

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



F5a

5-17-0160 (928 DICKSON STREET)

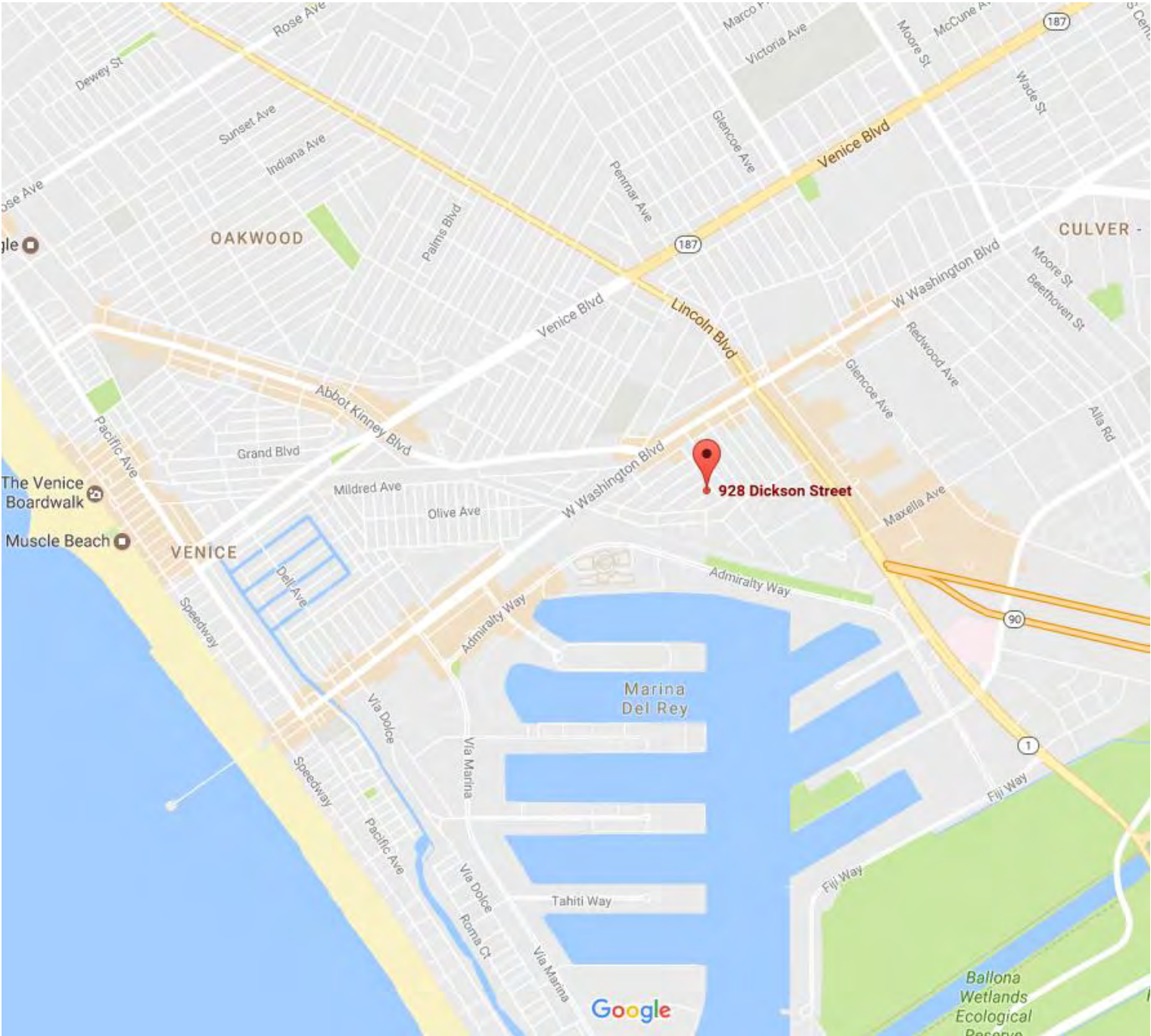
MAY 12, 2017

EXHIBITS

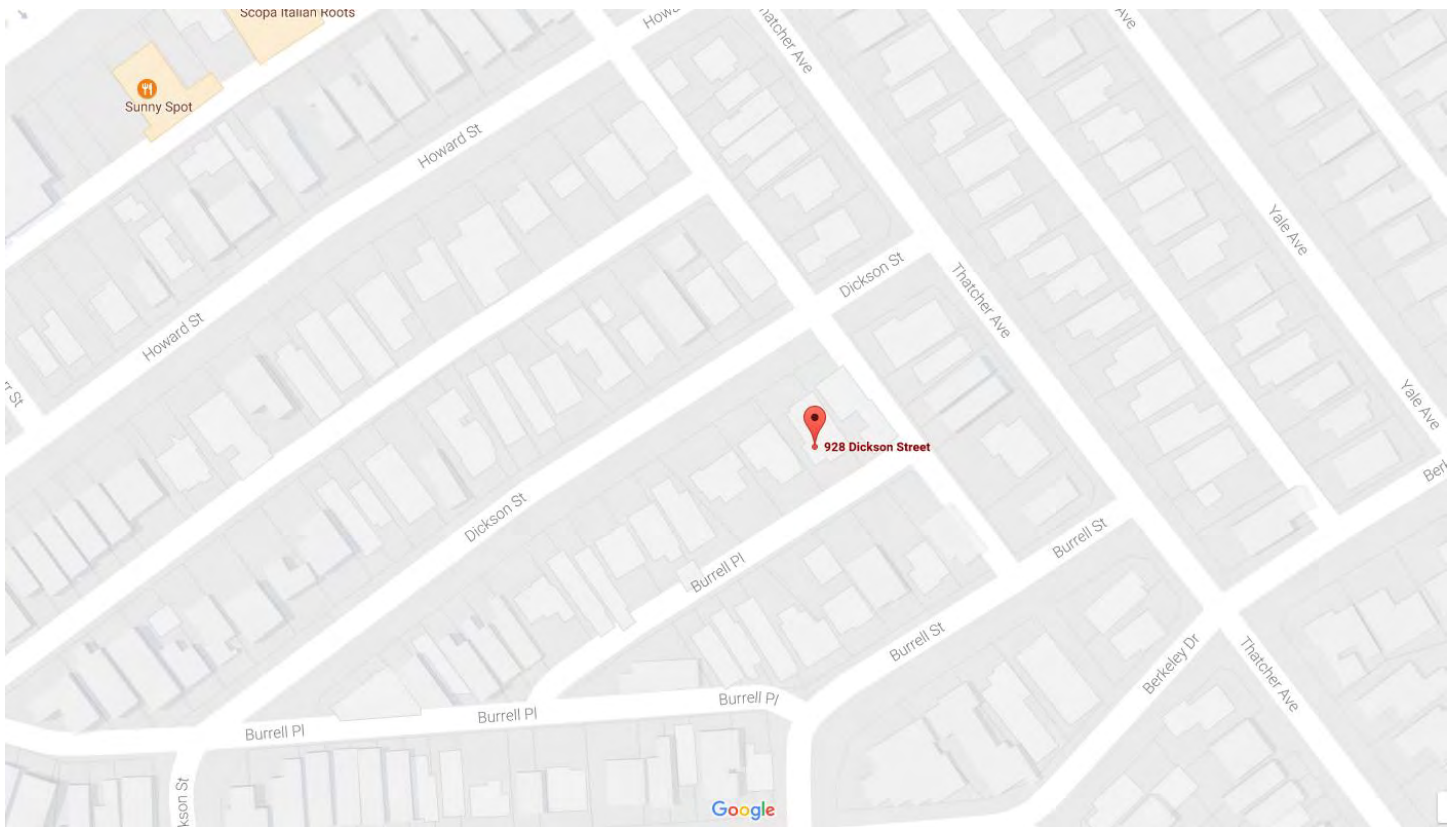
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- Exhibit 3 – Plans and Elevations

Project Location: 928 Dickson Street, Venice, City of Los Angeles



COASTAL COMMISSION



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EXHIBIT # 1
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EXISTING



