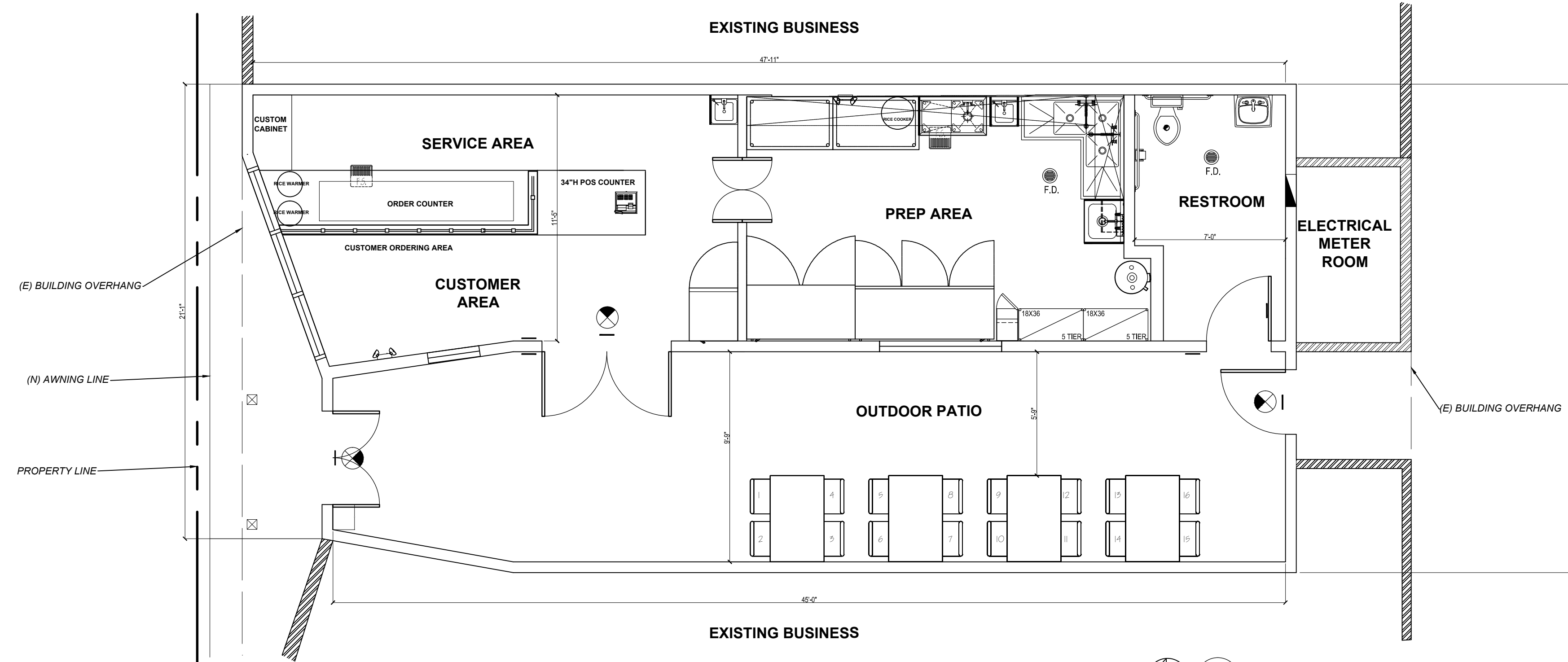


**3 PROPOSED SIGN DIMENSION**  
Scale: NTS



**4 PROPOSED STORE FRONT ELEVATION**  
Scale: NTS



**2 PROPOSED FLOOR PLAN**  
Scale: 1/4" = 1'-0"

THE POKE HAUS	
AREA	SQUARE FOOTAGE
CUSTOMER ORDERING AREA	114 SF
SERVICE AREA	149 SF
PREP. AREA	219 SF
RESTROOM	80
ENCLOSED OUTDOOR DINING	420
<b>TOTAL</b>	<b>982</b>

PARKING ANALYSIS			
(N) POKE HAUS RESTAURANT	562 SQ.FT.	1 SPACE PER 100 SQ.FT.	5.62 SPACES
(E) OFFICE SPACE	562 SQ.FT.	1 SPACE PER 300 SQ.FT.	1.87 SPACES
(N) OUTDOOR DINING AREA	420 SQ.FT.	1 SPACE PER 100 SQ.FT.	4.20 SPACES

TOTAL REQUIRED PARKING SPACES 8 SPACES  
8 SPACES TTO BE UNDER PARKING AGREEMENT WITH D.O.T.

**SCOPE OF WORK:**  
CHANGE OF USE FROM (E) OFFICE TO (N) RESTAURANT WITH 16 OUTDOOR SEATING (ENCLOSED). REPLACE EXISTING AWNING AND INSTALL NEW WALL SIGN. PARKING AGREEMENT WITH D.O.T. FOR 8 PARKING SPACES.

**PROJECT DESCRIPTION**

OCCUPANCY: B  
OCCUPANT LOAD: 37

ASSESSOR'S ID #: 2266-018-007  
LEGAL DESC.: TR 4954 BLOCK F LOT 5

PROPERTY TYPE: COMMERCIAL /INDUSTRIAL  
ZONING: C2-1VL

NUMBER OF STORIES: 1

LOT AREA: 7521.7 SQ.FT.  
(E) BUILDING AREA: 2583 SQ.FT.  
(N) BUILDING AREA: 3003 SQ.FT. (2583 SQ.FT. PLUS 420 SQ.FT.)  
F.A.R.: 3003 SQ.FT. / 7521.7 = 0.39

RESTAURANT AREA: 562 SQ.FT  
OUTDOOR PATIO: 420 SQ.FT  
TOTAL AREA: 982 SQ.FT

TYPE OF CONSTRUCTION: TYPE V-B (NON SPRINKLERED)

**SPACE CONCEPTS & DESIGN**

14530 HALMIN STREET #B  
VAN NUYS, CA 90026  
TEL 213.384.813  
SCDESIGNLA@YAHOO.COM

**THE POKE HAUS**  
13826 VENTURA BLVD.  
SHERMAN OAKS, CA 91423

Project name and address

consultant info:

stamp

no.	revision	date

Project no.  
Date: 1-3-2017  
Designed by: MOURAD KIRAKOSIAN  
Drawn by:

-SITE PLAN  
-PROPOSED FLOOR PLAN  
-STORE FRONT ELEVATION

sheet

**A-1.0**