

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:	- - -	-
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 OD 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) 132 SF REAR ADDITION TO EXISTING COMMERCIAL AND DWELLING UNIT. (2) CONVERT EXISTING 946 SF COMMERCIAL STORE AND DWELLING TO 1078 SF RETAIL AND CONVERT EXISTING GARAGE TO NEW 484 SF DETACHED LIVE/WORK DWELLING ON REAR OF THE PROPERTY. PARKING REQUIREMENT PER VCZSP = 7 PARKING SPACES. PARKING REQUIREMENT PER AB 2097 = 0 PARKING SPACES. ALL LOCATED IN THE SINGLE JURISDICTION OF THE COASTAL ZONE.

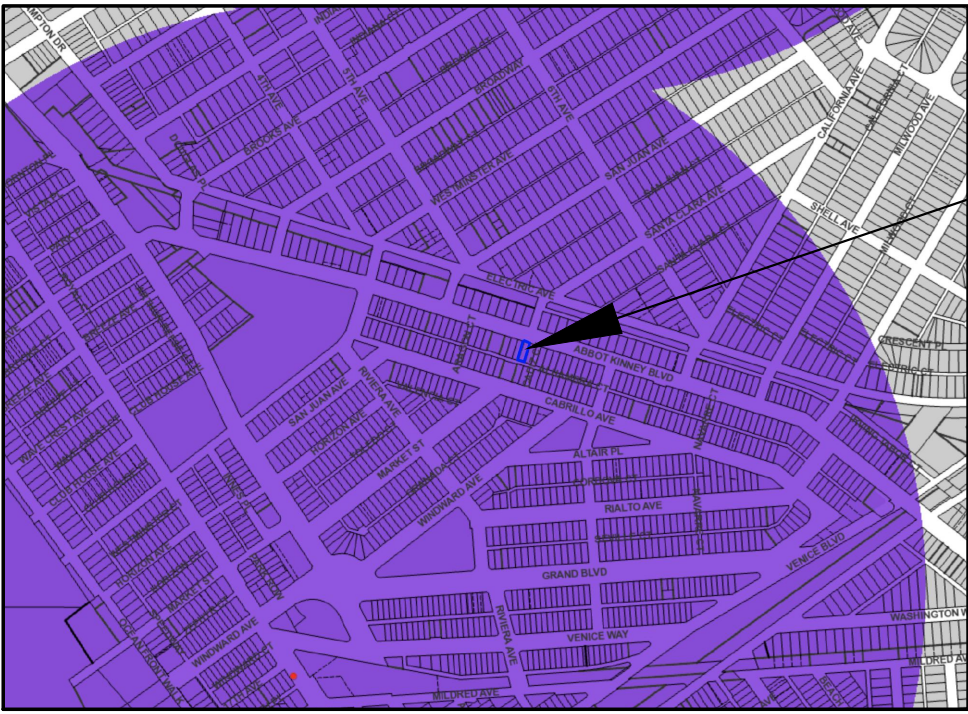
PROJECT IS LOCATED IN THE 'AE' FLOOD ZONE AND WILL MEET ALL REQUIREMENTS FOR FLOOD-PROOFING ABOVE BASE FLOOD ELEVATION (9' BFE).

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: 1078 SF / 225 = 4.79	5
VCZSP BIZ 1078 SF / 640 = 1.68	2
VCZSP LIVE/WORK DWELLING (30' WIDE LOT):	2
CREDIT FOR EXISTING RETAIL 340 SF / 225 = 1.5111	-2
TOTAL REQUIRED PER VCZSP:	7
PROPOSED PARKING STALLS:	0 (AB2097)
LOADING ZONE PER LAMC SEC 12.21 C6(E)	YES



SITE LOCATION

ZIMAS: AB2097 MAP

PROJECT DATA

LEGAL DESCRIPTION:	1222 S. ABBOT KINNEY BLVD. VENICE, CA 90291
ADDRESS	12
LOT:	VENICE OF AMERICA
TRACT:	15
BLOCK	4238-003-037
ASSESSOR'S P.N.	MB 6-126/127
MAP REFERENCE	M - COMMERCIAL
OCCUPANCY TYPE:	1
NUMBERS OF STORIES NEW BUILDING:	C2-1-0-CA
ZONING:	MIXED-USE
USE OF EXISTING BUILDING:	CD-II
COUNCIL DISTRICT:	VENICE SPECIFIC PLAN
COMMUNITY PLAN:	LOS ANGELES COASTAL TRANSPORTATION CORR.
SPECIFIC PLAN:	1921
YEAR BUILT:	RETAIL AND RESIDENTIAL COMBO
PROPOSED BUILDING:	TYPE-VA
CONSTRUCTION TYPE:	N/A
SPRINKLERED:	SINGLE PERMIT JURISDICTION
COASTAL ZONE:	N/A
FIRE DISTRICT:	N/A
HILLSIDE GRADING:	N/A
LANDSLIDE:	METHANE ZONE
METHANE HAZARD SITE	YES
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	1,078 SQ.FT.
PROPOSED LIVE/WORK DWELLING FLOOR AREA	484 SQ.FT.
OCCUPANCY LOAD ANALYSIS:	
PER TABLE 1004.1.2	
MERCHANTILE:	1,012 SQ.FT./60 = 16.86
RESTROOM AREA:	66 SQ.FT./200 = 0.33
1ST FLOOR OCCUPANCY LOAD:	17.19 (17)
1ST FLOOR EXITS REQUIRED:	1
1ST FLOOR EXITS PROVIDED:	1

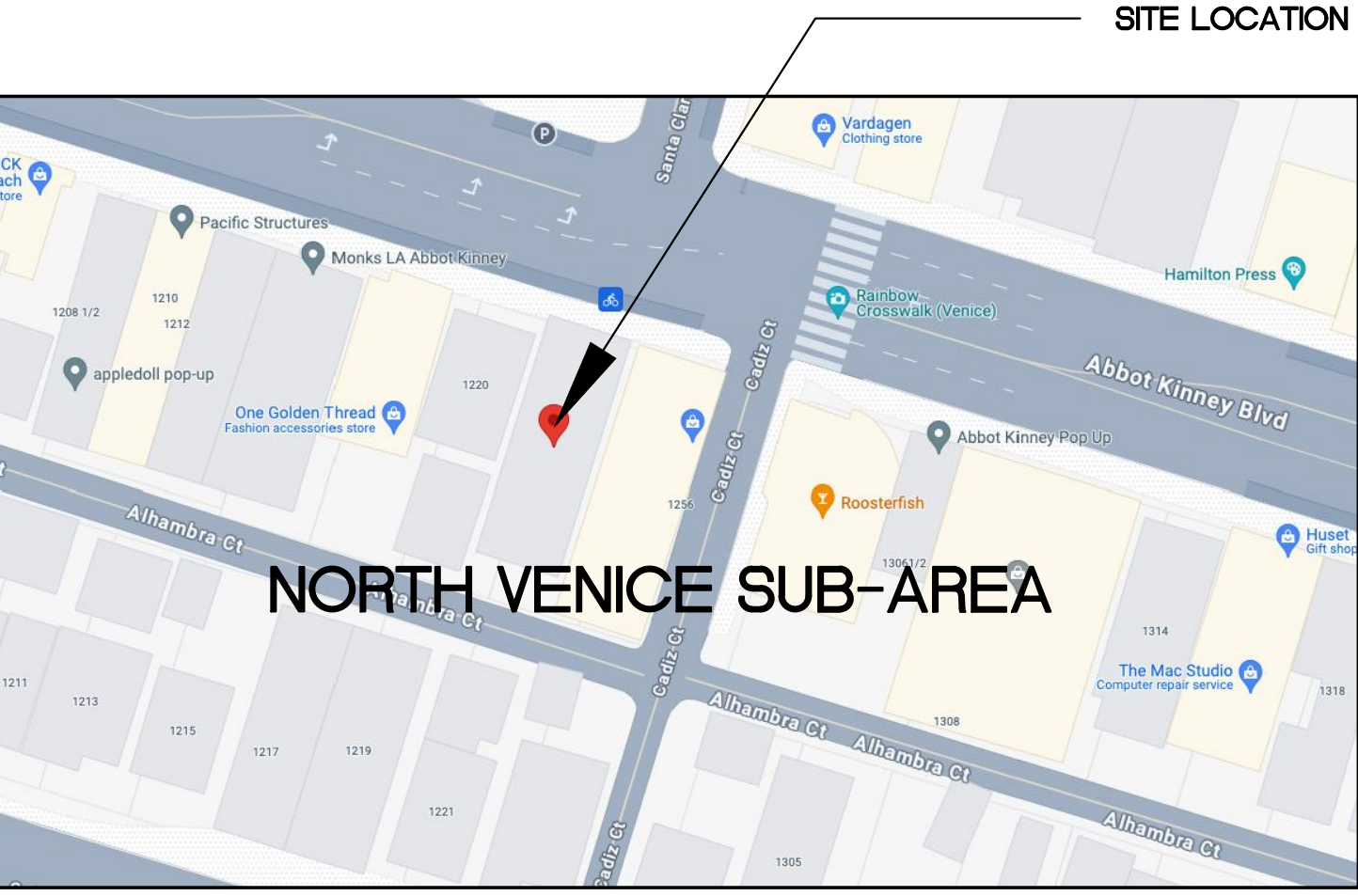
CONSTRUCTION TYPE:
1ST FLOOR: TYPE I-B

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.

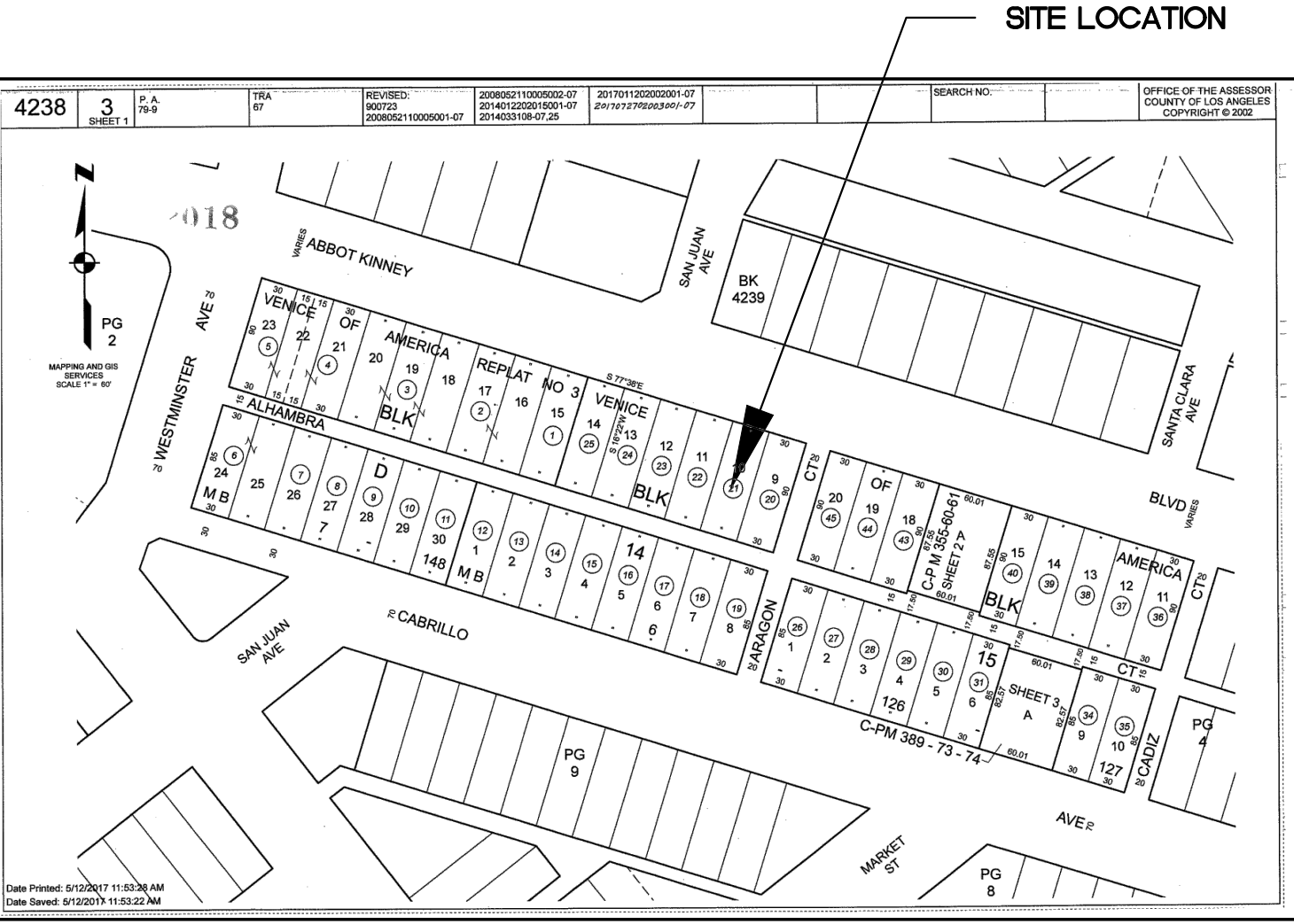
SPRINKLERS:
THE ENTIRE BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA-13/ NFPA-13R). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2)


