

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



F6a

EXHIBITS

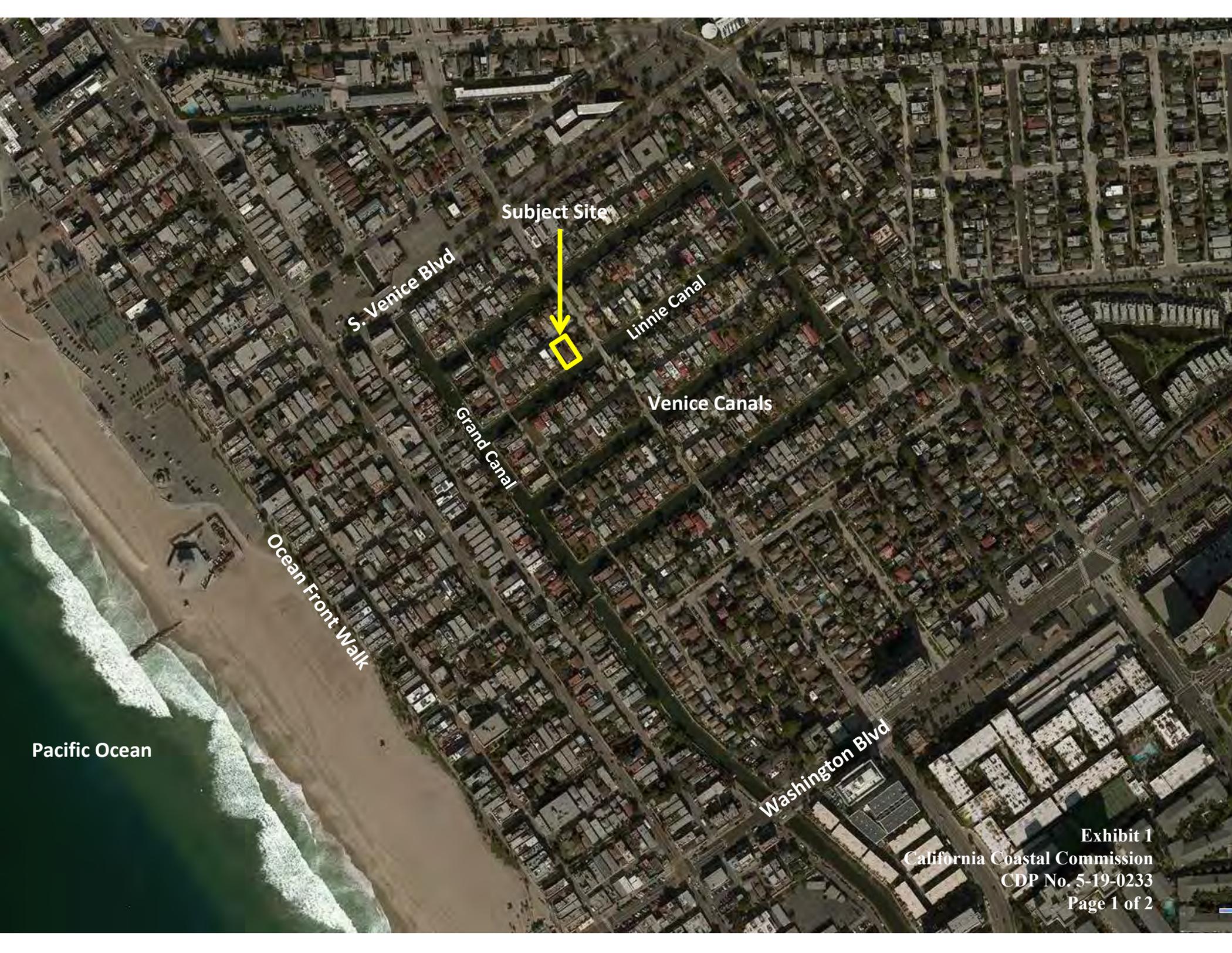
Staff Report
5-19-0233
July 19, 2019

[Exhibit 1 - Vicinity Map](#)

[Exhibit 2 – Site Plan](#)

[Exhibit 3 – Washington and Marina del Rey Tide Gates Plan View](#)

[Exhibit 4 – Sea Level Rise Projections, CoSMoS](#)



Subject Site

S. Venice Blvd

Linnie Canal

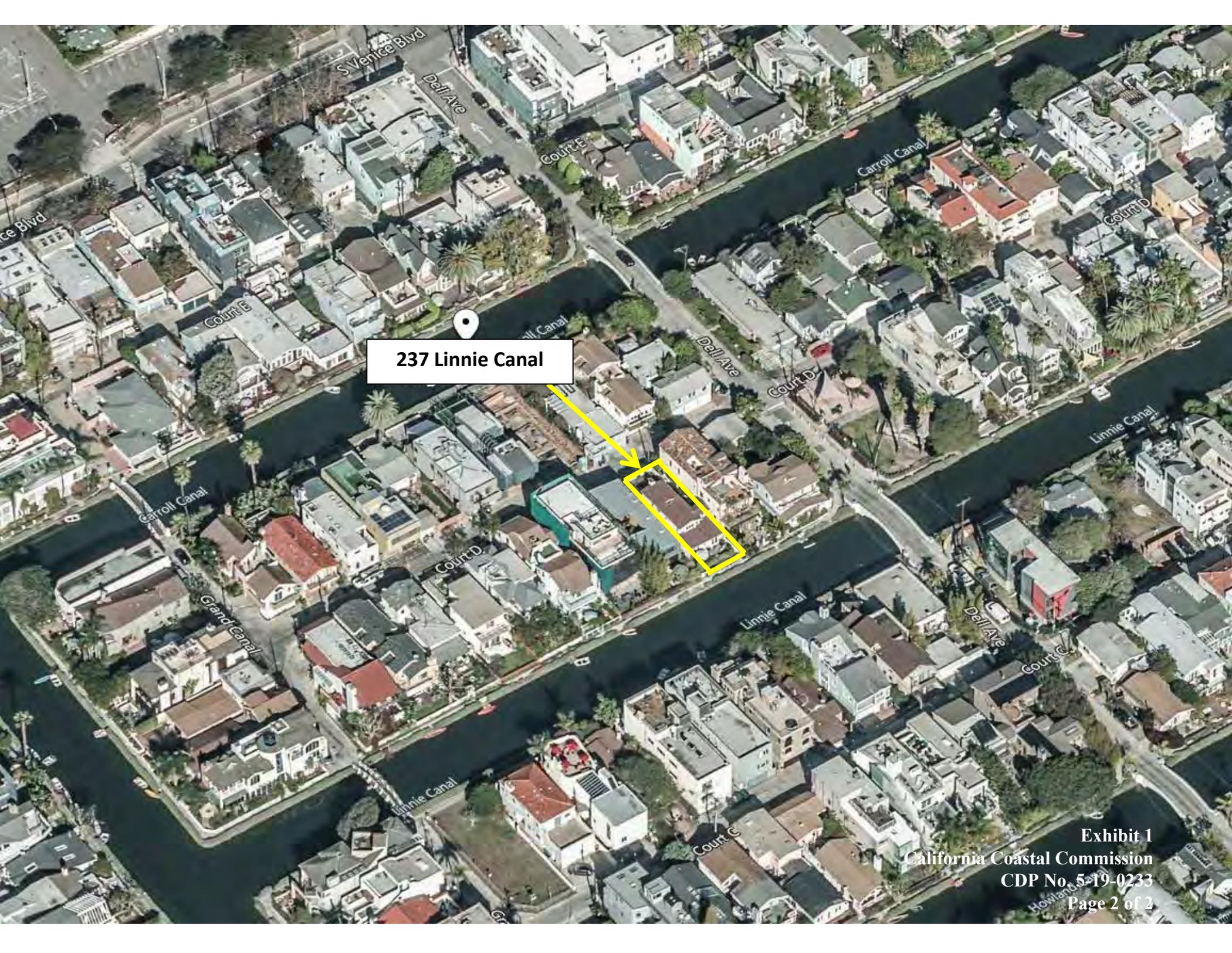
Venice Canals

Grand Canal

Ocean Front Walk

Pacific Ocean

Washington Blvd



237 Linnie Canal

LINNIE RESIDENCE

new 3-story plus roof deck single-family dwelling with attached garage
237 E Linnie Canal, Venice, CA 90291

