

REVISIONS	BY
04-29-2021	

**BUILDING DATA**

CONSTRUCTION TYPE: TYPE V-B  
 OCCUPANCY: R3 + U  
 ZONE: R2-1  
 APN: 4237011011  
 LEGAL DISCRPTION: 12  
 LOT: -  
 BLK.: -  
 TRACT: VENICE OF AMERICA EXTENSION  
 DISTRICT MAP B: MB 7-140

**SUMMARY OF AREA :**

LOT AREA: 4200.2 S.F.  
 EXISTING RES. FLOOR AREA : 1112.0 S.F.  
 EXISTING DETACHED REC.ROOM AREA TO BE CONVERTED TO ADU: 460 S.F.

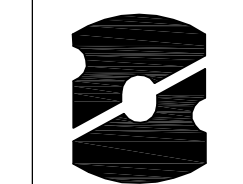
EXISTING BUILDING HEIGHT 11'-2"  
 PROPOSED BUILDING HEIGHT 11'-2"  
 EXISTING COVERED PARKING TO REMAIN 1  
 NEW OPEN PARKING FOR ADU 1

**SHEET INDEX**

- A-1 SHEET INDEX, BUILDING DATA, SITE PLAN, PROPOSEDFLOOR PLAN, ROOF PLAN
- A-2 SECTION, EXT. ELEVATIONS, EXISTING FOUNDATION PLAN, EXISTING ROOF FRAMING PLAN
- G-1 GREEN NOTES
- EN-1 TITLE 24
- EN-2 TITLE 24

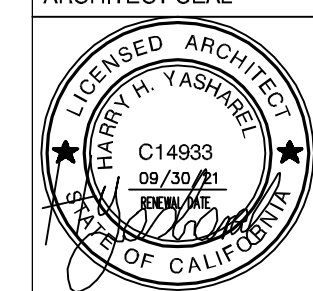
ADU= ACCESSORY DWELLING UNIT

**Creative Architectural Design, Inc.**  
 ARCHITECTURE, PLANNING, INTERIORS  
 H. YASHAREL, ARCHITECT/PRESIDENT  
 4524 WHITE OAK PL. ENCINO, CA. 91316  
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**PROJECT : PROPOSED ADU**  
**CLIENT : MS. M. GUADIANA**  
**LOCATION : 709 E. CRESTMOORE PL. VENICE, CA. 90291**

