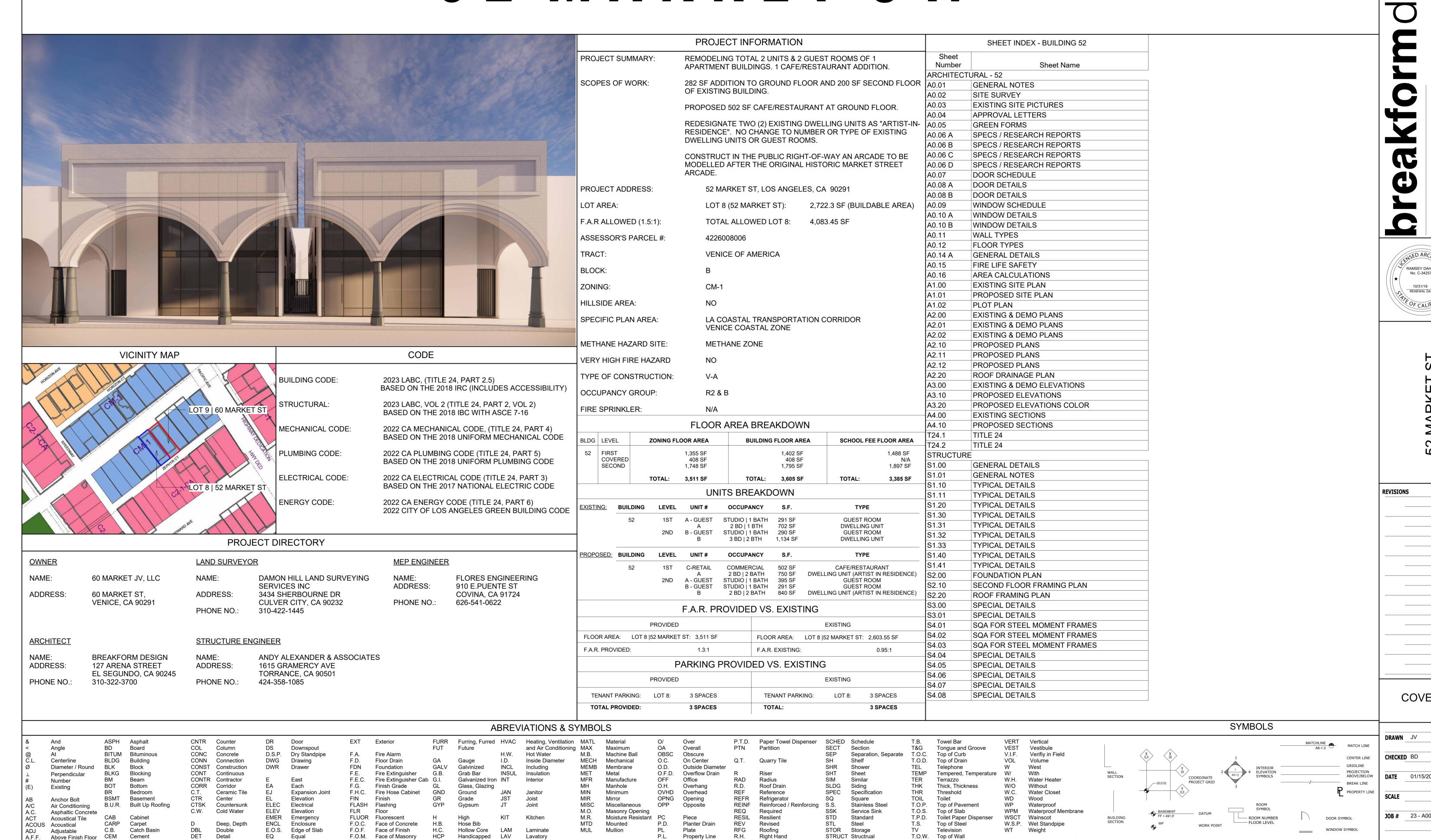
52 MARKET ST.



Right Hand

Rough Opening

SUSP Suspended

Switch

System

Symmetrical

SW

SYM

SYS

T Tread

Typical

Unfinished

Urinal

UR

U.O.N. Unless Otherwise Noted

Room

Redwood

S.C. Solid Core

R.O.

RWD

Property Line

Plastic Laminate

Plumbing

Plaster

Pair

PLYWD Plywood

PLMG

PLAM

PLAS

PR

PT

Above Finish Floor CEM

Alter or Alternate

ALUM Aluminum

ANOD Anodized

A.P. Access Panel

APPROX Approximate

ARCH Architectural

Cement

Ceramic

Cast Iron

CMU Concrete Masonry Unit D.O.

Ceiling

Closet

Clear

CLR

Detail

Dimension

Dispenser

Door Opening

Down

DIA

DIM

DN

DISP

EQ

E.W.

EXIST

EXP

Drinking Fountain EQUIP Equipment

Egual

Each Way

Existing

Expansion

EXPO Exposed

E.W.C. Electric Water Cooler FR

F.O.M. Face of Masonry

Fireproof

Full Size

Foot, Feet

Frame

F.O.S. Face of Stud

FTG Footing

FPRF

FS

FT

LAV

L.F.

L.H.

LKR

L.R.

LT

LVR

Lavatory

Locker

Light

Louver

Lineal Foot

Left Hand

Living Room

North

Number

Nominal

No Scale

N.T.S. Not to Scale

Not in Contract

N.I.C.

NOM

N.S.

NO

Handicapped

Hollow Metal

HDWR Hardware

HDWD Hardwood

HORIZ Horizontal

Hour

Height

H.M.

HR

SED ARCHIN RAMSEY DAHAN No. C-34257 RENEWAL DATE

COVER

DATE 01/15/2024 **JOB #** 23 - A004

A0.00

REVISION SYMBOL (NUMBER INDICATES ISSUE)

DETAIL

AREA REFERENCE

IN THE BUILDING SECTION

52 MARKET

55 WINDWARD AVE VENICE CA 90291

51 WINDWARD AVE, VENICE CA 90291

EXISTING SITE PLAN

DRAWN JV CHECKED BD

DATE 8/1/2024 11:58:47 AM

SCALE As indicated **JOB #** 23 - A004

A1.00

EXISTING SITE PLAN 3/16" = 1'-0"

ST

LOT 10//64 MARKET ST, VENICE, CA 90291 9' - 0 1/2" LOT 8_EXISTING BUILDING
52 MARKET ST, VENICE, CA 90291, USA //11' - 1 1/2"/ //8' - 11 1/2"/ RÉAR SETBACK FRONT SETBACK PROPERTY DIMENSION LOT 7

46 MARKET ST, VENICE, CA 90291

51 MARKET ST, VENICE, CA 90291

45 MARKET ST, VENICE, CA 90291

ST, 90291 51 MARKET (SVENICE, CA)

ST

MARKET

45 MARKET ST, VENICE, CA 90291

64 MARKET ST, VENICE, CA 90291 PROPERTY DIMENSION 11' - 2" REAR SETBACK EXISTING BUILDING (N) PAVERS ON GROUND FLOOR 52 MARKET ST, VENICE, CA 90291 GROUND FLOOR
PLANTER BOX
BMP #1
SEE C-2/DETAIL 3 //11' - 1 1/2"// 79' - 1 1/2"/ REAR SETBACK /90' - 3"// 46 MARKET ST, VENICE, CA 90291

52 MAF

REVISIONS

PROPOSED SITE PLAN

DRAWN JV CHECKED BD

DATE 8/1/2024 11:58:48 AM

SCALE As indicated **JOB #** 23 - A004

A1.01

PROPOSED SITE PLAN 3/16" = 1'-0"

51 WINDWARD AVE VENICE CA 90291

55 WINDWARD AVE VENICE CA 90291

ZEPHYR CT

COLONNADE (NOT IN SCOPE) NOT IN SCOPE 90' - 3 1/2" REAR SETBACK ZEPHYR ADDITION EXISTING BUILDING 52 MARKET ST, VENICE, CA 90291 1ST FLOOR: 282 SF 2ND FLOOR: 200 SF 1ST FLOOR: 1,686 SF 2ND FLOOR: 1,686 SF TÓTÁL: 482 SF TOTAL: 3,372 SF DRAWN JV CHECKED BD **DATE** 8/1/2024 11:58:49 AM **SCALE** 3/16" = 1'-0" 79' - 1 1/2" 11' - 1 1/2" REAR SETBACK **JOB #** 23 - A004 90' - 3" PROPERTY DIMENSION A1.02 PLOT PLAN - BUILDING 52 3/16" = 1'-0"

PLOT PLAN

DEMO NOTES:

1. ANY DEMOLITION DRAWINGS AND NOTES ARE PROVIDED FOR CONVENIENCE AND INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT THE COMPREHENSIVE STATE OF THE BUILDING(S). VERIFY THE EXISTING STATE OF THE BUILDING(S) FINISHES AND BUILDING SYSTEMS.

