

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



F13c

Filed: 09/30/13
180th Day: 03/29/14
Staff: Al Padilla-LB
Staff Report: 10/14/13
Hearing Date: 11/13-15/13

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-13-0529
Applicant: Irving & Norma Freeman
Agent: Scott Freeman
Location: 6983/6985 Trolleyway, Playa del Rey, City of Los Angeles, Los Angeles County (APN:4116-033-035)

Project Description: Remodel existing 1,922 square foot, two-story duplex with attached 383 square foot two-car garage, and addition of 2,147 square feet, including a new third floor, with a maximum height of 33'-7".

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION:

The applicant proposes to add an additional 2,147 square feet to an existing 1,922 square foot residential duplex with attached garage located on the beach. The proposed development will not have any adverse impacts to coastal views or coastal resources and is consistent with the surrounding development. Staff recommends approval of the proposed development with three special conditions including: 1) no future shoreline protective device; 2) assumption of risk; and 3) recordation of a deed restriction against the property referencing all of the Standard and Special Conditions contained in this staff report.

TABLE OF CONTENTS

I. MOTION AND RESOLUTION.....	3
II. STANDARD CONDITIONS.....	3
III. SPECIAL CONDITIONS.....	4
IV. FINDINGS AND DECLARATIONS.....	5
A. PROJECT LOCATION AND DESCRIPTION.....	5
B. ACCESSRESOURCES.....	6
C. DEVELOPMENT.....	6
D. HAZARD.....	6
E. DEED RESTRICTION.....	6
F. LOCAL COASTAL PROGRAM.....	6
G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	7

EXHIBITS

- Exhibit 1 - Vicinity Map
- Exhibit 2 – Parcel Map
- Exhibit 3 – Site Plan
- Exhibit 4—Floor Plan
- Exhibit 5—Elevation Plan

I. MOTION AND RESOLUTION

Motion:

I move that the Commission approve coastal development permit applications included on the consent calendar in accordance with the staff recommendations.

Staff recommends a YES vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

RESOLUTION:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a local coastal program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/ or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

This permit is granted subject to the following 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 on which 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 of interpretation of any 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.

III. SPECIAL CONDITIONS:

This permit is granted subject to the following special conditions:

1. No Future Shoreline Protective Device.

- A. By acceptance of this permit, the applicant agrees, on behalf of itself/himself/herself/themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-13-0529 including, but not limited to, the addition to the existing residence, new deck, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, sea level rise, storm conditions or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of itself/himself/herself/themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- B. By acceptance of this permit, the applicant further agrees, on behalf of itself/himself/herself/themselves and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the (describe approved development i.e. residence, garage, foundations, and patio) if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

2. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, storm waves or flooding; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

3. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by

this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION & DESCRIPTION

The site is a 3,199 square foot beachfront lot located between the first public road and the sea in the Playa del Rey planning area of the City of Los Angeles. The project site is located between Trolleyway and Dockweiler State Beach (Exhibit No. 1 and 2), and is within a developed residential area.

The applicant proposes the addition of a total of 2,147 square feet of interior space with second and third floor balconies to an existing 1,922 square foot, two-story, residential duplex with an attached 383 square foot two-car garage (Exhibit Nos. 3-5). The new interior space addition will consist of 386 square feet to the first floor, 824 square feet to the second floor, 802 square feet to a new third floor, and 135 square feet to the existing two-car garage (two additional open parking spaces will be provided in front of the garage). The main residential structure will be set back a minimum of 15 feet from the western property line consistent with the City required standard setback. The proposed second and third floor decks will be set back 11 feet from the western property line, encroaching 4 feet into the rear yard setback, as permitted by the City.

The adjacent State beach is improved with restroom and lifeguard facilities to the northwest of the project site, volleyball courts to the southwest, and a beach bicycle path that extends along the entire beach. The bicycle path is located approximately 250 feet seaward from the row of residential development and project site. Vertical pedestrian public access to the beach is available via public accessways located at the end of each block along this stretch of residential development. The nearest vertical access is located adjacent to and along the northern boundary of the project site. There is no dedicated lateral access or pedestrian boardwalk along the seaward side of this property or in front of any of the neighboring properties along this portion of the beach. As proposed the addition will not interfere with public access to or along the beach.

