

VENICE WALDORF & RESTAURANT

SCOPE OF WORK

A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, IN CONJUNCTION WITH AN EXISTING, A 1,276 SQ. FT. RESTAURANT HAVING 43 INTERIOR SEATS IN 896 SQ. FT. OF FLOOR SERVICE AREA LOCATED ON THE GROUND FLOOR, AND AN EXISTING 706 SQ. FT. BASEMENT THEATER WITH 49 SEATS IN AN EXISTING 26,241 SQ. FT. APARTMENT HOTEL. A COASTAL DEVELOPMENT PERMIT FOR THE RE-ESTABLISHMENT OF THE EXISTING GROUND FLOOR RESTAURANT AND BASEMENT THEATER. NO CHANGE OF USE.

EXISTING USES PER C of O

- (E) 36 ROOMS + SERVICE FLOOR AREAS
- (E) 22'X58' IRREGULAR SHAPED RESTAURANT
- (E) 18'X40' SF BASEMENT THEATER

CALCULATIONS OF RESTAURANT & BASEMENT THEATER SEATING

LOCATION	SF	SEATING
RESTAURANT SFA	896 SF	43 SEATS (FIXED)
BASEMENT THEATER	706 SF	49 SEATS (NON-FIXED)

PARKING

PARKING REQUIRED	=	0
PARKING PROVIDED	=	0

PROJECT CONTACTS

OWNER:
VENICE WALDORF
2 E. BREEZE AVE., SUITE 101
VENICE CA 90291
310.453.9656

ARCHITECT:
SCOTT SULLIVAN (C-33139)
RELATIVITY ARCHITECTS
6824 LEXINGTON AVE
LOS ANGELES, CA 90028
310.907.6845
scott@relativityarchitects.com

EXPEDITING
EPG
ELIZABETH PETERSON
400 S. Main Street #808,
LOS ANGELES, CA 90013
213.620.1904
mark@epgla.com | epgla.com

PROJECT INFO / LEGAL DESCRIPTION

ADDRESS:
1217 S OCEAN FRONT WALK
VENICE, CA 90291

ZONING:
C1-1

CONSTRUCTION TYPE:
III-B

STORIES:
5 STORIES

FLOOR AREA:
26,241 SF

OCCUPANCY GROUP:
A-1: BASEMENT WITH THEATER
A-2: 1ST FL. RESTAURANT
M" 1ST FL. RETAIL
R-1: 36 UNITS, (11 APTS, 22 HOUSEKEEPING ROOMS, 3 GUEST ROOMS)

LOT AREA:
4,414 SF

FIRE SPRINKLERS:
YES (PER DOROTHY MAE ORDINANCE)

ASSESSOR PARCEL NO. (APN):
4226 - 005 - 004

LEGAL DESCRIPTION:
TR: COUNTRY CLUB TRACT. BLOCK 4, LOT #5

APPLICABLE CODES:
2013 CBC, CRC, CMC, CPC, CEC, CGBC, T24 CA ENERGY, 2012 IBC,

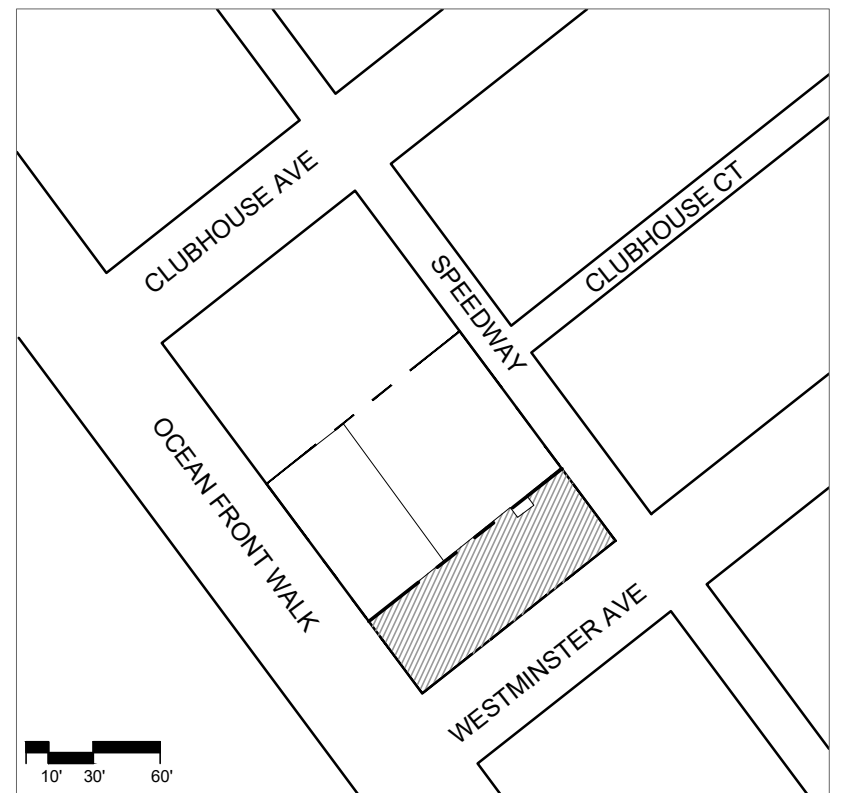
PARKING:
NO NEW SQUARE FEET ADDED.

