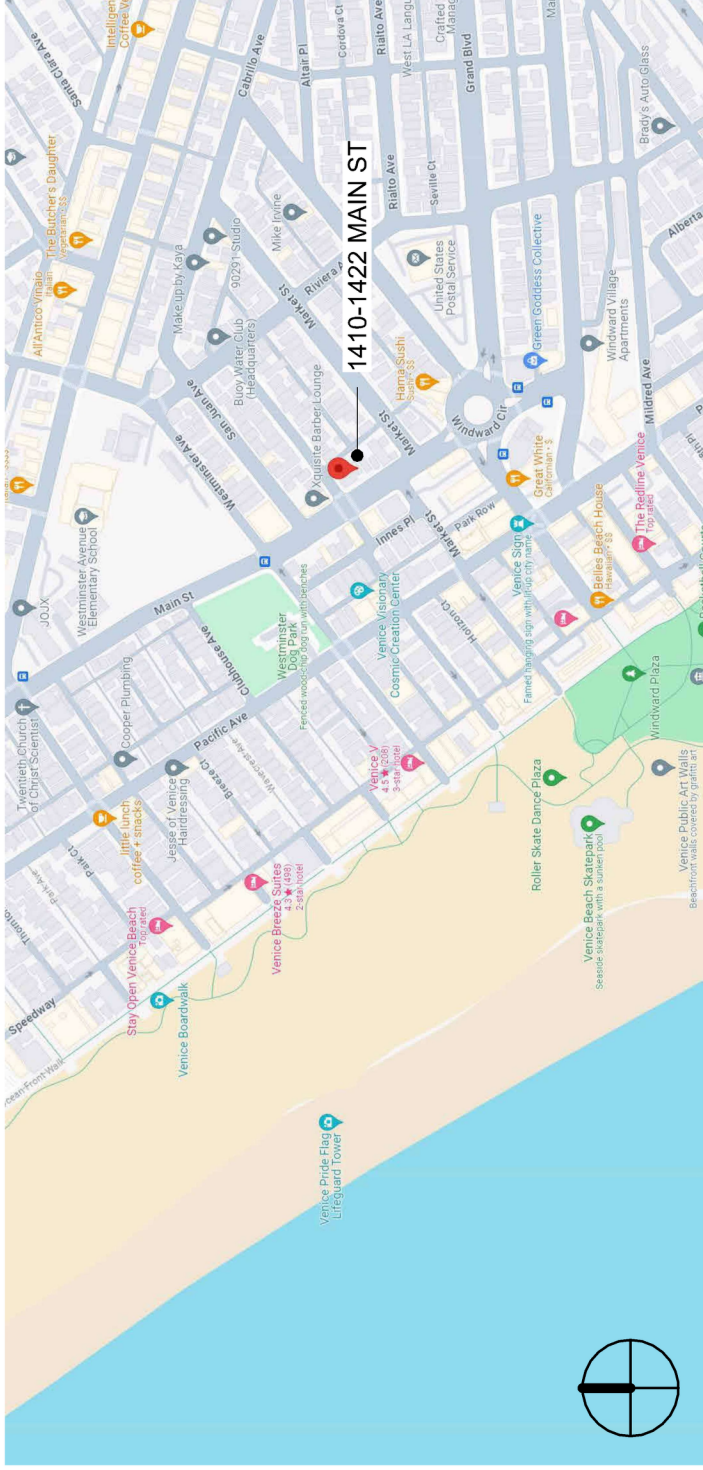


VICINITY MAP



ADDRESS:

ZONING:

APN #:

LEGAL DESCRIPT

MAP REFERENCE

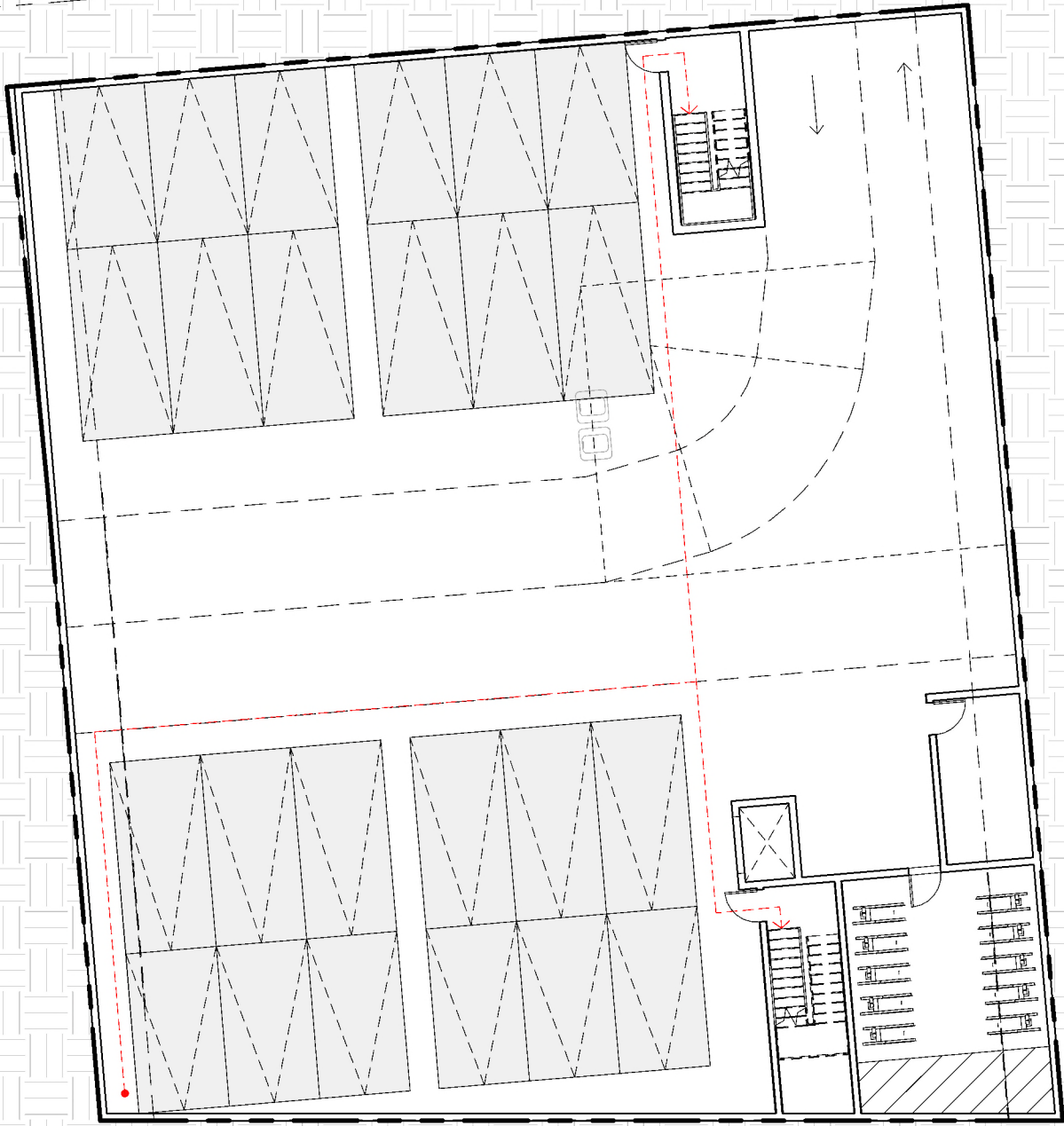
LOT AREA:

EXISTING BUILDING USE:

BUILDING SETBACK

ARCHITECTURAL SYMBOLS LEGEND

(E)	Existing	VIF	Verify In Field
TYP	Typical		North Arrow
⊕	Center Line	Room name	Room Tag
⊖	Tempered	<input type="text" value="101"/>	Level Head
	Align		Smoke/Carbon Monoxide Detector
<input type="text" value="1t"/>	Door Mark		Exhaust Fan, TYP.



