

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4830
(562) 590-5071



W7b

5-21-0389 (Marcelli)

November 17, 2021

EXHIBITS

EXHIBIT 1 - PROJECT SITE AND VICINITY MAP2

EXHIBIT 2 - PROJECT PLANS.....4

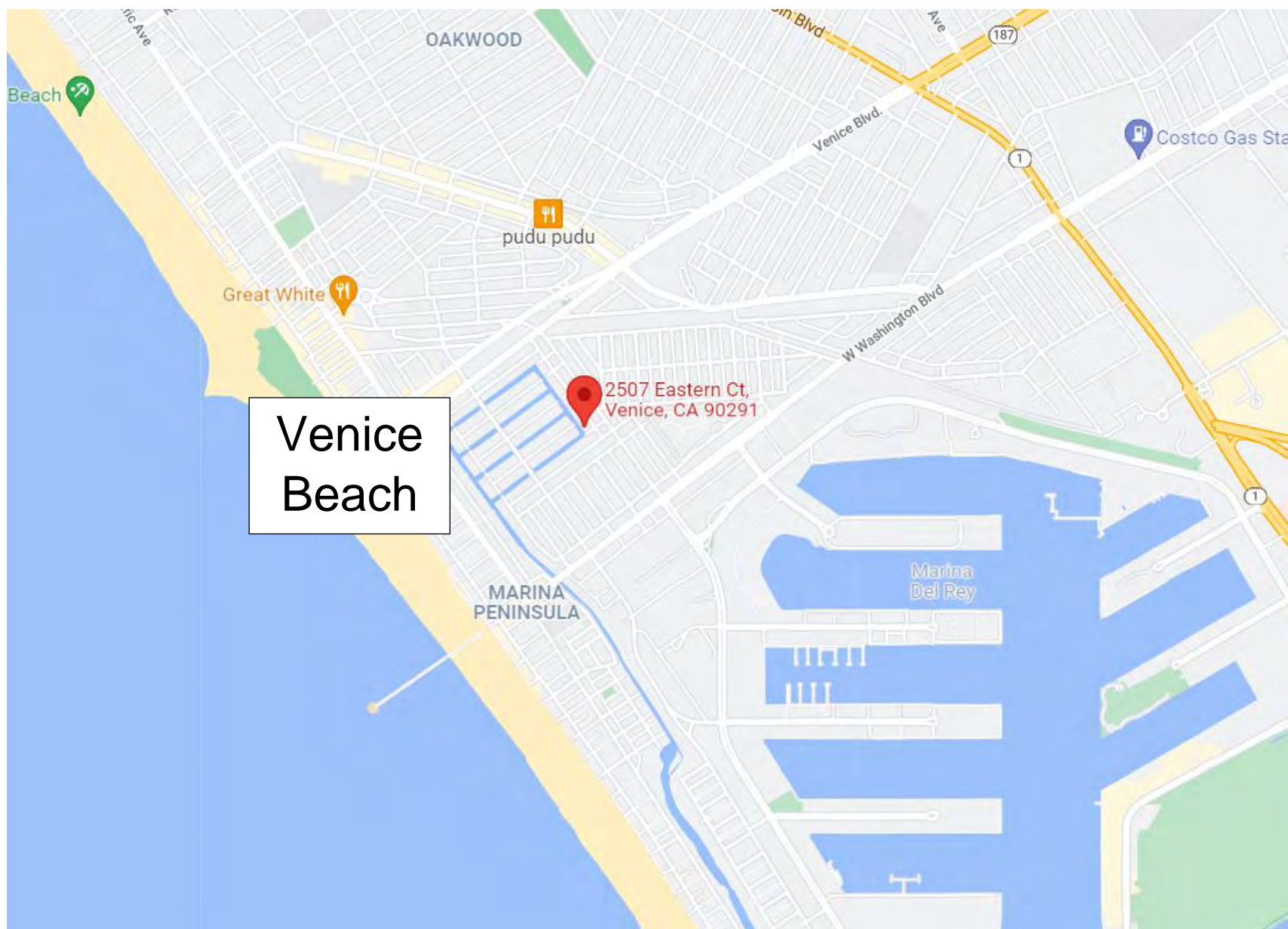
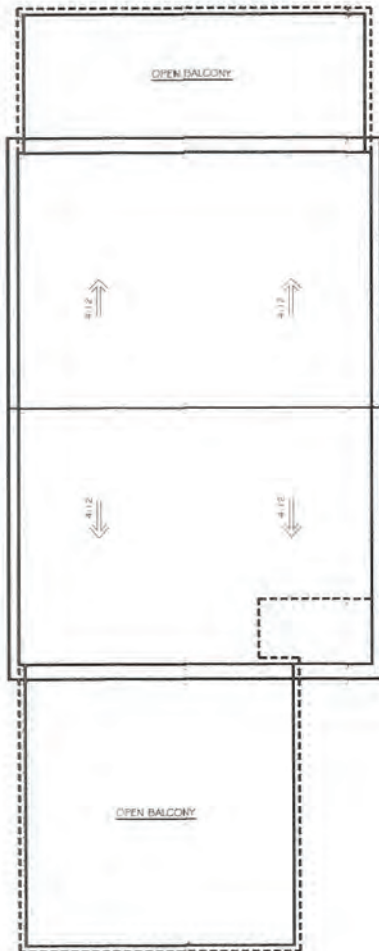




