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

Table of Contents

EXHIBIT 1 – PROJECT LOCATION 2
EXHIBIT 2 – PROJECT PLANS 3

Exhibit 1 – Project Location

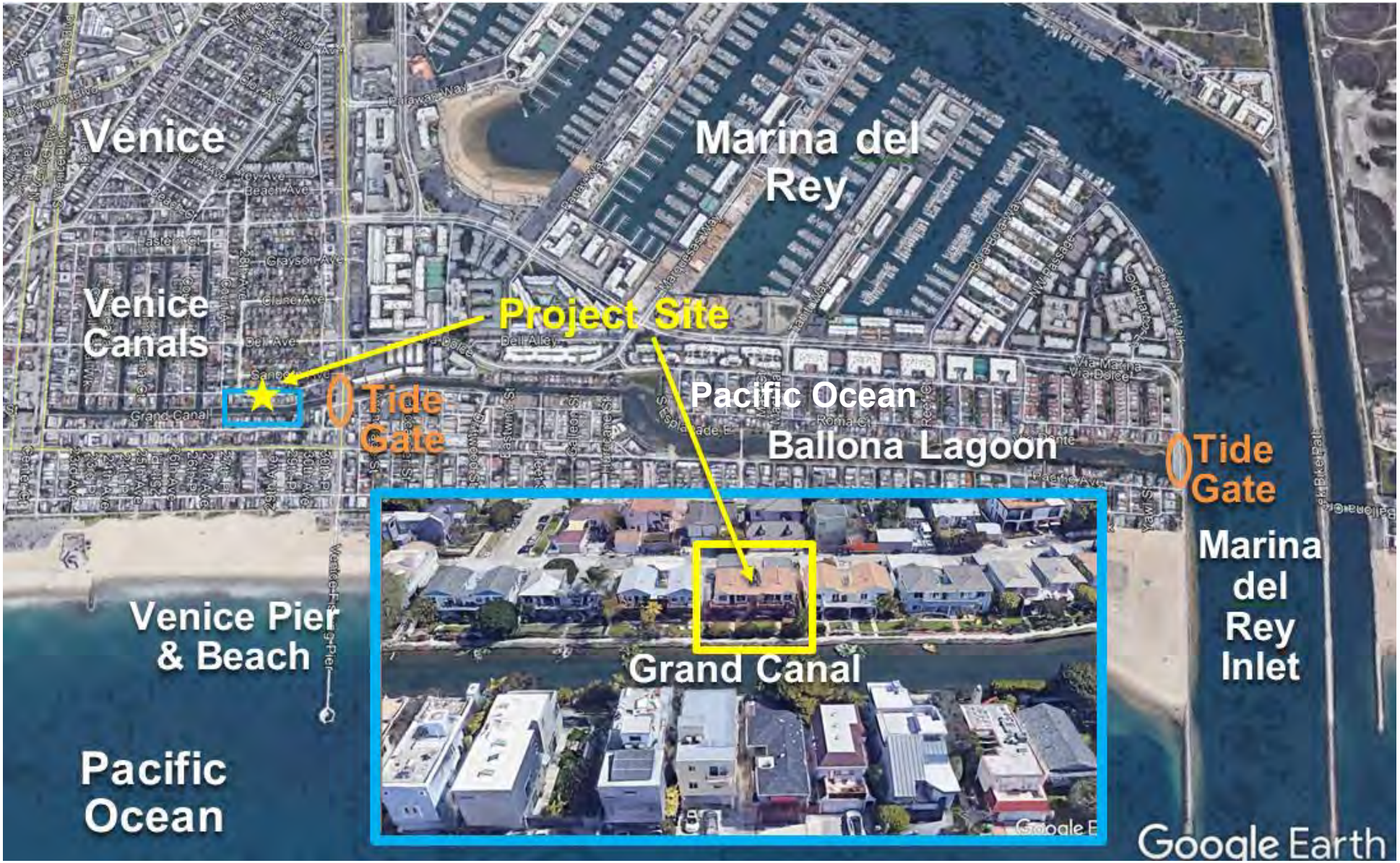


Exhibit 2 - De Novo/Dual Project Plans

2814 GRAND CANAL RESIDENCE

PROJECT TEAM

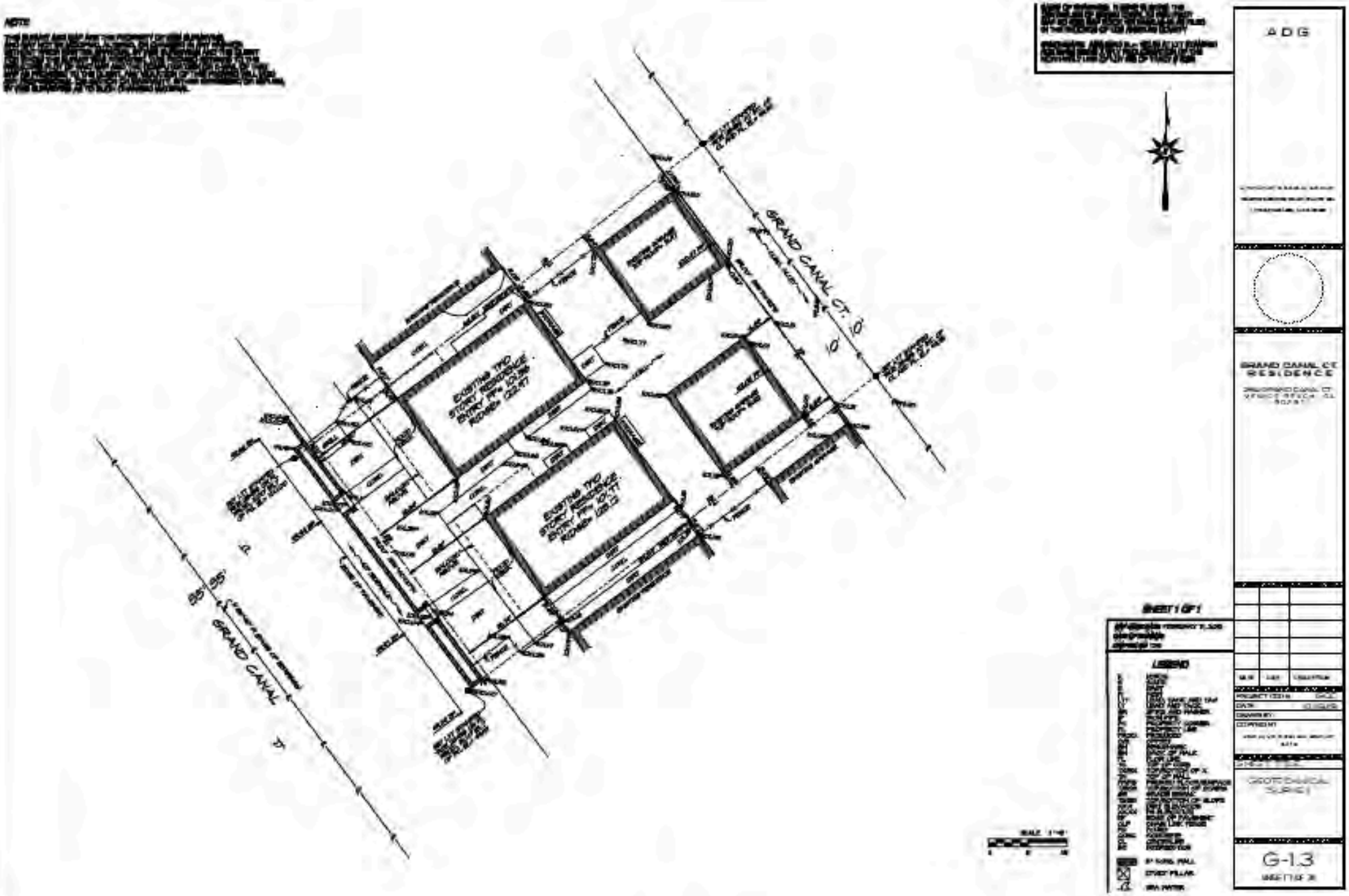
OWNER	[illegible]
ARCHITECTURAL DESIGN	[illegible]
STRUCTURAL ENGINEERING	[illegible]
SOILS ENGINEERING	XXX XXXXXXXXXXXX XXX XXX
CIVIL ENGINEERING	XXX XXXXXXXXXXXX XXX XXX

