

- LEGEND:**
- CB CONCRETE BLOCK
  - CONC. CONCRETE
  - C.L. CHAIN LINK
  - C/O SEWER CLEAN OUT
  - CL CENTER LINE
  - DWY DRIVEWAY
  - FL FLOW LINE
  - F.B. FIELD BOOK
  - FD FOUND
  - FS FINISHED SURFACE
  - HP HIGH POINT
  - L&T LEAD AND TACK
  - INV. INVERT ELEVATION
  - I.P. IRON PIPE
  - MH MANHOLE
  - MON. MONUMENT
  - O/S OFFSET
  - P.P. POWER POLE
  - PAVT PAVEMENT
  - PLTR PLANTER
  - SS SANITARY SEWER
  - R RISER
  - RET RETAINING
  - ST STREET
  - TC TOP OF CURB
  - CB CATCH BASIN WITH FILTER
  - CG CURB AND GUTTER

- NOTES:**
- UTILITIES:**  
 ELECTRIC: CITY OF LOS ANGELES, DEPT. OF WATER AND POWER  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 SEWER: CITY OF LOS ANGELES  
 WATER: CITY OF LOS ANGELES, DEPT. OF WATER AND POWER
- EASEMENT NOTES:**  
 EASEMENTS PER PRELIMINARY REPORT ORDER NO. 91152790-K19 DATED MARCH 19, 2009, PREPARED BY CHICAGO TITLE COMPANY OF CALIFORNIA, AND ARE LISTED BY ITEM NO. IN SAID REPORT.
- ① EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES AS DESCRIBED IN BOOK 2178, PAGE 147 OF OFFICIAL RECORDS.
- GENERAL NOTES:**
- PROJECT DESCRIPTION:
  - 10 Lot Small Lot Subdivision with single family homes on Lots 1,6,7,9 and 10 and duplex units on Lots 2,3,4,5 and 8 for a total of 15 dwelling units and a total of 30 parking spaces.
  - Site Area:
    - Gross Site Area Before Dedications on Mildred Ave., Including Vacated Area of South Venice Blvd. = 16,575 SF / 0.39 acres
    - Net Lot Area After Dedications on Mildred Ave., Including Vacated Area of South Venice Blvd. = 15,740 SF / 0.36 net acres
  - Site Address: 522 S. Venice Blvd. Venice, CA
  - Request permission to vacate portion of South Venice Blvd. R/W on the final map = 479 SF
  - Area(s) are reflected in Lot Area Table herein as parts of lots 1-6
  - There are no protected trees or significant historic structures on the site
  - Existing and Proposed Zoning:
    - Venice Coastal Zone Specific Plan
    - Existing Zone is RD1.5-1-0
  - Community Plan: Venice
  - Community Plan Land Use Designation: Low Medium II
  - Sewers to be by sanitary sewers
  - All existing trees and structures to be removed
  - Site is generally flat
  - All public utilities are available
  - Grading Quantity: Cut = 3300 CY Fill = 0
  - Request Haul Route Permit as a part of this project
  - A Home Owners Association will be formed to maintain the common access (Private Reciprocal Easement)
  - Requested Entitlements:
    - A Specific Plan Project Permit Compliance pursuant to LAMC Section 11.5.7C and the Venice Specific Plan to allow development of a 10 lot Small Lot Subdivision.
    - Small Lot Subdivision Pursuant to LAMC Section 12.22.0.27 to permit the construction of a 10 lot single-family and duplex development (5 detached duplexes and 5 detached single-family homes) in accordance with the Small Lot Subdivision Ordinance (processed under separate application with Subdivision Unit)
    - Pursuant to LAMC Section 12.22.A 25 Density Bonus and Affordable Housing Incentives
      - 35% Density Bonus
        - Base Density = 16,575 / 1,500 = 11 (11.05 round down)
        - 11 units x 1.35 = 15 units (round up)
        - 11% Very Low Income set aside = 2 units
      - Two On-Menu Incentives
        - Per Section 12.22.A 25 (1)(5) for a 35% height increase in the permitted Specific Plan height limit
        - Per Section 12.22.A 25 (1)(B) to allow pre-dedication lot area to be used for density calculations.
    - A Coastal Development Permit pursuant to LAMC Section 12.20.2.1 to permit the development of 5 detached duplexes and 5 detached single-family dwellings pursuant to the Small Lot Subdivision Ordinance within the Coastal Zone.
    - Mello Act Compliance Review pursuant to the City's Mello Act Policies and Density Bonus Requirements for the demolition of one residential market-rate triplex and the development of a total of 15 units (5 detached single-family and detached duplex dwellings) with 2 on site units set aside for very-low income households.

**LOT AREA TABLE**

LOT NO.	AREA (SF)
1	1,530
2	1,388
3	1,454
4	1,473
5	1,533
6	2,467
7	1,916
8	1,292
9	1,144
10	1,543
<b>SUBTOTAL</b>	<b>15,740</b>
<b>7' DEDICATION ON MILDRED AVE</b>	<b>835</b>
<b>TOTAL</b>	<b>16,575</b>

**BUILDING SETBACKS**

LOT NO.	F	R	S
1	2.6'	12'	5'
2	3.9'	10.5'	0'
3	4'	10.2'	0'
4	4.4'	10.2'	0'
5	5.9'	15.5'	0'
6	0'	20.4'	5'
7	5'	10.6'	10'
8	3'	10.1'	0'
9	3'	10.2'	0'
10	3'	13.0'	8'

- KEY:**
- (F) FRONT YARD
  - (R) REAR YARD
  - (S) SIDE YARD
  - COMMON ACCESS

**OWNER:** KANEL GARDENS LLC  
 2153 W. WASHINGTON BLVD.  
 LOS ANGELES, CA 90018  
 TEL: (213) 737-8181

**DEVELOPER:** LEN JUDDKEN  
 P.O. BOX 24388  
 LOS ANGELES, CA 90024  
 TEL: (310) 838-1816

**ARCHITECT:** MIKA DESIGN GROUP  
 12133 WENCREST RD.  
 STUDIO CITY, CA, 91604  
 TEL: (310) 273-0220

**LEGAL DESCRIPTION**

A PORTION OF THAT CERTAIN 50.00 FOOT WIDE STRIP OF LAND AND SEVENTH DESCRIBED IN THE DEED FROM ABBOTT KINNEY, ET UX, TO THE LOS ANGELES OCEAN PARK AND SANTA MONICA RAILWAY COMPANY, RECORDED FEBRUARY 12, 1911 AS INSTRUMENT NO. 187 IN BOOK 2570 PAGE 117 OF DEEDS AND RECORDED DECEMBER 12, 1960 AS INSTRUMENT NO. 1374 IN BOOK 01061 PAGE 792, OFFICIAL RECORDS AND A PORTION OF LOT 42 AND ALL OF LOT 43 OF TRACT NO. 6328, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**B & E ENGINEERS** 20 E. FOOTHILL BLVD., STE 230  
 ARCADIA, CA 91006-2375  
 CIVIL ENGINEERING, SURVEYING, & LAND PLANNING TEL: (626) 446-4449

**VESTING TENTATIVE TRACT NO. 70870**  
 FOR SMALL LOT SUBDIVISION, LOT MERGER AND  
 RESUBDIVISION PURPOSES  
 LOCATED IN THE CITY OF LOS ANGELES,  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DESIGN BY: *Randy F. Awad*  
 DRAWN BY: *Randy F. Awad*  
 DATE: 04-23-2013  
 SCALE: 1"=10'  
 SHEET: 1 OF 1 SHTS.



