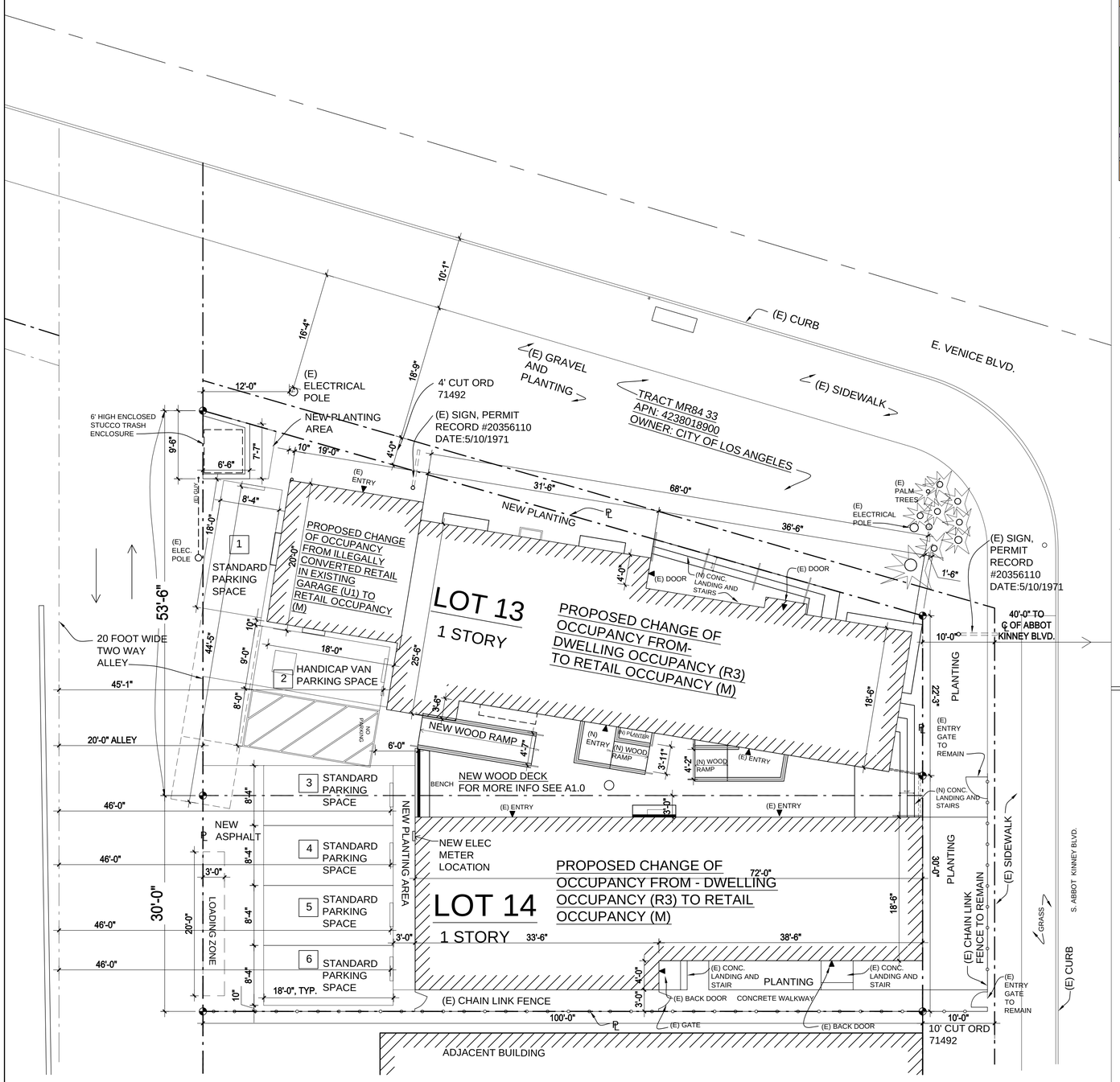


LEGEND: 1 - 8 NEW PARKING SPACES

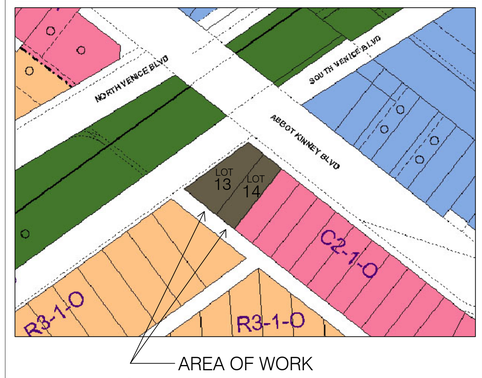
CORNER OF LOT

N

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

SEE DWG. A1.0 FOR 1/4"=1'-0" PLAN

VICINITY MAP



INDEX OF DRAWINGS

SHEET #	SHEET TITLE	VENICE SPECIFIC PLAN PROJECT PERMIT APPLICATION SET	PERMIT SET
A-0.1	COVER SHEET / SITE PLAN / GENERAL INFORMATION	●	●
A-0.2	GENERAL NOTES		●
A-0.3	ADA NOTES AND DIAGRAMS		●
D-1.0	DEMOLITION PLAN	●	●
A-1.0	FIRST FLOOR PLAN	●	●
A-1.1	ENLARGED ADA BATHROOM PLANS		●
A-1.2	ELEVATIONS	●	●
A-1.3	ROOF PLAN / DOOR SCHEDULE	●	●
A-1.4	PATH OF TRAVEL / EXITING ANALYSIS		●
A-1.5	DECK FRAMING PLAN AND DETAILS		●
L-1.0	IRRIGATION PLAN	●	●
L-1.1	IRRIGATION DETAILS	●	●
L-2.0	PLANTING PLAN	●	●
L-2.1	PLANTING DETAILS	●	●

