

Home Rebuild Workbook

Rebuilding Together,
Step by Step



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Dear Fire Rebuild Families,

The devastation caused by the fires this year has brought loss, hardship, and uncertainty into many lives, and my heart goes out to all who have been affected. Although the road ahead may be long, strength can be found in community, in mutual support, and in the commitment to rebuilding, one step at a time.

To help guide you through this process, I have created this workbook. Within its pages are resources, inspirational ideas, and open space for you to record your thoughts, plans, and hopes. My intention is for this workbook to be a useful companion as we move through rebuilding and recovery, together.

With care and solidarity.



David Van Arsdell



Rebuilding

An aerial photograph of a coastal town, likely in California, showing a dense residential area built into a hilly, brownish landscape. The town is situated along a dark blue coastline. The word "Together" is overlaid in a large, white, sans-serif font on the left side of the image.

Together

Hello, nice to meet you, my name is David.

I'm a licensed California architect and proud member of the Palibu Rebuild Committee. With over 15 years of industry experience and a strong track record of successful projects on the Westside, I bring both local expertise and a deep commitment to helping homeowners navigate the rebuilding process with confidence and clarity. My firm is dedicated to guiding you through every step of the journey, from the earliest conversations to the moment you step into your new home.

For me, everything starts with dialogue. A successful project begins by listening, understanding your needs, vision, lifestyle, goals, and objectives. From there, I focus on crafting a design that is truly site specific. Every property has its own character and challenges, whether it's natural light, views, privacy, or topography, and each design must respond thoughtfully to its unique context.

I also believe in timeless design principles. The right proportions, intuitive flow, and lasting functionality are what make a home truly feel right, not just today, but for years to

come. Just as important, I ensure that design, budget, and schedule stay aligned as top priorities from day one, so the process remains grounded and achievable.

Collaboration is at the heart of what I do. My motto, Better Together, reflects how essential teamwork is in creating a home. Designing and building is never a one-person effort, it's about bringing together consultants, builders, regulators, tradespeople, and of course, you, the homeowner, into a unified vision.

The result of this process is not just a house, but a bespoke custom home that is perfectly suited to who you are and how you live, unique, enduring, and crafted with care.



David Van Arsdell, President

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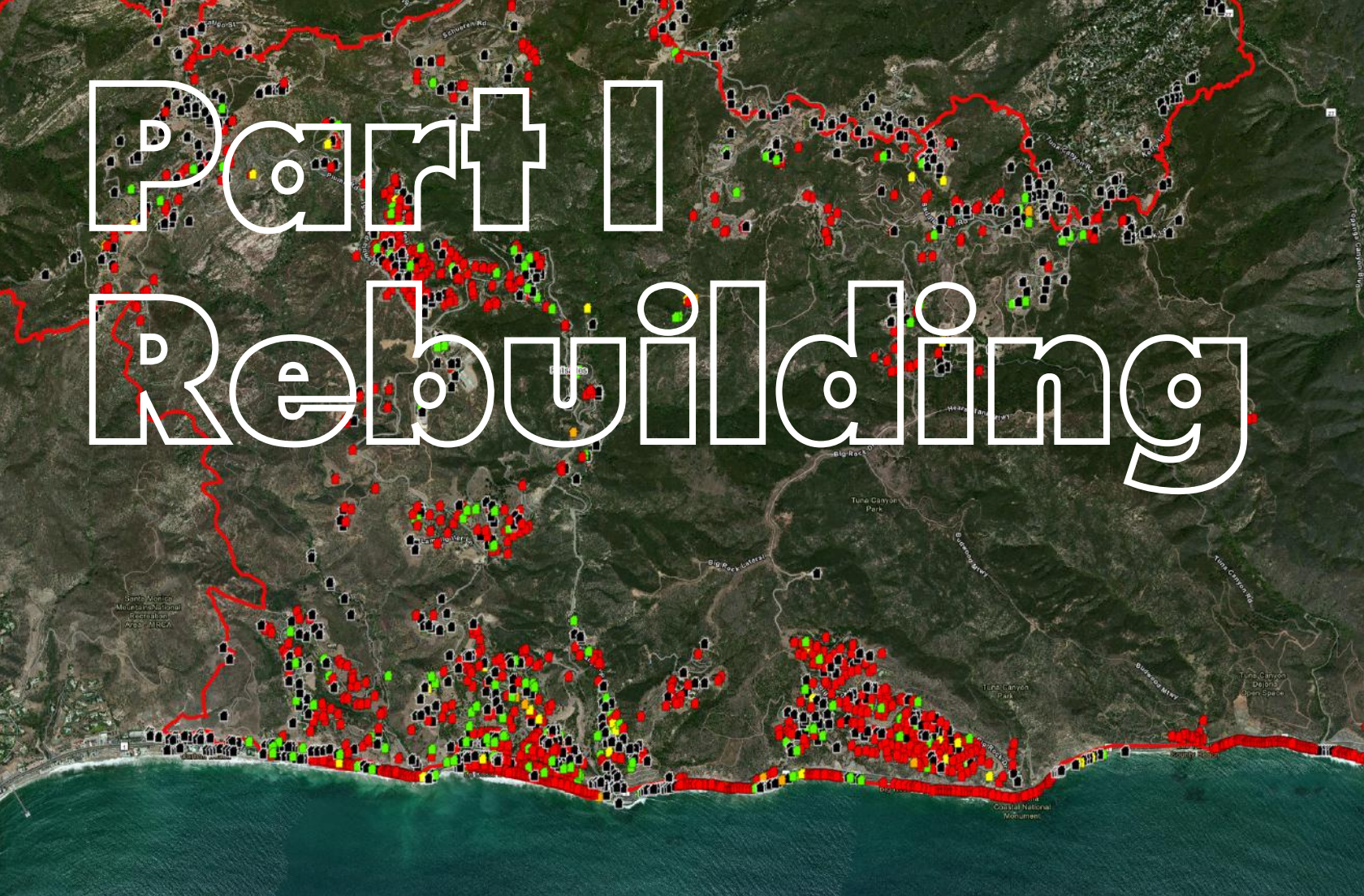


BOOK INTRO CALL

let's meet

Part I

Rebuilding



An aerial photograph of a coastal region, likely Santa Ynez Canyon, showing a dense residential area. The map is overlaid with numerous red and green markers, possibly representing specific locations or data points. The word "Resources" is written in large, white, outlined letters across the center of the image. The background shows a mix of green hills, a blue coastline, and a dense urban area with many buildings. The word "Resources" is the central focus, written in a large, white, outlined font. The background is an aerial map of a coastal region, likely Santa Ynez Canyon, showing a dense residential area. The map is overlaid with numerous red and green markers, possibly representing specific locations or data points. The word "Resources" is written in large, white, outlined letters across the center of the image. The background shows a mix of green hills, a blue coastline, and a dense urban area with many buildings. The word "Resources" is the central focus, written in a large, white, outlined font.

Resources

Fire Rebuild Resources

Executive Order No.1 *(scan QR code to download)*

The EO-1 Implementation Guidelines outline streamlined procedures and eligibility criteria for expedited rebuilding and permitting of fire-damaged properties in Los Angeles, making it faster and easier for affected residents to restore homes and essential facilities after the 2025 wildfires.

LA County Recovers

recovery.lacounty.gov

Los Angeles County's official portal providing wildfire survivors with step-by-step guidance, permitting assistance, and access to resources, grants, and support for rebuilding after disasters like the Eaton and Palisades fires.

