

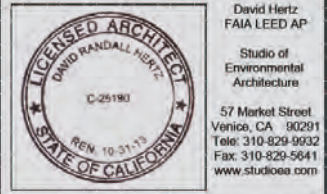


AK HOTEL

1033 ABBOT KINNEY, VENICE, CA, 90291,



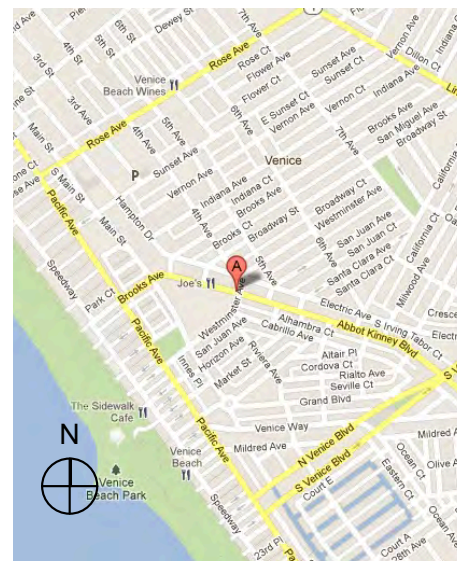
David Hertz Architects
 Studio of Environmental Architecture



AK HOTEL

1033 ABBOT KINNEY,
 VENICE, CA, 90291,

VICINITY MAPS	SCOPE OF WORK	PROJECT DATA	PROJECT TEAM	SHEET INDEX
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THE PROPOSED MIXED-USE APARTMENT HOTEL PROJECT CONSISTS OF TWO PHASES. THE FIRST PHASE CONSIST OF A 67 ROOM HOTEL WITH 2 APARTMENTS. THE SECOND PHASE IS PROPOSED TO CONTAIN AN ADDITIONAL 18 ROOMS. THE PROJECT IS ON THE 1000 BLOCK OF ELECTRIC AVENUE WITH PEDESTRIAN ENTRANCES ON ABBOT KINNEY. A MOTOR COURT AND VALET PARKING AREA WILL BE ACCESSED FROM ELECTRIC AVENUE TO SERVICE A SUB-GRADE PARKING STRUCTURE. LOADING IS PROPOSED OFF OF BROADWAY WITH A NEW STREET WIDENING ON BOTH BROADWAY AND WESTMINSTER AND NEW SIDEWALKS AND UNDERGROUND UTILITIES ON ELECTRIC.

THE HOTEL PROJECT WILL INCLUDE A SPA, RESTAURANT, BAR, POOL, LARGE COURTYARD, ROOF DECK AREAS AND OTHER AMENITIES, AS WELL AS GROUND FLOOR COMMERCIAL SPACE ON ABBOT KINNEY AND WESTMINSTER IN PHASE TWO.

IN ADDITION TO NEW CONSTRUCTION, THE SCOPE INCLUDES DEMOLITION OF ONE EXISTING STRUCTURE, AND MAINTAINS KEEPING EXISTING STRUCTURES AND COURTYARDS IN PLACE AND INCLUDES A REMODEL AND ADDITION TO AN EXISTING RESTAURANT.

