

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th5b

Staff: Z. Rehm – LB

Date: May 20, 2016

ADMINISTRATIVE PERMIT**Application No.** **5-16-0377****Applicant:** **Gavin Dogan****Agent:** Design Universal Architects

Project Description: Remodel and addition to existing 2,241 sq. ft. two-story single family home, resulting in new 2,887 sq. ft. two-story single family home, 370 sq. ft. attached two-car garage, and one additional uncovered on-site parking space.

Project Location: 505 E. 28th Avenue, Venice, City of Los Angeles, Los Angeles County
(APN: 4227-014-011)

EXECUTIVE DIRECTOR'S DETERMINATION:

The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

9:00 a.m. June 9, 2016
County of Santa Barbara
Board of Supervisors Chambers
105 E. Anapamu Street
Santa Barbara, CA 93101

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

John Ainsworth
Acting Executive Director

by: Zach Rehm
Coastal Program Analyst

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS: see pages five and six.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

A. PROJECT LOCATION AND DESCRIPTION

The applicant proposes a major remodel and addition to an existing 2,241 square foot two story, approximately 25-foot high single-family home on a 4,300 square foot flat parcel in a developed residential neighborhood in the Southeast Venice subarea of the City of Los Angeles (**Exhibit 1**). The proposed development includes additions to the first floor, second floor and roof deck, resulting in an approximately 2,887 square foot, two story plus roofdeck, approximately 25-foot high single family home and 370 square foot attached garage (**Exhibit 2**). The roof access structure will extend no more than 10 feet above the second story roof, to a height of approximately 34 feet, consistent with Venice Land Use Plan standards. The proposal includes two covered parking spaces and one uncovered parking space on the applicant's property accessed from the rear alley, which is consistent with the standards of the Venice Land Use Plan and with previous Commission actions in the area. **Special Condition 1** requires the applicant to maintain three parking spaces on-site over the life of the approved development.

The applicant's plans identify scuppers, downspouts, rain barrels, and new landscaping. **Special Condition 2** requires the applicant to maintain the rain barrels throughout the life of the development and requires all new landscaping to consist of drought tolerant non-invasive vegetation irrigated by a drip or microspray system, consistent with previous Commission actions and Governor Brown's executive orders to preserve water. The applicant's plans identify several construction best management practices (BMPs) to preserve water quality and **Special Condition 3** requires additional BMPs in order to ensure consistency with the water quality and biological productivity policies of the Coastal Act.

The subject parcel is designated R1-1-O (Low Density Residential) by the Venice Land Use Plan and City of Los Angeles Zoning Code and is part of a developed residential neighborhood approximately ¼ mile inland of the public beach and 100 feet southeast of the Venice Canals. Surrounding development includes one-story, two-story, and three-story single family homes and multi-family residential structures of varying architectural styles. In order to ensure consistency with the character of surrounding development and the pedestrian scale of the street in a neighborhood popular with coastal visitors, **Special Condition 4** requires that all walls/fences within the 15-foot front yard setback area shall be constructed and maintained no higher than 42-inches and walls/fences in the side and rear yard areas shall be constructed and maintained no higher than six-feet, as measured from natural grade.

Within the areas specified in Section 30601 of the Coastal Act, which is known in the City of Los Angeles permit program as the Dual Permit Jurisdiction area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or "dual") coastal development permit from the Coastal Commission. The Commission's standard of review for development in the Dual Permit Jurisdiction area is the Chapter 3 policies of the Coastal Act. For projects located inland of the areas identified in Section 30601 (i.e., projects in the Single Permit Jurisdiction area), the City of Los Angeles local coastal development permit is the only coastal development permit required.

In this case, the project site is within the Dual Permit Jurisdiction area. The City of Los Angeles completed its final action to approve local Coastal Development Permit No. DIR-2015-3474-CDP

on February 9, 2016 and reported its action to the Coastal Commission on March 7, 2016. The City's findings indicate that the approved development is consistent with the character of the area and will not prejudice its ability to prepare a local coastal program. There were no appeals of the local action submitted to the Commission within the 20 working day appeal period.

The Venice Neighborhood Council recommended approval of the proposed development by a vote of 12-0-3 on December 15, 2015.

