

**CALIFORNIA COASTAL COMMISSION**

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



**W16b**

**A-5-VEN-19-0049 & 5-20-0363 (Mobile Park Investment)**

**August 12, 2020**

**EXHIBITS**

**Table of Contents**

<b>EXHIBIT 1 – PROJECT LOCATION .....</b>	<b>2</b>
<b>EXHIBIT 2 – PROJECT PLANS.....</b>	<b>3</b>

## Exhibit 1 – Project Location





Exhibit 2 – Project Plans

PROJECT TEAM

OWNER	MPI R 310 746-8859
ARCHITECTURAL DESIGN	ARCHIVE DESIGN GROUP LLC R 310 666-6093 5225 WILSHIRE BLVD # 314 LOS ANGELES, CA 90036
STRUCTURAL ENGINEERS	STUART TOMENY, STRCT. ENG. R 805 895-5242 3893 VIA REAL CARPENTERIA, CA 93013



VICINITY MAP  
GENERAL NOTES

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWING.
2. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS. 3. PERMITS AND INSPECTIONS: THE OWNER SHALL PAY FOR ALL PLAN CHECKING AND BUILDING PERMIT FEES.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, LATEST EDITION, A.S.T.M. SPECIFICATIONS, AND ALL OTHER APPLICABLE REQUIREMENTS. ORDERS, ORDINANCES AND REGULATIONS WHERE CONFLICTS BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
5. THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES. 6. THE CONTRACTORS SHALL ARRANGE FOR ALL TESTING AND INSPECTION REQUIRED BY APPLICABLE CODES, ORDINANCES AND DIRECTIVES OF THE GOVERNING BUILDING OFFICIAL. THE OWNER WILL PAY ALL COSTS FOR SUCH TESTING AND INSPECTIONS IF THE TESTS INDICATE CONFORMANCE. THE CONTRACTOR SHALL PAY COSTS WHEN TESTS AND INSPECTIONS INDICATE NON-CONFORMANCE. 7. THE SCOPE OF WORK FOR EACH DIVISION SHALL INCLUDE ALL LABOR, MATERIALS, APPLIANCE, EQUIPMENT AND FACILITIES NECESSARY TO DO ALL OF THE WORK INDICATED IN THE DRAWINGS AND SPECIFIED THEREIN. 8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS DISCOVERED WHILE BIDDING AND CLARIFICATION SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION. 9. THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE UNLESS NOTED OR SHOWN THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK.

AREA CALCULATIONS :

GROSS SQUARE FOOTAGE (BUILDING CODE DEFINITION)	
GARAGE: (NOT COUNTED TOWARDS SQUARE FOOTAGE)	489 SQ. FT.
GROUND FLOOR SFD :	1,009 SQ. FT.
GROUND FLOOR ADU:	587 SQ. FT.
2ND FLOOR SFD:	862 SQ. FT.
<b>SECOND FLOOR JADU:</b>	<b>562 SQ. FT.</b>
SECOND FLOOR ADU	450 SQ. FT.
3RD FLOOR:	780 SQ. FT.
TOTAL NEW AREA:	4,839 SQ. FT.
<b>TOTAL ADU:</b>	<b>1,037 SQ. FT.</b>
<b>TOTAL GROSS SFD:</b>	<b>2,751 SQ. FT.</b>

NET SQUARE FOOTAGE (ZONING CODE DEFINITION)	
GARAGE: (NOT COUNTED TOWARDS SQUARE FOOTAGE)	436 SQ. FT.
GROUND FLOOR SFD :	1,006 SQ. FT.
GROUND FLOOR ADU:	486 SQ. FT.
2ND FLOOR SFD:	862 SQ. FT.
<b>2ND FLOOR JADU:</b>	<b>487 SQ. FT.</b>
2ND FLOOR ADU:	368 SQ. FT.
3RD FLOOR SFD:	780 SQ. FT.
TOTAL NEW AREA:	4,204 SQ. FT.
<b>TOTAL NET AREA:</b>	<b>3,768 SQ. FT.</b>
<b>TOTAL NET ADU:</b>	<b>854 SQ. FT.</b>
<b>TOTAL NET SFD:</b>	<b>2,751 SQ. FT.</b>
<b>ROOF AREA:</b>	<b>1,572 SQ. FT.</b>

