Character Analysis

807 6th Avenue, Venice, CA 90291

This analysis has been prepared by Brian Silveira & Associates to demonstrate that the proposed Project on the property located at 807 6th Avenue in Venice, CA ("subject site") is compatible with the pattern of development present in the surrounding neighborhood.

The subject property is located in the Oakwood-Milwood-Southeast Venice subarea of the Venice Coastal Zone Specific Plan (VCZSP) at 807 6th Avenue, specifically in Oakwood. Oakwood is a community characterized by a mix of structures that retain their original elements and many that have been renovated. There is no singular design element or theme that unites the residential structures in the neighborhood but, as demonstrated by this analysis, a clear trend toward more modern architectural aesthetics is salient throughout the neighborhood.

Compatibility as it relates to scale, mass, and character was assessed based upon three (3) primary factors: height, structural square footage, and yard sizes. The project's visual compatibility was also assessed based on architectural comparisons with other nearby residential structures that have been recently built or renovated. The nearby developments included in the elevation study are located along the blocks surrounding the proposed project's block, along 6th Avenue, Indiana Avenue, and Brooks Avenue. Sixty-three existing nearby developments, including Accessory Dwelling Units (ADUs) were included in the elevation study. Figure 1, below, shows the analysis' geographic range.

Figure 1: Geographic Range of Immediately Proximate Properties

In addition to the properties included in the elevation study, other nearby developments were included to show the proposed project's compatibility with new, nearby residential developments

throughout the Oakwood neighborhood. The map below shows the general study area including nearby newly constructed and renovated residential properties considered in this analysis.

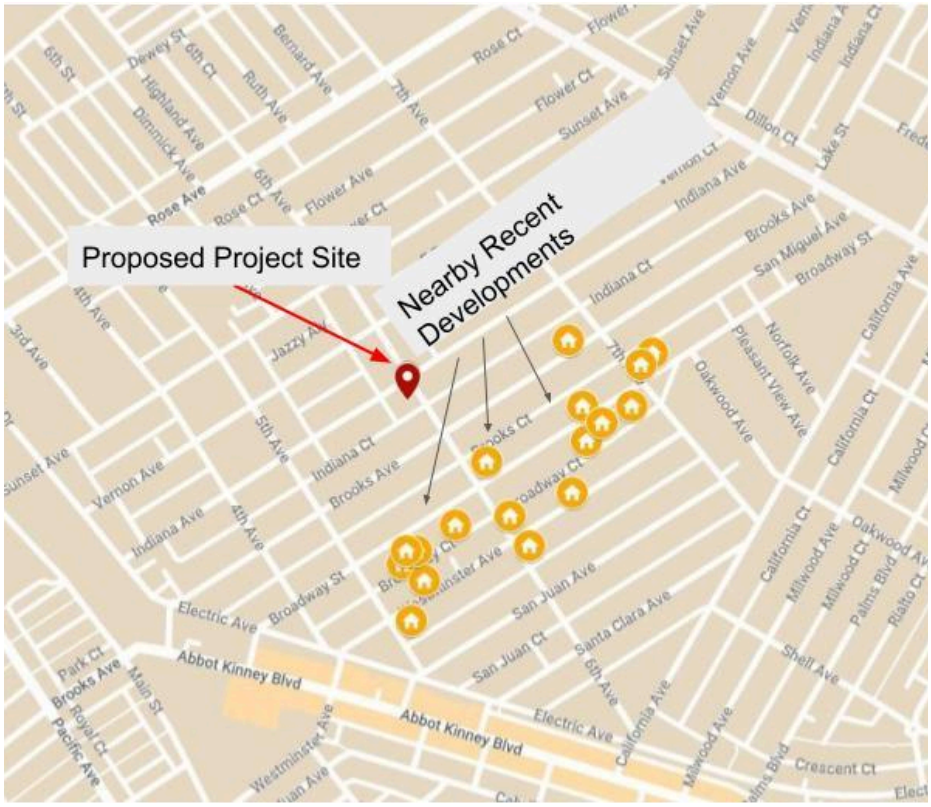


Figure 2: Map of Nearby Recent Developments Included in Analysis

Summary of Study Findings

This study analyzed all structures within a one-block radius of 807 6th Avenue.

The proposed project at 807 6th Avenue ("project") is a two-story single family dwelling with a basement, a two-car garage, an accessory dwelling unit above the garage, and two roof access structures - one for stairs and one for an elevator - facilitating access to the roof deck. The project has a height of 25 feet (flat roof) and a total FAR of 1.75:1. The total building square footage is 6,763 square feet, however, this includes the basement level which is completely submerged underground and includes 1,783 square feet of floor area. Excluding the basement, the square footage of the structure is 4,980 square feet and has an FAR of 1.25.

Per the analysis of the 63 existing structures – which include single-family and multi-family developments ranging from 1-3 stories – the average height is 22.1 feet. The shortest building in the analysis of existing properties is 14 feet in height; the tallest is 45 feet in height.

The average square footage of all of the existing buildings included in the elevation study is 2,089 square feet. When limited to only include the single-family homes and accessory dwelling

units, the average square footage is 1,322 square feet. Yards in the area vary greatly from a low of a 0-ft front yard (606 Indiana Avenue) to a high of a 60-foot front yard (714 6th Avenue). The average front yard depth for single-family dwellings in the elevation study is 16.4 feet.

Table 1: Comparison Table of Compatibility Factors				
	Height	**Sq Ft (Above Ground)**	**Front Yard**	**Rear Yard**
807 6th Avenue	25 ft	1.25:1	15 ft	15 ft
Average of Surrounding Developments	35.6 ft	1.54:1	15.8 ft	18.8 ft

Compatibility Analysis

As previously stated, the proposed development is located at 807 6th Avenue, within the Oakwood-Milwood-Southeast Venice subarea of the VCZSP, specifically in Oakwood. This analysis examines the existing and historic characteristics of the surrounding properties as well as the general development trend in the area to show that the proposed property is consistent with the development pattern demonstrated by new and renovated similar developments.

Compatibility Factors

There is no certified Local Coastal Program for Venice, however a certified Land Use Plan (LUP) does exist. Additionally, the Venice Community Plan and Venice Specific Plan serve as the current implementation mechanisms for the LUP. As noted earlier, in reviewing the project for compatibility we looked at the following compatibility factors which have an impact on scale and mass: 1) height, 2) structural square footage, and 3) yard dimensions.

Height

The proposed height of the subject project is 25 ft. Heights of existing structures within the area of study vary from a low of 14 feet (522 Indiana Avenue and 603 Brooks Avenue) to a high of 45 feet (the multifamily structure at 526 Indiana Avenue). Overall, the average height of all structures is 22.10 feet with a standard deviation of 6.76 feet. The average height of single-family homes included in the elevation study is 20.20 feet with a standard deviation of 5.25 feet.

The proposed height is compatible with the pattern of development for the project block and the surrounding neighborhood. The following table lists existing single-family dwelling structures in the elevation study with comparable or taller heights:

Address	Height (ft.)
803 6th Ave	25
547 Brooks Ave	25
709 6th Ave	25
550 Indiana Ave	25

561 Brooks Ave	25
606 Indiana Ave	26
714 6th Ave	26
541 Brooks Ave	27
812 6th Ave	27
706 6th Ave	27
549 Brooks Ave	28
705 6th Ave	28
712 6th Ave	28
806 6th Ave	28
702 6th Ave	28
580 Vernon Ave	30
539 Brooks Ave	30

Table 2: Structures of comparable height (drawn from elevation study)

In all, 17 of the 50 (34%) single-family structures included in the elevation study are 25 feet or taller.