**BENCHMARK:**  
 CITY OF LOS ANGELES BENCHMARK LD. NO. 16-00010  
 CUT SPIKE IN N CURB GRAND BLVD; 7.2FT W OF BC CURB  
 RETURN W OF VENICE BLVD; W END CB  
 ELEVATION=4.734 (1985)

# VENICE GARDEN LOFTS

MIKA Design Group  
12133 Viewcrest Road  
Studio City, CA 91604  
310.991.9999

VENICE GARDEN LOFTS  
522 SOUTH VENICE BOULEVARD  
(522 VENICE BLVD)  
LOS ANGELES, CALIFORNIA 90291

PLOT PLAN  
PROJECT INFORMATION

REVISIONS:  
04.24.2013  
TRACT MAP SUBMITTAL

SCALE:  
PROJECT:  
VENICE  
GARDEN LOFTS  
T 1.0

## Project Summary

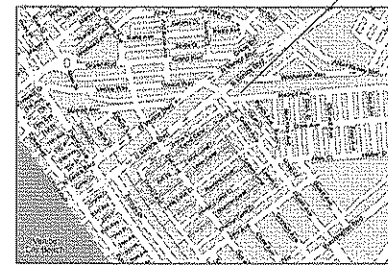
**LEGAL DESCRIPTION**  
A PORTION OF THAT CERTAIN 50.00 FOOT WIDE STRIP OF LAND AND SEVENTH DESCRIBED IN THE DEED FROM ABBOT KINNEY, ET UX. TO THE LOS ANGELES OCEAN PARK AND SANTA MONICA RAILWAY COMPANY, RECORDED FEBRUARY 12, 1911 AS INSTRUMENT NO. 187 IN BOOK 2570 PAGE 117 OF DEEDS AND RECORDED DECEMBER 12, 1960 AS INSTRUMENT NO. 1374 IN BOOK D1061 PAGE 792, OFFICIAL RECORDS AND A PORTION OF LOT 42 AND ALL OF LOT 43 OF TRACT NO. 6329, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## PROJECT DESCRIPTION

- SITE AREA
  - GROSS LOT AREA BEFORE DEDICATIONS INCLUDING VACATED AREA= 16,575 SQ FT / 0.38 ACRES
  - NET LOT AREA AFTER DEDICATIONS INCLUDING VACATED AREA 15,261 / 0.35 NET ACRES
- PROPOSED VACATION OF A PORTION OF VENICE BLVD ON THE FINAL MAP = 479.65 SQ FT
- SITE ADDRESS: 522 S. VENICE BLVD, VENICE, CA
- THERE ARE NO PROTECTED TREES OR SIGNIFICANT HISTORIC STRUCTURES ON THE SITE
- ZONING:
  - VENICE COASTAL ZONE SPECIFIC PLAN
  - EXISTING ZONE IS RD1.5-I-O
- COMMUNITY PLAN: VENICE
- COMMUNITY PLAN LAND USE DESIGNATION: LOW MEDIUM II
- PROJECT DESCRIPTION:
  - A 10 LOT SMALL LOT SUBDIVISION WITH SINGLE FAMILY HOMES ON LOTS 1, 6, 7, 9 AND 10 AND DUPLEX UNITS ON LOTS 2, 3, 4, 5 AND 8 FOR A TOTAL OF 15 DWELLING UNITS AND A TOTAL OF 30 PARKING SPACES.
- ENTITLEMENTS:
  - A SPECIFIC PLAN PROJECT PERMIT COMPLIANCE PURSUANT TO LAMC SECTION 11.5.7C AND THE VENICE SPECIFIC PLAN TO ALLOW DEVELOPMENT OF A 10 LOT SMALL LOT SUBDIVISION.
  - SMALL LOT SUBDIVISION PURSUANT TO LAMC SECTION 12.22.C.27 TO PERMIT THE CONSTRUCTION OF A 10 LOT SINGLE-FAMILY AND DUPLEX DEVELOPMENT (5 DETACHED DUPLEXES AND 5 DETACHED SINGLE-FAMILY HOMES) IN ACCORDANCE WITH THE SMALL LOT SUBDIVISION ORDINANCE (PROCESSED UNDER SEPARATE APPLICATION WITH SUBDIVISION UNIT)
  - PURSUANT TO LAMC SECTION 12.22.A 25 DENSITY BONUS AND AFFORDABLE HOUSING INCENTIVES
    - 35% DENSITY BONUS
      - BASE DENSITY = 16,575 / 1,500 = 11 (11.05 ROUND DOWN)
      - 11 UNITS X 1.35 = 15 UNITS (ROUND UP)
      - 1 1% VERY LOW INCOME SET ASIDE = 2 UNITS
    - TWO ON-MENU INCENTIVES
      - PER SECTION 12.22.A 25 (F)(5) FOR A 35% HEIGHT INCREASE IN THE PERMITTED SPECIFIC PLAN HEIGHT LIMIT
      - PER SECTION 12.22.A 25 (F)(8) TO ALLOW PRE-DEDICATION LOT AREA TO BE USED FOR DENSITY CALCULATIONS.
    - A COASTAL DEVELOPMENT PERMIT PURSUANT TO LAMC SECTION 12.20.2.1 TO PERMIT THE DEVELOPMENT OF 5 DETACHED DUPLEXES AND 5 DETACHED SINGLE-FAMILY DWELLINGS PURSUANT TO THE SMALL LOT SUBDIVISION ORDINANCE WITHIN THE COASTAL ZONE.
    - MELLO ACT COMPLIANCE REVIEW PURSUANT TO THE CITY'S MELLO ACT POLICIES AND DENSITY BONUS REQUIREMENTS FOR THE DEMOLITION OF ONE RESIDENTIAL MARKET-RATE TRIPLEX AND THE DEVELOPMENT OF A TOTAL OF 15 UNITS (5 DETACHED SINGLE-FAMILY AND DETACHED DUPLEX DWELLINGS) WITH 2 ON SITE UNITS SET ASIDE FOR VERY-LOW INCOME HOUSEHOLDS.

## UNIT/PARKING/ OPEN SPACE

LOT #	LOT AREA	BLDG #	BLDG AREA	UNIT #	UNIT AREA	GARAGE/BSMNT AREA	BDR/BATH	PARKING		OPEN SPACE		LOT COVERAGE	
								REQUIRED	PROVIDED	REQUIRED	PROVIDED	SF	%
CMMN AREA	N/A							O. CAR	O. GUEST	N/A	N/A	N/A	N/A
LOT 1	1,530 SF	1	1,763 SF	-	-	721 SF	1/2	2	2	N/A	435 SF	864 SF	56.5%
LOT 2	1,386 SF	2	2,420 SF	-	-	720 SF	-	-	-	N/A	-	914 SF	65.9%
				2A	691 SF		1/1	2	2	N/A	-		
LOT 3	1,454 SF	3	2,570 SF	-	-	766 SF	-	-	-	N/A	-	960 SF	66.6%
				3A	739 SF		2/1	2	2	N/A	-		
				3B	1,601 SF		1/2	2	2	N/A	393 SF		
LOT 4	1,473 SF	4	2,570 SF	-	-	766 SF	-	-	-	N/A	-	960 SF	65.7%
				4A	739 SF		2/1	2	2	N/A	-		
LOT 5	1,533 SF	5	2,576 SF	-	-	766 SF	-	-	-	N/A	-	960 SF	63.1%
				5A	739 SF		1/1	2	2	N/A	-		
LOT 6	1,467 SF	6	1,644 SF	-	-	697 SF	1/2	2	2	N/A	417 SF	876 SF	59.5%
				6B	1,452 SF		1/2	2	2	N/A	393 SF		
LOT 7	1,916 SF	7	1,621 SF	-	-	708 SF	1/2	2	2	N/A	481 SF	877 SF	45.0%
				7A	640 SF		1/1	2	2	N/A	-		
LOT 8	1,292 SF	8	2,223 SF	-	-	690 SF	-	-	-	N/A	-	861 SF	66.6%
				8A	640 SF		1/1	2	2	N/A	-		
LOT 9	1,144 SF	9	1,431 SF	-	-	544 SF	1/2	2	2	N/A	329 SF	698 SF	61.0%
				9B	1,452 SF		1/2	2	2	N/A	393 SF		
LOT 10	1,543 SF	10	1,201 SF	-	-	404 SF	1/2	2	2	N/A	108 SF	624 SF	40.4%
TOTAL	15,740 SF		20,037 SF			6,782 SF	10/25	30	30	N/A	3,628 SF	8,618 SF	54.0%



