

BUILDING SUMMARY

Type of Construction	V-B
Occupancy	M & B
Use: Current	Private Fitness/Market&Cafe/Office
Use: Proposed	Private Fitness/Cafe/Private Fitness
no. of Stories	two
Automatic Sprinkler System	no
APN	4229012030
Plan	Venice Coastal Specific Plan
Plan Area	Oakwood/Millwood/Southeast Venice
Zones	C2-1
Lot/Tract	1/TR 2921
Lot Size	14,665 sf
Building Size	6,800 gsf - no change
Landscaping	10% - no change

PARKING

30 existing spaces per ZA 2007-3515 CDP/CUB/SPP
43 spaces required - 30% max offset as bike parking
30 auto spaces provided
52 bike spaces provided for 13 auto spaces [4 per car]

USE AND AREA BY FLOOR

FLOOR	CURRENT USE	AREA	PROPOSED USE	AREA
Gnd	Private Fitness Studio	1445	Private Fitness Studio	2160
	Market & Cafe	1620	Cafe	905
	Cafe Seating = 365		Cafe Seating = 365	
	Patio Seating = 535		Patio Seating = 535	
2nd	Office	3102	Private Fitness Studio	3102
total		6167		6167

1 SITE PLAN

PROJECT DESCRIPTION

- PHASE III INTERIOR TENANT IMPROVEMENT, 2ND FLOOR CHANGE OF USE & PATIO TRELLIS
- GROUND FLOOR SCOPE**
- 715 SF EXPANSION OF [E] PRIVATE FITNESS CENTER & 715SF REDUCTION OF [E] CAFE FLOOR AREA.
 - CONSTRUCTION OF NEW SHOWERS & STORAGE RM FOR PRIVATE FITNESS PROGRAM
 - NEW FINISHES, MECHANICAL AND ELECTRICAL AS REQUIRED WITH NEW FLOOR AREA
- SECOND FLOOR SCOPE**
- CHANGE OF USE FROM OFFICE TO PRIVATE FITNESS [B] OCCUPANCY
 - MINOR NON-STRUCTURAL INTERIOR TI. NEW BUILT IN CASE WORK & HYDRATION STATION AT [E] PLUMBING ROUGH
- EXTERIOR SCOPE**
- NEW TRELLIS AT [E] PATIO
 - MISC. SITEWORK FOR BIKE PARKING TO ACCOMMODATE CHANGE OF USE
 - EXTERIOR SIGNAGE

PROJECT TEAM

- BUILDING OWNER**
- BPAK LLC
2036 GRAND AVENUE
OJAI CA 93023
562-746-2714
- TENANT**
- F45 TRAINING, DANA PRIETO
236 CALIFORNIA ST.
EL SEGUNDO, CA 90245
310-283-9257
- ARCHITECT:**
- LARC
LESLIE THOMAS
1019 NORTH DORGENOIS ST.
NEW ORLEANS, LA. 70119
310-871-8338
GREG DOENCH
GDOENCH@LARCINC.NET
- MECHANICAL AND PLUMBING ENGINEER**
- ACCURATE SYSTEMS, ALBERT SHABANDARI
6612 SAN FERNANDO RD
GLENDALE, CA 91201
818-210-3525
ALBERT@ACCURATESD.COM
- ELECTRICAL ENGINEER**
- ABRARI & ASSOCIATES, HENRY ABRARI
1713 STANDARD AVE
GLENDALE, CA 91201
818-956-1900
MAIL@ABRARI.COM
- GENERAL CONTRACTOR**
- RE CRAWFORD CONSTRUCTION, LLC
BOB NIPPES
6650 PROFESSIONAL PARKWAY WEST #100
SARASOTA, FLORIDA 34240
941-907-0010
STATE LC# 1002431



