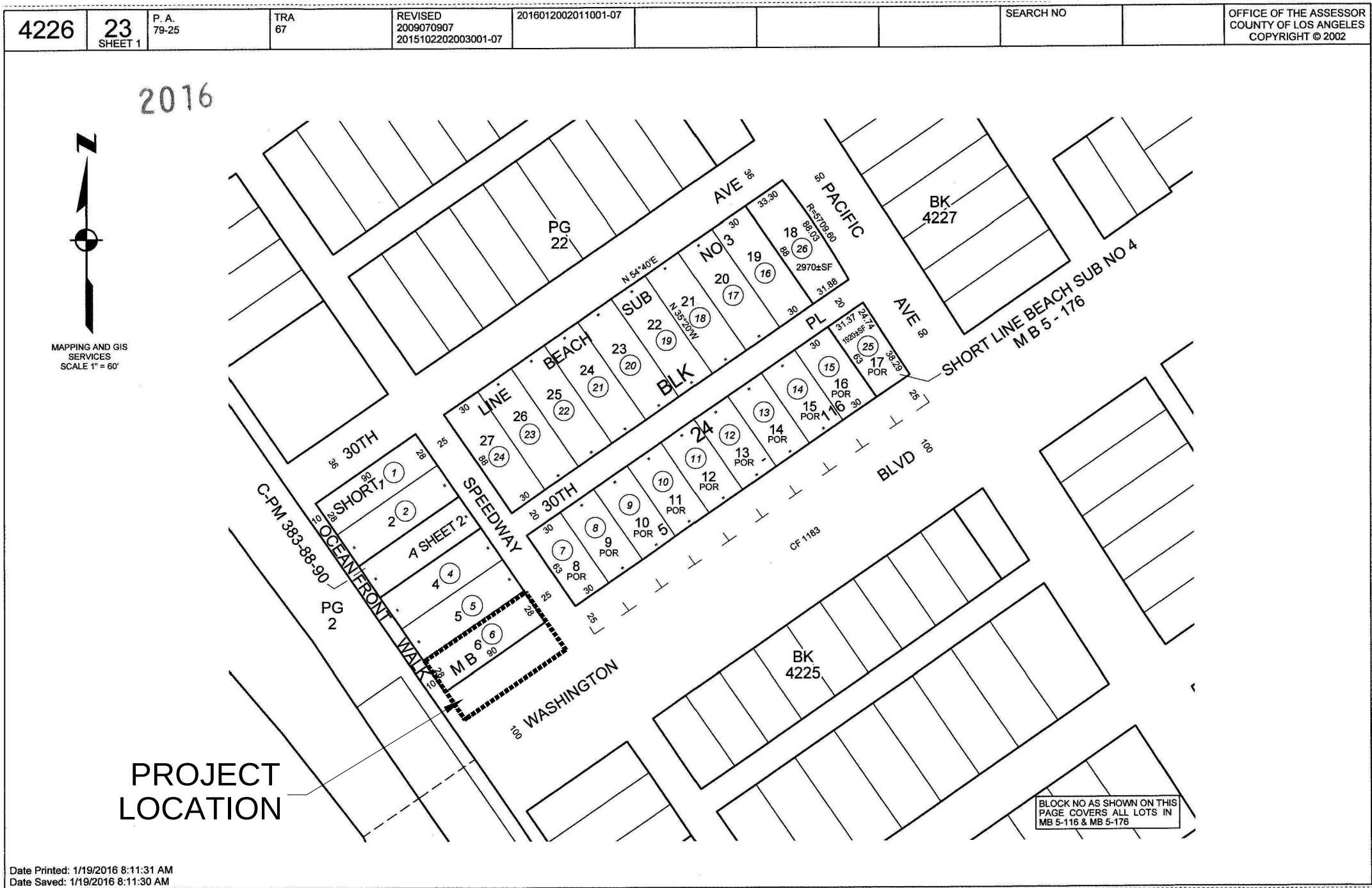


PROPOSED OUTDOOR
FLOATING WOOD FRAMED
PATIO DECK ADDITION



VICINITY MAP

LEGAL DESCRIPTION:	
Address:	1 E Washington Blvd, Los Angeles, CA 90292
Assessor Parcel No. (APN):	4226-023-006
Tract:	Short Line Beach Subdivision No. 3
Map Reference:	M B 5-116
Block:	24
Lot:	6
Map Sheet:	103-5A145
Region/ Cluster:	25 / 25690
Property Type:	Commercial/ Industrial
Plot Lot/ Parcel Area:	2,520(sq ft)
Existing Building Area:	1,915(sq ft)
Existing Occupant Load (Indoor Max Occupancy): (Outdoor Patio Seat Count):	34
PROPOSED: New Floating Wood Framed Outdoor Patio Deck Addition	
(Outdoor Wood Framed Patio Deck Area): (Outdoor Wood Framed Deck Seat Count):	352(sq ft) 27 (25 + 2ADA)
Outdoor Patio Seat Count (New Total):	61



ASSESSOR PARCEL MAP



103-5A145 MAP SHEET

SHEET INDEX:	
A0.0	Cover Sheet - Project Description Title, Legal Description & Wood Frame Construction,Vicinity Map, Assessor Parcel Map, Legal Map Sheet
A1.0	Site Plan - Notes & Existing Outdoor Patio Seat Count
A1.1	Proposed Floating Deck Dimension Plan - Accessible Route Guidelines
A1.2	Proposed Floating Deck Framing Plan - Layout Details & Guidelines
A1.3	Proposed Floating Deck Plan - Furniture Layout Guidelines, Existing & Proposed Outdoor Patio Dining Seat Count
A2.0	Existing Floor Plan



CLIENT:
Christian Warren
1 Washington Blvd.
Venice, CA 90292

PROJECT INFO:
1 Washington Boulevard
1 Washington Blvd.
Venice, CA 90292

SHEET TITLE:
COVER SHEET

Date: 06/11/2025
Drawn by: - David Sweet
Approved by: M.C.
Job Number: -----
File Name: 1 Washington Blvd.dwg

SHEET NO.
A0.0
1 of 4 sheets

This architectural site plan illustrates the layout of a restaurant, including interior spaces and exterior patio areas. The plan is oriented with North at the top, indicated by a compass rose showing N 54° 40' E.

