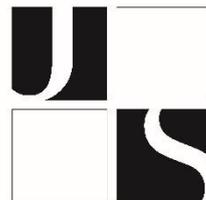


LOS ANGELES
PLANNING/LANDUSE/DEVELOPMENT MEETING

FREDERICK RESIDENCE
NEW-SINGLE FAMILY HOME
245 WATERVIEW ST

JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD.
SUITE 100
REDONDO BEACH, CA 90277
310-876-8761
WWW.CALARCHITECT.COM



245 WATERVIEW ST



PROJECT OVERVIEW – 245 WATERVIEW ST

NEW 3-STORY SINGLE-FAMILY HOME WITH 3-CAR ATTACHED GARAGE AND DETACHED ADU (APPLICATION FOR COASTAL REVIEW & ZONING REVIEW)

ZONING=	R1-1
COASTAL ZONE=	SINGLE PERMIT JURISDICTION AREA
NUMBER OF STORIES / HEIGHT (Main House)=	3-STORY / 45'
NUMBER OF STORIES / HEIGHT(ADU)=	2-STORY / 33'
PELIMINARY ZONING ASSESSMENT=	APPROVED
PLANNING DEPARTMENT=	UNDER REVIEW (RECEIVED 1 ST ROUND OF COMMENTS AND RESUBMITTED)

SITE CALCULATIONS:

LOT AREA (WITHIN PROPERTY LINE)=	9,319.65 SQFT
BUILDABLE AREA:=	6,632.80 SQFT
MAX ALLOWABLE FAR (3:1)=	6,632.80 x 3= 19,989.40 SQFT

FLOOR AREA PER ZONING CODE CALCULATIONS: (W/IN EXT. WALLS)

EXISTING CONDITIONS (from tax assessor)

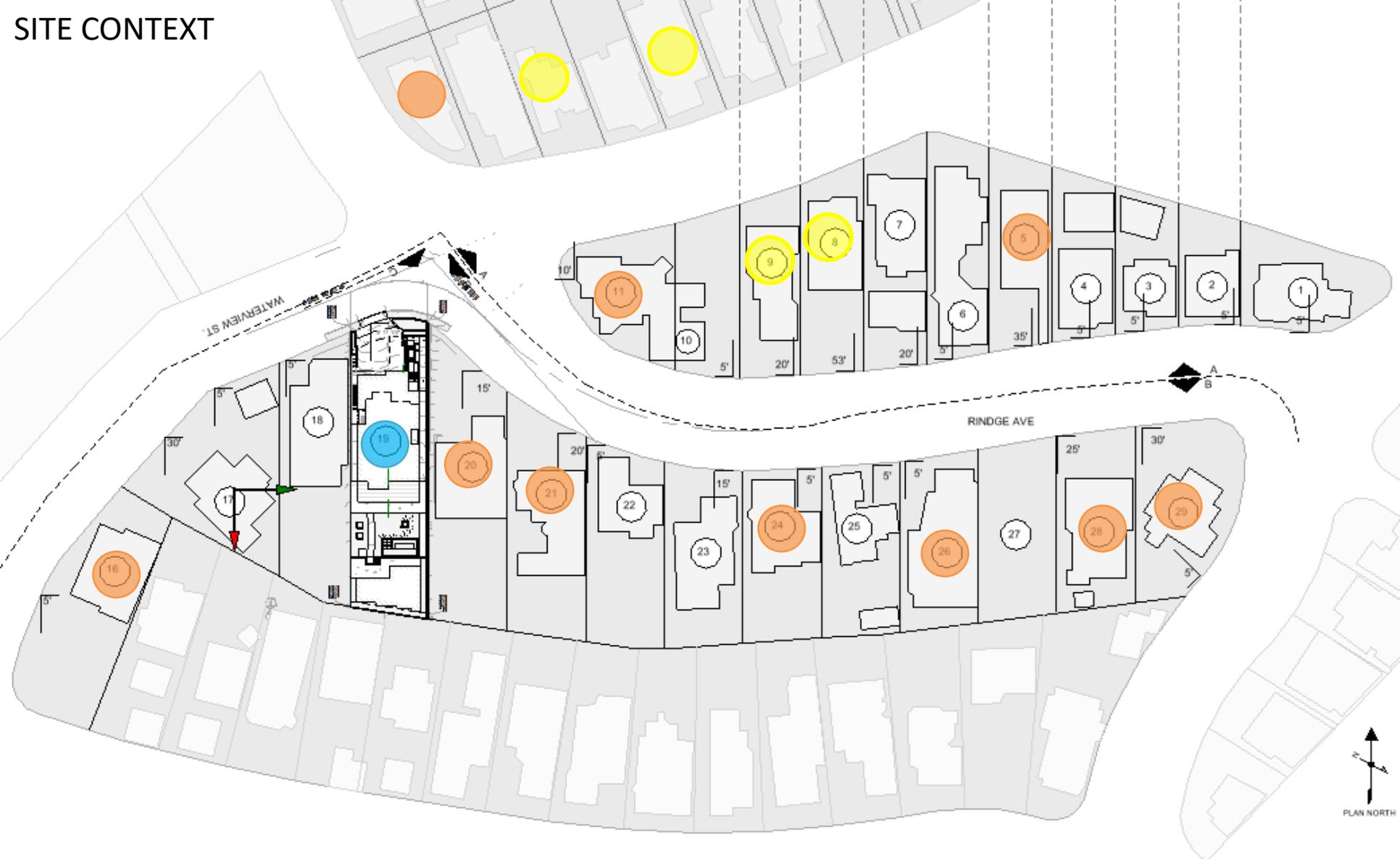
(E) TOTAL FLOOR AREA=	1,162 SQFT (TO BE DEMOLISHED)
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PROPOSED CONDITIONS FLOOR AREA (W/IN EXT. WALLS)

