

# LOT 29 - 212 SHERMAN CANAL VENICE, CA, 90291

DESIGNER ANDREA MICHAELSON DESIGN  
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STRUCTURAL ENGINEER  
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**EXHIBIT "A"**  
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Case No. DIR-2020-6239-CDP-SPP-MEL

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## SCOPE OF WORK

Demolition of existing single family dwelling  
New construction single family dwelling first floor, second floor, third floor and roof deck.

## OCCUPANCY

Single Family Residential

## BUILDING AREA

GROUND LEVEL 1146 GROSS SF  
SECOND LEVEL 1519 GROSS SF  
THIRD LEVEL 1176 GROSS SF  
TOTAL PROPOSED 3841 GROSS SF  
GARAGE 541 GROSS SF

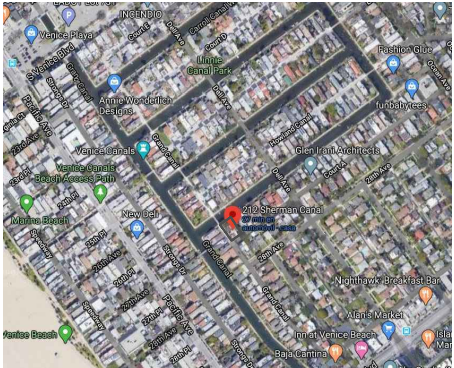
BUILDING HEIGHT 30' A.S.L.

## OPEN SPACE AREA

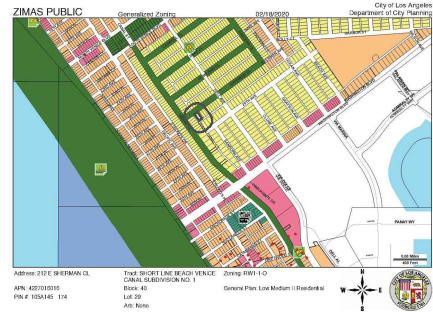
TOTAL LOT SQ FT 3517.8 @ 10% P.F. MINIMUM  
TOTAL OPEN SPACE REQ. 351.78 X 3=1055.34

GROUND LEVEL 427.19 SF  
SECOND LEVEL( 262.70 SF)  
192.95 SF OPEN TO SKY  
THIRD LEVEL 233.46 SF  
ROOF DECK 316.55 SF

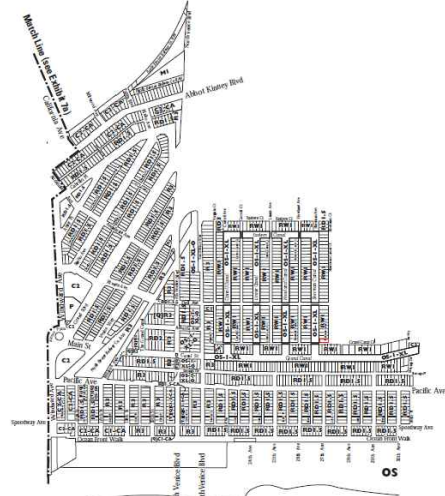
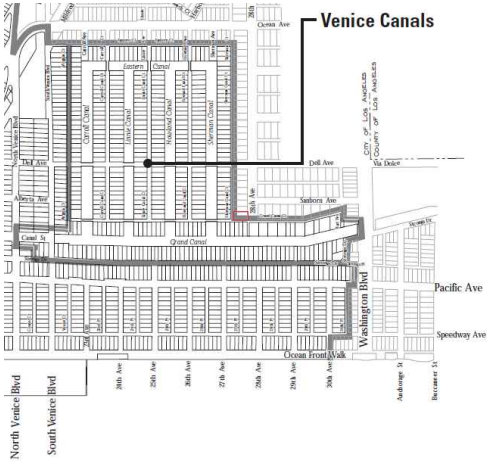
TOTAL UPPER 742.96 SF  
TOTAL OPEN 1170.15 SF



PROJECT SITE

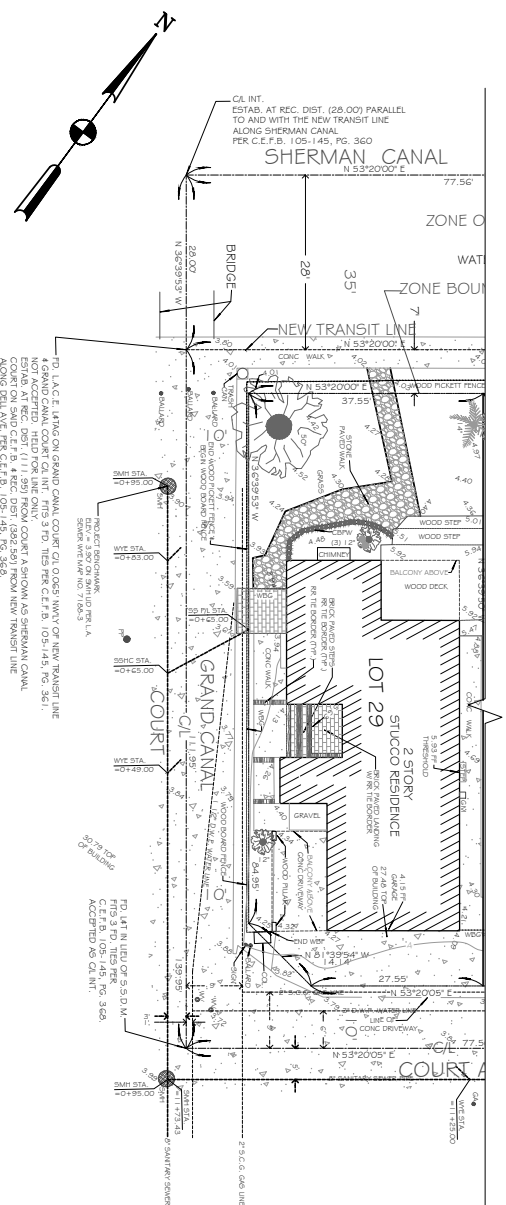


ZIMAS MAP



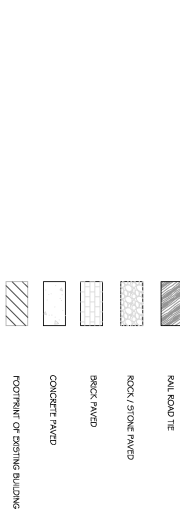
ZONING RW1-1-0

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**LEGEND**

CONCRETE BLOCK IN PAINTER WALL	1 1/2"	SIGN
CONCRETE IN FIELD BLOCK	1 1/2"	MANHOLE
CONCRETE	1 1/2"	TYPICAL TREE 8" TRUNK DIAMETER (DWP) LINE NOT INDICATED
CONCRETE	1 1/2"	TYPICAL PALM TREE 4" TRUNK DIAMETER (DWP) LINE NOT INDICATED
ROUND PIPER	1 1/2"	STREET LIGHT
FLOW LINE	1 1/2"	TRAMP SIGN
FL		TRAMP SIGN, AND STREET LIGHT
GA		PROPERTY LINE
GA		STANDARD SURVEY/DESK MONUMENT
LOS ANGELES CITY ENGINEER		SEAM STATION
POWER POLE		REINFORCING / SITE WALL
SMH		W/HEIGHT IRON OR WOOD TRUCE
SMH		SPOT ELEVATION
STANDARD SURVEY/DESK MONUMENT		
SEAM STATION		
REINFORCING / SITE WALL		
W/HEIGHT IRON OR WOOD TRUCE		
SPOT ELEVATION		



**PROJECT INFORMATION**

TEMPORARILY DATED  
 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY BY JACK LITTLE COMPANY IN JULY, 2019.