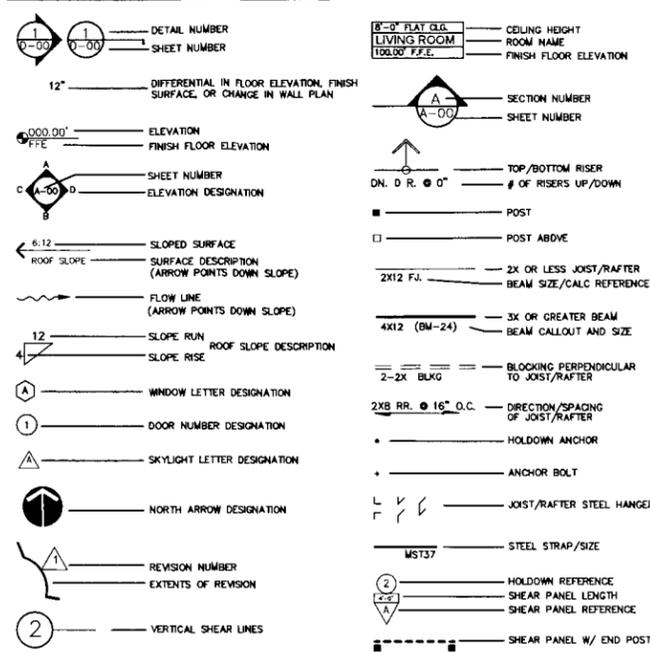
LA CITY GENERAL NOTES

- BUILDING COMPLIES WITH 2017 LARC, 2017 LAMC, 2017 LAPC, 2017 LAEC, 2017 LAFD, 2017 LABSC, CITY OF LOS ANGELES, AND THE STATE OF CALIFORNIA.
- ADDD NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.
- ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS ARE INDICATED ON SITE/LOT PLAN.
- SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THE PROPOSED BUILDING PERMIT IS ISSUED.
- FENCE WALL, HANORAIL HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK AND 72" AT ALL OTHER LOCATIONS ON SITE. (36" IF OBSTRUCTING DRIVEWAY VISIBILITY) (COMBINED RETAINING AND FREE STANDING WALL)
- SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED.
- WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD), (714) 398-2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS.
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.
- POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,156) SEPARATE PLUMBING PERMIT IS REQUIRED.
- THE PERMIT APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER, OR LICENSED CONTRACTOR, OR AUTHORIZED AGENT AT THE TIME THE PERMIT IS TO BE ISSUED.
 - FOR OWNER-BUILT PERMITS: OWNER'S SIGNATURE CAN BE VERIFIED WITH OWNER'S DRIVER LICENSE. OWNER'S REPRESENTATIVES MUST PRESENT OWNER'S APPROVAL WITH A NOTARIZED LETTER FROM THE OWNER.
 - FOR CONTRACTOR BUILDING PERMITS: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE THE FOLLOWING:
 - NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS
 - CERTIFICATE OF WORKERS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD.
 - COPY OF CONTRACTORS STATE LICENSE OR POCKET ID.
 - COPY OF CITY OF LOS ANGELES BUSINESS TAX REGISTRATION CERTIFICATE OR A NEWLY PAID RECEIPT FOR ONE.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES PUMPS, VALVES, METERS, APURTEMANDES, ETC.) OR TO THE LOCATION OF THE HOOD UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- (TWO) SETS OF PLANS WILL BE REQUIRED DURING PERMIT ISSUANCE. PLANS MUST BE: (R106.3.2.2 & R106.3.3.)
 - QUALITY BLUE OR BLACK LINE DRAWINGS WITH UNIFORM AND LIGHT BACKGROUND COLOR.
 - MAX 36" X 48" SIZE WITH MINIMUM 3/8" LETTERING SIZE.
 - STICKY BACK DETAILS MUST PRODUCE PRINTS WITHOUT CONTRASTING SHADES OF BACKGROUND COLOR.
- FOR NEW BUILDINGS AND ADDITIONS, ONE COPY OF ONLY THE ARCHITECTURAL SET IS REQUIRED FOR THE COUNTY TAX ASSESSOR (CALIFORNIA REVENUE AND TAXATION SECTION 72).
- AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 9.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R306.6.9).
- CONSTRUCTION WASTE SHALL BE REDUCED BY 50% AND SHALL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER.
- PROVIDE ANTI-GRAFFITI FINISH WITH THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS REQUIRED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306).
- PROOF OF SURVEY (PROPERTY CORNERS) VERIFICATION BY THE CITY BUILDING INSPECTOR PROVIDED PRIOR TO BUILDING PERMIT ISSUANCE.
- PLANTING LIST OF ALL PLANTS, INCLUDING WATER USE CLASSIFICATION PER MICOLS (HTTP://MICOLS.ECONYTHMIGROUP.ORG/) AND TABLE SHOWING SQUARE FOOTAGES OF SITE, BUILDING/DRIVEWAY FOOTPRINT, TOTAL LANDSCAPE/HARDSCAPE AREA, AND TOTAL AREA OF HIGH WATER USE PLANTS (20% MAX) SHALL BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE.
- INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
- CHANGE OF ADDRESS APPLICATION TO BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE.

LA CITY SECURITY NOTES

- ALL ENTRY DOORS TO DWELLING UNITS OR QUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VEWER THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.
- SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES.
- WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB.
- EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR.
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROJECTION. THE STRIKE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WALL CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS. DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES).
- STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
- THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHARP PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS. PANELS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH.
- SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC 6717.1.
- METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 3/4" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED.
- PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCK OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE OR GRIPPING TOOLS.
- IN B, F, M AND S OCCUPANCIES, PAMES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN., SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGALRY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.
- GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGALRY RESISTANT MATERIAL OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
- LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 8" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.
- OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLUE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 3/2" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.
- SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.
- ANY RELEASE FOR METAL BARS, GRILLES, OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.
- ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION.

SYMBOL LEGEND



ABBREVIATION LEGEND

A.B.	ANCHOR BOLT	IUT	TRUSS JOIST HANGER
A.H.	ACTUAL HEIGHT	LAND.	LANDING
A.W.	AWNING WINDOW	L.B.	LAG BOLT
BLKG.	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	M.B.	MACHINE BOLT
BN.	BOUNDARY NAIL	MIN.	MINIMUM
B.D.W.	BOTTOM OF WALL	ML.	MICROLAM
CFRAME.	CALIFORNIA FRAME	O.C.	ON CENTER
CB.	COLUMNBASE	OP.	OPERABLE
C.H.	CRITICAL HEIGHT	P.A.	POST ABOVE
CLG.	CEILING	P.S.A.	POST/STRAP ABOVE
CLR.	CLEAR	PB.	POSTBASE
CC.	COLUMNCAP	P.C.	PIPE COLUMN
COL.	COLUMN	PC.	POSTCAP
CONC.	CONCRETE	PL.	PARALAM
CONT.	CONTINUOUS	PLINE.	PROPERTY LINE
C.W.	CASEMENT WINDOW	R.B.	ROOF BEAM
DET.	DETAIL	REN.	REINFORCEMENT
DIA.	DIAMETER	REQ.	REQUIRED
DM.	DIMENSION	R.R.	ROOF RAFTER
D.J.	DECK JOIST	SEC.	SECTION
DN.	DOWN	SHT.	SHEET
EMB.	EMBEDMENT	SIM.	SIMILAR
ELEV.	ELEVATION	SK.	SKEWED
E.N.	END NAILING	SL.	SLOPED
E.W.	EACH WAY	ST./AST./CMST./TS.	STRAP
F.A.	FROM ABOVE	STL.	STEEL
FB.	FLOOR BEAM	SBACK.	STRONGBACK
F.F.E.	FINISH FLOOR ELEVATION	T&B	TOP AND BOTTOM
F.J.	FLOOR JOIST	THK.	THICK
FLR.	FLOOR	T.J.	TRUSS JOIST
FX.	FIXED	T.O.W.	TOP OF WALL
GA.	GAUGE	T.S.	TUBE STEEL
GL.	GLULAM	TYP.	TYPICAL
JST.	JOIST	U.N.D.	UNLESS NOTED OTHERWISE
HD.	HOLDOWN	U.W.A.	UNDER WALL ABOVE
HORZ.	HORIZONTAL	VERT.	VERTICAL
HT.	HEIGHT	V.I.F.	VERIFY IN FIELD
HU/HUC/HUT	WOOD BEAM HANGER	W.W.F.	WELDED WIRE FABRIC
		W/	WITH

PROPERTY OWNER

237 LINNIE CANAL SILICON BAY, LLC
CHRISTIAN SALCEDA, AGENT (310) 546-1010
1300 HIGHLAND AVENUE, #102
MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION

PIN NUMBER: 106-5A145 489
AREA (ZIMAS): 2,850.0 (SQ FT)
THOMAS BROTHERS GRID: PAGE 671 - GRID H6
ASSESSOR PARCEL #: 4227-005-016
TRACT: SHORT LINE BEACH VENICE CANAL SUBDIVISION NO. 1
MAP REFERENCE: M B 7-126/127
BLOCK: 37
LOT: 16
ARB (LOT CUT REFERENCE): NONE
MAP SHEET: 106-5A145

ZONING

ZONING: RW1-1-0
GENERAL PLAN USE: LOW MEDIUM II RESIDENTIAL
SPECIFIC PLAN AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR & VENICE COASTAL ZONE
SUBAREA: VENICE CANALS
COASTAL ZONE: COASTAL ZONE COMMISSION AUTHORITY & DUAL JURISDICTIONAL COASTAL ZONE
METHANE HAZARD SITE: METHANE ZONE LIQUEFACTION: YES
TSUNAMI INUNDATION ZONE: YES

OCCUPANCY

OCCUPANCY: R3/U WITH 1-HOUR SEPARATION
CONSTRUCTION TYPE: V-B
NO. OF UNITS: 1
NO. OF STORIES: 3 + ROOF DECK
SPRINKLERS: NFPA 13D FULLY SPRINKLERED PER SECTION 313.2

THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

FLOOR AREAS

ENCLOSED FLOOR AREAS:

FIRST FLOOR LIVING = 988 S.F.
SECOND FLOOR LIVING = 1,580 S.F.
THIRD FLOOR LIVING = 1,063 S.F.
TOTAL LIVING AREA = 3,631 S.F.

GARAGE AREA = 427 S.F.

UNENCLOSED FLOOR AREAS:

ROOF DECK = 473 S.F.
THIRD FLOOR DECK = 342 S.F.
SECOND FLOOR BALCONY = 94 S.F.
TOTAL DECK/BALCONY = 909 S.F.

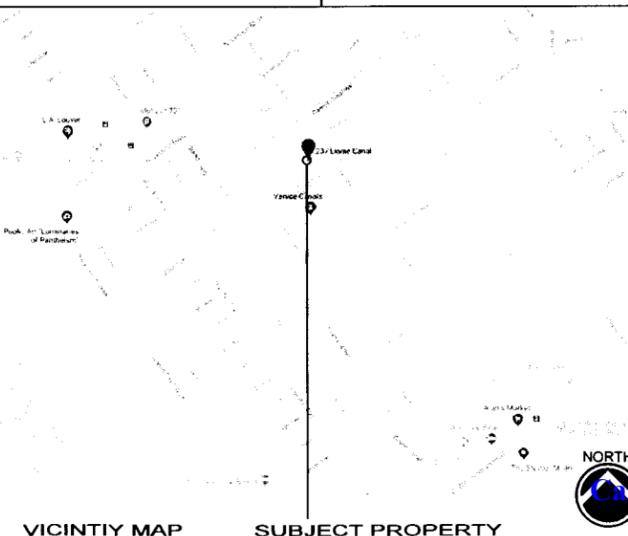
BUILDING HEIGHTS

PER LOS ANGELES ZONING CODE:

HEIGHT LIMIT BENCHMARK = 96.85'
HEIGHT LIMIT = 30.00'
MAXIMUM HEIGHT LIMIT = 126.85'
MAXIMUM RIDGE ELEVATION = 126.81'
MAXIMUM BUILDING HEIGHT = 29.96'

LOT COVERAGE

LOT AREA = 2,850.0 S.F. = 100%
BUILDING COVERAGE = 1,430 S.F. = 50%
HARDSCAPE COVERAGE = 590 S.F. = 21%
SOFTSCAPE COVERAGE = 830 S.F. = 29%



SHEET INDEX

COVER-1 CONCEPTUAL RENDERINGS
COVER-2 PROJECT INFORMATION

C-1 SURVEY

A-0 STREETSCAPE CONTEXT
A-1 DEMOLITION PLAN
A-2 SITE PLANS
A-3 FLOOR & ROOF PLANS
A-4 ELEVATIONS & SECTIONS

JURISDICTIONS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF LOS ANGELES
COMMUNITY PLAN AREA: VENICE
AREA PLANNING COMMISSION: WEST LOS ANGELES
NEIGHBORHOOD COUNCIL: VENICE
COUNCIL DISTRICT: CD 11 MIKE BONIN
CENSUS TRACT #: 2739.02
LADBS DISTRICT OFFICES: WEST LOS ANGELES

APPLICABLE CODES

2017 LARBC, 2017 LAMC, 2017 LAPC, 2017 LAEC
2017 LAFD, 2017 LABSC

ON-SITE PARKING

(2) FULL SIZE SPACES LOCATED IN GARAGE W/
(1) COMPACT SPACE LOCATED IN UNENCLOSED REAR YARD.

TOTAL OF (3) OFF-STREET PARKING SPACES PROVIDED.

