

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



F16c

A-5-VEN-15-0027 (416 GRAND BOULEVARD, VENICE)

MAY 12, 2017

EXHIBITS

Table of Contents

Exhibit 1 – Vicinity Map

Exhibit 2 – Revised Plans

Exhibit 1

Page 1 of 1

California Coastal
Commission



Vicinity Map: 416 Grand Boulevard, Venice, Los Angeles



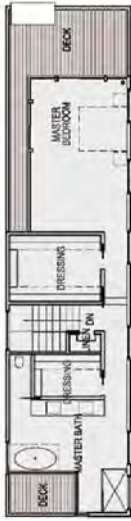
Photo credit: Bing Maps

Exhibit 2

Page 1 of 2



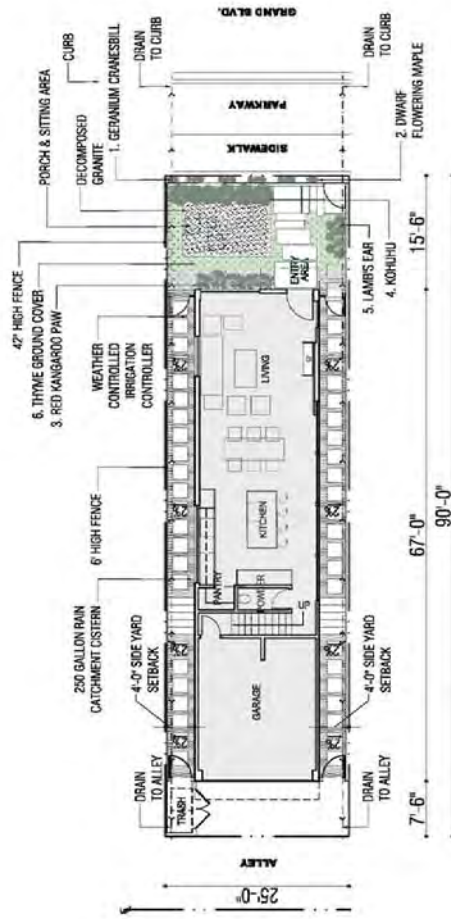
California Coastal Commission



THIRD FLOOR PLAN



SECOND FLOOR PLAN

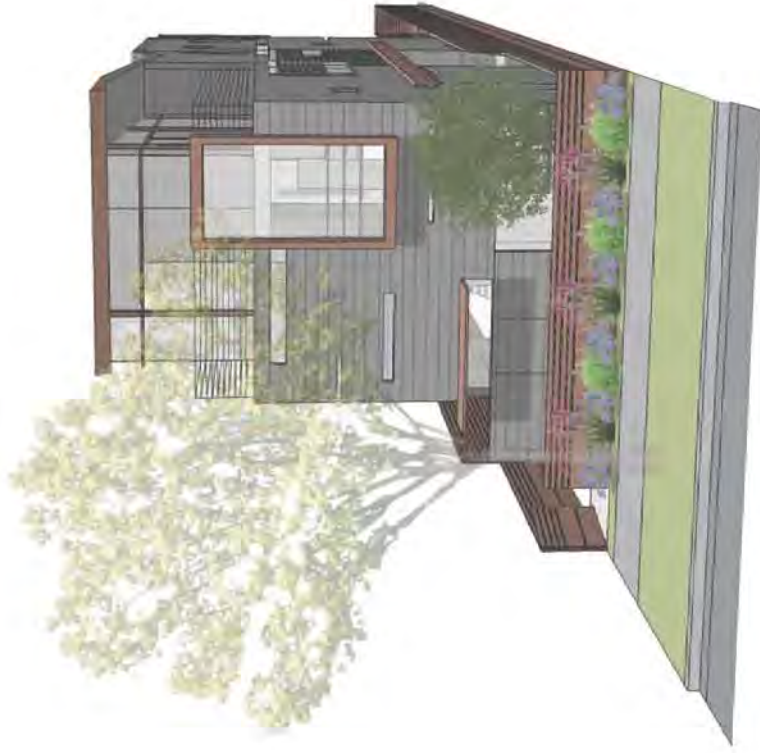


FIRST FLOOR/ LANDSCAPE PLAN

SITE PLAN LEGEND

- YOSEMITE PEA GRAVEL
- DECOMPOSED GRANITE
- THYME GROUND COVER