BASEMENT=	1,172 SQFT
GARAGE - ATTACHED=	658-200 = 458 SQFT
1ST FLOOR=	2,238 SQFT (STAIRS COUNTED ONCE)
1ST FLOOR DECK=	59 SQFT
LOGGIA=	606 SQFT
2ND FLOOR=	1,846 SQFT
2ND FLOOR PRIM. BALCONY=	68 SQFT
2ND FLOOR BED BALCONY=	70 SQFT (NOT COVERED, NOT COUNTED)
MAIN HOUSE TOTAL=	6,447 SQFT

ADU 1 BEDROOM=	829 SQFT
TOTAL FLOOR AREA=	7,276 SQFT

SITE CONTEXT



 2-STORY

 3-STORY

 PROPOSED PROJECT

NEIGHBORHOOD CHARACTER

EXISTING HOME



FRONT



REAR

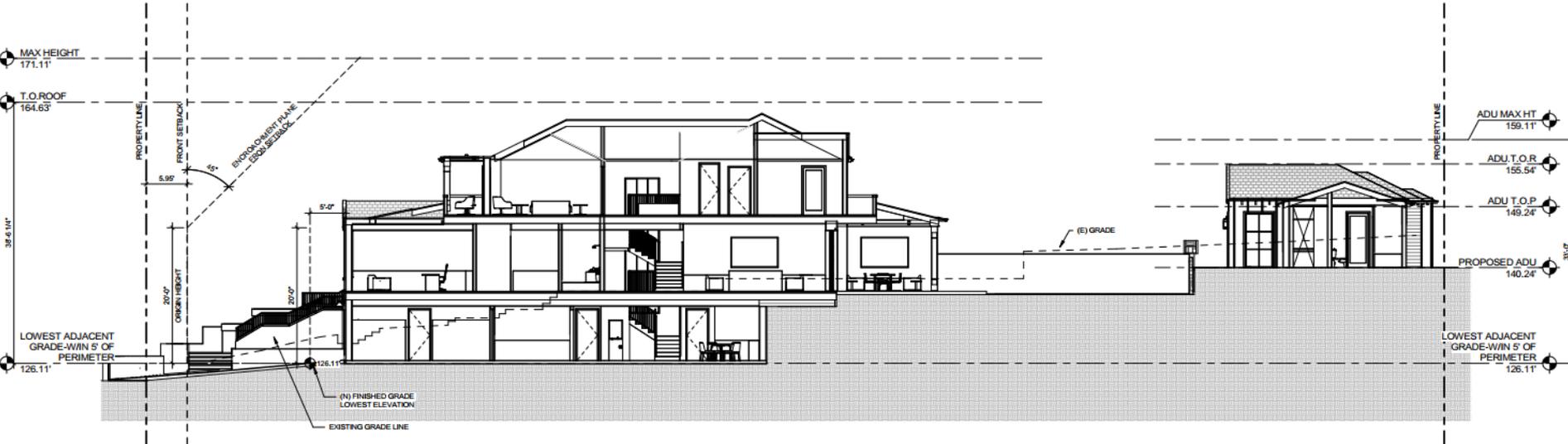


REAR

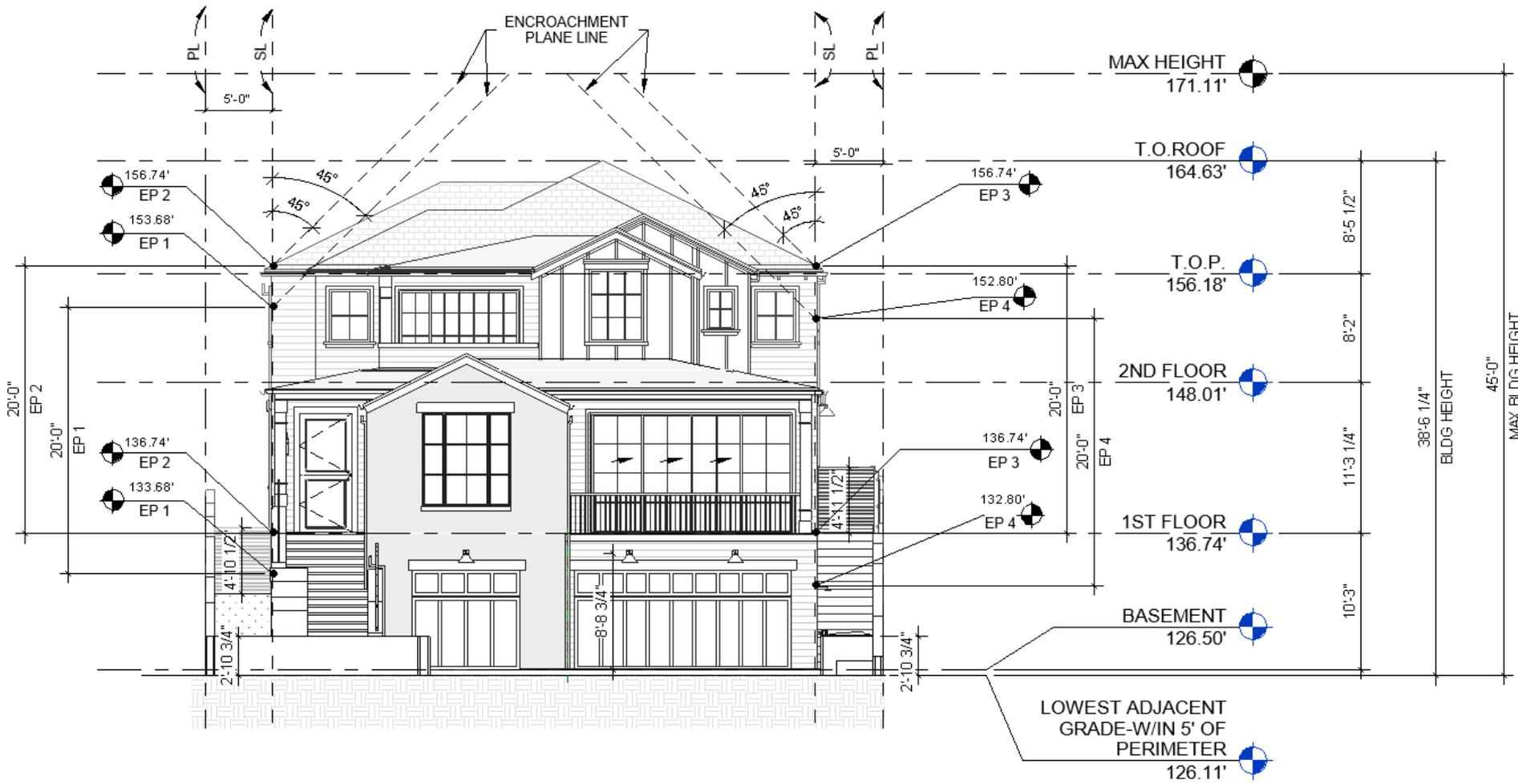


REAR (BACKYARD)

