

CALIFORNIA COASTAL COMMISSION

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



Th14c

A-5-VEN-20-0039 (HOLZMAN)
JANUARY 21, 2021

EXHIBITS

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Exhibit 1 – Vicinity Map and Project Site

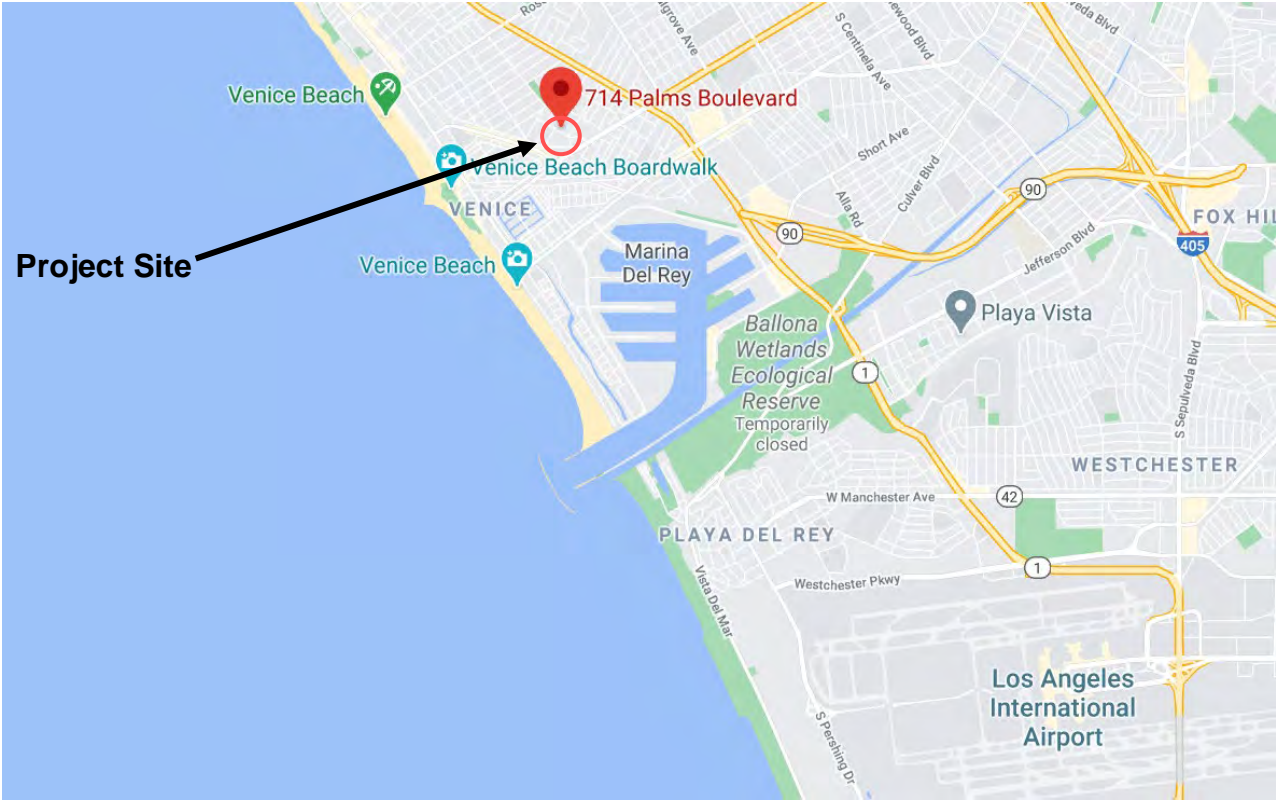
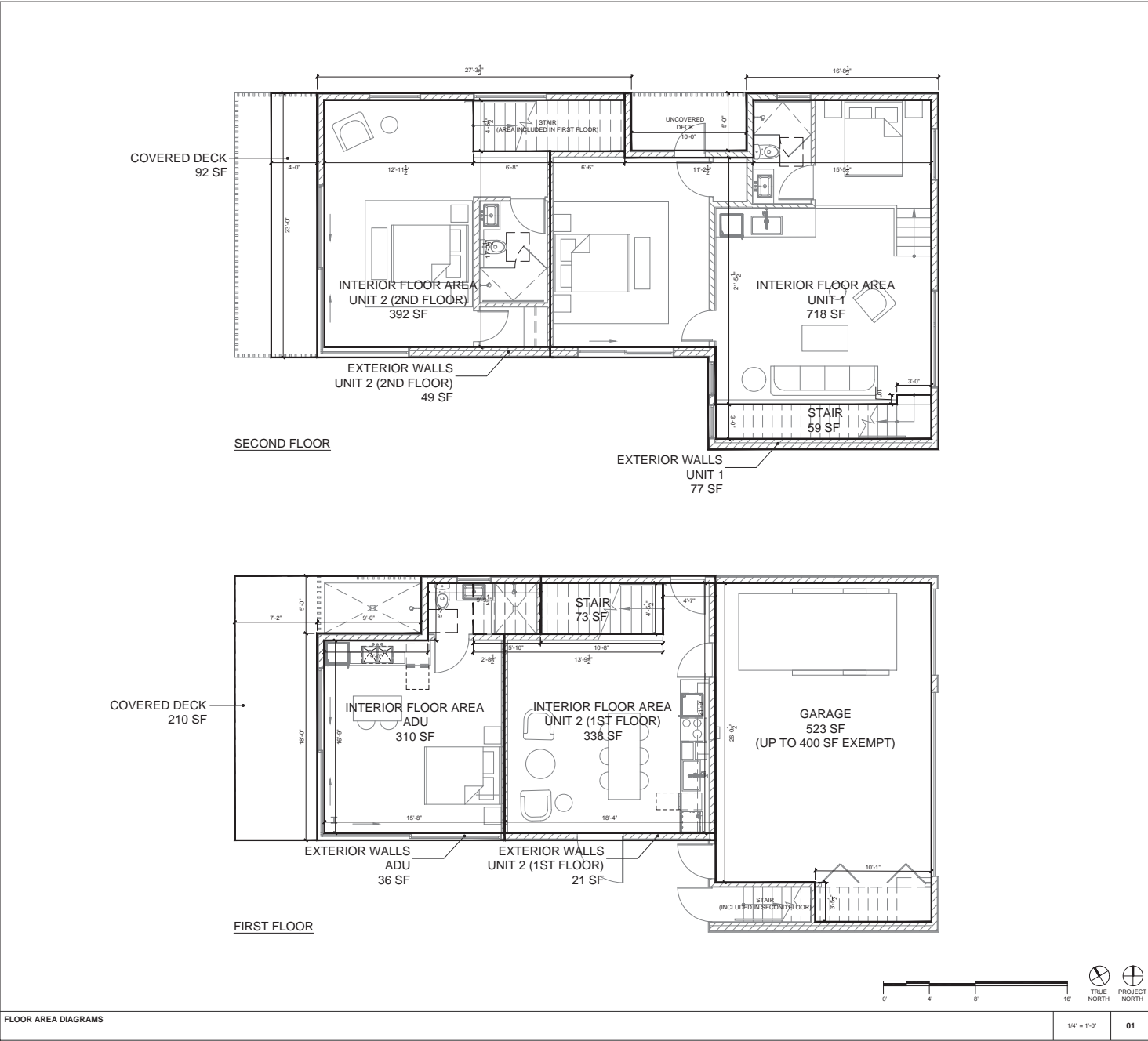


