

CALIFORNIA COASTAL COMMISSION

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



Th5a

Staff: C. Oshida – LB

Date: November 17, 2016

ADMINISTRATIVE PERMIT**Application No.** 5-16-0788**Applicant:** Holly Mosher

Project Description: Substantial demolition, interior remodel, 490 sq. ft. first-floor addition, and 1,360 sq. ft. second-floor addition to a 760 sq. ft., 1-story single family residence, resulting in a 2,610 sq. ft., 2-story, single-family residence with attached 3-car garage. A 150 sq. ft. rain garden and 134 cu. yds. of grading are also proposed.

Project Location: 611 Flower Avenue, Venice, City of Los Angeles, Los Angeles County APN: 4240-011-022.

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:

December 8, 2016 9:00 a.m.

Ventura City Council Chambers

501 Poli Street

Ventura, CA 93001

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: Caitlin Oshida
Coastal Program Analyst

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 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 six through eight.

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 DESCRIPTION

The applicant proposes to substantially demolish and remodel the existing 760 sq. ft., 1-story single family residence on a 5,798 square foot lot at 611 Flower Avenue in the Oakwood subarea of Venice, Los Angeles (**Exhibit 1**). The project consists of an interior remodel with a 490 sq. ft. first-floor addition and a 1,360 sq. ft. second-floor addition, resulting in a 2,610 sq. ft., 2-story, single-family residence, with attached 3-car garage (**Exhibit 2**). The project would require approximately 134 cu. yds. of grading (about 112 cu. yds. cut and 21 cu. yds. fill; 91 cu. yds. will be exported to Puente Hills Material Recovery Facility). The proposal includes rain gutters, downspouts, rain barrels, a 150 sq. ft. rain garden, controlled irrigation system, and drought tolerant non-invasive landscaping, consistent with Coastal Act requirements to minimize energy use and preserve water quality, and consistent with the City's adopted CALGreen standards and other City guidelines. Additionally, **Special Condition 1** and **Special Condition 2** require the applicant to observe water quality and best management practices (BMP) measures into the project, as well as, drought tolerant non-invasive landscaping.

Pursuant to the certified Venice Land Use Plan (LUP), a single-family residence on a lot of 35 feet or more in width and adjacent to an alley is required to provide 3 onsite parking spaces. This only applies where more than 50 percent of the existing exterior walls are removed and/or replaced, which is proposed for this project. However, the proposal includes three covered parking spaces accessed from a driveway at the rear alley which is consistent with the standards of the LUP and with previous Commission actions in the area.

Typically, the Commission looks at allowable land uses, density, and height when evaluating whether or not a project is visually compatible with the character of the neighborhood, along with the existing characteristics of the surrounding area. The subject parcel is designated for multi-family residential use by the Venice Land Use Plan and RD1.5-1 by the Los Angeles Zoning Code. The Oakwood neighborhood is comprised of an amalgam of new and old one-to-two story buildings, and along Flower Avenue the structures vary in number of residential units from single-family to nine (9) units on a single lot (676 Flower Avenue). In addition, because of the depth of these lots (about 145 feet), numerous residential structures have historically been constructed on each lot and about 65 percent of the development on the 600 block of Flower Avenue is for multi-family housing. Within the 600 block of Flower Avenue, the residential buildings range in size from 198 sq. ft. (653 Flower Avenue) to 6,596 sq. ft. (676 Flower Avenue); and the average residential building size is 2,268 square feet. Approximately 25 percent of the lots have existing development that covers less than half the entire lot. The subject single-family residence at 611 Flower Avenue will result in a 2,610 sq. ft. building. Overall, the proposed project is similar in height, mass, and scale to other structures along Flower Avenue.

The City of Los Angeles has consistently limited new development in the project area to a height of 25 feet (flat roof), or 30 feet (varied roofline) measured above the fronting right-of-way. The proposed project conforms to the 25-foot height limit of the LUP for flat rooflines. A clerestory unit

(upper part of the wall that rises above a roof and has windows) is proposed that will extend 3-ft. above the roofline, which is allowed in the Venice certified LUP for devices essential for building function. Accordingly, both the City and the Commission permit roof accessory structures (i.e. essential building devices like chimneys, etc.) to exceed the height limit by no more than 5 feet if the scenic and visual qualities of the area are not negatively impacted. The Venice Specific Plan, which the Commission has not certified, also sets forth the same height limits as the certified Venice LUP. The project, as proposed, conforms to the mandated height limits in its neighborhood. Overall, the project is designed to be compatible with the residential character of the surrounding development.

The City has not designated the property as a historic resource within the community, and SurveyLA, which is used as guidelines for historic resources in the area, also does not consider the property a historic resource nor does any other inventory maintained by the local government, the State of California, or the United States.

Section 30601 of the Coastal Act provides details regarding the geographic areas where applicant must also obtain a coastal development permit from the Commission in addition to obtaining a local coastal development permit from the City. These areas are considered Dual Permit Jurisdiction areas. Coastal zone areas outside of the Dual Permit Jurisdiction areas are considered Single Permit Jurisdiction areas. Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has been granted the authority to approve or deny coastal development permits in both jurisdictions, but all of the City's actions are appealable to the Commission. In this case, the project site is within the Single Permit Jurisdiction area.

Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has opted to issue its own coastal development permits prior to certification of a Local Coastal Program (LCP) except for those permits eligible for issuance as administrative coastal development permits by the Executive Director under Section 30624. Section 30624 of the Coastal Act states in part:

(a) The commission shall provide, by regulation, for the issuance of coastal development permits by the executive director of the commission or, where the coastal development permit authority has been delegated to a local government pursuant to Section 30600.5, by an appropriate local official designated by resolution of the local government without compliance with the procedures specified in this chapter in cases of emergency, other than an emergency provided for under Section 30611, and for the following nonemergency developments: improvements to any existing structure; any single-family dwelling; any development of four dwelling units or less within any incorporated area that does not require demolition, and any other developments not in excess of one hundred thousand dollars (\$100,000) other than any division of land, and any development specifically authorized as a principal permitted use and proposed in an area for which the land use portion of the applicable local coastal program has been certified...

Local approval of the proposed project allows the applicant the option of applying to the Commission for a coastal development permit (CDP) rather than a local coastal development permit

through the City. The Executive Director of the Coastal Commission may consider the issuance of an administrative coastal development permit for a proposed project pursuant to Section 30624 of the Coastal Act. If the project is not one of the above mentioned categories of development, or the development raises significant environmental/coastal issues, such issues cannot be appropriately addressed on the Commission's administrative permit process and must be addressed by the City through its local coastal development permit process.

In this case, the proposed project has received the appropriate approvals from the local government and qualifies for the Commission's Administrative Calendar. The Venice Neighborhood Council recommended approval of the proposed development by a vote of 9-4-1 on August 16, 2016. The proposed development received Venice Coastal Zone Specific Plan Director of Planning Sign-off on March 8, 2016 (DIR-2016-0783-VSO) from the City of Los Angeles Planning Department. The Sign-off was revised on October 14, 2016, to reflect the change in number of onsite parking spaces to meet the Venice certified LUP parking requirements (detailed above).

B. PUBLIC 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. 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 best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of rain barrels and 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, as imposed in **Special Condition 1** and **Special Condition 2**. 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.

D. DEVELOPMENT

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, as proposed, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

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. 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 proposed 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)

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 proposed project 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

This permit is granted subject to the following special conditions:

1. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the permittee agrees that the approved development shall be carried out in compliance with the following BMPs:
 - (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 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. 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.
2. **Landscape and Irrigation.** By acceptance of the permit, the permittee agrees, on behalf of all future successors and assigns, 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/wateruse/efficiency/docs/wucols00.pdf>).
 - (b) 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.

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

5-16-0788 (Mosher)
Administrative Permit

coastal development permit unless the Executive Director determines that no amendment is required.