B. PUBLIC ACCESS

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. DEVELOPMENT

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

D. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program (LCP), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Venice Land Use Plan was certified by the Commission on June 14, 2001 and is advisory in nature and may provide guidance. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project as conditioned will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

1. **Approved Development.** Coastal Development Permit 5-16-0377 permits the construction of a 2,887 sq. ft. two-story single family home including roofdeck, 370 sq. ft. attached two-car garage, and one additional uncovered on-site parking space consistent with the following special conditions. The applicant shall maintain three parking spaces on-site over the life of the approved development. All development must occur in strict compliance with the proposal as set forth in the application, subject to the special conditions.

Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **Landscaping and Irrigation.** By acceptance of this permit, the permittee agrees that:
 - A. Vegetated landscaped areas shall consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).
 - B. The permittee shall maintain the proposed rain barrels in a functional state over the life of the development. If the rain barrels cease functioning, the permittee shall replace them.
 - C. If using potable water for irrigation, only drip or microspray irrigation systems shall be used. Other water conservation measures shall be considered, such as weather based irrigation controllers.
3. **Water Quality.** By acceptance of this permit, the permittee agrees that the approved development shall be carried out in compliance with the following BMPs:
 - A. No construction materials, debris, or waste shall be placed or stored where it may be subject to water, wind, rain, or dispersion;

- B. Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
 - C. Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
 - D. Erosion control/sedimentation Best Management Practices shall be used to control dust and sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters;
 - E. All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible;
 - F. The permittee shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
 - G. The permittee shall develop and implement spill prevention and control measures;
 - H. The permittee shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50-feet away from a storm drain, open ditch or surface water; and
 - I. The permittee shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.
4. **Walls/Fences.** All walls/fences within the 15-foot front yard setback area shall be constructed and maintained no higher than 42-inches and walls/fences in the side and rear yard areas shall be constructed and maintained no higher than six-feet, as measured from natural grade.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

Vicinity Map: 505 E. 28th Avenue, Venice, Los Angeles



Photo credit: Bing maps

GENERAL NOTES

- These construction documents have been prepared based on the requirement of all applicable local and state building codes, ordinances, and regulations.
- 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.
- All work, construction, and materials shall comply with all provisions of the building code and with other rules, regulations and ordinances governing the place of building.
- Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials to bring to the attention of the architect any discrepancies or conflict between the requirements of the code and the drawings.
- The contract structural drawings and specifications represent the finished structure. They do not indicate the means or method of construction. The subcontractor 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 temporary 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 items.
- In preparing a proposal, 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 problems attendant thereto. No allowance will be made to the contractor for any error through negligence in observing the site condition.
- Architect shall be notified immediately by the contractor should any discrepancy or other questions arise pertaining to the working drawings. Work shall not commence until clarifications are obtained from the architect.
- On-site verification of all dimensions and conditions shall be the responsibility of the contractor. Site conditions in conflict with the expressed dimensions herein shall be brought to the attention of the architect for consideration and new alignments may be established only with the written approval and acceptance of the architect.
- Dimensions shall take precedence over scales shown on the drawings. Do not scale drawings. Large scale details govern over small scale details.
- All dimensions are to the face of finish unless otherwise noted. All work shall be erected plumb, level, and true in accordance with the details.
- Notes and details on drawings shall take precedence over general notes and typical details. Where no details are shown, construction shall conform to similar work on the project.
- Provide temporary sanitary facilities for workmen's use per the local building department regulations.
- 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.
- No deviation from the structural design without written approval of the structural engineer and building department authority to deviate from the plans or specifications.
- 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.
- All equipment, hardware, and other items shall be supplied as specified, unless changes are reviewed and accepted by both 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.
- 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 of any conditions found.
- The contractor shall provide all necessary blocking, bracing, framing, hangers or other support for all fixtures, equipment and cabinetry.

19. 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 contract. Sub contractor shall obtain and pay for all permits pertaining to his/her trade.

20. Submittals

Contractor shall submit 3 copies of required shop drawings, calculations of fabricated products, and 5 copies of manufacturer's catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used or installed for the project owner's acceptance. The architect's approval of submittals and shop drawings shall not relieve the contractor from the responsibility for deviations from drawings or specifications unless he/she has, in writing, called the architect's attention to such deviations at the time of submittals; nor shall the contractor be relieved from responsibility for errors of any sort in the shop drawings.

