

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4830
(562) 590-5071



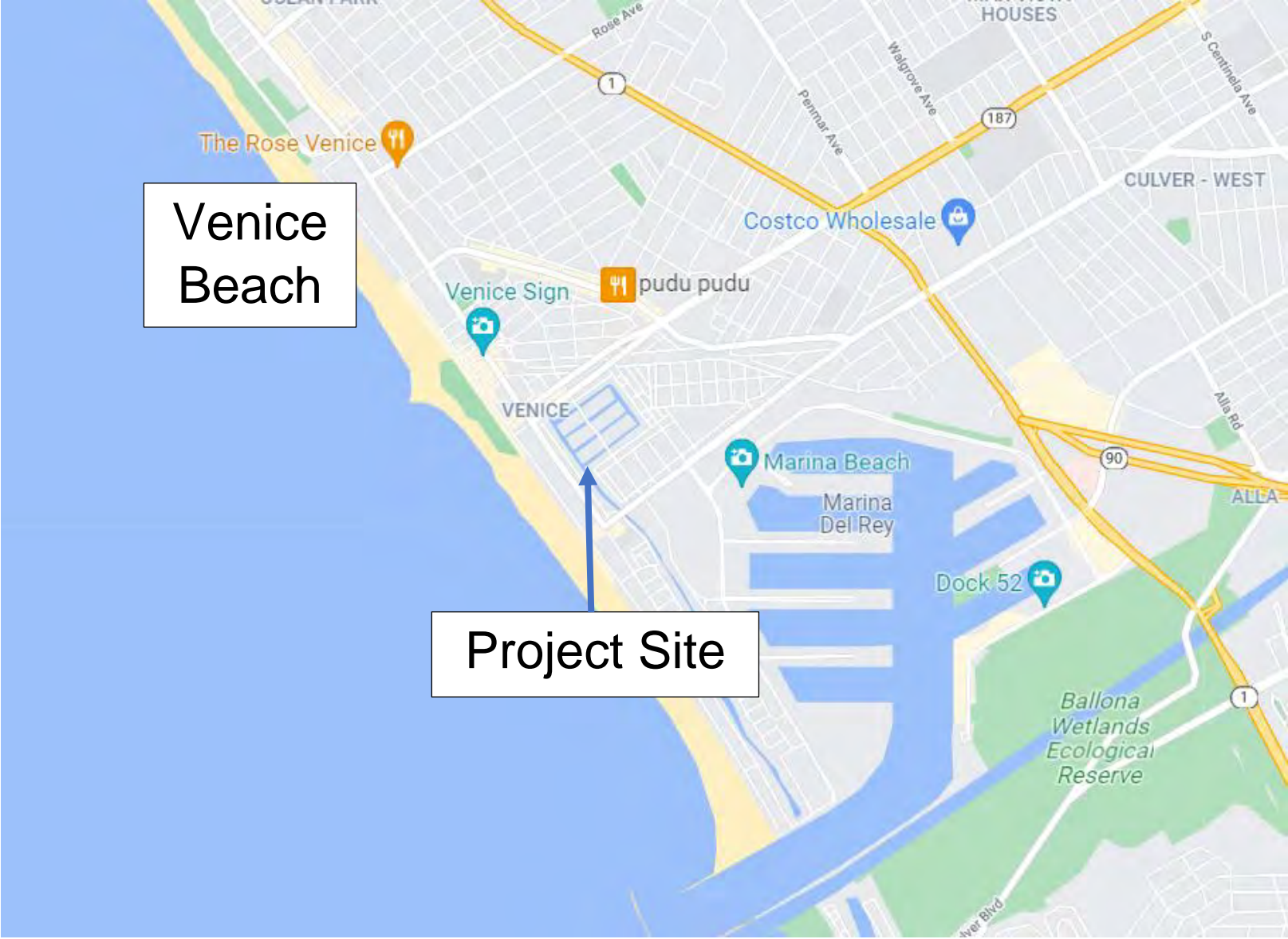
W9a

5-21-0558 (Michaelson)

