

Site Description

Total Site Area = 3,389.2 Sq.Ft.

Total Proposed Floor Area = 1,248 Sq.Ft.

Legal Description

Lot 2, Block C, Ralph Rogers Subdivision of Block "V" Ocean Park Villa Tract No. 2, M.I.B. 4-81, See Application

Parking Required for Proposed Restaurant

Per Section 13 D of Venice Specific Plan
 Proposed Outdoor Food Service Area, 225 Sq.Ft. (1 per 50 Sq.Ft.) = 4 Spaces
 Proposed Interior Food Service Area, 375 Sq.Ft. (1 per 50 Sq.Ft.) = 8 Spaces
 Per Section 13 E of Venice Specific Plan
 Beach Impact Zone, 1,248 Sq.Ft. (1 per 640 Sq.Ft.) = 2 Spaces
Total Spaces Required for Proposed Restaurant = 14 Spaces

Parking Provided for Proposed Restaurant

Standard Spaces (8'-4" x 18' Typ.) = 3 Spaces
 Handicapped Spaces (14' x 18' Typ.) = 1 Space
 Compact Spaces (7'-6" x 15' Typ.) = 2 Spaces
Total Spaces Provided for Proposed Restaurant = 6 Spaces

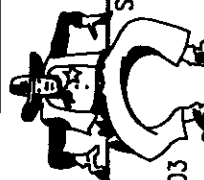
ABBOT KINNEY BLVD

PLOT PLAN



D.M. : 108 B 145

THE TROUBLE SHOOTER
 22225 LEADWELL ST.
 CANOGA PARK, CA 91303
 818-346-4096



SITUS:

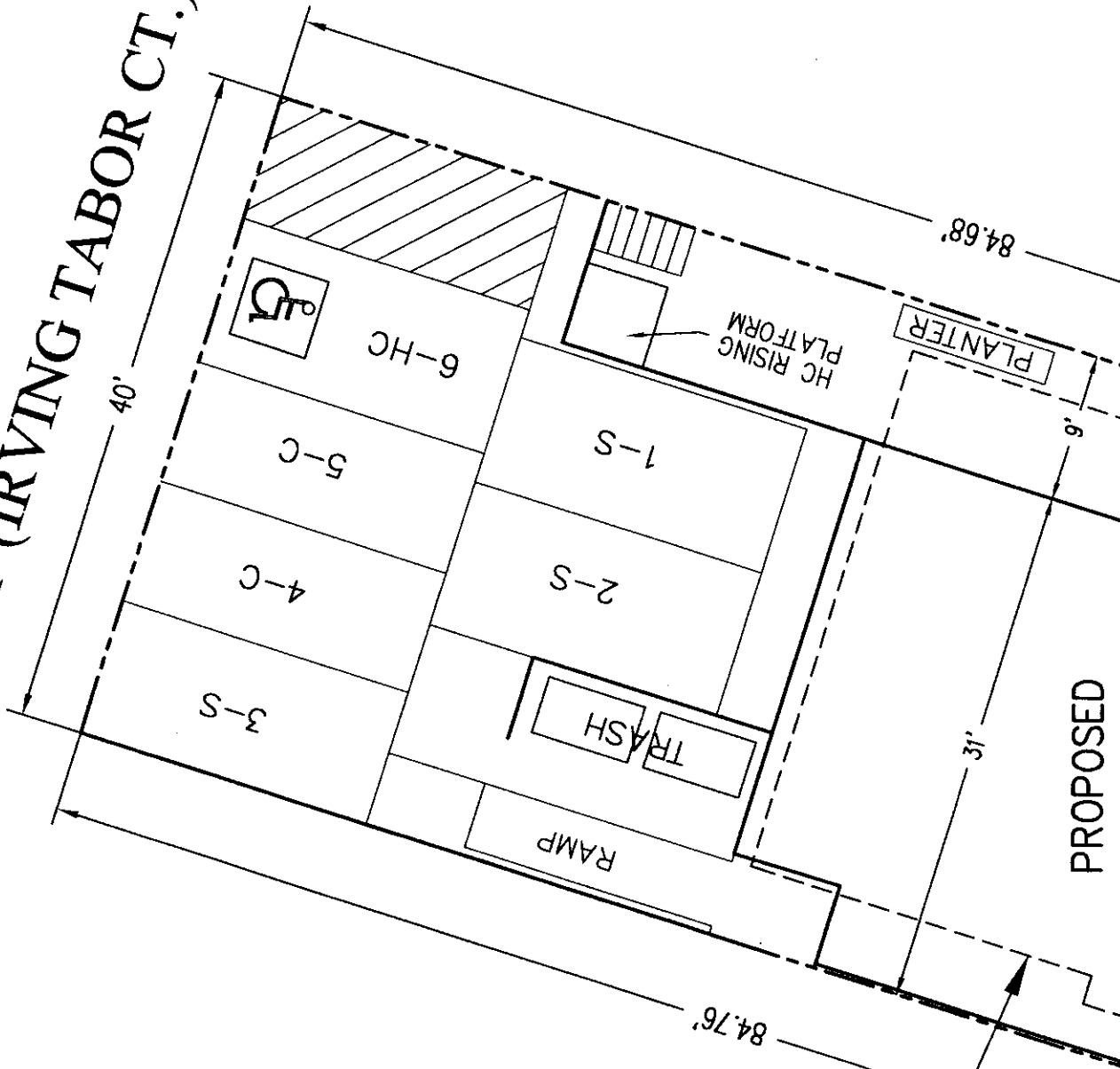
1305 S. ABBOT KENNEY BLVD.
 VENICE, CA 90291
 TS 09-2808

