

HABITABLE COMMERCIAL SPACE (AREA ENCLOSED BY EXTERIOR WALLS, INCLUDES INTERIOR WALLS BUT EXCLUDES LOW CEILING MECHANICAL MEZZANINE REACHED BY LADDER, SINGLE CAR GARAGE AND TWO SECOND FLOOR SINGLE UNIT APARTMENTS):

(E) RESTAURANT: 992 SF = 9.92 SPACES  
(E) HAIR SALON TO BE INCORPORATED INTO RESTAURANT: 660 SF = 6.60 SPACES  
(E) BAKERY TO BE INCORPORATED INTO RESTAURANT: 1021 SF = 10.21 SPACES  
2673 SF

AREA REMOVED AT NEW RESTAURANT STOREFRONT: (-)52 SF  
2621 SF

EXISTING PARKING REQUIRED CALCULATED BY EXISTING USE AND AREA:

(E) RESTAURANT: 992 SF/100 = 9.92 SPACES  
(E) HAIR SALON: 660 SF/300 = 2.20 SPACES  
(E) TAKE OUT BAKERY: 1021 SF/250 = 4.08 SPACES  
(E) 2 SINGLE UNIT APARTMENTS: 2.00 SPACES  
18.20 = 18 SPACES

NO EXISTING REQUIRED PARKING NOTED IN PREVIOUS C of O

PROPOSED CHANGE OF USE PARKING REQUIRED:

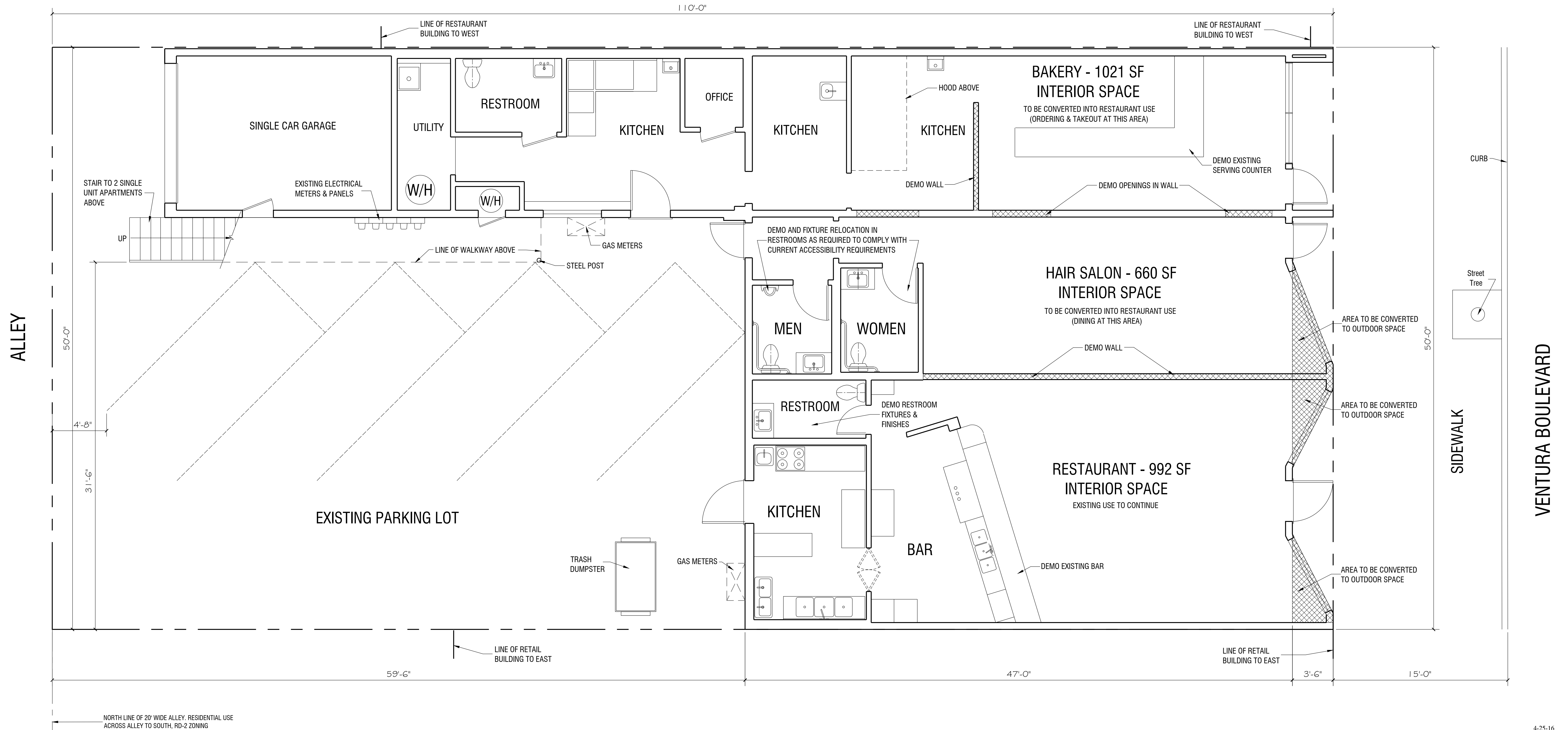
ENLARGED RESTAURANT: 2621 SF/100 = 26.21 SPACES  
(E) 2 SINGLE UNIT APARTMENTS: 2.00 SPACES  
28.21 = 28 SPACES [REQUIRED FOR (N) USE]  
(-)18 SPACES [REQUIRED FOR (E) USE]  
= 10 SPACES REQUIRED AFTER CHANGE OF USE

