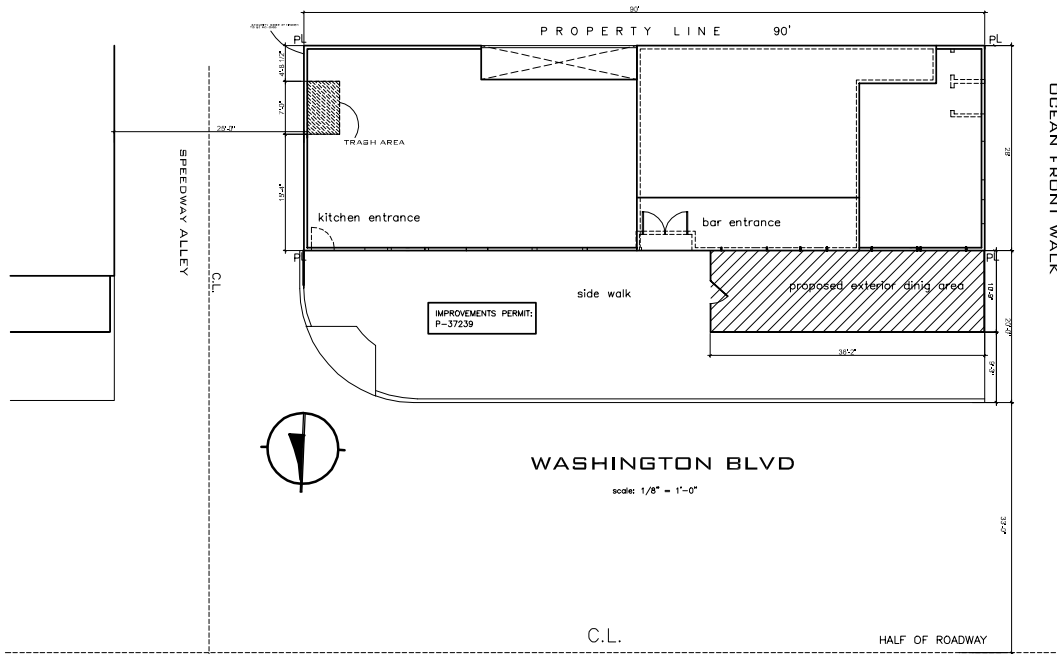




AREA DEVELOPMENT
 14400 Wilton Blvd, Suite 107
 Van Nuys, California 91411
 • Tel: 818.242.1400
 • www.area-development.com



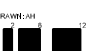
VENICE BAR
02. WASHINGTON BLVD
VENICE, CA

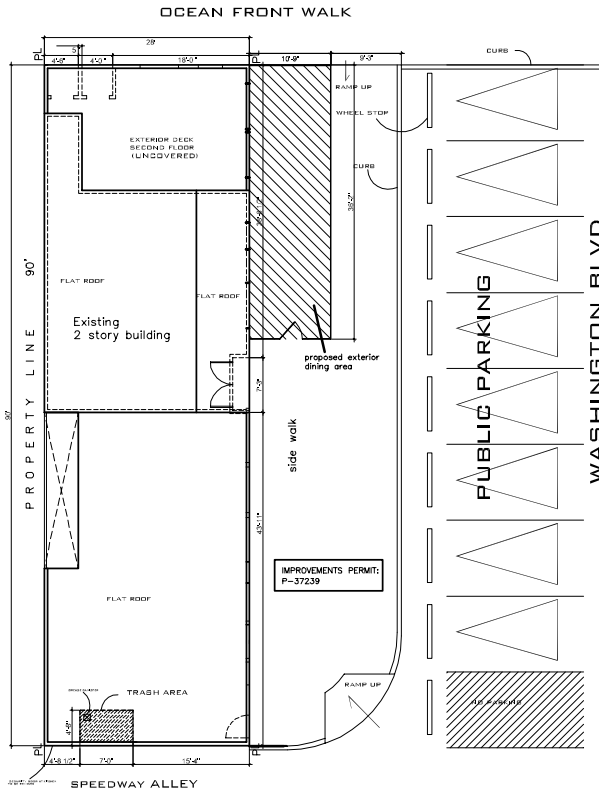
REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

These drawings or their portion shall be prepared by a registered professional engineer, architect, or landscape architect and shall be stamped and sealed in accordance with the laws of the State of California. The professional seal, stamp, and signature shall be placed on the drawings and shall be legible and shall not be obscured or obliterated. The professional seal, stamp, and signature shall be placed on the drawings and shall be legible and shall not be obscured or obliterated. The professional seal, stamp, and signature shall be placed on the drawings and shall be legible and shall not be obscured or obliterated.

