

PROJECT INFORMATION

PROJECT ADDRESS: 148 S LA BREA AVE
LOS ANGELES, CA 90036

TENANT: LA BREA FOC, LLC

PROPERTY OWNER: MLR INVESTMENTS, LLC
12424 WILSHIRE BLVD, 12TH FLOOR
LOS ANGELES, 90025

ASSESSORS PARCEL: 5513-018-039
TRACT: TR 8498
LOT: 63-68
DISTRICT MAP: 138B181
CENSUS TRAP: 2141
BLOCK: C2-1VL

HEIGHT & STORY: 2 STORY | NO CHANGE
TYPE OF CONSTRUCTION: V-B
BUILDING AREA: NO CHANGE
AREA OF WORK: 1,804 SF
SPRINKLERS: YES

EXISTING OCCUPANCY: M / S-1 / B
PROPOSED OCCUPANCY: M / S-1 / B / A-2 (ACCESSORY OCCUPANCY)

PROJECT CALCULATIONS

OCCUPANCY CALCULATION (RESTAURANT):
DINING - 605 SF @ 1/15 = 41 OCCUPANTS
RETAIL - 1306 SF @ 1/60 = 22 OCCUPANTS
CUSTOMER AREA - 175 SF @ 1/15 = 12 OCCUPANTS
BAR / COFFEE COUNTER - 185 SF @ 1/200 = 1 OCCUPANT
KITCHEN AREAS (RM 105-109) - 643 SF @ 1/200 = 5 OCCUPANTS
RETAIL BOH - 200 SF @ 1/300 = 1 OCCUPANT
GENDER NEUTRAL RESTROOM - 50 SF = N/A
JANITORIAL CLOSET - 18 SF @ 1/200 = 1 OCCUPANT
OUTDOOR DINING - 387 SF = N/A
TOTAL = 83 OCCUPANTS

PARKING REQUIRED:
EXISTING PARKING = 46 SPACES (2 ACCESSIBLE STALLS)
*INCREASE PARKING LOAD NOT REQUIRED FOR THE FIRST 5000 SF
OF CHANGE OF USE AREA PER LOCAL EMERGENCY CODE
AMENDMENT: TARGETED SMALL BUSINESS RELIEF.

PLUMBING FIXTURE CALCULATION:
OCCUPANT LOAD (OVERALL GROUND FLOOR) = 113 OCCUPANTS
TOTAL REQUIRED: WC M 2 WC F 3 URINALS 1 LAVATORY 2
TOTAL PROVIDED: WC M 1* WC F 3 URINALS 2 LAVATORY 4
*PER FOOTNOTE #4 OF TABLE 422.1, FOR EACH URINAL ADDED IN
EXCESS OF THE MINIMUM REQUIRED, ONE WATER CLOSET SHALL
BE PERMITTED TO BE DEDUCTED.

SEATING SUMMARY

INTERIOR DINING: 54 BOOTH SEATS, 35 CHAIRS, 37 TABLES
OUTDOOR DINING: 26 CHAIRS, 8 TABLES
TOTAL: 115 SEATS (6 ACCESSIBLE)

