

SUMMARY	
PROJECT ADDRESS	1740 PENMAR AVE. VENICE, CA 90291
TRACT	DURLEY PARK
BLOCK	NONE
LOT	101
ARB #	2
ASSESSOR PARCEL NUMBERS:	4244026001
LOT AREA	6,931 SQ. FT.
NET LOT AREA (LOT AREA - DEDICATIONS)	5,934 SQ.FT.
LOT COVERAGE	3237.7 SQ. FT.
FLOOR AREA:	6,201 SQ. FT.
TOTAL PROJECT SIZE:	7,092 SQ. FT.
PARKING TOTAL	4
MAX HEIGHT	30'
NUMBER OF SINGLE FAMILY DWELLINGS:	2

MAX HEIGHT PROVIDED VS. REQUIRED		
PROVIDED	REQUIRED	
BUILDING A: 30' MAX HEIGHT	30' MAX HEIGHT	
BUILDING B: 30' MAX HEIGHT	30' MAX HEIGHT	

LOT 1 FLOOR AREA ALLOWED VS. PROVIDED			
PROVIDED	ALLOWED		
BUILDING A: 3,325 S.F.	F.A.R. CALC 3:1 BUILDABLE LOT AREA: 1,307.4 S.F. (3)1,307.4 S.F. = 3,922.2 S.F.		
TOTAL: 3,325 S.F.	TOTAL: 3,922.2 S.F.		

RESIDENTIAL BREAKDOWN: SQUARE FEET PER SINGLE FAMILY DWELLING				
BUILDING	NUMBER OF BEDROOMS	GARAGE S.F.	FLOOR S.F.	TOTAL S.F.
A	4 BED/3.5 BATH	424 S.F.	2,901 S.F.	3,325 S.F.
B	4 BED/3.5 BATH	467 S.F.	3,300	3,767 S.F.

PARKING PROVIDED VS. REQUIRED			
PROVIDED	REQUIRED		
BUILDING A: 2	2 SINGLE FAMILY DWELLING: 4		
BUILDING B: 2			
TOTAL: 4	TOTAL: 4		

LOT 2 FLOOR AREA ALLOWED VS. PROVIDED			
PROVIDED	ALLOWED		
BUILDING B: 3,767 S.F.	F.A.R. CALC 3:1 BUILDABLE LOT AREA: 1508.4 S.F. (3)1508.4 S.F. = 4,525.2 S.F.		
TOTAL: 3,767 S.F.	TOTAL: 4,525.2 S.F.		

RESIDENTIAL LOT BREAKDOWN: NET LOT AREA	
LOT	TOTAL S.F.
1	2,897 S.F.
2	3,037 S.F.
TOTAL	5,934 S.F.

