

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
 (E) HAIR SALON TO BE INCORPORATED INTO RESTAURANT: 660 SF
 (E) BAKERY TO BE INCORPORATED INTO RESTAURANT: 1021 SF
 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 0

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

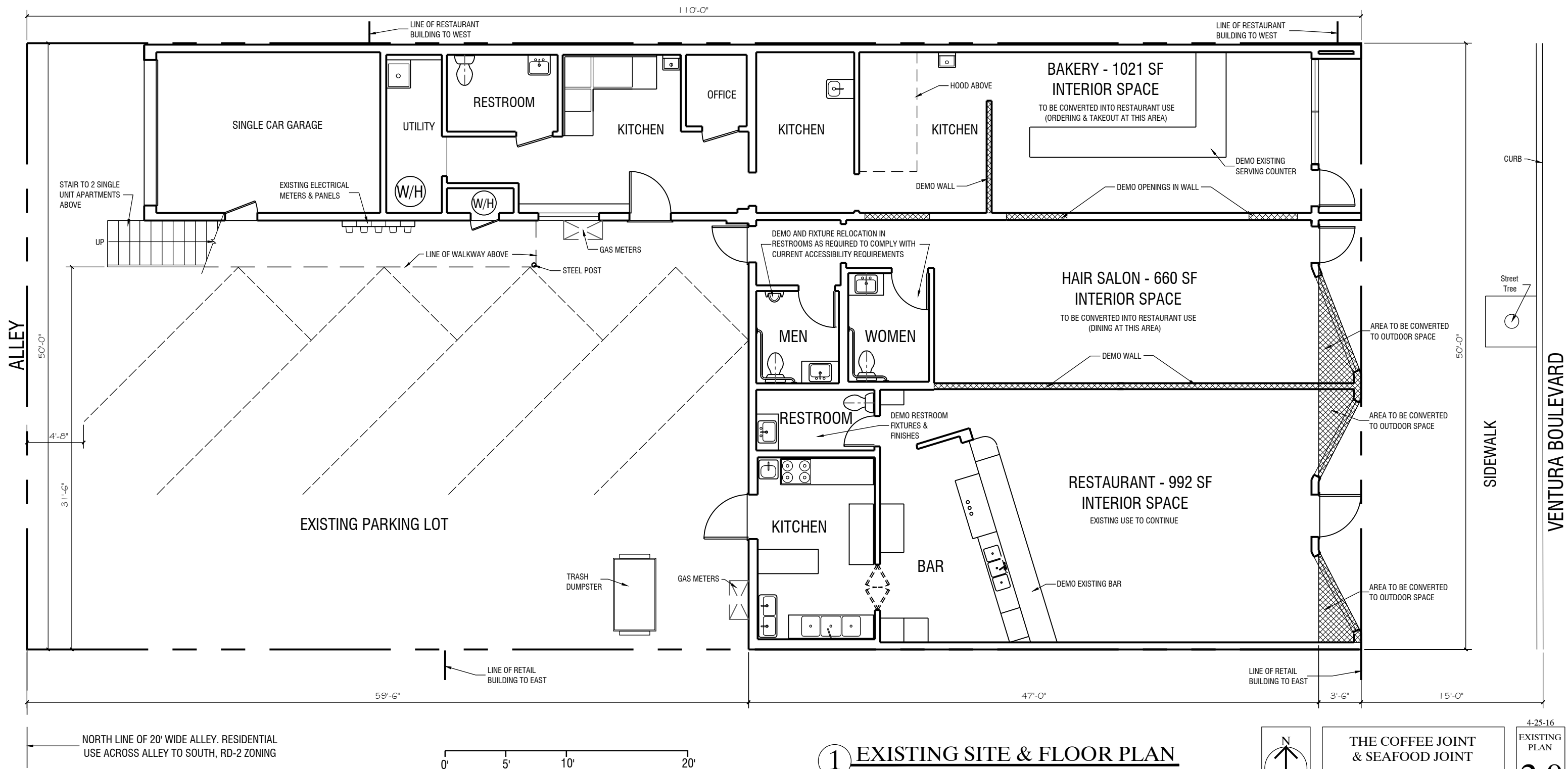
PROPOSED PARKING TO BE PROVIDED (REFER SHEET 2.2):

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.