A-01





proposed plan

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



vicinity map 1

scale: not to scale

PROJECT DIRECTORY

project address: 2-10 Washington Blvd
Venice CA, 90292

PROJECT INFORMATION

project description:
New exterior dining area

building data

Address: 2-10 E. Washington Blvd
Venice CA 90292
Zone: C4-1
Story: Two
Use: Community Commercial
Assessor Parcel Number: 4225001001
Lot: 2
Block: 25
Tract: Short Line Beach
Subdivision No 3
Lot area: 2,520.3 sq. ft.
Proposed exterior area first floor: 380 sq. ft.

SCOPE OF WORK

NEW TRASH AREA
NEW A.D.A. SEATING AREA ON FIRST FLOOR

general notes

- CONTRACTOR WILL VERIFY NEW PLUMBING AND ELECTRICAL CONNECTIONS TO EXISTING SYSTEMS.
- SHOP DRAWINGS REQUIRED FOR ALL CABINET WORK, CUSTOM LIGHT FIXTURES, DOORS, WINDOWS, SPECIALTY CEILING, AND OTHER ITEMS AS SPECIFIED IN DOCUMENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CAREFULLY COMPARE AND CHECK ALL DRAWINGS THAT IN ANY WAY AFFECT THE WORK TO BE DONE BY HIM, SHOULD ANY DISCREPANCY BE FOUND, REPORT IMMEDIATELY TO THE ARCHITECT FOR WRITTEN CLARIFICATION AND RESOLUTION.
- DRAWINGS AND SPECIFICATIONS REPRESENT THE DESIGN INTENT, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL SUPERVISE AND CHECK THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- ALL DIMENSIONS SHOWN ON DRAWINGS ARE FOR REFERENCE ONLY, CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL FINISH CONDITIONS AND DIMENSIONS BEFORE PRIOR TO STARTING CONSTRUCTION.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS.
- DETAILS MARKED "TYPICAL" OR "TYP." SHALL APPLY IN ALL CASES UNLESS SPECIALLY INDICATED OTHERWISE.
- ALL WORK SHALL CONFORM TO THE 2007 CBC, CMC, CPC, CEC, BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, AND ELECTRICAL CODE.
- ALL EXTERIOR ENVELOPE OF BUILDINGS SHALL BE INSTALLED WITH THE FOLLOWING WATER RESISTION:
EXTERIOR WALLS: MINIMUM 5-13
ROOF: MINIMUM 2-9
RAISED FLOOR: MINIMUM 6-9
- TWO LAYERS OF GRADE 70 PAPER ARE REQUIRED UNDER FLOORING OVER PLYWOOD SHEATHING (PER SECTION 051000.00)
- GROUND FAULT PROTECTION (GFCI) IS REQUIRED FOR ALL GRADE ACCESS EXTERIOR OUTLETS, BATHROOM PLUGS, CRAWL SPACE, GARAGE, AND PLUGS WITHIN FEET OF BATHROOM (BIA) OR VET (BIA) SECTION 051000.00
- BREACH CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED THROUGHOUT THE RAINY SEASON- OCTOBER 15 TO APRIL 15.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE PUEB GAS LINE ON THE DOWN STREET SIDE OF THE UTILITY METER AND BE READILY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE PUEB GAS PIPING.
- PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE A 7' HIGH NON-ASCORBANT WALL ADJACENT TO SHOWER AND APPROVED SHOWER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
- ALL WORK TO CONFORM TO THE 2007 CALIFORNIA BUILDING CODES WITH THE CITY OF VENICE AMENDMENTS.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

Storm water pollution Control Requirements for construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects Certification Statement

The following is intended minimum notes or as attachment for construction and grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other construction pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters.
- All approved storage containers are to be protected from the weather.
- Soils must be cleaned up immediately and disposed of in a proper manner. Soils may not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess of waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply these requirements.

Print name _____
(Owner or authorized agent of the owner)

Signature _____
(Owner or authorized agent of the owner)

Date _____

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES

- INCLUDING LOCAL AMENDMENTS:
- 2007 CALIFORNIA BUILDING CODE.
 - 2007 CALIFORNIA MECH. CODE.
 - 2007 CALIFORNIA PLUMB. CODE
 - 2007 CALIFORNIA ELECT. CODE.

