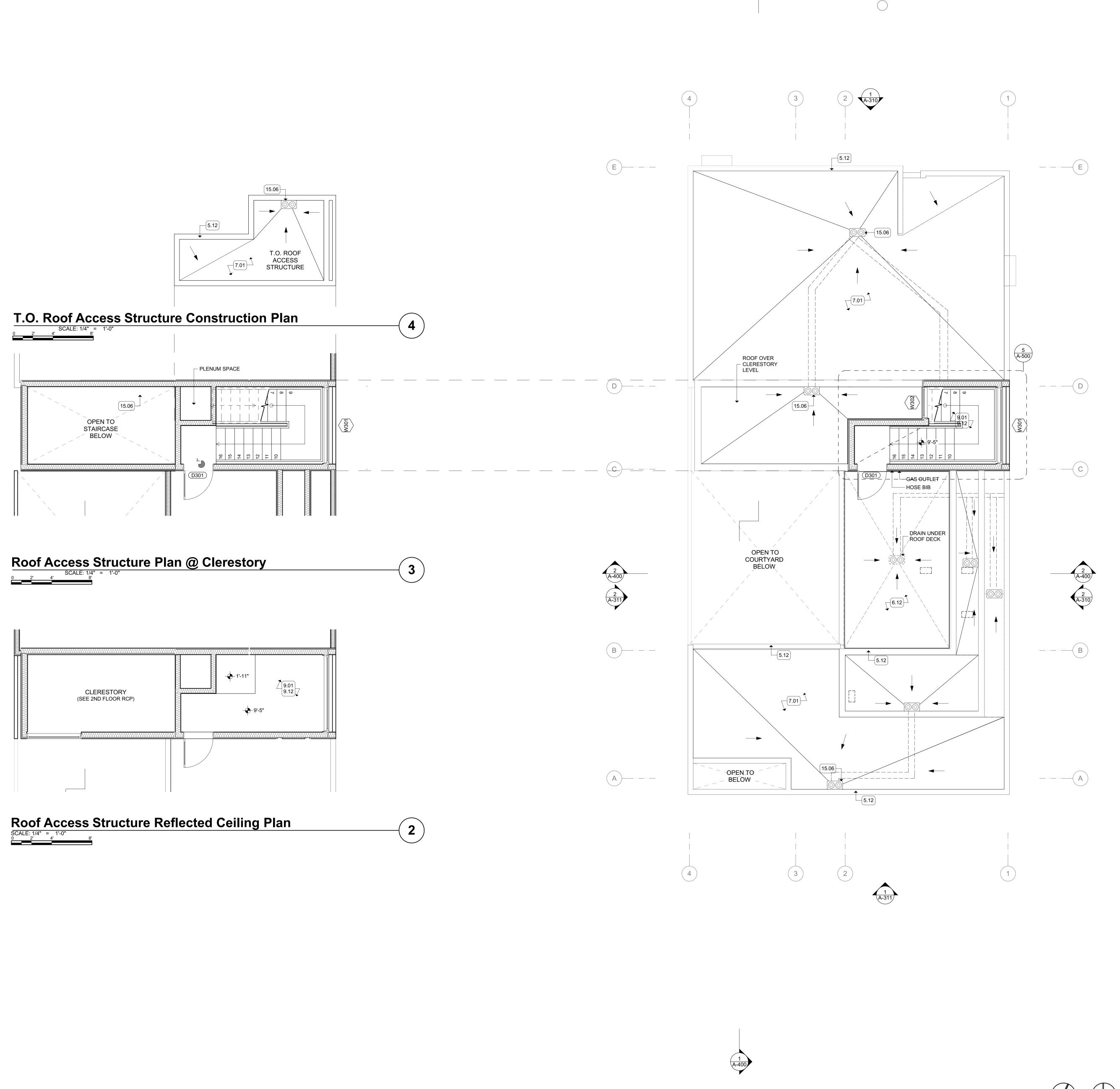
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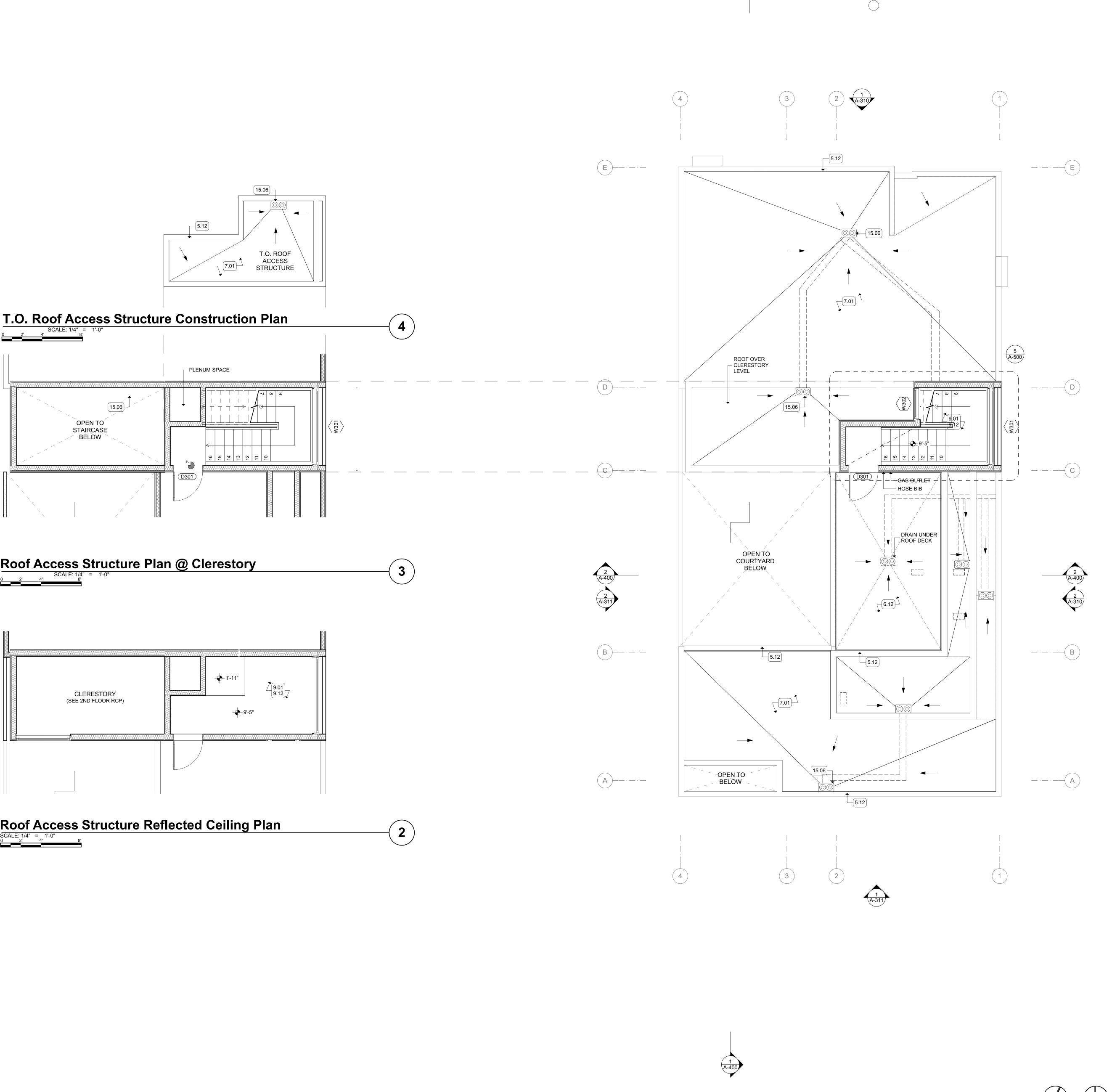
General Keynotes





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Roof Construction Plan SCALE: 1/4" = 1'-0" 0 2' 4' 8'

Keynotes

05 Metals

5.12 PROVIDE BONDERIZED SHEET METAL PRIMED AND PAINTED WALL CAP WITH FINISH PER ARCHITECTURAL DETAIL. SOLDER ALL JOINTS IN PARAPET CAP. INSTALL ICE AND WATER GUARD UNDER WALL CAP FLASHING

06 Wood

6.12 PROVIDE EXTERIOR HARDWOOD DECKING PER STRUCTURAL DRAWINGS AND ARCHITECTURAL DETAILS. PROVIDE 5 SAMPLES FOR ARCHITECT'S AND OWNER'S APPROVAL.

07 Thermal

7.01 PROVIDE LOW-SLOPE ROOFING SYSTEM, LOW-SLOPE (2%) OR 1/4" PER FOOT. ROOFING SYSTEM MUST APPEAR TO BE SEAMLESS (ADD GRANULES OVER SEAMS) AND FREE FROM WRINKLING OR OTHER VISUAL PROBLEMS. ADD ALTERNATE PRICE TO PAINT ROOFING. PROVIDE CRICKETS AS SHOWN ON ROOF PLAN OR WHERE NEEDED TO PREVENT PONDING AND TO PROVIDE POSITIVE DRAINAGE TO GUTTERS AND DRAINS. PRODUCT: SIKA SARNAFIL (SRI VALUE = 104) ONE LAYER OF SIKA SARNAFIL'S 72MIL WHITE FELTBACK PVC SINGLE-PLY ROOF MEMBRANE

09 Finishes

- 9.01 PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD, FREE OF DEFECTS, ATTACHED WITH SCREWS ONLY, REMOVE HOLDING NAILS, FIBERGLASS TAPED, 1/8" SKIM COAT AND SANDED TO A SMOOTH AND EVEN SURFACE READY TO RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE CORNER BEADS. 9.12 PROVIDE INTERIOR PAINT. PRIME ALL SURFACES MINIMUM
- TWO COATS. PROVIDE MINIMUM 3 ADDITIONAL COATS OF FINISHING PAINT. ALL SURFACES TO BE FREE OF DEFECTS. PROVIDE UP TO [20, CHANGE PER PROJECT] INTERIOR SAMPLES FOR APPROVAL BY ARCHITECT.

15 Mechanical & Plumbing

15.06 PROVIDE AND INSTALL ROOF DRAINS AND OVERFLOW DRAINS, TYPICAL. CONNECT TO NEW UNDERGROUND DRAIN TO APPROVED RUN OFF POINT AT STREET CURB. PROVIDE OVERFLOW DRAINS AT ALL ROOF DRAINS.

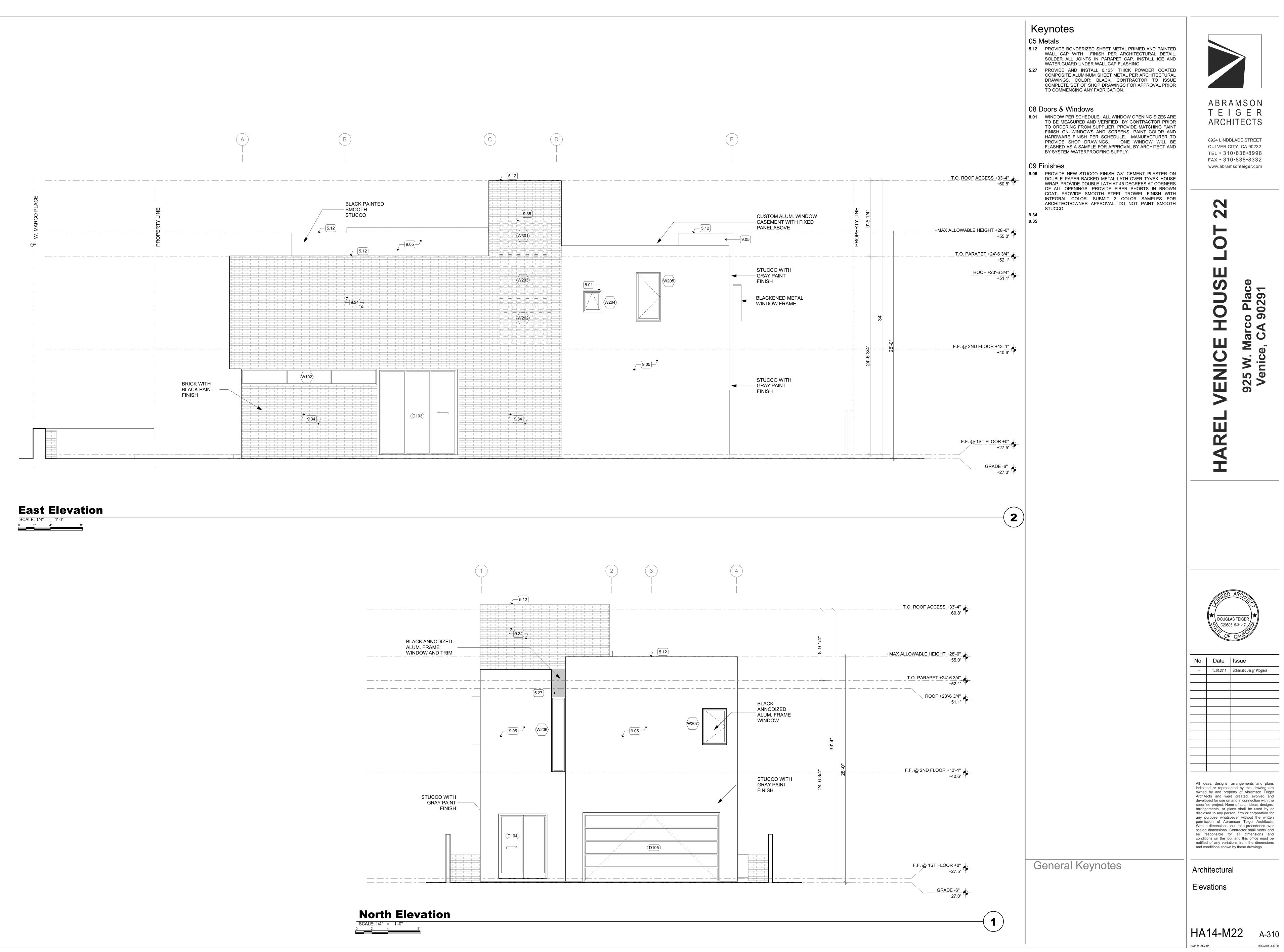
LEGEND

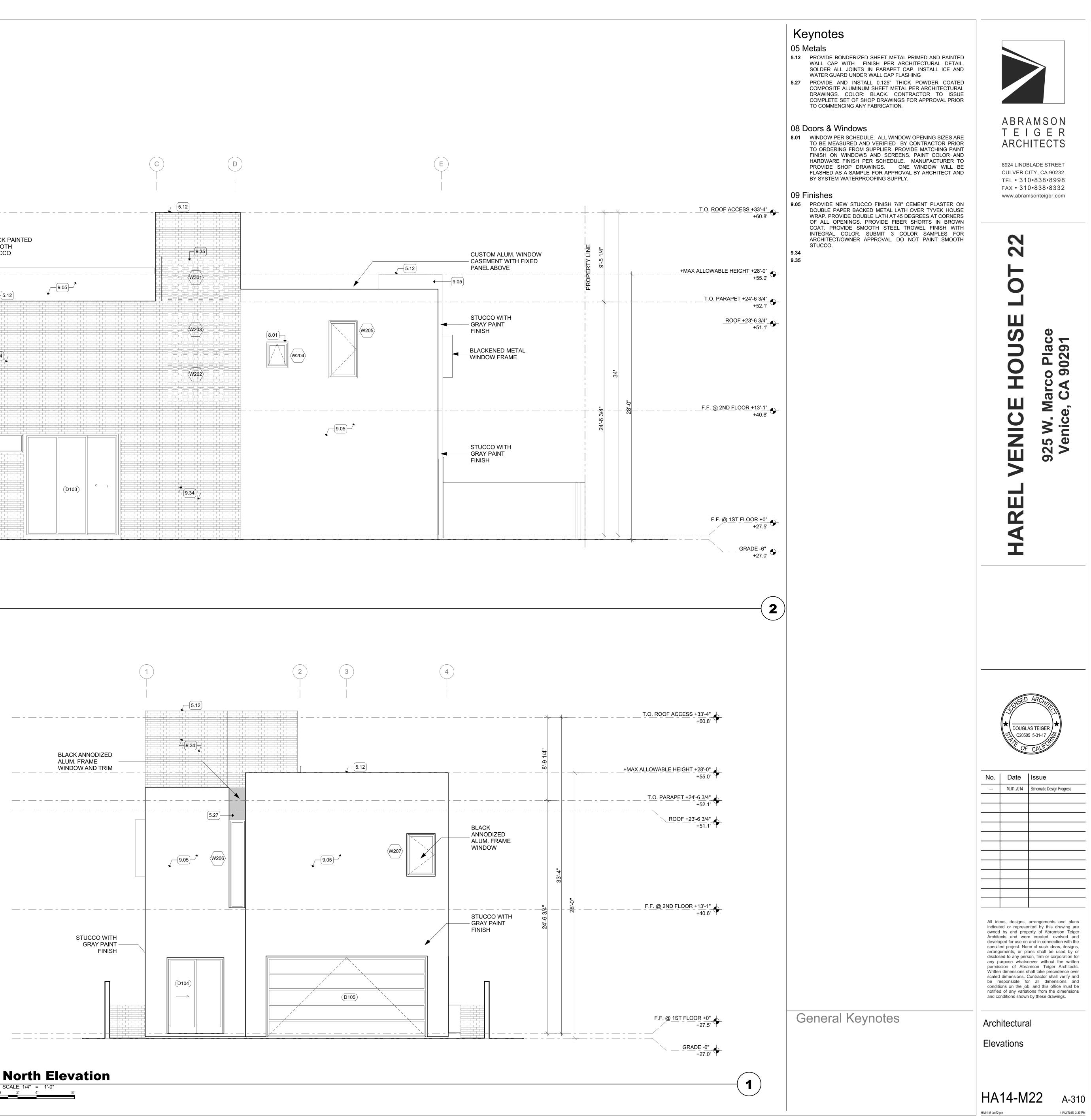
$X \longrightarrow \#$	WALL TYPE. SEE SHEET A700 FOR DETAIL 2x FRAMING DIMENSION					
~	ABOVE					
0	STEEL POST PER STRUCTURAL					
S	COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR					
	FANTECH PREMIUM BATH FAN WITH DUAL GRILL. FAN TO BE LOCATED REMOTE IN ATTIC, PB SERIE FOR MIN. OF 5 AIR CHANGES PER HOUR. SEE GRI BUILDING SHEET T5, GRN 14, NOTES 23 & 24 FOR ADDITIONAL REQUIREMENTS					
NOTE: DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL BE SE CLOSING AND SELF LATCHING, SOLID WOOD, OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK OR F MINIMUM FIRE PROTECTION RATING OF 20 MINS. (R302.5.1)						
Gene	eral Keynotes					

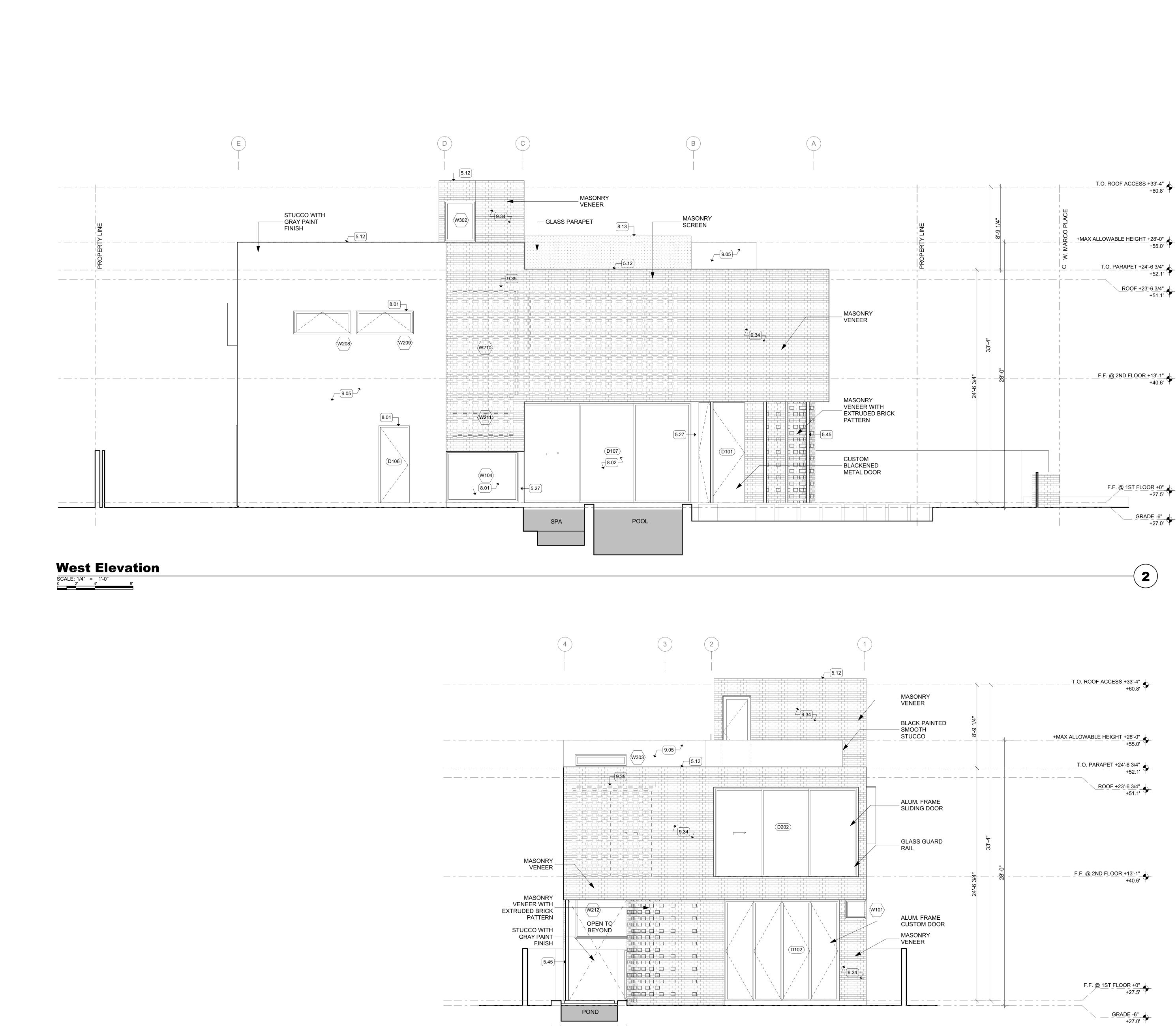












South Elevation

SCALE: 1/4" = 1'-0" 0 2' 4'

Keynotes

05 I	Vetals
5.12	PROVIDE BONDERIZED SHEET METAL PRIMED AND WALL CAP WITH FINISH PER ARCHITECTURAL SOLDER ALL JOINTS IN PARAPET CAP. INSTALL WATER GUARD UNDER WALL CAP FLASHING
5.27	PROVIDE AND INSTALL 0.125" THICK POWDER COMPOSITE ALUMINUM SHEET METAL PER ARCHITI DRAWINGS. COLOR: BLACK. CONTRACTOR TO COMPLETE SET OF SHOP DRAWINGS FOR APPROVA TO COMMENCING ANY FABRICATION.
5.45	PROVIDE AND INSTALL STRUCTURAL STEEL COLUI

5.45 PROVIDE AND INSTALL STRUCTURAL STEEL COLUMNS AND CONNECTORS. PAINT WITH TWO COATS OF RUST INHIBITIVE PRIMER AND POWDER COATED PAINT FINISH.

08 Doors & Windows

8.01	WINDOW PER SCHEDULE. ALL WINDOW OPENING
	TO BE MEASURED AND VERIFIED BY CONTRACT
	TO ORDERING FROM SUPPLIER. PROVIDE MATCH
	FINISH ON WINDOWS AND SCREENS. PAINT C
	HARDWARE FINISH PER SCHEDULE. MANUFAC
	PROVIDE SHOP DRAWINGS. ONE WINDOW
	FLASHED AS A SAMPLE FOR APPROVAL BY ARCH
	BY SYSTEM WATERPROOFING SUPPLY.
8.02	EXTERIOR DOORS PER SCHEDULE. ALL DOOR
	SIZES ARE TO BE MEASURED AND VEF
	CONTRACTOR PRIOR TO ORDERING FROM
	PROVIDE 2 PAIR HINGES FROM EACH DO

- PROVIDE COMPLETE OPERATION OF ALL DOORS. ALL EXTERIOR DOORS TO BE KEYED THE SAME. DOOR MANUFACTURER PER SCHEDULE. DOOR HARDWARE AND FINISHES AS PER SPECIFICATION MANUAL. ONE DOOR WILL BE FLASHED AS A SAMPLE FOR APPROVAL BY ARCHITECT AND BY SYSTEM WATERPROOFING SUPPLY. 8.13 PROVIDE AND INSTALL GLASS GUARDRAIL PER
- ARCHITECTURAL DETAIL @ 42" A.F.F. PROVIDE 3/8" THICK TEMPERED GLASS AT GLASS RAILINGS.

09 Finishes

9.35

9.05 PROVIDE NEW STUCCO FINISH 7/8" CEMENT PLASTER ON DOUBLE PAPER BACKED METAL LATH OVER TYVEK HOUSE WRAP. PROVIDE DOUBLE LATH AT 45 DEGREES AT CORNERS OF ALL OPENINGS. PROVIDE FIBER SHORTS IN BROWN COAT. PROVIDE SMOOTH STEEL TROWEL FINISH WITH INTEGRAL COLOR. SUBMIT 3 COLOR SAMPLES FOR ARCHITECT/OWNER APPROVAL. DO NOT PAINT SMOOTH STUCCO. 9.34

+60.8' +MAX ALLOWABLE HEIGHT +28'-0" +55.0T.O. PARAPET +24'-6 3/4" +52.1' ROOF +23'-6 3/4" +51.1' _____F.F. @ 2ND FLOOR +13'-1" +40.6' F.F. @ <u>1ST FLOOR +0"</u> +27.5' 2 _ ___ _ _ _ _ _ _ _ _ _ _ MASONRY VENEER BLACK PAINTED - SMOOTH +MAX ALLOWABLE HEIGHT +28'-0" STUCCO +55 0' _____ ROOF +23'-6 3/4" +51.1' ALUM. FRAME SLIDING DOOR GLASS GUARD RAIL

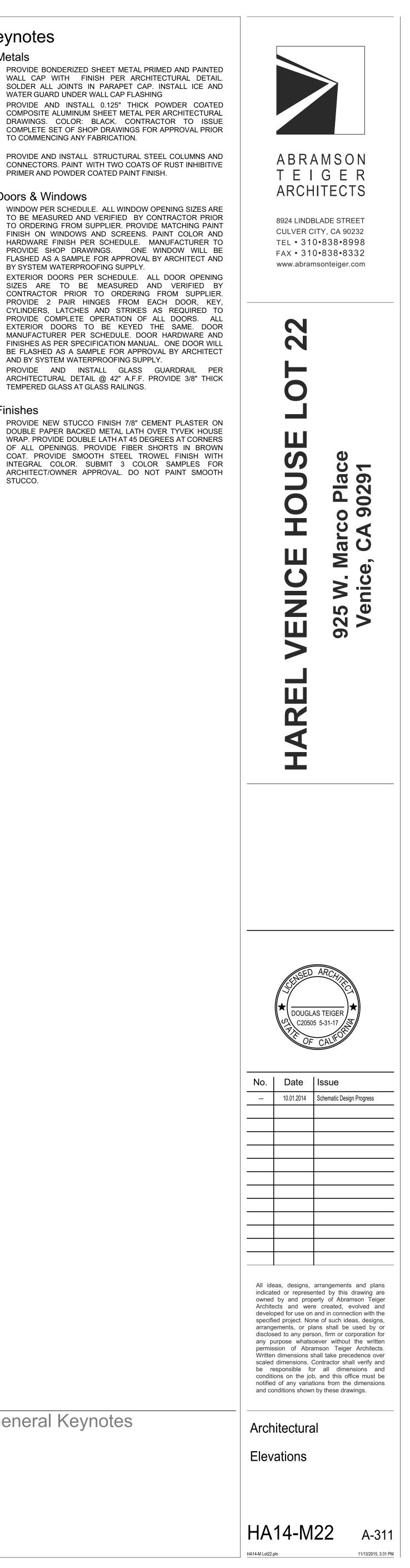
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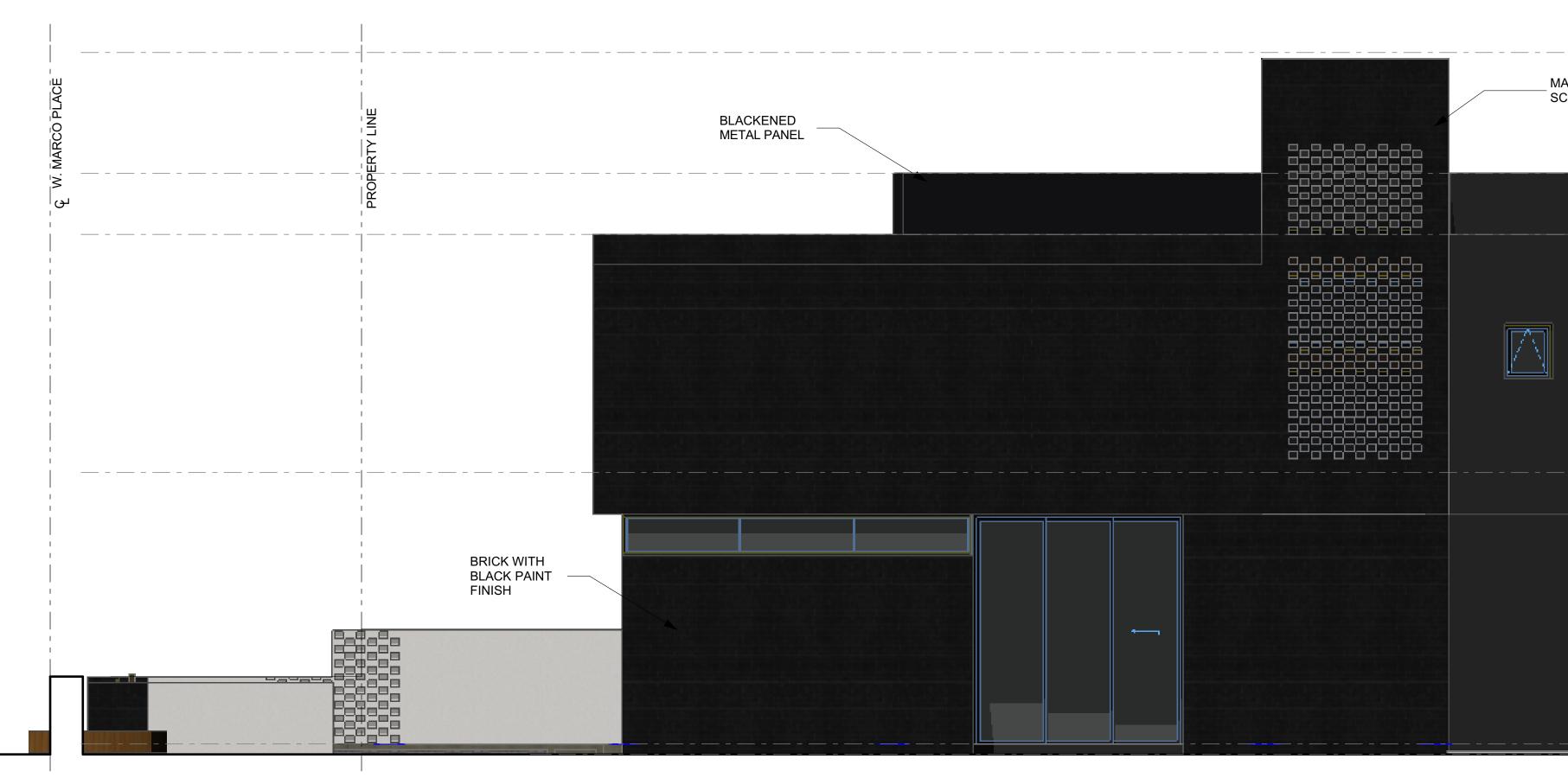
F.F. @ <u>1ST FLOOR +0"</u> +27.5'

GRADE -6" +27.0'

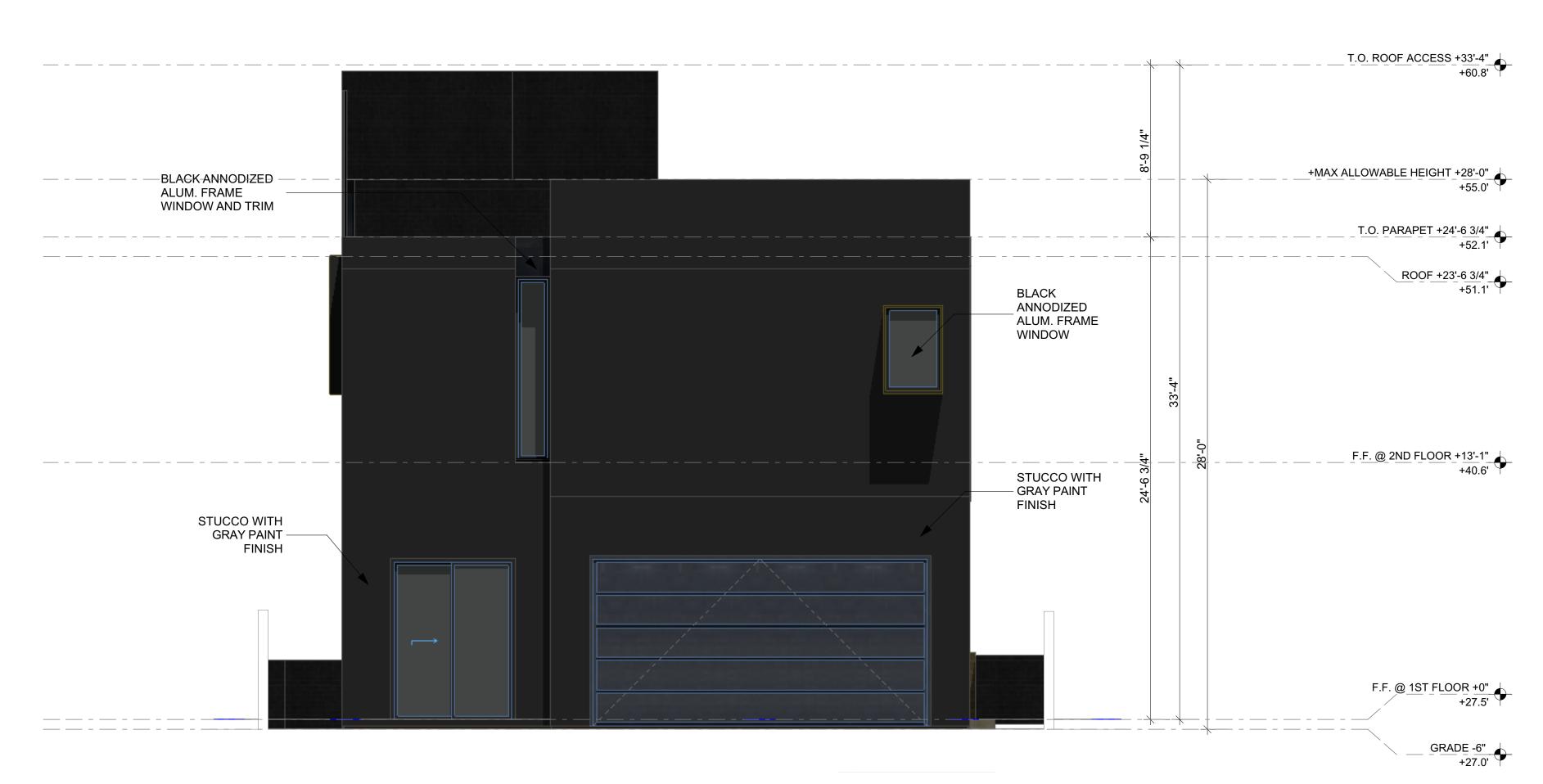
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General Keynotes



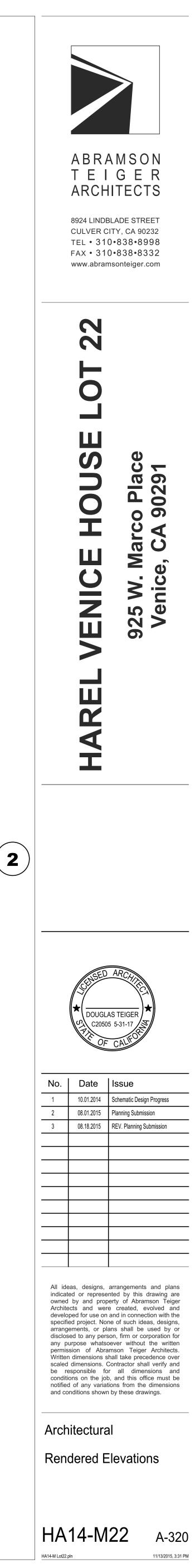


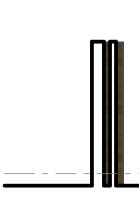
East Elevation



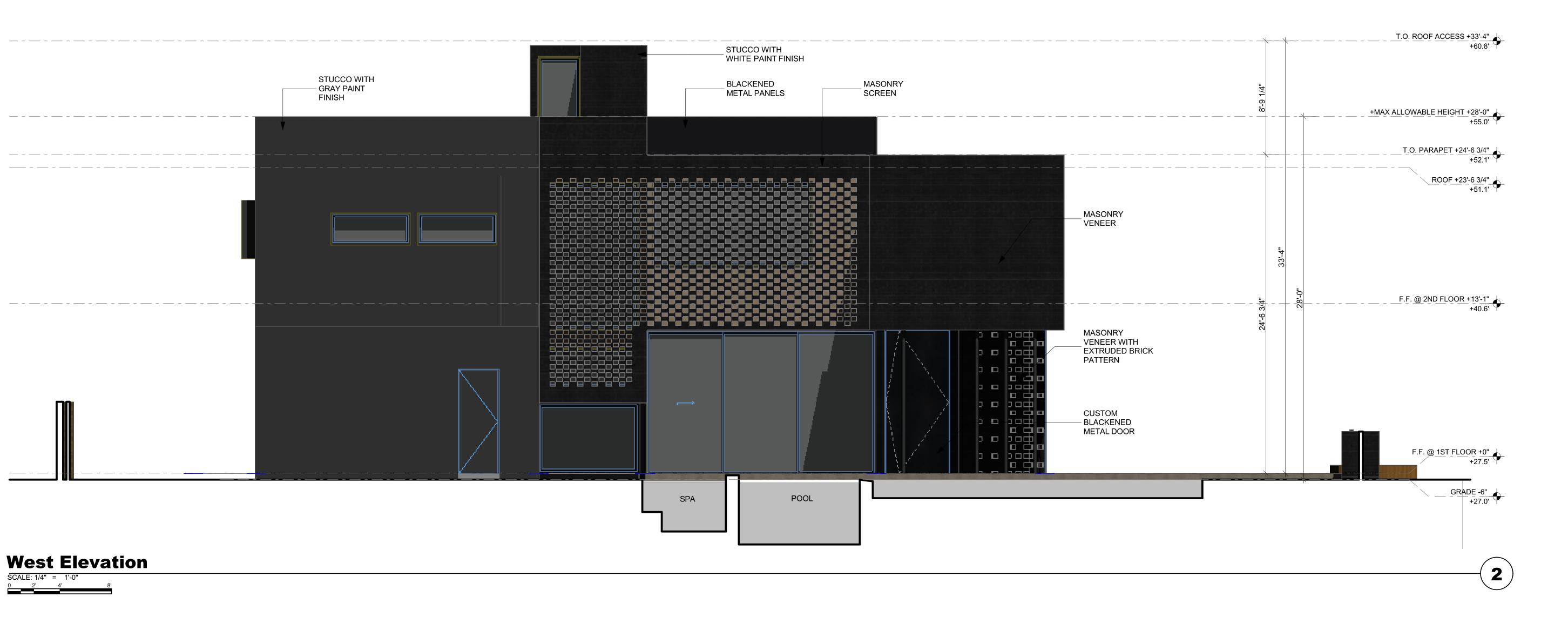
North Elevation

SONRY EEN			T.O. ROOF ACCESS +33'-4" +60.8'
	CUSTOM ALUM. WINDOW CASEMENT WITH FIXED PANEL ABOVE	<u> </u>	+MAX ALLOWABLE HEIGHT +28'-0" +55.0'
	STUCCO WITH GRAY PAINT FINISH		T.O. PARAPET +24'-6 3/4" +52.1'
	BLACKENED METAL PANELS	33'-4"	
			F.F. @ 2ND FLOOR +13'-1" +40.6'
	STUCCO WITH GRAY PAINT FINISH		
			F.F. @ <u>1ST FLOOR +0"</u> +27.5'

