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

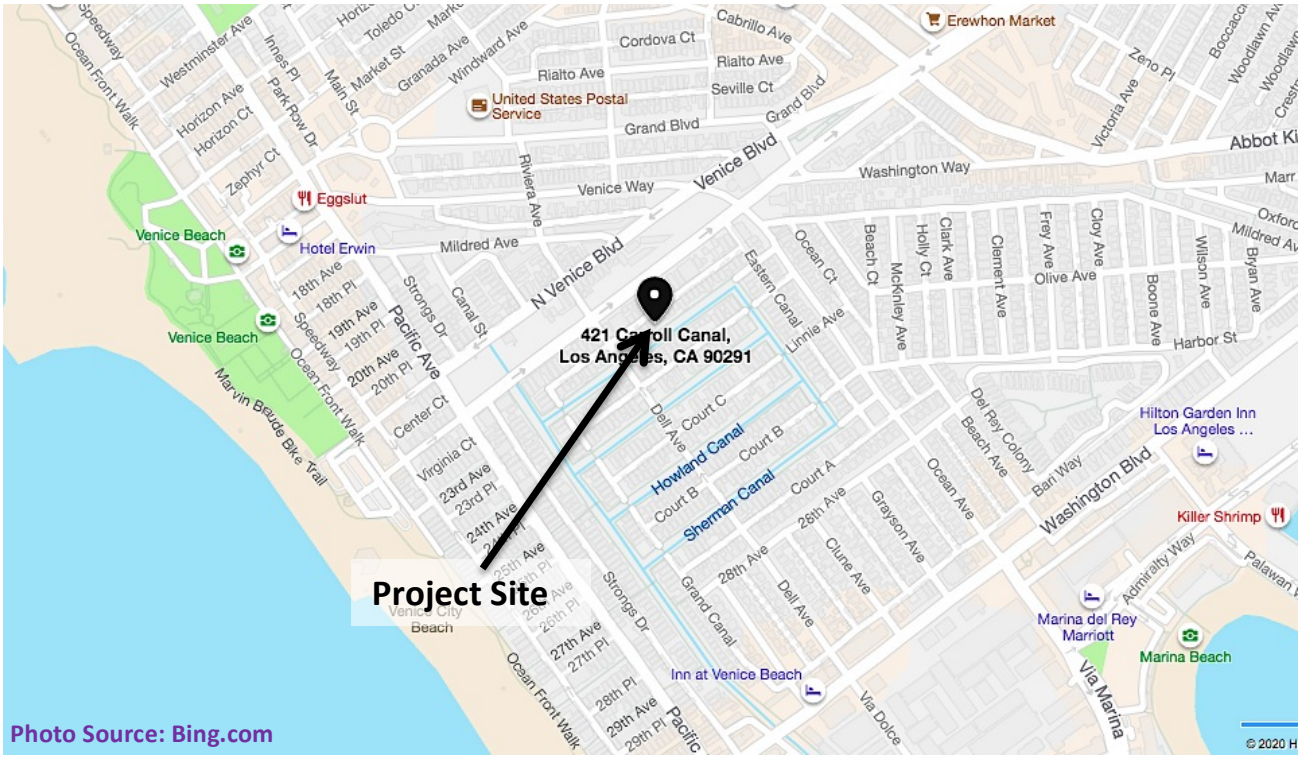
F17d

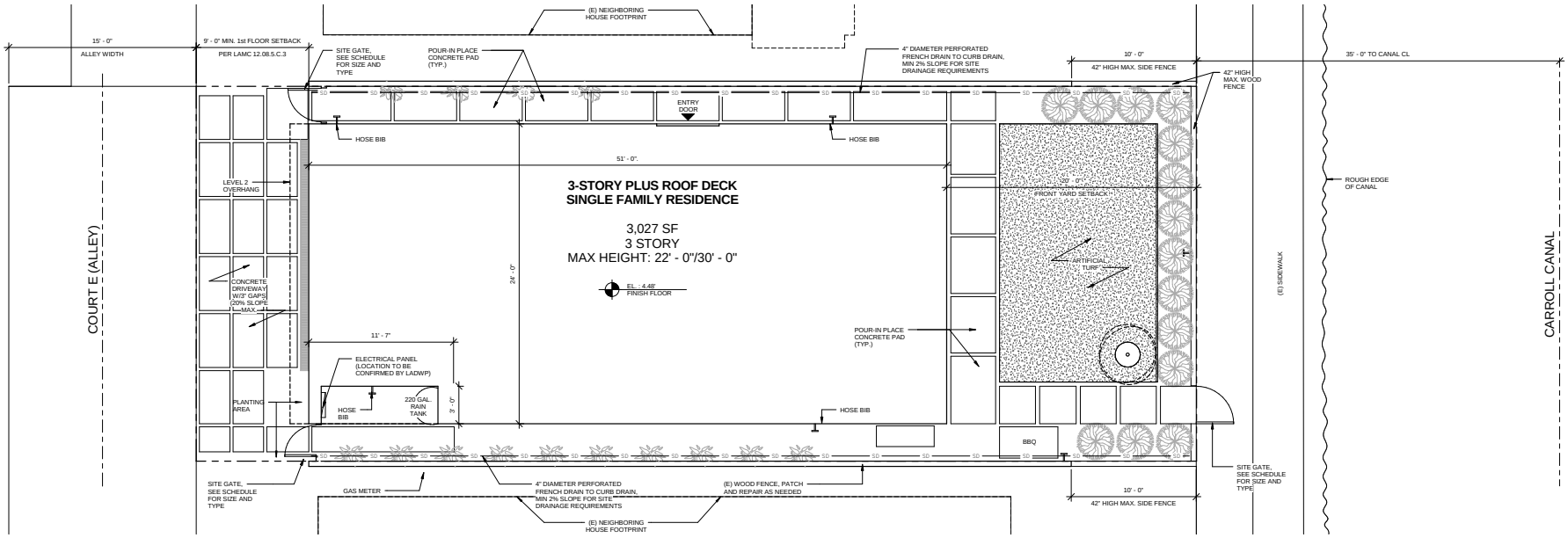
5-19-1266 (GERMAN QUALITY BORDERS, LLC)
JULY 10, 2020

EXHIBITS

Table of Contents

Project Site: 421 E. Carroll Canal, Venice, City of Los Angeles (Los Angeles County)





GENERAL NOTES

1. REFER TO LANDSCAPE/HARDSCAPE PLAN, SHEET L1.01, FOR MORE SITE INFORMATION.
2. REFER TO LEVEL 1 FLOOR PLAN, SHEET A2.01, FOR MORE INFORMATION.
3. REFER TO ELECTRICAL PLAN, SHEET A5.11 FOR EXTERIOR POWER OUTLET LOCATION.
4. REFER TO BUILDING ELEVATIONS FOR EXTERIOR POWER OUTLETS LOCATION.
5. 3/4" BRASS HOSE BIB WITH BACKFLOW PREVENTER, TYP.
6. REFER TO GRADING PLAN, SHEET C1.01, FOR R&R INFORMATION.
7. REFER TO STORMWATER PLAN, SHEET L1.02, FOR STORMWATER MITIGATION MEASURES.

DEMOLITIONS NOTES

1. CONTRACTOR TO DEMOLISH (E) FRONT YARD METTAL LATTICE FENCE.
2. SIDE FENCES REPAIRS TO BE COORDINATED WITH CLIENT AND NEIGHBOORS.
3. SITE TO BE CLEARED OF ALL PLANTING AND PREPARED FOR COMPACTION AS REQUIRED.
4. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%.
5. CONSTRUCTION WASTE SHALL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER.

CODE REQUIREMENTS

1. PROVIDE CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA (LABC, SECTION 2506.5)
2. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.
3.

GREEN BUILDING CODE REQUIREMENTS

1. REFER TO SHEET G1.01 FOR GRN FORMS.
2. SEE FORM GRN 1 ON G1.01 FOR STORM WATER POLLUTION CONTROL.

Paola Pini *architect*

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venice, ca 90291

phone: 310.985.4212

LICENSED ARCHITECT
PAOLA PINI
No. C-31886
RENEWAL DATE 03/31/2021
STATE OF CALIFORNIA

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Title 24 / Mechanical Engineer
Title 24 Data Coorporation, Inc.
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Contractor:

Applicant: Quality German Builders LLC
421 E. Carroll Canal
Venice, CA 90291

Project Name:

NOT FOR CONSTRUCTION

CARROLL RESIDENCE

Project Address: 421 E. Carroll Canal
Venice, CA 90291

Project Number: 2019.001

Submitted: 08/27/19
LADBS BUILDING PERMIT APPLICATION SUBMITTAL

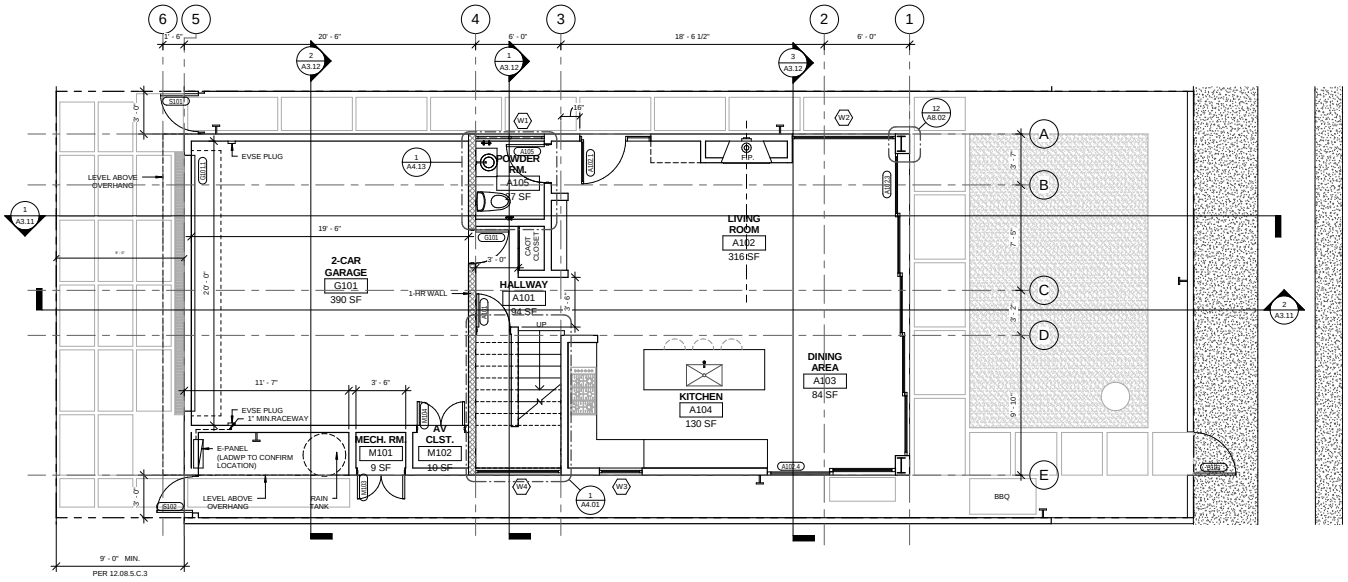
Revisions: 03/31/19 LACP APPLICATION
11/22/19 CA CDP APPLICATION

