

REMODEL EXISTING STORAGE TO ONE BEDROOM UNIT

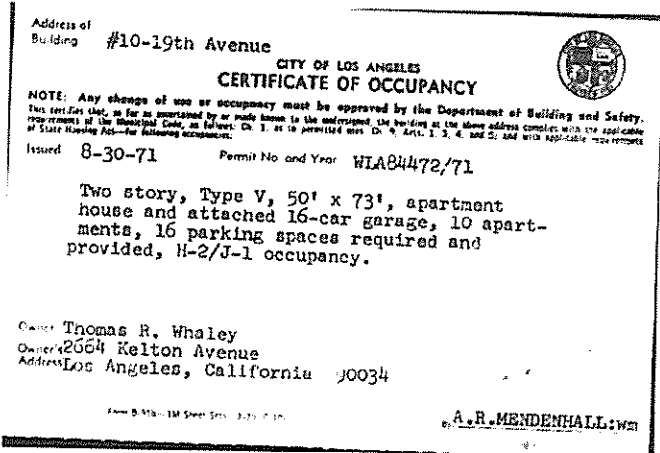


#10 19TH AVENUE

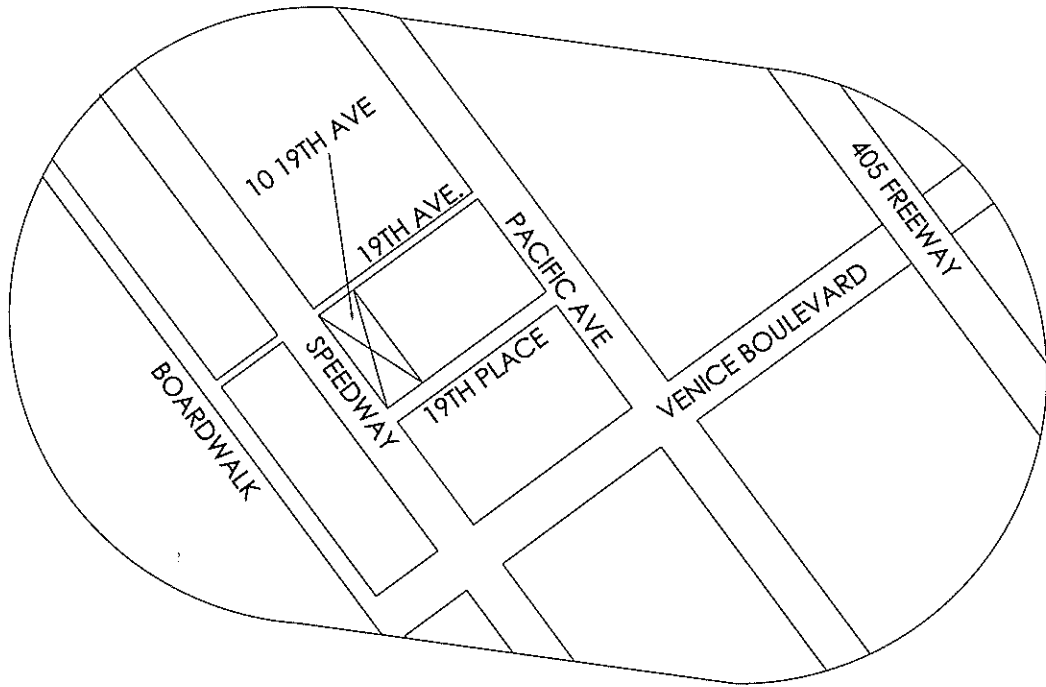
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(NOTE: NO CHANGE TO REAR OR LEFT ELEVATIONS)



CERTIFICATE OF OCCUPANCY



VICINITY MAP
NOT TO SCALE

WINDRICH GROUP INC.
 22148 Sherman Way, #100
 Canoga Park, CA 91303
 (818) 883 8733

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 WINDRICH GROUP INC.
 10 19TH AVE, VENICE, CA 90291
 APN: 22260120285

No.	Revision/Issue	Date
1		
2		
3		
4		

**REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT**

Client's Name and Address
GLENN L. HICKERSON
 2460 VALLEJO STREET
 SAN FRANCISCO, CA 94123
 Project Name and Address
 19TH - HICKERSON
 #10 19TH AVENUE
 VENICE, CA 90291

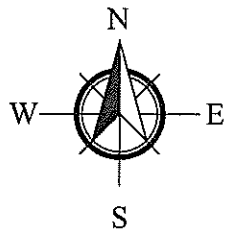
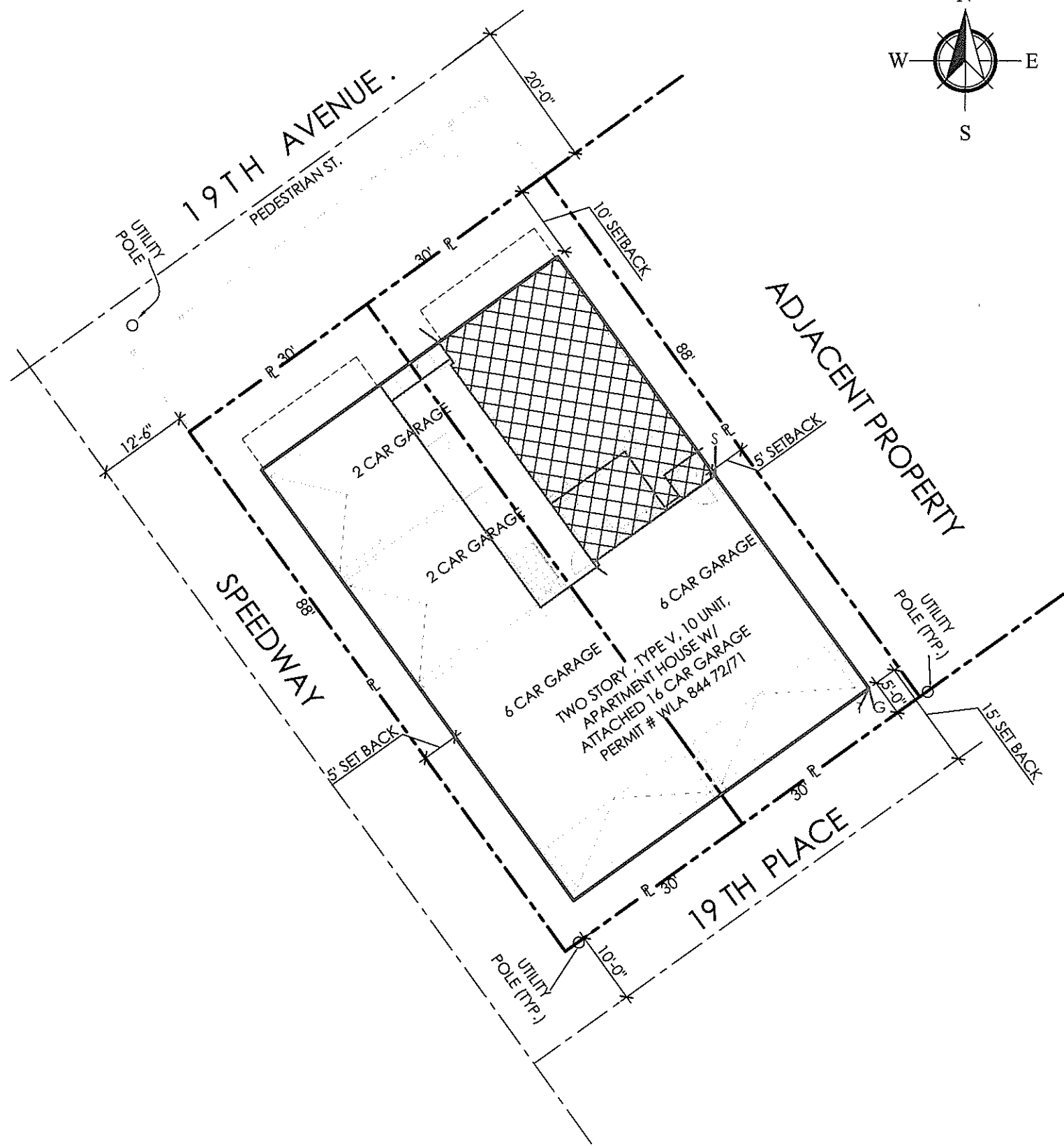
Drawn By: SR
 Checked By: ZW