SCOPE OF WORK

1. DEMOLITION OF EXISTING 2-STORY SINGLE-FAMILY RESIDENCE. (UNDER SEPARATE PERMIT)

2. CONSTRUCTION OF NEW 3-STORY PLUS ROOF DECK SINGLE-FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE.

CONSULTANTS

SURVEYOR:
I/MS SURVEYING,
2556 VA TEJON
PALOS VERDES ESTATES, CA 90274
TEL 310-791-0904

GEOTECHNICAL INVESTIGATION:
GROVER-HOLLINGSWORTH & ASSOCIATES, INC.
31129 VA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
TEL 818-889-0844

COASTAL NOTIFICATION:
ANE CONSULTING, INC.
3646 LONG BEACH BLVD, SUITE 105
LONG BEACH, CA 90807
TEL 213-627-7046



EXHIBIT "A"
Page No. 1 of 6
Case No. DIR-2018-3915-JPP-mel-spp

LINNIE RESIDENCE
237 E Linnie Canal
Venice, CA 90291

REVISIONS
2018-07-03 COASTAL SUBMITTAL

PROJECT INFORMATION

COVER-2
California Coastal Commission
CDP No. 5-19-0233

NOTE

THIS SURVEY AND MAP ARE THE PROPERTY OF IWS SURVEYING AND MAY NOT BE MODIFIED, ALTERED, OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN APPROVAL BY IWS SURVEYING AND THE CLIENT FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISION EXTENDS TO THE RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL OF THAT MAP AS PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISION WILL VOID ANY PROFESSIONAL OBLIGATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, BY IWS SURVEYING AS TO SUCH CHANGED MATERIAL.

BASIS OF BEARINGS: N 53°20'00" E BEING THE CENTERLINE OF LINNIE CANAL AS PER SHORT LINE BCH VENICE CANAL TRACT, SUBDIVISION NO. 1, MAP BOOK 7 PAGE 126-127 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY
 BENCHMARK: ASSUMED EL= 87.25 AT LTT STAMPED RCE 28456 BEING A 3.00' NWLY PROLONGATION OF THE SWLY LINE OF LOT 16, AS SHOWN HEREON



CLIENT:
 CHRISTIAN SALGEDA
 237 LINNIE CANAL
 SILICON BAY LLC
PROJECT NO.
 18-277
DATE OF SURVEY:
 JUNE 5, 2018
ASSESSOR'S I.D. NUMBER:
 4227-005-016
LEGAL DESCRIPTION
 SHORT LINE BCH
 VENICE CANAL TRACT
 SUBDIVISION NO. 1
 BLK 37 LOT 16

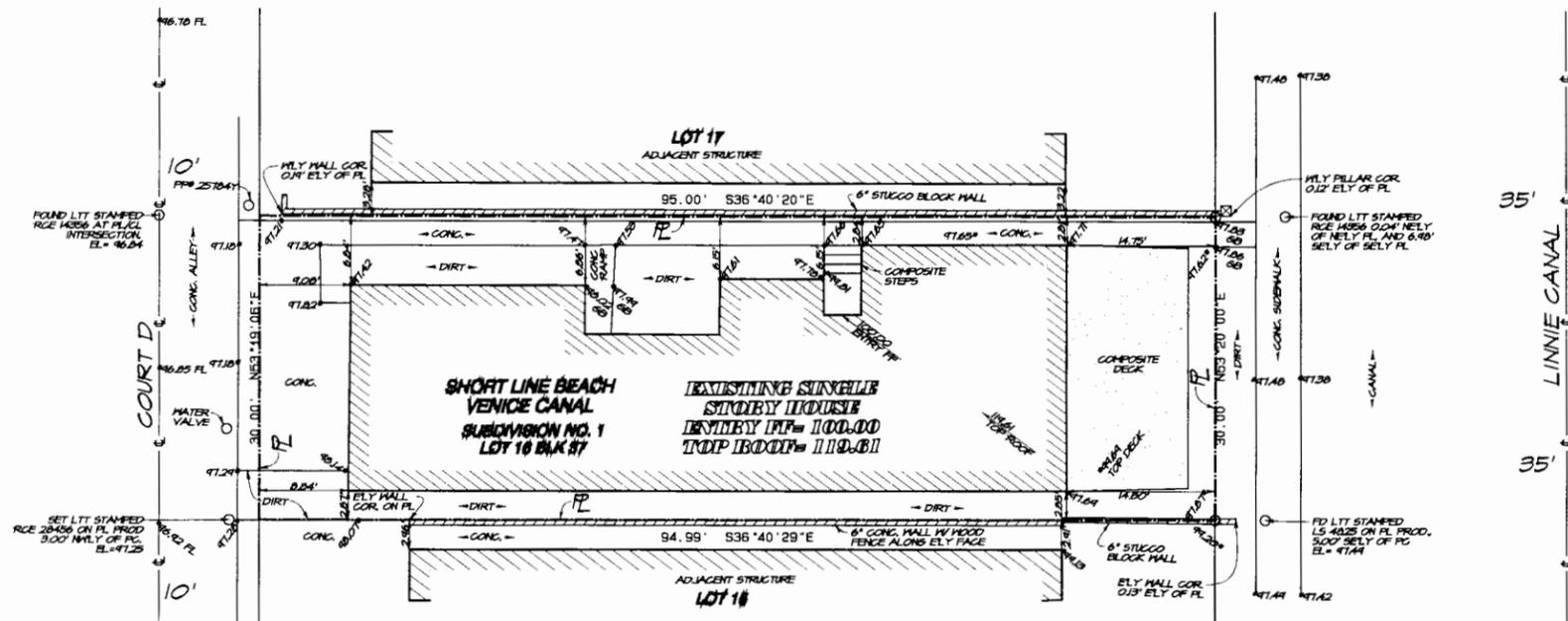


EXHIBIT "A"
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BOUNDARY / TOPOGRAPHIC SURVEY

237 LINNIE CANAL
 LOS ANGELES, CA 90281

SHEET 1 OF 1

MAP ISSUE DATE: 6-12-18
 DATE OF REVISION:
 DRAFTED BY: DRI, MAP

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
LTT	LEAD, TACK AND TAG
LT	LEAD AND TACK
SW	SPIKE AND WASHER
IP	IRON PIPE
PC	PROPERTY CORNER
PL	PROPERTY LINE
PROD.	PRODUCED
OFFS.	OFFSET
BM	BENCHMARK
BW	BACK OF WALK
FL	FLOW LINE
TC	TOP OF CURB
TX/BX	TOP/BOTTOM OF X
TX	TOP OF WALL
FF/FS	FINISHED FLOOR/SURFACE
T/BOS	TOP/BOTTOM OF STAIRS
GB	GRADE BREAK
TS/BS	TOP/BOTTOM OF SLOPE
XXX	DIRT ELEVATION
XXXX	FS ELEVATION
EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
FD	FOUND
CONC.	CONCRETE
INT.	INTERSECTION
CL	CENTERLINE

REGISTERED CIVIL ENGINEER:
 ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED CIVIL ENGINEER, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, BRUCE H. BOYERMAN, RCE 28456, PURSUANT TO THE PROFESSIONAL LAND SURVEYORS ACT, BUSINESS AND PROFESSIONS CODE SECTION 8700-8905.



PREPARED BY:
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California Coastal Commission
 CDP No. 5-19-0233

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BEST MANAGEMENT PRACTICES

REFER TO CITY HANDOUTS OF THE FOLLOWING LIST FOR GRADING, BUILDING, & FINAL CONSTRUCTION PHASES OF THIS PROJECT

- CA1 DEWATERING OPERATIONS - REMOVE SEDIMENTS FROM GROUND WATER
- CA2 PAVING OPERATIONS - REDUCE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS
- CA3 STRUCTURE CONSTRUCTION AND PAINTING - PREVENT AND REDUCE DISCHARGE FROM CONSTRUCTION SITES AND PAINTING PROJECTS
- CA10 MATERIAL DELIVERY AND STORAGE - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL DELIVERY AND STORAGE
- CA11 MATERIAL USE - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL USE
- CA12 SPILL PREVENTION AND CONTROL - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS WITH GOOD HOUSEKEEPING
- CA20 SOLID WASTE MANAGEMENT - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS FROM SOLID WASTE OR CONSTRUCTION
- CA21 HAZARDOUS WASTE MANAGEMENT - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM TOXIC MATERIALS
- CA22 CONTAMINATED SOIL MANAGEMENT - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL
- CA23 CONCRETE WASTE MANAGEMENT - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE
- CA24 SANITARY / SEPTIC WASTE MANAGEMENT - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM SANITARY AND SEPTIC SYSTEMS
- CA30 VEHICLE AND EQUIPMENT CLEANING - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CLEANING OF VEHICLES AND EQUIPMENT
- CA31 VEHICLE AND EQUIPMENT FUELING - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM FUELING OF VEHICLES AND EQUIPMENT
- CA32 VEHICLE AND EQUIPMENT MAINTENANCE - PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MAINTENANCE OF VEHICLES AND EQUIPMENT
- CA40 EMPLOYEE / SUBCONTRACTOR TRAINING - SWPPP STORM WATER POLLUTION PREVENTION PLAN

- ESC1 SCHEDULING - SEQUENCING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT OF SOIL EXPOSED TO EROSION
- ESC2 PRESERVATION OF EXISTING VEGETATION - MINIMIZE DAMAGE AND EROSION BY PRESERVING THE EXISTING VEGETATION
- ESC10 SEEDING AND PLANTING - MINIMIZE EROSION WITH SEEDING AND PLANTING
- ESC11 MULCHING - FOR STABILIZING CLEARED AND FRESHLY SEEDED AREAS
- ESC20 GEOTEXTILES AND MATS - FOR STABILIZATION OF SOILS
- ESC21 DUST CONTROLS - REDUCE DUST AND SOIL EROSION
- ESC22 TEMPORARY STREAM CROSSING - RECOMMENDATIONS FOR INSTALLING A TEMPORARY CULVERT, FORD OR BRIDGE
- ESC23 CONSTRUCTION ROAD STABILIZATION - RECOMMENDATIONS FOR DUST AND EROSION CONTROL
- ESC24 STABILIZED CONSTRUCTION ENTRANCE - RECOMMENDATIONS FOR DUST, SEDIMENT AND EROSION CONTROL FOR PUBLIC STREETS
- ESC30 EARTH DIKE - TEMPORARY BERM OR RIDGE OF COMPACTED SOIL
- ESC31 TEMPORARY DRAINS AND SWALES - TO DIVERT OFF-SITE RUNOFF AROUND A CONSTRUCTION SITE
- ESC32 SLOPE DRAIN - TEMPORARY PIPE TO DIVERT RUNOFF FROM THE TOP OF A SLOPE TO THE BOTTOM WITHOUT CAUSING EROSION
- ESC40 OUTLET PROTECTION - INSTALL RIP-RAP TO REDUCE SEDIMENT IN THE SOIL
- ESC41 CHECK DAMS - REDUCES VELOCITY OF CONCENTRATED STORM WATER FLOWS AND REDUCES EROSION
- ESC42 SLOPE ROUGHENING / TERRACING - CREATES MICROCLIMATES FOR ESTABLISHING VEGETATION
- ESC50 SILT FENCE - FOR SEDIMENTATION CONTROL
- ESC51 STRAW BALE BARRIERS - FOR SEDIMENTATION CONTROL
- ESC52 SAND BAG BARRIER - FOR SEDIMENTATION CONTROL
- ESC53 BRUSH OR ROCK FILTER - FOR SEDIMENTATION CONTROL AND VELOCITY REDUCTION
- ESC54 STORM DRAIN INLET PROTECTION - DEVICES WHICH DETAIN SEDIMENT LADEN RUNOFF
- ESC55 SEDIMENT TRAP - SMALL EXCAVATED OR BERMED AREAS FOR SEDIMENTATION
- ESC56 SEDIMENT BASIN - POND CREATED TO ALLOW EXCESSIVE SEDIMENT TO SETTLE