December 01, 2021

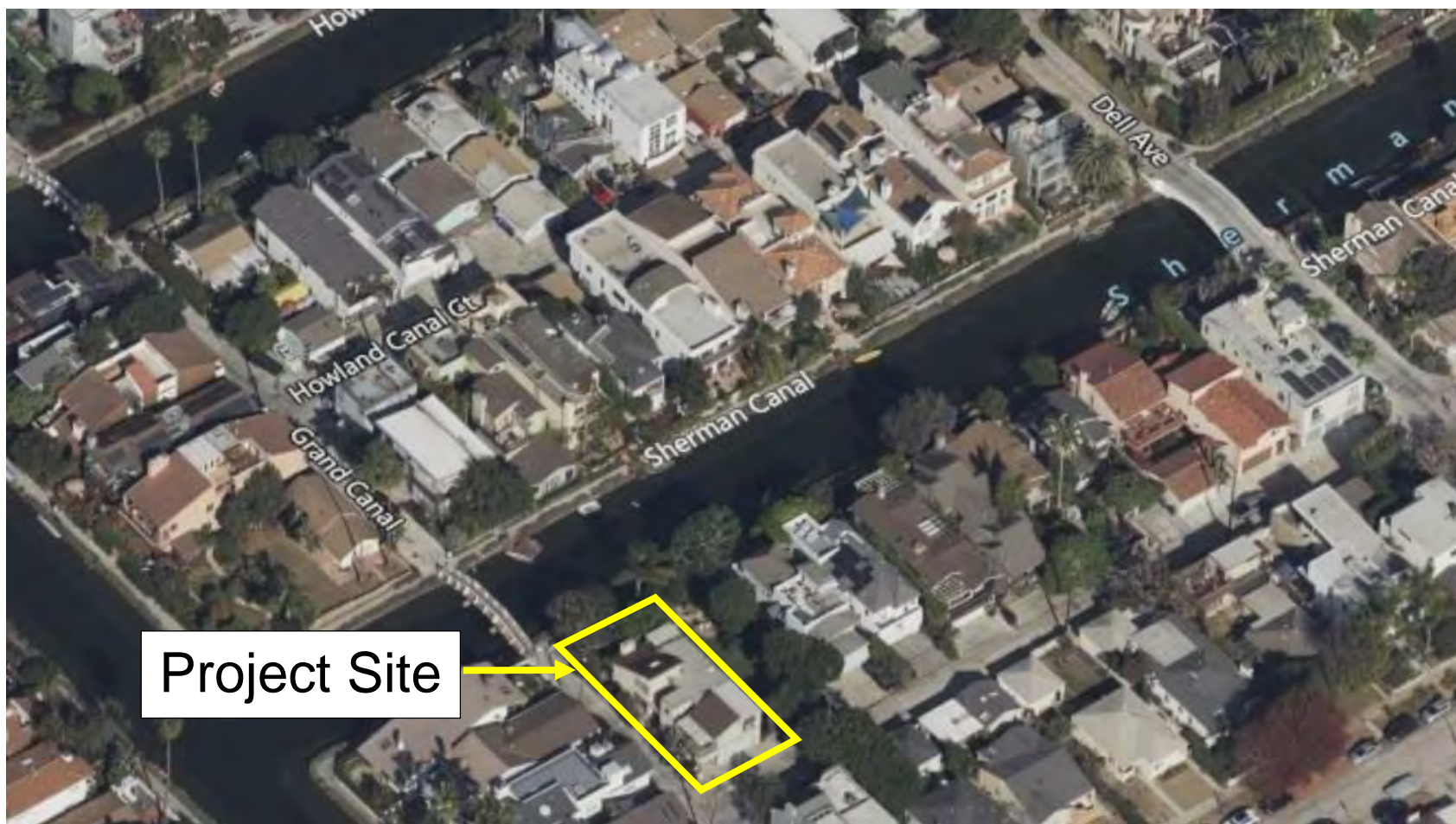
EXHIBITS

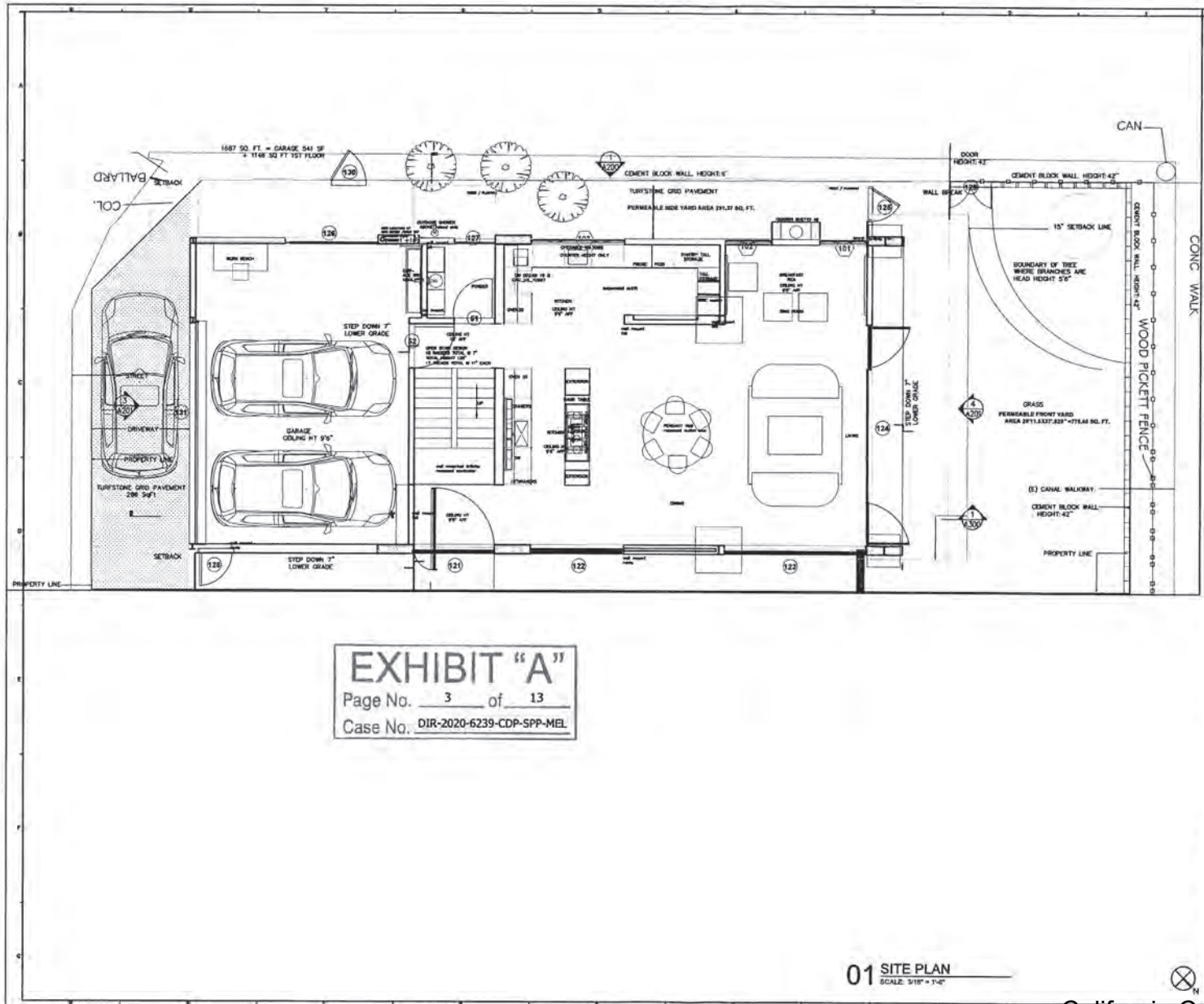
| | |
|---|-----------|
| EXHIBIT 1 - PROJECT SITE AND VICINITY MAP..... | 2 |
| EXHIBIT 2 - PROJECT PLANS..... | 4 |
| EXHIBIT 3 - SURVEY AREA..... | 11 |
| EXHIBIT 4 - PERMEABLE YARD AREA..... | 12 |