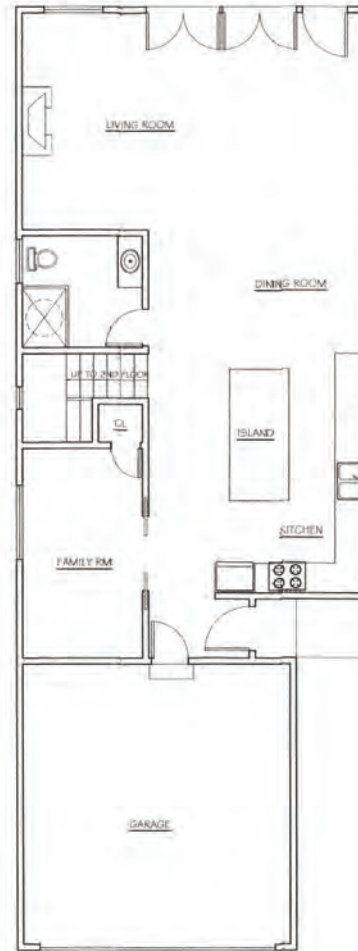
EXHIBIT "A"

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Case No. DIR-2020-2172-CDP



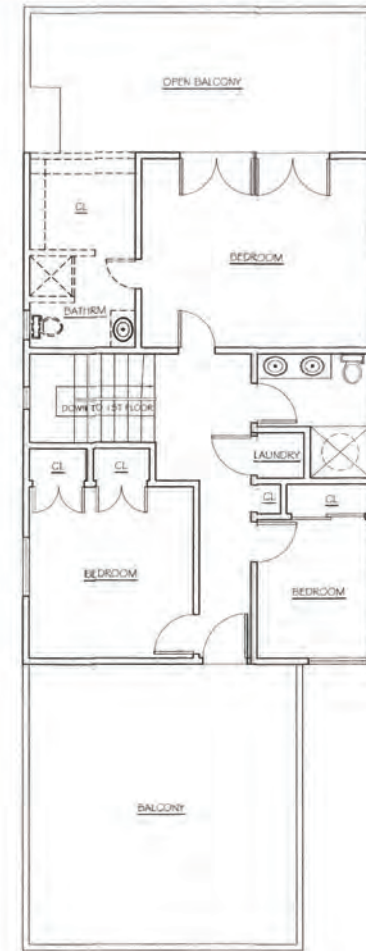
(E) ROOF PLAN

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



EXISTING 1ST FLOOR PLAN

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



EXISTING 2ND FLOOR PLAN

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

--- (S) WALL TO BE REMOVED
— (S) WALL TO REMAIN

REVISIONS	BY

L M CAD SERVICES

LUIS MAURICIO
9819 Beachy Ave.
Arleta, CA 91331
(818) 433-9805 / 590-3125
lmcadservices@gmail.com

I, the undersigned, being a duly licensed Architect under the laws of the State of California, do hereby certify that the above is a true and correct copy of the plans as filed with me, and that I am a duly licensed Architect under the laws of the State of California.