Interior Spaces:

- Kitchen:** Located in the upper left, featuring a Dishwashing area, Kitchen, and Walk-In Cooler. It includes various equipment like sinks, counters, and storage.
- Bar:** A long bar area is situated in the upper right, adjacent to the Dining Room.
- Dining Room:** The central area for seating, containing several round and rectangular tables with chairs.
- Restrooms:** Men's and Women's restrooms are located near the center of the plan.
- Storage:** A Stor. (Storage) area is located in the upper right corner.
- Jan. (Janitor's Room):** A small room located near the Bar and Dining Room.
- Patio Dining:** An outdoor dining area located in the lower right, featuring rectangular tables and chairs.

Exterior Features:

- Patio:** A large outdoor area in the lower left, featuring a curved walkway and several 6x6 Post markers.
- Proposed Deck:** A curved deck area adjacent to the patio, labeled "Proposed Deck To Be Flush w/ Sidewalk (See Sheet A1.1 & A1.2)".
- Proposed Walk Way:** A straight walkway running along the right side of the patio area.
- Street Features:** The plan shows the intersection with Washington Blvd. Key features include:
 - STOP Sign:** A large "STOP" sign with a "Pacific Coast Street Sign Above" and a "Sewer Access Steel Man Hole Cover" nearby.
 - BIKE PATH:** A designated path for bicycles, marked with a "Sharrows" symbol.
 - Street Paint:** Various painted lines and markings on the street.
 - Red Painted Curb:** A curb marking along the street.
 - Street Gutter:** The drainage area along the street.
 - One Way Sign:** A sign indicating one-way traffic.
 - Fire Hydrant:** A fire hydrant located near the patio area.
 - 72L x 32H x 18W Water Barrier:** A barrier structure near the street.
 - 12x36 object marker sign facing westbound traffic:** A sign marking the edge of the property.

Other Details:

- CLG (Clearance):** Various clearance dimensions are noted throughout the plan, such as 105.74, 105.44, 105.19, 103.88, 106.48, and 103.88.
- Dimensions:** Numerous dimensions are provided for rooms and outdoor areas, such as 33'-3 7/8", 27'-7 1/4", and 28'-0 3/4".
- Orientation:** The plan is oriented with North at the top, indicated by a compass rose showing N 54° 40' E.



NORTH

1. Deleted
2. Deck support framing use pressure treated wood. Framing layout determined by builder.
3. Framing to provide 4"x8" continuous drainage opening w/ metal screen protection, where deck meets street curbs/ gutter and sidewalks. (see sheet A1.2).
4. Dimensions to existing features are approximate as measured in the field.
5. Street Markings are representative.

Main Dining						
NAME (Tables)	TYPE	SIZE	QTY	SEATS (Chair Type)	AREA	
B-1	Main Bar	L-Shape - 2'6" Deep 92" x 174"	1	10 (Bar Stools)		
T-1	Wood Rectangular	28" x 29.5"	8	16 (Chairs & Booth)		
T-6	Wood Round	36" Diameter	3	9 (Chairs & Booth)		
T-1	Wood Rectangular	36" x 36"	2	8 (Chairs & Booth)		
Main Dining Total				33	2,158 sf	

Covered Patio Dining						
NAME (Tables)	TYPE	SIZE	QTY	SEATS (Chair Types)	AREA	
T-1	Wood Rectangular	28" x 29.5"	12	24 (Chairs & Booth)		
Covered Patio Dining Total				24	606 sf	
EXISTING INDOOR DINING SEAT COUNT & AREA				67	2,637 sf	

Public Sidewalk Dining Seat Count & Area (Excluding Pedestrian Walkway)					
NAME (Tables)	TYPE	SIZE	QTY	SEATS (Chair Types)	AREA
T-1	Wood Rectangular	28" x 29.5"	11	22 (C-1 Chairs)	278 sf
T-5 (½ Public Area)	Wood Rectangular	36" x 60"	1	6 (Booth Seats)	114 sf
PUBLIC SIDEWALK DINING SEAT COUNT & AREA				28	392 sf
Private Sidewalk Dining Seat Count & Area (Sidewalk Dining within Property Line Boundary)					
NAME (Tables)	TYPE	SIZE	QTY	SEATS (Chair Types)	AREA
T-3 (½ Private Area)	Wood Rectangular	36" x 60"	2	12 (Booth Seats)	127 sf
OUTDOOR SIDEWALK DINING SEAT COUNT & AREA TOTAL				40 (Chairs & Booth)	519 sf

1 of 4 sheets

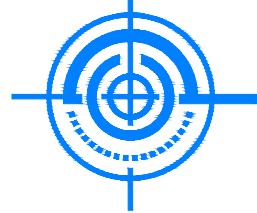
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File Name:

SITE PLAN

1 Washington Blvd.
Venice, CA 90292

11 Washington Boulevard

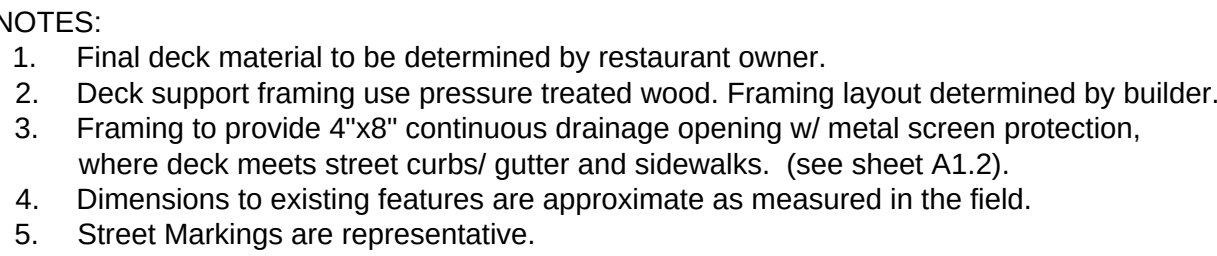
Christian Warren
11 Washington Blvd.
Venice, CA 90292



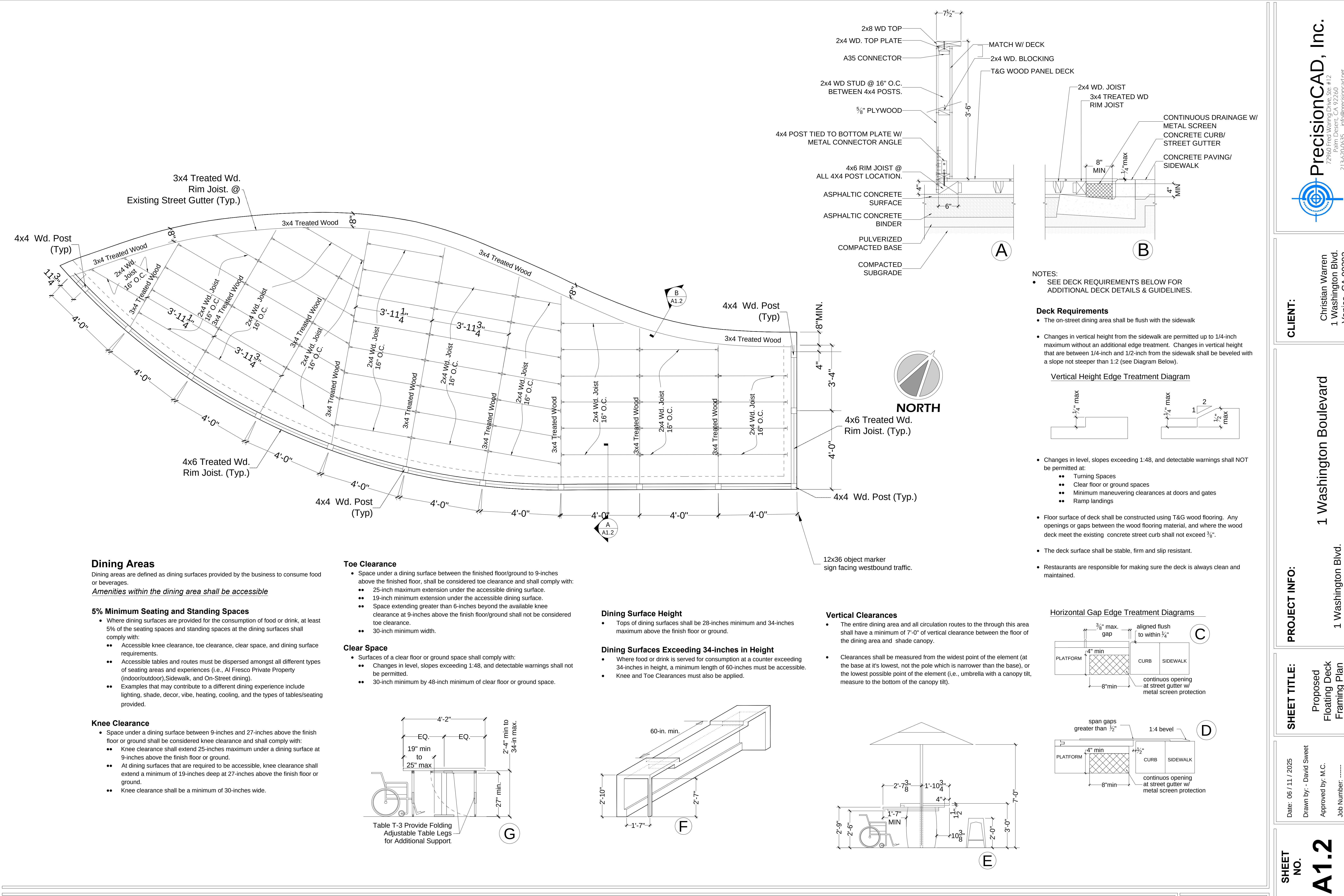
PrecisionCAD, Inc.

72960 Fred Waring Drive, Ste. #12
Palm Desert, CA 92260
213-620-0635 info@precisioncad.net
www.precisioncad.net

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



2 of 4 sheets



Dining Areas

Dining areas are defined as dining surfaces provided by the business to consume food or beverages.

Amenities within the dining area shall be accessible

5% Minimum Seating and Standing Spaces

- Where dining surfaces are provided for the consumption of food or drink, at least 5% of the seating spaces and standing spaces at the dining surfaces shall comply with:
 - Accessible knee clearance, toe clearance, clear space, and dining surface requirements.
 - Accessible tables and routes must be dispersed amongst all different types of seating areas and experiences (i.e., Al Fresco Private Property (indoor/outdoor), Sidewalk, and On-Street dining).
 - Examples that may contribute to a different dining experience include lighting, shade, decor, vibe, heating, cooling, and the types of tables/seating provided.