2. CONTRACTOR TO COORDINATE AND VERIFY ALL DEMOLITION WITH ALL ALTERATION PLANS.

3. FOLLOWING DEMOLITION, ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE CHECKED BY THE CONTRACTOR FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NEW CONSTRUCTION. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.

4. CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIALS AND ITEMS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE AGENCY CODES AND REGULATIONS.

5. CONTRACTOR SHALL TAKE SPECIAL CARE TO PRESERVE THOSE ELEMENTS THAT ARE TO REMAIN. ANY ITEMS THAT ARE TO BE RE-USED MUST BE STORED AND PROTECTED AS REQUIRED FOR RE-USE.

6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE.

7. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

A. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.

B. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.

C. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25

D. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.

E. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.

F. ALL BASEMENT FILES SHALL BE CLEAN AND UNIFORM.

A3.00 1

A4.00

G. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED () PSF LIVE LOAD.

* AN 8-FOOT HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.

HANDWRECKING: USE OF SMALL WHEEL MOUNTED PNEUMATIC TOOLS WILL BE PERMITTED IF FIRST

FRONT SETBACK

8' - 11 1/2"

FRONT SETBACK

19' - 9"

WALL TO BE DEMO

BLDG 52 - UNIT A - GUEST ROOM AREA: 291 SF

LIVING AREA

0A1.102

13' - 8 1/2"

METHOD OF DEMOLITION:

APPROVED BY BUILDING INSPECTOR.

GREEN BUILDING STANDARDS NOTES:

1. A MINIMUM OF 50% OF NONHAZRDOUS CONSTRUCTION WASTE IS TO BE RECYCLED

2. TESTING AND ADJUSTING OF NEW SYSTEMS INSTALLED TO SERVE AN ADDITION OR ALTERATION SUBJECT TO SECTION 5.701.1 SHALL BE REQUIRED

3. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/ WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

4. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF HEATING. COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM

5. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.4 AND TABLES 4.504.1, 5.504.4.2, 5.504.4.3 AND 5.504.4.5 FOR: ADHESIVES, SEALANTS, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.

6. WASTE WATER FIXTURES SHALL COMPLY WITH THE STANDARDS LISTED IN CGC TABLE 5.303.6 AND 5.712.3.5.

7. WHERE LANDSCAPE IRRIGATION IS A PART OF THE ADDITION OR TENANT IMPROVEMENT, LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 5.712.4.3.1.

8. SUBMIT TO THE ENGINEERING DEPARTMENT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT OUTLINES THE ITEMS LISTED IN CGC SECTION 5.713.8.1.1

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10. THIS PROJECT IS NOT LOCATED WITHIN A CNEL OF 65 OR GREATER.

BLDG 52 - UNIT A

AREA: 702 SF

LIVING AREA

BATH

0B1.105

5' - 2"

70' - 2"

PROPERTY DIMENSION

90' - 3"

BEDROOM

0B1.104

10' - 10 1/2"

BEDROOM

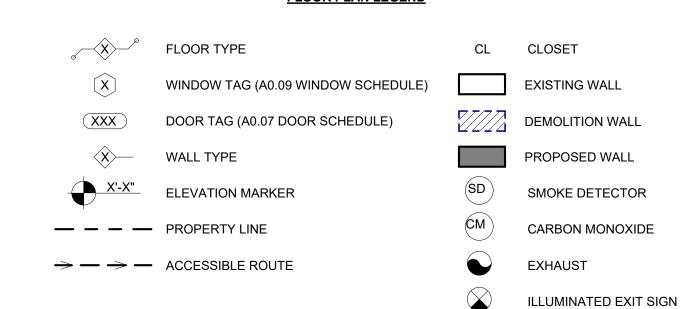
10' - 5"

BATH

0A1.103

5' - 2"

FLOOR PLAN LEGEND



1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

> NSED ARCHIZ RAMSEY DAHAM No. C-34257 RENEWAL DATE OF CALIFOR

ALLEY

REVISIONS

EXISTING &

DEMO **PLANS**

DRAWN JV

SCALE As indicated

JOB # 23 - A004

DATE 8/1/2024 11:58:49 AM

A2.00

11' - 1 1/2"

REAR SETBACK

REAR SETBACK

17' - 0"

EXISTING GROUND FLOOR

A3.00

PH

DEMO NOTES:

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E. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.

F. ALL BASEMENT FILES SHALL BE CLEAN AND UNIFORM.

A3.00 1

A4.00

G. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED () PSF LIVE LOAD.

* AN 8-FOOT HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.

METHOD OF DEMOLITION:

APPROVED BY BUILDING INSPECTOR.

HANDWRECKING: USE OF SMALL WHEEL MOUNTED PNEUMATIC TOOLS WILL BE PERMITTED IF FIRST

9' - 0 1/2"

FRÓNT SETBÁCK

8' - 11 1/2"

FRONT SETBACK

A4.00

BLDG 52 - UNIT B GUEST ROOM AREA: 290 SF

0C1.202

13' - 8 1/2"

GREEN BUILDING STANDARDS NOTES:

1. A MINIMUM OF 50% OF NONHAZRDOUS CONSTRUCTION WASTE IS TO BE RECYCLED

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10. THIS PROJECT IS NOT LOCATED WITHIN A CNEL OF 65 OR GREATER.

FRONT SETBACK

LIVING AREA BLDG 52 - UNIT B AREA: 1,134 SF

4*272227222222222*

70' - 2"

PROPERTY DIMENSION

90' - 3"

BEDROOM

10' - 2"

BATH

0C1.203 5' - 0"

\ 4 / ·

0D1.203

KITCHEN

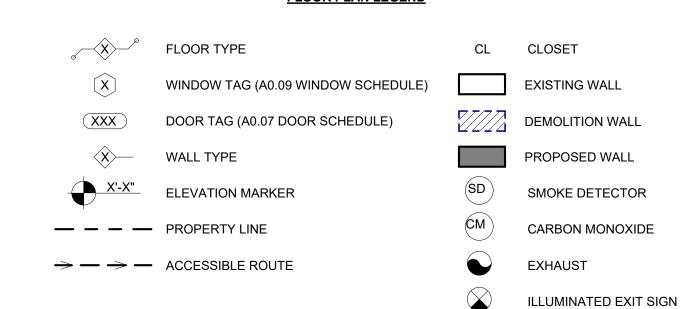
(E) SKYLIGHT

BEDROOM

0D1.207

11' - 0"

FLOOR PLAN LEGEND



1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

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> NSED ARCHIZ RAMSEY DAHAM No. C-34257 RENEWAL DATE OF CALIFOR

ALLEY

REVISIONS

EXISTING & DEMO **PLANS**

DRAWN JV

DATE 8/1/2024 11:58:50 AM

SCALE As indicated

JOB # 23 - A004

A2.01

0D1.205

BEDROOM

16' - 4 1/2"

EXISTING SECOND FLOOR

<2 A3.00

∕FRONT SETBACK

FRONT SETBACK

11' - 1 1/2"

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F. ALL BASEMENT FILES SHALL BE CLEAN AND UNIFORM.

