

PROJECT:
2297 - 2299 S. ABBOT KINNEY
VENICE, CA 90291

ARCHITECT:
DU
DesignUniversal
ARCHITECTURE AND DESIGN
ROBERT THIBODEAU
812 LINCOLN BLVD
VENICE, CA 90291
PH: 310.452.8161
FX: 310.452.8171

OWNER:
TURF REAL ESTATE
16801 VIA LA COSTA
PACIFIC PALISADES, CA 90272
PH: 424.299.7395

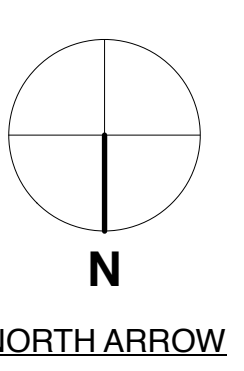
STRUCTURAL ENGINEER:
TY ENGINEERING AND DESIGN
952 MANHATTAN BEACH BLVD., SUITE 260
MANHATTAN BEACH, CA 90266
PH: 310.935.0060

CONTRACTOR:

SOILS ENGINEER:

METHANE ENGINEER:

SURVEYOR:
CHRIS NELSON & ASSOC. INC.
28118 AGOURA RD. SUITE 100
AGOURA HILLS, CA 91301
PH: 818.991.1040

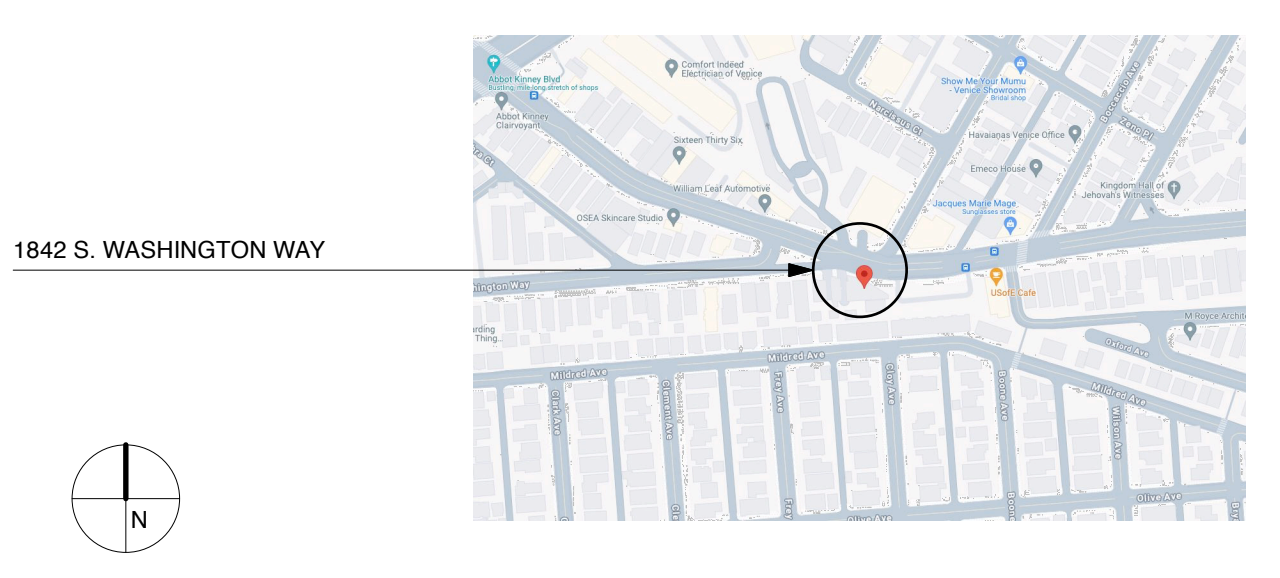


SITE PLAN
1/8" = 1'-0"

| | |
|---------------------|----------|
| REVISION / ISSUE: | DATE: |
| 1. SCHEMATIC DESIGN | 03.06.24 |



LOCATION MAP NTS



VICINITY MAP NTS

| AUTOMOBILE PARKING - EXISTING USES | | | | REPLACING AUTO PARKING WITH BICYCLE PARKING SPACES 12.21-A.4 | | | |
|---|--------------|------------|---------------------------------------|--|-------------------------|---------------|----------------|
| | SPACE / UNIT | # OF UNITS | # OF PARKING SPACES | COMMERCIAL TO BE REPLACED | 1 AUTO SPACES | 4 - LONG TERM | 4 - SHORT TERM |
| RESIDENTIAL | 2 | 1 | 2 | | | | |
| TOTAL RESIDENTIAL | | | 2 | REQUIRED BIKE PARKING PER 12.21-A.16 | 1 | 4 | 4 |
| | RATIO | SF | # OF PARKING SPACES | TOTAL | | | |
| RETAIL | 1.225 | 1,597 | 7.1 | TOTAL BICYCLE PARKING REQUIRED | 8 | 4 | 4 |
| PARKING PROVIDED: | | | 7 | TOTAL BICYCLE PARKING PROVIDED | 4 LONG / 4 SHORT | | |
| TOTAL CAR PARKING REQUIRED - EXISTING USE | | | 9 PER PERMIT 24016-10000-16091 | AUTOMOBILE REQUIRED | 14 | | |
| AUTOMOBILE PARKING - PROPOSED USES | | | | AUTOMOBILE REQUIRED | | | |
| | SPACE / UNIT | # OF UNITS | # OF PARKING SPACES | | | | |
| RESIDENTIAL | 2 | 1 | 2 | AUTOMOBILE REPLACED | -1 | | |
| TOTAL RESIDENTIAL | | | 2 | TOTAL AUTO REQUIRED WITH REPLACEMENT BIKE PARKING | | | |
| | RATIO | SF | # OF PARKING SPACES | STANDARD | 4 | | |
| RETAIL | 1.225 | 1,957 | 8.7 | COMPACT | 6 | | |
| RESTAURANT | 1.50 | 174 | 3.48 | ADA | 1 | | |
| | | | | RESIDENTIAL | 2 | | |
| TOTAL CAR PARKING REQUIRED | | | 14 | TOTAL AUTOMOBILE REQUIRED | 13 | | |
| REQUIRED ADDITIONAL SPACES | | | 5 | TOTAL AUTOMOBILE PROVIDED | 13 | | |
| EXISTING PERMITTED # OF SPACES | | | 9 PER PERMIT 24016-10000-16091 | | | | |
| TOTAL REQUIRED SPACES W/ NO BIKE REPLACEMENT | | | 14 | | | | |

ADDRESS: 1842 WASHINGTON WAY, VENICE, CA 90291

OWNER: TURF REAL ESTATE

SCOPE OF WORK: RENOVATION TO THE (E) INTERIOR AND EXTERIOR OF A COMMERCIAL/RESIDENTIAL BUILDING. CONVERSION OF 510 SQ. FT. OF (E) RESIDENTIAL TO RETAIL

LEGAL DESCRIPTION: TRACT: TR 6329, BLOCK: NONE, LOT: 79

ZONING: C2-1

(E) OCCUPANCY: M, R-3
(N) OCCUPANCY: M, R-3
CONSTRUCTION TYPE: TYPE VB

APN: 4228002056

LOT SQ. FT. (PER ZIMAS): 11,658.2 SQ. FT.

EXISTING BUILDING SQ. FT.: 2,999 SQ. FT. (2,721 SQ. FT. PER ZIMAS)
PROPOSED BUILDING SQ. FT.: 3,014 SQ. FT.

(E) SFD: 1,597 SQ. FT.
(E) RETAIL: 1,400 SQ. FT.
(E) GARAGE: 439 SQ. FT.

(N) SFD: 705 SQ. FT.
(N) RETAIL: 1,957 SQ. FT.
(N) RESTAURANT BOH: 322 SQ. FT.

REQUIRED PARKING: 13 STALLS
PARKING PROVIDED: 2 RESIDENTIAL STANDARD STALLS
11 COMMERCIAL STALLS (4 STANDARD + 6 COMPACT + 1 ADA VAN)

NO. OF STORIES: ONE STORY (NO CHANGE)

(E) BUILDING HEIGHT: 11.13' (PER NAVIGATE LA)
(N) BUILDING HEIGHT:

SPRINKLERED: NO

PARKING ANALYSIS NTS

PROJECT DATA NTS

DATE: 11.20.24
DRAWN: JN
SCALE: AS NOTED

GO.0

ARCHITECT:



DesignUniversal
ARCHITECTURE AND DESIGN

ROBERT THIBODEAU
812 LINCOLN BLVD
VENICE, CA 90291

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FX: 310.452.8171

OWNER:

STRUCTURAL ENGINEER:

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952 MANHATTAN BEACH BLVD., SUITE
260 MANHATTAN BEACH, CA 90266
PH: 310.935.0060

CONTRACTOR:

SOILS ENGINEER:

METHANE ENGINEER:

SURVEYOR:

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| 1. SCHEMATIC DESIGN | 03.06.24 |
| 2. ENTITLEMENTS SUB. | 11.08.24 |
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BUILDING RECORDS

DATE: 11.08.24 DRAWN: JN SCALE: NTS

Address of Building

1842 Washington Way

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



Note: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued 9-29-78 Permit No. and Year W15695/77

One story, Type V, 41'x50' office addition to existing one story, 40'x50' dwelling and office building, 4 parking spaces required and provided, G-1 occupancy.

