

1 PLOT PLAN  
Scale: 1/8" = 1'-0"

Project:  
**3705 ESPLANADE**

Legal Description:  
3705 ESPLANADE, 3707 ESPLANADE  
LOS ANGELES, CA 90292

PIN#: 103-5A147 185  
TRACT: SILVER STRAND  
MAP REFERENCE: M B 7-86  
BLOCK: 3  
LOT: 2  
MAP SHEET: 103-5A147

APN: 4225008064

Lot Area (ZIMAS): 3841.6 sq.ft

Architect: KeltnerCo Architecture + Design  
c/o Shawn Keltner, Architect Lic.#: C-36976  
3737 AGUILAR ST.  
LOS ANGELES, CA 90065  
213.249.1592

Information:

(E) BUILDING HEIGHT	28'-7"
(N) BUILDING HEIGHT	37'-8"
(E) FLOOR AREA SINGLE FAMILY HOME (ZIMAS):	4,215.0 SQ.FT.
(N) ADDITION (BEDROOM + OFFICE)	915.6 SQ.FT.
<b>TOTAL RFA:</b>	<b>5,130.3 SQ.FT.</b>

Scope:  
ADDITION OF 38'-0" X 28'-9" 3RD STORY ADDITION AND 37'-2" X 24'-0" ROOF DECK TO A TWO STORY SINGLE FAMILY HOME. ADDITION OF AN ELEVATOR TO SERVICE ALL THREE FLOORS.

EXISTING SFR IS SPRINKLERED. EXTEND SYSTEM TO ALL NEW AREAS.

Owner:  
DEBORA GREGORY  
3705 ESPLANADE  
LOS ANGELES, CA 90292

Geology:  
N/A

Structural Engineer:  
GORDON L. POLON STRUCTURAL ENGINEERING  
1718 22ND ST.  
SANTA MONICA, CA 90404  
310-998-5611

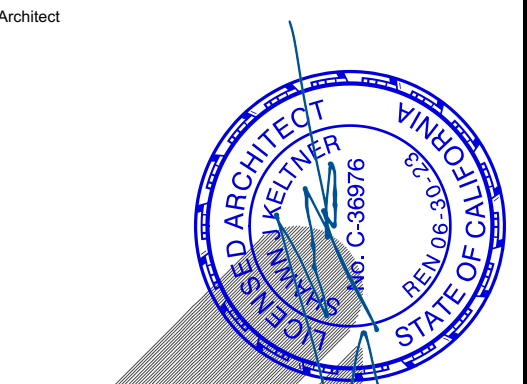
Civil Engineer:  
NA

Information: Zoning: RW2-1  
Year Built: 2002  
(E) Building Area: 4,215.0 SF (ZIMAS)  
Use: R3

Applicable Codes:  
2020 LABC, 2020 LARC, 2020 LAMC, 2020 LAPC, 2014 LAEC, 2020 LAGBC & 2019 Energy Standards

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**KELTNERCO**  
KeltnerCo Architecture + Design  
3737 Aguilas St.  
Los Angeles, CA 90065  
213-309-0121

Project Title:  
**GREGORY RESIDENCE**  
3705 ESPLANADE CT.  
LOS ANGELES, CA 90292

Owner:  
**DEBORA GREGORY**  
3705 ESPLANADE CT.  
LOS ANGELES, CA 90292

Consultant:  
**GORDON L. POLON**  
**STRUCTURAL ENGINEERING**  
1718 22ND ST.  
SANTA MONICA, CA 90404  
310-998-5611

NOT FOR CONSTRUCTION - 11/21/21

REV.	DATE	DESCRIPTION
A	5/3/22	Side yard setbacks.
C	11/20/21	DEPT. OF CITY PLANNING: VENICE UNIT COASTAL DEVELOPMENT PERMIT APP.
B	10/11/21	FORO STRUCTURAL
A	5/26/21	10%DD PLANS FOR COST
NO.	DATE	ISSUE NOTE

Project Manager <b>S. Keltner</b>	Drawn By
Date 10/1/2020	Reviewed By
Project ID 132	

Sheet Title  
**TITLE SHEET**

Sheet No.  
**A00**