MAY 8, 2007

NO SCALE

TS

TITLE SHEET



SITE ANALYSIS

ZONING : R3-1-0
 GENERAL PLAN LAND USE:
 MEDIUM RESIDENTIAL
 NUMBER OF EXISTING PERMITTED UNITS: 10
 NUMBER OF PROPOSED UNITS: 1
 TOTAL NUMBER OF EXISTING AND PROPOSED = 11
 NUMBER OF BEDROOMS: 11
 NUMBER OF BATHROOMS: 12

DENSITY AND LOT COVERAGE

PARCEL AREA (APPROXIMATE) : 5,279 SQ.FT.
 GROSS AREA TO CENTER OF STREET = 8,555 SQ. FT.
 NET LOT PER ORD = 6,056 SQ. FT.

TOTAL AREA = 11,827 SQ. FT.
 GARAGE = 2,532 SQ. FT.
 TOTAL LIVABLE = 7,633 SQ. FT.
 EXISTING = 7,633 SQ. FT.
 PROPOSED = 8,243 SQ. FT.
 TOTAL COMMON = 906 SQ. FT.

GROUND LEVEL = 3,620 SQ. FT.
 GARAGE = 2,532 SQ. FT.
 EXISTING STORAGE = 758 SQ. FT.
 PROPOSED STORAGE = 148 SQ. FT.
 PROPOSED LIVABLE = 610 SQ. FT.
 COMMON AREA = 332 SQ. FT.

PERMEABLE YARD
 EXISTING = 1,445 SQ. FT.
 PROPOSED = 1,260 SQ. FT.

FIRST FLOOR
 LIVABLE = 3,650 SQ. FT.
 COMMON AREA = 301 SQ. FT.
 BALCONY = 196 SQ. FT.

SECOND FLOOR (INCLUDES LOFT)
 LIVABLE = 4,557 SQ. FT.
 COMMON AREA = 4,284 SQ. FT.
 BALCONY = 273 SQ. FT.
 = 499 SQ. FT.

PARKING

EXISTING COVERED = 16
 PROPOSED UNCOVERED = 1
 TOTAL = 17

LEGAL DESCRIPTION

APN NUMBER : 4226012028
 TRACT : SHORT LINE BEACH
 LOT: 30 & 31

WINDRICH GROUP INC.
 22140 Sherman Way, #100
 Chagrin Park, CA 91303
 (916) 888-9733

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 WINDRICH GROUP INC.
 22140 SHERMAN WAY, #100
 CHAGRIN PARK, CA 91303
 (916) 888-9733

No.	Revision/Issue	date
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2		
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REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT

Client Name and Address
 GLENN L. HICKERSON
 6160 VALLEJO STREET
 SAN FRANCISCO, CA 94123