Pacific Palisades Community Council

pacpalicc.org/index.php/palisades-fire-information-updates

The Palisades Fire Information/Updates page by the Pacific Palisades Community Council offers residents a central hub for wildfire recovery resources, news, rebuilding guidelines, and assistance updates.

Malibu Rebuilds

maliburebuilds.org

Malibu's official recovery website providing step-by-step rebuilding guidance, permitting resources, news, events, grant opportunities, and support services for residents recovering from the Palisades and Franklin Fires.

LADWP

ladwp.com/community/restoration-and-rebuilding-efforts/unified-utilities-rebuild-operations-center

Los Angeles Department of Water and Power's official page offering residents coordinated support and information for restoring and rebuilding electric, water, and utility services after wildfires or major disasters.

Southern California Edison

sce.com/outages-safety/wildfire-safety/targeted-undergrounding

Southern California Edison's page detailing its wildfire safety program, which includes the targeted undergrounding of power lines in high-risk areas to reduce the threat of wildfire ignition and improve community resilience.

Geotechnical Testing Guidelines *(scan QR code to download)*

Malibu's Fire Rebuild Geologic/Geotechnical and Coastal Engineering Guidelines let property owners and professionals use existing site data and focused reports to speed up safe reconstruction of fire-damaged properties while meeting hazard and building code requirements.

California Rebuild Dashboard

ca.gov/lafires/rebuilding-la

The Rebuilding LA page on CA.gov tracks wildfire rebuild permitting progress and summarizes state actions to speed recovery, including permit streamlining, tax and mortgage relief, anti-exploitation measures, and protections for fire survivors in Los Angeles County and impacted cities.

Executive Order N-4-25 *(scan QR code to download)*

Executive Order N-4-25 suspends CEQA and Coastal Act rules to let wildfire-damaged properties be rebuilt quickly, as long as projects stay within 110% of their original size and location.

Army Corps of Engineers *(scan QR code for link)*

The Los Angeles County Wildfire Debris Removal Mission by the U.S. Army Corps of Engineers offers property maps, cleanup guides, and contractor details for phase 2 debris removal, helping owners and contractors efficiently navigate post-fire cleanup requirements.

PaliBu Rebuild Directory *(scan QR code to download)*

Curated directory of licensed, local architects, engineers (civil/structural/coastal), contractors, permitting consultants, insurance and disaster case managers, and grant/funding specialists.

Pali Recovery Coalition

palirecovery.org

The official site of the Palisades Recovery Coalition, a community-led group providing comprehensive rebuilding support, visioning workshops, logistical coordination, mental health and quality-of-life programs, advocacy, guidance on insurance and construction, and ongoing updates for Pacific Palisades fire recovery.

US EPA

epa.gov/california-wildfires/storymap

The 2025 Southern California Wildfires Story Map by the US EPA is an interactive tool displaying real-time maps, photos, and updates on wildfire cleanup and hazardous material removal efforts.

LA Strong Return & Rebuild

recovery.lacity.gov

City of Los Angeles's central website offering disaster recovery information, rebuilding resources, and official updates for residents and businesses affected by major emergencies.

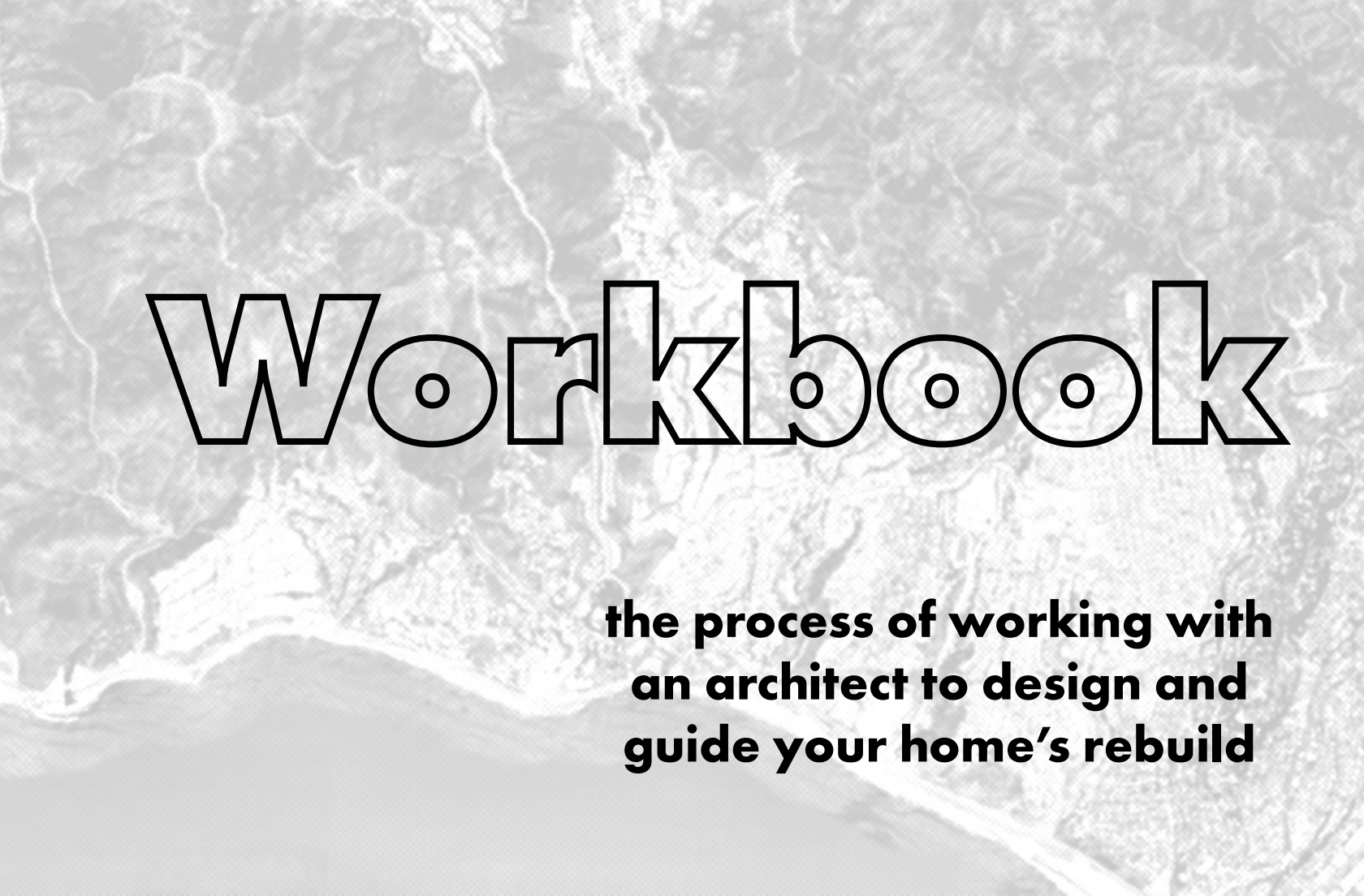


REBUILD RESOURCES



Part II

Rebuild

An aerial photograph of a coastline, showing a large body of water on the left and a small peninsula or headland on the right. The land is covered in dense vegetation, and there are some buildings visible on the peninsula. The overall tone is muted and grayscale.

