

**PROJECT INFORMATION:**

PROJECT ADDRESS: 600 EAST VENICE  
LOS ANGELES, CA 90291

TENANT: LE ZINQUE  
?  
?

PROPERTY OWNER: TAY BAY LLC  
3201 VIOLA PLACE  
MARINA DEL REY, CA 90292

LEGAL DESCRIPTION: TR 2299  
TRACT NUMBER: M B 26-7  
MAP REFERENCE: NONE  
BLOCK: LOT 5, 6 & NORTHWEST 10 FT  
OF LOT 7

LOT SIZE (APPROXIMATE): 8061.9 SF

ASSESSOR PARCEL NUMBER: 4237001014 & 4237001015

THOMAS BROTHERS GRID: 671-J6

COMMUNITY PLAN AREA: VENICE

COUNCIL DISTRICT: CD 11 - MIKE BONIN

CENSUS DISTRICT: 2738.00

ZONING: M1-1-O

HEIGHT: 16'-4" - NO CHANGE  
TYPE OF CONSTRUCTION: V-B - NO CHANGE  
OCCUPANCY: B - NO CHANGE  
SPRINKLERS: NO

**PROJECT CALCULATIONS:**

OCCUPANCY CALCULATION:  
INTERIOR DINING ROOM - 730 SF @ 1/15 = 48 OCCUPANTS  
KITCHEN - 300 SF @ 1/300 = 1 OCCUPANT  
TOTAL = 49 OCCUPANTS

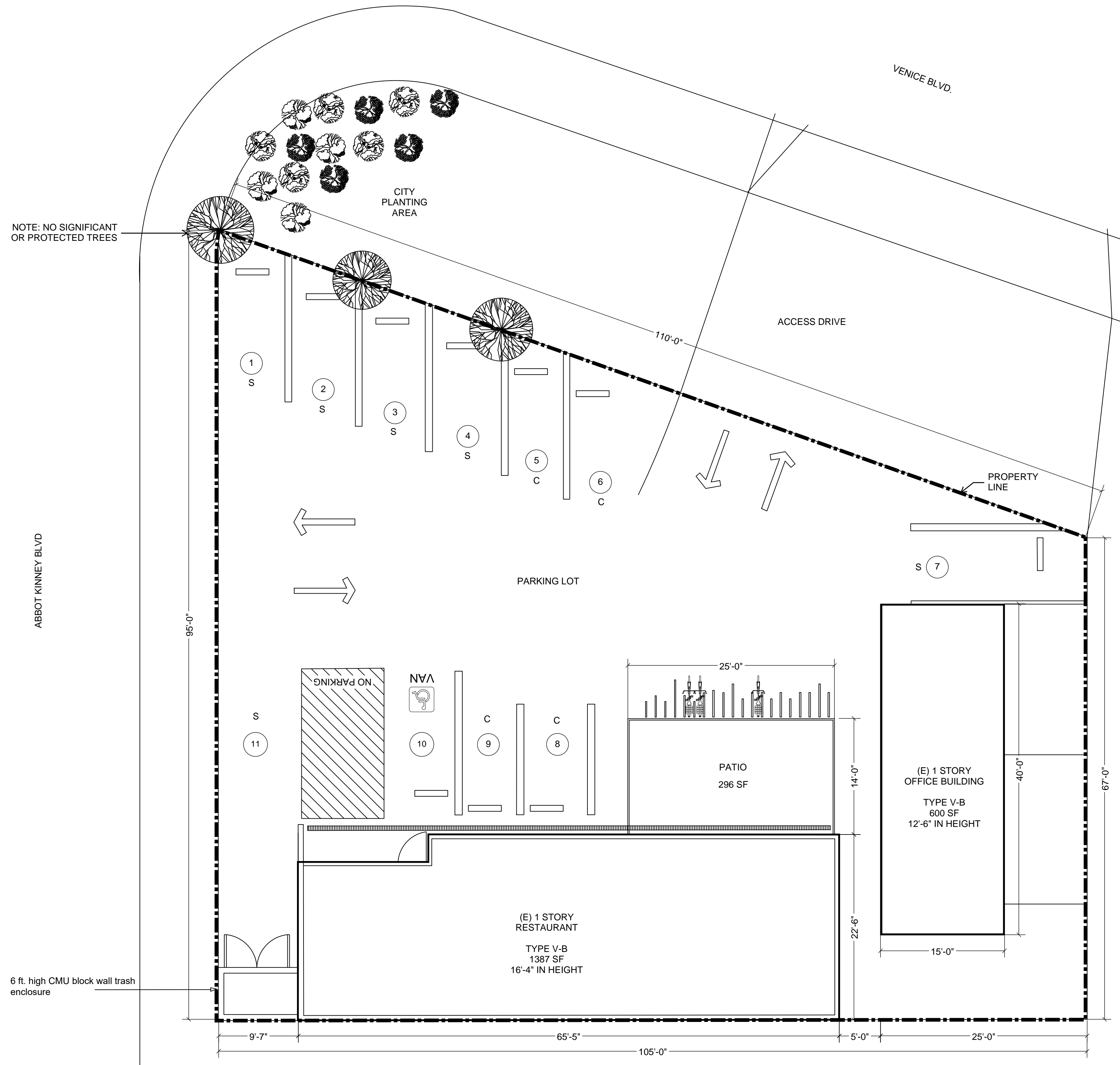
PARKING REQUIRED (PER VENICE COASTAL ZONE SPECIFIC PLAN):  
1 SPACE / 50 SF OF SERVICE AREA (544 SF)  
544 / 50 = 10.88 = 11 SPACES