OWNER:
2507 S. EASTERN COURT
VENICE, CALIFORNIA 90291
PHONE #:

SCOPE OF WORK:
2507 S. EASTERN COURT
VENICE, CALIFORNIA 90291

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DATE
02/02/2020
SCALE
JOB NO.

A-2
OF

California Coastal Commission

5-21-0389
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GENERAL REQUIREMENTS

a. The construction shall not restrict a free flow of air and unobstructed access to any water or power distribution facilities (power poles, pullboxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power line whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

b. An approved Domestic Gas Shutoff Valve will be installed on the hot gas line on the downstream side of the delivery meter and be readily accessible to the exterior of the building or structure containing the fuel gas piping. If not (Ordinance 170, 150) (Separate plumbing permit is required).

c. Flaming fixtures are required to be connected to a venting system or to an approved sewage disposal system (R306.3).
d. Kitchen sinks, bathtubs, showers, toilets, laundry tubs and washing machines outlets shall be provided with hot and cold water and connected to an approved waste supply (R306.4).
e. Bathtubs and shower floors, walls above bathtubs with a sloped, and shower compartments shall be finished with a non-slip resistant surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
f. Provide ultraviolet flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

g. All skylights shall be labeled by a UA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R308.5-9)

h. Water heater must be strapped to wall. (Bos 507.3, LFC)

i. Smoke detectors shall be provided for all dwelling units intended for human occupancy, except the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000), (R314.6.2) or where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or self-storage applications shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)

j. Every space intended for human occupancy shall be provided with natural light by means of an open or glazed opening in accordance with Section R303.1, or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot candles over the area of the room at a height of 30 inches above the floor level. (R303.1)

k. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

l. Roofs shall be capable of maintaining a minimum room temperature of 60°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R503.9)

D. FIRE RESISTANCE RATED CONSTRUCTION

1. In combustible construction, fire blocking shall be provided to cut off all concealed shaft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. (R302.1.1)

2. In combustible construction where there is a usable space both above and below the calculated space of a floor/ceiling assembly, fireblocking shall be installed so that the area of the calculated space does not exceed 1,000 square feet. Fireblocking shall close the calculated space into approximately equal areas. (R302.1.2)

F. FIRE PROTECTION

3. An approved smoke alarm shall be installed in each sleeping room, a hallway or area giving access to a sleeping room, and on each story, and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314.4)

4. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units where fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basements. (R315)

1. BUILDING ENVELOPE

3. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
a. Fixed and operable panels of windows, sliding and fixed door assemblies.
b. Glazing in an individual level or operable panel adjacent to a door where the vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
c. Glazing in an individual level or operable panel that meets all of the following conditions:
1) Exposed area of an individual panel greater than 9 square feet.
2) Bottom edge less than 18 inches above the floor.
3) Top edge greater than 36 inches above the floor.
4) One or more walking surfaces within 36 inches horizontally of the glazing.
d. Glazing in enclosures for cryo-faceling hot tubs, whirlpools, bathtubs, steam rooms, saunas and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
e. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
f. Glazing where the bottom exposed edge of the glazing is less than 36 inches above the floor of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
h. Skylights and sloped glazing shall comply with Section R308.6.
i. Lites shall be graded to direct surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3).

6. Glass products, when required, shall be installed with materials and as required in Section R406.1.

7. Vehicular access doors shall comply with Section R412.4.

8. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is clearly legible and visible from the street or road fronting the property. (R319.1)

9. Protection of wood and wood based products from decay shall be provided in the location specified per Section R317.1 by the use of naturally durable wood or wood that is preservative treated in accordance with ALUM (U) for the species, product, preservative and end use. Preservatives shall be tested in Section 4 of ALUM (U).

10. Provide anti-graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.

G. MEANS OF EGRESS

1. For habitable units or apartments located more than one story above or more than one story below an egress door, the maximum travel distance from any occupied point to a stairway or ramp that provides egress from such habitable level or basement, shall not exceed 50 feet (R311.1.4).