DATE OF REVISIONS:  
 THE REVISIONS 15/20/2019 FOR THE SITUATION OF SHERMAN CANAL SHOWN AS LOT 11 ON MAP OF THE COUNTY OF LOS ANGELES, CALIFORNIA, BEING THE 1/27 OF MAPS, WAS MADE AS THE BASIS OF REVISIONS FOR THIS MAP.

DATE:  
 THIS PROJECT IS IN THE 8M/11-0 ZONE.

DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE (PERMITS) AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.

PROJECT DESCRIPTION:  
 THE CITY OF LOS ANGELES, CALIFORNIA, BEING THE 1/27 OF MAPS, WAS OBTAINED FROM A FIELD SURVEY BY JACK LITTLE COMPANY IN JULY, 2019.

SITE AREA:  
 NET AREA, 6,364.47 SQ. FT. OR 0.1461 ACRES

SUBSTANTIALS:  
 UNDERGROUND UTILITIES SHOWN HEREON ARE THE CITY OF LOS ANGELES RECORDS AND CANNOT BE VERIFIED BY THIS SURVEY. THEREFORE, THEIR LOCATION SHOULD BE VERIFIED IN THE FIELD BEFORE ANY DOWNGRADING.

LEGAL DESCRIPTION:  
 LOTS 28 & 29, BLOCK 40 OF SHIELD LANE BECKETT VINTAGE CANAL SUBDIVISION NO. 1, AS PER MAP ASSASSINATIONS MAP NO. 5-4227-20 (C-10) 5 + 0 + 1 6.

TITLE REPORT INFORMATION:  
 THIS PROJECT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND ANY DISCREPANCIES THEREIN MAY BE CONTAINED WITHIN SAID REPORT AND NOT SHOWN HEREON.

**NOTE**  
 ONLY A SIGNED AND SEALED COPY OF THIS SURVEY REPRESENTS A TRUE COPY OF THE ORIGINAL SURVEY. ANY OTHER COPIES OF THIS SURVEY ARE UNRELIABLE AND SHOULD BE DELETED FROM ANY RECORDS. ANY COPIES OF THIS SURVEY MUST BE COMPARED TO A SIGNED AND SEALED COPY TO ASSURE ITS ACCURACY AND COMPLETENESS.  
 PREPARED UNDER THE DIRECTION OF:  
 ERIC C. BOWERS, L.S. 95971

**01 SURVEY PLAN**  
 SCALE: N/A

NOT FOR  
 CONSTRUCTION

CLIENT: MICHAELSON DESIGN  
 212 SHERMAN CL,  
 VENTURA, CA 90291

DATE: 03/05/2021

PROJECT: 212 SHERMAN CL

DESIGNER: MICHAELSON DESIGN  
 eric@micelsondesign.com  
 310.908.2800

DATE: 03/05/2021

PROJECT: 212 SHERMAN CL

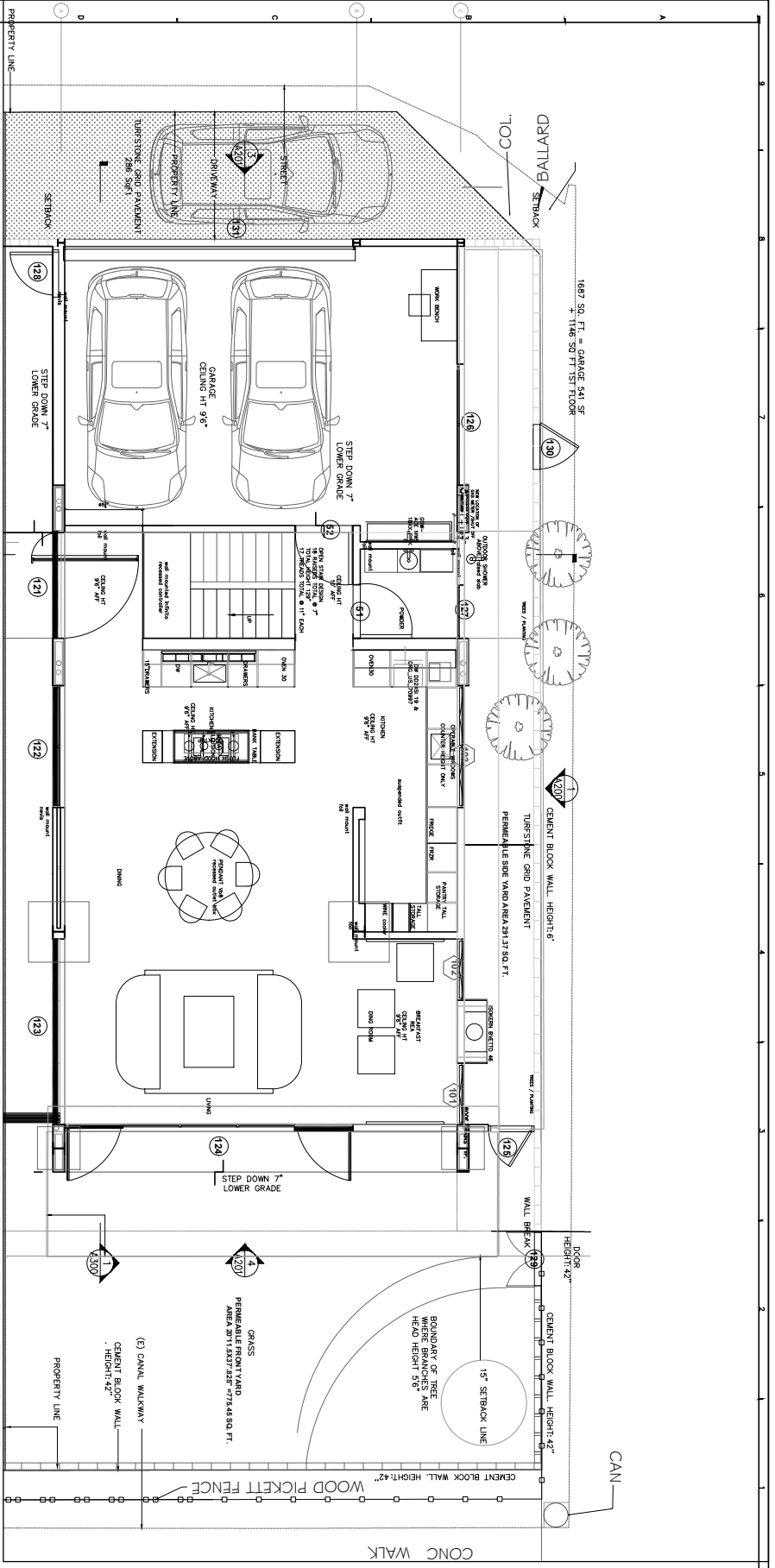
DESIGNER: MICHAELSON DESIGN  
 eric@micelsondesign.com  
 310.908.2800

Drawing: ARCHITECTURE SURVEY PLAN

Sheet: A0001

scale: as noted

**EXHIBIT "A"**  
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 designer: MICHAELSON DESIGN  
 andrea@michelsondesign.com  
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PROJECT:  
 212 SHERMAN CL