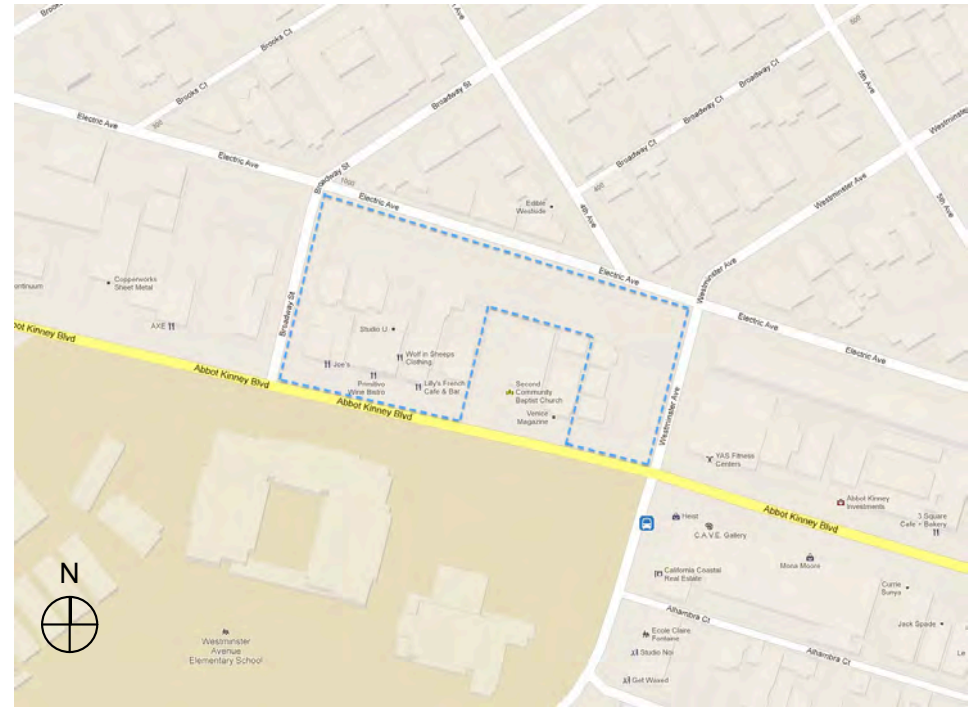
A.P.N. NOS: 42390210-17,18,23,24,25,26,27,29
 PARCEL AREA: 46,877 SF
 TRACT: OCEAN PARK VILLA TRACT NO. 2
 MAP REF.: M B 4-48
 BLOCK / LOT: T / 7
 MAP SHEET: 108B145
 COMMUNITY: VENICE
 AREA PLANNING: WEST LOS ANGELES
 LADBS DISTRICT: WEST LOS ANGELES
 ZONING: C2-1-CA
 GENERAL PLAN: LAND USE: COMMUNITY COMMERCIAL
 BLDG USE: MIXED-USE HOTEL PROJECT
 SPECIFIC PLAN: VENICE COASTAL ZONE
 500 FT: WESTMINSTER ELEMENTARY SCHOOL

ARCHITECT:
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 LICENSE #: C-25190

PLAN REVISION LOG	
NO.	DESCRIPTION

DRAWING PRINT LOG	
NO.	DESCRIPTION
11/03/2012	PROJECT PERMIT PLANNING SUBMITTAL

PROJECT BOUNDARY	APPLICABLE CODES
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ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

ABBREVIATIONS

ABV	ABOVE	EA	EACH	MAX	MAXIMUM	S.C.	SOLID CORE
ADJ	ADJACENT	E.J.	EXPANSION JOINT	MECH	MECHANICAL	SCHED	SCHEDULE
AFF	ABOVE FINISH FLOOR	EL	ELEVATION	MEMB	MEMBRANE	SECT	SECTION
ALUM	ALUMINUM	ELEC	ELECTRICAL	MFR	MANUFACTURER	SHT	SHEET
ANOD	ANODIZED	ELEV	ELEVATOR	MIN	MINIMUM	SIM	SIMILAR
ARCH	ARCHITECTURAL	EQ	EQUAL / EQUAL TO	MTD	MOUNTED	SQ	SQUARE
ATT	ATTENUATION	EXP	EXPANSION	MTL	METAL	S.S.	STAINLESS STEEL
@		EXT	EXTERIOR	MOD	MODULE	STL	STEEL
		(E)	EXISTING			STRUCT	STRUCTURE
BTWN	BETWEEN			N.I.C.	NOT IN CONTRACT	SUSP	SUSPENDED
BLKW	BLOCKING	FFL	FINISHED FLOOR LEVEL	NO.	NUMBER		
BLW	BELOW	FLH	FLUSH	NTS	NOT TO SCALE	TEMP	TEMPERED
B.O.	BOTTOM OF	FLR	FLOOR	(N)	NEW	THK	THICK
BM	BEAM	FLUOR	FLUORESCENT			THRU	THROUGH
BSMT	BASEMENT	FN	FINISH	O.C.	ON CENTER	TO	TOP OF
		FOF	FACE OF FINISH	OPNG	OPENING	TYP	TYPICAL
C	CHANNEL	FOM	FACE OF MASONRY	OPP	OPPOSITE	T&G	TONGUE AND GROOVE
CEM	CEMENT	FOS	FACE OF STUD	O.S.	OWNER SUPPLIED	VEN	VENEER
C.J.	CONTROL JOINT	FOR	FACE OF WALL			VER	VERIFY
C.L.	CENTER LINE	FURR	FURRING	PL	PLATE	VERT	VERTICAL
CLNG	CEILING			PL	PROPERTY LINE	V.I.F.	VERIFY IN FIELD
CLR	CLEAR	GA	GAUGE	PLAS	PLASTER		
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZE	PLY	PLYWOOD		
COL	COLUMN	GYP BD	GYP SUM BOARD	PT	POINT	W/	WITH
CONC	CONCRETE			PTD	PAINTED	WD	WOOD
CONST	CONSTRUCTION	HC	HOLLOW CORE	P.V.	PHOTOVOLTAIC	W.P.	WATERPROOF
CONT	CONTINUOUS	HM	HOLLOW METAL			W.R.	WATER RESISTANT
		HORZ	HORIZONTAL				
DBL	DOUBLE	HT	HEIGHT	RAD	RADIUS		
DIA	DIAMETER			RE	REFER TO		
DIAG	DIAGONAL	JT	JOINT	RES	RESISTANT		
DIM	DIMENSION			RESIL	RESILIENT		
DN	DOWN	LEV	LEVEL	REQ'D	REQUIRED		
DR	DOOR	LOC	LOCATION	RM	ROOM		
DTL	DETAIL			R.O.	ROUGH OPENING		
DW	DRYWALL						
DWG	DRAWING						