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 LLC
DESIGNER, ARCHITECT
15111 BOWFIELD
706 HAMPTON DR.
LOS ANGELES, CA 90291
PH: 310.751.4040

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

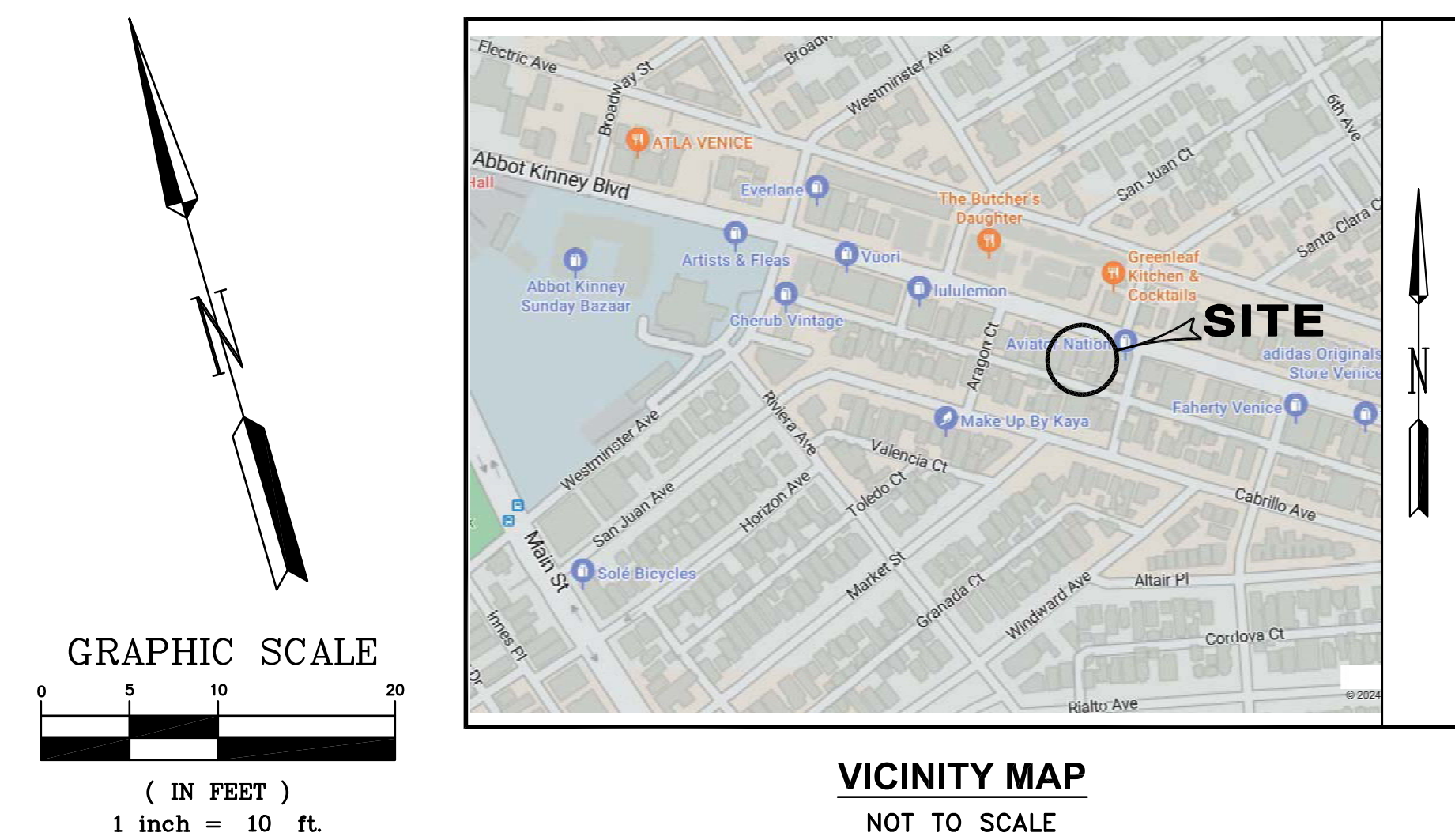
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1222 ABBOT KINNEY BL.
VENICE CA 90291

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COVER SHEET

DATE	SCALE	DWG NO.
05.20.2025		A000



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.




















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

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.

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

C2-1-0-CA

(AC)	ASPHALT CONCRETE
(C)	CALCULATED
(CE)	CITY ENGINEER
(CEFB)	CITY ENGINEER'S FIELD BOOK
(CF)	CALCULATED FROM DEED
(CF (CF4))	CALCULATED FROM CEFB 10609/161-162
(CC)	CONCRETE CURB
(CG)	CONCRETE GUTTER
(CGL)	CENTERLINE
(C/L)	CHAIN LINK FENCE
(CLR)	CLEAR/CLEARANCE
(CONC)	CONCRETE
(D)	DEED
(E)	ELECTRIC
(ENC)	ENCRACING/ENCRACMENT
(FD)	FOUND
(GR)	GUARD RAIL
(L.S.)	LAND SURVEYOR
(L&T)	LEAD & TACK
(M)	MEASURED
(MON)	MONUMENT
(P/L)	PROPERTY LINE
(PL)	PLASTER
(PWT)	PAVEMENT
(PWB)	PUBLIC WORKS FIELD BOOK
(R1)	RECORD PER TRACT NO. 22144, MB 624
(R2)	RECORD PER TRACT NO. 6774, MB 70/4
(R3)	RECORD PER CEFB 144-153/106
(R4)	RECORD PER CEFB 10609/161 & 162
(RC)	REGISTERED CIVIL ENGINEER

	STREET LIGHT PULL BOX
	TRAFFIC SIGNAL PULL BOX
	UTILITY CABINET
	ROOF DRAIN
	GAS METER
	WATER METER
	WATER VALVE
	TREE
	PALM TREE
	PINE TREE
	PROPERTY LINE
	CENTERLINE
	LOT/PARCEL LINE
	GROUND FLOOR BUILDING LINE
	WALL
	CHAIN LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE
	GUARD RAIL

EXISTING ELEVATIONS:

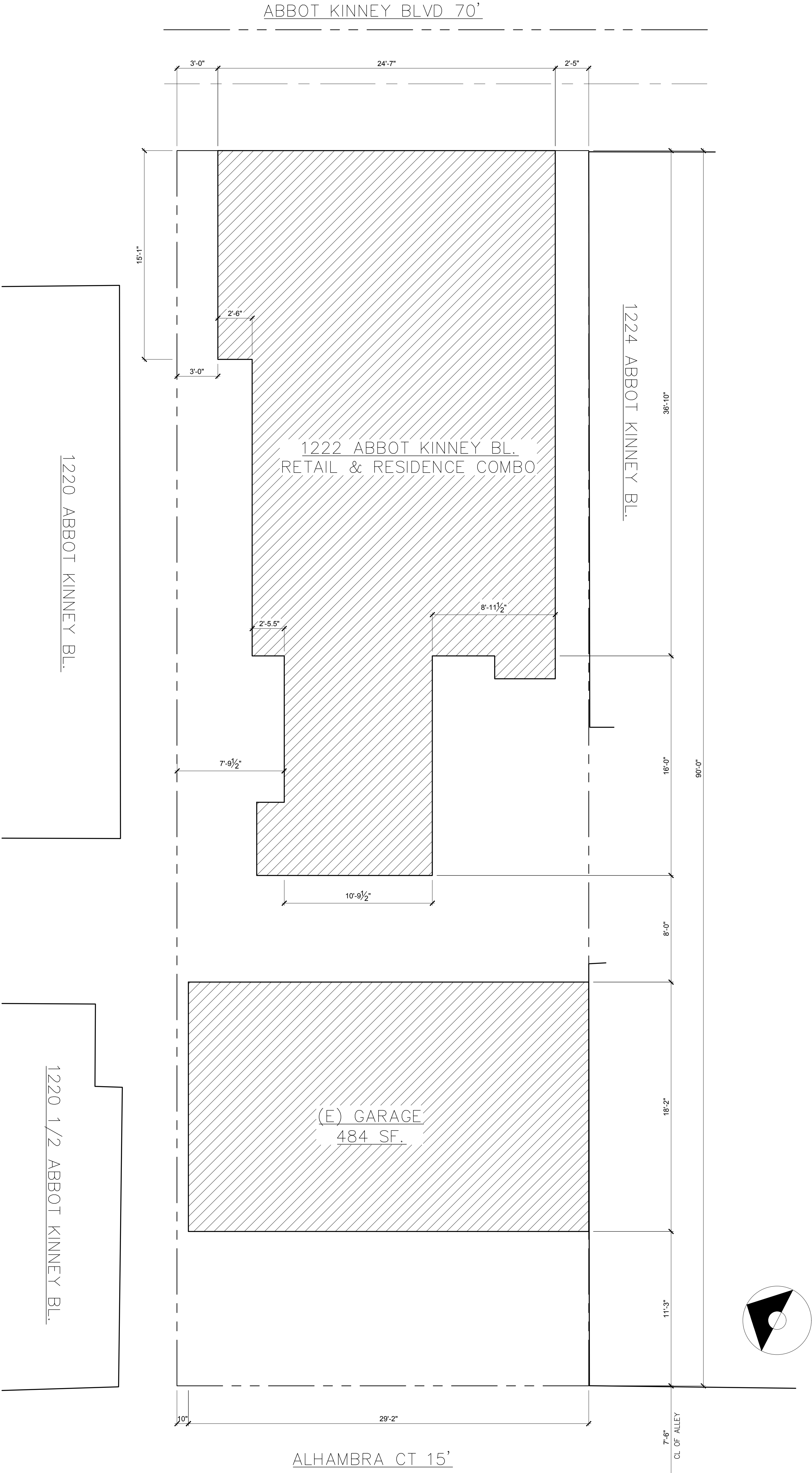
JBW	-	BACK OF WALK
JEG	-	EDGE OF GUTTER
JEP	-	EDGE OF PAVEMENT
JFG	-	FINISH GRADE
JFL	-	FLOW LINE
JFS	-	FINISH SURFACE
JGB	-	GRADE BREAK
JTC	-	TOP OF CURB
JTP	-	TOP OF PAD

REVISIONS:

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

TITLE BOUNDARY, SITE & TOPOGRAPHIC SURVEY 1222 ABBOT KINNEY BOULEVARD LOS ANGELES, CALIF. 90291			
GABRIEL RABANNIAN			
CLIENT		JOB NO. 24-29	
SCALE 1"=10'	SEABOARD ENGINEERING CO. 1415 E. COLORADO STREET, STE 205 GLENDALE, CALIFORNIA 91205 TEL. (310)277-7337 (818)550-0337 FAX (818)550-0339 SEABOARD@SEABOARDENGINECO.COM		DATE 08/19/2024 <i>08/28/2024</i>
SURVEY BY N.A.	PREPARED BY M.D. <i>M.D.</i>		SHEET 1
CHECKED BY M.D.	BY <i>Marites A. Dizon</i> MARITES A. DIZON		OF 1 SHEETS