The adjacent State beach is approximately 350-400 foot wide between the subject property and the mean high tide line. The beach is protected by a series of groins and the jetties along Ballona Creek and Marina Del Rey which are approximately 2,360 feet up coast from the project site. The applicant has submitted a Coastal Hazard and Wave Runup Study, prepared by GeoSoils, dated September 26, 2013, that states that the shoreline structures and broad beach in combination

stabilize the shoreline and conclude that wave runup and overtopping will not significantly impact this area of development.

B. ACCESS

The proposed development will not affect the public’s ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. DEVELOPMENT

The proposed addition and setbacks from the western property line is consistent with past Commission permit action for the area. 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. HAZARD

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon public access, visual resources and shoreline processes. To minimize the projects impact on shoreline process, and to minimize risks to life and property the development has been conditioned to prohibit construction of protective devices (such as a seawall) in the future and require that the applicant and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

E. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Standard and Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission’s immunity from liability.

F. 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 Playa del Rey planning area has neither a certified Land Use Plan or Implementation Plan. As

conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

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F

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SEE MAP 49

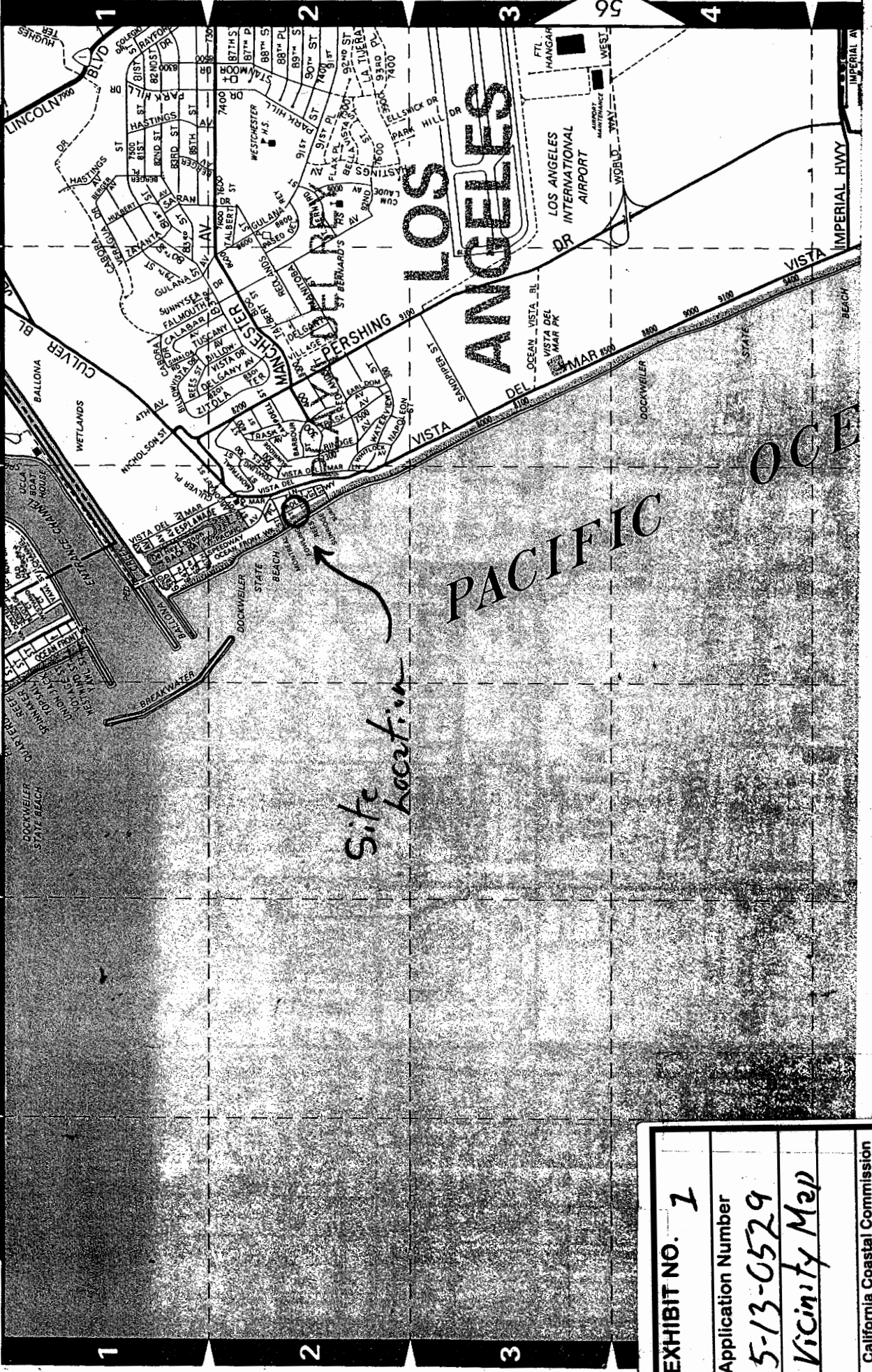
C

D

E

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55A



Site location

EXHIBIT NO.	<i>1</i>
Application Number	<i>5-13-0529</i>
	<i>Vicinity Map</i>
California Coastal Commission	

4116 33
SCALE 1" = 60'

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CALIFORNIA
COASTAL COMMISSION

Site

5-19-529

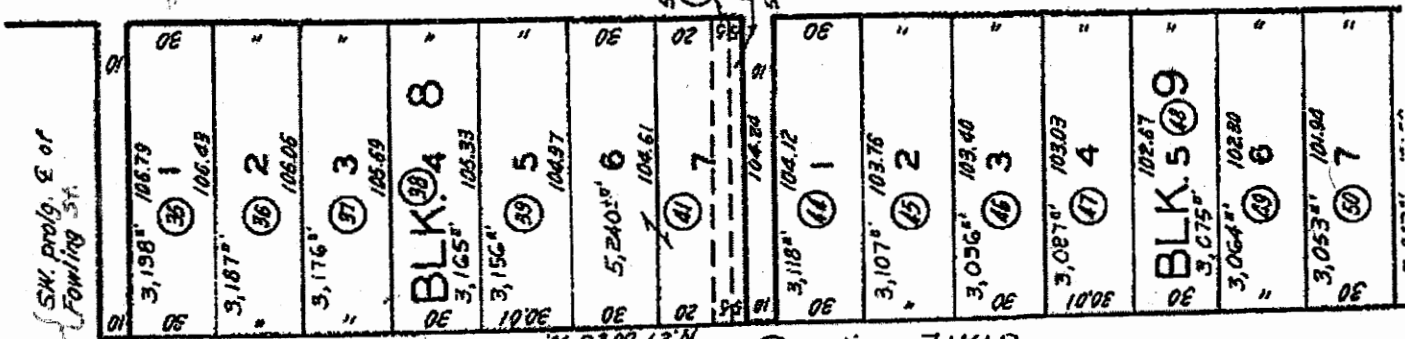
TRACT NO. 8573
M. B. 103-19-20

EXHIBIT NO.	2
Application Number	5-13-0529
	Parcel Map
	California Coastal Commission

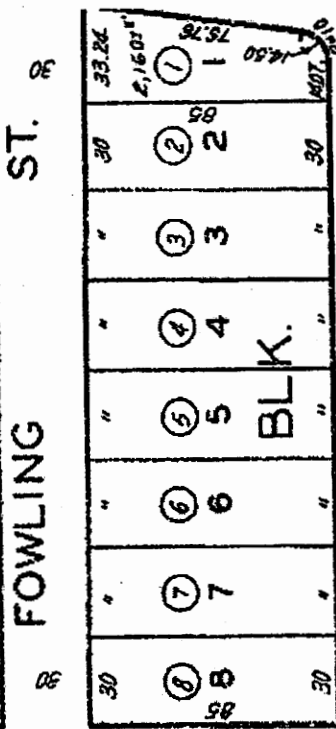
OCEAN

PACIFIC

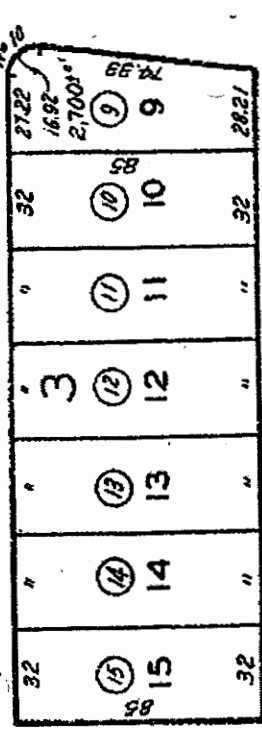
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N26°44.05'W 12,380.2'
N27°00.25'W
Q.R. 28716-514
R. 28716-514