Workbook

**the process of working with
an architect to design and
guide your home's rebuild**

If you've never worked with an architect before, you might be wondering what we do. Here's a fun **Myth versus Reality** demonstrating what architects actually do:



The Fountainhead has become one of the most influential sources shaping the stereotype of the architect in popular imagination. In Ayn Rand's novel and film adaptation, Howard Roark is depicted as a fiercely independent genius who stands alone against society, clients, and tradition, steadfastly refusing to compromise his creative vision. Roark's unwavering devotion to personal integrity, even going so far as to destroy a building that did not meet his standards, established the image of architects as solitary artists, driven solely by the sanctity of their own ideas.

This narrative has led many people to see architects as aloof, stubborn visionaries who operate apart from teamwork, negotiation, or practical realities. *The Fountainhead's* legacy persists, inspiring some newcomers to pursue architecture for creative autonomy, but also perpetuating myths that make architects seem detached from the collaborative and problem-solving nature of the real profession.

In reality, architects work closely with clients, engineers, and builders; they balance designing beautiful, functional spaces with addressing practical needs, meeting codes and regulations, and managing complex projects. Much of an architect's work involves listening, collaborating, negotiating, and ensuring that visions can become real, safe, usable structures for communities. This profession demands creativity, but equally relies on strong communication skills, teamwork, and adapting ideas for real-world impact.

Myth

(What People Think)

Reality

(What Architects Actually Do)



Architects just draw pretty buildings

Architects work alone and create solo masterpieces

Architects are only needed for big or expensive projects

The architect's job is finished after the drawings are done

Architects only care about how things look

Architects and engineers do the same thing

Architects design functional, safe, and comfortable spaces while balancing looks, costs, safety, and regulations

Architects collaborate with clients, engineers, contractors, and communities, teamwork is key

Architects work on projects of all sizes, including renovations, additions, and homes with tight budgets

Architects oversee construction, troubleshoot issues, and help ensure the design comes to life as planned

Good architects balance beauty with safety, energy efficiency, comfort, sustainability, and practical needs

Architects focus on how spaces are used and experienced; engineers make sure they are structurally sound, both are needed

10 Questions to Start Our Conversation



1. What are the most important features or spaces from your previous home that you want to keep, improve, or remove?
2. Are there any layout changes or a modest increase in size (up to 10%) you want to explore for the rebuilt home?
3. Has your family composition, needs, or daily lifestyle changed since your original home was built?
4. Are there new priorities for accessibility, aging in place, or special needs that should be considered?
5. What upgrades in safety, technology, energy efficiency, or sustainability would you like to discuss for your rebuild?
6. Do you want to incorporate modern, fire-resistant materials or other fire safety strategies?
7. Are there sentimental or practical features from your old home (such as unique finishes, built-ins, or custom details) that you want included?
8. Have you kept records, photos, or plans of your previous home to help with insurance and design decisions?
9. Is your priority for the rebuilt home to closely match the old design, modernize, or strike a balance between the two?
10. Are there budget, insurance, or timeline constraints that would impact design choices or phasing?

jot down some thoughts....

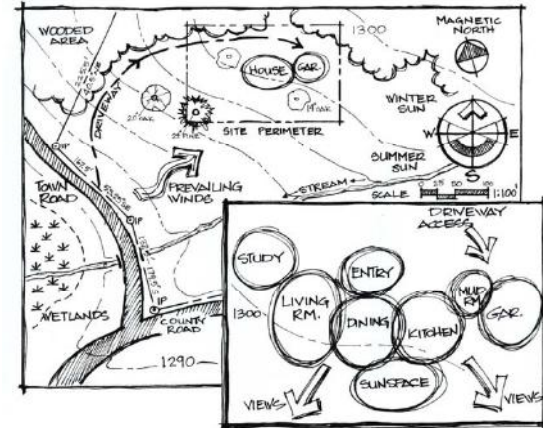
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Bubble Diagrams

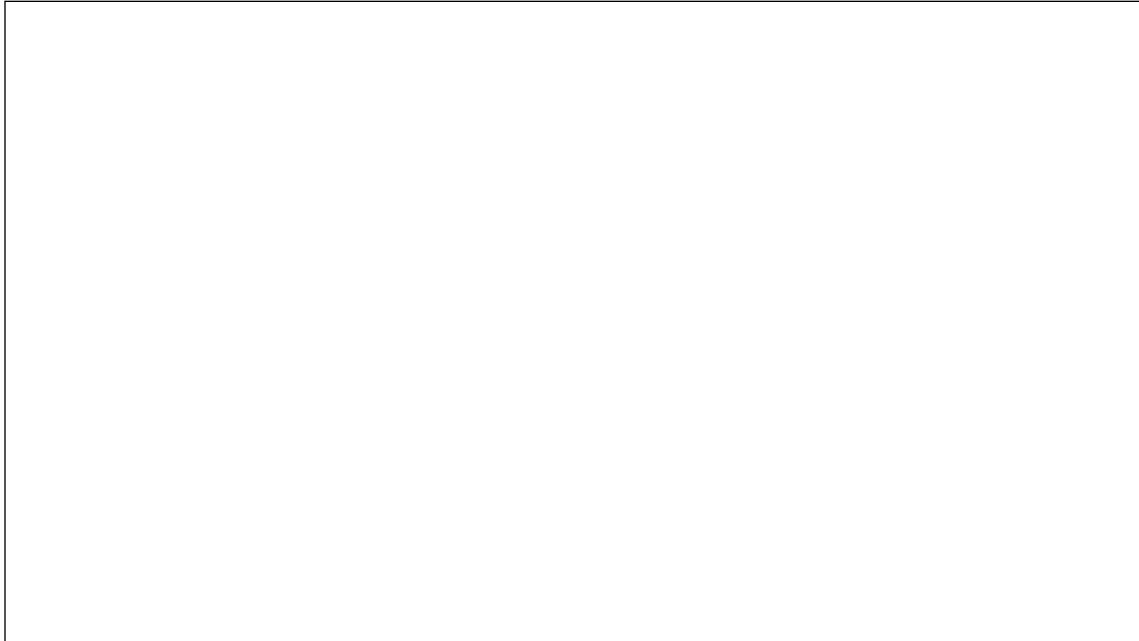
Key Components of a Bubble Diagram

- **Spaces and Rooms:** Bubbles represent all rooms or functional areas planned for the house (e.g., kitchen, living room, bedrooms, bathrooms, laundry, mudroom, garage)
- **Relationships and Groupings:** Bubbles are grouped and linked to show which spaces should connect or be adjacent (e.g., dining room near kitchen, bedrooms together)
- **Site Features:** The diagram can include site elements such as driveway, garden, patio, front yard, backyard, and considers features like wooded areas, streams, and sun orientation.
- **Environmental Factors:** Arrows or notations show prevailing winds, sunlight direction (summer/winter sun), views, and magnetic north to help guide spatial arrangement.
- **Access and Circulation:** Key pathways, entries, and access points (main, side, driveway) are indicated to plan efficient circulation and avoid crossing through private areas unnecessarily.
- **Scale and Perimeter:** The site or building outline may be sketched lightly to suggest relative sizing and placement of bubbles within the property.



space to sketch a bubble diagram....