2. Occupied rooms shall be provided with exits as required for stories.

3. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage. (R311.1)

4. Provide emergency egress from sleeping rooms. Show details on plans. Minimum - 24" clear height, 20" clear width, 5.7 of minimum area (5.0 of at grade level) & 34" clearance to sill. (R311.1)

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LIGHTING MEASURES:

A. Kitchens. All of the installed wattage of luminaires in kitchens shall be high efficacy and the spec that are not must be switched separately.

B. Lighting in Garages, Laundry Rooms and Utility Rooms. All luminaires provided shall be high efficacy and shall be controlled by a vacancy sensor.

C. Other Rooms. All luminaires shall either be high efficacy or shall be controlled by a vacancy sensor or dimmer. Closets that are less than 70 square feet are exempt from this requirement.

D. Outdoor Lighting. All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires or shall be controlled by a photocell/occupancy sensor combination (with override). See E100.9 for requirements.

E. Lighting in bathrooms shall have a minimum of one high efficacy luminaire and all other lighting shall be high efficacy or controlled by a vacancy sensor.

F. Exhaust fans shall be switched separately from lighting system.

G. High efficacy luminaires must be pin-pointed.

GREEN BUILDING NOTES:

Each applicant shall install ENERGY STAR if an ENERGY STAR designation is applicable for the appliance.

Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for ventilation (4.50G, 1, 9.50G, 1).

Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible.

LAUNDRY ROOM

A MIN. 4" EXHAUST DUCT MUST BE PROVIDED - A FLEXIBLE DUCT CANNOT EXCEED MORE THAN 6" AND CANNOT BE CONCEALED. DRYER EXHAUST CANNOT EXCEED 14' BY MAX OF TWO 90° ELBOWS.

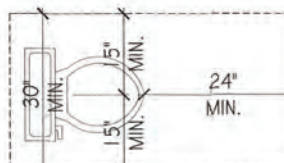
All branch circuits that supply 125 volt, single phase, 15 and 20 ampere outlets installed in dwelling units shall be protected by an arc-fault circuit interrupter (AFCI). (CEC 210.12) for entire circuit, not just the outlets. (R319.1)

Protection of wood and wood based products from decay shall be provided in the location specified per Section R317.1 by the use of naturally durable wood or wood that is preservative treated in accordance with ALUM (U) for the species, product, preservative and end use. Preservatives shall be tested in Section 4 of ALUM (U).

Provide anti-graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.

ELECTRICAL SYMBOLS

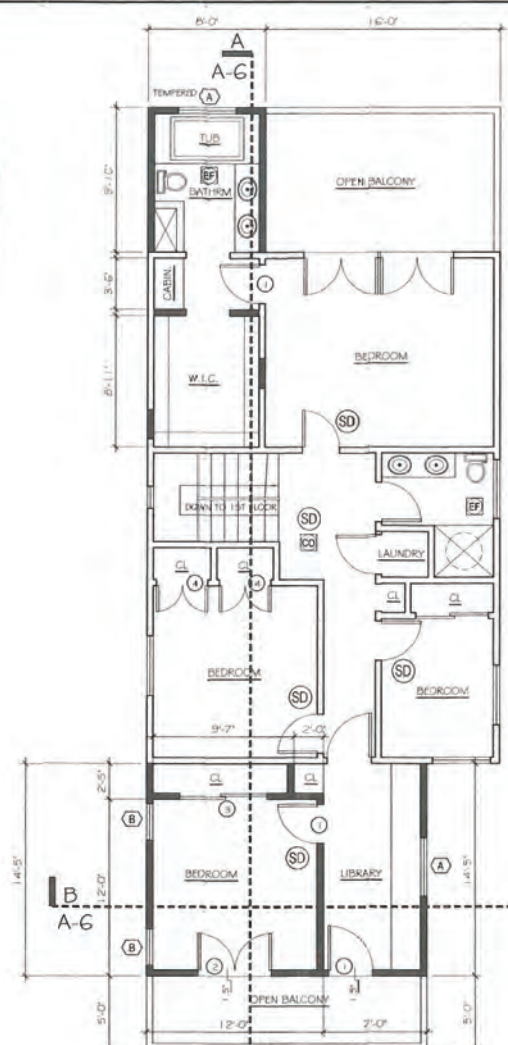
SYMBOL	DESCRIPTION
(SD)	SMOKE DETECTOR, HARDWIRED/INTERCONNECTED W/ BATTERY BACK-UP, 120V
(CD)	CARBON MONOXIDE DETECTOR, INTERCONNECTED TO SMOKE ALARMS
(EF)	EXHAUST FAN, 50 CFM (ENERGY STAR, HUMID STAT)



