

ARCHITECTURAL	STRUCTURAL
A0.0	TITLE SHEET
A0.1	GENERAL PROJECT INFORMATION
A0.2	GENERAL NOTES
A0.3	TITLE 24 - PACIFIC UNITS
A0.4	TITLE 24 - STRONGS UNITS
A0.5	ATTACHMENTS AND APPROVAL LETTERS - 2820 PACIFIC AVE.
A0.6	ATTACHMENTS AND APPROVAL LETTERS - 2824 PACIFIC AVE.
A0.7	ATTACHMENTS AND APPROVAL LETTERS - 2917 STRONGS DR.
A0.8	ATTACHMENTS AND APPROVAL LETTERS - 2925 STRONGS DR.
A0.9	SURVEY
A0.10	COMMUNITY SITE PLAN
A0.11	COMMUNITY PARKING PLAN
A0.12	GRADING PLAN
A1.0	SITE PLAN / GARDEN PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	ROOF PLAN
A2.1	BUILDING CROSS SECTIONS
A2.2	BUILDING CROSS SECTIONS
A2.3	BUILDING LONGITUDINAL SECTIONS
A3.1	EAST - WEST ELEVATIONS
A3.2	NORTH ELEVATION
A3.3	SOUTH ELEVATION
A4.1	REFLECTED CEILING PLAN - BASEMENT
A4.2	REFLECTED CEILING PLAN - FIRST FLOOR
A4.3	REFLECTED CEILING PLAN - SECOND FLOOR
A4.4	REFLECTED CEILING PLAN - THIRD FLOOR
A5.1	BUILDING DETAILS
A5.2	BUILDING DETAILS
A5.3	BUILDING DETAILS
A5.4	BUILDING DETAILS
A5.5	WINDOW DETAILS
A5.6	WINDOW DETAILS
A5.7	WINDOW DETAILS
A5.8	DOOR DETAILS
A6.1	DOOR & WINDOW SCHEDULES
A7.1	WALL SECTIONS
A7.2	WALL SECTIONS
A7.3	WALL SECTIONS

GENERAL NOTES & DETAILS	STRUCTURAL
S-1.0	GENERAL NOTES & DETAILS
S-1.2	STANDARD QUALITY ASSURANCE FOR MOMENT FRAMES
S-1.3	STANDARD QUALITY ASSURANCE FOR MOMENT FRAMES
S-1.4	STANDARD QUALITY ASSURANCE FOR MOMENT FRAMES
S-2.1	BASEMENT FOUNDATION PLANS
S-2.2	FIRST FLOOR FRAMING / FOUNDATION PLAN
S-2.3	SECOND FLOOR FRAMING
S-2.4	THIRD FLOOR FRAMING PLAN
S-2.5	ROOF FRAMING PLAN
S-3.1	FOOTING DETAILS
S-3.2	FOOTING DETAILS
S-4.1	STRUCTURAL STEEL DETAILS
S-4.2	STRUCTURAL STEEL DETAILS
S-4.3	STRUCTURAL STEEL DETAILS
METHANE HAZARD MITIGATION PLANS	
1 of 1	STANDARD PLAN FOR METHANE HAZARD MITIGATION
1 of 2	STANDARD PLAN FOR METHANE HAZARD MITIGATION
1 of 3	STANDARD PLAN FOR METHANE HAZARD MITIGATION
1 of 4	STANDARD PLAN FOR METHANE HAZARD MITIGATION
1 of 5	STANDARD PLAN FOR METHANE HAZARD MITIGATION
1 of 6	STANDARD PLAN FOR METHANE HAZARD MITIGATION
1 of 7	STANDARD PLAN FOR METHANE HAZARD MITIGATION
1 of 8	STANDARD PLAN FOR METHANE HAZARD MITIGATION

