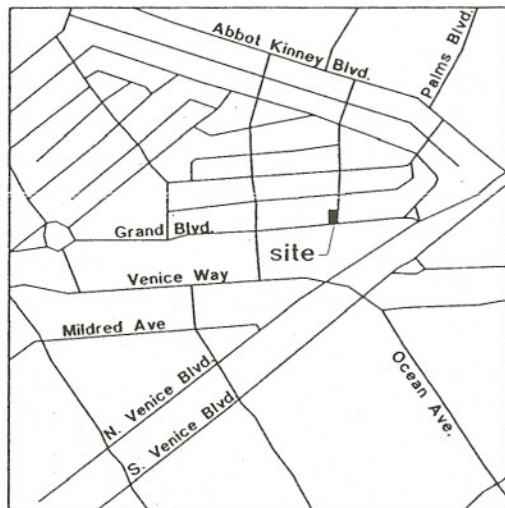


543 GRAND BLVD. APARTMENTS

543 Grand Boulevard
Venice, CA 90291

vicinity map



project summary

street address: 543 Grand Blvd.
Venice, CA 90291

legal description: Lot 15, Block 19, Tract: Venice of America
PIN 108B145 1886

zoning: RD1.5

lot size: 90' x 30'

lot area: 2,703.4 sf per parcel profile
2,700 sf per calculation

of stories: 2

height: 21'-8" (measured from centerline of Grand Blvd.)

allowable height: 35' (Varied Roofline)

gross floor area tabulation:

1st floor	1,464 sf
2nd floor	841 sf
total	2,305 sf

net unit tabulation

unit number	total sf
1	815
2	790
3	466
total	2,071

buildable area: (90' - 15' - 15' + 7.5' (1/2 Rear Alley Width)) x (30' - 3' - 3') = 1,620 sf

allowable floor area: 1,620 sf x 3.0 FAR = 4,860 sf > 2,305 sf

lot coverage: 55%

parking density: 2 spaces / DU X 3 DU - 2 credit from original construction
+1 beach impact = 5 spaces required

standard	0 spaces
compact	0 spaces
disabled	0 spaces
total	0 spaces existing

Pursuant to Venice Specific Plan Secs 13.D & 13.E.2, as follows: Existing apartment units require 1 space each per original certificate of occupancy, rear unit requires 2 spaces, & Beach Impact Zone requires one space. Project is not subject to Sec. 13.C, since it is not a Change of Use per the Plan's definition.