PROPOSED PARKING TO BE PROVIDED (REFER SHEET 2.2):

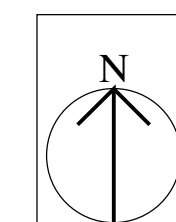
2 SPACES IN LOT (ONE ADA COMPLIANT) + SINGLE CAR GARAGE = 3 TOTAL CAR SPACES.  
24 BICYCLE SPACES (12 SHORT TERM + 12 LONG TERM)/4 = EQUIVALENT TO 6 CAR SPACES.  
(BIKE PARKING LOCATIONS: 12 LONG TERM + 7 SHORT TERM IN REAR LOT, 5 SHORT TERM IN FRONT, REFER SHEET 2.2)

TOTAL: 10 SPACES REQUIRED - 9 PROVIDED(3 CAR + 6 BIKE EQUIVALENT SPACES) = 1 SPACE DEFICIT.

2 EXISTING, REQUIRED & PROVIDED PARKING ANALYSIS

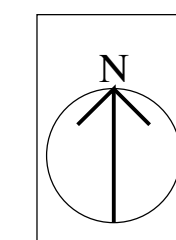
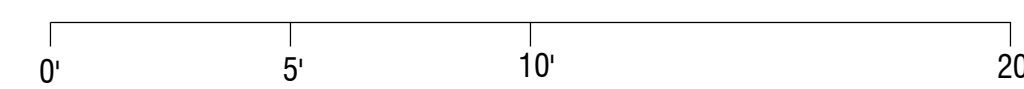
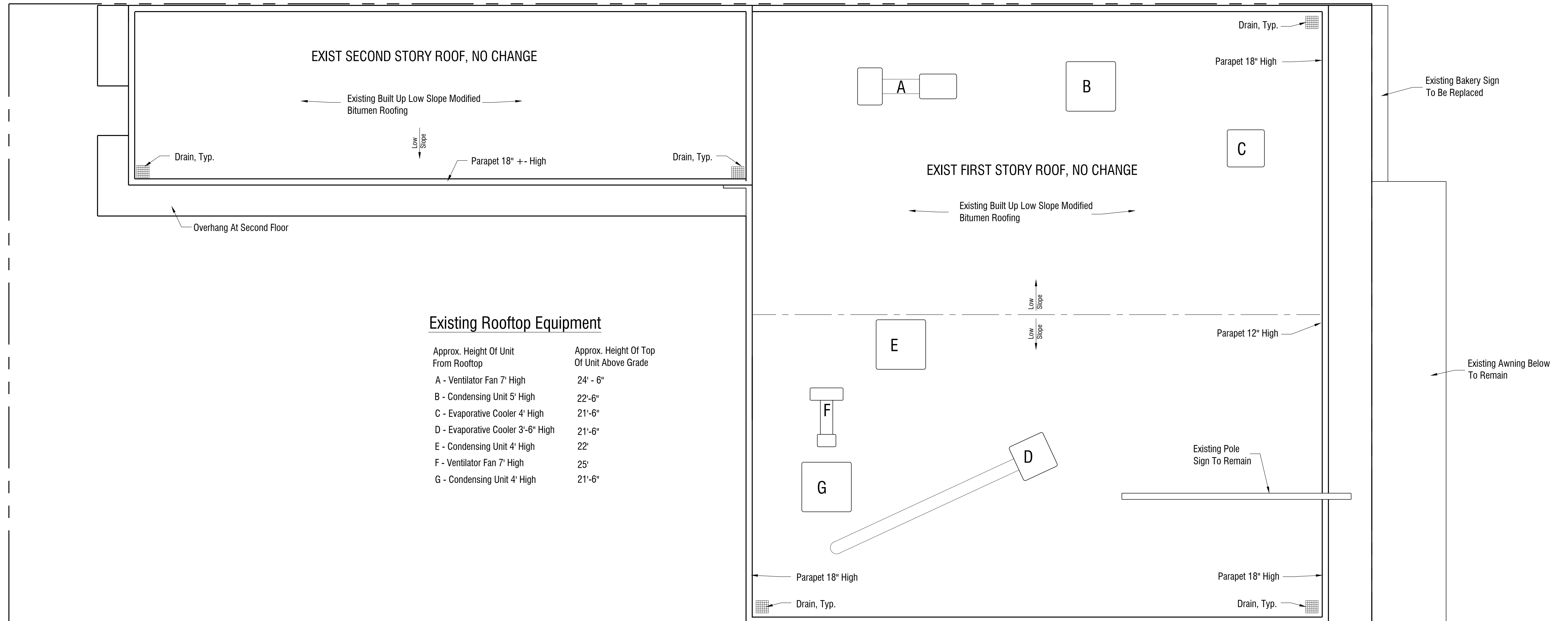