Project Name and Address
 19th - HICKERSON
 #10, 19TH AVENUE
 VENICE, CA 90291

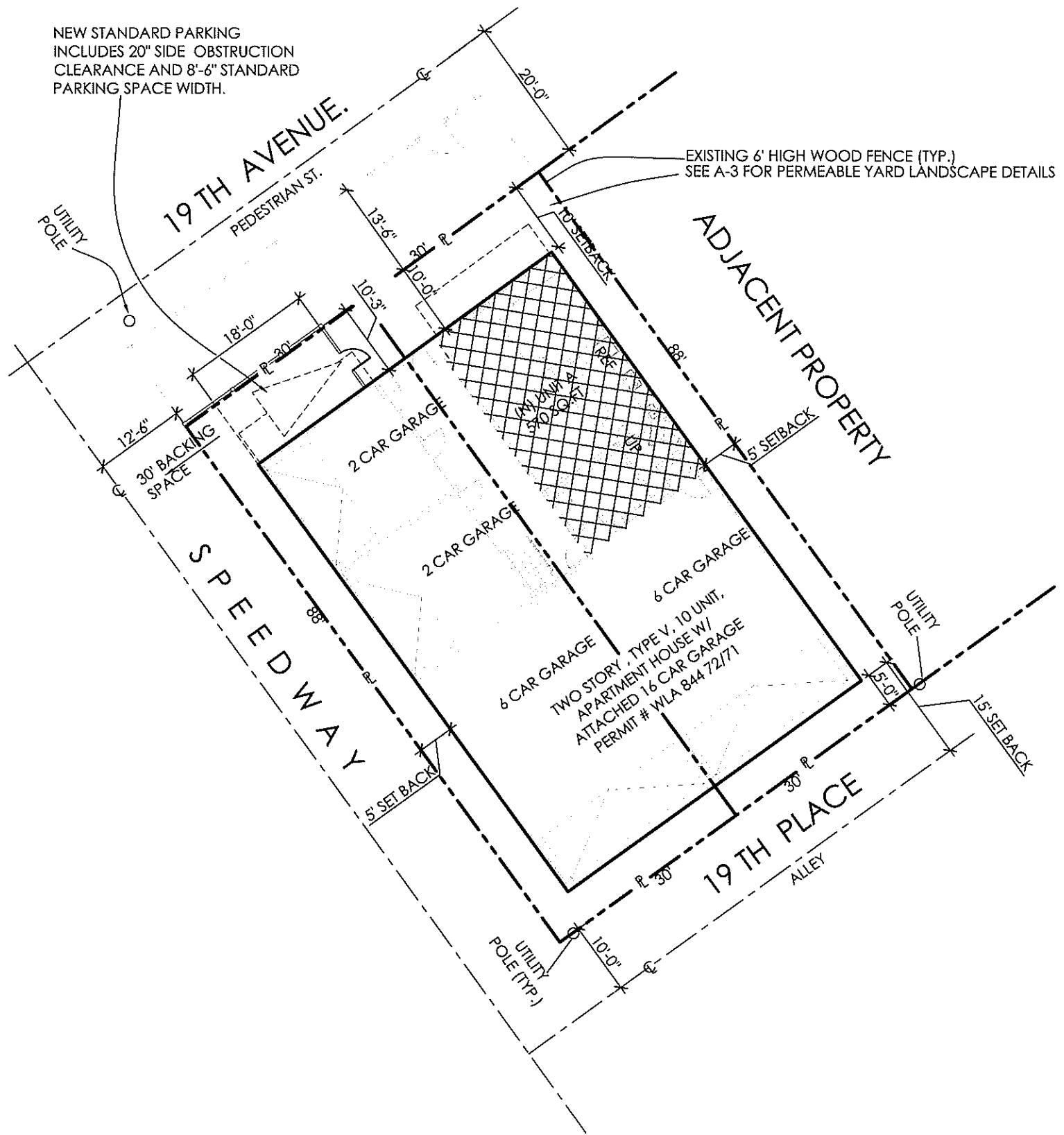
Drawn By: SR
 Checked By: ZW

MAY 8, 2007

1/8" = 1'-0"

A-1

EXISTING SITE PLAN



WINDRICH GROUP INC.
 2248 Sherman Way, #100
 Chino Park, CA, 91503
 (915) 883 8793

COPY RIGHT 2007
 ALL RIGHTS RESERVED
 "WINDRICH" GROUP INC.
 10 WILLOW AVENUE, SUITE CA-20221
 ANIMAZZANO, CA 94021

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REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT

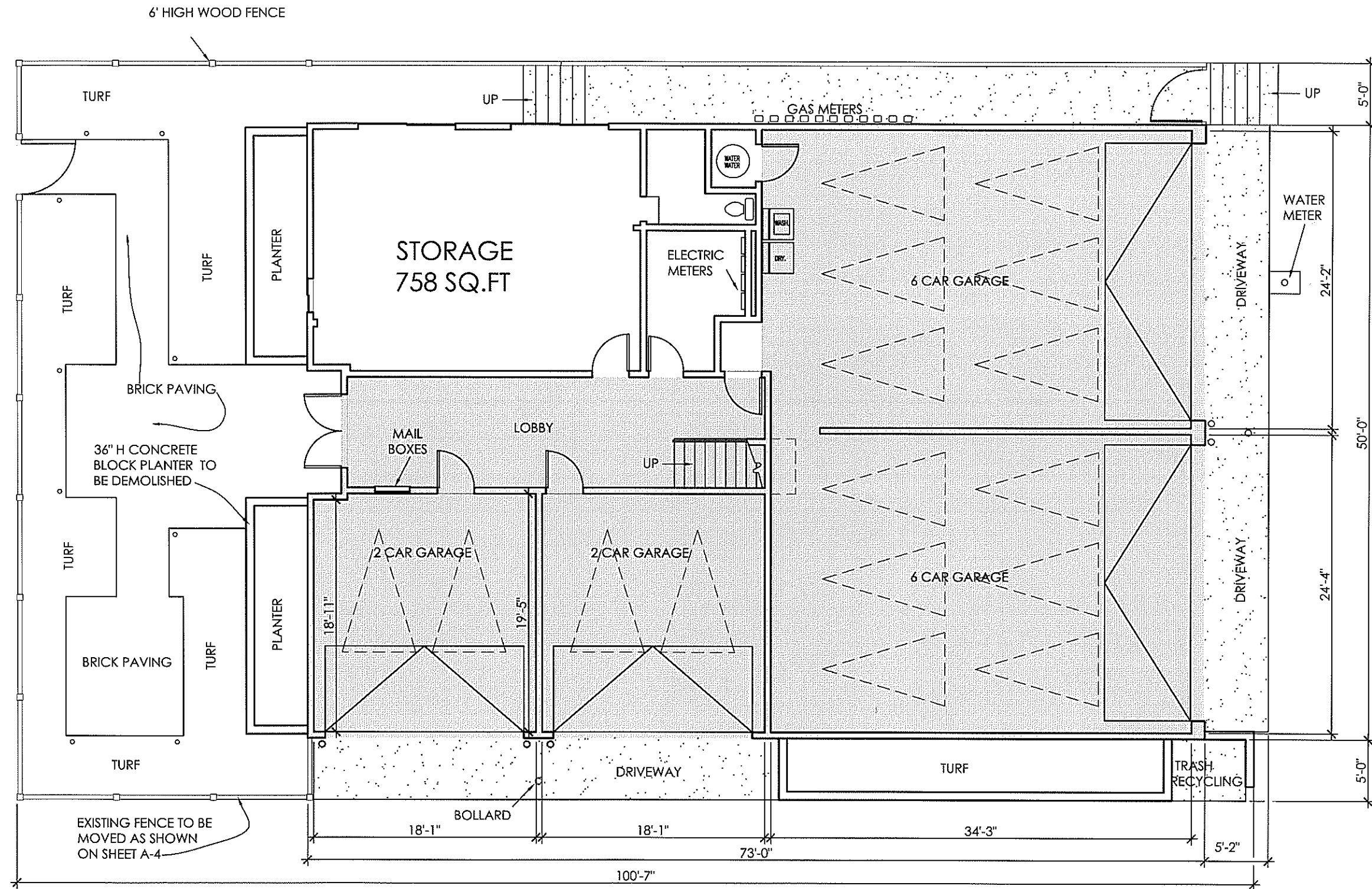
Client's Name and Address
 GLENN L. HICKERSON
 2460 VALLEJO STREET
 SAN FRANCISCO, CA 94123

Project Name and Address
 19TH HICKERSON
 #101, 19TH AVENUE
 VENICE, CA 90291

Drawn By: SR
 Checked By: ZW
 MAY 8, 2007
 1/8" = 1'-0"

