



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number DIR-2018 - 729 - SPD

Env. Case Number ENV - 2018 - 730 - CE

Application Type Project Permit Compliance

Case Filed With (Print Name) Rina Lora Date Filed 2/8/18

Application includes letter requesting:

- Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
 All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 13424-28 WEST VENTURA BLVD Unit/Space Number _____

Legal Description² (Lot, Block, Tract) LOT 10 & 11 (Block C) TR 5956

Assessor Parcel Number 237300500 Total Lot Area 7966.9 SQ

2. PROJECT DESCRIPTION

Present Use AUTO REPAIR SHOP

Proposed Use CORE & SHELL RESTAURANT (FUTURE TENANT & T.I.)

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project EXISTING AUTO REPAIR SHOP TO BE REMODELED ITS EXTERIOR FACADE & PROVIDING PARKING, LANDSCAPE, AREA FOR FUTURE TENANTS TO OCCUPY AFTER T.I. PERM

Additional information attached YES NO SIGNS, PARKING & LANDSCAPING

Complete and check all that apply:

Existing Site Conditions

- | | |
|--|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input checked="" type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- | | |
|---|--|
| <input type="checkbox"/> Condition compliance review | <input type="checkbox"/> Clarification of Q (Qualified) classification |
| <input type="checkbox"/> Modification of conditions | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans | <input type="checkbox"/> Amendment to T (Tentative) classification |
| <input type="checkbox"/> Renewal of entitlement | |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use | |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

- Development Services Case Management Number _____
- Building and Safety Plan Check Number OFFSITE PARKING - LOTTIE - PARKING ATTENDANT
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____
- Other—specify _____

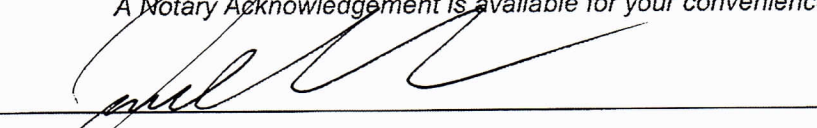
PROPERTY OWNER

9. PROPERTY OWNER AFFIDAVIT. Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 2/15/18

Print Name Justin Murenper

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 2/5/18 before me, Jasley Salguero, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Justin Monempour, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jasley Salguero
Signature

(Seal)



APPLICANT

10. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

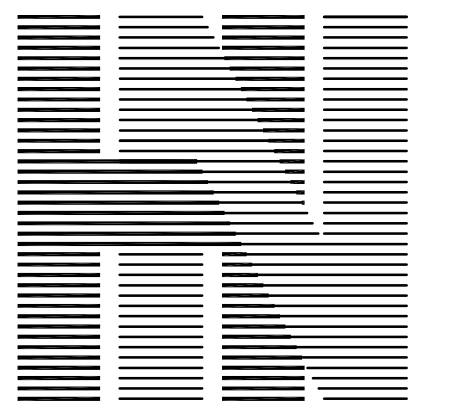
The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: 2/5/18

Print Name: Justin Muenpau

**CHANGE OF USE OF THE EXISTING AUTO REPAIR SHOPS IN TO A CORE AND SHELL RESTAURANT USE
WITH REMODELING OF THE EXISTING BUILDING ENVELOPE AND ITS CAR PARKING AREA
13424 - 28 WEST VENTURA BLVD. LOS ANGELES CALIFORNIA 91423**



ASSOCIATES INC.

2339 MANNING AVE.
LOS ANGELES CA 90064
310 600 9987
ARCHITECTUREOFHN@GMAIL.COM

PROJECT TITLE
**CHANGE OF USE OF THE EXISTING
AUTO REPAIR SHOPS
IN TO A CORE AND SHELL
RESTAURANT USE
INCLUDING:
REMODELING OF THE
EXISTING EXTERIOR
AND
THE PARKING AREA
13424-28 W. VENTURA BLVD.
STUDIO CITY CALIFORNIA .
91423**

SHEET TITLE

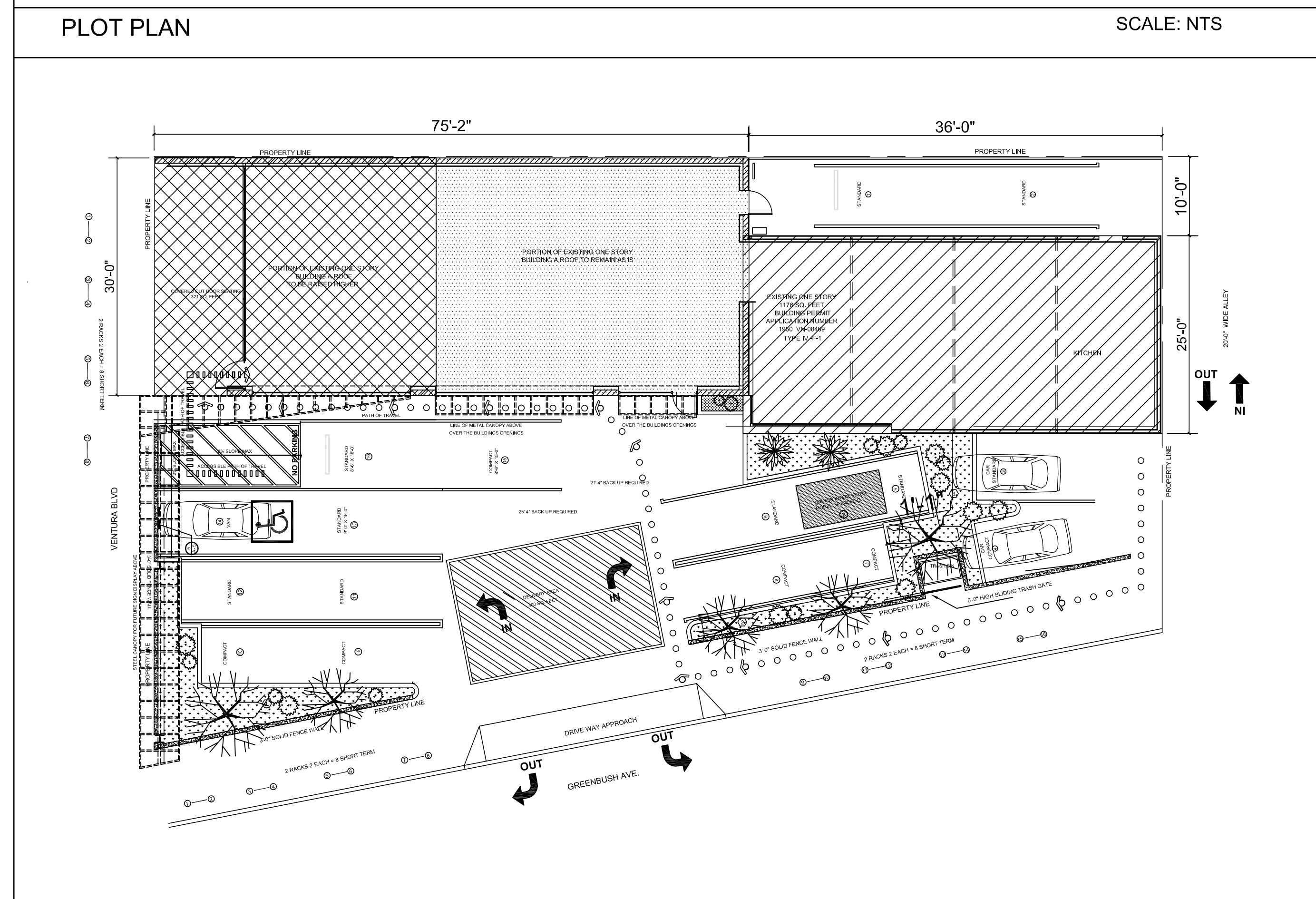
COVER

REVISIONS

JANUARY 18 2018

SHEET NO.

A - 0



PROJECT SUMMARY

EXISTING USE
EXISTING ONE STORY 2250 SQ. FEET MASONRY BUILDING TYPE III ADDITION TO A METAL BUILDING 1300 SQ. FEET TYPE IV-F-1 AUTO REPAIR USE

PROPOSED USE
CHANGE OF USE FROM AUTO REPAIR TO RESTAURANT USE

OCCUPANCY GROUP
A-2 .

FAR CALCULATION
FAR = 1.5

BUILDING FIRE SPRINKLER
PROVIDE NFPA-13 SPRINKLER AND ALARM SYSTEM

CONSTRUCTION TYPE
III-B AND TYPE VA

DESCRIPTION OF WORK
INTERIOR AND EXTERIOR REMODELING OF THE EXISTING ONE STORY AUTO REPAIR SHOPS FOR ITS CORE AND SHELL AS FUTURE RESTAURANT USE . WITH ITS ATTACHED LANDSCAPED CAR PARKING AREA (RESTAURANT TENANT IMPROVEMENTS TO BE SUBMITTED FOR ITS SEPARATE PLAN CHECK AND PERMITTING PROCESS BY ITS FUTURE TENANT.)

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SHEET S - 7 STRUCTURAL DETAILS
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LEGENDS & SYMBOLS

WALL MARK	SYMBOLS
— EXISTING WALLS TO REMAIN	(123) KEY NOTES
- - - EXISTING WALLS TO BE REMOVED	(123) DOOR NO.
== PROPOSED WALLS	(A) WINDOW NO.
SECTION MARK	(123) PARTITION / WALL TYPES
— SECTION NUMBER	(6) REVISION
— SHEET NUMBER	(123) FOOD SERVICE EQUIPMENT / CABINETS & FIXTURES
ELEVATION MARK	(E) MECHANICAL FAN ENERGY STAR LABELED
1 SHEET NUMBER	(E) ILLUMINATED EXIT SIGN
2 SHEET NUMBER	3/8" PER FOOT SLOPE
3 ELEVATION MARK	6" TOP OF CURB
DETAIL MARK	— PATH OF TRAVEL
— DETAIL NUMBER	— BRAKE LINE
— SHEET NUMBER	
COLUMN GRID	
(1) COLUMN GRID	
CHANGE OF FLOOR ELEVATION	
+4 CHANGE OF FLOOR ELEVATION	
GRADE ELEVATION	
8'-0" GRADE ELEVATION	
CEILING HEIGHT	
8'-0" CEILING HEIGHT	
FINISHING	
GB(123) MATERIAL FINISH	

LEGAL DESCRIPTION

OWNER
10 FIGURE HOLDING L.L.C.
9100 WILSHIRE BLVD.
SUITE NO. 445 EAST TOWER
BEVERLY HILLS , CALIFORNIA . 90212
310. 275.1844

PROJECT ADDRESS
13424-28 WEST VENTURA BLVD.
LOS ANGELES, CALIFORNIA 91423

TRACT
5956

BLOCK
C

LOT
10 AND 11

ZONE
C2-1VL

HEIGHT DISTRICT
DISTRICT 1

FAR
1.5

AREA PLANNING COMMISSION
SOUTH VALLEY

NEIGHBORHOOD COUNCIL
SHERMAN OAKS

CRA - COMMUNITY REDEVELOPMENT AGENCY
NONE

LIQUEFACTION
YES.

SPECIAL GRADING AREA (BOE)
YES

OCCUPANT LOAD CALCULATION.

INTERIOR DINING AREA OCCUPANT LOAD = 102 + 383 + 427 + 56 + 259 SQ.=1227 / 15 = 81.8 = 82

INTERIOR SERVICE AREA OCCUPANT LOAD 200+ 357 = 557 / 200= 2.7 = 3

INTERIOR OCCUPANT LOAD = 82 + 3 = 85

COVERED OUT DOOR DINING AREA OCCUPANT LOAD = 200 SQ./ 15 = 13

CAR AND BICYCLE PARKING CALCULATION

EXISTING CAR PARKING COUNT
EXISTING ZONING FLOOR AREA OF AUTO SERVICE = 2111' SQ. FEET + 1228' SQ. FEET = 3337 SQ.FEET
EXISTING USE AUTO REPAIR 3337 / 500 = 6.67 = 7 CAR PARKING CREDIT
PROVIDED COVENANTED 6 OFF SITE PARKING AFFIDAVIT NO. 4976

REQUIRED CHANGE OF USE CAR PARKING COUNT
PROPOSED FLOOR AREA TO BE USED FOR RESTAURANT USE
ALL INTERIOR SPACE WITHIN FURRED OUT WALLS AND COLUMNS = 2934 SQ. FEET
PROVIDED COVERED OUT DOOR SPACE = 248 SQ. FEET
TOTAL NEW ZONING BUILDING FLOOR AREA 2911 + 248 = 3159 SQ. FEET
TOTAL AREA FOR PARKING CAL = 3159 SQ. FEET - 185 SQ. FEET (RECYCLE AND EQUIPMENT AREA)=2974 SQ. FEET

REQUIRED PARKING TO BE PROVIDED
2974 / 100 = 29.7 = 30
30 - 7 CREDIT = 23 + 6 OFF SITE PARKING = 29 CAR REQUIRED
29 X 20 % (BIKE SWAP) = 5.8 = 6 CAR TO BE SWAPPED WITH BICYCLE
29 - 6 CAR = 23 CAR PARKING TO BE PROVIDED
ON SITE NUMBER OF CARS TO BE PROVIDED = 16
TO BE RENTED MONTHLY FROM THE CITY OF LOS ANGELES 23 -16 = 7 RENTAL CAR PARKING

TO BE PROVIDED AS FOLLOWING
16 X 40 % COMPACT = 6.4 = 6 COMPACT
1 VAN ACCESSIBLE
9 STANDARD

PROPOSED REQUIRED TOTAL OF BICYCLE PARKING TO BE PROVIDED
EXISTING BUILDING CHANGE OF USE WITH NO ADDITIONAL FLOOR AREA TO THE EXISTING BUILDING
NO BICYCLE SHORT OR LONG TERM REQUIREMENT

CAR REPLACEMENT WITH BICYCLE
6 CAR REPLACE X 4 BICYCLE = 24 REQUIRED SHORT TERM BICYCLE TO BE PROVIDED

ALLOWABLE OPENINGS ANALYSIS

MAX OPENINGS 45% X 993 SQ. = 446 SQ (DOOR 7 X 3 = 21 SQ OPENING)

MAX OPENINGS 45% X 132 SQ. = 59 SQ (DOOR 7 X 3 = 21 SQ OPENING)

NO OPENINGS > 1 HOUR PROTECTION

PROPERTY LINE

20'-0" WIDE ALLEY

NO OPENINGS, 1 HOUR PROTECTION

VENTURA BLVD

PROPERTY LINE

PROPERTY LINE

GREENBUSH AVE

DISTANCE >30'-0" NO LIMIT

DISTANCE >30'-0" NO LIMIT

FULLY SPRINKLER NFPA-11

FULLY SPRINKLER NFPA-11

REQUIRED PARKING TO BE PROVIDED

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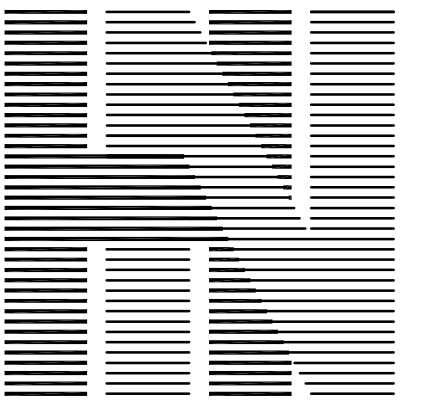
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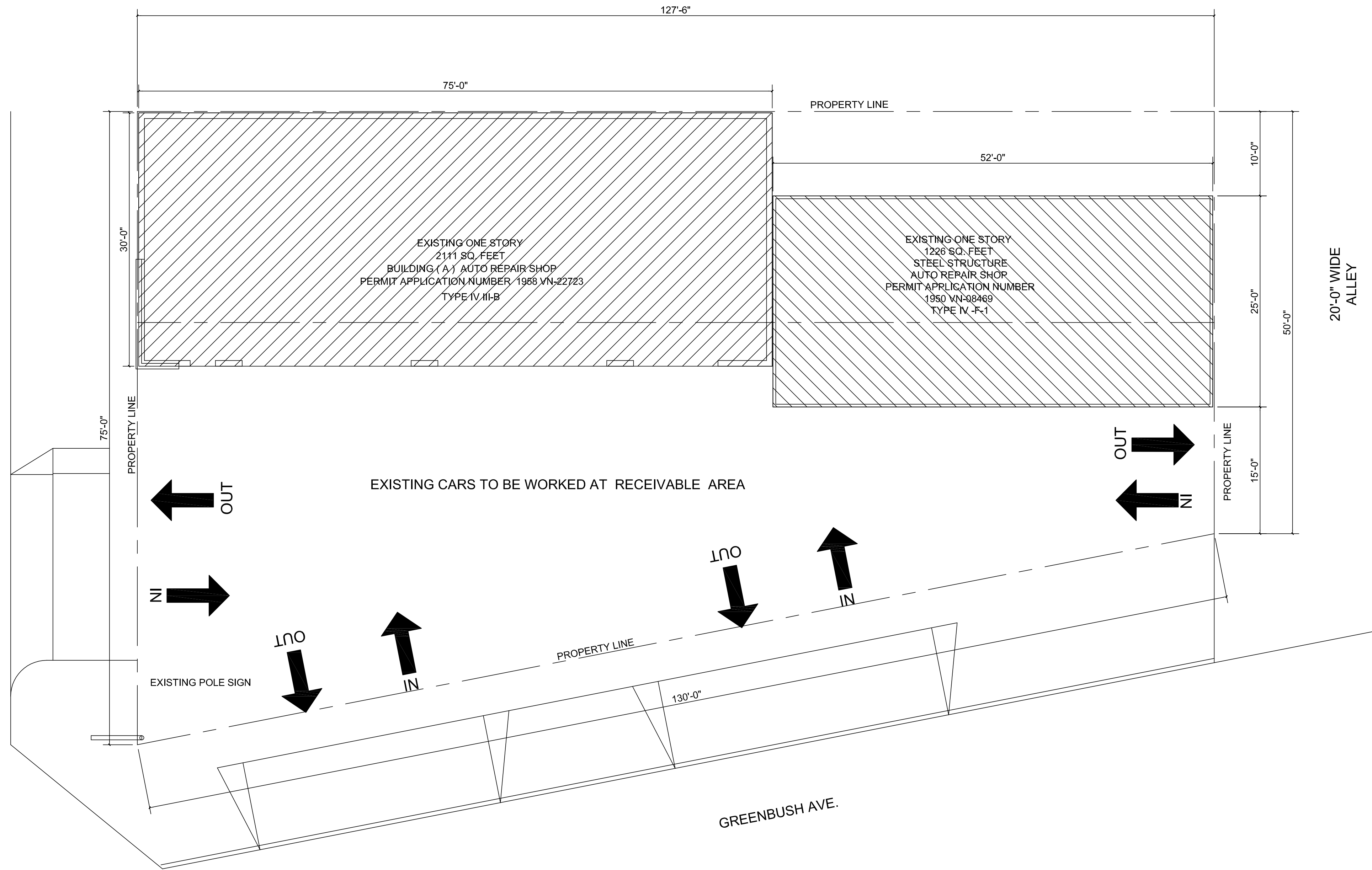
EXISTING
AUTO REPAIR CENTER
SITE PLAN

REVISIONS

SHEET NO.

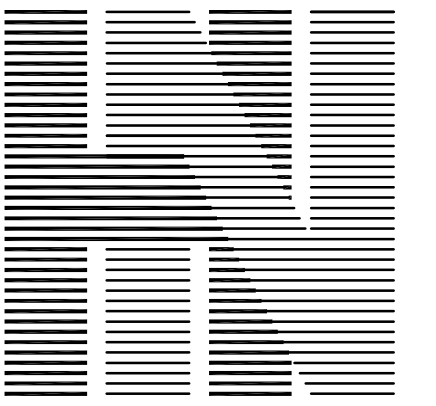
A - 1

VENTURA BLVD.