DEMOLITION NOTES

1. A SEPARATE PERMIT SHALL BE OBTAINED FOR ALL DEMOLITION WORK.
2. A SEPARATE PERMIT SHALL BE OBTAINED FOR ALL WORK IN THE RIGHT-OF-WAY.
3. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATION.
4. NO WORK WHATSOEVER SHALL BE STARTED WITHOUT FIRST NOTIFYING THE INSPECTOR AND SOIL ENGINEER.
5. AQMD NOTIFICATION IS REQUIRED BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE BUILDING AND SAFETY DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.
6. CONTRACTOR OR OWNER TO OBTAIN ADJOINING NEIGHBOR'S WRITTEN PERMISSION TO REMOVE ANY WALLS AND/OR FENCES THAT STRADDLE SHARED PROPERTY LINES OF SUBJECT PROPERTY AND SAID ADJOINING NEIGHBOR.
7. CONTRACTOR SHALL OBTAIN APPROVED TEMPORARY EXCAVATION (SHORING) PLANS WHEN REQUIRED PRIOR TO THE REMOVAL OF ANY RETAINING STRUCTURES AND PRIOR TO ANY GRADING WORK.

EROSION CONTROL NOTES

1. 1- LAYER LAPPED SANDBAGS ALONG FRONT, REAR, AND SIDEYARD PROPERTY LINES TO REMAIN AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. DURABLE TEMPORARY FENCING (CHAIN LINK FENCING) TO BE INSTALLED AT PERIMETER OF PROPERTY WITHIN PROPERTY LINES TO REMAIN AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. TEMPORARY POND SEDIMENT TRAP CREATED BY EARTHEN EMBANKMENTS WITHIN LOW LYING AREA OF SITE, AWAY FROM CONSTRUCTION ACTIVITY, TO BE CREATED TO COLLECT AND ALLOW FOR THE SETTLING OF SEDIMENT FROM STORMWATER VOLUMES.
4. ON-SITE VEHICLE LOADING AREA TO BE MULCHED OR GRAVELED WHERE SLAB DOES NOT OCCUR TO PREVENT TRACKING OF LOOSE SOILS DURING THE DURATION OF CONSTRUCTION.
5. ON-SITE STORAGE TO BE LOCATED IN BUILDING ONCE FOUNDATION AND SLAB ARE INSTALLED. ON-SITE STORAGE TO BE LOCATED IN FRONTYARD PRIOR TO INSTALLATION OF FOUNDATION AND SLAB.
6. ALL GRADING SHALL BE DONE WITH CONTINUOUS WATERING TO CONTROL DUST. PRIOR TO ANY EXCAVATION THE AREA SHALL BE SATURATED WITH WATER TO CONTROL DUST.
7. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND MANAGED IN A MANNER TO MINIMIZE THE POTENTIAL OF POLLUTANTS TO ENTER THE STORMDRAIN.
8. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

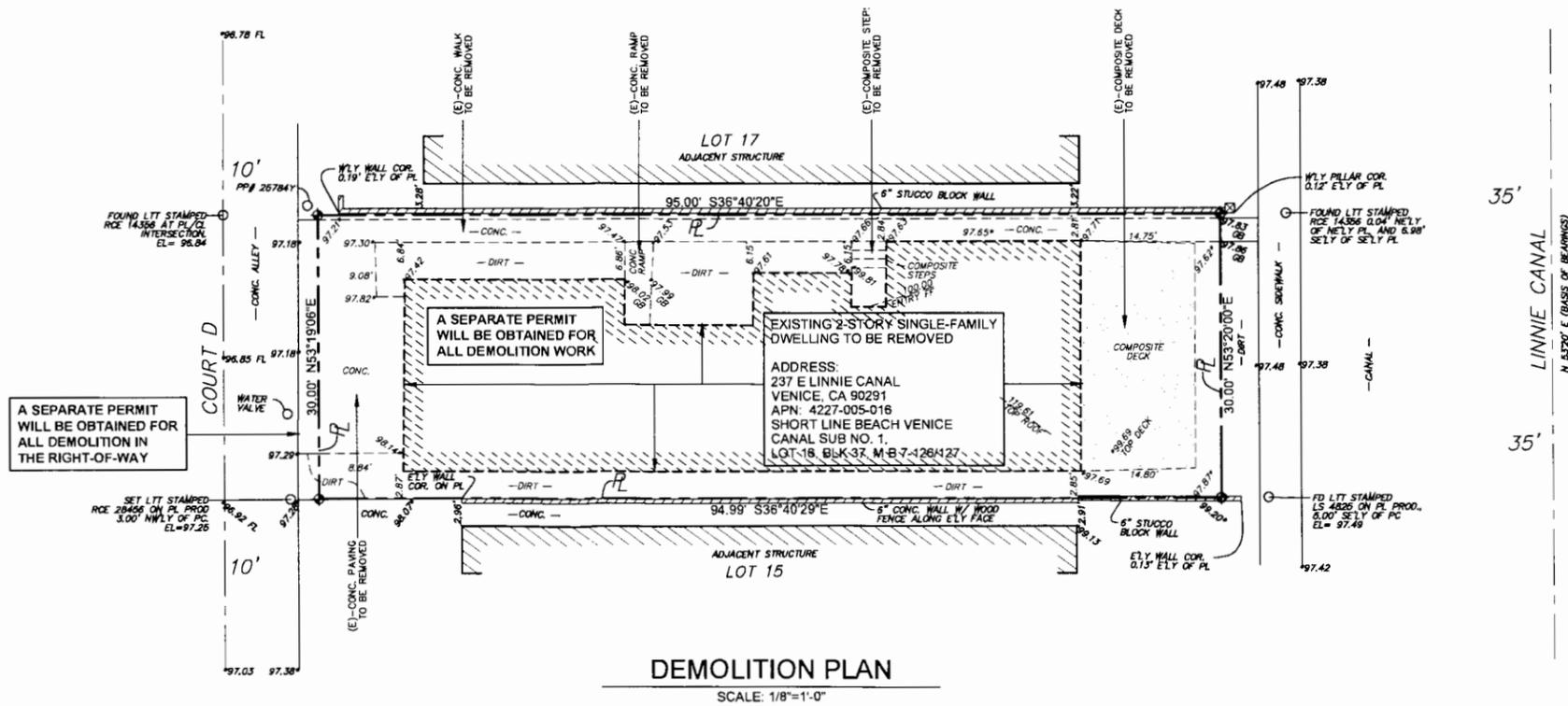


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LINNIE RESIDENCE
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DEMOLITION PLAN

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UTILITY NOTE

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOD-UPS. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

DRAINAGE NOTES

- ALL ROOF & DECK SURFACE DRAINAGE QUANTITIES TO BE COLLECTED IN/OUTERS OR AREA DRAINS. OUTER OR AREA DRAIN LINES TO BE DIRECTED TO EITHER EXTERNAL OR INTERNAL DOWN SPOUTS. DOWN-SPOUTS TO DISCHARGE INTO ON-SITE PLANTER BOX SOIL AND PLANT-BASED FILTRATION DEVICE. OVERFLOW QUANTITIES SHALL SHEET FLOW INTO ALLEY. DOWN-SPOUTS SHALL NOT DISCHARGE ONTO OTHER SITE SURFACES.
- ALL YARD SURFACE DRAINAGE QUANTITIES TO EITHER SHEET DIRECTLY TO ON-SITE PERCOLATION DRAIN OR SHALL BE COLLECTED WITH AREA DRAINS. AREA DRAINS TO TIE INTO SUB-TERRANEAN DRAIN LINES DISCHARGING DIRECTLY TO ON-SITE PERCOLATION DRAIN.
- REFER TO I.D. PLANS FOR COMPLETE INFORMATION ON ON-SITE PERCOLATION, COLLECTION AREAS, OVERFLOW SYSTEM, AND OTHER INFORMATION RELATED TO DRAINAGE.
- DRAINAGE WITHIN BUILDING TO BE CONVEYED IN A MINIMUM 4" DIA. HDPE PIPE AT INTERNAL LINES AND 3" DIA. AT EXTERIOR DOWNSPOUTS.
- DRAINAGE OUTSIDE BUILDING TO BE CONVEYED IN A MINIMUM 4" DIA. ROUND PVC. AREA DRAINS SHALL BE 6" SQUARE OR 6" ROUND.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET. (R401.3)
- MIN. PIPE STRENGTH IS SCHEDULE 40 OR SDR 35
- MAXIMUM GRADIENT FOR SHEET FLOW IS 10%
- MINIMUM ACCEPTABLE GRADIENTS FOR CONCENTRATED FLOWS:
 EARTH 2.0%
 ASPHALTIC CONCRETE 1.0%
 CONCRETE IN DIRT 0.5%
 TERRACE DRAINS 6.0%
 INTERCEPTOR DRAINS 2.0%

PERMEABLE YARD REQUIREMENT

(PER VENICE SPECIFIC PLAN SECTION 10.E.3.10)

MIN. PERMEABLE YARD AREA LOCATED WITHIN CANAL PROPERTY LINE AND FRONT OF STRUCTURE
 = 15X LOT WIDTH AND MIN. OF 450 SQ FT
 = 15 X 30 = 450 SQ FT

ACTUAL PROVIDED AREA = 450 SQ FT

IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

- CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

SITE PLAN LEGEND

GRAPHIC	DESCRIPTION
[Hatched Box]	BUILDING FOOTPRINT AREA
[Dotted Box]	HARDSCAPE IMPERVIOUS SURFACES
[White Box]	PLANTED PERVIOUS SURFACES
[Line]	SITE WALL OR FENCE
[Dashed Line]	PROPERTY LINE
[Dash-dot Line]	LINE OF FLOOR ABOVE
[Dotted Line]	SETBACK LINE
[Solid Line]	FINISHED SURFACE
[T.C.]	INDICATES TOP OF CURB
[F.L.]	INDICATES FLOW LINE
[F.S.]	FINISH SURFACE
[T.O.W.]	TOP OF WALL
[T.O.R.]	TOP OF RAIL
[Elevation]	EXISTING POINT ELEVATION
[Arrow]	PROPOSED POINT ELEVATION
[Arrow]	PROPOSED SURFACE ELEVATION
[Arrow]	EXISTING POINT ELEVATION
[Wavy Line]	DRAINAGE SURFACE FLOW DIRECTION
[Circle]	AREA DRAIN
[Arrow]	DOWNSPOUT