Issue Date: June 12, 2020

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

Title: SITE PLAN

Sheet: A1.01



CODE REQUIREMENTS

1. 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, METERS, APPURTENANCES, ET.) OR TO THE LOCATION OF HOOK-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.
2. AN APPROVED SEISMIC **GAS SHUT OFF** VALVE OR EXCESS **FLOW SHUT OFF** 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 170,158 AND 180,670) (INCLUDES COMMERCIAL WORK AND TI WORK OVER $10,000). SEPARATE PLUMBING PERMIT IS **REQUIRED**.
3. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)
4. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING (LABC, SECTION 6304.1).
5. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS: 24" CLEAR HEIGHT MINIMUM, 20" CLEAR WIDTH MINIMUM, 5.7 SQ. FT. MINIMUM AREA.
6. SMOKE DETECTOR SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THEN ONE STORY. (907.2.11.2, R314.3)
7. THE POWER SOURCE FOR SMOKE DETECTORS SHALL BE AS FOLLOWS:
   a. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (907.2.11.4, R314.4)
   b. IN EXISTING SFD, SMOKE DETECTORS MAY BE BATTERY OPERATED. (907.2.11.6, R314.4)
   c. CARBON MONOXIDE ALARM IS REQUIRED PER SEC. 420.4 & R315
8. CARBON MONOXIDE ALRM IS REQUIRED PER (SEC. 420.6, R314)
9. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL-APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH DWELLING SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315.1)
10. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WEIRD WITH BATTERY BACKUP.
11. CLOTHES DRYER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE (MECHANICAL CODE SECTION 504.3.1)
12. A 4-INCH DIAMETER CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 (MECHANICAL CODE SECTIONS 504.3.2 AND 908)
13. EARTHQUAKE GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE MAIN PIPING SERVING THE BUILDING AND/OR EACH INDIVIDUAL UNIT.
14. WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES (505.6 CPC). THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVE TO THE OUTSIDE OF THE BUILDING.
15. PROVIDE 18" x 24" MIN. UNDERFLOOR ACCESS, CLEARNACE AND VENTILATION. UNDER-FLOOR VENTILATION SHALL BE NO LESS THAN 1/150 OF UNDER FLOOR AREA. (1209.1 &1203.3.1, R408.1, R408.4)

FLOOR PLAN LEGEND

WALL PARTITIONS

- WALL — ALL EXTERIOR TALL TO HAVE R-13 + R8 INSULATION, TYP.
- 1-HR WALL — ALL EXTERIOR TALL TO HAVE R-13 + R8 INSULATION, TYP.

ROOM IDENTIFICATION

- EXAM — ROOM NAME
- 123 — ROOM NUMBER
- ROOM SQUARE FOOT

SYMBOLS

- 123 — DOOR NUMBER, SEE DOOR SCHEDULE ON A9.01
- 1 — WINDOW TYPE , SEE WINDOW SCHEDULE ON A9.02
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE ALARM
- E — EXHAUST FAN (BATHROOMS SHALL BE PROVIDED WITH 50 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3))

GENERAL NOTES

1. REFER TO SHEET A4.01 AND A4.02 FOR ENLARGED STAIRS PLAN, SECTION AND DETAILS
2. REFER TO SHEET A4.11, A4.12 AND A4.13 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS
3. CONFIRM W/ARCHITECT AND OWNER PATTERN AND START POINT OF PORCELAIN TILES.
4. WOOD DECKING AND EXTERIOR SIDING TO COMPLY WITH CONDITIONS OF ICC ES EVALUATION REPORT ESR-2240.
5. ROOFING MATERIAL TO COMPLY WITH CONDITIONS OF ICC ES EVALUATION REPORT ESR-1388.

GREEN BUILDING CODE REQUIREMENTS

1. REFER TO SHEET G1.01 FOR GRN FORMS.
2. EACH APPLIANCE PROVIDED AND INSTALLED SHALL MEET ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THE APPLIANCE. (4.210)
3. FIREPLACE TO BE DIRECT-VENT, SEALED COMBUSTION TYPE. (4.503.1) SEE MANUFACTURER SPECS ON SHEET G1.02.
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PANELS. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
5. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 16 (4.410.1)
6. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)
7. ARCHITECTURAL PAINTS AND COATING, ADHESIVE, CAULKS AND SEALANT SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1 - 4.504.3, SEE FORM GRN 11 ON G1.01.
8. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE
9. PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)

   NEW WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2.
10. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004
11. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. (CAL GREEN 4.506.1)
12. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. (CAL GREEN 4.506.1)
13. ALL NEW CARPET SHALL COMPLY WITH GREEN BUILDING CODE REQUIREMENTS PER NOTE #16 ON FORM GRN 14 SHOWN ON SHEET G1.01.
14. ALL NEW CARPER CUSHION SHALL COMPLY WITH GREEN BUILDING CODE REQUIREMENT PER NOTE #17 ON FORM GRN 14 SHOWN ON SHEET G1.01.
15. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200AMPS.
16. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'. (4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO.96)
17. 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. (ENERGY CODE 110.10(d))

EVSA REQUIREMENTS

1. A MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY SHALL BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
2. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S)I RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
3. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AND *EV CAPABLE*. THE RACEWAY TERMINATION SHALL BE PERMANENT AND VISIBLY MARKED *EV CAPABLE*.

Paola Pini *architect*
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phone: 310.985.4212

LICENSED ARCHITECT — PAOLA PINI — No. C-31886 — RENEWAL DATE 03/31/2021 — STATE OF CALIFORNIA

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Title 24 / Mechanical Engineer
Title 24 Data Cooporation, Inc.
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Frazier Park, CA 93225-2199
T: 800. 237. 8824

Contractor:
-

Applicant: Quality German Builders LLC
421 E. Carroll Canal
Venice, CA 90291

Project Name:

NOT FOR CONSTRUCTION

CARROLL RESIDENCE

Project Address: 421 E. Carroll Canal Venice, CA 90291

Project Number: 2019.001

Submitted: 08/27/19 LADBS BUILDING PERMIT APPLICATION SUBMITTAL

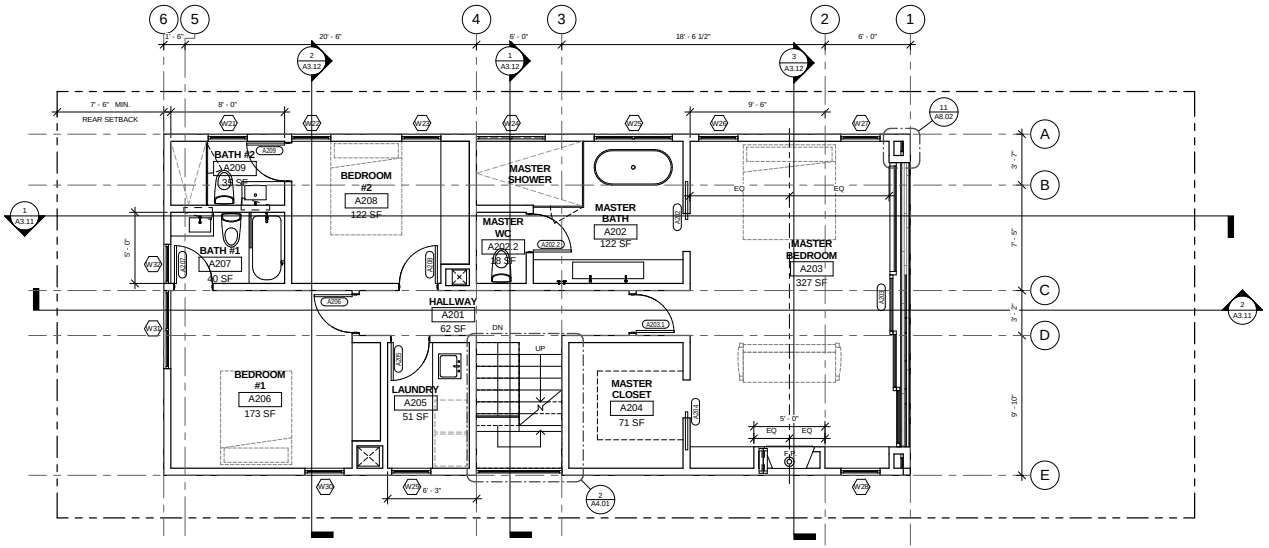
Revisions:
03/31/19 LACP APPLICATION
11/22/19 CA CDP APPLICATION

Issue Date: June 12, 2020

Scale: 1/4" = 1'-0"

Title: PROPOSED FLOOR PLAN - LEVEL 1

Sheet: A2.01



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GREEN BUILDING CODE REQUIREMENTS

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3. FIREPLACE TO BE DIRECT-VENT, SEALED COMBUSTION TYPE. (4.503.1) SEE MANUFACTURER SPECS ON SHEET G1.02.
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PANELS. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
5. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 16 (4.410.1)
6. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)
7. ARCHITECTURAL PAINTS AND COATING, ADHESIVE, CAULKS AND SEALANT SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1 - 4.504.3, SEE FORM GRN 11 ON G1.01.
8. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE
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17. 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. (ENERGY CODE 110.10(d))

EVSA REQUIREMENTS

1. A MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY SHALL BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
2. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S)I RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
3. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AND *EV CAPABLE*. THE RACEWAY TERMINATION SHALL BE PERMANENT AND VISIBLY MARKED *EV CAPABLE*.

