

PROJECT TEAM

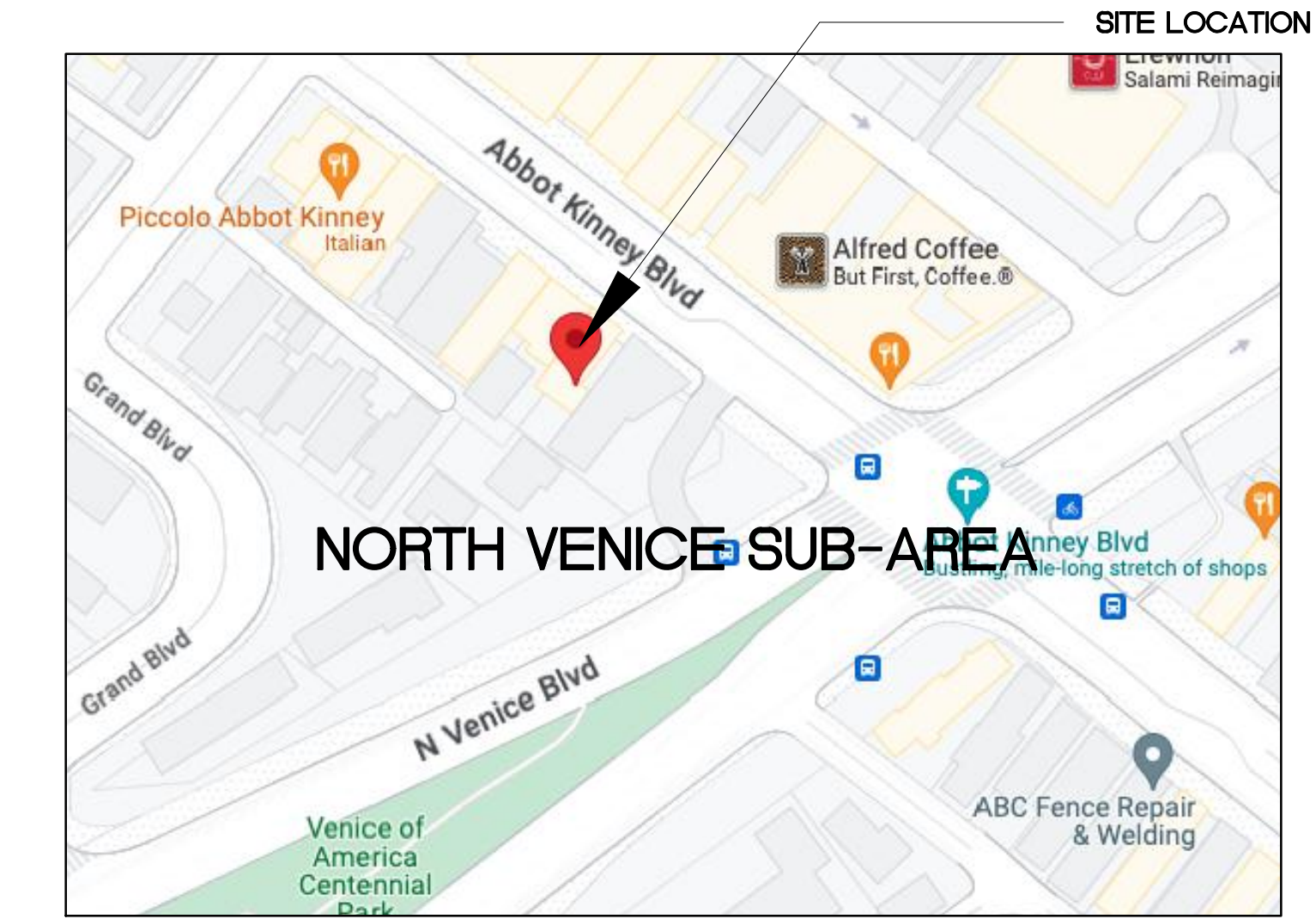
PROJECT ADDRESS:	1648 S. ABBOT KINNEY BLVD. VENICE, CA. 90291	
OWNER:	FOREVER PROPERTIES LLC 550 S. HILL ST #1420 LOS ANGELES, CA. 90013	310-866-8321
DESIGNER:	DEMOCRATIC DESIGN STUDIO LLC 706 HAMPTON DR. VENICE, CA. 90291	(310) 751-4040
SURVEYOR:	PACIFIC LAND CONSULTANTS INC. 28441 HIGHRIDGE RD. ROLLING HILLS ESTATES, CA 90274	310-544-8689
STRUCTURAL ENGINEER:	-	-
CIVIL ENGINEER:	-	-
SOILS ENGINEER:	-	-
MEP ENGINEER:	-	-
METHANE DESIGN:	-	-
GENERAL CONTRACTOR:	-	-

PROJECT DATA

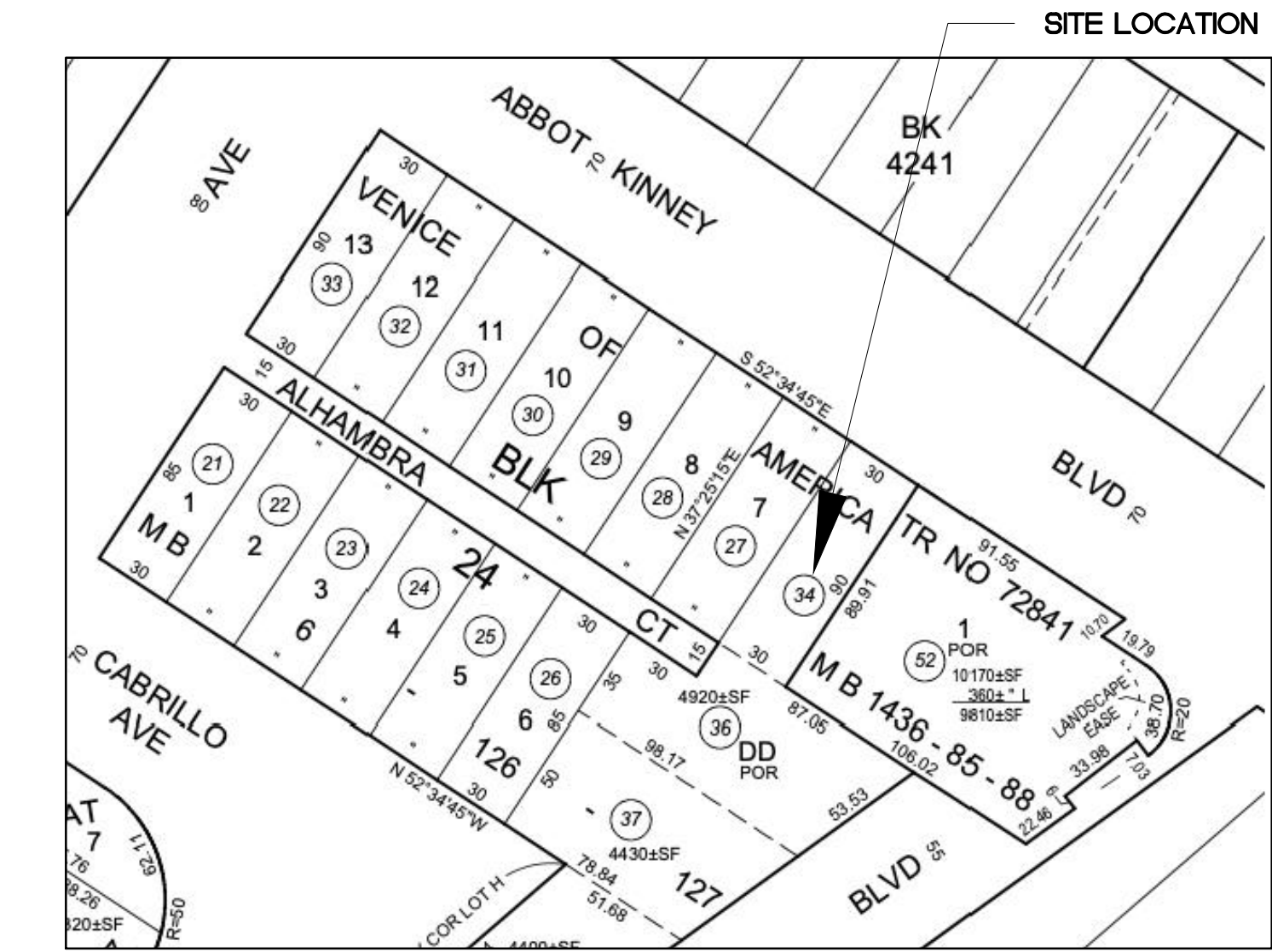
LEGAL DESCRIPTION:	1648 S. ABBOT KINNEY BLVD. VENICE, CA 90291
ADDRESS	PT LT "DD"
LOT:	VENICE OF AMERICA
TRACT:	24
BLOCK	4238-017-034
ASSESSOR'S P.N.	MB 6-126/127
MAP REFERENCE	M - COMMERCIAL
OCCUPANCY TYPE:	1
NUMBERS OF STORIES NEW BUILDING:	C2-1-0-CA
ZONING:	VACANT LOT
USE OF EXISTING BUILDING:	CD-11
COUNCIL DISTRICT:	VENICE SPECIFIC PLAN
COMMUNITY PLAN:	LOS ANGELES COASTAL TRANSPORTATION CORR.
SPECIFIC PLAN:	NA
YEAR BUILT:	COMMERCIAL
PROPOSED BUILDING:	TYPE-VA
CONSTRUCTION TYPE:	NFPA-13
SPRINKLERED:	SINGLE PERMIT JURISDICTION
COASTAL ZONE:	N/A
FIRE DISTRICT:	N/A
HILLSIDE GRADING:	N/A
LANDSLIDE:	N/A
METHANE HAZARD SITE:	METHANE ZONE
TSUNAMI INUNDATION ZONE:	YES
LIQUEFACTION:	YES
CODE AND APPROVALS:	
BUILDING CODE:	2022 CBC/2023 LABC/2023 CITY OF LA GREEN CODE
M.E.L.O.:	-
ZONING ADMINISTRATOR CASE NO.:	-
CEQA:	-
SOILS REPORT APPROVAL LETTER:	-
APPLICATIONS AND PERMITS:	
A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:	
1. GRADING/ EXCAVATION/ BACKFILL/REMOVAL + RECOMPACTION	
2. FIRE SPRINKLER SYSTEM	
3. MECHANICAL AND PLUMBING WORK	
4. ELECTRICAL WORK	
DAS:	
PRIVATELY FUNDED NOT RECEIVING ANY TAX CREDITS. NOT PUBLIC HOUSING.	