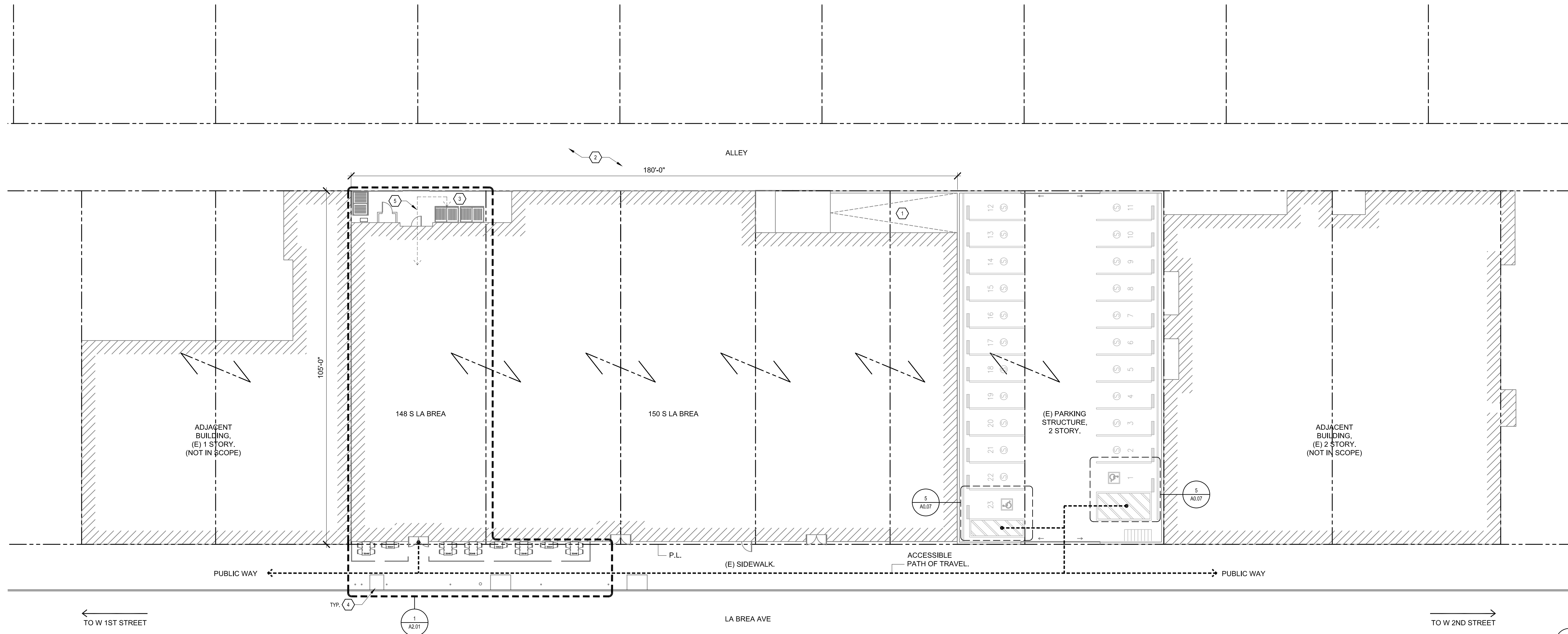
KEYNOTES

- 1 (E) PARKING RAMP.
- 2 (E) ALLEY & PARKING ACCESS.
- 3 TRASH / DUMPSTER AREA.
- 4 (E) TREE AND OPEN PLANTING AREA TO REMAIN.
- 5 PATH OF TRAVEL TO TRASH AREA.

LEGEND & REFERENCE - SITE PLAN

ACCESSIBLE PATH OF TRAVEL - - - - -

ACCESSIBLE PATH NOTE
ACCESSIBLE PATH OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS AND IS AT LEAST 48" WIDE WITHOUT ANY
ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 12 MAXIMUM SLOPE EXCEPT AT LEVEL CHANGES - DO NOT EXCEED 1/4"
VERTICAL. MAXIMUM SLOPE IS TO BE NO MORE THAN 5% UNLESS NOTED OTHERWISE WITH A TYPICAL MAXIMUM CROSS
SLOPE OF 2%. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN
REMOVED. SEE ACCESSIBILITY SHEETS A0.06, A0.07, & A0.08 FOR ADDITIONAL REQMTS.



1 SITE PLAN
SCALE: 1/16" = 1'-0"



Plans Approved
as required by
City Los Angeles
Zoning Administrator
ZA-2021-9038-CUB
Case No.
Angela Williams
Signature
October 20, 2023
Date

RENOVATIONS TO
148 LA BREA AVE.
LOS ANGELES, CA 90036

ISSUE: DATE
2023-01-03

PROJECT NO.
SHEET NUMBER:

A1.01

SHEET NAME:
SITE PLAN