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LICENSED ARCHITECT — PAOLA PINI — No. C-31886 — RENEWAL DATE 03/31/2021 — STATE OF CALIFORNIA

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Title 24 Data Cooporation, Inc.
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Contractor:
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Applicant: Quality German Builders LLC
421 E. Carroll Canal
Venice, CA 90291

Project Name:

NOT FOR CONSTRUCTION

CARROLL RESIDENCE

Project Address: 421 E. Carroll Canal, Venice, CA 90291

Project Number: 2019.001

Submitted: 08/27/19 — LADBS BUILDING PERMIT APPLICATION SUBMITTAL

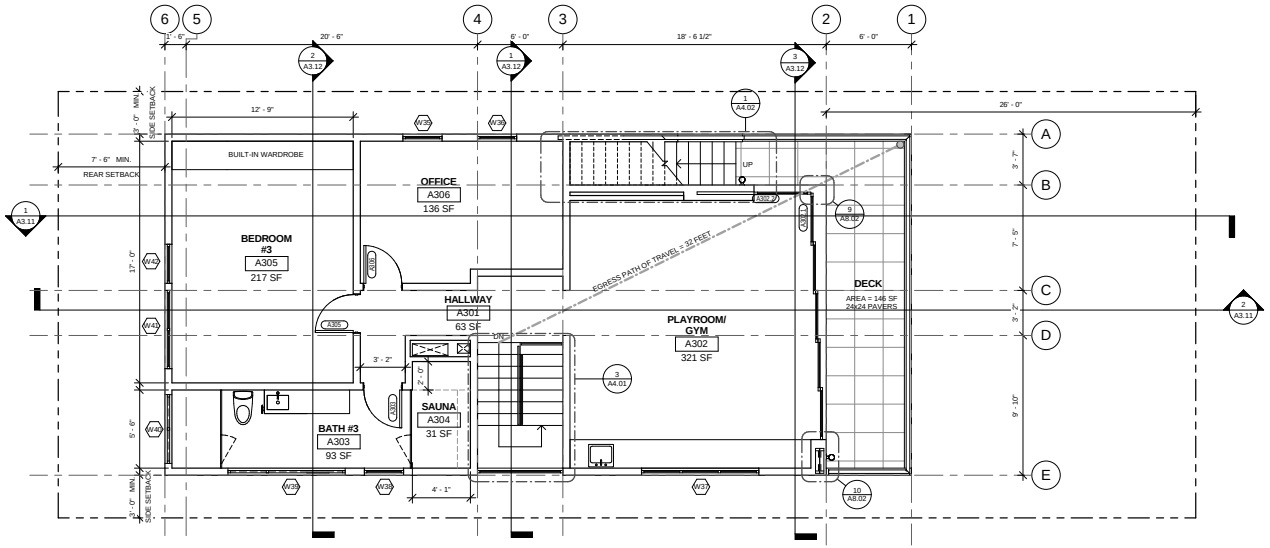
Revisions:
03/31/19 LACP APPLICATION
11/22/19 CA CDP APPLICATION

Issue Date: June 12, 2020

Scale: 1/4" = 1'-0"

Title: PROPOSED FLOOR PLAN - LEVEL 2

Sheet: A2.02



CODE REQUIREMENTS

1. 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, METERS, APPURTENANCES, ET.) OR TO THE LOCATION OF HOOK-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.
2. AN APPROVED SEISMIC **GAS SHUT OFF** VALVE OR EXCESS **FLOW SHUT OFF** 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 170,158 AND 180,670) (INCLUDES COMMERCIAL WORK AND TI WORK OVER $10,000). SEPARATE PLUMBING PERMIT IS **REQUIRED**.
3. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)
4. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING (LABC, SECTION 6304.1).
5. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS: 24" CLEAR HEIGHT MINIMUM, 20" CLEAR WIDTH MINIMUM, 5.7 SQ. FT. MINIMUM AREA.
6. SMOKE DETECTOR SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THEN ONE STORY. (907.2.11.2, R314.3)
7. THE POWER SOURCE FOR SMOKE DETECTORS SHALL BE AS FOLLOWS:
   a. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (907.2.11.4, R314.4)
   b. IN EXISTING SFD, SMOKE DETECTORS MAY BE BATTERY OPERATED. (907.2.11.6, R314.4)
   c. CARBON MONOXIDE ALARM IS REQUIRED PER SEC. 420.4 & R315
8. CARBON MONOXIDE ALRM IS REQUIRED PER (SEC. 420.6, R314)
9. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL-APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH DWELLING SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315.1)
10. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WEIRD WITH BATTERY BACKUP.
11. CLOTHES DRYER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE (MECHANICAL CODE SECTION 504.3.1)
12. A 4-INCH DIAMETER CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 (MECHANICAL CODE SECTIONS 504.3.2 AND 908)
13. EARTHQUAKE GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE MAIN PIPING SERVING THE BUILDING AND/OR EACH INDIVIDUAL UNIT.
14. WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES (505.6 CPC). THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVE TO THE OUTSIDE OF THE BUILDING.
15. PROVIDE 18" x 24" MIN. UNDERFLOOR ACCESS, CLEARNACE AND VENTILATION. UNDER-FLOOR VENTILATION SHALL BE NO LESS THAN 1/150 OF UNDER FLOOR AREA. (1209.1 &1203.3.1, R408.1, R408.4)

FLOOR PLAN LEGEND

WALL PARTITIONS

- WALL — ALL EXTERIOR TALL TO HAVE R-13 + R8 INSULATION, TYP.
- 1-HR WALL — ALL EXTERIOR TALL TO HAVE R-13 + R8 INSULATION, TYP.

ROOM IDENTIFICATION

- EXAM — ROOM NAME
- 123 — ROOM NUMBER
- ROOM SQUARE FOOT

SYMBOLS

- 123 — DOOR NUMBER, SEE DOOR SCHEDULE ON A9.01
- 1 — WINDOW TYPE , SEE WINDOW SCHEDULE ON A9.02
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE ALARM
- E — EXHAUST FAN (BATHROOMS SHALL BE PROVIDED WITH 50 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3))

GENERAL NOTES

1. REFER TO SHEET A4.01 AND A4.02 FOR ENLARGED STAIRS PLAN, SECTION AND DETAILS
2. REFER TO SHEET A4.11, A4.12 AND A4.13 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS
3. CONFIRM W/ARCHITECT AND OWNER PATTERN AND START POINT OF PORCELAIN TILES.
4. WOOD DECKING AND EXTERIOR SIDING TO COMPLY WITH CONDITIONS OF ICC ES EVALUATION REPORT ESR-2240.
5. ROOFING MATERIAL TO COMPLY WITH CONDITIONS OF ICC ES EVALUATION REPORT ESR-1388.

GREEN BUILDING CODE REQUIREMENTS

1. REFER TO SHEET G1.01 FOR GRN FORMS.
2. EACH APPLIANCE PROVIDED AND INSTALLED SHALL MEET ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THE APPLIANCE. (4.210)
3. FIREPLACE TO BE DIRECT-VENT, SEALED COMBUSTION TYPE. (4.503.1) SEE MANUFACTURER SPECS ON SHEET G1.02.
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PANELS. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
5. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 16 (4.410.1)
6. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)
7. ARCHITECTURAL PAINTS AND COATING, ADHESIVE, CAULKS AND SEALANT SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1 - 4.504.3, SEE FORM GRN 11 ON G1.01.
8. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE
9. PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)

   NEW WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2.
10. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004
11. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. (CAL GREEN 4.506.1)
12. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. (CAL GREEN 4.506.1)
13. ALL NEW CARPET SHALL COMPLY WITH GREEN BUILDING CODE REQUIREMENTS PER NOTE #16 ON FORM GRN 14 SHOWN ON SHEET G1.01.
14. ALL NEW CARPER CUSHION SHALL COMPLY WITH GREEN BUILDING CODE REQUIREMENT PER NOTE #17 ON FORM GRN 14 SHOWN ON SHEET G1.01.
15. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200AMPS.
16. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'. (4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO.96)
17. 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. (ENERGY CODE 110.10(d))

EVSA REQUIREMENTS

1. A MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY SHALL BE INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
2. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S)I RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
3. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AND *EV CAPABLE*. THE RACEWAY TERMINATION SHALL BE PERMANENT AND VISIBLY MARKED *EV CAPABLE*.

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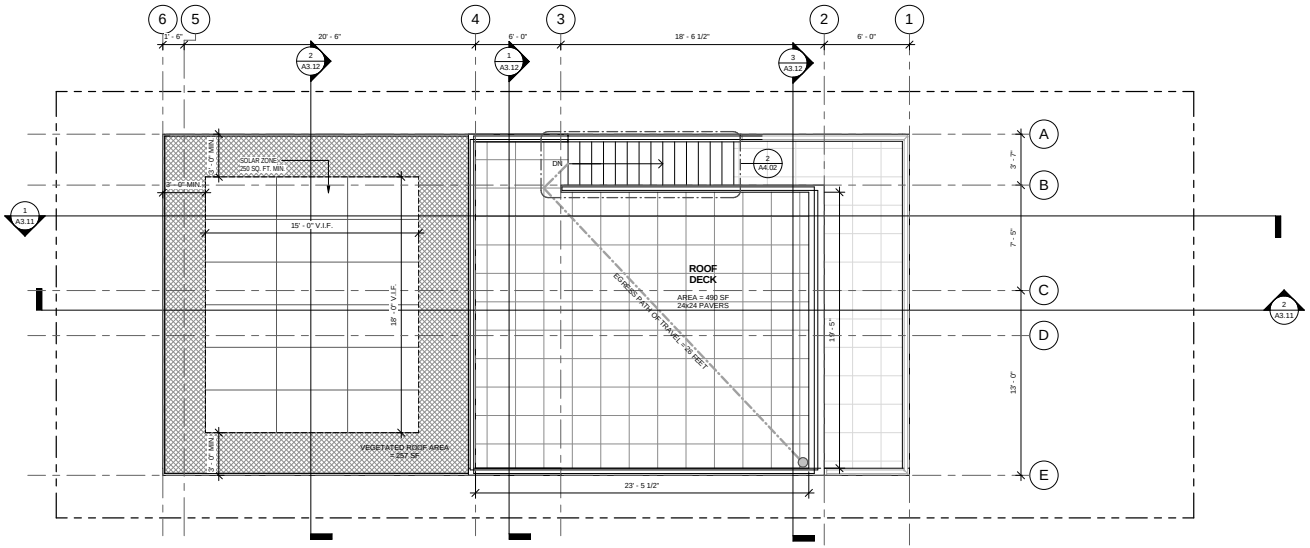
Issue Date: June 12, 2020

