ADJ.

A.F.F.

AGGR.

CNTR.

CTR.

DET.

DIA. DIM.

DISP.

DN.

DR.

DWG.

ELEV.

EMER.

ENCL.

EQPT.

EXPO.

F.B.

F.H.C.

FIN.

FTG.

FURR.

FUT.

G.B.

G.L.B. GND. GR.

GYP.

LAM.

LAV. LKR. LT.

MET.

MISC.

HOLLOW CORE

HANDICAPPED

INSIDE DIAMETER

INSULATION INTERIOR

JOINT

KITCHEN

LAMINATE LAVATORY

LOCKER LIGHT

MAXIMUM

MECH. MECHANICAL MEMB. MEMBRANE

MH. MANHOLE MIN. MINIMUM

MTD. MOUNTED MUL. MULLION

NO., # NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE

METAL MFR. MANUFACTURER

MIRROR

NORTH N.I.C. NOT IN CONTRACT

MISCELLANEOUS M.O. MASONRY OPENING

MEDICINE CABINET

HDWD. HARDWOOD HDWE. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HOUR

HGT. HEIGHT

COUNTER

EACH

APPROX. APPROXIMATE ARCH. ARCHITECTURAL ASB. ASPH. **ASBESTOS** P.J. PANEL JOINT PLATE ASPHALT P.LAM. PLASTIC LAMINATE PLAS. PLASTIC **BITUMINOUS** PLYWD. PLYWOOD BUILDING BLOCK

BLDG. PRCST. PRE-CAST POINT BLKG. BLOCKING P.T.D. PAPER TOWEL DISPENSER P.T.D/R COMBINATION P.T.D. & P.T.R. BOT. BOTTOM PTN. PARTITION CAB. C.B. P.T.R. PAPER TOWEL RECEPTACLE **CATCH BASIN** CEM. CEMENT **QUARRY TILE** CER.

CERAMIC **CAST IRON** RISER RAD. R.D. **CORNER GUARD RADIUS** CEILING **ROOF DRAIN** CLKG. REF. CAULKING REFERENCE CLO. CLOSET REFRIGERATOR CLR. CLEAR REGISTERED CONCRETE MASONRY UNIT REINF. C.M.U. REINFORCED REQ. RESIL. **CASED OPENING** COLUMN RESILIENT CONC. CONCRETE RM. R.O. ROOM CONN. **ROUGH OPENING** CONNECTION CONSTR. CONSTRUCTION RWD. REDWOOD CORR. CORRIDOR R.W.L. RAIN WATER LEADER CTSK. COUNTERSUNK

> CENTER SOLID CORE S.C.D. SEE CIVIL DRAWINGS SCHED. S.D. SECT. S.E.D. SCHEDULE DOUBLE DEPARTMENT SOAP DISPENSER DOUGLAS FIR SECTION SEE ELECTRICAL DRAWINGS **DRINKING FOUNTAIN** SH. SHR. SHT. SIM. DETAIL SHELF DIAMETER SHOWER SHEET **DIMENSION** SIMILAR DISPENSER S.L.D. SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS DOOR OPENING SANITARY NAPKIN DISPENSER DOOR S.N.D. S.N.R. DRAWER SANITARY NAPKIN RECEPTACLE DOWNSPOUT S.P.D. SEE PLUMBING DRAWINGS DRY STAND PIPE SPEC. SPECIFICATION DRAWING SQUARE SEE STRUCTURAL DRAWINGS S.S.D.

S.ST. STAINLESS STEEL S.SK. SERVICE SINK STA. STD. STL. STOR. STRL. SUSP. **EXPANSION JOINT** STATION STANDARD **ELEVATION** ELECTRICAL STEEL STORAGE STRUCTURAL **ELEVATOR EMERGENCY** SUSPENDED **ENCLOSURE** SYM. ELECTRICAL PANEL BOARD SYMETRICAL T.B. T.C. TEL. TOWEL BAR TOP OF CURB TELEPHONE

EQUIPMENT ELECTRIC WATER COOLER EXST.(E) EXISTING **EXPOSED** TERRAZO **TONGUE & GROOVE EXPANSION** THK. T.P. **EXTERIOR** THICK TOP OF PAVEMENT T.P.D. TOILET PAPER DISPENSER FLAT BAR TRD. **FOUNDATION** T.W. TOP OF WALL FIRE EXTINGUISHER TYP. TYPICAL FIRE EXTINGUISHER CABINET UNFINISHED FIRE HOSE CABINET UNF. U.O.N. UNLESS OTHERWISE NOTED URINAL

FLOOR FLASH. FLASHING **FLUORESCENT** VEST. VESTIBULE FACE OF CONCRETE F.O.F. FACE OF FINISH V.I.F. VERIFY IN FIELD F.O.S. FACE OF STUD FPRF. FIREPROOF WEST **FULLSIZE** WITH FOOT OR FEET W.C. WATER CLOSET WD. WDW. FOOTING WOOD **FURRING** WINDOW W/O WP. **FUTURE** WITHOUT WATERPROOF WSCT. WAINSCOAT **GALVANIZED** WEIGHT

GRAB BAR GLASS **GLU-LAM BEAM ANGLE** AT GROUND GRADE CENTERLINE **GYPSUM** DIAMETER OR ROUND POUND OR NUMBER HOSE BIBB

ELECTRIC RESIDENCE

1338 ELECTRIC AVENUE VENICE, CA 90291



ELECTRIC AVE.

PROJECT DIRECTORY	GOVERNING CODES	PROJECT DESCRIPTION	VICINITY MAP
OWNER: ANTHONY VAY 2237 N. 36TH STREET PHOENIX, ARIZONA 90291 E: AVAY@EVOLUTIONARIZONA.COM ARCHITECT: NEO & ASSOCIATES LEAD ARCHITECT: EDWARD OSUCH APPLICANT: EDWARD OSUCH EMAIL: EDDIEO@NEO-INC.CO P: 626.590.1818 DESIGNERS: NICHOLAS VOELL-WHITE (ARCHITECT) BUSHRA MUHAMMADI 2115 HUNTINGTON DRIVE SAN MARINO CA, 91108 P: 626.590.1818 STRUCTURAL ENGINEER: CIVIL ENGINEER: MEP ENGINEER: INTERIOR DESIGNER: INTERIOR DESIGNER: GENERAL CONTRACTOR:	2021 INTERNATIONAL BUILDING CODE (IBC) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA BUILDING STANDARDS CODE (CGBSC) 2019 CALIFORNIA ENERGY CODE (CENC) 2019 CALIFORNIA FIRE CODE (CFC) *ALL LOCAL CODES & ORDINANCES **DEFERRED SUBMITTALS FIRE SPRINKLERS (NFPA 13R)	THIS PROJECT PROPOSAL IS FOR THE PARTIAL DEMOLITION OF AN EXISTING RESIDENCE AND ADDITION OF 2 STORIES WITH FIRST FLOOR ADU. THE FINAL RESIDENCE WILL HAVE 1 PARKING SPACE, 2 BEDROOMS, AND 2 1/2 BATHROOMS. PROPOSAL TO INCLUDE THE FOLLOWING: PARTIAL DEMOLITION OF EXISTING STRUCTURE MINIMAL SITE LANDSCAPING 2 STORIES ADDED ABOVE CURRENT STRUCTURE CONVERTED FIRST FLOOR STUDIO TO ADU NEW STREETSIDE FENCING AND GATE	The County of th

SHEET INDEX

GENERAL

G000 COVER G001 SF CALCULATIONS G040 RADIUS MAP

G041 SITE STUDY AREA CONTEXT G042 SITE STUDY AREA

G043 SITE STUDY AREA G044 SITE STUDY AREA G045 ADJACENT LOT SETBACK & HEIGHT STUDY G046 STREETSCAPE AND HEIGHT ANALYSIS

G047 STREETSCAPE AND HEIGHT ANALYSIS G048 STREETSCAPE AND HEIGHT ANALYSIS ARCHITECTURAL

A010 SITE PLAN A011 SITE SETBACK ADJUSTMENT A021 FIRST FLOOR DEMO PLAN

A101 FLOOR PLANS A200 BUILDING ELEVATIONS A201 BUILDING COLOR ELEVATIONS

A300 BUILDING SECTIONS

RESIDENCE

TRIC

NO. DESCRIPTION DATE

& Associates INC.

