

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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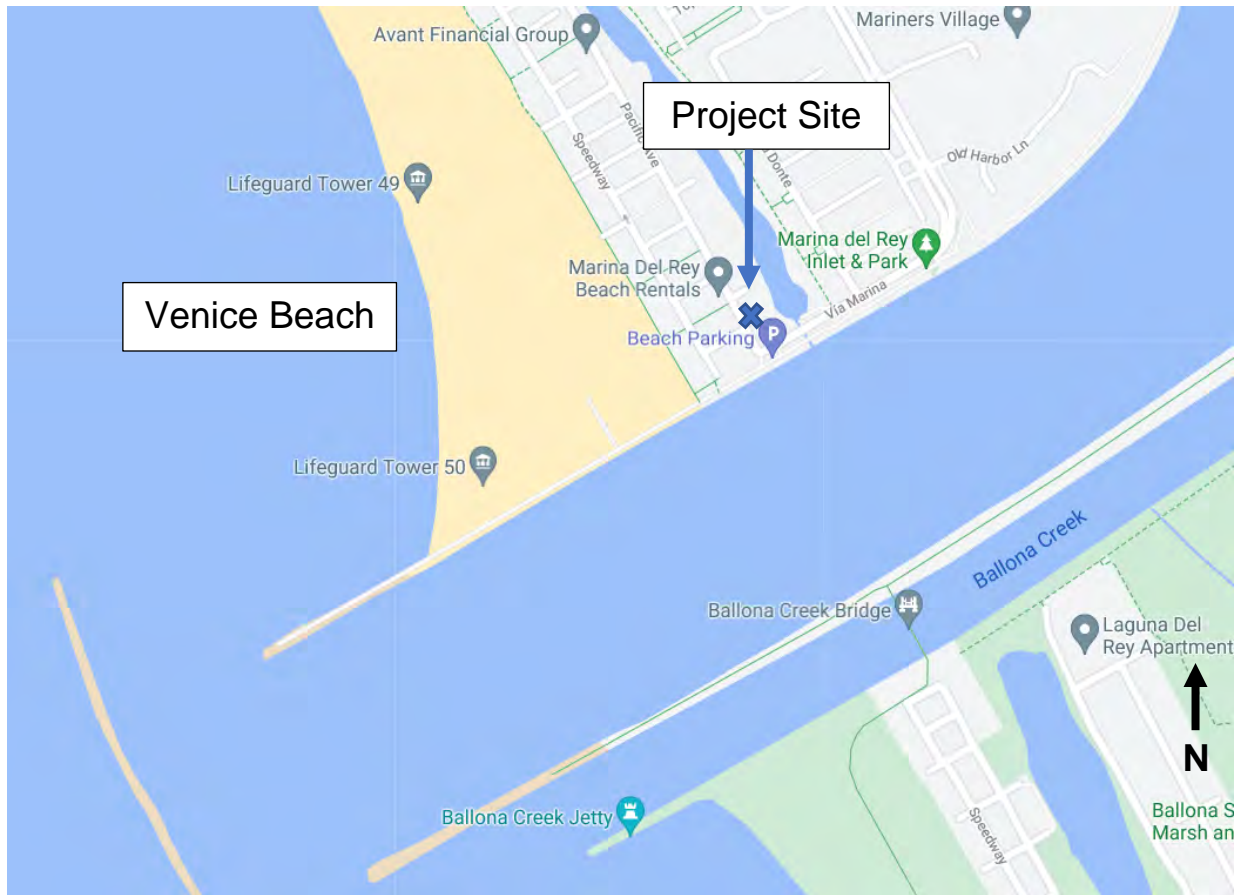
W14c

5-20-0696 (Fitzgerald)

August 11, 2021

EXHIBITS

EXHIBIT 1 - PROJECT LOCATION.....	2
EXHIBIT 2 - SURVEY AREA MAP.....	4
EXHIBIT 3 - PROJECT PLANS.....)
EXHIBIT (- 6 5 G9 A9 BH'5 B8 'K 5 H9 F' @ J9 @G.....	%d