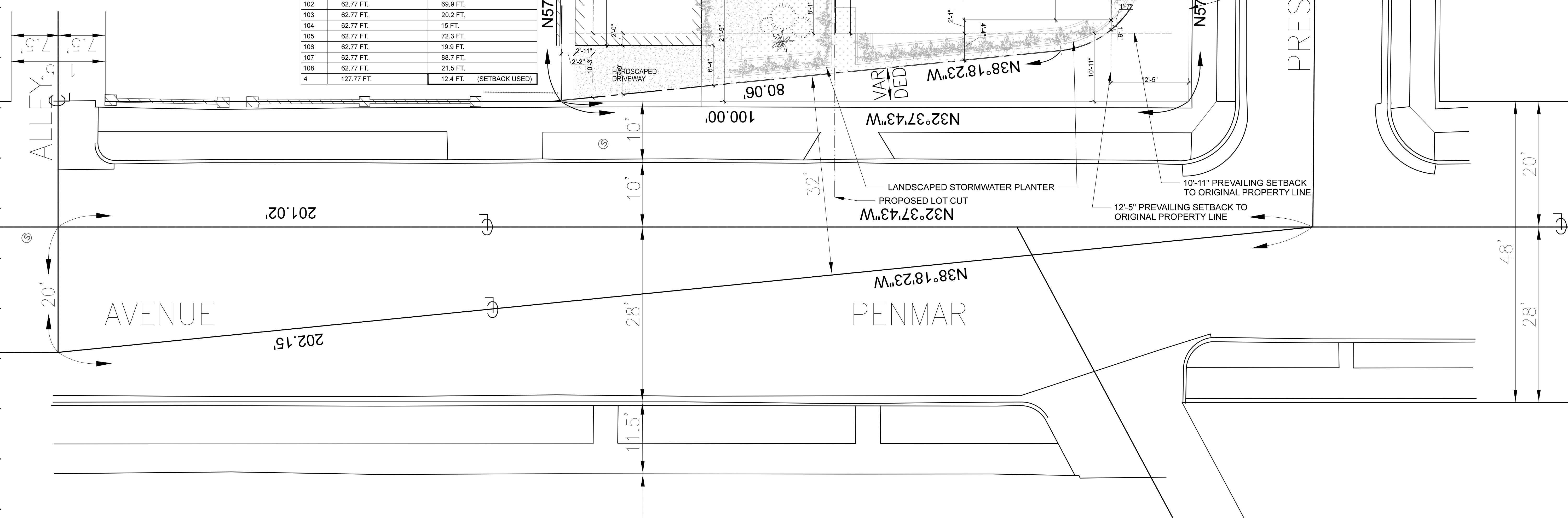
OPEN SPACE PROVIDED VS. REQUIRED			
PROVIDED	REQUIRED		
LOT 1: BUILDING A: 205.7 S.F.	LOT 1: BUILDING A: 175 S.F.		
LOT 2: BUILDING B: 176.3 S.F.	LOT 2: BUILDING B: 175 S.F.		
TOTAL: 382 S.F.	TOTAL: 350 S.F.		

SETBACKS - LOT 1			
YARD	PROVIDED	REQUIRED	PERMITTED
FRONT (SOUTHERLY)	6'4" - 7'9"	15'0"	PREVAILING (SHOWN ON PLAN)
SIDE (EASTERLY)	2'2"	5'0"	5'0"
SIDE (WESTERLY)	0'0"	5'0"	0'0"
REAR (NORTHERLY)	5'0"	15'0"	5'0"

PREVAILING FRONT YARD SETBACK MATRIX-PENMAR AVE.			
LOT #	ARB	LOT FRONTAGE	EXISTING SETBACK
101	1	73.5 FT.	13.5 FT.
150	3	60 FT.	10.9 FT.
150	2	60 FT.	10.9 FT. (SETBACK USED)
150	3	52 FT.	22.25 FT.

SETBACKS - LOT 2			
YARD	PROVIDED	REQUIRED	PERMITTED
FRONT (EASTERLY)	1'7" - 5'7"	15'0"	PREVAILING (SHOWN ON PLAN)
SIDE (NORTHERLY)	5'0"	5'0"	5'0"
SIDE (SOUTHERLY)	1'8" - 4'4"	5'0"	PREVAILING (SHOWN ON PLAN)
REAR (WESTERLY)	5'0"	15'0"	0'0"

PREVAILING FRONT YARD SETBACK MATRIX-PRESTON WAY		
LOT #	LOT FRONTAGE	EXISTING SETBACK
102	62.77 FT.	69.9 FT.
103	62.77 FT.	20.2 FT.
104	62.77 FT.	15 FT.
105	62.77 FT.	72.3 FT.
106	62.77 FT.	19.9 FT.
107	62.77 FT.	88.7 FT.
108	62.77 FT.	21.5 FT.
4	127.77 FT.	12.4 FT. (SETBACK USED)



REVISIONS	

breakformdesign
 BREAKFORM DESIGN
 109 Eucalyptus Drive, El Segundo, CA 90245
 Office: 310.322.7700 Fax: 310.356.3841

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SITE PLAN	
DRAWN	PNK
CHECKED	RD
DATE	02/11/2014
SCALE	SEE DRAWING
JOB #	13070