Architecture + Interior Design

NEO & Associates

2115 Huntington Drive San Marino, CA 91108

626.590.1818

PROJECT INFORMATION

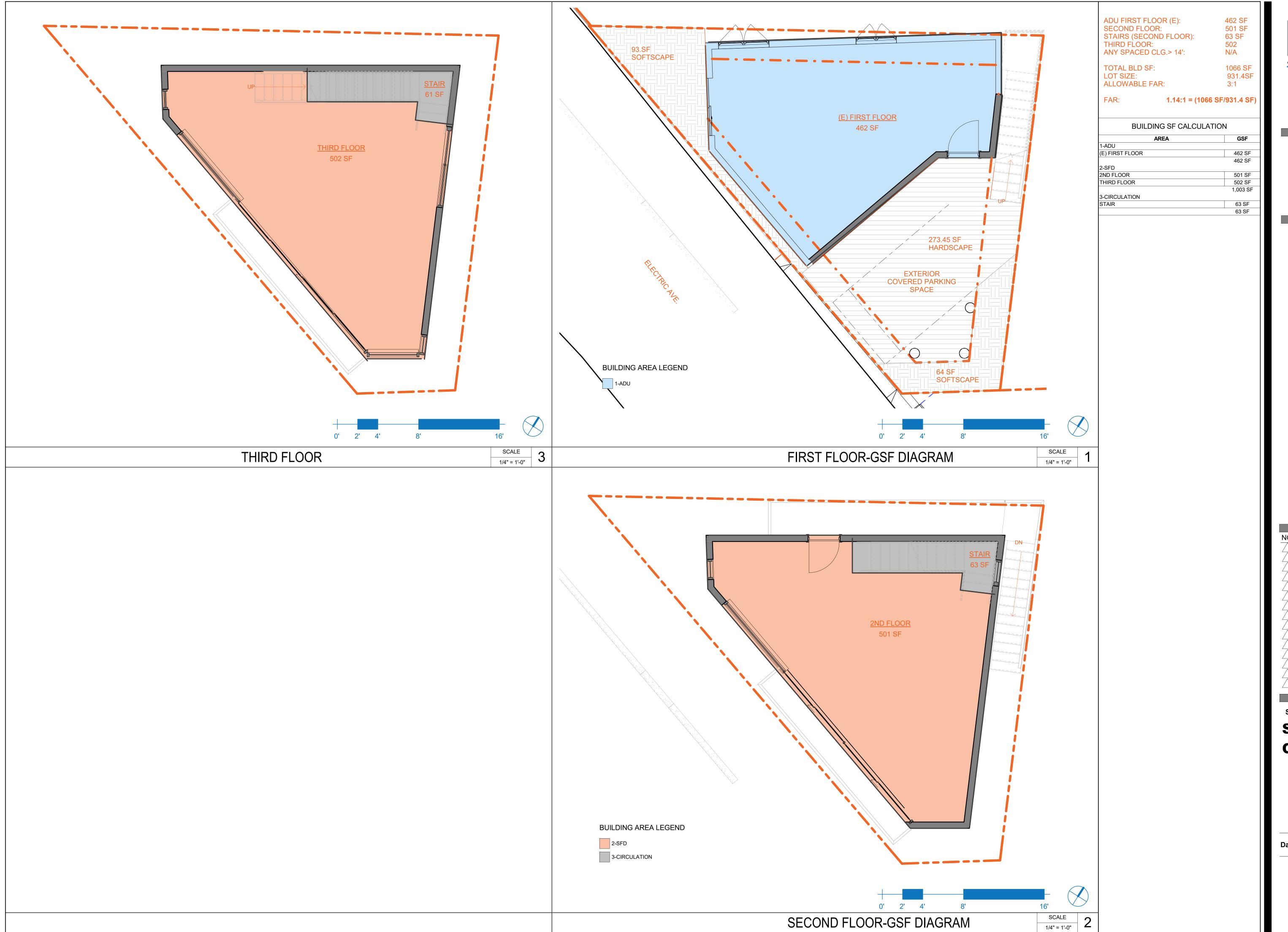
APN TRACT LOT LOT SIZE ZONE GENERAL PLAN ZONING OVERLAYS	4239028016 OCEAN PARK VILLA TRACT 15 , (ARB 2) 931.4 (SF) RD 1.5-1 LOW MEDIUM II VENICE COASTAL ZONE
CODE ANALYSIS USE TYPE OF CONST. SPRINKLERS # OF STORIES ALLOWABLE HEIGHT PROPOSED HEIGHT	RESIDENTIAL VB NFPA 13R - SEP. PERMIT 3 STORIES 25' FLAT ROOF 30' VARIABLE ROOF 27' FLAT ROOF
ALLOWABLE FAR ALLOWABLE BLDG. SF	3:1 2,794.2 SF
PROPOSED SF. PROPOSED FAR	1066 SF (<2,794.2 SF) 1.14:1 = (1066 SF/931.4 SF)
EXISTING SF CONVERTED TO ADU	462 SF
PARKING SUMMARY REQUIRED SPACES PROPOSED SPACES	SEE A010 (LAMC 12.21.A.4 q) 1 SPACES 1 SPACES

PROJECT ADDRESS 1338 ELECTRIC AVENUE

SHEET TITLE **COVER**

Date Issued

02/04/22







ECTRIC RESIDENCE

NO. DESCRIPTION DATE

SHEET TITLE

CALCULATIONS

Date Issued

G001

02/04/22







RESIDENCE

NO. DESCRIPTION DATE

SHEET TITLE

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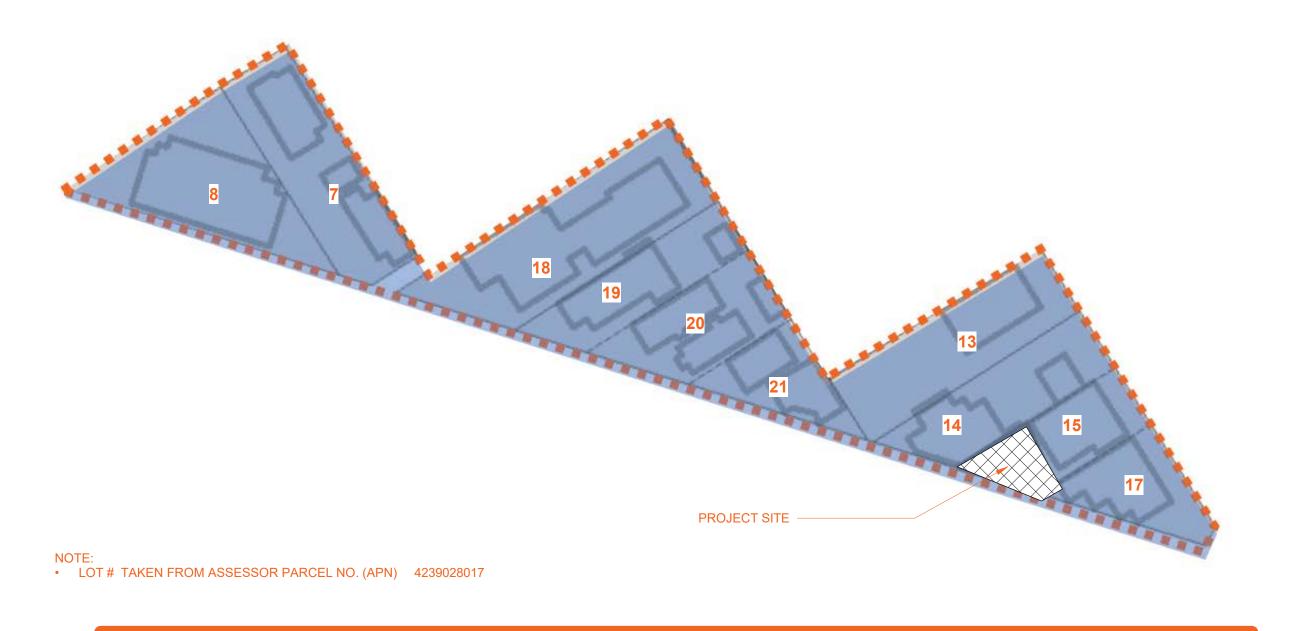
RADIUS MAP