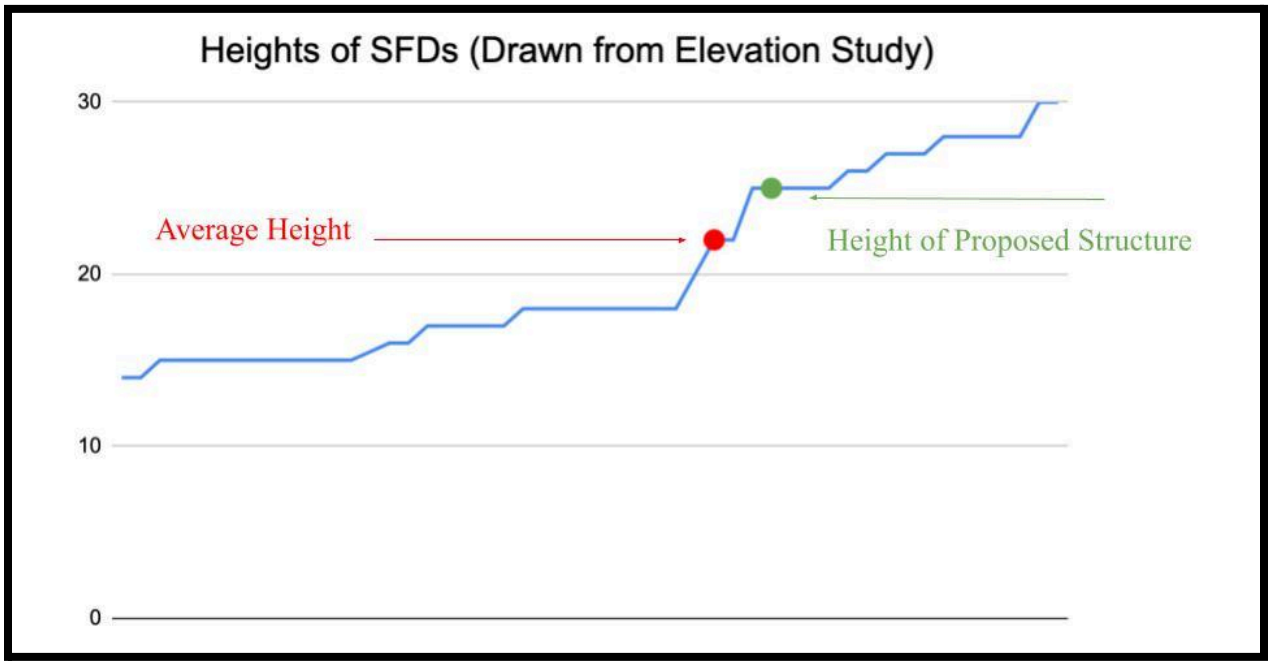


Figure 1: Heights of Surrounding SFDs (from elevation study)

Therefore, based upon a comprehensive review of surrounding developments within the direct vicinity of the proposed project, the height of the proposed single-family structure at 807 6th Avenue is compatible with the existing pattern of development in the neighborhood.

Structural Square Footage

The proposed above-ground square footage of the subject project is 4,980 square feet. The square footages of existing single-family homes within the area of study (elevation study) vary from a low of approximately 400 square feet (711 6th Avenue) to a high of 5,299 square feet (702 6th Avenue), however, many lots contain ADU structures. When the SFD and ADU square footages are aggregated, the mass and bulk of the lots are higher. For instance, the lowest structural square footage captured in the elevation study at 711 6th Avenue increases to a total of 1,302 square feet once its approximately 900-square foot ADU is included. Additionally, newer residential structures (including those with extensive renovations) throughout the Oakwood neighborhood tend to be larger and similar in architectural style to the proposed project.

The proposed square footage is compatible with the pattern of development for the surrounding neighborhood of Oakwood, beyond the properties included in the elevation study, which are limited to the immediate surrounding blocks. For the purposes of this analysis, only the above-ground square footage of all structures are considered. The following table lists existing structures in the neighborhood with square footage comparable to or greater than the proposed project.

Address	Sq Ft
652 Broadway	4,653
609-611 Broadway	5,272
506-508 Westminster Ave	5,744

Table 3: Structures of comparable size (from surrounding Oakwood)

Figure 2: (from left to right) 652 Broadway, 609-611 Broadway, 506-508 Westminster Ave

Newly built and renovated residential structures throughout Oakwood tend to be greater in size than older residential structures, though both older and newer structures are likely to have two dwelling units sharing a lot, as proposed on the subject property.

To this end, the proposed project is consistent with the development trend occurring across Oakwood where newer and recently renovated structures are larger in size. As shown in the graph below, the proposed structure is consistent with this pattern of development.

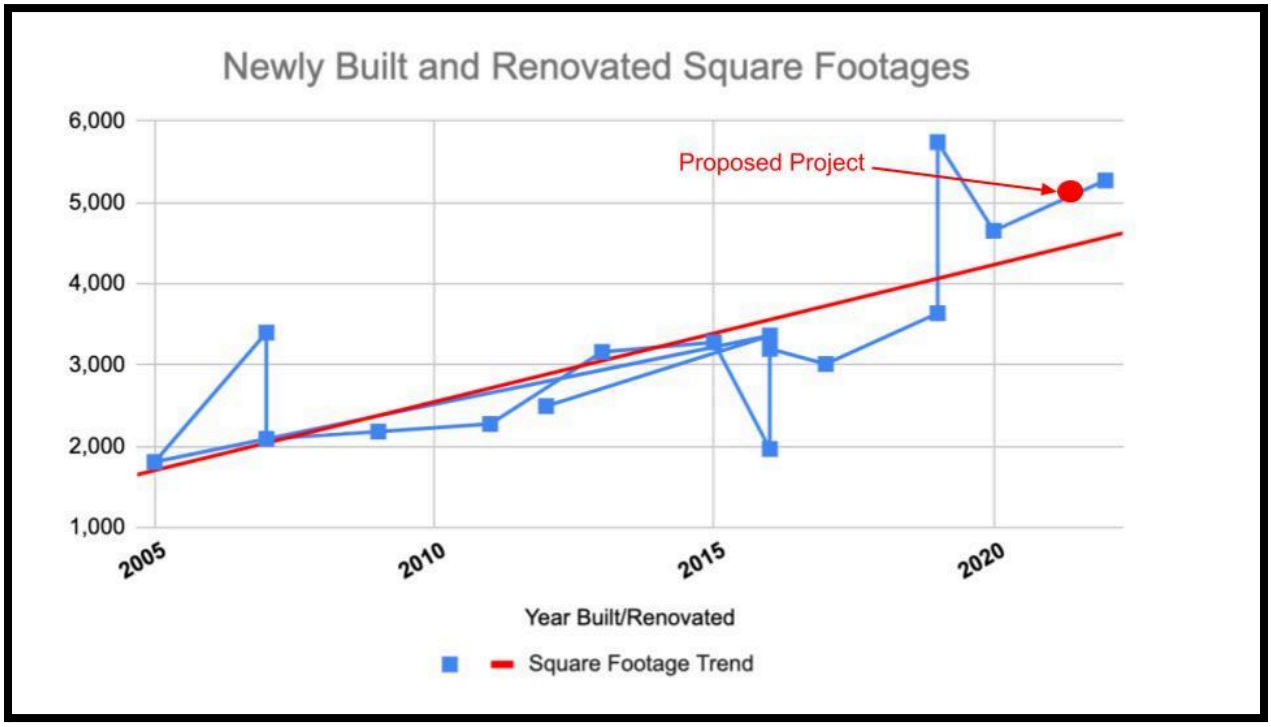


Figure 3: Square Footages of Recently Built and Renovated Projects in Oakwood

It is important to note that, under both the Venice LUP and the VCZSP, the allowable FAR on lots zoned RD1.5-1 is 3.00:1. The proposed project is planned with an FAR of 1.75:1 (including the basement which totals 1,763 square feet).

Therefore, based upon a comprehensive review of development within the surrounding neighborhood, the mass of the proposed residential project is compatible with the existing pattern of development, as the proposed square footage of 5,088 square feet (above ground) is comparable to structures of the same type and chronology in the Oakwood community.

