

PROJECT TEAM

PROJECT ADDRESS:	1222 S. ABBOT KINNEY BLVD. VENICE, CA. 90291	
OWNER:	SPAULDING VIEWS 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
LAND-USE CONSULTANT:	BRIAN SILVEIRA AND ASSOCIATES -	(310) 753-1090
SURVEYOR:	SEABORD ENGINEERING CO. 1415 E. COLORADO STREET, STE 205 GLENDALE, CA 91205	310-277-7337
STRUCTURAL ENGINEER:	-	-
CIVIL ENGINEER:	-	-
SOILS ENGINEER:	-	-
MEP ENGINEER:	-	-
METHANE DESIGN:	-	-

SHEET INDEX

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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:

(1) 431 SF REAR ADDITION TO EXISTING COMMERCIAL AND DWELLING UNIT. (2) CONVERT EXISTING 946 SF COMMERCIAL STORE AND DWELLING TO 1,377 SF RETAIL AND NEW 441 SF ATTACHED LIVE/WORK DWELLING ON REAR OF THE PROPERTY. PARKING REQUIREMENT PER VCZSP = 6.12(6) PARKING SPACES. PARKING REQUIREMENT PER AB 2097 = 0 PARKING SPACES.
COAST ALL LOCATED IN THE SINGLE JURISDICTION OF THE COASTAL ZONE.

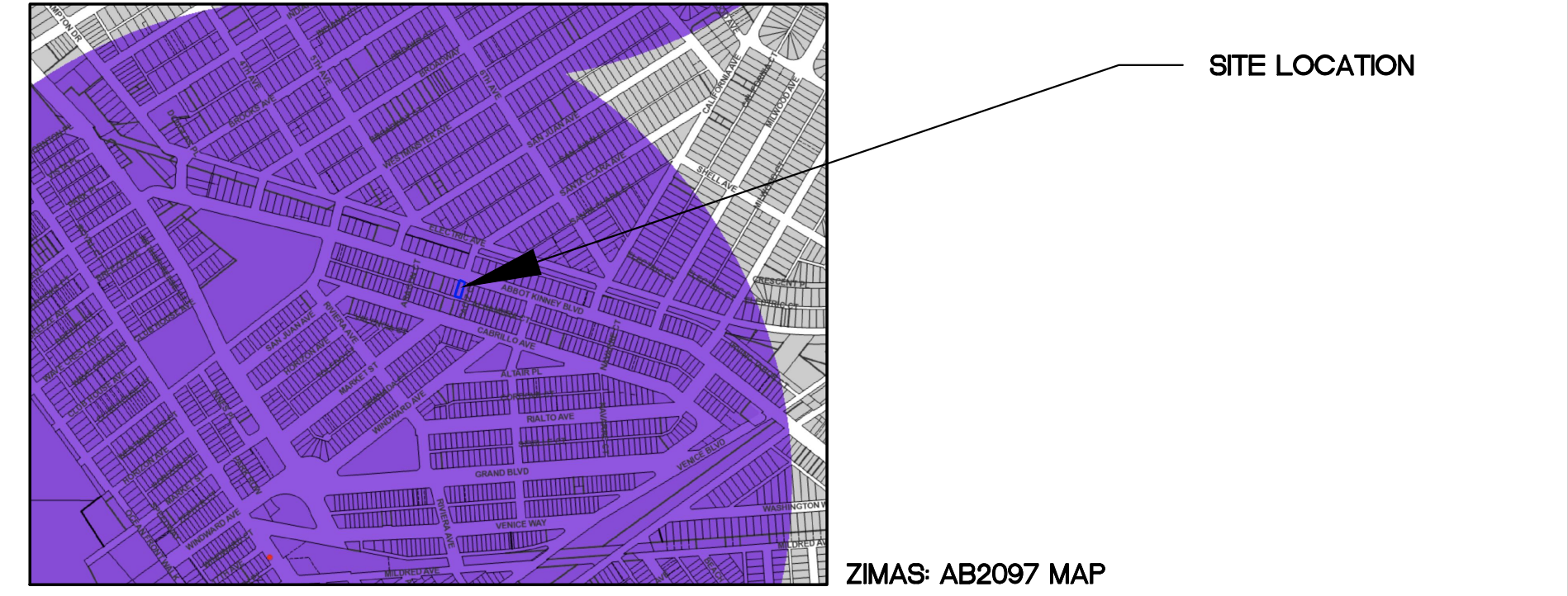
PROJECT IS LOCATED IN THE 'AE' FLOOD ZONE AND WILL MEET ALL REQUIREMENTS FOR FLOOD-PROOFING ABOVE BASE FLOOD ELEVATION (9' BFE).

PARKING: PROJECT IS UTILIZING AB2097. THUS NO PARKING IS REQUIRED.

HEIGHT OF (E) BUILDING (HIGH POINT OF SLOPED ROOF PER VSP MAX 30'-0") 16.12' / 23.99' (NO CHANGE)
HEIGHT OF (N) LIVE/WORK UNIT (HIGH POINT OF SLOPED ROOF PER VSP MAX 30'-0") 15.7' / 23.69'
HEIGHT MEASURED FROM CL. OF STREET (ABBOT KINNEY BLVD.) 7.99'

PARKING CALC:

EXISTING PARKING STALLS:	2 (TO BE REMOVED)
VCZSP RETAIL: 1,377 SF / 225 = 6.12	6
VCZSP BIZ 1,377 SF / 640 = 2.1515	2
VCZSP LIVE/WORK DWELLING (30' WIDE LOT):	2
CREDIT FOR EXISTING RETAIL 340 SF / 225 = 1.5111	-2
TOTAL REQUIRED PER VCZSP:	8
PROPOSED PARKING STALLS:	0 (AB2097)
LOADING ZONE PER LAMC SEC 12.21 C6(E)	NONE



PROJECT DATA

LEGAL DESCRIPTION:
 ADDRESS 1222 S. ABBOT KINNEY BLVD. VENICE, CA 90291
 LOT: 12
 TRACT: VENICE OF AMERICA
 BLOCK 15
 ASSESSOR'S P.N.# 4238-003-037
 MAP REFERENCE MB 6-126/127
 OCCUPANCY TYPE: M - COMMERCIAL
 NUMBERS OF STORIES NEW BUILDING: 1
 ZONING: C2-1-0-CA
 USE OF EXISTING BUILDING: MIXED-USE
 COUNCIL DISTRICT: CD-11
 COMMUNITY PLAN: VENICE SPECIFIC PLAN
 SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORR.
 YEAR BUILT: 1921
 PROPOSED BUILDING: RETAIL AND RESIDENTIAL COMBO
 CONSTRUCTION TYPE: TYPE-VA
 SPRINKLERED: N/A
 COASTAL ZONE: SINGLE PERMIT JURISDICTION
 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
 MELO: -
 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:
 MIXED-USE BUILDING AND GARAGE

(E) COMMERCIAL FLOOR AREA	341 SQ.FT.
(E) RESIDENTIAL FLOOR AREA	605 SQ.FT.
(E) GARAGE	484 SQ.FT.

LOT / BUILDING SUMMARY:
 PARCEL AREA: 2,694 SQ.FT.
 ALLOWABLE FLOOR AREA (FAR 1.5 PER VSP COMMERCIAL/RESIDENTIAL COMBO): 2,694.0 X 1.5 = 4,041 SQ.FT.
 PROPOSED FLOOR AREA: 1,456 SQ.FT.

PROPOSED COMMERCIAL FLOOR AREA 1,377 SQ.FT.
 PROPOSED LIVE/WORK DWELLING FLOOR AREA 441 SQ.FT.

OCCUPANCY LOAD ANALYSIS:
 PER TABLE 1004.1.2
 MERCHANTILE: 1,311 SQ.FT./60 = 2185
 RESTROOM AREA: 66 SQ.FT./200 = 0.33

1ST FLOOR OCCUPANCY LOAD: 2218 (22)

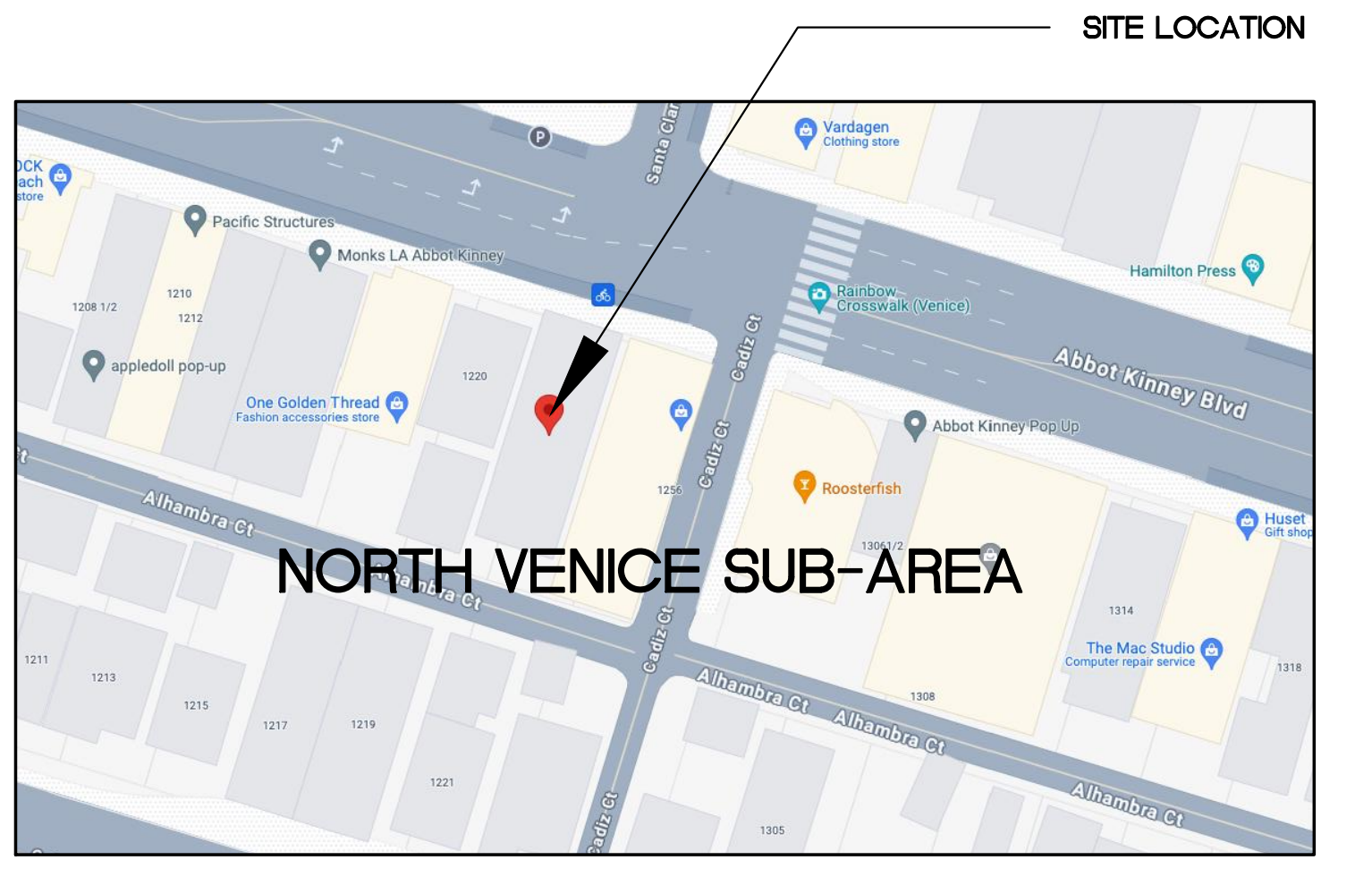
1ST FLOOR EXITS REQUIRED: 1
 1ST FLOOR EXITS PROVIDED: 1

