VENICE BLVD. - MIXED-USE PROJECT

- NEW MIXED USE PROJECT CONSISTING OF 490 RESIDENTIAL UNITS OVER 15,689 SF OF COMMERCIAL SPACE OVER 2 LEVELS OF SUBTERRANEAN PARKING.
- 100% PRIVATELY FUNDED, NOT A PUBLIC HOUSING, NO TAX CREDIT RECEIVED.
- **THIS PROJECT IS DEFINED AS A MIXED USE PROJECT PER LAMC 13.09B(3).**

THE PROJECT INCLUDES ONE BUILDING OVER A CONTINUOUS BELOW-GRADE GARAGE, WITH THREE SEPARATE ABOVE-GRADE WINGS (A, B, &C) SEPARATED BY A PASEO AND DRIVEWAY. PER EXPO TNP SECTION 4.3, BUILDING FORM & SETTING, ANY HORIZONTAL ABOVE GRADE DIMENSION (WIDTH OR DEPTH) OF A BUILDING SHALL NOT EXCEED 250' IN LENGTH

PROJECT INFORMATION

ADDRESS: 9000 W VENICE BLVD., LOS ANGELES, CA 90036
ZONING: MU(EC)
SPECIFIC PLAN: ZI-2490 EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
LOT SIZE: 75,923.07 SF PER SURVEY DATED 08/05/2020

LEGAL DESCRIPTION:

APN 4206-032-046
LOT FR 1& FR 2, BLOCK NONE, TR3804, ARB NONE
LOTS 15, 16, 17, 18, VAC ORD 148432, BLOCK NONE, TR 7430
9000, 9028, 9030, 9032, 9036 W. VENICE BLVD.
APN 4206-032-055
LOT PT LT B, Block None, TR 2444, ARB 2
LOT VAC 98-545991, Block None, TR7430, ARB NONE
LOT FR 1, FR 2, BLOCK NONE, TR3804, ARB NONE - No ADDRESS
APN: 4206-033-917
LOT FR 47, FR 48, FR 49, BLOCK NONE, TR 3872, ARB 2 - 3713 S ROBERTSON BLVD.
APN: 4206-033-077
LOTS VAC ORD 148432, 19, 20, 21, 22, 23,24,25,26,27,28,29,30,31,32, Block None,TR 7430, ARB NONE 8954, 8958, 8960, 8964, 8966, 8970, 8972, 8976, 8982, 8984, 8988, 8992, 8994, 8998, 9002, 9004, 9006, 9008, 9012, 9014, 9016, 9018, 9020, 9022, 9024, 9026 W. VENICE BLVD.
LOT FR 47, FR 48, FR 49, FR 50, BLOCK NONE, TR3872, ARB 1
LOT FR 51, FR 52, BLOCK NONE, TR3872, ARB NONE - 3705, 3707, 3711 S. ROBERTSON BLVD.

EXISTING USES:
AREA FOR A.P.N. 4206032046: RESTAURANT - FAST FOOD - DRIVE THRU (2,748 SF)
AREA FOR A.P.N. 4206032055: SHOPPING CENTER (18,042 SF)
AREA FOR A.P.N. 4206033077: RESTAURANT - FAST FOOD - DRIVE THRU (2,160 SF)

PROPOSED USES:
ONE BUILDING PER THE BUILDING CODE, DUE TO SHARED GARAGE/FOUNDATION.
MIXED-USE BUILDING CONSISTING OF 490 RESIDENTIAL UNITS, AND 14,547 SF OF COMMERCIAL SPACE
BUILDING LETTERS ARE FOR REFRENCE ONLY

SETBACKS:
ALL SETBACK REQUIREMENTS LISTED BELOW ARE PER TNP ORDINANCE SECTION 4.2 (PAGE 69,69) MIXED USE, COMMERCIAL, & INDUSTRIAL DESIGN STANDARDS.
PER TNP MAP H (PAGE 67,68) VENICE BLVD. IS CONSIDERED A RETAIL STREET.

YARD	USE	REQUIRED	PROVIDED
VENICE BLVD. (SIDE)	COMMERCIAL	0' MIN	5'-0"
VENICE BLVD. (SIDE)	RESIDENTIAL	5' MIN	5'-0"
ROBERTSON (FRONT)	COMMERCIAL	0'MIN/10' MAX	5'-0"
ROBERTSON (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
CULVER (FRONT)	COMMERCIAL	0'MIN/10' MAX	10'-0"
CULVER (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
SOUTH-ALLEY (SIDE)	COMMERCIAL	0' MIN	0'-0"
SOUTH-ALLEY (SIDE)	RESIDENTIAL	5' MIN	5'-0"

HEIGHT:

PER TNP MAP B, THIS PROJECT IS LOCATED IN SUBAREA 7. (SECTION 2.4 TABLE G) 68'
PER LABC 2023 TABLE 504.3 & 504.4
TYPE I-A: UNLIMETED
TYPE III-A: 85 FEET MAX. & 5 STORIES MAX.
HEIGHT INCENTIVE - UP TO 33' ADDITIONAL HEIGHT PER MIIP TOIA BASE INCENTIVE T-3 SUBAREA LAMC SECTION 12.22.A.38.(e).(2).(i))
HEIGHT: 83' (15 ADDITIONAL FEET FROM EXPO TNP 68' HEIGHT LIMIT)
PROPOSED HEIGHT FROM DATUME TO TOP OF THE PARAPET : 82' - 0 1/4"
PROPOSED 7 STORIES

DENSITY CALCULATION:
UNLIMITED ALLOWABLE DENSITY FOR MU(EC) ZONE 7 PER TNP SECTION 1.2 FIGURE A.

UNITS BREAKDOWN:
490 RESIDENTIAL UNITS
BUILDING A (RESIDENTIAL): 222 UNITS
BUILDING B (RESIDENTIAL): 192 UNITS
BUILDING C (RESIDENTIAL): 76 UNITS
AFFORDABLE UNITS:
13% PER T-3 FOR EXTREMELY LOW INCOME HOUSEHOLD (490 UNITS x 13% = 64 UNITS)
PER MIIP TABLE 12.22.A.38.(c)(3)(iii))

FLOOR AREA RATIO:
ALLOWABLE: T-3 BASE INCENTIVE -FAR INCREASE FROM 2.0 TO 4.65 PER LAMC SECTION 12.22.A.38.(e).(1).(iv) & 12.22.A.38.(e).(2).(i)
TOTAL AREA ALLOWABLE = 75,923.07 x **4.65** = **353,042.27** SF

PROPOSED:
TOTAL AREA = 305,049 SF -> 4.02 PROVIDED < 4.65 ALLOWABLE
COMMERCIAL AREA = 15,689 SF - 5.14%
RESIDENTIAL AREA = 289,360 SF - 94.86%

BUILDING COVERAGE
PER EXPO TNP SECTION 4.2.1.C.3 BUILDING COVERAGE

BUILDING COVERAGE: 85%

LOT AREA	75,557.58 SF
REQUIRED (85%)	75,557.58 x.85 = 64,423.94
PROPOSED (81.98%)	(27,457 +22,445+12,040)= 61,942

PROVIDED COMMUNITY AMENITY POINTS:
PASEO = 1 POINT
20 STREET TREES = 1 POINT
(LOCATED BY LA CITY URBAN FORESTRY DIVISION)
SPECIAL SIDEWALK PAVING 7,500 SF = 1 POINT
TOTAL = 3 POINTS PROVIDED

NOTE:
LADBS HAS DETERMINED THAT THIS IS ONE BUILDING DUE TO UNDERGROUND GARAGE CONNECTING THE STRUCTURES ABOVE THEREFORE NO SETBACKS ARE REQUIRED FOR A ONE STORY BUILDING. THE LOT AREA IS EQUAL TO BUILDABLE AREA

OPEN SPACE:

TOTAL RESIDENTIAL A, B & C OPEN SPACE REQUIRED:

REQUIRED:
BLDGA + BLDG B + BLDG C
115,053 + 92,193 + 40,461 = 247,707

10% OF THE TOTAL RESIDENTIAL FLOOR AREA PER LAMC 12.22.A.38.h.2.vii
10% x 247,707 = **24,770.7 SF**

MIN. 50% OF THE REQUIRED OPEN SPACE SHALL BE OPEN TO SKY
50% x 24,770.7 SF = **12,385.35 SF MIN. TO BE OPEN TO SKY**

TOTAL NON - RESIDENTIAL A, B & C OPEN SPACE REQUIRED:

REQUIRED:
1 SQ.FT OF USABLE OPEN SPACE FOR EVERY 25 SQ.FT OF NON RESIDENTIAL USES

BLDGA + BLDG B + BLDG C
6,034 + 4,842 + 3,623 = 14,499

14,499 SF / 25 = **579.96 SF REQUIRED**

TOTAL RESIDENTIAL & NON - RESIDENTIAL OPEN SPACE REQUIRED BLDG A,B&C :

579.96 + 24,770.7 = 25,350.66 SF

NOTE:
PROJECT WILL PROVIDE MINIMUME OF 30 POINT UNDER THE LANDSCAPE AND SITE DESIGN ORDINANCE PER LAMC 12.40, AND THE LANDSCAPE AND SITE DESIGN POINT SYSTEM PER **LAMC 12.22.A.38.h.2vii.**

SHEET INDEX - THREE BLDGS.

GENERAL SHEETS

A0.00	COVER SHEET
A0.00a	COVER SHEET
A0.00b	PARCEL PROFILE REPORT - AB 2097
A0.00c	TNP FORMS
A0.00d	TNP REQUIREMENT & PROPOSED
A0.00e	TNP REQUIREMENT & PROPOSED
A0.00f	RENDER
A0.00g	RENDER
A0.00h	RENDER
A0.01	GENERAL NOTES BUILDING NOTES
A0.02	FIRE DEPARTMENT NOTES

OVERALL PLANS & EXHIBITS

A1.00	OVERALL SITE PLAN
A1.00a	BUILDING COVERAGE EXHIBIT
A1.01	OVERALL P1 & P2 FLOOR PLAN
A1.02	OVERALL 1ST & 2ND FLOOR PLAN
A1.03	OVERALL 3RD-7TH & ROOF FLOOR PLAN
A1.05	OPEN SPACE EXHIBIT
A1.06	AREA ANALYSIS - ZONING
A1.06a	AREA ANALYSIS - ZONING
A1.07	AREA ANALYSIS - BUILDING
A1.07a	AREA ANALYSIS - BUILDING
A1.08	AREA ANALYSIS - SCHOOL FEES
A1.11	STREET WALL EXHIBIT
A1.12	FRONTING RETAIL EXHIBIT
A1.13	TRANSPARENCY CALC
A1.14	COMMUNITY AMENITY POINT CALC
A4.0	OVERALL ELEVATION
A5.0	OVERALL SECTION
A6.0	PLAZA & PASEO
A6.01	ENLARGED BICYCLE DRAWINGS

BUILDING A SHEETS

AA0.00	COVER SHEET
AA2.00	SITE PLAN BLDG. A
AA3.00	P-2 PARKING
AA3.01	P-1 PARKING
AA3.02	1ST FLOOR PLAN
AA3.03	2ND FLOOR PLAN
AA3.04	3RD FLOOR PLAN
AA3.05	4TH FLOOR PLAN
AA3.06	5TH FLOOR PLAN
AA3.07	6TH FLOOR PLAN
AA3.08	7TH FLOOR PLAN
AA3.09	ROOF PLAN
AA4.01	NORTH ELEVATION
AA4.02	EAST & WEST ELEVATION
AA4.03	SOUTH ELEVATION
AA4.04	COURTYARD ELEVATIONS
AA4.05	COURTYARD ELEVATIONS
AA4.06	COURTYARD ELEVATIONS
AA5.01	SECTION A
AA5.02	SECTION B
AA5.03	SECTION C
AA5.04	SECTION D
AA5.05	SECTION E
AA5.06	SECTION F & G
AA5.07	SECTION H
AA6.01	UNIT PLANS - BLDG A
AA6.02	UNIT PLANS - BLDG A
AA6.03	UNIT PLANS - BLDG A
AA6.04	UNIT PLANS - BLDG A
AA6.05	UNIT PLANS - BLDG A
AA6.06	UNIT PLANS - BLDG A
AA6.07	UNIT PLANS - BLDG A

BUILDING B SHEETS

AB0.0	COVER SHEET
AB2.00	SITE PLAN BLDG. B
AB3.00	P-2 PARKING
AB3.01	P-1 PARKING
AB3.02	1ST FLOOR PLAN
AB3.03	2ND FLOOR PLAN
AB3.04	3RD FLOOR PLAN
AB3.05	4TH FLOOR PLAN
AB3.06	5TH FLOOR PLAN
AB3.07	6TH FLOOR PLAN
AB3.08	7TH FLOOR PLAN
AB3.09	ROOF PLAN
AB3.09a	ROOF SLOPE PLAN
AB4.01	NORTH ELEVATION
AB4.02	EAST & WEST ELEVATION
AB4.03	SOUTH ELEVATION
AB4.04	COURTYARD ELEVATIONS
AB4.05	COURTYARD ELEVATIONS
AB5.01	SECTION A-A
AB5.02	SECTION B-B
AB5.03	SECTION C&D
AB5.04	SECTION E&F
AB6.01	UNIT PLANS - BLDG B
AB6.02	UNIT PLANS - BLDG B
AB6.03	UNIT PLANS - BLDG B
AB6.04	UNIT PLANS - BLDG B

BUILDING C SHEETS

AC0.00	COVER SHEET
AC2.00	SITE PLAN BLDG. C
AC3.00	P-2 PARKING
AC3.01	P-1 PARKING
AC3.02	1ST FLOOR PLAN
AC3.03	2ND FLOOR PLAN
AC3.04	3RD FLOOR PLAN
AC3.05	4TH FLOOR PLAN
AC3.06	5TH FLOOR PLAN
AC3.07	6TH FLOOR PLAN
AC3.08	7TH FLOOR PLAN
AC3.09	ROOF PLAN
AC4.01	NORTH ELEVATION
AC4.02	EAST & WEST ELEVATION
AC4.03	SOUTH ELEVATION
AC5.01	SECTION A-A
AC5.02	SECTION B-B
AC5.03	SECTIONS C-C
AC5.04	SECTIONS D & E
AC5.05	SECTION F-F
AC6.01	UNIT PLANS
AC6.02	UNIT PLANS
AC6.03	UNIT PLANS

CONSULTANT DRAWINGS
SURVEY
TITLE 24
STRUCTURAL
SHORING
CIVIL
LANDSCAPE

FIRE SPRINKLER NOTES:
- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION (903.2)
- PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOM (903.2.11.2)
- EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED. LAFC510
- TWO WAY COMMUNICATION REQUIRED AT ELEVATOR LOBBIES PER LAFC 1008.8.
- FIRE ALARM IS REQUIRED. LAFC 902.

APPLICABLE CODE:
- CALIFORNIA BUILDING CODE - 2022 EDITION
- LOS ANGELES BUILDING CODE - LATEST EDITION WITH AMENDMENTS
- ZONING CODE (CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE) 2000 EDITION OF THE PLANNING AND ZONING CODE FROM AMERICAN LEGAL PUBLISHING CORPORATION

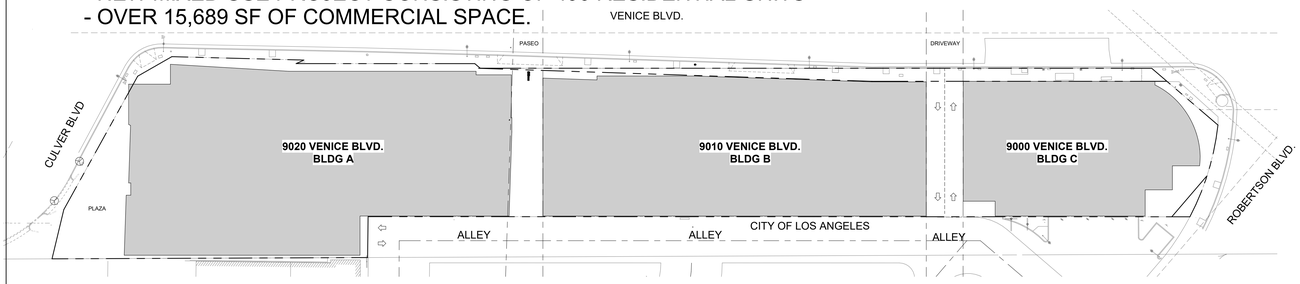
DEFERRED PERMITS:

- DEMOLITION PERMIT	- ELECTRICAL PERMIT	- FIRE SPRINKLERS SYSTEM ALARM
- GRADING PERMIT	- PLUMBING PERMIT	- EMERGENCY RESPONDER RADIO COVERAGE
- SHORING PERMIT	- SWIMMING POOL PERMIT	
- MECHANICAL PERMIT	- B PERMIT (OFFSITE WORK)	- TENANT IMPROVEMENT PERMIT

REFERENCE PLAN

OVERALL PROJECT INFORMATION: REFER TO A SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 490 RESIDENTIAL UNITS
- OVER 15,689 SF OF COMMERCIAL SPACE.



(9020 VENICE BLVD.) BUILDING A : REFER TO AA SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 222 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING , OVER 2 LEVELS OF SUBTERRANEAN PARKING
- 7,132 SF OF COMMERCIAL SPACE IN ACCORDANCE WITH THE TNP BONUS PROJECT

(9010 VENICE BLVD.) BUILDING B : REFER TO AB SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 192 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- OVER 4,890 SF OF COMMERCIAL SPACE, IN ACCORDANCE WITH THE TNP BONUS PROJECT

(9000 VENICE BLVD.) BUILDING C: REFER TO AC SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 76 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- OVER 3,667 SF OF COMMERCIAL SPACE, IN ACCORDANCE WITH THE TNP BONUS PROJECT

TOIA PROGRAM NOTES

TOIA T-3: BASE AND ADDITIONAL INCENTIVES

BASE INCENTIVES (T-3)
INCREASE IN HEIGHT (15 FT)
INCREASE IN FAR (4.65:1)

ADDITIONAL INCENTIVES

- ON-MENU INCENTIVE TO CALCULATE USABLE OPEN SPACE REQUIREMENT AS 10% TOTAL RESIDENTIAL FLOOR AREA CONFINED WITHIN THE PERIMETER WALLS OF THE RESIDENTIAL UNITS PER LAMC 12.22.A.38(h)(2)(vii)
- ON-MENU INCENTIVE FOR A 10% REDUCTION IN MINIMUM FLOOR TO STRUCTURAL CEILING HEIGHT FROM 15' TO 13'-6" REQUIRED PER EXPO TNP SECTION 4.2.2.B.3.
- OFF-MENU INCENTIVE FOR A 75% REDUCTION IN REQUIRED COMMERCIAL AREA (5% OF TOTAL AREA OR 15,689 SF IN LIEU OF 20% OR 61,009.8 SF) REQUIRED PER EXPO TNP TABLE D AND E
- OFF MENU INCENTIVE TO PERMIT A 50% REDUCTION IN THE REQUIREDSTREET WALL HEIGHT ALONG ROBERTSON BLVD TO PERMIT A ONESTORY,16'-6" STREET WALL IN LIEU OF A TWO-STORY STREETWALLREQUIRED PER EXPO TNP SECTION 4.2.1.B, TABLE L

OWNER & CONSULTANTS

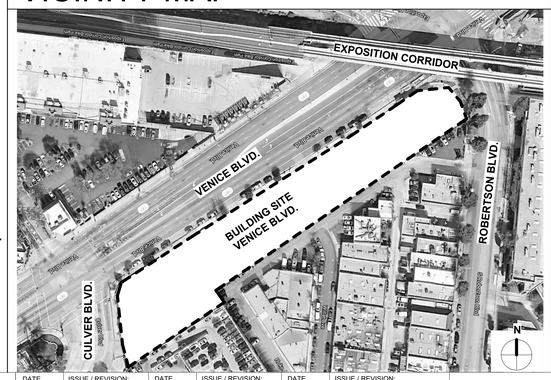
OWNER:
RETAIL CENTER 9000 VENICE LLC
11601 SANTA MONICA BLVD.
LOS ANGELES, CA 90025

ARCHITECT:
REED ARCHITECTURAL GROUP
657 ROSE AVE.
VENICE CA 90291
(310)784-5571

SURVEYOR:
JACK LITTLE COMPANY INC.
17620 SHERMAN WAY SUITE 218
VAN NUYS, CA 91406
(818)342-3277

LANDSCAPE:
HARMONY GARDENS, INC.
12224 ADDISON STREET
VALLEY VILLAGE, CA 91607
(818)505-9783

VICINITY MAP



VENICE BLVD. MIXED-USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034
THESE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED FOR THE SOLE PURPOSE AND USE AS A APARTMENT PROJECT MEETING MINIMUM BUILDING CODE STANDARDS ONLY. THIS PROJECT HAS NOT BEEN DESIGNED FOR FUTURE CONDOMINIUM CONVERSION. THESE PLANS AND SPECIFICATIONS MAY NOT BE USED FOR ANY ENTITLEMENT APPLICATION OR BUILDING PERMIT APPLICATION TO CONVERT SAID PROJECT TO CONDOMINIUMS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
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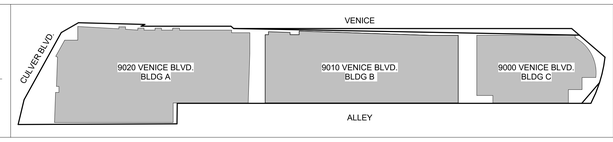

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:
08/11/2025	SUBMITTAL SET				
01/28/2026	SUBMITTAL SET				
02/12/2026	PZA SUBMITTAL SET				
				PLOT DATE	02-10-2026

COVER SHEET

A0.00

BUILDING HEIGHT

HEIGHT:

PER TNP MAP B, THIS PROJECT IS LOCATED IN SUBAREA 7. (SECTION 2.4 TABLE G) 68'
PER LABC 2023 TABLE 504.3 & 504.4
TYPE I-A: UNLIMETED
TYPE III-A: 85 FEET MAX. & 5 STORIES MAX.
HEIGHT INCENTIVE - UP TO 33' ADDITIONAL HEIGHT PER MIIP TOIA BASE INCENTIVE T-3 SUBAREA LAMC SECTION 12.22.A.38.(e).(2).(i))
HEIGHT: 83' (15 ADDITIONAL FEET FROM EXPO TNP 68' HEIGHT LIMIT)
PROPOSED HEIGHT FROM DATUME TO TOP OF THE PARAPET : 82' - 0 1/4"

FRONTING RETAIL STREET - VENICE BLVD.

FOR PROJECT FRONTING A RETAIL STREET, AT LEAST 75% OF THE PROJECT'S BUILDING FACADE FRONTING THE RETAIL STREET SHALL INCORPORATE ACTIVE FLOOR AREA

TNP REQUIRED
MIN. 75% RETAIL STREETWALL
MIN. DEPTH :25'

BUILDING A

MINIMUM STREET WALL HEIGHT AT LEAST **75%** OF THE LENGTH OF THE LOT LINE :

26.33' + 67.83' + 101.58' + 29' = 224.74'
% RETAIL STREET: 224.74'/ 250' = **89.89% > 75%**

BUILDING B:

MINIMUM STREET WALL HEIGHT AT LEAST **75%** OF THE LENGTH OF THE LOT LINE :

RETAIL STREET:
35.08' + 155.08' + 37.62' = 227.32'

% RETAIL STREET: 227.32' / 250' = **90.92% > 75%**

BUILDING C:

MINIMUM STREET WALL HEIGHT AT LEAST **75%** OF THE LENGTH OF THE LOT LINE :

RETAIL STREET:
125'

% RETAIL STREET: 125'/ 125' = **100% > 75%**

STREET WALL - VENICE BLVD.

FOR PROJECTS WITH FACADE ALONG STREETS IDENTIFIED IN TABLE L, THE PROJECT'S SUBJECT FACADE SHALL ADHERE TO THE INDICATED MINIMUM STREETWALL HEIGHT FOR AT LEAST 80% OF THE LENGTH OF THE LOT LINE.

TABE L PER TNP:

STREET	MINIMUM STREETWALL HEIGHT
VENICE BLVD	4 STORIES

LOT LENGTH @ VENICE BLVD.:
86.18' + 5.61' + 116.85' + 4.63' + 437.93' = 651.2'

BLDG A

(76.79' + 102.31 + 42.56') - 30' (COURTYARD) = 191.66'

MINIMUM STORIES REQUIRED: 4 STORIES
PROPOSED: 7 STORIES

BLDG B

(190.63' + 59.36') - 30' (COURTYARD) = 219.99'

MINIMUM STORIES REQUIRED: 4 STORIES
PROPOSED: 7 STORIES

BLDG C

125'

MINIMUM STORIES REQUIRED: 4 STORIES
PROPOSED: 7 STORIES

TOTAL
191.66' + 219.99' + 125'= 536.65'

536.65'/651.2' = **82.41% > 80%**

COMMUNITY AMENITY POINTS

COMMUNITY AMENITY POINT CALCULATION (EASTERN STATION AREA)
PER EXPO TNP SECTION 3.3 TABLE I: COMMUNITY AMENITIES POINTS SCHEDULE

USE	SF PER TYPE OF USE	REQUIRED POINTS PER 1,000 SF	TOTAL POINTS REQUIRED
NON-RESIDENTIAL	13,379 GROSS SF	0.010 POINTS PER 1,000 GROSS SF	0.13 POINTS
RESIDENTIAL MARKET RATE UNITS	231,401 NET SF	0.011 POINTS PER 1,000 NET SF	2.54 POINTS
RESIDENTIAL AFFORDABLE UNITS	25,111 NET SF	N/A	0 POINTS
		SUBTOTAL	2.67 POINTS
		POINT TARGET	**3 POINTS**

PROVIDED COMMUNITY AMENITY POINTS:
PASEO = 1 POINT
20 STREET TREES = 1 POINT
(LOCATED BY LA CITY URBAN FORESTRY DIVISION)
SPECIAL SIDEWALK PAVING 7,500 SF = 1 POINT
TOTAL = 3 POINTS PROVIDED

OPEN SPACE

PER LAMC 12.21.G.2

ALL BLDGs

STUDIO 100 SF / UNIT	1BEDROOM 100 SF / UNIT	2BEDROOM 125 SF / UNIT	3BEDROOM 125 SF / UNIT
215	239	35	1
215 x 100	239 x 100	35 x 125	1x 125
21,500 SF	23,900 SF	4,375 SF	125

TOTAL 49,900 SF

PER TNP SECTION 4.2.4 OPEN SPACE DESIGN

1- PASEO

REQUIRED:

- PASEO SHALL BE AT LEASE 15' WIDE, AND ON AVERAGE OF AT LEAST 20' WIDE.
- PASEO SHALL BE AT LEAST 50% OPEN TO SKY OR COVERED WITH TRANSLUCENT MATERIAL.

PROPOSED:
- (20.58' + 22.02') / 2 = **21.3' > 20'**
- PASEO IS 100% OPEN TO SKY

- PROPOSED LANDSCAPE :
476 SF/2000 SF = 23.80% > 15%

2- PUBLICLY ACCESSIBLE OPEN SPACE (PLAZA)

REQUIRED:

- PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE AT LEAST 650 SQUARE FEET WITH NO HORIZONTAL DIMENSION LESS THAN THE 15' WHEN MEASURED PERPENDICULARLY FROM ANY POINT ON EACH OF THE BOUNDARIES
- TREES AND LANDSCAPING: A SHARED STREET SHALL INCLUDE STREET TREES AND LANDSCAPING FOR A MINIMUM OF 15% OF THE STREET AREA IN ORDER TO QUALIFY AS PUBLICLY ACCESSIBLE OPEN SPACE.

PROPOSED:
- PROPOSED **974 SF** PLAZA WITH MINIMUM **15'** HORIZONTAL DIMENSION

- PROPOSED LANDSCAPE :
241 SF/974 SF = 24.43% > 15%

OPEN SPACE

BUILDING A

RESIDENTIAL UNIT & RETAIL SF:

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	6,034	862
2ND	-	18,895
3RD	-	18,975
4TH	-	18,975
5TH	-	18,975
6TH	-	19,975
7TH	-	19,396
ROOF	-	-
TOTAL:	**M = 6,034 SF**	**R2 = 115,053 SF**

PER OCIA-2 ON MENU INCENTIVE FOR OPEN SPACE

1- USABLE OPEN SPACE REQUIREMENT AS 10% OF THE TOTAL FLOOR AREA CONFINED WITHIN THE PERIMETER WALLS OF THE PROVIDED RESIDENTIAL UNITS.

2- COMMON OPEN SPACE SHALL CONSTITUTE AT LEAST 50% OF THE USABLE OPEN SPACE CALCULATED SHALL BE PROVIDED AS OUTDOOR AND OPEN TO SKY.

BUILDING B

RESIDENTIAL UNIT & RETAIL SF:

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	4,842	1,681
2ND	-	14,932
3RD	-	15,031
4TH	-	15,031
5TH	-	15,031
6TH	-	15,031
7TH	-	15,456
ROOF	-	-
TOTAL	**M = 4,842 SF**	**R2 = 92,193 SF**

BUILDING C

RESIDENTIAL UNIT & RETAIL SF:

FLOOR	RETAIL (M)	RESIDENTIAL
P2	-	-
P1	-	-
1ST	3,623	803
2ND	-	5,524
3RD	-	6,812
4TH	-	6,812
5TH	-	6,812
6TH	-	6,812
7TH	-	6,886
ROOF	-	-
TOTAL:	**3,623 SF**	**40,461 SF**

TOTAL RESIDENTIAL A, B & C OPEN SPACE REQUIRED:

REQUIRED:
BLDGA + BLDG B + BLDG C
115,053 + 92,193 + 40,461 = 247,707

10% OF THE TOTAL RESIDENTIAL FLOOR AREA PER LAMC 12.22.A.38.h.2.vii
10% x 247,707 = **24,770.7 SF**

MIN. 50% OF THE REQUIRED OPEN SPACE SHALL BE OPEN TO SKY
50% x 24,770.7 SF = **12,385.35 SF MIN. TO BE OPEN TO SKY**

TOTAL NON - RESIDENTIAL A, B & C OPEN SPACE REQUIRED:

REQUIRED:
1 SQ.FT OF USABLE OPEN SPACE FOR EVERY 25 SQ.FT OF NON RESIDENTIAL USES

BLDGA + BLDG B + BLDG C
6,034 + 4,842 + 3,623 = 14,499

14,499 SF / 25 = **579.96 SF REQUIRED**

TOTAL RESIDENTIAL & NON - RESIDENTIAL OPEN SPACE REQUIRED BLDG A,B&C :

579.96 + 24,770.7 = 25,350.66 SF

NOTE:
PROJECT WILL PROVIDE MINIMUME OF 30 POINT UNDER THE LANDSCAPE AND SITE DESIGN ORDINANCE PER LAMC 12.40, AND THE LANDSCAPE AND SITE DESIGN POINT SYSTEM PER **LAMC 12.22.A.38.h.2vii.**

PROVIDED CALCULATIONS:

OPEN SPACE REQUIRED IS THE GREATER OF 15% OF GROSS LOT AREA OR 10% OF TOTAL RESIDENTIAL UNIT AREA, PER THE ON-MENU INCENTIVE.

15% OF THE LOT AREA
15% x 75,923.07 = 11,388.46 SF
OR
10% OF THE TOTAL RE SIDENTIAL FLOOR AREA
10% x 247,987 = **24,798.7 SF**

MIN. 50% OF THE REQUIRED OPEN SPACE SHALL BE OPEN TO SKY
50% x 24,798.7 SF = **12,399.35 SF MIN. TO BE OPEN TO SKY**

1ST FLOOR - INDOOR	
AMENITIES	972 SF
1ST FLOOR - OUTDOOR	
PASEO	2,000 SF
PLAZA	1,023 SF
2ND FLOOR - INDOOR	
BUILDING C - AMENITIES	555 SF
BUILDING C - FITNESS CENTER	622 SF
2ND FLOOR - OUTDOOR	
BUILDING A - COURTYARD	1,803 SF
BUILDING B - COURTYARD	1,293 SF
BUILDING C - COMMON AREA	2,442 SF
BUILDING C - OUTDOOR GYM	225 SF
ROOF - OUTDOOR	
BUILDING A - ROOF TERRACE	10,607 SF
BUILDING B - ROOF TERRACE	3,810 SF
TOTAL COMMON AREA PROVIDED =	**25,352SF > 25,350.66 SF**

LANDSCAPE AREA CALCS:

PER LAMC 12.21.G.3

REQUIRED & PROVIDED:

25% OF OPEN TO SKY COMMON OPEN SPACE

LANDSCAPE REQUIRED:
29,561 - (1,527 AMENITY + 611 GYM) x 25% = **6,855.5 SF REQUIRED**

LANDSCAPE PROVIDED:
1ST FL + 2ND FL + 3RD FLOOR + ROOF
(527 + 337) + (269+170+104) + (2,779+2,932) = **7,118 SF PROVIDED > 6,855.5**

AREA ANALYSES

ZONING CODE AREA

FLOOR AREA RATIO:
ALLOWABLE: T-3 BASE INCENTIVE -FAR INCREASE FROM 2.0 TO 4.65 PER LAMC SECTION 12.22.A.38.(e).(1).(iv) & 12.22.A.38.(e).(2).(i)
TOTAL AREA ALLOWABLE = 75,923.07 x **4.65** = **353,042.27** SF

BUILDING A

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	7,132	1,606
2ND	-	21,876
3RD	-	22,105
4TH	-	22,105
5TH	-	22,105
6TH	-	22,105
7TH	-	22,494
ROOF	-	-
TOTAL:	**M = 7,132 SF**	**R2 = 134,396 SF**
	TOTAL M + R2 = 141,528 SF	

BUILDING B

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	4,890	2,465
2ND	-	17,192
3RD	-	17,375
4TH	-	17,375
5TH	-	17,375
6TH	-	17,375
7TH	-	17,777
ROOF	-	-
TOTAL	**M = 4,890 SF**	**R2 = 106,934 SF**
	TOTAL M + R2 = 111,824 SF	

BUILDING C

FLOOR	RETAIL (M)	RESIDENTIAL
P2	-	-
P1	-	-
1ST	3,667	1,167
2ND	-	7,723
3RD	-	7,828
4TH	-	7,828
5TH	-	7,828
6TH	-	7,828
7TH	-	7,828
ROOF	-	-
TOTAL:	**3,667 SF**	**48,030 SF**
	TOTAL M + R2 = 51,697 SF	

ALLOWABLE FAR
75,923.07 x 4.65 (PER CHIP) = 353,042.27 SF
PROPOSED FLOOR AREA : 305,007 SF

PROVIDED:
TOTAL ALL BLDG. COMMERCIAL: RETAIL = **15,689 SF**
TOTAL ALL BLDG. RESIDENTIAL : **289,360 SF**

TOTAL ALL BLDGs COMMERCIAL & RESIDENTIAL : 305,049 SF

5.2% COMMERCIAL
94.8% RESIDENTIAL
PER TNP REQUIRED:
20% MIN. AREA FOR COMMERCIAL
20% x 305,049 = 61,009.8 SF REQUIRED PER TNP - TABLE E, FOR PROJECT WITH MORE THAN 3.6:1 FAR

OFF-MENU INCENTIVE FOR A 75% REDUCTION IN COMMERCIAL TO PERMIT 15,689 SF (5%) IN LIEU OF
61,009.8 SF (20%) REQUIRED IN THE EXPO TNP
REQUIRED PER TNP 305,049 SF x 20% = 61,009.8 SF
75% REDUCTION -> 30,504.9 x 75% = 15,252.4 SF REQ.

15,689 SF PROPOSED
PROPOSED:
TOTAL AREA = 305,049 SF -> 4.02 PROVIDED < 4.65 ALLOWABLE
COMMERCIAL AREA = 15,689 SF - 5.14%
RESIDENTIAL AREA = 289,360 SF - 94.86%

BUILDING CODE AREA

BUILDING A

FLOOR	RETAIL (M)	GARAGE (S2)	RESIDENTIAL (R2) BUILDING 1	BUILDING 2	BUILDING 3
P2 - TYPE I-A	-	25,070		-	
P1 - TYPE I-A	-	23,211		-	
1ST - TYPE I-A	6,353	16,989		926	
2ND - TYPE I-A	-	-	9,455	9,024	4,071
3RD - TYPE III-A	-	-	9,455	9,024	4,071
4TH - TYPE III-A	-	-	9,455	9,024	4,071
5TH - TYPE III-A	-	-	9,455	9,024	4,071
6TH - TYPE III-A	-	-	9,455	9,024	4,071
7TH - TYPE III-A	-	-	9,869	9,024	4,071
ROOF (NOT A FLOOR)	-	-	-	-	
TOTAL:	**6,353 SF**	**65,270 SF**	**57,144 SF**	**54,144 SF**	**24,426 SF**
			TOTAL R2 = 135,714 + 926 = 136,640 SF		

TOTAL CONSTRUCTION TYPE I-A = 95,099 SF
TOTAL CONSTRUCTION TYPE III-A = (47,689 + 45,120 + 20,355) = **113,164 SF**
TOTAL SF = 208,263 SF

BUILDING B

FLOOR	RETAIL (M)	GARAGE (S2)	RESIDENTIAL (R2) BUILDING 1	BUILDING 2
P2 - TYPE I-A	-	24,144		-
P1 - TYPE I-A	-	22,009		-
1ST - TYPE I-A	1,953	14,364	1,984	
2ND - TYPE I-A	-	-	10,205	7,587
3RD - TYPE III-A	-	-	10,205	7,587
4TH - TYPE III-A	-	-	10,205	7,587
5TH - TYPE III-A	-	-	10,205	7,587
6TH - TYPE III-A	-	-	10,205	7,587
7TH - TYPE III-A	-	-	10,620	7,587
ROOF (NOT A FLOOR)	-	-	-	-
TOTAL:	**5,053 SF**	**60,517 SF**	**61,645 SF**	**45,522 SF**
			TOTAL R2 = 107,167 + 1,984 = 109,151 SF	

TOTAL CONSTRUCTION TYPE I-A = 85,346 SF
TOTAL CONSTRUCTION TYPE III-A = (51,440 + 37,935) = **89,375 SF**
TOTAL SF = 174,721 SF

BUILDING C

FLOOR	RETAIL (M)	GARAGE (S2)	RESIDENTIAL (R2) BUILDING 1	BUILDING 2
P2 - TYPE I-A	-	9,164		-
P1 - TYPE I-A	-	10,295		-
1ST - TYPE I-A	3,780	6,330	1,014	
2ND - TYPE I-A	-	-	4,861	3,252
3RD - TYPE III-A	-	-	4,861	3,263
4TH - TYPE III-A	-	-	4,861	3,263
5TH - TYPE III-A	-	-	4,861	3,263
6TH - TYPE III-A	-	-	4,861	3,263
7TH - TYPE III-A	-	-	4,861	3,263
ROOF (NOT A FLOOR)	-	-	-	-
TOTAL:	**3,780 SF**	**25,789 SF**	**29,166 SF**	**19,567 SF**
			TOTAL R1= (48,733 +909) = **49,747 SF**	

TOTAL CONSTRUCTION TYPE I-A = 38,696 SF
TOTAL CONSTRUCTION TYPE III-A = (24,305 + 16,315) = **40,620 SF**
TOTAL SF = 79,316 SF

SCHOOL FEES AREA

BUILDING A

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	6,344	926
2ND	-	22,420
3RD	-	22,420
4TH	-	22,420
5TH	-	22,420
6TH	-	22,420
7TH	-	22,831
ROOF	-	-
	6,344 SF	**TOTAL R2 = 135,857 SF**
	TOTAL M + R2 = 142,201 SF	

BUILDING B

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	5,055	1,883
2ND	-	17,731
3RD	-	17,731
4TH	-	17,731
5TH	-	17,731
6TH	-	17,731
7TH	-	18,144
ROOF	-	-
	5,055 SF	**TOTAL R2 = 108,682 SF**
	TOTAL M + R2 = 113,737 SF	

BUILDING C

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	3,780	1,020
2ND	-	7,996
3RD	-	8,067
4TH	-	8,067
5TH	-	8,067
6TH	-	8,067
7TH	-	8,067
ROOF	-	-
TOTAL:	**3,780 SF**	**49,351 SF**
TOTAL COMMERCIAL = M + R2 = 53,131 SF SF		

NOTE:

LADBS HAS DETERMINED THAT THIS IS ONE BUILDING DUE TO UNDERGROUND GARAGE CONNECTING THE STRUCTURES ABOVE THEREFORE NO SETBACKS ARE REQUIRED FOR A ONE STORY BUILDING. THE LOT AREA IS EQUAL TO BUILDABLE AREA

BICYCLE PARKING

TOTAL UNIT :
BLDG A + BLDG B + BLDG c = 490 UNITS

LONG TERM

BICYCLE PARKING CALCULATION PER LAMC 12.21a.16a:

BUILDING A , B & C :
198 TOTAL LONG TERM BIKES REQUIRED & PROVIDED
198 RESIDENTIAL LONG TERM BIKES
1 SPACE PER 1 UNIT (FOR 1-25 UNITS) = 25 SPACES
1 SPACE PER 1.5 UNITS (FOR 26 -100 UNITS) = 50 SPACES
1 SPACE PER 2 UNITS (FOR 101- 200 UNITS) = 50 SPACES
1 SPACE PER 4 UNITS (FOR 201- 490 UNITS) = 73 SPACES

8 COMMERCIAL LONG TERM BIKES
1 PER 2,000 SF = (15,689 SF; MIN. 2 SPACES) = 8 SPACES

206 TOTAL LONG TERM BIKES REQUIRED

BLDG A - LONG TERM BIKE	
TYPE	**COUNT**
BLDG A - BIKE	108

BLDG B - LONG TERM BIKE	
TYPE	**COUNT**
BLDG B - BIKE	76

BLDG C - LONG TERM BIKE	
TYPE	**COUNT**
BLDG C - BIKE	21

TOTAL LONG TERM PARKING
REQUIRED FOR BLDG A,B & C: : 206
PROVIDED FOR BLDG A,B & C: 206

SHORT TERM

BUILDING A , B & C
BICYCLE PARKING CALCULATION PER LAMC 12.21a.16a:
AT LEAST 50% SHORT TERM BIKE PARKING SHALL BE LOCATED OUTSIDE BUILDINGS

21 TOTAL SHORT TERM BIKES REQUIRED & PROVIDED
21 RESIDENTIAL SHORT TERM BIKES
- 1 SPACE PER 10 UNITS (FOR 1-25 UNITS) = 3 SPACES
- 1 SPACE PER 15 UNITS (FOR 26-100 UNITS) = 5 SPACES
- 1 SPACE PER 20 UNITS (FOR 101-200 UNITS) = 5 SPACES
- 1 SPACE PER 40 UNITS (FOR 201-490 UNITS) = 8 SPACES

8 COMMERCIAL LONG TERM BIKES
1 PER 2,000 SF = (15,689 SF ; MIN. 2 SPACES) = 8 SPACES

29 TOTAL SHORT TERM BIKES REQUIRED & PROVIDED

BLDG A - SHORT TERM BIKE	
TYPE	**COUNT**
BLDG A - BIKE	12
L1 TOTAL RES: 12	

BLDG B - SHORT TERM BIKE	
TYPE	**COUNT**
BLDG B - BIKE	7
L1 TOTAL RES: 7	

BLDG C - SHORT TERM BIKE	
TYPE	**COUNT**
BLDG C - BIKE	13
L1 TOTAL RES: 13	

TOTAL SHORT TERM PARKING
REQUIRED FOR BLDG A,B,&C : 29
PROVIDED FOR BLDG A,B & C: 29

PARKING

ZERO RESIDENTIAL AND COMMERCIAL PARKING REQUIRED PER AB2097

PROVIDED 266 ADDITIONAL **NON-REQUIRED** UNBUNDLED COMMERCIAL SPACES
- 7 ACCESSIBLE PER TABLE 11B-208.2 (201 TO 300 --> 7 ACCESSIBL REQUIRED)
  INCLUDING 1 VAN ACCESSIBLE (FOR EVERY SIX OR FRACTION OF SIX PARKING AT LEAST 1 VAN PARKING)
- 20% of 266 = 54 TOTAL EV CAPABLE REQUIRED
  INCLUDING 25% OF 54 = 14 EVCS REQUIRED
  2 EVCS ACCESSIBLE, 1 EVCS VAN ACCESSIBLE,
  AND 2 EVCS AMBULATORY ACCESSIBLE PER REQUIRED PER CBC TABLE 11B-228.3.2.1 (54 TOTAL EVCS SPACES)

PARKING COUNT BREAKDOWN BY BUILDING:

BUILDING A - PARKING	
TYPE	**COUNT**
ACCESSIBLE	4
ACCESSIBLE - VAN	1
COMPACT	8
EVCS - AMBULATORY	1
EVCS - VAN ACCESSIBLE	1
STANDARD	65
STANDARD - EV CAPABLE	15
STANDARD - EVCS	3
TOTAL : 98	

BUILDING B - PARKING	
TYPE	**COUNT**
ACCESSIBLE	2
COMPACT	17
EVCS - ACCESSIBLE	1
EVCS - AMBULATORY	1
STANDARD	71
STANDARD - EV CAPABLE	16
STANDARD - EVCS	5
TOTAL : 113	