21. Supply new, purely undelivered, first line quality manufactured materials shipped to 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.

22. Workmanship

Shall be of the highest quality and done by skilled employees in the practice of their trade.

23. Responsibility of Subcontractors

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 thoroughly inspect adjacent work that may impact installation of their trade and notify general contractor, in writing, of any irregularities. Commencing work constitutes acceptance of conditions and therefore responsibility for and rectification any resulting, unsatisfactory work.

C. Materials and the work of others shall be inspected by each trade prior to the commencement of his/her particular standard as herein 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 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, subcontractor shall pay for the testing and the replacement 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 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 existing utilities shall be included in the requirement.

G. Structure and contents shall be protected from the inclemencies of weather during the term of the work.

H. In the event subcontractors' work is damaged by other trades, it will be the subcontractor's obligation to resolve the cost of repairs of said damage with responsible subcontractors, the general contractor shall have the power of final arbitration in these matters.

I. Each trade shall cooperate fully, both with the general contractor's superintendent and other trades, and consult with other trades (in writing, if need be), in order to "cut out," allow passage, provide protection or do work necessary to allow others to follow in an orderly, professional manner.

J. All materials and appliances shall be uncracked by subcontractor responsible for installation, unless otherwise specified in contract.

24. Work, Authorization, and Payments

All work done or materials used shall be covered by a contract, contract change order, purchase order, or work order. No invoice will be processed unless it lists the contract, purchase order, work order, or change order number.

25. Cleanup

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 from the site, and exposed interior and exterior finish surfaces; polish surfaces as designated to shine finish; and repair, patch or touch up, or replace matted surfaces to specified finish, or to match adjacent surfaces.

SUPPLEMENTAL NOTES

- General conditions of the contract for construction 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 A111, a copy of which is on file at the office of the architect.
- Should errors, omissions, or discrepancies appear in 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.
- The contractor shall conform to and abide by all local, city, county, and state building and safety laws. Such laws shall be considered as part of these specifications and the provisions of such regulations shall be observed. The contractor shall notify the architect if drawings or specifications are in variance. Should the contractor perform any work contrary to such laws, or regulations, he/she shall bear all costs arising therefrom.
- Named products make no guarantees for products identified by trade name or manufacturer.
- 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 pre-construction meeting to review errors, omissions, and discrepancies prior to the performance of any work.
- The builder shall provide the owner a list of the heating, cooling, water heating, and warranty manuals, and lighting system or solar devices installed in the building and instructions on how to use them efficiently. After installing insulation, the installer shall post in a conspicuous location in the building a certificate signed by the installer and the builder stating that the installation conform with the requirements of Title 24, Part 5, Chapter 2-23, and that materials installed conform with the requirements of Title 20, Chapter 2. The certificate shall state the manufacturer's name and material identification, the installed R-value, and weight per square foot.

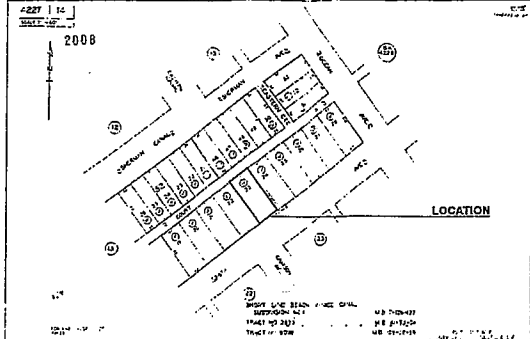
- The contractor shall provide a fire protection system during construction and maintain insurance.
- The contractor shall protect trees and shrubs as indicated to remain by providing a fence around the tree or shrub of sufficient distance and of sufficient height so that trees and shrubs shall not be damaged in any way. Contractor shall be responsible for any damage which may occur.
- Contractor shall provide sprinkler system as required by code. Sprinkler system to be approved by the plumbing division prior to installation. Selection and location of sprinkler heads to be approved by architect prior to installation.
- Provide plans for temporary shoring of excavations that remove the lateral support from a public way or an existing building. Excavation adjacent to a public way require public works approval prior to issuance of building permit.
- There shall be no trenches or excavations 3' 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.