Drawing:  
 ARCHITECTURE  
 SITE PLAN

sheet:  
 \_\_\_\_\_

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

A100



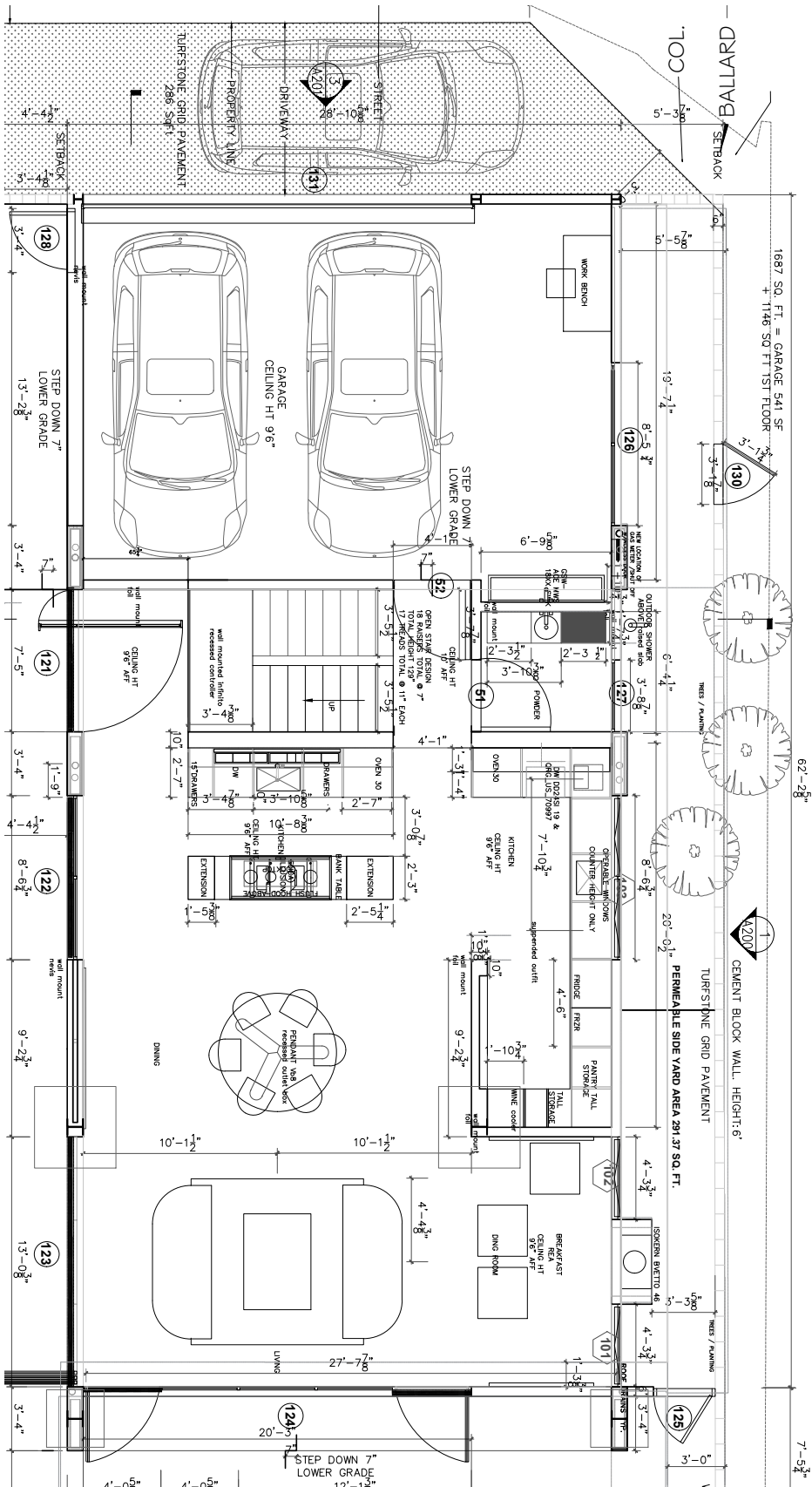


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01 LEVEL 1 FLOOR PLAN

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

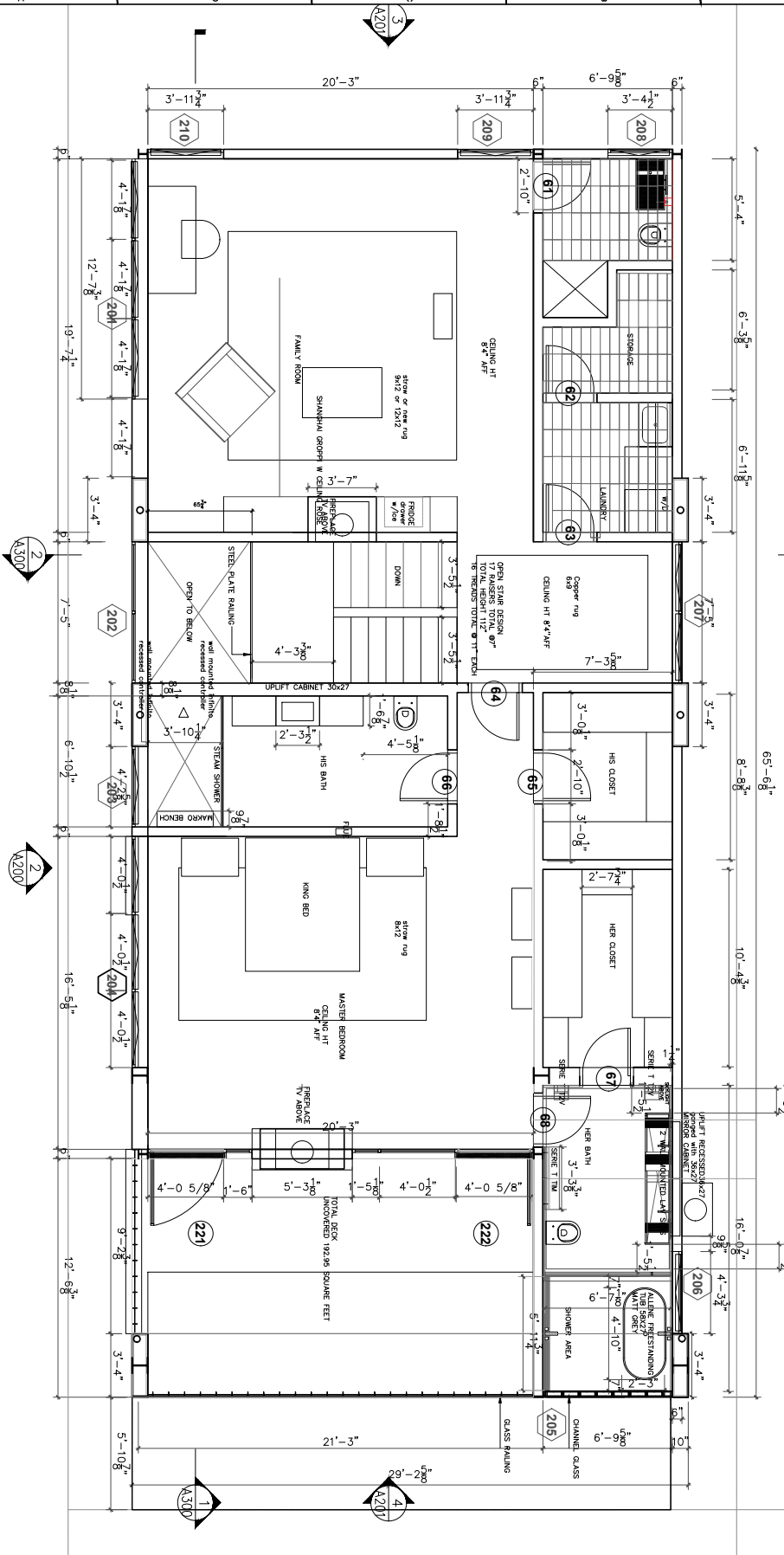
NOT FOR CONSTRUCTION

<p>PROJECT: 212 SHERMAN CL</p> <p>DATE: 03/05/2021</p> <p>SCALE: AS NOTED</p>	<p>CLIENT: ANDREA MICHAELSON DESIGN</p> <p>ADDRESS: 212 SHERMAN CL, VENTURA, CA 94291</p> <p>DATE: 03/05/2021</p>	<p>DESIGNER: ANDREA MICHAELSON DESIGN</p> <p>ADDRESS: 212 SHERMAN CL, VENTURA, CA 94291</p> <p>DATE: 03/05/2021</p>
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A101

