

CALIFORNIA COASTAL COMMISSION

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

**W7a**

Filed: 11/02/2015
180th Day: 05/04/2016
Staff: M. Alvarado-LB
Staff Report: 12/17/2015
Hearing Date: 01/13/2016

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-15-1638

Applicant: Bruce Bolkin

Agent: Mario Arellanes

Location: 301 & 321 Swarthmore Avenue, Pacific Palisades, Los Angeles (APN 4412-024-008 & 4412-024-009)

Project Description: Demolition of two (2) single-family residences on two adjacent lots, and construction of an approximately 5,532 sq. ft., 28 ft. high, two-story single family residence over a 2,183 sq. ft. basement level with an attached 539 sq. ft. two-car garage, an outdoor carport, decks, an outdoor swimming pool/spa, property wall/fence, covered veranda and porch totaling 655 sq. ft., a trellis, hardscape and landscape improvements, and a lot tie.

Staff Recommendation: Approval with conditions

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing to demolish two (2) single-family residences, and construct an approximately 5,532 sq. ft., 28 ft. high single-family residence over a 2,183 sq. ft. basement level with an attached 539 sq. ft. two-car garage, an additional outdoor carport, decks/balconies, an outdoor swimming pool/spa, property wall/fence, covered veranda and covered porch totaling 655 sq. ft., and an outdoor pavilion with a trellis. Landscape and hardscape improvements, and approximately 688 cubic yards of total grading are included. The project site consists of two (2) inland lots located approximately 150 to 200 feet from the Via de Las Olas bluff over the Pacific Coastal Highway; the applicant proposes to tie both lots into one lot. There are established residences and a public street (Via De Las Olas) existing between the proposed single lot and the bluff edge.

Hazards common in the Pacific Palisades area include landslides, erosion, and flooding. Consequently, the proposed project raises issues regarding geologic hazards. In addition, storage or placement of maintenance materials, debris, or waste in a location subject to erosion and dispersion could result in adverse impacts upon the marine environment and water quality. The Commission imposes **Special Condition 1**, requiring that the construction plans be reviewed by an appropriately licensed professional to ensure consistency with all geotechnical recommendations. The Commission also recommends construction-related requirements and best management practices under **Special Condition 2** and **Special Condition 3** in order to minimize adverse construction-related impacts upon marine resource and for erosion control. **Special Condition 4** requires that the applicant conforms to the submitted drainage and run-off control plans to prevent pollution and impacts to water quality. In addition, the applicants are proposing landscaping; therefore, the Commission imposes **Special Condition 5**, which implements the installation of non-invasive, drought-tolerant vegetation and water-conservative irrigation systems.

Staff is recommending **APPROVAL** of the proposed coastal development permit as conditioned.

The City exercises the options provided in Section 30600(b) or 30600.5 of the Coastal Act to issue its own permits without having a certified Local Coastal Program. Within the areas specified in Section 30601, 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 the proposed 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*), the City of Los Angeles local coastal development permit is the only coastal development permit required. The proposed project site is located within the *Dual Permit Jurisdiction Area*. On August 19, 2015, the City of Los Angeles issues Local Coastal Development Permit Case No. ZA 2014-3098(CDP)(MEL) for the proposed project.

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APPENDICES

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EXHIBITS

Exhibit 1 – Project Location and Parcel Map
Exhibit 2 – Aerial View
Exhibit 3 – Site Plan
Exhibit 4 – Floor Plans
Exhibit 5 – Elevations

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the 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 of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the 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 alternatives 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. **Recommendations of the Geotechnical Report.** All final design and construction plans shall be consistent with all recommendations contained in the *Preliminary Geologic & Soils Engineering Investigation* (File No. 6194) prepared by SubSurface Designs, Inc., dated April 30, 2014, for 301 & 321 Swarthmore Avenue, Pacific Palisades, CA 90272. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.
2. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris**

The permittee shall comply with the following construction-related requirements:

- (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant(s) shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility outside of the coastal zone, pursuant to **Special Condition 3**. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this

permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.

- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures 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. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

3. Location of Debris Disposal Site. The applicant shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.

4. Conformance with the submitted Drainage and Run-Off Control Plan. The applicant(s) shall conform to the drainage and run-off control plan submitted October 7, 2015 to the South Coastal Region Office showing roof drainage designed to divert storm runoff into retention areas per the City's requirements with subdrain pipes and to the street's main storm drain system. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. Landscaping – Drought Tolerant, Non-Invasive Plants.

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) full size

sets of final landscaping plans, which shall include and be consistent with the following:

- i. Vegetated landscaped areas shall only 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>).
 - ii. Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or microspray irrigation systems may be used. Other water conservation measures shall be considered, such as weather based irrigation controllers.
- B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT DESCRIPTION & LOCATION

The applicant proposes to demolish an approximately 1,497 square-foot single-family residence at 301 Swarthmore Avenue and an approximately 3,833 square-foot single-family residence located at the adjacent lot, 321 Swarthmore Avenue. The proposed project involves the construction of an approximately 5,532 sq. ft., 28 ft. high, two-story single-family residence over a 2,183 sq. ft. basement level (**Exhibits 4, and 5**). The project includes an attached 539 sq. ft. two-car garage, decks/balconies, covered veranda and porch totaling 655 sq. ft., a pavilion with a trellis, a 6 ft. by 6 ft. spa, and a 38 ft. by 13 ft. outdoor swimming pool (**Exhibits 3, 4, and 5**). In addition, the proposed plans include the construction of walls (i.e. CMU or stone veneer) and installation of fences along the perimeter of the property. Hardscape improvements include a concrete driveway with an additional outdoor carport. The applicant has indicated that drought-tolerant, non-invasive vegetation will be used for new landscaping. The project also consists of approximately 688 cubic yards of total grading. Drainage from the roof drains, gutters, and downspouts will be diverted into retention areas per the City’s requirements with subdrain pipes and directed to the street’s main storm drain system. The proposed project will implement water efficiency and conservation measures (i.e. in landscape installation using drip irrigation and weather-based irrigation controllers), and with other local regulations (i.e. CalGreen) pertaining to high-efficiency plumbing fixtures and low flow rates. Furthermore, the applicant proposes rain water collection and reuse via a cistern to produce extra water for irrigation. Because an outdoor pool is being proposed, the applicant will implement a pool cover to help minimize evapotranspiration.