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

Location Map: 611 Flower Avenue, Venice

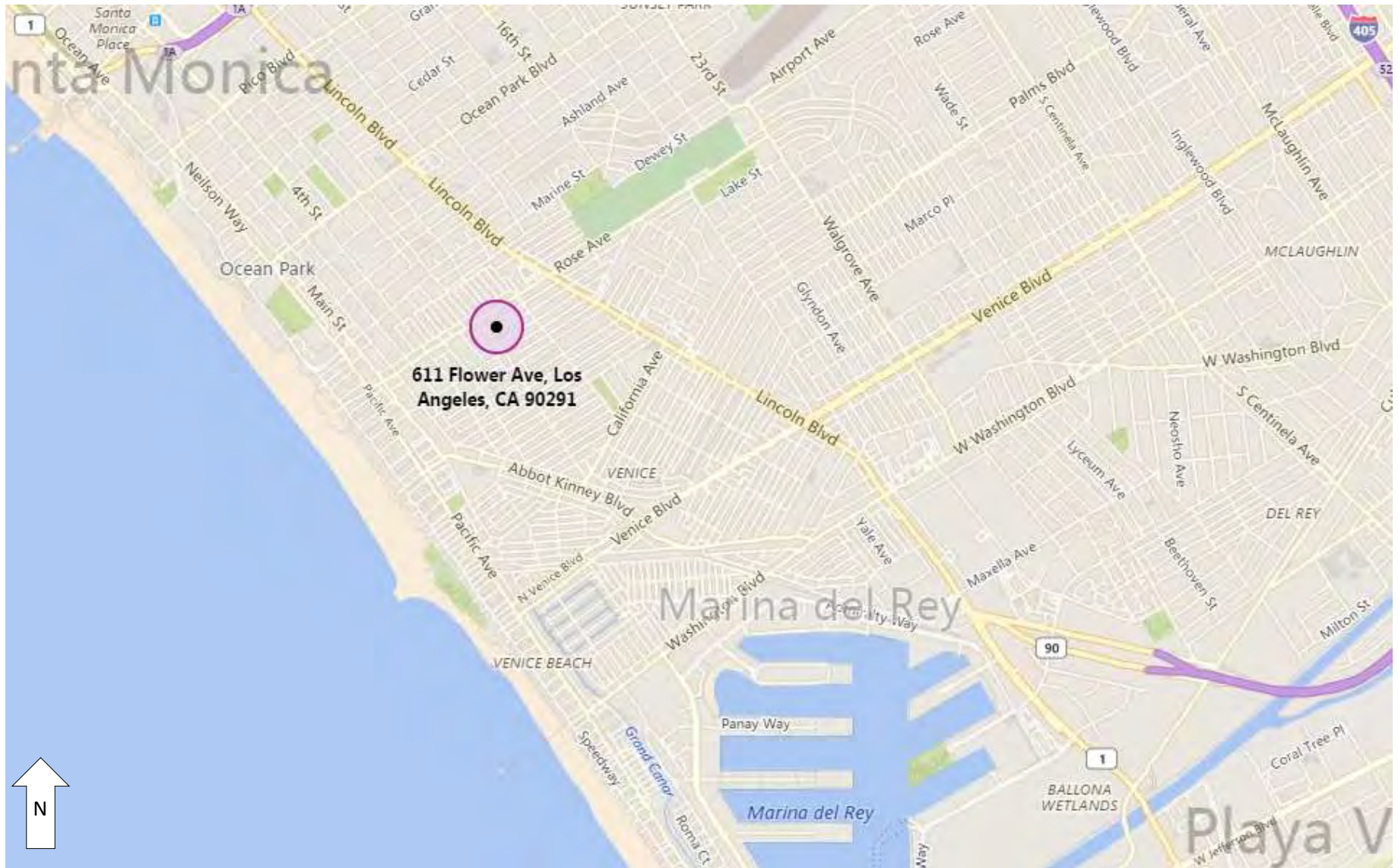


Photo credit: Bing Maps

Exhibit 1

Page 1 of 2



California Coastal
Commission

Vicinity Map: 611 Flower Avenue, Venice



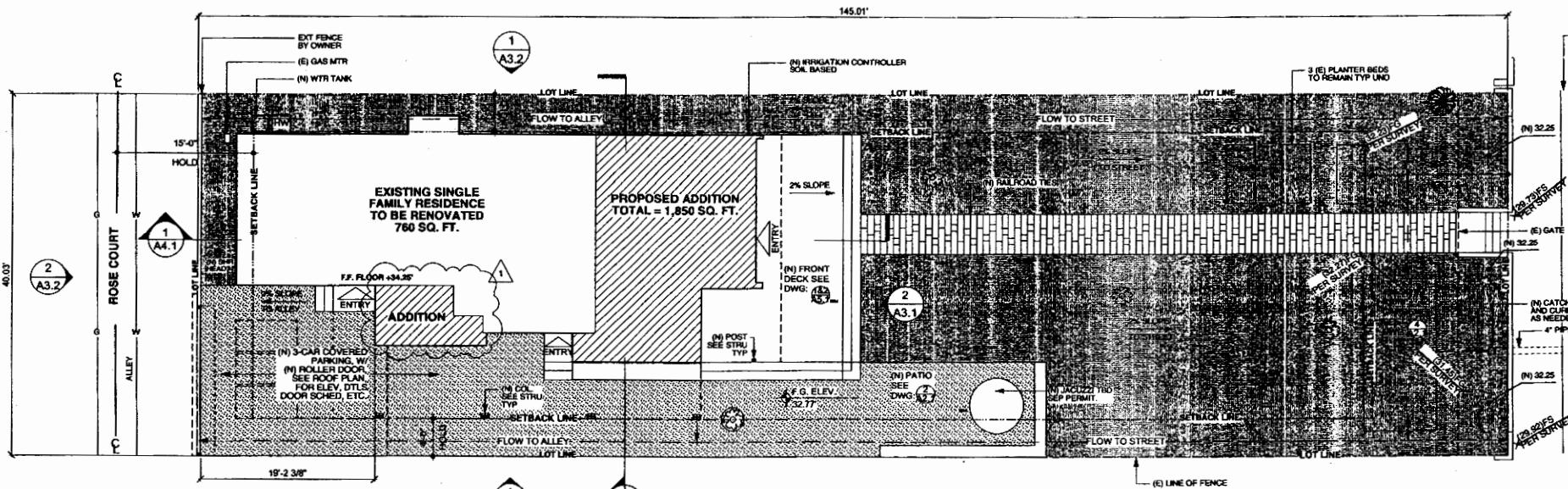
Photo credit: Bing Maps

Exhibit 1

Page 2 of 2



California Coastal
Commission



(N) PERMEABLE PAVERS SEE HARDSCAPE PLAN: 1	(N) RAIN GARDEN SEE DETAIL
SEE SURVEY FOR DETAILED SITE INFORMATION	SEE HARDSCAPE PLAN AND ROOF PLAN FOR NEW CONCENTRATED FLOW TO STREET AND LOCATION OF RAIN BARRELS.
LEGEND:	
	HARDSCAPE
	LANDSCAPE
CUT AND FILL	
AMOUNT OF CUT: 112.16 cu. yds (3028.75 cu. ft.)	
AMOUNT OF FILL: 21.17 cu. yds (571.59 cu. ft.)	
AMOUNT OF EXPORT: 91 cu. yds (2,457.16 cu. ft.)	