① LV B1 PARKING - AREA PLAN
1/16" = 1'-0"

LAMC 12.21 G.2.(a)(3)

A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

REQUIRED OPEN SPACE:

- 5XSTUDIO = 1 HABIT. ROOM = 5X100 = 500 SF
- 5X1 BR = 2 HABIT. ROOMS = 5X100 = 500 SF
- 10X2 BR = 3 HABIT. ROOMS = 10X125 SF = 1,250 SF

TOTAL REQUIRED OPEN SPACE = 2,250 SF

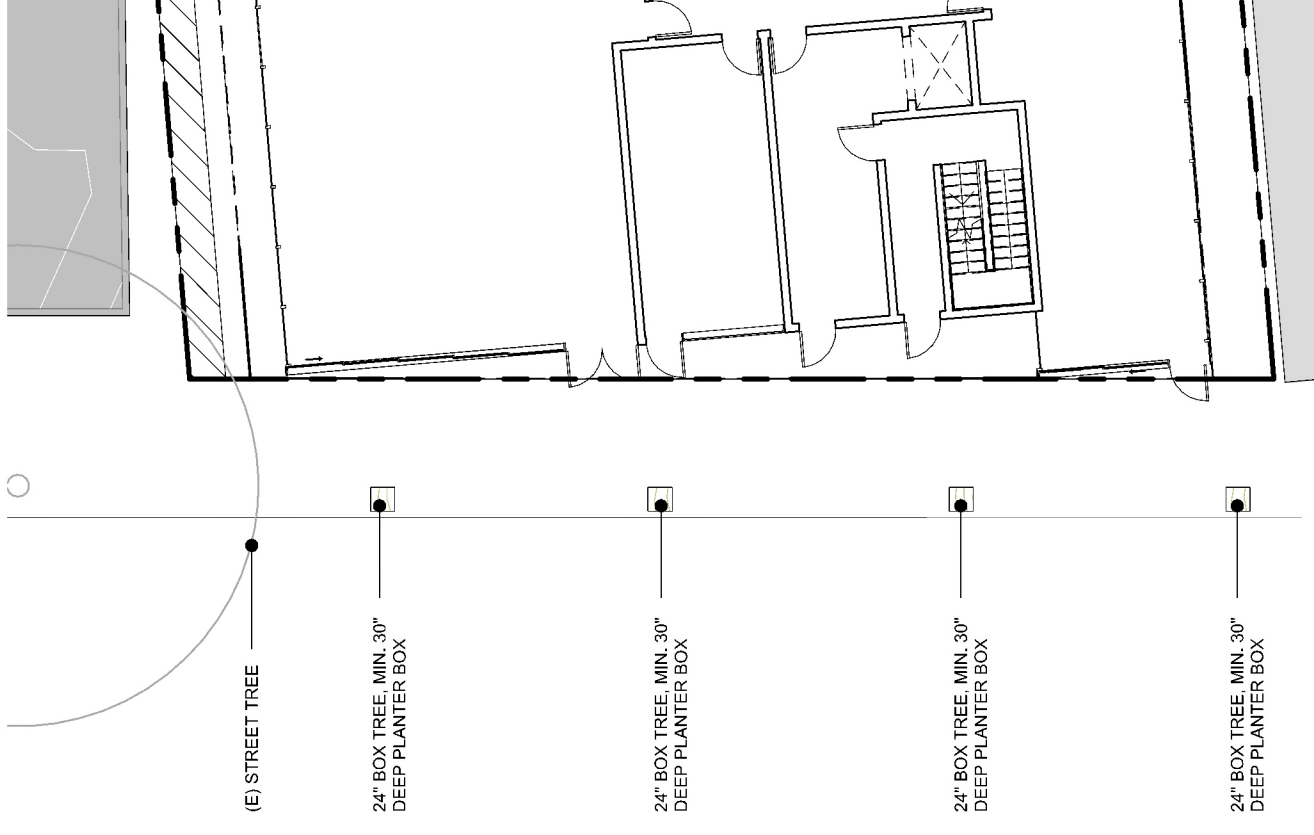
PROVIDED OPEN SPACE:

2,883 SF COMMON OPEN SPACE ON ROOF DECK
(1,106 SF LANDSCAPED)

TOTAL PROVIDED OPEN SPACE = 2,883 SF
% LANDSCAPED OPEN SPACE =
1,106 / 2,883 = 38.3%

PROPOSED TREES:

- 1 STREET TREE + 4 24-INCH BOX TREES ON SITE =
- 5 TREES PROPOSED (REQUIRED = 5)





City of Los Angeles Department of City Planning

11/10/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1410 S MAIN ST

ZIP CODES

90291

RECENT ACTIVITY

None

CASE NUMBERS

APCW-2021-2020-CDP-MEL-SPE-SPP-WDI

CPC-2019-7393-CA

CPC-2018-7548-CPU

CPC-2014-1456-SP

CPC-2013-2377-DB-CDP-SPP-MEL

CPC-2005-8252-CA

CPC-2000-4046-CA

CPC-1998-119

CPC-1987-648-ICO

CPC-1984-226

CPC-17630

ORD-186104

ORD-175694

ORD-175693

ORD-172897

ORD-172019

ORD-168999

ORD-130336

DIR-2014-2824-DI

DIR-2008-4703-DI

DIR-2008-3681-DI

ENV-2021-2021-EAF

Address/Legal Information

PIN Number 108B145 1701
 Lot/Parcel Area (Calculated) 2,954.6 (sq ft)
 Thomas Brothers Grid PAGE 671 - GRID H6
 Assessor Parcel No. (APN) 4238012003
 Tract VENICE OF AMERICA
 Map Reference M B 6-126/127
 Block 7
 Lot 3
 Arb (Lot Cut Reference) None
 Map Sheet 108A143
 108B145

Jurisdictional Information

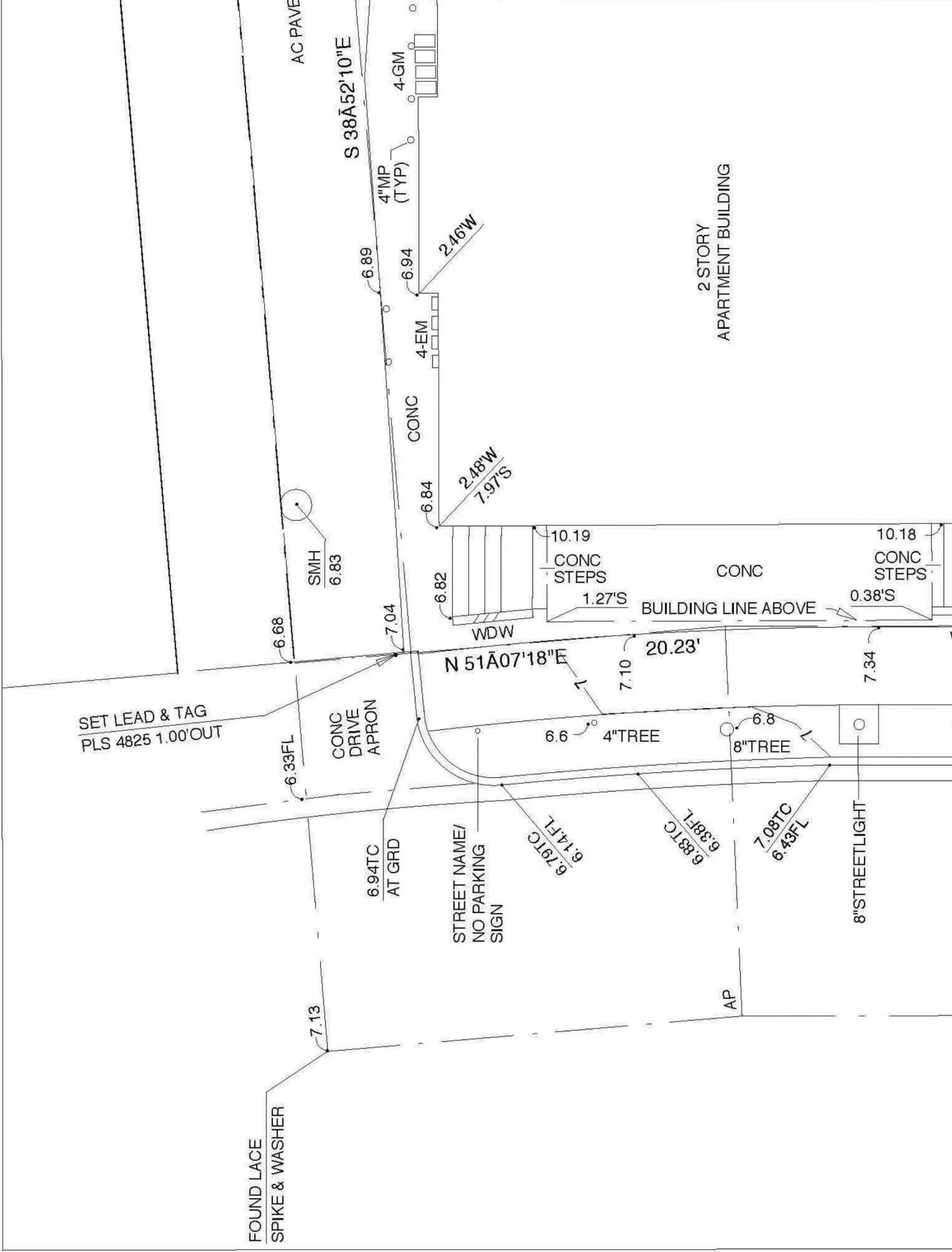
Community Plan Area Venice
 Area Planning Commission West Los Angeles
 Neighborhood Council Venice
 Council District CD 11 - Traci Park
 Census Tract # 2735.02
 LADBS District Office West Los Angeles