EXISTING BUILDING SUMMARY:	EMPTY LOT
LOT / BUILDING SUMMARY:	
PARCEL AREA:	2,700.2 SQ.FT.
ALLOWABLE FLOOR AREA (FAR 1 PER VSP COMMERCIAL ONLY):	2,700.2 SQ.FT.
PROPOSED FLOOR AREA:	2,651 SQ.FT.
FRONT YARD SETBACK:	NONE (12.14.C.1)
REAR YARD SETBACKS:	NONE (12.14.C.1)
SIDE YARD SETBACKS:	NONE (12.14.C.1)
LOADING ZONE 12.21. C. 6(a):	NO LOADING SPACE SHALL BE REQUIRED ON UNUSUALLY SHAPED LOTS, ODDLY LOCATED LOTS, OR ON HILLSIDE LOTS, WHEN WAIVED BY THE DEPARTMENT BUILDING AND SAFETY AS PROVIDED FOR IN SECTION 12.26 B.
OCCUPANCY LOAD ANALYSIS:	
PER TABLE 1004.1.2	
MERCHANTILE:	1917 SQ.FT./60 = 31.95
RESTROOM AREA:	45 SQ.FT./200 = 0.23
OFFICE AREA:	128 SQ.FT./50 = 2.56
MEZZANINE STORAGE:	350 SQ.FT./300 = 1.16
STORAGE (RECYCLE ROOM):	108 SQ.FT./300 = 0.36
1ST FLOOR OCCUPANCY LOAD:	36.26 (36)
1ST FLOOR EXITS REQUIRED:	1
1ST FLOOR EXITS PROVIDED:	1
CONSTRUCTION TYPE:	
1ST FLOOR: TYPE I-B	
FIRE ALARM SYSTEM:	
AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SEC. 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SEC. 907.5.	
SPRINKLERS:	
THE ENTIRE BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA-13/ NFPA-13R). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2)	
STANDPIPE NOT REQUIRED IN BUILDINGS UNDER 30 FEET IN HEIGHT (STANDPIPE REQUIRED WHEN IF MECHANICAL PARKING LIFT IS PROPOSED).	

VICINITY MAP



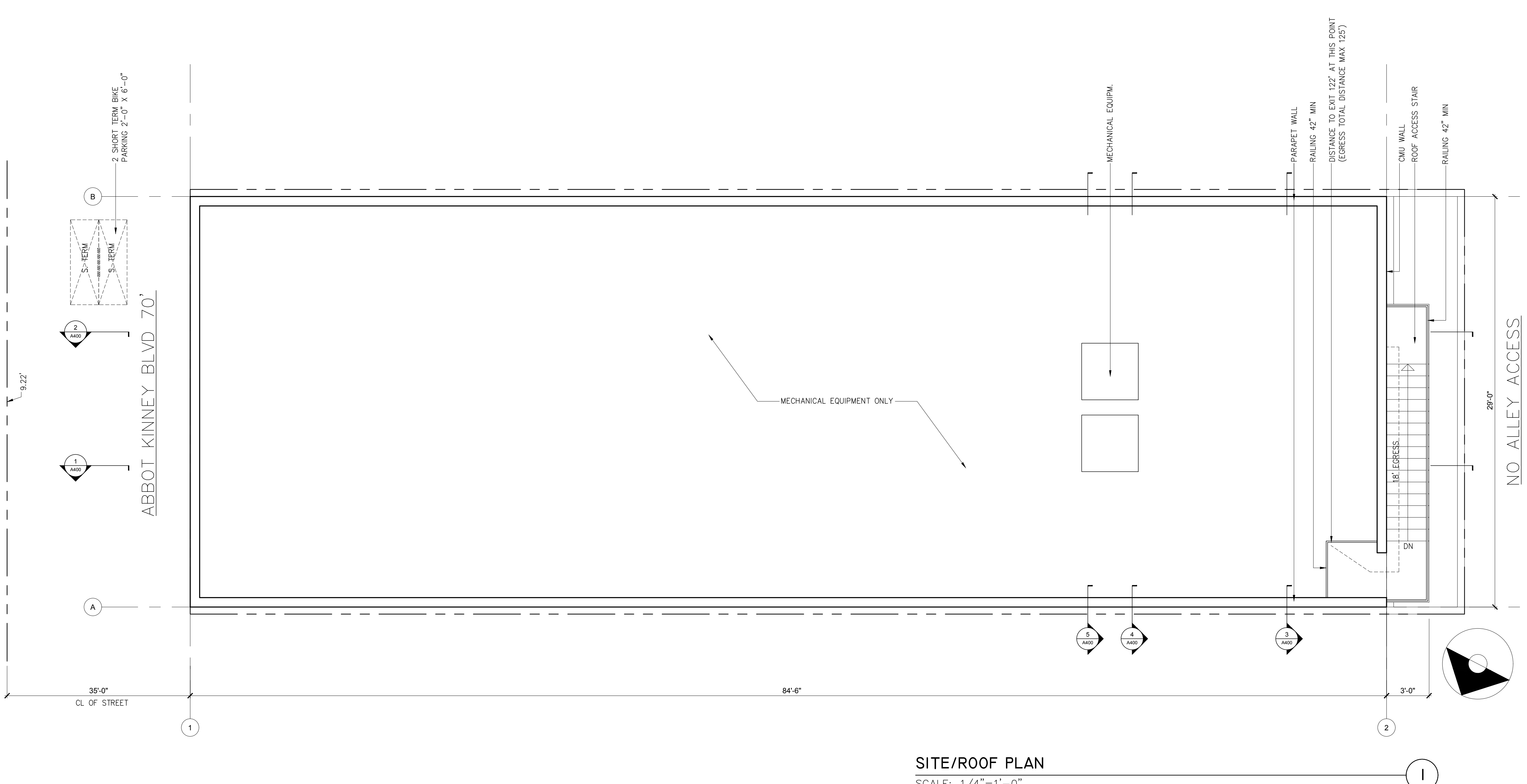
LOCATION MAP



SHEET INDEX

A000	COVER SHEET AND SITE PLAN
S	SURVEY
A200	FLOOR PLAN
A300	EXTERIOR ELEVATIONS
A400	SECTIONS

SITE AND ROOF PLAN



PLANNING CONDITIONS

CONDITION #7, OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING SO THAT LIGHT DOES NOT OVERFLOW INTO ADJACENT RESIDENTIAL PROPERTIES.