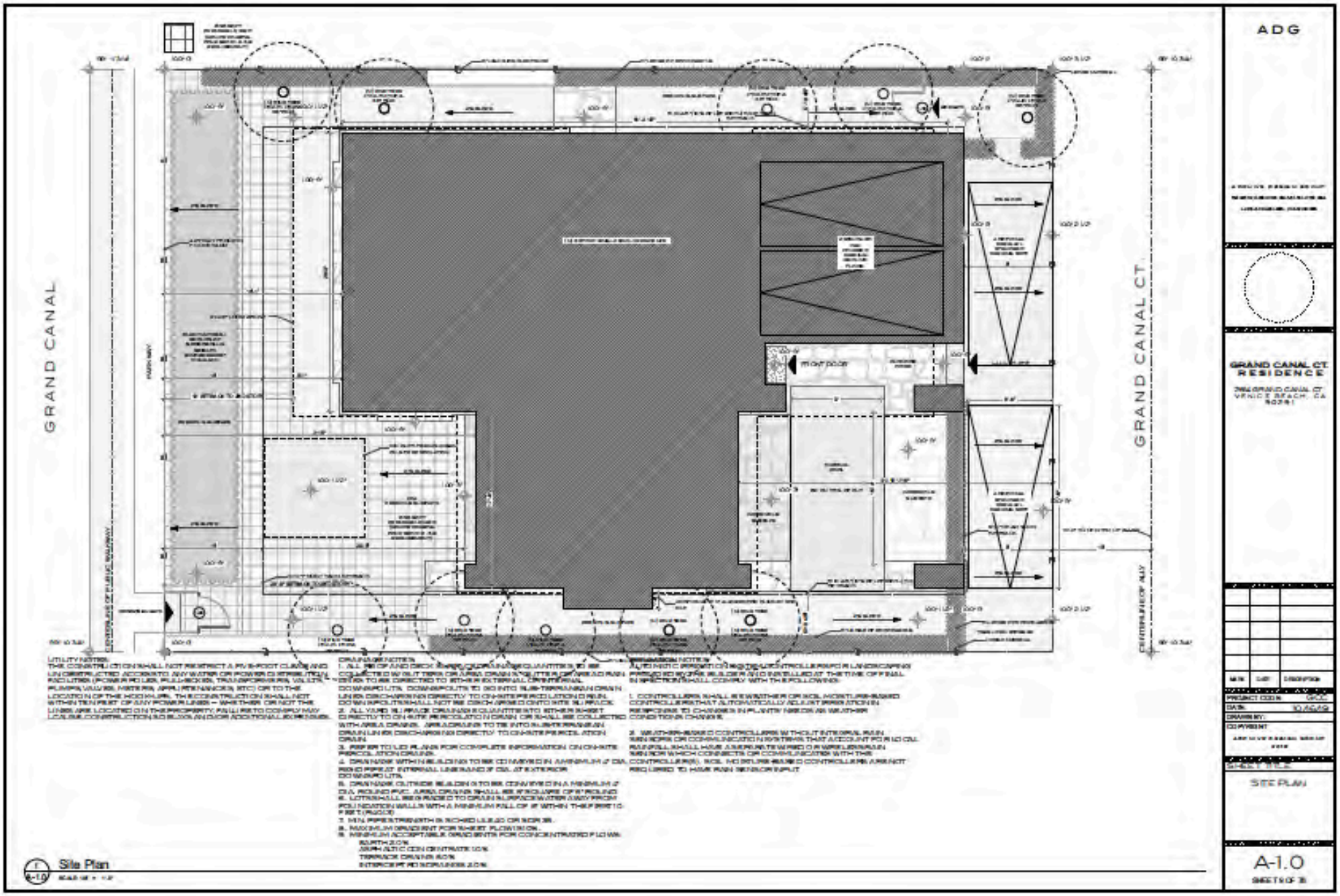
AREA CALCULATIONS:

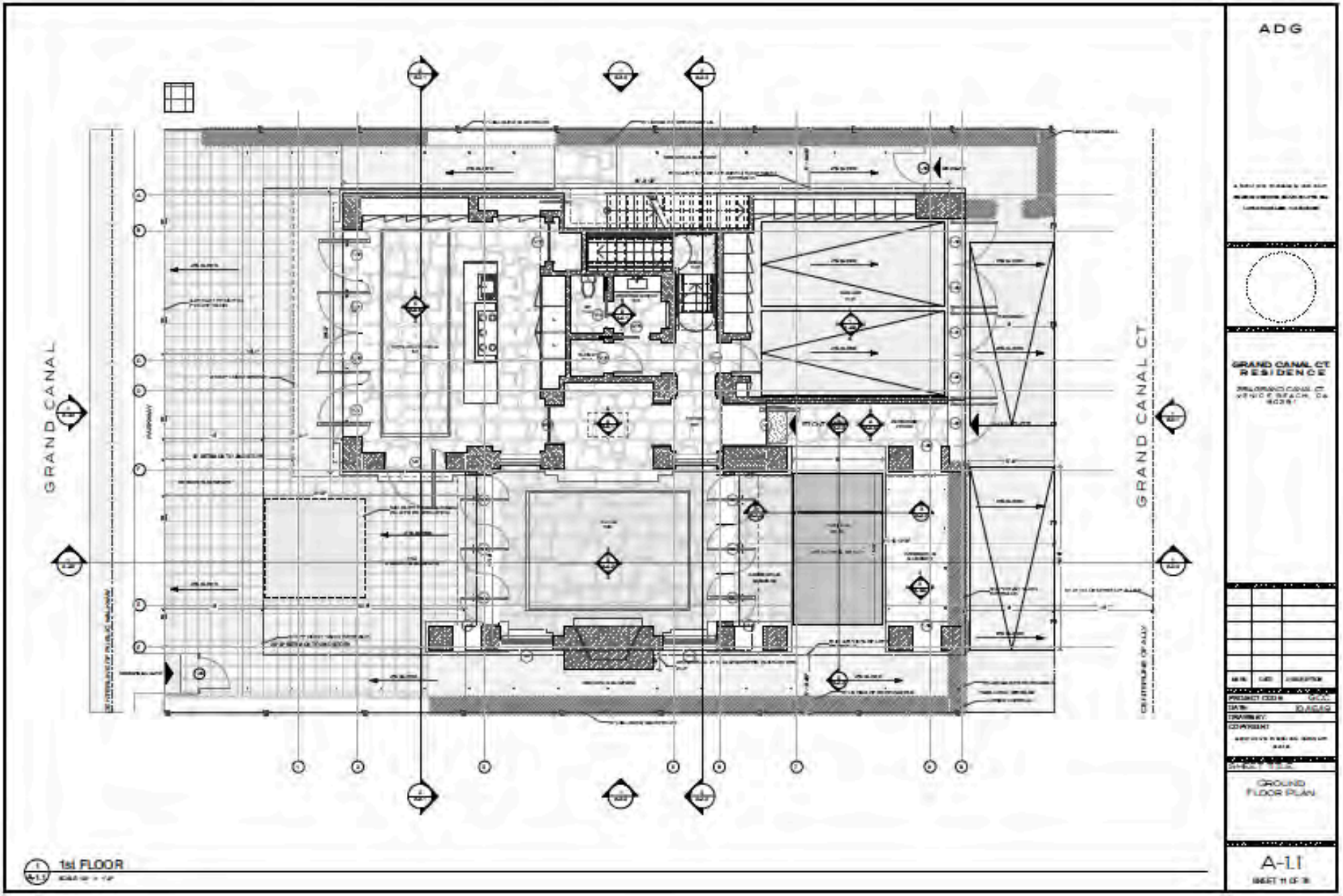
GROSS SQUARE FOOTAGE (BUILDING CODE DEFINITION)	
GARAGE: (INCLUDES CONDITIONED AREA & GARAGE FOOTAGE)	[illegible] SQ. FT.
GROUND FLOOR:	1,627 SQ. FT.
2ND FLOOR:	1,[illegible] SQ. FT. ([illegible] SQ. FT. ADJ.)
3RD FLOOR:	1,[illegible] SQ. FT.
TOTAL NET AREA:	[illegible] SQ. FT.
TOTAL GROSS AREA:	**[illegible] SQ. FT.**
NET SQUARE FOOTAGE (ZONING CODE DEFINITION)	
GARAGE: (INCLUDES CONDITIONED AREA & GARAGE FOOTAGE)	[illegible] SQ. FT.
GROUND FLOOR:	1,[illegible] SQ. FT.
2ND FLOOR:	1,[illegible] SQ. FT.
3RD FLOOR:	1,[illegible] SQ. FT.
TOTAL NET AREA:	[illegible] SQ. FT.
TOTAL NET AREA:	**[illegible] SQ. FT.**
ROOF AREA:	**[illegible] SQ. FT.**