- DRAIN AWAY FROM BLDG. CONVEYED TO THE STREET IN A NON-AGGRESSIVE MANNER RUNOFFS TO BE CONVEYED TO THE STREET AND THE STORM DRAIN WITH AN INSTALLED FILTERING SYSTEM MAINTAINED ON-SITE DURING THE CONSTRUCTION DURATION
- DRIP OR MICROSPRAY IRRIGATION SYSTEM TO BE PROVIDED
- IRRIGATION CONTROLLER: RAIN BIRD

- 1. GERANIUM
- 2. DWARF FLOWERING MAPLE
- 3. RED KANGAROO PAW
- 4. KOHUHU
- 5. LAMB'S EAR
- 6. THYME GROUND COVER



416 GRAND BLVD., VENICE CA

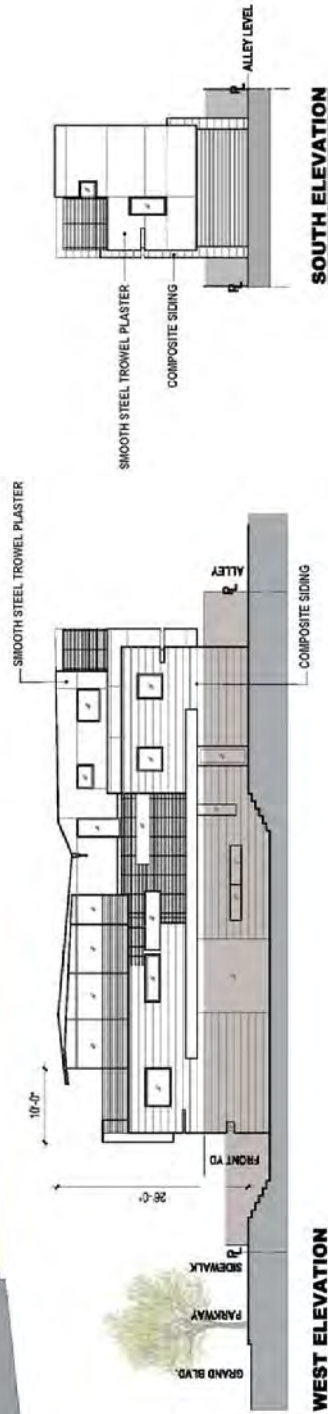
GRAND Matter

Exhibit 2

Page 2 of 2



California Coastal
Commission



WEST ELEVATION

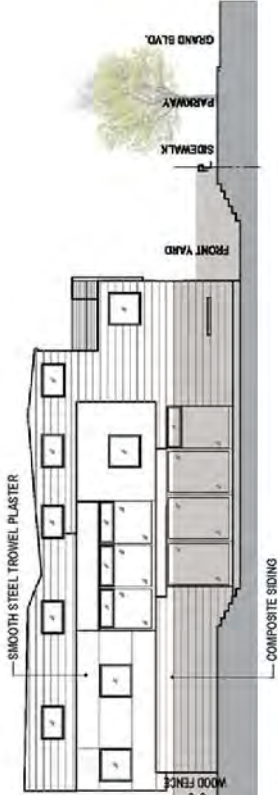
SOUTH ELEVATION



NORTH ELEVATION

NORTH ELEVATION (INCLUDING FRONT YARD FENCE)

EAST ELEVATION



416 GRAND BLVD., VENICE CA

GRAY
matter
architects