2

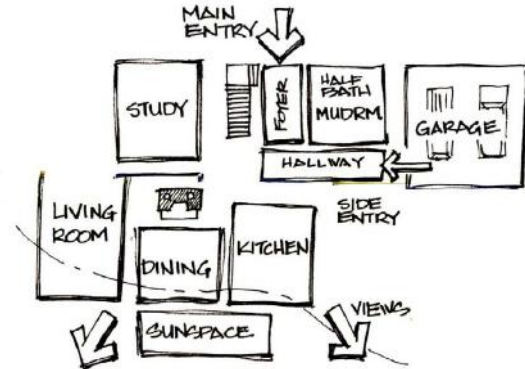


Sit down with your architect to begin sketching a bubble diagram together. An architect can help by translating your needs and wish list into clear, functional concepts, suggesting ideal room sizes, adjacencies, and circulation paths. Their training ensures your ideas align with best practices for comfort, privacy, zoning, and site context. Use this collaborative step to experiment and organize, knowing your architect will refine and turn your layout into a well-designed home.

Blocking Diagrams

Key Components of a Blocking Diagram

- **Rectangular Blocks:** Each block represents a specific room or space (such as kitchen, living room, bedrooms, garage), translating the loose bubbles into more defined, geometric areas.
- **Relative Size and Proportion:** The size of each block is roughly drawn to reflect its intended area, helping to visualize which rooms are larger or smaller in relation to others.
- **Room Placement and Adjacency:** Blocks are positioned to show preferred proximity and relationship between rooms, such as putting the dining area next to the kitchen.
- **Primary Circulation Paths:** Essential traffic routes (main hallways, direct connections) are indicated, ensuring that movement through the house is intuitive and efficient.
- **Site and Outline Context:** The blocks are laid out within a simple outline of the building or site, considering setbacks, sun orientation, entry points, and site boundaries.
- **Separation of Zones:** Different blocks are organized by function, dividing the plan into zones like public (living/dining), private (bedrooms), and service (kitchen/laundry).



space to sketch a blocking diagram....

3



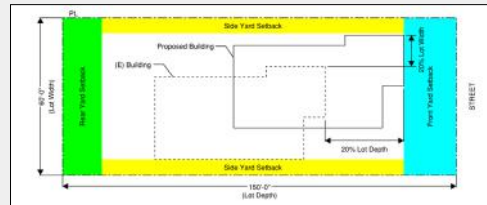
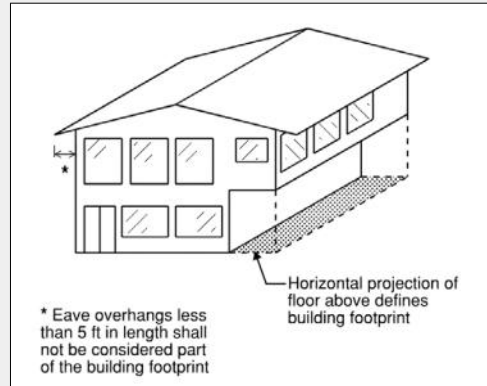
Sit down with your architect to draft a blocking diagram together. An architect can help by shaping your ideas into workable room sizes and proportions, arranging spaces for optimal relationships and flow. Their expertise ensures that traffic paths are efficient, zones are well-organized, and every area fits comfortably within the site. This collaborative step takes your concepts from rough ideas to a more structured layout, setting a strong foundation for your home's design.

Like-for-Like Rebuild

Eligibility Criteria

EO 1 Eligible Project Criteria Summary:

- Allows repair, restoration, demolition, or replacement of buildings damaged or destroyed by the January 2025 Los Angeles wildfires.
- Projects must rebuild for the same use, in substantially the same location, and cannot exceed 110% of prior footprint or height.
- No increase in the number of primary dwelling units; new accessory dwelling units (ADUs) are permitted if setbacks are observed.
- Building permits must be obtained within seven years of EO 1, with work finished within three years of permitting.
- Nonconforming structures may be rebuilt as they were, but expansion is limited to 10% over the original [size or height].
- See the official document for full procedural and technical details.



An architect offers invaluable assistance throughout the EO 1 rebuilding process by guiding property owners through each regulatory and technical requirement. The architect prepares essential documentation and construction drawings to demonstrate that a project meets the specific eligibility criteria, such as staying within the permitted building footprint, use, and location. The architect also assembles previous building records (including permits, certificates, assessor documentation, and photographs) for submission to the Los Angeles Department of Building and Safety, ensuring that eligibility is clearly established for expedited permit review. Their expertise covers interpreting and applying local codes, advocating for the reuse of prior plans where appropriate, and making any technical modifications necessary for code compliance. Beyond paperwork, the architect coordinates directly with city agencies, ensuring timely filing and obtaining required certifications and professional approvals. By involving an architect early, applicants can streamline their rebuilding journey and confidently meet the procedural benchmarks required for EO 1's expedited review.

Building Dept. Procedures

The architect's primary role in the LADBS procedures is to prepare and submit the necessary documentation and construction plans to validate project eligibility, certify code compliance, and expedite permit approval. For qualifying projects, the architect gathers existing records, produces updated plans, and (under the self-certification program) can directly certify that the plans meet building

codes, bypassing traditional plan checks for faster processing. The architect also helps address any LADBS review questions and supports the inspection process to ensure a smooth path to occupancy approval.

Building and Safety (LADBS) procedures under EO 1:

- Acceptable records (permits, certificates, assessor documents, and photos) must be submitted to establish eligibility and building details.
- Permit applications can be submitted online or at the One-Stop Rebuilding Center; review timelines are shortened for wildfire-affected sites.
- Demolition permits are generally not required except for historic monuments; debris removal must meet all waste regulations.
- Building permits use the 2022 California code, but previously approved plans (2019 code) may be reused subject to professional recertification.
- Fees for plan check and permits are suspended; LAUSD and linkage fees may apply only if there is a significant size increase.
- Inspections are scheduled promptly and completion allows for issuance of temporary or final occupancy certificates.
- For full procedural requirements, refer to the official document.

create existing plan sketch....

Like-for-Like Rebuild

Planning Procedures

City Planning Procedures Summary

- **Expedited Review:** Rebuilding projects that meet EO 1 eligibility generally do not require City Planning review or permit clearances, except for historic resources.
- **Ineligible Projects:** Non-eligible projects (including those in the Coastal Zone or special plan areas) are still subject to expedited review; however, some will require a standard planning application and additional permit clearances.
- **Application Filing:** Applications may be submitted online or at the LA One-Stop Rebuilding Center, which houses City Planning staff available for questions and support.

Timelines:

- Initial case reviews and referrals for rebuilding projects are prioritized and processed concurrently, typically within days of submission.

- City Planning must supply a list of necessary corrections or documentation within 30 days of paid application.
- Clearances for permit issuance or case conditions are generally processed within 5 business days of request.

Coastal Zone/Overlay Areas:

- Projects in these areas may require additional Coastal Development Permits or compliance review (CEX, CATEX, etc.).
- Extensions are granted for pre-existing permits affected by the fires.

Support and Resources: Applicants can access assistance from staff at designated centers or online platforms throughout the review and permitting process.

In the city planning phase under EO 1, the architect acts as a key advisor and project coordinator, preparing and submitting all required plans and supporting documents to demonstrate zoning, setback, and use compliance. The architect ensures applications are filed efficiently—often through online systems or the One-Stop Rebuilding Center—and handles any requests for clarifications or corrections from planners to keep the expedited review process moving. If specialized approvals such as Coastal Development Permits or overlay reviews are needed, the architect guides the project through these additional steps as well. Throughout, the architect streamlines communication with City Planning and helps clients quickly address any procedural or regulatory issues that arise, minimizing delays and keeping rebuilding efforts on track.