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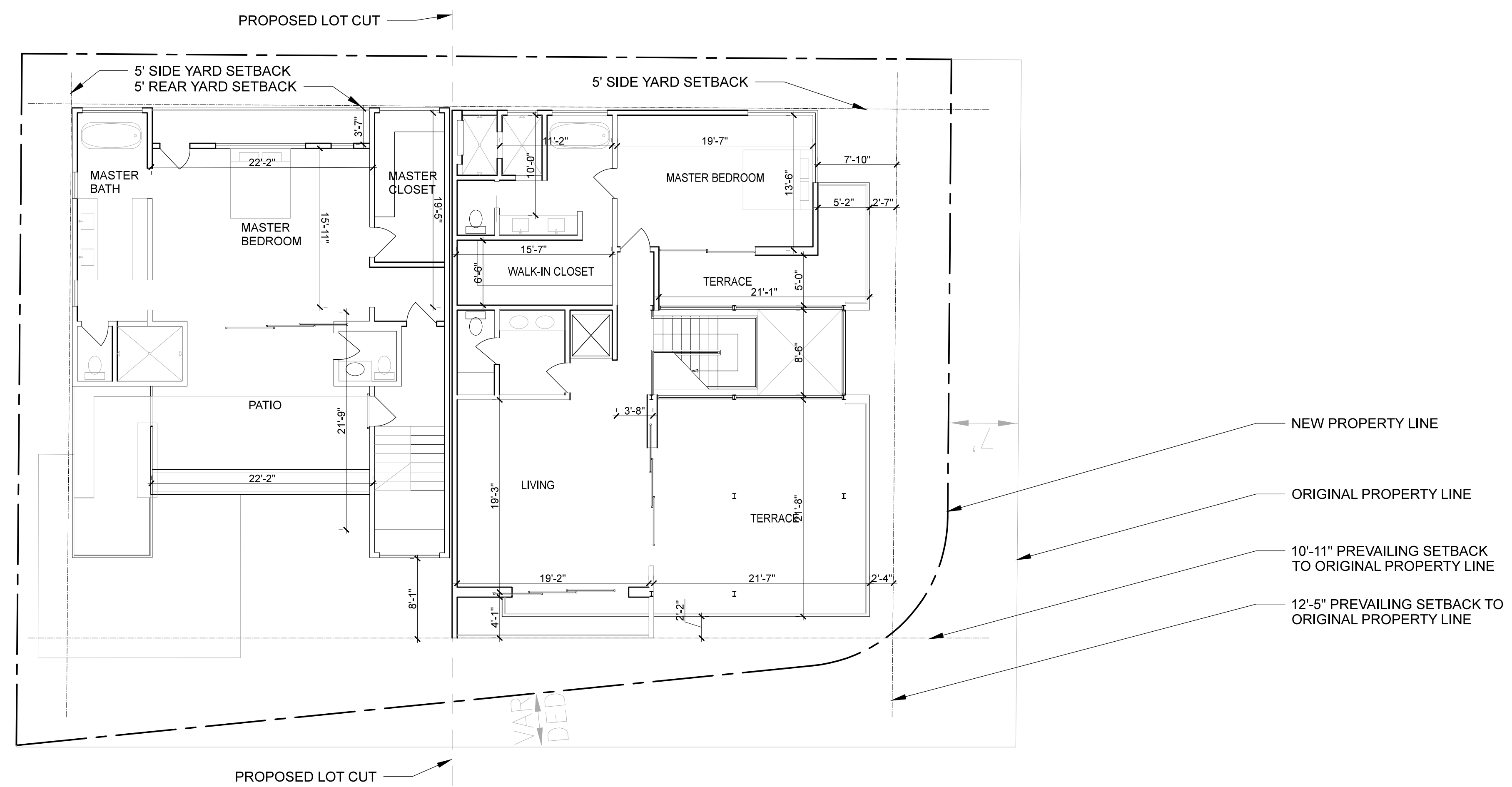
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FLOOR PLANS

DRAWN	PNK
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THIRD FLOOR AREA: BUILDING A = 785 S.F.
 BUILDING B = 1,204 S.F.

