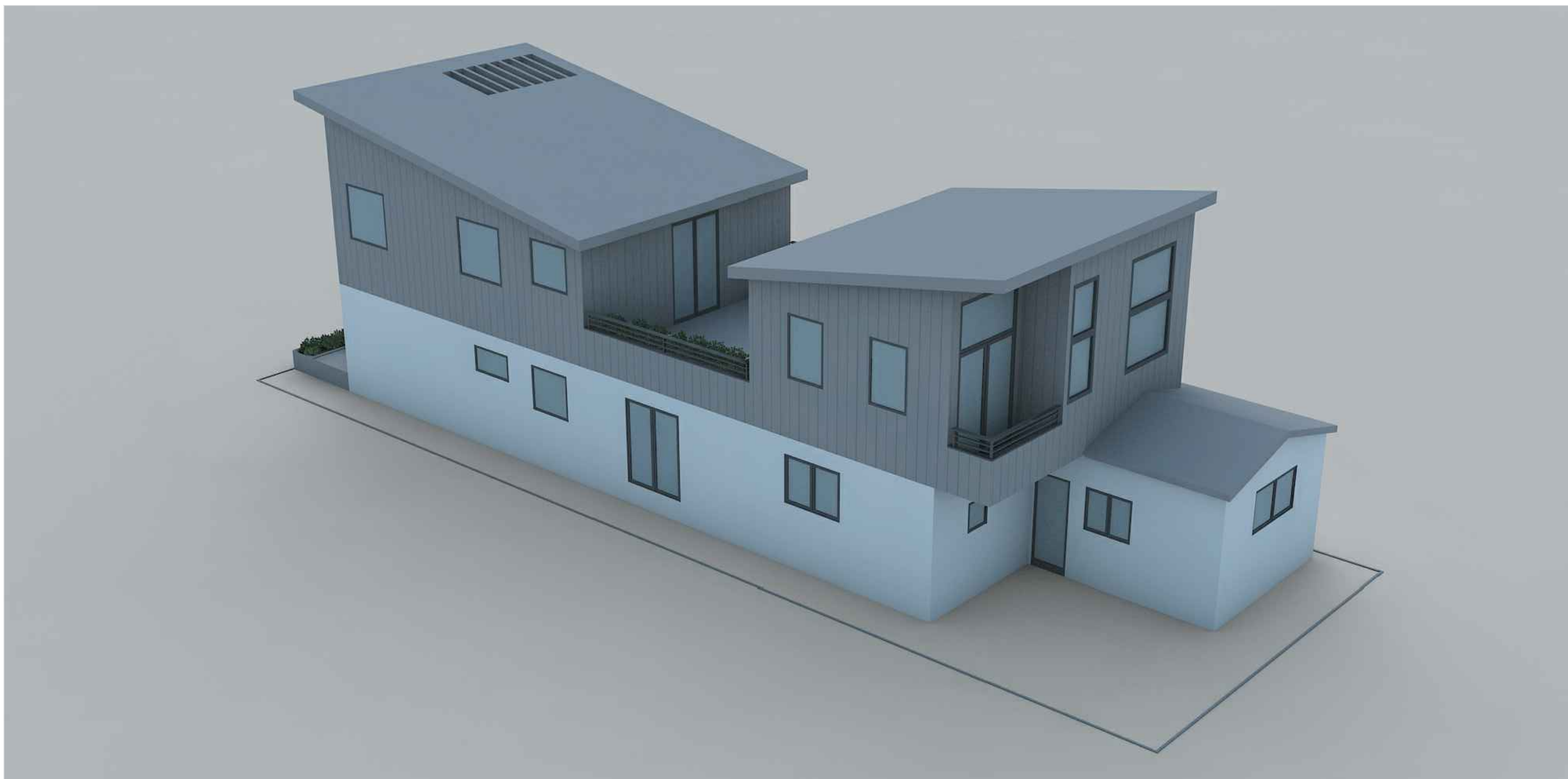




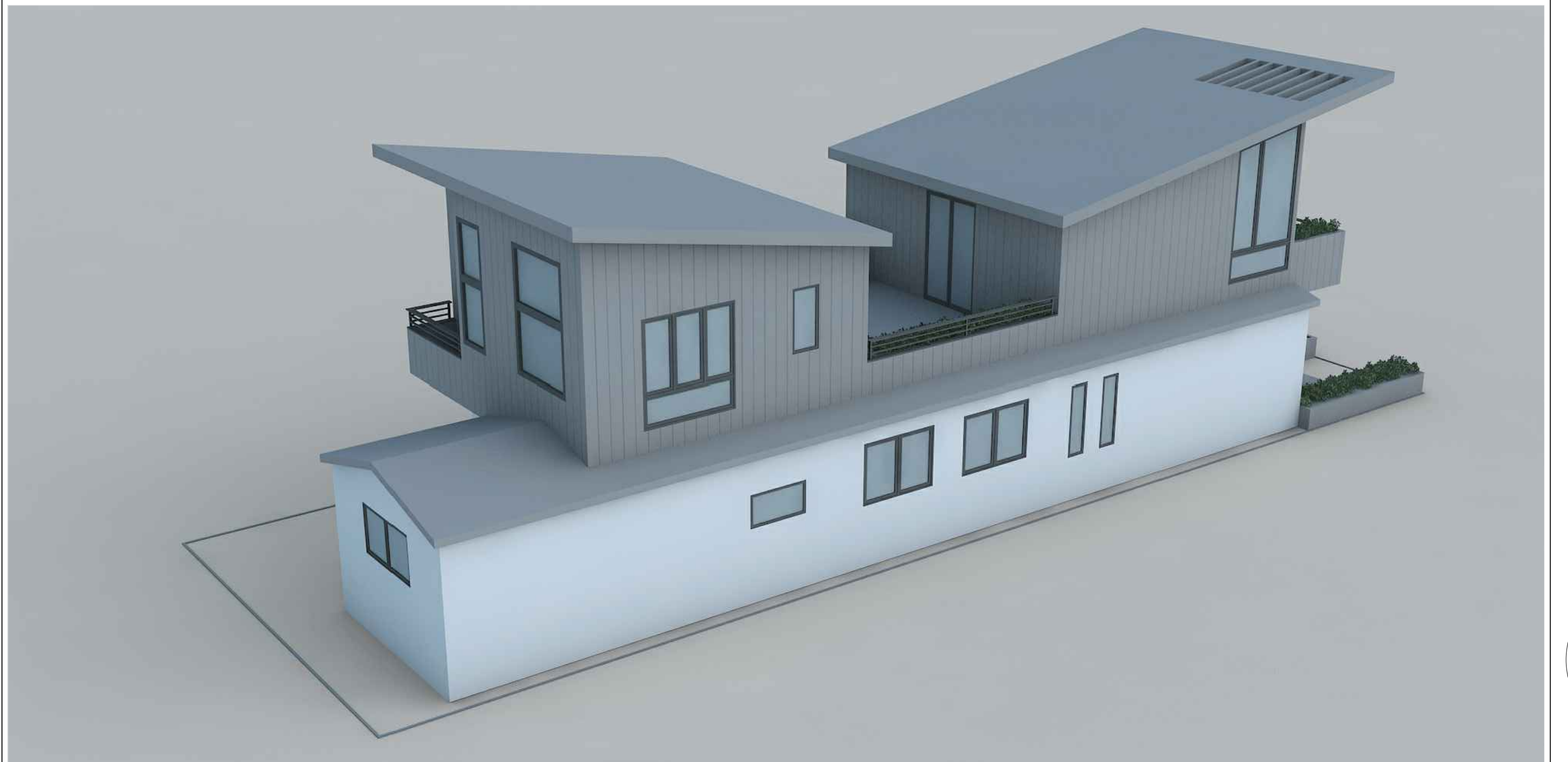
SOUTH-WEST VIEW



SOUTH-EAST VIEW



NORTH-EAST VIEW

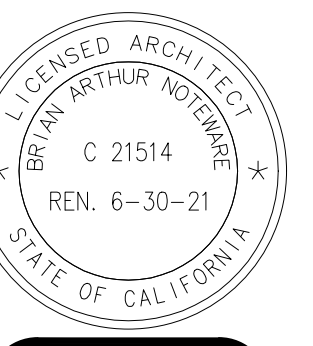


NORTH-WEST VIEW