CONDITION #9 AND CONDITION #14, A COPY OF THE FIRST PAGE OF THE GRANT AND ALL THE CONDITIONS IN THE LETTER OF DETERMINATION AND ANY SUBSEQUENT APPEAL OF THIS GRANT AND ITS RESULTANT CONDITIONS AND LETTERS OF CLARIFICATIONS/CORRECT SHALL BE PRINTED ON THE BUILDING PLANS.

CONDITION #10, THE APPLICANT SHALL SUBMIT THE PLANS FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. THE FIRE DEPARTMENT'S APPROVAL SHALL BE INCLUDED IN THE PLANS SUBMITTED TO US.

SCOPE OF WORK:

NEW (N) 2,651 SQUARE FOOT, SINGLE-STORY RETAIL BUILDING LOCATED IN THE C2-1-0-CA ZONE IN THE VENICE COASTAL ZONE SPECIFIC PLAN "NORTH VENICE" SUB-AREA.

PROJECT IS LOCATED IN THE 'AE' FLOOD ZONE AND WILL MEET ALL REQUIREMENTS FOR FLOOD-PROOFING ABOVE BASE FLOOD ELEVATION.

REQUIRED PARKING:	1917/225 (RETAIL) =	8.52
	128/250 (OFFICE) =	0.54
	2,300/640 (BIZ) =	3.59
TOTAL REQUIRED:		12.65
PROVIDED PARKING:		0 (ZERO)

BIKE PARKING PROVIDED: 2 LONG TERM AND 2 SHORT TERM IN PUBLIC RIGHT OF WAY

HEIGHT (HIGH POINT OF FLAT ROOF PER VSP MAX 30'-0") 22'-0"

HEIGHT MEASURED FROM CL. OF STREET (ABBOT KINNEY BLVD.) 9.22'

AK RETAIL & OFFICE
1648 ABBOT KINNEY BL.
VENICE CA 90291

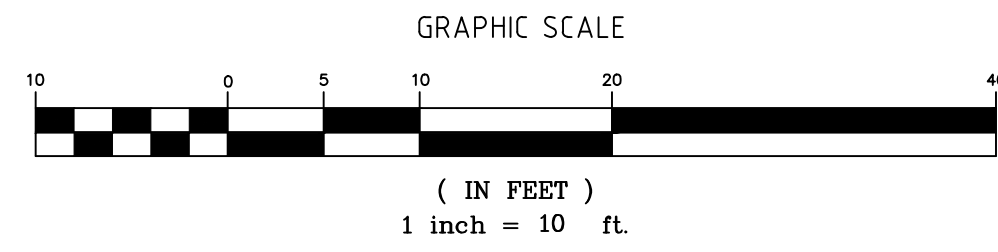
REV. #	DATE	ISSUED BY

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF DEMOCRATIC DESIGN STUDIO LLC AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF DEMOCRATIC DESIGN STUDIO LLC.

COVER SHEET
SITE/ROOF PLAN

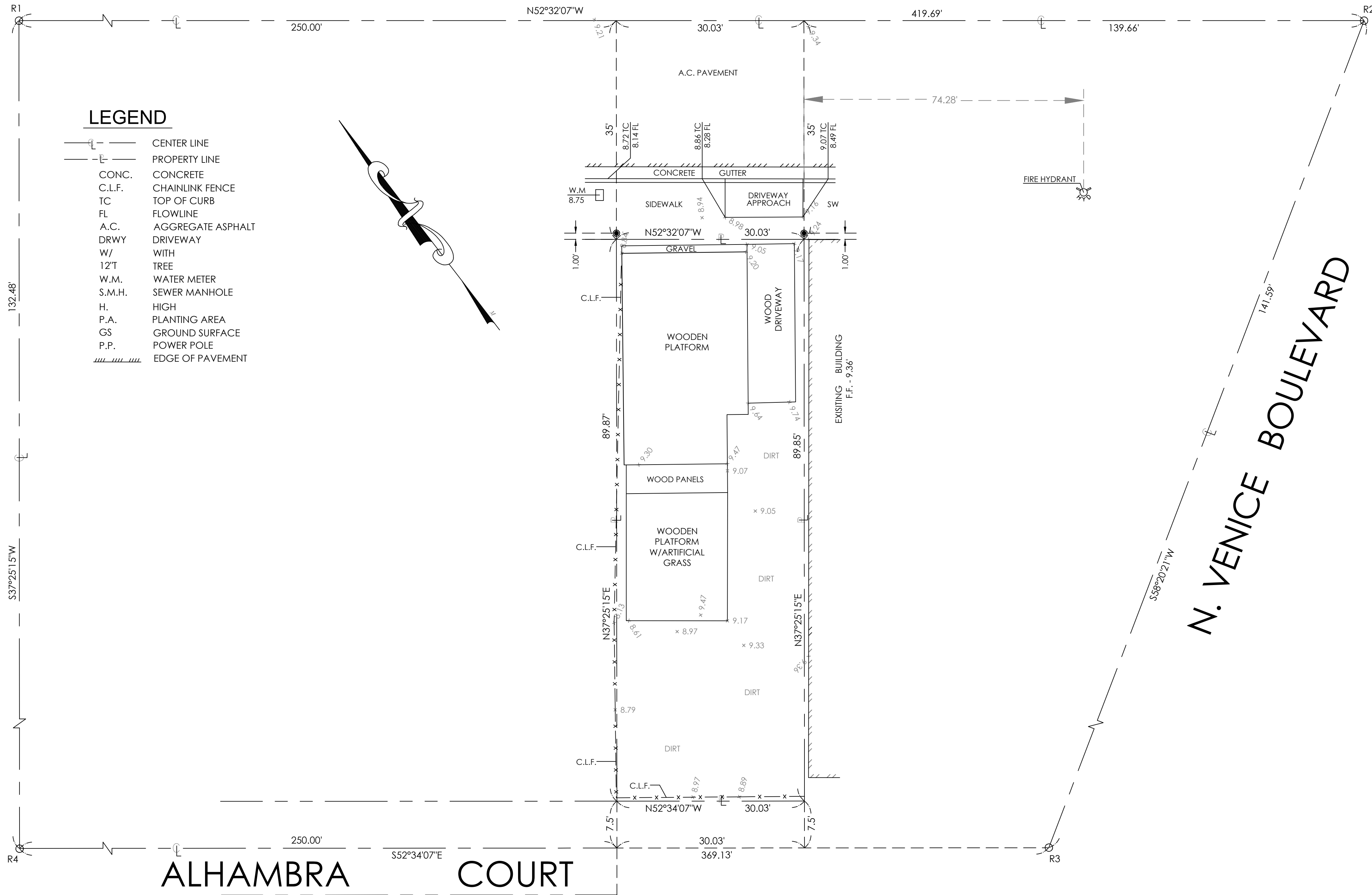
DATE	SCALE	DWG NO.
11.17.2023	1"=3'-0"	A000

SITE/ROOF PLAN
SCALE: 1/4"=1'-0"