SHEET TITLE:
TITLE SHEET / GENERAL INFO

PROJECT NO: 1111D

PRINT DATE: 12/12/13

SHEET NO: **T101**

ITEM	No.	SF	Sub-total SF	Parking Ratio	Parking Req.	Item Remarks
PHASE 1 INTERIOR						
Existing: Joe's Restaurant remains			2,605	1/50 SFA	36	1,793sf of Service Floor Area
Existing: Primitivo/Venice Place remains			4,279			
Existing Offices			1,500	250	6	
Hotel:						2 initial spaces required per VSP
Lobby / Library	1	2,100	2,100		0	ancillary use to hotel
Spa	1	1,578	1,578	250	6	
Business Center	1	702	702		0	ancillary use to hotel
Hotel Restaurant (other than SFA)	1	1,654	1,654		0	ancillary use to hotel
Hotel Restaurant Service Floor Area	1	1,896	1,896	100	19	hotel restaurant use per VSP
Coffee Bar & Takeout	1	370	370		0	ancillary use to hotel
Office	1	781	781	250	3	
Bike Station / Shower Facilities	1	567	567		0	ancillary use to hotel
Hotel Back of House	1	270	270		0	ancillary use to hotel
SubTotal - Commercial and Hotel			9,918		70	
Hallways		6,123	6,123			
Hotel Guest Rooms + Suite	67	365	24,459	85 30 15 9	54	1/1 up to 30, 1/2 units up to 60, 1/3 after 60
Total Guest Rm + Hallway			30,582		124	
Apartments	2	1,047	1,047	2	4	2 per unit
TOTAL NEW NET AREA			41,547		128	SUB-TOTAL PARKING
PHASE 1 EXTERIOR						
Roof Deck Garden over Joe's	1	1,150	1,150			
Pool and Roof Deck	1	2,329	2,329			
Roof Deck Garden	1	710	710			
Bridges, 2nd & 3rd Floor	-	540	540			
Hotel Roof Decks	-					
Guest Room Roof Decks	-	8,922	8,922			
Guest Room Balconies (3rd floor)	-	2,316	2,316			
Guest Room Balconies (2nd floor)	-	2,064	2,064			
Guest Room Patios (1st floor)	-	282	282			
Existing and New Courtyards	-	3,629	3,629			
Auto Valet Motor Court	1	6,239	6,239			
Trash and Recycling	1	745	745			
Transformer	1	349	349			
SubTotal - Hardscape and Landscape			29,275			
Hotel Decks and Roof Deck	1	0	0			
GROSS EXTERIOR AREA			29,275			
PHASE 1 SUB-GRADE						
Sub-Grade Parking Level -1	1	19,045	19,045			
Sub-Grade Storage & Support	1	2,803	2,803			
TOTAL EXTERIOR & SUB-GRADE			51,123			

