SITE PREPARATION
1. The Contractor shall prepare the site for construction as required to perform the Work. This includes removal and/or relocation of structures, removal of above and below grade improvements (utilities), and removal and/or relocation of vegetation.

GRADING, EXCAVATION AND FILLS
1. All grading, excavation and fills shall be performed in accordance with applicable codes.

SHORING AND UNDERPINNING
1. All shoring and underpinning shall be the responsibility of the Contractor.
2. If the Contractor is going to excavate or dig a trench 5' in depth or greater for any reason, he must obtain a CAL-OSHA permit ***and*** install shoring prior to the start of the excavation.
3. A stop work order shall be issued for any excavations, 5' or greater, that are found on the jobsite without permits, approved plans and shoring.

EARTH WORK AND FOUNDATIONS
1. Unless otherwise noted, the dimensions appearing on foundation details describe required clearances with regard to Finish Grade, Natural Grade, bottom of floor system, and existing construction (where occurs). It is the ultimate responsibility of the Contractor to calculate the required materials and depths of excavations necessary to maintain the dimensional clearances as indicated on the foundation details.
2. Adequate and proper shoring and bracing are the sole responsibility of the contractor. Prior to commencing excavation, take such steps as necessary to shore and brace adequately and safely all adjacent soils or streets as so not to undermine them or remove their lateral support. Leave shoring and bracing in place until new construction can provide adequate and safe support vertically and laterally.
3. The structure is to be supported by pad footings and continuous spread footings at depths shown. Cast footings directly against neatly trenched excavations and upon undisturbed natural soil. If trenches cannot stand, fully form sides of footings to dimensions shown. Do not allow water to stand in trenches, pump out any standing water.
4. Place no concrete until excavations are dewatered, inspected and approved as required, and until all reinforcing steel and other inserts are securely installed. All anchor bolts must be suspended from formwork prior to pouring concrete--do not insert them into wet concrete after the pour.
5. Foundation ventilation shall be provided at a min. area not less than 1sf for each a 50sf of area to be vented. Foundation vent to be located at corners and distributed equally along two sides. Vents to be covered with corrosion resistant wire mesh with 1/4" openings.

CONCRETE
1. Concrete shall have a minimum compressive strength of 2500PSI @ 28 days.
2. All concrete aggregate shall conform to ASTM C-33.
3. Cement shall be type 1 or 11 conforming to ASTM C-150.
4. All concrete mixes shall conform to proportions established by code.
5. Remove all debris from formwork and trenches prior to pour. Accurately install all inserts, bolts, anchors and reinforcing and tie in place prior to placing concrete. Anchor bolts for columns to be set with a template.
6. Concrete slabs shall be reinforced with #3 @ 18" o.c. E.W. ,unless noted otherwise.
7. Polyethelene vinyl vapor barrier shall be employed under all interior slabs and all other places shown on plans.
8. Locate construction joints so as to minimize shrinkage and to impair least the strength of the structuree. Roughen horizontal and vertical construction joint surfaces while still green, cleaning them of laitance, loose aggregate and debris before proceeding with next pour.

CONCRETE FINISHING
1. All exterior concrete slabwork, including but not limited to, walks, driveways, porches, slabs on grade, and concrete steps curbs, and site walls, shall be finished and scored in a manner approved by the architect.
2. The Contractor shall verify all finish colors, textures, and scoring patterns with the architect prior to commencing with this portion of the Work.

MASONRY
1. Concrete masonry units to conform to ASTM C90-59, Grade A, or ASTM C90-70, Grade N; f'm = 1500 psi.
2. Reinforce all walls with horizontal and vertical reinforcing at center of wall, unless otherwise shown. Grout all walls continuously full height and length. Sandblast surfaces on which masonry is to be laid.

REINFORCING STEEL
1. All rebar shall conform to ASTM 615 Grade 60, in as long lengths as practical or as detailed.
2. All bars shall be free of rust, grease, mill scale, or any material which might affect its bond to concrete.
3. All bar bends shall be made cold.
4. Welded wire fabric ASTM A185.
5. Provide the following min. protective covering of concrete:
deposited against earth: 3" clear
in contact w/earth but formed 2" clear
slabs on grade at mid depth.

MISC. and STRUCTURAL STEEL
1. Steel to conform to ASTM A-36 for shapes, plates, and bars; ASTM A-501 for pipes and tubing. Details of workmanship to conform to AISC specifications.
2. Machine bolts and threaded rods to confrom to ASTM-A307. Bolt holes to be 1/16" larger than bolt diameter unless noted otherwise.
3. All welding to be perfromed by City of LA certified welders and conform to AWS specifications. All butt welds to be full penetration with back up plates or back up welds.
4. Shop paint and field touch up paint per federal specification TT-P-86 type II, or TNEMEC:#99.
5. Submit steel details for approval prior to fabrication.

ELECTRICAL
1. Except as otherwise indicated, comply with applicable provisions of The National Electrical Code (NEC) and standards by National Electrical Manufacturer's Association (NEMA), for electrical components of general work. Provide Underwriters Laboratories listed and labeled products where applicable.
2. The methods, materials, and construction techniques are the joint responsibility of the Contractor and the electrical contractor. All work shall be governed by all applicable codes, ordinances and regulations.
3. All switches and recepticles shall be white "Decora" style, or similar, U.O.N. Submit cut sheets to architect for approval.
4. All 125 volt, single phase, 15- and 20- amp bathroom, garage, outdoor, and kitchen countertop receptacles shall be GFCI protected.

HVAC
1. Reuse existing forced air heating system and reconnect existing ducts to new locations.
2. The HVAC system is design/build, based upon the diagram shown in the drawings. Submit all drawings and equipment information to architect for approval prior to installation.
3. Comply with all applicable codes and requirements in the design and installation of the HVAC system.
4. Comply with all requirements of Title 24.
5. Register styles and locations to be approved by architect.

WOOD FRAMING and CARPENTRY
1. All construction materials, methods and techniques shall be approved by Chapter 23, CBC, 2011 ed.
2. All structural requirements shall be governed by the Structural Plans and Notes. Local codes, where more restrictive, shall govern.
3. Minimum grades for sawn lumber as follows:
2x studs, D.F. Larch "Standard"
2x joists and rafters, D.F. larch "No. 2" or better
3x and larger columns and beams, D.F. Larch "No. 1", U.N.O. on dwgs.
4. Minimum grades for plywood shtg. as follows:
Roof: 1/2" 24/0, APA rated shtg.
Floor: 23/32" 24" O.C. rated Sturdi-Floor T&G
Wall: See shear wall schedule
5. Glue laminated members to be Grade Combination 24F - V8. Minimum finish grade to be AITC Industrial Appearance, unless noted otherwise on dwgs. Manufacture and fabrication shall strictly comply with all applicable requirements of AITC-117, latest edition, and with U.S. Product Standard PS1-83. Field drill all connection holes for proper fit.
6. All nailing shall be done in accordance w/ minimum requirements of the building code, unless otherwise noted, and shall be done w/ new common or sinker wire nails. If wood tends to split with nail size used, sub drill holes. All flashing nails, where covered by a fluid applied waterproof membrane, shall be galvanized ring shank nails. 4"o.c. Max.
7. Bolts shall be unfinished bolts conforming to ASTM A-307. All exposed interior and exterior bolts shall be primed and painted per the Architects instructions.
8. Douglas Fir sills, plates, and ledgers which are against concrete are to be pressure treated with approved preservative and set ona grout bed with a min. of two bolts per piece.
9. Plywood sheathing shall be approved by the local building official before exterior finish is applied.
10. Provide 2x solid blocking between joists on rafters at all points of support.
11. Timber connectors indicated by catalog numbers on drawings shall be Simpson Co.'Strong Tie' galvanized steel, no substitutions. Nail or bolt all fasteners per manufacturer's instructions, with all nail holes filled.
12. Crossbridge or solid block joists at 8'-0" o.c. max.
13. Lag bolts: Provide lead hole 40%-70% of threaded shank diameter and full diameter for smooth shank portion.
14. Fire block all concealed draft openings per code.
15. Cutting, notching or drilling of structural members shall be per code or as indicated on plans. Ends of sloping beams and joists to be bevelled or birdsmouthed the minimum amount required for full bearing on hangers or plates. DO NOT overcut birdsmouths.
16. Lap all double 2x plates a minimum of 4'-0" and nail w/16d at 9" o.c.
17. Under floor vents and crawl spaces shall be 1 s.f. / 150 s.f. of the area being vented. Allow for cross ventilation per code requirements. All openings shall be covered with a corrosive resistant mesh with openings no more than 1/4" in dia. Pipes, ducts and other nonstructural construction shall not interfere with accessibility to or within under-floor areas.
18. Fire block stud walls (at 10' intervals(horizontal & vertical)) enclosed & concealed spaces, and at openings around vents, pipes, ducts, chimneys, between attic & chimney chase, at stair stringers, & similar places at ceiling & floor levels.
19. Draft stopping shall be provided within a concealed floor-ceiling assembly formed of combustible construction.
20. Draft stopping shall be provided within attics, mansards, overhangs and similar concealed spaces formed of combustible construction.

WOOD TREATMENT
1. All exterior finished lumber shall be preservative treated by the Contractor for weather protection and for protection against warpage.

THERMAL and MOISTURE PROTECTION
1. The Contractor shall be responsible for the materials and methods of construction at all areas of the Project requiring such construction. These areas include, but are not limited to :
a) skylight flashings
b) roof vents and penetrations
c) crickets
d) roof to wall intersections
e) roof decks and drains
f) through wall vents
g) through wall drains
h) window and door installations
2. The work shall match the insulation values stated in the drawings and shall be continuous at all exterior cavity walls and soffits. All requirements of Title 24 shall be complied with.

ROOFING
1. All roofing constructions materials shall be installed as specified. Methods and techniques of installation are the joint responsibility of the Contractor and Roofing Subcontractor. This responsibility includes, but is not limited to installation of all roofing materials in accordance with all respective manufacturer's recommendations, specifications and all local codes and ordinances governing such work.
2. Attic ventilation shall be provided at a minimum area not less than 1s.f./150 s.f. of the area being vented. All openings shall be covered with a corrosive resistant mesh with openings no more than 1/4" in dia.

FLASHING AND SHEET METAL
1. All sheet metal shall be 24 guage min. See specific notes and details for exceptions.
2. All roof to wall intersections shall be fully flashed and counterflashed.
3. All roof penetrations shall be fully flashed and waterproofed.
4. All sheet metal shall be galvanized prior to installation, unless noted otherwise.

