

PROJECT INFORMATION:

PROJECT ADDRESS: 600 EAST VENICE
LOS ANGELES, CA 90291

TENANT: VARRO VENICE

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 (545 SF, SEE BELOW)
545 / 50 = 10.9 = 11 SPACES

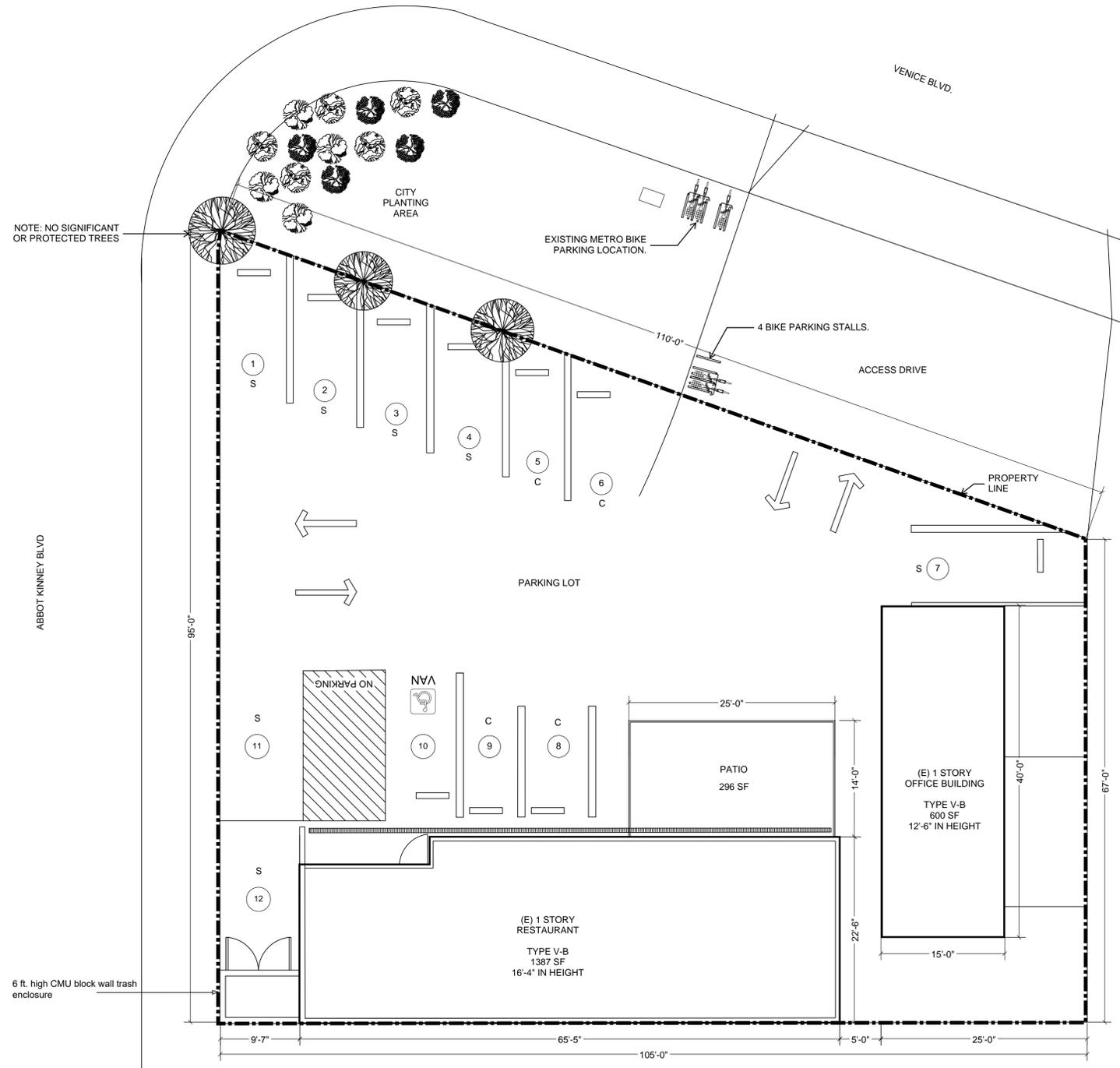
SERVICE AREA:
INTERIOR DINING = 260 SF
INTERIOR BAR = 45 SF
PATIO DINING = 240 SF
TOTAL = 545 SF

PARKING PROVIDED:
STANDARD = 7 SPACES
COMPACT = 4 SPACES
HC = 1 SPACE
BIKE PARKING = 4 SPACES*
TOTAL = 13 SPACES*
*PER LADBS BIKE ORDINANCE, 1 VEHICULAR SPACE CAN BE
REPLACED WITH 4 BICYCLE PARKING 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

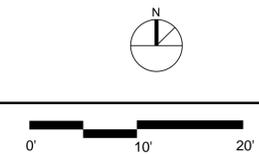
RESTAURANT SEATING SUMMARY:
BAR = 6
DINING = 48
OUTDOOR = 48
TOTAL = 102

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
10-22-21