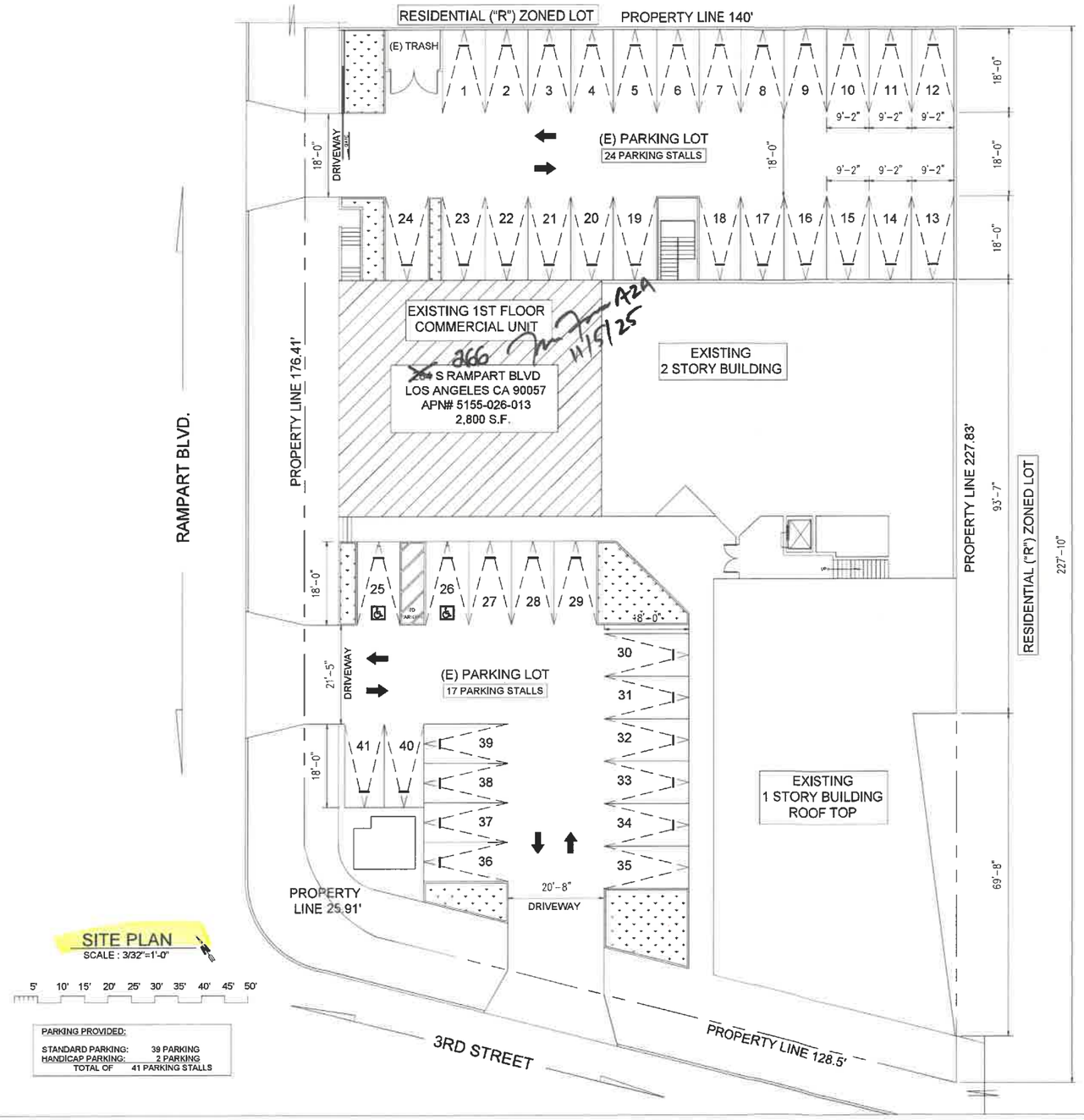

SITE PLAN

SCALE : 3/32"=1'-0"

5' 10' 15' 20' 25' 30' 35' 40' 45' 50'

PARKING PROVIDED:

STANDARD PARKING:	39 PARKING
HANDICAP PARKING:	2 PARKING
TOTAL OF	41 PARKING STALLS

SHEET INFO.

A-1	EXISTING SITE PLAN
A-2	1ST & 2ND FLOOR LAYOUT
A-3	PROJECT FLOOR PLAN

BUILDING DATA:

SITE ADDRESS

264, 266, 268, 276, 272, 274, 272 ½, 274 ½, 280 & 278
S RAMPART BLVD
LOS ANGELES CA 90057

APN# 5155-026-013
LOT SIZE: 27,852.5 (SQ FT) ZIMAS

PROPERTY TYPE:	COMMERCIAL / INDUSTRIAL
ZONING	C2-1 & P-1

PROPERTY BOUNDARY DESCRIPTION:
TRACT NO 91 LOTS 63, 64 AND 65 AND VAC ALLEY ADJ ON SW AND (EX OF ST) LOT 66 AND (EX OF STS) LOT 67

EXISTING BUILDING DESCRIPTION:

EXISTING BUILDING:	18,890 S.F.
YEAR BUILD / EFFECTIVE YEAR BUILT:	1987 / 1987

PROJECT LOCATION:

TRUE DREAM SMOKE SHOP
~~264~~ 266 S RAMPART BLVD LOS ANGELES CA 90057

USE:	MARKET
UNIT #624 S.F.:	2,800 S.F.

PARKING PROVIDED:

STANDARD PARKING STALLS:	39 STALLS
ACCESSIBLE PARKING STALLS:	2 STALLS
TOTAL PARKING STALLS:	41 STALLS

VICINITY MAP

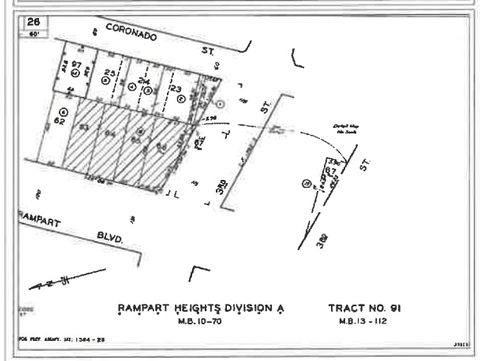

EXHIBIT "A"
Page No. 1 of 3
Case No. ZA-2025-247-MPA

REVISIONS	BY

GSD PARTNERS, INC.
2404 WILSHIRE BLVD.
LOS ANGELES, CA 90057
TEL: 213-538-8787

OWNER INFORMATION:
GARBET HAZOUR
~~264~~ S RAMPART BLVD 266
LOS ANGELES CA 90057

PROJECT INFORMATION:
TRUE DREAM SMOKE SHOP
~~264~~ S RAMPART BLVD 266
LOS ANGELES CA 90057
APN# 5155-026-013

DATE 6-28-2024
SCALE 3/32" = 1'-0"
SHEET A-1