1 EXISTING SITE & FLOOR PLAN  
1/4" = 1'-0"



THE COFFEE JOINT & SEAFOOD JOINT  
13718 VENTURA BOULEVARD  
SHERMAN OAKS, CA

4-25-16  
EXISTING PLAN  
2.0



LEGAL: LOT 5, BLOCK H OF TRACT NO. 4954, M.B. 80-56/60  
 LOT SIZE: 5500 SF

BUILDING SIZE: NO NEW AREA TO BE ADDED, ALL AREA IS EXISTING.

TOTAL EXISTING ENCLOSED AREA INCLUDING EXTERIOR WALLS, GARAGE, MECHANICAL MEZZANINE AND 2 APARTMENTS: 4077 SF  
 EXISTING AREA TO BE REMOVED AT NEW STOREFRONT: (-)52 SF  
 TOTAL PROPOSED ENCLOSED AREA INCLUDING EXTERIOR WALLS, GARAGE, MECHANICAL MEZZANINE AND 2 SINGLE UNIT APARTMENTS: 4025 SF

OVERALL BUILDING SF BREAKDOWN:  
 (2) 2ND FLOOR APARTMENTS INCLUDING EXTERIOR WALLS: 732 SF  
 1ST FLOOR LEASE SPACE INCLUDING EXTERIOR WALLS: 2833 SF  
 EXISTING AREA TO BE REMOVED AT NEW STOREFRONT: (-)52 SF  
 SUBTOTAL: 3513 SF

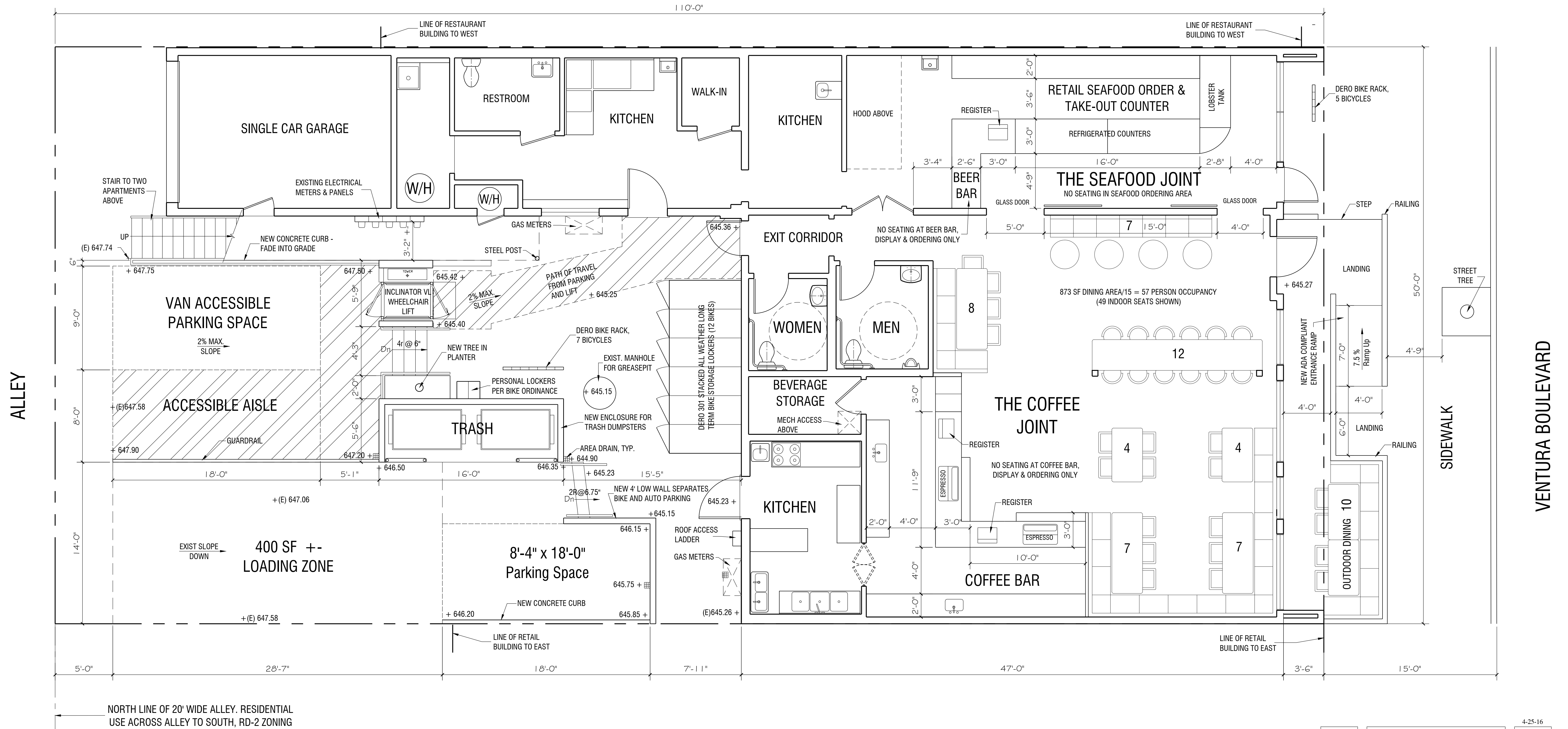
SINGLE CAR GARAGE INCLUDING EXTERIOR WALLS: 286 SF  
 MECHANICAL MEZZANINE (6'-3" CEILING, ACCESS BY LADDER): 226 SF  
 SUBTOTAL: 512 SF