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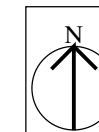
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NORTH LINE OF 20' WIDE ALLEY. RESIDENTIAL USE ACROSS ALLEY TO SOUTH, RD-2 ZONING

0' 5' 10' 20'

1 EXISTING SITE & FLOOR PLAN
 1/8" = 1'-0"

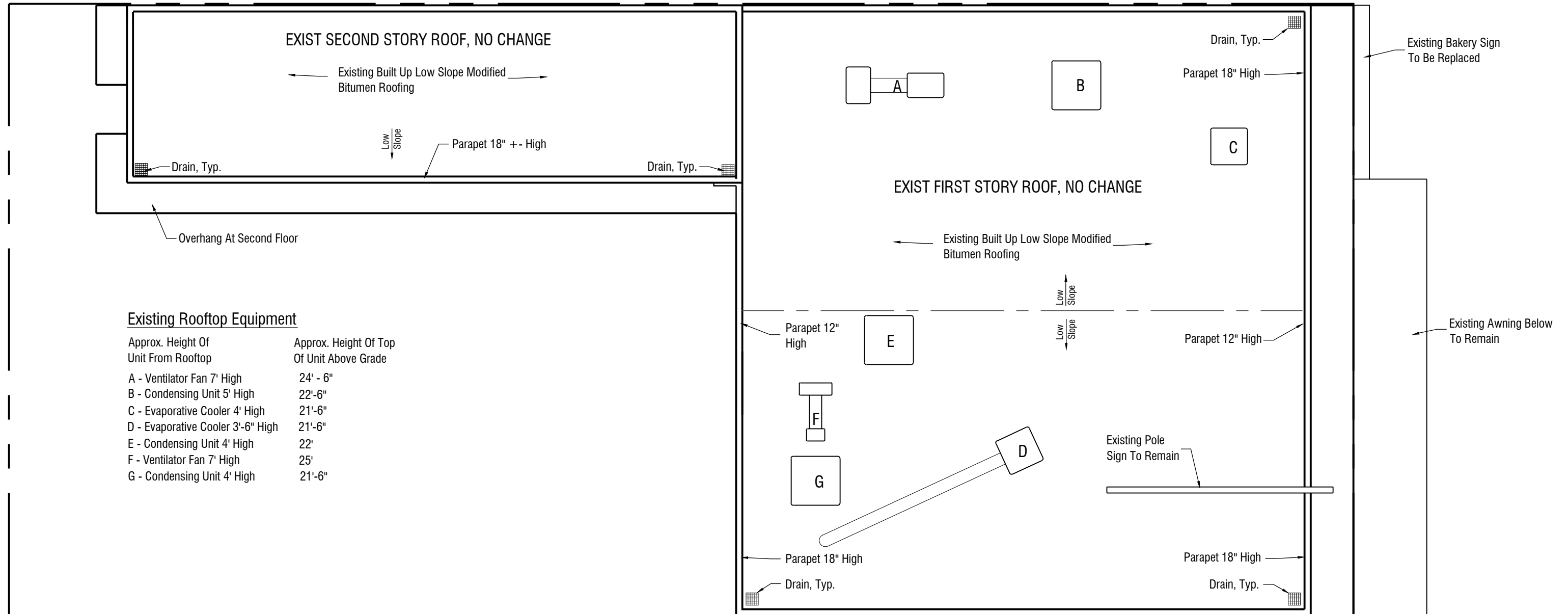


THE COFFEE JOINT & SEAFOOD JOINT
 13718 VENTURA BOULEVARD
 SHERMAN OAKS, CA

4-25-16

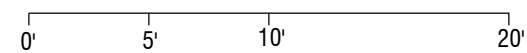
EXISTING PLAN

2.0

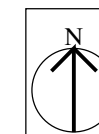


Existing Rooftop Equipment

Approx. Height Of Unit From Rooftop	Approx. Height Of Top Of Unit Above Grade
A - Ventilator Fan 7' High	24' - 6"
B - Condensing Unit 5' High	22'-6"
C - Evaporative Cooler 4' High	21'-6"
D - Evaporative Cooler 3'-6" High	21'-6"
E - Condensing Unit 4' High	22'
F - Ventilator Fan 7' High	25'
G - Condensing Unit 4' High	21'-6"



1 ROOF PLAN
1/8" = 1'-0"



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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