Housing Procedures

Housing Dept.Procedures Summary

Mello Act Determinations

- Projects rebuilding to the same number of dwelling units as before the wildfire (plus any allowable ADUs) are generally exempt from the Mello Act process.
- Projects changing the number of primary units must complete Mello Act Determinations, including tenant outreach and streamlined forms.
- Concurrent review with LADBS and City Planning allowed for faster processing.

Resident Protection Ordinance

- No requirement to provide more replacement housing than specified in state emergency orders, unless

converting single-family homes to multifamily or adding ADUs.

- Lower income tenants from the past five years have the right of first refusal to return at an affordable rate.

Replacement Unit Determination

- Simplified process focused on tenant income and right of first refusal; abbreviated and easier forms are used.
- Concurrent RUD and Mello Act review is permitted to speed approvals.

Rent Stabilization Ordinance (RSO)

- Projects must comply with RSO if the original home was subject to the ordinance and the permit is filed within five years of destruction.

Affordability Covenants

- City-subsidized or required affordable units must have recorded covenants to guarantee affordability for the required period.

Accessible Housing Program (AcHP)

- Projects with city/state/federal subsidy must submit accessibility plan and get AcHP clearance before occupancy; review is expedited.

Clearance and Approval

- Plan reviews and clearance processes are conducted concurrently with other City departments to accelerate construction and occupancy for covered projects.

During the Housing Department phase, the architect manages applications and documentation to demonstrate compliance with affordable housing, tenant protection, and accessibility rules. The architect identifies when Mello Act or Rent Stabilization Ordinance requirements apply, prepares supporting tenant and unit documentation, and submits streamlined forms for review. For projects needing accessibility or affordability clearances, the architect assembles the relevant plans and ensures timely responses to City requests. They coordinate with city reviewers to enable concurrent plan checks, helping accelerate approvals and keep the rebuilding process efficient and on schedule.



Schematic Design

Design Phase Overview

The next step in schematic design is synthesizing all previous analyses into clear, conceptual design solutions that address the project's needs, context, and constraints. This stage transforms your gathered data (including bubble diagrams, blocking diagrams, and like-for-like rebuild procedures) into preliminary floor plans, site layouts, and design documents suitable for feedback and refinement.

Overview of Schematic Design

Schematic design involves creating rough plans, layouts, and visualizations that represent the project's basic structure, spatial organization, and main functional zones. Here, information is synthesized into feasible concepts that consider site conditions, program requirements, and constraints identified in previous steps.

Key Activities in Schematic Design

- Develop several conceptual design options,

visualizations, and sketches based on synthesized site & program needs.

- Refine layouts and massing (size, shape, and arrangement of spaces), ensuring circulation and adjacencies align with previous analyses.
- Account for zoning codes, access, site limitations, and rebuild procedures when shaping plans and sections.
- Document ideas using diagrams, floor plans, site plans, preliminary elevations, and potentially 3D models or renderings.

Schematic Design Deliverables

- Site plans showing spatial organization and functional zones.
- Preliminary floor plans and sections, including circulation and key relationships.
- Conceptual sketches and models illustrating main ideas and possible visitor experiences.
- Outline specifications and budget estimates,

allowing for informed review and feedback.

- Mood boards or graphic samples, if needed for exhibit and experience themes.

Next Step: Refining and Presenting Concepts

After synthesizing all previous steps, use schematic design documentation to communicate concepts for client review, feedback, and decision-making. This sets the foundation for design development and detailed planning.

space to sketch a floor plan....

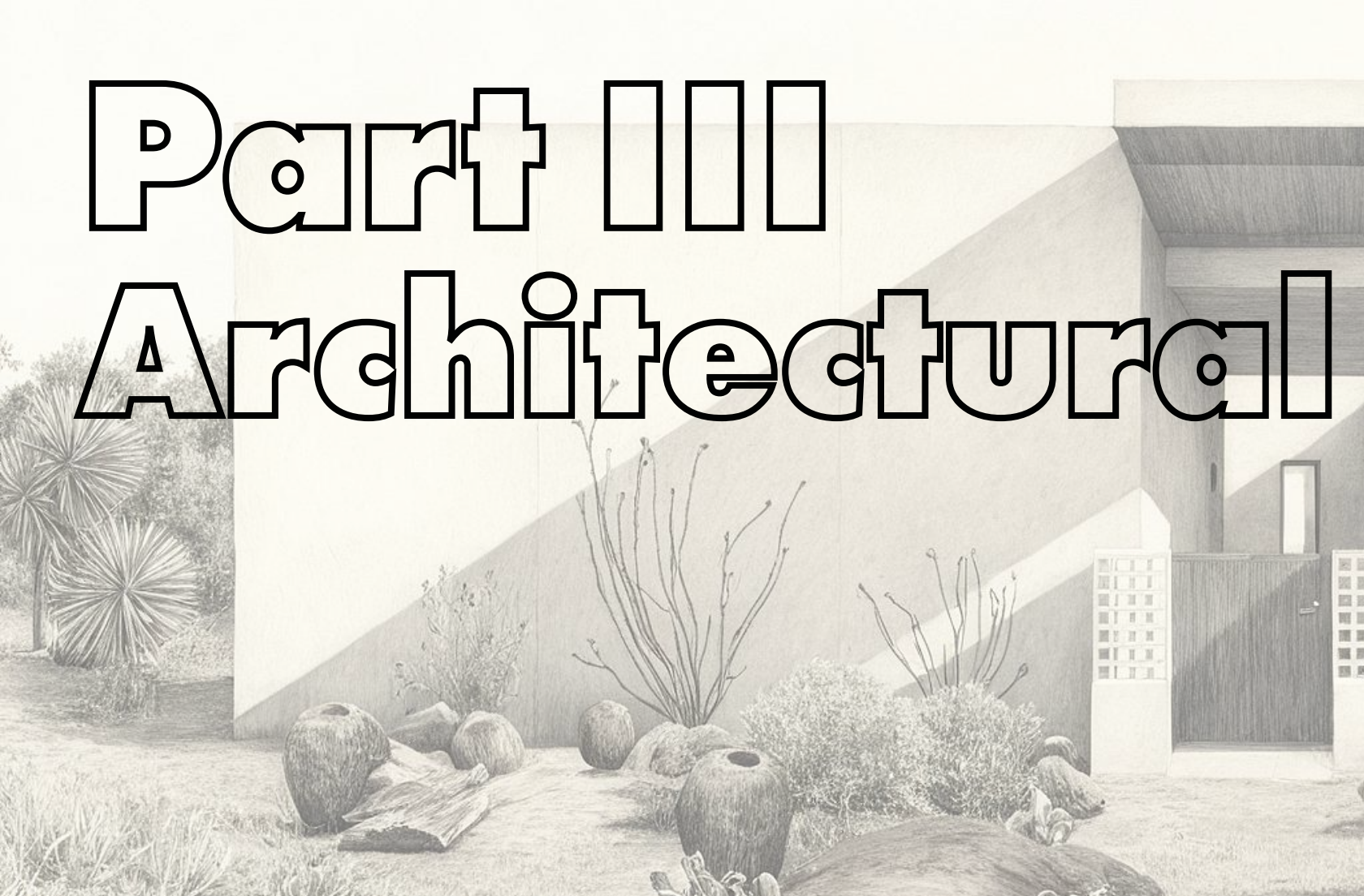
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After Schematic Design, your architect will guide the project through detailed design development and construction documentation, coordinating all technical specifics and producing permit-ready drawings. This process ensures the design is fully realized, supports accurate pricing, and streamlines the path through contractor selection and construction, maintaining a clear focus on your vision at every step.