Yard Sizes

The proposed project includes a front yard of 15 feet, a rear yard of 15 feet, and two side yards of 4 feet and 5 inches each. Of the fifty single-family homes included in the analysis, the average front yard is 16.4 feet, the average rear yard is 18.7 feet, and the average side yard is 6.4 feet.
The Los Angeles Municipal Code (LAMC) Section 12.09.1 requires residential structures in the RD1.5 zone to have front and rear yards of at least 15 feet (each) and side yards of at least 10% of the lot width for buildings not more than two stories in height (each). The proposed Project complies with these requirements by providing yards in the following sizes:

- a front yard along 6th Avenue of 15 feet

- a rear yard along Vernon Court of 15 feet (except for the stairs to the accessory dwelling unit which are permitted to maintain a reduced rear yard of 4 feet per City Ordinance 186481)
- a northerly side yard of 4 feet-5 inches (the project site is 44 feet in width)
- a southerly side yard of 4 feet-5 inches (the project site is 44 feet in width)

Some properties in the area have front yards ranging from 0 feet to 4.5 feet but the majority of the front yards are between 10 and 20 feet deep, consistent with the front yard for the proposed project. In general, the front yards of structures included in this analysis are between 0 and 38 feet with one (714 6th Avenue) front yard measuring 60 feet in depth.

Architectural Style

The proposed project incorporates architectural components that are consistent with the existing development pattern of the neighborhood including clean lines and minimalism, the use of natural materials, expansive windows and glass features, neutral and natural color palettes, and integrated open space.

Clean Lines and Minimalism

The recently constructed and renovated residential structures in the neighborhood tend to have long vertical and horizontal external components in contrast with the low, pitched roofs of older structures. Modern architectural principles deemphasize excessive ornamentation, focusing instead on form and function, creating spaces that feel open, uncluttered, and harmonious. Several renovated properties directly across the street from the subject site exhibit these characteristics. For instance, built in 2013, 918 7th Avenue has a flat roof that stretches for the entirety of each (of two) residential structures. With a neutral color palette, expansive windows, and integrated open spaces, the residential development is emblematic of the design pattern present across the neighborhood's newer residential structures, including that proposed for the subject property.

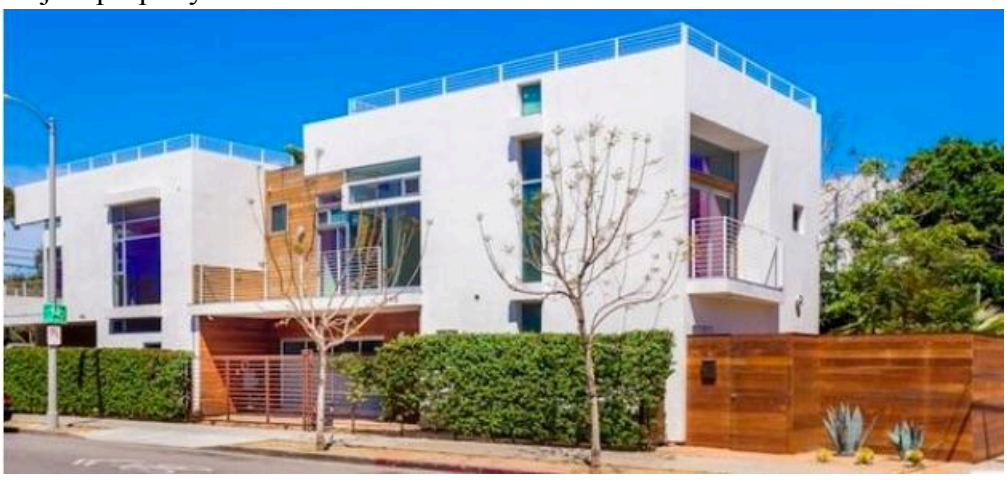


Figure 4: The newly constructed residential structure at 918 7th Avenue displays clean lines and minimalism using the full lot for the residential structure.

Similarly, the residential structure at 1046 6th Avenue (pictured below) built in 2011 also exhibits characteristics of modern residential architecture similar to the proposed project including clean, minimalist lines, full use of the available lot, neutral color palettes that mix stone- and wood-based materials, expansive windows and integrated open space.

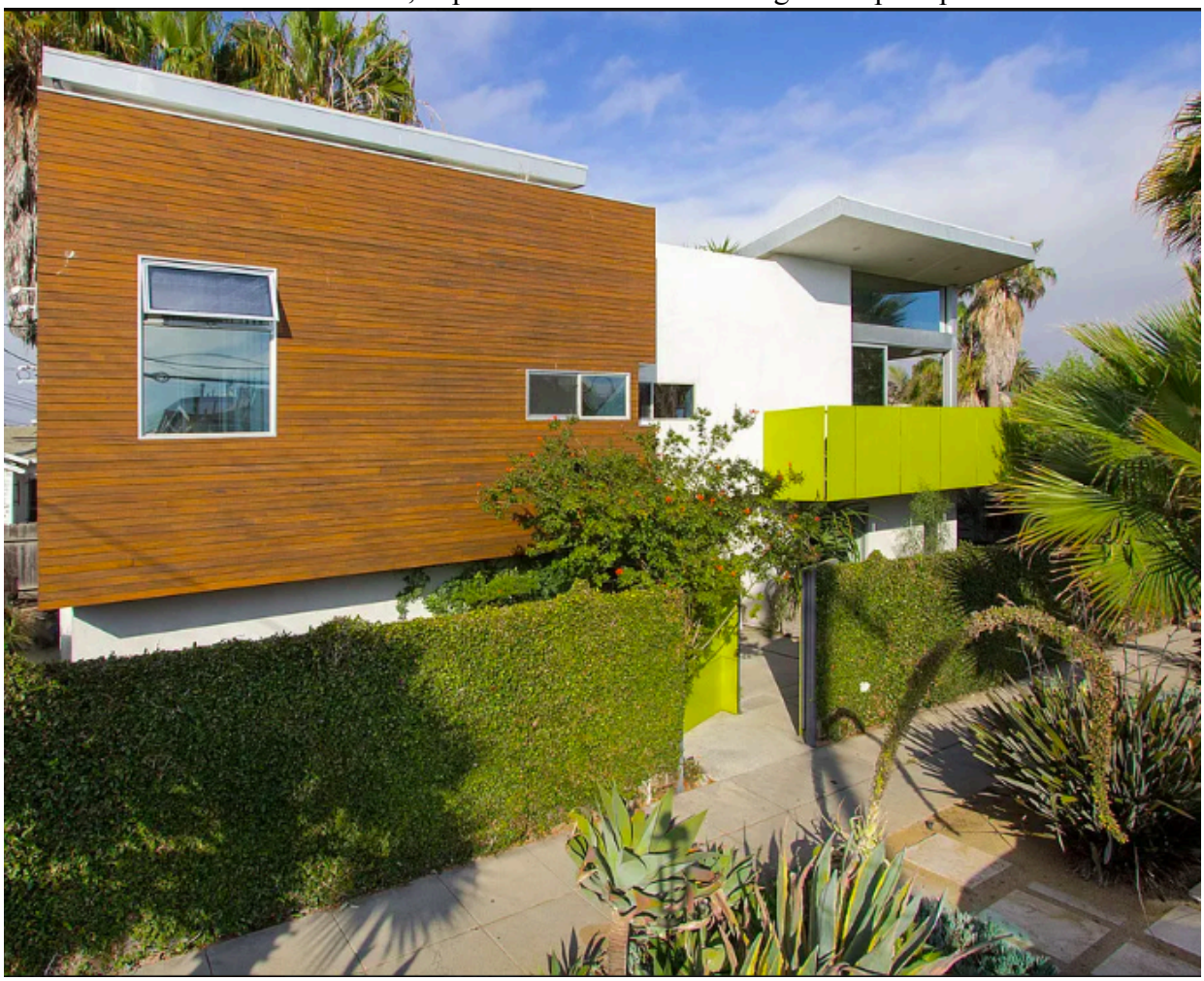


Figure 5: Newly constructed residential structure at 1046 6th Avenue

Natural Materials

Like the proposed project, newly constructed and renovated residential structures in the Oakwood community use a mix of natural materials, typically stucco - which is stone-based - and wood. Figure 5 above, shows a residential structure built in 2011 at 1046 6th Avenue that combines a stained wood materials on the front plane of the second story with light-colored stucco materials, imitating a bright stone-based material with softer wooden tones. Though the exterior design includes multiple plane breaks and directional shifts, the rectangular masses of material blocks retain simple shapes and angles to allow the materials and their lush surroundings to occupy the attentional template. Like other modern residential developments in

the neighborhood, the subject project incorporates materials like wood, stone, glass, and metal to create a blend of natural and industrial aesthetics.