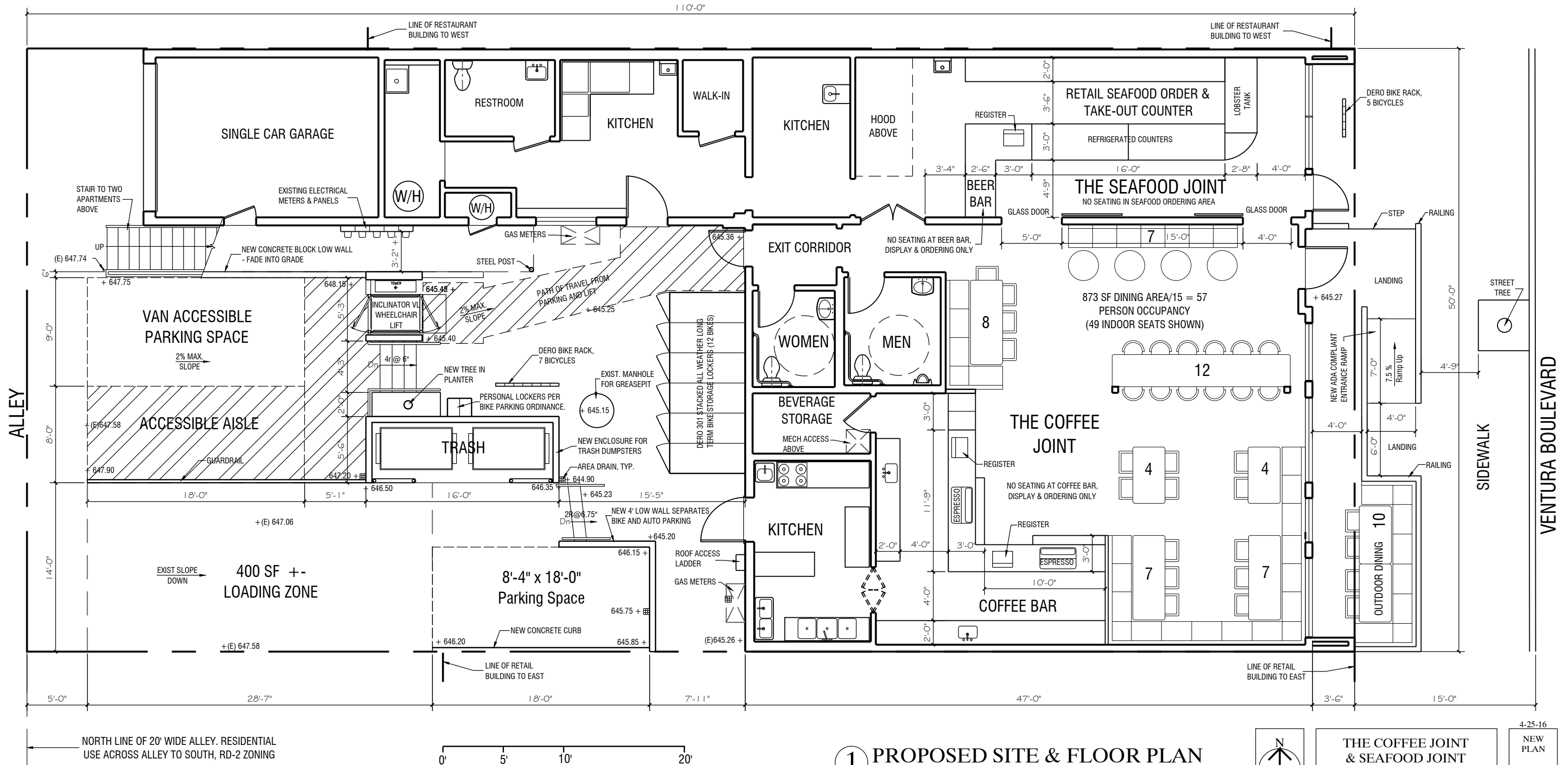
TOTAL PROPOSED ENCLOSED AREA INCLUDING EXTERIOR WALLS: 4025 SF

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, ACCESSED BY LADDER): 226 SF
 GARAGE AND MECHANICAL AREA TOTAL: 474 SF

