

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



F5b

5-19-0996 (Kelly Doyle)

June 12, 2020

EXHIBITS

Exhibit 1 – Project Site and Existing Condition

Exhibit 2 – Project Plans

Exhibit 1—Project Location



MRS. KELLY DOYLE

41 W. WASHINGTON BLVD.
MARINA DEL REY, CA
90291

PROPERTY:
25 E. LIGHTHOUSE STREET
MARINA DEL REY, CALIFORNIA 90292

CONSULTANTS

HENRY RAMIREZ, ASSOC.AIA
3790 LAVELL DR.
LOS ANGELES, CA 90065
T. 323.401.3792

B.A.SIMS ENGINEERING, INC.
1341 ORIZABA AVENUE
LONG BEACH, CA 90804
T. 562.735.4955

ALTERNATIVE ENERGY SYSTEMS
3235 N. VERDUGO RD.
GLENDALE, CA 91208
T. 818.957.7733

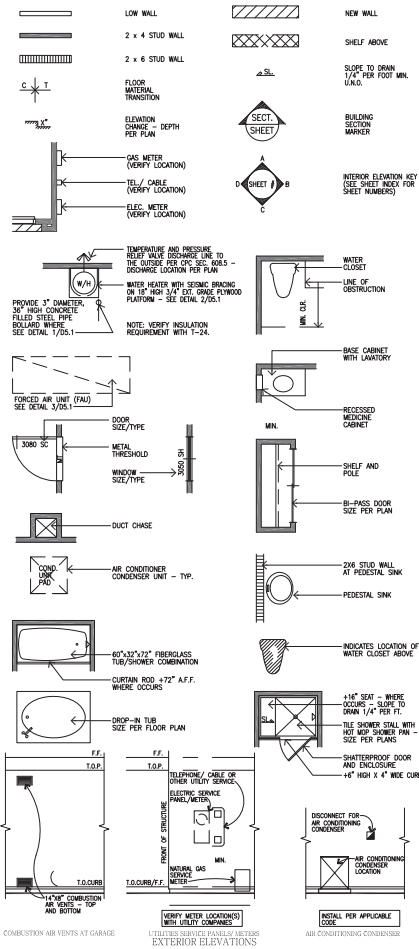
SANTOS
PLANNING PERMITTING AND LANDSCAPE DESIGN
29800 AGOURA RD., SUITE 207
AGOURA HILLS, CA 91301
OFC. 818.643.5955 | DIR. 818.643.5960