*PROJECT IS 100% PRIVATELY FUNDED
*MECHANICAL/ ELECTRICAL SHALL BE UNDER SEPARATE PERMIT

SHEET INDEX

	DATE OF ISSUE					
	08/14/2019	06/08/2020	11/11/2020	12/23/2020	05/19/2021	07/06/2021
SK-00 COVER	●	●	●	●	●	●
SK-01 PLOT PLAN	●	●	●	●	●	●
SK-02 BASEMENT FLOOR PLAN	●	●	●	●	●	●
SK-03 GROUND FLOOR PLAN	●	●	●	●	●	●
SK-04 2ND FLOOR PLAN	●	●	●	●	●	●
SK-05 3RD FLOOR PLAN	●	●	●	●	●	●
SK-06 4TH FLOOR PLAN	●	●	●	●	●	●
SK-07 PENTHOUSE PLAN	●	●	●	●	●	●
SK-08 SQUARE FOOTAGES BASEMENT -1ST FLR	●	●	●	●	●	●
SK-09 SQUARE FOOTAGES UNITS	●	●	●	●	●	●
SK-10 CERTIFICATES OF OCCUPANCY			●	●	●	●

PLOT PLAN



VENICE WALDORF

RELATIVITY
ARCHITECTS

VENICE WALDORF
1217 S OCEAN FRONT WALK
VENICE, CA 90291

421 COLYTON STREET
2ND FLR, LA, CA. 90013
310.573.4300 | 213.232.3664 FX

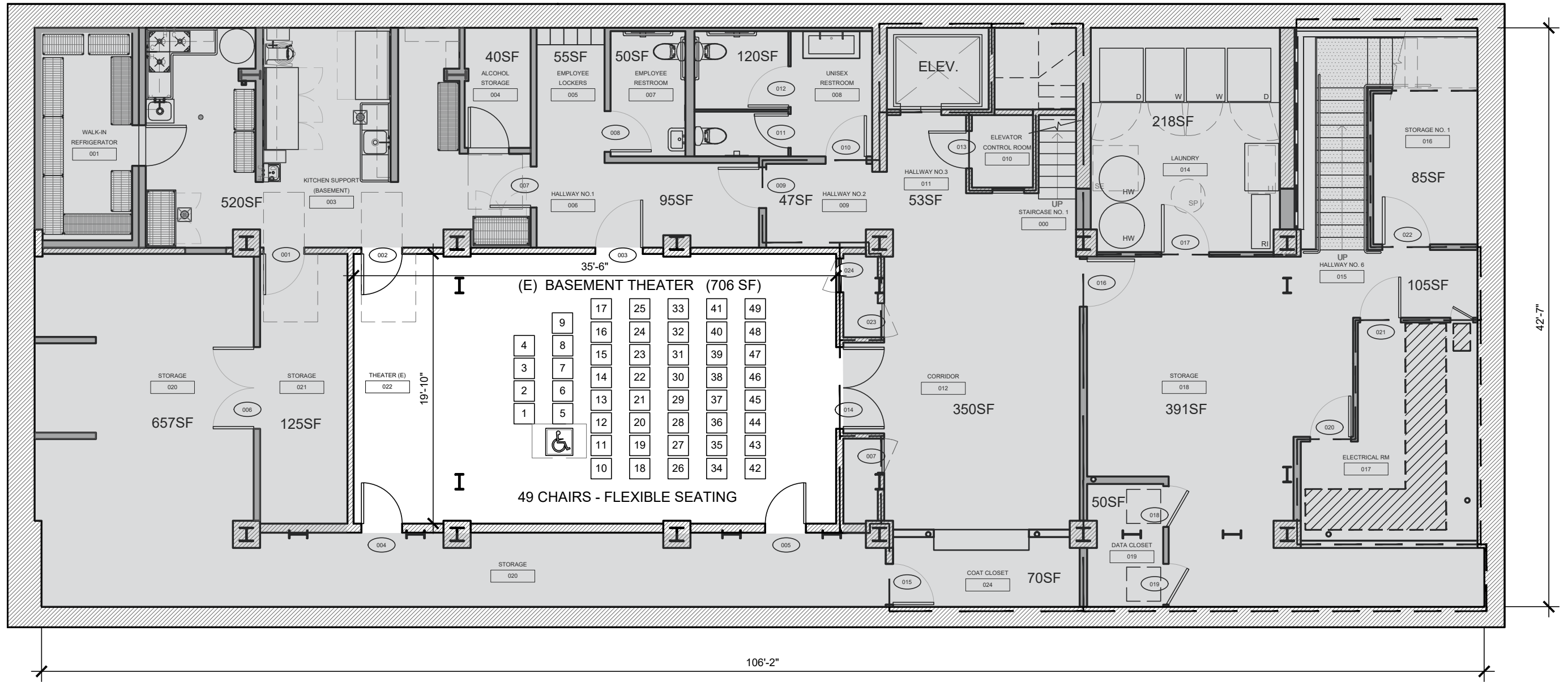
DATE: 01-19-2022

SK -
000

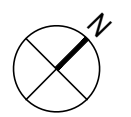
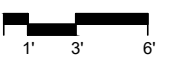
SCALE: N.T.S.

AREA CALCULATIONS

Location	SF	Seats
Alcohol Storage	40	-
Theater (E)	706	49



NOT A PART
 ELEC. EQUIP.



SK - 02

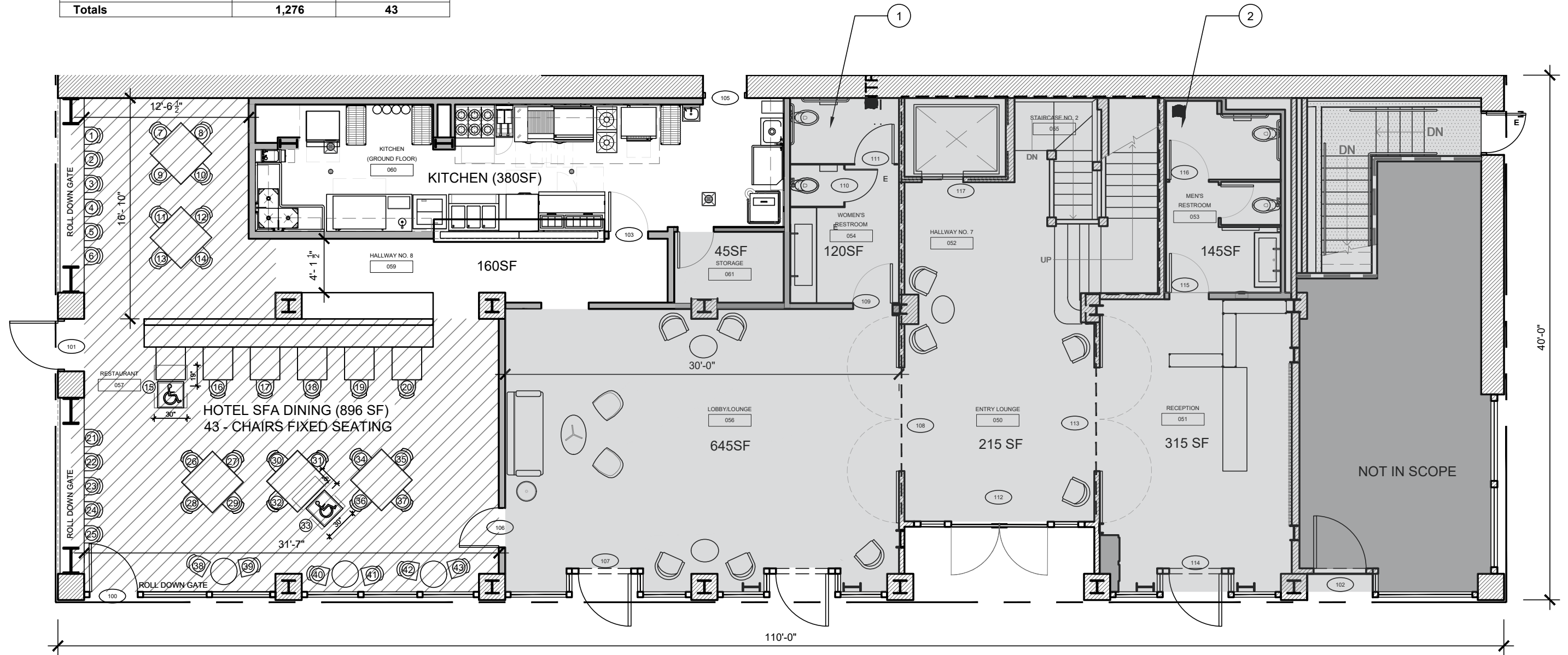
SCALE: 1/8" = 1'-0"