A3.00 1

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* AN 8-FOOT HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.

APPROVED BY BUILDING INSPECTOR.

METHOD OF DEMOLITION: HANDWRECKING: USE OF SMALL WHEEL MOUNTED PNEUMATIC TOOLS WILL BE PERMITTED IF FIRST

FRONT SETBACK

8' - 11 1/2"

FRONT SETBACK

A4.00

#*==*#==#==#==#==#=

BLDG 52 - ROOF DECK

AREA: 420 SF

19' - 3 1/2"

GREEN BUILDING STANDARDS NOTES:

1. A MINIMUM OF 50% OF NONHAZRDOUS CONSTRUCTION WASTE IS TO BE RECYCLED

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10. THIS PROJECT IS NOT LOCATED WITHIN A CNEL OF 65 OR GREATER.

90' - 3 1/2"

PROPÉRTY DIMENSION

70' - 2"

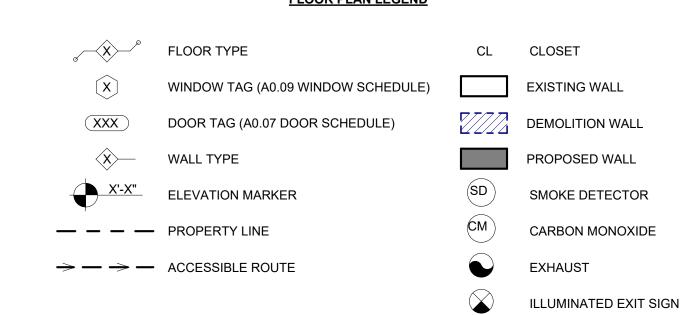
90' - 3"

PROPERTY DIMENSION

4/

49' - 10 1/2"

FLOOR PLAN LEGEND



1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

> NSED ARCHIZ RAMSEY DAHAM No. C-34257 RENEWAL DATE FOF CALIFOR

REVISIONS

EXISTING &

DEMO **PLANS** DRAWN JV

DATE 8/1/2024 11:58:51 AM

SCALE As indicated

JOB # 23 - A004

<2 A3.00

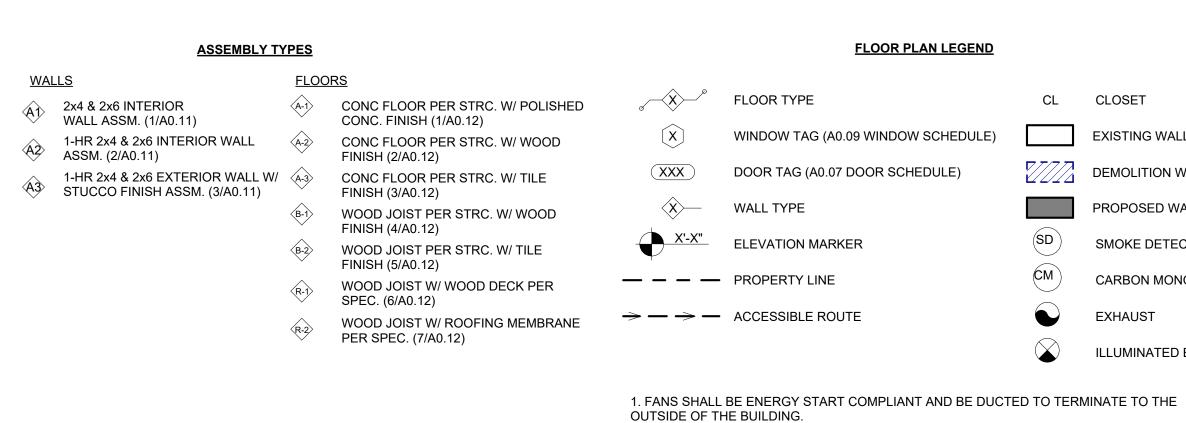
11' - 1 1/2"

FRONT SETBACK

FRONT SETBACK

EXISTING ROOF DECK 3/16" = 1'-0"

A2.02



ALLEY C.L. CT A3.10 **A** DOWNSPOUT FILTER
ATTACHMENT
SEE DETAIL 1/C-4 /79' **-** 2" RÉAR SETBÁCK B1.103 WATER FLOW — A1.101 BLDG 52 - UNIT A - ARTIST IN RESIDENCE AREA: 750 SF A - LIVING AREA C-RESTROOM A5.00 C-SERVICE AREA BLDG 52 - UNIT C BLDG 52 -(RETAIL SPACE) OUTDOOR SEATING AREA: 502 SF AREA: 283 SF BMP #1 SEE C-2/DETAIL 3 A-BATH 1 **C - CAFE** 132 SF A - BATH 2 6' - 7 1/2" ل جَ \$38 SF A -BEDROOM 2 A - BEDROOM 1 122 SF TOTAL BACKUP SPACE 26'-7" A1.102 B1.104 B1.107 B1.105 B1.106 ■ WATER FLOW **SCALE** As indicated WATER FLOW ----5' - 2" 10' - 5" 5' - 2" L _17' - 0"_ __ _ _ _ _ _ 10' - 10 1/2" 79' - 1 1/2" 11' - 1 1/2" 90' - 3" REAR SETBACK 9' - 6" PROPERTY DIMENSION A3.10 PROPOSED GROUND FLOOR

CL CLOSET

EXISTING WALL

EXHAUST

2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM,

MUST BE CONTROLLED BY A HUMIDITY CONTROL.

