

LEE-WATTS RESIDENCE + ADU

417-419 GRAND BLVD.

LOS ANGELES, CA 90291

ABBREVIATIONS

@	AT	EW.	EACH WAY	PLY.	PLYWOOD
A.B.	ANCHOR BOLT	EL.	ELEVATION	P.U.E.	PUBLIC UTILITY EASEMENT
A.D.	AREA DRAIN	EQ.	EQUAL	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	(E)	EXISTING	R.	RADIUS
B.O.	BOTTOM OF	EXT.	EXTERIOR	R.C.P.	REFLECTED CEILING PLAN
BD.	BOARD	FIN.	FINISH	RM.	ROOM
BLDG.	BUILDING	FL.	FLOOR	S.S.	STAINLESS STEEL
BLKG.	BLOCKING	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
BM.	BEAM	F.O.F.	FACE OF FINISH	SIM.	SIMILAR
CAB.	CABINET	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATION
CL.	CENTER LINE	FT.	FOOT/FEET	SQ.	SQUARE
CLG.	CEILING	FTG.	FOOTING	STD.	STANDARD
CLR.	CLEAR	F.S.	FINISH SLAB	STRUCT.	STRUCTURAL
COL.	COLUMN	GYP.	GYPSPUM	TEMP.	TEMPERED
CONC.	CONCRETE	G.F.I.	GROUND FLOOR INTERRUPTED	THK.	THICK
CONT.	CONTINUOUS	HDR.	HEADER	T.O.	TOP OF
CTR.	CENTER	HT.	HEIGHT	TYP.	TYPICAL
DBL.	DOUBLE	INT.	INTERIOR	U.B.C.	UNIFORM BUILDING CODE
DIA.	DIAMETER	MAX.	MAXIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MIN.	MINIMUM	W.C.	WATER CLOSET
DN.	DOWN	N/A	NOT APPLICABLE	W/	WITH
DR.	DOOR	N.T.S.	NOT TO SCALE	W/I	WITHIN
D.S.	DOWN SPOUT	NAT.	NATURAL	W/O	WITHOUT
DTL.	DETAIL	O.C.	ON CENTER	W.P.	WATER PROOF
DWG.	DRAWING	P.L.	PROPERTY LINE	W.R.	WATER RESISTANT
EA.	EACH	PLT.	PLATE	WD.	WOOD

SYMBOLS

	REVISION SYMBOLS		GRIDLINE DESIGNATION
	ELEVATION		ELEVATION NUMBER
	SECTION		DIRECTION OF SLOPE
	NORTH ARROW		DIMENSION
	SMOKE/CARBON MONOXIDE DETECTOR		DOOR NUMBER
	DRAWING NUMBER		WINDOW NUMBER
	EXHAUST FAN MIN 50 CFM		

GENERAL NOTES

GENERAL REQUIREMENTS

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158)(SEPARATE PLUMBING PERMIT IS REQUIRED).
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)
- FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)
- FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAMPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2911. (3162B)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHTS BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.

ELECTRICAL/PLUMBING NOTES

- GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED AND INSTALLED IN READILY ACCESSIBLE LOCATION.
- ARC-FAULT CIRCUIT-INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52, ALL NONLOCKING-TYPE 12-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.
- ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS.
- AS OF JANUARY 1, 2014, SB 407 REQUIRES THAT NONCOMPLIANT PLUMBING FIXTURES IN RESIDENTIAL AND COMMERCIAL PROPERTIES BUILT ON OR BEFORE JANUARY 1, 1994, BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES WHEN THE PROPERTY IS UNDERGOING ADDITIONS, ALTERATIONS, OR IMPROVEMENTS.

FIRE PROTECTION

- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

BUILDING ENVELOPE

- PROVIDE CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902.1.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
 - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - GLAZING IN RAILINGS
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN IN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: 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)

DRAWING INDEX

ARCHITECTURAL

A0.0 TITLE SHEET
A0.1 RENDERINGS
A0.2 STREET-HEIGHT ANALYSIS, AERIAL-BIRD'S EYE MAPS
A1.0 SITE PLAN
A2.0 PROPOSED FLOOR PLAN
A2.1 PROPOSED SECOND FLOOR PLAN
A3.0 PROPOSED S, N ELEVATIONS
A3.1 PROPOSED W, E ELEVATIONS
A4.0 SECTION

CIVIL
C-1 SURVEY

SQUARE FOOTAGE CALCULATION

MAX. SQ. FT. = 45% x 1,681 x 3 = 5,043 SQ. FT.
Existing ADU + House = 1,626 sq. ft.
Conversion of Ex. ADU to Main House = 363 sq. ft.
First Floor (Main) = 1,021 sq. ft.
First Floor (ADU) = 242 sq. ft.
Second Floor (Main) = 577 sq. ft.
Second Floor (ADU) = 412 sq. ft.
Garage = 0 sq. ft.

FLOOR AREA (Not including exterior walls, stairways once)	EXISTING	PROPOSED	TOTAL
SINGLE FAMILY DWELLING	1,021	940	1,961
ADU	605	49	654
TOTAL	1,626	989	2,615
COVERED PATIO	70	29	99
COVERED DECK	0	109	109

PROJECT INFORMATION

Property Address:
417-419 E. Grand Blvd.
Los Angeles, CA 90291

Owner:
Simon Watts & Grace Lee
417-419 E. Grand Blvd.
Los Angeles, CA 90291
(310) 391-7644 phone

Scope of Work: (N) 2-Story Addition/Remodel to (E) 1-Story Single Family Dwelling + ADU

Assessor Parcel Number: 4238-015-004

Tract: Venice of America

Block: 10

Lot: 4

Specific Plan: Venice Coastal Zone North Venice

Zoning: R1.5-1-O

Number of Stories: Existing = 1, Proposed = 2

Number of Units: 2

Occupancy Groups: R-3 Private Residence

Number of Parking Spaces Provided: 1

Type of Construction: V-B (Non-Sprinklered)

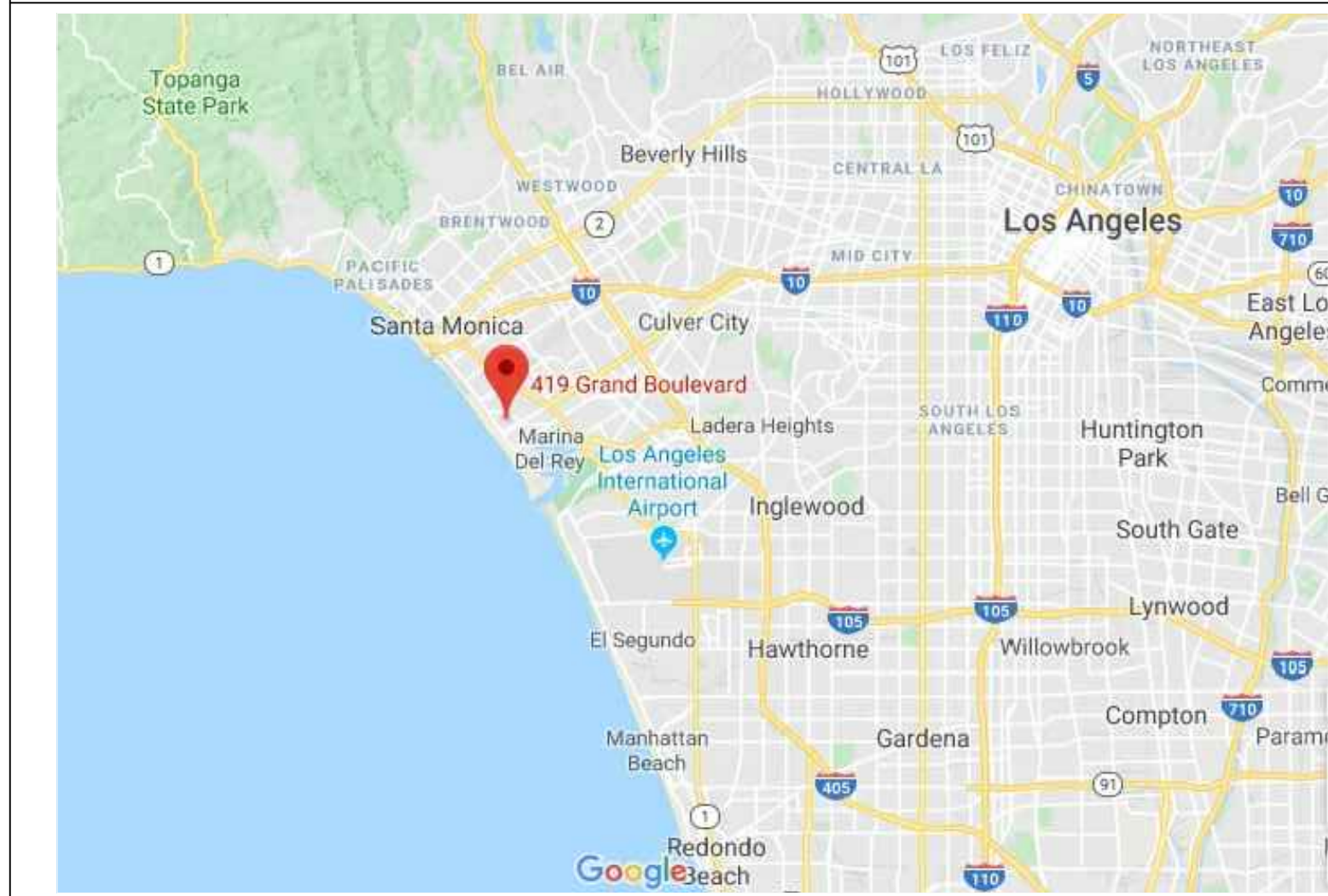
Lot Area: 2,701.00 sq. ft.

