

PROJECT DESCRIPTION

EXISTING SINGLE-FAMILY DWELLING WITH 1 COVERED PARKING, REC ROOM AND FRONT PORCH

PROJECT CONSISTS OF :

- EXTENSION TO SINGLE FAMILY DWELLING WITH COMMON WALL TO EXISTING REC ROOM
- REPLACEMENT OF 1 COVERED PARKING
- EXTENSION OF FRONT PORCH

VICINITY MAP



PROJECT DATA

ADDRESS 919 E MILWOOD AVE
90291 VENICE CA

PIN NUMBER 111B145 1438
APN 4241008026

TRACT VENICE ANNEX NO. 2
BLOCK 3
LOT 31

ZONING R2-1

LOT AREA 4250 SF
125 FT X 34 FT

BUILDING HEIGHT (FROM CENTERPOINT OF MILWOOD AVE)

EXISTING SINGLE FAMILY DWELLING 15 FT 10 INCH
EXISTING REC ROOM 17 FT 10 INCH
EXTENSION 24 FT

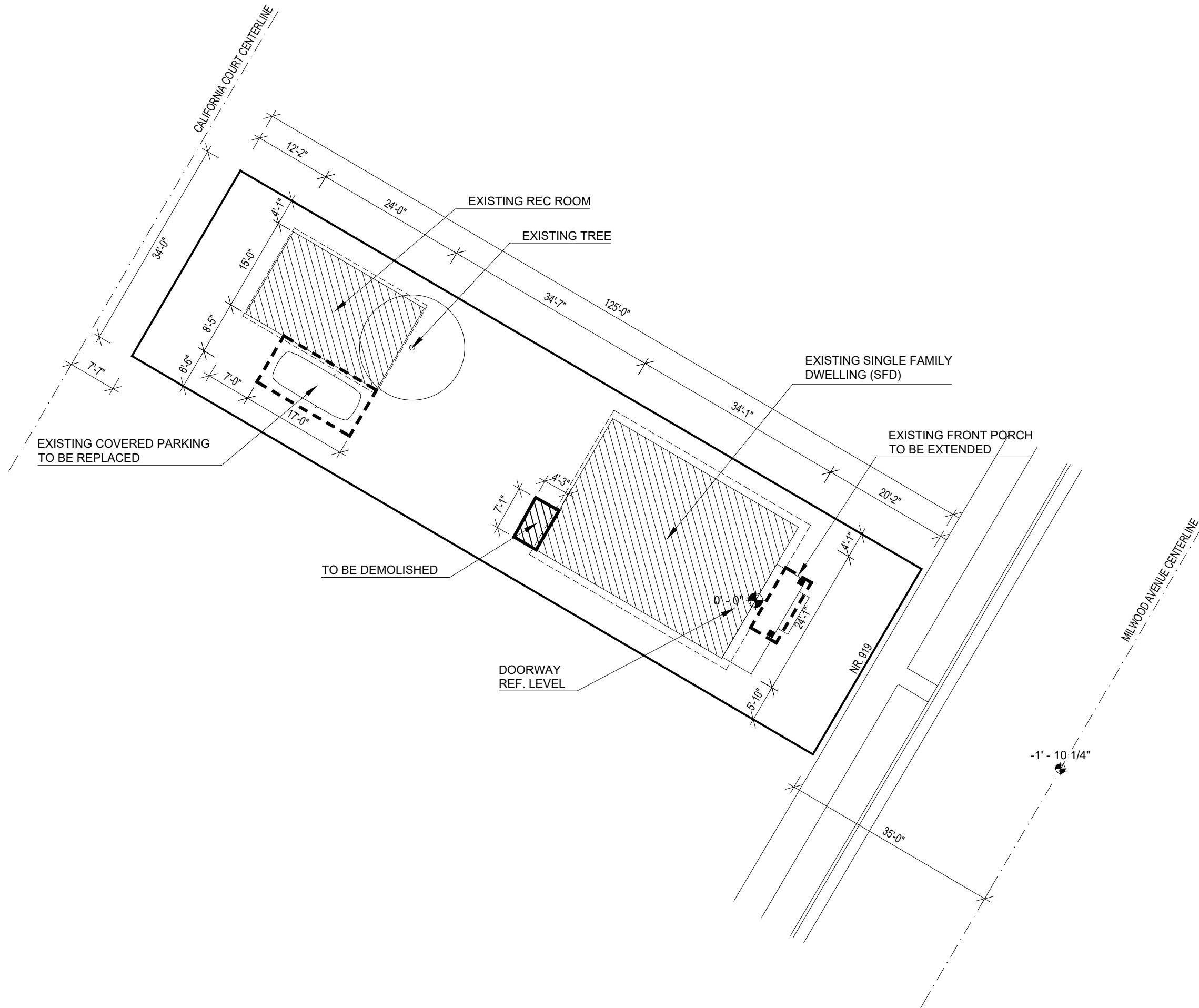
PROJECT AREA CALCULATION

LOT COVERAGE FLOOR AREA			
Includes exterior walls, covered outdoor area and covered parking			
EXISTING SITUATION		NEW SITUATION	
Existing single family dwelling	848 sf	Existing single family dwelling	820 sf
Existing rec room	360 sf	Existing rec room	360 sf
Existing covered parking	143 sf	Covered parking	165 sf
Existing front porch covered area	69 sf	Extended front porch covered area	172 sf
		Extensions to single family dwelling	541 sf
EXISTING LOT COVERAGE	1420 SF	NEW LOT COVERAGE	2058 SF
EXISTING LOT COVERAGE %	33 %	NEW LOT COVERAGE %	48 %
ZONING CODE FLOOR AREA			
Excludes exterior walls, stairs, shafts and rooms housing building equipment Includes covered outdoor area, covered parking, roofdeck covered by pergola			
EXISTING SITUATION		NEW SITUATION	
Existing single family dwelling	780 sf	Existing single family dwelling	771 sf
Existing rec room with mezzanine	415 sf	Existing rec room with mezzanine	415 sf
Existing covered parking	143 sf	Covered parking	166 sf
Existing front porch covered area	69 sf	Extended front porch covered area	172 sf
		Extensions to single family dwelling level 1	235 sf
		Covered outdoor area on level 1	193 sf
		Extension to single family dwelling level 2	323 sf
		Roofdeck covered by pergola level 2	175 sf
EXISTING ZONING CODE FLOOR AREA	1407 SF	NEW ZONING CODE FLOOR AREA	2450 SF

SHEET INDEX

- A1 COVER SHEET
- A2 EXISTING SITE PLAN
- A3 EXISTING NW AND NE ELEVATIONS
- A4 EXISTING SW AND SE ELEVATIONS
- A5 NEW SITE PLAN
- A6 LEVEL 1 PLAN
- A7 LEVEL 2 PLAN
- A8 ROOF PLAN
- A9 SECTIONS
- A10 NW AND NE ELEVATIONS
- A11 SW AND SE ELEVATIONS
- A12 ZONING CODE FLOOR AREA DIAGRAM - NEW SITUATION
- A13/14 CONTEXT STUDY