SZETO + ASSOCIATES
879 W. ASHIYA RD.
MONTEBELLO, CA 90640
T. 626.512.5050

VICINITY MAP



ARCHITECTURAL SYMBOL LEGEND



PROJECT INFORMATION

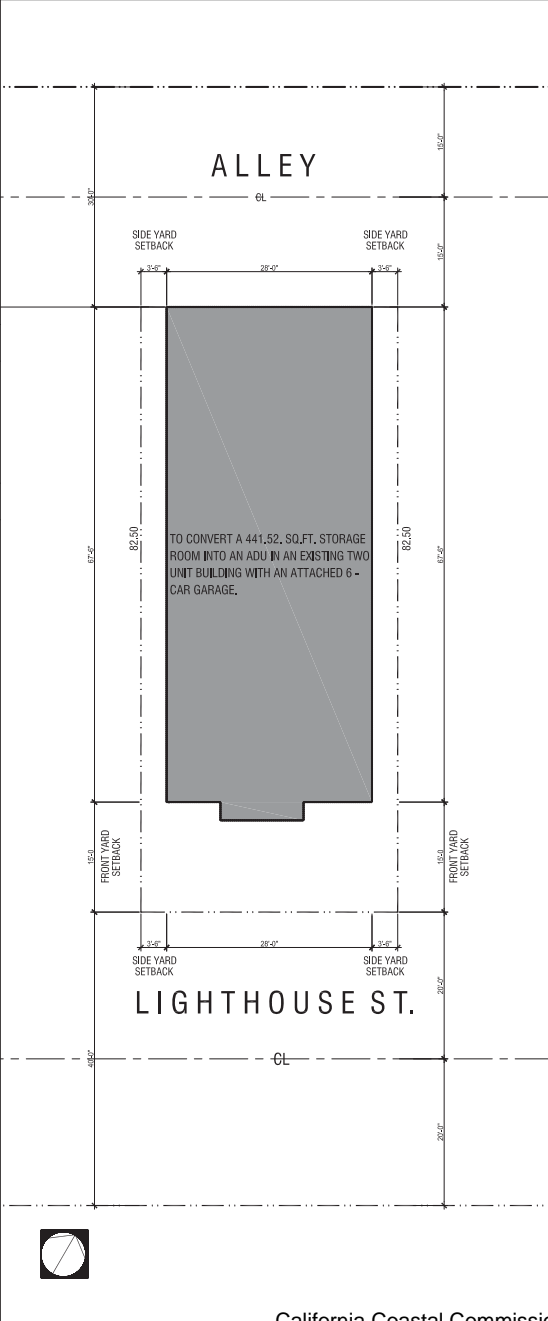
A. BUILDING OCCUPANCY GROUP: R2
B. TYPE OF CONSTRUCTION: -VA
C. GOVERNING CODES: All work shall comply with all applicable sections of the following codes:
1. LABC 2017
2. CBC 2016
3. LARC 2017
4. CRC 2016
D. PROJECT AREA:
Lot Area: 3,857.90 Sq.Ft.
First Level: 640.68 Sq.Ft.
Second Level: 1,971.27 Sq.Ft.
Third Level: 1,971.27 Sq.Ft.
Loft: 345.03 Sq.Ft.
TOTAL AREA: 4,928.85 Sq.Ft.
U: 970.94 Sq.Ft.
E. PARKING:
(E) 6 Parking Spaces (N) 0 Parking Spaces
F. BUILDING HEIGHT
(E) 30'-0" (N) 35'-0"
ZONING: R3-1

INDEX:

C.S. COVER SHEET
A1 (E) AND (N) GROUND LEVEL
A2 (E) FIRST AND SECOND LEVELS
A3 (E) LOFT AND SUN DECK LEVELS
A4 (E) WEST AND EAST ELEVATIONS
A5 (E) SOUTH AND NORTH ELEVATIONS

PLOT PLAN

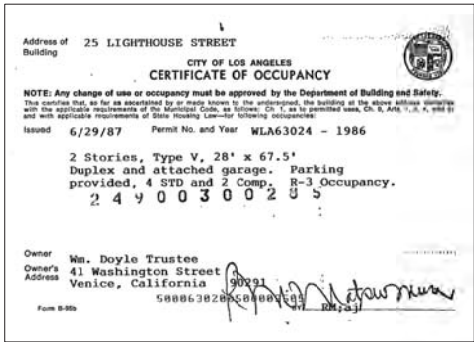
SCALE : 1/8" = 1'-0"



UNITS INFORMATION

UNIT	AREA	UNIT TYPE	DESIGNATION	IN-BUILDING	LOCATION
1	1,857.69 SQ.FT.	3-BEDROOM	MARKET RATE	2ND LEVEL	NORTH
2	2,326.67 SQ.FT.	3-BEDROOM	MARKET RATE	3RD LEVEL + LOFT	NORTH
A	441.52 SQ.FT.	STUDIO	MARKET RATE (NEW ADU)	1ST LEVEL	NORTH

COO & BUILDING PERMIT



NOTES:
1. THIS PROJECT IS NOT FINANCIALLY FINANCED, AND IS NOT BEING RECORDED, AND IS NOT PUBLIC HOUSING.
2. THE BUILDING PERMIT SHOWS THAT THE CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED, AND THE BUILDING HAS BEEN OPENLY PERMITTED AS A DUPLEX WITH AN ATTACHED GARAGE.

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3790 LAVELL DR.
LOS ANGELES, CA
90065
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A.P.N. 4294.009.028

PROJECT INFO:
TO CONVERT AN EXISTING 441.52 SQ.FT. STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT). THE ADU WILL BE DESIGNATED AS UNIT A.

THE PROPERTY IS LOCATED AT:
25 E. LIGHTHOUSE ST.
MARINA DEL REY, CALIFORNIA 90292
BLOCK: 11
LOT: 13
TRACT: OCEAN STRAND TRACT

FOR:
MRS. KELLY DOYLE
41 W. WASHINGTON BLVD.
MARINA DEL REY, CA
90291

REVISIONS:

DATE	OBSERVATION

DATE: 03.28.20

C.S.

