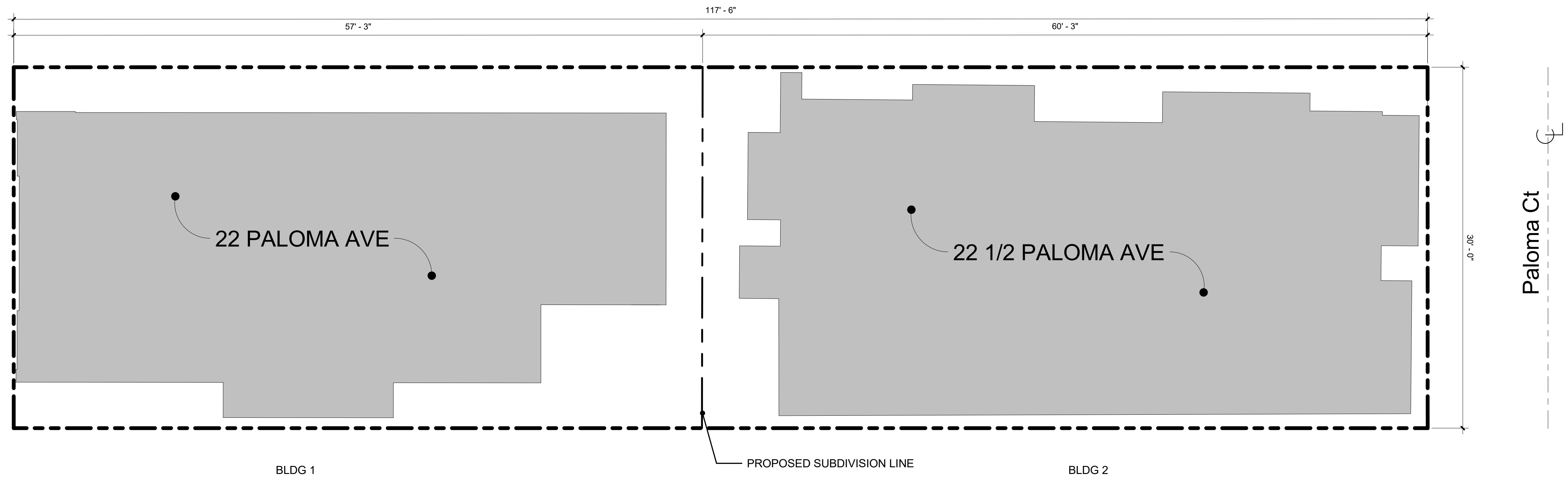


Paloma Ave



Paloma Ct

1 PLOT PLAN
3/16" = 1'-0"

PALOMA AVE
22 PALOMA AVE,
VENICE, CA 90291

OWNER
DIICO Properties
9744 Wilshire Blvd, #203,
Beverly Hills, CA 90212

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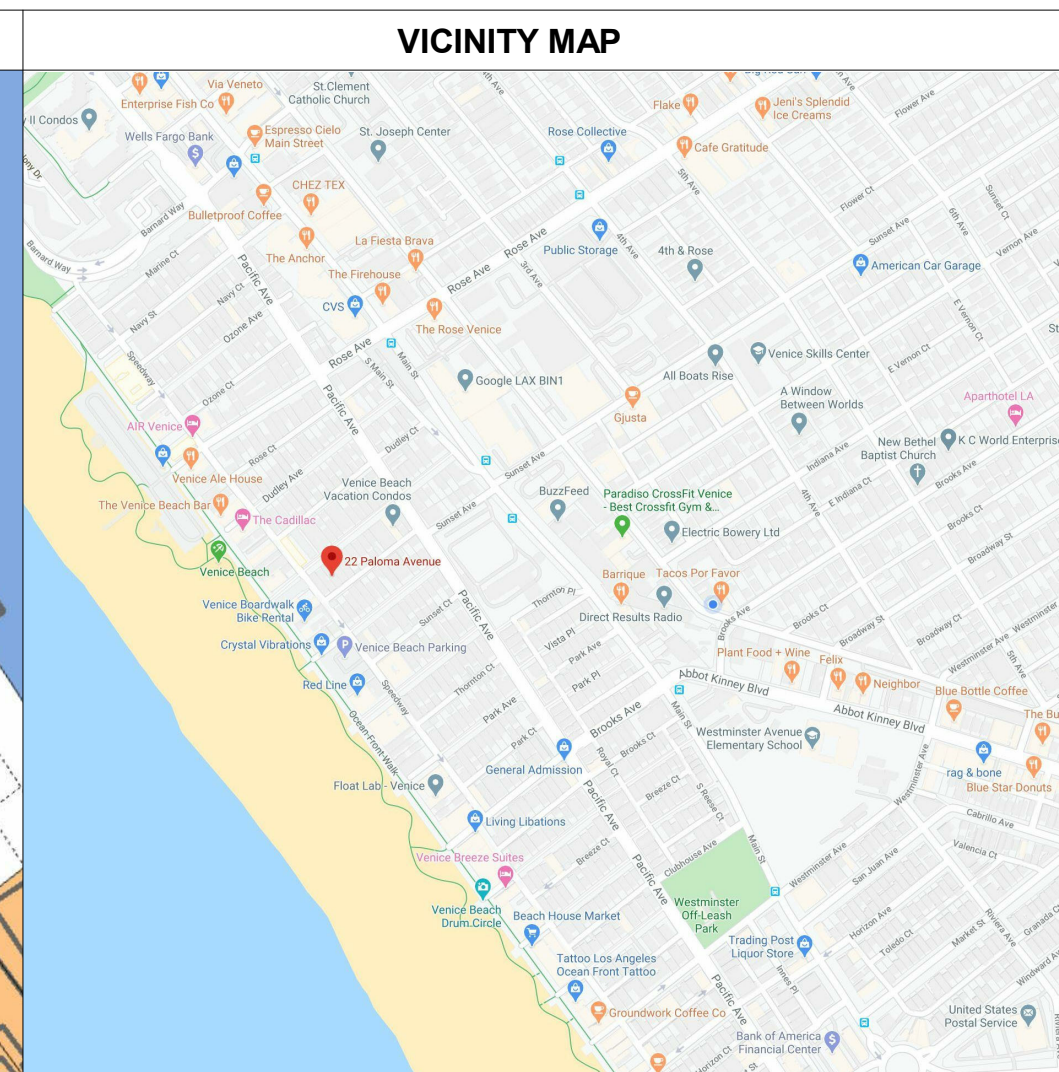
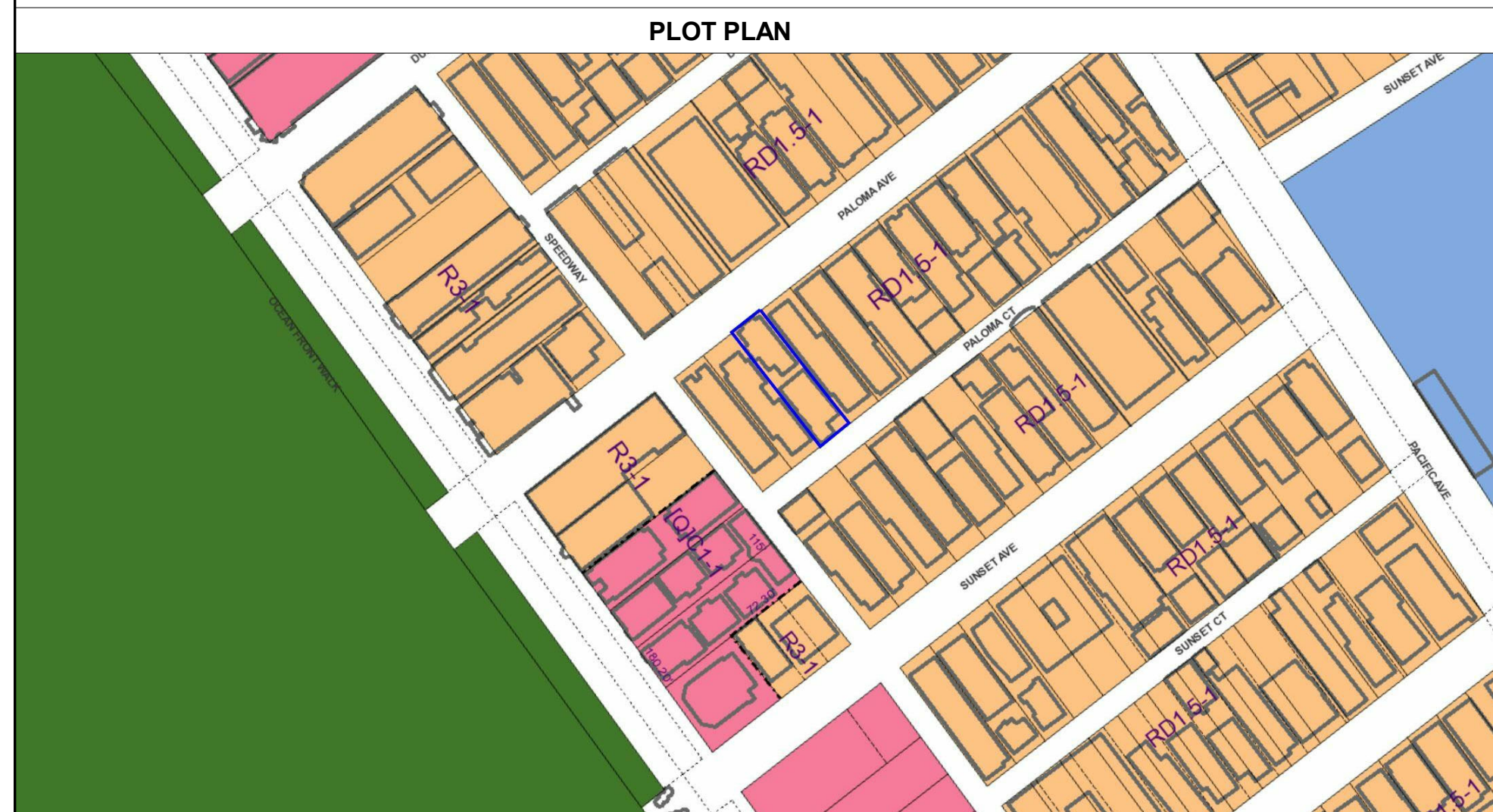
ISSUE DATE
5/08/2020

REVISIONS

Number	Date	Description

COASTAL DEVELOPMENT PERMIT DRAWINGS

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PARKING CALCULATION

Existing parking to remain per Venice Specific Plan Section 13B:
EXCEPTION: Any additions or alterations to an existing singlefamily or multiple dwelling shall not be required to comply with the parking standards set forth in this Section. However, if the addition or alteration results in an additional dwelling unit, the Parking Requirement Table in Subsection D and the requirements in Subsection E shall apply for the addition of a dwelling unit or units. Venice Coastal Development Projects where more than 50 percent of the existing exterior walls are removed or replaced are considered demolitions and new constructions and are not subject to this exception.