DRAWING ARCHITECTURE FLOOR PLAN LEVEL 1

1519.00 SQ. FT. 2ND FLOOR



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

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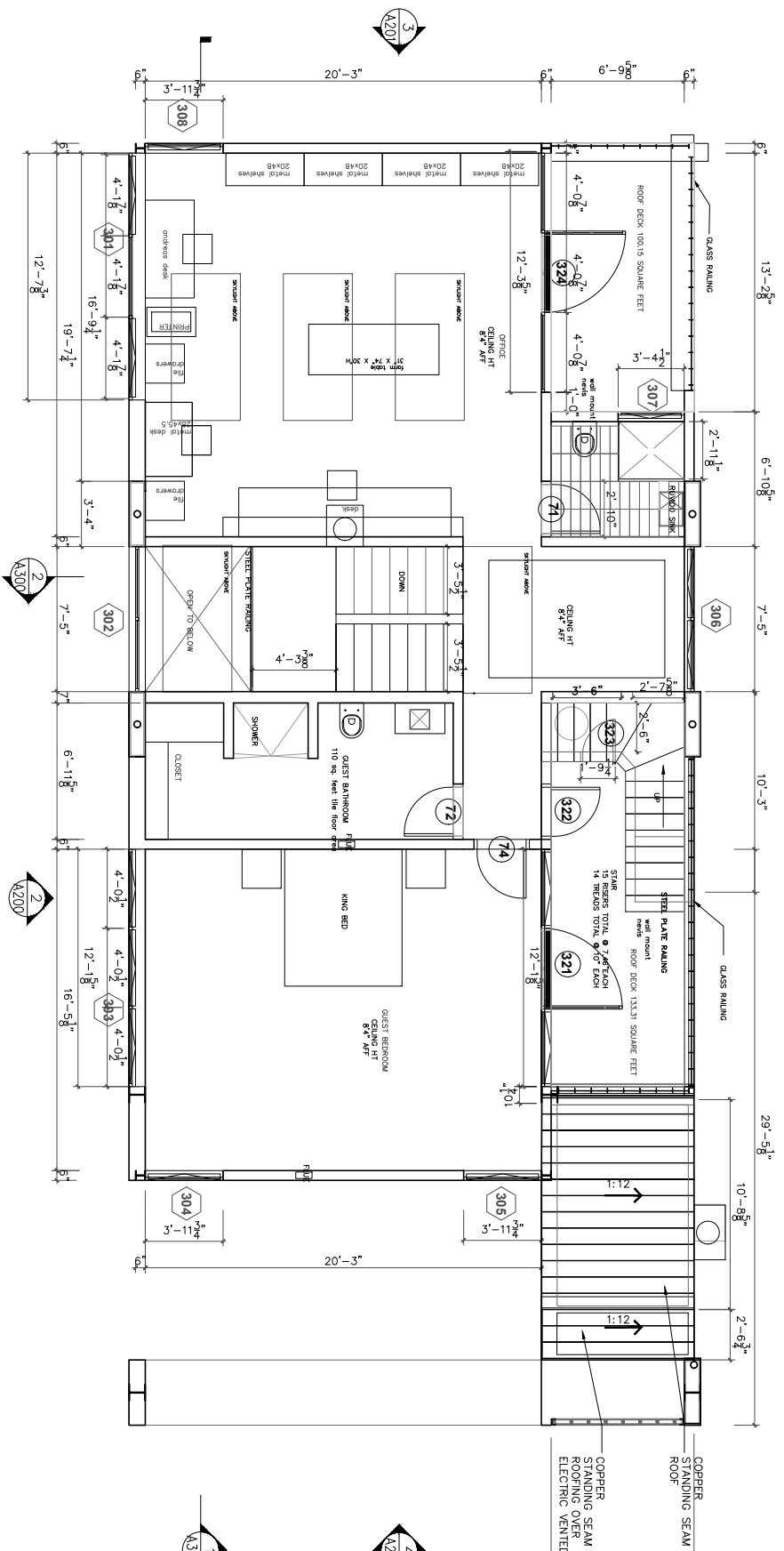
client: ANDREA MICHAELSON DESIGN  
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 designer: ANDREA MICHAELSON DESIGN  
 andrea@andreamichelsondesign.com  
 310.908.2800

Drawing:  
 ARCHITECTURE  
 FLOOR PLAN  
 LEVEL 2

A102

sheet: as noted

116168 SQ. FT. 3RD FLOOR



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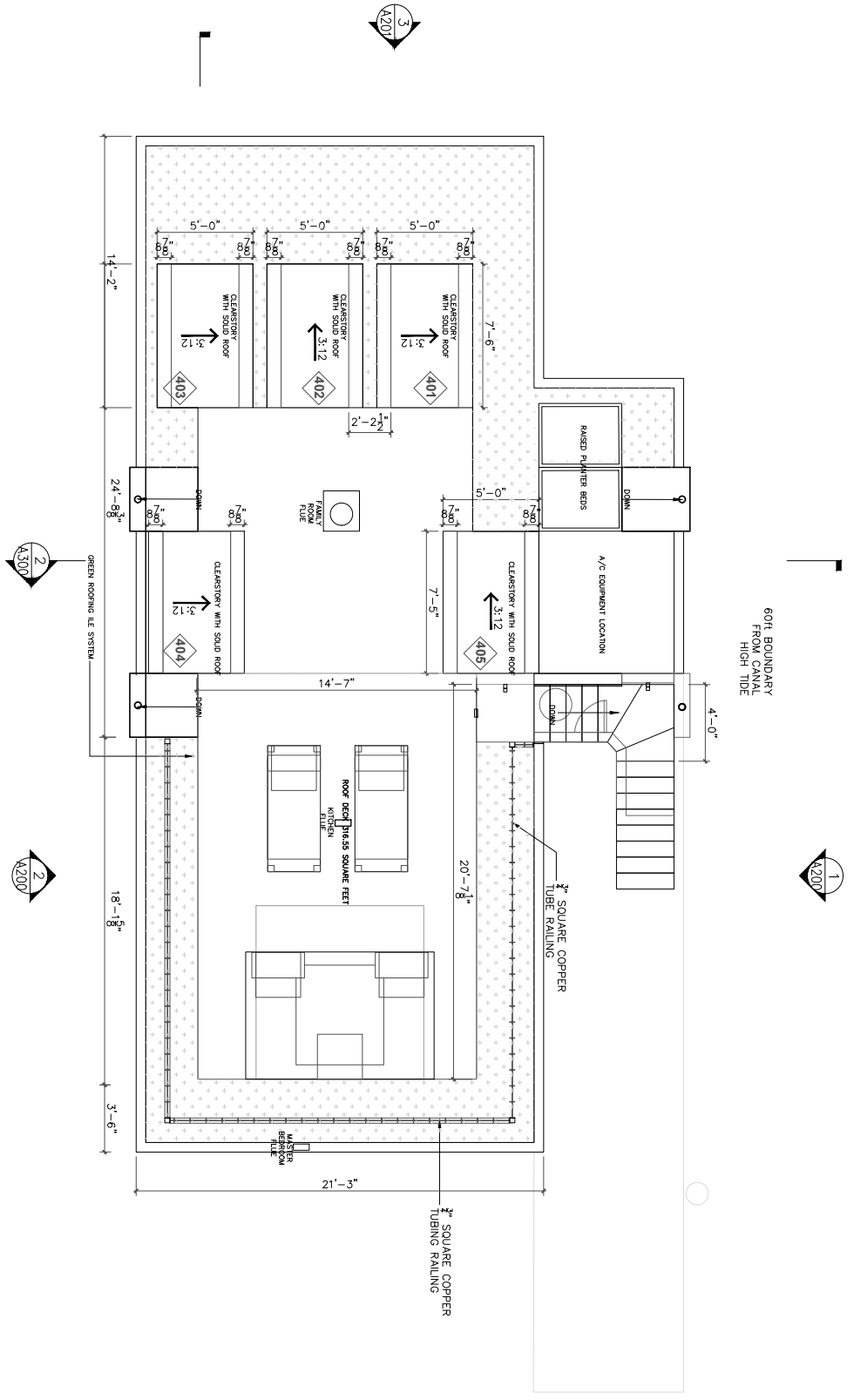
**01 LEVEL 3 FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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 copper  
 STANDING SEAM  
 ROOF  
 COPPER  
 STANDING SEAM  
 ROOF  
 ELECTRIC VENTED HA