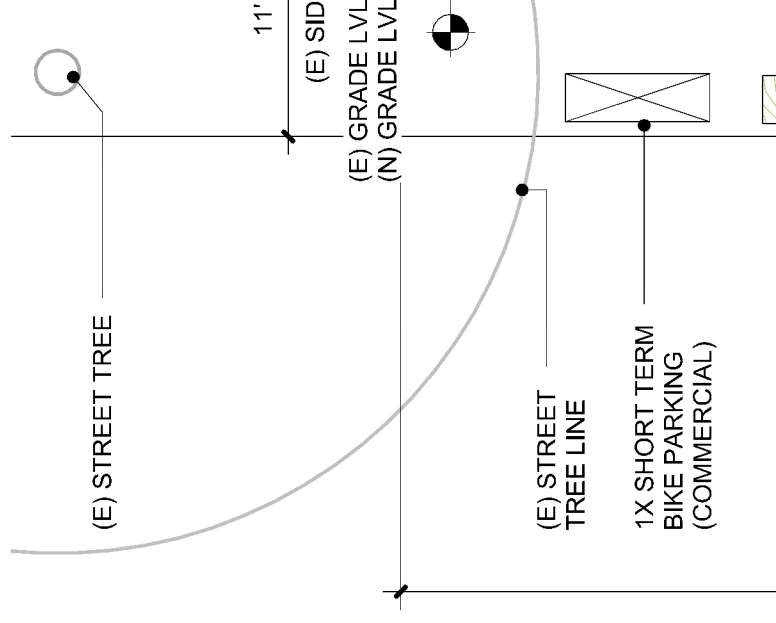
Permitting and Zoning Compliance Information

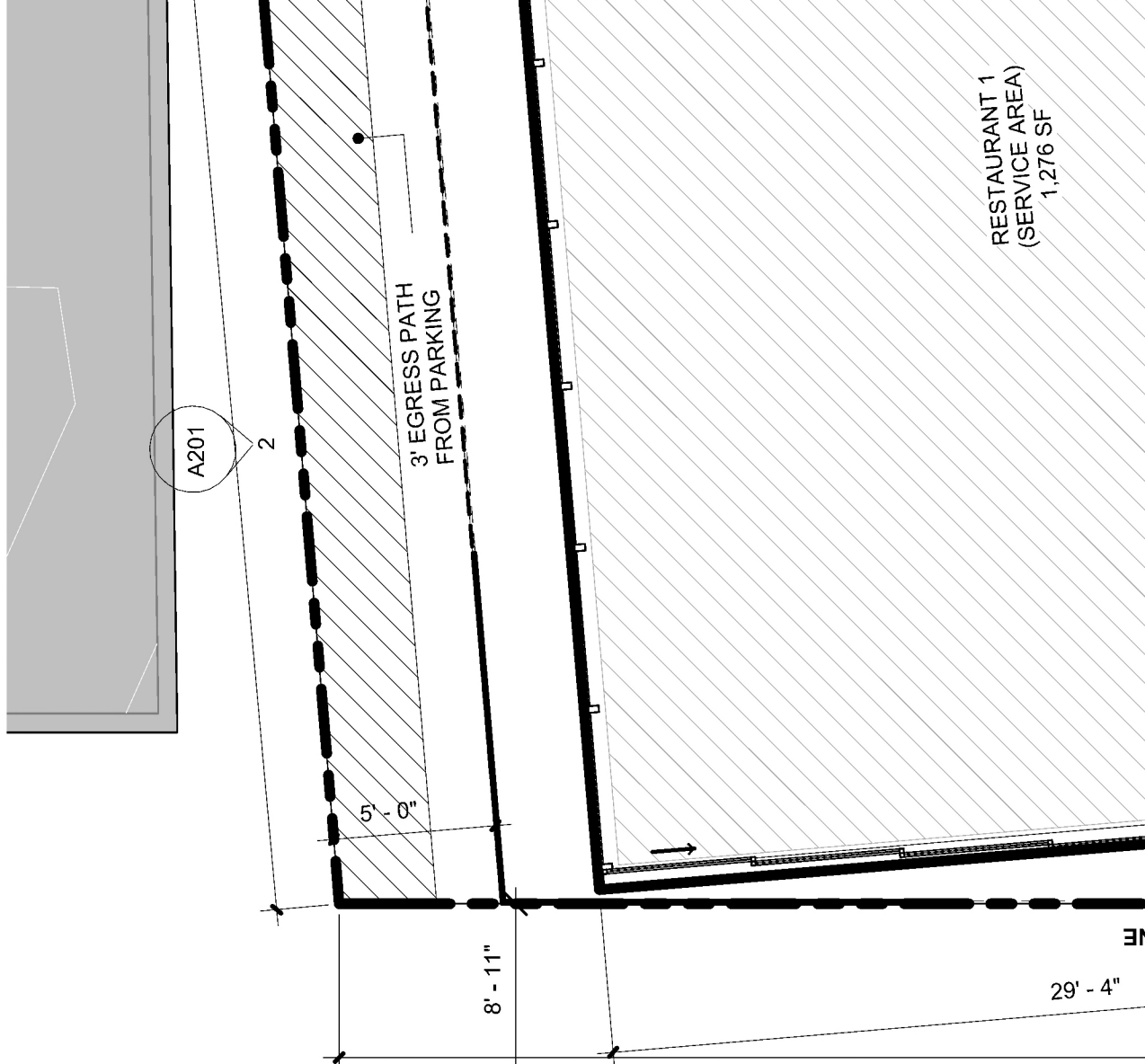
Administrative Review None

Planning and Zoning Information

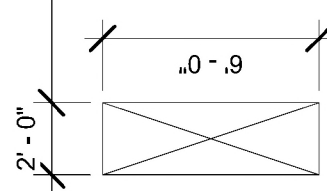
Special Notes None
 Zoning C2-1-O
 Zoning Information (ZI) ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor
 ZI-2273 Specific Plan: Venice Coastal Zone
 ZI-2453 SurveyLA - Lost Venice Canals Historic District
 ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
 ZI-2406 Director's Interpretation of Venice Specific Plan and Small Lot Subdivision Ordinance
 ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
 ZI-2452 Transit Priority Area in the City of Los Angeles