Date Issued

02/04/22

SITE STUDY AREA CONTEXT



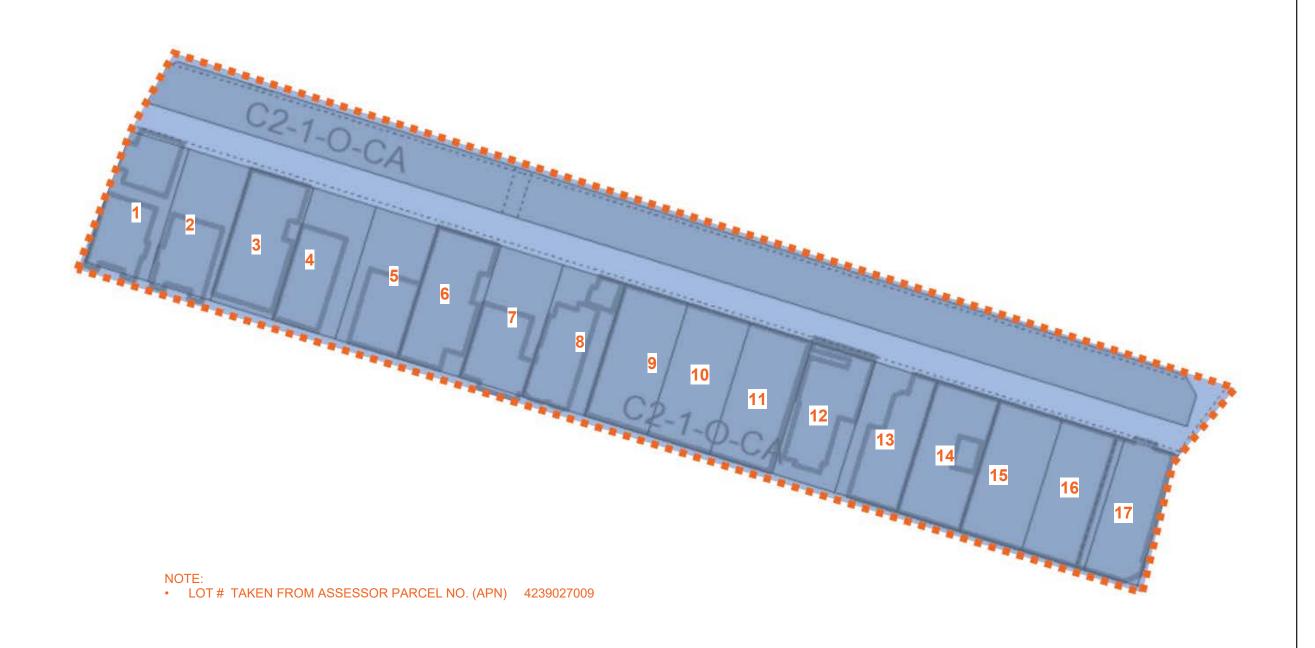


ELECTRIC AVE: RD 1.5-1

ANALYSIS CRITERIA:

- Approximate date of construction and/or significant remodel or addition
- Zone and existing uses (single/multi-family residential, commercial, etc.)
- Density, number of existing (legal) units on each lot.
- Height measured from centerline of fronting street (approximate)
- Number of Stories
- Setbacks:Front yard
- Stepback/articulation of the facade: upper level stepbacks. Note any other types of articulation at front (balconies, projections, roofline, recessed entry).
- Roof access structures

ELECTRIC AVE: C2 10-CA



GENERAL PLAN LAND USE

RD1.5-1: RESTRICTED DENSITY (LOW MEDIUM II RESIDENTIAL)

C2 10-CA: COMMUNITY COMMERCIAL



NEO & Associates 2115 Huntington Drive San Marino, CA 91108 626.590.1818



1338 ELECTRIC AVE.

NO. DESCRIPTION DATE

SHEET TITLE

SITE STUDY
AREA
CONTEXT

Date Issued

02/

ELECTRIC AVE: RD 1.5-1



CONSTRUCTION DATE: 1911

SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD

ROOF TOP DECK: SECOND FLOOR ON THE LEFT SIDE

CONSTRUCTION DATE: 2015, REMODELED 2017

SPECIFIC PLAN AREA: VENICE COASTAL ZONE

ROOF LINE TYPE: GABLE ROOF MODERN

SPECIFIC PLAN AREA: VENICE COASTAL ZONE

LAND USE:RESIDENTIAL - SINGLE FAMILY RESIDENCE

LAND USE: RESIDENTIAL - SINGLE FAMILY RESIDENCE

SUB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

ROOF TOP DECK: THIRD FLOOR ON THE LEFT SIDE FROM ELECTRIC AVE. ROOF ACCESS STRUCTURE: N/A

SUB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

ROOF LINE TYPE: GABLE ROOF ROOF TOP DECK: THIRD FLOOR ON THE LEFT SIDE FROM ELECTRIC AVE.

SUB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

LIABILITY COMPANY, OR A REAL ESTATE INVESTMENT TRUST.

STEPBACK/ARTICULATION: FIRST FLOOR ENCROACHING TO THE PROPERTY LINE,

NOTE: THE PROPERTY IS SUBJECT TO AB 1482 ONLY IF THE OWNER IS A CORPORATION, LIMITED

STEPBACK/ARTICULATION: MODERN TWO STORY FRONT GASS FACADE, WITH ROOF TOP DECK

STEPBACK/ARTICULATION: ONE STORY BUILDING WITH 3 STORY ADDITON AT THE BACK FO THE

SOUTHEAST VENICE

LAND USE: LOW MEDIUM II RESIDENTIAL

COMMUNITY PLAN AREA: VENICE

ROOF LINE TYPE: GABLE ROOF

ROOF ACCESS STRUCTURE: N/A

LOT:17

LOT SF: 2663.4 SF

NUMBER OF UNIT: 1

NUMBER OF STORIES: 2

ZONE: RD1.5-1

LOT:15

ZONE: RD1.5-1

NUMBER OF UNIT: 1

LOT SF: 1,983.2 (SQ FT)

NUMBER OF STORIES: 3

FRONT SETBACK: 13'-6"

ON THRID FLOOR

1335 S 6TH AVE

ZONE: RD1.5-1

LOT:14

CONSTRUCTION DATE: 1924

COMMUNITY PLAN AREA: VENICE

ROOF ACCESS STRUCTURE: N/A

LOT SF: 3,959.1 (SQ FT)

NUMBER OF STORIES: 3 NUMBER OF UNIT:1

FRONT SETBACK: 19'

1333 S 6TH AVE

ZONE: RD1.5-1

CONSTRUCTION DATE: 1911

COMMUNITY PLAN AREA: VENICE

STEPBACK/ARTICULATION: N/A

ROOF ACCESS STRUCTURE: N/A

ROOF LINE TYPE: GABLE ROOF

NUMBER OF STORIES: 1

NUMBER OF UNIT: 1

FRONT SETBACK: 16'

ROOF TOP DECK: N/A

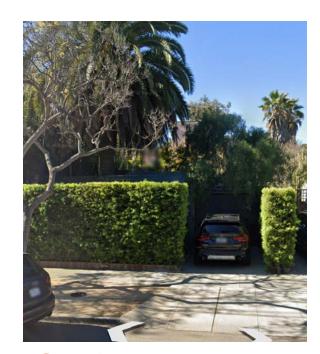
SPECIFIC PLAN AREA: VENICE COASTAL ZONE

LAND USE:RESIDENTIAL - SINGLE FAMILY RESIDENCE

LOT SF:5,197.3 (SQ FT)

LOT 17







LOT 13



LOT 21



LOT 20



LOT 19







ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A

PECIFIC PLAN AREA: VENICE COASTAL ZONE

SUB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR LAND USE: 0200 RESIDENTIAL- DOUBLE, DUPLEX, OR TWO UNITS

STEPBACK/ARTICULATION: FIRST FLOOR ENCROACHING TO THE

1330 S ELECTRIC AVE

OT SF: 2,401.7 (SQ FT)

NUMBER OF STORIES: 1

FRONT SETBACK: 0'

PROPERTY LINE.