2920 PACIFIC AVE	2924 PACIFIC AVE	2917 STRONGS DR	2925 STRONGS DR
LEGAL DESCRIPTION: TRACT: SHORT LINE BEACH SUBDIVISION No.4 BLOCK: 29 LOT: 20 APN: 42271019006	LEGAL DESCRIPTION: TRACT: SHORT LINE BEACH SUBDIVISION No.4 BLOCK: 29 LOT: 20 APN: 42271019006	LEGAL DESCRIPTION: TRACT: SHORT LINE BEACH SUBDIVISION No.4 BLOCK: 29 LOT: 20 APN: 42271019006	LEGAL DESCRIPTION: TRACT: SHORT LINE BEACH SUBDIVISION No.4 BLOCK: 29 LOT: 20 APN: 42271019006
LOT SIZE: 1700 SF	LOT SIZE: 1,740 SF	LOT SIZE: 1,680 SF	LOT SIZE: 1,680 SF
ADDRESS: 2920 PACIFIC AVE, VENICE CA 90291	ADDRESS: 2924 PACIFIC AVE, VENICE CA 90291	ADDRESS: 2917 STRONGS DR, VENICE CA 90291	ADDRESS: 2925 STRONGS DR, VENICE CA 90291
ZONING: RDI-5.1-0	ZONING: RDI-5.1-0	ZONING: RDI-5.1-0	ZONING: RDI-5.1-0
CONSTRUCTION TYPE: V / NON-RATED	CONSTRUCTION TYPE: V / NON-RATED	CONSTRUCTION TYPE: V / NON-RATED	CONSTRUCTION TYPE: V / NON-RATED
OCCUPANCY: SINGLE FAMILY RESIDENCE	OCCUPANCY: SINGLE FAMILY RESIDENCE	OCCUPANCY: SINGLE FAMILY RESIDENCE	OCCUPANCY: SINGLE FAMILY RESIDENCE
SF CALCULATIONS: FIRST FLOOR: 870 SF SECOND FLOOR: 830 SF THIRD FLOOR: 500 SF HABITABLE SPACE TOTAL: 2,200 SF	SF CALCULATIONS: FIRST FLOOR: 870 SF SECOND FLOOR: 830 SF THIRD FLOOR: 500 SF HABITABLE SPACE TOTAL: 2,200 SF	SF CALCULATIONS: FIRST FLOOR: 780 SF SECOND FLOOR: 830 SF THIRD FLOOR: 500 SF HABITABLE SPACE TOTAL: 2,080 SF	SF CALCULATIONS: FIRST FLOOR: 780 SF SECOND FLOOR: 830 SF THIRD FLOOR: 500 SF HABITABLE SPACE TOTAL: 2,080 SF
BASEMENT STORAGE: 120 SF GARAGE: 400 SF TOTAL AREA: 2,720 SF	BASEMENT STORAGE: 180 SF GARAGE: 400 SF TOTAL AREA: 2,760 SF	BASEMENT STORAGE: 170 SF GARAGE: 400 SF TOTAL AREA: 2,680 SF	BASEMENT STORAGE: 170 SF GARAGE: 400 SF TOTAL AREA: 2,680 SF
PARKING: 2 ENCLOSED PARKING SPACES REQUIRED / PROVIDED	PARKING: 2 ENCLOSED PARKING SPACES REQUIRED / PROVIDED	PARKING: 2 ENCLOSED PARKING SPACES REQUIRED / PROVIDED	PARKING: 2 ENCLOSED PARKING SPACES REQUIRED / PROVIDED
LOT AREA RATIO LOT SIZE: 1700 SF BUILDING COVERAGE: 1070 SF OPEN TO SKY: 630 SF RATIO OF OPEN SPACE: 37% RATIO OF COVERED LOT: 63%	LOT AREA RATIO LOT SIZE: 1740 SF BUILDING COVERAGE: 1070 SF OPEN TO SKY: 670 SF RATIO OF OPEN SPACE: 38% RATIO OF COVERED LOT: 62%	LOT AREA RATIO LOT SIZE: 1680 SF BUILDING COVERAGE: 1040 SF OPEN TO SKY: 640 SF RATIO OF OPEN SPACE: 38% RATIO OF COVERED LOT: 62%	LOT AREA RATIO LOT SIZE: 1680 SF BUILDING COVERAGE: 1040 SF OPEN TO SKY: 640 SF RATIO OF OPEN SPACE: 38% RATIO OF COVERED LOT: 62%

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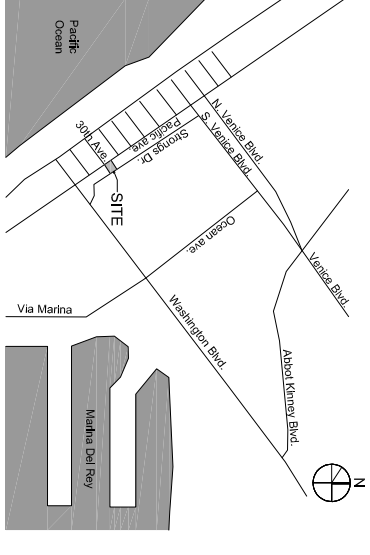
SYMBOLS

	ELEVATION CHANGE
	C CENTERLINE
	P PROPERTY LINE
	HIDDEN, FUTURE OR EXISTING CONSTRUCTION SETBACK LINE
	FINISH SURFACE ELEVATION
	PROJECT NORTH ARROW True North Indicated as 89° 39'
	BUILDING SECTION INDICATOR
	BUILDING ELEVATION INDICATOR
	INTERIOR ELEVATION INDICATOR
	DETAIL INDICATOR
	SECTIONAL DETAIL INDICATOR
	DIMENSION STRINGS
	NEW WALL CONSTRUCTION
	EXISTING WALL CONSTRUCTION
	MASONRY WALL