PROJECT DESCRIPTION

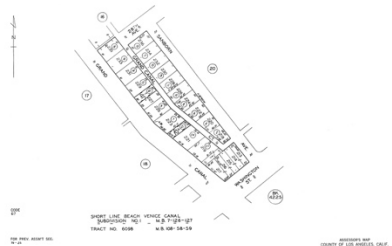
DEMO OF EXISTING 3-UNIT MULTI-FAMILY RESIDENCE. BUILD A NEW 3 BEDROOM, 2.5 BATHROOM, SINGLE-FAMILY RESIDENCE WITH 4 PARKING SPACES (2 COVERED AND 2 UNCOVERED), 1 BEDROOM, 1 BATHROOM ATTACHED JADU, AND 1 BEDROOM, 1 BATHROOM, DETACHED 2 STORY ADU. PROPOSED PROJECT WILL BE THREE STORIES WITH A VARIED ROOF LINE AND A TOTAL HEIGHT OF 30'-0" FROM THE CENTERLINE OF GRAND CANAL COURT (THE ADJACENT ALLEY).

TO COMPLETION OF THE PROJECT AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND PROCEDURES. 10. APPLICABLE TRADES SHALL USE A COMMON DATUM WALL TO BE DESIGNATED BY THE CON-TRACTOR SUPERVISOR FOR ALL CRITICAL MEASUREMENTS. 11. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. 12. MATERIAL AND PAINT COLORS TO BE SELECTED BY ARCHITECT PRIOR TO FABRICATION. 13. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CON-STRUCTION. WHERE UTILITIES ARE ENCOUNTERED OTHER THAN THOSE KNOWN AND SHOWN, IMMEDIATELY NOTIFY THE OWNER AND ENTER INTO NEGOTIATION FOR THE PERFORMANCE OF THE REQUIRED WORK WHICH SHALL BE OVER AND ABOVE THE AMOUNT OF THE BID PROPOSAL. ANY REQUIRED REROUTING OF EXISTING UTILITY SERVICE SHALL BE APPROVED BY THE LOCAL UTILITY COMPANY PRIOR TO COMMENCING THAT WORK. 14. EXAMINE THE CONTRACT DOCUMENTS TO DETERMINE THE EXTENT OF THE EXISTING ELEMENTS TO REMAIN. WHERE QUESTIONS OR DISCREPANCIES ARISE, CONSULT THE ARCHITECT IMMEDIATELY AND DETERMINE THE REQUIRED DIRECTION BEFORE COMMENCING WORK. 15. UNLESS OTHERWISE SPECIFIED HEREIN, THE CONTRACTORS, UPON COMPLETION OF THE ENTIRE WORK DESCRIBED IN THE CONTRACT, SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE STATING THAT ALL WORK PERFORMED AS PART OF THE CONTRACT IS FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. AND THE DURING SAID ONE YEAR PERIOD, ALL DEFECTIVE WORKMANSHIP AND/OR MATERIALS SHALL BE REPAIRED AND/OR REPLACED IN PLACE INCLUDING ANY WORK OF OTHERS WHICH HAS BEEN DAMAGED BY SUCH DEFECTIVE WORKMANSHIP AND/OR MATERIALS AND BY THE REPAIR AND/OR

PROJECT INFORMATION

OWNER	MPI
ADDRESS	2814 GRAND CANAL CT VENICE BEACH CA, 90291
ZONING DISTRICT	RWH-1-0
ZONING ORDINANCES	LOS ANGELES MUNICIPAL CODE
APN	4227019012
TRACT	TR 609B
LOT	229
BLOCK	NONE
PARCEL AREA	5,264.2 SQ. FT.
SPECIFIC PLAN AREA	VENICE COASTAL ZONE
CASE NUMBER	DIR-2016-51-CDP-SPP-MEL