PAINTING / STAINING / WALL COVERING
1. Paint contractor to prime all finish door jambs, window jambs, and sills and all exterior wood, unless noted otherwise.
2. All paint work to be presanded to remove rough spots.
3. All paint work to have a minimum of 3 coats (1 sealer, 2 finish)
4. Paint selection to be specified and samples approved by the architect or owner.
5. Protect all areas not to be painted.
6. All painted sheet metal to be properly primed before painting and shall have 2 coats finish.
7. All touch up work shall be performed after the Work is completed.
8. All stains (where indicated) shall be Olympic or approved equal.

PLUMBING
1. The methods, materials and construction techniques are the joint responsibility of the Contractor and the plumbing contractor. All work shall be governed by all applicable codes, ordinances, and regulations.
2. Plumbing contractor shall be responsible for all plumbing hook-ups and connections to any and all appliances.
3. Plumbing contractor shall be responsible for coordinating delivery and installing all Owner provided fixtures and equipment, if applicable.
4. All plumbing vents shall be gathered in the attic space and run jointly through the roof in an orderly fashion.
5. Water heater (indicated on drawings) shall be equipped with temperature and pressure relief valve with drain. See Title 24 requirements for further specifications.
6. Water heaters which are over 4' in height from base to top of tank case and have nonrigid water connections shall be anchored or strapped to prevent horizontal and vertical displacement due to earthquake.

1 These general notes shall apply equally to the general contractor, contractor and all prime subcontractors engaged upon this project. The word "contractor" as used hereinafter shall apply equally to the work of trades.
2 The drawings and all issued addenda and change orders are part of the contract documents.
3 These drawings are intended to be read in conjunction with schedules, details and specifications embodied in contract documents. No one drawing or specification schedule shall "govern". Contractor shall coordinate work between architectural drawings and specifications and consultant drawings and specifications. It is the explicit and specific responsibility of the contractor to examine the contract documents in their entirety and report any discrepancies to the architect.
4 General notes are an aid to the contractor in understanding the work and should not be construed as complete in any detail. It is the explicit and specific responsibility of the contractor to visit the site, verify existing conditions, familiarize herself/himself thoroughly with the scope of the work, and report all discrepancies between the drawings and the assumed or actual conditions to the attention of the architect.
5 All lines, symbols, notes, and other graphic devices contained in the contract documents carry specific or inferential meaning. Items indicated in these ways are a part of the scope of work and will be required by the owner and architect to be included in the contractor's original bid. Any items which require further clarification by the architect for the specific benefit of the contractor shall be brought to the attention of the architect for such clarification before commencement of work.
6 The contractor shall pay specific attention to all dimensioned or inferential plan and sectional spatial relationships, and shall verify all axes and symmetries before commencing work.
7 Any dimensions marked "verify" are to be checked for accuracy by the contractor as work progresses, and all discrepancies are to be brought to the attention of the architect before proceeding.
8 The dimensions marked "clear" are not adjustable without the authorization of the architect.
9 The contractor shall not scale the drawings, figured dimensions only to be used for all aspects of the work.
10 Design work is the responsibility of the architect. Any design changes made by the contractor shall be the full responsibility and liability of the contractor.
11 Workmanship shall be of the highest quality normally obtainable in the respective trades and executed by skilled journeymen. Work which in the opinion of the architect is inferior or improperly performed, shall be removed and replaced at the contractor's expense.
12 Unspecified materials shall be new, first line products of a recognized manufacturer. No substitutions from specifications shall be used unless approved by the architect. Where available, manufacturers guarantee shall be provided in writing.
13 All constructions and installations shall conform to manufacturers published specifications as well as the latest edition of UBC, together with all state and local adopted ordinances, and a copy of these stipulations shall be available at the construction office.
14 The methods and safety of construction are the responsibility of contractor and his assigns.
15 The contractor shall coordinate the work of all subcontractors, including those under separate contract with the owner.
16 Each contractor shall be responsible for the work in his trade required by all other trades, i.e. openings, holes, blocking, bracing, etc.
17 Where construction materials are temporarily stored on roof or floor framing, they shall be distributed so that load does not exceed design live load. Adequate storing and/or bracing shall be provided where structural members have not attained design strength.
18 Any building and site areas unaffected by this work shall be protected from any damage caused by this work. Any damage to existing structures and finishes so caused shall be the financial responsibility of the contractor.
19 Any waste caused by this work shall be removed from the premises and disposed of by the contractor, including excess soil removal and clean top soil provided in planted areas. Demolition is not shown in its entirety - remove all existing construction required to complete the work.
20 Licenses and Permits necessary to the performance, completion and approval of the work, and all inspection and other applicable fees (excluding Plan Check Fee) shall be secured and paid for by the contractor.
21 The Contractor is responsible for all work required by one trade to another and to insure that all costs are included in the Contract price.
22 All Change Orders must be approved in writing by the Architect prior to commencement of the work. Otherwise the Contractor will take full responsibility for all costs.
23 All roof drainage and all other site drainage and surface water must be conducted to the street in a non-erosive device per code.
24 All necessary miscellaneous blocking required to complete the work shall be included and installed, whether or not it is shown on drawing.
25 All dimensions are to face of concrete, face of masonry, or face of stud, unless otherwise noted.
26 All wood in direct contact with concrete or masonry shall be pressure treated with an approved preservative.
27 Contractor shall provide all necessary access panels, whether or not they are shown on the drawings. Location of all access panels to be approved by the architect.
28 All equipment requiring coordination with foundation and framing in terms of clearances, mounting platforms, special construction, etc. shall be specified prior to commencing with construction of the project. All clearances, attatchment techniques, special construction, etc. shall be verified prior to commencing with construction. Errors, inconsistencies, or omissions shall be reported to the architect, at once.
29 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts to fit together properly.
30 The Contractor shall promptly correct Work rejected by the architect, or failing to conform to the requirments of the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed. The Contractor shall bear costs of correcting such rejected Work, including additional testing and inspections and compensation for the services of the architect made necessary thereby.
31 The Owner reserves the right to perform construction or operations related to the project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other constructions or operations on the site.

ARCHITECTURE + ENGINEERING:
Yu2e Inc.,
3411 Caroline Ave
Culver City, CA 90232
tel - 424 603 4791
eml - bil2e@yu2e.com

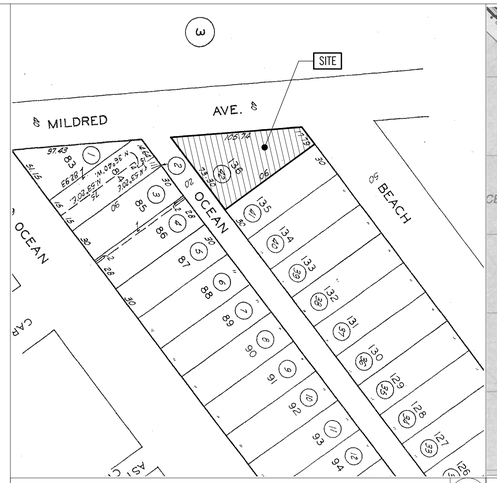
SURVEYOR:
RB Engineers, Inc.
2139 Pinecrest Drive
Altadena, CA 91001
tel - 213 435 2521

SOILS:
A.G.I. Geotechnical, Inc.
16555 Sherman Way, Ste. A
Van Nuys, CA 91406
(818) 785-5244

ENERGY:
Title 24 Guys
10964 Memory Park Ave.
Los Angeles, CA 92345
tel - 818.850.3385
fax - 818.569.0247

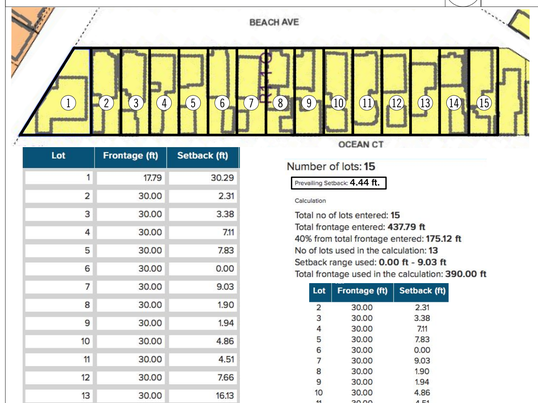
GENERAL NOTES — scale N/A — H

CONSULTANTS — E



ASSESSOR MAP — C

VICINITY MAP — B



Lot	Frontage (ft)	Setback (ft)
1	17.79	30.29
2	30.00	2.31
3	30.00	3.38
4	30.00	7.11
5	30.00	7.83
6	30.00	0.00
7	30.00	9.03
8	30.00	1.90
9	30.00	1.94
10	30.00	4.86
11	30.00	4.51
12	30.00	7.66
13	30.00	16.13
14	30.00	5.67
15	30.00	1.53

Number of lots: **15**

Prevailing Setback: **4.44 ft.**

Calculation

Total no of lots entered: **15**
Total frontage entered: **437.79 ft**
40% from total frontage entered: **175.12 ft**
No of lots used in the calculation: **13**
Setback range used: **0.00 ft - 9.03 ft**
Total frontage used in the calculation: **390.00 ft**

Lot	Frontage (ft)	Setback (ft)
2	30.00	2.31
3	30.00	3.38
4	30.00	7.11
5	30.00	7.83
6	30.00	0.00
7	30.00	9.03
8	30.00	1.90
9	30.00	1.94
10	30.00	4.86
11	30.00	4.51
12	30.00	7.66
14	30.00	5.67
15	30.00	1.53

FRONT YARD PREVAILING SETBACK — F

A1.1 PROJECT DATA
A1.2 TITLE 24 ENERGY
A1.3 TITLE 24 ENERGY
A1.5 GREEN NOTES
A1.6 DIRECTOR'S DETERMINATION LETTER
A1.7 DIRECTOR'S DETERMINATION LETTER
A1.8 PLANNING COMMISSION DETERMINATION LETTER
C-1 SURVEY
A2.1 EXIST DEMOLITION PLANS + ELEV
A3.0 SITE PLAN
A3.1 FIRST FLOOR PLAN
A3.2 SECOND FLOOR PLAN
A3.3 ROOF PLAN
A3.4 GARAGE PLAN + RCP
A3.5 REFLECTED CEILING PLANS
A4.1 ELEVATIONS
A4.2 ELEVATIONS
A4.3 GARAGE ELEVATIONS AND SECTIONS
A5.1 SECTIONS
A5.2 SECTIONS
A7.1 WINDOW/DOOR SCHEDULE
A7.2 WINDOW AND DOOR SCHEDULE GARAGE
A8.1 ARCH DETAILS
A8.2 ARCH DETAILS
A8.3 ARCH DETAILS
S1.1 STRUCTURAL NOTES
S1.2 SOILS REPORT APPROVAL LETTER
S2.1 FOUNDATION
S2.2 SECOND FLOOR FRAMING PLANS
S2.3 ROOF FRAMING PLANS
S3.0 TYP. STRUCTURAL DETAILS
S3.1 STRUCTURAL DETAILS
S3.2 STRUCTURAL DETAILS
S3.3 STRUCTURAL DETAILS
S3.4 STRUCTURAL DETAILS
S3.5 STRUCTURAL DETAILS
S3.6 STRUCTURAL DETAILS
MF-1 MOMENT FRAME QUALITY PLAN
MF-2 MOMENT FRAME QUALITY PLAN
MF-3 MOMENT FRAME QUALITY PLAN
Methane Sheet 1
Methane Sheet 2
Methane Sheet 3
Methane Sheet 4
Methane Sheet 5
Methane Sheet 6
Methane Sheet 7
Methane Sheet 8