ZONE: RD1.5-1

CONSTRUCTION DATE: 1923

COMMUNITY PLAN AREA: VENICE

1328 S ELECTRIC AVE CONSTRUCTION DATE: 1923 LOT: 20 LOT SF: 3,500.5 (SQ FT) ZONE: RD1.5-1 SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR LAND USE: 0200 RESIDENTIAL-DOUBLE, DUPLEX, OR TWO UNITS NUMBER OF UNIT: 1

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 12' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE:GABLE ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A

1326 S ELECTRIC AVE CONSTRUCTION DATE: 1911 LOT SF: 3,393.1 (SQ FT) ZONE: RD1.5-1 SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR LAND USE: RESIDENTIAL-SINGLE FAMILY

NUMBER OF UNIT: 1 COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 14' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: GABEL ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A

STRUCTION DATE: 1978 SF:7,360.7 (SQ FT) E: RD1.5-1 PECIFIC PLAN AREA: VENICE COASTAL ZONE
UB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR DAKWOOD-MILWOOD-SOUTHEAST VENICE AND USE: 0300 - RESIDENTIAL - THREE UNITS (ANY COMBINATION) -STORIES OR LESS

NUMBER OF UNIT: 3 COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 2 FRONT SETBACK: 19.5' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A

512 E SANTA CLARA AVE

LOT SF: 5,123.7 (SQ FT)

ZONE: RD1.5-1

NUMBER OF UNIT: 1

NUMBER OF STORIES: 1

FRONT SETBACK: 19'

ROOF TOP DECK: N/A

CONSTRUCTION DATE: 1908

SPECIFIC PLAN AREA: VENICE COASTAL ZONE

OAKWOOD-MILWOOD-SOUTHEAST VENICE

LAND USE: LOW MEDIUM II RESIDENTIAL

COMMUNITY PLAN AREA: VENICE

STEPBACK/ARTICULATION: N/A

ROOF LINE TYPE: GABLE ROOF

ROOF ACCESS STRUCTURE: N/A

SUB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

0200 - RESIDENTIAL - DOUBLE, DUPLEX, OR TWO UNITS - 4 STORIES

LOT 18





LOT 8

1300 S ELECTRIC AVE 508 E SANTA CLARA AVE 510 E SANTA CLARA AVE **CONSTRUCTION DATE: 1914** LOT: 8 LOT SF: 5,787.9 (SQ FT) ZONE: RD1.5-1 SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR OAKWOOD-MILWOOD-SOUTHEAST VENICE LAND USE: LOW MEDIUM II RESIDENTIAL 0400 - RESIDENTIAL - FOUR UNITS (ANY COMBINATION) - 4 STORIES OR LESS NUMBER OF UNIT: 4

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 2 FRONT SETBACK: 3'-6" STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: DOORMER ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A

& Associates INC.

Architecture + Interior Design

NEO & Associates

2115 Huntington Drive

San Marino, CA 91108

626.590.1818

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NO. DESCRIPTION DATE

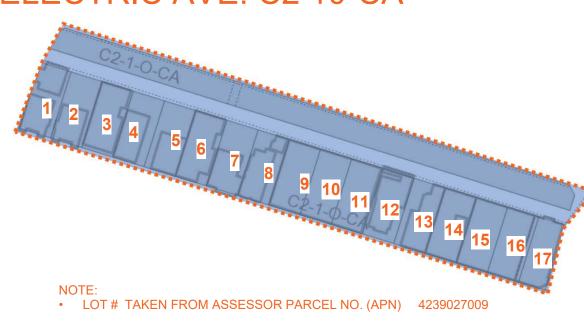
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SITE STUDY **AREA**

Date Issued

G042

02/04/22



ABBOT KINNEY BLVD: C2 10-CA



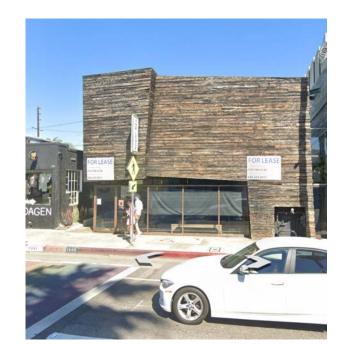
LOT 1

1301 S ABBOT KINNEY BLVD **CONSTRUCTION DATE: 1922**

LOT SF: 3,392.4 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD SOUTHEAST VENICE

LAND USE: COMMUNITY COMMERCIAL 0300 - RESIDENTIAL - THREE UNITS (ANY COMBINATION) - 4 STORIES OR LESS

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



1305 S ABBOT KINNEY BLVD CONSTRUCTION DATE: 2016 LOT SF:3,389.2 (SQ FT)

ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD

SOUTHEAST VENICE

LAND USE: COMMUNITY COMMERCIAL 2100 - COMMERCIAL - RESTAURANT, COCKTAIL LOUNGE - RESTAURANT, COCKTAIL LOUNGE, TAVERN - ONE STORY NUMBER OF UNIT: 0

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 2 FRONT SETBACK: 0' STEPBACK/ARTICULATION: ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



LOT 3

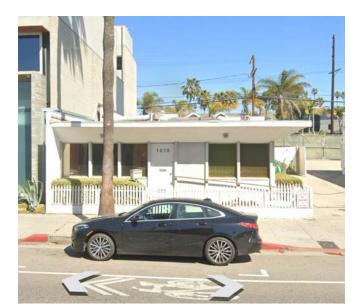
ROOF TOP DECK: N/A

ROOF ACCESS STRUCTURE: N/A

1311 S ABBOT KINNEY BLVD **CONSTRUCTION DATE: 2007** LOT SF: 3,386.1 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD SOUTHEAST VENICE

LAND USE: COMMUNITY COMMERCIAL 1213 - COMMERCIAL - STORE COMBINATION - STORE AND RESIDENTIAL COMBINATION - THREE STORIES NUMBER OF UNIT: 0

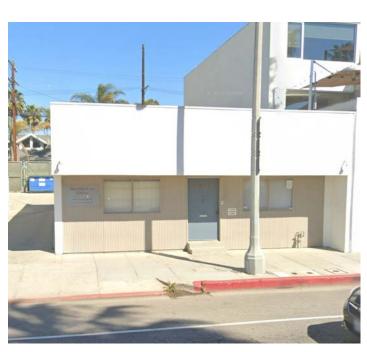
COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 3 FRONT SETBACK: 0' STEPBACK/ARTICULATION: MODERN COMERICAL BUILDING WITH ROOFTOP PATIO ON THIRD FLOOR FACING ABBOT KINNEY ROOF LINE TYPE: FLAT ROOF



LOT 4

1315 S ABBOT KINNEY BLVD CONSTRUCTION DATE: 1922 LOT SF: 3,392.4 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD SOUTHEAST VENICE LAND USE: COMMUNITY COMMERCIAL 1700 - COMMERCIAL - OFFICE BUILDING - ONE STORY NUMBER OF UNIT: 0

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



LOT 5

1317 S ABBOT KINNEY BLVD

CONSTRUCTION DATE: 1922 LOT:1 LOT SF: 3,392.4 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD SOUTHEAST VENICE LAND USE: COMMUNITY COMMERCIAL 1200 - COMMERCIAL - STORE COMBINATION - STORE AND OFFICE COMBINATION ONE STORY NUMBER OF UNIT: 0

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



LOT 6

1319 S ABBOT KINNEY BLVD CONSTRUCTION DATE: 2007 LOT SF: 3,376.4 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD SOUTHEAST VENICE

LAND USE: COMMUNITY COMMERCIAL 1210 - COMMERCIAL - STORE COMBINATION - STORE AND RESIDENTIAL COMBINATION -ONE STORY NUMBER OF UNIT: 1

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 3 FRONT SETBACK: 0' STEPBACK/ARTICULATION: MODERN COMERICAL BUILDING WITH ROOFTOP PATIO ON THIRD FLOOR FACING ABBOT KINNEY ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



1321 S ABBOT KINNEY BLVD CONSTRUCTION DATE: 1940 LOT SF: 3,373.2 (SQ FT ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE LOS ANGELES COASTAL TRANSPORTATION LAND USE: COMMUNITY COMMERCIAL 1210 - COMMERCIAL - STORE COMBINATION - STORE AND RESIDENTIAL COMBINATION - ONE STORY

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION:N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A

NUMBER OF UNIT: 0



LOT 8

1325 S ABBOT KINNEY BLVD **CONSTRUCTION DATE: 1922** LOT: 8 LOT SF: 3,370.0 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD SOUTHEAST VENICE LAND USE: COMMUNITY COMMERCIAL 1210 - COMMERCIAL - STORE COMBINATION - STORE AND RESIDENTIAL COMBINATION - ONE STORY NUMBER OF UNIT: 0

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION: THE BUILDING IS SITUATED BEHIND 1321 ABBOT KINNEY BLVD WITH VISIBLE CHIMNEY AND SINGLE DOMER ON THE ROOF FROM S.ABBOT KINNEY BLVD

ROOF LINE TYPE: GABLE ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



LOT 9

1327 S ABBOT KINNEY BLVD **CONSTRUCTION DATE: 1923** LOT SF: 3,386.1 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

SUB AREA: NONE LAND USE: COMMUNITY COMMERCIAL 1100 - COMMERCIAL - STORE - ONE STORY NUMBER OF UNIT: 0

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



LOT 10

1331 S ABBOT KINNEY BLVD **CONSTRUCTION DATE: 1923** LOT SF: 3,363.6 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE LOS ANGELES COASTAL TRANSPORTATION CORRIDOR SUB AREA: NONE LAND USE: COMMUNITY COMMERCIAL

NUMBER OF UNIT: 0 COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: FLAT ROOF