Knee Clearance

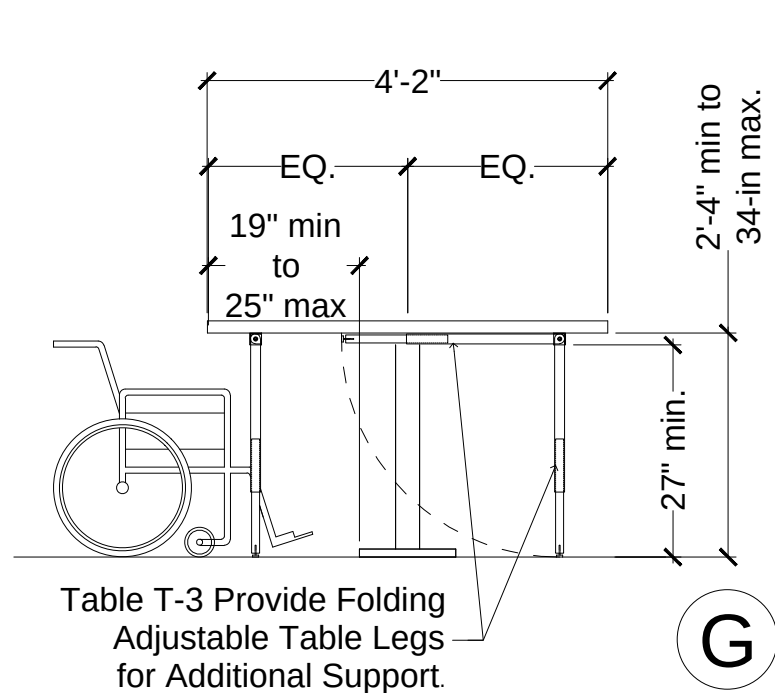
- Space under a dining surface between 9-inches and 27-inches above the finish floor or ground shall be considered knee clearance and shall comply with:
 - Knee clearance shall extend 25-inches maximum under a dining surface at 9-inches above the finish floor or ground.
 - At dining surfaces that are required to be accessible, knee clearance shall extend a minimum of 19-inches deep at 27-inches above the finish floor or ground.
 - Knee clearance shall be a minimum of 30-inches wide.

Toe Clearance

- Space under a dining surface between the finished floor/ground to 9-inches above the finished floor, shall be considered toe clearance and shall comply with:
 - 25-inch maximum extension under the accessible dining surface.
 - 19-inch minimum extension under the accessible dining surface.
 - Space extending greater than 6-inches beyond the available knee clearance at 9-inches above the finish floor/ground shall not be considered toe clearance.
 - 30-inch minimum width.

Clear Space

- Surfaces of a clear floor or ground space shall comply with:
 - Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.
 - 30-inch minimum by 48-inch minimum of clear floor or ground space.

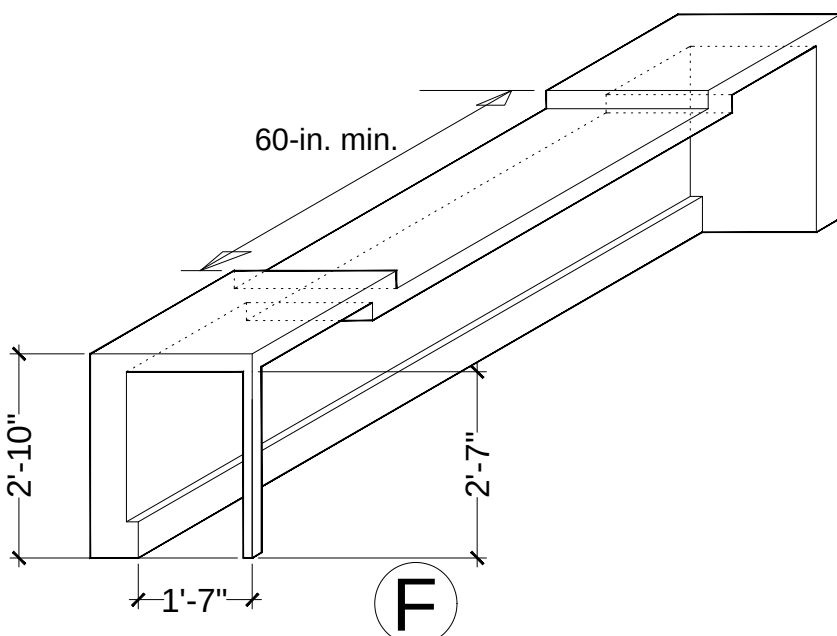


Dining Surface Height

- Tops of dining surfaces shall be 28-inches minimum and 34-inches maximum above the finish floor or ground.

