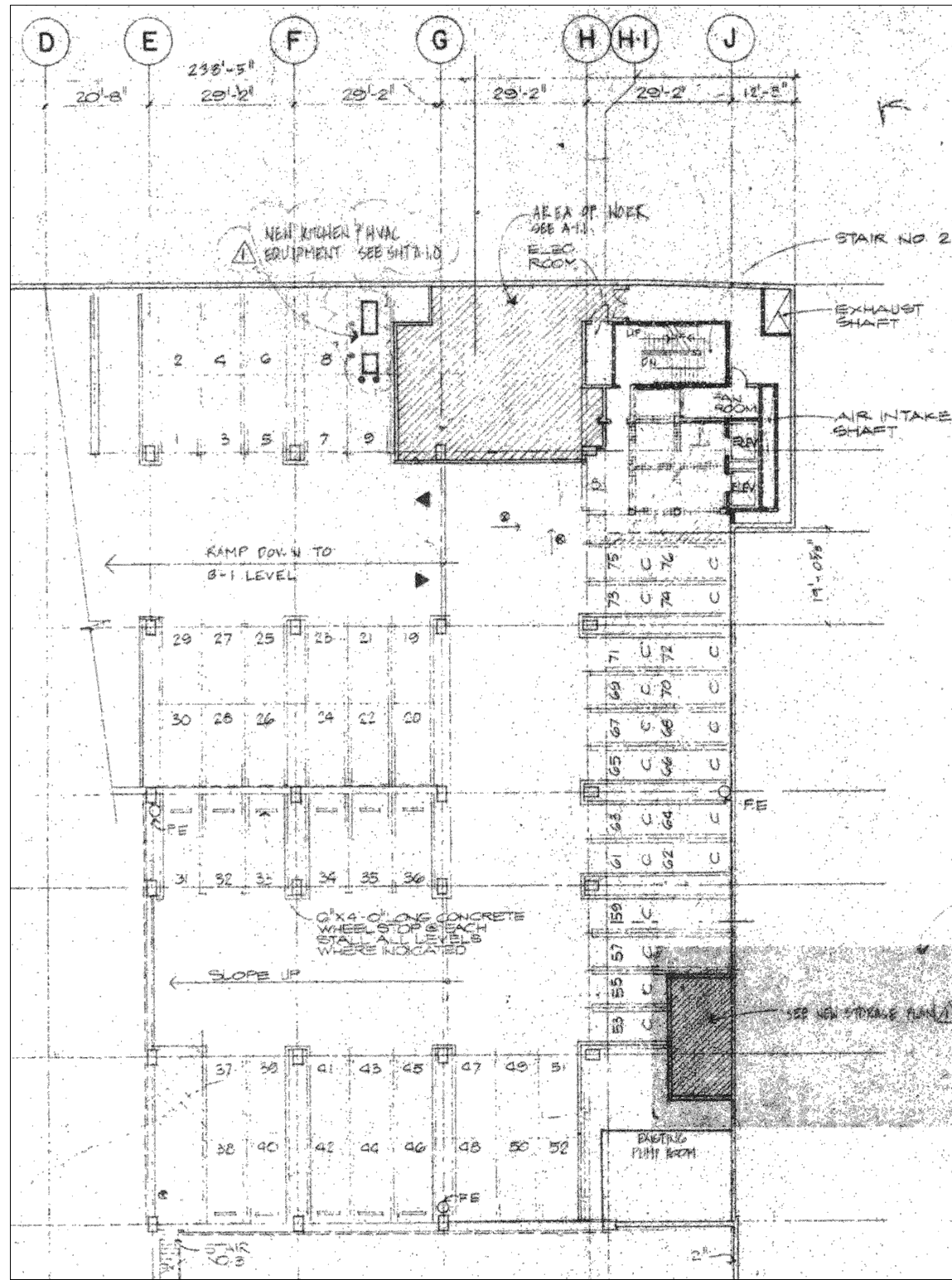


(E) B1 ENTRY LEVEL PLAN

SCALE:1/32"=1'-0"

