

GRAND CANAL COURT (ALLEY)

LOT 2634 SQ.FT.

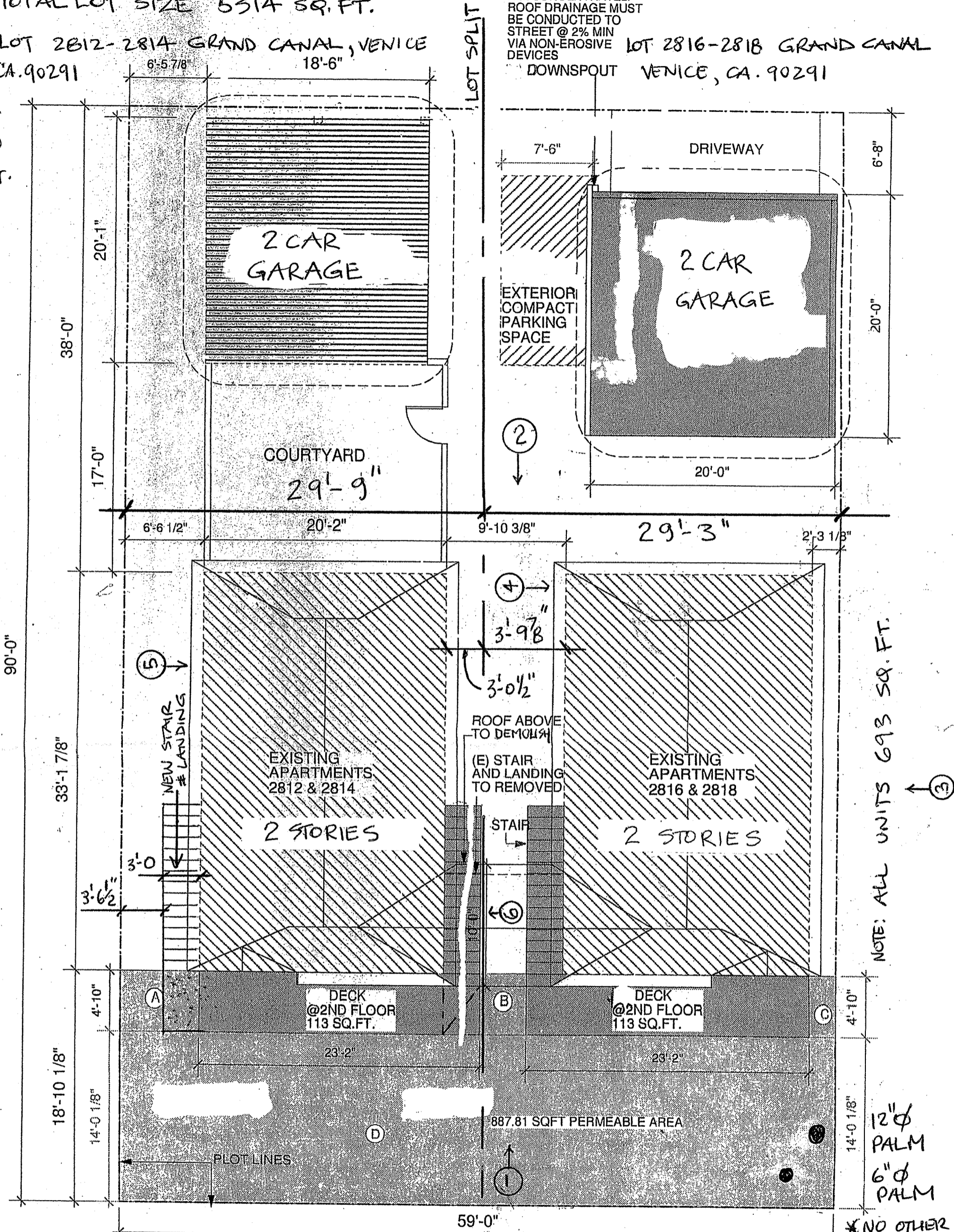
TOTAL LOT SIZE 5314 SQ.FT.

LOT 2812-2814 GRAND CANAL, VENICE
CA. 90291

ALL CONCENTRATED
ROOF DRAINAGE MUST
BE CONDUCTED TO
STREET @ 2% MIN
VIA NON-EROSIVE
DEVICES

LOT 2816-2818 GRAND CANAL
VENICE, CA. 90291

LOT
2680
SQ.FT.



PERMEABLE YARD CALCULATION:

- A = 31.61 SQFT
- B = 18.69 SQFT
- C = 10.92 SQFT
- D = 826.59 SQFT

TOTAL = 887.81 SQFT

LEGAL DESCRIPTION

LOT 229 APN: 4227 019 012
TRACT 6098 ZONE: RW-1-1-0
MB 108-5B/59
MAP 105A145

GRAND CANAL

*** SPLIT LOT INTO TWO LOTS ***

LOT SPLIT

OWNER:

VENICE OF VIRGINIA LLC
1029 N. SHORE RD.
NORFOLK, VA. 23505

FRONT YARD PERMEABLE AREA
REQUIRED: 15x59 = 885 SQFT.
PROPOSED: 887.81 SQFT

12" Ø PALM
6" Ø PALM

* NO OTHER TREES

SCALE 1/4" = 1'-0"

PLOT PLAN: A1