1. These construction documents have been prepared based on the requirement of all

applicable local and state building codes, ordinances, and regulations. 2. Contractor shall have current workers' compensation insurance coverage in

with Section 3800 of the California Labor Code, on file with the state control board.

3. All work, construction, and materials shall comply with all provisions of the building

code and with other rules, regulations and ordinances governing the place of building.

4. Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials or both to bring to the attention of

architect any discrepancies or conflict between the requirements of the code and the

5. The contract structural drawings and specifications represent the finished structure. They do not indicate the means or method of construction. The subcontractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing, shoring for loads due too construction equipment, etc. Contractor shall provide plans and permits for temporary shoring of excavations that remove the lateral support from a public way or an existing building or structure. Observation visits to the site by the architect shall not include inspection of the above items.

6. In preparing a proposal, the contractor shall have visited the site, carefully examined the drawings and the methods of removal and storage of materials, the sequencing of operation, and the problems attendant thereto. No allowance will be made to the contractor for any error through negligence in observing the site condition.

7. Architect shall be notified immediately by the contractor should any discrepancy or other questions arise pertaining to the working drawings. Work shall not commence clarifications are obtained from the architect.

8. On-site verification of all dimensions and conditions shall be the responsibility of the contractor. Site conditions in conflict with the expressed dimensions herein shall be brought to the attention of the architect for consideration and new alignments may be established only with the written approval and acceptance of the architect.

9. Dimensions shall take precedence over scales shown on the drawings. **Do not** drawings. Large scale details govern over small scale details.

10. All dimensions are to the face of finish unless otherwise noted. All work shall be erected plumb, level, and true in accordance with the details.

11. Notes and details on drawings shall take precedence over general notes and details. Where no details are shown, construction shall conform to similar work on the

12. Provide temporary sanitary facilities for workmen's use per the local building department regulations.

13. Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square foot. Contractor shall provide adequate shoring and/or bracing where structure has not attained design strength.

14. No deviation from the structural design without written approval of the structural engineer and building department authority to deviate from the plans or specifications.

15. All material stored on the site shall be stacked neatly on skids, platforms or "high and dry" protected as recommended by the manufacturers from potential damage and deterioration caused by the elements.

16. All equipment, hardware, and other items shall be supplied as specified, unless changes are reviewed and accepted by both owner and architect. If changes are required for any reason to comply with the design intent, contractor shall notify architect immediately with recommendation of remedial course of action.

17. Contractor shall notify utility companies prior to excavating for utilities and shall be responsible for locating all underground construction prior to excavation. Contractor

18. The contractor shall provide all necessary blocking, backing, framing, hangers or other support for all fixtures, equipment and cabinetry.

19. Regulations, Taxes, and Permits

notify owner and architect of any conditions found.

The whole of the work shall be executed in strict accordance with the regulations and codes of the governmental agencies whose jurisdiction is applicable. The owner shall pay for plan checking and building permits. Each sub-contractor shall satisfy local license, insurance and safety requirements and shall be responsible for the job inspections pertaining to his/her trade. All applicable sales taxes shall be included in

contract. Sub contractor shall obtain and pay for all permits pertaining to his/her trade.

20. <u>Submittals</u>

Contractor shall submit 3 copies of required shop drawings, calculations of fabricated products, and 5 copies of manufacturer's catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used or installed for the project owner's acceptance. The architect's approval of submittals and shop drawings shall not relieve the contractor from the responsibility for deviations from drawings or specifications unless he/she has, in writing, called the architect's attention to such deviations at the time of submissions; nor shall the contractor be relieved from responsibility for errors of any sort in the shop drawings.