Exhibit 2 – Survey Area Map



Exhibit 3 – Revised Project Plans

VICINITY MAP	PROJECT INFORMATION	OWNER INFORMATION	SHEET INDEX																																																																																																																																																																																																																																																																																																																																																																																																																																																		
<p style="text-align: center;">714-716 PALMS BLVD VENICE, CA 90291</p>	PROJECT ADDRESS: 714-716 PALMS BLVD VENICE, CA 90291 PROJECT DESCRIPTION: CONSTRUCTION OF NEW 2-STORY DUPLEX WITH ATTACHED GARAGE AND ADU. NO GRADING WORK OR REMOVAL AND RECOMPACTMENT REQUIRED. LEGAL DESCRIPTION: ASSESSOR PARCEL NUMBER 4241015022 TRACT LOT 1 BLOCK 6 PLANNING & ZONING INFORMATION: ZONING R2-1 LOT/PARCEL AREA 5,299.2 SQ FT CONSTRUCTION TYPE VB HEIGHT: NUMBER OF STORIES 2 MAXIMUM HEIGHT 30'-0" W/ A STEPPED BACK ROOFLINE (PER VENICE COASTAL SPECIFIC PLAN) 25'-0" W/ A FLAT ROOFLINE (PER VENICE COASTAL SPECIFIC PLAN) PROPOSED HEIGHT: 25'-2" W/ A STEPPED BACK ROOFLINE MEASURED FROM THE ELEVATION AT THE CENTERLINE OF PALMS BLVD) 23'-4 1/2" W/ A FLAT ROOFLINE (MEASURED FROM THE ELEVATION AT THE CENTERLINE OF PALMS BLVD) PARKING: REQUIRED 1 STANDARD SPACE PER DUPLEX UNIT 1 ADDITIONAL SPACE PER DUPLEX UNIT 1 GUEST SPACE NO ADU SPACE REQ'D WITHIN 1 MI OF PUBLIC TRANSIT STOP PROVIDED: 1 COVERED STANDARD SPACES 2 COVERED COMPACT SPACES 1 COVERED COMPACT SPACE VIA VEHICLE LIFT 1 UNCOVERED PARALLEL STANDARD SPACE SETBACKS: FRONT YARD 15'-0" (CALCULATED PREVAILING SETBACK 4'-0" 10% OF LOT WIDTH SINCE LOT IS LESS THAN 50' IN WIDTH) SIDE YARD 15'-0" (PER CITY OF LA) REAR YARD 15'-0" (PER CITY OF LA) FIRE PROTECTION: FULLY SPRINKLERED YES, AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER NFPA 13D FLOOR AREA: LOT DIMENSIONS 40'-0" x 132'-5" GROSS SITE AREA 5,299.2 SQ FT BULDABLE AREA (1,267.2 SF) x 3 = 9,801.6 SF 2017 LABC 1,668.0 SQ FT + 627 SQ FT (DETACHED GARAGE) EXISTING FLOOR AREA: <table border="1"> <thead> <tr> <th>ZONING CODE</th><th>BUILDING CODE</th><th>SCHOOL FEES</th></tr> </thead> <tbody> <tr> <td>UNIT 1 FLOOR AREA 718 SF</td><td>777 SF ± 523 (u)</td><td>854 SF</td></tr> <tr> <td>UNIT 2 FLOOR AREA 822 SF</td><td>899 SF</td><td>873 SF</td></tr> <tr> <td>ADU FLOOR AREA 310 SF ± 210 SF DECK</td><td>310 SF ± 210 SF DECK</td><td>346 SF</td></tr> </tbody> </table> PROPOSED FLOOR AREA: <table border="1"> <thead> <tr> <th>ZONING CODE</th><th>BUILDING CODE</th><th>SCHOOL FEES</th></tr> </thead> <tbody> <tr> <td>UNIT 1 FLOOR AREA 718 SF</td><td>777 SF ± 523 (u)</td><td>854 SF</td></tr> <tr> <td>UNIT 2 FLOOR AREA 822 SF</td><td>899 SF</td><td>873 SF</td></tr> <tr> <td>ADU FLOOR AREA 310 SF ± 210 SF DECK</td><td>310 SF ± 210 SF DECK</td><td>346 SF</td></tr> </tbody> </table> TOTAL FLOOR AREA ALLOWABLE FLOOR AREA 2960 SF 2192 SF ± 523 (u) 2073 SF 8801.6 SF <p style="text-align: center;">SEE G050 FOR FLOOR AREA CALCULATIONS</p>	ZONING CODE	BUILDING CODE	SCHOOL FEES	UNIT 1 FLOOR AREA 718 SF	777 SF ± 523 (u)	854 SF	UNIT 2 FLOOR AREA 822 SF	899 SF	873 SF	ADU FLOOR AREA 310 SF ± 210 SF DECK	310 SF ± 210 SF DECK	346 SF	ZONING CODE	BUILDING CODE	SCHOOL FEES	UNIT 1 FLOOR AREA 718 SF	777 SF ± 523 (u)	854 SF	UNIT 2 FLOOR AREA 822 SF	899 SF	873 SF	ADU FLOOR AREA 310 SF ± 210 SF DECK	310 SF ± 210 SF DECK	346 SF	OWNER: ELI & STEPHANIE HOLZMAN 730 SUPERBA AVENUE VENICE, CA 90291 ARCHITECT: BESTOR ARCHITECTURE 2030 HYPERION AVENUE LOS ANGELES, CA 90027 313-666-9399 GEOTECHNICAL ENGINEER: GROVER HOLLINGSWORTH & ASSOCIATES, INC. 31129 VIA COLINAS, SUITE 707 WESTLAKE VILLAGE, CA 91362 818-889-0844 LAND USE CONSULTANT: PACIFIC CREST CONSULTANTS 23622 CALABASAS RD, SUITE 100 CALABASAS, CA 91302 818-591-9309 STRUCTURAL ENGINEER: CRANG PHILLIPS ENGINEERING & DESIGN 2123 VESTAL AVE. LOS ANGELES, CA 90026 310-625-2325	<table border="1"> <thead> <tr> <th>SHEET #</th><th>SHEET NAME</th><th>COP APPLICATION 12/10/2018</th><th>COP RESUBMITTAL 1/22/2019</th><th>PERMIT SET 12/02/2019</th><th>COP RESUBMITTAL 03/19/2020</th><th>PERMIT RESUBMITTAL 05/19/2020</th><th>PERMIT RESUBMITTAL 08/11/2020</th><th>PERMIT RESUBMITTAL 12/10/2020</th><th>COP RESUBMITTAL 01/19/2021</th></tr> </thead> <tbody> <tr><td>G000</td><td>ARCHITECTURAL COVER SHEET</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>G010</td><td>GENERAL NOTES</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>G020</td><td>TITLE 24 COMPLIANCE</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>G031</td><td>TITLE 24 COMPLIANCE</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>G040</td><td>GRADING 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FLOOR AREA DIAGRAMS