COASTAL COMMISSION

EXHIBIT # 2
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PROPOSED



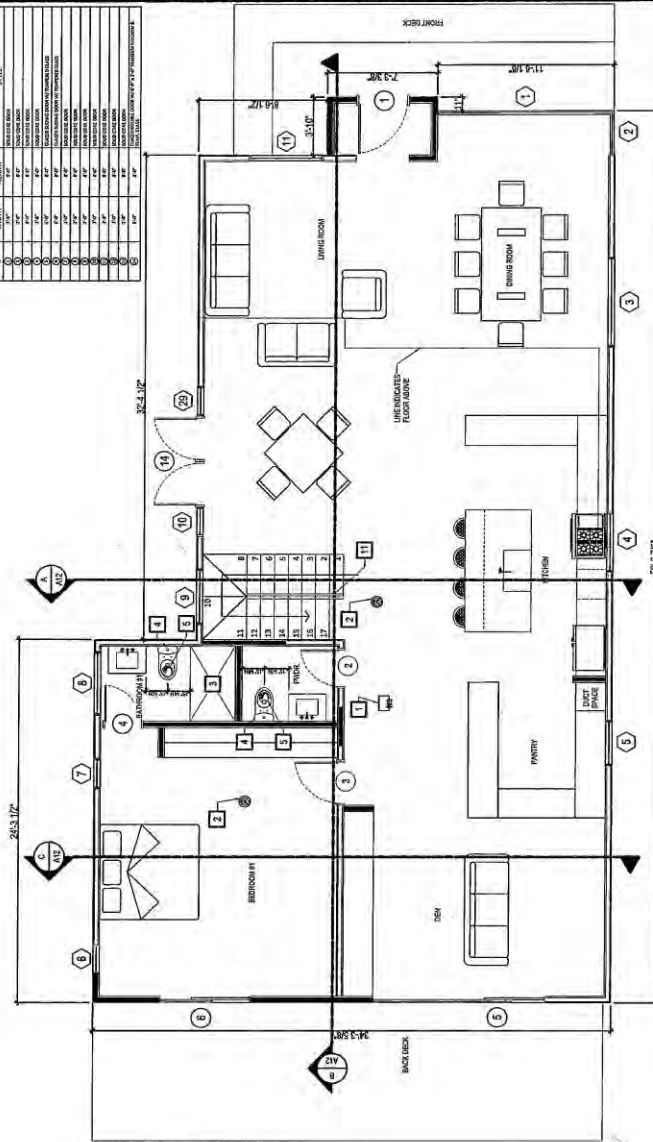
COASTAL COMMISSION

EXHIBIT # 3
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Designer: Jim Gordon Inc. 41 Princeton Drive Marina Del Rey, CA 90262	Engineer: 	Title: First and second floor addition to an existing two-story single family dwelling	Owner: Jim Gordon Inc. 41 Princeton Drive Marina Del Rey, California 90262	Project Address: 28 Dickson Street Marina Del Rey, California 90232		<table border="1" style="width: 100%; border-collapse: collapse; font-size: small;"> <thead> <tr> <th>Date</th> <th>Revised</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>08-11-10</td> <td></td> <td>Initial Design</td> </tr> <tr> <td>08-11-10</td> <td></td> <td>Final Design</td> </tr> <tr> <td>08-11-10</td> <td></td> <td>Construction Documents</td> </tr> </tbody> </table>	Date	Revised	Description	08-11-10		Initial Design	08-11-10		Final Design	08-11-10		Construction Documents	Notes: 1. SEE PERMITS FOR THIS PROJECT. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.	(N) FIRST FLOOR PLAN A9
Date	Revised	Description																		
08-11-10		Initial Design																		
08-11-10		Final Design																		
08-11-10		Construction Documents																		

WINDOW SCHEDULE			
#	MONTH	DESIGN	STYLE
1	12	100	CONCRETE WALLS w/ STAINLESS STEEL
2	1	100	STEEL WALLS w/ STAINLESS STEEL
3	2	100	STEEL WALLS w/ STAINLESS STEEL
4	3	100	STEEL WALLS w/ STAINLESS STEEL
5	4	100	STEEL WALLS w/ STAINLESS STEEL
6	5	100	STEEL WALLS w/ STAINLESS STEEL
7	6	100	STEEL WALLS w/ STAINLESS STEEL
8	7	100	STEEL WALLS w/ STAINLESS STEEL
9	8	100	STEEL WALLS w/ STAINLESS STEEL
10	9	100	STEEL WALLS w/ STAINLESS STEEL
11	10	100	STEEL WALLS w/ STAINLESS STEEL
12	11	100	STEEL WALLS w/ STAINLESS STEEL
13	12	100	STEEL WALLS w/ STAINLESS STEEL
14	1	100	STEEL WALLS w/ STAINLESS STEEL
15	2	100	STEEL WALLS w/ STAINLESS STEEL
16	3	100	STEEL WALLS w/ STAINLESS STEEL
17	4	100	STEEL WALLS w/ STAINLESS STEEL
18	5	100	STEEL WALLS w/ STAINLESS STEEL