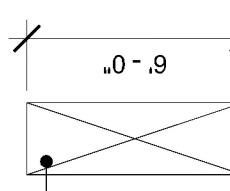




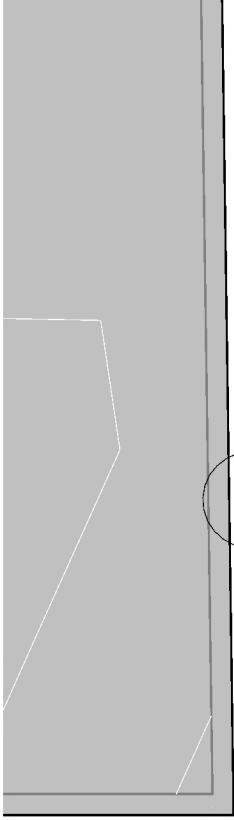
RESTAURANT 1
(SERVICE AREA)
1,276 SF



24" BOX TREE,
MIN. 30" DEEP
PLANTER BOX



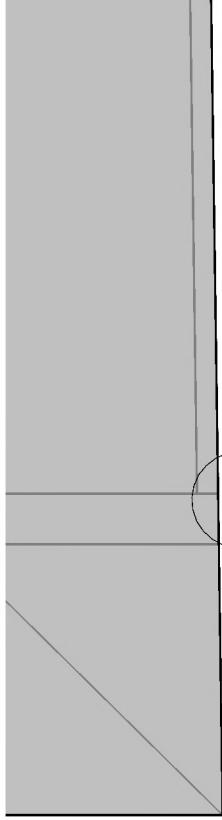
3X SHORT TERM
BIKE PARKING
(COMMERCIAL)
SEE SHEET A602:
DETAILS AND
SPECS FOR
SHORT TERM



A201
2

38' - 9"





A201
2

38' - 9"



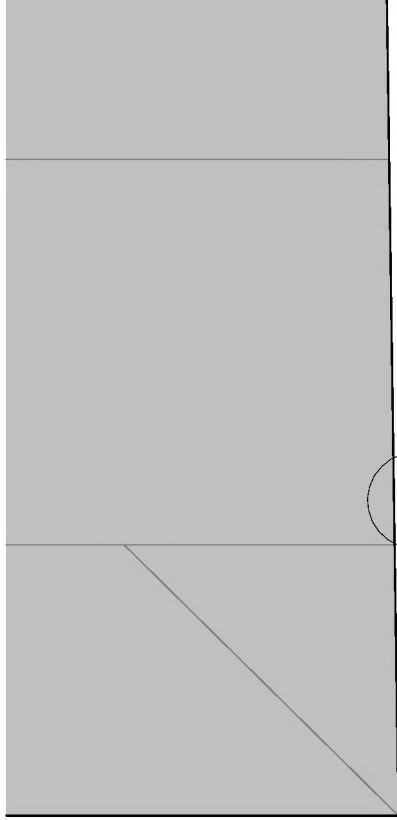
PROPERTY LINE

16' - 8"

DECK
SEEN
BELOW

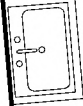
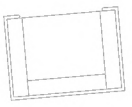
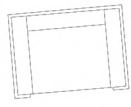
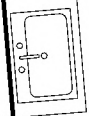
UP

(2)

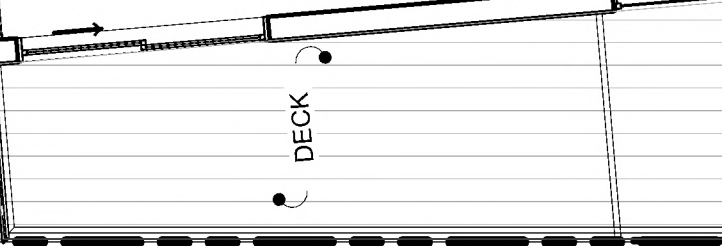


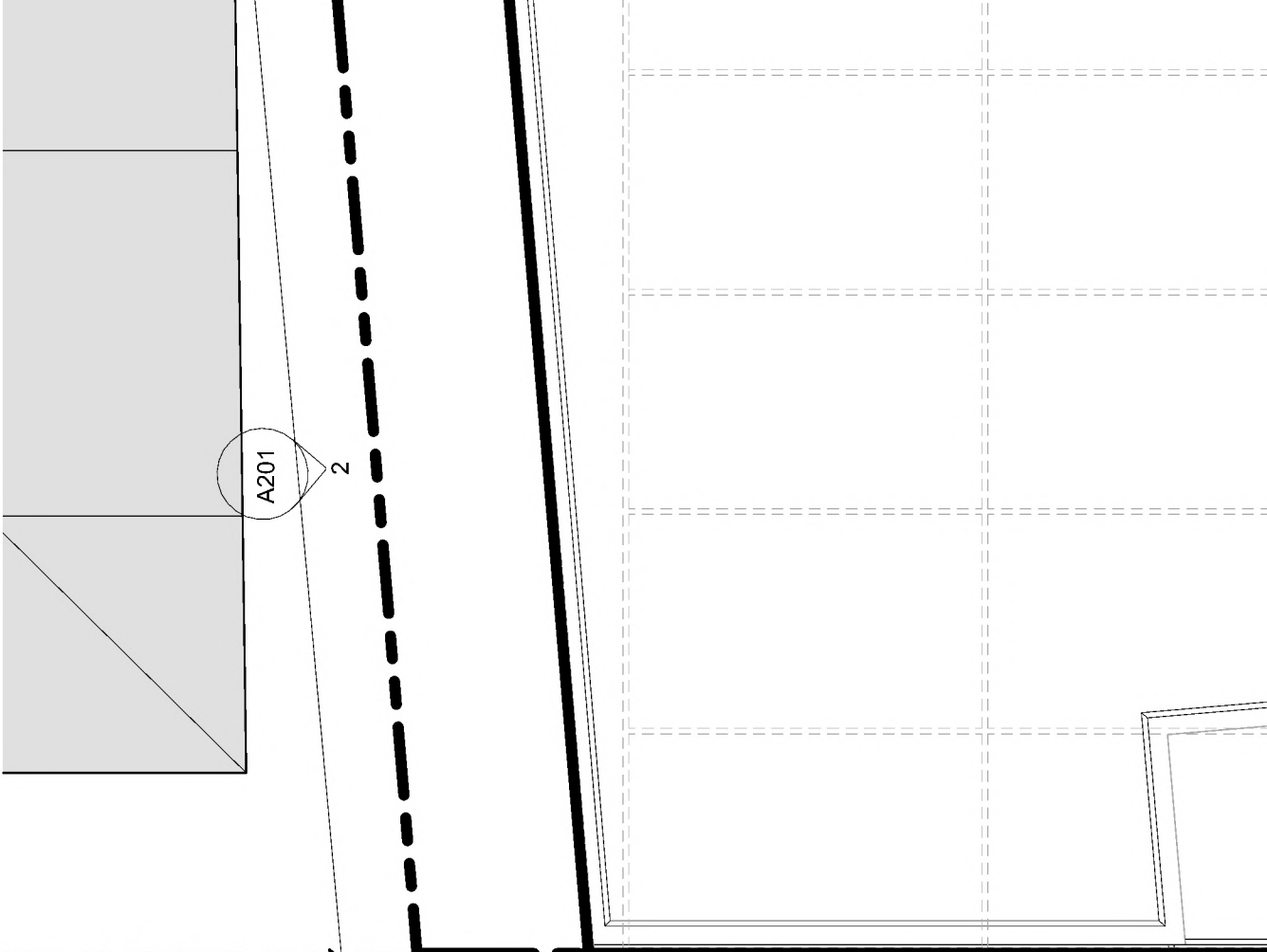
A201
2

38' - 9"