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of the plans SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: *[Signature]*
Date: 10/6/16

Total of 107 Sheets

DRAWING INDEX:

T.01 TITLE SHEET: Plot Plan, Site, Roof, Deck Plans Project Data, Legal Description, Project Data, etc.	
A1.1 DEMOLITION AND NOTES	
A2.1 FLOOR PLANS: Main Floor, Hardscape Plan and General Notes	
A2.2 FLOOR PLANS: Upper Floor and Notes	
A2.3 ROOF, CLOSETORY PLANS	
A3.1 EXTERIOR ELEVATIONS: Door/Hardware Schedule and Notes	
A3.2 EXTERIOR ELEVATIONS: Typical Exterior Door Detail, Window/Skylight Schedule and Notes	
A4.1 BUILDING SECTIONS: Details at Entries	
A5.1 DETAILS: Wall Types, Exterior Details and Wall Section	
A5.2 DETAILS: Door/Window Types, Window and Door Details	
A5.3 DETAILS: Interior Details	
A6.1 INTERIOR ELEVATIONS: Appliance/Plumbing Schedules and Notes	
A6.2 INTERIOR ELEVATIONS: Capot Details, Room Finish Schedules and Notes	
A7.1 REFLECTED CEILING PLANS	
E1.1 ELECTRICAL PLANS: Electrical Schedule and Notes	
SP.1.1 - X SPECIFICATIONS	
GRN 1.1 LADES GREEN	
STR 1.1 - 3.2 STRUCTURAL SET	
T24 1.1 - 1.3 TITLE 24 SET	
S 1.1 SURVEY	

DATE	DESCRIPTION	DATE	DESCRIPTION
09.15.16	1.01 SITE PLAN SUBMITTAL		
09.16.16	1.02 SITE PLAN CHECK		
09.17.16	1.03 SITE PLAN CHECK		
09.18.16	1.04 SITE PLAN CHECK		

01 SITE PLAN/GRADING PLAN

A. GENERAL

1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.
2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
3. WORKING DRAWINGS: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.
4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.
6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESCRIBED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER, AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.
7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE KIND AND QUALITY OF MATERIALS.
8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

B. PERMITS AND REGULATIONS

1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH ANY AND ALL RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.
3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERE TO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

C. PROTECTION OF WORK & PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FISHER WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.
1. (N) ROOF (OIE) TO MATCH (N)
2. SANDBLAST (E) CHAU
3. ARDEX OR SIM OF (E) CONC FLR

D. GUARANTEES

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

E. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

F. CLEANING BUILDING AND PREMISES

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.

G. MECHANICAL CONTROL

1. ALL REGISTER LOCATIONS TO BE APPROVED BY ARCHITECT/DESIGNER
1. ALL WATER CLOSETS TO BE LOW CONSUMPTION AND LOW FLOW
2. PROVIDE 15" MIN BTW CENTER OF WC TO ANY SIDE WALL (CA PLUMBING CODE 407.8)
3. PROVIDE 24" CLR SPACE IN FRONT OF ANY WC (CA PLUMBING CODE 407.8)
4. BATHROOM WC COMPARTMENTS AND OTHER SIMILAR ROOM SHALL BE PROVIDED NATURAL VENTILATION OR MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

H. GENERAL NOTES

1. TO PROVIDE SEPARATE BID FOR ALL PROPOSED WORK TO (E) CONSTRUCTION:
1. (N) ROOF (OIE) TO MATCH (N)
2. SANDBLAST (E) CHAU
3. ARDEX OR SIM OF (E) CONC FLR

2. THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

D. SUPERVISION

1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

E. DAMAGES IN THE WORK

1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

F. CLEANING BUILDING AND PREMISES

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.

G. GUARANTEES

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

I. TRANSPORTATION OF EXCAVATED MATERIAL

1. THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

MECHANICAL CONTROL

1. ALL REGISTER LOCATIONS TO BE APPROVED BY ARCHITECT/DESIGNER
1. ALL WATER CLOSETS TO BE LOW CONSUMPTION AND LOW FLOW
2. PROVIDE 15" MIN BTW CENTER OF WC TO ANY SIDE WALL (CA PLUMBING CODE 407.8)
3. PROVIDE 24" CLR SPACE IN FRONT OF ANY WC (CA PLUMBING CODE 407.8)
4. BATHROOM WC COMPARTMENTS AND OTHER SIMILAR ROOM SHALL BE PROVIDED NATURAL VENTILATION OR MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

GENERAL NOTES

1. TO PROVIDE SEPARATE BID FOR ALL PROPOSED WORK TO (E) CONSTRUCTION:
1. (N) ROOF (OIE) TO MATCH (N)
2. SANDBLAST (E) CHAU
3. ARDEX OR SIM OF (E) CONC FLR

ALL EXT. WALLS BELOW GRADE TO RECEIVE MOISTURE BARRIER

1. SEE MATERIAL CALL OUT PER STRUCTURAL SET FOR DETAILS
1. SEE NOTES:
1. GENERAL CONTRACTOR, ALL CONTRACTORS TO REFER TO SHEET GRN 1.1 TYP UNO

CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ENERGY CODE
2014 CITY OF LOS ANGELES GREEN BUILDING CODE
2014 CITY OF LOS ANGELES BUILDING CODE

BUILDING: 2013 CALIFORNIA BUILDING CODE (2012 IBC)
GREEN BUILDING/ENERGY: 2013 TITLE 24
ELECTRICAL/FIRE: 2013 CEC/NFPA (2012 NEC)
MECHANICAL/2013 CMC (2012 UMC)
PLUMBING: 2013 CPC (2012 UPC)
ZONING: 2000 PLANNING/ZONING CODE

FIRE DEPARTMENT NOTES:

SMOKE DETECTORS, CARBON MONOXIDE, SHALL BE INSTALLED IN EACH SLEEPING ROOM AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING ROOM. UBC 310.9.1.4 SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING EXCEPT AT EXISTING CONSTRUCTION, WHERE THEY MAY BE BATTERY POWERED, UBC 310.9.1.3

BUILDING IS SPRINKLERED AS PER NFPA13D, PLUMBING SUBCONTRACTOR TO SUBMIT PLAN FOR APPROVAL AND PERMIT

SPECIAL INSPECTION:

1. SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION
2. STRUCTURAL CONCRETE OVER 2500 P.S.I
3. MOMENT FRAME CONNECTIONS

CODE COMPLIANCE

(E) FIRST FLOOR	760 sq ft
(E) SECOND FLOOR	N/A
TOTAL (E) HOUSE AREA (sq ft)	760 sq ft
(N) FIRST FLOOR ADDITION	483 sq ft
(N) SECOND FLOOR ADDITION	1,360 sq ft
TOTAL (N) ADDITION AREA (sq ft)	1,843 sq ft
PROJECT TOTAL (sq ft)	1,843 sq ft
GRAND TOTAL (sq ft)	2,603 sq ft
Total CONDITIONED AREA	2,603 SQ FT
Total DECK AREA	276 SQ FT
Total LOT COVERAGE	39.2%
Total AREA OF EXTERIOR WALLS	1,011 SQ FT
Total AREA OF DEMO'D WALLS	439 SQ FT
Total AREA EXTERIOR WALLS TO REMAIN	572 SQ FT
Total PERCENT OF REMAINING WALLS	57%
Total PERCENT OF DEMO'D WALLS	43%
ASSESSABLE SPACE	2,603 SQ FT

ABBREVIATIONS

FLOWER RESIDENCE DATA:

OWNERS: Holly Mosher, Ravi Shah
PROJECT ADDRESS: 611 FLOWER AVE, VENICE CA, 90291

BUILDING USE: SINGLE FAMILY RESIDENTIAL
PARKING: 2 CAR SPACES, 4 BICYCLE SPACES, SEE SITE PLAN
ZONE: RDT-1
ENERGY ZONE: 6