NUMBERS: USE DOUGLAS FIR LARCH OR REDWOOD OR BETTER

NOTED OTHERWISE:

- STUDS, RAFTERS, JOISTS, PLATES: DF-#2
- 4 X 4 X 8 BEAMS, STRINGERS & HEADERS: DF-#1
- POSTS AND TIMBER: DF-#1

PLYWOOD:

ALL PLYWOOD SHALL CONFORM TO US PRODUCT STANDARDS PS 1-45.

CONCRETE: (STRENGTH IN 28 DAYS) USE TYPE 11 OR V CONCRETE:

- FOUNDATIONS: f'c = 2,500 psi
- PRECAST: f'c = 3,000 psi
- COLUMNS: f'c = 3,000 psi
- STRUCT. SLABS: f'c = 3,000 psi

SPECIAL INSPECTION

ANCHOR BOLTS: ASTM A-307 #4 OR SMALLER (GRADE 40, DEFORMED)
ASTM A-615 PER CRSI STANDARDS.

SOIL (ALLOWABLE BEARING PRESSURE): 1,000 PSF

*ALL FRAMING CONNECTORS TO BE "SHIPSHODS" TYPE OR EQUAL.



VENICE BAR
02. WASHINGTON BLVD
VENICE, CA

REVISION:

| | |
|-------|--|
| DATE: | |
| | |
| | |
| | |
| | |

Notes: See notes on these plans and the project description for all notes and requirements. All work shall conform to the 2007 California Building Code, Mechanical Code, Plumbing Code, and Electrical Code, and all applicable local codes and ordinances. The project owner, architect, and contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The project owner shall be responsible for providing all necessary information and documents to the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The project owner shall be responsible for providing all necessary information and documents to the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