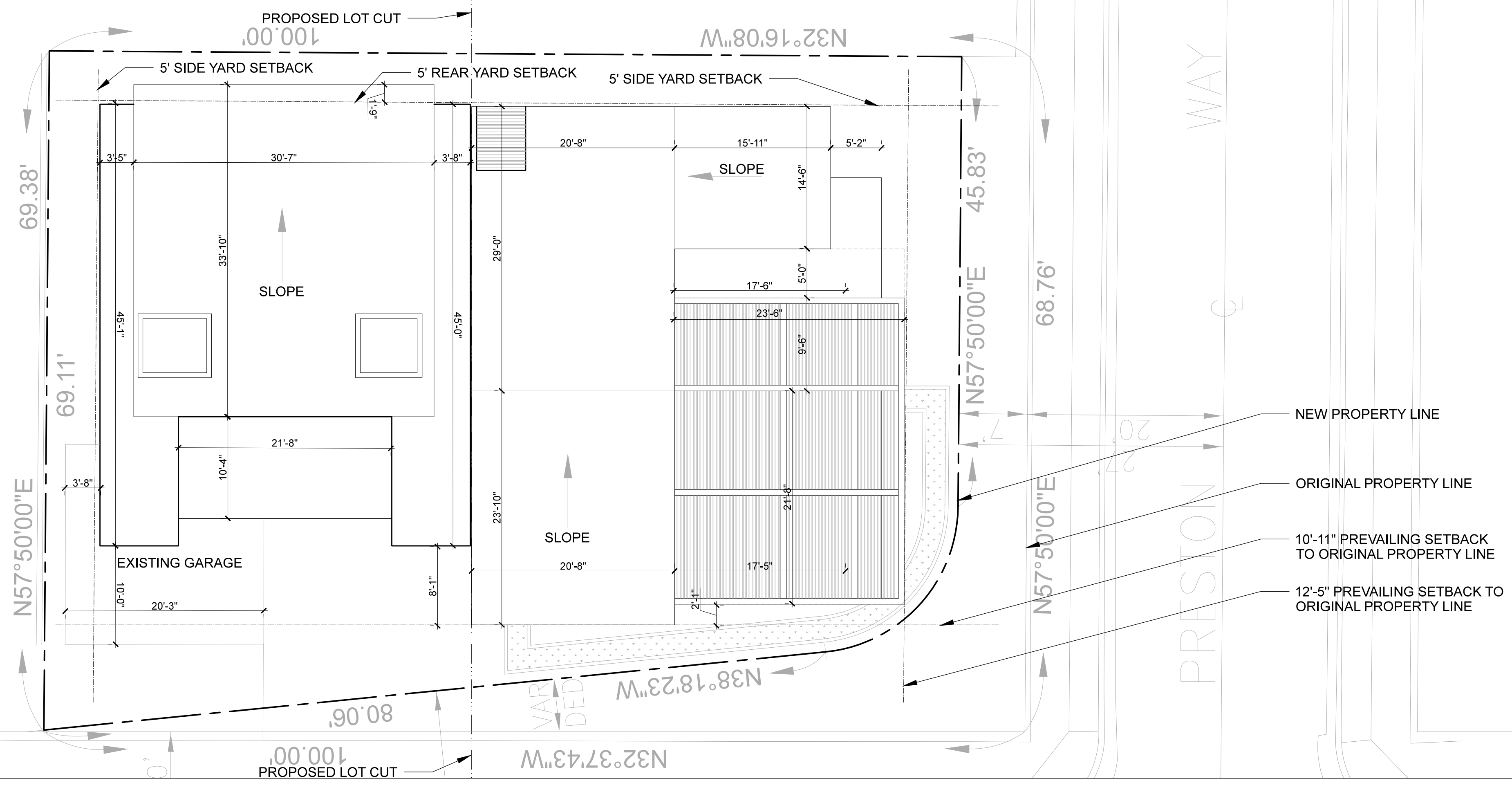


- NEW PROPERTY LINE
- ORIGINAL PROPERTY LINE
- 10'-11" PREVAILING SETBACK TO ORIGINAL PROPERTY LINE
- 12'-5" PREVAILING SETBACK TO ORIGINAL PROPERTY LINE