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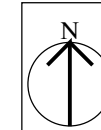
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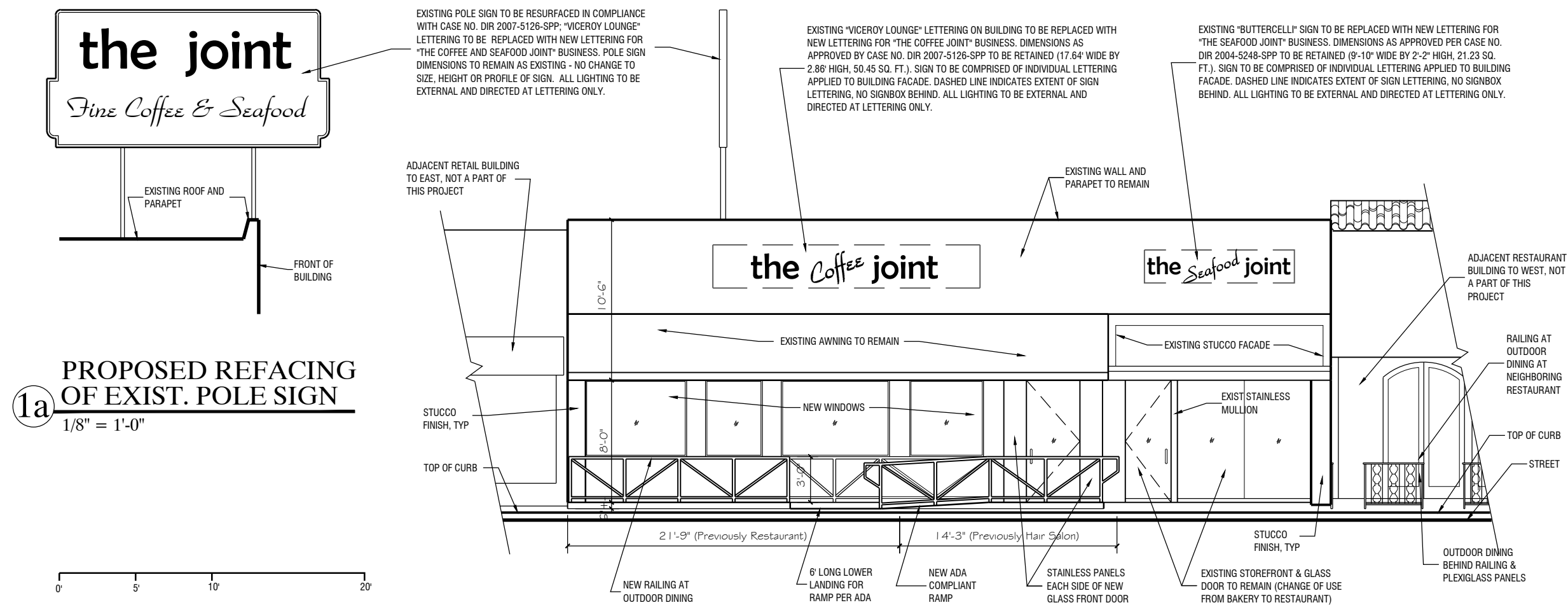