The project site consists of two (2) R1-1-zoned (Low Residential) lots within the Brentwood-

Pacific Palisades Community of the City of Los Angeles. Both lots, located at 301 Swarthmore Avenue (APN 4411024008) and 321 Swarthmore Avenue (4412024009) are currently developed with existing single-family residences to be demolished. The applicant is proposing to tie the two lots together into one (1) large lot (totaling approximately 11,750 sq. ft. of lot area) (**Exhibit 3**). On August 19, 2015, the City Department of Building and Safety approved the applicant's lot tie affidavit, holding the 321 address for the entire property. There are established residences and a public street (Via de Las Olas) existing between the proposed single lot and the bluff edge. The subject site is not visible from the Pacific Coastal Highway and is located within an existing urban residential neighborhood approximately 1,300 feet inland from the beach (**Exhibits 1 and 2**). The proposed single-family residence will be consistent with the character of the neighborhood. The above-ground floor area of the proposed residence will be limited to approximately 5,532 square feet. The neighborhood consists primarily of one- and two-story single-family dwellings, varying in size from approximately 3000 sq. ft. to 7,000 sq. ft.

The Pacific Palisades area has a long history of natural disasters, some of which have caused catastrophic damage. Hazards common in this area include landslides, erosion, flooding, and wildfires. The proposed project site is located approximately 120 feet from Via De Las Olas, a public residential street. This street and an existing residence separate the proposed project site from the Via de Las Olas bluff, which has been recognized to be a historic and prehistoric landslide area¹.

The applicant has submitted a geologic and soils engineering report by SubSurface Designs, Inc., as well as a geology and soils review letter from the City of Los Angeles, Department of Building and Safety. The applicant's geotechnical consultant reviewed test borings, the underlying earth material, faulting, groundwater, and site stability of the project site. The report takes into account that the Via a Las Olas landslide (approximately 900 feet wide and 900 feet in length) is considered active with its last significant movement reported in 1958, and that the bluff is located approximately 150 from the project site.

The applicant's geologic report concludes that, from a geotechnical perspective, the proposed development is feasible. The City of Los Angeles Department of Building and Safety Grading Division reviewed the geology reports and subsequent updates and found them acceptable. The City's conditional approval included conditions addressing geotechnical issues with specific recommendations for site preparation, grading, foundation design and site drainage, which have been incorporated into the geotechnical recommendations. To ensure the applicant complies with those recommendations, the Commission imposes **Special Condition 1**.

To prevent pollution of the coast, the Commission recommends construction-related requirements and best management practices under **Special Condition 2**, and to address water quality, recommends **Special Condition 4**. The applicant has not designated a disposal site for the proposed grading; therefore, the Commission imposes **Special Condition 3**. Additionally, the applicant is proposing landscaping, therefore, the Commission imposes **Special Condition 5** which implements the installation of non-invasive, drought-tolerant vegetation and water-conservative

¹ Report on Landslide Study Pacific Palisades Area, September 1976, by the U.S. Army Corps of Engineers and the U.S. Geological Survey, pg. 20-27

irrigation systems.

C. HAZARDS

Under Section 30253 of the Coastal Act new development may occur in areas of high geologic, flood, and fire hazard so long as risks to life and property are minimized and the other policies of Chapter 3 are met. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his/her property. In this case, no specific hazard has been identified by the applicant's geotechnical consultant other than seismic hazards that are present throughout the Southern California region. To minimize risks to life and property and to minimize the adverse effects of development on areas of high geologic, flood, and fire hazard, the proposed development has been conditioned to require: adherence to the geotechnical recommendations and for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff. As conditioned, the Commission finds that the development conforms to the requirements of Section 30253 of the Coastal Act regarding the siting of development in hazardous locations.

D. DEVELOPMENT/COMMUNITY CHARACTER

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

E. 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, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, installation of roof drains, gutters, downspouts, and a drainage system to direct storm water runoff to cisterns. Post-construction best management practices should minimize the project's potential adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to 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.

F. LOCAL COASTAL PROGRAM (LCP)

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 Pacific Palisades area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, 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 (CEQA)