CADFILE No: SPOON-FP

CASE No:

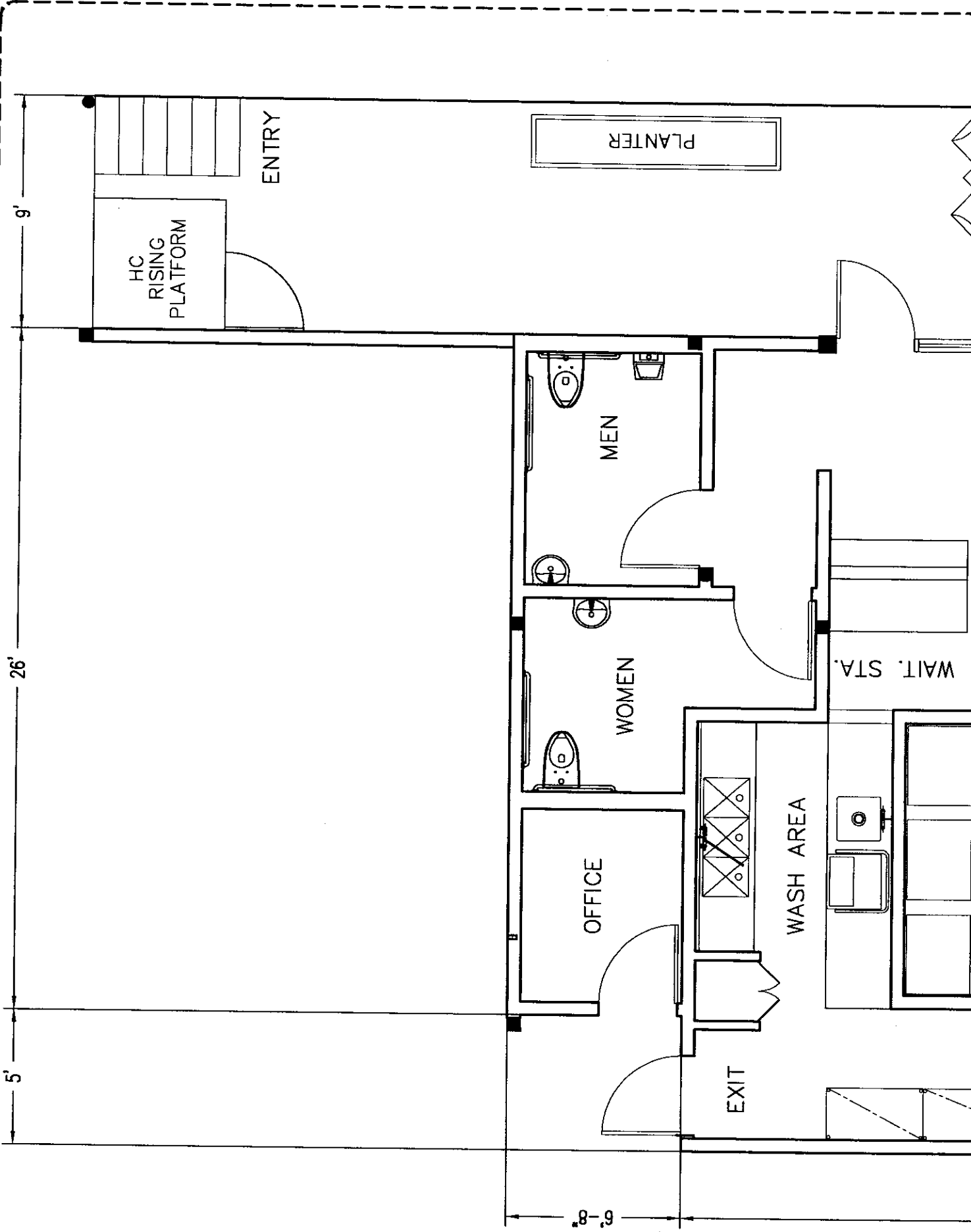
DATE: JUNE 5, 2009
 CAD BY: ANDRES RAAB
 818-833-9059