Expansive Windows and Glass Features

The proposed project at 807 6th Avenue features ample glass elements including floor-to-ceiling windows spanning the first and second floors of the building's eastern (front) and northern planes, as well as large glass elements on the building's rear. A skylight and two second-story balconies add to the home's luminescence and opportunities to interact harmoniously with the its contextual setting. This allows for abundant natural light, seamless indoor-outdoor transitions, and a higher degree of intimacy with the surrounding neighborhood. Pictured below, the newly developed home at 665 Brooks similarly integrates large glass features in the front of the building to allow the flow of light and air to penetrate the exterior and flow outward to the surrounding neighborhood.

Figure 6: Newly constructed residential structure at 665 Brooks Avenue

Integrated Open Space Amenities

The proposed new single-family dwelling and accessory dwelling units at 807 6th Avenue integrates open space amenities directly into the design and programming of the structure. The home includes a pool and spa in the northerly side yard along with a pool deck surrounded by ample landscaping. The basement includes a wet bar, a gym, a theater, and a sauna, all neatly tucked beneath the structure's visible footprint but, nonetheless, freely available to its occupants. One 70-square foot balcony at the front, one 222-square foot balcony facing the side and rear yards, and one 48-square foot balcony on the rear devoted to the ADU add open dimensionality to the home, adding recreational opportunities and concordance between the inner and outer worlds crafted by the structure and its programming. Finally, the roof deck and the green roof sections that encompass it on the front, southerly side, and rear foster a lush sense of tranquil privacy.

Many examples of integrated open spaces abound throughout the neighborhood surrounding the project. For instance, the property at 525 Westminster Avenue constructed a three-story addition and a swimming pool and spa to the existing single-family home in 2017. Like the proposed home on the subject property, the residence at 525 Westminster uses ample glass elements and balconies to seamlessly integrate the outdoor and indoor spaces, creating an expansive sense of playfulness and privacy while inviting the flow of light and life throughout the interior and exterior portions of the home.

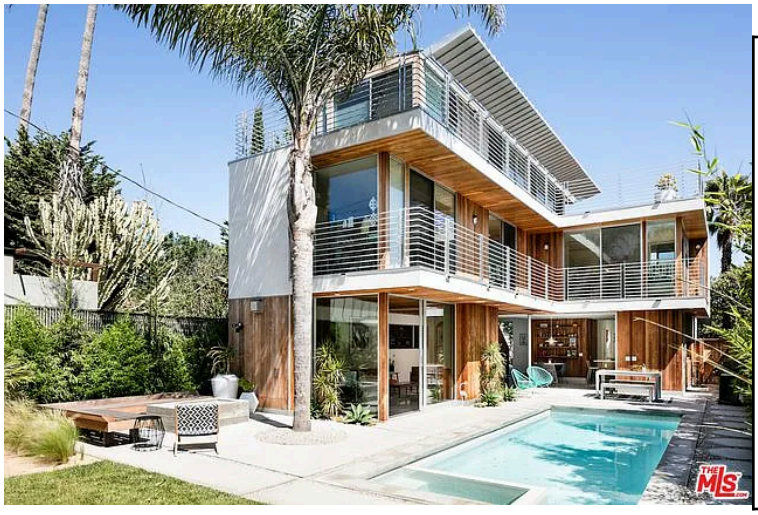
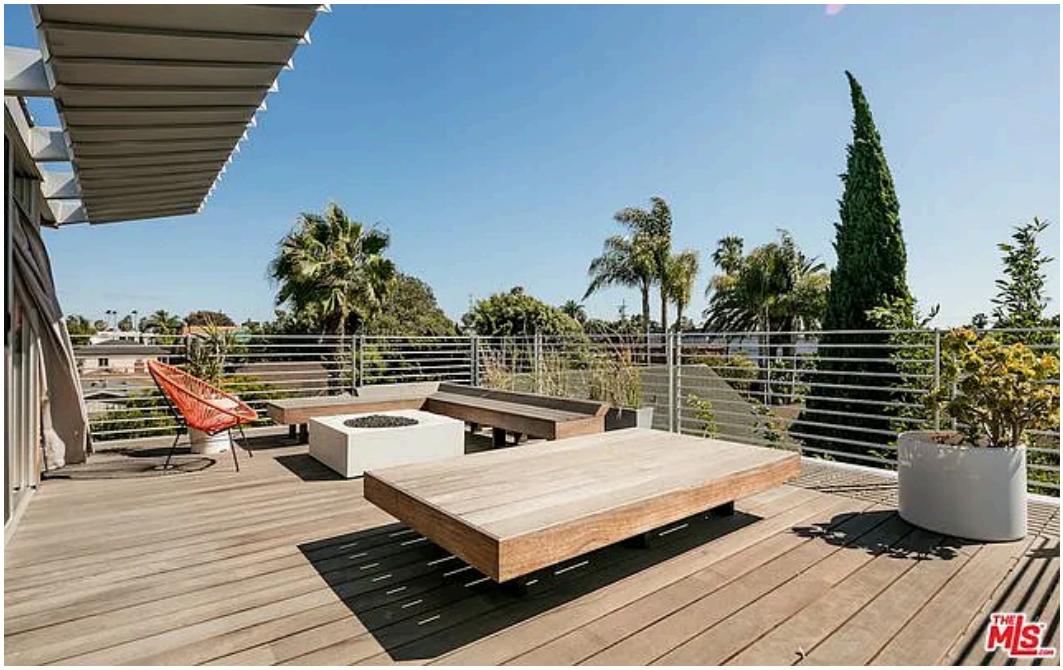


Figure 7: Pictured to the left, the renovations at 525 Westminster Avenue include ample balcony space, large windows and glass doors, along with a pool, spa, and pool amenity deck. Pictured below, the 525 Westminster addition integrates large balconies, a prevalent feature of the modern development pattern present across the immediate area near the project site.



Similarly, the home at 678 Broadway Street added two stories, a patio, and a roof deck to the existing single-family home in 2012. The integrated open spaces pictured below include a tree house, a trellis-covered patio area facing an above-ground spa, and a bedroom-adjacent balcony.

Figure 8: Pictured to the left, the newly renovated home at 678 Broadway Street includes a large outdoor patio space programmed for eating and socializing, coalescing the interior and exterior uses. A bedroom, pictured bottom left, opens directly onto a balcony. Pictured bottom right, the yard includes a tree house and additional furnishings to blend the exterior with the interior with frictionless ease.

Flat Roofs

Flat roofs are a common aesthetic feature of newer residential developments in the area exhibited by the subject Project. The home depicts a roof surface that sits 25 feet above the ground elevation and includes a guardrail set back from the edges of the roof, incorporating green elements on the edges. Flat roofs are a familiar feature of contemporary single family home design as they are found to be more energy efficient and are consistent with the popular minimalist design framework (see above). In conjunction with being aesthetically pleasing and less cluttered, flat roofs also lend themselves to landscape ornamentation and are provide for easier solar panel installation.