AS-BUILT SITE PLAN

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

I



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.COM

DESIGNER, ARCHITECT
750 HAMILTON LBL
LOS ANGELES, CA 90291

PH: 310.751.4040

SPALDING VIEWS LLC
OWNER
500 S. HILL STREET
UNIT 140
LOS ANGELES, CA 90013

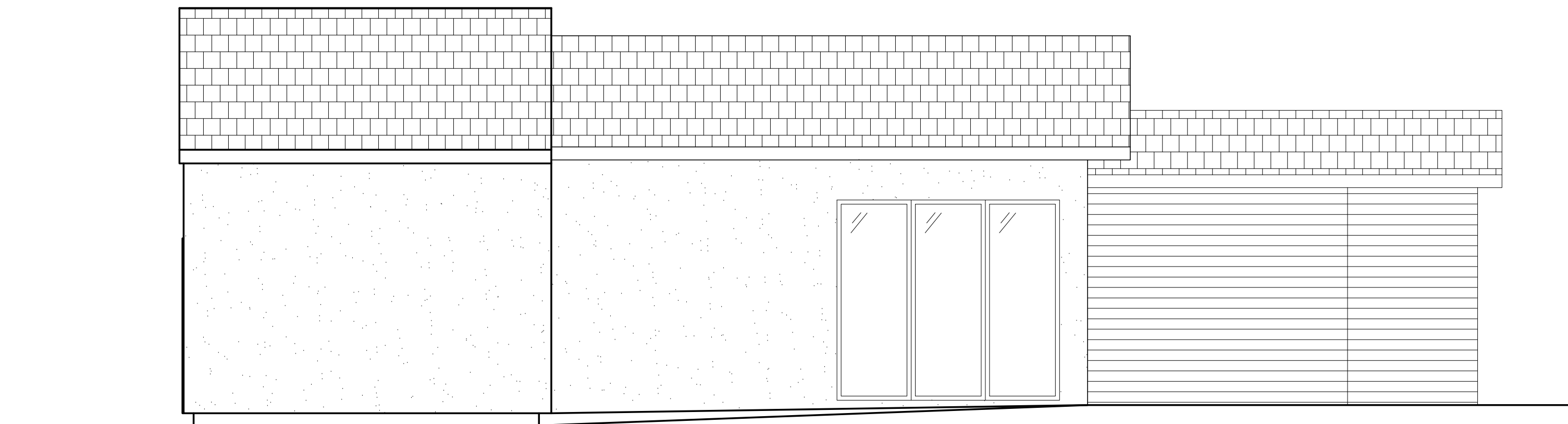
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AS-BUILT
SITE PLAN

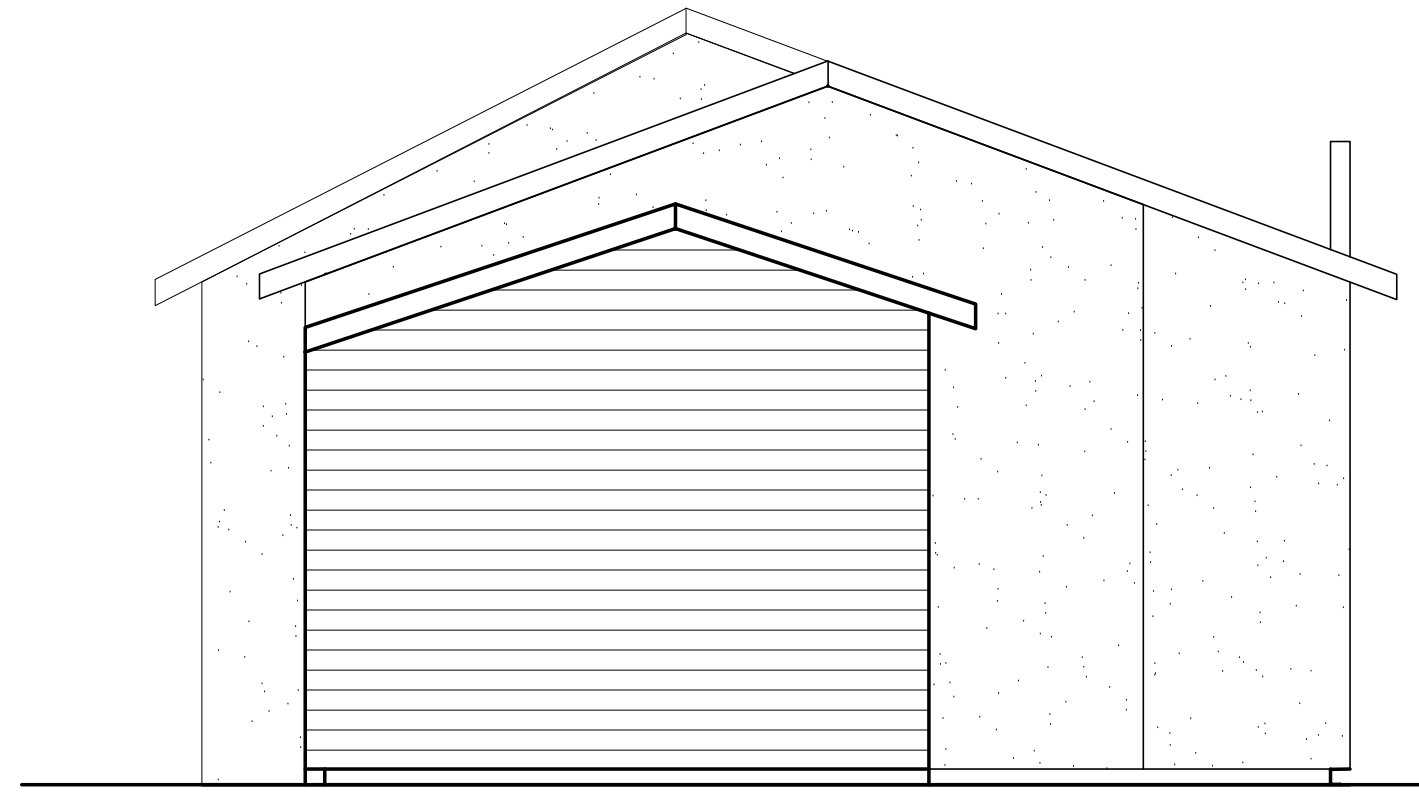
DATE	SCALE	DWG NO.
05.20.2025	1"=3/4"	A100



ELEVATION (NORTH)

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

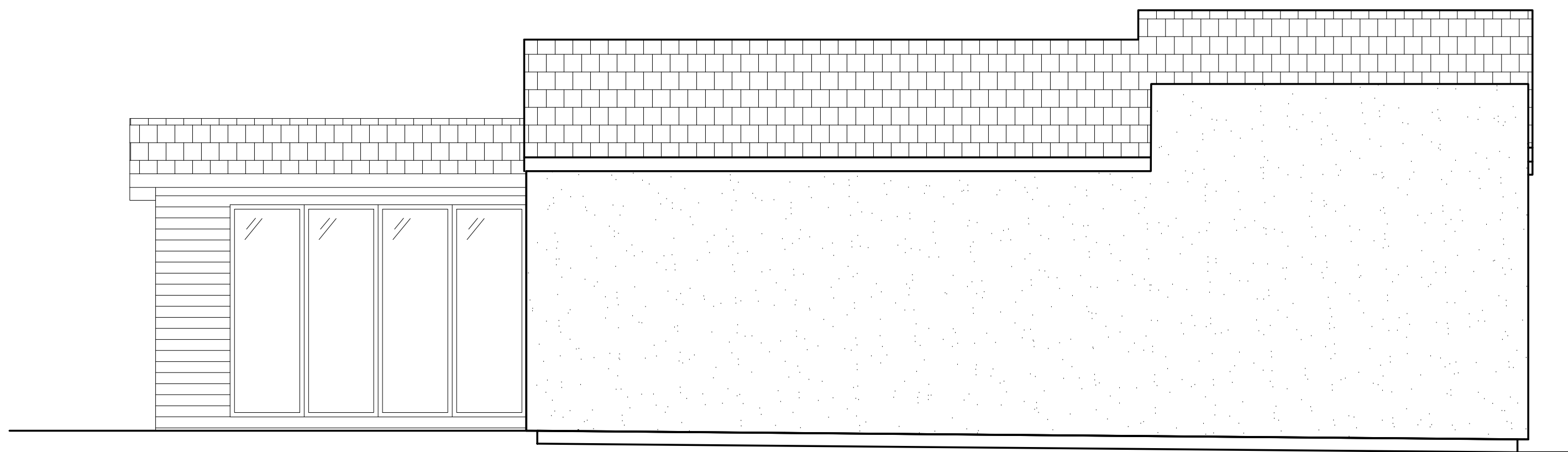
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ELEVATION (WEST)

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

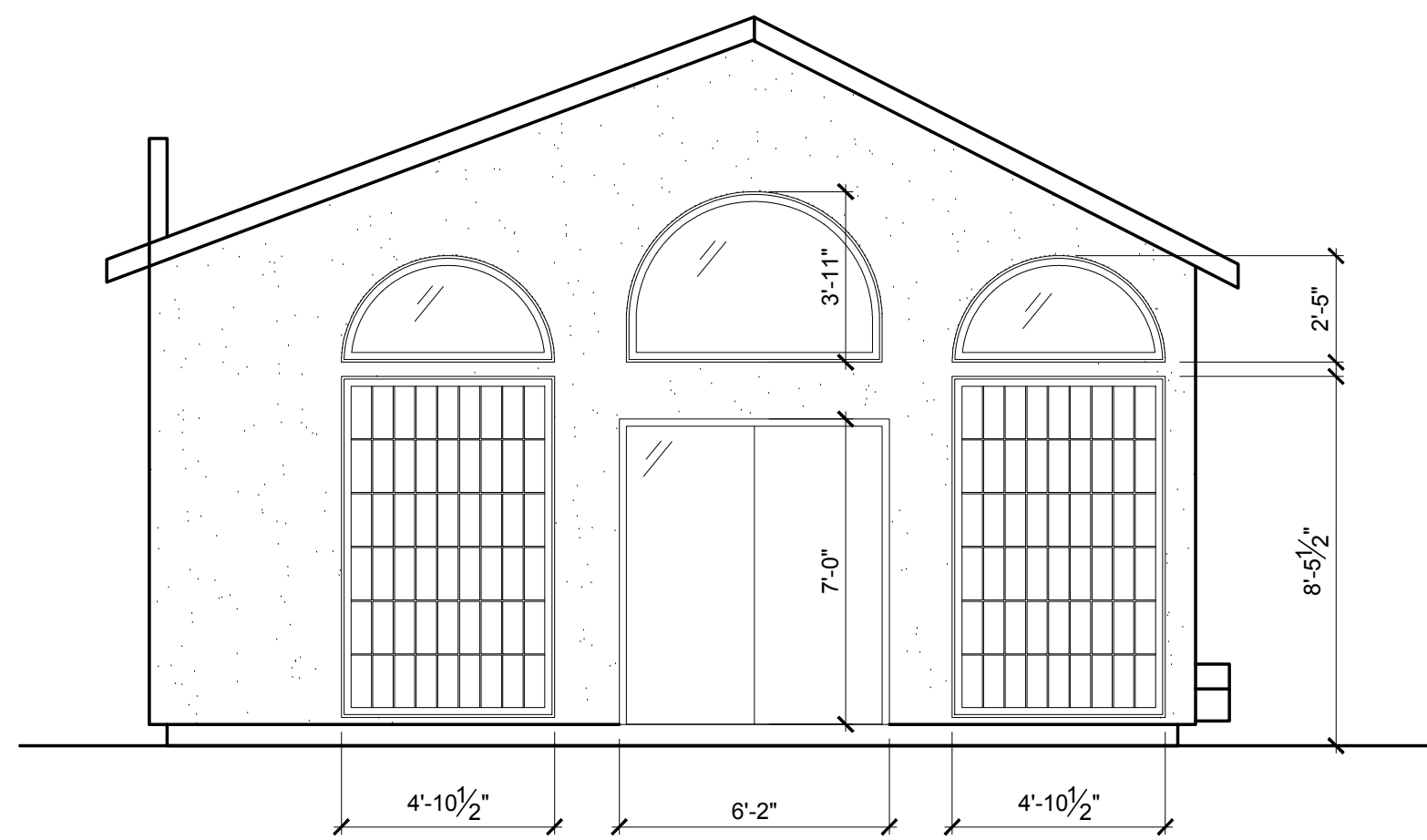
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ELEVATION (SOUTH)