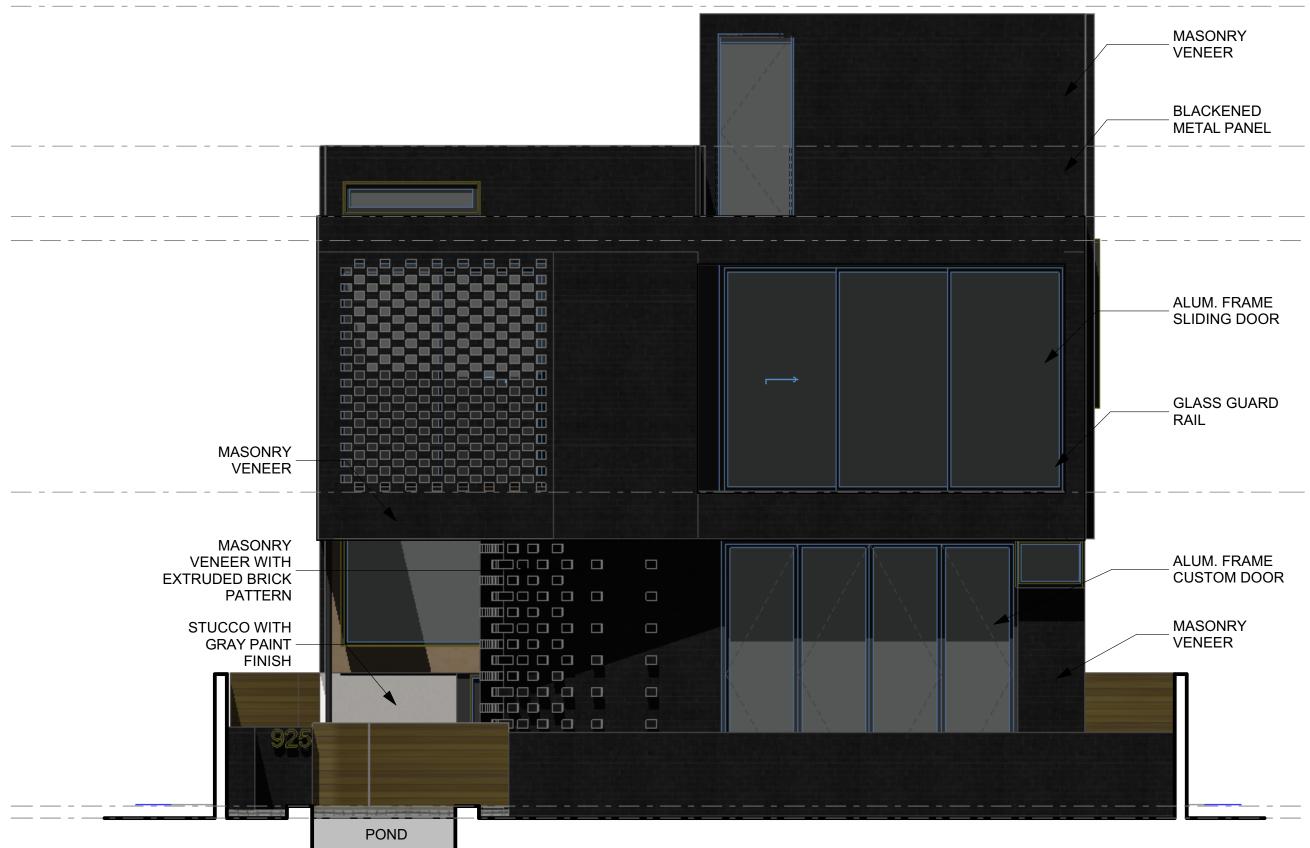


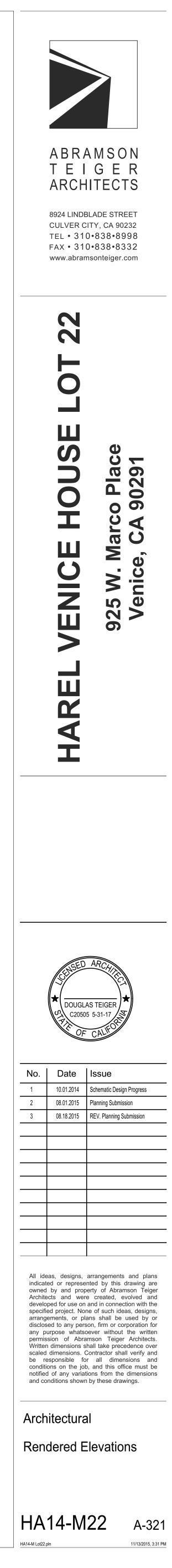


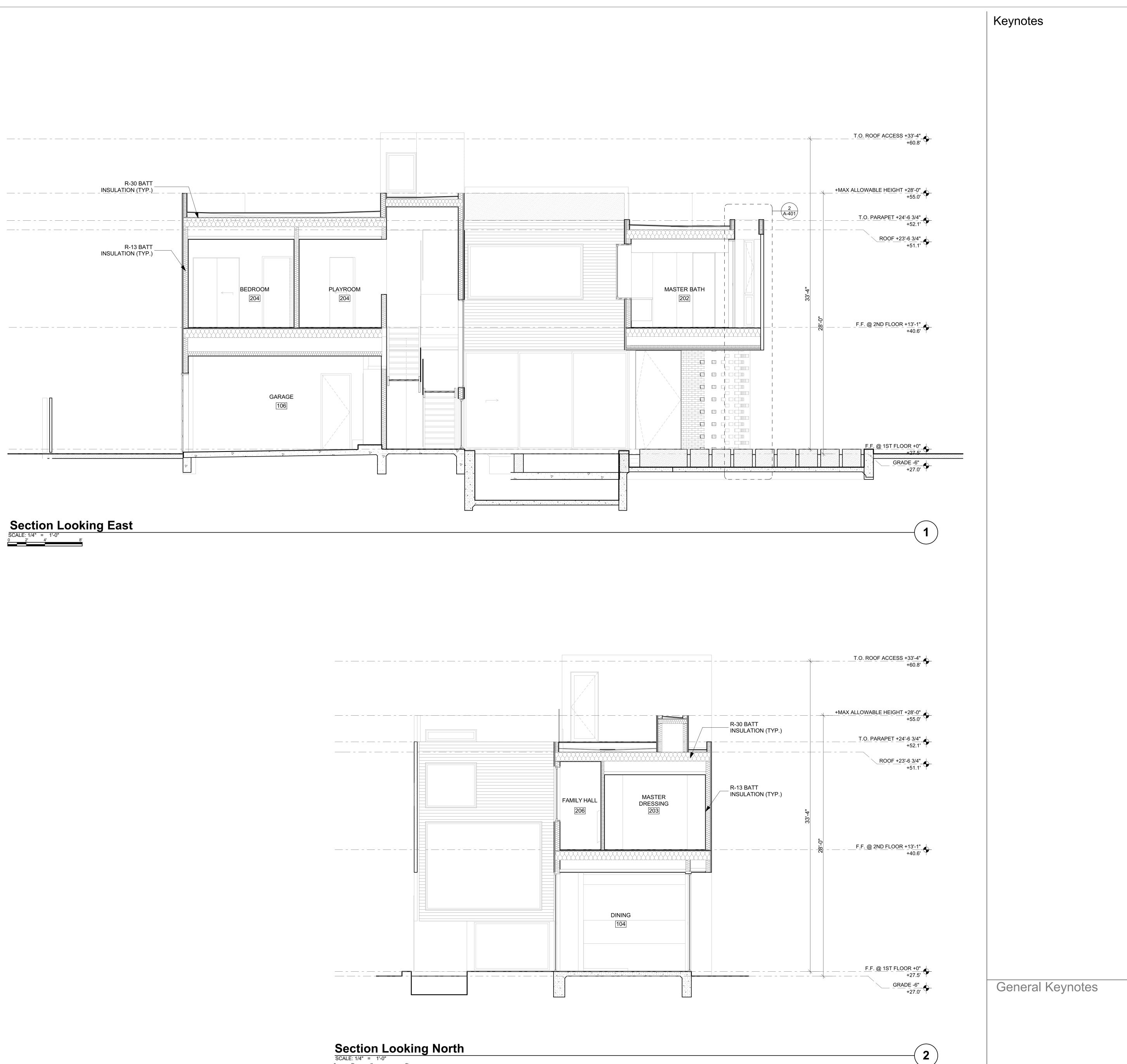
West Elevation SCALE: 1/4" = 1'-0" 0 2' 4' 8'

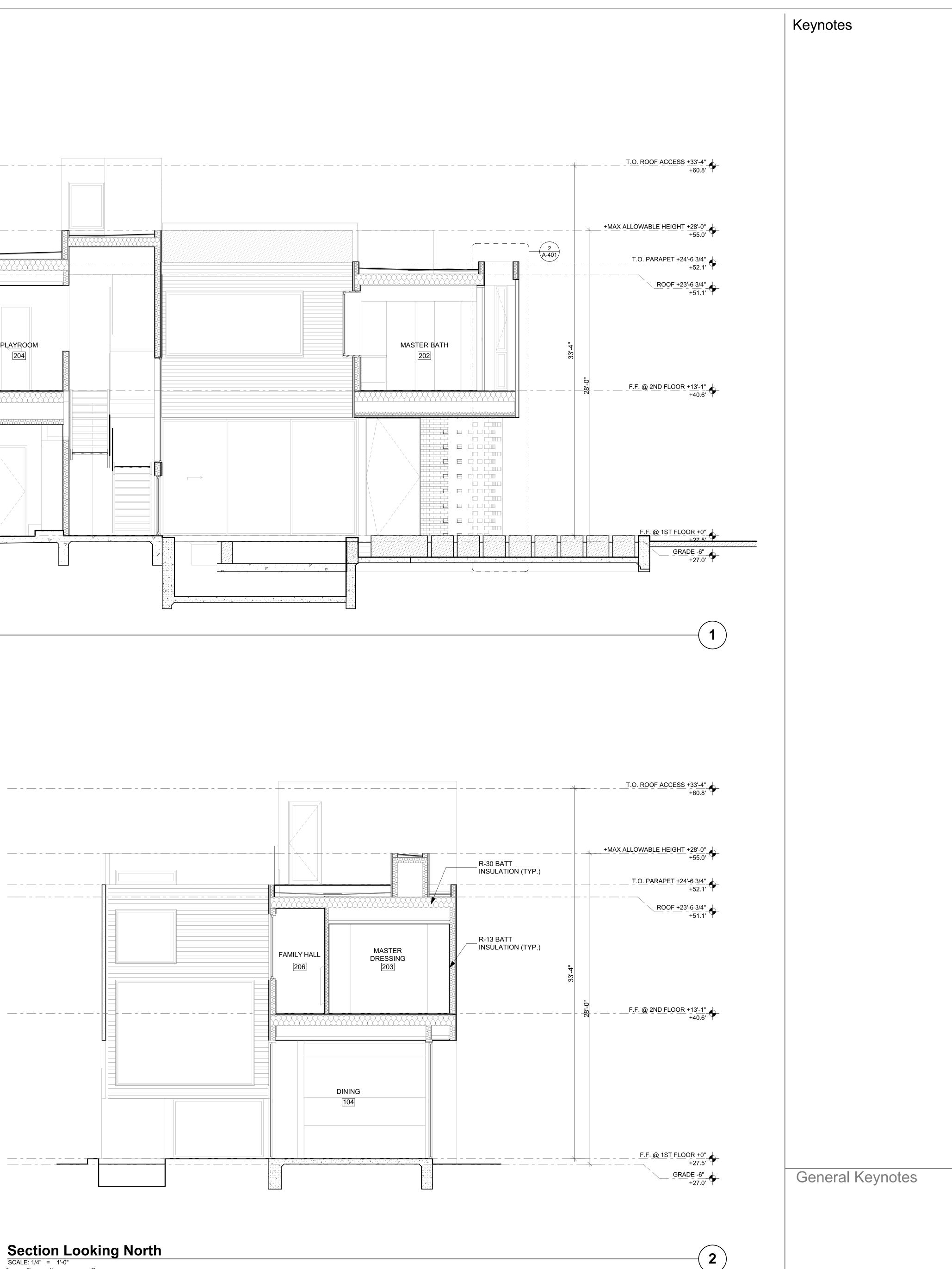


South Elevation SCALE: 1/4" = 1'-0" 0 2' 4' 8'

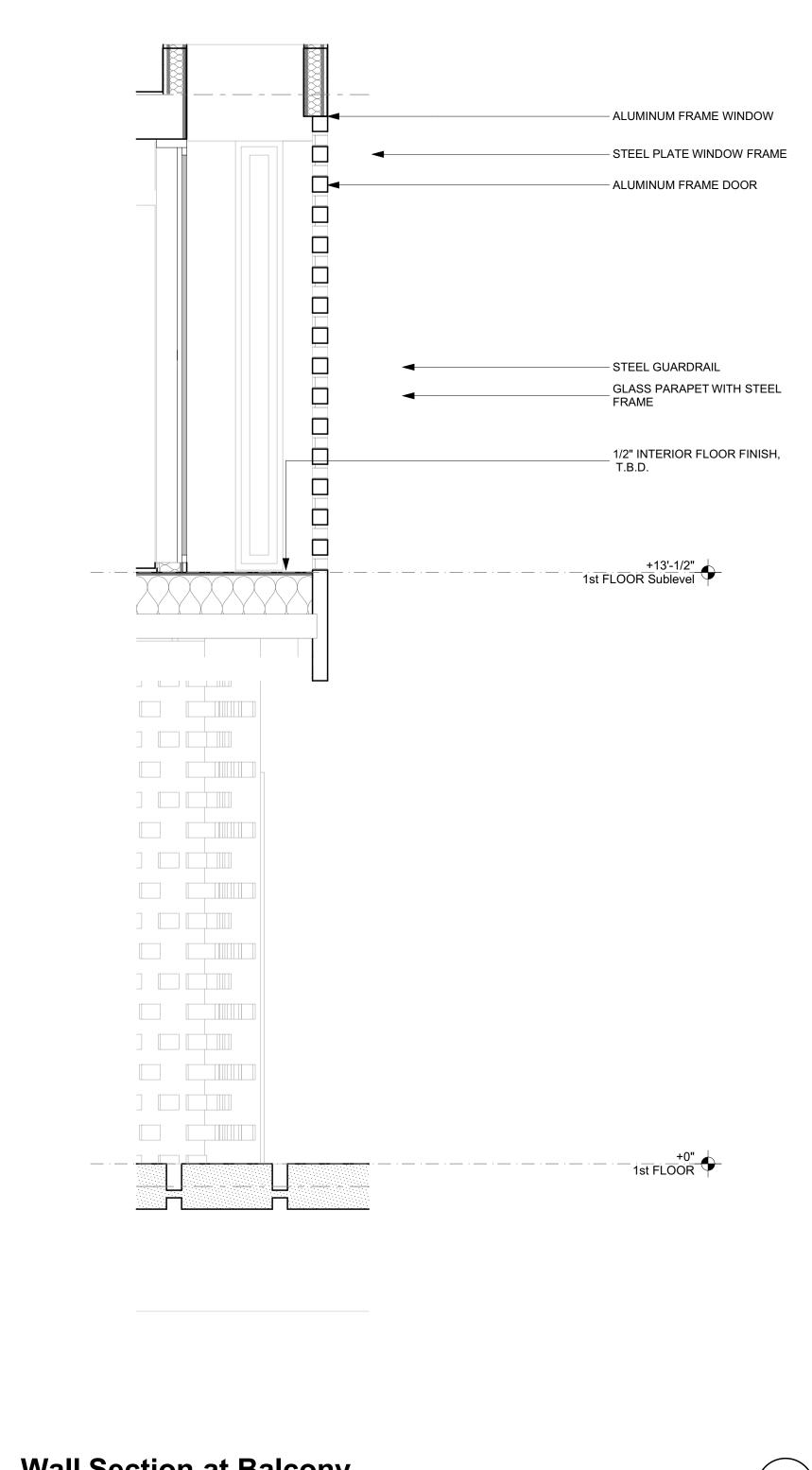






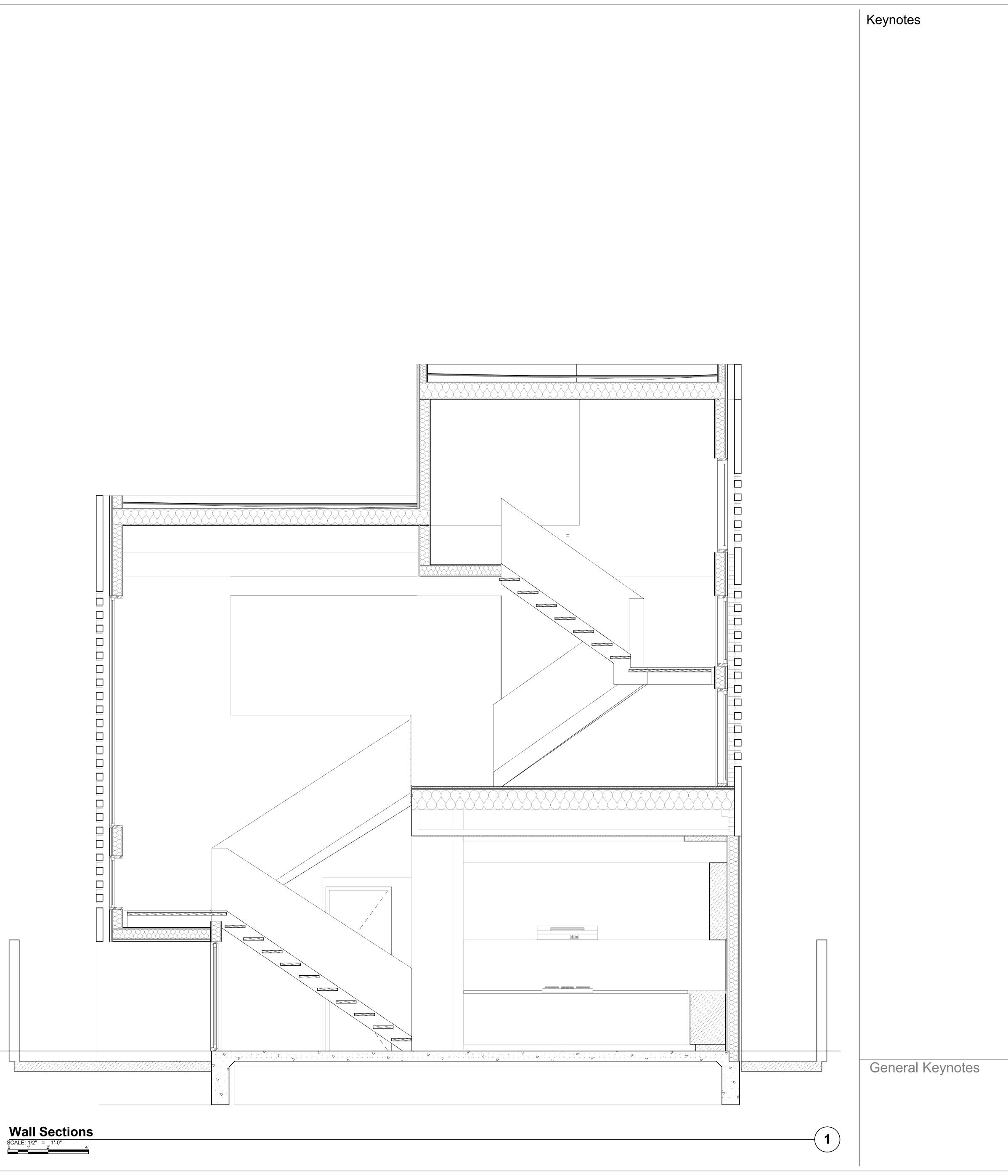




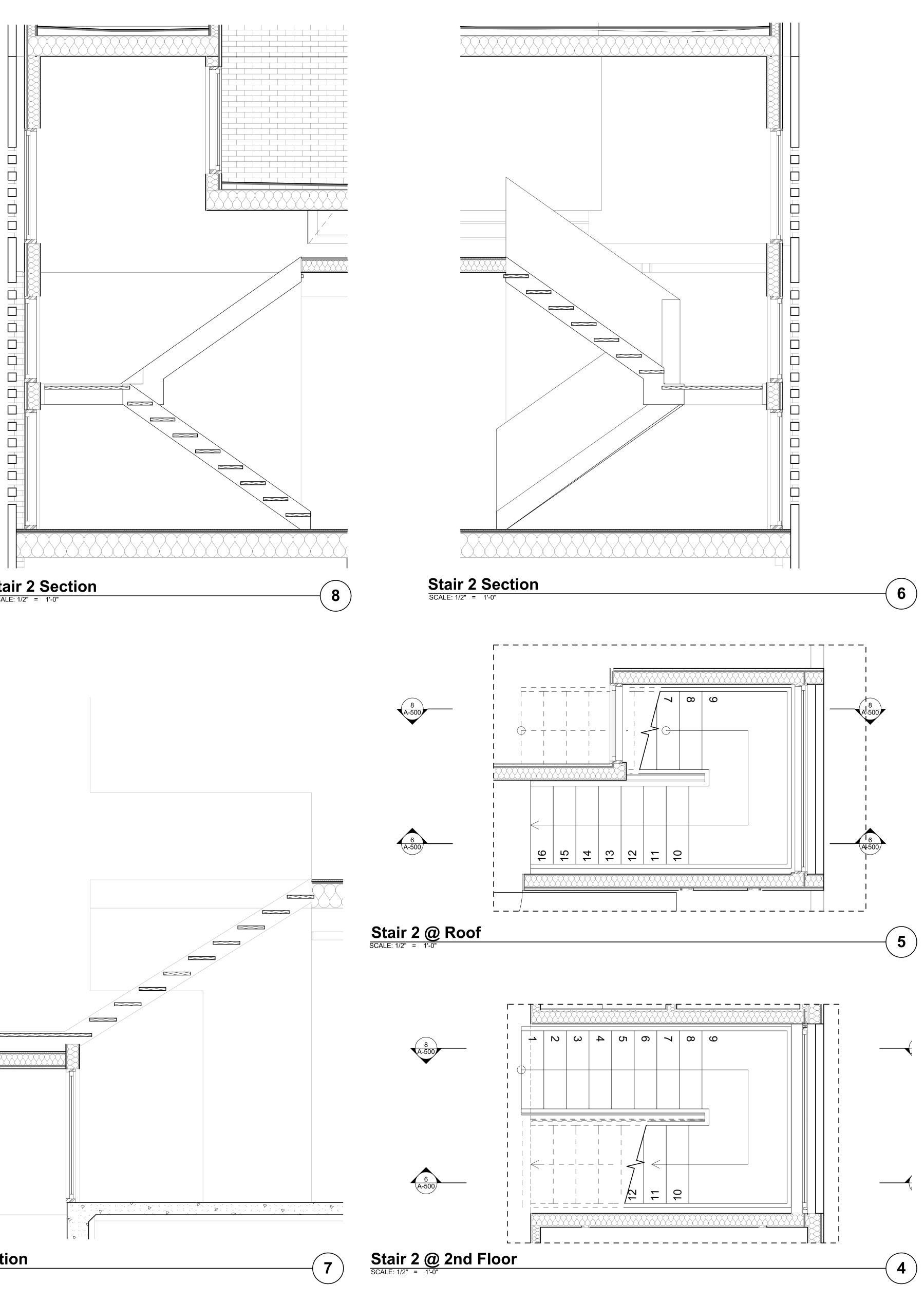


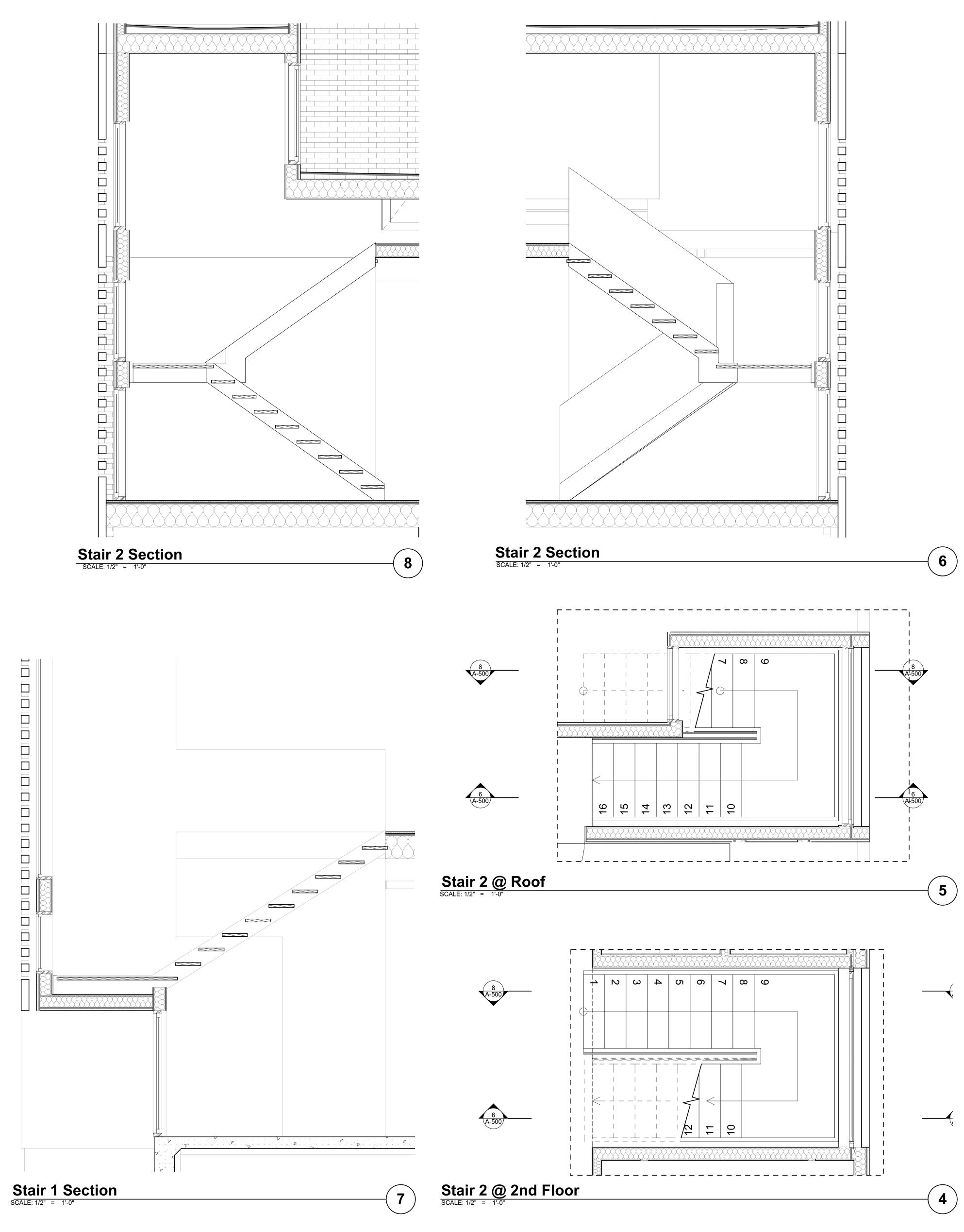
Wall Section at Balcony

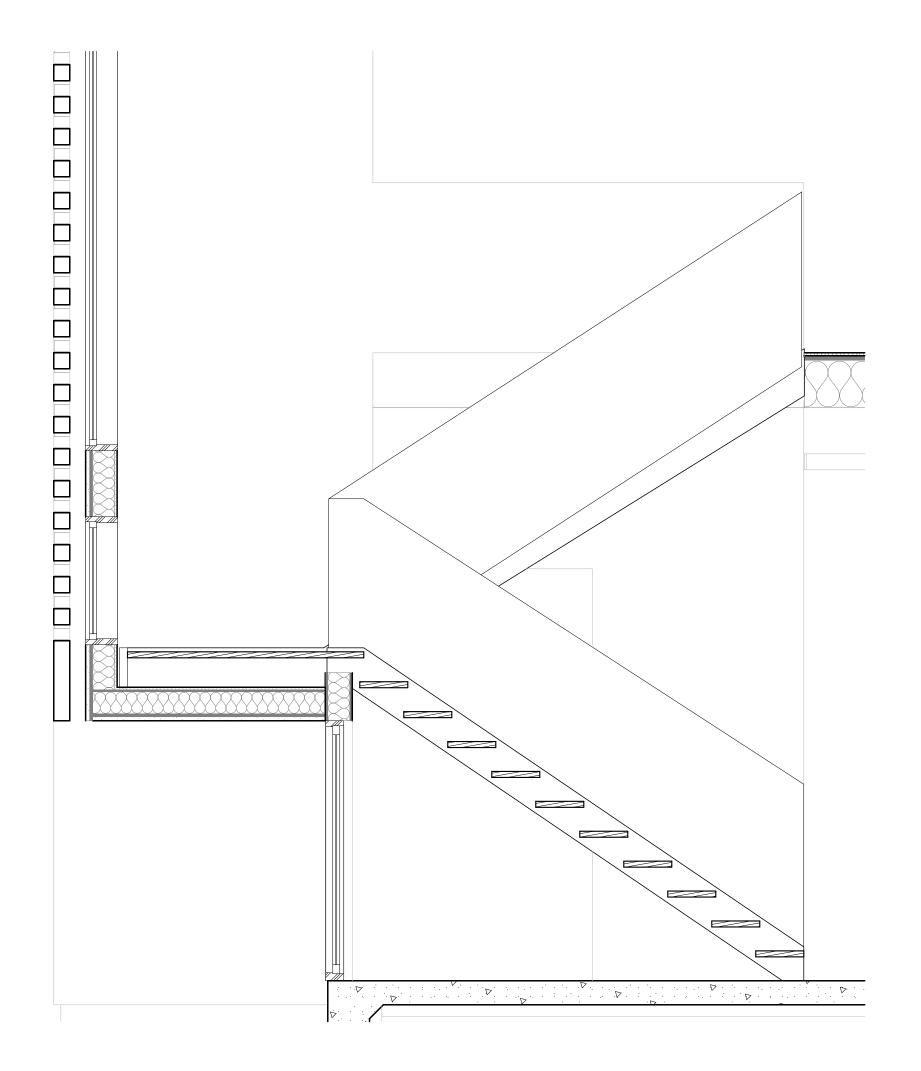


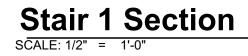


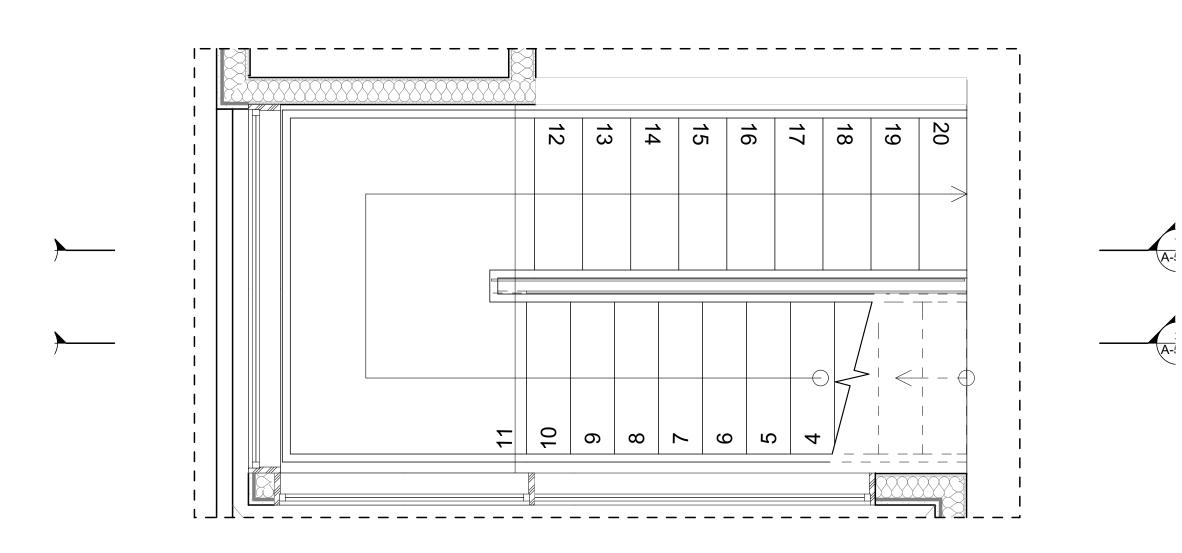


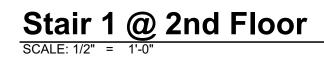


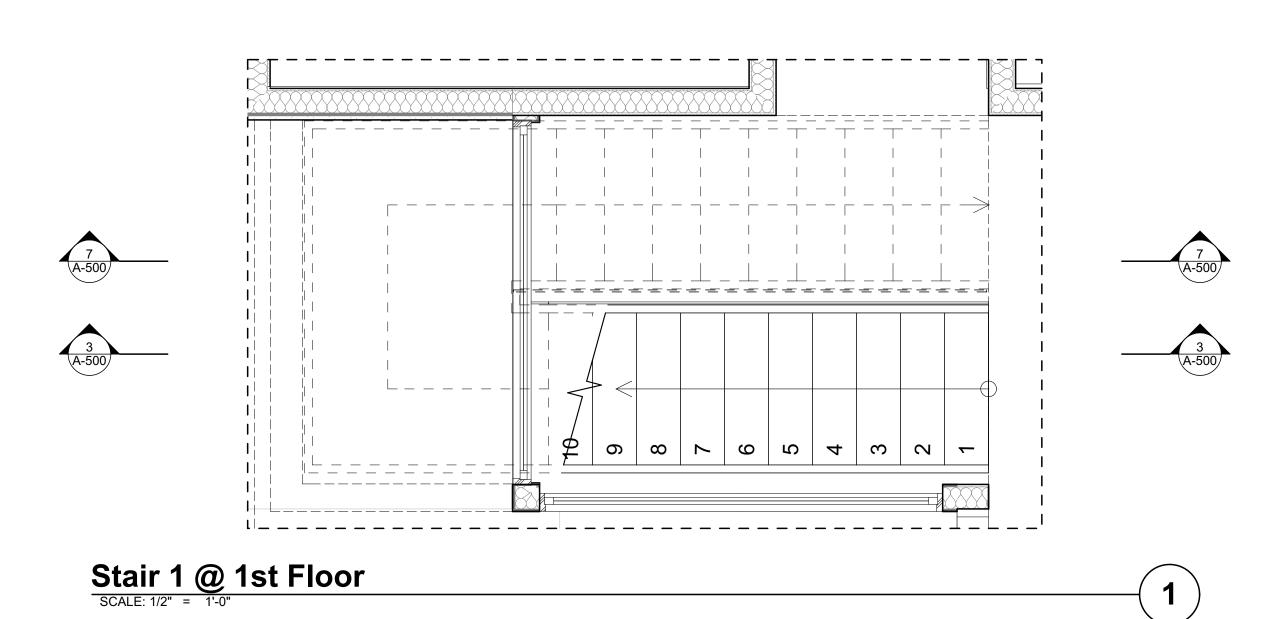








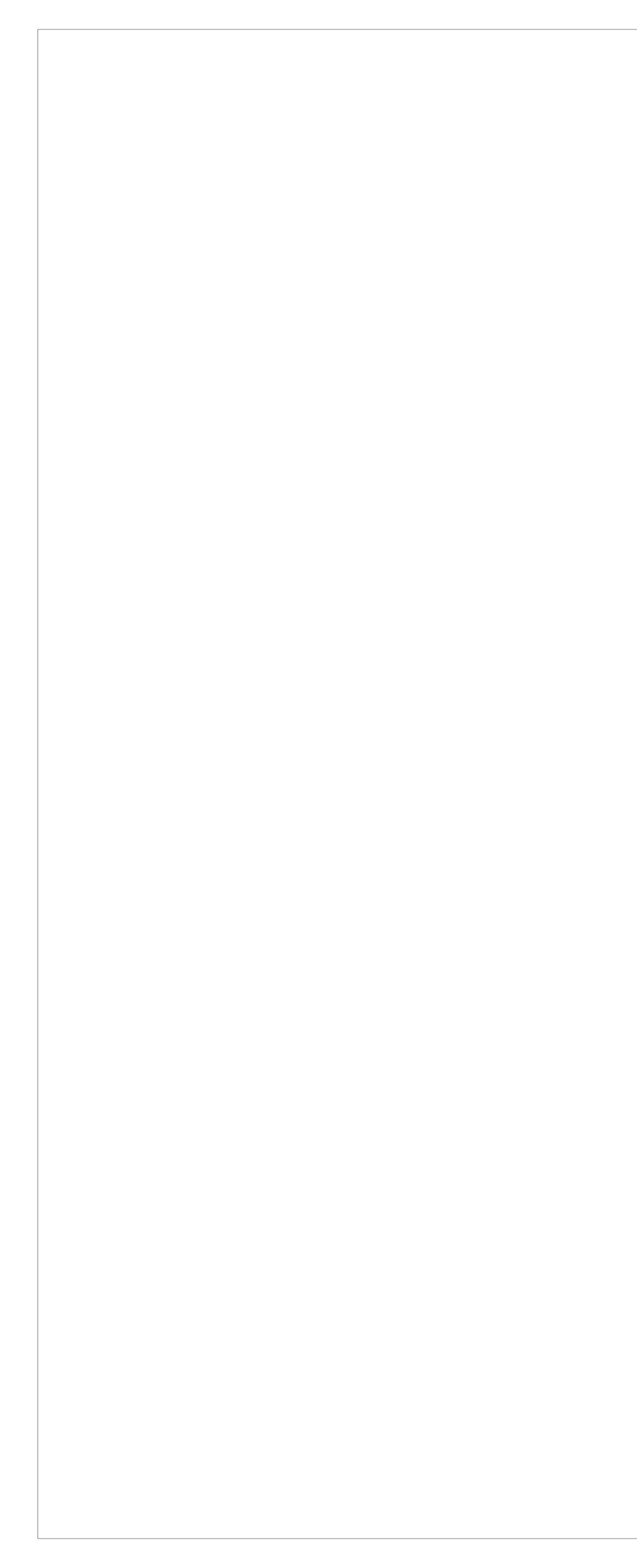






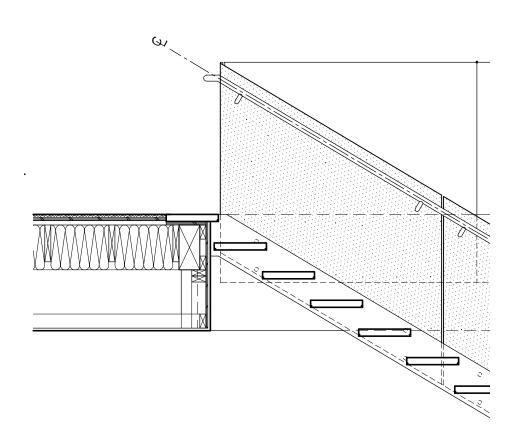
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Scale: 3" = 1'-0"



Threshold at Roof Access
SCALE: 3" = 1'-0"

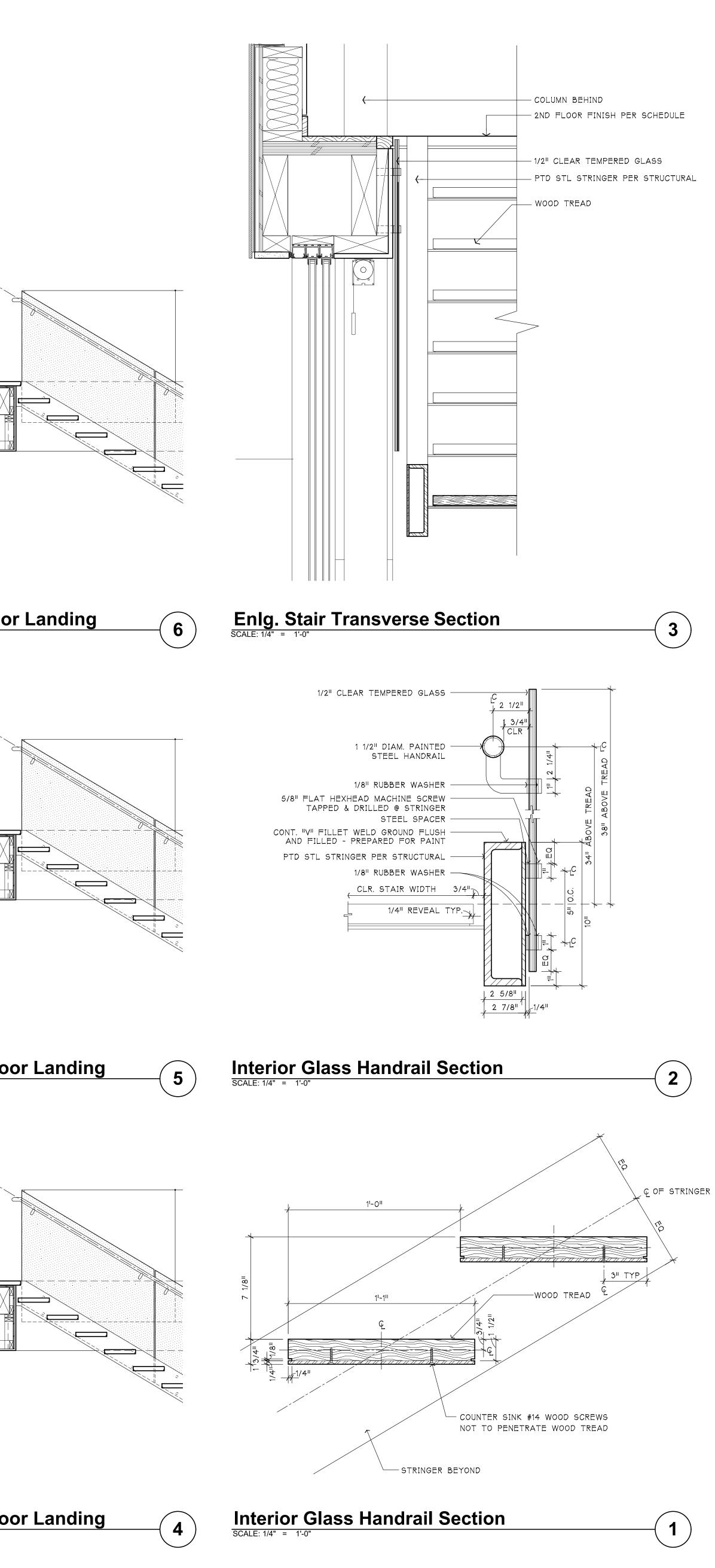
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Scale: 3" = 1'-0"

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Scale: 3" = 1'-0"

Scale: 3" = 1'-0"