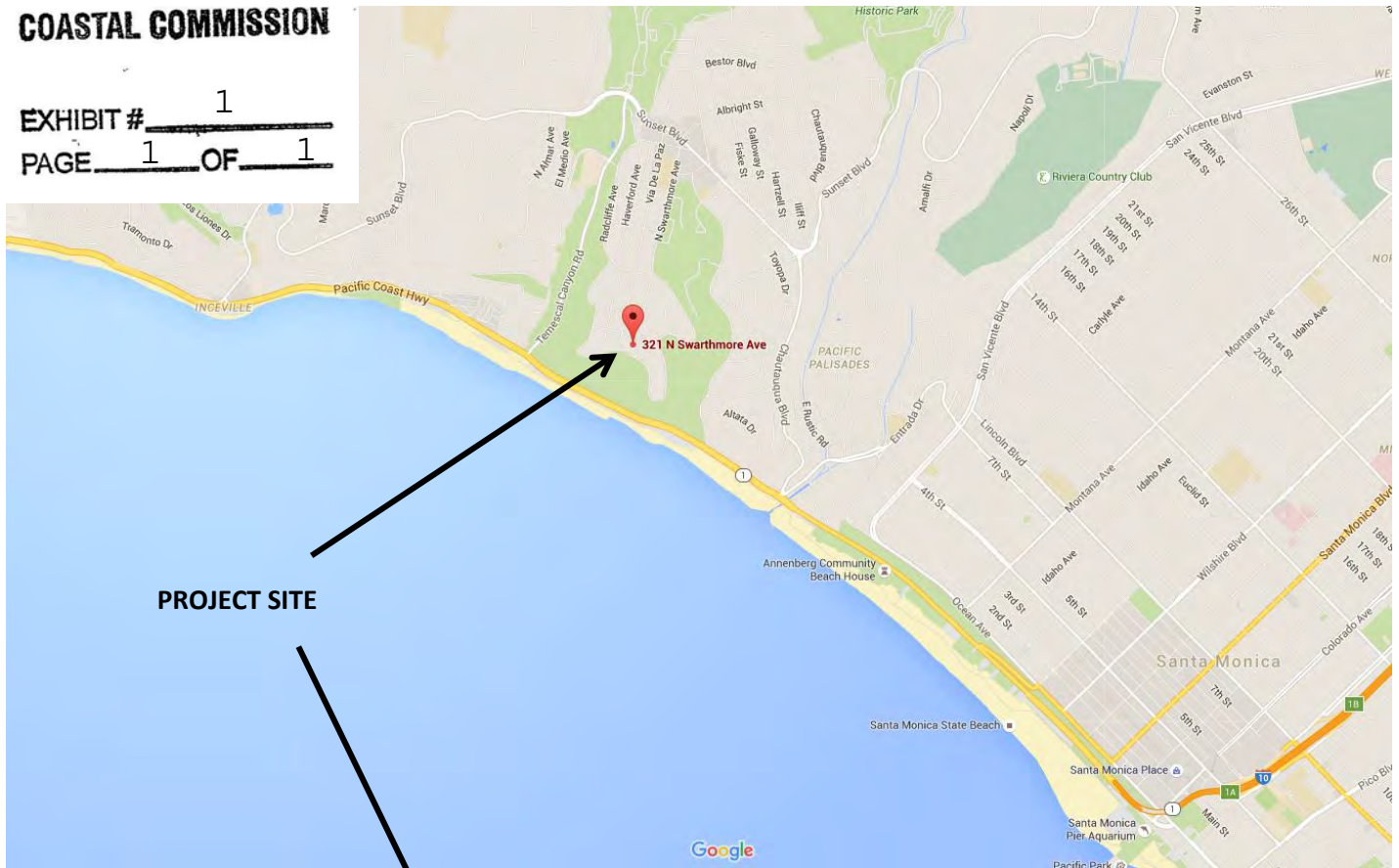
As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the 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.

Appendix A - Substantive File Documents

- City of Los Angeles Coastal Development Permit Case No. ZA 2014-3098(CDP)(MEL), dated August 19, 2015
- Coastal Development Permit Application No. 5-15-0828
- *Preliminary Geologic & Soils Engineering Investigation* (File No. 6194) prepared by SubSurface Designs, Inc., dated April 30, 2014, for 301 & 321 Swarthmore Avenue, Pacific Palisades, CA 90272
- City of Los Angeles Geology and Soils Approval Letter LOG #84534-01

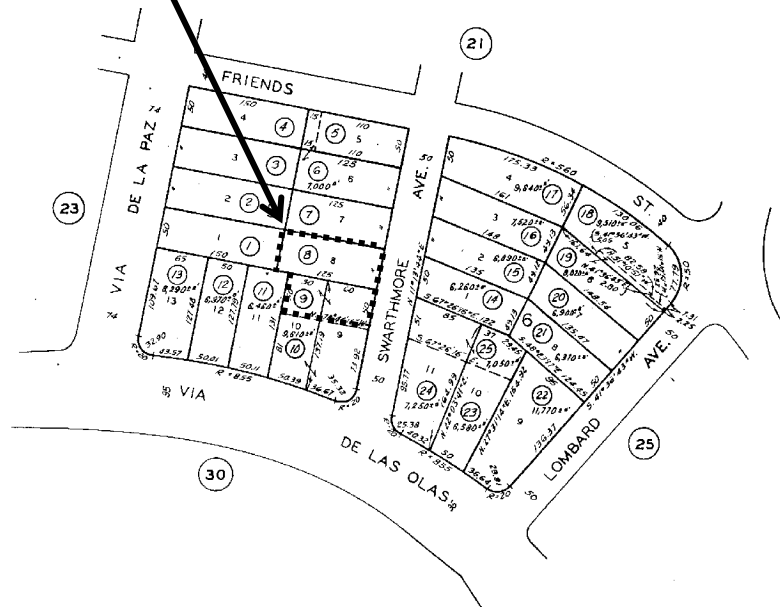
COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1



PROJECT SITE

4412 24
SCALE 1" = 100'