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

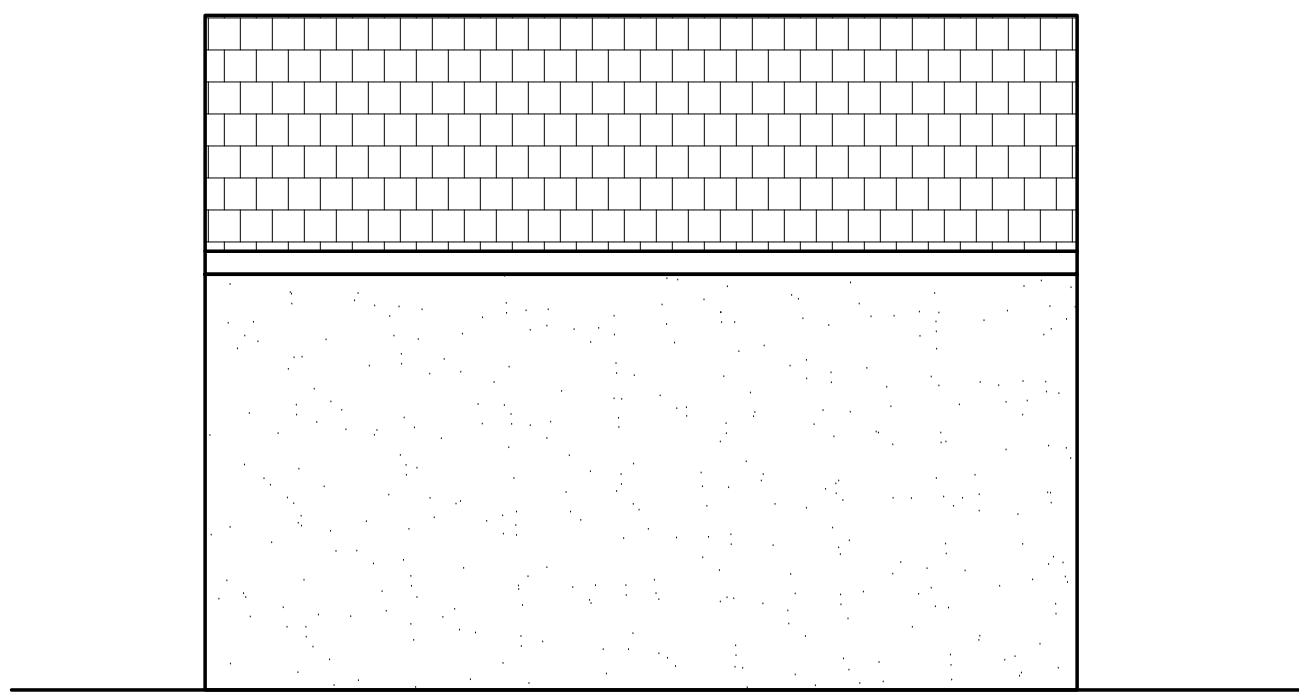
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ELEVATION (EAST)

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

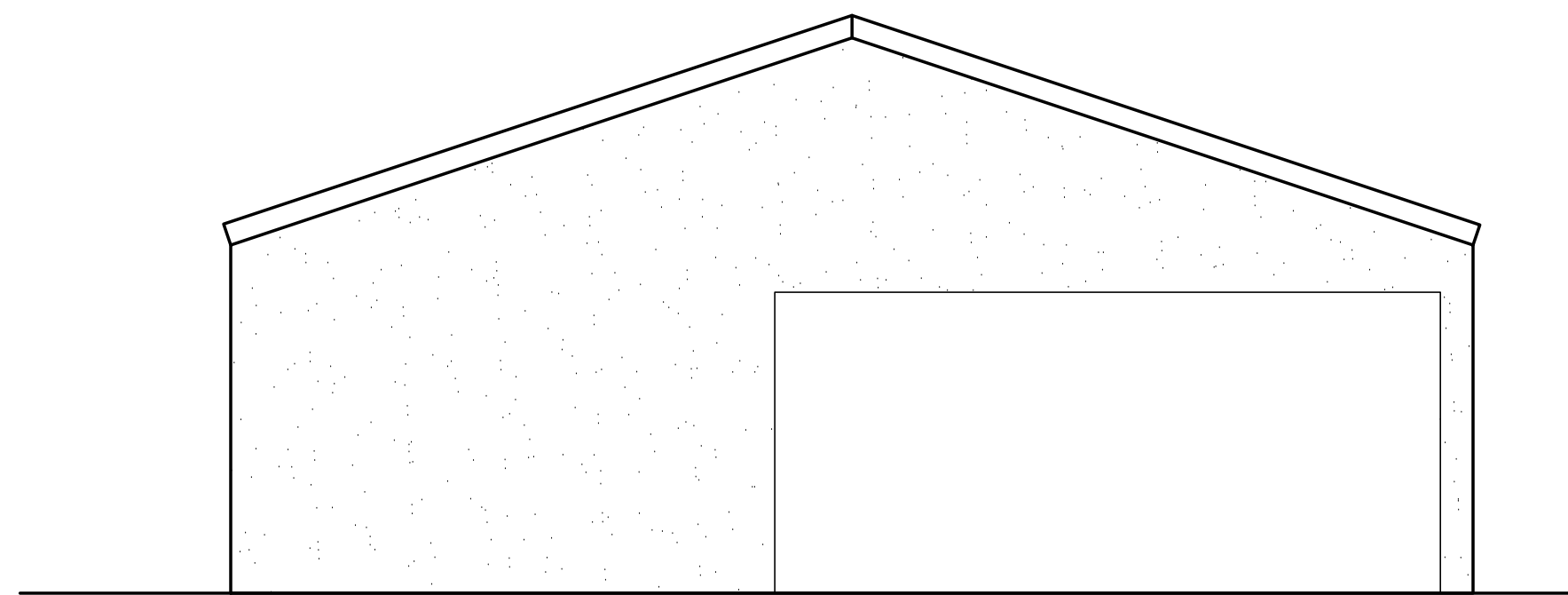
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ELEVATION GARAGE (NORTH)

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

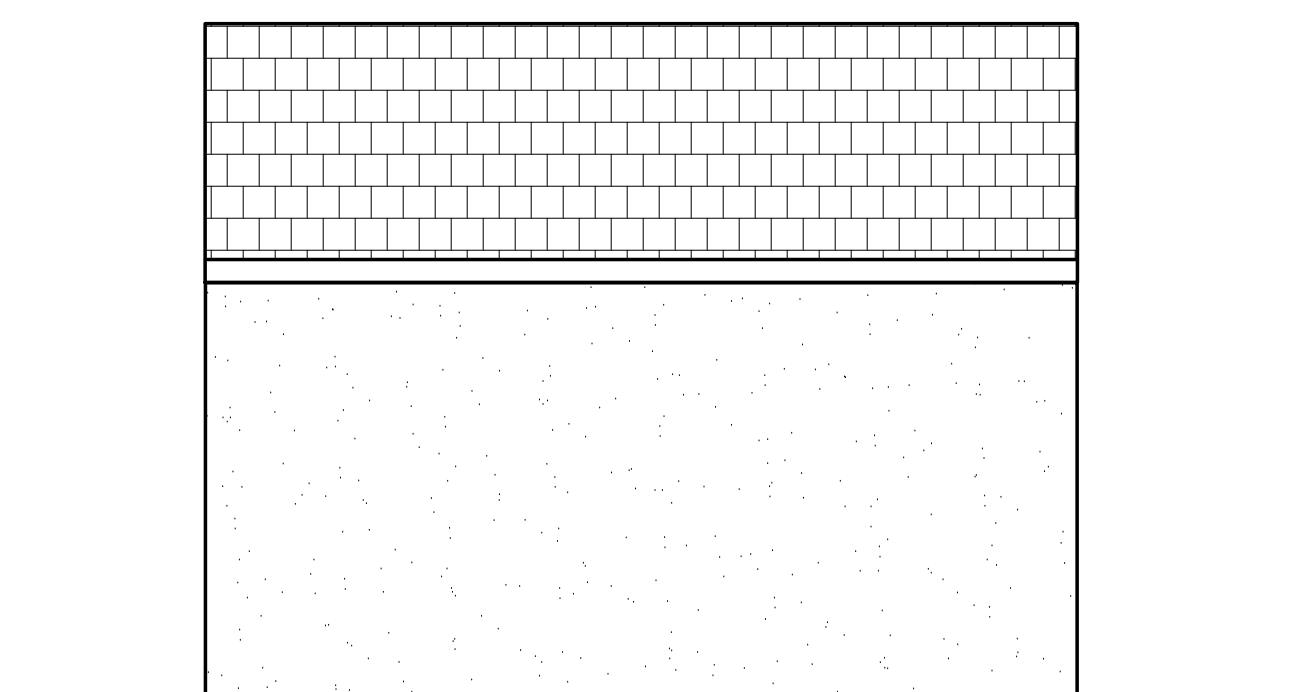
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ELEVATION GARAGE (WEST)

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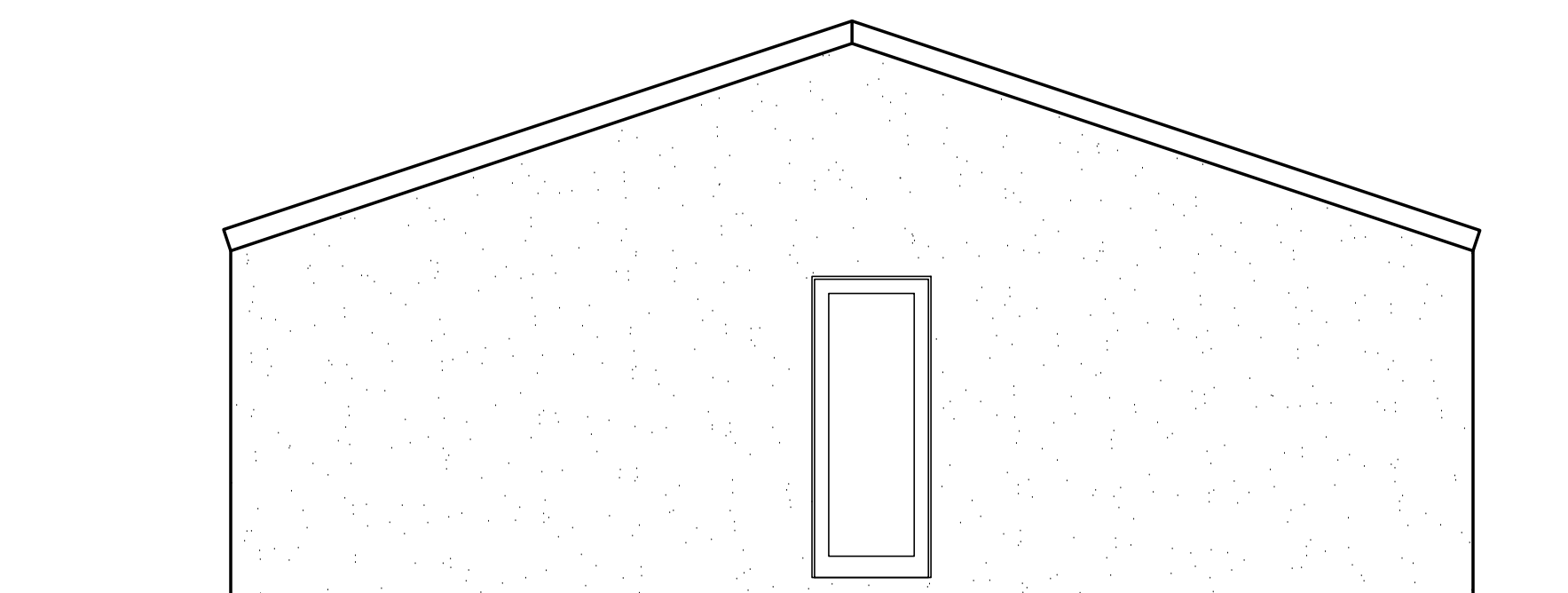
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ELEVATION GARAGE (SOUTH)

