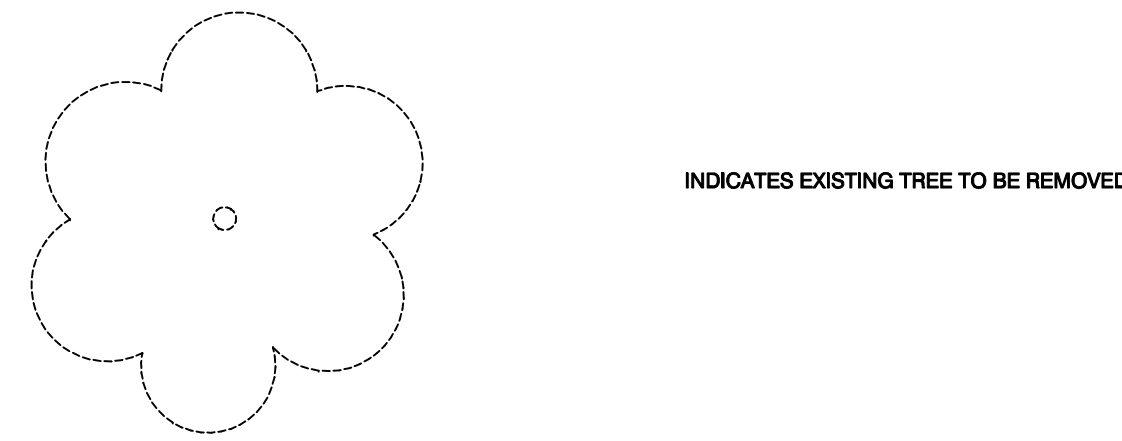
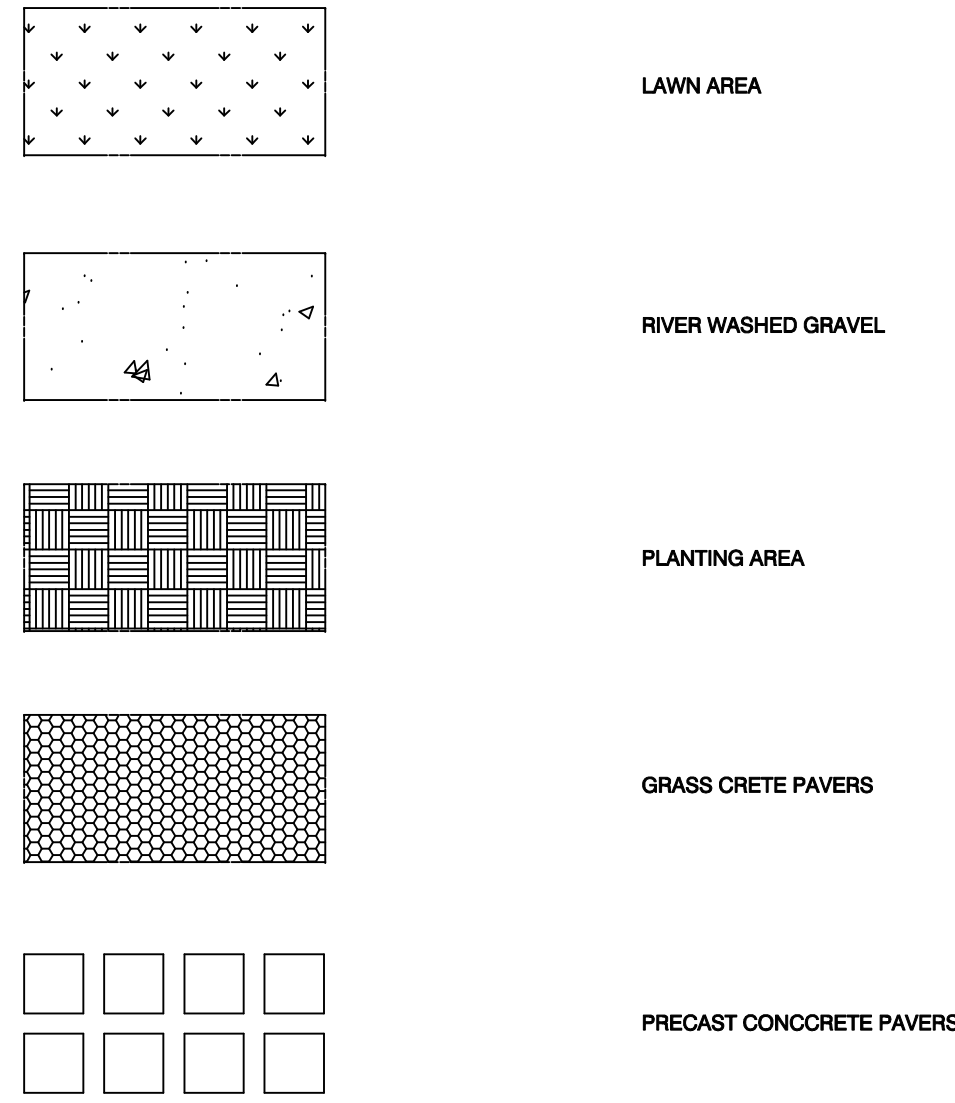