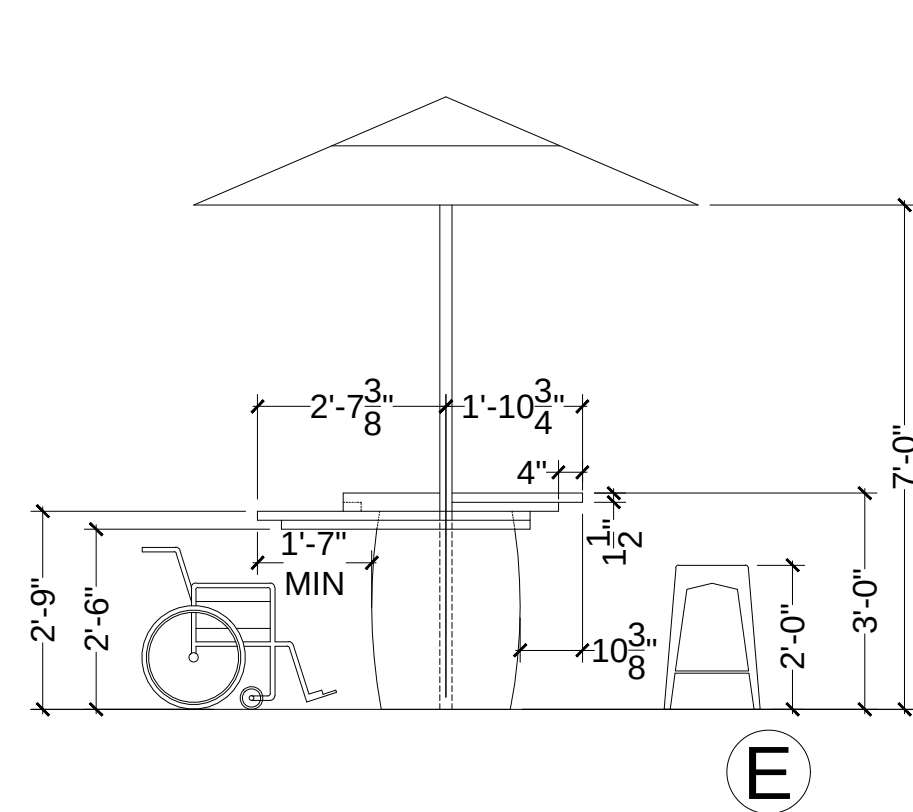
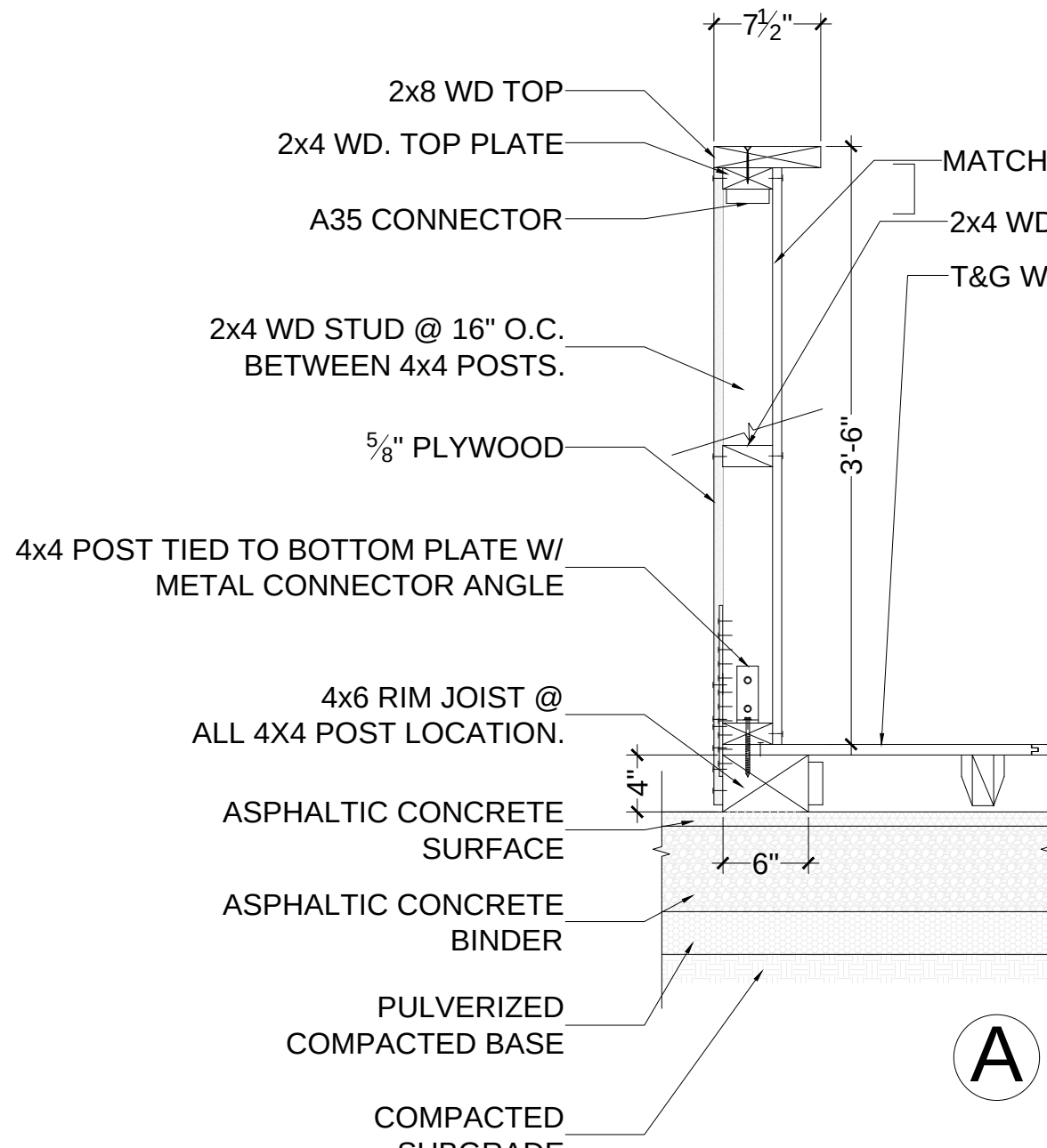
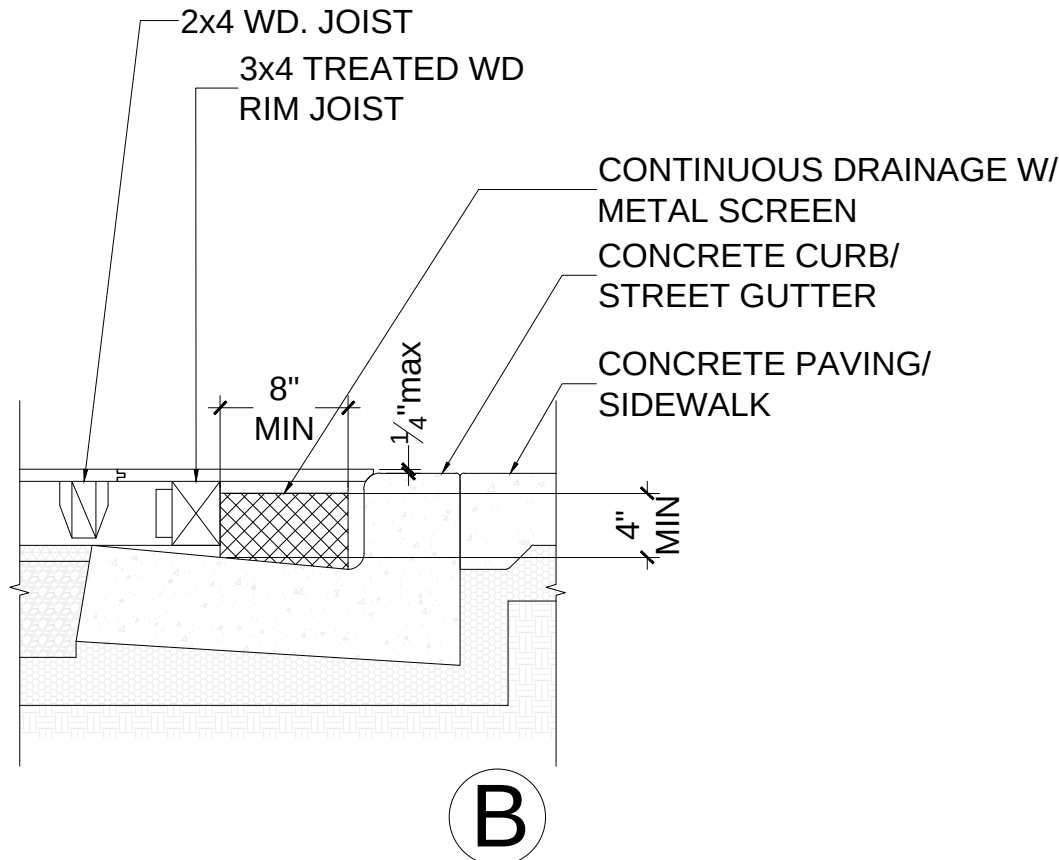
Dining Surfaces Exceeding 34-inches in Height