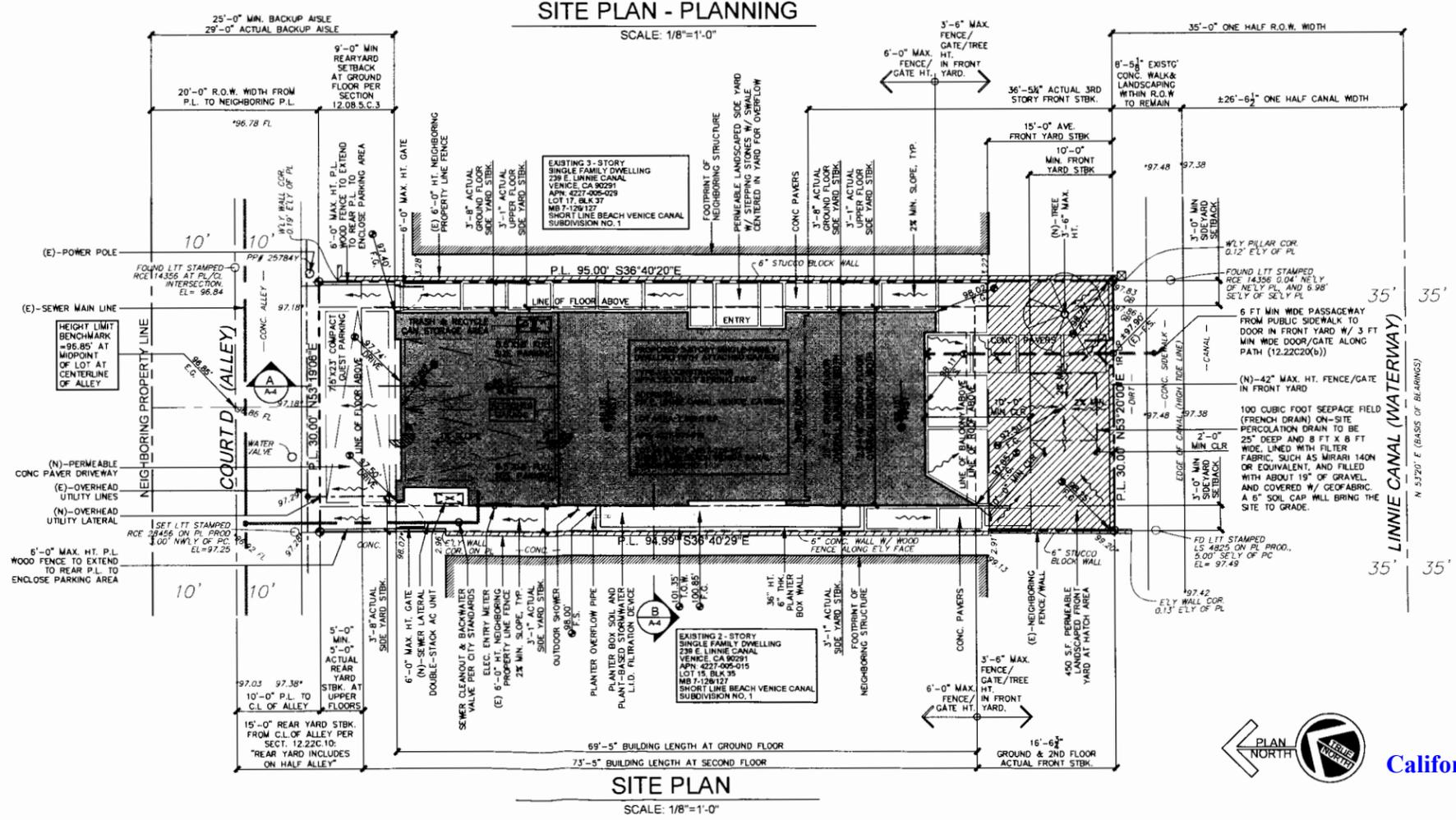
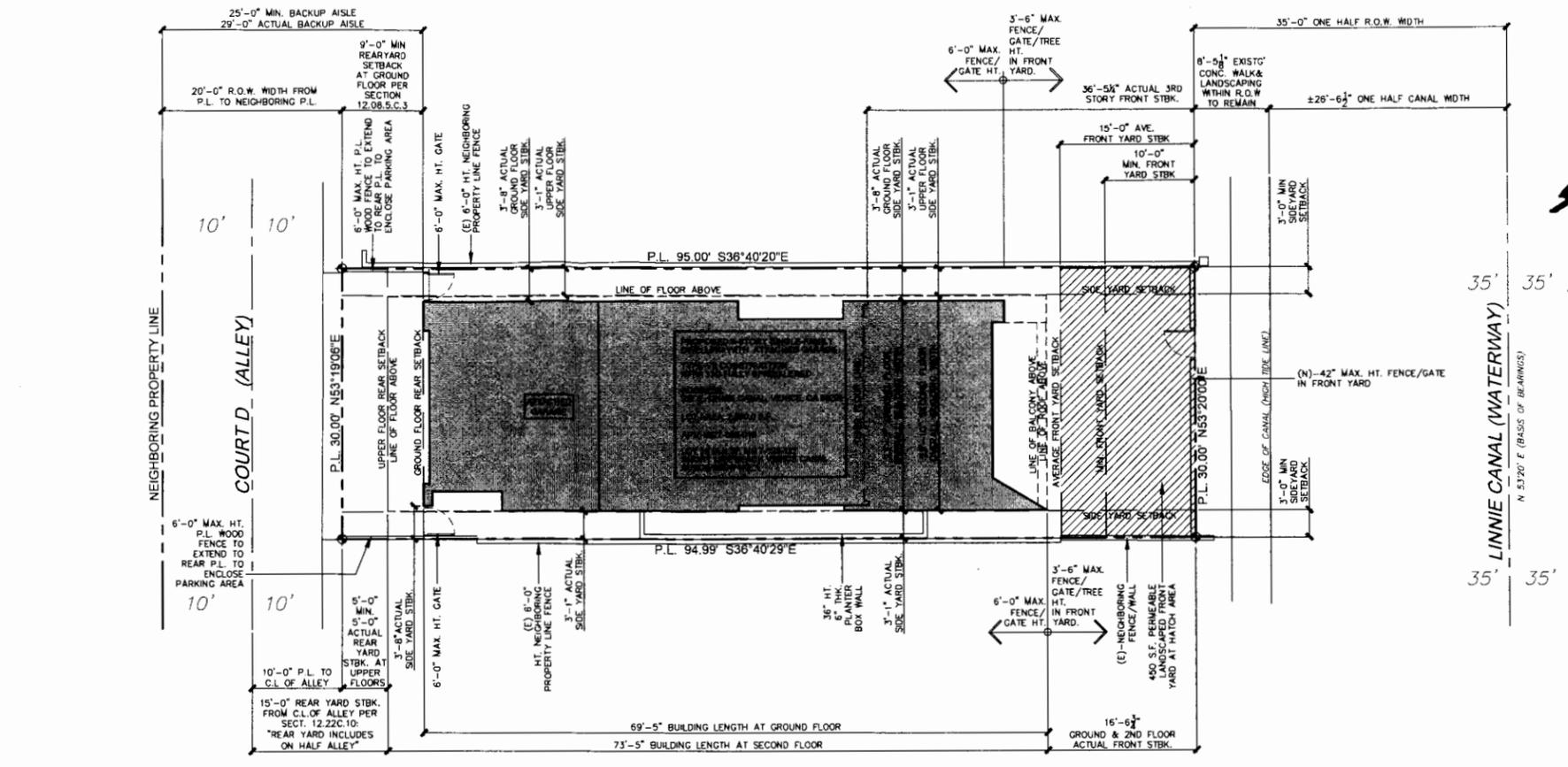


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SITE PLANS

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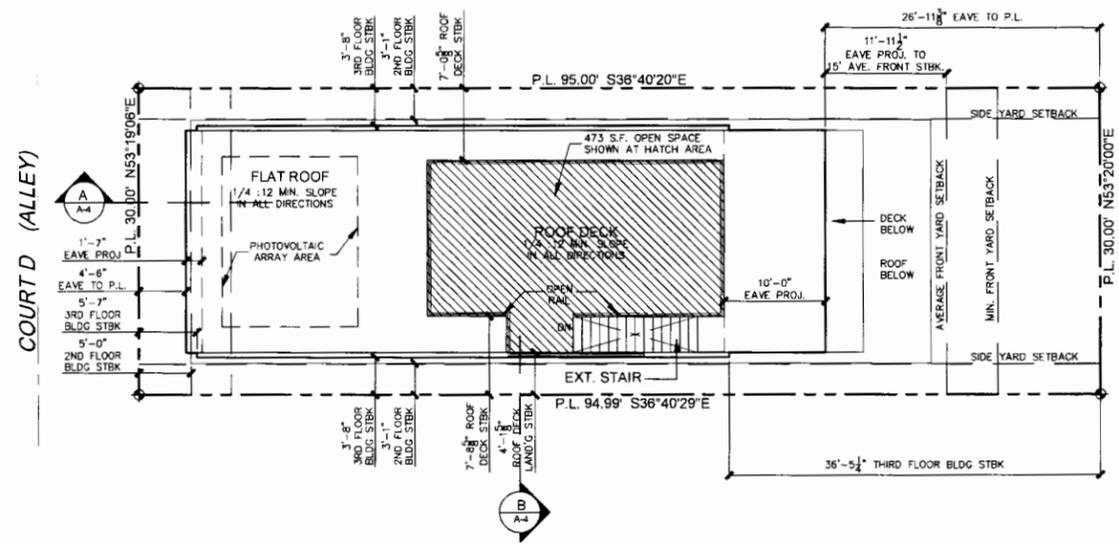
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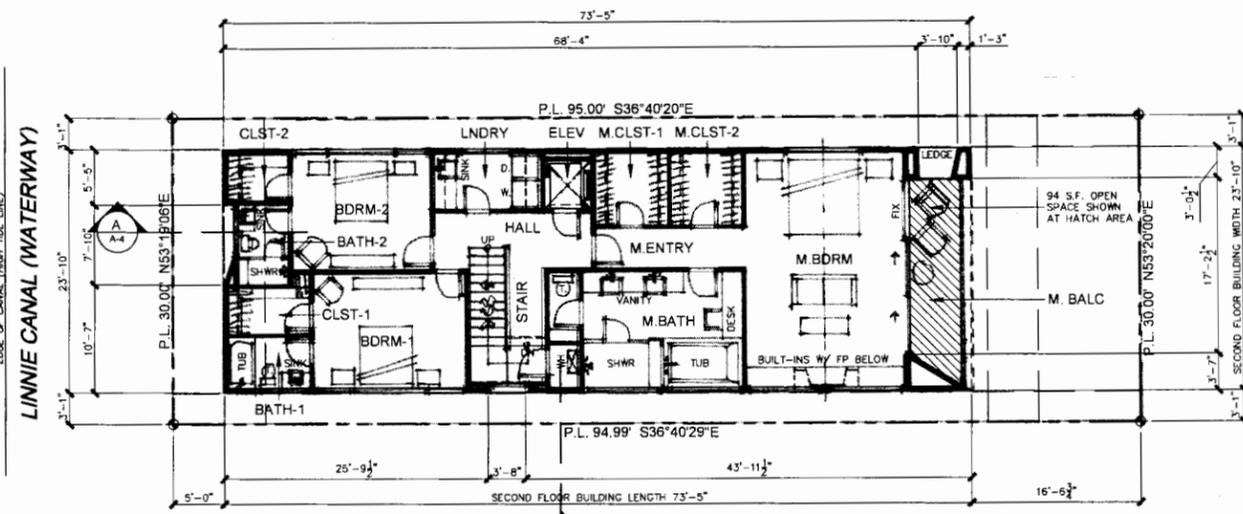
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OPEN SPACE REQUIREMENTS	
LOS ANGELES "RM" OPEN SPACE REQUIREMENTS PER LAMC 12.08.5.C.5	
AREA REQUIRED:	
LOT AREA	= 2,800.0 SQ FT
X 10%	= 280.0 SQ FT PER STORY
X 3 STORIES	= 855.0 SQ FT TOTAL REQ'D
X 1/3	= 285.0 SQ FT MIN GROUND FLOOR
X 2/3	= 570.0 SQ FT UPPER FLOORS
AREA PROVIDED (REFER TO SITE PLAN, SECOND & THIRD FLOOR PLANS FOR PROVIDED AREAS):	
ROOF DECK	= 473.0 SQ FT
THIRD FLOOR DECK	= 298.0 SQ FT
SECOND FLOOR DECK	= 94.0 SQ FT
GROUND FLOOR YARD	= 286.0 SQ FT
ACTUAL TOTAL OPEN SPACE	= 1,151.0 SQ FT