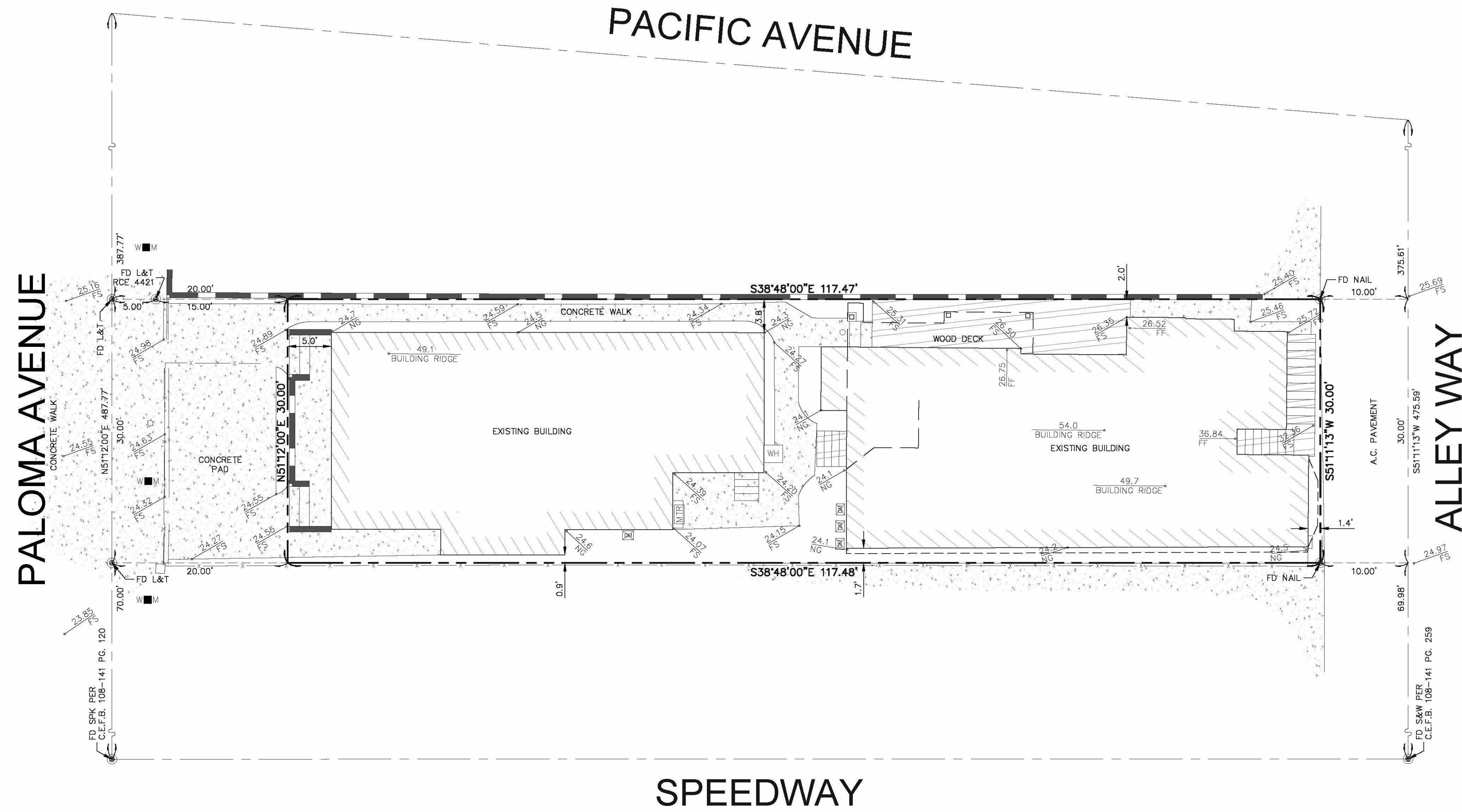
PLOT INFORMATION	
Site Address:	22 & 22 1/2 Paloma Ave, Venice, CA 90291
Zoning:	RD1.5-1
APN:	4286022006
Legal Description:	Lot 5, Block 5, GOLDEN BAY TRACT
Lot Area:	3,525.2 Square Feet
Existing Building Area for 22:	2,186 Square Feet
Existing Building Area for 22 1/2:	2,268 Square Feet
Existing Building Use for 22:	Duplex
Existing Building Use for 22 1/2:	Triplex
AREA	
22 Paloma Ave	= 2,186 SF (Existing)
22 1/2 Paloma Ave	= 2,268 SF (Existing)
Project Total	= 5,928 SF (Existing)

PROJECT DIRECTORY

DIICO Properties
9744 Wilshire Blvd,
#203, Beverly Hills,
CA 90212

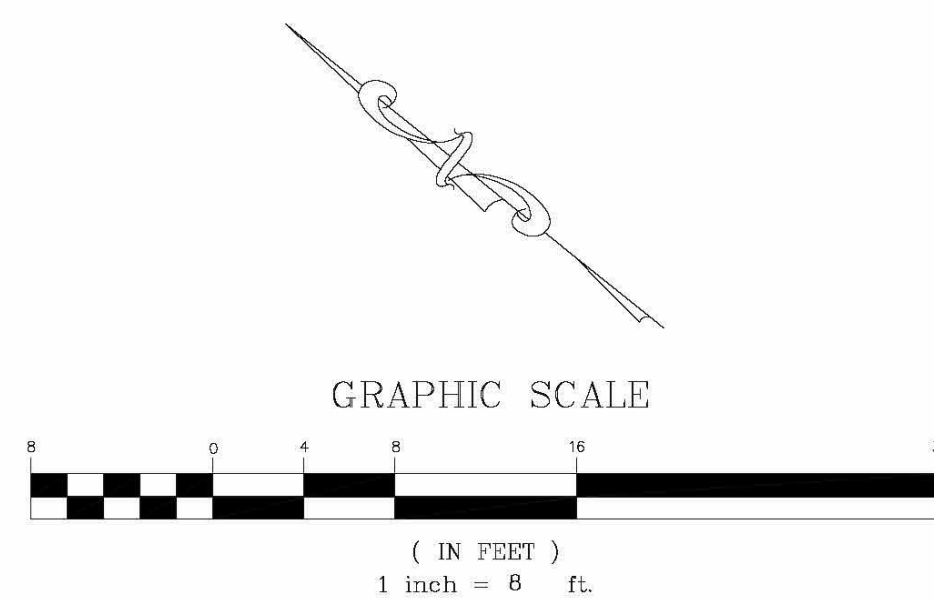
LEGEND

	PROPERTY LINE
	CENTERLINE
	FENCE LINE
	WALL
	EXISTING BUILDING
	FINISHED SURFACE
	FINISHED FLOOR
	DIRT
	WATER HEATER
	AREA LIGHT
	FOUND OR SET MONUMENT AS NOTED
	GAS METER
	WATER METER
	SIGN
	METER BOX



LEGAL DESCRIPTION:
 LOT 5, BLOCK 6 OF THE GOLDEN BAY TRACT, RECORDED IN BOOK 2 OF
 MAPS, PAGE 15 OF THE LOS ANGELES COUNTY OFFICIAL RECORDS.