VEA
ARCHITECTS

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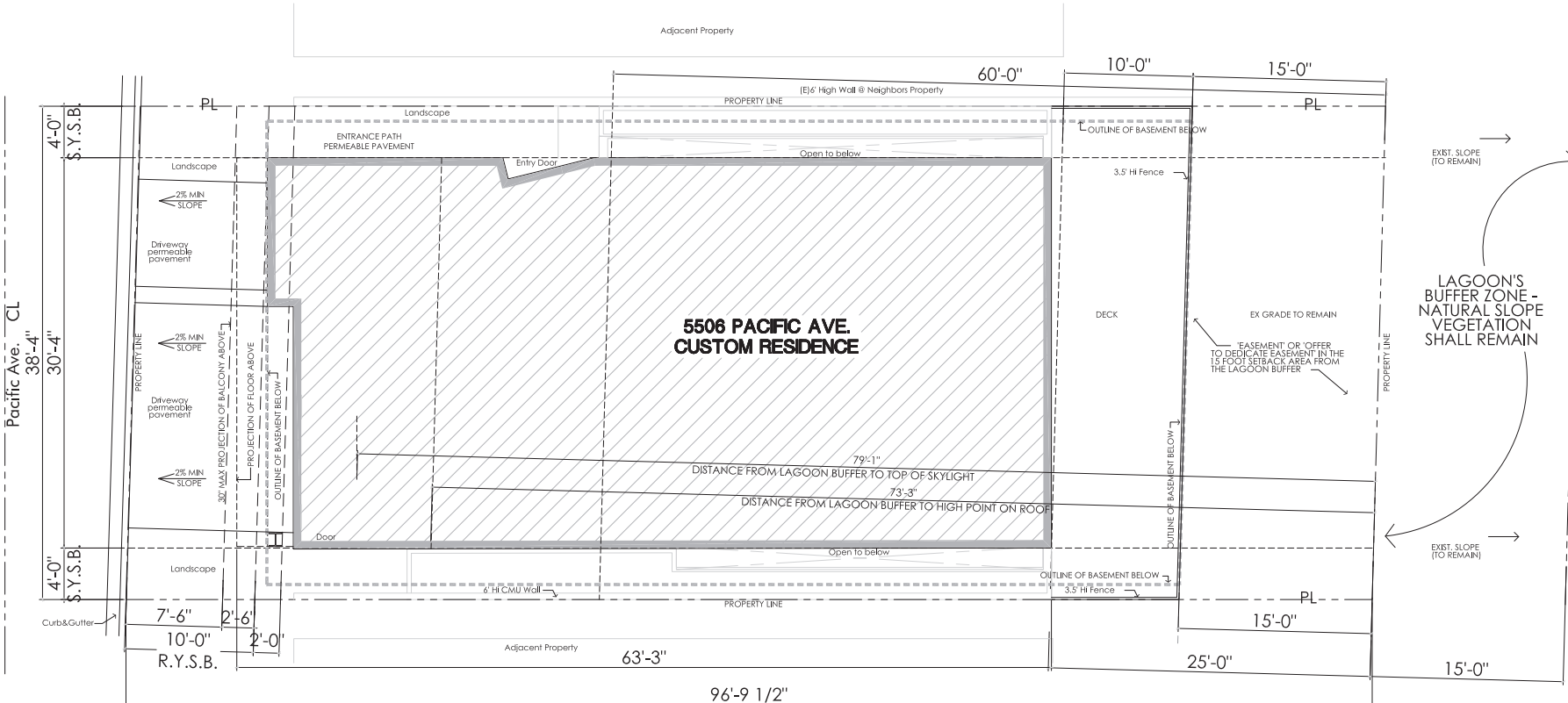
CUSTOM RENOVATION
5506 S PACIFIC AVE, MARINA DEL REY, CA 90292