EXISTING SITE PLAN

SCALE 1/8" = 1'-0"



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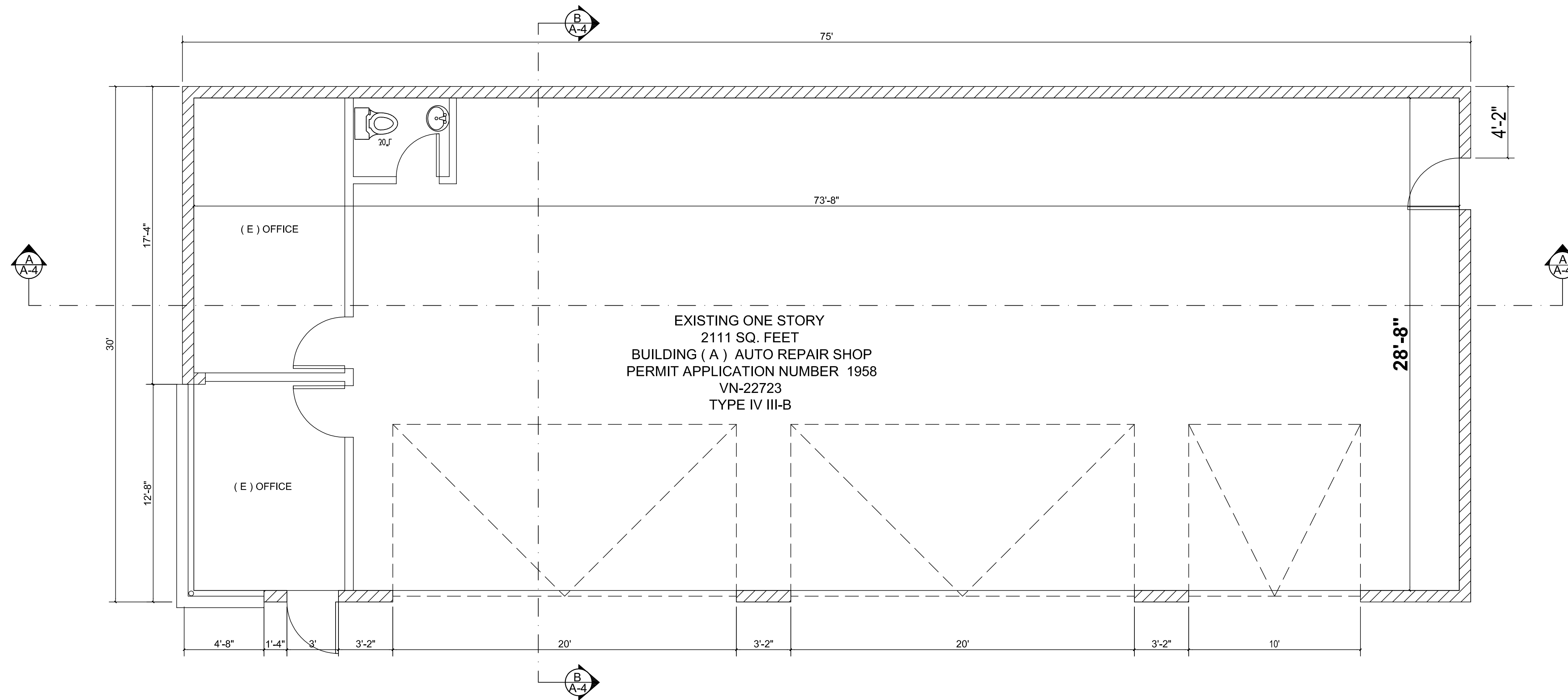
SHEET TITLE

EXISTING
BUILDING (A)
FLOOR PLAN
AND
ROOF PLAN

REVISIONS

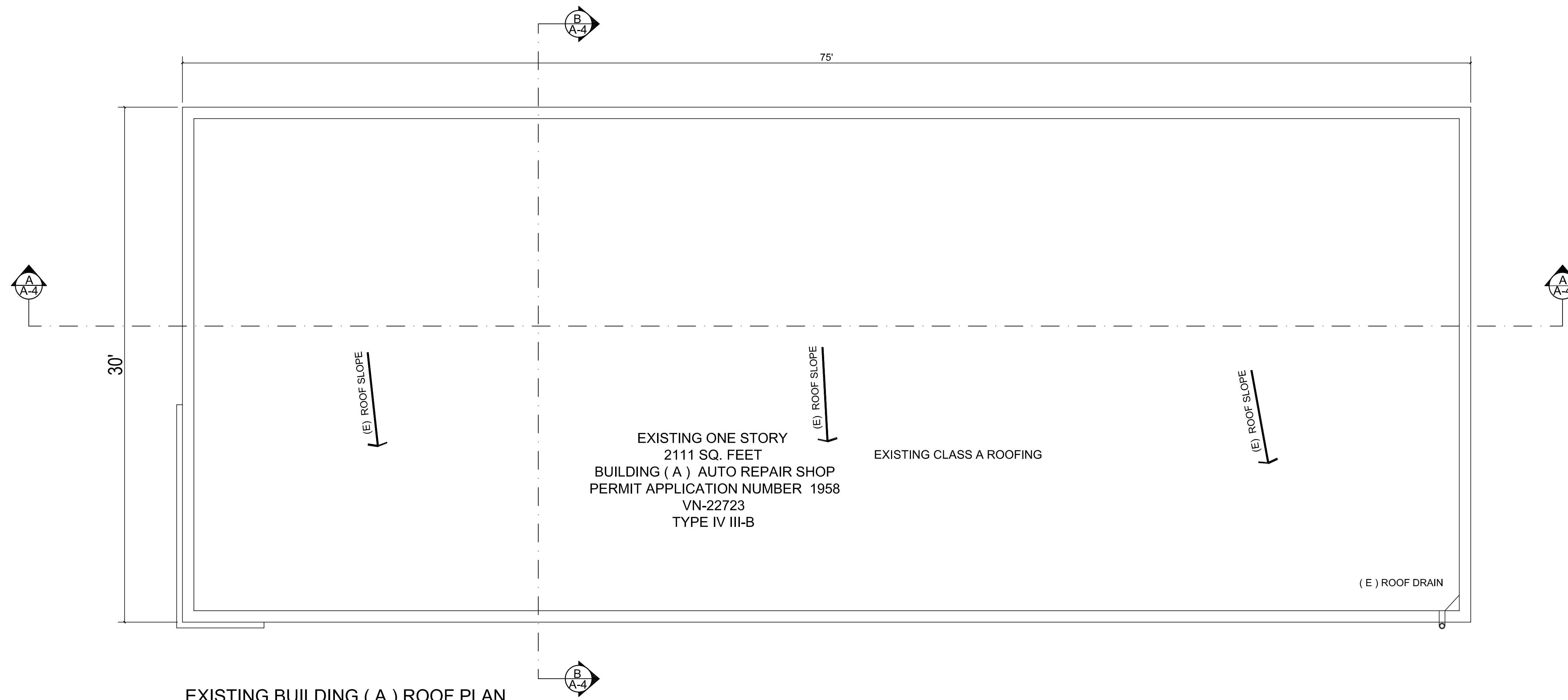
SHEET NO.

A - 2



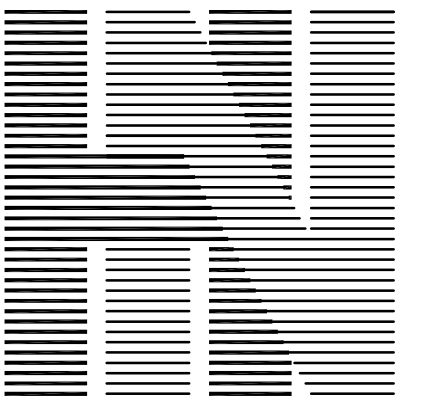
EXISTING BUILDING (A) FLOOR PLAN

SCALE 1/4" = 1'-0"



EXISTING BUILDING (A) ROOF PLAN

SCALE 1/4" = 1'-0"



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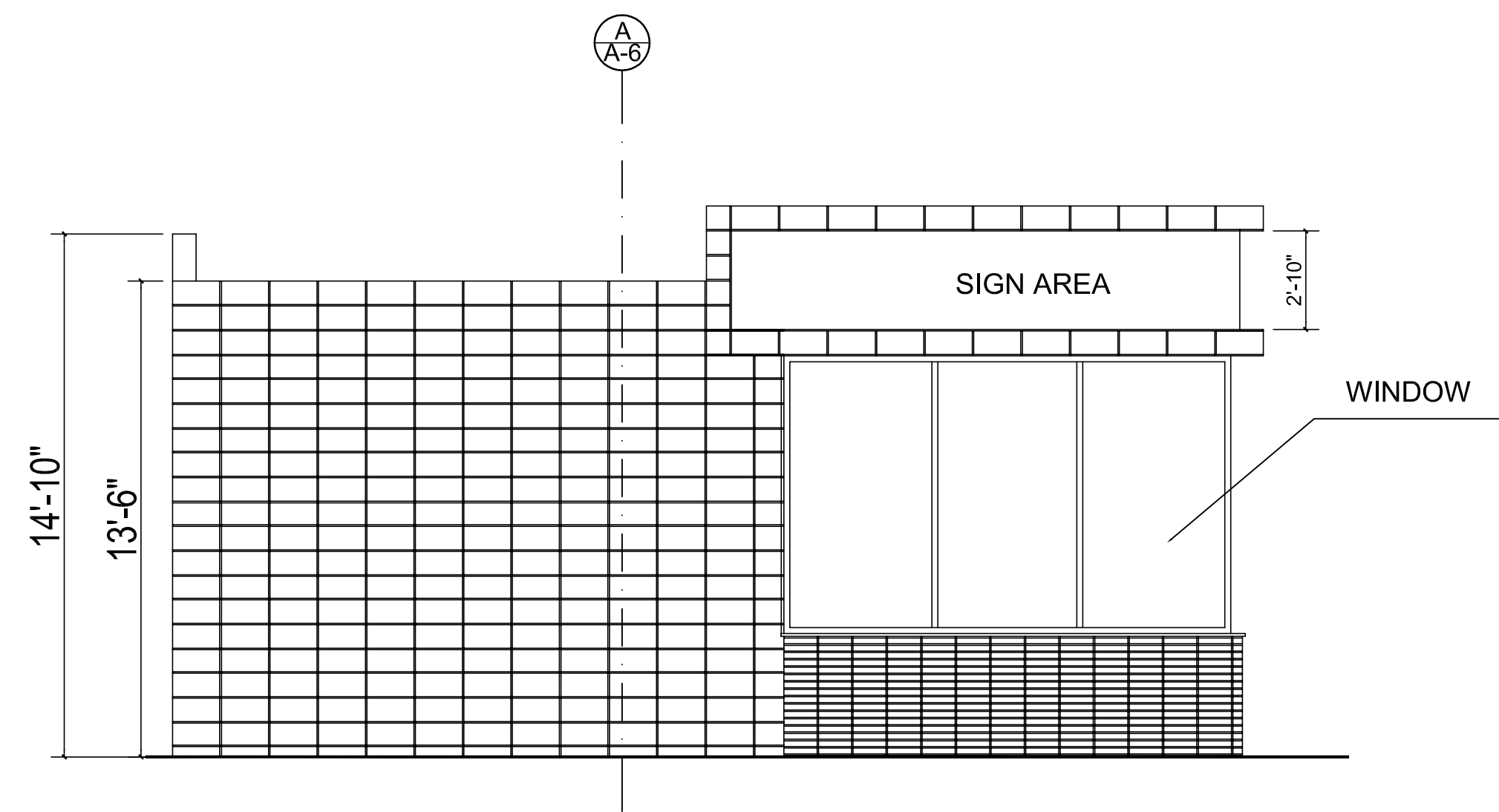
SHEET TITLE

EXISTING BUILDING (A)
ELEVATIONS

REVISIONS

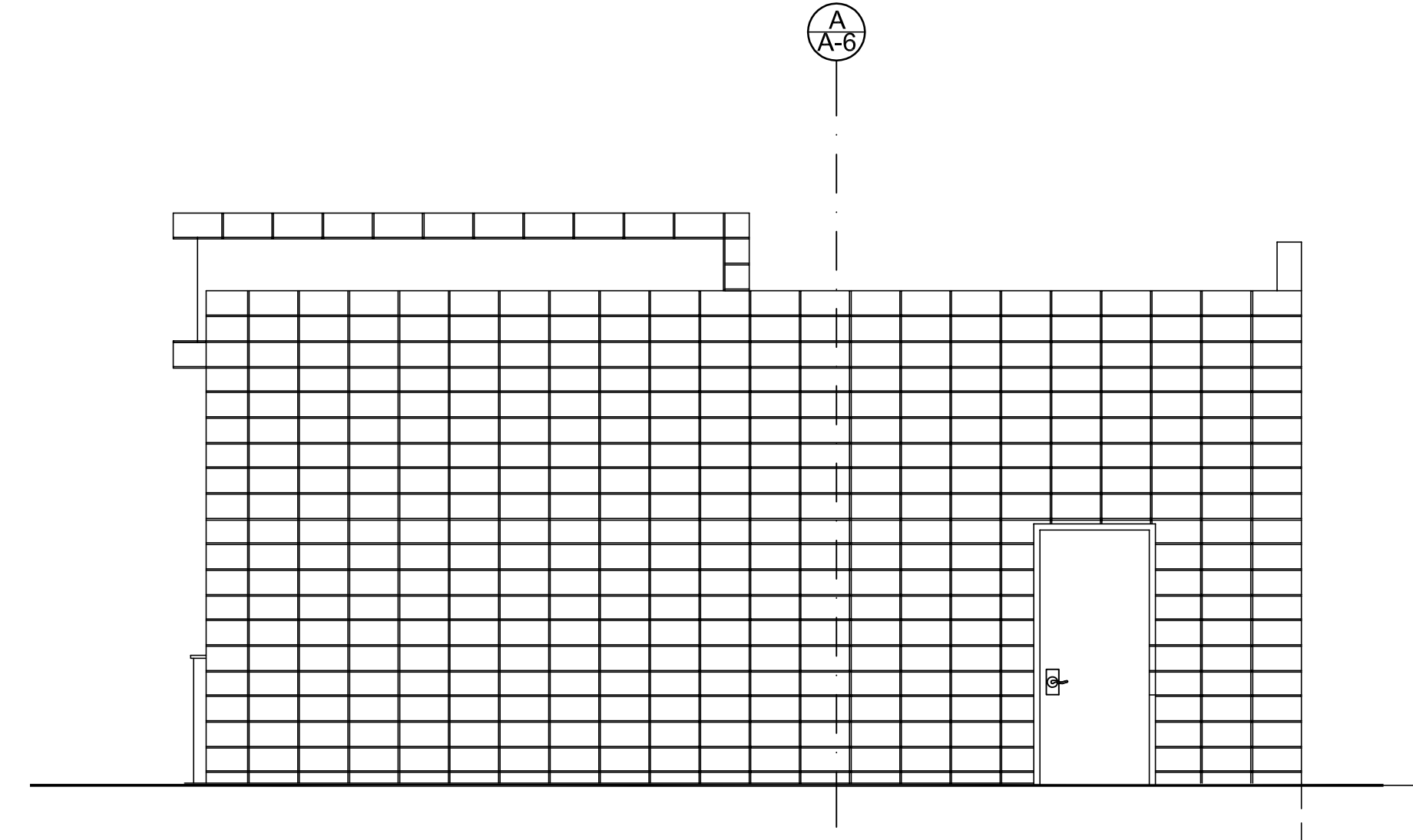
SHEET NO.

A - 3



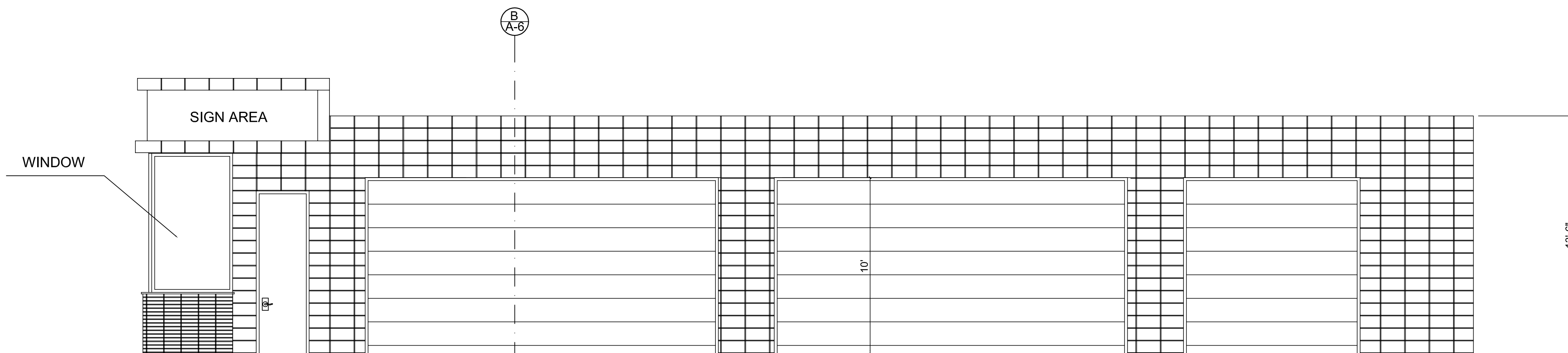
EXISTING BUILDING (A) FRONT ELEVATION

SCALE 1/4" = 1'-0"



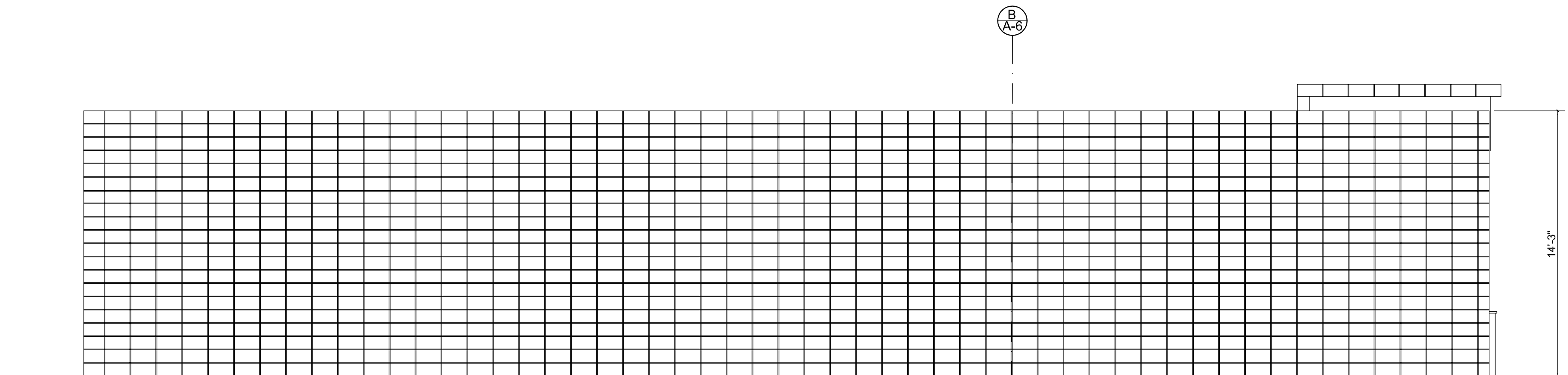
EXISTING BUILDING (A) REAR ELEVATION

SCALE 1/4" = 1'-0"



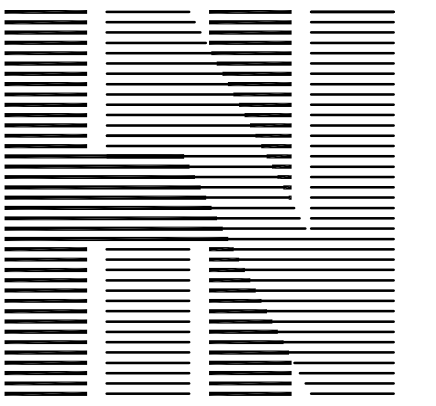
EXISTING BUILDING ELEVATION AT GREENBUSH AVENUE

SCALE 1/4" = 1'-0"



EXISTING BUILDING (A) ELEVATION AT PROPERTY LINE

SCALE 1/4" = 1'-0"