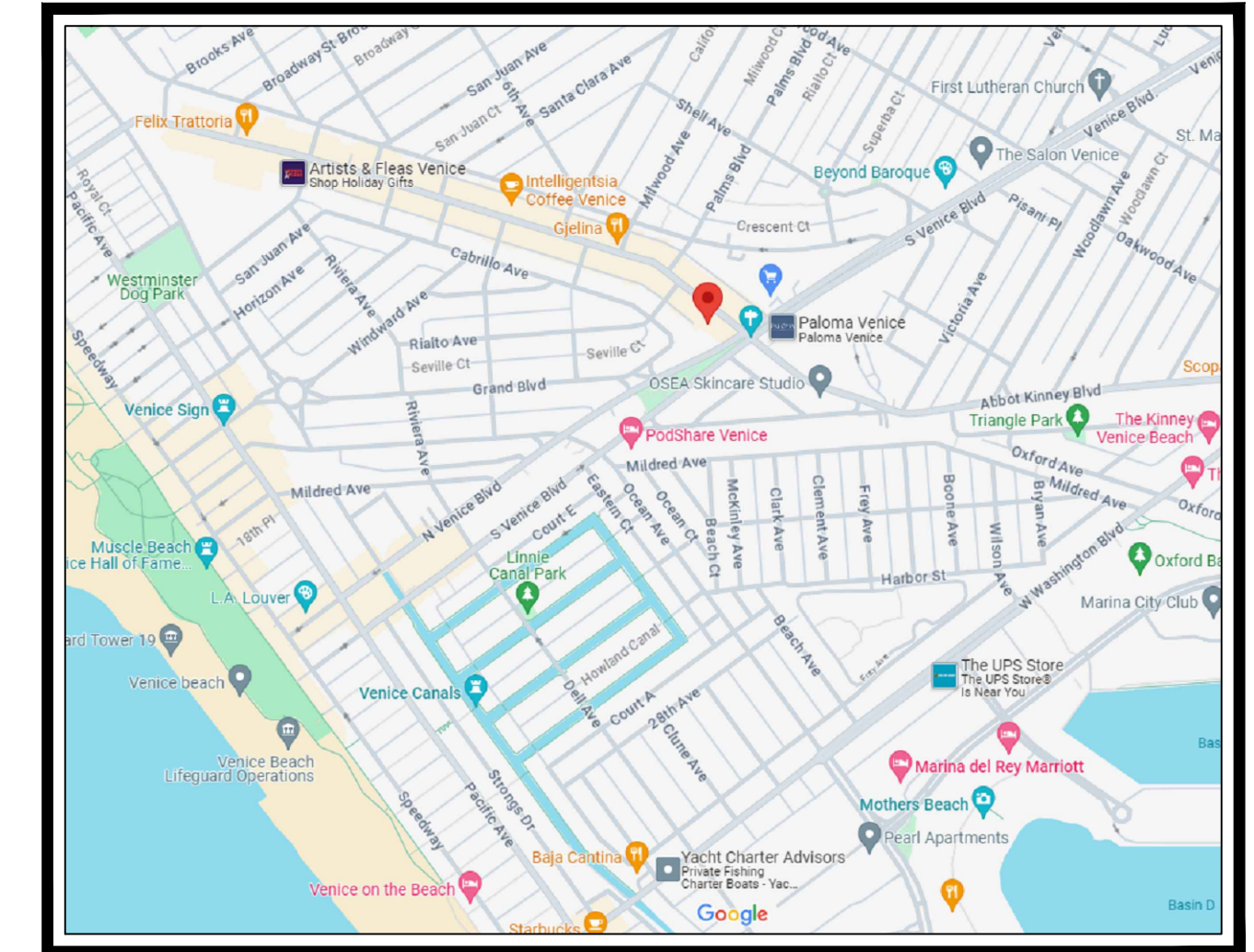
ABBOT KINNEY BOULEVARD

RIALTO AVENUE



LEGEND

- CENTER LINE
- PROPERTY LINE
- CONC. CONCRETE
- C.L.F. CHAINLINK FENCE
- TC TOP OF CURB
- FL FLOWLINE
- A.C. AGGREGATE ASPHALT
- DRWY DRIVEWAY
- W/ WITH
- 12T TREE
- W.M. WATER METER
- S.M.H. SEWER MANHOLE
- H. HIGH
- P.A. PLANTING AREA
- GS GROUND SURFACE
- P.P. POWER POLE
- EDGE OF PAVEMENT



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PORT. OF LOT D-D OF VENICE OF AMERICA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN M.B. 6, PAGES 126-127, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS

THE BEARING OF N52°32'07"W FOR THE CENTERLINE OF ABBOT KINNEY BOULEVARD AS SHOWN IN MENTIONED TRACT MAP OF COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS PROJECT.

BENCHMARK NOTE

DATUM: NAVD 1988	DESCRIPTION
ELEVATION (FT.)	WIRE SPK S CURB PALMS BLVD: 3FT E OF BC RET OF ELECTRIC AVE 1FT W OF CB
9.257	
YR OF ADJUSTMENT	BENCHMARK ID #
2000	16-01270

REFERENCE

- R1= FD. S&W PER C.E.F.B. 108-145, PG. 116
- R2= FD. SSM PER C.E.F.B. 108-145, PG. 332
- R3= ESTAB @ REC ANG & DIST FROM THE EAST PER RECORD OF SURVEY 166-64
- R4= ESTAB @ REC ANG & DIST FROM THE NORTH PER RECORD OF SURVEY 166-64