AREA CALCULATIONS

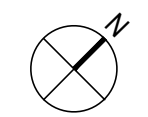
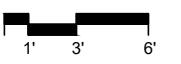
Location	SF	Seats
Restaurant SFA	896	43
Restaurant Kitchen/BOH	380	
Totals	1,276	43

KEYNOTES:

- 1 WOMENS RESTROOM
- 2 MENS RESTROOM



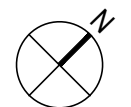
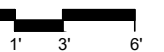
NOT A PART
 RESTAURANT





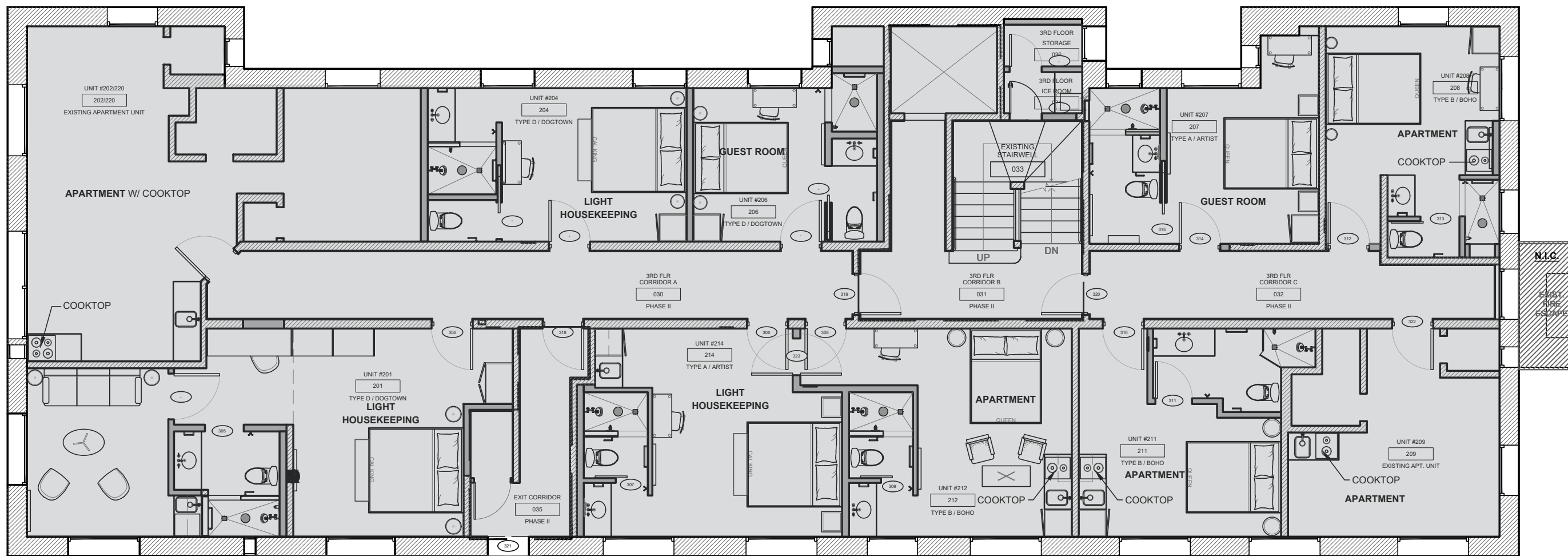
ROOM #	ROOM TYPE
103:	LIGHT HOUSEKEEPING
106:	FUTURE 2ND FLR KITCHEN
107:	LIGHT HOUSEKEEPING
108:	APARTMENT W/ COOKTOP
109:	APARTMENT W/ COOKTOP
111:	APARTMENT W/ COOKTOP
112:	LIGHT HOUSEKEEPING
114:	LIGHT HOUSEKEEPING
101:	LIGHT HOUSEKEEPING
102:	LIGHT HOUSEKEEPING