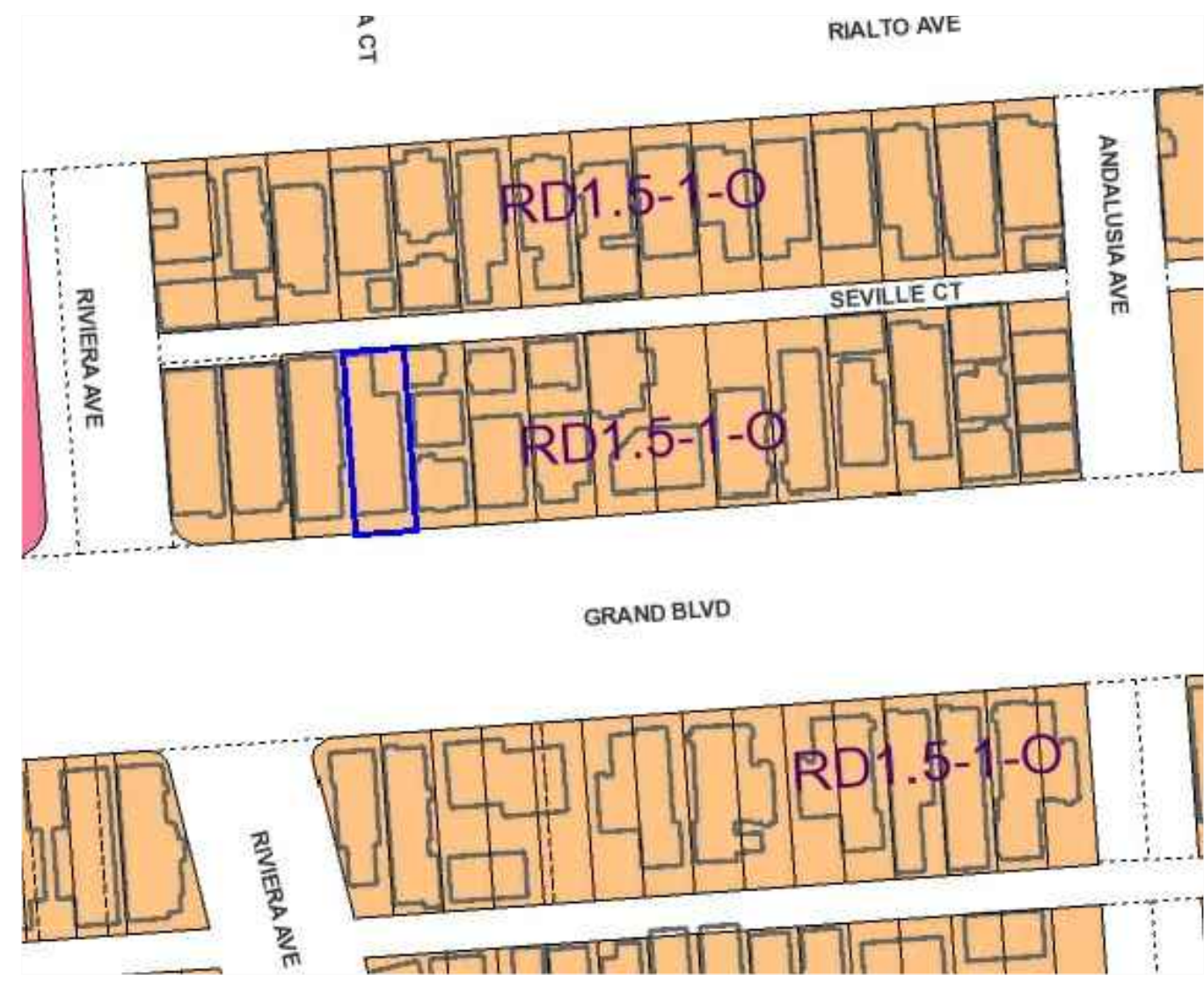
ARCHITECTURE ENGINEERING
 PLANNING DEVELOPMENT
BRIAN ARTHUR NOTEWARE
 AIA ARCHITECT
 2800 28th ST., SUITE #160
 SANTA MONICA, CA 90405
 PH: (310)452-6500
 FAX: (310)452-7470