Existing Building Height: 18'-0"

Proposed Building Height: 26'-5" Top of Parapet @ C.L. Street

ARCHITECT:
Brian Noteware
AIA Architect, Inc.
2850 Ocean Park Blvd. Suite 315
Santa Monica, CA 90405
Phone: (310) 452-5444
Fax: (310) 452-7470
License #C21514
Email: brian@briannoteware.com
Website: www.briannoteware.com
Contact: Rafael L. Martinez

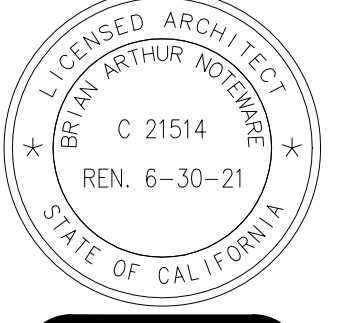
VICINITY MAP



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: TITLE SHEET
 DATE: 09.21.20
 PLANNING SUBMITTAL

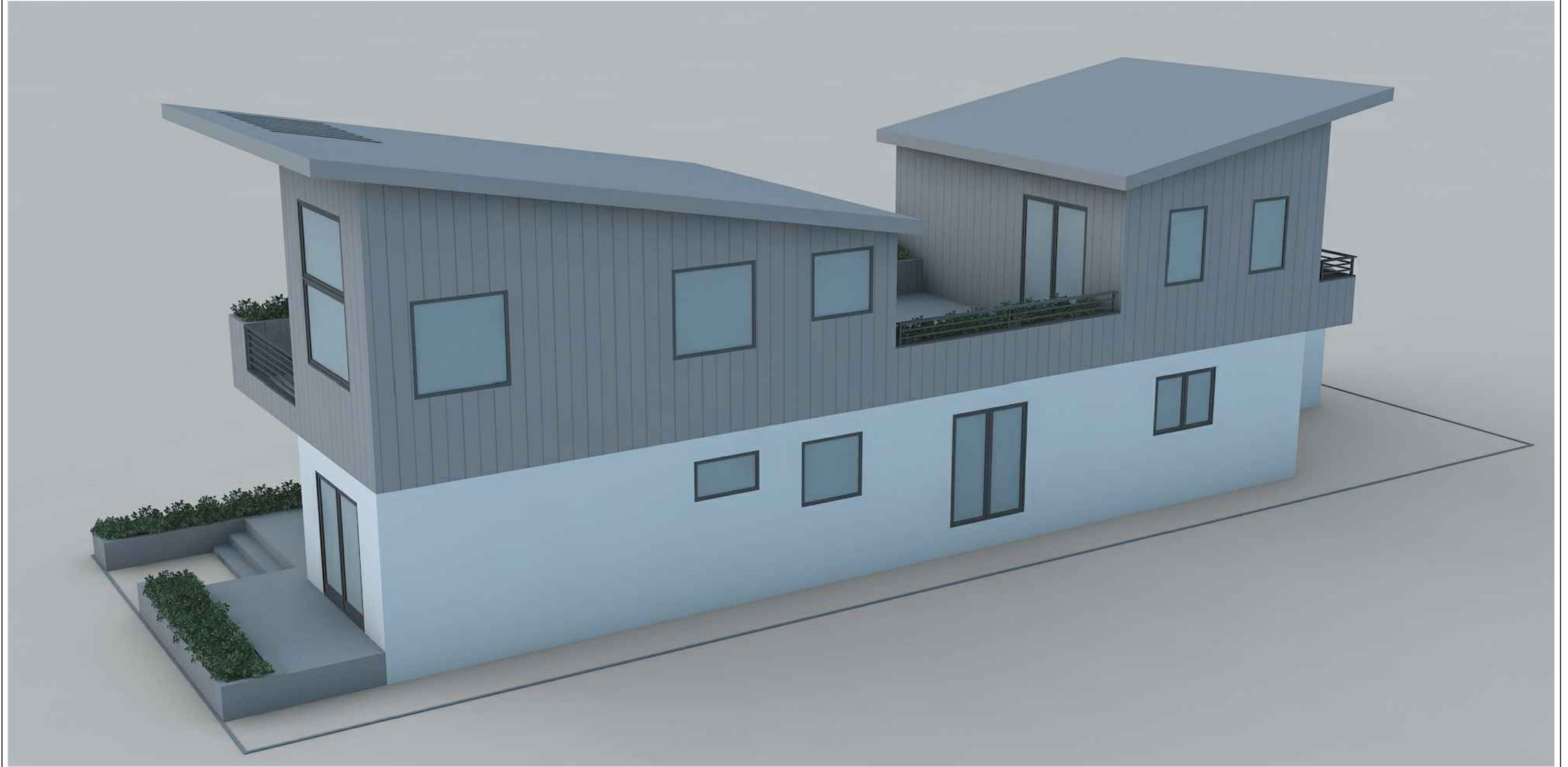
WATTS RESIDENCE
 417-419 E GRAND BLVD.
 LOS ANGELES, CA 90291



