4080 Lafayette Place

Culver City, California

Historical Resources Technical Report

Prepared By:

CONSULTING

GPA

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EXECUTIVE SUMMARY

The purpose of this report was to determine if a proposed project (the Project) in the City of Culver City would impact any historical resources subject to the California Environmental Quality Act (CEQA). The Project site includes one property on the north corner of Lafayette Place and Braddock Drive with the property address 4080 Lafayette Place and Assessor Parcel Number 4207-007-026. The proposed Project would involve the demolition of all of the existing buildings on the Project site and the construction of a new two-story, five-unit multi-family residential building in their place. GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as appropriate.

The property comprising the Project site is not currently listed under national, state, or local landmark or historic district programs. Furthermore, it has not been identified in any historic resource surveys of the area. After careful inspection, investigation, and evaluation, GPA concluded that the property does not appear to be eligible for listing in the National Register of Historic Places or California Register of Historical Resources, or for local designation as a Culver City Cultural Resource due to a lack of significance and architectural distinction as well as a lack of integrity. Furthermore, the property does not contribute to a potential historic district. Therefore, the property is not a historical resource as defined by CEQA. As such, there is no potential for direct impacts.

Since the proposed Project involves new construction, GPA analyzed the potential for indirect impacts on two designated historical resources in the vicinity, the Lafayette Place Landmark District and 4114 Lafayette Place. The Lafayette Place Landmark District consists of a series of bungalow courts at 4052-4070 Lafayette Place. These properties are all contributors to the locally designated Landmark (a structure or district designated as an exceptional example of the highest architectural, historical, or cultural significance to the community). 4114 Lafayette Place was designated a "Recognized" structure (a structure or district designated as being of architectural, historical, or cultural interest) in 1991.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the significance of the historical resource is materially impaired. GPA concluded that the Project would have a less than significant impact. Neither historical resource would be affected by the Project, due to the physical separation between them and the proposed new construction. The Project would not result in a loss of physical integrity or historic significance to either historical resource. The broader setting of both historical resources has already been altered by new construction that is in closer proximity to the historical resources and is much larger in massing and scale than the proposed Project, which would be in keeping with the form and scale of the neighborhood. The two historical resources would continue to be eligible for listing under the local ordinance. No mitigation measures are recommended or required.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project site includes one parcel located on the north corner of the intersection of Lafayette Place and Braddock Drive in the City of Culver City. The property is Assessor Parcel No. 4207-007-026. The Project site consists of three one-story single-family bungalows with a detached garage. The addresses associated with the bungalows are 4080 Lafayette Place, 9655 Braddock Drive, and 9659 Braddock Drive (see **Figure 1** below). For the purposes of this report, the property is referred to as 4080 Lafayette Place. The proposed Project would involve the demolition of all buildings on the Project site and the construction of a two-story, five-unit residential building with one level of subterranean parking.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, in compliance with CEQA.

Audrey von Ahrens was responsible for the preparation of this report. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.

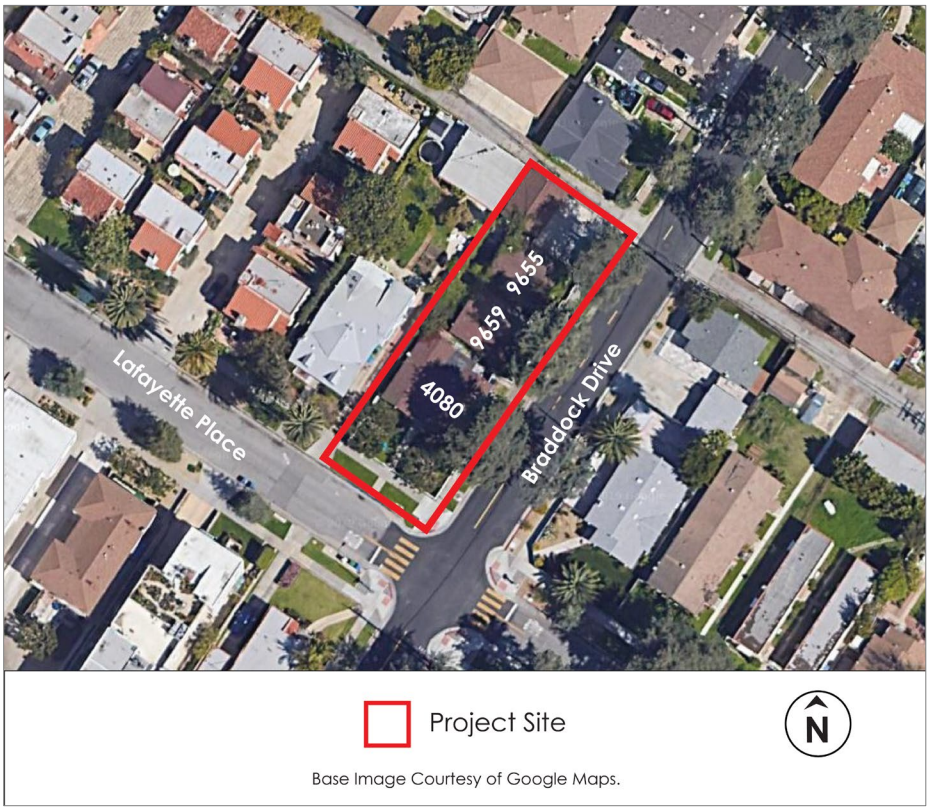

Figure 1: Location of the Project site.

1.2 Methodology

In preparing this report, GPA performed the following tasks:

1. Consulted the 1987 Culver City Historic Structures Field Survey and the 1990 Culver City Historic Preservation Advisory Committee Report to determine whether or not any properties in the Study Area were identified as significant. This research revealed that while the properties comprising the Project site were not identified as part of these efforts, there are two historical resources in the Study Area that were identified (see **Section 6**). For the purposes of this report, and in order to provide a conservative analysis of the Project's potential impacts, any properties identified as potentially eligible for designation through these surveys are presumed to be historical resources.[1] These properties were not researched or evaluated on an intensive-level by GPA to independently determine their eligibility as a historical resource.

2. Conducted a field inspection of the Project site and vicinity to determine the scope of the study. As the Project involves new construction, the study area (Study Area) was established as the Project site and all parcels within a 250-foot radius (see **Figure 2**). Any parcels that were partially within the 250-foot radius were automatically included in the Study Area. The Study Area was established to account for potential indirect impacts on historical resources in the vicinity. Parcels beyond this Study Area were not included because the proposed Project would have no potential to directly, indirectly, or cumulatively impact the buildings or their surrounding settings at this distance.

   During the field inspection, GPA also assessed the general condition and physical integrity of the buildings on the Project site and documented the historical resource located in the Study Area. Digital photographs of the buildings were taken during the field inspection.

3. Researched the properties in the Study Area to determine whether or not they are designated as Culver City Cultural Resources. This research revealed that both historical resources in the Study Area have been given local designation (see **Section 6**).

4. Conducted research into the history of the property in order to determine and develop the historic context for the evaluation. Sources referenced include the Los Angeles County Office of the Assessor records, the Los Angeles Public Library, newspaper articles, historic maps and historic aerial photographs, building permit records, city directories, Sanborn Fire Insurance maps, and the *Los Angeles Times* newspaper archives, available through the Los Angeles Public Library.

5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the property.

6. Documented the property's physical appearance and evaluated its significance on Department of Parks and Recreation (DPR) 523 Forms A and B.

[1] State CEQA Guidelines Section 15064.5.

7. Analyzed whether or not the Project would impact the identified historical resource in the Study Area defined by CEQA.

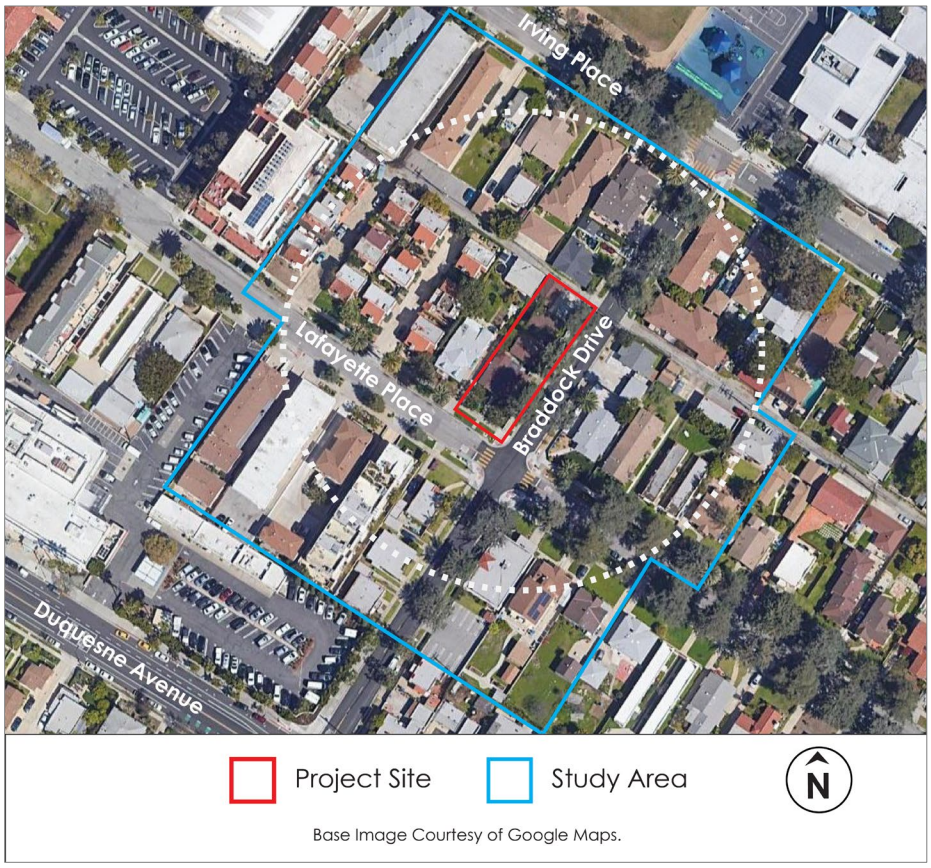

Figure 2: Location of the Project site and Study Area.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under the California Environmental Quality Act (CEQA) if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.[2] The National Register, California Register, and local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[3]

Criteria

To be eligible for listing in the National Register, a property must be at least fifty years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:[4]

A. Associated with events that have made a significant contribution to the broad patterns of our history; or

B. Associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."[5] A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

[2] Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).
[3] Title 36 Code of Federal Regulations Part 60.2.
[4] Title 36 Code of Federal Regulations Part 60.4.
[5] *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation,* eds. Patrick Andrus and Rebecca Shrimpton (Washington DC: National Park Service, Cultural Resources, US Department of the Interior, 1995), 7.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."[6] Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."[7]

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.[8] A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.[9]

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or

[6] Ibid, 44.
[7] Ibid.
[8] Title 36 Code of Federal Regulations Part 60.3(d).
[9] Donna Seifert, Barbara J. Little, Beth L. Savage, and John H. Sprinkle, Jr., *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington DC: National Park Service, Cultural Resources, US Department of the Interior, 1995).

- It independently meets the criterion for listing in the National Register.[10]

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.[11]

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission (SHRC) for inclusion on the California Register.[12]

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least fifty years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than fifty years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity,

[10] Linda McClelland, Carol D. Shull, James Charleton, Maureen P. Danaher, and Rebecca Shrimpton, *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington DC: National Park Service, Cultural Resources, US Department of the Interior, 1977, rev. 1997).
[11] Public Resources Code §5024.1 (a).
[12] Public Resources Code §5024.1 (d).

there is the expectation that properties reflect their appearance during their period of significance.[13]

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:[14]

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates additional details about the evaluation. For eligible properties, these letters indicate whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Code referred to in this report is:

[13] Public Resources Code §4852.
[14] Public Resources Code §5024.1.

6Z: "Appears ineligible for designation at the national, state, and local levels through survey evaluation."[15]

2.3 Culver City Historic Preservation Ordinance

The Culver City Historic Preservation Ordinance was adopted in 1991 to protect the City's "unique historical, architectural and cultural heritage as reflected in the City's architectural history and patterns of cultural development," and to increase public awareness and appreciation of these resources.[16]

Structures and districts may be designated as cultural resources using the local ranking system of Landmark, Significant, or Recognized. The structure or district must meet one of two Threshold Criteria:

1. The structure(s) is at least fifty (50) years old and the exterior of the structure is accessible or visible to the public; or
2. The structure or district has special importance to the City.

After satisfying the threshold criteria, the structure or district must meet one or more of the following Assessment Criteria:

1. Is the structure(s) of "architectural significance"?
2. Is the structure(s) of "historical or cultural significance"?
3. Do the structures in the district collectively meet 1. or 2. above?[17]

Structures and districts that satisfy the Threshold and Assessment Criteria above are then classified as Landmark, Significant, or Recognized by applying a rank calculated through the following points system, as indicated in Culver City Resolution No. 91-R015[18]:

1. Quality of Architecture (28 possible total points)
    a. Does the structure represent the work of an architect/designer/builder having significance to the City? - 8 points

    Choose One of the Following:

    b. Is the structure in question the best example of its kind in Culver City? – 20 points
    c. Is the structure a good example, but there are better? – 10 points
    d. Does the structure retain some of the original construction/style/materials, but there have been significant alterations? – 5 points
2. Historical/Cultural Significance (15 possible total points)

[15] "Technical Assistance Bulletin #8."
[16] "Technical Assistance Bulletin #8."
[17] Culver City Municipal Code §15.05.020.
[18] City of Culver City Resolution No. 91-R015, February 11, 1991.

   a. Is the structure associated with a prominent person(s) of importance to the incorporation, growth or development of Culver City (State or Nation?) – 15 points

   b. Is the structure associated with an historical pattern of significant event related to incorporation, growth or development of Culver City (State of Nation?) – 10 points

3. Other (15 possible total points)

   a. Is the structure the oldest example of its type/style in Culver City? – 5 points

   b. Is the structure accessible and/or visible to the public? – 5 points

   c. Has the structure been well-preserved? – 5 points

4. Historic Districts

   a. Is the structure within an area delineated as one of contiguous or related parcels at which events occurred that made a significant contribution to City, state or national history or culture?

   b. Is the structure within an area which contains structures which are collectively significant examples of period, style, or method of construction providing distinguishing characteristics of the architectural type or period represented?

   c. If the collective structures satisfy (a) or (b), above, questions 1 through 3, above, should be applied to determine their collective classification.

The definitions of each rank, and their total points values, in descending order, are:

- Landmark: A structure designated as an exceptional example of the highest architectural, historical, or cultural significance to the community (41+ total points)
- Significant: A structure designated as being of substantial architectural, historical, or cultural significance to the community (21-40 total points).
- Recognized: A structure designated as being of architectural, historical, or cultural interest (5-20 total points).