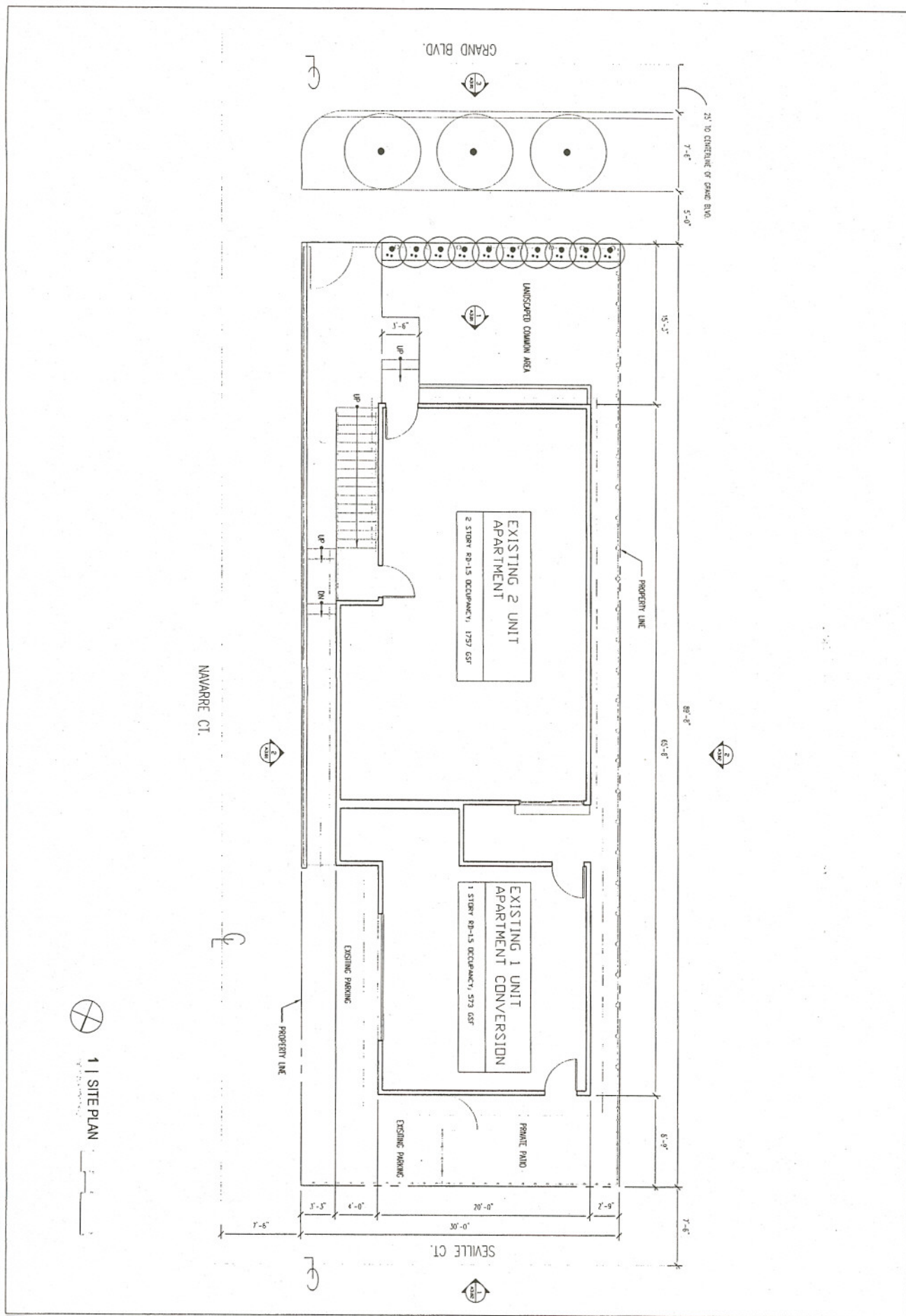
open space: NA for 3 units

building code: City of Los Angeles Building Code
2002 Edition

list of drawings

architectural

A-1.01	Site Plan
A-2.01	Floor Plans
A-3.01	South and East Elevation
A-3.02	North and West Elevation



NAVARRE CT.

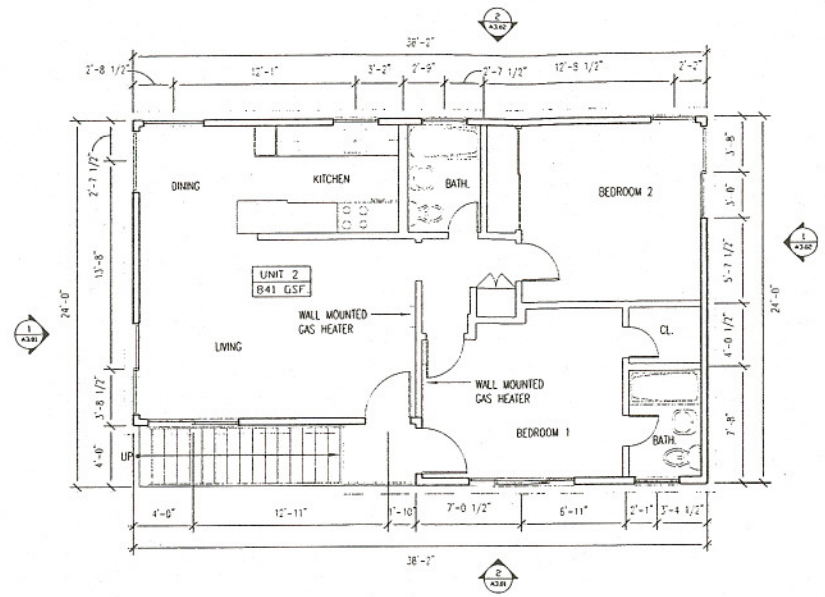
GRAND BLVD.