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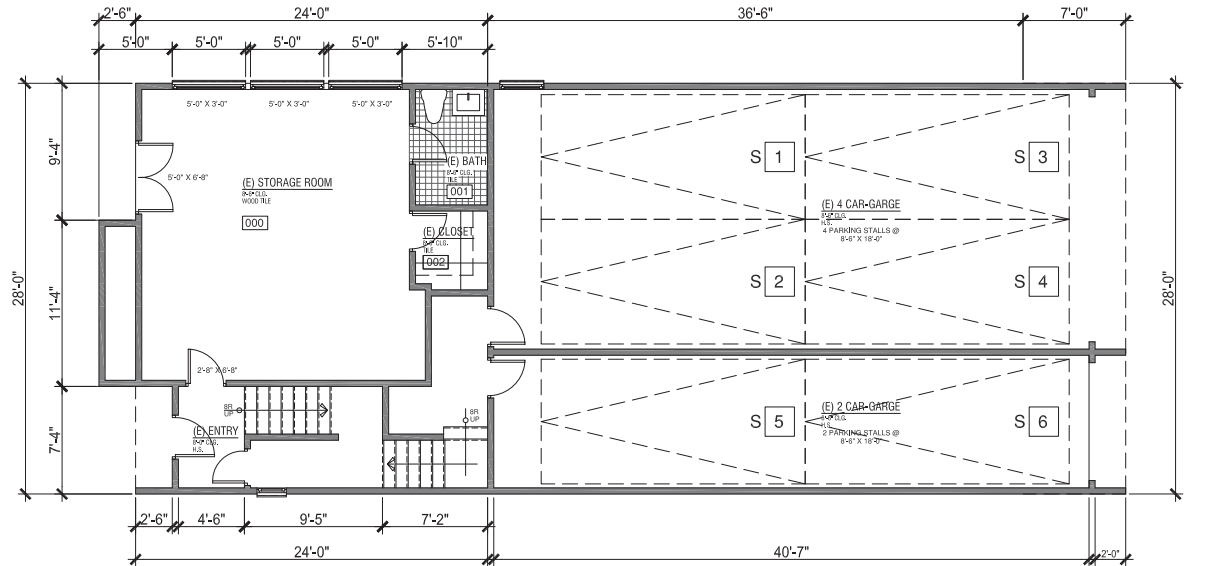
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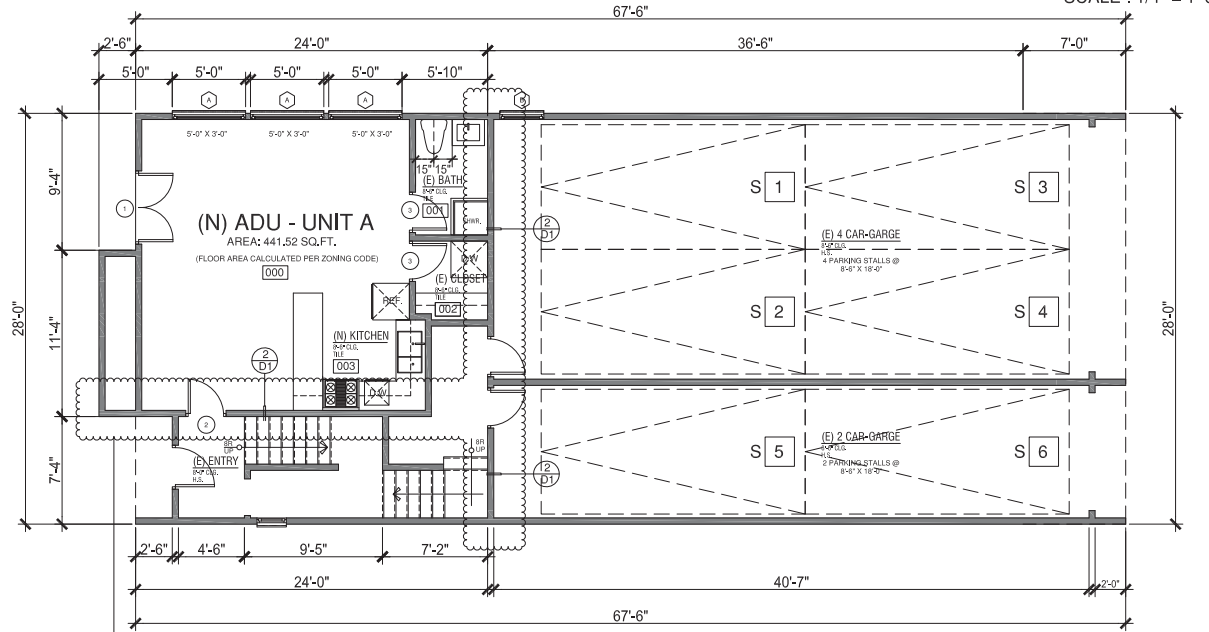
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A1