ADDITIONAL NOTES

- These drawings shall remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his or her use and for occupying the project for which they were prepared, and may not be used for the construction of any other project.
- These drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project, and unless otherwise provided, the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.
- All construction fabrication, and installations shall conform to the latest adopted editions of the UBC, UPC, UFG, NEC and any federal, state or local codes, regulations or ordinances of the governing agency having jurisdiction over this project. Such applicable codes etc. are those in effect at the time the permit application for the project is received.
- The interior finishes shall comply with UPC appendix V1-C and UBC chapter 8.
- All work performed and materials used shall be of the same standard of quality as that of the existing finished building as a minimum unless noted or scheduled otherwise.
- Verify that services to be removed or abandoned have been properly and safely shut off, capped, or sealed.
- Verify hours of work with landlord. Keep noise and vibration to a minimum. If performing any core drilling or similar activities, perform work in a safe manner in accordance with landlord's requirements, OSHA, state or federal guidelines. Protect spaces below from water damage or damage from falling debris.
- Restore all removed cementitious fireproofing with new fireproofing to achieve required rating. Repair work to be satisfactory with county building inspectors.
- Provide ceiling access panels as required to allow for service of or adjustment to any valves or mechanical devices. Access panels to be flush with ceiling and painted to match ceiling. Provide rated access panels in rated ceiling equal to the level of protection as that of the ceiling.
- Drywall contractor to carefully study the architectural and interiors drawings and provide 20 ga. backing where required for attachment of all items to be wall mounted.

CONSTRUCTION NOTES:

- Construction to comply with all local, state, and national codes.
- All dimensions are shown to face of finish u.o.n.
- Contractor shall field verify all dimensions, notify architect immediately of any and all dimensional discrepancies before proceeding with work.
- Contractor to install prefabricated fireplaces (City of LA approved) as per manufacturer's recommendations and in compliance with all relevant building codes.
- Contractor to provide spark arrester in chimneys of all fireplaces with openings not to exceed 1/2" firecode 11.111.
- Top of chimney to extend a minimum of 3' above any roof within 10'.
- All plumbing, electric, and hvac fixtures and equipment to be by city of LA approved and installed according to applicable codes. Plumbing fixtures are required to be connected to a sanitary sewer or an approved sewage disposal system.
- Provide ultra flush water closets for new construction. Existing shower heads and toilets must be adapted for low water consumption. New toilets to be 1.28 g.p. or less.
- Glassing used for shower doors / bath enclosures to be tempered safety glass and shall pass usc standard no. 54-2 and comply with 91.2409, 91.2408.4.5
- All wet areas in kitchen and baths to have 5/8" greenboard at walls and ceiling.
- Provide 70" min. high non absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure.
- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6-foot candles over the area of the room at a height of 30 inches above the floor level.
- Glass skylights to comply with 91.2409, plastic skylights to comply with 91.2503.7.1
- Damp proof all walls and foundations below grade.
- An approved seismic gas shut off 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 or structure containing the fuel gas piping per ordinance 171,574 for work over \$10,000. Separate permit is required.
- Water heater must be strapped to wall.
- 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 to comply may cause construction delays and/or additional expenses.
- No protected tree shall be relocated or removed without the approval from the Board of Public Works.
- In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke alarms shall be located in each sleeping room and hallway or area giving 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 activation of one alarm will activate all the alarms within the individual dwelling unit.
- Where a pool or hot tub is provided, provide an alarm for doors to the dwelling that form a part of the enclosure. The alarm shall sound continuously for a minimum of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max) for a single opening. The deactivation switch shall be at least 5'4" above the floor.
- Suction outlets shall be designed and installed in accordance with ANSI / APSP-7.
- For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB) No. 2577.
- Bathrooms and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.
- Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply.
- Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit is obtained.
- Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet
- Skylights and sloped glazing shall comply with section R308.6.
- 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).
- A copy of the evaluation report and/or conditions of listing shall be made available at the job site.
- Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000).
- Automatic garage door openers, if provided, shall be listed in accordance with UL 325
- Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation or with mechanical ventilation capable of 50 cm exhausted directly to the outside
- Provide anti-graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. (LARR # 25770)
- Heater shall be capable of maintaining a minimum roof temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature.
- Protection of wood and wood based products from decay shall be provided in the locations specified per section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA 11 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA 11
- Buildings shall have approved address numbers, building numbers and approved building identification.
- All interior and exterior stairways shall be illuminated