PHASE III INTERIOR TENANT IMPROVEMENT, 2ND FLOOR CHANGE OF USE, PATIO TRELLIS & EXTERIOR SIGNAGE

BPAK, LLC. COMMERCIAL BUILDING

2321 S. ABBOT KINNEY BLVD. VENICE, CALIFORNIA

REVISION or ISSUE

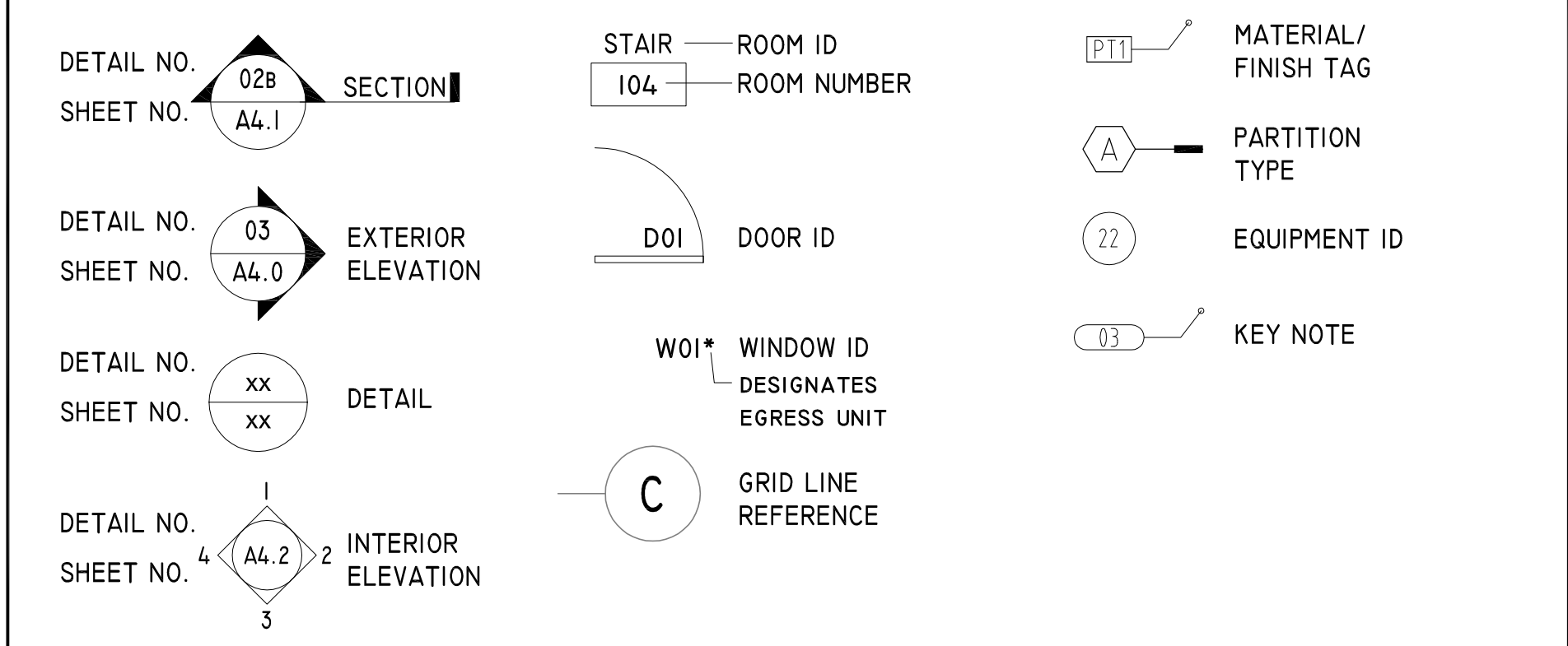
NO.	DATE	DESCRIPTION
	8/10/2021	CDP SUBMITTAL

DRAWN BY:
SCALE:
JOB:
FILE:

ABBREVIATIONS

AD	AREA DRAIN	GA	GAUZE	STL	STEEL
AV.	AUDIO VISUAL	GALV	GALVANIZED	SSTL	STAINLESS STEEL
BLDG	BUILDING	GW	GWBSUM WALL BOARD	SHR	SHOWER
BLK	BLOCK	HORZ	HORIZONTAL	WD	WOOD
BLK'G	BLOCKING	HRS	HOURS		
CAB	CABINET	INS	INSULATION		
CLR	CLEAR	MNT	MOUNT		
CMU	CONCRETE BLOCK	MTD	MOUNTED		
COORD	COORDINATE	MTL	METAL		
CONC	CONCRETE	PA	PLANTING AREA		
CONT	CONTINUOUS	PLYWD	PLYWOOD		
DWG	DRAWING	PL	PLATE		
DIA	DIAMETER	PTD	PAINTED		
DEG	DEGREE	PNT	PAINT		
EX. [E]	EXISTING	REDWD	REDWOOD		
EXT	EXTERIOR	RD	ROOF DRAIN		
FNT	FRONT				

REFERENCE SYMBOL LEGEND



SHEET INDEX

- ARCHITECTURAL:
- A0.0 COVER SHEET, SITE PLAN AND PROJECT DATA
 - A2.0 DEMO & PROPOSED FLOOR PLANS AND EXTERIOR SIGNAGE AND TRELLIS DETAIL

SHEET TITLE
COVER SHEET, SITE PLAN AND PROJECT DATA

DRAWING NO.
A0.0