SHEET TITLE: RENDERINGS
 DATE: 08.18.20
 PLANNING SUBMITTAL

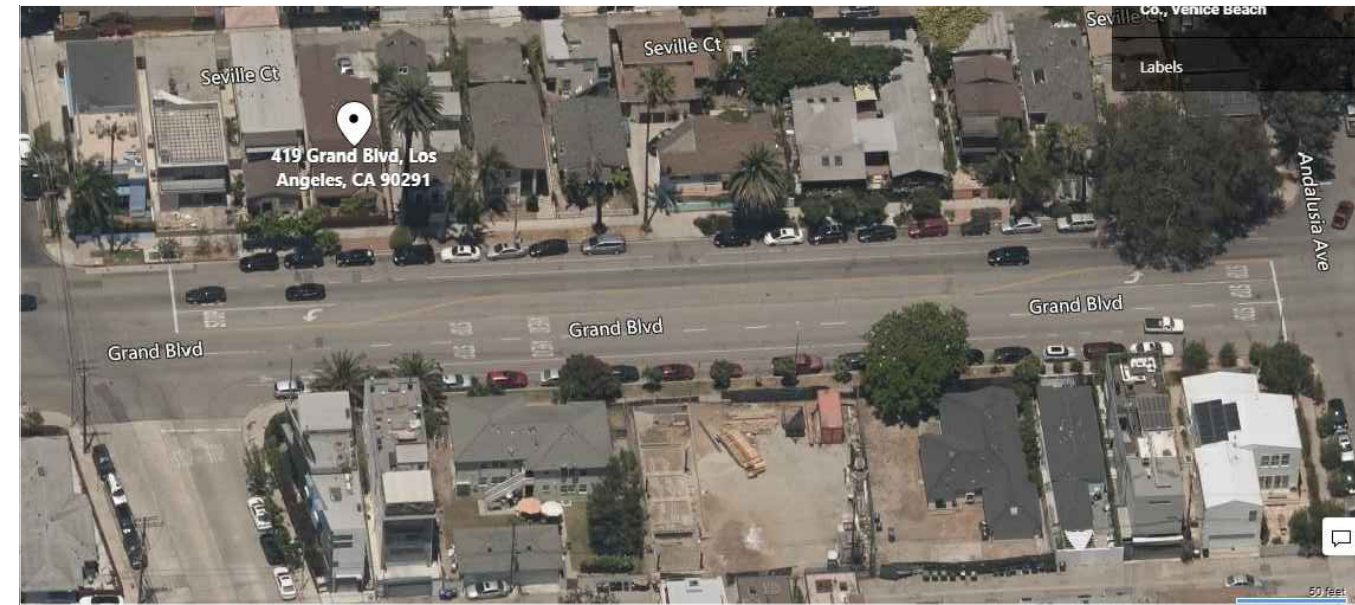
WATT'S RESIDENCE
 417-419 E GRAND BLVD.
 LOS ANGELES, CA 90291