CONSTRUCTION TYPE:
 1ST FLOOR: TYPE I-B

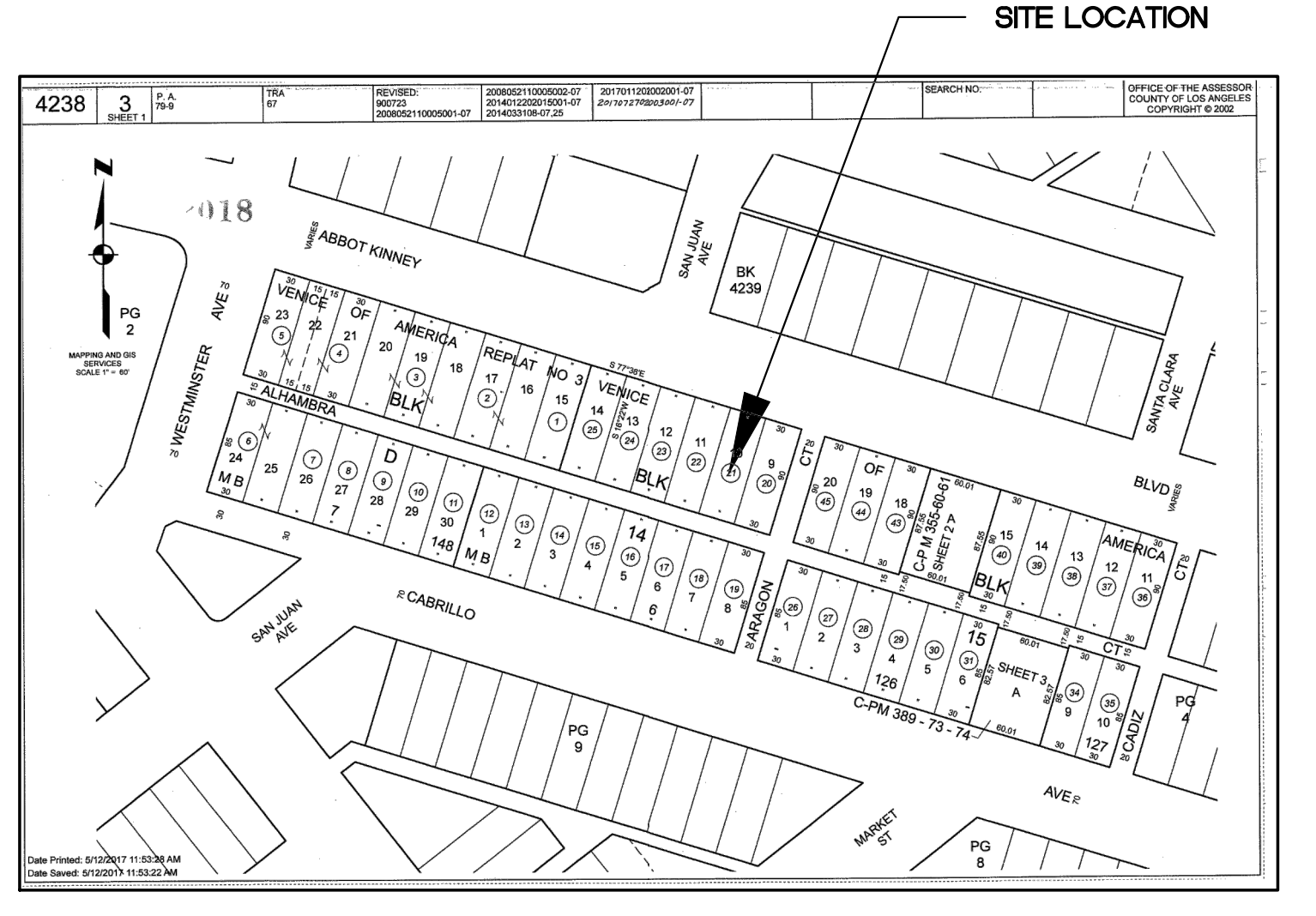
FIRE ALARM SYSTEM:
 AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SEC. 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SEC. 907.5.

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



DEMOCRATIC DESIGN STUDIO .COM
 DEMOCRATIC DESIGN STUDIO LLC
 DESIGNER, ARCHITECT
 706 HAMPTON DR.
 LOS ANGELES, CA 90291
 PH: 310.751.4040

SPAULDING VIEWS LLC
 OWNER
 550 S. HILL STREET
 SUITE 1420
 LOS ANGELES, CA 90013

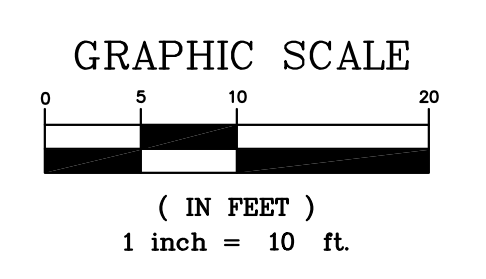
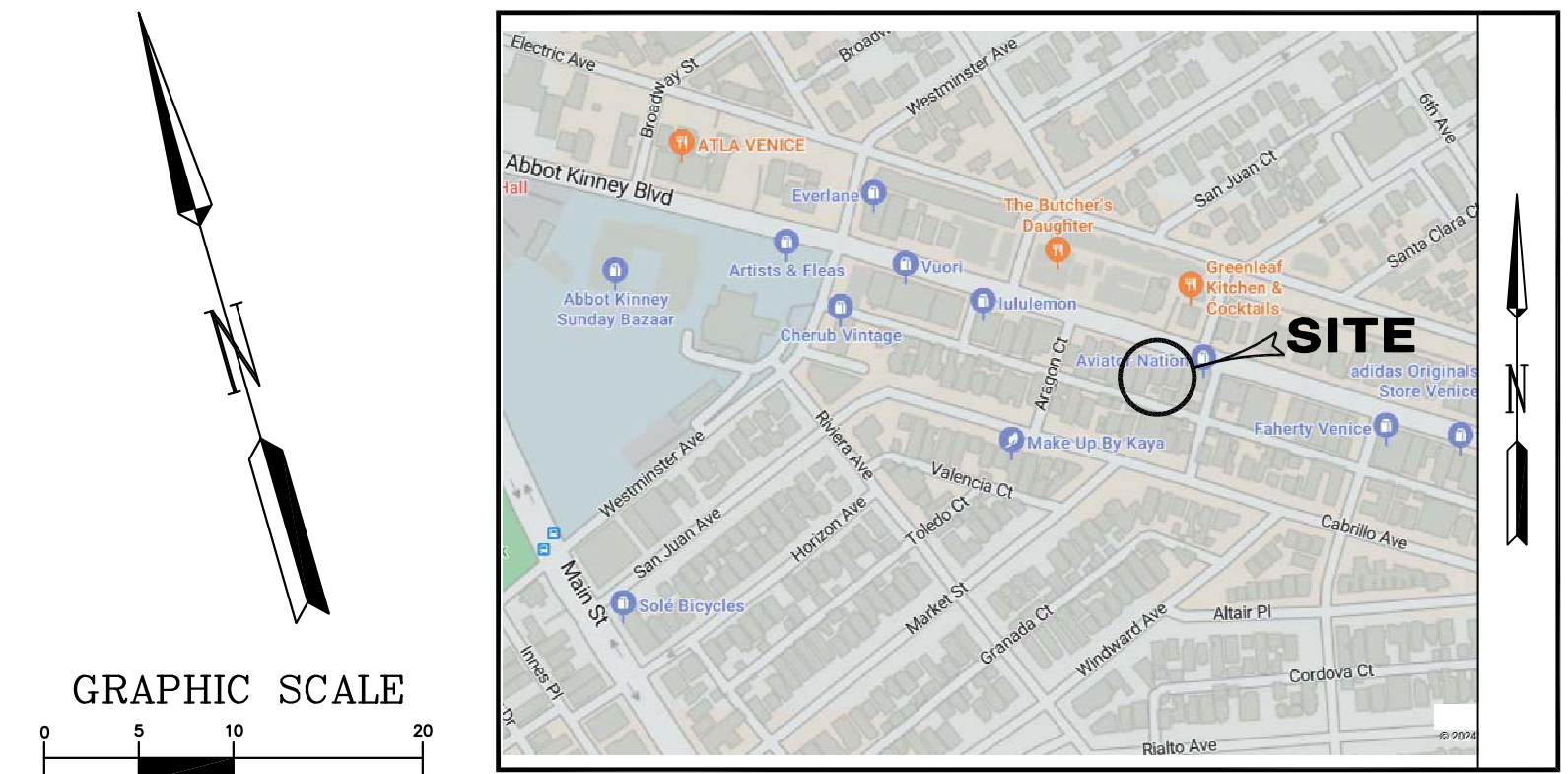
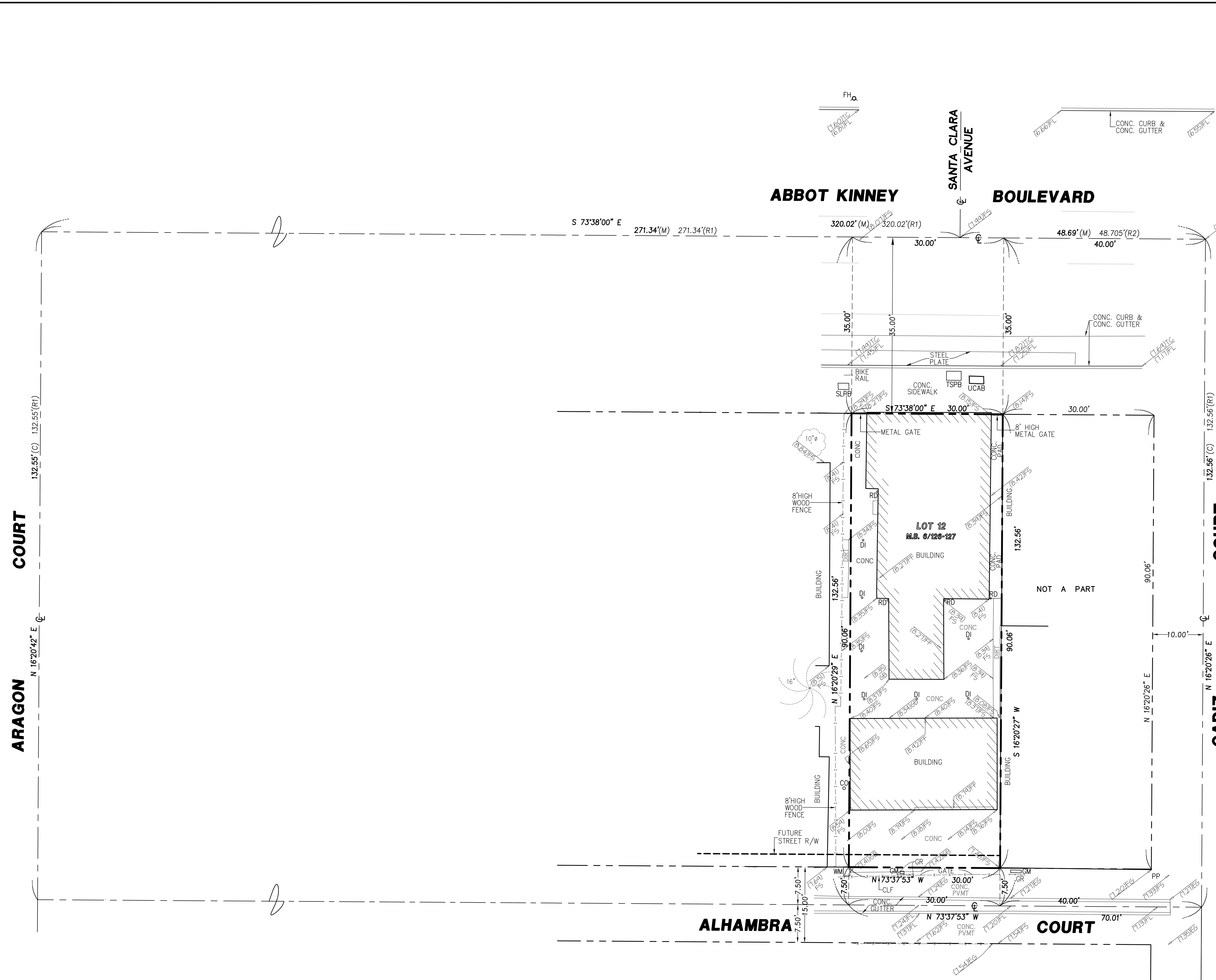
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 VENICE CA 90291