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LOS ANGELES CA 90064
310 600 9987
ARCHITECTUREOFHN@GMAIL.COM

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EXISTING EXTERIOR
AND
THE PARKING AREA
13424-28 W. VENTURA BLVD.
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SHEET TITLE

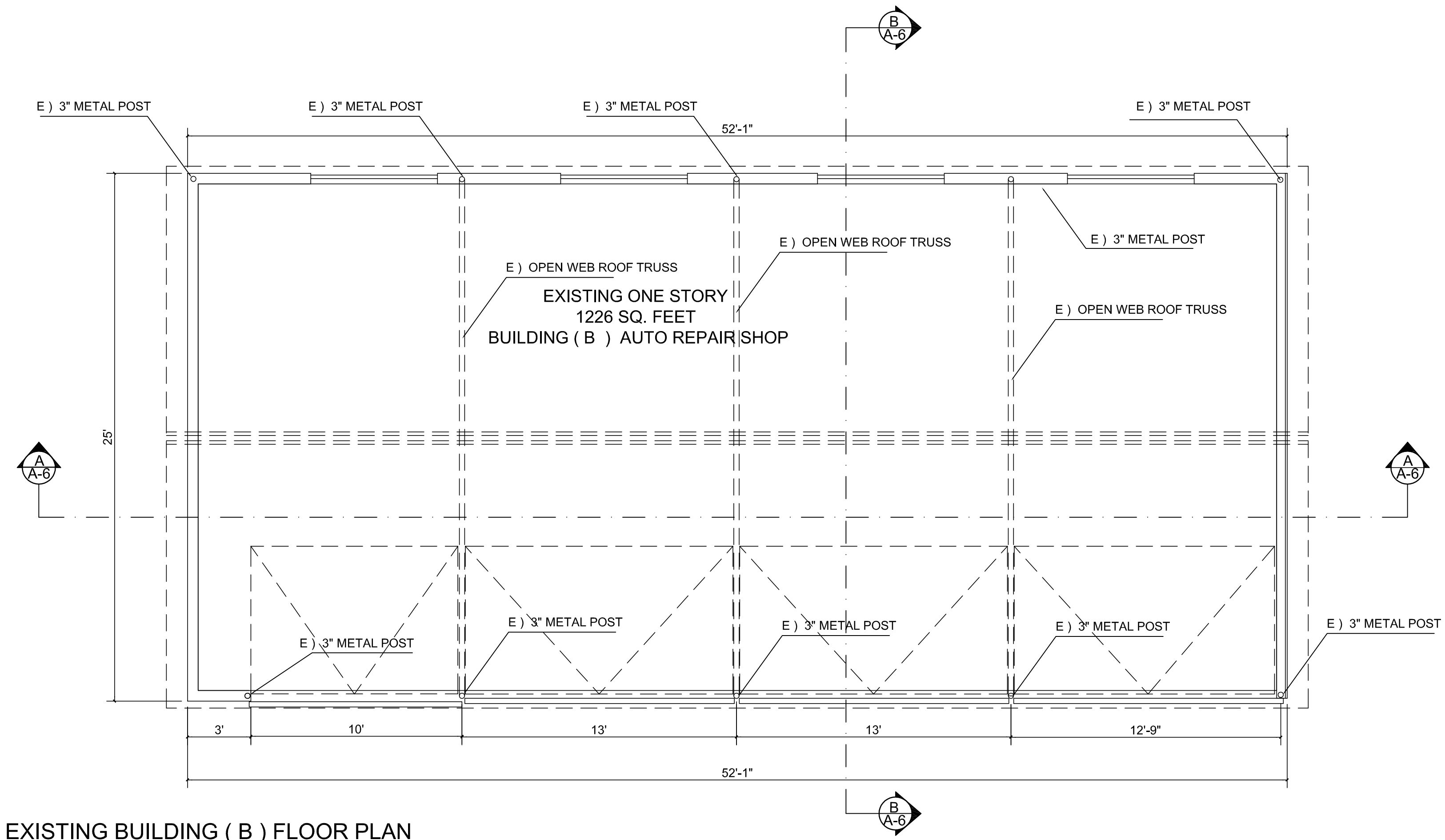
EXISTING
BUILDING (B)
FLOOR PLAN
AND
ROOF PLAN

REVISIONS

NO.	DESCRIPTION

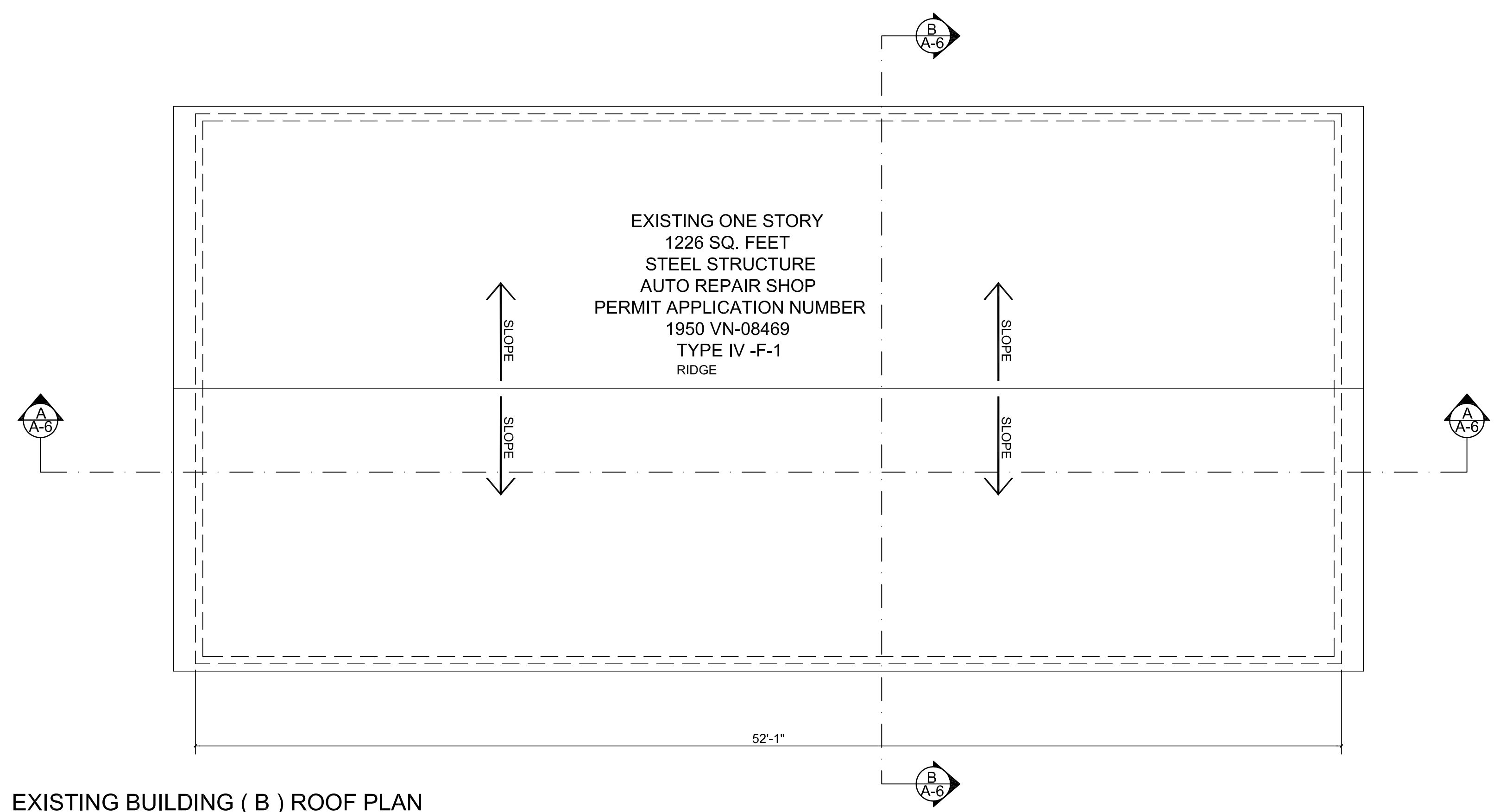
SHEET NO.

A - 4



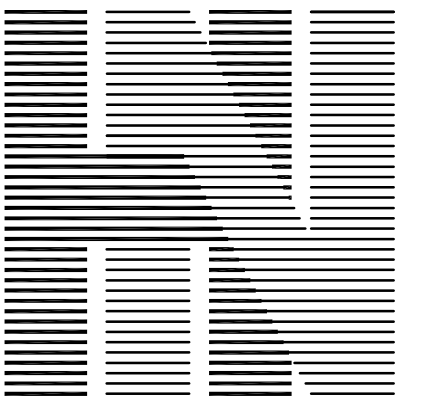
EXISTING BUILDING (B) FLOOR PLAN

SCALE 1/4" = 1'-0"



EXISTING BUILDING (B) ROOF PLAN

SCALE 1/4" = 1'-0"



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SHEET TITLE

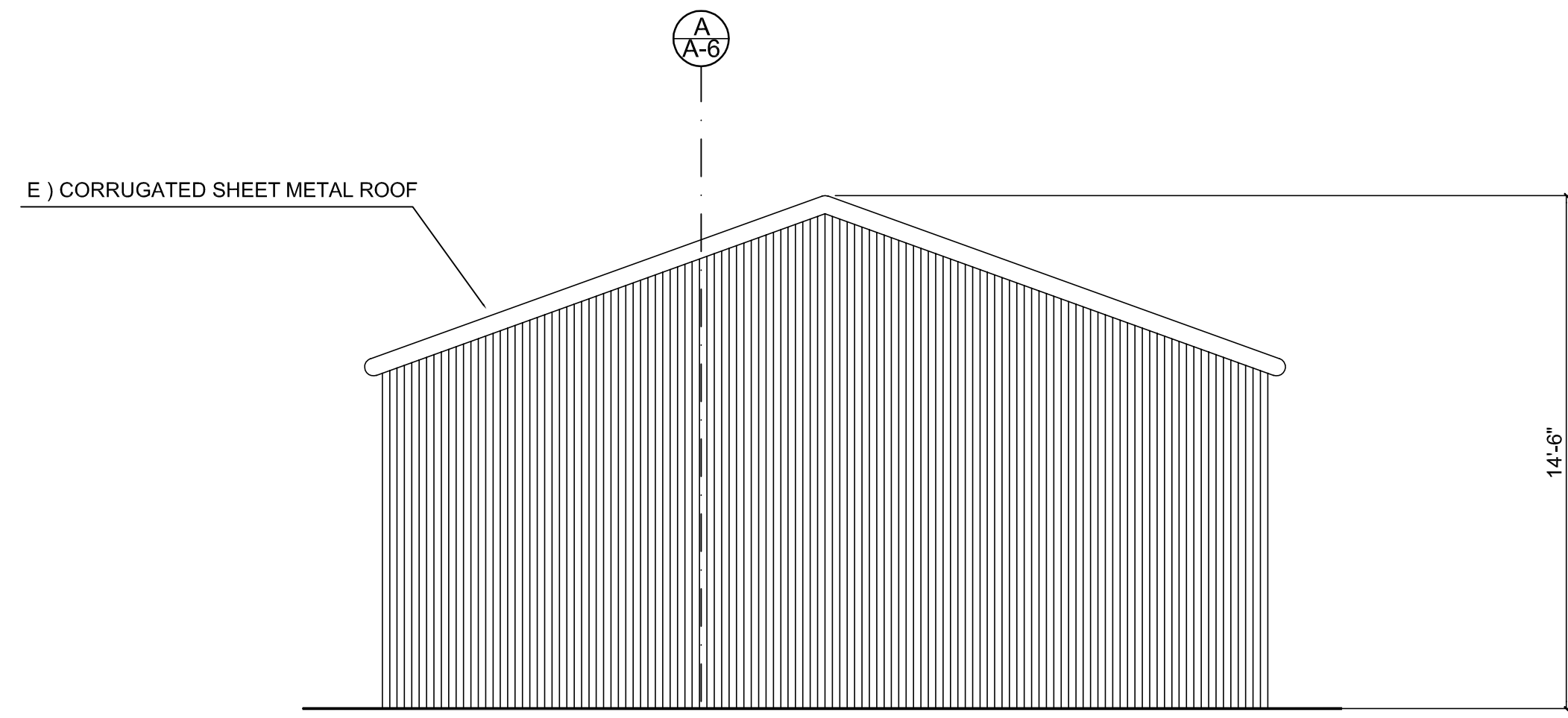
EXISTING BUILDING (A)
ELEVATIONS

REVISIONS

NO.	DESCRIPTION

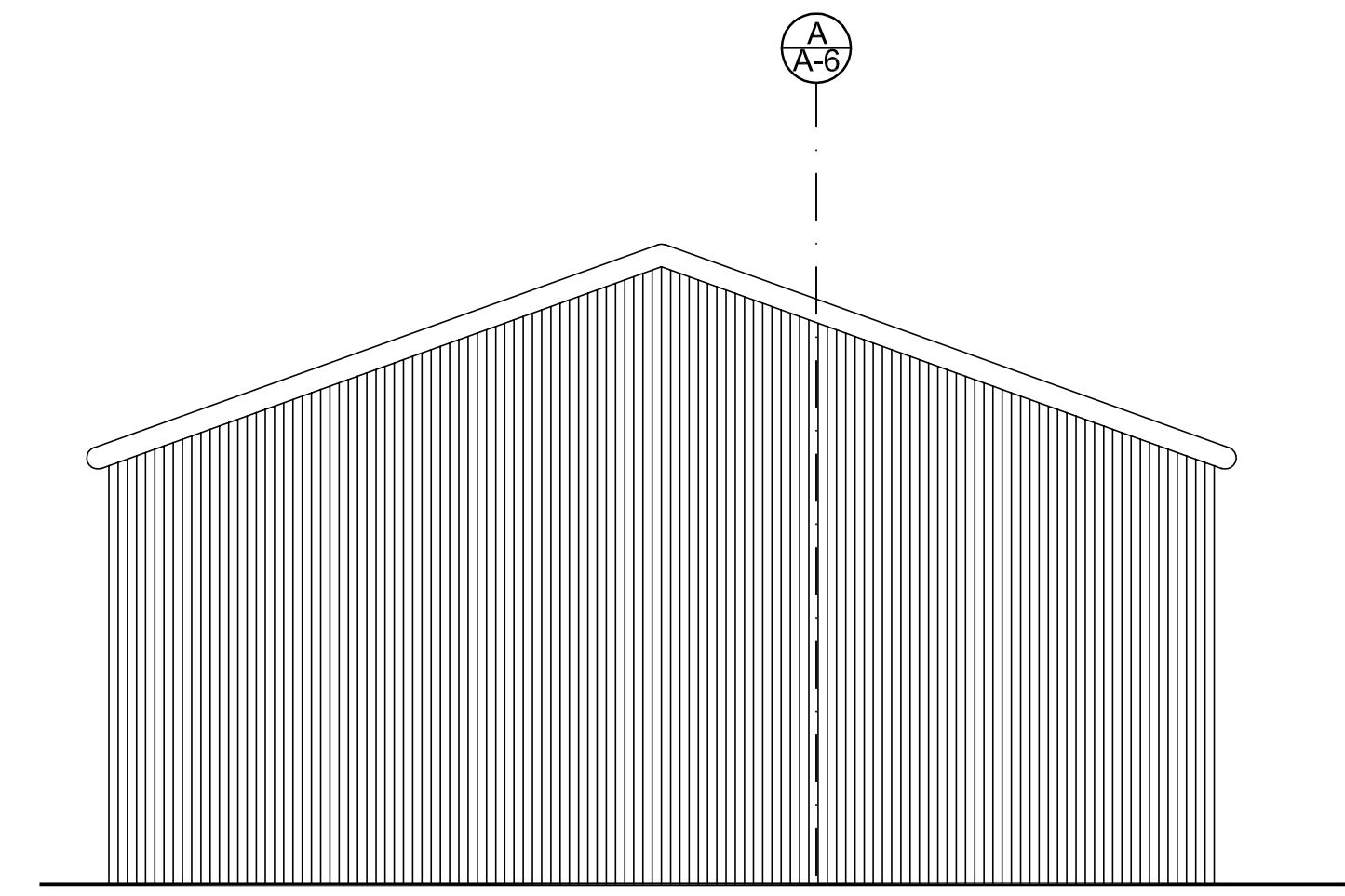
SHEET NO.

A - 5



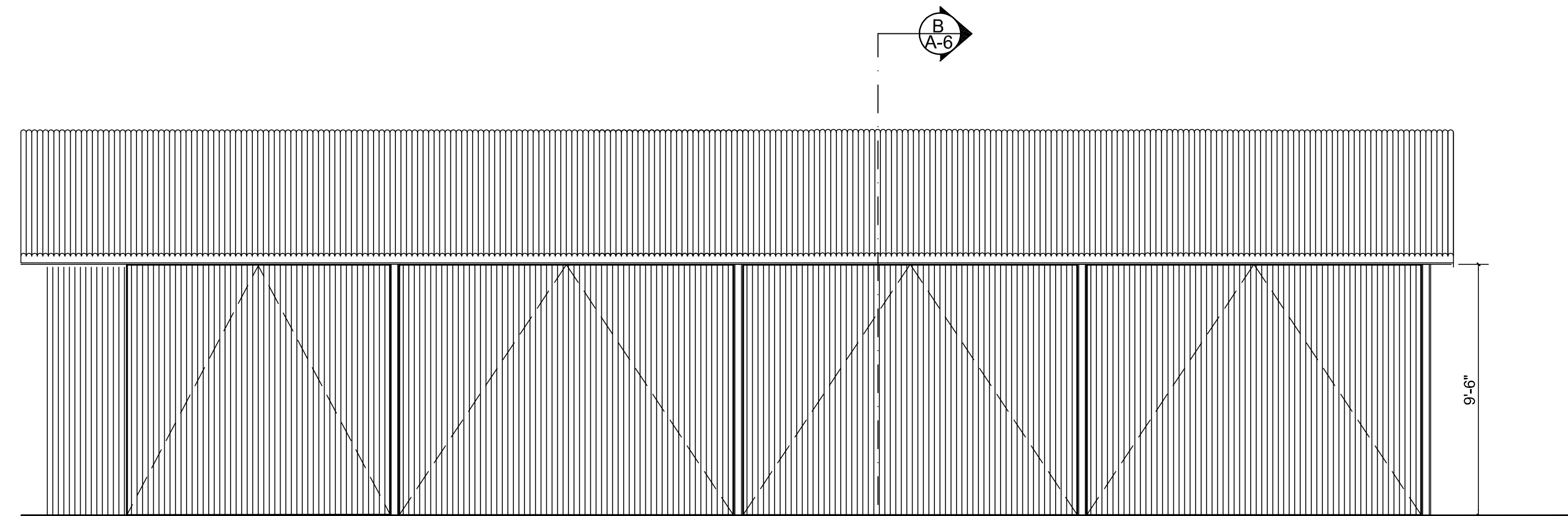
EXISTING BUILDING (B) ELEVATION AT ALLEY

SCALE 1/4" = 1'-0"