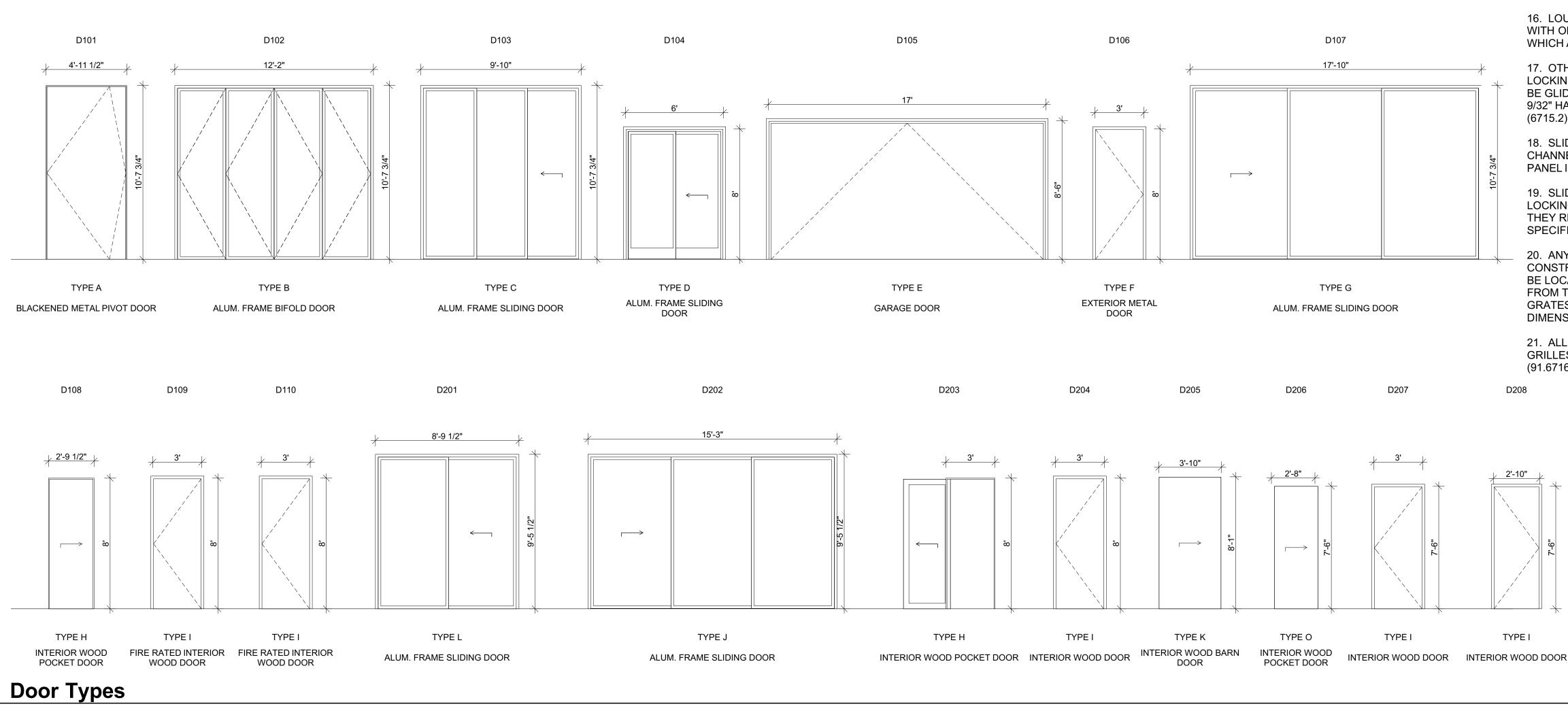


	DO	<u>OR ABBREVI</u>	ATIONS AND LEGEND
DOOR/WINDOW MANUFACTURER NOTE:			
ALL STEEL DOORS AND WINDOWS TO BE BY STEELWORKS.	SEE	E BELOW FO	R DOOR TYPE CONST
ALL DOORS WITH GLAZING TO BE PROVIDED WITH SQUARE STICKING ALL (E) AND (N) WOOD WINDOWS/DOORS TO BE STAINED PER INTERIOR DESIGN SPEC. PROVIDE 3 SAMPLES OF STAIN ON (E) WOOD PIECE FOR APPROVAL BY ARCHITECT AND INTERIOR DESIGNER.	1.	DOOR CC	DNSTRUCTION: W.D. = SOLID CORE H.M. = HOLLOW MET H.C. = HOLLOW COF STL. = STEEL GL. = GLASS (CAT. II
(E) DOOR FRAME OVERHANG TO BE TRIMMED. CONFIRM WITH ARCHITECT BEFORE CUTTING.	2.	FACING AN	(E) = EXISTING ND FINISHES: PTD. = PAINTED ST. = STAINED ANOD. = DARK ANOI
DOOR/WINDOW GLAZING NOTE:			ANOD DARK ANOL
ALL GLAZED SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN MPACT LOADS OF SECTION RE08.3 (R308.4). ALL GLAZING IN DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR	3.	GLASS:	TL. = TRANSLUCENT L.M. = LAMINATED CLR. = CLEAR S = SINGLE GLAZINO
CATEGORY II.			T = TEMPERED
ALL GLAZING IN WINDOWS WITHIN 18" AFF AND/OR GREATER THAN 36" AFF SHALL BE SAFETY GLAZING AND COMPLY WITH THE TEST CRITERIA FOR CLASS RATINGS PER TABLE R308.3.1 OF THE 2013 CALIFORNIA RESIDENTIAL CODE.	4.	FRAME:	WD. = WOOD STL = STEEL FRAME ALUM. = ALUMINUM F.L. = FRAMELESS
FIRE DEPARTMENT NOTE: EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1003.3.1.8	5.	LOCK FUN	CTIONS: EN. = ENTRANCE EX. = EXIT PG. = PASSAGE DB = DEADBOLT BP = BATHROOM/PR

								DOOR S	CHEDULI	2				
П	TYPE	DOOR					FRAME		DETAILS				NOTEO	
ID		W	HT	THK	MATL	GLZ	W	THK	HEAD	JAMB	SILL	RATING	G HW SET	NOTES
D101	TYPE A	4'-11 1/2"	10'-7 3/4"	0'-1 1/4"			0'-3/4"	0'-4"						BLACKENED METAL PIVOT DOOR
D102	TYPE B	12'-2"	10'-7 3/4"	0'-1 1/2"			0'-2"	0'-4"						ALUM. FRAME BIFOLD DOOR
D103	TYPE C	9'-10"	10'-7 3/4"	0'-1 1/2"			0'-2"	0'-5"						ALUM. FRAME SLIDING DOOR
D104	TYPE D	6'	8'	0'-1 3/4"			0'-2"	0'-6"					ALUM. FRAME SLIDING DOOR	
D105	TYPE E	17'	8'-6"	0'-1 1/4"			0'-2"	0'-8"						GARAGE DOOR
D106	TYPE F	3'	8'	0'-1 3/4"			0'-1/2"	0'-4"						EXTERIOR METAL DOOR
D107	TYPE G	17'-10"	10'-7 3/4"	0'-1 1/4"			0'-2"	0'-6"						ALUM. FRAME SLIDING DOOR
D108	TYPE H	2'-9 1/2"	8'	0'-1 1/4"			0'-3/4"	0'-2"						INTERIOR WOOD POCKET DOOR
D109	TYPE I	3'	8'	0'-1 3/4"			0'-1/2"	0'-4"				45 MIN.		FIRE RATED INTERIOR WOOD DOOR
D110	TYPE I	3'	8'	0'-1 3/4"			0'-1/2"	0'-4"				45 MIN.		FIRE RATED INTERIOR WOOD DOOR
D201	TYPE L	8'-9 1/2"	9'-5 1/2"	0'-1 1/4"			0'-2"	0'-8"						ALUM. FRAME SLIDING DOOR
D202	TYPE J	15'-3"	9'-5 1/2"	0'-1 1/2"			0'-2"	0'-5"						ALUM. FRAME SLIDING DOOR
D203	TYPE H	3'	8'	0'-1 1/4"			0'-3/4"	0'-2"						INTERIOR WOOD POCKET DOOR
D204	TYPE I	3'	8'	0'-1 3/4"			0'-1/2"	0'-1"						INTERIOR WOOD DOOR
D205	TYPE K	3'-8"	8'	0'-1 1/4"			0'-3/4"	0'						INTERIOR WOOD BARN DOOR
D206	TYPE O	2'-8"	7'-6"	0'-1 1/4"			0'-3/4"	0'-2"						INTERIOR WOOD POCKET DOOR
D207	TYPE I	3'	7'-6"	0'-1 3/4"			0'-1/2"	0'-4"						INTERIOR WOOD DOOR
D208	TYPE I	2'-10"	7'-6"	0'-1 3/4"			0'-1/2"	0'-4"						INTERIOR WOOD DOOR
D209	TYPE M	5'	7'-6"	0'-1 1/4"			0'-3/4"	0'-4"						CLOSET SLIDING DOOR
D210	TYPE I	3'	7'-6"	0'-1 3/4"			0'-1/2"	0'-4"						INTERIOR WOOD DOOR
D211	TYPE M	5'	7'-6"	0'-1 1/4"			0'-3/4"	0'-4"						CLOSET SLIDING DOOR
D212	ΤΥΡΕ Ι	2'-10"	7'-6"	0'-1 3/4"			0'-1/2"	0'-4"						INTERIOR WOOD DOOR
D301	TYPE N	3'	7'-6"	0'-1 1/4"			0'-3/4"	0'-4"						EXTERIOR ALUM. FRAME DOOR WITH GLAZING

* ALL EXTERIOR GLAZING, WINDOW WALLS, SWING AND SLIDING DOORS SHALL BE MULTI-PANE GLAZING WITH A MINIMUM OF ONE PANE TEMPERED. ALSO REFER TO NOTE #28 ON THIS SHEET ** EXTERIOR DOOR-WINDOW ASSEMBLIES ARE DIMENSIONED TO FINISH FRAME

Door Schedule



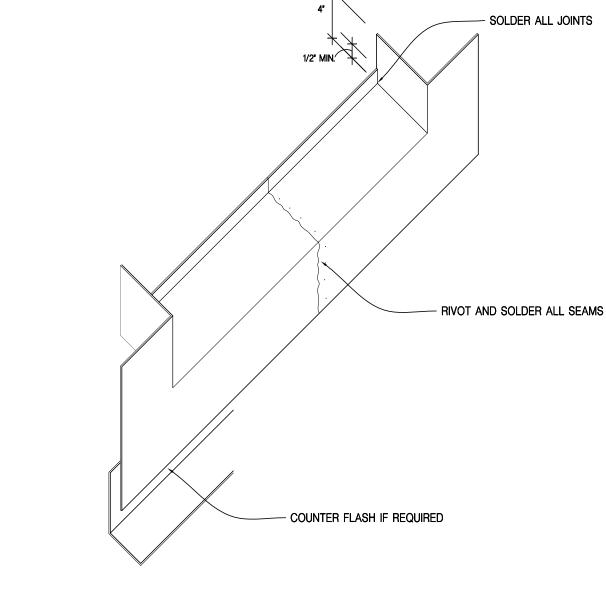


STRUCTION

E WOOD DOOR ETAL **DRE**

DDIZED TO MATCH WOOD STAIN

١G



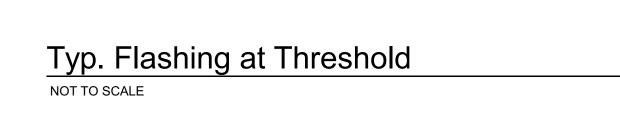
Typ. Flashing at Opening

NOT TO SCALE

SOLDER ALL JOINTS -

RIVACY

4



AN

SHEET METAL FLASHING

- ICE & WATER SHIELD

SHEET METAL PAN SET IN

URETHANE SEALANT

CONTINUOUS BED OF VULCUM 101

2

OVER FLASHING

GENERAL SECURITY NOTES

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER. THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)

2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 - DOOR STOPS OF IN-SWINGing DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4)

4. DOES NOT APPLY TO PROJECT.

5. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (91.6709.5, 6709.7).

5. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (91.6709.5, 6709.7).

6. PROVIDE DEADBOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON THE EXTERIOR. DOORS MUST BE OPENABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)

7. STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBLOT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPERATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPERATED BY MORE THAN 8 INCHES.

9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. (91.6709.1 ITEM 2)

10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)

11. SLIDING DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.

12. DOES NOT APPLY TO PROJECT. (OVER HEAD SLIDING DOORS)

13. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDIAN GATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHEREVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

14. DOES NOT APPLY TO PROJECT. (EGRESS DOOR LOCKS)

15. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

16. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OF LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6713)

17. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

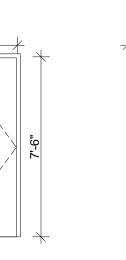
18. SLIDING DOORS AND WINDOWS. PROVIDE A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING & REMOVING OF THE PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.2)

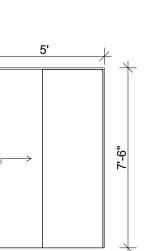
19. SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.2.

20. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24" FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (91.6715.4)

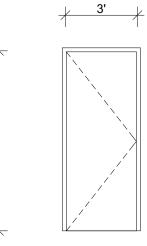
21. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (91.6716)

D210





TYPE M



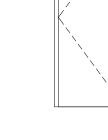
TYPE I CLOSET SLIDING DOOR INTERIOR WOOD DOOR

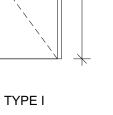
TYPE M

CLOSET SLIDING DOOR

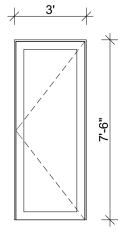
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D21⁻





INTERIOR WOOD DOOR



TYPE N EXTERIOR ALUM. FRAME DOOR WITH GLAZING



D212

2'-10"

 CONTRACTOR SHALL VERIFY KEYING REQUIREMENTS WITH THE CLIENT. 12. FINISH DOORS TO MATCH ARCHITECT'S SAMPLE. 13. WOOD DOORS AND VENEERS SHALL MEET THE APPLICABLE REQUIREMENTS OF THE NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION (NWMA) LATEST EDITION AND THE WOODWORK INSTITUTE OF CALIFORNIA SECTION 20., ARCHITECTURAL WOODWORK QUALITY STANDARDS, LATEST EDITION.

14. EVERY WOOD DOOR SHALL BEAR THE "QUALITY CERTIFIED" SEAL OF APPROVAL FOR CONFORMANCE WITH NWMA "I.S. 1-73" FACTORY MARKED.

15. PROVIDE STOCK WOOD DOORS WITH SQUARE STICKING MANUFACTURED BY A SINGLE FIRM SPECIALIZING IN THE PRODUCTION OF THIS WORK, AS MANUFACTURED BY ONE OF THE FOLLOWING: T.M. COBB, CAL-WOOD (PACIFIC-WESTERN), GEORGIA PACIFIC CORP., WEYERHAUSER, PAINE OR APPROVED EQUAL

16. PROTECT WOOD DOORS DURING TRANSIT, STORAGE AND HANDLING TO PREVENT DAMAGE, SOILING AND DETERIORATION. COMPLY WITH THE "ON-SITE CARE" RECOMMENDATIONS OF NWMA PAMPHLET "CARE AND FINISHING OF WOOD DOORS" AND WITH MANUFACTURER'S INSTRUCTIONS.

17. DOORS SHALL BE STORED IN FULLY COVERED, WELL VENTILATED AREAS AND PROTECTED FROM EXTREME CHANGES IN TEMPERATURE AND HUMIDITY. PRIOR TO INSTALLATION, CONDITION DOORS TO PREVAILING HUMIDITY IN INSTALLATION AREA. MATERIALS SHALL BE HANDLED TO PREVENT DAMAGING OR SCRATCHING. DAMAGED DOORS SHALL BE REJECTED AND SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.

18. CUTS MADE ON THE JOB SHALL BE SEALED IMMEDIATELY AFTER CUTTING, USING A CLEAR WATER-RESISTANT VARNISH OR SEALER.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING HIS WORK AND SECURING DELIVERY OF ALL HARDWARE, SO THAT ALL WORK SHALL PROGRESS WITHOUT DELAY AND INTERRUPTION.

20. PRIME COAT TOUCH-UP. IMMEDIATELY AFTER ERECTION, SAND SMOOTH ANY RUSTED OR DAMAGED AREAS OR PRIME COAT AND APPLY TOUCH-UP OR COMPATIBLE AIR-DRYING PRIMER.

21. SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY PRIOR TO WALL FRAME CONSTRUCTIONS AND UNTIL PERMANENT ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETE, REMOVE TEMPORARY BRACES AND SPREADERS LEAVING SURFACES SMOOTH AND UNDAMAGED AND PROVIDING UNIFORM AND MINIMUM CLEARANCES FOR DOORS.

22. ALL WINDOW AND DOOR DIMENSIONS ARE APPROXIMATE ONLY - ACTUAL DIMENSIONS MUST BE DETERMINED AND VERIFIED ON-SITE BY CONTRACTOR PRIOR TO ORDERING ANY MATERIAL.

23. VERIFY ALL SIZES ON SCHEDULE WITH NECESSARY ELEVATIONS THROUGHOUT THIS SET OF DRAWINGS.

24. ALL WINDOW HEADS AND SILLS SHALL BE SET IN BED OF MASTIC AND SHALL BE WATERPROOF.

25. GLAZING CERTIFICATE MUST ACCOMPANY GLAZING PRODUCT STATING THAT THE PRODUCT CONFORMS WITH THE APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS 16 CFR 1201 C1 OR CFR 1201 C11, AND STATING THE NAME OF MANUFACTURER.

26. GLASS EDGE CLEARANCE IN FIXED OPENINGS SHALL BE NOT LESS THAN REQUIRED FOR WIND AND EARTHQUAKE DRIFT.

27. ALL EXTERIOR WALL OPENINGS. FLASHINGS. COUNTERFLASHING, COPING AND EXPANSION JOINTS SHALL BE WATERPROOFED.

28. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.

D301

GENERAL DOOR NOTES

1. REFER TO DOOR AND WINDOW SCHEDULES FOR EXACT SPECIFICATIONS AND NOTES.

2. CONTRACTOR SHALL INSTALL FINISH HARDWARE AS REQUIRED. THE HARDWARE SHALL BE FITTED PRIOR TO THE PAINTING AND THEN REMOVED AND PAINTING COMPLETED BEFORE FINAL INSTALLATION OF THE HARDWARE.

3. PLACE FIRE-RATED FRAMES IN ACCORDANCE WITH NFPA STANDARD NO. 80 AND IN ACCORDANCE WITH MANUFACTURER'S FIRE TEST REPORT INSTALLATION DATA.

4. FINAL ADJUSTMENTS. CHECK AND READJUST OPERATING FINISH HARDWARE ITEMS IN HOLLOW METAL WORK JUST PRIOR TO FINAL INSPECTION. LEAVE WORK IN COMPLETE AND PRIOR OPERATING CONDITIONS. REMOVE AND REPLACE DEFECTIVE WORK, INCLUDING DOORS OR FRAMES WHICH ARE WARPED, BOWED OR OTHERWISE DAMAGED.

5. SUBMIT WRITTEN AGREEMENT IN DOOR MANUFACTURER'S STANDARD FORM SIGNED BY MANUFACTURER, INSTALLER, AND CONTRACTOR, AGREEING TO REPAIR OR REPLACE DEFECTIVE DOORS WHICH HAVE WARPED (BOW, CUP, OR TWIST) OR WHICH SHOW PHOTOGRAPHING OF CONSTRUCTION BELOW IN FACE VENEERS, OR DO NOT CONFORM TO TOLERANCE LIMITATIONS OF NWMA. WARRANTIES SHALL BE IN EFFECT DURING THE FOLLOWING PERIOD OF TIME AFTER DATE OF ACCEPTANCE. SOLID CORE FLUSH INTERIOR DOORS: LIFE OF THE INSTALLATION. RE-HANG OR REPLACE DOORS WHICH DO NOT SWING OR OPERATE FREELY. REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION.

6. VERIFY TYPE HARDWARE THROUGHOUT.

ARCHITECT. PROVIDE DOOR STOPS THROUGHOUT.

TILE.

INSTALLATION.

7. BOTTOM 10" OF DOOR TO BE SMOOTH AND UNINTERRUPTED.

9. DOORS OPENING MORE THAN 90Ø VERIFY PLACEMENT OF STOP WITH

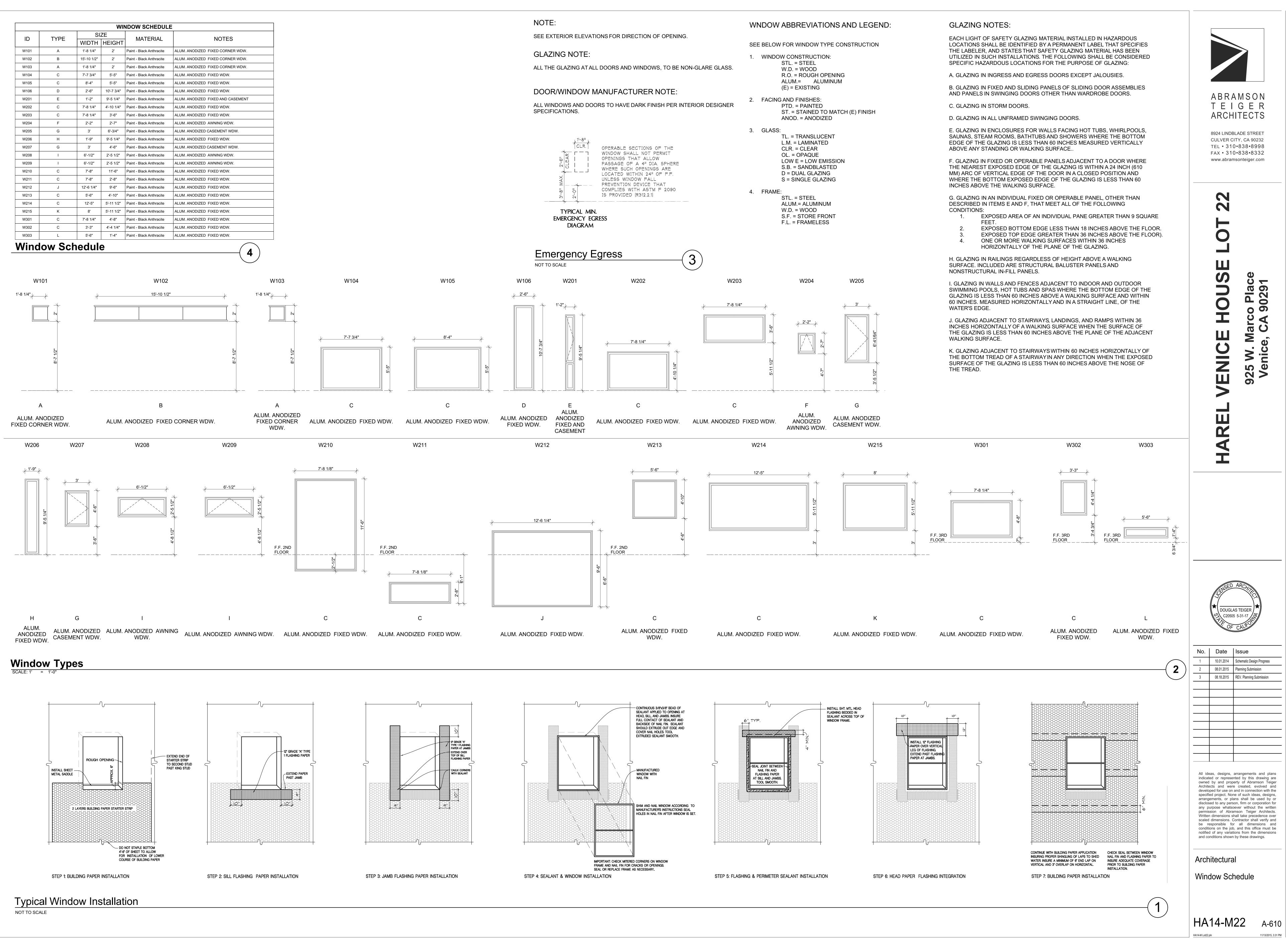
8. THRESHOLD - MAX 1-1/2", 1:2 LEVEL. STONE THRESHOLDS AT STONE OR

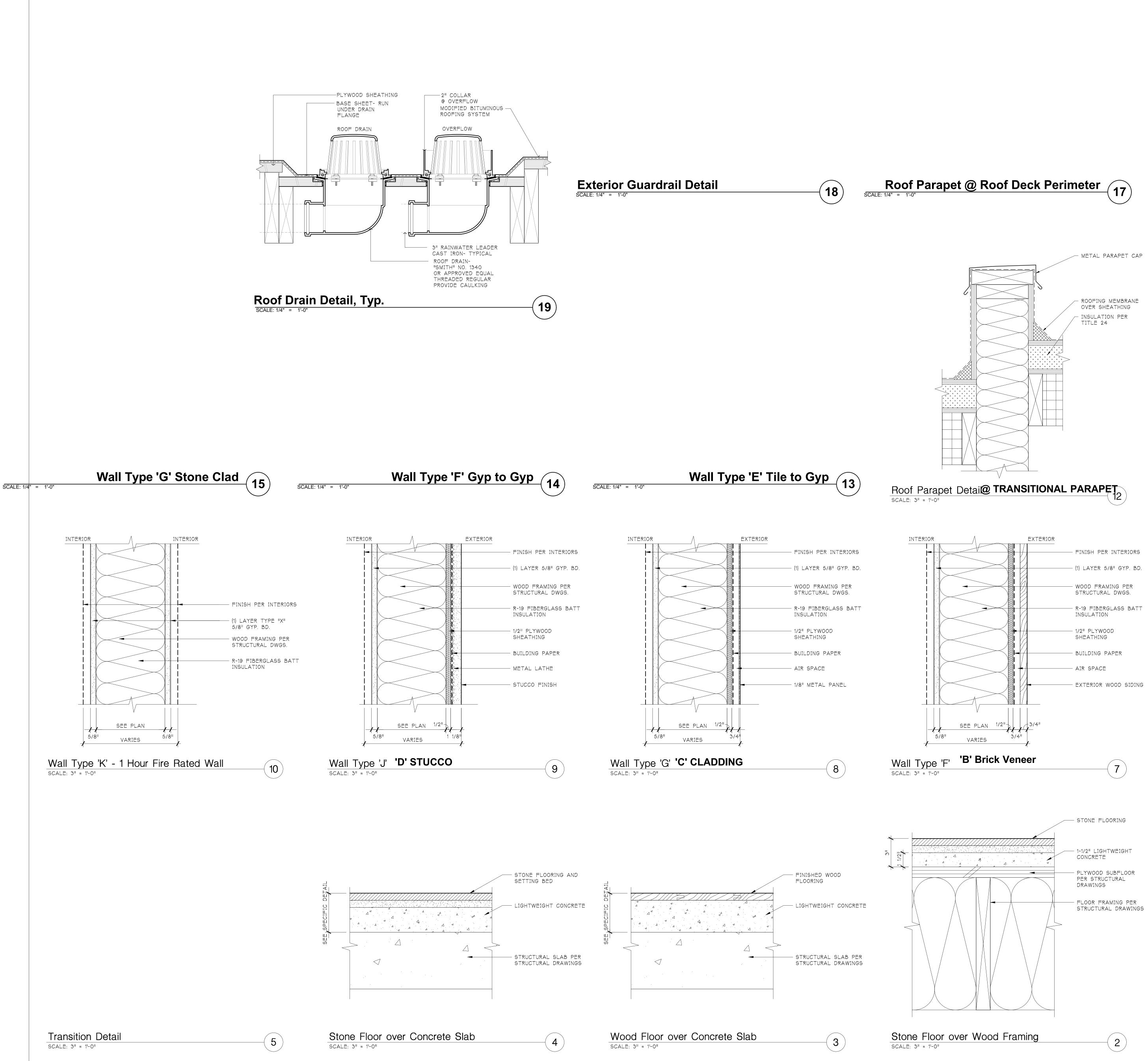
10. THE MAXIMUM UNDERCUT OF ALL DOORS SHALL NOT EXCEED 1/2" ABOVE FINISHED FLOOR OR THRESHOLD; IT IS THE RESPONSIBILITY OF CONTRACTOR TO CONFIRM THE HEIGHT OF ALL FLOOR FINISHES PRIOR TO

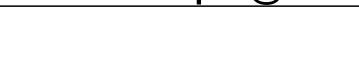


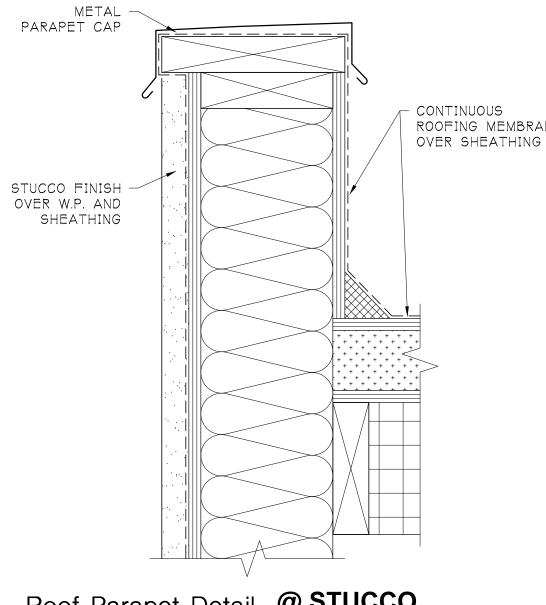
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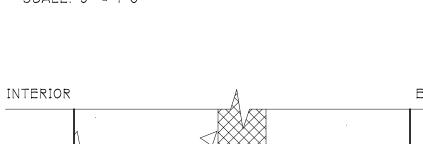
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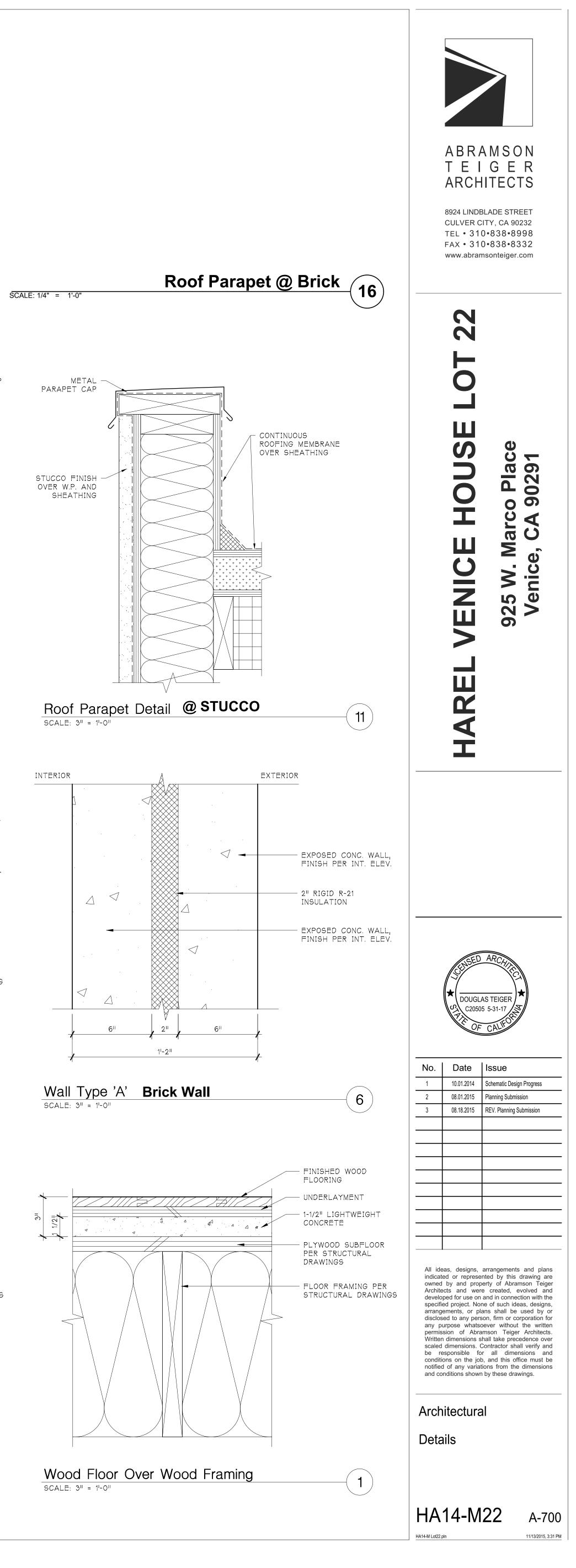




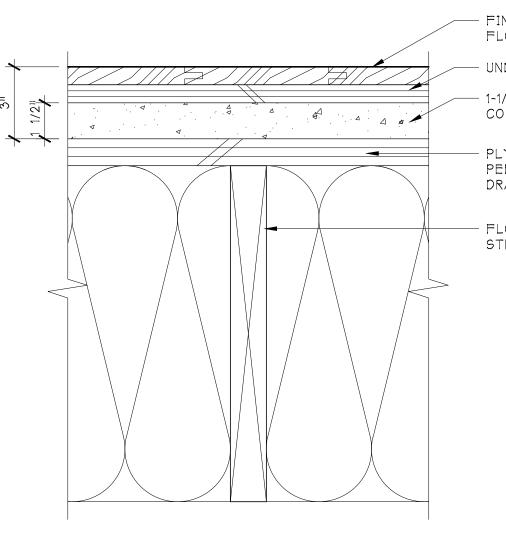








Wall Type 'A' Brick Wall SCALE: 3" = 1'-0"



Wood Floor Over Wood Framing SCALE: 3" = 1'-0"

Window- Header, Jamb and Sill, @ Roof 12

Bay Window- Header, Jamb and Sill, @ Stucco 11

Window- Header, Jamb and Sill, @ Stucco 10



Window- Header, Jamb and Sill, @ Brick 9

Interior Door - Header, Jamb and Sill, Typ. 5

Barn Door - Header, Jamb and Sill

(8)

Pocket Door - Header, Jamb and Sill SCALE: 1/4" = 1'-0"

Exterior Door - Header, Jamb and Sill, Typ. 7

Pivot Door - Header, Jamb and Sill SCALE: 1/4" = 1'-0"

Sliding Door - Header, Jamb and Sill @ Balcony 3

Sliding Door - Header, Jamb and Sill @ Grade 2

4

5

Bifold Door - Header, Jamb and Sill SCALE: 1/4" = 1'-0"



Fire Feature Detail (11)

Water Feature

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

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

Brick Screen Details (10)

Soffit Detail @ Interior 9

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

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

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

Soffit Detail @ Brick to Wood 8

Typical Footing Weatherproofing Details 7

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

6 Transition between Stucco and Cladding, Typ 3

Soffit Detail @ Brick 5

Garage Door Header, Jamb and Sill

Soffit Detail @ Stucco





Garage 106

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

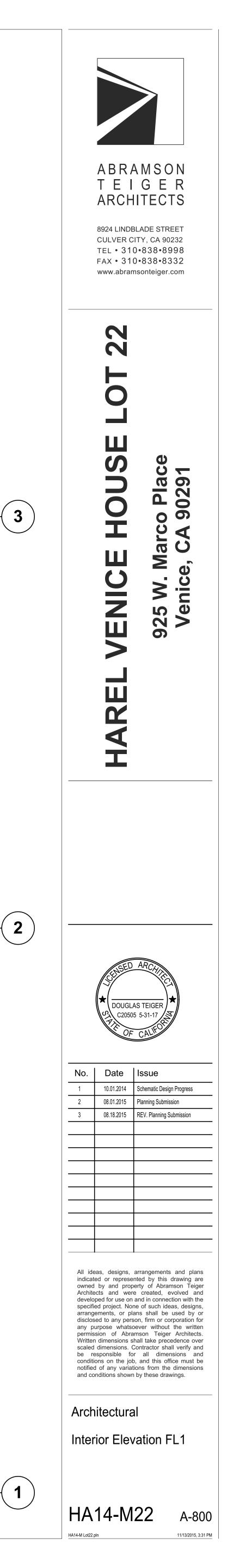
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(4)

Study 107 SCALE: 1/4" = 1'-0"

Powder 102 SCALE: 1/4" = 1'-0"

Kitchen and Living



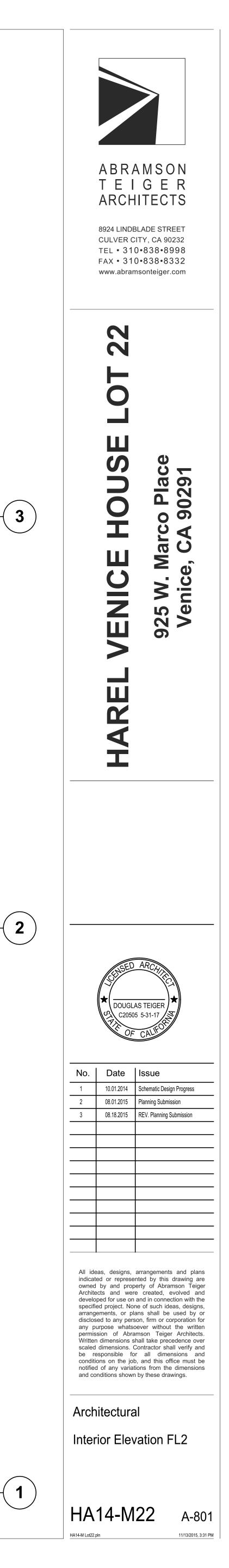
Landing

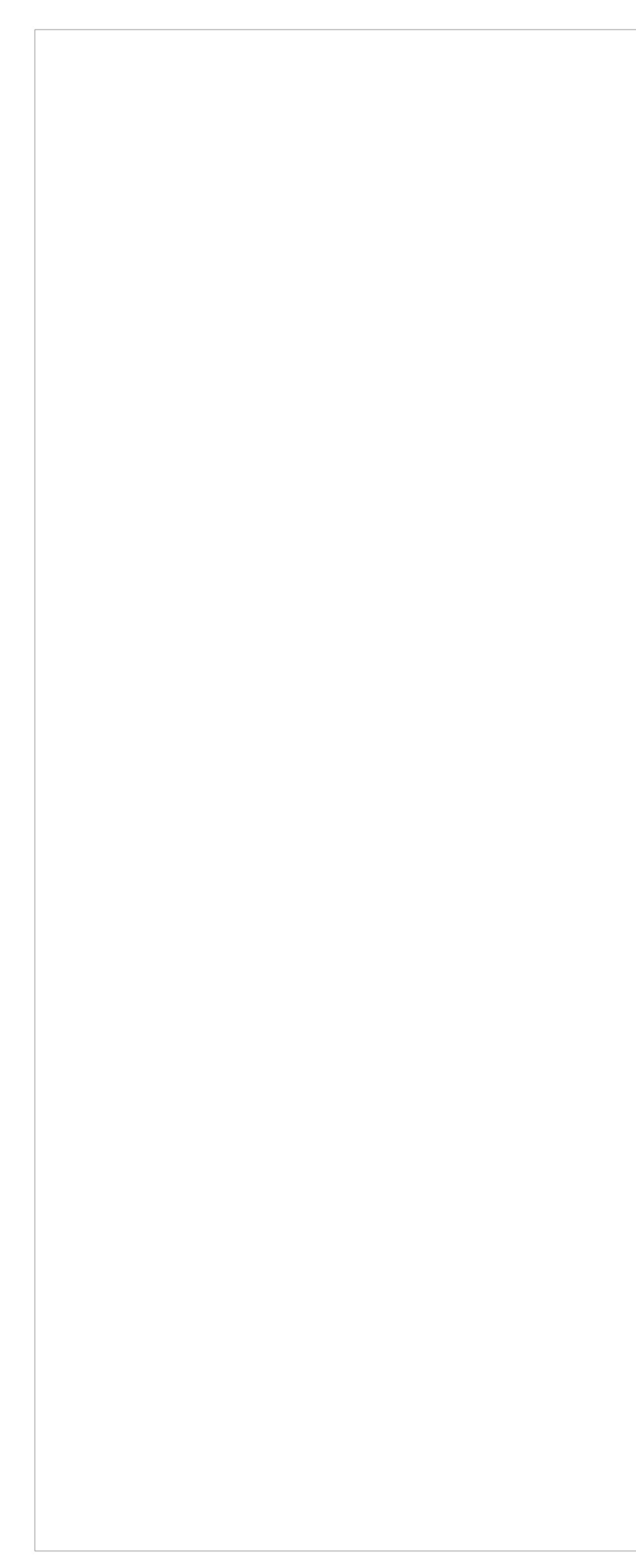
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Bedroom 205

Bedroom 204

Master Bedroom and Closet





Bathroom 208 3

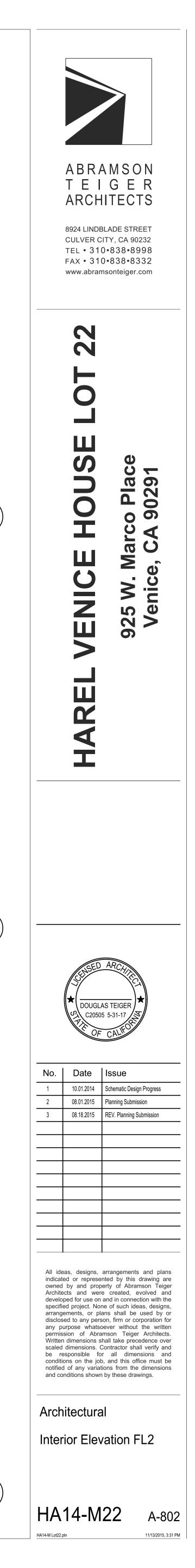
SCALE: 1/4" = 1'-0"

Bathroom 207 2

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

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

Master Bathroom 1







architecture interior design project management Relative Height Study - 900 Block Marco Place, Venice Client : Ron Harel, M.E. Development, Inc. 16.11.07



Margarita Jerabek, Ph.D.

ASSOCIATE PRINCIPAL, DIRECTOR OF HISTORIC RESOURCES

SUMMARY

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

EXPERIENCE

Dr. Jerabek has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California counties. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Dr. Jerabek regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.

Education

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991

Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991

B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Awards/Recognition

2014 Preservation Award, *The Dunbar Hotel*, L.A. Conservancy

2014 Westside Prize, *The Dunbar Hotel*, Westside Urban Forum,

2014Design Award: *Tongva Park & Ken Genser Square*, Westside Urban Forum

2012 California Preservation Foundation Award, *RMS Queen Mary Conservation Management Plan*, California Preservation Foundation

Professional Affiliations

California Preservation Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation Leadership Forum

American Institute of Architects (AIA), National Allied Member

American Architectural Foundation

Association for Preservation Technology



Amanda Kainer, M.S.

SENIOR ARCHITECTURAL HISTORIAN

SUMMARY

Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous PCR historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

EXPERIENCE

Ms. Kainer has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of PCR's On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Ms. Kainer authored a characterdefining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles-Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.

Education

M.S., Historic Preservation (Emphasis: Conservation Science), Columbia University, New York, New York, 2008

B.S., Design (Emphasis: Interior Architecture), University of California, Davis, 2002

B.A., Art History, University of California, Davis, 2002

Awards/Recognition

Joel Polsky Academic Achievement Award, American Society of Interior Designers, 2008

Continuing Education

CEQA and Historic Resources: Thresholds, Mitigation & Case Studies, California Preservation Foundation Workshop, March 2011

Professional Affiliations

California Preservation Foundation

Los Angeles Conservancy

Santa Monica Conservancy (Volunteer Docent for the Shotgun House)

Docomomo SoCal

Association of Preservation Technology Western Chapter



Christian Taylor, M.H.P.

ASSISTANT ARCHITECTURAL HISTORIAN

SUMMARY

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents.