19	6	100	STEEL WALLS w/ STAINLESS STEEL
20	7	100	STEEL WALLS w/ STAINLESS STEEL
21	8	100	STEEL WALLS w/ STAINLESS STEEL
22	9	100	STEEL WALLS w/ STAINLESS STEEL
23	10	100	STEEL WALLS w/ STAINLESS STEEL
24	11	100	STEEL WALLS w/ STAINLESS STEEL
25	12	100	STEEL WALLS w/ STAINLESS STEEL
26	1	100	STEEL WALLS w/ STAINLESS STEEL
27	2	100	STEEL WALLS w/ STAINLESS STEEL
28	3	100	STEEL WALLS w/ STAINLESS STEEL
29	4	100	STEEL WALLS w/ STAINLESS STEEL
30	5	100	STEEL WALLS w/ STAINLESS STEEL
31	6	100	STEEL WALLS w/ STAINLESS STEEL
32	7	100	STEEL WALLS w/ STAINLESS STEEL
33	8	100	STEEL WALLS w/ STAINLESS STEEL
34	9	100	STEEL WALLS w/ STAINLESS STEEL
35	10	100	STEEL WALLS w/ STAINLESS STEEL
36	11	100	STEEL WALLS w/ STAINLESS STEEL
37	12	100	STEEL WALLS w/ STAINLESS STEEL
38	1	100	STEEL WALLS w/ STAINLESS STEEL
39	2	100	STEEL WALLS w/ STAINLESS STEEL
40	3	100	STEEL WALLS w/ STAINLESS STEEL
41	4	100	STEEL WALLS w/ STAINLESS STEEL
42	5	100	STEEL WALLS w/ STAINLESS STEEL
43	6	100	STEEL WALLS w/ STAINLESS STEEL
44	7	100	STEEL WALLS w/ STAINLESS STEEL
45	8	100	STEEL WALLS w/ STAINLESS STEEL
46	9	100	STEEL WALLS w/ STAINLESS STEEL
47	10	100	STEEL WALLS w/ STAINLESS STEEL
48	11	100	STEEL WALLS w/ STAINLESS STEEL
49	12	100	STEEL WALLS w/ STAINLESS STEEL
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51	2	100	STEEL WALLS w/ STAINLESS STEEL
52	3	100	STEEL WALLS w/ STAINLESS STEEL
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57	8	100	STEEL WALLS w/ STAINLESS STEEL
58	9	100	STEEL WALLS w/ STAINLESS STEEL
59	10	100	STEEL WALLS w/ STAINLESS STEEL
60	11	100	STEEL WALLS w/ STAINLESS STEEL
61	12	100	STEEL WALLS w/ STAINLESS STEEL
62	1	100	STEEL WALLS w/ STAINLESS STEEL
63	2	100	STEEL WALLS w/ STAINLESS STEEL
64	3	100	STEEL WALLS w/ STAINLESS STEEL
65	4	100	STEEL WALLS w/ STAINLESS STEEL
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79	6	100	STEEL WALLS w/ STAINLESS STEEL
80	7	100	STEEL WALLS w/ STAINLESS STEEL
81	8	100	STEEL WALLS w/ STAINLESS STEEL
82	9	100	STEEL WALLS w/ STAINLESS STEEL
83	10	100	STEEL WALLS w/ STAINLESS STEEL
84	11	100	