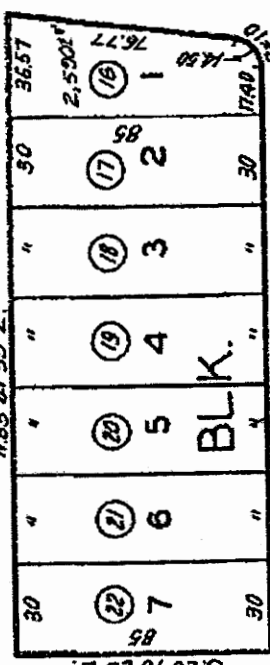
TROLLEYWAY



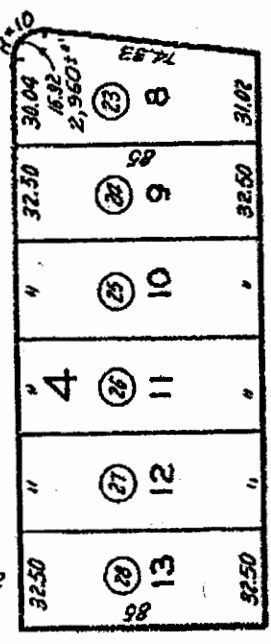
FOWLING ST.



REES ST.



REES ST.

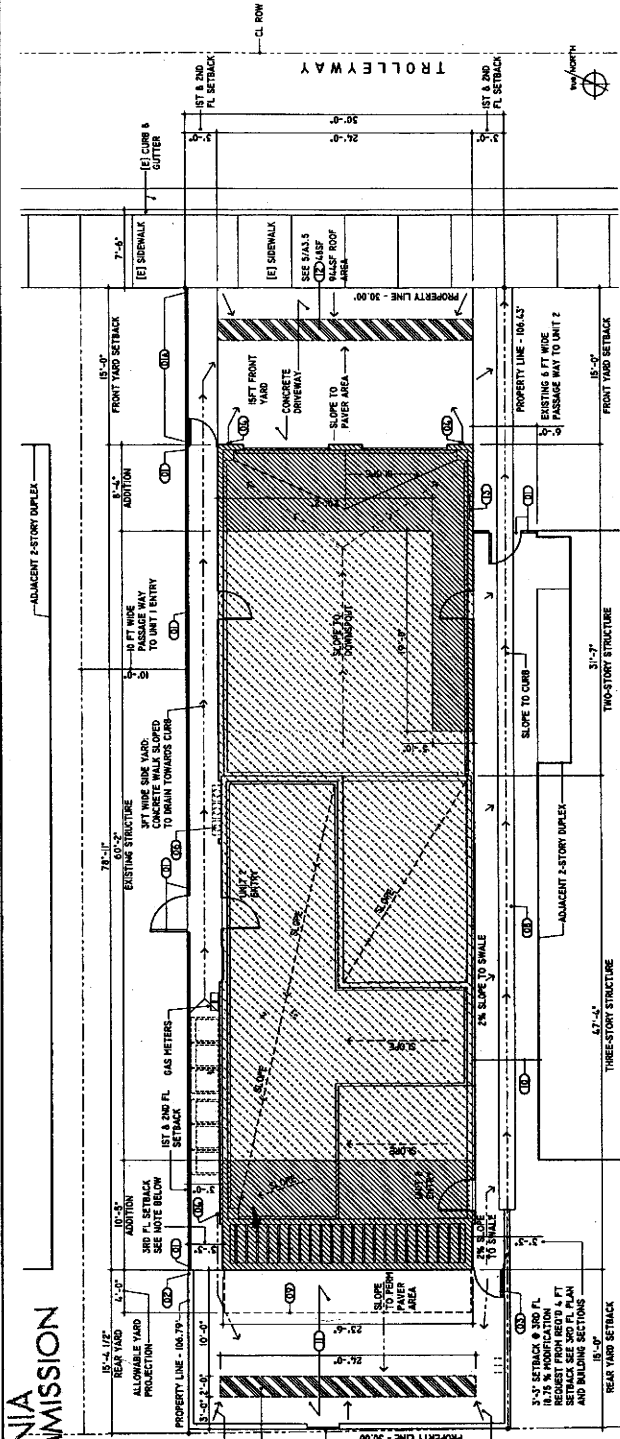


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OCT 15 2013

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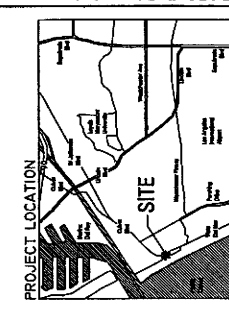