TOTAL PROPOSED ENCLOSED AREA INCLUDING EXTERIOR WALLS: 4025 SF

RENTABLE SF BREAKDOWN:  
 (2) 2ND FLOOR APARTMENTS EXCLUDING EXTERIOR WALLS: 647 SF  
 1ST FLOOR LEASE SPACE EXCLUDING EXTERIOR WALLS: 2673-52 SF: 2621 SF  
 PROPOSED HABITABLE AREA EXCLUDING EXTERIOR WALLS: 3268 SF

SINGLE CAR GARAGE EXCLUDING EXTERIOR WALLS: 248 SF  
 MECHANICAL MEZZANINE (6'-3" CEILING, ACCESS BY LADDER): 226 SF  
 GARAGE AND MECHANICAL AREA TOTAL: 474 SF

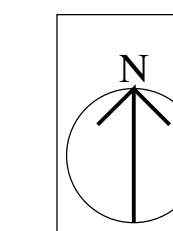
② LEGAL DESCRIPTION & BUILDING AREA BREAKDOWN



NORTH LINE OF 20' WIDE ALLEY. RESIDENTIAL USE ACROSS ALLEY TO SOUTH, RD-2 ZONING

0' 5' 10' 20'

① PROPOSED SITE & FLOOR PLAN  
 1/4" = 1'-0"