Venice Beach

Project Site





ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800
 212 Sherman Cl.,
 Venice, CA
 90291
 Date: 03/05/2021 R1

Client:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800
 Designer:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800

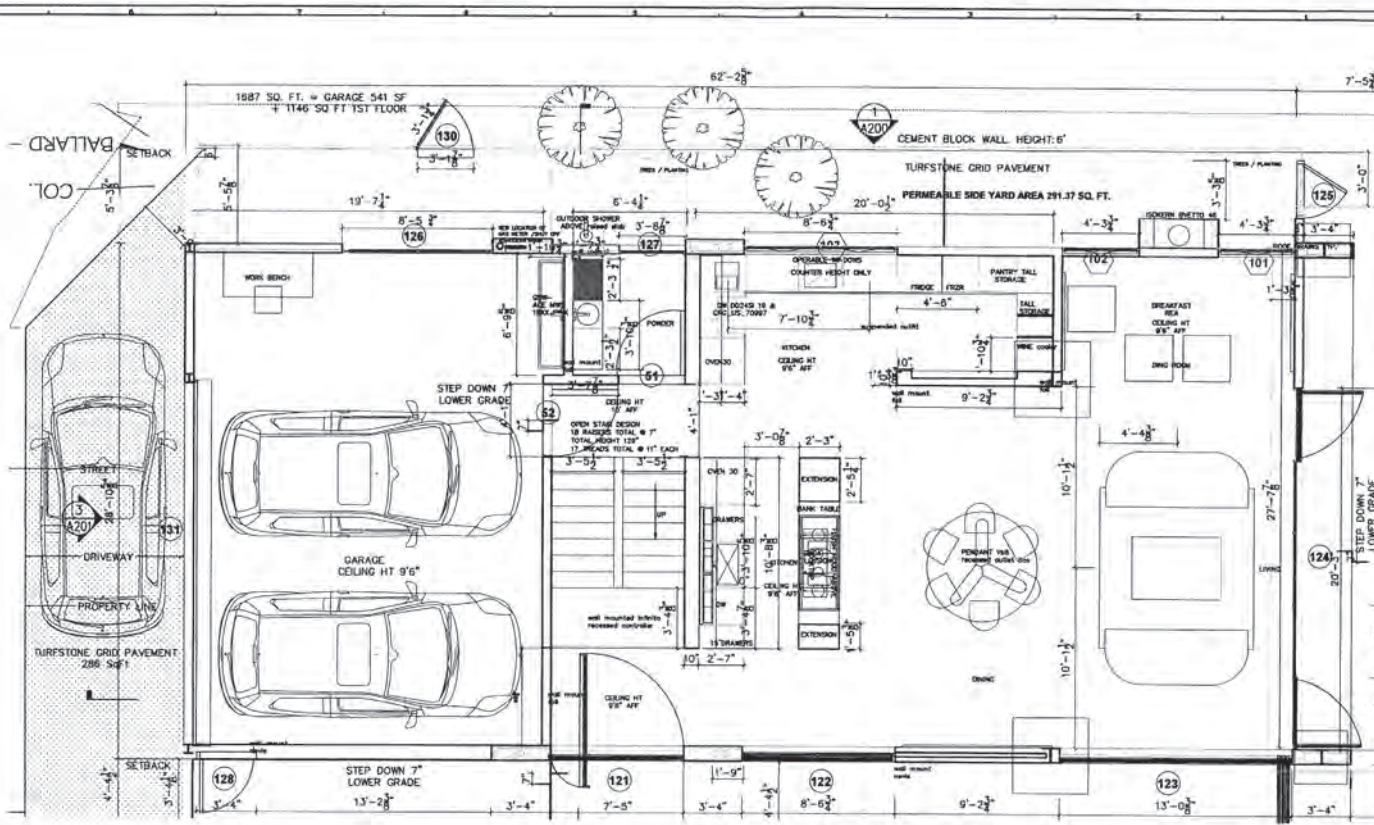
EXHIBIT "A"
 Page No. 3 of 13
 Case No. DIR-2020-6239-CDP-SPP-MEL

01 SITE PLAN
 SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

Project:
 212 SHERMAN CL.
 Drawing:
 ARCHITECTURE
 SITE PLAN
 Sheet:

A100



ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2800
 212 Sherman Cl.
 Venice, CA
 90291
 03/05/2021 RH

OWNER:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2800

DESIGNER:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2800

NOT FOR CONSTRUCTION

Project:
 212 SHERMAN CL.