BUILDING C - PARKING	
TYPE	**COUNT**
ACCESSIBLE	1
ACCESSIBLE - VAN	1
COMPACT	9
EVCS - ACCESSIBLE	1
EVCS - VAN ACCESSIBLE	1
STANDARD	24
STANDARD - EV CAPABLE	9
STANDARD - EVCS	3
TOTAL : 49	

TOTAL PARKING PROVIDED FOR BLDG A,B & C:
BLDG A: 103 SPACES
BLDG B: 114 SPACES
BLDG C: 49 SPACES
TOTAL PARKING: 266 TOTAL SPACES => 266 ADDITIONAL NON-REQUIRED

TOTAL PARKING PROVIDED FOR BLDG A,B & C:

STANDARD = 164
COMPACT = 34

ACCESSIBLE = 6
ACCESSIBLE - VAN = 2
TOTAL ACCESSIBLE : 8

EVCS AMBULATORY = 2
EVCS VAN ACCESSIBLE = 2
EVCS ACCESSIBLE = 2

STANDARD - EV CAPABLE = 40
STANDARD - EVCS = 14
TOTAL EV PARKING : 54

UNIT TYPES

BLDG A

LEVELS	STUDIO	1 BR	2 BR	3 BR
LEVEL 2	17	16	4	-
LEVEL 3	17	16	4	-
LEVEL 4	17	16	4	-
LEVEL 5	17	16	4	-
LEVEL 6	17	16	4	-
LEVEL 7	17	16	3	1
TOTAL	102	96	23	1

TOTAL UNITS IN BLDG A 222

BLDG B

LEVELS	STUDIO	1 BR	2 BR
LEVEL 2	14	17	1
LEVEL 3	14	17	1
LEVEL 4	14	17	1
LEVEL 5	14	17	1
LEVEL 6	14	17	1
LEVEL 7	13	18	1
TOTAL	83	103	6

TOTAL UNITS IN BLDG B 192

BLDG C

LEVELS	STUDIO	1 BR	2 BR
LEVEL 2	5	5	1
LEVEL 3	5	7	1
LEVEL 4	5	7	1
LEVEL 5	5	7	1
LEVEL 6	5	7	1
LEVEL 7	5	7	1
TOTAL	30	40	6

TOTAL UNITS IN BLDG C 76

TOTAL BLDG A, B, &C

STUDIO	1 BR	2 BR	3 BR
215	239	35	1

TOTAL UNITS 490

VENICE BLVD. MIXED-USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034
THE PROJECT IS A MIXED-USE PROJECT WHICH IS DEVELOPED FOR THE SOLE PURPOSE AND USE AS A APARTMENT PROJECT MEETING MINIMUM BUILDING CODE STANDARDS ONLY. THIS PROJECT HAS NOT BEEN DESIGNED FOR FUTURE CONDOMINIUM CONVERSION. THESE PLANS AND SPECIFICATIONS MAY NOT BE USED FOR ANY PURPOSE OTHER THAN AS A RENTAL APARTMENT APPLICATION TO CONVERT SAID PROJECT TO CONDOMINIUMS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
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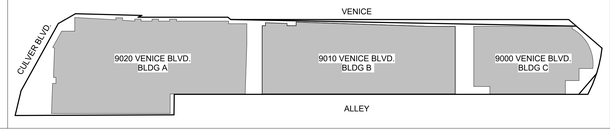

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:
08/11/2025	SUBMITTAL SET				
01/28/2026	SUBMITTAL SET				
02/12/2026	PZA SUBMITTAL SET				

PLOT DATE 02-10-2026

COVER SHEET

A0.00a

City of Los Angeles
Department of City Planning

12/1/2025
PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES
9036 W VENICE BLVD

ZIP CODES
90232

RECENT ACTIVITY
excluded from report

CASE NUMBERS
excluded from report

Address/Legal Information	
PIN Number	120B169 506
Lot/Parcel Area (Calculated)	2,304.2 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID H7
Assessor Parcel No. (APN)	4206032046
Tract	TR 3804
Map Reference	M B 58-44
Block	None
Lot	FR 2
Arb (Lot Cut Reference)	None
Map Sheet	120B169
Jurisdictional Information	
Community Plan Area	Palms - Mar Vista - Del Rey
Area Planning Commission	West Los Angeles APC
Neighborhood Council	Palms
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2701.01000000
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Special Notes	None
Zoning	MU(EC)
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan
	ZI-2517 AI Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-2512 Housing Element Sites
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	Active: Media Park
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	4206032046
APN Area (Co. Public Works)*	0.251 (ac)
Use Code	211L - Commercial - Restaurant, Cocktail Lounge - Fast Food - Walk Up - Lift
Assessed Land Val.	$4,080,000
Assessed Improvement Val.	$5,687

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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City of Los Angeles
Department of City Planning

12/1/2025
PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES
None

ZIP CODES
None

RECENT ACTIVITY
excluded from report

CASE NUMBERS
excluded from report

Address/Legal Information	
PIN Number	120B169 1562
Lot/Parcel Area (Calculated)	6,302.2 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID H7
Assessor Parcel No. (APN)	4206032055
Tract	TR 7430
Map Reference	M B 81-100
Block	None
Lot	VAC 98-545991
Arb (Lot Cut Reference)	None
Map Sheet	120B169
Jurisdictional Information	
Community Plan Area	Palms - Mar Vista - Del Rey
Area Planning Commission	West Los Angeles APC
Neighborhood Council	Palms
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2701.01000000
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Special Notes	None
Zoning	MU(EC)
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan
	ZI-2517 AI Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-2512 Housing Element Sites
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	Yes
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Affordable Housing Linkage Fee	
Transit Oriented Communities (TOC)	Tier 4
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	3
Opportunity Corridors Incentive Area	OC-3
Corridor Transition Incentive Area	Not Eligible
Assessor Information	
Assessor Parcel No. (APN)	4206032055
APN Area (Co. Public Works)*	0.344 (ac)
Use Code	3800 - Industrial - Parking Lot (Industrial Use Property) - One Story
Assessed Land Val.	$5,589,600
Assessed Improvement Val.	$5,687

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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City of Los Angeles
Department of City Planning

12/1/2025
PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES
None

ZIP CODES
None

RECENT ACTIVITY
excluded from report

CASE NUMBERS
excluded from report

Address/Legal Information	
PIN Number	120B169 510
Lot/Parcel Area (Calculated)	13,650.9 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID H7
Assessor Parcel No. (APN)	4206033077
Tract	TR 7430
Map Reference	M B 81-100
Block	None
Lot	VAC ORD 148432
Arb (Lot Cut Reference)	None
Map Sheet	120B169
Jurisdictional Information	
Community Plan Area	Palms - Mar Vista - Del Rey
Area Planning Commission	West Los Angeles APC
Neighborhood Council	Palms
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2701.01000000
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Special Notes	None
Zoning	MU(EC)
Zoning Information (ZI)	ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2512 Housing Element Sites
	ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval/L and Minimum Density
	ZI-2517 AI Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 4
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	3
Opportunity Corridors Incentive Area	OC-3
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	Active: Media Park
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	4206033077
APN Area (Co. Public Works)*	1.100 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	$17,850,000
Assessed Improvement Val.	$11,376

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ZIMAS PUBLIC — Generalized Zoning — 12/01/2025 — City of Los Angeles Department of City Planning

Address: undefined
APN: 4206033077
PIN #: 120B169 122

APN: 4206032046, 4206032055, 4206033077

Tract: TR 3872
Block: None
Lot: FR 52
Arb: None

Zoning: MU(EC)
General Plan: Community Commercial

VENICE BLVD.
MIXED-USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034.
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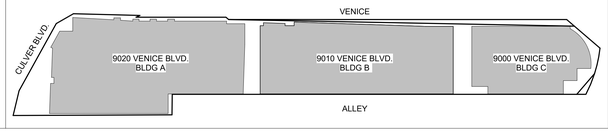


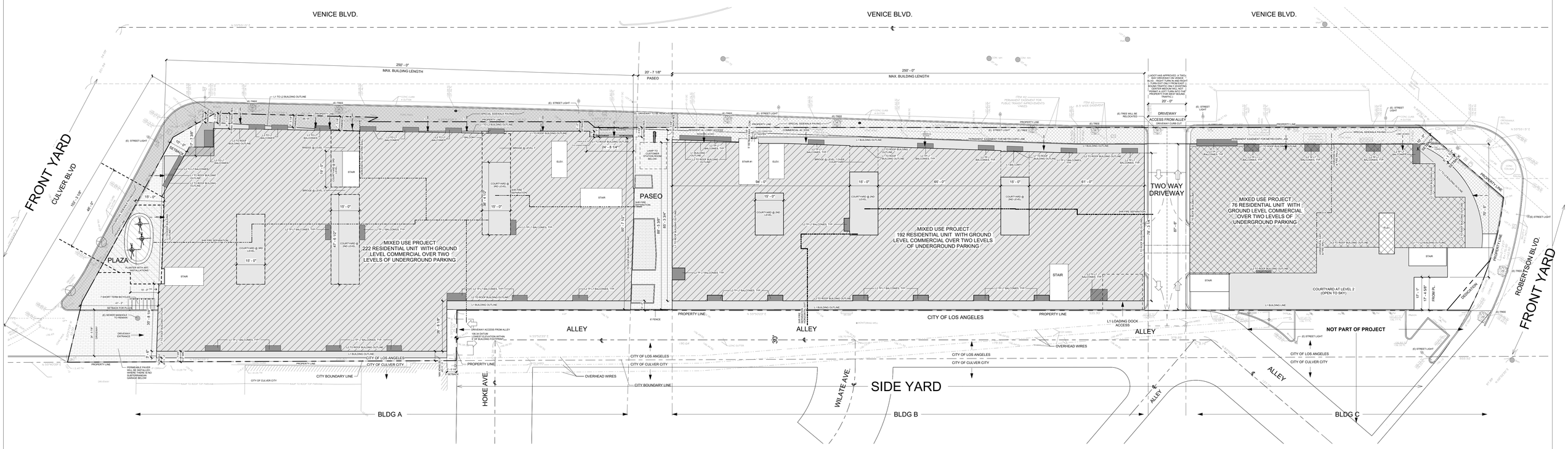
NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:
08/11/2025	SUBMITTAL SET				
01/28/2026	SUBMITTAL SET				
02/12/2026	PZA SUBMITTAL SET				
				PLOT DATE	02-10-2026

PARCEL PROFILE REPORT - AB 2097

A0.00b

MAX SETBACK EXCEPTION FOR PLAZA:
PER EXPO TNP SECTION 4.2.1A IS UP TO 30% OF THE LENGTH OF THE FRONT LOT LINE
CULVER BLVD FRONTAGE = 153'- 3 1/4"x 30% = 46'



2 OVERALL SITE PLAN

1" = 20'-0"

SETBACKS:

ALL SETBACK REQUIREMENTS LISTED BELOW ARE PER TNP ORDINANCE SECTION 4.2 (PAGE 69,69) MIXED USE, COMMERCIAL, & INDUSTRIAL DESIGN STANDARDS.
PER TNP MAP H (PAGE 67,68) VENICE BLVD. IS CONSIDERED A RETAIL STREET.

YARD	USE	REQUIRED	PROVIDED
VENICE BLVD. (SIDE)	COMMERCIAL	0' MIN	5'-0"
VENICE BLVD. (SIDE)	RESIDENTIAL	5' MIN	5'-0"
ROBERTSON (FRONT)	COMMERCIAL	0'MIN/10' MAX	5'-0"
ROBERTSON (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
CULVER (FRONT)	COMMERCIAL	0'MIN/10' MAX	10'-0"
CULVER (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
SOUTH-ALLEY (SIDE)	COMMERCIAL	0' MIN	0'-0"
SOUTH-ALLEY (SIDE)	RESIDENTIAL	5' MIN	5'-0"

SITE PLAN GENERAL NOTES:

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

C. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

D. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER- RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

E. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)

F. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

G. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

H. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

I. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

J. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

K. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER 'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

L. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.3. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

M. RECYCLE AND/OR SALVAGE FOR RESUE A MINIMUM OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.4081.12 OR 5.408.1.3, OR MEET A LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

N. PROVIDE A WEATHER RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CBC SECTION 14.03.2 (WEATHER PROTECTION) AND CEC SECTION 150, (MANDATORY FEATURES AND DEVICES)., MANUFACTERER'S INSTALLATION INSTRUCTIONS OE LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

O. DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES.

P. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

Q. TREES IN THE PUBLIC RIGHT OF WAY:
VERIFY EXACT LOCATION FOR NEW TREES WITH THE CITY OF LA FORESTRY DEPARTMENT.

VENICE BLVD.
MIXED-USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034.
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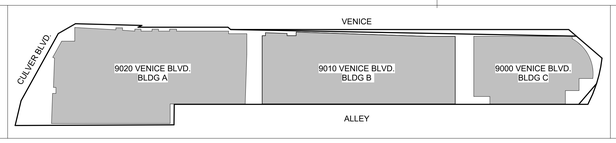

NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

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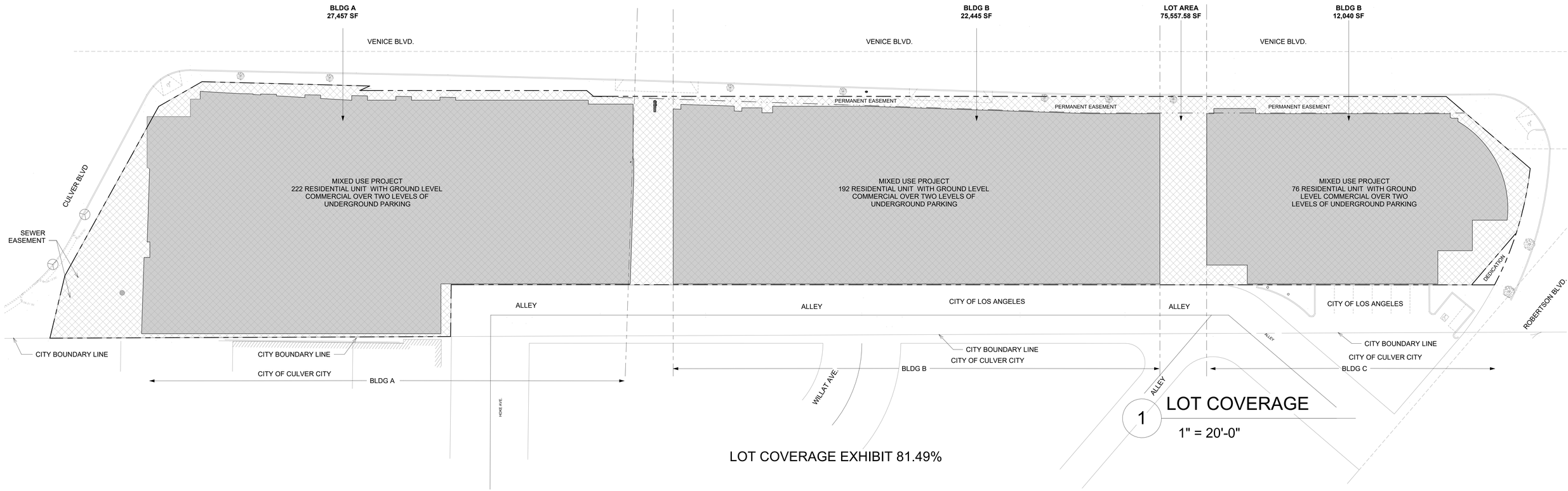
01/28/2026	SUBMITTAL SET				
02/12/2026	PZA SUBMITTAL SET				
				PLOT DATE	02-10-2026

OVERALL SITE PLAN

A1.00



LOT COVERAGE EXHIBIT 81.49%

PER LAMC SECTION 12.20.3
BUILDING COVERAGE IS THE AREA OF A PARCEL COVERED BY BUILDINGS MEASURED FROM THE OUTSIDE OF THE EXTERIOR PERIMETER OF A BUILDING, INCLUDING COVERED PORCHES, PATIOS, AND DETACHED OR ATTACHED ACCESSORY STRUCTURES. BUILDING COVERAGE DOES NOT INCLUDE UNCOVERED AREAS SUCH AS PAVED PARKING, DRIVEWAYS, WALKWAYS, STEPS, TERRACES, DECKS, AND PORCHES; OR ROOF OVERHANGS AND ARCHITECTURAL PROJECTIONS NOT DESIGNED FOR SHELTER OR OCCUPANCY.

PER TNP, BUILDING COVERAGE SHALL COVER AT LEAST 50%, BUT NO MORE THAN 85% OF THE TOTAL LOT AREA.

BUILDING COVERAGE
PER EXPO TNP SECTION 4.2.1.C.3 BUILDING COVERAGE

BUILDING COVERAGE: 85%

LOT AREA	75,557.58 SF
REQUIRED (85%)	75,557.58 x.85 = 64,423.94
PROPOSED (81.98%)	(27,457 +22,445+12,040)= 61,942

LEGEND

LOT AREA

BUILDING COVERAGE

VENICE BLVD.
MIXED-USE PROJECT

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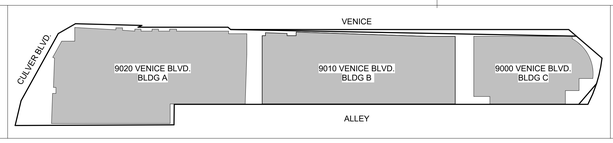

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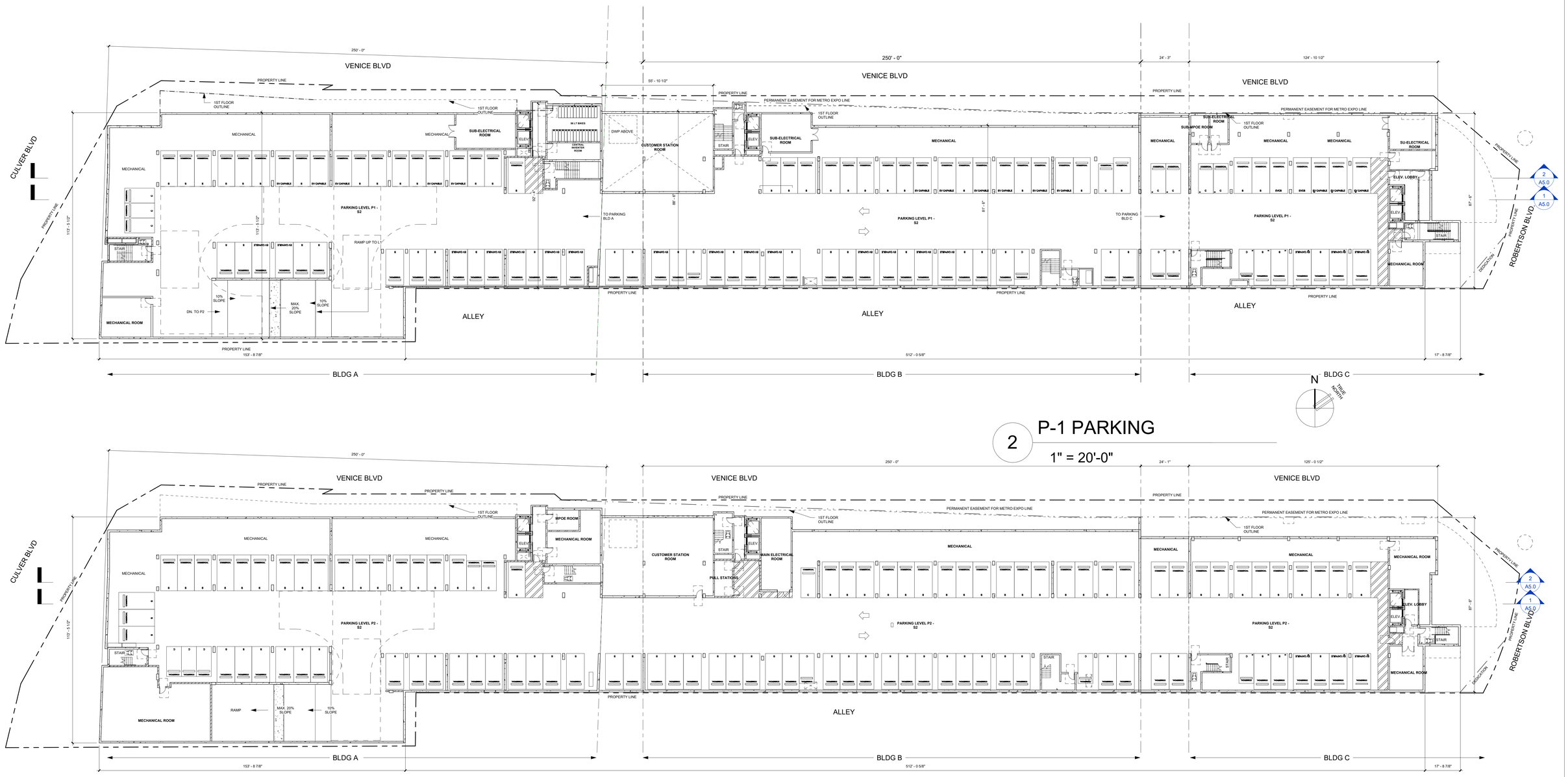
				PLOT DATE	02-10-2026

BUILDING COVERAGE EXHIBIT

A1.00a



2 P-1 PARKING

1" = 20'-0"

1 OVERALL P-2 PARKING

1" = 20'-0"

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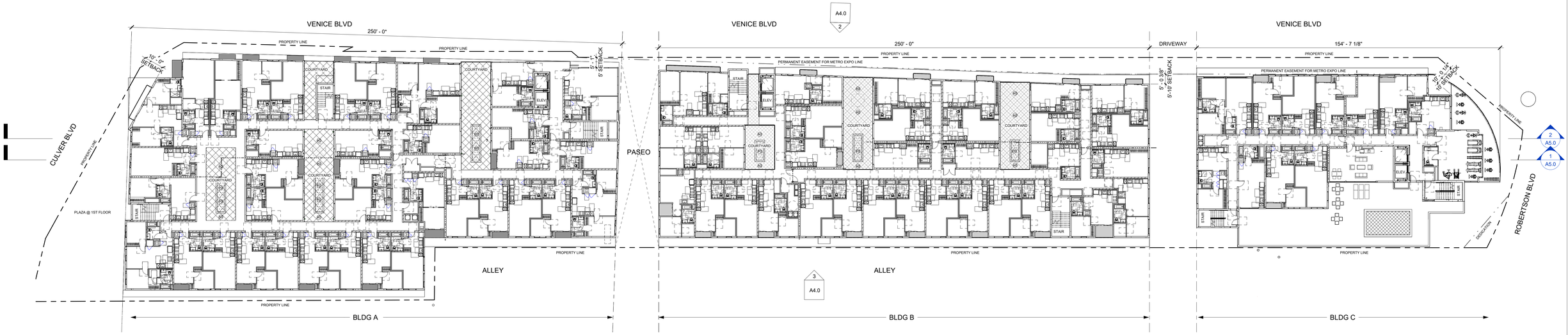
02/12/2026	PZA SUBMITTAL SET				
				PLOT DATE	02-10-2026

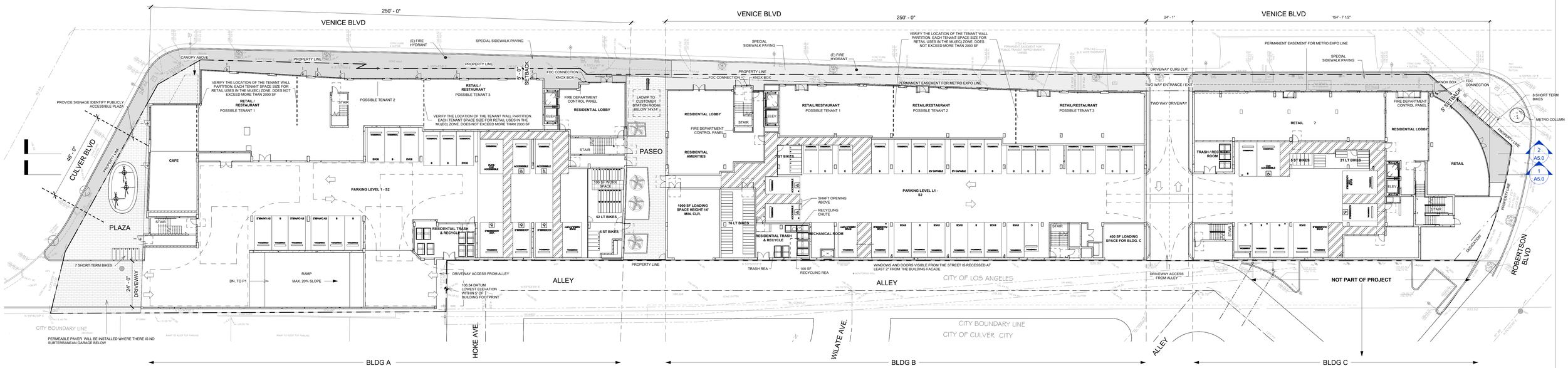
OVERALL P1 & P2 FLOOR PLAN

A1.01



2 2ND FLOOR PLAN

1" = 20'-0"



1 OVERALL 1ST FLOOR PLAN

1" = 20'-0"

NOTES

1) WINDOWS AND DOORS VISIBLE FROM THE STREET IS RECESSED AT LEAST 2" FROM THE BUILDING FACADE

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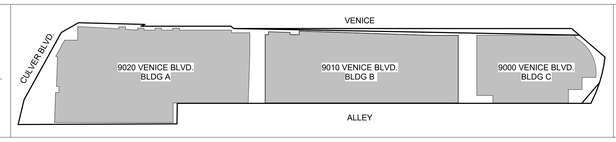

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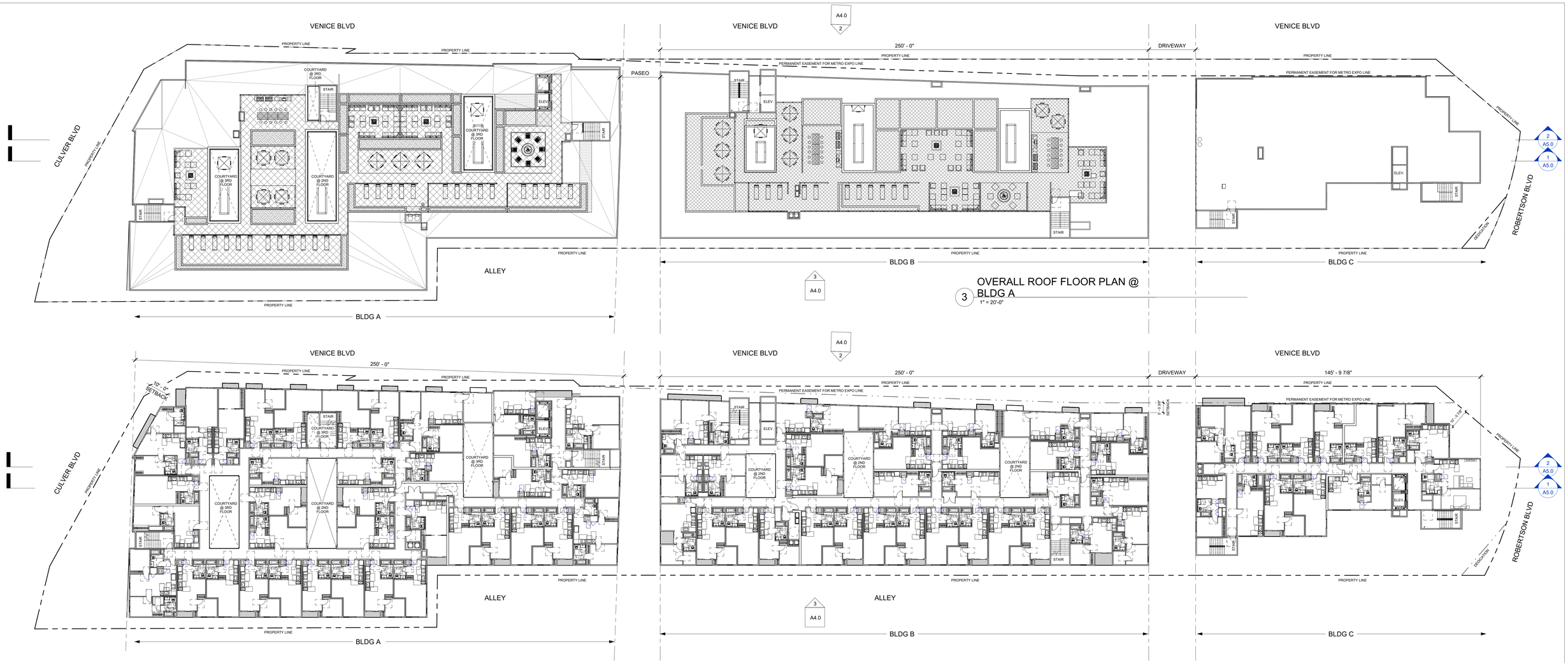
01/28/2026	SUBMITTAL SET				
02/12/2026	PZA SUBMITTAL SET				
				PLOT DATE	02-10-2026

OVERALL 1ST & 2ND FLOOR PLAN

A1.02

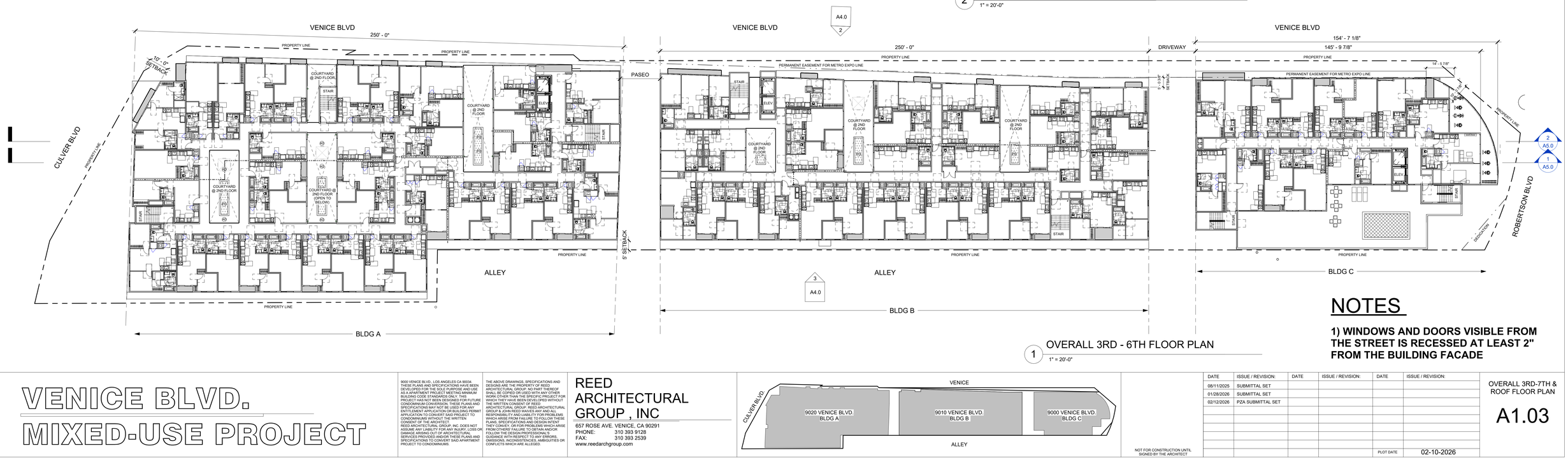


3 OVERALL ROOF FLOOR PLAN @ BLDG A

1" = 20'-0"

2 OVERALL 7TH FLOOR PLAN

1" = 20'-0"



1 OVERALL 3RD - 6TH FLOOR PLAN

1" = 20'-0"

NOTES

1) WINDOWS AND DOORS VISIBLE FROM THE STREET IS RECESSED AT LEAST 2" FROM THE BUILDING FACADE

VENICE BLVD.
MIXED-USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034. THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE CONSTRUCTION OF THIS AS A APARTMENT PROJECT MEETING MINIMUM BUILDING CODE STANDARDS ONLY. THIS PROJECT HAS NOT BEEN DESIGNED FOR FUTURE CONDOMINIUM CONVERSION. THESE PLANS AND SPECIFICATIONS MAY NOT BE USED FOR ANY ENTITLEMENT APPLICATION OR BUILDING PERMIT FOR CONVERSION TO CONDOMINIUMS OR TO CONDOMINIUMS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
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OVERALL 3RD-7TH & ROOF FLOOR PLAN

A1.03

9020 VENICE BLVD. - BLDG A

- NEW MIXED USE PROJECT CONSISTING OF 490 RESIDENTIAL UNITS OVER 14,598 SF OF COMMERCIAL SPACE OVER 2 LEVELS OF SUBTERRANEAN PARKING.
- 100% PRIVATELY FUNDED, NOT A PUBLIC HOUSING, NO TAX CREDIT RECEIVED.
- **THIS PROJECT IS DEFINED AS A MIXED USE PROJECT PER LAMC 13.09B(3) AND IS EXEMPT FROM THE COMMERCIAL CORNER DEVELOPMENT AND MINI SHOPPING CENTER ORDINANCE BASED ON LAMC 12.22A23 (d) (1).**

(9020 VENICE BLVD.) BUILDING A : REFER TO AA SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 222 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- 7,132 SF OF COMMERCIAL SPACE IN ACCORDANCE WITH THE TNP BONUS PROJECT

(9010 VENICE BLVD.) BUILDING B : REFER TO AB SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 192 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- OVER 4,890 SF OF COMMERCIAL SPACE, IN ACCORDANCE WITH THE TNP BONUS PROJECT

(9000 VENICE BLVD.) BUILDING C: REFER TO AC SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 76 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- OVER 3,667 SF OF COMMERCIAL SPACE, IN ACCORDANCE WITH THE TNP BONUS PROJECT

AREA ANALYSES

BUILDING CODE AREA

BUILDING A

FLOOR	RETAIL (M)	GARAGE (S2)	RESIDENTIAL (R2) BUILDING 1	BUILDING 2	BUILDING 3
P2 - TYPE I-A	-	25,070	-		
P1 - TYPE I-A	-	23,211	-		
1ST - TYPE I-A	6,353	16,989	926		
2ND - TYPE I-A	-	-	9,455	9,024	4,071
3RD - TYPE III-A	-	-	9,455	9,024	4,071
4TH - TYPE III-A	-	-	9,455	9,024	4,071
5TH - TYPE III-A	-	-	9,455	9,024	4,071
6TH - TYPE III-A	-	-	9,455	9,024	4,071
7TH - TYPE III-A	-	-	9,889	9,024	4,071
ROOF (NOT A FLOOR)	-	-	-	-	-
TOTAL:	**6,353 SF**	**65,270 SF**	**57,144 SF**	**54,144 SF**	**24,426 SF**
			TOTAL R2 = 135,714 + 926 = 136,640 SF		

TOTAL CONSTRUCTION TYPE I-A = 95,099 SF
TOTAL CONSTRUCTION TYPE III-A = (47,689 + 45,120 + 20,355) = **113,164 SF**
TOTAL SF = 208,263 SF

SCHOOL FEES AREA

BUILDING A

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	6,344	926
2ND	-	22,420
3RD	-	22,420
4TH	-	22,420
5TH	-	22,420
6TH	-	22,420
7TH	-	22,831
ROOF	-	-
	6,344 SF	**TOTAL R2 = 135,857 SF**
	TOTAL M + R2 = 142,201 SF	

OCIA PROGRAM NOTES

ON-MENU INCENTIVES :
TOIA T-3: BASE AND ADDITIONAL INCENTIVES

BASE INCENTIVES (T-3)
INCREASE IN HEIGHT (15 FT)
INCREASE IN FAR (4.65:1)
10% TOTAL RESIDENTIAL FLOOR AREA PER LAMC 12.22.A.38.h.2.vii IN OPEN SPACE

ADDITIONAL INCENTIVES
- OFF-MENU INCENTIVE FOR A 50% REDUCTION IN REQUIRED COMMERCIAL AREA (5% OF TOTAL AREA OR 15,689 SF IN LIEU OF 10% OR 30,505 SF) REQUIRED PER EXPO TNP TABLE D AND E
- 10% REDUCTION IN MINIMUM FLOOR TO STRUCTURAL CEILING HEIGHT FROM 15' TO 13'-6"
- OFF MENU INCENTIVE TO PERMIT A 50% REDUCTION IN THE REQUIRED STREET WALL HEIGHT ALONG ROBERTSON BLVD TO PERMIT A ONE-STORY, 16'-6" STREET WALL IN LIEU OF A TWO-STORY STREETWALL REQUIRED PER EXPO TNP SECTION 4.2.1.B, TABLE L

BUILDING HEIGHT:

PER TNP MAP B, THIS PROJECT IS LOCATED IN SUBAREA 7. (SECTION 2.4 TABLE G) 68'
PER LABC 2023 TABLE 504.3 & 504.4
TYPE I-A: UNLIMETED
TYPE III-A: 85 FEET MAX. & 5 STORIES MAX.
HEIGHT INCENTIVE - UP TO 33' ADDITIONAL HEIGHT PER MIIP TOIA BASE INCENTIVE T-3
SUBAREA LAMC SECTION 12.22.A.38.(e).(2).(i))
HEIGHT: 83' (15 ADDITIONAL FEET FROM EXPO TNP 68' HEIGHT LIMIT)
PROPOSED ZONING HEIGHT FROM DATUME TO TOP OF THE PARAPET : 82' - 0 1/4"

SETBACKS:

ALL SETBACK REQUIREMENTS LISTED BELOW ARE PER TNP ORDINANCE SECTION 4.2 (PAGE 69,69) MIXED USE, COMMERCIAL, & INDUSTRIAL DESIGN STANDARDS.
PER TNP MAP H (PAGE 67,68) VENICE BLVD. IS CONSIDERED A RETAIL STREET.

YARD	USE	REQUIRED	PROVIDED
VENICE BLVD. (SIDE)	COMMERCIAL	0'MIN/5' MAX	5'-0"
VENICE BLVD. (SIDE)	RESIDENTIAL	5'MIN/10' MAX	5'-0"
ROBERTSON (FRONT)	COMMERCIAL	0'MIN/10' MAX	5'-0"
ROBERTSON (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
CULVER (FRONT)	COMMERCIAL	0'MIN/10' MAX	10'-0"
CULVER (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
SOUTH-ALLEY (SIDE)	COMMERCIAL	0'-0"	0'-0"
SOUTH-ALLEY (SIDE)	RESIDENTIAL	5'-0" MIN	5'-0"

UNIT TYPES

LEVELS	STUDIO	1 BR	2 BR	3 BR
LEVEL 2	17	16	4	-
LEVEL 3	17	16	4	-
LEVEL 4	17	16	4	-
LEVEL 5	17	16	4	-
LEVEL 6	17	16	4	-
LEVEL 7	17	16	3	1
TOTAL	102	96	23	1

TOTAL UNITS IN BLDG A 222

SHEET INDEX

BUILDING A SHEETS

AA0.00	COVER SHEET
AA2.00	SITE PLAN BLDG. A
AA3.00	P-2 PARKING
AA3.01	P-1 PARKING
AA3.02	1ST FLOOR PLAN
AA3.03	2ND FLOOR PLAN
AA3.04	3RD FLOOR PLAN
AA3.05	4TH FLOOR PLAN
AA3.06	5TH FLOOR PLAN
AA3.07	6TH FLOOR PLAN
AA3.08	7TH FLOOR PLAN
AA3.09	ROOF PLAN
AA4.01	NORTH ELEVATION
AA4.02	EAST & WEST ELEVATION
AA4.03	SOUTH ELEVATION
AA4.04	COURTYARD ELEVATIONS
AA4.05	COURTYARD ELEVATIONS
AA4.06	COURTYARD ELEVATIONS
AA5.01	SECTION A
AA5.02	SECTION B
AA5.03	SECTION C
AA5.04	SECTION D
AA5.05	SECTION E
AA5.06	SECTION F & G
AA5.07	SECTION H

CONSULTANT DRAWINGS
SURVEY
TITLE 24
STRUCTURAL
SHORING
CIVIL
LANDSCAPE

FIRE SPRINKLER NOTES:

- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION (903.2)
- PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOM (903.2.11.2)
- EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED. LAFC510
- TWO WAY COMMUNICATION REQUIRED AT ELEVATOR LOBBIES PER LAFC 1008.8.
- FIRE ALARM IS REQUIRED. LAFC 902.

APPLICABLE CODE:

- CALIFORNIA BUILDING CODE - 2022 EDITION
- LOS ANGELES BUILDING CODE - LATEST EDITION WITH AMENDMENTS
- ZONING CODE (CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE) 2000 EDITION OF THE PLANNING AND ZONING CODE FROM AMERICAN LEGAL PUBLISHING CORPORATION

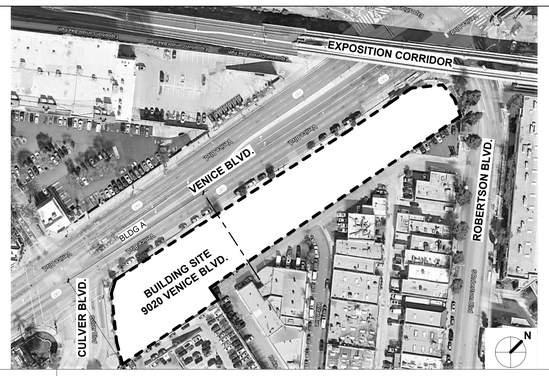
DEFERRED PERMITS:

- DEMOLITION PERMIT
- GRADING PERMIT
- SHORING PERMIT
- MECHANICAL PERMIT
- ELECTRICAL PERMIT
- PLUMBING PERMIT
- SWIMMING POOL PERMIT
- B PERMIT (OFFSITE WORK)

- FIRE SPRINKLERS SYSTEM ALARM
- EMERGENCY RESPONDER RADIO COVERAGE
- TENANT IMPROVEMENT PERMIT

RENDERING

VICINITY MAP



OWNER & CONSULTANTS

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RETAIL CENTER 9000 VENICE LLC
11601 SANTA MONICA BLVD.
LOS ANGELES, CA 90025

ARCHITECT:
REED ARCHITECTURAL GROUP
657 ROSE AVE.
VENICE CA 90291
(310)784-5571

SURVEYOR:
JACK LITTLE COMPANY INC.
17620 SHERMAN WAY SUITE 218
VAN NUYS, CA 91406
(818)342-3277

LANDSCAPE:
HARMONY GARDENS, INC.
12224 ADDISON STREET
VALLEY VILLAGE, CA 91607
(818)505-9783

8980 VENICE BLVD.

8980 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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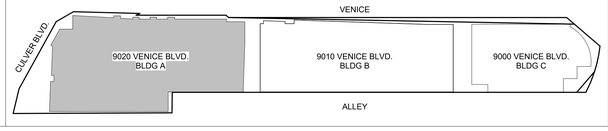

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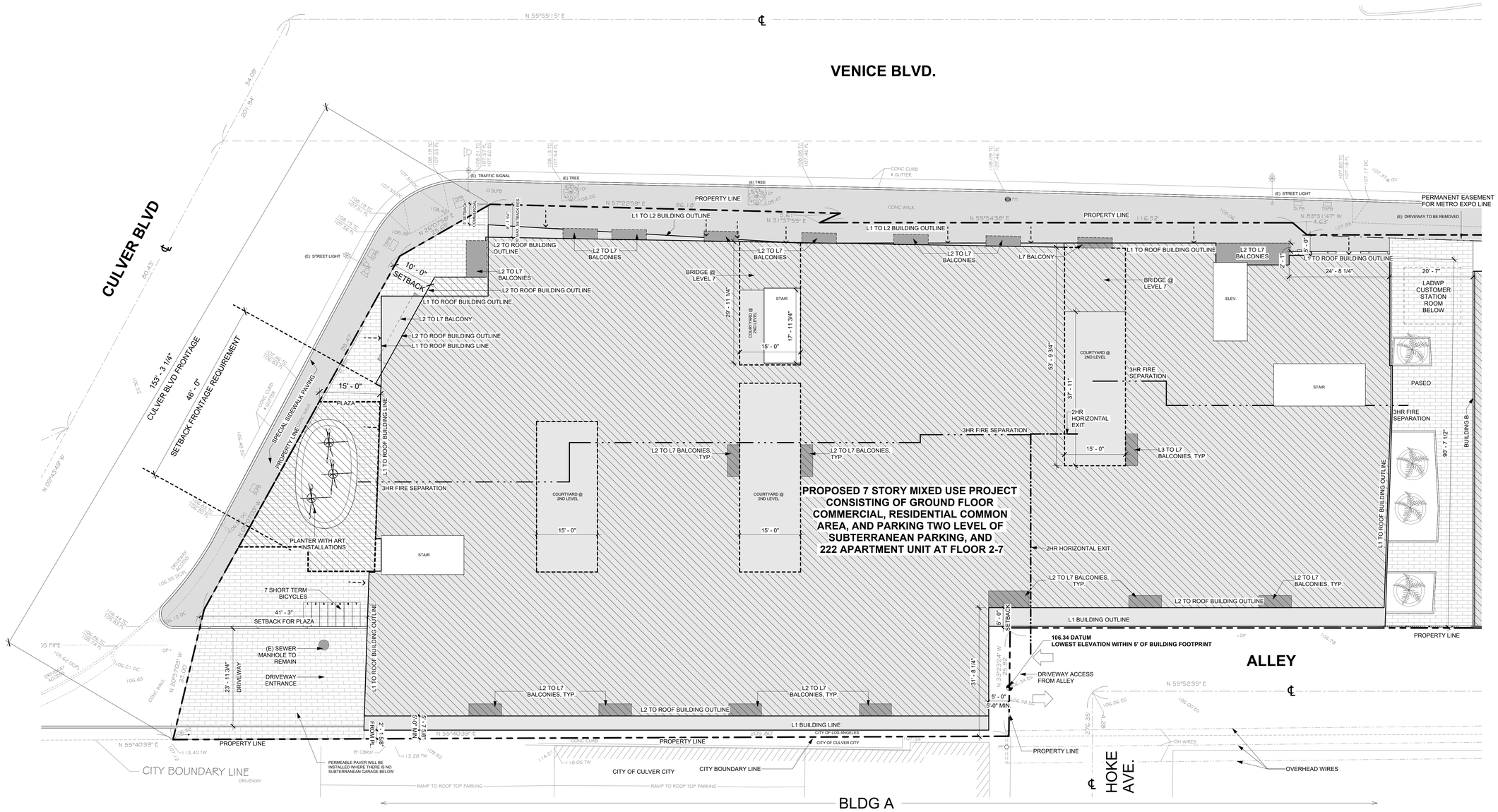
COVER SHEET

AA0.00

8980 VENICE BLVD.



1 SITE PLAN

3/32" = 1'-0"

N — TRUE NORTH

MAX SETBACK EXCEPTION FOR PLAZA:
PER EXPO TNP SECTION 4.2.1A IS UP TO 30% OF THE LENGTH OF THE FRONT LOT LINE
CULVER BLVD FRONTAGE = 153.27' x 30% = 45.98' = 46' REQUIRED

SITE PLAN GENERAL NOTES:

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

C. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

D. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

E. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)

F. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

G. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

H. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
1. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

J. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

K. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER 'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

L. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

M. RECYCLE AND/OR SALVAGE FOR RESUE A MINIMUM OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.4081.12 OR 5.408.1.3, OR MEET A LOCAL ORDINACNE, WHICHEVER IS MORE STRINGENT.

