



01 BLOCK MAP  
SCALE: NONE



02 NEIGHBORHOOD MAP  
SCALE: NONE

**PROJECT INFORMATION**

**PROJECT SUMMARY:**  
EXISTING GARAGE, DETACHED ADU PER LAMC 12.22 A.33 (c)-(d) WITH ROOF ACCESS AND WOODEN ROOF DECKING.  
CHANGE ROOF RAFTER FRAMING.

**OWNER:**  
LAUREN SIEGEL  
1028 PLEASANT VIEW AVENUE  
VENICE, CALIFORNIA

**PROJECT ADDRESS:**  
1028 1/2 PLEASANT VIEW AVENUE  
VENICE, CALIFORNIA

POLYGON IDENTIFICATION NUMBER: 106-5A145 154  
LOT AREA: 4636 SQUARE FEET  
THOMAS BROTHERS GRID: PAGE 671 - GRID J5  
ASSESSOR PARCEL NUMBER: 4239-016-006  
TRACT: VENICE CREST TRACT  
MAP REFERENCE: MB 7-111  
BLOCK: NONE  
LOT: 36  
ARB (LOT CUT REFERENCE): NONE  
MAP SHEET: 108B145, 111B145  
COMMUNITY PLAN AREA: VENICE  
AREA PLANNING COMMISSION: WEST LOS ANGELES  
NEIGHBORHOOD COUNCIL: VENICE  
COUNCIL DISTRICT: CD-11 - TRACI PARK  
CENSUS TRACT NUMBER: 2732.00  
LADBS DISTRICT OFFICE: WEST LOS ANGELES

**ZONING:** RD1.5-1  
**APPLICABLE ZONING INFORMATION:** ZI-2406 Director's Interpretation of Venice Specific Plan and Small Lot Subdivision Ordinance, ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor, ZI-2273 Specific Plan: Venice Coastal Zone  
**GENERAL PLAN LAND USE:** LOW MEDIUM II RESIDENTIAL  
**HILLSIDE AREA:** NO  
**SPECIFIC PLAN AREA:** LOS ANGELES COASTAL TRANSPORTATION CORRIDOR, VENICE COASTAL ZONE  
**HISTORIC PRESERVATION REVIEW:** NO  
**COMMUNITY DESIGN OVERLAY:** NONE  
**COMMUNITY PLAN IMPLEMENTATION OVERLAY:** NONE  
**AFFORDABLE HOUSING LINKAGE FEE (RESIDENTIAL MARKET AREA):** HIGH  
**(NON-RESIDENTIAL MARKET AREA):** HIGH  
**TRANSIT ORIENTED COMMUNITIES:** NOT ELIGIBLE  
**CENTRAL CITY PARKING:** NO  
**DOWNTOWN PARKING:** NO  
**BUILDING LINE:** NONE  
**500 FOOT SCHOOL ZONE:** Animo Venice Charter High School, Broadway Elementary (Dual Language Spanish), Broadway Elementary (Dual Language Mandarin), Broadway Elementary  
**500 FOOT PARK ZONE:** Oakwood Recreation Center

**OCCUPANCY:** R-3, U  
**TYPE OF CONSTRUCTION:** V-B (NO CHANGE)  
**FIRE SPRINKLER:** NFPA 13D  
**EXISTING HEIGHT (PER LADBS P/ZC 2023-008):** ONE STORY (20'-0")  
**EXISTING GARAGE AREA:** 917 SQUARE FEET  
**EXISTING GARAGE MEZZANINE:** 306 SQUARE FEET

**EXISTING GARAGE AREA TO REMAIN:** 467 SQUARE FEET  
**NEW ADU AREA:** 916 SQUARE FEET  
**NEW HEIGHT:** TWO STORIES (27'-1") (28'-1" PER LADBS P/ZC 2023-008)  
**WITHIN EXISTING GARAGE STRUCTURE**  
**NO CHANGE IN BUILDING AREA, OR EXTERIOR WALLS**

**PARKING SPACES, EXISTING:** 4  
**PARKING SPACES, NEW:** 2

**APPLICABLE CODE:**  
2023 LOS ANGELES CITY RESIDENTIAL CODE  
2023 LOS ANGELES CITY BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA BUILDING CODE  
2023 LOS ANGELES CITY GREEN BUILDING CODE

**SHEET INDEX**

**GENERAL**

- T0 00 COVER SHEET
- ADMINISTRATIVE INFORMATION
  - T1 01 PREVIOUS PERMIT DOCUMENTS
  - T1 02 BUILDING ENERGY EFFICIENCY STANDARDS
- NOTES and SPECIFICATIONS
  - T2 01 GENERAL NOTES

**SITE**

- PLOT PLANS
  - C2 01 EXISTING and PROPOSED PLOT PLAN
  - C2 03 LOW-IMPACT DEVELOPMENT INFORMATION

**EXISTING**

- EXISTING DRAWINGS
  - E1 00 EXISTING FLOOR PLANS
  - E2 01 EXISTING BUILDING SECTIONS
  - E3 01 EXISTING EXTERIOR ELEVATIONS