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COVER SHEET

DATE	SCALE	DRWG NO.
12.05.2024		A000



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
 LOTS 12 OF BLOCK 15 OF MAP OF VENICE OF AMERICA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 126 TO 127 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:
 A.P.N. 4238-003-037

LAND AREA:
 LAND AREA: 2,702 S.F. OR 0.062 ACRES

BASIS OF BEARING:
 THE BEARING NORTH 73°38'00" WEST OF THE CENTERLINE OF ABBOT KINNEY BOULEVARD AS SHOWN ON PARCEL MAP LA NO. 2002-4598, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 355, PAGE 60 TO 61 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BASIS OF BEARING:
 BENCH MARK: 16-00650
 DATUM: NAVD 1988
 YEAR OF ADJUSTMENT: 2000
 ELEVATION (FEET): 7.446
 DESCRIPTION: WIRE SPK IN W CURB MAIN ST 0.3 FT N OF BC RET NW COR CLUB HOUSE AVE; S END CB

- ZONING:**
 C2-1-0-CA
- LEGEND/SYMBOLS:**
- AC - ASPHALT CONCRETE
 - (C) - CALCULATED
 - CE - CITY ENGINEER
 - CEFB - CITY ENGINEER'S FIELD BOOK
 - (cf D) - CALCULATED FROM DEED
 - (cf R4) - CALCULATED FROM CEFB 10609/161-162
 - CC - CONCRETE CURB
 - CG - CONCRETE GUTTER
 - C/L - CENTERLINE
 - CLF - CHAIN LINK FENCE
 - CLR - CLEAR/CLEARANCE
 - CONC - CONCRETE
 - (D) - DEED
 - ELEC - ELECTRIC
 - ENC - ENCROACHING/ENCROACHMENT
 - ENC - FOUND
 - FR - GUARD RAIL
 - L.S. - LAND SURVEYOR
 - L&T - LEAD & TACK
 - (M) - MEASURED
 - MON - MONUMENT
 - R/PL - PROPERTY LINE
 - PLN - PLANTER
 - PWMT - PAVEMENT
 - PWFB - PUBLIC WORKS FIELD BOOK
 - (R1) - RECORD PER TRACT NO. 22144, MB 624/39-41
 - (R2) - RECORD PER TRACT NO. 6774, MB 70/44-47
 - (R3) - RECORD PER CEFB 144-153/106
 - (R4) - RECORD PER CEFB 10609/161 & 162
 - RCE - REGISTERED CIVIL ENGINEER
 - R/W - RIGHT OF WAY
 - S&T - SPIKE & TIN
 - S&W - SPIKE & WASHER
 - TE - TRASH ENCLOSURE
 - TYP - TYPICAL
 - WF - WROUGHT IRON FENCE
- EXISTING ELEVATIONS:**
- (B/W) - BACK OF WALK
 - (EG) - EDGE OF GUTTER
 - (EP) - EDGE OF PAVEMENT
 - (FG) - FINISH GRADE
 - (FL) - FLOW LINE
 - (FS) - FINISH SURFACE
 - (GB) - GRADE BREAK
 - (TC) - TOP OF CURB
 - (TP) - TOP OF PAD

REVISIONS:

NO.	DESCRIPTION	DATE
1	DEPICT BOUNDARY LINE FOR 1222 ABBOT KINNEY BLVD.	08/28/24



TITLE
BOUNDARY, SITE & TOPOGRAPHIC SURVEY
1216-1222 ABBOT KINNEY BOULEVARD
 LOS ANGELES, CALIF. 90291

CLIENT
 GABRIEL RABANNIAN

SCALE
 1"=10'

SURVEY BY
 N.A.

PREPARED BY
 M.D.
 E.P.

CHECKED BY
 M.D.

SEABOARD ENGINEERING CO.
 1415 E. COLORADO STREET, STE 205
 GLENDALE, CALIFORNIA 91205
 TEL. (310)277-7337 (818)550-0337 FAX (818)550-0339
 SEABOARD@SEABOARDENGC.COM

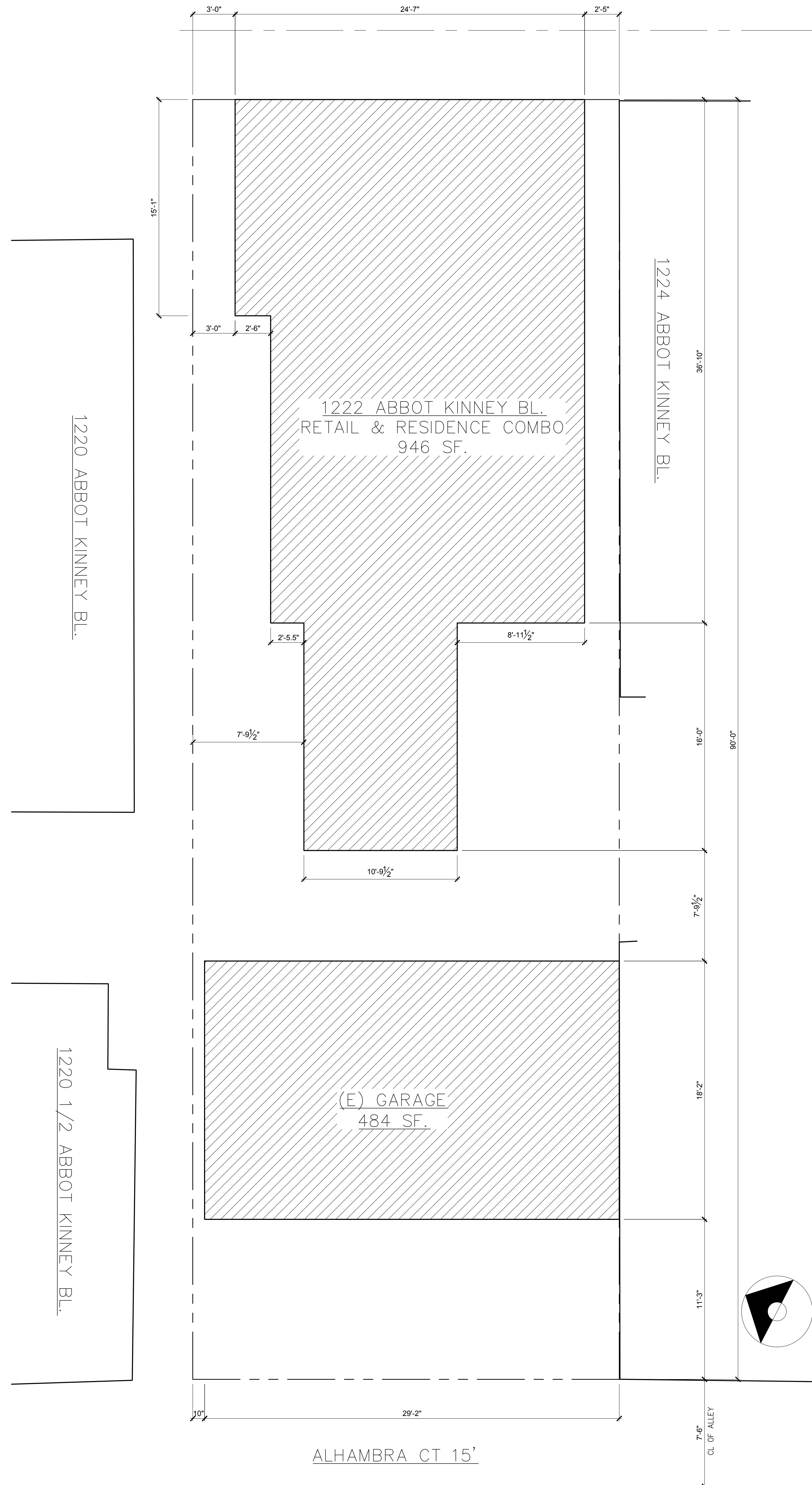
JOB NO.
 24-29

DATE
 08/19/2024
 08/28/2024

SHEET
 1

OF 1 SHEETS

ABBOT KINNEY BLVD 70'