SHEET INDEX — D

PROJECT DATA — A

LEGAL DESCRIPTION:
TRACT: TR 3533
BLOCK: NONE LOT: 136
ASSESSOR PARCEL NUMBER: 4228-004-042

OCCUPANCY:
Main House: R-3
Garage: U-1

SCOPE OF WORK
– Demolish existing single family dwelling
– New 2-story single family dwelling and detached garage

ZONING:
General Plan:
R1-1-O
Front Yard: prevailing setback = 4.44' ~ 4'-5", see section "F" this sheet for calc.
Rear Yard: 15'-0" (measured from CL of alleyway)
Side Yard: (note: 12.08 C.2 (b) "big house" does not apply because coastal zone)
10% of lot width ~ 0.10 x 43'-10" = 4'-4.6" (see plot plan for lot width determination)
FAR: 3:1 (coastal zone)
buildable area = 2311 s.f. x 3 = 6,933 s.f.

Venice Specific Plan:
Oakwood-Milwood-Southeast Venice Subarea
Height Limit: 25'-0" (flat roof) 30'-0" (varied roof)
PROPOSED HEIGHT: 28'-0" (varied roof w/ various roof pitch >2:12)
Parking:
lot width 35 feet - three parking stalls required
Three parking stalls provided (two covered in garage and one uncovered)

SINGLE FAMILY DWELLING:
Gross Floor area (school fees):

First Floor (including front porch:	1,556 sf
Second Floor:	1,163 sf
Total:	2,719 sf

Net Floor Area [zoning]:

First floor:	1,464 sf
Second floor:	1,095 sf
Total:	2,559 sf

Detached GARAGE:

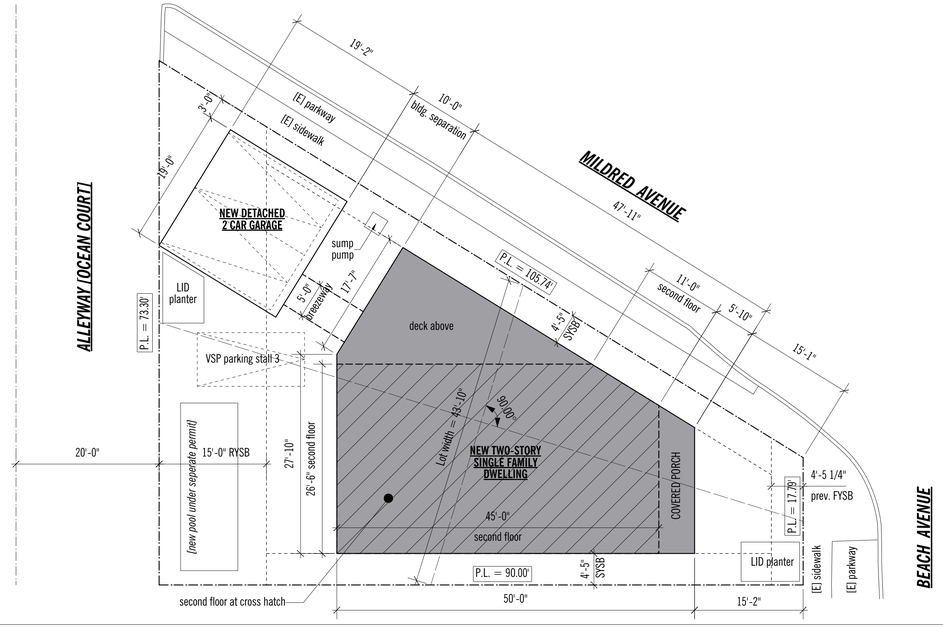
Gross Area:	363 sf
Net Area:	326 sf

CONSTRUCTION:
Type V-B

CODES:
2021 C.B.C. w/ City of LA Amendments

FIRE SPRINKLERS THROUGHOUT in accordance with NFPA13D (under separate permit)

PROJECT DATA — A



PLOT PLAN — scale 1" = 10'-0" — G

PROJ. NAME: **MILDRED610**

PROJ. ADD: 610 MILDRED AVE.
VENICE, CA 90291

ARCHITECT + ENGINEER:
3411 Caroline Ave
Culver City, CA 90232
tel - 424.603.4791
eml - bil2e@yu2e.com

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NOTES

LEGENDS

SIGNATURE + SEAL

DATES

Coastal CDP approved	11/17/21
Coastal Update	09/08/21
PC comments	08/22/21
PC submit	06/08/21
CD	04/01/21
DIR letter	01/21/21
CDP case filing	06/02/20
SD	04/06/20

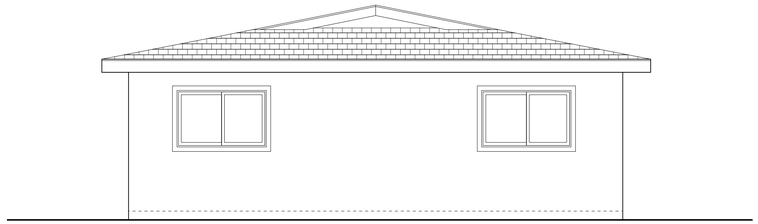
REVISIONS

SCALE: AS NOTED

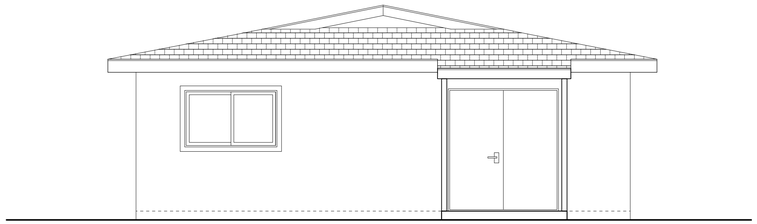
SHT. NAME: PROJECT DATA + PLOT PLAN

SHT. NO.: A1.1

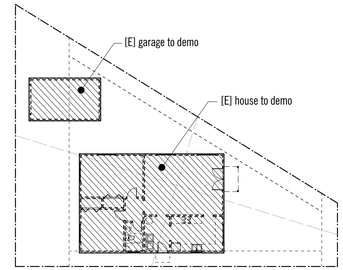
DATE: November 29, 2021



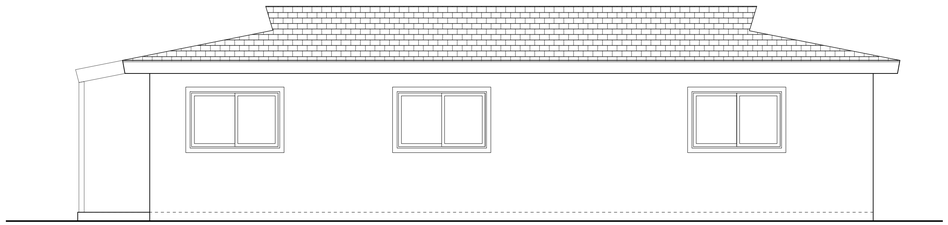
WEST ELEVATION | scale: 1/4" = 1' 0" | C



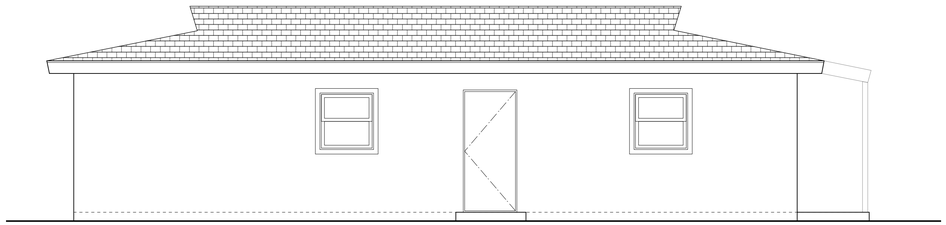
EAST ELEVATION | scale: 1/4" = 1' 0" | B