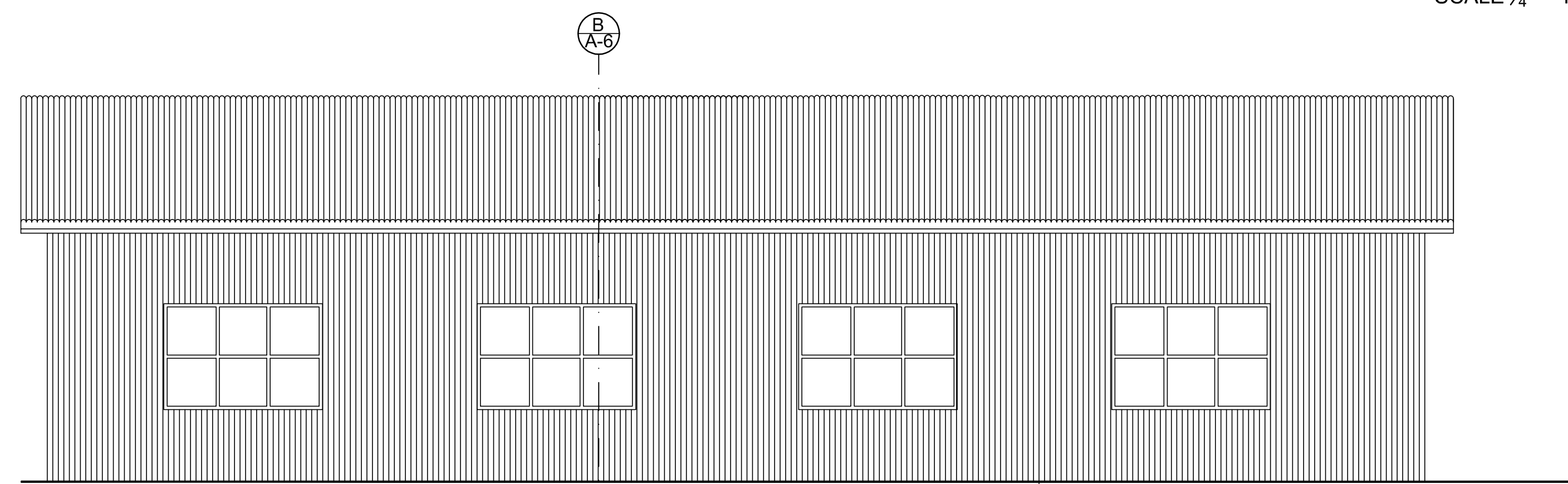
EXISTING BUILDING (B) REAR ELEVATION

SCALE 1/4" = 1'-0"



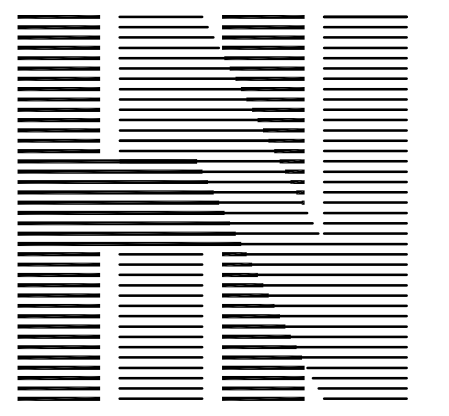
EXISTING BUILDING ELEVATION AT GREENBUSH AVENUE

SCALE 1/4" = 1'-0"



EXISTING BUILDING ELEVATION AT GREENBUSH AVENUE

SCALE 1/4" = 1'-0"



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SHEET TITLE

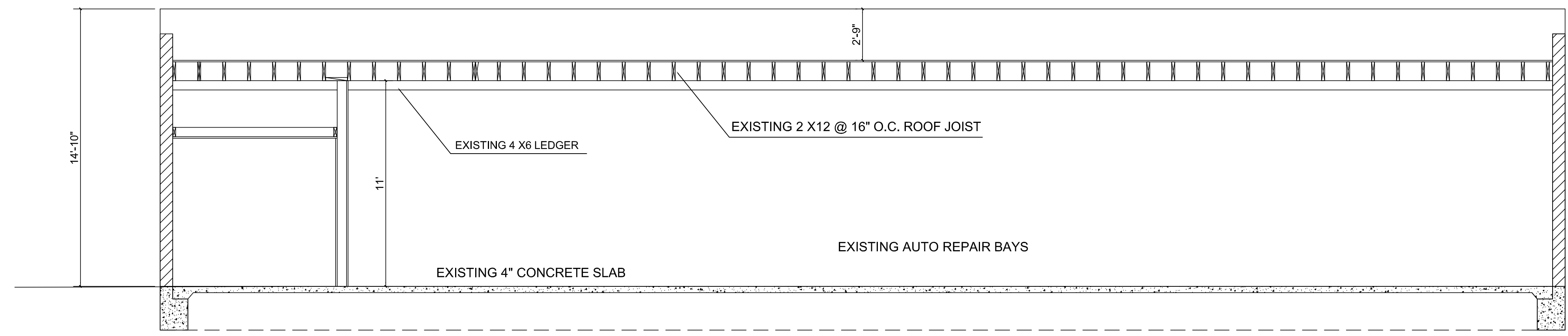
EXISTING BUILDING
(A) AND (B)
CROSS SECTION
A-A AND B-B

REVISIONS

NO.	DESCRIPTION

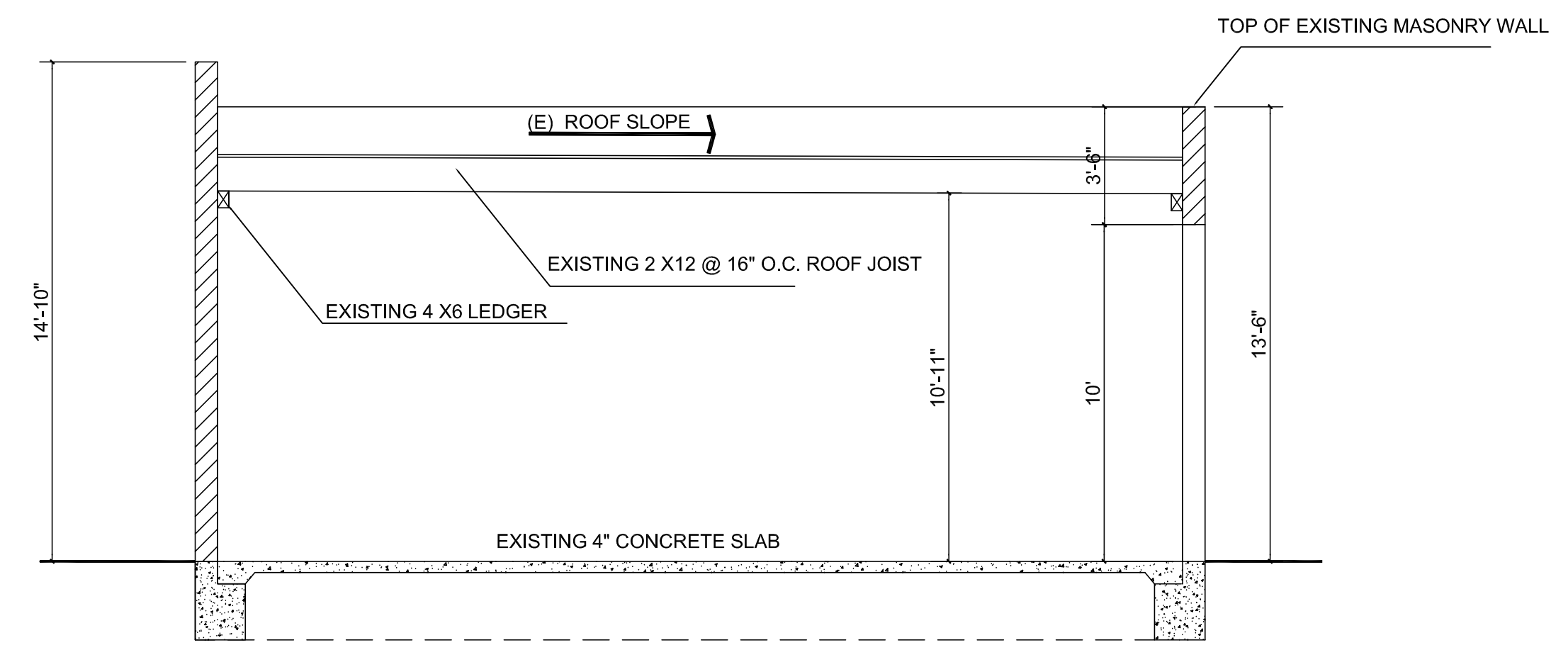
SHEET NO.

A - 6



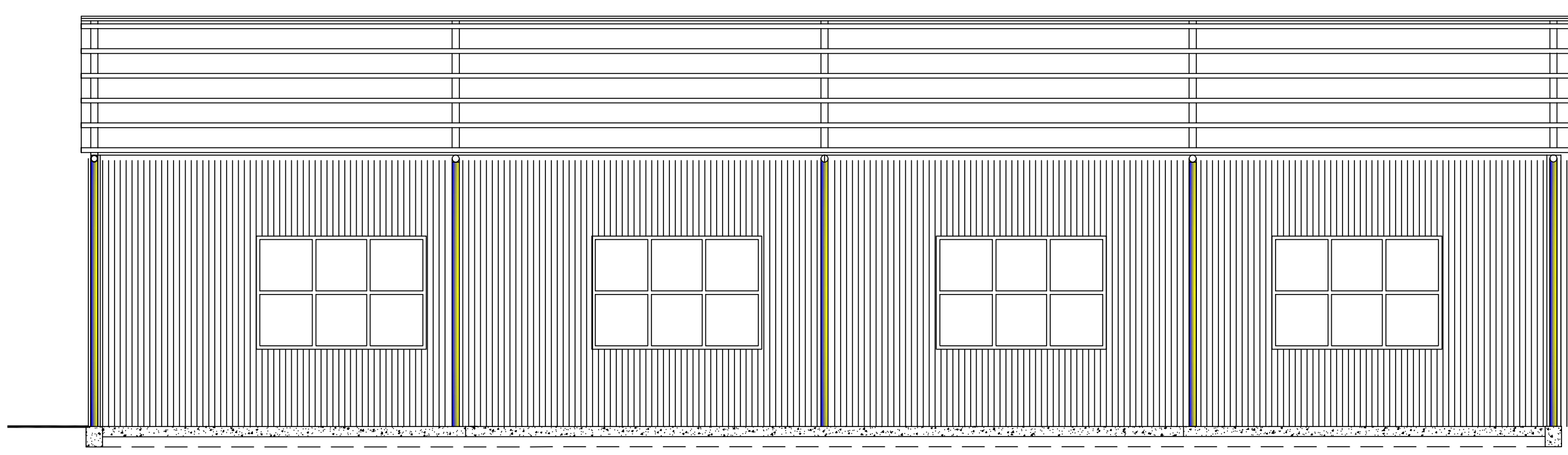
EXISTING BUILDING A SECTION A-A

SCALE 1/4" = 1'-0"

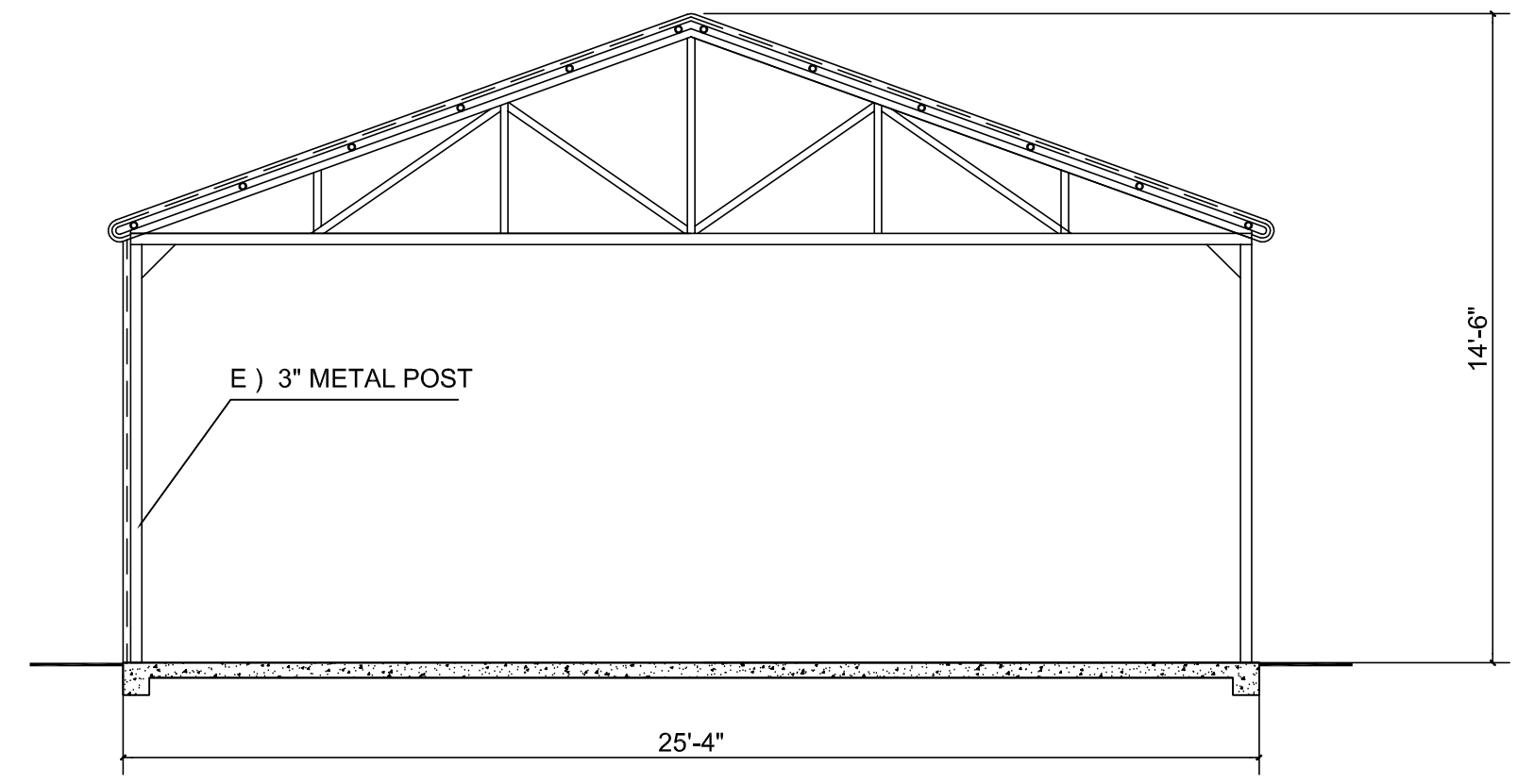


EXISTING BUILDING A SECTION B - B

SCALE 1/4" = 1'-0"

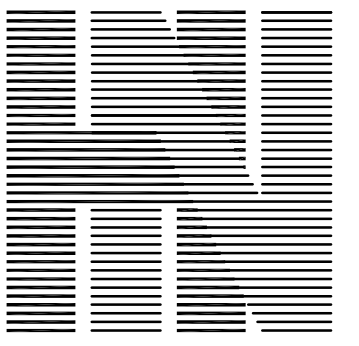


EXISTING BUILDING (B) SECTION A-A



EXISTING BUILDING (B) SECTION B-B

SCALE 1/4" = 1'-0"



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SHEET TITLE

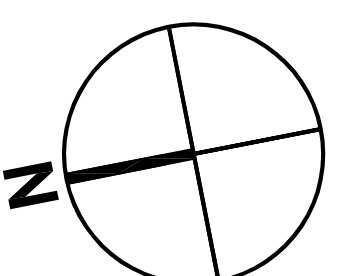
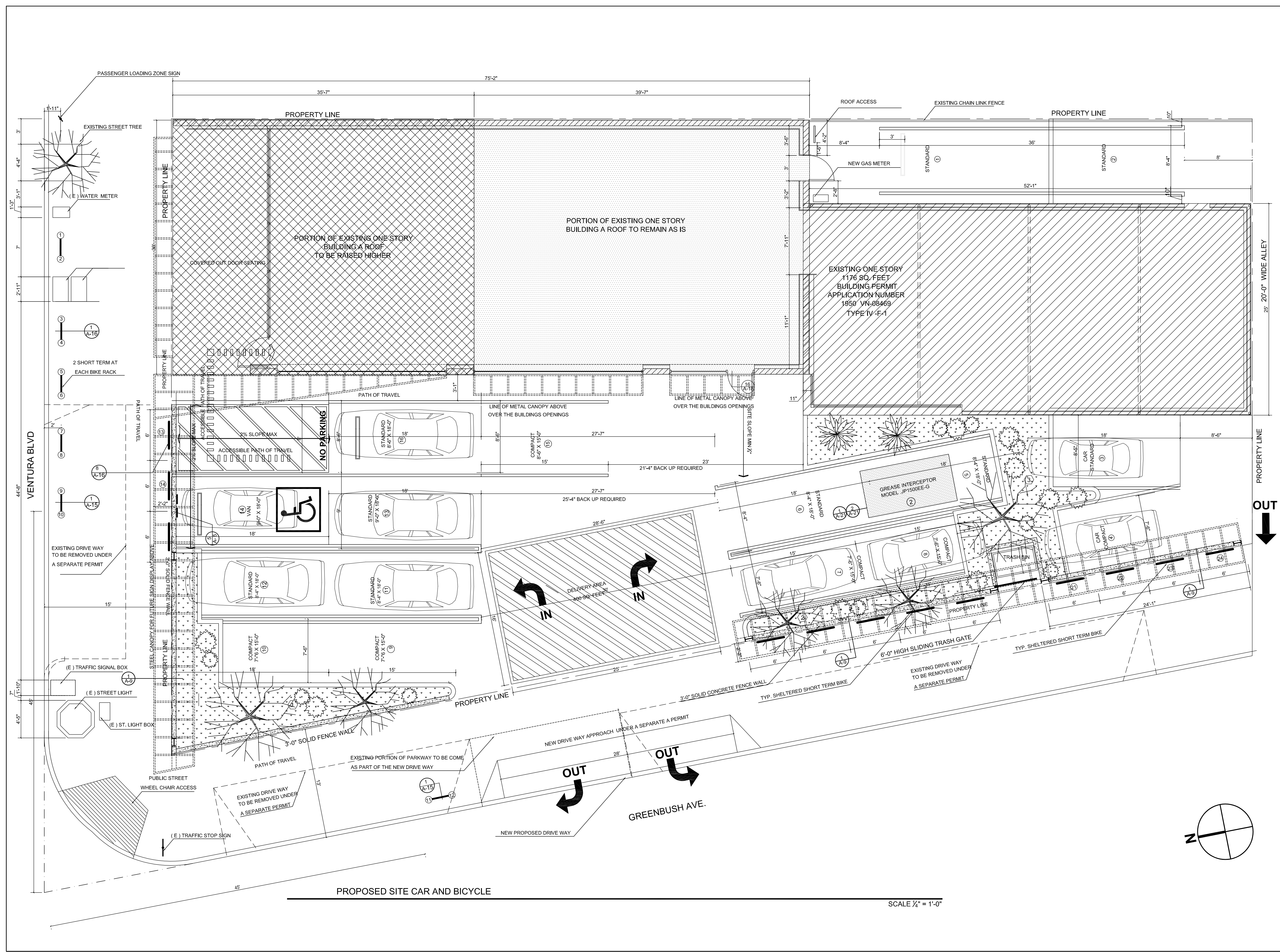
PROPOSED
SITE PLAN
CAR AND SHORT TERM BIKE
PARKING

REVISIONS

REVISED OCTOBER 18

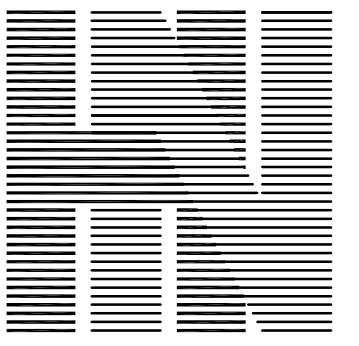
SHEET NO.