BENCHMARK:
 CITY OF LOS ANGELES BENCHMARK NO. 16-00707,
 FOUND SPK W CURB PACIFIC AV 3FT NO N CURB LINE PROD SUNSET AV
 8FT SIG BCR SIG PALOMA CT
 ELEVATION= 31.864' (NAVD88)



FOR REVIEW AND COMMENT ONLY
 HOOSHMAND JAHANPOUR-BURKE, LS 8230 DATE

TOPOGRAPHIC SURVEY

22 PALOMA AVENUE
 VENICE, CALIFORNIA

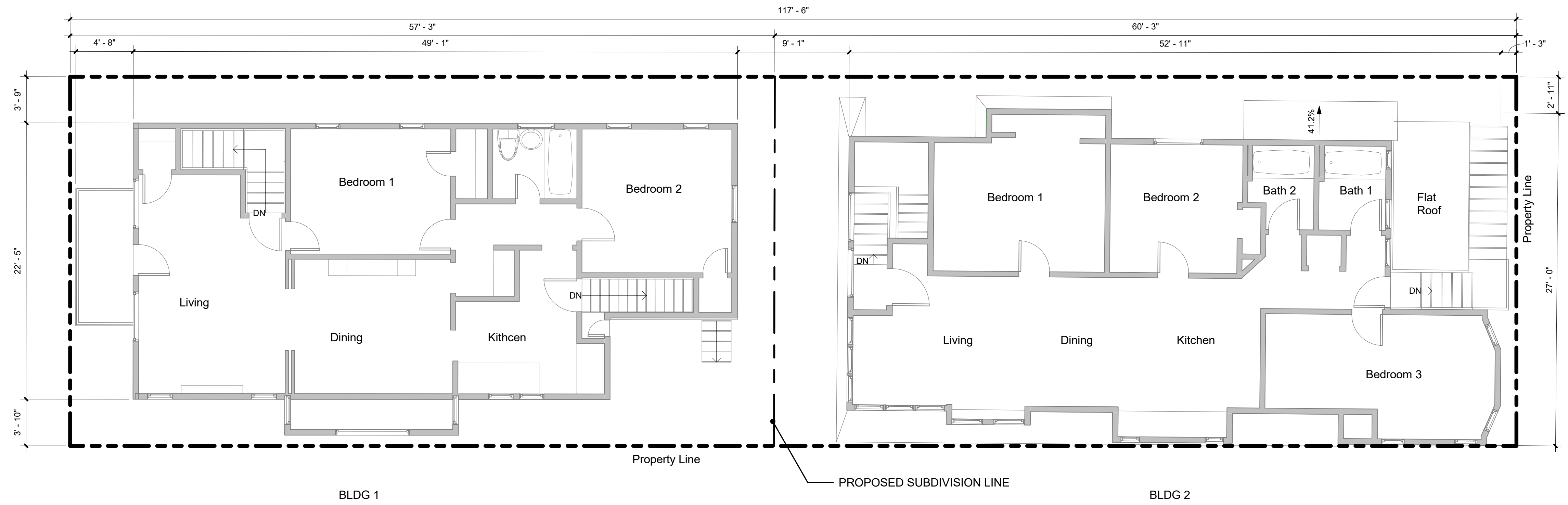
SHEET:
 1 OF 1

H.J. BURKE, INC.

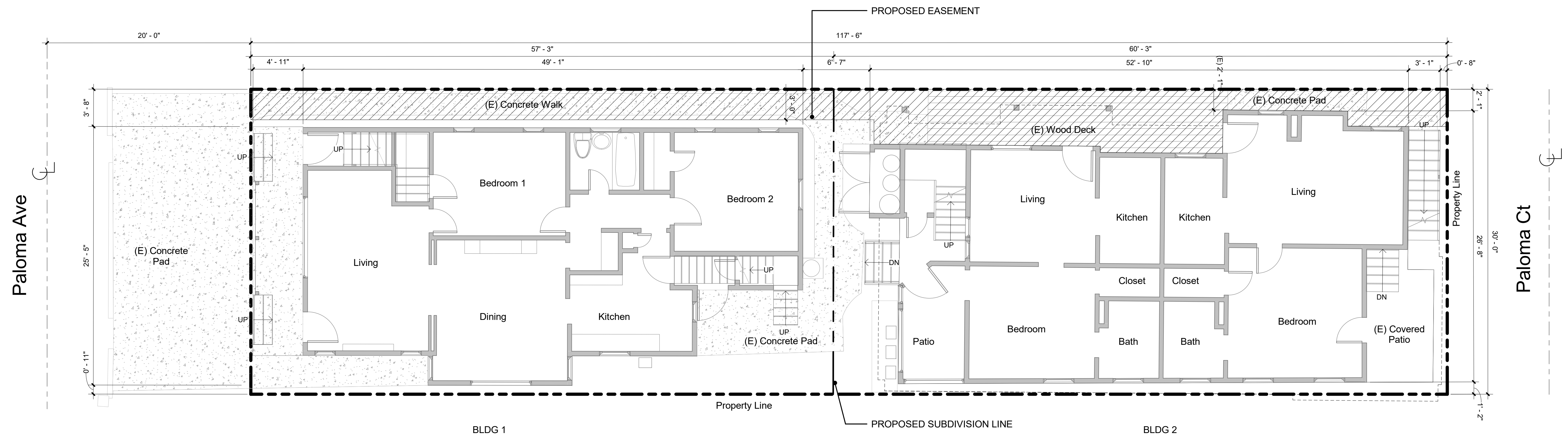
800 S. DURANGO DR, # 100, LAS VEGAS, NEVADA 89145
 T: (310) 633-1213 T: (702) 452-8753 F: (702) 562-9876 EMAIL: info@hjburke.com