SHEET INDEX	
ID	Name
A-1.0	Site Plan (2)
G-1.0	Cover Sheet
G-1.0	Cover Sheet
G-1.0	Cover Sheet
G-1.1	Notes
G-1.2	Notes
G-1.3	Geotechnical Survey
G-1.3	Geotechnical Survey (1)
A-1.0	Site Plan
A-1.0	Site Plan (1)
A-1.1	Ground Floor Plan
A-1.2	2nd Floor Plan
A-1.3	3rd Floor Plan
A-1.4	Roof Plan
A-3.0	Elev. (north)
A-3.1	Elev. (east)
A-3.2	Elev. (south)
A-3.3	Elev. (west)
A-2.0	Sections
A-2.1	Sections
A-2.2	Sections
A-1.0	Site Plan
A-4.0	First Floor Elevations (Outdoor Po...
A-4.1	First Floor Elevations (Foyer 107 ...
A-4.2	First Floor Elevations (Living Room...
A-4.3	First Floor Elevations (Dipping Po...
A-4.4	First Floor Elevations (Dipping Po...
A-4.5	First Floor Elevations (Kitchen/Din...
A-4.6	First Floor Elevations (Kitchen/Din...
A-4.7	First Floor Elevations (Garage 108)



PARCEL MAP

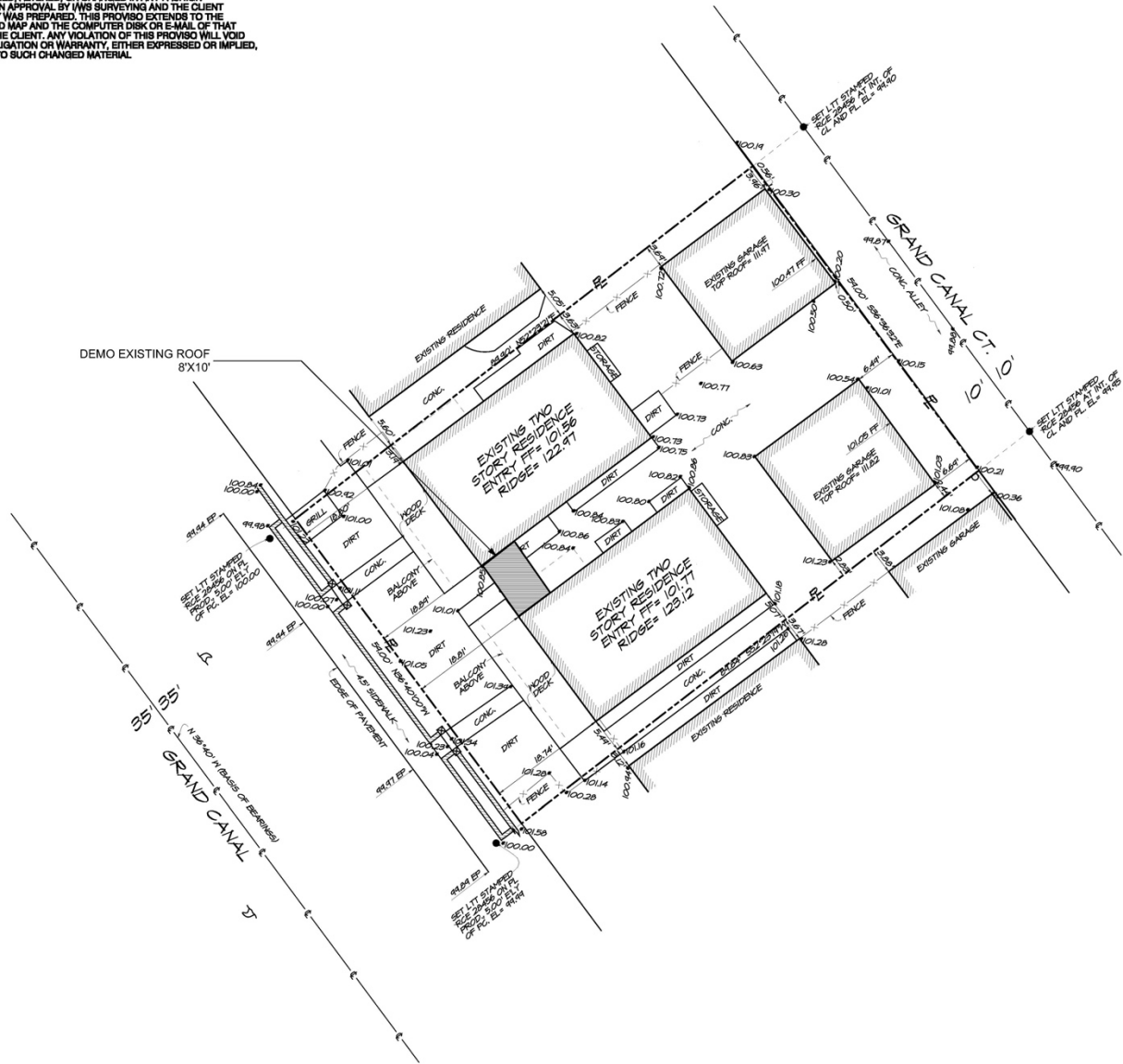
- ALLOWED ONLY IF SUCH ITEMS ARE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER IN WRITING AND SUBSEQUENTLY APPROVED BY THE ARCHITECT IN WRITING. ALL SUBSTITUTIONS MUST BE AT LEAST OF EQUAL QUALITY DESIGN AND PERFORMANCE. THE CONTRACTOR IS LIABLE FOR REPLACEMENT REPAIR AND DELAYS CAUSED BY ANY UNAUTHORIZED SUBSTITUTION OF ANY ITEM FOR THIS PROJECT. ALL