21. Supply new, purely unadulterated, first line quality manufactured materials shipped to job site in original containers with the manufacturer's label showing exact type, size grade, weight, and use. Store in manner consistent with manufacturer's

22. Workmanship

Shall be of the highest quality and done by skilled employees in the practice of their

23. Responsibility of Subcontractors

A. Each subcontractor shall at all times be fully aware of the job progress to allow himself/herself ample lead time to commence each phase of his/her work. B. Subcontractors shall thoroughly inspect adjacent work that may impact installation

their trade and notify general contractor, in writing, of any irregularities. Commencing work constitutes acceptance of conditions and therefore responsibility for and

any resulting, unsatisfactory work. C. Materials and the work of others shall be inspected by each trade prior to the commencement of his/her particular standard as herein described, shall be replaced by the subcontractor at the subcontractor's sole expense including the work of others damaged by initial failure or corrective repairs. The inability of the general contractor, or his/her representative, to notice omitted or faulty materials or workmanship during construction shall not constitute a release from these requirements of subcontractor. I work is considered to be substandard, the work shall be tested as is standard to that industry. If the work fails to meet the testing standards, subcontractor shall pay for the testing and the replacement of the work. If the work passes the test the owner pays for

the test and repair of said work. Each subcontractor shall maintain adequate protection of all his/her work from

and shall protect the owner's and other trades' work and property from damage or while fulfilling his/her contract. All materials, work in place, finishes, paving and

and existing utilities shall be included in the requirement. G. Structure and contents shall be protected from the inclemencies of weather during

H. In the event subcontractors' work is damaged by other trades, it will be the

subcontractor's obligation to resolve the cost of repairs of said damage with subcontractors. the general contractor shall have the power of final arbitration in these

I. Cooperation Each trade shall cooperate fully, both with the general contractor's superintendent and other trades, and consult with other trades (in writing, if need be), in order to "can out," allow passage, provide protection or do work necessary to allow others to follow in an orderly, professional manner.

J. <u>Uncrating</u>

All materials and appliances shall be uncrated by subcontractor responsible for installation, unless otherwise specified in contract.

24. Work, Authorization, and Payments

All work done or materials used shall be covered by a contract, contract change order, purchase order, or work order. No invoice will be processed unless it lists the contract, purchase order, work order, or change order number.

The contractor shall clean and remove from the site any debris and unused materials Unused materials, equipment, scaffolding, and debris shall be removed from the site at completion. Final cleaning shall include: removal of all grease, dust, stains, labels, ngerprints, paint spots from the site, and exposed interior and exterior finish surfaces; polish surfaces so designated to shine finish; and repair, patch or touch up, or replace marred surfaces to specified finish, or to match adjacent surfaces.

Supplemental Notes

1. General conditions of the contract for construction will be those agreed upon by and between the owner and the contractor. However, for the purpose of compiling these specifications, it has been assumed that the general conditions will be those contained in the AIA Document A111, a copy of which is on file at the office of the

Should errors, omissions, or discrepancies appear in drawings or specification, or in the work done by others affecting this work, the architect shall be notified at once and will issue instructions as to procedure. 3. The contractor shall conform to and abide by all local, city, county, and state building and safety laws. Such laws shall be considered as part of these specifications and the provisions of such regulations shall be observed. The contractor shall notify the

architect if drawings or specifications are at variance. Should the contractor perform any work contrary to such laws, or regulations, he/she shall bear all costs arising. Named products make no guarantees for products identified by trade name or 5. The contractor shall review all documents related to this project for errors, omissions, and discrepancies prior to the start of construction. The contractor shall

arrange a pre-construction meeting to review errors, omissions and discrepancies prior to the performance of any work. 6. The builder shall provide the owner a list of the heating, cooling, water heating, and warranty manuals, and lighting systems, and conservation or solar devices installed in the building and instructions on how to use them efficiently.7. After installing insulation, the installer shall post in a conspicuous location in the building a certificate signed by the installer and the builder stating that the installation conforms with the requirements of Title 24, part 2, Chapter 2-53, and that materials installed conform with the requirements of Title 20, Chapter 2. The certificate shall state the manufacture's name and material identification, the installed R-value, and

weight per square foot. 8. The contractor shall provide a fire protection system during construction and

maintain insurance. 9. The contractor shall protect trees and shrubs as indicated to remain by providing a fence around the tree or shrub of sufficient distance away and of sufficient height so that trees and shrubs shall not be damaged in any way. Contractor shall be esponsible for any damage which may occur.