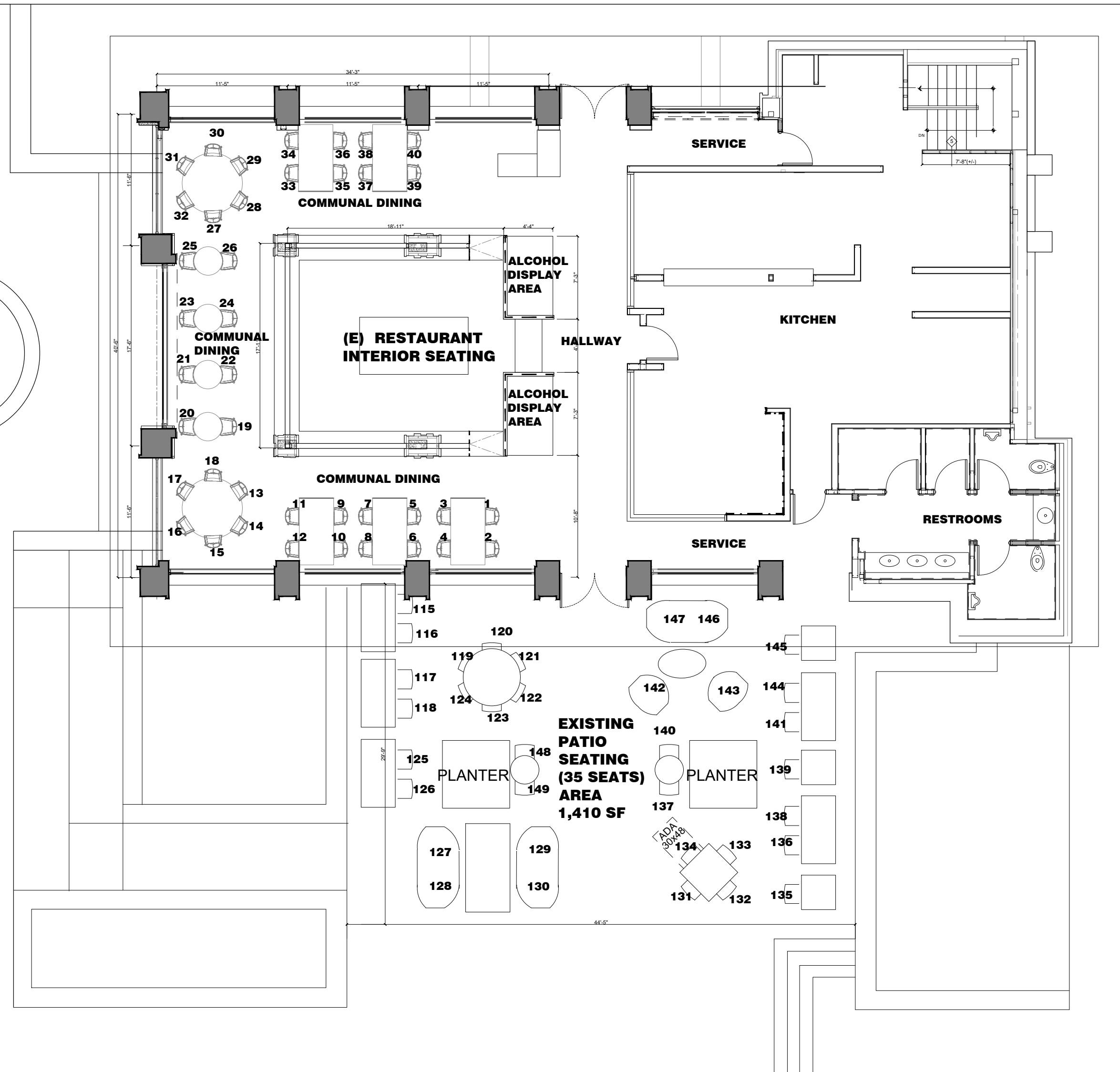