Scale: 1/4" = 1'-0"

Title: PROPOSED FLOOR PLAN - LEVEL 3

Sheet: A2.03



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FLOOR PLAN LEGEND

WALL PARTITIONS

- WALL — ALL EXTERIOR TALL TO HAVE R-13 + R8 INSULATION, TYP.
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ROOM IDENTIFICATION

- EXAM — ROOM NAME
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- 123 — DOOR NUMBER, SEE DOOR SCHEDULE ON A9.01
- 1 — WINDOW TYPE , SEE WINDOW SCHEDULE ON A9.02
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3. CONFIRM W/ARCHITECT AND OWNER PATTERN AND START POINT OF PORCELAIN TILES.
4. WOOD DECKING AND EXTERIOR SIDING TO COMPLY WITH CONDITIONS OF ICC ES EVALUATION REPORT ESR-2240.
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3. FIREPLACE TO BE DIRECT-VENT, SEALED COMBUSTION TYPE. (4.503.1) SEE MANUFACTURER SPECS ON SHEET G1.02.
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PANELS. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
5. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 16 (4.410.1)
6. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)
7. ARCHITECTURAL PAINTS AND COATING, ADHESIVE, CAULKS AND SEALANT SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1 - 4.504.3, SEE FORM GRN 11 ON G1.01.
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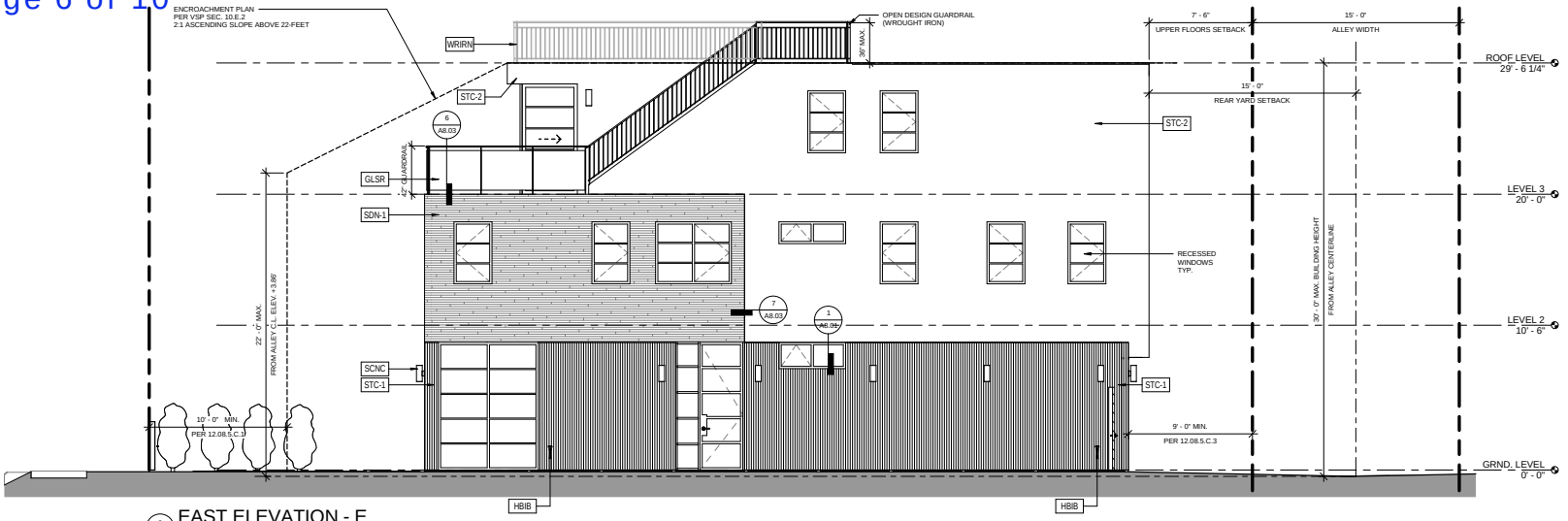
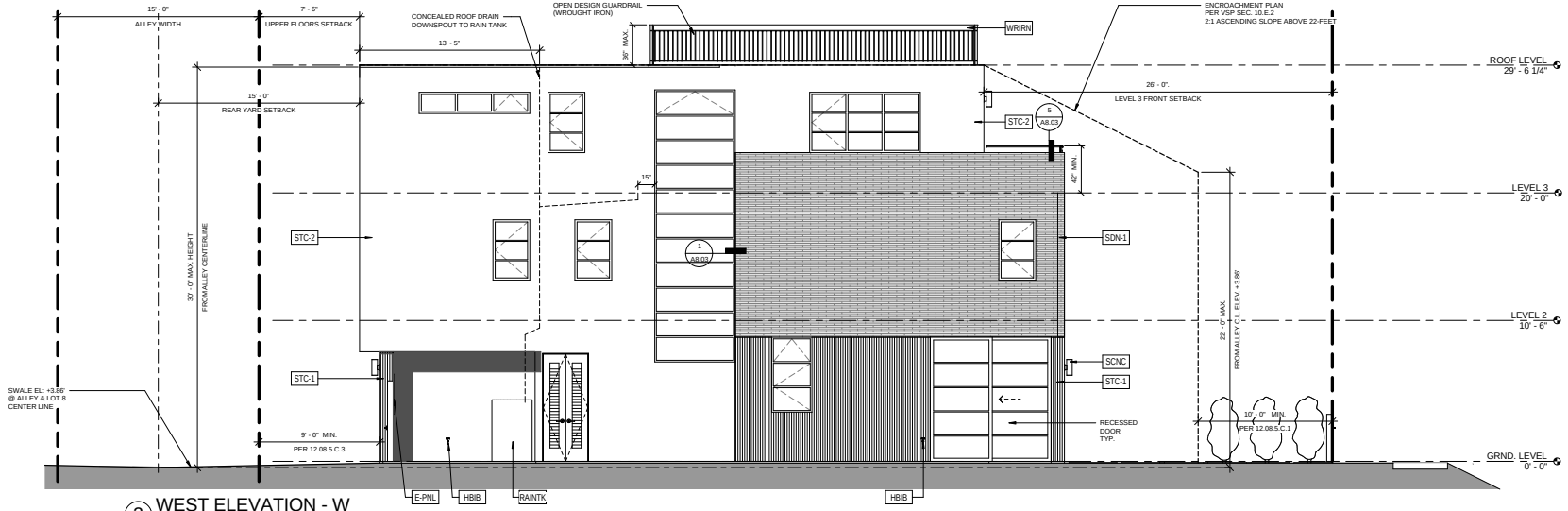
Title: PROPOSED FLOOR PLAN - ROOF LEVEL

Sheet: A2.04



1 EAST ELEVATION - E
1/4" = 1'-0"



2 WEST ELEVATION - W
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

STC-1	STUCCO - TEXTURED FINISH	WRIRN	WROUGHT IRON RAILING
STC-2	STUCCO - SMOOTH FINISH	GLSR	GLASS RAILING
SDN-1	SIDING		

BUILDING ELEVATION LEGEND

E-PNL	ELECTRICAL PANEL (RECESSED) CONFIRM LOCATION WITH LADWP	RAINTK	RAIN TANK BMP DEVICE (SEE L1.03 FOR MORE INFORMATION)
HBIB	HOSE BIB		
SCNC	SCONCES LIGHT		

GENERAL NOTES

1. SEE FLOOR PLAN FOR DOORS AND WINDOWS IDENTIFICATION.
2. SEE A9.01 AND A9.02 FOR DOOR AND WINDOW SCHEDULE.
3.

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Venice, CA 90291

Project Name:

CARROLL RESIDENCE

NOT FOR CONSTRUCTION

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Title: BUILDING ELEVATIONS

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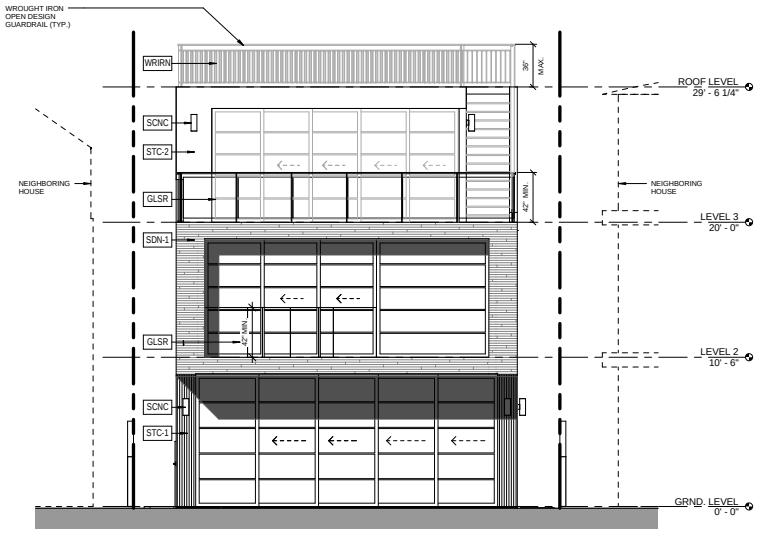
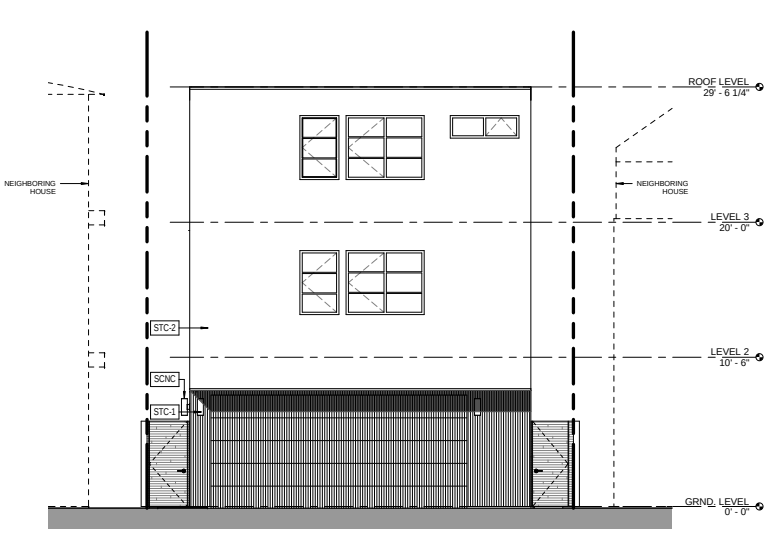