SET BACK: 15'
FLOOD ZONE: N/A
BUILDING AREA: 2,619 SQ FT
SITE AREA: 5,800 SQ FT

COASTAL CONSERVATION ACT: YES
EARTHQUAKE INDUCED LIQUOR ACTION AREA: YES
NEAR SOURCE ZONE DISTANCE: 4
PARCEL AREA: 5,800 SQ FT
SEC. 1298.1 "RD": RESTRICTED DENSITY MULTIFAMILY DWELLING ZONE
CONSTRUCTION TYPE: TYPE V
BUILDING HEIGHT: YES, WITH 25' PLAT ROOF REQUIREMENT
APN: 14240 1118145 380
LOT/TRACT: LOT 22, BLOCK 'A', TRACT 2352
MAP: 1118145

LEGAL DESCRIPTION:

LOT 22, BLOCK 'A', TRACT 2352, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 124, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GRAPHIC SYMBOLS

	DATUM POINT, WORK POINT
	DOOR TYPE
	WINDOW TYPE
	THRESHOLD MARKER
	ROOM NAME/NO.
	EXISTING GRADE
	NEW GRADE
	MATERIAL FIXTURE NOTE
	INTERIOR ELEVATION (SHT NO.)
	EXTERIOR ELEVATION (DRAWING TITLE, SHT NO.)
	SECTION REFERENCE (DRAWING TITLE, SHT NO.)
	DETAIL REFERENCE (DRAWING TITLE, SHT NO.)
	WALL TYPES
	DETAIL
	REVISION CLOUD
	REVISION MARKER
	CENTERLINE SYMBOL

LEGEND

	(E) BUILDING
	(N) ADDITION
	(D) DEMO
	(E) EXISTING TO REMAIN

PLANS APPROVED

as required by
CASE NO. 16-200-705-Y50
Planner: JCH
Community Planning Bureau
City of Los Angeles Planning Dept
Date: 10/6/16

SYMBOLS + LEGEND

KEY PLAN



VICINITY MAP

Cathy Hillman 222 Washington Ave. SM, CA 90405 ARCHITECTURAL Consultant Tel: 310.773.7640	
TECHNICAL CONSULTANT SOLARGY/RAFI Noradounian 22028 Ventura Blvd, Suite 207 Woodland Hills, CA 91364 Tel: 818.334.2061	
STRUCTURAL CONSULTANT JMC CONSULTANTS/LEE Johnson 411 N. Harbor Blvd. San Pedro, CA 90731 Tel: 310.833.6555 EXT 229	
LANDSCAPE CONSULTANT Firm Name Tel: 000.000.0000	
SOLAR CITY CONSULTANT Firm Name Tel: 000.000.0000	

CONSULTANTS

Proposed Construction

SINGLE FAMILY RESIDENTIAL

PROJECT TYPE:

611 Flower Ave, Venice, CA 90210 RD1.5-1 611

PROJECT ADDRESS: PROJECT ZONE: PROJECT NO.:

11.11.2014

FIOWER

Exhibit 2

Page 1 of 4

California Coastal Commission

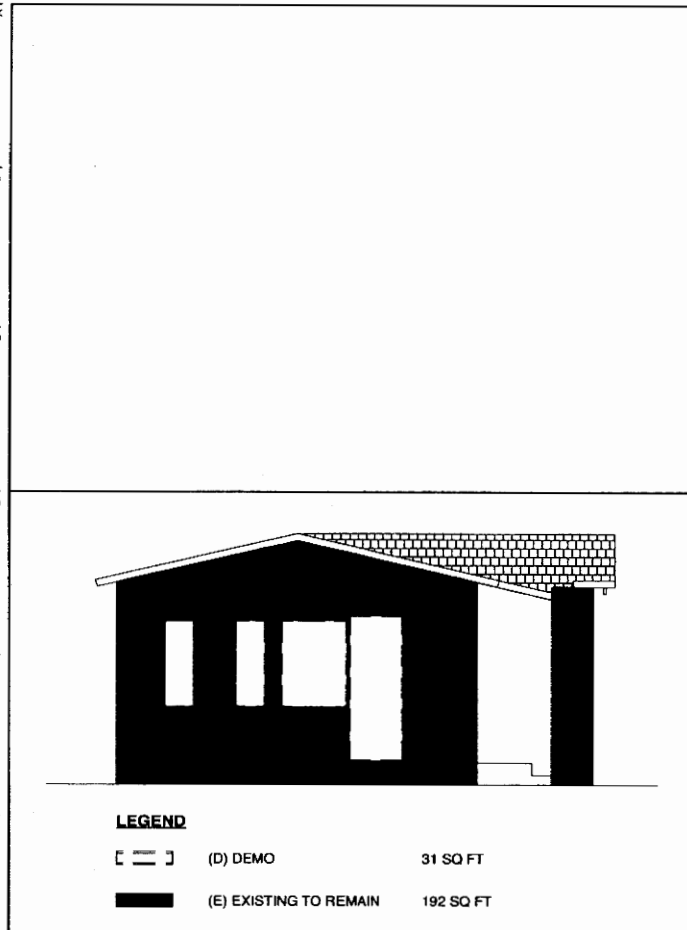
RECEIVED

OCT 18 2016

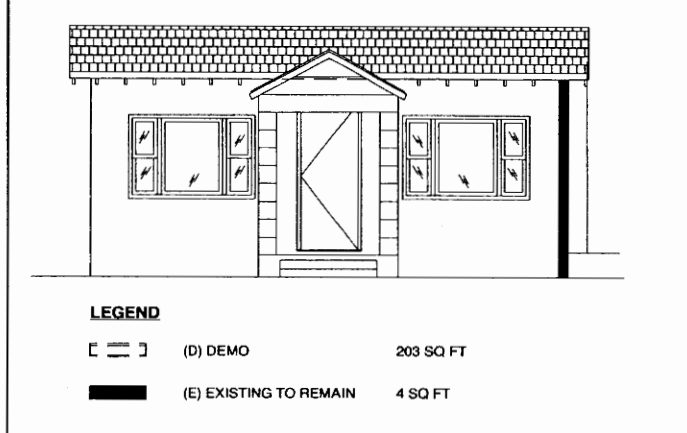
GENERAL NOTES

CALIFORNIA COASTAL COMMISSION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

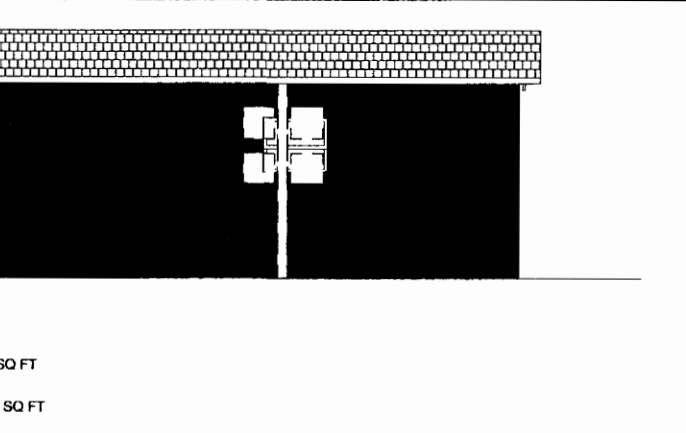


05 AS-BUILT NORTH ELEVATION 1/4" = 1'-0"



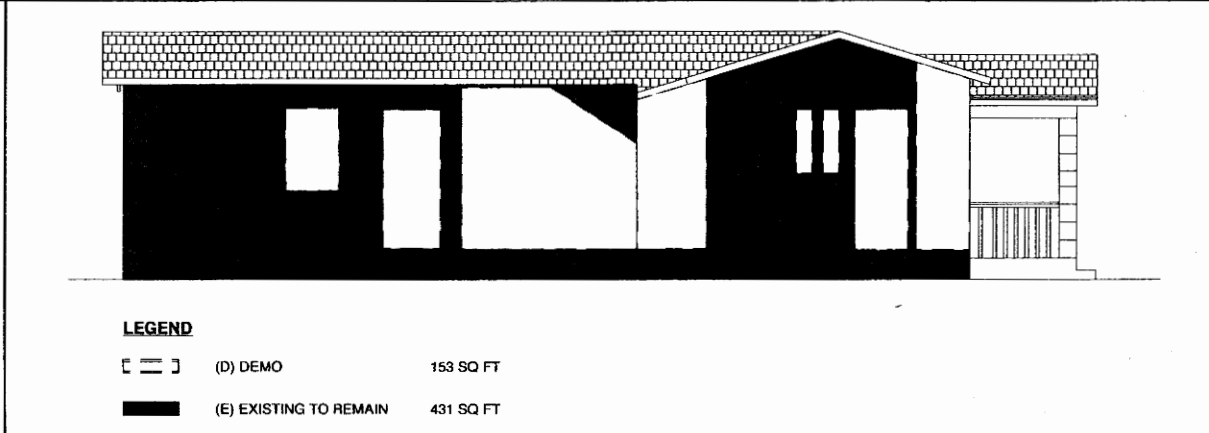
04 AS-BUILT SOUTH ELEVATION 1/4" = 1'-0"