1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

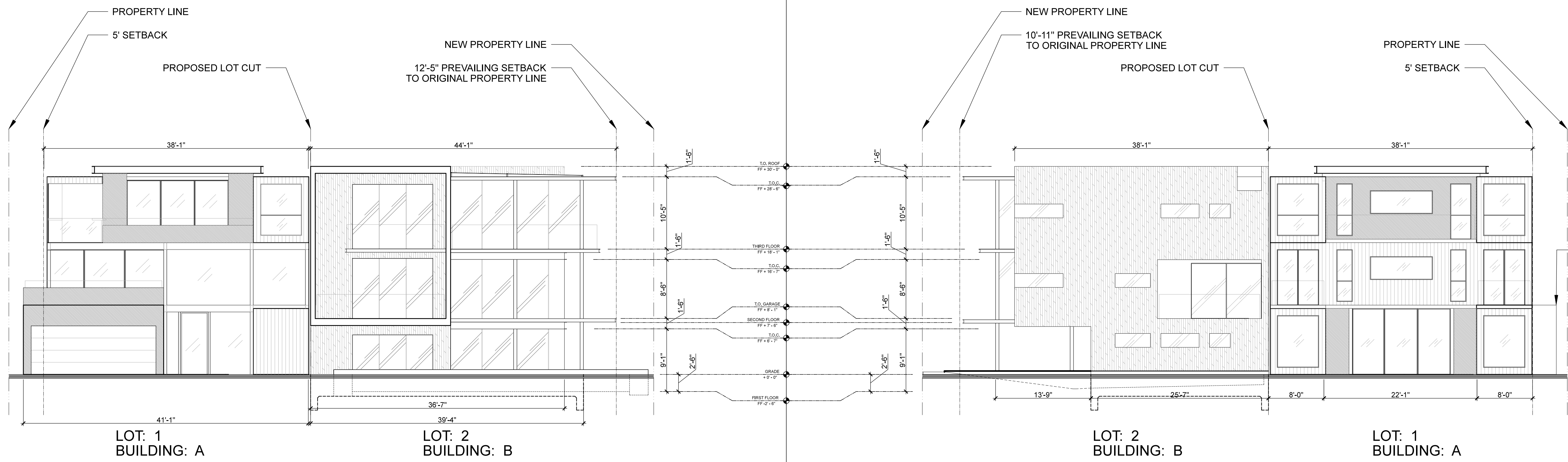
TOTAL FLOOR AREA: BUILDING A = 3,325 S.F.
 BUILDING B = 3,767 S.F.



- NEW PROPERTY LINE
- ORIGINAL PROPERTY LINE
- 10'-11" PREVAILING SETBACK TO ORIGINAL PROPERTY LINE
- 12'-5" PREVAILING SETBACK TO ORIGINAL PROPERTY LINE

2 ROOF PLAN

SCALE: 1/8" = 1'-0"