DEMOLITION WALL

PROPOSED WALL

SMOKE DETECTOR

CARBON MONOXIDE

ILLUMINATED EXIT SIGN

P OF CALIFOR

RAMSEY DAHAM No. C-34257

RENEWAL DATE

REVISIONS

PROPOSED

DRAWN JV

PLANS

CHECKED BD **DATE** 8/1/2024 11:58:52 AM

JOB # 23 - A004

A2.10

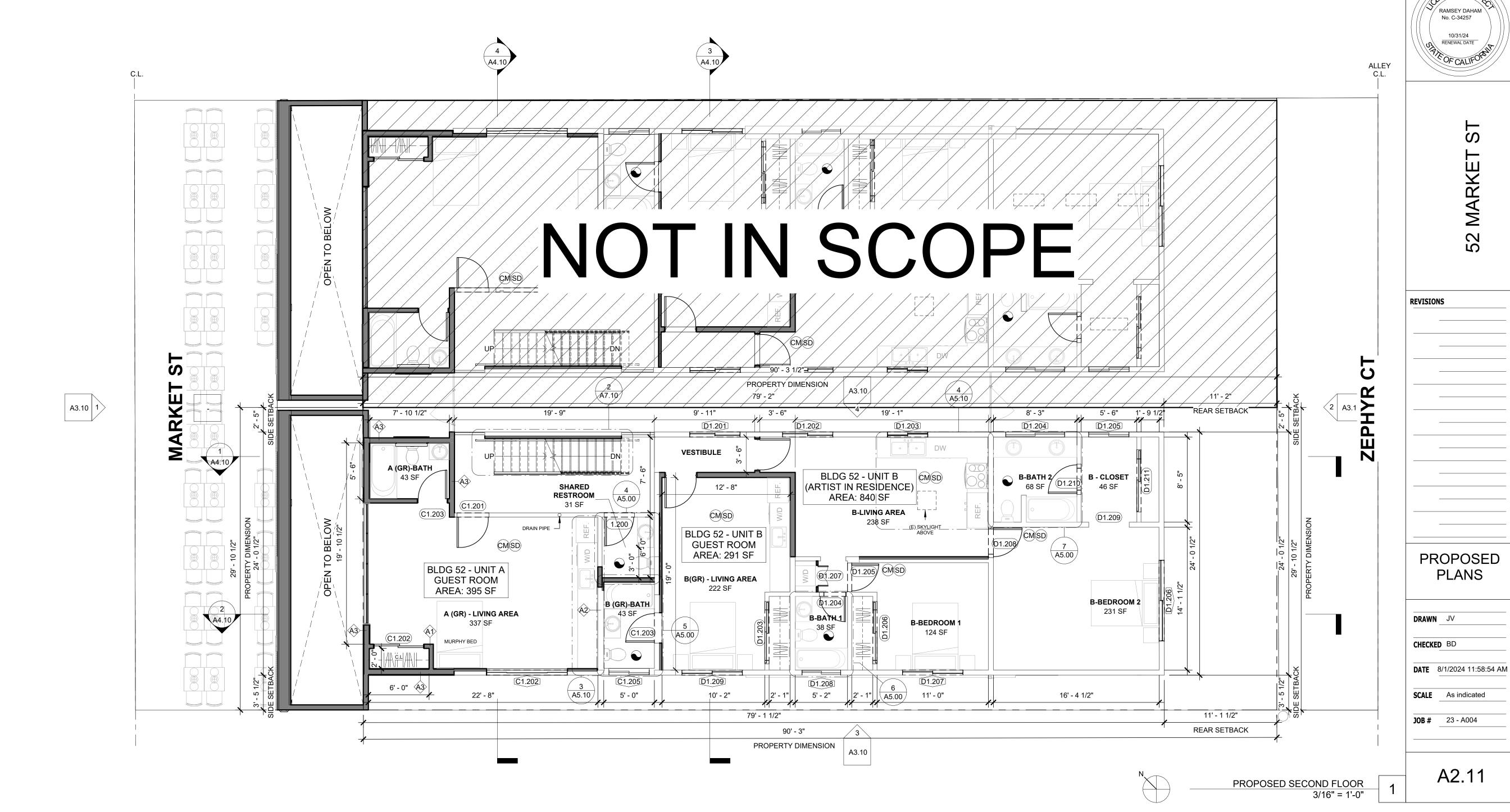
ASSEMBLY TYPES <u>WALLS</u> CONC FLOOR PER STRC. W/ POLISHED 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.11) CONC. FINISH (1/A0.12) 1-HR 2x4 & 2x6 INTERIOR WALL (A-2) CONC FLOOR PER STRC. W/ WOOD ASSM. (2/A0.11) FINISH (2/A0.12) 1-HR 2x4 & 2x6 EXTERIOR WALL W/ STUCCO FINISH ASSM. (3/A0.11) CONC FLOOR PER STRC. W/ TILE FINISH (3/A0.12) WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.12) WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.12) WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.12) WOOD JOIST W/ ROOFING MEMBRANE

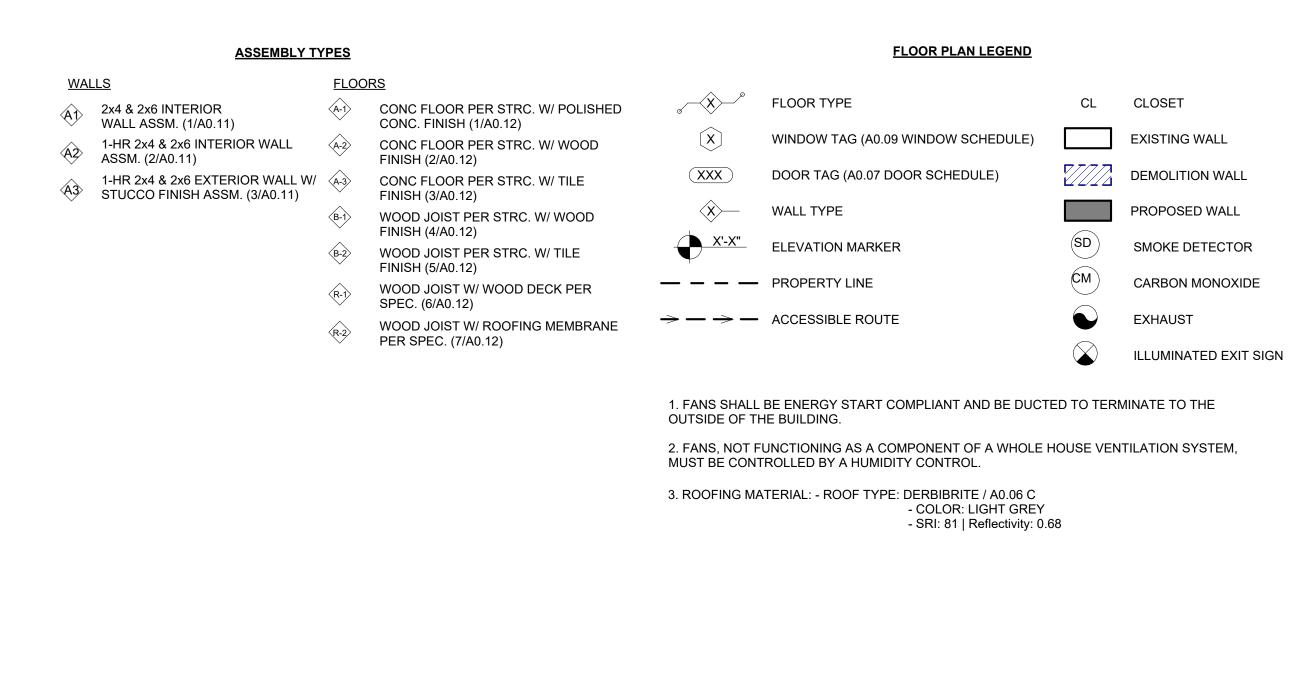
PER SPEC. (7/A0.12)