DRAWN BY: ATL DATE OF SURVEY: 05-11-2018
 CHECKED BY: JOHN DWG. NAME: 22 PALOMA AVE

APPROVED BY:	REVISIONS	DATE



2 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

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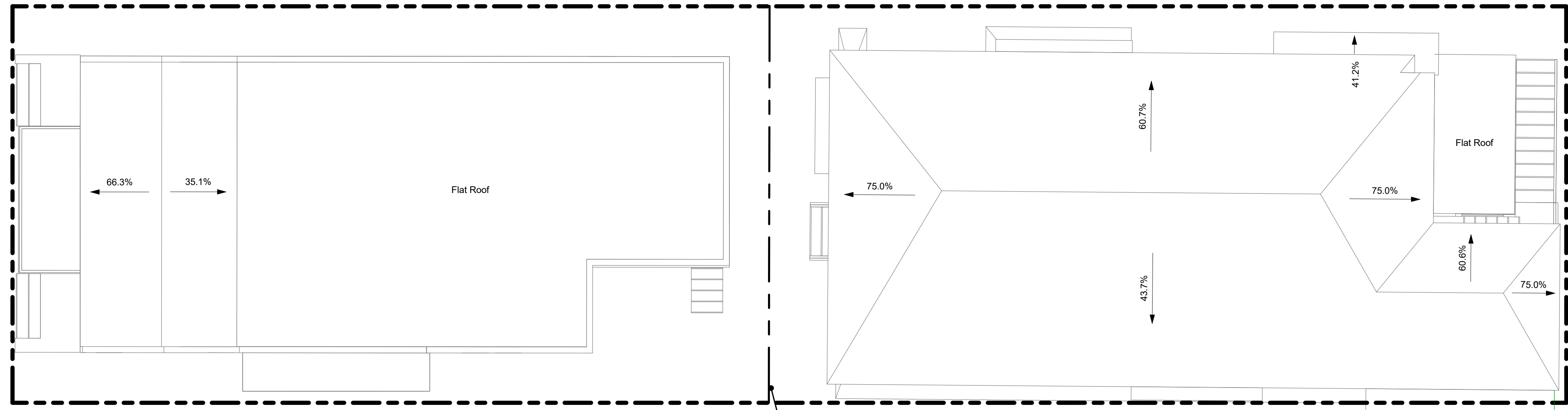
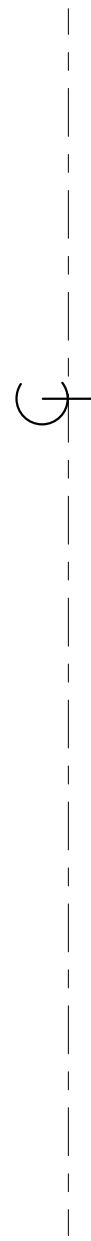
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Number	Date	Description

COASTAL DEVELOPMENT PERMIT DRAWINGS

A1.0

Paloma Ave



BLDG 1

Property Line

PROPOSED SUBDIVISION LINE

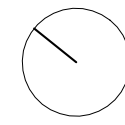
BLDG 2

Property Line

Paloma Ct



1 ROOF PLAN
3/16" = 1'-0"



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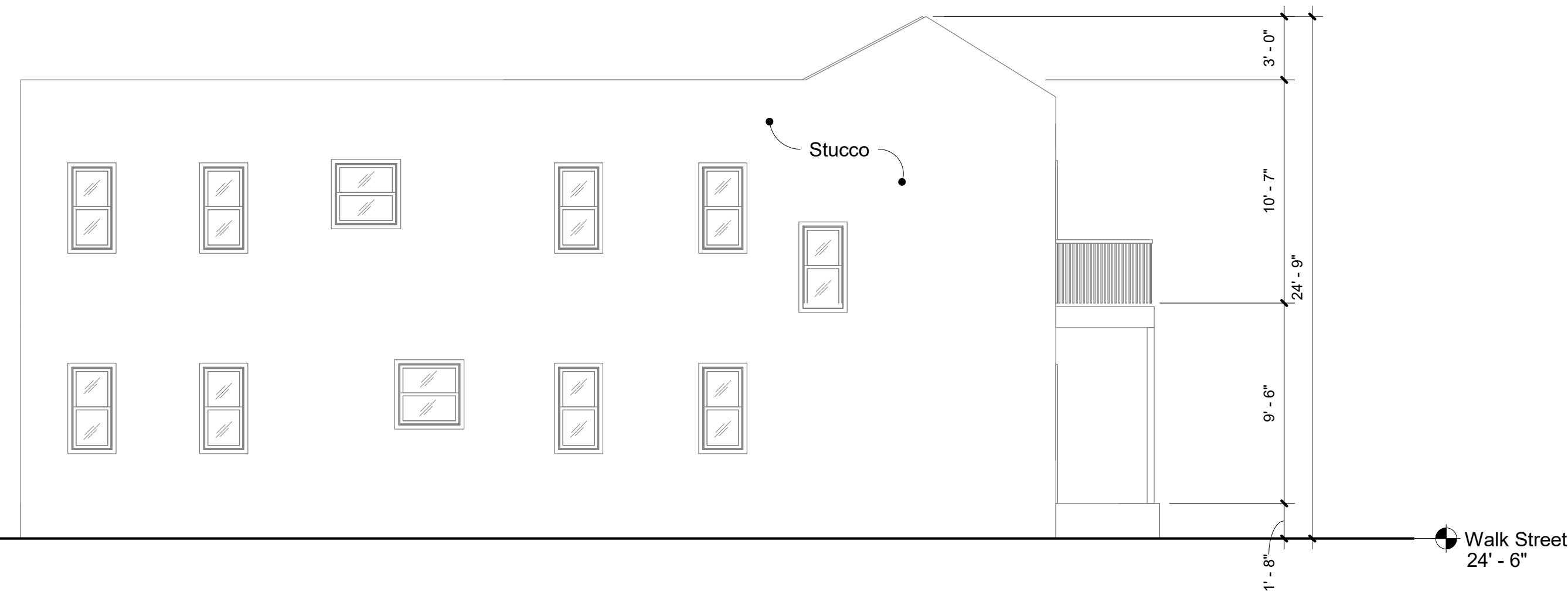
Number Date Description