3. ENVIRONMENTAL SETTING

3.1 Construction History

The property at 4080 Lafayette Place is lot 37 of the Nolan Park Tract, first subdivided in 1916.[19] The exact construction dates of each of the existing three bungalows and detached garage are uncertain, but research suggests that they were all constructed between 1922 and 1924. There are two building permits from 1922: one for a five-room dwelling at the front of the lot (Building Permit No. 764), and another for a four-room dwelling and detached garage at the rear of the lot (Building Permit No. 766). No building permit was found for the third bungalow; however, Building Permit No. 5764-66 indicates that a cesspool was constructed for three houses, suggesting that the third bungalow was built at the same time and the building permit, presumably No. 765, may have been lost over time (see **Table 1**). Los Angeles County Tax Assessor records do not provide a value for improvements until 1924; however, the value of the land steadily increased between 1922 and 1924. Thus, it stands to reason that the three bungalows and garage were being constructed over the course of those three years.[20] City directories from 1922 list the address 473 La Fayette Place (4080 Lafayette Place today), indicating that at least the bungalow fronting Lafayette Place was constructed by that time. Since initial construction, there have been a limited number of documented alterations other than mechanical, electrical and plumbing upgrades, as shown in **Table 1**, below.

Table 1: Building Permit History

Date	Permit #	Work Completed	Engineer/Contractor	Owner
12-09-1922	764	5-rm. dwelling (front of lot at 473 La Fayette Place)	Owner	Mike Mason
N/A	765	N/A	N/A	N/A
12-09-1922	766	4-rm. dwelling and 18' x 24' garage	Owner	Mike Mason
02-05-1922	5764, 65 and 66	1 cesspool for 3 houses	N/A	Mike Mason
04-25-1977	C13643	Water service	Owner	Elliot J. Schwartz
01-07-1977	N/A	Building Record Report	N/A	Pedro Sanchez
08-08-1978	N/A	Building Record Report	N/A	Hannah Schwartz
08-05-1980	A24443	Chain link fence	Van Quathem Assoc.	Armstrong & Zomer[21]
02-08-1984	03099	Plumbing	Owner	Richard Armstrong
08-27-1991	25936	Plumbing	Owner	Richard Armstrong
08-30-1991	25975	Plumbing	Owner	Richard Armstrong
04-06-2007	69502	Electrical	Torres G. Electric	Tom Marco
02-23-2012	81218	Electrical	Houck Construction Inc.	Jay & Katherine Wolf

[19] Los Angeles County Office of the Assessor, Map Book 32, Page 45, September 19, 1916.
[20] Los Angeles County Office of the Assessor, Map Book 369, Page 33, 1917-1924.
[21] Richard and Donna Armstrong & Richard and Rosalie Zomer.

3.2 Property Description

The property contains three one-story bungalows and a detached garage. The westernmost bungalow, 4080 Lafayette Place, faces southwest toward Lafayette Place, set back by a front yard. Immediately behind it are 9659 Braddock Drive and 9655 Braddock Drive. These two bungalows are mirror images of each other, oriented southeast facing Braddock Drive with a shallow setback from the street. The detached garage is located at the far northeast corner of the property with three garage door openings arranged on the southeast elevation, facing Braddock Drive. It is set back from the street by a large concrete slab.

4080 Lafayette Place

This wood-frame, single-family bungalow is generally "U"-shaped in plan and one-story in height. It has a low-pitched cross-gabled roof with open, overhanging eaves with bargeboards and fascia boards. The modest Craftsman style bungalow has a composition shingle roof and is clad in wood clapboard siding.

Figure 3: Façade, view looking northeast. Source: GPA, December 2019.

Figure 4: Primary entrance porch. View looking northwest. Source: GPA, December 2019.

The primary entrance is centered on the façade (southwest elevation, see **Figure 3**), between two front-gable projections within a recessed porch (see **Figure 4**). The porch is accessed from the street by a narrow concrete walkway that leads to two concrete steps flanked by metal railings. The wood paneled door of the primary entrance is located on the south wall of the porch within a simple wood surround. At the center of the porch is a vinyl sliding window with simulated divided lights. The opening has a wood surround that extends to the porch floor. There is no sill. The sliding window is flanked by vinyl double-hung sash windows with simulated divided lights within wood surrounds with wood sills. A group of three, wood, six-over-one double-hung sash windows with wood surround and sill are centered beneath each of the gables.

There are two secondary entrances located on the rear elevation (**Figure 5**). One is located on the south end of the elevation, off-set beneath the gable end. The second is located on a flat-roofed projection near the center of the elevation. Both are contemporary hollow slab doors within simple wood surrounds and are accessed by concrete steps.

Fenestration is generally asymmetrical and consists of groupings of wood, double-hung sash windows with divided lights, and groupings of vinyl sliding and double-hung sash windows with simulated divided lights. Most windows have wood surrounds with simple wood sills and aprons. Wood lattice vents are located within the gable peaks.

Figure 5: Rear elevation, view looking west. Source: GPA, December 2019.

While the record of alterations to the building is sparse, the following changes were observed during the site visit:

- The primary entrance has been reconfigured to the side of the porch, with a new door within a smaller opening. The wood frame of the original primary entrance door appears to be extant at the center of the recessed porch but has been partially infilled with a vinyl sliding window. The flat portion of the porch roof between the eaves of the two gables is a later addition.
- A small addition with flat roof appears to have been added to the rear elevation.
- The wood sashes of two windows within the front porch have been replaced with vinyl. All doors are replacements and openings appear altered.

Because they were identified through visual observation, the date each alteration took place is unknown.

9659 Braddock Drive

This wood-frame, single-family bungalow is rectangular in plan and one-story in height. It has a low-pitched, front-gabled roof with open, overhanging eaves with bargeboards and fascia boards. The roof is clad in composition shingle and the exterior is clad in wood clapboard siding.

Figure 6: Façade, view looking west. Source: GPA, December 2019.

The primary entrance is off-set on the northeast end of the façade, within a small porch sheltered beneath a metal canopy supported by metal posts with filigree. A concrete stoop with metal railing provides access from a concrete walkway from the north side. The wood paneled door with divided-light upper has a wood surround.

There are two secondary entrances on the rear (northwest) elevation. A partially glazed wood door with wood steps is located on the northeast end. On the southeast end is a wood paneled door with single-light glazing in the upper portion accessed by side-facing concrete steps partially enclose by a metal railing.

Fenestration is generally asymmetrical and consists of four-over-one double-hung-sash with wood surrounds with simple wood sills and aprons. Wood lattice vents are located within the gable peaks.

The building appears to be largely intact and the record of alterations was limited; however, the following changes were observed during the site visit:

- The front porch canopy and railing were replaced.
- The partially glazed door on the rear elevation is non-original and the opening appears to be non-original.

Because they were identified through visual observation, the date each alteration took place is unknown.

9655 Braddock Drive

9655 Braddock Drive is almost an exact mirror image of 9659 Braddock Drive. Only minor deviations, due to alterations over time, were observed during the site visit. These include the following:

- The front porch retains its original wood, pent roof canopy and wood lintel. However, the porch supports have been replaced with metal like that of 9659 Braddock Drive.
- A window opening toward the rear of the northeast elevation has been resized and replaced.

Figure 7: Façade, view looking west. Source: GPA, December 2019.

Because they were identified through visual observation, the date each alteration took place is unknown. Additionally, the rear yard was not accessible and thus any alterations to the rear elevation are unknown.

3.3 Ownership and Tenant History

According to Los Angeles County Office of the Assessor Map Book records, the property was owned by the Title Insurance and Trust Company in 1922 after the land was subdivided. As was typical of at the time, the property was purchased by investors and individually sold. The earliest known building permits, from 1922, list Mike Mason as the owner-builder. However, Assessor records indicate that it was not until 1923 that the property was sold by the Title Insurance and Trust Company to the Masons and their investors, accountant Albert L. Shipley, and real estate agent and property manager Josephine Carrier.[22] Corrinne M. Mason's maiden name was Carrier, suggesting that there may have been a relation with Josephine Carrier.[23] According to building permit records, Mike Mason constructed all of the buildings on the property and he and his wife,

[22] Ancestry.com, 1930 United States Federal Census, accessed December 2019, http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1930usfedcen&h=89564404.
[23] Ancestry.com, 1930 United States Federal Census, accessed December 2019, http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1930usfedcen&h=89460044.

Corrinne M. Mason were the first to reside at 4080 Lafayette Place (then 473 La Fayette Place), the largest bungalow at the front of the property. They lived there from at least 1922 to 1926. Between 1929 and 1931, they sold the property for tax purposes to National Realty Management Company, which maintained ownership from 1931 to 1939 before it was sold to Elizabeth Bohnen Victoria Kring. The property was then sold to George M. and Miriam Foster in 1943. The Fosters owned the property for the longest period of time, from 1943 until at least 1963. They resided at the property throughout the majority of their ownership at 4080 Lafayette Place, while renting out the two other bungalows that front Braddock Drive until 1952. They maintained the property as an investment until 1963. After which, there were a series of different owners as the property changed hands many times through the 1970s to present day as evidenced by building permit records (see **Table 2**).

Table 2: Chain of Title

Date	Permit No.	Grantor	Grantee
1923	MB 369 pg. 33	Title Insurance and Trust Co.	Al Shipley, Josephine Carrier, Corinne M. Mason
1924	MB 369 pg. 33	Al Shipley, Josephine Carrier, Corinne M. Mason	Corinne and Mike Mason
1929	MB 369 pg. 29	Corinne M. Mason	George W. Carrier
1931	MB 369 pg. 27	George W. Carrier, Paramount Securities Co.	National Realty Management Co. Inc.
1939	MB 369 pg. 27	National Realty Management Co. Inc	Elizabeth Bohnen Victoria Kring
1943	MB 369 pg. 27	Elizabeth Bohnen Victoria Kring	George M. and Miriam Foster
1961	MB 369 pg. 8	George M. and Miriam Foster	N/A

The property experienced frequent tenant turnover since its construction (see **Table 3**). No tenants were found for 9659 and 9655 Braddock Drive through 1926 when the Masons resided at 4080 Lafayette Place. The first known tenants after the Masons were Clarence H. and Georgia E. Lane. They lived at 4080 Lafayette Place with their two daughters and Clarence's mother for a few short years from at least 1930 to 1931. Clarence worked as an optician and Georgia worked as a cosmetologist at a beauty shop.[24] At that same time, 9659 Braddock Drive was tenanted by Joseph J. and Lilly O. Woodward. Joseph immigrated from England and worked as a movie studio carpenter and Lily was a press operator at a laundry. They had one son. In 1930 and 1931, 9655 Braddock Drive was occupied by real estate agent Ada Lewis, who lived with her mother, Sarah Boyd and son William. The duration of their residency is uncertain. In 1931, Betty Lewis is the only resident listed in the city directory and by 1937, the bungalow was home to Culver City Fire Department fireman, Willard L. Lavenbarg and his wife Emily. According to the 1940 US Federal Census, 4080 Lafayette Place was occupied by the same Woodward family who previously lived at 9659 Braddock Drive, which was then home to painter, Frederick Prudhont, and his family. They had lived there since 1935. The third bungalow, 9655 Braddock Drive, was rented by Dermit Wallur, a baker, and wife Mildrid.

George M. Foster and Miriam C. Foster resided at 4080 Lafayette Place after purchasing the property in 1943. George's primary occupation was an engineer and Miriam worked as a teacher.

[24] Ancestry.com, 1930 United States Federal Census, accessed December 2019, http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1930usfedcen&h=89563198.

They likely rented out the other bungalows as an additional source of income. However, limited information was found about who occupied the Braddock Drive bungalows throughout the duration of their ownership. A 1949 Culver City Directory lists Addie Mahn, widow to Frank M. Mahn, at 9655 Braddock drive. Listed at 9659 Braddock Drive are Kenneth J. and Bernice F. Lemke, and Stewart W. Lemke. Both men worked as station attendants. Clara T. Minter resided at 9659 Braddock Drive through the 1950s. Her occupation is listed as a practitioner. Herbert B. and Ella H. Cole resided at 9655 Braddock Drive at this time.

Table 3: Property Tenant History

Date	4080 Lafayette Place	9659 Braddock Drive	9655 Braddock Drive
1924[25]	Mike Mason, Corinne M. (wife), Anna P. Slater (Mrs.)	N/A	N/A
1926[26]		N/A	N/A
1930[27]	Clarence H. Lane, Georgia E. (wife), Gertrude Ann (daughter), Gertrude (mother)	Joseph J. Woodward, Lilly O. (wife), Joseph S. (son)	Ada Lewis, Sarah Boyd (mother), William W. (son)
1931[28]			Betty Lewis
1935[29]	N/A	Fred L. Prudhont, Rose (wife), Lawrence (son), Donald (son)	N/A
1938[30]	Mary O. Cornell (Mrs.)		N/A
1937[31]	John O. Moore, Doris (wife)		Willard L. Lavenbarg, Emily (wife)
1940[32]	Joseph Woodward, Lillie (wife), Joseph (son)		Dermit Wallur, Mildrid (wife), Larry (son)
1944[33]	Benjamin F. Fairbanks (electrician), Nellie (wife)	N/A	N/A
1943	George M. Foster, Miriam C. (wife)	N/A	N/A
1946[34]		N/A	N/A
1948[35]		N/A	Addie Mahn (widow, Frank Mahn)
1949[36]		Kenneth J. Lemke, Bernice F. (wife), Stewart W., Clara T. Minter (Mrs.)	
1950[37]			N/A
1952[38]		Clara T. Minter (Mrs.)	Ella H. Cole (Mrs.)
1956[39]	N/A	Clara T. Minter (Mrs.)	Herbert B. Cole, Ella H.

[25] Ancestry.com, Los Angeles County Voters Registration, 1924.
[26] Ancestry.com, Los Angeles County Voters Registration, 1926.
[27] Ancestry.com, 1930 United States Federal Census, accessed December 2019, http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1930usfedcen&h=89563198.
[28] Culver City, California, City Directory, 1931.
[29] Ancestry.com, 1940 United States Federal Census, accessed December 2019, http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1940usfedcen&h=73352066.
[30] Ancestry.com, Los Angeles County Voters Registration, 1938.
[31] Culver City, California, City Directory, 1937.
[32] Ancestry.com, 1940 United States Federal Census, accessed December 2019, http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1940usfedcen&h=73352066.
[33] Ancestry.com, Los Angeles County Voters Registration, 1944.
[34] Ancestry.com, Los Angeles County Voters Registration, 1946.
[35] Ancestry.com, Los Angeles County Voters Registration, 1948.
[36] Culver City, California, City Directory, 1949.
[37] Ancestry.com, Los Angeles County Voters Registration, 1950.
[38] Ancestry.com, Los Angeles County Voters Registration, 1952.
[39] Ancestry.com, 1956 Los Angeles County Voters Registration, accessed December 2019, http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=CAVoterRosetta&h=48484423.