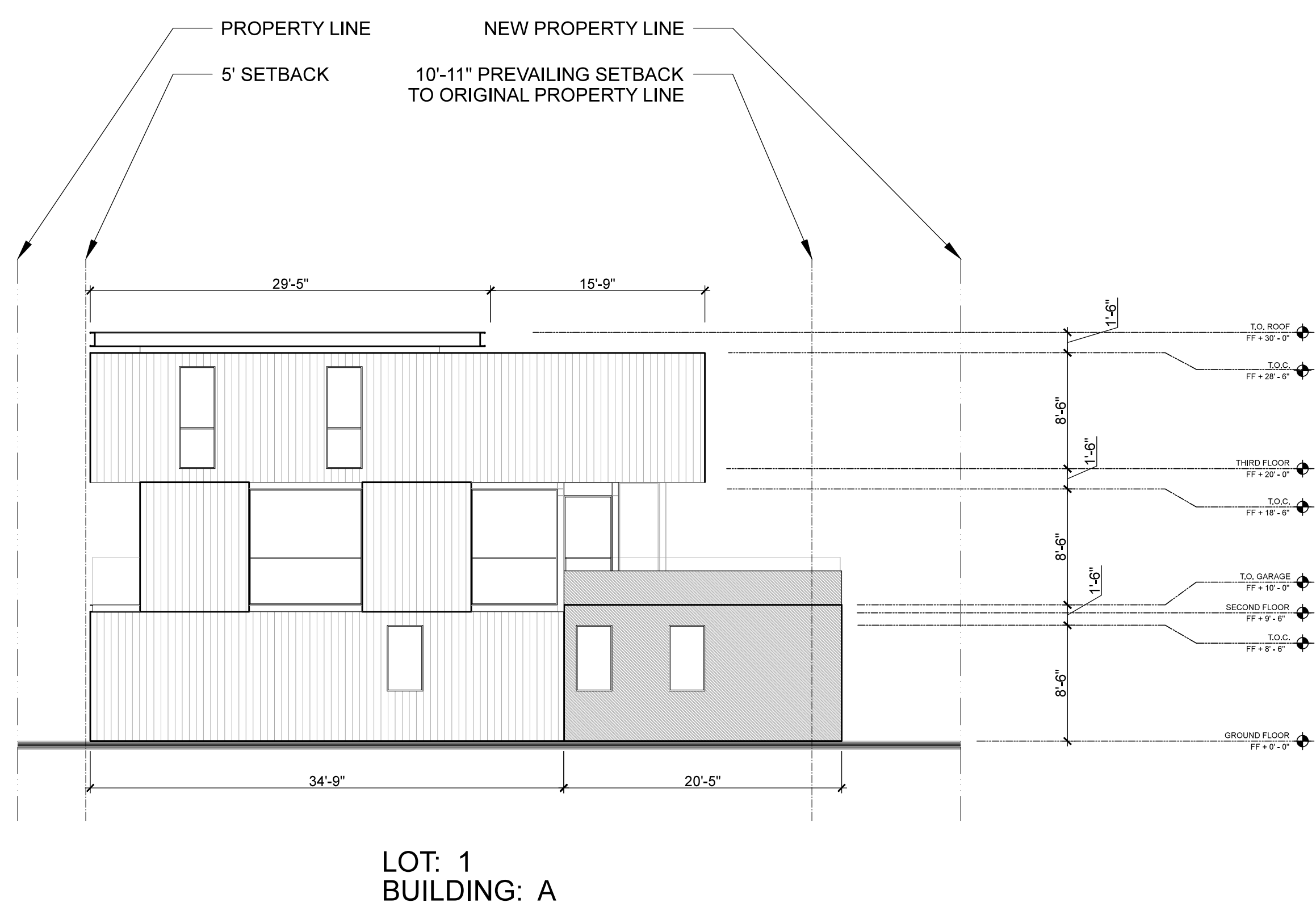


1 SOUTHERLY ELEVATION

SCALE: 1/8" = 1'-0"