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

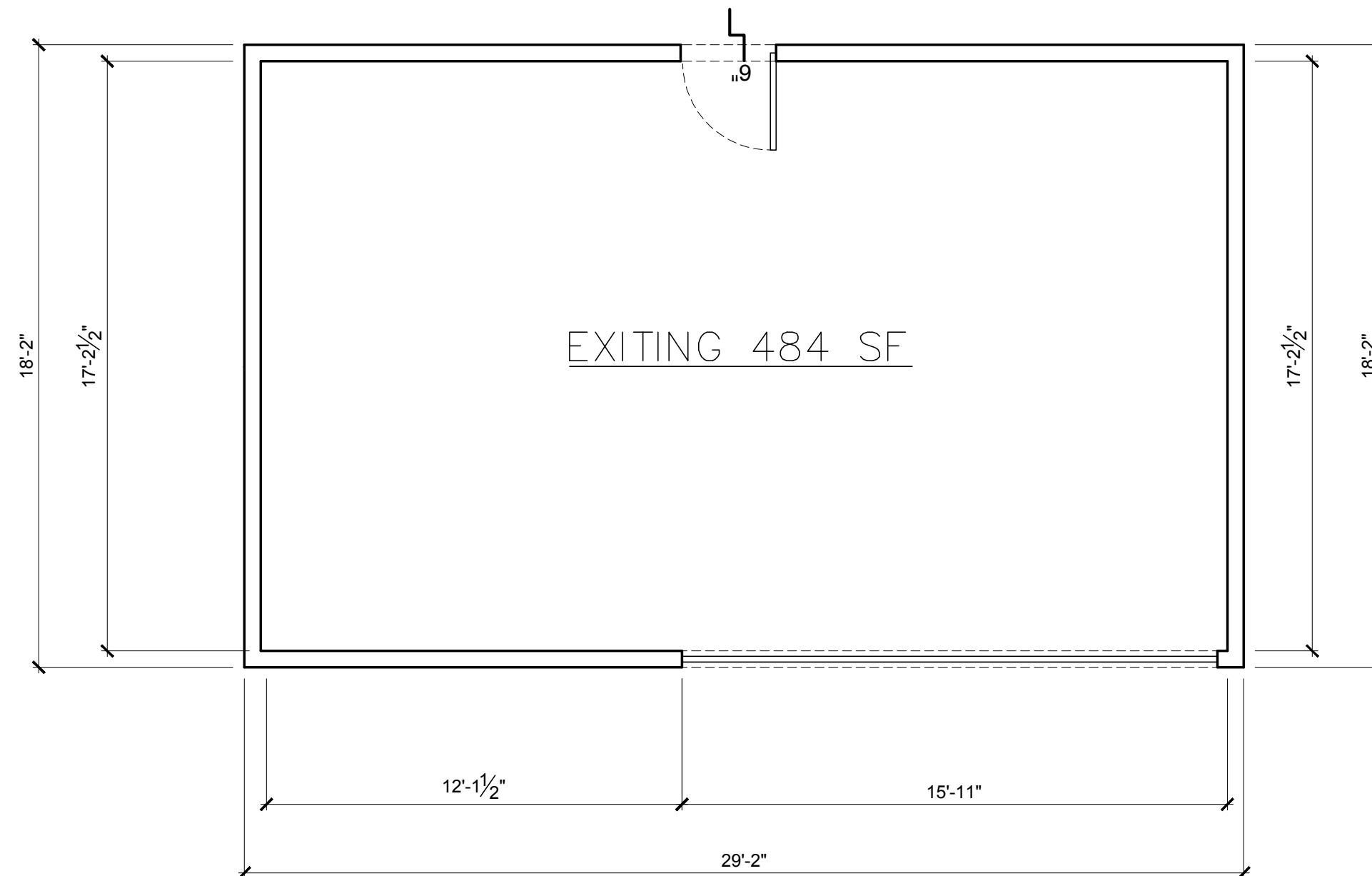
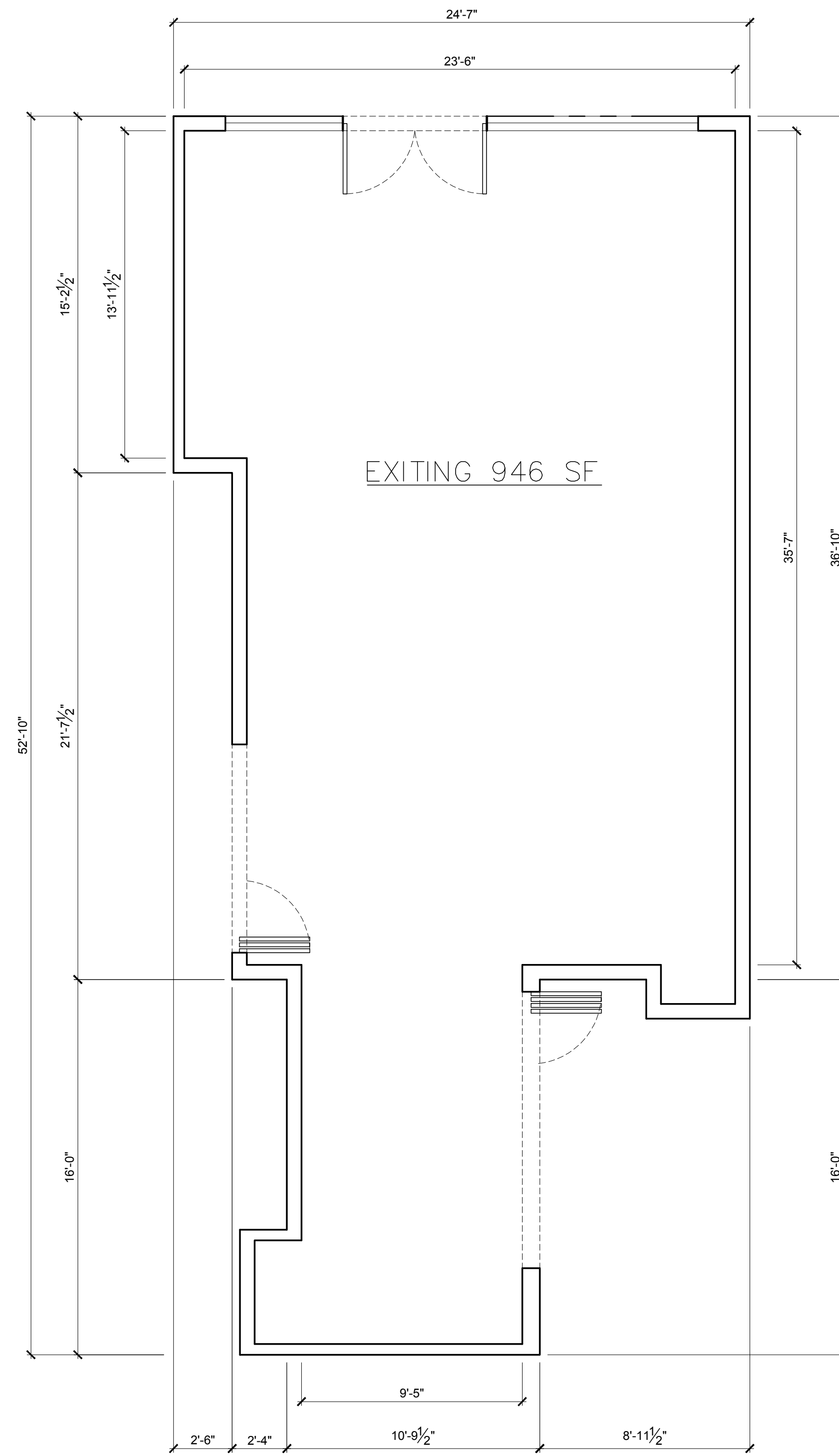
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ELEVATION GARAGE (EAST)

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

5



AS-BUILT FLOOR PLAN

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

1

REV. #	DATE	ISSUED BY

WALL DEMO CALCULATION

(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	= 38'-6"
SOUTH WALL	= 17'-8"
EAST WALL	= 26'-8"
WEST WALL	= 12'-0"
PROPOSED WALLS TO DEMO	= 95'-3"

 WALL TO BE DEMO'D OR ALTERED

DEMOLITION PLAN NOTES

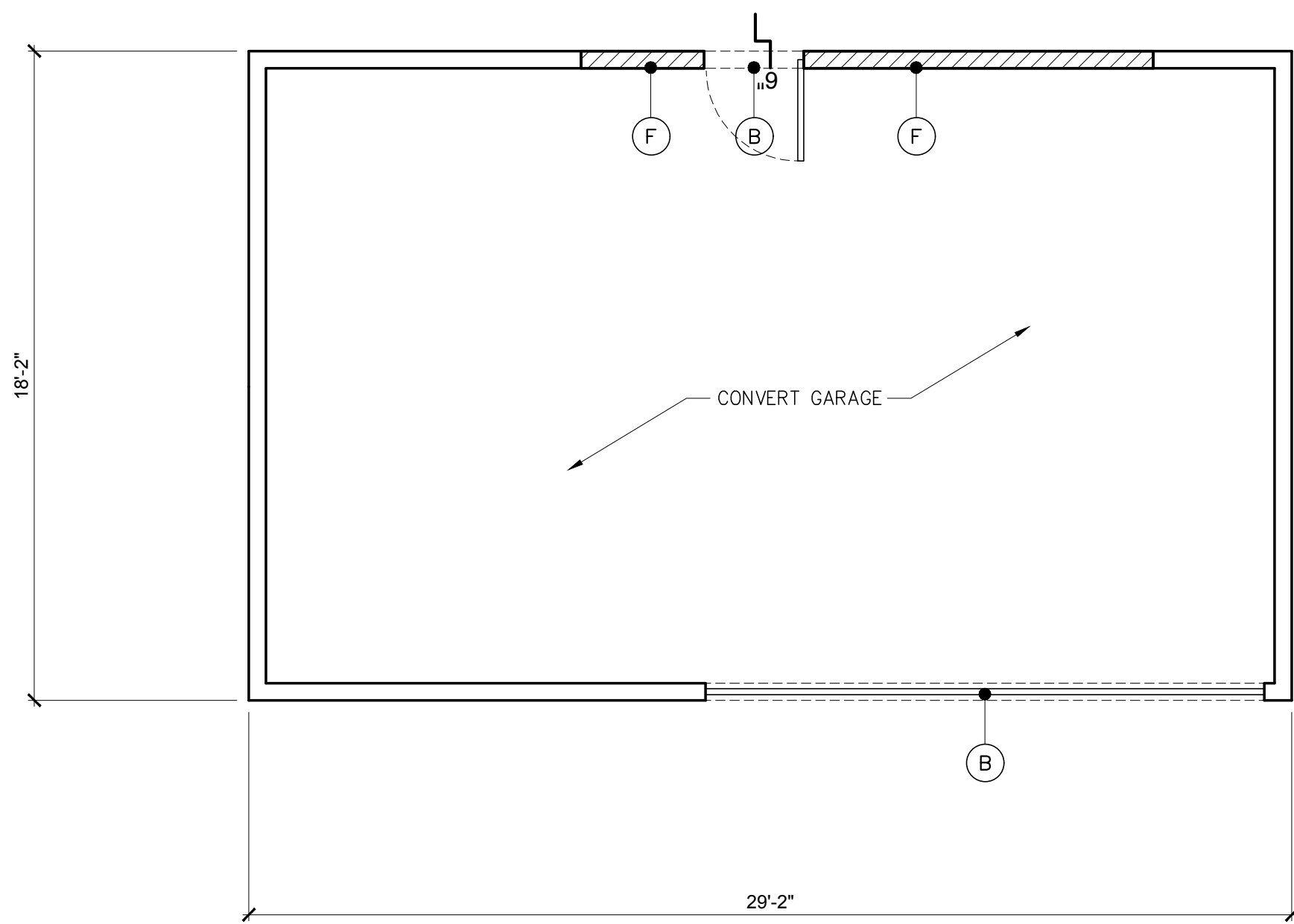
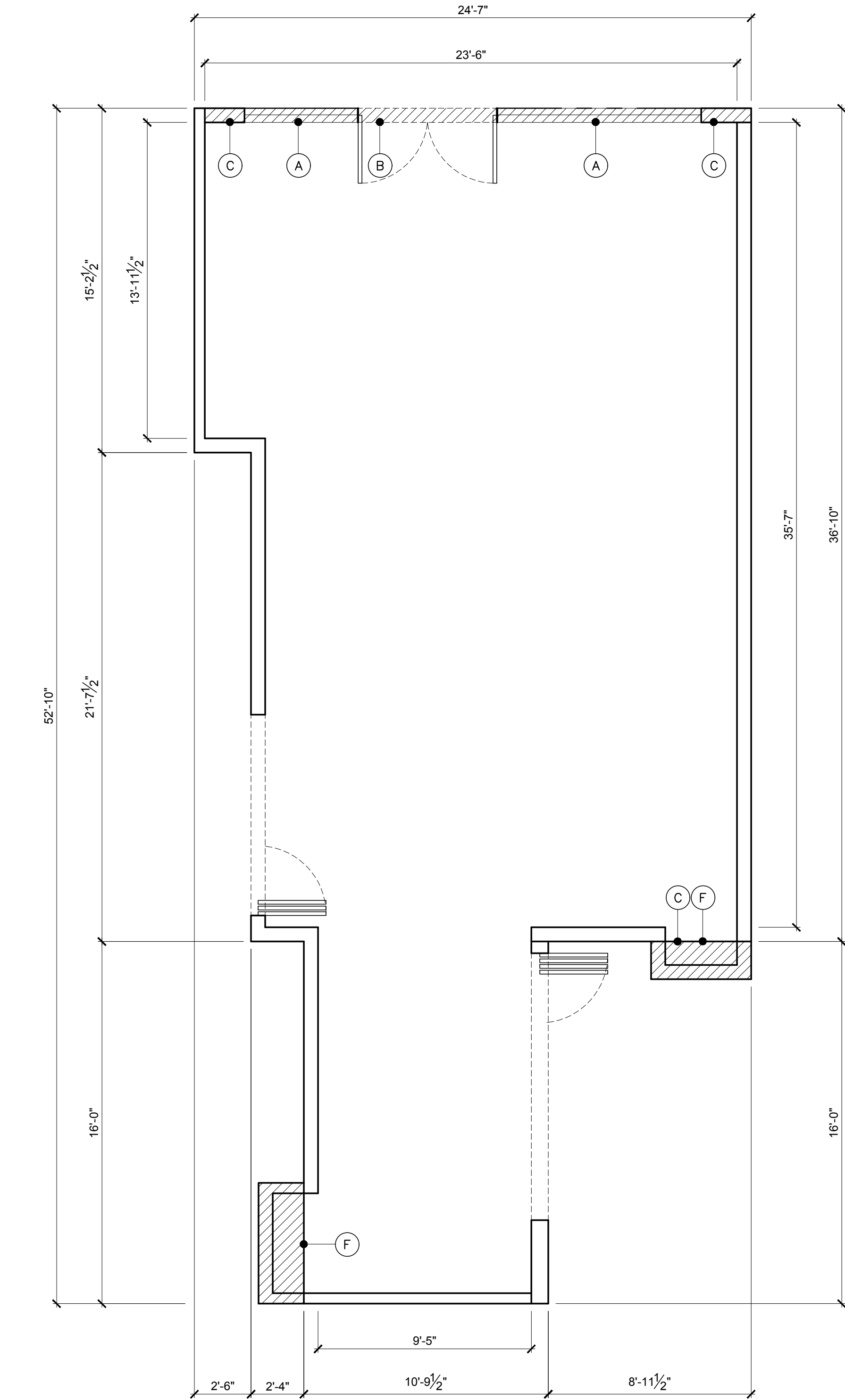
- REMOVE EXISTING WINDOW AND TRIM AND DISPOSE.
- REMOVE EXISTING DOOR AND TRIM AND DISPOSE.
- REMOVE EXISTING EXTERIOR FINISH AND EXPOSE FRAMING FOR CONNECTION TO NEW ADDITION.
 - KEEP ALL INSULATION, CONDUITS, PIPES, ETC. INTACT AFTER EXPOSING STUDS.
- REMOVE EXISTING INTERIOR STUD WALL AND FINISH.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