LARC
 100 S. GILBERT ST. #103
 LOS ANGELES, CA 90012
 LICENSE NO. 12345
 LICENSE NO. 6789

DATE: 08.25.2013
 PLAN NO.: 100-12345
 PROJECT NO.: 100-12345
 SHEET NO.: 3

PROJECT: TROLLEYWAY DUPLEX
 ADDITION & RENOVATION
 6945 S 6945 S TROLLEYWAY
 PLAIN DEL REY, CA 90939
 OWNER: FRYNE, L AND LINDA FREEMAN
 949 HILGARD AVENUE W 02R
 LOS ANGELES, CA 90012

PERMIT SET
 TITLE: SITE PLAN
 PROJECT DATA: 3/10/10-10-10
 ABBREVIATIONS AND SYMBOLS: 100-12345
 SCALE: AS SHOWN
 DATE: 08-25-2013
 FILE NO.: 100-12345
 DRAWN BY: [Name]
 CHECKED BY: [Name]



SITE PLAN KEY NOTES

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER...
 2. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION...
 3. RETENTION POND...
 4. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM...
 5. OTHER METHODS APPROVED BY THE DEPARTMENT OF WATER...
 6. MANAGEMENT (SCHEDULES)

GENERAL NOTES AND GREEN BUILDING NOTES

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER...
 2. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION...
 3. RETENTION POND...
 4. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM...
 5. OTHER METHODS APPROVED BY THE DEPARTMENT OF WATER...
 6. MANAGEMENT (SCHEDULES)

PROJECT DATA

OWNER:	FRYNE, L AND LINDA FREEMAN
ADDRESS:	6945 S 6945 S TROLLEYWAY PLAIN DEL REY, CA 90939
SCOPE OF WORK:	RENOVATION AND ADDITION OF EXISTING 2 STORY DUPLEX WITH 2 UNIT REAR YARD AND THIRD FLOOR ADDITION
LOT/BLK:	18 2 5 18 802-0920
MAP REF.:	068414-445
APR.:	44800505
ZONE:	R-1
BUILDING TYPE:	DUPLEX
CONSTRUCTION:	TYPE A/R - NON RATED
COMMUNITY PLAN:	WESTCHESTER - PLAINA DEL REY
COASTAL:	DUAL JURISDICTIONAL ZONE

ABBREVIATIONS

ASU	AREA UNDER
AV	AUDIO VISUAL
BLOS	BUILDING BLOCK
BLK'G	BLOCK
BLK'Y	BLOCK YARD
CB	CABINET
CCM	CONCRETE MASONRY UNIT
CCC	CONCRETE
CCO	CONCRETE
CCM	CONCRETE MASONRY UNIT
CON	CONCRETE
DIA	DIAMETER
DEG	DEGREE
ER (E)	EXISTING EXTERIOR
EXT	EXTERIOR
FRONT	FRONT

PROJECT DATA

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ABBREVIATIONS

GA	GALVANIZED
GT	GYPSON BOARD
HRS	HOURS
INS	INSULATION
MT	MAINTENANCE
HTL	HETAL
PA	PLYWOOD
PL	PLATE
PLT	PLANT
PLT	PLANT
REWOOD	REWOOD
STL	STEEL
SHR	SHOWER
WD	WOOD

REFERENCE SYMBOL LEGEND

DETAIL NO.	ROOM ID	SECTION	KEY NOTE
SHEET NO.	ROOM NUMBER		

EXHIBIT NO. 3
 Application Number
 5-13-0529
 Site Plan

PROJECT DATA

AREA BY OCCUPANCY	U-1 (GARAGE)	3,542 SF
TOTAL		3,542 SF
AREA ANALYSIS	EXISTING	ADDITION
FIRST FLOOR	148 SF	334 SF
SECOND FLOOR	134 SF	824 SF
THIRD FLOOR	0 SF	802 SF
TOTAL	132 SF	2,060 SF
GARAGE	3,542 SF	0 SF
TOTAL	2,208 SF	2,060 SF

UNIT SUMMARY

EXISTING:	UNIT 1: 2 BATH
PROPOSED:	UNIT 1: 3 BATH
	UNIT 2: 2 BATH
	UNIT 2: 2 BATH
	2 COVERED - ATTACHED GARAGE
	BUILDING HEIGHT: 35'-7" PROPOSED - 45'-0" MAX
	LOT AREA: 3,990.0 SF