	ZONING CODE	BUILDING CODE	SCHOOL FEES
UNIT 1			
INTERIOR FLOOR AREA	718 SF	718 SF (R3)	718 SF
STAIRS	EXEMPT	59 SF (R3)	59 SF
EXTERIOR WALLS	EXEMPT	EXEMPT	77 SF
UNIT 2 - FIRST FLOOR			
INTERIOR FLOOR AREA	338 SF	338 SF (R3)	338 SF
STAIRS	EXEMPT	73 SF (R3)	73 SF
EXTERIOR WALLS	EXEMPT	EXEMPT	21 SF
GARAGE	EXEMPT	523 SF (u)	EXEMPT
UNIT 2 - SECOND FLOOR			
INTERIOR FLOOR AREA	392 SF	392 SF (R3)	392 SF
COVERED EXT. DECKS	92 SF	92 SF (R3)	EXEMPT
EXTERIOR WALLS	EXEMPT	EXEMPT	49 SF
ADU			
INTERIOR FLOOR AREA	310 SF	310 SF (R3)	310 SF
COVERED EXT. DECKS	210 SF	210 SF (R3)	EXEMPT
EXTERIOR WALLS	EXEMPT	EXEMPT	36 SF
TOTAL			
	2060 SF	2102 SF (R3)	2073 SF
		523 SF (u)	

FLOOR AREA CALCULATIONS

PROJECT NAME & ADDRESS:
714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:
APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6
PROJECT NUMBER: 1830

OWNER:
ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:
BESTOR ARCHITECTURE

2030 HYPERION AVE | LOS ANGELES, CA 90027
323.465.0209

CONSULTANTS:
GEO/TECHNICAL ENGINEER:
GROVER HOLLINGSWORTH &
ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-491-9309

STRUCTURAL ENGINEER:
CRAGG PHILLIPS ENGINEERING
& DESIGN
2120 WESTAL AVE
LOS ANGELES, CA 90026
T 310-425-2325



BUILDING KEY PLAN



SUBMITTAL RECORD:

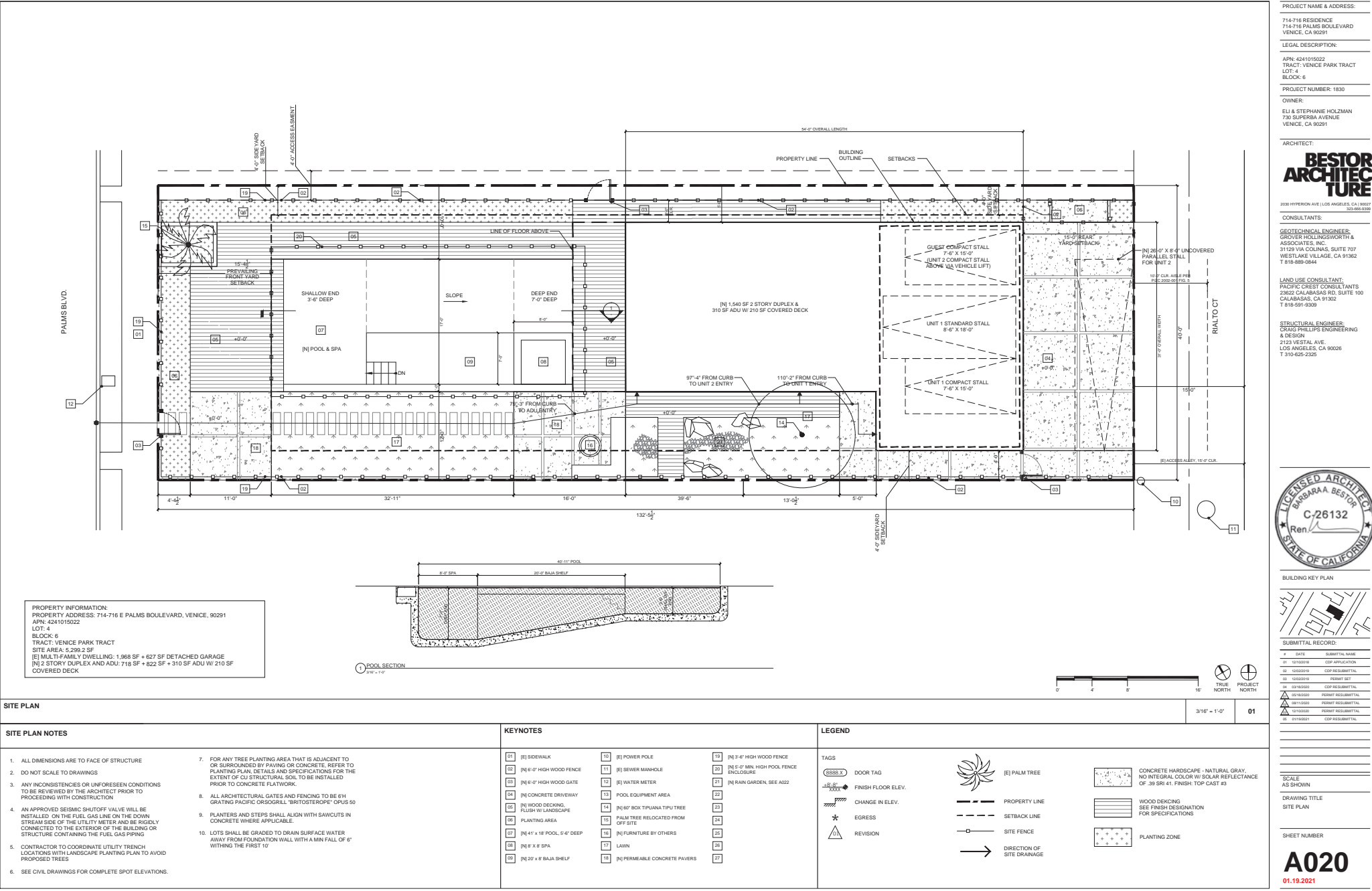
#	DATE	SUBMITTAL NAME
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02	10/20/2019	CDP RESUBMITTAL
03	10/20/2019	PERMIT SET
04	03/10/2020	CDP RESUBMITTAL
05	03/10/2020	PERMIT RESUBMITTAL
06	01/10/2020	PERMIT RESUBMITTAL
07	01/10/2020	PERMIT RESUBMITTAL
08	01/10/2021	CDP RESUBMITTAL