VEA ARCHITECTS
5506 S PACIFIC AVE

SITE PLAN

A-1.0

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**BUILDING HEIGHT CALCULATION
(SEE SURVEY FOR ELEV.)**

30' FROM LOT'S CORNER AVERAGE ELEVATION
NW CORNER ELEVATION 55.82' NG
NE CORNER ELEVATION 57.20' NG
SE CORNER ELEVATION 56.90' NG
SW CORNER ELEVATION 55.19' NG

SUMMARY OF CORNER ELEVATIONS 54.61'

AVERAGE EXISTING NATURAL GRADE 54.61' / 4 = 16.42'

HEIGHT LIMIT: ● EXPLANADE (EAST): 30' = 46.42'
● PACIFIC AVE. (WEST): 30' = 54.42'

LEGEND:

- PROJECTION OF FLOOR ABOVE
- ===== OUTLINE OF BASEMENT BELOW

Site Plan

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



EXTERIOR ELEVATION NOTES:

- 1 LINE OF CONC. BLOCK RETAINING WALL, AT BUILDING PERIMETER PER FOUNDATION PLAN SHEET 6-1. VERIFY WALL HEIGHTS IN FIELD.
- 2 ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS (SEE A-1 FOR DETAILS).
- 3 PROVIDE SHEET METAL FLASHING @ ALL ROOF TO WALL CONNECTIONS, AND DRIP EDGE.
- 4 1/2" STUCCO OVER METAL K-LATH, HAND-TOUELLED SMOOTH FINISH PER BUILDER'S SPECS.
- 5 GL. STUCCO BASED SCREED (TYP.)
- 6 6" x 14" SCREENED GARAGE VENTS.
- 7 42" HI GLASS GUARDRAIL.
- 8 SLOPED STUCCO BILL PER DETAIL.
- 9 CONC. BLOCK WALL.
- 10 GRAFFITY REMOVAL COATING BY GENESIS INC. LARR # 25042-T
- 11 1" ALUMINUM STUCCO REGLET (TYP.)
- 12 LID PLANTER 322P



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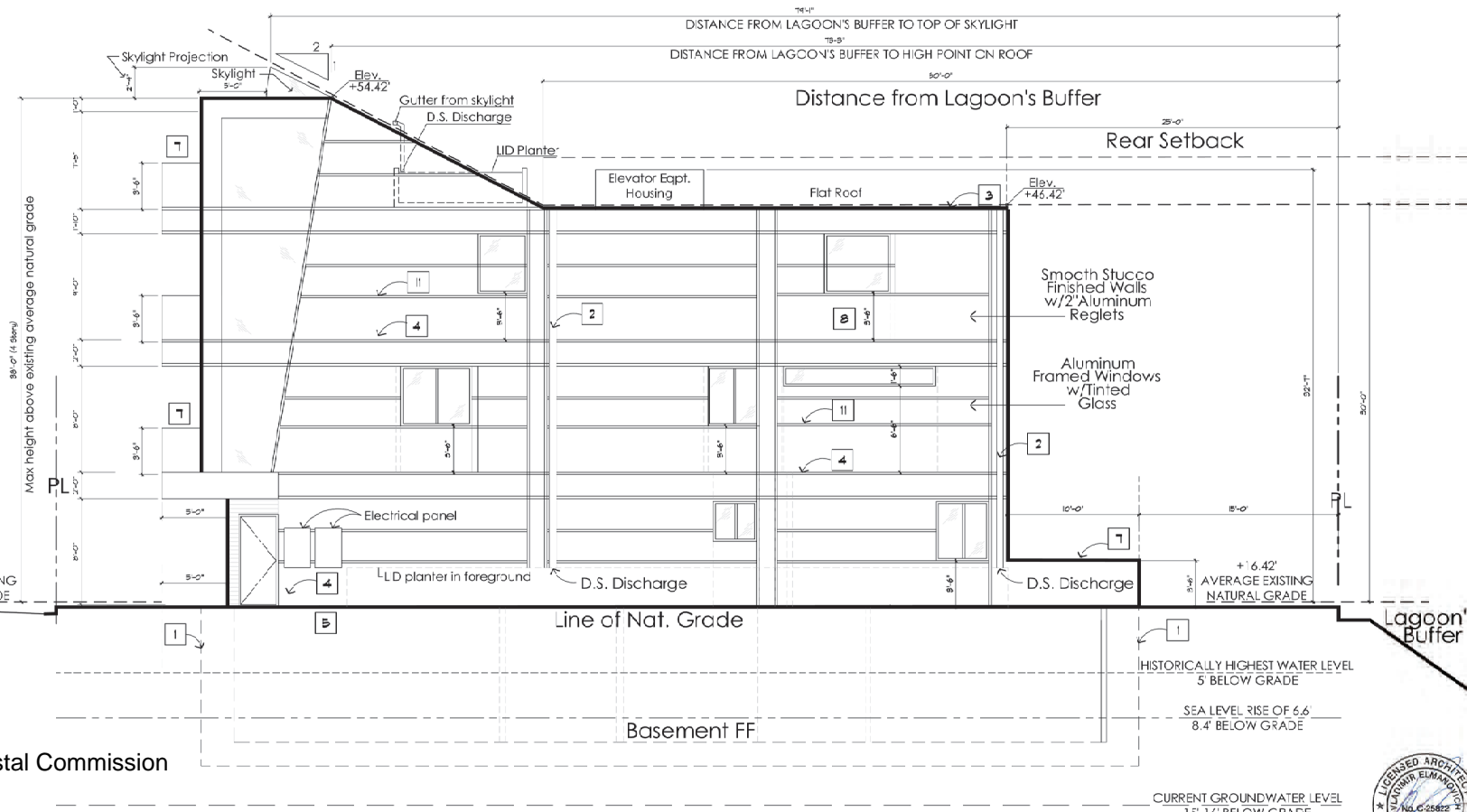
CUSTOM RENOVATION
5506 S PACIFIC AVE, MARINA DEL REY, CA 90292