1 SOUTH ELEVATION - S
1/4" = 1'-0"



2 NORTH ELEVATION - N
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

STC-1	STUCCO - TEXTURED FINISH	WRIRN	WROUGHT IRON RAILING
STC-2	STUCCO - SMOOTH FINISH	GLSR	GLASS RAILING
SDN-1	SIDING		

BUILDING ELEVATION LEGEND

E-PNL	ELECTRICAL PANEL (RECESSED) CONFIRM LOCATION WITH LADWP	RAINTK	RAIN TANK BMP DEVICE (SEE L1.03 FOR MORE INFORMATION)
HBIB	HOSE BIB		
SCNC	SCONCES LIGHT		

GENERAL NOTES

1. SEE FLOOR PLAN FOR DOORS AND WINDOWS IDENTIFICATION.
2. SEE A9.01 AND A9.02 FOR DOOR AND WINDOW SCHEDULE.
3.

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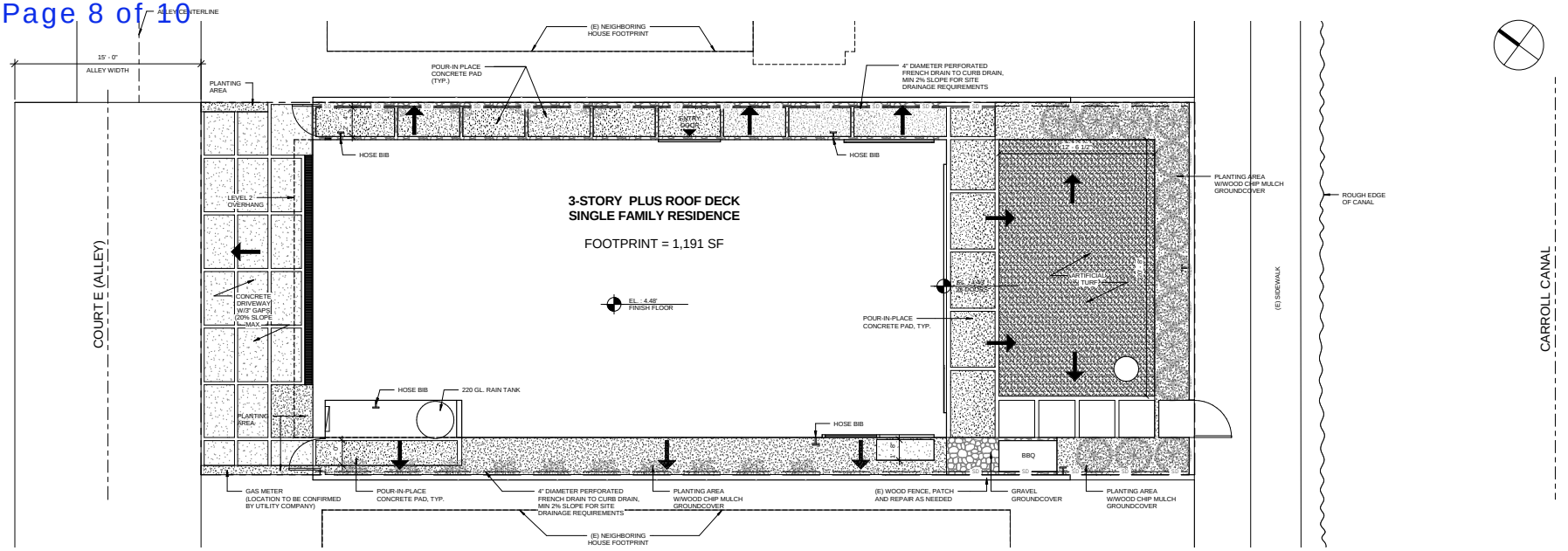

PERMEABLE YARD REQUIRMETN PER VENICE COASTAL ZONE SPECIFIC PLAN SECTION 10.E.3.b.

YARD. AN OPEN, PERMEABLE YARD WITH AN AREA OF AT LEAST 15 TIMES THE LOT WIDTH AND A MINUMUM OF 450 SQUARE FEET SHALL BE MAINTAINED BERWEEN THE PROPERTY LINE THAT FACES THR CANAL AND THE FRONT OF ANY STRUCTURE. NO FILL NOW BUILDING EXTENTIONS, INCLUDING STAIRS AND BALCONIES, SHALL BE PLACES IN OR OVER THE REQUIRD PEARMABLE FRONT YARD ARE EXCEPT FOR FENCES UP TO 42 INCHES IN HEIGHT OR PERMABLE DECK AT GRADE LEVEL NOT MORE THAN 18 INCHES HIGH.

TYPE OF SURFACE	PERMEBALE	NON-PERMEBALE	
PAD	-	51 SF	
PLANTING	135 SF	-	
ASTROTURF	240 SF	-	
GROUNDCOVER	24	-	
TOTAL AREA:	**399 SF**	**51 SF**	**= 450 SF**
	(= 89%)	***(=11%)***	***(=100%)***

PERVIOUS AREA SUMMARY:	PLANTING	OTHER	
PLANTING (FRONT)	138 SF	-	
GROUNDCOVER (FRONT)	47 SF	-	
GRAVEL (FRONT)	-	15 SF	
ASTROTURF (FRONT)	-	256 SF	
PLANTING (DRIVEWAY)	25 SF	-	
ASTROTURF (DRIVEWAY)	-	51 SF	
GRAVEL (EAST)	-	40 SF	
PLANTING (WEST)	122 SF	-	
GRAVEL (WEST- TRASH AREA)	-	33 SF	
TOTAL PERVIOUS AREA:	**332 SF**	**395 SF**	**= 727 SF**

PAVED AREA SUMMARY:	PAD/DECK	OPEN	
YARD (FRONT)	144 SF	456 SF	
DRIVEWAY (REAR)	194 SF	76 SF	
PATHWAY (EAST)	113 SF	40 SF	
PATHWAY (WEST)	31 SF	122 SF	
TRASH AREA (WEST)	-	33 SF	
	482 SF	**727 SF**	**= 1,209 SF**
TOTAL AREA:	***(= 40%)***	***(= 60%)***	***(= 100%)***

ZONE AREA SUMMARY:	TOTAL	BUILDING	IMPERVIOUS	PERVIOUS
HOUSE FOOTPRINT	1,191 SF	1,191 SF	-	-
YARD (FRONT)	600 SF	-	144 SF	456 SF
DRIVEWAY (REAR)	270 SF	-	194 SF	76 SF
PATHWAYS				
EAST	153 SF	-	113 SF	40 SF
WEST	153 SF	-	31 SF	122 SF
TRASH AREA	33 SF	-	-	33 SF
TOTAL:	**2,400 SF**	**1,191 SF**	**482 SF**	**727 SF**

LOT COVERAGE SUMMARY:		
LOT SIZE:	2,400 SF	= 100%
IMPERVIOUS AREA (1,673 SF)		
- HOUSE FOOTPRINT	1,191 SF	= 71%
- PADS	482 SF	= 19%
PERVIOUS AREA (727 SF)		
- PLANTING	332 SF	= 46%
- OTHER	395 SF	= 54%

LEGEND

- GRADING SLOPE ARROW
- SD — 4" DIAMETER PERFORATED FRENCH DRAIN TO CURB DRAIN, GRAVITY SLOPE MIN. FOR SITE DRAINAGE REQUIREMENTS
- POUR-IN-PLACE EXTERIOR CONCRETE PAD (UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH)
- PLANTING AREA
- GRAVEL AREA (GRAVEL SIZE, COLOR AND TYPE TO BE CONFIRMED WITH CLIENT PRIOR APPLI CATION
- ASTROTURF AREA

LANDSCAPE/ HARDSCAPE NOTES

1. SEE SITE PLAN ,SHEET A1.01, FOR MORE SITE INFORMATION.
2. AVOID ANY UTILITY LINES WHERE TREES ARE SHOWN.
3. REFER TO ELECTRICAL PLAN, SHEET A5.11 FOR EXTERIOR POWER OUTLET LOCATION.
4. REFER TO BUILDING ELEVATIONS FOR EXTERIOR POWER OUTLETS LOCATION.
5. ALL NEWLY PLANTED TREES SHALL BE PLANTED IN PERMEABLE SOIL.
6. WRAP ALL SITE DRAINAGE PIPES WITH GEOTEX FABRIC, TYP.
7. 3/4" BRASS HOSE BIB WITH BACKFLOW PREVENTER, TYP.
8. SPOT ELEVATION ARE APPROXIMATE AND TO BE V.I.F.
9. SEE GRADING PLAN, SHEET C1.01, FOR R&R INFORMATION
10. SEE STORMWATER PLAN, SHEET L1.02, FOR STORMWATER MITIGATION INFORMATION

IRRIGATION NOTES

1. 3/4" SHUTOFF VALVE (INLINE PVC BALL VALVE)
2. IRRIGATION VALVES TO BE 3/4"ANTI-SIPHON VALVE W/ AUTOMATIC ACTUATOR
3. 3/4" X 12" SCHEDULE 80 PVC NIPPLES FOR VALVE INLETS
4. 1/2" SPRINKLER HEADS
5. 3/4" RISERS SCH. 40 PVC
6. DRIP EMITTERS:
   - ALL TUBING TO BE 1/2" PRESSURE COMPENSATING DRIP TUBING WITH 0.6 GPH IN LINE TURBULENT FLOW EMITTERS 12" O.C.
   - TUBING ROWS NOT TO BE PLACED WITHIN 13" OF EACH OTHER
   - ALL TUBING COUPLINGS TO BE COMPRESSION FITTINGS, EXCEPT END CAP (FIGURE 8 END CAP FOR FLUSHING)
   - ALL EMITTERS TO BE- ON LINE EMITTERS TO BE .5 GPH OR SIMILAR
   - ALL TUBING TO BE FASTENED WITH GALVANIZED, PLATED, HAIR PIN STAKES, 36" O.C.

GREEN BUILDING CODE REQUIREMENTS

1. REFER TO SHEET G1.01 FOR GNR FORMS.
2. SEE FORM GNR 1 ON G1.01 FOR STORM WATER POLLUTION CONTROL.
3. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLER ARE WEATHER-BASED CONTROLLER. SEE SYSTEM SPECIFICATIONS ON G1.02.
4. FOR PROJECT THAT INCLUDE LANDSCAPE WORK, THE ***LANDSCAPE CERTIFICATION,*** FORM GNR 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION.