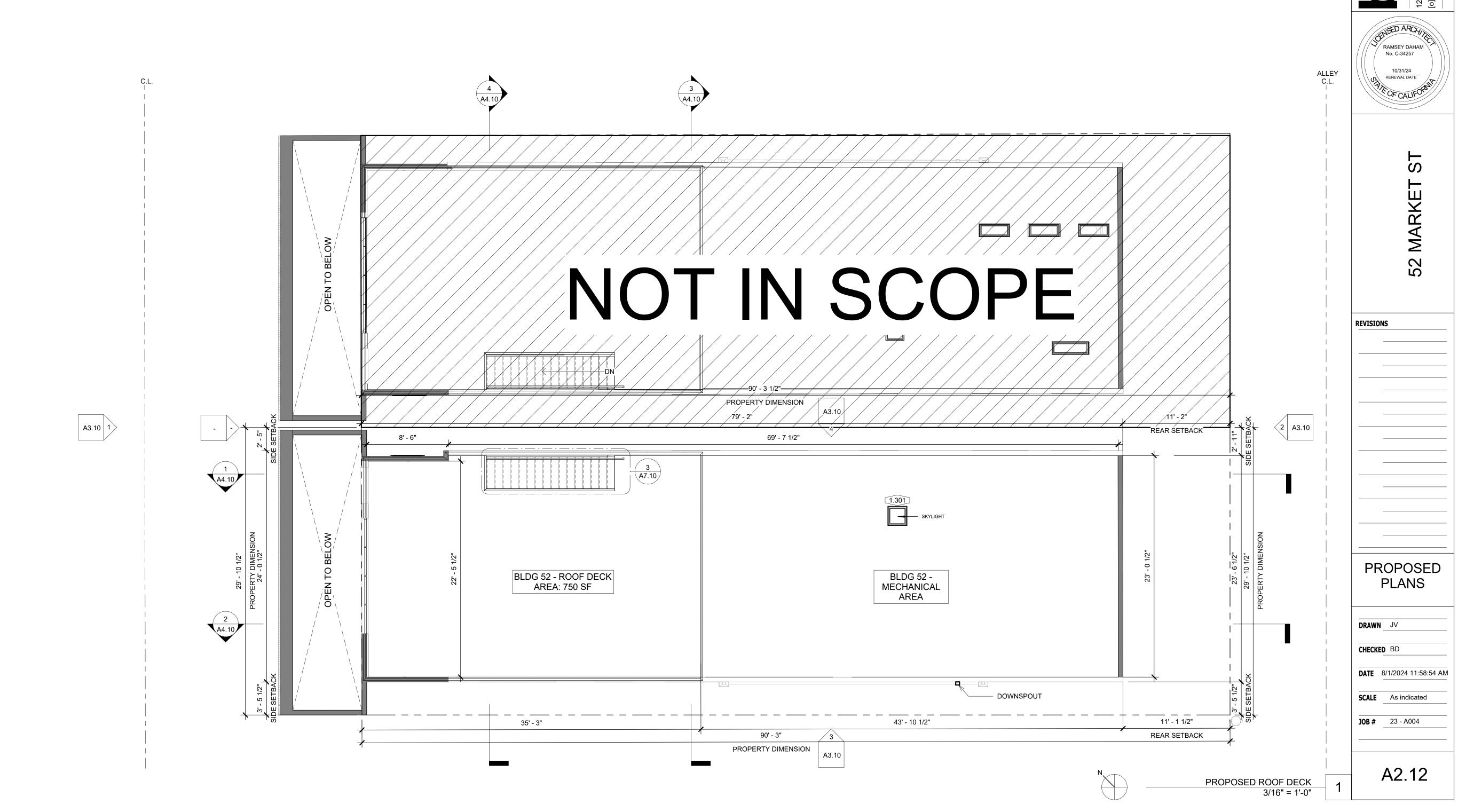
FLOOR PLAN LEGEND FLOOR TYPE CL CLOSET EXISTING WALL WINDOW TAG (A0.09 WINDOW SCHEDULE) DOOR TAG (A0.07 DOOR SCHEDULE) **DEMOLITION WALL** WALL TYPE PROPOSED WALL X'-X" ELEVATION MARKER SMOKE DETECTOR CARBON MONOXIDE — — — PROPERTY LINE → — → — ACCESSIBLE ROUTE **EXHAUST** ILLUMINATED EXIT SIGN

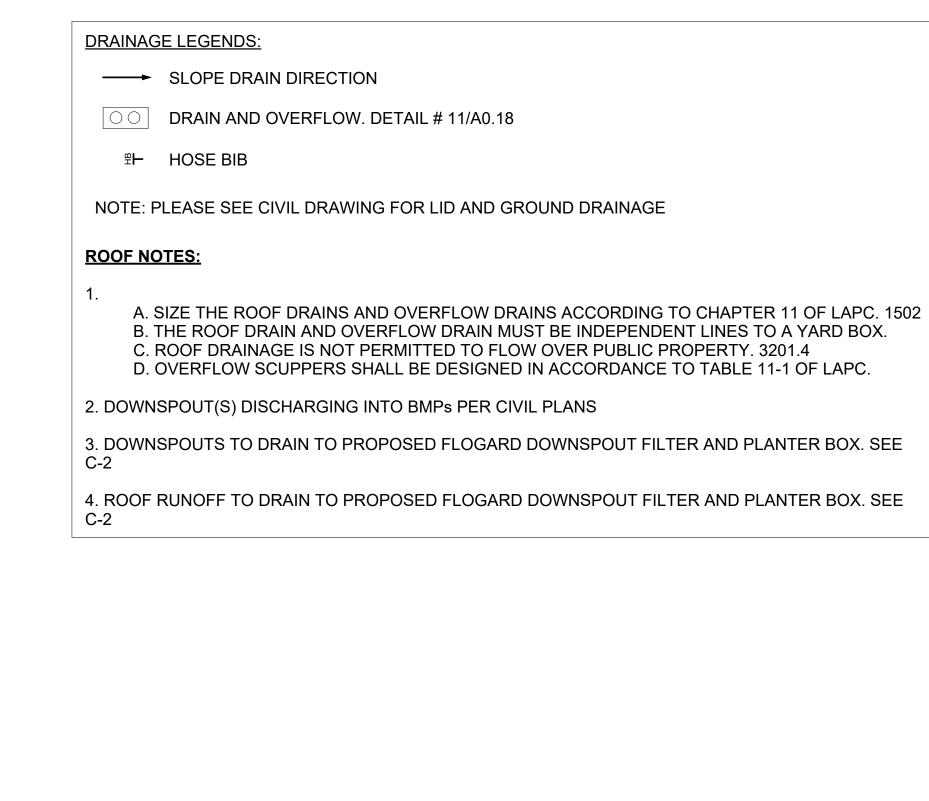
1. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

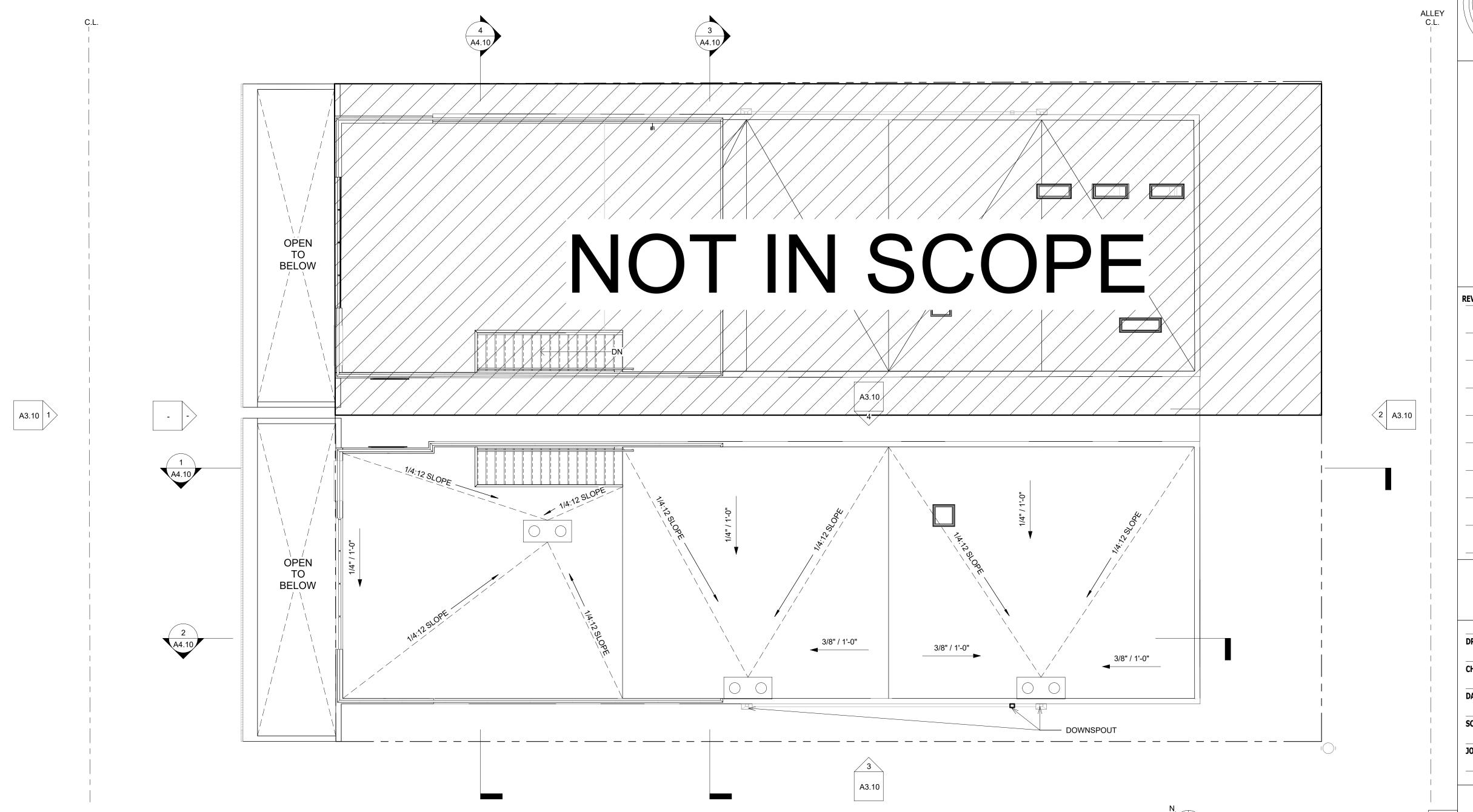
2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.