N. PROVIDE A WEATHER RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CBC SECTION 14.03.2 (WEATHER PROTECTION) AND CEC SECTION 150, (MANDATORY FEATURES AND DEVICES). MANUFACTERER'S INSTALLATION INSTRUCTIONS OE LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

O. DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES.

P. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

Q. TREES IN THE PUBLIC RIGHT OF WAY:
VERIFY EXACT LOCATION FOR NEW TREES WITH THE CITY OF LA FORESTRY DEPARTMENT.

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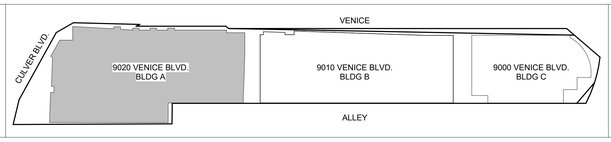

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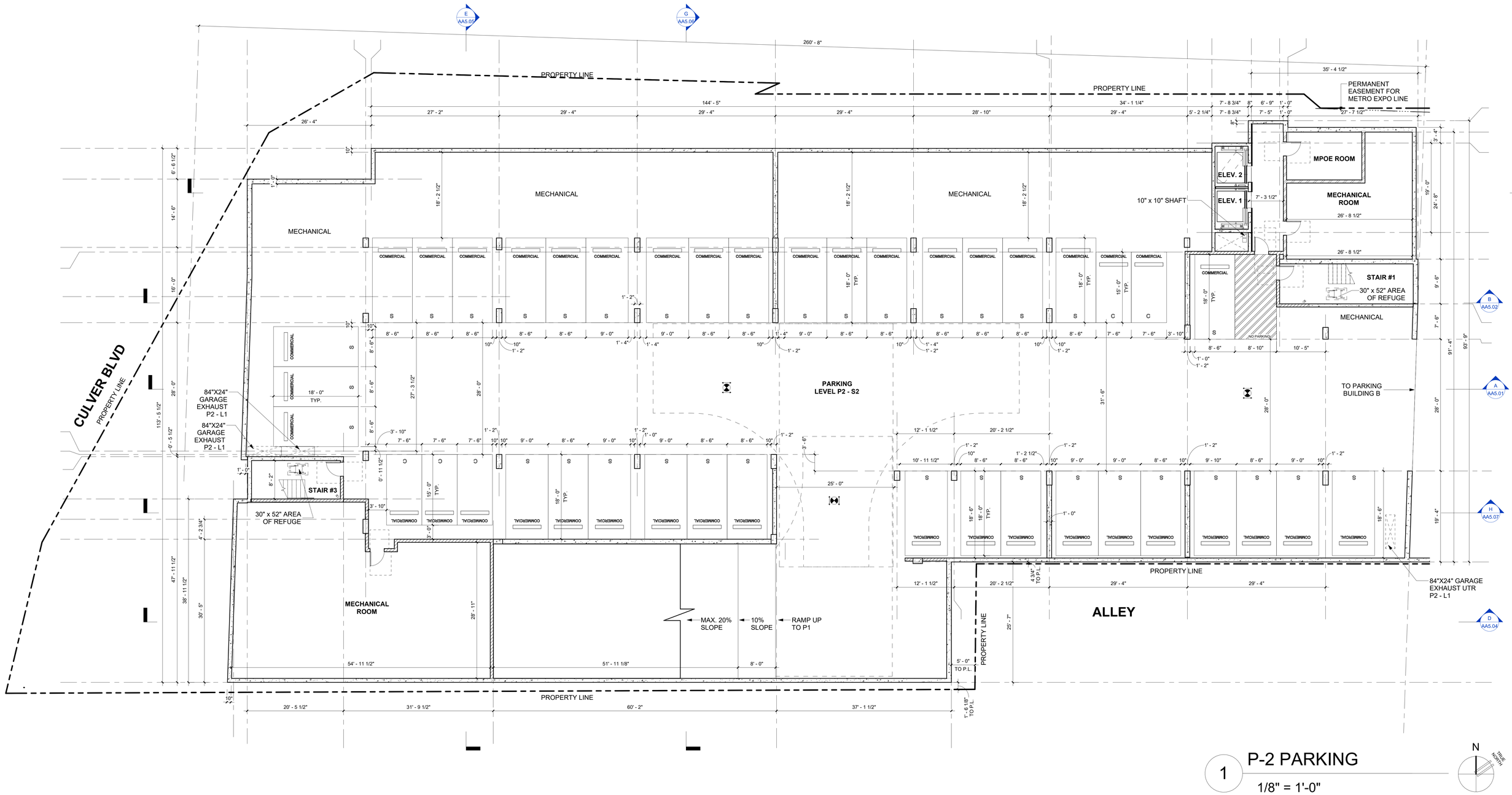
SITE PLAN BLDG. A

AA2.00

8980 VENICE BLVD.



1 P-2 PARKING

1/8" = 1'-0"

N

TRUE NORTH

GENERAL GARAGES NOTES

MINIMUM CLEAR HEIGHT TO BOTTOM OF BEAMS, MECHANICAL DUCTS & PIPING @ ENTRY RAMP, DRIVE AISLE & PARKING STALLS SHALL NOT BE LESS THAN 8'-2" MIN. CLEAR @ HANDICAP DRIVE AISLE, 7'-0" MINIMUM CLEAR @ ALL OTHER LOCATIONS

PROVIDE 2% MAX. SLOPE AT HANDICAP ACCESSIBLE PARKING STALLS & DRIVEWAY, AND 5% MAX. SLOPE AT OTHER LOCATIONS AT GARAGE.

CONTRACTOR TO VERIFY ALL OPENINGS WITH SUBCONTRACTORS PRIOR TO SETTING CONCRETE BLOCKS

PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS.
ALL PARKING AREAS SHALL HAVE AN AVERAGE SURFACE ILLUMINATED OF NOT LESS THAN 0.2 FT. CANDLES.

PROVIDE 6" PERFORATED DRAIN AT ALL BELOW GRADE WALLS (TYPICAL).

PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT BUILDING AND ALL GARAGE LEVELS.

BUILDING TO BE FULLY SPRINKLERED. AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLATION SHALL CONFORM TO CURRENT CODES.

STANDPIPES SHALL BE PROVIDED AS SET FORTH IN TABLE NO. 9-A SEC. 904.5.2. THIS BUILDING SHALL BE PROVIDED WITH CLASS I STANDPIPES. PLUMBER TO VERIFY LOCATION OF DRY STANDPIPES AT GARAGE LEVELS

PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, STANDPIPES AND THEIR APPURTENANCES SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A 10 BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION.

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR ELECTRICAL, MECHANICAL ROOM OR PARKING GARAGE.

PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET. SEE LOCATION ON PLANS

BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL HAVE A STAIRWAY NUMBERING SYSTEM CONFORMING TO SMFD INFORMATION SHEET "STAIRWAY IDENTIFICATION SIGNS". REFER TO A7.2 FOR DETAILS.

THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS 'EV CAPABLE' IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE (4.106.4.2)

DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5

A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.

THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCH CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

GENERAL NOTES:

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B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

LEGEND

- CMU WALL
- CONCRETE WALL
- 1 HR RATED WOOD STUD WALL
- 1 HR RATED WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- PATH OF TRAVEL
- (ED) EMERGENCY DRAIN
- (DS) DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT EXIT
- SPRINKLER HEADS
- * ENERGY STAR * COMPLIANT EXHAUST FAN CONTROLLED BY HUMUDITY
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- AVM WATERPROOF DECKING
- METAL WALL @ 3RD FLOOR
- DROP CEILING
- DS DOWNSPOUT
- (SD) SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- (PH) PANIC / FIRE EXIT HARDWARE
- CLASS 'I' STANDPIPE
- (T) THERMOSTAT
- PD PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

BUILDING A - P2 - PARKING

TYPE	COUNT
COMPACT	5
STANDARD	36
P2 TOTAL RES: 41	

8980 VENICE BLVD.

8980 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034. THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED FOR THE SOLE PURPOSE AND USE AS A APARTMENT PROJECT MEETING MINIMUM BUILDING CODE STANDARDS ONLY. THIS PROJECT HAS NOT BEEN DESIGNED FOR FUTURE CONDOMINIUM CONVERSION. THESE PLANS AND SPECIFICATIONS ARE NOT SUITABLE FOR ENTITLEMENT APPLICATION OR BUILDING PERMIT APPLICATION TO CONVERT SAID PROJECT TO CONDOMINIUMS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
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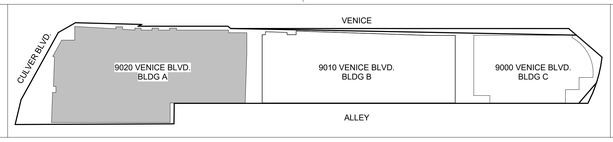

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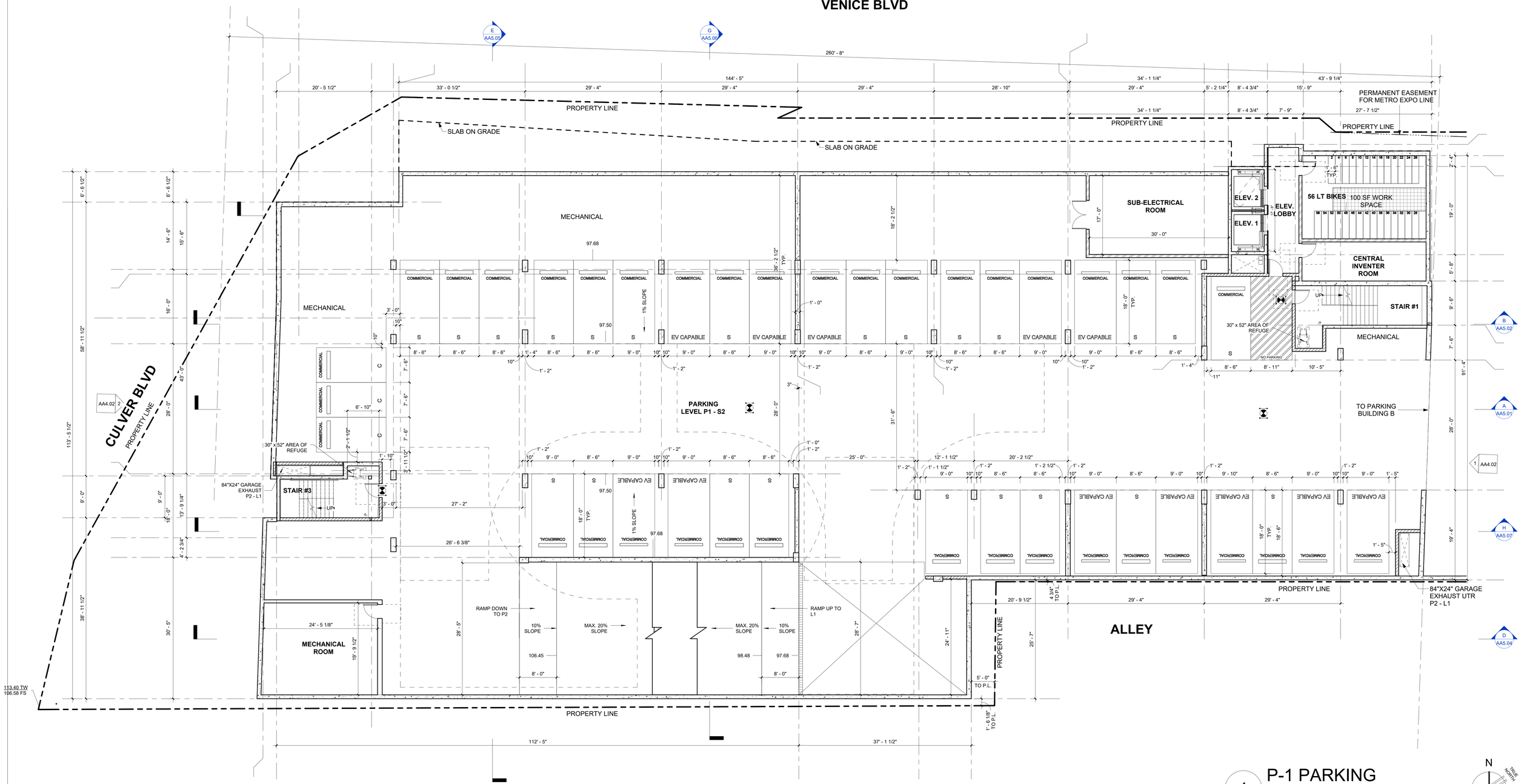
				PLOT DATE	08-26-2024

P-2 PARKING

AA3.00

8980 VENICE BLVD.



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N TRUE NORTH

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- PH PANIC / FIRE EXIT HARDWARE
- CI CLASS 'I' STANDPIPE
- T THERMOSTAT
- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

BUILDING A - P1 - PARKING	
TYPE	COUNT
COMPACT	3
STANDARD	23
STANDARD - EV CAPABLE	12
P1 TOTAL RES: 38	

BLDG A - P1 - LONG TERM BIKE	
TYPE	
BLDG A - BIKE	56

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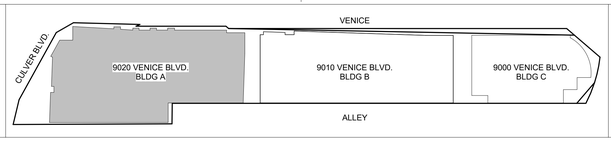

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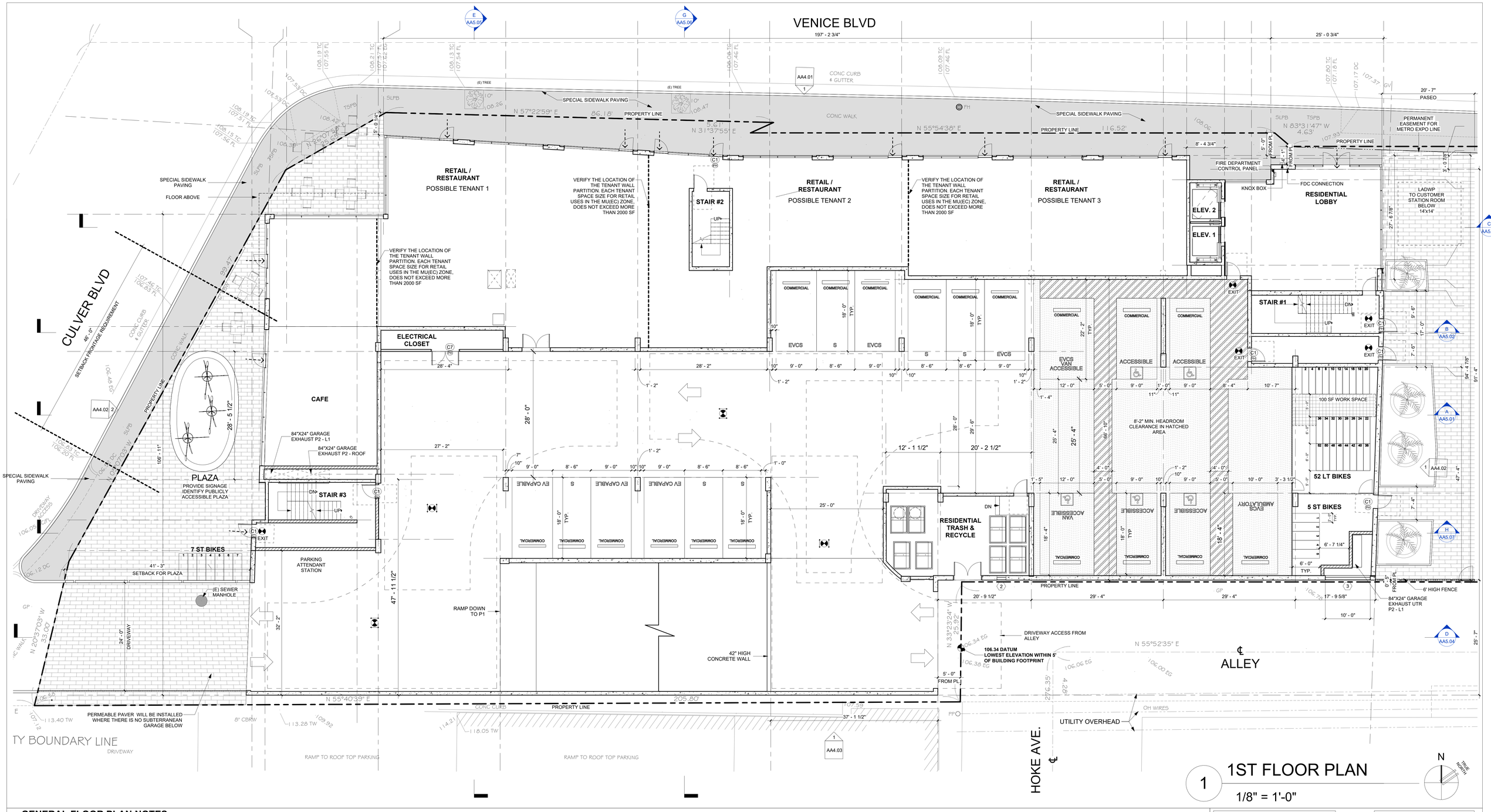
P-1 PARKING

AA3.01

8980 VENICE BLVD.



1 1ST FLOOR PLAN

1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING" (PER ORDINANCE 170,158) INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
5. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
6. OPENINGS THROUGH A FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED BY 1 HR SHAFT ENCLOSURE. THE SHAFT ENCLOSURE SHALL BE CONSTRUCTED OF FIRE BARRIERS AND HORIZONTAL ASSEMBLIES. (708)
7. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIAL.
8. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
9. SHOW THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS. THE EXIT PATH SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
10. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8. "THIS BUILDING AND GARAGE 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."
ALL REQUIRED EXITS SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR THE PUBLIC WAY.
EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).
INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SECTION 2702.
EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS.
EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34 AND A MAX. 48" ABOVE THE FINISHED FLOOR ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.7.
MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING HEIGHT OF 7'-6" (1003.2)
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)
CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.PROVIDE STAIRWAY ILLUMINATION MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)
RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL" TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.;
C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)
EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)
THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ONSITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE "FOR HIGH RISE BUILDINGS, SEE SECTION 403.
INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.
PLUMBING PENETRATION THROUGH A HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFETY MATERIAL. INSULATION IS NOT APPROVED. (709.6.3)
PLASTIC BATHROOM FANS IN THE CEILING OR LAUNDRY HOOKUP BOXES IN OCCUPANCY SEPARATION WALLS ARE NOT PERMITTED UNLESS SPECIFICALLY PPROVED BY A RECOGNIZED TESTING AGENCY. (710.2.1)
EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (713.11) PENETRATION OF THE 1-HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS.
SPECIAL DETAILS AT ALL SOFFITS ARE REQUIRED TO SHOW THE 1-HOUR FLOOR/CEILING OR ROOF/CEILING ASSEMBLY. ALL SHOWER COMPARTMENTS. REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (1210.3,LAPC 411.7)
PROVIDE WATER CLOSETS (TOILETS), WHICH USE NO MORE THAN 1.28 GALLONS PER FLUSH (EC 402.2)
EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70-IN. ABOVE DRAIN INLET. (1210.3) FLAME SPREAD RATING OF PANELING MATERIALS ON WALLS OF CORRIDORS, LOBBY AND EXIT ENCLOSURES FOR R-2 OCCUPANCIES:
ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) OR BLOCK/CONCRETE WALL (F.O.W.) UNLESS NOTED OTHERWISE.
DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5
THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION, EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS. (5.508.1)

LEGEND

- DROP CEILING
- AVM WATERPROOF DECKING
- PATH OF TRAVEL
- ED EMERGENCY DRAIN
- DS DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT
- SPRINKLER HEADS
- DS DOWNSPOUT
- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH PANIC HARDWARE
- CS CLASS 'Y' STANDPIPE
- P.D PLANTE DRAIN REFER TO PLUMBING DRAWING FOR LOCATION
- OAD OVERFLOW AREA DRAIN

BUILDING A - L1 - PARKING	
TYPE	COUNT
ACCESSIBLE	4
ACCESSIBLE - VAN	1
EVCS - AMBULATORY	1
EVCS - VAN ACCESSIBLE	1
STANDARD	6
STANDARD - EV CAPABLE	3
STANDARD - EVCS	3
L1 TOTAL : 19	

BLDG A - L1 - LONG TERM BIKE	
TYPE	
BLDG A - BIKE	52

BLDG A - L1 - SHORT TERM...	
TYPE	
BLDG A - BIKE	12

ADDITIONAL NOTES:
WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

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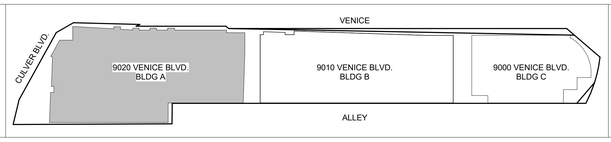

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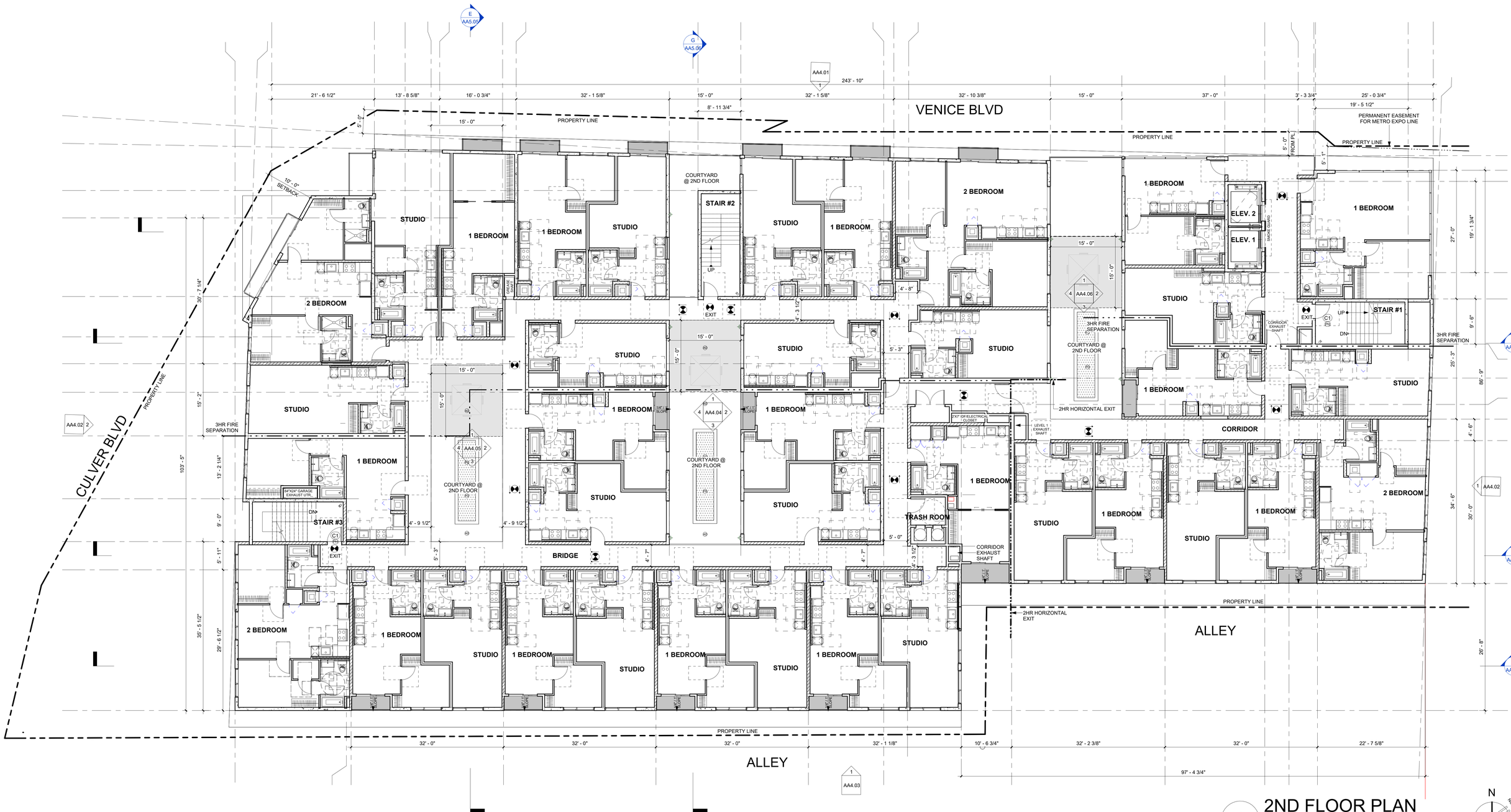
1ST FLOOR PLAN

AA3.02

8980 VENICE BLVD.



1 2ND FLOOR PLAN

1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
iii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
i) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
ii) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ADDITIONAL LO-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A,E,I,R-2.1.

GENERAL NOTES:

A. REFER TO SITE PLAN FOR ADDITIONAL SITE NOTES & INFORMATION
B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

ALL WALLS NOT INDICATED AS CONCRETE OR MASONRY SHALL BE METAL STUD FRAMING AT THIS LEVEL.

NOTE: 2ND FLOOR IS A CONCRETE RESIDENTIAL LEVEL. CONSTRUCTION TYPE I-A.

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

ADDITIONAL NOTES:

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LEGEND

- CMU WALL
- CONCRETE WALL
- 1 HR RATED WOOD STUD WALL
- 1 HR RATED WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- PATH OF TRAVEL
- ED EMERGENCY DRAIN
- DS DOWNSPOUT
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- T THERMOSTAT
- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

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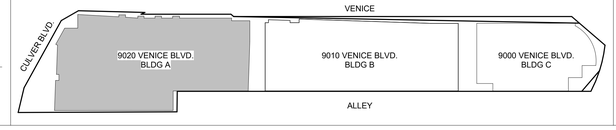

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2ND FLOOR PLAN

AA3.03

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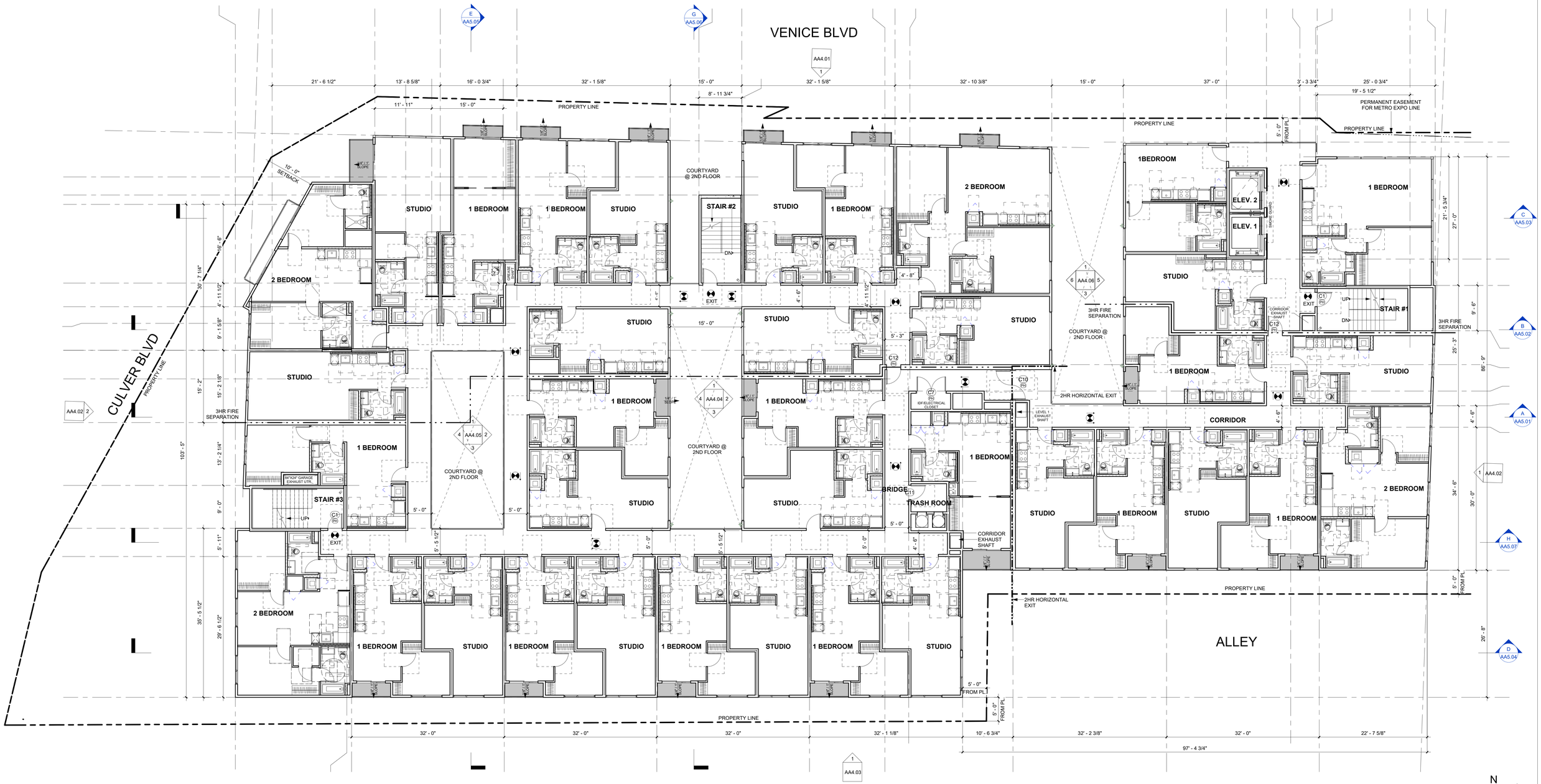

1 3RD FLOOR PLAN

1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

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D. UNFRAMED SWINGING DOORS.

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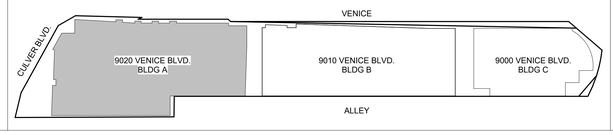

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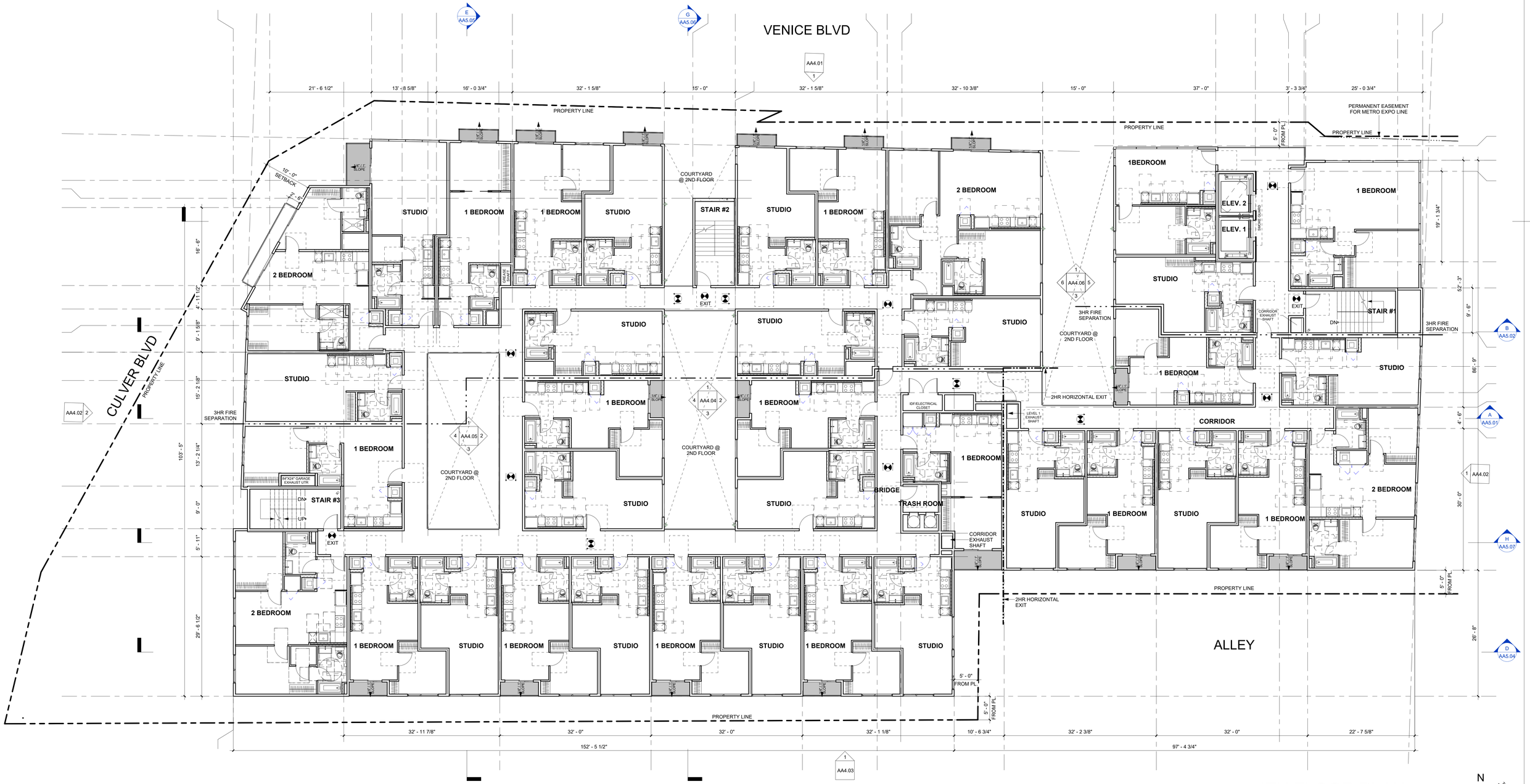
				PLOT DATE	08-26-2024

3RD FLOOR PLAN

AA3.04

8980 VENICE BLVD.



4TH FLOOR PLAN

1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR,
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR,
iiii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
i) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
ii) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ADDITIONAL LO-A LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A,E,I,R-2.1.

GENERAL NOTES:

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B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

ADDITIONAL NOTES:

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

LEGEND

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- METAL WALL @ 3RD FLOOR
- DROP CEILING
- DS DOWNSPOUT
- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH PANIC / FIRE EXIT HARDWARE
- CLASS 'I' STANDPIPE
- T THERMOSTAT
- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

8980 VENICE BLVD.

8980 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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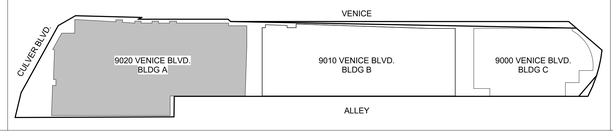

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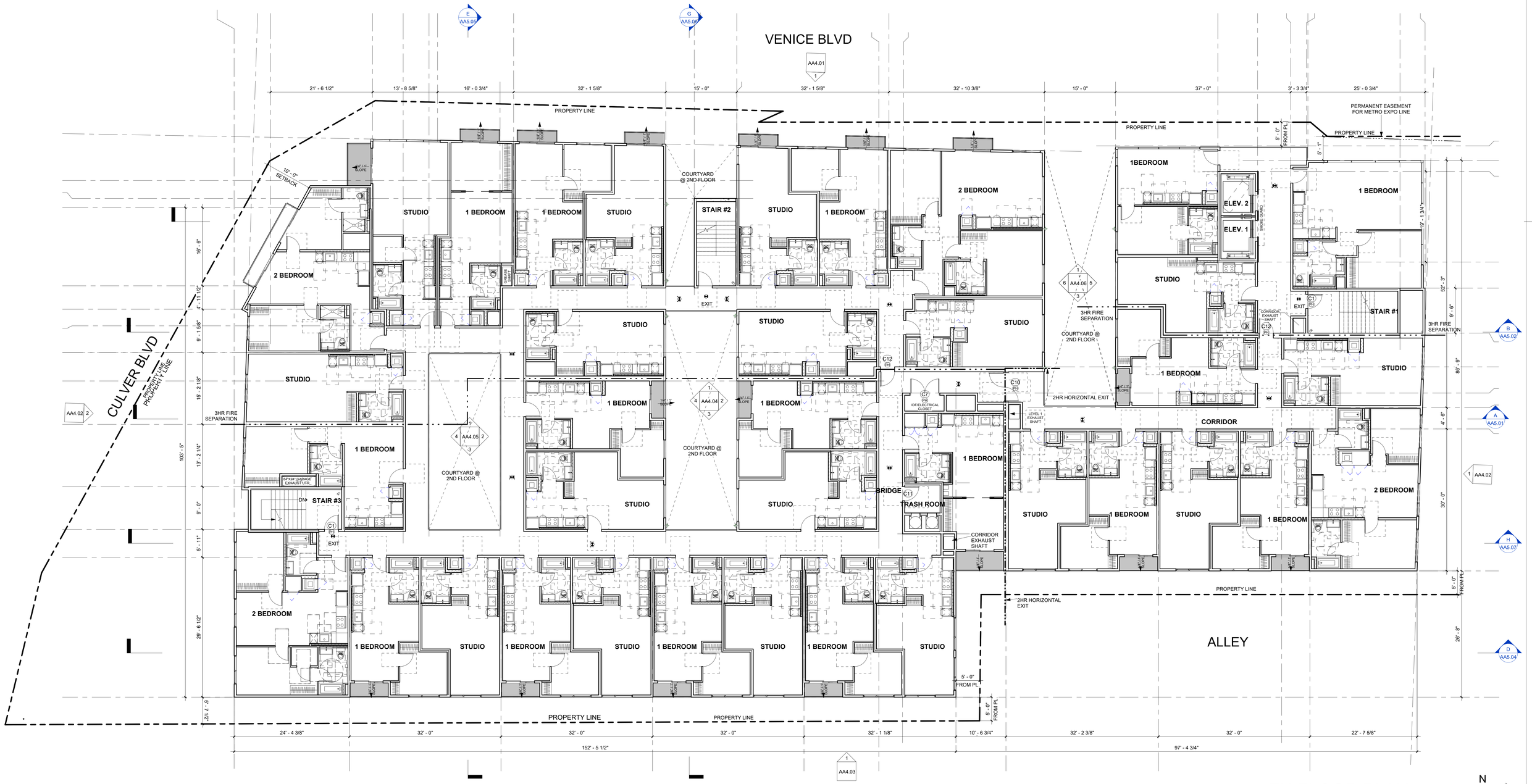
4TH FLOOR PLAN

AA3.05

8980 VENICE BLVD.



1 5TH FLOOR PLAN

1/8" = 1'-0"

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8980 VENICE BLVD.

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MIXED USE PROJECT

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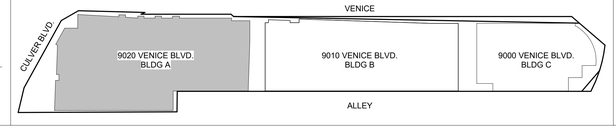

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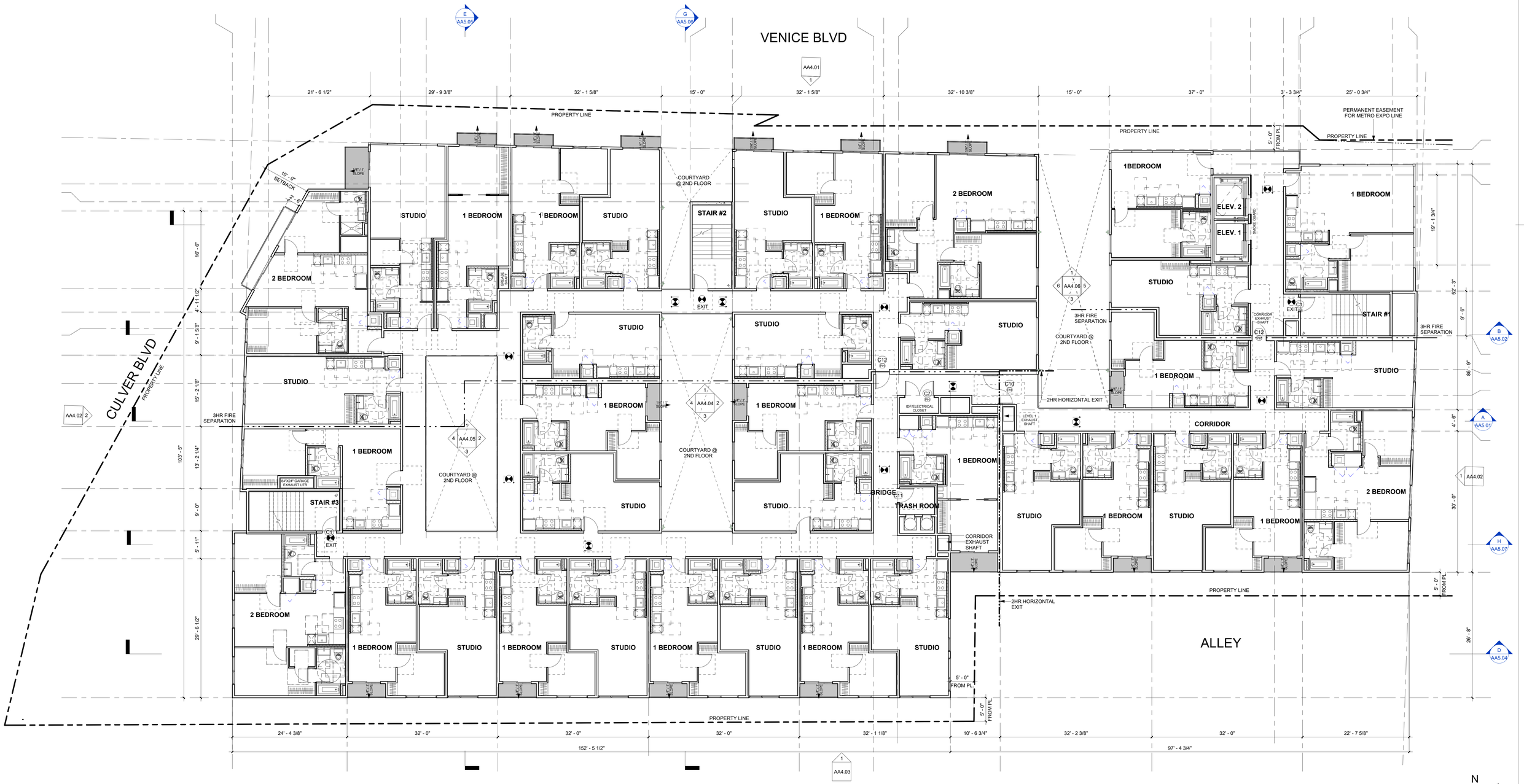
5TH FLOOR PLAN

AA3.06

8980 VENICE BLVD.



1 6TH FLOOR PLAN

1/8" = 1'-0"

N

TRUE NORTH

GENERAL FLOOR PLAN NOTES

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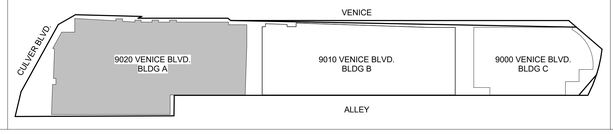

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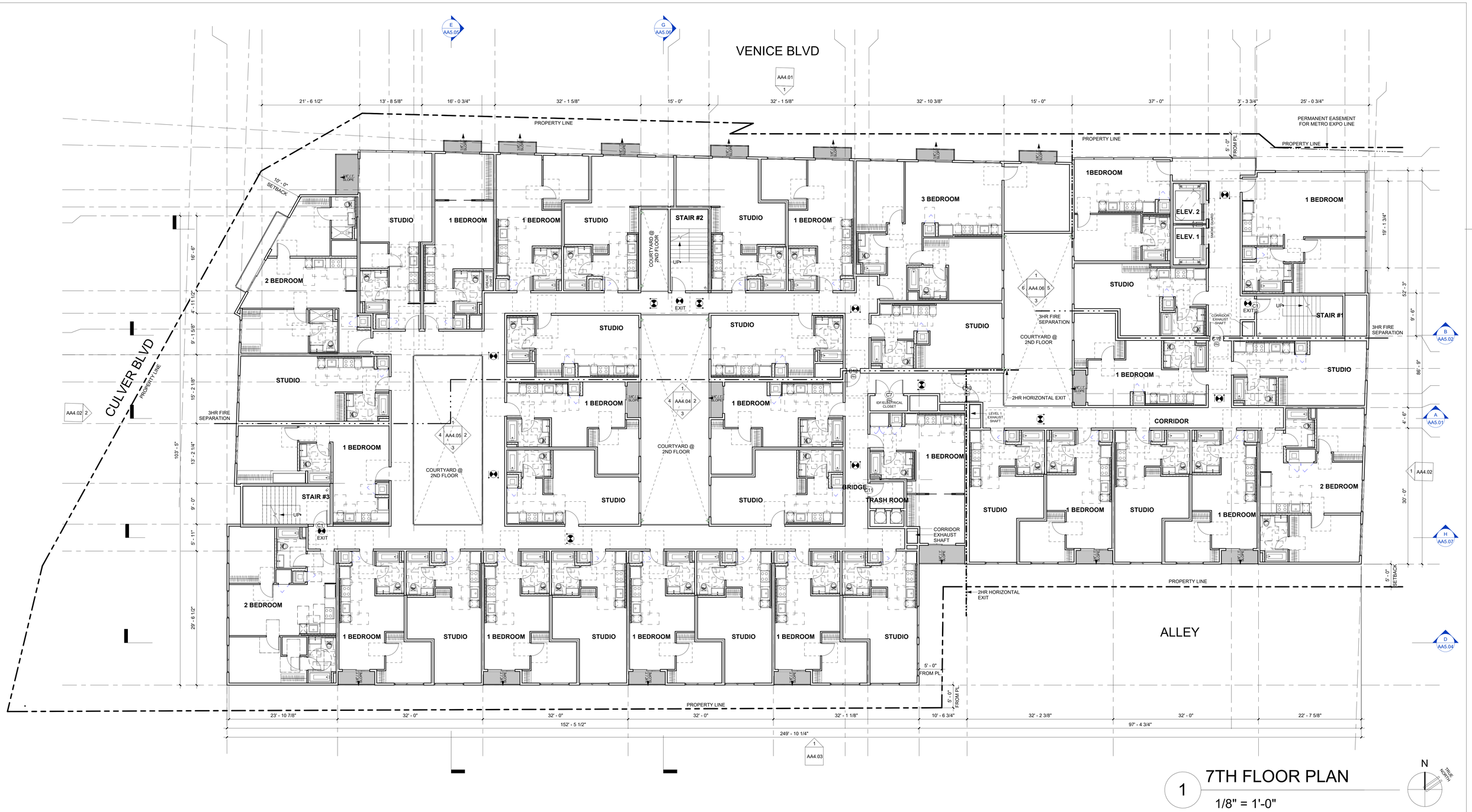
6TH FLOOR PLAN

AA3.07

8980 VENICE BLVD.



1 7TH FLOOR PLAN

1/8" = 1'-0"

N

TRUE NORTH

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR,
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR,
iiii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
i) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
ii) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ADDITIONAL LO-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A,E,I,R-2.1.