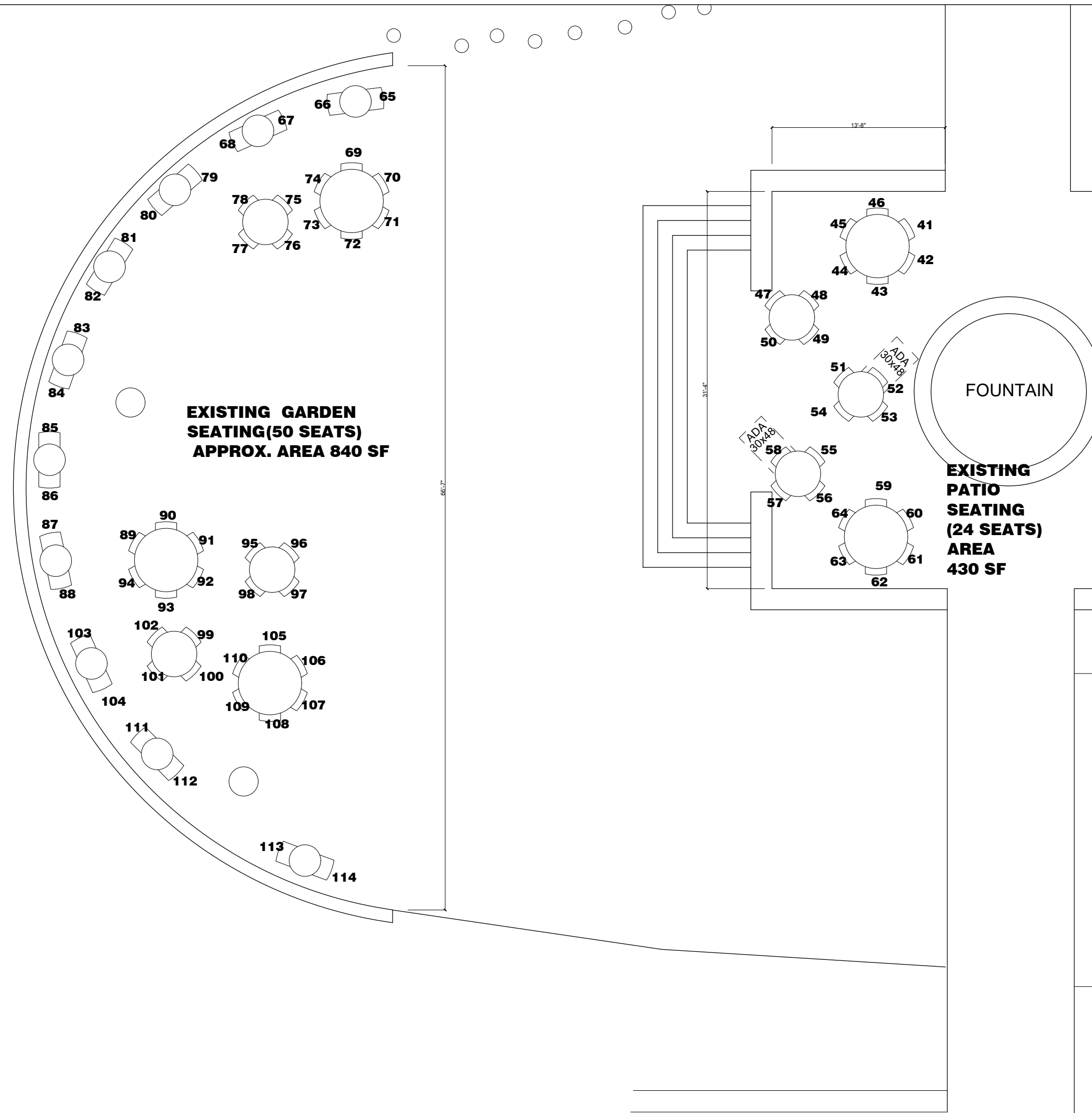
1