With completion of his Master's Degree imminent, Mr. Taylor will continue to hone his skills in Management of rehabilitation and restoration projects, preparation of documentation of historic contexts, and the use of non-invasive material investigation methods.

EXPERIENCE

Working for the California Department of Parks & Recreation (DPR), restoration contractors, and environmental consultants, Mr. Taylor has become versed in the research, writing, and assessment of historic resources from the public and private perspective.

Serving first as a History Intern and then Interpretive Specialist for the DPR, Mr. Taylor served as the lead representative for the Crystal Cove State Historic Park during the second phase of the cottage restoration project program. His primary role was to liaise with contractors ensure the project met both the Parks Department and Secretary of the Interior's Standards. Also with the DPR,

Mr. Taylor worked alongside resident historians to organize the contributing documentation and assist with the historic landscape report documenting La Purisima Mission's structures and their significance in relation to the original restoration work done in the 1930s.

Mr. Taylor also familiarized himself with historic restoration field through the preparation of thousands of pages of documentation associated with the Wilshire Temple and Atascadero City Hall projects.

While with PCR, Mr. Taylor has performed architectural history research, survey and assessment work for the Hermosa Beach General Plan Update, the Capitol Mills project in Los Angeles, and assisted with historic resources assessments for a commercial property and an education center in West Hollywood, as well as multiple residential properties in Venice and Los Angeles.

RESEARCH PROJECTS

Mission La Purisima: Civilian Conservation Corps Historic Garden and Cultural Landscape Report, California Department of Parks and Recreation, January 2011

Manufacturing America: Alexander Hamilton's Efforts to Industrialize the Nation, University of Southern California, November 2009

Sculpting Liberty: Augustus Saint-Gaudens's Standing Lincoln, University of Southern California, May 2010

Googie: Unsavory Design or Tasteless Inspiration?, University of Southern California, May 2009

The Shankland House, 715 West 28th Street: Assessment of Materials and Recommendations for Treatment and Maintenance (Metal), University of Southern California, May 2009

Education

Master's Degree, Historic Preservation, University of Southern California, Los Angeles, 2015

B.A., History, University of Oklahoma, Norman, 2008 DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT I

VENICE NEIGHBORHOOD COUNCIL (VNC) RECCOMMENDATION LETTER

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



<u>BY EMAIL</u> juliet.oh@lacity.org September 19, 2017

Juliet Oh L.A. Department of City Planning 200 N. Spring Street Los Angeles, CA 90012

925-929 Marco Place

DIR-2015-3506-CDP-SPP-MEL, DIR-2015-3507-CDP-SPP-MEL, DIR-2015-3504-CDP-SPP-MEL

<u>Project Description</u>: Three new single family residences

Dear Juliet,

Please be advised that at a regularly held public meeting of the Venice Neighborhood Council (VNC) Board of Officers on September 19, 2017, the following Motion was approved by a vote of 10-1-1:

MOTION:

The VNC <u>recommends *approval*</u> of the project as presented

Land Use & Planning Committee case-related documents and Staff Report can be found at: <u>http://www.venicenc.org/land-use-committee</u>

Please note that the VNC Board does not speak on behalf of the City of L.A. but only on behalf of the community of Venice, which elected the Board members; and that the advisory recommendation contained in this letter does not purport to take any action that may be required under applicable law by the Venice Coastal Zone Specific Plan, the L.A. Municipal Code, the General Plan Venice Community (certified) Land Use Plan or the California Coastal Act.

Please provide us a copy of the determination letter, including all Exhibits, via email to president@venicenc.org, vicepresident@venicenc.org, and chair-lupc@venicenc.org, in addition to mailing it to the VNC at the address indicated in the letterhead above; and please <u>assure that this letter</u> from the VNC is placed in ALL City case files for the project, including the files for Appeals to the West L.A. Area Planning Commission, if any.

Thank you, and please don't hesitate to contact me if you have any questions in this regard.



Venice Neighborhood Council PO Box 550, Venice, CA 90294 / www.VeniceNC.org

Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



Yours truly,

Ina Karlon

Ira Koslow President Venice Neighborhood Council

Council District 11: Tricia.Keane@lacity.org Ezra.Gale@lacity.org

Venice Neighborhood Council: Board@venicenc.org LUPC@venicenc.org

Applicant ron@medevelopmentinc.com DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT J CORRESPONDENCE

DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3506-CDP-SPP-MEL, & DIR-2015-3507-CDP-SPP-MEL

925, 927 & 929 Marco Place, Venice

Proposed development stretches between Lots 22, 23 & 24 on the 900 block of Marco Place



Historic Contributor

• Front portion of the existing historic contributor will be moved from lot 22 to Lot 24, rehabilitated/restored with an addition at the rear half of the property, resulting in a 2335 SF SFD,

• Two new construction 2-story SFD developments are proposed for Lots 22 & 23, each

- ~2,500 sf as designed & submitted to the City by Client's Architect Abramson Tieger
- Open front yards with a maximum 42" fence at the Walkstreet will be maintained; all proposed developments/renovations to be in compliance with Venice Specific Plan

I have been made aware and explained about the above development on 925, 927 & 929 Marco Place, Venice. Please see below my signature acknowledging my support of this development.

Mon Prossbard 832 Marco Alace (Co-Owner) Phone# & E-mail Signature 310-434-1944 Drookeder@roodruner.com

Ron Harel

From:	amy lang <von52669@yahoo.com></von52669@yahoo.com>
Sent:	Tuesday, February 13, 2018 9:55 AM
То:	Ron Harel
Subject:	Re: Referred by Eric Schiff

Hello!

I own 920 Marco Place, across from 925 Marco Place.

I support the development at 925 -929 Marco Place.

I have been forced to significantly decrease the rent I am able to collect for the past two years because renters don't want to live across the walkway due to impending construction. It unfair to me that there has been no endpoint to this discussion and I have been unable to let potential renters know anything. It is taking much too long to determine what the construction should be It's impacted my income which I depend on.

Please get on with it and let me know when.

Amy Lang

Get organized with Yahoo Mail

On Tue, Feb 6, 2018 at 15:00, Ron Harel <<u>Ron@medevelopmentinc.com</u>> wrote:

Hi Amy,

I hope all is well, I just wanted to follow-up on the support letter.

You can also just send me a quick note by e-mail that you support our development on 925 -929 Marco Place.

Thank you,

Ron

310-892-9825

Ron Harel

M. E. Development, Inc.

310 231-5260 x11

From: Ron Harel Sent: Sunday, November 19, 2017 9:12 PM To: Amy L. Lang <<u>von52669@yahoo.com</u>> Subject: Re: Referred by Eric Schiff

Great I appreciate it

Sent from my iPhone

On Nov 19, 2017, at 20:55, Amy L. Lang <<u>von52669@yahoo.com</u>> wrote:

oops! that was for a recruiter. sorry.

yes! i will sign the letter

Many thanks,

Amy L. Lang

On Nov 19, 2017, at 20:17, Ron Harel <<u>Ron@medevelopmentinc.com</u>> wrote:

Hi Amy

You can still sign the support letter since you lived in Venice for a while

Thx

Ron

Sent from my iPhone

On Nov 19, 2017, at 10:22, Amy L. Lang <<u>von52669@yahoo.com</u>> wrote:

hi!

i have a job in oregon.

Many thanks,

Amy L. Lang

On Nov 16, 2017, at 10:50, Ron Harel <<u>Ron@medevelopmentinc.com</u>> wrote:

Hi Amy,

Eric Schiff passed on your e-mail address to me, Eric has supported our project on Marco Place and thought you would feel the same.

Our family has owned the properties on Marco Place for the past few decades. I'm writing to you, because we are planning to remodel and add to one of the homes plus build two high-end homes on two other contiguous lots. I am sure that these homes will be a great contribution to Venice and will blend into the neighborhood's environment that we have adored for decades.

Please find attached our Support Letter, Landscape/Hardscape plans for 925, 927 and 929 Marco Place, Venice CA 90291.

We have received approval from the Office of Historic Resources, LUPC and The Venice Neighborhood Council. Please feel free to contact me If you have any questions regarding our project or would like any further information.

We would greatly appreciate it, if you would sign our support letter or write your own support letter.

Thank you,

Ron Harel

310-892-9825 cell

424-738-3779 fax

6015 Washington Blvd.

Culver City, CA 90291

<Support Letter - 925 -929 Marco Pl.pdf>

<170829-Marcos Place Boards (1).pdf>

To whom it may concern:

I have viewed the plans 929,927,925 Marco Place and am in support of the project. I think the houses will be a nice contribution to the neighborhood. I have viewed the plans.

Barry Cassilly 2012 Linden Ave. Venice, CA 90291

925, 927 & 929 Marco Place, Venice

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I have been made aware and explained about the above development on 925, 927 & 929 Marco Place, Venice. Please see below my signature acknowledging my support of this development. (Se attached hurfler comments,

Name

Address

Signature

Phone# & E-mail

Maria Tankenson 946 Marco Place Hødge Lawrence E. Hølge 946 Marco Place

Den : Hord (347) 861-2152 Larryhodge 9811 @ Amail com

MARIA AND LARRY HODGE

November 11, 2017

To Whom It May Concern – Addition to Letter of Support for Plans for 925, 927 and 929 Marco

Dear Friends:

We have owned the home at 946 Marco Place for well over 20 years. Although we have our principal residence in the Virgin Islands, we bought the Marco house as a place for my father to live, as he loved the Venice area, and after my mother's death, he was living in LA on his own. We also used the house for regular visits to him with our children, especially during summer vacation and at Christmas, for all their growing up years. After his death some years ago, we decided to keep the house, with the thought that we will one day leave it to our children. During these years, we have rented the house to various people who also love Venice.

We have received the plans for development at 925, 927 and 929 Marco Place, shared with us by our neighbor, Ron Harel, and we are pleased with them and fully supportive of his plans. We think the designs are attractive and we are particularly pleased that he and his family, despite owning contiguous lots, did not seek to develop a single large structure on two or more of the plots. The design of three different and unique houses is, we think, most consistent with the feel of the Venice walk streets.

Thank you for considering our views, and we hope the plans will be approved.

Sincerely,

Maria Tankenson Hodge

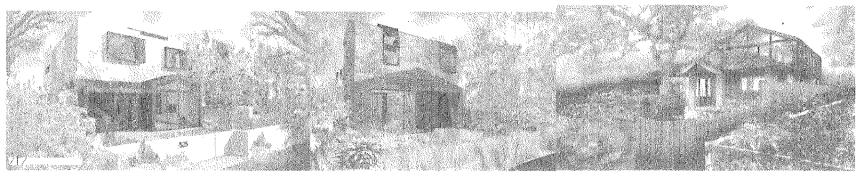
Lawrence E. Hodge

1340 Taarneberg St. Thomas, VI 00802 340-774-6845 maria@hodgelawvi.com

S Τ

925, 927 & 929 Marco Place. Venice

Proposed development stretches between Lots 22, 23 & 24 on the 900 block of Marco Place



Historic Contributor

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proposed developments/renovations to be in compliance with Venice Specific Plan

I have been made aware and explained about the above development on 925, 927 & 929 Marco Place, Venice, Please see below my signature acknowledging my support of this development.

Name

En's Schiff

Address

832 Marco Place

Signature

Phone# & E-mail

310 428 4209 cneupnowerginail.com

#

661)4270371

Ron Harel

From:	VALERIE PRAGER <vprager@msn.com></vprager@msn.com>
Sent:	Thursday, November 16, 2017 4:50 PM
То:	Ron Harel
Subject:	Re: Referred by Eric Schiff - Reg. 925-929 Marco Pl

Hi Ron, I have seen your design plans and am in full support that you are able to successfully build these homes in the neighborhood.

I've lived in Venice for 20 plus years and have always enjoyed the eclectic environment that is encouraged here. It is most important that owners take a design interest in their new construction as long as the fence height is also respected.

Good luck in enjoying a successful completion. Your design plans are spectacular. Warm regards- valerie prager

Sent from my iPhone

On Nov 16, 2017, at 10:31 AM, Ron Harel <<u>Ron@medevelopmentinc.com</u>> wrote:

Hi Valerie,

I just wanted to check-in to see if you can e-mail over a support letter for our development, any type of support letter would be helpful.

Thank you, Ron 310-892-9825

From: Ron Harel
Sent: Thursday, November 09, 2017 10:03 PM
To: VALERIE PRAGER <<u>vprager@msn.com</u>>
Subject: Re: Referred by Eric Schiff - Reg. 925-929 Marco Pl

Great. You can just write a short support letter, sign and email or fax it back to me These houses are going to be amazing, we have dedicated a lot of time, effort and money into them. Thank you

Sent from my iPhone

On Nov 9, 2017, at 21:41, VALERIE PRAGER <<u>vprager@msn.com</u>> wrote:

Hi,

I am happy to sign this letter but can't seem to do it. Do I need to print it and scan it back to you? Your projects look beautiful. Best of luck in getting them completed. Valerie Prager

Sent from Mail for Windows 10

Ron Harel

From:	Robert Patrick <robertpatrickla@icloud.com></robertpatrickla@icloud.com>
Sent:	Friday, February 23, 2018 10:47 AM
То:	Ron Harel
Subject:	I support 925 to 929 Marco place development

My name is Robert Patrick and I have lived at 931 Marco place adjacent to 929 Marco place for 3 1/2 years. This letter is to support the development of the property next to my house.

I reviewed the plans for the purposed development and am hoping this goes through so we can have a safer neighborhood in the near future.

Robert Patrick (253) 740-7837



DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A

Chris Teuber <christeuber@earthlink.net> To: juliet.oh@lacity.org

Thu, Feb 22, 2018 at 8:18 AM

Subject: DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A

To Juliet Oh, City Planner

RE: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

Hello Ms. Oh,

I am opposed to the proposed construction at 925-927 Marco Place (Lots 22-24)in Venice.

I have lived in Venice since 1979 and have seen the changes to the neighborhood. I have seen the City allow violations of the planning code and not enforce the code. Change will occur and new building will be built, but they should not harm their neighbors. This project is over scale for the area. It takes away the ambiance that makes the walk streets a welcome place to go.

The building total over 7,500 sq. ft.. They are out of scale. Thew buildings they replace were one third the size.

This project eliminates a hundred year old structure for a building that casts shade on its neighbors.

I hope the WLAAPC will do its job and bring this project back in keeping with the neighborhood.

Thank you for your attention to this matter, Chris Teuber 919 Palms Blvd Venice, CA 90291 Phone 310 821 6769



DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 1 message

HOWARD GILLER <hmgiller@yahoo.com> To: juliet.oh@lacity.org

Thu, Feb 22, 2018 at 11:48 AM

Dear Juliet Oh,

I am writing to you regarding the proposed projects at 925 and 927 Marco Place in Venice 90291 I appreciate you taking the time to read my comments, and to hear my thoughts, so I will keep this short and concise for you.

The Milwood Walk Streets area of Venice are historic and beautiful. Many of us walk street residents love the walk street ambience—a break from car alarms, fast drivers. harsh pavement and urban cement. Our neighborhood is full of monarch butterflies, old trees, and old retirees like me, watching "LA LA LAND" for the fiftieth time!!

Our neighborhood is also full of old craftsman homes, from the early 1900's, and many are the original homes that came in a kit from Sears! Sears is slowly going bankrupt, but WE ARE NOT!

The proposed changes for these lots include moving the facade of an old 1900's Craftsman situated on a double lot to a single lot, and adding a new modern second floor glass addition. Then, two additional houses will be built on the original double lot. If you look at the current density on the combined lots versus the proposed density on the same lots, the change is just gigantic!!

If at 60+ years old, I don't move well, then just imagine how this Craftsman will be moved!! There is almost no conceivable way the facade of this old house can be moved and preserved. It will fall apart, and it's rich history erased! The house really needs to remain where it is. While I do not have a problem with adding a reasonable second floor amidst a street of single level homes, I just ask that alterations be somewhat consistent with the neighborhood.

Please don't destroy history. Sometimes, it is all we have left to hold on to, in order to remember and honor the past! And, we should honor the past! lest, we forget that the past is what brought us to where we are right now!

Save the old Craftsman where it is, and allow for an alteration of the other lot, consistent with the Milwood Walk Streets Neighborhood. We will work with any developer—just offer us some consideration!

Howard Giller 806 Amoroso Place Venice CA 90291 hmgiller@yahoo.com 310-699-8969



DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 1 message

Shepard Stern <shep@sternworld.net> To: juliet.oh@lacity.org

Fri, Feb 23, 2018 at 9:02 AM

Re: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

Dear City Planner,

We are the next door neighbors to this proposed project, having owned and lived at 923 Marco Place for over thirty years.

This is our one and only home in the world, we own no other properties.

We started a family and raised our children here, in an 800sf, 2 bedroom/one bath craftsman bungalow, adding only a master bedroom and bath, and a small home office when our twins were ten years old.

Sensing the uniqueness of the neighborhood and the history of our home, which was built in 1912 as a sister home to The Hambleton House next door at 925 Marco Place in 1907, we hired architects who would build the add-ons to look as though they had always been a part of the home. None of the original home was demolished. It remains intact.

This particular speculative project proposes to "move" **only the facade** of The Hambleton House, to an adjacent lot at 927 Marco Place, and then split the lot at 925 Marco Place, and build three modern, two story single family homes side by side.

Aside from demolishing for sheer profit the historic The Hambleton House as it sits on it's unique lot, and carving up the historic lot itself, the size and scope of this project is unprecedented in the history of our Millwood Walk Streets. Never before has anyone tried to build three large, modern homes side by side at once. If there ever was an example of "Adverse Cumulative Impact" this is it!

The look of the proposed three, oversized single family homes is decidedly pre-fab modern in appearance, and not only does not blend into the neighborhood, but brings a "tract-like" feel to the very center, the very heart of the 900 block of Marco Place.

The proposed construction would also subject the neighbors to equally unprecedented years of relentless noise, congestion, and unchecked airborne particulates. The proposed construction schedule is 12 - 18 months, and as we know all too well, these projects always take longer.

We are currently enduring the 7th month of an ongoing, massive "remodel" at 920 Superba Ave. (our alley neighbor, located directly behind 925 Marco Place) and expect another project at 935 Marco Place to follow this one that is halfway through completion.

The scope and scheduling durations of these projects have been poorly managed by City Planning with no regard to the residents who actually live here. These are all spec projects! Is the right to a peaceful coexistence now trumped by prospective developers who turn our neighborhood into a perpetual construction zone? I would like to remind you that many of us live AND WORK out of our homes, and the noisy crews, incessant cacophony of the heavy machinery, and unmitigated airborne particulates, force us to keep our doors and windows shut, and many times we cannot work in our home offices due to noise. We awaken every morning to boisterous crews arriving and starting up their jack hammers at 7am. This goes on every morning allowable by law for months on end.

If allowed to proceed, this project will create three, modern two-story homes next to an already standing, oversized two story home to the East, and there is a FIFTH oversized project in the hopper planned for 935 Marco Place. That's five, oversized, modern, two story homes side by side creating a **canyon effect** and **a significant loss of airflow**, **vegetation and light to the community**.

The increase of Mass, and the loss of Scale and Character is overwhelming!

These lots were created to have much smaller homes on them. This current trend by spec developers to build the biggest and cheapest with no regard to Character or greenscape must be curtailed! Our walk streets are endangered!

Our "Milwood Walk Streets" neighborhood are precious, and have been designated by Survey LA as having unique, historic attributes.

2/26/2018

100+-year-old homes like The Hambleton House, a Japanese Craftsman, a no-brainer "contributor" to our historic neighborhood and all of Venice, must be preserved. It's not only the home itself but the way it spans the oversized lot for over one hundred years that would present a significant loss to our history and character.

Most alarming, the City is not requiring a CEQA (CA Environmental Quality Act) review. CEQA protects all manner of resources, including historic resources. The City erred in its judgment by not demanding a CEQA review of this project. In addition to the loss of a historic contributing home, we will lose many if not all of the old-growth trees which are not only a shared aesthetic and environmental resource to this community, but also a home and rest stop to many flocks of migrating birds throughout the seasons. The trees also provide much needed shade through the hot summers, and serve to mitigate flood waters through the rainy season. Evapotranspiration is very important to our ecosystem and is made possible by the significant canopy they provide.

The impermeable concrete slab footprint of these homes will create storm water runoff and drainage issues sending flood water downgrade to the neighboring homes like ours.

The artists renditions of the proposed structures deceptively show mature trees that will absolutely not be there! Old growth trees, including 100+ year old Velvet Ash trees close to seventy feet tall will be cut down, and it will take well over thirty years to replace them, and there's no guarantee that the replacement trees (if any) will even survive.

The certified Venice Land Use Plan, the guiding document for Venice development, states in a number of its policies, that any new development must be "compatible with the Mass, Scale and Character of the existing neighborhood." Currently, 1-story homes are prevalent on the 900 block of Marco Place. <u>These 3 new large 2-story homes are incompatible with the existing neighborhood</u>.

The historic home and oversized lot can never be replaced. The air and light that are currently enjoyed by all will now largely be blocked. Precedent will be set that large homes can crowd out small ones, forever altering the unique Marco Place -- and Milwood Walk Streets -- streetscape.

There is currently over thirty feet of space between the side of our home and The Hambleton House. If this project proceeds, there will be a sheer wall with a height of 25 feet (or more) no less than eight feet from my bedroom windows! A toilet bowl is shown in the floor plan that will be adjacent to our front porch!

There has clearly been a total disregard for the wishes of the neighbors, and from day one it's been the developers way or the highway. All of our concerns have been ignored. The community outreach has been solely to check off a box on a "to do" list. Instead of "this is what we'd like to do, what do you think?" it's been "this is what we're doing, like it or not!"

I also want to point out that the Harel family may have owned these two properties, but have NEVER actually been neighbors. These properties have been rentals for as long as they have owned them.

For thirty years we and their tenants have tried to get them to keep up the properties, but they remain in alarming disrepair.

We had been trying to get them to cut back one of the giant, hundred year-old yucca clusters that has dangerously encroached on the walk street itself. Their response has been that it's the City's jurisdiction, not their problem. Now they are saying they're going to remove it and we should be happy. They have no clue what it means to live here, or to even be good neighbors.

What few repairs to these properties over the years that have been undertaken have been at best ham-fisted and cheaply done, and all with much foot dragging. Unsightly patch repairs have marred the look of this beautiful home. The Harels have let it fall to the state its now in, requiring much needed TLC.

The facade of The Hambleton House will never survive this "move" and they are planning on that. If "cannibalizing" some design attributes constitutes "preservation" then someone is not doing their job at OHR.

The Harels are nothing more than a family of landlords who own many other properties throughout Los Angeles and elsewhere. They do not live in Venice.

If this project is denied, they will simply shrug it off and move on to one of the other <u>eight</u> properties they own in Venice alone! Perhaps they will have learned a lesson and do more sincere community outreach in the future.

If approved, this project will forever change the very soul of the 900 block of Marco Place, and invite others to enrich themselves by eradicating what was once a balanced and diverse neighborhood.

This must be stopped!

2/26/2018

City of Los Angeles Mail - DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

We have always been amenable to a solution that allows the Harels to build a project that serves their purpose within reason AND preserves the character of our neighborhood. There are many ways this could be achieved and we have been open and willing since the beginning to such discussions. Throughout our exchanges, the Harels have not reached out to us personally, the immediate neighbors, and have not been open to considering any of our possibilities.

The preservation and restoration of The Hambleton House at 925 Marco Place and the preservation of it's unique landscape: it's beautiful, spacious park-like setting as a reminder of our history for all to enjoy and marvel at as we do now is preeminent to our concerns.

Sincerely, Shepard and Andrea Stern 923 Marco Place Venice, CA 90291



Fri, Feb 23, 2018 at 3:15 PM

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL- 1A 1 message

Mary Ann Webster <mawebster1984@gmail.com> To: juliet.oh@lacity.org

To: Juliet Oh

Re: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL- 1A

Re" 925 & 927 West Marco Place (Lots 22-24)

Dear Ms. Oh:

This letter is to oppose the planned Venice development in the 900 Block of Marco Place (as referenced above). Clearly, CEQA review should have been required before this development was to be evaluated and considered. As an owner of a small complex at 924 Marco Place, we can confirm the unique and historic attributes of this Walk Street (and many others) which must be preserved. CEQA protects historic resources; thus the City should have demanded a CEQA review. This planned development is enormous in mass, scale and character and conflicts with the existing walk streets structures and neighborhood. The majority of homes on Marco Place 900 block are one story.

To approve this massive development will open the entire 900 block and neighboring walk streets to large, incompatible developments. Developments such as those case numbers listed above will forever negatively impact our historic neighborhood.

Please honor the strong requests from the many residents of 900 Marco Place and adjoining Milwood Walk Streets by issuing a review through CEQA. It was instituted to protect and preserve historic resources in our midst.

Thank you. Mary Ann Webster, homeowner 924 Marco Place, Venice, CA 90291 phone: 310 559 3126

Virus-free. www.avast.com

Re:



Juliet Oh <juliet.oh@lacity.org>

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 1 message

Lillian White <lwhite1@verizon.net> To: juliet.oh@lacity.org Fri, Feb 23, 2018 at 5:41 PM

DIR-2015-3504-CDP-SPP-MEL-1A

DIR-2015-3506-CDP-SPP-MEL-1A

DIR-2015-3507-CDP-SPP-MEL-1A

Dear City Planner,

I am writing as a neighbor living on a walk street adjoining that at 925 and 927 Marco Place. I am extremely upset that this project has been approved as presented by the developers to the city planner, without consideration of the unique qualities of our walk street neighborhood and/or the concerns of the residents living on the 900 block of Marco and on the adjacent walk streets (Amoroso, Nowita, Crescent and Marco).

We have tried at meetings to express to the Harels what our problems are with the plans for the 3 lots are, to no avail. They have no interest in adjusting them and any changes they thought of were superficial at best. It appears that the only consideration they have is for the bottom line. It has been very frustrating to say the least.

The City has approved the project to move the **facade** of the Craftsman to 927 Marco, and add a large modern addition to it. The 925 Marco lot, a double lot for over 100 years, will be split, and a large home will be built on each lot. There will be 3 large homes in a row, all to be built simultaneously. Plus, our precious historic home which has stood on its unique double lot for 100+ years, will be largely lost. It is absolutely ludicrous to think that the first 20 feet of a 100 year old house can be moved without destruction. It is in fragile condition as it is and would never survive the move. Plus, keeping 20 ft. of a house is NOT preserving the original structure in any way!!!

Other concerns include:

Our "Milwood Walk Streets" neighborhood is precious, and has been designated by Survey LA as having unique, historic attributes. 100+-year-old homes like the Craftsman, a "contributor" to our historic neighborhood and all of Venice, must be preserved.

- The City is not requiring a CEQA (CA Environmental Quality Act) review. Why Not? CEQA protects all manner of resources, including historic resources. The City erred in its judgment by not demanding a CEQA review of this project.

• The certified Venice Land Use Plan, the guiding document for Venice development, states in a number of its policies, that any new development must be "compatible with the mass, scale and character of the existing neighborhood." Currently, 1-story homes are prevalent on the 900 block of Marco Place. These 3 new large 2-story homes are incompatible with the existing neighborhood.

- Splitting the unique double lot in the middle of the block and building 2 large new homes on it, plus moving the facade of the Craftsman to the adjacent lot and replacing the rear with a large, modern addition create **Adverse Cumulative Impact**. The historic home and double lot can **never** be replaced. The air and light that are currently enjoyed by all will now largely be blocked. Precedent will be set that large homes can crowd out small ones, forever altering the unique Marco Place -- and Milwood Walk Streets -- streetscape. There's no going back!

2/26/2018 City of Los Angeles Mail - DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

If allowed to proceed, this project will create three, modern two-story homes next to an already standing, oversized two story home to the East, and a FIFTH oversized project planned for 935 Marco Place. That's five, oversized, modern, two story homes side by side creating a **canyon effect** and **a significant loss of airflow**, vegetation and light to the community.

The increase of Mass, and the loss of Scale and Character is overwhelming!

These lots were created to have much smaller homes on them. This current trend by spec developers to build the biggest and cheapest with no regard to Character or greenscape must be curtailed! Our precious walk streets are endangered!

100+-year-old homes like The Hambleton House, a Japanese Craftsman, a significant "contributor" to our historic neighborhood and all of Venice, **must be preserved**. It's not only the home itself but the way it spans the oversized lot for over one hundred years that would present a significant loss to our history and character.

These plans are a travesty and must not be allowed to be built as proposed!

Lillian White



925-927 Marco Place Venice 1 message

Karen Brodkin <kBrodkin@anthro.ucla.edu> To: "juliet.oh@lacity.org" <juliet.oh@lacity.org> Fri, Feb 23, 2018 at 5:52 PM

To the WLAAPC:

I'm writing to urge you to support our neighborhood's appeal of the City's decision to approve this project. In less institutional language, I'm urging you to please reject this project.

I've lived in Venice for more than 30 years and seen my beloved funky and diverse neighborhood turned into a speculator's heaven. This is one more project in a long line of bigger boxes on little lots.

The developers' proposal for Marco is essentially to build 3 large homes cheek to jowl on 3 lots (1 single and one double lot)—all at once. In addition to the havoc this will cause in the alleys and on the streets, this move will destroy a century-old craftsman at 925 Marco (beautifully set on a double lot) and replace it with 2 big boxes and no green space. The craftsman will be reduced to a façade at 927 to be a screen for another big box. The craftsman that was once a beautiful part of the neighborhood will be reduced to lipstick on a pig.

I guess I don't need to tell you that I'm not happy about this plan. or the City's decision. Please reject this project!

Many thanks for your attention,

Karen Brodkin

803 Amoroso PL



Fri, Feb 23, 2018 at 7:21 PM

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 1 message

jeanette koustenis <jkoustenis@hotmail.com> To: "juliet.oh@lacity.org" <juliet.oh@lacity.org>

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 and 927 West Marco Place (Lots 22-24)

Dear Juliet Oh.

I live in the Venice Walk Street neighborhood. I am writing you concerning the construction plans for 925-929 Marco Place, Venice, CA 90291.

I strongly disapprove of the plan to build three houses on the lots and the destruction of one of the oldest and most historic houses in our neighborhood. Saving twenty feet of the house is not sufficient. It is a very special house, both inside and out. The loss of the double lot will impact the garden like feel of the block. There are so few double lots remaining in Venice. Also, the home at 925 Marco Place is a "contributor" to the historic nature of our neighborhood (a designation by Survey LA).

Please don't let a neighborhood gem be destroyed.

Thank you for you consideration.

Regards,

Jeanette Koustenis

812 Superba Ave

Venice, CA 90291

2/26/2018 City of Los Angeles Mail - DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A;925 & 927 West ...



Juliet Oh <juliet.oh@lacity.org>

Sat. Feb 24, 2018 at 9:53 AM

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A;925 & 927 West Marco Place (Lots 22-24)

1 message

Carollee Howes <howes@gseis.ucla.edu> To: juliet.oh@lacity.org Cc: Mary Jack <maryjackis@yahoo.com>

To: Juliet Oh City Planner

Re: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place (Lots 22-24)

To: Juliet Oh

City Planner

Re: DIR-2015-3504-CDP-SPP-MEL-1A

DIR-2015-3506-CDP-SPP-MEL-1A

DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place (Lots 22-24)

From: Carollee Howes

815 Amoroso Place

Venice CA

I have owned and lived in a home in the historic Milwood Walk Streets since the 1980's, teaching at UCLA and raising a daughter in the neighborhoods. I have enjoyed gardening with my neighbors, working together to make this neighborhood a beautiful as well as friendly place to live. I particularly treasure the long-term diversity of the neighborhood; diversity not only in race and ethnicity but also in architectural style and family form (from babies to elders walking and chatting on the walk). The architectural openness of the walks contributes to this feeling of neighborhood.

Unfortunately the last decades have brought numerous instances of large block style 2-story buildings with roof decks that function to destroy this neighborhood. One or two might work, instead in the 800 block of Amoroso my house is surrounded by them. This house form cuts off air and light to the walks and appears to attract absentee owners or vacant houses. The last house built in this form by the developers who are intending to develop 925 and 927 Marco sits empty nearly a year after it was finished and put on the market.

If you approve the above mentioned cases you will be contributing to this loss of a valued neighborhood. I ask you to approve the appeal.

Thank you



Fwd: FW: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-

1**A**

1 message

Andrea Stern <andrea.stern@bltrecruiting.com> To: juliet.oh@lacity.org Sat, Feb 24, 2018 at 1:49 PM



------ Forwarded message ------From: Nancy Cowen <ncowen@gte.net> Date: Sat, Feb 24, 2018 at 12:18 PM Subject: FW: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A;DIR-2015-3507-CDP-SPP-MEL-1A To: andrea.stern@bltrecruiting.com, maryjackis@yahoo.com

From: Nancy Cowen [mailto:ncowen@gte.net] Sent: Saturday, February 24, 2018 12:17 PM To: 'apcwestla@lacity.org' <apcwestla@lacity.org> Subject: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-1A

DIR-2015-3504-CDP-SPP-MEL-1A

DIR-2015-3506-CDP-SPP-MEL-1A

DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place (Lots 22-24)

I write in support of reconsideration of the City's Approval to allow 3 massive homes be built on these lots, and changing the 100 year old Craftsman house that currently sits on 2 lots. The Milwood walk streets have seen drastic change over the last 5 years as developers with short term interests (and short term rentals) have been able to impose their will and design standards on our human scaled and community oriented neighborhood. History, art and culture seem to have taken a back seat to profit. Please take the time to find a solution that respects the interests of long time residents and the artists and architects that made Venice unique and desirable.

Nancy Cowen

801 Nowita PI



Fwd: 925 Marco Place, Venice

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:56 AM

------Forwarded message ------From: **Charles Fisher** <arroyoseco@hotmail.com> Date: Thu, Feb 22, 2018 at 1:41 PM Subject: 925 Marco Place, Venice To: "apcwestla@lacity.org" <apcwestla@lacity.org>

Dear Commissioners,

This letter will need to be placed in the file for the above property as it outlines why this project will need proper environmental review and does not qualify for a categorical exemption under CEQA.

Thank you,

-Charles J. Fisher, Historian

Parco Place Letter.pdf

Charles J. Fisher, Historian 140 S. Avenue 57 Highland Park, CA 90042 Phone: 323/256-3593 Fax: 323/255-0041 Email: arroyoseco@hotmail.com

February 22, 2018

West Los Angeles Planning Commission Los Angeles Department of City Planning 11214 W. Exposition Boulevard, 2nd Floor, Roll Call Room Los Angeles, CA 90064

Attn: Esther Margolis, President

RE: DIR-2015-3504-CDP-SPP-MEL, DIR-2015-3606-CDP-SPP-MEL, DIR-2015-3607-CDP-SPP-MEL & ENV-2015-3505-CE 925 Marco Place, Venice, CA 90291

Dear Commissioners,

I have been asked to review the current condition of the house at 925 Marco Place in the community of Venice in order to determine what level of historic significance it may have and if the proposed changes to the house are in accordance with the Secretary of the Interior's Guidelines as delineated under the California Environmental Quality Act (CEQA).

I am a professional historian with over 30 years of experience specializing in the history of real estate in Southern California. I have research, written and advocated for over 160 successful Historic Cultural Monument applications in Los Angeles and an additional number in several other jurisdictions. I have also written numerous historic assessment reports in Los Angeles and other cities. I was asked to check the above property to ascertain the historic and architectural significance of the structures located on that property. I am also presently serving as the chairman for the Highland Park - Garvanza HPOZ Board.

The property area consists of Lots 22 and 23, Block 16, of Venice Annex, as per map recorded in Book 7, Page 200, of Maps filed in the office of Los Angeles County, State of California and is commonly known as 925 Marco Place in the community of Venice and both lots are designated as Los Angeles County Assessor's Parcel No. 4241-023-021.

The house was built in 1909, according to the improvement valuation at the Los Angeles County Assessor's office. It is located in a unique subdivision where the houses front on walk streets and has been identified as a contributor to the *Milwood Venice Walk Streets Historic District* in Survey LA. No building permits have been found for the house at the present time except for three systems permits issued in 1986.

The original construction permit would have been issued by the City of Venice and a second permit may have been issued for a partial Sun room enclosure of the front porch before the City of Venice consolidated with Los Angeles in 1925. This makes this house one of the most original intact houses in the area. It is also significant as a Craftsman house with a profound Japanese influence, the only one in the walk streets neighborhood and possibly the Venice community. An inspection of the interior of the house reveals that it is very intact with hardwood floors, full wainscoting, box beamed ceilings, colonnaded entry between living and dining rooms, built in cabinetry, dining room window seat, built in seats flanking the brick fireplace and a stained glass window.

The Survey LA findings are based on a survey only of the house's front facade and listing it as a contributor to the potential district. By further evaluation, including viewing the interior, it can be determined that the 1,256 square foot cottage appears to be eligible for listing as a Los Angeles Historic Cultural Monument (HCM).

The current plan calls for relocating the house, which presently straddles Lots 22 and 23, giving it a very open look on the lot, to the Northeast, onto Lot 23 only. Due to the width of the house, that move will hem the 33.7 foot wide house on to the 40 foot wide lot, leaving it with tight, non historic setbacks. While this move may not eliminate the eligibility for local HCM listings, it would definitely have a negative effect on the view shed.

The project is described in a letter to the developer, compiled by Margarita Jerabek, Ph. D., of PCR Resources, dated December 6, 2016, as follows:

Upon relocation of the existing Bungalow to the adjacent lot with the new address of 929 Marco Place (APN: 4241-023-022), this new Project seeks to add a two-story rear addition and remodel the Bungalow's interior spaces. Impacts caused to the Bungalow's relocation and suggested mitigation have already been addressed in the previous HRA completed by ESA, of which this Letter Report amends. The Project will retain approximately 20'-0" of the relocated Bungalow's original footprint, extending from the front elevation back. After relocation, the Bungalow will be repaired and refurbished and/or rebuilt (as required) to return the structure to its original condition, and retain the most character-defining features of the 1907 home. The covered porch, as well as the enclosed sun room will remain, including existing windows, as well as the chimney (retrofitted to meet current Code and house a gas fireplace within the existing brick enclosure), front elevation brick pillars, and the pitched hip-roof with iconic flared eaves. The placement of the Bungalow on the new site maintains the two mature trees on the lot, one 18" tree at the front yard, and one 24" tree at the western property line, which are part of the District's character defining landscape features. Further, the proposed rear addition connects and extends the relocated Bungalow to create an expanded ground floor plan and a second story. The addition features modern materials like metal siding and large glass windows, differentiating it from the original Bungalow. The addition is setback from the Bungalow's front elevation, beyond the peak of the original roofline, retaining the contributing single-story massing at the street front. *Project plans developed by Electric Bowery, Ltd.*

The letter goes on to try and justify that the work will meet the Secretary of the Interiors Standards as:

The Project seeks to extensively remodel the existing Bungalow by adding a rear two-story addition upon relocation within the Project Site. The Project would restore and rehabilitate the front 20' of the Bungalow, retaining important character defining features of the residence which contribute to surrounding District. While the Project would modify the existing Bungalow, it would not remove or alter any of the Bungalow's features that contribute to the District. The Project's changes to the Bungalow's massing along the north (rear) elevation are set back to retain its original massing along the street front elevation. The Project would also result in alterations to the Bungalow's interior spaces to accommodate a new floor plan. However, Survey LA's description of the District lists its character defining features as one- and two-story singlefamily residences, narrow concrete Walk Streets lined with front yard walls, fences, and mature vegetation, drive streets that feature street improvements such as curb and gutter, historic streetlights, sidewalks, parkways and street trees common. The interior spaces of the contributing residences are not identified as character defining features of the District. The Building's primary (south) elevation visible from the public right-of-way, would remain intact, retain the Districts character defining single-story massing, and be restored to its original appearance. The Bungalow would continue to convey the district's significance as a collection of early 20th century housing types and styles, and therefore remain eligible as a District contributor. Furthermore, the Project conforms to the Secretary of the Interior's Standards (discussed in the following section.). Therefore, the impacts to historic resources on the Project Site would be less than significant.

However, the impacts to the historic interior have not been evaluated as *The interior spaces of the contributing residences are not identified as character defining features of the District.* so the letter makes no effort to describe the interior or to evaluate its significance.

The addition, as proposed, does not appear to meet the Secretary of the Interior's Standards, as the sheer size of it detracts from the overall design of the house. Secondly, the use of non-historic materials on the addition, such as steel siding and roof is in direct conflict with the standards. Attention is called to guidelines 9 and 10:

- **9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **10.** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition does not meet these two requirements because the scale of the addition is too large to be considered subordinate to the historic house. Its shear size calls attention to itself and detracts from the overall look of the historic house. The use of metal siding and roof along with large frame windows is not a proper solution to the issue of differentiating the addition from the historic house. It just reminds one how incompatible the addition really is. The standards call out that the addition "will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." Lastly, the proposed addition, calling for only the preservation of 20 feet of the house and the reconfiguration of the historic interior is not a reversible change as called for in the 10th guideline. So much of the historic house will be lost as to make it ineligible to be listed as a Los Angeles HCM and leave the changes irreversible.

Additions are frequently done on historic homes, but the current plan is not one that holds muster. A better plan would be to leave the historic house intact and build the addition at the rear. This would eliminate the effect of the addition gobbling up the historic home. It would also clearly show that it is a later addition that uses similar materials and window treatments as the historic home without compromising it integrity. A good example here would be a two story addition that was constructed at the rear of the Arroyo Stone House (HCM 373) in 1991. The addition uses similar materials to the original house but is clearly an addition. The historic house retains its integrity and the well designed addition blends well without overshadowing the original house.

There are many other examples of well designed additions on historic buildings that do not compromise the original structure. The design presented for 925 Marco Place is not one of them.

In conclusion, it is my professional opinion that the design that is presented for the house at 925 Marco Place in Venice does not meet the Secretary of the Interiors' guidelines for additions on historic houses. As such, the proposal is not eligible for a categorical exemption under CEQA.

Sincerely,

harles J. Fisher

Charles J. Fisher, Historian



Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:56 AM

------Forwarded message ------From: Shepard Stern <shep@sternworld.net> Date: Fri, Feb 23, 2018 at 4:30 PM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org

Re: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

Dear City Area Planner,

We are the next door neighbors to this proposed project, having owned and lived at 923 Marco Place for over thirty years.

This is our one and only home in the world, we own no other properties.

We started a family and raised our children here, in an 800sf, 2 bedroom/one bath craftsman bungalow, adding only a master bedroom and bath, and a small home office when our twins were ten years old.