A-2

PROPOSED SITE PLAN



WINDRICH GROUP INC.
 22148 Sherman Way, #100
 Chino, CA 91710
 (916) 848-8743

COPY RIGHT 2007
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 "WINDRICH GROUP INC."
 10101 AVENUE VENICE, CA 90291
 (310) 255-2024

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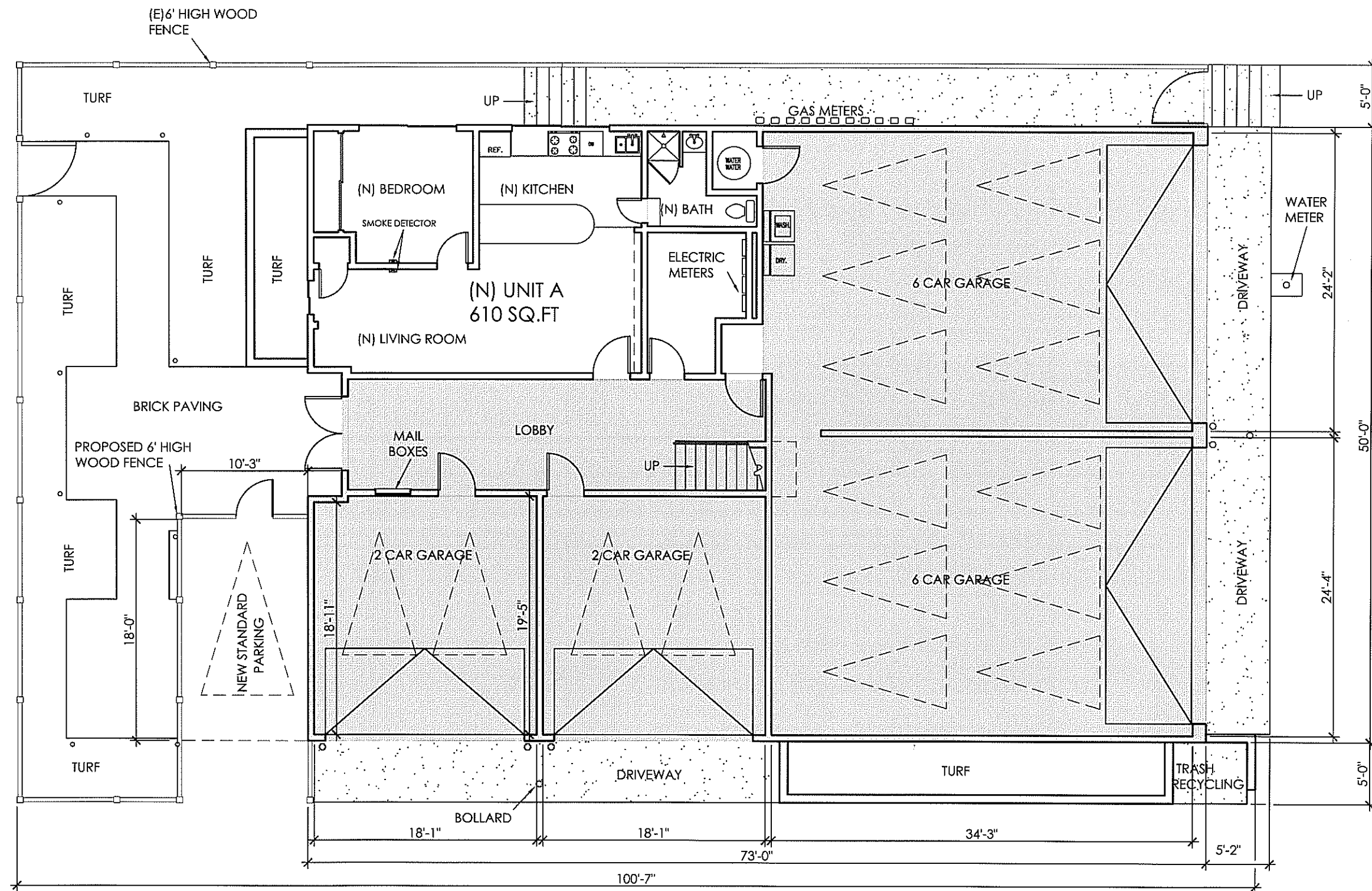
REMODEL EXISTING STORAGE TO ONE BEDROOM UNIT

Client's Name and Address
 GLENN L. HICKERSON
 2440 VALLEJO STREET
 SAN FRANCISCO, CA 94123

Project Name and Address
 19th - HICKERSON
 # 10, 19th AVENUE
 VENICE, CA 90291


Drawn By: SR
 Checked By: ZW
 MAY 8, 2007
 1/4"=1'-0"

EXISTING FLOOR PLAN



19th PL.

EXISTING FLOOR PLAN



WINDRICH GROUP INC.

 22148 Sherman Way, #100

 Chgo Park, CA, 91503

 (619) 883 8735

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 WINDRICH GROUP INC

 10 13th Ave, Walnut, CA 90291

 (619) 427-0223

No.	Revision/Issue	date
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REMODEL EXISTING