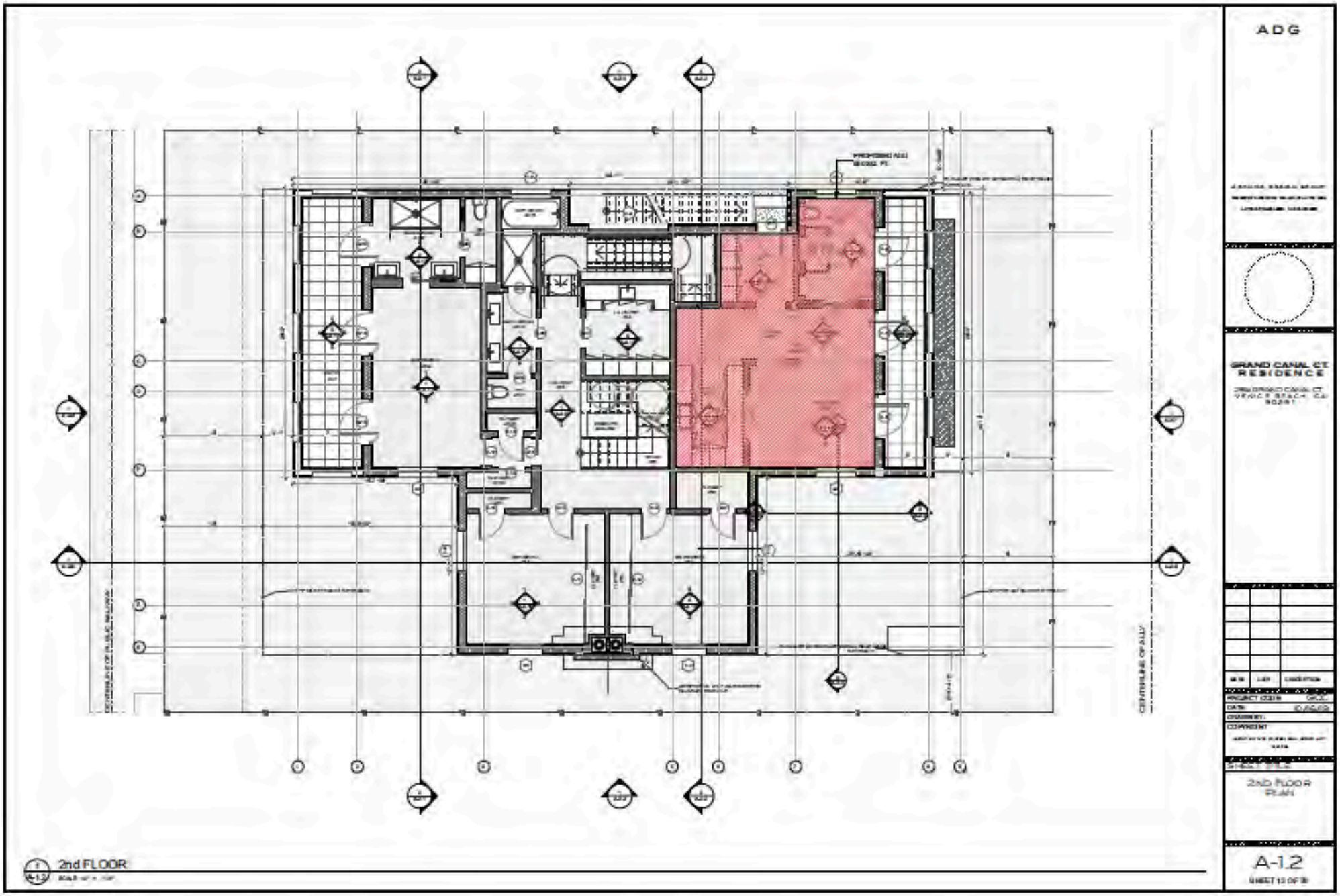
SHEET INDEX

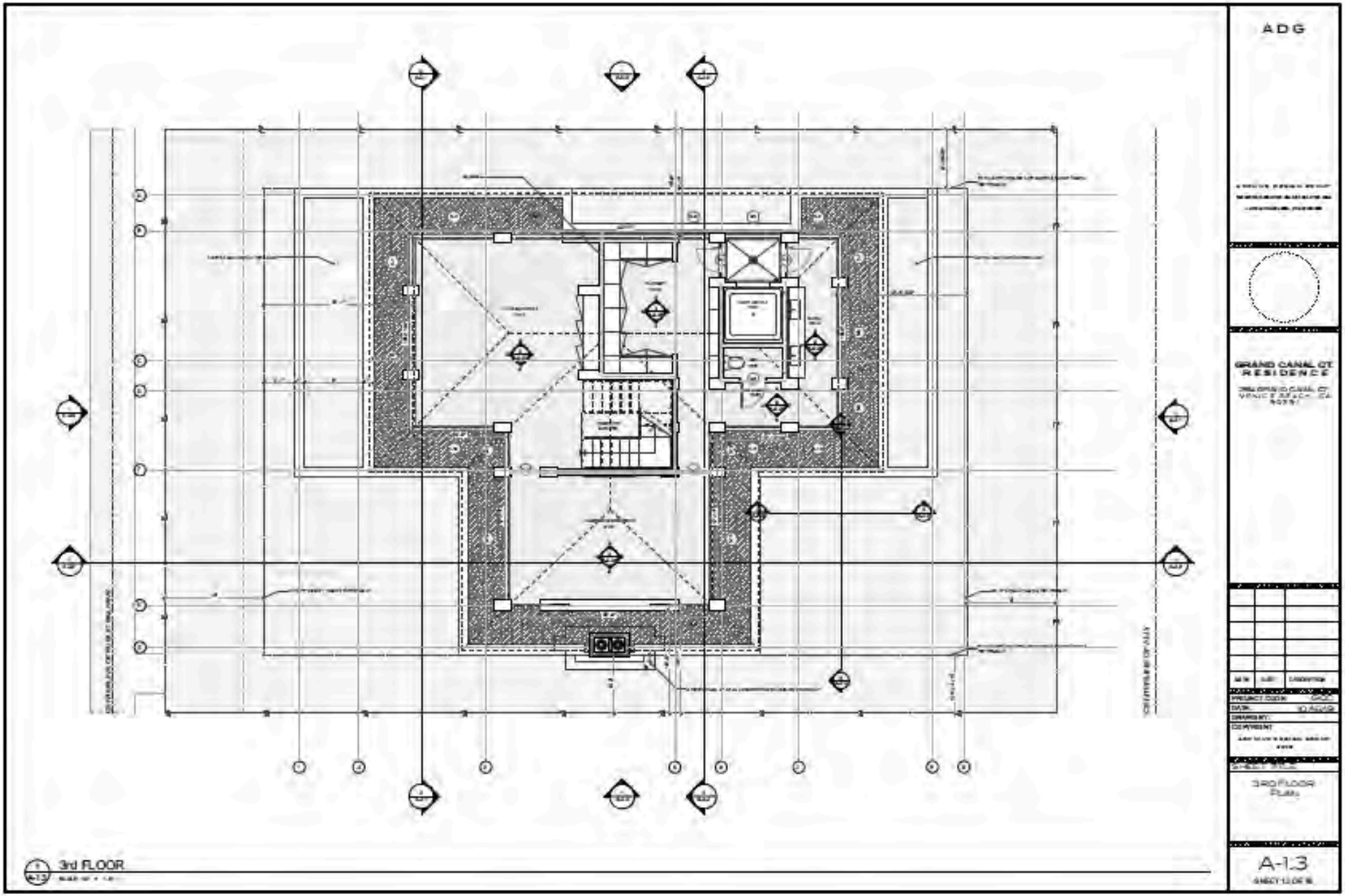
ID	Name
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