SHEET INDEX

1.0 SITE PLAN, PROJECT DATA, ABBREVIATIONS & SYMBOLS
 1.1 GENERAL NOTES AND GREEN BUILDING NOTES
 1.2 ENERGY REPORT CERTIFICATE & MANDATORY MEASURES
 1.3 AND NOISE ZONE BUILDING STANDARDS
 2.0 EXISTING AND DEMOLITION PLAN: 1ST & 2ND FL.
 2.1 CONSTRUCTION PLAN: 1ST & 2ND FLOOR
 2.2 CONSTRUCTION PLAN: 3RD FLOOR & ROOF
 3.0 EXTERIOR BUILDING ELEVATIONS: NORTH & SOUTH
 3.1 EXTERIOR BUILDING ELEVATIONS: WEST, EAST & NISC.
 3.2 BUILDING SECTIONS: LONGITUDINAL
 3.3 BUILDING SECTIONS: TRANSVERSE
 4.0 EXISTING AND PROPOSED FINISH SCHEDULES
 4.1 EXISTING AND PROPOSED FINISH SCHEDULES
 4.2 EXISTING AND PROPOSED FINISH SCHEDULES

PROJECT DATA

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STL	STEEL
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REFERENCE SYMBOL LEGEND

DETAIL NO.	ROOM ID	SECTION	KEY NOTE
SHEET NO.	ROOM NUMBER		

LARC
 484 S. BRIDGEWAY, SUITE 103
 LOS ANGELES, CA 90007
 (213) 475-1111
 LICENSE NO. 12044



DATE: 01-23-2023
 PROJECT: 484 S. BRIDGEWAY
 DRAWING: 5-13-0529

**TROLLEYWAY
 DUPLEX**
 ADDITION & RENOVATION
 484 S. BRIDGEWAY & TROLLEYWAY
 PLAIN DEL. DEL. CA 90703
 FOR SCOTT FRESHMAN
 OWNER:
 IRVING L. AND LARA FRESHMAN
 100 ALBERT STREET, SUITE 100
 LOS ANGELES, CA 90007

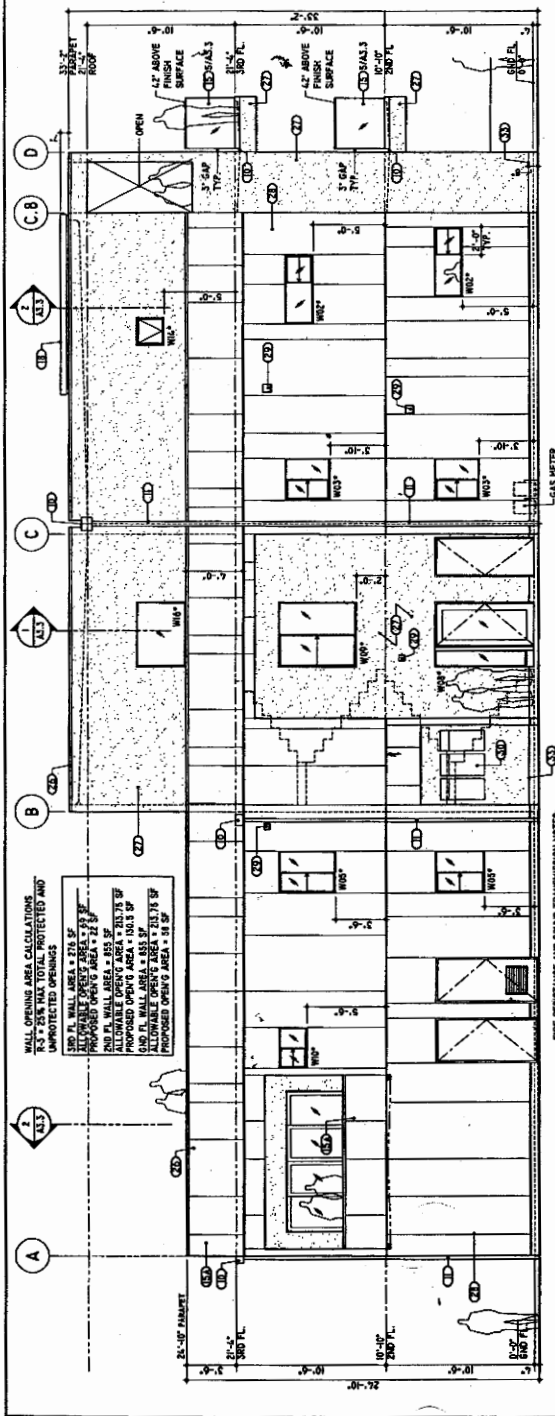
PERMIT SET
 TITLE: BUILDING ELEVATIONS NORTH & SOUTH
 SCALE: 1/4" = 1'-0"
 DATE: 08-10-2023

