



- SIZE APPROX. 1,300 SF
- RENT: \$10,500/MONTH PLUS WATER AND TRASH
- KEY MONEY: PLEASE INQUIRE
- TYPE 47 LICENSE
- SEATING: APPROXIMATELY 30 INCLUDING BAR
- HARD TO FIND RECENTLY IMPROVED SPACE WITH LIQUOR LICENSE
- NEARBY TENANTS INCLUDE: HEAVY HANDED, JUNESHINE, GROUDWORKS, TSUKIJI SUSHI, LIBRARY ALE HOUSE, TAVERN ON MAIN, TRIPLE BEAM PIZZA

 1,300 SF

## 2917 MAIN STREET SANTA MONICA

### CHUCK DEMBO

CHUCK@DEMBOREALTY.COM

310.278.4747 X10

LIC: #921374

9595 WILSHIRE BLVD. STE 208  
BEVERLY HILLS, CA 90212

[DEMBOREALTY.COM](http://DEMBOREALTY.COM)

\*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is provided subject to errors, omissions, change of price or other conditions, withdrawal without notice. All information must be independently confirmed.

**DEMBO** REALTY

retail properties

RESTAURANT/BAR FOR LEASE



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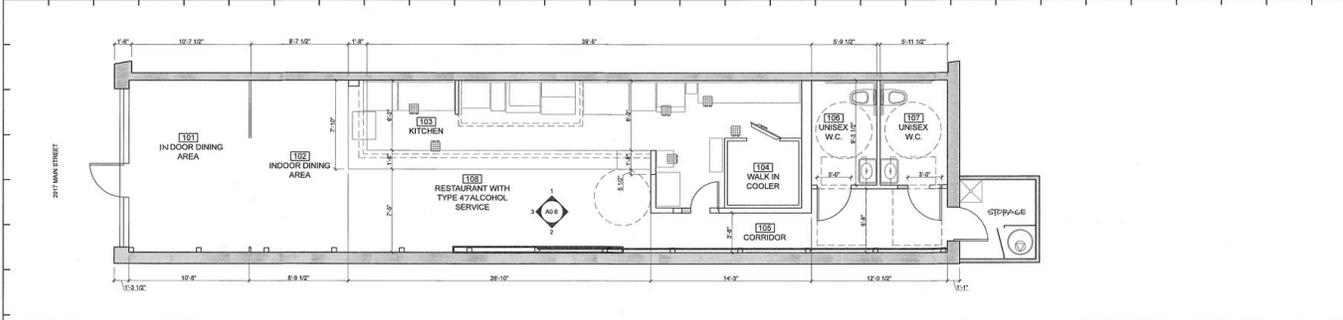
**FINISHING & PROPOSED FLOOR PLAN**

**REVISIONS**

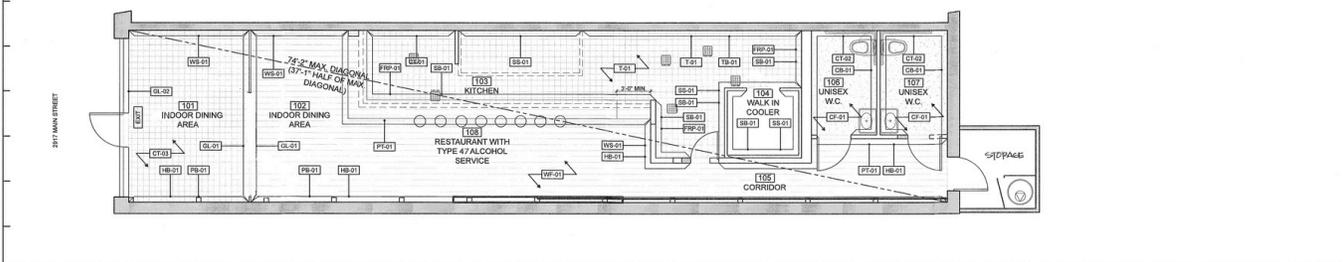

**KEY PLAN**

SWN: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 JOB # \_\_\_\_\_  
 AS NOTED  
 AS SHOWN