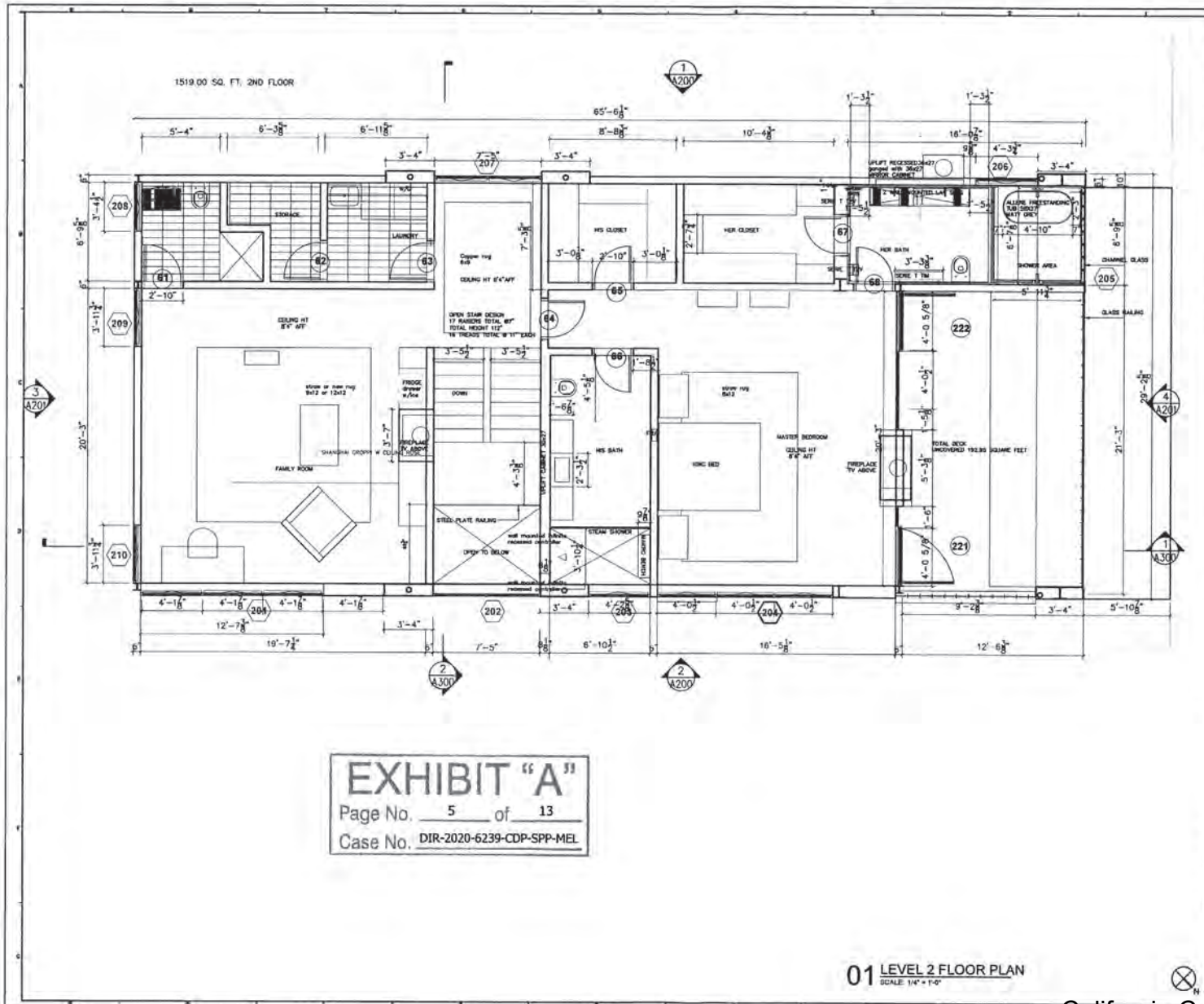
Drawing:
 ARCHITECTURE
 FLOOR PLAN
 LEVEL 1

Sheet:

EXHIBIT "A"
 Page No. 4 of 13
 Case No. DIR-2020-6239-CDP-SPP-MEL

01 LEVEL 1 FLOOR PLAN
 SCALE 1/4" = 1'-0"

A101



1519.00 SQ. FT. 2ND FLOOR

EXHIBIT "A"
 Page No. 5 of 13
 Case No. DIR-2020-6239-CDP-SPP-MEL

01 LEVEL 2 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800
 212 Sherman Cl.
 Venice, CA
 90291

Client:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800
 Designer:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800