4 Vicinity Map  
SCALE: N.T.S.

## BUILDING SETBACKS:

LOT NUMBER	BUILDING SETBACKS		
	FRONT	REAR	SIDE
LOT 1 (BLDG. 1)	2.6'	12'	5'
LOT 2 (BLDG. 2)	3.9'	10.5'	0'
LOT 3 (BLDG. 3)	4'	10.2'	0'
LOT 4 (BLDG. 4)	4.4'	10.2'	0'
LOT 5 (BLDG. 5)	5.5'	15.5'	0'
LOT 6 (BLDG. 6)	0'	20.4'	5'
LOT 7 (BLDG. 7)	5'	10.6'	10'
LOT 8 (BLDG. 8)	3'	10.1'	0.4'
LOT 9 (BLDG. 9)	3'	10.2'	0'
LOT 10 (BLDG. 10)	3'	13'	9.0'

3 Building Setbacks  
SCALE: N.T.S.

## Project Team

**OWNER / DEVELOPER:** KANEL GARDENS LLC  
LEN JUDAKEN  
2153 W. WASHINGTON BLVD.  
LOS ANGELES, CA 90018  
(323) 737-8181  
(323) 737-6363 (FAX)  
L@KANEL.COM

**SURVEYOR:** HARVEY A. GOODMAN  
834 17TH STREET  
SANTA MONICA, CA 90403  
(310) 825-1037

**CIVIL ENGINEER:** B & E ENGINEERS  
24 W. ST. JOSEPH STREET  
ARCADIA, CA 91107  
(626) 446-4449

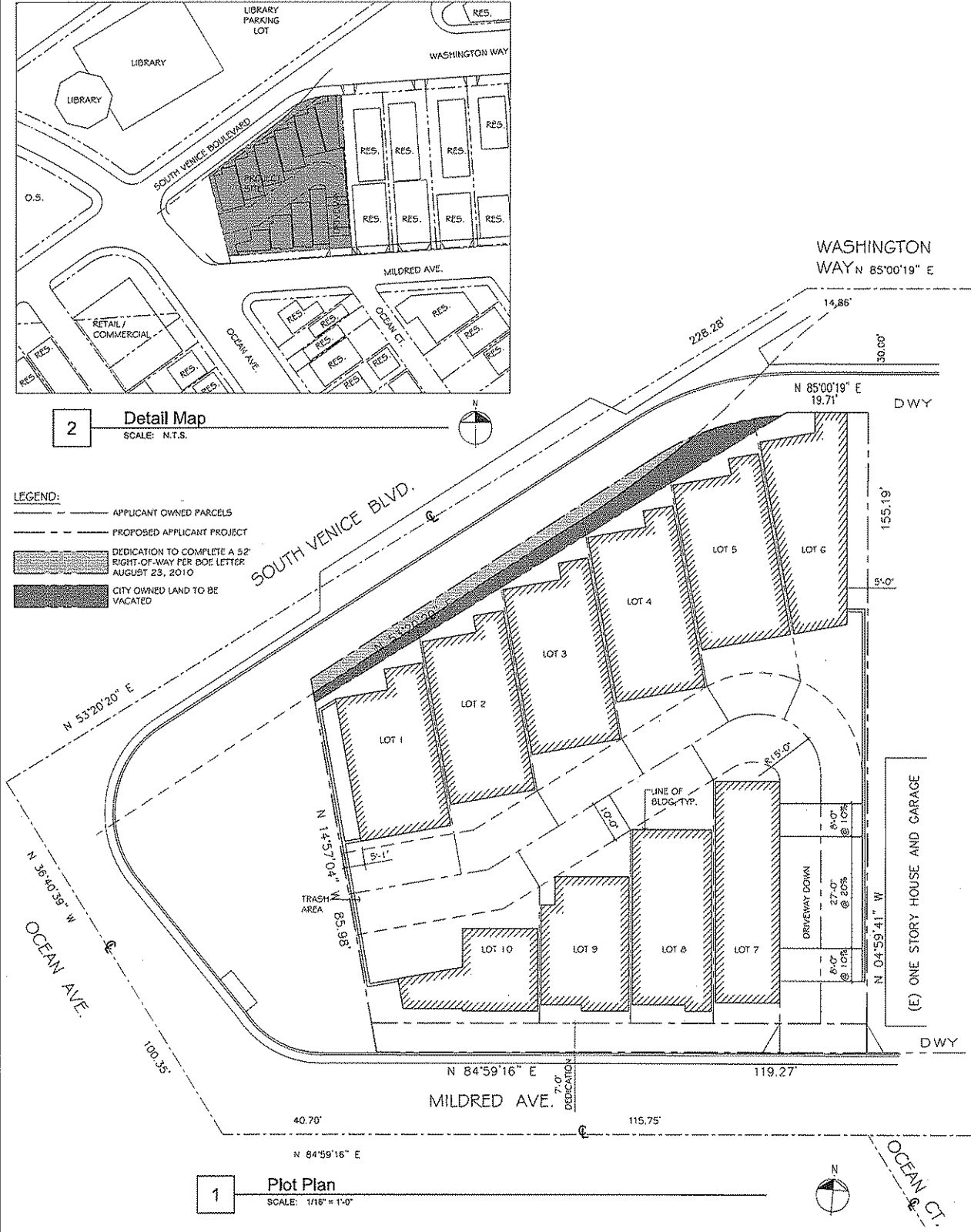
**ENTITLEMENT CONSULTANT:** MOSS & ASSOCIATES, INC  
613 WILSHIRE BLVD NO. 105  
SANTA MONICA, CA 90401  
(310) 395-3461

**LANDSCAPE DESIGNER:** GOMEZ DESIGNS  
ANGIE GOMEZ  
4615 INDUSTRIAL STREET, STE 1F  
SIMI VALLEY, CA 93063  
(805) 520-1297