DECK



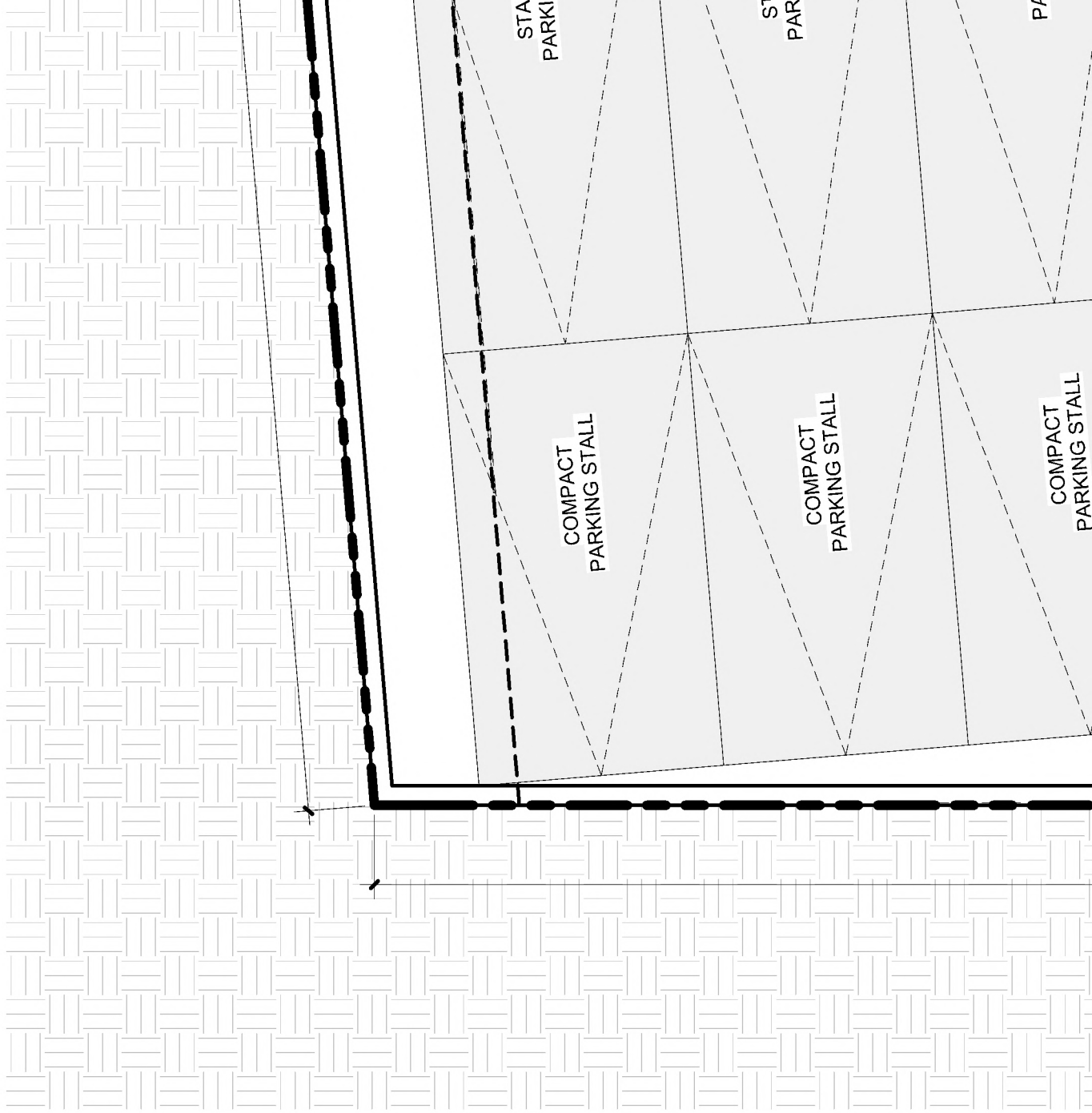


A201

2

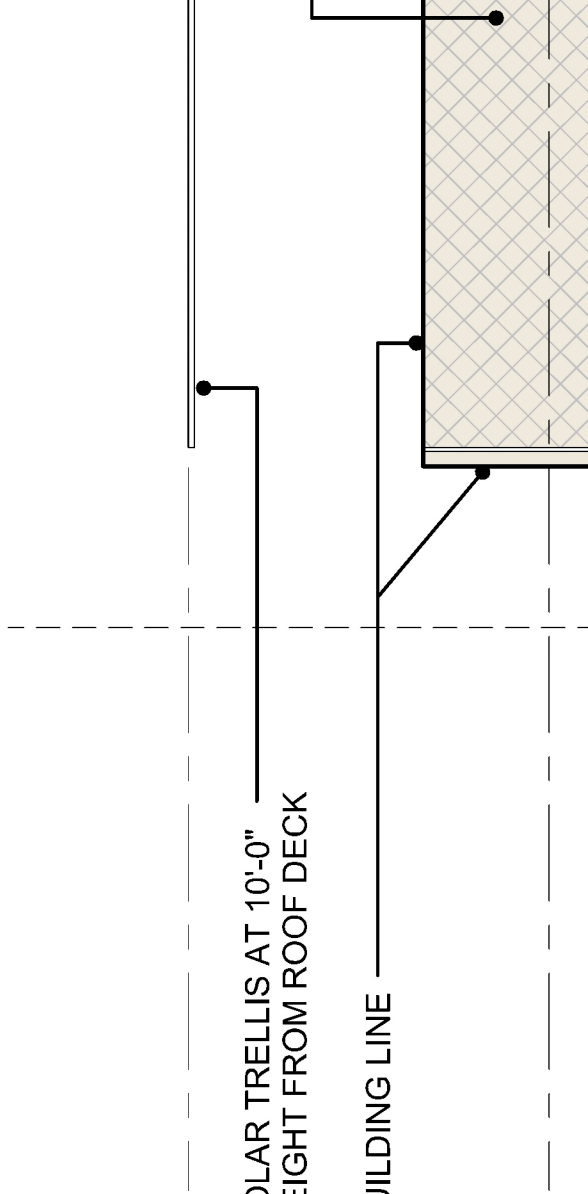
SIDEWALK

MAIN ST



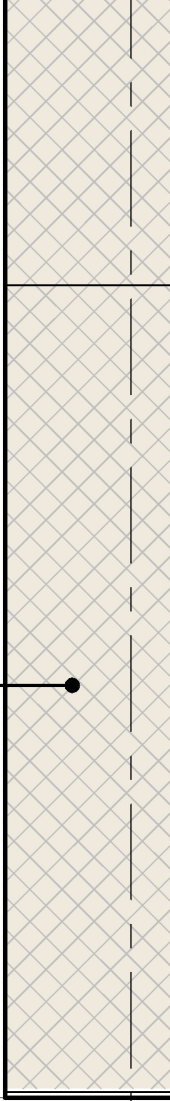
SOLAR TRELLIS AT 10'-0"
HEIGHT FROM ROOF DECK