AS-BUILT SITE PLAN

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

1

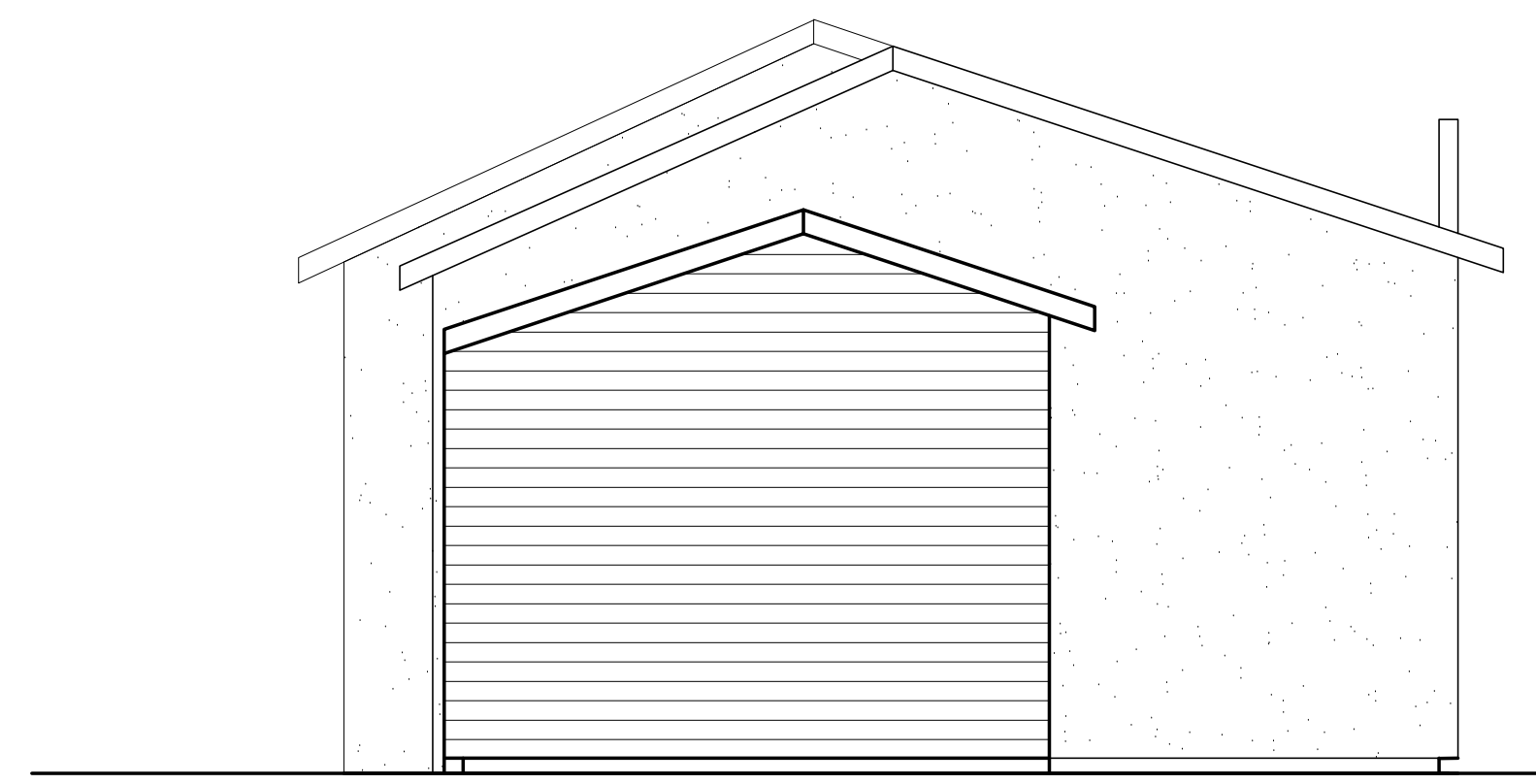
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AS-BUILT
SITE PLAN

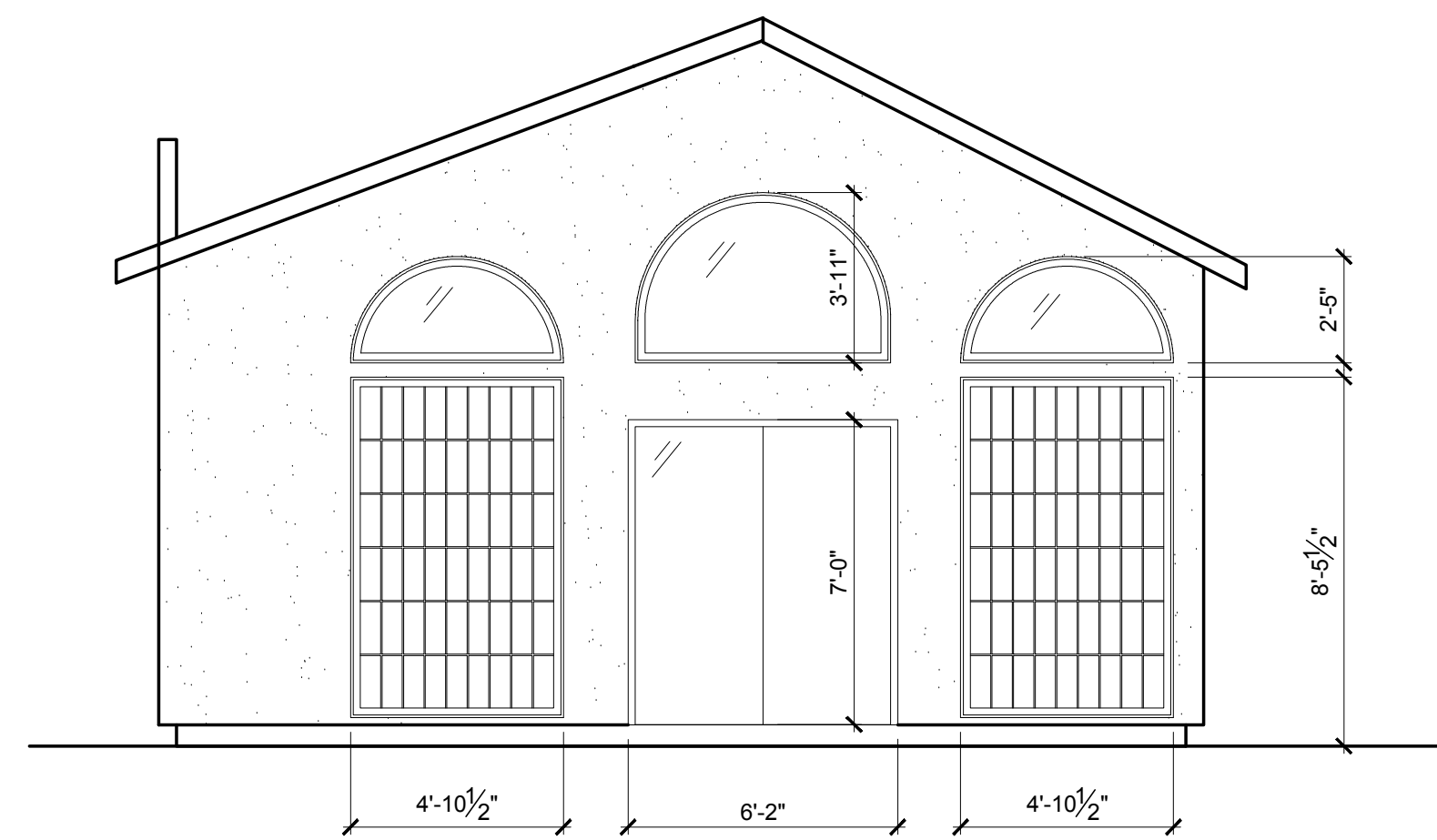
DATE	SCALE	DWG NO.
12.02.2024	1"=3/4"	A100



ELEVATION (WEST)

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

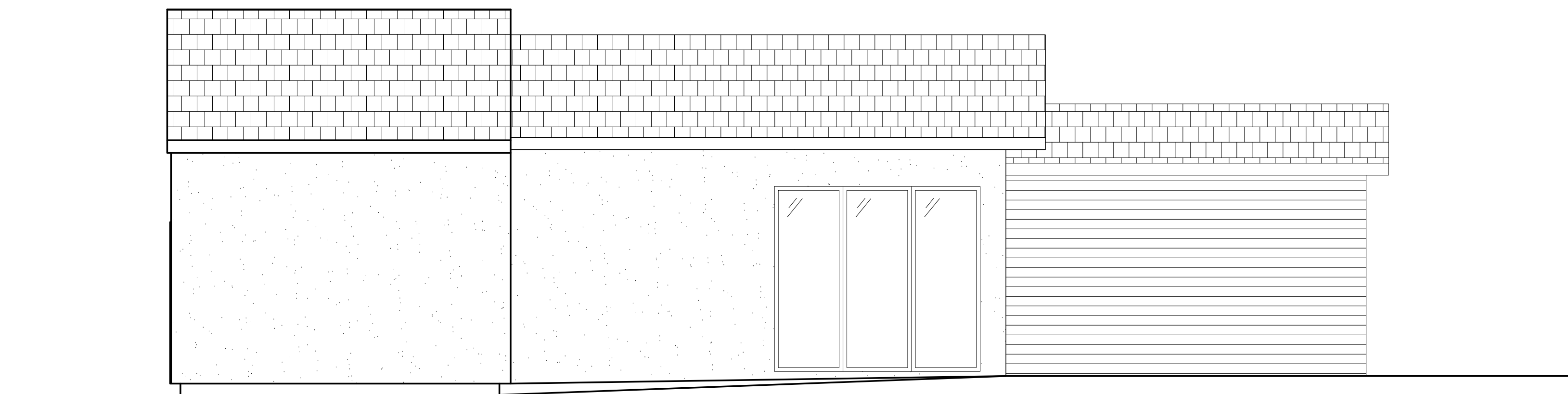
2



ELEVATION (EAST)

