



**PROJECT LOCATION**  
 13824 W. VENTURA BLVD.  
 SHERMAN OAKS, CA 91423

**LEGAL DESCRIPTION**  
 LOT: 5  
 BLOK: F  
 TRACT: TR 4954  
 APN: 2266-018-007

**LOT AREA**  
 7,521 S.F.

**PROJECT AREA**  
 INTERIOR: 1,694 S.F.  
 PATIO: 1,800 S.F.

**SEAT COUNT**  
 INTERIOR: 24  
 PATIO: 52