

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



W7a

5-19-1196 (RAMRAS)
MARCH 26, 2021

EXHIBITS

EXHIBIT 1 – PROJECT LOCATION2
EXHIBIT 2 – PROJECT PLANS.....4

Exhibit 1 – Project Location



Venice Pier

Venice Beach

Ballona
Lagoon

Marina Del Rey

Project
Site



Speedway

Project Site

Voyage Street

Pacific Avenue

California Coastal Commission

Exhibit 1

5-19-1012

Page 2 of 2

Page 1 of 3

I. GENERAL NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLE, PULL-BOXES, 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 LINES-WHETHER OR NOT THE LINES AREA LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL AS PIPING. (PER ORDINANCE 170,156) INCLUDES COMMERCIAL ADDITIONS AND T1 WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5., R307.2, R308.4)
5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)
6. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
7. A FIRE ALARM SYSTEM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 97.122)
8. CARBON MONOXIDE ALARM IS REQUIRED (420.6 R315)

STANDARD SOUND RATED PARTITION ASSEMBLIES
STC-50 FIRE RATING AS SHOWN

1. DOUBLE WOOD FLOOR (1HR)
1. DOUBLE FLOOR USING 1/2" TYPE X GYPSUM SUBFLOOR
1. MINERAL FIBER INSULATION
1. 1HR. RATED LATH AND PLASTER OR 1/2" TYPE X GYPSUM BOARD

STANDARD SOUND RATED FLOOR - CEILING ASSEMBLIES
STC-60 - 80 FIRE RATING AS SHOWN

2. 1HR. FIRE RATING
1. 1HR. RATED LATH AND PLASTER, PLASTER EACH SIDE OF WALL
1. MINERAL FIBER INSULATION
- 2"x4" STUD (STAGGERED) AT 16" O.C. EACH SIDE WITH COMMON PLATES (2"x6" MIN.)

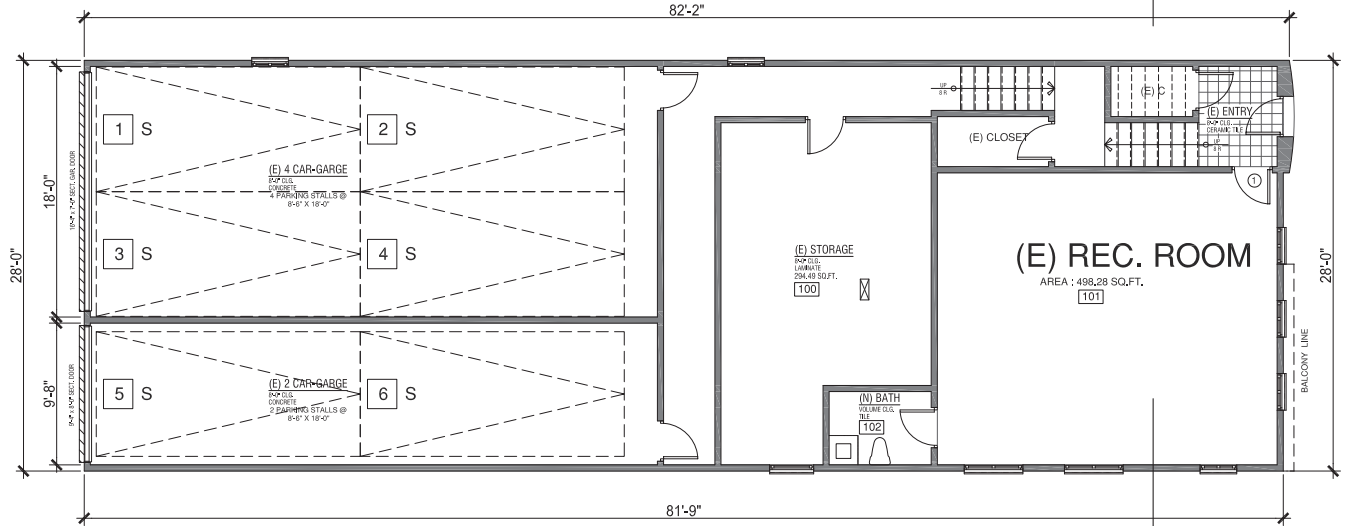
ARCHITECTURAL SYMBOL LEGEND

	EXISTING 2 x 4 STUD WALL
	NEW 2 x 4 STUD WALL

	WINDOW SCHEDULE	EGRESS	MATERIAL
A	2'-6" x 3'-0" OPERABLE TEMP. GL.	EGRESS	VINYL DUAL TEMP. GL.
B	3'-0" x 3'-0" CASEMENT TEMP. GL.	EGRESS	VINYL DUAL TEMP. GL.
C	4'-0" x 3'-0" CASEMENT TEMP. GL.	EGRESS	VINYL DUAL TEMP. GL.