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

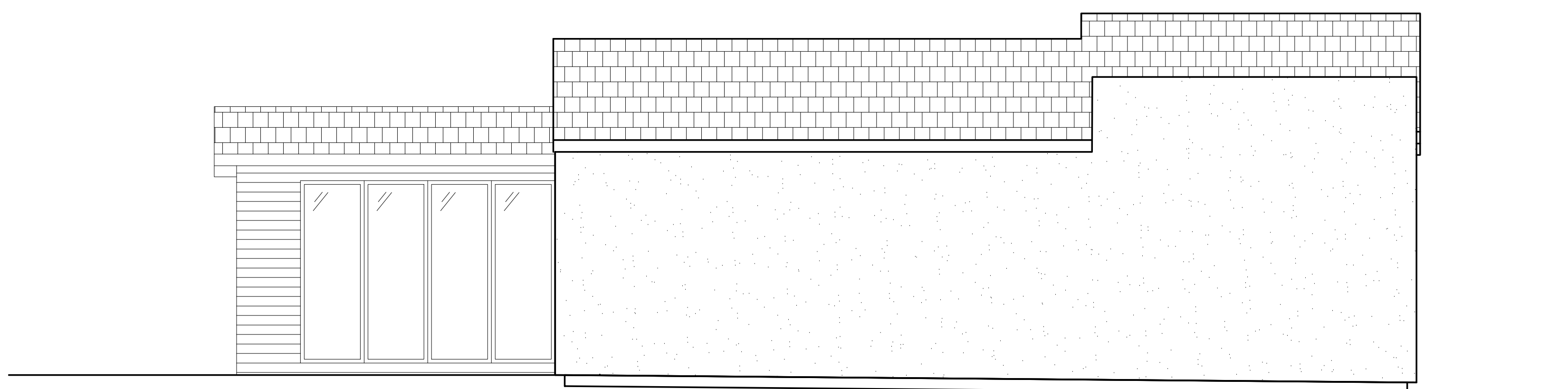
3



ELEVATION (NORTH)

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

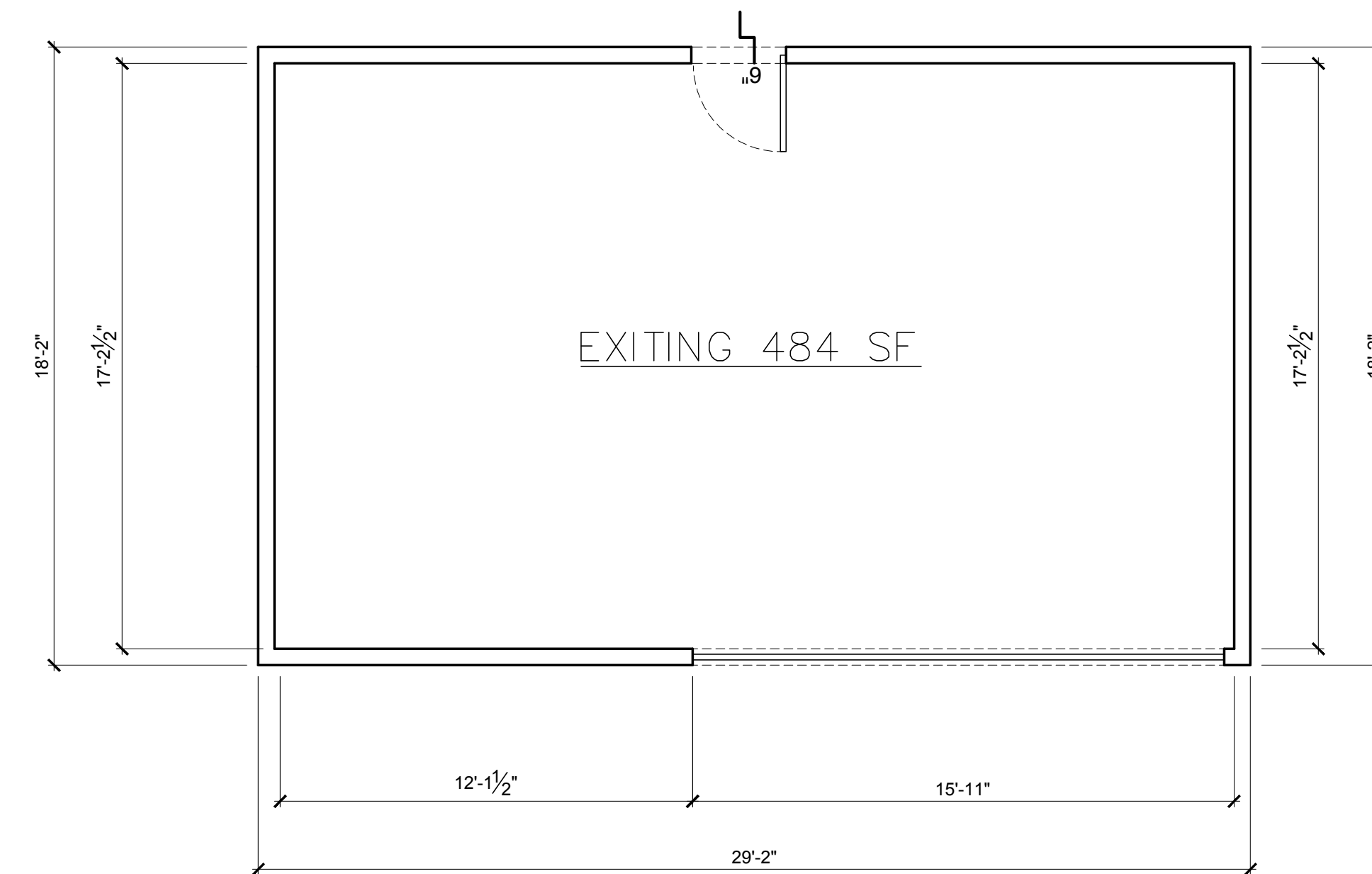
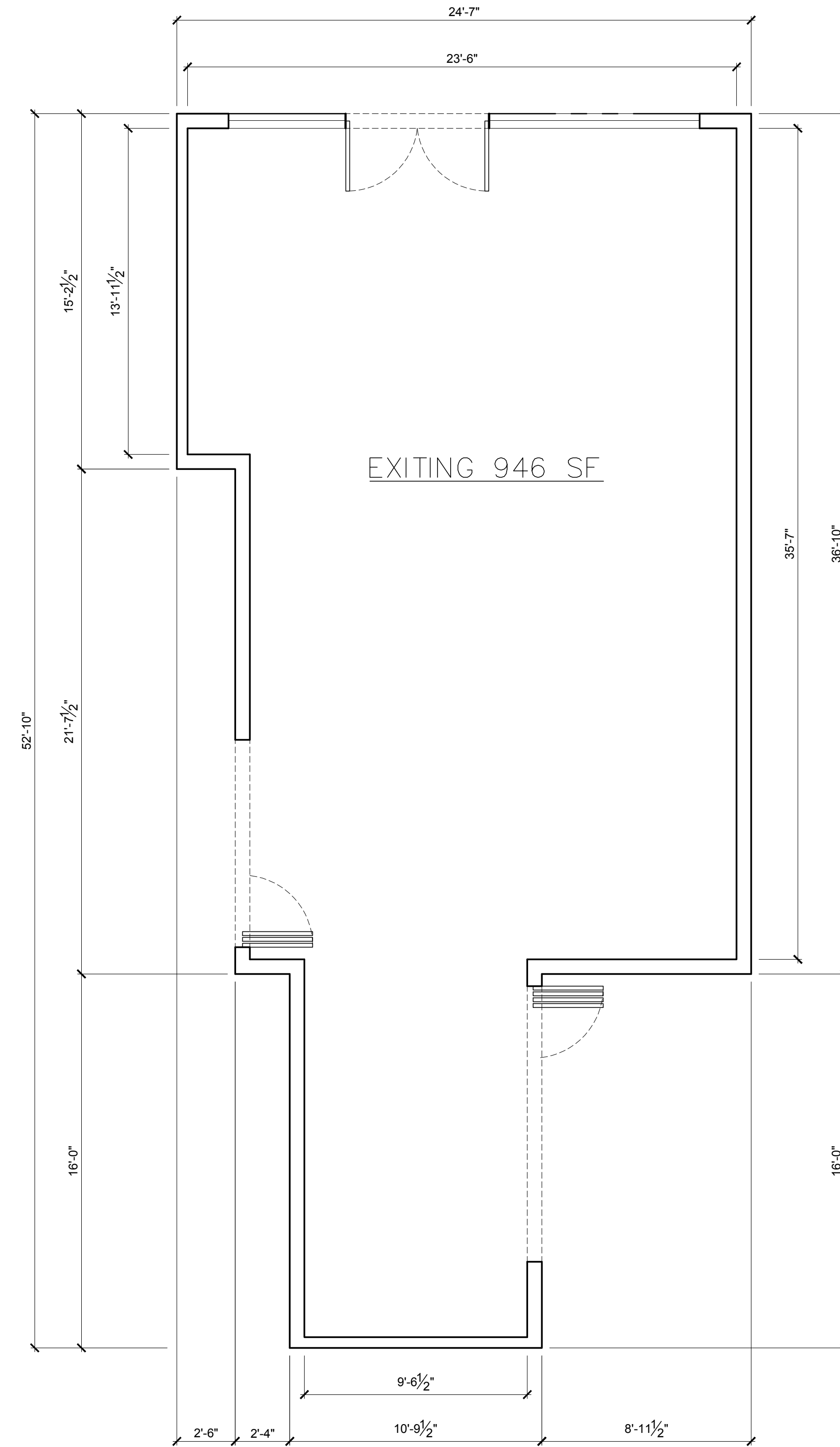
4



ELEVATION (SOUTH)

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

5



AS-BUILT FLOOR PLAN

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

1

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AS-BUILT PLAN &
ELEVATIONS

DATE SCALE DWG NO.