A - 7



PROPOSED SITE CAR AND BICYCLE

SCALE 1/4" = 1'-0"



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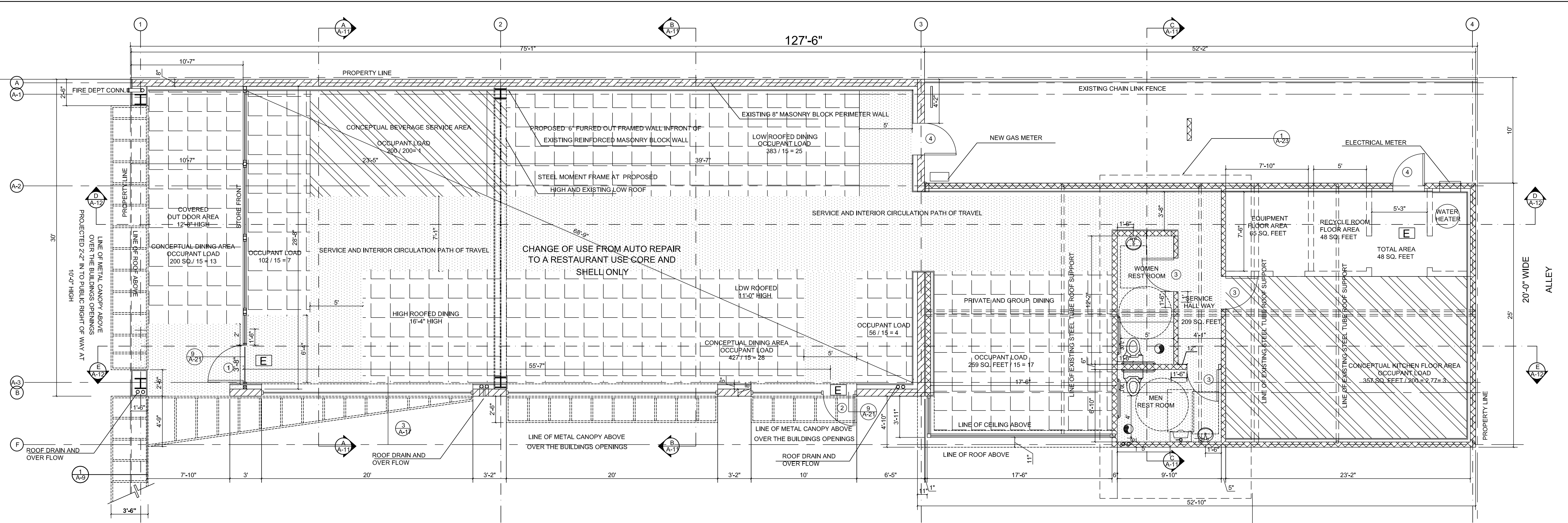
SHEET TITLE

PROPOSED
FLOOR PLAN
WITH ITS CONCEPTUAL
CORE AND SHELL
RESTAURANT USE FLOOR
AND
ROOF PLAN

REVISIONS

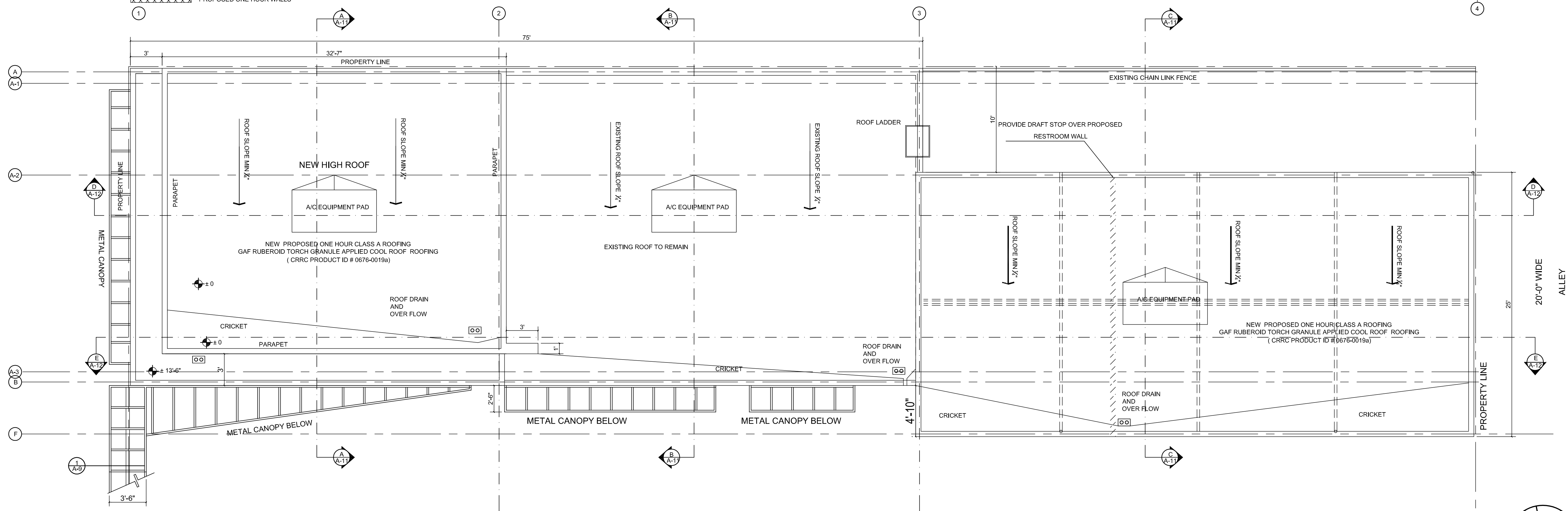
SHEET NO.

A - 8



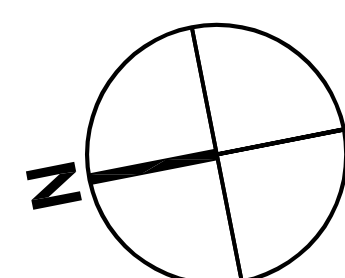
PROPOSED CORE AND SHELL ONLY BUILDING FLOOR PLAN OF THE FUTURE RESTAURANT USE (RESTAURANT TENANT IMPROVEMENTS TO BE SUBMITTED ON A SEPARATE PERMIT PROCESS BY THE FUTURE RESTAURANT TENANT)

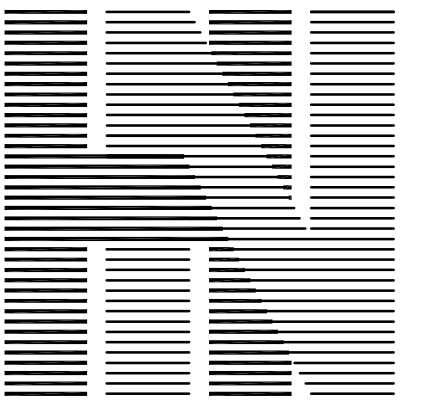
SCALE 1/4" = 1'-0"



PROPOSED BUILDING ROOF PLAN

SCALE 1/4" = 1'-0"





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SHEET TITLE

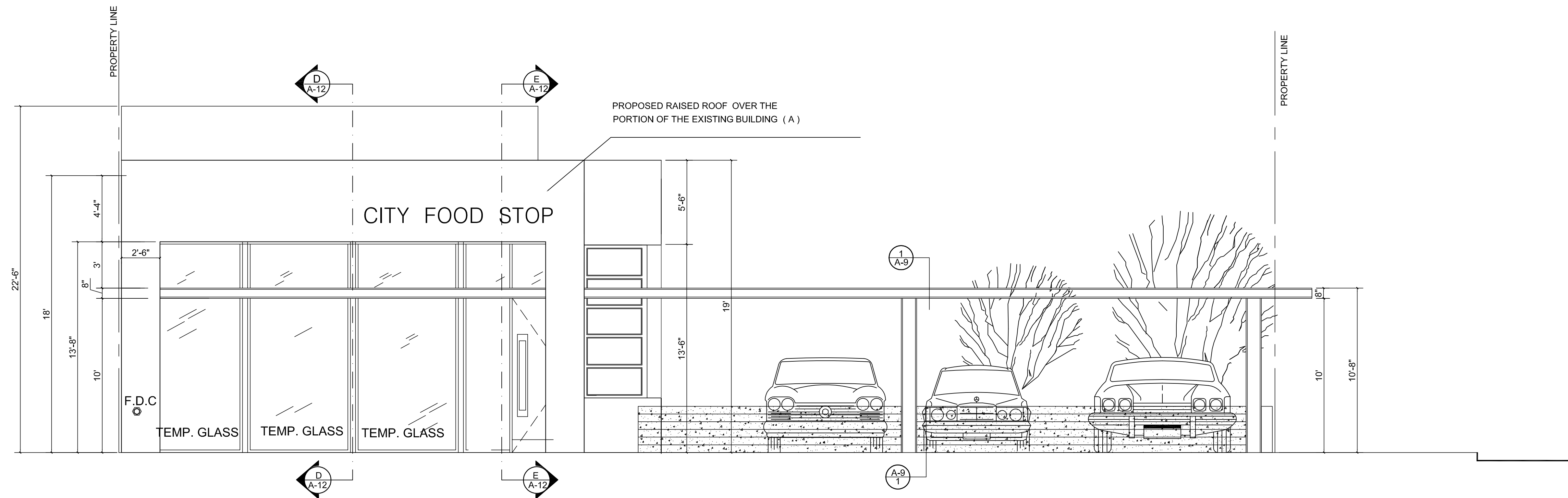
PROPOSED
BUILDING (A)
FRONT ELEVATIONS
BUILDING (B)
REAR ELEVATION

REVISIONS

NO.	DESCRIPTION

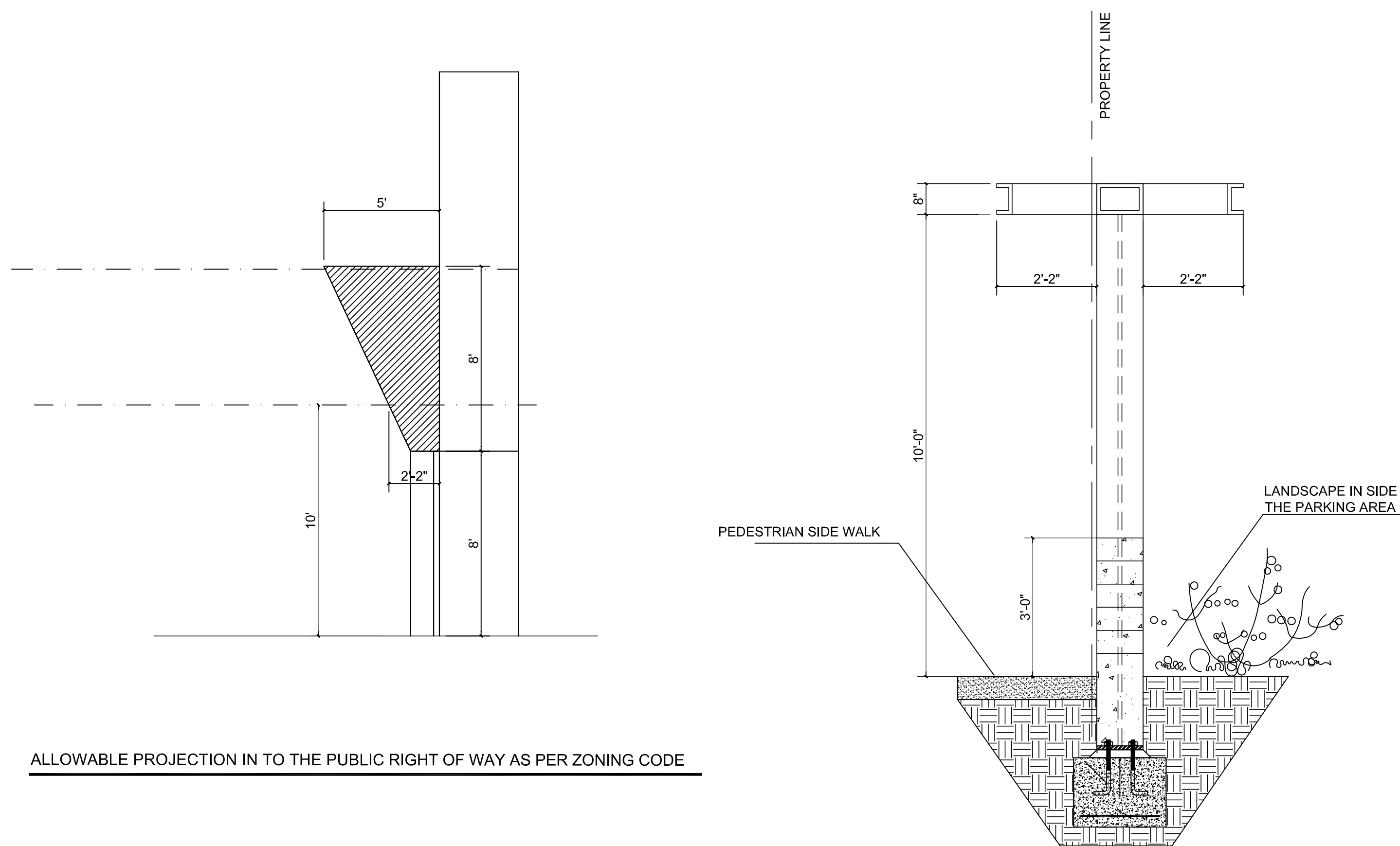
SHEET NO.

A - 9



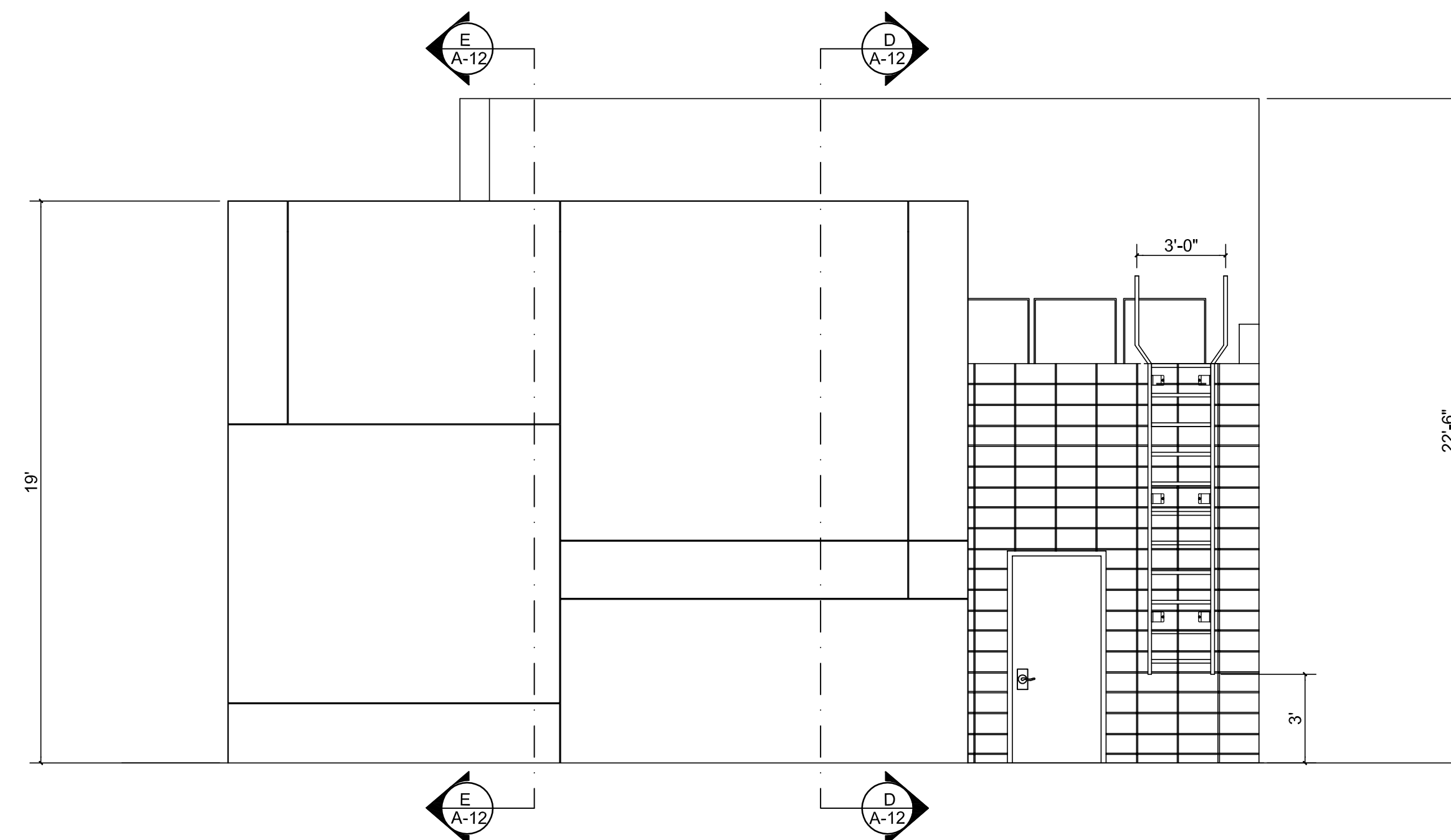
PROPOSED FRONT BUILDING ELEVATION AT VENTURA BLVD. AT NORTH

SCALE 1/4" = 1'-0"



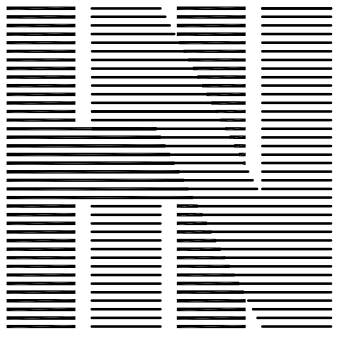
ALLOWABLE PROJECTION IN TO THE PUBLIC RIGHT OF WAY AS PER ZONING CODE

1 STEEL CANOPY AND 3'-0" POURED IN PLACE CONC. FENCE AT PROPERTY LINE



PROPOSED REAR BUILDING ELEVATION AT SOUTH AND ALLEY

SCALE 1/4" = 1'-0"



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SHEET TITLE

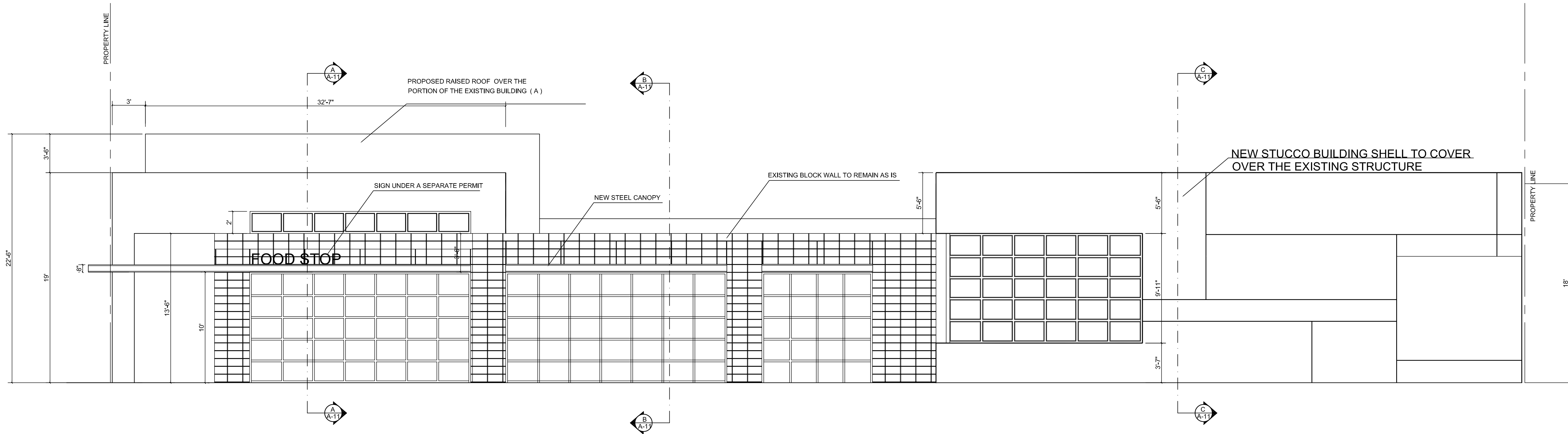
PROPOSED BUILDING
(A) AND (B)
WEST AND EAST ELEVATIONS

REVISIONS

NO.	DESCRIPTION

SHEET NO.