PHASE 2 INTERIOR, EXTERIOR & SUB-GRADE						
Hallways		1,907	1,907			
Guest Rooms	18	387	6,957		-	calculated in Phase 1 Hotel Guest Rooms
Guest Room Balconies	-	1,442	1,442			
Guest Room Roof Deck	-	2,650	2,650			
Gym and Back of House	1	864	864		0	ancillary use to hotel
Sub-Grade Parking	1	3,633	3,633			
Sub-Grade Storage	1	1,916	1,916			
Commercial - Retail	1	1,034	1,034	225	5	
Market/Cafe Back of House			1,000			
Market/Cafe Service Floor Area			500	50	10	
Total Assignable Area			8,855		14.6	
TOTAL NEW NET AREA			10,762		15	SUB-TOTAL PARKING

OPEN SPACE CALCULATIONS				F.A.R. CALCULATIONS		PARKING CALCULATIONS				
2	units x 175 SF	350	Phase 1 Provided	7,818	Lot Area	46,877	LAMC Required Spaces		143	
0	units x 175 SF	0	Phase 2 Provided	2,650	Max @ 1.5 FAR	70,316	BEACH IMPACT AREA		SF Spaces	
REQUIRED	350	TOTAL PROVIDED	10,468	FLOOR AREAS (based on plans)	%	Ground Floor Comm. Ratio 1/ 640	8,062	12.6		
Bike Parking Provided				56	PROPOSED AREAS:					
					Existing Floor Area	6,884	10%	Ground Floor Rsdntl. Ratio 1/ 1,000	1,047	1.0
					First Floor Area	17,719	25%	Total Beach Impact Spaces		9,109 14.00
DENSITY CALC				SF to dedication: 3,080	Second Floor Area	22,962	33%	REQUIRED W/ BEACH IMPACT		157
85	Rooms x	500	effective FAR: 1.50	Third Floor Area	22,721	32%	Bike Parking Credit (separate calcs)		14	
2	Apt. x	800				0%	TOTAL PARKING REQUIRED		143	
44,100					TOTAL F.A.R. AREA	70,286	TOTAL PARKING PROVIDED		160	
					NEW NET AREA	52,309				

Hotel and Restaurant Employee Parking					
TRANSPORTATION	Joese Rest.	Primitivo Rest.	Hotel Rest	Hotel	
# of employees	45	45	46	24	
# during evening peak hours (restaurants)	30	18	32	16	Hotel peak employees is daytime
For all hours, how many employees get to work by bus?	25	20	25		
by biking?	10	5	10		
by walking?	2	5	2		
by carpool?		15	0		
by skateboard?			0		
all trans total	37	37.5	37	12	
Evening Peak Parked	5	3	6	2	16



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AK HOTEL
1033 ABBOT KINNEY,
VENICE, CA, 90291,