PLANT MATERIAL

1. 75% OF LANDSCAPE, EXCLUDING EDIBLE AND AREA USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING AREA EXCEPT TURF AREA, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRADICTED.

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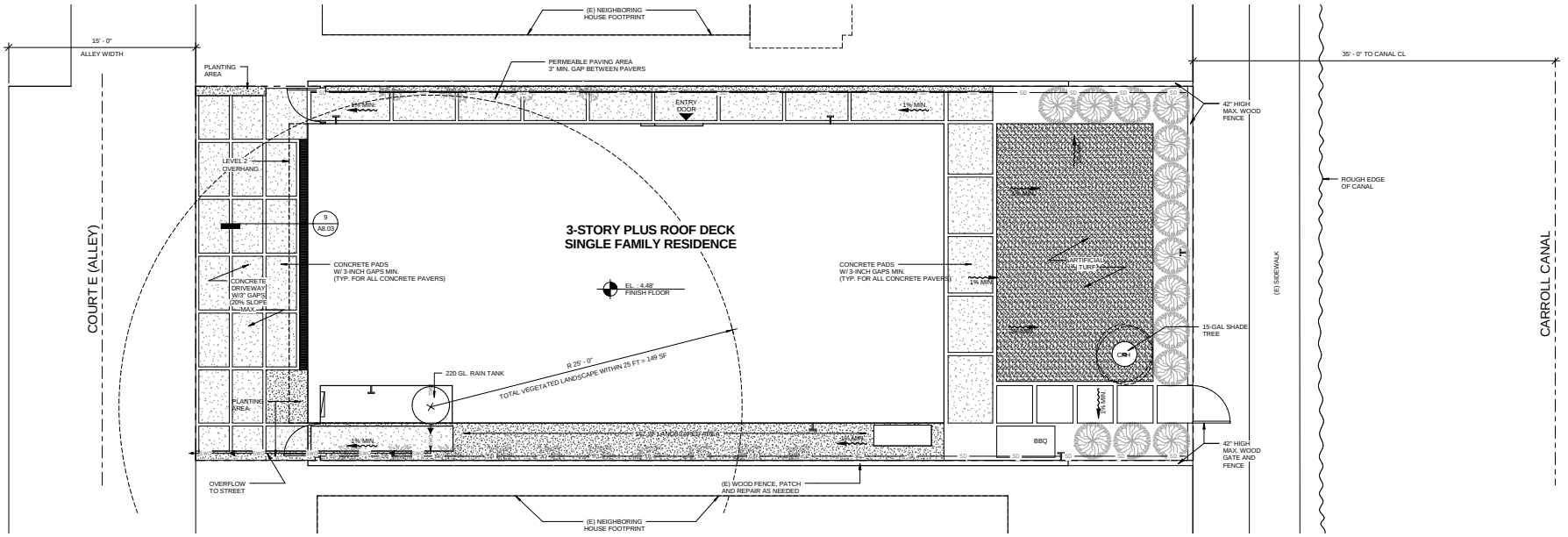
Title: LANDSCAPE / HARDSCAPE PLAN

Sheet: L1.01



LEGEND

—SWO— STORM WATER OVERFLOW PIPE FROM TANK TO ALLEY, 4" DIAMETER PVC DRAIN, MIN. 0.5% SLOPE

INLET XX.XX' INLET AND OUTLET ELEVATIONS (APPROXIMATE ELEVATION TO BE V.I.F.)

INDICATE SHEET FLOW DIRECTION

NOTES

1. REFER TO SHEET A2.03 AND A2.04 PROPOSED FLOOR AND ROOF PLANS FOR IMPERVIOUS AREA OF DECK AND ROOF
2. SHADE TREE SELECTED TO MEET THE CALIFORNIA COASTAL COMMISSION PLANTING MATERIAL SELECTION REQUIREMENT, REFER TO L1.02 FOR PLANING INFORMATION.
3. SEE DETAIL 9/A8.03 FOR PERMEABLE PAVERS DETAIL.
4. SEE DETAIL 11/A8.08 FOR GREEN ROOF ASSEMBLY DETAIL.

IMPERVIOUS TRIBUTARY AREA

ROOF SOLAR ZONE AREA:	250 SF
ROOF DECK:	490 SF
ROOF STAIRS:	35 SF
3RD FLOOR DECK:	146 SF
TOTAL IMPERVIOUS AREA:	**921 SF**
TOTAL HOUSE ROOF	503 SF
SOLAR READY AREA:	250 SF
VEGETATED ROOF AREA:	233 SF
TOTAL IMPERVIOUS ROOF AREA:	**250 SF**

LOW-IMPACT DEVELOPMENT MITIGATION

AS PER APPENDIX E SMALL SCALE RESIDENTIAL PRESCRIPTIVE MEASURES FOR NEW DEVELOPMENT 500-999 SF THE FOLLOWING MEASURE IS PROPOSED FOR THIS PROJECT:

RAIN TANK AND SHADE TREES AND VEGETATED LANDSCAPE

- 1 RAIN BARREL EQUIVALENT TO 220GAL
  (SEE L1.04 FOR WATER TANK SPECIFICATIONS)
- 1 - 15 GL SHADE TREE (LOCATED IN FRONT YARD)
- 100 SF MIN. VEGETATED LANDSCAPE (WITHIN 25 OF RAIN TANK)
  PROVIDED = 149 SF

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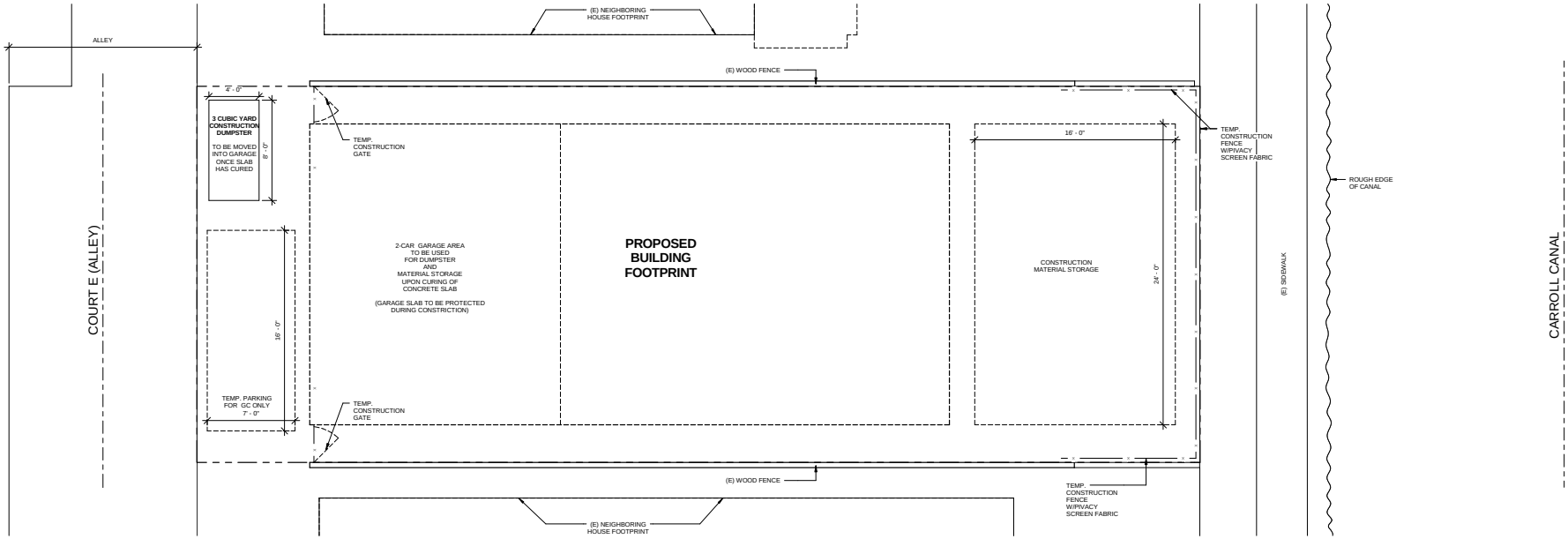

CONSTRUCTION STAGING PLAN NOTES

SPECIAL CONDITIONS

6. Water Quality

A. Construction Responsibilities and Debris Removal

(1) No demolition or construction materials, equipment, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain or tidal erosion and dispersion;

(2) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers;

(3) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project;

(4) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters;

(5) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day;

(6) The applicant(s) shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction;

(7) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required;

(8) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;

(9) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems;

(10) The discharge of any hazardous materials into any receiving waters shall be prohibited;

(11) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible;

(12) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity;

(13) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

B. Drainage and Water Quality

(1) During construction of the proposed project, no runoff, site drainage or dewatering shall be directed from the site into any canal or street that drains into a canal, unless specifically authorized by the California Regional Water Quality Control Board;

(2) All equipment and materials shall be stored and managed in a manner to minimize the potential of pollutants to enter the canals;

(3) A French drain, underground cistern, or other similar drainage systems that collect and reduce the amount of runoff that leaves the site shall be installed and maintained on the project site;

(4) All runoff leaving the site shall be directed away from the canals and into the City storm drain system;

(5) No water from any pool or spa shall be discharged into any canal or street that drains into a canal.

SPECIAL CONDITIONS

11. Construction Staging Plan

Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the written review and approval of the Executive Director, two copies of a construction staging plan. The construction staging plan shall incorporate the following:

A. The plan shall specify where construction equipment is proposed to be stored during construction in order to maintain slope stability, control erosion, and maintain public access along Court E Alley.

(1) All construction equipment to be stored overnight shall be stored on-site, outside the street travelway.

(2) Placement of the on-site dumpster shall incorporate use of a flagman to direct traffic during placement.

(3) No staging shall occur outside the properties line of the project site.

B. Disposal site outside of the Coastal Zone for waste materials and recyclable materials.

(1) LA Sanitation (LASAN) is responsible for the Construction & Demolition (C&D) waste recycling policy.

(2) All haulers and contractors responsible for handling C&D waste must obtain a Private Waste Hauler Permit from LASAN prior to collecting, hauling and transporting C&D waste, and C&D waste can only be taken to City certified C&D processing facilities.

(3) Building and Safety Building Permit applications will require contractors to either identify the Permitted Private Solid Waste Hauler handling C&D waste from their City project or provide the contractor's own Private Solid Waste Hauler Permit should the contractor choose to self-haul C&D waste.

