



Diana Ungerleider <dianaunger3@gmail.com>

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## Fwd: 1111 Las Lomas review--\*\* (items that need to be revised)

1 message

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Kim Bantle <[ksbantle@gmail.com](mailto:ksbantle@gmail.com)>

Sun, Mar 6, 2016 at 5:37 PM

To: Diana Ungerleider <[dianaunger3@gmail.com](mailto:dianaunger3@gmail.com)>

For website. Richard's notes on 1111 Las Lomas, Tishbi, plans for preliminary approval

----- Forwarded message -----

From: **Richard Blumenberg** <[Richard@rlbarchitecture.com](mailto:Richard@rlbarchitecture.com)>

Date: Thu, Feb 4, 2016 at 7:19 PM

Subject: 1111 Las Lomas review--\*\* (items that need to be revised)

To: Kim Bantle <[ksbantle@gmail.com](mailto:ksbantle@gmail.com)>, Francine Kirkpatrick <[DrFKirk@verizon.net](mailto:DrFKirk@verizon.net)>

1. Pad average grade  $(444.7+445.71+445.81+445.1)/4=445.33$

2. First Floor elev= 446.18. Existing Ridge per survey is 462

\*\*3. Proposed deck 446 elev - 430 at lowest point=16' + 3'-6" guardrail=19'-6" to top of rail. Need to lower to 15'-6" or get variance from Board.

4. Subterranean garage is being proposed

\*\*5. Proposed roof scales 1:12 pitch which is < 2.5/12. Considered flat roof--is this allowed?

\*\*6. Proposed height is 17'-0" from fin floor to underside of roof.

Estimate height of 17'-10" from grade + 10" for roof thickness = 18'-8" above grade. Need to lower to 15'-6" or get variance from Board

\*\*7. Proposed roof deck is 5'-6" setback from left property line. Top of rail is < 15'-6" above grade. ---Neighbor may have privacy concerns

8. Proposed butterfly roofs are a consistent design.

\*\*9. Need to dash existing roof on Sections and elevations so Board can see what is being proposed.

Best,

Richard Blumenberg, AIA, LEED AP

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