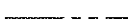


## Sheet Index

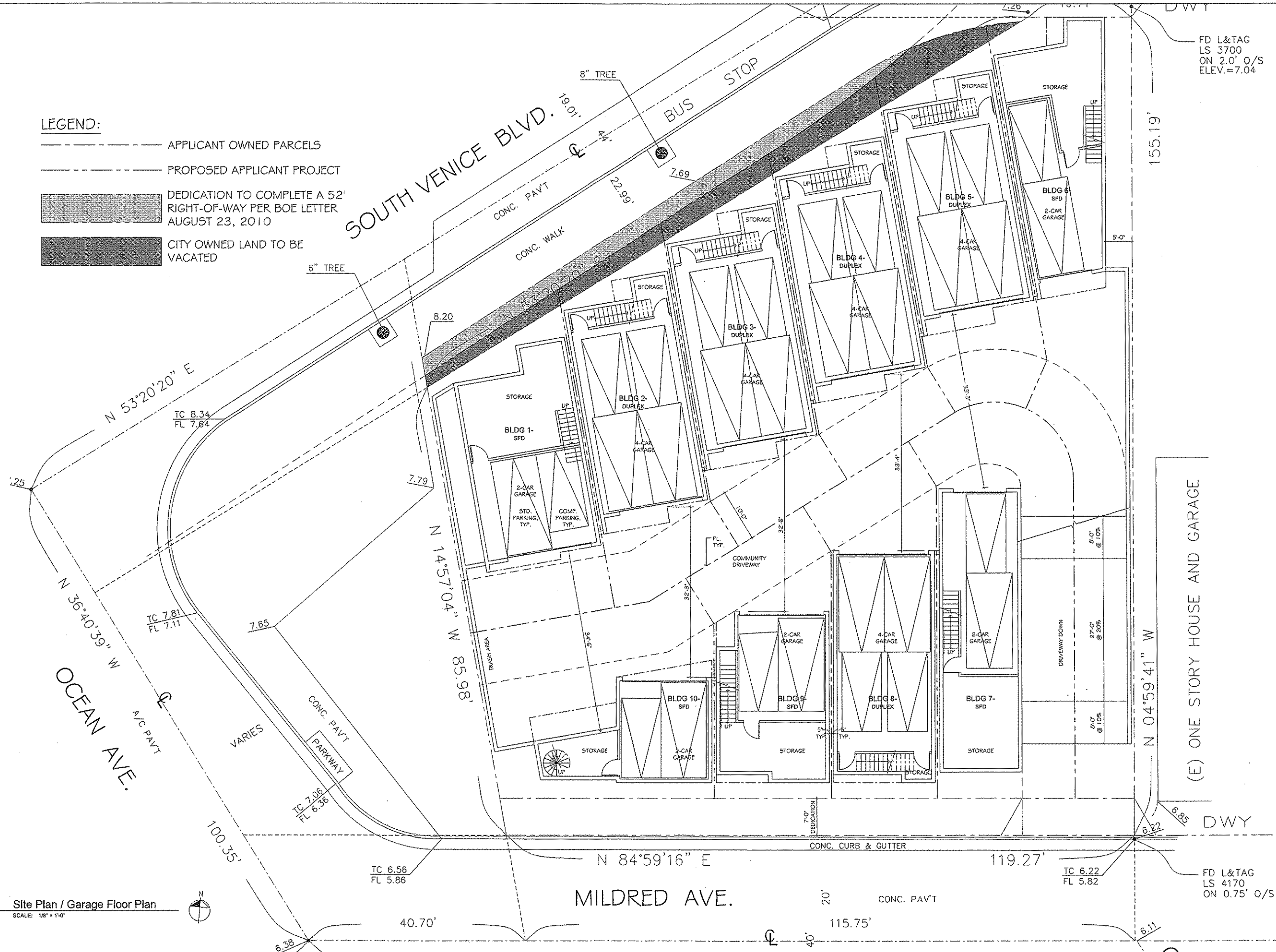
**ARCHITECTURAL**

T 1.0	PLOT PLAN, PROJECT INFORMATION, VICINITY MAP & DETAIL MAP
T 2.0	PERSPECTIVE
T 2.1	PERSPECTIVE
T 3.0	NEIGHBORING BUILDINGS
A 2.0.1	SITE PLAN / GARAGE FLOOR PLAN
A 2.1.1	FIRST FLOOR PLAN
A 2.2.1	SECOND FLOOR / MEZZANINE PLAN
A 2.3.1	THIRD FLOOR PLAN
A 2.4.1	ROOF PLAN
A 3.0	COLOR ELEVATIONS
A 3.1	ELEVATIONS, SECTION
L 1.0	LANDSCAPE PLAN
L 2.0	SITE PLAN
L 3.0	LANDSCAPE NOTES



LEGEND:

-  APPLICANT OWNED PARCELS
-  PROPOSED APPLICANT PROJECT
-  DEDICATION TO COMPLETE A 52' RIGHT-OF-WAY PER BOE LETTER AUGUST 23, 2010
-  CITY OWNED LAND TO BE VACATED



1 Site Plan / Garage Floor Plan

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



VENICE GARDEN LOFTS  
522 SOUTH VENICE BOULEVARD  
(522 VENICE BLVD)  
LOS ANGELES, CALIFORNIA 90291

SITE PLAN /  
GARAGE FLOOR PLAN

REVISIONS:  
04.24.2013  
TRACT MAP SUBMITTAL

SCALE:  
PROJECT:  
VENICE  
GARDEN LOFTS  
A 2.0.1

MIKA Design Group  
12133 Wilshire Blvd  
Suite 200  
Beverly Hills, CA 90210  
310.274.0000