SCALE
1/4" = 1'-0"

DRAWING TITLE
FLOOR AREA CALCULATIONS

SHEET NUMBER

G050
01.19.2021



PROJECT NAME & ADDRESS:
714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:
APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6
PROJECT NUMBER: 1830

OWNER:
ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA 90027
310.465.0289

CONSULTANTS:
GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH &
ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-8844

LAND USE CONSULTANT:
PACIFIC COAST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-491-9309

STRUCTURAL ENGINEER:
CRAND PHILLIPS ENGINEERING
& DESIGN
2120 WESTAL AVE
LOS ANGELES, CA 90026
T 310-625-2325

LICENSED ARCHITECT
BARBARA BESTOR
C/26132
Ren
STATE OF CALIFORNIA

BUILDING KEY PLAN

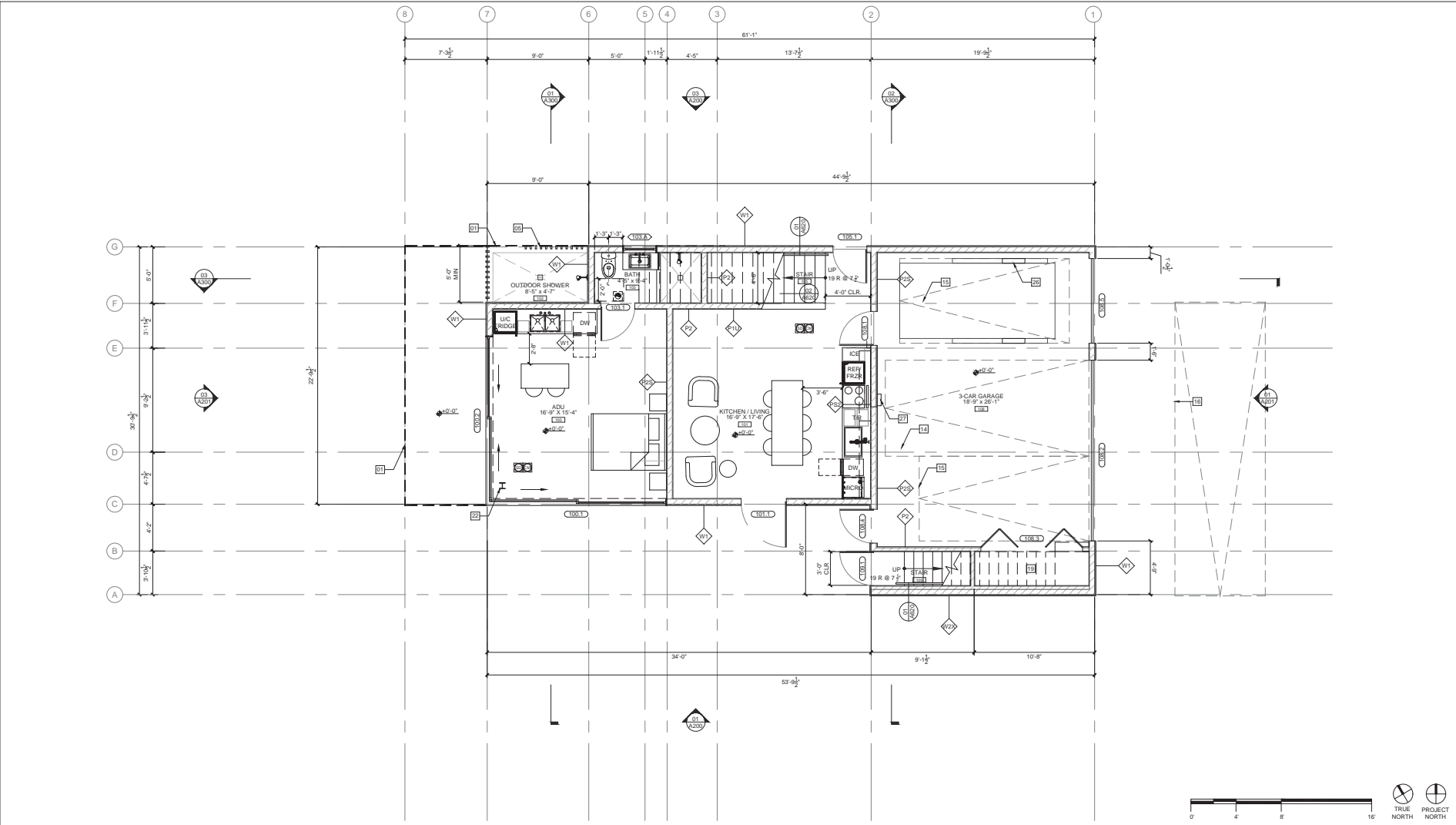
SUBMITTAL RECORD:

#	DATE	SUBMITTAL NAME
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02	10/20/2021	CSP PRELIMINARY
03	10/20/2021	PERMIT SET
04	03/16/2021	CSP PRELIMINARY
05	03/16/2021	PERMIT PRELIMINARY
06	03/16/2021	PERMIT PRELIMINARY
07	03/16/2021	PERMIT PRELIMINARY
08	03/16/2021	PERMIT PRELIMINARY

SCALE
AS SHOWN

DRAWING TITLE
SITE PLAN

SHEET NUMBER
A020
01.19.2021



FIRST FLOOR PLAN

1/4" = 1'-0"