4. HISTORIC CONTEXTS

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. Two contexts, Early Residential Development in Culver City and Craftsman Bungalows, were identified, researched, and developed for use in the evaluation of the property as a potential historical resource.

4.1 Early Residential Development in Culver City

Culver City is named after its founder, Harry H. Culver,[40] who started plans for the city in 1913. Culver was born in Milford, Nebraska. He arrived in California in 1910 and went into the real estate business. His choice of location for a new city was logical: exactly halfway between the bourgeoning city of Los Angeles and resort town of Venice Beach where multiple rail lines intersected. With the help of the Pacific Electric Railway Company, and several other land owners Culver formed the Culver Investment Company, purchased a group of blocks near the Palms Depot and adjoining acreage (northwest of Washington Boulevard today), and formed the first subdivision that would become the heart of the city.[41] Culver announced the establishment of his new town at a banquet held at the California Club in Los Angeles in 1913 at which the town was christened "Culver City."[42] He relocated his office from Los Angeles to the center of the newly established 1.2 square mile town.[43]

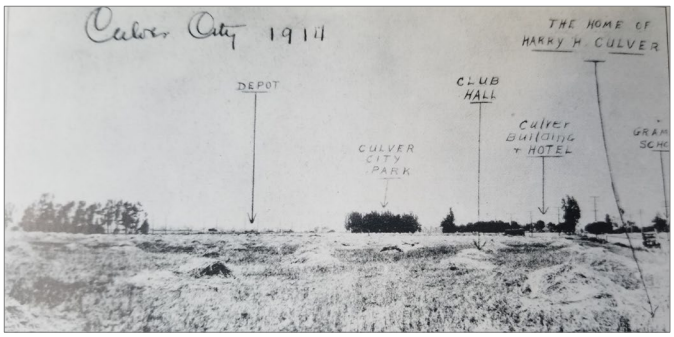

Figure 8: Culver City in its beginning, shown here in 1914. Source: Images of America: Culver City, 12.

The city Culver envisioned was planned to accommodate both residential and business uses. To fulfill the business side of his plan, Culver looked to the motion picture industry to form the economic base. A small studio, Kalem Motion Picture Company, later Essenay, was the first to locate in the area.[44] He also enticed noted filmmaker, Thomas Ince, to move his studios from "Inceville" (near Sunset Boulevard and the Pacific Coast Highway) to Culver City in 1915. In addition to creating an economic base for the city, the film industry, as well as others that Culver would seek out, would provide jobs for his new residents. Culver imagined a city of homes for

[40] Harry Hazel Culver was born on a farm in Milford, Nebraska in 1880. He enlisted in the Spanish-American War and became sergeant before financing his own education at Doane College and the University of Nebraska. He held various jobs—mercantile business, reporter, special agent in the customs department—before moving to California in 1910 where he finally entered real estate; Julie Lugo Cerra, *Culver City Chronicles*, (Charleston, SC: The History Press, 2013), 53-54.
[41] W.W. Robinson, Culver City, California: A Calendar of Events, in which is included, also, the story of Palms and Playa del Rey, together with Rancho La Ballona and Rancho Rincon de los Bueyes, (Los Angeles, CA: Title Guarantee and Trust Company, 1939), n.p.
[42] W.W. Robinson, n.p.
[43] "About Culver City," Julie Lugo Cerra, accessed December 20, 2019, https://www.culvercity.org/how-do-i/learn/about-culver-city.
[44] Julie Lugo Cerra, Images of America: Culver City, (San Francisco, CA: Arcadia Publishing, 2004) 49.

families of modest incomes and conveyed this vision to potential homeowners by building model homes furnished with china, fine linens, and even cars already in the garage.[45]

Figure 9: Buyers sign up for lots at one of Culver's field offices circa 1914. Source: A Past to Remember, 32.

On the residential side, Culver was considered a marketing genius for how he used promotions to attract people to the new city. He hosted various events, such as free bus rides and picnic lunches, established a marathon through Culver City, and held contests with the grand prize being a Culver City lot.[46] In addition, he employed a large real estate sales force, posted many ads in the local papers that read, "All Roads Lead to Culver City," and used a giant searchlight playing nightly from the roof of the Culver City Real Estate Office to draw attention to his future city.

Typical of residential development across Southern California in the early twentieth century, tracts of land were subdivided by large subdividing corporations, such as the Title Insurance and Trust Company, and lots were individually sold off. Early residential development was concentrated on blocks adjacent to Main Street and primarily consisted of one- and two-story single-family residences along Washington Boulevard and in subdivisions north of Venice Boulevard.[47]

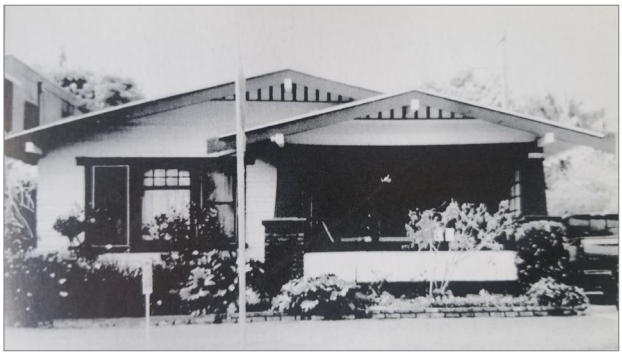

Figure 10: 4245 Duquesne Avenue is a local Landmark. This craftsman style house was constructed by local contractor and civic leader Dan Coombs in 1920. Source: Images of America, 39.

After rejecting annexation to Los Angeles in 1914, Culver City incorporated on September 20, 1917.[48] During these early days, city tracts and streets were named and paved, a numbering system was adopted, and city employees were hired. As envisioned by Culver, motion picture studios formed the early economic base, followed by other industries such as Western Stove in 1922, and later the Helms Bakeries in 1930.[49] As such, those employed in the public sector and film industry contributed to a large portion of the city's population in its earliest years.

By 1920, Culver City had a population of 520 residents in the city that covered 770 acres.[50] The foundation was laid for the building boom that

[45] Lucinda Pennington and William K. Baxter, *A Past to Remember: The History of Culver City* (Culver City, CA: The City of Culver City, 1976), 40.
[46] Julie Lugo Cerra, *Culver City Chronicles*, (Charleston, SC: The History Press, 2013), 63.
[47] Sanborn Map Company, *Culver City,* Sheets 1-6, 1919, accessed December 23, 2019, www.proquest.com.
[48] Cerra, *Culver City Chronicles,* 53-54.
[49] "About Culver City."
[50] Pennington and Baxter, 50.

was to come to Culver City throughout the 1920s. During the ten-year period between 1920 and 1930, the city experienced its greatest population and land growth. While commercial development increased along Main Street, residential development boomed all around it. Instead of large, single-family residences on large lots, this era was dominated by the development of more dense housing stock. Individual lots were developed with multiple single-family residences on a lot and duplexes and bungalow courts became more and more common. By 1930, Culver City had 8,669 residents and over 2,000 acres.[51]

Residential development significantly slowed, almost to a stop in the 1930s. During the Depression years, no land annexations were made, and real estate development was practically non-existent.[52] Residential development would pick up once again in the 1940s and continued through World War II as the population of Culver City boomed due to its proximity to defense plants and opportunities for employment. The demand for housing only increased at the close of the war, as veterans and their families swarmed into Southern California. Thus, began the post-war boom.

4.2 The Craftsman Bungalow[53]

Although the term "bungalow" has been closely associated with the Arts and Crafts movement and the Craftsman style of architecture, it refers to a type of house rather than a style of architecture. The bungalow appeared in California during the first decade of the twentieth century. It was a house type ready made for the mild climate and profound demand brought about by the rapidly expanding population. While some bungalows were custom-designed by architects, most were selected from plan books or catalogues and were constructed by contractors or assembled from prefabricated pieces. Almost anyone could buy a parcel of land and build a bungalow. As a result, in some areas blocks are populated primarily with bungalows. While not individually significant, these homes together compose neighborhoods coherent in architectural style and character that should be evaluated as potential historic districts.

The bungalow was promoted by a volume of literature almost as prodigious as the writing that promoted California. Western oriented periodicals, especially those for professional builders and architects, took up the cause. *The Western Architect*, although published in Minneapolis, kept readers well informed on the California phenomenon as well as work in the Midwest. Dozens of bungalow books were published by eager entrepreneurs. Sold cheaply – often given away – by hopeful contractors and builders, these books spread the bungalow throughout America. Typically, the bungalow book was composed of photographs or drawings accompanied by simplified floor plans. Publishers recommended that plans be adapted for the particular circumstances and orientation of the lots and that detailed plans be developed. The designers behind the floor plans published in these bungalow books were often well-known architects in their own rights, although they often were not credited in the book.

The business in prefabricated, or "kit," bungalows also flourished. Kits included everything required to complete the house, including lumber, nails, doors, windows, screens, hardware, paint, and an instruction manual. The houses varied in both floor plan and style, allowing owners to pick one that

[51] Pennington and Baxter, 56.
[52] Pennington and Baxter, 86.
[53] Excerpted and adapted from GPA Consulting, "Architecture and Engineering, 1850-1980: Arts and Crafts Movement, 1895-1930," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, June 2016), 8-11.

suited their needs and taste. Each company published its own book of homes; some included lots and other items. Popular bungalow styles included Spanish Colonial Revival, English Revival, American Colonial Revival, and Craftsman. The most well-known catalogues came from Sears, Roebuck and Company, Montgomery Ward, and Aladdin Homes. But Pacific Ready-Cut dominated the market in Southern California. The company's factory was located on a 24-acre site in Huntington Park. Between 1908 and 1942 the company delivered approximately 40,000 units. Business peaked in 1923; sales in 1925 were just 500 homes.

Figure 11: The Pitti House is another local Landmark constructed by Dan Coombs in 1920, considered a significant example of a craftsman style bungalow in Culver City for well-known entertainer Benjamin Pitti. Source: Images of America, 39.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials – particularly wood – was a regional interpretation of the socio-economic and aesthetic reforms espoused by the Arts and Crafts movement's founder, William Morris. Craftsman bungalows generally have rectangular or complex plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and are defined by their horizontality with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gabled roofs, and overhanging eaves with exposed rafter tails.

5. EVALUATION OF ELIGIBILITY

5.1 National Register of Historic Places

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The property was evaluated within the context of early residential development in Culver City in the first half of the twentieth century.

The property consists of three, one-story single-family bungalows that were constructed from 1922 to 1924. Although constructed early on in the history of Culver City, which was founded a few years earlier, in 1917, there is no evidence to suggest that it would be considered significant for its association with the history of early residential development in Culver City. Research suggests that there were two major trends in the early residential development of Culver City. The first is single-family development associated with the first subdivisions of the city. The second is the population boom of the 1920s.

Locally designated landmarks and properties previously evaluated as eligible for listing as landmarks reflecting the first trend were constructed prior to 1920 and are associated with the development around the Pacific Electric Railroad line and commercial Main Street of Culver City in the original subdivision, Tract No. 1775. Though the subject property is located south of the Red Car line and the original town plat, it is not among the earliest development in Culver City. The property is more closely associated with the building and population boom during the 1920s resulting from the increase in migration to the Los Angeles area in general.

The property is associated with the second trend of residential development in Culver City in the 1920s; however, *National Register Bulletin #15* states that a "mere association with historic events or trends is not enough […] a property's specific association must be considered important as well." The property does not appear to have an important association with residential development in this area of Culver City. It was not the first of its kind and it did not ignite a pattern of similar development in the area. Research on the surrounding parcels indicates the three bungalows on the property were one of many constructed in this area after the tract was first subdivided into small residential lots in 1916. The 1924 Sanborn map illustrates that this area was beginning to be developed with one-story single-family residences, duplexes, and bungalow courts by this time. The trend of large tracts built out with modest, low-rise residences and bungalow courts continued through the 1920s to the 1940s.

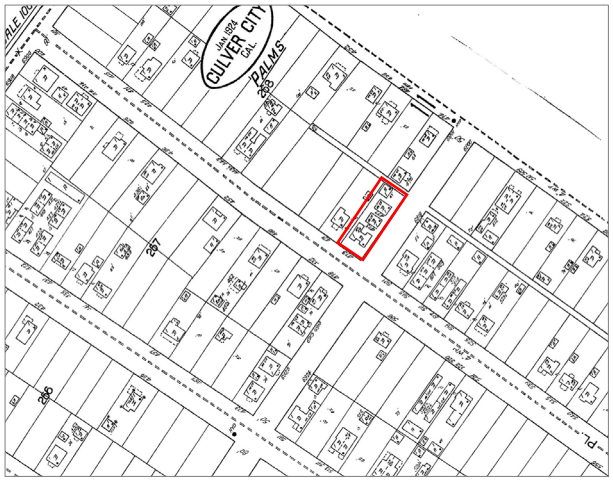

Figure 12: 1924 Sanborn Map, showing Project site outlined in red. Source: ProQuest

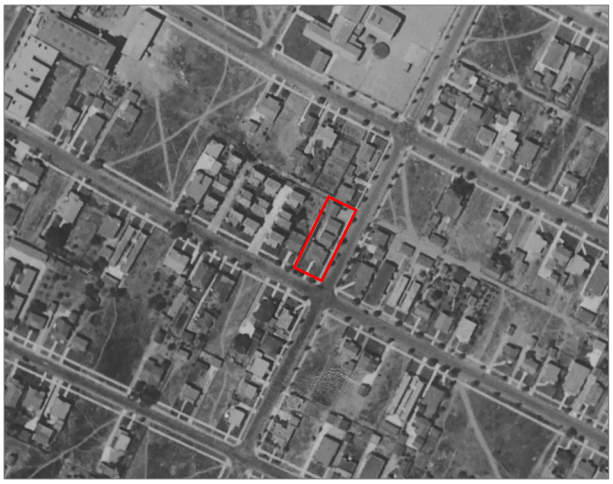

Figure 13: 1928 historic aerial photograph, showing Project site outlined in red. Source: UCSB.

Locally designated landmarks and properties previously evaluated as eligible for listing as landmarks reflecting this second trend in early residential development were constructed in the first half of the 1920s and are additionally associated with a significant person, are a particularly excellent example of a building type or architectural style. Though the subject property is associated with the trend of early residential development in Culver City, there is no evidence to suggest it rises to a level of significance when compared to other properties constructed during this period.

The property is an example of an individual property that contributed to a ubiquitous development pattern in the area during the 1920s. Simply reflecting a trend that is best represented by districts of similar properties is not a sufficient argument for an individual property's significance for the National Register. Though the subject property was constructed as part of this trend, it is not a significant example. Individual examples of single-family residences in Culver City that have been identified as significant generally have architectural merit (discussed under Criterion C).