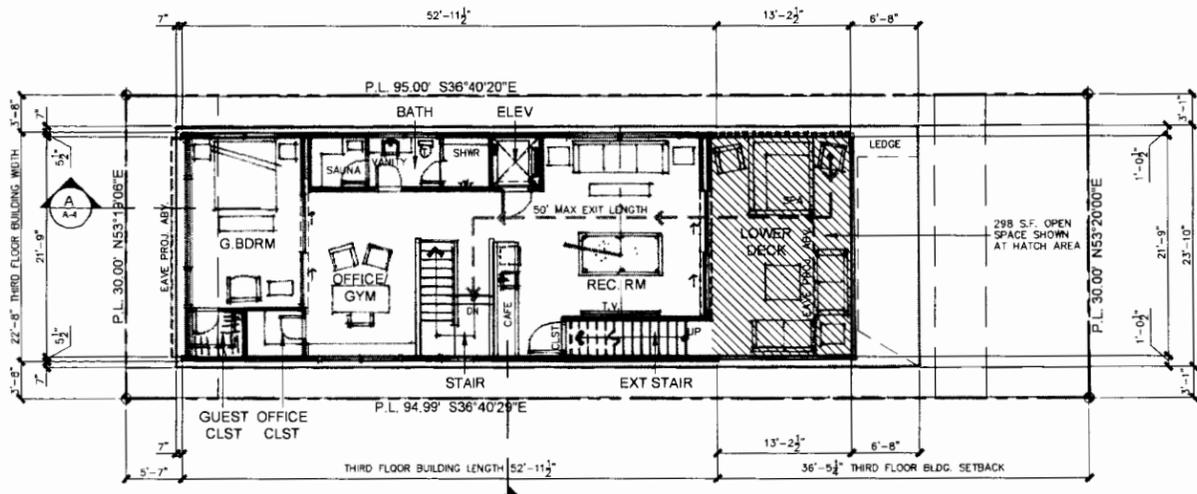
ROOF PLAN

SCALE: 1/8"=1'-0"



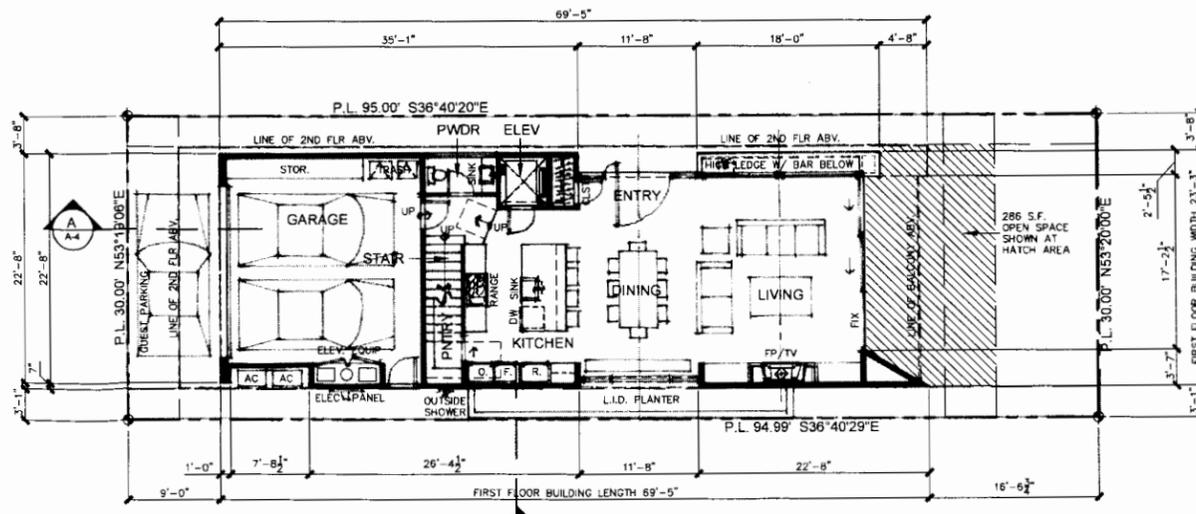
SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

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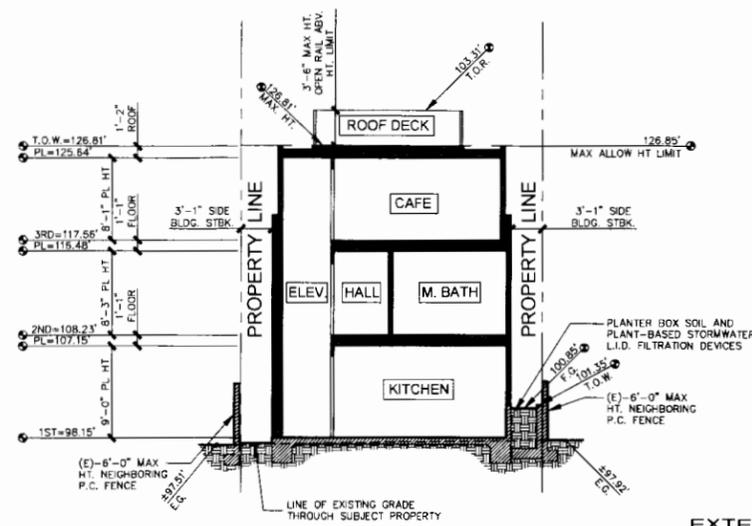
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FLOOR & ROOF PLANS



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 California Coastal Commission
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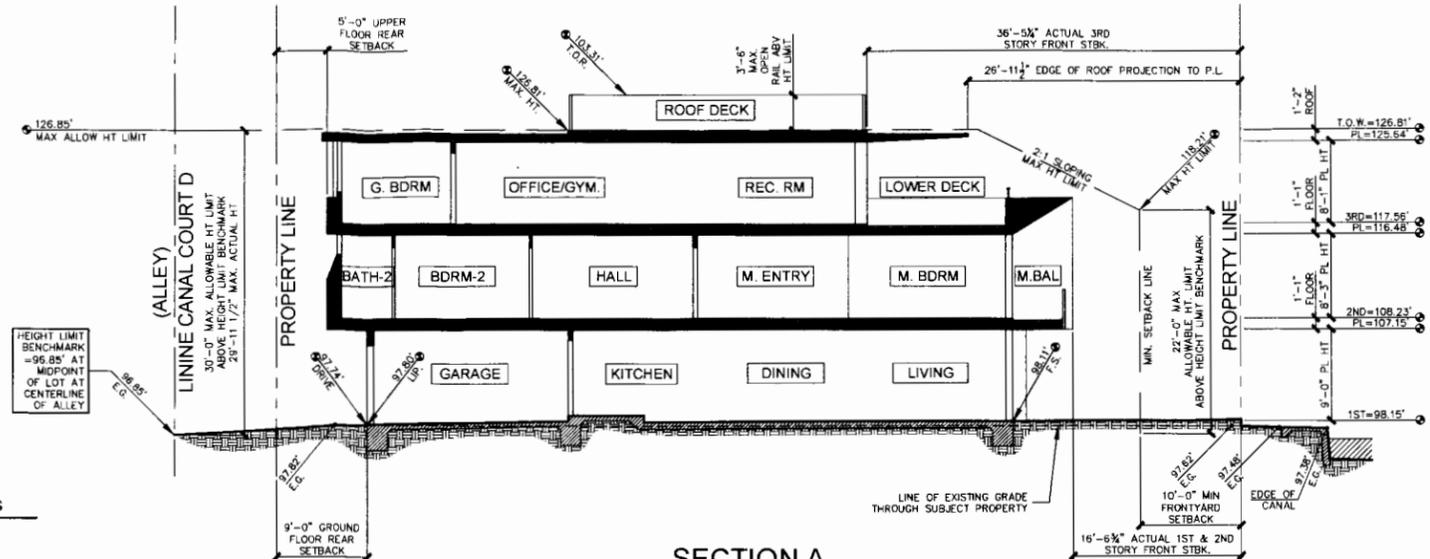
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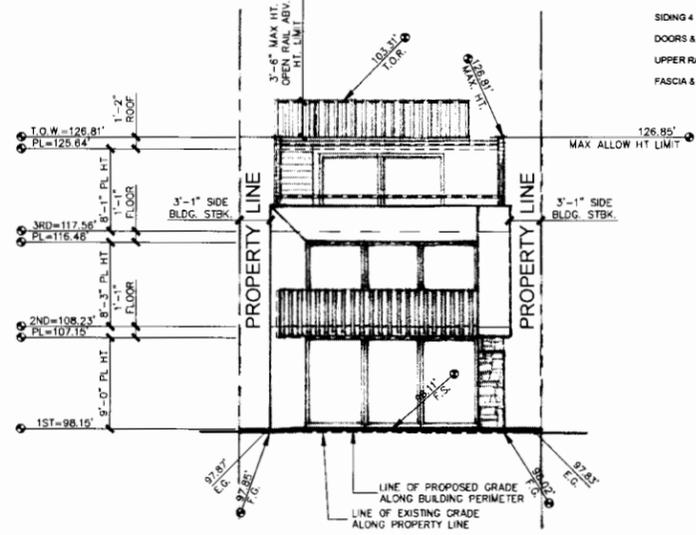
SECTION B
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EXTERIOR MATERIALS