REQUESTS FOR SUBSTITUTIONS SHALL INCLUDE THE PROJECT NAME, DESCRIPTION OF THE ITEM, REASON FOR SUBSTITUTION AND COMPLETE SPECIFICATIONS AND DRAWINGS AS REQUIRED FOR COMPARABLE ITEMS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY REQUEST. 24. CATALOG CUTS OF ALL LIGHT FIXTURES, ACCESSORIES AND EQUIPMENT REQUIRED SHALL BE SUBMITTED IN TRIPLICATE TO THE ARCHITECT FOR APPROVAL. 25. TAKE PRECAUTION TO PROVIDE NECESSARY BARRICADES AND/OR SHORING DURING THE COURSE OF DEMOLITION. IF AT ANY TIME THE SAFETY OF THE ADJACENT STRUCTURE OF PERSONNEL WOULD APPEAR TO BE ENDANGERED, CEASE OPERATION AND NOTIFY OWNER. DO NOT RESUME OPERATION UNTIL SAFE CONDITIONS HAVE BEEN RE-ESTABLISHED AND PERMISSION BY THE OWNER HAS BEEN GRANTED TO RESUME OPERATION. 26. ALL ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL WORKS SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION. 27. ALL ADJUNCTIVE DOCUMENTATION IN CONSIDERED A PART OF THIS DOCUMENT. 28. REFER TO ADDITIONAL GENERAL AND SPECIFIC NOTES CONTAINED IN THE VARIOUS CONSULTANT SECTIONS OF THESE DRAWINGS. 29. CONTRACTOR SHALL OBTAIN THE OWNER'S APPROVAL FOR LOADING SPACES, CONSTRUCTION SHEDS, BUILDING MATERIALS STORAGE AND EQUIPMENT ON SITE.