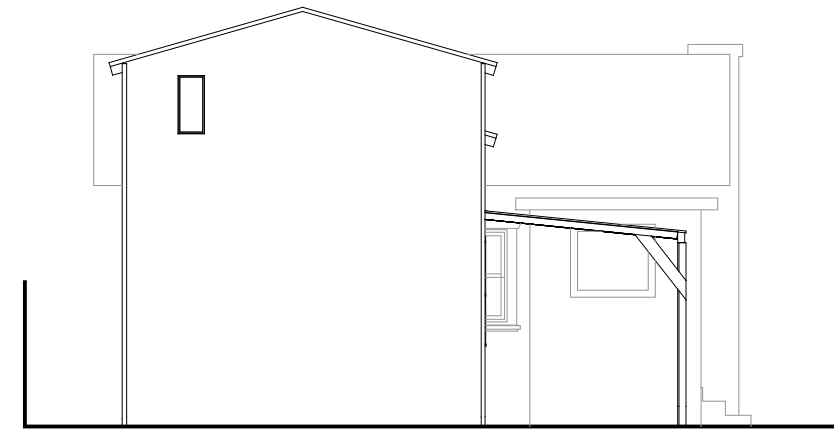




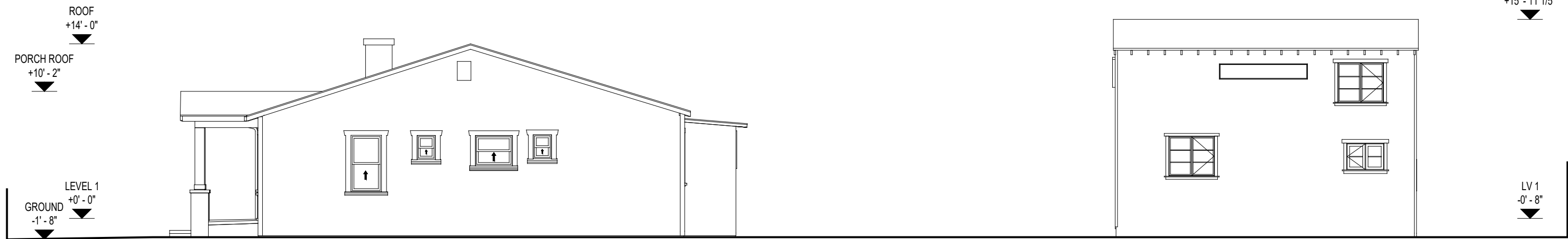
1/16" = 1'-0" 0 4 8 16'

ROOF
+15' - 11 1/5"

LV 1
-0' - 8"



NW ELEVATION - CALIFORNIA CT



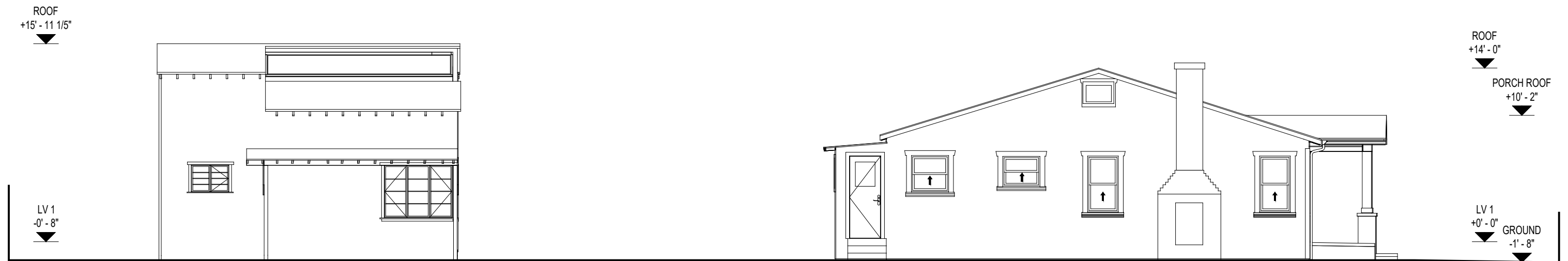
NE ELEVATION

ROOF
+15' - 11 1/5"

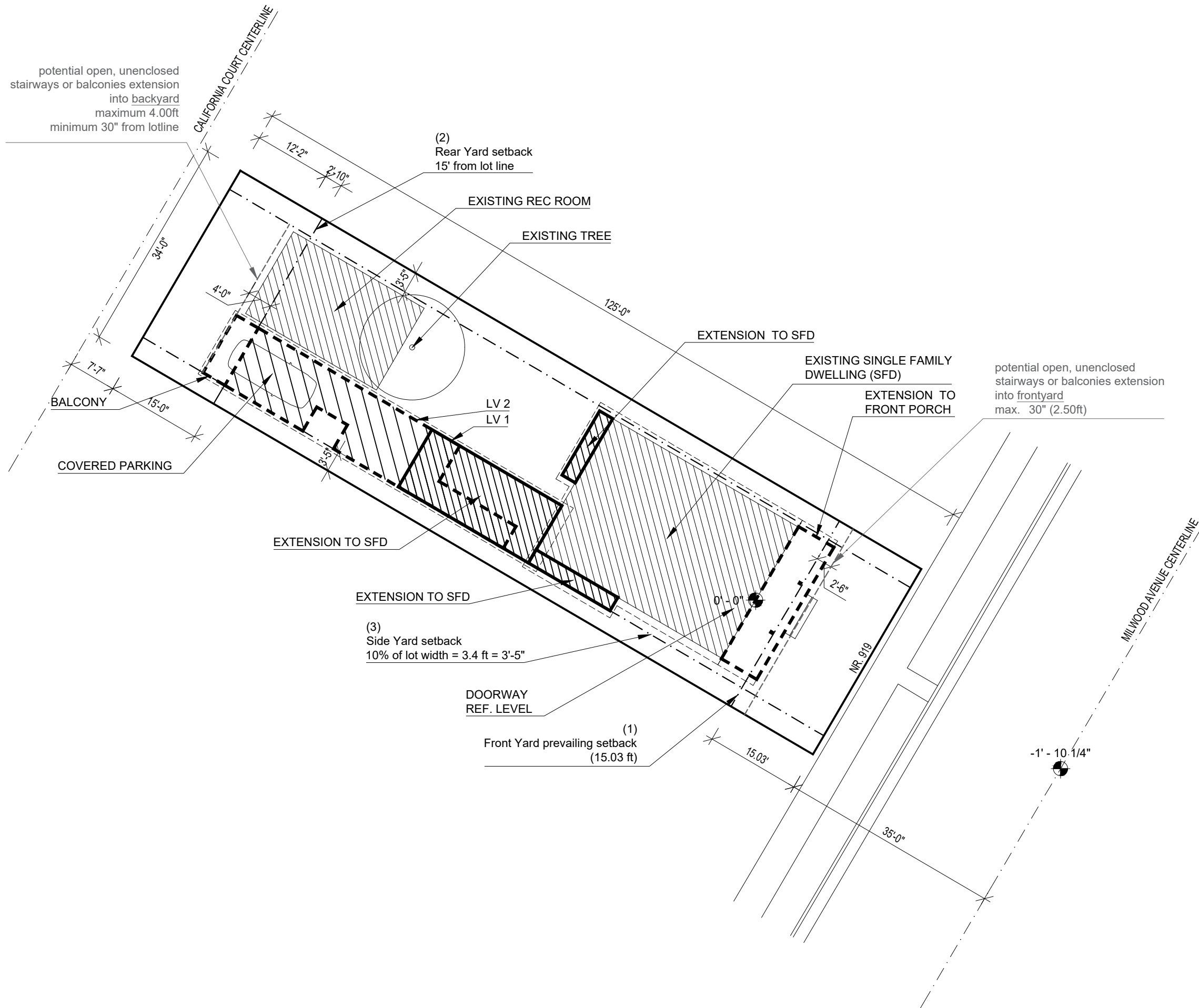
LV 1
-0' - 8"