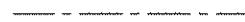



FD L&TAG  
LS 3700  
ON 2.0' O/S  
ELEV. = 7.04

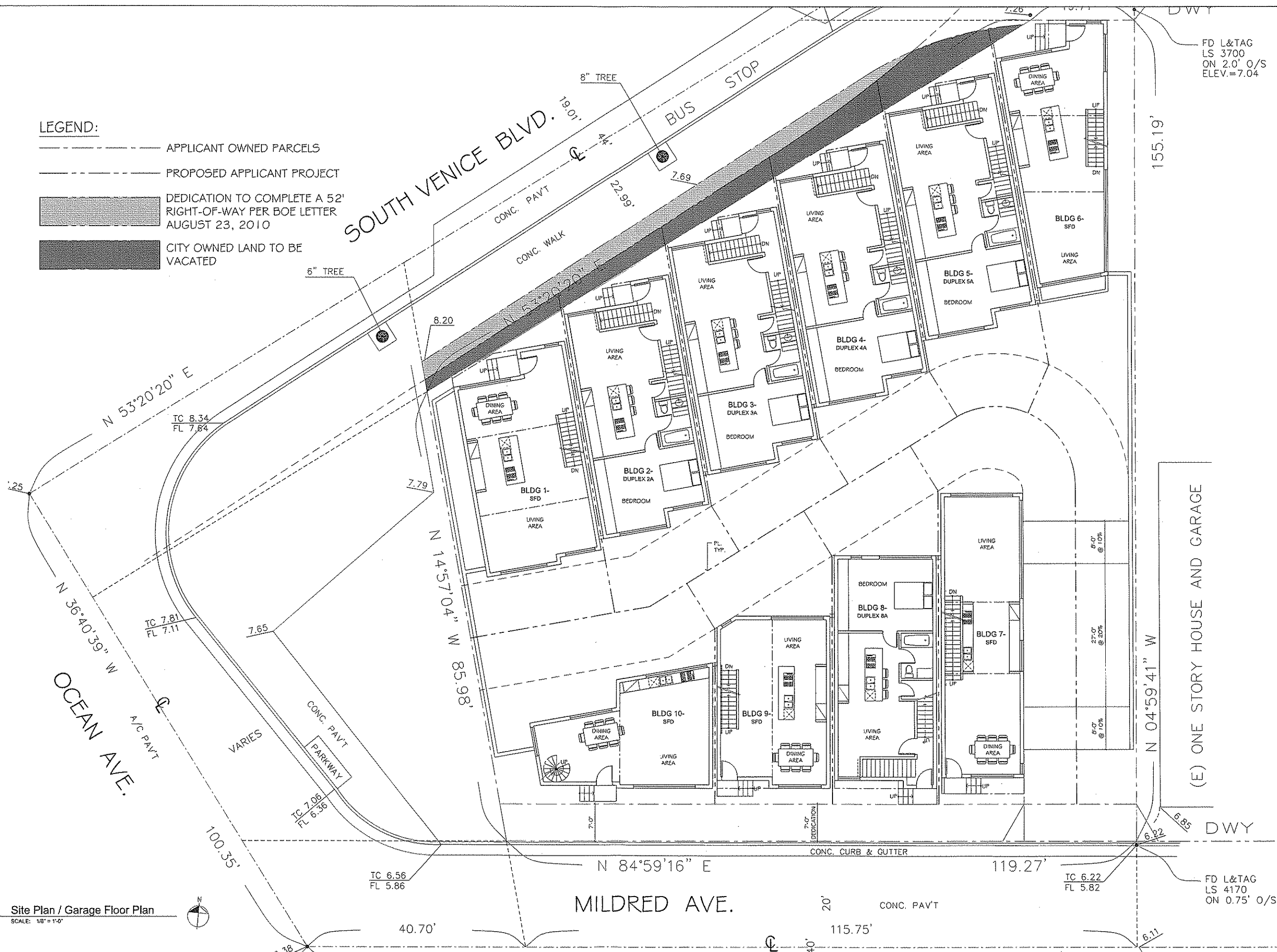
FD L&TAG  
LS 4170  
ON 0.75' O/S

Apr 23, 2013 - 2:46pm

ADDRESS: TOWN HOMES WITH DWG: 1711\_211.LWG

**LEGEND:**

-  APPLICANT OWNED PARCELS
-  PROPOSED APPLICANT PROJECT
-  DEDICATION TO COMPLETE A 52' RIGHT-OF-WAY PER BOE LETTER AUGUST 23, 2010
-  CITY OWNED LAND TO BE VACATED



1 Site Plan / Garage Floor Plan  
SCALE: 1/8" = 1'-0"

MIKA Design Group  
1213 Wilshire Blvd  
Suite 200  
Los Angeles, CA 90017  
310.851.2899

VENICE GARDEN LOFTS  
522 SOUTH VENICE BOULEVARD  
(522 VENICE BLVD)  
LOS ANGELES, CALIFORNIA 90291

SITE PLAN /  
GARAGE FLOOR PLAN

REVISIONS:  
04.24.2013  
TRACT MAP SUBMITTAL

SCALE:  
PROJECT:  
VENICE  
GARDEN LOFTS  
A 2.1.1

FD L&TAG  
LS 3700  
ON 2.0' O/S  
ELEV.=7.04

(E) ONE STORY HOUSE AND GARAGE

FD L&TAG  
LS 4170  
ON 0.75' O/S



OCEAN AVE.

SOUTH VENICE BLVD.

MILDRED AVE.

1 Second Floor & Mezzanine Plan  
SCALE: 1/8" = 1'-0"



MIKA Design Group  
12121 Wilshire Blvd  
Suite 200  
Los Angeles, CA 90025  
310.551.0899 Fax

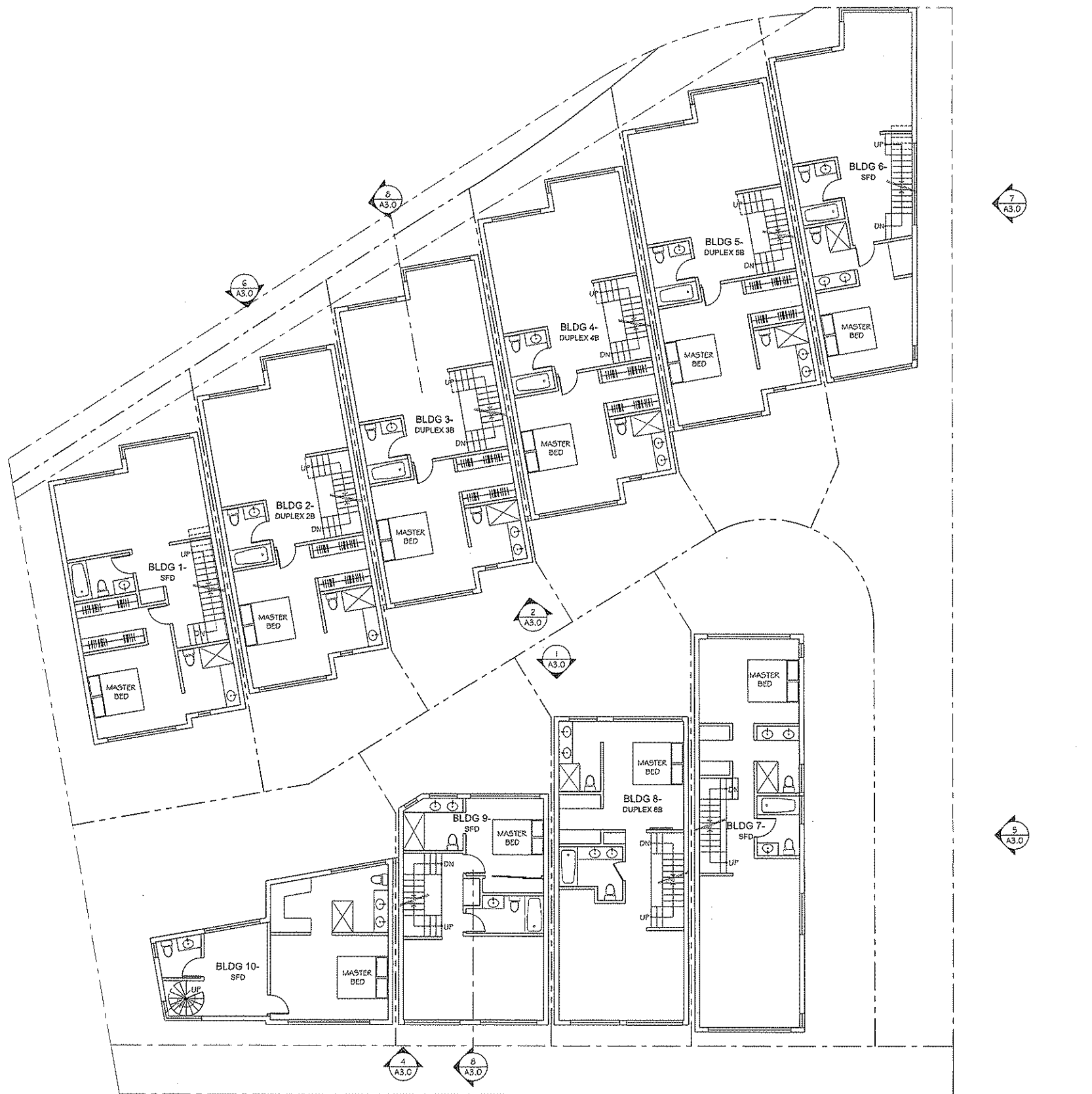
VENICE GARDEN LOFTS  
522 SOUTH VENICE BOULEVARD  
(522 VENICE BLVD)  
LOS ANGELES, CALIFORNIA 90291