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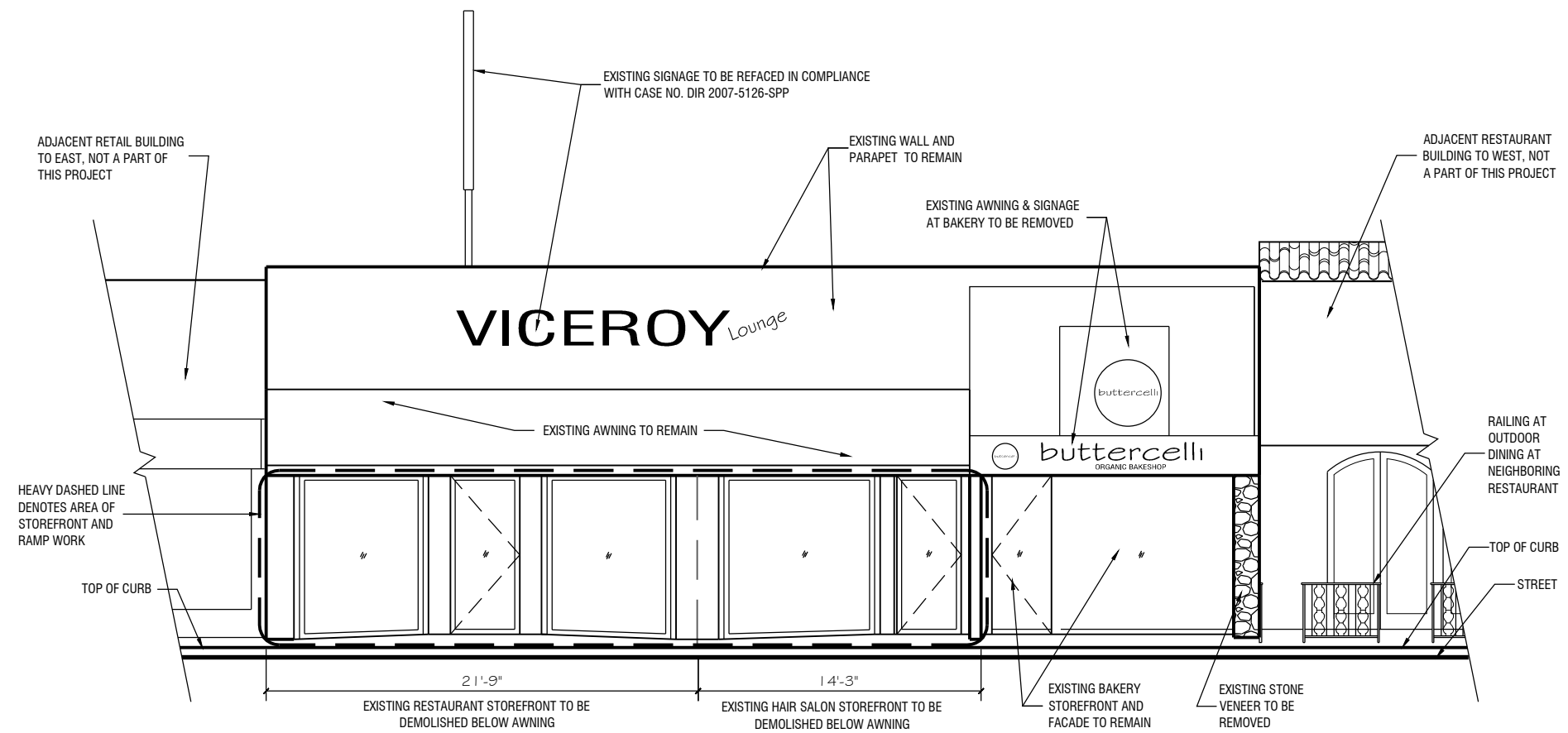
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NEW PLAN

