

PROJECT DATA

JOB ADDRESS: 3822 W. SUNSET BLVD,
LOS ANGELES, CA 90026.

SCOPE OF WORK: TENANT IMPROVEMENT/CHANGE OF USE OF AN EXISTING 634 SF SPACE IN A MULTI-UNIT COMMERCIAL BUILDING. THE NEW USE WILL BE A HAND ROLL SUSHI BAR/ RESTAURANT WITH OUTDOOR/SIDEWALK SEATING.

LEGAL DESCRIPTION

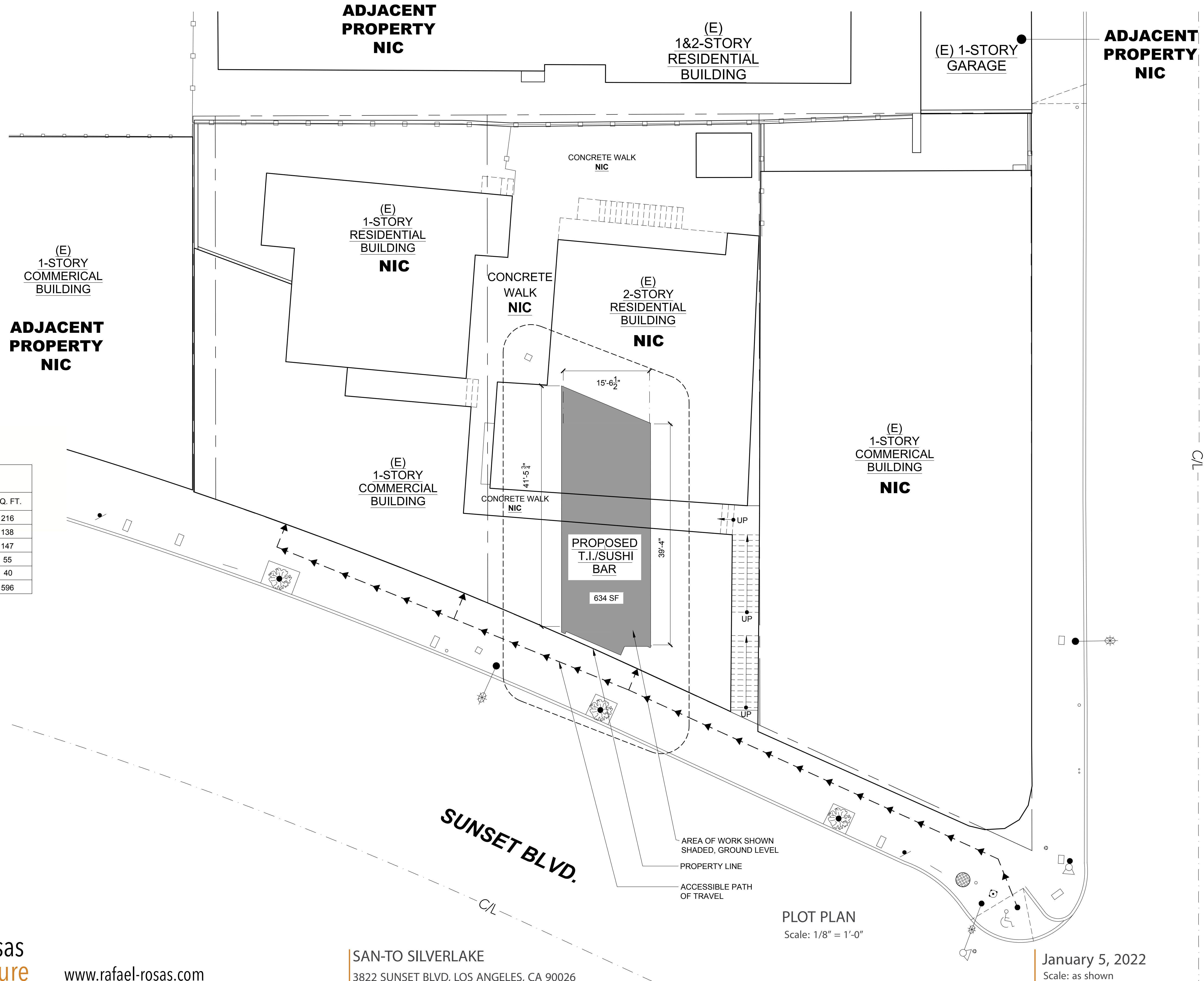
APN: 5427-014-004
MAP REFERENCE: MR 39-97
TRACT: CHILDS HEIGHT
BLOCK: 9
LOT: FR 5
ARB: 2
MAP SHEET: 145-5A203
ZONING: (Q) C2-1VL - COMMERCIAL ZONE
ZONING INFORMATION:
 Z1-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
GRAN PLAN LAND USE: NEIGHBORHOOD COMMERCIAL
HILLSIDE AREA: YES
OCCUPANCY:
 PRIOR: M (RETAIL)
 NEW: B (RESTAURANT)
SQUARE FOOTAGE: 634 SF
HEIGHT: 16'-2" NO CHANGE IN HEIGHT
NUMBER OF STORIES: ONE
CONSTRUCTION TYPE: III-B
PARKING: EXISTING (NONE) PROVIDING (NONE, PER L.A. CITY ORDINANCE 187096)

FIRE SPRINKLERS SYSTEM: NO

ALCOHOL SALE: YES

FLOOR AREA

SPACE	SQ. FT.
BAR (DINING AREA)	216
BAR (SERVICE AREA)	138
COMMERCIAL KITCHEN	147
ADA UNISEX BATHROOM	55
HALLWAY	40
TOTAL	596



SUNSET BLVD.

HYPERION AVE.

PLOT PLAN
Scale: 1/8" = 1'-0"

January 5, 2022
Scale: as shown

Plans Approved
 as required by
 City Los Angeles
 Zoning Administrator
 ZA-2021-8526-CUB
 Case No.
Omar Galicia
 Signature
 May 2, 2022
 Date