 Contractor shall provide sprinkler system as required by code. Sprinkler system. to be approved by the plumbing division prior to installation. Selection and location of sprinkler heads to be approved by architect prior to installation. 11. Provide plans for temporarily storing of excavations that remove the lateral support from a public way or an existing building. Excavation adjacent to a public way require public works approval prior to issuance of building permit. 12. There shall be no trenches or excavations 5' or more in depth into which a person

s required to descend or the contractor must obtain a necessary permit from the State of California Division of Industrial Safety prior to the issuance of a building or grading

ADDITIONAL NOTES

the ceiling and floor levels.

1. These drawings shall remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his or her use and for occupying the project for which they were prepared, and may not be used for the construction of any other project.

These drawings, specifications and other documents prepared by the architect or this project are instruments of the architect's service for use solely with respect to his project, and unless otherwise provided, the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. 3. All construction fabrication, and installations shall conform to the latest adopted

editions of the UBC, UFC, UPC, NEC and any federal, state or local codes, regulations or ordinances of the governing agency having jurisdiction over this project. Such applicable codes etc. are those in effect at the time the permit application for the project is recorded. . The interior finishes shall comply with UFC appendix V1-C and UBC chapter 8.

5. All work performed and materials used shall be of the same standard of quality as that of the existing finished building as a minimum unless noted or scheduled 6. Verify that services to be removed or abandoned have been properly and safely shut off, capped, or sealed Verify hours of work with landlord. Keep noise and vibration to a minimum.

If performing any core drilling or similar activities, perform work in a safe manner in accordance with landlord's requirements, OSHA, state or federal guidelines. . Protect space below from water damage or damage from falling debris. 8. Restore all removed cementitious fireproffing with new fireproffing to achieve required rating. Repair work to be satisfactory with county building inspectors. 9. Provide ceiling access panels as required to allow for service of or adjustment to any valves or mechanical items as required. Access panels to be flush with ceiling and painted to match ceiling. Provide rated access panels in rated ceiling equal to the level of protection as that of the ceiling.

10. Drywall contractor to carefully study the architectural and interiors drawings and provide 20 ga. backing where required for attachment of all items to be wall mounted. 11. "No Alcoholic beverages are permitted." Conditional use is required. 12. Temporary pedestrian protection shall be provided as required by Section

13. Fire blocking must be provided in accordance with Section 708.2.1 in the following locations: a. In concealed spaces of stud walls and partitions including furred spaces, at

b. In concealed spaces of stud walls and partitions, including furred spaces, at 10 foot intervals along th elength of the wall. c. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and covered ceilings. d. In concealed spaces between stair stringers at the top and bottom of the

run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished. e. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.

In non residential buildings, draft stops must be so installed in wood frame floor construction containing concealed space that the area of the concealed space does not exceed 1000 (3000) square feet and the horizontal dimension between stops does not exeed 60 (100) feet. (708.3.1.1.3)

15. In non-residential buildings, draft stops must be so installed in the attic (mansards)(overhangs)(false fronts set out from walls)(similar concealed spaces) formed by combustible construction that the area of the concealed space does not exceed 3000 (9000) square feet and the horizontal dimension between stops does not exceed 60 (100) feet. ((708.3.1.2.2)

16. Draft stopping materials must not be less than 1/2-inch gypsum board, 3/8"-plywood, 3/8-inch Type 2-M particle board or other materials approved by the uilding department. Draft stopping must be adequately supported. (708.3.1.3.) Exit signs shall be internally or externally illuminated. When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than five foot candles (54 (lx)) from either of two electric lamps. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose. (1003.2.8.4) The exit signs shall also be connected to an emergency electrical system provided from storage barriers, unit equipment or an on-site generator set, and the

system shall be installed in accordance with the electrical code. For high-rise buildings, see Section 403. (1003.2.8.5) The power supply for means of egress illumination shall normally be provided by the premises of electrical supply. In the event of its failure, illuminator shall be automatically provided from an emergency system for group 1, divisions 1.1 and 1.2 Occupancies and for all other occupancies where the means of egress system serves an occupant load pf 100 or more. (1003.2.9.2)

20. 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-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses."