ARCHITECT SEAL



Date Aug. 2020

Scale AS NOTED

Drawn

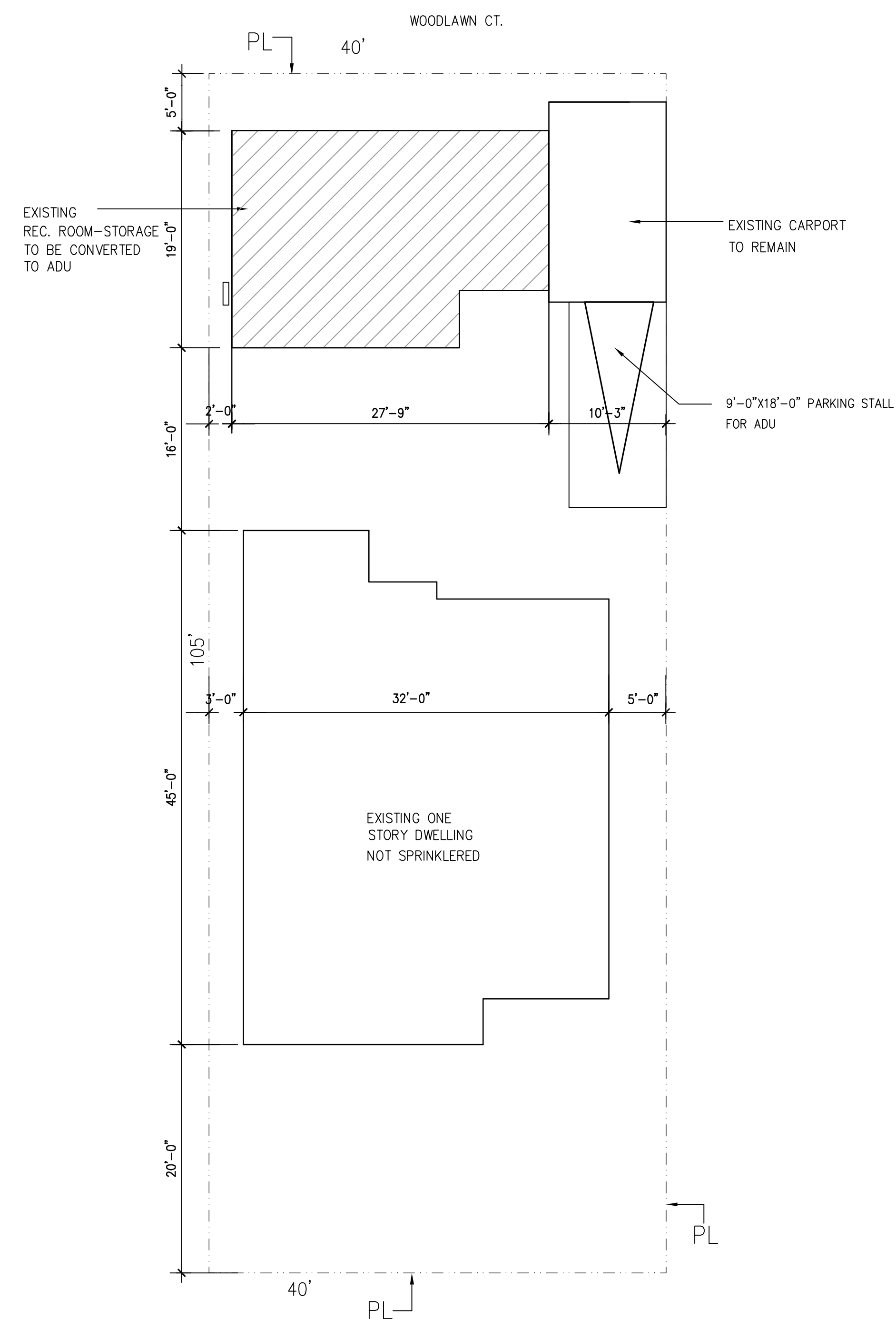
Job 2005

Sheet

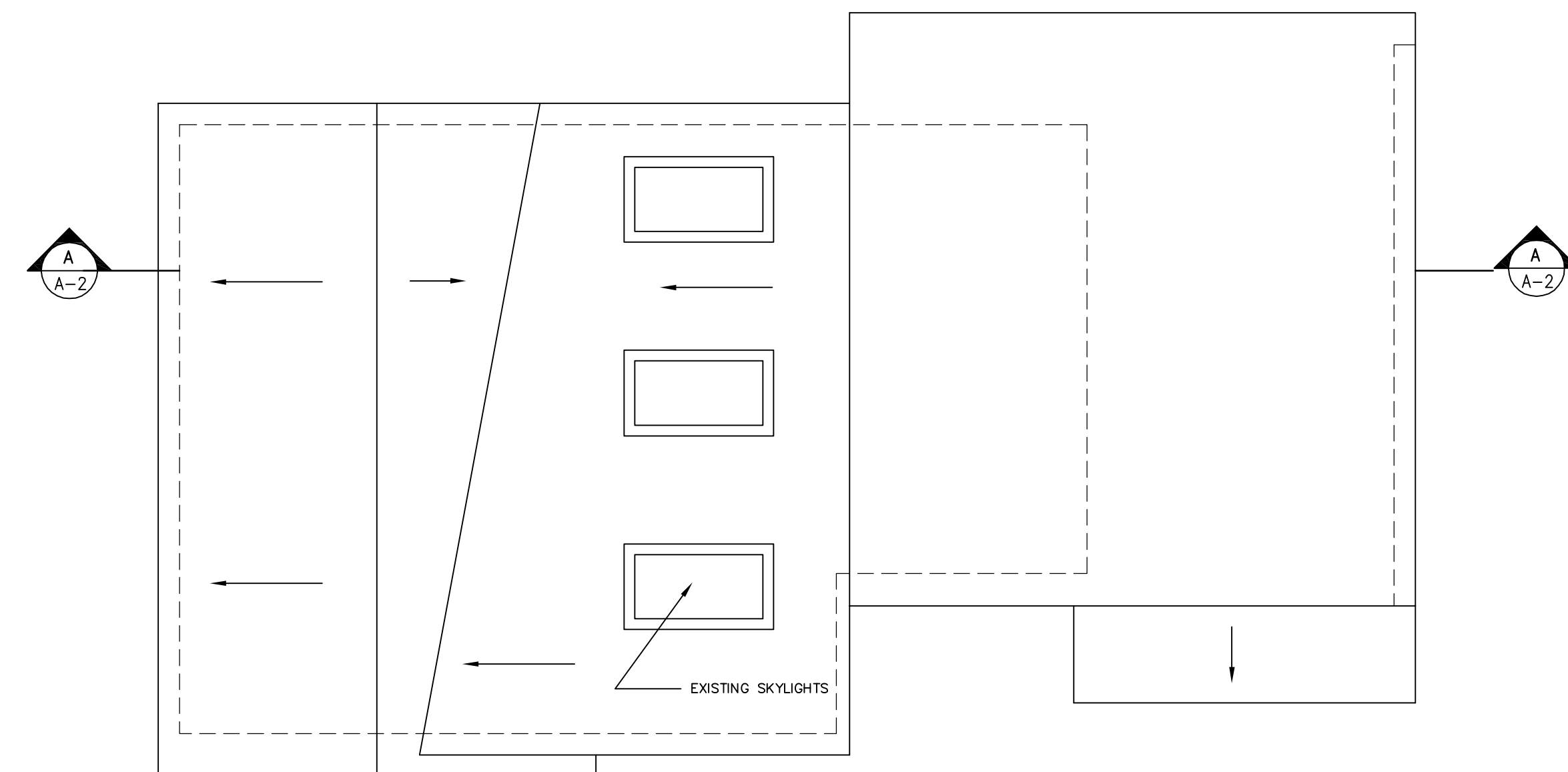
A-1

Of Sheet

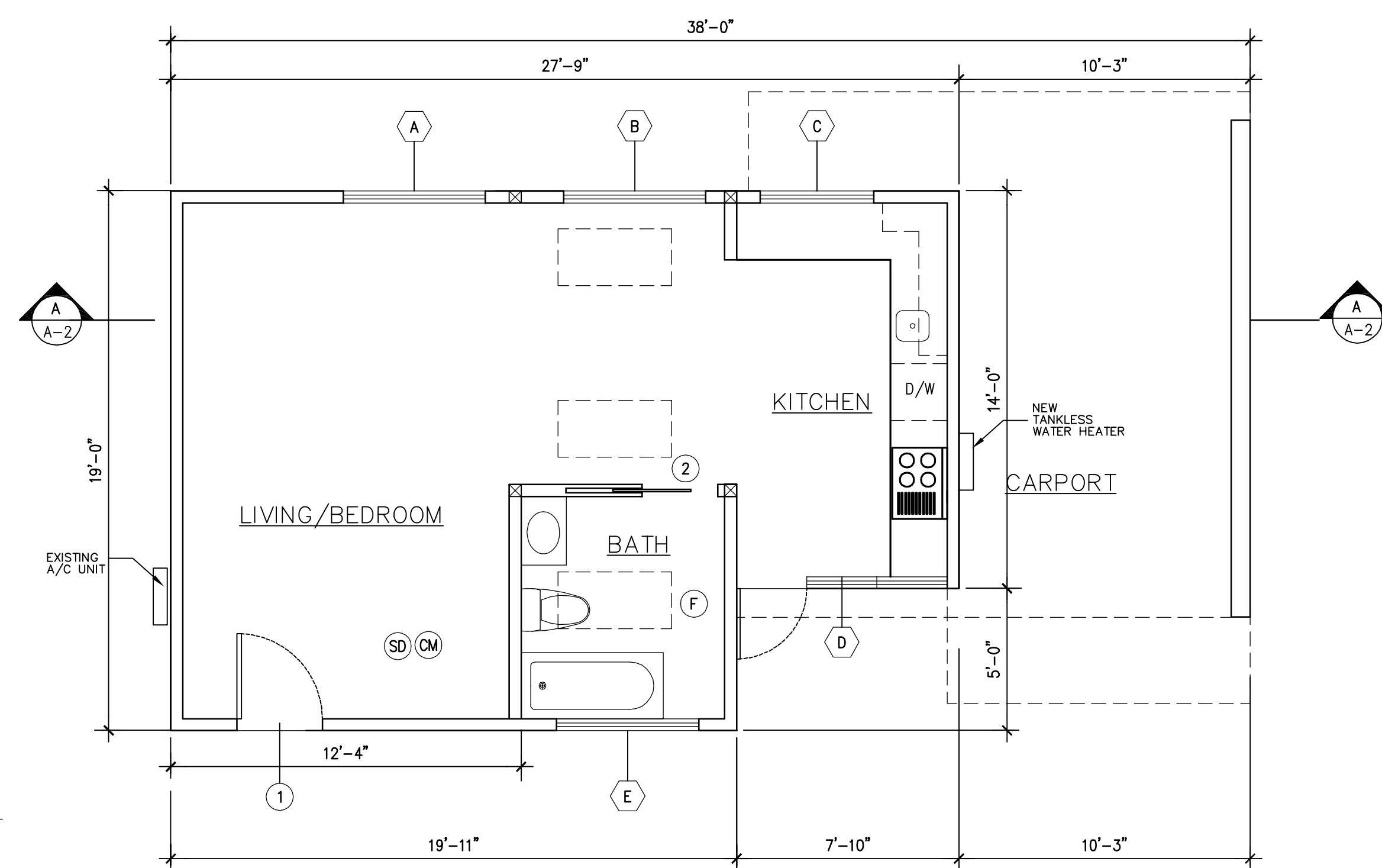
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**SITE PLAN**  
 SCALE: 1/8"=1'-0"



**EXISTING ROOF PLAN (NO CHANGE)**  
 SCALE: 1/4"=1'-0"



**PROPOSED FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**LEGEND AND NOTES:**

- EXISTING STUD WALLS TO REMAIN  
ADD (R-15) INSULATION AT ALL EXTERIOR WALLS
- (F) FAN AT BATHROOM, PROVIDING 5 COMPLETE AIR CHANGES
- (SD) APPROVED SMOKE DETECTORS (120 VOLTS HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTION).
- (CM) APPROVED CARBON MONOXIDE ALARM

**SCOPE OF WORK:**

CONVERSION OF EXISTING DETACHED REC. ROOM AND STORAGE TO AN ADU. NO NEW HEIGHT AND FLOOR AREAS PROPOSED.

- 1-PROVIDE APPROVED SMOKE DETECTORS RECEIVING THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING (IN NEW CONSTRUCTION AREA) & SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL- IN EACH SLEEPING ROOM AND HALLWAY OF AREA GIVING ACCESS TO SLEEPING ROOMS.
- 2 NEWLY INSTALLED BATHROOM EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- 3 NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HMDITY CONTROL