LOCATION MAP NTS 4

ARCHITECTURAL

- A-0.0 COVER SHEET
- A-1.01 AS-BUILT 1ST FLOOR
- A-1.02 AS-BUILT 2ND FLOOR
- A-1.1 PROPOSED 1ST FLOOR
- A-1.2 PROPOSED 2ND FLOOR
- A-1.3 ROOF PLAN
- A-2.0 EXTERIOR ELEVATIONS
- A-2.1 EXTERIOR ELEVATIONS
- A-3.0 SECTION
- A-4.0 WINDOW DOOR SCHEDULE
- A-5.0 INTERIOR ELEVATIONS
- A-6.1 INTERIOR ELEVATIONS
- A-6.2 INTERIOR ELEVATIONS

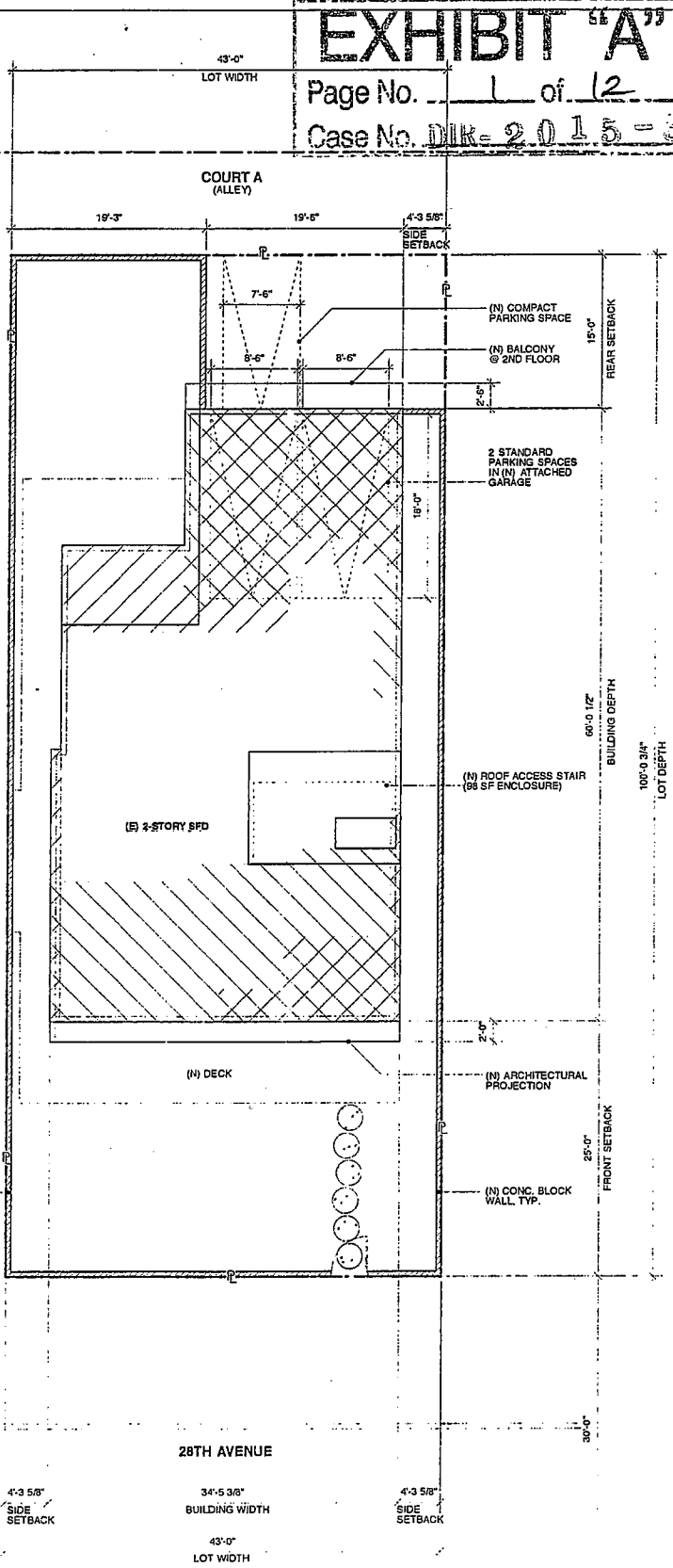
STRUCTURAL

INDEX NTS 3

ADDRESS:	505 28TH ST VENICE CA 90291
CLIENT:	GAVIN DOGAN
SCOPE OF WORK:	RENOVATION AND ADDITION TO (E) 2-STORY SFD UNDER 50%
LEGAL DESCRIPTION:	
BLOCK	NONE
TRACT	TR 6998
LOT	23
ZONE:	R111-O
MAP BOOK:	4227014011
SPECIFIC PLAN:	VENICE
SUBAREA:	SOUTHEAST VENICE
LOT SIZE:	43 X 100
LOT AREA (APPROX.):	4,300 SQ FT
AREA OF (E) BUILDING:	1,877.0 SQ FT
EXISTING PARKING SPACES:	2
NEW PARKING SPACES PROPOSED:	1
TOTAL PROPOSED PARKING PROVIDED:	3
CONSTRUCTION:	TYPE V B UNRATED
OCCUPANCY:	R3
NO. OF STORIES:	2 (NO CHANGE)
MAX BUILDING HEIGHT (PER VCSP):	25'-0"

BUILDING CODE

AREA OF (E) FIRST FLOOR:	1,225 SQ FT
AREA OF (E) 2ND FLOOR:	1,016 SQ FT
TOTAL AREA OF (E) SFD:	2,241 SQ FT
AREA OF PROPOSED 1ST FLOOR:	1,182 SQ FT
AREA OF PROPOSED 2ND FLOOR:	1,705 SQ FT
TOTAL AREA OF PROPOSED SFD:	2,887 SQ FT
AREA OF GARAGE:	370 SQ FT
AREA OF ADDITION:	845 SQ FT
WALL CALCULATION	