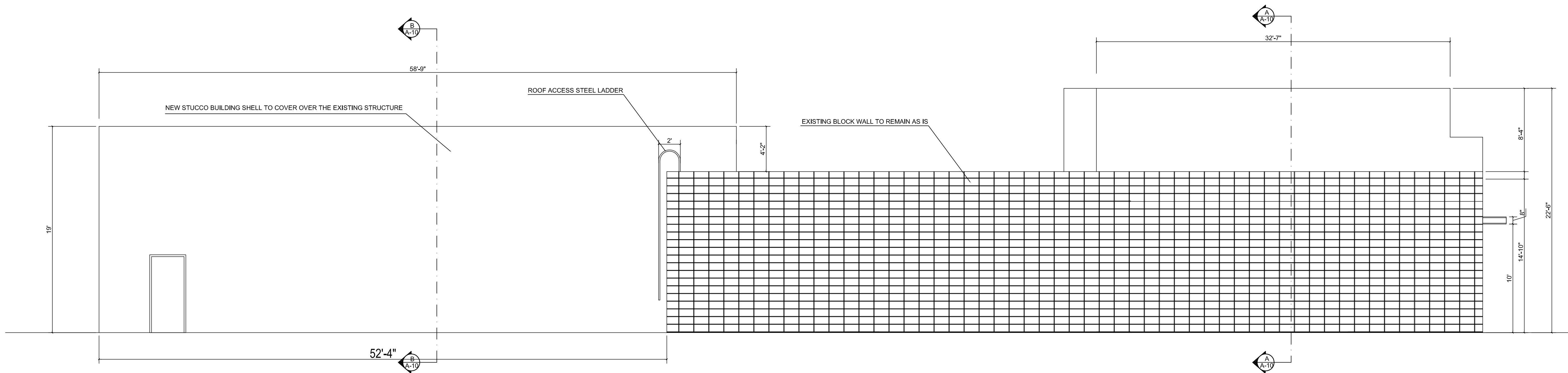
A - 10



PROPOSED BUILDING ELEVATION AT GREENBUSH AVENUE AT WEST

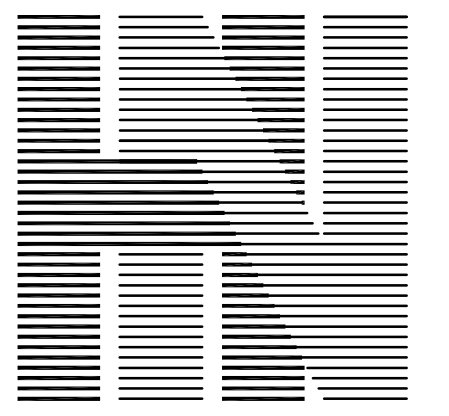
SIGNS UNDER A SEPARATE PERMIT

SCALE 1/4" = 1'-0"



PROPOSED REAR BUILDING ELEVATION AT EAST

SCALE 1/4" = 1'-0"



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PROJECT TITLE

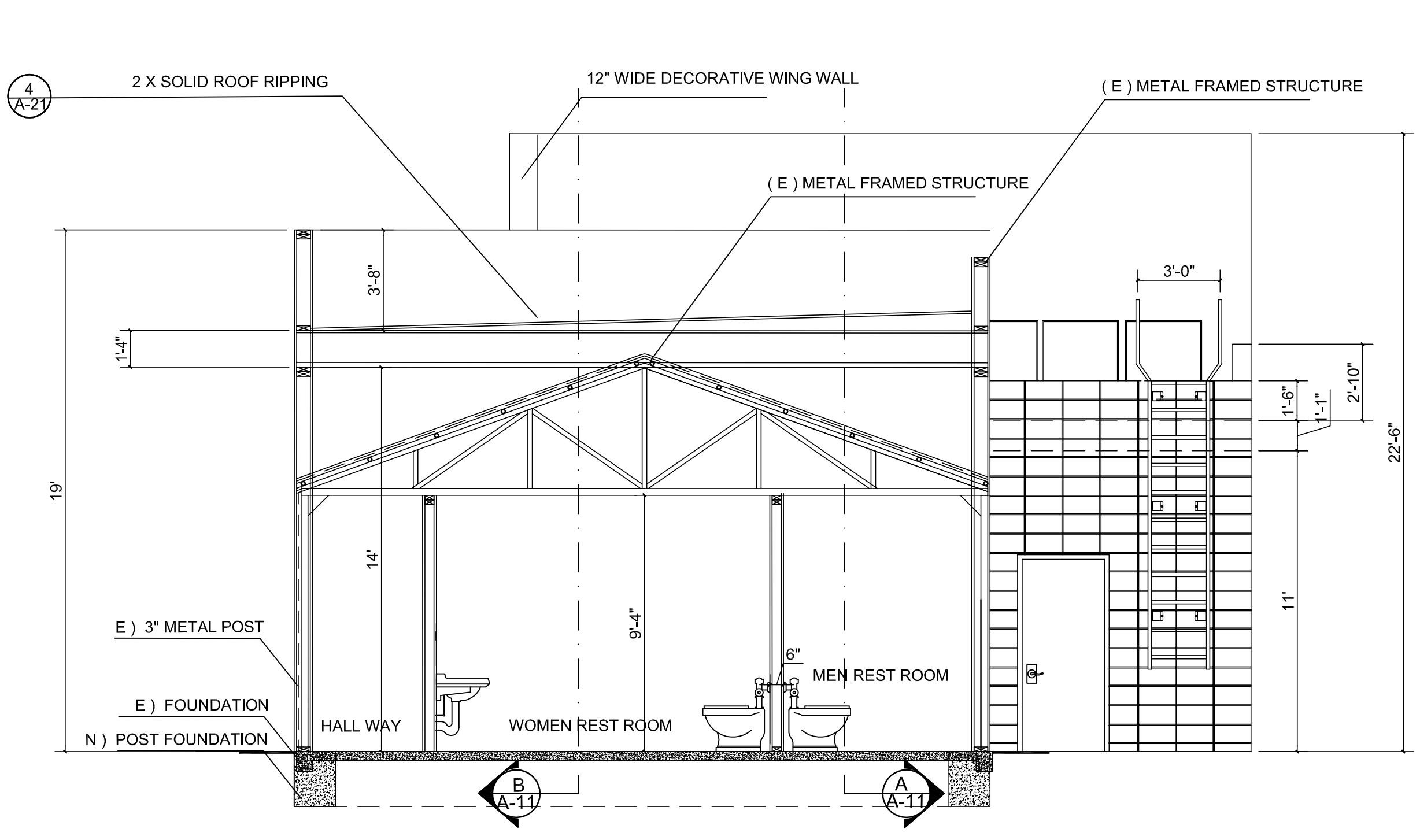
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SHEET TITLE

PROPOSED BUILDING
(A) AND (B)
SECTION
(A-A) (B-B) (C-C)
DOOR SCHEDULE
PLUMBING FIXTURE
CALCULATION.

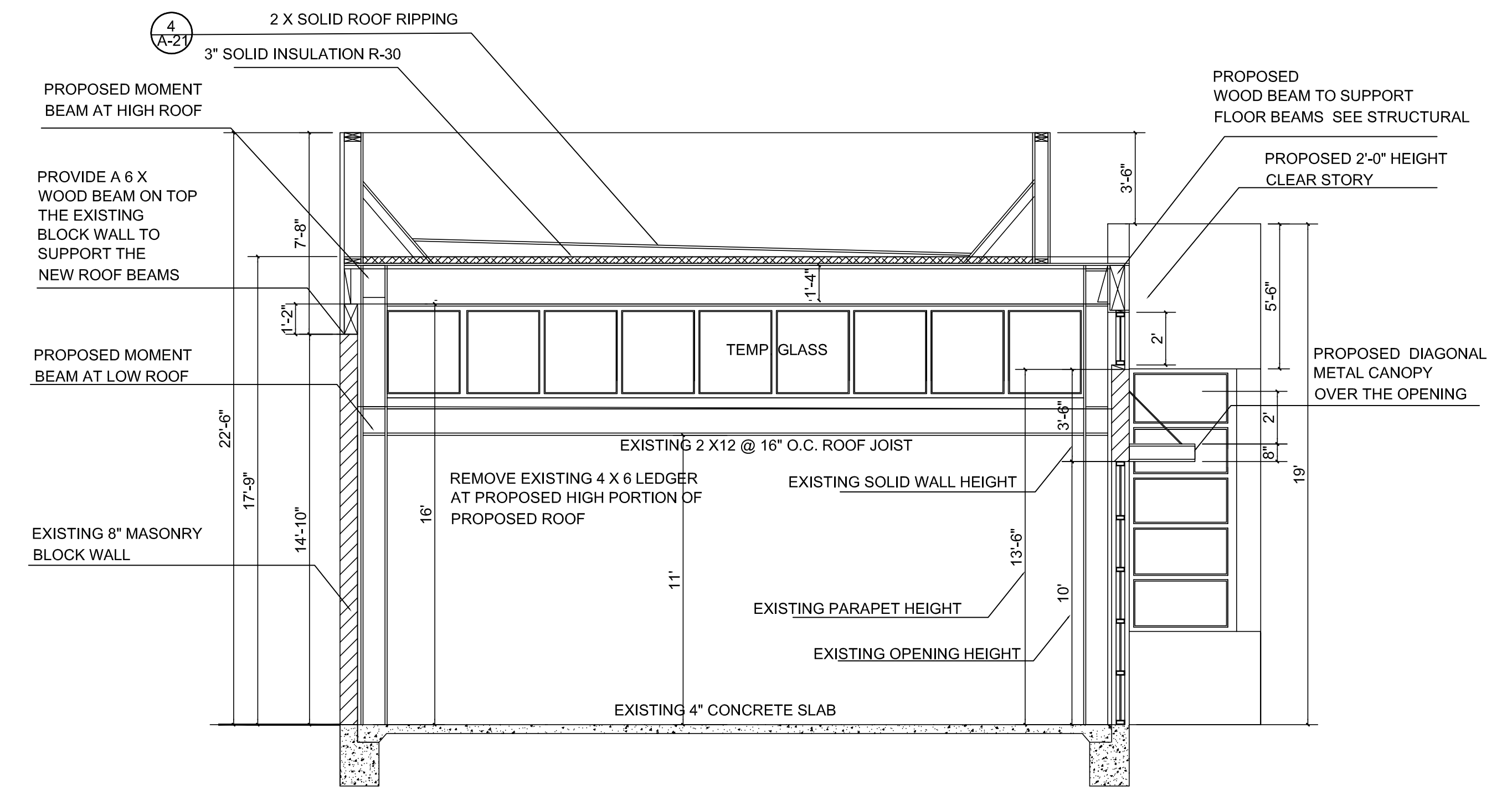
REVISIONS

SHEET NO.



PROPOSED BUILDING SECTION C-C

SCALE 1/4" = 1'-0"



PROPOSED BUILDING SECTION A-A

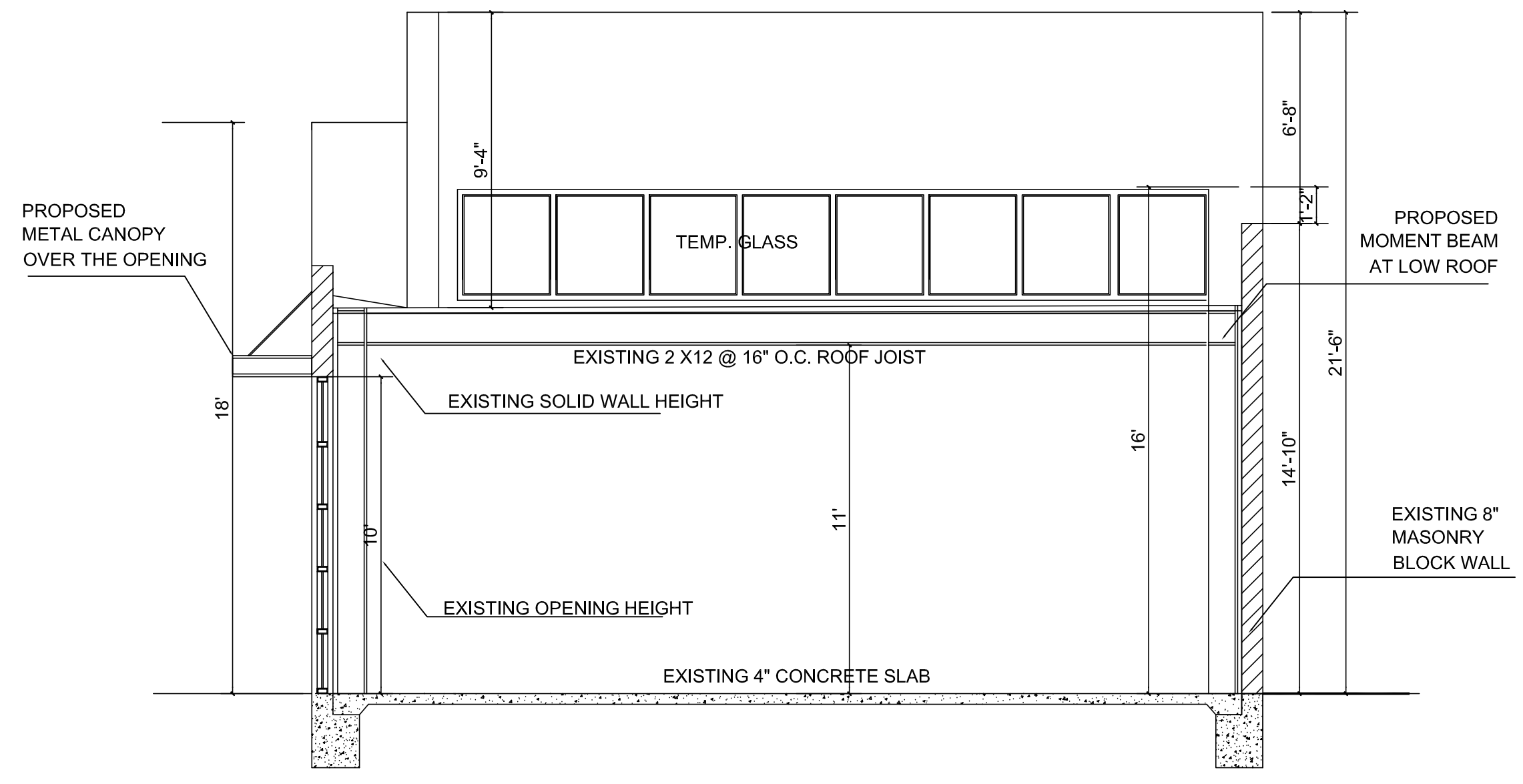
SCALE 1/4" = 1'-0"

PLUMBING FIXTURE CAL.

TYPE OF USE	OCC. LOAD RATIO	LOAD CALCULATION	REQUIRED	PLUMBING FIXTURES TO BE PROVIDED				
				MALE			FEMALE	
				WATER CLOSETS	URINALS	LAVATORIES	WATER CLOSETS	LAVATORIES
RESTAURANT	DINING AREA 1 / 30 SQ. FEET	1427 / 30 = 47		1: 1, 50	1: 1, 50	1: 1, 50	1: 1, 50	1: 1, 50
	KITCHEN AND SERVICE AREA 1 / 200 SQ. FEET	537 / 200 = 3						
			PROVIDED	1	1	1	1	1

DOOR SCHEDULE.