SE ELEVATION - MILWOOD



SW ELEVATION

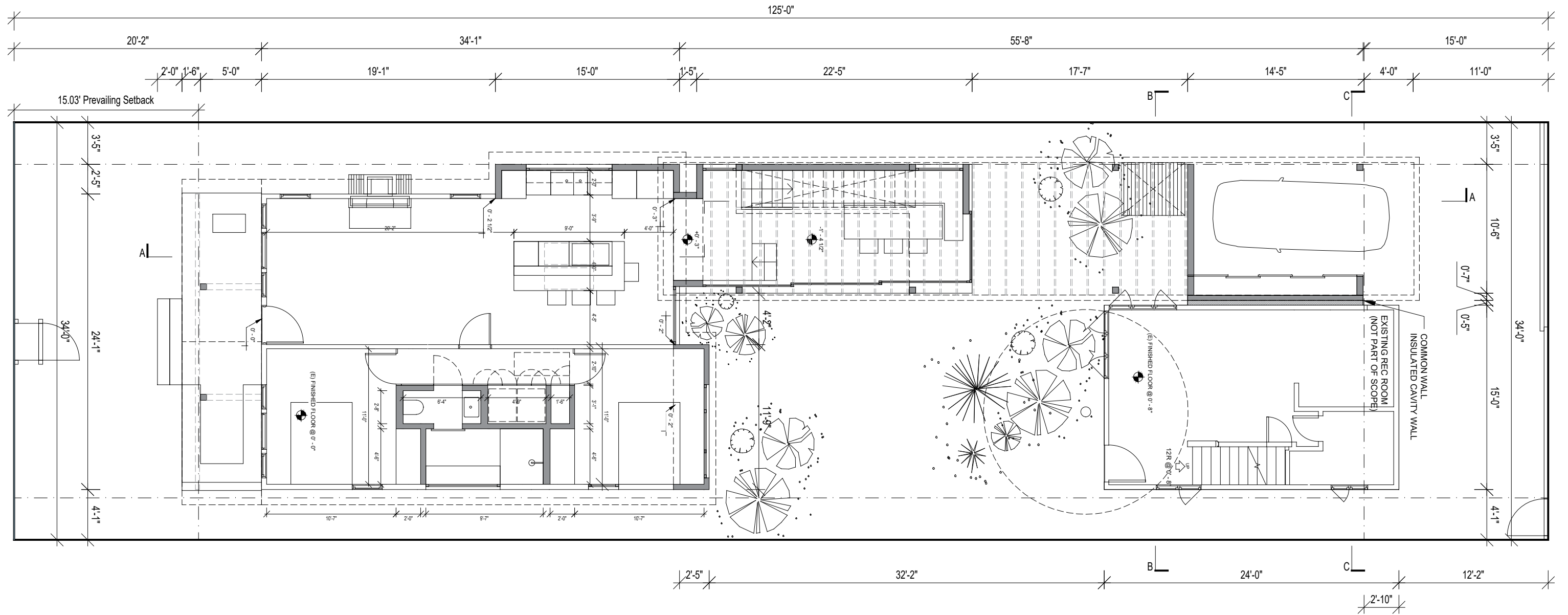


potential open, unenclosed
stairways or balconies extension
into backyard
maximum 4.00ft
minimum 30" from lotline

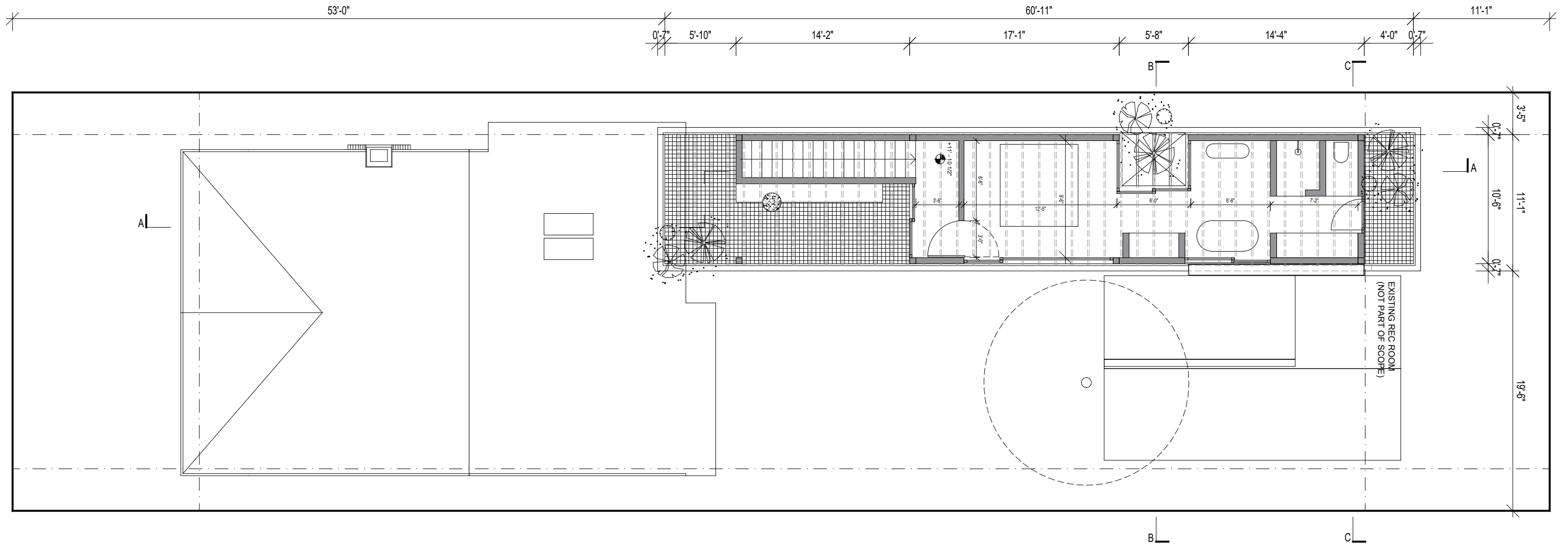
potential open, unenclosed
stairways or balconies extension
into frontyard
max. 30" (2.50ft)