0 2 0 0 0 1 0 0 4 4 1

Owner Michael J. Sarlo
Owner's Address 1842 Washington Way
Venice, Calif. 90291

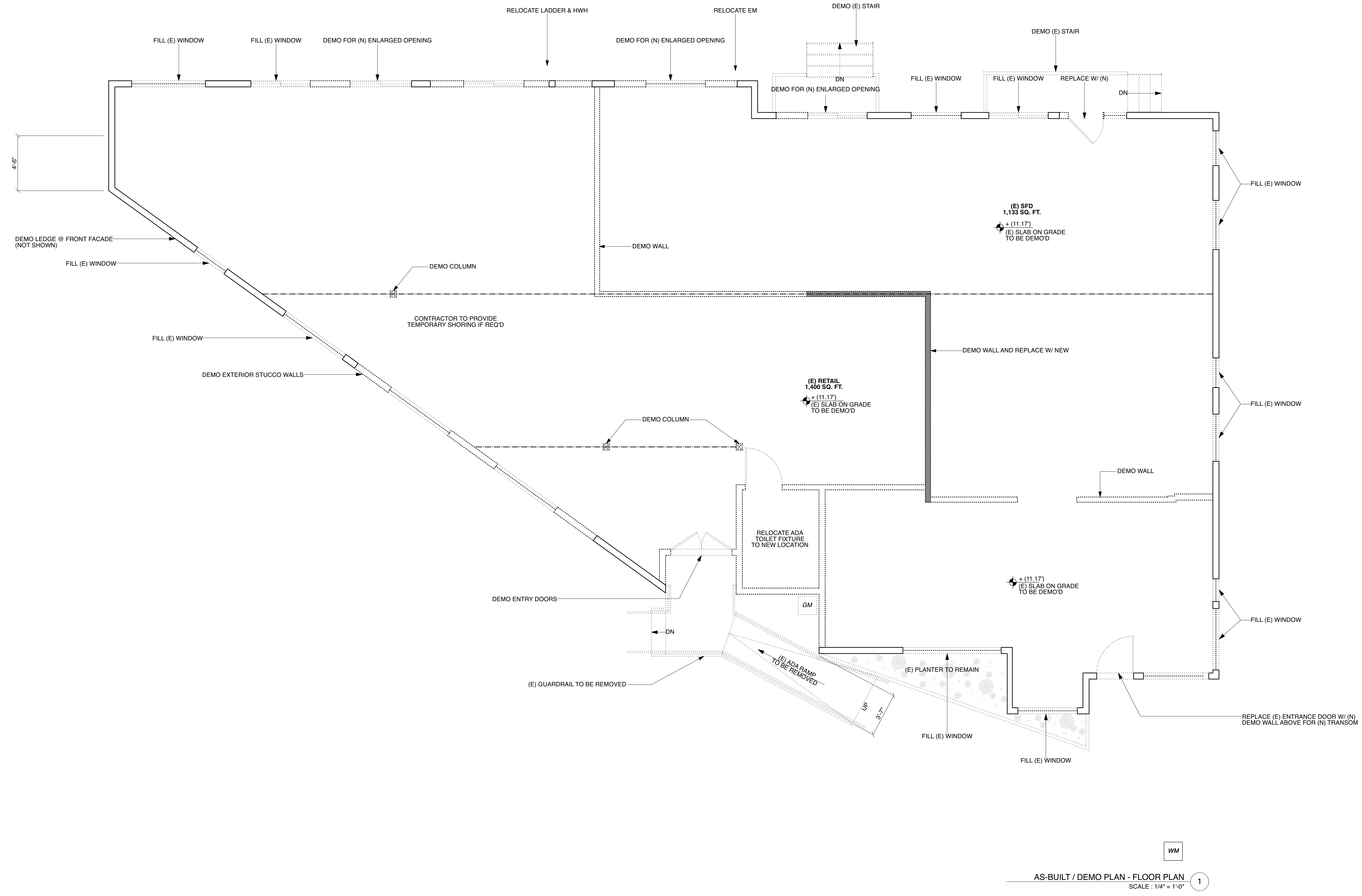
Form B-95b

BY D.P. PATTEE:wm

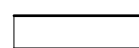
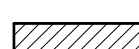
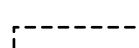
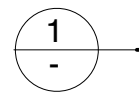
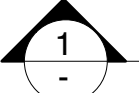
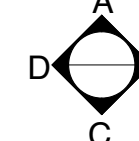





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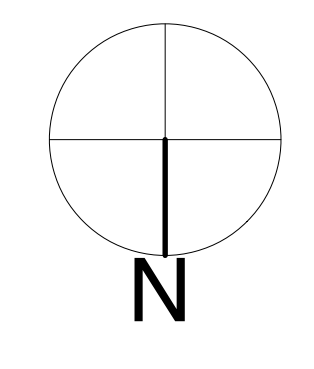
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AS BUILT/ DEMO PLAN - FLOOR PLAN



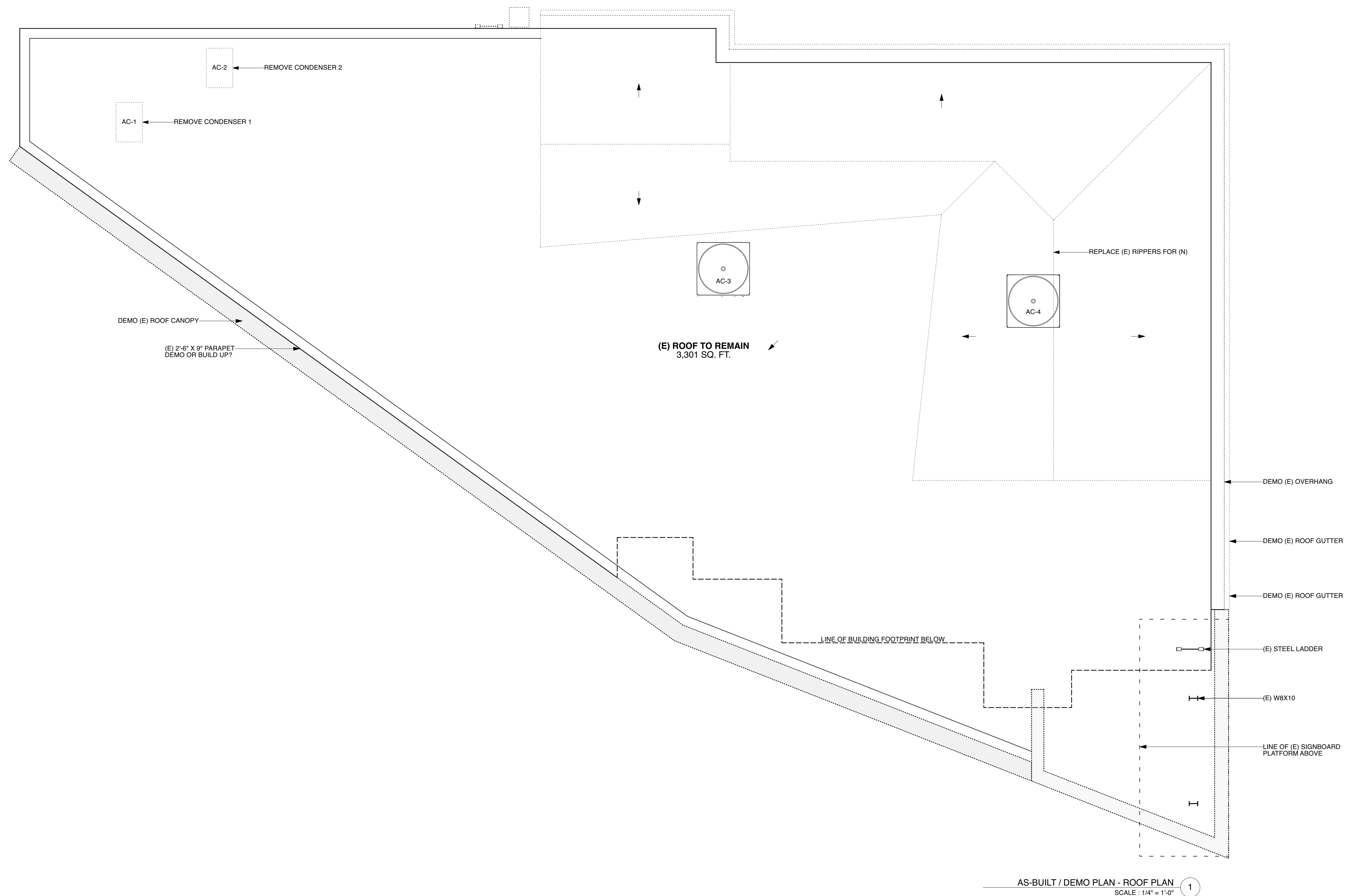
AS-BUILT / DEMO PLAN - FLOOR PLAN
SCALE: 1/4" = 1'-0"

| LEGEND | DESCRIPTION |
|---|---|
|  | (E) WALLS |
|  | (N) WALLS |
|  | DEMO WALLS |
|  | DETAIL MARKER |
|  | SECTION MARKER |
|  | INT ELEV MARKER |
|  | WALL TYPE (SEE A-8.0 FOR DETAIL) |
|  | WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM |
|  | HOSE BIB |
|  | ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE |
|  | DOWNSPOUT |

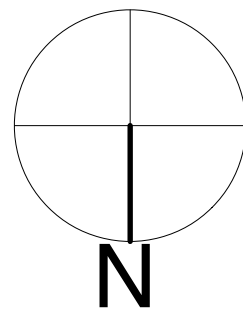
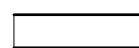
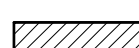
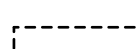
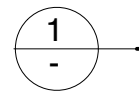
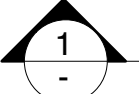
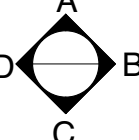