DOOR SCHEDULE			DATE
#	WIDTH	HEIGHT	
1	3'-6"	6'-6"	MAIN ENTRANCE
2	3'-6"	6'-6"	MAIN EXITS NORTH
3	3'-6"	6'-6"	MAIN EXITS SOUTH
4	3'-6"	6'-6"	MAIN EXITS EAST
5	3'-6"	6'-6"	MAIN EXITS WEST
6	3'-6"	6'-6"	MAIN EXITS NORTH
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288	3'-6"	6'-6"	MAIN EXITS EAST
289	3'-6"	6'-6"	MAIN EXITS WEST
290	3'-6"	6'-6"	MAIN EXITS NORTH
291	3'-6"	6'-6"	MAIN EXITS SOUTH
292	3'-6"	6'-6"	MAIN EXITS EAST
293	3'-6"	6'-6"	MAIN EXITS WEST
294	3'-6"	6'-6"	MAIN EXITS NORTH
295	3'-6"	6'-6"	MAIN EXITS SOUTH
296	3'-6"	6'-6"	MAIN EXITS EAST
297	3'-6"	6'-6"	MAIN EXITS WEST
298	3'-6"	6'-6"	MAIN EXITS NORTH
299	3'-6"	6'-6"	MAIN EXITS SOUTH
300	3'-6"	6'-6"	MAIN EXITS EAST
301	3'-6"	6'-6"	MAIN EXITS WEST
302	3'-6"	6'-6"	MAIN EXITS NORTH
303	3'-6"	6'-6"	MAIN EXITS SOUTH
304	3'-6"	6'-6"	MAIN EXITS EAST
305	3'-6"	6'-6"	MAIN EXITS WEST
306	3'-6"	6'-6"	MAIN EXITS NORTH
307	3'-6"	6'-6"	MAIN EXITS SOUTH
308	3'-6"	6'-6"	MAIN EXITS EAST
309	3'-6"	6'-6"	MAIN EXITS WEST
310	3'-6"	6'-6"	MAIN EXITS NORTH
311	3'-6"	6'-6"	MAIN EXITS SOUTH
312	3'-6"	6'-6"	MAIN EXITS EAST
313	3'-6"	6'-6"	MAIN EXITS WEST
314	3'-6"	6'-6"	MAIN EXITS NORTH
315	3'-6"	6'-6"	MAIN EXITS SOUTH
316	3'-6"	6'-6"	MAIN EXITS EAST
317	3'-6"	6'-6"	MAIN EXITS WEST
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320	3'-6"	6'-6"	MAIN EXITS EAST
321	3'-6"	6'-6"	MAIN EXITS WEST
322	3'-6"	6'-6"	MAIN EXITS NORTH
323	3'-6"	6'-6"	MAIN EXITS SOUTH
324	3'-6"	6'-6"	MAIN EXITS EAST
325	3'-6"	6'-6"	MAIN EXITS WEST
326	3'-6"	6'-6"	MAIN EXITS NORTH
327	3'-6"	6'-6"	MAIN EXITS SOUTH
328	3'-6"	6'-6"	MAIN EXITS EAST
329	3'-6"	6'-6"	MAIN EXITS WEST
330	3'-6"	6'-6"	MAIN EXITS NORTH
331	3'-6"	6'-6"	MAIN EXITS SOUTH
332	3'-6"	6'-6"	MAIN EXITS EAST
333	3'-6"	6'-6"	MAIN EXITS WEST
334	3'-6"	6'-6"	MAIN EXITS NORTH
335	3'-6"	6'-6"	MAIN EXITS SOUTH
336	3'-6"	6'-6"	MAIN EXITS EAST
337			



1 (N) FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

[illegible]



as required by
CASE NO. 2017-415-VJB
Planner VJB

Project Planning

City of Los Angeles Planning Dept.
Date.....