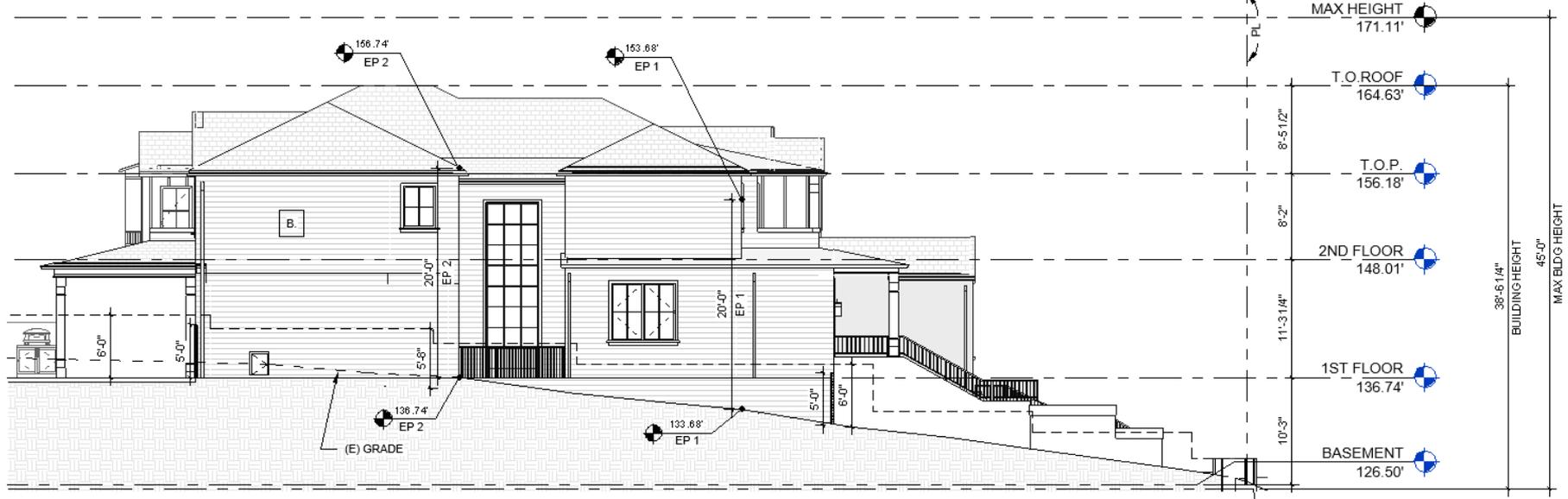
PROPOSED PROJECT - SITE SECTION



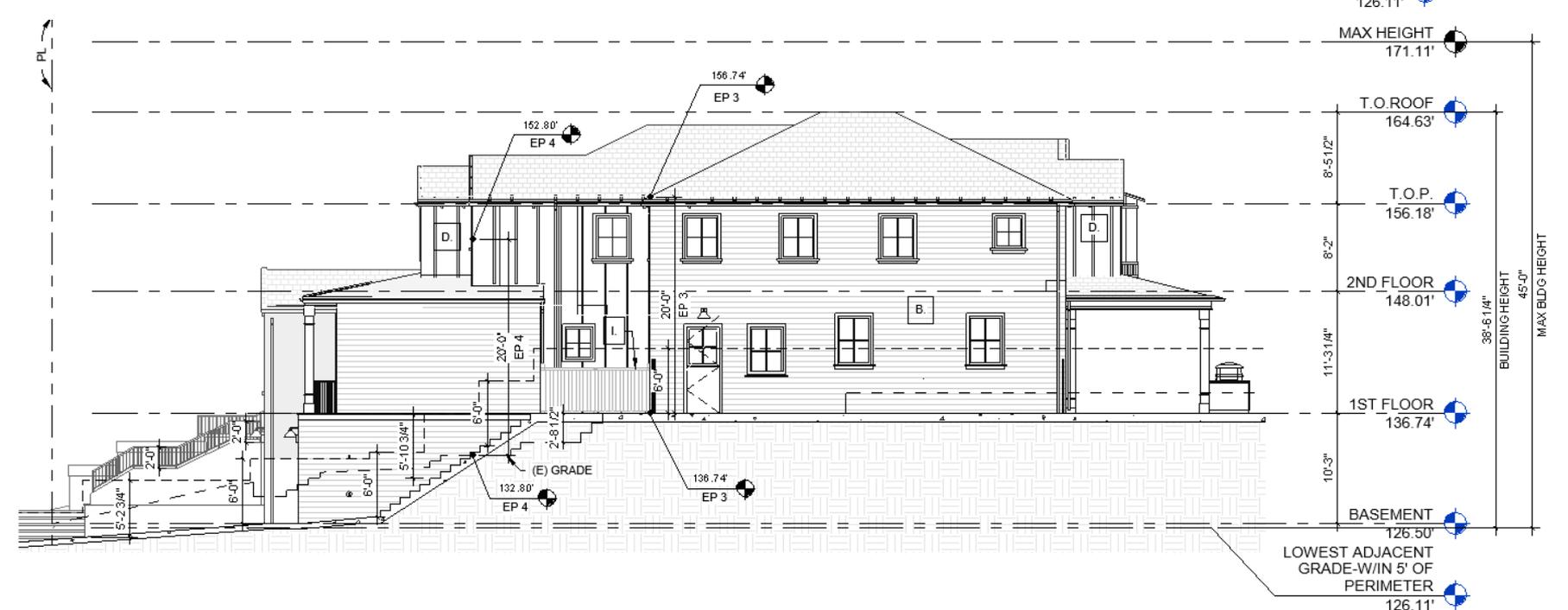