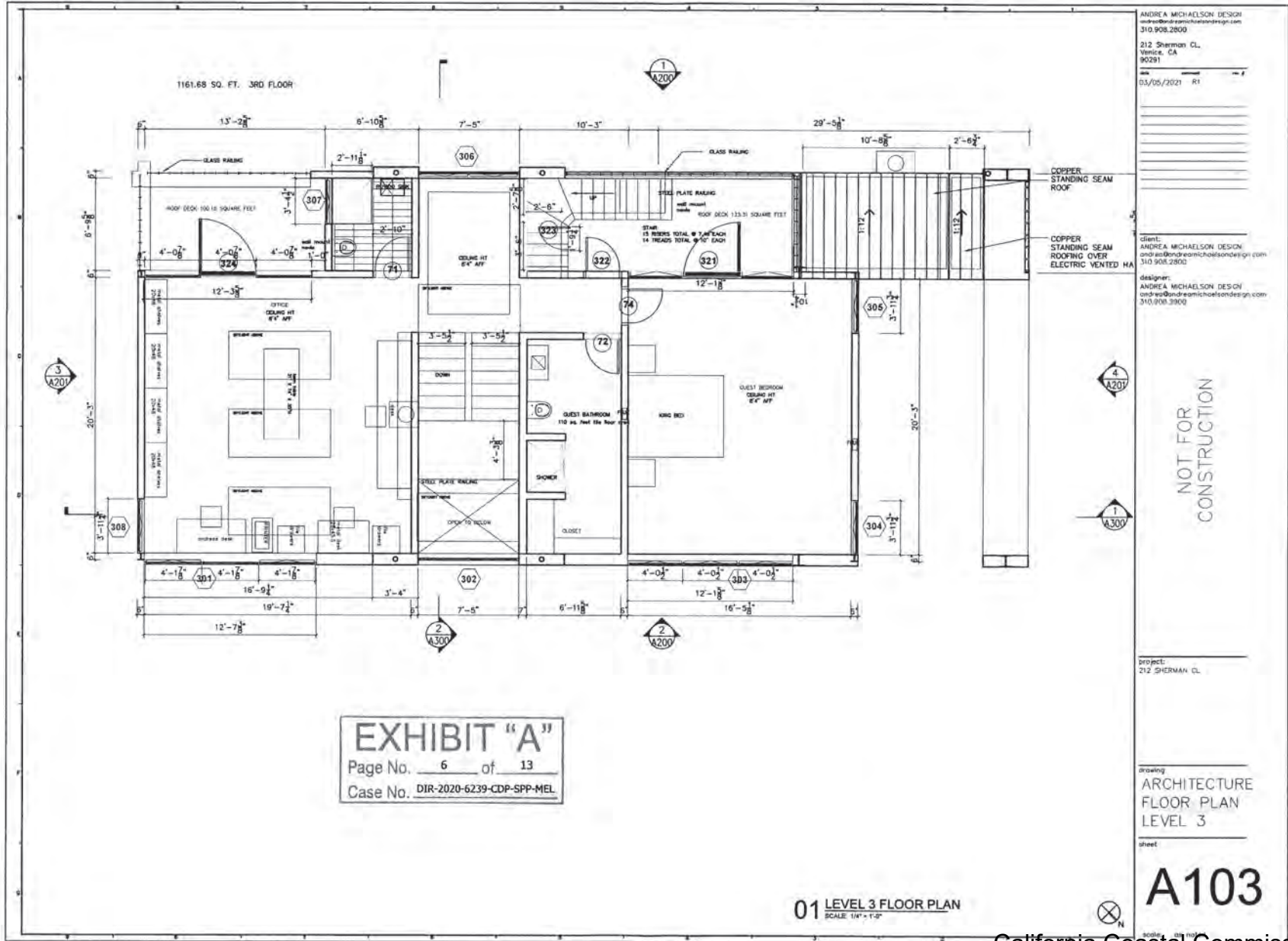
Project:
 212 SHERMAN CL.

Drawing:
 ARCHITECTURE
 FLOOR PLAN
 LEVEL 2

Sheet:

A102

NOT FOR
 CONSTRUCTION



ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800

212 Sherman Cl.
 Venice, CA
 90291

03/05/2021 R1

Client:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800

designer:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.3900

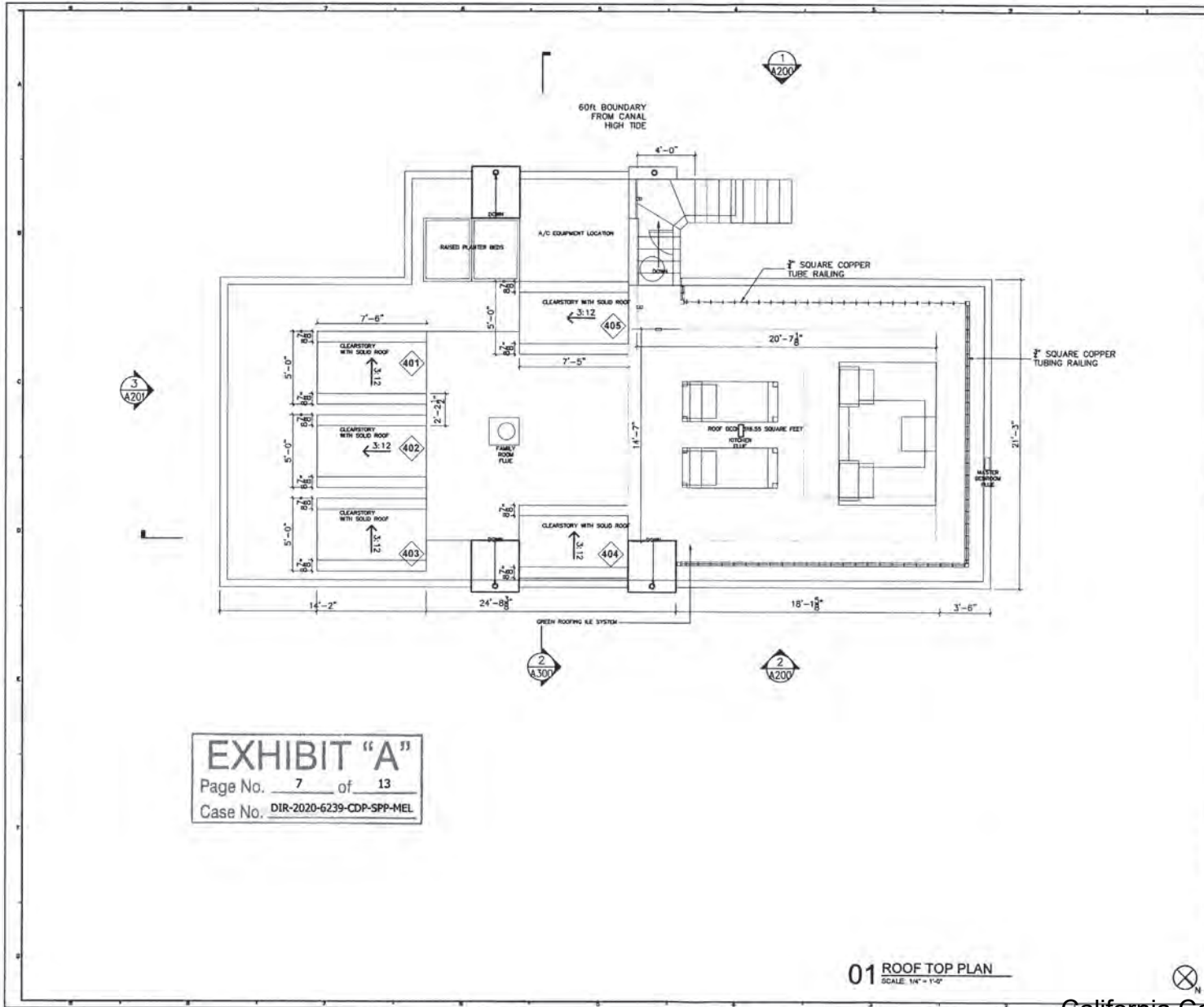
NOT FOR CONSTRUCTION

Project:
 212 SHERMAN CL.

Drawing:
 ARCHITECTURE
 FLOOR PLAN
 LEVEL 3

Sheet:

A103



ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800
 212 Sherman CL
 Venice, CA
 90291
 Date: 03/05/2021
 Rev: R1

Client:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800
 Designer:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichaelsondesign.com
 310.908.2800

NOT FOR CONSTRUCTION

Project:
 212 SHERMAN CL

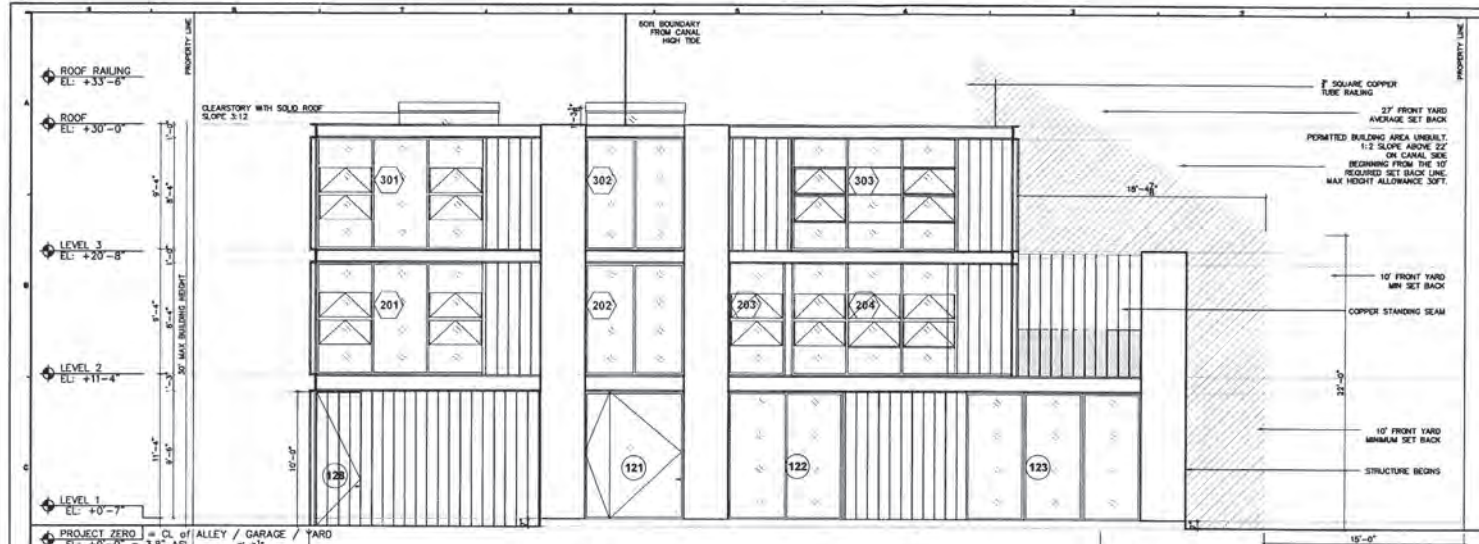
Drawing:
 ARCHITECTURE
 FLOOR PLAN
 ROOF TOP LEVEL
 Sheet:

A104

EXHIBIT "A"
 Page No. 7 of 13
 Case No. DIR-2020-6239-CDP-SPP-MEL

01 ROOF TOP PLAN
 SCALE: 1/4" = 1'-0"



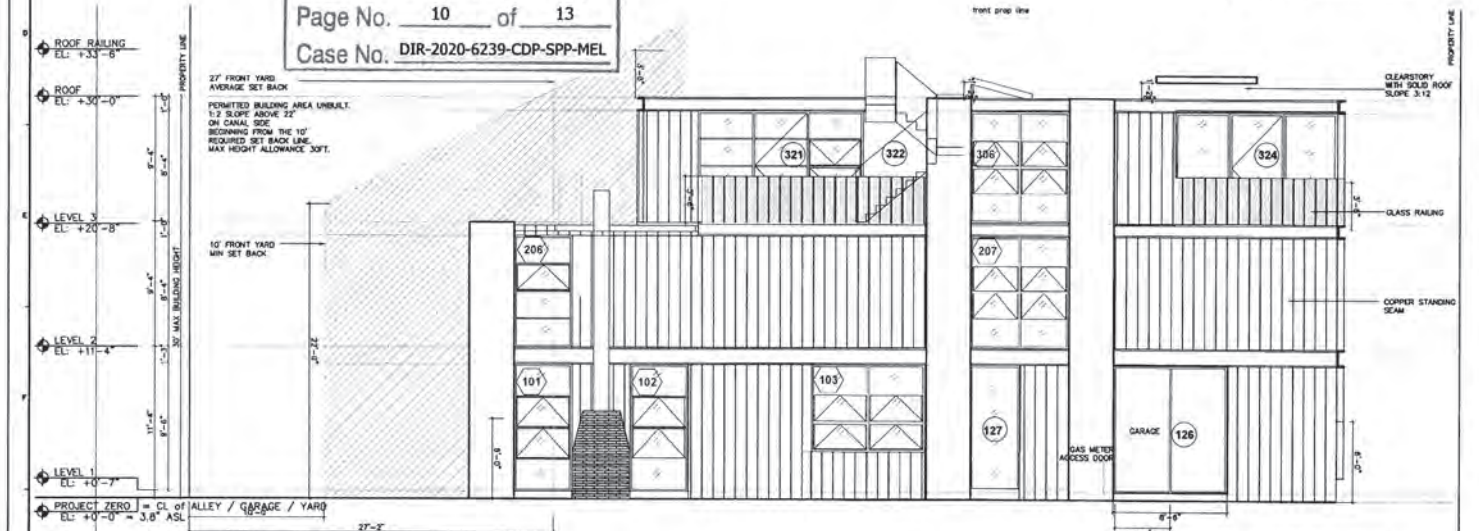


ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2800
 212 Sherman Cl.
 Venice, CA
 90291
 Date: 03/05/2021
 R1

client:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2800
 designer:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2800

EXHIBIT "A"
 Page No. 10 of 13
 Case No. DIR-2020-6239-CDP-SPP-MEL

02 EAST ELEVATION BUILDING EXTERIOR
 SCALE: 3/16" = 1'-0"



01 WEST ELEVATION BUILDING EXTERIOR
 SCALE: 3/16" = 1'-0"

Project: 212 SHERMAN CL.
 Drawing: ARCHITECTURE EXTERIOR ELEVATIONS
 sheet

A200

NOT FOR CONSTRUCTION

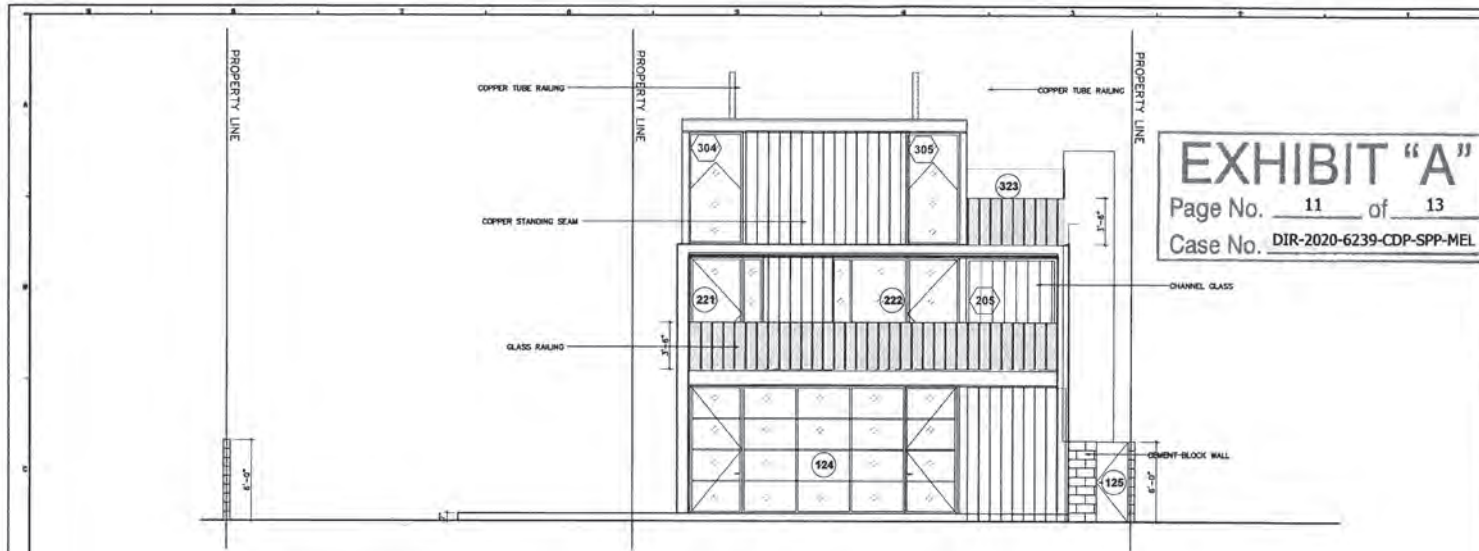


EXHIBIT "A"
 Page No. 11 of 13
 Case No. DIR-2020-6239-CDP-SPP-MEL

ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2600
 212 Sherman Cl.,
 Venice, CA
 90291
 03/05/2021 RH

Client:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2600
 Designer:
 ANDREA MICHAELSON DESIGN
 andrea@andreamichelsondesign.com
 310.908.2600