Sensing the uniqueness of the neighborhood and the history of our home, which was built in 1912 as a sister home to The Hambleton House next door at 925 Marco Place in 1907, we hired architects who would build the add-ons to be compatible with our existing home.

This particular speculative project proposes to "move" **only remnants of the facade** of The Hambleton House, to an adjacent lot at 927 Marco Place, and then split the lot at 925 Marco Place, and build three modern, two story single family homes side by side.

Aside from demolishing for sheer profit the historic Hambleton House as it sits on it's unique lot, and carving up the historic lot itself, the size and scope of this project is unprecedented in the history of our Milwood Walk Streets. Never before has anyone tried to build three large, modern homes side by side at once. This is a classic example of "Adverse Cumulative Impact"!

The look of the proposed three oversized single family homes is decidedly pre-fab modern in appearance, and not only does not blend into the neighborhood, but brings a "tract-like" feel to the very center, the very heart of the 900 block of Marco Place.

The proposed construction would also subject the neighbors to relentless noise, congestion, and unchecked airborne particulates. The proposed construction schedule is 12 - 18 months, and as we know all too well, these projects always take longer.

We are currently enduring the 7th month of an ongoing, massive "remodel" at 920 Superba Ave. (our alley neighbor, located directly behind 925 Marco Place) and expect another project at 935 Marco Place to follow that.

The scope and scheduling durations of these projects have been poorly managed by City Planning with no regard to the residents who actually live here. These are all spec projects! Is the right to a peaceful existence now trumped by developers who turn our neighborhood into a perpetual construction zone?

I would like to remind the City that many of us live AND WORK out of our homes, and the noisy crews, incessant cacophony of the heavy machinery, and unmitigated airborne particulates, force us to keep our doors and windows shut, and many times we cannot work in our home offices due to noise. We awaken every morning to boisterous crews arriving and starting up their jack hammers at 7am. This goes on every morning allowable by law for months on end.

If allowed to proceed, this project will create three, modern two-story homes next to an already standing, oversized two story home to the East, and there is a **FIFTH** oversized project in the hopper planned for 935 Marco Place. That's five, oversized, modern, two story homes side by side creating a **canyon effect** on our very narrow walk street, and **a significant loss of airflow**, **greenscape and light to the community**.

The increase of Mass, and the loss of our walk street Scale and Character is overwhelming!

These lots were created to have much smaller homes on them. This current trend by spec developers to build the biggest and cheapest with no regard to Character or greenscape must be curtailed! Our walk streets are endangered!

Our "Milwood Walk Streets" neighborhood is precious, and it has been designated by Survey LA as having unique, historic attributes.

Century-old homes like The Hambleton House, a Japanese Craftsman, a no-brainer "contributor" to our historic neighborhood and all of Venice, must be preserved. It's not only the home itself but the way it is situated and has spanned the oversized lot for over one hundred years that would present a significant loss to our history and character.

Most alarming, the City is not requiring a CEQA (CA Environmental Quality Act) review. CEQA protects all manner of resources, including historic resources. The City erred in its judgment by not demanding a CEQA review of this project.

In addition to the loss of a historic contributing home, we would lose many if not all of the old-growth trees which are not only a shared aesthetic and environmental resource to this community, but also a home and rest stop to many flocks of migrating birds throughout the seasons. The trees also provide much needed shade through the hot summers, and serve to mitigate flood waters through the rainy season. Evapotranspiration is very important to our ecosystem and is made possible by the significant canopy these trees provide.

The impermeable concrete slab footprint of these homes will create storm water runoff and drainage issues, sending flood water downgrade to the neighboring homes like ours.

The artist's renditions of the proposed structures deceptively show mature trees that will absolutely not be there! Old growth trees, including 100+ year old Velvet Ash trees close to seventy feet tall will be cut down. It will take well over thirty years to replace them, and there's no guarantee that the replacement trees (if any) will even survive.

The certified Venice Land Use Plan, the guiding document for Venice development, states in a number of its policies that any new development must be "compatible with the Mass, Scale and Character of the existing neighborhood." Currently, 1-story homes are prevalent on the 900 block of Marco Place. <u>These 3 new large 2-story homes are incompatible with the existing neighborhood</u>.

The historic home and oversized lot can never be replaced. The air and light that are currently enjoyed by all will now largely be blocked. Precedent will be set that large homes can crowd out small ones, forever altering the unique Marco Place and Milwood Walk Streets streetscape and landscape.

There is currently over thirty feet of space between the side of our home and The Hambleton House. If this project is allowed to proceed, there will be a sheer wall with a height of 25 feet (or more) no less than eight feet from our bedroom windows! A toilet bowl is shown in the floor plan that will be adjacent to our front porch!

The tract-like appearance of these spec homes and the desecration of The Hambleton House not only adversely impacts the quality of life we have enjoyed but the loss of light and airflow created by this project **significantly decreases the value of our home and those of other homes in the neighborhood.**

There has clearly been a total disregard for the rights of the neighbors, and from day one it's been the developer's way or the highway. All of our concerns have been ignored. The community outreach appears to have been solely to check off a box on a "to do" list. Instead of "this is what we'd like to do, what do you think?" it's been "this is what we're doing, like it or not!"

I also want to point out that the Harel family may have owned these two properties, but have NEVER actually been neighbors. These properties have been rentals for as long as they have owned them. They own many properties throughout L.A. and do not live in Venice.

For thirty years we and their tenants have tried to get them to keep up the properties, but they remain in alarming disrepair.

We had been trying to get them to cut back one of the giant, hundred year-old yucca clusters that has dangerously encroached on the walk street itself. Their response has been that it's the City's jurisdiction, and not their problem. Now they are saying they're going to remove it and we should be happy.

What few repairs to these properties over the years that have been undertaken have been at best ham-fisted and cheaply done, and all with much foot dragging. Unsightly patch repairs have marred the look of this beautiful home. The Harels have let it fall to the state it's now in, requiring much deferred maintenance.

2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

The facade of The Hambleton House will never survive this "move" and it seems they are planning on that. If "cannibalizing" some design attributes constitutes "preservation" then we question OHR's role in this process.

If this project is denied, they will simply shrug it off and move on to one of the other <u>eight</u> properties they own in Venice alone!

If approved, this project will forever change the very soul of the 900 block of Marco Place, and set a precedent for others to enrich themselves by eradicating what was once a balanced and diverse walk street neighborhood.

This must be stopped!

We have always been amenable to a solution that allows the owners to build a project that serves their purpose within reason AND preserves the character of our neighborhood. There are many ways this could be achieved and we have been open and willing since the beginning to such discussions. Throughout our exchanges, the Harels have not reached out to us personally, the immediate neighbors, and have not been open to considering any of our possibilities.

The preservation and restoration of The Hambleton House at 925 Marco Place and the preservation of it's unique placement and landscape: it's beautiful, spacious park-like setting as a reminder of our history for tourists and residents alike to enjoy and marvel at as we do now is preeminent to our concerns.

Sincerely, Shepard and Andrea Stern 923 Marco Place Venice, CA 90291 2/26/2018 City of Los Angeles Mail - 925 & 927 West Marco Place - Case No. DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-...



Juliet Oh <juliet.oh@lacity.org>

925 & 927 West Marco Place - Case No. DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-1A

2 messages

Matt Casey <matt@drubrokerage.com> To: juliet.oh@lacity.org Fri, Feb 23, 2018 at 5:56 PM

Case No:

DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-1A

Subject Property: 925 & 927 West Marco Place

Dear Commissioners,

I write to plead that we MUST persevere this property to keep the integrity and charm of our historic "Milwood Walk Street" neighborhood intact. We can not and will not allow another developer to diminish the charm and value of our neighborhood!! They are erasing our cherished history, one vintage bungalow at a time! Our community has been negatively impacted by the demolition of historic bungalows which have been integral pieces of Venice's history, only to have a modern mansions erected in there place. PLEASE take our requests seriously. Our neighborhood is being ruined!!

Best regards, Matthew C.



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Santa Monica, CA 90403

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matt@drubrokerage.com

www.delreyurban.com

BRE# 02027433

This e-mail communication is confidential and legally privileged. If you are not the intended recipient, please notify me at the telephone number above or by return e-mail and delete this communication and any copies. Thank you.

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:57 AM

[Quoted text hidden]



Fwd: Against DIR-2015-3504-CDP-SPP-MEL-1A & DIR-2015-3506-CDP-SPP-MEL-1A & DIR-2015-3507-CDP-SPP-MEL-1A

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:57 AM

------Forwarded message ------From: Alex Neiman <alexspence9@gmail.com> Date: Fri, Feb 23, 2018 at 4:56 PM Subject: Against DIR-2015-3504-CDP-SPP-MEL-1A & DIR-2015-3506-CDP-SPP-MEL-1A & DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org

Hello,

I am a Venice native and local. I grew up on the 700 block of Marco Place where I still live.

I am opposed to the three proposed projects below and believe that the City erred in its judgement by not demanding a CEQA review of this project.

- DIR-2015-3504-CDP-SPP-MEL-1A
- DIR-2015-3506-CDP-SPP-MEL-1A
- DIR-2015-3507-CDP-SPP-MEL-1A

The walk streets are as special as they are delicate and allowing such a project will erode the character of our unique community.

Please please please do not allow this project to go forward. Space is precious on our walk streets (as is light) and setting a precedent to allow large modern homes will do nothing but hurt current residents and future home buyers and sellers.

Thank you for considering to halt this proposed plan.

-Alex Neiman

2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A You may al...



Juliet Oh <juliet.oh@lacity.org>

Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A You may also mention "925 & 927 West Marco Place (Lots 22-24)"

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:57 AM

------Forwarded message ------From: **Cyndi Barshov** <cyndibarshov@hotmail.com> Date: Sat, Feb 24, 2018 at 1:44 AM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A You may also mention "925 & 927 West Marco Place (Lots 22-24)" To: "apcwestla@lacity.org" <apcwestla@lacity.org>

- Our "Milwood Walk Streets" neighborhood is precious and has been designated by Survey LA as having unique, historic attributes. 100+-year-old homes like the Craftsman, a "contributor" to our historic neighborhood and all of Venice, must be preserved.

- The City is not requiring a CEQA (CA Environmental Quality Act) review. CEQA protects all manner of resources, including historic resources. The City erred in its judgment by not demanding a CEQA review of this project.

The certified Venice Land Use Plan, the guiding document for Venice development, states in a number of its policies, that any new development must be "compatible with the mass, scale and character of the existing neighborhood." Currently, 1-story homes are prevalent on the 900 block of Marco Place. These 3 new large 2-story homes are incompatible with the existing neighborhood.

- Splitting the unique double lot in the middle of the block and building 2 large new homes on it, plus moving the facade of the Craftsman to the adjacent lot and replacing the rear with a large, modern addition create Adverse Cumulative Impact. The historic home and double lot can never be replaced. The air and light that are currently enjoyed by all will now largely be blocked. Precedent will be set that large homes can crowd out small ones, forever altering the unique Marco Place – and Milwood Walk Streets – streetscape. There's no going back!

Sent from my iPhone

2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A, 925 and 92...



Juliet Oh <juliet.oh@lacity.org>

Fwd: DIR-2015-3504-CDP-SPP-MEL-1A,DIR-2015-3506-CDP-SPP-MEL-1A,DIR-2015-3507-CDP-SPP-MEL-1A,925 and 927 West Marco Place

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:58 AM

------Forwarded message ------From: Betsy Goldman <betsy90291@gmail.com> Date: Sat, Feb 24, 2018 at 8:17 AM Subject: DIR-2015-3504-CDP-SPP-MEL-1A,DIR-2015-3506-CDP-SPP-MEL-1A,DIR-2015-3507-CDP-SPP-MEL-1A,925 and 927 West Marco Place To: apcwestla@lacity.org

Dear Commissioners,

The heritage of vintage Venice is quickly disappearing. Specific to the walk street neighborhood are the pride of ownership and character of the Craftsman and bungalow homes. Have you walked through this quaint area of Venice to see for yourself? "Milwood Walk Streets" has been designated by Survey LA has having unique historic attributes. Your decision to grant approval for further development is going against the goal the City of Los Angeles is trying to achieve.

Sincerely, Betsy Goldman



Fwd: DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:58 AM

------Forwarded message ------From: **xtravoice** <xtravoice@aol.com> Date: Sat, Feb 24, 2018 at 10:23 AM Subject: DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place (Lots 22-24)

I am writing in support of preserving the beautiful 100+-year-old Craftsman home at 925 Marco. As Venice continues to undergo dramatic change, some things deserve to be protected and preserved. Without this nod to history, Venice loses its historical significance and value.

Thank you, Debbie Zeitman Venice resident since 1985 2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 ...



Juliet Oh <juliet.oh@lacity.org>

Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 West Marco Place

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:58 AM

------Forwarded message ------From: Judy Esposito <judy.esposito@msn.com> Date: Sat, Feb 24, 2018 at 10:39 AM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 West Marco Place To: "apcwestla@lacity.org" apcwestla@lacity.org">apcwestla@lacity.org, Mary Jack <maryjackis@yahoo.com>

West LA Area Planning Commission

Re:DIR-2015-3504-CDP-SPP-MEL-1A

DIR-2015-3506-CDP-SPP-MEL-1A

DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place

We strongly oppose the City's approval of the referenced Coastal Development Permits.

Our "Millwood Walk Streets" neighborhood is precious, and has been designated by Survey LA as having unique, historic attributes. 100+-year-old homes like the Craftsman, area "contributors" to our historic neighborhood and all of Venice. They must be preserved.

The City erred in its judgment by not demanding a CEQA review of this project. The City has not made the correct review regarding its historic significance (they must do a CEQA (CA Environmental Quality Act) review. CEQA protects all manner of resources, including historic resources.

Destroying the precious Venice historical homes is the most egregious act of disregard for preservation of the character of Venice, and should never occur.

Frank Defurio

Judy Esposito

Pamela Harbour

2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 ...

2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A;DIR-2015-3506-CDP-SPP-MEL-1A;DIR-2015-3507-CDP-MEL-1A;925 & 927 West ...



Juliet Oh <juliet.oh@lacity.org>

Fwd: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-MEL-1A; 925 & 927 West Marco Place

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:58 AM

------Forwarded message ------From: Elaine <ecafable806@gmail.com> Date: Sat, Feb 24, 2018 at 11:33 AM Subject: DIR-2015-3504-CDP-SPP-MEL-1A;DIR-2015-3506-CDP-SPP-MEL-1A;DIR-2015-3507-CDP-MEL-1A;925 & 927 West Marco Place To: "apcwestla@lacity.org" <apcwestla@lacity.org>

Dear Commissioners:

I reside at 806 Nowita Place in the Milwood neighborhood. Please preserve the Craftsman home at 927 Marco Place. It contributes to our historic neighborhood.

Elaine Afable

Sent from Mail for Windows 10



Fwd: Save 927 Marco

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:58 AM

Juliet Oh <juliet.oh@lacity.org>

------Forwarded message ------From: **Barbara Milliken** <millikenlaw@gmail.com> Date: Sat, Feb 24, 2018 at 11:48 AM Subject: Save 927 Marco To: apcwestla@lacity.org Cc: Milliken Barbara <millikenlaw@gmail.com>

My Venice neighbors and I are outraged about the mere possibility of losing the 927 Marco Place craftsman house, dividing the property and building more BUBs [Big Ugly Boxes] which are totally out of character with Venice and our neighborhood. This must stop. Have the courage to make the Marco house the place to take a stand to preserve our local integrity. We will be watching and taking notes on the continuing assault on our precious historic and other homes which make our community so unique and desirable.

Thank you for your consideration.

Barbara B. Milliken millikenlaw@gmail.com



Fwd: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-1A 1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:58 AM

------Forwarded message -------From: Nancy Cowen <ncowen@gte.net> Date: Sat, Feb 24, 2018 at 12:16 PM Subject: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A;DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org

DIR-2015-3504-CDP-SPP-MEL-1A

DIR-2015-3506-CDP-SPP-MEL-1A

DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place (Lots 22-24)

I write in support of reconsideration of the City's Approval to allow 3 massive homes be built on these lots, and changing the 100 year old Craftsman house that currently sits on 2 lots. The Milwood walk streets have seen drastic change over the last 5 years as developers with short term interests (and short term rentals) have been able to impose their will and design standards on our human scaled and community oriented neighborhood. History, art and culture seem to have taken a back seat to profit. Please take the time to find a solution that respects the interests of long time residents and the artists and architects that made Venice unique and desirable.

Nancy Cowen

801 Nowita Pl

2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927...



Juliet Oh <juliet.oh@lacity.org>

Fwd: DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 West Marco Place

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:59 AM

------Forwarded message ------From: Richard Stanger <stangerr@ca.rr.com> Date: Sat, Feb 24, 2018 at 2:30 PM Subject: DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 West Marco Place To: apcwestla@lacity.org

Dear Commissioners:

In 2001 the Coastal Commission certified the Venice Land Use Plan with its overarching protection policies to ensure that new development be compatible with the mass, scale and character of its existing (2001) neighborhoods. The end result of these actions will be three side-by-side dwellings far in excess of the scale and character of the other unique Venice Walk Street properties. Approving them will also certainly prejudice the completion of the Local Coastal Program now being prepared.

Why would the City want to see these unique Venice walk streets under-minded so brutally?

Richard Stanger

2409 Clark Avenue

Venice, CA 90291



DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A revised

Shepard Stern <shep@sternworld.net> To: juliet.oh@lacity.org

Fri, Feb 23, 2018 at 8:12 PM

Re: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

Please disregard our previous notice addressed to Juliet Oh, timestamped 9:02am earlier today. It was a first draft and we didn't mean to send that version. This is the letter we wish to have entered into the record. Thank you. -Shepard and Andrea Stern

as follows:

Dear City Planner,

We are the next door neighbors to this proposed project, having owned and lived at 923 Marco Place for over thirty years.

This is our one and only home in the world, we own no other properties.

We started a family and raised our children here, in an 800sf, 2 bedroom/one bath craftsman bungalow, adding only a master bedroom and bath, and a small home office when our twins were ten years old.

Sensing the uniqueness of the neighborhood and the history of our home, which was built in 1912 as a sister home to The Hambleton House next door at 925 Marco Place in 1907, we hired architects who would build the add-ons to be compatible with our existing home.

This particular speculative project proposes to "move" **only remnants of the facade** of The Hambleton House, to an adjacent lot at 927 Marco Place, and then split the lot at 925 Marco Place, and build three modern, two story single family homes side by side.

Aside from demolishing for sheer profit the historic Hambleton House as it sits on it's unique lot, and carving up the historic lot itself, the size and scope of this project is unprecedented in the history of our Milwood Walk Streets. Never before has anyone tried to build three large, modern homes side by side at once. This is a classic example of "Adverse Cumulative Impact"!

The look of the proposed three oversized single family homes is decidedly pre-fab modern in appearance, and not only does not blend into the neighborhood, but brings a "tract-like" feel to the very center, the very heart of the 900 block of Marco Place.

The proposed construction would also subject the neighbors to relentless noise, congestion, and unchecked airborne particulates. The proposed construction schedule is 12 - 18 months, and as we know all too well, these projects always take longer.

We are currently enduring the 7th month of an ongoing, massive "remodel" at 920 Superba Ave. (our alley neighbor, located directly behind 925 Marco Place) and expect another project at 935 Marco Place to follow that.

The scope and scheduling durations of these projects have been poorly managed by City Planning with no regard to the residents who actually live here. These are all spec projects! Is the right to a peaceful existence now trumped by developers who turn our neighborhood into a perpetual construction zone?

I would like to remind the City that many of us live AND WORK out of our homes, and the noisy crews, incessant cacophony of the heavy machinery, and unmitigated airborne particulates, force us to keep our doors and windows shut, and many times we cannot work in our home offices due to noise. We awaken every morning to boisterous crews arriving and starting up their jack hammers at 7am. This goes on every morning allowable by law for months on end.

If allowed to proceed, this project will create three, modern two-story homes next to an already standing, oversized two story home to the East, and there is a **FIFTH** oversized project in the hopper planned for 935 Marco Place. That's five, oversized, modern, two

2/26/2018 City of Los Angeles Mail - DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A revised

story homes side by side creating a canyon effect on our very narrow walk street, and a significant loss of airflow, greenscape and light to the community.

The increase of Mass, and the loss of our walk street Scale and Character is overwhelming!

These lots were created to have much smaller homes on them. This current trend by spec developers to build the biggest and cheapest with no regard to Character or greenscape must be curtailed! Our walk streets are endangered!

Our "Milwood Walk Streets" neighborhood is precious, and it has been designated by Survey LA as having unique, historic attributes.

Century-old homes like The Hambleton House, a Japanese Craftsman, a no-brainer "contributor" to our historic neighborhood and all of Venice, must be preserved. It's not only the home itself but the way it is situated and has spanned the oversized lot for over one hundred years that would present a significant loss to our history and character.

Most alarming, the City is not requiring a CEQA (CA Environmental Quality Act) review. CEQA protects all manner of resources, including historic resources. The City erred in its judgment by not demanding a CEQA review of this project.

In addition to the loss of a historic contributing home, we would lose many if not all of the old-growth trees which are not only a shared aesthetic and environmental resource to this community, but also a home and rest stop to many flocks of migrating birds throughout the seasons. The trees also provide much needed shade through the hot summers, and serve to mitigate flood waters through the rainy season. Evapotranspiration is very important to our ecosystem and is made possible by the significant canopy these trees provide.

The impermeable concrete slab footprint of these homes will create storm water runoff and drainage issues, sending flood water downgrade to the neighboring homes like ours.

The artist's renditions of the proposed structures deceptively show mature trees that will absolutely not be there! Old growth trees, including 100+ year old Velvet Ash trees close to seventy feet tall will be cut down. It will take well over thirty years to replace them, and there's no guarantee that the replacement trees (if any) will even survive.

The certified Venice Land Use Plan, the guiding document for Venice development, states in a number of its policies that any new development must be "compatible with the Mass, Scale and Character of the existing neighborhood." Currently, 1-story homes are prevalent on the 900 block of Marco Place. <u>These 3 new large 2-story homes are incompatible with the existing neighborhood</u>.

The historic home and oversized lot can never be replaced. The air and light that are currently enjoyed by all will now largely be blocked. Precedent will be set that large homes can crowd out small ones, forever altering the unique Marco Place and Milwood Walk Streets streetscape and landscape.

There is currently over thirty feet of space between the side of our home and The Hambleton House. If this project is allowed to proceed, there will be a sheer wall with a height of 25 feet (or more) no less than eight feet from our bedroom windows! A toilet bowl is shown in the floor plan that will be adjacent to our front porch!

The tract-like appearance of these spec homes and the desecration of The Hambleton House not only adversely impacts the quality of life we have enjoyed but the loss of light and airflow created by this project **significantly decreases the value of our home and those of other homes in the neighborhood.**

There has clearly been a total disregard for the rights of the neighbors, and from day one it's been the developer's way or the highway. All of our concerns have been ignored. The community outreach appears to have been solely to check off a box on a "to do" list. Instead of "this is what we'd like to do, what do you think?" it's been "this is what we're doing, like it or not!"

I also want to point out that the Harel family may have owned these two properties, but have NEVER actually been neighbors. These properties have been rentals for as long as they have owned them. They own many properties throughout L.A. and do not live in Venice.

For thirty years we and their tenants have tried to get them to keep up the properties, but they remain in alarming disrepair.

We had been trying to get them to cut back one of the giant, hundred year-old yucca clusters that has dangerously encroached on the walk street itself. Their response has been that it's the City's jurisdiction, and not their problem. Now they are saying they're going to remove it and we should be happy.

2/26/2018 City of Los Angeles Mail - DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A revised

What few repairs to these properties over the years that have been undertaken have been at best ham-fisted and cheaply done, and all with much foot dragging. Unsightly patch repairs have marred the look of this beautiful home. The Harels have let it fall to the state it's now in, requiring much deferred maintenance.

The facade of The Hambleton House will never survive this "move" and it seems they are planning on that. If "cannibalizing" some design attributes constitutes "preservation" then we question OHR's role in this process.

If this project is denied, they will simply shrug it off and move on to one of the other <u>eight</u> properties they own in Venice alone!

If approved, this project will forever change the very soul of the 900 block of Marco Place, and set a precedent for others to enrich themselves by eradicating what was once a balanced and diverse walk street neighborhood.

This must be stopped!

We have always been amenable to a solution that allows the owners to build a project that serves their purpose within reason AND preserves the character of our neighborhood. There are many ways this could be achieved and we have been open and willing since the beginning to such discussions. Throughout our exchanges, the Harels have not reached out to us personally, the immediate neighbors, and have not been open to considering any of our possibilities.

The preservation and restoration of The Hambleton House at 925 Marco Place and the preservation of it's unique placement and landscape: it's beautiful, spacious park-like setting as a reminder of our history for tourists and residents alike to enjoy and marvel at as we do now is preeminent to our concerns.

Sincerely, Shepard and Andrea Stern 923 Marco Place Venice, CA 90291

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:59 AM

------- Forwarded message -------From: **Sue Kaplan** <sueakaplan@gmail.com> Date: Sat, Feb 24, 2018 at 4:39 PM Subject: Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A revised To: Planning APCWestLA <apcwestla@lacity.org> Cc: Mary JACK <maryjackis@yahoo.com>, Shepard Stern <shep@sternworld.net>

Please submit Mr Stern's statement into the record and to the Commissioners.

Thank you.

Begin forwarded message:

From: Shepard Stem <shep@sternworld.net> Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A revised Date: February 23, 2018 at 8:12:00 PM PST To: juliet.oh@lacity.org [Quoted text hidden] 2/26/2018 City of Los Angeles Mail - Fwd: Save 925 Marco - 925 & 927 Marco Place: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR...



Juliet Oh <juliet.oh@lacity.org>

Fwd: Save 925 Marco - 925 & 927 Marco Place: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-1A

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:59 AM

------Forwarded message ------From: Jed Pauker <jed@jed.net> Date: Sat, Feb 24, 2018 at 5:55 PM Subject: Save 925 Marco - 925 & 927 Marco Place: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-1A To: "apcwestla@lacity.org" <apcwestla@lacity.org>

February 24, 2018

West Los Angeles Planning Commission

Re: 925 & 927 Marco Place: DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-1A

Dear Commissioners,

Please approve the appeal from the City's decision to end the century-long life of the historic and well-maintained Craftsman dwelling on its rare double lot at 925 Marco Place.

As you may know, Venice's Milwood Walk Streets are among our city's most intimate and cherished neighborhoods. The fact that our City Planning Department's operational policy has been largely to prioritize new and generally towering development over preservation of historic properties whose scale, character and articulation best define our community's character and openness makes this appeal process, and your voice, all the more critical to help preserve the best of what our city's planning legacy has to offer.

Indeed, we already know that - without even the required CEQA review - the outsize structures proposed after demolishing the existing dwelling represent precisely the type of incompatible, out-of-scale neighborhood destruction that our Land Use Plan prohibits. This is a case where the words and intent of planning regulations supersede raw numbers. A visual review of the area will confirm that the planned project is incompatible with the area's historic architectural character.

This is not a project where claims of "increased density" or "affordability" can possibly outweigh the historic losses it will generate. Finally, the City is working to resolve corruption surrounding "one-wall" remodels, where the required original wall is often illegally discarded after final inspection of what are - contrary to what was permitted - one hundred percent newly constructed dwellings. This proposal's "one-wall" displacement, combined with the plan's massive scope, inspires no confidence that some unforeseen construction mishap would not destroy the historic dwelling's facade and make infeasible its incorporation into the replacement dwelling. We have seen it before, and we hope not to see it again.

The bottom line is that this existing historic contributor property and its features merit protection and cannot be replaced. Allowing the project to go forward will replace these features with a precedent that will increase the accumulation of negative impacts upon a neighborhood whose culture-rich character is demonstrably important to the City, State and nation.

We are blessed to enjoy and share our precious community resources with neighbors and visitors. Please help us honor and preserve them for future generations.

Thank you for your service.

Sincerely,

Jed Pauker 824 Amoroso Place Venice 2/26/2018 City of Los Angeles Mail - Fwd: Regarding proposed construction - 925 Marco Place (DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-M...



Juliet Oh <juliet.oh@lacity.org>

Fwd: Regarding proposed construction - 925 Marco Place (DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A)

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:59 AM

------Forwarded message ------From: Chris Homsley <chomsley@gmail.com> Date: Sat, Feb 24, 2018 at 10:38 PM Subject: Regarding proposed construction - 925 Marco Place (DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A) To: apcwestla@lacity.org

To whom it may concern,

Regarding the proposed construction at the following location and covered under the existing case numbers:

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place (Lots 22-24)

The Venice area Millwood Walk Streets are an historically significant part of our city. There are numerous classic homes that should be preserved as a unique part of the area's history.

There is a concern that the proper environmental tests and reviews have not been properly considered. The state of California's Environmental Quality Act should be invoked in terms of protecting historic structures and local resources.

Additionally, the Venice Land Use Plan says that new development must be in harmony with the existing nature of the neighborhood. The nature of this proposed construction does not measure up to that guideline and will negatively impact the value that other long-term residents have worked years to preserve.

Not only that, there will be an adverse effect on the peaceful enjoyment for the surrounding homes that have long existed. The peaceful nature of the walking areas and the abundant sunlight would be negatively impacted, thereby decreasing the enjoyment of it's current residents.

We are being inundated with oversized cookie-cutter structures in Venice, risking the community losing it's legendary status for it's classic style. Respectfully reconsider allowing this ill-fitting project to proceed.

Regards Chris Homsley 2/26/2018 City of Los Angeles Mail - Fwd: Milwood Walk Street DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP....



Juliet Oh <juliet.oh@lacity.org>

Fwd: Milwood Walk Street DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:59 AM

------Forwarded message ------From: maria casey <maria.c.casey@gmail.com> Date: Sun, Feb 25, 2018 at 10:28 AM Subject: Milwood Walk Street DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org

Case Numbers DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

Hi there -

I'm writing in response to 925 & 927 West March Place (Lots 22-24) to ask that you preserve the historic craftsman that currently sits on the lot. This home should actually be registered as a historic landmark given the authenticity in its craft and tribute to the foundation of this community.

That aside, splitting this double lot that sits in the middle of the block, and building 2 large homes on it will create a terrible adverse cumulative impact, removing air and light from the other homeowners and residents on the street and will set a precedent that large homes can crowd these small unique streets, forever altering the unique Marco Place (and Mllwood Walk Streets) that has drawn residents and families to this area of Venice.

The certified Venice Land Use Plan, the guiding document for Venice development, states in a number of its policies that any new development must be 'compatible with the mass, scale, and character of the existing neighborhood'. Currently, Marco Place is lined with 1-story homes and the proposal to build 3 large 2 story homes are incompatible with the current neighborhood development.

Please honor the history and charm of this section in Venice and help us preserve these streets to maintain the safe, community environment that all of the residents enjoy.

Many thanks,

Maria

Maria Casey 310.740.7029



Fwd: 925 & 927 West Marco Place

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 8:00 AM

------ Forwarded message ------From: James Robb <jamesrobb70@hotmail.com> Date: Sun, Feb 25, 2018 at 11:06 AM Subject: 925 & 927 West Marco Place To: "apcwestla@lacity.org" <apcwestla@lacity.org>

DIR-2015-3504-CDP-SPP-MEL-1A

DIR-2015-3506-CDP-SPP-MEL-1A

DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place

"Not saving this house will destroy the fabric of our historic and special Walk Street Neighborhood" will be enough.

Our "Milwood Walk Streets" neighborhood is precious, and has been designated by Survey LA as having unique, historic attributes. 100+-year-old homes like the Craftsman, a "contributor" to our historic neighborhood, and all of Venice, must be preserved.

The City erred in its judgment by not demanding a CEQA review of this project. They have not made the correct review regarding its historic significance (they must do a CEQA (CA Environmental Quality Act) review. CEQA protects all manner of resources, including historic resources.

- The certified Venice Land Use Plan, the guiding document for Venice development, requires that any new development must be "compatible with the mass, scale and character of the existing neighborhood." <u>These 3 new large 2-story homes are incompatible with the existing neighborhood; one-story homes are prevalent on this block and few are as large in mass and scale as these proposed projects.</u>

- Splitting the unique double lot in the middle of the block and building 2 large new homes on it, plus moving the facade of the Craftsman to the adjacent lot and adding a large, modern addition ignores the Secretary of the Interior's Standards for the Treatment of Historic Properties, the historic preservation principles. They promote historic preservation best practices that will help to protect Venice's cultural resources.

- The historic home and double lot can never be replaced. The air and light that are currently enjoyed by all will now largely be blocked. Precedent will be set that large homes can crowd out small ones, forever altering the unique Marco Place -- and Milwood Walk Streets -- streetscape. There's no going back!

around Venice, too.

Jim Robb

Venice Resident



DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A 2 messages

Janet Smith <janetsmithkotos@gmail.com> To: juliet.oh@lacity.org

Wed, Feb 21, 2018 at 7:49 AM

To Juliet Oh, City Planner

RE: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

Hello Ms. Oh,

We are opposed to the proposed construction at 925-927 Marco Place (Lots 22-24)in Venice.

These walk streets have been a unique Los Angeles neighborhood, providing a human-scale garden-style oasis of strollable experience for residents and visitors to the area.

These three buildings as proposed will total more than 7500 square feet (not including garages!) versus the total 2500 square feet of the structures being replaced. This construction eliminates the double lot and proposes to graft the facade of a historic historic craftsman home onto a large, modern addition.

Ms. Oh, this project as proposed is a tragic precedent that will forever alter our unique streetscape by eliminating a 100-year-old home that is original to the neighborhood and adding out-of-scale structures that will block the skyscape and overwhelm the mostly single-story homes in this 900 block of Marco Place.

Preservation of this extraordinary Milwood Walk Street area is now incumbent upon WLAAPC, and we need your stewardship, please!

Thank you for your serious consideration, Janet and Jim Kotos 926-1/2 Marco Place Venice, CA 90291 310/306-7571

Planning APCWestLA <apcwestla@lacity.org></apcwestla@lacity.org>
To: Juliet Oh <juliet.oh@lacity.org></juliet.oh@lacity.org>

Mon, Feb 26, 2018 at 8:00 AM

------ Forwarded message ------From: Janet Smith <janetsmithkotos@gmail.com> Date: Sun, Feb 25, 2018 at 2:37 PM Subject: Fwd: DIR-2015-3504-CDP-SPP-MEL-1A,DIR-2015-3506-CDP-SPP-MEL-1A,DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org

Date:Wed, 21 Feb 2018 07:49:04 -0800 From:Janet Smith <janetsmithkotos@gmail.com> To:juliet.oh@lacity.org [Quoted text hidden] 2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 ...



Juliet Oh <juliet.oh@lacity.org>

Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 West Marco Place (

2 messages

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:57 AM

------ Forwarded message -------From: Jude EPSTEIN <judibird2013@gmail.com> Date: Sat, Feb 24, 2018 at 8:03 AM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 West Marco Place (To: apcwestla@lacity.org Cc: maryjackis@yahoo.com

Dear Commissioners,

Please reconsider this devastating new development that will add to deterioration of our historic wonderful walk street neighborhood, A unique and beautiful community. This project is NOT compatible with the character of our existing neighborhood. Children are growing up around cement walls that once were tree lined yards. I mourn the loss of space, air, wind, sun and greenery being replaced by these over scale over built structures. I've lived in Venice for over 30 years and hope that the codes for building the inevitable new homes will be framed by the wants and needs of the existing neighbors. Please save this 100 yr, old historical significant craftsman home. Thank you Jude Epstein

2413 Clark Ave Venice

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 8:00 AM

------ Forwarded message ------From: Lisa Bartoli <la.venetian@gmail.com> Date: Sun, Feb 25, 2018 at 5:14 PM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 West Marco Place (To: apcwestla@lacity.org Cc: maryjackie@yahoo.com

Dear Commissioners,

Venice has been our home for over 37 years. We live on a walk-street and listen daily as people walk by our front gate and remark at what a sweet, little cottage we have.

We are not opposed to building homes that reflect the Venice Vibe, but, too often that Vibe is sacrificed for monstrous homes, built easement to easement that feel invasive and overbearing for the lot size - taking away light and a sense of community.

This is happening, again, in the Milwood walk street area, where **3** large homes will be built in a row - only saving the facade of an historical home.

I know that CEQA protects all manner of resources, including historic resources.

- The certified Venice Land Use Plan, the guiding document for Venice development, requires that any new development must be "compatible with the mass, scale and character of the existing neighborhood."

These 3 new large 2-story homes are incompatible with the existing neighborhood; one-story homes are prevalent on this block and few are as large in mass and scale as these proposed projects. That means light will be cut out for the neighbors and the street-scape will change dramatically leaving the door open for these large scale projects to continue, forever altering historic Venice.

Please preserve the beautiful 100+-year-old Craftsman home at 925 Marco, stop the building of the 3 large homes and support the quaint Venice Vibe that residents deserve and tourists enjoy.

2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 925 & 927 ... Sincerely, Lisa Bartoli and Anita Zubere 19 - 29th Ave Venice



Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 5 messages

Andrea Stern <andrea.stern@bltrecruiting.com> To: juliet.oh@lacity.org Fri, Feb 23, 2018 at 8:33 PM

B	Andrea Stern
L	(310) 439-1903 W
Т	(310) 422-7481
1.000	andrea.stern@bltrecruiting.com
	🚯 🛅 💟
RECRUITING	

On Fri, Feb 23, 2018 at 4:50 PM, Jane Gross <janey144@gmail.com> wrote: In regard to 925 & 927 West Marco Place (Lots 22-24):

PLEASE do not allow this construction to happen.

Marco Place is a part of the UNIQUE, historic walk street neighborhood - part of the Venice landscape that should not be altered! PLEASE leave the 100+ year old craftsman home at 925 Marco Pl. exactly where it is, and DO NOT split the lot!

The certified Venice Land Use Plan, the guiding document for Venice development, states in a number of its policies, that any new development must be "compatible with the mass, scale and character of the existing neighborhood." Currently, 1-story homes are prevalent on the 900 block of Marco Place. The 3 new large 2-story homes being planned are *incompatible* with the existing neighborhood!

As a Venice resident for 20+ years, having resided on Marco Place AND Amoroso Place, I beg you to preserve the historic house at 925 Marco Place. Our neighborhood has had enough modern "mansions" added to it - PLEASE preserve the beauty and dignity of the few remaining Craftsman homes.

Thank you very much, Jane H. Gross long-time Venice resident, since 1998

Jane Hilary Gross janey144@gmail.com (323) 829-1113 / cell

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org>

[Quoted text hidden]

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 7:57 AM

Mon, Feb 26, 2018 at 7:57 AM

------ Forwarded message ------From: Gary Adler <Gadler@gsn.com> Date: Fri, Feb 23, 2018 at 5:16 PM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A To: "apcwestla@lacity.org" <apcwestla@lacity.org>

To whom it may concern:

I writing to express my support for the neighbors of 925 and 927 West Marco Place.

With the rapid "modernization" of Venice it's important that we preserve as much of our historic buildings and homes as possible to ensure that the heart of what is Venice remains Venice for our future generations.

I support preserving the 100+ year-old craftsman at 925 West Marco Place.

- Our "Milwood Walk Streets" neighborhood is precious and has been designated by Survey LA as having unique, historic attributes. 100+year-old homes like the Craftsman, a "contributor" to our historic neighborhood and all of Venice, must be preserved.

- The City is not requiring a CEQA (CA Environmental Quality Act) review. CEQA protects all manner of resources, including historic resources. The City erred in its judgment by not demanding a CEQA review of this project.

- Splitting the unique double lot in the middle of the block and building 2 large new homes on it, plus moving the facade of the Craftsman to the adjacent lot and replacing the rear with a large, modern addition create Adverse Cumulative Impact. The historic home and double lot can never be replaced. The air and light that are currently enjoyed by all will now largely be blocked. Precedent will be set that large homes can crowd out small ones, forever altering the unique Marco Place -- and Milwood Walk Streets -- streetscape. There's no going back!

Please do the right thing and curb the greed on this precious Venice street.

Warmest Regards.

Gary Adler

Venice Resident

Planning APCWestLA <apcwestla@lacity.org></apcwestla@lacity.org>	
To: Juliet Oh <juliet.oh@lacity.org></juliet.oh@lacity.org>	

Mon, Feb 26, 2018 at 8:00 AM

------ Forwarded message ------From: Tom Paris <paristom@me.com> Date: Sun, Feb 25, 2018 at 3:07 PM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org Cc: Lauren <laurenannesmith@icloud.com>

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

Dear West LA Area Planning Commission,

I am writing on behalf of myself and my wife Lauren Smith. We have lived in the 900 block of Amoroso PI. (one walk street south of Marco PI.) since 1995 as homeowners. I have been dismayed to see the above referenced project moving forward. Many of us in our special neighborhood have voted repeatedly to reject this ill imagined building project. While the owners have had the lots for sometime they seem to be unmoved by the concerns of the actual people who live here and have had little contact with the neighborhood as it is lived in on a day to day basis.

We would mourn the loss of this special historic home on its rare double lot. Saving a few square feet of the front of the house is hardly what a reasonable person could describe as preservation.

The addition of 3 large homes again changes the nature, look and feel of the 900 block of Marco Place. We urge to halt the forward movement of this bad idea poorly realized.

Sincerely,

Thomas Paris Lauren Smith

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 8:00 AM

------Forwarded message ------From: Renee Glass <renee@acburke.com> Date: Sun, Feb 25, 2018 at 5:56 PM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org Cc: rbg <renee@acburke.com>, Andy <andy@acburke.com>

To: West LA Area Planning Commission

From: Renee Glass & Andy Burke 861 Amoroso Place Venice, CA

Re: 925 & 927 West Marco Place (Lots 22-24) DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A

We appreciate the effort that is being made to protect the integrity of a neighborhood which not only helps define Venice, but also is iconic to Los Angeles. We are writing about our concern regarding the THREE large, out of scale, proposed homes sited above. All the homes are modern and although attractive, diminish the "character" for which Venice is known. A 100 year old Craftsman home is to be demolished and the density of the buildings to lot size will be vastly expanded. The certified Venice Land Use Plan, the guiding document for Venice development, states in a number of its policies, that any new development must be "compatible with the mass, scale and character of the existing neighborhood." Currently, 1-story homes are prevalent on the 900 block of Marco Place. These 3 new large 2-story homes are incompatible with the existing neighborhood. If these large homes are built as proposed, the privacy, light and space, enjoyed by the smaller homes in this area will be gone forever. Please help to protect the beauty and uniqueness of our neighborhood.