PROPOSED PROJECT - FRONT (WEST) ELEVATION



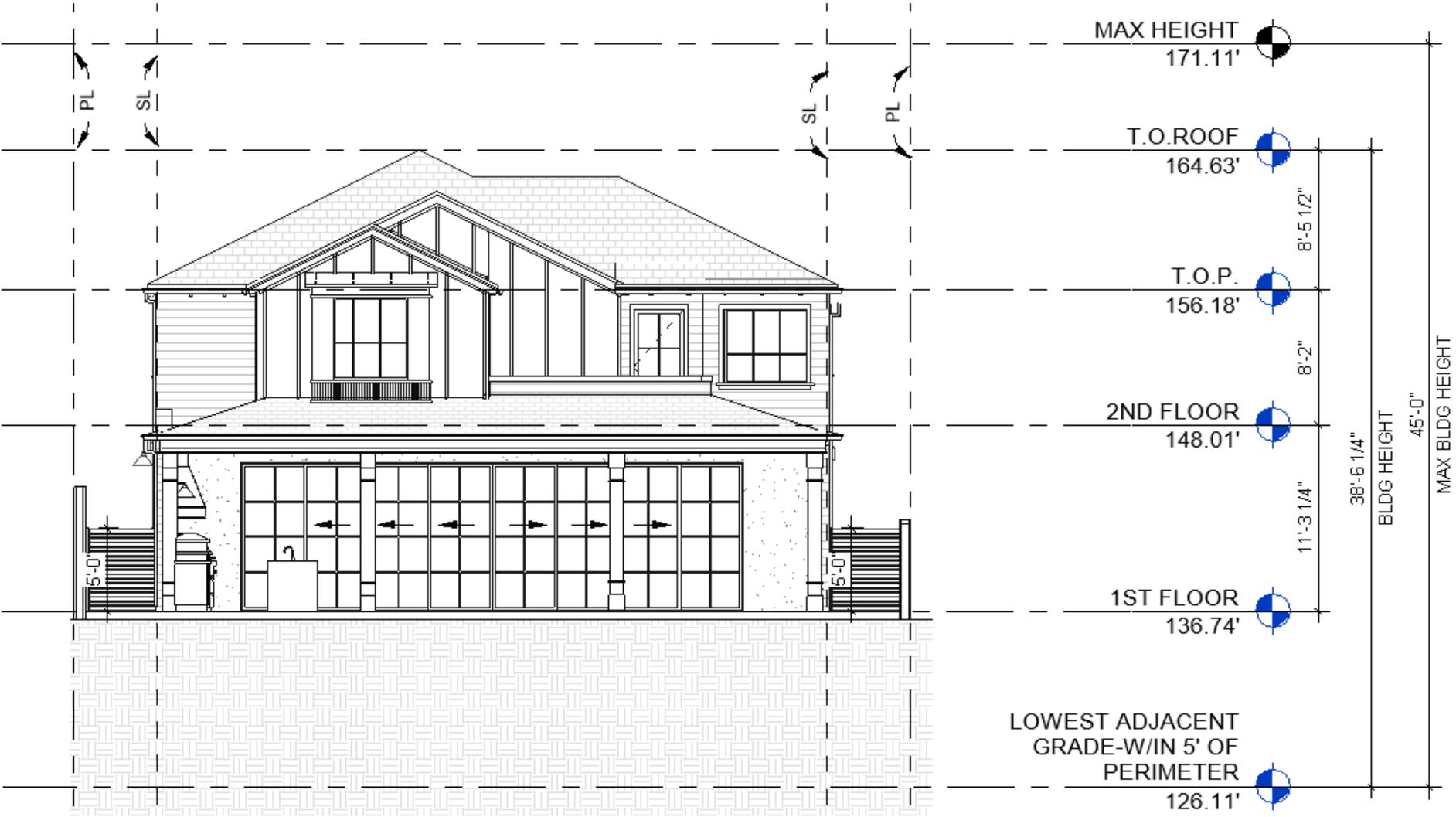
PROPOSED PROJECT - SIDE (NORTH) ELEVATION