(E) BASEMENT LEVEL

SCALE : 1/4" = 1'-0"



(N) BASEMENT LEVEL

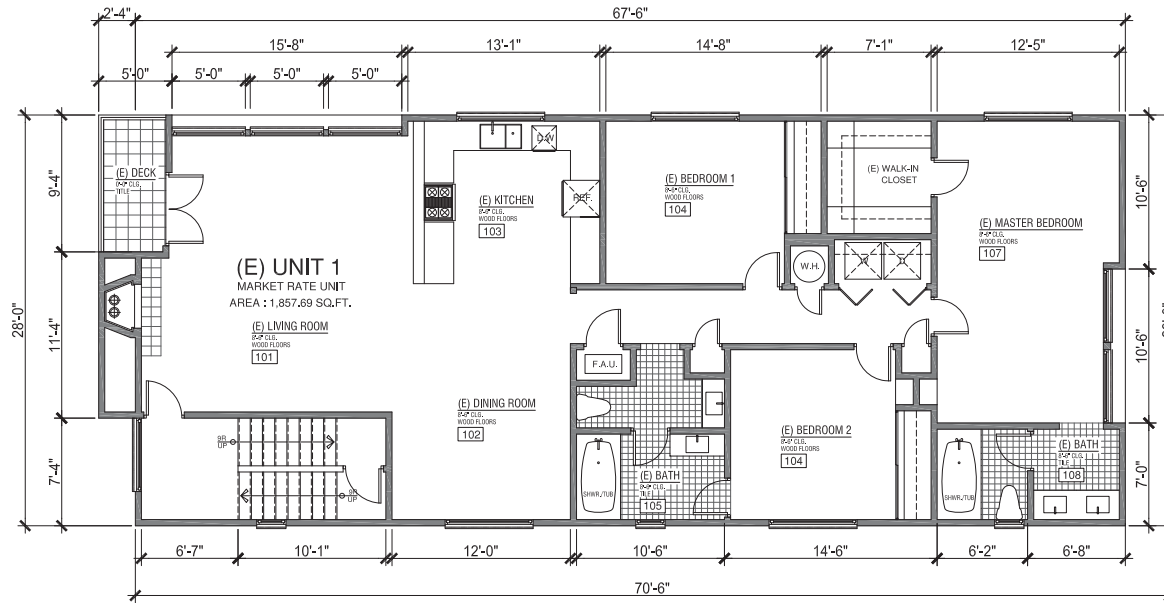
SCALE : 1/4" = 1'-0"

WINDOW SCHEDULE	EXPRESS	MATERIAL
A	5'-0" X 3'-0" FIXED TEMP. GL.	VINYL DUAL TEMP. GL.
B	3'-0" X 3'-0" FIXED TEMP. GL.	VINYL DUAL TEMP. GL.