APR, 2009

A-02

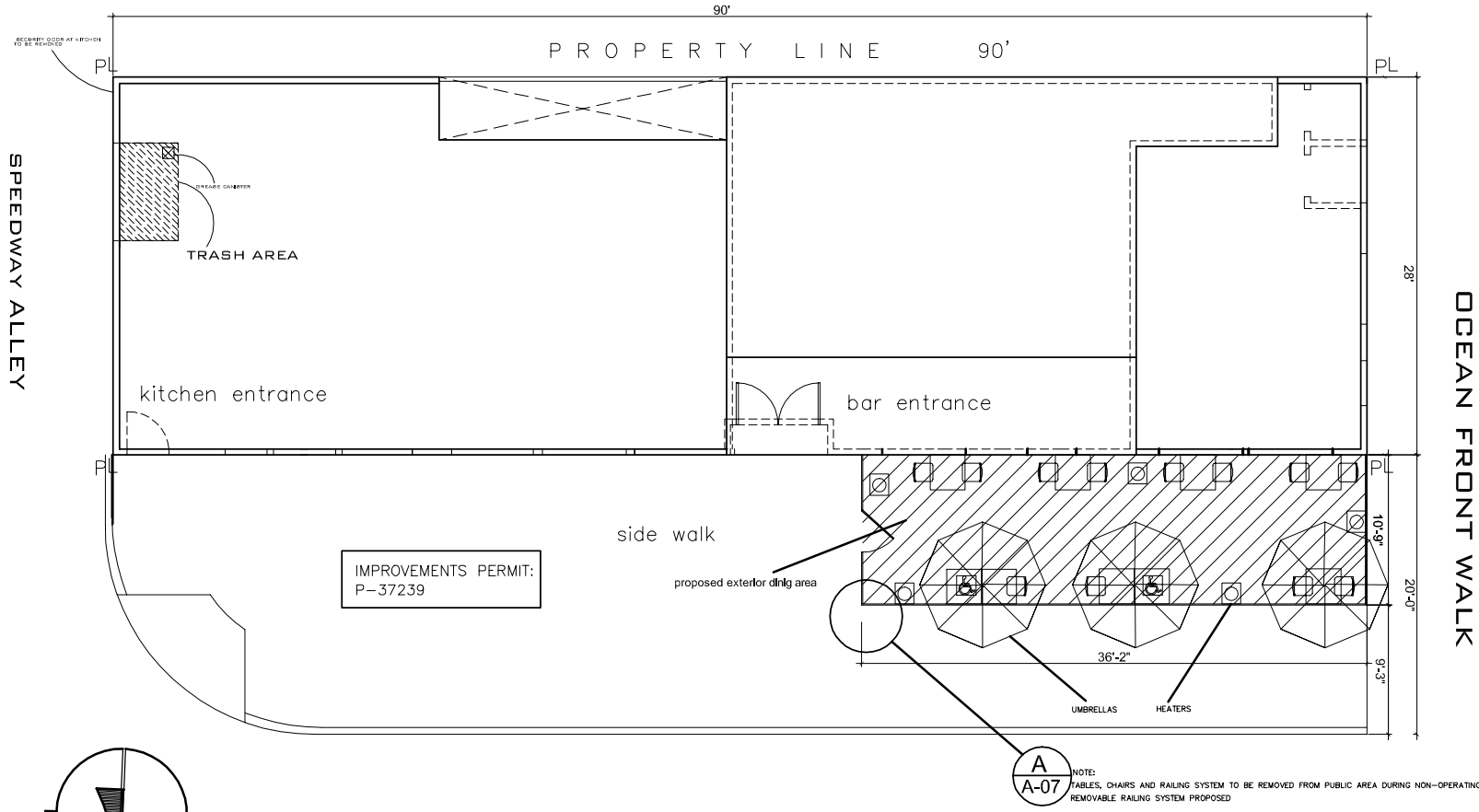
PLOT PLAN

DRAWN: AH





AREA DEVELOPMENT
 14450 Wilshire Blvd, Suite 200
 Van Nuys, California 91411
 Tel: 818.708.8100
 www.area-development.com



A
A-07 NOTE:
 TABLES, CHAIRS AND RAILING SYSTEM TO BE REMOVED FROM PUBLIC AREA DURING NON-OPERATING BUSINESS HOURS.
 REMOVABLE RAILING SYSTEM PROPOSED

WASHINGTON BLVD
 scale: 1/4" = 1'-0"

VENICE BAR
 02 WASHINGTON BLVD
 VENICE, CA

REVISION:
 DATE:

These drawings or their portions shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. The author shall not be liable for any errors or omissions in these drawings. The author shall not be responsible for any damage or injury resulting from the use of these drawings. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for obtaining all necessary information regarding the site conditions and the requirements of the applicable codes and regulations. The user shall be responsible for obtaining all necessary information regarding the site conditions and the requirements of the applicable codes and regulations. The user shall be responsible for obtaining all necessary information regarding the site conditions and the requirements of the applicable codes and regulations.