GENERAL NOTES:

A. REFER TO SITE PLAN FOR ADDITIONAL SITE NOTES & INFORMATION
B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

ALL WALLS NOT INDICATED AS CONCRETE OR MASONRY SHALL BE METAL STUD FRAMING AT THIS LEVEL.

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

ADDITIONAL NOTES:

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

LEGEND

- CMU WALL
- CONCRETE WALL
- 1 HR RATED WOOD STUD WALL
- 1 HR RATED WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- PATH OF TRAVEL
- ED EMERGENCY DRAIN
- DS DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT
- SPRINKLER HEADS
- * ENERGY STAR * COMPLIANT EXHAUST FAN CONTROLLED BY HUMUDITY
- OAD OVERFLOW AREA DRAIN
- PLUMBING WALL
- AVM WATERPROOF DECKING
- METAL WALL @ 3RD FLOOR
- DROP CEILING
- DS DOWNSPOUT
- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH PANIC / FIRE EXIT HARDWARE
- CS CLASS 'I' STANDPIPE
- T THERMOSTAT
- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

8980 VENICE BLVD.

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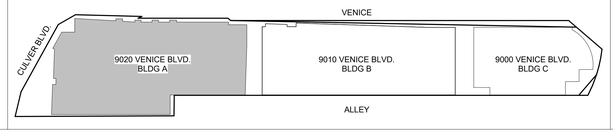

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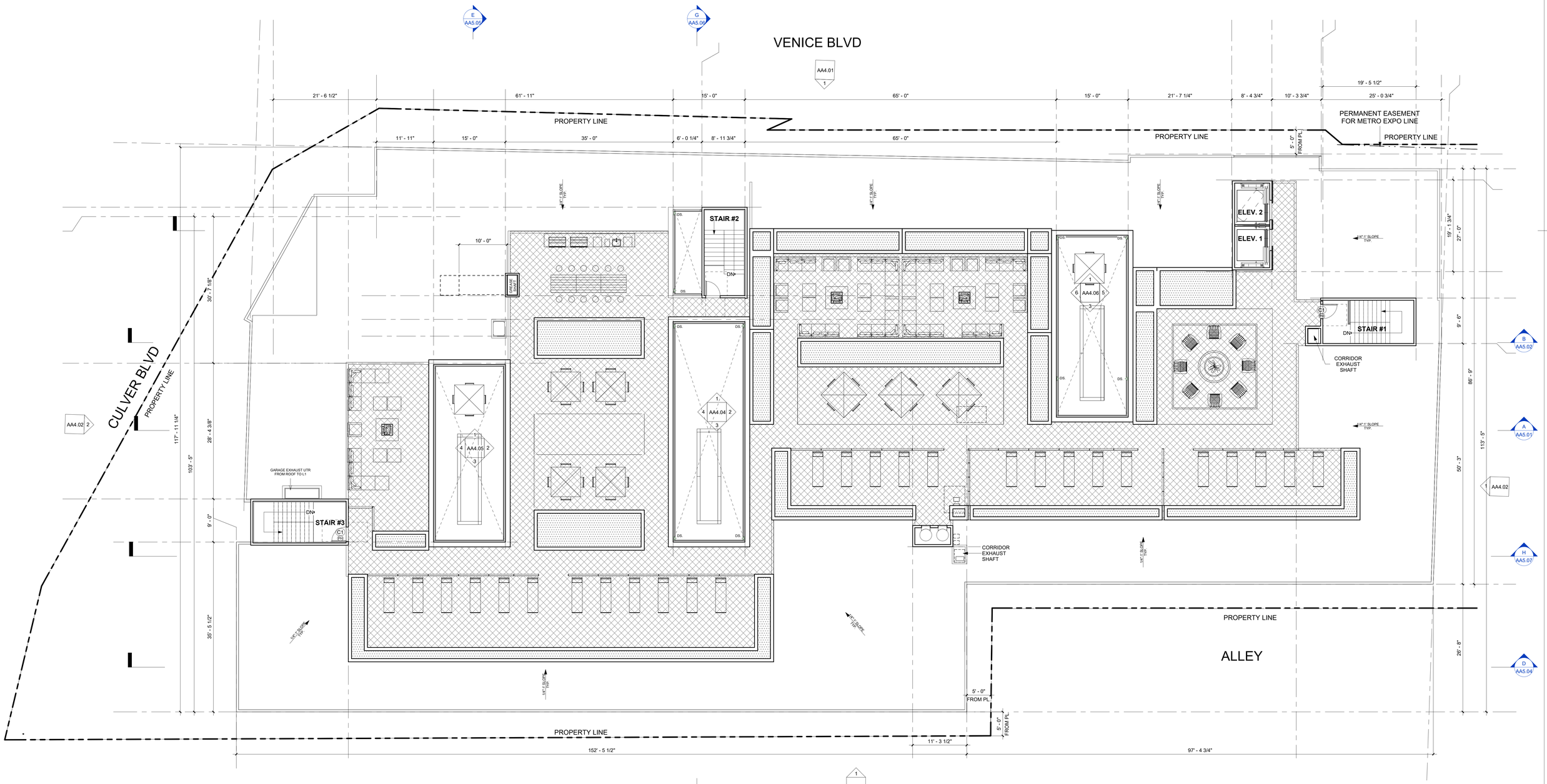
7TH FLOOR PLAN

AA3.08

8980 VENICE BLVD.



1 ROOF PLAN

1/8" = 1'-0"

N

TRUE NORTH

GENERAL NOTES:

A. ALL ROOF SLOPE TO BE 3/8":1' MIN. FALL ROOF DRAINAGE SHOWN IS SCHEMATIC ONLY, ACTUAL DRAINAGE MAY BE AFFECTED BY FIELD CONDITIONS. FRAMING & ROOFING CONTRACTOR TO REVIEW PLANS AND REPORT ANY AREAS OF POTENTIAL CONCERNS TO THE ARCHITECT INCLUDING LOCATIONS OF GUTTERS, DOWNSPOUTS & MECHANICAL EQUIPMENT PADS

B. ALL ROOF WATER TO BE CONDUCTED THROUGH DOWNSPOUTS AND DRAINS (NO FREE FALL TO BALCONIES TYPICAL).

C. ROOF DRAINAGE SHALL NOT BE CARRIED OVER SIDEWALKS.

D. DRAIN PIPES INSTALLED IN PARKWAY TO BE IRON OR EQUAL.

E. DRY STANDPIPE LOCATION TO BE APPROVED BY FIRE INSPECTOR PRIOR TO INSTALLATION AT ALL LEVELS.

F. IN STAIRWELL ADD ADDITIONAL RISERS IF REQUIRED TO ACCOMMODATE SLOPE AT BUILT UP ROOF.

H. MECHANICAL SCREEN ADJACENT TO MECHANICAL EQUIPMENT SHALL BE INSTALLED IF REQUIRED BY INSPECTOR.

I. MECHANICAL SUB-CONTRACTOR TO LOCATE ALL MECHANICAL EQUIPMENT PLATFORMS ON ROOF PRIOR TO CONSTRUCTION OF PLATFORM BY FRAMER. MECHANICAL SUB-CONTRACTOR TO INFORM ARCHITECT OF ANY CLEARANCE PROBLEMS AT THIS TIME. SUPERINTENDENT TO CONFIRM ALL LOCATIONS.

J. PLUMBER TO REVIEW ALTERNATE BOILER LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.

K. MECHANICAL AND OTHER DUCTS WHICH PENETRATE THE ROOF DECK WILL BE COORDINATED WITH RESPECT TO THEIR LOCATION WITH THE ARCHITECT. DO NOT CUT HOLE IN ROOF DECK PRIOR TO APPROVAL OF LOCATION BY ARCHITECT.

L. (SEE NOTE ON PLAN FOR BUILT-UP ROOF MATERIALS AND A-- FOR SPECS.)

M. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT. REFER TO A-- GRN-14 FOR FURTHER INFORMATION.

N. COORDINATE LOCATION OF METHANE PIPES SO THEY ARE NOT IN CONFLICT WITH THE CLEARANCES REQUIRED FOR THE FUTURE SOLAR ZONE.

SOLAR ZONE

(SEE SHEET A1.4c FOR ALL ENERGY STAR APPLIANCES AND THERMOSTAT SPECIFICATIONS)

SOLAR AREA IS OMITTED PER CALIFORNIA ENERGY CODE 2019

EXCEPTION 4 TO SECTION 110.10(b)1B: LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS WITH ALL THERMOSTATS IN EACH DWELLING UNIT ARE DEMAND RESPONSE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY. IN ADDITION, EITHER A OR B BELOW:

A. IN EACH DWELLING UNIT, COMPLY WITH ONE OF THE FOLLOWING MEASURES:

i. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR;

LEGEND

- WOOD STUD WALL
- (DS) DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT EXIT
- SPRINKLER HEADS
- PATH OF TRAVEL
- AVM WATERPROOF DECKING
- ROOF DRAIN
- HVAC CONDENSER UNIT
- ROOF SLOPE
- CRICKET
- ROOF
- PEDESTAL
- (PH) PANIC HARDWARE
- CLASS 1' STANDPIPE
- P.D PLANTE DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

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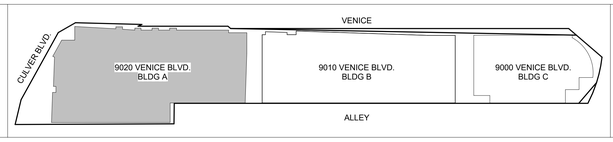

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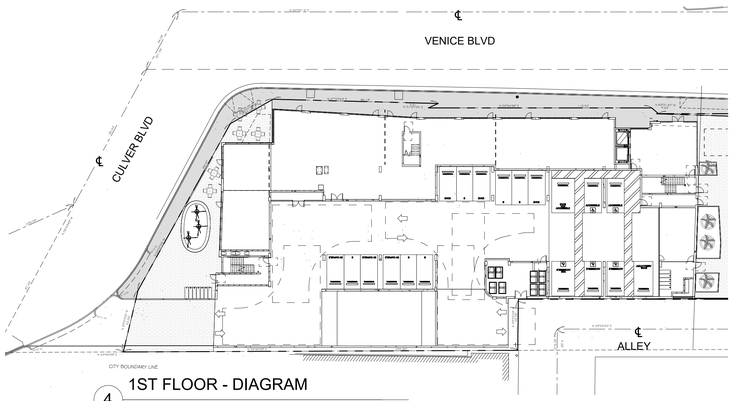
ROOF PLAN

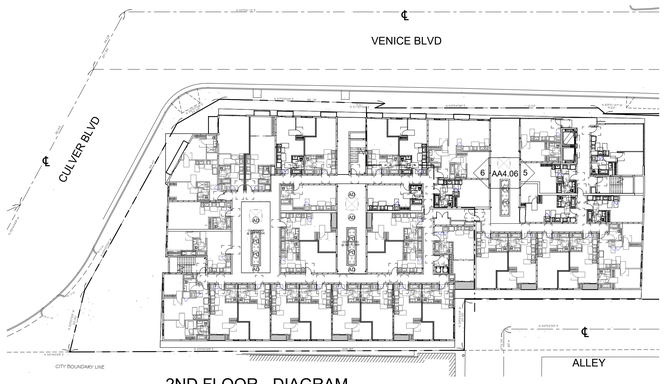
AA3.09

8980 VENICE BLVD.



4 1ST FLOOR - DIAGRAM

1/32" = 1'-0"



5 2ND FLOOR - DIAGRAM

1/32" = 1'-0"

1	ALUCOBOND	9	42" H. GLASS HANDRAIL	17	STOREFRONT DISPLAY
2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FACIA	11	BRICK VENEER	19	LOADING DOOR
4	PAINTED METAL LOUVER	12	STUCCO FINISH	20	STEEL COLUMN
5	ANODIZED ALUMINUM ARCHITECTURAL FRAME	13	CONCRETE COLUMN	21	METAL STAIRS
6	STOREFRONT SYSTEM - ANODIZED ALUMINUM	14	POUR-IN-PLACE CONCRETE		
7	ARCHITECTURAL METAL CHANNEL	15	STEEL GARAGE GRILLE		
8	ALUMINUM WINDOW	16	STEEL CANOPY		

ALLOWABLE OPENING PER CBC TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

NORTH WALL: 30' OR GREATER TO PROPERTY LINE OF VENICE BLVD, PROTECTED -> **UNLIMITED**

EAST WALL: 30' OR GREATER TO PROPERTY LINE OF CULVER BLVD, PROTECTED -> **UNLIMITED**

SOUTH WALL: 20'-25' TO CENTERLINE OF ALLEY, PROTECTED -> **UNLIMITED**

WEST WALL: 30' OR GREATER TO PROPERTY LINE OF ROBERTSON BLVD, PROTECTED -> **UNLIMITED**

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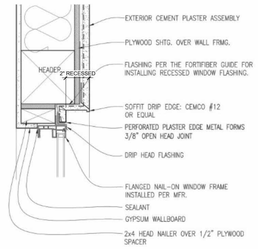
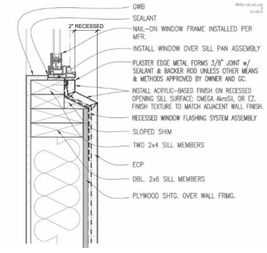


RECESSED WINDOW HEAD DETAIL



RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL

1 BLDG A - NORTH ELEVATION

1/8" = 1'-0"

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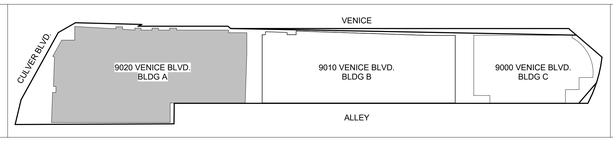

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NORTH ELEVATION

AA4.01

8980 VENICE BLVD.

2 BLDG A - WEST ELEVATION

1/8" = 1'-0"

1 BLDG A - EAST ELEVATION

1/8" = 1'-0"

1	ALUCOBOND	9	42" H. GLASS HANDRAIL	17	STOREFRONT DISPLAY
2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FACIA	11	BRICK VENEER	19	LOADING DOOR
4	PAINTED METAL LOUVER	12	STUCCO FINISH	20	STEEL COLUMN
5	ANODIZED ALUMINUM ARCHITECTURAL FRAME	13	CONCRETE COLUMN	21	METAL STAIRS
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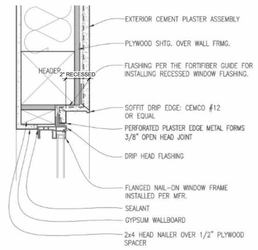
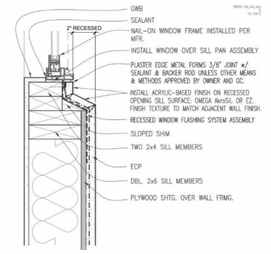


RECESSED WINDOW HEAD DETAIL



RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL

8980 VENICE BLVD.

8980 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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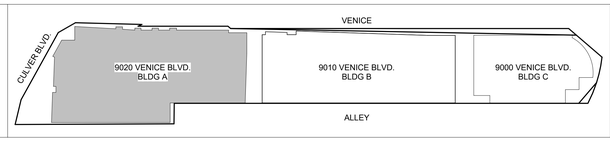

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EAST & WEST ELEVATION

AA4.02

8980 VENICE BLVD.

1	ALUCOBOND	9	42" H. GLASS HANDRAIL	17	STOREFRONT DISPLAY
2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FACIA	11	BRICK VENEER	19	LOADING DOOR
4	PAINTED METAL LOUVER	12	STUCCO FINISH	20	STEEL COLUMN
5	ANODIZED ALUMINUM ARCHITECTURAL FRAME	13	CONCRETE COLUMN	21	METAL STAIRS
6	STOREFRONT SYSTEM - ANODIZED ALUMINUM	14	POUR-IN-PLACE CONCRETE		
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8	ALUMINUM WINDOW	16	STEEL CANOPY		

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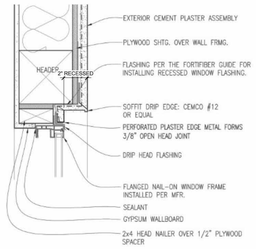
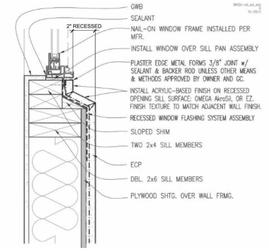
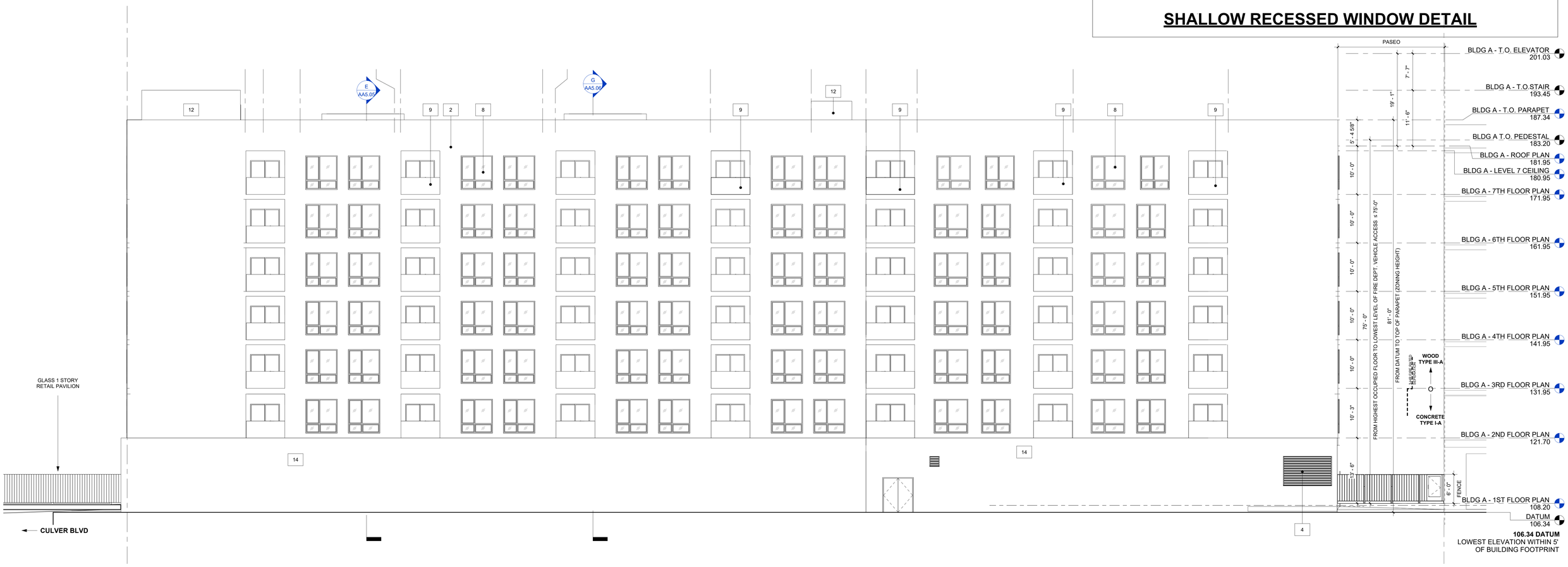


RECESSED WINDOW HEAD DETAIL



RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL



106.34 DATUM
LOWEST ELEVATION WITHIN 5' OF BUILDING FOOTPRINT

1 BLDG A - SOUTH ELEVATION

1/8" = 1'-0"

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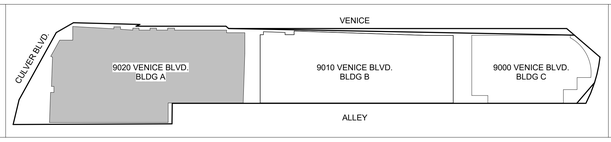

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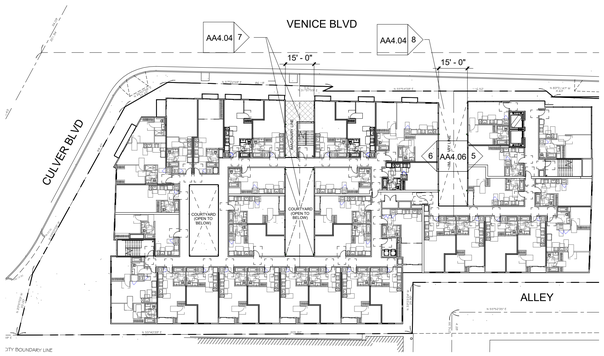
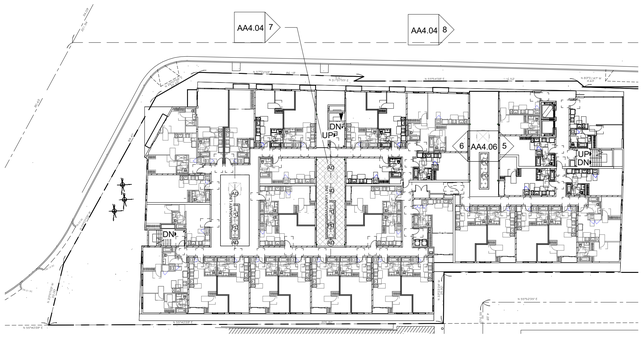
SOUTH ELEVATION

AA4.03

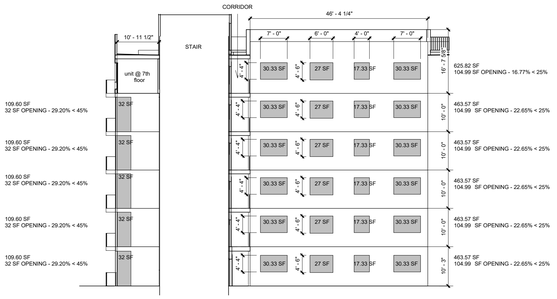
8980 VENICE BLVD.



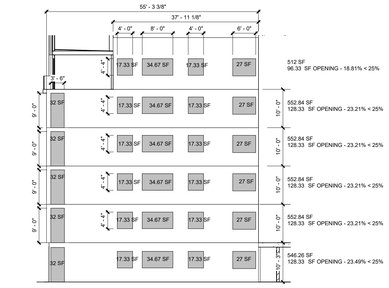
6 3RD FLOOR PLAN - DIAGRAM
1/32" = 1'-0"



5 2ND FLOOR PLAN - DIAGRAM
1/32" = 1'-0"



7 COURTYARD ELEVATION OPENING
1/16" = 1'-0"



8 NORTH ELEVATION COURTYARD OPENING
1/16" = 1'-0"

ALLOWABLE OPENING PER CBC TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

COURTYARD 1 (EAST & WEST ELEVATION): **7'-6" FROM IMAGINARY PROPERTY LINE**
5' TO LESS THAN 10' => **25% ALLOWABLE**

1	ALUCOBOND	9	42" H. GLASS HANDRAIL	17	STOREFRONT DISPLAY
2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FACIA	11	BRICK VENEER	19	LOADING DOOR
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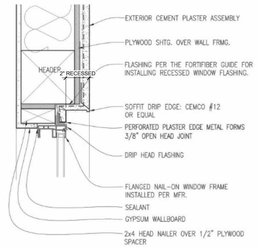
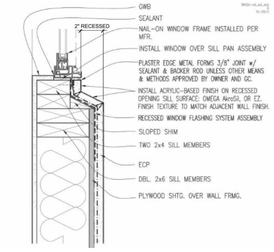
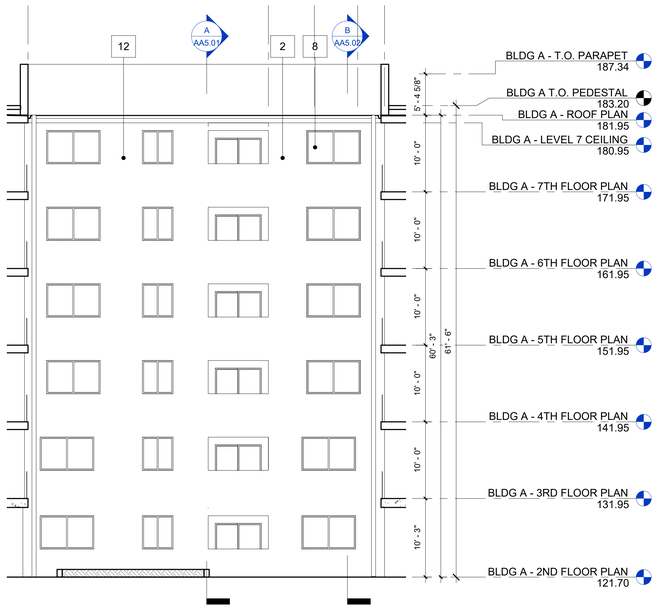


RECESSED WINDOW HEAD DETAIL

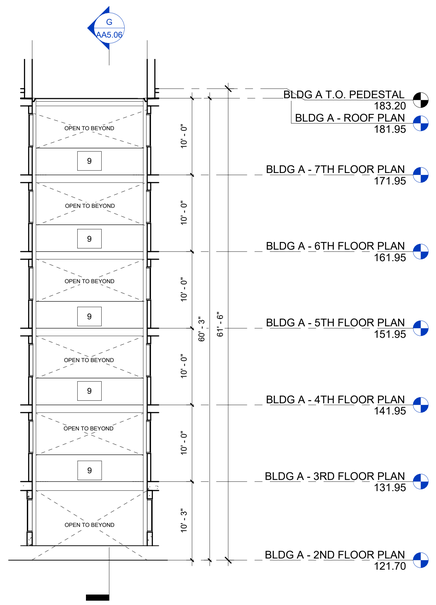


RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL

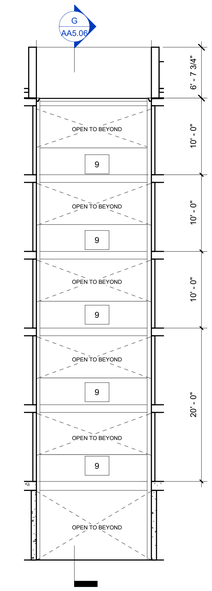


4 WEST ELEVATION COURTYARD 1
1/8" = 1'-0"



3 SOUTH ELEVATION COURTYARD 1
1/8" = 1'-0"

2 EAST ELEVATION COURTYARD 1
1/8" = 1'-0"



1 NORTH ELEVATION COURTYARD 1
1/8" = 1'-0"

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MIXED USE PROJECT

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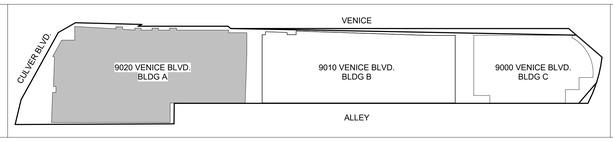

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COURTYARD ELEVATIONS

AA4.04

8980 VENICE BLVD.

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2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
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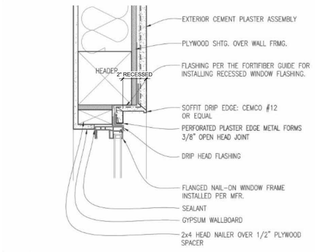
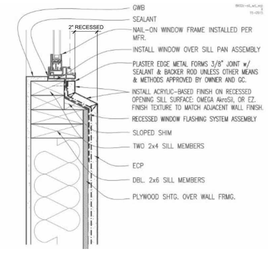
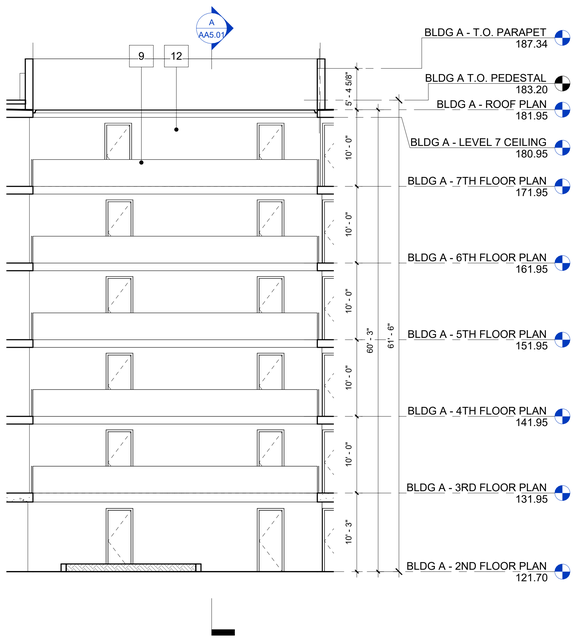


RECESSED WINDOW HEAD DETAIL

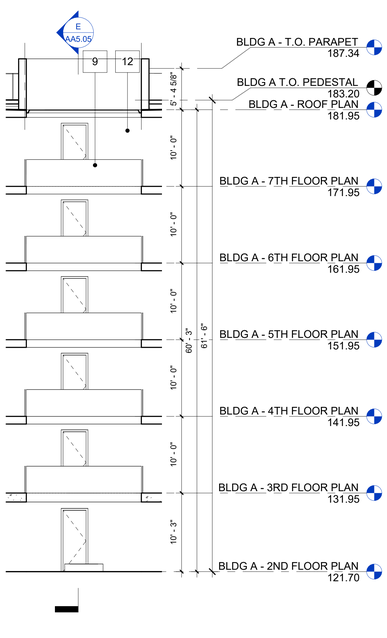


RECESSED WINDOW SILL DETAIL

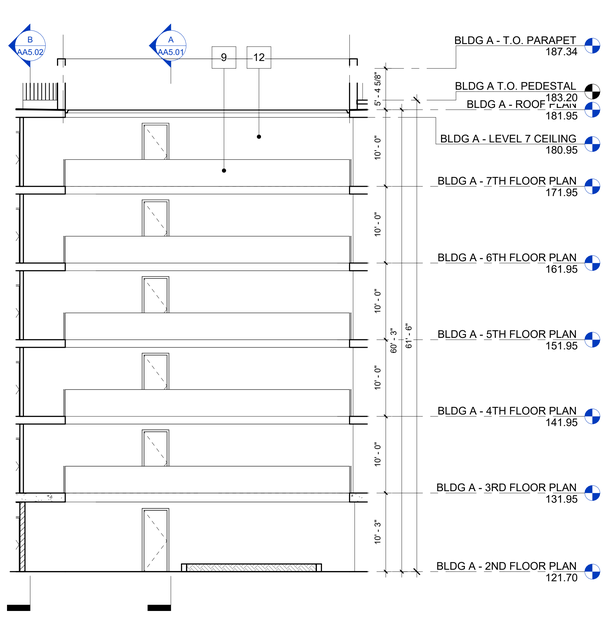
SHALLOW RECESSED WINDOW DETAIL



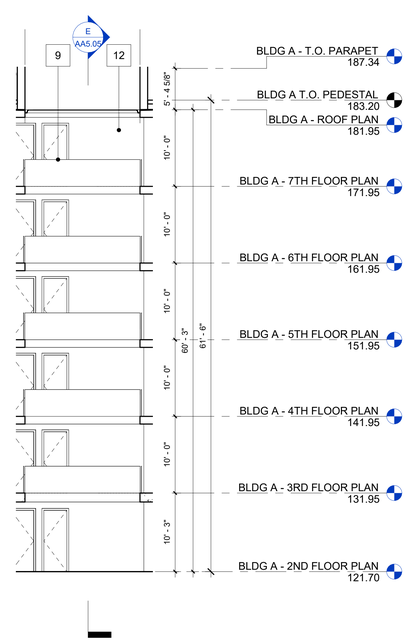
4 NORTH ELEVATION COURTYARD
1/8" = 1'-0"



3 NORTH ELEVATION COURTYARD
1/8" = 1'-0"



2 NORTH ELEVATION COURTYARD
1/8" = 1'-0"



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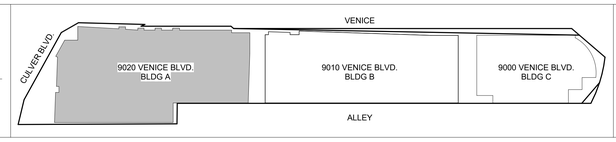

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COURTYARD ELEVATIONS

AA4.05

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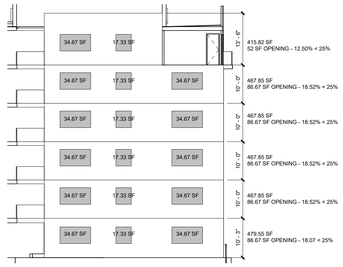
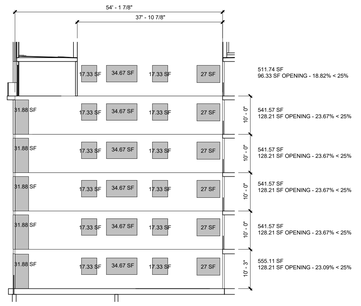


6 COURTYARD ELEVATION OPENING
1/16" = 1'-0"



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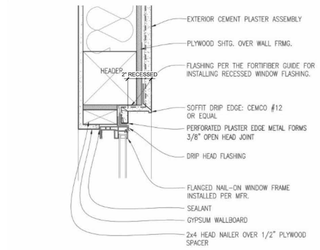
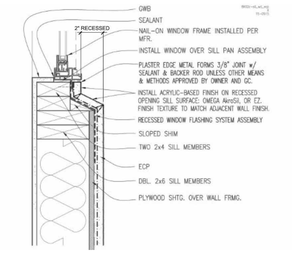
1/16" = 1'-0"

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED



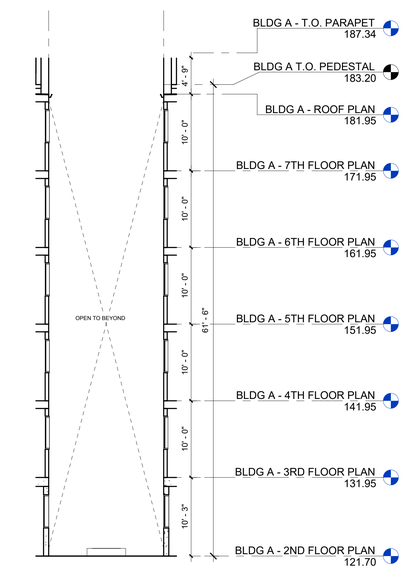
RECESSED WINDOW HEAD DETAIL



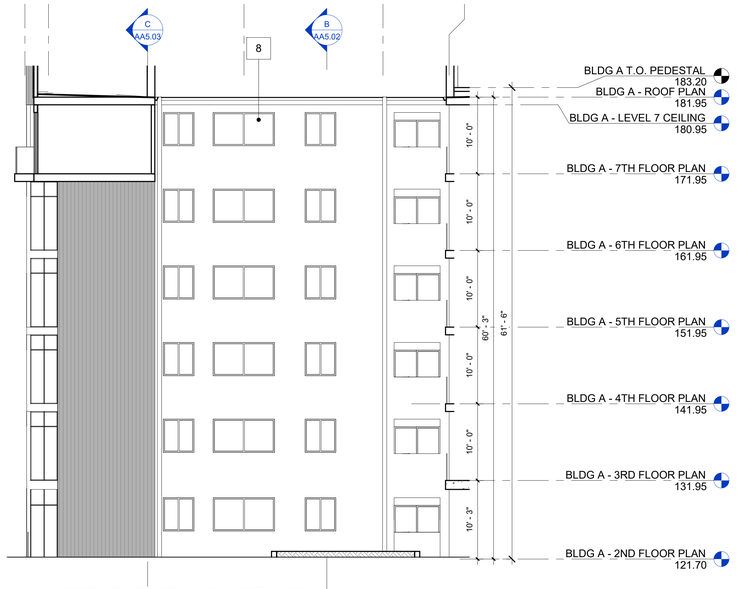
RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL

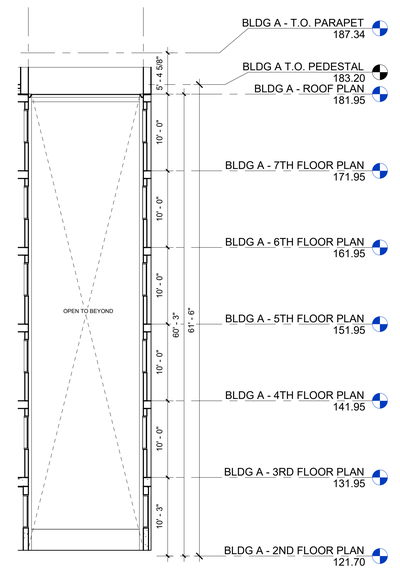
4 NORTH ELEVATION COURTYARD 4
1/8" = 1'-0"



3 NORTH ELEVATION COURTYARD 4
1/8" = 1'-0"



2 NORTH ELEVATION COURTYARD 4
1/8" = 1'-0"



1 NORTH ELEVATION COURTYARD 4
1/8" = 1'-0"

8980 VENICE BLVD.

8980 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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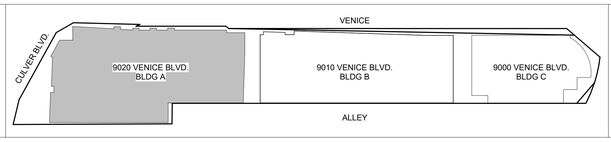

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12/08/2025	PLANNING SUBMITTAL				
				PLOT DATE	08-26-2024

COURTYARD ELEVATIONS

AA4.06

8980 VENICE BLVD.

9010 VENICE BLVD. - BLDG B

- NEW MIXED USE PROJECT CONSISTING OF 490 RESIDENTIAL UNITS OVER 14,598 SF OF COMMERCIAL SPACE OVER 2 LEVELS OF SUBTERRANEAN PARKING.
- 100% PRIVATELY FUNDED, NOT A PUBLIC HOUSING, NO TAX CREDIT RECEIVED.
- **THIS PROJECT IS DEFINED AS A MIXED USE PROJECT PER LAMC 13.09B(3) AND IS EXEMPT FROM THE COMMERCIAL CORNER DEVELOPMENT AND MINI SHOPPING CENTER ORDINANCE BASED ON LAMC 12.22A23 (d) (1).**

(9020 VENICE BLVD.) BUILDING A : REFER TO AA SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 222 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- 7,132 SF OF COMMERCIAL SPACE IN ACCORDANCE WITH THE TNP BONUS PROJECT

(9010 VENICE BLVD.) BUILDING B : REFER TO AB SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 192 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- OVER 4,890 SF OF COMMERCIAL SPACE, IN ACCORDANCE WITH THE TNP BONUS PROJECT

(9000 VENICE BLVD.) BUILDING C: REFER TO AC SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 76 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- OVER 3,667 SF OF COMMERCIAL SPACE, IN ACCORDANCE WITH THE TNP BONUS PROJECT

AREA ANALYSES

BUILDING CODE AREA

BUILDING A

FLOOR	RETAIL (M)	GARAGE (S2)	RESIDENTIAL (R2) BUILDING 1	BUILDING 2	BUILDING 3
P2 - TYPE I-A	-	25,070	-		
P1 - TYPE I-A	-	23,211	-		
1ST - TYPE I-A	6,353	16,989	926		
2ND - TYPE I-A	-	-	9,455	9,024	4,071
3RD - TYPE III-A	-	-	9,455	9,024	4,071
4TH - TYPE III-A	-	-	9,455	9,024	4,071
5TH - TYPE III-A	-	-	9,455	9,024	4,071
6TH - TYPE III-A	-	-	9,455	9,024	4,071
7TH - TYPE III-A	-	-	9,869	9,024	4,071
ROOF (NOT A FLOOR)	-	-	-	-	
TOTAL:	**6,353 SF**	**65,270 SF**	**57,144 SF**	**54,144 SF**	**24,426 SF**
			TOTAL R2 = 135,714 + 926 = 136,640 SF		

TOTAL CONSTRUCTION TYPE I-A = 95,099 SF
TOTAL CONSTRUCTION TYPE III-A = (47,689 + 45,120 + 20,355) = **113,164 SF**
TOTAL SF = 208,263 SF

SCHOOL FEES AREA

BUILDING B

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	5,055	1,883
2ND	-	17,731
3RD	-	17,731
4TH	-	17,731
5TH	-	17,731
6TH	-	17,731
7TH	-	18,144
ROOF	-	-
	5,055 SF	**TOTAL R2 = 108,682 SF**
	TOTAL M + R2 = 113,737 SF	

OCIA PROGRAM NOTES

ON-MENU INCENTIVES :
TOIA T-3: BASE AND ADDITIONAL INCENTIVES

BASE INCENTIVES (T-3)
INCREASE IN HEIGHT (15 FT)
INCREASE IN FAR (4.65:1)
10% TOTAL RESIDENTIAL FLOOR AREA PER LAMC 12.22.A.38.h.2.vii IN OPEN SPACE

ADDITIONAL INCENTIVES
- OFF-MENU INCENTIVE FOR A 50% REDUCTION IN REQUIRED COMMERCIAL AREA (5% OF TOTAL AREA OR 15,689 SF IN LIEU OF 10% OR 30,505 SF) REQUIRED PER EXPO TNP TABLE D AND E
- 10% REDUCTION IN MINIMUM FLOOR TO STRUCTURAL CEILING HEIGHT FROM 15' TO 13'-6"
- OFF MENU INCENTIVE TO PERMIT A 50% REDUCTION IN THE REQUIRED STREET WALL HEIGHT ALONG ROBERTSON BLVD TO PERMIT A ONE-STORY, 16'-6" STREET WALL IN LIEU OF A TWO-STORY STREETWALL REQUIRED PER EXPO TNP SECTION 4.2.1.B, TABLE L

BUILDING HEIGHT:

PER TNP MAP B, THIS PROJECT IS LOCATED IN SUBAREA 7. (SECTION 2.4 TABLE G) 68'
PER LABC 2023 TABLE 504.3 & 504.4
TYPE I-A: UNLIMETED
TYPE III-A: 85 FEET MAX. & 5 STORIES MAX.
HEIGHT INCENTIVE - UP TO 33' ADDITIONAL HEIGHT PER MIIP TOIA BASE INCENTIVE T-3
SUBAREA LAMC SECTION 12.22.A.38.(e).(2).(i))
HEIGHT: 83' (15 ADDITIONAL FEET FROM EXPO TNP 68' HEIGHT LIMIT)
PROPOSED ZONING HEIGHT FROM DATUME TO TOP OF THE PARAPET : 82' - 0 1/4"

SETBACKS:

ALL SETBACK REQUIREMENTS LISTED BELOW ARE PER TNP ORDINANCE SECTION 4.2 (PAGE 69,69) MIXED USE, COMMERCIAL, & INDUSTRIAL DESIGN STANDARDS.
PER TNP MAP H (PAGE 67,68) VENICE BLVD. IS CONSIDERED A RETAIL STREET.

