

CALIFORNIA COASTAL COMMISSION

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



F17b

A-5-VEN-19-0049 & 5-19-1015 (Mobile Park Investment)

June 12, 2020

EXHIBITS

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Exhibit 1 – Project Location



Exhibit 2 - De Novo/Dual Project Plans

2814 GRAND CANAL RESIDENCE

PROJECT TEAM

OWNER	MPH P.O. BOX 328-9809
ARCHITECT/DESIGNER	ARCHIVE DESIGN GROUP LLC P.O. BOX 400-8038 BOONVILLE, MISSOURI 64608
STRUCTURAL ENGINEER	STUART TOWNSHIP ARCHITECTS P.O. BOX 898-1042 2082 VIA REAL CARPENTERSVILLE, MISSOURI
SCALE DRAWINGS	300X P.O. BOX 000-0000 300X 300X
CIVIL DRAWINGS	300X P.O. BOX 000-0000 300X



AREA CALCULATIONS:

GROUND FLOOR (BUILDING CODE DEFINITION)	
GRAND	2087 SQ. FT.
GROUND FLOOR	1,927 SQ. FT.
2ND FLOOR	1,982 SQ. FT. (860 SQ. FT. ADJ.)
3RD FLOOR	1,081 SQ. FT.
TOTAL AREA	5,098 SQ. FT.
TOTAL GROUND AREA: 8,028 SQ. FT.	
NET SQUARE FOOTAGE (ZONING CODE DEFINITION)	
GRAND	2,087 SQ. FT.
GROUND FLOOR	1,988 SQ. FT.
2ND FLOOR	1,260 SQ. FT.
3RD FLOOR	1,081 SQ. FT.
TOTAL AREA	4,416 SQ. FT.
TOTAL NET AREA:	4,288 SQ. FT.
ROOF AREA:	1,927 SQ. FT.

SHEET INDEX	
ID	Name
01.0	Site Plan
01.1	Clear Sheet
01.2	Clear Sheet
01.3	Clear Sheet
01.4	Clear Sheet
01.5	Clear Sheet
01.6	Clear Sheet
01.7	Clear Sheet
01.8	Clear Sheet
01.9	Clear Sheet
02.0	Clear Sheet
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04.6	Clear Sheet
04.7	Clear Sheet
04.8	Clear Sheet
04.9	Clear Sheet
05.0	Clear Sheet

ADG

GRAND CANAL CT RESIDENCE

2814 GRAND CANAL CT, VENICE BEACH, CA 90291



VICINITY MAP

GENERAL NOTE

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO TAKE PRECEDENCE OVER RECALCULATED DIMENSIONS ON DRAWINGS. DIMENSIONS NOTED AS TO BE PRECEDENCE OVER RECALCULATED DIMENSIONS SHALL TAKE PRECEDENCE OVER RECALCULATED DIMENSIONS FOR ALL PLANCHESTERS AND BUILDING PERMITS.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LAUREL HILLS ZONING CODE, LATEST EDITION, AND THE ORDINANCES AND ALL OTHER APPLICABLE REGULATIONS, ORDINANCES, ORDINANCES AND REGULATIONS, WHERE CONFLICTS BETWEEN SUCH ORDINANCES AND REGULATIONS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

3. THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE CONDITIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL MAINTAIN FOR ALL TESTS AND SUBJECTS REQUIRED BY APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF THE JURISDICTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN FOR ALL TESTS AND SUBJECTS REQUIRED BY APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF THE JURISDICTION OF THE PROJECT.

4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL MAINTAIN FOR ALL TESTS AND SUBJECTS REQUIRED BY APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF THE JURISDICTION OF THE PROJECT.

PROJECT INFORMATION

OWNER	MPH	TRACT	TR 200A
ADDRESS	2814 GRAND CANAL CT, VENICE BEACH, CA 90291	LOT	200
ZONING DISTRICT	RW-10	BLOCK	NONE
ZONING ORDINANCE	LAUREL HILLS MUNICIPAL CODE	PARCEL AREA	8,262 SQ. FT.
APN	02070002	SPECIAL PLAN AREA	VENICE COASTAL ZONE
		CASE NUMBER	DR-18-046-CO-4-PH-18

PROJECT DESCRIPTION

DRAWING OF EXISTING 3-UNIT MULTIFAMILY RESIDENCE. BUILD A NEW 3-BEDROOM, 2.5 BATHROOM, SINGLE-FAMILY RESIDENCE WITH A PARKING SPACE (2 COVERED AND 2 UNCOVERED). PROPOSED PROJECT WILL BE THREE-STORIES WITH A PARKING GARAGE AND A TOTAL HEIGHT OF 30'-0" FROM THE CENTERLINE OF GRAND CANAL COURT (THE ADJACENT ALLEY). NEW 3-BEDROOM, 2.5-BATHROOM, 2,087 SQ. FT. ADJ. ABOVE GARAGE. THE AREA AND LOT TIES, MEMBERS, OR RECORDS SHALL BE PROVIDED.

