

KRISTIAN MARVELL ART STUDIO

3629 MEDFORD STREET
Los Angeles, CA 90063

SCOPE OF WORK:

INTERIOR RENOVATION OF EXISTING 1924 MANUFACTURING WAREHOUSE BUILDING. INTERIOR NON-LOAD BEARING PARTITIONS, REPLACEMENT OF ELECTRICAL, POWER PANEL, WIRING, LIGHT FIXTURES, PLUMBING FIXTURES, NEW STRIPING PARKING LOT.

BUILDING WILL BE USED AS AN ART STUDIO WITH ALUMINUM BOUNDARY AND LOW PRESSURE CRUCIBLE OR ELECTRIC FOUNDRY TO BE USED FOR METAL AND PLASTER ART PRODUCTION.

ZONING DISTRICT:

M-2 (Heavy Manufacturing)

LEGAL DESCRIPTION:

APN: 5224-003-005
Tract: 6333
Map Reference: M B 71-11-14
Lot: 26
BLK: B
Map Sheet: 111B157
Los Angeles
State of California

BUILDING SUMMARY:

Zoning: M-2
Construction Type: V-B
One Floor, No Fire Sprinklers, Single Owner Tenant

AREA BREAKDOWN (GROSS SF)

EXISTING BUILDING: 15,855 SF
NUMBER OF PARKING SPACES: 33 Standard Parking Spaces & 2 Handicap Parking Spaces
LANDSCAPE AREA: 1114 SF

CODE USED:

2011 County of Los Angeles Building Code (Title 26)

OCCUPANT GROUP:

BUILDING OCCUPANCY: F-2 (Factory)
ACCESSORY OCCUPANCY: B (Office) - Rooms 101 & 109 - 1,094 S.F. Under 10% of total building area per 508.2.1

REQUIRED PLUMBING FIXTURES:

2011 County of Los Angeles Building Code (Title 26)
2011 County of Los Angeles Building Code (Title 26)

TABLE 2302.1 - MANUFACTURING F-2
1 MALE AND 1 FEMALE WATER CLOSET PER 14 OCCUPANTS (2 REQUIRED)
1 SERVICE SINK (1 REQUIRED)
1 DRINKING FOUNTAIN PER 400 OCCUPANTS (1 REQUIRED)

OCCUPANT LOAD:

ROOM#	DESCRIPTION	OCC. CODE CLASS	S.F. PER OCCUPANT	S.F. AREA	# OF OCCUPANTS
101	OFFICE	OFFICE	100	547	5
102	STORAGE	BUSINESS AREA	300	105	3
103	STORAGE	STORAGE AREAS	300	124	3
104	BATHROOM	STORAGE AREAS	100	80	1
105	KITCHEN	KITCHEN	200	240	2
106	TOILET ROOM	TOILET ROOM	100	145	1
107	BATHROOM	BATHROOM	100	91	1
108	OFFICE	OFFICE	100	547	5
109	WOREAREA	BUSINESS AREA	100	1535	15
110	STORAGE	STORAGE AREAS	300	397	4
111	BATHROOM	BATHROOM	100	300	3
112	BATHROOM	BATHROOM	100	113	1
113	WOREAREA	WOREAREA	100	113	1
114	WORKROOM	MANUFACTURING AREAS	100	2083	20
115	WORKROOM	MANUFACTURING AREAS	100	424	4
116	HALLWAY	MANUFACTURING AREAS	100	114	1
117	WORKROOM	MANUFACTURING AREAS	100	365	4
118	WORKROOM	MANUFACTURING AREAS	100	365	4
119	WORKROOM	MANUFACTURING AREAS	100	1964	20
120	WORKROOM	MANUFACTURING AREAS	100	866	9
121	WORKROOM	MANUFACTURING AREAS	100	407	4
122	WORKROOM	MANUFACTURING AREAS	100	407	4
123	WAREHOUSE	WAREHOUSE	500	3549	7
					TOTAL: 126

REF: TABLE 1004.1.1
MANUFACTURING AREAS - 100 S.F. PER OCCUPANT
BUSINESS AREAS - 100 S.F. PER OCCUPANT
STORAGE AREAS - 100 S.F. PER OCCUPANT
KITCHEN - 200 S.F. PER OCCUPANT
WAREHOUSE - 500 S.F. PER OCCUPANT



AREA PLAN - N.T.S.