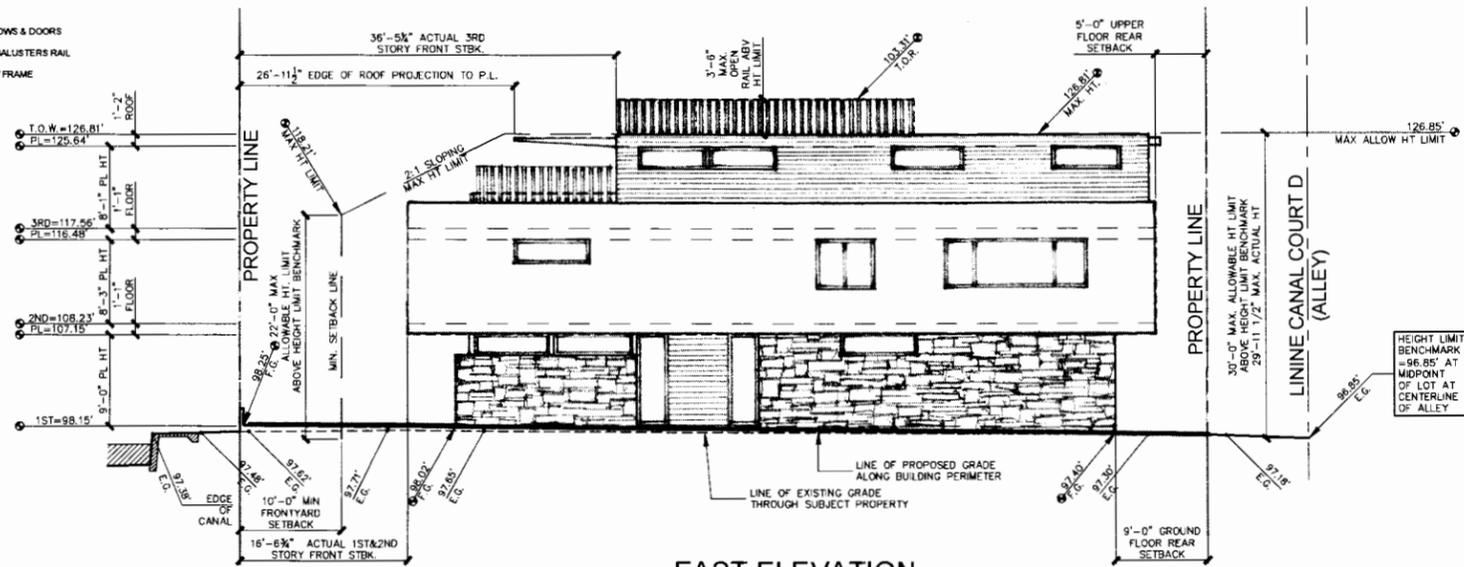
FLAT ROOFING	COOL ROOFING MEMBRANE
DECKING	NATURAL STONE TILE
SIDING 1	ALTERNATING COURSE NATURAL STONE VENEER
SIDING 2	QUARTZSTONE WALL CLADDING
SIDING 3	HORIZONTAL SIMULATED-WOOD FIBER-BOARD SIDING
SIDING 4	SMOOTH TROWEL STUCCO
DOORS & WINDOWS	METAL FRAME & SASH EXTERIOR WINDOWS & DOORS
UPPER RAIL	SQUARE VERTICAL SIMULATED WOOD BALUSTERS RAIL
FASCIA & TRIM	METAL CLAD TO MATCH DOOR/WINDOW FRAME



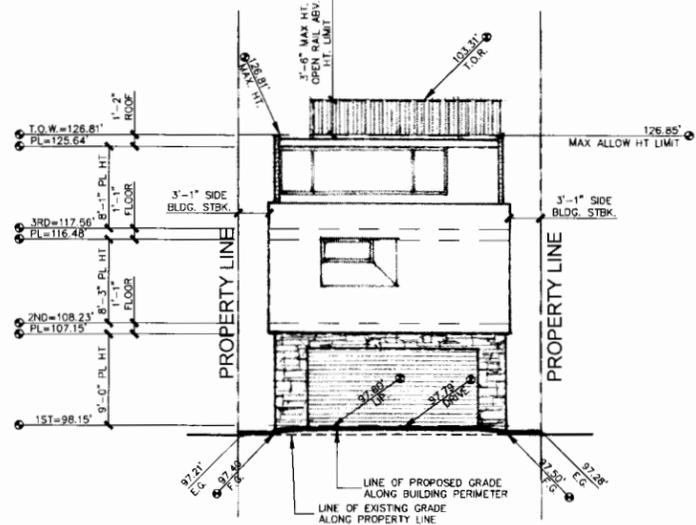
SECTION A
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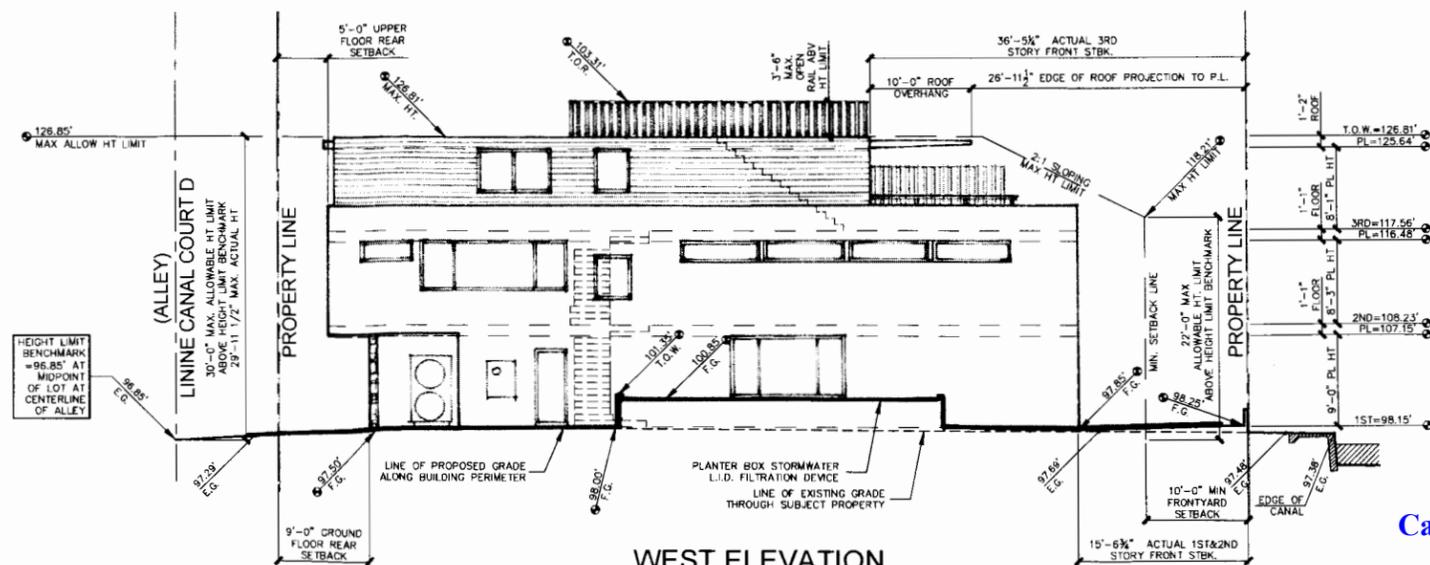
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