DOOR SCHEDULE	
1	5'-0" X 3'-0" FRENCH DOOR T.O.
2	2'-0" X 3'-0" METAL DOOR - FIRE RATED - SELF CLOSING
3	2'-0" X 3'-0" WOOD HOLLOW CORE

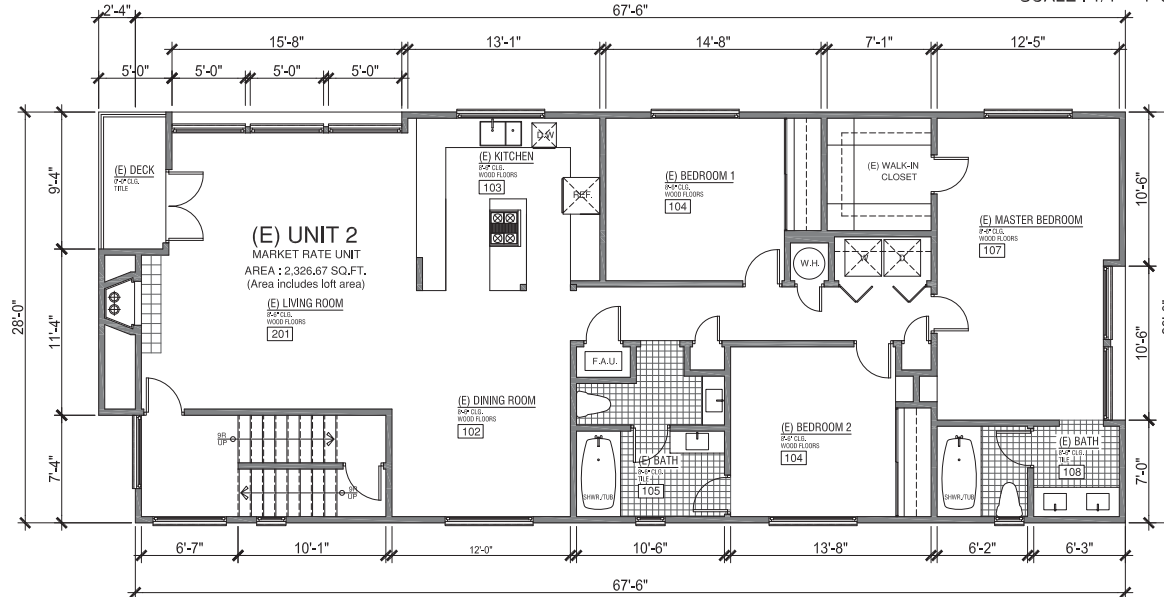
PROVIDE 32" WIDE DOORS AT THE INTERIOR ACCESSIBLE ROOMS. (B304.1)

1 HR FIRE RATED WALL
SEE DETAIL ON SHEET D1 - LA CITY BULLETIN
SOUND-RATED PARTITION AND FLOOR-CEILING
CONSTRUCTION, PAGE 4, DETAIL 2



(E) FIRST LEVEL - UNIT 2

SCALE : 1/4" = 1'-0"



(E) SECOND LEVEL - UNIT 3

SCALE : 1/4" = 1'-0"