ALLEY (IRVING TABOR CT.)



EXISTING BLDG.
1,312 Sq.Ft.
TO BE DEMOLISHED

PROPOSED



PLANTER

ENTRY

HC
RISING
PLATFORM

9'

MEN

WOMEN

WAIT. STA.

WASH AREA

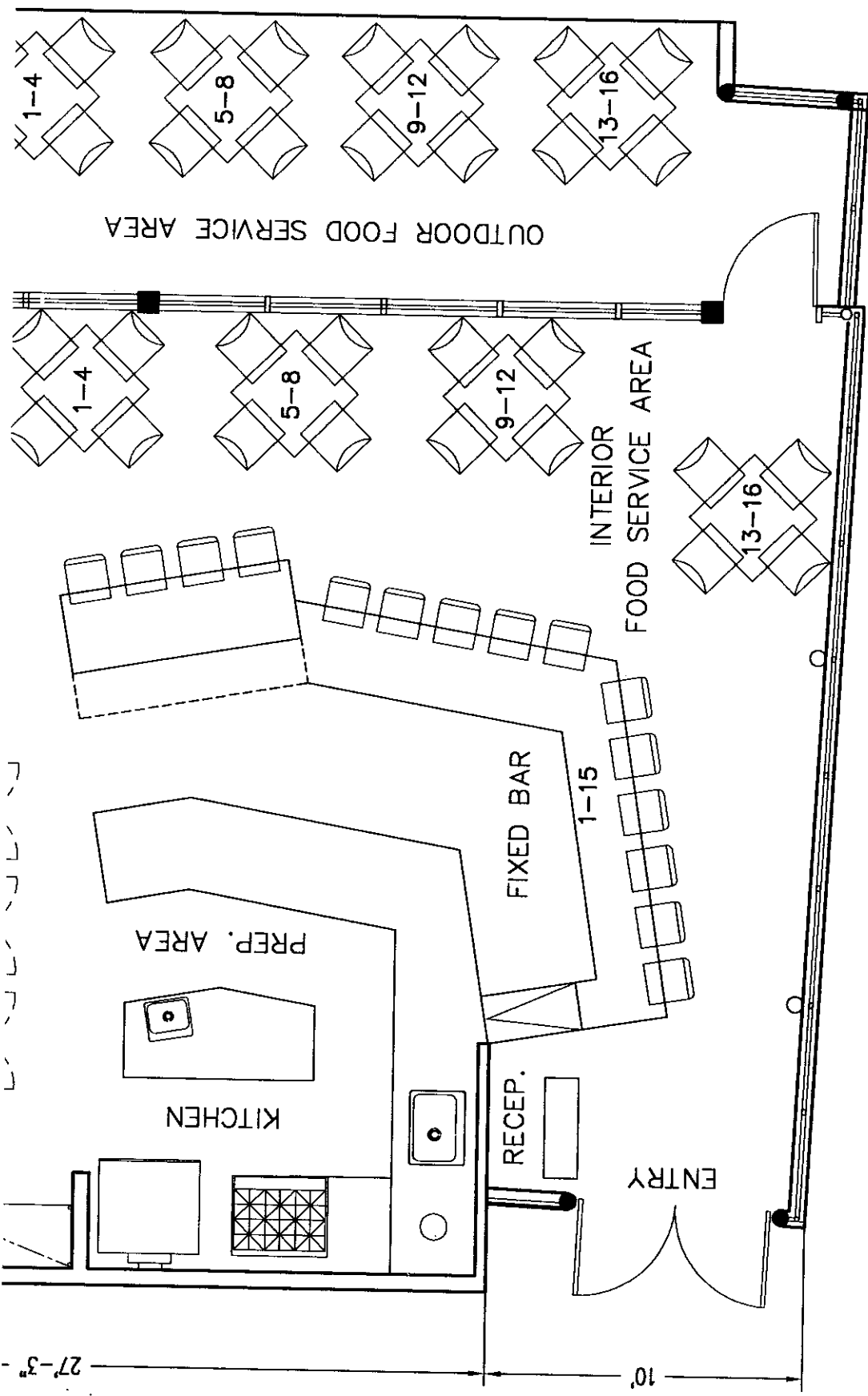
OFFICE

EXIT

26'