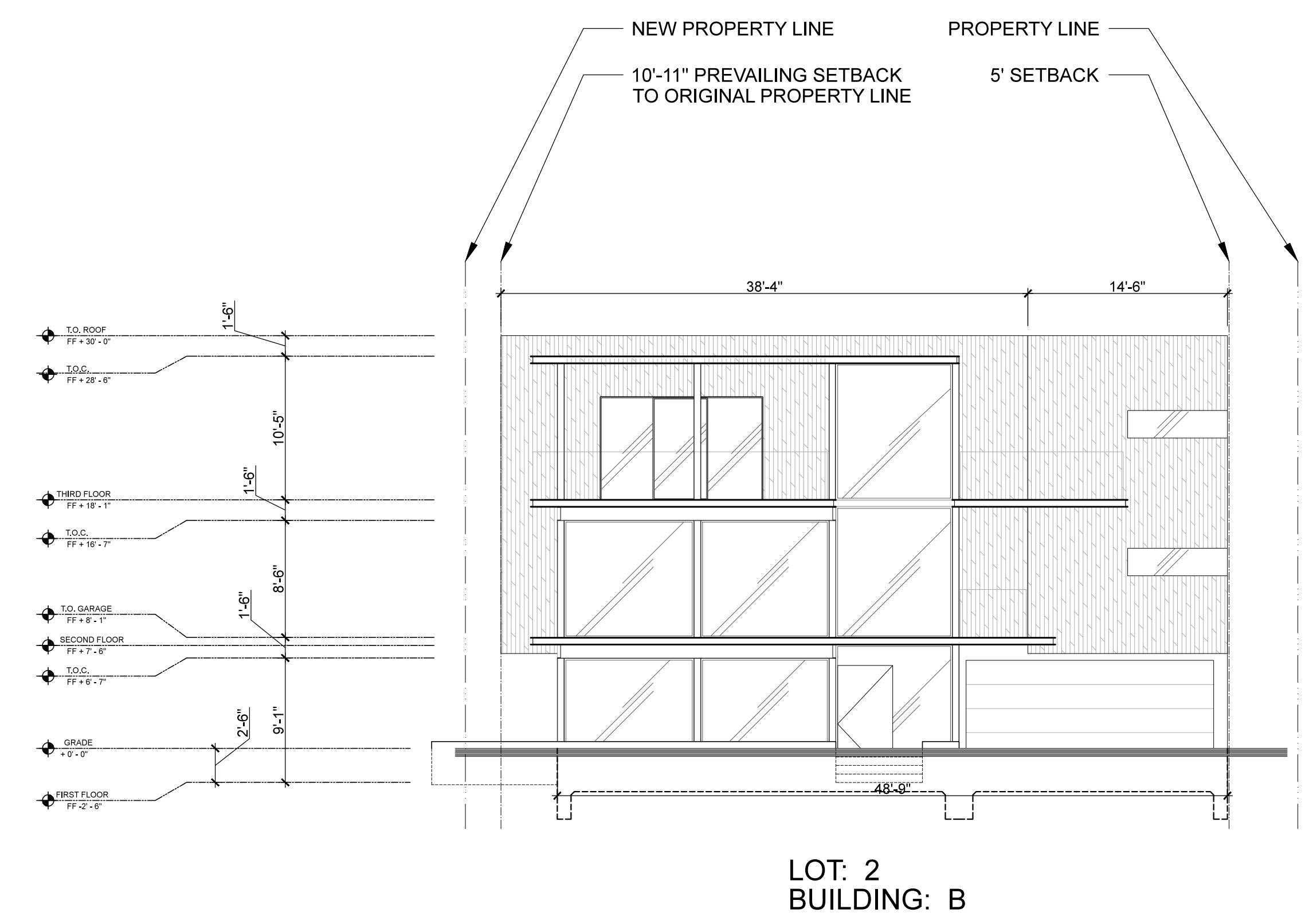
2 NORTHERLY ELEVATION

SCALE: 1/8" = 1'-0"



3 WESTERLY ELEVATION

SCALE: 1/8" = 1'-0"



4 EASTERLY ELEVATION

SCALE: 1/8" = 1'-0"

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ELEVATIONS

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EXISTING GARAGE TO BE INCORPORATED INTO PROPOSED DESIGN:

THE EXISTING GARAGE IS IN GOOD SHAPE AND CONTAINS ELEMENTS OF THE ORIGINAL 1950'S POST WAR BUNGALOW BUILDING STYLE. IN AN EFFORT TO CREATE THE MOST SUSTAINABLE PRODUCT, AND TO TIE THE PROJECT WITH ELEMENTS OF THE EXISTING NEIGHBORHOOD, THE EXISTING GARAGE WILL BE INCORPORATED INTO THE PROPOSED DESIGN.