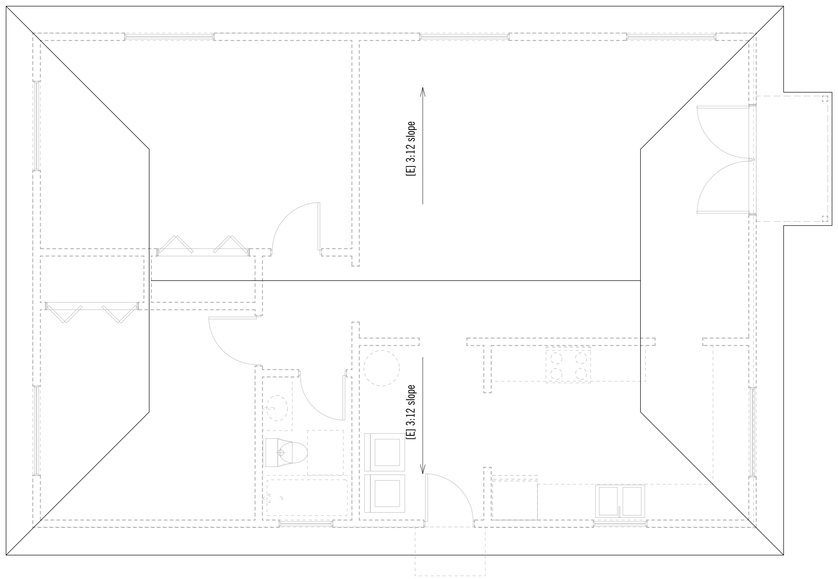
KEY PLAN | scale: NTS | A



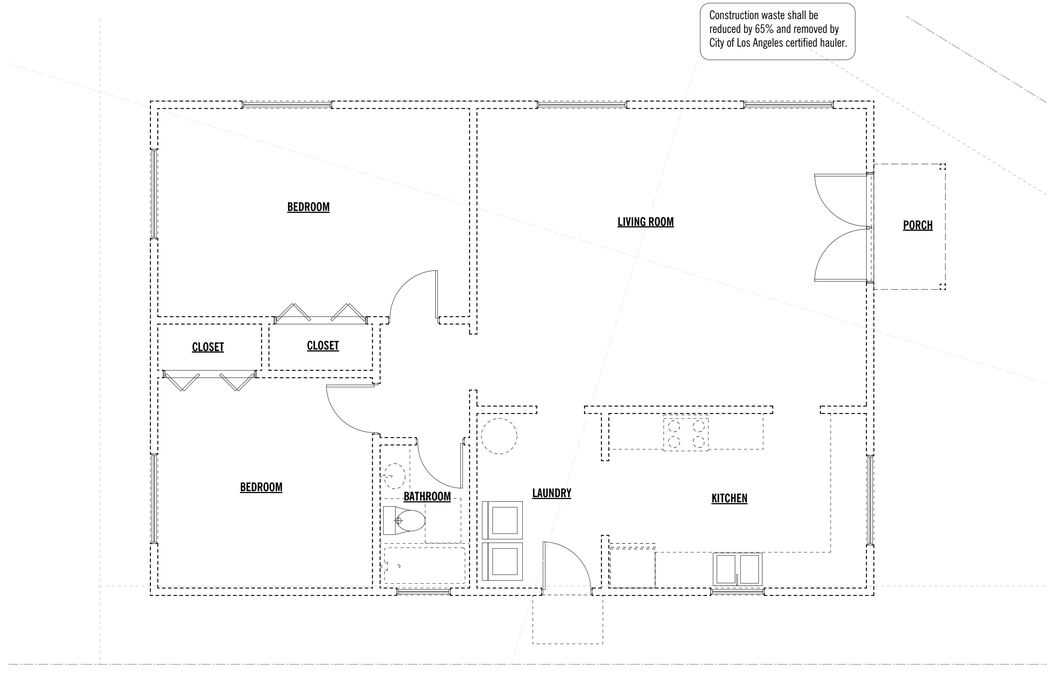
NORTH ELEVATION | scale: 1/4" = 1' 0" | E



SOUTH ELEVATION | scale: 1/4" = 1' 0" | D



ROOF PLAN | scale: 1/4" = 1' 0" | G



FIRST FLOOR PLAN | scale: 1/4" = 1' 0" | F

PROJ. NAME

MILDRED610

PROJ. ADD.

610 MILDRED AVE.
VENICE, CA 90291

ARCHITECT + ENGINEER:

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tel - 424.603.4791
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NOTES

LEGENDS

- [E] walls to be removed
- New walls - 2x6 framing @ 16" O.C. UON
- 1 hour rated wall - see detail J/A8.1
- (SM) combo smoke & carbon monoxide detector
- Energy Star®bathroom ventilation fan, 50 CFM min.
- door tag
- window tag

SIGNATURE + SEAL

DATES

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REVISIONS

SCALE: 1/4" = 1'-0"

SHT. NAME: DEMOLITION PLANS AND ELEVATIONS

SHT. NO.: A2.1

DATE: November 29, 2021

STORMWATER OBSERVATION REPORT (SOR) FORM

Only to be used for Single Family Residences
(4 units or less, <10,000 SF, <2,500 SF within a ESA)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

STORMWATER OBSERVATION *means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.*

STORMWATER OBSERVATION *must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved.* ***AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES.***

STORMWATER OBSERVATION REPORT (SOR) *must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved.* ***PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.***

Project Address:	**Building Permit No.:**
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan:	**Phone Number:**

I declare that the following statements are true to the best of my knowledge:

1. I am responsible for the approved LID Plan, and
2. I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature Date Contractor/Architect/Engineer License

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(s) VERIFICATION

Upon LADBS Inspector Verification that approved stormwater BMPs are in place, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation. 201 N. Figueroa, 3rd floor, station 18.

Project Address: _____

RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 50 to 129 gal each		
2	Rain Tank(s) – > 130 gal min		
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; _____ total SF ☐ Infiltration; _____ total SF	
6	Rain Garden	☐ #____ - Lined; _____ total SF ☐ #____ - Unlined; _____ total SF	
7	Dry Well	1 UNIT 384 FT³	A3.0
8	SUMP Pump (modification was not required)		

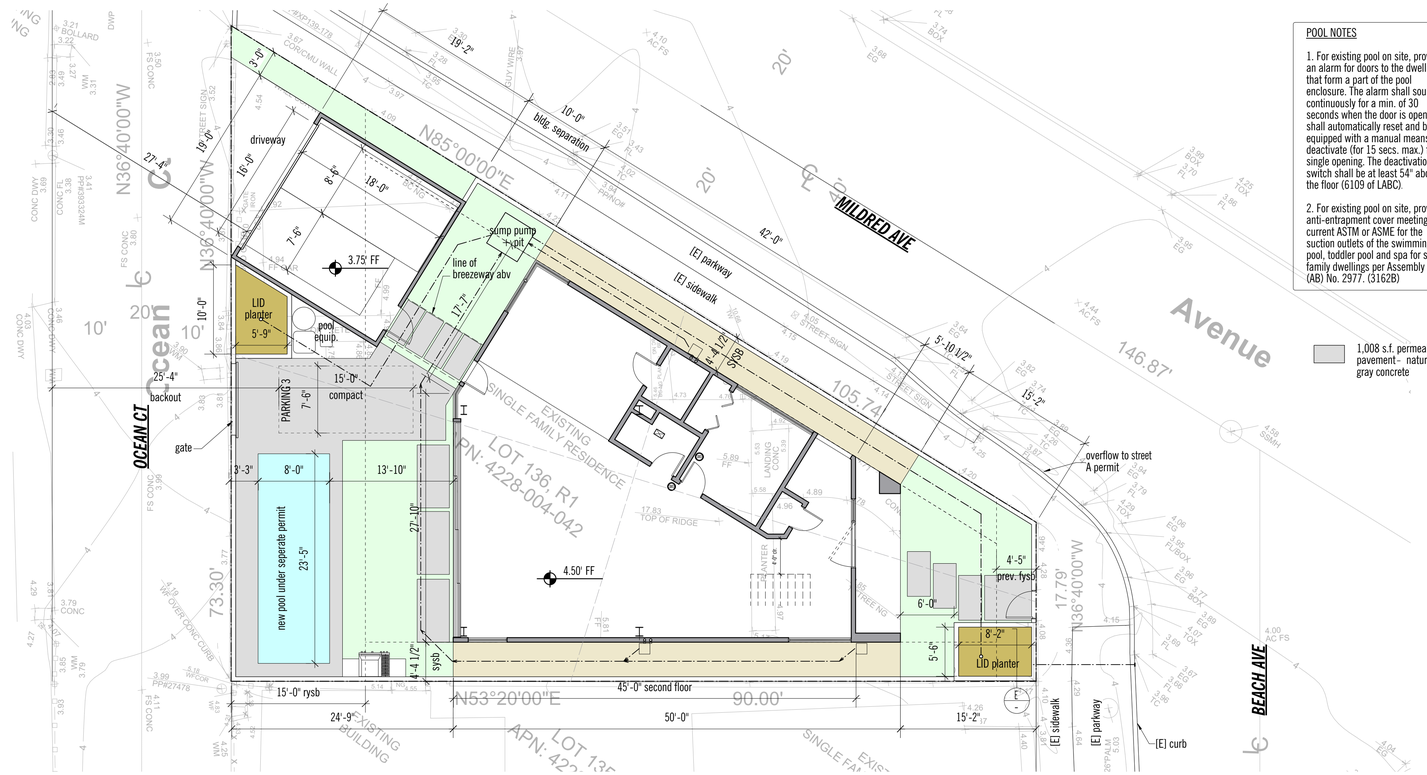
ALL OTHER DEVELOPMENT

(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

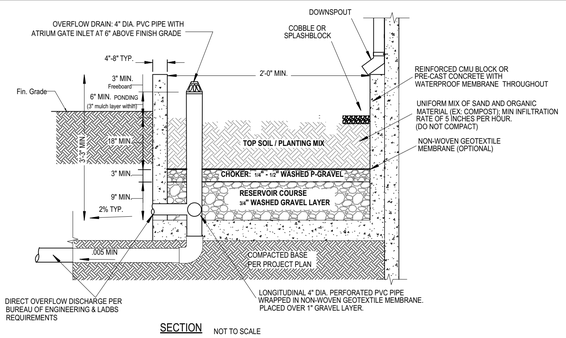
	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; _____ total SF ☐ Infiltration; _____ total SF	
Capture & Use	4	Rain Tank(s) – 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	☐ #____ - Lined; _____ total SF ☐ #____ - Unlined; _____ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not required)		

*** At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail**

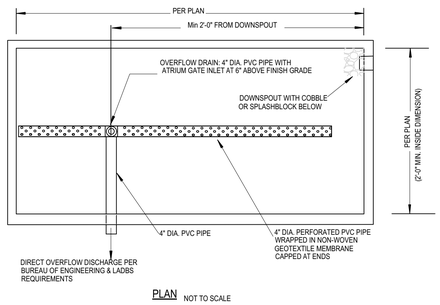
STORMWATER OBSERVATION AND BMP FORMS — scale: N/A — F



SITE PLAN — scale: 1/8" = 1'-0" — A



SECTION NOT TO SCALE

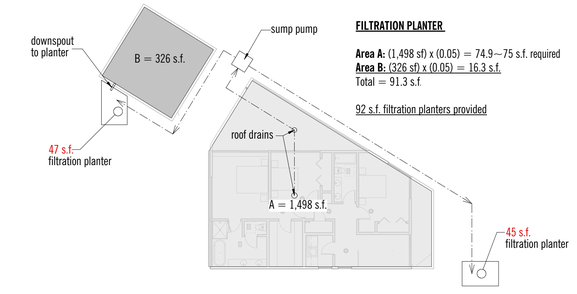


PLAN NOT TO SCALE

NOTES:

1. AT LEAST 9 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 18" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 12" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. PLANTING IS REQUIRED. CONSULT LANDSCAPE ARCHITECT FOR SPECIFIC PLANT TYPES.

FILTRATION PLANTER — scale: N/A — D

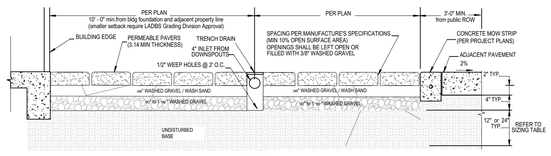


FILTRATION PLANTER

Area A: (1,498 sf) x (0.05) = 74.9~75 s.f. required
Area B: (326 sf) x (0.05) = 16.3 s.f.
Total = 91.3 s.f.