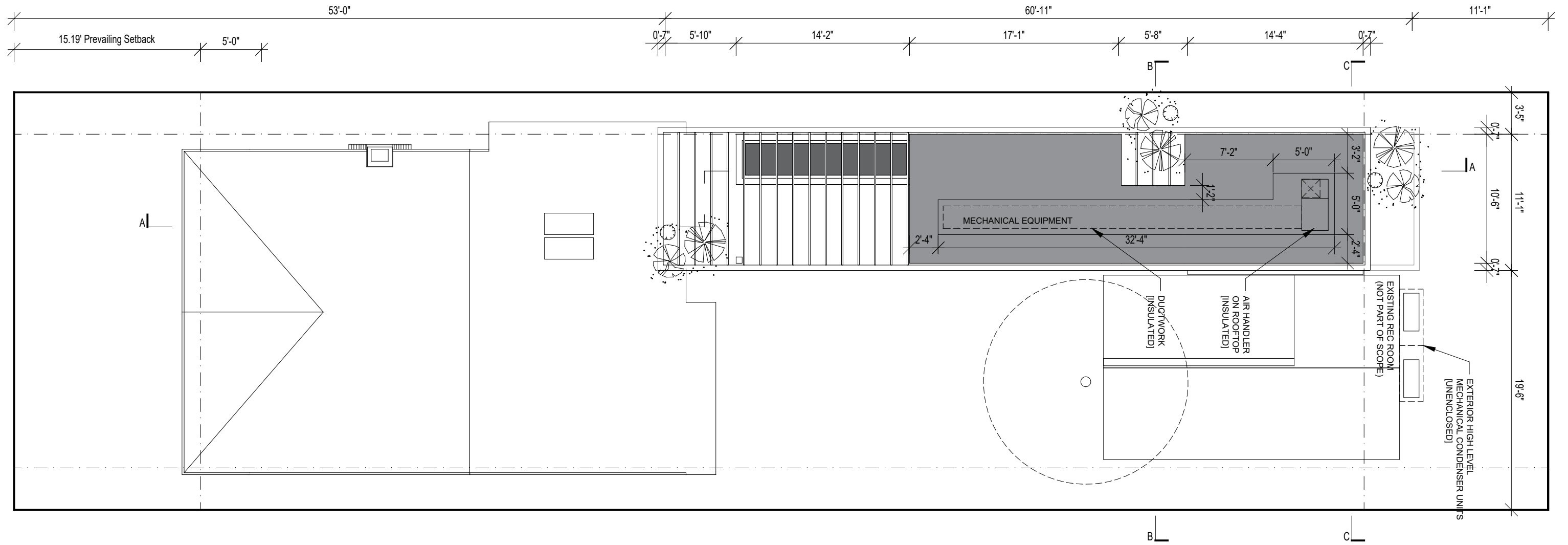
1/16" = 1'-0" 0 4 8 16'