DEMOLITION GENERAL NOTES

- KEEP ALL INSULATION, CONDUITS, PIPES, ETC. INTACT AFTER EXPOSING STUDS.
- CAP BELOW FINISH SURFACE ALL ELECTRICAL, WATER, GAS AND WASTE LINES AS REQUIRED TO ACCOMMODATE NEW WORK.
- CAP ALL ELECTRICAL WIRES AS REQUIRED TO ACCOMMODATE NEW WORK.
- PROTECT FROM DAMAGING EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOME EXPOSED DURING THE DEMOLITION OPERATIONS.
- CONTRACTOR TO PROTECT ALL REMAINING AREAS OF STRUCTURE FROM CONSTRUCTION AND WEATHER DAMAGE.
- 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.
- LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURE AND REMOVE MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS TO SUPPORTING WALLS, FLOORS OR FRAMING.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- REMOVE FROM SITE ACCUMULATED DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

- TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND LEGALLY DISPOSE OF OFFSITE.
- VERMIN CONTROL: EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO INSPECT AND TREAT ENTIRE AREA OF THE BUILDING AS REQUIRED FOR RODENT AND INSECT CONTROL.
- REMOVE WALL FINISHES FROM WALLS AS NECESSARY TO PROVIDE FINISHES AS NOTED ON THE FINISH SCHEDULE.
- REMOVE WALL FINISHES FROM WALLS AS NECESSARY TO PROVIDE FINISHES AS NOTED ON THE FINISH SCHEDULE.

- PROVIDE DEMOLITION INSPECTION REPORT PRIOR TO OBTAINING DEMOLITION PERMIT.
- ALL ASBESTOS AND HAZARDOUS MATERIALS SHALL BE REMOVED BY A LICENSED PROFESSIONAL COMPANY PRIOR TO PROCEEDING WITH ANY DEMOLITION WORK.
- CONSTRUCTION WASTE SHALL BE REDUCED BY 50%
 - CITY OF LOS ANGELES CERTIFIED HAULER
 - SOURCE SEPARATED ON SITE



DEMO FLOOR PLAN

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



DEMOCRATIC DESIGN STUDIO LLC

DESIGNER, MARCH
TIM BONEFIELD
786 HAMPTON LBL
LOS ANGELES, CA 90291
PH: 310.751.4040

SPAULDING VIEWS LLC

OWNER:
500 S. HILL STREET
UNIT 1402
LOS ANGELES, CA 90013

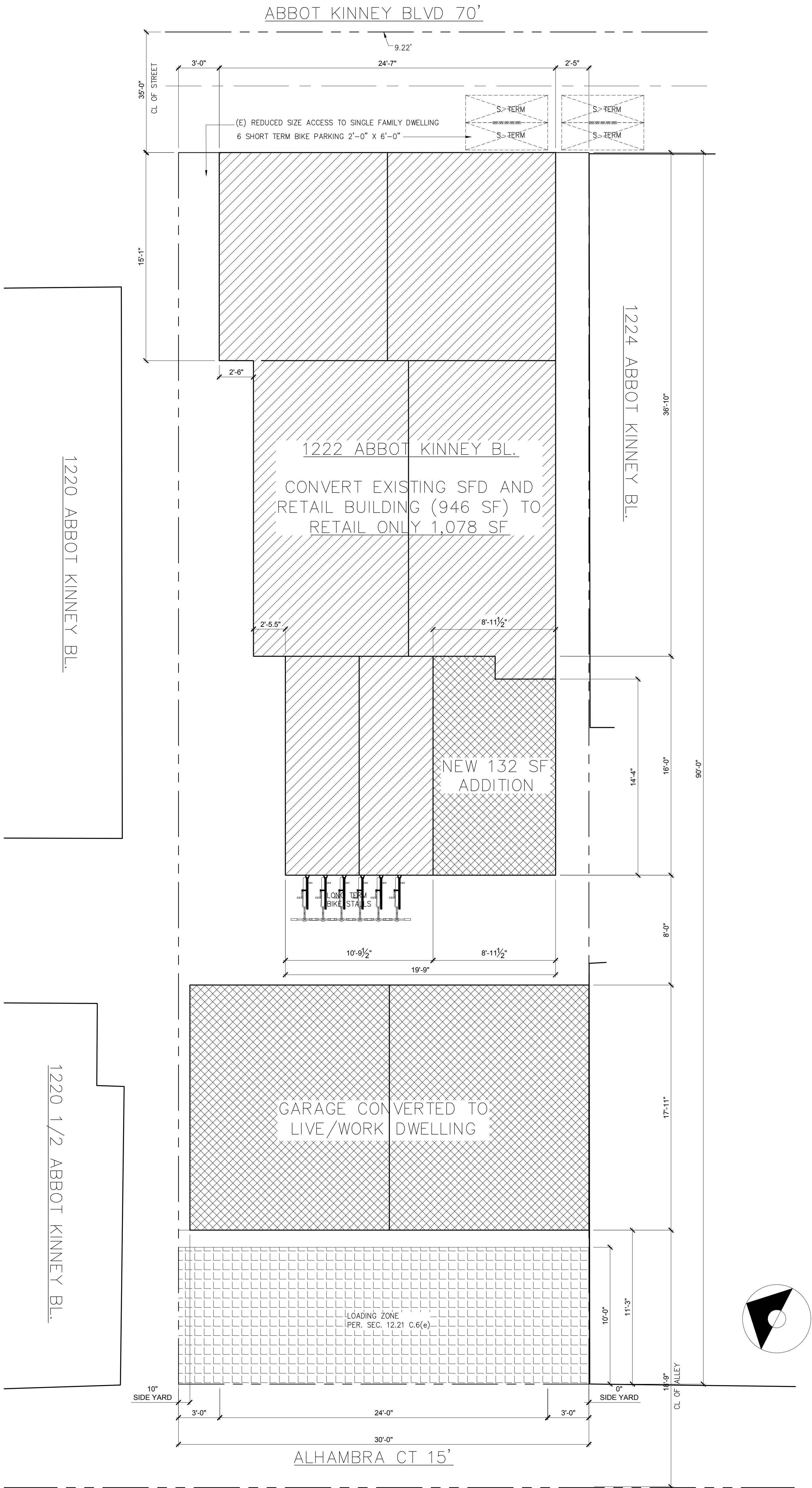
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DEMO PLAN