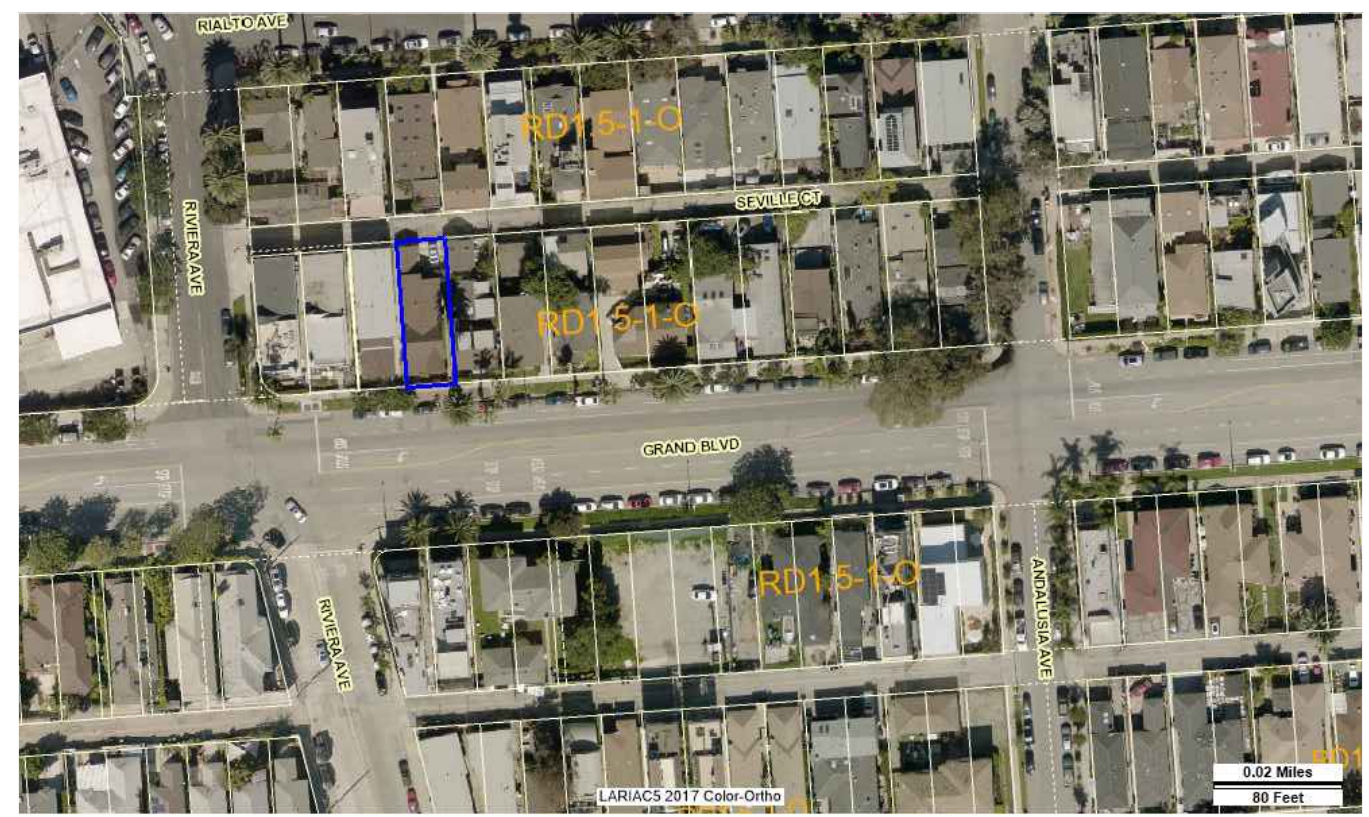
A-0.1



ZIMAS MAP



BIRD'S EYE VIEW



AERIAL VIEW



STREET VIEW AND HEIGHT ANALYSIS

22 LOTS COMPARED
 7 HOUSES - 1 STORY
 11 HOUSES - 2 STORY
 4 HOUSES - 3 STORY

ARCHITECTURE ENGINEERING
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BRIAN ARTHUR NOTEWARE
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 SANTA MONICA, CA 90405