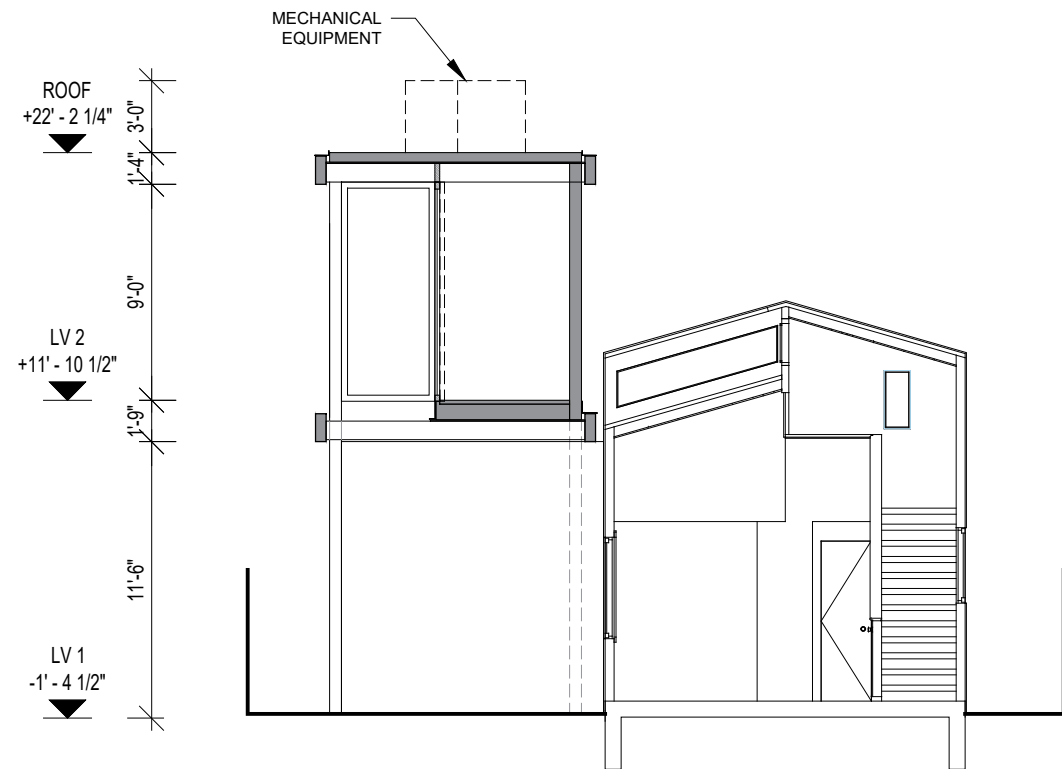
1/8" = 1'-0" 0 4 8 16



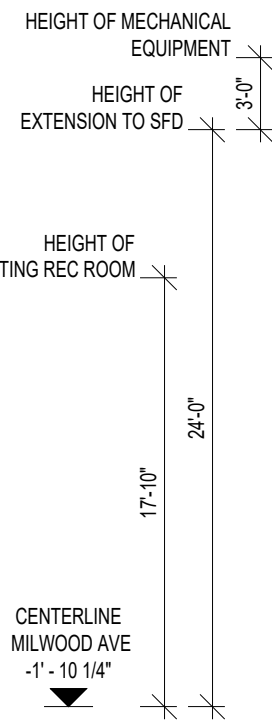
1/8" = 1'-0" 0 4 8 16



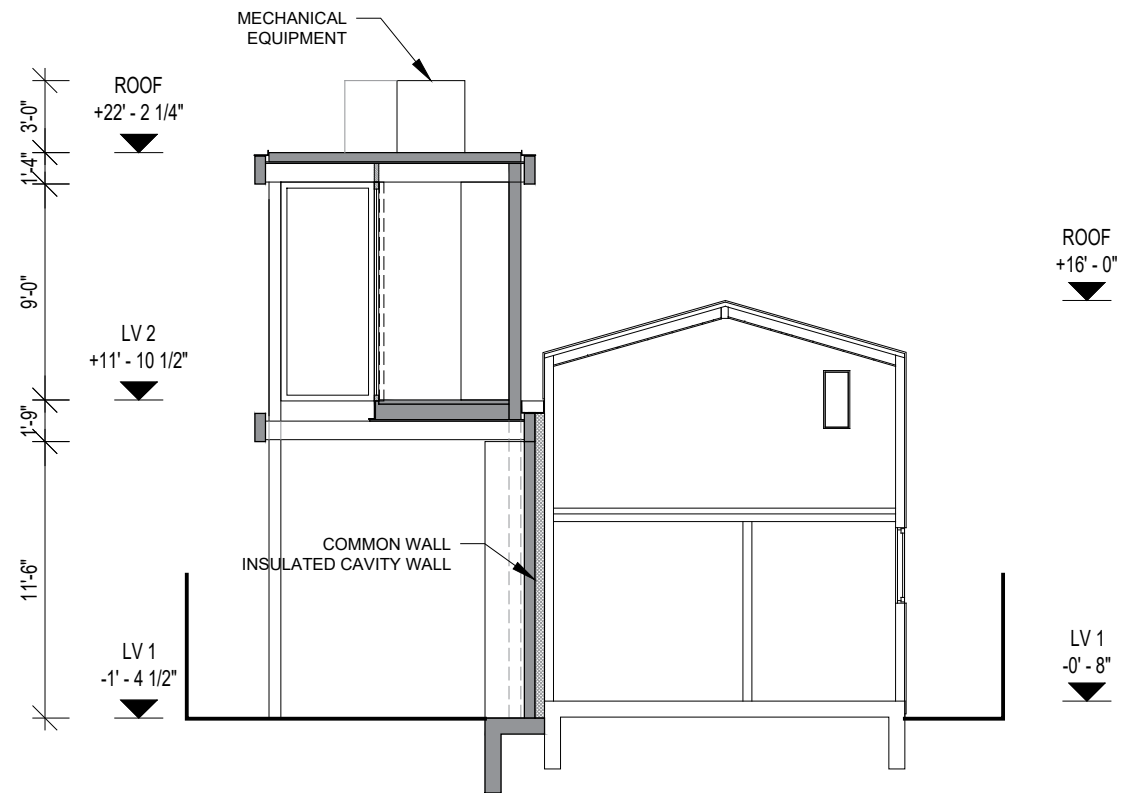
1/8" = 1'-0" 0 4 8 16



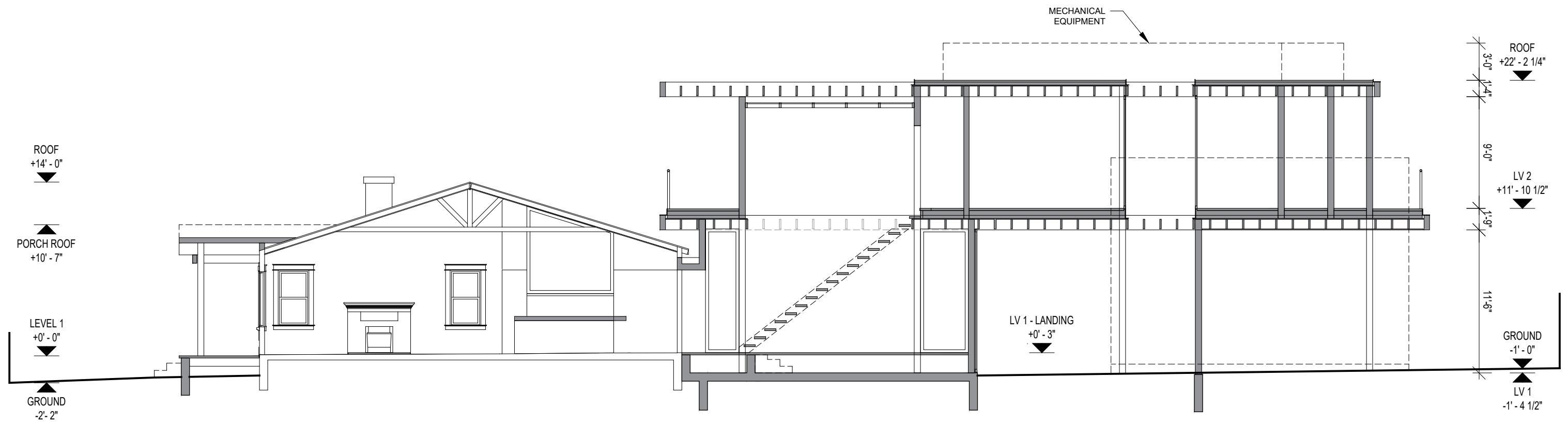
SECTION BB