PARKING ANALYSIS

LOT 13:

		SQ. FT.
A. 582 E. VENICE BLVD.	NET AREA PROPOSED RETAIL	578
B. 584 E. VENICE BLVD.	NET AREA PROPOSED RETAIL	578
C. 580 E. VENICE BLVD.	NET AREA PROPOSED RETAIL	308

LOT 14:

A. 1702 S. ABBOT KINNEY BLVD.	NET AREA PROPOSED RETAIL	550
B. 1704 S. ABBOT KINNEY BLVD	NET AREA PROPOSED RETAIL	550
		2564

NET PARKING REQUIRED

RETAIL	1 PARKING SPOT PER 225 SQ. FT. PER VENICE SPECIFIC PLAN FOR RETAIL 2564 / 225 = 11.4	ROUNDED =11
RESIDENTIAL	CURRENT PARKING REQUIREMENT: BASED ON CURRENT (4 RESIDENTIAL UNITS * 2 / UNIT) + ONE GUEST	-9
	ORIGINAL PARKING REQUIREMENT: BASED ON EXISTING (4 RESIDENTIAL UNITS * 1 / UNIT)	4
TOTAL STANDARD PARKING SPACES REQUIRED AND PROVIDED		6

PROJECT DATA

LOT 13: APN: 4228001004

ADDRESSES:
A. 582 E. VENICE BLVD./1700 S. ABBOT KINNEY BLVD.
B. 584 E. VENICE BLVD.
C. 580 E. VENICE BLVD. - (E) GARAGE

ZONING: C2-1-O
TRACT: TR 6329
BLOCK : NONE
PIN# 108B145 1853
LOT AREA: 3,906 SQ FT
PRESENT USE: (2) RESIDENTIAL UNITS AND (1) ILLEGALLY CONVERTED RETAIL IN (E) GARAGE
STORIES: (1)
BUILDING TYPE: V
NOTE: NOT WITHIN THE BEACH IMPACT ZONE

AND

LOT 14: APN: 4228001005

ADDRESSES:
A. 1702 S. ABBOT KINNEY BLVD.
B. 1704 S. ABBOT KINNEY BLVD.

ZONING: C2-1-O
TRACT: TR 6329
BLOCK : NONE
PIN# 108B145 1867
LOT AREA: 3,000.1 SQ FT
PRESENT USE: (2) RESIDENTIAL UNITS
STORIES: 1
BUILDING TYPE: V
NOTE: NOT WITHIN THE BEACH IMPACT ZONE

SCOPE OF PROJECT:
TIE LOTS 13 AND 14. CHANGE USE OF BOTH BUILDINGS FROM RESIDENTIAL OCCUPANCY (R3) TO RETAIL OCCUPANCY (M). IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO NEW DISABLED ACCESSIBLE BATHROOMS AND NEW DISABLED ACCESSIBLE RAMPS.

APPLICABLE CODES:
2001 CALIFORNIA BUILDING CODE (TITLE 24) WHICH ADOPTS THE FOLLOWING MODEL CODES:
1997 UBC, 1997 UPC, 1997 UMC & 1996 NEC

NO SPRINKLERS REQUIRED

PLUMBING FIXTURE ANALYSIS

PLUMBING CODE LABC SECTION 413.3: STORES WITH A FLOOR AREA OF 1500 SF OR LESS, ONE TOILET FACILITIES, DESIGNATED TO BE USED BY NO MORE THAN ONE PERSON AT A TIME, SHALL SATISFY THE REQUIREMENTS FOR SERVING CUSTOMERS AND EMPLOYEES OF BOTH SEXES.

	REQ. FIXT.	FIXT. PROVIDED
LOT 13:		
A. 582 E. VENICE BLVD.	1	1
B. 584 E. VENICE BLVD.	1	1
C. 580 E. VENICE BLVD.	1	1
LOT 14:		
A. 1702 S. ABBOT KINNEY BLVD.	1	1
B. 1704 S. ABBOT KINNEY BLVD	1	1
TOTAL		

EXITING ANALYSIS

	SQ. FT.	OCC. LOAD	# OF EXITS	OCC-UPANTS	MIN. EXIT WIDTH IN INCHES (* .3)
LOT 13:					
A. 582 E. VENICE BLVD.	578	50	2	12	3.6
B. 584 E. VENICE BLVD.	578	50	2	12	3.6
C. 580 E. VENICE BLVD.	308	50	1	6	1.8
LOT 14:					
A. 1702 S. ABBOT KINNEY BLVD.	550	50	2	11	3.3
B. 1704 S. ABBOT KINNEY BLVD	550	50	2	11	3.3

1704 S. ABBOT KINNEY BLVD.
VENICE, CA 90291

HMA DEVELOPMENT INC.

310.435.4419 main
310.821.2766 fax

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CONSULTANTS:

SOUTHWEST CORNER OF S. ABBOT KINNEY BLVD. AND E. VENICE BLVD.

LOT 13, APN: 4228001004

ADDRESSES:
-1700 S. ABBOT KINNEY BLVD. / 580 E. VENICE BLVD.
-582 E. VENICE BLVD.
-584 E. VENICE BLVD.

LOT 14, APN: 4228001005

ADDRESSES:
-1702 S. ABBOT KINNEY BLVD.
-1704 S. ABBOT KINNEY BLVD.

DRAWING ISSUES

NO.	ISSUE	DATE
	PERMIT SET	01/07

TITLE

TITLE PAGE

PROJECT

SCALE
1/8"=1'-0"
DRAWN BY

DATE

SHEET NUMBER

A0.1

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