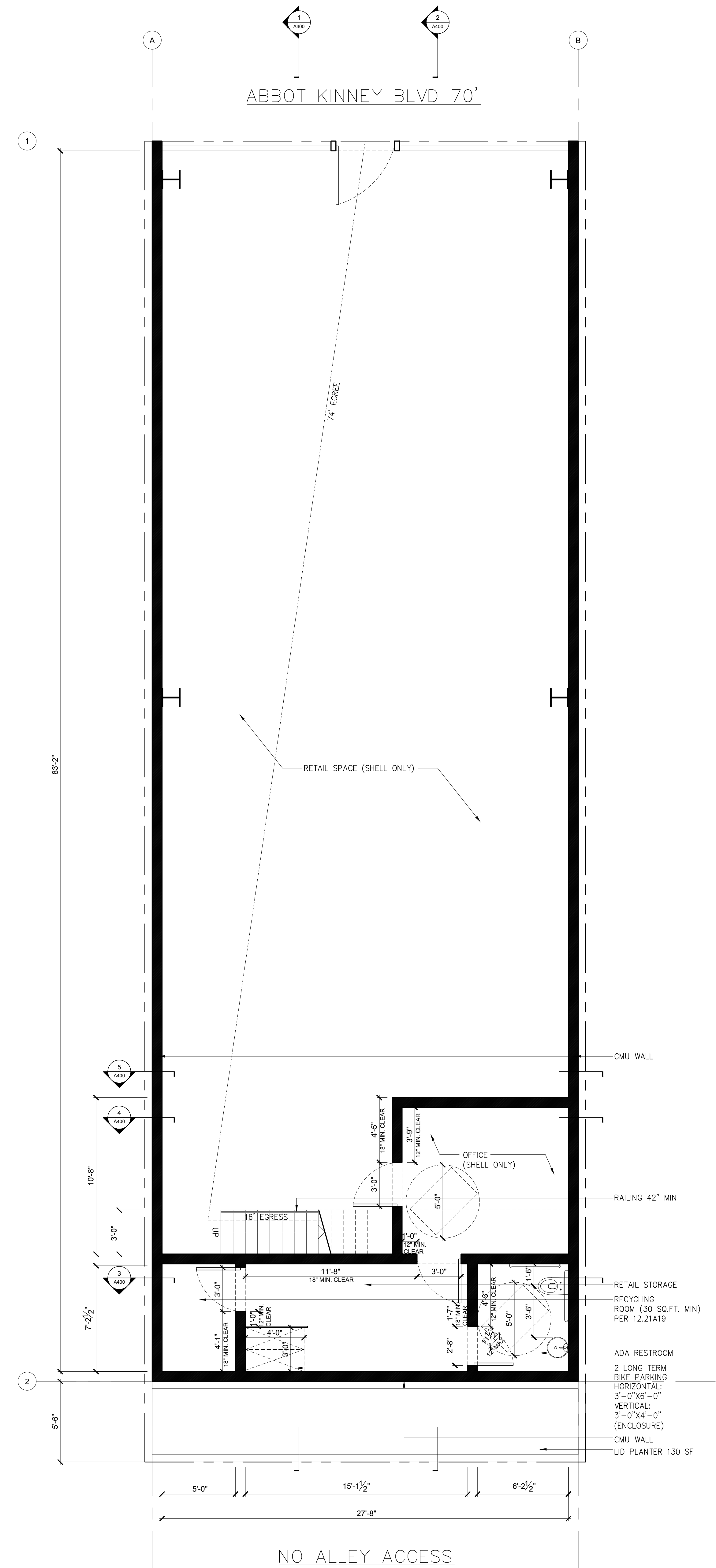
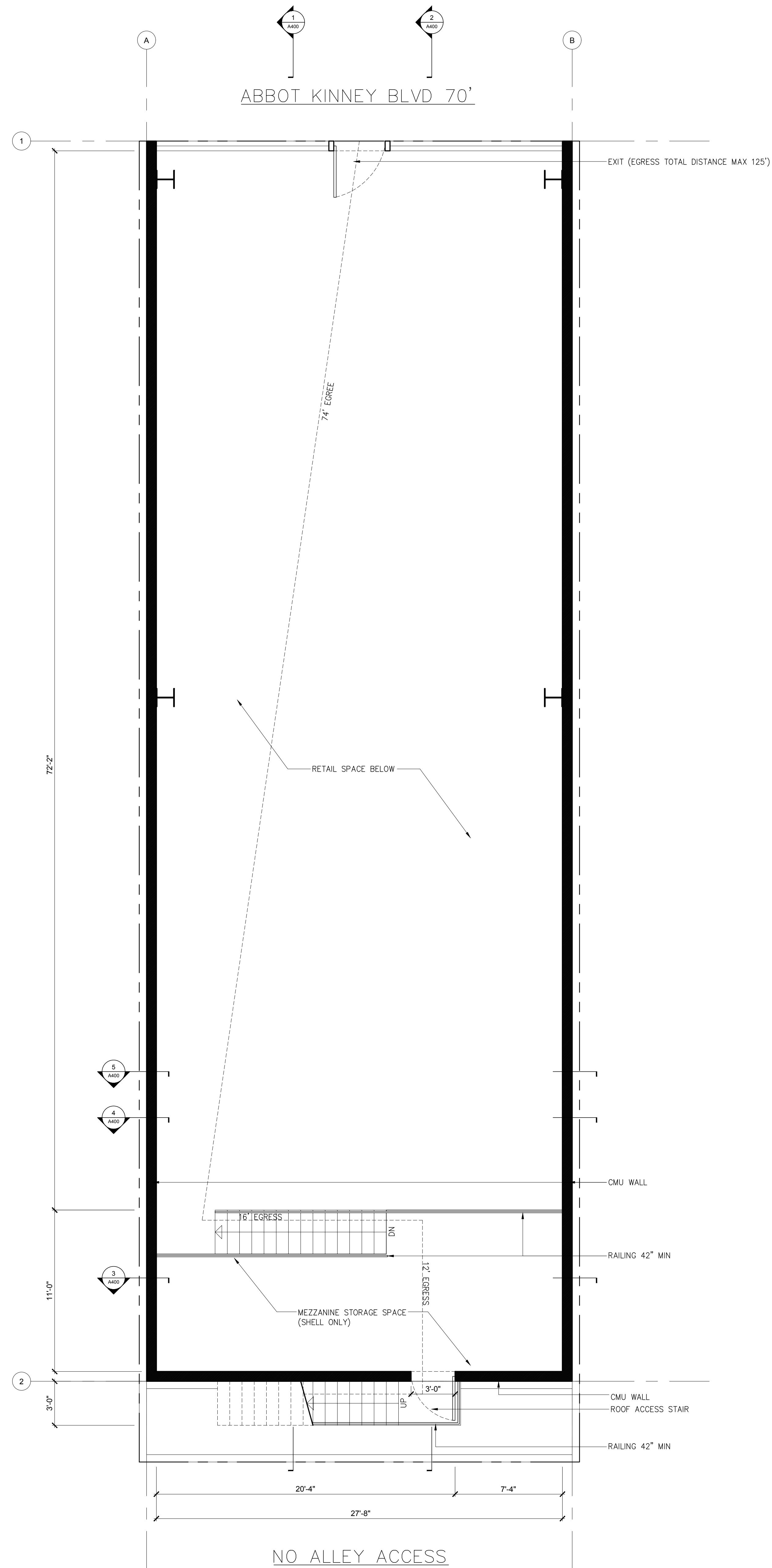