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AS-BUILT / DEMO PLAN - ROOF

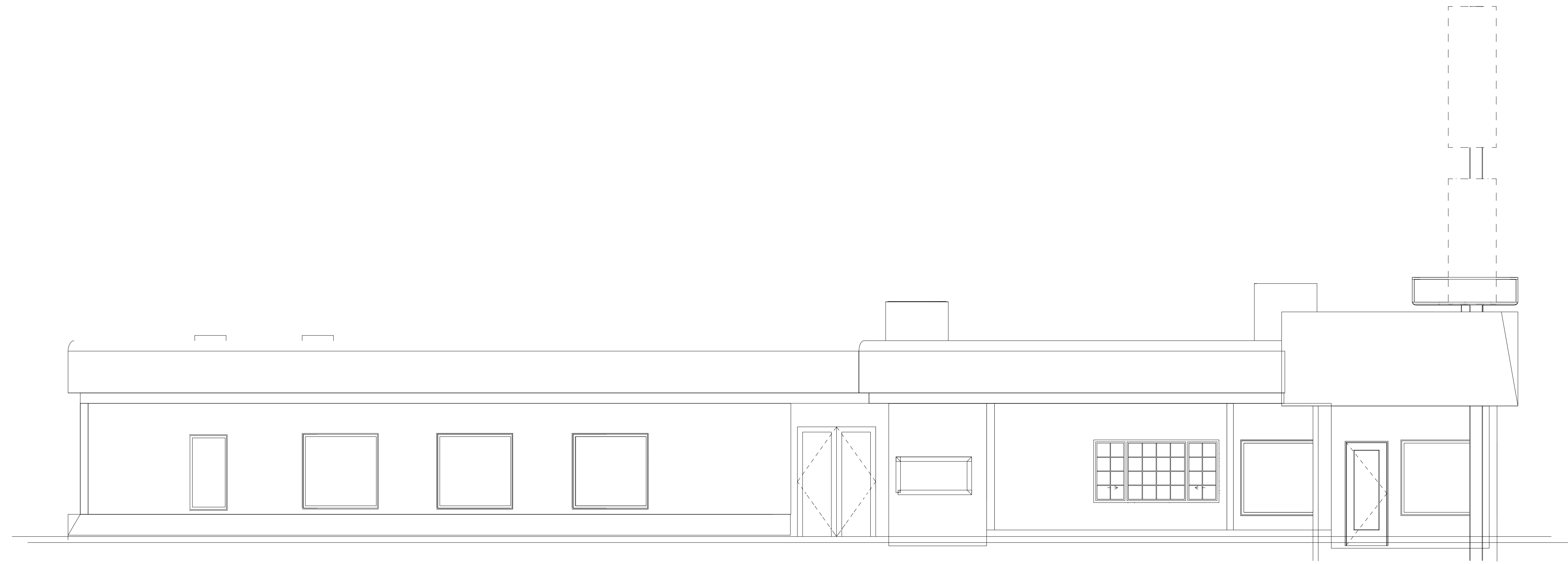


AS-BUILT / DEMO PLAN - ROOF PLAN
SCALE: 1/4" = 1'-0" 1

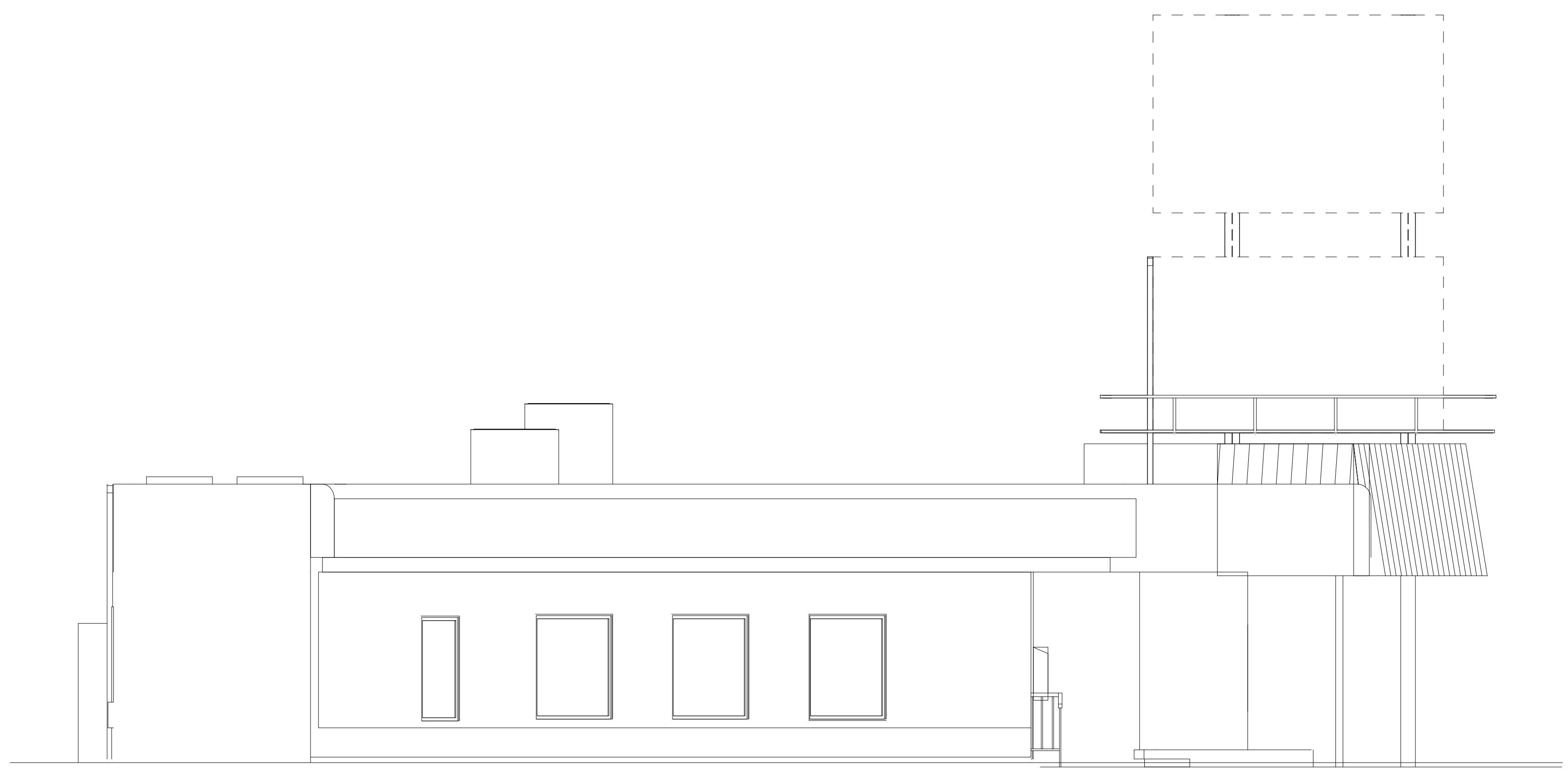
| LEGEND | (E) WALLS | (N) WALLS | DEMO WALLS | DETAIL MARKER | SECTION MARKER | INT ELEV MARKER | WALL TYPE (SEE A-8.0 FOR DETAIL) | WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM | ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE | HOSE BIB | DOWNSPOUT |  |
|--------|---|---|---|---|---|---|---|---|---|---|---|---|
| |  |  |  |  |  |  |  |  |  |  |  | |

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AS-BUILT/ DEMO ELEVATION

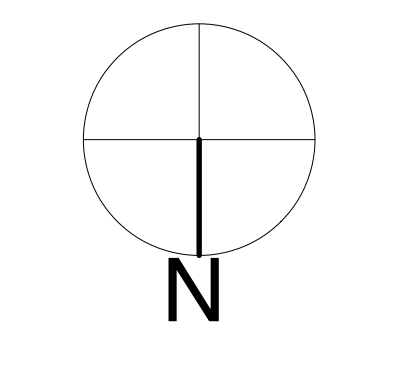


AS- BUILT EXTERIOR ELEVATIONS (NORTH) 1
Scale: 1/4" = 1'-0"



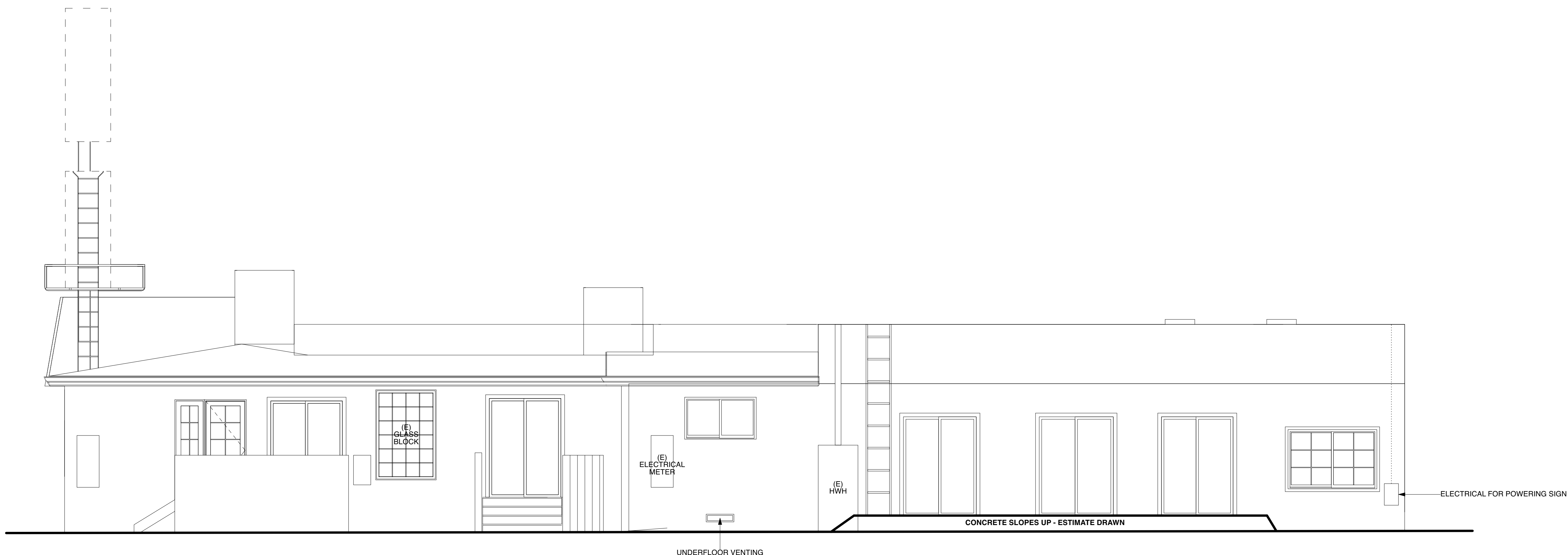
AS- BUILT EXTERIOR ELEVATIONS (EAST) 2
Scale: 1/4" = 1'-0"

| | | | | | | |
|--------|------------|----------------|----------------------------------|---|-----------|--|
| LEGEND | (E) WALLS | DETAIL MARKER | INT ELEV MARKER | WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM | HOSE BIB | MAIN WEST ELEVATION Scale: 1/4" = 1'-0" |
| | (N) WALLS | SECTION MARKER | WALL TYPE (SEE A-8.0 FOR DETAIL) | ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE | DOWNSPOUT | |
| | DEMO WALLS | | | | | |