Therefore, the property does not appear to be significant under Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The subject property was owned and occupied by numerous individuals over time. The people who were most closely associated with the property include the first owner-builder, Mike Mason and his family, and the longest owner-occupants, George M. and Miriam Foster.

The tract map shows that the Title Insurance and Trust Company first subdivided the land in 1916. The first owner of the parcel where the property is located was Corrinne M. Mason and Mike M. Mason, who according to Assessor records purchased the land in 1923 and improved it with three one-story single-family bungalows and a detached garage by 1924. The Masons had arrived in California from Montana. Mike Mason's occupation is listed as a contractor from 1924 to 1926 according to LA County Voter Registration records. The Masons sold the property by 1929, after

which they resided at 4138 McConnell Boulevard while Mike Mason worked as a fireman for the Culver City Fire Department. They later moved to Venice.

After the Masons sold the property, it was owned by various individuals until 1943 when George M. and Miriam Foster purchased the property. They owned the property until at least 1963 and occupied the bungalow fronting Lafayette Place for the majority of their ownership while renting out the Braddock Drive bungalows. The Fosters had moved to Culver City from Utah. They resided at 4141 Madison Avenue in Culver City in 1940 just before moving to the subject property in 1943. George worked as power engineer at a dry cleaner in 1940.[54] When he was drafted in 1941, his employer was Allied Record Company and in 1949, his occupation is listed as an engineer in the city directory.

There is no evidence to suggest that these individuals, most closely associated with the property, can be considered significant in our past. Therefore, the property does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The three bungalows at 4080 Lafayette Place are basic examples of bungalows that were most likely Craftsman in style when they were constructed. They do not exemplify the tenants of the Arts and Crafts movement or the Craftsman style. They are lacking in the qualities that are associated with finer examples of the Craftsman style such as a shingled exterior; broad, overhanging eaves; exposed structural members like kingposts; casement windows situated in groups; more direct response to the site; and the use of natural materials, like brick or arroyo stone. The buildings do not embody the distinctive characteristics of an architectural style, resulting in unexceptional, but efficient buildings with minimal ornament or distinguishing aesthetic features.

According to original building permits from 1922, the builder was the original owner, Mike Mason. The buildings appear to have been constructed with minimal design features, possibly from a pattern book or pre-cut lumber kit. Given the modest appearance of each of the three buildings, the property does not appear to represent the work of a master. The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.[55] A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the subject property does not possess. Nor does the property represent a significant and distinguishable entity whose components lack individual distinction, which generally applies to historic districts.

Therefore, the property does not appear to be significant under Criterion C.

[54] Ancestry.com, 1940 United States Federal Census, accessed December 2019, http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&db=1940usfedcen&h=73349514.
[55] *National Register Bulletin #15,* 20.

Criterion D

To be eligible for listing under Criterion D, a property must have yielded, or may be likely to yield, information important to history or prehistory.

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. There is no reason to believe that the property has yielded or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As the property is not significant under any of the National Register criteria, the integrity of the property does not require examination. It is worth noting; however, that the property lacks integrity as a whole.

> *Location - The place where the historic property was constructed or the place where the historic event occurred.*
>
> The buildings have not been moved. Therefore, the integrity of location has been retained.
>
> *Design - The combination of elements that create the form, plan, space, structure, and style of a property.*
>
> The original design of the buildings has been diminished due to the cumulative effects of alterations over time. Most notably, the reconfiguration of the primary entrance of bungalow fronting Lafayette Place, and replacement of the front porches of the Braddock Drive bungalows with contemporary materials. Therefore, the overall integrity of design has been diminished.
>
> *Setting - The physical environment of the historic property.*
>
> The immediate setting of the property has been diminished by the erection of wood fences throughout the property, and the construction of a wood pergola in the rear of the bungalow at 9659 Braddock Drive.
>
> The integrity of setting has been somewhat diminished by continuous development and the construction of larger, infill multi-family residential development on adjacent parcels within the block. However, the immediately adjacent parcels retain their one-story bungalows constructed in the 1920s. Thus, the property retains integrity of setting.
>
> *Materials - The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*
>
> Alterations have affected the integrity of materials for the property. On the Lafayette Place bungalow, many original windows on the façade have been replaced; the overhang of the original front porch has been extended and eaves enclosed, and the main entrance

door opening has been partially enclosed and replaced with a sliding vinyl window. A new, smaller opening has been created within the south end of the front porch. The two secondary entrances are also non-original. The Braddock Drive bungalows have replacement front porches with contemporary materials. Additionally, the original roofing materials have likely been replaced. The original doors of the original detached garage have also been replaced. Due to the cumulative effect of these alterations, the overall integrity of materials has been lost.

Workmanship - The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The techniques used in the construction of the property has been diminished as original materials have been removed and replaced. There was not a lot of workmanship required to begin with. Therefore, the overall integrity of workmanship has been diminished.

Feeling – A property's expression of the aesthetic or historic sense of a particular period of time.

The property still conveys its original use as a multi-family property with three single-family bungalows; however, integrity of feeling from the 1920s has been diminished due to the cumulative effect of alterations of the facades and primary entrances of all three buildings.

Association - The direct link between an important event or person and a historic property.

The property is not significant under Criteria A or B and is not associated with an important historic event or person. Therefore, this aspect of integrity does not apply, as there is no historic association.

5.2 California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property is ineligible for listing in the California Register for the same reasons outlined above.

5.3 City of Culver City Cultural Resources

In Culver City, structures may be designated as cultural resources if they meet one of two Threshold Criteria:

1. *The structure(s) is at least fifty (50) years old and the exterior of the structure is accessible or visible to the public.*

   The construction of all three bungalows and the detached garage at 4080 Lafayette Place was completed by 1924. Thus, the structures are more than 50 years old. The exterior of the structures are fully visible from the street.

2. *The structure or district has special importance to the City.*

   Research did not reveal any evidence to suggest that the structures on the property have any special importance to the city. Although it has an association with early residential

development in Culver City in the first half of the twentieth century, the property is not a particularly good example. Other, more significant buildings in the area have already been designated. These typically have exceptional significance, also having associations with significant persons or as examples of a particular architectural style or building type. The buildings on the subject property are ubiquitous examples of residential development from the period.

Because the structures on the property meet Threshold Criteria 1, above, the property was evaluated within the below Assessment Criteria.

1. *Is the structure(s) of "architectural significance"?*

   Assessment Criterion 1 generally mirrors that of National Register Criterion C. Therefore, the property is ineligible for local designation for the same reasons described in the evaluation for National Register Criterion C, in **Section 5.1**, above.

2. *Is the structure(s) of "historical or cultural significance"?*

   Assessment Criterion 2 generally mirrors that of National Register Criterion A and B. Therefore, the property is ineligible for local designation for the same reasons described in the evaluation for National Register Criterion A and B, in **Section 5.1**, above.

3. *Do the structures in the district collectively meet 1 or 2 above?*

   Assessment Criteria 3 does not apply, as the property is being evaluated as an individual resource.

6. HISTORICAL RESOURCES IN THE STUDY AREA

The Study Area contains two previously identified historical resources: Lafayette Place Landmark District (4052 - 4070 Lafayette Place) and 4114 Lafayette Place (see **Figure 14**).

Figure 14: Map showing the Project Site and surrounding Historical Resources within the Study Area.

A. Lafayette Place Landmark District (4052-4070 Lafayette Place)

The Lafayette Place Landmark District (APN 4207-007-021 to 4207-007-041) consists of twelve Spanish-Colonial Revival style bungalows constructed in 1925 by H.L. Kerr and Orlopp and Orlopp.[56] The bungalows are arranged along two driveways; six bungalows face the northern driveway and six bungalows face the southern driveway. The northern bungalows are slightly different than the southern, having been constructed of poured in place, board-form concrete. Each bungalow is split level with a single-car

Figure 15: 4052A-4052C Lafayette Place, view looking north. Source: GPA, December 2019.

[56] Cerra, *Images of America: Culver City*, 31.

garage below the second story. The bungalow court was evaluated as eligible for listing in the National and California Registers and as a local "Landmark" in 1987. It was designated the Lafayette Place Landmark District in 1991. The evaluation notes that the property is a "very good and unusual example of a bungalow court in the Spanish Colonial Style."[57] Additionally, the units housed noted locals, including Mrs. M.V. Bell, City Attorney Don Olson, and Milford Cline, a lighting director at MGM studios.[58]

Figure 16: Lafayette Place Landmark District, view looking north toward southern and northern driveway. Source: GPA, December 2019.

B. 4114 Lafayette Place

4114 Lafayette Place (APN 4207-019-003) is a Spanish Colonial Revival style courtyard apartment on a double lot. The building was originally constructed as a single duplex on the southern portion of the parcel in 1920. The northern portion was developed in 1923 with a second duplex mirroring the first. The two duplexes were connected by a common arched parapet to form a courtyard apartment building. The builder was C.E. Dooley. The property was evaluated as eligible as a local "Significant" structure in 1987 and 1990. It was designated a "Recognized" structure in 1991.

Figure 17: 4114 Lafayette Place, view looking northeast. Source: GPA, December 2019.

[57] "Historic Preservation Advisory Committee Report," August 29, 1990, CulverCity.org, accessed December 16, 2019, https://www.culvercity.org/live/community-neighborhood/historic-preservation/1990-hpac-report.
[58] Cerra, *Images of America: Culver City*, 31.

7. PROJECT IMPACTS

7.1 Determining the Significance of Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

> A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies "substantial adverse change" as follows:

> Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is "materially impaired" when a project:

> Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

As such, the test for determining whether or not a proposed Project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs.

7.2 Project Description

The proposed Project would involve the demolition of the existing buildings on the Project site and the construction of a new, two-story, five-unit multi-family residential building with one level of subterranean parking in their place.

The proposed building would be oriented to Braddock Drive and would fill the majority of the lot with narrow setbacks on each side. Each of the five units would be two stories in height with a rooftop deck. Although constructed as one building, each unit is visually separated by a recessed entryway. Subterranean parking would be accessed by a ramp with vehicular entrance from the rear alley, to the northeast.

7.3 Analysis of Project Impacts

The proposed Project would have no direct impact on historical resources. There are no historical resources on the Project site, and no historical resources would be demolished, destroyed relocated, or altered as a result of the Project. Therefore, this report only analyzes indirect impacts the Project may have on the historical resource in the vicinity.

Indirect impacts are reasonably foreseeable and caused by a project but occur at a different time or place from the project.[59] In determining the potential indirect impact of adjacent new construction on the historical resource in the Study Area, the central question is whether the proposed Project would cause a "material impairment" to the significance of the nearby historical resource.[60] Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the Study Area no longer retained sufficient integrity to convey their significance as a result of the proposed Project.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, location, design, workmanship, materials, and setting. The proposed Project is separated from the Lafayette Place Landmark District by the adjacent property at 4076 Lafayette Place (APN 4207-007-025) and separated from 4114 Lafayette Place by Braddock Drive and two adjacent parcels, 4104 and 4108 Lafayette Place (APN's 4207-019-001 and 4207-019-002). Because the proposed Project would not alter the physical features of the historical resources in the Study Area, the only relevant aspect with respect to the indirect impacts of the proposed new construction is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource's broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the Study Area would be diminished by the new construction to the degree that they would no longer qualify as a historical resource under national, state, or local landmark programs.

National Register Bulletin #15 defines setting as "the physical environment of a historic property," and notes that "it involves *how*, not just where, the property is situated and its relationship to surrounding features and open space."[61] It is this aspect of setting (the siting of the property on its lot and its relationship to the buildings around it) that remains intact for both historical resources. The broader setting, on the other hand, has changed since either of the resources was constructed in the mid-1920s. Though the broader setting remains overall consistent with what it was during that period, it has changed due to redevelopment over time. For example, 4071 Lafayette Place, immediately across Lafayette Place from the Project site, was redeveloped in 2003 with a three-story, multi-family building. Additionally, the property immediately adjacent the Lafayette Place Landmark District, at 4043 Irving Place (APN 4207-007-044), which fronts Lafayette Place, was redeveloped in 2013 with a three-story, sixteen-unit apartment building. This type of redevelopment is to be expected in a dense urban environment such as this one.

Thus, it is often expected that the broader setting for a property like these may have changed. The most important aspects of integrity that should be retained are integrity of location, design (site plan relationship between building and street and within the district), materials, feeling, and association. Integrity of broader setting is not essential for significance in terms of surrounding buildings and land uses.

Furthermore, the proposed development would not introduce any new architectural characteristics to the neighborhood in terms of size, scale and massing. The proposed two-story,

[59] 14 California Code of Regulations §15358 (a)(2).
[60] Public Resources Code §21084.1; 14 California Code of Regulations §15064.5(b).
[61] "National Register Bulletin #15," 45.

townhouse units are reminiscent of the existing size, scale and massing of the historic Lafayette Place Landmark District, increased in density with five units per lot, rather than three. As with the existing bungalows, the proposed construction incorporates multi-level indoor and outdoor space. The setback within the proposed new development is consistent with the existing setbacks, achievable through the accommodation of subterranean parking. Rather than detached garages.

As such, the proposed Project would have no effect on either of the resources' immediate setting, nor would it demolish or materially alter those characteristics that justify the historical resources' eligibility for listing in the National Register, California Register, or for local designation. While it would affect the broader setting, this setting has already changed since the 1920s, and the proposed construction would be more in keeping with the characteristics of the existing neighborhood than redevelopment completed in the recent past. The Project would not affect the physical integrity or historic significance of the historical resources. Therefore, the proposed Project would have no indirect impact on the historical resource in the Study Area.

8. CONCLUSIONS

The property comprising the Project site is not currently designated under national, state, or local landmark programs. Furthermore, it was not identified in past surveys completed by the City of Culver City. The property was evaluated as a potential historical resource as part of the environmental review of a proposed Project on the site in compliance with CEQA.

GPA concludes that the property does not appear to be eligible for listing in the National and California Registers, or for local designation due to both a lack of significance and a lack of integrity. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the property on the Project site is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the property is not a historical resource subject to CEQA.

There are two historical resources in the Study Area. Due to the presence of these historical resources, it was necessary to analyze the potential for indirect impacts. The proposed Project would have no impact on the historical resources in the Study Area. It would not result in a substantial adverse change to the historical resources to the degree that their eligibility would be materially impaired. Both would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation is recommended or required.