1 (N) SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

DOOR SCHEDULE		STAFF	
WOMEN	MALE		
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
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96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

DOOR SCHEDULE		STAFF	
WOMEN	MALE		
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
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8	8	8	8
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95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

FLOOR PLAN NOTES:

☒

Kim Gordon In
941 Princeton Drive
Marina Del Rey, CA 90292

Civil Engineer

Project Title:

First and second floor addition to an existing two-story single family dwelling

Owner

Tim Gordon Inc.
441 Princeton Drive
Marina Del Rey,
California
90292

Project Address

28 Dickson Street
Marina Del Rey,
California
90292

Mark	Date	Description
Issued/Revised		
Project ID	041617	
CAD File Name	938-Dickson St	
Drawn by	Chris Sivas	
Current Date	April 11, 2016	
First Date	April 28, 2016	
Reviewed by		

THESE DRAWINGS ARE THE
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AND SHALL NOT BE USED ON
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AGREEMENT WITH NIM GOODMAN DESIGN

(N) SECOND FLOOR PLAN

A10

923 Jackson Street
all Total Benefits

WALL LEGEND.

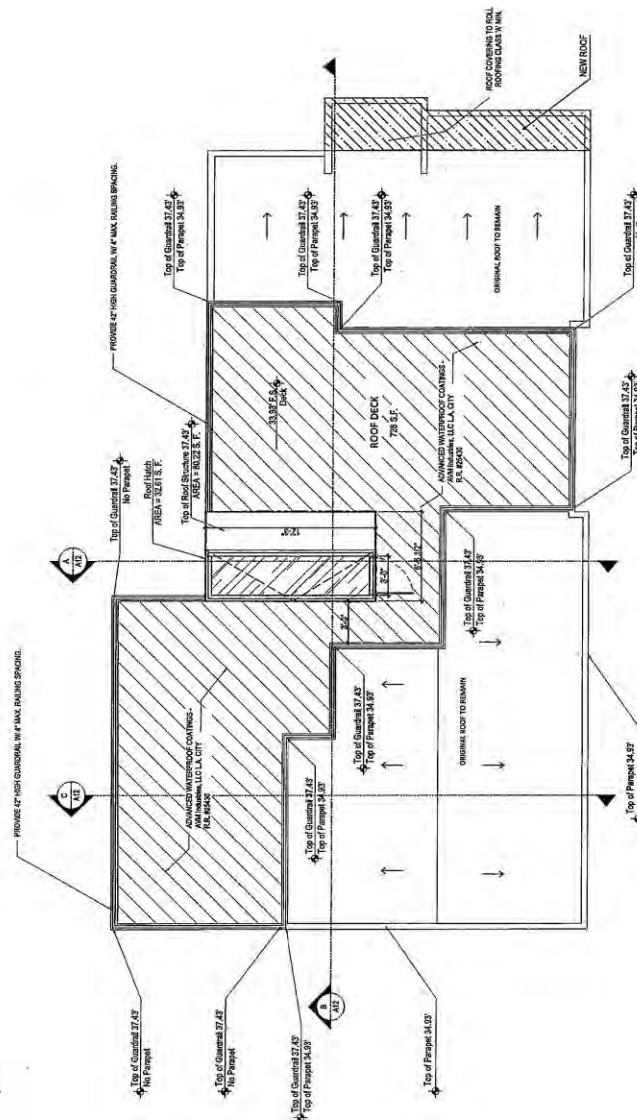
NEW 2 x 5 STUDYWARE

EXISTING WALL

NEW RELEASES

COASTAL COMMISSION

EXHIBIT # 3
PAGE 4 OF 7



2 ROOF DECK PLAN
Scale: 1/4\"/>



ENERGYCAP™ SBS 30 FR

DESCRIPTION: EnergyCAP™ SBS 30 FR is a modified bitumen roofing membrane with a non-solvent resistant polyethylene (PE) substrate. It is designed for use as a waterproofing membrane on flat or low-slope roofs. The membrane is reinforced with a polyester fabric and is available in rolls or sheets. It is suitable for use in both hot and cold climates.

INSTALLATION: EnergyCAP™ SBS 30 FR is installed using a hot air welding process. The membrane is applied over a clean, dry substrate. The edges of the membrane are welded together using a hot air welding iron. The membrane is then covered with a layer of gravel or other protective material.

ADVANTAGES: EnergyCAP™ SBS 30 FR offers several advantages over traditional roofing materials. It is highly resistant to weathering, UV radiation, and chemical degradation. It is also highly flexible and can be applied in a variety of climates. The membrane is also fire resistant and has a long service life.

WARRANTY: EnergyCAP™ SBS 30 FR is backed by a 20-year warranty. The warranty covers the material and workmanship. It is subject to certain limitations and conditions.