BUILDING LINE



PROPERTY LINE

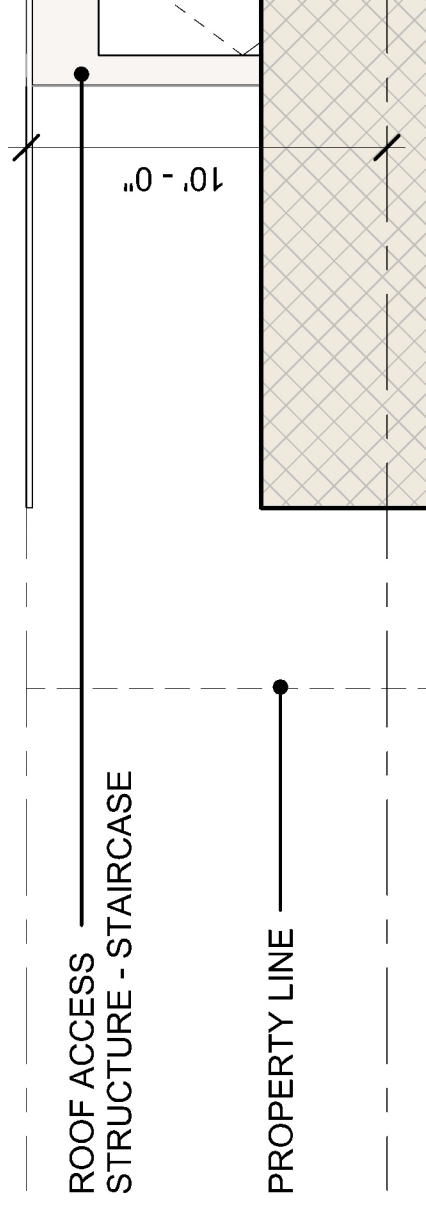
PERFORATED METAL
SCREEN



ROOF ACCESS
STRUCTURE - STAIRCASE

PROPERTY LINE

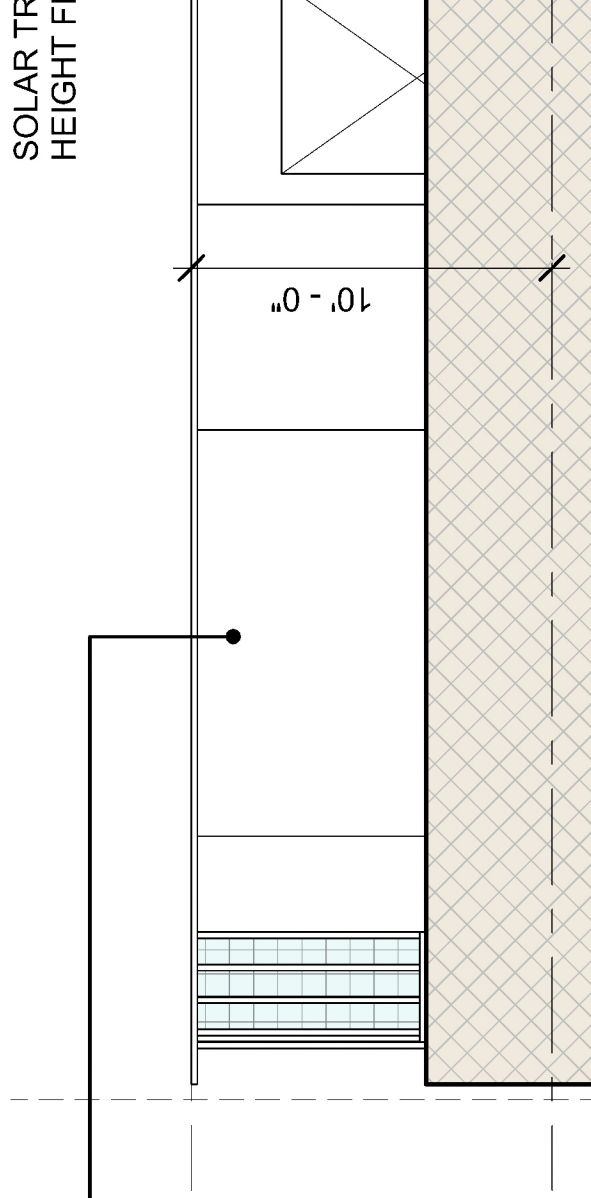
10' - 0"



SOLAR TR
HEIGHT FI

10' - 0"

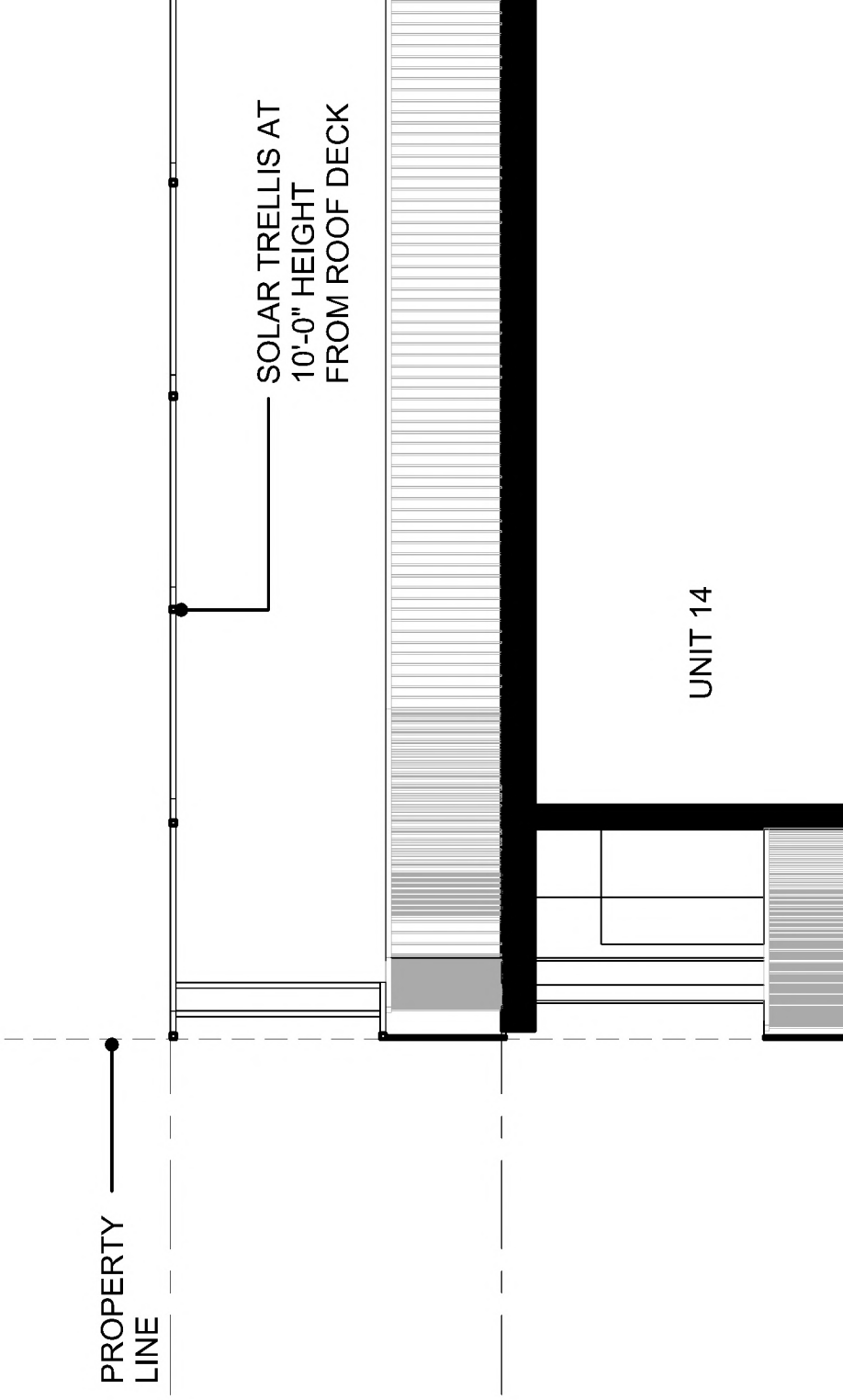
ROOF ACCESS
STAIRCASE



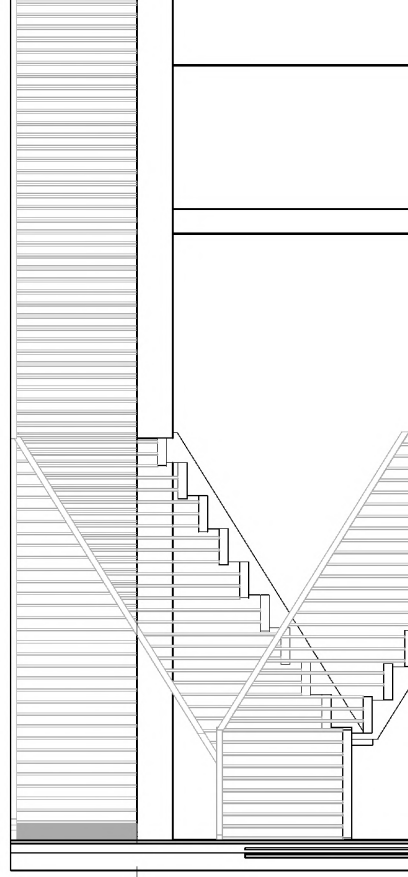
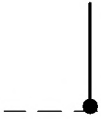
PROPERTY
LINE