Nearby examples of new residential development in the neighborhood also exemplify flat roofs with clean lines and fewer angles than older housing stock. For example, as shown below, the single family home at 659 Broadway, built in 2016, exhibits a flat roof, a design aesthetic that is carried to all sides of the structure. Like the proposed home at 807 6th Avenue, the home at 659 Broadway also has a usable roof deck with a guardrail surrounding it.

Figure 9: The home at 659 Broadway (2016) exemplifies the flat roof proposed for the subject property and popular in the modern residential design lexicon.

Flat roofs in dry, arid climates like the one in Los Angeles can minimize heat transfer and minimize maintenance needs when compared to pitched roofs. Newer houses with flat roofs and clean, minimalist lines can be found not just in the Project vicinity but also throughout the Southern California region.

Neutral and Natural Color Palettes

Like the proposed, newer single family residential developments in the area tend to have neutral color palettes using natural materials such as stone and wood elements. This coalesces with the minimalist aesthetic as well as blending in with the open space and reflective glass elements already discussed in this analysis. The proposed home at 807 6th Avenue mixes expansive windows and glass features with satin black corrugated metal panels, warm colored wood cladding, matte grey glass fiber reinforced concrete (GFRC) panels, and light grey smooth stucco to create an exterior style consistent with the modern design language displayed throughout the neighborhood.

Similar design choices are exhibited by newer homes such as the ones located at 1008 Oakwood Avenue (2024) and 561 Brooks Avenue (2015) which incorporate dark metal and stucco elements with warm and lighter-tinted wood.

Figure 10: 1008 Oakwood Avenue (top) and 561 Brooks Avenue (bottom) both incorporate dark stone and metal elements with warm, lighter-colored wood.

Conclusion

Based upon a comprehensive, data-based review of development within the project area, the height, square footage, yards, and architectural style of the proposed single family project is compatible with the existing pattern of development in the neighborhood.

CONTEXT STUDY - MAP

1

breakformdesign

127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

807 S 6TH AVE.,
LOS ANGELES,
CA 90291

Revision Schedule

Revision Number	Revision Date

CONTEXT STUDY
- VICINITY MAP

DRAWN	Author
CHECKED	Checker
DATE	11/22/2024 10:36:14 AM
SCALE	
JOB #	Project Number

CS.01











803 6TH AVE.

1 STORY
827 SF
F/Y: 23 FT
S/Y 1: 5 FT
S/Y 2: 6 FT
R/Y: 19 FT (FROM BUILDING)
Y/B: 1949
RESIDENTIAL

1 STORY
900 SF
F/Y: 1 FT
S/Y 1: 7 FT
S/Y 2: 19 FT (FROM BUILDING)
R/Y: 14 FT (FROM PL)
Y/B: 1950
RESIDENTIAL

(DATA PER ZIMAS)

807 6TH AVE.

PROPOSED

2 STORY
6,763 SF
F/Y: 15 FT
S/Y 1: 4.5 FT
S/Y 2: 4.5 FT
R/Y: 10.5 FT (FROM PL)

809 6TH AVE.

1 STORY
816 SF
F/Y: 13 FT
S/Y 1: 1.5 FT
S/Y 2: 11 FT
R/Y: 30 FT (FROM BUILDING)
Y/B: 1913
RESIDENTIAL

811 6TH AVE.

1 STORY
584 SF
F/Y: 21 FT
S/Y 1: 30 FT (FROM BUILDING)
S/Y 2: 10 FT (FROM PL)
R/Y: 1.5 FT (FROM PL)
Y/B: 1925
RESIDENTIAL

(DATA PER ZIMAS)

VERNON COURT 2
1/16" = 1'-0"
4

702 6TH AVE.

2 STORY
5,299 SF
F/Y: 4 FT
S/Y 1: 6 FT
S/Y 2: 0 FT
R/Y: 8 FT (FROM PL)
Y/B: 1919
RESIDENTIAL

(DATA PER ZIMAS)

706 6TH AVE.

2 STORY
2,916 SF (PER GOOGLE)
F/Y: 15 FT
S/Y 1: 0 FT
S/Y 2: 0 FT
R/Y: 0 (FROM PL)
Y/B: 1927
RESIDENTIAL

(DATA PER ZIMAS)

712 6TH AVE.

2 STORY
3,192 SF
F/Y: 13 FT
S/Y 1: 5 FT
S/Y 2: 0 FT
R/Y: 0 FT (FROM PL)
Y/B: 1953
RESIDENTIAL

(DATA PER ZIMAS)

714 6TH AVE.

2 STORY
2,856 SF
F/Y: 60 FT
S/Y 1: 6 FT
S/Y 2: 14 FT
R/Y: 7 FT (FROM PL)
Y/B: 1988
RESIDENTIAL

(DATA PER ZIMAS)

716 6TH AVE.

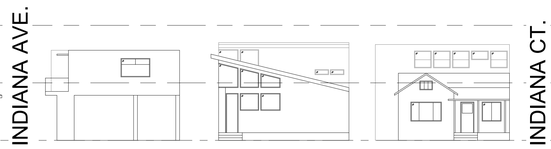
1 STORY
1,310 SF
F/Y: 4 FT
S/Y 1: 0 FT
S/Y 2: 14 FT
R/Y: 3 FT (FROM PL)
Y/B: 1963
RESIDENTIAL

(DATA PER ZIMAS)

601 INDIANA AVE.

1 STORY
1,310 SF
F/Y: 4 FT
S/Y 1: 15 FT
S/Y 2: 0 FT
R/Y: 3 FT (FROM PL)
Y/B: 1963
RESIDENTIAL

(DATA PER ZIMAS)



606 E INDIANA AVE.

2 STORY
2,500 SF (PER GOOGLE)
F/Y: 0 FT
S/Y 1: 14 FT
S/Y 2: 8 FT
R/Y: 7 FT (FROM PL)
Y/B: 1940
RESIDENTIAL

(DATA PER ZIMAS)

806 6TH AVE.

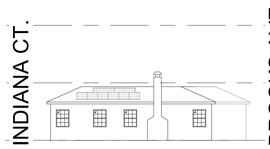
2 STORY
3,202 SF
F/Y: 17 FT
S/Y 1: 6 FT
S/Y 2: 0 FT
R/Y: 5 FT (FROM PL)
Y/B: 1957
RESIDENTIAL

(DATA PER ZIMAS)

812 S 6TH AVE.

2 STORY
1,530 SF
F/Y: 18 FT
S/Y 1: 5 FT
S/Y 2: 2 FT
R/Y: 1 FT (FROM PL)
Y/B: 1912
RESIDENTIAL

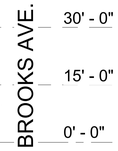
(DATA PER ZIMAS)



603 E BROOKS AVE.

1 STORY
1,398 SF
F/Y: 24 FT
S/Y 1: 3 FT
S/Y 2: 3 FT
R/Y: 56 FT (FROM PL)
Y/B: 1950
RESIDENTIAL

(DATA PER ZIMAS)



6TH AVE 2
1/16" = 1'-0"
2

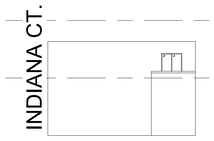








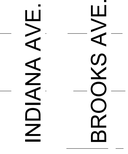


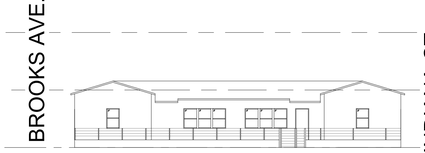


550 INDIANA AVE.

2 STORY
2,052 SF
F/Y: 12 FT
S/Y 1: 3 FT
S/Y 2: 4.5' FT
R/Y: 81 FT (FROM PL)
Y/B: 1990
RESIDENTIAL

(DATA PER ZIMAS)





569 E BROOKS AVE.

1 STORY
1,658 SF
F/Y: 4.5 FT
S/Y 1: 44 FT
S/Y 2: 15 FT
R/Y: 3 FT (FROM PL)
Y/B: 1950
RESIDENTIAL

(DATA PER ZIMAS)

809 6TH AVE.