PH: (310)452-6500
 FAX: (310)452-1470

STREETSCAPE CONTEXT STUDY

UPLC MEETING

DATE: 09.12.20

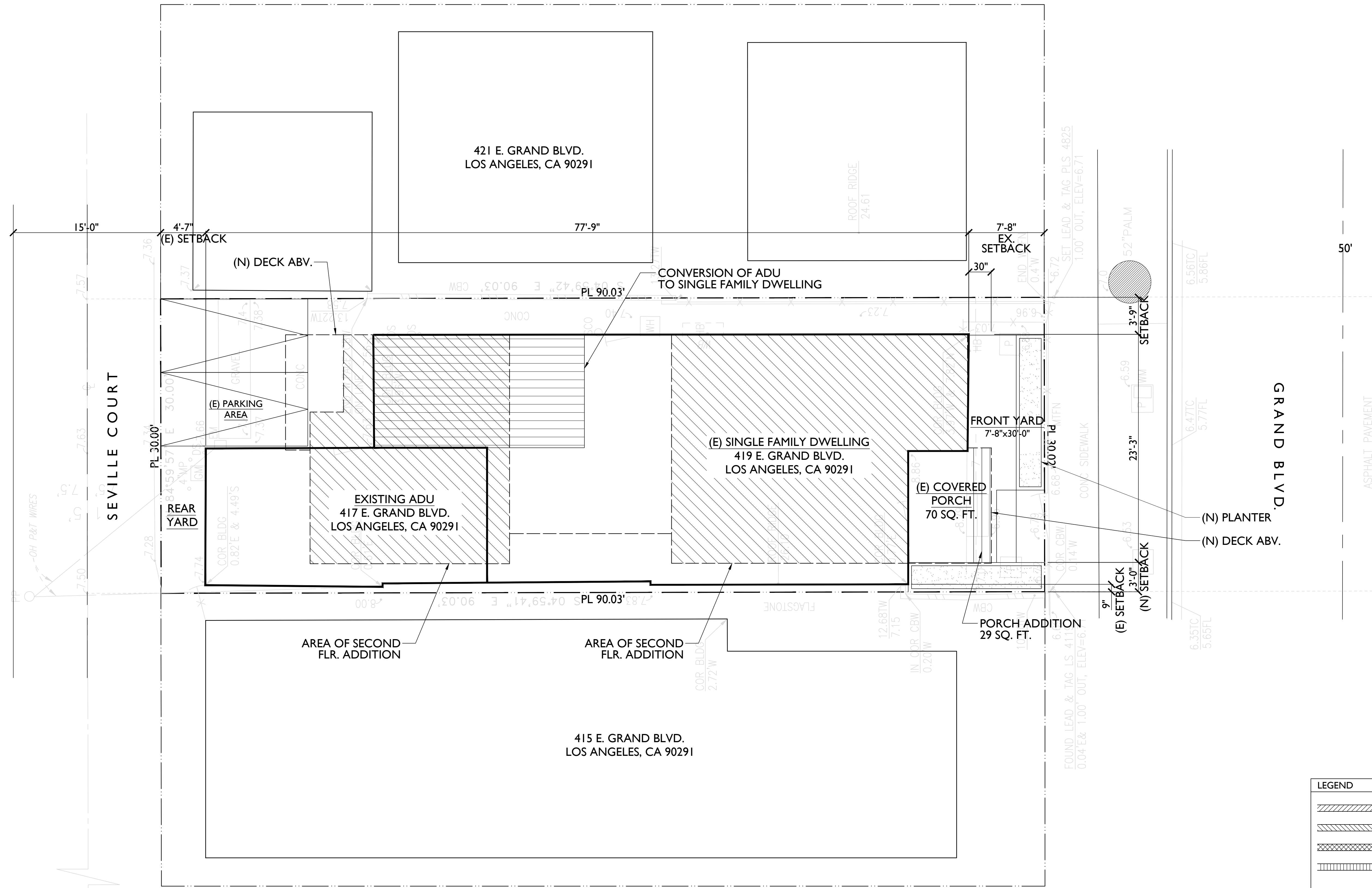
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1650 GRAND BLVD.
 LOS ANGELES, CA 90029

WATTS-LEE RESIDENCE

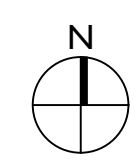
STATE OF CALIFORNIA
 LICENSED ARCHITECT
 C 21514
 REN. 6-30-21

A0.2



LEGEND

	(N) FIRST FLOOR ADDITION
	(N) SECOND FLOOR ADDITION
	(N) FIRST & SECOND FLOOR ADDITION
	(N) COVERED PATIO, PORCH



SITE PLAN
SCALE: 3/16"=1'-0"

BRIAN ARTHUR NOTEWARE
AIA ARCHITECT

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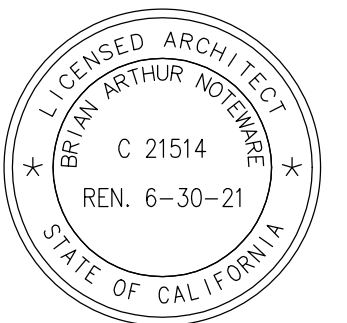
PH: (310)452-6500
FAX: (310)452-7470

SHEET TITLE: SITE PLAN

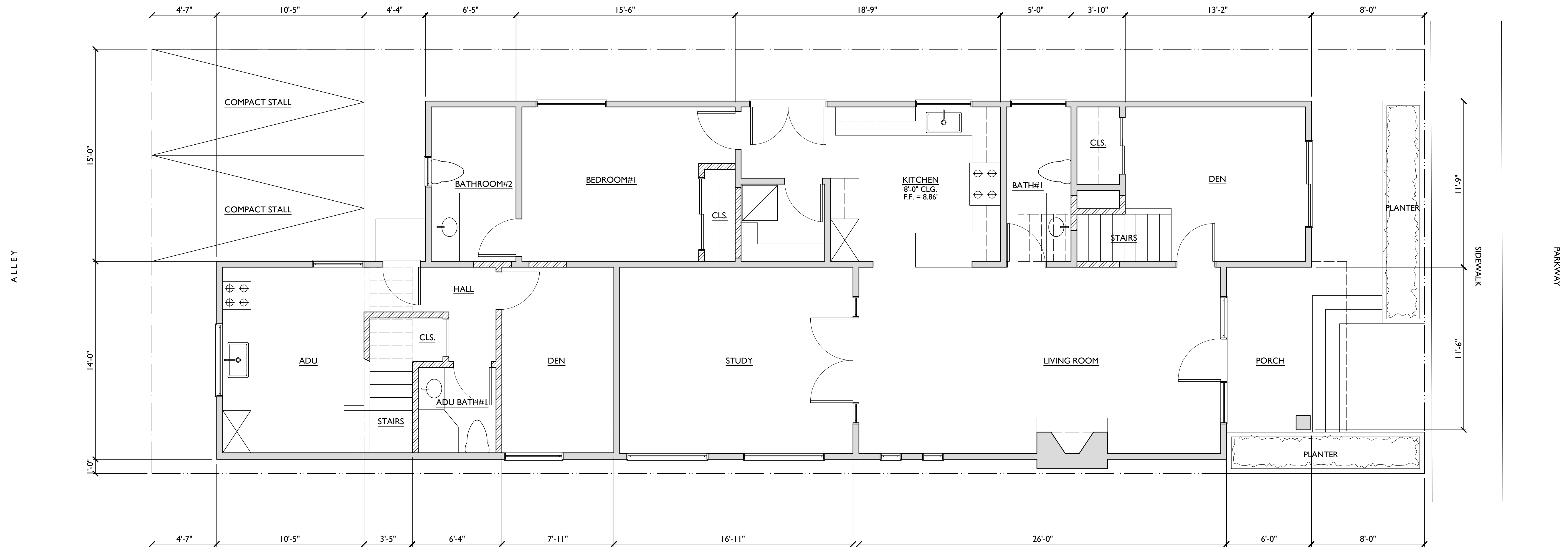
DATE: 09.21.20

PLANNING REVIEW

WATTS-LEE RESIDENCE
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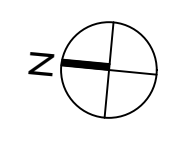
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ALLEY