SEVILLE CT.

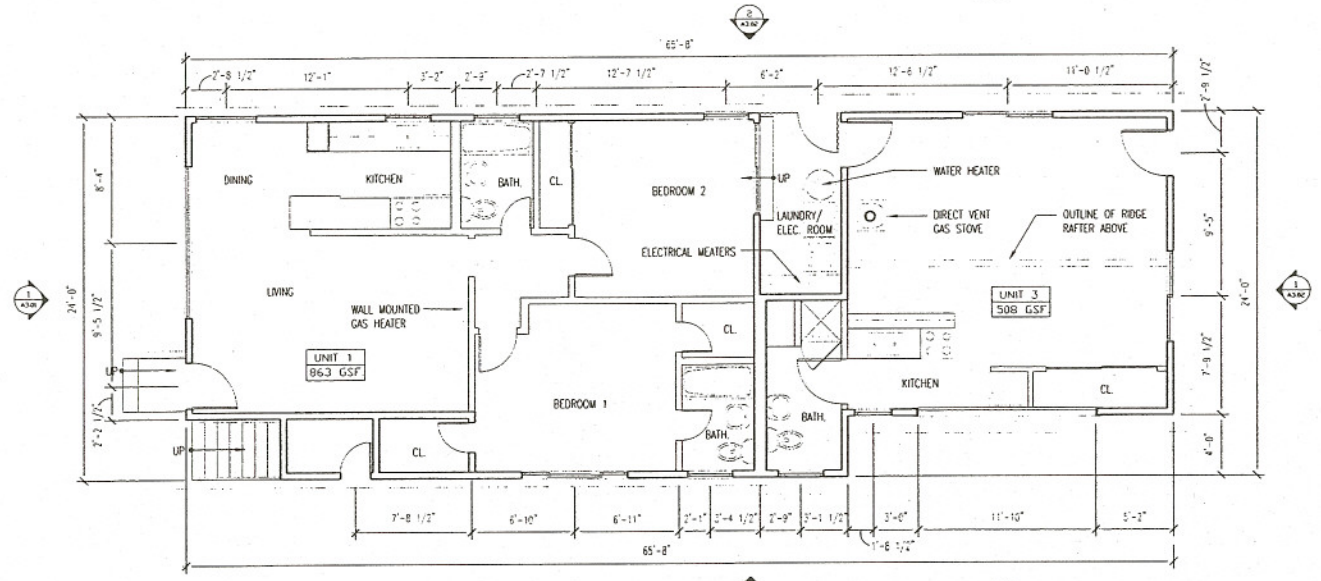


1 | SITE PLAN

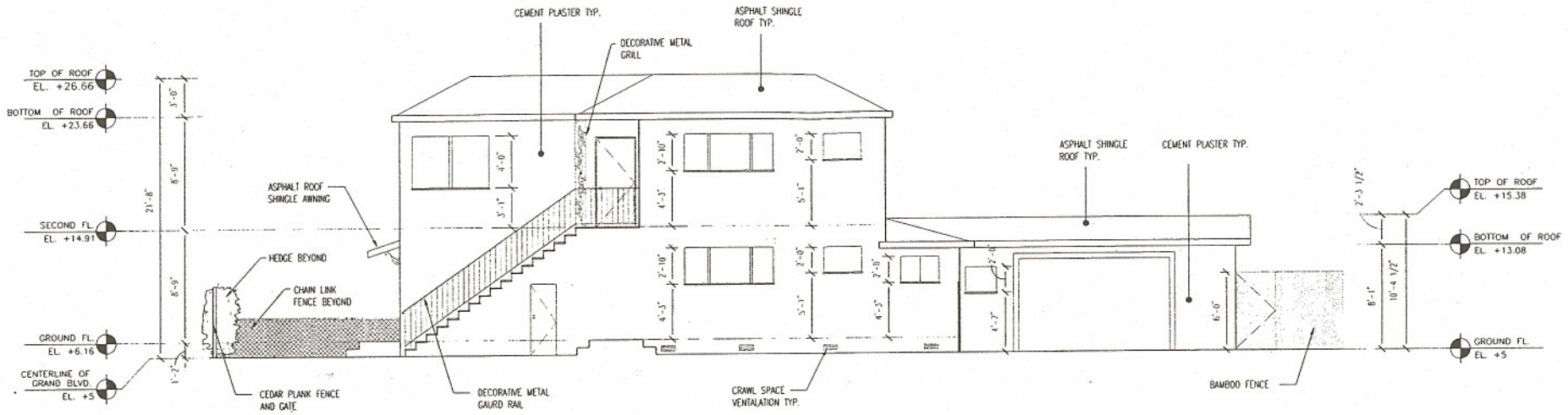
<p>Gorco Inc. 543 GRAND BOULEVARD Los Angeles, CA 90291 As-Built Drawings January 21, 2006</p>	<p>SITE PLAN</p>	<p>DATE: 1/21/06</p>	<p>PROJECT: 543 GRAND BOULEVARD</p>
		<p>SCALE: AS SHOWN</p>	<p>DESIGNER: [REDACTED]</p>