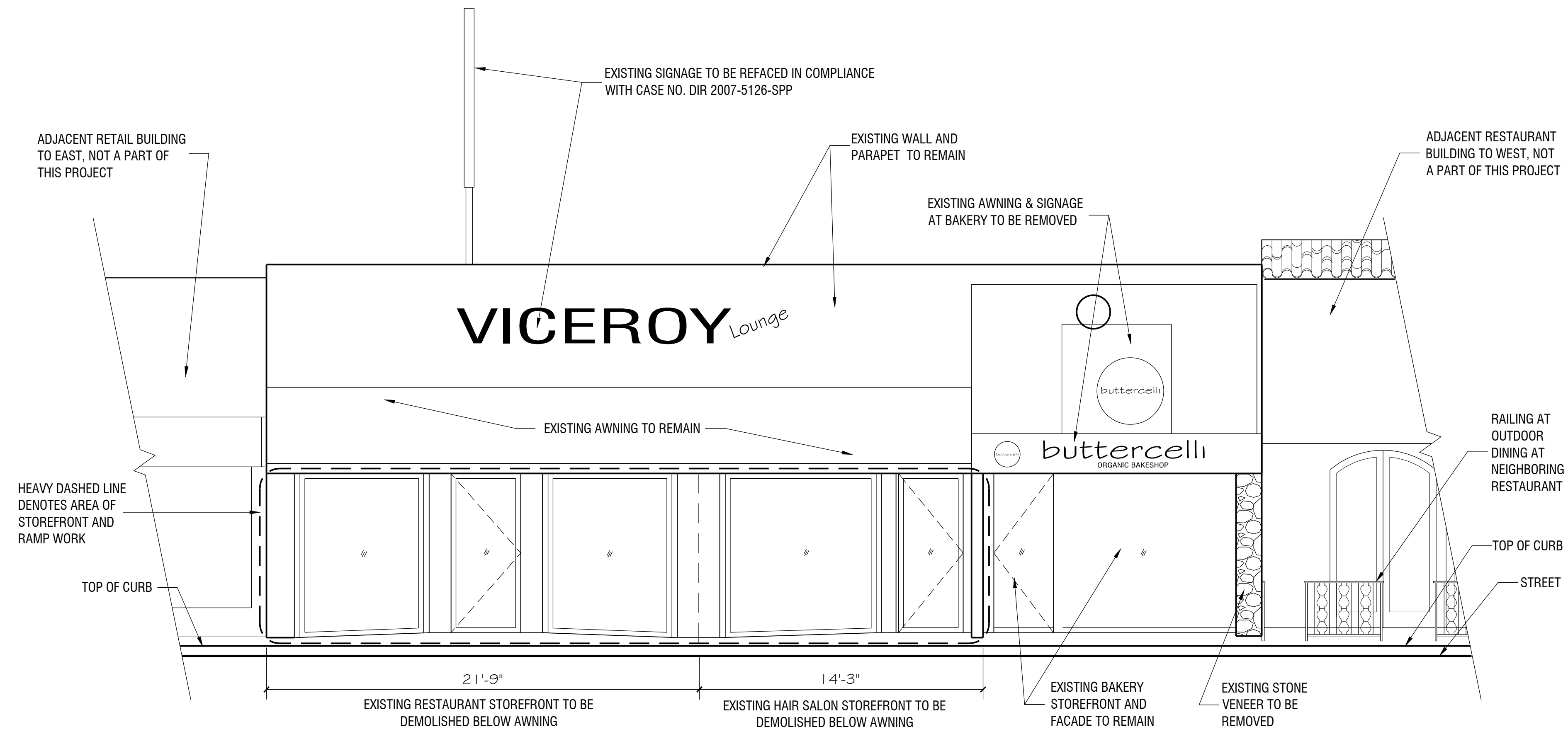


**THE COFFEE JOINT & SEAFOOD JOINT**  
 13718 VENTURA BOULEVARD  
 SHERMAN OAKS, CA

4-25-16

NEW PLAN

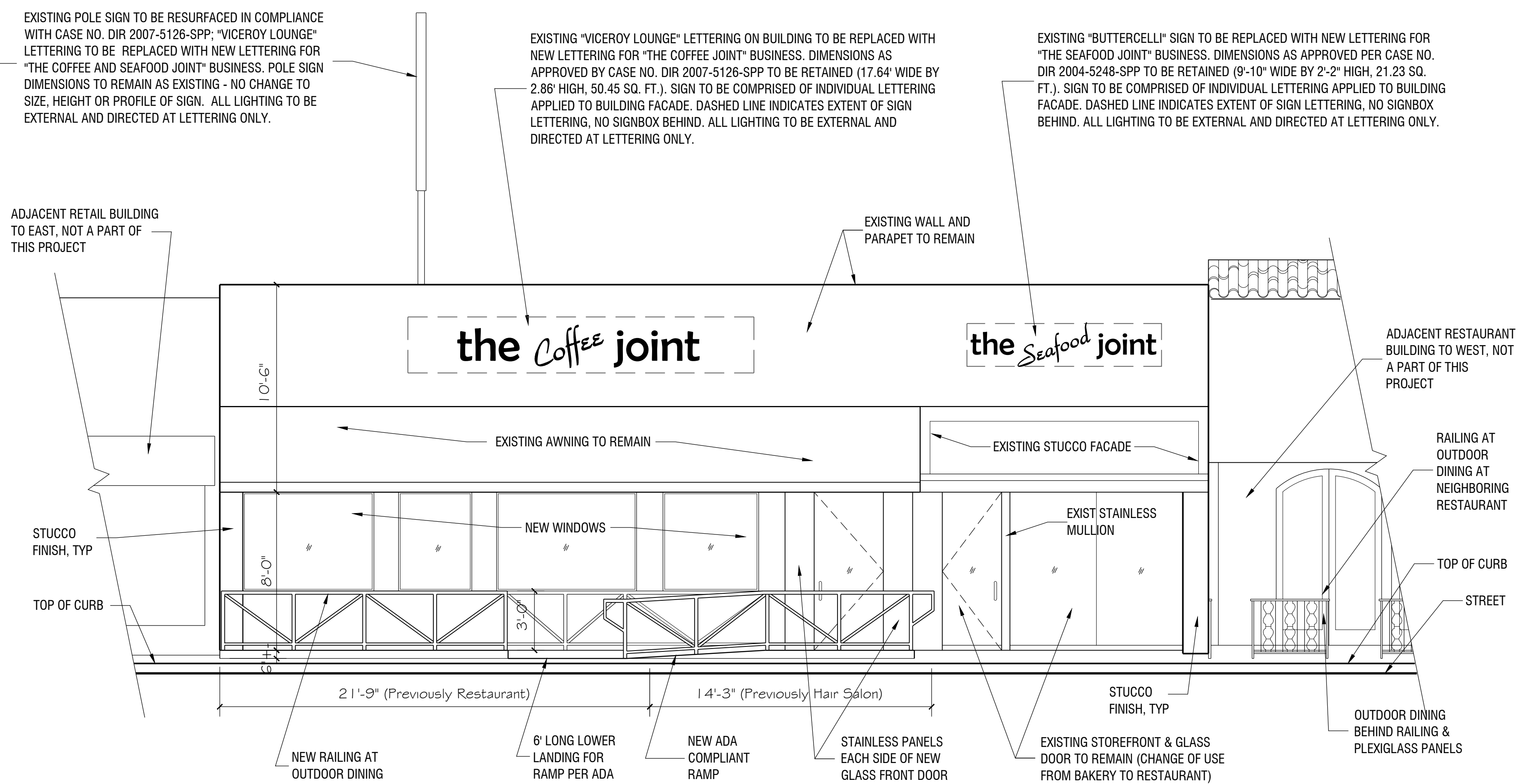
2.2