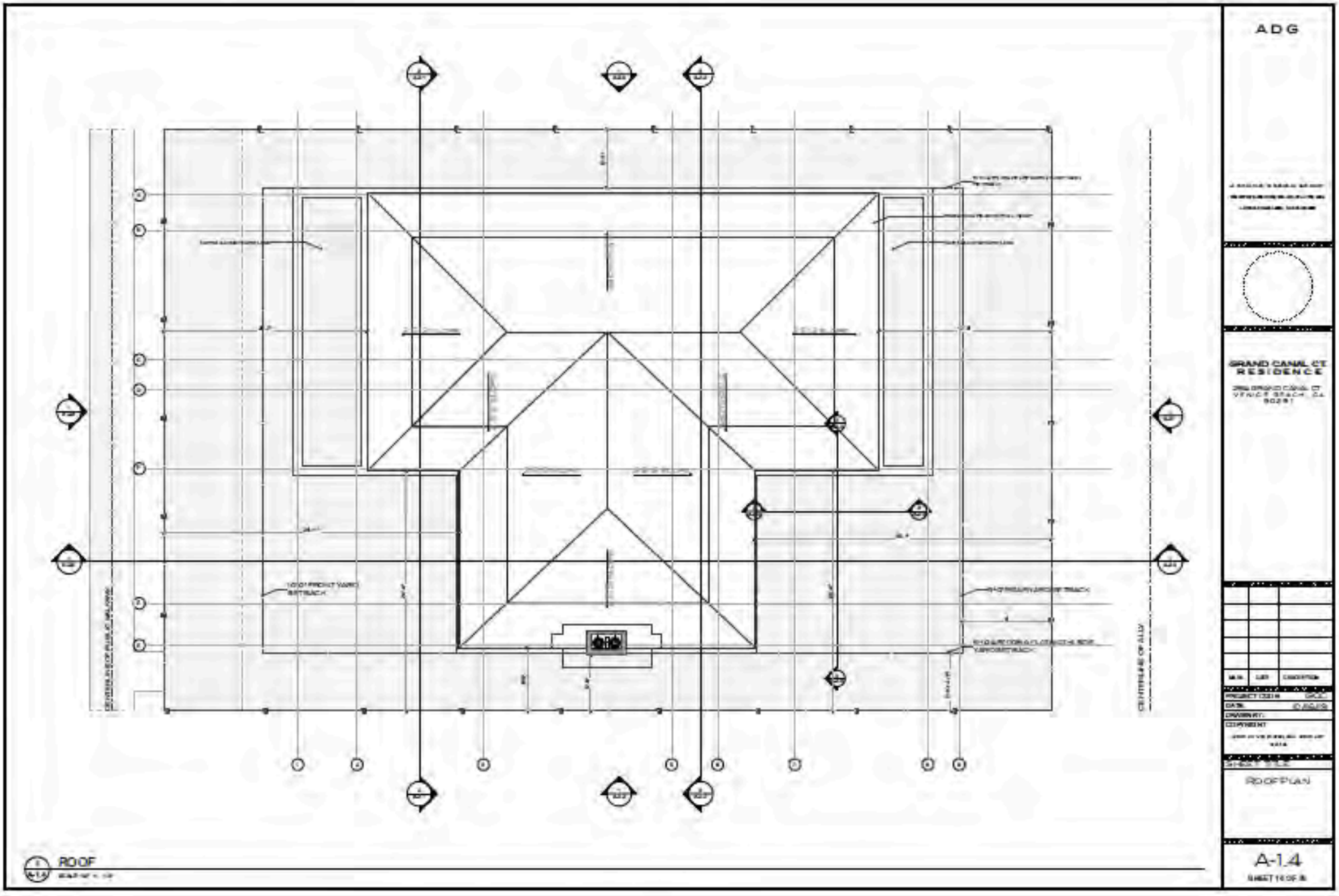

GRAND CANAL CT.
GRAND CANAL
ADG
GRAND CANAL CT
RESIDENCE
G-1.3
LEGEND


GRAND CANAL
GRAND CANAL CT.
FRONT DOOR
ADG
GRAND CANAL CT. RESIDENCE
SITE PLAN
A-1.0
Site Plan


ADG
GRAND CANAL
GRAND CANAL CT
GRAND CANAL CT
RESIDENCE
GROUND
FLOOR PLAN
A-1.1
1st FLOOR