COASTAL
DEVELOPMENT
PERMIT
DRAWINGS

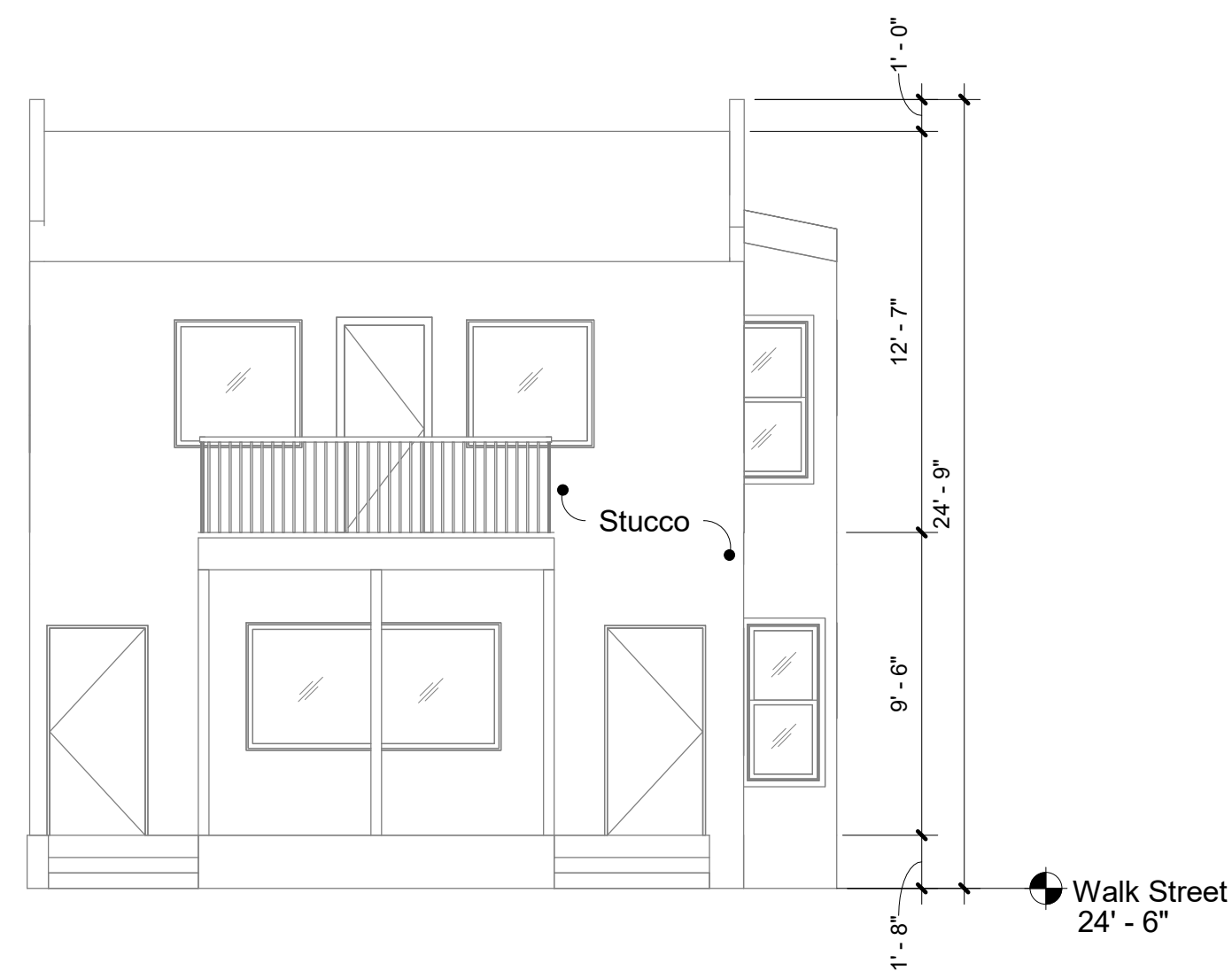
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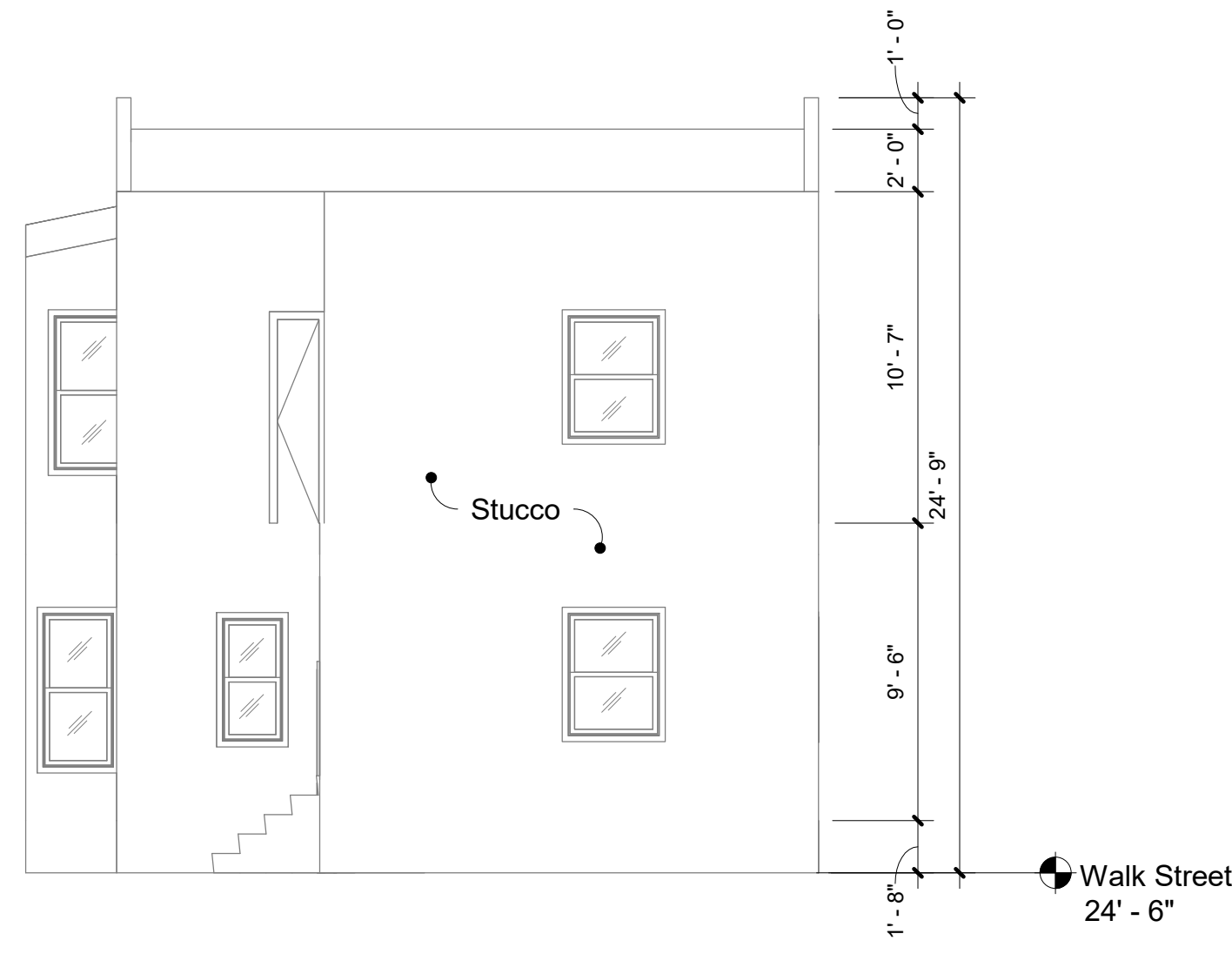
1 EAST ELEVATION
3/16" = 1'-0"