- Where food or drink is served for consumption at a counter exceeding 34-inches in height, a minimum length of 60-inches must be accessible.
- Knee and Toe Clearances must also be applied.



Vertical Clearances

- The entire dining area and all circulation routes to the through this area shall have a minimum of 7'-0" of vertical clearance between the floor of the dining area and shade canopy.
- Clearances shall be measured from the widest point of the element (at the base at it's lowest, not the pole which is narrower than the base), or the lowest possible point of the element (i.e., umbrella with a canopy tilt, measure to the bottom of the canopy tilt).

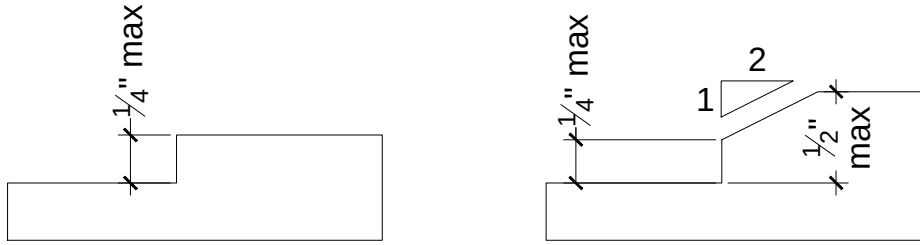


- NOTES:
- SEE DECK REQUIREMENTS BELOW FOR ADDITIONAL DECK DETAILS & GUIDELINES.

Deck Requirements

- The on-street dining area shall be flush with the sidewalk
- Changes in vertical height from the sidewalk are permitted up to 1/4-inch maximum without an additional edge treatment. Changes in vertical height that are between 1/4-inch and 1/2-inch from the sidewalk shall be beveled with a slope not steeper than 1:2 (see Diagram Below).

Vertical Height Edge Treatment Diagram



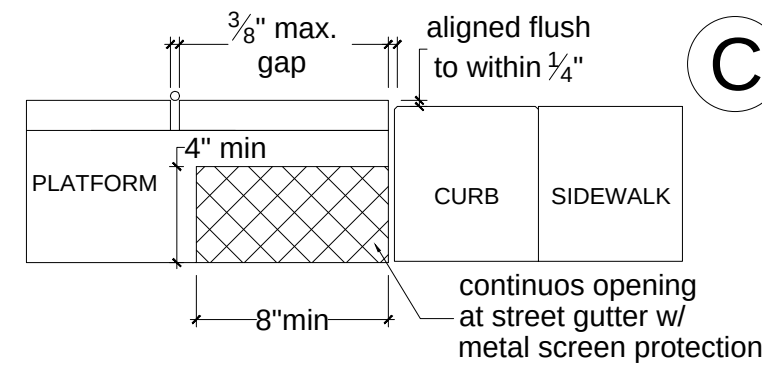
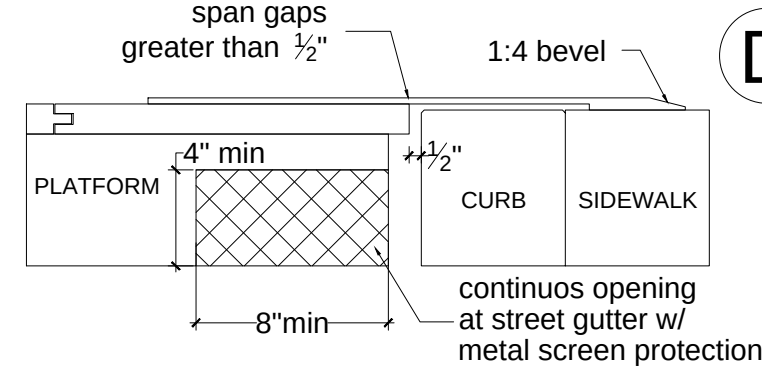
- Changes in level, slopes exceeding 1:48, and detectable warnings shall NOT be permitted at:
 - Turning Spaces
 - Clear floor or ground spaces
 - Minimum maneuvering clearances at doors and gates
 - Ramp landings