TYPICAL TOILET CLEARANCE

SYMBOL	SIZE	DESCRIPTION	NOTES	U-FACTOR	SGHC
(A)	4'-0" x 3'-0"	WIN. FRAME SLIDING WINDOW (S)		0.290	0.33
(B)	2'-4" x 3'-4"	WIN. FRAME CASSETMENT WINDOW		0.290	0.33
(C)	3'-0" x 6'-0"	PRE-FRAME PATIO DOOR	TEMPERED		
(D)	6'-0" x 6'-0"	PRE-FRAME, DOUBLE PATIO DOOR	TEMPERED		
(E)	7'-0" x 6'-0"	SLIDING CLOSET DOORS	TEMPERED		

NOTE: ALL DOORS AND WINDOWS ARE DUAL GLAZED.



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

LM CAD SERVICES

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OWNER:
2507 S. EASTERN COURT
VENICE, CALIFORNIA 90291
PHONE #:

SCOPE OF WORK:

2507 S. EASTERN COURT
VENICE, CALIFORNIA 90291

DATE	SCALE	JOB NO.
02/20/2020		

California Coastal Commission
5-21-0389
Exhibit 2
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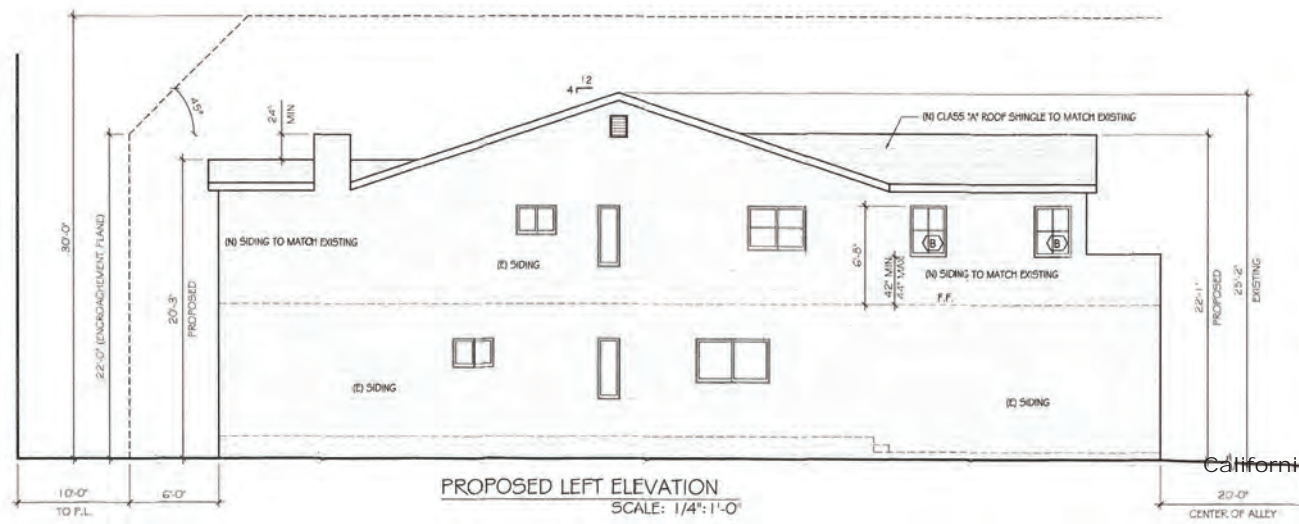
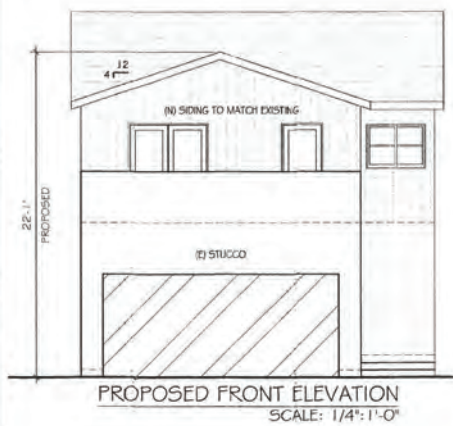
EXHIBIT "A"
 Page No. 4 of 6
 Case No. DIR-2020-2172-CDP

LAP SIDING:
 Date: 06/21/2018
 Report Number: 26002
 CSI / Model Number: 06 16 00, 07 46 23
 Manufacturer: Louisiana-Pacific Corp
 Products: LP SmartSide Strand Synthetic Lap Siding and LP SmartSide Strand Synthetic Panel Siding
 Expiration Date: 04/01/2020

A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MIN OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.