01

PLAN NOTES										KEYNOTES										LEGEND																																							
<p>1. ALL DIMENSIONS ARE FROM F.O. FRAMING TO F.O. FRAMING, UNLESS NOTED OTHERWISE.</p> <p>2. NEW HVAC SYSTEM SHALL BE MIN. 94% AFUE EFFICIENCY WITH 14.0 SEER RATING. ALL NEW DUCTS SHALL BE INSULATED MIN. R-4.2.</p> <p>3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.</p> <p>4. SMOKE DETECTORS WITH BATTERY BACKUP AT ALL NEW CONSTRUCTION. A. ON THE WALL OR CEILING CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO SLEEPING ROOM(S) AND IN SLEEPING ROOM(S). B. WHERE CEILING HEIGHT OF AN ADJACENT ROOM OPENS TO A HALLWAY SERVING BEDROOM(S) EXCEEDS THAT OF THE HALLWAY BY 4" OR MORE. DETECTOR SHALL BE PLACED IN THE ADJACENT ROOM AND WITHIN 12" OF HIGHEST POINT OF CEILING.</p> <p>5. PROVIDE CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1.</p>										<p>6. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 60 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3).</p> <p>7. SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.</p> <p>8. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.</p> <p>9. BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).</p> <p>10. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER LAC083C CHAPTER 4 (R333).</p>										<p>11. GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED AND INSTALLED IN READILY ACCESSIBLE LOCATION. (EC 210.8)(6)</p> <p>12. ARC-FAULT CIRCUIT-INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (EC 210.12)</p> <p>13. BUILDING SHALL HAVE PLUMBING FIXTURES THAT MEET THE FLOW RATES SPECIFIED IN THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE.</p> <p>14. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE-BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 419)</p> <p>15. ALL NEW REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS. (PC 508.2)</p>										<p>16. AT EV CHARGING STATION LOCATION, MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208V/40 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX, OR ENCLOSURE.</p> <p>17. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.</p> <p>18. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING(S) IF CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED BY CAPABLE.</p>										<p>01 LINE OF FLOOR ABOVE</p> <p>02 LINE OF FLOOR BELOW</p> <p>03 LINE OF ROOF ABOVE</p> <p>04 TRELLIS</p> <p>05 WOOD SLATS</p> <p>06 MILLWORK</p> <p>07 WOOD CEILING, SEE 020070</p> <p>08 LINE OF TRELLIS ABOVE</p> <p>09 WOOD SLAT RAILING, 42" MIN. HEIGHT, MAX. 4" CLR. SPACING BETWEEN RAILS</p> <p>10 SKYLIGHT ABOVE</p> <p>11 MIN. 3" GLASS RAILING, 42" MIN. HEIGHT</p> <p>12 16'-0" WIDE GARAGE DOOR</p> <p>13 8'-0" WIDE GARAGE DOOR</p> <p>14 STANDARD PARKING STALL, SEE A200</p> <p>15 COMPACT PARKING STALL, SEE A200</p> <p>16 PARALLEL PARKING STALL, SEE A200</p> <p>17 PLANTING AREA, SEE SITE PLAN A200</p> <p>18 KITCHEN LANDING WITH MATCH HANGING RAIL</p> <p>19 UNDER STAIR STORAGE</p> <p>20 WINDOW SEAT</p> <p>21 PLANTER</p> <p>22 STEEL H-COLUMN, PAINTED</p> <p>23 SOLID GUARDRAIL, 42" MIN. HEIGHT</p> <p>24 OPERABLE SLIDING WOOD SCREEN</p> <p>25 LA PARKING LIFTS PLUS, LAAR # 855547</p> <p>26 FUTURE EV CHARGING STATION, SEE PLAN NOTE 16-18</p>										<p>TAGS</p> <p>0350A DOOR TAG</p> <p>0350B WINDOW TAG</p> <p>08 EQUIPMENT TAG</p> <p>09 FIXTURE TAG</p> <p>10 FINISH TAG</p> <p>16 MIN. 50% CFM EXHAUST FAN WITH BACKWASH VALVE (ENERGY STAR CERTIFIED)</p> <p>06 FINISH FLOOR TAG</p> <p>06 FINISH FLOOR ELEV.</p> <p>08 CHANGE IN ELEV.</p> <p>09 EGRESS</p> <p>10 REVISION</p> <p>16 CARBON MONOXIDE ALARM</p> <p>16 SMOKE DETECTOR</p> <p>06 FINISH FLOOR TAG</p> <p>06 FINISH FLOOR ELEV.</p> <p>08 CHANGE IN ELEV.</p> <p>09 EGRESS</p> <p>10 REVISION</p> <p>16 CARBON MONOXIDE ALARM</p> <p>16 SMOKE DETECTOR</p> <p>06 FINISH FLOOR TAG</p> <p>06 FINISH FLOOR ELEV.</p> <p>08 CHANGE IN ELEV.</p> <p>09 EGRESS</p> <p>10 REVISION</p> <p>16 CARBON MONOXIDE ALARM</p> <p>16 SMOKE DETECTOR</p>									

PROJECT NAME & ADDRESS:
714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:
APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6
PROJECT NUMBER: 1830

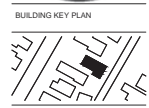
OWNER:
ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA 90007
323-665-0289

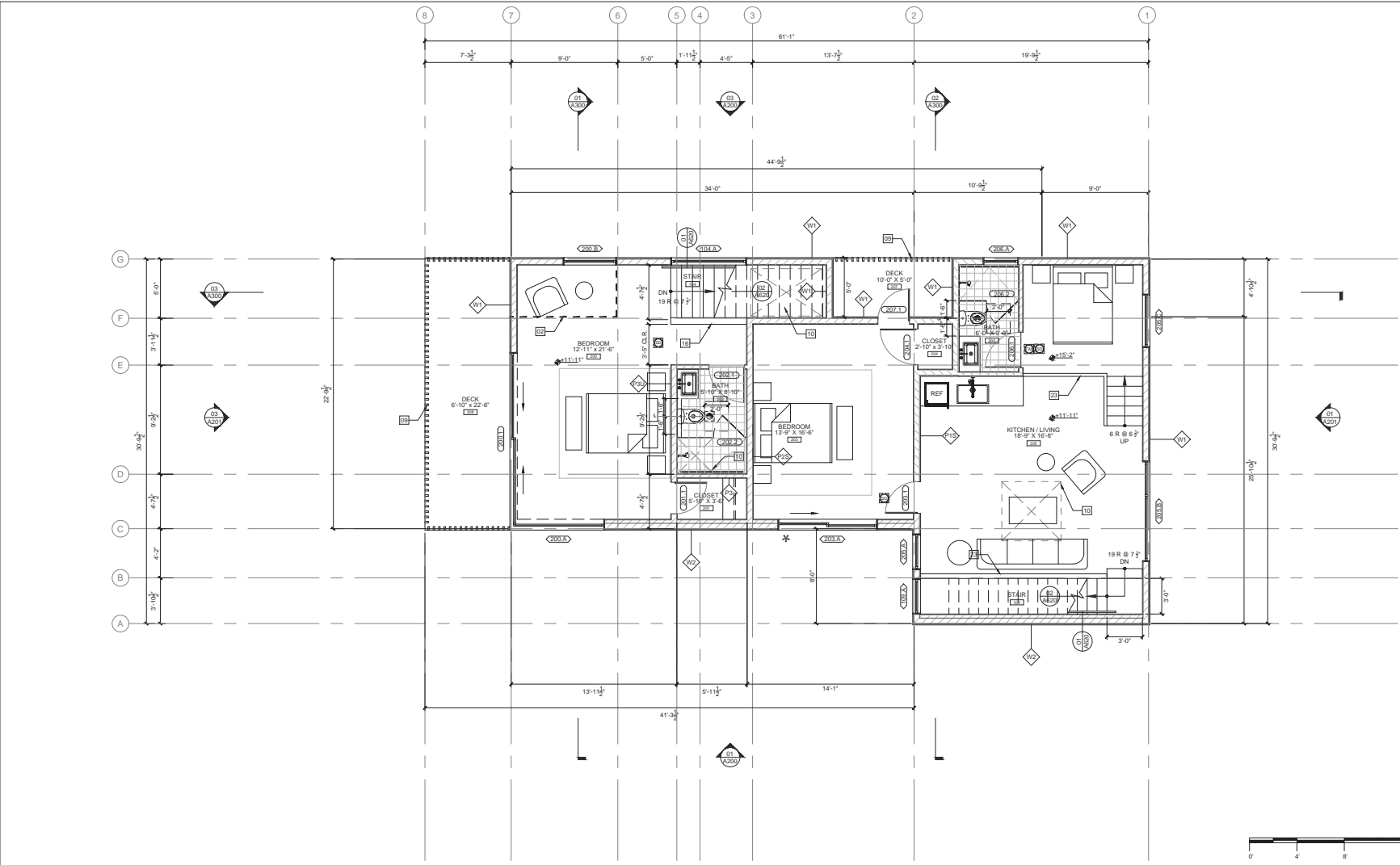
CONSULTANTS:
GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH &
ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING
& DESIGN
2133 VESTAL AVE
LOS ANGELES, CA 90026
T 310-425-2325