DATE	SCALE	DWG NO.
05.20.2025	1"=3'-0"	A102



SITE PLAN

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

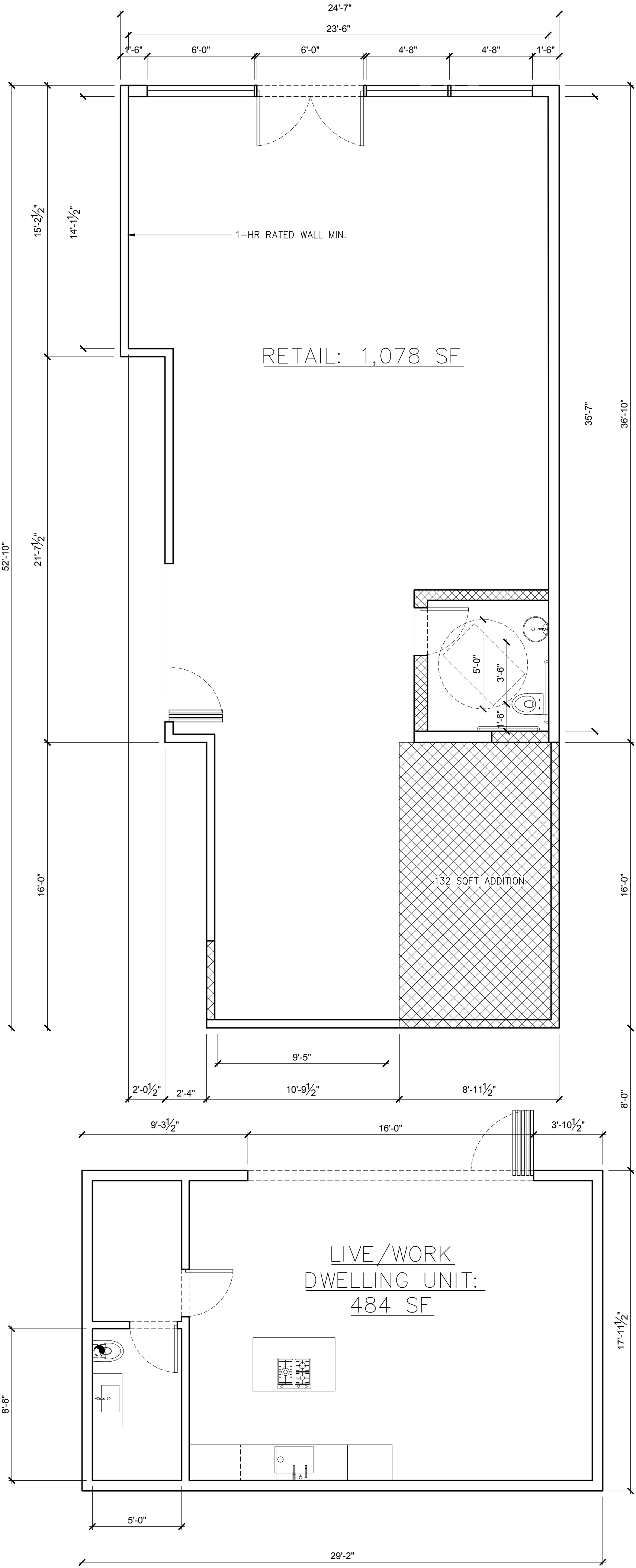
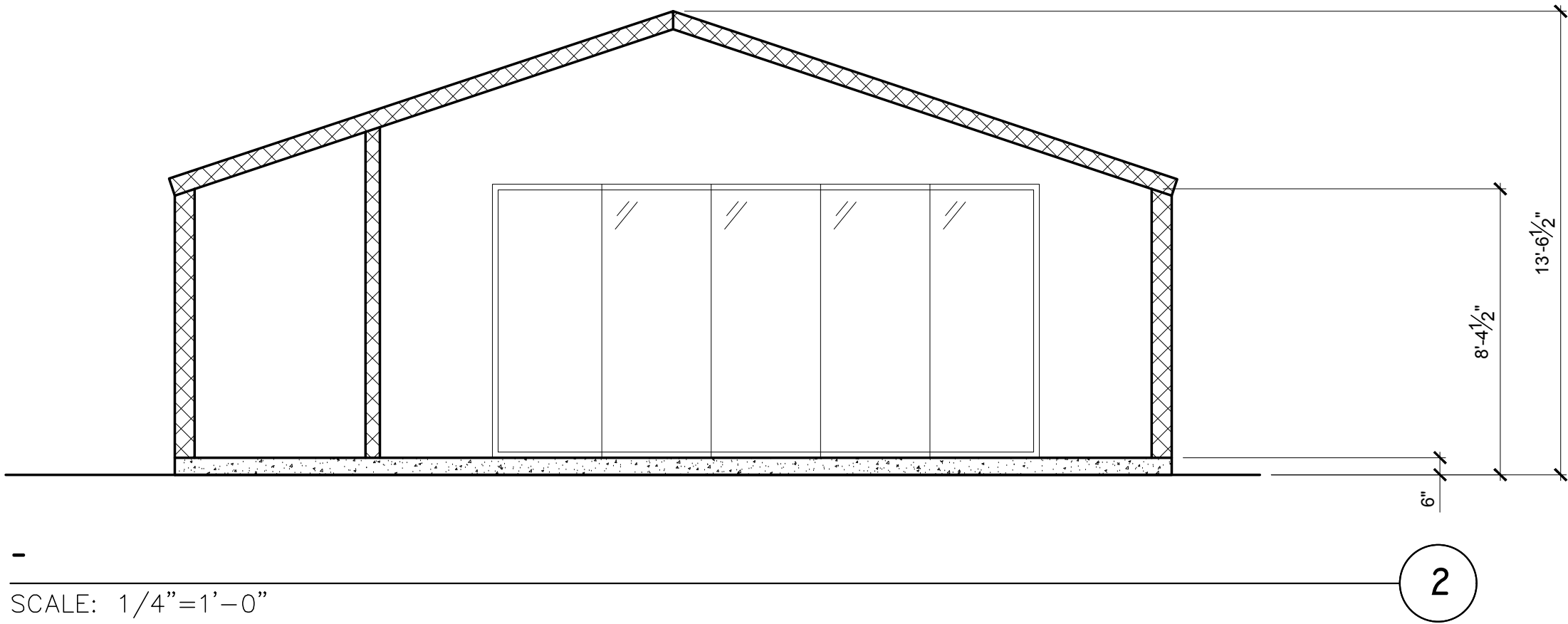
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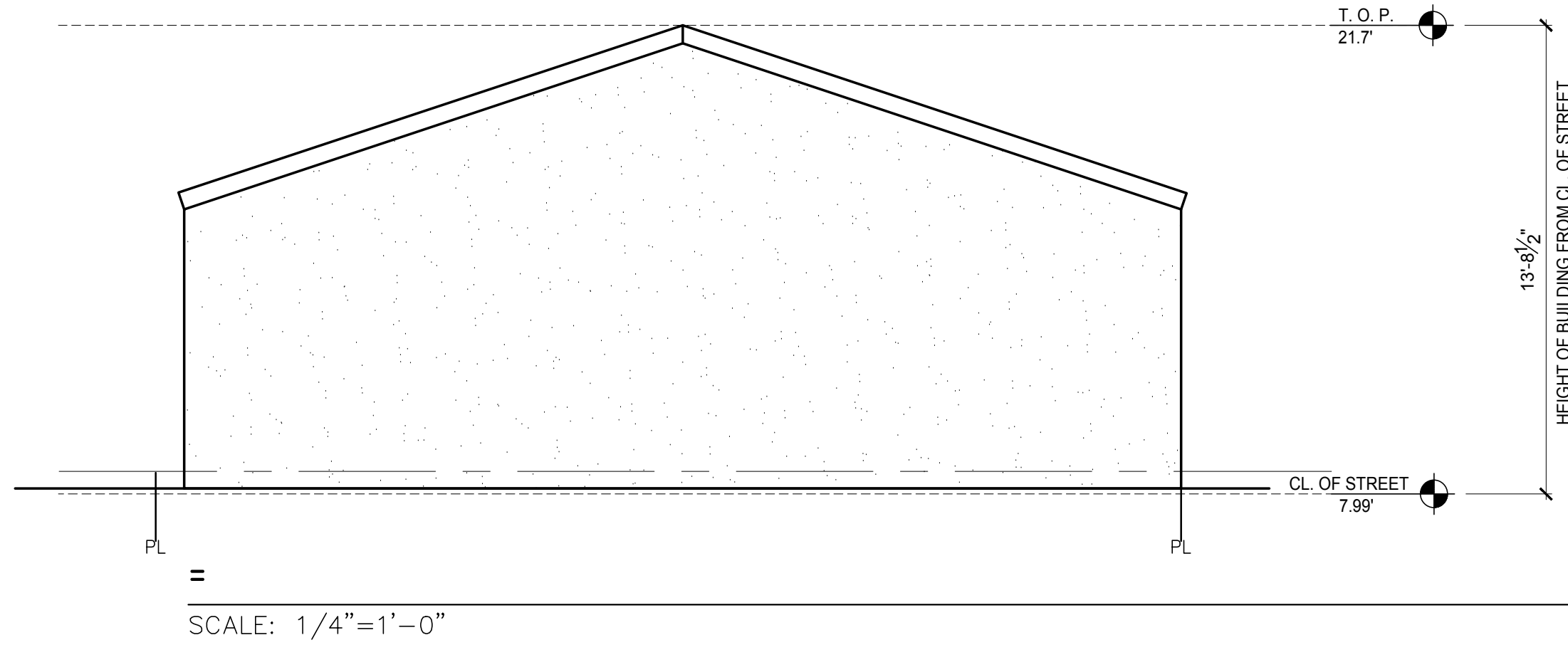
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SITE PLAN

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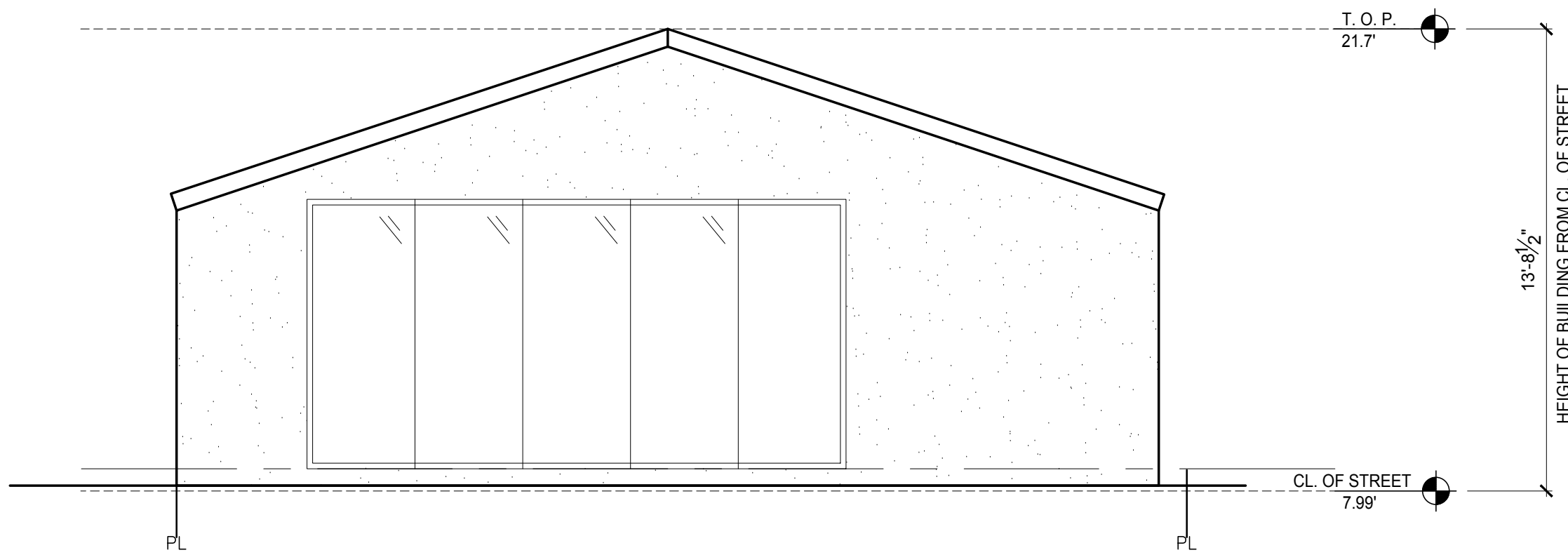


PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



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

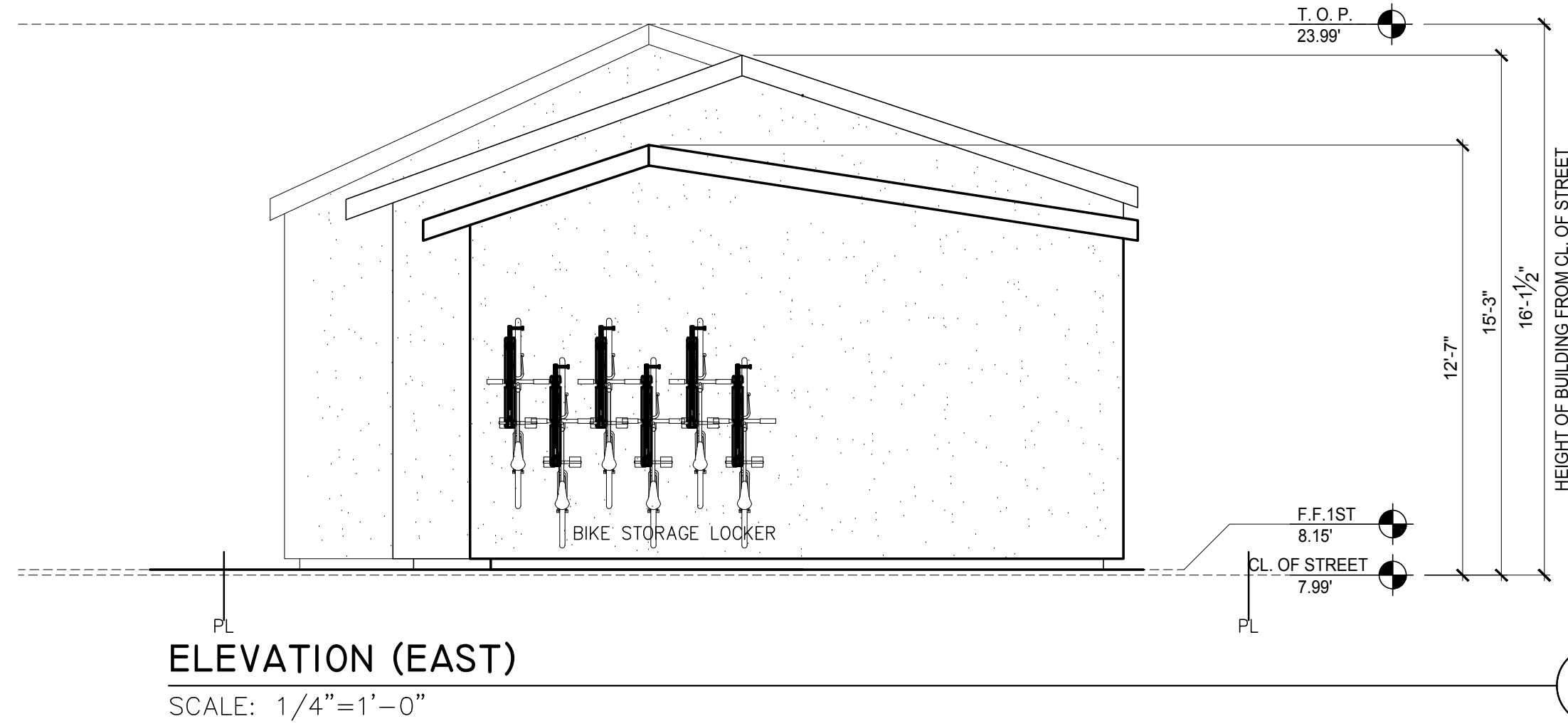
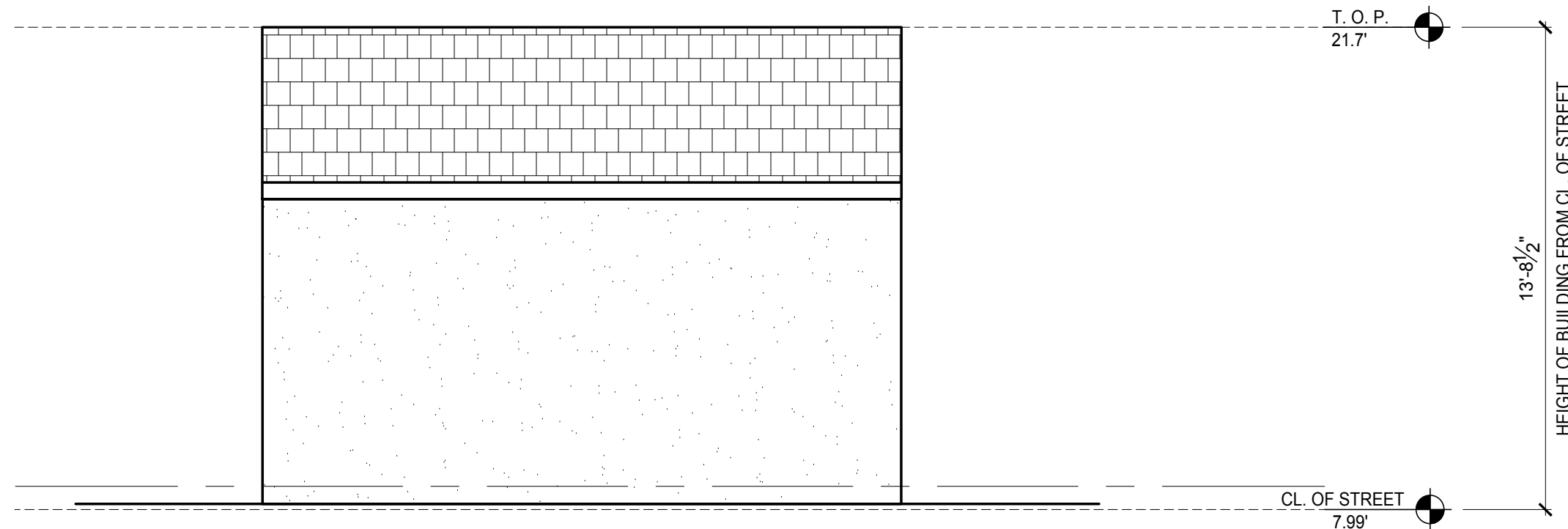
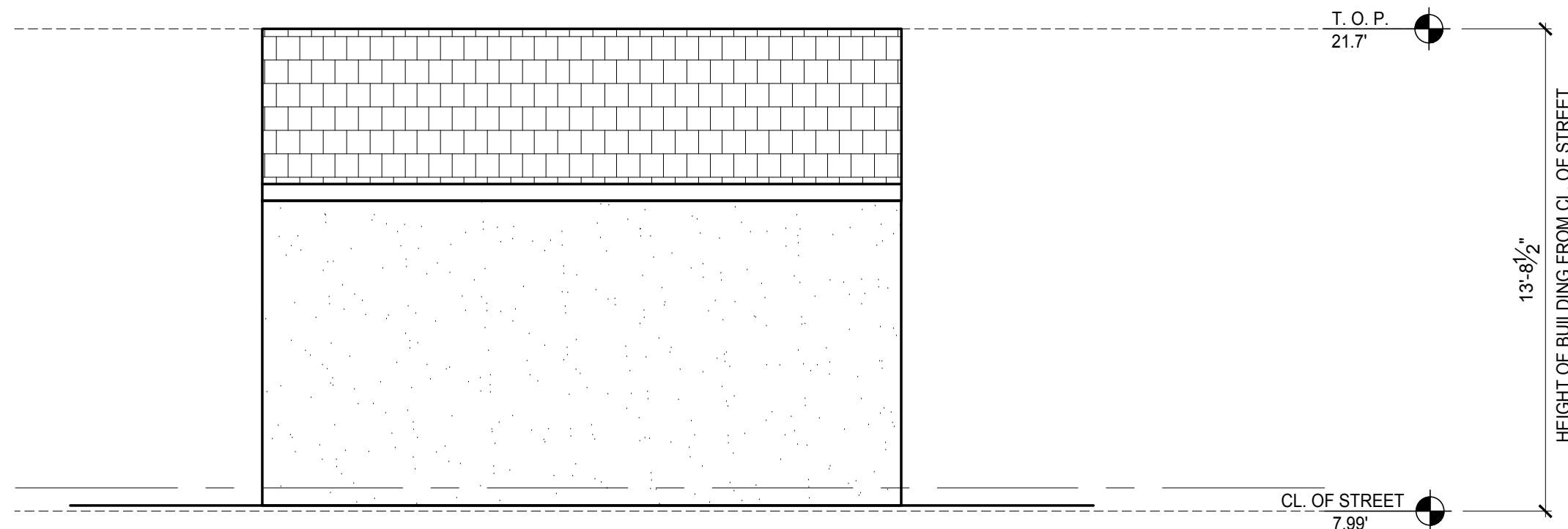
5



SECTION LIVE/WORK UNIT (EAST)

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

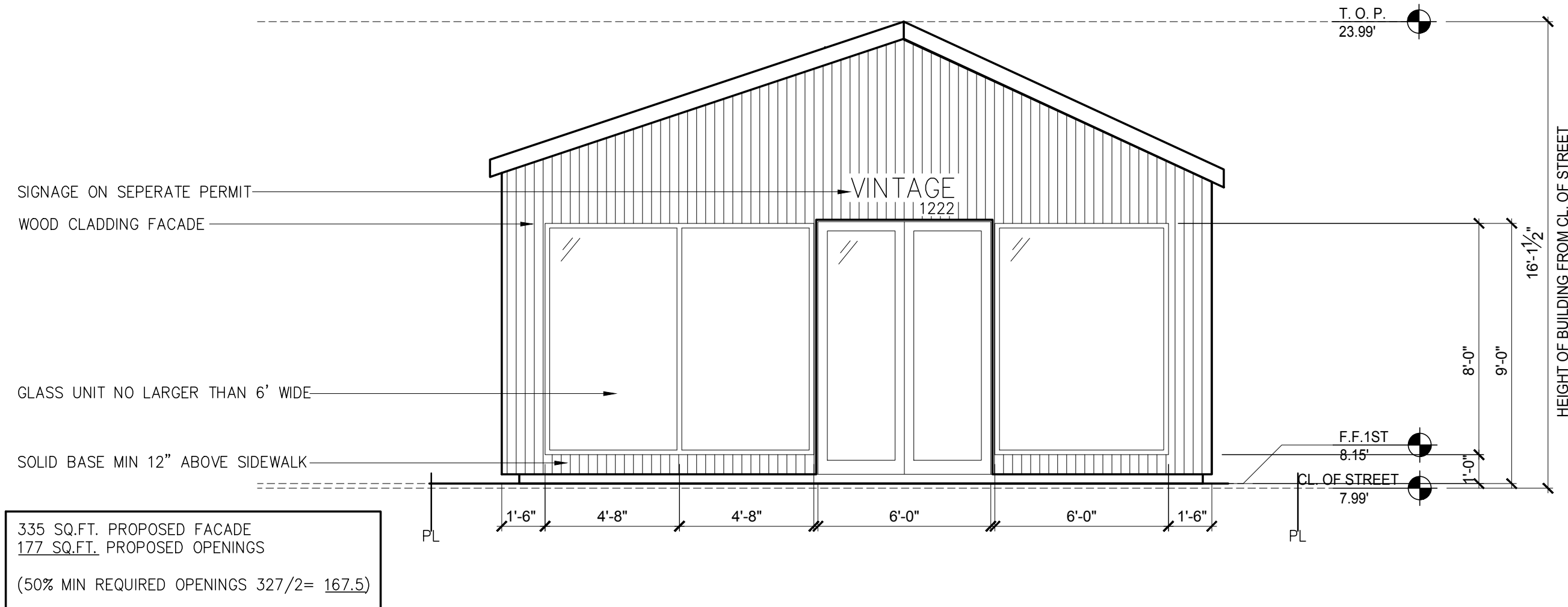
6



ELEVATION (EAST)

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

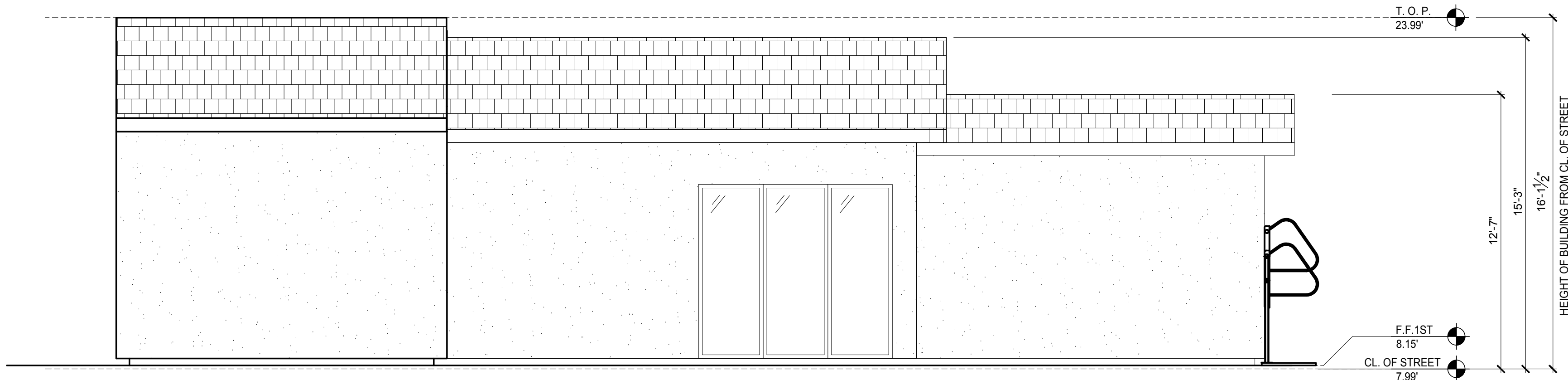
1



ELEVATION (WEST)

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

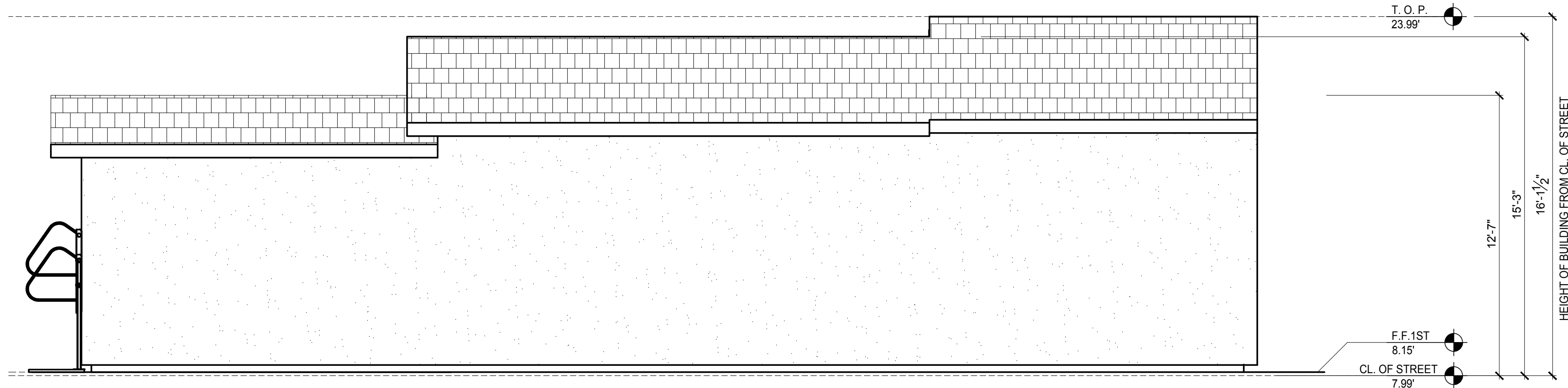
2



ELEVATION (NORTH)

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

3



ELEVATION (SOUTH)

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

4

AK BUNGALOWS
1222 ABBOT KINNEY BL.
VENICE CA 90291

REV. #	DATE	ISSUED BY

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ELEVATIONS

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