SECOND FLOOR PLAN

REVISIONS:  
04.24.2013  
TRACT MAP SUBMITTAL

SCALE:  
PROJECT:  
VENICE GARDEN LOFTS  
A 2.2.1

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1 Second Floor Plan  
 SCALE: 1/8" = 1'-0"

Mika Design Group  
 1213 Vermont Ave  
 Los Angeles, CA 90019  
 310.851.9999

VENICE GARDEN LOFTS  
 522 SOUTH VENICE BOULEVARD  
 (522 VENICE BLVD)  
 LOS ANGELES, CALIFORNIA 90291

SECOND FLOOR PLAN

REVISIONS:  
 04.24.2013  
 TRACT MAP SUBMITTAL

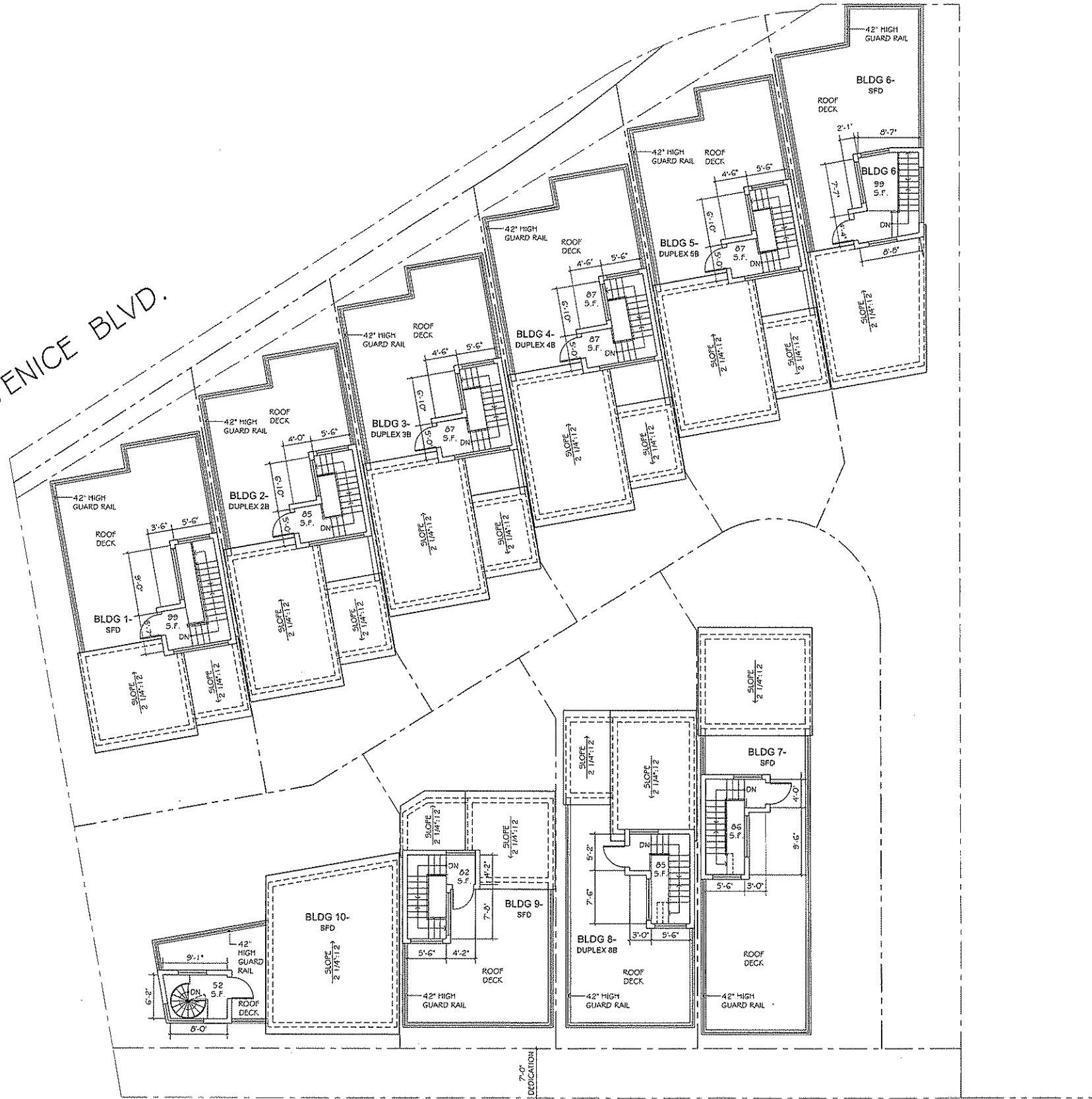
SCALE:  
 PROJECT:  
 VENICE  
 GARDEN LOFTS  
 A 2.3.1

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OCEAN AVE.

SOUTH VENICE BLVD.

MILDRED AVE.



1 Roof Plan  
SCALE: 1/8" = 1'-0"



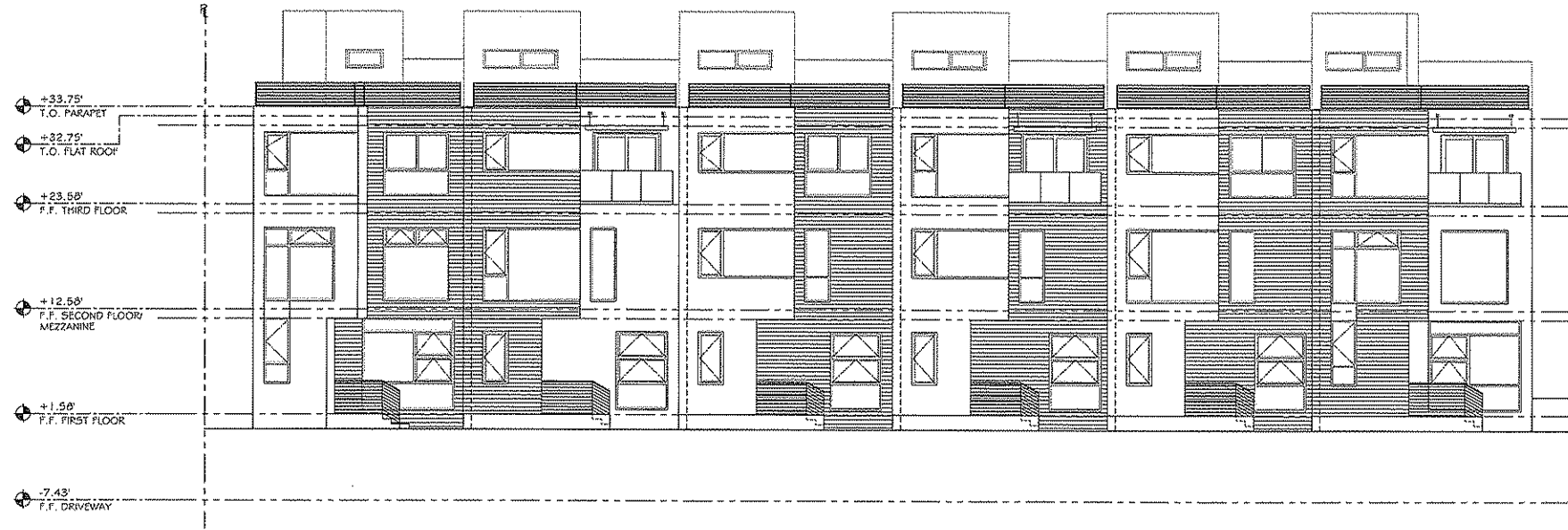
VENICE GARDEN LOFTS  
522 SOUTH VENICE BOULEVARD  
(522 VENICE BLVD)  
LOS ANGELES, CALIFORNIA 90291