Construction projects can adversely impact public access by displacing otherwise available on-street, public parking spaces. During construction, measures should be implemented to ensure that temporary impacts to public access be minimized. Therefore, Special Condition 11 requires that a final construction staging plan be submitted for Commission review and approval. All construction equipment to be stored overnight shall be stored on- site, outside the street travel way. Placement of the on-site dumpster shall incorporate use of a flagman to direct traffic during placement. No staging shall occur ouside the properties lines of the project site.

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Sheet: A1.21

400 BLOCK CARROLL CANAL (NORTH SIDE)

WEST — EAST

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 19	LOT 18	LOT 17
401 E. Carroll	403 E. Carroll	405 E. Carroll	411 E. Carroll		415 E. Carroll	419 E. Carroll	421 E. Carroll	425 E. Carroll	427 E. Carroll	431 E. Carroll	433 E. Carroll	437 E. Carroll	439 E. Carroll	441 E. Carroll	445 E. Carroll	447 E. Carroll	451 E. Carroll	453 E. Carroll	457 E. Carroll	461 E. Carroll	465 E. Carroll	469 E. Carroll	473 E. Carroll	477 E. Carroll
Built: 1982	Built: 1923	Built: 1991	Built: 1919		Built: 1998	Built: 1983	*PROPOSED PROJECT*	Built: 2012	Built: 2010	Built: 1987	Built: 1978	Built: 1925	Built: 1978	Built: 1979	Built: 2000	Built: 1979	Built: 1922	Built: 1990	Built: 1980	Built: 1922	Built: 1925			
Building Area: LADBS: Zimas: 2,176	Building Area: LADBS: Zimas: 640	Building Area: LADBS: Zimas: 3,138 Zimas: 2,611	Building Area LADBS: Zimas: 1,530		Building Area LADBS: Zimas: 2,702	Building Area LADBS: Zimas: 2,092	Building Area LADBS: 3,016 Zimas: -	Building Area LADBS: 2,058 Zimas: 1,880	Building Area LADBS: 2,826 Zimas: 2,669	Building Area LADBS: Zimas: 1,952	Building Area LADBS: Zimas: 1,896	Building Area LADBS: Zimas: 1,390	Building Area LADBS: Zimas: 1,482	Building Area LADBS: Zimas: 1,661	Building Area LADBS: Zimas: 1,951	Building Area LADBS: Zimas: 1,583	Building Area LADBS: Zimas: 1,061	Building Area LADBS: Zimas: 2,598	Building Area LADBS: Zimas: 1,919	Building Area LADBS: Zimas: 1,135	Building Area LADBS: Zimas: 440			
Height: 3 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 3 story Roof Deck: Yes	Height: 1 story Roof Deck: No		Height: 3story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 3 story Roof Deck: Yes	Height: 3 story Roof Deck: No	Height: 3 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 3 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 1 story Roof Deck: No			

RD 3-1-O

DELL AVENUE

CARROLL CANAL

EASTERN CANAL

LOT 40	LOT 39	LOT 38	LOT 37	LOT 36	LOT 35	LOT 34	LOT 33	LOT 32	LOT 31	LOT 30	LOT 29	LOT 28	LOT 27	LOT 26	LOT 25	LOT 24	LOT 23	LOT 22	LOT 21
402 E. Carroll	404 E. Carroll	410 E. Carroll	412 E. Carroll	414 E. Carroll	416 E. Carroll	420 E. Carroll	422 E. Carroll	426 E. Carroll	428 E. Carroll	432 E. Carroll	434 E. Carroll	438 E. Carroll	440 E. Carroll	444 E. Carroll	446 E. Carroll	450 E. Carroll	452 E. Carroll	456 E. Carroll	458 E. Carroll
Built: 1955	Built: 1926	Built: 1923	Built: 1921	Built: 2002	Built: 1995	Built: 1927	Built: 1956	Built: 1955	Built: 1991	Built: 2013	Built: 1954	Built: 1926	Built: 1928	Built: 1925	Built: 1978	Built: 1989	Built: 1985	Under Construction	Built: 2003
Building Area: LADBS: Zimas: 1,227	Building Area: LADBS: Zimas: 453	Building Area: LADBS: Zimas: 1,128	Building Area: LADBS: Zimas: 822	Building Area: LADBS: Zimas: 967	Building Area: LADBS: Zimas: 1,607	Building Area: LADBS: Zimas: 3,073	Building Area: LADBS: Zimas: 1,754	Building Area: LADBS: Zimas: 1,728	Building Area: LADBS: Zimas: 2,887	Building Area: LADBS: 2,912 Zimas: 2,985	Building Area: LADBS: Zimas: 2,316	Building Area: LADBS: Zimas: 528	Building Area: LADBS: Zimas: 672	Building Area: LADBS: Zimas: 1,248	Building Area: LADBS: Zimas: 2,025	Building Area: LADBS: Zimas: 3,084	Building Area: LADBS: Zimas: 2,097	Building Area: LADBS: 2,692 Zimas: 2,598	Building Area: LADBS: Zimas: 3,719
Height: 1 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 2 story Roof Deck: No	Height: 3 story Roof Deck:	Height: 3 story Roof Deck: Yes	Height: 3 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 1 story Roof Deck: No	Height: 2 stories Roof Deck:	Height: 2 story Roof Deck: No	Height: 3 story Roof Deck: Yes	Height: 2 story Roof Deck: No	Height: 2 story Roof Deck: Yes	Height: 3 story Roof Deck: Yes

LOT 22 470 E. Carroll	Building Area LADBS: Zimas: 2,575
Built: 2000	Height: 2 story Roof Deck: No
LOT 23 2309 S. Estern Ct.	Building Area LADBS: 2,330 Zimas: 2,326
Built: 2007	Height: 2 story Roof Deck: No
LOT 24 2315 Estern Ct.	Building Area LADBS: Zimas: 892
Built: 1921	Height: 1 story Roof Deck: No
LOT 24 2323 Estern Ct.	Building Area LADBS: Zimas: 2,896
Built: 1966	Height: 2 story Roof Deck: No

400 BLOCK CARROLL CANAL (SOUTH SIDE)

EAST — WEST

Coastal Commission
Exhibit 3
Page 1 of 16

PROPOSED PROJECT AERIAL VIEW
LOOKING WEST

PROPOSED PROJECT CANAL VIEW
LOOKING EAST

PROPOSED PROJECT CANAL VIEW
LOOKING WEST

Paola Pini *architect*

1227 palms blvd
venice, ca 90291

phone: 310.985.4212

LICENSED ARCHITECT
PAOLA PINI
No. C-31886
RENEWAL DATE 03/31/2021
STATE OF CALIFORNIA

Consultants:

Land Surveyor
Becker and Miyamoto Inc
5601 West Washington Blvd.
Los Angeles, CA 90016
T: 310. 839. 9530
F: 310. 839. 7612

Geotechnical Engineer
Grover Hollingswort & Associates, Inc.
31129 Via Colinas, Suite 707
Westlake Village, CA 92362
T: 818. 889. 0644
F: 818. 889. 4170

ATTN: Robert Hollingsworth

Structural Engineers
John Labib + Associates
319 Main Street
El Segundo, CA 90254
T: 213. 239. 9700
F: 213. 239. 9699

ATTN: Fabio Zangoli

Title 24 / Mechanical Engineer
Title 24 Data Coorporation, Inc.
633 Monteray Trail
P.O. Box 2199
Frazier Park, CA 93225-2199
T: 800. 237. 8824

Contractor:
-

Applicant: Quality German Builders LLC
421 E. Carroll Canal
Venice, CA 90291

Project Name:

NOT FOR CONSTRUCTION

CARROLL RESIDENCE

Project Address: 421 E. Carroll Canal
Venice, CA 90291

Project Number: 2019.001

Submitted: 08/27/19
LADBS BUILDING PERMIT APPLICATION SUBMITTAL

Revisions:
03/31/19 LACP APPLICATION
11/22/19 CA CDP APPLICATION

Issue Date: June 12, 2020

Scale: 1/32" = 1'-0"

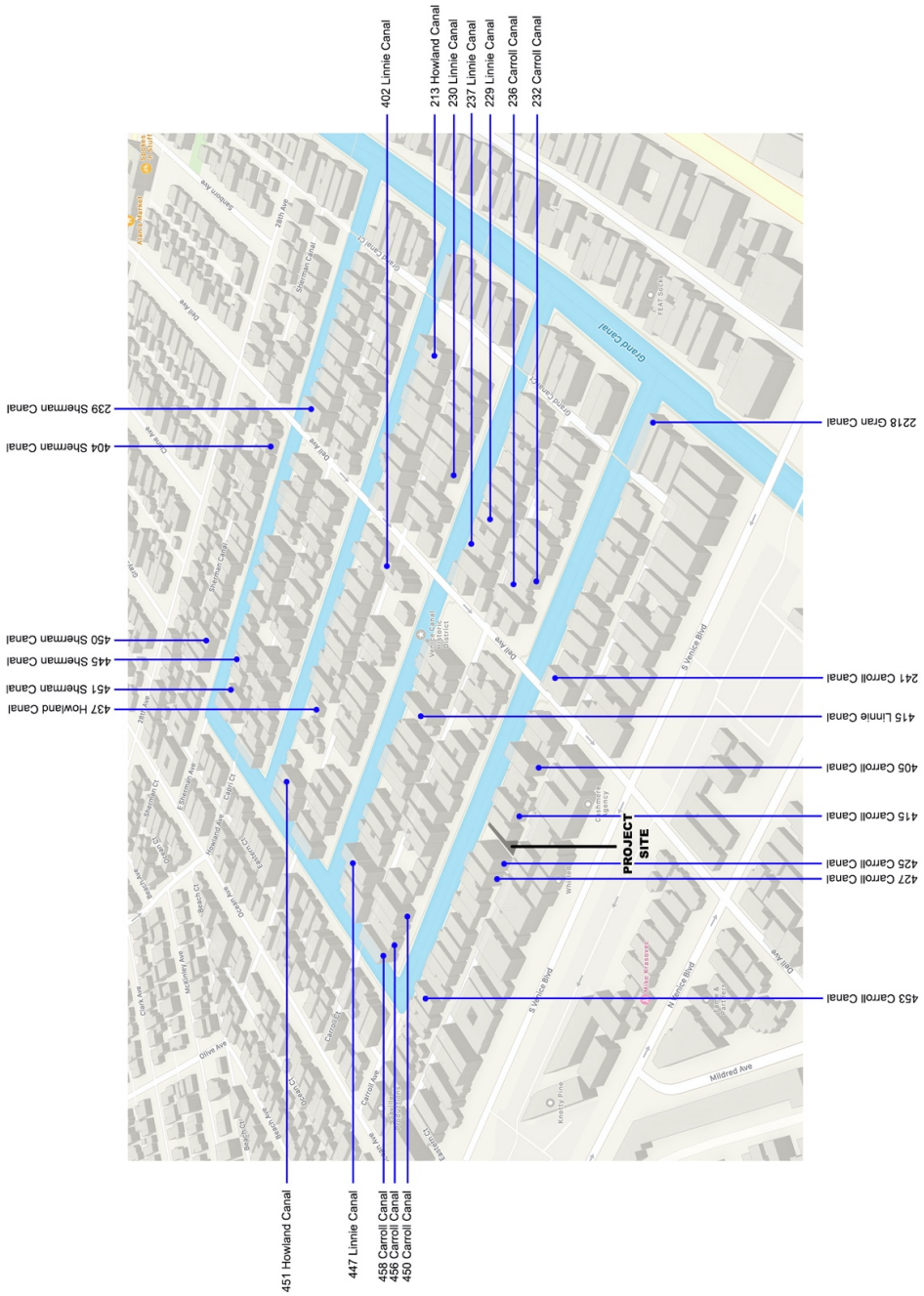
Title: COMMUNITY CHARACTER - STREETSCAPE ANALYSIS