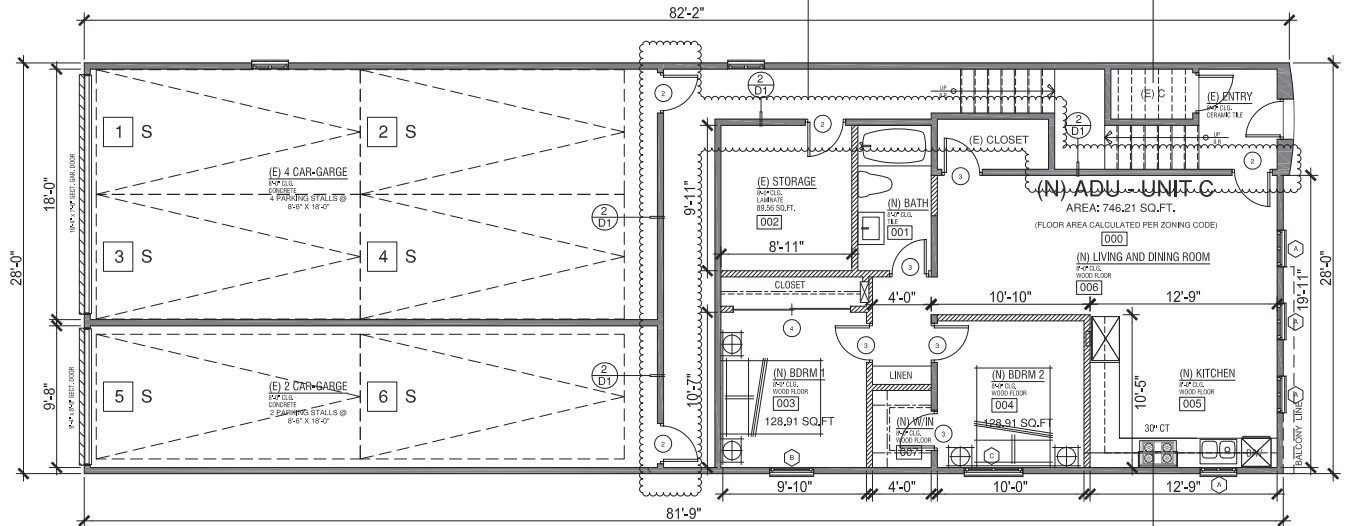
	DOOR SCHEDULE
2	2888 METAL DOOR - FIRE RATED - SELF CLOSING
3	2888 WOOD HOLLOW CORE
4	1268 SLIDING MIRROR CLOSET DOOR

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) 1ST LEVEL
SCALE : 1/4" = 1'-0"



(N) 1ST LEVEL
SCALE : 1/4" = 1'-0"

hR
henryRAMIREZ

3760 LAYVELL DR.
LOS ANGELES, CA
90065
T. 323.401.3792

A.P.N. 4294.007.004

PROJECT INFO:

TO CONVERT AN EXISTING 746.21 SQ.FT. REC. ROOM AND PART OF A STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT) IN AN EXISTING 2 UNIT BUILDING.
THE ADU WILL BE DESIGNATED AS UNIT C.