Site Plan Legend



Project Data

Project Address:
542 E. Broadway
Venice, CA 90291

Project Description: Two Story Duplex

Building Square Footage: See Area Analysis

Lot Size: See Area Analysis

Legal Description:
Lot 6, Block 1, Ocean Park Villa Tract,
as per map recorded in book 4 page 23

Zone: RD 1.5

Occupancy: R

Construction Type: Type V Non Rated

Sprinkled: No

Applicable Codes:
1997 UBC/2002 CLABC
City of Los Angeles Planning & Zoning Code
Venice Specific Plan Ordinance No. 175963
dated Jan. 19, 2004

Mechanical, Electrical & Plumbing under Separate Permits

Area Analysis

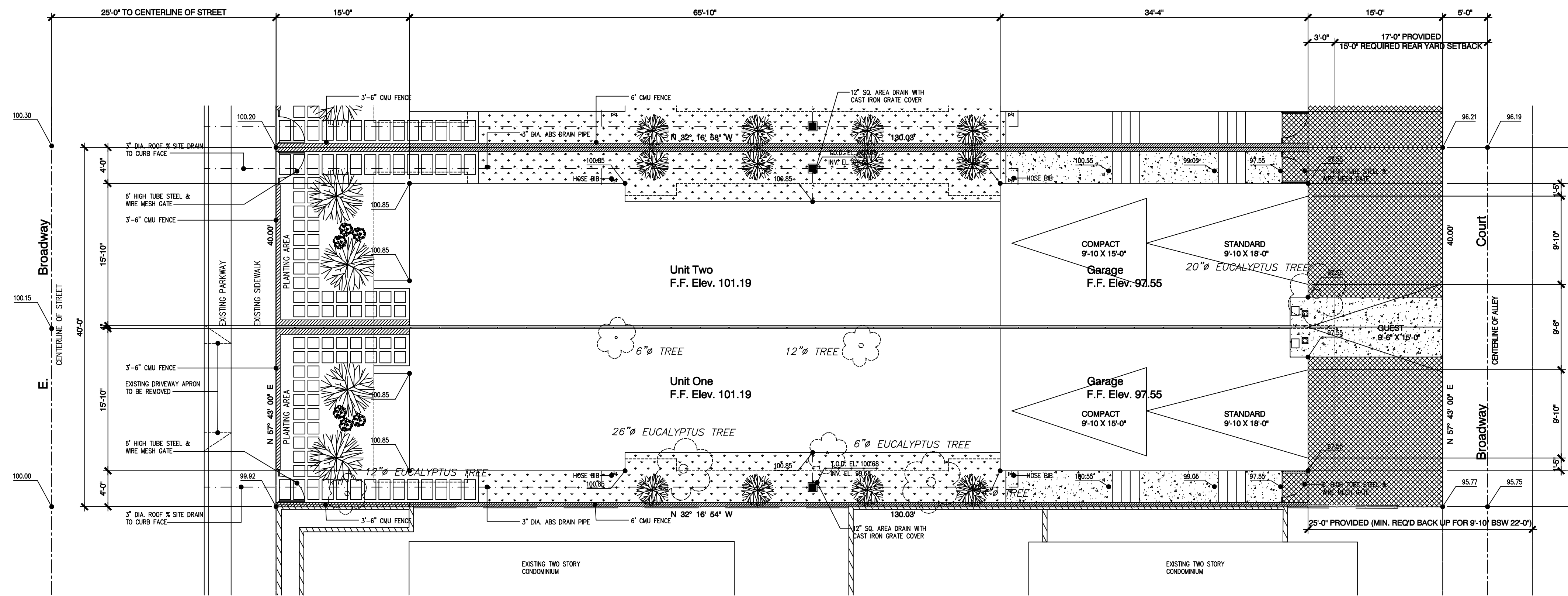
Proposed Floor Area	Unit One	Unit Two
First Floor	870 SF	870 SF
Second Floor	1,125 SF	1,125 SF
Total Living Area	1,995 SF	1,995 SF
Roof Deck	482 SF	482 SF
2 Car Garage	474 SF	474 SF
Lot Area:	5,201 SF	