PARCEL MAP



REPLACEMENT OF EXISTING 3-UNIT MULTIFAMILY RESIDENCE WITH A NEW 3-BEDROOM, 2.5 BATHROOM, SINGLE-FAMILY RESIDENCE WITH A PARKING SPACE (2 COVERED AND 2 UNCOVERED). PROPOSED PROJECT WILL BE THREE-STORIES WITH A PARKING GARAGE AND A TOTAL HEIGHT OF 30'-0" FROM THE CENTERLINE OF GRAND CANAL COURT (THE ADJACENT ALLEY). NEW 3-BEDROOM, 2.5-BATHROOM, 2,087 SQ. FT. ADJ. ABOVE GARAGE. THE AREA AND LOT TIES, MEMBERS, OR RECORDS SHALL BE PROVIDED.

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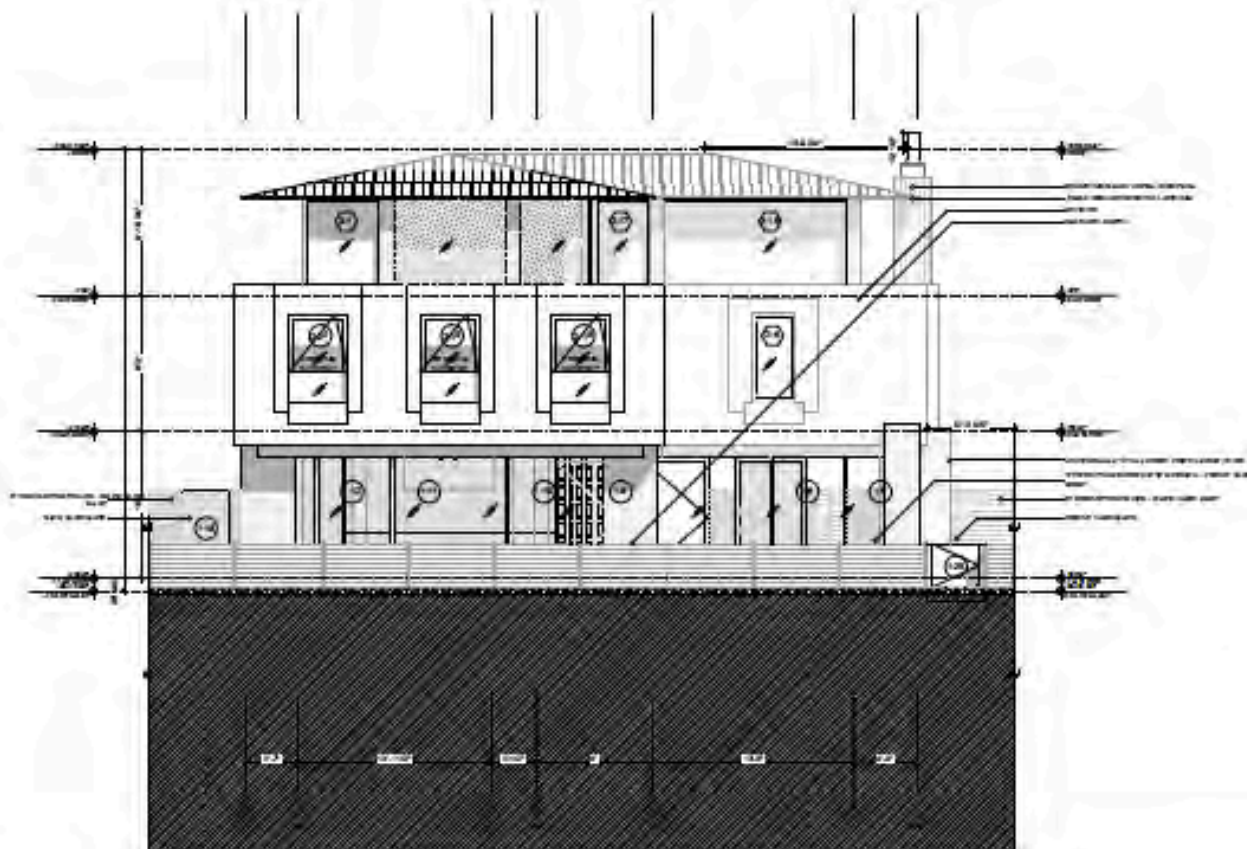
ALLOWED ONLY IF SUCH TERMS ARE SUBMITTED TO THE ARCHITECT IN A WRITTEN INSTRUMENT AND APPROVED BY THE ARCHITECT IN WRITING. ALL SUBSTITUTIONS MUST BE AT LEAST OF EQUAL QUALITY, QUANTITY, AND PERFORMANCE. THE CONTRACTOR IS LIABLE FOR REPLACEMENT OF EXISTING WORK CAUSED BY ANY SUBSTITUTION AND COMPLETE RESPONSIBILITY FOR THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PROJECT.