Thank you for considering our input in this matter, which is very important to us and our neighborhood.

Sincerely Renee Glass & Andrew Burke 861 Amoroso Place, Venice, CA 90291



Fwd: "DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 8:01 AM

------Forwarded message ------From: <shoshana90291@aol.com> Date: Sun, Feb 25, 2018 at 5:57 PM Subject: "DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org

- 925 & 927 West Marco Place (Lots 22-24)"

I have lived in the neighborhood for over forty years and find it deplorable that what Venice was is fading right in front of my eyes. The concept of destroying a house of over 100 years for profit, and building three large houses on three small lots i feel should not be approved.

Splitting the unique double lot in the middle of the block and building 2 large new homes on it, plus moving the facade of the Craftsman to the adjacent lot and replacing the rear with a large, modern addition create Adverse Cumulative Impact. The historic home and double lot can never be replaced. The air and light that are currently enjoyed by all will now largely be blocked.

Shoshana Maler 857 Amoroso Place Venice 90291



Mon, Feb 26, 2018 at 9:07 AM

DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A 1 message

Stephanie Waxman <waxman823@gmail.com> To: juliet.oh@lacity.org

Dear Ms. Oh,

This is not the first email I/ve written about the above proposed development, but I HOPE it will be the last. PLEASE consider the surrounding homes as you look at the mass, scale and character of the proposed houses. They are COMPLETELY wrong in every way for our quiet walk street of mostly single family, one-story dwellings, such as the one that my husband and I have lived in since 1971. I beg you to NOT let this development transform our neighborhood.

Thank you for your consideration.

Stephanie Waxman 938 Marco Place (310) 963-0095 http://www.stephaniewaxman.com/



925-927 Marco Place - DIR #s 2015-3504 (&06 & 07) - CDP - SPP - MEL and CEQA #2015-3505-CE

1 message

eileen@slpmanagement.com <eileen@slpmanagement.com> To: apcwestla@lacity.org Cc: juliet.oh@lacity.org Mon, Feb 26, 2018 at 9:51 AM

Dear Commissioners:

I'm writing to you to urge a "no" vote on the above-referenced property at 925-927 Marco Place, as it is currently proposed.

May I first point out that the property owner/developer owns about 10 properties throughout Venice, one of which is next door to me on another walk street. So, while I'm very interested in this project on the historic Marco Place walk street, my interest goes beyond that, as a precedent will be set for all of the properties owned by this family. **They do not live in the neighborhood,** but seem set on a strategy to build McMansions in our neighborhood. In this case, they are replacing two small homes with three separate oversized homes!

The full "spec" development on these two parcels includes three large homes, side by side on two lots, and involves splitting an oversized lot. There is currently a 100+ year-old Craftsman on one parcel with 688 square feet, and a 1,256 square-foot home on the other parcel, totaling 1,944 of dwellings. The developer is proposing to build two new homes with 4,745 square feet, and to remodel the craftsman adding a 2-story addition to the craftsman These three new homes would total around 7,200 square feet to replace the existing 1,944 square feet dwellings, or nearly quadrupling the mass on these two parcels!

These three large buildings will adversely impact the neighborhood in terms of loss of trees, airflow, and huge increase to mass and scale within the block. They will have a FAR of about 67%, whereas the Marco Place neighborhood average FAR is just 41%. These figures do not include garages which add significant additional square footage on the property. This project is NOT "compatible with the mass, scale and character of the existing neighborhood," as required by the certified Venice Land Use Plan.

This massive project has a cumulative impact that is very adverse to this immediate neighborhood, and to all of the Milwood Walk Streets, setting a truly negative precedent to the historic Venice walk streets.

Finally, the City is not requiring a CEQA (CA Environmental Quality Act) review. CEQA protects all manner of resources, including historic resources. The City erred in its judgment by not demanding a CEQA review of this project.

Thank you in advance for your consideration in this matter.

Cordially,

Eileer

Eileen Pollack Erickson 1636 Crescent Place Venice, CA 90291 Cell: 310/749-5383 Office: 310/305-3093, ext.110



2/26/2018

2/26/2018 City of Los Angeles Mail - Fwd: 925-927 Marco Place, Venice DIR-2015-3504-CDP*SPP-MEL-!A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-...



Juliet Oh <juliet.oh@lacity.org>

Fwd: 925-927 Marco Place, Venice DIR-2015-3504-CDP*SPP-MEL-!A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A

1 message

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 11:34 AM

------Forwarded message ------From: Nancy Wilding <nancy@bobcentral.com> Date: Mon, Feb 26, 2018 at 9:34 AM Subject: 925-927 Marco Place, Venice DIR-2015-3504-CDP*SPP-MEL-!A, DIR-2015-3506-CDP-SPP-MEL-1A, DIR-2015-3507-CDP-SPP-MEL-1A To: apcwestla@lacity.org

I am unable to attend the WLAAPC appeal hearing on March 7th and have attached a letter expressing my concerns. Thank you.

Nancy Wilding 845 Marco Pl Venice, CA 90291

Scanned from a Xerox Multifunction Device.pdf 23K

February 26, 2018

West LA Area Planning Commission

Re: DIR-2015-3504-CDP-SPP-MEL-1A

DIR-2015-3506-CDP-SPP-MEL-1A

DIR-2015-3507-CDP-SPP-MEL-1A

925 & 927 West Marco Place

Dear Commissioners:

I am writing to you because I will not be able to attend the Meeting because of work.

I moved to this neighborhood 22 years ago because I loved the character of it. Since I have lived here, I have seen so many of the original houses torn down (in the guise of "remodeling") and huge houses built in their place. The neighborhood has changed so much and I fear for its future if we continue to underappreciate its special historic nature and build these large houses that do not fit into its character and scale. The City of LA's own Survey LA has designated our neighborhood as having unique, historic attributes.

The Japanese craftsman located at 925 Marco is a special house. This house is over 100 years old, was one of the first houses in the neighborhood, and has a unique historic style. Its unique setting on the double lot contributes to this its character and the character of the entire block. The owners now wish to move the first 20 feet of the house to the lot next door. This does not preserve the house and it is likely the small portion of the house they propose moving will not survive the move. This is not preservation! This is a mockery of preservation! They want to build 3 new large homes on these existing two properties which will forever change the scale and character of that block and the neighborhood.

There should have been a CEQA review of this project and I'm not sure why not. The City is entrusted with caring for the character of historic neighborhood such as ours. The certified Venice Land Use Plan REQUIRES that any new development must "be compatible with the mass, scale and character of the existing neighborhood.

I urge you to rethink this project and protect our special neighborhood.

Thank you for listening. Much Willing

845 Marco Place, Venice

2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A; 925-927 M...



Juliet Oh <juliet.oh@lacity.org>

Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A; 925-927 Marco Place, Venice, 90291

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 11:34 AM

------ Forwarded message ------From: Mary Jack <maryjackis@yahoo.com> Date: Mon, Feb 26, 2018 at 9:43 AM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A; 925-927 Marco Place, Venice, 90291 To: Planning APCWestLA <apcwestla@lacity.org>

Good morning, Commissioners: I am writing today to ask you to uphold the appeal of the above- mentioned cases at 925-927 Marco Place, Venice, 90291. As an appellant on the case, I have expressed my thoughts on the CEQA exemption and mass/scale/character concerns. However, I'd like to add that I am profoundly sad that this gem of Venice history -- the 100+-year-old Craftsman on the unique double lot at 925 Marco Place -- will be largely lost. The lots were purchased by Dr. Walter Hambleton, one of the first dentists in Venice, between 1905-1907. The stately house was completed in 1909, and was owned by the Hambleton family until the 1940s. Its placement in the center of the two lots is unique; there aren't many double lots on the Milwood Walk Streets. It gives a sense of Venice history each time one walks by it!

As you know, developers are decimating Venice's history and sense of mass, scale and character in neighborhoods all across town. They deteriorate our quality of life, make their money, then move on. Please, let that trend stop here. Please allow our descendants to meet out ancestors by protecting Venice's unique historic resources, including this 100+-year-old home.

Thank you for your consideration.

Sincerely, Mary Jack 913 Marco Place Venice, CA 90291 2/26/2018 City of Los Angeles Mail - Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A; 925-927 M...



Juliet Oh <juliet.oh@lacity.org>

Fwd: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A; 925-927 Marco Place, Venice, 90291

Planning APCWestLA <apcwestla@lacity.org> To: Juliet Oh <Juliet.Oh@lacity.org> Mon, Feb 26, 2018 at 11:34 AM

------ Forwarded message ------From: David Dayen <d_dayen@yahoo.com> Date: Mon, Feb 26, 2018 at 10:08 AM Subject: DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3507-CDP-SPP-MEL-1A; 925-927 Marco Place, Venice, 90291 To: "apcwestla@lacity.org" <a column blue approximately approximatel

Hello,

I am writing to object to the destruction of a 110 year-old Craftsman two doors from my house. This would be the latest blow to the mass burial of Venice's history, a century-old structure on a unique double lot. Lots of things in the Millwood Walk Streets neighborhood can be restored: hedges can go up and come down, setbacks can be altered. Once you demolish this house, that's it. You can't unring that bell.

In this case, the developers wish to build three large, two-story houses on the lots (925-927 West Marco Place), which would be incompatible on mass and scale from the rest of 900 block on Marco Place. The front facade of this historic home would be moved to a different lot (and would be unlikely to survive that move) and then grafted onto a two-story big box, decimating its unique character. Survey LA has designated this neighborhood as previous and century-old Craftsmen like this are contributors to its historic character; all of that would be lost.

I ask you not to contribute to the permanent alteration of Venice's historical character, deteriorating the quality of life in the neighborhood into the future. This decision can never be reversed. This structure is a vital historic resource. The trend of salting over Venice history must end.

Thank you for your consideration.

Sincerely, David Dayen 913 Marco Place Venice, CA 90291

March 12, 2018

West Los Angeles Area Planning Commission c/o City Planning Department of the City of Los Angeles Attn: Juliet Oh, City Planning Associate <juliet.oh@lacity.org> 200 N. Spring Street, 7th Floor Los Angeles, CA 90012

Re: 925 & 927 West Marco Place (Lots 22-24) DIR-2015-3504-CDP-SPP-MEL-1A DIR-2015-3506-CDP-SPP-MEL-1A DIR-2015-3508-CDP-SPP-MEL-1A

ENV-2015-3505-CE

Dear Commissioners:

On behalf of the Appellants Sue Kaplan, Shepard Stern and Mary Jack (the "Appellants"), I hereby submit additional comments to follow-up on a couple of the issues discussed during the March 7, 2018 West Los Angeles Area Planning Commission (the "Planning Commission") hearing in which the Commission heard the Appellants' appeal of the Director of Planning's determination ("Director's Determination") 1) to approve a Coastal Development Permit ("CDP") for the above-referenced project, a proposal to relocate a historic residential structure, construct a two-story addition to the historic structure, and to construct two single-family dwellings on adjacent lots in the Milwood Venice Walk Streets Historic District, (the "Project"); 2) that the Project is in conformance with the applicable regulations of the specific plan governing the Venice community pursuant to Los Angeles Municipal Code ("LAMC") Section 12.20.2; and 3) that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Sections 15303, 15331 and 15332.

In the March 7, 2018 hearing, Commissioner Mike Newhouse expressed concern that the Appellants had not shown that the Planning Department had "abused its discretion" in approving the Project, that the Applicant would appeal the decision and a vote to grant Appellant's appeal would be reversed by a court pursuant to strict legal principles that give deference to the agency's determination. We believe we have met the standards cited by Commissioner Newhouse in challenging the approval of a CDP in this instance and are pleased that the case has remained open for further discussion on these points. But most importantly, we want to point out that this deference does not apply to decisions not to require an EIR under CEQA. Case law is clear that deference to the agency's determination is not appropriate in these circumstances and we herein provide the legal standards for review that would apply to the Director's determination in the CEQA context.

3530 Moore Street Los Angeles, CA 90066 Telephone: (310) 439-2422 | Email: amandaseward@artvista.net In addition, during the March 7 hearing, Mr. Ken Bernstein, Manager and Principal City Planner of the City's Office of Historic Resources argued no substantial evidence was presented that the proposed Project would materially alter in an adverse manner the Milwood Venice Walk Streets Historic District (the "Historic District" or "Milwood Walk Streets") in which the Project sits, since the contributor to the historic district would remain a contributor after the proposed alterations. We herein also address this argument. Finally, we address the impact of the two new structures on the Historic District under CEQA, as this issue has largely been overlooked.

1. The CEQA Standards - Standard of Review: The "Fair Argument" Test

Judicial review of an agency's efforts to comply with CEQA "shall extend only to whether there was a prejudicial abuse of discretion. Abuse of discretion is established if the agency has not proceeded in a manner required by law or if the determination or decision is not supported by substantial evidence." (*League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.896 903-04.) When there is substantial evidence supporting a "fair argument that the project will significantly impact the environment, an agency abuses its discretion in failing to require an EIR." (*Architectural Heritage v. Monterey County* (2004) 19 Cal. Rptr3d 469, 479.) In the CEQA context, "substantial evidence is enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached." (*Id.*)

The court in Architectural Heritage went on to say that "if such evidence is found, it cannot be overcome by substantial evidence to the contrary." (Id.) The court pointed out that "the 'fair argument' test is very different from the usual measure of judicial deference given to agency decisions" and establishes "a low threshold for initial preparation of an EIR." (Id. at 480.) As the court in League for Protection of Oakland's Architectural and Historic Resources determined, "Stated another way, the question is one of law...and '[u]nder this standard deference to the agency's determination is not appropriate and its decision not to require an EIR can be upheld only when there is no credible evidence to the contrary." (League for Protection of Oakland's Architectural Historic Resources v. City of Oakland, supra, 52 Cal. App.4th at 905.)

2. Significant Impact

a.) Impact on the Contributor and the Historic District

Mr. Bernstein, said during the March 7 hearing that no substantial evidence had been presented by the applicants that the proposed Project would adversely affect the Historic District. The City Planning Staff Report likewise recommended denial of the appeal, quoting from the Historic Resource Assessment prepared by PCR Services at the request of the Applicant, that the Historic District would not be adversely affected because the

"Bungalow's contributing features would be retained and the Bungalow would remain eligible as a contributor upon project completion."

The Appellants have presented substantial evidence that this 100-year old Japanese influenced Craftsman original home would not be a contributor upon project completion. Certainly, a fair argument has been presented that supports a conclusion that the Project "materially alters in an adverse manner" those physical characteristics that account for the inclusion of the Bungalow as a contributor to the Historic District and therefore materially affects the Historic District.

One, the Applicants' application shows that the Bungalow will be cut in half and only 20

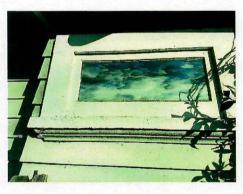
feet of the Bungalow will remain after completion of the Project.

Two, many of the contributing features of this craftsman would be lost. For example, half the low-pitched roof would disappear, most of the wood clapboard siding would be replaced, most of the special eaves with exposed unique Asian inspired rafter tails would be lost, the canted bay windows on the west facing façade would be



replaced, and the milk glass window at the rear of the Bungalow would be lost. (Shown in the pictures to the right are the eaves, bay windows and milk glass window that would be replaced.)

Three, the Bungalow is now one story. The Applicant proposes to add an additional story and the resulting addition is almost twice the size of the original structure and would compromise 71% of the total completed structure. The addition dominates the entire structure. Different and incompatible materials like metal siding are proposed to replace the traditional clapboard siding of craftsman homes. Large windows will replace the casement windows of the original structure.



Four, the contributor will be moved from its current double lot setting to a single lot, half the size of its original setting. Preservation guidelines point out that relocation of a historic building shall only be done as "a last resort when all other preservation options have been exhausted." (*Moving Historic Buildings*, U.S. Department of the Interior Heritage Conservation and Recreation Service Technical Preservation Services Division (1979).) When a historic building has been moved, it loses its integrity of setting and its sense of place and time, important aspects of the historic character of a building and its environment. (*Id*.) There has been no discussion of why the historic structure has to be moved in this case. Five, the proposed addition does not comply with the Secretary of the Interior's Standards for Rehabilitation (the "Secretary of the Interior's Standards") Standard 9, which provides, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

This requirement addresses three issues, one is removal of character-defining features. It also requires that the old and new be differentiated so that a false sense of history is not created with a design that mimics the original. At the same time, the addition needs to be compatible with the original. As stated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* "[T]here must be a balance between differentiation and compatibility to maintain the historic character and the identify of the building being enlarged. New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible." (*The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Historic Properties with Guidelines for Preserving Historic Properties with Guidelines for Preserving Historic Building, and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible." (<i>The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, page 26.)

This Standard also the means that any addition to a historic structure should be "subordinate" to the historic structure and "should not compete in size, scale or design" with the historic structure. (See Anne E. Grimmer and Kay D. Weeks, Preservation Briefs: *New Exterior Additions to Historic Buildings: Preservation Concerns*, National Park Service, U.S. Department of the Interior.) Here, the Applicant proposes to demolish almost 50% of the original historic structure and add an addition that is almost twice the size of the original structure, and would comprise 71% of the total completed structure. As Appellants pointed out in their appeal and as pointed out by submissions in support of the appeal and in public testimony, the addition simply dominates the entire structure.

Six, the proposed addition does not comply with the Standard 10 of the Secretary of the Interior's Standards which provides, "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The proposed addition only preserves 20 feet of the house and the reconfiguration of the historic interior is not a reversible change as called for in Standard 10 of the Secretary of the Interior's Standards on Rehabilitation. Fifty percent of the home will be destroyed. Many character defining features will be destroyed. Little would be left if the new construction were removed.

Seven, the Los Angeles Municipal Code defines a contributor to a historic district as one, that is a building structure identified in the Historic Resources Survey as contributing to the historic significance, "including a building that has been altered, where the nature and extent of the Alterations are determined reversible by the Historic Resources Survey." Here, there is evidence that the proposed alterations will not be reversible and therefore under the definition of a contributor under the Los Angeles Municipal Code it will no longer be a contributor.

In discussing Standard 9 of the Secretary of the Interior Standards for Rehabilitation, the PCR report commissioned by the Applicant states merely that "the overall height of the new second story will not exceed 23'-0" at its highest elevation, minimizing the overall mass and scale of the new addition so as not to overpower the existing scale of the Bungalow or surrounding District and nearby contributors" and "retains its original one-story massing at the street front elevation."

Preservation principles for individual historic resources and contributors to historic district recommend that in constructing a new addition, the addition should result in the "least possible loss of historic materials so that character-defining features are not obscured, damaged or destroyed." (See Recommendations for Rehabilitations set for in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, pgs. 2 and 156.) The addition should be "subordinate and secondary to the historic building and compatible in massing, scale, materials, relationship of solids to voids, and color. (*Id.* at pg. 156.) Constructing a new addition that is "as large or larger than the historic building, which visually overwhelms it" should be avoided as it results in the diminution or loss of historic character. (*Id.*) The submission by the historian engaged by the Appellants stated that the proposed addition is "too large to be considered subordinate to the historic house" and that its shear size calls attention to itself and detracts from the overall look" of the contributor.

In discussing Standard 10 of the Secretary of the Interior Standards for Rehabilitation, the PCR report hardly mentions its impact on the contributor. It merely states that if "the elements of new construction were removed in the future, the essential form and integrity of the potential District, and other potential historical resources in the Project vicinity would be unimpaired." This discussion suggests that only the façade of a contributor need be retained, avoiding the discussion about whether the integrity of the contributing structure would be retained, as required by Standard 10 of the Secretary of the Interior Standards for Rehabilitation.

b.) Impact on the Historic District of the Proposed Two New Structures

Finally, there has been little discussion about the impact of the two new structures on the Historic District under CEQA guidelines. In this case, the Planning Department has approved three new two story structures, two almost identical in appearance on a quaint low-density street in a historic district, where most of the homes are one story, and have individual and unique character. The two new homes are basically identical in design and in this sense incorporate tract housing to the walk streets. One replaces a one-story residence "situated at the rear of the lot with lush overgreen landscaping occupying a majority of the property." (See Historic Resources Assessment Report, page 41.) Where

there were two residences on three lots, the Project includes three new residences. The two new structures are contemporary in style, flamboyant and are incompatible with the Historic District's characteristic scale of single story residences. There are 17 one story structures and 9 two-story structures on the 900 block of Marco Place. This Project will add three new two-story structures to the mix. If approved, this area of the Historic District will include 12 two-story homes and the percentage of one-story homes diminishes from 65% to 55%.

Here, the Planning Department has ignored the evidence submitted by the Appellant regarding the mass, scale and character of the existing properties that make up this portion of the Historic District and the cumulative impact of three contemporary two story buildings all in one row. The relationship of one building to another or to the block can be determined by the FAR, comparing the floor area of a range of buildings. The FAR average for this block is .39 (excluding garages). There are 26 homes on the block and eight are above the average FAR. But these eight are spread apart along both sides of the block and so the historic character of the neighborhood is maintained. The average FAR of the three new structures is .66. The contributor is currently a 1,256 square foot home on a 7,200 square foot lot. The two new proposed homes would total roughly 4,440 square feet on the 7,600 square foot lot – roughly 3.5 times as much square foot on the same plot of land as the contributor.

In addition, the two new buildings have roof top decks and roof access structures (RAS) that are not in character with this section of the Historic District and add significantly to the mass and scale of the proposed homes. The three buildings comprising the Project will mean that five of the largest homes in this portion of the District will be lined up, two existing "bookends" and the three new proposed between the two. Five homes in a continuous line create a significant change in the Historic District's characteristics.

Eighteen of the structures on the 900 block of Marco Place were built before 1926. The two new structures are ultra contemporary. 24 of the existing structures on the block have peaked roofs. The two new structures are flat roofed. The proposed Project adversely alters the streetscape of the immediate neighborhood.

Certainly, the Appellants have established a fair argument that the Project will significantly impact the environment, even if other conclusions may be reached. Therefore, under CEQA principles an EIR should be required.

Thank you for your consideration. If you have any questions, do not hesitate to let me know.

Best Regards,

Inale friend

Amanda Seward

DIR-2015-3504-CDP-SPP-MEL-1A, DIR-2015-3506-CDP-SPP-MEL-1A, & DIR-2015-3507-CDP-SPP-MEL-1A

EXHIBIT AA REVISED PLANS "EXHIBIT A" LOT 22 (DIR-2015-3504-CDP-SPP-MEL) LOT 24 (DIR-2015-3507-CDP-SPP-MEL)

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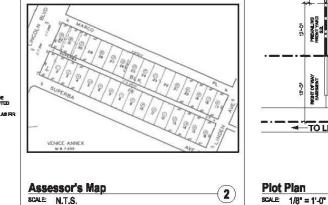
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925 MARCO PLACE, VENICE, CA 90291

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ABOVE FINISH FLOOR ALUMINUM	3. Provide Fire Extinguishers: contact CGFD for size, type and location.
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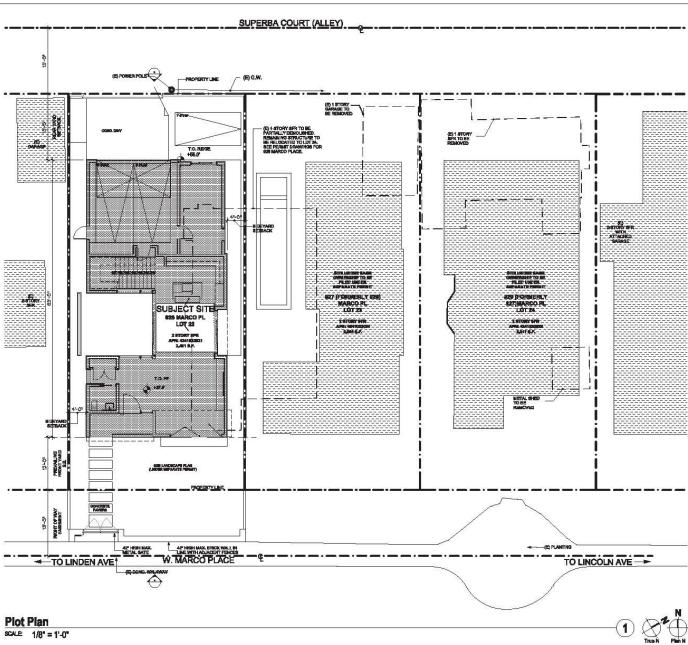




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General Notes

- THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAVINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAVINGS. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAVINGS BETWEE THE DISTRUCTURAL DRAVINGS THAT WITH THE ARCHITECTURAL DRAVINGS BATTORE THERE BE A DISCRETANCY BETWEEN THE ARCHITECTURAL DRAVINGS AND THE DISTRUCTURAL DRAVINGS THAT WOULD CAUSE AN AVKVARD INSTALLATION, IT SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR CLARIFICATION PRIDE TO INSTALLATION FOR SAID VERK. INSTALLED INSTALLATOR ANY DRAVINGS THAT WOULD CAUSE ANY VORK INSTALLED INSTALLATOR ANY DRAVING THAT DRAVING SHAT WOULD CAUSE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO DWNER.
- CONTRACTOR AT HIS EAFLAGE AND AT NO ADDITIONE COST DEVER PROVIDE ALL LABOR MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. INCLUDE ALL WORK SHOWN AND/OR NOTED ON THESE DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARIL' INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR THE PERFORMANCE AND COMPLETION OF WORK WITHOUT ADJUSTMENT TO THE PRICE WORK SHALL BE OF SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR AND MATERIALS AND EQUIPMENT TO COVER THE PROFER AND TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.
- INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED. WORK DEFRORMED SHALL COMPLY WITH THE FOLLOWING: A ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS. B. THE CURRENT EDITION OF THE UNIFORM BUILDING CODE. C. THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS. D. SEPARTE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECITVE DEPARTMENTS FOR APPROVAL AND PENIT, CONTRACTOR SCAOWNER.
- GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS DURING CONSTRUCTION: A. PUBLIC LIABLITY AND WORKMAN'S COMPENSATION INSURANCE, SUPPLY COPIES TO OWNER. B. TEMPORARY WATER AND POWER. C. COPY OF CURRENT STATE OF CALIFORNIA CONTRACTOR'S LICENSE
- ALL PERMITS, FEES, TESTS, INSPECTION AND ASSESSMENTS WITH THE EXCEPTION OF THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.
- GENERAL CONTRACTOR SHALL EMPLOY A COMPETENT INDIVIDUAL TO LAY OUT THE WORK AND ESTABLISH POINTS, GRADES AND LEVELS FROM THE REFERENCE ON THE DRAWINGS. OWNER WILL SUPPLY GENERAL CONTRACTOR WITH A COPY OF AN ENGINEERN SURVEY OF THE PROPERTY. DISCREPANCIES OR VARIATIONS MUST BE CALLED TO ARCHITECTS TIFETION IMMEDIATELY FOR CORRECTIVE ACTION IF REQUIRED BEFORE PROCEEDING WITH THE WORK.
- REQUIRED BEFORE FRACEEDING WITH THE WORK. WORKMANSHIP IN ALL PREVAILING IN THE RESPECTIVE TRADES. WORK HIGHEST ORDER PREVAILING IN THE RESPECTIVE TRADES. WORK SHALL BE SUPFICIENT COLSE FOR REWOVAL AND REPLACEMENT OF WORK AT THE EXPENSE OF CONTRACTOR DOING THE WORK. ALL FINISH WORK SHALL BE TRUE IN PLANE, PLUNG, AND LEVEL WITH TOLERANCES NO GRAFTER THAN THOSE ESTABLISHED BY TRADE GRADITATIONS, OR MANUFACTURERS ASSOCIATIONS FOR THE UNGANIZATIONS, OR MANUFACTUR RESPECTIVE TRADE OR MATERIAL
- ALL MATERIALS SHALL BE NEW, FIRST QUALITY, RECOGNIZED STANDARD BRANDS, DELIVERED TO THE SITE IN MANUFACTURERS ORIGINAL PACKAGING. ALL MATERIALS STORED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE FROM WEATHER AND THE BUILDING OPERATION.
- WEATHER AND THE BUILDING OPERATION. GENERAL CONTRACTOR SHALL: A. KEEP PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DERBIS AND RUBBING, CAUSED BY OPERATIONS. B. IN REASONABLE INTERVALS DURING PROGRESS OF WORK, CLEAN SITE AND PUBLIC PROPERTIES, AND DISOGS OF WASTE MATERIALS, DEDRIS AND RUBBISH DURIC TO ROPERTIES, AND DISOGS OF WASTE MATERIALS, DEDRIS AND RUBBISH C. AT COMPLETION OF WORK REMOVE WASTE MATERIALS, RUBBISH, TOOLS, GUIFMENT, MACHINERY AND SUFFLUS MATERIALS, RUBBISH, TOOLS, SUFFLACES, LEAVE ROJECT CLEAN AND READY FOR OCCUPANCY.
- BEFORE FINAL PAYMENT IS MADE ON THE CONTRACT, GENERAL CONTRACTOR SHALL FURNISH OWNER WITH A CERTIFICATE OF OCCUPANCY FROM THE CITY OF LOG ANGELES, A WRITEN GURARNTEE FOR THE WORK AC SCALLED FOR IN THE VARIOUS SECTIONS GUARANTEES SHALL STATE THE WORK COVERED, GUARANTEE FERIOD, SUB-CONTRACTOR PERFORMING THE WORK AND TERMS OF GUARANTEE
- THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. WHERE CLARIFICATION IS REQUIRED, ARCHITECT WILL SUPPLY THE NEEDED INFORMATION OR DETAILS. DEVIATION FROM FRODUCTS SPECIFIED MAY ONLY DE MADE UPON WRITTEN APPROVAL OF ARCHITECT AND OWNER. WHERE THE WORDS 'OR EQUAL' DO NOT APPEAR, NO DEVIATION WILL BE ALLOWED, THE PHRASE 'OR EQUAL' FOUND IN EITHER THE SPECIFICATIONS ON DRAWINGS SHALL MEAN SIGNED APPROVAL DY ARCHITECT UPON WRITTER REQUEST BY CONTRACTOR.
- ALLOWANCES CALLED FOR IN THE SPECIFICATIONS SHALL BE GENERAL CONTRACTORS ACTUAL COST INSTALLATON, SERVICES TRANSPORTATION SHALL BE INCLUDED IN THE CONTRACT PRICE AS BID. AT COMPLETION OF THE JOB THIS CONTRACTOR SHALL SUBM RECEIPTS TO SUPPORT DISBURSEMENT OF THE ALLOWANCE, THE REMAINDER OF WHICH SHALL BE RETURNED OR CREDITED TO OWNR
- BEFORE SUBMITTING HIS DID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS AND NOTES, AND TO SATISFY HIMSELF AS TO COMPARE IT WITH THE PLANS AND NOTES, AND TO SATISFY HIMSELF AS TO ATTING TIME ACCENTANT THE OCCURNING OF MILLING STRUCTURES OF CONDITIONS THAT MAY AFFECT THIS WORK, NO ALLOWANCE SHALL SUBSCIENTLY BE MADE FOR CONTRACTORS FAILURE OR INSELECT TO MAKE SUCH EXAMINATIONS AND DETERMINISTIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.
- ARCHITECT AND ENGINEERS AND OWNER SHALL HAVE ACCESS TO THE WORK AT ALL TIMES DURING CONSTRUCTION FOR THE PURPOSE OF CONSTRUCTION OBSERVATION.

- WORK AT ALL TIMES DURING CONSTRUCTION FOR THE PURPOSE OF CONSTRUCTION OBSERVATION. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROVIDE CONSTRUCTION SUPERVISION AT THE WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND NOTES. CONTRACTOR SHALL CAREFULDIMENSIONS AND CONDITIONS ON THE SOUTRACTOR SHALL CAREFULDIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT TO ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. DO NOT SCALE DRAWINGS, WHITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS. THERE SHALL BE NO EDGY NOT CONSTITUTE AUTOMITY TO DEVIATE MAY THE PLAN AND SPECIFICATIONS. PROVIDED WHICH SHALL BE ACONTRICE STOODES NOT CONSTITUTE AUTOMITY TO DEVIATE FROM THE FLAN. AND SPECIFICATIONS. FROVIDED WHICH SHALL BE ACONTRICE STOODES NOT CONSTITUTE AUTOMITY TO DEVIATE BOD THE ELACH AND SPECIFICATIONS. FROVIDED WHICH SHALL BE ACONTRICE STOOD FOR THE STRUCTURAL DESIGN WITHOUT WRITTEN ADPROVAL OF THE STRUCTURAL DESIGN WITHOUT BY CITY INSPECTOR DOES NOT CONSTITUTE AUTOMITY TO DEVIATE FROM THE FLAN. AND SPECIFICATIONS. FROVIDED WHICH SHALL BE ACONTRICES TOOD FORITS WITHE STRUCTURAL DIFFERENCES BOD THE FOLLES TOOD FORTHS WITHE STRUCTURAL INFOLMENTES BOD THE FOLLES TOOD FOR THE STRUCTURAL INFOLMALL BE RECORDED IN RED PENCIL ON THIS SET. AT THE COMPLETION OF THE FOLLECT AND PRICE TO REAL PAYWENT, CONTRACTOR SHALL SIGN AND DATE EACH 'AS BUILT DRAWING AS BEING A CORRECT AND ACOMPLETE ACCEDED THEN THE WORK, AND SHALL SUBMIT THE SOURANING SHALL WORK PERFORMED FOR A PERIOD OF ONE YEAR, OR LONGER IF SO STIPULATED HEREIN AGAINST ALL DEFECTS IN MATERIALS AND WORKMANHIF. SAID SUMANTEE PERIOD SHALL BEOIN FROM THE DATE OF ACCEDETANCE BY OWNER. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR ENTER OF THE SUMANT AD ATTE ALL OR A CORRECT AND RADE AND AND SHALL SUMMER. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR ENTER OF THE COMPLETE ALL PROVIDE OF ALL DEFECTS I
- IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO ENFORCE SAFETY STANDAROS. ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND THE CONSTRUCTION SAFETY ACT, SHALL BE MET.
- ALL CONSTRUCTION EQUIPMENT AND SCAFFOLDING USED IN THE COURSE O CONSTRUCTION SHALL BE ERECTED, EQUIPPED AND MAINTAINED IN ACCORD STATUTES AND REGULATIONS OF STATE AND LOCAL AUTHORITIES, INSURA WITH NOTE ON PLAN-A "CERTIFICATE OF COMPLIANCE" SIGNED BY GENERAL CONTRACTOR SHALL BE GIVEN TO THE DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY. 23.
- NON-RESIDENTIAL ENERGY. SOLELY AS A CONVENENCE TO OWNER, ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS IN DOCUMENTS PREPARED BY ARCHITECT) WITHIN THE SET OF DOCUMENTS ISSUED BY ARCHITECT, IT BEING EXPRESSLY UNDERSTOOT THAT, BY SAID ISSUANCE, ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.
- SAID CONSULTANTS. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION. 25.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES FACE OF CONCRETE BLOCK WALLS, AND FACE OF STUDS UNLESS OTHERWISE NOTED.
- OTHERWISE NOTED. DFFSET STUDS WHERE REGUIRED SI THAT FINISH VALL SURFACE VILL BE TMBFALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.

- MINIMUM HEADROOM CLEARANCE AT STAIRS SHALL BE 6"-8" VERTICALLY FROM THE PLANE TANGENT TO THE TREAD NOSING.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT
- ADDITIONAL COST TO OWNER. DUCTS PENETRATING STUD VALLS OR SHAFT VALLS SHALL BE PROVIDED WITH NECESSARY FRAMES, BRACING AND SEALANT AROUND THE DPENING.
- 32. CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING, AND OTHER TRADES, AND AS REQUIRED BY CODE.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS. BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORTES AND ALL WALL MOUNTED OR SUPPENDED MECHANICAL, ELECTRICAL OR MISCELLANE OUS EQUIPMENT. CUNTACT BETWEN DISSINLANE ANAL BE FROITCCTED.
- TOILET ROOMS SHALL BE EQUIPPED WITH A MECHANICAL SYSTEM OF VENTILATION PROVIDING A MINIMUM OF FIVE AIR CHANGES PER HOUR OR MORE IF REQUIRED BY CODE. REFER TO MECHANICAL DRAWINGS 35.
- AND SPECIFICATIONS. MECHANICAL SUPPLY AND RETURN AIR SHALL BE AIRTIGHT AND SEALED. GENERAL CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION DURING THE CONSTRUCTION PER CHAPTER 44 L.A. COUNTY CODE.
- INSPECTION IS REQUIRED FOR ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND/OR WALLBOARD BEFORE ANY PLASTERING IS APPLIED OR ANY JOINTS AND FASTENERS HAVE BEEN TAPED AND FINISHED.
- PLYWOOD ROOF PANELS SHALL BE BONDED WITH INTERMEDIATE OR EXTERIOR GLUE AND BE OF EXTERIOR TYPE WHERE EXPOSED TO THE WEATHER. ALL SHOP FABRICATED STEEL SHALL BE MANUFACTURED IN A CERTIFIED SHOP.
- ALL FIELD VELDING SHALL BE INSPECTED BY A CERTIFIED INSPECTOR.
 ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKED AND WATER PENETRATION.
- ALL GLASS LESS THAN 18' ABOVE ADJACENT WALKING SURFACE SHALL BE TEMPERED. 44. FIELD CHECK REQUIRED FOR ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.
- ALL WINDOW HEADS AND SILLS SHALL BE SET IN BED OF MASTIC AND SHALL BE WATERPROOF.
- GLAZING CERTIFICATE MUST ACCOMPANY GLAZING PRODUCT STATING THAT THE PRODUCT HAS PASSED THE TESTING REQUIREMENTS OF CPSC 16 CFR 1201, LISTED IN CHAPTER 35. GLAZING SHALL COMPLY WITH THE CPSC 16 CFR, PART 1201 CRITERIA, FOR CATEGORY I OR II AS INDICATED IN TABLE 34061 (DGC 2007). LABEL WILL ALSO STATE THE NAME OF MANUFACTURER.
- GLASS EDGE CLEARANCE IN FIXED OPENINGS SHALL BE NOT LESS THAN REQUIRED FOR WIND AND EARTHQUAKE DRIFT.
- ALL EXTERIOR WALL OPENINGS, FLASHINGS, COUNTERFLASHING, COPING AND EXPANSION JOINTS SHALL BE WATERPROOFED.
- PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE OF USABLE SPACE UNDER INTERIOR STAIRS.
- SWINGING DOORS OR WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SUCH AS GARAGES OR WAREHOUSES SHALL DE FULLY WEATHERSTRIPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFLITATION. FOUNDATION AND FLOOR LABS ON EXPANSIVE SOLL SHALL CONFORM TO DE DAWINGS AND DETAILS SLOOR SLAS TO BE POURED TO REAPPRIZE AF COARSE AGGREGATE BASE OR MOISTURE BARRIER MEMBRAN
- MEMBRANE. THE REQUIRED CLEARANCE FOR WOOD MEMBERS ABOVE GRADE, IS 6" FOR MUDSILLS, 12" FOR GIRDERS, AND 18" FOR JOISTS. 52.
- WOOD WITHIN 6^{μ} OF EARTH SHALL BE PROTECTED BY 3^{μ} OF CONCRETE AND AN APPROVED MEMBRANE.
- A CORROSION RESISTANT WEEP SCREED WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING IS REQUIRED BELOW THE STUCCO AT THE FOUNDATION PLATE LINE. DOUBLED JOISTS ARE REQUIRED UNDER PARALLEL BEARING PARALLEL
- FIRE BLOCK STUD WALLS AND PARTITIONS [INCLUDING FURRED SPACES] AT FLOOR, CEILING, SOFFIT, AND AT MID-HEIGHT OF WALLS OVER 101 HEIGHT. SHOWER WALLS SHALL BE APPROVED NON-ABSORBENT MATERIAL TO A HEIGHT OF SIX FEET MIN. ABOVE FIN. FLOOR.
- 59. NEW BATHROOM FIXTURES SHALL CONFORM TO L.A. CITY CODE FOR LOW WATER CONSUMPTION.
- THE FOLLOWING ARE REQUIRED FOR ATTACHED GARAGE/ CARPORT: A. MAXEUP OF 1 HOUR FIRE RESISTIVE PROTECTION OF WALLS, CEILING, POST OR BAMS ADJACENT TO OR SUPPORTING THE DWELLING. B. SELF-CLOSING, TIGHT FITTING, SOLID SLAB, 1 3/8' THICK DOOR AT OPENING INTO DWELLING. C. A GARAGE/CARPORT FLOOR SYSTEM ADEQUATE TO SUPPORT A WHEEL LOAD OF 20,000 LBS.
- VERIFY ALL DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- NOT USED 63.
- NOT USED CONTRACTOR MUST PROTECT PUBLIC AND PRIVATE PROPERTY OF ADJOINING PROPERTIES FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION. PROTECTION MUST BE PROVIDED POR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE WADE TO CONTROL WATER RUN-OFF AND EROSION DURING CONSTRUCTION AND DEMOLITIONS ACTIVITIES. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING PROTECT AUSIANG THEM THAI THE EXCANATION IS TO PROTECTOR. SAID. VORITE AUSIAN THE EXCANATION IS TO PROTECTOR. SAID. NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED EXCAVATION.
- CONTRACTOR TO CLOSE AND SEAL EXISTING GAS LINES AND METER DURING CONSTRUCTION AND REESTABLISH SERVICE PRIOR TO FINAL
- OCCUPANCY. CONTRACTOR TO SHUT OFF TELEPHONE AND CABLE TV SERVICE DURING CONSTRUCTION AND RE ESTABLISH SERVICE PRIOR TO FINAL 65.
- OCCUPANCY. SEE STRUCTURAL ENGINEERING PLANS FOR RETAINING WALL SIZE AND MATERIALS.
- NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH . PERSON IS REQUIRED TO DESCEND, UNLESS NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY ARE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT
- PERMIT PROVIDE PERMIT FROM STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOG THATRUCTION OF MORE THAN 36 IN HEIGHT.
- MAXIMUM DRIVEWAY SLOPE IS 20% GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEED 12 ¼. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA 19 5%.
- SEE LANDSCAPE PLANS FOR SITE DRAINAGE AND RETAINING WALL IDENTIFICATION TEST REQUIRED IN THESE SPECIFICATIONS GHALL BE PAID FOR BY EACH CONTRACTOR. MATERIALS AND WORKMANSHIP WHICH FAIL TO MEET SPECIFICATIONS GHALL BE TESTED AND PAID FOR BY CONTRACTOR AS DEEMED NECESSARY BY ARCHITECT.
- AS-BUILT DRAWINGS SHALL BE MARKED DURING THE PROGRESS OF THE WORK WITH THE LOCATIONS OF ALL CONCEALED, UNDERGROUND OR OTHERWISE PIPING, CONDUIT, ETC...
- AIA DOCUMENT A-210, "GENERAL CONDITIONS FOR THE CONTRACT OF CONSTRUCTION" SHALL GOVERN ALL WORK PERFORMED UNDER THIS CONTRACT. CONTRACT: ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTACTORS IN HIS EMPLOY; THEY SHALL BE ONE IN THE SAME.
- BE ONE IN THE SAME. CONTRACTOR PHALE POWDE AND INFIL ROUGH FUNDING AND CONTRACTOR PHALE POWDE AND INFIL ROUGH FUNDING AND SHALL PROVDE AND INSTALL SUCH FIXTURES AND APPLIANCES, AND SHALL PROVDE AND INSTALL SUCH FIXTURES AND APPLIANCES UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILTY OF CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES ON THE PROJECT; CHANGES OR DELAYS ARISING FOM CONFLICTS DETWEEN THE TRADES SHALL BE RESOLVED SOLELT BY CONTRACTOR, AT NO LIABILITY OR COST TO CONTRACTOR SHALL CHANGE AND VERSE

- CONTRACTOR SHALL CHECK AND VERIFY ALL CONSULTANTS DRAWINGS AND DOCUMENTS SO THAT ALL INFORMATION IS COORDINATED.