STORAGE TO ONE

BEDROOM UNIT

Client's Name and Address

 GLENN L. HICKERSON

 2460 VALLEJO STREET

 SAN FRANCISCO, CA 94123

 Project Name and Address

 19th - HICKERSON

 #10, 19th AVENUE

 VENICE, CA 90291

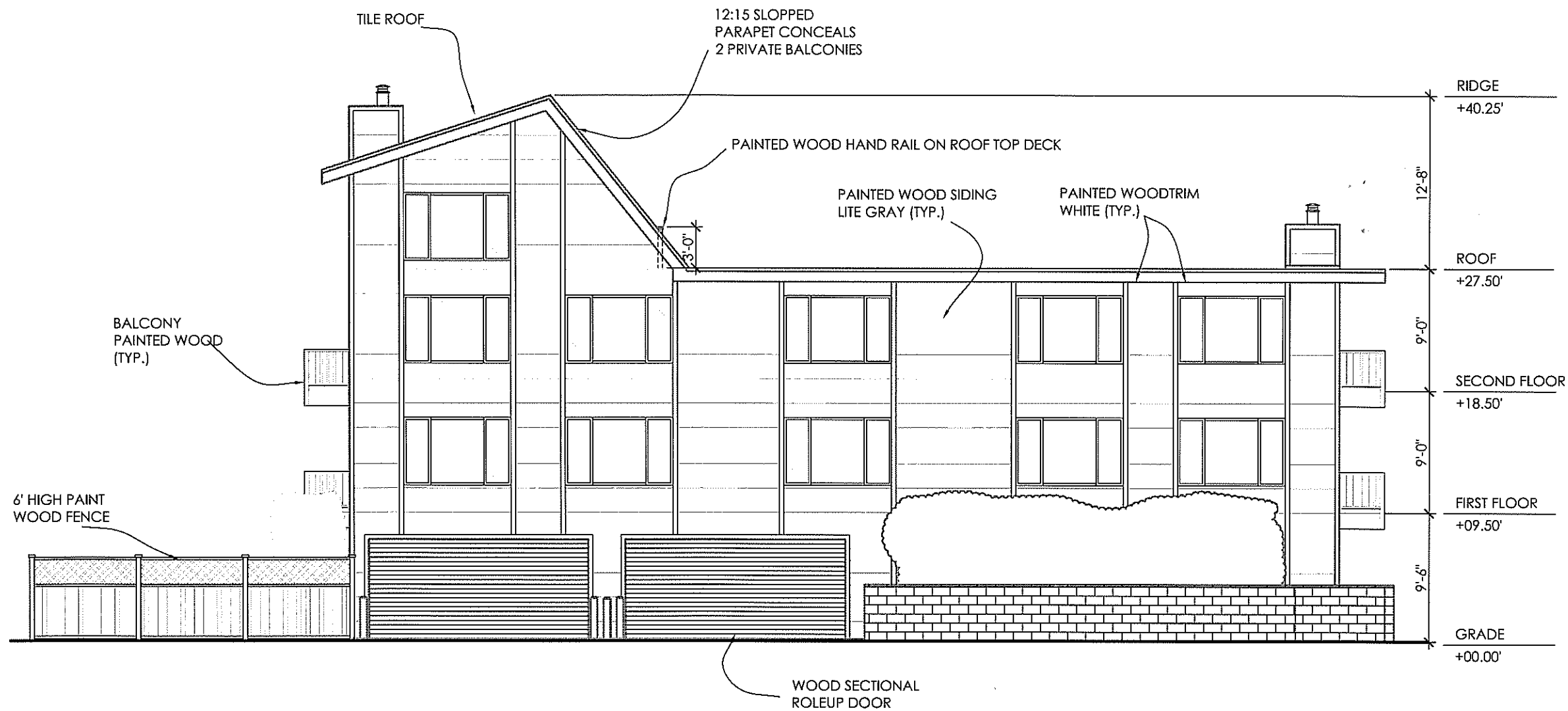
Drawn By: SR

 Checked By: ZW


MAY 8, 2007

1/4" = 1'-0"

A-4



EXISTING RIGHT SIDE ELEVATION


WINDRICH GROUP INC.
 22145 Sherman Way, #100
 Chino Hills, CA 91709
 (909) 983-0733

COPY RIGHT 2007
 ALL RIGHTS RESERVED
 WINDRICH GROUP INC.
 10.1871447-010101-CA-0021
 10/18/07 10:00:00 AM

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**REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT**

Client's Name and Address
 GLENN L. HICKERSON
 2460 VALLEJO STREET
 SAN FRANCISCO, CA 94123
 Project Name and Address
 19th - HICKERSON
 #10, 19th AVENUE
 VENICE, CA 90291

Drawn By: SR
 Checked By: ZW

MAY 8, 2007

1/4" = 1'-0"

A-5



WINDRICH GROUP INC.
 22148 Sherman Way, #100
 Culver City, CA 90230
 (818) 853-8733

COPY RIGHT 2007
 ALL RIGHTS RESERVED
 WINDRICH GROUP INC.
 10 LITTLE AVENUE, SUITE 200, CA 90231
 310-452-0200

No.	Revision/Issue	date
1		
2		
3		
4		

REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT

Client Name and Address
 GLENN L. HICKERSON
 2660 VALLEJO STREET
 SAN FRANCISCO, CA 94123

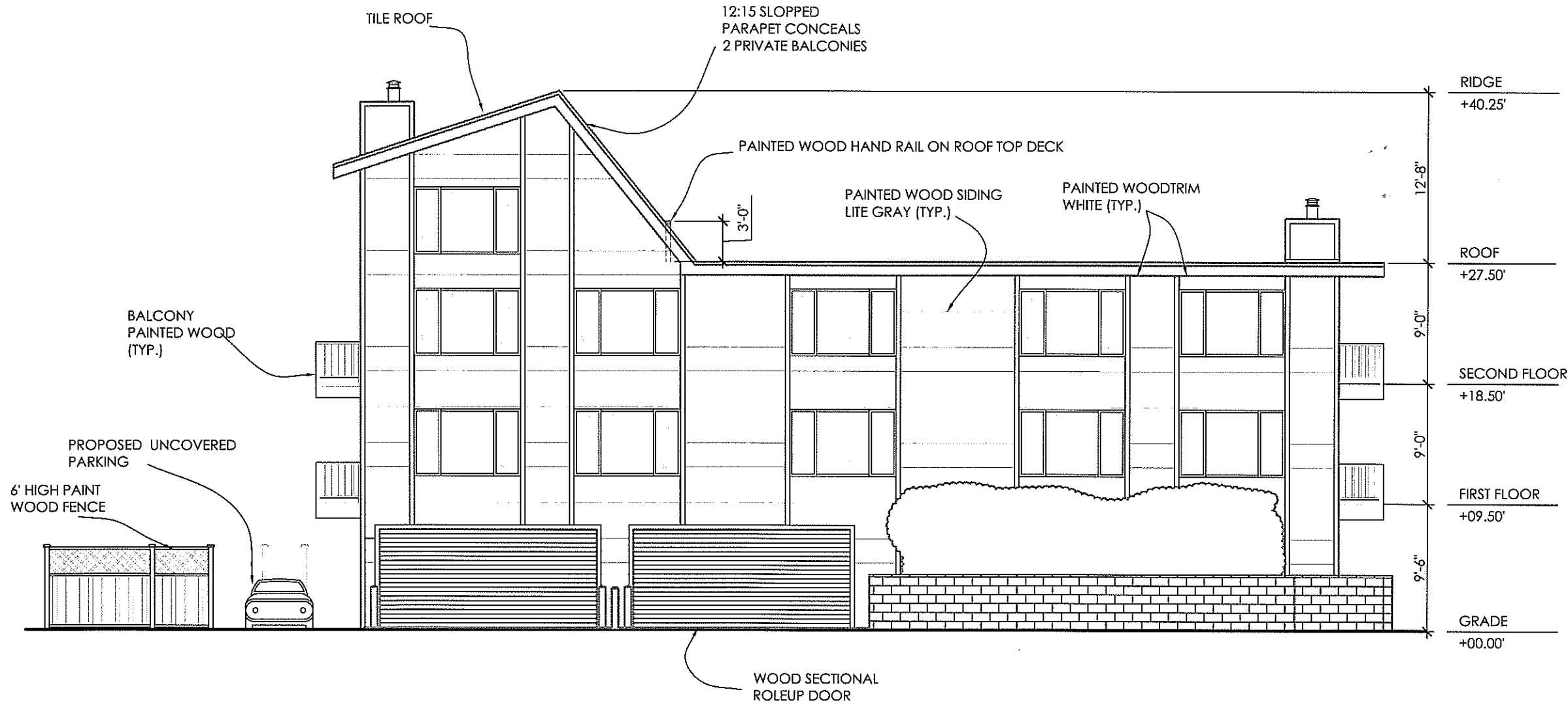
Project Name and Address
 19th - HICKERSON
 # 10, 19th AVENUE
 VENICE, CA 90291