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APPENDIX A: Résumé

AUDREY VON AHRENS is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resources surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act Property Contract applications and the inspection and reporting of properties applying for or with existing contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- City of Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- Late 19th and Early 20th Century Residential Architecture, Los Angeles Citywide Historic Context Statement, 2019
- West Covina Historic Resources Survey and Context Statement Update, 2018-19
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Technical Report, 2018-19
- Westlake 619, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Broadway Federal, Midtown Branch, CEQA Historical Resource Technical Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Evaluation Report, 2017-2018
- Golden Avenue Bridge Replacement, Section 106 Historical Resource Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017-2019
- Laguna Beach Mills Act Program, Application Reports, 2017-2019
- 91/605, Los Angeles County, Section 106 Historical Resource Evaluation Report, 2017
- 1360 N. Vine Street, Los Angeles CEQA Historical Resource Technical Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Hughes Industrial Historic District Interpretive Program, 2017

APPENDIX B: DPR Form Set

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 6 ***Resource Name or #:** (Assigned by recorder) 4080 Lafayette Place
P1. Other Identifier: 9655-9659 Braddock Drive

*P2. **Location:** ☐ **Not for Publication** ☑ **Unrestricted**
*a. **County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** _____ **Date** _____ **T** __; **R** ___; __ ☐ **of** __ ☐ **of Sec** __; _____**B.M.**
c. Address 4080 Lafayette Place City Culver City Zip 90232
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 4207-007-026

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property contains three one-story bungalows and a detached garage. The westernmost bungalow, 4080 Lafayette Place, faces southwest toward Lafayette Place, set back by a front yard. Immediately behind it are 9659 Braddock Drive and 9655 Braddock Drive. These two bungalows are mirror images of each other, oriented southeast facing Braddock Drive with a shallow setback from the street. The detached garage is located at the far northeast corner of the property with three garage door openings arranged on the southeast elevation, facing Braddock Drive. It is set back from the street by a large concrete slab. (See continuation sheet on page 3)

***P3b. Resource Attributes:** (List attributes and codes) (HP2) Single family property; (HP3) Multiple family property; (HP4) Ancillary building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) View looking north, taken 12/11/2019
***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1922-1924; Los Angeles County Office of the Assessor
***P7. Owner and Address:**
4080 Lafayette LP
1300 Highland Ave #202
Manhattan Beach, CA 90266
***P8. Recorded by:** (Name, affiliation, and address)
Audrey von Ahrens
GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014
***P9. Date Recorded:** 12/30/2019

***P10. Survey Type:** (Describe)
Intensive
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
GPA Consulting, "Historical Resource Technical Report for 4080 Lafayette Place, Culver City, California," July 2020.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 4080 Lafayette Place ***NRHP Status Code** 6Z
Page 2 **of** 6

B1. Historic Name: 4080 Lafayette Place
B2. Common Name: 4080 Lafayette Place
B3. Original Use: Single-family residences on multi-family property B4. Present Use: Same
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Three bungalows and detached garage constructed 1922-1924.

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** None

B9a. Architect: None b. Builder: Mike Mason
***B10. Significance: Theme** Early Residential Development in Culver City/Craftsman Bungalows **Area** Culver City
Period of Significance 1922-1924 **Property Type** Multi-family residence **Applicable Criteria** None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building was evaluated for potential listing in the National Register of Historic Places, and California Register of Historical Resources, as well as for local designation.

(See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:**

See report for full bibliography.

B13. Remarks:

None

***B14. Evaluator:** Audrey von Ahrens
***Date of Evaluation:** December 2019

Project Site
Base Image Courtesy of Google Maps.

(This space reserved for official comments.)

P3a. Description (continued from page 1)

The bungalows all have low-pitched, gabled roofs with open, overhanging eaves with bargeboards and fascia boards. These modest Craftsman style bungalows have composition shingle roofs and are clad in wood clapboard siding. Fenestration is generally asymmetrical and consists of groupings of wood, double-hung sash windows with divided lights, and groupings of vinyl sliding and double-hung sash windows with simulated divided lights. Most windows have wood surrounds with simple wood sills and aprons. Wood lattice vents are located within the gable peaks.

B10. Significance (continued from page 2)

National Register of Historic Places

Criterion A

The property was evaluated within the context of early residential development in Culver City in the first half of the twentieth century. Although constructed early on in the history of Culver City, which was founded a few years earlier, in 1917, there is no evidence to suggest that it would be considered significant for its association with the history of early residential development in Culver City. Research suggests that there were two major trends in the early residential development of Culver City. The first is single-family development associated with the first subdivisions of the city. The second is the population boom of the 1920s.

Locally designated landmarks and properties previously evaluated as eligible for listing as landmarks reflecting the first trend were constructed prior to 1920 and are associated with the development around the Pacific Electric Railroad line and commercial Main Street of Culver City in the original subdivision, Tract No. 1775. Though the subject property is located south of the Red Car line and the original town plat, it is not among the earliest development in Culver City. The property is more closely associated with the building and population boom during the 1920s resulting from the increase in migration to the Los Angeles area in general.

The property is associated with the second trend of residential development in Culver City in the 1920s; however, *National Register Bulletin #15* states that a "mere association with historic events or trends is not enough [...] a property's specific association must be considered important as well." The property does not appear to have an important association with residential development in this area of Culver City. It was not the first of its kind and it did not ignite a pattern of similar development in the area. Research on the surrounding parcels indicates the three bungalows on the property were one of many constructed in this area after the tract was first subdivided into small residential lots in 1916. The 1924 Sanborn map illustrates that this area was beginning to be developed with one-story single-family residences, duplexes, and bungalow courts by this time. The trend of large tracts built out with modest, low-rise residences and bungalow courts continued through the 1920s to the 1940s.

Locally designated landmarks and properties previously evaluated as eligible for listing as landmarks reflecting this second trend in early residential development were constructed in the first half of the 1920s and are additionally associated with a significant person, are a particularly excellent example of a building type or architectural style. Though the subject property is associated with the trend of early residential

development in Culver City, there is no evidence to suggest it rises to a level of significance when compared to other properties constructed during this period.

The property is an example of an individual property that contributed to a ubiquitous development pattern in the area during the 1920s. Simply reflecting a trend that is best represented by districts of similar properties is not a sufficient argument for an individual property's significance for the National Register. Though the subject property was constructed as part of this trend, it is not a significant example. Individual examples of single-family residences in Culver City that have been identified as significant generally have architectural merit (discussed under Criterion C).

Therefore, the property does not appear to be significant under Criterion A.

Criterion B

The people who were most closely associated with the property include the first owner-builder, Mike Mason and his family, and the longest owner-occupants, George M. and Miriam Foster.

The tract map shows that the Title Insurance and Trust Company first subdivided the land in 1916. The first owner of the parcel where the property is located was Corrinne M. Mason and Mike M. Mason, who according to Assessor records purchased the land in 1923 and improved it with three one-story single-family bungalows and a detached garage by 1924. The Masons had arrived in California from Montana. Mike Mason's occupation is listed as a contractor from 1924 to 1926 according to LA County Voter Registration records. The Masons sold the property by 1929, after which they resided at 4138 McConnell Boulevard while Mike Mason worked as a fireman for the Culver City Fire Department. They later moved to Venice.

After the Masons sold the property, it was owned by various individuals until 1943 when George M. and Miriam Foster purchased the property. They owned the property until at least 1963 and occupied the bungalow fronting Lafayette Place for the majority of their ownership while renting out the Braddock Drive bungalows. The Fosters had moved to Culver City from Utah. They resided at 4141 Madison Avenue in Culver City in 1940 just before moving to the subject property in 1943. George worked as power engineer at a dry cleaner in 1940. When he was drafted in 1941, his employer was Allied Record Company and in 1949, his occupation is listed as an engineer in the city directory.

There is no evidence to suggest that these individuals, most closely associated with the property, can be considered significant in our past. Therefore, the property does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The three bungalows at 4080 Lafayette Place are basic examples of bungalows that were most likely Craftsman in style when they were constructed. They do not exemplify the tenants of the Arts and Crafts movement or the Craftsman style. They are lacking in the qualities that are associated with finer examples of the Craftsman style such as a shingled exterior; broad, overhanging eaves; exposed structural members like

kingposts; casement windows situated in groups; more direct response to the site; and the use of natural materials, like brick or arroyo stone. The buildings do not embody the distinctive characteristics of an architectural style, resulting in unexceptional, but efficient buildings with minimal ornament or distinguishing aesthetic features.

According to original building permits from 1922, the builder was the original owner, Mike Mason. The buildings appear to have been constructed with minimal design features, possibly from a pattern book or pre-cut lumber kit. Given the modest appearance of each of the three buildings, the property does not appear to represent the work of a master. The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the subject property does not possess. Nor does the property represent a significant and distinguishable entity whose components lack individual distinction, which generally applies to historic districts.

Therefore, the property does not appear to be significant under Criterion C.

Criterion D

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. There is no reason to believe that the property has yielded or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As the property is not significant under any of the National Register criteria, the integrity of the property does not require examination.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property is ineligible for listing in the California Register for the same reasons outlined above.

City of Culver City Cultural Resources

In Culver City, structures may be designated as cultural resources if they meet one of two Threshold Criteria:

1. The structure(s) is at least fifty (50) years old and the exterior of the structure is accessible or visible to the public.

   The construction of all three bungalows and the detached garage at 4080 Lafayette Place was completed by 1924. Thus, the structures are more than 50 years old. The exterior of the structures are fully visible from the street.

2. The structure or district has special importance to the city.

   Research did not reveal any evidence to suggest that the structures on the property have any special importance to the city. Although it has an association with early residential development in Culver City in the first half of the twentieth century, the property is not a particularly good example. Other, more significant buildings in the area have already been designated. These typically have exceptional significance, also having associations with significant persons or as examples of a particular architectural style or building type. The buildings on the subject property are ubiquitous examples of residential development from the period.

   Because the structures on the property meet Threshold Criteria 1, above, the property was evaluated within the below Assessment Criteria.

   1. Is the structure(s) of "architectural significance"?

   Assessment Criterion 1 generally mirrors that of National Register Criterion C. Therefore, the property is ineligible for local designation for the same reasons described in the evaluation for National Register Criterion C, above.

   2. Is the structure(s) of "historical or cultural significance"?

   Assessment Criterion 2 generally mirrors that of National Register Criterion A and B. Therefore, the property is ineligible for local designation for the same reasons described in the evaluation for National Register Criterion A and B, above.

   3.Do the structures in the district collectively meet 1 or 2 above?

   Assessment Criteria 3 does not apply, as the property is being evaluated as an individual resource.

Conclusion

4080 Lafayette Place does not appear to be eligible for listing in the National and California Registers, or for local designation due to a lack of historical and architectural significance. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the building is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation.

APPENDIX C: Proposed Plans

GENERAL NOTES:

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 CFM CONTINUOUS.

2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED.

5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP.

6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARCHING AS EV CAPABLE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

10. 1-HR CONSTRUCTION AT UNDERSIDE OF ALL SIDE YARD PROJECTIONS.

11. ALL DOORS 4" FROM WALL U.O.N.

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM.
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, 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.

15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECOND5 WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COMVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL, DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.

18. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIS IS REQUIRED).

19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SWEAGE DISPOSAL SYSTEM (R306.3).

20. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

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22. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

23.WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC).

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

27. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1).

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29. 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 TO THE OCCUPANT.

30. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC'.

31.ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

33. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4". (2407)

34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2)

37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4)

38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.

39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

41. 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)

GARAGE / CARPORT:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

2. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

FIRE-RESISTANCE RATED CONSTRUCTION:

1. 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. (R302.11)

2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

3. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))

4. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

5. 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 ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

BUILDING ENVELOPE:

1. 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 WORD 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.

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

ASSEMBLY TYPES

WALLS

1. 12" CONC. PER STRC.
2. 8" CMU PER STRC.
3. 1HR 2x6 EXTERIOR WALL ASSM.
4. 2x6 EXTERIOR WALL ASSM.
5. 2x4 & 2x6 INTERIOR WALL ASSM.
6. 2x6 PLUMBING WALL ASSM.
7. 1 HR DBL. 2x4 INTERIOR WALL ASSM.
8. 2 HR 2x6 VERTICAL EXIT ENCLOSURE WALL ASSM.
9. 10" CONC. PER STRC.

FLOORS

A-1. CONC FLOOR PER STRC. W/ WOOD FINISH
A-2. CONC FLOOR PER STRC. W/ TILE FINISH
A-3. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH
B-1. WOOD JOIST PER STRC. W/ WOOD FINISH
B-2. WOOD JOIST PER STRC. W/ TILE FINISH
R-1. WOOD JOIST W/ WOOD DECK PER SPEC.
R-2. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC.

FLOOR PLAN LEGEND

- FLOOR TYPE
- 1 HR
- 2 HR
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE
- EXHAUST (GENERAL NOTES #2,3)
- X — WINDOW TAG
- XXX — DOOR TAG
- X — WALL TYPE
- X-X" — ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE

ENVIRONMENTAL PROGRAMS & OPERATIONS NOTES:

1. SOLID WASTE, RECYCLABLE WASTE MATERIAL, AND ORGANIC WASTE HANDLING SHALL BE PERFORMED EXCLUSIVELY BY THE CITY OR ITS AUTHORIZED AGENTS. THE CITY COUNCIL MAY REGULATE, BY ORDINANCE OR RESOLUTION, ALL ASPECTS OF SOLID WASTE, RECYCLABLE WASTE MATERIAL AND ORGANIC WASTE HANDLING, INCLUDING, BUT NOT LIMITED TO, FREQUENCY OF COLLECTION, MEANS OF COLLECTION AND TRANSPORTATION, LEVEL OF SERVICES, CHARGES, FEES, AND NATURE, LOCATION AND EXTENT OF PROVIDING SOLID WASTE HANDLING SERVICES.

2. THE CITY OF CULVER CITY SHALL PROVIDE WASTE DISPOSAL AND RECYCLING SERVICES FOR ALLCONSTRUCTION AND DEMOLITION PROJECTS WITHIN CITY LIMITS IN ACCORDANCE WITH CCMC 5.01.010.

3. PRIVATE PROPERTY OWNERS ARE RESPONSIBLE TO WHEEL OUT THE ORGANIC WASTE BINS TO THE DEDICATED STAGING AREA ON THE CURBSIDE (BRADDOCK DRIVE) DURING TRASH COLLECTION DAY.

NOTE:

10'-0" CLEARANCE ALONG THE PATH OF TRAVEL TO AND FROM THE STREET AND TRASH ENCLOSURE SHALL BE CLEAR OF ANY PIPES OR DUCTS.