SIDEWALK

PARKWAY

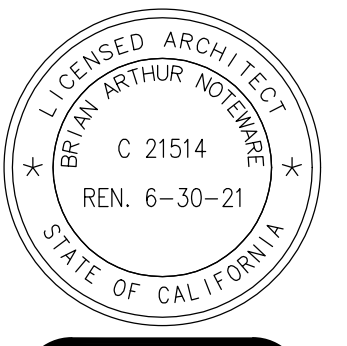


PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

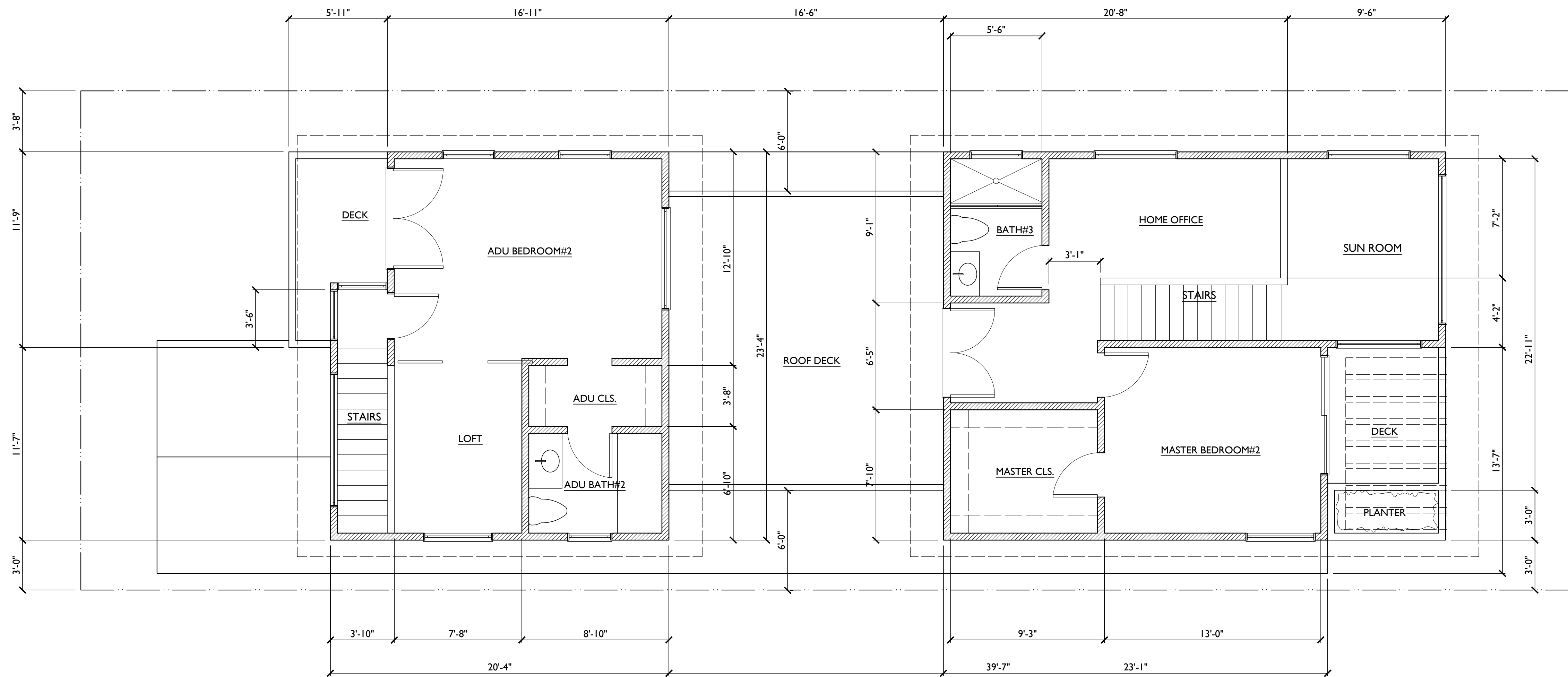
ARCHITECTURE ENGINEERING
PLANNING DEVELOPMENT
BRIAN ARTHUR NOTEWARE
AIA ARCHITECT
2800 28th ST., SUITE #160
SANTA MONICA, CA 90405
PH: (310)462-6500
FAX: (310)462-7470