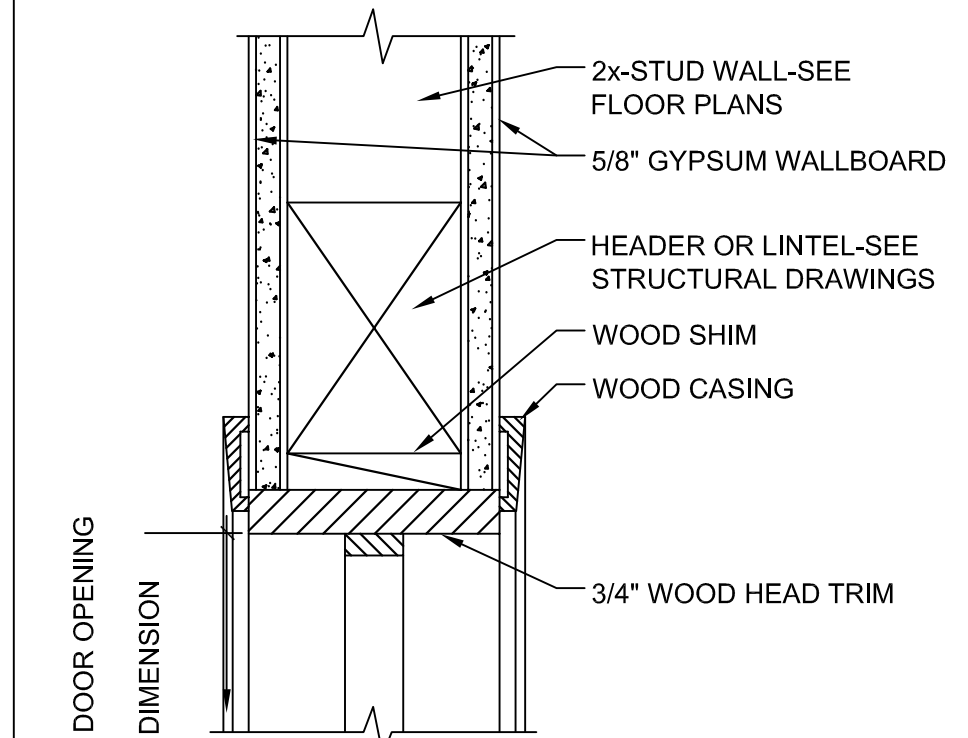
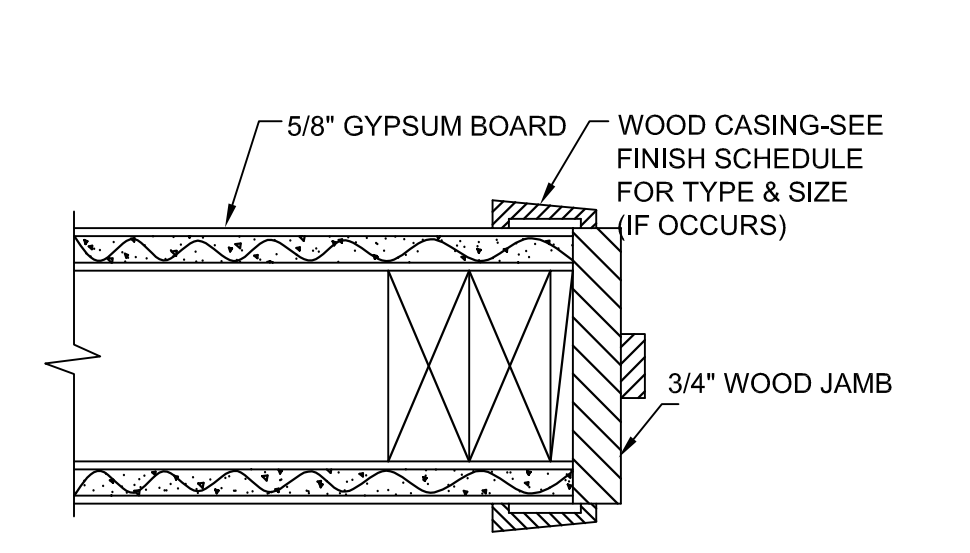
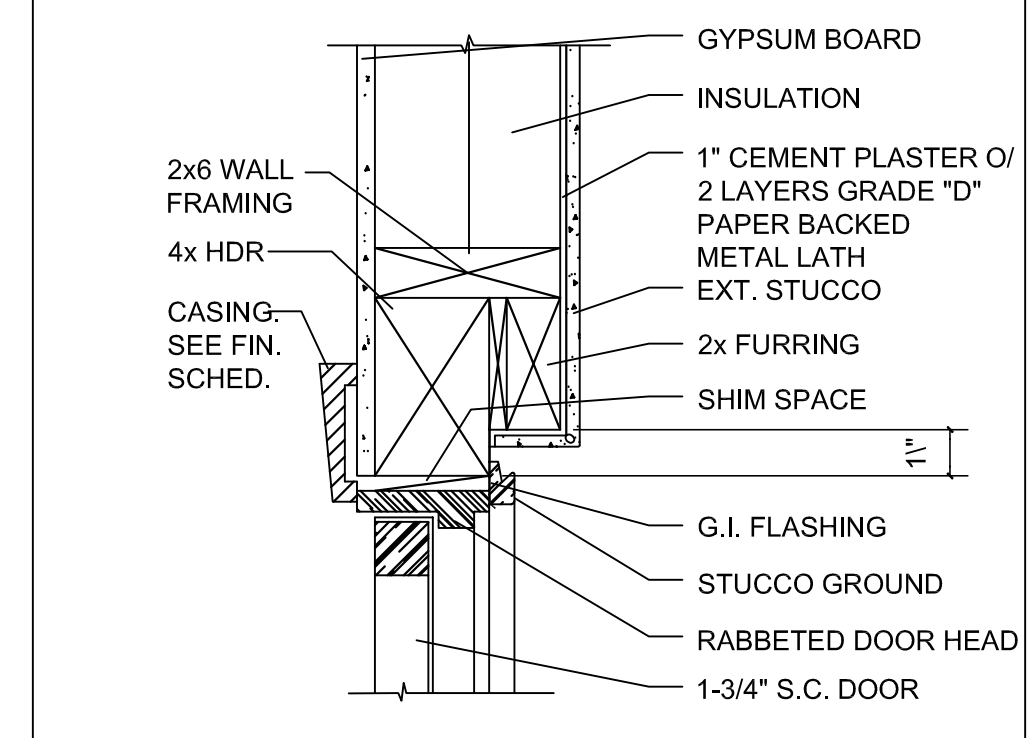
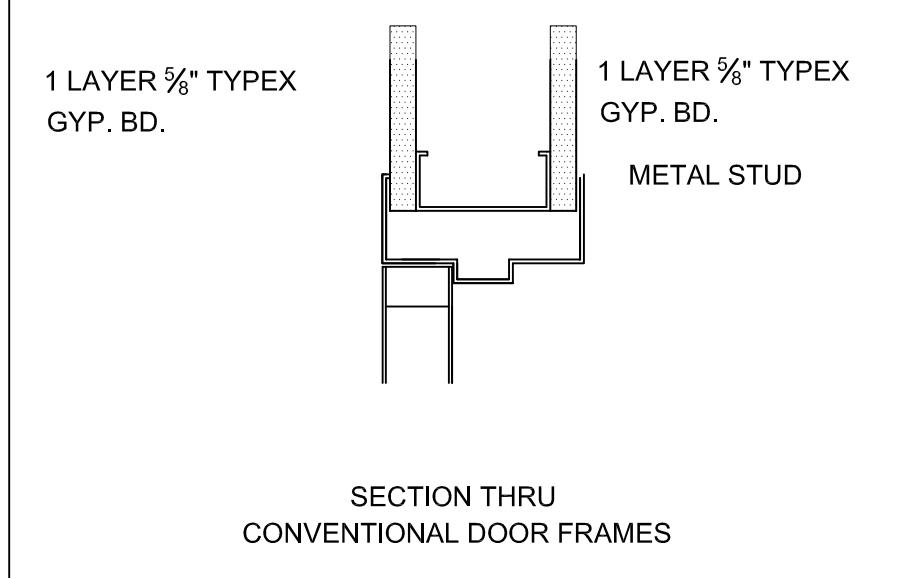
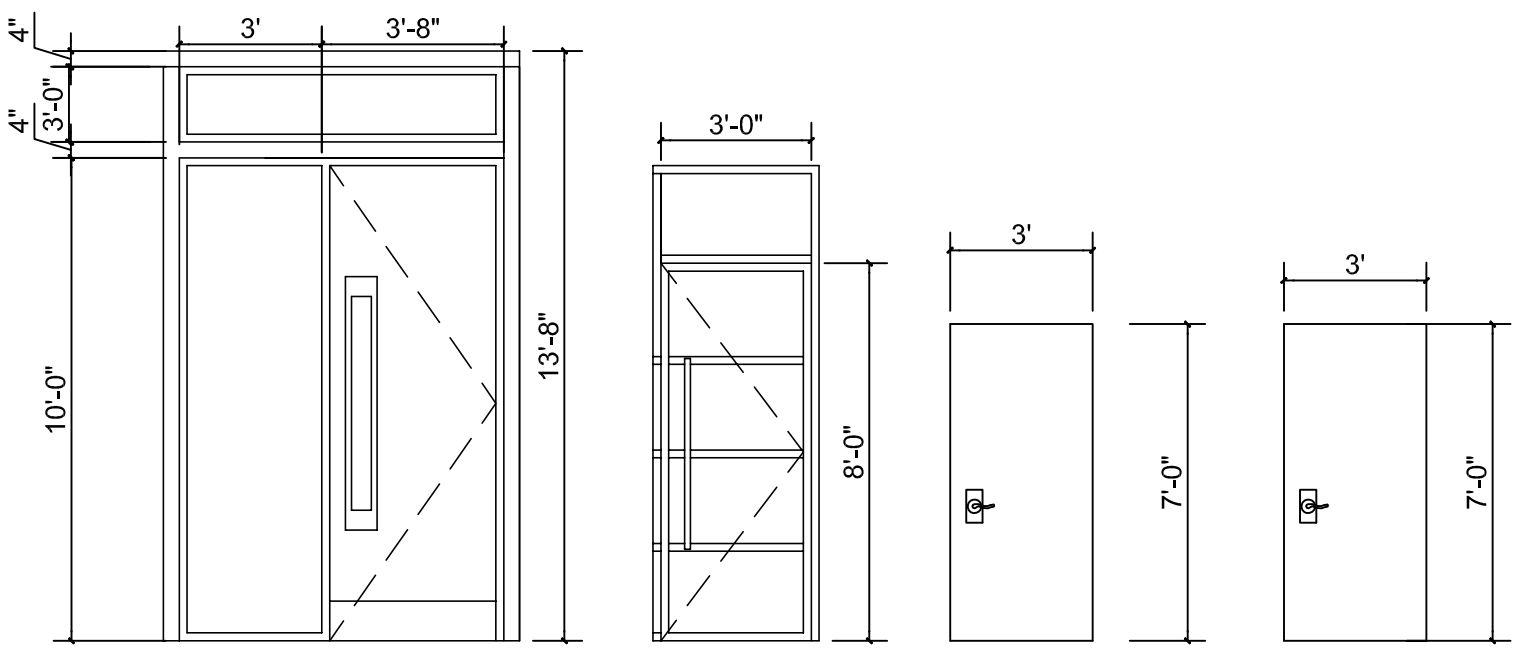
TYPE	DOOR	THICKNESS	FINISH	WIDTH & HT.	DETAILS.	REMARKS.
1	GLASS	1/2" TEMP.	GLASS/ALUMINUM	3'-8" X 10'-0"		EXTERIOR
2	GLASS	1/2" TEMP.	GLASS/ALUMINUM	3'-0" X 8'-0"		EXTERIOR
3	WOOD	1-3/4"	PAINT	3'-0" X 7'-0"		INTERIOR
4	METAL	1-3/4"	PAINT	3'-0" X 7'-0"		SECURITY



PROPOSED BUILDING SECTION B-B

SCALE 1/4" = 1'-0"

1. DOOR TO HAVE A SIGN THAT READS (DOOR TO REMAIN UN LOCKED DURING REGULAR BUSINESS HOUR.)
2. ALL INTERIOR PASS THRU DOOR HANDLES TO BE LEVER TYPE TO MEET DISABILITY REQUIREMENTS SEE DETAIL
3. EXIT SIGNS TO BE ILLUMINATED WITH AT LEAST ONE FOOT CANDEL AT THE FLOOR LEVEL PROVIDE ILLUMINATED EXIT SIGNS ELECTRICAL PERMIT UNDER A SEPARATE PERMIT
4. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES 1117B.5.1

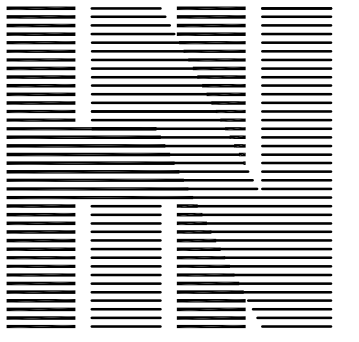


4 INTERIOR DOOR JAMB (METAL FRAMING)

3 EXTERIOR DOOR HEAD (WOOD FRAMING)

2 INTERIOR DOOR JAMB (WOOD FRAMING)

1 INTERIOR DOOR HEAD



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SHEET TITLE

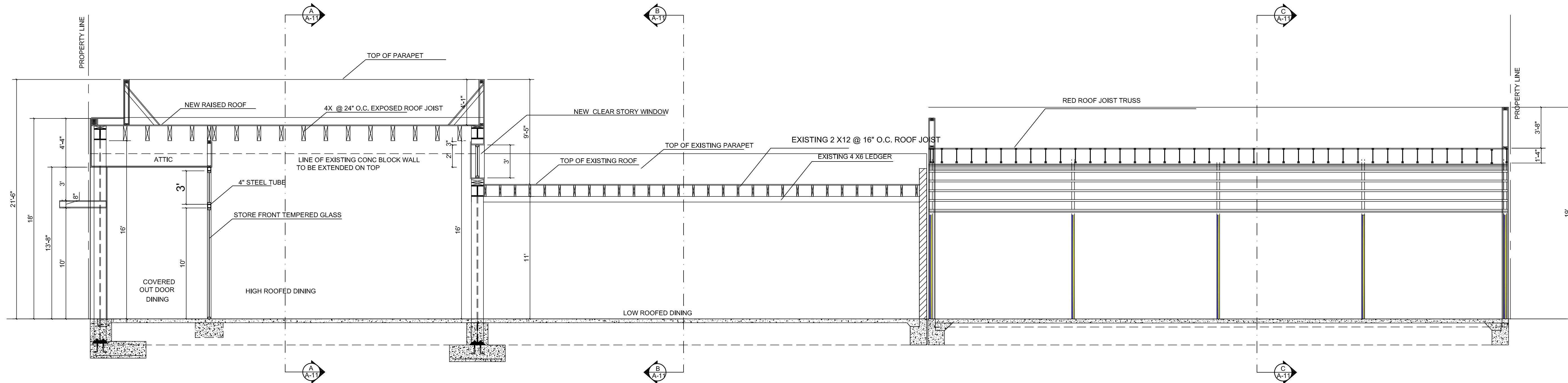
PROPOSED BUILDING SECTION
D-D
AND
SECTION E-E

REVISIONS

REVISED OCTOBER 18

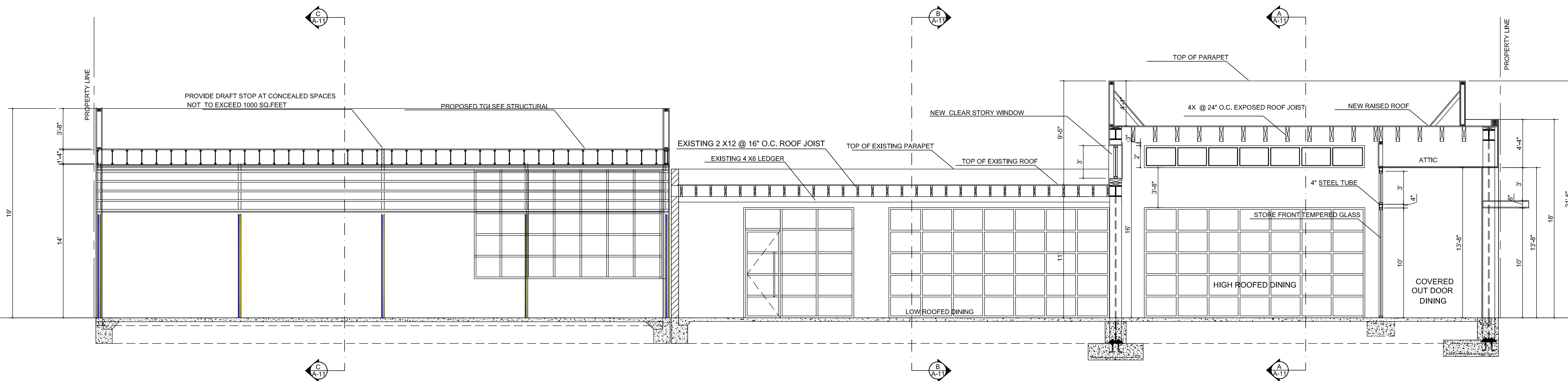
SHEET NO.

A - 12



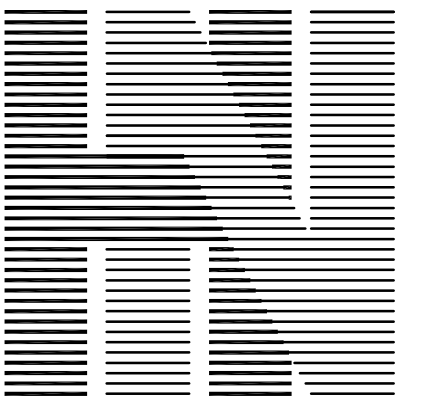
PROPOSED SECTION D-D

SCALE 1/4" = 1'-0"



PROPOSED SECTION E-E

SCALE 1/4" = 1'-0"