ADG
GRAND CANAL CT
RESIDENCE
2nd FLOOR
PLAN
A-1.2
2nd FLOOR


ADG
GRAND CANAL CT
RESIDENCE
3RD FLOOR
PLAN
A-1.3
3rd FLOOR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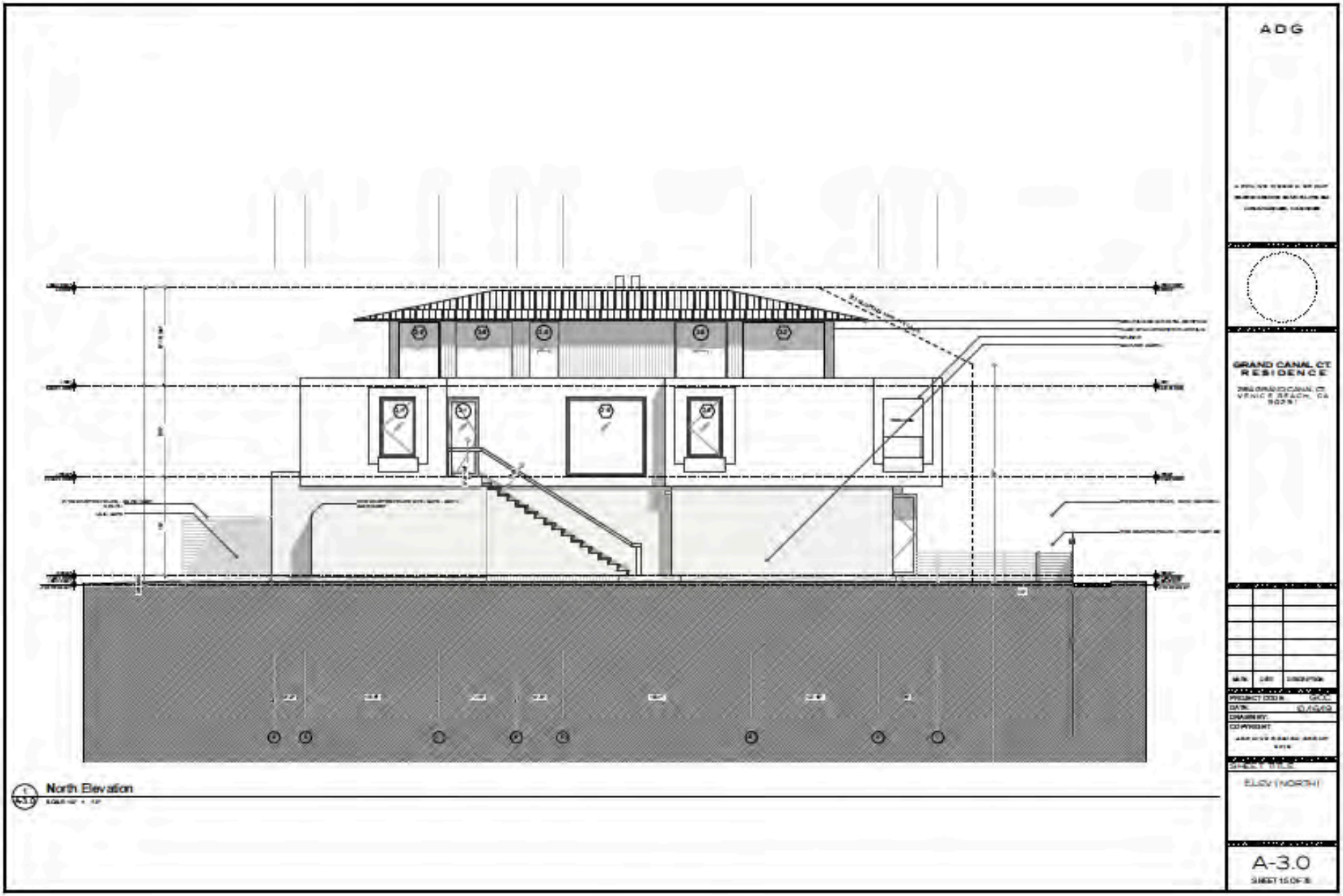
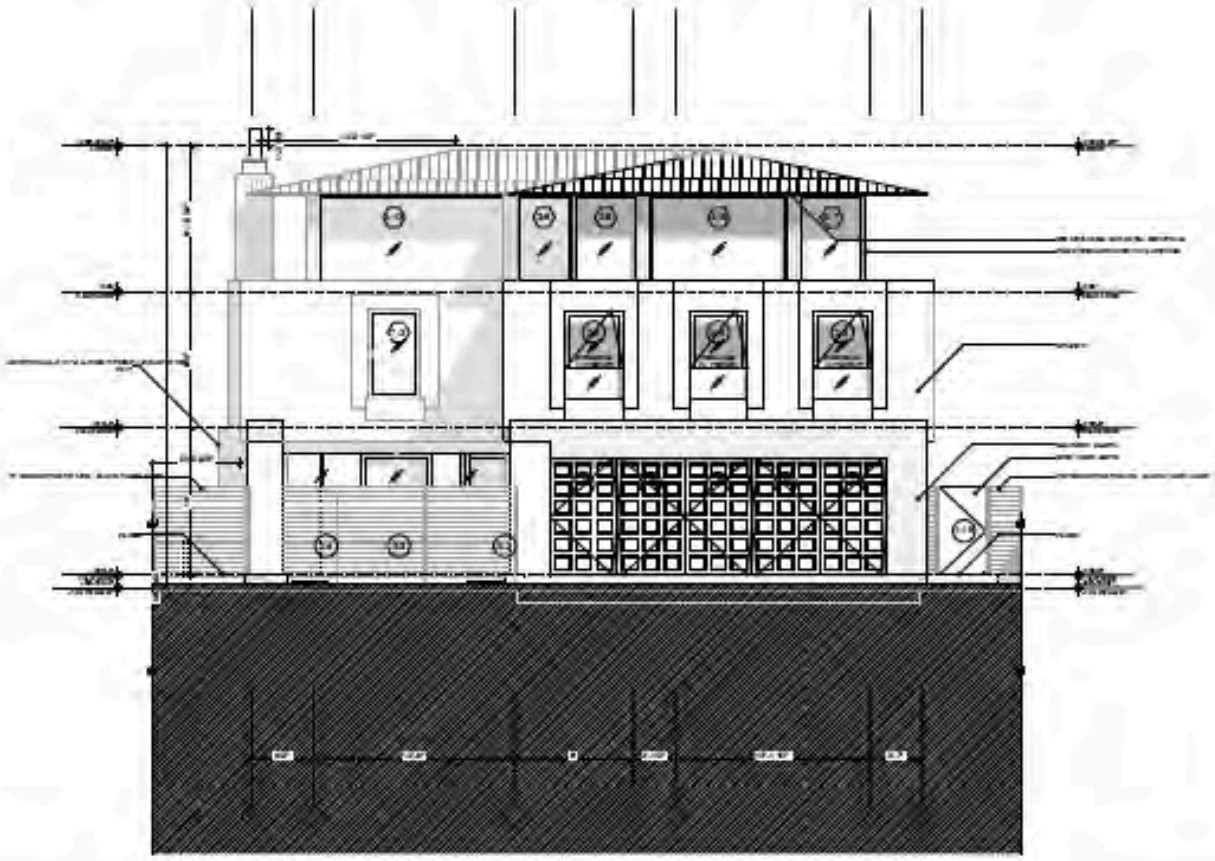
GRAND CANAL CT
RESIDENCE
ROOF PLAN
A-1.4
ROOF