01 DEMO PLAN 1/4" = 1'-0"



03 AS-BUILT EAST ELEVATION 1/4" = 1'-0"

02 AS-BUILT WEST ELEVATION 1/4" = 1'-0"



02 AS-BUILT WEST ELEVATION 1/4" = 1'-0"

- GENERAL NOTES:**
- 1) Contractor to coordinate removal of existing asbestos siding per the exterior doors, windows, siding, sheathing, and provide protection as necessary. TYP
 - 2) Provide necessary shoring. See structural set TYP.
 - 3) Remove (E) existing exterior/siding for (N) plywood sheathing and stud per structural. See structural set TYP.
 - 4) Remove (E) existing interior surface and replace with 5/8" gyp. dr. See plan TYP.
 - 5) Remove (E) existing door, trim, threshold. See plan TYP.
 - 6) Remove (E) existing window, trim. See plan TYP.
 - 7) Remove (E) existing carpet concrete, flooring, decking, etc. at footprint of addition per plan TYP.
 - 8) Remove (E) existing steps, pavers, railing, peds, etc. per plan TYP.
 - 9) Protect utilities TYP.
 - 10) Remove (E) existing wall partition TYP.
 - 11) Contractor to verify condition of (E) existing insulation and exterior plywood and replace insulation R13. TYP
 - 12) Contractor to remove all asbestos siding material according to the rules and regulations of OSHA and the EPA and City of L.A.
 - 13) Contractor to remove as req'd lighting and plumbing fixtures for donation. TYP
 - 14) Contractor is responsible for any necessary bracing, shoring, and support of remaining structure TYP
 - 15) Contractor is responsible for verifying all existing conditions prior to demolition and construction and to notify designer and owner of any all discrepancies affecting the structural integrity of the building or the design before proceeding with the work. TYP
 - 16) Contractor to remove as necessary any windows, doors, wiring, plumbing, etc. for remodel and addition. TYP
 - 17) All offsite work shall be done in accordance with the Standard Specifications of Public Works Construction, current edition, and City of Los Angeles.
 - 18) Ultra Flow Plumbing fixtures required on all new construction and remodeling where plumbing is to be added. (max. 1.6 gal toilets and 1.0 gal urinals and low flow shower heads.
 - 19) All existing plumbing fixtures to be replaced an upgraded.
 - 20) For elevations see survey by JMC Consultants.
 - 21) Contractor to apply for an A-Permit.
 - 22) See Sheet GRN 1.1. TYP
- ASBESTOS REMOVAL:**
- 1) Contractor to remove all asbestos siding material according to the rules and regulations of OSHA and the EPA and City of Los Angeles Codes
 - 2) Contractor to post appropriate signage notifying community of asbestos removal as required.
 - 3) Contractor to lay plastic 10' from the building perimeter of the house and pull all existing asbestos siding from the house, located on plastic, bag and dispose at an EPA approved landfill.
 - 4) Contractor to use "Hudson" sprayer to dampen existing surface in order to keep dust down as required.
- EXISTING LANDSCAPE:**
- 1) Contractor to protect all existing landscape.

LEGEND

[- -] (D) DEMO

[-] (E) EXISTING TO REMAIN

DRAWING INDEX:

T01 TITLE SHEET: PLOT PLAN, Site, Roof, Deck Plans
Project Data, Legal Description, Project Data, etc.

A1.1 DEMOLITION AND NOTES

A2.1 FLOOR PLANS: Main floor, Hardscape Plan and General Notes

A2.2 FLOOR PLANS: Upper floor and Notes

A2.3 ROOF, CLERESTORY PLANS

A3.1 EXTERIOR ELEVATIONS: Door/Hardware Schedule and Notes

A3.2 EXTERIOR ELEVATIONS: Typical Exterior Door Detail, Window/Skylight Schedule and Notes

A4.1 BUILDING SECTIONS: Details at Entries

A5.1 DETAILS: Wall Types, Exterior Details and Wall Section

A5.2 DETAILS: Door/Window Types, Window and Door Details

A5.3 DETAILS: Interior Details

A6.1 INTERIOR ELEVATIONS: Appliance/Plumbing Schedules and Notes

A6.2 INTERIOR ELEVATIONS: Carpet Details, Room Finish Schedule and Notes

A7.1 REFLECTED CEILING PLANS

E1.1 ELECTRICAL PLANS: Electrical Schedule and Notes

SP1.1 - X SPECIFICATIONS

GRN 1.1 LADES GREEN

STR 1.1 - 3.2 STRUCTURAL SET

T24.1.1 - 1.3 TITLE 24 SET

S 1.1 SURVEY

DATE	DESCRIPTION:	DATE	DESCRIPTION:
08.15.15	LA DES PART SUBMITTAL		
03.08.16	2ND SET		
04.01.16	PLAN CHECK		



VICINITY MAP

Cathy Hillman
222 Washington Ave.
SM, CA 90403

ARCHITECTURAL Consultant Tel: 310.773.7640

TY ENGINEERING & DESIGN Tolga Yaprak
22028 Ventura Blvd, Suite 207
Woodland Hills, CA 91364

STRUCTURAL Consultant Tel: 818.334.2061

SOLARGY/Raffi Noradounian
22028 Ventura Blvd, Suite 207
Woodland Hills, CA 91364

TITLE 24 / ENERGY Consultant Tel: 818.347.6096

JMC CONSULTANTS/Lee Johnson
411 N. Harbor, Blvd
San Pedro, CA 90731

SURVEY Consultant Tel: 310.833.6555

EXT 226

Firm/Name
Tel: 000.000.0000

SOLAR CITY Consultant

Firm/Name
Tel: 000.000.0000

LANDSCAPE Consultant

CONSULTANTS

Proposed Construction
SINGLE FAMILY RESIDENTIAL

PROJECT TYPE:

611 Flower Ave
Venice, CA 90210 RD1.5-1 **611**

PROJECT ADDRESS: PROJECT ZONE: PROJECT NO.:

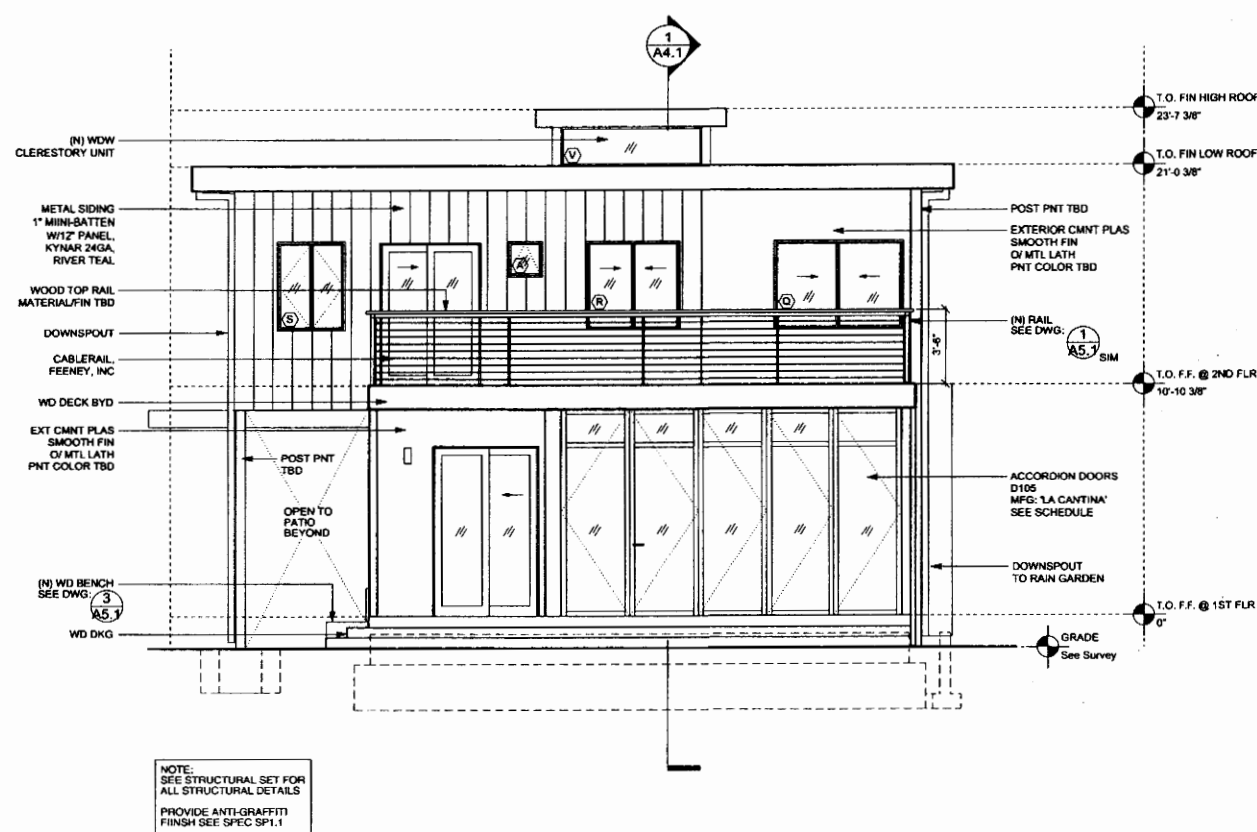
DOOR & HARDWARE SCHEDULE						
MARK	SIZE		TYPE	HARDWARE LOCKSET	MFG. INFO	
	Width	Height			Model No.	NOTES
D-10-1	18"	70"	Garage Door	passage	Omnia, Satin Nickel	653 US15
D-10-2	48"	79 1/2"	Overhead Track Mini Door	passage	Schlage, Satin Chrome	F40 BWE 628
D-10-3	23"	68"	Swing Single	privacy	Ikea, Lamsa, stainless steel	601.387.59
D-10-4	30"	68"	Bi-fold Bi-part	passage	Cavlock, Brushed Chrome	SKUI CL2000PRV
D-10-5	32 1/2"	80"	Pocket Bi-part	privacy	Benchmark	F80 CEN 625 LAT
D-10-6	28"	68"	Swing Single	lockset/deadbolt	Schlage, Satin Chrome	F40 BWE 628
D-10-7	48"	68"	Swing Single	lockset/deadbolt	Schlage, Satin Chrome	F40 BWE 628
D-10-8	48"	68"	Swing Single	lockset/deadbolt	Schlage, Satin Chrome	F40 BWE 628
D-10-9	28"	68"	Pocket Simple	privacy	Cavlock, Brushed Chrome	SKUI CL2000PRV
D-10-10	28"	68"	Pocket Simple	lockset/deadbolt	Schlage, Satin Chrome	F80 CEN 625 LAT
D-10-11	28"	68"	Pocket Simple	lockset/deadbolt	Schlage, Satin Chrome	F80 CEN 625 LAT
D-20-1	48"	68"	Bi-fold Bi-part	passage	Ikea, Lamsa, stainless steel	601.387.59
D-20-2	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-3	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-4	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-5	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-6	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-7	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-8	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-9	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-10	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-11	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
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D-20-99	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628
D-20-100	28"	68"	Swing Single	privacy	Schlage, Satin Chrome	F40 BWE 628

DOOR AND HARDWARE NOTES:

- 1) Weatherstrip all exterior doors.
- 2) Provide door bumpers by IVES/70-A15 Satin Nickel finish.
- 3) All doors labeled (E) are existing to remain.
- 4) Provide oak thresholds at floor material change.
- 5) All exterior doors to be 1-3/4" thick. All bucks wood.
- 6) All interior doors to be 1-3/8" thick. All bucks wood.
- 7) Contractor to V.I.F. appropriate flashing, building/raft paper, insulation, insulation at all (E) Windows and Doors, etc. Repair as Required. TYP UNO

GENERAL NOTES:

- 1) Provide Anti-Graffiti finish within the first 9 feet measured from grade, at exterior walls and doors.
- Exceptions: Maintenance of building affidavit is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (6306)