Part III

Architectural



A black and white photograph of a modern house with a large tree and desert plants in the foreground. The house features a prominent overhanging roof and a wall with a grid pattern. The foreground is filled with various desert plants, including a large tree and a yucca plant.

Styles

**Coastal California Home Design
and Community Heritage**

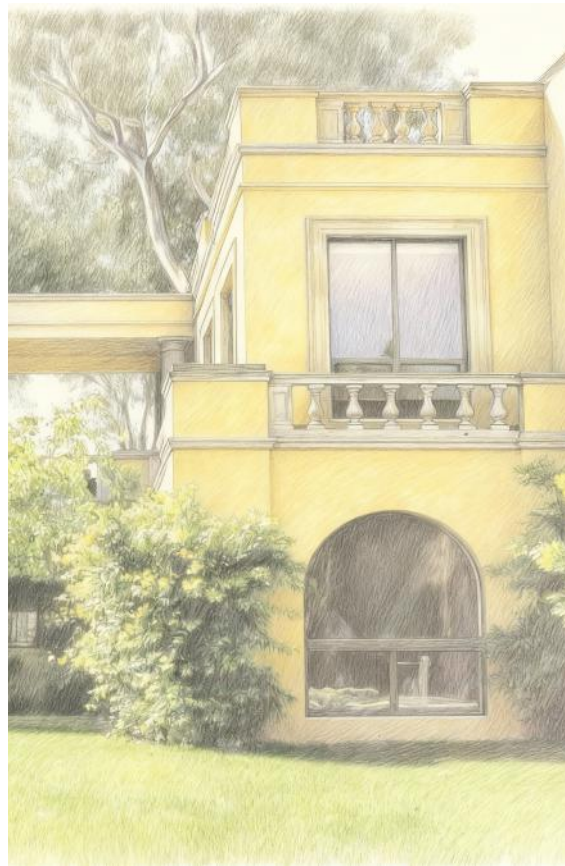
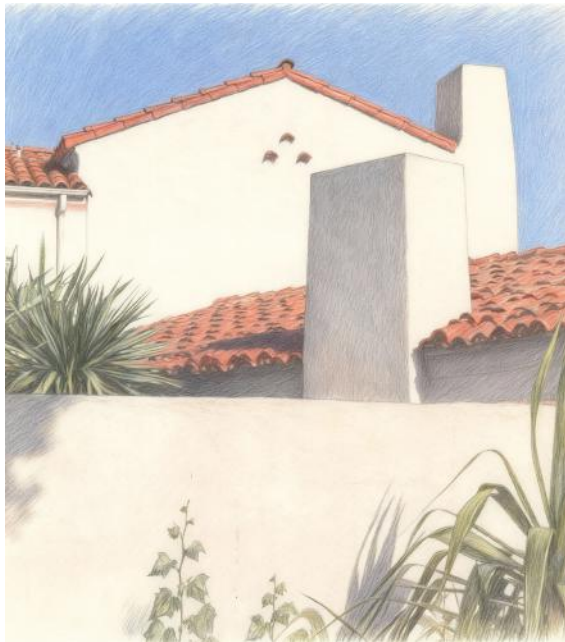
Inspirational architectural styles of the Palisades & beyond

The architectural character of Pacific Palisades reflects its coastal California roots and strong sense of community pride. Homes here blend an array of styles that celebrate both setting and lifestyle. Mediterranean and Spanish Revival residences, with terra cotta roofs, stucco walls, arched openings, and shaded courtyards, embrace indoor and outdoor living and the ocean climate. Craftsman and California Ranch designs add warmth and simplicity, with wide porches, exposed beams, and family friendly layouts rooted in craftsmanship. East Coast traditions like Colonial and Georgian contribute formal presence while adapting to lush gardens and open yards.

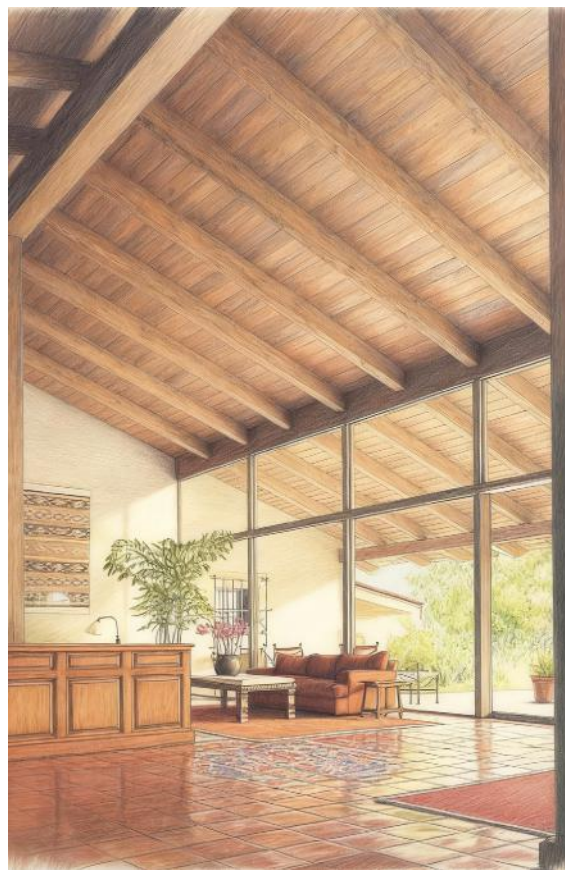
Modern and contemporary homes, flourishing since the mid twentieth century, showcase clean lines, glass walls, and seamless connections to the natural landscape. Today, these designs often balance privacy with panoramic canyon or ocean views, and incorporate sustainable, fire resilient materials. Throughout the community, authentic materials, elegant forms, and thoughtful integration with land and neighborhood character are the common thread.

The following pages are examples of styles to draw inspiration from, a great starting point for discussing with your architect what resonates with your taste and vision. Use these as a guide to spark ideas, explore possibilities, and shape a home that feels authentically yours while fitting beautifully within the unique spirit of the Palisades and surrounding communities.