ADG
GRAND CANAL CT
RESIDENCE
ELEV (NORTH)
A-3.0
North Elevation

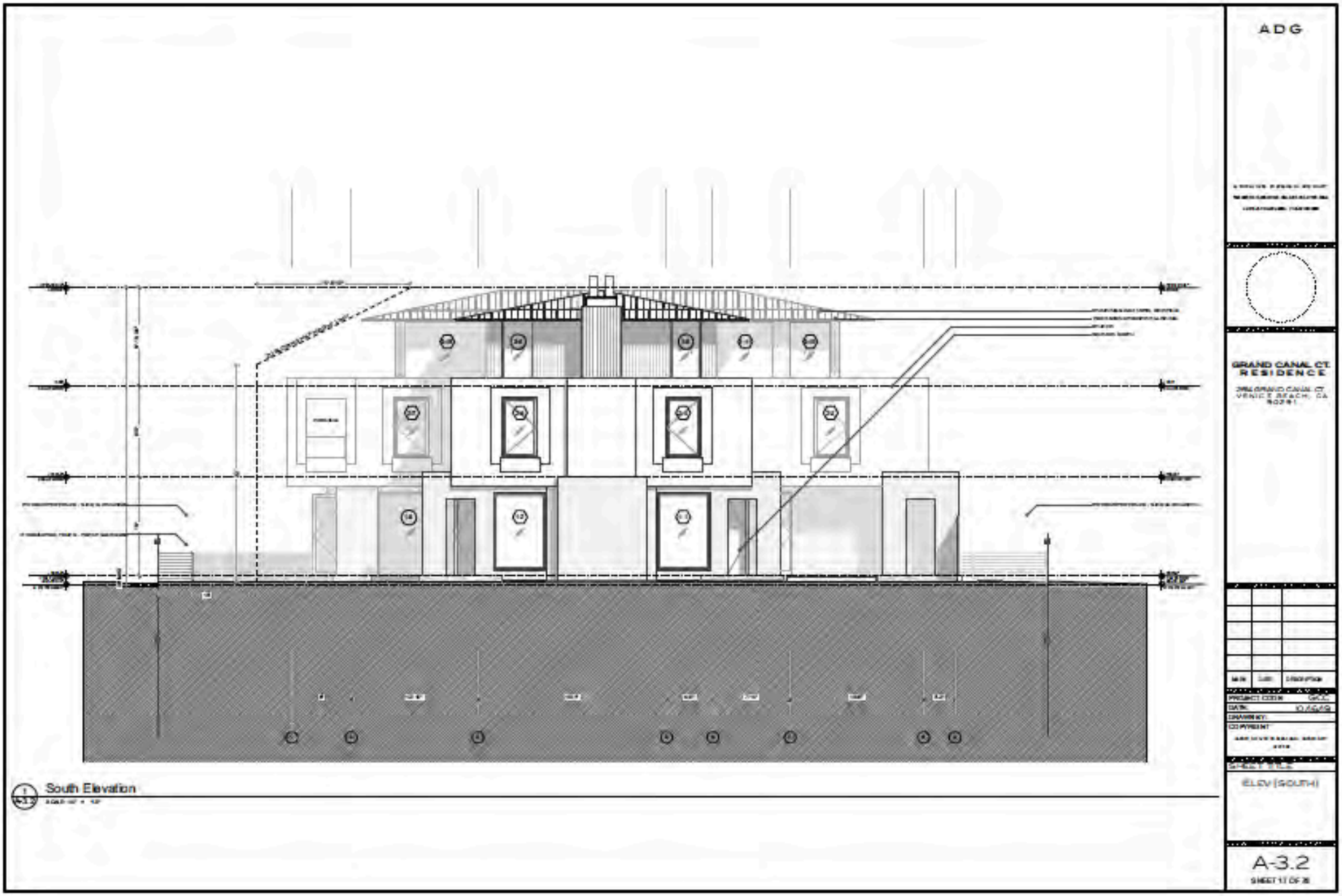


East Elevation

ADG

GRAND CANAL CT
RESIDENCE

A-3.1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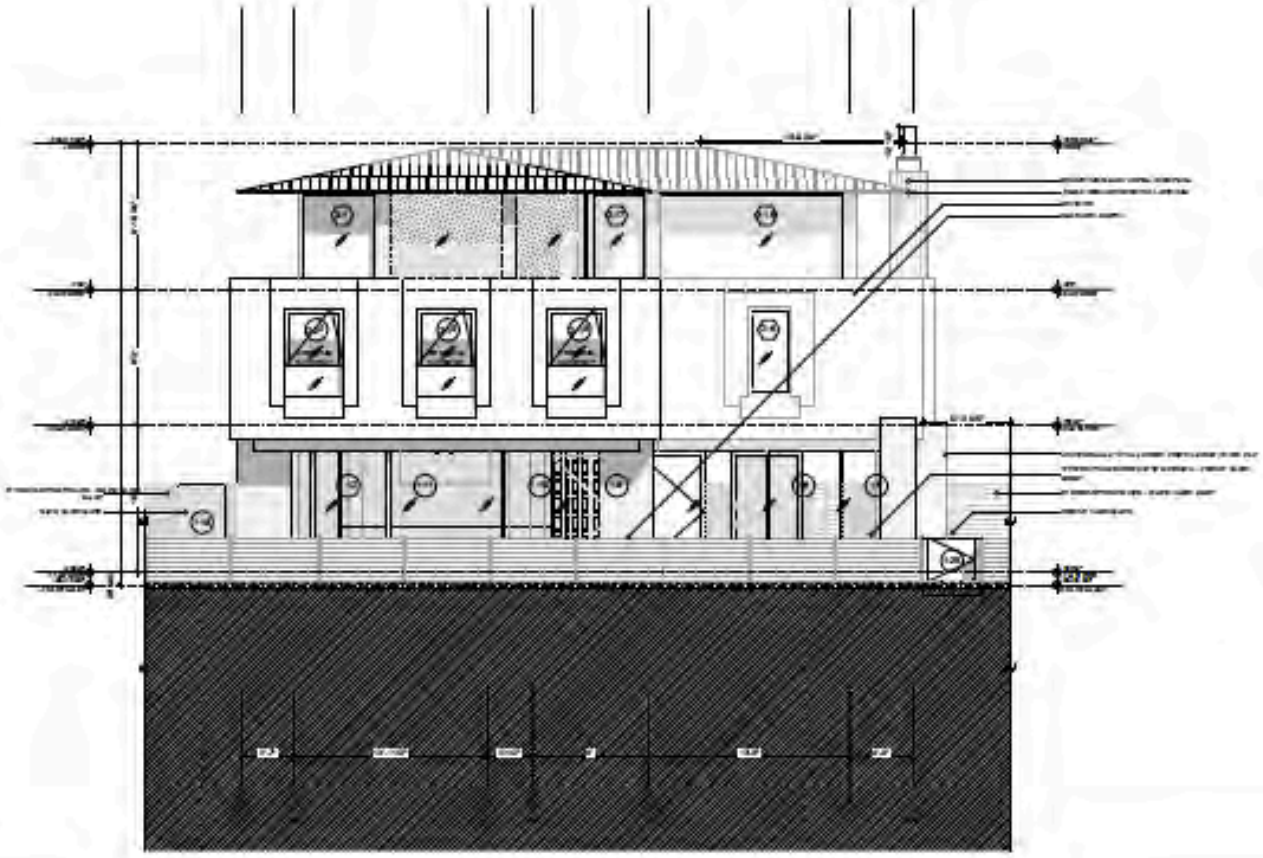
GRAND CANAL CT.
RESIDENCE
ELEV (SOUTH)
A-3.2
South Elevation



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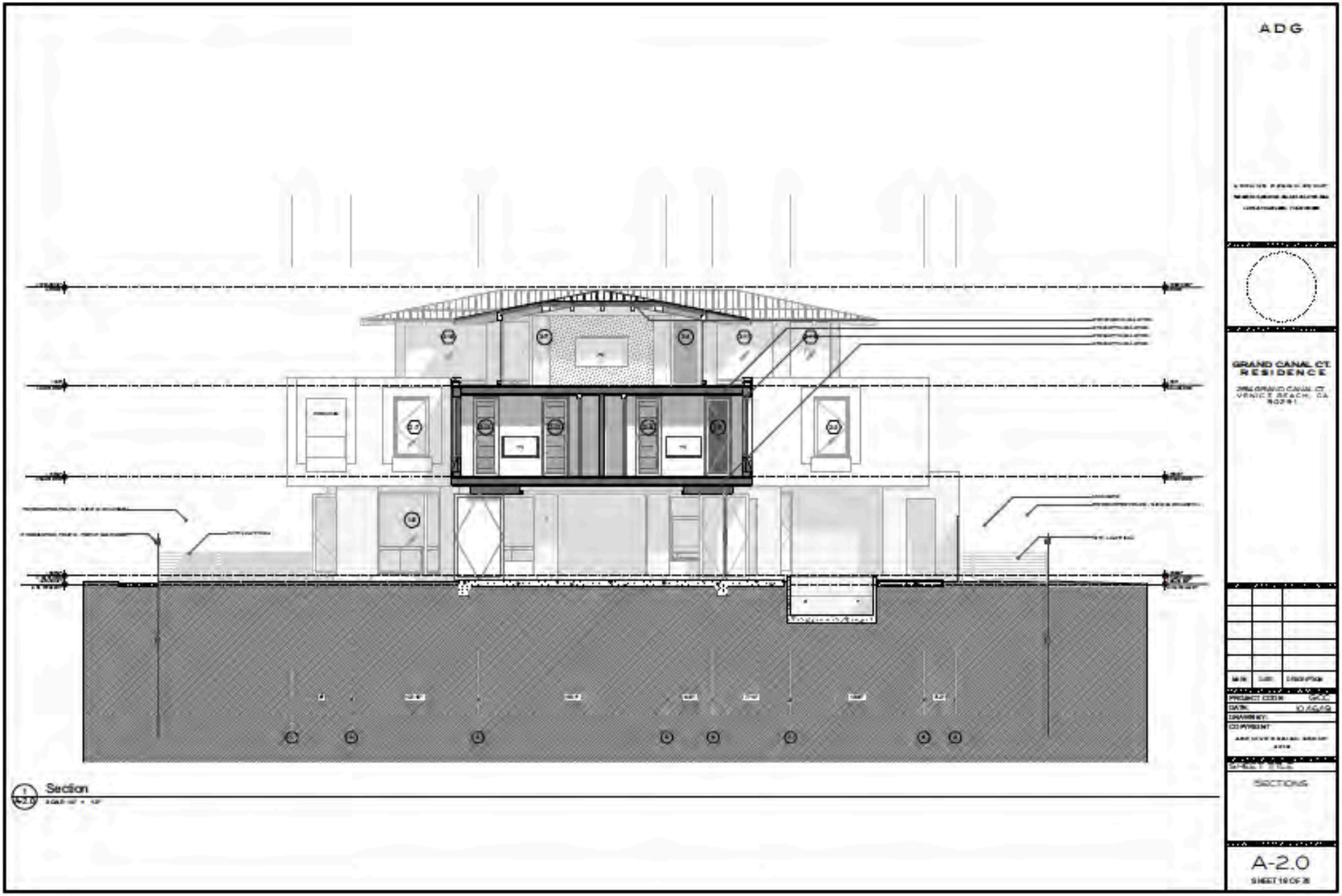
ADG