NOT A PART



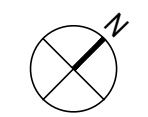
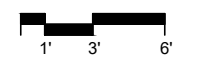
SK - 04

SCALE: 1/8" = 1'-0"



ROOM #	ROOM TYPE
202:	APARTMENT W/ COOKTOP
204:	LIGHT HOUSEKEEPING
206:	GUEST ROOM
207:	GUEST ROOM
208:	APARTMENT W/ COOKTOP
209:	APARTMENT W/ COOKTOP
211:	APARTMENT W/ COOKTOP
212:	APARTMENT W/ COOKTOP
214:	LIGHT HOUSEKEEPING
201:	LIGHT HOUSEKEEPING

NOT A PART



SK - 05

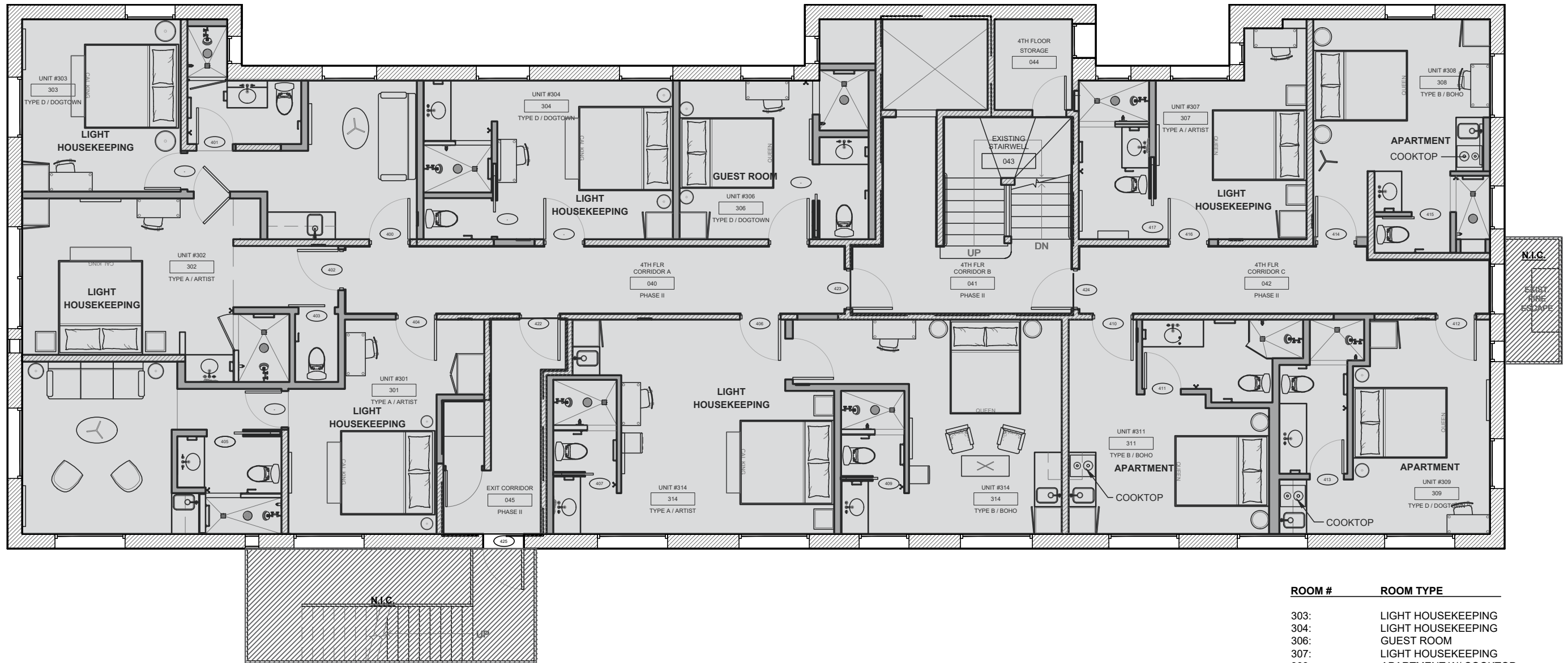
SCALE: 1/8" = 1'-0"