SUBMITTAL RECORD:		
#	DATE	SUBMITTAL NAME
01	10/20/2019	CSP APPLICATION
02	10/20/2019	CSP PRELIMINARY
03	10/20/2019	PERMIT SET
04	03/16/2020	CSP PRELIMINARY
05	03/16/2020	PERMIT PRELIMINARY
06	03/16/2020	PERMIT PRELIMINARY
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99	03/16/2020	CSP PRELIMINARY
100	03/16/2020	CSP PRELIMINARY



SECOND FLOOR PLAN

PLAN NOTES

- ALL DIMENSIONS ARE FROM F.O. FRAMING TO F.O. FRAMING, UNLESS NOTED OTHERWISE.
- NEW HVAC SYSTEM SHALL BE MIN. 94% AFUE EFFICIENCY WITH 14.0 SEER RATING. ALL NEW DUCTS SHALL BE INSULATED MIN. R-4.2.
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- SMOKE DETECTORS WITH BATTERY BACKUP AT ALL NEW CONSTRUCTION. A. ON THE WALL OR CEILING CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO SLEEPING ROOM(S) AND IN SLEEPING ROOM(S). B. WHERE CEILING HEIGHT OF AN ADJACENT ROOM OPENS TO A HALLWAY SERVING BEDROOM(S) EXCEEDS THAT OF THE HALLWAY BY 4' OR MORE. DETECTOR SHALL BE PLACED IN THE ADJACENT ROOM AND WITHIN 12" OF HIGHEST POINT OF CEILING.
- PROVIDE CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1.
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 80 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3).
- SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
- BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULK, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER LACGBCS CHAPTER 4 (R330).
- GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED AND INSTALLED IN READILY ACCESSIBLE LOCATION. (EC 210.8(A))
- ARC-FAULT CIRCUIT-INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (EC 210.12)
- BUILDING SHALL HAVE PLUMBING FIXTURES THAT MEET THE FLOW RATES SPECIFIED IN THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE.
- ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE-BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 418)
- ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS. (PC 508.2)
- AT EV CHARGING STATION LOCATION, MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208VAC VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX, OR ENCLOSURE.
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING(S) IF CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED BY TAG.

KEYNOTES

- | | | |
|---|---|--|
| 01 LINE OF FLOOR ABOVE | 10 SKYLIGHT ABOVE | 19 UNDER STAIR STORAGE |
| 02 LINE OF FLOOR BELOW | 11 MIN. 3" GLASS RAILING, 42" MIN. HEIGHT | 20 WINDOW SEAT |
| 03 LINE OF ROOF ABOVE | 12 16'-0" WIDE GARAGE DOOR | 21 PLANTER |
| 04 TRELLIS | 13 6'-0" WIDE GARAGE DOOR | 22 STEEL H-COLUMN, PAINTED |
| 05 WOOD SLATS | 14 STANDARD PARKING STALL, SEE A200 | 23 SOLID GUARDRAIL, 42" MIN. HEIGHT |
| 06 MILLWORK | 15 COMPACT PARKING STALL, SEE A200 | 24 OPERABLE SLIDING WOOD SCREEN |
| 07 WOOD DECKING, SEE A200(207) | 16 PARALLEL PARKING STALL, SEE A200 | 25 LINE OF ROOF BELOW |
| 08 LINE OF TRELLIS ABOVE | 17 PLANTING AREA, SEE SITE PLAN A200 | 26 LA PARKING LOTS PLUS, LAOR #: 885047 |
| 09 WOOD SLAT RAILING, 42" MIN. HEIGHT, MAX. 4" CLR. SPACING BETWEEN RAILS | 18 KITCHEN LADDER WITH METAL HANGING RAIL | 27 FUTURE EV CHARGING STATION, SEE PLAN NOTE 16-18 |

LEGEND

- | | | | |
|--|----------------------|------------------------------|---------------------------------------|
| TAGS | DOOR TAG | FINISH FLOOR TAG | PARTITIONS |
| 000000 WINDOW TAG | 000000 EQUIPMENT TAG | 000000 FINISH FLOOR ELEV. | 000000 CHANGE IN ELEV. |
| 000000 FUTURE TAG | 000000 FINISH TAG | 000000 CARBON MONOXIDE ALARM | 000000 SMOKE DETECTOR |
| 000000 MIN. 50 CFM EXHAUST FAN ON HUMIDISTAT (ENERGY STAR CERTIFIED) | 000000 REVISION | 000000 DIMENSIONS | 000000 FACE OF FINISH FACE OF FRAMING |

PROJECT NAME & ADDRESS:
714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

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APN: 4241015022
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LOT: 4
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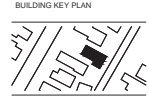
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ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA 90027
323-665-0289

CONSULTANTS:
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ASSOCIATES, INC.
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WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-491-9309