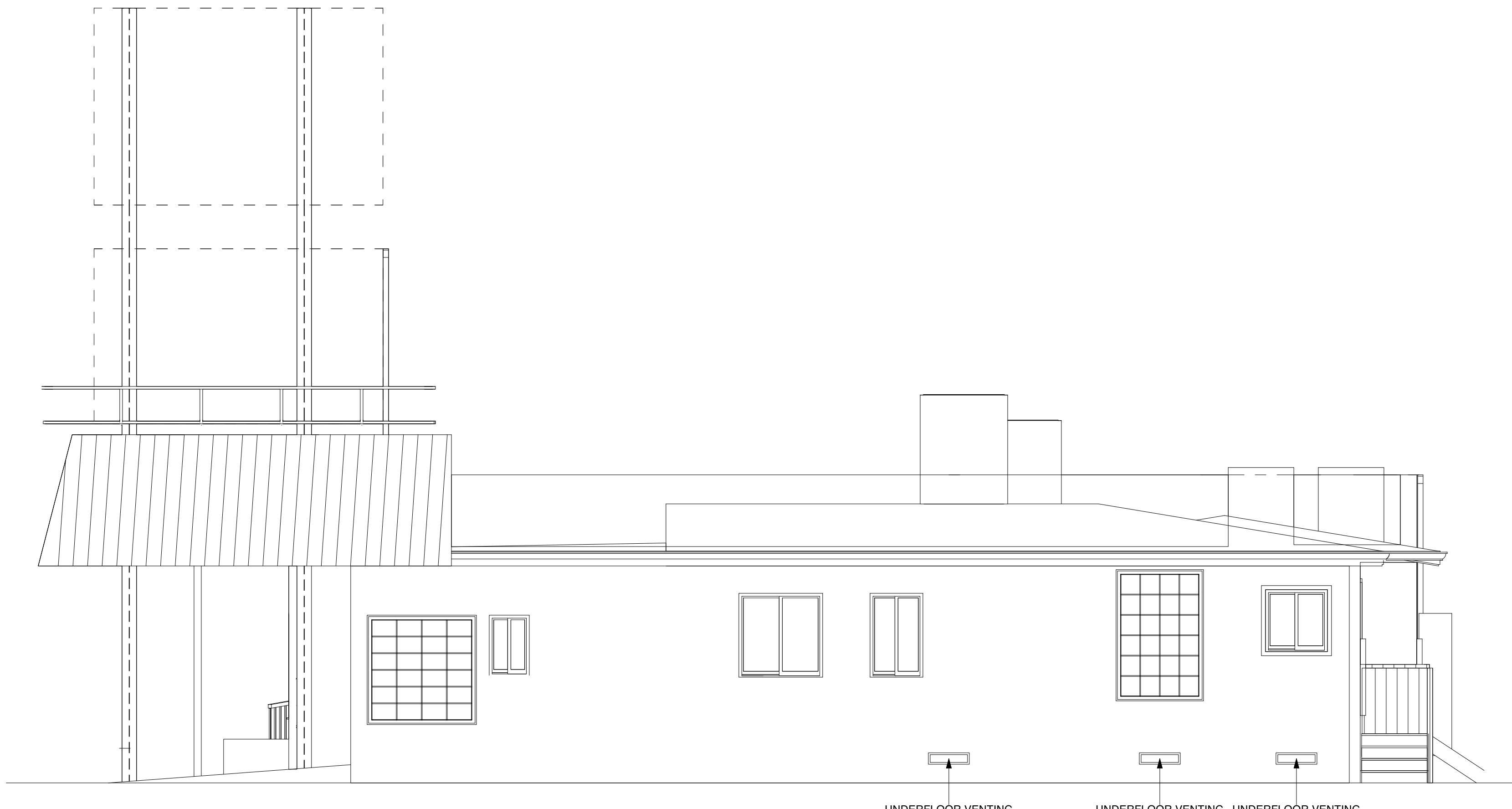


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AS-BUILT/ DEMO ELEVATION

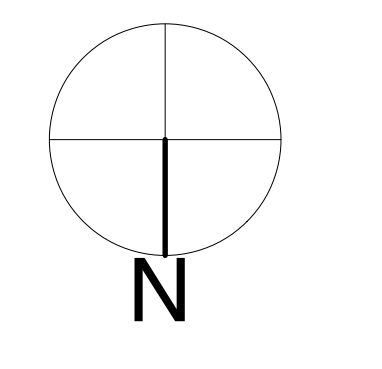


AS- BUILT EXTERIOR ELEVATIONS (SOUTH) 1
Scale: 1/4" = 1'-0"



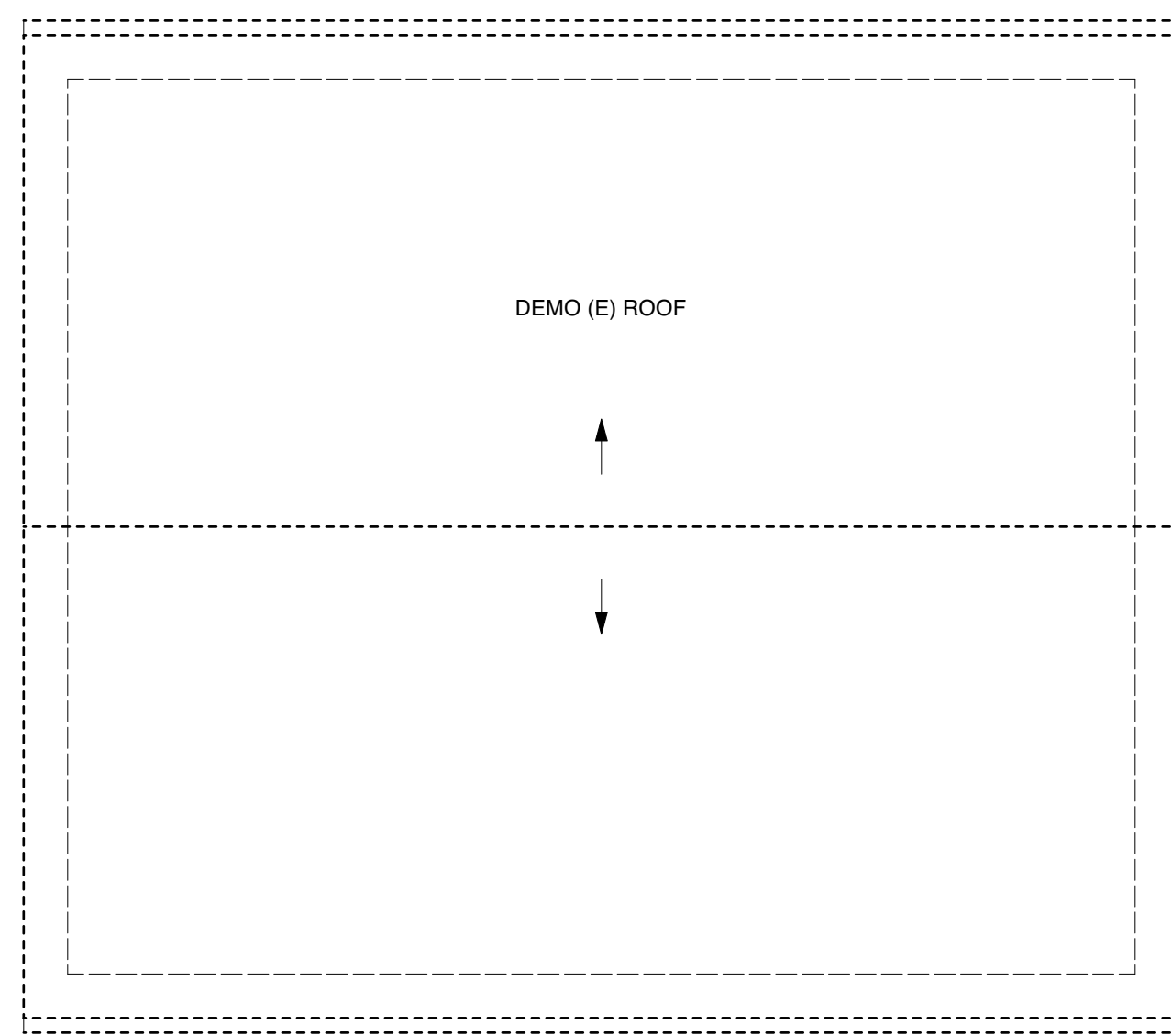
AS- BUILT EXTERIOR ELEVATIONS (WEST) 2
Scale: 1/4" = 1'-0"

| LEGEND | |
|--------|---|
| | (E) WALLS |
| | (N) WALLS |
| | DEMO WALLS |
| | DETAIL MARKER |
| | SECTION MARKER |
| | INT ELEV MARKER |
| | WALL TYPE (SEE A-8.0 FOR DETAIL) |
| | WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM |
| | ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE |
| | HOSE BIB |
| | DOWNSPOUT |

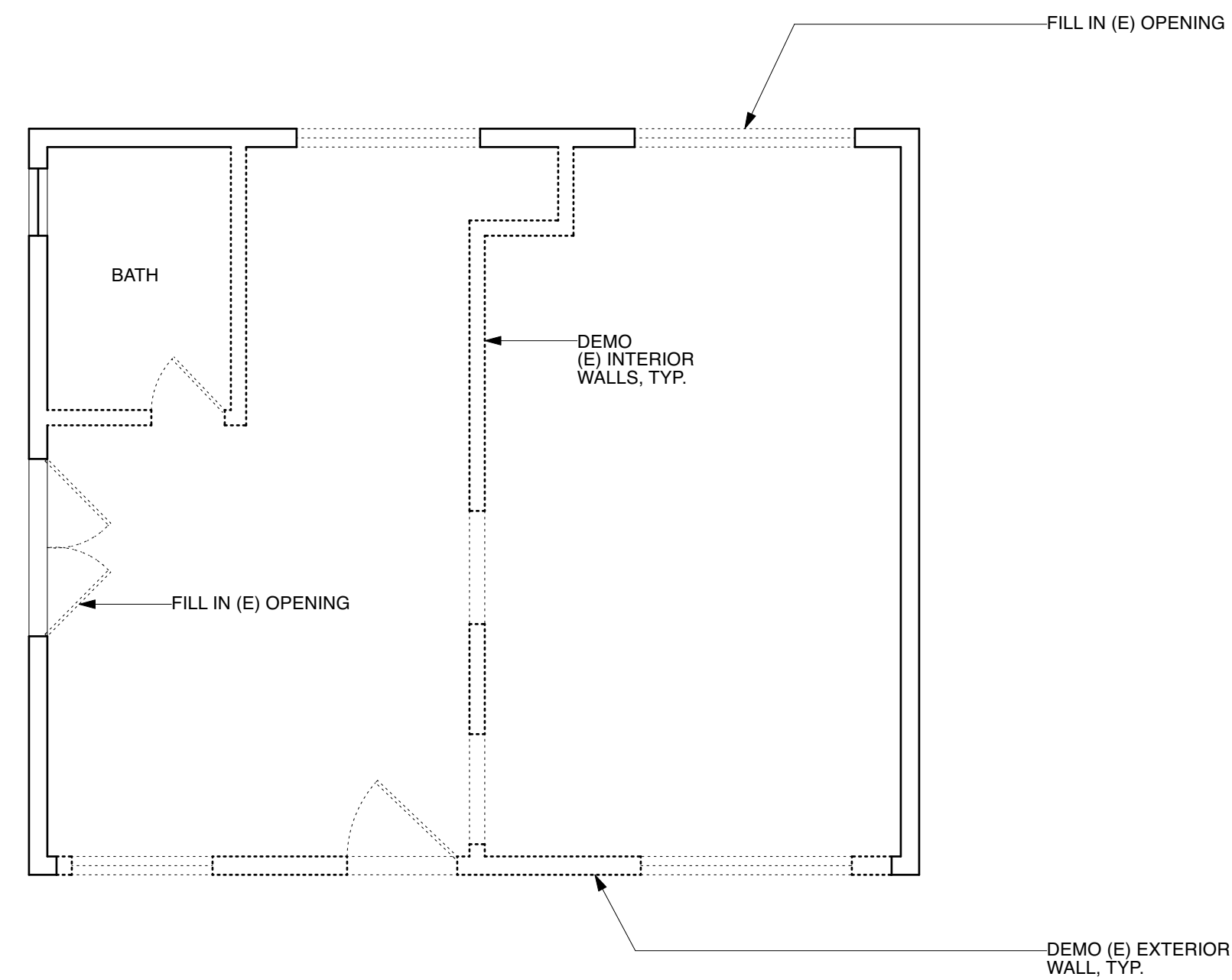


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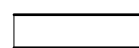
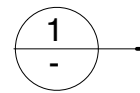
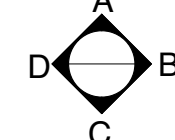