ENGINEER ANIL T. DESAI
RCE 24653 EXP. 12-31-25

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

SITE ADDRESS: 1648 ABBOT KINNEY BLVD.
LOS ANGELES, CA 90291
ALSO KNOWN AS: A.P. No. 4238-017-034

DATE: 12-9-2023 DRAWN BY: DB CHECKED BY: ATD

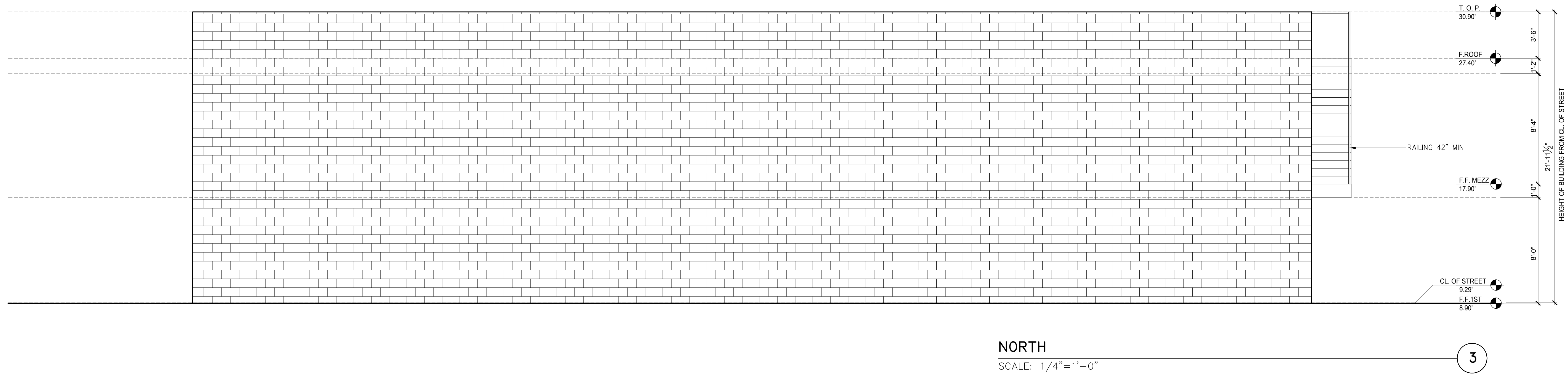
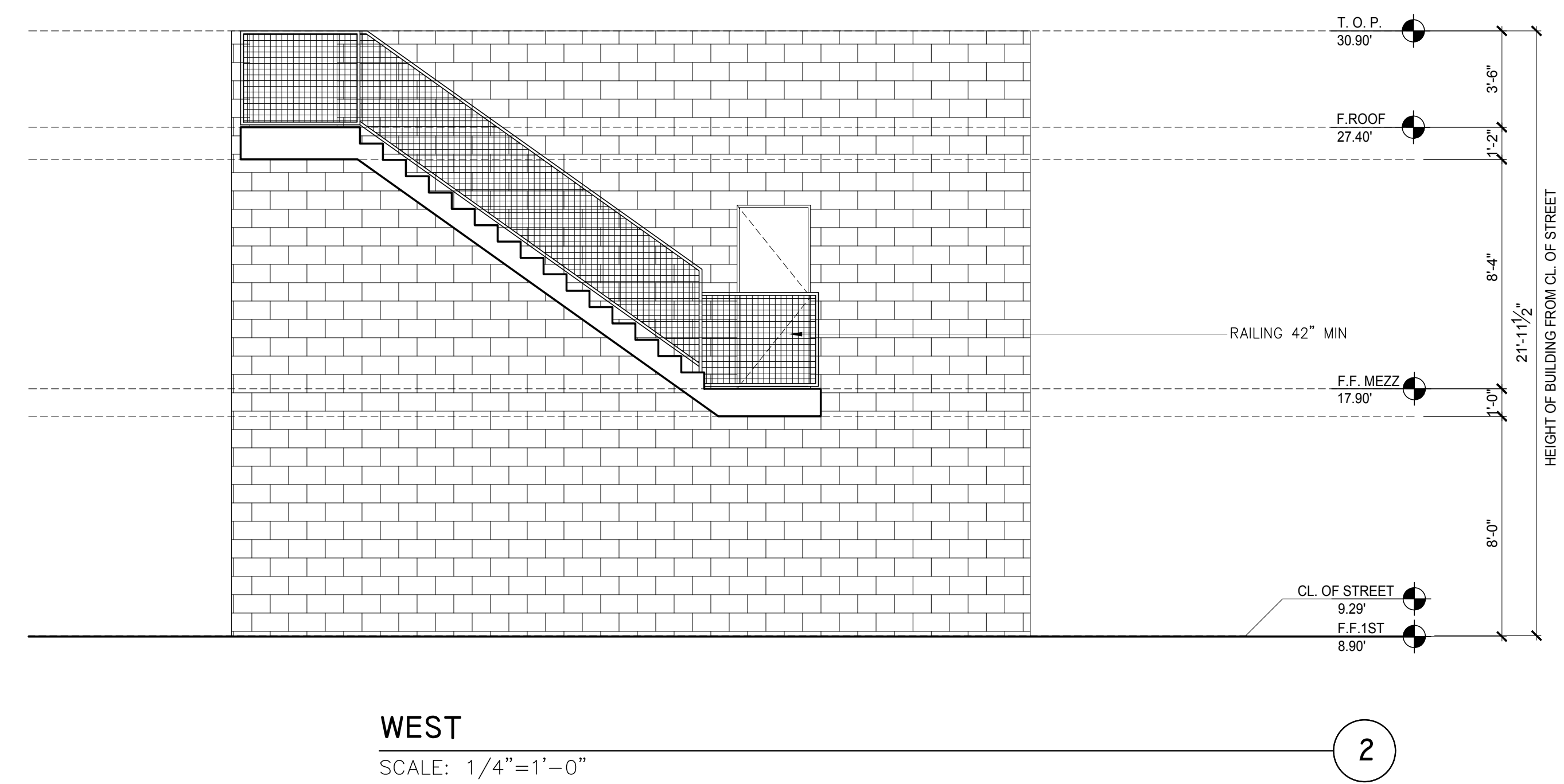
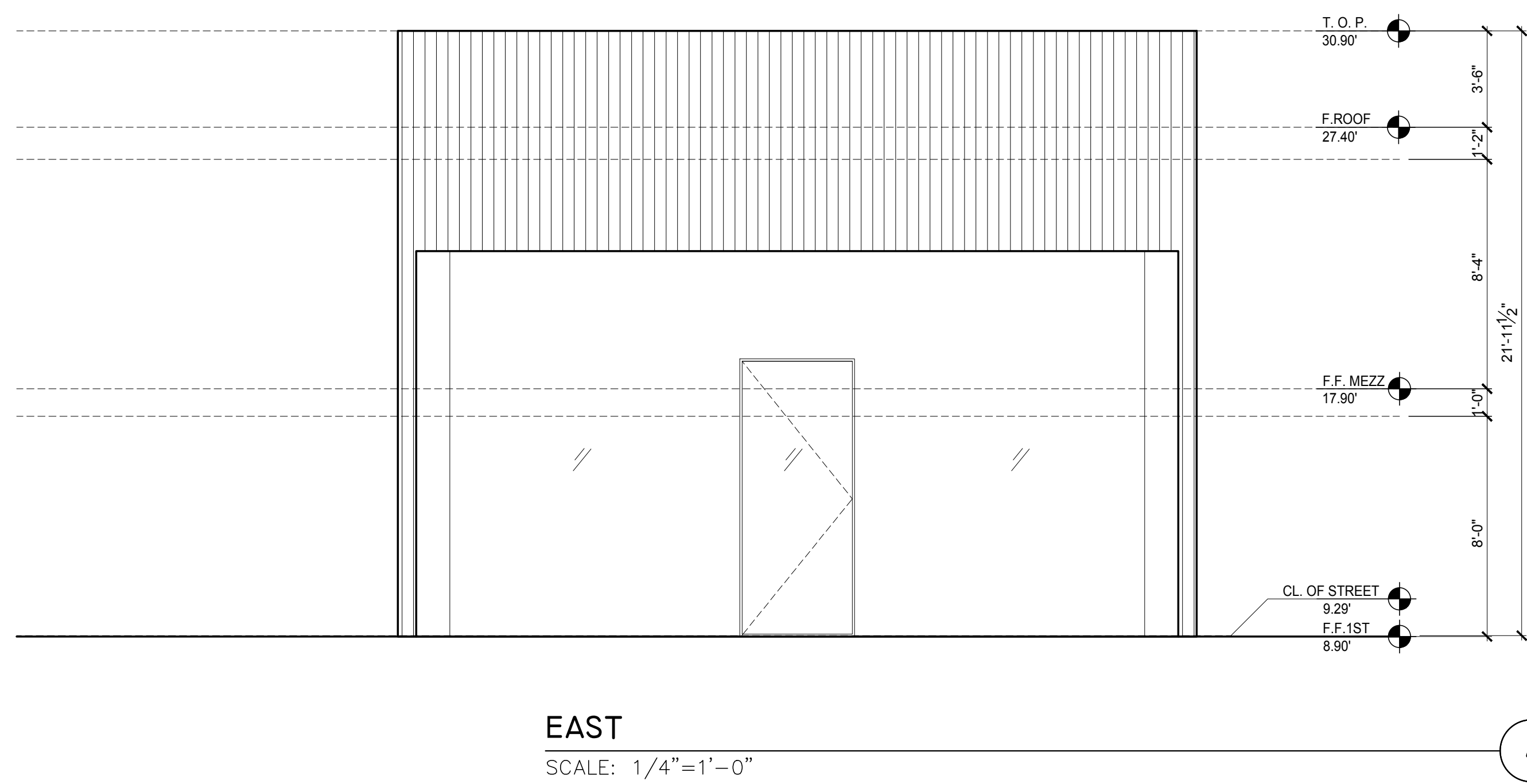
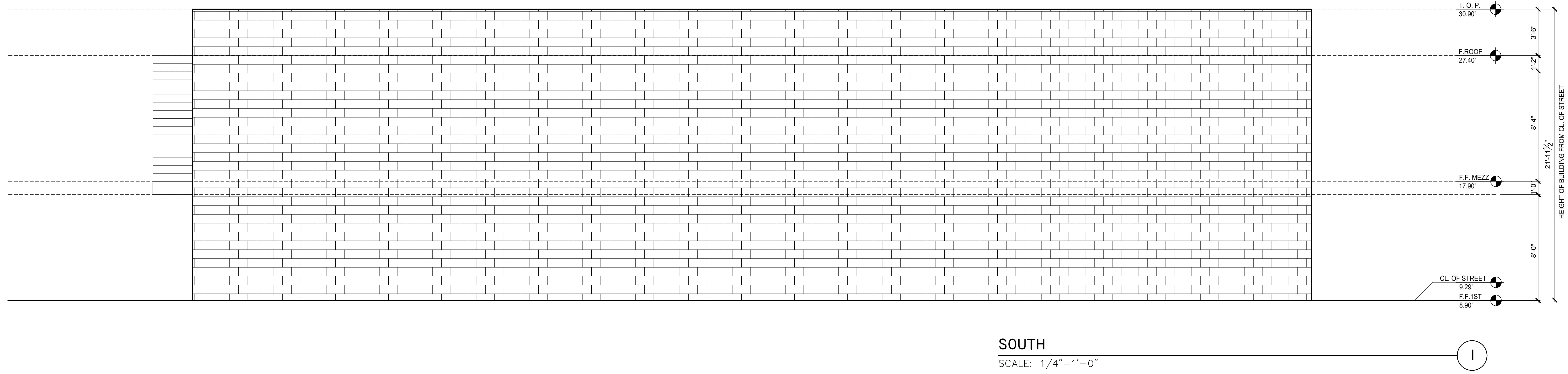


AK RETAIL & OFFICE
1648 ABBOT KINNEY BL.
VENICE CA 90291

REV. #	DATE	ISSUED BY

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF DEMOCRATIC DESIGN STUDIO LLC AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF DEMOCRATIC DESIGN STUDIO LLC.