GRAND CANAL CT RESIDENCE

ELEV (WEST)

A-3.3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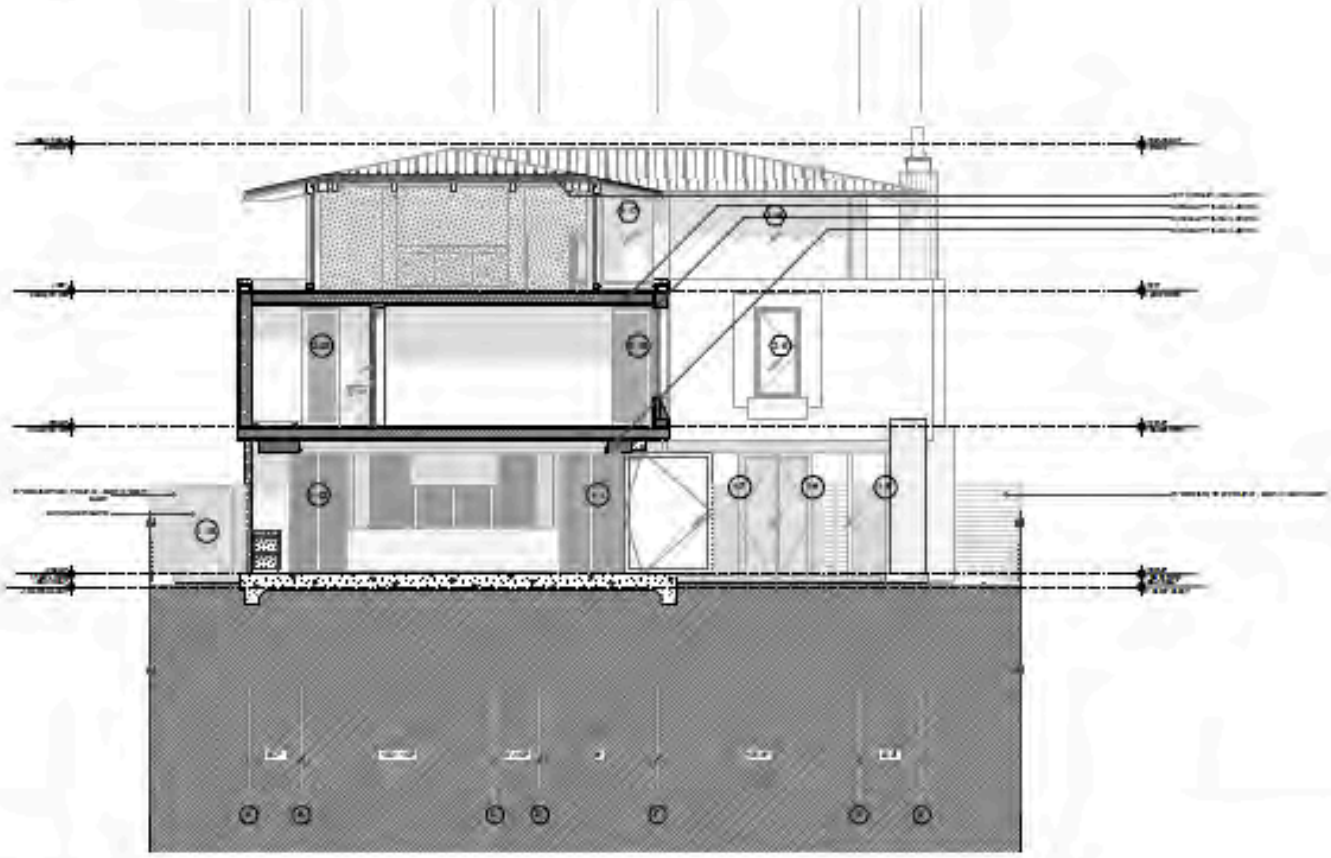
GRAND CANAL CT. RESIDENCE
SECTIONS
A-2.0
Section



1 A-2.1 Section

ADG

GRAND CANAL CT RESIDENCE

SECTIONS

A-2.1

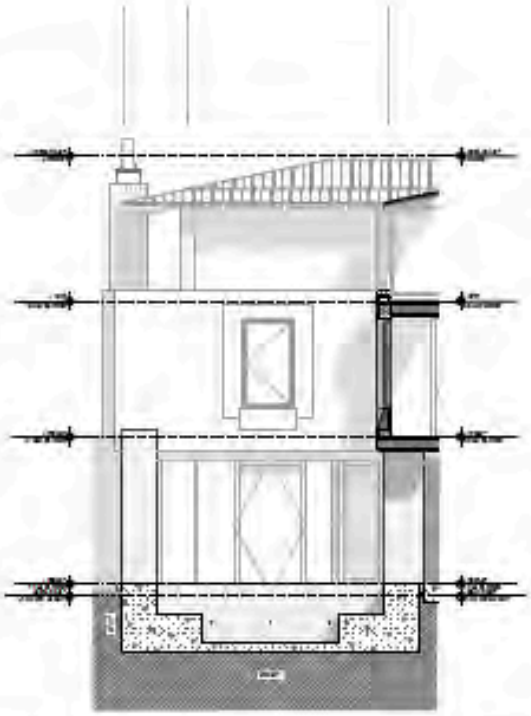
1 A-2.2 Section

ADG

GRAND CANAL CT
RESIDENCE

SECTIONS

A-2.2



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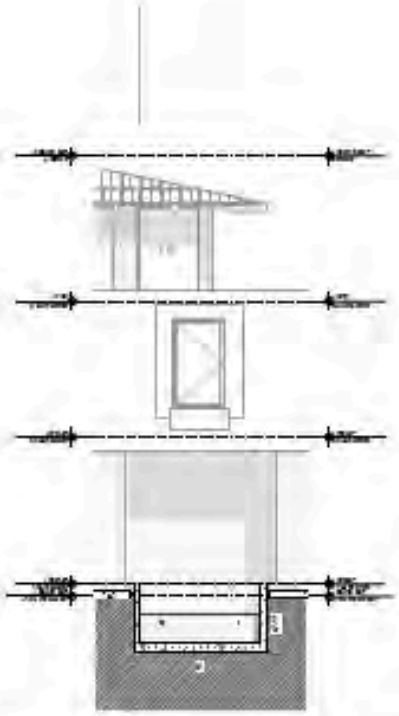

2 A-2.3 SECTION

ADG

GRAND CANAL CT. RESIDENCE

POOL SECTIONS/ ELEVATIONS

A-2.3