- DECREASE CONSTRUCTION WASTE
- BUILD IN A SUSTAINABLE WAY BY UTILIZING EXISTING MATERIALS
- PRESERVE ELEMENTS OF THE ORIGINAL NEIGHBORHOOD
- COMBINE NEW CONSTRUCTION WITH OLD TO CREATE A MORE INTERESTING TRANSITION



1 VIEW FROM WEST (PENMAR AVE.)



2 VIEW FROM SOUTHWEST (PENMAR & PRESTON)



3 VIEW FROM SOUTH (PRESTON WAY)



4 VIEW FROM SOUTHEAST (PRESTON WAY)

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RENDERINGS

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01 SITE IMAGE



02 SITE IMAGE



03 SITE IMAGE



04 SITE IMAGE

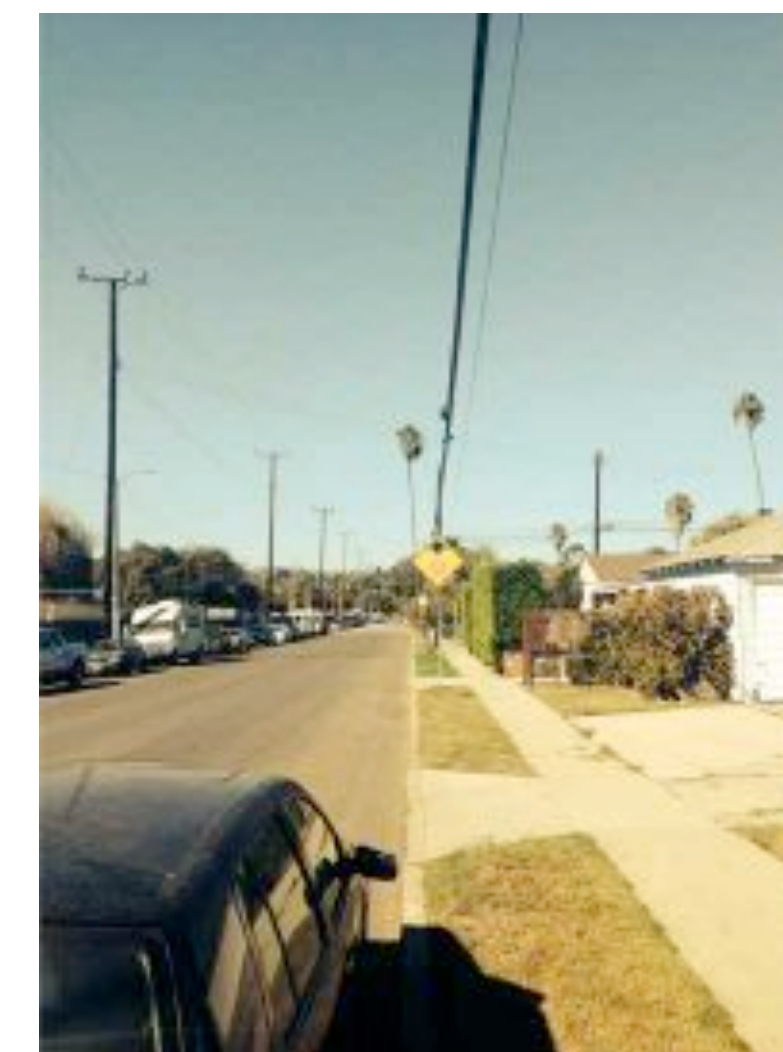


05 SITE IMAGE



24 SITE IMAGE KEY PLAN

SCALE: NOT TO SCALE



06 SITE IMAGE



07 SITE IMAGE



08 SITE IMAGE



09 SITE IMAGE

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SITE IMAGES

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