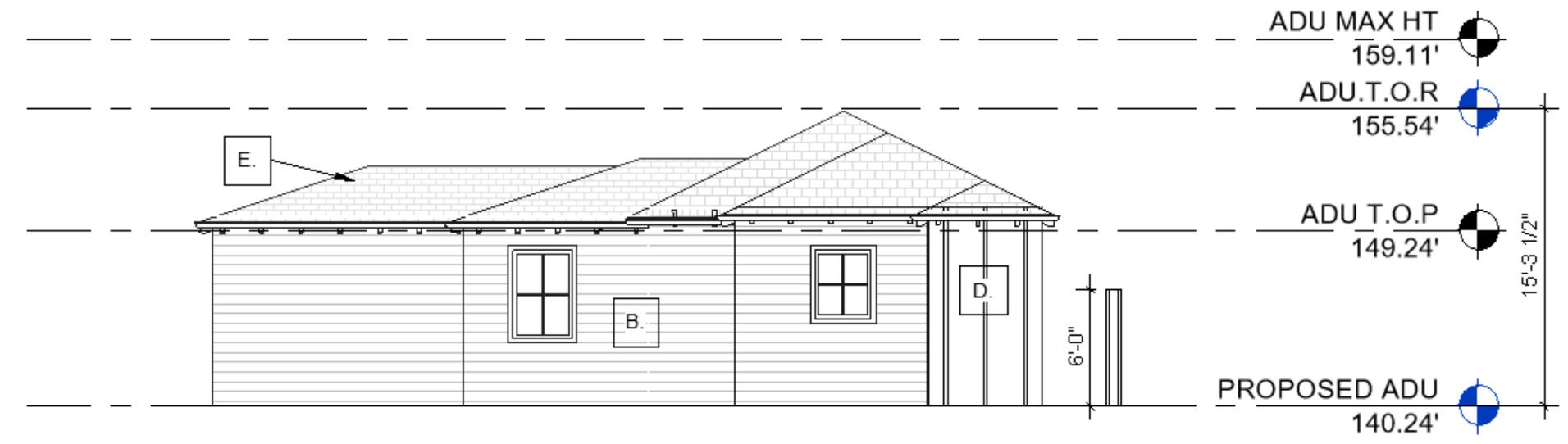
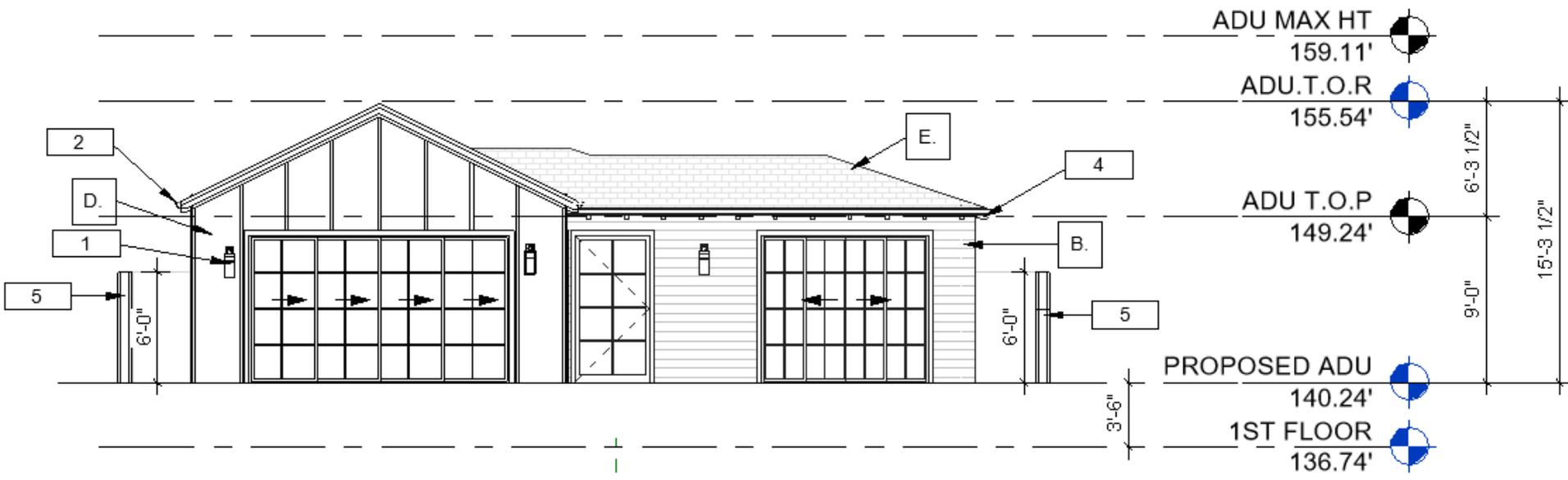
PROPOSED PROJECT - SIDE (SOUTH) ELEVATION