60017 CM 1/12 13 www.gaf.com 1-800-333-4411

Designer:
Kim Gordon Inc
941 Princeton Drive
Marina Del Rey, CA 90292

Civil Engineer

Project Title
First and second floor addition to an existing two-story single family dwelling

Owner
Kim Gordon Inc
941 Princeton Drive
Marina Del Rey,
California
90292

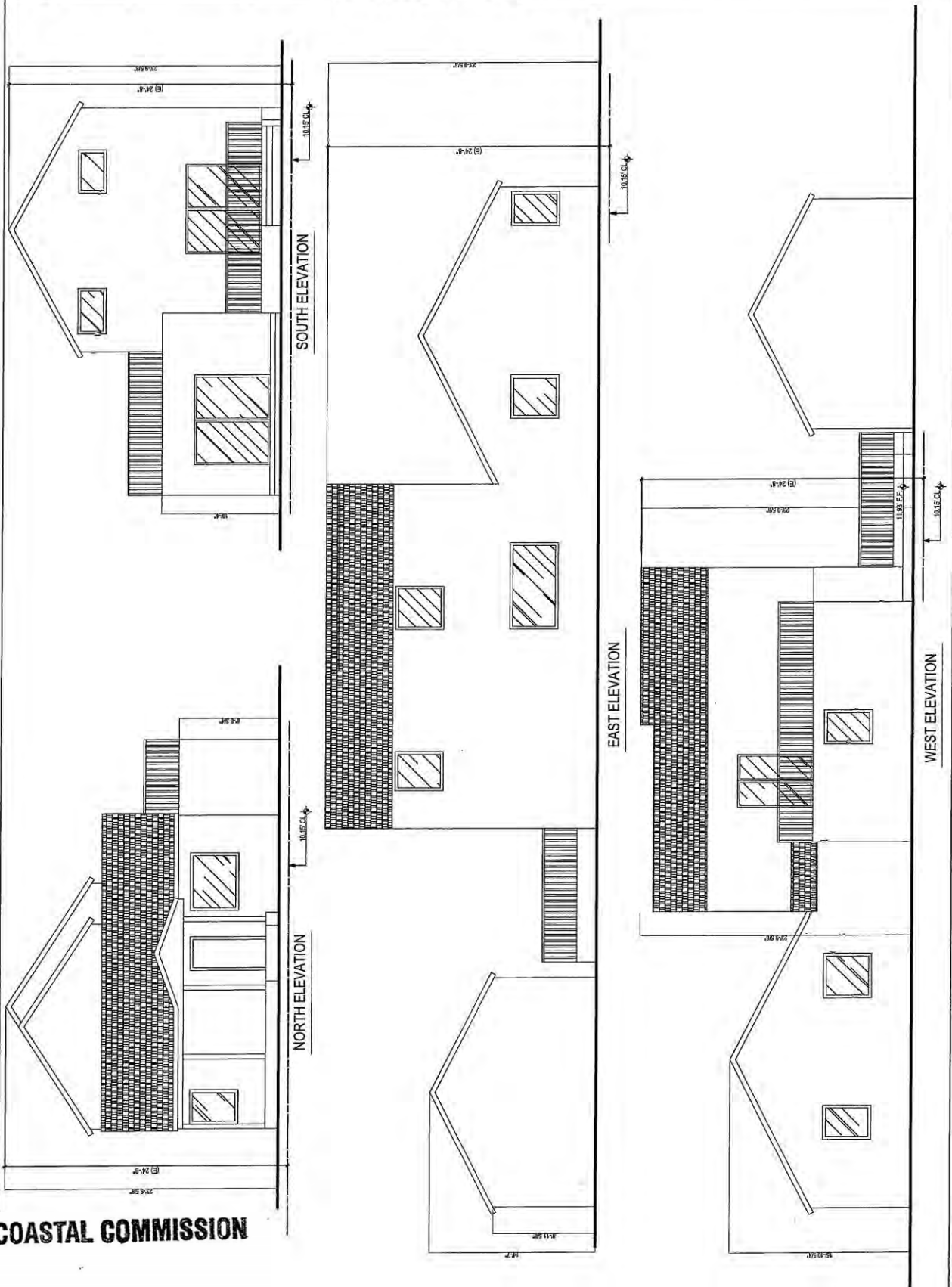
Project Address
928 Dickson Street
Marina Del Rey,
California
90292

Item	Quantity	Description
1	1	Roof Deck
2	1	Roof Deck
3	1	Roof Deck
4	1	Roof Deck
5	1	Roof Deck
6	1	Roof Deck
7	1	Roof Deck
8	1	Roof Deck
9	1	Roof Deck
10	1	Roof Deck

These drawings are the property of Kim Gordon Inc. and are not to be reproduced or used in any manner without the written consent of Kim Gordon Inc.