WHERE STUCCO / SIDING IS APPLIED OVER FLY SHEATING, GRADE 10" PAPER UNDER LATH SHALL BE PROVIDED.

NO. 26 GALVANIZED SHEET GAGE WEEP SCREED WITH 3-1/2" FLANGE AT STUCCO / SIDING PLACED A MINIMUM OF 4-INCHES ABOVE EARTH OR 2-INCHES ABOVE PAVED AREAS. (CRC 25 1.2, 1.2)



REVISIONS	BY

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112

California Coastal Commission

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 5-21-0389
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EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

EXHIBIT "A"

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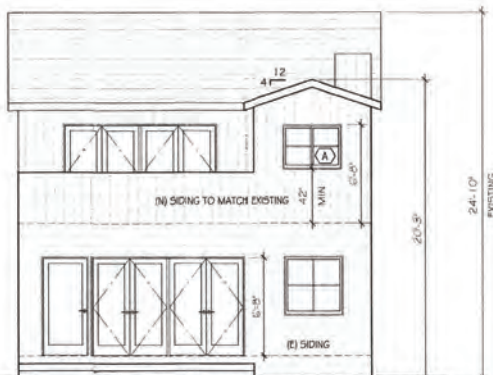
Case No. D18-2020-2172-CDP

LAP SIDING:
Date: 06/21/2015
Report Number: 26002
CSI / Model Number: 06 16 Q0, 07 46 23
Manufacturer: Louisiana-Pacific Corp
Products: LP SmartSide Strand Substrate Lap Siding and LP SmartSide Strand Substrate Panel Siding
Expiration Date: 04/01/2020

A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MIN OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.

WHERE STUCCO / SIDING IS APPLIED OVER 1/2" SHEATHING, GRADE 1" PAPER UNDER LATH SHALL BE PROVIDED.

NO. 26 GALVANIZED SHEET GAGE WEEP SCREED WITH 3-1/2" FLANGE AT STUCCO / SIDING PLACED A MINIMUM OF 4-INCHES ABOVE EARTH OR 2-INCHES ABOVE PAVED AREAS. (CIC: 25 12.1.2)



PROPOSED REAR ELEVATION (NO CHANGE)
SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS	BY