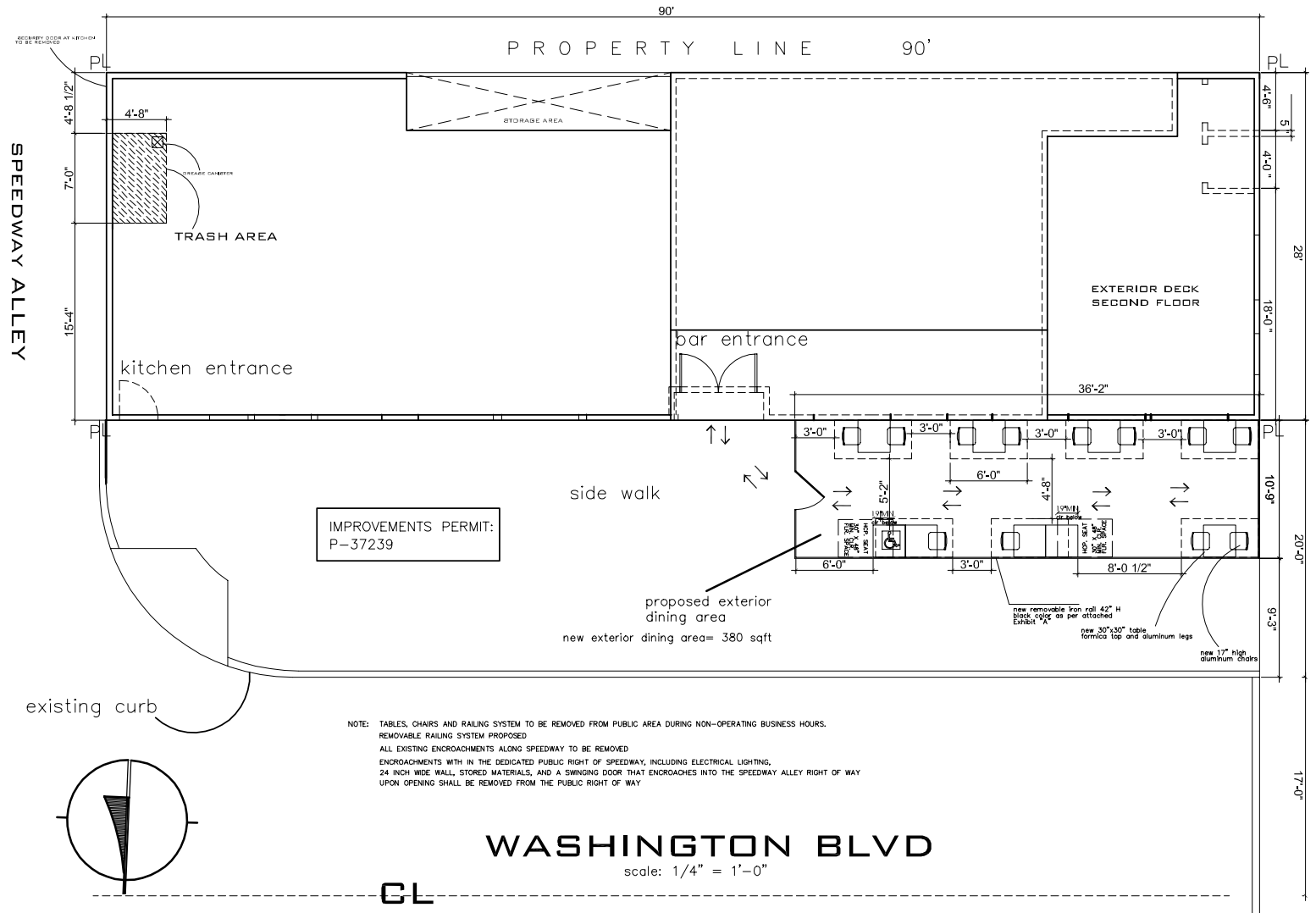
APR. 2009

A-03
FLOOR PLAN

DRAWN BY: [Symbol]



AREA DEVELOPMENT
 14454 Metro Blvd, Suite 200
 Van Nuys, California 91411
 T: 818.708.8100
 www.area-development.com



VENICE BAR
02 WASHINGTON BLVD
VENICE, CA

REVISIONS:

| DATE: | DESCRIPTION: |
|-------|--------------|
| | |
| | |
| | |
| | |
| | |
| | |

These drawings or their portions shall not be reproduced or used in any way without the express written consent of the author. The author warrants that the drawings are complete and correct as of the date of issue. The author shall not be responsible for any errors or omissions in the drawings. The author shall not be responsible for any damage or injury resulting from the use of the drawings. The author shall not be responsible for any cost or expense incurred by any person in connection with the use of the drawings. The author shall not be responsible for any liability incurred by any person in connection with the use of the drawings. The author shall not be responsible for any loss of profit or other consequential damages. The author shall not be responsible for any loss of data or other information. The author shall not be responsible for any loss of time or other consequential damages. The author shall not be responsible for any loss of reputation or other consequential damages. The author shall not be responsible for any loss of honor or other consequential damages. The author shall not be responsible for any loss of dignity or other consequential damages. The author shall not be responsible for any loss of respect or other consequential damages. The author shall not be responsible for any loss of esteem or other consequential damages. The author shall not be responsible for any loss of confidence or other consequential damages. The author shall not be responsible for any loss of trust or other consequential damages. The author shall not be responsible for any loss of friendship or other consequential damages. The author shall not be responsible for any loss of love or other consequential damages. The author shall not be responsible for any loss of peace or other consequential damages. The author shall not be responsible for any loss of happiness or other consequential damages. The author shall not be responsible for any loss of health or other consequential damages. The author shall not be responsible for any loss of life or other consequential damages. The author shall not be responsible for any loss of anything else that may be considered consequential damages.