CODE
67

FOR PREV. ASSMT SEE:
1423-13

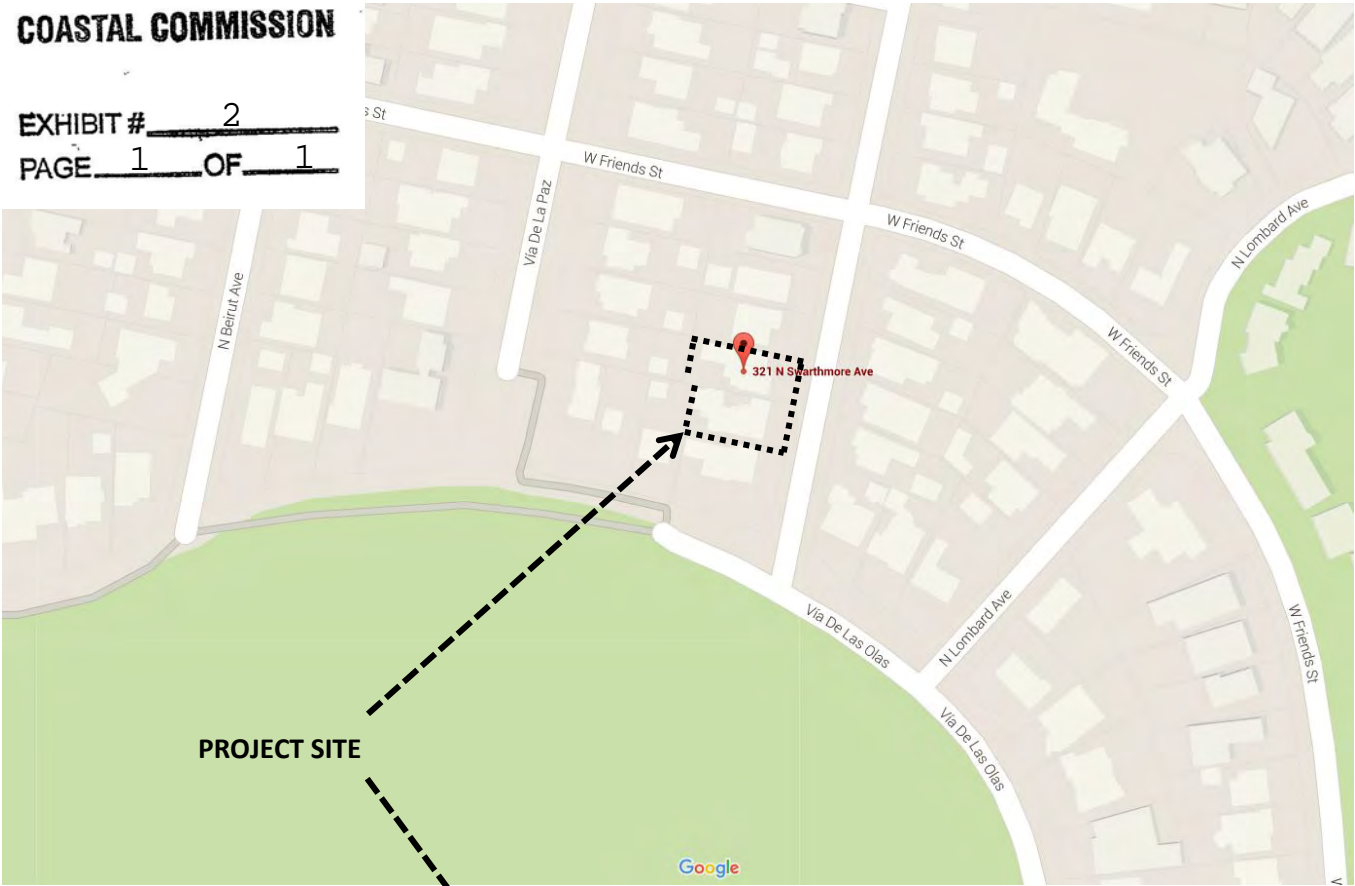
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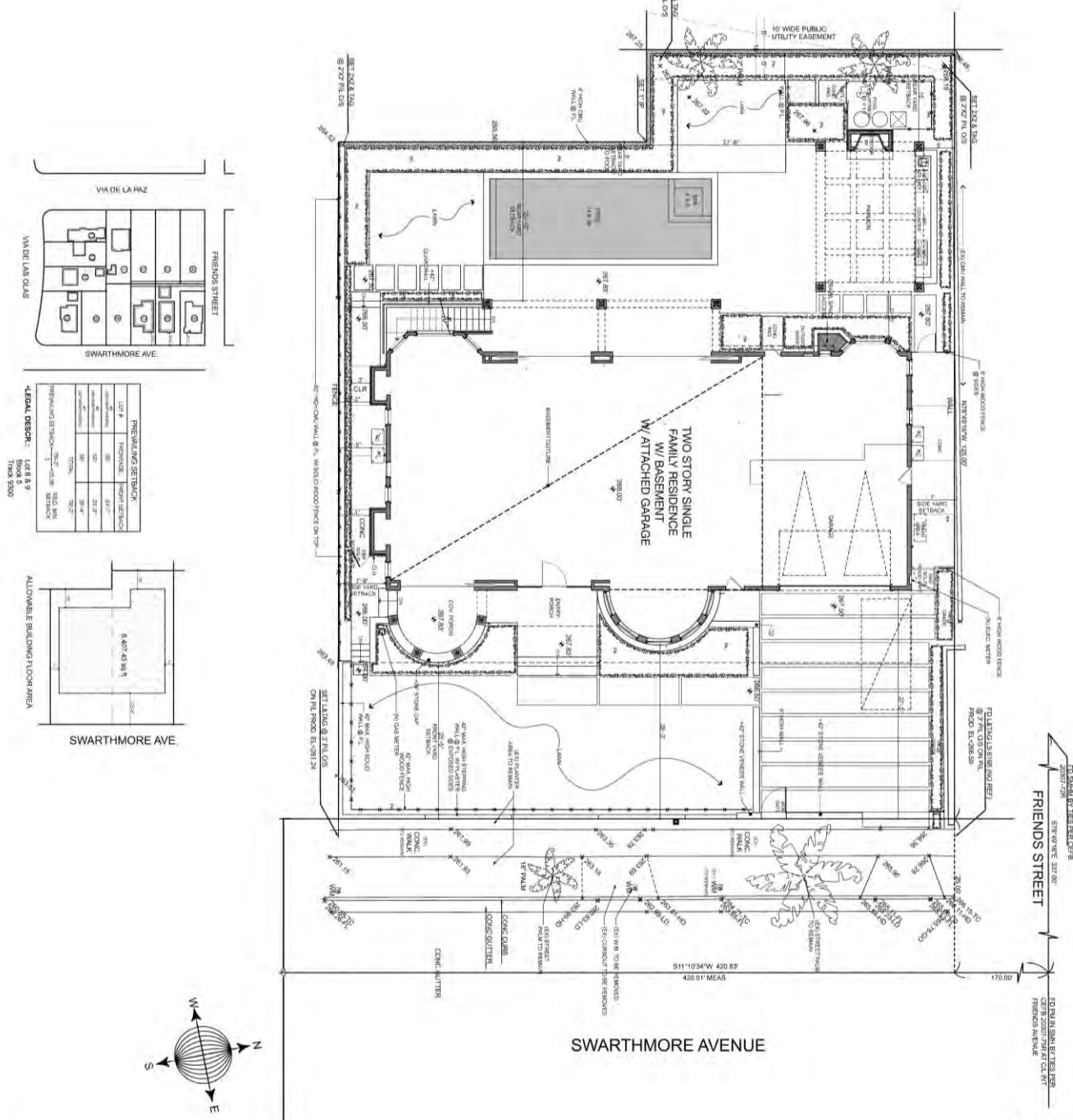
M.B. 125-55-78