12.02.2024 1"=3/4" A101

WALL DEMO CALCULATION PRIMARY STRUCTURE

(E) NORTH WALL	= 54'-6"
(E) SOUTH WALL	= 54'-6"
(E) EAST WALL	= 24'-8"
(E) WEST WALL	= 26'-6"
TOTAL WALL EXISTING	= 160'-8"
50% 160'-8" / 2	= 80'-4"

NORTH WALL	= 0'-0"
SOUTH WALL	= 16'-0"
EAST WALL	= 24'-7"
WEST WALL	= 9'-0"
PROPOSED WALLS TO DEMO	= 49'-7"

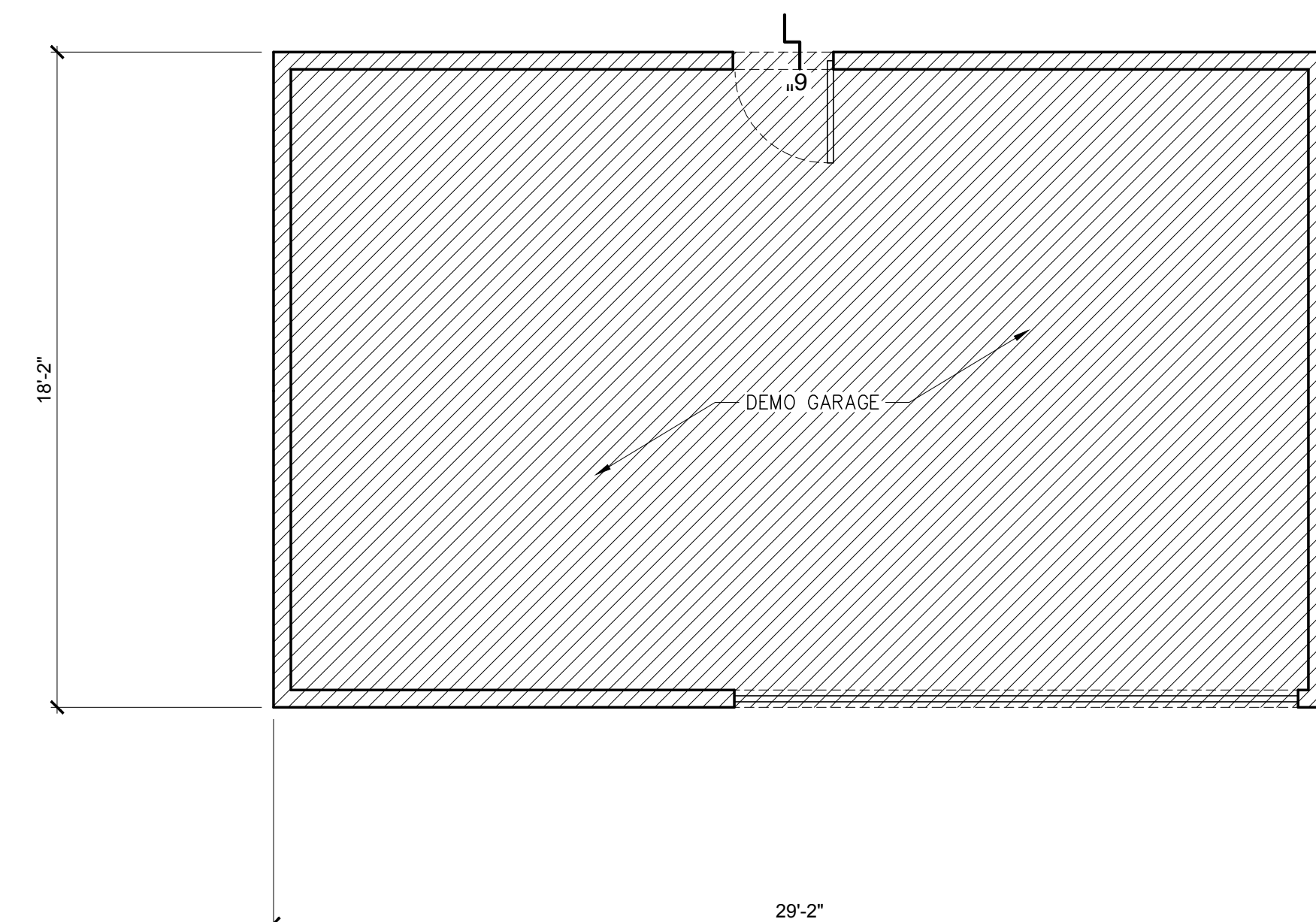
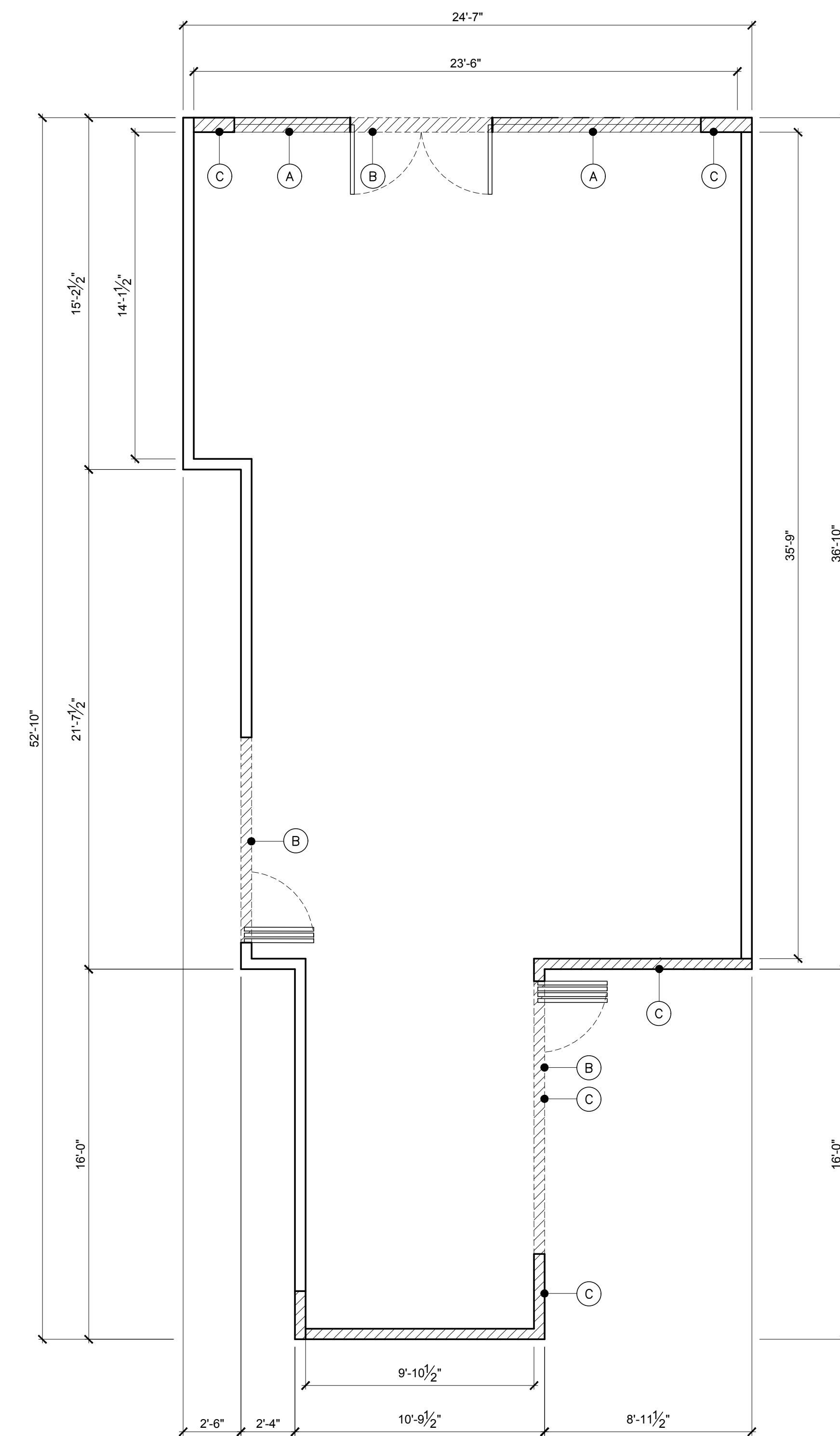
 WALL TO BE DEMOD OR ALTERED

DEMOLITION PLAN NOTES

- A. REMOVE EXISTING WINDOW AND TRIM AND DISPOSE.
- B. REMOVE EXISTING DOOR AND TRIM AND DISPOSE.
- C. REMOVE EXISTING EXTERIOR FINISH AND EXPOSE FRAMING FOR CONNECTION TO NEW ADDITION.
1. KEEP ALL INSULATION, CONDUITS, PIPES, ETC. INTACT AFTER EXPOSING STUDS.
- D. REMOVE EXISTING INTERIOR STUD WALL AND FINISH.
- E. CUT OPENING IN WALL FOR NEW WINDOW/DOOR. VERY EXTERIOR ELEVATION
- F. REMOVE EXISTING EXTERIOR STUD WALL.
- G. REMOVE EXISTING STEPS AND DISPOSE.
- H. REMOVE EXISTING FLOOR COVERING AND PREPARE FOR INSTALLATION OF NEW FINISH FLOOR (SAVE WOOD FLOORING TO REPAIR OLD FLOOR)
- I. REMOVE EXISTING DOOR AND STORE SAFELY ON SITE.
- J. REMOVE INTERIOR OR EXTERIOR FINISHES AND PREPARE FRAMING FOR NEW SHEARWALL (SEE STRUCTURAL DRAWINGS FOR EXACT LOCATION OF SHEATHING)
- K. REMOVE EXTERIOR CONCRETE SLAB AND DISPOSE. (VERIFY EXTENT OF REMOVAL WITH OWNER).
- L. REMOVE WATER HEATER AND STORE ON SITE - CAP GAS AND WATER LINES
- M. REMOVE HVAC EQUIPMENT AND STORE FOR REUSE.
- N. REMOVE PLUMBING FIXTURE AND STORE SAFELY FOR FUTURE USE.
- O. REMOVE OVERHANG STRUCTURE ENTIRELY AND DISPOSE.
- P. REMOVE ROOF AND CEILING FRAMING.
- Q. DEMO DECK AND DISPOSE.
- R. DEMO CABINETS AND SAVE APPLIANCES, SINKS AND PLUMBING FIXTURES.
- S. PROTECT EXISTING WOOD FLOOR DURING CONSTRUCTION.
- T. REMOVE ALL STONE CLADDING AT FIRE PLACE BOX, INSIDE AND OUTSIDE.
- U. REMOVE FIREBOX, CHIMNEY AND FOOTING.
- V. REMOVE LAUNDRY SHED AND DISPOSE, CAP ALL PLUMBING AND ELECTRICAL PERMANENTLY.
- W. REMOVE CONCRETE PAVERS AND SAVE FOR FUTURE HARDSCAPE.
- X. REMOVE CARPORT