- ARCHITECT SHALL BE CONTACTED TO REVIEW AND APPROVE THE LAYOUT OF SNAPLINES PRIOR TO FRAMING.
- CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHED MATERIAL AND SHOP DRAWINGS AS APPROPRIATE FOR THE SCOPE OF WORK WITHIN INDUSTRY STANDARDS FOR THE REVIEW AND APPROVAL OF POR REVIEW AND APPROVAL, AND FOR CORRECTIVE ACTION SHOULD IT BE REQUIRED.
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT THE APPROVAL OF ARCHITECT.
- PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED APPAS

Grading Notes

- CONCENTRATED DRAINAGE SHALL BE DISCHARGED INTO AN APPROVED LOCATION. DRAINAGE IS REQUIRED INTO STREET, NATURAL WATERCOURSE OR OTHER APPROVED LOCATION. 81/2008 (1008)[E]).
- PIPE SYSTEMS MUST HAVE CLEAN OUT ACCES AT 1) EVERY HORIZONTAL BEND AND 2) EVERY 50' FOR ONE AND TWO FAMILY BUILDING SITES OR 100' FOR ALL OTHER BUILDING SITES.
- A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL GRADING AND FOUNDATION EARTHWORK FOR HILLSIDE AREAS WHERE: [SITE EXCEED 60K SF.] (CUT AND FULL SLOPES EXCEED 2:] (CUTS EXCEED 40 FT. IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE] [FOUNDATION EXCAVATION EXTEND BELOW A 11 PLANE FROM PROPERTY LINE] [PROJECTS INVOLVE UNUSUAL HAZARDS].
- A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK, INCLUDING THE SLOT CUTS FOR HILLSIDE OR NON-HILLSIDE AREAS.

Structural General Notes

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- DURING THE CONSTRUCTION PERIOD, CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCE
- IN ACCORDANCE WITH ALL INSTITUTE AND A AND
- ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PARRICATION: ATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OFENINGS, FLOOR FINISHES, ETC.
- PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE SWAY OR LATERALLY SRACED.

Energy Conservation Notes

- LIGGY CONSETVALUTI IVUES A R-12 EXTRICE BLANKES SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUGETS SHALL BE CEC. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUERD AS THEL LOWERTFIEDON AS COMPLTING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL DOORS AND WINDOWS BETWEEN CONDITIONED DOTO OF UNCONTINIONED SHALL BE FULLY WEATHERSTREPPED.
- COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL DE FULLI WEATHERSTRIPPED. MANUFACTURED DOORS AND WINDOWS SHALL DE CERTIFIED AND LABELED IN COMPLIARCE WITH THE APPROPRIATE INFLITRATION SUBJOURS NO DOLDE FRAMES, BETWEEN WALLASUER DLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE. ALL EXTERIOR OPENINGS SHALL DE PROPERLY WEATHERSTRIPPED, CERTIFIED AND
- DEPINNOS STALL DE PROPERLY WEATHERSTRIPPED, CERTIFIED AND LABELED. THE BUILDING DEBIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLEATION CONFORMS WITH THE REQUIREMENTS OF FILLING. THAT THE ALATION CONFORMS WITH THE REQUIREMENTS OF FILLING. THAT THE ALATION CONFORMS WITH THE REQUIREMENTS OF FILLING. THAT THE ALATION CONFORMS WITH THE REQUIREMENTS OF FILLING. THE INSTALLED AT ALL THE INSTALLER AND BUILDER STATUSTER 4, ARTICLE 3. A NIGHT SETSACK THERMOSTAT SHALL BE INSTALLED AT ALL THERMOSTATS. TYPICAL OF 4, ONE IN EACH ZONE DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF 1984 HALL BE PROVIDED. MASONRY AND FACTORY BUILT FIREFLACES SHALL BE INSTALLED WITH INGHT FITTING, CLOSEABLE METAL OR GLASS DOOR, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUE DAMPER. CONTINUOUS BURNING GAS PLOIDS ARE PROHIBITED.

Partition Notes

Sound Requirement Notes

- PROHIDIED. LIGHTING MUST CONFORM TO MANDATORY MEASURES (LIGHTING) REFER TO TITLE 24 COMPLIANCE PAGE ME-1R. KITCHENS MUST CONFORM TO PAGE WS-5R (KITCHEN WORKSHEET). THESE CAN BE FOUND ON SHEETS ENV-1 AND ENV-2.

DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN, AND DETAILS SHALL TAKE PRECEDENCE OVER PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT.

PROVIDE MINIMUM PARTITION WIDTH OR FURRING AS REQUIRED FOR

PROVIDE WINNOWS FOR THE FORMATION FOR THE PAIL OF THE FORMER STATEMENT FOR THE FORMER STATEMENT FOR THE PLASTERING ACCESSORIES AS REQUIRED TO ENSURE THE INSTALLATION OF SQUARED CORNERS, EVEN RADII, AND CLEAN TERMINATIONS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY, BLOCKING, BACKING, HANGERS, OR OTHER SUPPORT AS REQUIRED FOR INDICATED FIXTURES AND CASINETRY. PROVIDE ADDITIONAL BRACING IN PARTITION(S) TO SUPPORT WALL MOUNTED CASINETRY AND HARDWARE

PAROWARE PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO ELECTRICAL, TELEPHONE OR OTHER OUTLET CHANGES.

PATCH ALL REQUIRED AREAS OF DRYWALL DUE TO REMOVAL OF DOORS, FRAMES, OR MOULDINGS.

ALL PENETRATION INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED, LINED OR INSULATED WITH APPROVED PERMANENT RESILIENT SEALANT.

ISOLATE ALL: RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.

AN APPROVED PERMANENT AND RESILENT ACOUSTICAL SEALANT WILL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR-CELLING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.

METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES WILL BE LINED EXCEPT DUCTS SERVING ONLY EXITMAYS, KITCHEN COOKING FACILITIES AND BATHROOMS NEED NOT BE LINED.

MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHENEVER PLUMBING PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A FOINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.

Glazing Safety Notes

KITCHEN AND BATHROOM FLOORS. PROVIDE SOUND CONTROL PER RGA 1-79. RESILIENT CHANNELS ARE REQUIRED.

ELECTRICAL OUTLET BOXED AND REQUKED. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS WILL BE SEPARATED HORIZONTALLY BY 24". THE BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK WATERIAL FIDER INSULATION. THIS INCLUDES TV, TELEPHONE AND INTERCOM OUTLETS, PROVIDE INSTALLATION BOXES.

ENTRY / EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2* BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING LANDING SHALL NOT BE MORE THAN 7 3/4" INCHES BELOW THE THRESHOLD.

LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36".

STAIRWAY NOTES [BC 1009.3, EXCEPTION 4 FOR R-3 OCCUPANCIES]:

A RISERS SHALL BE A MAXIMUM OF 7 3/4" HIGH AND TREADS NUST BE AT LEAST 10" [MIN] IN DEPTH ON OPEN RISERS PROVIDE NOSING NOT LESS THAN 3/4" AND NOT MORE THAN 11/4" ON SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11% 6-8" MIN. HEADROOM CLEARNACE. HANDRAILS 3/4" TO 38" HIGH ABOVE TREAD NOSING. HANDRAILS 3/4" TO 38" HIGH ABOVE TREAD NOSING. HANDRAILS 3/4" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. MAX 4" CLEAR SPACING OPENING BETWEEN RAILS.

LANDINGS: STAIRWAY LANDINGS SHALL BE AT LEAST AS WIDE AS THE STAIRWAYS THEY SERVE. DIMENSION IN THE DIRECTION OF TRAVEL MUST BE MIN. OF LANDING WIDTH.

PROVIDE 42" HIGH GUARDS WITH MAX 4" CLEAR SPACING BETWEEN RAILS.

GLASS GUARDRAIL SYSTEM - GLASS BALUTERS SHALL NOT BE INSTALLED WITHOUT AND ATTACHED GUARD OR HANDRAIL WITH EACH GUARD OR HANDRAIL SECTION SUPPORTED BY A MINIMUM IOF THREE (3) GLASS BALUERS OR OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE BALUETER FAIL. ISC 2407.12)

ALL PLUMBING INSTALLATIONS AND WORK SHALL BE IN ACCORDANCE WITH THE LATEST CPC, AND ALL STATE AND LOCAL CODES.

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGICLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS :

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10' MAX. INTERVALS BOTH VERTICALLY AND HORIZONTALLY.

AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. In concealed spaces between stairs stringers at the top and bottom of the run and between stude along and in line with the run stairs if the walls under the stairs are unfinished. IN THE OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR THE FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

AT OPENING BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEY.

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

ACCESS FOR INSPECTION, SERVICE REPAIR AND REPLACEMENT SHALL BE PROVIDED IN ACCORDANCE WITH (MC, 305) VENTLATION AIR SHALL BE PROVIDED IN COMPLIANCE WITH (MC CH. 7) AND CHINNEYS AND VENTS SHALL BE IN COMPLIANCE WITH (MC CH. 7) AND CHINNEYS AND VENTS SHALL BE IN COMPLIANCE WITH (MC CH. 12)

WATER HEATER SYSTEMS ARE FLASH HEATERS AS SPECIFIED AND SIZED IN PLUMBING DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION O THESE HEATERS. WATER HEATERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH (PC CH. 5). IF REQUIRED BY CODE, AIR COMBUSTION AND VENTLATION SHALL BE AS REQUIRED BY CODE, AIR COMBUSTION AND

DRYER EXHAUST - THE TOTAL EXHAUST DUCT LENGTH MAY NOT EXCEED 14 FEET AS DETERMINED BY (MC 540.3.2.2.) VENT SHALL BE A MINIMUM OF 4^{0} in dia of Metal and have smooth interior surfaces.

SEE ADDITIONAL NOTES ON

Plans received:

April 30, 2018

Case No. DIR-2015-3504-

CDP-SPP-MEL (Lot 22)

SHEET T4.0

SEE SPECIFICATIONS FOR ALL MATERIALS TYPES AND QUALITY OF

Plumbing General Notes

Fire Blocking

Mechanical and Electrical

SEE MATERIAL NOTES FOR TYPES OF FIXTURES.

Egress Notes / Stairway & Guardrail Notes

GLAZING IN HAZARDOUS CONDITIONS SHALL BE TEMPERED. GLAZING SHALL COMPLY WITH THE CPSC 16 CFR, PART 1201 CRITERIA, FOR CATEGORY I OR II AS INDICATED IN TABLE 2406.1 (CBC 2007). INGRESS AND EGRESS DOORS

b. PANELS IN SLIDING OR SWINGING DOORS

DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)

d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOORS AND LESS THAN 5' OF WALKING SURFACE. e. IN WALL ENCLOSING STAIRWAY LANDING.

f. GUARDS AND HANDRAILS.

Very High Fire Hazard Severity Zone (VHFHsz)

Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4,1505)

Valley flashings shall be not less than 0.019-inch (0.48 mm) [No. 26 galvanized sheet gage] corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (704A13)

. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (704A.1.5)

. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of Intrusion of fidme and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 -inch openings or its equivalent. Vents shall not be installed in eaves and cornices (704A.2.1, 704A3.2.1, 704A.2.2, 7207.3)

Eaves and soffits shall meet the requirements of SFM 12-7 A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (704A.2.3)

Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3.1)

Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rofters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.2)

Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating glass units with a minimum of one tempered pane, or glass black units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the exterior according to ASTM E 2010, or conform to the nce requirements of SFM 12-7 A-2 (704A.3.2.2)

Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombusitible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 11/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access donce [70443.2.3] treated wood vehicle access doors) (704A.3.2.3)

 Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec 704A 41 materials per Sec.704A.4.1

The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade [704A.4.2.1]

12. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (704A.4.2.2, 7207.1)

13. All utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed under-floor area of residential building shall be enclosed with materials as required for i-hour fire-resistive construction.(7207.2)

14. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 704A.12.

NOTE: ALL GENERAL NOTES, SERVICES AND INSTRUCTIONS AS LISTED ON THIS SHEET ARE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED BY THE GENERAL CONTRACTOR



ABRAMSON TFIGFR ARCHITECTS

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No.	Date	Issue
1	10.01.2014	Schematic Design Progress
2	08.01.2015	Planning Submission
3	08.18.2015	REV. Planning Submission
4	03.13.2017	Planning Review
5	04.07.2017	Planning Review Submission

All lices, designs, energy-events and joint volcated or operative of Abramson Tage and the second second second second second specified project. How of such loss, design approximation of the second second

Title Sheets

General Notes

HA14-M22

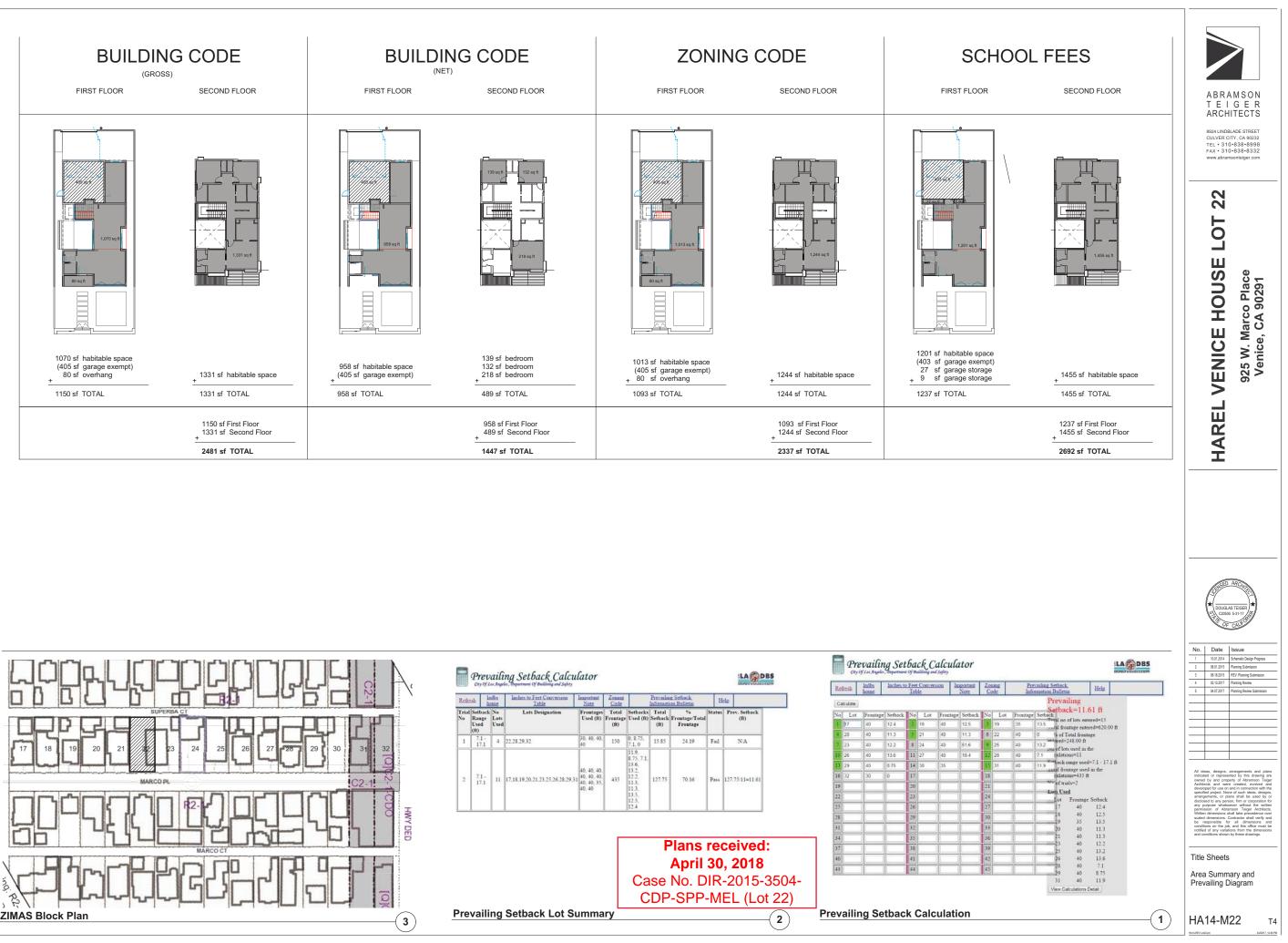
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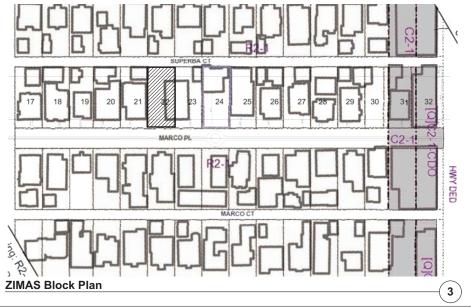
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Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018	00	General Notes
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Plans received: Plans rece	0.02	UNLESS APPROVED DURING THE BIDDING PRO CONTRACTOR TO PROVIDE (3) SAMPLE SUBMIT ARCHITECT'S APPROVAL PRIOR TO ORDERING
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Plans received: April 30, 2013 Plans received: April 30, 2013	1.06	MAXIMUM DRIVEWAY CROSS SLOPE IS 10% AND SLOPE WITHIN PARKING AREA IS 5%. MINIMUM 3
Plans received: APP 100, 2015-35544 Plans received: APP 100, 2015-35544		OWNER SEE [[LANDSCAPE PLAN]]. PROVIDE PC MANUFACTURER RECOMMENDATIONS. VERIFY
Plans received: April 30, 2018-2015-5554 Plans received: April 30, 2018-2015-5554 Plans received: April 30, 2018-2015-5554 Plans received: April 30, 2018-2015-5554		COMPACTED GRAVEL. REFER TO STRUCTURAL AND FINISH SCHEDULE. PROVIDE LANDSCAPING AND PLANT MATERIALS LANDSCAPE DRAWINGS AND SPECIFICATIONS.
Plans received: Plans received: Plans	03	OWNER AND ARCHITECT FOR APPROVAL.
Plans received: Plans	3.02	WALKWAYS AND PATIOS USING 5" MIN. THICK 30 CONCRETE SLAB WITH #3 BARS 12" O.C. EACH 1 GRAVEL (1/2" ROCKS) OVER COMPACTED FART
Plane received: April 30, 2013 Plane r		SMOOTH TROWELED AND 2 COATS WATER BAS SEALER. SAW CUT CONTROL JOINTS 1/8" WIDE
Plans received:	05	ARCHITECT.
Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018		PROVIDE BONDERIZED SHEET METAL PRIMED A WALL CAP WITH FINISH PER ARCHITECTURAL I SOLDER ALL JOINTS IN PARAPET CAP. INSTALL WATER GUARD UNDER WALL CAP EL ASHING
 Pinns resciived: April 30, 2013 Pinns re	5.26	ABOVE STAIR NOSING. PRIME ALL STEEL 2 CO DELIVERY TO JOB SITE. RE-PRIME AFTER FIELI FINAL PAINT WITH 3 COATS DURING FINISH PH
Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018	527	PROVIDE AND INSTALL 0.125" THICK POWDER (COMPOSITE ALUMINUM SHEET METAL PER ARI DRAWINGS, COLOR: BLACK, CONTRACTOR TO
Plans received: April 30, 2015	5.31	TO COMMENCING ANY FABRICATION. PROVIDE STRUCTURAL STEEL PER STRUCTUR DRAWINGS, ANY DISCREPANCIES BETWEEN S
Pinner received: Pinner received: Pinner received: Pinner received: Pinner received: Pinner received: Pinner received: Pinner r		PRIME ALL STEEL 2 COATS AFTER DELIVERY TO RE-PRIME AFTER FIELD WELDING.FINAL PAINT COATS DURING FINISH PHASE, PROVIDE 5 COL
Pians received: Pians received: Pians received: Pians received: Pians received: Pians Pians Pians Pians Pians Pians Pians Pians P	5.45	SAMPLES FOR ARCHITECT'S APPROVAL.
Plans received: Plans		PROVIDE EXTERIOR HARDWOOD DECKING PER
Plans received: Plans received: April 30, 2018 Case No. DIR-2015-S5044	6.15	PROVIDE 5 SAMPLES FOR ARCHITECT'S AND O APPROVAL PROVIDE CUSTOM BUILT CABINETRY PER INTE ELEVATIONS
Plans received: April 30, 2018 Case No. DIR-2015-3304 Plans received: April 30, 2018 Case No. DIR-2015-3304 Case No. DIR	6.39	PROVIDE HARDWOOD 7" TALL STAIR PODIUM F ARCHITECURAL DETAILS AND FINISH SCHEDUL BE MADE WOOD FRAMINGS, FINISHED WITH S(
Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Case No. DIR-2015-3504 Plans received: April 30, 2018 Plans received: April 30, 2018 Case No. DIR-2015-3504 Plans received: April 30, 2018 Case No. DIR-2015-3504 Plans received: April 30, 2018 Plans received: April 30, 2018		Thermal PROVIDE LOW-SLOPE ROOFING SYSTEM, LOW
Plans received: Plans received: Plans received: April 30, 2018 Case No. DR2015-35544 Plans received:		SEAMLESS (ADD GRANULES OVER SEAMS) AN WRINKLING OR OTHER VISUAL PROBLEMS AD
 B. C. S. C.		AND TO PROVIDE POSITIVE DRAINAGE TO GUT DRAINS. PRODUCT: SIKA SARNAFIL (SRI VALUE = 104) C SIKA SARNAFIL'S 72MIL WHITE FELTBACK PVC
Pians received: April 30, 2018 Case No. DIR-2015-35042		
Plans received: April 30, 2018 April 30, 2018 Case No. DIR-2015-33041 Plans received: April 30, 2018 Case No. DIR-2015-33041		WINDOW PER SCHEDULE. ALL WINDOW OPEN ARE TO BE MEASURED AND VERIFIED BY CON PRIOR TO ORDERING FROM SUPPLIER. PROVI
Plans received: Plans received: April 30, 2018 Case No. DIR-2015-35544 40 Plans received: April 30, 2018 Case No. DIR-2015-35544 41 Plans received: April 30, 2018 Case No. DIR-2015-35544		AND HARDWARE FINISH PER SCHEDULE. MAN TO PROVIDE SHOP DRAWINGS. ONE WINDOW FLASHED AS A SAMPLE FOR APPROVAL BY AR(BY SYSTEM WATERPROOFING SUPPLY.
Plans received: April 30, 2018 Case No. Dir. 2015.3304	8.02	SIZES ARE TO BE MEASURED AND VERIFIED B CONTRACTOR PRIOR TO ORDERING FROM SU PROVIDE 2 PAIR HINGES FROM FACH DOOR K
Plans received: April 30, 2018 Case No. DIR-2015-33504		PROVIDE COMPLETE OPERATION OF ALL DOO EXTERIOR DOORS TO BE KEYED THE SAME. D MANUFACTURER PER SCHEDULE. DOOR HARI FINISHES AS PER SPECIFICATION MANUAL. O
Plans received: April 30, 2018 Case No. DIR-2015-3504 ¹	8.03	AND BY SYSTEM WATERPROOFING SUPPLY. INTERIOR DOORS PER SCHEDULE. ALL DOOF SIZES TO BE MEASURED AND VERIFIED BY CO
Plans received: April 30, 2018 Case No. DIR-2015-3504-		HINGES EACH DOOR: KEYS, CYLINDERS, LATO AND DOOR STOPS AS REQUIRED TO PROVIDE OPERATIONS OF ALL DOORS. DOOR MANUFA SCHEDULE. DOOR HARDWARE AND FINISHES
Plans received: April 30, 2018 Case No. DIR-2015-3504- Plans received: April 30, 2018 Case No. DIR-2015-3504- Plans received: April 30, 2018 Case No. DIR-2015-3504-	8.13	HARDWARE ALLOWANCE. INCLUDE ALL LABOR INSTALLATION OUTSIDE OF THIS ALLOWANCE PROVIDE AND INSTALL GLASS GUARDRAIL PE
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Plans received: April 30, 2018 Plans received: April 30, 2018 Plans received: April 30, 2018 Notice Her Park Rest Park Park Re	9.02	RECEIVE PAINT. PROVIDE 90 DEGREE SQUARE BEADS. PROVIDE 5/8" TYP "X" GYPSUM WALLBOARD TO GARAGE SPACE IN ORDER TO ACHIEVE A ONE-
Plans received: April 30, 2018 Status of the second concernment of the secon	9.03	PROVIDE 5/8" PAPERLESS / FIBERGLASS MATT BOARD (DENSARMOR PLUS BY GEORGIA PACIF BATHS AND WET LOCATIONS. FREE OF DEFEC
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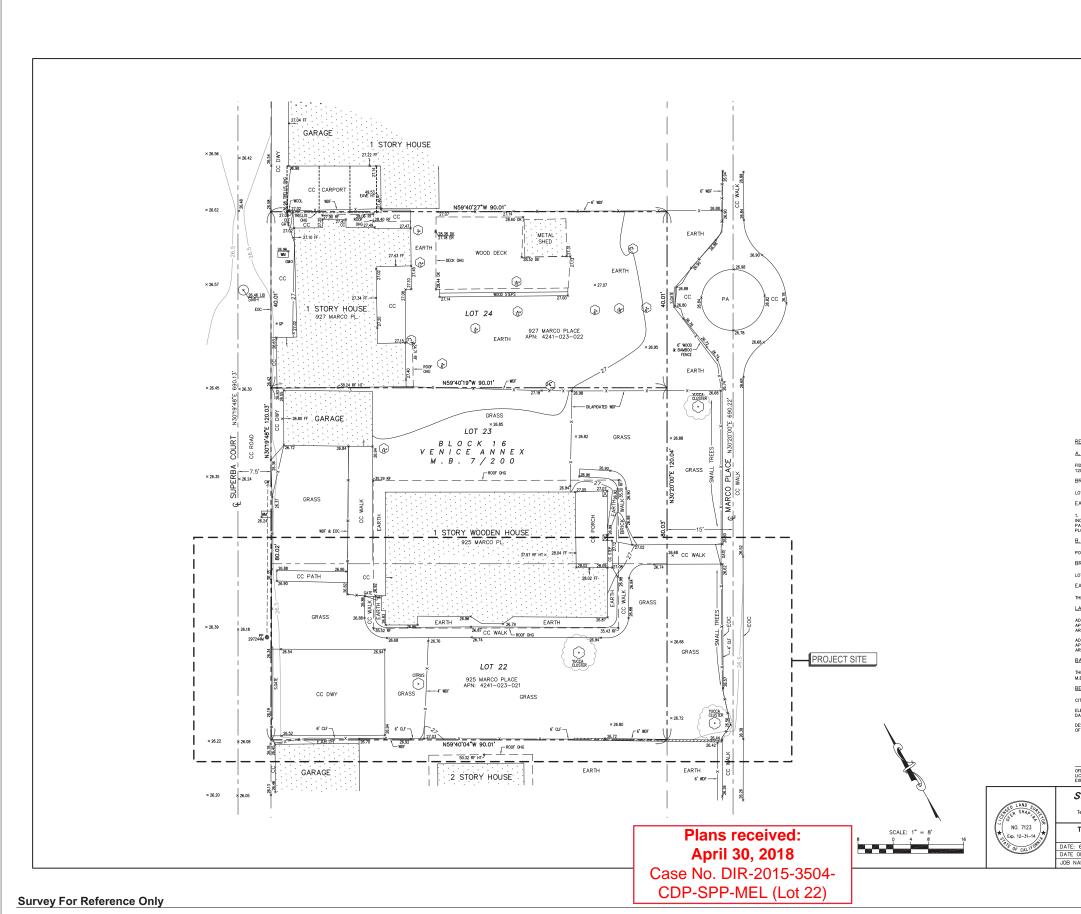
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REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS A. APN: 4241-023-021 DEDITY NATIONAL TITLE INSURANCE COMPANY PRELIMINARY REPORT, POLICY NO. 20-9450, DATE AUGUST 30, 1988. BRIEF LEGAL DESCRIPTION 0.05 22 AND 23, BLOCK 16 OF VENCE ANNEX, M.B. 7/200. ASEMENT NOTE		
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HERE ARE NO EASEMENT PER THE ABOVE REFERENCED POLICY REPORT. <u>AND AREAS</u> MODESS: 925 MARCO PLACE INFL: 4241-023-021 MREX: 7203 SG. FT. 0.105 ACRES MODESS: 927 MARCO PLACE INFL: 4241-023-022 MREX: 3402 SG. FT. 0.002 ACRES <u>SASIS OF BEARINGS</u> HE CENTERLINE OF MARCO PLACE BEING N 30'20'00" E PER VENICE ANNEX, AB. 7/200.	No. 1 2 3 4 5 	Date Issue 00.0204 Schendt: Delige Progress 00.0204 Paring Schriston 00.0204 Paring Schriston 00.0204 Paring Reider 00.0204 Paring Reider 04.02017 Paring Reider 04.02017 Paring Reider
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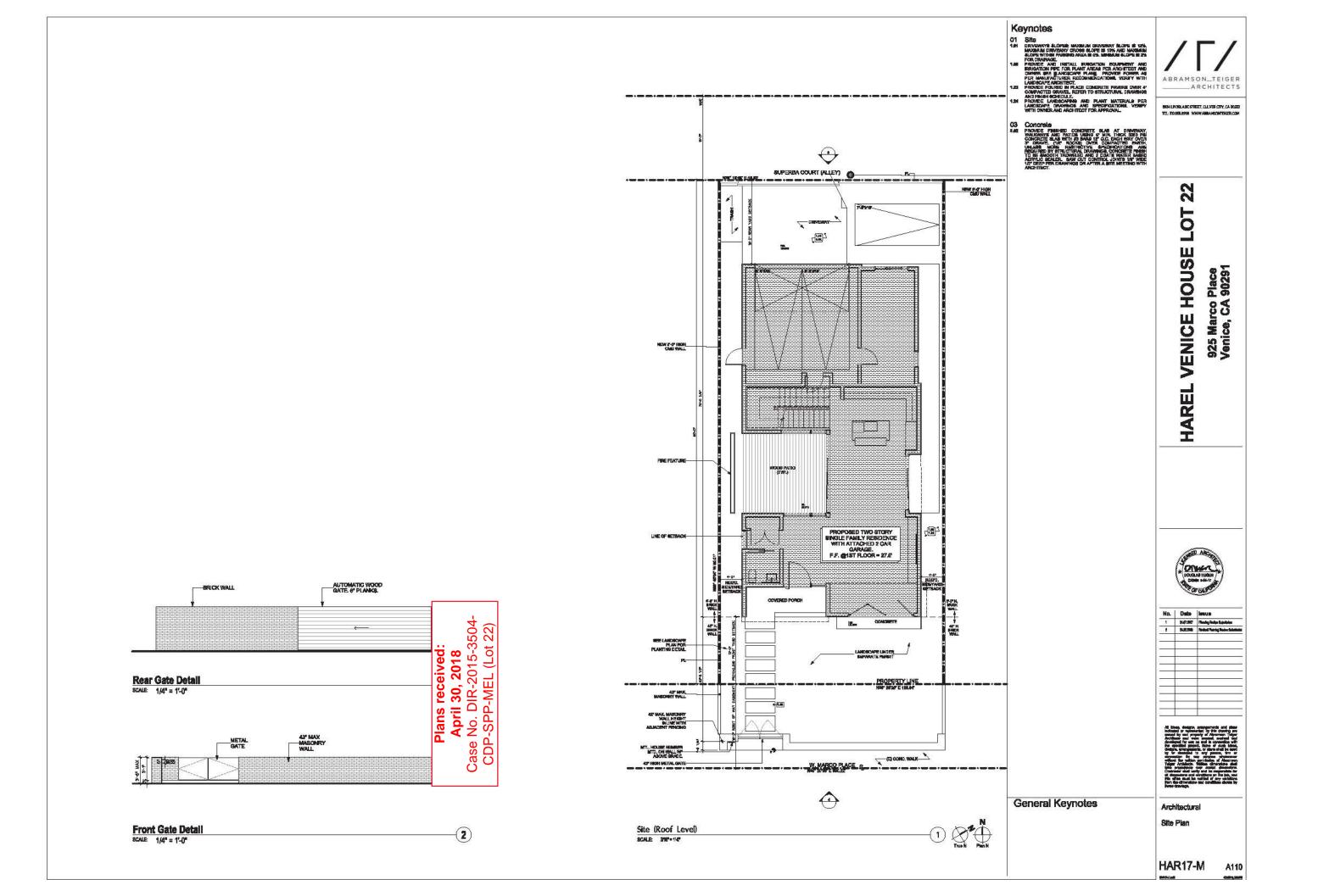


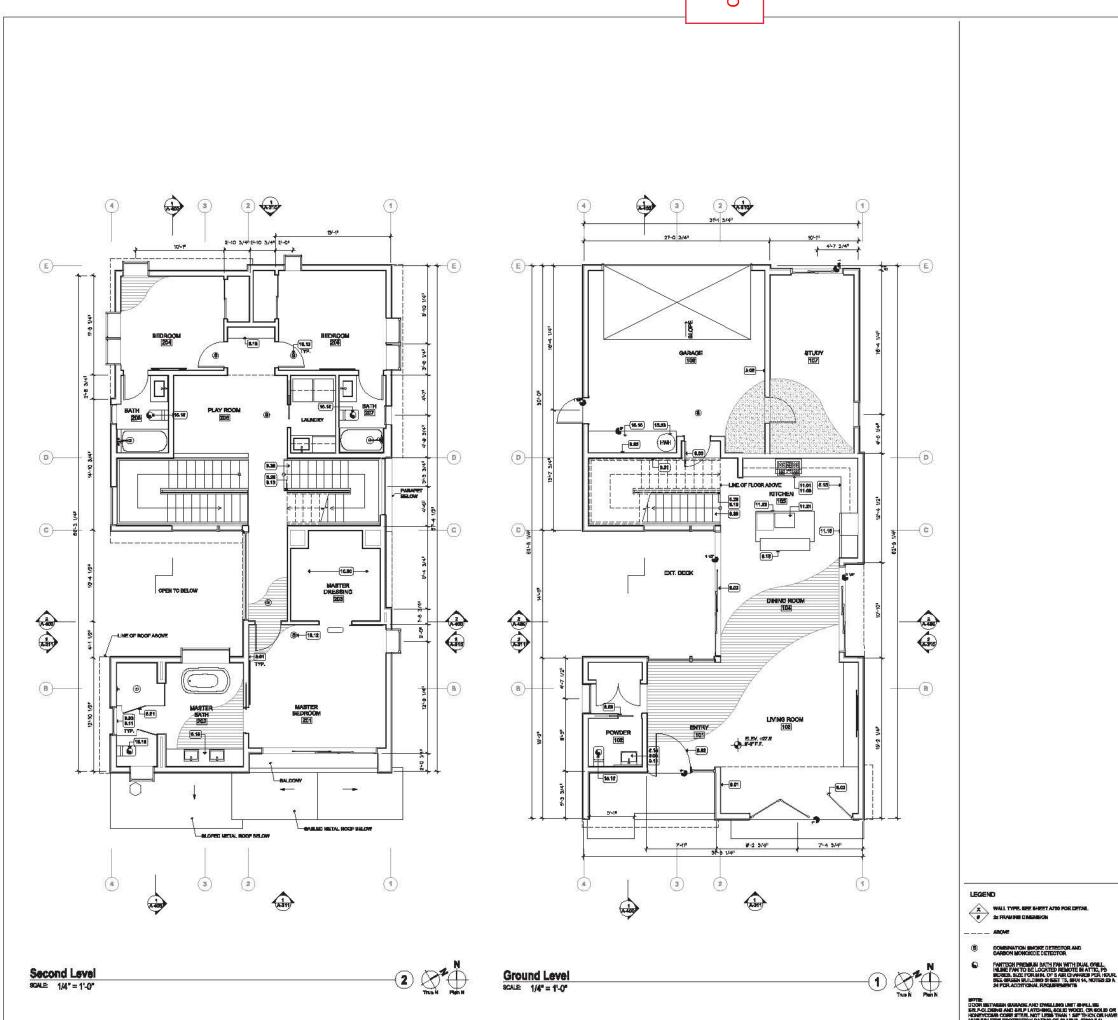


8924 LINDBLADE STREET CULVER CITY, CA 90232 TEL • 310•838•8998 FAX • 310•838•8332 www.abramsonteiger.com

LOT 22

No.	Date	Issue
1	10.01.2014	Schematic Design Progress
2	08.01.2015	Planning Submission
3	08.18.2015	REV. Planning Submission
4	03.13.2017	Planning Review
5	04.07.2017	Planning Review Submission





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Keynotes

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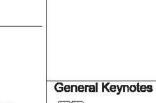
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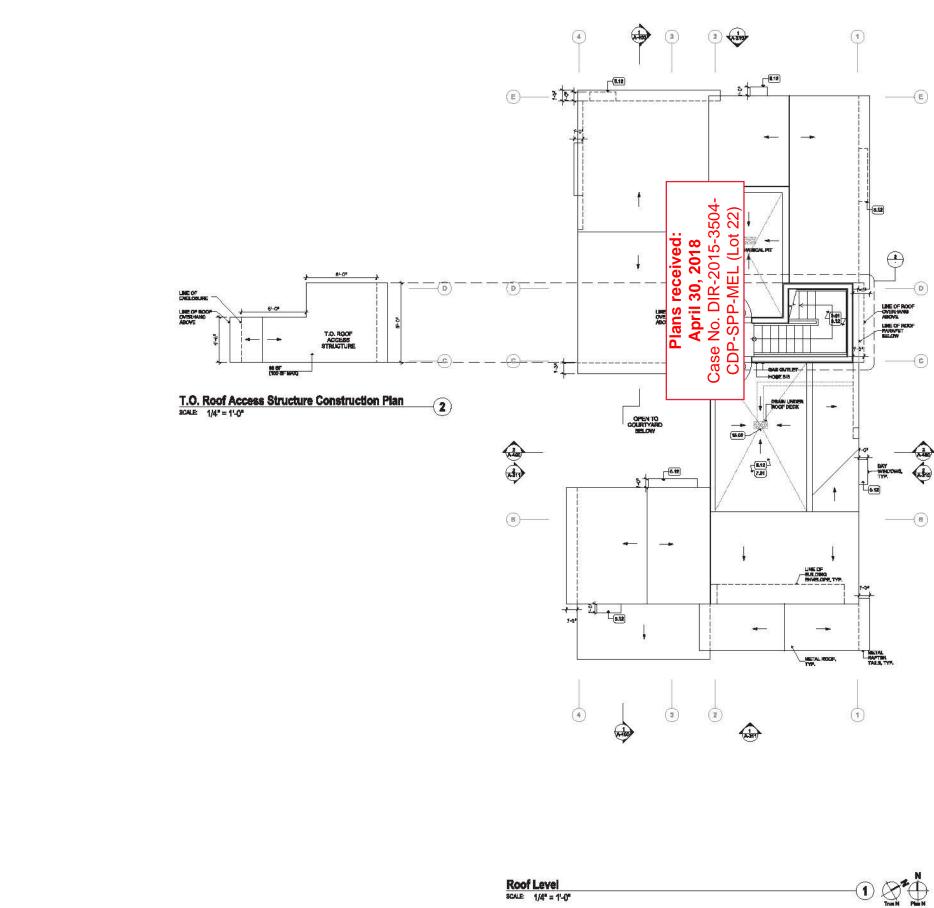
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Architectural