**ARCHITECTURAL**

- PLANS
  - A1 00 PROPOSED FLOOR PLANS
- SECTIONS
  - A2 01 PROPOSED BUILDING SECTIONS
- EXTERIOR ELEVATIONS
  - A3 01 PROPOSED EXTERIOR ELEVATIONS - ADU

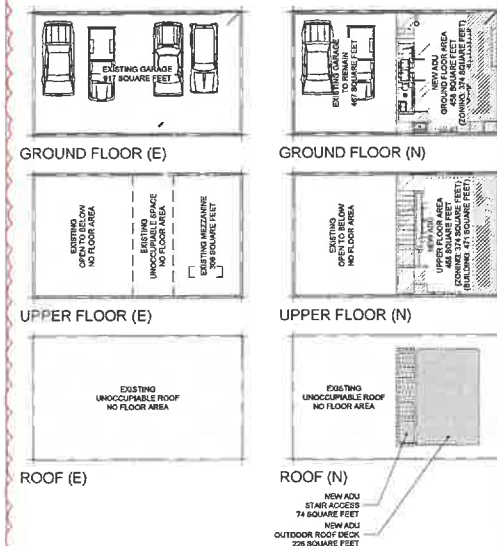
**ENVIRONMENTAL**

- EN-0 TITLE 24 FORMS
- EN-1 TITLE 24 FORMS

**STRUCTURAL**

- STRUCTURAL PLANS
  - S-1 FOUNDATION PLAN & FRAMING PLANS
  - SD-1 DETAILS

**FLOOR AREA DIAGRAMS**



**BUILDING HEIGHT ANALYSIS**

ALL HEIGHTS MEASURED ABOVE MEAN SEA LEVEL (AMSL) UNLESS NOTED OTHERWISE

	HEIGHT
(E)(N) LOW POINT	101.9'
(E)(N) GRADE	102.9'
T/ GARAGE (E)	121.9'
T/ GARAGE and ADU	129.9'
HEIGHT ABOVE GRADE:	27'-1"
HEIGHT PER LADBS P/ZC 2023-008	28'-1"

**FLOOR AREA ANALYSIS**

**BUILDING SUMMARY**

FLOOR AREA:  
ZONING CODE:  
3x BUILDABLE LOT AREA: 11,040 SF

	TOTAL
(E) SFD FLOOR AREA:	1816
(N) SFD FLOOR AREA:	N/A
(E) GARAGE (U):	467
GROUND FLOOR AREA ADU:	374
(E) MEZZANINE (NEWADU):	306
(N) FLOOR AREA ADU:	68
-	-
TOTAL:	3031

\*ZONING:  
EXCLUDES: EXTERIOR WALLS, PARKING, AND STAIRS.

FLOOR AREA:  
SCHOOL DISTRICT\*

	TOTAL
(E) SFD FLOOR AREA:	1816
(N) SFD FLOOR AREA:	N/A
(E) GARAGE (U):	467
GROUND FLOOR AREA ADU:	458
(E) MEZZANINE (NEWADU):	306
(N) FLOOR AREA ADU:	152
* SCHOOL (SUBTRACT)	-1383
TOTAL:	1816

\*SCHOOL DISTRICT:  
INCLUDES: EXTERIOR WALLS  
EXCLUDES: CARPORT, WALKWAY, GARAGE, OVERHANG, PATIO, ENCLOSED PATIO, DETACHED ACCESSORY STRUCTURE, OR SIMILAR AREA.

FLOOR AREA:  
BUILDING CODE (R3-OCCUPANCY)\*

FLOOR	TOTAL
(E) SFD FLOOR AREA:	1816
(N) SFD FLOOR AREA:	N/A
(E) GARAGE (U):	467
GROUND FLOOR AREA ADU:	458
(E) MEZZANINE (NEWADU):	306
(N) FLOOR AREA ADU:	165
* R3 OCCU. (SUBTRACT)	-467
TOTAL:	2745

\*R3 OCCUPANCY:  
EXCLUDES: EXTERIOR WALLS, TOTAL PARKING, MECH. SHAFTS, DOUBLE HEIGHT AREAS.

**EXHIBIT "A"**  
Page No. 1 of 8  
Case No. DIR-2025-2776-CDP-MEL

**PROJECT**  
PROJECT NAME  
PLEASANTVIEW  
PROJECT TYPE  
ADU  
PROJECT ADDRESS  
1028 1/2 PLEASANTVIEW AVE.  
VENICE, CA 90291  
**CLIENT**  
LAUREN SIEGEL  
1028 PLEASANTVIEW AVE.  
VENICE, CA 90291

**STUDIO JANITZEN**  
834 S. BROADWAY #1200  
LOS ANGELES, CA 90014  
STUDIO.JANITZEN.COM



**CONSULTANTS**

**ISSUED DRAWING LOG**

NO	DATE	BY	DESCRIPTION
8	11-08-2025	JPL	ADU REVISIONS
5	04-08-2025	JPL	ADU REVISIONS
4	10-08-2025	JPL	DCP APPLICATION
3	04-05-2025	JPL	ADU REVISIONS
2	05-05-2025	JPL	ADU REVISIONS
1	11-01-2024	JPL	ADU REVISIONS
0	04-08-2024	JPL	ADU PERMIT

**SHEET IDENTIFICATION**

TITLE  
COVER SHEET

NUMBER  
**T000**