GRAND CANAL CT.  
RESIDENCE  
2814 GRAND CANAL CT.  
VENICE BEACH, CA  
90291

MARK	DATE	DESCRIPTION
PROJECT CODE:	GCC	
DATE:	6/23/20	
DRAWN BY:		
COPYRIGHT		
ARCHIVE DESIGN GROUP		
2018		
SHEET TITLE		
COVER SHEET		

G-1.0  
SHEET 2 OF 76

**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 36°40' W BEING THE CENTERLINE OF GRAND CANAL AS PER TRACT MAP NO 6096 MAP BOOK 108 PAGE 58-59 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY  
BENCHMARK: ASSUMED EL= 100.00 AT LTT STAMPED RCE 28456 BEING A WLY PROLONGATION OF THE NORTHERLY LINE OF LOT 229 OF TRACT # 6098



**GRAND CANAL CT. RESIDENCE**

2814 GRAND CANAL CT.  
VENICE BEACH, CA  
90291

**SHEET 1 OF 1**

MAP ISSUE DATE: FEBRUARY 3, 2015  
DATE OF REVISION:  
DRAFTED BY: CRI

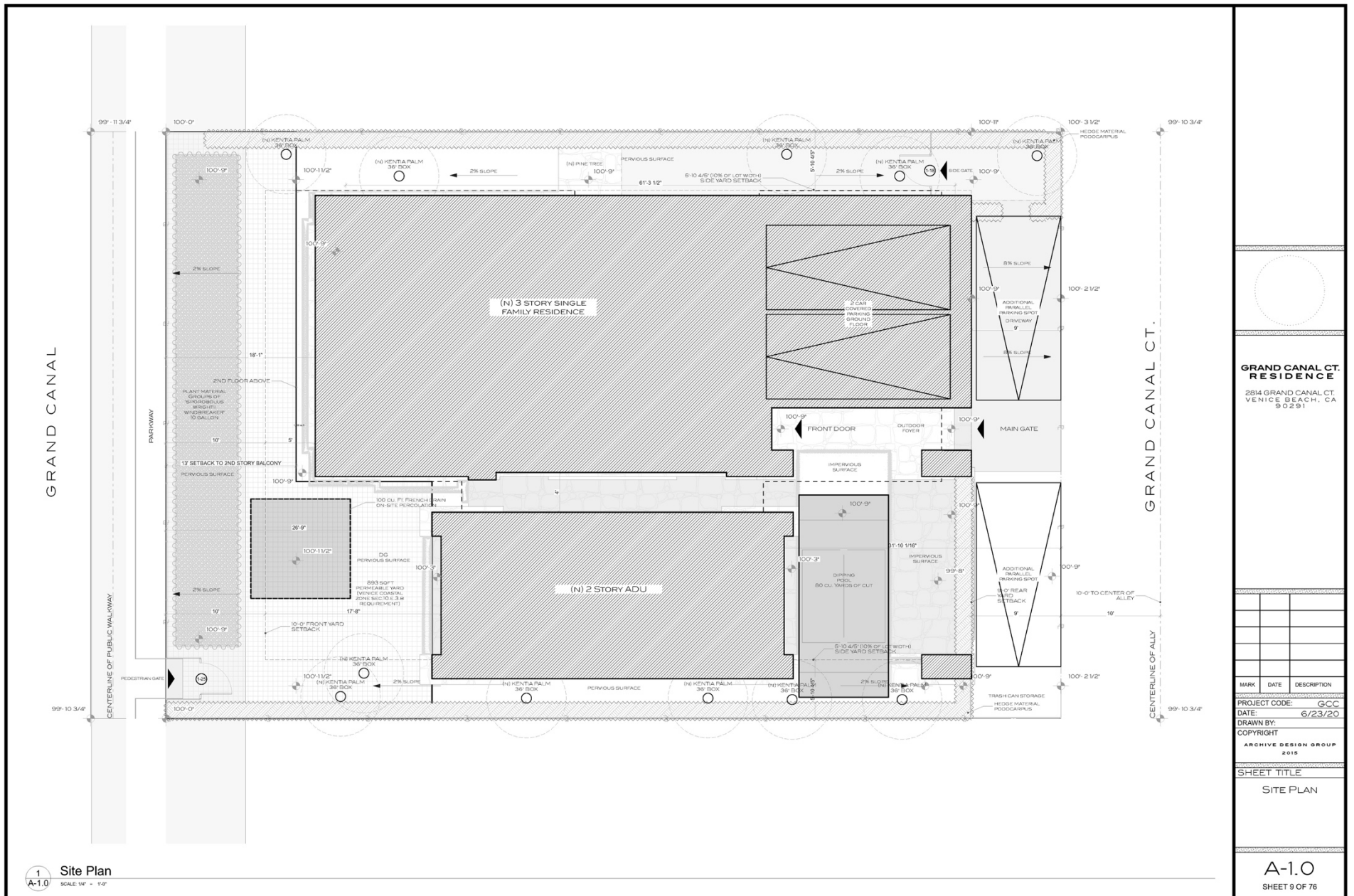
**LEGEND**

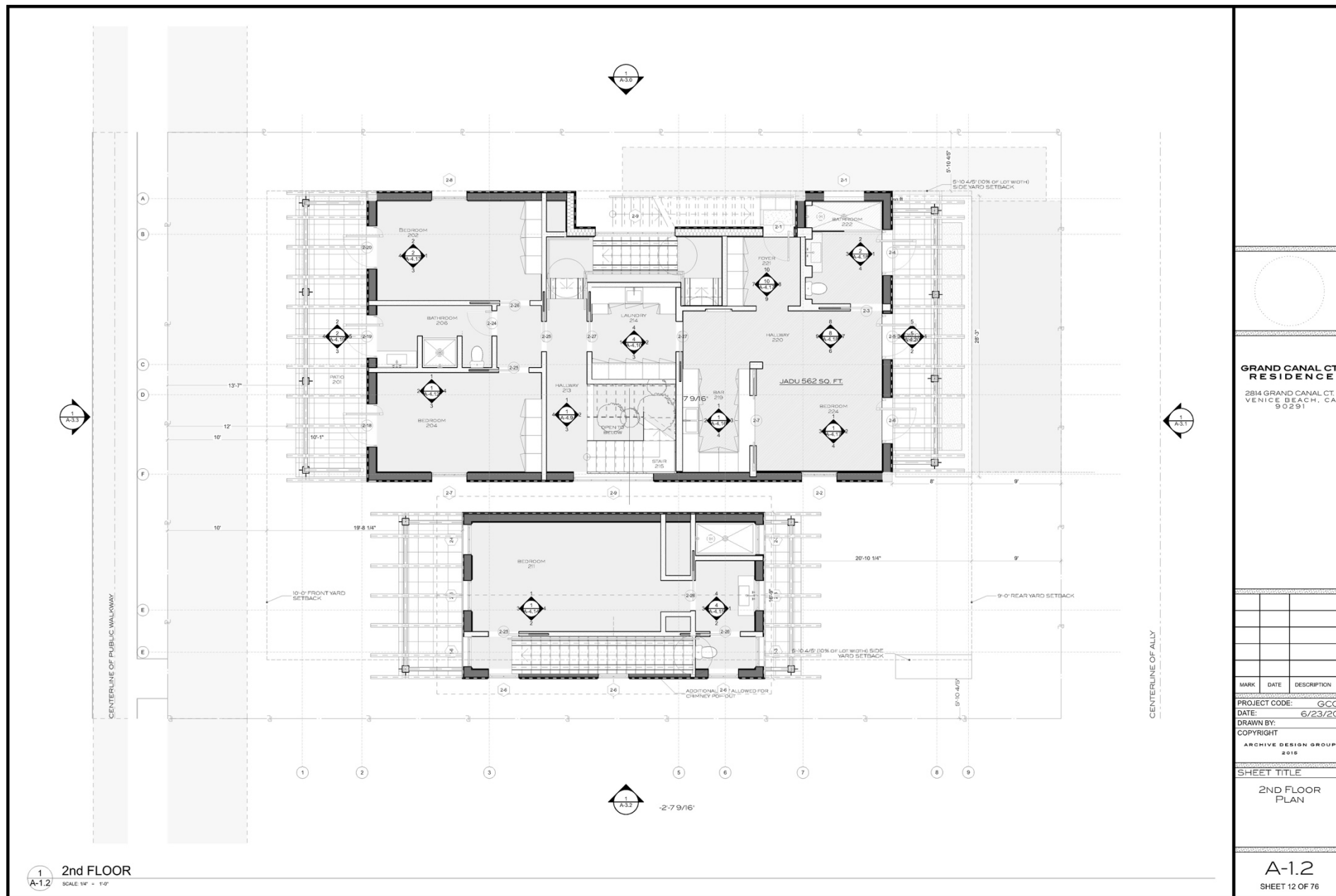
N NORTH  
S SOUTH  
E EAST  
W WEST  
LTT LEAD, TACK AND TAG  
LT LEAD AND TACK  
SN SPIKE AND WASHER  
IP IRON PIPE  
PC PROPERTY CORNER  
PL PROPERTY LINE  
PROD. PRODUCED  
O/S OFFSET  
BM BENCHMARK  
BN BACK OF MALK  
FL FLOW LINE  
TC TOP OF CURB  
TXBX TOP OF WALL  
TA TOP OF WALL  
FF/FS FINISHED FLOOR/SURFACE  
T/BOS TOP/BOTTOM OF STAIRS  
GB GRADE BREAK  
TSBS TOP/BOTTOM OF SLOPE  
XX-X DIRT ELEVATION  
XX-XX PS ELEVATION  
EPF EDGE OF PAVEMENT  
GLF GAIN LINE FENCE  
FD FOUND  
CONC. CONCRETE  
CL CENTERLINE  
INT INTERSECTION

