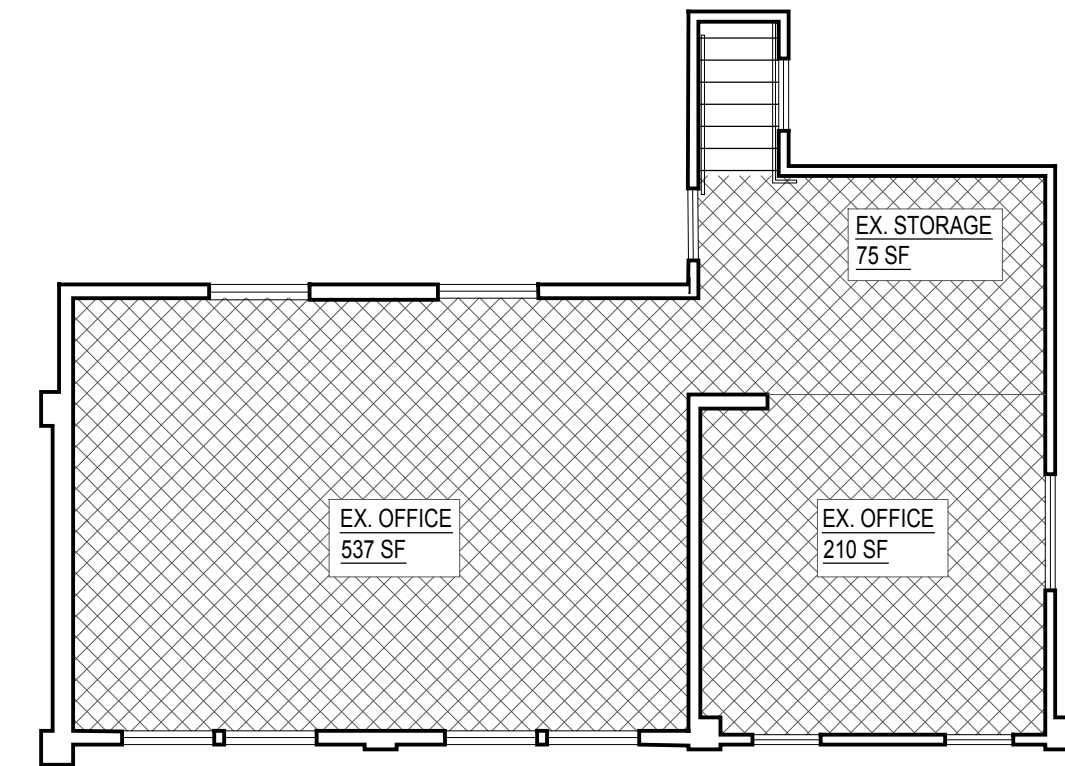


CONSULTANTS:



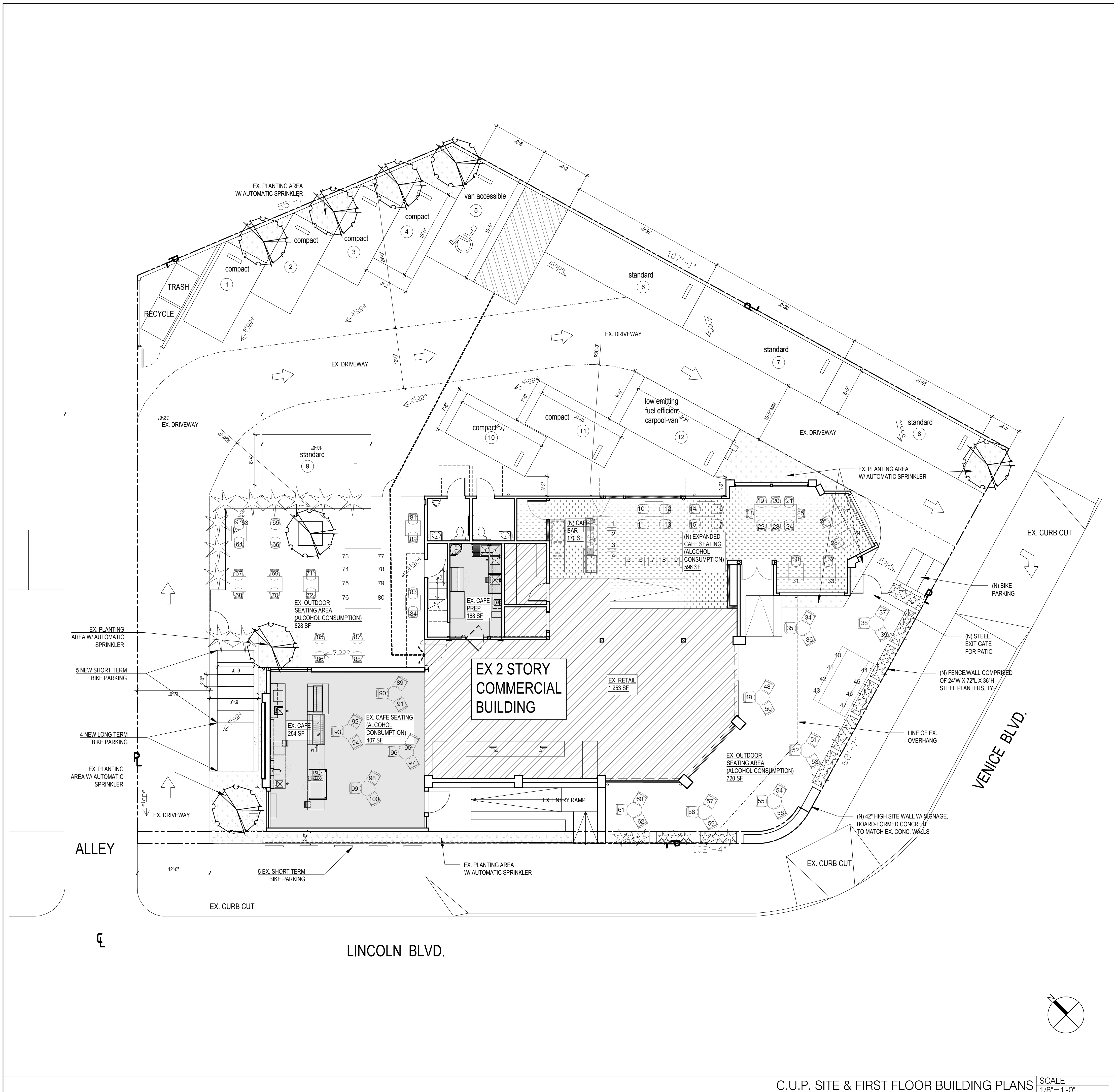
SECOND FLOOR BUILDING PLAN SCALE 1/8" = 1'-0" 2