Parking Area Summary

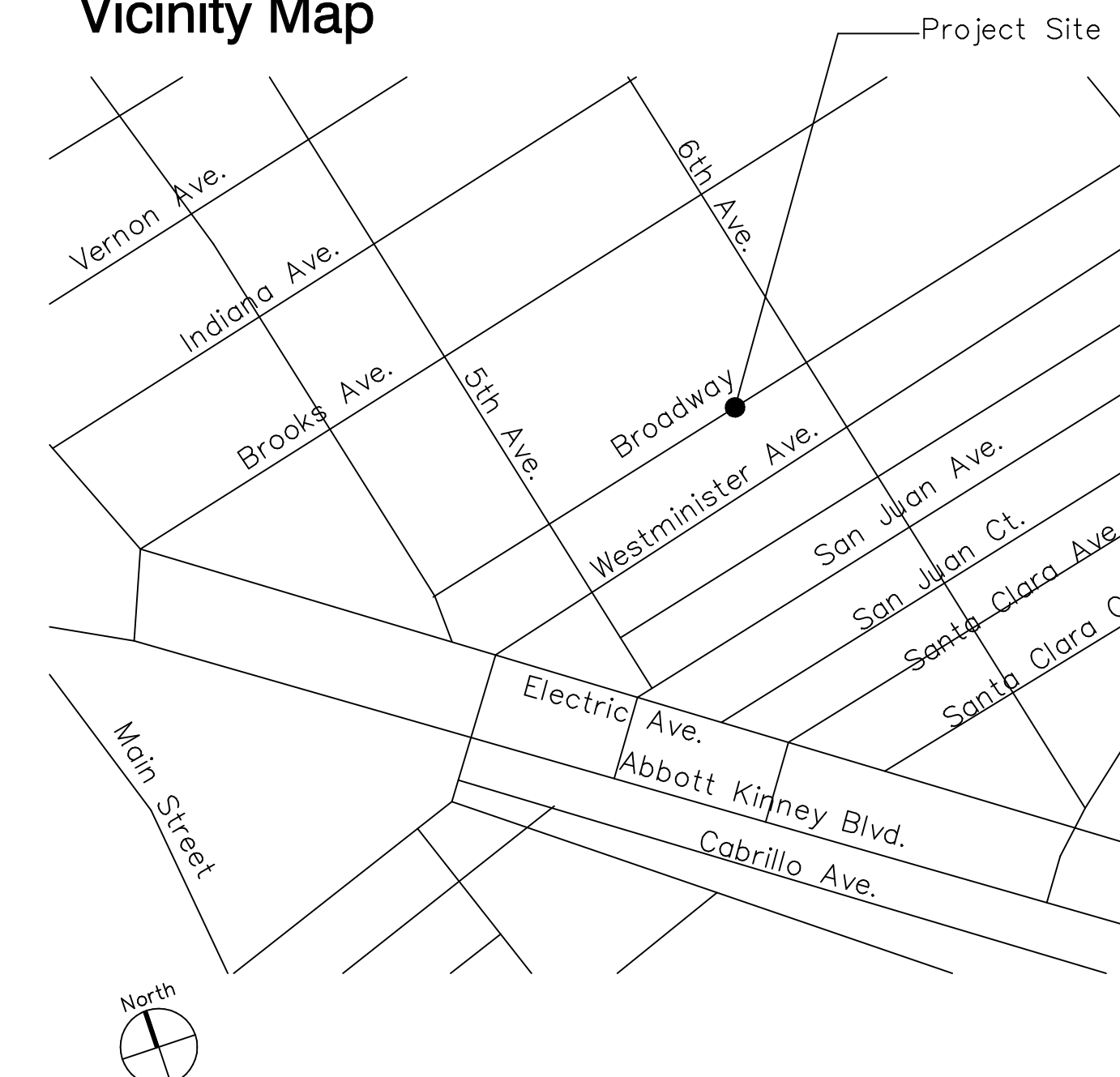
Required Parking:
More than 4 rooms, 2 units x 2 spaces = 4 spaces
Guest Parking .25 spaces per unit = 1 space

Parking Provided:
Resident Spaces = 4 spaces (2 standard, 2 compact)
Guest Spaces = 1 compact

Total Parking Provided: 5 spaces



Vicinity Map



No. Date Issue/Revision

Project
542 Broadway Residences

542 E. Broadway
Los Angeles, CA 90291

Drawing Title

Site Plan

Drawn: GE Reviewed: SAV

Project No.: 05.001W

Scale: AS NOTED

Sheet No.