5'

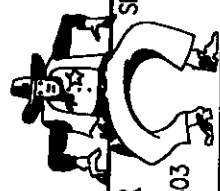
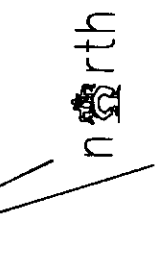
6'-8"



CONCEPTUAL FLOOR PLAN

INTERIOR FOOD SERVICE AREA = 375 Sq.Ft.
 OUTDOOR FOOD SERVICE AREA = 225 Sq.Ft.
 TOTAL FOOD SERVICE AREA = 600 Sq.Ft.

SEATING CAPACITY	
INTERIOR =	16
FIXED BAR =	15
OUTDOOR =	16
TOTAL =	47

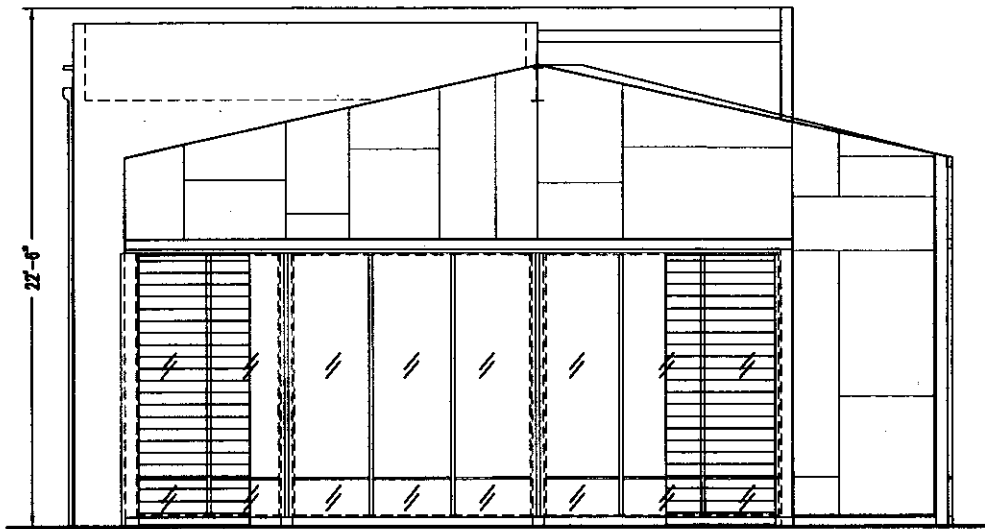


THE TROUBLE SHOOTER
 22225 LEADWELL ST.
 CANOGA PARK, CA 91303
 818-346-4096

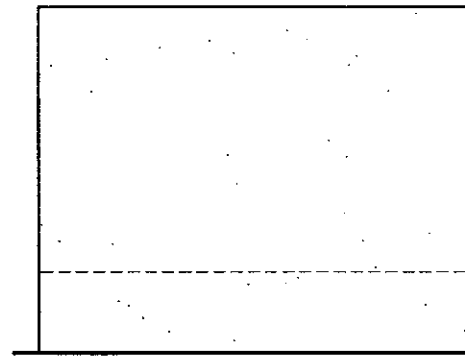
SITUS:
 1305 S. ABBOT KENNEY BLVD.
 VENICE, CA 90291
 TS 09-2808