UNIT A	
BASEMENT:	N/A SF
GROUND FLOOR:	852 SF
SECOND FLOOR:	821 SF
TOTAL:	1,673 SF

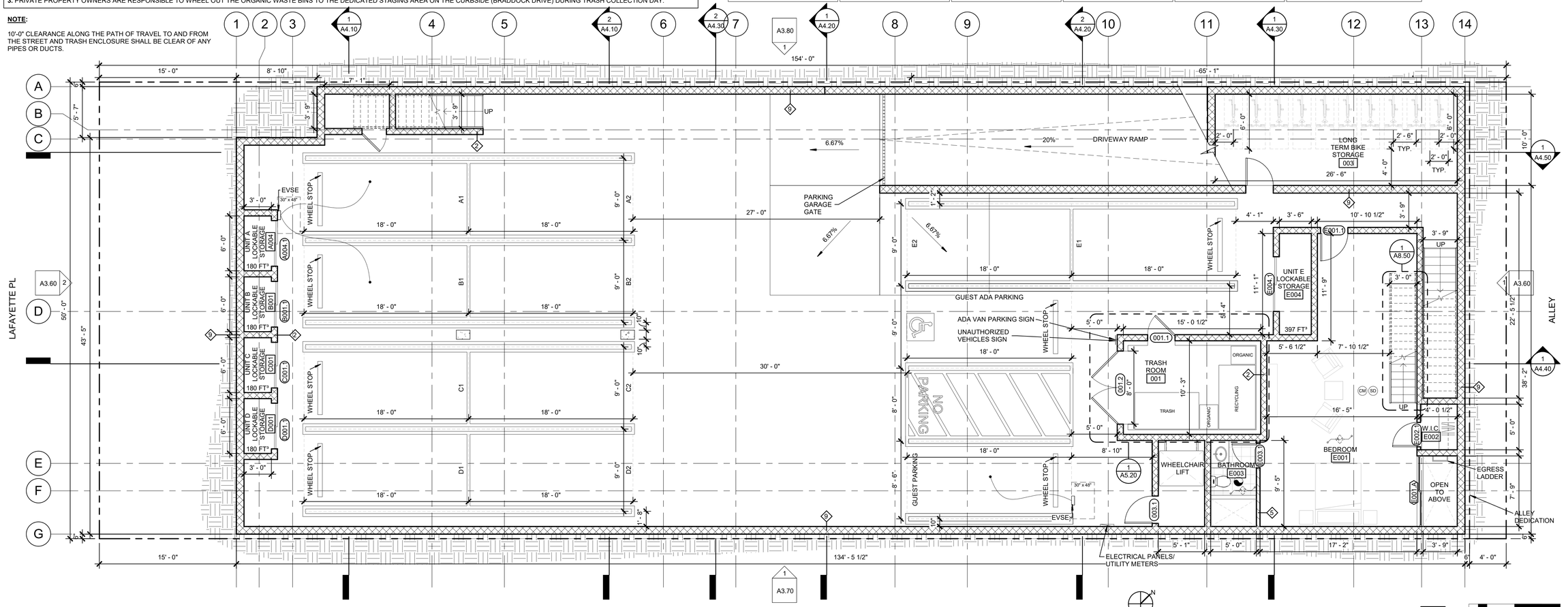
UNIT B	
BASEMENT:	N/A
GROUND FLOOR:	848 SF
SECOND FLOOR:	828 SF
TOTAL:	1,676 SF

UNIT C	
BASEMENT:	N/A
GROUND FLOOR:	780 SF
SECOND FLOOR:	828 SF
TOTAL:	1,608 SF

UNIT D	
BASEMENT:	N/A
GROUND FLOOR:	791 SF
SECOND FLOOR:	858 SF
TOTAL:	1,649 SF

UNIT E	
BASEMENT:	444 SF
GROUND FLOOR:	682 SF
SECOND FLOOR:	736 SF
TOTAL:	1,676 SF

TOTAL PROJECT	
UNIT A:	2,121 SF
UNIT B:	1,676 SF
UNIT C:	1,676 SF
UNIT D:	1,649 SF
UNIT E:	1,862 SF
UNIT TOTAL:	8,984 SF
PARKING & STORAGE:	4,894 SF
PROJECT TOTAL:	13,878 SF



BASEMENT
3/16" = 1'-0"

breakformdesign
109 eucalyptus drive, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

4080 LAFAYETTE PL
CULVER CITY,
CA 90232

REVISIONS

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	03/12/2019
SCALE	As indicated
JOB #	18-A021

A2.10

GENERAL NOTES:

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 CFM CONTINUOUS.

2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED.

5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP.

6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARCHING AS EV CAPABLE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

10. 1-HR CONSTRUCTION AT UNDERSIDE OF ALL SIDE YARD PROJECTIONS.

11. ALL DOORS 4" FROM WALL U.O.N.

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM.
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

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1. 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. (R302.11)

2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

3. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))

4. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

5. 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 ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

BUILDING ENVELOPE:

1. 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 WORD 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.

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

ASSEMBLY TYPES

WALLS

1. 12" CONC. PER STRC.
2. 8" CMU PER STRC.
3. 1HR 2x6 EXTERIOR WALL ASSM.
4. 2x6 EXTERIOR WALL ASSM.
5. 2x4 & 2x6 INTERIOR WALL ASSM.
6. 2x6 PLUMBING WALL ASSM.
7. 1 HR DBL. 2x4 INTERIOR WALL ASSM.
8. 2 HR 2x6 VERTICAL EXIT ENCLOSURE WALL ASSM.
9. 10" CONC. PER STRC.

FLOORS

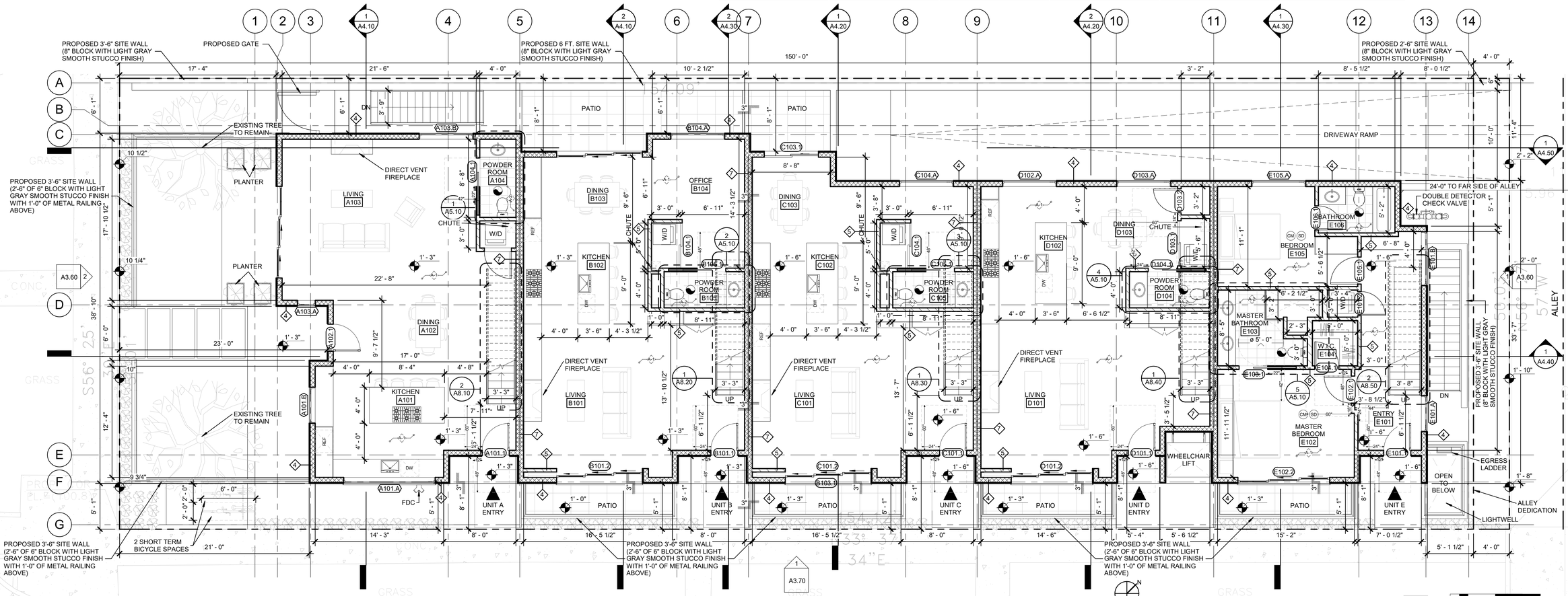
A-1. CONC FLOOR PER STRC. W/ WOOD FINISH
A-2. CONC FLOOR PER STRC. W/ TILE FINISH
A-3. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH
B-1. WOOD JOIST PER STRC. W/ WOOD FINISH
B-2. WOOD JOIST PER STRC. W/ TILE FINISH
R-1. WOOD JOIST W/ WOOD DECK PER SPEC.
R-2. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC.

FLOOR PLAN LEGEND

FLOOR TYPE
1 HR
2 HR
SD SMOKE DETECTOR
CM CARBON MONOXIDE
EXHAUST (GENERAL NOTES #2,3)
X WINDOW TAG
XXX DOOR TAG
X WALL TYPE
X-X" ELEVATION MARKER
PROPERTY LINE
ACCESSIBLE ROUTE

UNIT A		UNIT B		UNIT C		UNIT D		UNIT E	
BASEMENT:	N/A SF	BASEMENT:	N/A	BASEMENT:	N/A	BASEMENT:	N/A	BASEMENT:	444 SF
GROUND FLOOR:	852 SF	GROUND FLOOR:	848 SF	GROUND FLOOR:	780 SF	GROUND FLOOR:	791 SF	GROUND FLOOR:	682 SF
SECOND FLOOR:	821 SF	SECOND FLOOR:	828 SF	SECOND FLOOR:	828 SF	SECOND FLOOR:	858 SF	SECOND FLOOR:	736 SF
TOTAL:	1,673 SF	TOTAL:	1,676 SF	TOTAL:	1,608 SF	TOTAL:	1,649 SF	TOTAL:	1,676 SF

TOTAL PROJECT	
UNIT A:	2,121 SF
UNIT B:	1,676 SF
UNIT C:	1,676 SF
UNIT D:	1,649 SF
UNIT E:	1,862 SF
UNIT TOTAL:	8,984 SF
PARKING & STORAGE:	4,894 SF
PROJECT TOTAL:	13,878 SF



GROUND FLOOR
3/16" = 1'-0"

breakformdesign
109 eucalyptus drive, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

4080 LAFAYETTE PL CULVER CITY, CA 90232

REVISIONS

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	03/12/2019
SCALE	As indicated
JOB #	18-A021

A2.20

GENERAL NOTES:

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 CFM CONTINUOUS.

2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED.

5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP.

6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARCHING AS EV CAPABLE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

10. 1-HR CONSTRUCTION AT UNDERSIDE OF ALL SIDE YARD PROJECTIONS.

11. ALL DOORS 4" FROM WALL U.O.N.

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM.
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, 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.

15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECOND5 WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COMVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL, DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.

18. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIS IS REQUIRED).

19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SWEAGE DISPOSAL SYSTEM (R306.3).

20. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

21. 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 (R307.2).

22. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

23.WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC).

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

27. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1).

28. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

29. 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 TO THE OCCUPANT.

30. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC'.

31.ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

33. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4". (2407)

34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2)

37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4)

38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.

39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

41. 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)

GARAGE / CARPORT:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

2. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

FIRE-RESISTANCE RATED CONSTRUCTION:

1. 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. (R302.11)

2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

3. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))

4. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

5. 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 ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

BUILDING ENVELOPE:

1. 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 WORD 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.

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

ASSEMBLY TYPES

WALLS

1. 12" CONC. PER STRC.
2. 8" CMU PER STRC.
3. 1HR 2x6 EXTERIOR WALL ASSM.
4. 2x6 EXTERIOR WALL ASSM.
5. 2x4 & 2x6 INTERIOR WALL ASSM.
6. 2x6 PLUMBING WALL ASSM.
7. 1 HR DBL. 2x4 INTERIOR WALL ASSM.
8. 2 HR 2x6 VERTICAL EXIT ENCLOSURE WALL ASSM.
9. 10" CONC. PER STRC.

FLOORS

A-1. CONC FLOOR PER STRC. W/ WOOD FINISH
A-2. CONC FLOOR PER STRC. W/ TILE FINISH
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B-1. WOOD JOIST PER STRC. W/ WOOD FINISH
B-2. WOOD JOIST PER STRC. W/ TILE FINISH
R-1. WOOD JOIST W/ WOOD DECK PER SPEC.
R-2. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC.

FLOOR PLAN LEGEND

- FLOOR TYPE
- 1 HR
- 2 HR
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE
- EXHAUST (GENERAL NOTES #2,3)
- X — WINDOW TAG
- XXX — DOOR TAG
- X — WALL TYPE
- X-X" — ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE

UNIT A	
BASEMENT:	N/A SF
GROUND FLOOR:	852 SF
SECOND FLOOR:	821 SF
TOTAL:	1,673 SF

UNIT B	
BASEMENT:	N/A
GROUND FLOOR:	848 SF
SECOND FLOOR:	828 SF
TOTAL:	1,676 SF

UNIT C	
BASEMENT:	N/A
GROUND FLOOR:	780 SF
SECOND FLOOR:	828 SF
TOTAL:	1,608 SF

UNIT D	
BASEMENT:	N/A
GROUND FLOOR:	791 SF
SECOND FLOOR:	858 SF
TOTAL:	1,649 SF

UNIT E	
BASEMENT:	444 SF
GROUND FLOOR:	682 SF
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TOTAL PROJECT	
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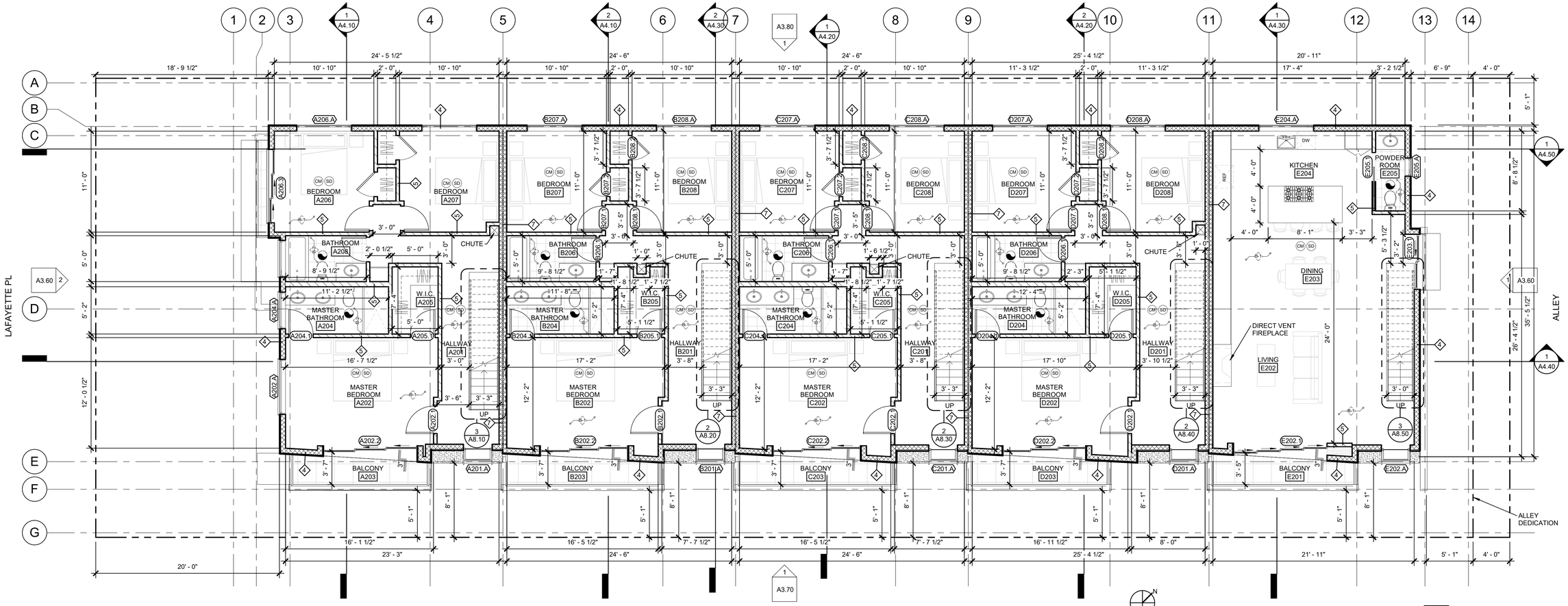

SECOND FLOOR
3/16" = 1'-0"

1

0 1 2 5 10

breakformdesign
109 eucalyptus drive, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

4080 LAFAYETTE PL
CULVER CITY,
CA 90232

REVISIONS

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	03/12/2019
SCALE	As indicated
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A2.30

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12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM.
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D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

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15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECOND5 WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COMVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL, DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.

18. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIS IS REQUIRED).

19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SWEAGE DISPOSAL SYSTEM (R306.3).

20. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

21. 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 (R307.2).

22. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

23.WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC).

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

27. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1).

28. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

29. 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 TO THE OCCUPANT.

30. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".

31.ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

33. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4". (2407)

34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2)

37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4)

38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.

39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

41. 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)

GARAGE / CARPORT:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

2. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

FIRE-RESISTANCE RATED CONSTRUCTION:

1. 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. (R302.11)

2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

3. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))

4. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

5. 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 ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

BUILDING ENVELOPE:

1. 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 WORD 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.

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

ASSEMBLY TYPES

WALLS

1. 12" CONC. PER STRC.
2. 8" CMU PER STRC.
3. 1HR 2x6 EXTERIOR WALL ASSM.
4. 2x6 EXTERIOR WALL ASSM.
5. 2x4 & 2x6 INTERIOR WALL ASSM.
6. 2x6 PLUMBING WALL ASSM.
7. 1 HR DBL. 2x4 INTERIOR WALL ASSM.
8. 2 HR 2x6 VERTICAL EXIT ENCLOSURE WALL ASSM.
9. 10" CONC. PER STRC.

FLOORS

A-1. CONC FLOOR PER STRC. W/ WOOD FINISH
A-2. CONC FLOOR PER STRC. W/ TILE FINISH
A-3. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH
B-1. WOOD JOIST PER STRC. W/ WOOD FINISH
B-2. WOOD JOIST PER STRC. W/ TILE FINISH
R-1. WOOD JOIST W/ WOOD DECK PER SPEC.
R-2. WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC.

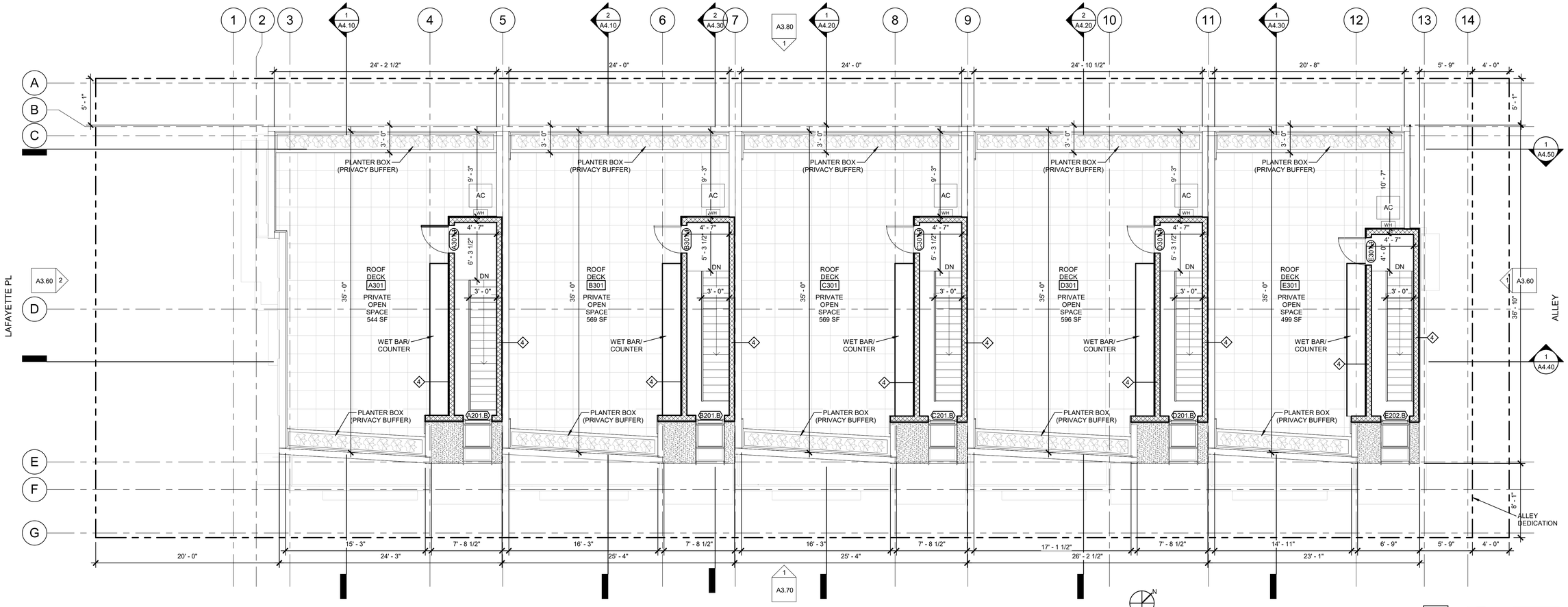
FLOOR PLAN LEGEND

- FLOOR TYPE
- 1 HR
- 2 HR
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE
- EXHAUST (GENERAL NOTES #2,3)
- X — WINDOW TAG
- XXX — DOOR TAG
- X — WALL TYPE
- X-X" — ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE

UNIT A		UNIT B		UNIT C		UNIT D		UNIT E	
BASEMENT:	N/A SF	BASEMENT:	N/A	BASEMENT:	N/A	BASEMENT:	N/A	BASEMENT:	444 SF
GROUND FLOOR:	852 SF	GROUND FLOOR:	848 SF	GROUND FLOOR:	780 SF	GROUND FLOOR:	791 SF	GROUND FLOOR:	682 SF
SECOND FLOOR:	821 SF	SECOND FLOOR:	828 SF	SECOND FLOOR:	828 SF	SECOND FLOOR:	858 SF	SECOND FLOOR:	736 SF
TOTAL:	1,673 SF	TOTAL:	1,676 SF	TOTAL:	1,608 SF	TOTAL:	1,649 SF	TOTAL:	1,676 SF

TOTAL PROJECT

UNIT A:	2,121 SF
UNIT B:	1,676 SF
UNIT C:	1,676 SF
UNIT D:	1,649 SF
UNIT E:	1,862 SF
UNIT TOTAL:	8,984 SF
PARKING & STORAGE:	4,894 SF
PROJECT TOTAL:	13,878 SF



breakformdesign
109 eucalyptus drive, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

4080 LAFAYETTE PL
CULVER CITY, CA 90232

REVISIONS

PROPOSED PLANS

DRAWN	CR
CHECKED	PNK
DATE	03/12/2019
SCALE	As indicated
JOB #	18-A021

A2.40

GENERAL NOTES:

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 CFM CONTINUOUS.

2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED.

5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP.

6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARCHING AS EV CAPABLE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

10. 1-HR CONSTRUCTION AT UNDERSIDE OF ALL SIDE YARD PROJECTIONS.

11. ALL DOORS 4" FROM WALL U.O.N.

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM.
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

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5. 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 ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

BUILDING ENVELOPE:

1. 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 WORD 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.

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3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

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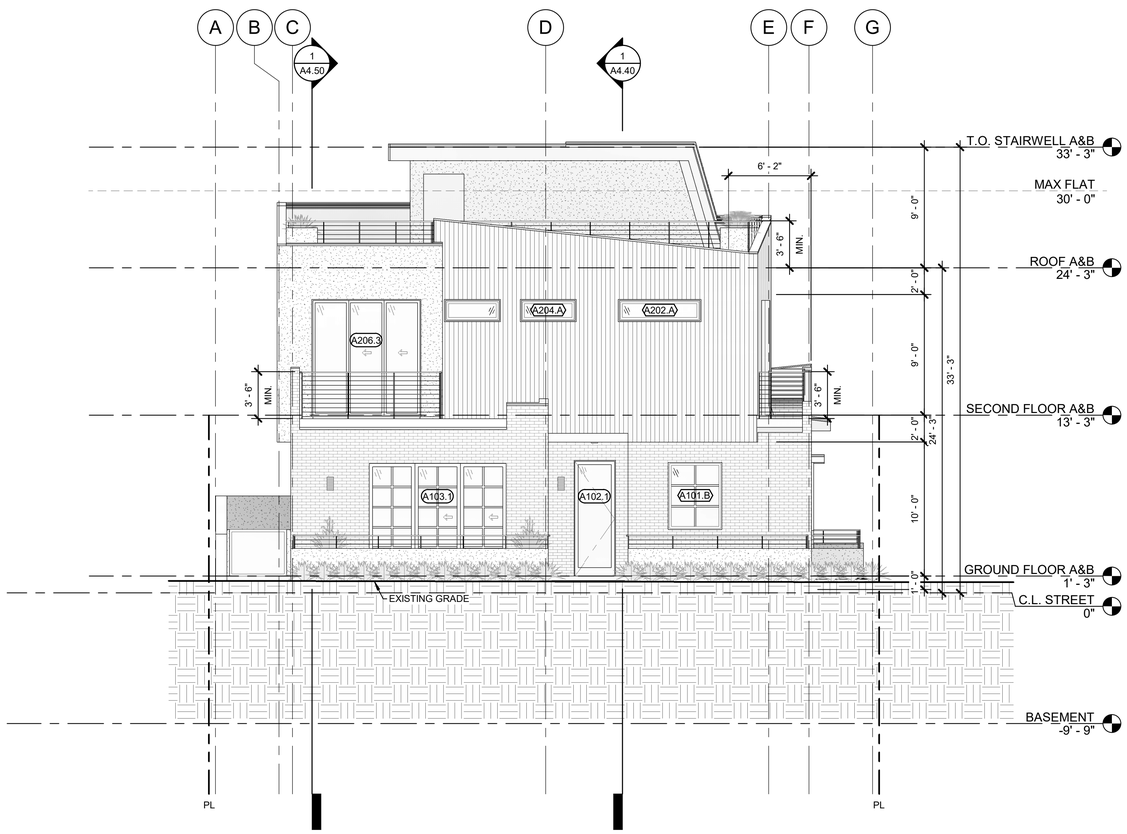
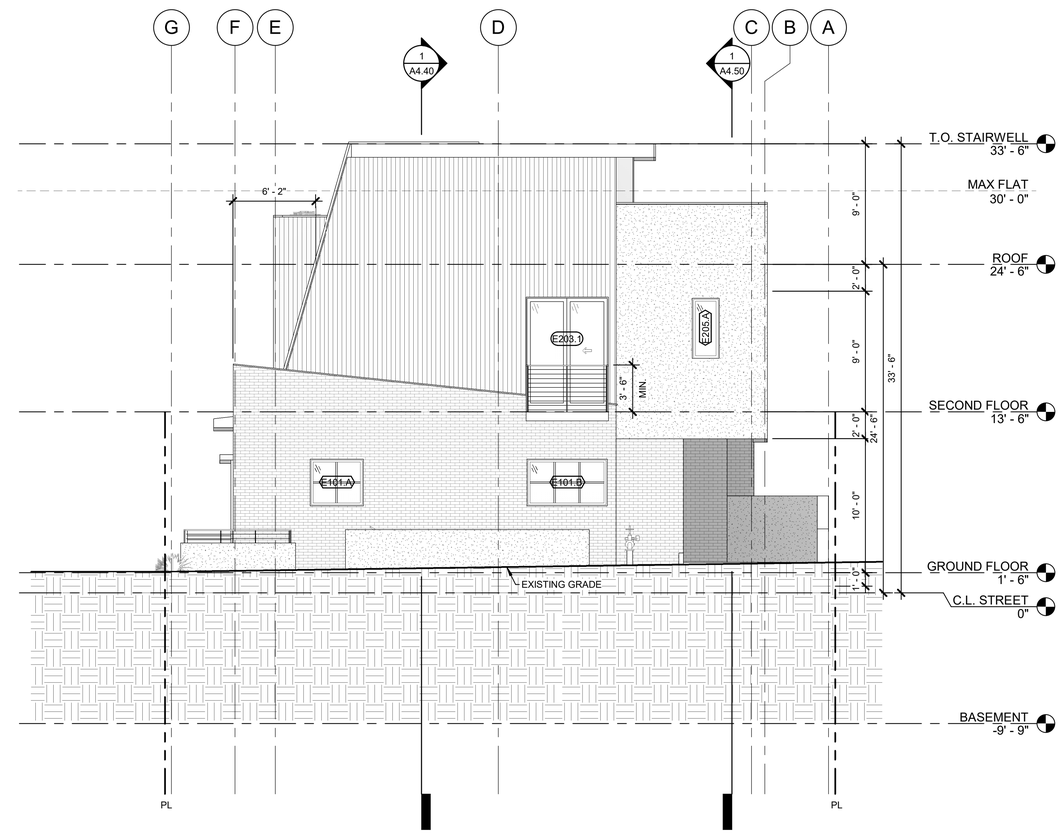
- BLACK METAL FLASHING
- BRICK WALL
- CONCRETE
- PROPERTY LINE (PL)
- 1 HR
- 2 HR
- X — WINDOW TAG
- XXX — DOOR TAG
- X'-X" — ELEVATION MARKER



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



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0 1 2 5 10

breakformdesign
109 eucalyptus drive, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

4080 LAFAYETTE PL
CULVER CITY,
CA 90232

REVISIONS

ELEVATIONS

DRAWN	CR
CHECKED	PNK
DATE	03/12/2019
SCALE	As indicated
JOB #	18-A021

A3.10

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D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

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19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SWEAGE DISPOSAL SYSTEM (R306.3).

20. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

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25. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

27. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1).

28. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

29. 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 TO THE OCCUPANT.

30. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".

31.ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

33. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4". (2407)

34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2)

37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4)

38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.

39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

41. 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)

GARAGE / CARPORT:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

2. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

FIRE-RESISTANCE RATED CONSTRUCTION:

1. 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. (R302.11)

2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

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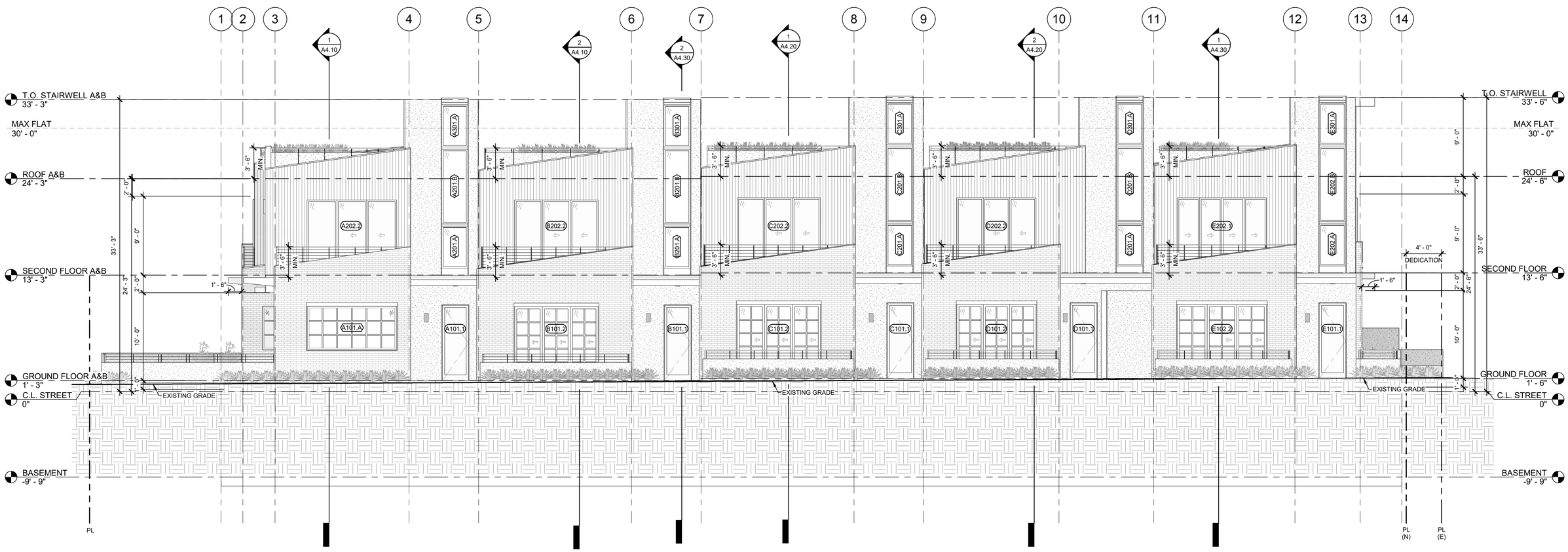

SOUTH ELEVATION
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breakform design
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LICENSED ARCHITECT
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No. C-34257
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RENEWAL DATE
STATE OF CALIFORNIA

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REVISIONS

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A3.20

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39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

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GARAGE / CARPORT:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

2. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

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1. 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. (R302.11)

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7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

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3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

ELEVATION LEGEND

- STANDING SEAM METAL
- LIGHT GRAY SMOOTH STUCCO
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- CONCETE
- PROPERTY LINE (PL)
- 1 HR
- 2 HR
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- XXX — DOOR TAG
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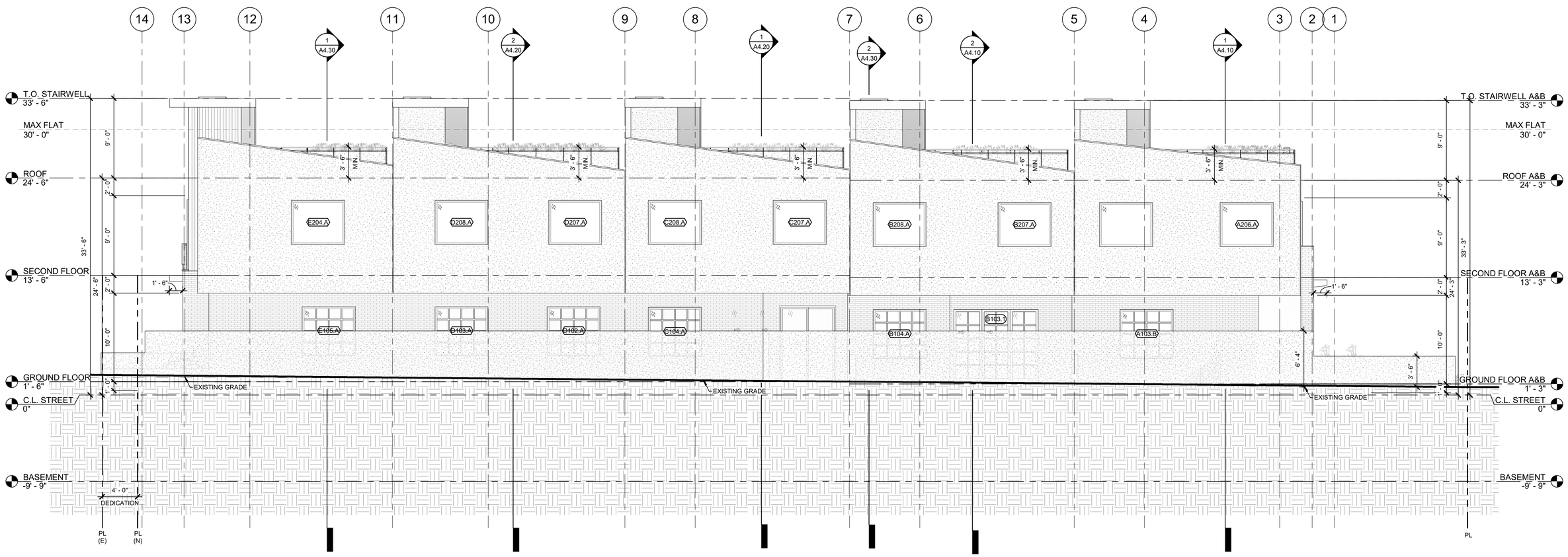

NORTH ELEVATION
3/16" = 1'-0"
1

0 1 2 5 10

breakformdesign

109 eucalyptus drive, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

4080 LAFAYETTE PL
CULVER CITY,
CA 90232

REVISIONS

ELEVATIONS

DRAWN	CR
CHECKED	PNK
DATE	03/12/2019
SCALE	As indicated
JOB #	18-A021

A3.30

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3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED.

5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP.

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7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARCHING AS EV CAPABLE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

10. 1-HR CONSTRUCTION AT UNDERSIDE OF ALL SIDE YARD PROJECTIONS.

11. ALL DOORS 4" FROM WALL U.O.N.

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM.
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, 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.

15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECOND'S WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COMVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL, DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.

18. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIS IS REQUIRED).

19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SWEAGE DISPOSAL SYSTEM (R306.3).

20. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

21. 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 (R307.2).

22. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

23.WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC).

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

27. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1).

28. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

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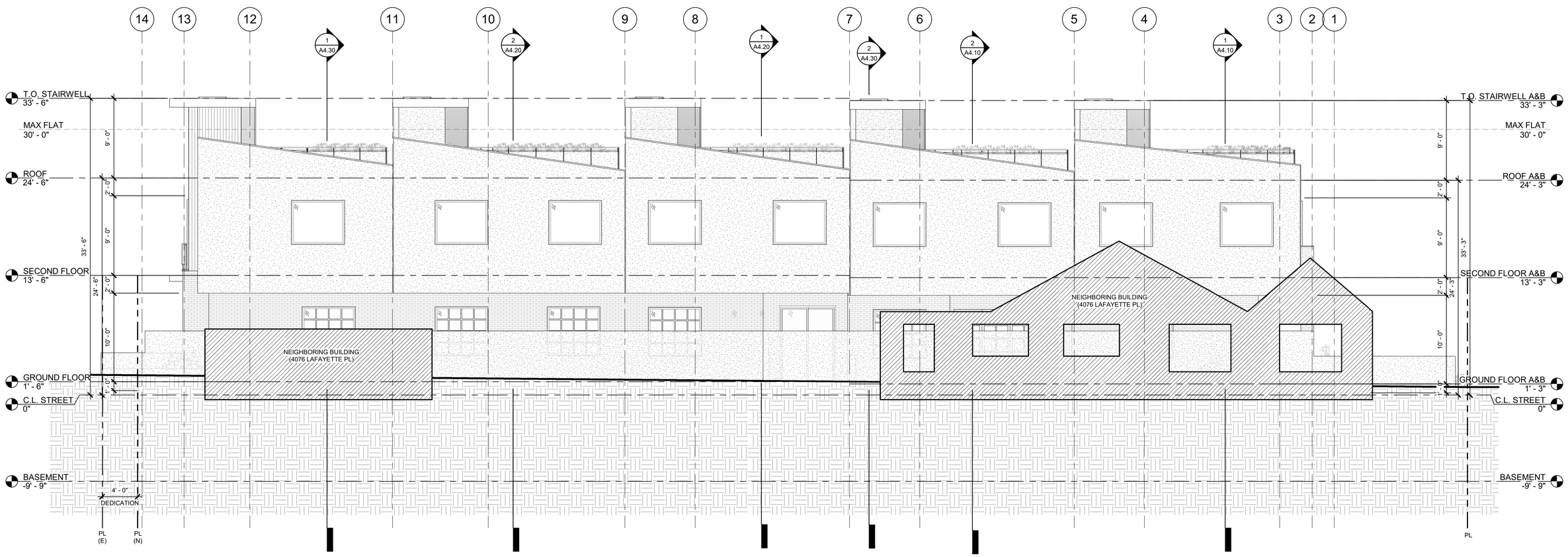

NORTH ELEVATION W/ NEIGHBORING BUILDING OVERLAY
3/16" = 1'-0"
1

0 1 2 5 10

breakformdesign
109 eucalyptus drive, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

4080 LAFAYETTE PL
CULVER CITY, CA 90232

REVISIONS

ELEVATIONS

DRAWN	CR
CHECKED	PNK
DATE	03/12/2019
SCALE	As indicated
JOB #	18-A021

A3.50

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B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM.
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14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, 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.

15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECOND\S WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COMVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL, DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.

18. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIS IS REQUIRED).

19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SWEAGE DISPOSAL SYSTEM (R306.3).

20. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

21. 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 (R307.2).

22. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

23.WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC).

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

27. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1).

28. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

29. 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 TO THE OCCUPANT.

30. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC'.

31.ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

33. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4". (2407)

34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2)

37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4)

38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.

39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

41. 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)

GARAGE / CARPORT:

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

2. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

FIRE-RESISTANCE RATED CONSTRUCTION:

1. 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. (R302.11)

2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

3. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))

4. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

5. 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 ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

BUILDING ENVELOPE:

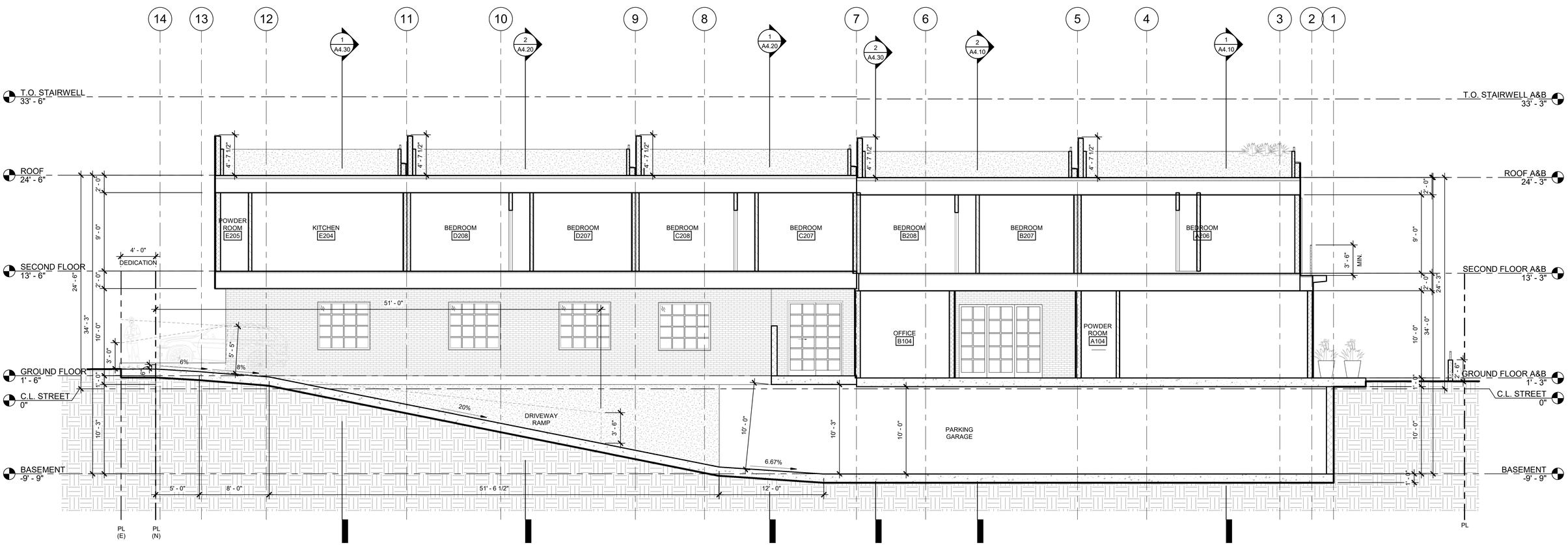
1. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WORD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1)

SECTION LEGEND

1 HR
2 HR
X'-X" ELEVATION MARKER
PROPERTY LINE



SECTION H
3/16" = 1'-0"
1

0 1 2 5 10

breakform design
109 eucalyptus drive, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/19
RENEWAL DATE
STATE OF CALIFORNIA

4080 LAFAYETTE PL
CULVER CITY, CA 90232

REVISIONS

SECTIONS

DRAWN CR
CHECKED PNK
DATE 03/12/2019
SCALE As indicated
JOB # 18-A021

A4.50