A0.2



2 PROPOSED FLOOR PLAN SCALE: 1/8" = 1'-0"



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

**FINISH SCHEDULE**

#	ROOM NAME	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	FLOOR	BASE	CEILING	REMARKS
101	OUTDOOR DINING	WS-01	GL-01	FS-01	GL-02	CL-03	WL-01	CL-01	
102	INDOOR DINING	WS-01	GL-01	FS-01	GL-02	WF-01	ESP	ESP	
103	KITCHEN	CF-01	FRP-01	FRP-01	FRP-01	T-01	FL-02	FL-02	
104	WALK IN COOLER	BS-01	BS-01	BS-01	BS-01	BS-01	BS-01	BS-01	
105	CORRIDOR	PF-01	FR-01	FR-01	NA	WF-01	EXP	EXP	
106	UNISEX RESTROOM	CT-02	CT-02	CT-02	CT-02	CF-01	WL-01	WL-01	
107	UNISEX RESTROOM	CT-02	CT-02	CT-02	CT-02	CF-01	WL-01	WL-01	
108	BAR	CT-01	WS-01	NA	PF-01	WF-01	EXP	EXP	

**AREA CALCULATIONS FOR PLUMBING FIXTURES**

ROOM	S.F.	LOAD FACTOR	OCCUPANTS	MINI	WOMEN
BAR/SITTING/ST	97.57	30	34		17/17

**PLUMBING FIXTURE CALCULATIONS**

ROOM	TOILETS REQ'D	TOILETS PRVD	URINAL PRVD	LAV REQ'D	LAV PRVD
UNISEX	1	1	-	17/17	1
UNISEX	1	1	-	17/17	1

\*NO. OF OCCUPANTS IS BASED ON TABLE A, OCCUPANT LOAD FACTOR\*

**NOTES:**

- ALL DIRECT WASTE, FLOOR SINKS, AND FLOOR DRAIN IN KITCHEN AREAS TO FLOW THROUGH HOLDING TANK.
- WALLS SHALL BE DECORATED TO MATCH SANTA MONICA BLVD. VENEER BAR.
- ALL FLOOR SINKS ARE TO BE FLUSH WITH FLOOR. INDIRECT DRAIN LINES ARE TO BE RISE WITH MINIMUM SLOPE OF 1/8" PER FOOT AND TERMINATE AT LEAST 1" ABOVE RIM OF FLOOR SINK.
- BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED FOR MOP SINK.
- PLUMBER TO DESIGN/INSTALL GRAY WATER PER LOCAL CODES AND REQUIREMENTS.
- A DRAINAGE TRAP OR OTHER INTERCEPTOR SHALL NOT BE LOCATED IN A FOOD OR UTENSIL HANDLING AREA. CIPIC - 114150, 114201.
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CERAMIC TILE, OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ON TO THE WALLS AT LEAST 6" WALLS WITHIN 2 FEET TO THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CERAMIC TILE, OR OTHER SMOOTH HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN ROOM WALLS SHALL BE ONE TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM A1. ALL INTERIOR WALL AND CEILING FINISHES TO BE CLASS A (FAME SPREAD 0.05; SMOKE DEVELOPED 0.45).
- IN THE EMPLOYEE AREAS ALL CONDUITS, PLUMBING AND ELECTRICAL ARE CONCEALED WITHIN THE WALLS AND CEILING.

**FINISH PLAN KEY NOTES:**

**FLOOR**

- CL-03 HEXAGONAL CERAMIC TILE SMOOTH LIGHT BLUE
- BS-01 SMOOTH STAINLESS STEEL
- CF-01 SEALED CONCRETE SMOOTH CLEAR
- WF-01 HARDWOOD SMOOTH
- T-01 3/4" QUARRY TILE SMOOTH SHADOW GREY

**WALLS**

- WS-01 WOOD SLATS - PAINT WHITE
- FR-01 GLASS FACADE
- GL-01 GLASS FACADE
- PF-01 PAINTED BRICK - 3 TONE
- CT-01 PAINTED GYP. BD. SEMI-GLOSS WHITE
- CT-02 2" X 6" SUBWAY CERAMIC TILE SMOOTH WHITE
- CT-03 CERAMIC TILE SMOOTH LIGHT COLOR
- BS-01 SMOOTH STAINLESS STEEL
- T-01 QUARRY TILE SMOOTH WHITE

**CEILING**

- PF-01 PAINTED GYP. BD. SEMI-GLOSS WHITE
- BS-01 SMOOTH STAINLESS STEEL
- WL-01 WOOD LATHE
- EXP EXISTING EXPOSE SEALED RAFTERS

**BASE**

- HB-01 HARDWOOD BASE MOLDING
- BS-01 6" S.S. COVE MOLDING 1/2" RADIUS
- TR-01 6" QUARRY TILE SMOOTH WHITE 1/2" RADIUS
- CB-01 6" CERAMIC COVE MOLDING 1/2" RADIUS
- CB-01 EXISTING 6" CONCRETE BASE 1/2" RADIUS