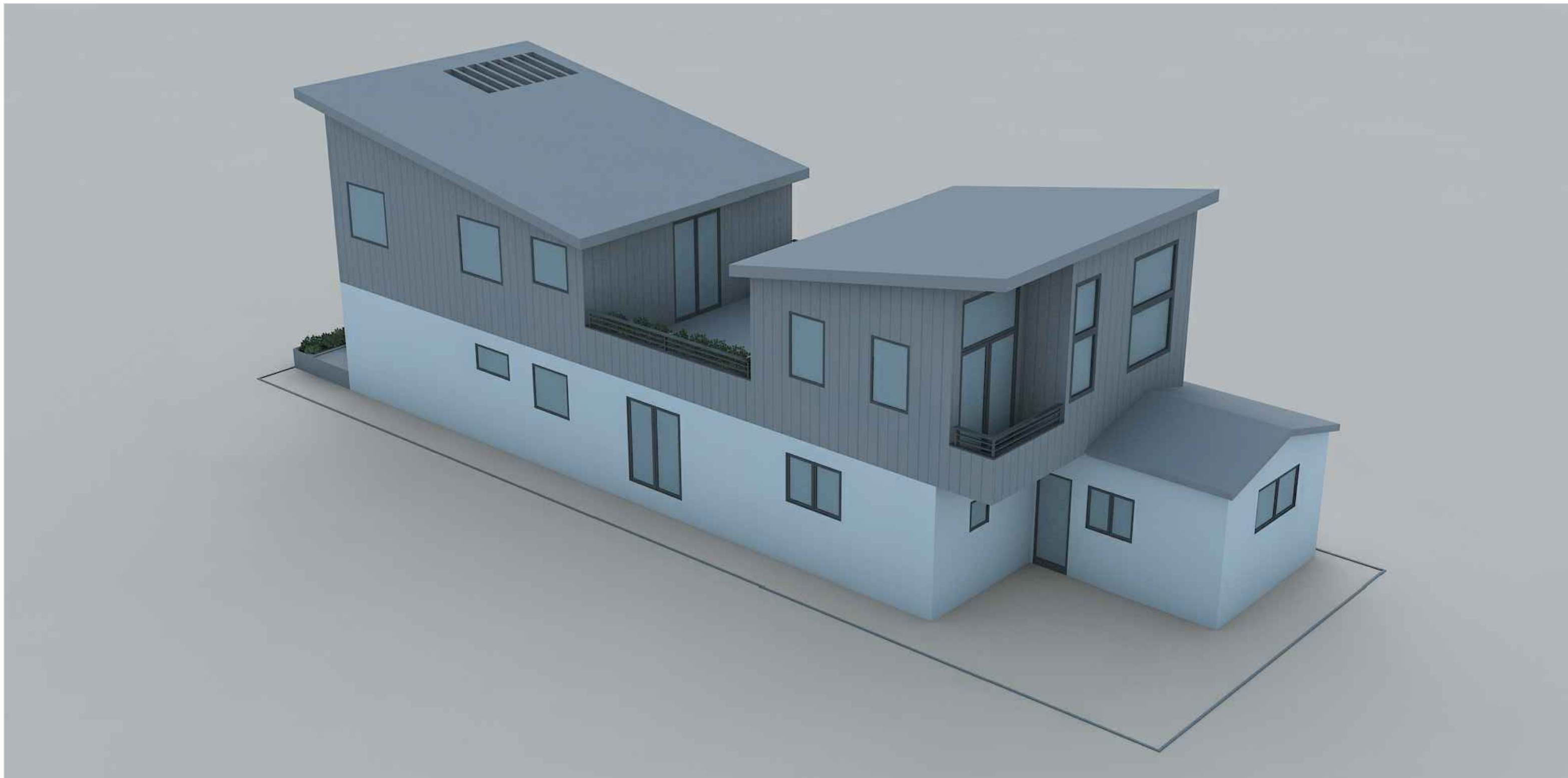
A-0



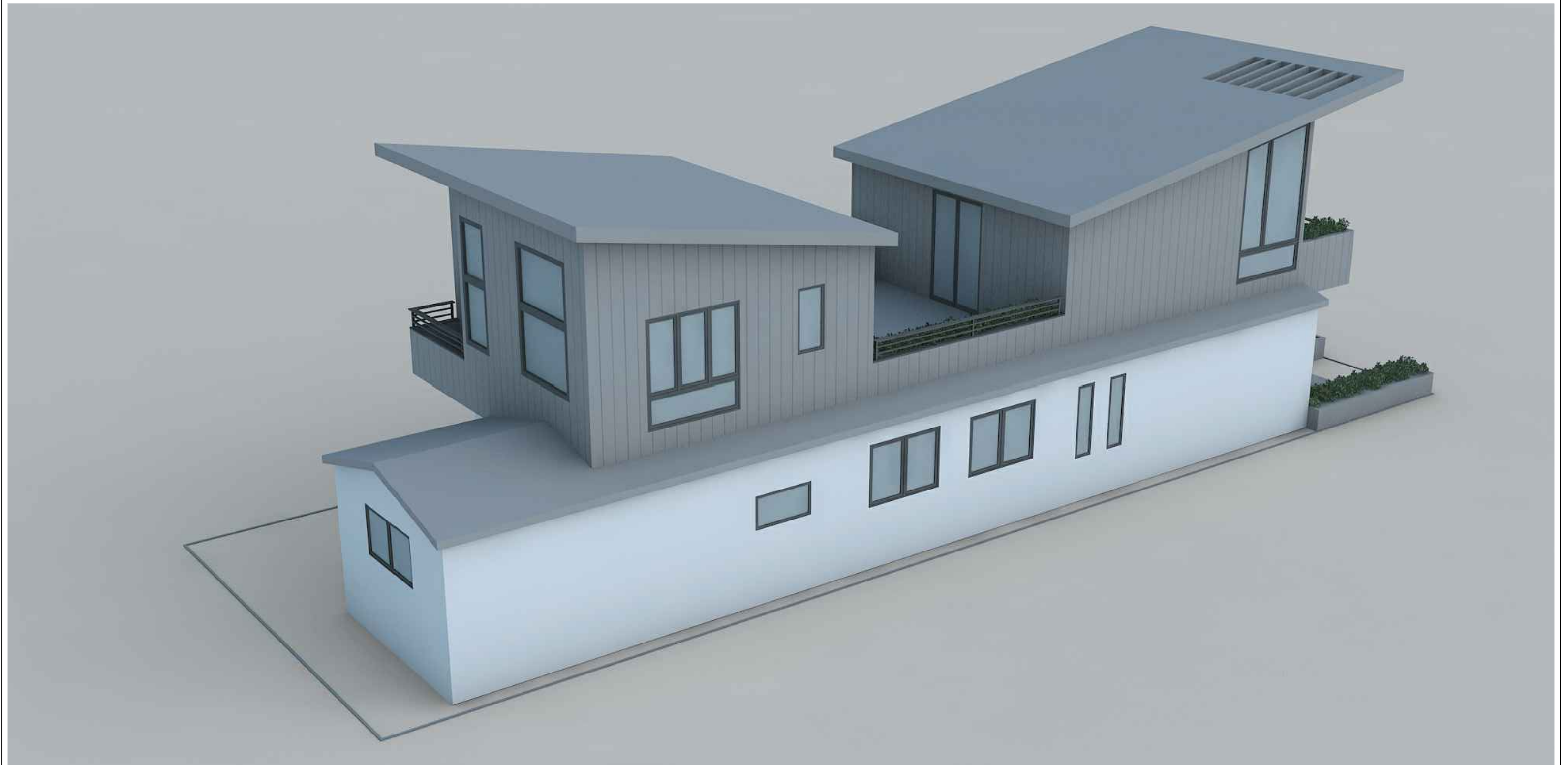
SOUTH-WEST VIEW



SOUTH-EAST VIEW



NORTH-EAST VIEW

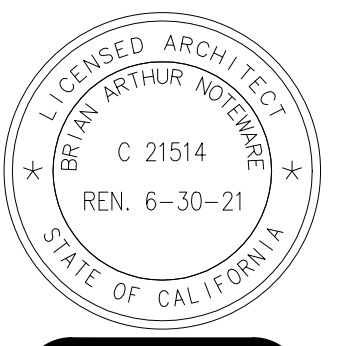


NORTH-WEST VIEW

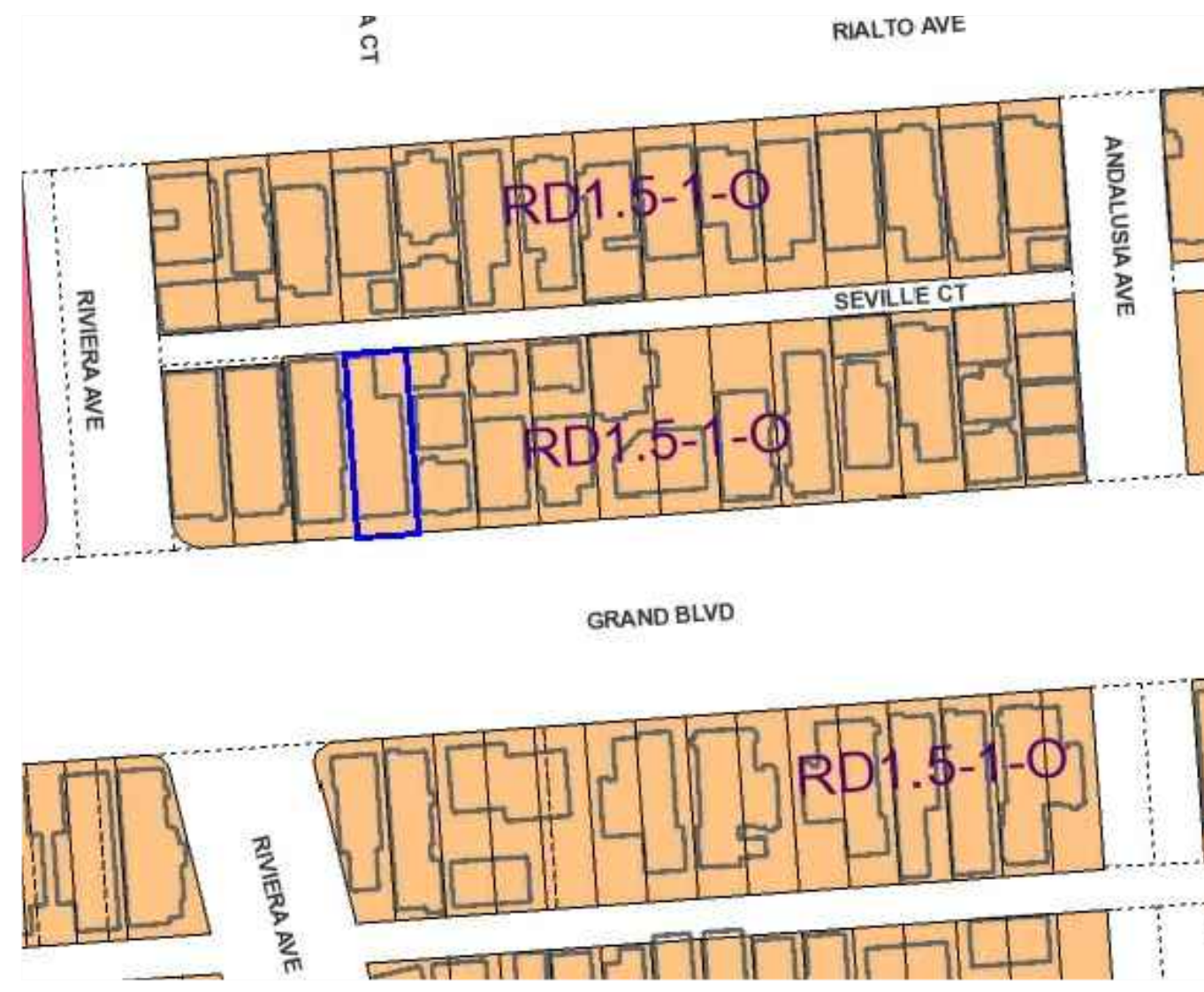
ARCHITECTURE ENGINEERING
 PLANNING DEVELOPMENT