(E) MEZZANINE LEVEL PLAN

SCALE:1/32"=1'-0"

1



SEATING PLAN

SCALE: 1/8"=1'-0"

1

A [TENANT IMPROVEMENT] OF A RESTAURANT/KITCHEN AND BAR REMODEL FROM AN (E) VACANT RESTAURANT SPACE & (E) RESTROOMS.
RESTAURANT INTERIOR: MAIN LEVEL 3,088 SQ. FT.
MEZZANINE LEVEL 1,050 SQ. FT.
TOTAL RESTAURANT AREA: 4,838 SQ. FT.
OUTDOOR DINING PATIOS: 1,768 SQ. FT.

MAIN LEVEL RESTAURANT GROUP A DIVISION 3
EXISTING 2HR SEPARATION FROM MEZZANINE KITCHEN
(GROUP A DIVISION 3) TO REQUIRED OCCUPANCY
SEPARATION FROM PARKING (GROUP B DIVISION 1)
EXISTING FLOOR-CEILING SEPARATION IS 2HR.

OCCUPANT LOAD		
OCCUPANT LOAD PER TABLE 1004.5 OF THE 2019 CBC		
OCCUPANCY LOAD:	'A-2' OCCUPANCY	
OUTSIDE DINING AREA LOOSE TABLES & CHAIRS	1,170 SF (1/15 SF)	50 OCCUPANTS
LOBBY/HOST AREA	0,030 SF (1/5 SF)	06 OCCUPANTS
BAR SERVICE	0,458 SF (1/200 SF)	03 OCCUPANTS
DINING LOOSE SEATING	0,445 SF (1/15 SF)	30 OCCUPANTS
1-KITCHEN & PREP AREA	0,900 SF (1/200 SF)	05 OCCUPANTS
2-KITCHEN & PREP AREA	0,510 SF (1/200 SF)	03 OCCUPANTS
STORAGE ROOMS	0,705 SF (1/200 SF)	04 OCCUPANTS
OFFICE	0,090 SF (1/100 SF)	01 OCCUPANTS
STORAGE ROOMS	0,705 SF (1/200 SF)	04 OCCUPANTS
TOTAL OCCUPANCY		110 OCCUPANTS
MAXIMUM TRAVELL DISTANCE FOR "A" OCCUPANCY IS 200 FEET PER TABLE 1017.2		
TRAVELL DISTANCE PROVIDED @ MAIN LEVEL IS 85'-6" FROM FURTHEST POINT TO EXIT		
EGRESS WIDTH 127 OCC. X 0.2 INCHES=26 INCHES (72 INCHES CLEAR WIDTH PROVIDED).		
CORRIDOR WIDTH 127 OCC. X 0.2 INCHES=26 INCHES (48 INCHES CLEAR WIDTH PROVIDED).		
TRAVELL DISTANCE PROVIDED @ MEZZANINE LEVEL IS 45'-10" FROM FURTHEST POINT TO EXIT		
EGRESS WIDTH 127 OCC. X 0.2 INCHES=26 INCHES (72 INCHES CLEAR WIDTH PROVIDED).		
CORRIDOR WIDTH 127 OCC. X 0.2 INCHES=26 INCHES (48 INCHES CLEAR WIDTH PROVIDED).		

PROJECT: SETTECENTO RESTAURANT
PROJECT ADDRESS
700 WEST 5TH STREET LOS ANGELES CA 90071
LEGAL DESCRIPTION:
SEE SHEET 1 (SITE LEGAL DESCRIPTION)

PARKING CALCULATIONS
(E) RESTAURANT (INTERIOR)
PARKING PLAN APPROVED
PERMIT ISSUED 02-08-1993

PARKING STALLS:
HC= 10
COMPACT = 43
STANDARD = 111
TOTAL = 164

PROPOSED EXTERIOR SEATING : (N/A)

TOTAL SITE AREA : (+/-) 47,114 SF
TOTAL FLOOR AREA: PROPOSED EXTERIOR 6,130 SF
FAR: (N/A)
LANDSCAPING(% OF SITE): (N/A)
OPEN SPACE CALCULATION: (N/A)

SEATING SUMMARY TABLE		
INTERIOR		
SPACE	SQ.ST.	NUMBER OF SEATS
COMMUNAL DINING	840	40
BAR SERVICE AREA	380	
ALCOHOL STORAGE AND DISPLAY	60	
KITCHEN AREA	820	
RESTROOMS	260	
EXTERIOR		
COMMUNAL DINING	2,690	109
TOTAL SEATING		149