ROOF PLAN

REVISIONS:  
04.24.2013  
TRACT MAP SUBMITTAL

SCALE:  
PROJECT:  
VENICE GARDEN LOFTS  
A 2.4.1

MIKA Design Group  
1233 Beverly Blvd  
Los Angeles, CA 90025  
310.851.0999



1 SOUTH VENICE BOULEVARD ELEVATION  
SCALE: 3/32" = 1'-0"



2 MILDRED AVENUE ELEVATION  
SCALE: 3/32" = 1'-0"

Mika Design Group  
12133 Wilshire Blvd  
Suite 200  
Beverly Hills, CA 90210  
310.881.0099

VENICE GARDEN LOFTS  
522 SOUTH VENICE BOULEVARD  
(522 VENICE BLVD)  
LOS ANGELES, CALIFORNIA 90291

COLORED  
ELEVATIONS

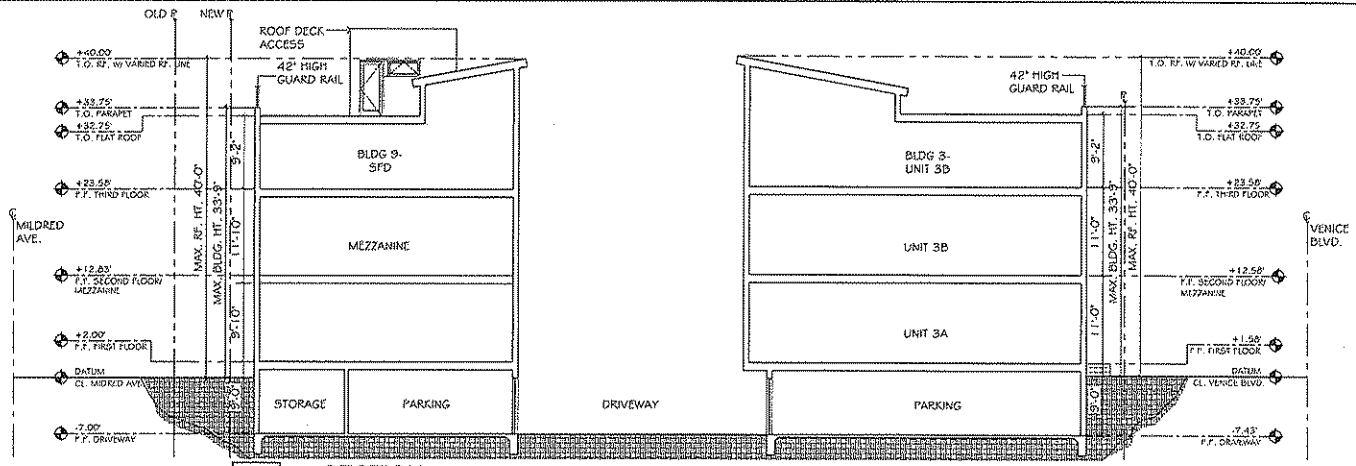
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04.24.2013  
TRACT MAP SUBMITTAL

SCALE:  
PROJECT:  
VENICE  
GARDEN LOFTS  
A 3.0

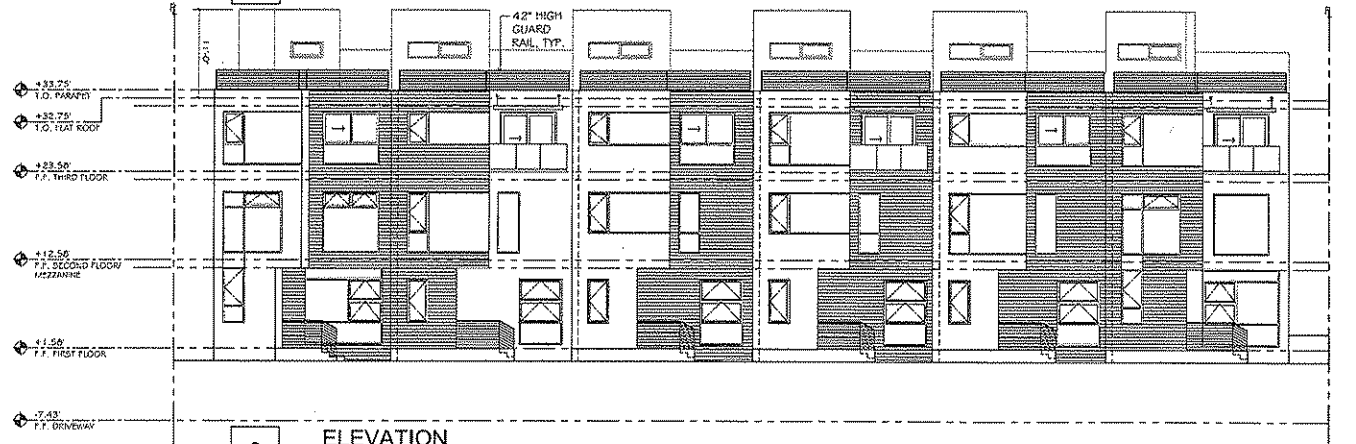


Apr 23, 2013 - 2:47pm

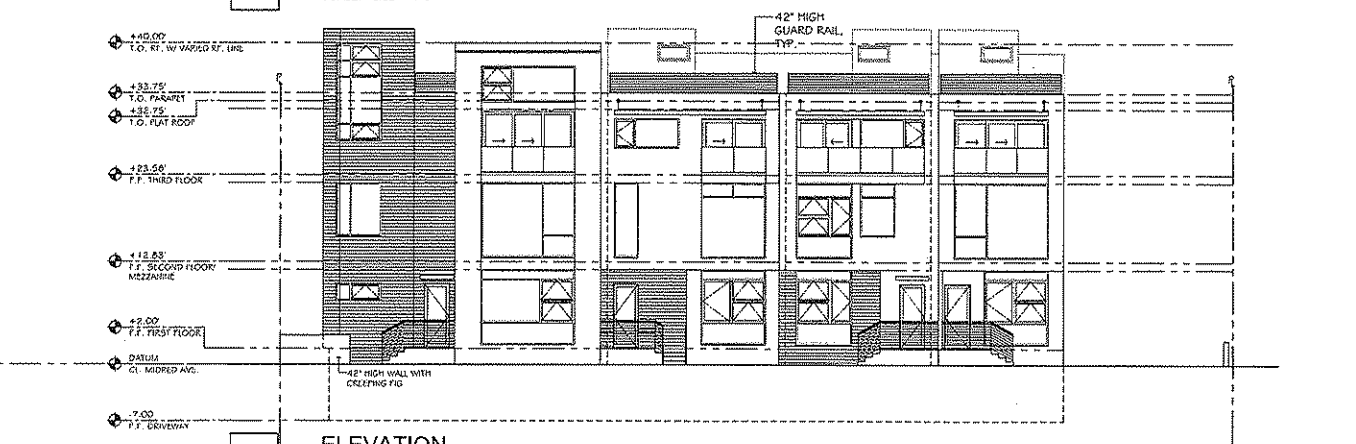
:\COMMON\TOWNHOMES\WTL\_DWG\WTL\_A01.dwg