ROOF DECK
AND ROOF PLAN

Sheet No.
A11
of Total Sheets
SBS 010000 Sheet



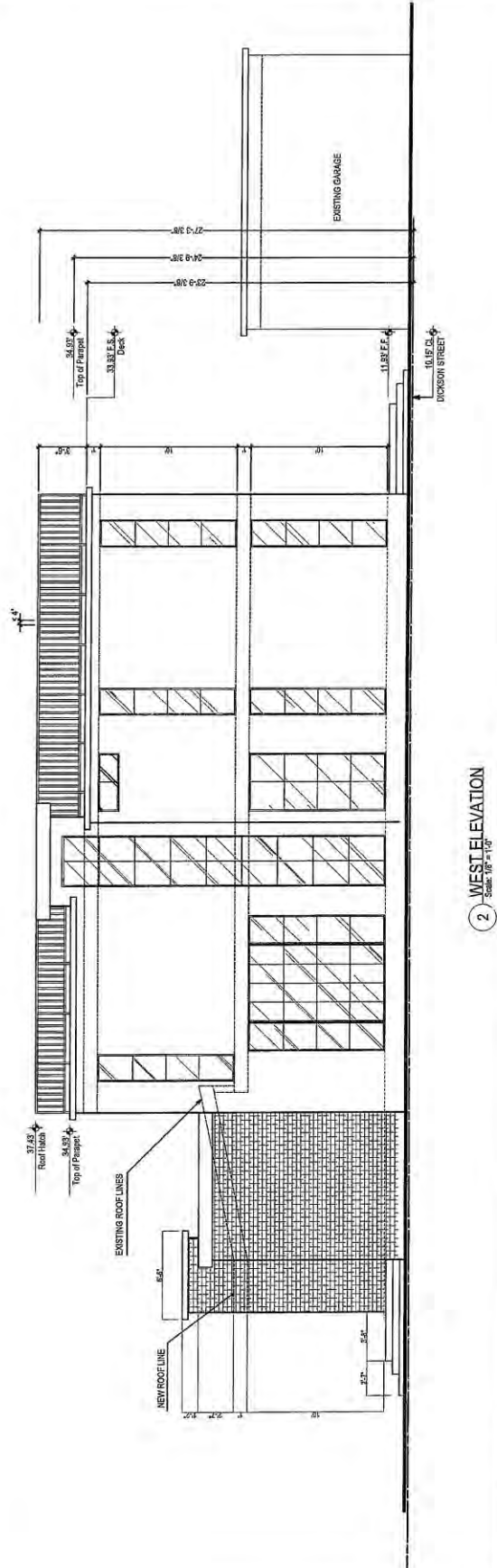
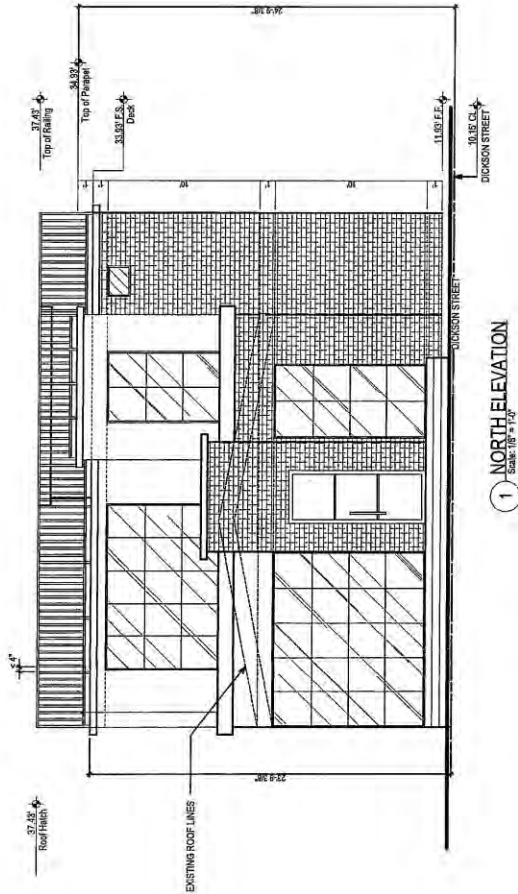
COASTAL COMMISSION

COASTAL COMMISSION

EXHIBIT # 3
PAGE 6 OF 7

PLANS APPROVED
as required by
CASE NO. 2017-45-VJD
Planner: KSA
Project Planning
City of Los Angeles Planning Dept.
Date:

Designer: Kim Gordon Inc 941 Princeton Drive Marina Del Rey, CA 90292																						
Civil Engineer:																						
Project Title:	First and second floor addition to an existing two-story single family dwelling																					
Owner:	Kim Gordon Inc, 941 Princeton Drive Marina Del Rey, California 90292																					
Project Address:	928 Dickson Street Marina Del Rey, California 90292																					
<table border="1"> <thead> <tr> <th>Item</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Prepared by:</td> <td>04/11/17</td> <td>04/11/17</td> </tr> <tr> <td>Checked by:</td> <td>04/11/17</td> <td>04/11/17</td> </tr> <tr> <td>Drawn by:</td> <td>04/11/17</td> <td>04/11/17</td> </tr> <tr> <td>Scale:</td> <td>As Shown</td> <td>As Shown</td> </tr> <tr> <td>Project No.:</td> <td>2017-45-VJD</td> <td>2017-45-VJD</td> </tr> <tr> <td>Sheet No.:</td> <td>6</td> <td>7</td> </tr> </tbody> </table>		Item	Date	Description	Prepared by:	04/11/17	04/11/17	Checked by:	04/11/17	04/11/17	Drawn by:	04/11/17	04/11/17	Scale:	As Shown	As Shown	Project No.:	2017-45-VJD	2017-45-VJD	Sheet No.:	6	7
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Checked by:	04/11/17	04/11/17																				
Drawn by:	04/11/17	04/11/17																				
Scale:	As Shown	As Shown																				
Project No.:	2017-45-VJD	2017-45-VJD																				
Sheet No.:	6	7																				
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ELEVATIONS Drawing No. A13 11/16/2017 928 Dickson Street																						



COASTAL COMMISSION

EXHIBIT # 3
PAGE 7 OF 7

PLANS APPROVED
as required by
CASE NO. 17-015-VSO
Planner KH
Project Planning
City of Los Angeles Planning Dept.
Date.....