1 STORY
816 SF
F/Y: 13 FT
S/Y 1: 1.5' FT
S/Y 2: 11 FT
R/Y: 30 FT (FROM BUILDING)
Y/B: 1913
RESIDENTIAL

811 6TH AVE.

1 STORY
584 SF
F/Y: 21 FT
S/Y 1: 30 FT (FROM BUILDING)
S/Y 2: 10 FT (FROM PL)
R/Y: 1.5' FT (FROM PL)
Y/B: 1925
RESIDENTIAL

(DATA PER ZIMAS)

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6,763SF
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F/Y: 1 FT
S/Y 1: 7 FT
S/Y 2: 19 FT (FROM BUILDING)
R/Y: 14 FT (FROM PL)
Y/B: 1950
RESIDENTIAL

(DATA PER ZIMAS)

555 E INDIANA AVE.

1 STORY
944 SF
F/Y: 15 FT
S/Y 1: 12 FT
S/Y 2: 7 FT
R/Y: 0 FT (FROM PL)
Y/B: 1912
RESIDENTIAL

(DATA PER ZIMAS)

717 S 6TH AVE.

1 STORY
944 SF
F/Y: 4 FT
S/Y 1: 14 FT
S/Y 2: 0 FT
R/Y: 5 FT (FROM PL)
Y/B: 1912
RESIDENTIAL

(DATA PER ZIMAS)

711 S 6TH AVE.

1 STORY
396 SF
F/Y: 23 FT
S/Y 1: 4 FT
S/Y 2: 3.5' FT
R/Y: 28 FT (FROM BUILDING)
Y/B: 1921
RESIDENTIAL

1 STORY
906 SF
F/Y: 21 FT
S/Y 1: 7 FT
S/Y 2: 0 FT
R/Y: 28 FT (FROM BUILDING)
Y/B: 1925
RESIDENTIAL

(DATA PER ZIMAS)

709 S 6TH AVE.

2 STORY
1,704 SF
F/Y: 13 FT
S/Y 1: 1 FT
S/Y 2: 3 FT
R/Y: 14 FT (FROM BUILDING)
Y/B: 1906
RESIDENTIAL

1 STORY
596 SF
F/Y: 2 FT
S/Y 1: 22 FT
S/Y 2: 0 FT
R/Y: 14 FT (FROM BUILDING)
Y/B: 1906
RESIDENTIAL

(DATA PER ZIMAS)

705 S 6TH AVE.

1 STORY
815 SF
F/Y: 11 FT
S/Y 1: 4.5' FT
S/Y 2: 6 FT
R/Y: 11 FT (FROM BUILDING)
Y/B: 1924
RESIDENTIAL

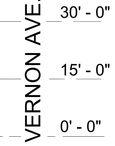
2 STORY
2,088 SF
F/Y: 35 FT
S/Y 1: 6 FT
S/Y 2: 2 FT
R/Y: 11 FT (FROM BUILDING)
Y/B: 1961
RESIDENTIAL

(DATA PER ZIMAS)

701 S 6TH AVE.

1 STORY
1,433 SF
F/Y: 20 FT
S/Y 1: 2 FT
S/Y 2: 7 FT
R/Y: 66 FT (FROM PL)
Y/B: 1930
RESIDENTIAL

(DATA PER ZIMAS)



VERNON COURT
1/16" = 1'-0"
3

6TH AVE
1/16" = 1'-0"
1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

807 S 6TH AVE.,
LOS ANGELES,
CA 90291

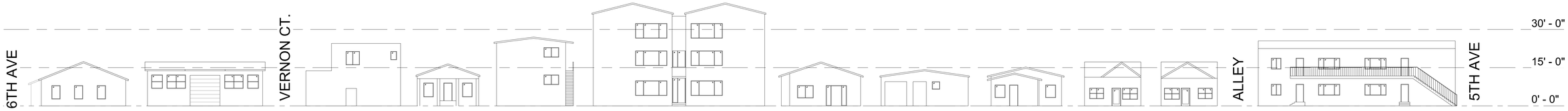
Revision Schedule

Revision Number	Revision Date

CONTEXT STUDY - 6TH AVENUE & VERNON CT.

DRAWN Author
CHECKED Checker
DATE 11/22/2024 10:36:18 AM
SCALE 1/16" = 1'-0"
JOB # Project Number

CS.02



803 6TH AVE.

1 STORY
827 SF
F/Y: 23 FT
S/Y 1: 5 FT
S/Y 2: 6 FT
R/Y: 19 FT (FROM BUILDING)
Y/B: 1949
RESIDENTIAL

1 STORY
900 SF
F/Y: 1 FT
S/Y 1: 7 FT
S/Y 2: 19 FT (FROM BUILDING)
R/Y: 14 FT (FROM PL)
Y/B: 1950
RESIDENTIAL

(DATA PER ZIMAS)

550 INDIANA AVE.

2 STORY
2,052 SF
F/Y: 12 FT
S/Y 1: 3.5 FT
S/Y 2: 4.5 FT
R/Y: 9 FT
Y/B: 1990
RESIDENTIAL

(DATA PER ZIMAS)

548 INDIANA AVE.

1 STORY
684 SF
F/Y: 16.5 FT
S/Y 1: 10 FT
S/Y 2: 6 FT
R/Y: 5 FT (FROM BUILDING)
Y/B: 1905
RESIDENTIAL

1 STORY
456 SF
F/Y: 33 FT
S/Y 1: 6 FT
S/Y 2: 8 FT
R/Y: 5 FT (FROM BUILDING)
Y/B: 1948
RESIDENTIAL

(DATA PER ZIMAS)

540 INDIANA AVE.

2 STORY
3,780 SF (PER GOOGLE)
F/Y: 12 FT
S/Y 1: 8 FT
S/Y 2: 5 FT
R/Y: 45 FT (FROM PL)
Y/B: 1959
RESIDENTIAL

(DATA PER ZIMAS)

534 INDIANA AVE.

3 STORY
10,414 SF
F/Y: 11 FT
S/Y 1: 9 FT
S/Y 2: 0 FT
R/Y: 32 FT (FROM PL)
Y/B: 1970
RESIDENTIAL

(DATA PER ZIMAS)

526 INDIANA AVE.

3 STORY
10,414 SF
F/Y: 11 FT
S/Y 1: 0 FT
S/Y 2: 9 FT
R/Y: 32 FT (FROM PL)
Y/B: 1970
RESIDENTIAL

(DATA PER ZIMAS)

524 INDIANA AVE.

1 STORY
1,302 SF
F/Y: 11.7 FT
S/Y 1: 0 FT
S/Y 2: 9 FT
R/Y: 65 FT (FROM PL)
Y/B: 1913
RESIDENTIAL

(DATA PER ZIMAS)

522 INDIANA AVE.

1 STORY
1,340 SF
F/Y: 38 FT
S/Y: 2.2 FT
R/Y: 4 FT (FROM PL)
Y/B: 1923
RESIDENTIAL

(DATA PER ZIMAS)

520 INDIANA AVE.

1 STORY
1,382 SF
F/Y: 9.9 FT
S/Y 1: 10 FT
S/Y 2: 0 FT
R/Y: 5 FT (FROM PL)
Y/B: 1914
RESIDENTIAL

(DATA PER ZIMAS)

518 INDIANA AVE.

1 STORY
704 SF
F/Y: 10 FT
S/Y 1: 5 FT (FROM BUILDING)
S/Y 2: 3 FT (FROM BUILDING)
R/Y: 74 FT (FROM PL)
Y/B: 1923
RESIDENTIAL

(DATA PER ZIMAS)

516 INDIANA AVE.

1 STORY
570 SF
F/Y: 10 FT
S/Y 1: 0 FT
S/Y 2: 3 FT (FROM BUILDING)
R/Y: 6 FT (FROM BUILDING)
Y/B: 1921
RESIDENTIAL

1 STORY
576 SF
F/Y: 35 FT
S/Y 1: 30 FT
S/Y 2: 0 FT
R/Y: 6 FT (FROM BUILDING)
Y/B: 1924
RESIDENTIAL

(DATA PER ZIMAS)

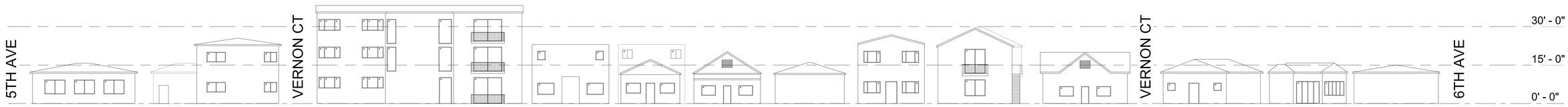
500 INDIANA AVE.