PARKING PROVIDED:  
STANDARD = 6 SPACES  
COMPACT = 4 SPACES  
HC = 1 SPACE  
TOTAL = 11 SPACES

PLUMBING FIXTURE CALCULATION:  
OCCUPANT LOAD = 48 PEOPLE (PER CPC CHAPTER 4 TABLE A)  
TOTAL REQUIRED: WC M 1 WC F 1 URINALS 1 LAVATORY 1  
TOTAL PROVIDED: WC M 1 WC F 1 URINALS 1 LAVATORY 1

RESTAURANT SEATING SUMMARY:  
BAR = 6  
DINING = 48  
OUTDOOR = 48  
TOTAL = 102

**ZONING MAP:**



**SITE PLAN**

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

600 VENICE BLVD  
VENICE, CA 90291

ISSUE: DATE

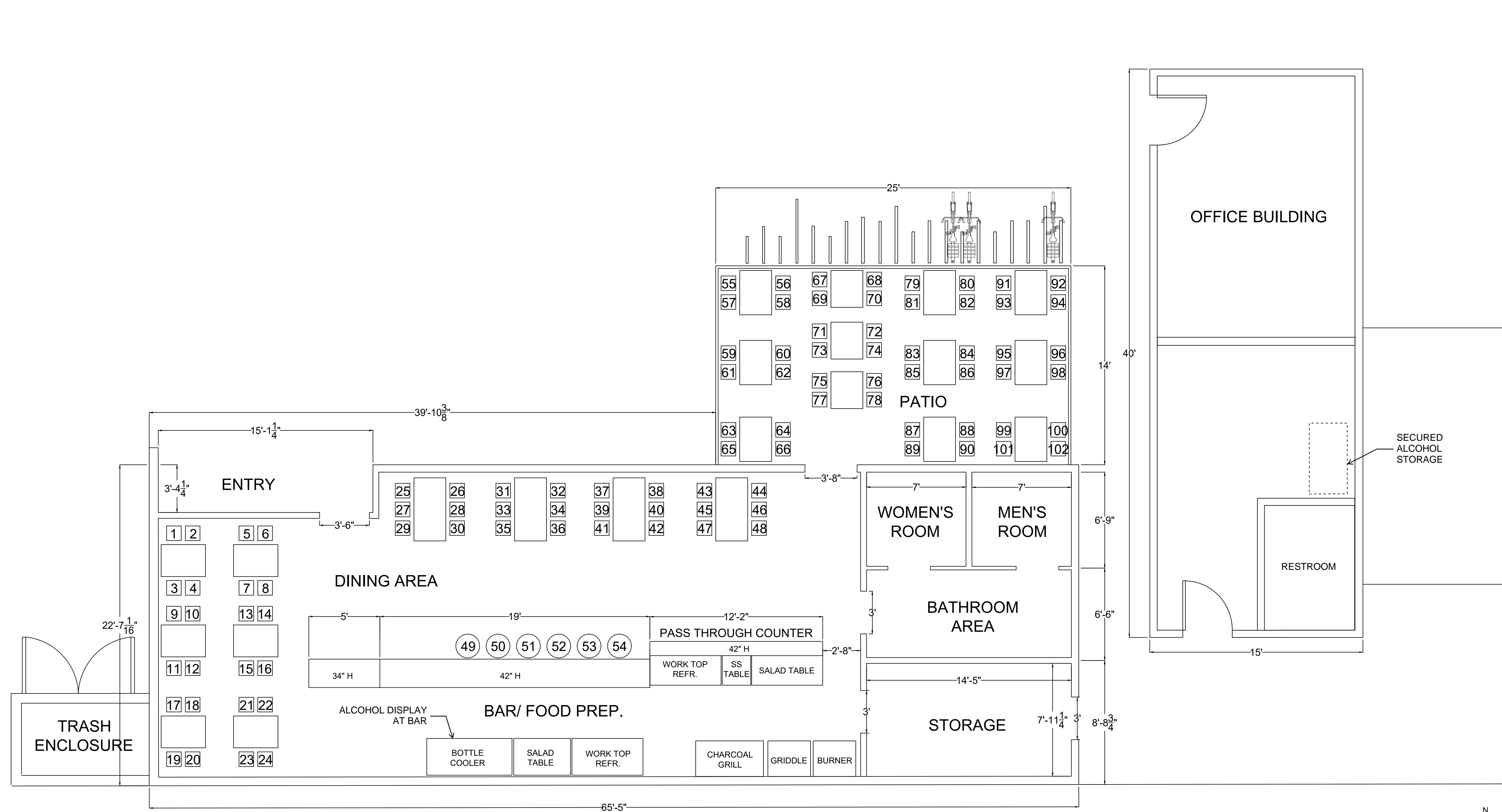
PROJECT NO.

SHEET NUMBER:

A1

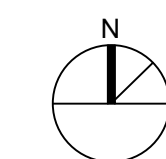
SHEET NAME:

SITE PLAN



GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



600 VENICE BLVD  
VENICE, CA 90291

ISSUE: DATE

PROJECT NO.

SHEET NUMBER:

**A2**

SHEET NAME:

FLOOR PLAN