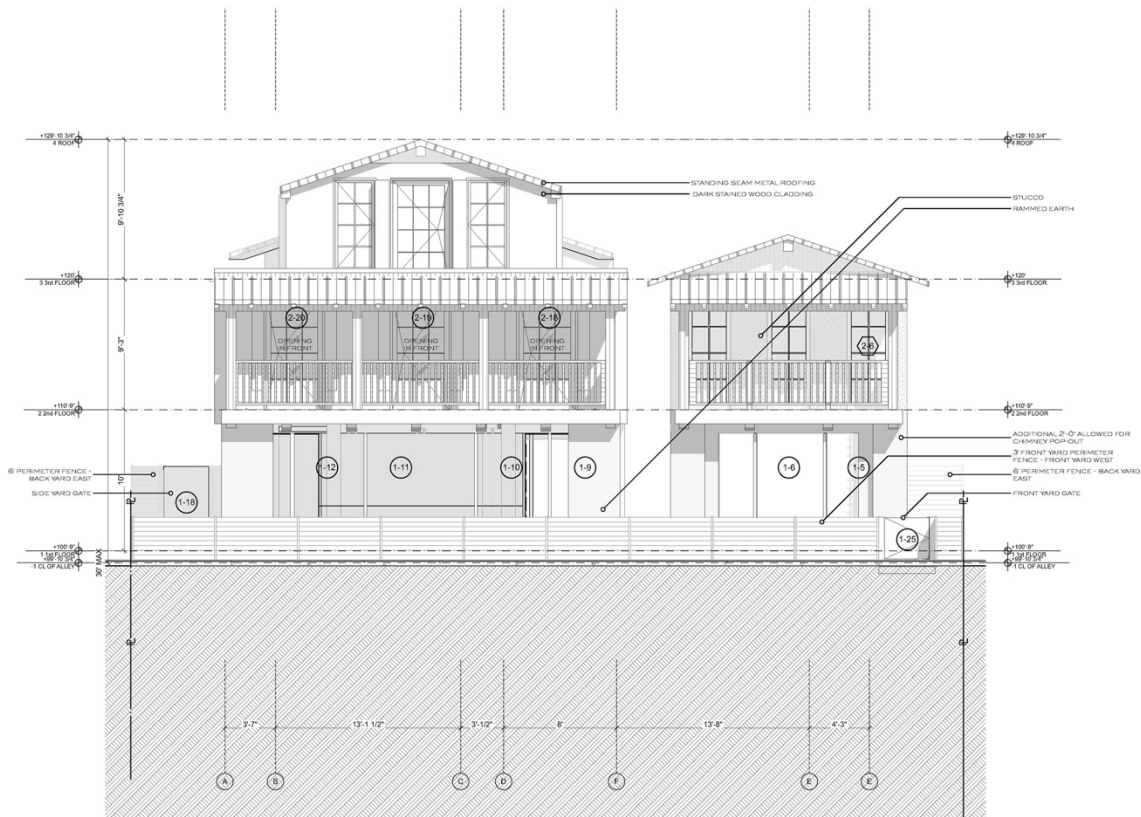
SCALE 1"=8'  
0 8 16

8" CONC. WALL  
12"X12" PILLAR  
SEA WATER

MARK	DATE	DESCRIPTION
PROJECT CODE:	GCC	
DATE:	6/23/20	
DRAWN BY:		
COPYRIGHT		
ARCHIVE DESIGN GROUP		
2015		
SHEET TITLE		
GEOTECHNICAL SURVEY		
G-1.3		
SHEET 7 OF 76		







1  
A-3.3 West Elevation  
SCALE: 1/4" = 1'-0"



**GRAND CANAL CT. RESIDENCE**  
2814 GRAND CANAL CT.  
VENICE BEACH, CA  
90291

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PROJECT CODE:	GCC	
DATE:	6/23/20	
DRAWN BY:		
COPYRIGHT		
ARCHIVE DESIGN GROUP		
2015		

SHEET TITLE  
ELEV. (WEST)

A-3.3  
SHEET 18 OF 76