SOLAR TRELLIS AT
10'-0" HEIGHT
FROM ROOF DECK

UNIT 14



PROPERTY LINE

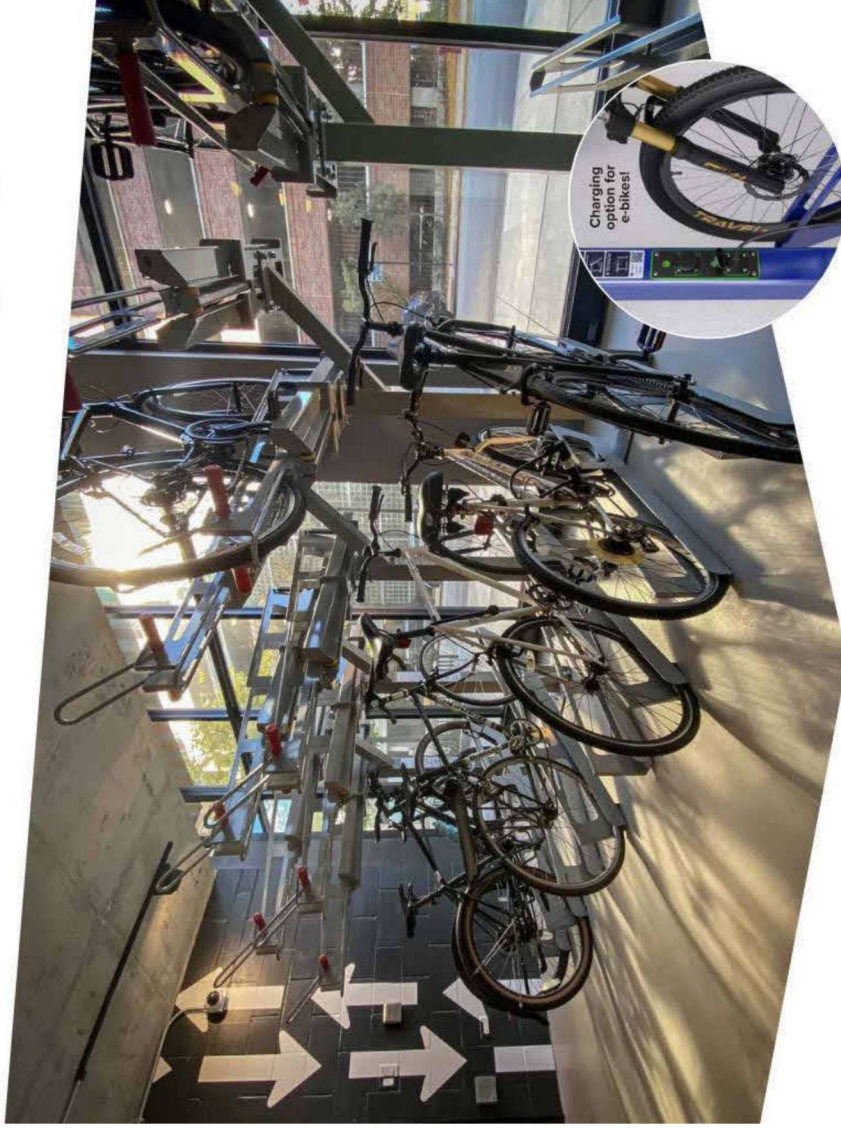


PROPERTY
LINE





Dero Decker



Charging option for e-bikes!



Galvanized



- Sturdy, red handle grips
- Lift-assist trays (weight limit 300lb)
- Dampers for safe lowering of bikes
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- E-bike charging option available (lower level only)

Dero Decker

The Dero Decker takes bike parking to the next level. Unlike other two-tier systems, our mechanical lift-assist, top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray while saving valuable floor space. The Dero Decker has a front wheel safety locking lever and dampers to provide safe lowering of upper trays. Add the e-bike charging option to let users power up their ride while parked.

MIXED-USE NEW CONSTRUCTION

Preliminary Landscape Plan

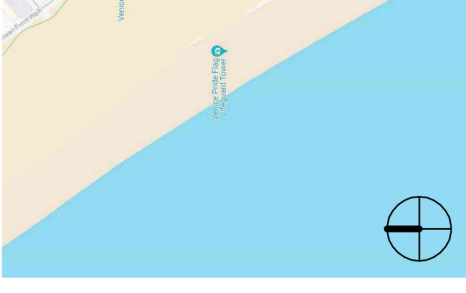
ADDRESS: 1410-1422 S MAIN ST, VENICE CA 90291

ZONING: C2-1-O

APN #: 1410 MAIN: 4238012003
1414 MAIN: 4238012004
1422 MAIN: 4238012005

LEGAL DESCRIPTION: LOTS 3-5, BLOCK 7, VENICE OF AMERICA TRACT

MAP REFERENCE: M B 6-126/127



OPEN SPACE NOTE & CALCULATION

LAMC 12.21 G.2.(a)(3)

A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

REQUIRED OPEN SPACE:

5XSTUDIO = 1 HABIT. ROOM = 5X100 = 500 SF
5X1 BR = 2 HABIT. ROOMS = 5X100 = 500 SF
9X2 BR = 3 HABIT. ROOMS = 9X125 SF = 1,125 SF

TOTAL REQUIRED OPEN SPACE = **2,125 SF**

PROVIDED OPEN SPACE:

2,883 SF COMMON OPEN SPACE ON ROOF DECK
(4,106 SF LANDSCAPED)

PRO.

OWNER:

ARCHITECT:

LANDSCAPE:

PROPERTY LINE

RAMP 1:12 SLOPE

3' EGRESS PATH FROM PARKING

BUILDING LINE

2ND EGRESS PATH FROM RESIDENTIAL UNITS

STORAGE

OUTDOOR DINING (SERVICE AREA) 467 SF

KITCHEN 1

RESTROOM (MALE)

RESTROOM (FEMALE)

KITCHEN 2

SILVA CELL SYSTEM WITH PERMEABLE PAVING
 The contractor shall install the specified Silva Cell system beneath all new permeable paving and tree grate areas as shown on the plan. This system provides a load-bearing structure, supporting the permeable pavement and tree grate, while also create a large volume of un-compacted soil for healthy tree root growth and on-site stormwater management.

TAKE-OUT RESTAURANT

RESIDENTIAL OFFICE LOBBY

ELEVATOR

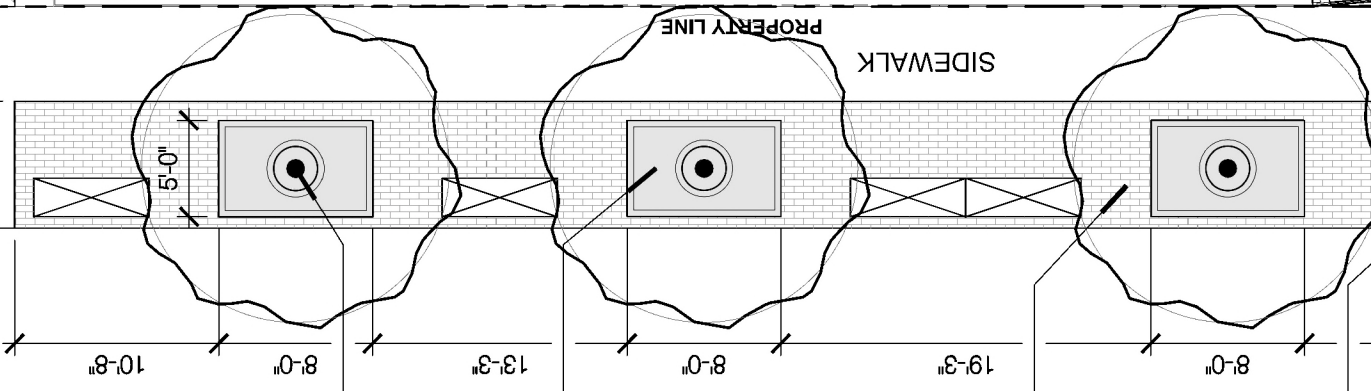
1ST EGRESS PATH FROM RESIDENTIAL UNITS AND PARKING GARAGE

UP

DN

TOTAL PROPOSED STREET TREE: 4 TREES
 REQUIRED NON-PAVED SURFACE : 400 SF
 PROPOSED NON-PAVED SURFACE : 530 SF

±6'-6" 5'-0"



24" BOX TREE
 MIN. 30" DEEP
 PLUMBER BOX
 STREET TREE T.B.S. PER
 THE STREET'S LA'S URBAN
 FORESTRY DIVISION (UFD)

(4) 5' X 8'
 TREE GRATE
 40 SF / GRATE

INTERLOCKING
 PERMEABLE
 PAVERS
 (370 SF)

SHORT TERM BIKE
 PARKING
 (RESIDENTIAL)
 SEE SHEET A602

Main Street

PROPERTY LINE
SIDEWALK

SILVA CELL SYSTEM:
The contractor shall install the specified Silva Cell system within the designated tree and shrub planting areas on the rooftop garden as shown on the plan. This system provides a load-bearing structure create a large volume of un-compacted soil for healthy tree root growth and on-site stormwater management and drainage.