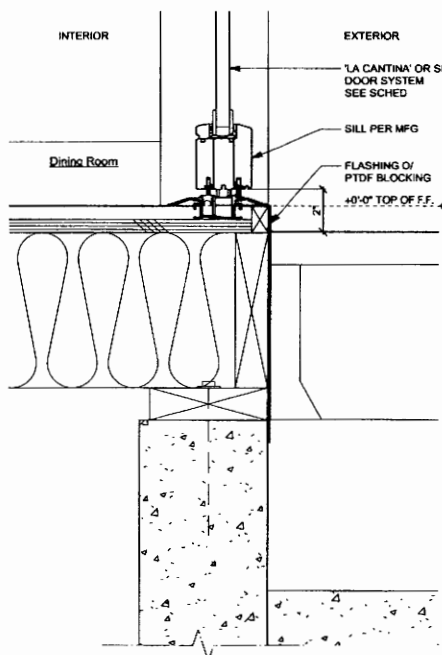


NOTE:
SEE STRUCTURAL SET FOR
ALL STRUCTURAL DETAILS
PROVIDE ANTI-GRAFFITI
FINISH SEE SPEC SP1.1

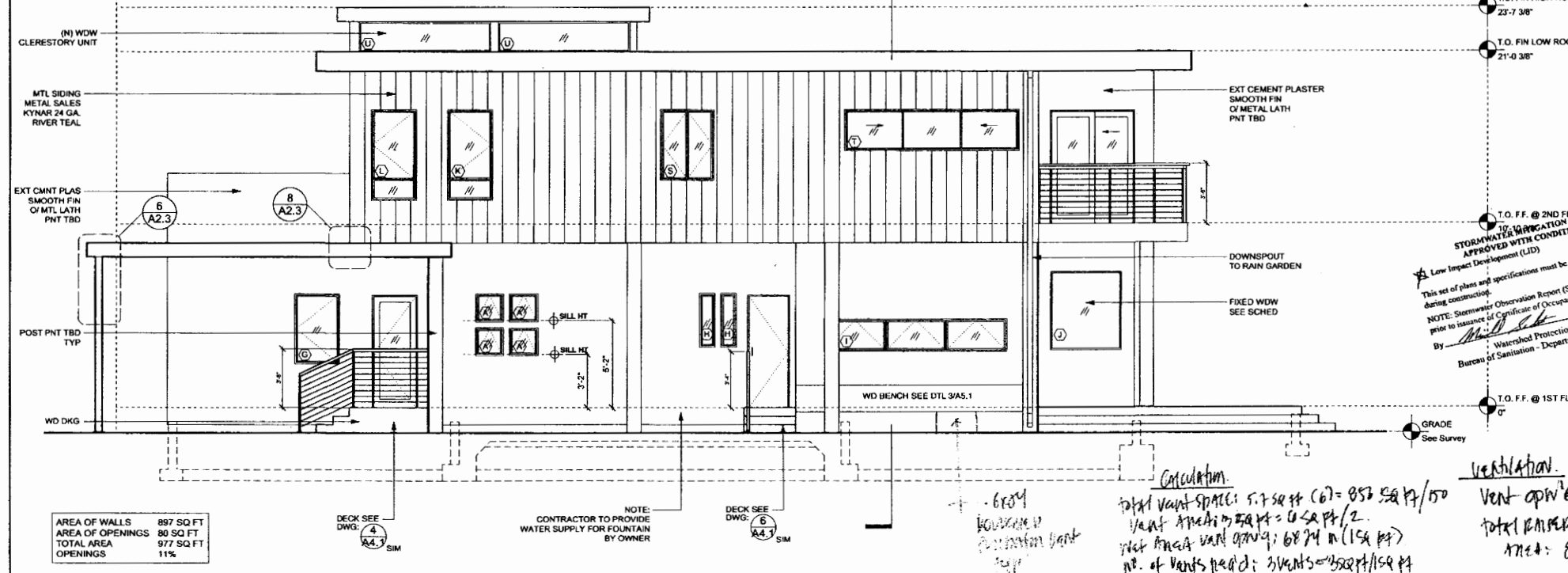
04 DTL @

NTS 02 SOUTH ELEVATION

1/4" = 1'-0"



NOTE:
SEE STRUCTURAL SET FOR
ALL STRUCTURAL DETAILS
PROVIDE ANTI-GRAFFITI
FINISH SEE SPEC SP1.1



AREA OF WALLS 897 SQ FT
AREA OF OPENINGS 80 SQ FT
TOTAL AREA 977 SQ FT
OPENINGS 11%

NOTE:
CONTRACTOR TO PROVIDE
WATER SUPPLY FOR FOUNTAIN
BY OWNER

DECK SEE
DWG. 6
A4.3
SIM

Calculation:
Total Vent Space: 5.7 sq ft (6) = 852 sq ft / 150
Vent Area: 5.7 sq ft / 2 = 2.85 sq ft
Net Area: 5.7 sq ft / 150 = 0.038 sq ft
No. of Vents Req'd: 3 vents = 350 sq ft / 150 ft

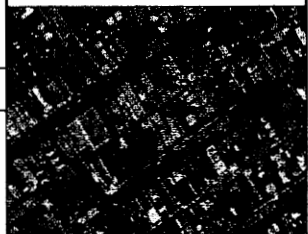
Ventilation:
Vent open: 1 sq ft
Total Rain: 150 sq ft
Area: 852 sq ft

DRAWING INDEX:

- T.01 TITLE SHEET: PLOT PLAN, Site, Roof, Deck Plans
Project Data, Legal Description, Project Data, etc.
- A1.1 DEMOLITION AND NOTES
- A2.1 FLOOR PLANS: Main floor, Hardship Plan and General Notes
- A2.2 FLOOR PLANS: Upper floor and Notes
- A2.3 ROOF, CLERESTORY PLANS
- A3.1 EXTERIOR ELEVATIONS: Door/Hardware Schedule and Notes
- A3.2 EXTERIOR ELEVATIONS: Typical Exterior Door Detail, Window/Skylight Schedule and Notes
- A4.1 BUILDING SECTIONS: Details at Entries
- A5.1 DETAILS: Wall Types, Exterior Details and Wall Section
- A5.2 DETAILS: Door/Window Types, Window and Door Details
- A5.3 DETAILS: Interior Details
- A6.1 INTERIOR ELEVATIONS: Appliance/Plumbing Schedule and Notes
- A6.2 INTERIOR ELEVATIONS: Capot Details, Room Finish Schedule and Notes
- A7.1 REFLECTED CEILING PLANS
- E1.1 ELECTRICAL PLANS: Electrical Schedule and Notes
- SP1.1 - X SPECIFICATIONS
- GRN 1.1 LADBS GREEN
- STR 1.1 - 3.2 STRUCTURAL SET
- T24 1.1 - 1.3 TITLE 24 SET
- S 1.1 SURVEY

DATE	DESCRIPTION	DATE	DESCRIPTION
06.10.15	LA DES FIRST SUBMITTAL		
07.06.16	2ND SET		
07.11.16	FINAL REVIEW		

KEY PLAN



VICINITY MAP

Cathy Hillman 222 Washington Ave. SM, CA 90403	
ARCHITECTURAL Consultant	Tel: 310.773.7640
TY ENGINEERING & DESIGN Tolga Yaprak 22028 Ventura Blvd, Suite 207 Woodland Hills, CA 91364	
STRUCTURAL Consultant	Tel: 818.334.2061
SOLARGY/Raffi Noradounkian 22028 Ventura Blvd, Suite 207 Woodland Hills, CA 91364	
TITLE 24 / ENERGY Consultant	Tel: 818.347.6096
JMC CONSULTANTS/Lee Johnson 4111 N. Harbor Blvd San Pedro, CA 90731	
SURVEY Consultant	Tel: 310.833.6555
Firm/Name Tel: 000.000.0000	
SOLAR CITY Consultant	
Firm/Name Tel: 000.000.0000	
LANDSCAPE Consultant	
CONSULTANTS	
Proposed Construction	
SINGLE FAMILY RESIDENTIAL	
PROJECT TYPE:	
611 Flower Ave. Venice, CA 90210	RD1.5-1 611
PROJECT ADDRESS:	PROJECT ZONE: PROJECT NO.:

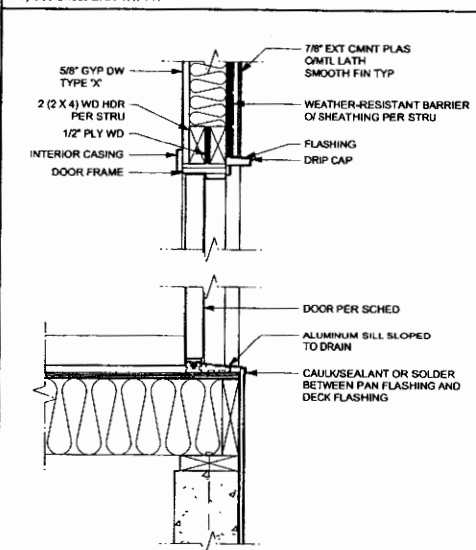
Exhibit 2

Page 3 of 4

WINDOW SCHEDULE						
MARK	TYPE	ROUGH OPENING		OPERATION	MFG. INFO	
		Width	Height		Mfr.	Model No.
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
A	Awning	18"	18"	Operable	Migard	
B	Casement	18"	60"	Fixed Glass	Migard	
B	Casement	18"	60"	Fixed Glass	Migard	
C	Fixed Glass	73 5/8"	13"	Fixed Glass	Migard	
D	Casement	14"	40"	Operable	Migard	
E	Fixed Glass	32 1/2"	19"	Fixed Glass	Migard	
E	Fixed Glass	32 1/2"	19"	Fixed Glass	Migard	
E	Fixed Glass	32 1/2"	19"	Fixed Glass	Migard	
E	Fixed Glass	32 1/2"	19"	Fixed Glass	Migard	
F	Casement	26"	40"	Operable	Migard	
G	Casement	26"	40"	Operable	Migard	
H	Fixed Glass	9"	30"	Fixed Glass	Migard	
H	Fixed Glass	9"	30"	Fixed Glass	Migard	
I	Custom	108"	13"	Fixed Glass	Migard	
J	Fixed Glass	42"	47"	Fixed Glass	Migard	
K	Casement	26"	52"	Operable	Migard	
K	Casement	26"	52"	Operable	Migard	
L	Casement	26"	52"	Operable	Migard	
L	Casement	26"	52"	Operable	Migard	
M	Awning	32"	13"	Operable	Migard	
N	Casement	20"	40"	Operable	Migard	
N	Casement	20"	40"	Operable	Migard	
O	Horizontal Slider	40"	40"	Operable	Migard	
P	Picture Window Slider	60"	52"	Operable	Migard	
P	Picture Window Slider	60"	52"	Operable	Migard	
Q	Horizontal Slider	60"	40"	Operable	Migard	
R	Horizontal Slider	43"	40"	Fixed Glass	Migard	
S	Bi-parting Casement	30"	40"	Operable	Migard	
S	Bi-parting Casement	30"	40"	Operable	Migard	
T	Picture Window Slider	102"	23 1/2"	Operable	Migard	
U	Fixed Glass	78 7/8"	13"	Fixed Glass	Migard	
U	Fixed Glass	78 7/8"	13"	Fixed Glass	Migard	
U	Fixed Glass	78 7/8"	13"	Fixed Glass	Migard	
U	Fixed Glass	78 7/8"	13"	Fixed Glass	Migard	
V	Fixed Glass	86 7/8"	13"	Fixed Glass	Migard	
V	Fixed Glass	86 7/8"	13"	Fixed Glass	Migard	

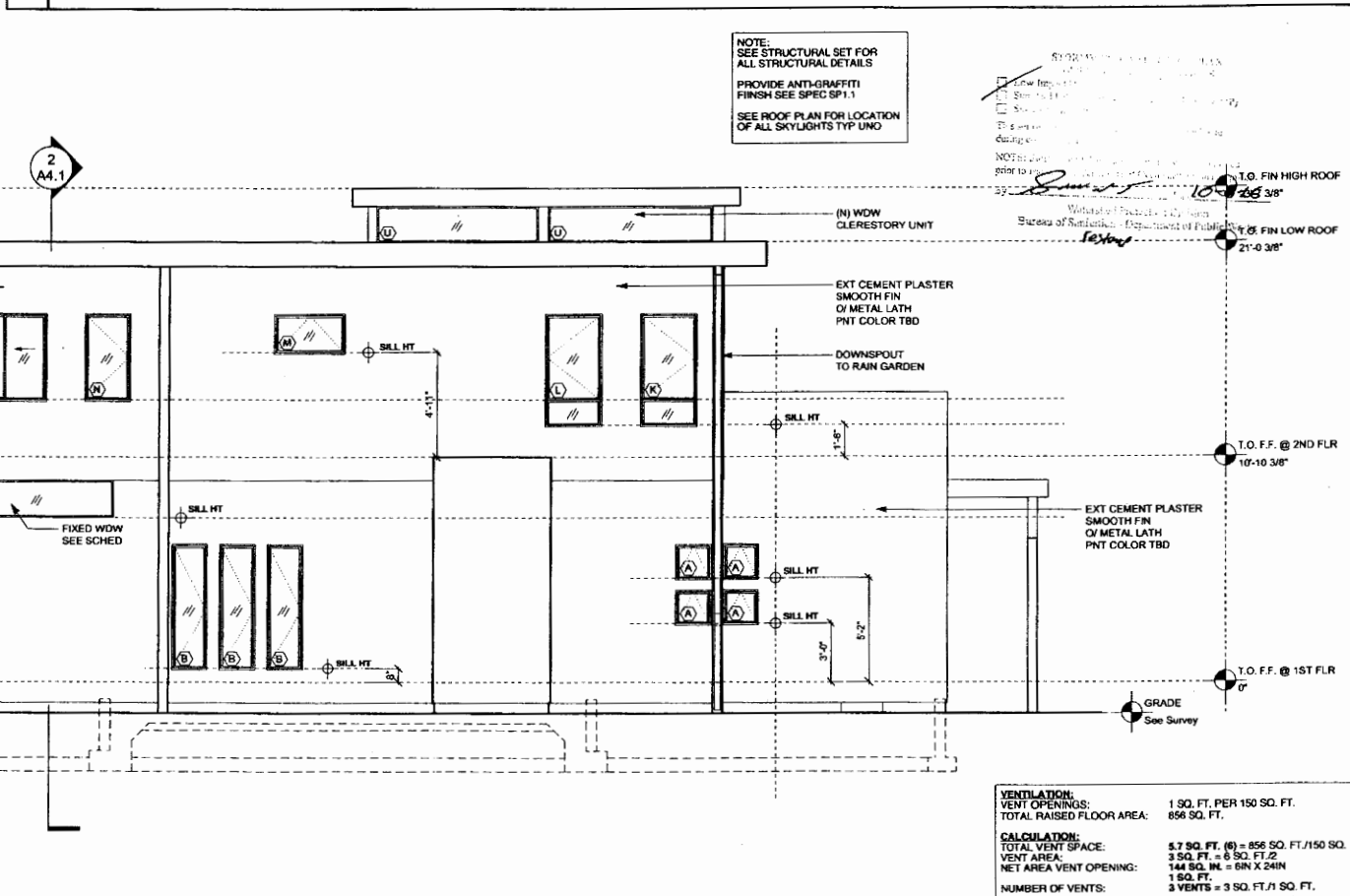
SKYLIGHT SCHEDULE						
MARK	TYPE	ROUGH OPENING		OPERATION	MFG. INFO	
		Width	Length		Mfr.	Model No.
1	E Bath	26"	26"	Manual	VELUX	VCM
1	Holly	26"	26"	Manual	VELUX	VCM
2	Holly	310"	310"	Manual	VELUX	VCM
3	Hall	53"	13"	Manual	VELUX	VCM
3	Hall	53"	13"	Manual	VELUX	VCM
4	M Bath	23"	43"	Manual	VELUX	VCM
5	M Bath	23"	43"	Manual	VELUX	VCM
6	Carport	34"	69"	Fixed	VELUX	FCM

- WINDOW/SKYLIGHT NOTES:**
- 1) All windows to be Migard or equivalent as approved by owner.
 - 2) Carpenter contractor to verify openings with manufacturer.
 - 3) All windows to be 1/2" insulated glass.
 - 4) All windows to be Aluminum.
 - 5) All screens to be included.
 - 6) All skylights to be dual glazed velux curb mounted or curb mounted operable uv glass, LARR NO. 25885.
 - 7) The contractor shall not scale drawings. All dimensions on drawings take precedence over scale. Discrepancies in dimensions shall be brought to the attention of the designer prior to construction.
 - 8) The contractor shall verify all dimensions and conditions shown on the drawings by taking field measurements. The contractor shall check all lines and levels indicated and other such work that has been completed. Proper fit and attachment of all parts is required. The contractor shall notify the designer of any discrepancies prior to commencement of any work for correction and adjustment. In the event of failure to do so, the contractor shall be responsible for correction of any error.
 - 9) Skylight at office to have Blackout shades. All other skylights to be frosted.
 - 10) Provide Switch poles for all skylights.
 - 11) See Sheet GRN 1.1, TYP.



01 EAST ELEVATION

02 NORTH ELEVATION



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SP1.1 - K SPECIFICATIONS

GRN 1.1 LABS GREEN

STR 1.1 - 3.2 STRUCTURAL SET

T24 1.1 - 1.3 TITLE 24 SET

S.1.1 SURVEY

DATE	DESCRIPTION	DATE	DESCRIPTION
08.15.15	LA DMS FIRST SUBMITTAL		
08.26.15	REVISED SET		
09.01.16	PLAN CHECK		
10.04.16	PLAN CHECK - 10.04.16		

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