2 STORY
3,552 SF
F/Y: 8 FT
S/Y 1: 18.5 FT
S/Y 2: 32 FT
R/Y: 6 FT (FROM PL)
Y/B: 1957
RESIDENTIAL

(DATA PER ZIMAS)

INDIANA AVE 2
1/16" = 1'-0"

2



720 5TH AVE.

1 STORY
1,287 SF
F/Y: 18 FT
S/Y 1: 5 FT
S/Y 2: 1 FT
R/Y: 2 FT (FROM BUILDING)
Y/B: 1963
RESIDENTIAL

(DATA PER ZIMAS)

501, 509 & 511 INDIANA AVE.

2 STORY
1,920 SF
F/Y: 8.6 FT
S/Y 1: 18 FT
S/Y 2: 2 FT (FROM BUILDING)
R/Y: 0 FT (FROM PL)
Y/B: 1963
RESIDENTIAL

(DATA PER ZIMAS)

517 INDIANA AVE.

3 STORY
10,584 SF
F/Y: 15.5 FT
S/Y 1: 0 FT
S/Y 2: 3 FT
R/Y: 6 FT (FROM PL)
Y/B: 1972
RESIDENTIAL

(DATA PER ZIMAS)

519 INDIANA AVE.

3 STORY
10,584 SF
F/Y: 15.5 FT
S/Y 1: 6 FT
S/Y 2: 0 FT
R/Y: 6 FT (FROM PL)
Y/B: 1972
RESIDENTIAL

(DATA PER ZIMAS)

529 INDIANA AVE.

2 STORY
3,044 SF
F/Y: 17.8 FT
S/Y 1: 6 FT
S/Y 2: 2.8 FT
R/Y: 25 FT (FROM PL)
Y/B: 1987
RESIDENTIAL

(DATA PER ZIMAS)

533 INDIANA AVE.

1 STORY
633 SF
F/Y: 20 FT
S/Y 1: 14 FT
S/Y 2: 2 FT
R/Y: 7 FT (FROM BLDG)
Y/B: 1921
RESIDENTIAL

2 STORY
936 SF
F/Y: 32 FT
S/Y 1: 1 FT
S/Y 2: 12 FT
R/Y: 7 FT (FROM BLDG)
Y/B: 1920
RESIDENTIAL

(DATA PER ZIMAS)

535 INDIANA AVE.

1 STORY
636 SF
F/Y: 17 FT
S/Y 1: 0 FT
S/Y 2: 5 FT
R/Y: 1.5 FT (FROM BLDG)
Y/B: 1921
RESIDENTIAL

1 STORY
936 SF
F/Y: 0 FT
S/Y 1: 0 FT
S/Y 2: 3 FT
R/Y: 1.5 FT (FROM BLDG)
Y/B: 1920
RESIDENTIAL

(DATA PER ZIMAS)

539 INDIANA AVE.

1 STORY
738 SF
F/Y: 19.7 FT
S/Y 1: 5.3 FT
S/Y 2: 5.3 FT
R/Y: 54 FT (FROM PL)
Y/B: 1908
RESIDENTIAL

(DATA PER ZIMAS)

541 INDIANA AVE.

2 STORY
1,707 SF
F/Y: 17 FT
S/Y 1: 4.7 FT
S/Y 2: 7 FT
R/Y: 0 FT (FROM PL)
Y/B: 1947
RESIDENTIAL

(DATA PER ZIMAS)

543 INDIANA AVE.

2 STORY
4,025 SF
F/Y: 15.5 FT
S/Y 1: 4 FT
S/Y 2: 1.5 FT
R/Y: 25 FT (FROM PL)
Y/B: 1964
RESIDENTIAL

(DATA PER ZIMAS)

547 INDIANA AVE.

1 STORY
1,563 SF
F/Y: 19 FT
S/Y 1: 5 FT
S/Y 2: 4.7 FT
R/Y: 0 FT (FROM PL)
Y/B: 1916
RESIDENTIAL

(DATA PER ZIMAS)

551 INDIANA AVE.

1 STORY
1,356 SF
F/Y: 15 FT
S/Y 1: 3 FT
S/Y 2: 1 FT
R/Y: 0 FT (FROM PL)
Y/B: 1912
RESIDENTIAL

(DATA PER ZIMAS)

553 INDIANA AVE.

1 STORY
1,052 SF
F/Y: 15 FT
S/Y 1: 11 FT
S/Y 2: 2 FT
R/Y: 0 FT (FROM PL)
Y/B: 1912
RESIDENTIAL

(DATA PER ZIMAS)

555 E INDIANA AVE.

1 STORY
944 SF
F/Y: 15 FT
S/Y 1: 12 FT
S/Y 2: 7 FT
R/Y: 0 FT (FROM PL)
Y/B: 1912
RESIDENTIAL

(DATA PER ZIMAS)

INDIANA AVE
1/16" = 1'-0"

1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

807 S 6TH AVE.,
LOS ANGELES,
CA 90291

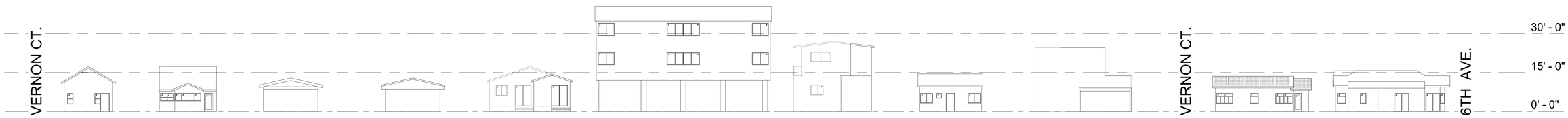
Revision Schedule

Revision Number	Revision Date

CONTEXT STUDY
- INDIANA AVE

DRAWN Author
CHECKED Checker
DATE 11/22/2024 10:36:20 AM
SCALE 1/16" = 1'-0"
JOB # Project Number

CS.03



516 INDIANA AVE.

1 STORY
570 SF
F/Y: 10 FT
S/Y 1: 0 FT
S/Y 2: 3 FT (FROM BUILDING)
R/Y: 6 FT (FROM BUILDING)
Y/B: 1921
RESIDENTIAL

1 STORY
576 SF
F/Y: 35 FT
S/Y 1: 30 FT
S/Y 2: 0 FT
R/Y: 6 FT (FROM BUILDING)
Y/B: 1924
RESIDENTIAL

(DATA PER ZIMAS)

518 INDIANA AVE.

1 STORY
704 SF
F/Y: 10 FT
S/Y 1: 5 FT (FROM BUILDING)
S/Y 2: 3 FT (FROM BUILDING)
R/Y: 74 FT (FROM PL)
Y/B: 1923
RESIDENTIAL

(DATA PER ZIMAS)