ROOF ACCESS STRUCTURE: N/A

ROOF TOP DECK: N/A

1100 - COMMERCIAL - STORE - ONE STORY



LOT 11

1333 S ABBOT KINNEY BLVD **CONSTRUCTION DATE: 1923** LOT: 11 LOT SF: 3,360.4 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE LOS ANGELES COASTAL TRANSPORTATION CORRIDOR SUB AREA: NONE

LAND USE: COMMUNITY COMMERCIAL 1100 - COMMERCIAL - STORE - ONE STORY NUMBER OF UNIT: 0 COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0'

STEPBACK/ARTICULATION: N/A

ROOF ACCESS STRUCTURE: N/A

ROOF LINE TYPE: FLAT ROOF

ROOF TOP DECK: N/A

LOT 12

1337 S ABBOT KINNEY BLVD CONSTRUCTION DATE: 1908 LOT: 12 LOT SF: 3,357.2 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE LOS ANGELES COASTAL TRANSPORTATION

SUB AREA: NONE LAND USE: COMMUNITY COMMERCIAL 0100 - RESIDENTIAL - SINGLE FAMILY RESIDENCE NUMBER OF UNIT: 1

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: GABLE ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A

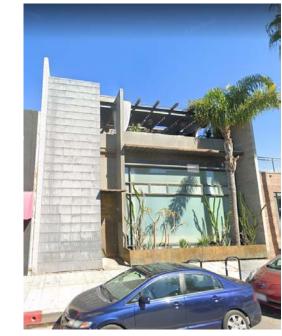


LOT 13

1341 S ABBOT KINNEY BLVD **CONSTRUCTION DATE: 1964** LOT SF: 3,354.0 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE LOS ANGELES COASTAL TRANSPORTATION CORRIDOR SUB AREA: NONE

1210 - COMMERCIAL - STORE COMBINATION - STORE AND RESIDENTIAL COMBINATION - ONE STORY NUMBER OF UNIT:2

COMMUNIYT PLAN AREA: VENICE NUMBER OF STORIES: 2 FRONT SETBACK: 0' STEPBACK/ARTICULATION: N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



LOT 14

1345 S ABBOT KINNEY BLVD

CONSTRUCTION DATE: 2006 LOT: 14 LOT SF: 3,386.1 (SQ FT) ZONE: C2-1-O-CA SPECIFIC PLAN AREA: VENICE COASTAL ZONE SUB AREA: OAKWOOD-MILLWOOD SOUTHEAST VENICE LAND USE: COMMUNITY COMMERCIAL 1213 - COMMERCIAL - STORE COMBINATION - STORE AND RESIDENTIAL COMBINATION - THREE STORIES NUMBER OF UNIT: 1

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 2 FRONT SETBACK: 0' STEPBACK/ARTICULATION: GLASS FACADE WITH ROOF TOP DECK ON SECOND FLOOR ROOF LINE TYPE: SHED ROOF WITH PARTIALY FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A

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RESIDENC

NO. DESCRIPTION DATE

SHEET TITLE SITE STUDY **AREA**

Date Issued

02/04/22

ABBOT KINNEY BLVD: C2 10-CA



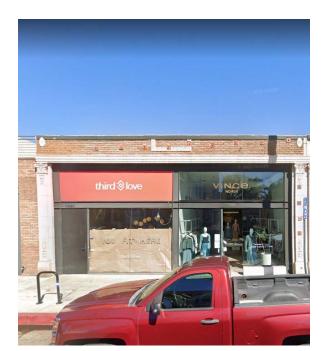
LOT 15

1347 S ABBOT KINNEY BLVD CONSTRUCTION DATE: 1952 LOT: 15 LOT SF: 3,347.6 (SQ FT) ZONE: C2-1-O-CA

SPECIFIC PLAN AREA: VENICE COASTAL ZONE
LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

LAND USE: COMMUNITY COMMERCIAL 2100 - COMMERCIAL - RESTAURANT, COCKTAIL LOUNGE - RESTAURANT, COCKTAIL LOUNGE, TAVERN - ONE STORY NUMBER OF UNIT: 1

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION:N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



LOT 16

1349 S ABBOT KINNEY BLVD CONSTRUCTION DATE: 1925

LOT SF: 3,386.1 (SQ FT) ZONE: C2-1-O-CA

SPECIFIC PLAN AREA: VENICE COASTAL ZONE
LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

LAND USE: COMMUNITY COMMERCIAL 2100 - COMMERCIAL - RESTAURANT, COCKTAIL LOUNGE - RESTAURANT, COCKTAIL LOUNGE, TAVERN - ONE STORY NUMBER OF UNIT: 1

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0' STEPBACK/ARTICULATION:N/A ROOF LINE TYPE: FLAT ROOF ROOF TOP DECK: N/A ROOF ACCESS STRUCTURE: N/A



LOT 17

1355 S ABBOT KINNEY BLVD CONSTRUCTION DATE: 1925 LOT:17 LOT SF: 3,386.1 (SQ FT) ZONE: C2-1-O-CA

SPECIFIC PLAN AREA: VENICE COASTAL ZONE
LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

LAND USE: COMMUNITY COMMERCIAL 2100 - COMMERCIAL - RESTAURANT, COCKTAIL LOUNGE - RESTAURANT, COCKTAIL LOUNGE, TAVERN - ONE STORY NUMBER OF UNIT: 1

COMMUNITY PLAN AREA: VENICE NUMBER OF STORIES: 1 FRONT SETBACK: 0'
STEPBACK/ARTICULATION:N/A
ROOF LINE TYPE: FLAT ROOF
ROOF TOP DECK: N/A
ROOF ACCESS STRUCTURE: N/A RESIDENCE