RETAIL, OFFICE &
MEZZANINE FLOOR PLAN



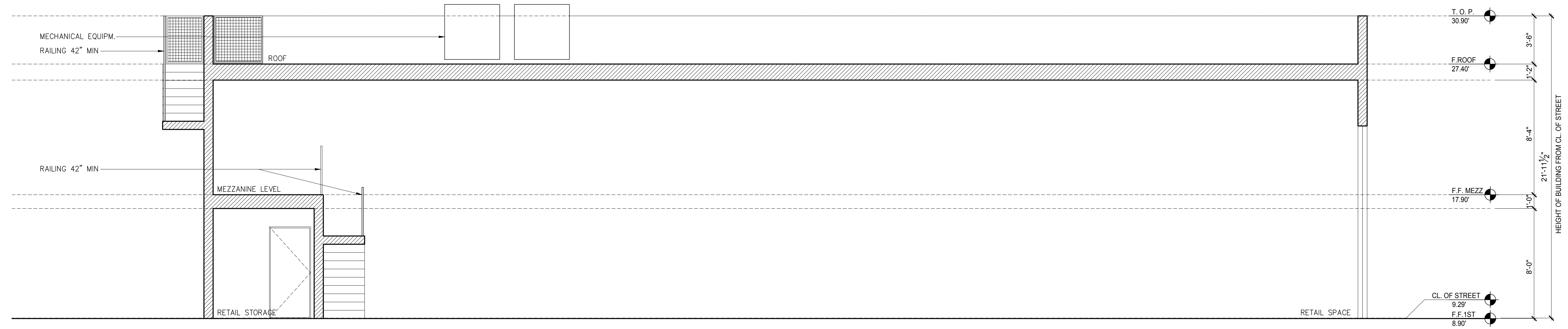
AK RETAIL & OFFICE
1648 ABBOT KINNEY BL.
VENICE CA 90291

REV. #	DATE	ISSUED BY

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF DEMOCRATIC DESIGN STUDIO LLC AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF DEMOCRATIC DESIGN STUDIO LLC.

ELEVATIONS

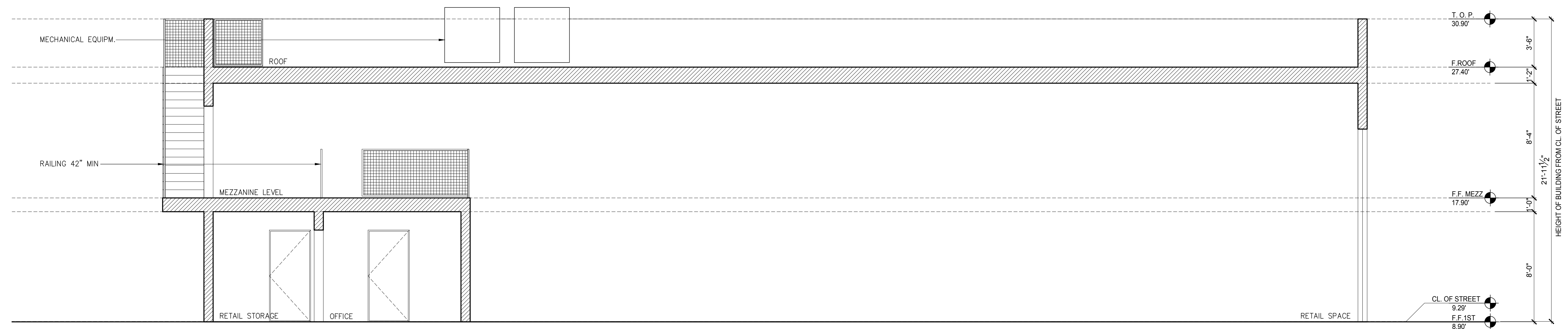
DATE	SCALE	DWG NO.
11.10.2023	1"=4'-0"	A300