BRIAN ARTHUR NOTEWARE
 AIA ARCHITECT
 2800 28th ST., SUITE #160
 SANTA MONICA, CA 90405
 PH: (310)452-6500
 FAX: (310)452-7470

SHEET TITLE: RENDERINGS
 DATE: 08.18.20
 PLANNING SUBMITTAL

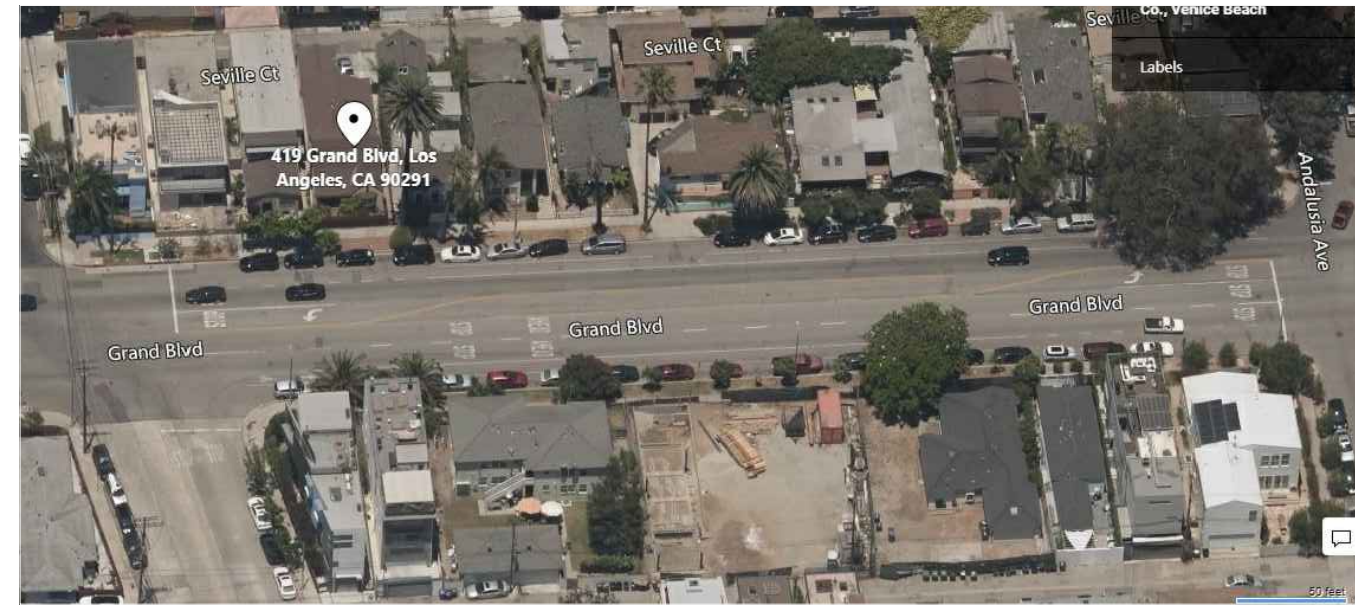
WATT'S RESIDENCE
 417-419 E GRAND BLVD.
 LOS ANGELES, CA 90291