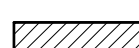
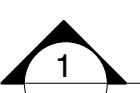



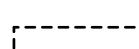
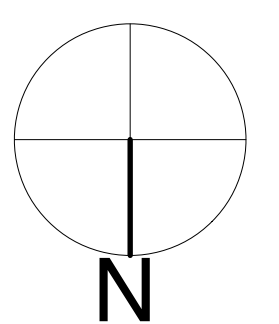
AS BUILT/ DEMO PLAN -
FLOOR PLAN - GARAGE



AS-BUILT / DEMO ROOF PLAN
Scale: 1/4" = 1'-0" 2

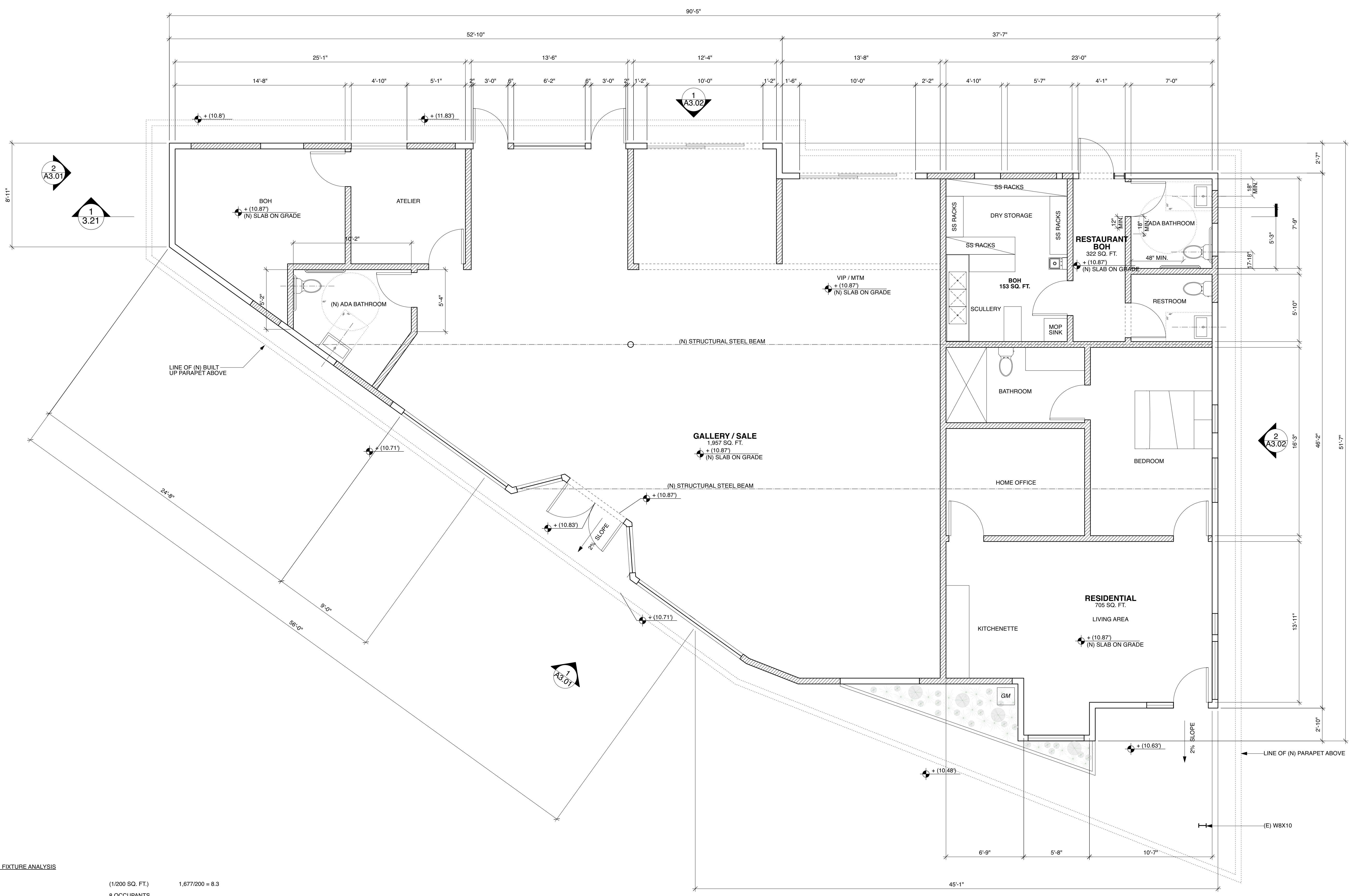


AS-BUILT / DEMO FLOOR PLAN
Scale: 1/4" = 1'-0" 1

| | | | | | |
|--------|--|--|--|---|--|
| LEGEND |  (E) WALLS |  DETAIL MARKER |  INT ELEV MARKER |  WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM |  HOSE BIB |
| |  (N) WALLS |  SECTION MARKER |  WALL TYPE (SEE A-8.0 FOR DETAIL) |  ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE |  D.S. DOWNSPOUT |
| |  DEMO WALLS | | | |  |

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PROPOSED FLOOR PLAN

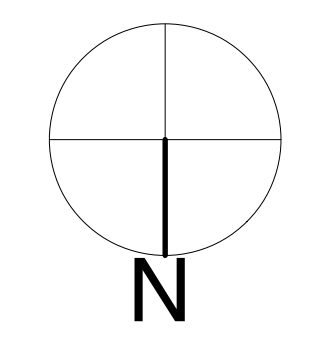


PLUMBING FIXTURE ANALYSIS

| | | |
|----------------|----------------------|-----------------|
| RETAIL | (1/200 SQ. FT.) | 1,677/200 = 8.3 |
| TOTAL | 8 OCCUPANTS | |
| 4 WOMEN | REQUIRES (1 FIXTURE) | |
| 4 MALE | REQUIRES (1 FIXTURE) | |
| TOTAL REQUIRED | (1) FIXTURE | |

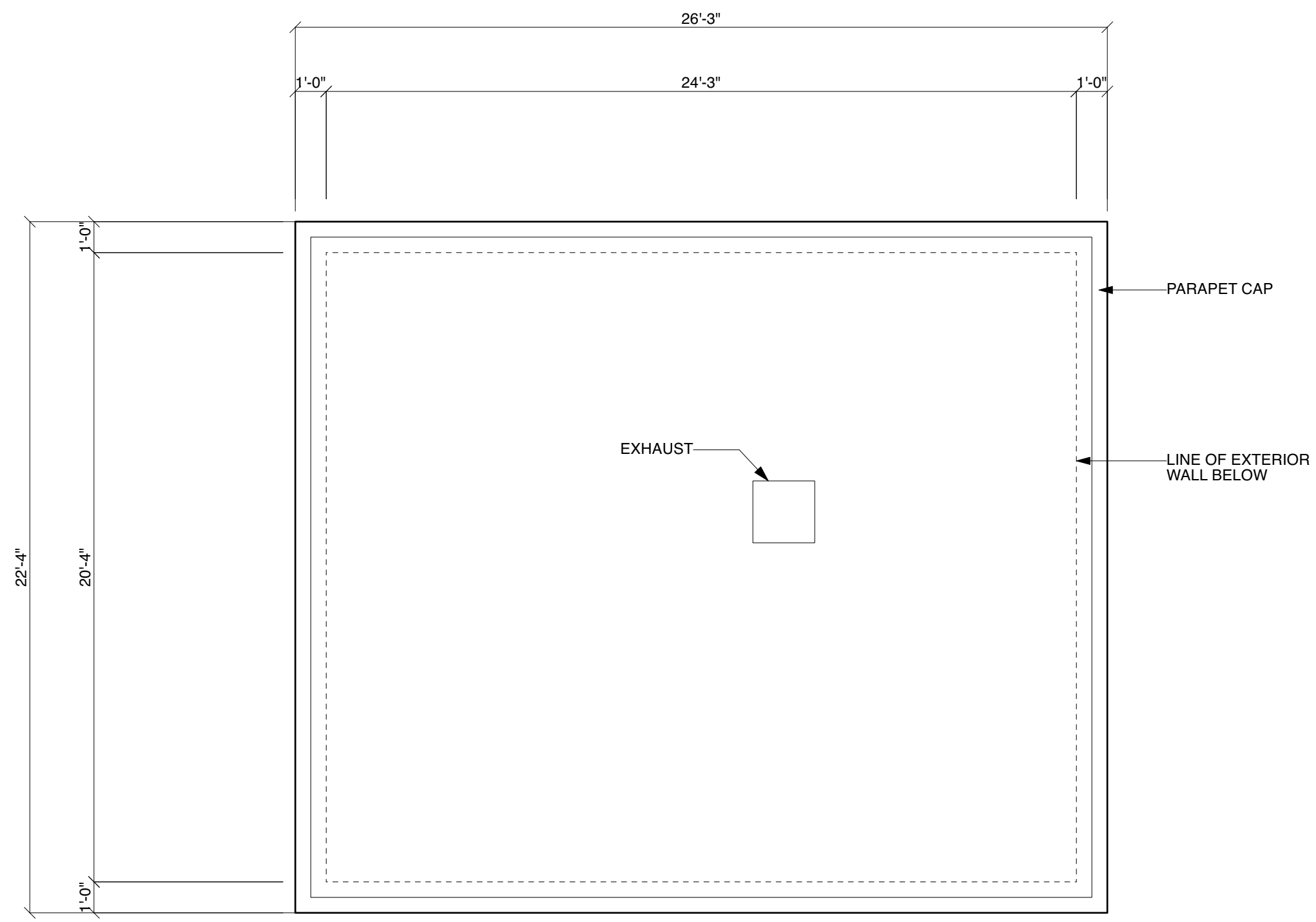
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0" 1

| LEGEND | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION |
|-----------------|-------------|-------------------|----------------|--------------------------|---|
| [Solid Line] | (E) WALLS | [Circle with 1] | DETAIL MARKER | [Circle with A, B, C, D] | INT ELEV MARKER |
| [Hatched Line] | (N) WALLS | [Triangle with 1] | SECTION MARKER | [Diamond with 1] | WALL TYPE (SEE A-8.0 FOR DETAIL) |
| [Dashed Line] | DEMO WALLS | [Circle with 1] | SECTION MARKER | [Square with E] | ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE |
| [Circle with X] | | [Circle with X] | | [Cross] | HOSE BIB |
| [Circle with X] | | [Circle with X] | | [Square with X] | DOWNSPOUT |