92 s.f. filtration planters provided

DISTRIBUTION OF ROOF RUNOFF — scale: 1/16" = 1'-0" — B



NOTES:

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXCESSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HAZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 1 PERCENT.
6. FLOW FROM DOWNSPOUTS OR SURFACE SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

PERMEABLE PAVING — scale: N/A — C

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NOTES

LEGENDS

SIGNATURE + SEAL

DATES

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REVISIONS

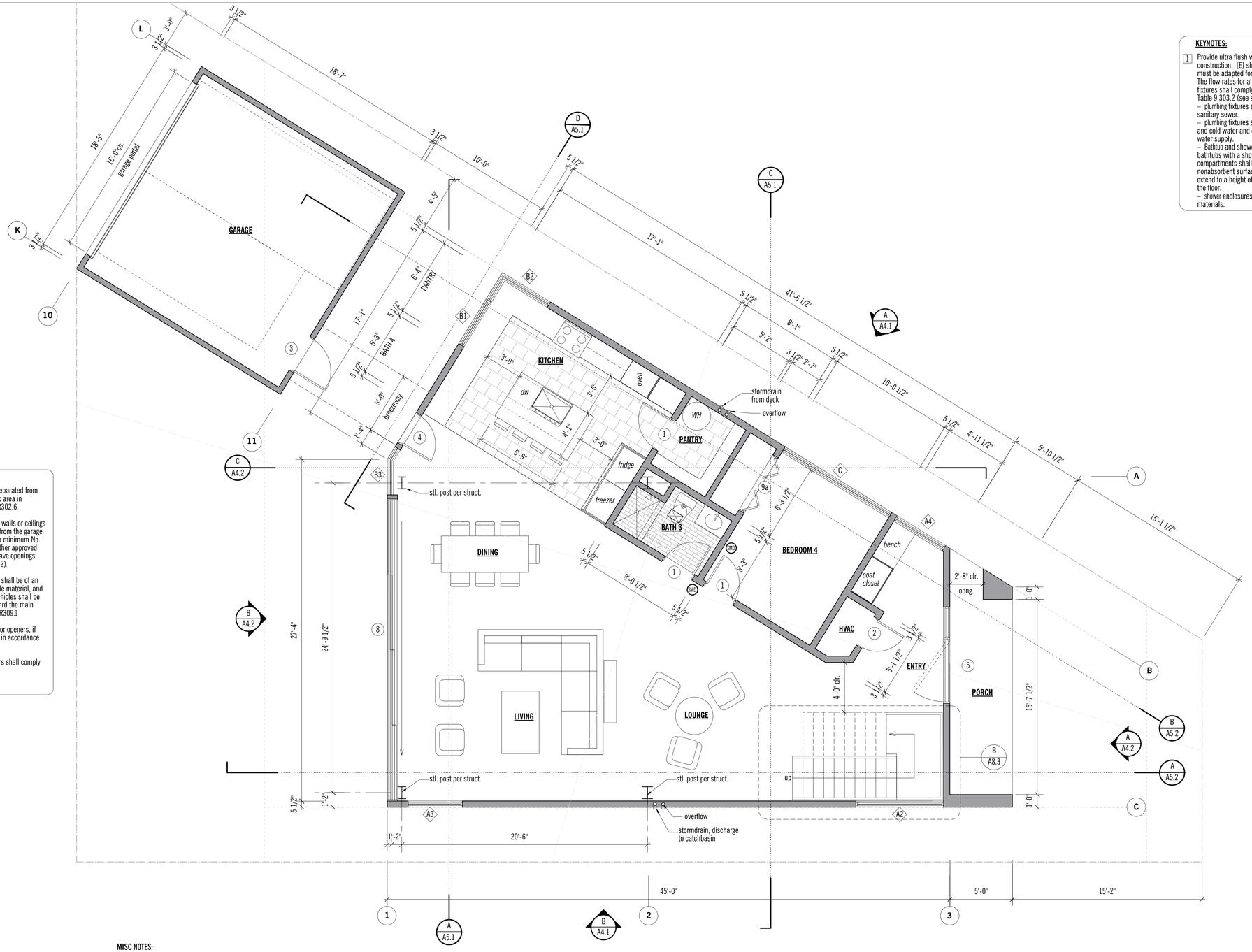
PLAN NORTH

SCALE
VARIES

SHT. NAME
SITE PLAN

SHT. NO.
A3.0

DATE
November 29, 2021



KEYNOTES:

1. Provide ultra flush water closets for all new construction. (E) shower heads and toilets must be adapted for low water consumption. The flow rates for all newly installed plumbing fixtures shall comply with the max. flow rates in Table 9.303.2 (see sheet A1.5)
   – plumbing fixtures are to be connected to a sanitary sewer.
   – plumbing fixtures shall be provided with hot and cold water and connected to an approved water supply.
   – Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.
   – shower enclosures shall be of shatter resistant materials.
2. Provide weather based automatic irrigation system control – Rainbird ET Manager series or equal. Provide power as nec.
3. Direct Vent, sealed combustion type fireplace– LENNOX MONTEBELLO LSM45-PV series 40" [LARR# 25483] See A8.2 for detail and specs.
4. 24" x 30" clear in front of WC

GARAGE NOTES:

1. The garage shall be separated from the dwelling and its attic area in accordance with Table R302.6.

2. Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall not have openings into the garage (R302.5.2).

3. Garage floor surfaces shall be of an approved noncombustible material, and the area used to park vehicles shall be sloped to a drain or toward the main vehicle entry doorway. (R309.1

4. Automatic Garage door openers, if provided, shall be listed in accordance with UL 325.

5. Vehicular access doors shall comply with Section R609.4

MISC NOTES:

1. Buildings shall have approved address numbers placed in a position that is plainly legible and visible from the street fronting the property.

2. Not used.

3. Provide anti-graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.

4. Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature.

5. Not used.

6. Water heater must be strapped to wall.

7. Smoke detectors shall be provided for all dwelling units intended for human occupancy.

8. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

9. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided.

10. Construction waste shall be reduced by 50% and removed by City of Los Angeles certified hauler.

11. Where a permit is required for alterations, repairs or additions exceeding $1000, existing dwellings for sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxidealarm in accordance with Section R315.1.

12. The construction shall not restrict a five foot clear and unobstructed access to any water or power distribution facilitites (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.

13. 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.

14. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. All interior and exterior stairways shall be illuminated. (R303.7).

15. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not Required). (R308.6.9)

16. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval.

17. Not used.

18. 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.

19. Not used.

0. Materials delivered to the construction site shall be protected from rain or other sources of moisture.

21. All interior and exterior stairways shall be illuminated. (R303.7 & R303.8)

22. Heater shall be capable of maintaining a minimum room temperature of 68° F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.9)

23. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet. (R401.3)

24. Damproofing, where required, shall be installed with materials and as required in section R406.

25. The Sprinkler System shall be approved by Plumbing Division prior to installation.

26. 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)

27. 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 bedroom(s) and on every level of a dwelling unit including basements. (R315)

28. Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2

29. Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced.

30. In combustible construction, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

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- 1 hour rated wall - see detail J/A8.1
- SMD combo smoke & carbon monoxide detector
- Energy Star®bathroom ventilation fan, 50 CFM min.
- door tag
- window tag

SIGNATURE + SEAL

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REVISIONS

true north — PLAN NORTH

SCALE
1/4" = 1'-0"

SHT. NAME
FIRST FLOOR PLAN

SHT. NO.
A3.1

DATE
November 29, 2021

KEYNOTES:

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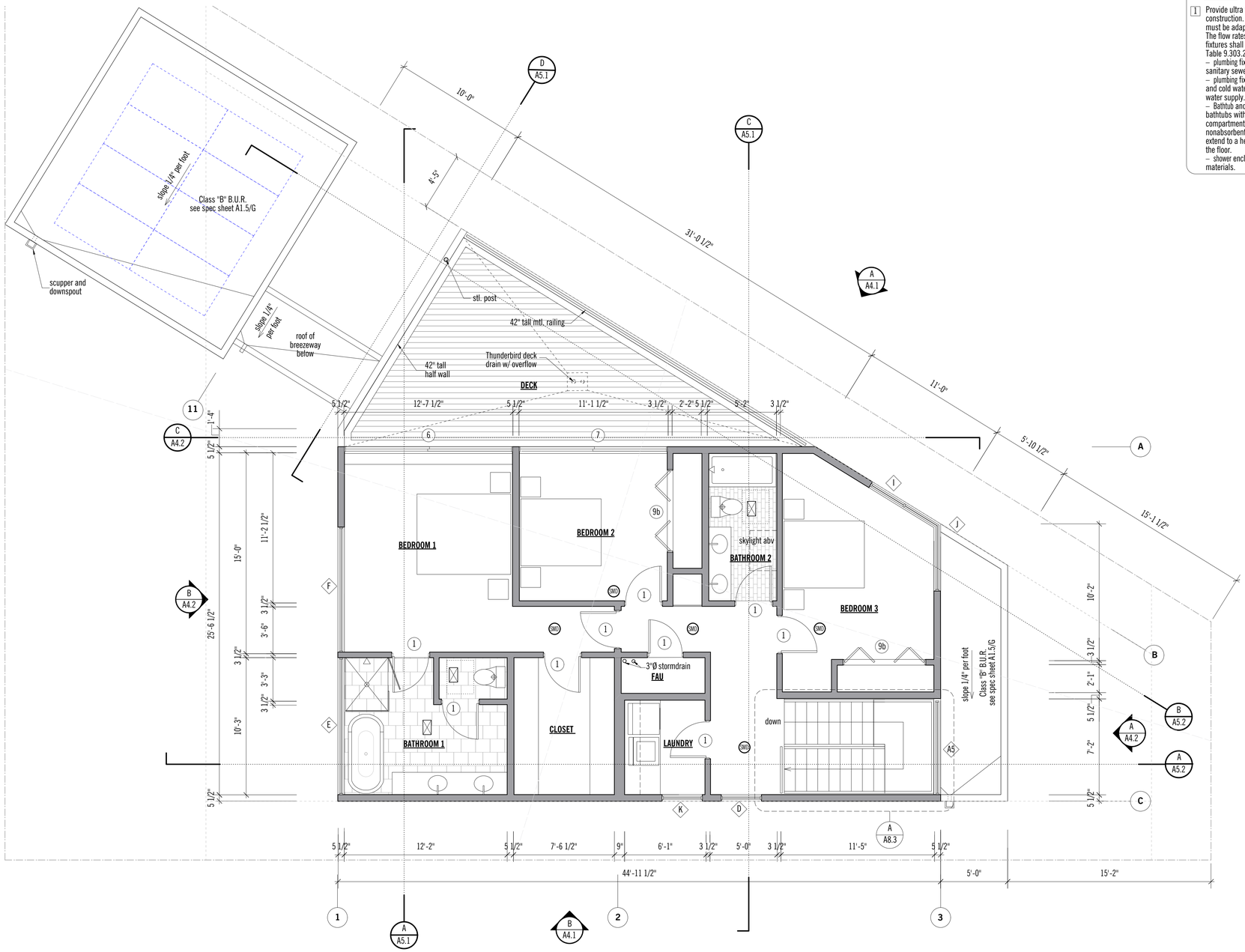