YARD	USE	REQUIRED	PROVIDED
VENICE BLVD. (SIDE)	COMMERCIAL	0'MIN/5' MAX	5'-0"
VENICE BLVD. (SIDE)	RESIDENTIAL	5'MIN/10' MAX	5'-0"
ROBERTSON (FRONT)	COMMERCIAL	0'MIN/10' MAX	5'-0"
ROBERTSON (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
CULVER (FRONT)	COMMERCIAL	0'MIN/10' MAX	10'-0"
CULVER (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
SOUTH-ALLEY (SIDE)	COMMERCIAL	0'-0"	0'-0"
SOUTH-ALLEY (SIDE)	RESIDENTIAL	5'-0" MIN	5'-0"

UNIT TYPES

LEVELS	STUDIO	1 BR	2 BR
LEVEL 2	14	17	1
LEVEL 3	14	17	1
LEVEL 4	14	17	1
LEVEL 5	14	17	1
LEVEL 6	14	17	1
LEVEL 7	13	18	1
TOTAL	83	103	6
	TOTAL UNITS IN BLDG B 192		

SHEET INDEX

BUILDING B SHEETS

AB0.0	COVER SHEET
AB2.00	SITE PLAN BLDG. B
AB3.00	P-2 PARKING
AB3.01	P-1 PARKING
AB3.02	1ST FLOOR PLAN
AB3.03	2ND FLOOR PLAN
AB3.04	3RD FLOOR PLAN
AB3.05	4TH FLOOR PLAN
AB3.06	5TH FLOOR PLAN
AB3.07	6TH FLOOR PLAN
AB3.08	7TH FLOOR PLAN
AB3.09	ROOF PLAN
AB3.09a	ROOF SLOPE PLAN
AB4.01	NORTH ELEVATION
AB4.02	EAST & WEST ELEVATION
AB4.03	SOUTH ELEVATION
AB4.04	COURTYARD ELEVATIONS
AB4.05	COURTYARD ELEVATIONS
AB5.01	SECTION A-A
AB5.02	SECTION B-B
AB5.03	SECTION C&D
AB5.04	SECTION E&F

CONSULTANT DRAWINGS
SURVEY
TITLE 24
STRUCTURAL
SHORING
CIVIL
LANDSCAPE

FIRE SPRINKLER NOTES:

- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION (903.2)
- PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOM (903.2.11.2)
- EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED. LAFC510
- TWO WAY COMMUNICATION REQUIRED AT ELEVATOR LOBBIES PER LAFC 1008.8.
- FIRE ALARM IS REQUIRED. LAFC 902.

APPLICABLE CODE:

- CALIFORNIA BUILDING CODE - 2022 EDITION
- LOS ANGELES BUILDING CODE - LATEST EDITION WITH AMENDMENTS
- ZONING CODE (CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE) 2000 EDITION OF THE PLANNING AND ZONING CODE FROM AMERICAN LEGAL PUBLISHING CORPORATION

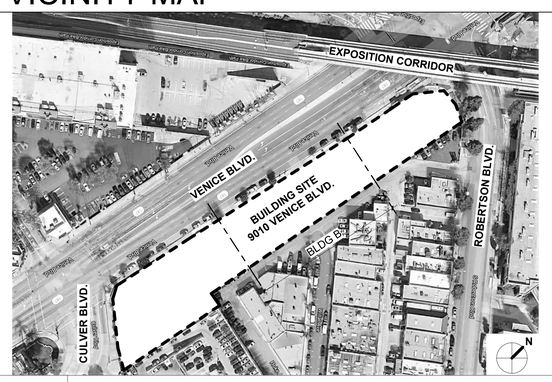
DEFERRED PERMITS:

- DEMOLITION PERMIT
- GRADING PERMIT
- SHORING PERMIT
- MECHANICAL PERMIT
- ELECTRICAL PERMIT
- PLUMBING PERMIT
- SWIMMING POOL PERMIT
- B PERMIT (OFFSITE WORK)

- FIRE SPRINKLERS SYSTEM ALARM
- EMERGENCY RESPONDER RADIO COVERAGE
- TENANT IMPROVEMENT PERMIT

RENDERING

VICINITY MAP



OWNER & CONSULTANTS

OWNER:
RETAIL CENTER 9000 VENICE LLC
11601 SANTA MONICA BLVD.
LOS ANGELES, CA 90025

ARCHITECT:
REED ARCHITECTURAL GROUP
657 ROSE AVE.
VENICE CA 90291
(310)784-5571

SURVEYOR:
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17620 SHERMAN WAY SUITE 218
VAN NUYS, CA 91406
(818)342-3277

LANDSCAPE:
HARMONY GARDENS, INC.
12224 ADDISON STREET
VALLEY VILLAGE, CA 91607
(818)505-9783

9010 VENICE BLVD.

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MIXED USE PROJECT

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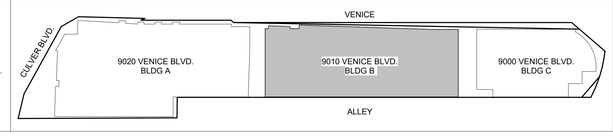

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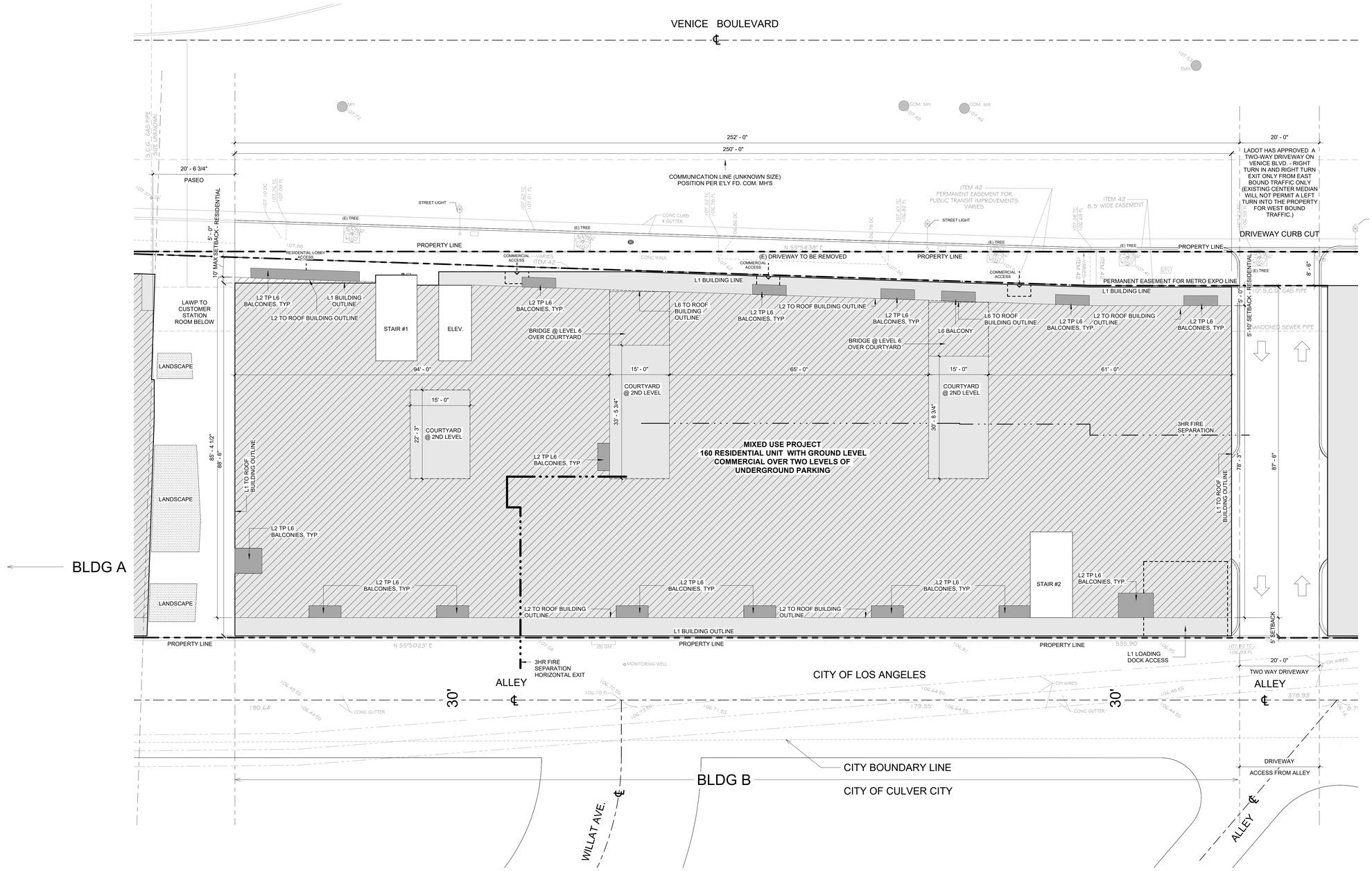
COVER SHEET

AB0.0

9010 VENICE BLVD.



1 SITE PLAN

3/32" = 1'-0"

N TRUE NORTH

SITE PLAN GENERAL NOTES:

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

C. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

D. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER- RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

E. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)

F. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

G. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

H. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
I. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

J. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

K. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER 'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

L. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

M. RECYCLE AND/OR SALVAGE FOR RESUE A MINIMUM OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.4081.12 OR 5.408.1.3, OR MEET A LOCAL ORDINACNE, WHICHEVER IS MORE STRINGENT.

N. PROVIDE A WEATHER RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CBC SECTION 14.03.2 (WEATHER PROTECTION) AND CEC SECTION 150, (MANDATORY FEATURES AND DEVICES)., MANUFACTERER'S INSTALLATION INSTRUCTIONS OE LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

O. DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES.

P. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

Q. TREES IN THE PUBLIC RIGHT OF WAY:
VERIFY EXACT LOCATION FOR NEW TREES WITH THE CITY OF LA FORESTRY DEPARTMENT.

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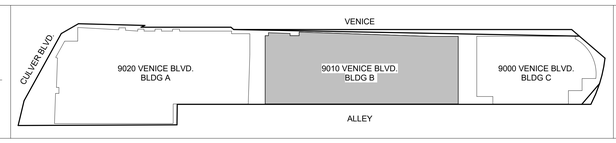

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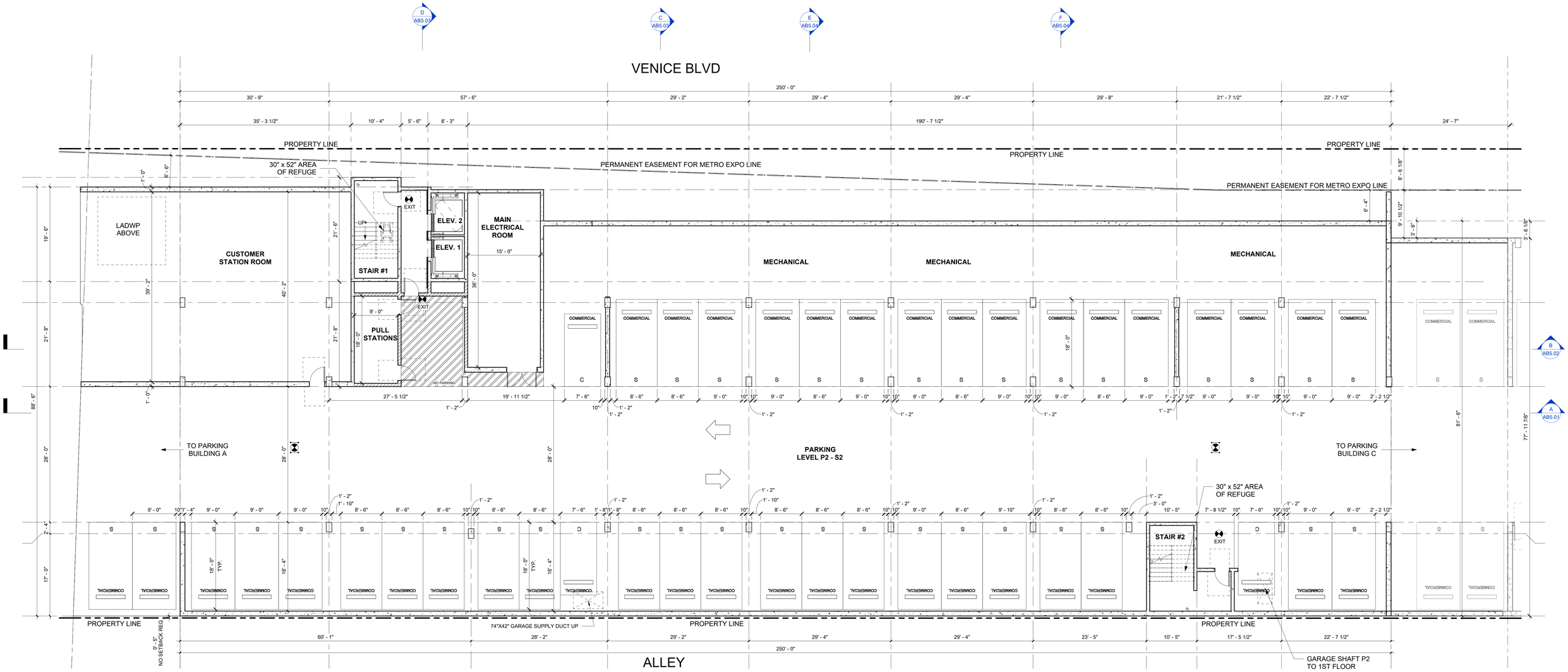
SITE PLAN BLDG. B

AB2.00

9010 VENICE BLVD.



P-2 PARKING

1/8" = 1'-0"

GENERAL GARAGES NOTES

MINIMUM CLEAR HEIGHT TO BOTTOM OF BEAMS, MECHANICAL DUCTS & PIPING @ ENTRY RAMP, DRIVE AISLE & PARKING STALLS SHALL NOT BE LESS THAN 8'-2" MIN. CLEAR @ HANDICAP DRIVE AISLE, 7'-0" MINIMUM CLEAR @ ALL OTHER LOCATIONS

PROVIDE 2% MAX. SLOPE AT HANDICAP ACCESSIBLE PARKING STALLS & DRIVEWAY, AND 5% MAX. SLOPE AT OTHER LOCATIONS AT GARAGE.

CONTRACTOR TO VERIFY ALL OPENINGS WITH SUBCONTRACTORS PRIOR TO SETTING CONCRETE BLOCKS

PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS.
ALL PARKING AREAS SHALL HAVE AN AVERAGE SURFACE ILLUMINATED OF NOT LESS THAN 0.2 FT. CANDLES.

PROVIDE 6" PERFORATED DRAIN AT ALL BELOW GRADE WALLS (TYPICAL).

PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT BUILDING AND ALL GARAGE LEVELS.

BUILDING TO BE FULLY SPRINKLERED. AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLATION SHALL CONFORM TO CURRENT CODES.

STANDPIPES SHALL BE PROVIDED AS SET FORTH IN TABLE NO. 9-A SEC. 904.5.2. THIS BUILDING SHALL BE PROVIDED WITH CLASS I STANDPIPES. PLUMBER TO VERIFY LOCATION OF DRY STANDPIPES AT GARAGE LEVELS

PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, STANDPIPES AND THEIR APPURTENANCES SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A 10 BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION.

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR ELECTRICAL, MECHANICAL ROOM OR PARKING GARAGE.

PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET. SEE LOCATION ON PLANS

BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL HAVE A STAIRWAY NUMBERING SYSTEM CONFORMING TO SMFD INFORMATION SHEET "STAIRWAY IDENTIFICATION SIGNS". REFER TO A7.2 FOR DETAILS.

THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS 'EV CAPABLE' IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE (4.106.4.2)

DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5

A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.

THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCH CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

GENERAL NOTES:

A. REFER TO SITE PLAN FOR ADDITIONAL SITE NOTES & INFORMATION
B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

LEGEND

- CMU WALL
- CONCRETE WALL
- 1 HR RATED WOOD STUD WALL
- 1 HR RATED STUD WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- PATH OF TRAVEL
- (ED) EMERGENCY DRAIN
- (DS) DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
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- (SD) SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- (PH) PANIC / FIRE EXIT HARDWARE
- CI CLASS 'I' STANDPIPE
- (T) THERMOSTAT
- PD PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

BUILDING B - P2 PARKING	
TYPE	COUNT
COMPACT	3
STANDARD	39
P2 TOTAL RES: 42	

9010 VENICE BLVD.

9010 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034. THESE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED FOR THE SOLE PURPOSE AND USE AS A APARTMENT PROJECT MEETING MINIMUM BUILDING CODE STANDARDS ONLY. THIS PROJECT MAY BE CONVERTED TO A FUTURE CONDOMINIUM CONVERSION. THESE PLANS AND SPECIFICATIONS MAY NOT BE USED FOR ANY ENTITLEMENT APPLICATION OR BUILDING PERMIT APPLICATION TO CONVERT SAID PROJECT TO CONDOMINIUMS WITHOUT THE WRITTEN PERMISSION AND CONSENT OF REED ARCHITECTURAL GROUP, INC. DOES NOT ASSUME ANY LIABILITY FOR ANY INJURY, LOSS OR DAMAGE ARISING OUT OF ARCHITECTURAL SERVICES PROVIDED AND/OR THESE PLANS AND SPECIFICATIONS TO CONVERT SAID APARTMENT PROJECT TO CONDOMINIUMS.

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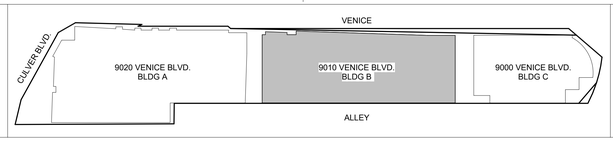

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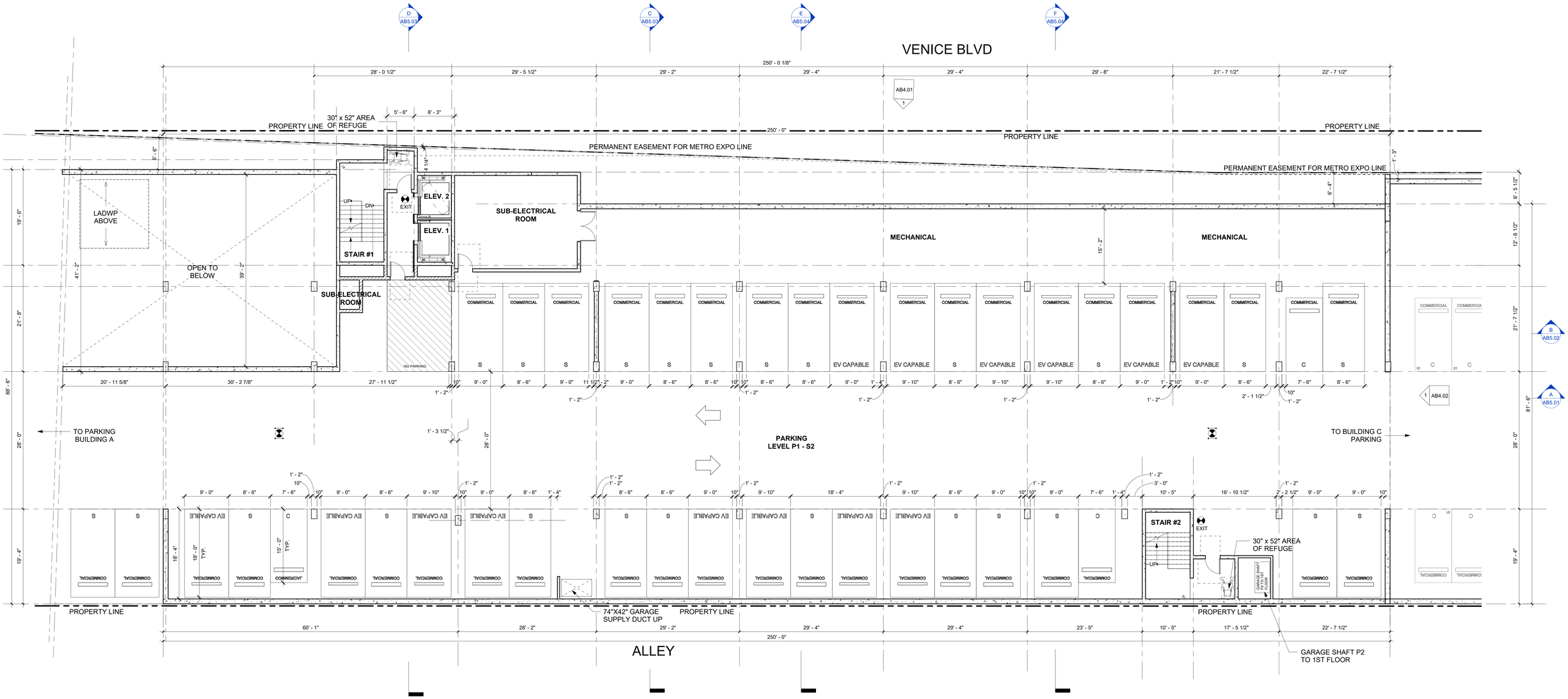
12/08/2025	PLANNING SUBMITTAL				
				PLOT DATE	08-26-2024

P-2 PARKING

AB3.00

9010 VENICE BLVD.



1 P-1 PARKING

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N TRUE NORTH

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BUILDING B - P1 PARKING	
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COMPACT	3
STANDARD	25
STANDARD - EV CAPABLE	14
P1 TOTAL RES: 42	

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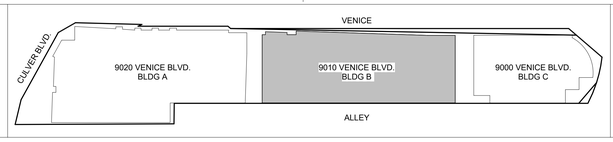

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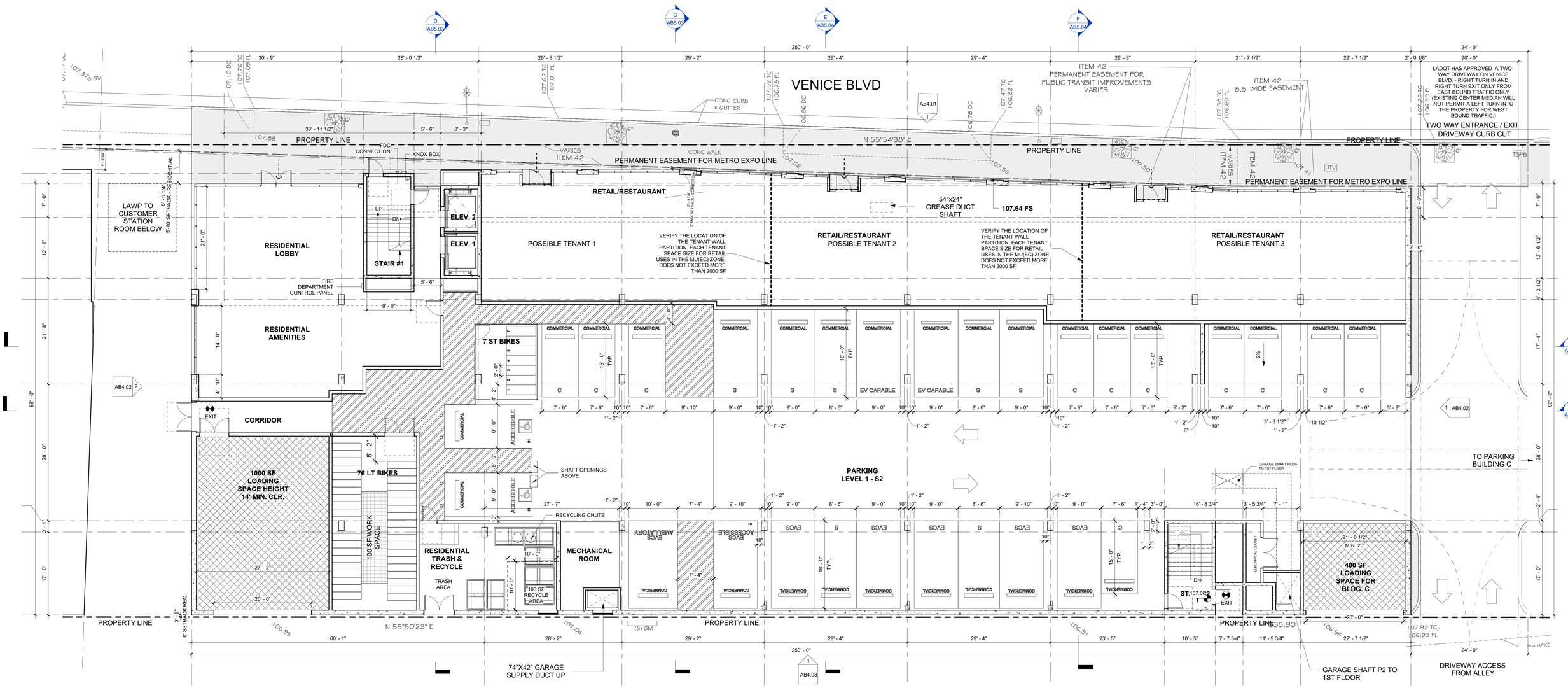
P-1 PARKING

AB3.01

9010 VENICE BLVD.



1 1ST FLOOR PLAN

1/8" = 1'-0"

N

GENERAL FLOOR PLAN NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
5. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
6. OPENINGS THROUGH A FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED BY 1 HR SHAFT ENCLOSURE. THE SHAFT ENCLOSURE SHALL BE CONSTRUCTED OF FIRE BARRIERS AND HORIZONTAL ASSEMBLIES. (708)
7. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIAL
8. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
9. SHOW THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS. THE EXIT PATH SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
10. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8. "THIS BUILDING AND GARAGE 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."
ALL REQUIRED EXITS SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR THE PUBLIC WAY.
EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 ILUX).
INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SECTION 2702.
EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS.
EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8 3 FOR EXCEPTIONS.
DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34 AND A MAX. 48" ABOVE THE FINISHED FLOOR ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.7.
MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING HEIGHT OF 7'-6" (1003.2)
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)
CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS PROVIDE STAIRWAY ILLUMINATION MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)
RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL" TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)
EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)
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WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70-IN. ABOVE DRAIN INLET. (1210.3) FLAME SPREAD RATING OF PANELING MATERIALS ON WALLS OF CORRIDORS, LOBBY AND EXIT ENCLOSURES FOR R-2 OCCUPANCIES:
ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) OR BLOCK/CONCRETE WALL (F.O.W.) UNLESS NOTED OTHERWISE.
DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5
THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION, EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS. (5.508.1)

LEGEND

- DROP CEILING
- AVM WATERPROOF DECKING
- PATH OF TRAVEL
- ED EMERGENCY DRAIN
- DS DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT
- SPRINKLER HEADS
- DS DOWNSPOUT
- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH PANIC HARDWARE
- CS CLASS 'I' STANDPIPE
- P.D PLANTE DRAIN REFER TO PLUMBING DRAWING FOR LOCATION
- OAD OVERFLOW AREA DRAIN

BUILDING B - L1 - PARKING	
TYPE	
ACCESSIBLE	1
COMPACT	11
EVCS - ACCESSIBLE	1
EVCS - AMBULATORY	1
STANDARD	7
STANDARD - EV CAPABLE	2
STANDARD - EVCS	5
L1 TOTAL RES: 28	

BLDG B - L1 - LONG TERM BIKE	
TYPE	
BLDG B - BIKE	76
L1 TOTAL RES: 76	

BLDG B - L1 - SHORT TERM BIKE	
WT	
BLDG B - BIKE	7
L1 TOTAL RES: 7	

ADDITIONAL NOTES:

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

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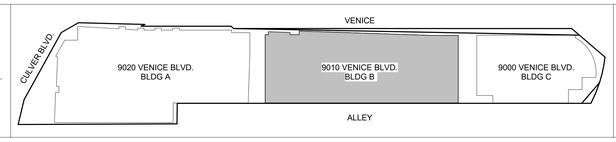

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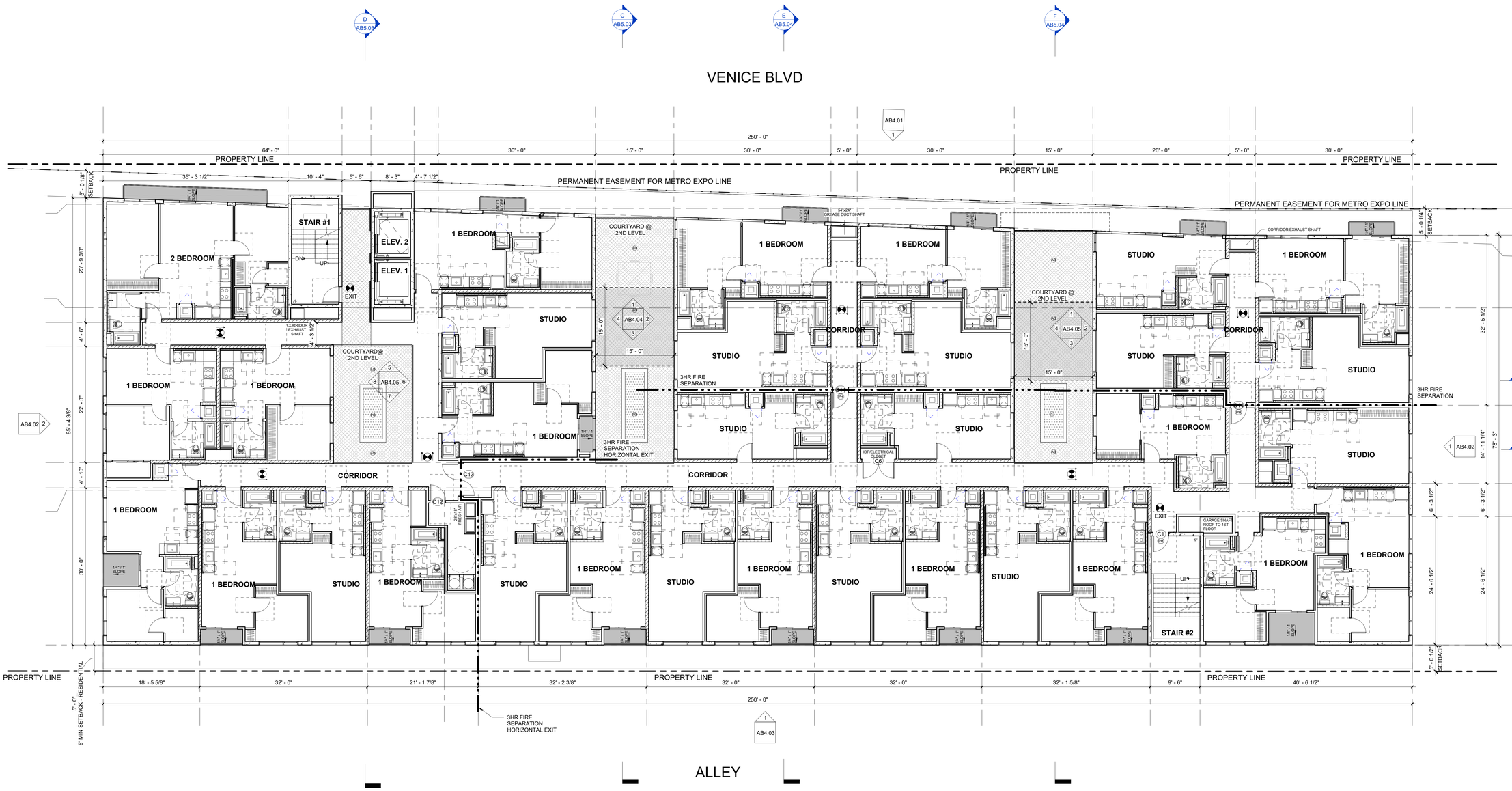
1ST FLOOR PLAN

AB3.02

9010 VENICE BLVD.



1 2ND FLOOR PLAN

1/8" = 1'-0"

N TRUE NORTH

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
iii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
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ii) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ADDITIONAL LO-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A,E,I,R-2.1.

ADDITIONAL NOTES:

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

GENERAL NOTES:

A. REFER TO SITE PLAN FOR ADDITIONAL SITE NOTES & INFORMATION
B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

ALL WALLS NOT INDICATED AS CONCRETE OR MASONRY SHALL BE METAL STUD FRAMING AT THIS LEVEL.

LEGEND

- CMU WALL
- CONCRETE WALL
- 1 HR RATED WOOD STUD WALL
- 1 HR RATED STUD WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- PATH OF TRAVEL
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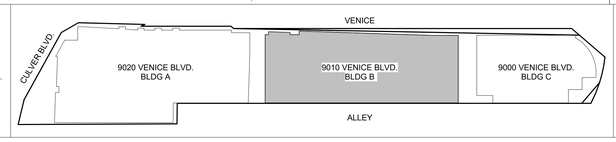

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2ND FLOOR PLAN

AB3.03

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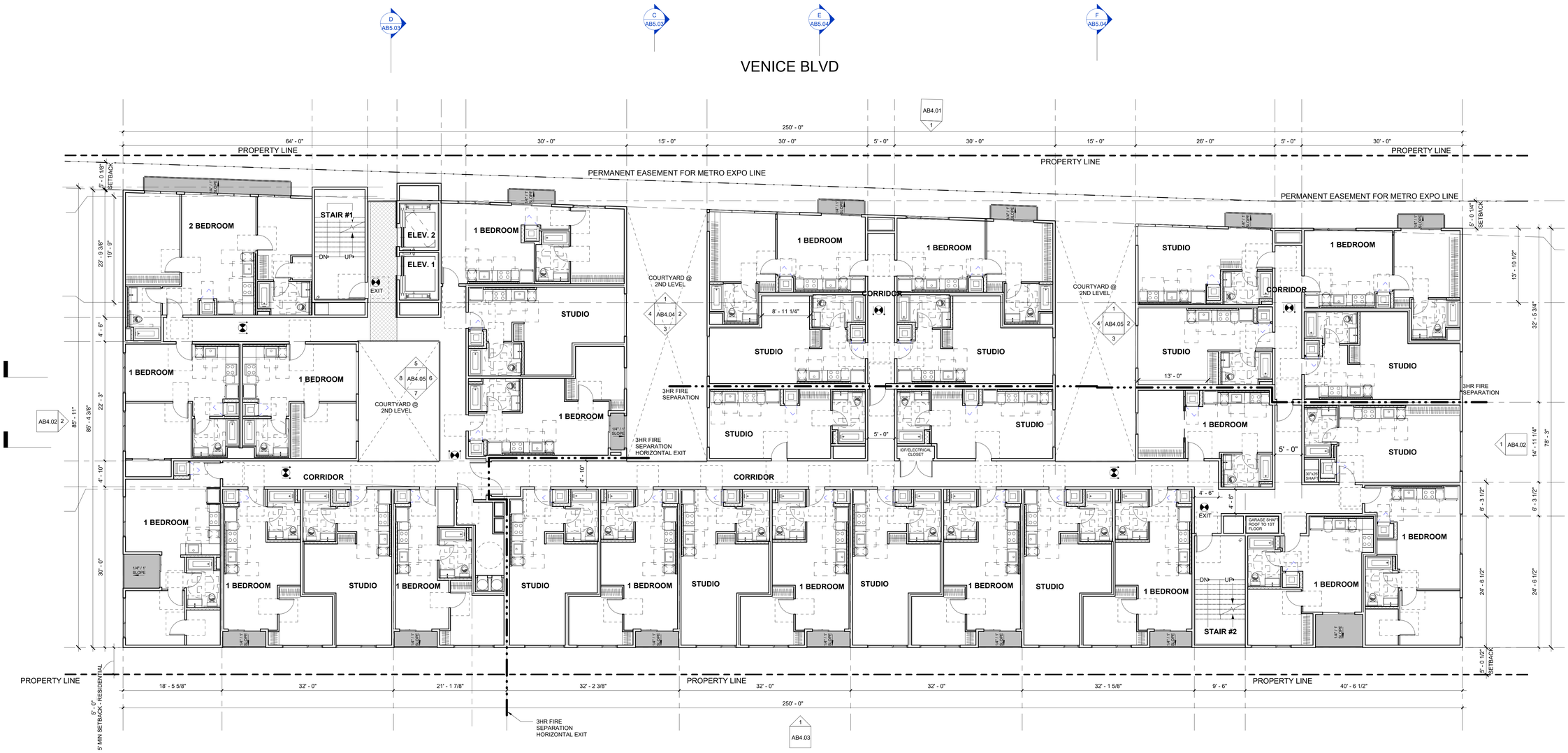

1 3RD FLOOR PLAN

1/8" = 1'-0"

N TRUE NORTH

GENERAL FLOOR PLAN NOTES

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- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

NOTE: 2ND FLOOR IS A CONCRETE RESIDENTIAL LEVEL. CONSTRUCTION TYPE I-A.

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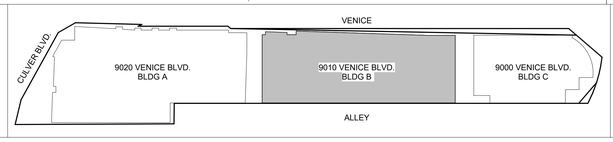

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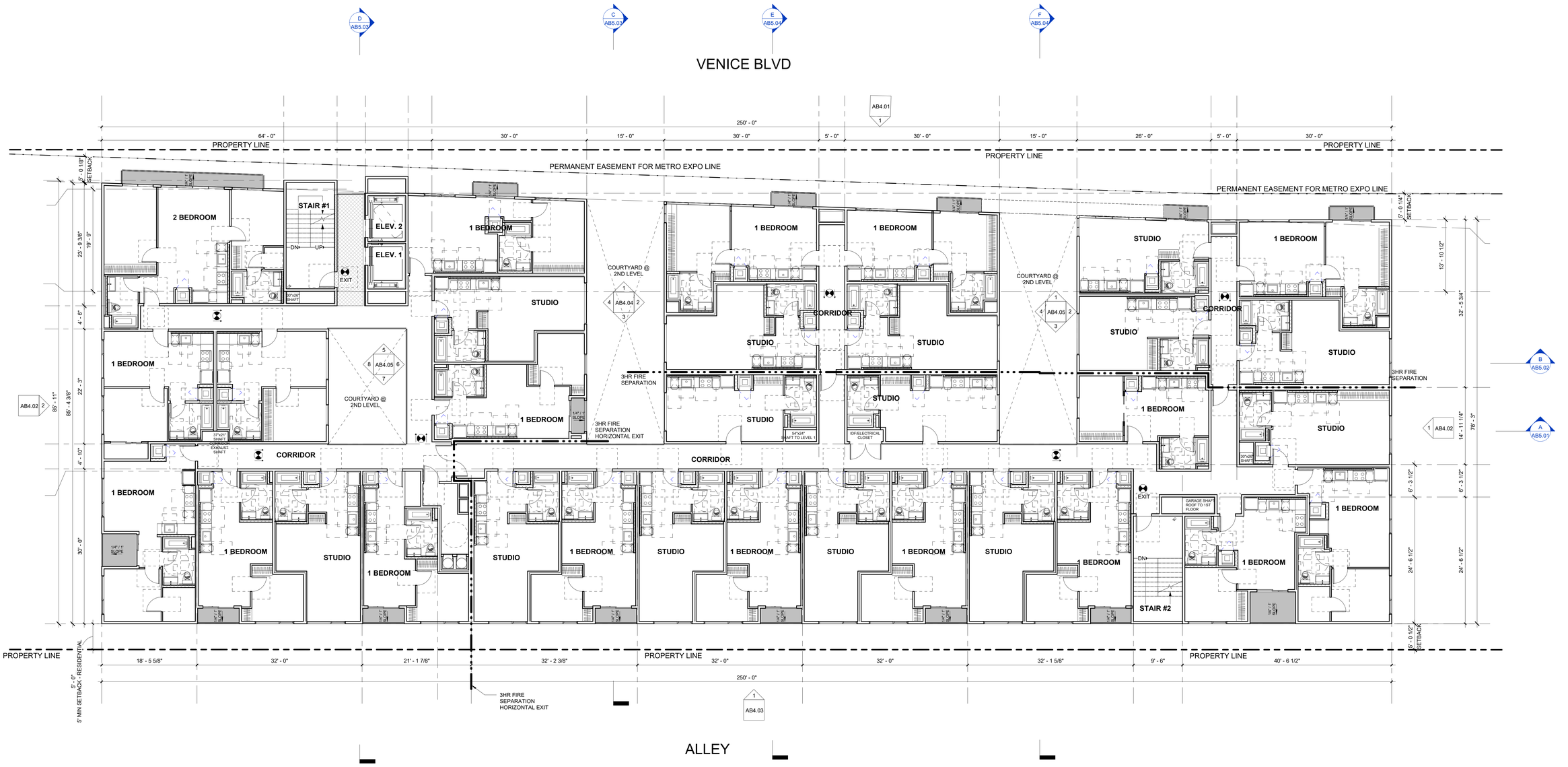
3RD FLOOR PLAN

AB3.04

9010 VENICE BLVD.



1 4TH FLOOR PLAN

1/8" = 1'-0"

N TRUE NORTH

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
iii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

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J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ADDITIONAL LO-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A,E,I,R-2.1.