VEA ARCHITECTS
5506 S PACIFIC AVE

**PROPOSED
SOUTH ELEVATION**

A-3.0

IF SETS
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South Elevation
scale: 1/4"=1'-0"

LID NOTE:
ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS. SEE LID PLAN A-1

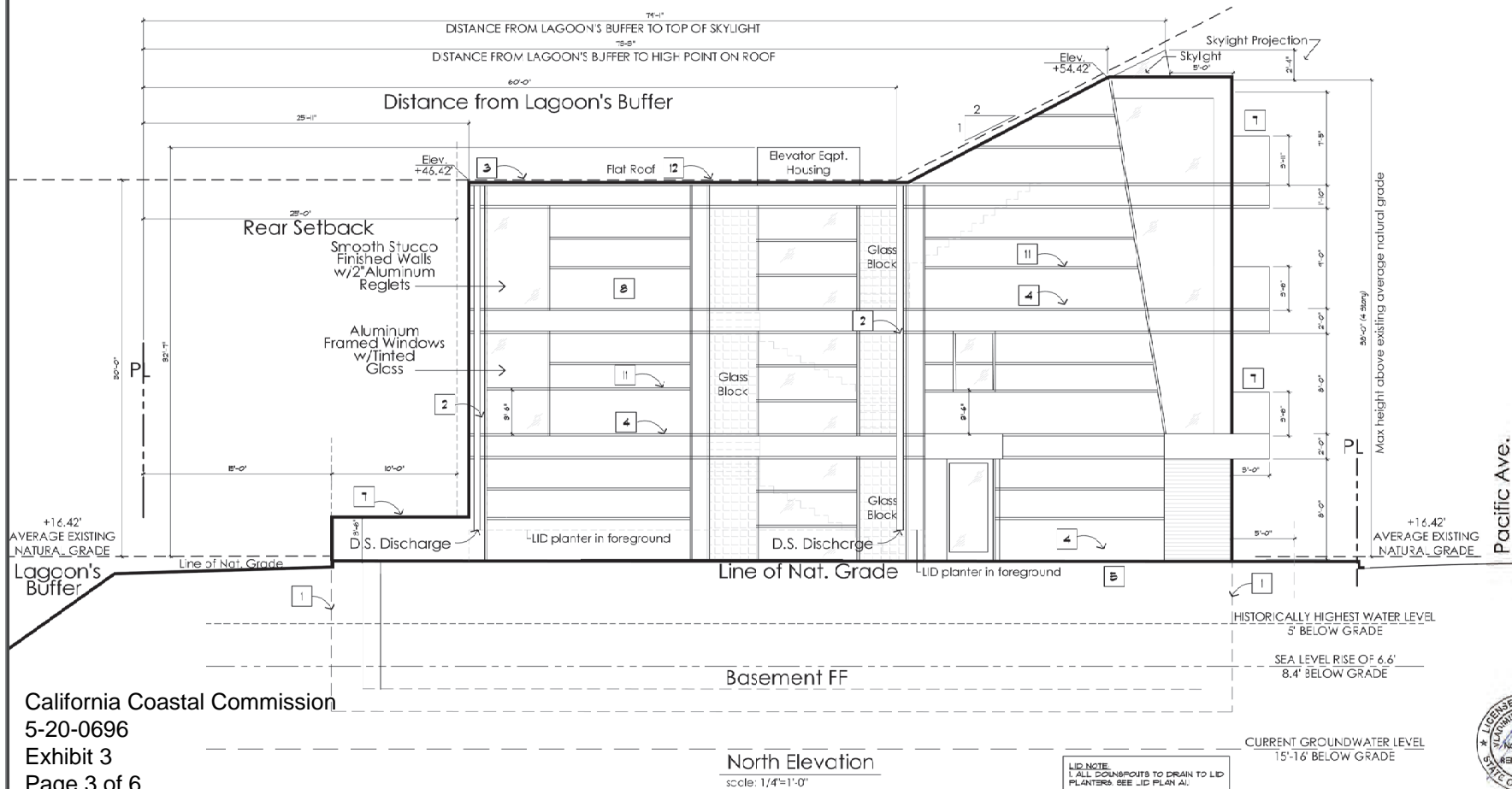
1	LINE OF CONC. BLOCK RETAINING WALL, AT BUILDING PERIMETER PER FOUNDATION PLAN SHEET S-1. VERIFY WALL HEIGHTS IN FIELD.
2	ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS (SEE A II FOR DETAILS)
3	PROVIDE SHEET METAL FLASHING @ ALL ROOF TO WALL CONNECTIONS, AND DRIP EDGE.
4	1/8" STUCCO OVER METAL K-LATH, HAND-TOUELLED SMOOTH FINISH PER BUILDER'S SPECS.
5	G.I. STUCCO BASED SCREED(TYP.)
6	6" x 14" SCREENED GARAGE VENTS.
7	42" HI GLASS GUARDRAIL
8	SLOPED STUCCO SILL PER DETAIL
9	CONC. BLOCK WALL.
10	GRAFFITI REMOVAL COATING BY GENESIS Inc. LARR # 25042-T
11	1" ALUMINUM STUCCO REGLET (TYP.)
12	LID PLANTER 326F