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A-5
OF

California Coastal Commission

5-21-0389

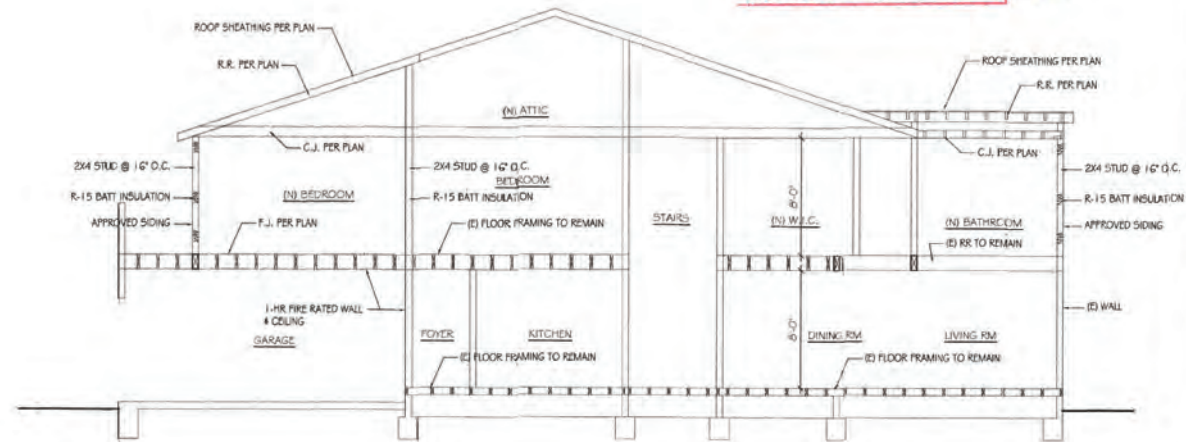
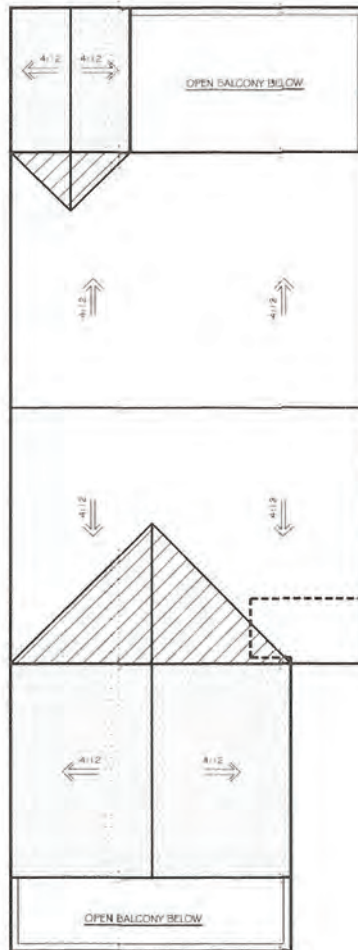
Exhibit 2

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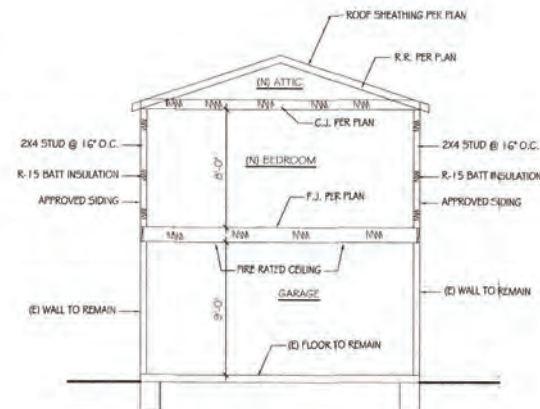
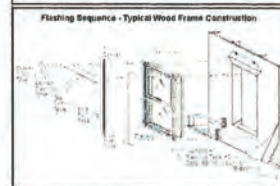
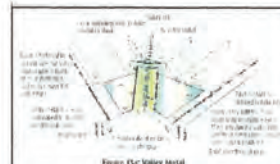
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WHERE NEEDED TO BE REPLACED:	
AREA CAVITY	BATT INSULATION R-VALUE
ROOF / CEILING	R-38 (PROVIDE RADIANT BARRIER FOR ROOF SHEATHING (0.05 emittance min)
WALL	R-15
FLOOR	N/A

ROOF PLY	FLOOR PLY
1/2" CDX PLYWOOD	5/8" OR 3/4" CDX TAG PLYWOOD
SHEATHING W/Id @ 6-6 12 O/C	SHEATHING W/Id @ 6-6 12 O/C
P.I. 32116	P.I. 32116
(RADIANT BARRIER)	



REVISIONS	BY

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THESE STUDIES ARE THE FIRST TO EXAMINE THE EFFECTS OF A COMBINATION OF EXERCISE AND COGNITIVE TRAINING ON BEHAVIORAL AND COGNITIVE OUTCOMES IN OLDER ADULTS WITH MILD COGNITIVE IMPAIRMENT. THE STUDY WAS CONDUCTED AT THE UNIVERSITY OF CALIFORNIA, BERKELEY, AND THE UNIVERSITY OF CALIFORNIA, SAN DIEGO. THE STUDY WAS FUNDING BY THE NATIONAL ALZHEIMER ASSOCIATION AND THE NATIONAL INSTITUTES OF HEALTH.

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PHONE #: () - ____

SCOPE OF WORK:
507 S. EASTERN COURT
VENICE, CALIFORNIA 90291

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DATE
02/20/2020
SCALE
JOB NO
SHEET
A-6 5-2
E