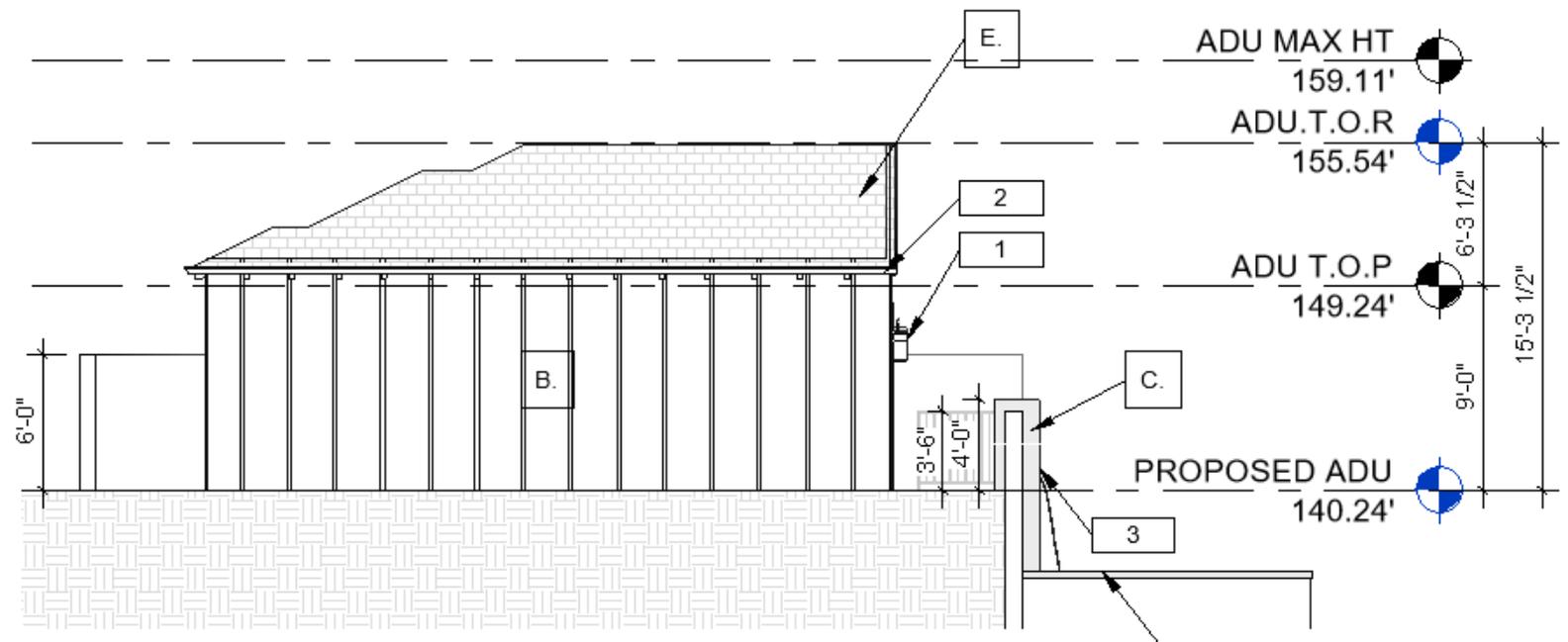
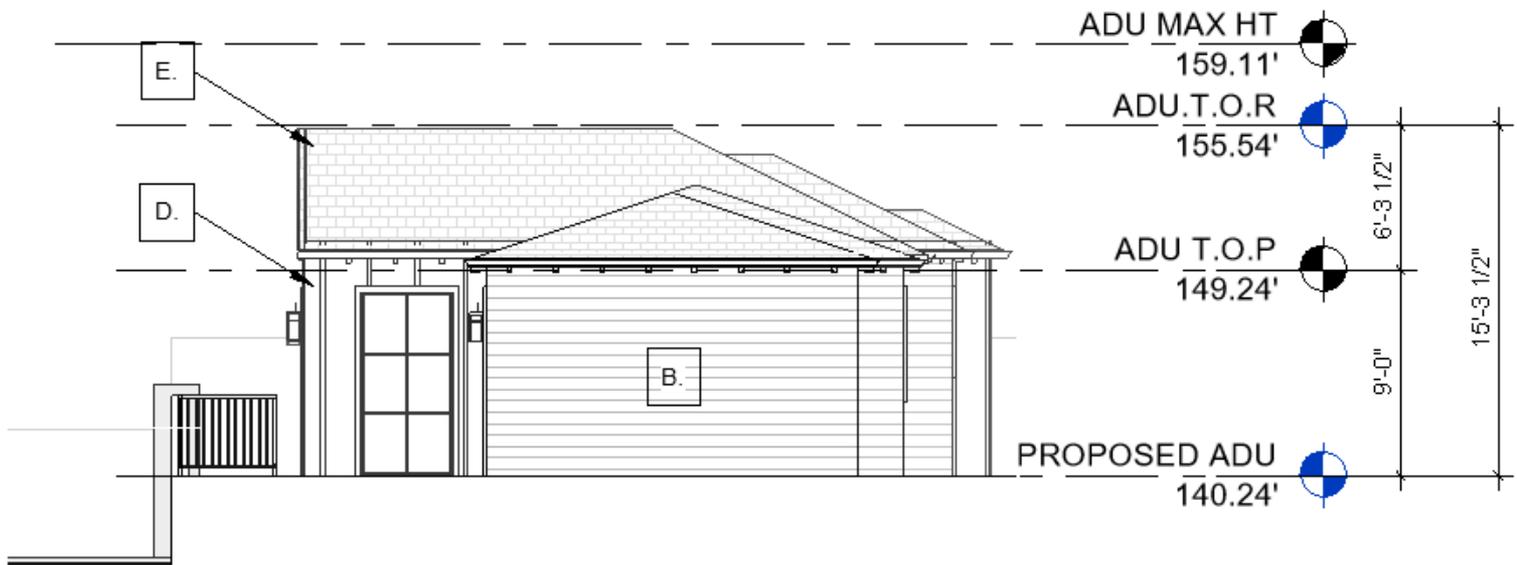
PROPOSED PROJECT - REAR (EAST) ELEVATION



PROPOSED PROJECT - ADU

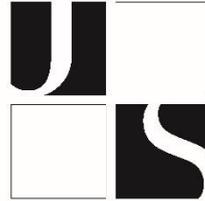


PROPOSED PROJECT - ADU



PROPOSED PROJECT - RENDERS OF MAIN HOUSE AND ADU





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