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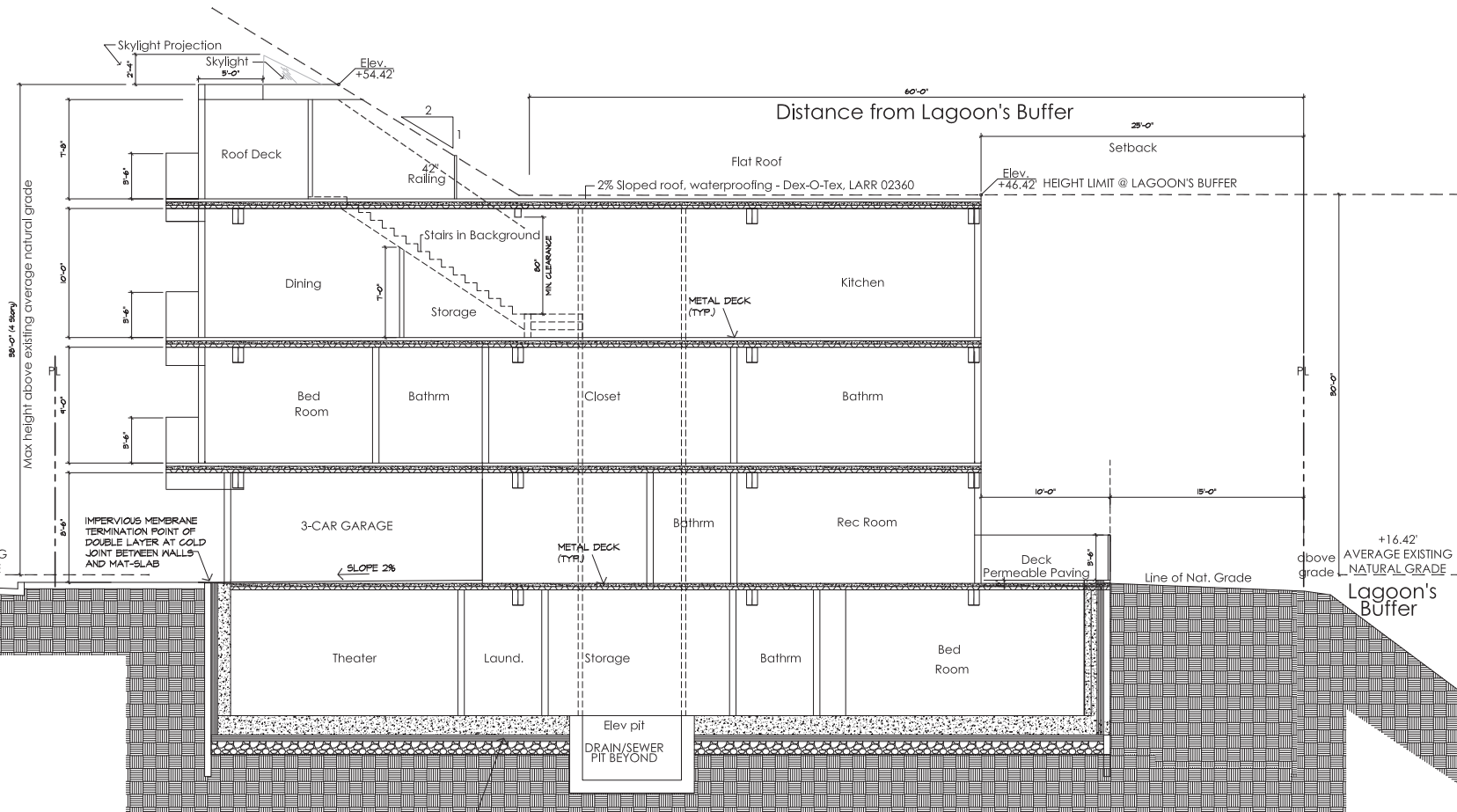
CUSTOM RENOVATION
5506 S PACIFIC AVE, MARINA DEL REY, CA 90292

VEA ARCHITECTS
5506 S PACIFIC AVE

PROPOSED
SECTIONS

A-4.0

OF SHEETS



IMPERVIOUS MEMBRANE:
1. 10 MIL VIFER HDPE ON GRADE
2. TREMO VAPOR LOCK-M
3. 10 MIL VIFER HDPE
4. TEGRASEAL BENTONITE

Cross Section A
SCALE: 1/4" = 1'-0"





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VEA ARCHITECTS
5506 S PACIFIC AVE