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WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

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- DS DOWNSPOUT
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- CI CLASS 'I' STANDPIPE
- T THERMOSTAT
- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

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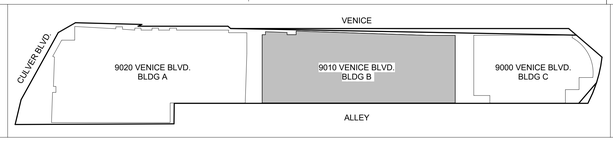

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4TH FLOOR PLAN

AB3.05

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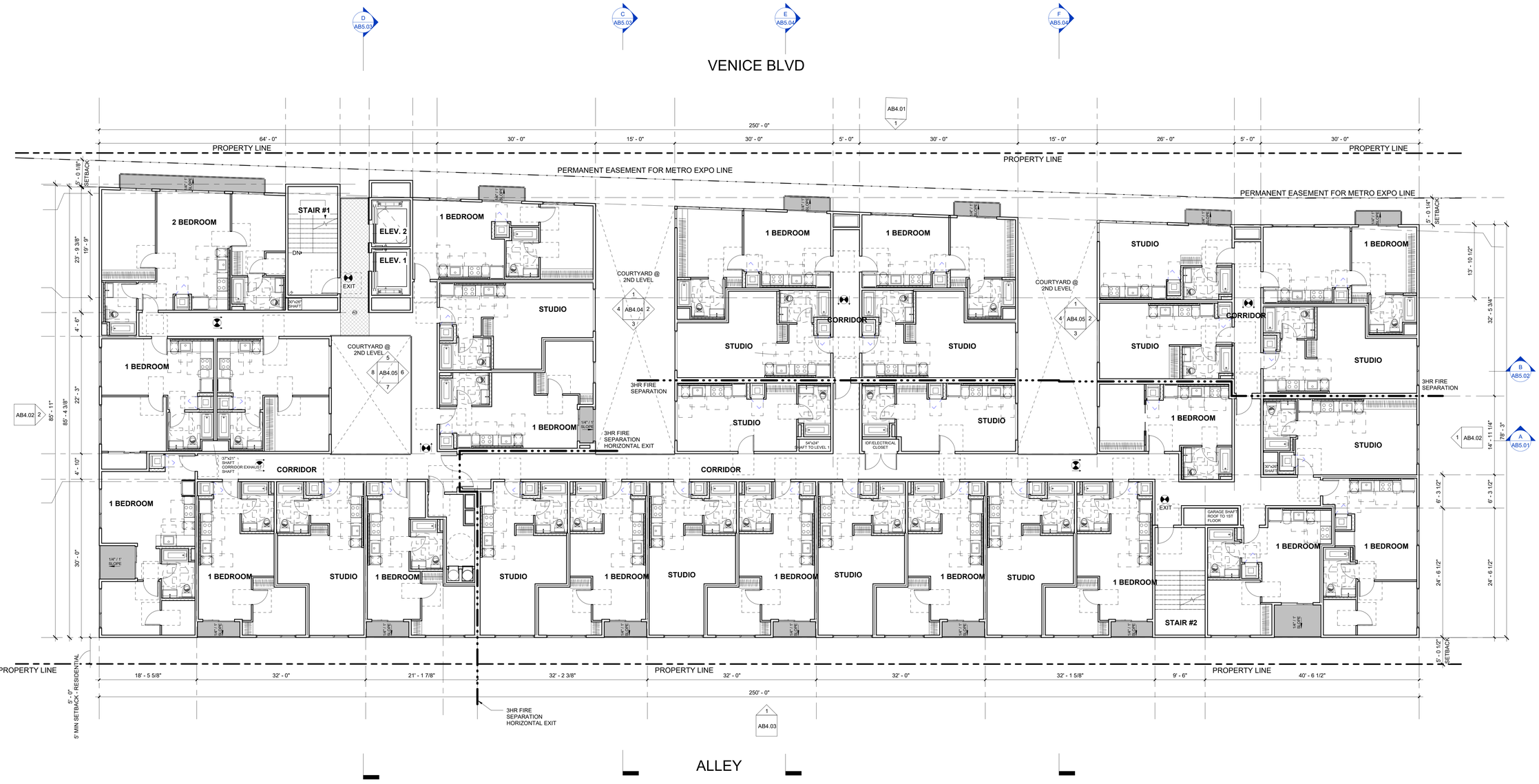

1 5TH FLOOR PLAN

1/8" = 1'-0"

N TRUE NORTH

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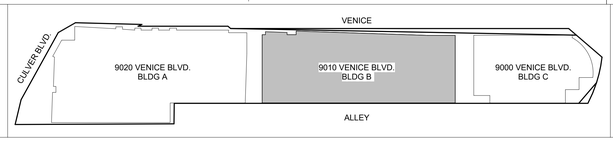

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5TH FLOOR PLAN

AB3.06

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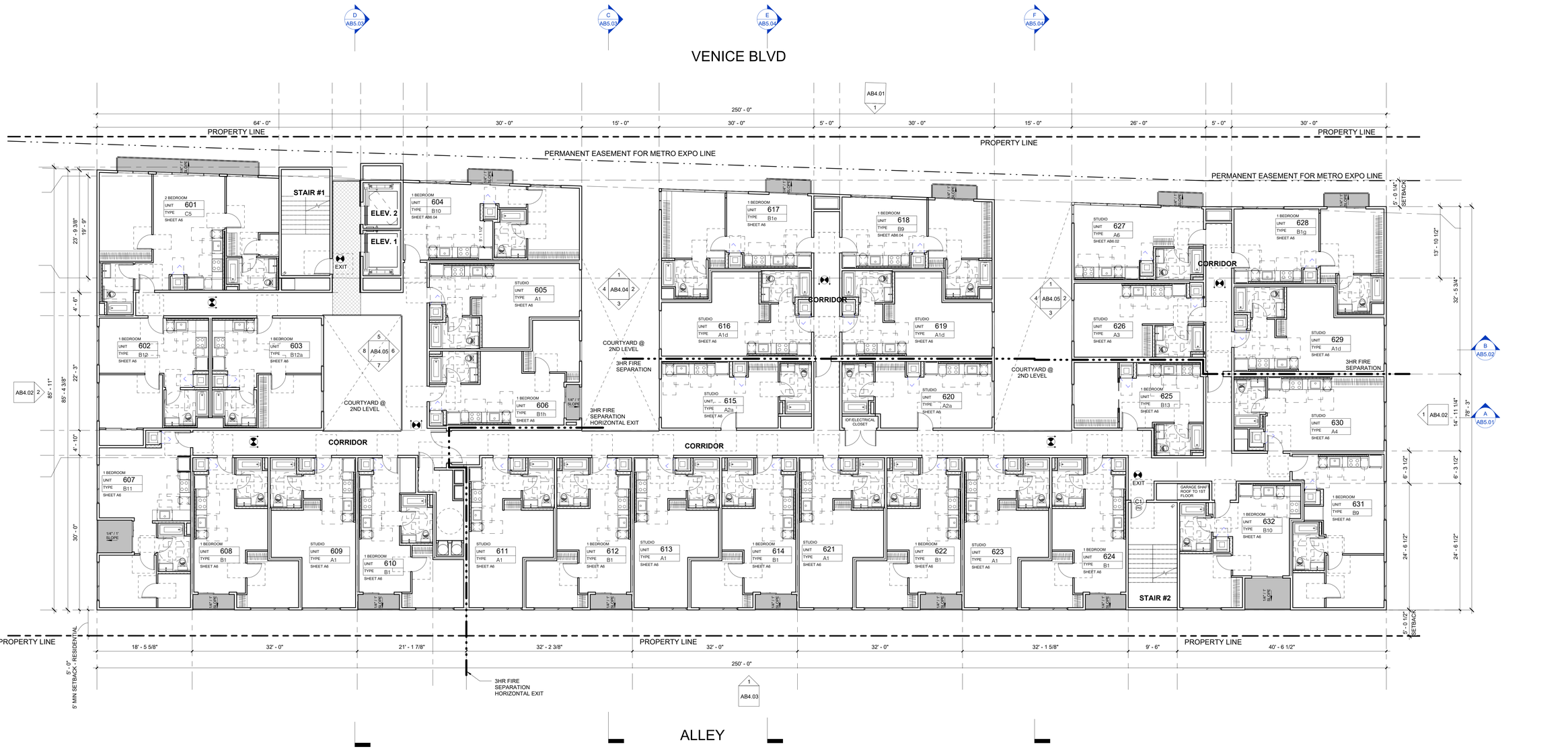

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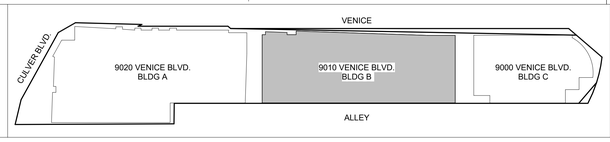

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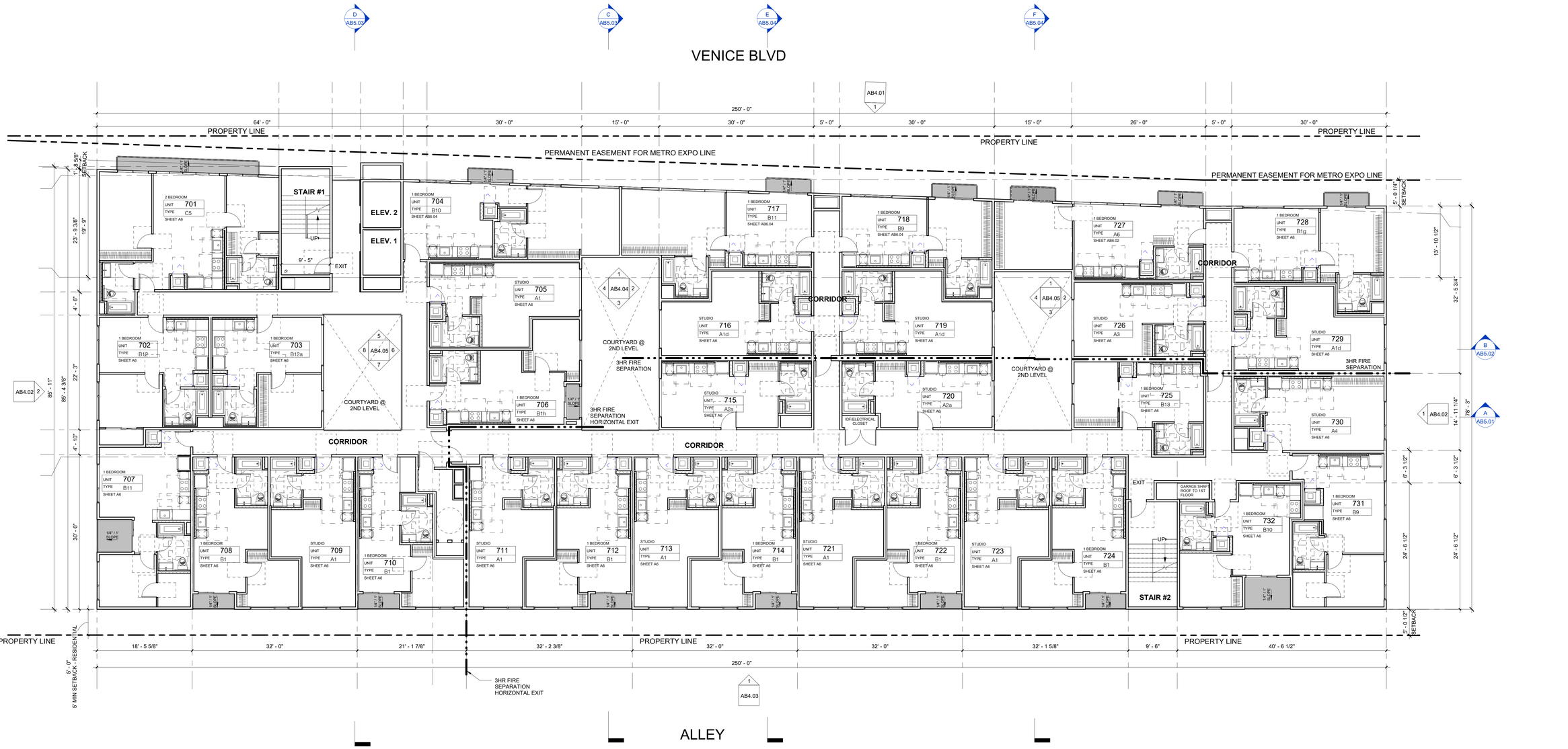
6TH FLOOR PLAN

AB3.07

9010 VENICE BLVD.



2 7TH FLOOR PLAN

1/8" = 1'-0"

N TRUE NORTH

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
iii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
i) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
ii) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ADDITIONAL LO-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A,E,I,R-2.1.

ADDITIONAL NOTES:

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

GENERAL NOTES:

A. REFER TO SITE PLAN FOR ADDITIONAL SITE NOTES & INFORMATION
B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

LEGEND

- CMU WALL
- CONCRETE WALL
- 1 HR RATED WOOD STUD WALL
- 1 HR RATED STUD WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- PATH OF TRAVEL
- ED EMERGENCY DRAIN
- DS DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT EXIT
- SPRINKLER HEADS
- * ENERGY STAR * COMPLIANT EXHAUST FAN CONTROLLED BY HUMUDITY
- OAD OVERFLOW AREA DRAIN
- PLUMBING WALL
- AVM WATERPROOF DECKING
- METAL WALL @ 3RD FLOOR
- DROP CEILING
- DS DOWNSPOUT
- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH PANIC / FIRE EXIT HARDWARE
- CSI CLASS 'I' STANDPIPE
- T THERMOSTAT
- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

9010 VENICE BLVD.

9010 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034.
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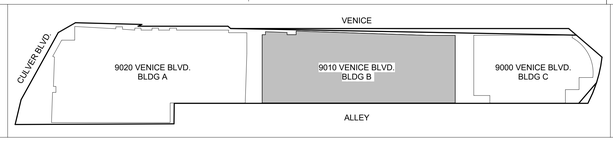

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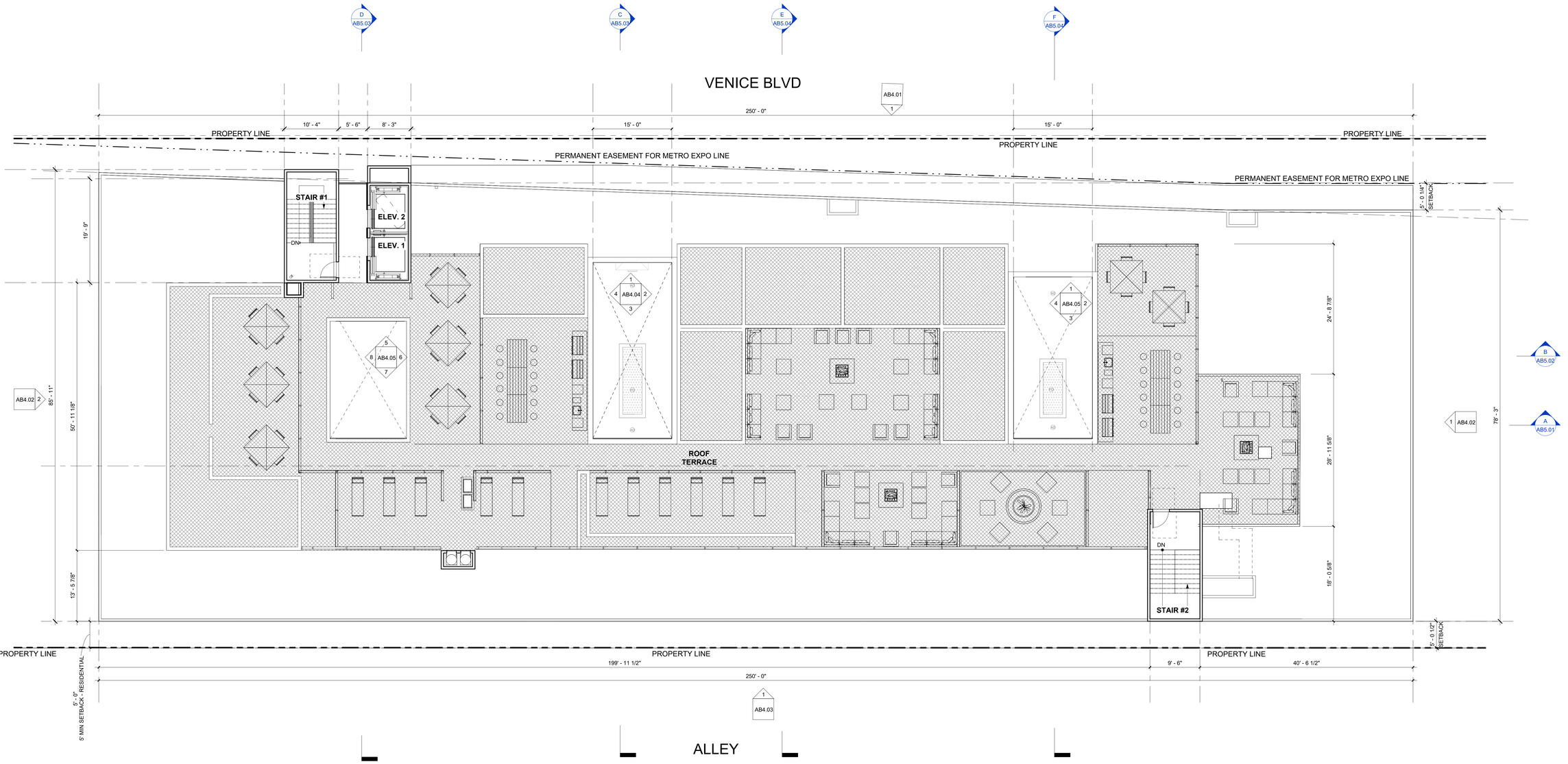
7TH FLOOR PLAN

AB3.08

9010 VENICE BLVD.



1 ROOF PLAN

1/8" = 1'-0"

N

TRUE NORTH

GENERAL NOTES:

A. ALL ROOF SLOPE TO BE 3/8":1' MIN. FALL ROOF DRAINAGE SHOWN IS SCHEMATIC ONLY. ACTUAL DRAINAGE MAY BE AFFECTED BY FIELD CONDITIONS. FRAMING & ROOFING CONTRACTOR TO REVIEW PLANS AND REPORT ANY AREAS OF POTENTIAL CONCERNS TO THE ARCHITECT INCLUDING LOCATIONS OF GUTTERS, DOWNSPOUTS & MECHANICAL EQUIPMENT PADS

B. ALL ROOF WATER TO BE CONDUCTED THROUGH DOWNSPOUTS AND DRAINS (NO FREE FALL TO BALCONIES TYPICAL).

C. ROOF DRAINAGE SHALL NOT BE CARRIED OVER SIDEWALKS.

D. DRAIN PIPES INSTALLED IN PARKWAY TO BE IRON OR EQUAL.

E. DRY STANDPIPE LOCATION TO BE APPROVED BY FIRE INSPECTOR PRIOR TO INSTALLATION AT ALL LEVELS.

F. IN STAIRWELL ADD ADDITIONAL RISERS IF REQUIRED TO ACCOMMODATE SLOPE AT BUILT UP ROOF.

H. MECHANICAL SCREEN ADJACENT TO MECHANICAL EQUIPMENT SHALL BE INSTALLED IF REQUIRED BY INSPECTOR.

I. MECHANICAL SUB-CONTRACTOR TO LOCATE ALL MECHANICAL EQUIPMENT PLATFORMS ON ROOF PRIOR TO CONSTRUCTION OF PLATFORM BY FRAMER. MECHANICAL SUB-CONTRACTOR TO INFORM ARCHITECT OF ANY CLEARANCE PROBLEMS AT THIS TIME. SUPERINTENDENT TO CONFIRM ALL LOCATIONS.

J. PLUMBER TO REVIEW ALTERNATE BOILER LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.

K. MECHANICAL AND OTHER DUCTS WHICH PENETRATE THE ROOF DECK WILL BE COORDINATED WITH RESPECT TO THEIR LOCATION WITH THE ARCHITECT. DO NOT CUT HOLE IN ROOF DECK PRIOR TO APPROVAL OF LOCATION BY ARCHITECT.

L. (SEE NOTE ON PLAN FOR BUILT-UP ROOF MATERIALS AND A-- FOR SPECS.)

M. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT. REFER TO A-- GRN-14 FOR FURTHER INFORMATION.

N. COORDINATE LOCATION OF METHANE PIPES SO THEY ARE NOT IN CONFLICT WITH THE CLEARANCES REQUIRED FOR THE FUTURE SOLAR ZONE.

SOLAR ZONE

(SEE SHEET A1.4c FOR ALL ENERGY STAR APPLIANCES AND THERMOSTAT SPECIFICATIONS)

SOLAR AREA IS OMITTED PER CALIFORNIA ENERGY CODE 2019

EXCEPTION 4 TO SECTION 110.10(b)1B: LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS WITH ALL THERMOSTATS IN EACH DWELLING UNIT ARE DEMAND RESPONSE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY. IN ADDITION, EITHER A OR B BELOW:

A. IN EACH DWELLING UNIT, COMPLY WITH ONE OF THE FOLLOWING MEASURES:

i. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR;

LEGEND

- WOOD STUD WALL
- DS DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT
- SPRINKLER HEADS
- PATH OF TRAVEL
- AVM WATERPROOF DECKING
- ROOF DRAIN
- HVAC CONDENSER UNIT
- ROOF SLOPE
- CRICKET
- ROOF
- PEDESTAL
- PH PANIC HARDWARE
- CII CLASS 'I' STANDPIPE
- P.D PLANTE DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

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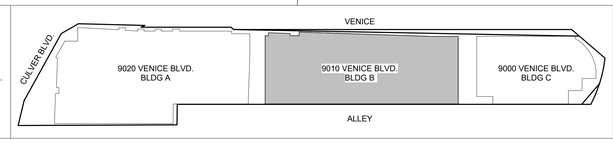

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ROOF PLAN

AB3.09

9010 VENICE BLVD.

1	ALUCOBOND	9	42" H. GLASS HANDRAIL	17	STOREFRONT DISPLAY
2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FASCIA	11	BRICK VENEER	19	LOADING DOOR
4	PAINTED METAL LOUVER	12	STUCCO FINISH	20	STEEL COLUMN
5	ANODIZED ALUMINUM ARCHITECTURAL FRAME	13	CONCRETE COLUMN	21	METAL STAIRS
6	STOREFRONT SYSTEM - ANODIZED ALUMINUM	14	POUR-IN-PLACE CONCRETE		
7	ARCHITECTURAL METAL CHANNEL	15	STEEL GARAGE GRILLE		
8	ALUMINUM WINDOW	16	STEEL CANOPY		

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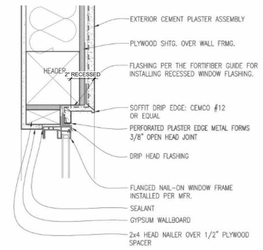
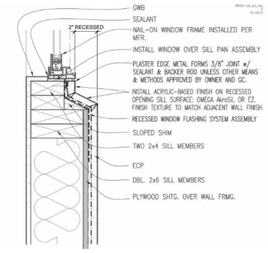


RECESSED WINDOW HEAD DETAIL



RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL

BLDG C — **BUILDING B** — **BLDG A**

106.34 DATUM
LOWEST ELEVATION WITHIN 5' OF BUILDING FOOTPRINT

1 NORTH ELEVATION

1/8" = 1'-0"

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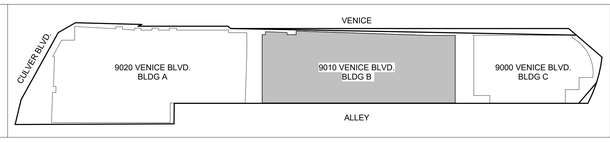

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NORTH ELEVATION

AB4.01

9010 VENICE BLVD.

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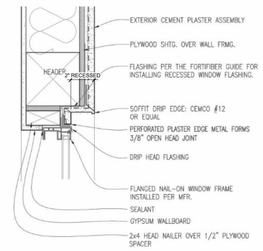
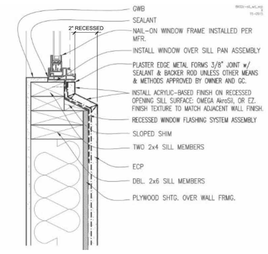
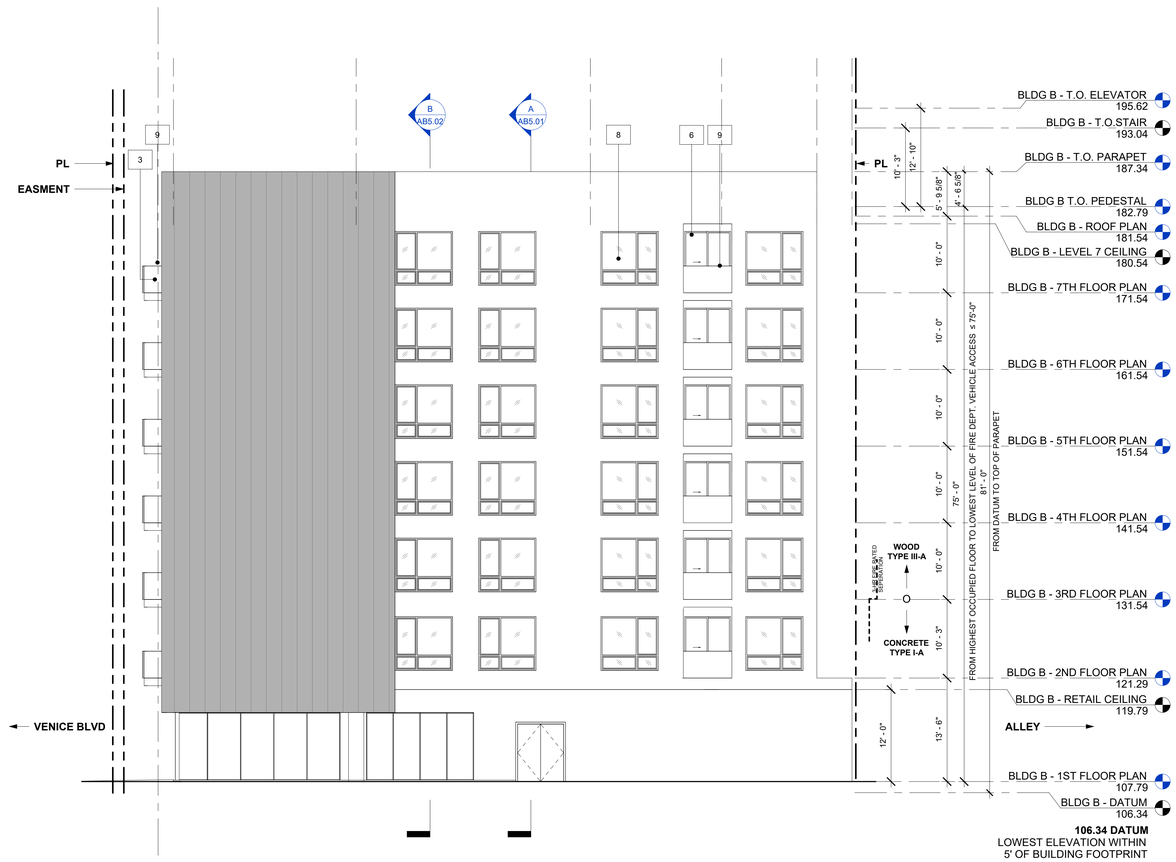


RECESSED WINDOW HEAD DETAIL



RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL



2 BLDG B - WEST ELEVATION

1/8" = 1'-0"

1 EAST ELEVATION

1/8" = 1'-0"

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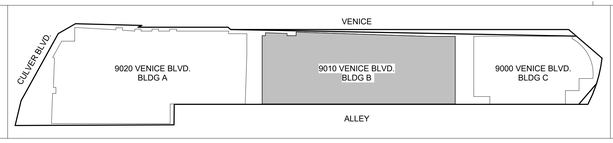

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EAST & WEST ELEVATION

AB4.02

9010 VENICE BLVD.

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2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FASCIA	11	BRICK VENEER	19	LOADING DOOR
4	PAINTED METAL LOUVER	12	STUCCO FINISH	20	STEEL COLUMN
5	ANODIZED ALUMINUM ARCHITECTURAL FRAME	13	CONCRETE COLUMN	21	METAL STAIRS
6	STOREFRONT SYSTEM - ANODIZED ALUMINUM	14	POUR-IN-PLACE CONCRETE		
7	ARCHITECTURAL METAL CHANNEL	15	STEEL GARAGE GRILLE		
8	ALUMINUM WINDOW	16	STEEL CANOPY		

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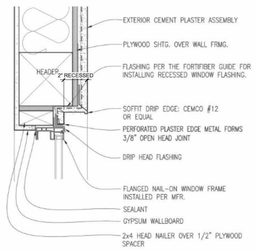
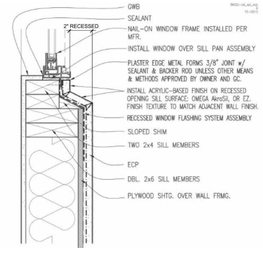
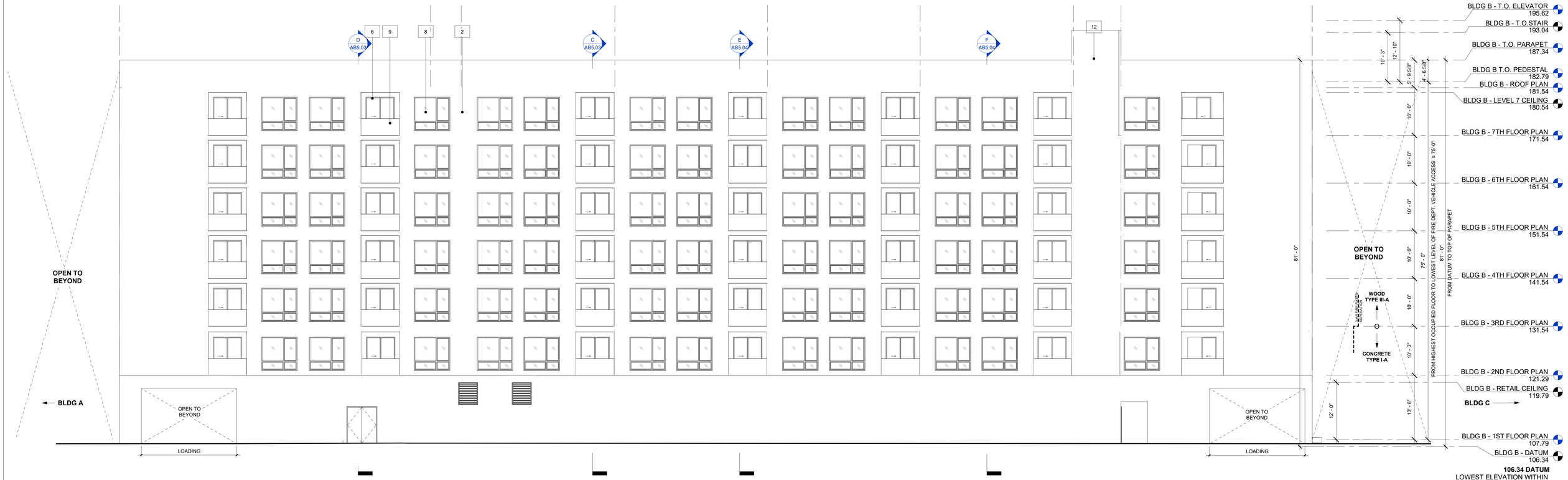


RECESSED WINDOW HEAD DETAIL



RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL



1 SOUTH ELEVATION

1/8" = 1'-0"

9010 VENICE BLVD.

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MIXED USE PROJECT

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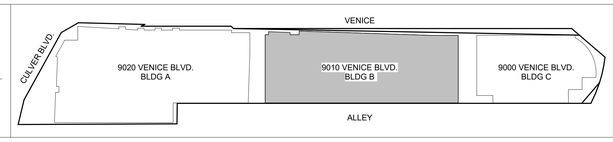

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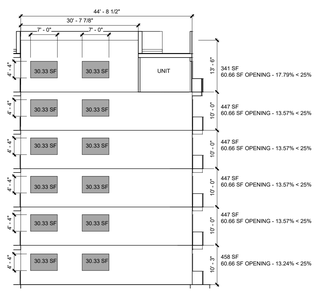
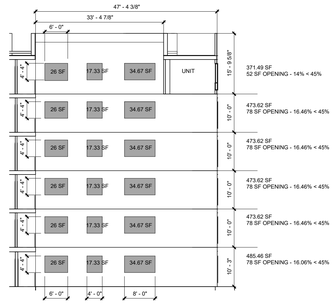
SOUTH ELEVATION

AB4.03

9010 VENICE BLVD.



9 COURTYARD 2 ELEVATION - DIAGRAM
1/16" = 1'-0"



7 COURTYARD 3 ELEVATION - DIAGRAM
1/16" = 1'-0"

ALLOWABLE OPENING PER CBC TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

COURTYARD 1 (EAST & WEST ELEVATION): **7'-6" FROM IMAGINARY PROPERTY LINE**
5' TO LESS THAN 10' => **25% ALLOWABLE**

1	ALUCOBOND	9	42" H. GLASS HANDRAIL	17	STOREFRONT DISPLAY
2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FASCIA	11	BRICK VENEER	19	LOADING DOOR
4	PAINTED METAL LOUVER	12	STUCCO FINISH	20	STEEL COLUMN
5	ANODIZED ALUMINUM ARCHITECTURAL FRAME	13	CONCRETE COLUMN	21	METAL STAIRS
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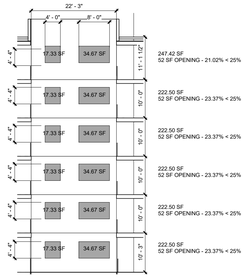
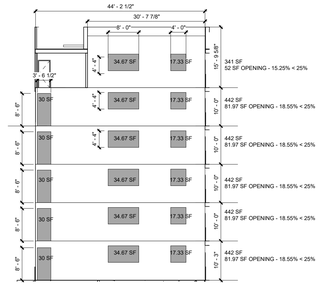
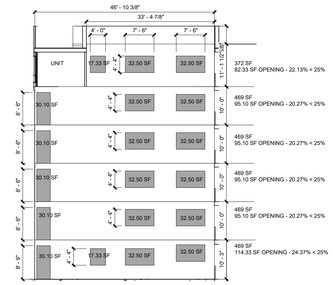


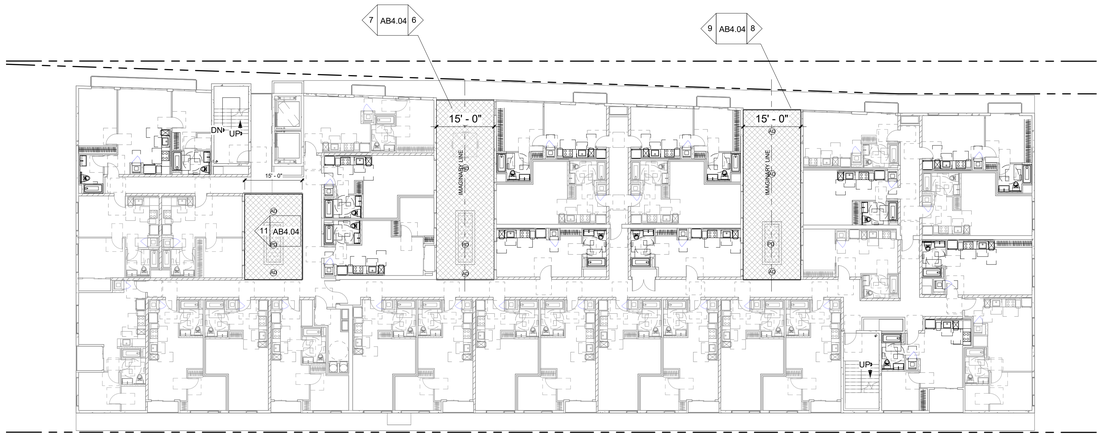
11 COURTYARD 1 ELEVATION - DIAGRAM
1/16" = 1'-0"



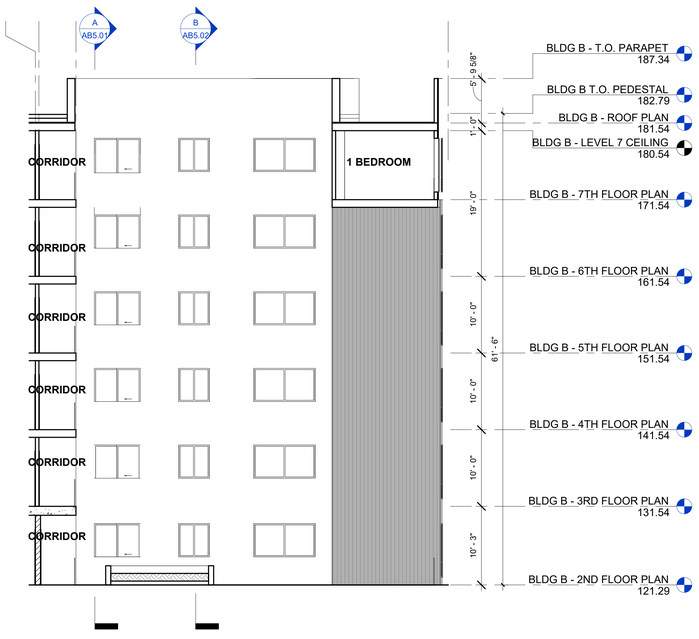
8 COURTYARD 2 ELEVATION - DIAGRAM
1/16" = 1'-0"



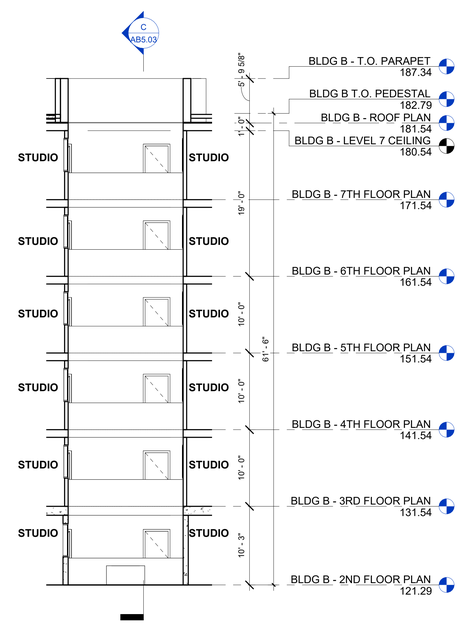
6 COURTYARD 3 ELEVATION - DIAGRAM
1/16" = 1'-0"



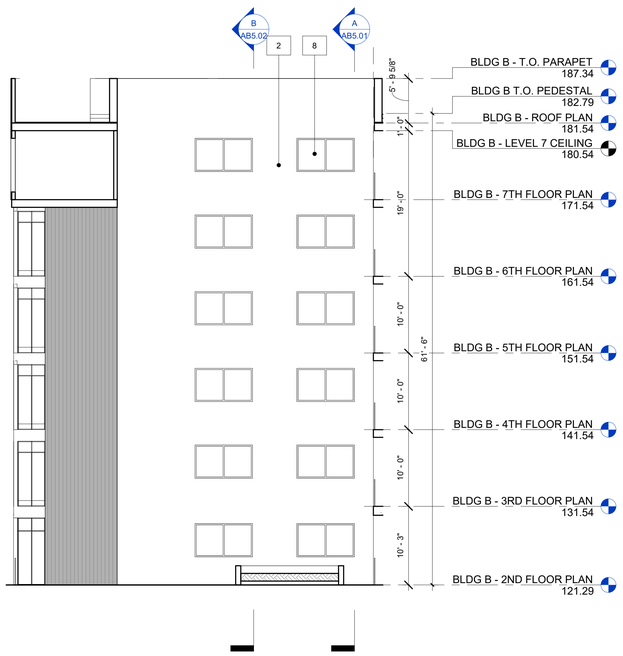
5 2ND FLOOR PLAN
1/16" = 1'-0"



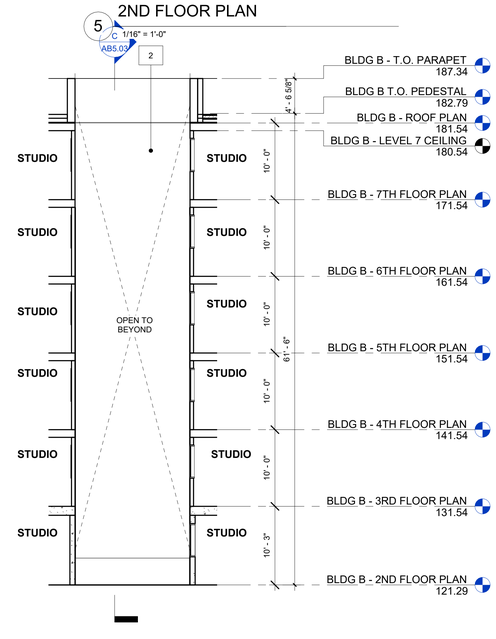
4 WEST ELEVATION COURTYARD 3
1/8" = 1'-0"



3 SOUTH ELEVATION COURTYARD 3
1/8" = 1'-0"



2 EAST ELEVATION COURTYARD 3
1/8" = 1'-0"



1 NORTH ELEVATION COURTYARD 3
1/8" = 1'-0"

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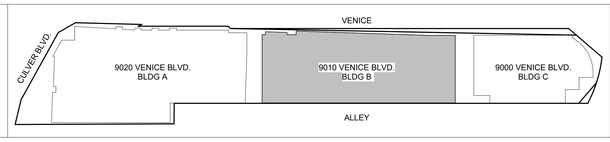

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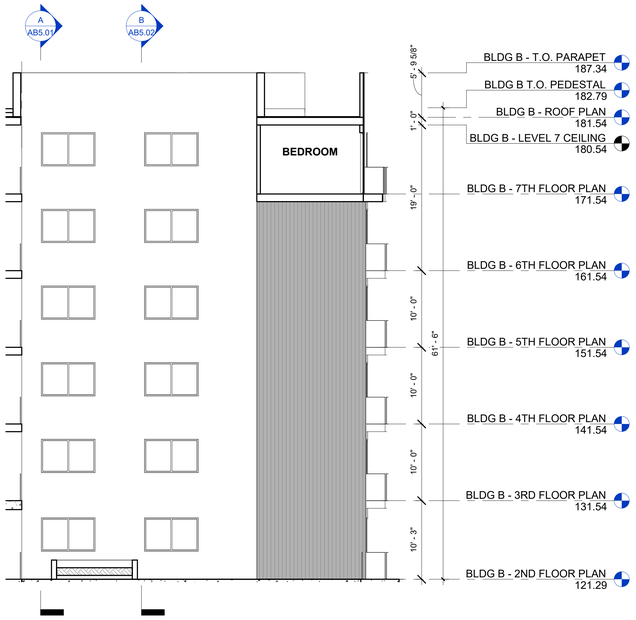
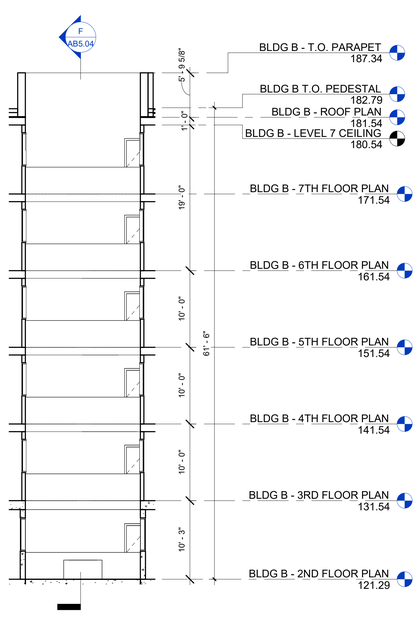
COURTYARD ELEVATIONS

AB4.04

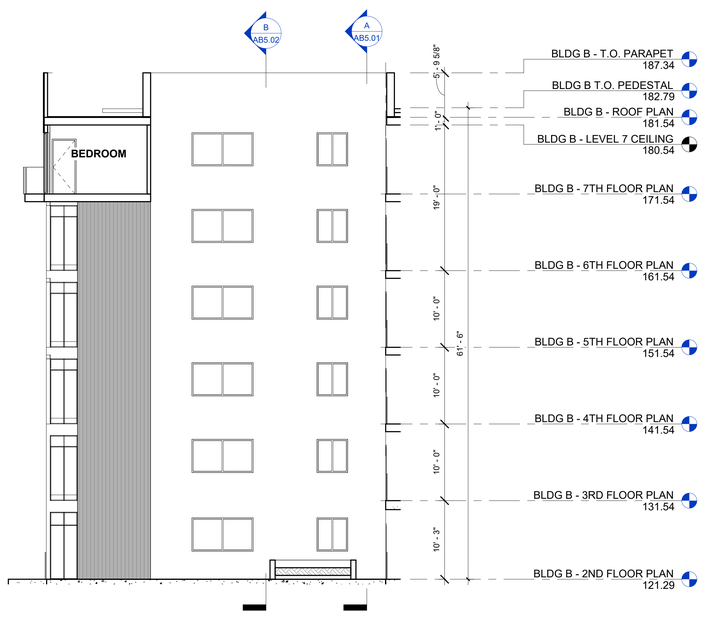
9010 VENICE BLVD.