Drawing  
 ARCHITECTURE  
 FLOOR PLAN  
 LEVEL 3  
 sheet  
**A103**  
 scale: as noted

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60FT BOUNDARY  
 FROM CANAL  
 HIGH TIDE

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 comment: RT  
 rev. #

Project: 212 SHERMAN CL  
 Drawing: ARCHITECTURE  
 FLOOR PLAN  
 ROOF TOP LEVEL  
 sheet: \_\_\_\_\_

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

**A104**

scale: as noted

date	comment	rev #
03/05/2021	R1	

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NOT FOR  
CONSTRUCTION

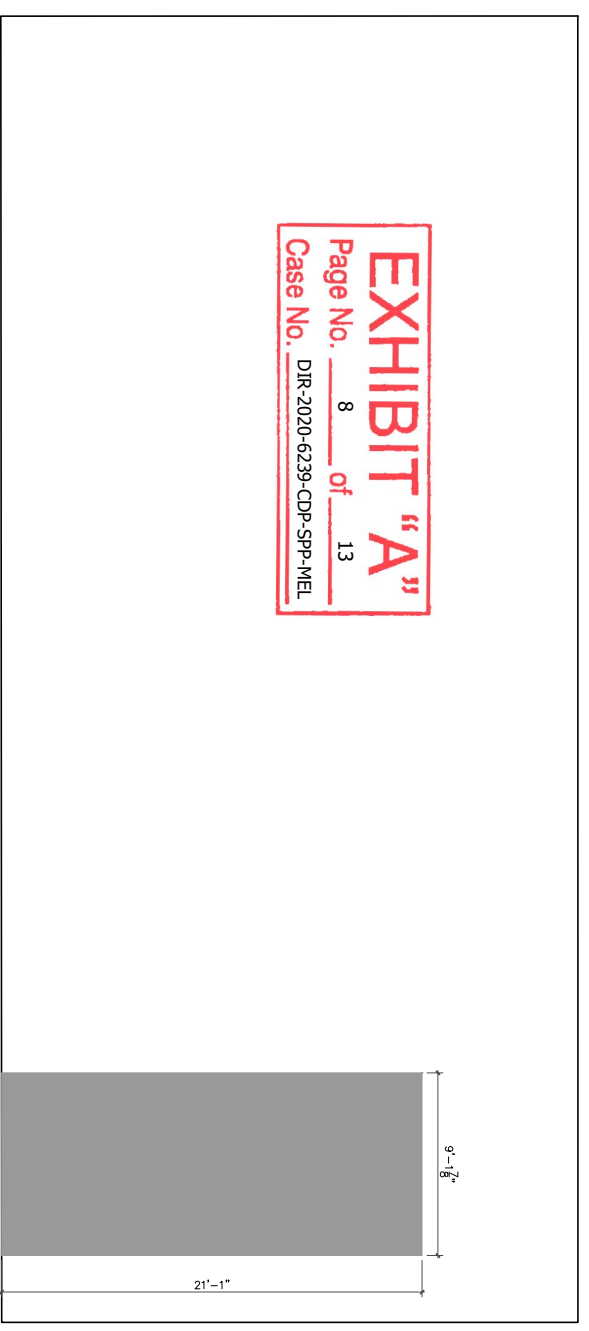
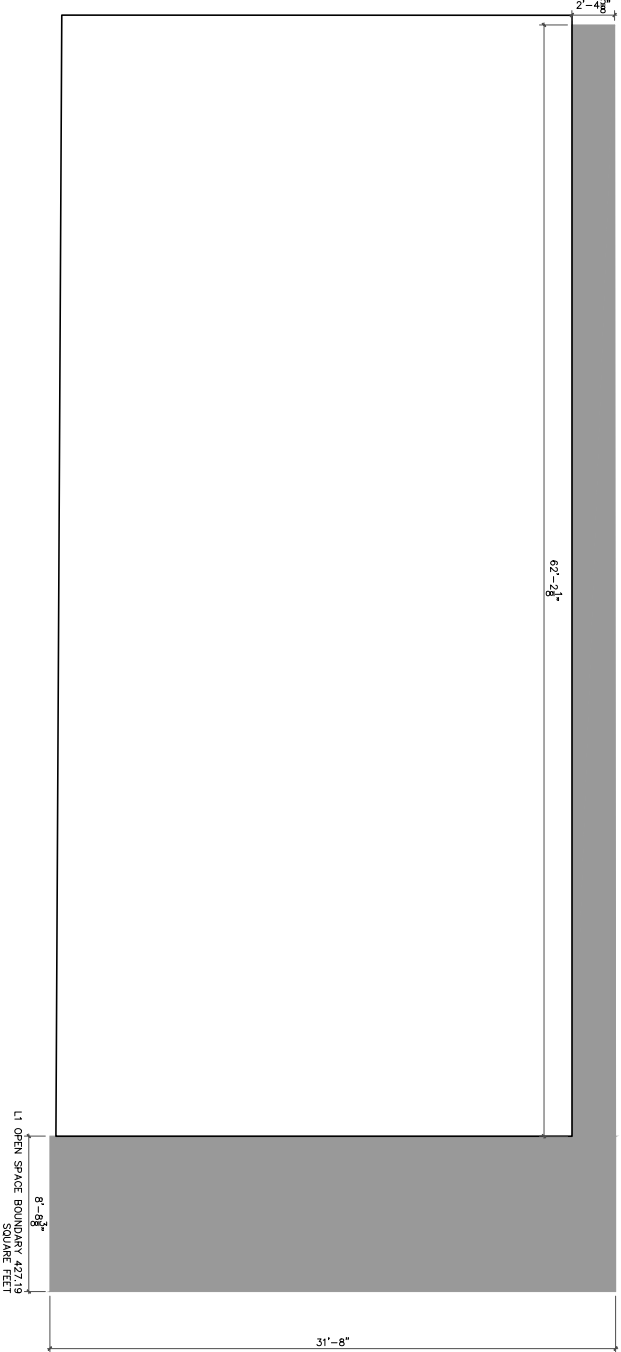
PROJECT:  
212 SHERMAN CL

Drawing:  
OPEN SPACE  
L1 L2  
FLOOR PLAN

Sheet:

A105

scale: as noted

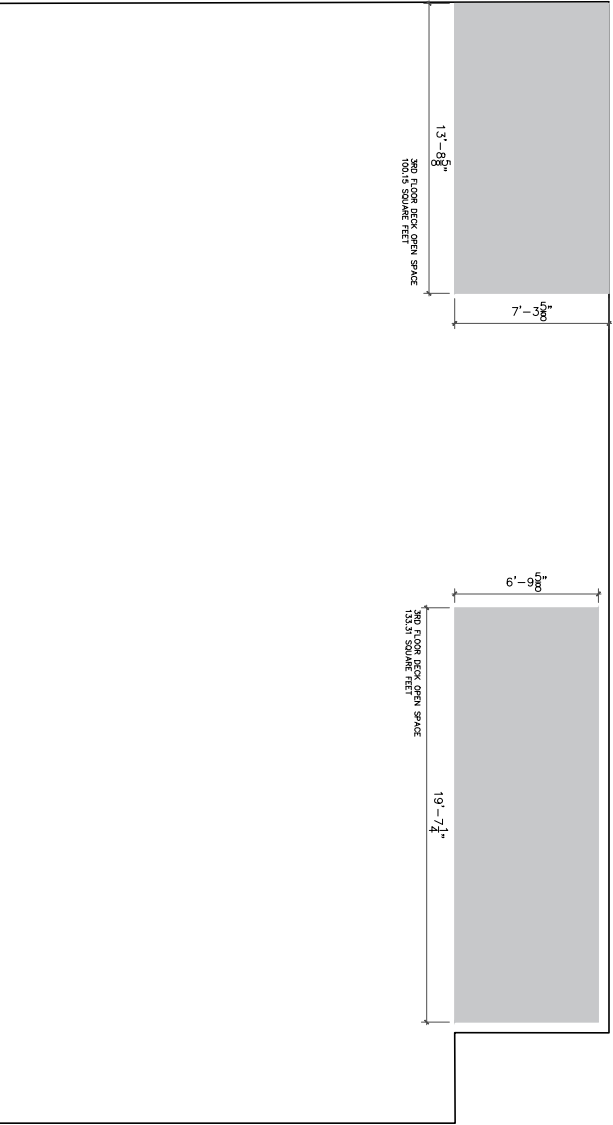
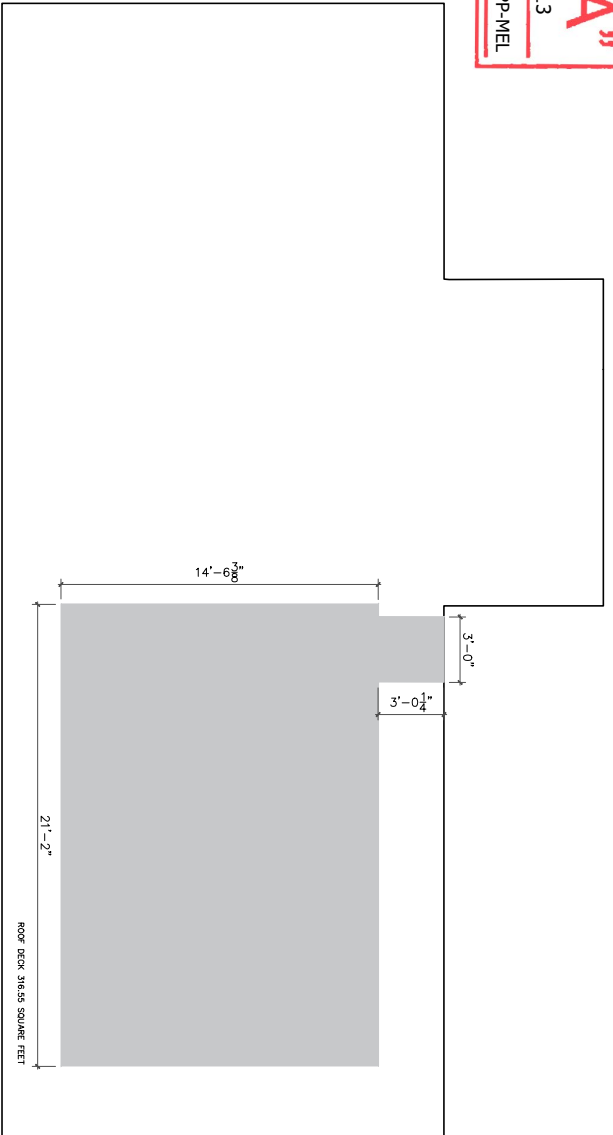


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DATE	COMMENT	REV. #

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NOT FOR  
CONSTRUCTION

PROJECT:  
212 SHERMAN CL

Drawing  
OPEN SPACE  
L3 ROOF  
FLOOR PLAN

Sheet

# A106

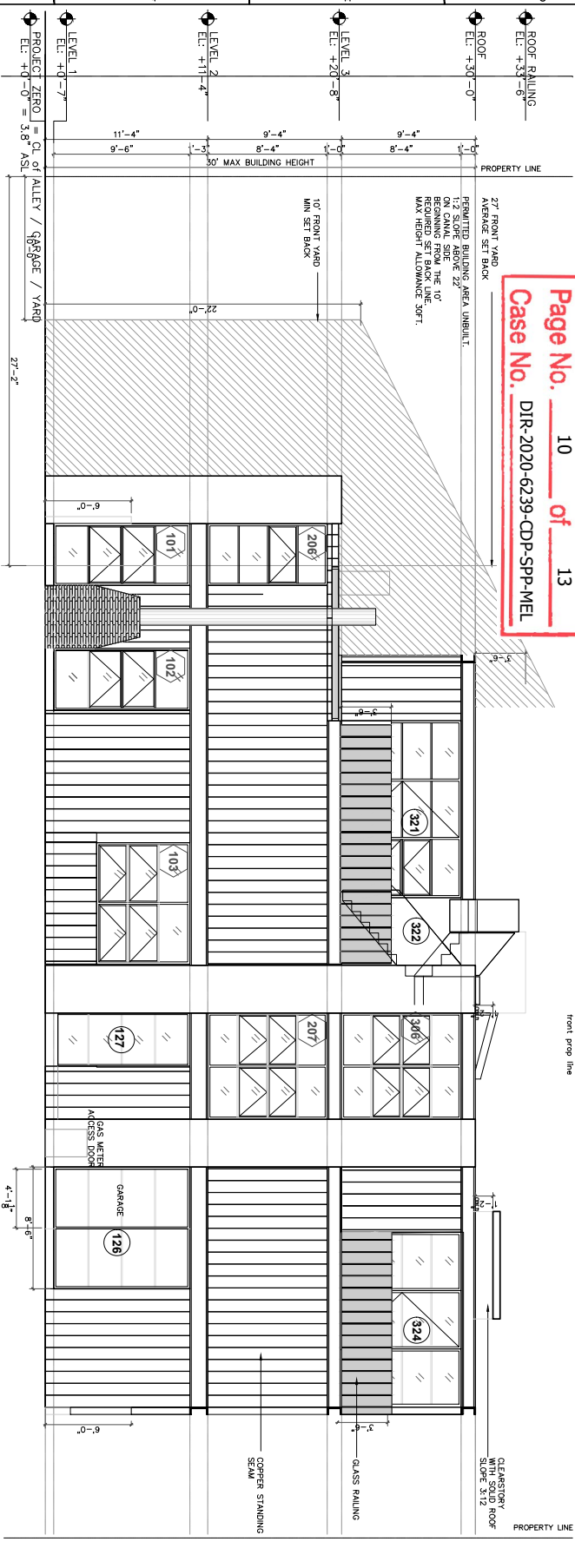
scale: as noted



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



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

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 Project: RT  
 Page: 1 of 1