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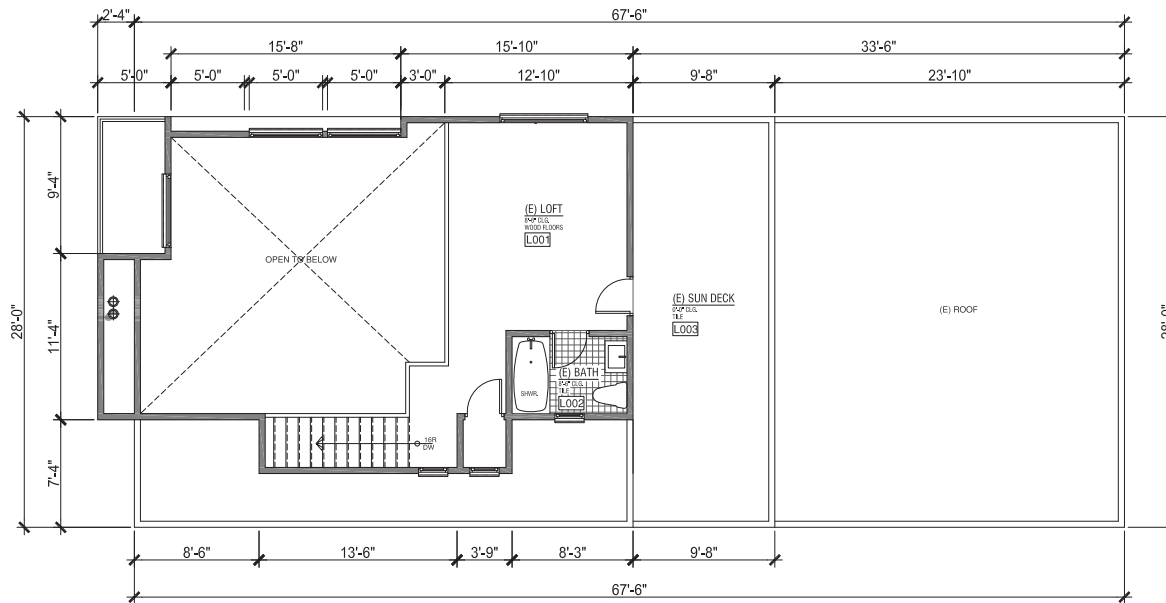
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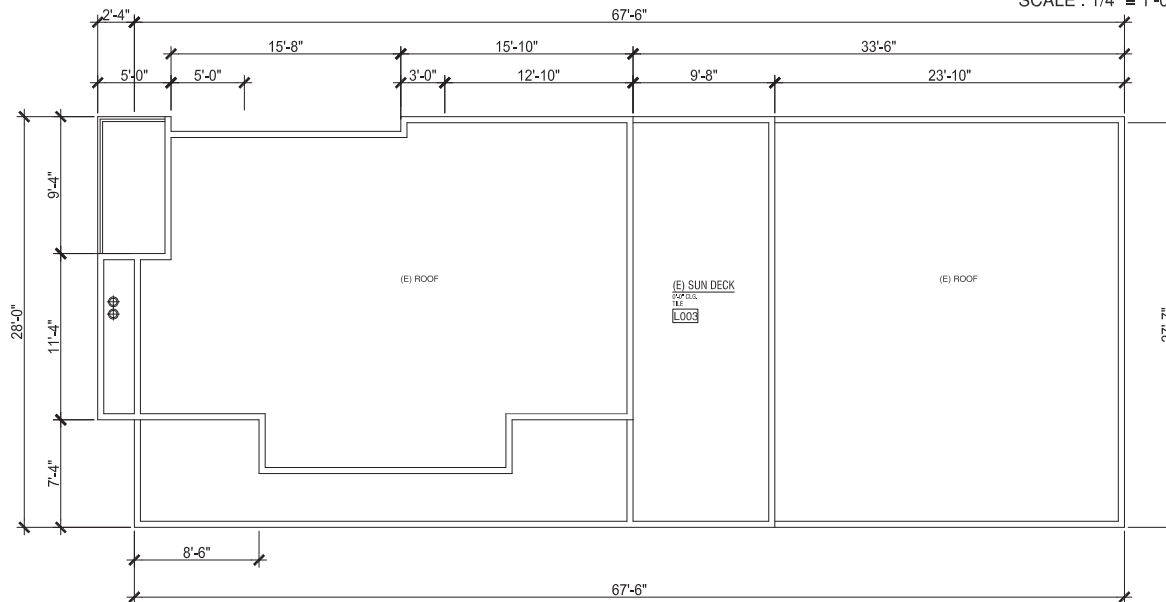
DATE	OBSERVATION

DATE: 03.28.20 **A2**



(E) LOFT LEVEL - UNIT 2

SCALE : 1/4" = 1'-0"



(E) ROOF PLAN

SCALE : 1/4" = 1'-0"