Bakform design

RAMSEY DAHAM
No. C-34257

10/31/24
RENEWAL DATE

OF CALIFORNIA

2 MARKET ST

DEVICIONO

REVISIONS

ROOF

DRAINAGE PLAN

CHECKED BD

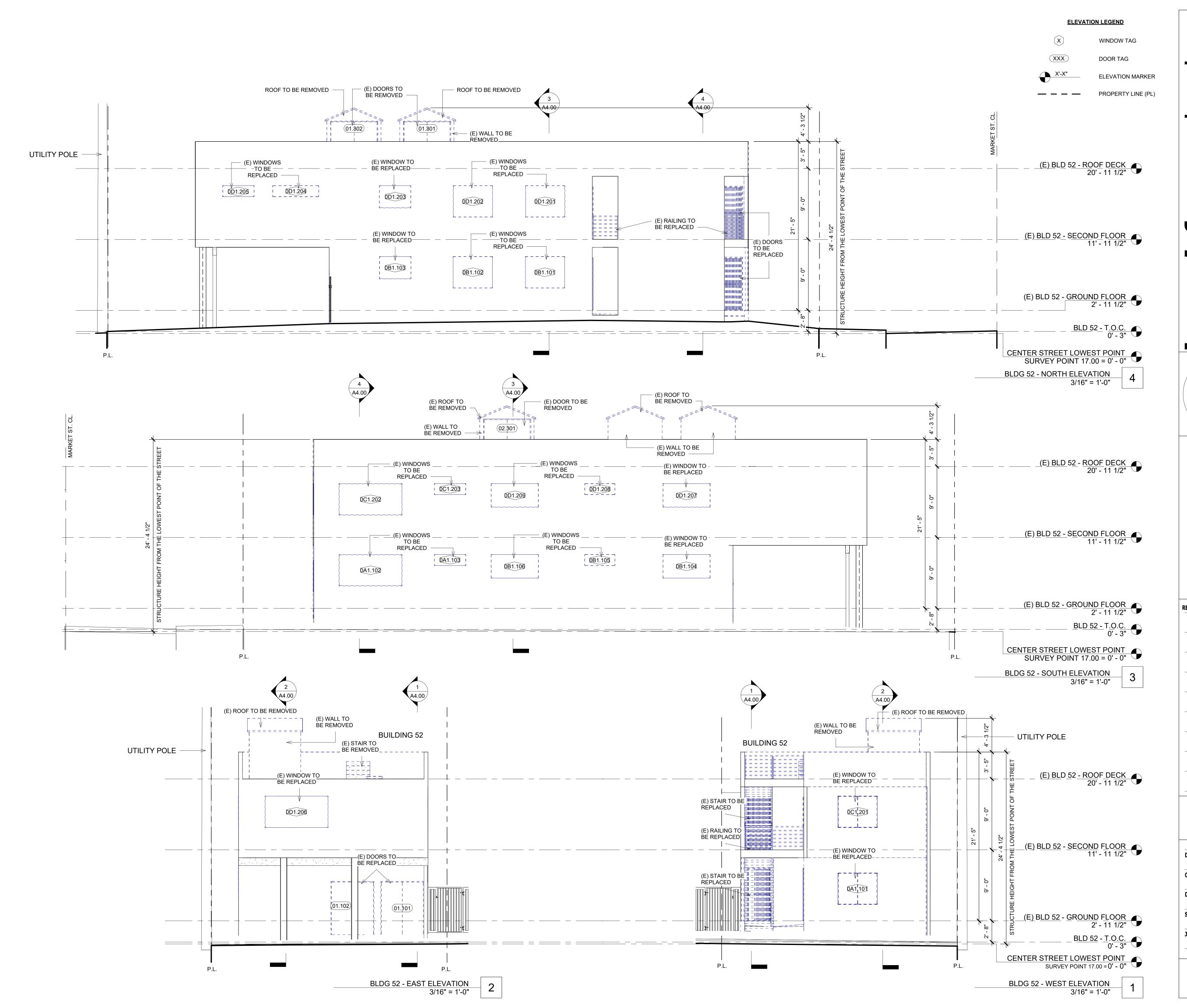
DATE 8/1/2024 11:58:55 AM

SCALE As indicated

JOB # 23 - A004

A2.20

PROPOSED ROOF DECK 3/16" = 1'-0"



ENSED ARCHITE

RAMSEY DAHAM No. C-34257 RENEWAL DATE OF CALIFORN

52

REVISIONS

EXISTING & DEMO

ELEVATIONS DRAWN JV

CHECKED BD **DATE** 8/1/2024 11:58:57 AM

SCALE As indicated **JOB #** 23 - A004

A3.00

REVISIONS

PROPOSED

ELEVATIONS

DRAWN JV CHECKED BD

DATE 8/1/2024 11:59:00 AM

SCALE As indicated **JOB #** 23 - A004

A3.10

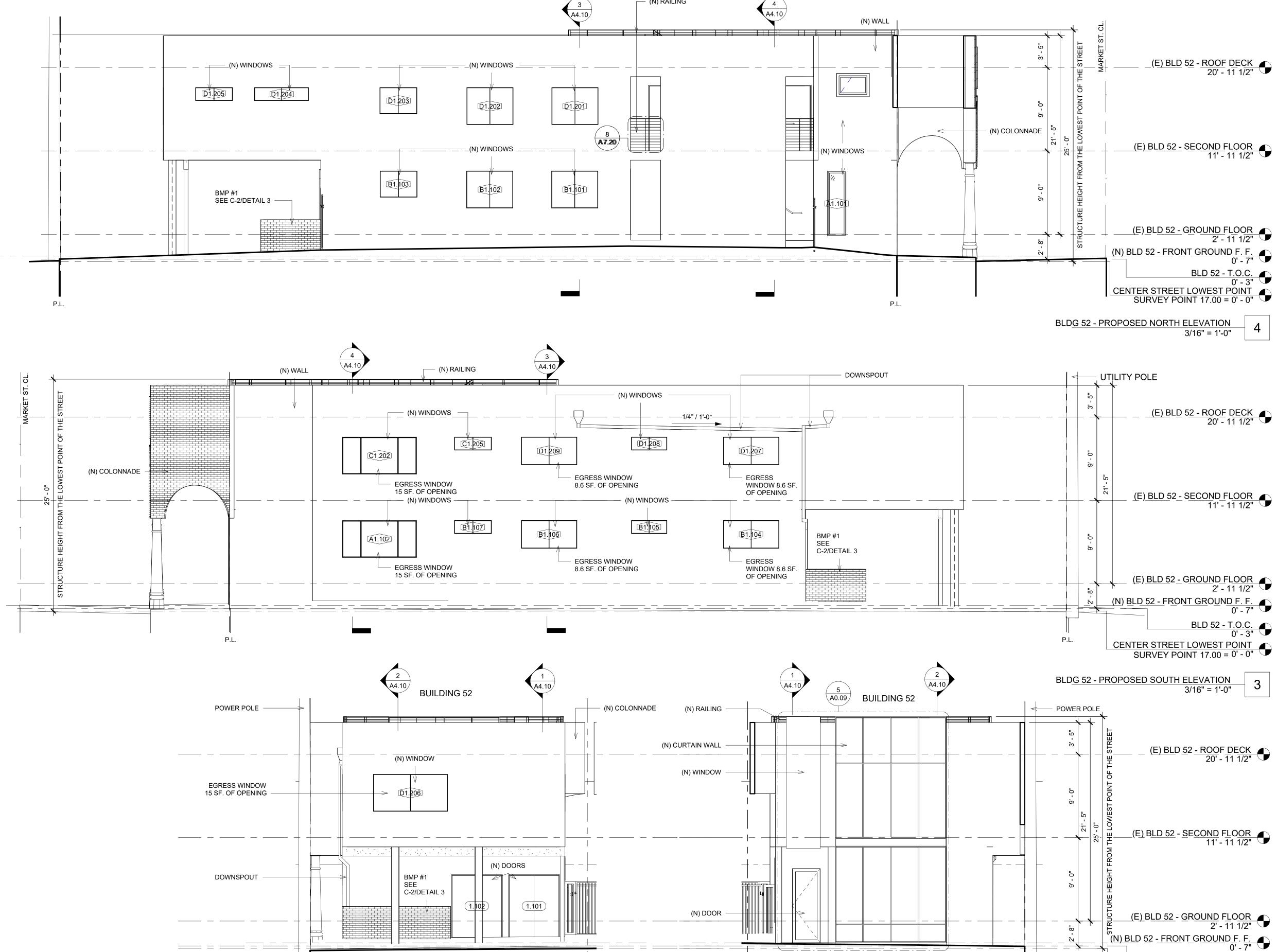
BLDG 52 - PROPOSED WEST ELEVATION 2 3/16" = 1'-0"