SIDEWALK

PROPERTY LINE

90'-2"

DECK BELOW

RESIDENT SITTING AREA UNDER SOLAR TRELLIS
SEE ARCHITECTURAL PLAN

PROPOSED VERTICAL SOLAR PANEL INDICATED ON SHEET A200- ELEVATIONS

42" TALL GUARDRAIL

15' ROOF ACCESS ELEVATOR AND OVERRUN

2ND EGRESS PATH FROM ROOF DECK (EXTERIOR STAIRS)

SOLAR TRELLIS ABOVE AT 15'-0" HEIGHT FROM ROOF DECK

ROOF DECK - COMMON OPEN SPACE 2,744 SF

MECHANICAL EQUIPMENT AREA
SEE ARCHITECTURAL PLAN

COMMON OPEN SPACE 1,106 SF (LANDSCAPE)

MIN. 30" DEEP RAISED PLANTER

6'-0" CLR.

PROPERTY LINE

97'-3"

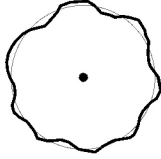


54'-0"

DN

DN

LANDSCAPE DESIGN CONCEPT STATEMENT

THIS PRELIMINARY LANDSCAPE PLAN ENVISIONS A ROOFTOP GARDEN THAT CELEBRATES THE BEAUTY, RESILIENCE, AND ECOLOGICAL VALUE OF CALIFORNIA NATIVE PLANTS, SPECIFICALLY THOSE ADAPTED TO THE LOS ANGELES CLIMATE. IT SHOWCASES A DIVERSE PALETTE OF LOW WATER-USE SPECIES CHOSEN FOR THEIR VARYING TEXTURES, COLORS, AND INTEREST. BY INTEGRATING PLANTS THAT THRIVE IN THE LOCAL CLIMATE WITH MINIMAL IRRIGATION, THE GARDEN DEMONSTRATES THE AESTHETIC POTENTIAL OF NATIVE FLORA BUT ALSO PROMOTES SUSTAINABLE LANDSCAPE PRACTICES. THE RESULT IS A DYNAMIC, LIVING TAPESTRY THAT INVITES PEOPLE TO EXPERIENCE THE RICHNESS OF CALIFORNIA'S NATURAL HERITAGE IN AN URBAN SETTING.

PLANTING LEGEND						
SYMBOL	SCIENTIFIC NAME & COMMON NAME	SIZE	QUANTITY	City of Los Angeles Native, Y / N	GROWTH	WIDTH / HEIGHT
	STREET TREE PER THE STREETS LA'S URBAN FORESTRY DIVISION (UFD)	24 INCH BOX	4	N / A	N / A	
	<i>Cercis occidentalis</i> Western Redbud	24 INCH BOX	1	Y	Height: 12-20 feet Width: 10-15 feet	
	<i>Ephiobium canum</i> California Fuchsia	5 Gallon	6	Y	Height: 3-4 feet Width: 2-3 feet	
	<i>Erigeron glaucus</i> Seaside Daisy	5 Gallon	48	Y	Height: 1-2 feet Width: 1-2 feet	
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gallon	6	Y	Height: 4-5 feet Width: 4-6 feet	
	<i>Achillea millefolium</i> Common Yarrow	1 Gallon	74	Y	Height: <1 foot Width: 1-2 feet	
	<i>Salvia 'Bee's Bliss'</i> Bee's Bliss Sage	5 Gallon	14	Y	Height: 1-2 feet Width: 6-8 feet	
	<i>Penstemon palmeri</i>	5 Gallon	26	Y	Height: 2-3 feet	



Ephelobium canum
California Fuchsia



Erigeron glaucus
Seaside Daisy



Muhlenbergia rigens
Deer Grass



Achillea millefolium
Common Yarrow



Cercis occidentalis
Western Redbud



Salvia 'Beet's Bliss'
Beet's Bliss Sage

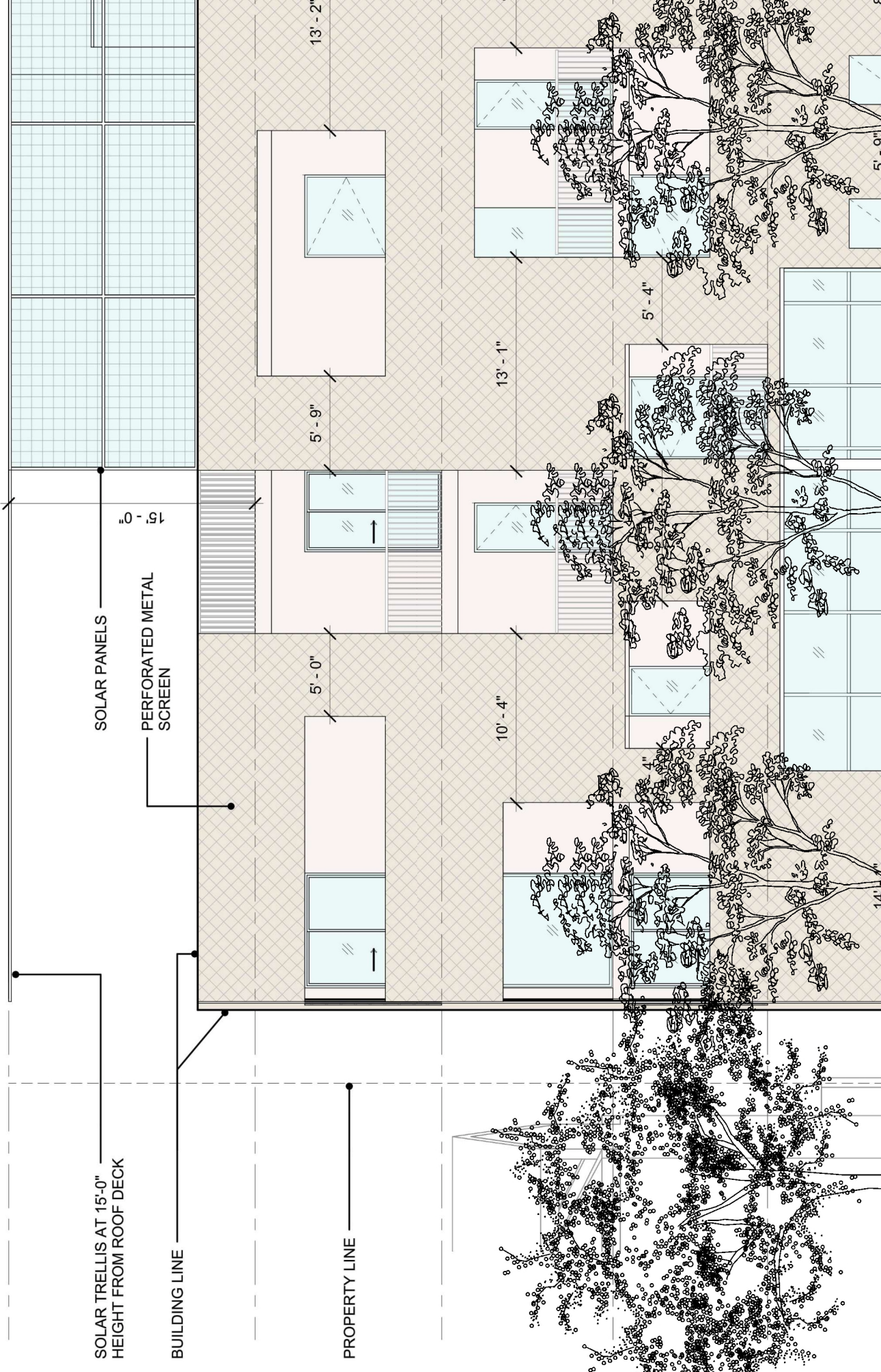


Penstemon palm
Scented Penstemon



Hesperoyucca v
Our Lord's Cand





SOLAR TRELLIS AT 15'-0"
HEIGHT FROM ROOF DECK

SOLAR PANELS

PERFORATED METAL
SCREEN

BUILDING LINE

PROPERTY LINE

15'-0"

5'-0"

5'-9"

13'-2"

10'-4"

13'-1"

5'-4"

4"

5'-0"