520 INDIANA AVE.

1 STORY
1,382 SF
F/Y: 9.9 FT
S/Y 1: 10 FT
S/Y 2: 0 FT
R/Y: 5 FT (FROM PL)
Y/B: 1914
RESIDENTIAL

(DATA PER ZIMAS)

522 INDIANA AVE.

1 STORY
1,340 SF
F/Y: 38 FT
S/Y: 2.2 FT
R/Y: 4 FT (FROM PL)
Y/B: 1923
RESIDENTIAL

(DATA PER ZIMAS)

524 INDIANA AVE.

1 STORY
1,302 SF
F/Y: 11.7 FT
S/Y 1: 0 FT
S/Y 2: 9 FT
R/Y: 65 FT (FROM PL)
Y/B: 1913
RESIDENTIAL

(DATA PER ZIMAS)

526 INDIANA AVE.

3 STORY
10,414 SF
F/Y: 11 FT
S/Y 1: 0 FT
S/Y 2: 9 FT
R/Y: 32 FT (FROM PL)
Y/B: 1970
RESIDENTIAL

(DATA PER ZIMAS)

534 INDIANA AVE.

3 STORY
10,414 SF
F/Y: 11 FT
S/Y 1: 9 FT
S/Y 2: 0 FT
R/Y: 32 FT (FROM PL)
Y/B: 1970
RESIDENTIAL

(DATA PER ZIMAS)

540 INDIANA AVE.

2 STORY
3,780 SF (PER GOOGLE)
F/Y: 12 FT
S/Y 1: 8 FT
S/Y 2: 5 FT
R/Y: 45 FT (FROM PL)
Y/B: 1959
RESIDENTIAL

(DATA PER ZIMAS)

548 INDIANA AVE.

1 STORY
684 SF
F/Y: 16.5' FT
S/Y 1: 10 FT
S/Y 2: 6 FT
R/Y: 5 FT (FROM BUILDING)
Y/B: 1905
RESIDENTIAL

1 STORY
456 SF
F/Y: 33 FT
S/Y 1: 6 FT
S/Y 2: 8 FT
R/Y: 5 FT (FROM BUILDING)
Y/B: 1948
RESIDENTIAL

(DATA PER ZIMAS)

550 INDIANA AVE.

2 STORY
2,052 SF
F/Y: 12 FT
S/Y 1: 3.5 FT
S/Y 2: 4.5 FT
R/Y: 9 FT
Y/B: 1990
RESIDENTIAL

(DATA PER ZIMAS)

809 6TH AVE.

1 STORY
816 SF
F/Y: 13 FT
S/Y 1: 1.5 FT
S/Y 2: 11 FT
R/Y: 30 FT (FROM BUILDING)
Y/B: 1913
RESIDENTIAL

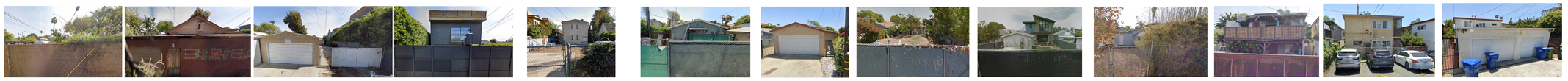
(DATA PER ZIMAS)

811 6TH AVE.

1 STORY
584 SF
F/Y: 21 FT
S/Y 1: 30 FT (FROM BUILDING)
S/Y 2: 10 FT (FROM PL)
R/Y: 1.5 FT (FROM PL)
Y/B: 1925
RESIDENTIAL

(DATA PER ZIMAS)

INDIANA COURT 2
1/16" = 1'-0"
2



569 E BROOKS AVE.

1 STORY
1,658 SF
F/Y: 4.5 FT
S/Y 1: 44 FT
S/Y 2: 15 FT
R/Y: 3 FT (FROM PL)
Y/B: 1950
RESIDENTIAL

(DATA PER ZIMAS)

567 BROOKS AVE.

1 STORY
1,360 SF
F/Y: 16 FT
S/Y 1: 3 FT
S/Y 2: 0 FT
R/Y: 0 (FROM PL)
Y/B: 1924
RESIDENTIAL

(DATA PER ZIMAS)

563 BROOKS AVE.

1 STORY
1,242 SF
F/Y: 13 FT
S/Y 1: 7 FT
S/Y 2: 4 FT
R/Y: 3 FT (FROM PL)
Y/B: 1939
RESIDENTIAL

(DATA PER ZIMAS)

561 BROOKS AVE.

2 STORY
2,878 SF
F/Y: 14 FT
S/Y 1: 8 FT
S/Y 2: 2 FT
R/Y: 14 FT (FROM PL)
Y/B: 1905
RESIDENTIAL

(DATA PER ZIMAS)

549 BROOKS AVE.

2 STORY
1,584 SF
F/Y: 16 FT
S/Y 1: 6 FT
S/Y 2: 6 FT
R/Y: 75 FT (FROM PL)
Y/B: 1945
RESIDENTIAL

(DATA PER ZIMAS)

547 BROOKS AVE.

1 STORY
1,056 SF
F/Y: 19 FT
S/Y 1: 9 FT
S/Y 2: 3 FT
R/Y: 7 FT (FROM BUILDING)
Y/B: 1920
RESIDENTIAL

2 STORY
1,092 SF
F/Y: 18 FT
S/Y 1: 1.7 FT
S/Y 2: 10.5 FT
R/Y: 8 FT (FROM BUILDING)
Y/B: 1957
RESIDENTIAL

(DATA PER ZIMAS)

543 BROOKS AVE.

1 STORY
1,454 SF
F/Y: 7 FT
S/Y 1: 2 FT
S/Y 2: 16 FT
R/Y: 17 FT (FROM BLDG)
Y/B: 1907
RESIDENTIAL

(DATA PER ZIMAS)

541 BROOKS AVE.

2 STORY
960 SF
F/Y: 12 FT
S/Y 1: 6 FT
S/Y 2: 5 FT
R/Y: 68 FT (FROM PL)
Y/B: 1908
RESIDENTIAL

(DATA PER ZIMAS)

539 BROOKS AVE.

2 STORY
1,636 SF
F/Y: 15 FT
S/Y 1: 7 FT
S/Y 2: 0 FT
R/Y: 27 FT (FROM PL)
Y/B: 1912
RESIDENTIAL

(DATA PER ZIMAS)

537 BROOKS AVE.

1 STORY
688 SF
F/Y: 15 FT
S/Y 1: 3 FT
S/Y 2: 11 FT
R/Y: 32 FT (FROM BUILDING)
Y/B: 1911
RESIDENTIAL

1 STORY
376 SF
F/Y: 12 FT
S/Y 1: 0 FT
S/Y 2: 5 FT
R/Y: 32 FT (FROM BUILDING)
Y/B: 1911
RESIDENTIAL

(DATA PER ZIMAS)

535 BROOKS AVE.

2 STORY
3,380 SF
F/Y: 9 FT
S/Y 1: 11 FT
S/Y 2: 1 FT
R/Y: 36 FT (FROM PL)
Y/B: 1966
RESIDENTIAL

(DATA PER ZIMAS)

533 BROOKS AVE.

2 STORY
3,388 SF
F/Y: 16 FT
S/Y 1: 5 FT
S/Y 2: 7 FT
R/Y: 37 FT (FROM PL)
Y/B: 1960
RESIDENTIAL

(DATA PER ZIMAS)

531 BROOKS AVE.

2 STORY
4,280 SF
F/Y: 15 FT
S/Y 1: 4 FT
S/Y 2: 1 FT
R/Y: 6 FT (FROM PL)
Y/B: 1961
RESIDENTIAL

(DATA PER ZIMAS)

INDIANA COURT
1/16" = 1'-0"
1

breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
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Revision Schedule

Revision Number	Revision Date

CONTEXT STUDY
- INDIANA COURT

DRAWN	Author
CHECKED	Checker
DATE	11/22/2024 10:36:22 AM
SCALE	1/16" = 1'-0"
JOB #	Project Number

CS.04