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REAR VIEW ELEVATION OF THE PROPERTIES FROM ELECTRIC AVE











CALIFORNIA

LOT17

ELECTRIC AVE: C2 10-CA

SITE STUDY

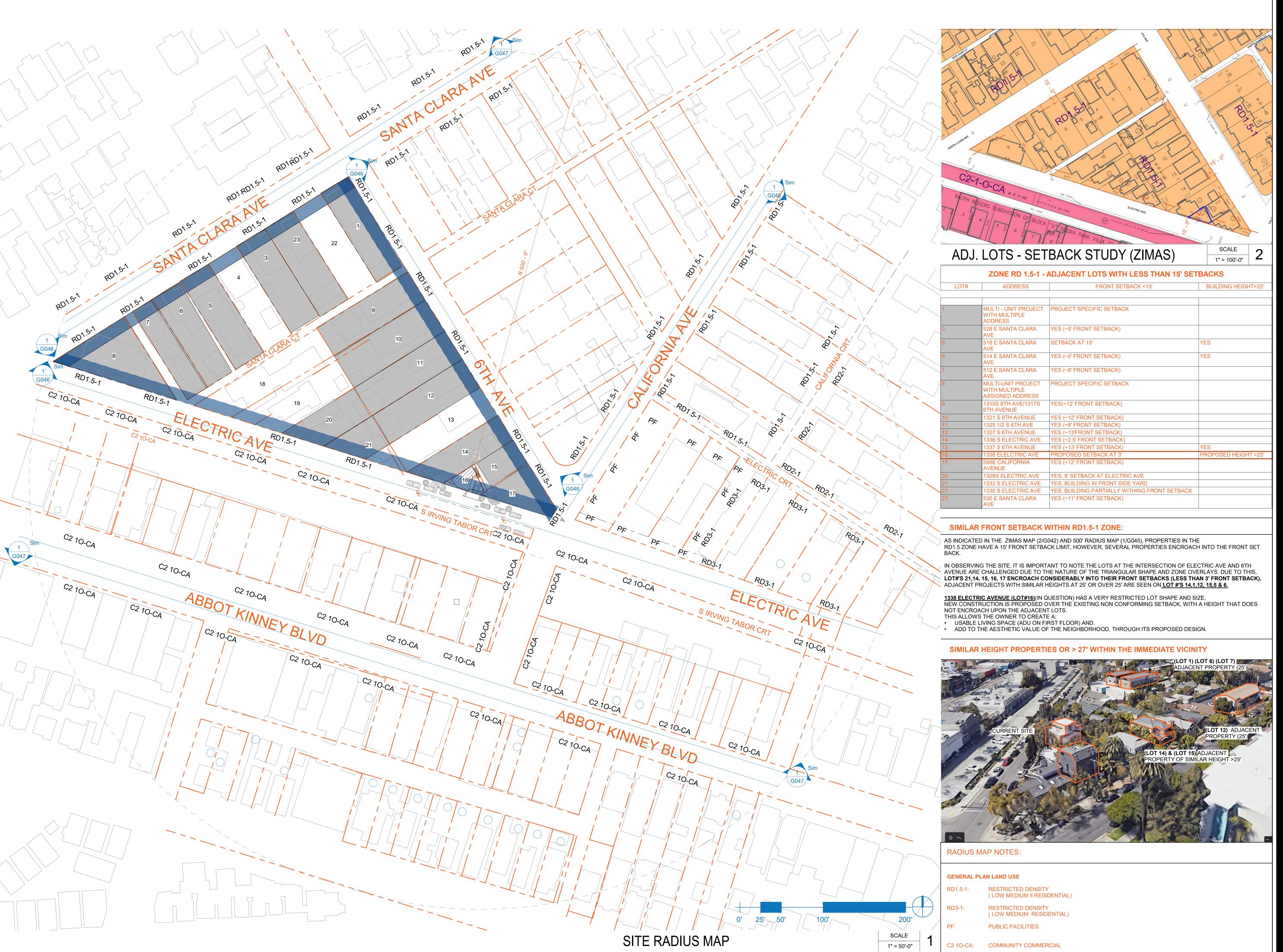
Date Issued

AREA

02/04/22

G044

AVE SANTA







RESIDENCE

NO. DESCRIPTION DATE

SHEET TITLE

ADJACENT LOT **SETBACK & HEIGHT STUDY**

Date Issued

02/04/22

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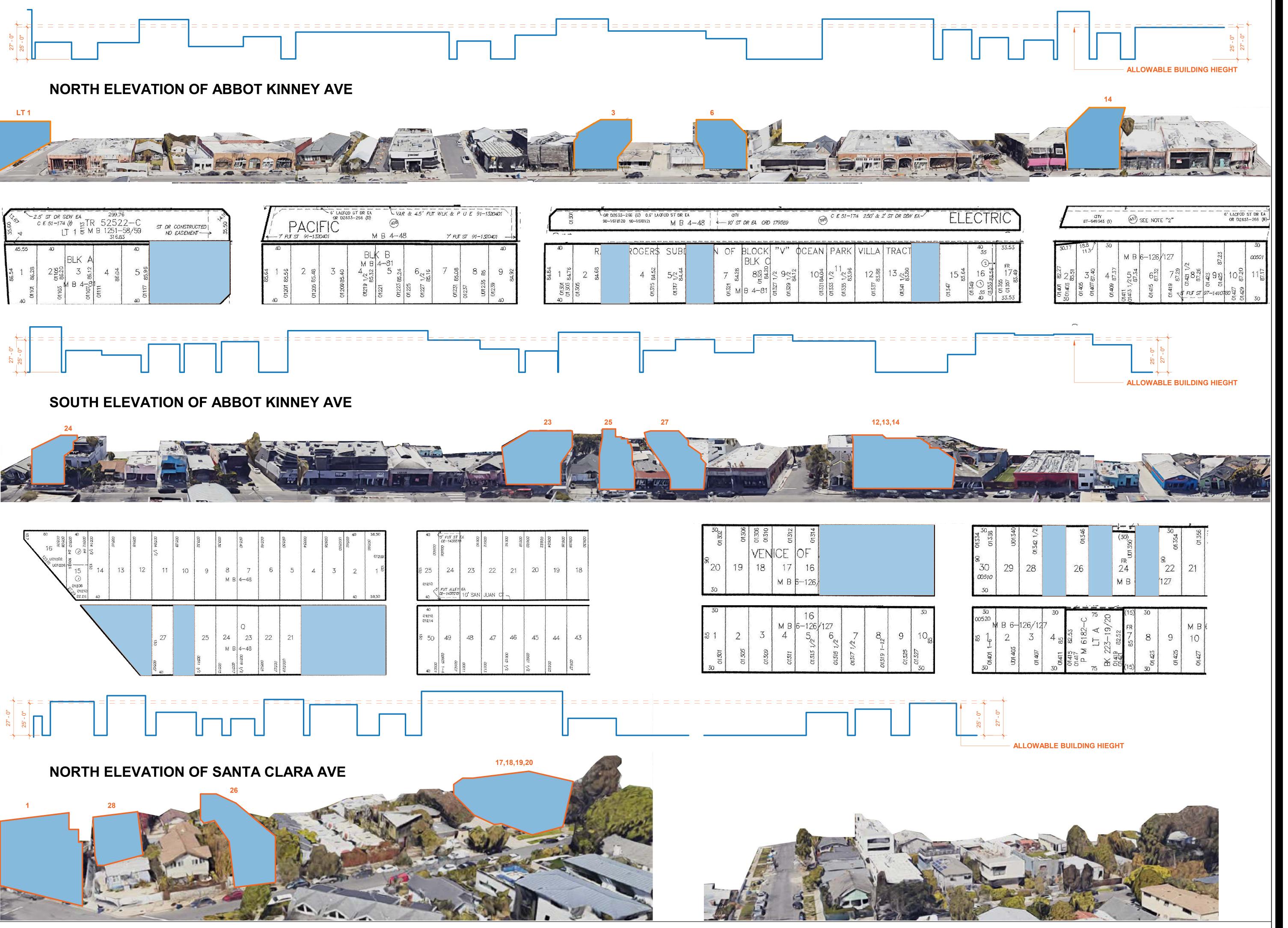
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SHEET TITLE

STREETSCAPE AND HEIGHT ANALYSIS

Date Issued

02/04/22



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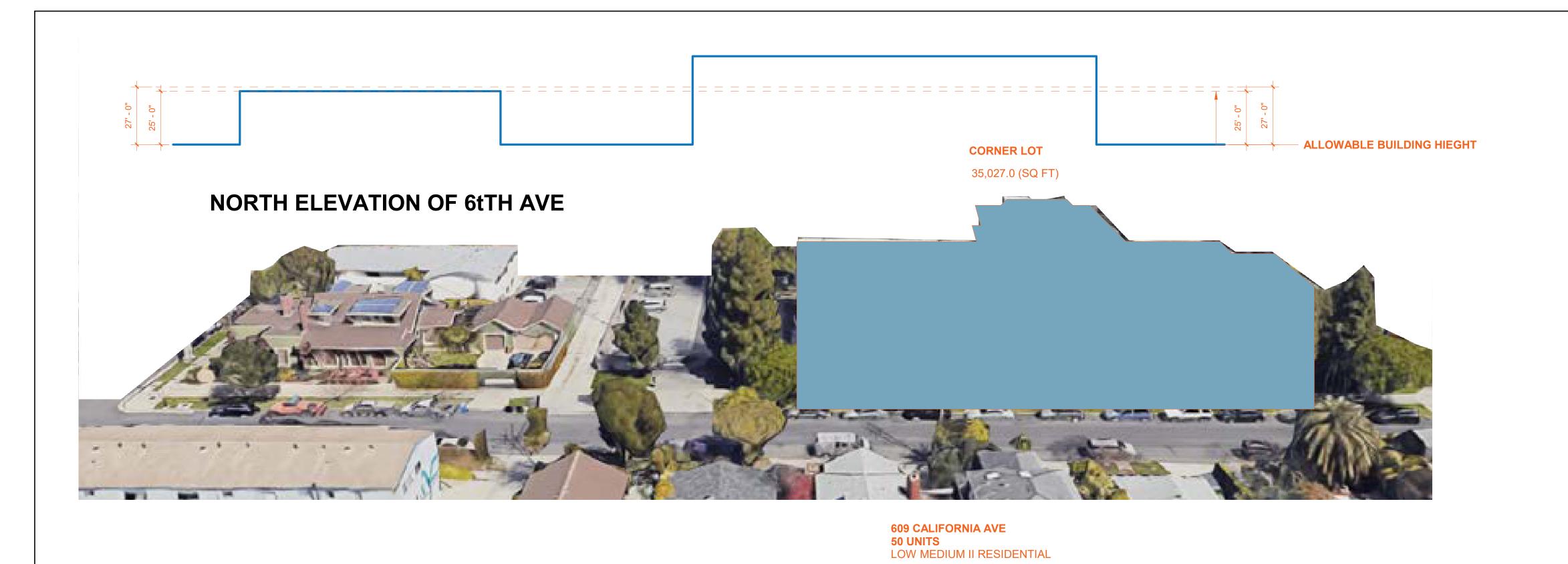