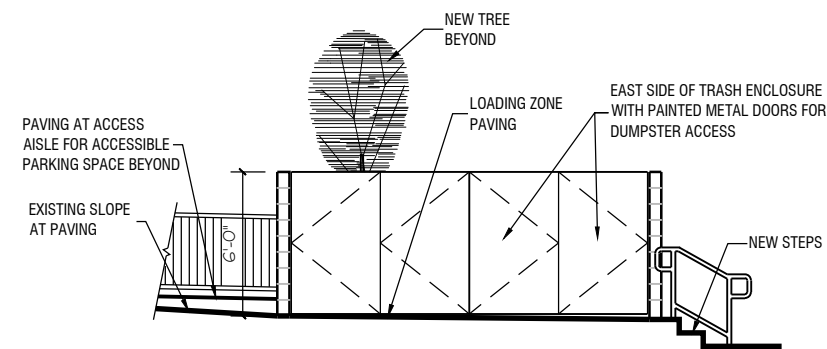
2.2



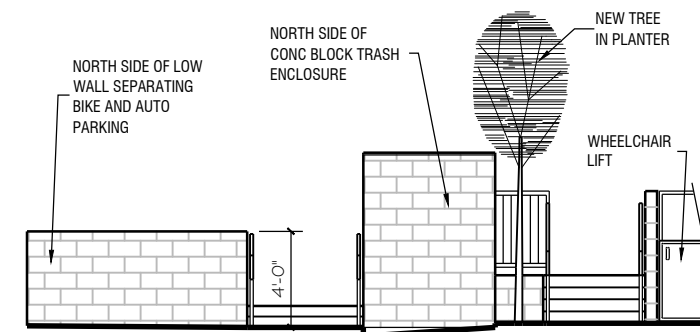
1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



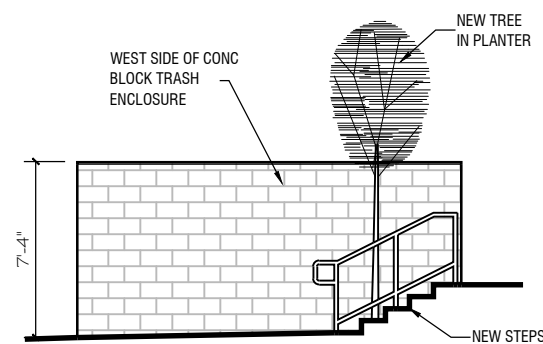
1 EXISTING AND DEMO FRONT ELEVATION
1/8" = 1'-0"



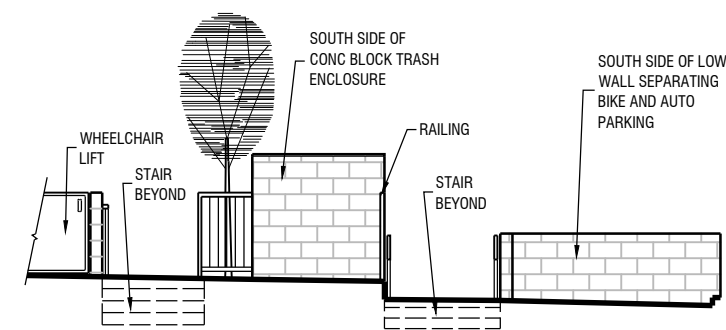
4 TRASH ENCLOSURE E. ELEVATION
1/8" = 1'-0"



2 TRASH ENCLOSURE N. ELEVATION
1/8" = 1'-0"



3 TRASH ENCLOSURE W. ELEVATION
1/8" = 1'-0"



1 TRASH ENCLOSURE S. ELEVATION
1/8" = 1'-0"