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF

COASTAL COMMISSION

EXHIBIT # 2
PAGE 1 OF 1



BOLKIN
RESIDENCE

301-321 SWARTHMORE
PACIFIC PALISADES,
CA 9022



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NO	DATE	ISSUE
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2020/2014: Farming Data Scientists CDP approach
17/02/2014: HOA Scientific Association
24/03/2015: EMI SMI
20/15/2015: Building and 3rd Party Data Scientists

BURDGE
& Associates
ARCHITECTS
MALIBU
SUN VALLEY
WWW.
BUAIA.COM

DESCRIPTION:

2725 HIGH C COAST HWY
MALIBU CA 90263
TEL: 310-456-2626

450 WASHINGTON BLVD
SUITE 204 C
WETONUM, IL 60090
TEL: 312-456-2626

SITE PLAN

DRAWING NO.
A-0.1

PROJECT	BOLKIN RESIDENCE
DATE	Per Date: 7/7/15
SCALE	1/8"=1'-0"
DRAWN BY	DWB/JMA

BOLKIN
RESIDENCE

301-321 SWARTHMORE
PACIFIC PALISADES,
CA 9022

DOUGLAS W. BURDGE
C-16889
RENEWAL
11/30/2013
LICENSED ARCHITECT
STATE OF CALIFORNIA

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NO	DATE	ISSUE
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Standard for Printing Dept. Submittal CIP application
11/12/2004 (CIP) Submittal application
12/02/2010 (CIP) Submittal
Standard for Printing and Safety Dept. Submittal

BURDGE
& Associates
ARCHITECTS

MAJIBU
SUN VALLEY

WWW.
BUAIA.COM

27125 PACIFIC COAST HWY
WALTON, CA 95232
TEL. 310-456-3605

400 WASHINGTON AVE
SUITE 201 C
KETCHIKAN, ID 83340
TEL. 208-486-2228

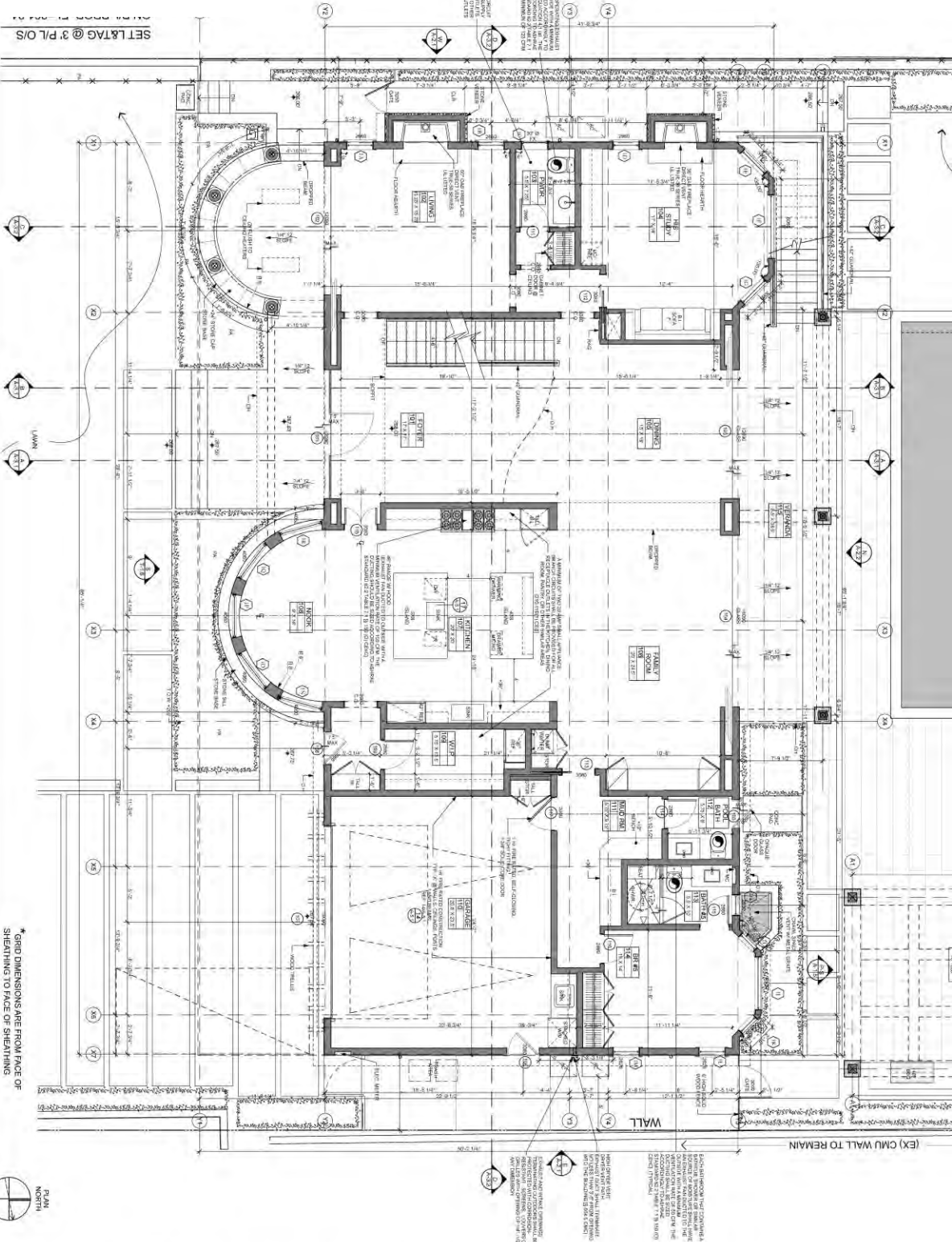
DESCRIPTION:

PROPOSED BASEMENT
FLOOR PLAN

DRAWING NO.
A-1.1

PROJECT	BOLKIN RESIDENCE
DATE	Plot Date 7/7/15
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B./M.A.