Designer:
Kim Gordon Inc.
941 Princeton Drive
Marina Del Rey, CA 90292

Civil Engineer:

Project Title
First and second floor addition to an
existing two-story single
family dwelling

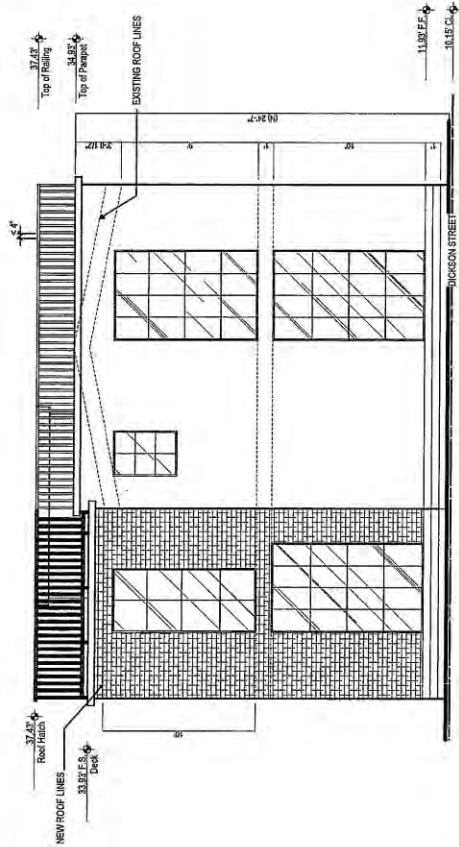
Owner
Kim Gordon Inc.
941 Princeton Drive
Marina Del Rey,
California
90292

Project Address
928 Dickson Street
Marina Del Rey,
California
90292

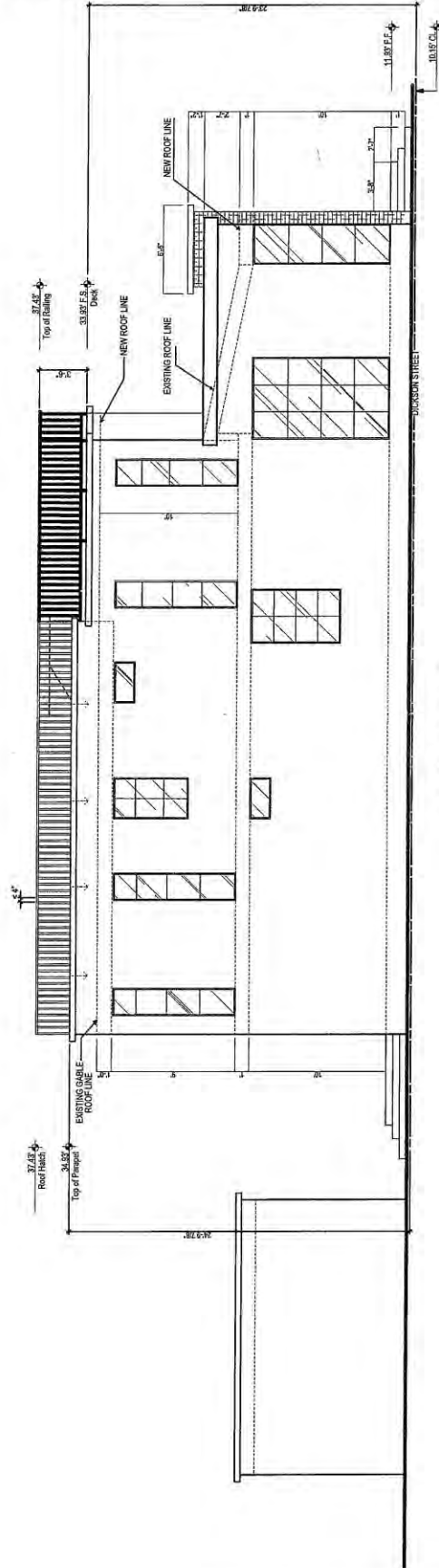
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8	JULY 1, 2015	ISSUED FOR PERMIT
9	JULY 1, 2015	ISSUED FOR PERMIT
10	JULY 1, 2015	ISSUED FOR PERMIT

ELEVATIONS

Sheet No.
A14
of Total Sheets
928 DICKSON STREET



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 EAST ELEVATION
Scale: 1/8" = 1'-0"