BLD 52 - T.O.C. 0' - 3"

CENTER STREET LOWEST POINT SURVEY POINT 17.00 = 0' - 0"

BLDG 52 - PROPOSED EAST ELEVATION 3/16" = 1'-0"

P.L.



(N) RAILING

CHECKED BD

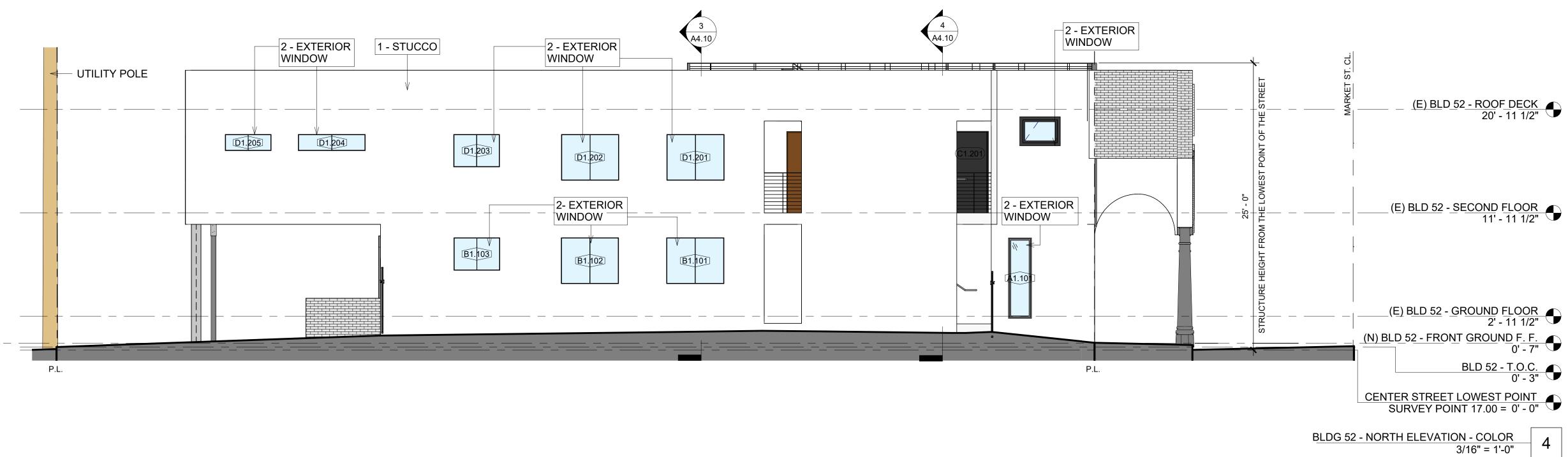
DATE 8/1/2024 11:59:05 AM

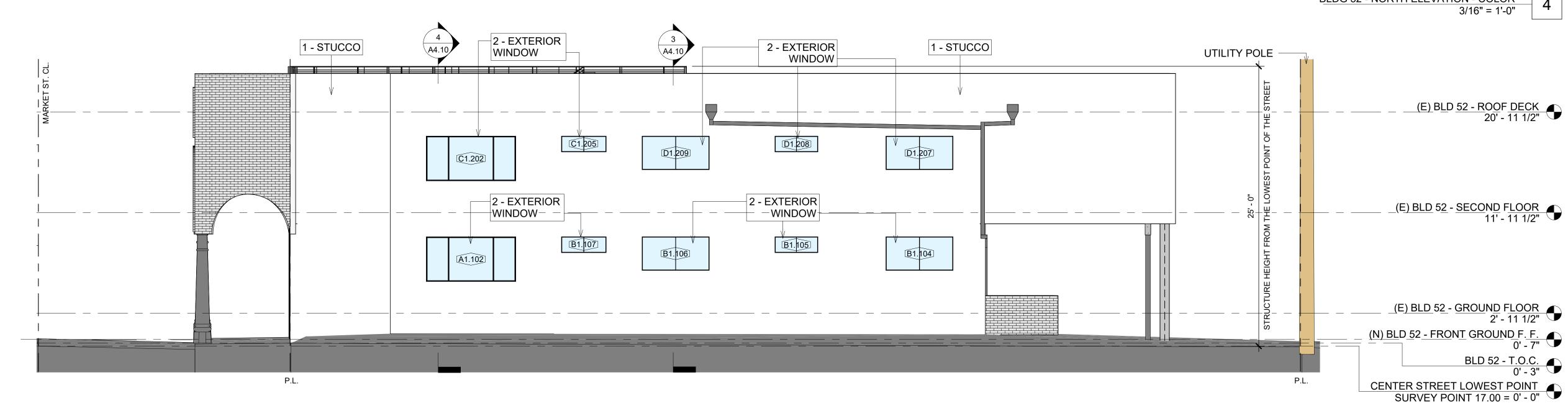
3/16" = 1'-0"