21. Hot mop and mortar set in all showers. 22. 5/8" areenboard in all wet locations.

23. Interior finish materials applied to wall and ceiling shall be tested as specified in section 802. In addition, provide details showing application in accordance with Sections 803 & 804, nad Tables 8A & 8B. 24. "An approved seismic Gas shutoff valve will be installed on the fuel gas line on

the down stream 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) Seperate plumbing permit is required. 25. Temporary pedestrian protection shall be provided as required by section 3303.7.

GENERAL NOTES (4

1. ENVELOPE CEILINGS MUST SATISFY THE FOLLOWING CONDITIONS OF SECTION 704.2.6 A. ENVELOPE CEILINGS MUST NOT BE USED TO PROVIDE FIRE PROTECTION FOR BEAM AND GIRDERS SUPPORTING MORE THAN ONE FLOOR OR ROOF.

B. COLUMNS MUST BE INDIVIDUALLY FIRE PROTECTED. C. THE AREAS OF OPENINGS FOR, COPPER, SHEET STEEL AND FERROUS PLUMBING PIPES MUST BE LIMITED TO 100 SQUARE INCHES IN EACH 100 SQUARE FEET OF CEILING AREA. DUCT OPENINGS MUST BE PROTECTED BY APPROVED CEILING FIRE

D. INDIVIDUAL ELECTRICAL OUTLET BOXES MUST BE OF STEEL AND NOT GREATER THAN 16 SQUARE INCHES IN AREA.

2. COMBUSTIBLE MATERIALS FRAMED INTO A FIRE-RESISTIVE

WALL MUST HAVE ONE HALF THE REQUIRED WALL THICKNESS AS END PROTECTION. (709.2) 3. IN FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION, THE FIRE RESISTIVE RATING MUST BE MAINTAINED FOR SUCH WALLS PASSING THROUGH ATTIC AREAS. (709.3) 4. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH SECTION 709.6. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR A. COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE

THE WALLS OR PARTITIONS, PROVIDED THEY ARE B. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES OR 100 SQUARE FEET OF WALL OR PARTITIONS. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPERATED BY A HORIZONTAL DISTANCE OF 24

C. WHERE WALLS ARE PENETRATED BY THE OTHER

MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (ii) ABOVE. THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTRION 703.2. 5. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 713.10 &11: A. DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPERATION WALLS WITH RATINGS OF TWO HOURS OR LESS. B. DUCTS PASSING THROUGH HORIZONTAL EXIT WALLS. DUCTS PENETRATING SHAFTS. D. DUCTS PENETRATING FIRE-RESISTIVE ELEMENTS OF FIRE RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR. 6. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR. WORKING PLATFORM, GROUND SURFACE, OR SIDEWALK. (3-760-16)

1. CONSTRUCTION TO COMPLY WITH ALL LOCAL, STATE, AND NATIONAL CODES.

ALL DIMENSIONAL DISCREPENCIES BEFORE PROCEEDING WITH WORK.

3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY OF ANY AND

5. CONTRACTOR TO PROVIDE SPARK ARRESTOR IN CHIMNEYS OF ALL FIREPLACES WITH OPENINGS NOT

Y. ALL PLUMBING, ELECTRIC, AND HVAC FIXTURES AND EQUIPMENT TO BE CITY OF LA APPROVED AND

9. GLAZING USED FOR SHOWER DOORS / BATH ENCLOSURES TO BE TEMPERED SAFTEY GLASS AND

12. PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL FOR

15. GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. PER ORDINANCE 171,874 FOR WORK OVER \$10,000

17. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM. AND

18. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECUREL ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD, AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONF THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTIONS 1124B.2

19. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS.