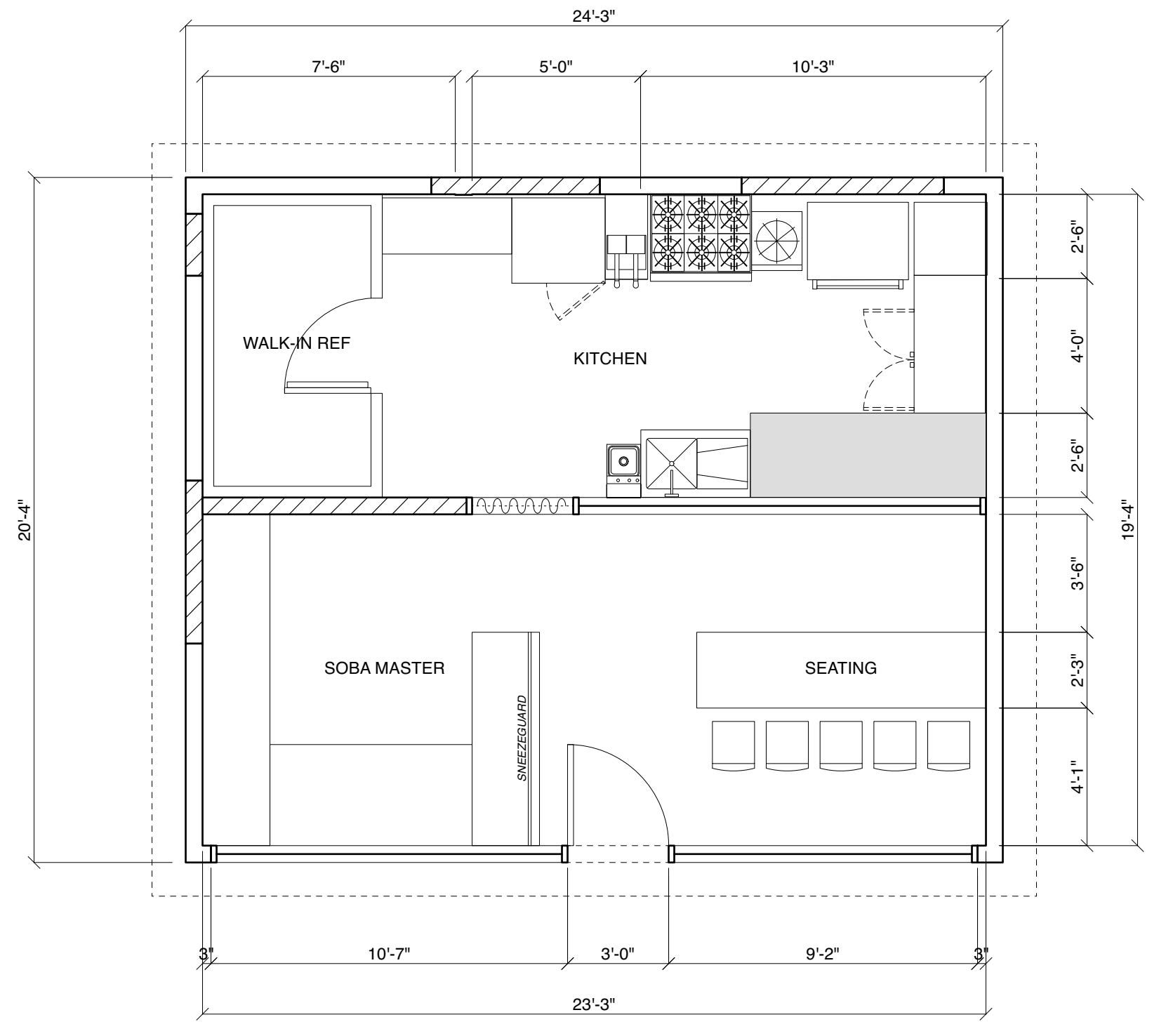


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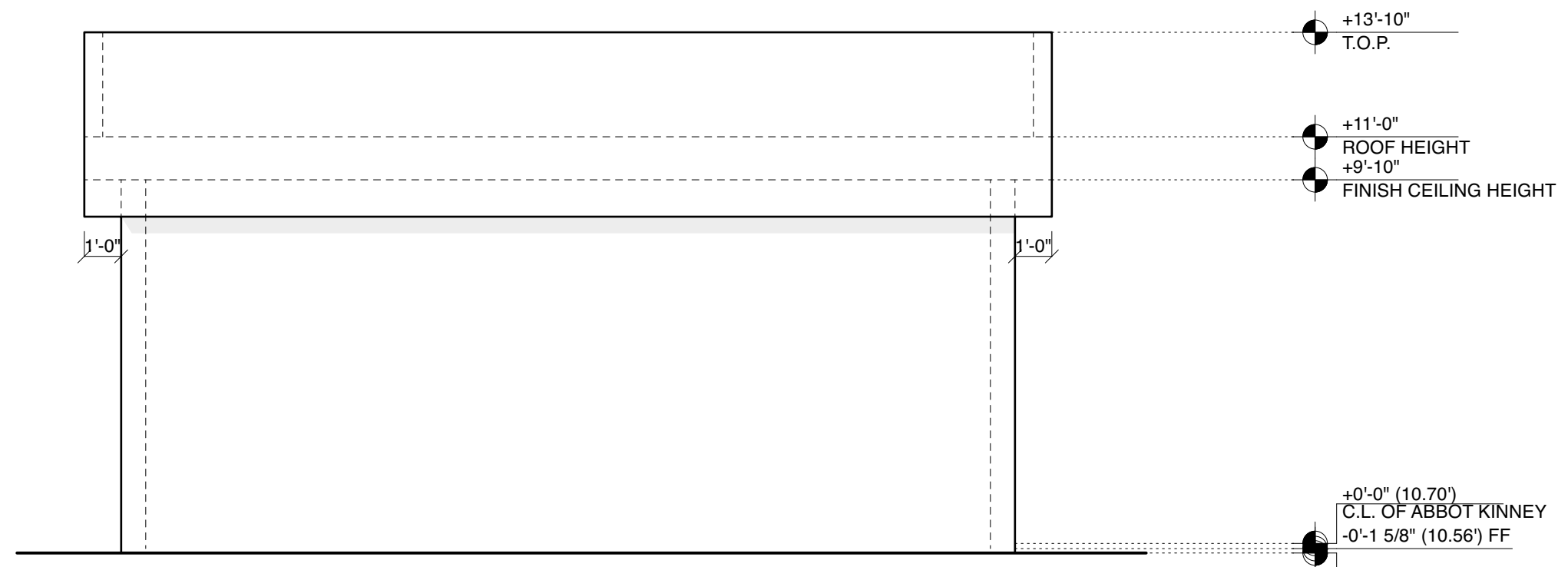
PROPOSED FLOOR PLAN - GARAGE



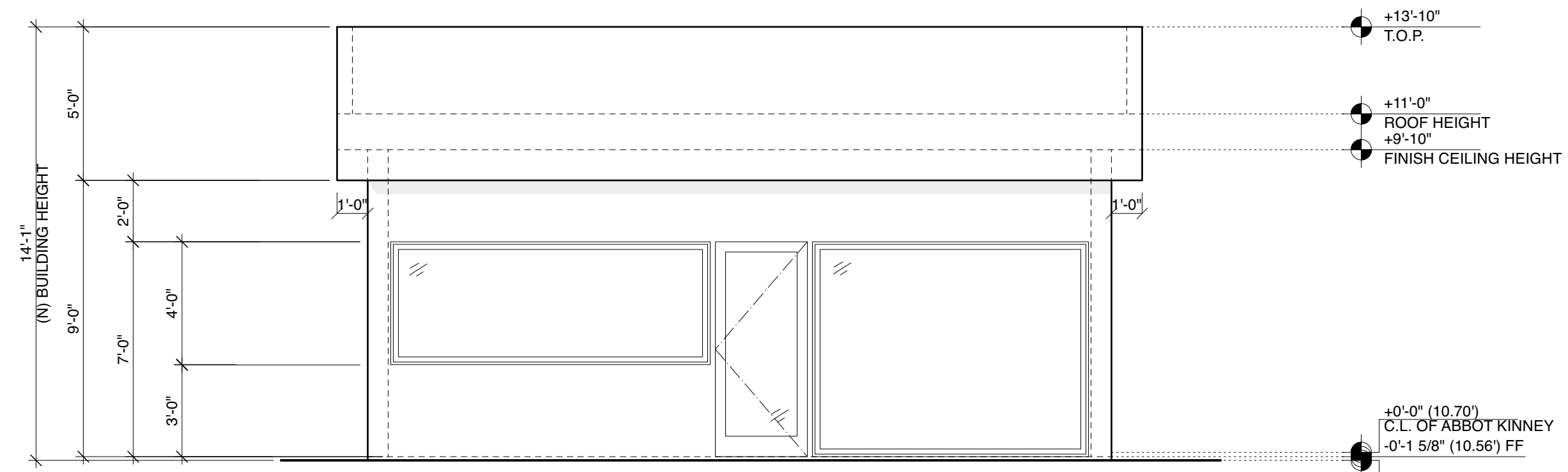
ROOF PLAN 2
Scale: 1/4" = 1'-0"