Floor Plans

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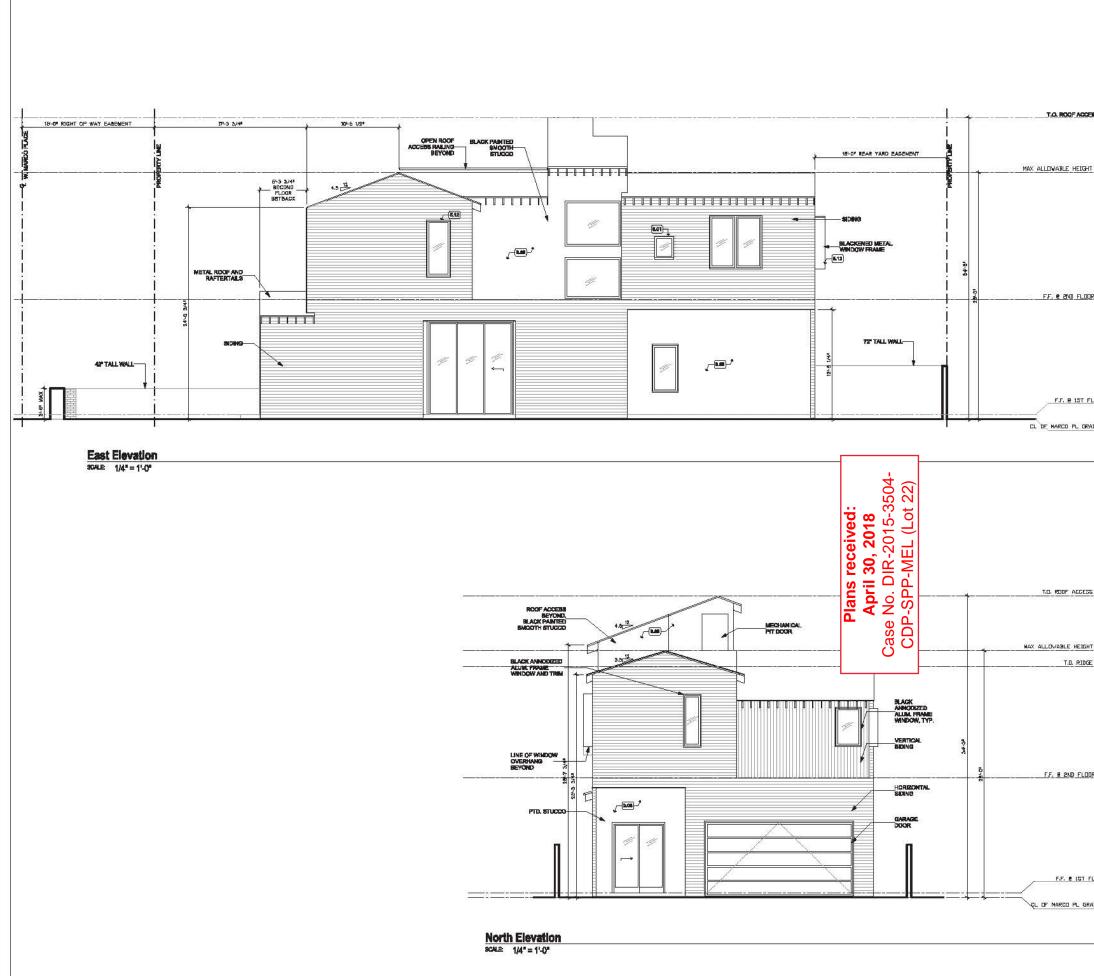
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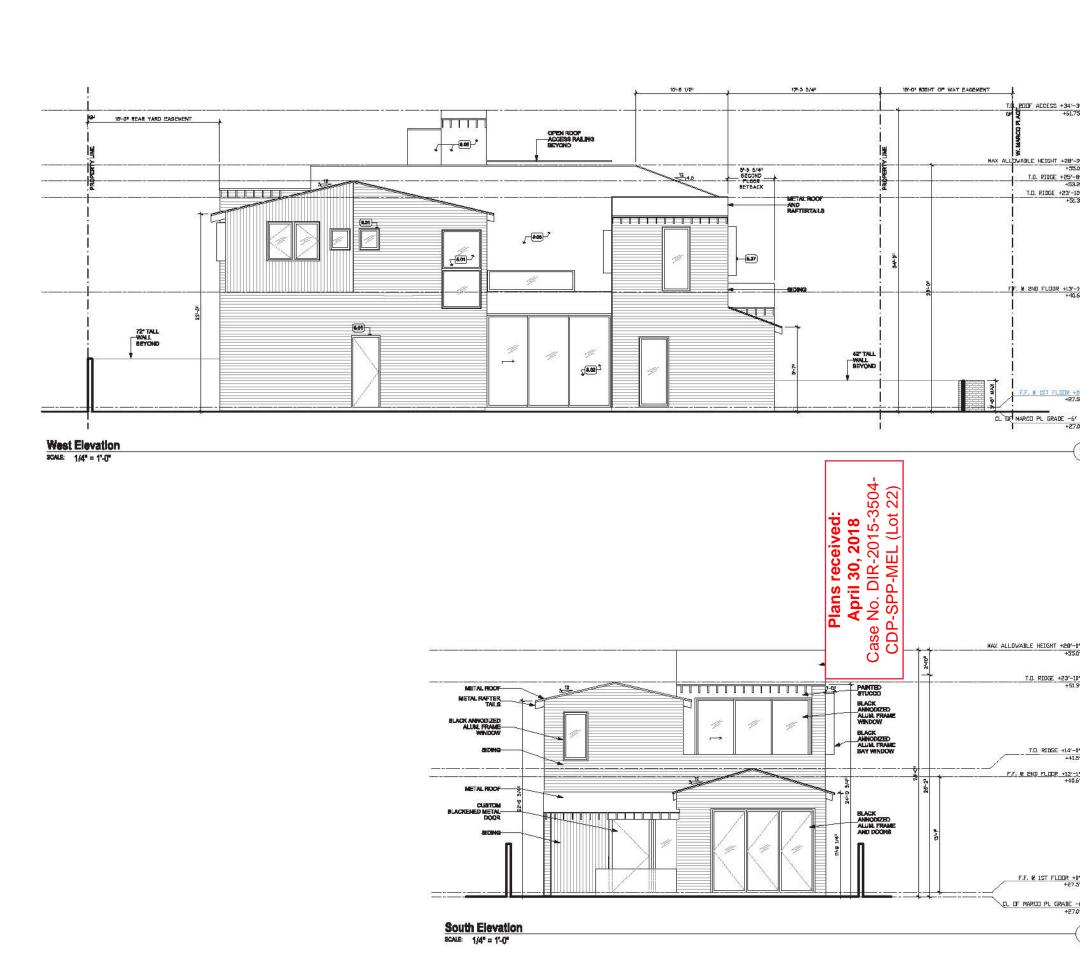
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General Keynotes



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	5.49 PROVIDE AND INSTALL STRUCTURAL STEEL COLUMNS AND DOWNESTORS, PAINT WITH TWO COATS OF RUST IN-BUTWE PRIMER AND POWDER COATED PAINT FINISH.	1954 LINDELADE STREET, CLLVER CITY, CA BOZE
	OB DOORS & WIndows an window per schedule: All window opening sizes are to be instruction and veneres by contraction prior to opening from supplex, provide matching paint to the an windows and isothering and the calor.	TEL: 2024512994 WWW.ABAAKSONTEGER.COM
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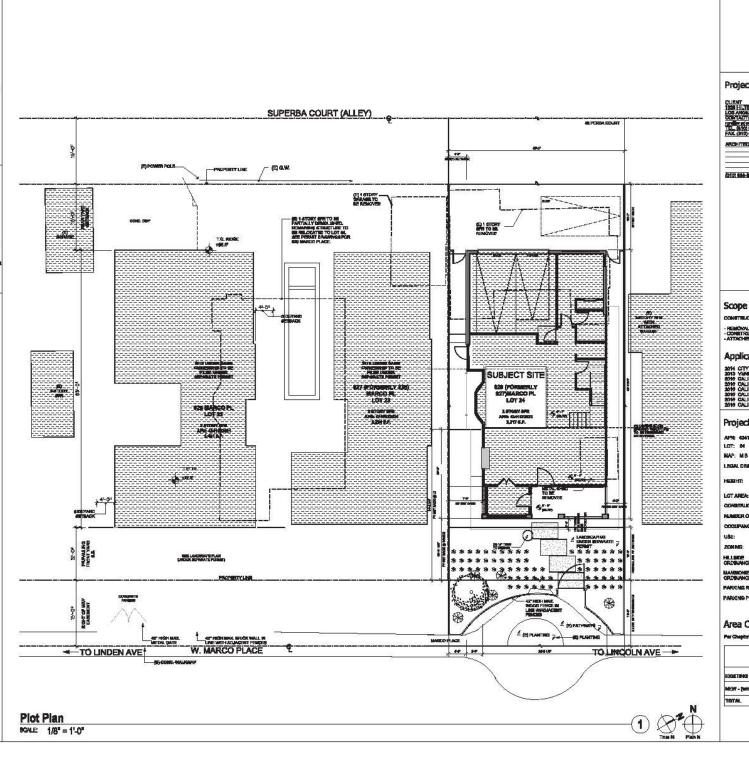


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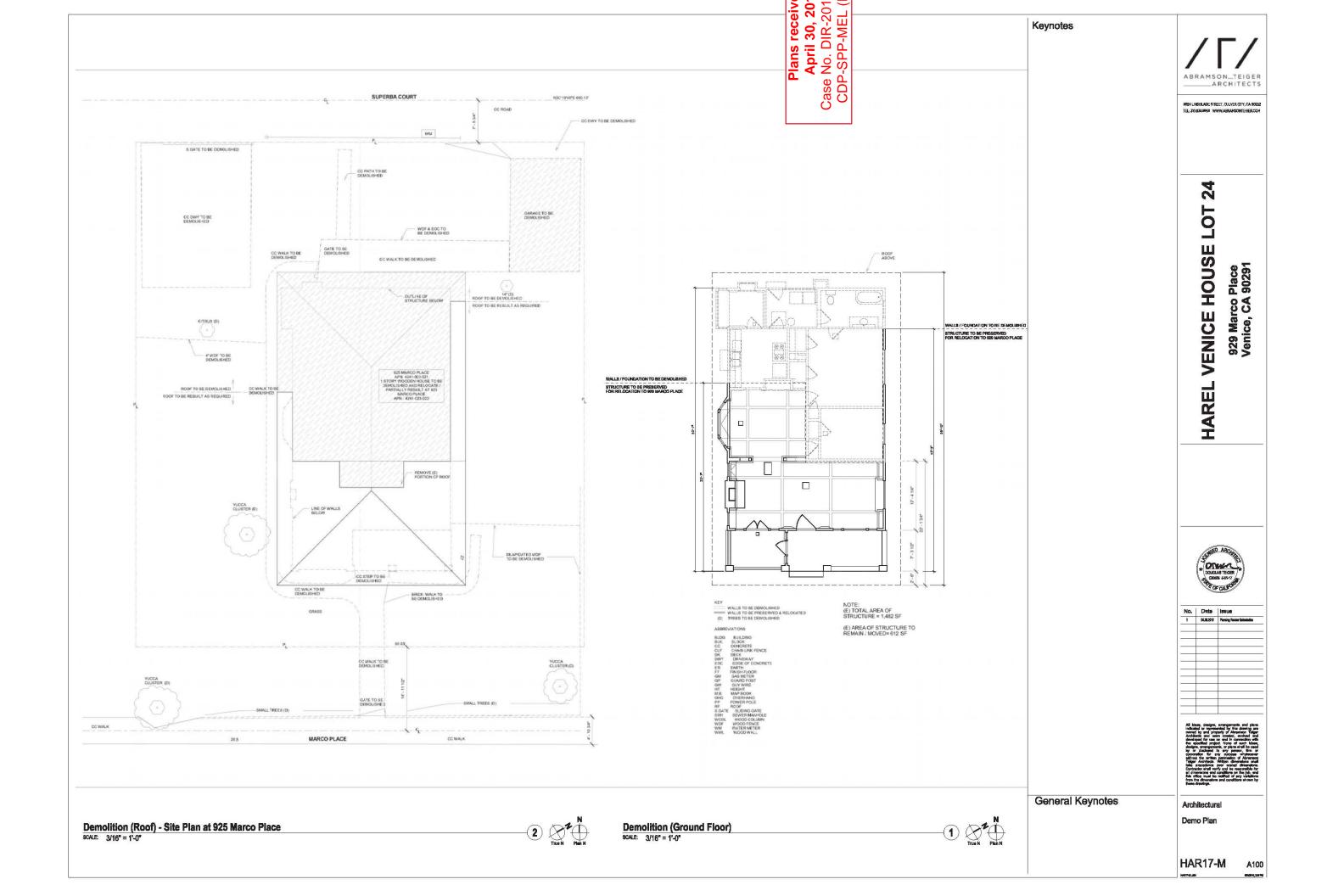
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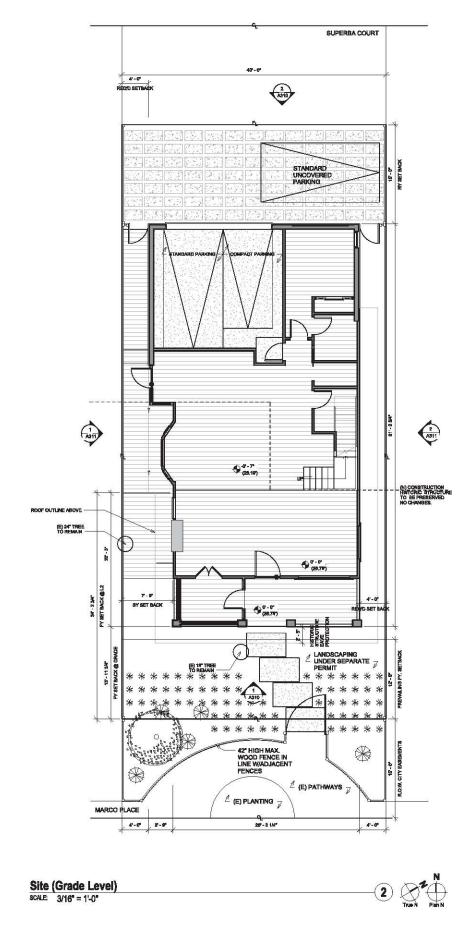


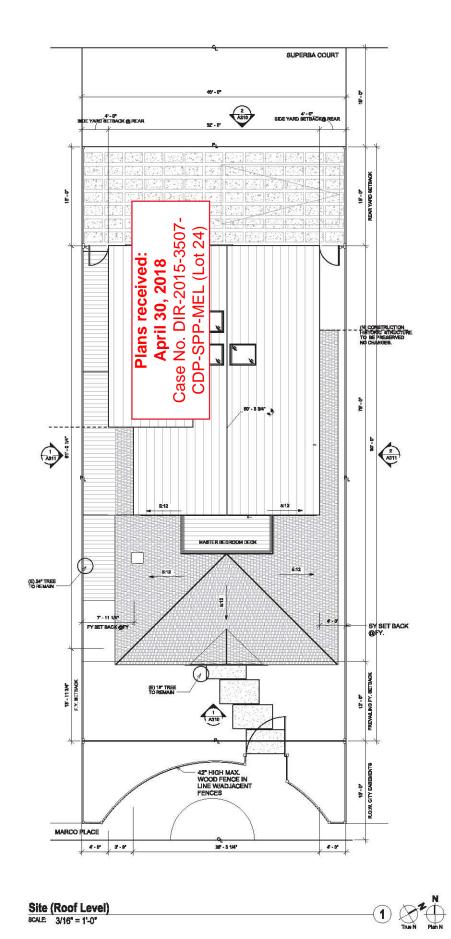
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- 01 Site 1.01 DRIVEWAYS SLOPES: MAXIMUM DRIVEWAY SLOPE IS 125, MAXIMUM DRIVEWAY CROSS SLOPE IS 10% AND MAXIMUM SLOPE IS THIN PARKING AREA IS 5%. MINIMUM SLOPE IS 2% INSTAL
- POURED IN PLACE CONCRETE PAVERS OVER 4"
- AND PLANT MATERIALS PER

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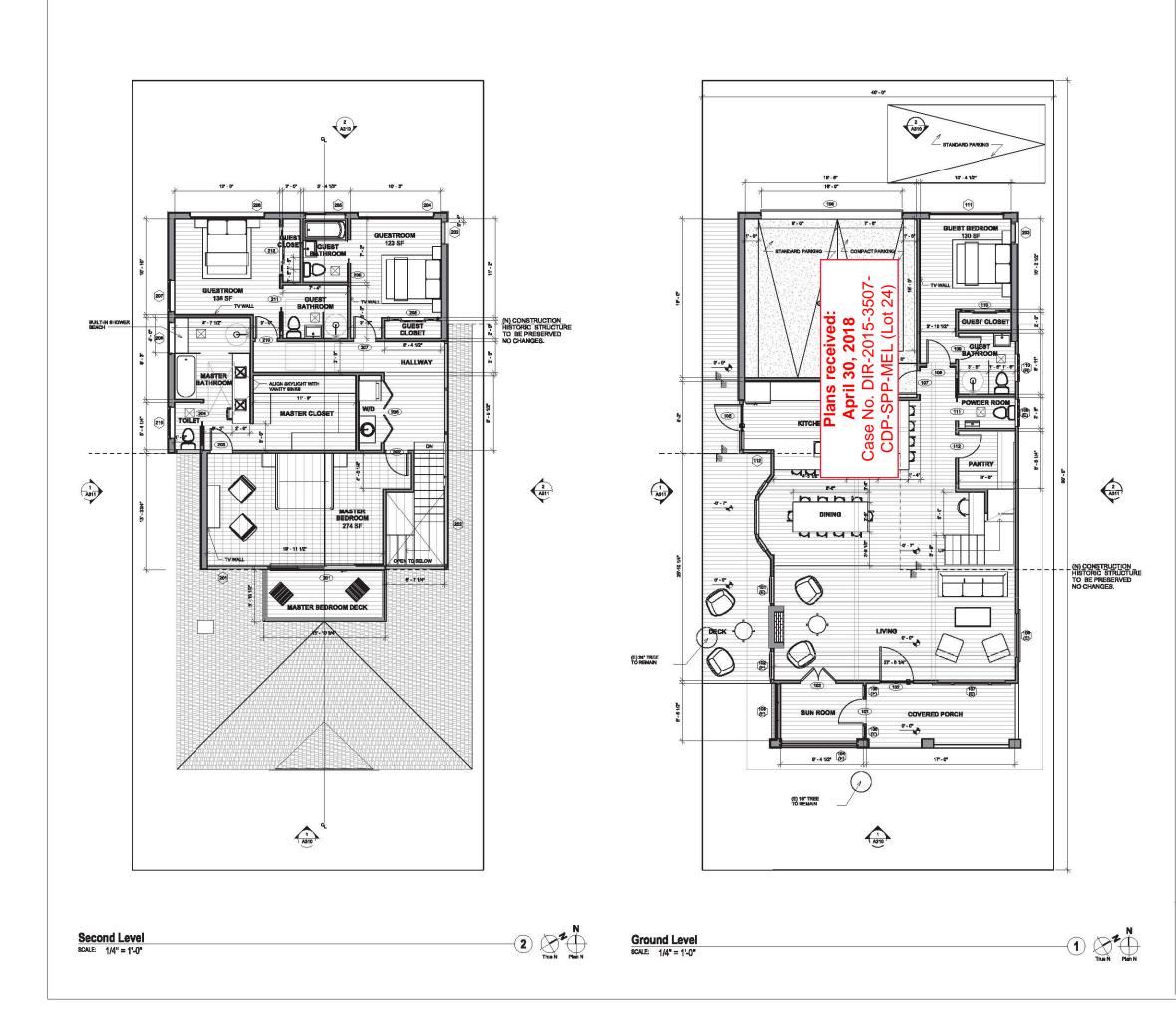
8924 LINDBLADE STREET, CULVER CITY, CA 90232 TEL: 310.838.8998 WWW.ASRAMSONTEIGER.COM

HAREL VENICE HOUSE LOT 24 929 Marco Place Venice, CA 90291 * Onur FOFCAU No. Drate Issue All biggs, closelysm indicated or represent connect by and pri-dwaling and the second of the dwaling and for use first specified project consortidon for is adhered to write the extra procedures contractor wind we all cincensions and from first dimensions and from first dimensions and from first dimensions and from first dimensions. and plana. Insering are non Telger robust and mater with ana ana dimensione. secondblo for an the job, and Architectural Site Plan

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General Keynotes



00 General Notes

- Contractor to issue "RFP REQUEST FOR INFORMATION FOR TEMS THAT ARE UNCLEAR, OR CONTRACTORY DURING THE BIDDING PROCESS. ANY ASSUMPTIONS SHOULD BE IN WRITING, AND NO DEVATIONS FROM THE DRAWINGS OR SPECIFICITIONS SHALL BE ACCEPTED DRAWINGS OR SPECIFICITIONS SHALL BE ACCEPTED 8.02 ITTALS FOR

05 Metals

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Wood PROVIDE CUSTOM BULLT CASINETRY PER INTERIOR BLEVATIONS. PROVIDE HARDWOOD 7" TALL STAR POOLIM PER ARCHITESURA DETALS AND FUSIHIS OF UNIT SOULD WOOD. FINISH TO MATCH START READS. 6.38

- 08 Doors & Windows 8.02 EXTERIOR DOORS PER SCHEDULE 8/2E3 ARE TO BE MEASURED CONTRACTOR PROR TO ORDER PROVIDE 2 PAR HINGE FROM
- INSTALL GLASS GUARDRAL PER DETAIL (2) 42" A.F.F. PROVIDE 34" THICK 8.16
- IMPERED GLASS AT GLASS RALINGS SVIDE AND INSTALL MIRRORS, SEE INTENOR EVATIONS FOR DIMENSIONS AND PLACEMENT, PROVIDE EAR SILICON AT PERIMETER OF MIRROR, SVIDE RVAMELESS TEMPERED "STARTRE GLASS" OWER DOOR PER INTERIOR ELEVATION. 6.21

- 09 Finishes s.01 PROVIDE SN" TYP TO OVPRIM WALLBOARD, FREE OF INFORMATION OF THE STRENG ONLY, REMOVE HAD TO A REPORT AND TABLE INFORMATION OF SANDED TO A REPORT AND TABLE INFORMATION OF SANDED TO A REPORT OF THE STRENG CONFERNMENT REPORT FAMILY PROVIDE TO DESIGN SOLARE CONFERNMENT REPORT FAMILY PROVIDE TO DESIGN SOLARE CONFERNMENT SANDED TO A REPORT OF THE STRENG SOLARE CONFERNE SANDED TO A
- Beaus. Provide 5/6" Typ "X" Gypsum Wallboard to Enclose Garage Space In Order to Achieve a One-Hour Fre-Resettve Construction on Enclosed Side. FRE-REBETTUE CONSTITUCTION ON EXACLUSED SIDE: PROVIDE 30° PAPERLESS I FRERRILASS MATT GY BOARD CENSARAMOR FULS BY GEORGA PACIFICI BATTIS AND WET LOCATORS, FREE OF DEF ATTACHED WITH SCREWS DINLY, REMOVE HOLDING N FREIRLISS THEOL STATE, WY SONE HOLDING D SMOOTH AND EVEN SURFACE REAVY TO RECEVER PROVIDE SO DECRES SOLARCE ONNER READS.

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10 Specialties 10.30 CUSTOM BUILT CLOBET SYSTEM - CONSULT WITH OWNER ON SPECIFICATIONS.

- 11 Equipment 1.4 FROME ADD INSTALL RANGE WITH GAS AND POWER PER WITH PROVIDE ADD INSTALL HODD AND VENT WITH FOWER AND DUICTWORK PER WITH, RECOMMENDATIONS, SIZE DUICT PER HODD LINER WITH, SPECIFICATIONS, 1.1.9 FROMUE AND INSTALL REFINISERATOR FREEZER WITH POWER AND FLASHING PER WITH, RECOMMENDATIONS, 1.1.1 PROVIDE ADD INSTALL GRRADE REFORMENDATIONS, 1.1.2 ROVIDE ADD INSTALL GRRADE REFORMENDATIONS, 1.1.2 ROVIDE ADD INSTALL GRRADE REFORMENDATIONS, 1.1.2 ROVIDE ADD INSTALL ORRADOR AT SING WITH POWER PER WITH, RECOMMENDATIONS, INSTALL UNIT, POWER PER WITH, RECOMMENDATIONS, INSTALL UNIT,

15 Mechanical & Plumbing

- AND INSTALL WATER HEATER. I HOUSE AND 75 GAL AT POOL SE HOT WATER TANK PLUMPI AT MAIN
- RE-CINCULATING LINE 13-SEER, 1 TON400 SF HVAC UNIT FOR GARAGE TO BE DESIGNBUILD. PROVIDE AND INSTALL BATHROOM ECHALIST VENT AT I OCATIONS INDICATED ON PAN PROVIDE ALL NECESSARY

16 Electrical 1942 PROVIDE CELLING MOUNTED SMOKE DETECTORS AND CAUSEN MONOROLE DETECTORS, HARD WIRE, BATTERY STRUCTURE DETECTORS MAY BE BATTERY OPERATED. INSTALL PERCODE.

General Keynotes



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LOT **VENICE HOUSE** 929 Marco Place Venice, CA 90291 HAREL



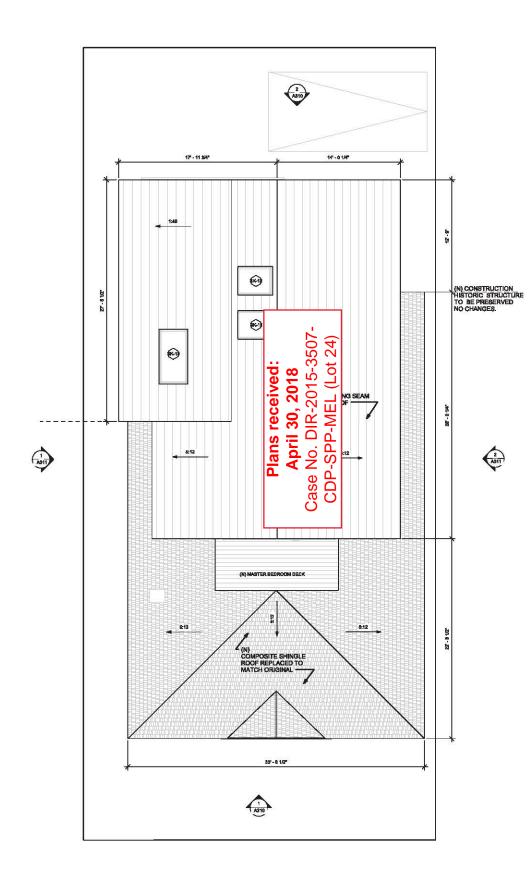


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Architectural

Floor Plans

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05 Motals 972 Motals 972 PROVIDE BONDERIZED BHEET NETAL PRIMED AND PRINTED WALL CAP WITH FINISH PER ARCHITECTURAL DETAIL SOLDER AUL LOOMS IN PARAPET CAP, NETALLICE AND WATER GUAPD DUDER WALL CAP FLASHING

06 6.12

Wood PROVIDE STRUCTUR PROVIDE (APPROVAL) DECKING PER CTURAL DETAILS.

07 Thermal 7.01 PROVIDE LOW-SLOPE ROOFING SYSTEM, LOW-SLOPE (2%) OR 14 PER FOOT. ROOFING SYSTEM MULT APPEAR TO BE SEAMLESS (ADD GRANULES) OVER SEAMS) AND FREE FROM WRINKING OR OTHER VISUAL PROBLEMS. ADD ALTERNATE PROCE TO ANNT ROOFING, PROVIDE CRIGET B AS SIGONI ON ROOF PLAN OR WHERE MEDED TO ALTERNATE AND BRANK. PRODUCT: SKA SARAHEL (SRI VLUE - 10%) ONE LIVER OF SKA SARAHELS TAML. WRITE FELTBACK PVC SINGLE-PLY ROOF MEMBRANE

09 Finishe

- THURNERS WITTP 29 GYRBUIN WULLDOARD, FREE OF DEFERTS, ATTORNED WITH SOENNE ONLY, REMOVE HIGLING INVLS, FEERCLASS THREE, 16'S SKN COAT AND SANDED TO A SNOTTH AND VERN SUFFACE READY TO RECEIVE PANT. PROVIDE ID DEBREE SCUARE CORNER BEADS. INVESTIGATION OF THE SANDER OF THE SUBJECT OF PROVIDE OF TO 20, CHANGE PER PROJECT INTERIOR SAMPLES FOR APPROVIL BY ARCHITECT.

15 Machanical & Plumbing 1940 PROVIDE AND INSTALL ROOF DRANS AND OVERFLOW DRANS, TYPICAL CONNECT TO NEW UNDERGROUND DRAN TO APPROVED RUN OFF POINT AT STREET CURB. PROVIDE OVERFLOW DRANS AT ALL ROOF DRANS.



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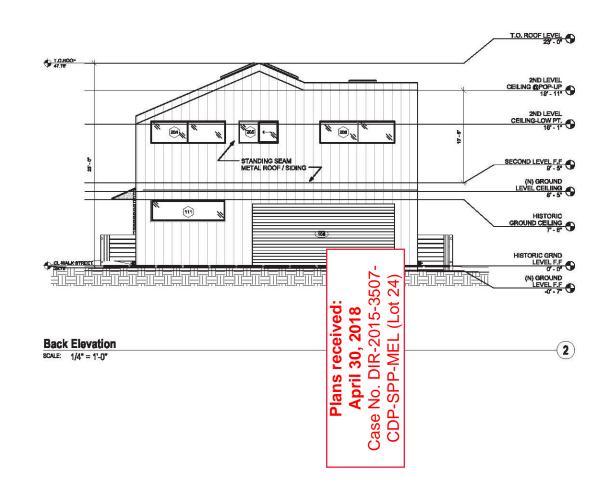
General Keynotes

Roof Plan

Architectural

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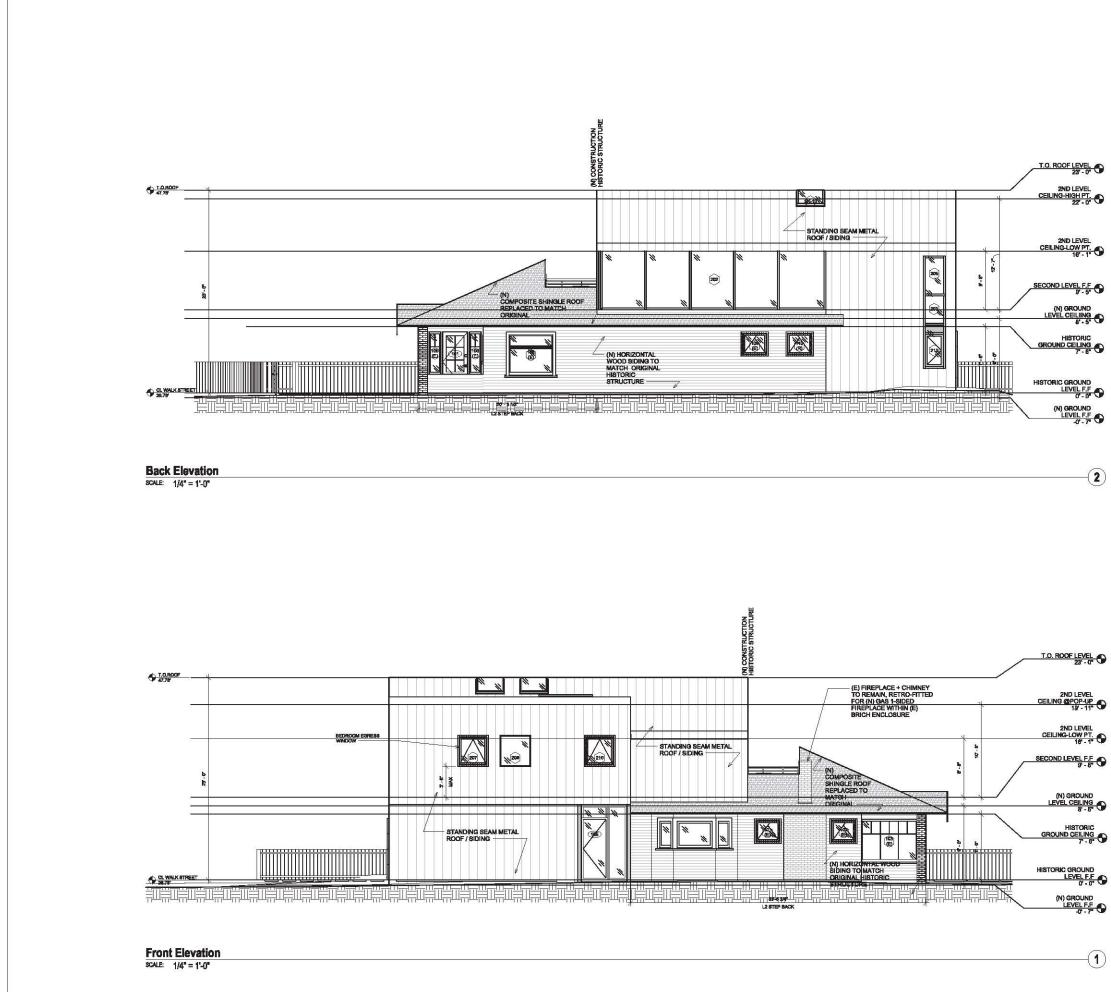
Doors & Windows WINDOW PER SCHEDULE. ARE TO BE MEASURED AN. PRIOR TO ORDERING FROM PAINT FINISH CHANGE FROM ING SIZES PAINT COLOR AS A SAMPLE FOR

09

Finishes Provide New Stucco Finish 78" Cement Plaster on Double Payer Roaced Netal Lati over tydek House WRAF, Provide Double Lati at 45 degrees at Conners of Tal Opening, Provide Fees Netats In Brown Coat, Provide Smooth Steel, Trowel Pinish WTH INTERAL COLOR, BUBY T SCIDE Reveales for Architectrower Approval do Not Paint Smooth Strucco.

General Keynotes





Ke	eynotes Metals	
5.12	PROVIDE BONDERIZED SHEET NETAL PRIMED AND PAINTED WALL CAP WITH FINISH PER ARCHITECTURAL DETAIL SOLDER ALL JOINTS IN PARAPET CAP. INSTALL ICE	
6.2T	NVICIDING BONDERIZED OHEET NETAL PRIMED AND PRAVIDE SONDERIZED OHEET NETAL PRIMED AND DETALI SOLDER ALL JOINTS MITH FINISH PER ARCHITECTURAL DETALI SOLDER ALL JOINTS NPAR-TET CAP, NOTALI KO AND WATER GUARD LUNDER WALL CAP FLASHING PROVIDE AND INSTALL CIZES THICK PROMORE COATED COMPOSITE ALLIMINUM SHEET METAL PER ARCHITECTURAL DRAWINGS. COLOR: BLACK	/ / /
8.48	ARCHITECTURAL DRAWINGS. COLOR: BLACK CONTRACTOR TO ISSUE COMPLETE SET OF SHOP DRAWINGS FOR APPROVAL PURCH TO COMMENCING ANY FARMING TO THE STALL STRUCTURAL STEEL COLLAINS AND CONNECTORS PAINT WITH TWO COATS OF RUST INHIBITIVE FINIER AND POMOLE COATED PAINT FINISH.	ABRAMSON_TEIGER ARCHITECTS
08		8924 LINDBLADE STREET, OULVER CITY, CA SOZAL TEL: 310.838.8998 WWW.ASRAMSONTEIGER.COM
	DOORS & WINDOWS VINDOW PER SCHEDULE. ALL WINDOW OPENING SIZES ARE TO BE MEASURED AND VERIFED BY CONTRACTOR PRORT TO REISTING FROM SUPPLIER, PROMOSE MATCHING PAINT FINISH ON WINDOWS AND SCREENS, PAINT COLOR TO PROVIDE SKIP DIAWINGS. ONE WINDOW WILL BE RASHED AS A SAMPLE FOR APPROVAL BY ARCHTECT AND BY WITEN WINDERFOORMEN BY ARCHTECT AND BY WITEN WINDERFOORMEN BY ARCHTECT AND CONTRACTOR FROM TO REPROVAL BY ARCHTECT AND BY WITEN WINDERFOORMEN BY ARCHTECT AND BY WITEN WINDERFOORMEN BY ARCHTECT AND FORMER STATE AND REPROVAL BY ARCHTECT AND FORMER STATEMENT AND REPROVALED BY CONTRACTOR FROM TO REPROVAL BY ARCHTECT AND FORMER STATEMENT AND REPROVAL BY PROVIDE 3 FAR HINGES FROM SACH DOOR OFFINIS FORMER PROVAL BY AND REPROVAL BY FORMER AS PER SPECIFICATION MANUAL. ONE DOOR FINISHES AS FIRST SPECIFICATION MANUAL. ONE DOOR FINISHES AS PER SPECIFICATION MANUAL. ONE DOOR FINISHES AS PER SPECIFICATION MANUAL FOR APPROVA. FINISHES AS PER SPECIFICATION MANUAL FOR APPROVAL FINISHES AS PER SPECIFICATION FOR APPROVAL FOR APPROVAL FINISHES AS PER SPECIFICATION FOR APPROV	
6.02	DT BY SIEM WAILEFROOFING SUPPLY. EXTERIOR DOORS PER SCHEDULE. ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLEAL PROVIDE 2 FAR HINGES FROM EACH DOOR, KEY, CYLINDERS, LATCHES AND STRIKES AS REQUIRED TO	
	PROVIDE COMPLETE OPERATION OF ALL DOORS. ALL EXTERIOR DOORS TO BE KEYED THE SAME. DOOR MANUFACTURER PER SCHEDULE DOOR HARDWARE AND FINISHES AS PER SPECIFICATION MANUAL. ONE DOOR WILL BE FLASHED AS A SAMELE FOR APPRICIAL BY	24
K.13	ARCHITECT AND BY SYSTEM WATERPROOFING SUPPLY. PROVIDE AND INSTALL GLASS GUARDRAL PER ARCHITECTURAL DETAIL & 42° A.F.F. PROVIDE 38° THICK TEMPERED GLASS AT GLASS RALINGS.	ГОТ
09 5.08	Finishes	
	FIGURE REP & LOCO FIRMING CERENT FLOREN FLOREN ON DUBLE APPRENANCED INFERTALS CERENT FLORENCE WRAP, PROVIDE DOUBLE LATH AT 45 DEGREES AT CONNERS OF ALL OPENINGS, PROVIDE FIRES SHORTS IN BROWN COAT, PROVIDE SMOOTH STELE TROYEL FINISH WITH INTERAL COLOR, SUBWIT 3 COLOR SWHIESE FOR ARCHITECTOWNER APPROVAL DO NOT PAINT SMOOTH STUCCOO.	Se Se
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		by or disclosed to any person, tim or conversion for any persons without the without the writem permission of Abrana Tolgar Antifacta writen almost and
		takin proceduros over accied dimensione. Contractor sinali verify and les responsible for al dimensions and conditions on the job, mail fulls office must be notified of any variations from the dimensions and conditions shown by these drawings.
G	eneral Keynotes	Architectural
		Elevations (Sides)
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May 7, 2018

BY EMAIL ONLY (apcwestla@lacity.org)

President Margulies and the Honorable Members of the West Los Angeles Area Planning Commission City of Los Angeles 200 North Spring Street, Room 532 Los Angeles, CA 90012

> Re: 925 and 927 West Marco Place (Lots 22, 23, & 24) DIR-2015-3504-CDP-SPP-MEL-1A; DIR-2015-3506-CDP-SPP-MEL-1A; DIR-2015-3507-CDP-SPP-MEL-1A Hearing Date: May 16, 2018

Dear President Margulies and Honorable Members of the Commission:

This office represents the Harel family ("Applicant") in connection with their application to construct three single family homes on three single family lots located at 925 and 927 West Marco Place ("Project"). As you may recall, at the recent Commission ("Commission") hearings held on March 7, 2018 and March 21, 2018, the Commission deliberated at length about the architectural design of the three homes. Although the Commission expressed general support for the concept of the Project, i.e., three two-story single family homes, there were concerns raised about (i) the preservation of an existing "contributor" structure, (ii) the design and articulation of the proposed homes, and (iii) the appearance of rooflines / roof decks in relation to the Marco Place walk street. Based on the Commission's feedback, the Harels agreed to work with the project architect to further revise and refine the Project's design, deliberate further with the Project appellants, and return to the Commission with revised designs and improved architectural renderings. That is exactly what the Harels have done resulting in the attached revised Project renderings and revised architectural designs.

Over the past six weeks, the Harels have been working diligently to respond to the Commission's various comments and recommendations concerning the Project's design. As part of this effort, the Harels also met with the appellants to solicit their feedback and to better understand their perspectives and concerns. This meeting was held on April 12, 2018, and was facilitated by Council District 11 Planning Deputy, Len Nguyen. While the two-hour meeting resulted in some productive dialogue, the appellants made it clear that they were not in agreement with the Department of City Planning's approval of a three home project. The Harels explained that they are not able to pursue a two-home project for a multitude of reasons, but notwithstanding this disagreement, were willing to hear the appellants' feedback on the proposed Project.

Given the underlying conflict concerning the number of homes, discussions concerning the design of the Project as proposed were unfortunately limited. The appellants did, however, present some images of home designs they liked, which helped the Harels better understand the appellants' preferred aesthetic. During the meeting, the Harels also presented their conceptual ideas for revising the Project based on the Commission's feedback, which included a plan to (i) alter roof lines and design; (ii) manage

May 7, 2018 Page 2

massing and articulation where feasible; and (iii) increase the amount of the contributor home that would be preserved as part of the Project. At the conclusion of the meeting, the Harels agreed to provide the appellants the revised designs and to meet once again before the next hearing to discuss the revised designs.

In response to the feedback received from the Commission, the appellants, and City staff, the Harels' architect made several modifications to the Project design. These modifications, which will be presented to the Commission in detail on May 16, include the following:

Lot 22 Home: This home's design and roofline were *substantially* modified to accommodate various concerns raised about articulation and character. With respect to this home, the design was completely transformed into a modern craftsman style, which helps connect the architecture of today to the architecture of the past. Flat rooflines were almost completely eliminated, reducing the height of parts of the structure, and reducing the overall massing.

Lot 23 Home: To maintain diversity in style between the three homes, the architect kept this home in the modern style, but had previously revised the roof design from the original plan to emphasize the pitched roof design. The pitched roofline helps reduce massing and helps connect the modern design with the surrounding homes and architectural styles.

Lot 24 Home: For this home, the Harels tasked the architect with significantly increasing the amount of the "contributor" structure to be preserved as part of the final design. As originally proposed, approximately 40 percent of the contributor home was planned to be preserved. After some reengineering, the architects were able to preserve more than 55 percent of the contributor, including additional character defining features such as the existing bay windows, dining room, and large parts of the existing structure's siding. This increase, in relation to the modern addition, further highlights the contributor's original design and character. As part of this effort, the Harels have also committed to restoring the interior of the preserved structure to its original design and style.

Attached as **Exhibit A** are detailed renderings of all three proposed homes. Included in these renderings are images that show the Project in relation to the neighboring homes and the walk street. Given all of the work put into these designs by the City, the Harels, and the Commission, we hope you agree that these homes will be a unique and valued contribution to the neighborhood. Thank you for your consideration, and we look forward to presenting these modified designs at our next hearing.

Sincerely,

BENJAMIN M. REZNIK and DANIEL F. FREEDMAN of Jeffer Mangels Butler & Mitchell LLP

cc: Len Nguyen, Planning Deputy, Council District 11 Appellants



EXHIBIT A