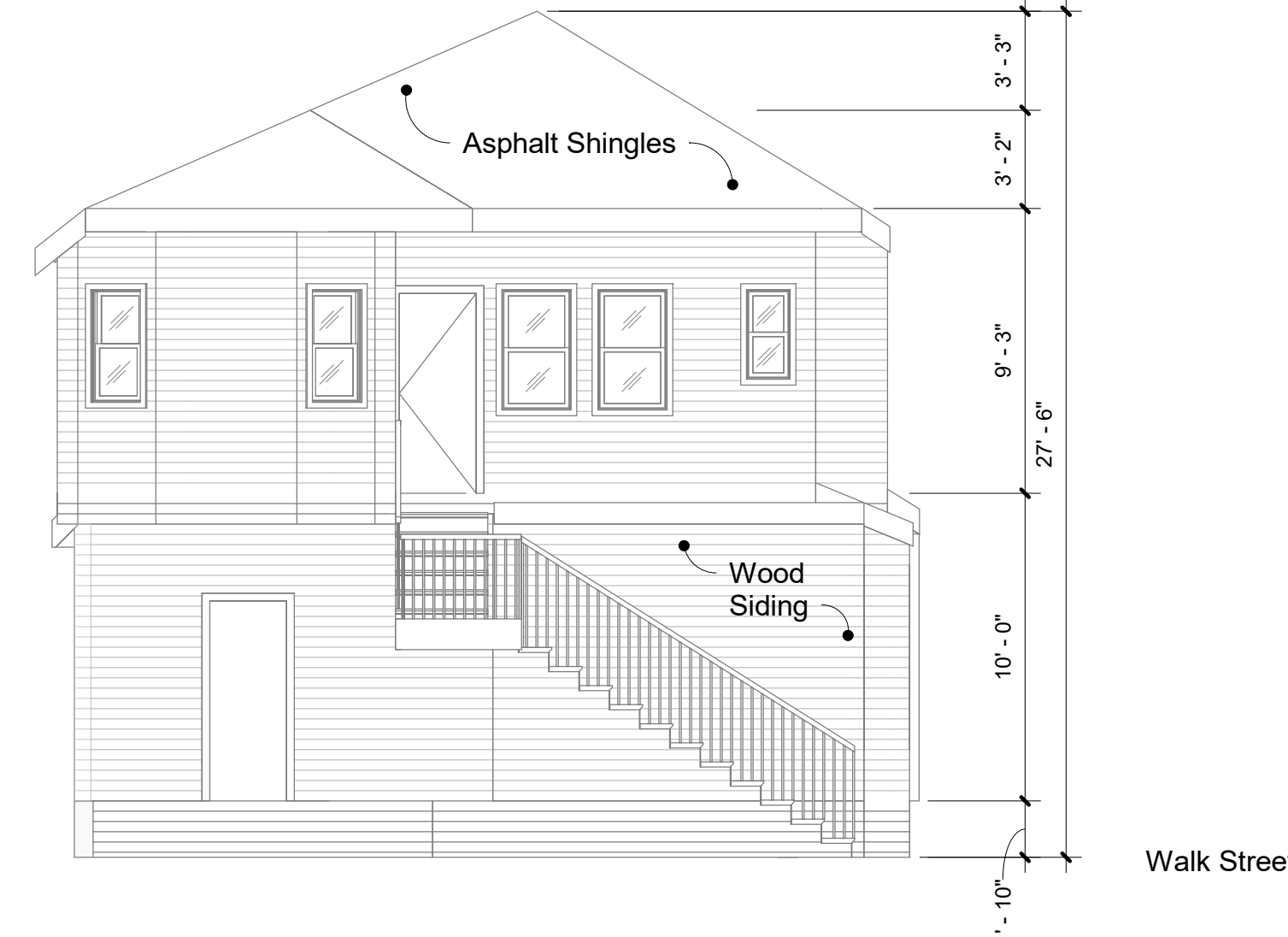
Walk Street
24' - 6"