CAD BY: ANDRES RAAB
 818-833-9059

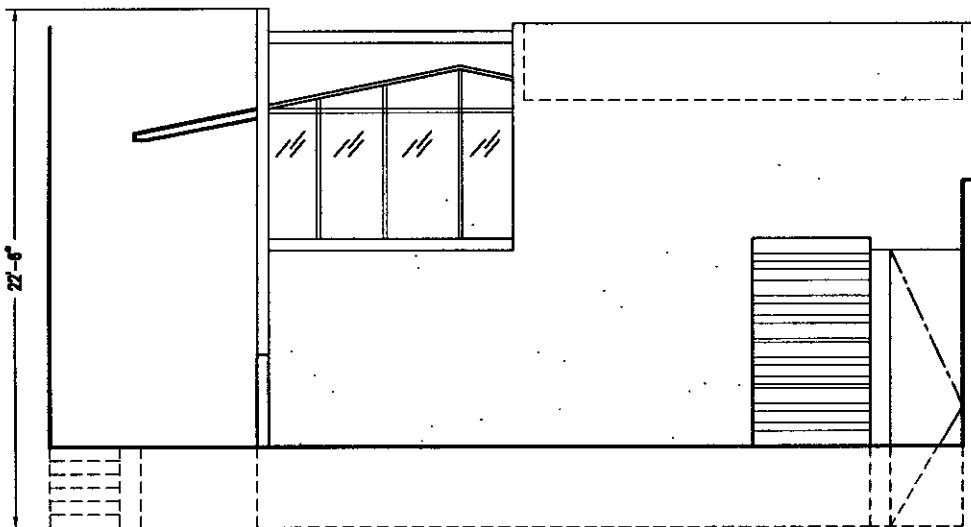
CADFILE No: SPOON-FP
 CASE No:
 DATE: JUNE 5, 2009