PLAN REVISION LOG	
NO.	DESCRIPTION

DRAWING PRINT LOG	
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11/02/2012	PROJECT PERMIT PLANNING SUBMITTAL

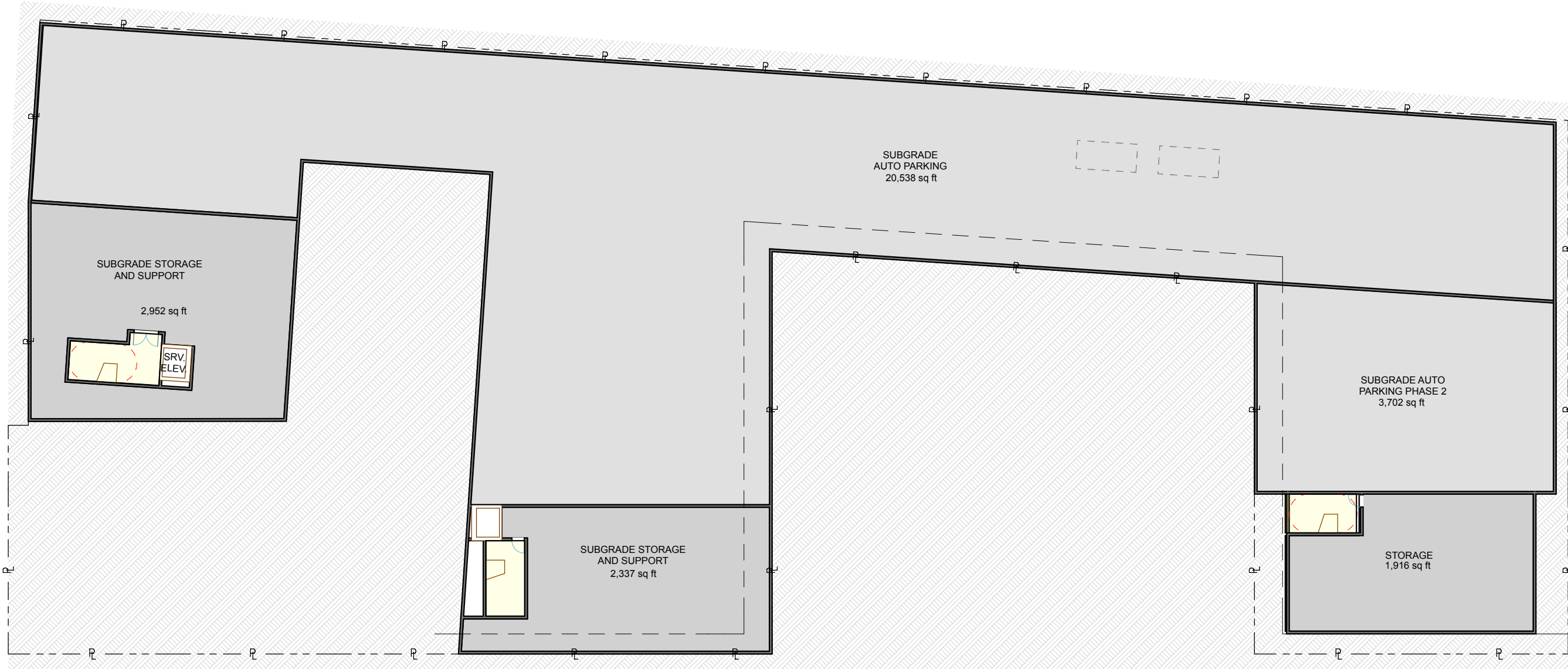
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PROJECT NO: **1111D**
PRINT DATE: **12/12/13**
SHEET NO: **T102**



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SUBGRADE PLAN
 SCALE: 1/16" = 1'-0" ①

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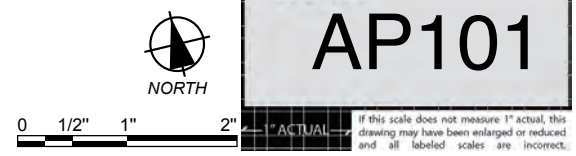
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11/02/2012	PROJECT PERMIT PLANNING SUBMITTAL