13. GLASS SKYLIGHTS TO COMPLY WITH 91.2409. PLASTIC SKYLIGHTS TO COMPLY WITH 91.2603.7.1

10. ALL WET AREAS IN KITCHEN AND BATHS TO HAVE 5/8" GREENBOARD AT WALLS AND CEILING.

MANUFACTURER'S RECOMMENDATIONS AND IN COMPLIANCÈ WITH ALL RELAVENT BUILDING CODES

6. TOP OF CHIMNEY TO EXTEND A MINIMUM OF 3' ABOVE ANY ROOF WITHIN 10'. UBC 91.3102.3.3 -

4. CONTRACTOR TO INSTALL PREFABRICATED FIREPLACES (CITY OF LA APPROVED) AS PER

8. ALL BATHROOM FIXTURES TO BE LOW FLOW. NEW TOILETS TO BE 1.6 GA. OR LESS

SHALL PASS UBC STANDARD NO. 54-2 AND COMPLY WITH 91.807, 91.2406.4.5

11. PROVIDE 70" MIN. HIGH NON ABSORBANT WALL ADJACENT TO SHOWER.

ALL BEDROOMS AND ROOMS / HALLS LEADING TO BEDROOMS.

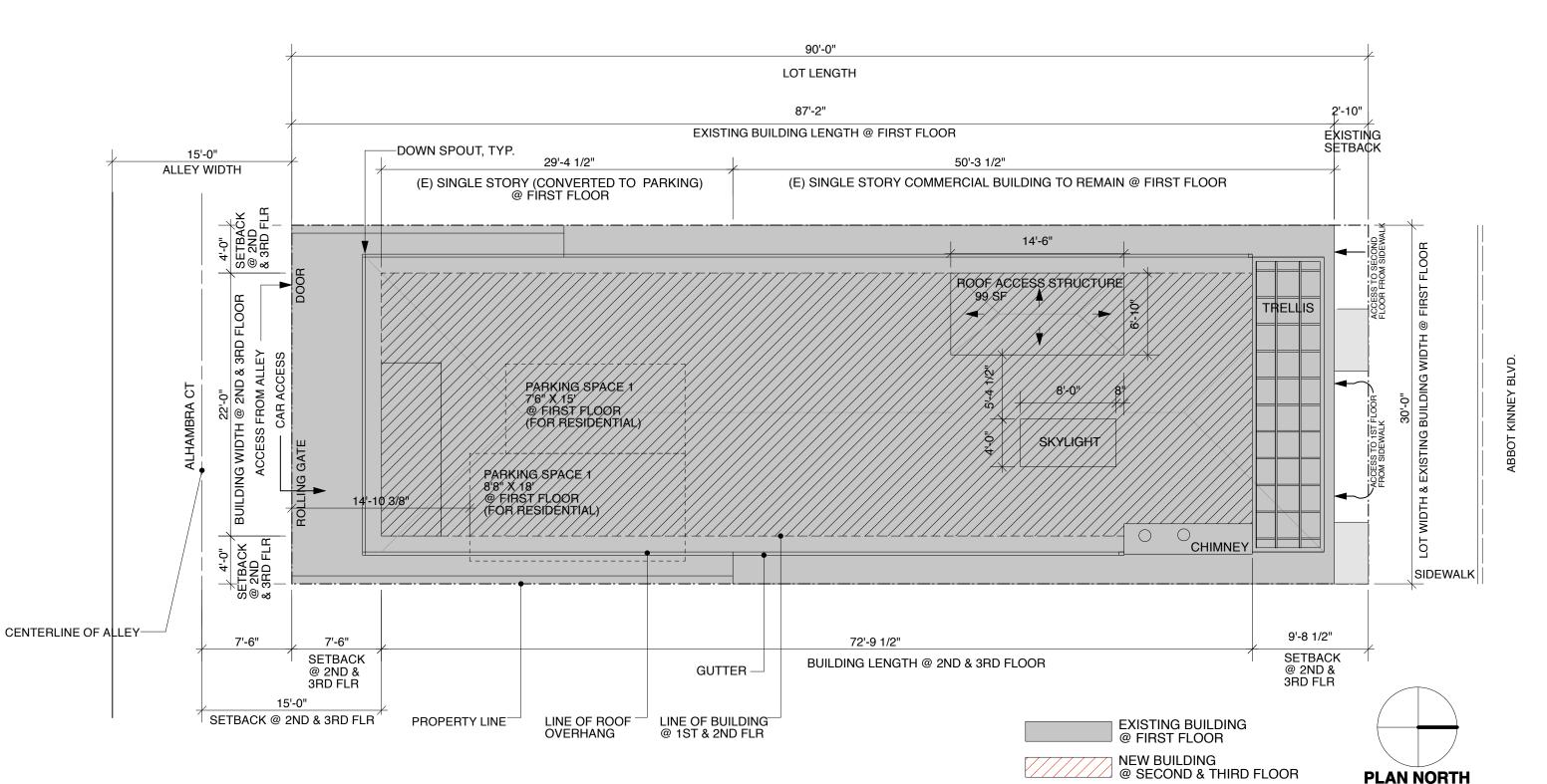
14. DAMP PROOF ALL WALLS AND FOUNDATIONS BELOW GRADE.