DEMOLITION GENERAL NOTES

1. KEEP ALL INSULATION, CONDUITS, PIPES, ETC. INTACT AFTER EXPOSING STUDS.
2. CAP BELOW FINISH SURFACE ALL ELECTRICAL, WATER, GAS AND WASTE LINES AS REQUIRED TO ACCOMMODATE NEW WORK.
3. CAP ALL ELECTRICAL WIRES AS REQUIRED TO ACCOMMODATE NEW WORK.
4. PROTECT FROM DAMAGING EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOME EXPOSED DURING THE DEMOLITION OPERATIONS.
5. CONTRACTOR TO PROTECT ALL REMAINING AREAS OF STRUCTURE FROM CONSTRUCTION AND WEATHER DAMAGE.
6. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM TOP OF STRUCTURE TO GROUND. COMPLETE DEMOLITION WORK FROM ABOVE EACH FLOOR BEFORE DISTURBING SUPPORTING MEMBERS ON THE LOWER LEVEL.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURE AND REMOVE MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS TO SUPPORTING WALLS, FLOORS OR FRAMING.
8. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
9. REMOVE FROM SITE ACCUMULATED DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
10. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND LEGALLY DISPOSE OF OFFSITE.
11. VERMIN CONTROL: EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO INSPECT AND TREAT ENTIRE AREA OF THE BUILDING AS REQUIRED FOR RODENT AND INSECT CONTROL.
12. REMOVE WALL FINISHES FROM WALLS AS NECESSARY TO PROVIDE FINISHES AS NOTED ON THE FINISH SCHEDULE.
13. REMOVE WALL FINISHES FROM WALLS AS NECESSARY TO PROVIDE FINISHES AS NOTED ON THE FINISH SCHEDULE.
14. PROVIDE DEMOLITION INSPECTION REPORT PRIOR TO OBTAINING DEMOLITION PERMIT.
15. ALL ASBESTOS AND HAZARDOUS MATERIALS SHALL BE REMOVED BY A LICENSED PROFESSIONAL COMPANY PRIOR TO PROCEEDING WITH ANY DEMOLITION WORK.
16. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%
 a. CITY OF LOS ANGELES CERTIFIED HAULER
 b. SOURCE SEPARATED ON SITE



DEMO FLOOR PLAN

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

1

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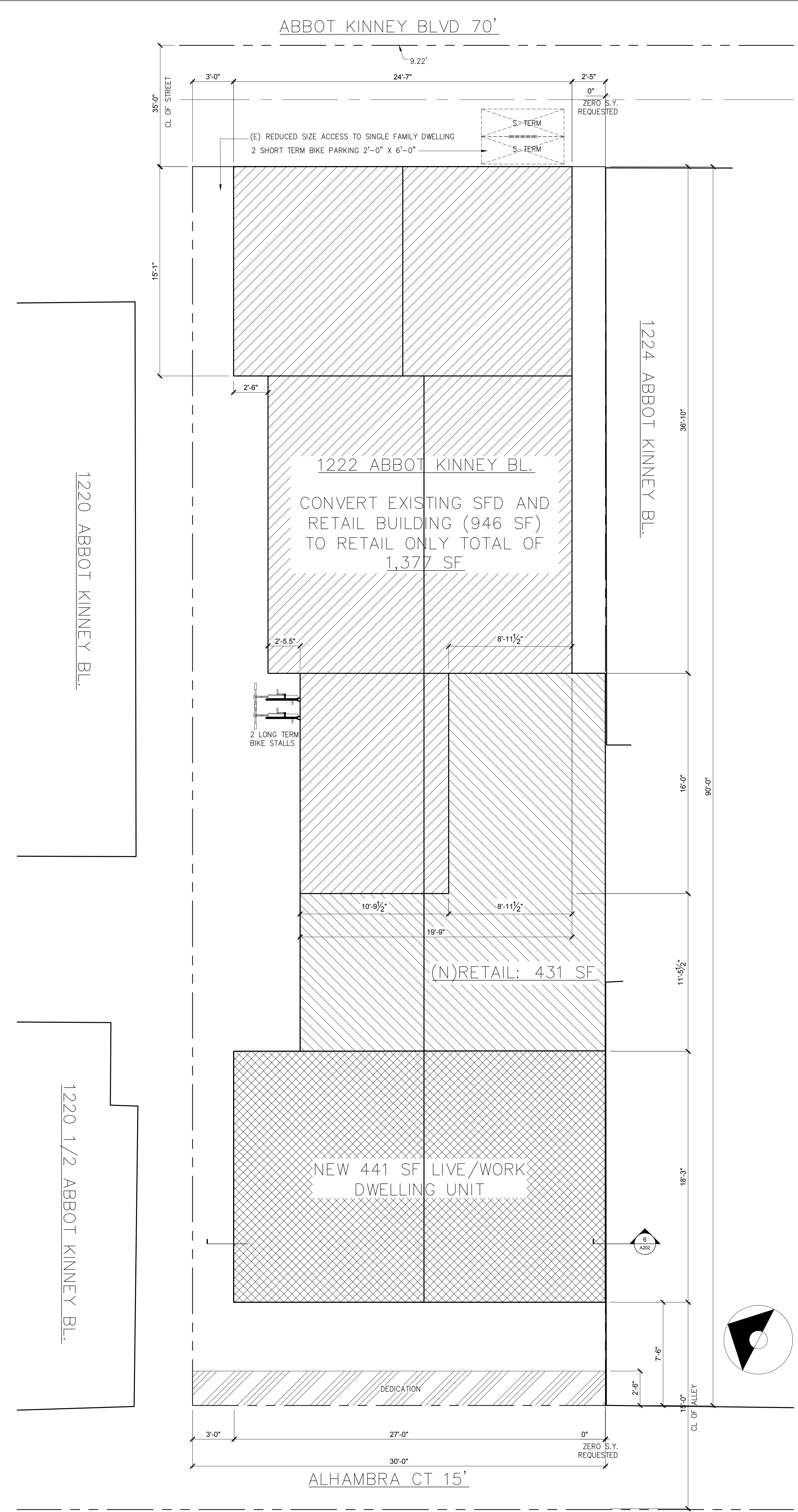
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DEMO
PLAN

DATE SCALE DWG NO.

12.02.2024 1" = 1/4" A102



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

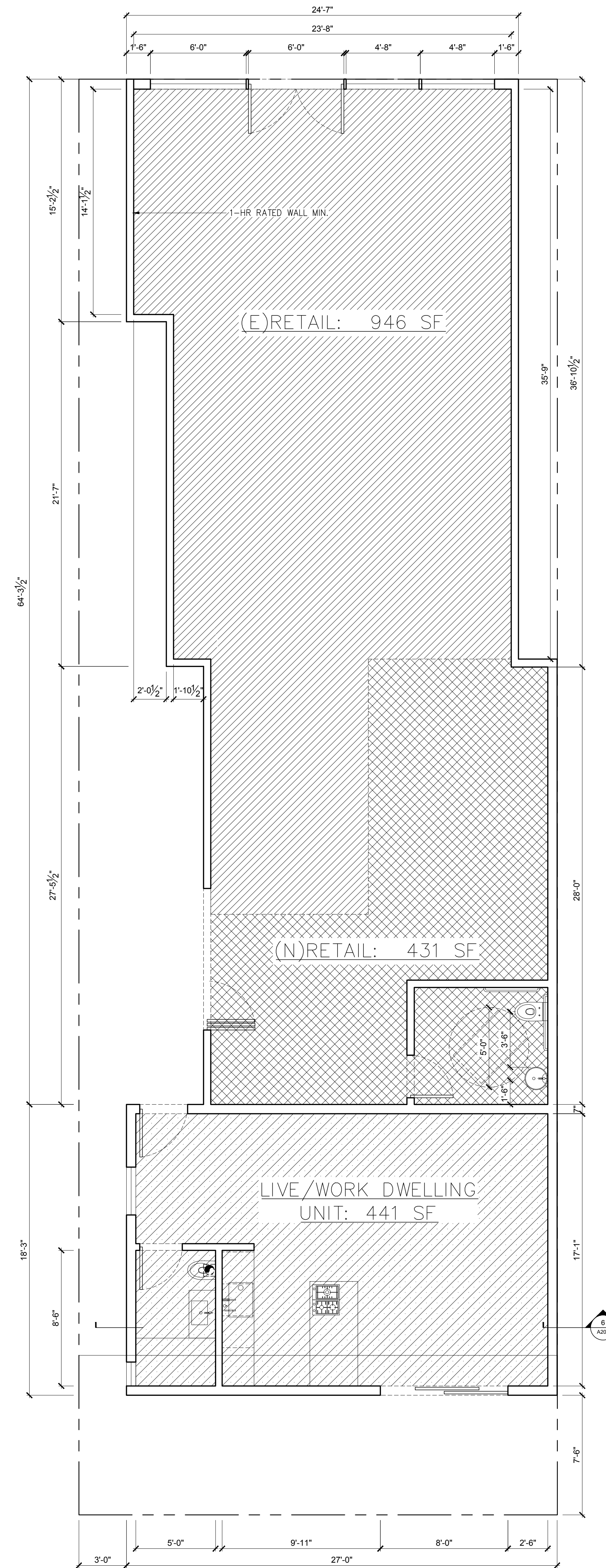
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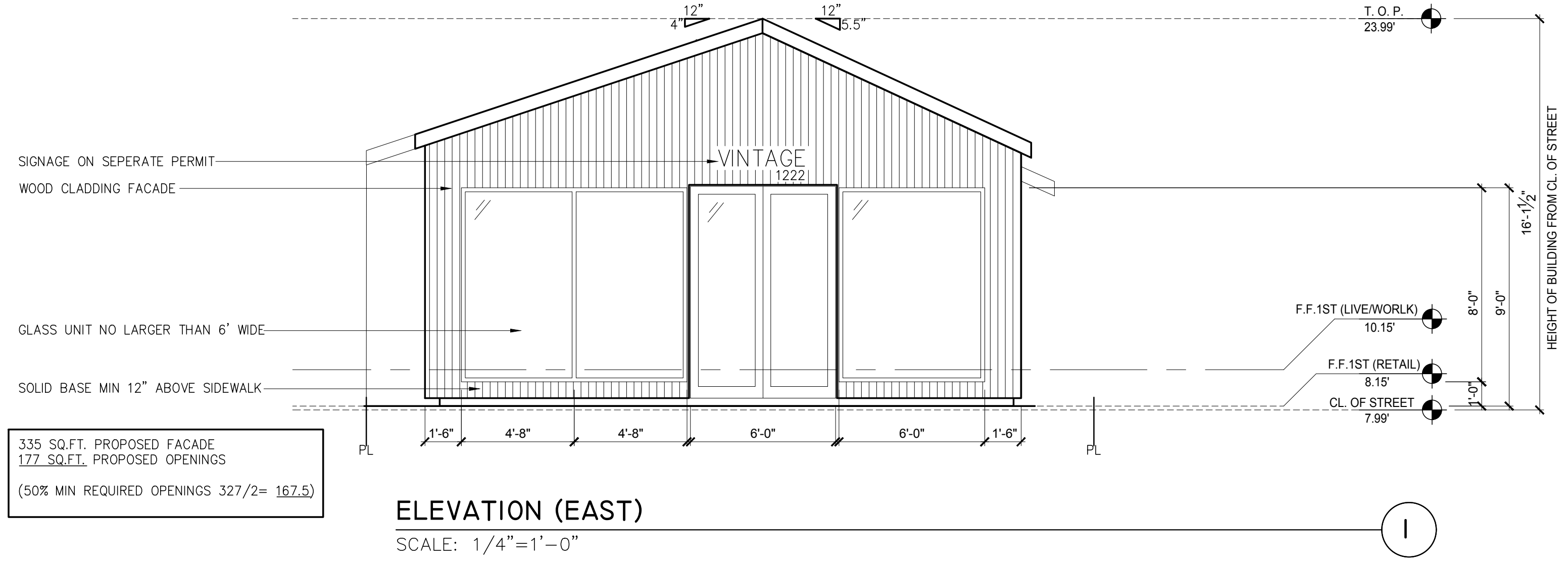
SITE PLAN