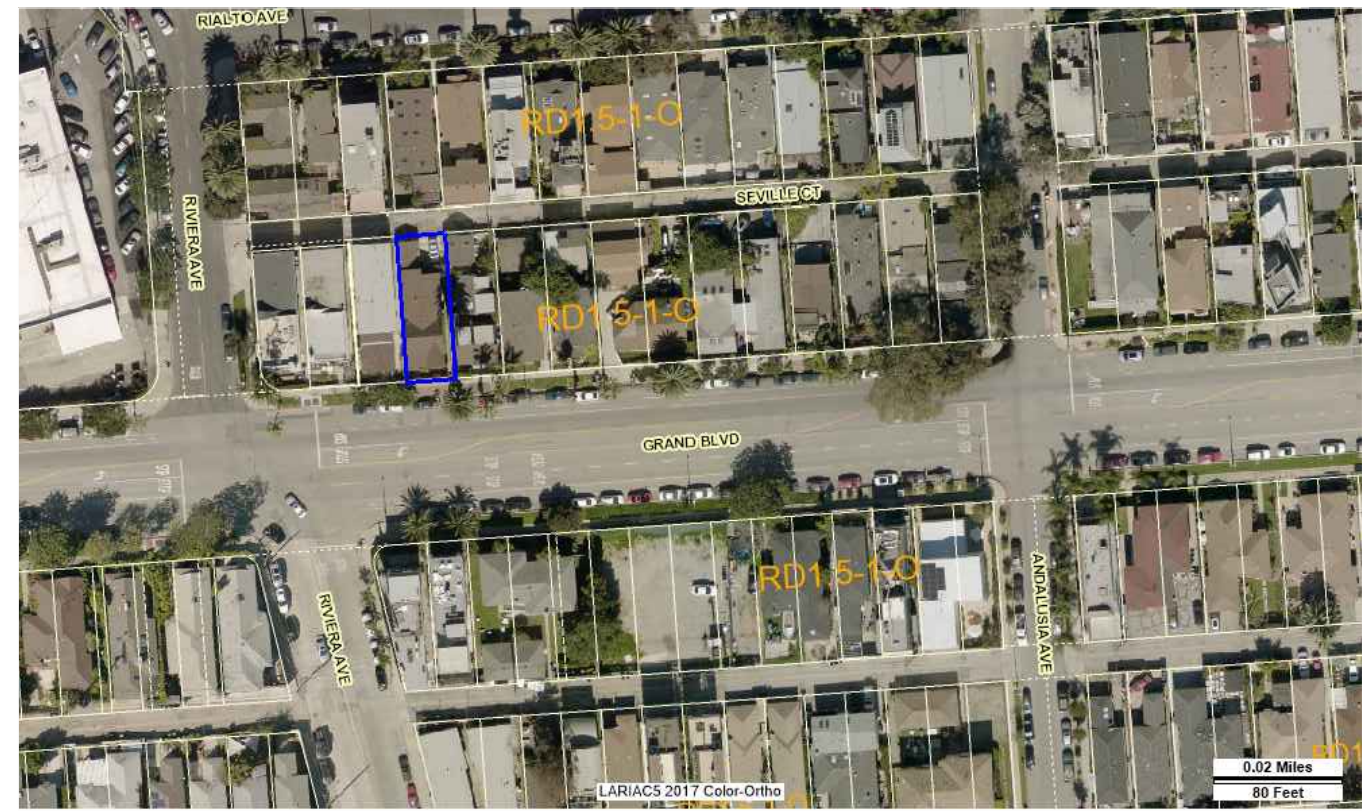
A-0.1



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
 PLANNING DEVELOPMENT

BRIAN ARTHUR NOTEWARE
 AIA ARCHITECT

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

2800 28th ST., SUITE #160
 SANTA MONICA, CA 90405

STREETSCAPE CONTEXT STUDY

UPLC MEETING

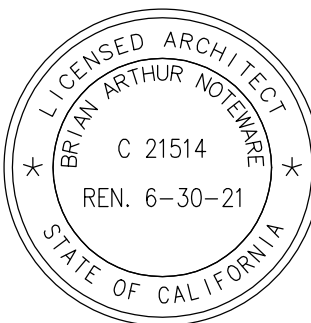
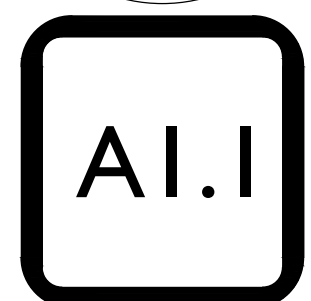
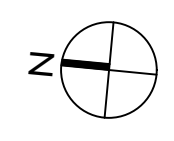
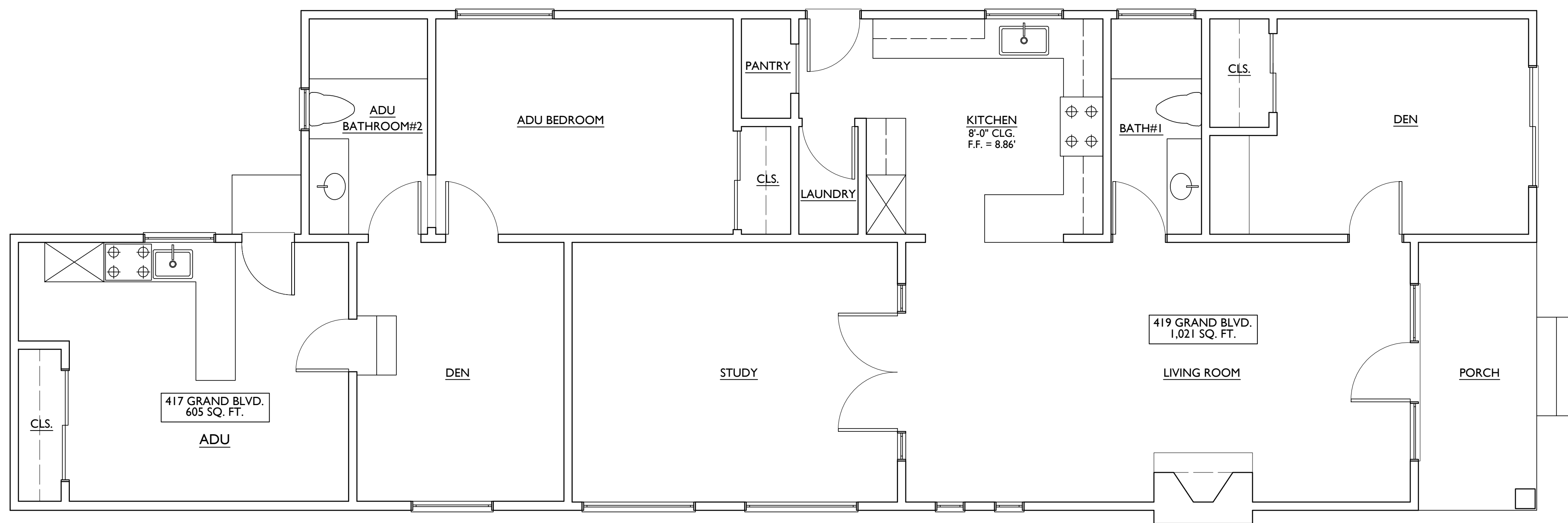
DATE: 09.12.20

02.12.20

WATTS-LEE RESIDENCE
 417-419 GRAND BLVD.
 LOS ANGELES, CA 90029

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

A0.2



WATT'S-LEE RESIDENCE
417-419 E GRAND BLVD.
VENICE, CA 90291

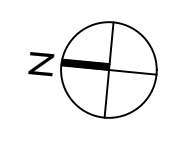
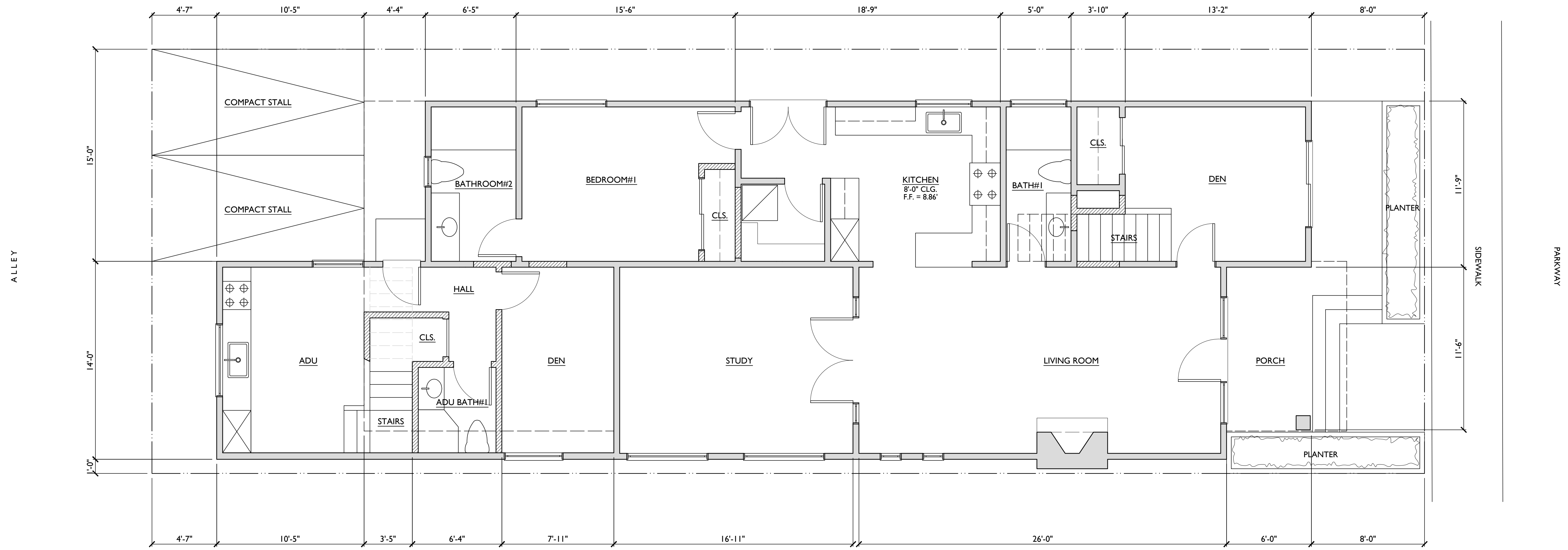
SHEET TITLE:	AS-BUILT FIRST FLOOR PLAN
DATE:	09.24.20
	PLANNING REVIEW