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REVISIONS

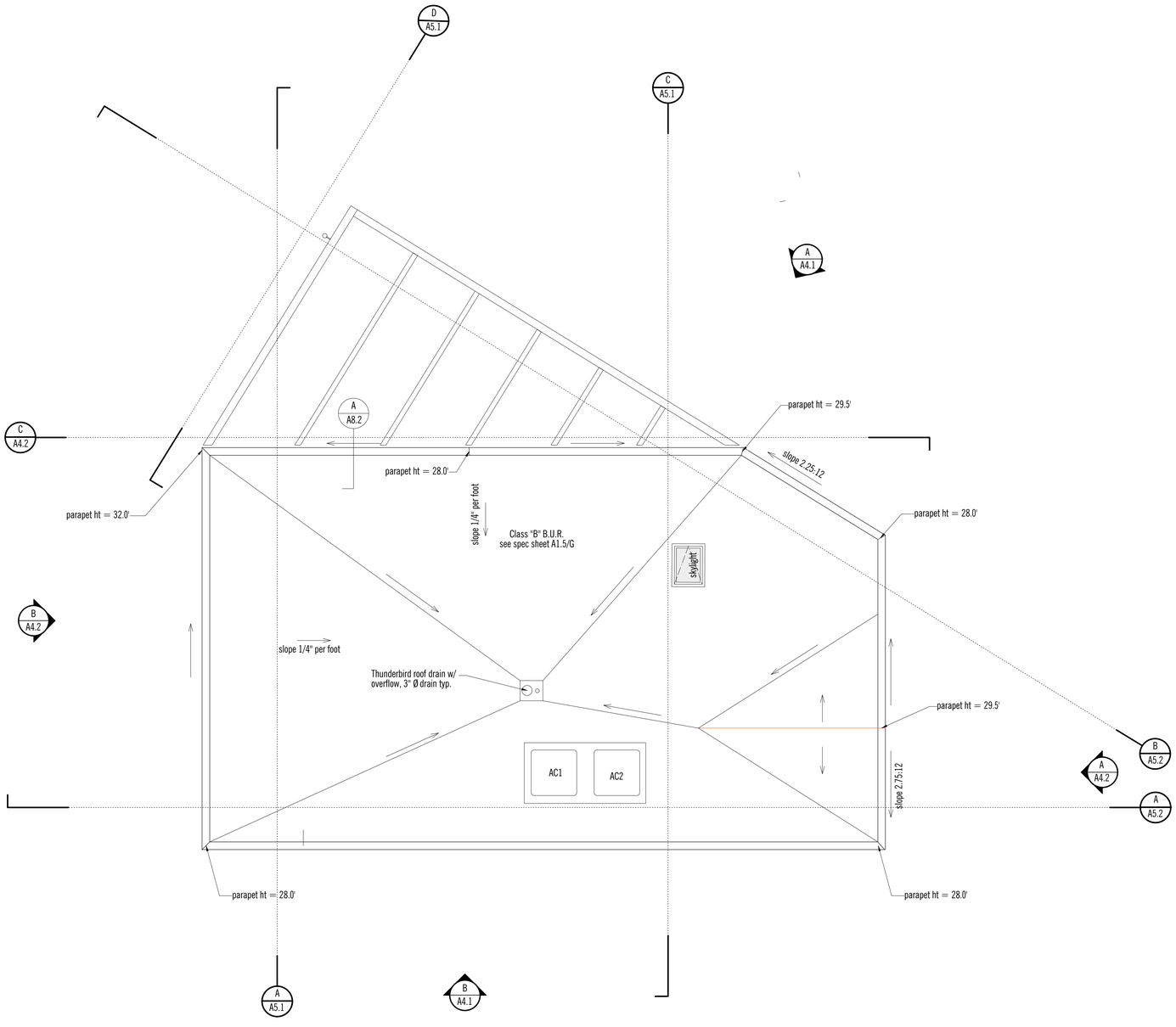
true north
PLAN NORTH

SCALE: 1/4" = 1'-0"

SHT. NAME: SECOND FLOOR PLAN

SHT. NO.: A3.2

DATE: November 29, 2021



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REVISIONS

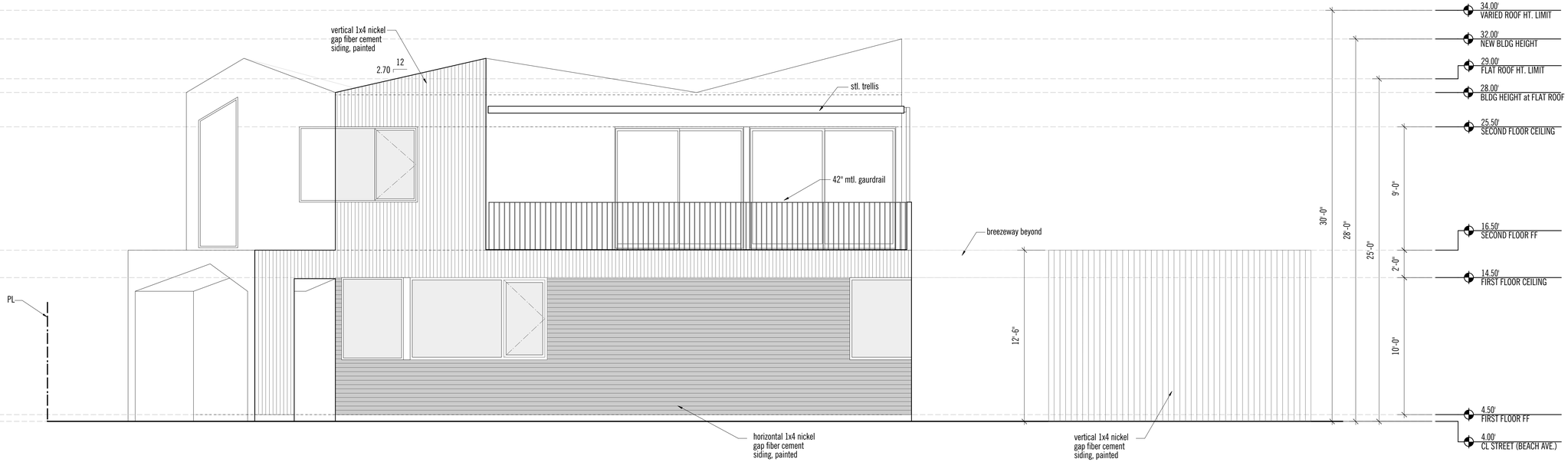
true north — PLAN NORTH

SCALE: **1/4" = 1'-0"**

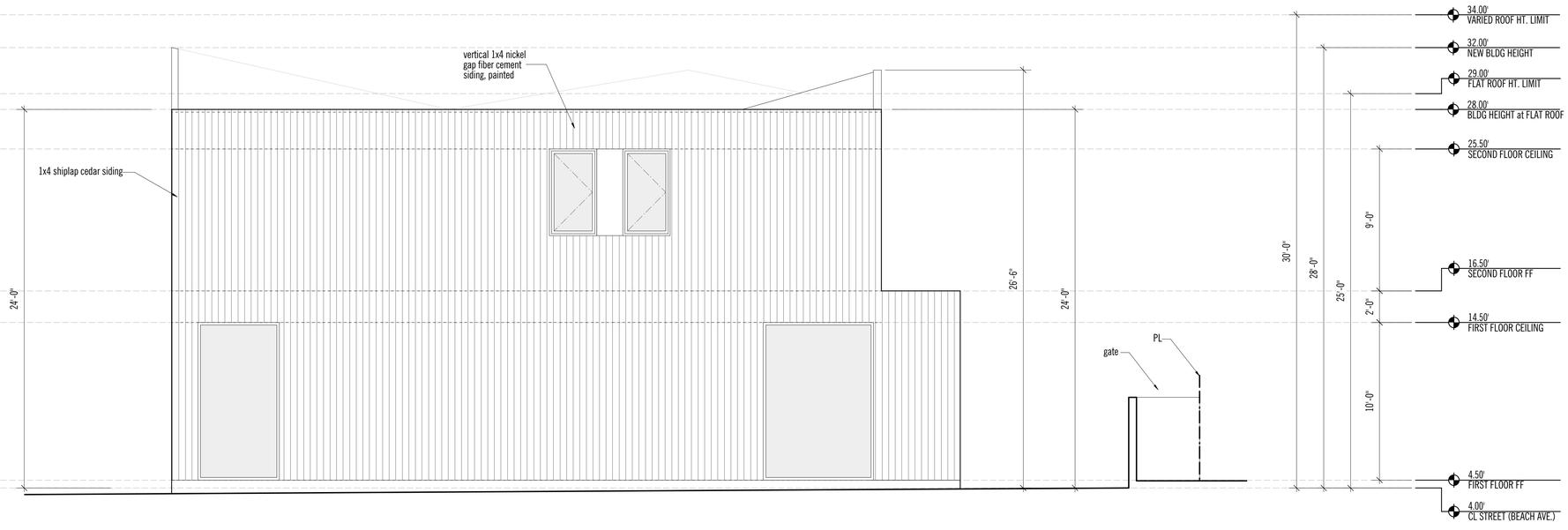
SHT. NAME: **ROOF PLAN**

SHT. NO.: ***A3.3***

DATE: November 29, 2021



NORTH ELEVATION - ALONG MILDRED | scale: 1/4" = 1' 0" | A



SOUTH ELEVATION | scale: 1/4" = 1' 0" | B

PROJ. NAME: **MILDRED610**

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LEGENDS

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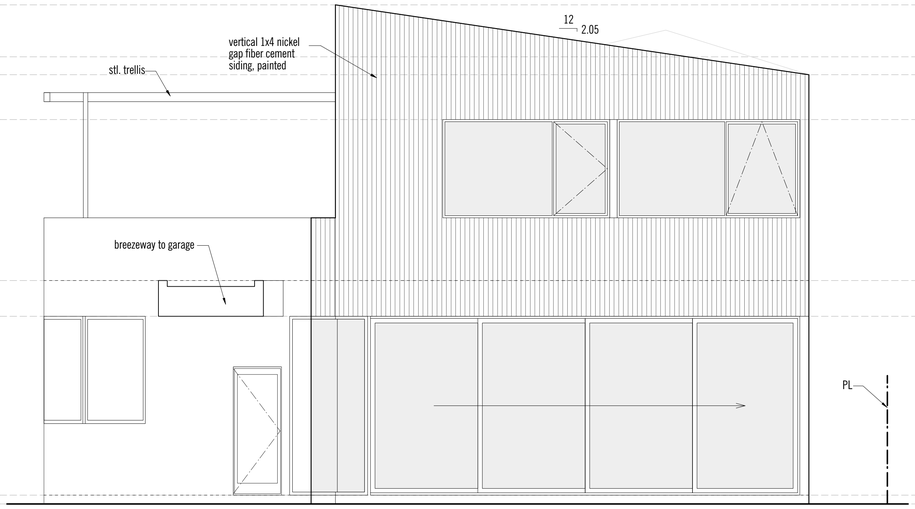
REVISIONS