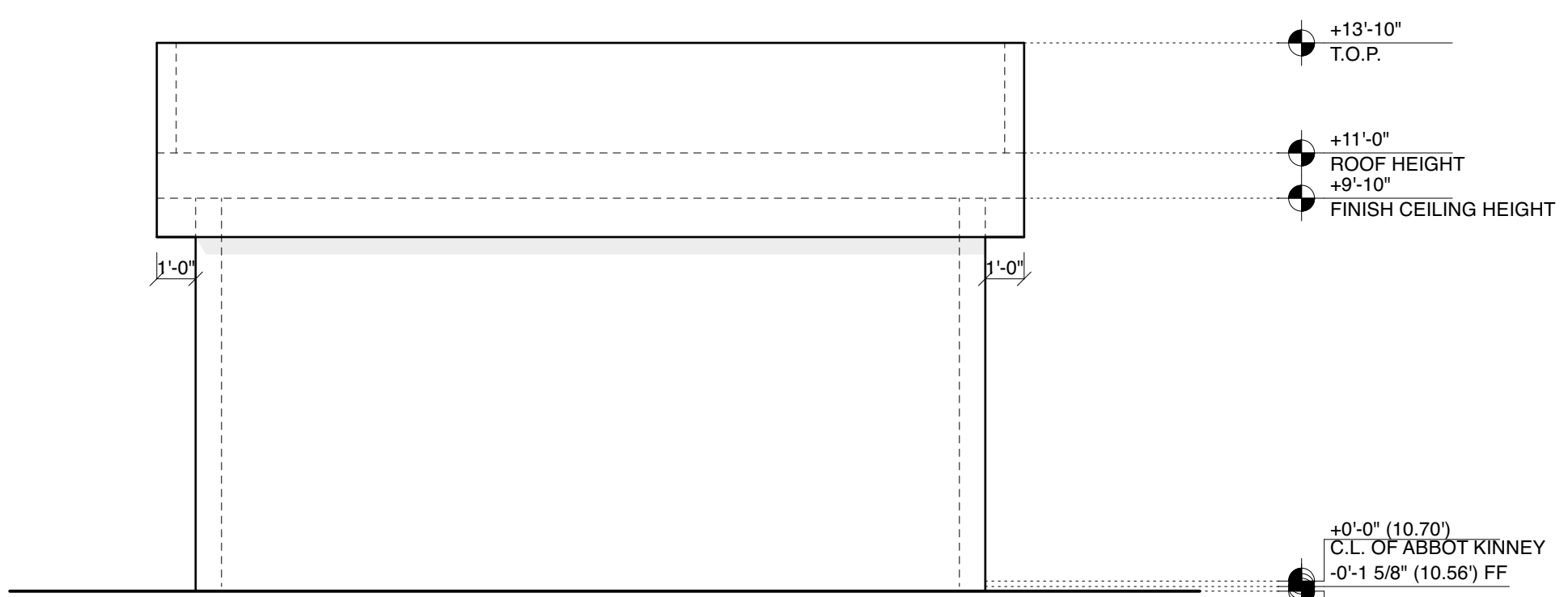
PROPOSED FLOOR PLAN 1
Scale: 1/4" = 1'-0"



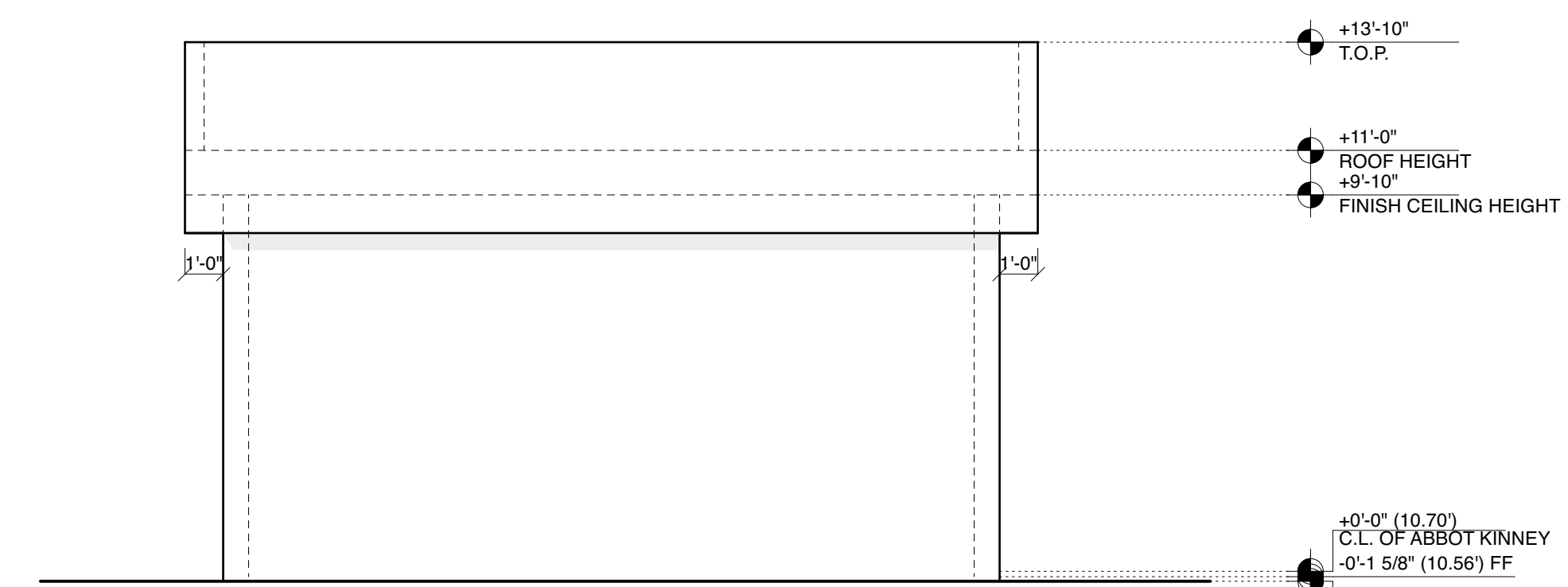
NORTH ELEVATION 2
Scale: 1/4" = 1'-0"



SOUTH ELEVATION 1
Scale: 1/4" = 1'-0"

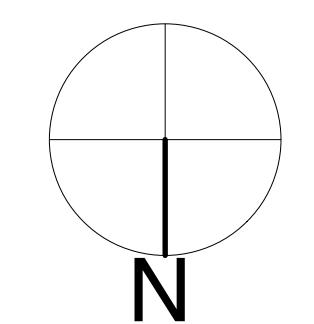


WEST ELEVATION 3
Scale: 1/4" = 1'-0"



EAST ELEVATION 4
Scale: 1/4" = 1'-0"

| LEGEND | (E) WALLS | (N) WALLS | DEMO WALLS | DETAIL MARKER | SECTION MARKER | INT ELEV MARKER | WALL TYPE (SEE A-8.0 FOR DETAIL) | WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM | ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE | HOSE BIB | D.S. DOWNSPOUT |
|--------|-----------|-----------|------------|---------------|----------------|-----------------|----------------------------------|--|---|----------|----------------|
| | | | | | | | | | | | |

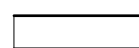
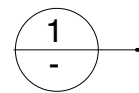
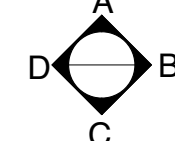


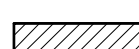
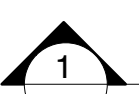



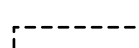


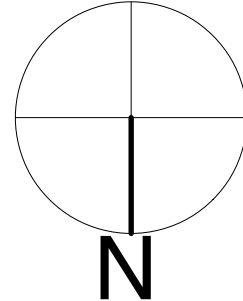
| REVISION / ISSUE: | DATE: |
|----------------------|----------|
| 1. SCHEMATIC DESIGN | 03.06.24 |
| 2. ENTITLEMENTS SUB. | 11.08.24 |
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AS-BUILT / DEMO PLAN - ROOF PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ROOF PLAN

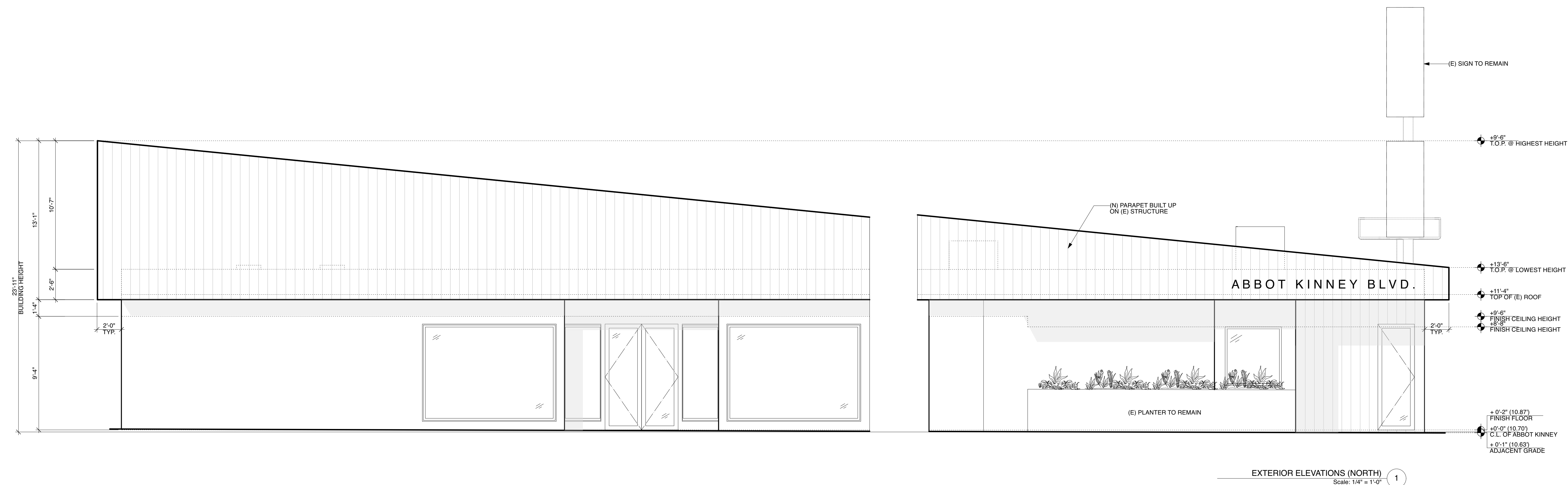
| | | | | | |
|--------|--|--|--|---|---|
| LEGEND |  (E) WALLS |  DETAIL MARKER |  INT ELEV MARKER |  WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM |  HOSE BIB |
| |  (N) WALLS |  SECTION MARKER |  WALL TYPE (SEE A-8.0 FOR DETAIL) |  ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE |  DOWNSPOUT |
| |  DEMO WALLS | | | | |