ABBREVIATIONS

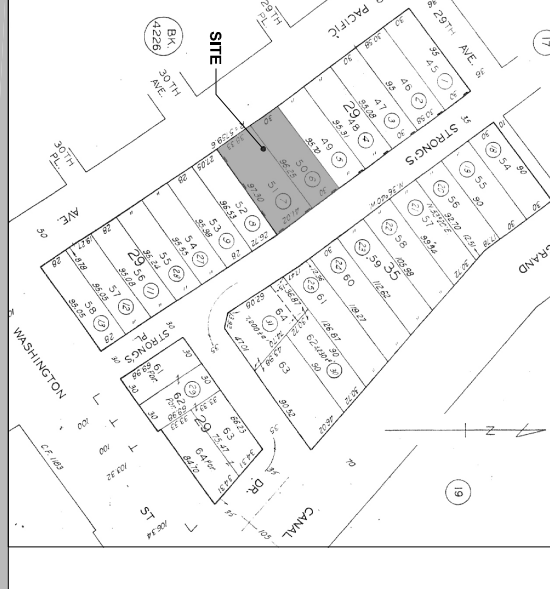
A	ABOVE FINISH FLOOR
ABV.	ABOVE
A.D.	AREA DRAIN
AVG.	AVERAGE
AD	AREA DRAIN
B	BOARD
BEL.	BELOW
BLDG.	BUILDING
BM.	BEAM
BTU	BRITISH THERMAL UNIT
C	CAST IN PLACE
CMU	CONCRETE MASONRY UNIT
CL	CENTERLINE
CLS.	CENTER LINE
CAB	CABINET
D	DOWN
DN	DOWN
DW	DISHWASHER
E	EXISTING
(E)	EXISTING
F	FORGED AIR UNIT
FAU	FORGED AIR UNIT
F.	FINISH SURFACE
F.S.	FINISHED SURFACE
F.P.	FIREPLACE
FF	FINISH FLOOR
G	GAUGE
GA	GAUZE
GAUVD	GAUZE
GYP.	GYPSUM
GC	GENERAL CONTRACTOR
H	HOSE RIB
H.S.	HEATING, VENTILATION AND AIR CONDITIONING UNIT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING UNIT
HT.	HEIGHT
I	IN
J	JUNCTION
K	KEY
L	LOCAL AREA NETWORK CABLE
M	MINIMUM
MFG.	MANUFACTURER
MTR.	METAL
MACH	MACHINE
N	NOT TO SCALE
N.T.S.	NOT TO SCALE
O	OUTSIDE DIAMETER
OPP.	OPPOSITE
OSS.	ORIENTED STRAND BOARD
P	PROPERTY LINE
R	RISE
RIS	RISE
STAR	STAR RISER
REFRIG.	REFRIGERATOR
RM	ROOM
DR	ROOM DRAIN
REF.	REFERENCE
S	SQUARE FEET
STL	STEEL
STOR	STORAGE
T	TYPICAL
TYP.	TYPICAL
TREAD	TREAD
TRD	STAR TREAD
TOP OF STEEL	TOP OF STEEL
TOP OF GROUPE	TOP OF GROUPE
T.O.	TOP OF
UL	UNDERWATERS LABORATORIES
V	VERTICAL FIELD
W	WOOD
W.C.	WATER CLOSET
WP	WATER PROOFING
WH	WATER HEATER
X	CROSS
Y	Y
Z	Z

VICINITY MAP:

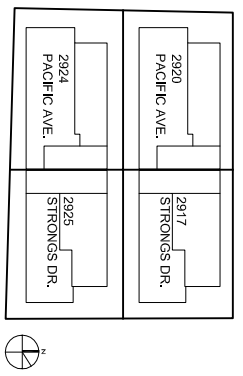


N.T.S.

PARCEL MAP: 2917-2925 STRONGS DR. N.T.S.



KEYPLAN



SCOPE OF WORK

THIS PROJECT USES SMALL LOT SUBDIVISION GUIDELINES. WITH THESE GUIDELINES LOTS 50 AND 51 SHALL BE JOINED AND SPLIT INTO 4 NEW LOTS WITH ONE INDEPENDENT THREE STORY SINGLE FAMILY DWELLING ON EACH LOT. EACH LOT SHALL HAVE BASEMENT PARKING AND A SHARED OPEN DRIVEWAY THAT IS ENTERED FROM STRONGS DRIVE.

ISSUE / REVISION DATE PROJECT
G.R.V.N.C. Submitted 10.05.07 Pac Canal Residences

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