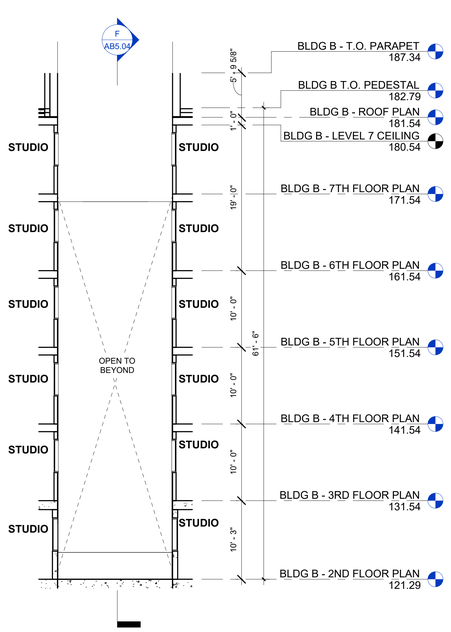
4 WEST ELEVATION COURTYARD 2
1/8" = 1'-0"



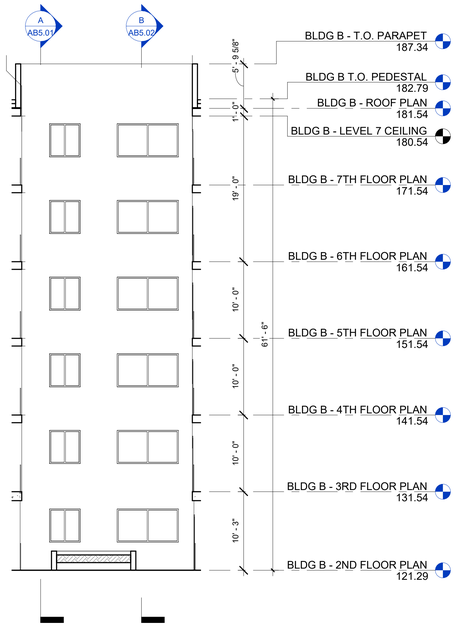
3 SOUTH ELEVATION COURTYARD 2
1/8" = 1'-0"



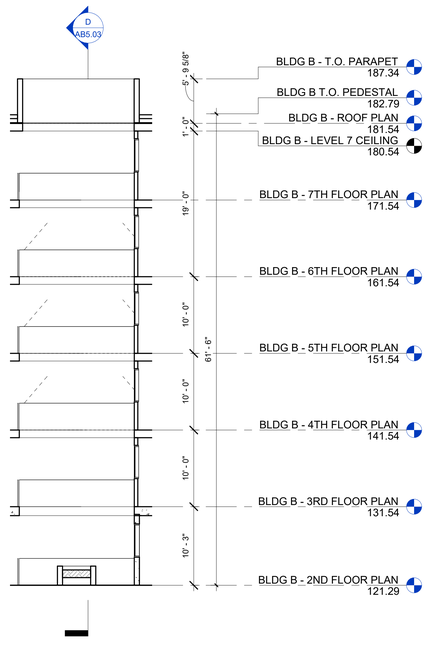
2 EAST ELEVATION COURTYARD 2
1/8" = 1'-0"



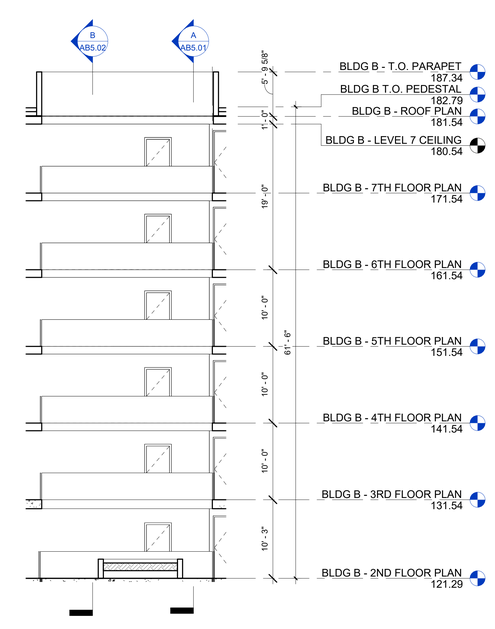
1 NORTH ELEVATION COURTYARD 2
1/8" = 1'-0"



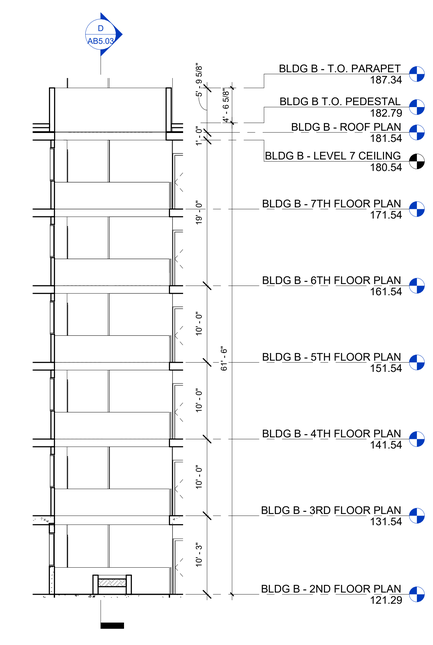
8 WEST ELEVATION COURTYARD 1
1/8" = 1'-0"



7 SOUTH ELEVATION COURTYARD 1
1/8" = 1'-0"



6 EAST ELEVATION COURTYARD 1
1/8" = 1'-0"



5 NORTH ELEVATION COURTYARD 1
1/8" = 1'-0"

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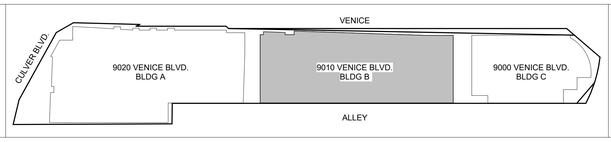

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COURTYARD ELEVATIONS

AB4.05

9010 VENICE BLVD.

9000 VENICE BLVD. - BLDG C

- NEW MIXED USE PROJECT CONSISTING OF 490 RESIDENTIAL UNITS OVER 14,598 SF OF COMMERCIAL SPACE OVER 2 LEVELS OF SUBTERRANEAN PARKING.
- 100% PRIVATELY FUNDED, NOT A PUBLIC HOUSING, NO TAX CREDIT RECEIVED.
- **THIS PROJECT IS DEFINED AS A MIXED USE PROJECT PER LAMC 13.09B(3) AND IS EXEMPT FROM THE COMMERCIAL CORNER DEVELOPMENT AND MINI SHOPPING CENTER ORDINANCE BASED ON LAMC 12.22A23 (d) (1).**

(9020 VENICE BLVD.) BUILDING A : REFER TO AA SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 222 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- 7,132 SF OF COMMERCIAL SPACE IN ACCORDANCE WITH THE TNP BONUS PROJECT

(9010 VENICE BLVD.) BUILDING B : REFER TO AB SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 192 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- OVER 4,890 SF OF COMMERCIAL SPACE, IN ACCORDANCE WITH THE TNP BONUS PROJECT

(9000 VENICE BLVD.) BUILDING C: REFER TO AC SHEETS

- NEW MIXED USE PROJECT CONSISTING OF 76 RESIDENTIAL UNITS @ LEVELS 3-7 , LEVEL 1 RETAIL & PARKING, OVER 2 LEVELS OF SUBTERRANEAN PARKING
- OVER 3,667 SF OF COMMERCIAL SPACE, IN ACCORDANCE WITH THE TNP BONUS PROJECT

AREA ANALYSES

BUILDING CODE AREA

BUILDING C

FLOOR	RETAIL (M)	GARAGE (S2)	RESIDENTIAL (R2) BUILDING 1	RESIDENTIAL (R2) BUILDING 2
P2 - TYPE I-A	-	9,164	-	
P1 - TYPE I-A	-	10,295	-	
1ST - TYPE I-A	3,780	6,330	909	
2ND - TYPE I-A	-	-	4,861	3,252
3RD - TYPE III-A	-	-	4,861	3,263
4TH - TYPE III-A	-	-	4,861	3,263
5TH - TYPE III-A	-	-	4,861	3,263
6TH - TYPE III-A	-	-	4,861	3,263
7TH - TYPE III-A	-	-	4,861	3,263
ROOF (NOT A FLOOR)	-	-	-	-
TOTAL:	**3,780 SF**	**25,789 SF**	**29,166 SF**	**19,567 SF**
			TOTAL R1 = (48,733 +909) = **49,642 SF**	

TOTAL CONSTRUCTION TYPE I-A = 38,591 SF
TOTAL CONSTRUCTION TYPE III-A = (24,305 + 16,315) = **40,620 SF**
TOTAL SF = 79,211 SF

SCHOOL FEES AREA

BUILDING C

FLOOR	RETAIL (M)	RESIDENTIAL (R2)
P2	-	-
P1	-	-
1ST	3,780	1,020
2ND	-	7,996
3RD	-	8,067
4TH	-	8,067
5TH	-	8,067
6TH	-	8,067
7TH	-	8,067
ROOF	-	-
TOTAL:	**3,780 SF**	**49,351 SF**
TOTAL COMMERCIAL = M + R2 = 53,131 SF SF		

OCIA PROGRAM NOTES

ON-MENU INCENTIVES :
TOIA T-3: BASE AND ADDITIONAL INCENTIVES

BASE INCENTIVES (T-3)
INCREASE IN HEIGHT (15 FT)
INCREASE IN FAR (4.65:1)
10% TOTAL RESIDENTIAL FLOOR AREA PER LAMC 12.22.A.38.h.2.vii IN OPEN SPACE

ADDITIONAL INCENTIVES
- OFF-MENU INCENTIVE FOR A 50% REDUCTION IN REQUIRED COMMERCIAL AREA (5% OF TOTAL AREA OR 15,689 SF IN LIEU OF 10% OR 30,505 SF) REQUIRED PER EXPO TNP TABLE D AND E
- 10% REDUCTION IN MINIMUM FLOOR TO STRUCTURAL CEILING HEIGHT FROM 15' TO 13'-6"
- OFF MENU INCENTIVE TO PERMIT A 50% REDUCTION IN THE REQUIRED STREET WALL HEIGHT ALONG ROBERTSON BLVD TO PERMIT A ONE-STORY, 16 '-6" STREET WALL IN LIEU OF A TWO-STORY STREETWALL REQUIRED PER EXPO TNP SECTION 4.2.1.B, TABLE L

BUILDING HEIGHT:

PER TNP MAP B, THIS PROJECT IS LOCATED IN SUBAREA 7. (SECTION 2.4 TABLE G) 68'
PER LABC 2023 TABLE 504.3 & 504.4
TYPE I-A: UNLIMETED
TYPE III-A: 85 FEET MAX. & 5 STORIES MAX.
HEIGHT INCENTIVE - UP TO 33' ADDITIONAL HEIGHT PER MIIP TOIA BASE INCENTIVE T-3
SUBAREA LAMC SECTION 12.22.A.38.(e).(2).(i))
HEIGHT: 83' (15 ADDITIONAL FEET FROM EXPO TNP 68' HEIGHT LIMIT)
PROPOSED ZONING HEIGHT FROM DATUME TO TOP OF THE PARAPET : 82' - 0 1/4"

SETBACKS:

ALL SETBACK REQUIREMENTS LISTED BELOW ARE PER TNP ORDINANCE SECTION 4.2 (PAGE 69,69) MIXED USE, COMMERCIAL, & INDUSTRIAL DESIGN STANDARDS.
PER TNP MAP H (PAGE 67,68) VENICE BLVD. IS CONSIDERED A RETAIL STREET.

YARD	USE	REQUIRED	PROVIDED
VENICE BLVD. (SIDE)	COMMERCIAL	0'MIN/5' MAX	5'-0"
VENICE BLVD. (SIDE)	RESIDENTIAL	5'MIN/10' MAX	5'-0"
ROBERTSON (FRONT)	COMMERCIAL	0'MIN/10' MAX	5'-0"
ROBERTSON (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
CULVER (FRONT)	COMMERCIAL	0'MIN/10' MAX	10'-0"
CULVER (FRONT)	RESIDENTIAL	10'MIN/15' MAX	10'-0"
SOUTH-ALLEY (SIDE)	COMMERCIAL	0'-0"	0'-0"
SOUTH-ALLEY (SIDE)	RESIDENTIAL	5'-0" MIN	5'-0"

UNIT TYPES

LEVELS	STUDIO	1 BR	2 BR
LEVEL 2	5	5	1
LEVEL 3	5	7	1
LEVEL 4	5	7	1
LEVEL 5	5	7	1
LEVEL 6	5	7	1
LEVEL 7	5	7	1
TOTAL	30	40	6

TOTAL UNITS IN BLDG C 76

SHEET INDEX

BUILDING C SHEETS

AC0.00	COVER SHEET
AC2.00	SITE PLAN BLDG. C
AC3.00	P-2 PARKING
AC3.01	P-1 PARKING
AC3.02	1ST FLOOR PLAN
AC3.03	2ND FLOOR PLAN
AC3.04	3RD FLOOR PLAN
AC3.05	4TH FLOOR PLAN
AC3.06	5TH FLOOR PLAN
AC3.07	6TH FLOOR PLAN
AC3.08	7TH FLOOR PLAN
AC3.09	ROOF PLAN
AC4.01	NORTH ELEVATION
AC4.02	EAST & WEST ELEVATION
AC4.03	SOUTH ELEVATION
AC5.01	SECTION A-A
AC5.02	SECTION B-B
AC5.03	SECTIONS C-C
AC5.04	SECTIONS D & E
AC5.05	SECTION F-F

CONSULTANT DRAWINGS
SURVEY
TITLE 24
STRUCTURAL
SHORING
CIVIL
LANDSCAPE

FIRE SPRINKLER NOTES:

- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION (903.2)
- PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOM (903.2.11.2)
- EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED. LAFC510
- TWO WAY COMMUNICATION REQUIRED AT ELEVATOR LOBBIES PER LAFC 1008.8.
- FIRE ALARM IS REQUIRED. LAFC 902.

APPLICABLE CODE:

- CALIFORNIA BUILDING CODE - 2022 EDITION
- LOS ANGELES BUILDING CODE - LATEST EDITION WITH AMENDMENTS
- ZONING CODE (CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE) 2000 EDITION OF THE PLANNING AND ZONING CODE FROM AMERICAN LEGAL PUBLISHING CORPORATION

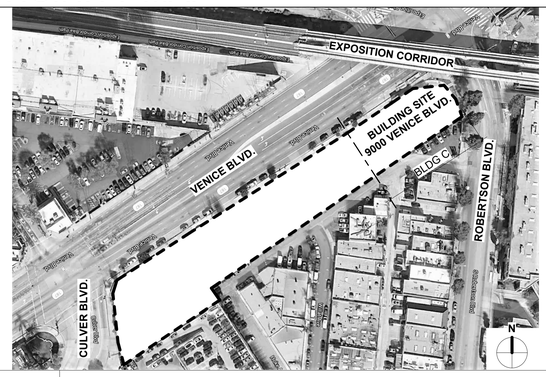
DEFERRED PERMITS:

- DEMOLITION PERMIT
- GRADING PERMIT
- SHORING PERMIT
- MECHANICAL PERMIT
- ELECTRICAL PERMIT
- PLUMBING PERMIT
- SWIMMING POOL PERMIT
- B PERMIT (OFFSITE WORK)

- FIRE SPRINKLERS SYSTEM ALARM
- EMERGENCY RESPONDER RADIO COVERAGE
- TENANT IMPROVEMENT PERMIT

RENDERING

VICINITY MAP



OWNER & CONSULTANTS

OWNER:
RETAIL CENTER 9000 VENICE LLC
11601 SANTA MONICA BLVD.
LOS ANGELES, CA 90025

ARCHITECT:
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657 ROSE AVE.
VENICE CA 90291
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SURVEYOR:
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17620 SHERMAN WAY SUITE 218
VAN NUYS, CA 91406
(818)342-3277

LANDSCAPE:
HARMONY GARDENS, INC.
12224 ADDISON STREET
VALLEY VILLAGE, CA 91607
(818)505-9783

9000 VENICE BLVD.

9000 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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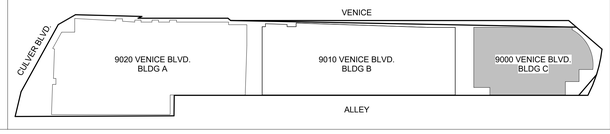


NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

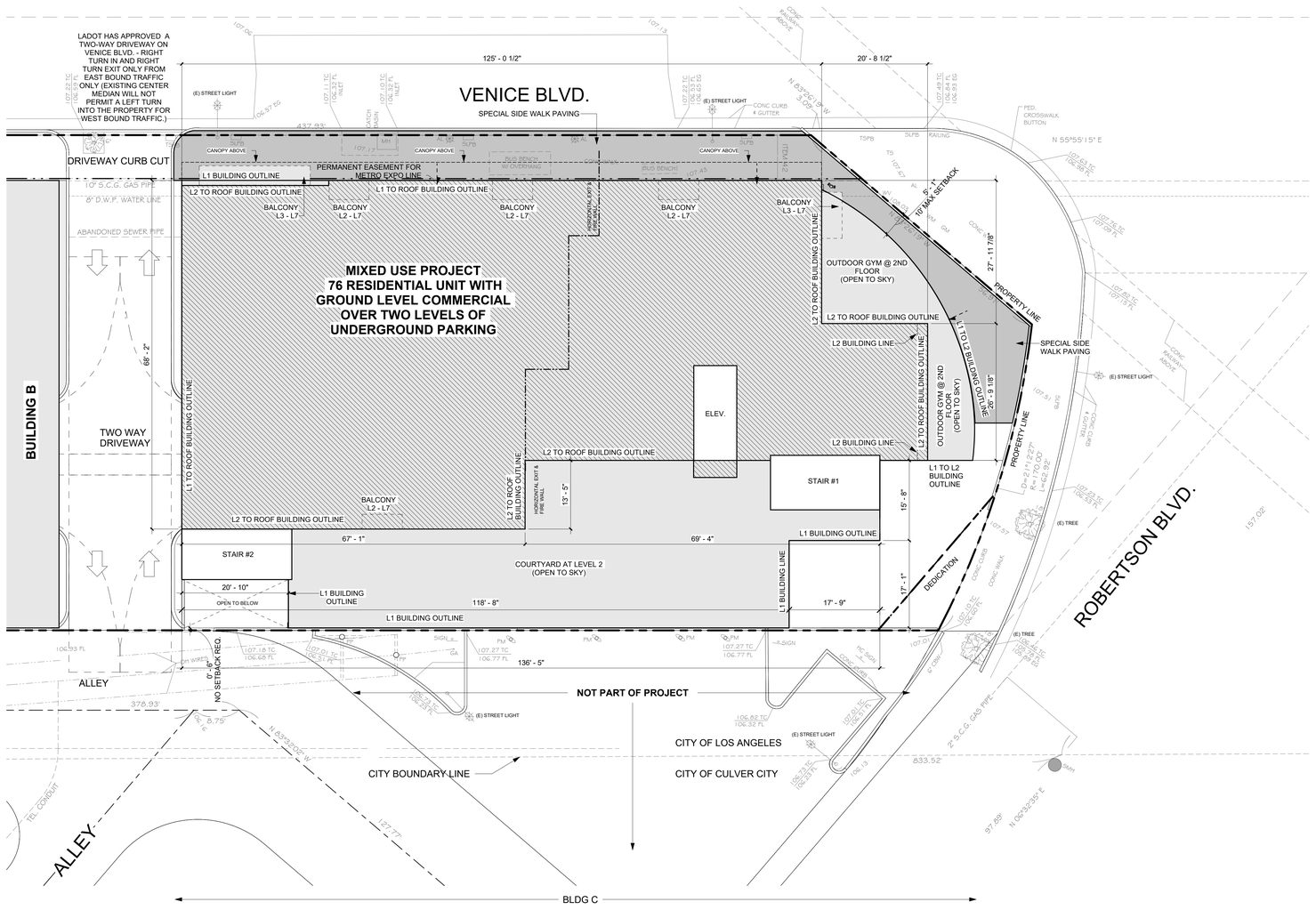
DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:

PLOT DATE 08-26-2024

COVER SHEET

AC0.00

9000 VENICE BLVD.



1 SITE PLAN

3/32" = 1'-0"

N TRUE NORTH

SITE PLAN GENERAL NOTES:

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

C. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

D. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER- RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

E. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)

F. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

G. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

H. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
I. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

J. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

K. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

L. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

M. RECYCLE AND/OR SALVAGE FOR RESUE A MINIMUM OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.4081.12 OR 5.408.1.3, OR MEET A LOCAL ORDINACNE, WHICHEVER IS MORE STRINGENT.

N. PROVIDE A WEATHER RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CBC SECTION 14.03.2 (WEATHER PROTECTION) AND CEC SECTION 150, (MANDATORY FEATURES AND DEVICES)., MANUFACTERER'S INSTALLATION INSTRUCTIONS OE LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

O. DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES.

P. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

Q. TREES IN THE PUBLIC RIGHT OF WAY:
VERIFY EXACT LOCATION FOR NEW TREES WITH THE CITY OF LA FORESTRY DEPARTMENT.

9000 VENICE BLVD.

9000 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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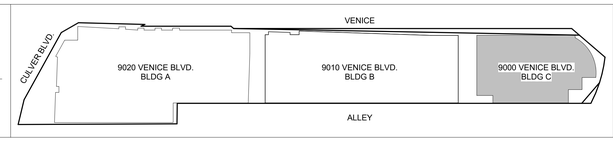

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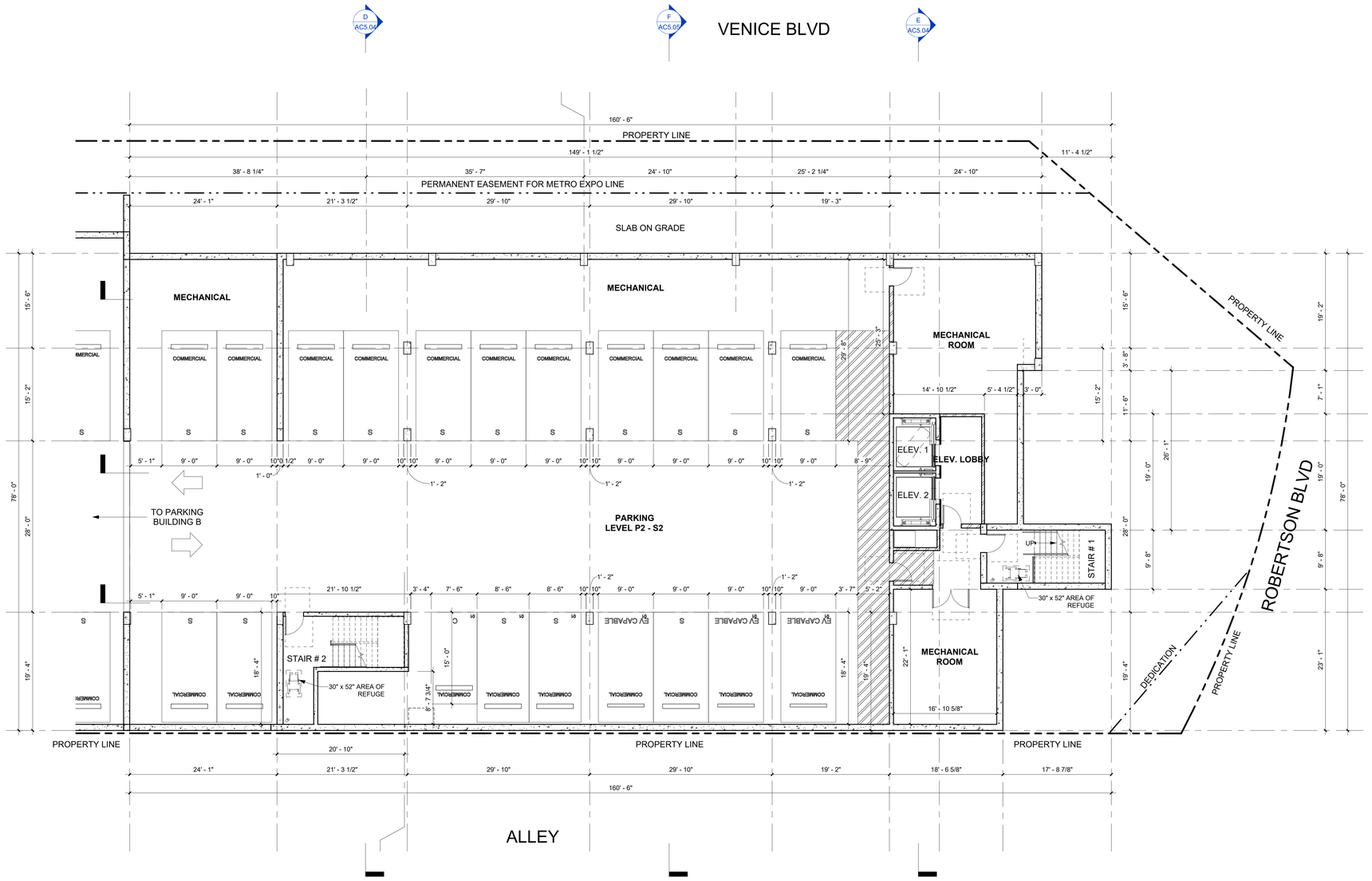
DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:
				PLOT DATE	08-26-2024

SITE PLAN BLDG. C

AC2.00

9000 VENICE BLVD.



1 P-2 PARKING

1/8" = 1'-0"

N

TRUE NORTH

GENERAL GARAGES NOTES

MINIMUM CLEAR HEIGHT TO BOTTOM OF BEAMS, MECHANICAL DUCTS & PIPING @ ENTRY RAMP, DRIVE AISLE & PARKING STALLS SHALL NOT BE LESS THAN 8'-2" MIN. CLEAR @ HANDICAP DRIVE AISLE, 7'-0" MINIMUM CLEAR @ ALL OTHER LOCATIONS

PROVIDE 2% MAX. SLOPE AT HANDICAP ACCESSIBLE PARKING STALLS & DRIVEWAY, AND 5% MAX. SLOPE AT OTHER LOCATIONS AT GARAGE.

CONTRACTOR TO VERIFY ALL OPENINGS WITH SUBCONTRACTORS PRIOR TO SETTING CONCRETE BLOCKS

PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS.
ALL PARKING AREAS SHALL HAVE AN AVERAGE SURFACE ILLUMINATED OF NOT LESS THAN 0.2 FT. CANDLES.

PROVIDE 6" PERFORATED DRAIN AT ALL BELOW GRADE WALLS (TYPICAL).

PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT BUILDING AND ALL GARAGE LEVELS.

BUILDING TO BE FULLY SPRINKLERED. AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLATION SHALL CONFORM TO CURRENT CODES.

STANDPIPES SHALL BE PROVIDED AS SET FORTH IN TABLE NO. 9-A SEC. 904.5.2. THIS BUILDING SHALL BE PROVIDED WITH CLASS I STANDPIPES. PLUMBER TO VERIFY LOCATION OF DRY STANDPIPES AT GARAGE LEVELS

PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, STANDPIPES AND THEIR APPURTENANCES SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A 10 BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION.

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR ELECTRICAL, MECHANICAL ROOM OR PARKING GARAGE.

PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET. SEE LOCATION ON PLANS

BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL HAVE A STAIRWAY NUMBERING SYSTEM CONFORMING TO SMFD INFORMATION SHEET "STAIRWAY IDENTIFICATION SIGNS". REFER TO A7.2 FOR DETAILS.

THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS 'EV CAPABLE' IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE (4.106.4.2)

DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5

A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.

THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCH CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

GENERAL NOTES:

A. REFER TO SITE PLAN FOR ADDITIONAL SITE NOTES & INFORMATION
B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

LEGEND

- 3HR CMU WALL
- 3HR CONCRETE WALL
- 1 HR RATED WOOD STUD WALL
- 1 HR RATED STUD WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- PATH OF TRAVEL
- ED EMERGENCY DRAIN
- DS DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT EXIT
- SPRINKLER HEADS
- * ENERGY STAR * COMPLIANT EXHAUST FAN CONTROLLED BY HUMUDITY
- OAD OVERFLOW AREA DRAIN
- PLUMBING WALL
- AVM WATERPROOF DECKING
- METAL WALL @ 3RD FLOOR
- DROP CEILING
- DS DOWNSPOUT
- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH PANIC / FIRE EXIT HARDWARE
- CLASS 'I' STANDPIPE
- T THERMOSTAT
- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

BUILDING C - P2 - PARKING	
TYPE	COUNT
COMPACT	1
STANDARD	16
STANDARD - EV CAPABLE	3
P2 TOTAL RES: 20	

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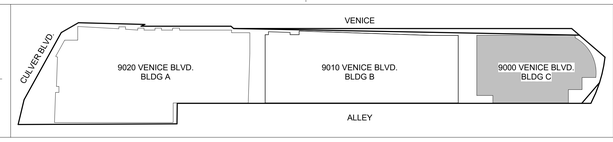

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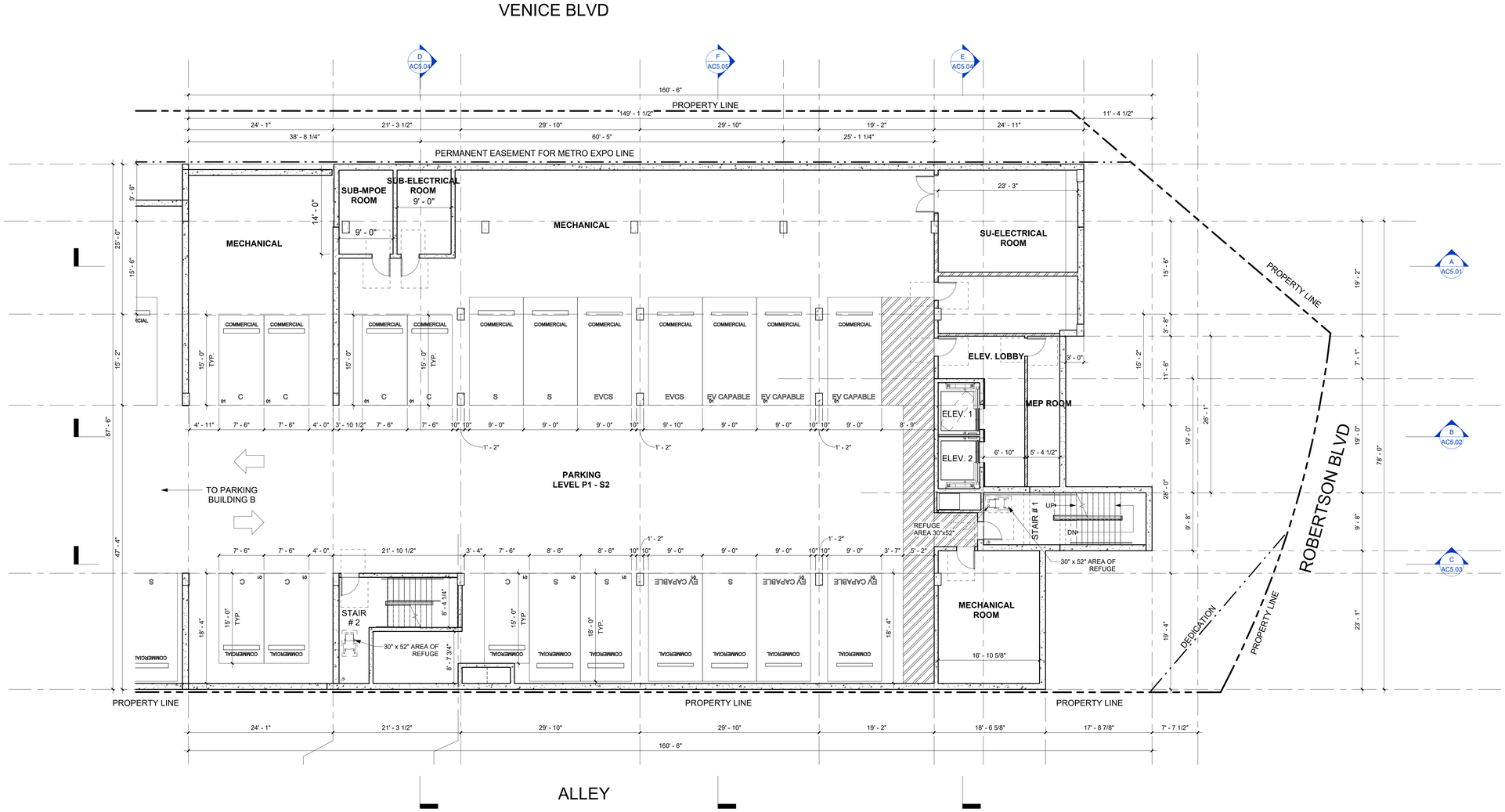
P-2 PARKING

AC3.00

9000 VENICE BLVD.



1 P-1 PARKING

1/8" = 1'-0"

N TRUE NORTH

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PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET. SEE LOCATION ON PLANS

BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL HAVE A STAIRWAY NUMBERING SYSTEM CONFORMING TO SMFD INFORMATION SHEET "STAIRWAY IDENTIFICATION SIGNS". REFER TO A7.2 FOR DETAILS.

THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS 'EV CAPABLE' IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE (4.106.4.2)

DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5

A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.

THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCH CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

GENERAL NOTES:

A. REFER TO SITE PLAN FOR ADDITIONAL SITE NOTES & INFORMATION
B. NOTE REGARDING ARCHITECTURAL DIMENSIONS SHOWN ON THE PLANS:
ALL REQUIRED ACCESSIBILITY DIMENSIONS SHOWN AS "CLEAR" OR "CLR" DIMENSION SHOULD BE CONSIDERED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. EACH SUBCONTRACTOR TO CONFIRM FINISH MATERIAL THICKNESS, FIRE RATING, AND STRUCTURAL SHEAR REQUIREMENTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS.

LEGEND

- 3HR CMU WALL
- 3HR CONCRETE WALL
- 1 HR RATED WOOD STUD WALL
- 1 HR RATED STUD WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- PATH OF TRAVEL
- ED — EMERGENCY DRAIN
- DS — DOWNSPOUT
- AD — AREA DRAIN / FLOOR DRAIN
- EXIT — EXIT
- SPRINKLER HEADS
- * ENERGY STAR * COMPLIANT EXHAUST FAN CONTROLLED BY HUMUDITY
- OAD — OVERFLOW AREA DRAIN
- PLUMBING WALL
- AVM WATERPROOF DECKING
- METAL WALL @ 3RD FLOOR
- DROP CEILING
- DS — DOWNSPOUT
- SD — SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH — PANIC / FIRE EXIT HARDWARE
- CLASS 'I' STANDPIPE
- T — THERMOSTAT
- P.D — PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

BUILDING C - P1 - PARKING	
TYPE	COUNT
COMPACT	7
STANDARD	5
STANDARD - EV CAPABLE	6
STANDARD - EVCS	2
P1 TOTAL RES: 20	

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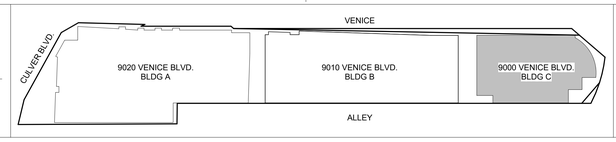

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DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:
				PLOT DATE	08-26-2024

P-1 PARKING

AC3.01

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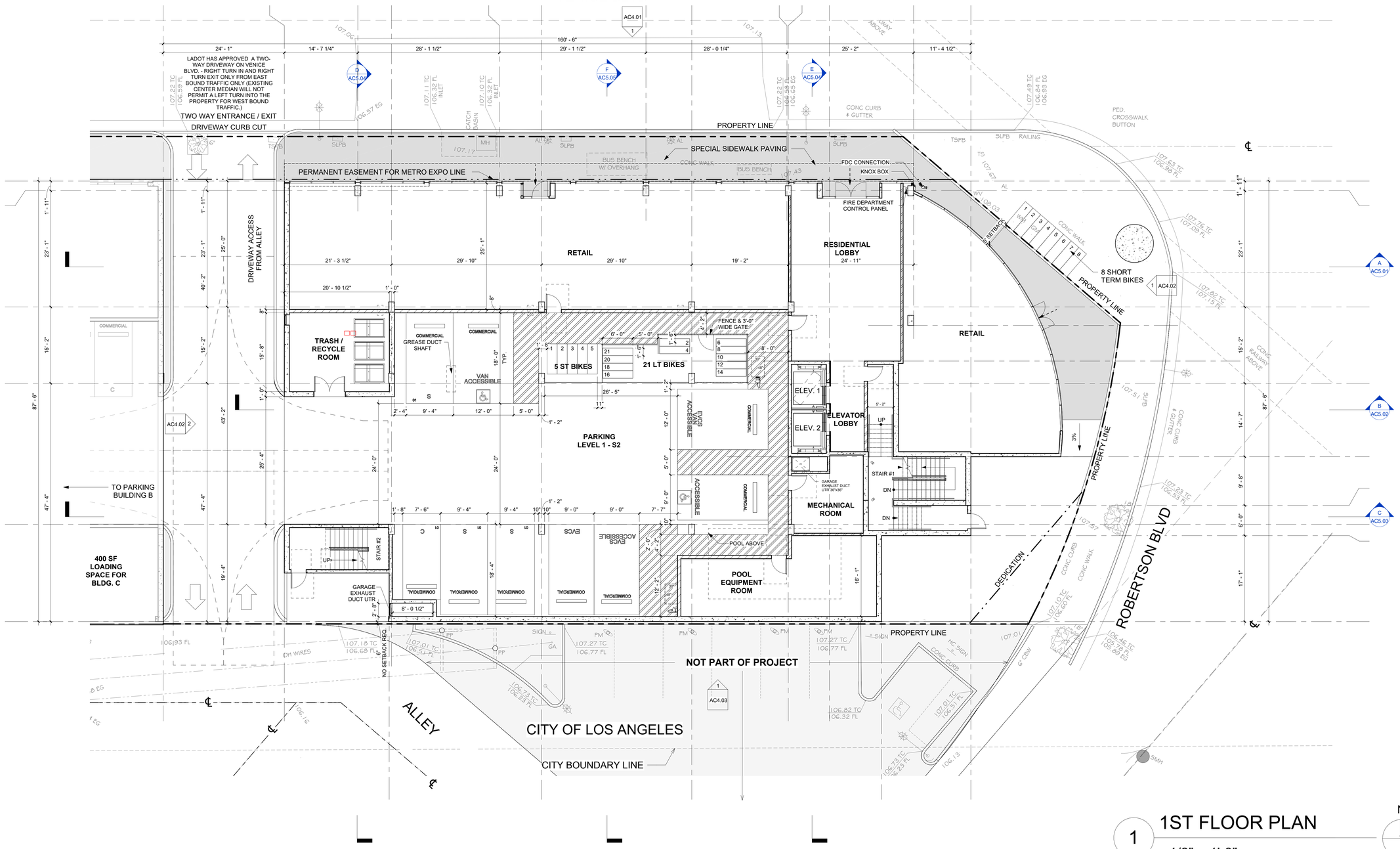

1 1ST FLOOR PLAN

1/8" = 1'-0"

N

GENERAL FLOOR PLAN NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING" (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
5. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
6. OPENINGS THROUGH A FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED BY 1 HR SHAFT ENCLOSURE. THE SHAFT ENCLOSURE SHALL BE CONSTRUCTED OF FIRE BARRIERS AND HORIZONTAL ASSEMBLIES. (708)
7. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIAL
8. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
9. SHOW THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS. THE EXIT PATH SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
10. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8. "THIS BUILDING AND GARAGE 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."
ALL REQUIRED EXITS SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR THE PUBLIC WAY.
EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 ILUX).
INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SECTION 2702.
EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS.
EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34 AND A MAX. 48" ABOVE THE FINISHED FLOOR ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.7.
MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING HEIGHT OF 7'-6" (1003.2)
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)
CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS PROVIDE STAIRWAY ILLUMINATION MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)
RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL" TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)
EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3)
WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70-IN. ABOVE DRAIN INLET. (1210.3) FLAME SPREAD RATING OF PANELING MATERIALS ON WALLS OF CORRIDORS, LOBBY AND EXIT ENCLOSURES FOR R-2 OCCUPANCIES:"
ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) OR BLOCK/CONCRETE WALL (F.O.W.) UNLESS NOTED OTHERWISE.
DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5
THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION, EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS. (5.508.1)

LEGEND

- DROP CEILING
- AVM WATERPROOF DECKING
- PATH OF TRAVEL
- (ED) EMERGENCY DRAIN
- (DS) DOWNSPOUT
- AD AREA DRAIN / FLOOR DRAIN
- EXIT
- SPRINKLER HEADS
- DS DOWNSPOUT
- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH PANIC HARDWARE
- CS CLASS 'I' STANDPIPE
- P.D PLANTE DRAIN REFER TO PLUMBING DRAWING FOR LOCATION
- OAD OVERFLOW AREA DRAIN

BUILDING C - L1 - PARKING	
TYPE	COUNT
ACCESSIBLE	1
ACCESSIBLE - VAN	1
COMPACT	1
EVCS - ACCESSIBLE	1
EVCS - VAN ACCESSIBLE	1
STANDARD	3
STANDARD - EVCS	1
L1 TOTAL RES: 9	

BLDG C - L1 - SHORT TERM...	
TYPE	
BLDG C - BIKE	13
L1 TOTAL : 13	

BLDG C - L1 - LONG TERM...	
TYPE	
BLDG C - BIKE	21
L1 TOTAL : 21	

ADDITIONAL NOTES:
WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

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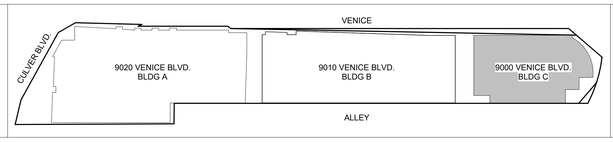

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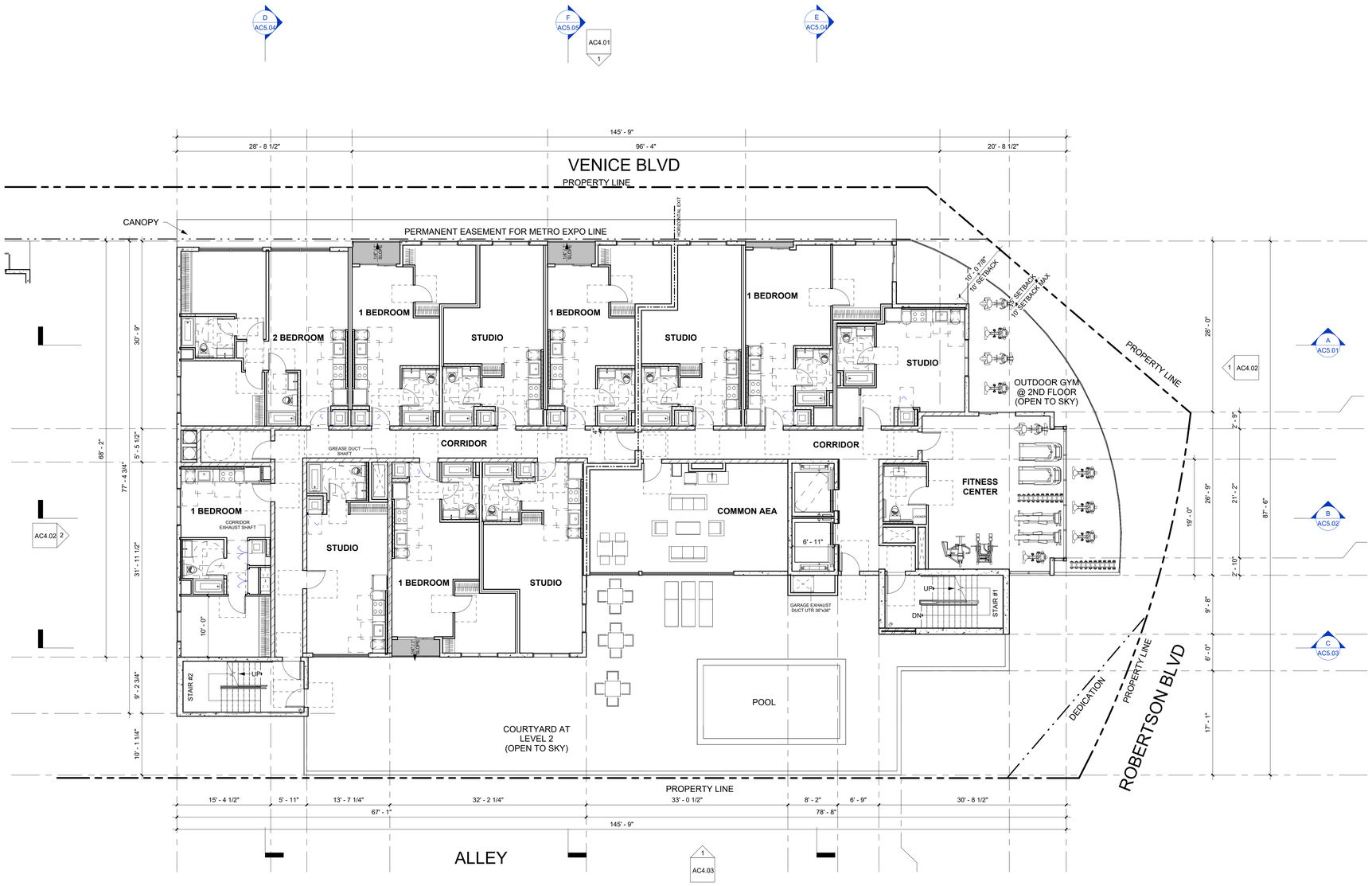
DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:	DATE	ISSUE / REVISION:
02/12/2026	PZA SUBMITTAL SET				

PLOT DATE 08-26-2024

1ST FLOOR PLAN

AC3.02

9000 VENICE BLVD.



2ND FLOOR PLAN

1/8" = 1'-0"

N

TRUE NORTH

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
iii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
i) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
ii) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ADDITIONAL LO-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A,E,I,R-2.1.

ADDITIONAL NOTES:

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

WALLS - FIRE RATING NOTES:

1) FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. SEE DETAIL #1 A9.4
2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
3)ALL EXTERIOR LOAD BEARING WALLS SHALL BE 2 HR FIRE RATED. ALL EXTERIOR NON-BEARING WALLS ARE 1HR FIRE RATED. PLATES, STUDS AND SHEAR PANELS ARE OF NON-COMBUSTIBLE FIRE TREATED WOOD.