SHEET TITLE:	PROPOSED FIRST FLOOR PLAN
DATE:	09.21.20
	PLANNING REVIEW

WATTS-LEE RESIDENCE
419 E GRAND BLVD.
VENICE, CA 90291



A2.0



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

BRIAN ARTHUR NOTEWARE
AIA ARCHITECT

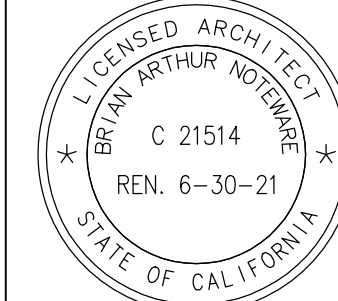
ARCHITECTURE ENGINEERING
PLANNING DEVELOPMENT

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SANTA MONICA, CA 90405

PH: (310)452-6500
FAX: (310)452-7470

SHEET TITLE:	PROPOSED SECOND FLOOR PLAN
DATE:	09.21.20
	PLANNING REVIEW

WATTS-LEE RESIDENCE
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VENICE, CA 90291



A2.1



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

1



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

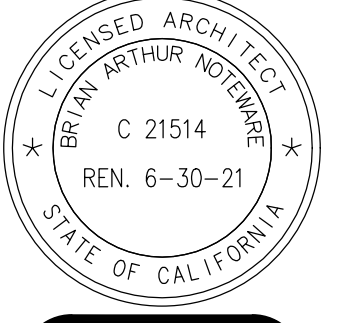
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BRIAN ARTHUR NOTEWARE
 ARCHITECT
 ARCHITECTURE ENGINEERING
 PLANNING DEVELOPMENT

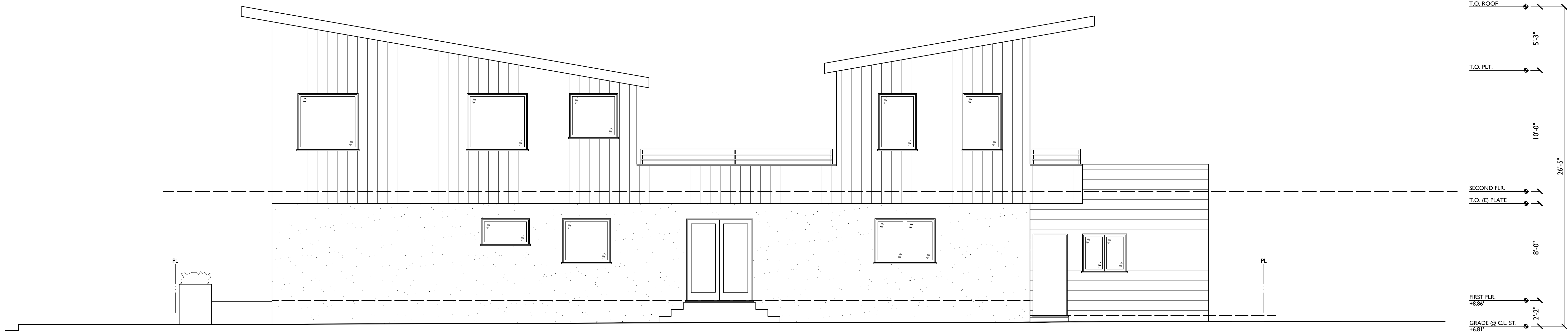
2800 28th ST., SUITE #160
 SANTA MONICA, CA 90405
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 FAX: (310)452-7470

SHEET TITLE: PROPOSED SOUTH, NORTH ELEVATIONS
 DATE: 09.21.20
 PLANNING REVIEW

WATT'S-LEE RESIDENCE
 417-419 GRAND BLVD.
 LOS ANGELES, CA 90291

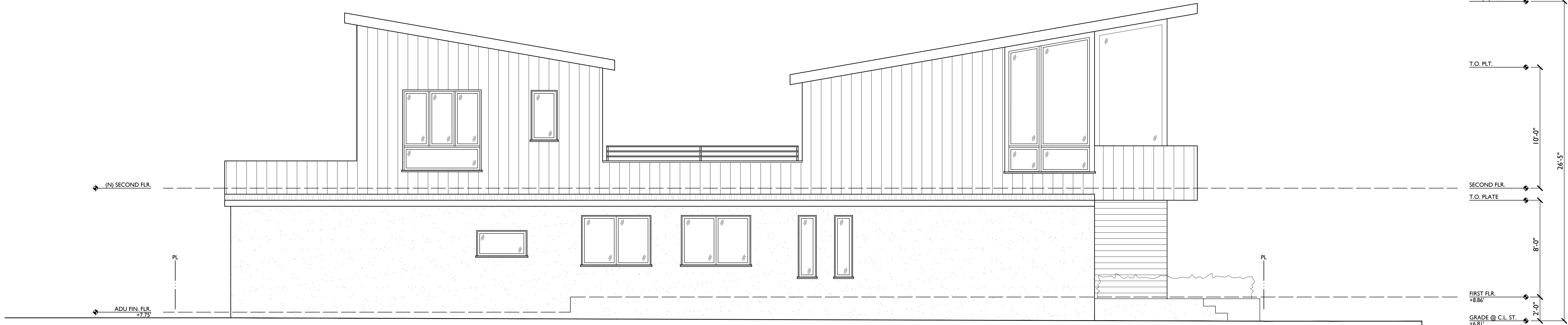


A-3.0



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

1



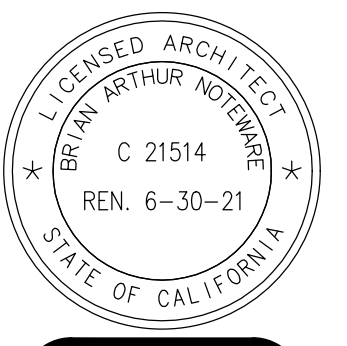
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