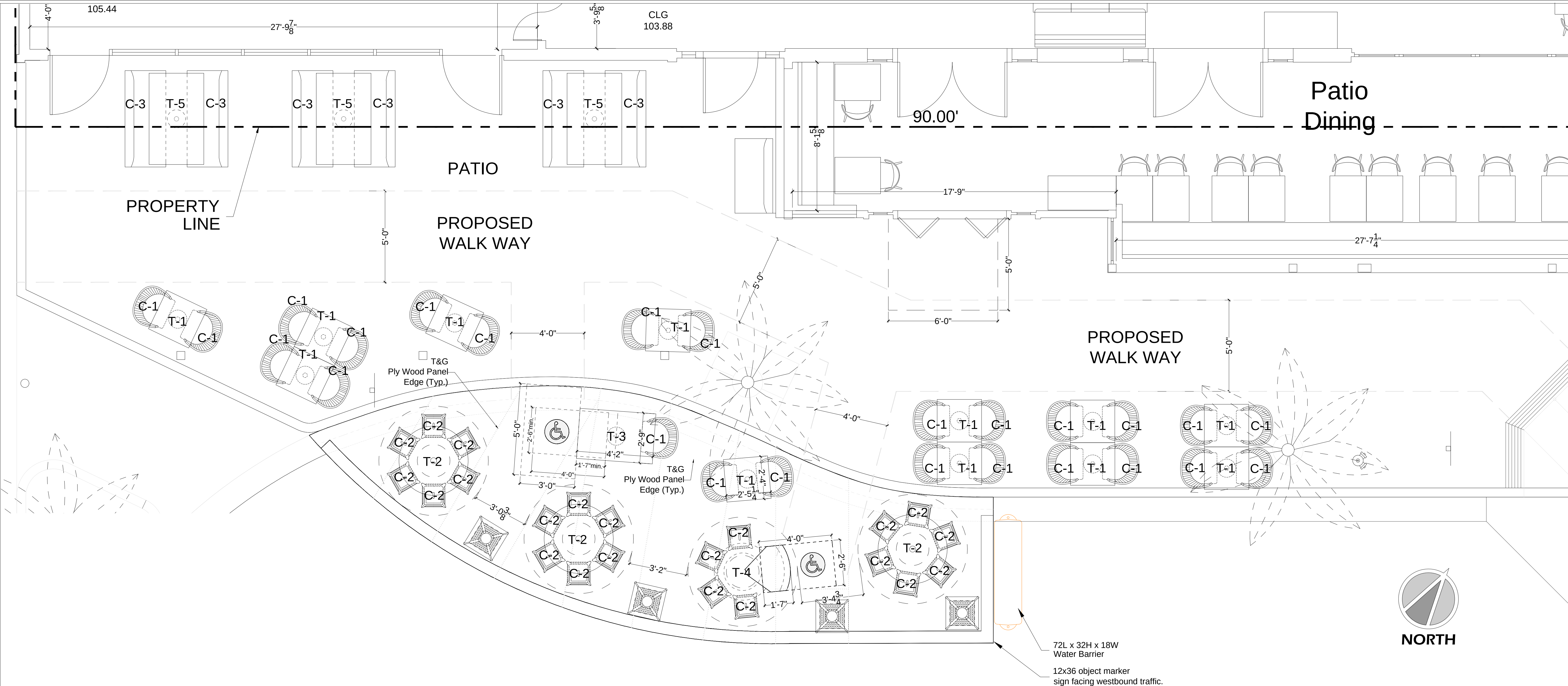
- Floor surface of deck shall be constructed using T&G wood flooring. Any openings or gaps between the wood flooring material, and where the wood deck meet the existing concrete street curb shall not exceed 3/8".

- The deck surface shall be stable, firm and slip resistant.

- Restaurants are responsible for making sure the deck is always clean and maintained.

Horizontal Gap Edge Treatment Diagrams





Access To Dining Amenities/Services

- Tableware, dishware, condiments, food, beverage shelves and dispensing devices shall be located within accessible reach ranges, including:
 - Where a forward reach is unobstructed, the high forward reach shall be 48-inches maximum and the low forward reach shall be 15-inches minimum above the finish floor/ground.
 - Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance of not less than the required reach depth over the obstruction.
 - The high forward reach shall be 48-inches maximum where the reach depth is 20-inches maximum.
 - Where the reach depth exceeds 20-inches, the high forward reach shall be 44-inches maximum and the reach depth shall be 25-inches maximum.
 - Where a clear floor/ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48-inches maximum and the low side reach shall be 15-inches minimum above the finish floor/ground.
- Exception: An obstruction shall be permitted between the clear floor/ground space and the element where the depth of the obstruction is 10-inches maximum.
- Where a clear floor/ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34-inches maximum and the depth of the obstruction shall be 24-inches maximum.
 - The high side reach shall be 48-inches maximum for a reach depth of 10-inches maximum.
 - Where the reach depth exceeds 10-inches, the high side reach shall be 46-inches maximum for a reach depth of 24-inches maximum.