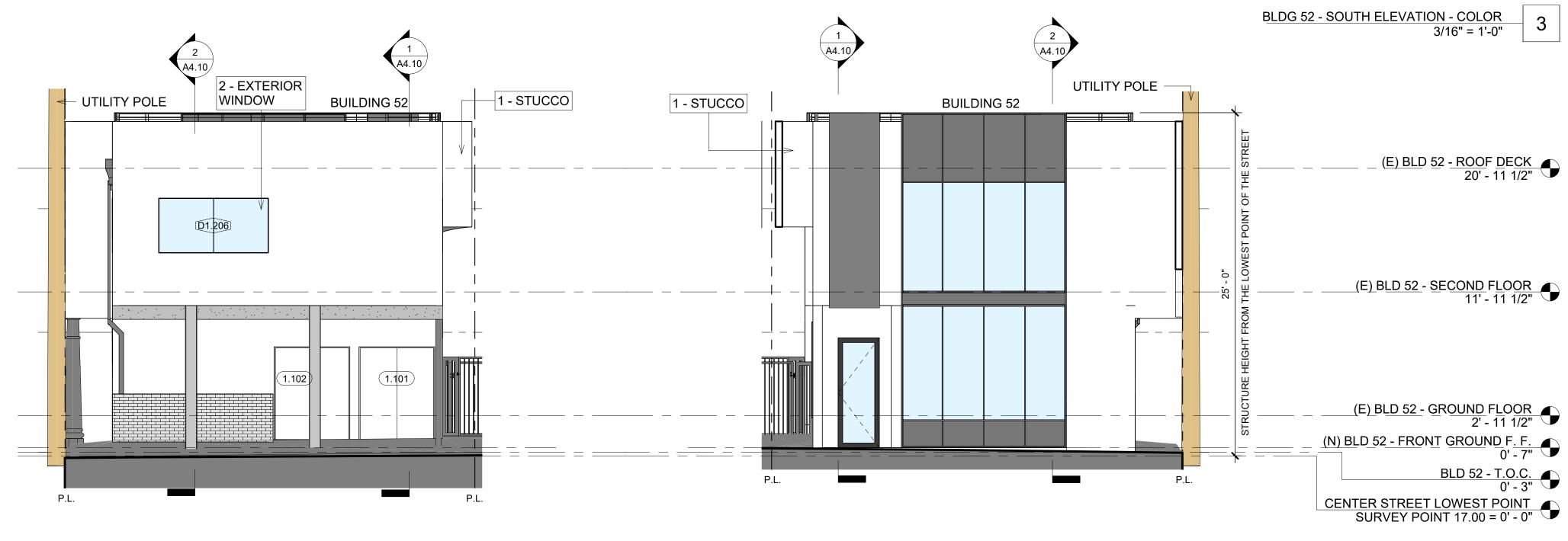
JOB # 23 - A004

A3.20

BLDG 52 - PROPOSED WEST ELEVATION 2 - COLOR 3/16" = 1'-0"







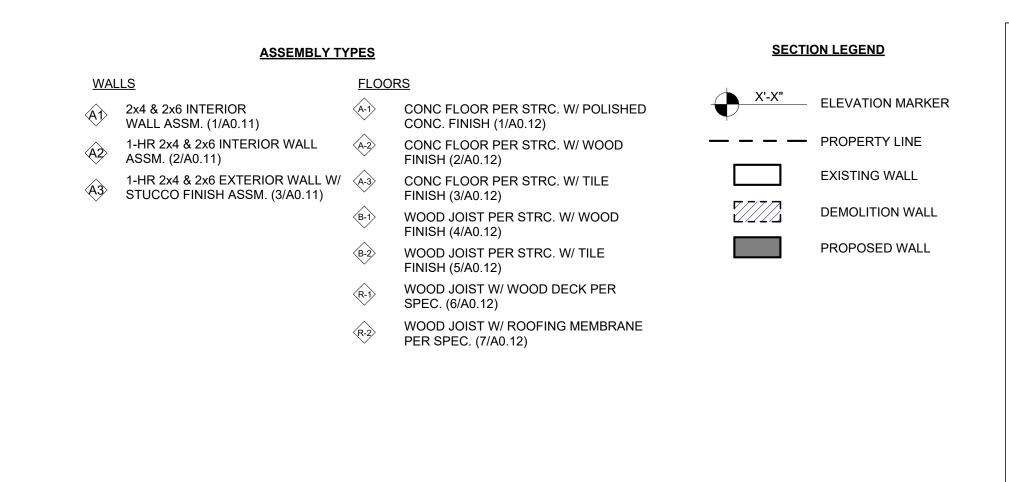
COLORTEK SMOOTHCOAT EXTERIOR STUCCO 1

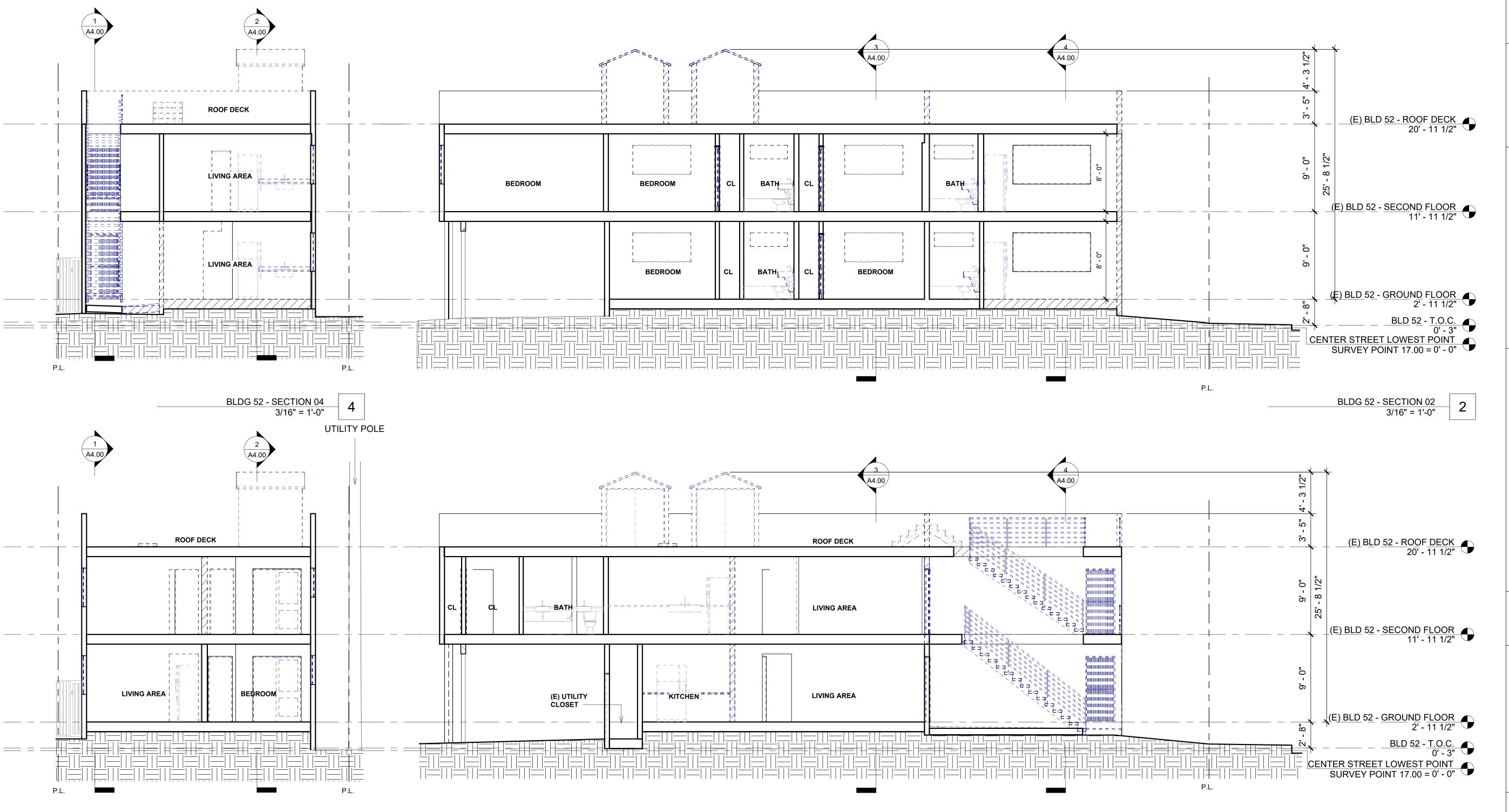
- MANUFACTURER: MILGARD OR SIMILAR
- COLOR: DARK GREY
- TYPE: FIBERGLASS | ULTRA SERIES C650

- MANUFACTURER: OMEGA OR SIMILAR

- COLOR: WHITE

BLDG 52 - EAST ELEVATION - COLOR 3/16" = 1'-0"





BLDG 52 - SECTION 03 3/16" = 1'-0" RAMSEY DAHAM
No. C-34257

10/31/24
RENEWAL DATE

OF CALIFORNIA

REVISIONS

EXISTING SECTIONS

DRAWN _ JV

CHECKED BD **DATE** 8/1/2024 11:59:06 AM

JOB # 23 - A004

A4.00

BLDG 52 - SECTION 01 3/16" = 1'-0"