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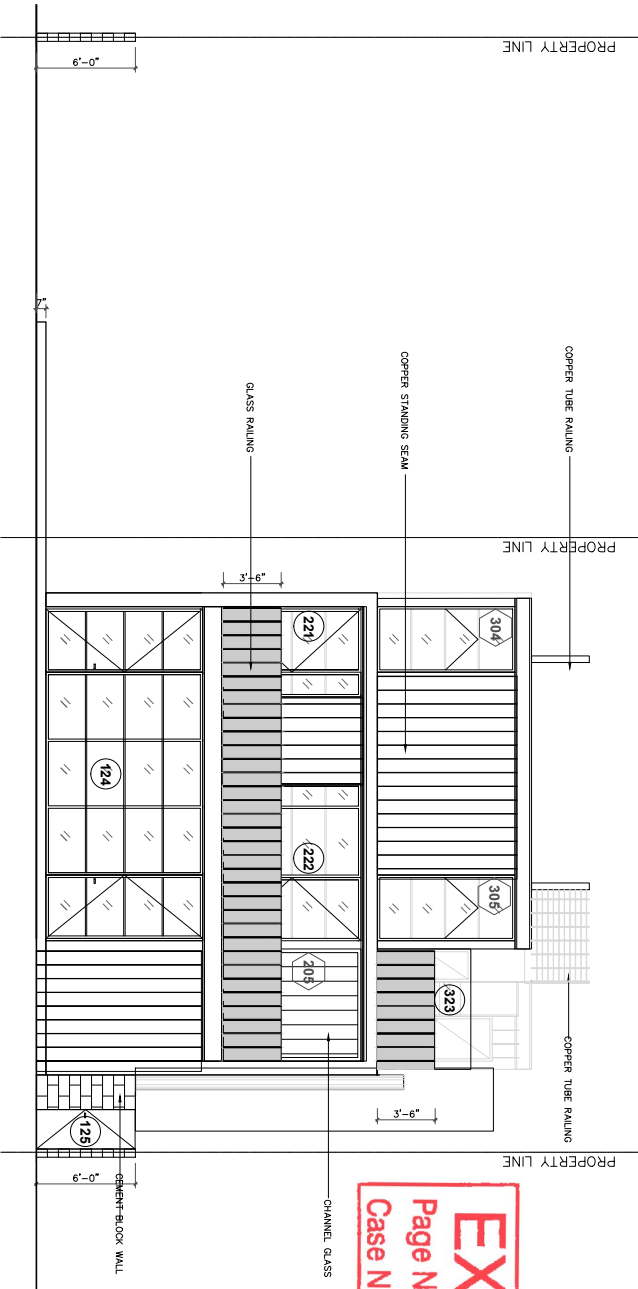
PROJECT:  
 212 SHERMAN CL

Drawing  
 ARCHITECTURE  
 EXTERIOR  
 ELEVATIONS

**A2000**

scale: as noted

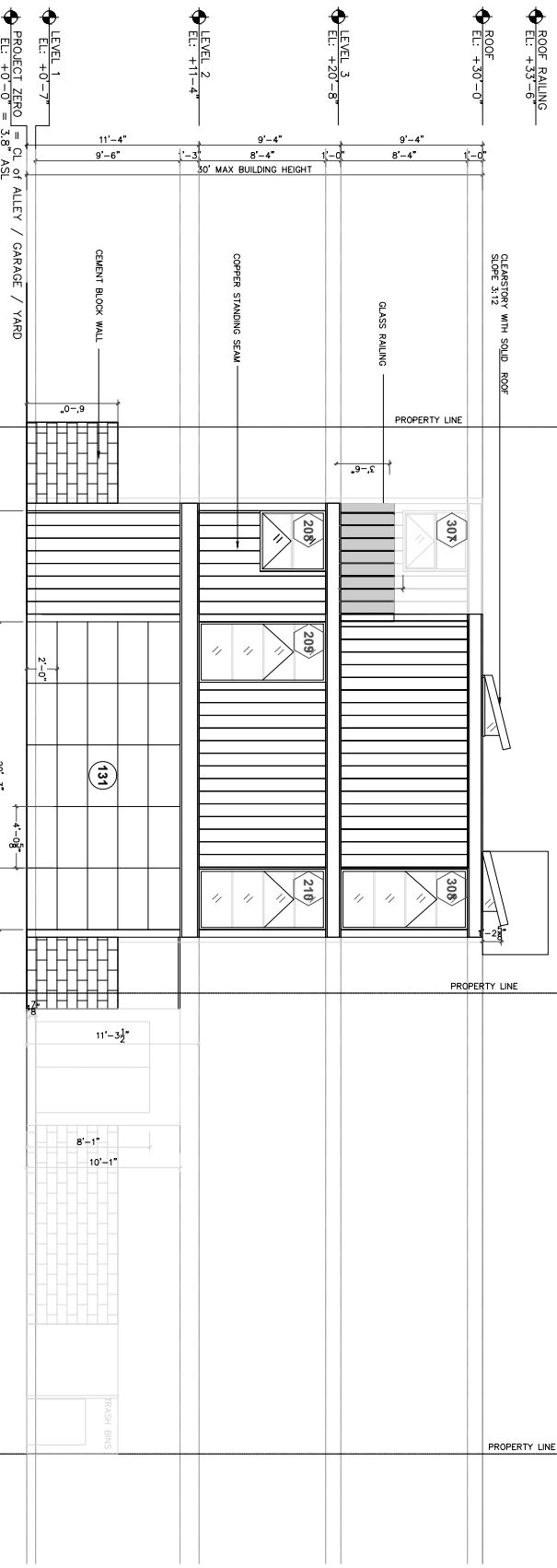
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**04 NORTH ELEVATION  
 BUILDING EXTERIOR**  
 SCALE: 3/16" = 1'-0"

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

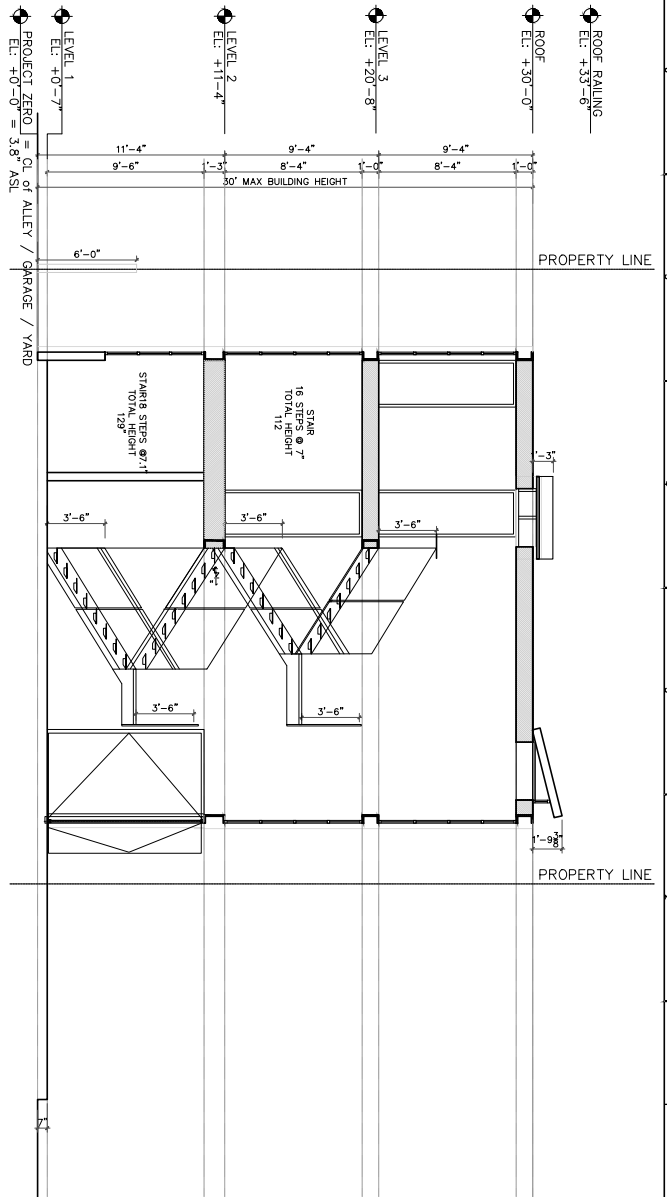
DRAWING: ARCHITECTURE  
 EXTERIOR  
 ELEVATIONS  
 SHEET: A201