Existing Outdoor Sidewalk Patio Dining Seat Count & Area

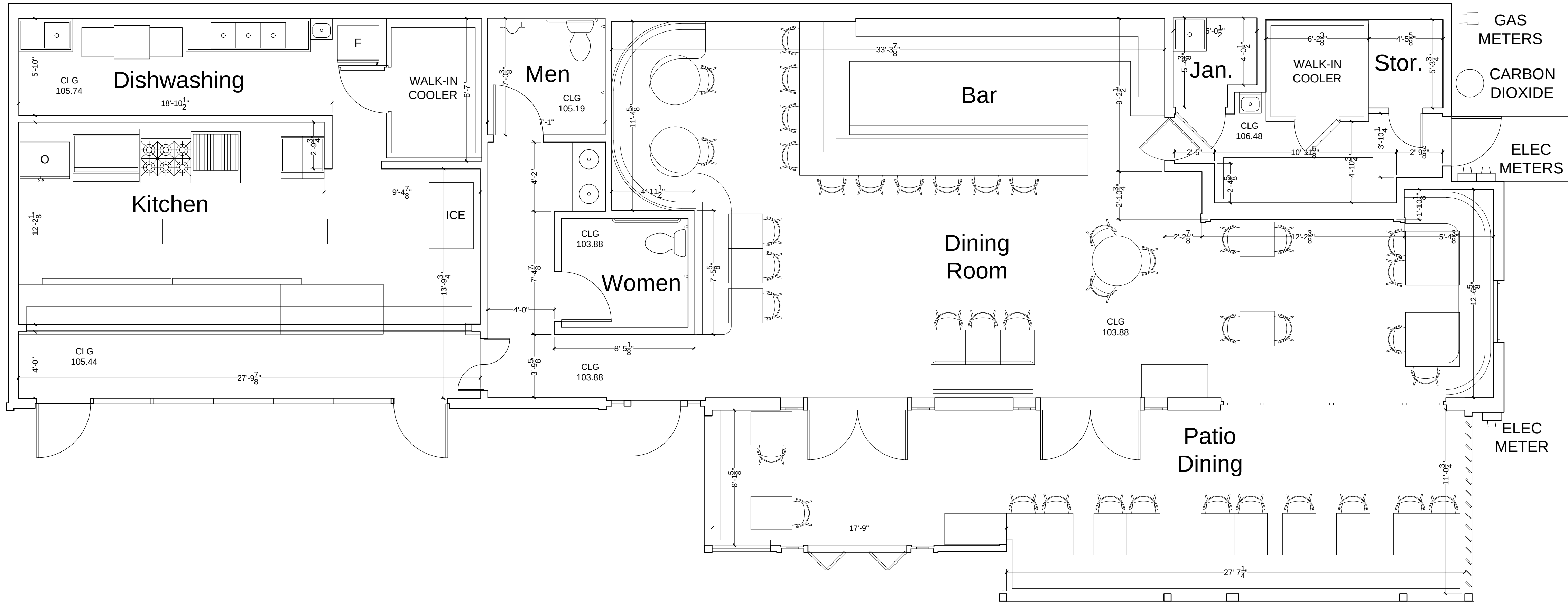
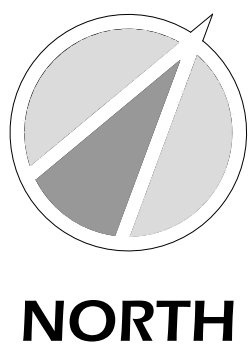
Public Sidewalk Dining Seat Count & Area (Excluding Pedestrian Walkway)					
NAME (Tables)	TYPE	SIZE	QTY	SEATS (Chair Types)	AREA
T-1	Wood Rectangular	28" x 29.5"	11	22 (C-1 Chairs)	278 sf
T-5 (½ Public Area)	Wood Rectangular	36" x 60"	1	6 (Booth Seats)	114 sf
PUBLIC SIDEWALK DINING SEAT COUNT & AREA				28	392 sf
Private Sidewalk Dining Seat Count & Area (Sidewalk Dining within Property Line Boundary)					
NAME (Tables)	TYPE	SIZE	QTY	SEATS (Chair Types)	AREA
T-5 (½ Private Area)	Wood Rectangular	36" x 60"	2	12 (Booth Seats)	127 sf
OUTDOOR SIDEWALK DINING SEAT COUNT & AREA TOTAL				40 (Chairs & Booth)	519 sf

UMBRELLAS			0
HEATERS			0

Proposed Outdoor On-Street Floating Wood Deck
Patio Dining Seat Count & Area

NAME (Tables)	TYPE	SIZE	QTY	SEATS (Chair Types)	AREA
T-1	Wood Rectangular	28" x 29.5"	1	2 (C-1)	
T-2	Wood Round	45.5" Diameter	3	18 (C-2)	
T-3 (ADA Compliant)	Wood Rectangular	33" x 50"	1	1 (C-1)	
T-4 (ADA Compliant)	Wood Round	45.5" Dia. + Modified	1	4 (C-2)	
NAME (Chairs)					
			SIZE	QTY	
			TYPE	SEATS	
			TYPE	SEATS	
C-1	Wicker Chair	20" x 24" x 18.5"		3	3
C-2	Metal Stool High Chair	12" x 12" x 24"		22	22
C-3	Booth Seating	27" x 63" x 24"		0	0
On-Street Section TOTAL					25
ADA Seats					2
PROPOSED OUTDOOR ON-STREET FLOATING WOOD DECK					
PATIO DINING SEAT COUNT & AREA TOTAL				27	352 sf
NEW OUTDOOR PATIO DINING SEAT COUNT & AREA TOTAL (Existing Sidewalk Dining & New On-Street Wood Deck)				67	872 sf

UMBRELLAS			4
HEATERS			4



Existing Floor Plan

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

Date: 06 / 11 / 2025
Drawn by: - David Sweet
Approved by: M.C.
Job Number: -----
File Name: -----
1 Washington Blvd.dwg

SHEET TITLE:
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1 Washington Blvd.
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Christian Warren
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