BUILDING HEIGHTS FROM CENTERLINE OF MILWOOD AVE

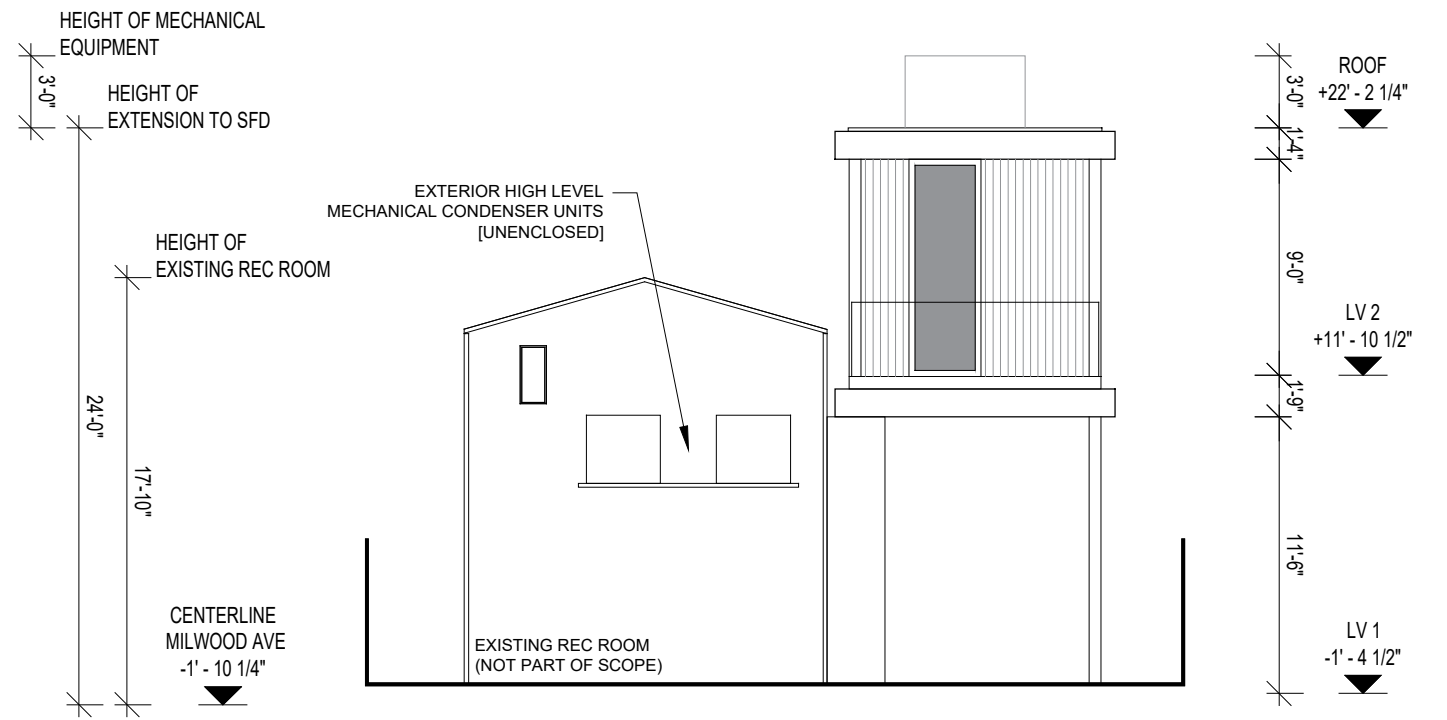


SECTION CC

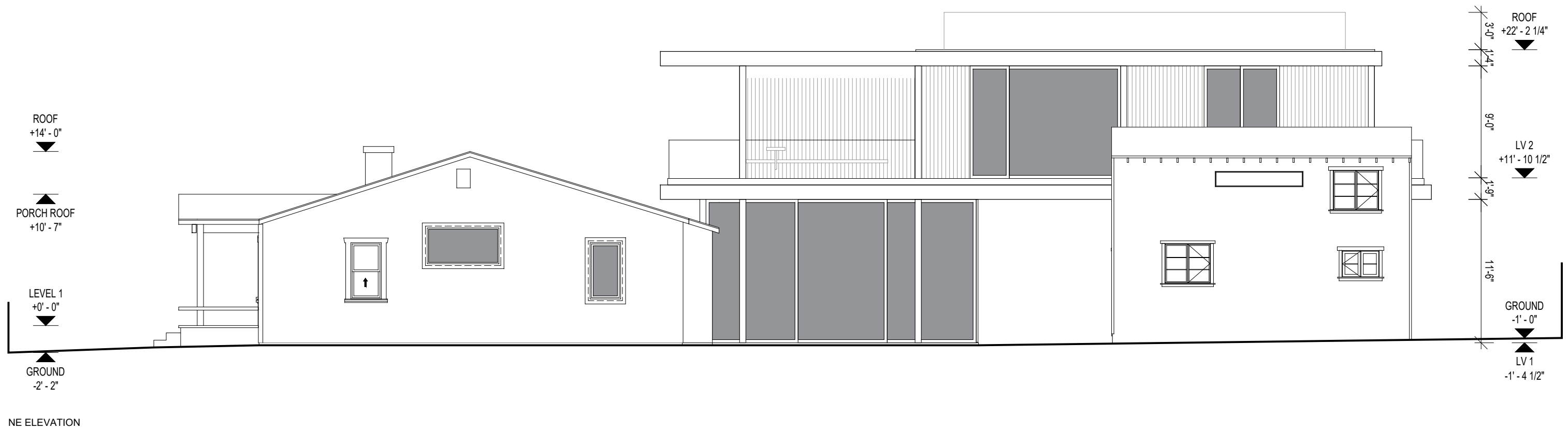


SECTION AA

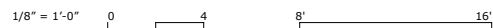


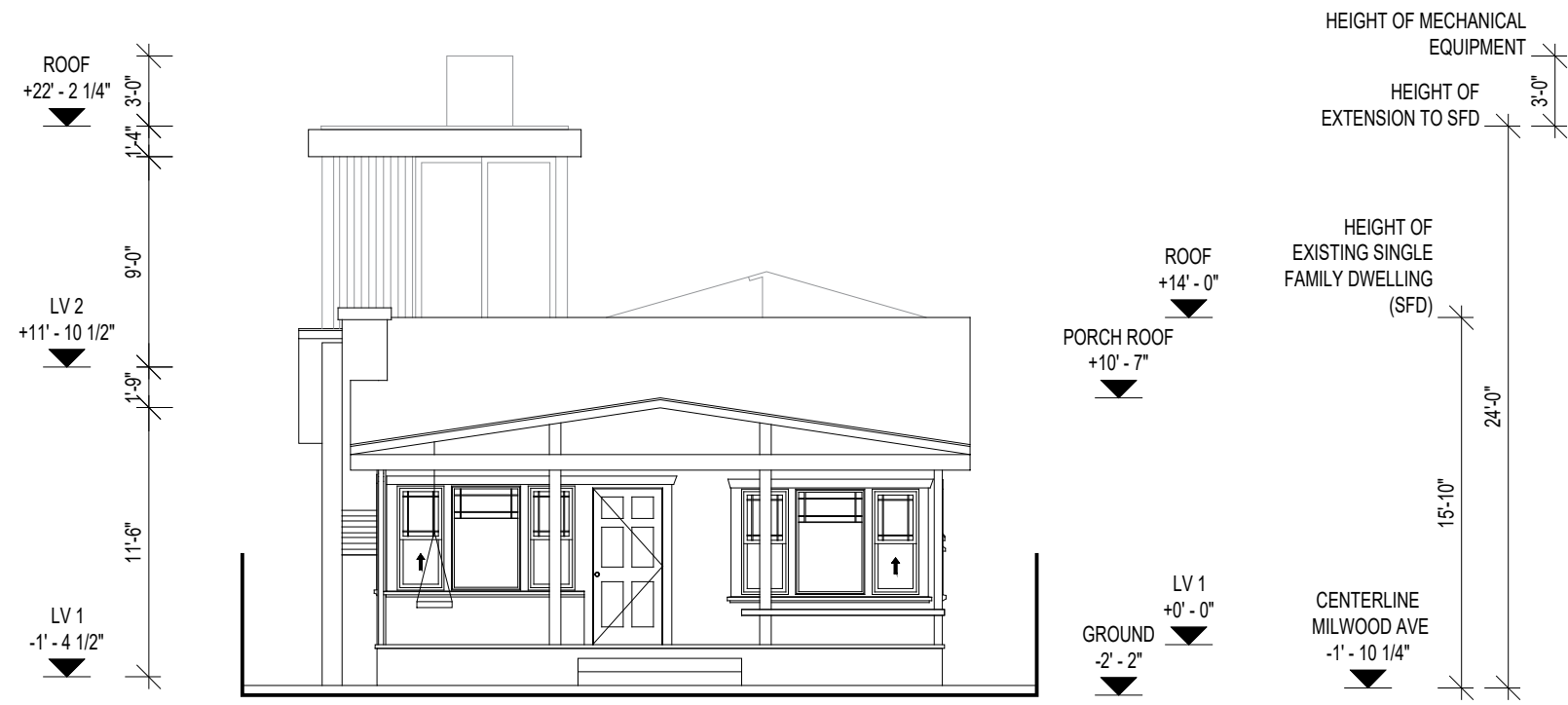