STRUCTURAL ENGINEER:
CRAGG PHILLIPS ENGINEERING
& DESIGN
2120 VESTAL AVE
LOS ANGELES, CA 90026
T 310-425-2325



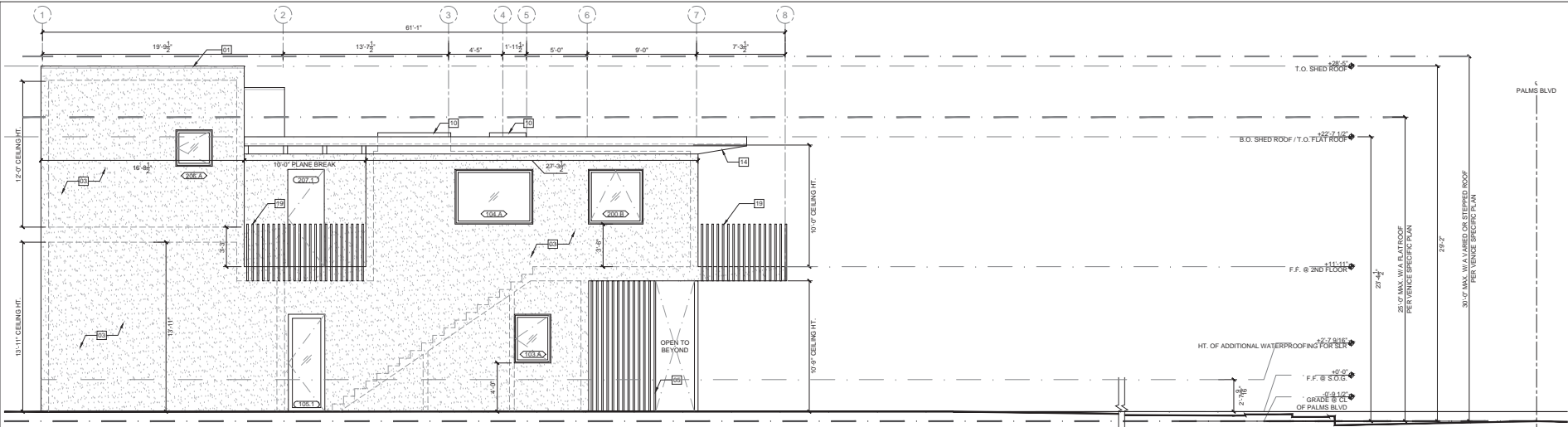
SUBMITTAL RECORD:

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03	10/20/2019	PERMIT SET
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05	03/16/2020	PERMIT PRELIMINARY
06	03/16/2020	PERMIT PRELIMINARY
07	03/16/2020	PERMIT PRELIMINARY
08	03/16/2020	PERMIT PRELIMINARY

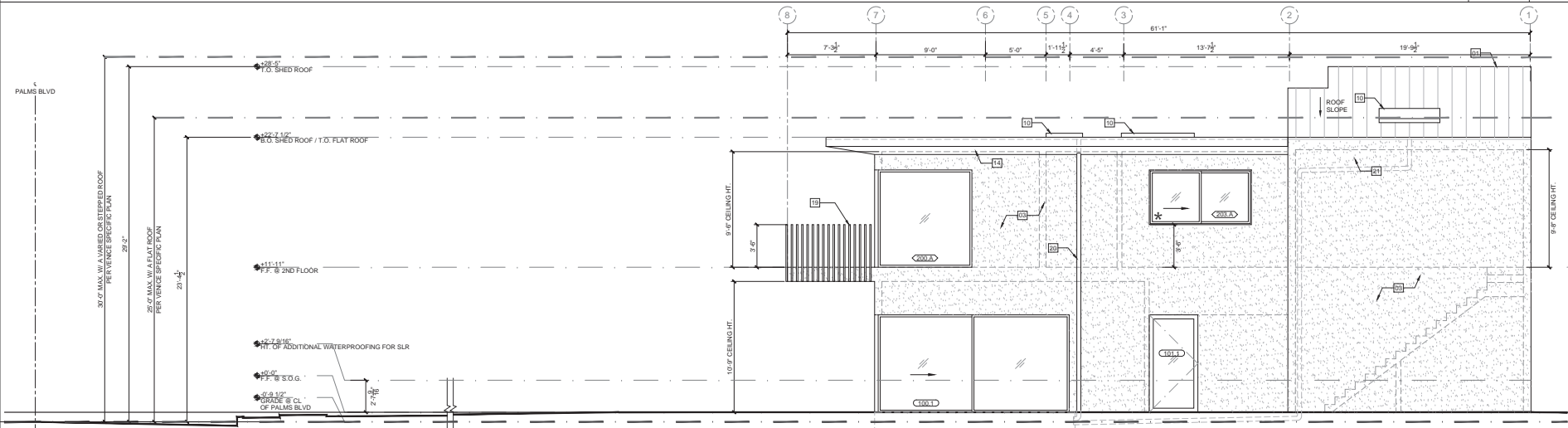
SCALE
1/4" = 1'-0"

DRAWING TITLE
SECOND FLOOR PLAN


















SHEET NUMBER
A101
01.19.2021



NORTH ELEVATION



SOUTH ELEVATION

ELEVATION NOTES	KEYNOTES	LEGEND																																																						
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PROJECT NAME & ADDRESS:
714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:
APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6
PROJECT NUMBER: 1830

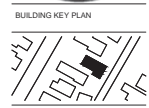
OWNER:
ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA 90027
323-465-0289