VENICE WALDORF
RELATIVITY ARCHITECTS

VENICE WALDORF
1217 S OCEAN FRONT WALK
VENICE, CA 90291

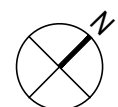
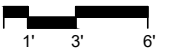
421 COLYTON STREET
2ND FLR, LA, CA. 90013
310.573.4300 | 213.232.3664 FX

REFERENCE | TITLE: 3RD FLOOR PLAN
DATE: 01-19-2022



ROOM #	ROOM TYPE
303:	LIGHT HOUSEKEEPING
304:	LIGHT HOUSEKEEPING
306:	GUEST ROOM
307:	LIGHT HOUSEKEEPING
308:	APARTMENT W/ COOKTOP
309:	APARTMENT W/ COOKTOP
311:	APARTMENT W/ COOKTOP
314:	LIGHT HOUSEKEEPING
301:	LIGHT HOUSEKEEPING
302:	LIGHT HOUSEKEEPING

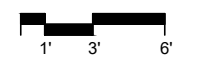
NOT A PART





ROOM #	ROOM TYPE
PH-1	LIGHT HOUSEKEEPING
PH-2	LIGHT HOUSEKEEPING
PH-3	LIGHT HOUSEKEEPING
PH-4	LIGHT HOUSEKEEPING
PH-5	LIGHT HOUSEKEEPING
PH-6	LIGHT HOUSEKEEPING
PH-7	LIGHT HOUSEKEEPING

NOT A PART

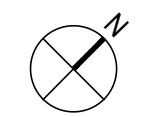


VENICE WALDORF
RELATIVITY
 ARCHITECTS

VENICE WALDORF
 1217 S OCEAN FRONT WALK
 VENICE, CA 90291

421 COLYTON STREET
 2ND FLR, LA, CA. 90013
 310.573.4300 | 213.232.3664 FX

REFERENCE | TITLE: PENTHOUSE FLOOR PLAN
 DATE: 01-19-2022



SK -
07

SCALE: 1/8" = 1'-0"