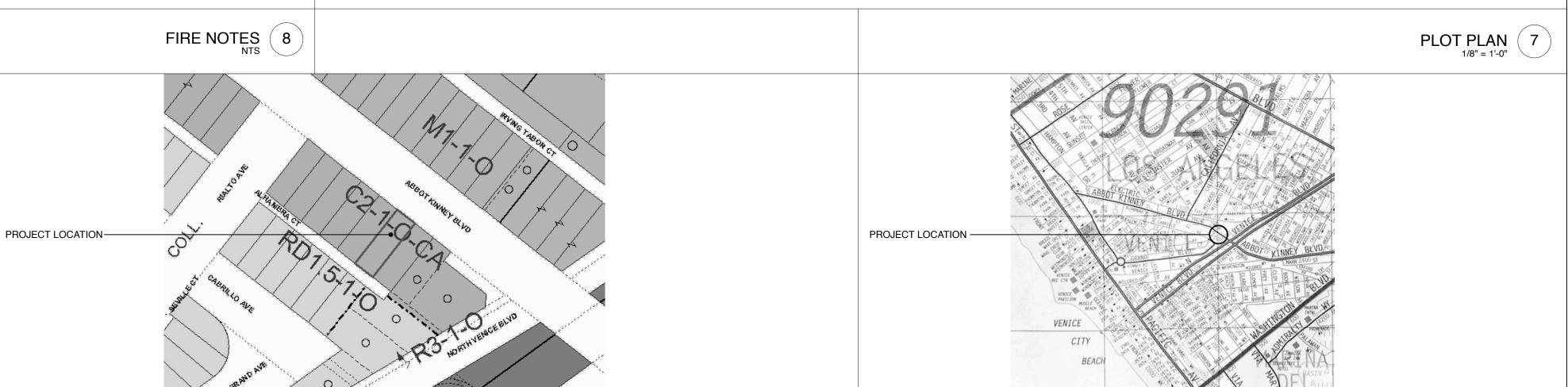
16. WATER HEATER MUST BE STRAPPED TO WALL. SEC. 507.3, UPC

2. ALL DIMENSIONS ARE SHOWN TO FACE OF FINISH U.O.N.

TO EXCEDE 1/2" FIRECODE 11.111.

INSTALLED ACCORDING TO APPLICABLE CODES.





LOCATION MAP (6

LOCATION MAP 5 NTS 1636 & 1638 ABBOT KINNEY BLVD VENICE, CA 90291 DONALD LEHMAN & MARIE MATHESON EXISTING RETAIL TO BE REMODELED

LEGAL DESCRIPTION: BLOCK 24

TOTAL SPACES GRANDFATHERED: 12 NEW PARKING CALCULATIONS

(N) COMMERCIAL

PARKING CALCULATIONS:

(E) GENERAL RETAIL STORE

SQUARE FOOTAGE: 2640 SF

FOR COMMERCIAL

FOR COMMERICAL

EXISTING PARKING CALCULATIONS

SQUARE FOOTAGE: 2121 TOTAL SPACES REQUIRED: 10

ALL PARKING FOR COMMERCIAL SATISFIED BY GRANDFATHERED PARKING FROM EXISTING BUILDING. SEE CERTIFICATE OF OCCUPANCY ON A-0.3

NEW PARKING FOR SFD

TOTAL SPACES REQUIRED: 0 TOTAL SPACES PROVIDED: 2

ALL PARKING FOR RESIDENTIAL SATISFIED BY GRANDFATHERED PARKING. 2 SPACES PROVIDED FOR CONVENIENCE.