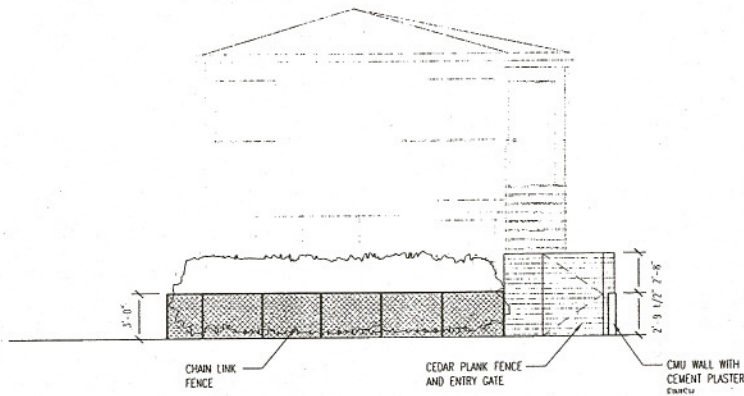
2 | 2ND FLOOR PLAN
NOT TO SCALE



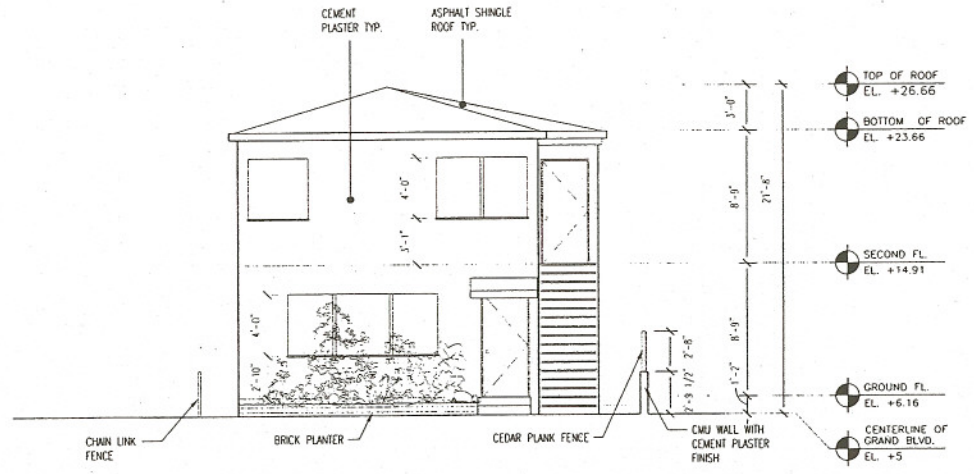
1 | 1ST FLOOR PLAN
NOT TO SCALE



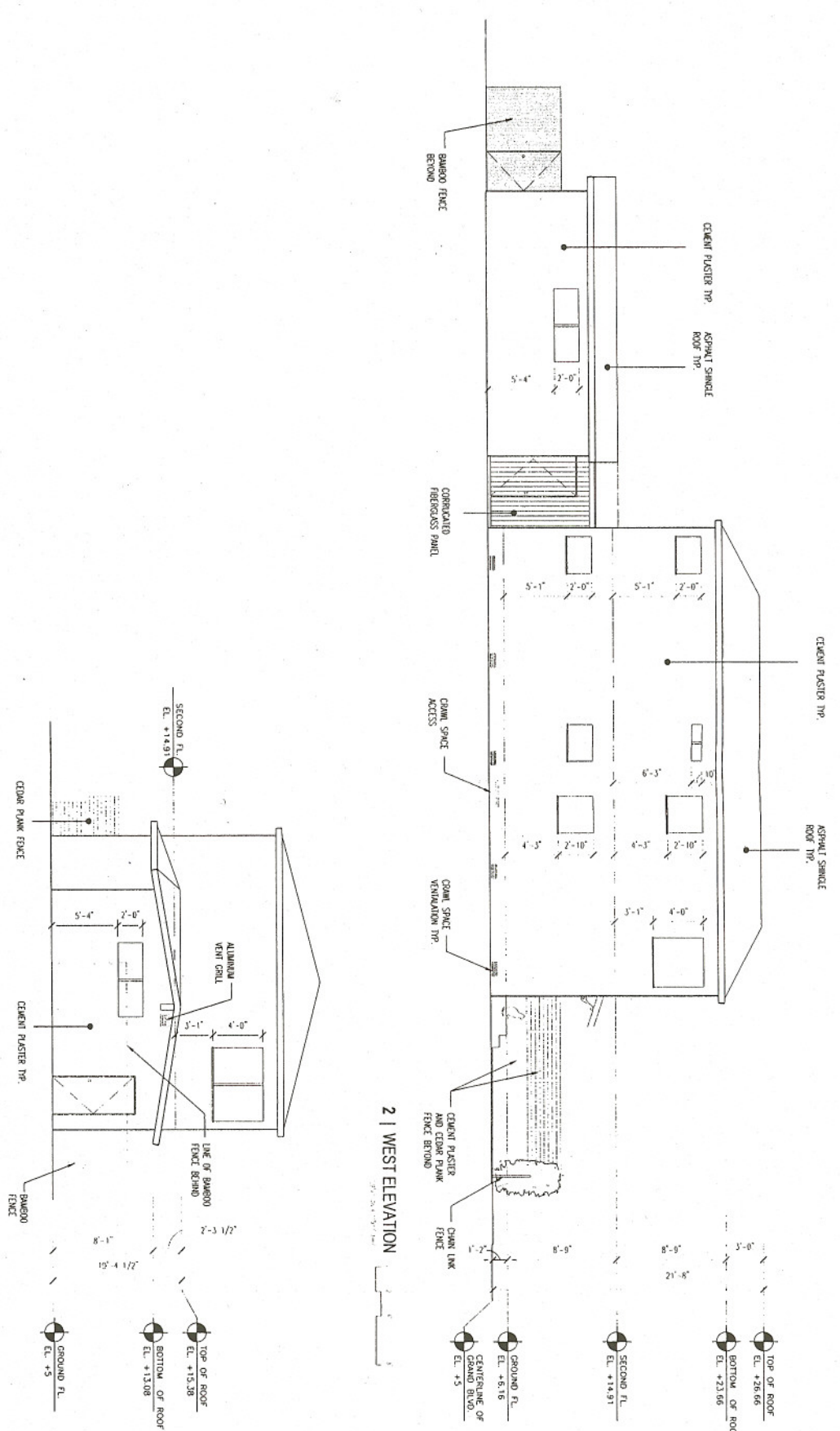
2 | EAST ELEVATION



3 | SOUTH (FRONT) FENCE ELEVATION



1 | SOUTH ELEVATION



1 | NORTH ELEVATION

2 | WEST ELEVATION

Garco Inc.
 543 GRAND BOULEVARD
 LOS ANGELES, CA 90291

A-302

543 GRAND BOULEVARD
 Los Angeles, CA 90291

As-Built Drawings | January 21, 2006

NORTH AND WEST ELEVATIONS

Sheet Number	Revision	Date	By	Check
A-302	1	01/21/06		
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			