8 SECTION  
SCALE: 3/32" = 1'-0"



6 ELEVATION  
SCALE: 3/32" = 1'-0"



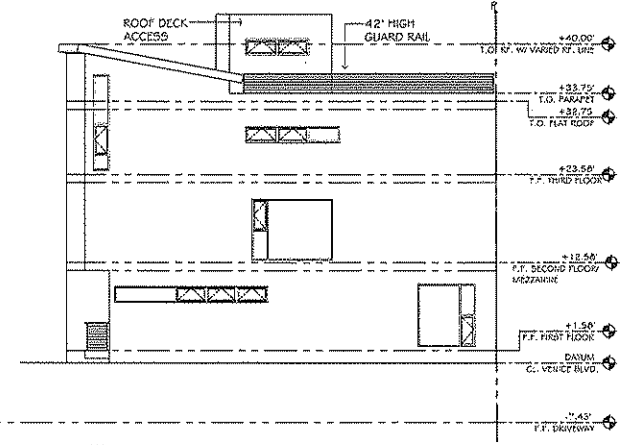
4 ELEVATION  
SCALE: 3/32" = 1'-0"



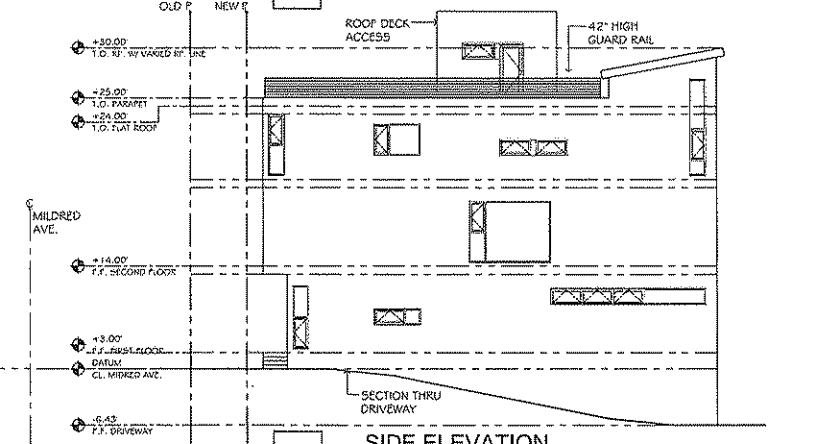
2 DRIVEWAY ELEVATION (WITH TYP. MATERIAL CALL OUTS)  
SCALE: 3/32" = 1'-0"

FINISH LEGEND

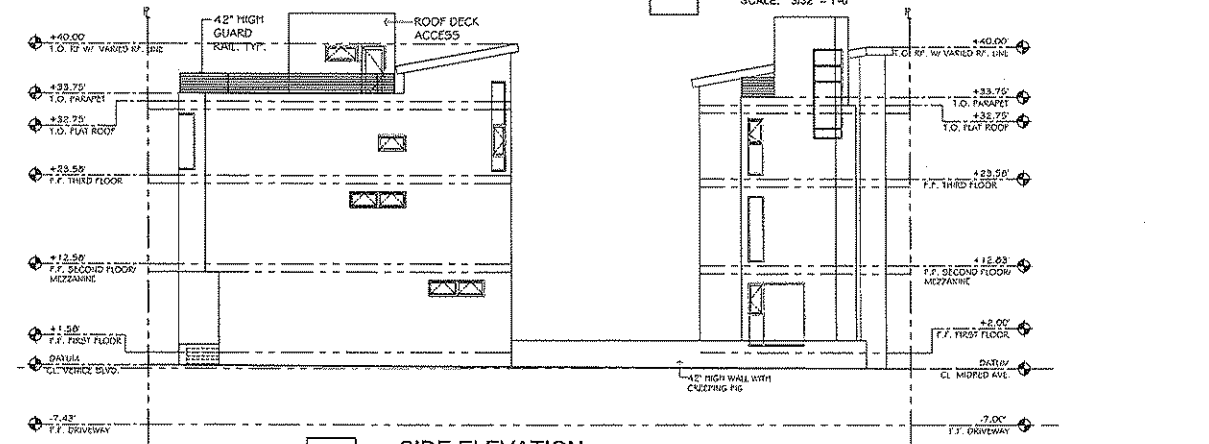
- 1 EXTERIOR PLASTER, HAND APPLIED SMOOTH TROWEL FINISH W/ PAINTED ELASTOMERIC PAINT. COLOR: GREEN GRAY
- 2 EXTERIOR PLASTER, HAND APPLIED SMOOTH TROWEL FINISH W/ PAINTED ELASTOMERIC PAINT. COLOR: CHARCOAL GRAY
- 3 MANUFACTURED WOOD SIDING. COLOR: DARK BROWN
- 4 ANODIZED ALUMINUM WINDOWS + DOORS
- 5 ANODIZED ALUMINUM / GLASS GARAGE DOOR
- 6 METAL FASCIA
- 7 STEEL TRELLIS
- 8 ACID ETCHED GLASS GUARDRAIL
- 9 S.S. CABLE GUARDRAIL



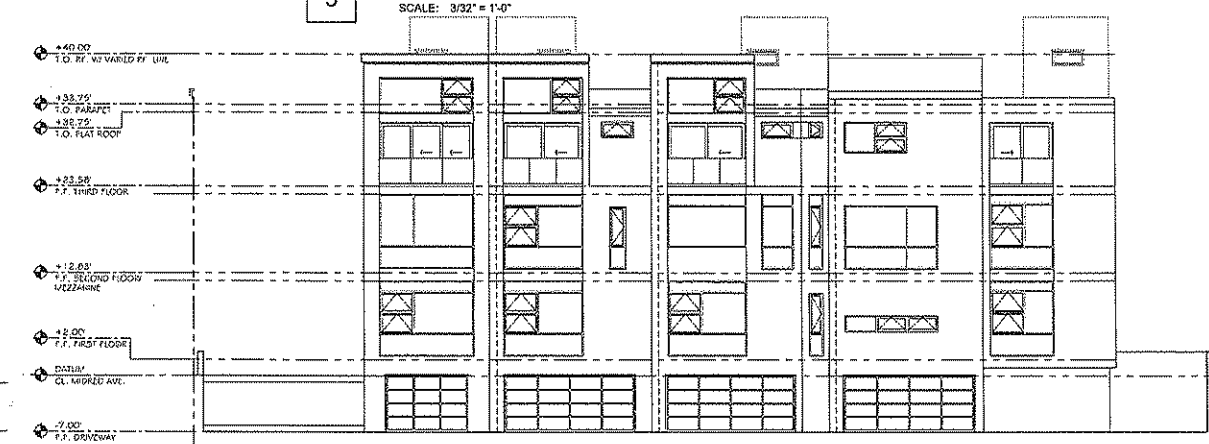
7 SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



5 SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



3 SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



1 DRIVEWAY ELEVATION  
SCALE: 3/32" = 1'-0"

VENICE GARDEN LOFTS  
522 SOUTH VENICE BOULEVARD  
(522 VENICE BLVD)  
LOS ANGELES, CALIFORNIA 90291

ELEVATIONS  
SECTION

REVISIONS:  
04.24.2013  
TRACT MAP SUBMITTAL

SCALE:  
PROJECT:  
VENICE  
GARDEN LOFTS  
A 3.1

MIKA Design Group  
1213 W. Vermont Ave.  
Los Angeles, CA 90004  
310.885.0999 FAX

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