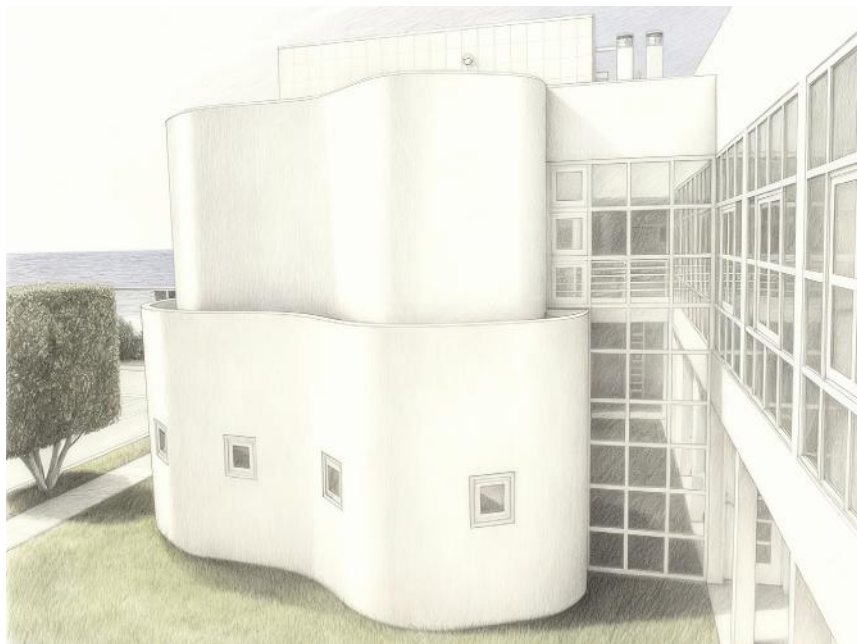


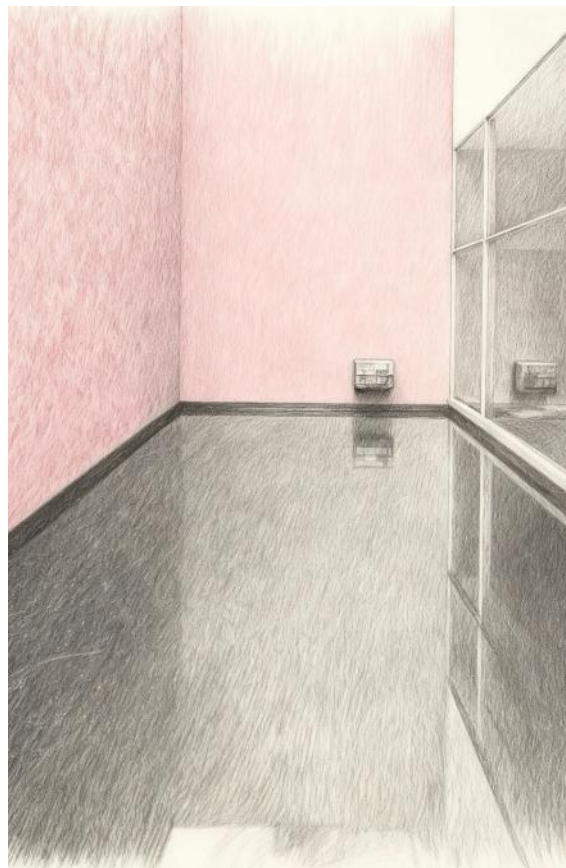












Part IV

Selecting

an Architect

**guidelines and resources
for interviewing and
hiring your architect**



Consumer's Guide to Hiring an Architect

Purpose and Overview

The guide from the California Architects Board provides homeowners with essential information for making informed choices when hiring an architect, managing a construction project, and addressing potential issues. It emphasizes verifying an architect's licensure and understanding each step in the process.

Deciding Whether to Hire an Architect

- California law requires licensed architects for most building work, with limited exceptions for small wood-frame structures.
- The document details the types of buildings specific professionals are authorized to design.
- Homeowners should consult their local building department to clarify project requirements.

Finding and Selecting an Architect

- Recommendations should be sought from referrals and respected professional associations, ensuring the architect aligns with the homeowner's vision.
- The guide highlights best contemporary practices: energy efficiency, water conservation, and material sustainability.

Important steps include:

- Defining project needs and scope, services wanted, budget, and timeline.
- Interviewing multiple architects and verifying credentials, experience, fees, insurance, consultants, and references.

The Written Contract and Required Elements

- A written contract is legally required for architectural services in California.
- Mandatory items include project and services description, compensation structure, contact information, process for additional services, and termination method.
- The guide recommends specifying project milestones, responsibilities, payment schedules, and dispute resolution in the contract.

Keeping Records and Financial Considerations

- Detailed written records of communications, transactions, and signed documents are crucial for transparency.
- Payment schedules should match project progress, with final payment contingent on satisfactory service completion.

Construction Tips and Remedies for Problems

- Only licensed contractors should be used for building work, and coordination between architect and contractor is vital.
- If problems arise, address them with the architect first and consult formal complaint procedures if needed.
- The guide describes design professional liens and mechanic liens for unpaid fees.

Special Topics and Legal Considerations

- Disaster situations invoke special protections, penalty increases for unlicensed service, and requirements for releasing building plans to insurance or owners upon request.
- Good Samaritan laws provide liability immunity for architects who perform emergency inspections after earthquakes.

Contact Information

- Homeowners should confirm an architect's licensure status and disciplinary record through the California Architects Board.



Consumer's Guide to Hiring an **Architect**



Scan the QR code to access the California Architects Board's **Consumer's Guide to Hiring an Architect**, which covers key steps for finding, selecting, and working with a licensed architect throughout