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COVER SHEET

G-1.0

SHEETS OF 18



1 West Elevation
 A-3.3

ADG

J. ANDERSON ARCHITECTURE
 10000 W. 15th Street, Suite 100
 Playa Vista, CA 90238

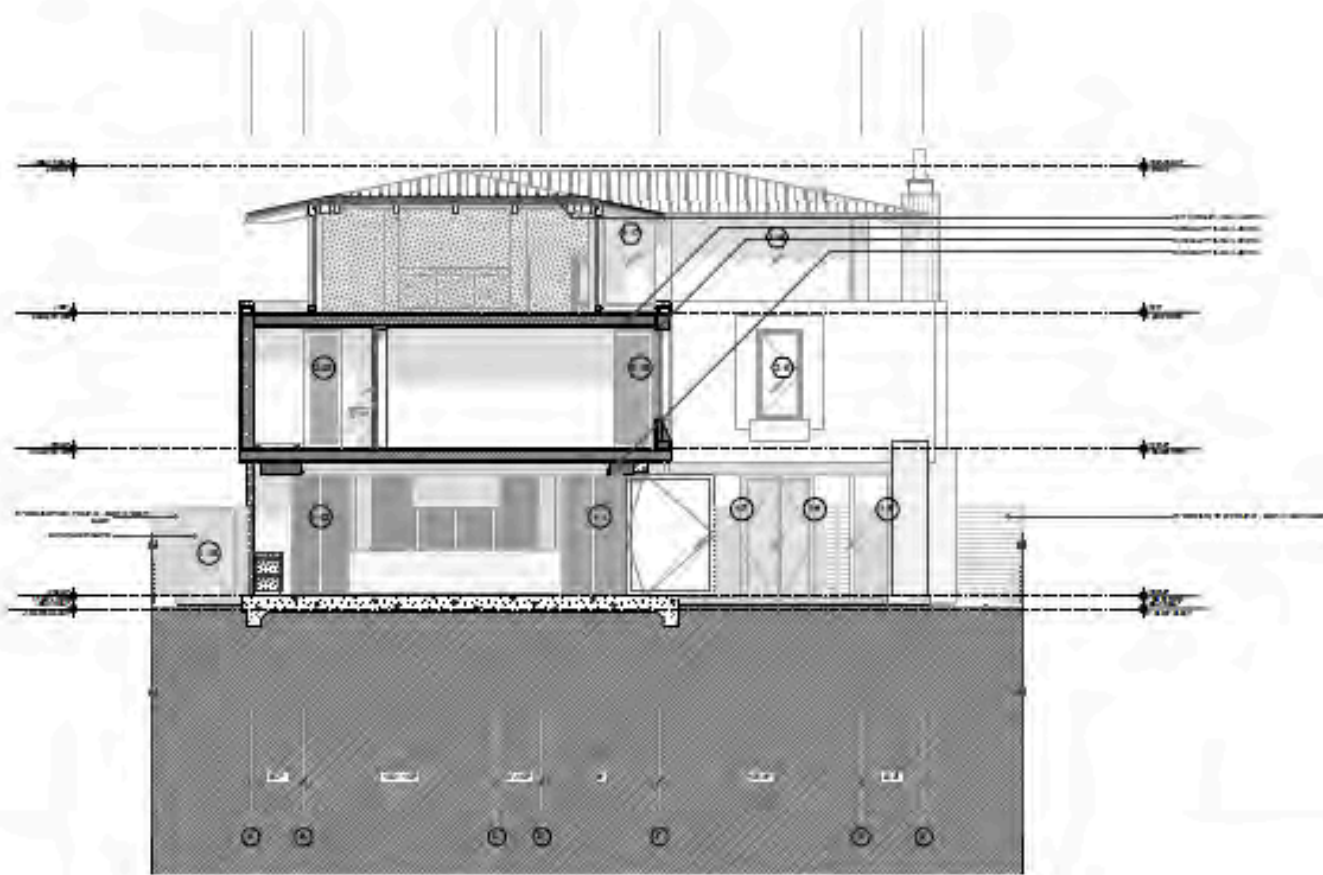


GRAND CANAL CT
 RESIDENCE
 200 GRAND CANAL CT
 VENICE BEACH, CA 90287

REV.	DATE	DESCRIPTION

PROJECT OWNER: [Redacted]
 DATE: 01/2018
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 ELEV (WEST)

A-3.3
 SHEET 18 OF 18



Section
 A-2.1

ADG

ARCHITECT
 1000 W. BROADWAY, SUITE 100
 ANAHEIM, CA 92801



GRAND CANAL CT
 RESIDENCE
 2000 GRAND CANAL CT
 WINDY BEACH, CA
 92671

REV.	DATE	DESCRIPTION

SECTION

A-2.1
 SHEET 20 OF 28