SET L&TAG @ 3/4" P.L.O.S.



* GRID DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING

**BOLKIN
RESIDENCE**

301-321 SWARTHMORE
PACIFIC PALISADES,
CA 9022

LICENSED ARCHITECT
VINOD K. PATEL
C-16888
STATE OF CALIFORNIA
1102009

THE ARCHITECT HAS REVIEWED THE PROJECT AND CONFIRMS THAT THE PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE APPLICABLE CODES AND STANDARDS. THE ARCHITECT HAS REVIEWED THE PROJECT AND CONFIRMS THAT THE PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE APPLICABLE CODES AND STANDARDS. THE ARCHITECT HAS REVIEWED THE PROJECT AND CONFIRMS THAT THE PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE APPLICABLE CODES AND STANDARDS.

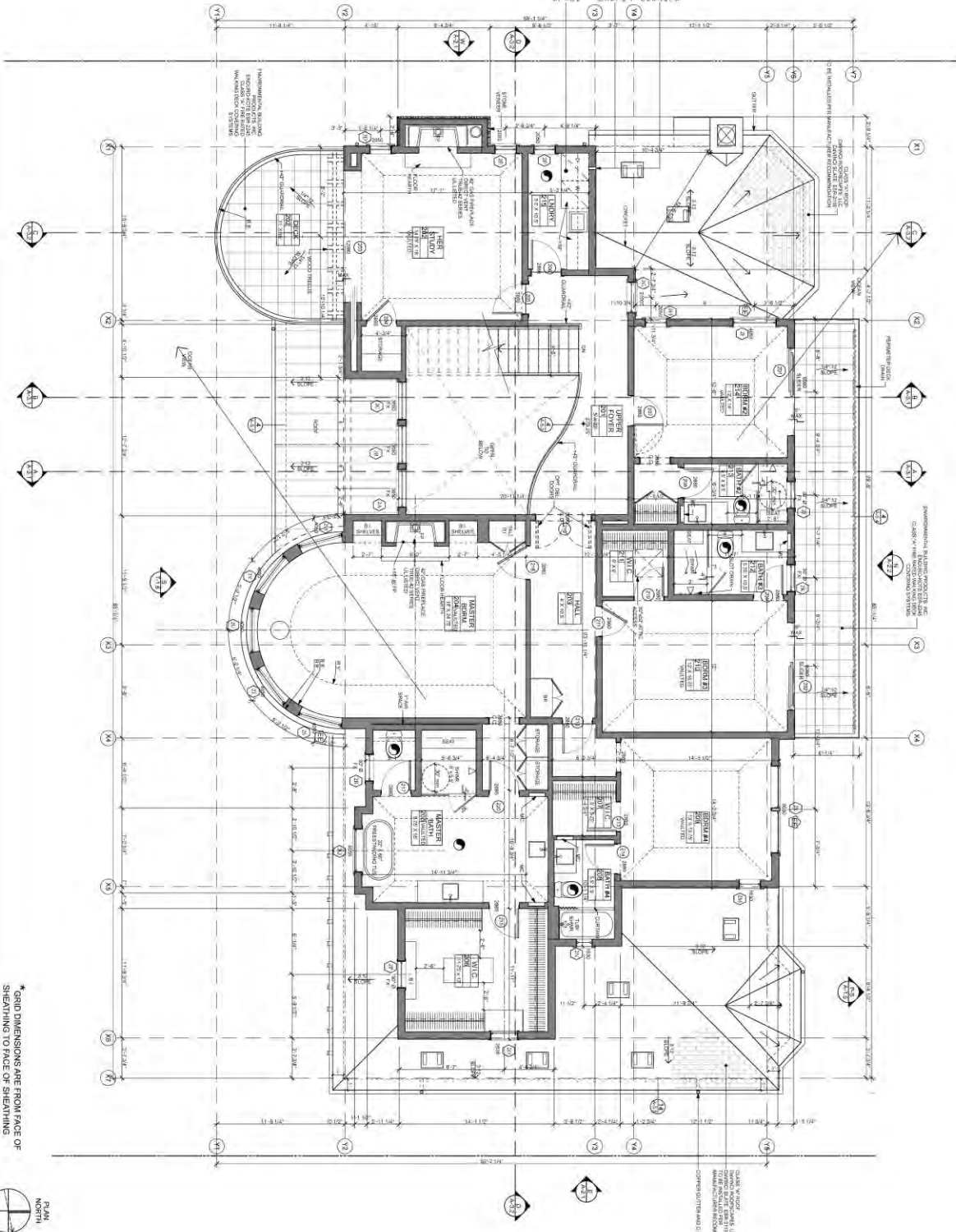
NO DATE ISSUE

Architect: [Name]
Project: [Name]
Date: [Date]

**BURDGE & ASSOCIATES
ARCHITECTS**
MARIAN BURDGE
SAN RAFAEL, CA
WWW.BURDGE.COM

PROPOSED FIRST FLOOR PLAN

DRAWING NO. A-1.2
PROJECT: BOLKIN RESIDENCE
DATE: 10/01/11
DRAWN BY: J. BURDGE



* GRID DIMENSIONS ARE FROM FACE OF SHEATING TO FACE OF SHEATING.