BUILDING HEIGHTS FROM CENTERLINE OF MILWOOD AVE
NW ELEVATION - CALIFORNIA CT



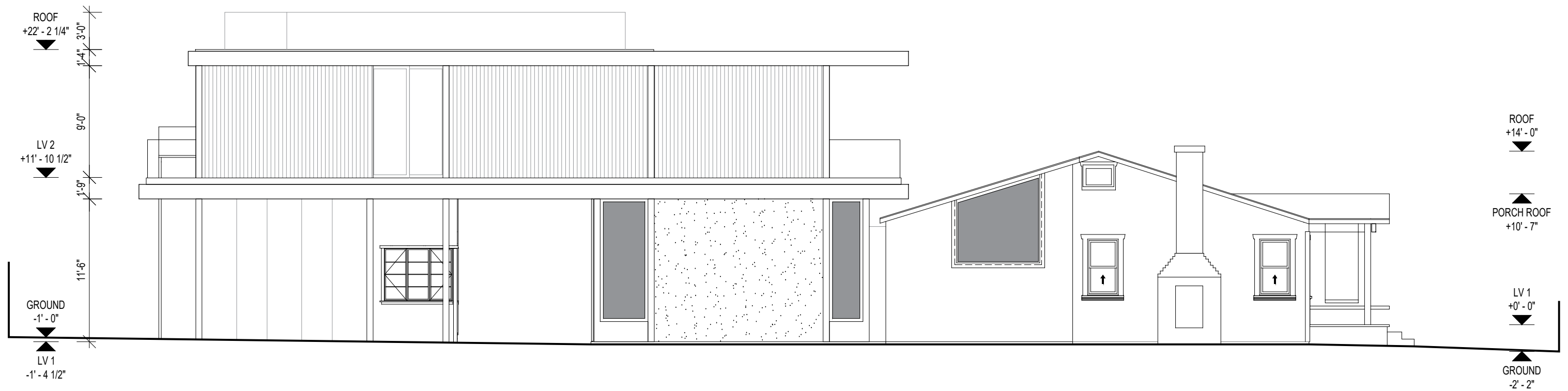
NE ELEVATION





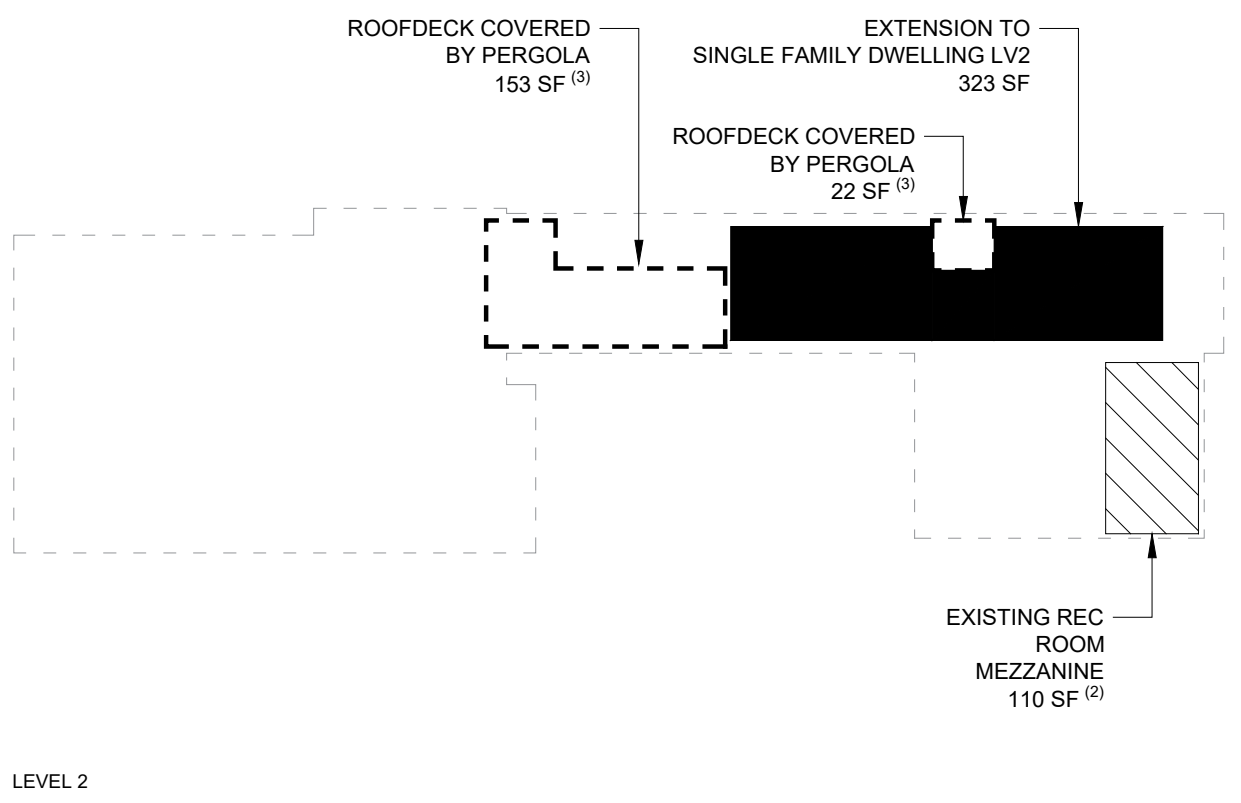
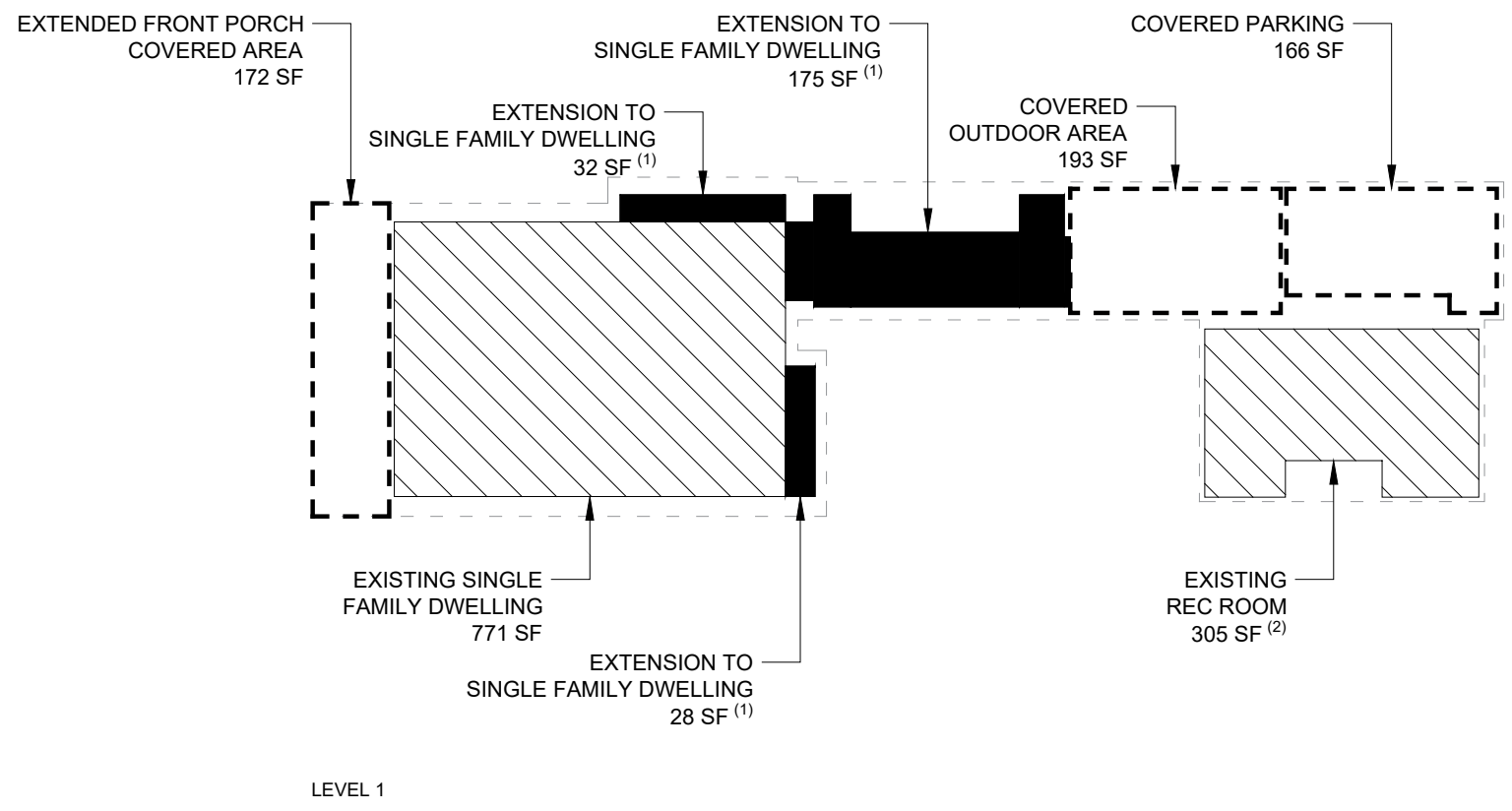
SE ELEVATION - MILWOOD