DOWNLOAD THE GUIDE

Part V

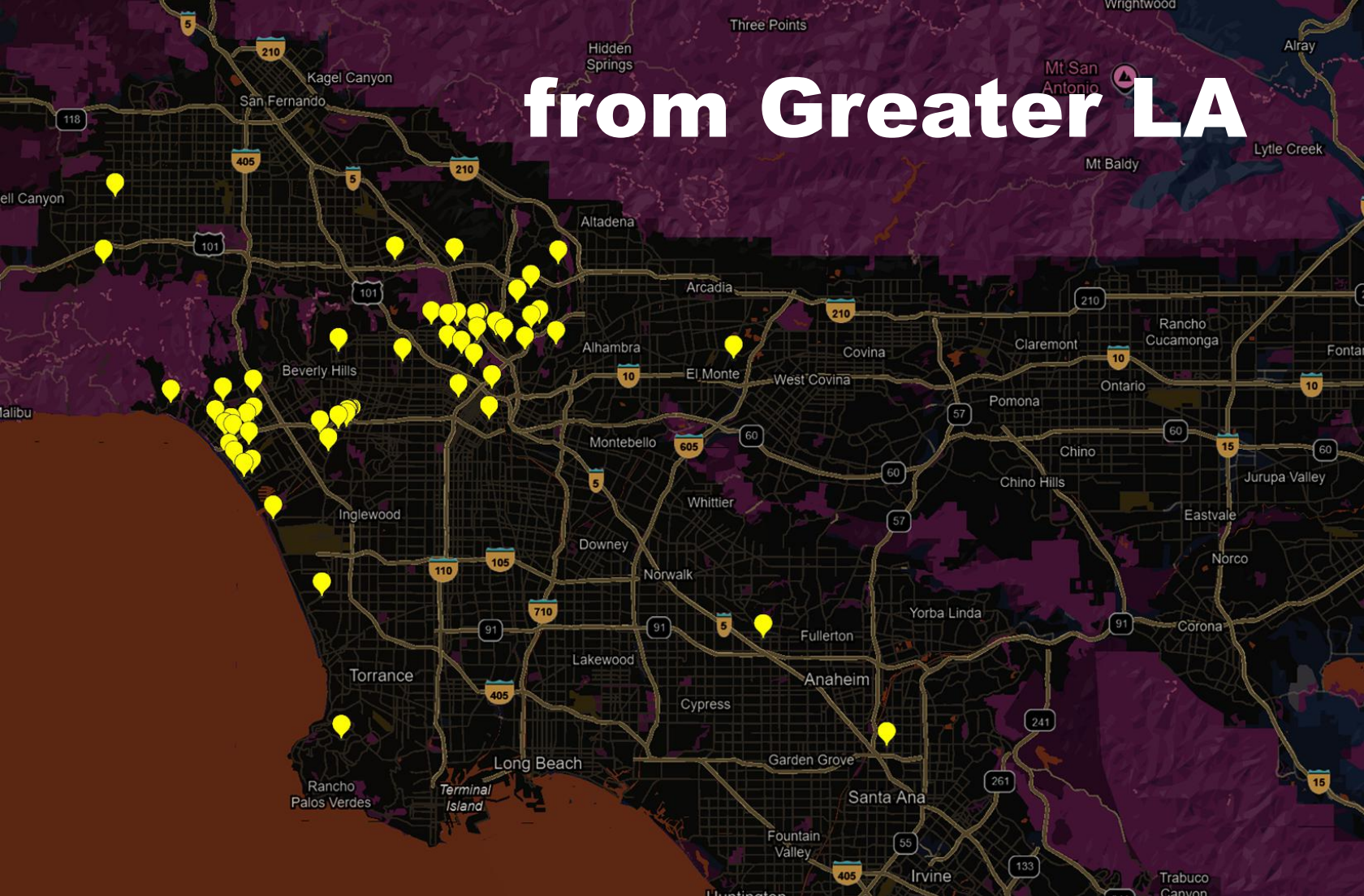
Firm

Experience

Firm portfolio of selected projects



from Greater LA



to the High Desert

David Van Arsdell Architects (DVA) is a design-focused, collaborative architecture firm serving Greater Los Angeles and the High Desert. The practice excels at adaptive re-use, custom residential, and owner-occupied commercial projects that revitalize properties and elevate communities. With a forward-thinking approach and deep local expertise, DVA guides clients through every phase of development, permitting, and planning, delivering vibrant spaces that blend thoughtful design with sustainability and regional character.



the Westside



SELECTED PROJECTS:

01 - *Bienvenida* | Residential | Single-Family
| Addition & Remodel

02 - *Montana* | Commercial | Retail /
Restaurant | Exterior Improvements & Cafe

03 - *26th Street* | Commercial | Retail / Office
| Core & Shell Improvements

04 - *San Vicente* | Commercial | Retail /
Office / Restaurant | Exterior & Interior
Remodel

05 - *10th Street* | Commercial | Childcare |
Land Use & Strategic Planning

06 - *Broadway* | Adaptive Reuse | Office |
Core & Shell Improvements

07 - *Euclid* | Adaptive Reuse | Office |
Change of Use Entitlements

08 - *Michigan* | Adaptive Reuse | Creative
Office | Core-Shell & Build-to-Suit
Improvements

09 - *Nebraska* | Adaptive Reuse | Creative
Office | Core & Shell Improvements

10 - *Edgemar Complex* | Mixed-Use |
Shopping Center | Core/Shell & Tenant
Improvement

11 - *Ocean Park* | Commercial | Co-Working
/ Childcare | Land Use & Strategic Planning

12 - *Main Street* | Adaptive Reuse | Creative
Office | Core/Shell & Tenant Improvement

13 - *Windward* | Residential | Duplex |
Remodel

14 - *Palms* | Multi-Family | Bungalows |
Remodel & Addition

15 - *Pershing* | Commercial | Retail Shopping
Center | Exterior Improvements



Culver City



SELECTED PROJECTS:

16 - Venice | Commercial | Office | Tenant Improvement

17 - Jefferson | Commercial | Office Campus | Master Planning, Core & Shell Improvements

18 - Helms | Commercial | Office | Site Improvements

19 - Schaefer 1 | Commercial | Creative Office | Tenant Improvement

20 - Schaefer 2 | Commercial | Creative Office | Tenant Improvement

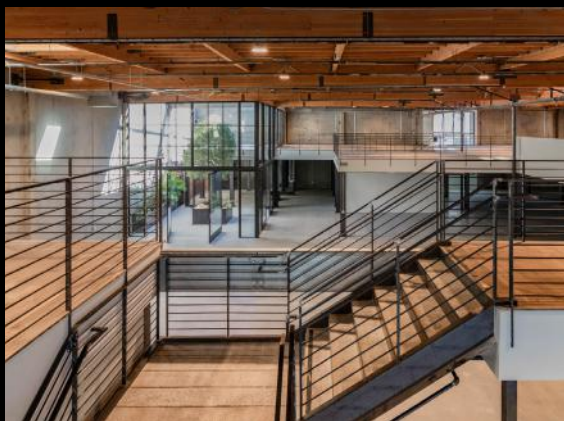
21 - La Cienega Pl | Adaptive Reuse | Creative Office | Core/Shell Improvements

22 - Blackwelder | Adaptive Reuse | Creative Office | Core & Shell Improvements

23 - Smiley | Adaptive Reuse | Creative Office | Core-Shell Improvements

24 - Perry | Adaptive Reuse | Creative Office | Core & Shell Improvements

25 - Adams | Commercial | Office | Tenant Improvement



the Eastside & DTLA



SELECTED PROJECTS:

26 - ROW DTLA | Commercial | Office & Film Studio | Majordomo Media

27 - Columbia | Residential | Remodel

28 - Spring | Commercial | Creative Office | Core & Shell Improvements

29 - Sunset | Commercial | Retail Center | Core & Shell Improvements

30 - Benton | Single-Family Remodel

31 - Lucile | Triplex | Addition & Remodel

32 - Finley | Single-Family Remodel / Addition

33 - Myra | Single-Family Remodel

34 - Hyperion | Adaptive Reuse | Creative Office & Retail | New Construction & Remodel

35 - Whitmore | Single-Family Entitlements

36 - Clearwater 1 | Adaptive Re-use | Office

37 - Ripple | Adaptive Re-use | Office

38 - Clearwater 2 | Office Tenant Improvement

39 - Gilroy | Office Campus | Core & Shell Improvements

40 - San Fernando | Adaptive Re-use | Core & Shell Improvements

41 - Cypress | Adaptive Re-use | Core & Shell Improvements

42 - Homer | Residential ADU Conversion

43 - Figueroa | Adaptive Re-use | Core & Shell

44 - Avenue 56 | Adaptive Re-use | Core & Shell Improvements

45 - Randolph | Single-family Remodel

46 - Avenue 46 | ADU Conversion

47 - Vincent | Single-family addition & remodel

48 - Fairlawn | Single-family | New Construction



the High Desert



SELECTED PROJECTS:

49 - Gamma Gulch | Single-family | New Construction | Custom Residence & Art Studio

50 - Pioneertown 1 | Single-family remodel & addition

51 - Pioneertown 2 | Single-family remodel

52 - William S Hart | Mixed-Use | Campground & Art Gallery

53 - Delgada | Single-family addition & remodel

54 - Sunflower | Mixed-Use | Artist Residency & Studio

55 - Paxton | Single-family Accessory

56 - Hermosa | Single-family remodel

57 - Yucca Mesa | Single-family | New Construction | Custom Residence

58 - Darlinda | Single-family | Exterior Improvements & Pool

59 - Natoma | Single-family Accessory

60 - Sandalwood | Single-family | New Construction | Custom Residence

61 - Cholita | Multi-Family Development

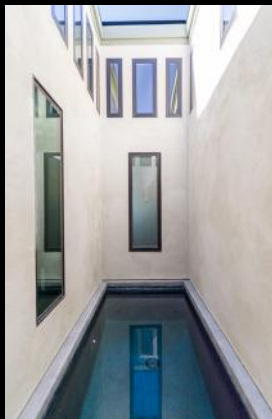
62 - Hillview | Single-family | New Construction | Custom Residence & Guest House

63 - Art Queen | Commercial | Retail, Art Galleries, & Event Space

64 - Flamingo | Single-family | Prefabricated

65 - Joshua Tree Terrace | Multi-Family Development | Prefabricated





Thank you

Thank you for reading this guide. I hope it has been helpful, and please don't hesitate to reach out if you need support as you rebuild.

Let's Connect!



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