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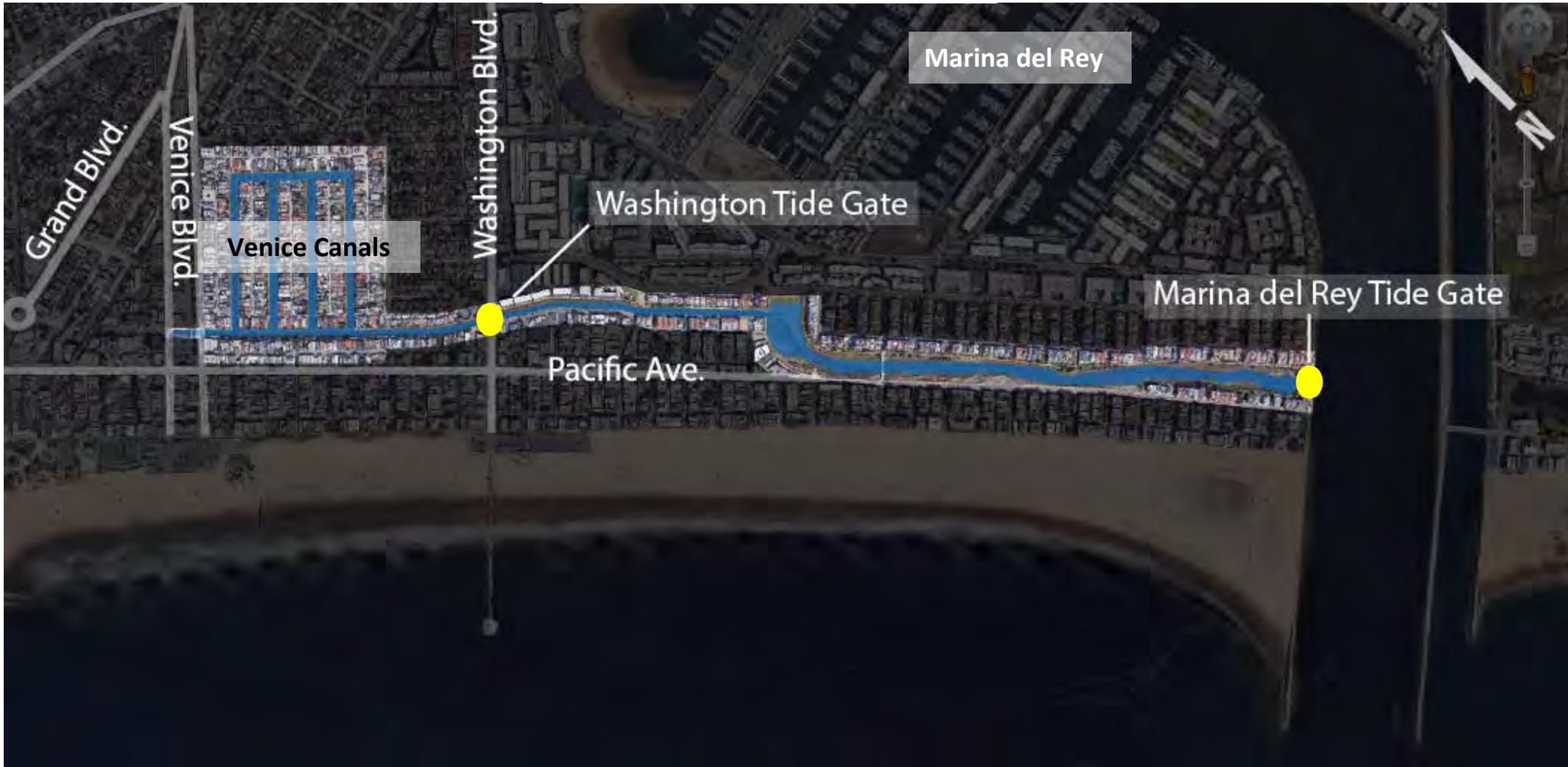
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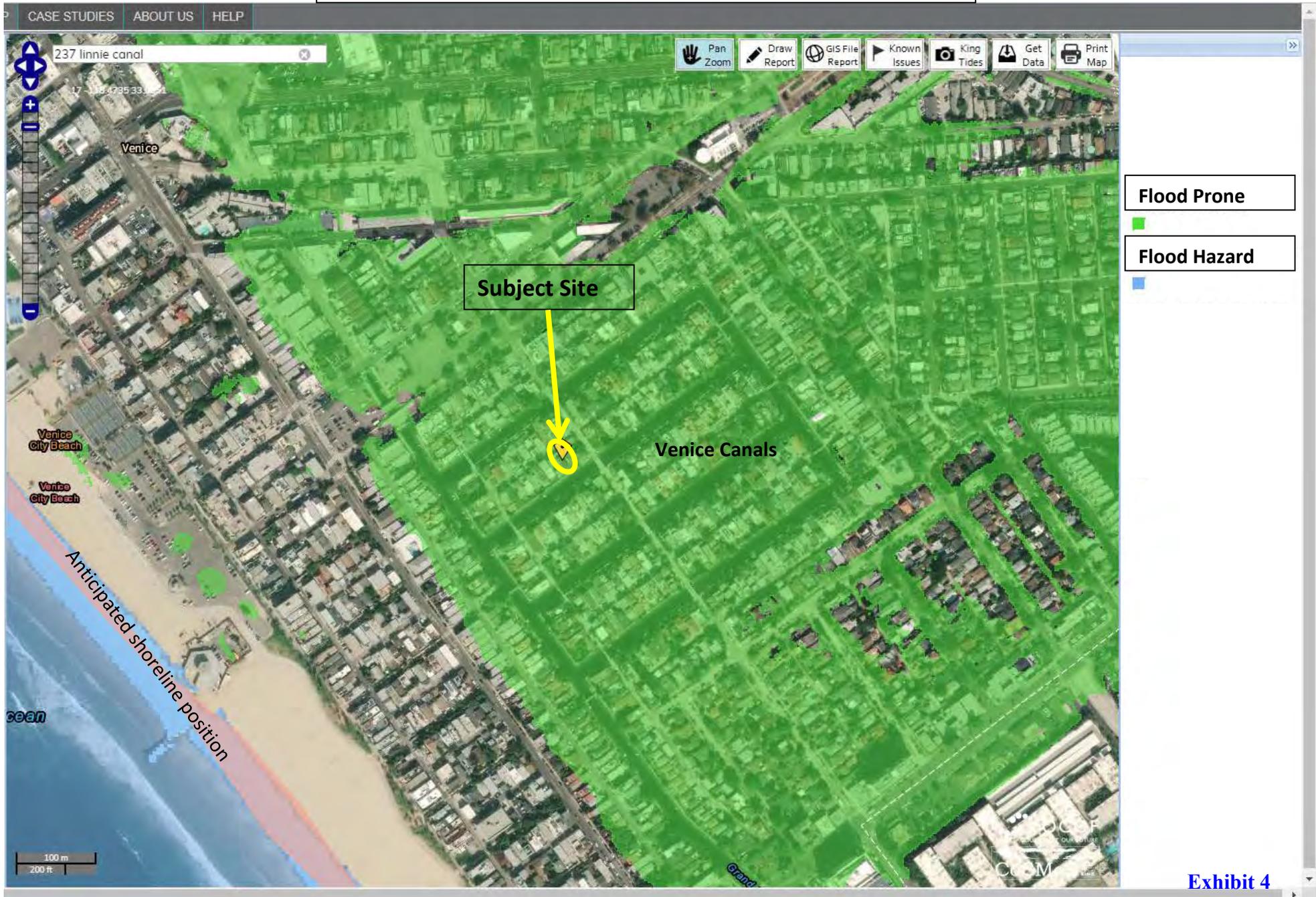
ELEVATIONS & SECTIONS

Venice Canals Tide Gate Site Plan



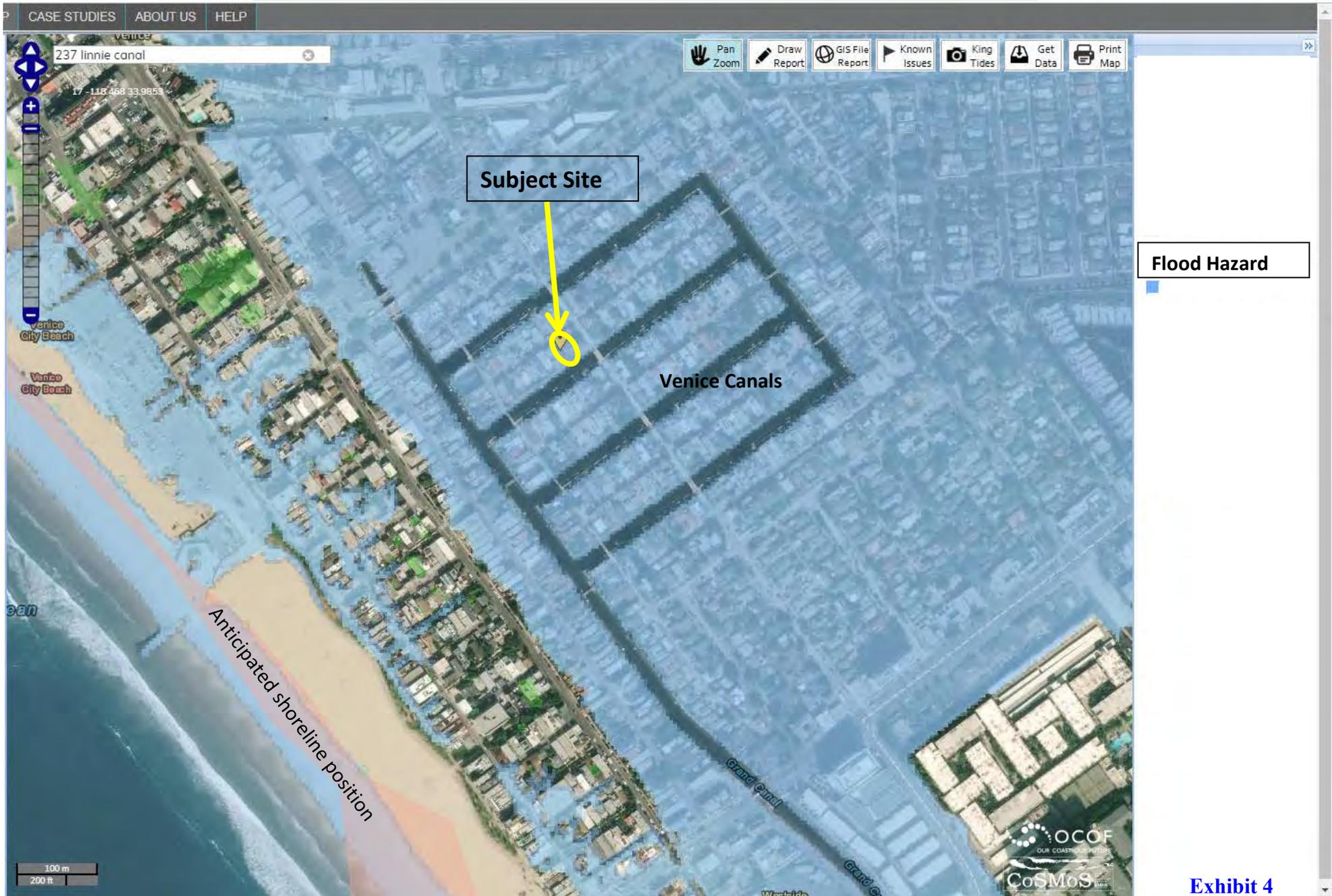
Source: Figure 3.5: Plan View of tide Gate System. 2018, City of Los Angeles SLR Vulnerability Assessment

+4.9-ft. SLR with no storm scenario of subject site by 2085¹



¹The year 2085 is gathered by the approximate average of high emissions figures (4.4-ft. by 2080 and 5.5-ft. by 2090) of projected SLR (see page 3 below).

+6.6-ft. SLR with no storm scenario of subject site by year 2095-2100



Source: Our Coast, Our Future Interactive Map, Coastal Storm Modeling System, USGS, 2019

Table G-9. Sea Level Rise Projections for the Santa Monica Tide Gauge¹¹⁴ (OPC 2018)

Projected Sea Level Rise (in feet): Santa Monica			
	Probabilistic Projections (in feet) (based on Kopp et al. 2014)		H++ Scenario (Sweet et al. 2017)
	Low Risk Aversion	Medium-High Risk Aversion	Extreme Risk Aversion
	<i>Upper limit of "likely range" (~17% probability SLR exceeds...)</i>	<i>1-in-200 chance (0.5% probability SLR exceeds...)</i>	<i>Single scenario (no associated probability)</i>
2030	0.5	0.8	1.0
2040	0.8	1.2	1.7
2050	1.1	1.9	2.6
2060	1.4	2.6	3.8
2070	1.8	3.4	5.1
2080	2.3	4.4	6.5
2090	2.8	5.5	8.1
2100	3.3	6.8	10.0
2110*	3.5	7.2	11.7
2120	4.0	8.5	14.0
2130	4.5	9.8	16.3
2140	5.1	11.3	18.9
2150	5.7	12.9	21.7

*Most of the available climate model experiments do not extend beyond 2100. The resulting reduction in model availability causes a small dip in projections between 2100 and 2110, as well as a shift in uncertainty estimates (see Kopp et al., 2014). Use of 2110 projections should be done with caution and acknowledgement of increased uncertainty around these projections.

¹¹⁴ Probabilistic projections for the height of sea level rise and the H++ scenario are presented. The H++ projection is a single scenario and does not have an associated likelihood of occurrence. Projections are with respect to a baseline year of 2000 (or more specifically, the average relative sea level over 1991-2009). Table is adapted from the 2018 OPC SLR Guidance to present only the three scenarios OPC recommends evaluating. Additionally, while the OPC tables include low emissions scenarios, only high emissions scenarios, which represent RCP 8.5, are included here because global greenhouse gas emissions are currently tracking along this trajectory. The Coastal Commission will continue to update best available science as necessary, including if emissions trajectories change.