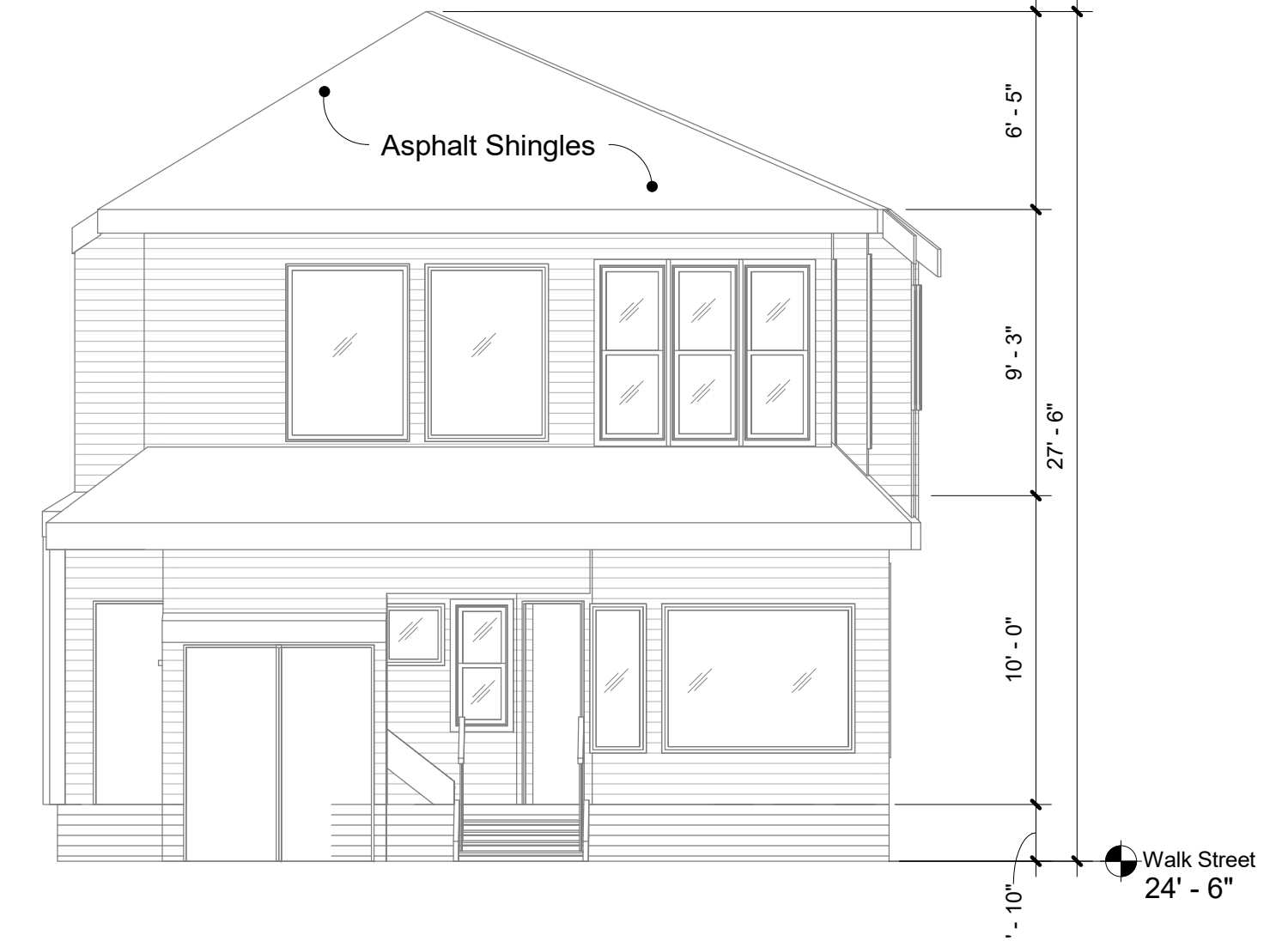
3 NORTH ELEVATION (BLDG 1)
3/16" = 1'-0"



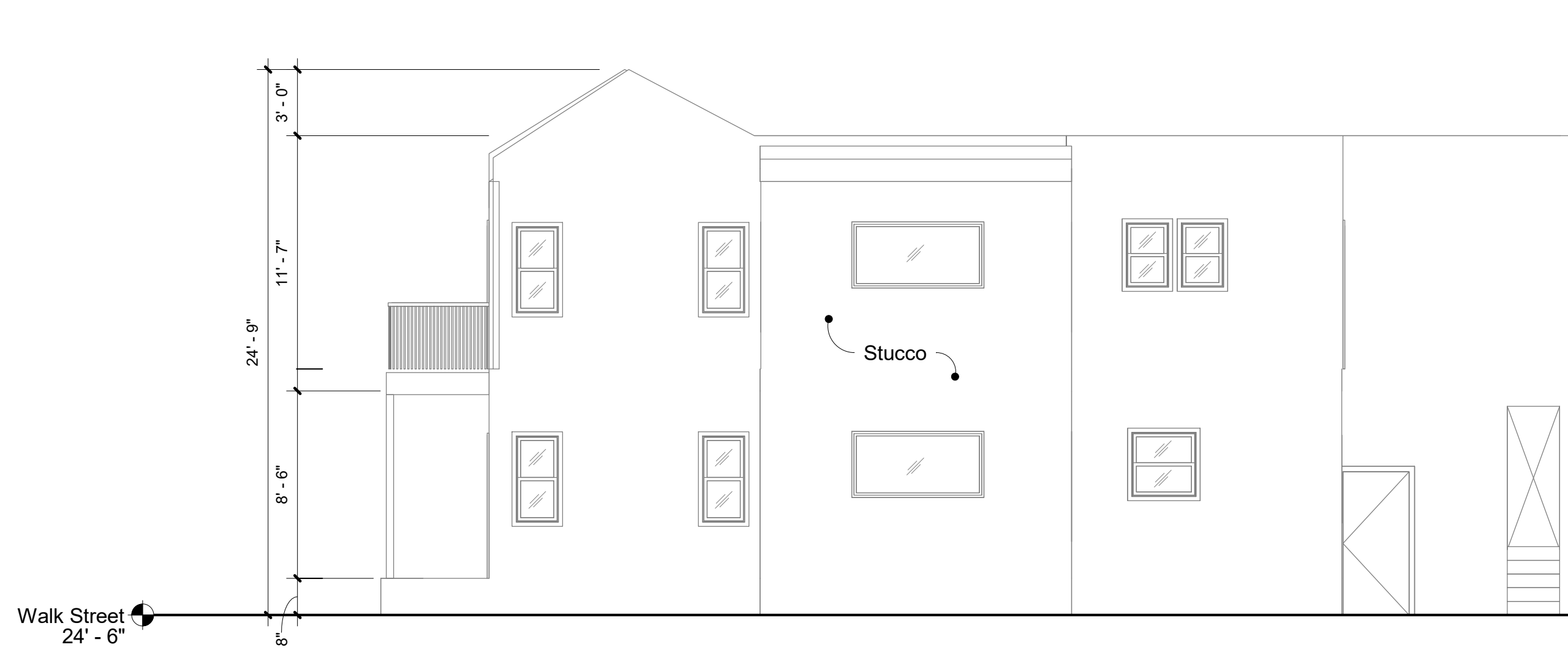
5 SOUTH ELEVATION (BLDG 1)
3/16" = 1'-0"



6 SOUTH ELEVATION (BLDG 2)
3/16" = 1'-0"



4 NORTH ELEVATION (BLDG 2)
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



Walk Street
24' - 6"

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