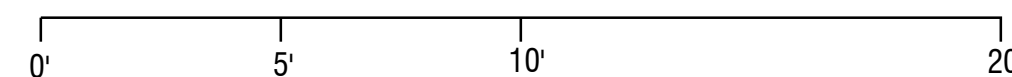
② EXISTING & DEMO FRONT ELEVATION  
1/4" = 1'-0"

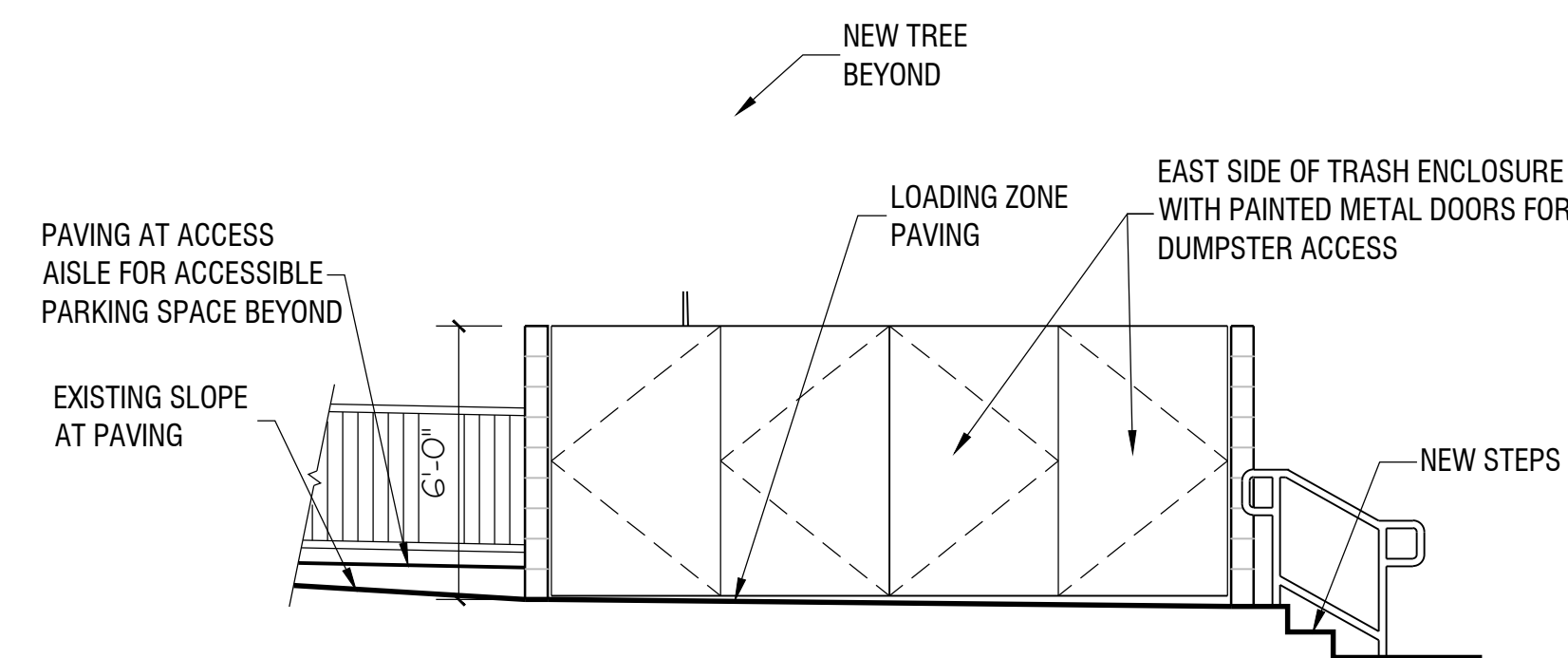


①a PROPOSED REFACING OF EXIST. POLE SIGN  
1/4" = 1'-0"