Sheet: EX1.01

STREETSCAPE ANALYSIS OF COMPARABLE BUILDINGS

(completed or under construction)

The number of stories reflect the City of Los Angeles Code requirements for projects in the Venice Canals where the required maximum height is 22-feet and 30-feet.
2-story fronting the canal and 3-story fronting the court/alley,



CARROLL CANAL

1. 232 Carroll Canal
   - Completed: 7/7/2016
   - Building Size
     - LADBS Area: 3,780 sf
     - Zimas/Assessor Area: 3,780 sf
   - Number of Stories: 2-3 Stories
   - Roof Deck: Yes
   - Architecture Style: Modern

2. 236 Carroll Canal
   - Permit Issued: 4/4/2018
   - Building Size
     - LADBS Area: 3,833 sf
     - Zimas/Assessor Area: 1,239 sf (old building)
   - Number of Stories: 2-3 Stories
   - Roof Deck: Yes (per LADBS permit application)
   - Architecture Style: Under Construction

3. 241 Carroll Canal
   - Completed: Not Available
   - Building Size:
     - LADBS Area: Not Available
     - Zimas/Assessor Area: 3,467 sf
   - Number of Stories: 2-3 Stories
   - Roof Deck: Yes
   - Architecture Style: Contemporary

4. 405 Carroll Canal
   - Permit Continued: 4/6/2012
   - Building Size:
     - LADBS Area: 3,780 sf
     - Zimas/Assessor Area: 2,611 sf
   - Number of Stories: 2-3 Stories
   - Roof Deck: Yes
   - Architecture Style: Contemporary

5. 415 Carroll Canal
   - Completed: 8/3/1987
   - Building Size:
     - LADBS Area: Not Available
     - Zimas/Assessor Area: 2,702 sf
   - Number of Stories: 2-3 Stories
   - Roof Deck: No
   - Architecture Style: Contemporary

6. 425 Carroll Canal
   - Completed: 7/30/2012
   - Building Size:
     - LADBS Area: 2,476 sf
     - Zimas/Assessor Area: 1,880 sf
   - Number of Stories: 3 Stories
   - Roof Deck: No
   - Architecture Style: Contemporary

7. 427 Carroll Canal
   - Completed: 3/1/2011
   - Building Size:
     - LADBS Area: 3,238 sf
     - Zimas/Assessor Area: 2,669 sf
   - Number of Stories: 2-3 Stories
   - Roof Deck: No
   - Architecture Style: Contemporary

8. 450 Carroll Canal
   - Completed: 11/21/1994
   - Building Size
     - LADBS Area: Not Available
     - Zimas/Assessor Area: 3,084 sf
   - Number of Stories: 2-3 Stories
   - Roof Deck: Yes
   - Architecture Style: Mediterranean

9. 453 Carroll Canal
   - Completed: Not Available
   - Building Size:
     - LADBS Area: Not Available
     - Zimas/Assessor Area: 2,598 sf
   - Number of Stories: 2 -3 Stories
   - Roof Deck: No
   - Architecture Style: Contemporary

10. 456 Carroll Canal
    - Permit Issued: 3/1/2017
    - Building Size:
      - LADBS Area: 2,786 sf
      - Zimas/Assessor Area: 2,598 sf
    - Number of Stories: 2 Stories
    - Roof Deck: Yes (per LADBS permit application)
    - Architecture Style: Under Construction

11. 458 Carroll Canal
    - Completed: 11/25/2003
    - Building Size:
        - LADBS Area: Not Available
        - Zimas/Assessor Area: 3,719 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Victorian (pitched roof)

LINNIE CANAL

12. 229 Linnie Canal
    - Completed: 9/6/2014
    - Building Size:
        - LADBS Area: 4,051 sf
        - Zimas/Assessor Area: 3,605 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Modern

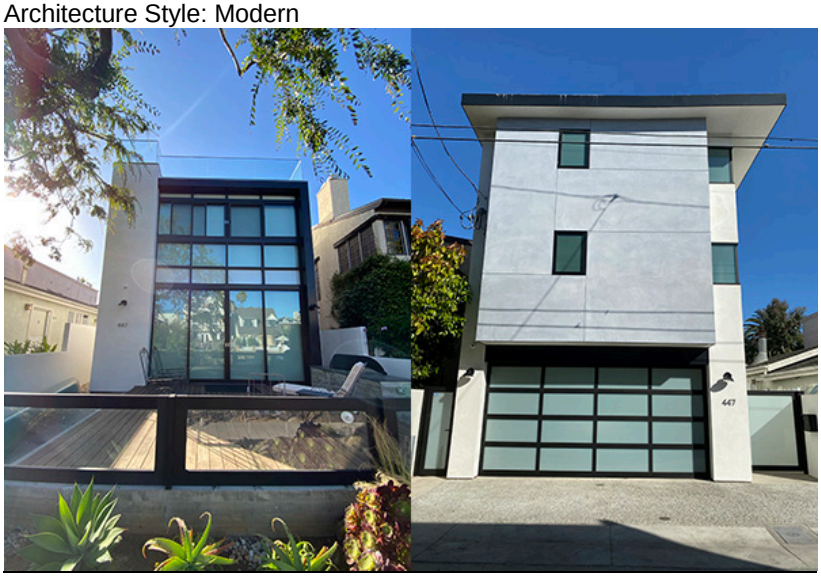
13. 230 Linnie Canal
    - Completed: 5/24/2013
    - Building Size:
        - LADBS Area: 4,339 sf
        - Zimas/Assessor Area: 3,841 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: No
    - Architecture Style: Middle Eastern/Mediterranean

14. 237 Linnie Canal
    - Permit Issued: 1/17/2020
    - Building Size
        - LADBS Area: 4,058 sf
        - Zimas/Assessor Area: 1,693 sf (old building)
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Modern

15. 402 Linnie Canal
    - Completed: 5/5/2018
    - Building Size:
        - LADBS Area: 3,493 sf
        - Zimas/Assessor Area: 3,366 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Modern

16. 415 Linnie Canal
    - Completed: 3/10/2003
    - Building Size:
        - LADBS Area: 2,688 sf
        - Zimas/Assessor Area: 2,310 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Maybe
    - Architecture Style: Contemporary

17. 447 Linnie Canal
    - Completed: 11/22/2019
    - Building Size:
        - LADBS Area: 3,793 sf
        - Zimas/Assessor Area: 3,509 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Modern



HOWLAND CANAL

18. 213 Howland Canal
    - Completed: 3/19/2002
    - Building Size:
        - LADBS Area: 4,390 sf
        - Zimas/Assessor Area: 3,050 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Contemporary

19. 437 Howland Canal
    - Permit Issued: 2/2/2019
    - Building Size:
        - LADBS Area: Not Available
        - Zimas/Assessor Area: 738 sf (old building)
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Under Construction

20. 451 Howland Canal
    - Completed: 9/16/2013
    - Building Size:
        - LADBS Area: 4,177 sf
        - Zimas/Assessor Area: 3,975 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Modern

SHERMAN CANAL

21. 239 Sherman Canal
    - Completed: N/A – Major renovation approved 5/15/2020
    - Building Size:
        - LADBS Area: Not Available
        - Zimas/Assessor Area: 3,116 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Traditional

22. 404 Sherman Canal
    - Permit Issued: 5/1/2019
    - Building Size:
        - LADBS Area: Not Available (NEW 74'-11"x 24'-0" 3-STORY SFD W/ATTACHED 2-CAR GARAGE AND 45'-0" x 24'-0" ROOF DECK)
        - Zimas/Assessor Area: 1,464sf (old building)
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes (see LADBS description)
    - Architecture Style: Under Construction

23. 450 Sherman Canal
    - Completed: 11/30/2017
    - Building Area:
        - LADBS Area: 4,185 sf
        - Zimas/Assessor Area: 3,771 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: Yes
    - Architecture Style: Contemporary

24. 451 Sherman Canal
    - Permit Issued: 10/3/2017
    - Building Area:
        - LADBS Area: 4,000 sf
        - Zimas/Assessor Area: Not Available
    - Number of Stories: 2-3 Stories
    - Roof Deck: Under Construction
    - Architecture Style: Under Construction

25. 445 Sherman Canal
    - Permit Issued: 6/29/2018
    - Building Size:
        - LADBS Area: 2,645 sf
        - Zimas/Assessor Area: Not Available
    - Number of Stories: 2-3 Stories
    - Roof Deck: Under Construction
    - Architecture Style: Under Construction

GRAN CANAL

26. 2218 Gran Canal
    - Certificate of Occupancy Issued: 4/23/2020
    - Building Size:
        - LADBS Area: Not Available
        - Zimas/Assessor Area: 3,144 sf
    - Number of Stories: 2-3 Stories
    - Roof Deck: No
    - Architecture Style: Modern

27. 2627 Gran Canal
    - Permit Issued: 6/8/2009
    - Building Size:
        - LADBS Area: Not Available
        - Zimas/Assessor Area: 2,576 sf
    - Number of Stories: 3 Stories
    - Roof Deck: Yes
    - Architecture Style: Modern