- PROJECT AREAS AFTER CAFÉ EXPANSION**
- FIRST FLOOR (3,224 SF TOTAL AREA):
 - CAFÉ: 829 SF (EXISTING) + 766 SF (NEW) = 1,595 SF
 - RETAIL: 2,019 SF (EXISTING) - 766 SF (TO BE CONVERTED TO CAFÉ USE) = 1,253 SF
 - STORAGE/BATHROOMS/STAIR: 376 SF (EXISTING, NO CHANGE IN AREA)
 - SECOND FLOOR (822 SF TOTAL AREA):
 - OFFICE: 747 SF (EXISTING)
 - STORAGE: 75 SF (EXISTING)
 - OUTDOOR PATIOS
 - REAR PATIO/SEATING AREA: 828 SF (EXISTING)
 - FRONT PATIO/SEATING AREA: 750 SF (EXISTING)
- AREAS OF PROPOSED ALCOHOL CONSUMPTION (100 TOTAL SEATS)**
- NEW EXPANDED CAFÉ SEATING AREA: 596 SF, WITH 33 SEATS
 - EXISTING INDOOR CAFÉ SEATING AREA: 407 SF, WITH 12 SEATS
 - EXISTING OUTDOOR FRONT PATIO SEATING AREA: 720 SF, WITH 29 SEATS
 - EXISTING OUTDOOR REAR PATIO SEATING AREA: 828 SF, WITH 26 SEATS

- PROPOSED PARKING COUNT AFTER CAFÉ EXPANSION**
- FIRST FLOOR (3,224 SF TOTAL AREA):
 - CAFÉ: 1,595 SF (1/200) = 7.98 = 8 PARKING SPACES
 - RETAIL: 1,253 SF (1/250) = 5.01 = 5 PARKING SPACES
 - STORAGE/BATHROOMS/STAIR: 376 SF (NO CHANGE IN AREA, NO PARKING REQUIRED)
 - OUTDOOR REAR PATIO/SEATING AREA: 828 SF (NO PARKING REQUIRED)
 - OUTDOOR FRONT PATIO/SEATING AREA: 750 SF (NO PARKING REQUIRED)
 - SECOND FLOOR (822 SF TOTAL AREA):
 - OFFICE: 747 SF (1/500) = 1.49 = 1 PARKING SPACE
 - STORAGE: 75 SF (0/0) = 0 PARKING SPACES
 - PARKING STALLS REQUIRED BY FLOOR AREA: 14
 - BI-CYCLE STALL REDUCTION: 20% OF 14 = 2.8 = 2 SPACE MAX. REDUCTION ALLOWED = 12 TOTAL PARKING STALLS REQUIRED

PROJECT AREAS & PARKING CALCULATION SCALE N.T.S. 2

- EXISTING RETAIL AREA (1,253 SF)
- EXISTING CAFÉ AREA (829 SF)
- NEW CAFÉ AREA (766 SF)
- EXISTING SECOND FLOOR OFFICE/STORAGE AREA (822 SF)



C.U.P. SITE & FIRST FLOOR BUILDING PLANS SCALE 1/8" = 1'-0" 2

LEGEND SCALE N.T.S. 2

DEUS EX MACHINA
1001 VENICE BLVD.
VENICE, CA 90291

DRAWING ISSUES

NO.	ISSUE	DATE
11	C.U.P. SITE PLAN	09/30/20

NOT FOR CONSTRUCTION

TITLE
SITE PLAN

PROJECT
2027A
SCALE
AS NOTED
DRAWN BY
DATE
SHEET NUMBER
A1-1.0
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