SETTECENTO
PROJECT

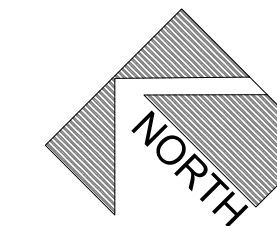
700 WEST 5TH STREET
LOS ANGELES CA 90071

CLIENT

PARKING PLAN / SEATING PLAN

SHEET TITLE

2
2 OF 2
DRAWING NUMBER



[illegible]

LEGAL DESCRIPTION	
SITE ADDRESS	: 700 WEST 5TH STREET
ZIP CODE	: 90071
PIN NUMBER	:130-5A209 231
LOT /PARCEL AREA(CALCULATED)	: 22,008.8 (SQ.FT.)
THOMAS BROTHER GRID	: PAGE 634 - GRID E4
ASSESSOR PARCEL NUMBER (APN)	: 0011025002
TRACT	: BELLEVUE TERRACE TRACT
MAP REFERENCE	: M R 2-585
BLOCK	: 103
LOT	: PT BELLEVUE TERRACE
ARB(LOT CUT REFERENCE)	: 4
MAP SHEET	: 130-5A209
JURISDICTIONAL	
COMMUNITY PLAN AREA	: CENTRAL CITY
AREA PLANNING COMMISSION	: CENTRAL
NEIGHBORHOOD COUNCIL	: DOWNTOWN LOS ANGELES
COUNCIL DISTRICT	: CD 14 - KEVIN DE LEON
CENSUS TRACT#	: 2077.12
LABDS DISTRICT OFFICE	: LOS ANGELES METRO
PLANNING AND ZONING	
SPECIAL NOTES	: NONE
ZONING	: C2-4D
ZONING INFORMATION(ZI)	: <u>ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LANC 16.02.1</u> <u>ZI-2374 State Enterprise Zone, Los Angeles</u> <u>ZI-2452 Transit Priority Area in the City of Los Angeles</u> <u>ZI-2416 Downtown Design Guide Project Area</u> <u>ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses</u> <u>ZI-2385 Greater Downtown Housing Incentive Area</u> <u>ZI-2512 Housing Element Inventory of Sites</u> <u>ZI-704 Cultural Heritage Board Disapproval (Enlargement of Central Library Parking Area)</u>
GENERAL PLAN USE	: REGIONAL CENTER COMMERCIAL
GENERAL PLAN FOOTNOTE(S)	: YES
HILLSIDE AREA (ZONING CODE)	: NO
SPECIAL PLAN AREA	: NONE
HISTORIC PRESERVATION REVIEW	: NO
CDO: COMMUNITY DESIGN OVERLAY	: NONE
CPIO: COMMUNITY PLAN IMPROVEMENT OVERLAY	: NONE
CUGU: CLEAN UP - GREEN UP	: NONE
NSO: NEIGHBORHOOD	: NO
STABILIZATION OVERLAY	: NO
P.O.D. PEDESTRIAN ORIENTED DISTRICTS	: NONE
SN: SIGN DISTRICTS	: NO
STREETSCAPE	: NO
ADAPTIVE REUSE INCENTIVE AREA	: NO
ELLIS ACT PROPERTY	: NO
RENT STABILIZATION ORDINANCE(RSO)	: NO
CRA- COMMUNITY	: NO
REDEVELOPMENT AGREEMENT	: NONE
CENTRAL CITY PARKING	: YES
DOWNTOWN PARKING	: YES
BUILDING LINE	: NONE
PROJECT DETAILS	
TYPE OF USE	: RESTAURANT
TYPE OF ALCOHOL	: ?
HOURS OF OPERATION	: ?
INTERIOR AREA	: NO
COVERED OUTDOOR PATIO	: NO
INDOOR SEATING	: 40
PATIO SEATING	: 109
LIVE ENTERTAINMENT	: NO
DANCING	: NO

1

SITE PLAN

1
1 OF 2
DRAWING NUMBER