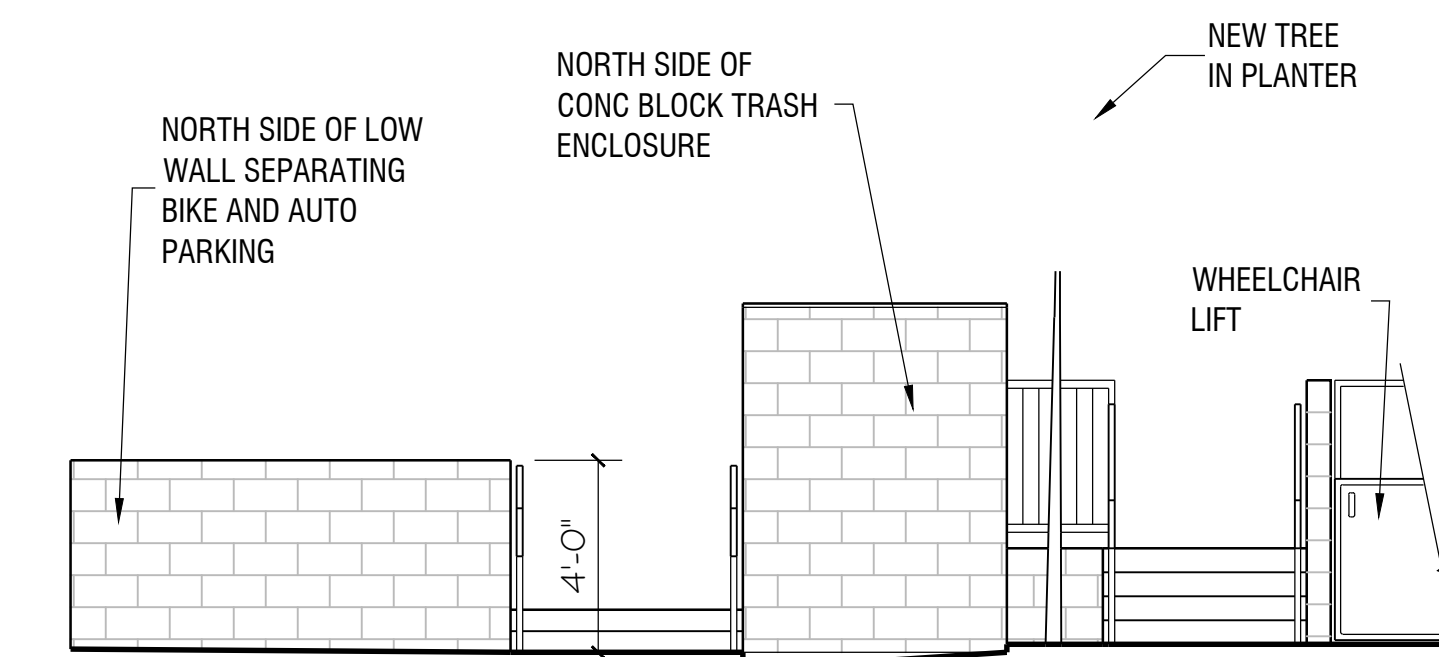


① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

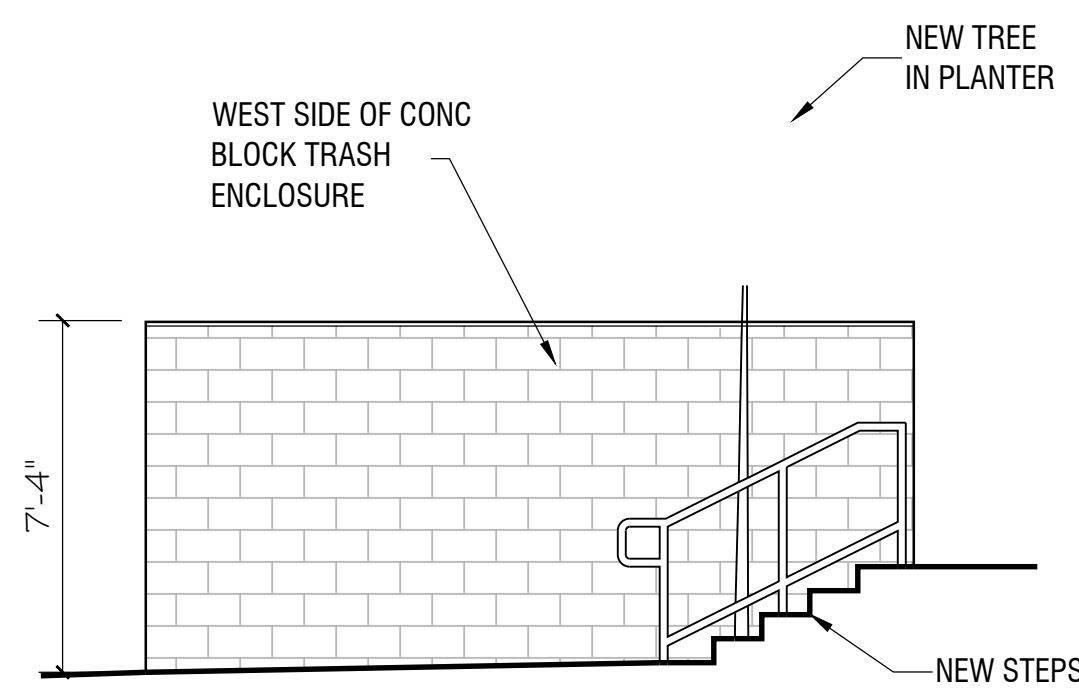




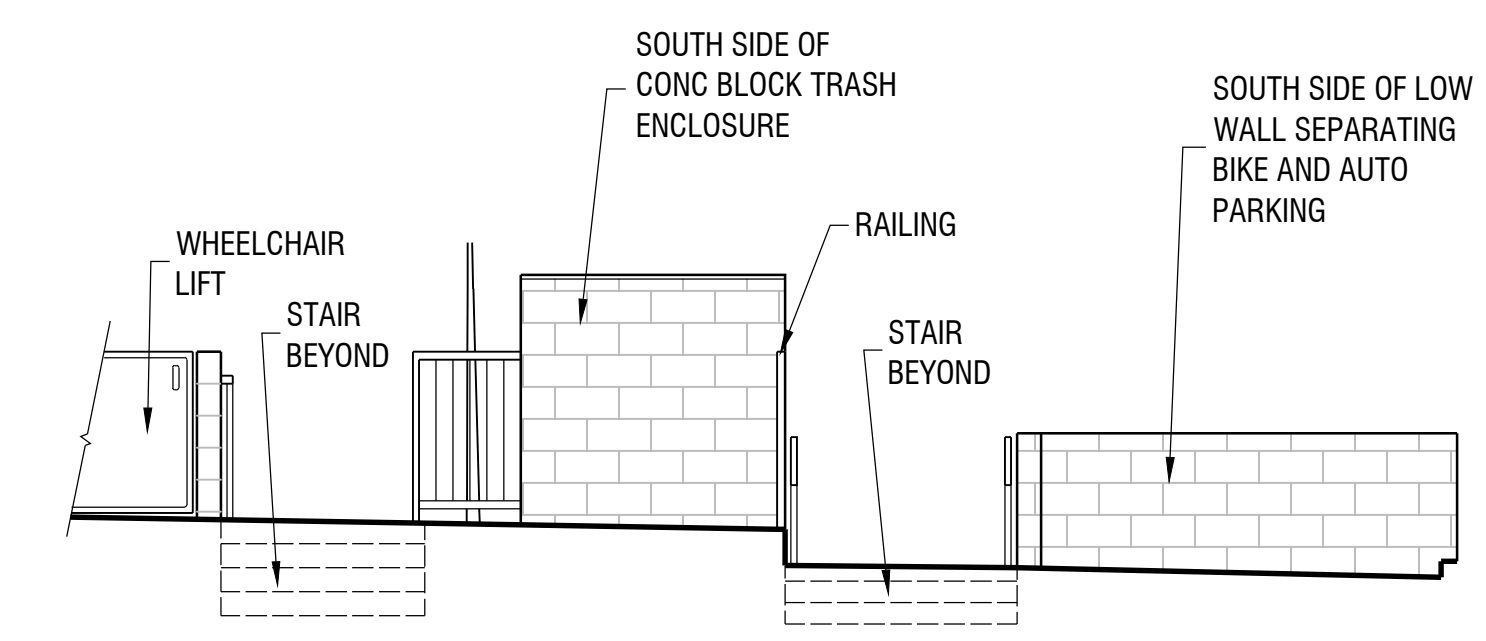
④ TRASH ENCLOSURE E. ELEVATION  
1/4" = 1'-0"



② TRASH ENCLOSURE N. ELEVATION  
1/4" = 1'-0"



③ TRASH ENCLOSURE W. ELEVATION  
1/4" = 1'-0"



① TRASH ENCLOSURE S. ELEVATION  
1/4" = 1'-0"