SECTION

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

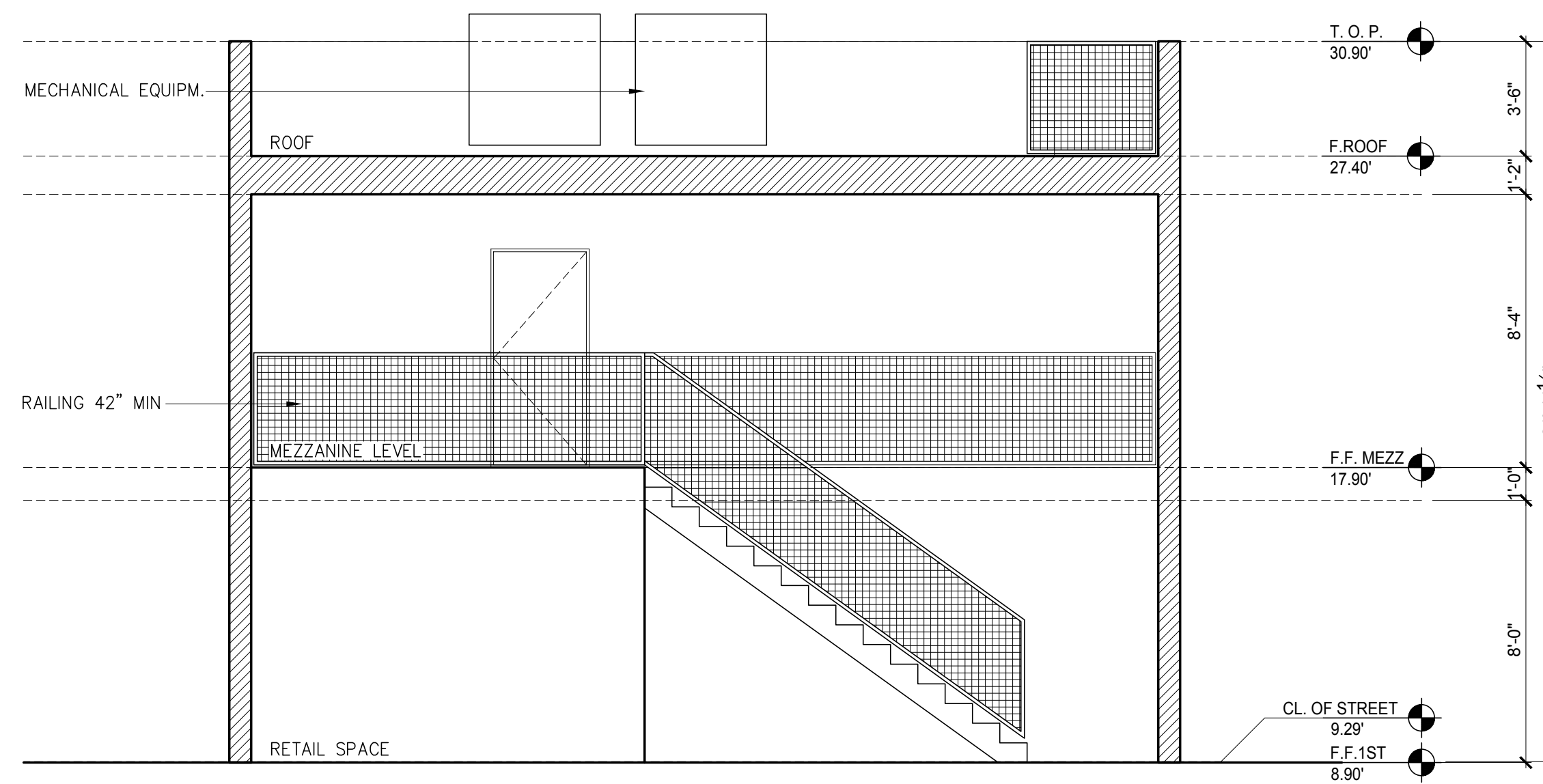
1



SECTION

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

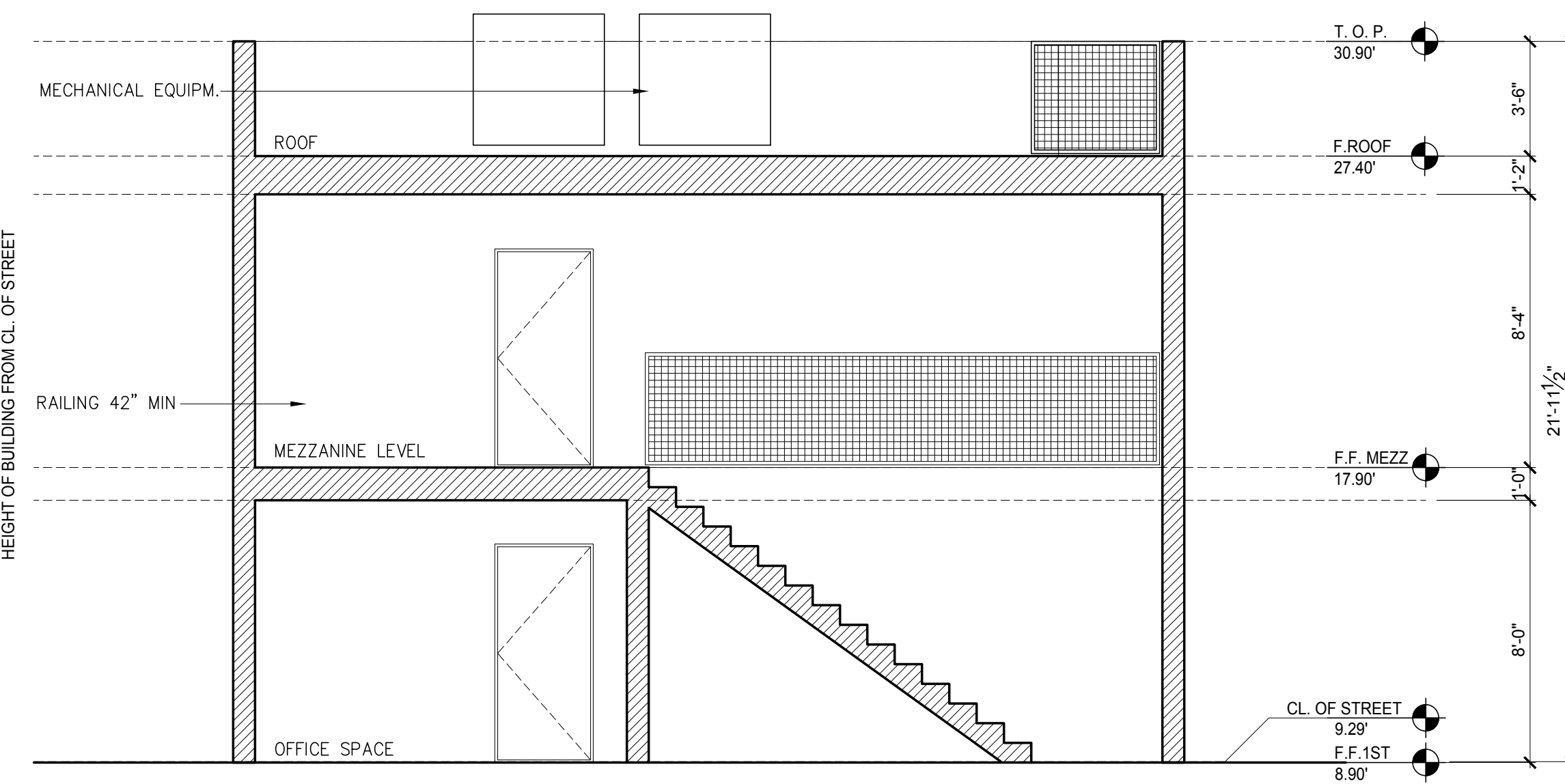
2



SECTION

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

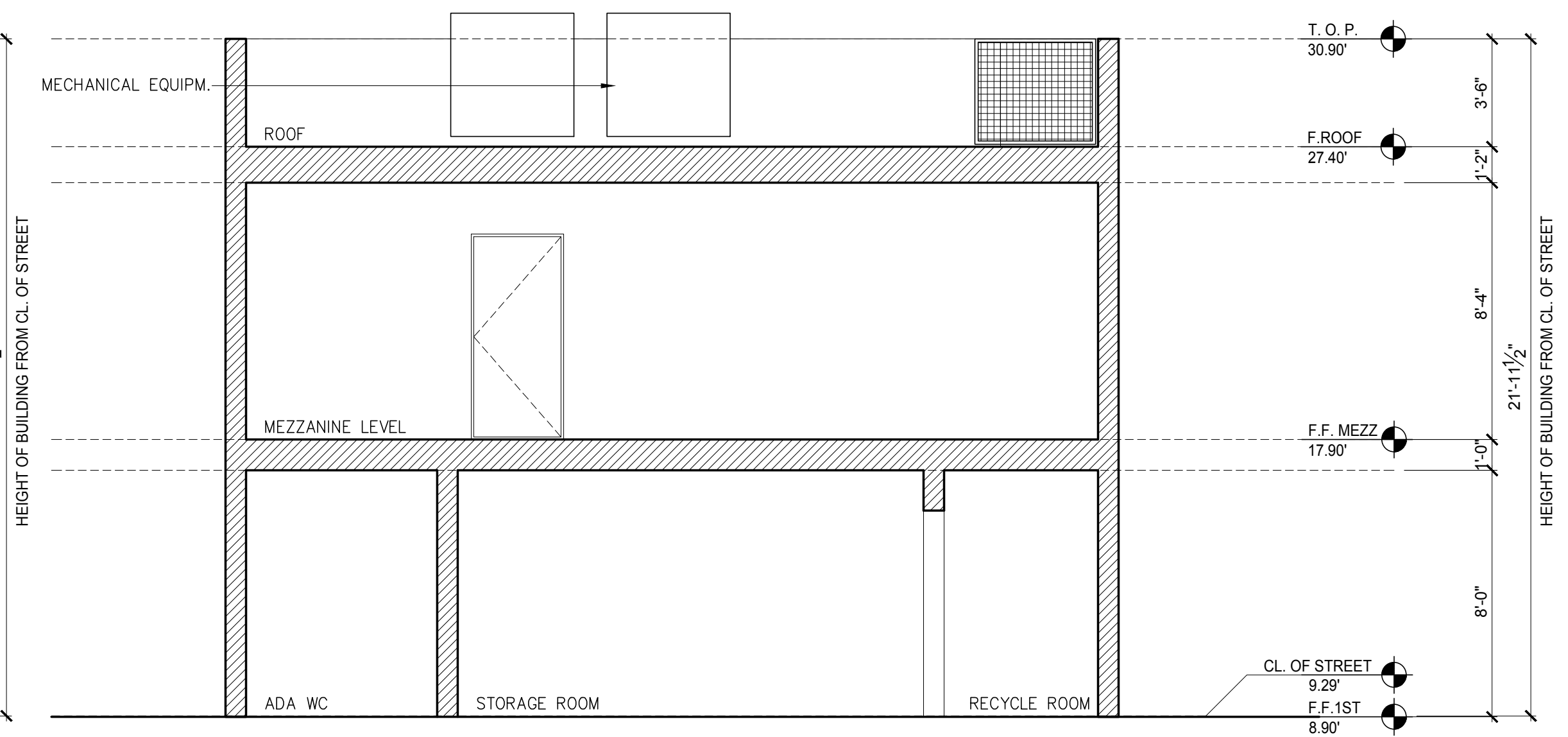
5



SECTION

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

4



SECTION

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

3

AK RETAIL & OFFICE
1648 ABBOT KINNEY BL.
VENICE CA 90291

REV. #	DATE	ISSUED BY

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF DEMOCRATIC DESIGN STUDIO LLC AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF DEMOCRATIC DESIGN STUDIO LLC.

SECTIONS

DATE	SCALE	DWG. NO.
11.10.2023	1"=4'-0"	A400