DATE	SCALE	DWG. NO.
12.02.2024	1"=30'	A200



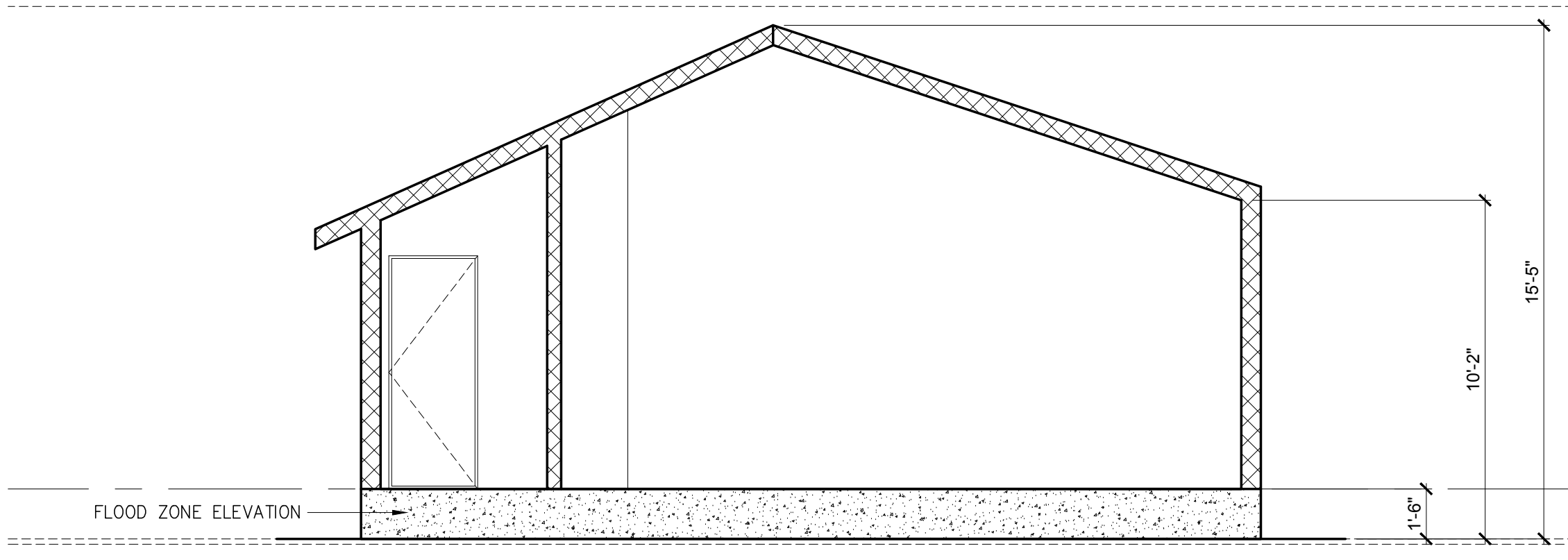
SCALE: 1/4"=1'-0"

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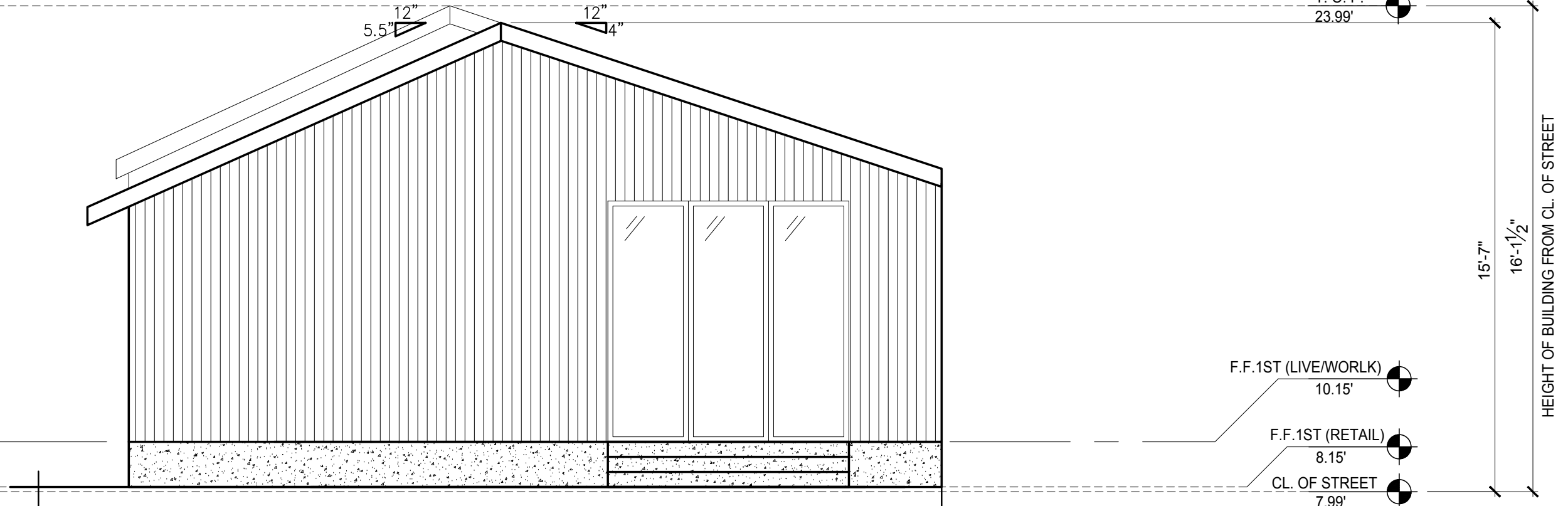
ELEVATION (EAST)
SCALE: 1/4"=1'-0"

1



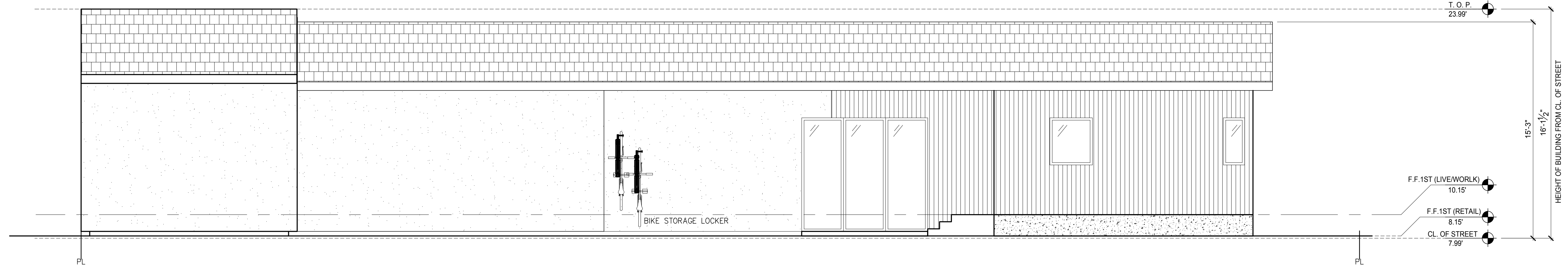
SECTION LIVE/WORK UNIT (EAST)
SCALE: 1/4"=1'-0"

6



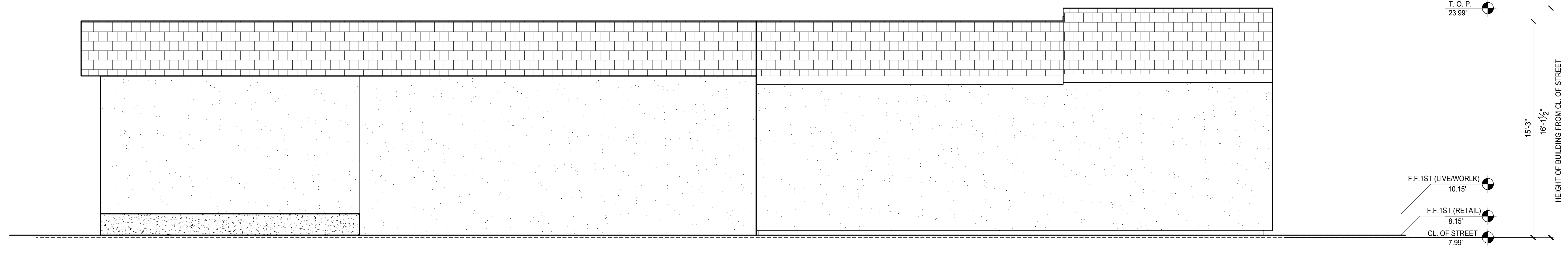
ELEVATION (WEST)
SCALE: 1/4"=1'-0"

2



ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

3



ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

4

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ELEVATIONS