SCALE: **1/4" = 1'-0"**

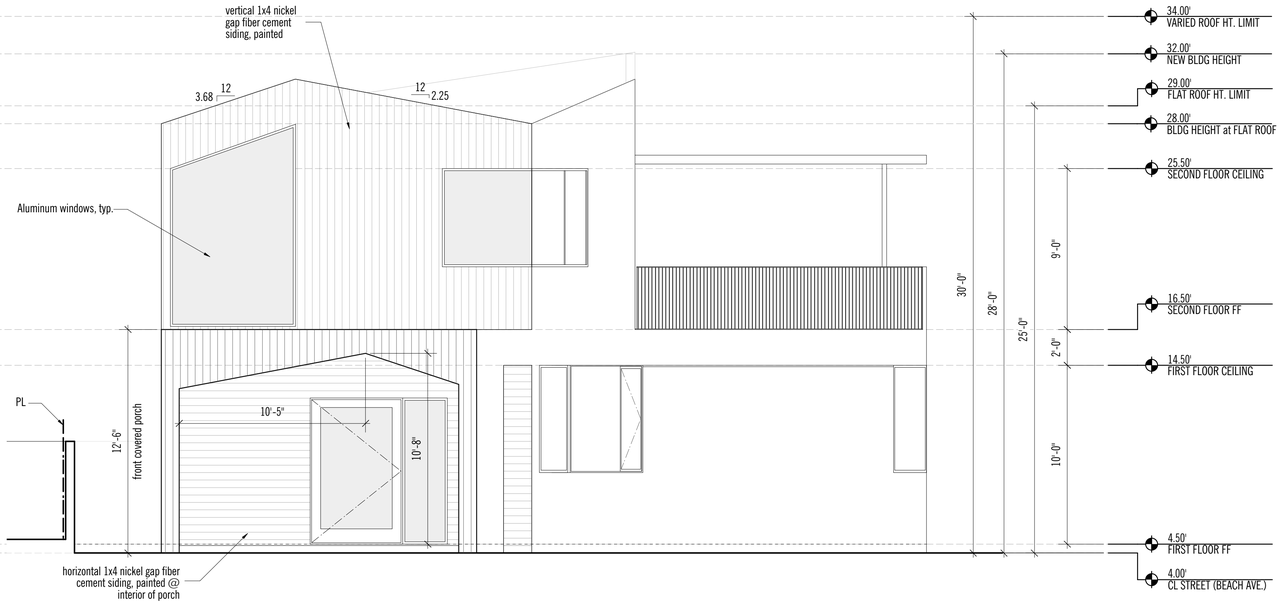
SHT. NAME: **ELEVATIONS**

SHT. NO.: ***A4.1***

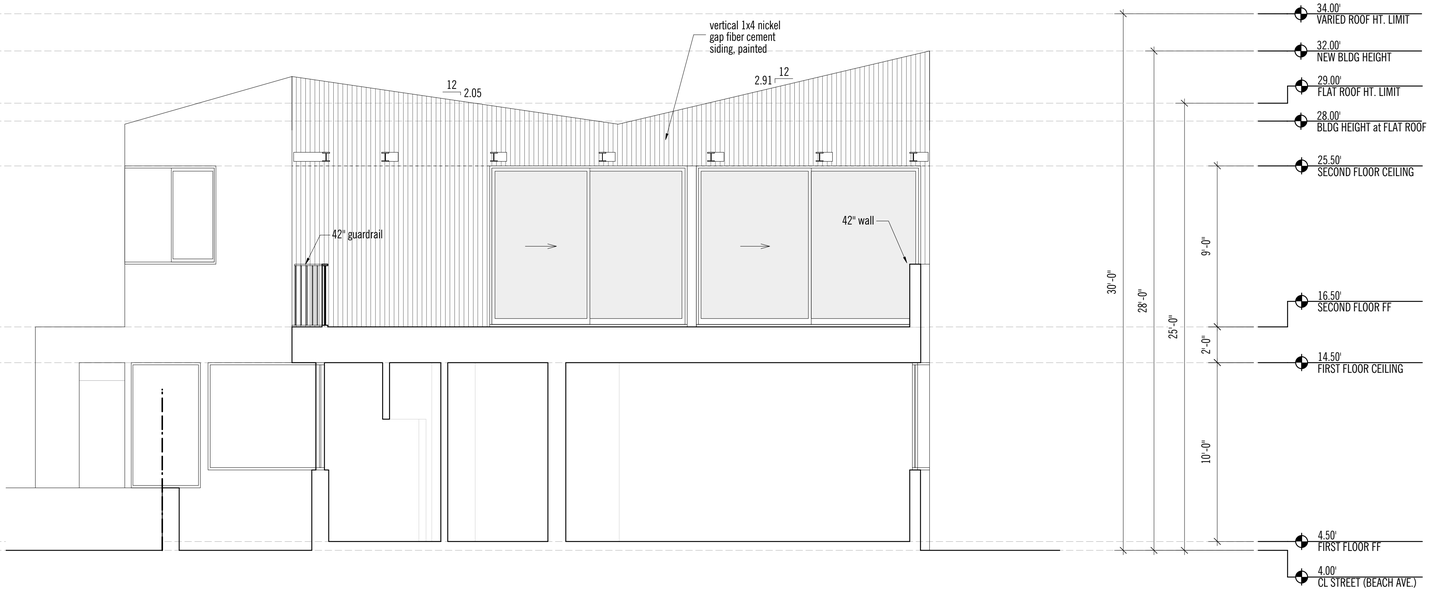
DATE: November 29, 2021



WEST ELEVATION | scale: 1/4" = 1' 0" | B



EAST ELEVATION - ALONG BEACH AVENUE | scale: 1/4" = 1' 0" | A



SECTION | scale: 1/4" = 1' 0" | C

PROJ. NAME: **MILDRED610**

PROJ. ADD: 610 MILDRED AVE.
VENICE, CA 90291

ARCHITECT + ENGINEER:

3411 Caroline Ave
Culver City, CA 90232
tel - 424.603.4791
eml - bil2e@yu2e.com

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LEGENDS:

SIGNATURE + SEAL:

DATES:

REVISIONS:

Coastal CDP approved	11/17/21
Coastal Update	09/08/21
PC comments	08/22/21
PC submit	06/08/21
CD	04/01/21
DIR letter	01/21/21
CDP case filing	06/02/20
SD	04/06/20

SCALE: **1/4" = 1'-0"**

SHT. NAME: **ELEVATIONS**

SHT. NO.: ***A4.2***

DATE: November 29, 2021

VIEW FROM MILDRED AVENUE - LOOKING EAST - REVISED

scale: not to scale

B

OVERHEAD VIEW - OBLIQUE REVISED

scale: not to scale

A

VIEW FROM NE CORNER OF MILDRED AND BEACH

scale: not to scale

D

VIEW FROM CORNER OF MILDRED AND BEACH - REVISED

scale: not to scale

C

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LEGENDS

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REVISIONS

SCALE

NOT TO SCALE

SHT. NAME

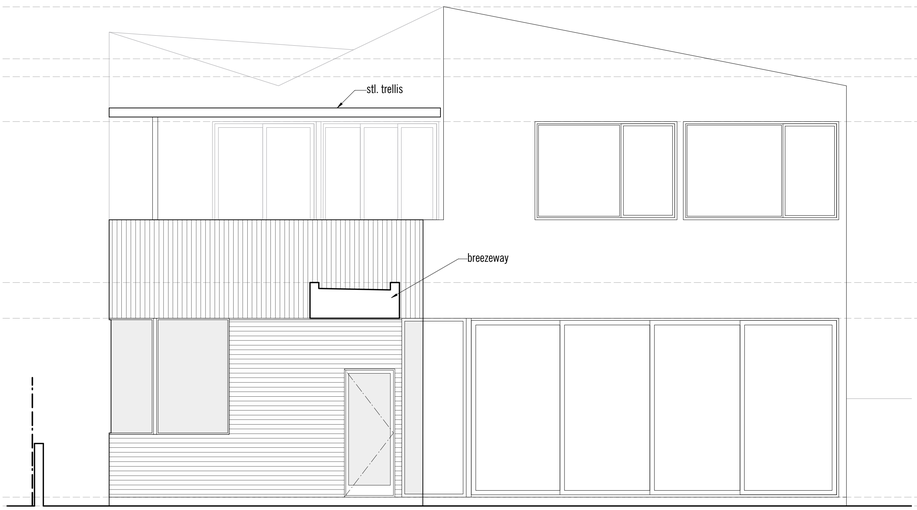
RENDERS

SHT. NO.