SHEET TITLE:
SUB-GRADE PLAN

PROJECT NO: 1111D

PRINT DATE: 12/12/13

SHEET NO:
AP101

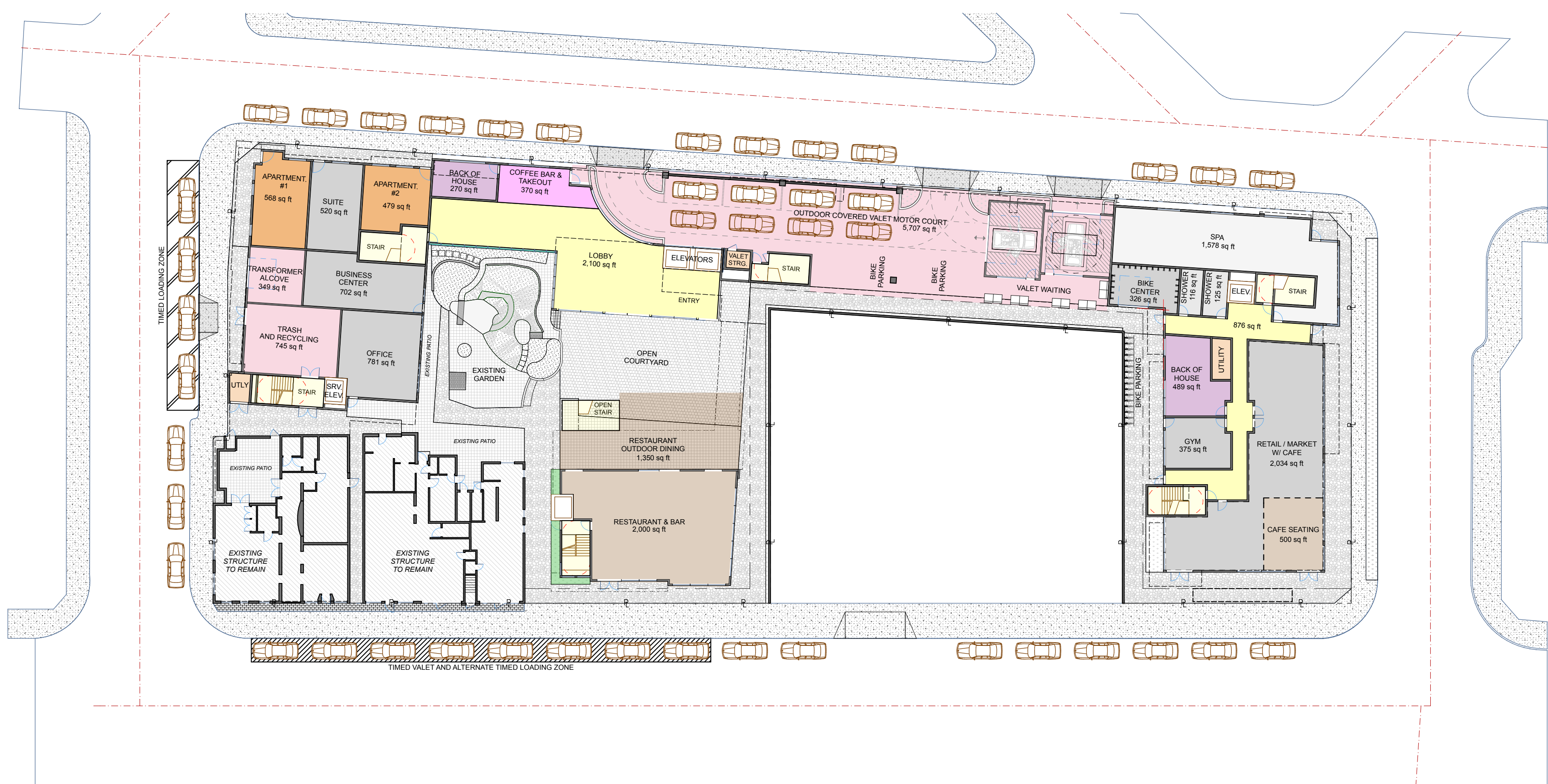


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FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0" ①

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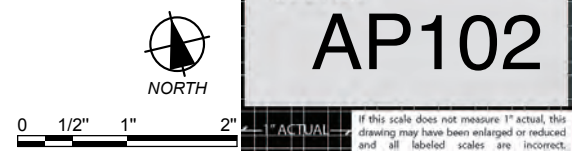
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11/02/2012	PROJECT PERMIT PLANNING SUBMITTAL

SHEET TITLE:
FIRST FLOOR PLAN

PROJECT NO: 1111D

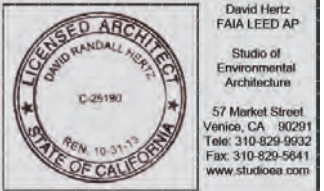
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SHEET NO:
AP102