**BOLKIN
RESIDENCE**

301-321 SWARTHMORE
PACIFIC PALISADES,
CA 9022



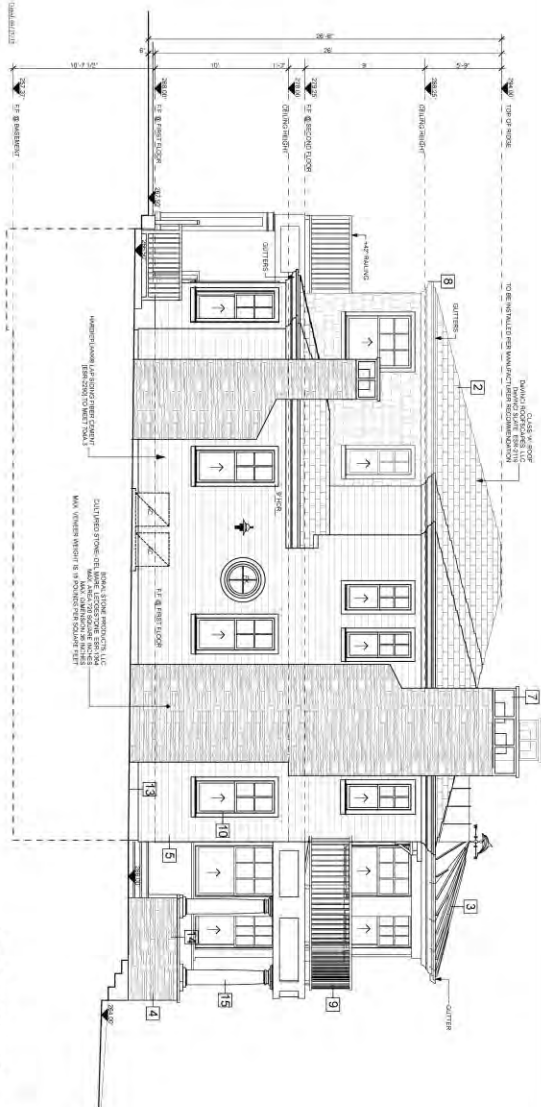
THE ARCHITECT HAS REVIEWED THE PROJECT AND CERTIFIED THAT THE PROJECT HAS BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. THE ARCHITECT HAS REVIEWED THE PROJECT AND CERTIFIED THAT THE PROJECT HAS BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE LAWS AND REGULATIONS.

NO	DATE	ISSUE
1	01/10/2010	Initial Design
2	02/10/2010	Revised Design
3	03/10/2010	Final Design

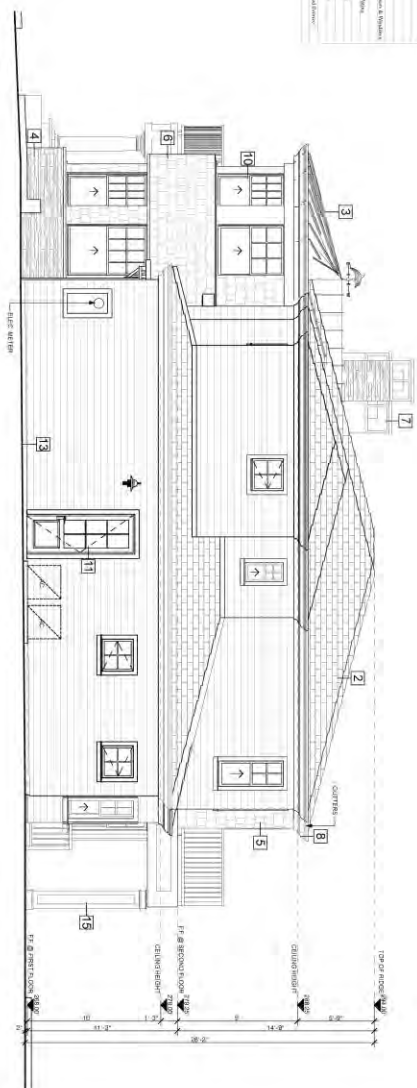
BURDGE & ASSOCIATES
ARCHITECTS
11111 BURDGE DRIVE
SUITE 100
PACIFIC PALISADES, CA 90222
TEL: 310.340.1111
WWW.BURDGE.COM

PROPOSED SECOND
FLOOR PLAN

DRAWING NO. **A-1.3**
PROJECT: BOLKIN RESIDENCE
DATE: 01/10/2010
DRAWN BY: J.W. B.A.

[illegible]

WEST ELEVATION



EAST ELEVATION

BOLKIN
RESIDENCE

301-321 SWARTHMORE
PACIFIC PALISADES,
CA 9022



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NO	DATE	ISSUE
		Downloaded by Pharmacy One Solutions CRM application
	7/19/2014	PKA Insurance application
	8/25/2015	PAI Inc
	10/16/2014	Training and Safety Travel Insurance