Drawn By: SR
 Checked By: ZW

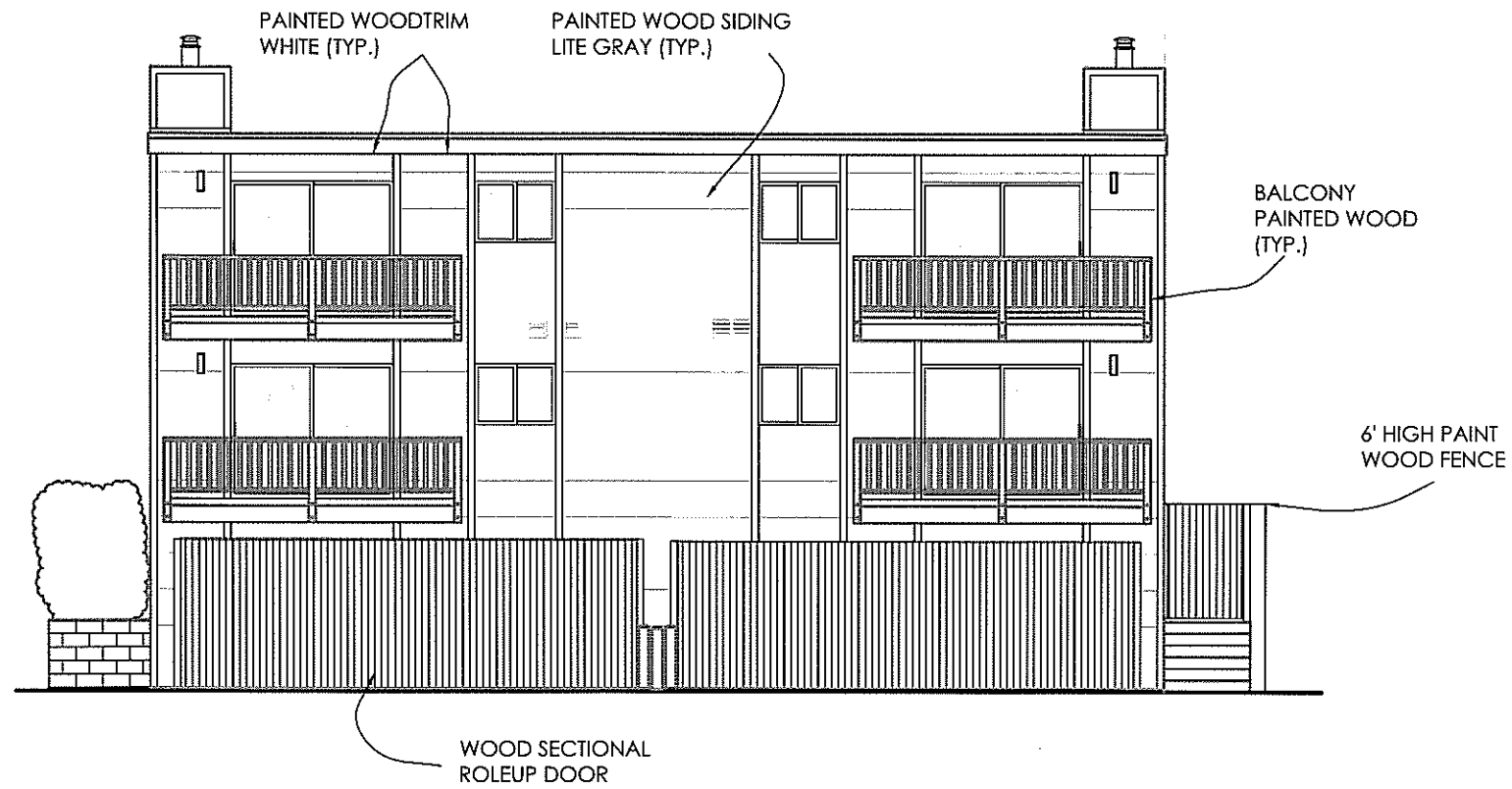
MAY 8, 2007

1/4"=1'-0"


A-6




PROPOSED RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION





WINDRICH GROUP INC.
 8540 Debra - J. L. Home #2293
 22148 Sherman Way, #100
 Chagrin Falls, OH 44022
 (616) 893-8733

COPY RIGHT 2007
 ALL RIGHTS RESERVED
 WINDRICH GROUP INC.
 10 LINDA AVENUE, CA 90291
 415.422.0025

No.	Revision/Issue	Date
1		
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REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT

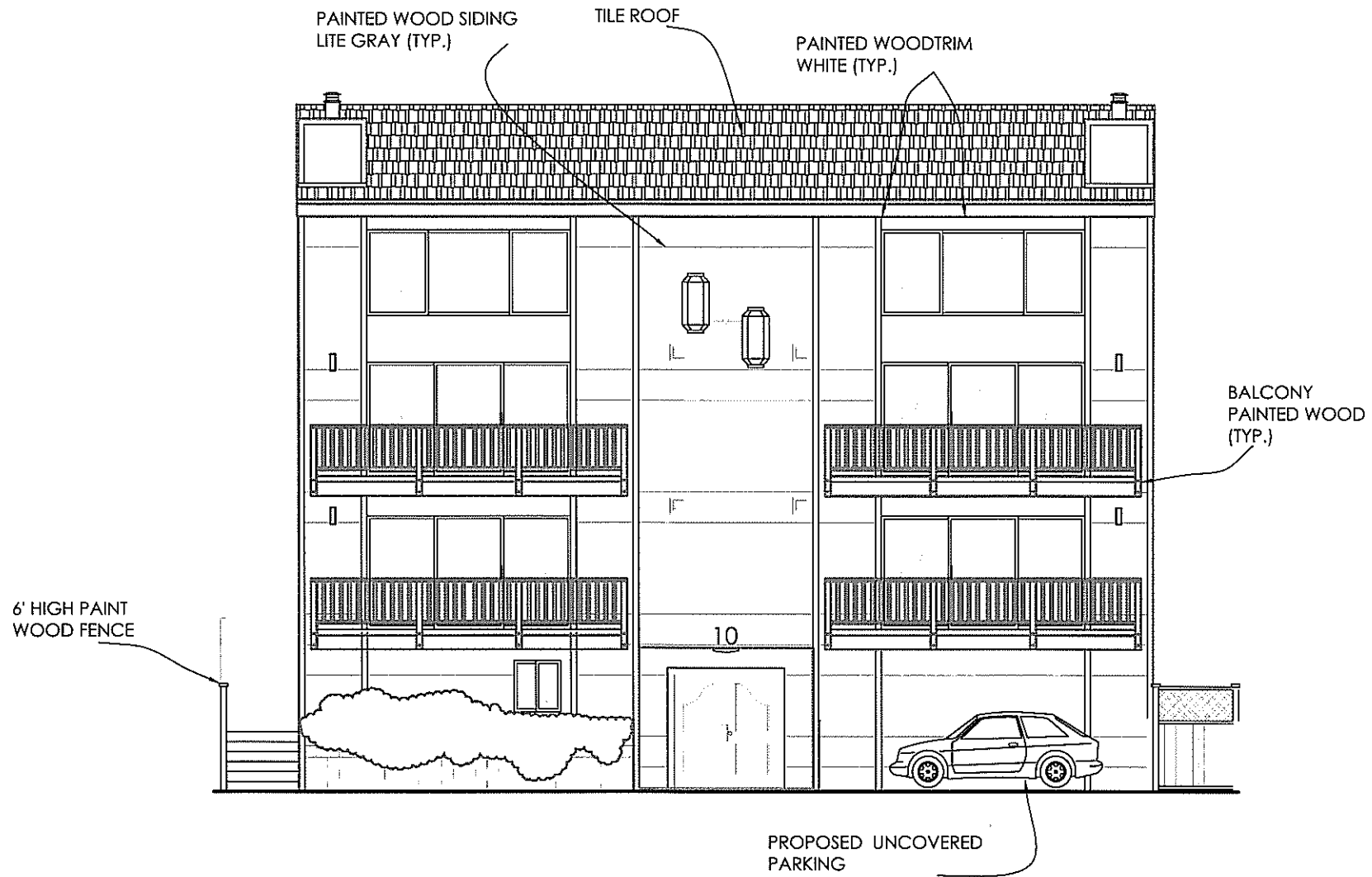
Client's Name and Address
 GLENN L. HICKERSON
 2460 VALLEJO STREET
 SAN FRANCISCO, CA 94123
Project Name and Address
 19TH - HICKERSON
 #10 19TH AVENUE
 VENICE, CA 90291

Drawn By SR Checked By ZW


MAY 8, 2007

1/4" = 1'-0"

A-7



PROPOSED FRONT ELEVATION



WINDRICH GROUP INC.
 541 Debrae - J Home 53728
 22148 Sherman Way, #100
 Chaga Park, CA, 91503
 (618) 883 8723

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 "WINDRICH GROUP INC."
 10. 19th AVE. VENICE, CA 90291
 ARCH 2710100285

No.	Revision/Issue	Date
1		
2		
3		
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REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT

Client's Name and Address
 GLENN L. HICKERSON
 2460 VALLEJO STREET
 SAN FRANCISCO, CA 94123
Project Name and Address
 17th - HICKERSON
 #10 - 9TH AVENUE
 VENICE, CA 90291