2

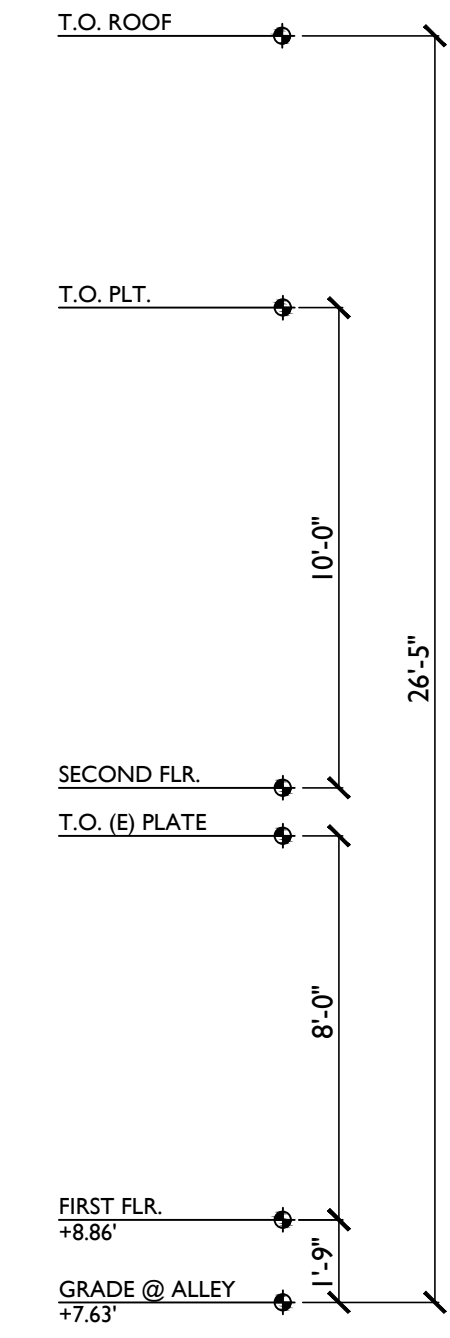
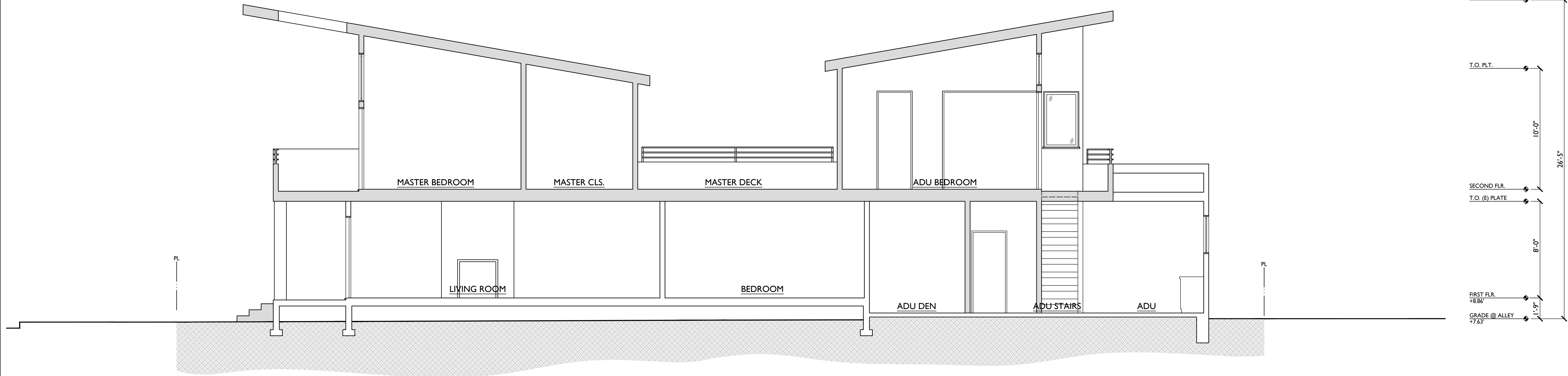
ARCHITECTURE ENGINEERING
PLANNING DEVELOPMENT
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AIA ARCHITECT
2800 28th ST., SUITE #160
SANTA MONICA, CA 90405
PH: (310)452-6500
FAX: (310)452-7470

SHEET TITLE: PROPOSED WEST. EAST ELEVATIONS
DATE: 09.21.20
PLANNING REVIEW

WATTS-LEE RESIDENCE
417-419 GRAND BLVD.
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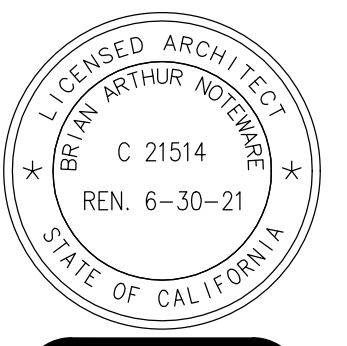
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ARCHITECTURE ENGINEERING
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 AIA ARCHITECT
 2800 28th ST., SUITE #160
 SANTA MONICA, CA 90405
 PH: (310)452-6500
 FAX: (310)452-7470

SHEET TITLE: SECTION A-A
 DATE: 09.21.20
 PLANNING REVIEW

WATT'S-LEE RESIDENCE
 417-419 GRAND BLVD.
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A-4.0