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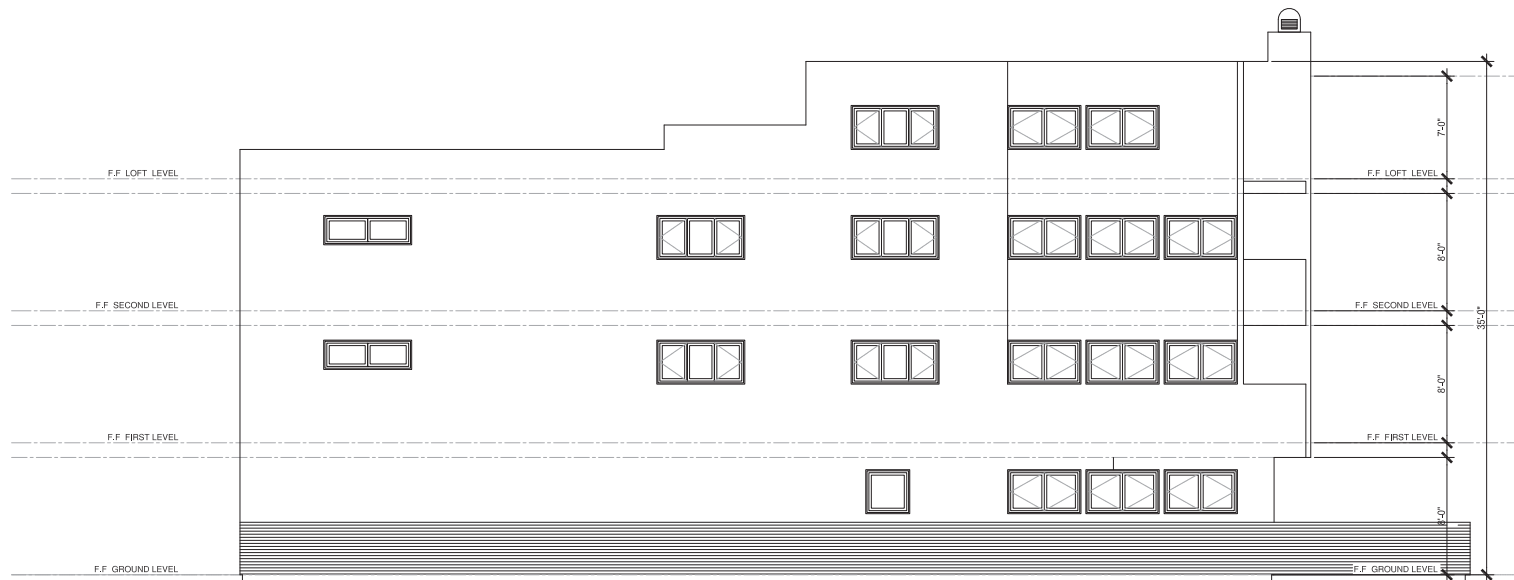
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California Coastal Commission