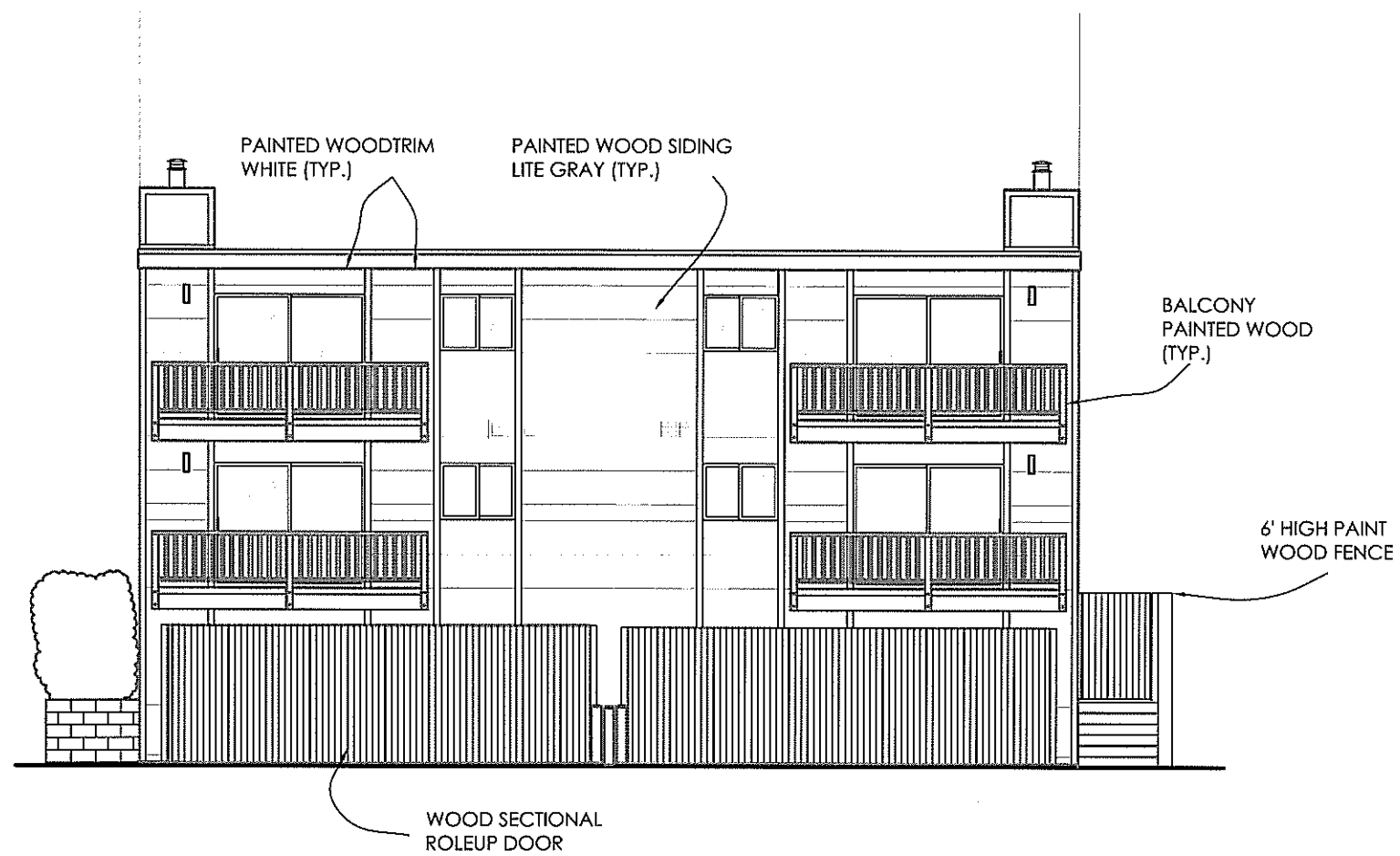
Drawn By
 SR

Checked By
 ZW

MAY 8, 2007

1/4"=1'-0"

A-8



EXISTING REAR ELEVATION



WINDRICH GROUP INC.
 2248 Sherman Way #100
 Chagrin Falls, OH 44130
 (614) 863 8733

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 WINDRICH GROUP INC.
 10 19TH AVE VENICE CA 90291
 ARCH-222601702145

No.	Revision/Issue	Date
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REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT

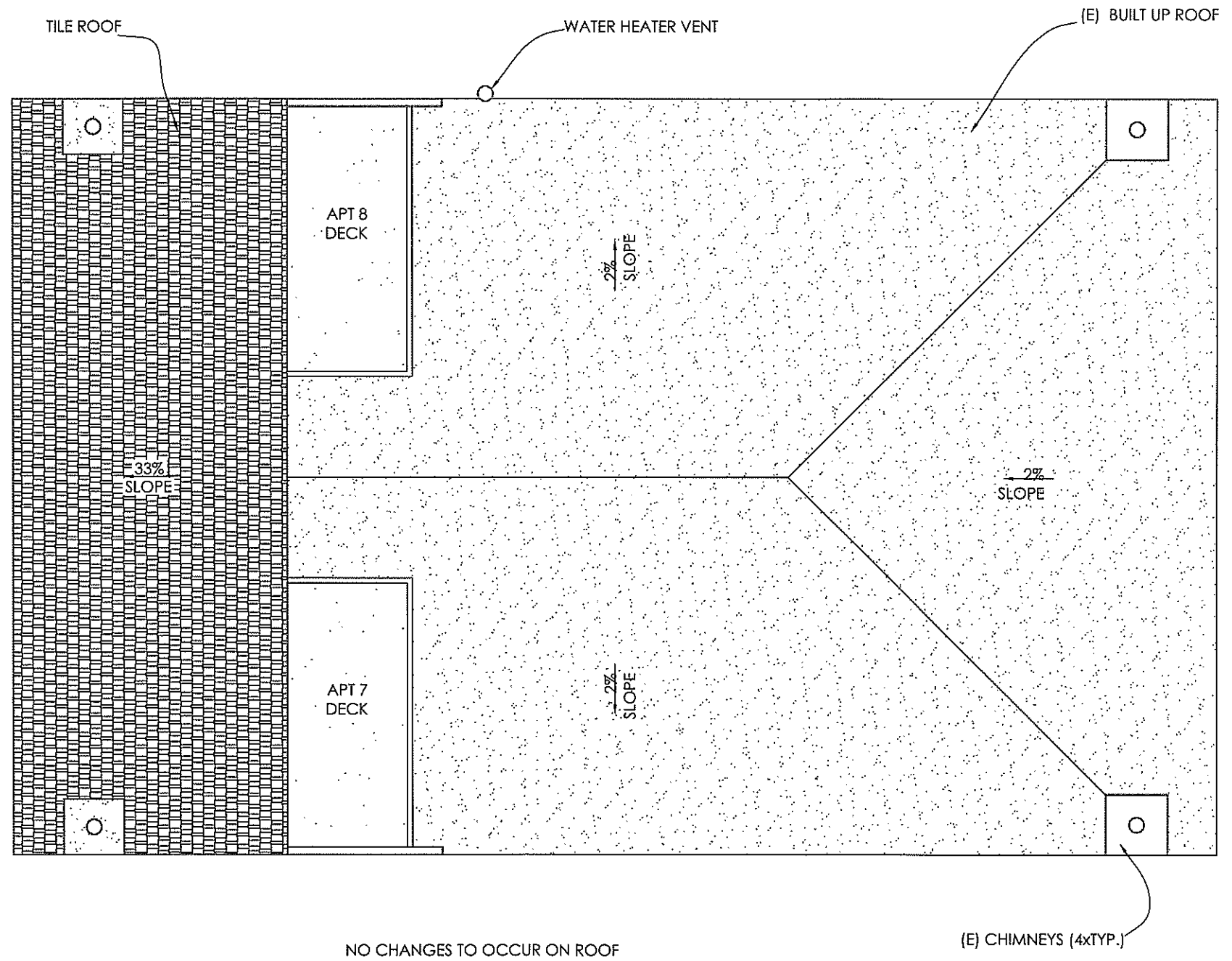
Client's Name and Address
 GLENN L. HICKERSON
 2460 VALLEJO STREET
 SAN FRANCISCO, CA 94123
Project Name and Address
 #10 19TH AVENUE
 VENICE, CA 90291

Drawn By: SR
 Checked By: ZW


MAY 8, 2007

1/4" = 1'-0"

A-9



EXISTING ROOF PLAN



WINDRICH GROUP INC.
 850 Calabasas - 8th Floor 92793
 22148 Sherman Way #100
 Chagrin Falls, CA 91303
 (916) 883 8733

COPY RIGHT 2007
 ALL RIGHTS RESERVED
 WINDRICH GROUP INC.
 10 12TH AVENUE VENTICE, CA 90291
 415.422.6013/00213

No.	Revision/Issue	date
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**REMODEL EXISTING
 STORAGE TO ONE
 BEDROOM UNIT**

Client's Name and Address
 GLENN L. HICKERSON
 2460 VALLEJO STREET
 SAN FRANCISCO, CA 94123

Project Name and Address
 19th - HICKERSON
 #10 19th AVENUE
 VENTICE, CA 90291

Drawn By SR
Checked By ZW

MAY 8, 2007

1/4" = 1'-0"

A-10