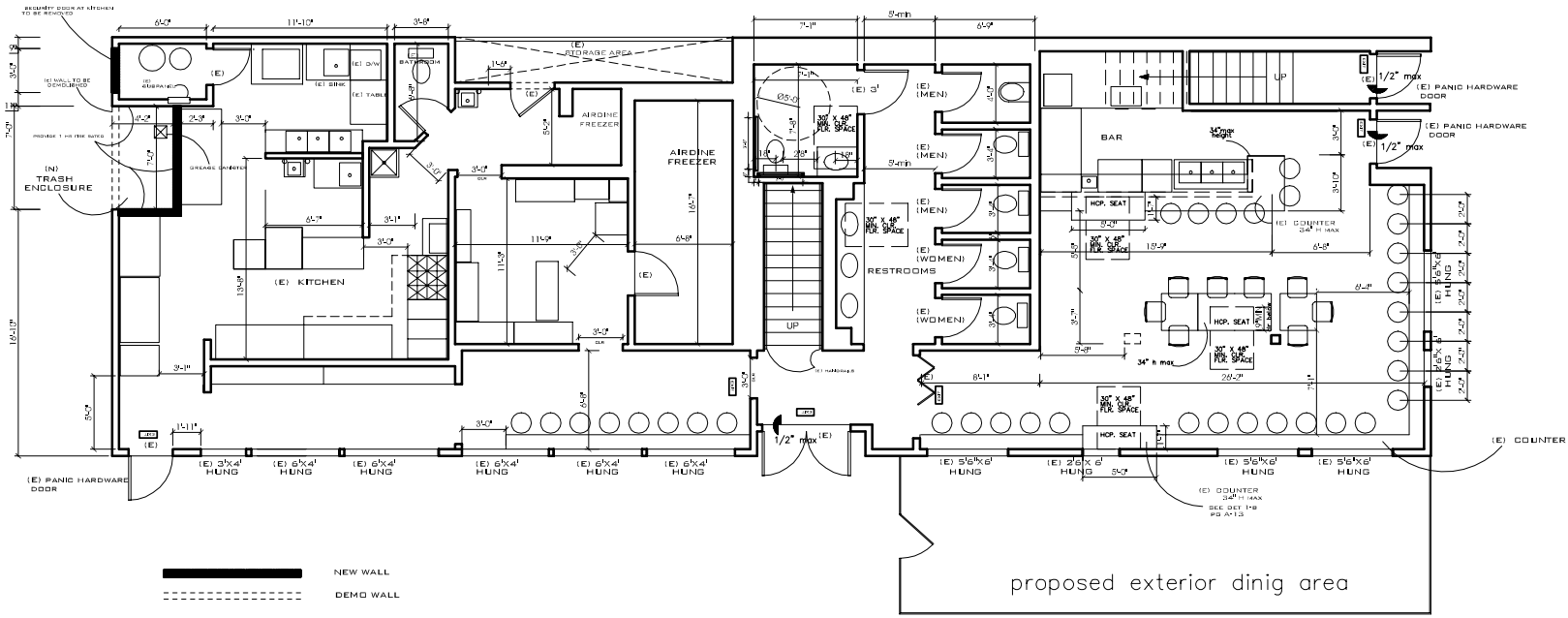
APR. 2009

A-04
FLOOR PLAN

DRAWN BY: [Signature]



AREA
DEVELOPMENT
14455 Metro Blvd, Suite 200
Van Nuys, California 91411
Tel: 818.708.1700
www.area-development.com



PROPOSED 1ST LEVEL

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

VENICE BAR
02 WASHINGTON BLVD
VENICE, CA

REVISION:
DATE:

JMC

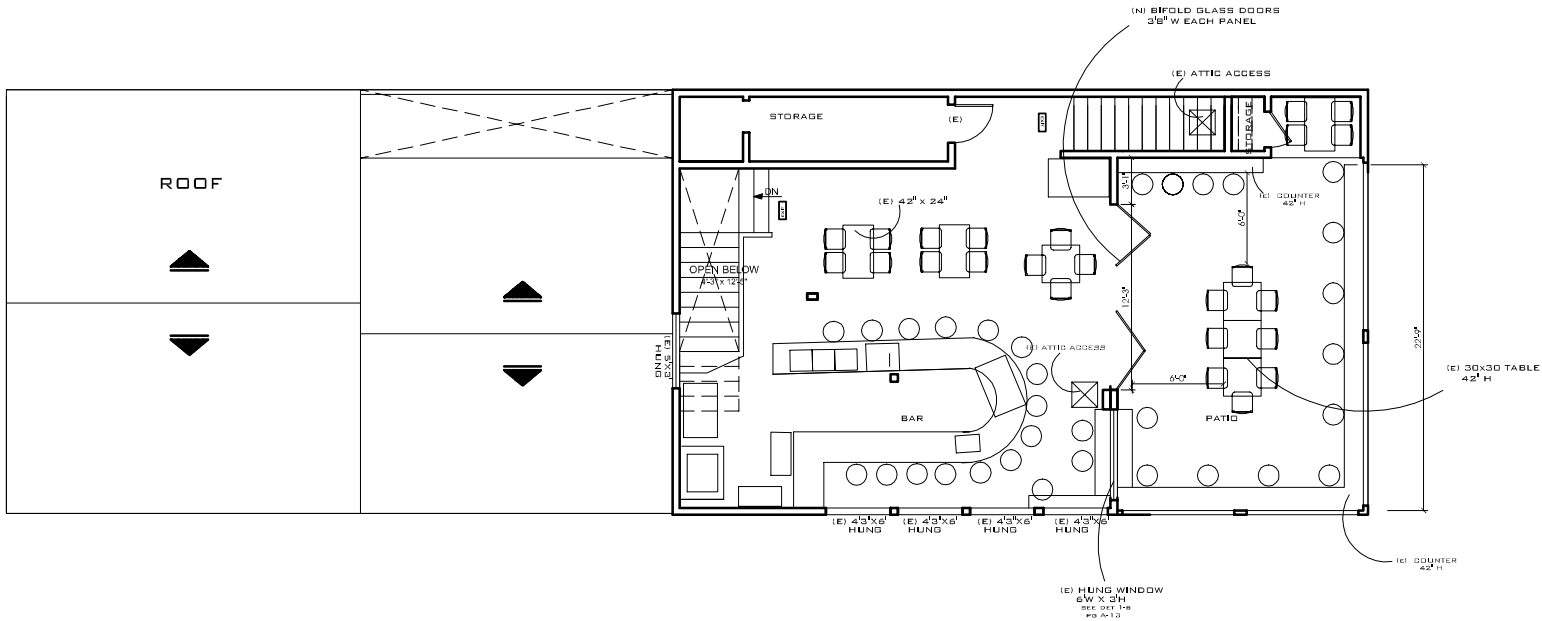
These drawings or their portion shall be printed or reproduced in any form, by any means, without the written consent of the architect. The architect shall be responsible for the accuracy of the information and data contained herein. The architect shall not be responsible for the accuracy of the information and data contained herein. The architect shall not be responsible for the accuracy of the information and data contained herein. The architect shall not be responsible for the accuracy of the information and data contained herein.

SEPT. 2008
A-05

DRAWN: AH



AREA
DEVELOPMENT
1440 Metro Blvd. Suite 200
Van Nuys, California 91411
Tel: 818.708.1700
www.area-development.com



EXISTING 2 ND LEVEL

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

VENICE BAR
02 WASHINGTON BLVD
VENICE, CA

| |
|-----------|
| REVISION: |
| DATE: |
| |
| |
| |
| JMC |

These drawings or their portion shall be prepared or modified by the drafter and shall be checked by the checker and approved by the architect. No portion of these drawings shall be used for construction or other purposes without the written consent of the architect. The drafter shall be responsible for the accuracy of the information and data supplied and for the proper interpretation of the same. The architect shall be responsible for the accuracy of the information and data supplied and for the proper interpretation of the same. The architect shall be responsible for the accuracy of the information and data supplied and for the proper interpretation of the same.

SEPT. 2008

A-06

DRAWN BY





AREA
DEVELOPMENT
14444 Metro Blvd, Suite 200
Van Nuys, California 91411
Tel: 818.708.8888
www.area-development.com

VENICE BAR
02 WASHINGTON BLVD
VENICE, CA

REVISION:

| DATE: | REVISION: |
|-------|-----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

These drawings are the property of Area Development and shall remain confidential. All rights reserved. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Area Development. The drawings, specifications, and conditions of contract shall govern over all other documents. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

