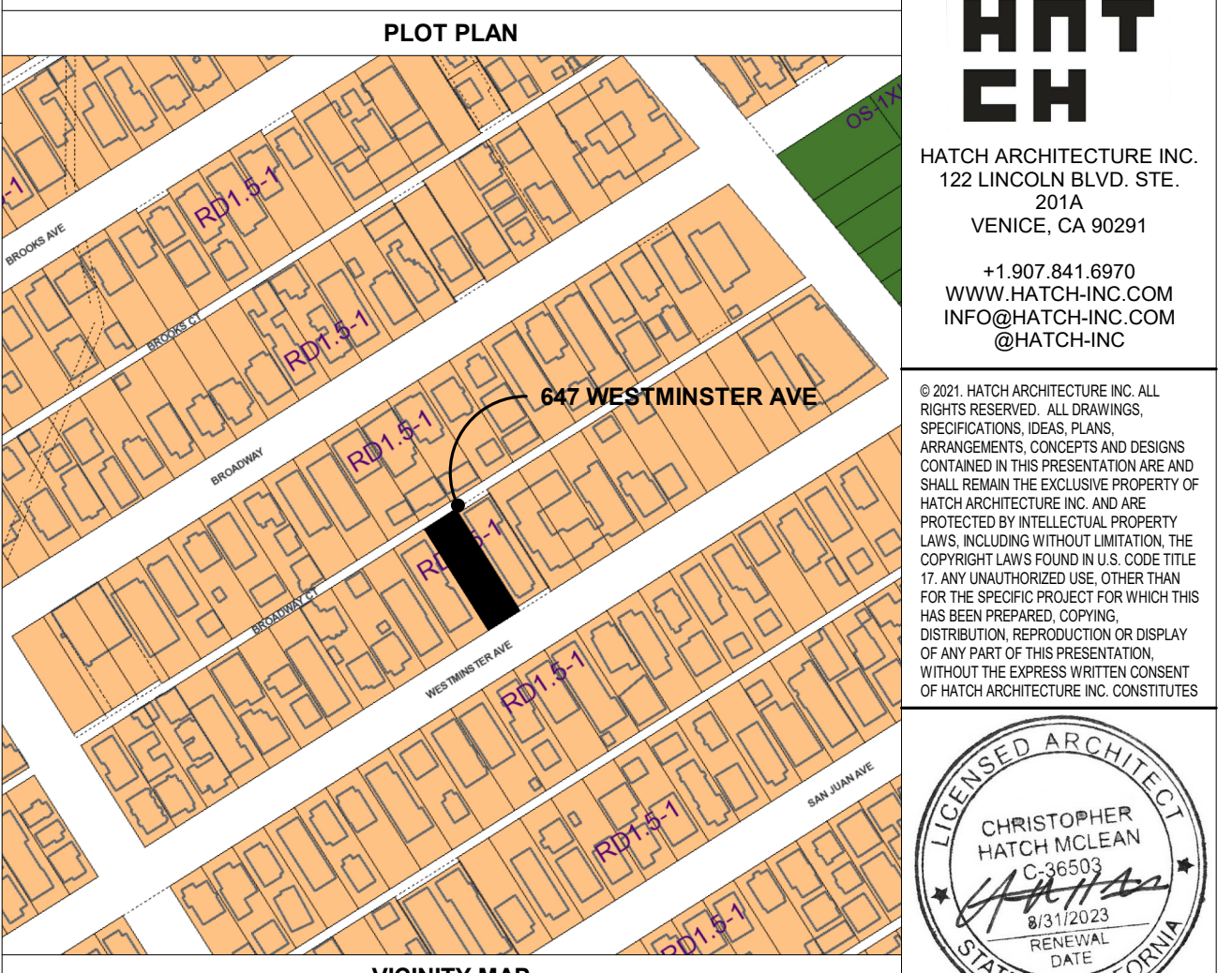


PLOT INFORMATION		PROJECT DIRECTORY
Site Address:	- 647 Westminister Ave. Venice, CA 90291	<b>OWNER:</b> Devin Ashburn & Madison Shaffer 647 Westminister Ave., Venice, CA 90291 devinashburn@gmail.com madison@madison.com +1 310 614 4152  <b>ARCHITECT:</b> Christopher Hatch McLean HATCH ARCHITECTURE INC. 122 Lincoln Blvd. Venice, CA 90291 christopher@hatch-inc.com 907-841-6970  <b>STRUCTURAL ENGINEER:</b> Kurt Fischer Structural Engineering
Zoning:	- RD1 5-1	
APN #:	- 4239019028	
Legal Description:	- Gillette's Regent Square Lot 20 Bk E	
Lot Areas:	- 5,209.9 SF	
Existing Building Area:	- 2,012 SF; 2 Story, Year Built: 2001	
Proposed Building Area:	- 902 SF ADU + 816 SF Garage	
Existing Use:	- Residential	
Bedrooms / Bathrooms:	- 2 Bedrooms / 2 Bathrooms	
Type of Construction:	- V-B	
Occupancy Group:	- R3/U	
Allowable building height:	- Varied Roof - 30'-0" Based from Westminister CL	
Proposed building height:	- Varied Roof - 30'-0" Based from Westminister CL	
F.Y. Setback:	- 15'-0"	
R.Y. Setback:	- 4'-0"	
S.Y. Setback:	- S.Y. Setback: 10% of Lot Width = 4ft	
Parking:	- 3 Stalls existing parking to remain undisturbed. - Located within 1/2 mile of Transit Stop - no additional parking required	
Specific Plan	- Venice Coastal Zone, Subarea: Oakwood	



CONCEPTUAL DESIGN

ISSUE DATE  
JULY 5, 2022

NO.	DATE	DESCRIPTION

COASTAL DEVELOPMENT PERMIT DRAWINGS

**A1.0**

647 Westminister Ave ADU

647 Westminister Ave. Venice, CA 90291