GENERAL NOTES:

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LEGEND

- 3HR CMU WALL
- 3HR CONCRETE WALL
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- 1 HR RATED STUD WALL
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- SPRINKLER HEADS
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- METAL WALL @ 3RD FLOOR
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- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
- PH PANIC / FIRE EXIT HARDWARE
- CI CLASS 'I' STANDPIPE
- T THERMOSTAT
- P.D PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

9000 VENICE BLVD.

9000 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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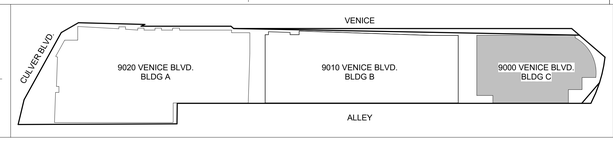

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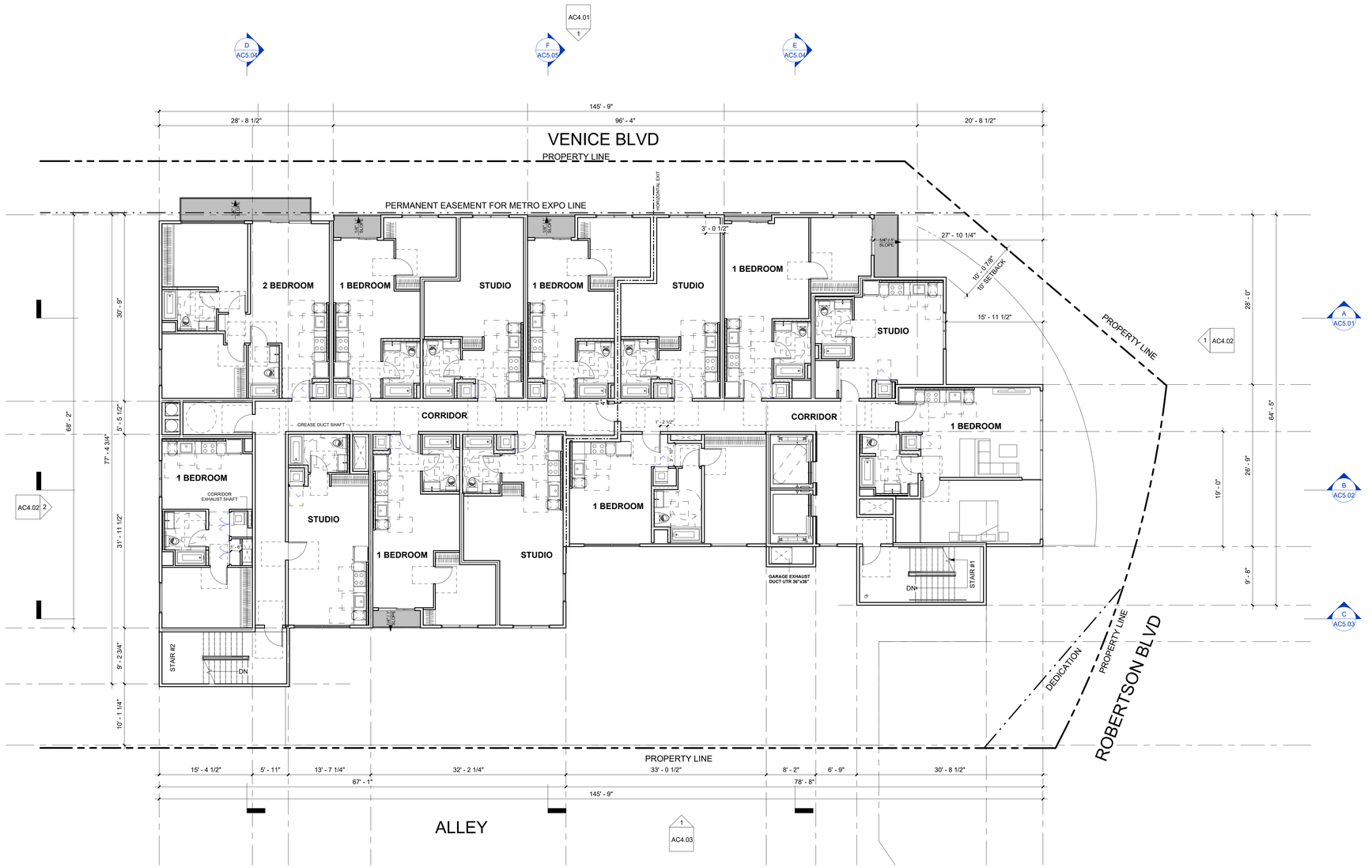
2ND FLOOR PLAN

AC3.03

9000 VENICE BLVD.



1 3RD FLOOR PLAN

1/8" = 1'-0"

N

TRUE NORTH

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
iiii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

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ii) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ADDITIONAL LO-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A,E,I,R-2.1.

ADDITIONAL NOTES:

WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED

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2)ALL WALLS SHALL BE 1HR RATED CONSTRUCTION (T.601) UNLESS NOTED OTHERWISE
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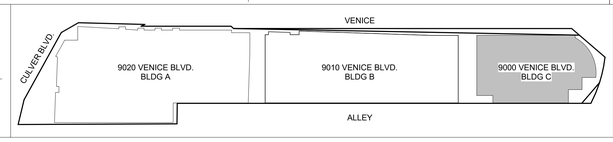

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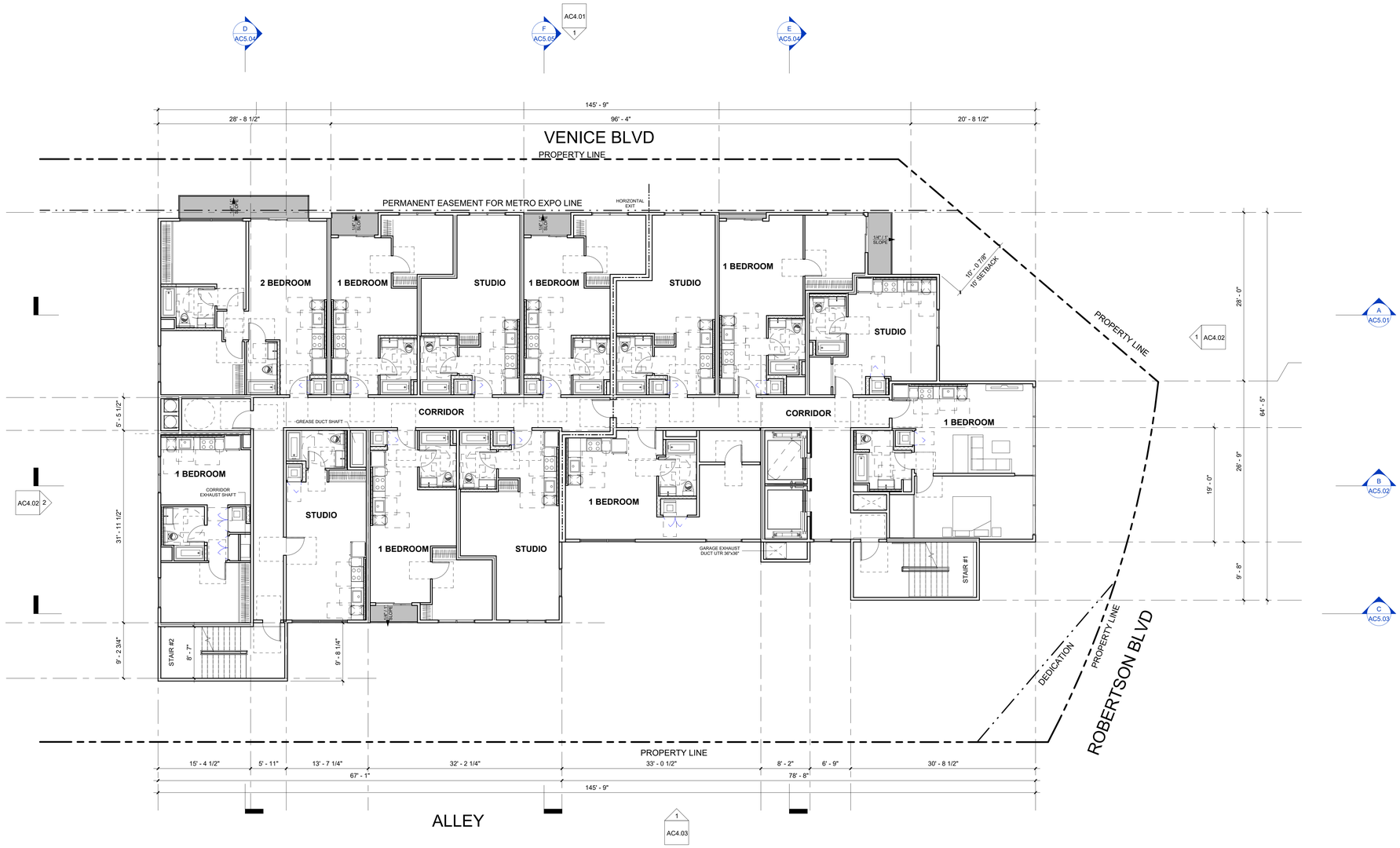
3RD FLOOR PLAN

AC3.04

9000 VENICE BLVD.



1 4TH FLOOR PLAN

1/8" = 1'-0"

N

TRUE NORTH

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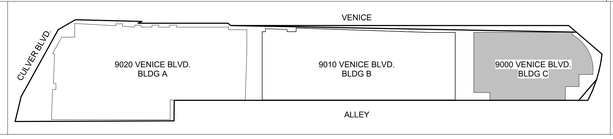

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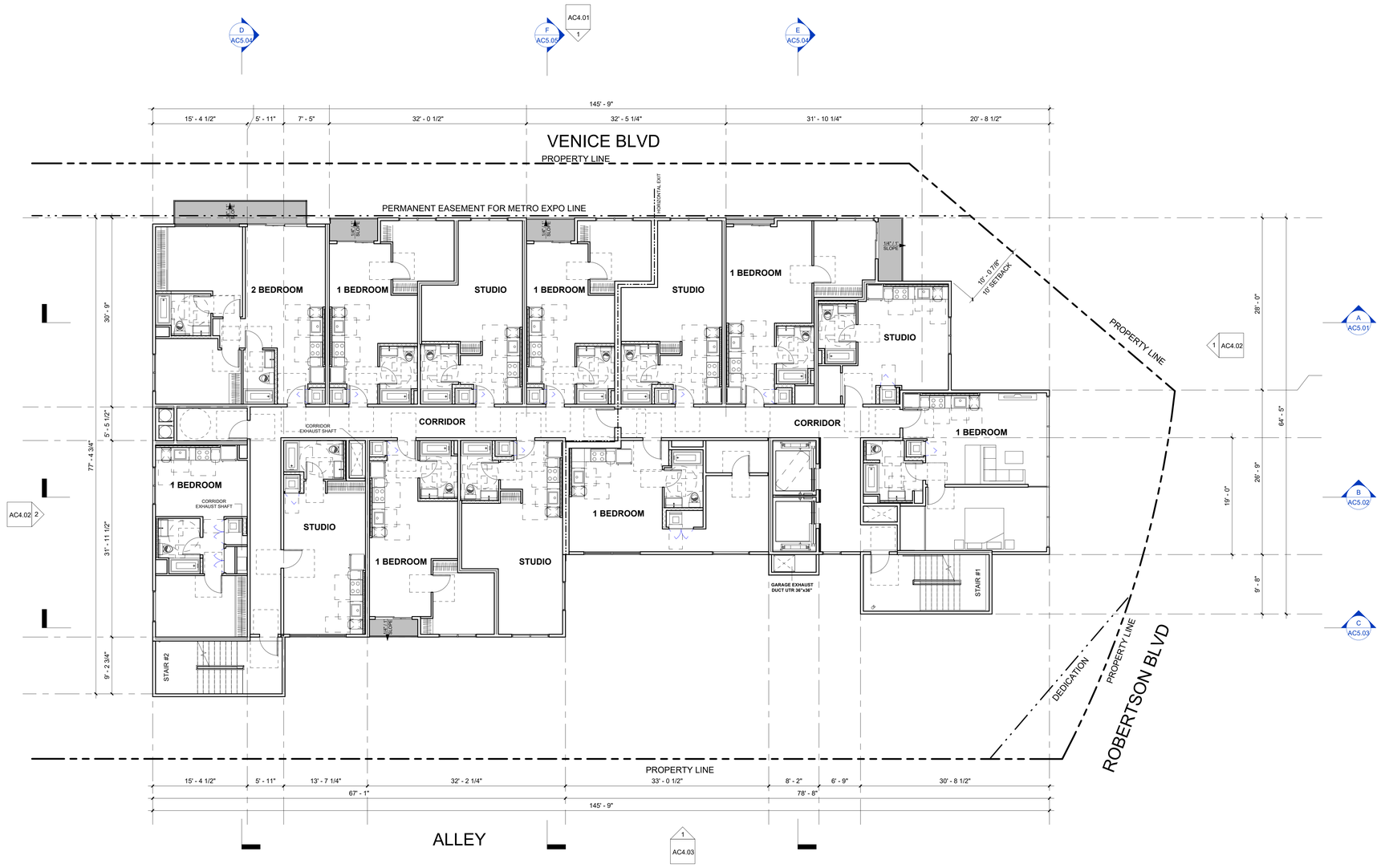
4TH FLOOR PLAN

AC3.05

9000 VENICE BLVD.



1 5TH FLOOR PLAN

1/8" = 1'-0"

N

TRUE NORTH

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- * ENERGY STAR * COMPLIANT EXHAUST FAN CONTROLLED BY HUMUDITY
- OAD OVERFLOW AREA DRAIN
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- AVM WATERPROOF DECKING
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- SD SMOKE DETECTOR - SMOKE ALARM SHALL BE INTERCONNECTED, HARD-WIRED & SHALL HAVE A BATTERY BACKUP. SEE DETAIL
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- T THERMOSTAT
- PD PLANTER DRAIN REFER TO PLUMBING DRAWING FOR LOCATION

9000 VENICE BLVD.

9000 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

9000 VENICE BLVD., LOS ANGELES CA 90034
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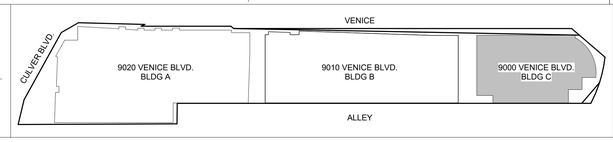

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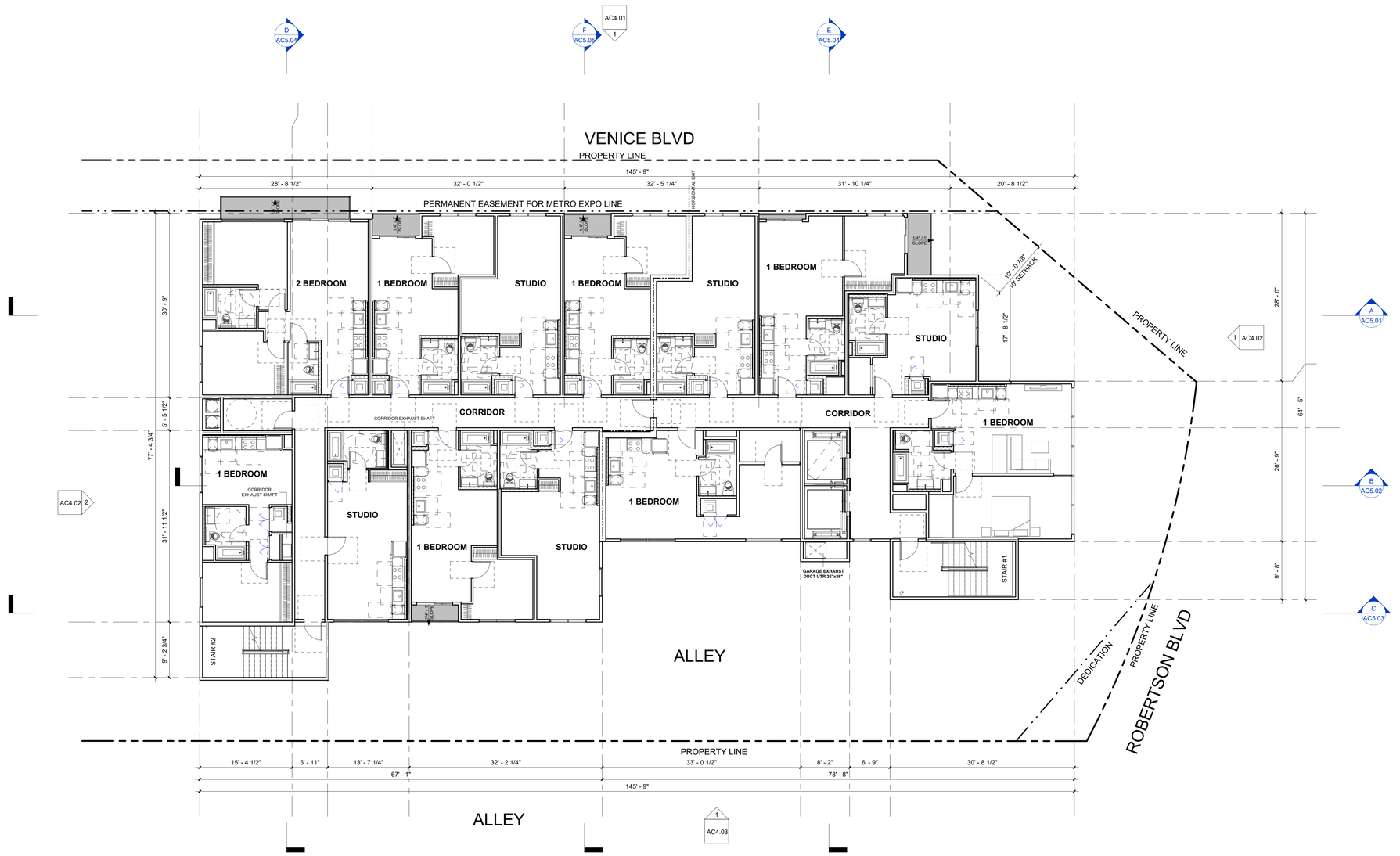
5TH FLOOR PLAN

AC3.06

9000 VENICE BLVD.



1 6TH FLOOR PLAN

1/8" = 1'-0"

N

TRUE NORTH

GENERAL FLOOR PLAN NOTES

1) IN R1 AND R2 OCCUPANCIES, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH 1013.8

2) EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.

B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

C. STORM DOORS.

D. UNFRAMED SWINGING DOORS.

E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
i) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
ii) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
iii) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
iii) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.

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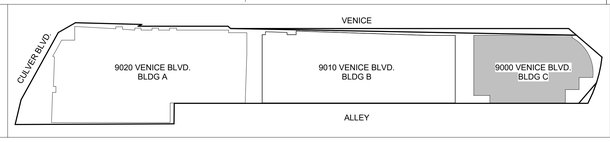

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6TH FLOOR PLAN

AC3.07

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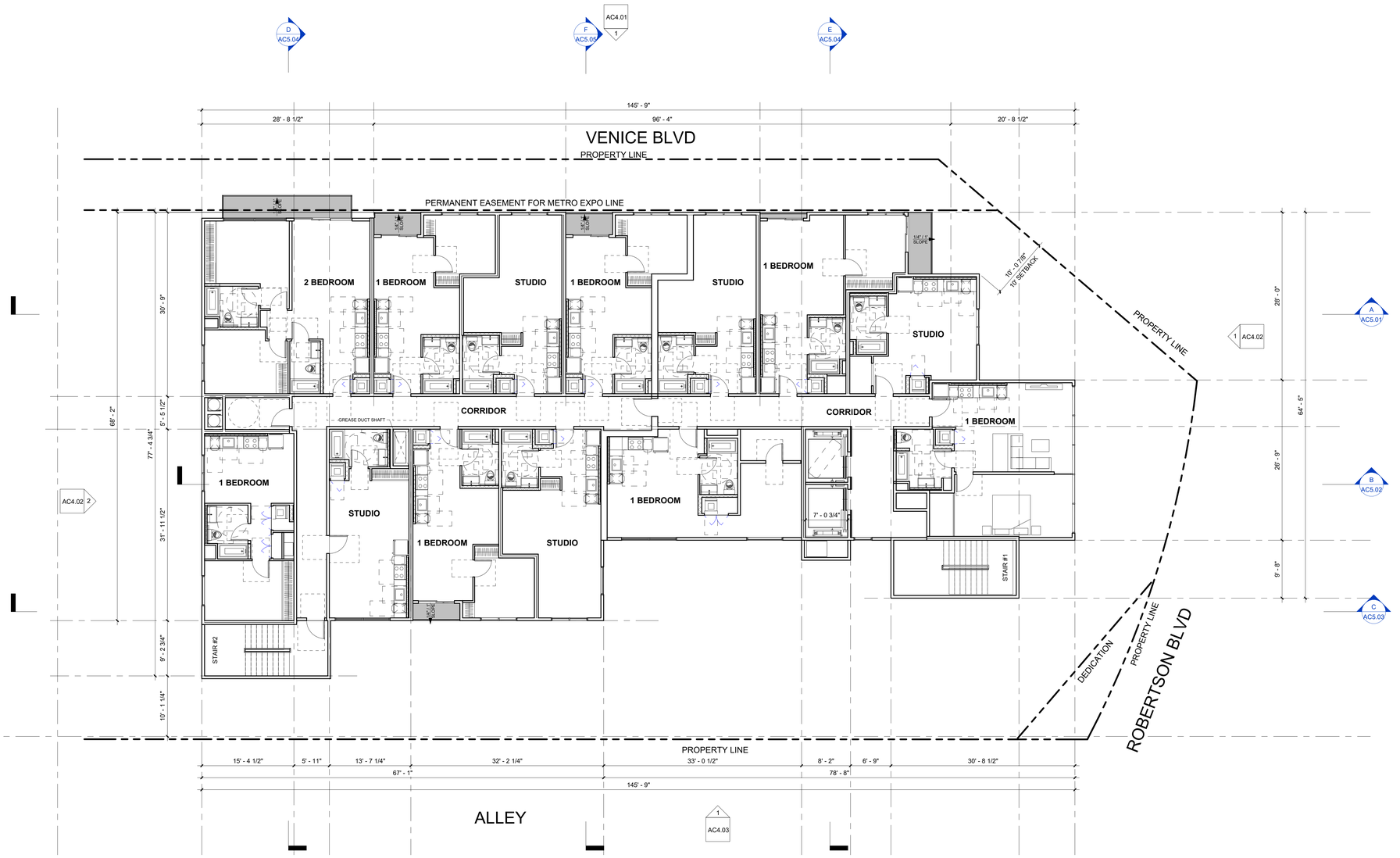

1 7TH FLOOR PLAN
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N TRUE NORTH

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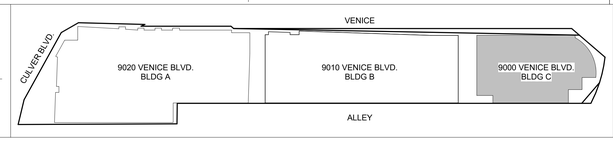

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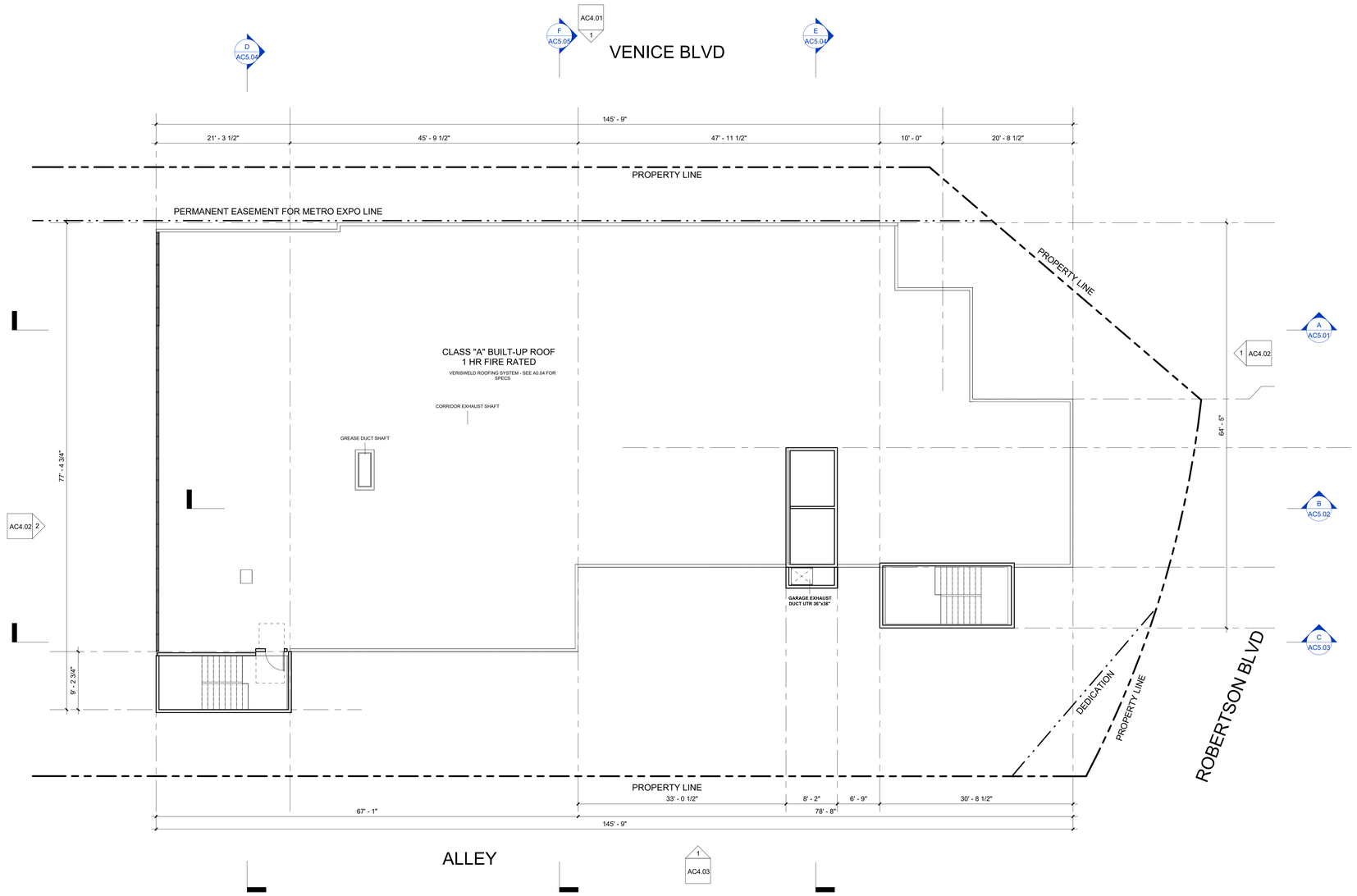
7TH FLOOR PLAN

AC3.08

9000 VENICE BLVD.



1 ROOF PLAN

1/8" = 1'-0"

N

TRUE NORTH

GENERAL NOTES:

A. ALL ROOF SLOPE TO BE 3/8":1' MIN. FALL ROOF DRAINAGE SHOWN IS SCHEMATIC ONLY, ACTUAL DRAINAGE MAY BE AFFECTED BY FIELD CONDITIONS. FRAMING & ROOFING CONTRACTOR TO REVIEW PLANS AND REPORT ANY AREAS OF POTENTIAL CONCERNS TO THE ARCHITECT INCLUDING LOCATIONS OF GUTTERS, DOWNSPOUTS & MECHANICAL EQUIPMENT PADS

B. ALL ROOF WATER TO BE CONDUCTED THROUGH DOWNSPOUTS AND DRAINS (NO FREE FALL TO BALCONIES TYPICAL).

C. ROOF DRAINAGE SHALL NOT BE CARRIED OVER SIDEWALKS.

D. DRAIN PIPES INSTALLED IN PARKWAY TO BE IRON OR EQUAL.

E. DRY STANDPIPE LOCATION TO BE APPROVED BY FIRE INSPECTOR PRIOR TO INSTALLATION AT ALL LEVELS.

F. IN STAIRWELL ADD ADDITIONAL RISERS IF REQUIRED TO ACCOMMODATE SLOPE AT BUILT UP ROOF.

H. MECHANICAL SCREEN ADJACENT TO MECHANICAL EQUIPMENT SHALL BE INSTALLED IF REQUIRED BY INSPECTOR.

I. MECHANICAL SUB-CONTRACTOR TO LOCATE ALL MECHANICAL EQUIPMENT PLATFORMS ON ROOF PRIOR TO CONSTRUCTION OF PLATFORM BY FRAMER. MECHANICAL SUB-CONTRACTOR TO INFORM ARCHITECT OF ANY CLEARANCE PROBLEMS AT THIS TIME. SUPERINTENDENT TO CONFIRM ALL LOCATIONS.

J. PLUMBER TO REVIEW ALTERNATE BOILER LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.

K. MECHANICAL AND OTHER DUCTS WHICH PENETRATE THE ROOF DECK WILL BE COORDINATED WITH RESPECT TO THEIR LOCATION WITH THE ARCHITECT. DO NOT CUT HOLE IN ROOF DECK PRIOR TO APPROVAL OF LOCATION BY ARCHITECT.

L. (SEE NOTE ON PLAN FOR BUILT-UP ROOF MATERIALS AND A-- FOR SPECS.)

M. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT. REFER TO A-- GRN-14 FOR FURTHER INFORMATION .

N. COORDINATE LOCATION OF METHANE PIPES SO THEY ARE NOT IN CONFLICT WITH THE CLEARANCES REQUIRED FOR THE FUTURE SOLAR ZONE.

SOLAR ZONE

(SEE SHEET A1.4c FOR ALL ENERGY STAR APPLIANCES AND THERMOSTAT SPECIFICATIONS)

SOLAR AREA IS OMITTED PER CALIFORNIA ENERGY CODE 2019

EXCEPTION 4 TO SECTION 110.10(b)1B: LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS WITH ALL THERMOSTATS IN EACH DWELLING UNIT ARE DEMAND RESPONSE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY. IN ADDITION, EITHER A OR B BELOW:

A. IN EACH DWELLING UNIT, COMPLY WITH ONE OF THE FOLLOWING MEASURES:

i. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR;

LEGEND

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- (DS) DOWNSPOUT
- AD AD AREA DRAIN / FLOOR DRAIN
- EXIT EXIT
- SPRINKLER HEADS
- PATH OF TRAVEL
- AVM WATERPROOF DECKING
- ROOF DRAIN
- HVAC CONDENSER UNIT
- ROOF SLOPE
- CRICKET
- ROOF
- PEDESTAL
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- CS CLASS 'I' STANDPIPE
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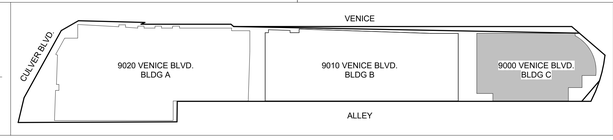

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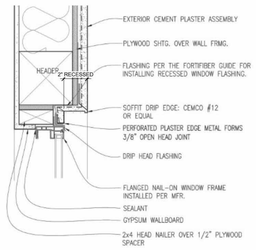
ROOF PLAN

AC3.09

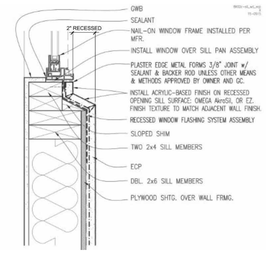
9000 VENICE BLVD.

1	ALUCOBOND	9	42" H. GLASS HANDRAIL	17	STOREFRONT DISPLAY
2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FASCIA	11	BRICK VENEER	19	LOADING DOOR
4	PAINTED METAL LOUVER	12	STUCCO FINISH	20	STEEL COLUMN
5	ANODIZED ALUMINUM ARCHITECTURAL FRAME	13	CONCRETE COLUMN	21	METAL STAIRS
6	STOREFRONT SYSTEM - ANODIZED ALUMINUM	14	POUR-IN-PLACE CONCRETE		
7	ARCHITECTURAL METAL CHANNEL	15	STEEL GARAGE GRILLE		
8	ALUMINUM WINDOW	16	STEEL CANOPY		

*WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED



RECESSED WINDOW HEAD DETAIL



RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL

1 BLDG C - NORTH ELEVATION

1/8" = 1'-0"

9000 VENICE BLVD.

9000 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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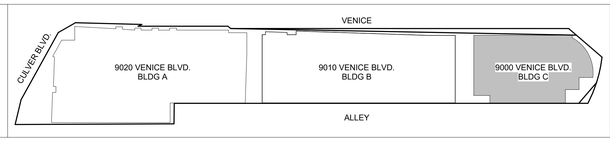

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NORTH ELEVATION

AC4.01

9000 VENICE BLVD.

1	ALUCOBOND	9	42" H. GLASS HANDRAIL	17	STOREFRONT DISPLAY
2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
3	PRE-PAINTED METAL FASCIA	11	BRICK VENEER	19	LOADING DOOR
4	PAINTED METAL LOUVER	12	STUCCO FINISH	20	STEEL COLUMN
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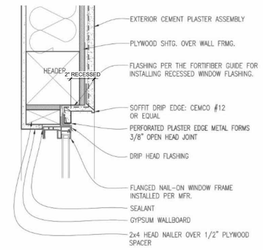
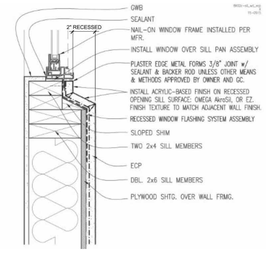
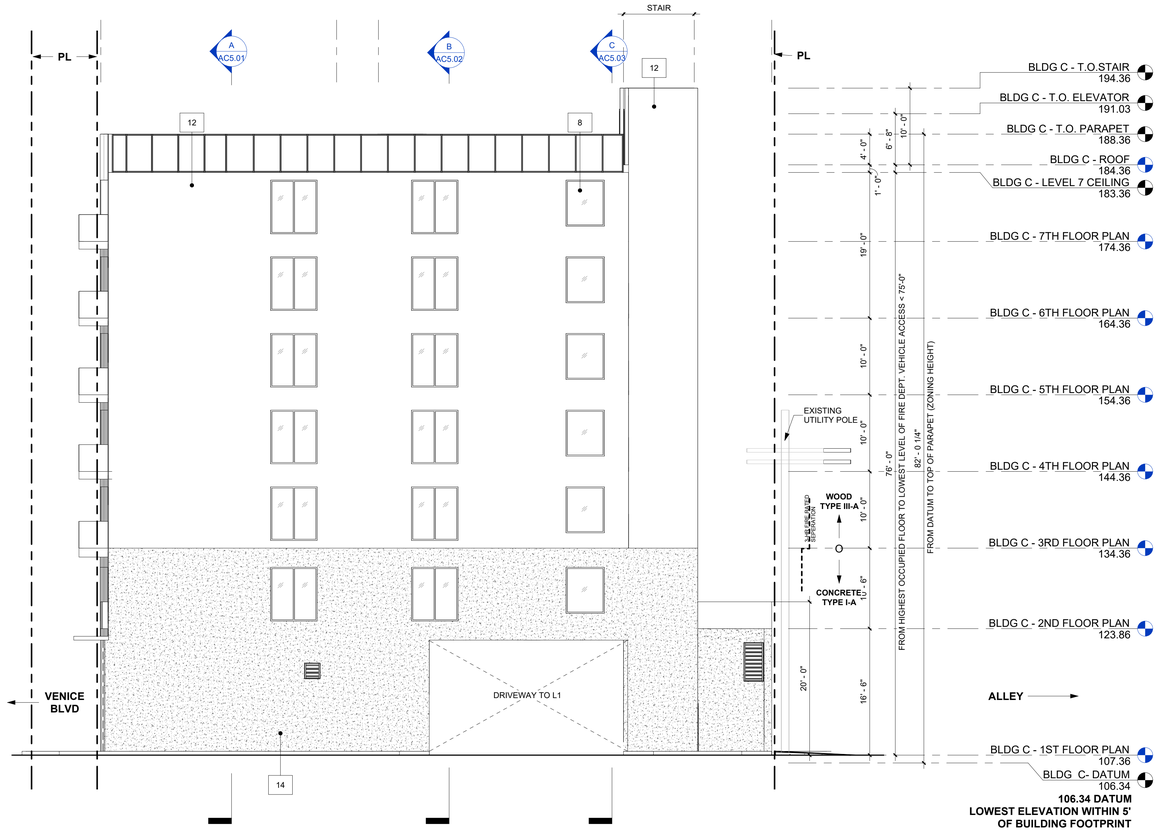


RECESSED WINDOW HEAD DETAIL



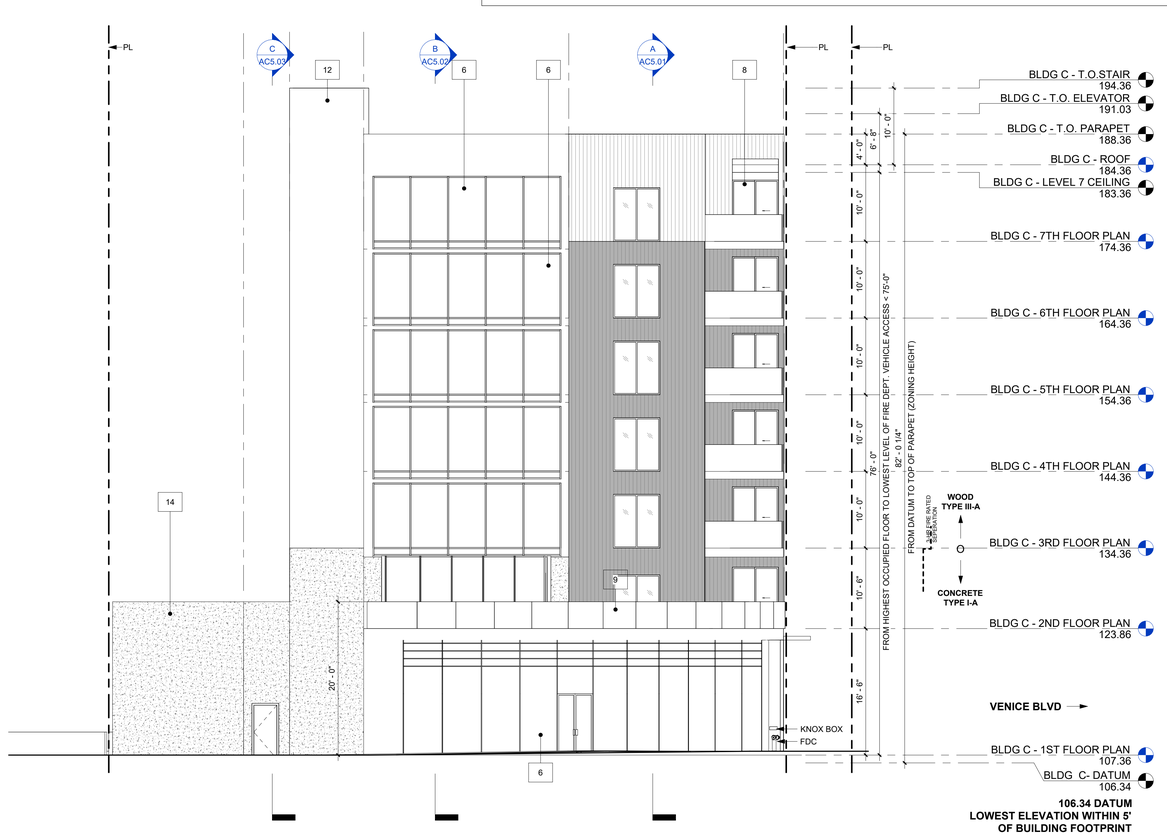
RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL



2 WEST ELEVATION

1/8" = 1'-0"



1 EAST ELEVATION

1/8" = 1'-0"

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MIXED USE PROJECT

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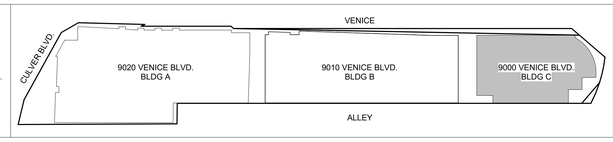

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EAST & WEST ELEVATION

AC4.02

9000 VENICE BLVD.

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2	PRE-PAINTED METAL SIDING	10	SPANDREL GLASS	18	METAL REVEAL
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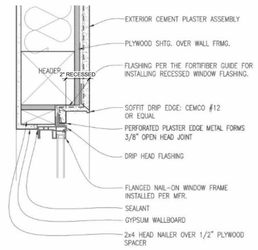
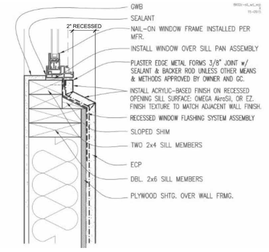
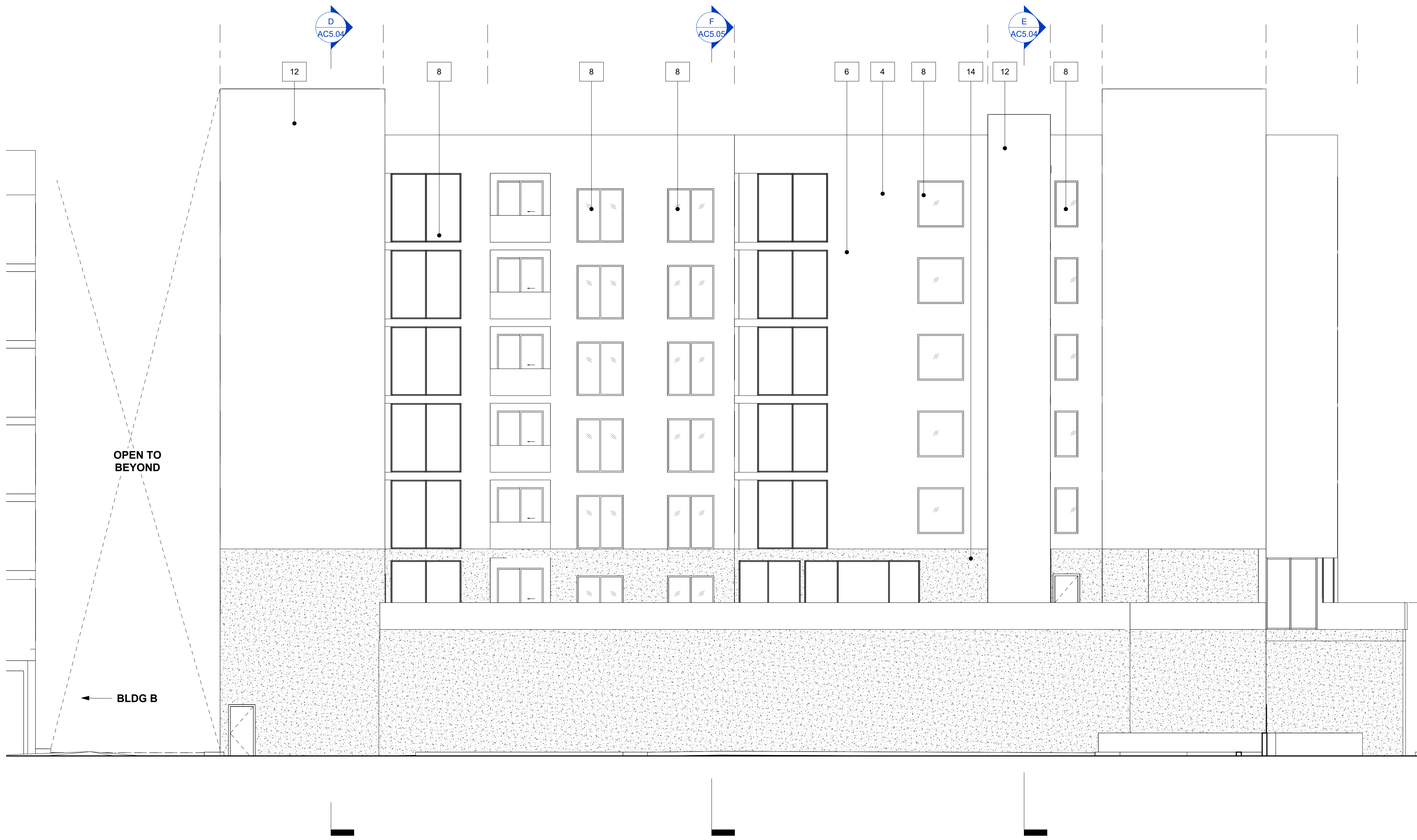


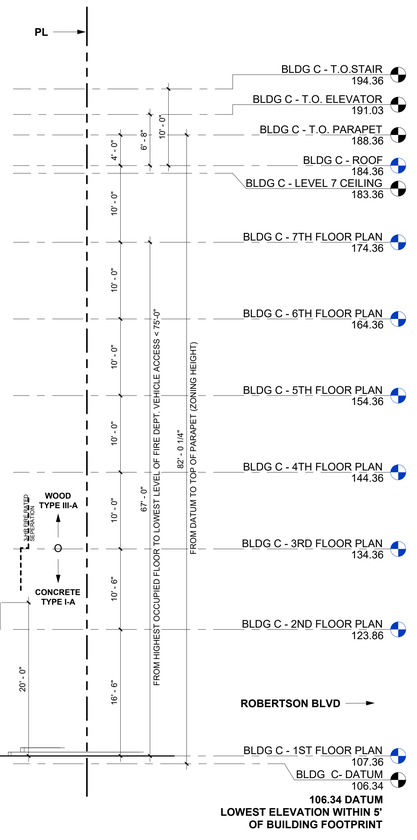
RECESSED WINDOW HEAD DETAIL



RECESSED WINDOW SILL DETAIL

SHALLOW RECESSED WINDOW DETAIL





1 SOUTH ELEVATION

1/8" = 1'-0"

9000 VENICE BLVD.

9000 VENICE BLVD., LOS ANGELES, CA 90034
MIXED USE PROJECT

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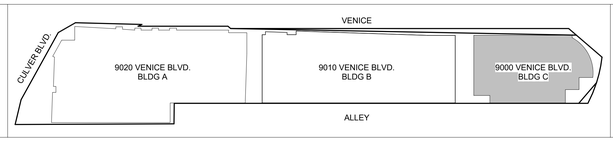

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SOUTH ELEVATION

AC4.03

9000 VENICE BLVD.