

**1636 & 1638  
ABBOT KINNEY**

**DU Design Universal**  
ARCHITECTURE AND DESIGN

529 CALIFORNIA AVENUE  
VENICE, CALIFORNIA 90291

PH: 310.452.8161  
FX: 310.452.8171

DU ARCHITECTS@EARTHLINK.NET

CLIENT:

DONALD LEHMAN &  
MARIE THOIN-MATHESON  
PH: 310.317.1233  
FX: 310.457.5055

**STRUCTURAL ENGINEER:**  
GORDON L. POLON  
CONSULTING ENGINEERS  
1718 22ND STREET  
SANTA MONICA, CA 90404

PH: 310-998-5611  
FX: 310-829-2744

**MEP ENGINEER/ TITLE 24:**  
MIRIAM HAOI & ASSOCIATES  
2908 NEBRASKA AVENUE  
SANTA MONICA, CA 90404

PH: 310-453-2999  
FX: 310-453-3350

GENERAL CONTRACTOR:

PH:

FX:

**REVISIONS:**

PLAN CHECK REVISION

LUPC HEARING

**ISSUE:**

PLAN CHECK

PLAN CHECK REVISION

LUPC HEARING

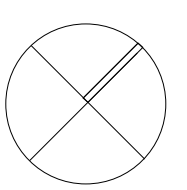
NOT FOR CONSTRUCTION

**FIRST FLOOR PLAN  
SECOND FLOOR PLAN**

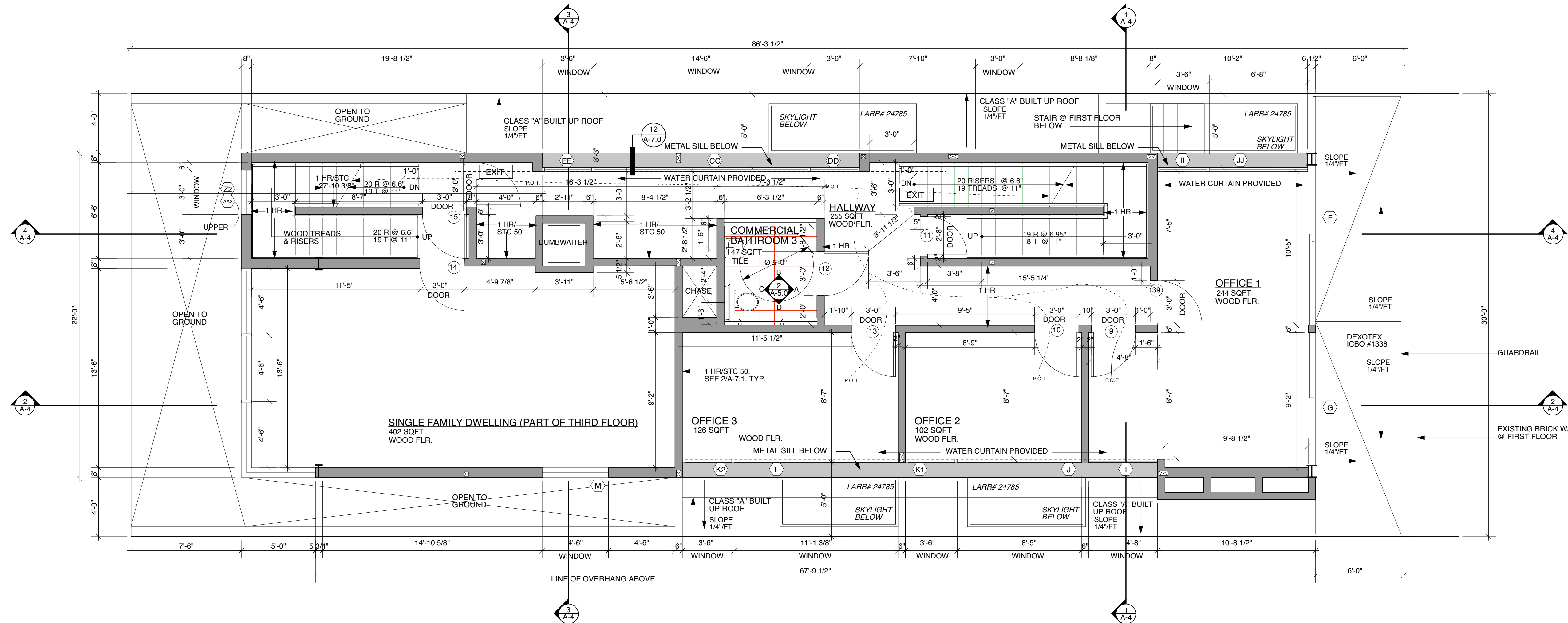
DATE:  
3/21/07

DRAWN:  
DU

SCALE:



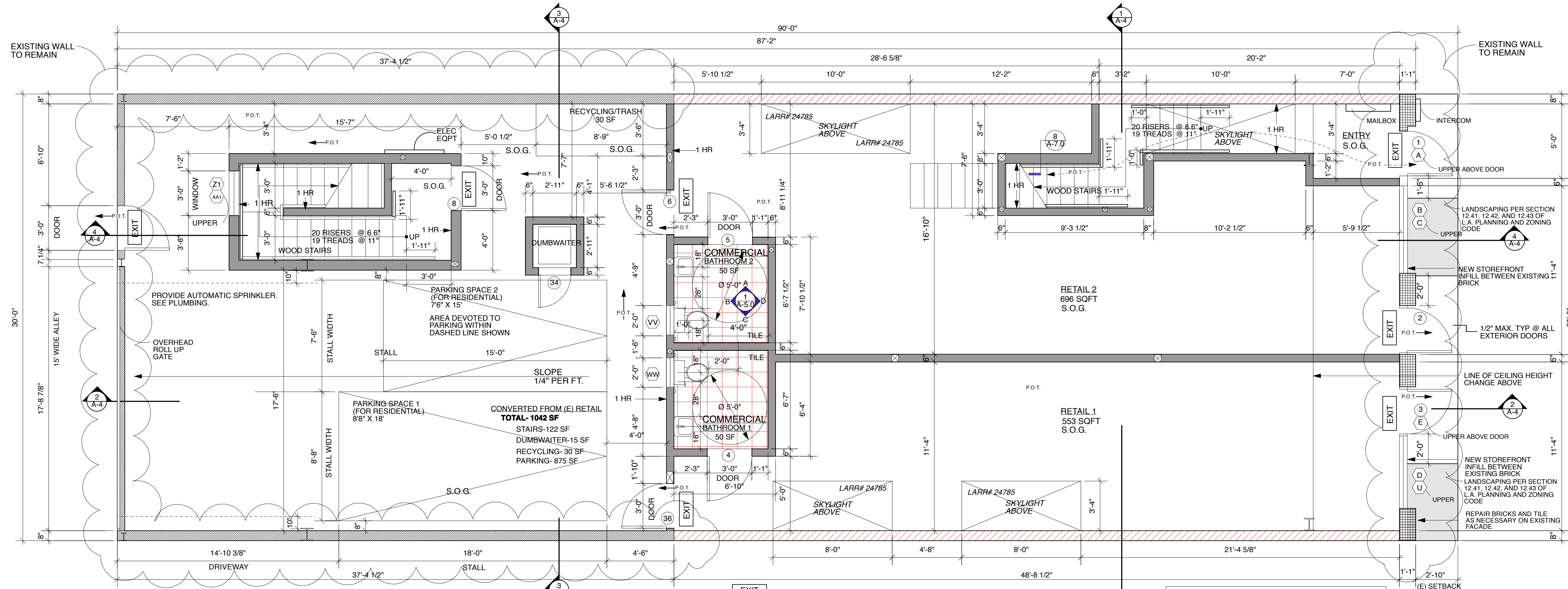
**A-1.1**



**PARTITION AND CEILING NOTES:**

- ALL CEILING AND FLOOR PARTITIONS, SEPARATING THE SINGLE FAMILY DWELLING FROM OTHER OCCUPANCY USES SHALL BE CONSTRUCTED IN ACCORDANCE WITH L.A.D.B.S. FORM P/BC 2002-069. SEE 2/A-7.1.

**SECOND FLOOR PLAN** 2  
1/4" = 1'-0"



**SIGNAGE NOTES:**

- POST A SIGN ADJACENT TO DOORS 2 AND 3 WITH 1" LETTERING STATING " THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS."
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES OF A BUILDING OR SITE, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.2 THROUGH 1117B.5.7. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (1117B.5.1, 1117B.5.7)

EXIT EXIT SIGN CONFORMING TO THE REQUIREMENTS OF SECTION 1003.2.8.

12" X 12" TILE TO BE SELECTED BY ARCHITECT

**RAIL NOTES**

- HANDRAILS 36" HIGH ABOVE TREAD NOSING.
- GUARDRAIL LESS THAN 4' CLEAR SPACING BETWEEN INTERMEDIATE RAILS. 91.509.3
- HANDGRIP PORTION OF HANDRAIL SHALL HAVE 1 1/2" CROSS-SECTIONAL DIMENSION.

**WALL LEGEND**

|                               |  |
|-------------------------------|--|
| (N) CMU WALL                  |  |
| EXISTING WALL TO REMAIN       |  |
| NEW 1 HOUR RATED WALLS        |  |
| EXISTING BRICK WALL TO REMAIN |  |

**PARKING CALCULATIONS**  
EXISTING EXTERIOR WALLS= 234'  
EXISTING TO REMAIN= 134'  
% TO REMAIN = 57%

**FIRST FLOOR PLAN** 1  
1/4" = 1'-0"