CONSULTANTS:
GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
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STRUCTURAL ENGINEER:
CRAG PHILLIPS ENGINEERING & DESIGN
2102 VESTAL AVE
LOS ANGELES, CA 90026
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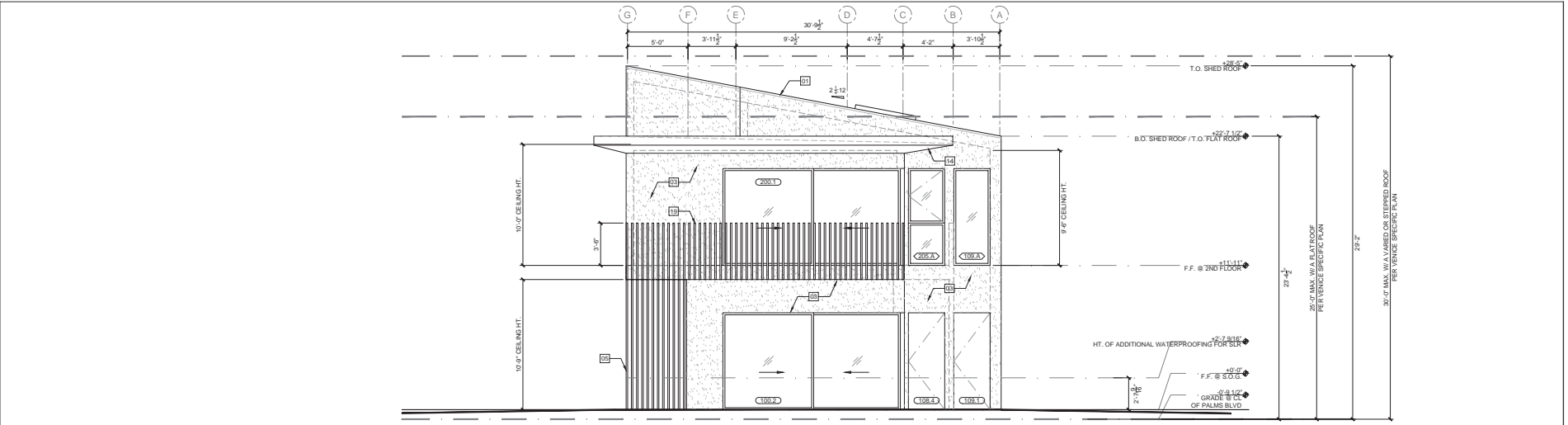
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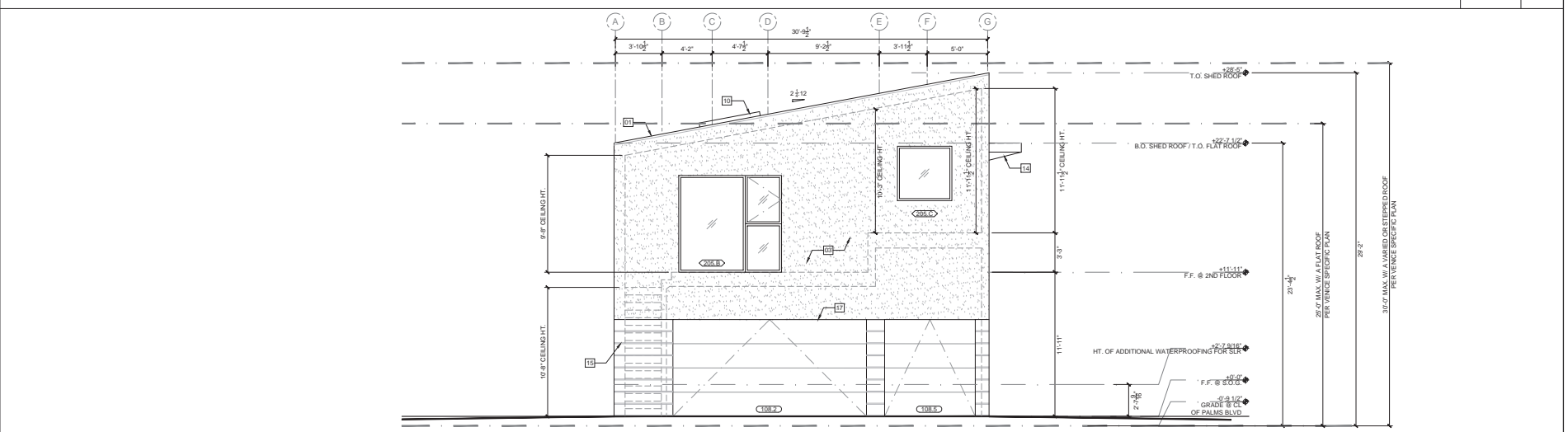
SCALE
1/4" = 1'-0"

DRAWING TITLE
ELEVATIONS

SHEET NUMBER
A200
01.19.2021



WEST ELEVATION 1/4" = 1'-0" 03



EAST ELEVATION 1/4" = 1'-0" 01

ELEVATION NOTES	KEYNOTES	LEGEND
<p>1. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS</p> <p>2. VERIFY ALL DIMENSIONS ON SITE</p> <p>3. NOTIFY ARCHITECT FOR ANY DISCREPANCIES BETWEEN SITE AND PLAN</p> <p>4. ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH</p> <p>5. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 3 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS</p> <p>6. THE ELEVATION OF THE WATER LEVEL THAT WOULD OCCUR WITH 6.6' OF ANTICIPATED SLR EXPECTED BY THE YEAR 2100 HAS BEEN NOTED ON THE ELEVATIONS. ALL EXTERIOR WALLS TO BE SEALED FOR ADDITIONAL WATER PROOFING UP TO 2.62' (2'-7 1/2") ABOVE FINISH FLOOR AS INDICATED.</p>	<p>[01] CLASS A FIRE-RATED METAL STANDING SEAM ROOF</p> <p>[02] STUCCO, PTD. WHITE</p> <p>[03] STUCCO, PTD. BLACK</p> <p>[04] WOOD SIDING</p> <p>[05] WOOD SLATS</p> <p>[06] MIN. 1/2" GLASS RAILING, 42" MIN. HEIGHT</p> <p>[07] CLERESTORY WINDOWS</p> <p>[08] PLANTED EDGE BOX WITH GLASS RAILING, 42" MIN. HEIGHT</p> <p>[09] WOOD TRELLIS</p> <p>[10] SKYLIGHT</p> <p>[11] CLASS A FIRE-RATED BUILT-UP ROOF</p> <p>[12] 18" WIDE ROLL-UP GARAGE DOOR</p> <p>[13] 8" WIDE ROLL-UP GARAGE DOOR</p> <p>[14] WD. SIDING OVER 1/2" TYPE 'X' GYP. PER CBC 707A.3 TYP.</p> <p>[15] GRAY SIDING TO MATCH PERIMETER FENCE</p> <p>[16] OPERABLE SLIDING WOOD SCREEN</p> <p>[17] 24" WIDE ROLL-UP GARAGE DOOR, PTD. GRAY</p> <p>[18] POOL EQUIPMENT ENCLOSURE</p> <p>[19] WOOD SLAT RAILING, 42" MIN. HEIGHT, MAX. 4" CLR. SPACING BETWEEN RAILS</p> <p>[20] 4" DOWNSPOUT TO LID BMP</p> <p>[21] 4" INTERNAL DOWNSPOUT TO LID BMP</p> <p>[22] 530-GALLON RAIN TANK, SEE 02A022</p> <p>[23] MUDMAN PIZZA OVEN, 54" WIDE, MEDIA-WAP PROFESSIONAL, ACR BUILT IN</p> <p>[24] 36" J.R. WOOD SHOW BROILER</p> <p>[25] 30" KITCHEN AID GRILL, NATURAL GAS</p> <p>[26]</p> <p>[27]</p>	<p>HATCHES</p> <p>[STUCCO] STUCCO</p> <p>[WOOD] WOOD</p> <p>TAGS</p> <p>[DOOR TAG] DOOR TAG</p> <p>[WINDOW TAG] WINDOW TAG</p> <p>[EQUIPMENT TAG] EQUIPMENT TAG</p> <p>[FIXTURE TAG] FIXTURE TAG</p> <p>[FINISH TAG] FINISH TAG</p> <p>LEGEND</p> <p>[FINISH FLOOR ELEV.] FINISH FLOOR ELEV.</p> <p>[MATCHLINE] MATCHLINE</p> <p>[REVISION] REVISION</p> <p>[EGRESS] EGRESS</p> <p>PARTITIONS</p> <p>[NEW PARTITION (WITH TYPE TAG)] NEW PARTITION (WITH TYPE TAG)</p> <p>DIMENSIONS</p> <p>[FACE OF FINISH] FACE OF FINISH</p> <p>[FACE OF FRAMING] FACE OF FRAMING</p> <p>0' 4' 8' 16'</p>

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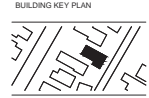
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SCALE:
1/4" = 1'-0"

DRAWING TITLE:
ELEVATIONS

SHEET NUMBER:
A201
01.19.2021