GENERAL NOTES

- NEW CONSTRUCTION: FULL-RIT PARTITION
- NEW CONSTRUCTION: PARTIAL-RIT PARTITION
- AREA OF NEW ADDITION TO EXISTING STRUCTURE
- WHERE FIRE RESISTIVE EXTERIOR WALL
- WHERE CLOSER THAN 8 FT TO PROPERTY LINE
- SEE A3.3 - FIRE RESISTIVE WALL W/ STC 90 SOUND
- SEE A3.3 - RATING BETWEEN UNITS & WHERE INDICATED
- DESIGNATES 3/4" AIR PROTECTED WALL
- DESIGNATES 1/2" AIR PROTECTED WALL
- KEY: WINDOW PROTECTION BY WATER CURTAIN OR RATED ASSEMBLY

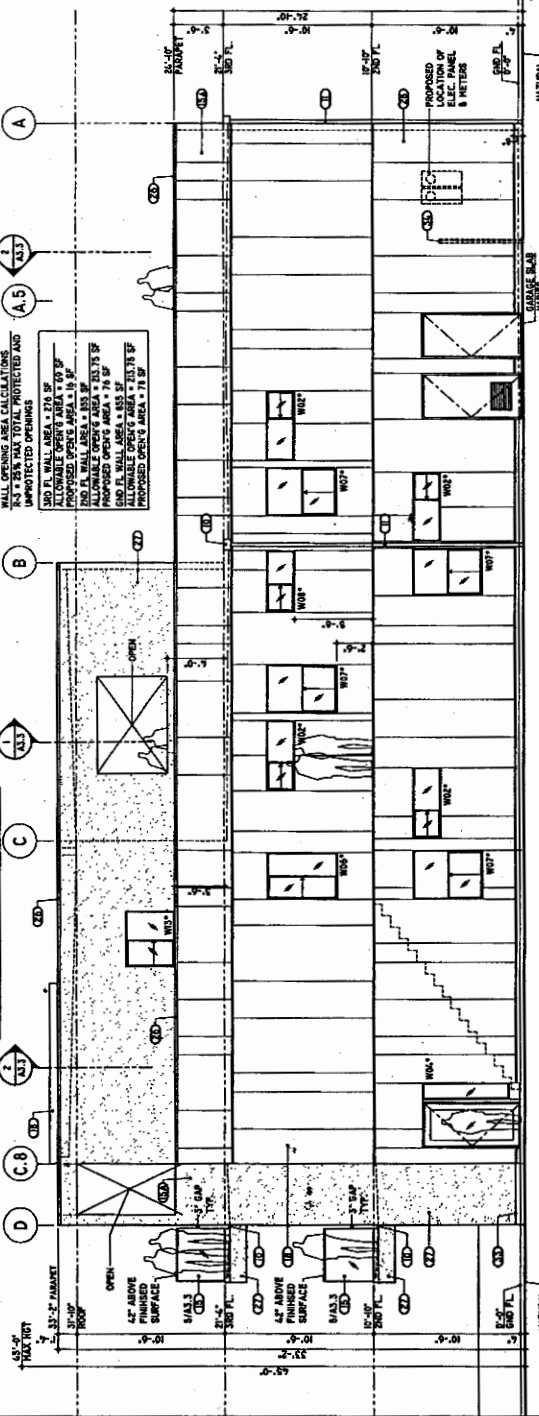
THIS BUILDING IS LOCATED WHERE THE ANNUAL LEAD OR CHLORIDE EXCEEDS 50 MG/L AND SHALL COMPLY WITH THE PRESCRIPTIVE BUILDING STANDARDS REQUIREMENTS FOR CORROSION RESISTANT MATERIALS AND FINISHES. SEE A3.3 FOR MORE INFORMATION. SEE ATTACHED WALLS.