SCOPE OF WORK:

SPECIFIC PLAN AREA CONSTRUCTION TYPE: MAX FAR: **BUILDABLE AREA:** 70NF: LOT SQ FOOTAGE (APPROX) NUMBER OF PARKING SPACES EXISTING COMMERCIAL SQFT B OCCUPANCY) <u>1ST FLOOR (OCCUPANCY)</u> COMMERCIÁL BATH 1 (B) COMMERCIAL BATH 2 (B) RECYCLING

ADDRESS

CLIENT:

2ND FLOOR (OCCUPANCY) OFFICE 2 (P OFFICE 3 (E HALLWAY (F COMMERCIÁL BATHROOM (B) RESIDENTIAL (R3 3RD FLOOR (OCCUPANCY _IVING/ KITCHEN/ HALL (R3) GUEST BEDROOM (R3) MASTER BATH (R3) MASTER BED (R3) GUEST BATHROOM (R3) BALCONY ROOF DECK

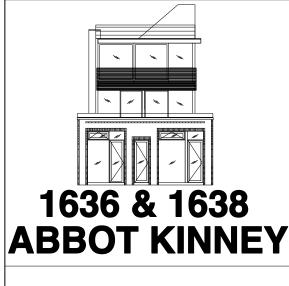
TOTAL PROPOSED COMMERCIAL

<u> FOTAL PROPOSED RESIDENTIAL</u> FOTAL PROPOSED (HABITABLE)

NEW PARKING FOR RESIDENTIAL **NEW OFFICES** NEW RESIDENTIAL (1 UNIT) TRACT VENICE OF AMERICA MAP M B 6-126 / 127 LOT 8 **VENICE**

V- 1 HR 1.5:1 C2-1-O-CA 4238017028 2 NEW (FOR RESIDENTIAL USE ONLY) **1ST FLOOR SQUARE FOOTAGE (SF) EXISTING COMMERCIAL** TO REMAIN- 1394 SF EXISTING COMMERCIAL CONVERTED TO PARKING- 875 SF 875 (1ST FLOOR PARKING SF > TOTAL COMMERCIAL SF ON 2ND FLOOR) 2ND FLOOR SQUARE FOOTAGE (SF) 112 137 TOTAL COMMERCIAL ON SECOND FLOOR - 804 SF 255 TOTAL RESIDENTIAL ON SECOND FLOOR - 402 SF 3RD FLOOR (SF) 216 TOTAL RESIDENTIAL ON THIRD FLOOR - 1262 SF 67 (NOT COUNTED TOWARDS HABITABLE SF) ROOF (SF)

ISSUE: 3/21/07



VENICE, CALIFORNIA 90291

529 CALIFORNIA AVENUE

DU ARCHITECTS@EARTHLINK.NET

CLIENT:

PH: 310.452.8161

FX: 310.452.8171

DONALD LEHMAN & MARIE THOIN-MATHESON PH: 310.317.1233 FX: 310.457.5055

STRUCTURAL ENGINEER: GORDON L. POLON CONSULTING ENGINEERS 1718 22ND STREET SANTA MONICA, CA 90404

PH. 310-998-5611 FX: 310-829-2744

MEP ENGINEER/TITLE 24: MIRAHMAOI & ASSOCIATES 2908 NEBRASKA AVENUE SANTA MONICA, CA 90404

PH. 310-453-2999 FX: 310-453-3350

GENERAL CONTRACTOR:

REVISIONS:

PLAN CHECK PLAN CHECK REVISION $\sim\sim\sim$ LUPC HEARING

NOT FOR CONSTRUCTION

DU

SCALE:

AS NOTED

CONSTRUCTION NOTES (3

PARKING CALCULATIONS (2)

2121

1860 3981

PROJECT DATA

NORTH