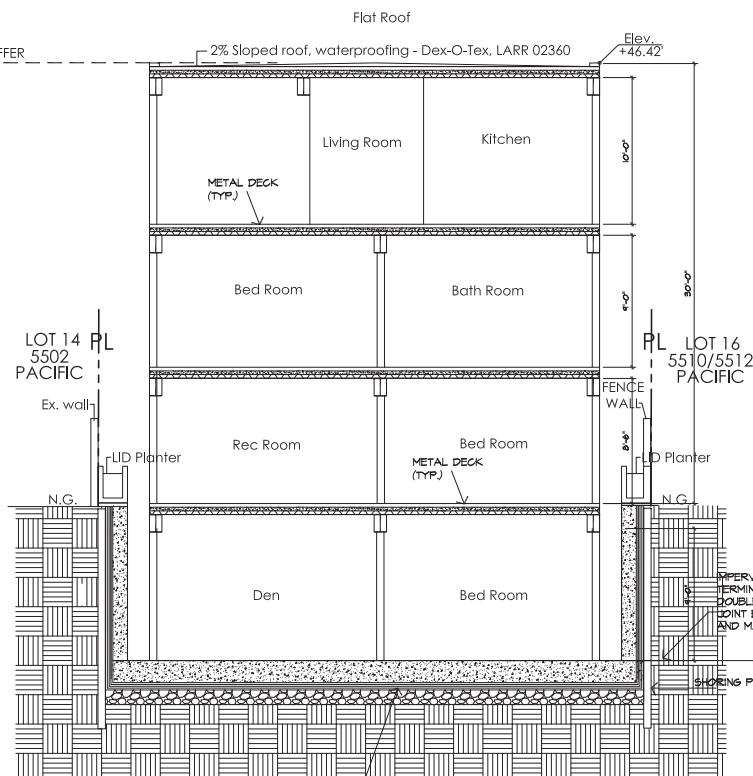
PROPOSED
SECTIONS

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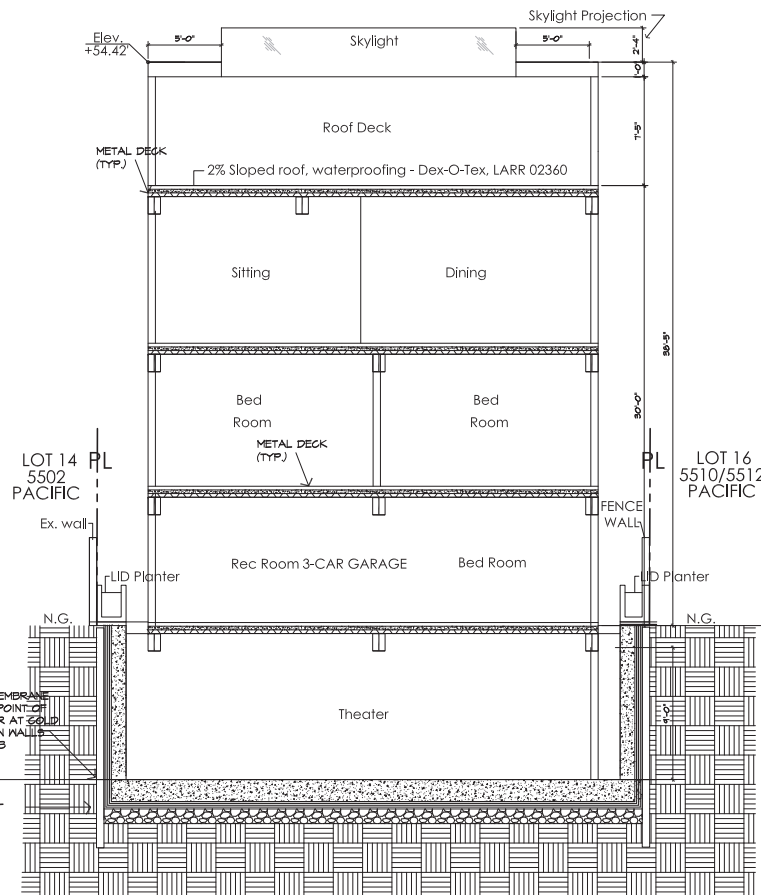


HEIGHT LIMIT @ LAGOON'S BUFFER



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

- IMPERVIOUS MEMBRANE:
1. 10 MIL VAPOR HDPE
ON GRADE RR 26156
2. TRENGO VAPOR LOCK-M
3. 10 MIL VAPOR HDPE
4. TEGRASEAL BENTONITE



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