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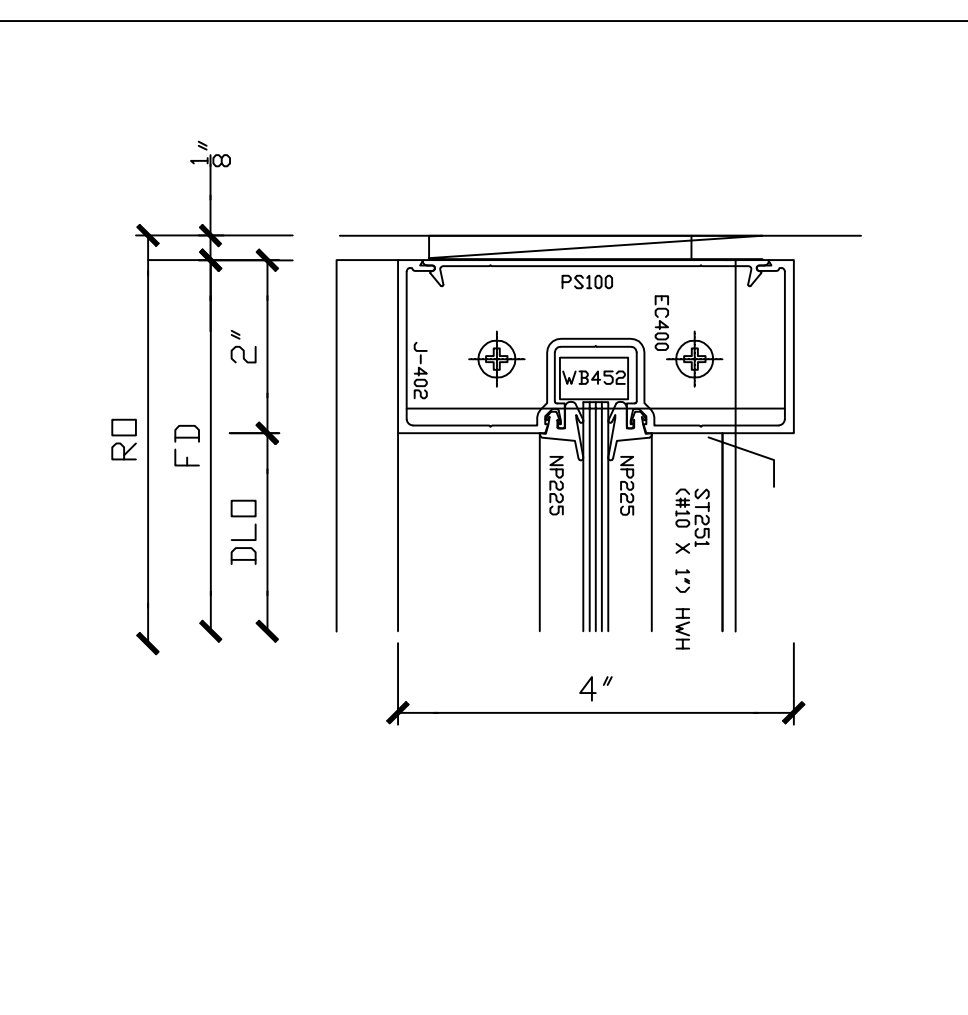
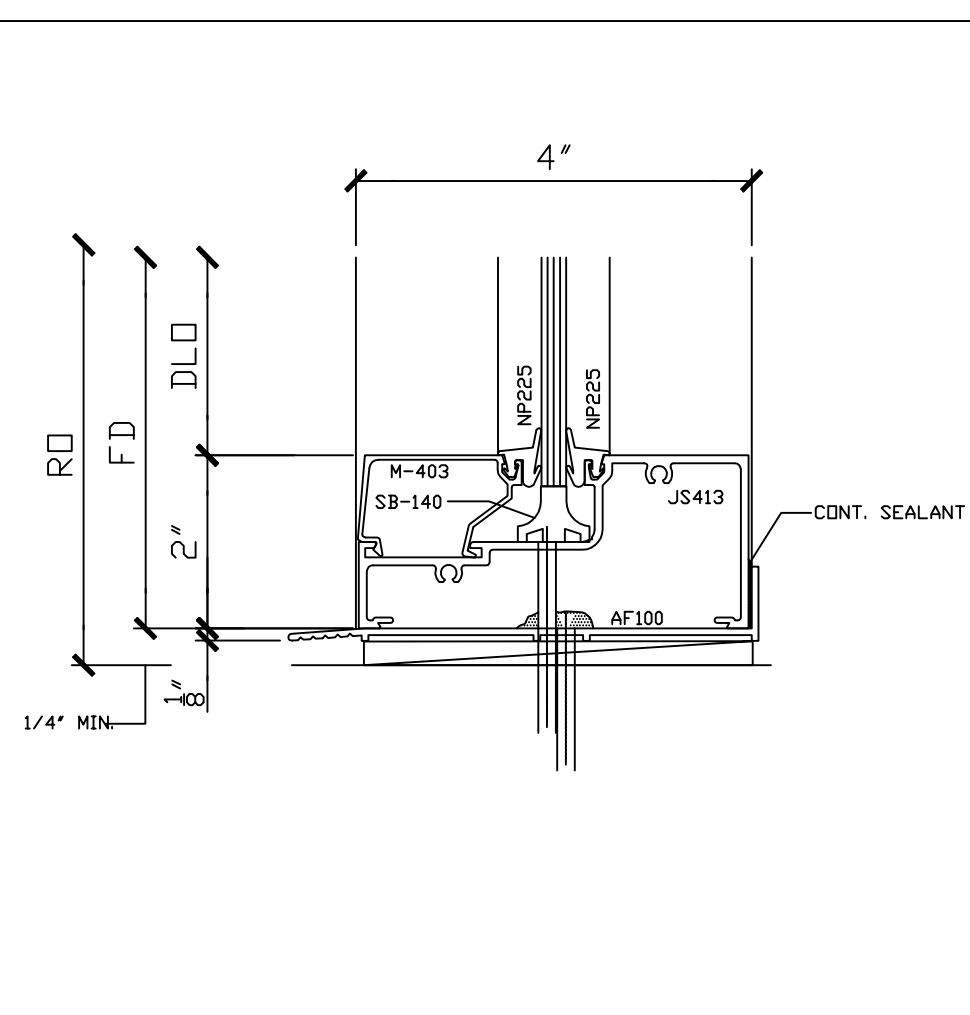
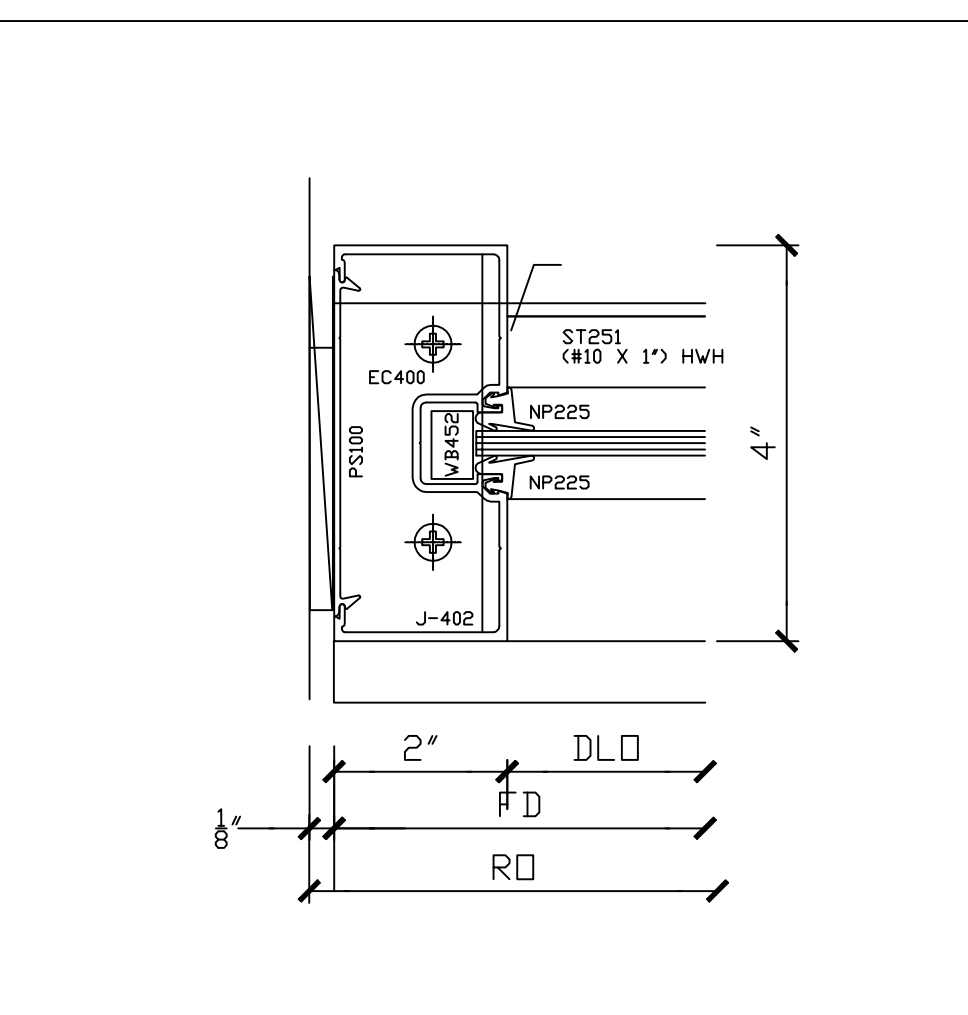
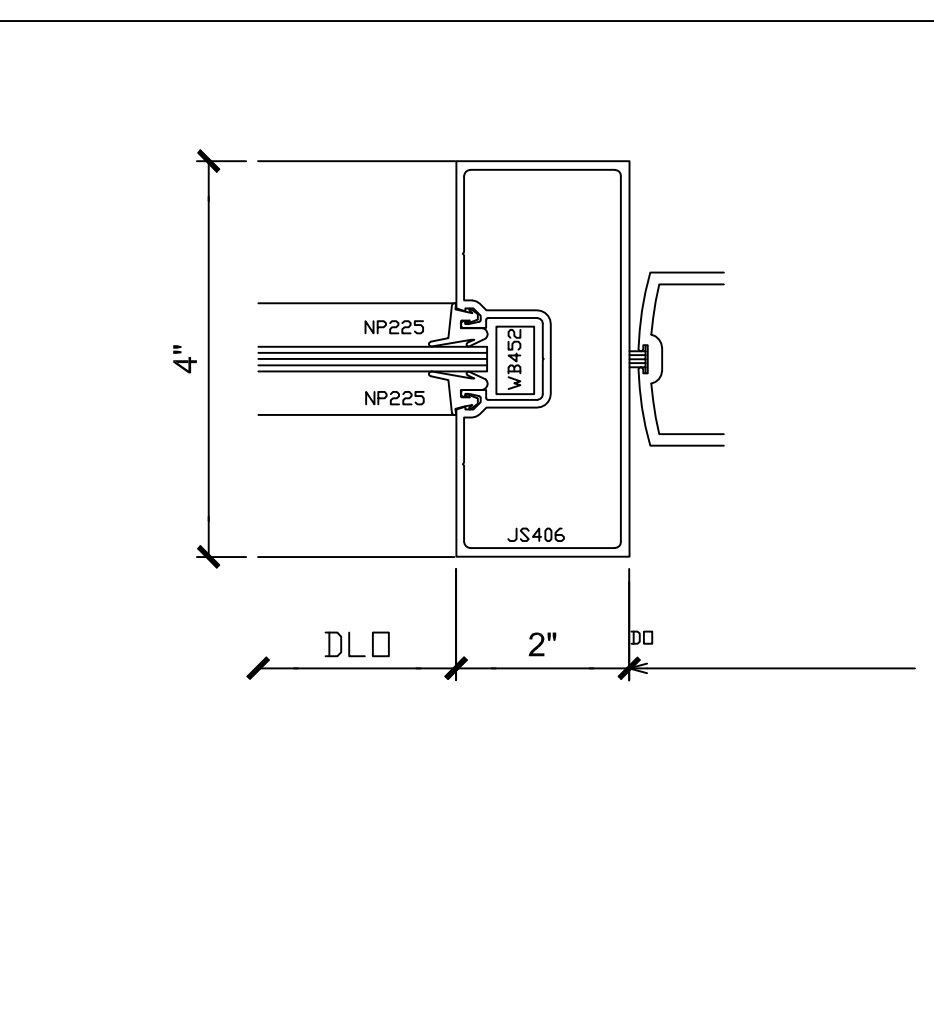
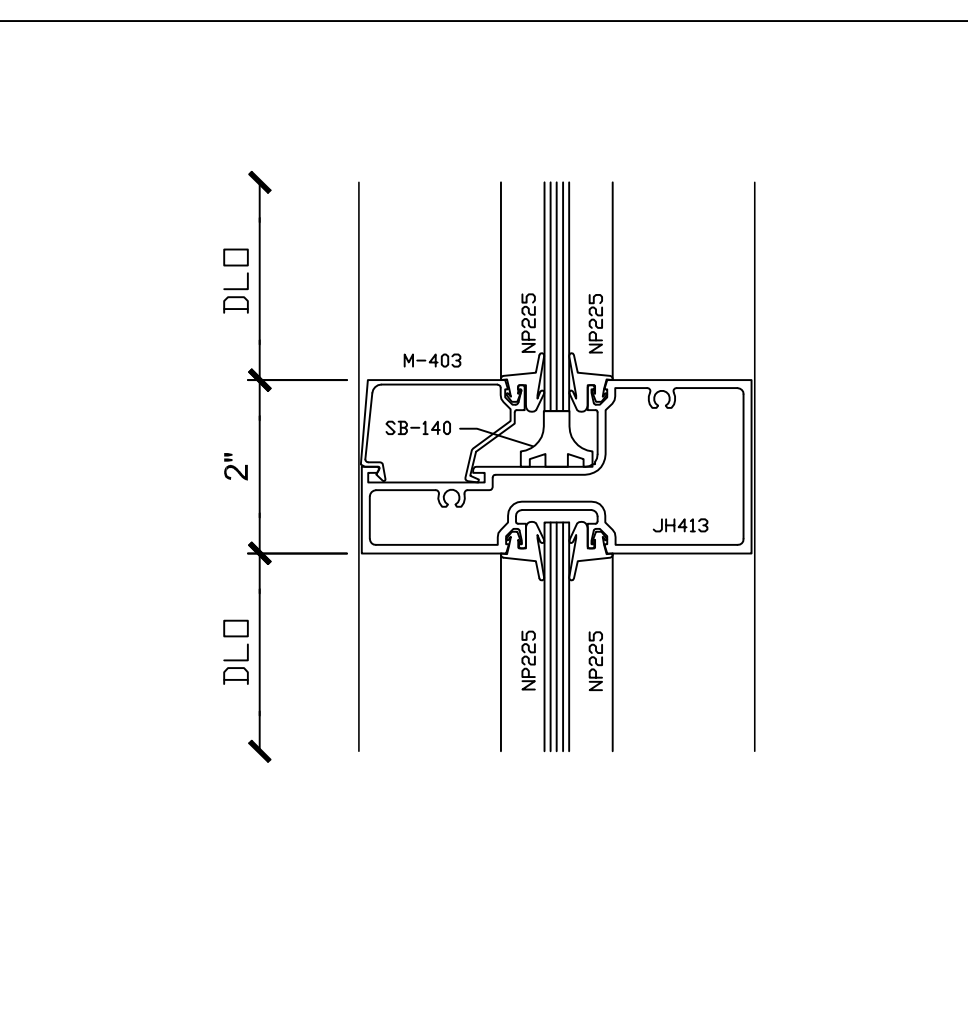
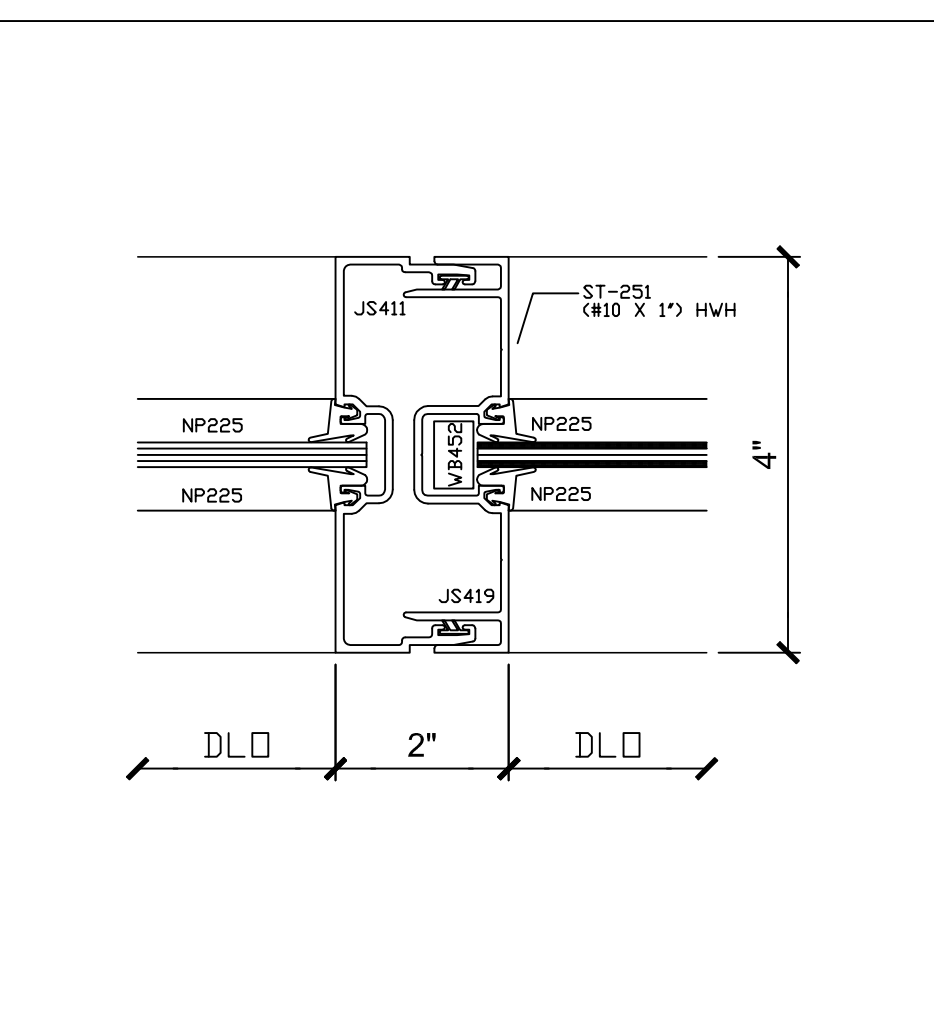
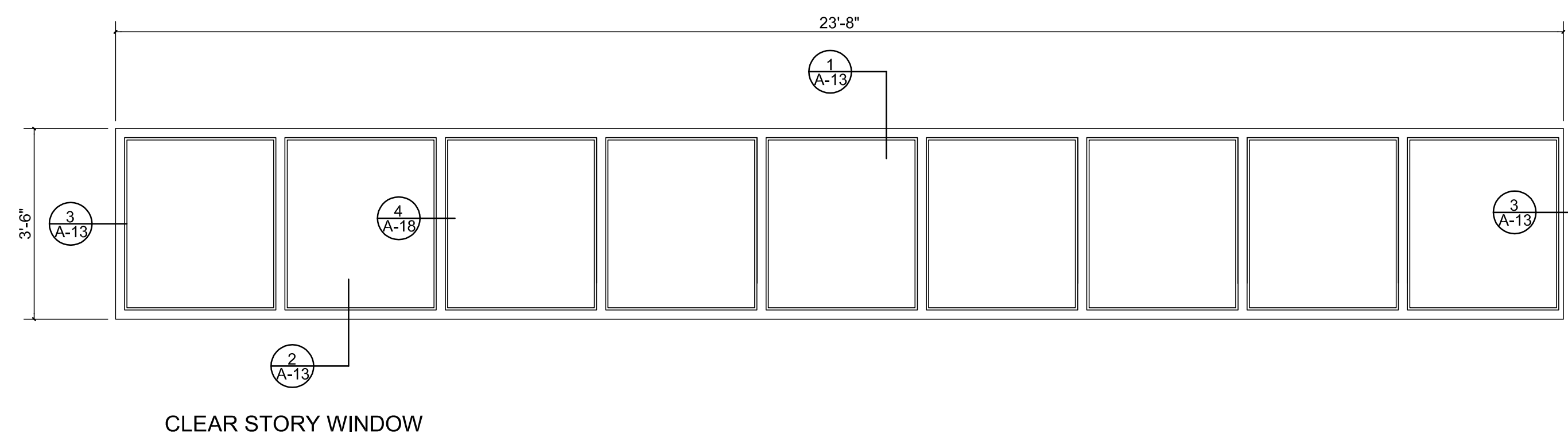
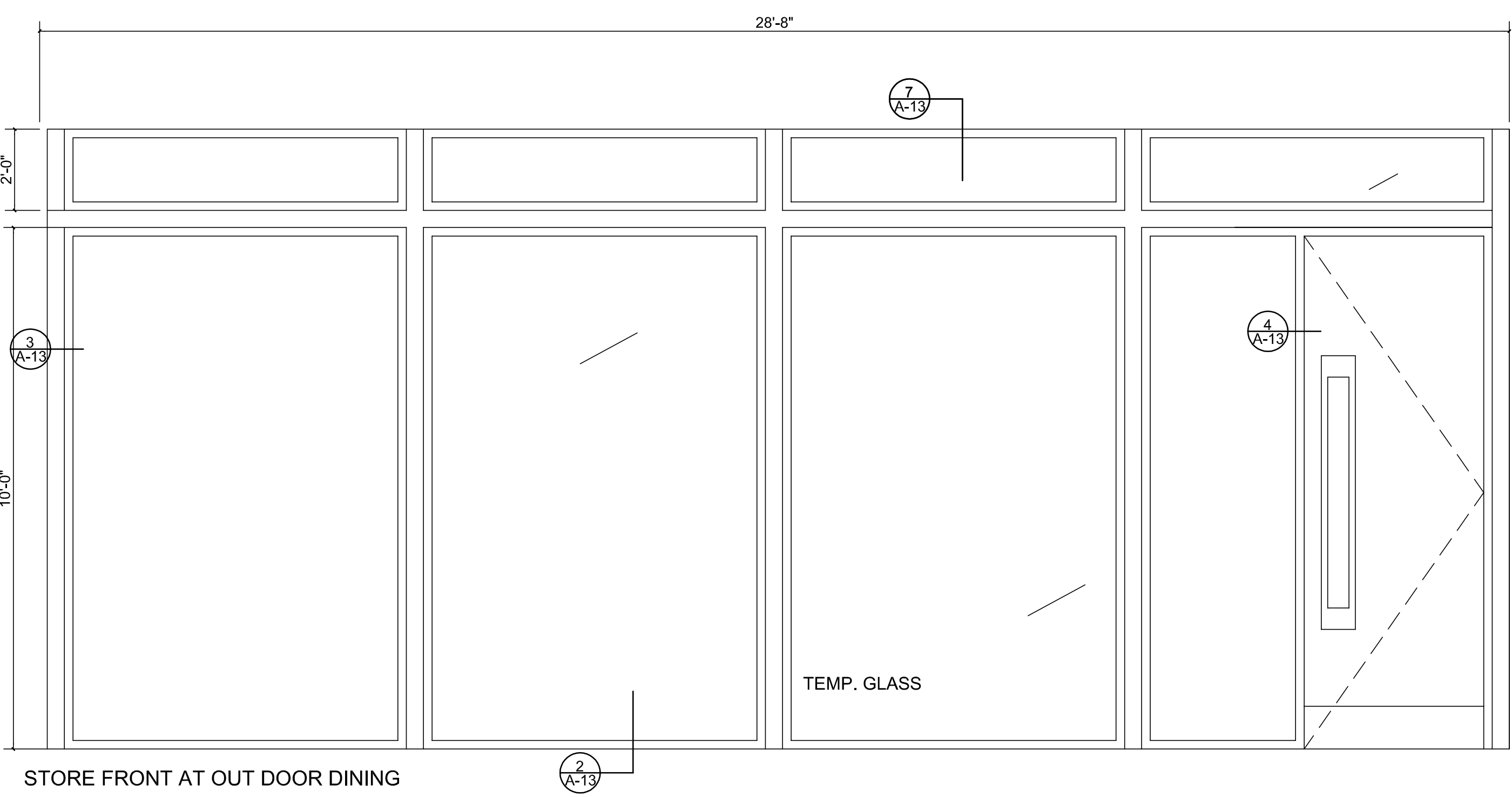
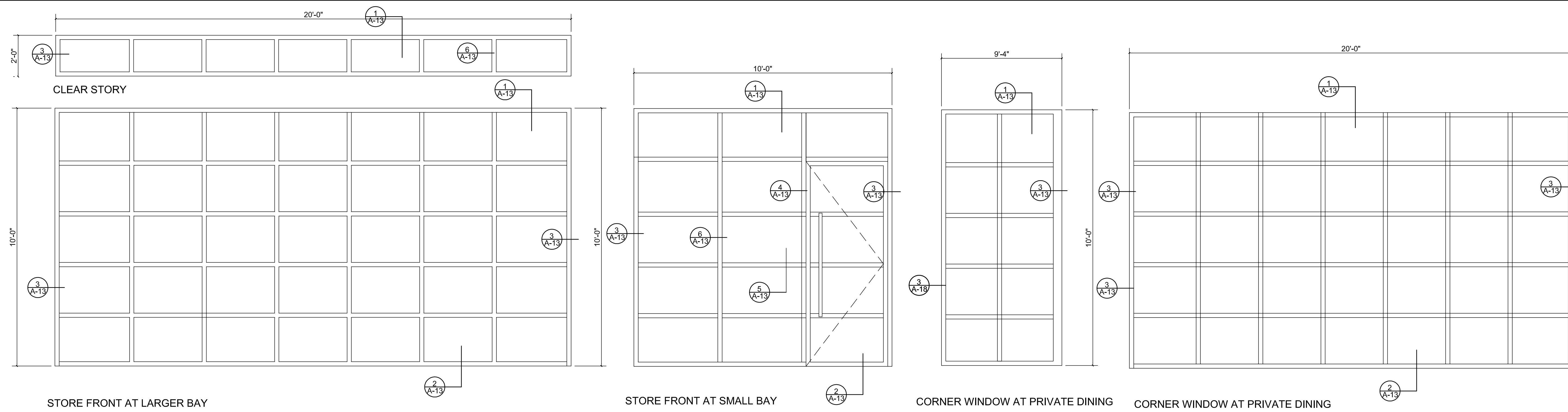
SHEET TITLE

STORE FRONT
DETAILS

REVISIONS

SHEET NO.

A - 13



6 STORE FRONT INTER . VERTICAL

5 STORE FRONT AT INTERMEDIATE

4 STORE FRONT DOOR EDGE

3 STORE FRONT AT SIDE

2 STORE FRONT AT SILL

1 STORE FRONT AT HEAD