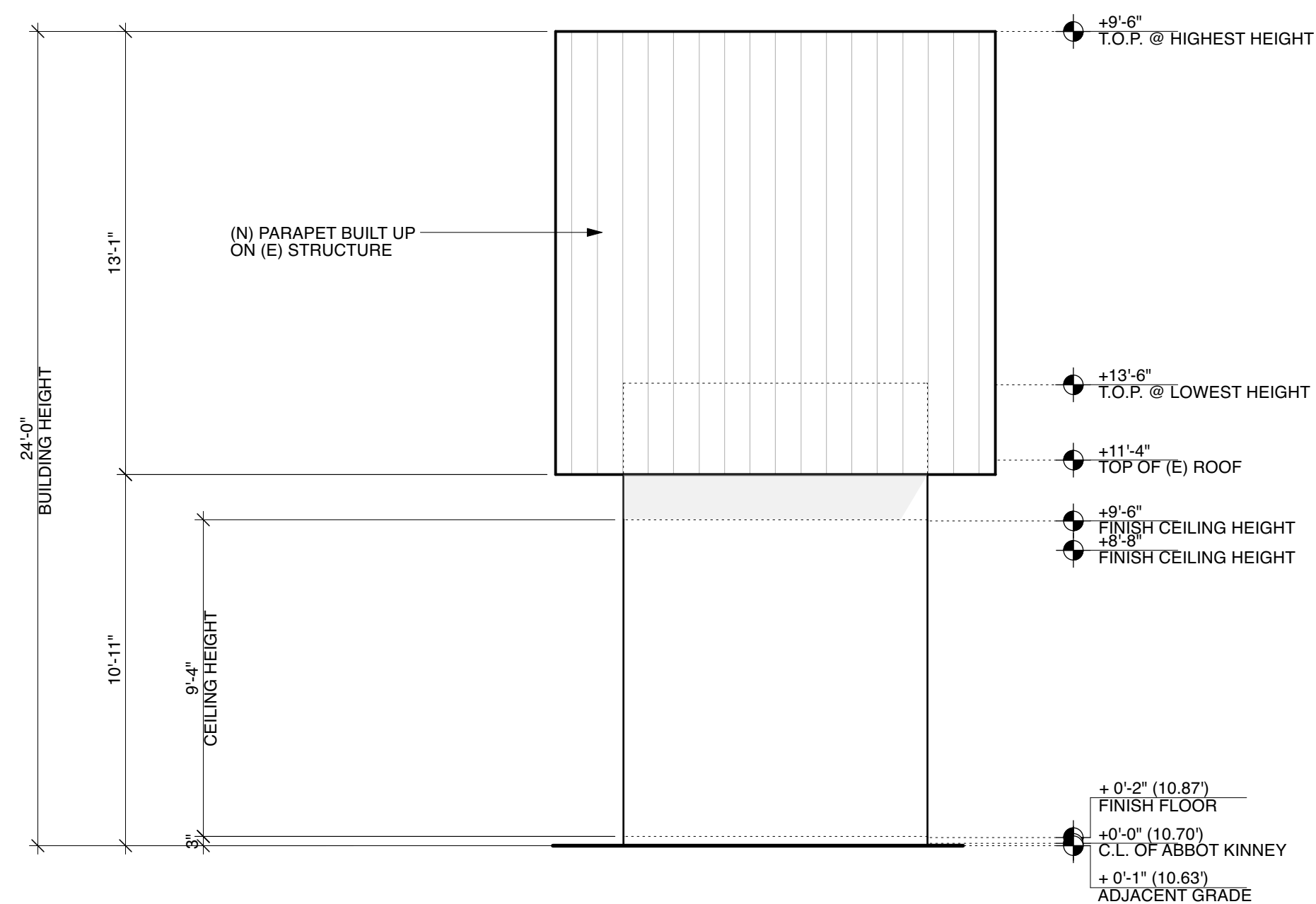
A2.03

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BUILDING ELEVATIONS



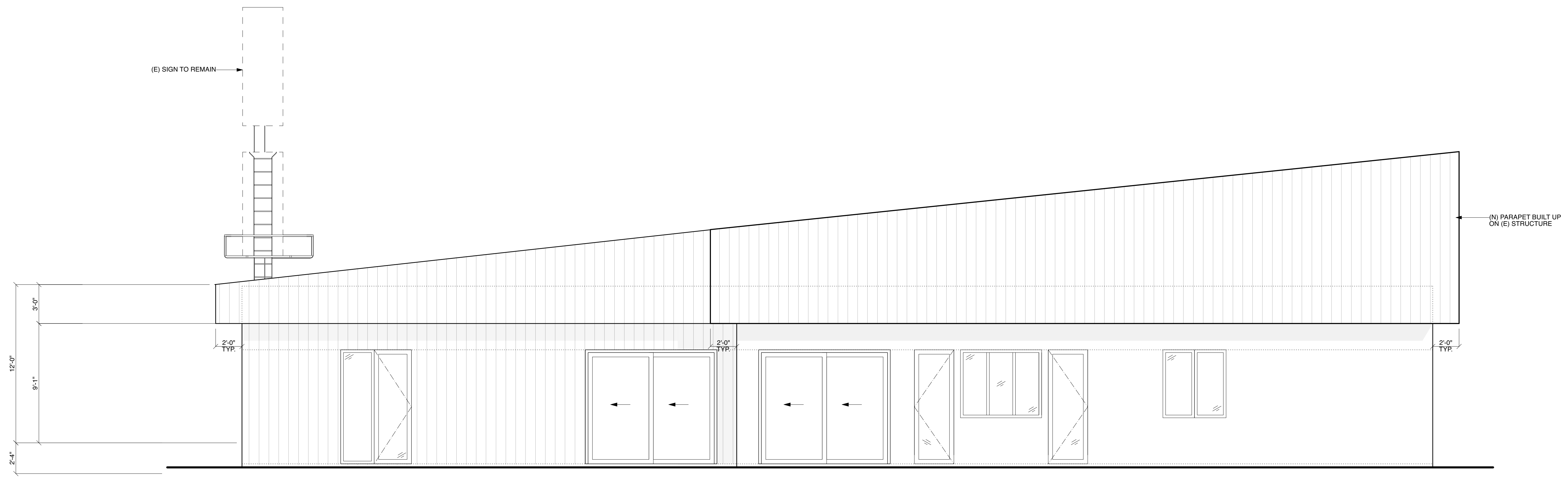
EXTERIOR ELEVATIONS (NORTH) 1
Scale: 1/4" = 1'-0"



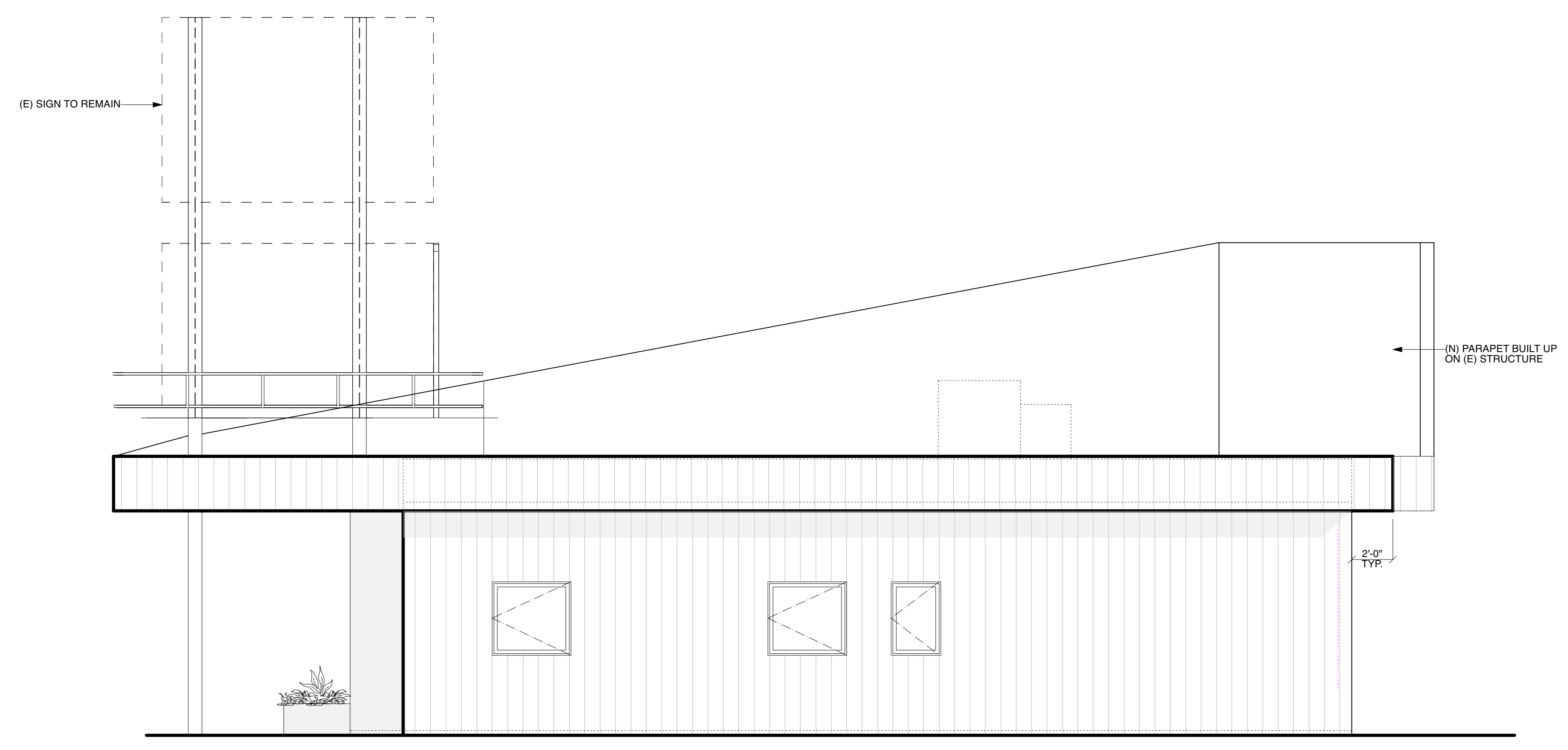
EXTERIOR ELEVATIONS (EAST) 3
Scale: 1/4" = 1'-0"

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BUILDING ELEVATIONS



EXTERIOR ELEVATIONS (SOUTH) 1
 Scale: 1/4" = 1'-0"



EXTERIOR ELEVATIONS (WEST) 2
 Scale: 1/4" = 1'-0"

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SECTIONS