BRIAN ARTHUR NOTEWARE
AIA ARCHITECT

ARCHITECTURE ENGINEERING
PLANNING DEVELOPMENT

2800 28th ST., SUITE #160
SANTA MONICA, CA 90405

PH: (310)462-6500
FAX: (310)462-7470

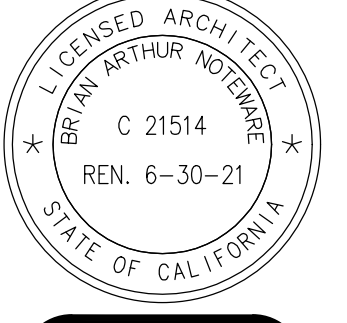


PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

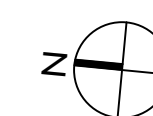
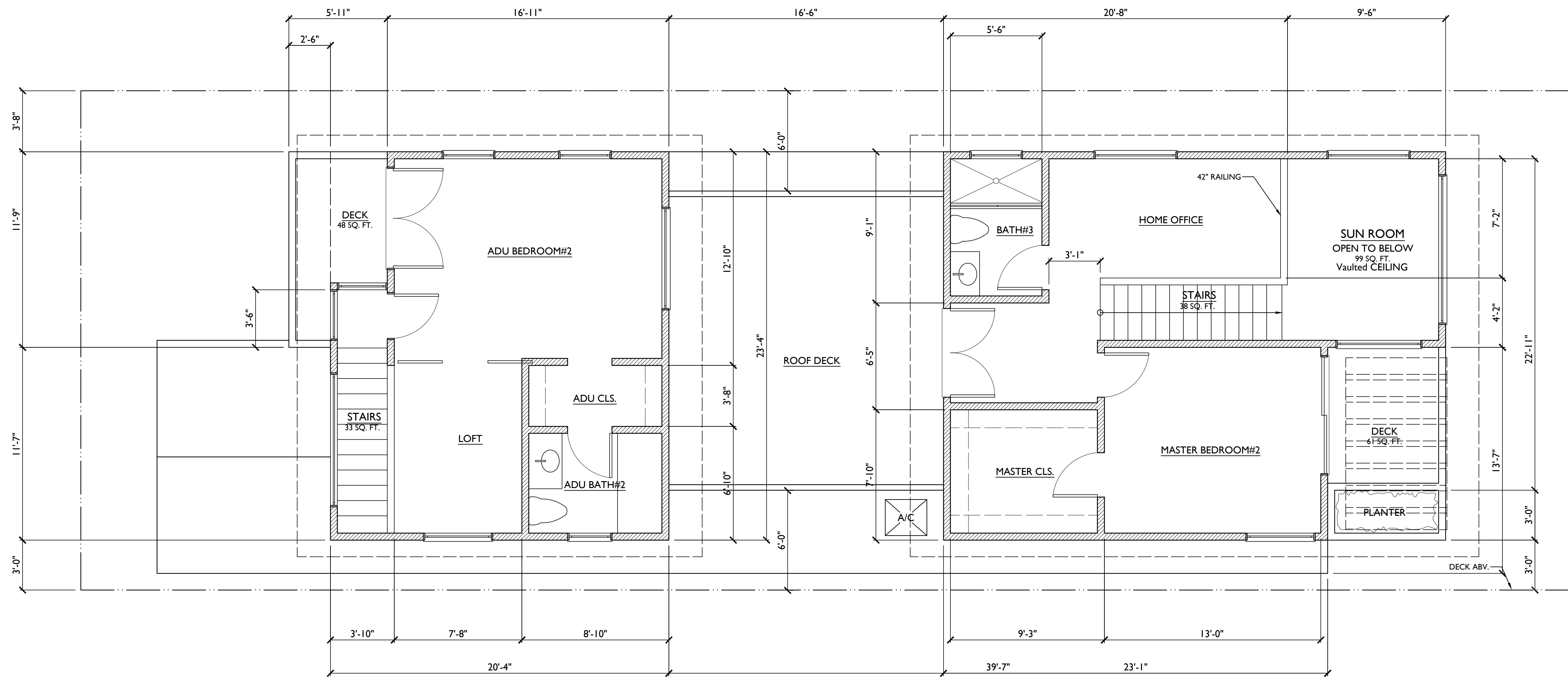
ARCHITECTURE ENGINEERING
 PLANNING DEVELOPMENT
BRIAN ARTHUR NOTEWARE
 AIA ARCHITECT
 2800 28th ST., SUITE #160
 SANTA MONICA, CA 90405
 PH: (310)462-6500
 FAX: (310)462-7470