APR. 2009

A-07

ELEVATIONS

DRAWN: AH

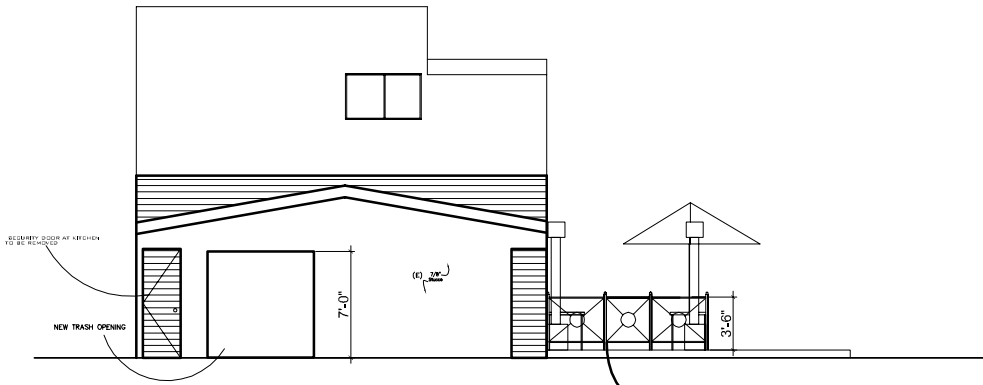


PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com



NORTH FAÇADE
scale: 1/4" = 1'-0"

NOTE: TABLES, CHAIRS AND RAILING SYSTEM TO BE REMOVED FROM PUBLIC AREA DURING NON-OPERATING BUSINESS HOURS.
REMOVABLE RAILING SYSTEM PROPOSED



EAST FAÇADE
scale: 1/4" = 1'-0"

NEW RAILING H=42"

REMOVABLE RAILING DETAIL EXHIBIT A

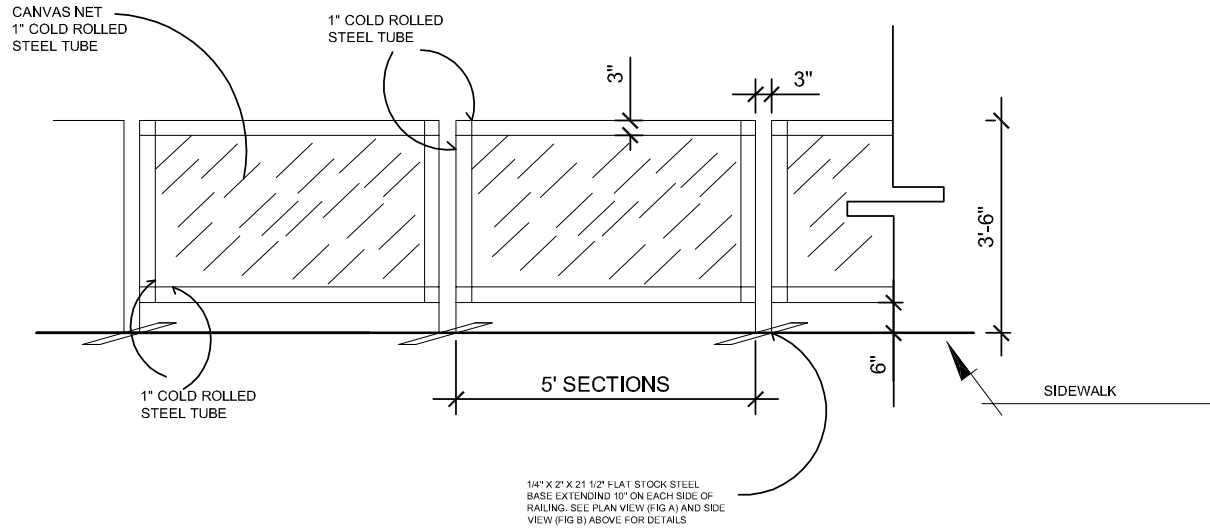


FIG. A

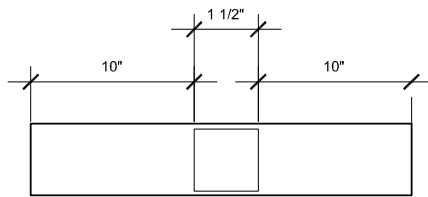
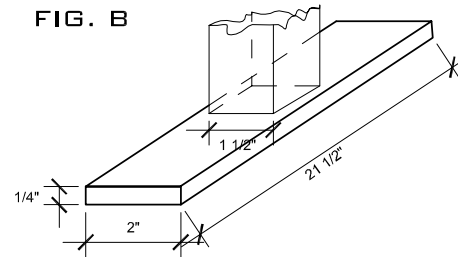


FIG. B



VENICE BAR
 02 WASHINGTON BLVD
 VENICE, CA

REVISIONS:

| DATE: | REVISION: |
|-------|-----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Drawings prepared by these offices shall not constitute a contract. The drawings are the property of the firm and shall not be used for any other purpose without the written consent of the firm. The drawings are not to be used for any other purpose without the written consent of the firm. The drawings are not to be used for any other purpose without the written consent of the firm.

APR. 2009

A-08

DETAILS