	ROOM #	ROOM NAME	DESIGN TYPE	SQUARE FOOTAGE	REMARKS
BASEMENT	000	STAIRCASE NO. 1	N/A	N/A	
	001	WALK-IN REFRIGERATOR	N/A	95	
	-	-	N/A	-	
	003	KITCHEN SUPPORT (BASEMENT)	N/A	520	
	004	ALCOHOL STORAGE	N/A	40	
	005	EMPLOYEE LOCKERS	N/A	55	
	006	HALLWAY NO. 1	N/A	95	
	007	EMPLOYEE RESTROOM	N/A	50	
	008	UNISEX RESTROOM	N/A	120	
	009	HALLWAY NO. 2	N/A	47	
	010	ELEVATOR CONTROL ROOM	N/A	25	
	011	HALLWAY NO. 3	N/A	53	
	012	CORRIDOR	N/A	360	
	-	-	N/A	-	
	014	LAUNDRY	N/A	218	
	015	HALLWAY NO. 6	N/A	105	
	016	STORAGE NO. 1	N/A	85	
	017	ELECTRICAL ROOM	N/A	172	
	018	STORAGE NO. 2	N/A	391	
	019	DATA CLOSET	N/A	50	
	020	STORAGE	N/A	657	
	021	STORAGE	N/A	125	
	022	THEATER (E)	N/A	706	
	023	AUDIO / VISUAL CONTROL ROOM	N/A	35	
024	COAT CLOSET	N/A	70		
1ST FLOOR	050	LOBBY	N/A	215	
	051	RECEPTION	N/A	315	
	052	HALLWAY NO. 7	N/A	100	
	053	MEN'S RESTROOM	N/A	145	
	054	WOMEN'S RESTROOM	N/A	120	
	055	STAIRCASE NO. 2	N/A	N/A	
	056	LOBBY/LOUNGE	N/A	645	
	057	RESTAURANT	N/A	896	
	-	-	N/A	-	
	059	HALLWAY NO. 8	N/A	160	
	060	KITCHEN (GROUND FLOOR)	N/A	380	
061	STORAGE	N/A	45		

VENICE WALDORF

RELATIVITY
ARCHITECTS

VENICE WALDORF
1217 S OCEAN FRONT WALK
VENICE, CA 90291

421 COLYTON STREET
2ND FLR, LA, CA. 90013
310.573.4300 | 213.232.3664 FX

REFERENCE | TITLE: SQUARE FOOTAGES | BASEMENT - 1ST FLOOR

DATE: 01-19-2022

SK -
08

SCALE: N.T.S.

Address of Building: 1217 Ocean Front Walk

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued: 3-28-69 Permit No. and Year: WLA76575/69

(Convert approximately 18' x 40' portion of existing 5 story, type III-A, 40' x 110', restaurant, apartment-hotel and commercial building to theatre, G-1/G-2/H-4 occupancy.)

Owner: G.R. Lenney & J.T. Corrodi (owners)
 Owner's Address: J. Ciampa (tenant)
 1217 Ocean Front Walk
 Venice, California

Form B-95b-1500 Sheet Sets-B-68 (C-10) By: A. E. HEWITT:cc

1969 CERTIFICATE OF OCCUPANCY (THEATRE)

Address of Building: 1219 Ocean Front Walk

CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Issued: July 26, 1960 Permit No. and Year: V20791-59

22' x 58' irregular-shaped restaurant converted from an existing portion of the first floor of a 40' x 110', Type III-B, five-story and basement apartment house and store building.

G-2 Occupancy

Owner: Herman and Anna Solloway
 Owner's Address: 5 Westminster Avenue
 Venice, California

E. E. SPITZER lmv

Form B-95a-10M-3-60 (R-37) G. E. MORRIS, Superintendent of Building—By: _____

1960 CERTIFICATE OF OCCUPANCY (RESTAURANT)

Address of Building: 1217-19 Ocean Front
 5 - 9 Westminster Avenue

Permit No. and Year: 67569/64, WLA54382/64
 93583/65, LA10021765

Certificate Issued: 15969/65, 92792/65
 January 27, 1967

CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING AND SAFETY
**REHABILITATION
 CERTIFICATE OF OCCUPANCY**

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the deficiencies in this building have been corrected and the building complies with the applicable requirements of Division 49, Article 1, Chapter 9 of the Municipal Code for the following occupancies:

Five-Story Type III-A, 40' x 110' Apartment Hotel.
 11 Apartments, 22 Light-Housekeeping rooms & 3-Guest Rms.
 H-4, G-1 & G-2 Occupancies. X21399

EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF BLDG. & SAFETY COMMISSIONERS

Owner: Mr. George Linney
 Owner's Address: 5 - Westminster Avenue
 Venice, California 90291

Form B1610C-20M-12-52 Superintendent of Building By: C. M. WILSON/tb

1967 CERTIFICATE OF OCCUPANCY (APARTMENT HOTEL)