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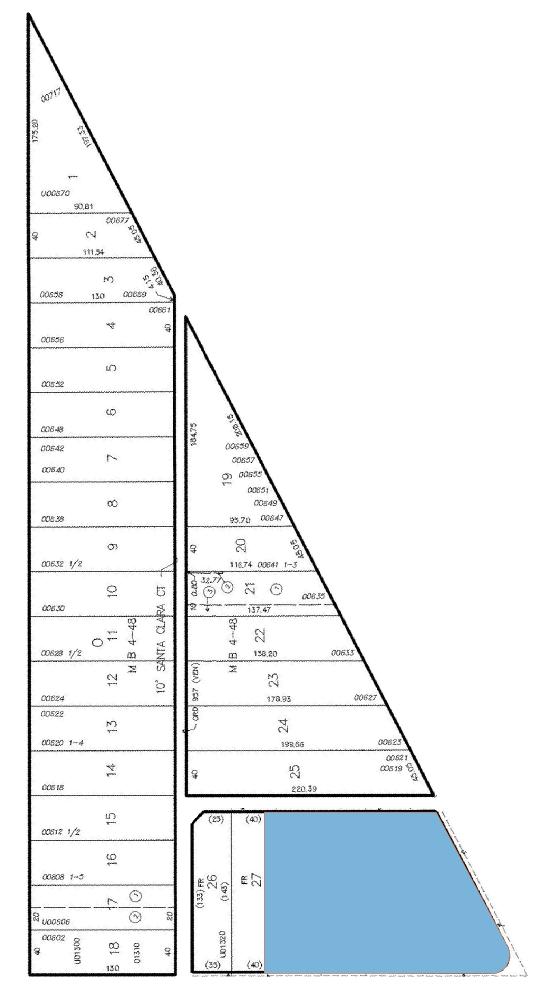
STREETSCAPE **AND HEIGHT ANALYSIS**

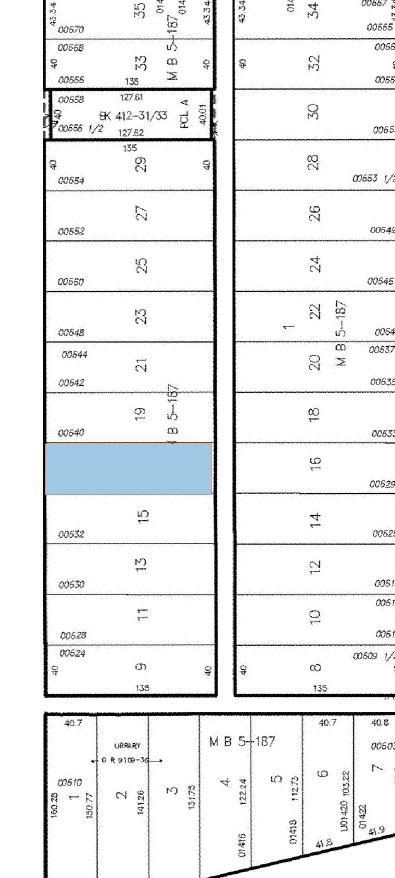
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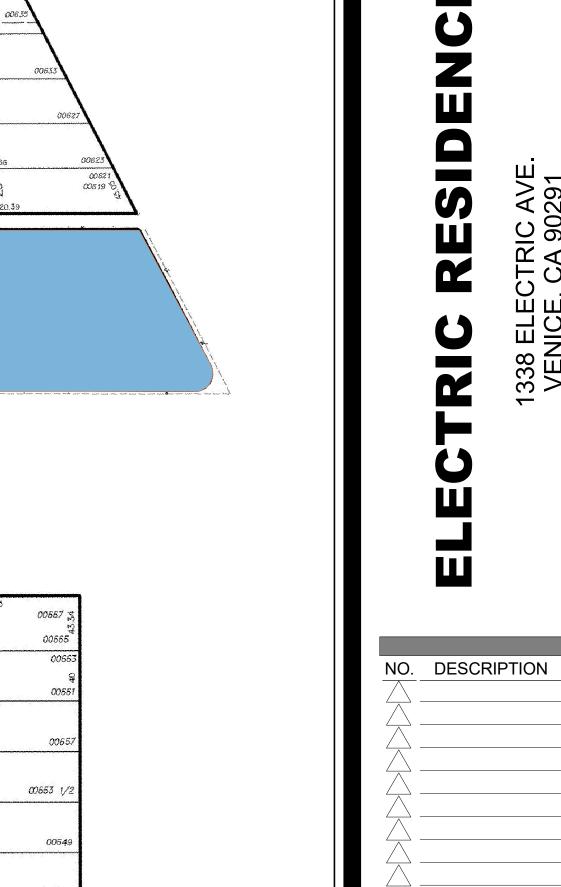


SOUTH ELEVATION OF CALIFORNIA AVE

640 CALIFORNIA AVE
1UNIT
LOW MEDIUM II RESIDENTIAL







SHEET TITLE STREETSCAPE **AND HEIGHT ANALYSIS**

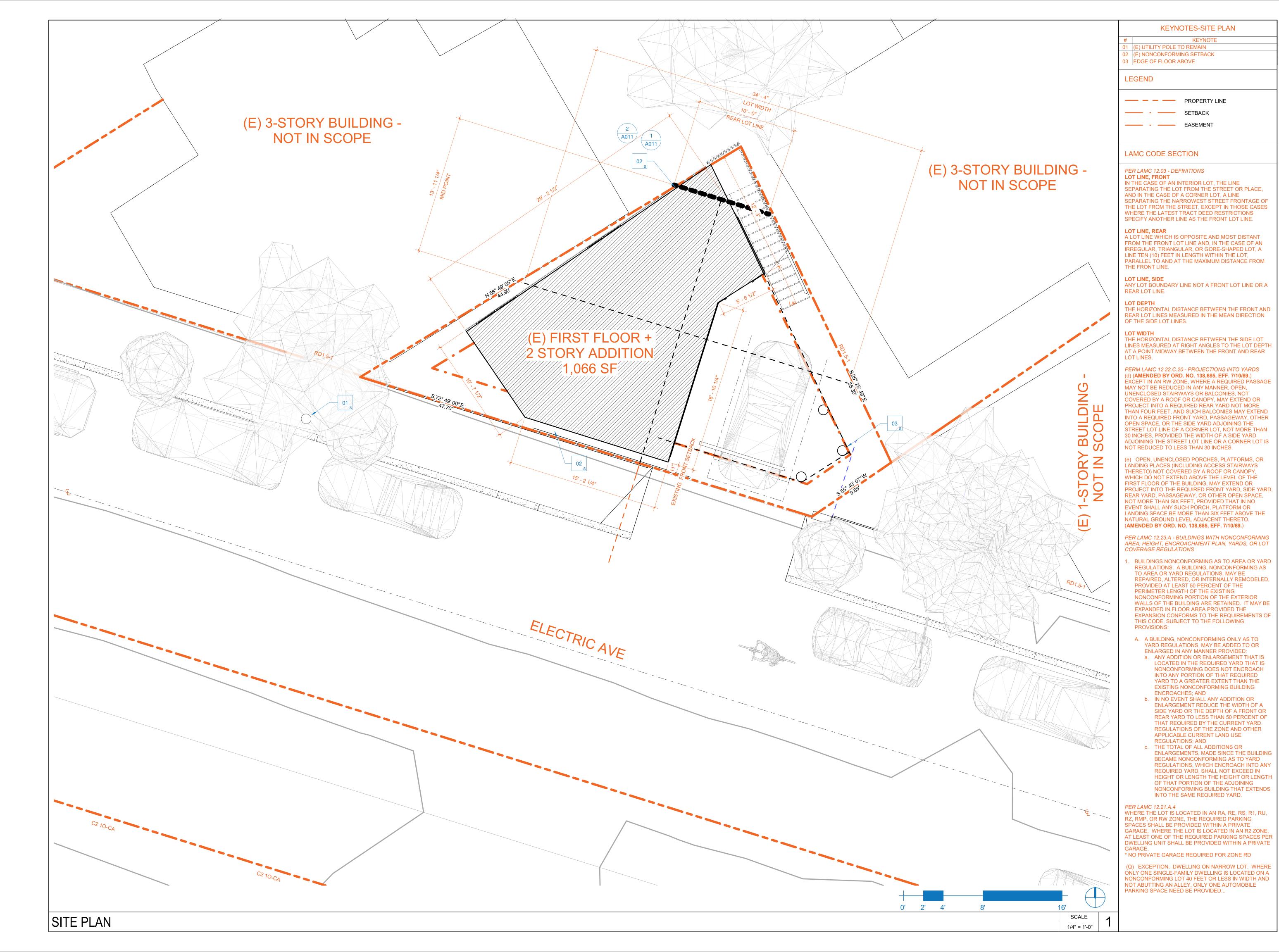
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RESIDENCE

Date Issued







RESIDENCE

NO. DESCRIPTION DATE

SHEET TITLE

SITE PLAN

Date Issued

02/04/22





RESIDENCE CTRIC AVE.