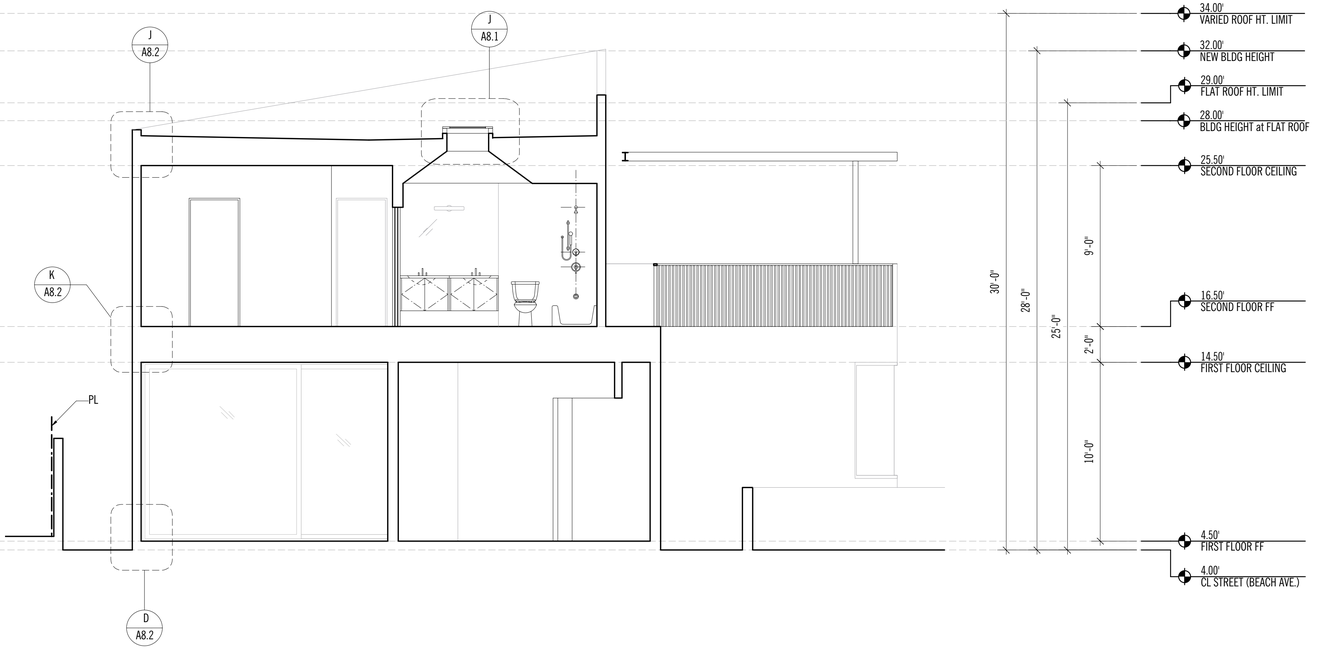
A4.3

DATE

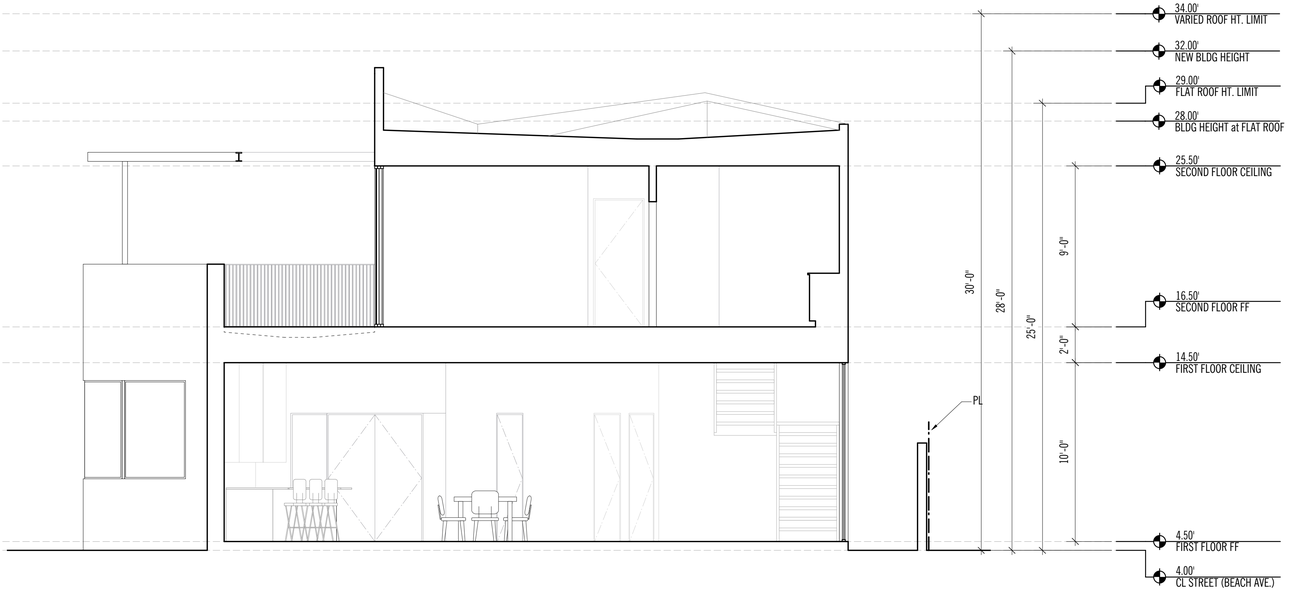
November 29, 2021



SECTION | scale: 1/4" = 1' 0" | D



SECTION | scale: 1/4" = 1' 0" | C



SECTION | scale: 1/4" = 1' 0" | A

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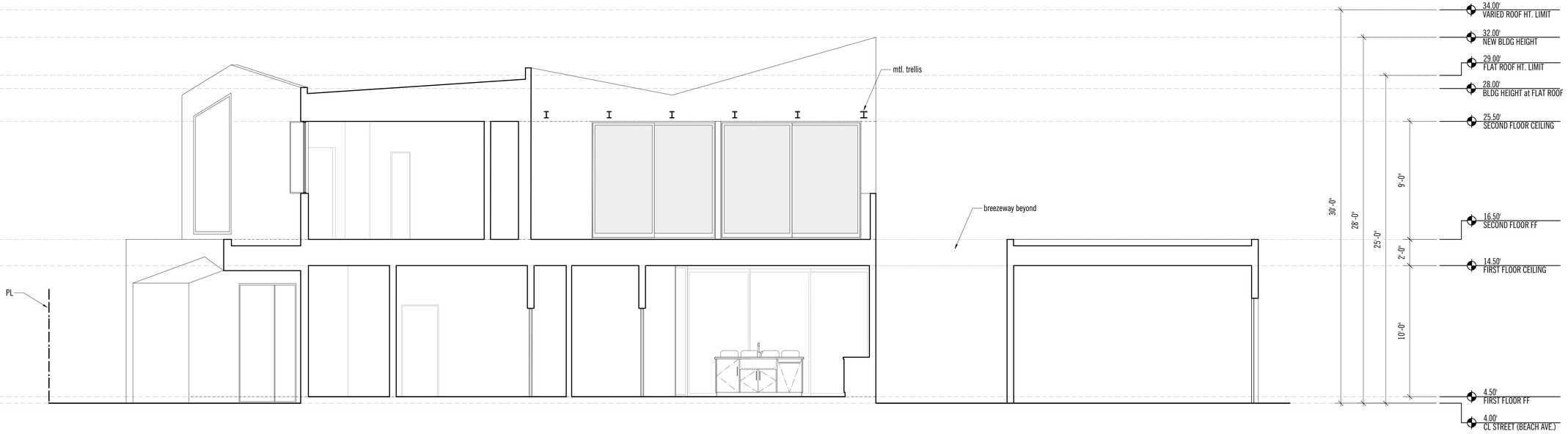
REVISIONS:

SCALE: **1/4" = 1'-0"**

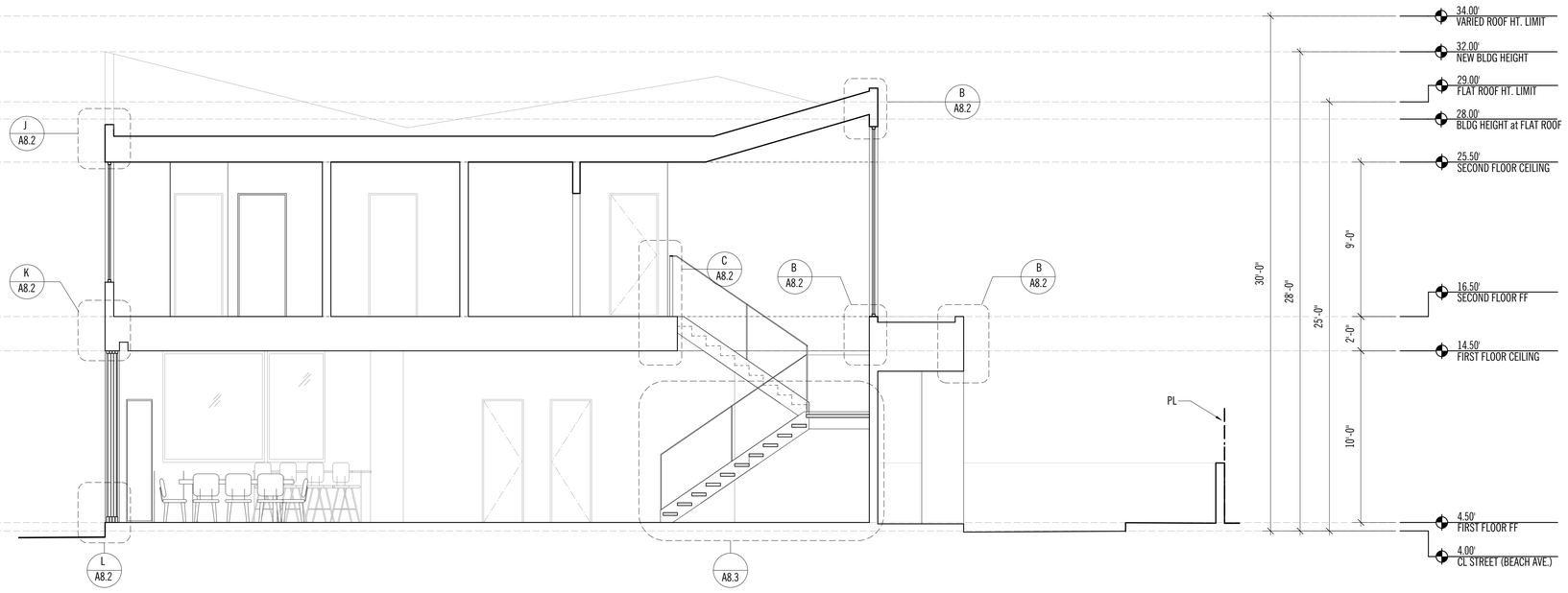
SHT. NAME: **SECTIONS**

SHT. NO.: ***A5.1***

DATE: November 29, 2021



SECTION scale: 1/4" = 1' 0" **B**



SECTION scale: 1/4" = 1' 0" **A**

PROJ. NAME

MILDRED610

PROJ. ADD.

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LEGENDS

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REVISIONS

SCALE

1/4" = 1'-0"

SHT. NAME

SECTIONS

SHT. NO.

A5.2

DATE

November 29, 2021