BUILDING HEIGHTS FROM CENTERLINE OF MILWOOD AVE

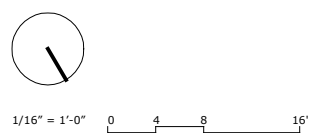


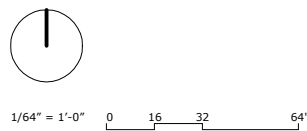
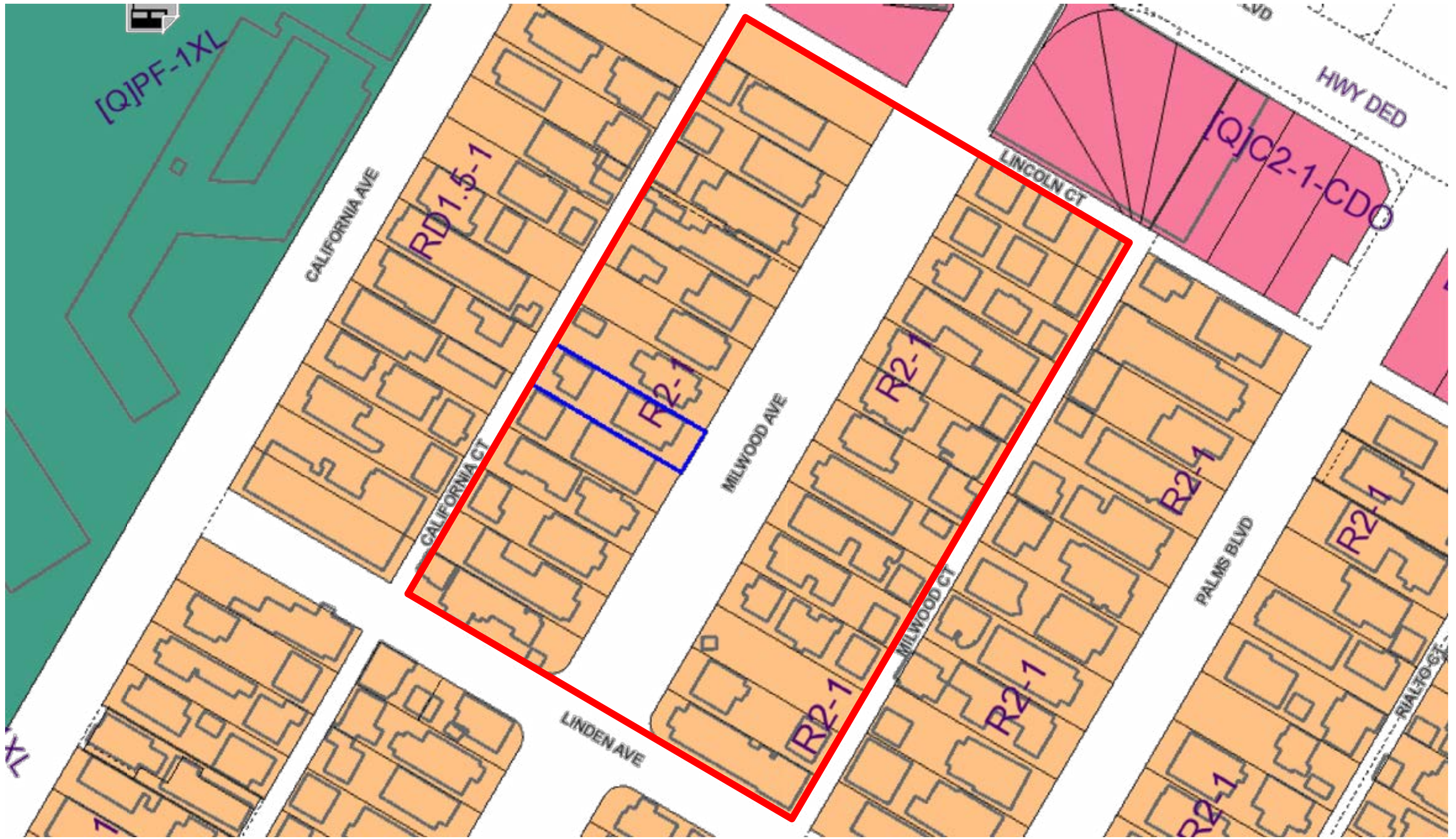
SW ELEVATION

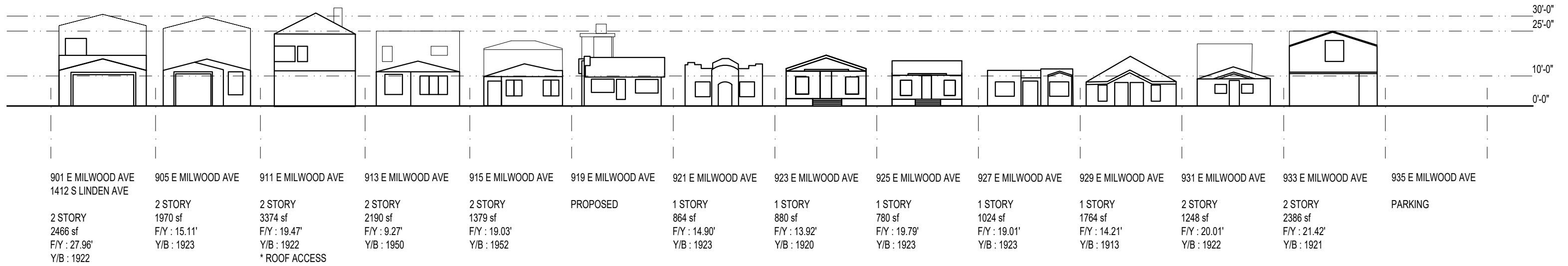




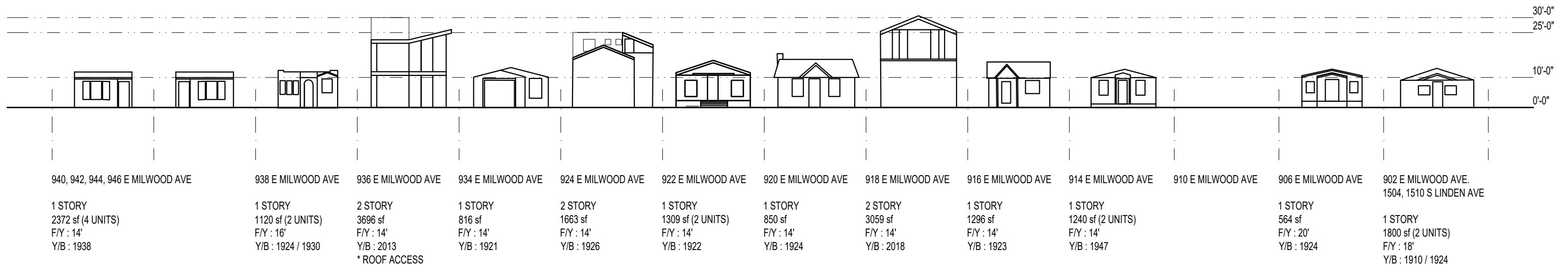
- (1) TOTAL EXTENSIONS TO SINGLE FAMILY DWELLING LV1 235 SF
- (2) TOTAL EXISTING REC ROOM WITH MEZZANINE 415 SF
- (3) TOTAL ROOFDECK COVERED BY PERGOLA LEVEL 2 175 SF







MILWOOD AVE NW ELEVATION



MILWOOD AVE SE ELEVATION