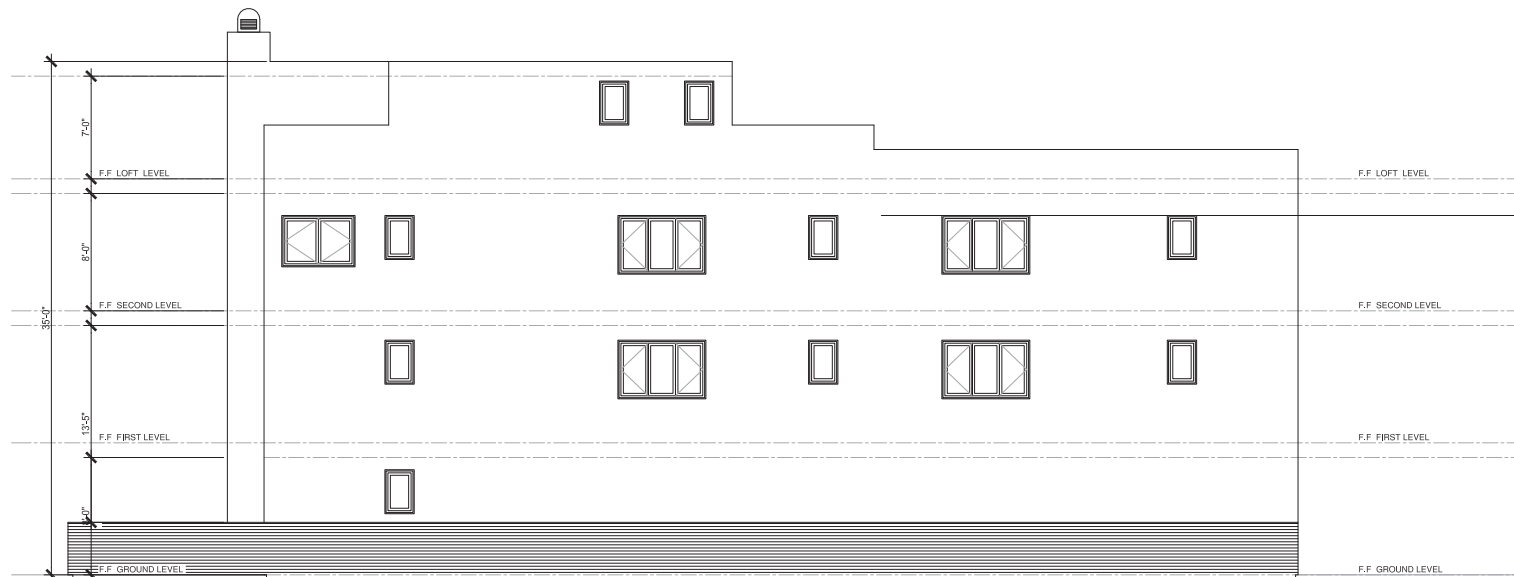
Exhibit 2
5-19-0996
Page 4 of 6

A3



(E) EAST ELEVATION

SCALE : 1/4" = 1'-0"



(E) WEST ELEVATION

SCALE : 1/4" = 1'-0"
California Coastal Commission

Exhibit 2
5-19-0996
Page 5 of 6

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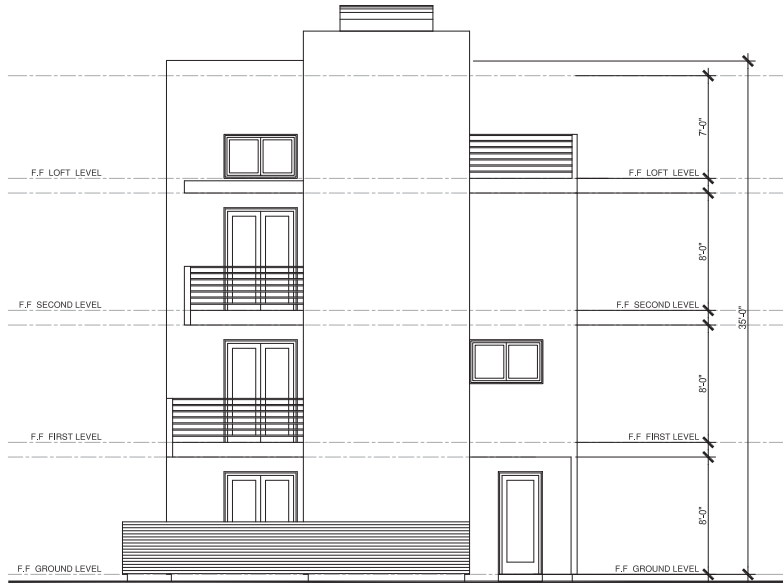
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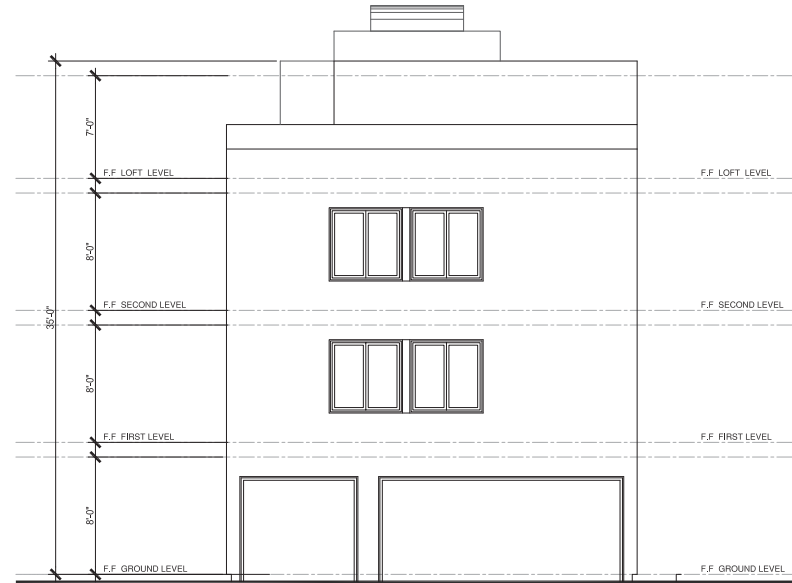
DATE	OBSERVATION

DATE: 03.28.20

A4



(E) SOUTH ELEVATION - LIGHTHOUSE ST.
SCALE : 1/4" = 1'-0"



(E) NORTH ELEVATION - ALLEY
SCALE : 1/4" = 1'-0"

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A5