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

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



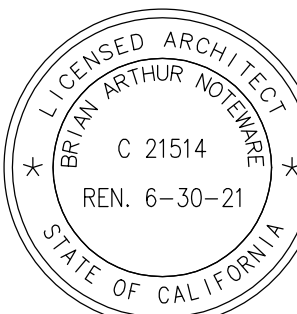
A2.0



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

SHEET TITLE:	PROPOSED SECOND FLOOR PLAN
DATE:	01.21.21
	PLANNING REVIEW

WATTS-LEE RESIDENCE
417419 E GRAND BLVD.
VENICE, CA 90291

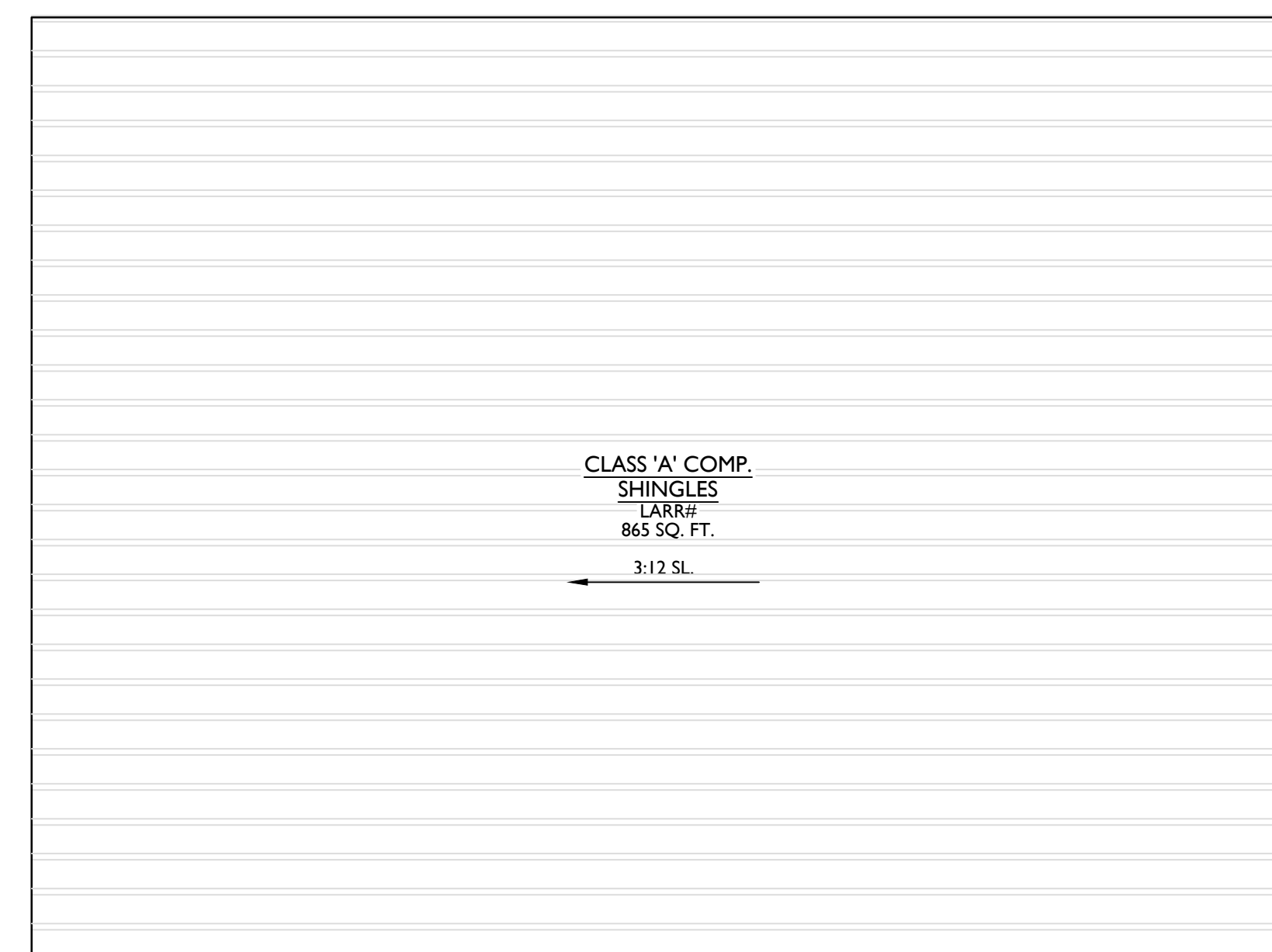
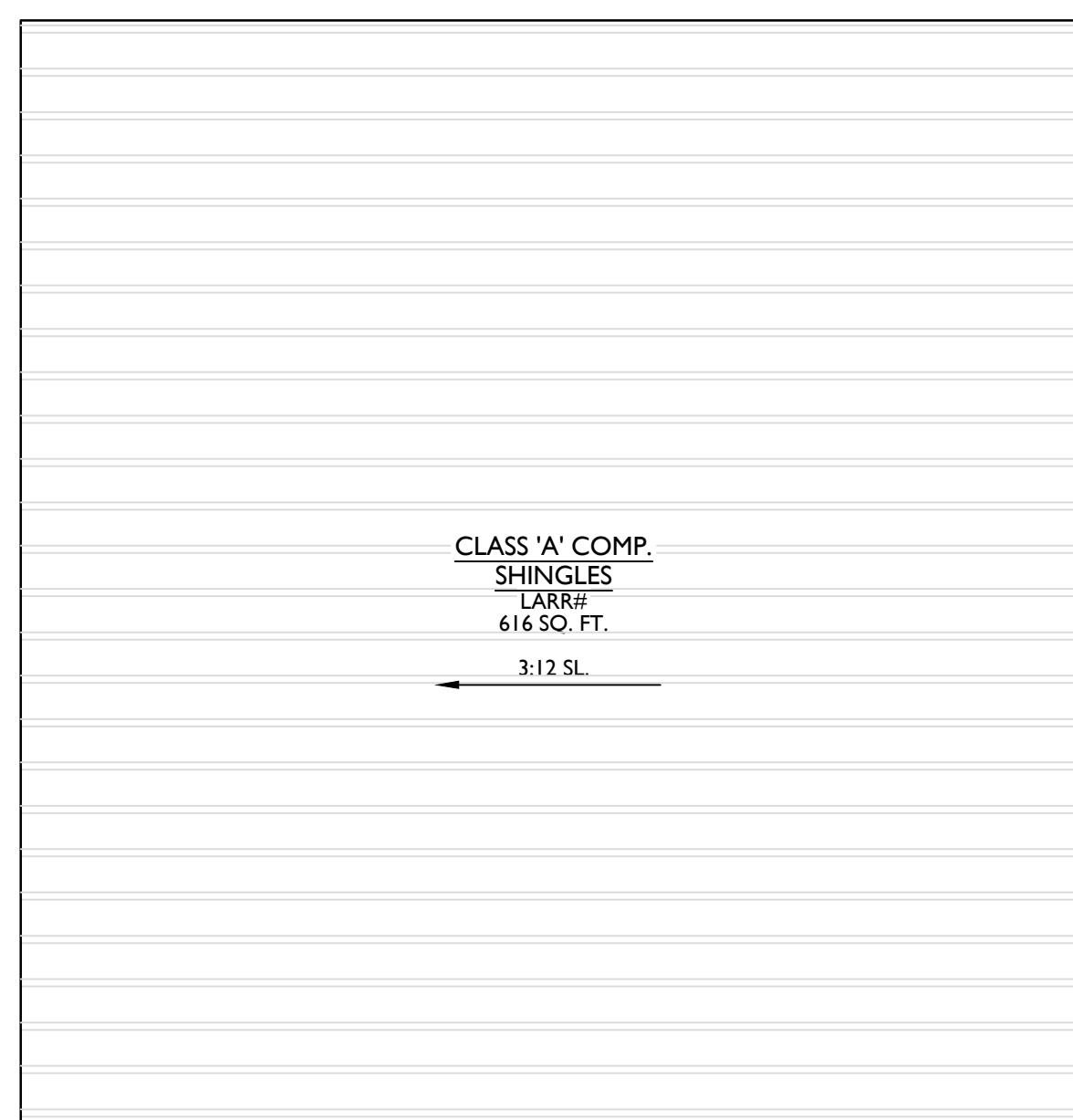


A2.1

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

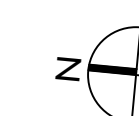
ROOF NOTES

- 1.) TYPE OF ROOFING: CLASS 'A' BUILT-UP ROOFING MANUFACTURER: 'GAF', LARR#25271 (SEE SPEC #4/A0.3) PRODUCT: 'GAF' BUILT-UP ROOFING COLOR: GRAY
- 2.) ROOFING SHALL HAVE SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75.



LEGEND

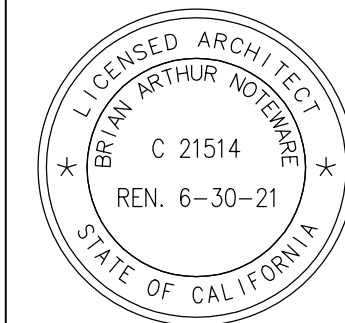
(N) CLASS 'A' BUILT-UP ROOFING, LARR#25271 (SEE#4/A0.0)