BURDGE
& Associates
ARCHITECTS

MALIBU
SUN VALLEY

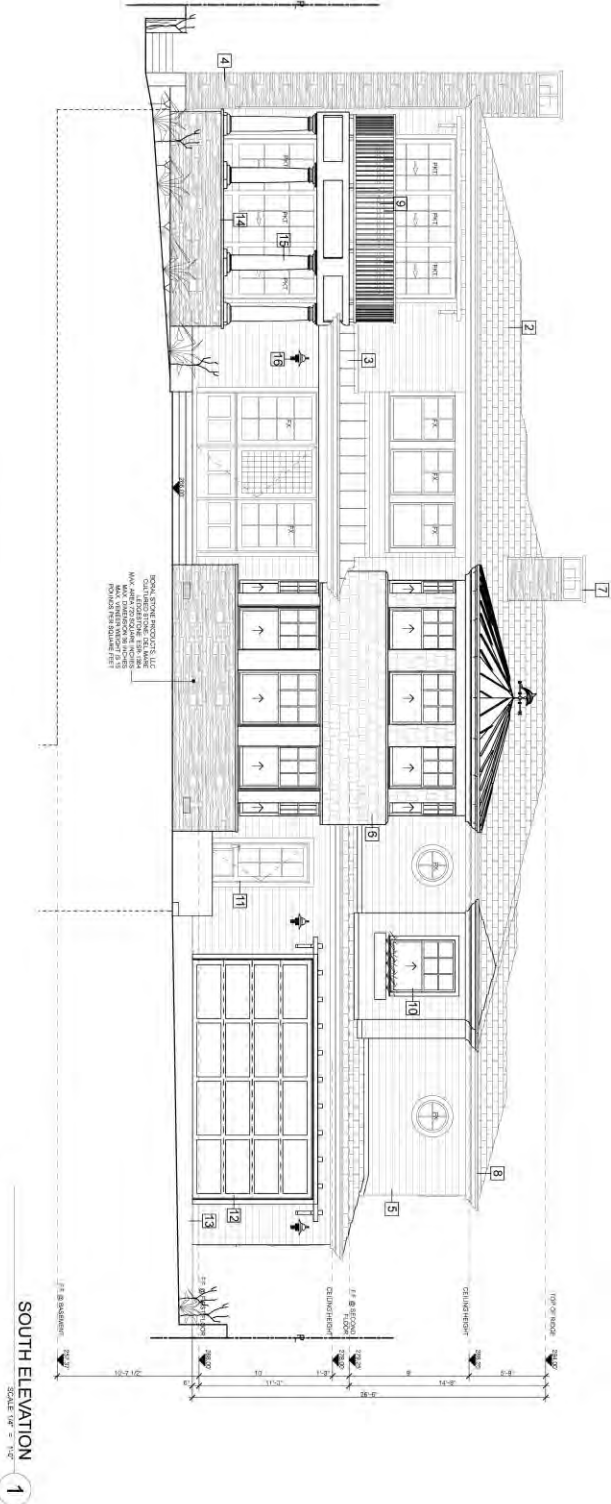
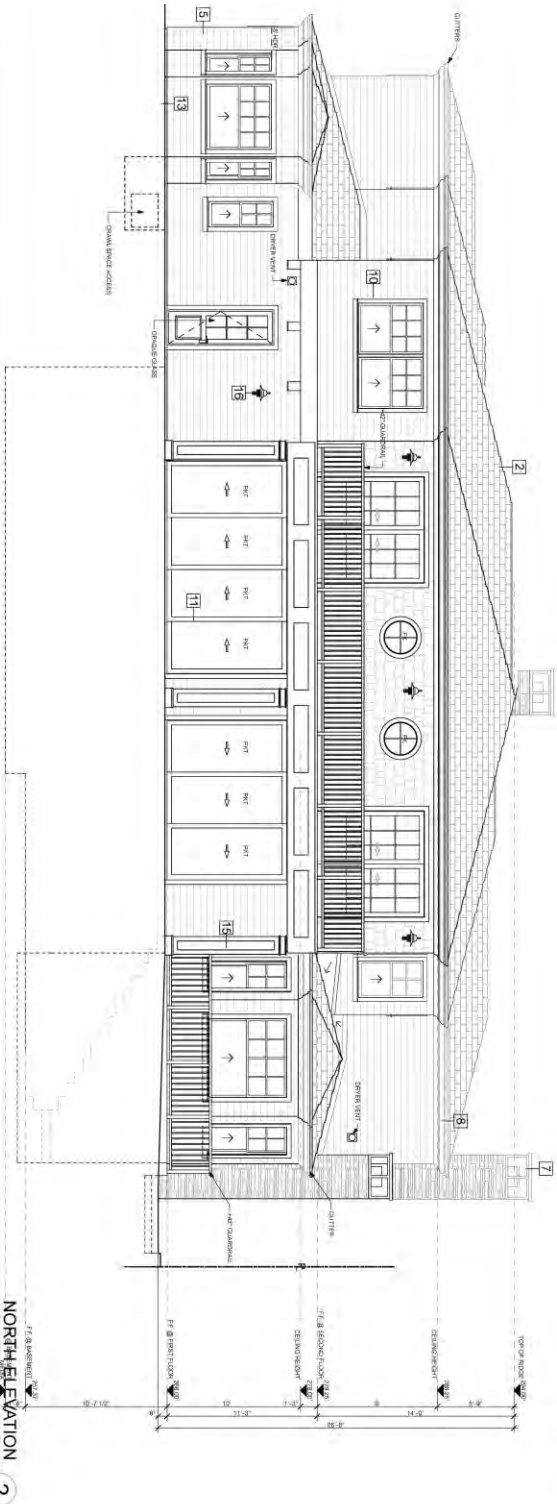
WWW.
BUAIA.COM

DESCRIPTION:	31225 PACIFIC COAST HWY WALHALLA, CA 95552 TEL. 313-456-3805	489 WASHINGTON AVE SUITE 204 C KETCHIKAN, AK 99901 TEL. 214-488-2228
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PROPOSED ELEVATIONS

UPHERRING INC.
A-2.1

PROJECT	BOLKIN RESIDENCE
DATE	Plot Date 7/7/15
SCALE	1/4"=1'-0"
DRAWN BY	D W B. M. A.



**BOLKIN
RESIDENCE**

301-321 SWARTHMORE
PACIFIC PALISADES,
CA 9022



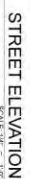
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NO	DATE	ISSUE
1	11/20/2015	FOR PERMITTING
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ARCHITECTS
WWW.BURDEGE-ARCHITECTS.COM
301-321 SWARTHMORE
PACIFIC PALISADES, CA 90222
TEL: 310-396-5238

PROPOSED ELEVATIONS

DRAWING NO.	A-2.2
PROJECT	BOLKIN RESIDENCE
DATE	11/20/2015
DRAWN BY	DAVID A. A.



11 • 101 • 5

PROJECT	BOLTON RESIDENCE
DATE	PROJ. DATE 7/7/15
SCALE	1/4"=1'-0"
DRAWN BY	D.W.B./M.A.