THE PROPERTY IS LOCATED AT:
21 E. VOYAGE ST.
MARINA DEL REY, CALIFORNIA 90292
BLOCK : 2
LOT : 11
TRACT: DEL REY BEACH

FOR:
MR. JAY RAMRAS
41 E. WASHINGTON BLVD.
MARINA DEL REY, CALIFORNIA
90291

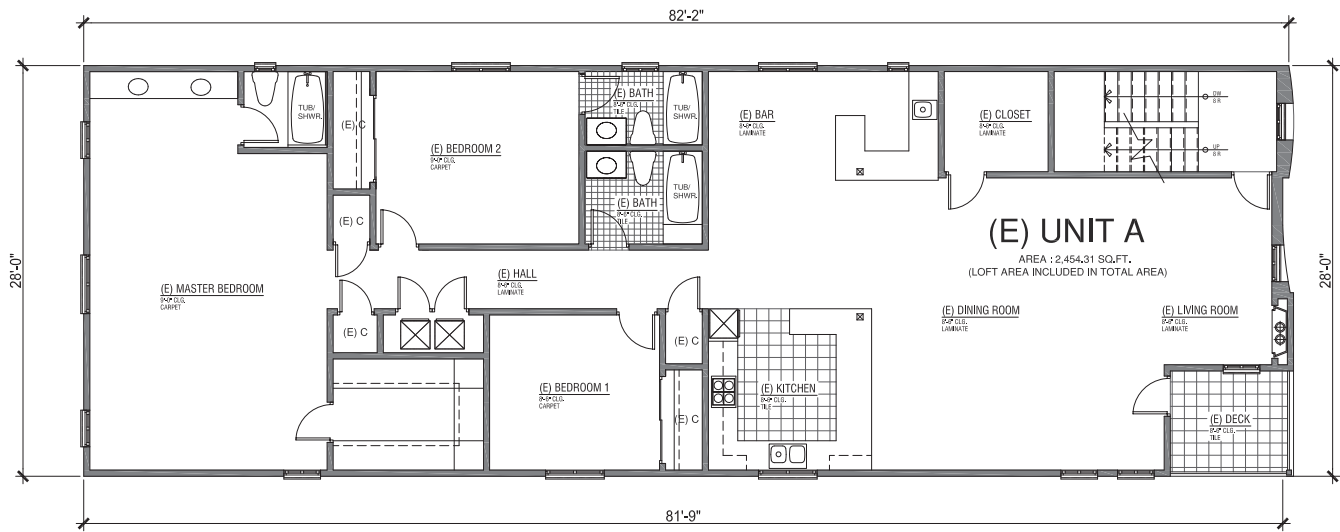
REVISIONS:

DATE	OBSERVATION

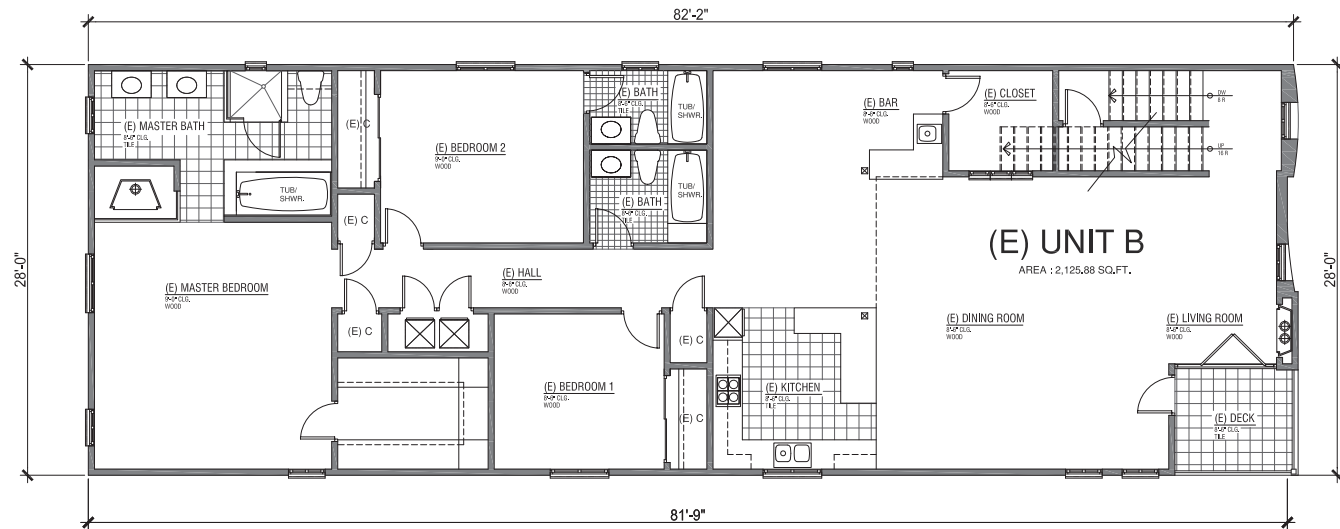
DATE: 10/1/2024

California Coastal Commission

5-19-1196
Exhibit 2
Page 2 of 3



(E) SECOND LEVEL
SCALE : 1/4" = 1'-0"



(E) THIRD LEVEL
SCALE : 1/4" = 1'-0"

hR
henryRAMIREZ

3790 LAVELL DR.
LOS ANGELES, CA
90005
T. 323.461.3792

A.P.N. 4294.007.004

PROJECT INFO:

TO CONVERT AN EXISTING 746.21 SQ.FT. REC. ROOM AND PART OF A STORAGE ROOM INTO AN ADU (ACCESSORY DWELLING UNIT) IN AN EXISTING 2 UNIT BUILDING.
THE ADU WILL BE DESIGNATED AS UNIT C.

THE PROPERTY IS LOCATED AT:
21 E. VOYAGE ST.
MARINA DEL REY, CALIFORNIA 90292
BLOCK : 2
LOT : 11
TRACT: DEL REY BEACH

FOR:
MR. JAY RAMRAS
41 E. WASHINGTON BLVD.
MARINA DEL REY, CALIFORNIA
90291

REVISIONS:

DATE	OBSERVATION

DATE: _____