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: PROPOSED SECOND FLOOR PLAN
 DATE: 02.18.20
 PLANNING REVIEW

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



A2.2



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

1



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

2

ARCHITECTURE ENGINEERING
PLANNING DEVELOPMENT

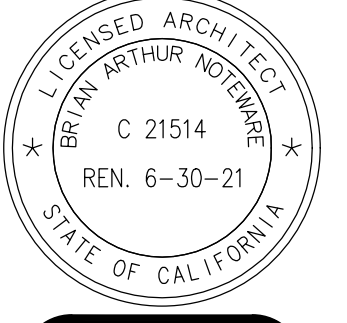
BRIAN ARTHUR NOTEWARE
AIA ARCHITECT

2800 28th ST., SUITE #160
SANTA MONICA, CA 90405

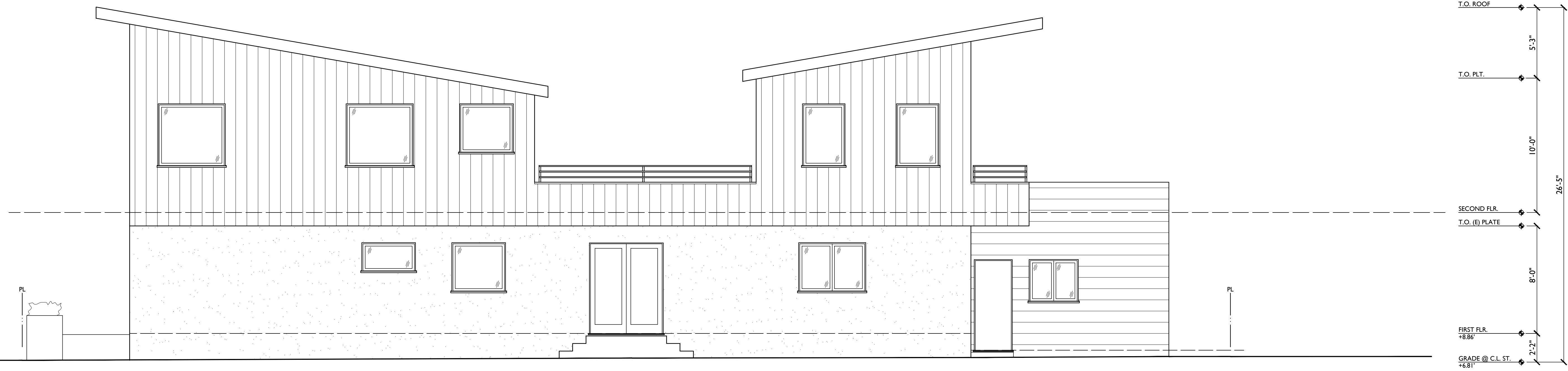
PH: (310)452-6500
FAX: (310)452-7470

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

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

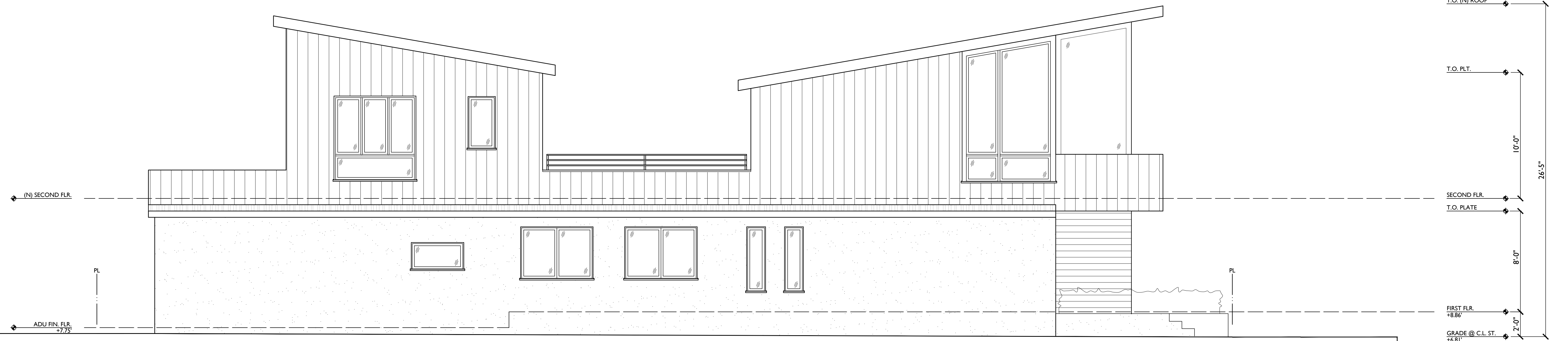


A-3.0



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

1



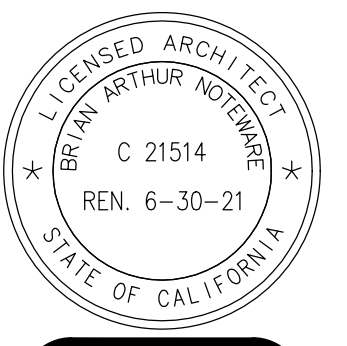
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

2

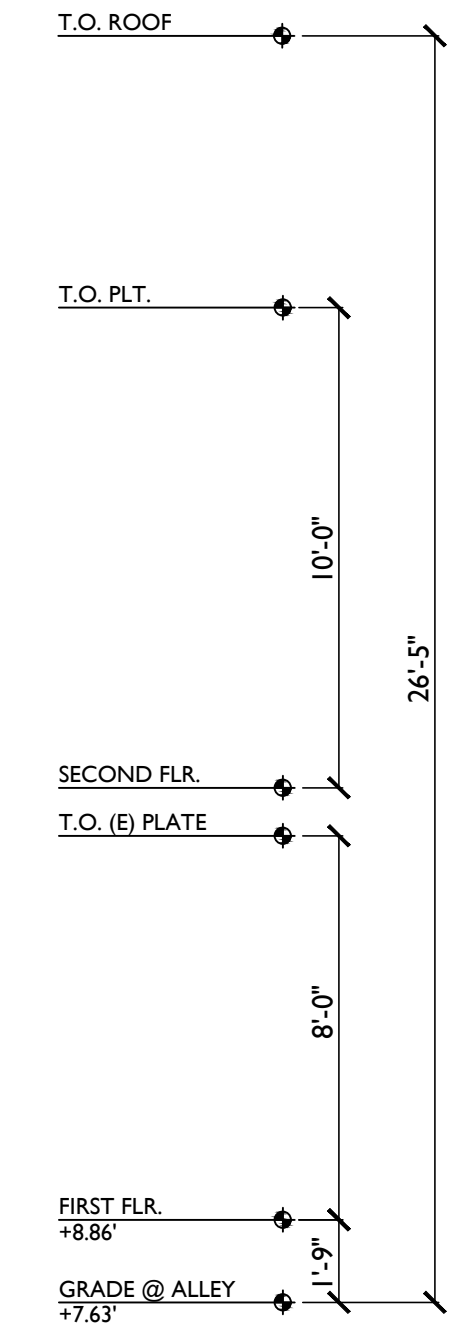
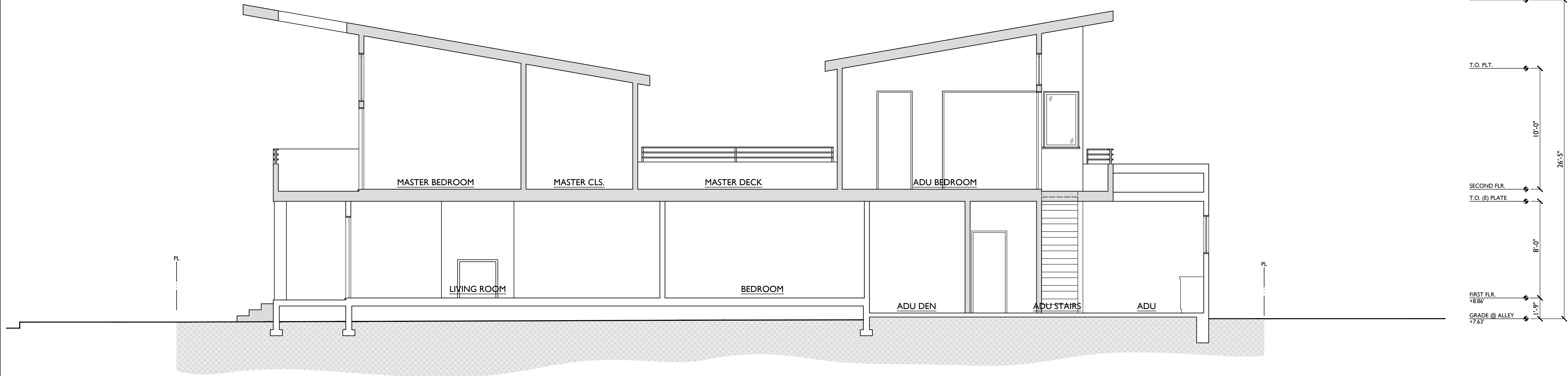
ARCHITECTURE ENGINEERING
PLANNING DEVELOPMENT
BRIAN ARTHUR NOTEWARE
AIA ARCHITECT
2800 28th ST., SUITE #160
SANTA MONICA, CA 90405
PH: (310)452-6500
FAX: (310)452-7470

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

WATTS-LEE RESIDENCE
417-419 GRAND BLVD.
LOS ANGELES, CA 90291



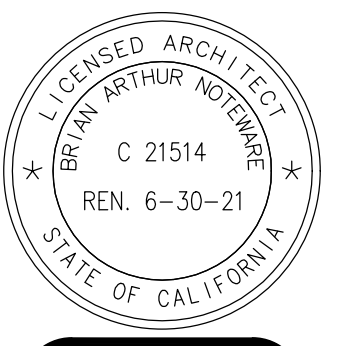
A-3.1



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: SECTION A-A
 DATE: 09.21.20
 PLANNING REVIEW

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



A-4.0