ATTACHMENT A

BEST MANAGEMENT PRACTICES* FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction
Project Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Erosion sediments and other pollutants must be retained on site and may not be transported from the site by the force of wind or water.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the force of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

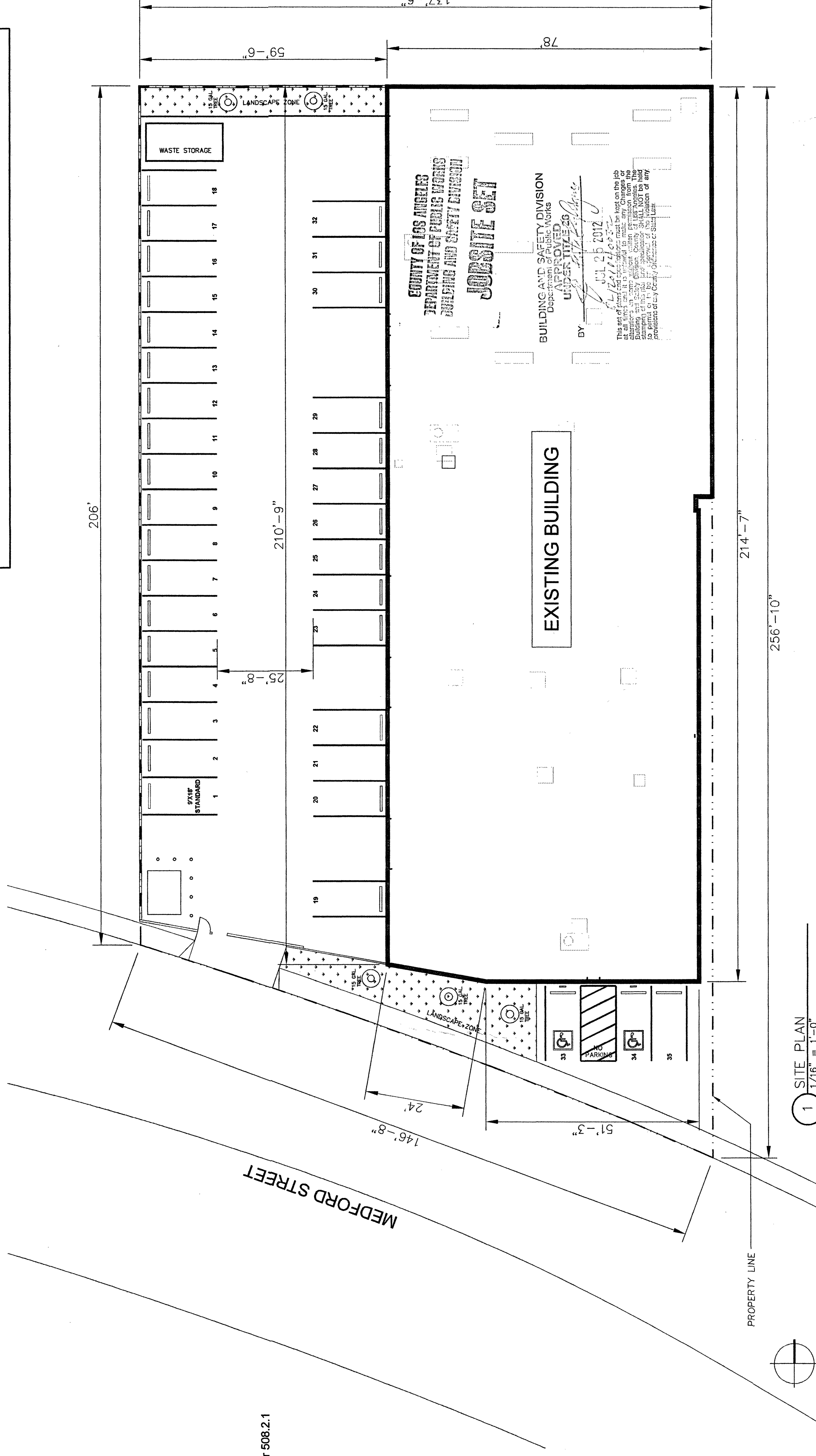
Other: _____
As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____ Date _____
(Owner or authorized agent of the owner)

Signature _____
(Owner or authorized agent of the owner)

*The above Best Management Practices are derived from the California Storm Water Best Management Practices Handbook, January 2003.
www.campresources.com

Attachment A BMP Notes.doc



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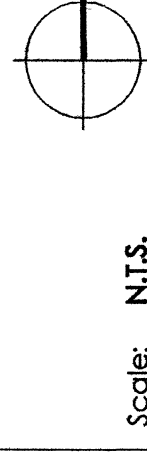
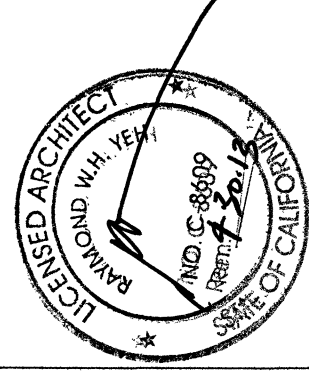
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Sheet Title:

Revisions: Date: XXX XXX

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Scale: N.T.S.

Date: 6/27/12

Drawn By:

Checked By:

Sheet Number:

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