LENGTH OF (E) 1ST FLOOR WALLS	156'-9"
LENGTH OF (E) 2ND FLOOR WALLS	131'-5"
TOTAL LENGTH OF (E) WALLS	288'-2"
LENGTH OF (E) 1ST FLOOR WALLS TO BE DEMOLISHED	57'-0"
LENGTH OF (E) 2ND FLOOR WALLS TO BE DEMOLISHED	67'-3.5"
TOTAL WALLS TO BE DEMOLISHED	124'-3.5"
PERCENTAGE OF WALLS TO BE DEMOLISHED	124'-3.5" ÷ 288'-2" = 43.1% = OK



DIR 2015-3474

LEGEND

- 1ST FLOOR AREA OF ADDITION
- 2ND FLOOR AREA OF ADDITION

1/8" = 1'-0" PLOT PLAN 1

PROJECT

505 28TH AVE
ADDITION &
REMODEL TO (E) SFD
7-4-CDP

ARCHITECT

DesignUniversal
ARCHITECTURE AND DESIGN
ROBERT THIBODEAU
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VENICE, CA 90291
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OWNER

GAVIN DOGAN

CONTRACTOR

STRUCTURAL ENGINEER

KATHERINE F. BAAD
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SOILS ENGINEER

SURVEYOR

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DANIELSON SURVEYING
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REVISION / ISSUE

1. PRELIM DESIGN	4/12/2015
2. P.C. CORRECTIONS	7/24/2015

DATE:

2/15/2015

DRAWN:

SSA

SCALE:

1/2" = 1'-0"

TITLE SHEET

DATE:

2/15/2015

DRAWN:

SSA

SCALE:

1/2" = 1'-0"

A-0.0

GENERAL NOTES NTS 6

PROJECT DATA NTS 2

REVISION / ISSUE:	DATE:
1. PRELIM DESIGN	4/12/2015
2. P.C. CORRECTIONS	7/24/2015

EXTERIOR ELEVATIONS