- KEY NOTES**
- CD ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE LATEST ASME AND UPC CODES. ALL NEW PLUMBING SHALL BE ENERGY STAR COMPLIANT & CONTROLLED BY A MANIFESTAT - PER 9.26.1 - CAPABLE OF 50 CFM DIRECT TO EXTERIOR
 - CD EACH NEW APPLIANCE PROVIDED SHALL BE ENERGY STAR COMPLIANT & CONTROLLED BY A MANIFESTAT - PER 9.26.1 - SEE A3.3
 - CD WINDOW SIZES TO MEET MIN. EGRESS REQUIREMENTS PROVIDE CARBON MONOXIDE AND SMOKE ALARM - SEE A1.1 / SPECIAL CONDITIONS NOTE 04 & 05
 - CD PROVIDE 5/8" TYPE X GYPSUM AT THE UNDERSIDE OF PREPARATION FOR FUTURE LIFT SHIRT
 - CD PROVIDE ONE HOUR SEPARATION BETWEEN GARAGE AND DWELLING UNIT-SHIP TYPE X GYPSUM WALL & C.G.
 - CD PROVIDE ONE HOUR SEPARATION BETWEEN GARAGE AND DWELLING UNIT-SHIP TYPE X GYPSUM WALL & C.G.
 - CD PROVIDE 2" BACKING FOR FUTURE LIFT SHIRT PER MANUFACTURER'S SPECIFICATION
 - CD ELASTOMERIC DECK FINISH AT SLIPPED TO SUPPER FLOOR ON EXISTING WALL - LARG 6" 2x4s
 - CD PAINTED ALUM DOWN SPOUT AND OR GUTTER
 - CD PROVIDE RECESSED SLAB FOR FUTURE LIFT SHIRT PER MANUFACTURER'S SPECIFICATIONS - SEE STRUCTURAL
 - CD NECESSARY UTILITY RISERS TO FUTURE LIFT ENCLOSURE AT CLOS. 12 PER MANUFACTURER SPEC.
 - CD NOT HOV AND 2x STRIPPING SLOPED TO SCUPPERS FOR PORCELAIN TILE FINISH AT EXT. BALCONY
 - CD 1/2" ROOF FRAMED GUARDRAIL / ROOF DECK PARAPET
 - CD PROVIDE CAPPED UTILITY STUBS FOR FUTURE HOT TUB
 - CD COMPO. BUILT-UP CLASS C ROOFING OVER 2x STRIP'S 2x BATT INSULATION FOR FUTURE RESTRAINABLE ROOF WITH 2x IN-CELL ROOF FRAMING AND SHEATHING WITH COMPOSITION BUILT-UP ROOFING OVER 2x STRIPPING
 - CD 2x6 WITH SKYLIGHT - LARG 6" 2x4 (ROOM 4)
 - CD FLOOR OR WALL MOUNTED CABINETS
 - CD LINE OF DROPPED CEILING SUFFICIENT TO ACCOMMODATE ROOF RISERS OR UP CLEAN MECHANICAL ROOM
 - CD PAINTED STEEL GUARDRAIL 42" ABOVE FIN. FLOOR & 54" HIGH MAXIMUM - 1/2" 1x4 CLS FROM WALL
 - CD BATT INSULATION R-13 AT WALLS, R-30 AT ROOF RETURN AT ROOF
 - CD PAINTED ALUM. CORNICE - 2.5" DEEP AT FACE AND 6" RETURN AT ROOF
 - CD ALL FINISHES SHALL BE ENERGY STAR COMPLIANT
 - CD VERTICAL GIBBS BOARD SINKING PER STRUCTURAL OVER PAPER AND SHEATHING PER STRUCTURAL - ONE WHERE APPLICABLE - LARG 6" 2x4
 - CD PD ALUM BRACKET OR FRAME HOOD HEATER
 - CD EXISTING CONC.
 - CD STYCCO WEEP 5/8"
 - CD SEE SITE PLAN.



NORTH ELEVATION - 1

PRE-RESISTANCE AND SOUND TRANSMISSION NOTES:
 SEE ALL FOR FIRE-RESISTANCE RATED CONSTRUCTION AND SOUND TRANSMISSION NOTES, AND ALL FOR NOISE INSULATION TRANSMISSION NOTES.



SOUTH ELEVATION - 2

EXHIBIT NO. 5
 Application Number
 5-13-0529
 Elevations