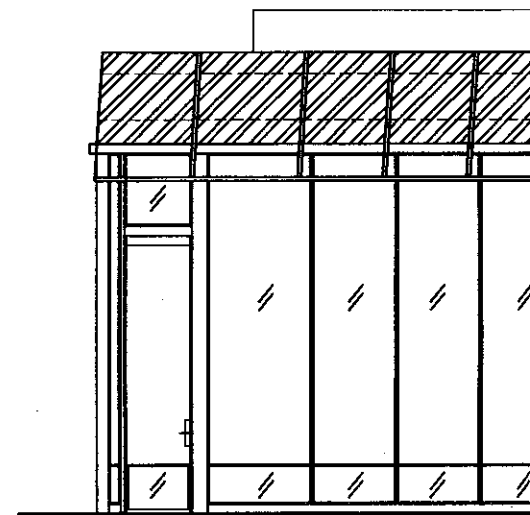
SOUTH ELEVATION



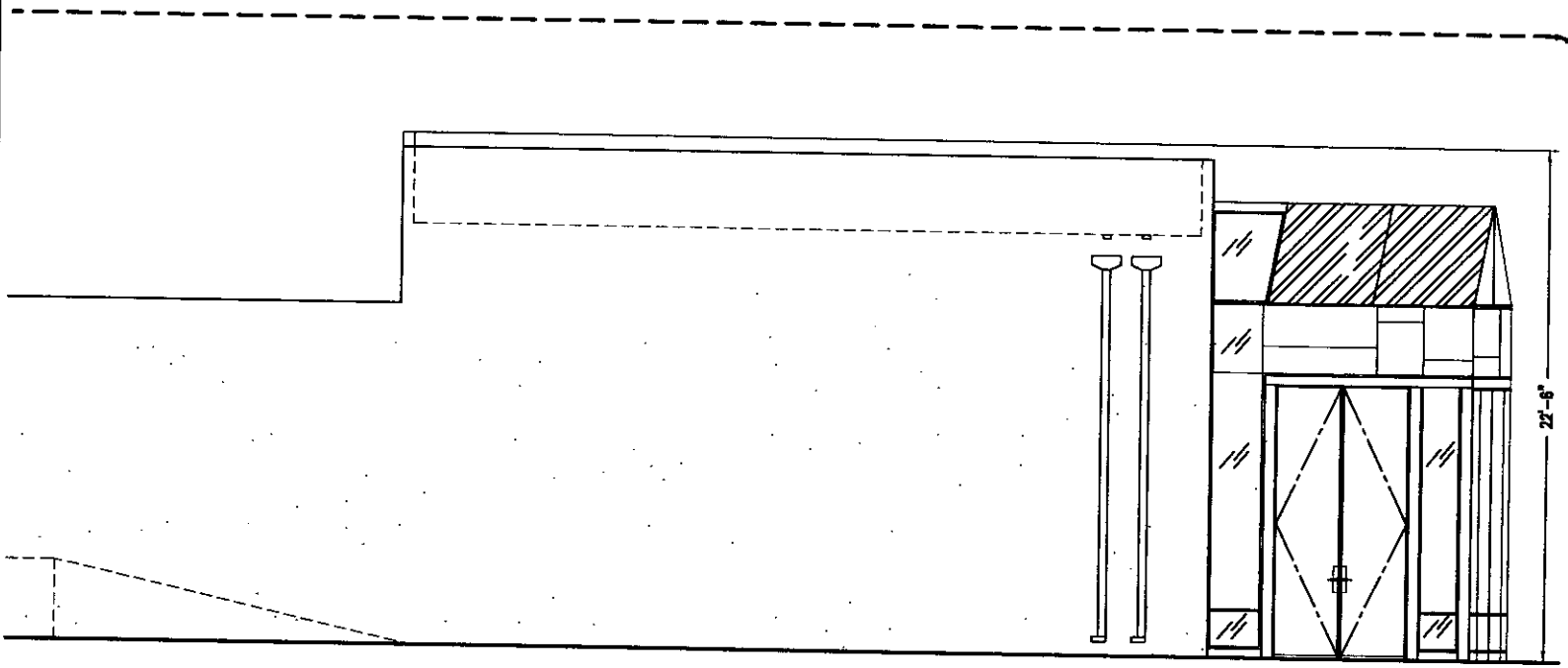
WEST ELEVATION



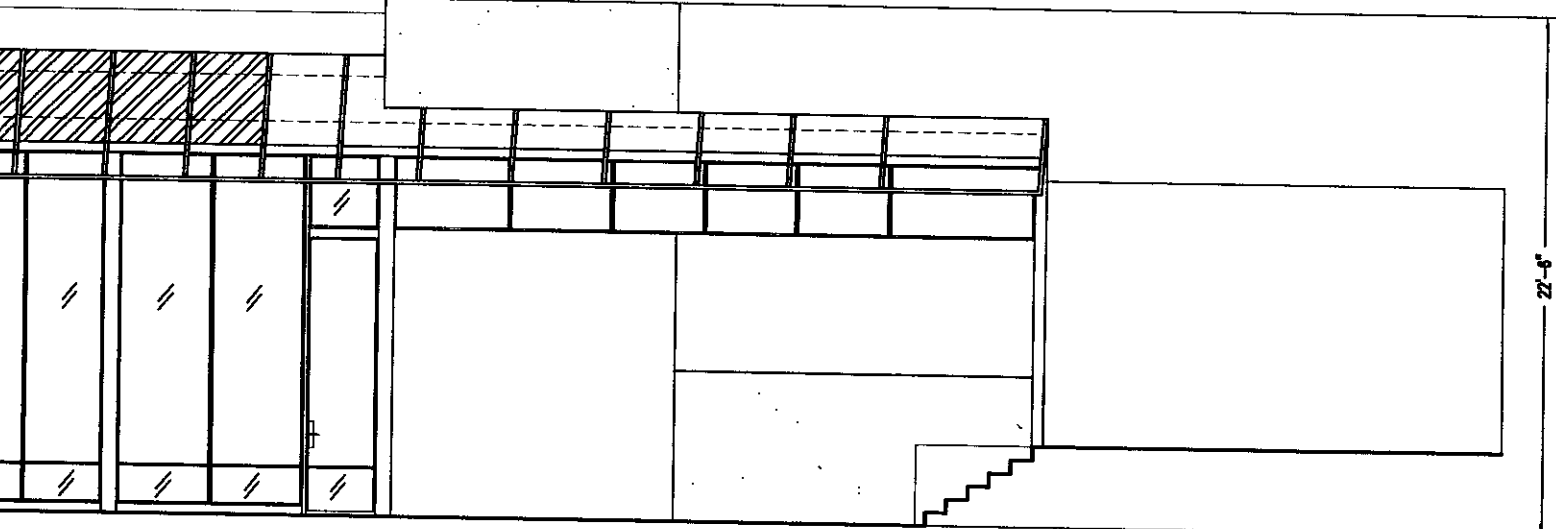
NORTH ELEVATION



EAST ELEVATION



N



N

CONCEPTUAL ELEVATION



THE TROUBLE SHOOTER
 22225 LEADWELL ST.
 CANOGA PARK, CA 91303

SITUS:
 1305 S. ABBOT KENNEY BLVD.
 VENICE, CA 90201

CADFILE No: SPOON-FP
 CASE No:
 DATE: JUNE 5, 2009
 CAD BY: ANDREW BAIG