PROJECT: 212 SHERMAN CL

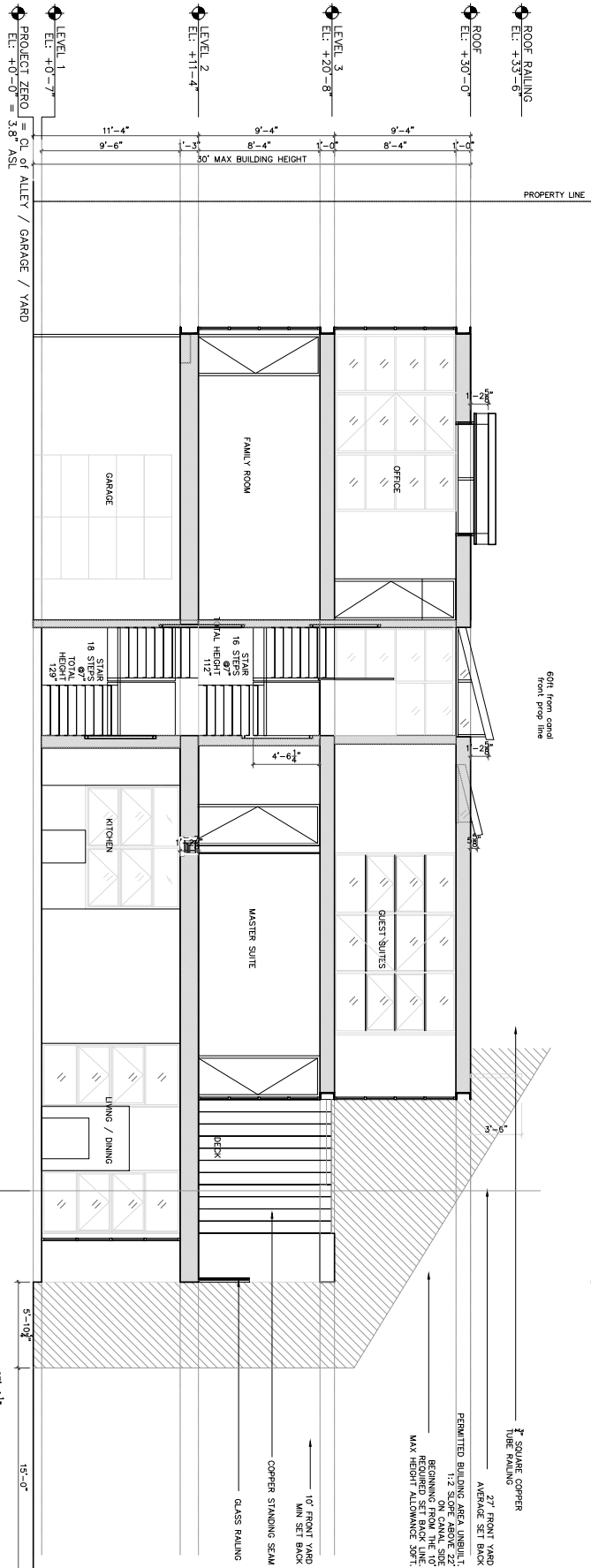
**A201**

SCALE: AS NOTED

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**02 SECTION 2**  
 SCALE: 3/16" = 1'-0"



**01 SECTION 1**  
 SCALE: 3/16" = 1'-0"

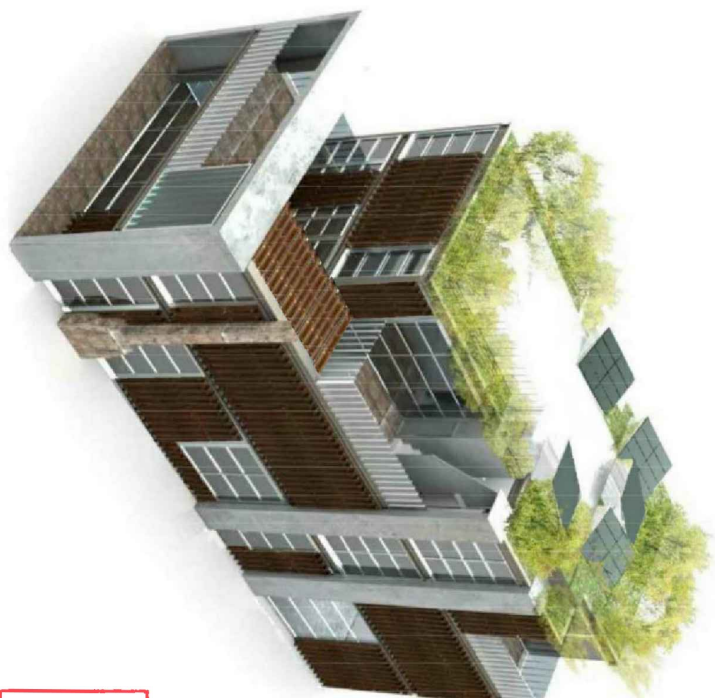
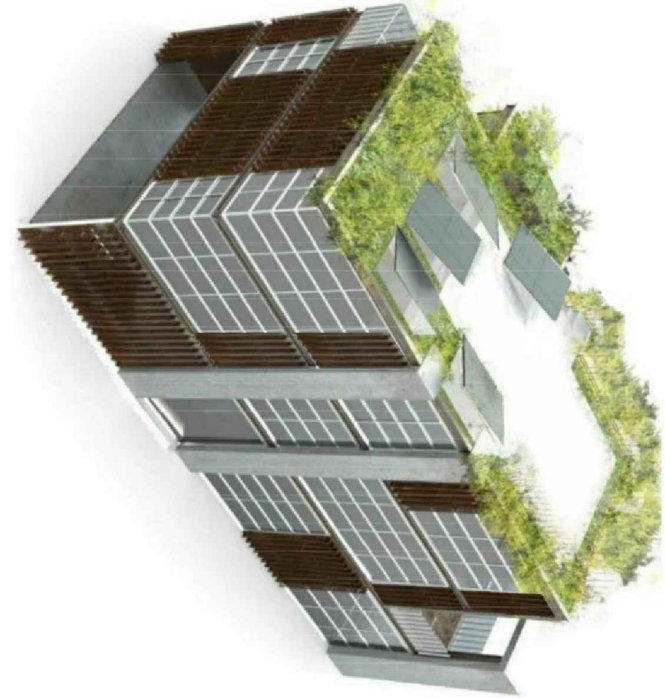
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 revision: R1  
 sheet: 1 of 1

drawing:  
 ARCHITECTURE  
 SECTIONS  
 ELEVATIONS

**A300**

scale: as noted



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date	comment	rev. #

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PROJECT:  
 212 SHERMAN CL.

drawing  
 ARCHITECTURE  
 CONCEPT  
 RENDERS

sheet:

**A9000**



scale: as noted