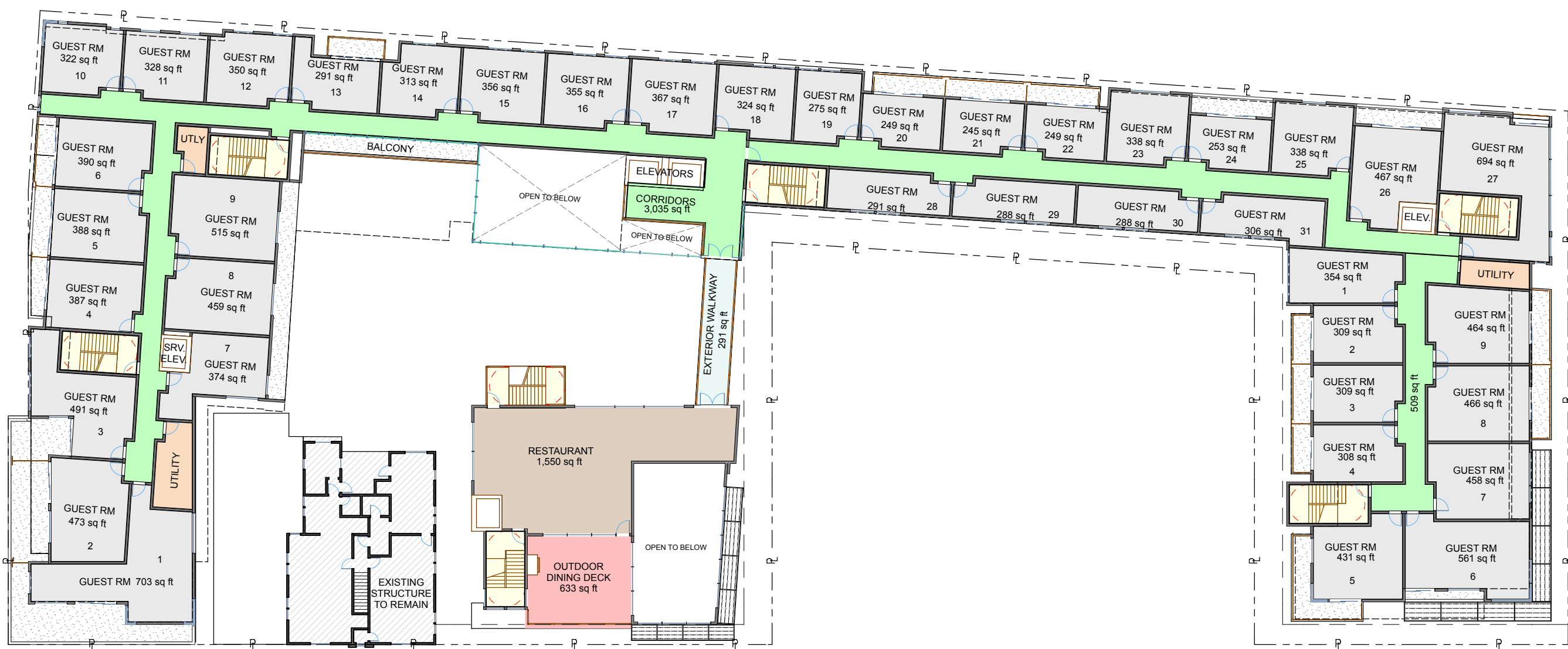


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SECOND FLOOR PLAN 1
 SCALE: 1/16" = 1'-0"

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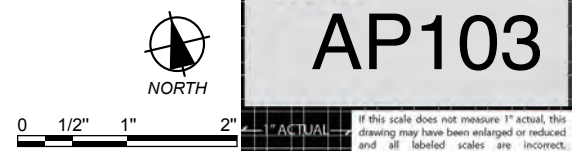
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11/02/2012	PROJECT PERMIT PLANNING SUBMITTAL

SHEET TITLE:
SECOND FLOOR PLAN

PROJECT NO: 1111D

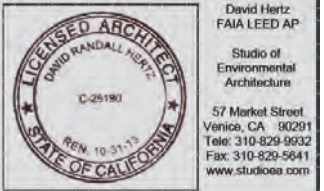
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THIRD FLOOR PLAN
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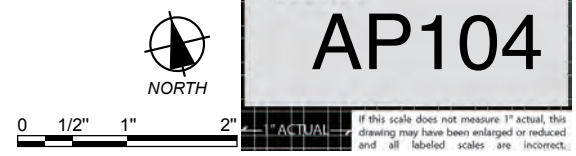
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NO.	DESCRIPTION
11/02/2012	PROJECT PERMIT PLANNING SUBMITTAL

SHEET TITLE:
THIRD FLOOR PLAN

PROJECT NO: 1111D

PRINT DATE: 12/12/13

SHEET NO:
AP104



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