04 NORTH ELEVATION
 BUILDING EXTERIOR
 SCALE: 3/16" = 1'-0"

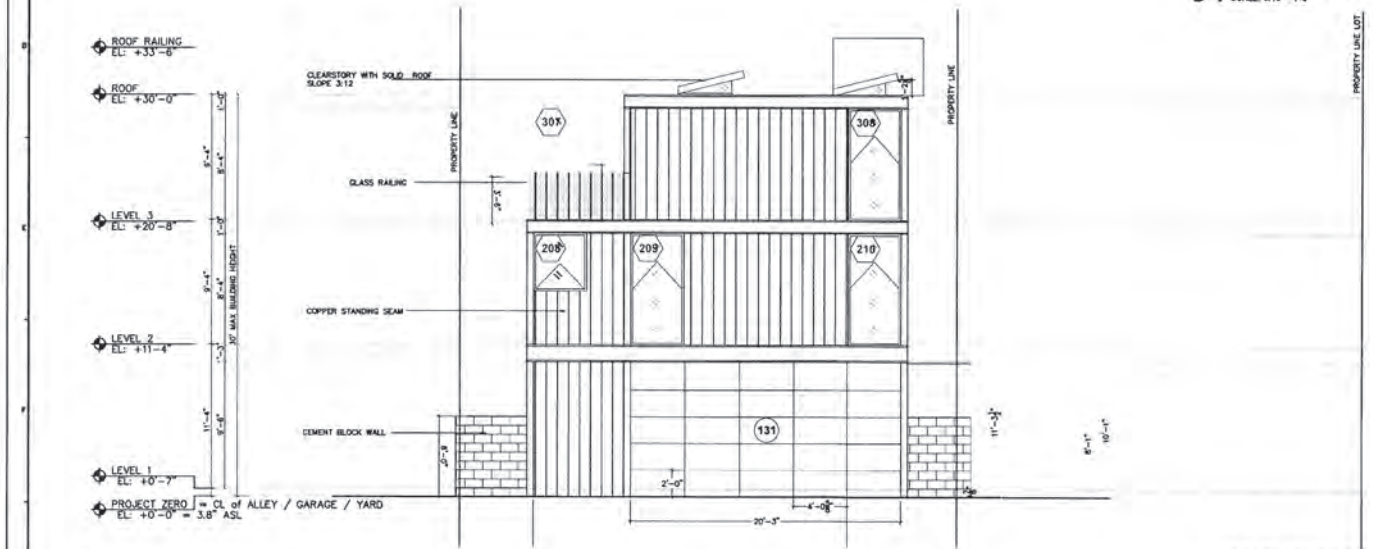
NOT FOR
 CONSTRUCTION

Project:
 212 SHERMAN CL.

Drawing
 ARCHITECTURE
 EXTERIOR
 ELEVATIONS

Sheet

A201



ROOF RAILING
 EL: +33'-6"
 ROOF
 EL: +30'-0"
 LEVEL 3
 EL: +20'-8"
 LEVEL 2
 EL: +11'-4"
 LEVEL 1
 EL: +0'-7"
 PROJECT ZERO
 EL: +0'-0" = CL of ALLEY / GARAGE / YARD
 = 3.8" ASL

03 SOUTH ELEVATION
 BUILDING EXTERIOR
 SCALE: 3/16" = 1'-0"



Project Site

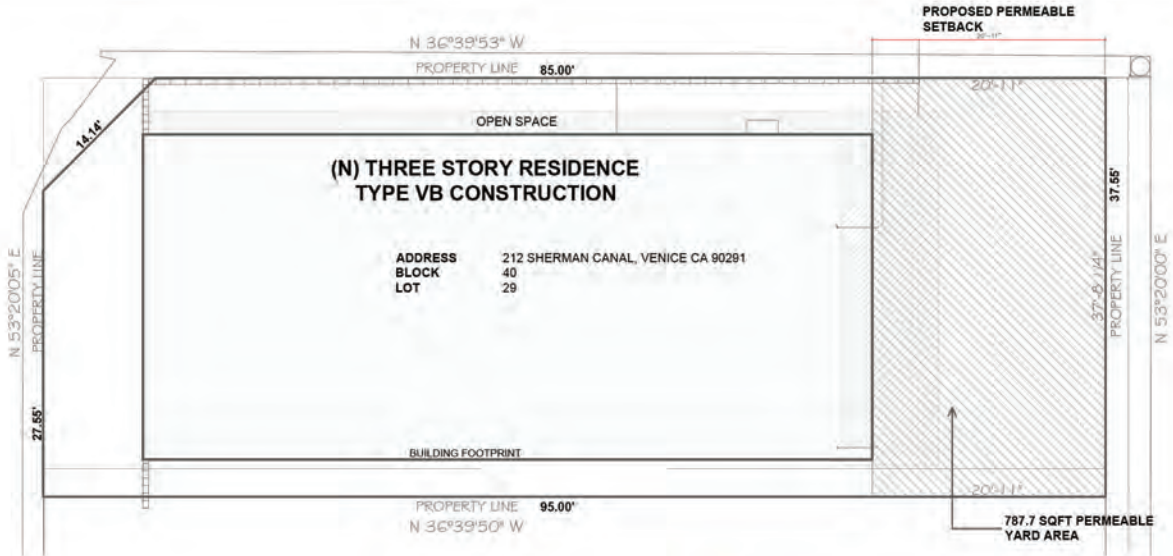
ANDREA MICHAELSON DESIGN
 10000 SHERMAN CANAL, VENICE, CA 90291
 (310) 308-0100
 www.andreamichaelson.com

CLIENT
 212 SHERMAN CL
 VENICE, CA 90291

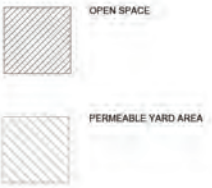
SHERMAN CANAL
 C/L

WATER

ZONE BOUNDARY



COURT A
 C/L



I HAVE REVIEWED THE SITE PLAN FOR THE SUBJECT PROJECT & CHECKED THE PERMEABLE YARD AREA CALCULATION. I FIND THE PERMEABLE YARD AREA TO BE CORRECT.

01 PERMEABLE YARD AREA
 SCALE: 1/8" = 1'-0"

| PLAN REVISION LOG | |
|-------------------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| DRAWING PRINT LOG | |
|-------------------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

SHEET TITLE:
 PERMEABLE YARD AREA

PROJECT NO:
 212
 PRINT DATE:
 11/29/21
 SHEET NO.:

C105