1338 ELECTRIC AVE.

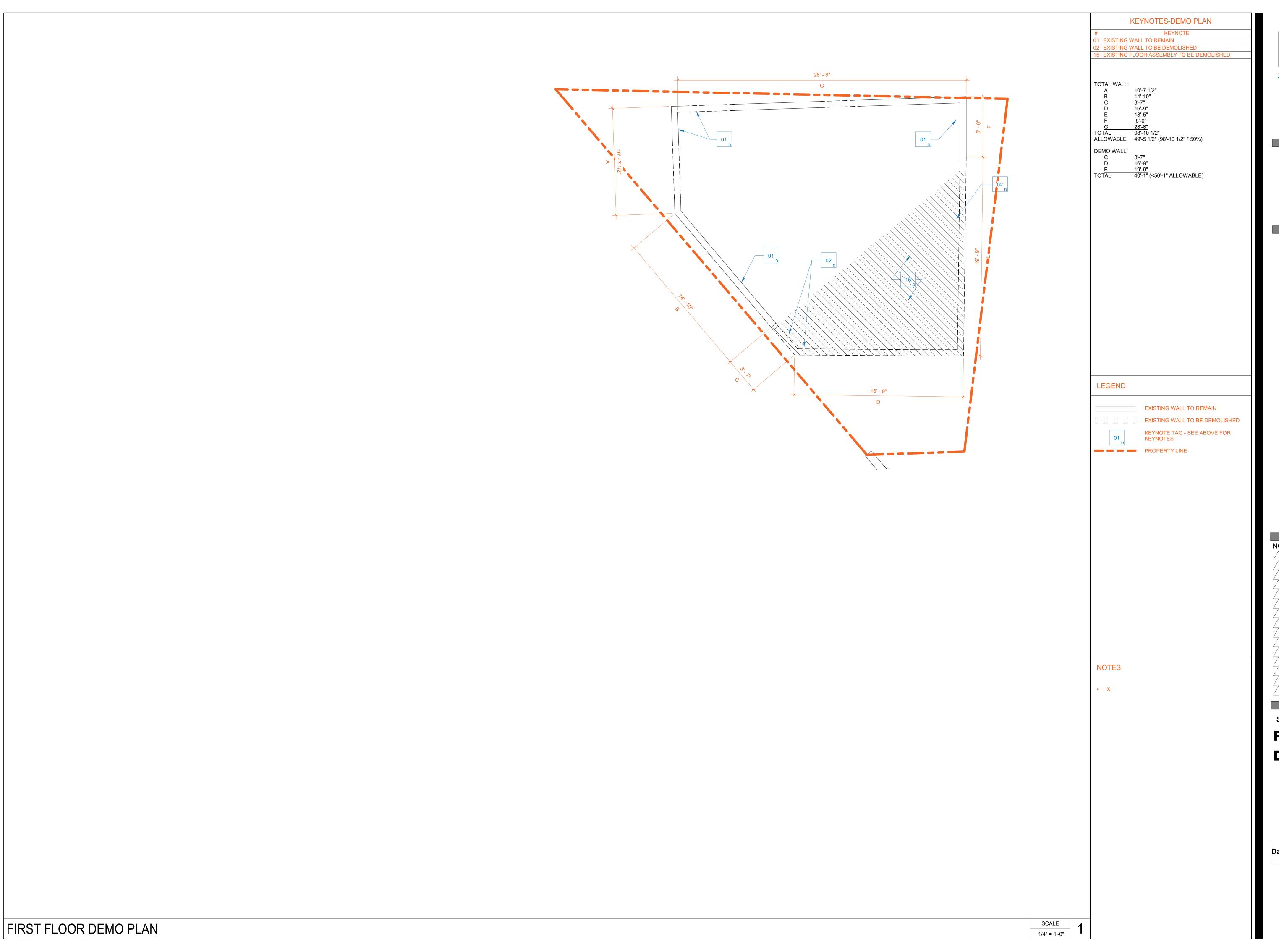
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SITE SETBACK ADJUSTMENT

Date Issued

02/04/22







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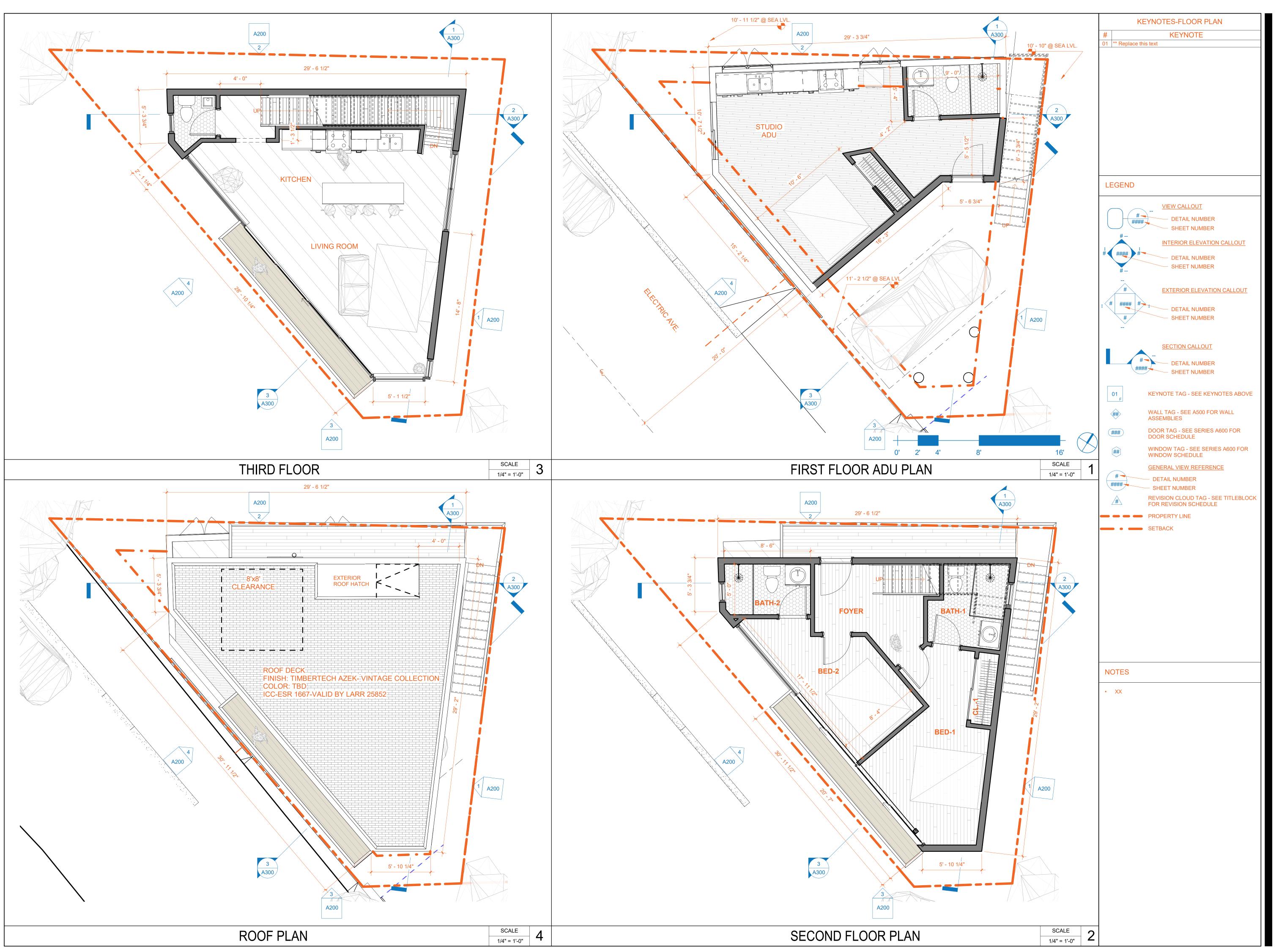
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SHEET TITLE

FIRST FLOOR **DEMO PLAN**

Date Issued

02/04/22







RESIDENCE CTRIC AVE.

1338 ELECTRIC AVE.

NO. DESCRIPTION DATE

SHEET TITLE
FLOOR
PLANS

Date Issued

02/04/22

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RESIDENCE 1338 ELECTRIC AVE VENICE, CA 90291 TRIC

NO. DESCRIPTION

SHEET TITLE **BUILDING ELEVATIONS**

Date Issued

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WEST BUILDING VIEW

SOUTH BUILDING VIEW





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SHEET TITLE

BUILDING COLOR ELEVATIONS

Date Issued







ECTRIC RESIDENCE

NO. DESCRIPTION DATE

SHEET TITLE **BUILDING SECTIONS**

Date Issued

02/04/22