



N. AVENUE 52

(125')

(40')

(40')

(40')

(40')

(40')

(40')

(40')

ADJACENT TENANT
NOT IN SCOPE

DRIVEWAY

(E) PARKING

SCOPE OF WORK
5215 E. YORK BLVD.

ADJACENT TENANT
NOT IN SCOPE

E. YORK BLVD.

DESIGNER:



LEANDRA
DESIGN

M. LEANDRA DE LA GARZA
LOS ANGELES, CA 90026
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(213) 824-2999

PROJECT INFORMATION:

5215 E. YORK BLVD - RESTAURANT

5215 E. YORK BLVD.
LOS ANGELES, CA 90042

SUBMITTALS:

SHEET NAME:

COVER

SHEET NUMBER:

A-0.0

ADDRESS / LEGAL INFORMATION

SITE ADDRESS	: 5215, 5215 1/2, 5217, 5217 1/2
ZIP CODE	: 90042
PIN NUMBER	: 156A225 341
LOT/PARCEL AREA	: 4,993.7 (SQ FT)
THOMAS BROTHERS GRID	: PAGE 595 - GRID B1
ASSESSOR PARCEL NO. (APN)	: 5478002018
TRACT	: TR 342
MAP REFERENCE	: M B 14-130/131
BLOCK	: B
LOT	: 19
ARB (LOT CUT REFERENCE)	: NONE
MAP SHEET	: 156A225
JURISDICTIONAL	
COMMUNITY PLAN AREA	: NORTHEAST LOS ANGELES
PLANNING COMMISSION	: EAST LOS ANGELES
NEIGHBORHOOD COUNCIL	: HISTORIC HIGHLAND PARK
COUNCIL DISTRICT	: CD 14 - KEVIN DE LEÓN
CENSUS TRACT #	: 1833.00
LADBS DISTRICT OFFICE	: LOS ANGELES METRO
ZONING	
ZONING	: [Q]C4-1XL
ZONING INFORMATION (ZI)	: ZI-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS - TIME LIMITS AND PARKING RELIEF - LAMC 16.02.1
ZONING INFORMATION (ZI)	: ZI-2129 STATE ENTERPRISE ZONE: EAST LOS ANGELES
ZONING INFORMATION (ZI)	: ZI-2441 ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

PLANNING AND ZONING

ZONING	
GENERAL PLAN LAND USE	: NEIGHBORHOOD COMMERCIAL
GENERAL PLAN NOTE(S)	: YES
HILLSIDE AREA (ZONING CODE)	: NO
SPECIFIC PLAN AREA	: NONE
SUB AREA	: NONE
SPECIAL LAND USE / ZONING	: NONE
HISTORIC PRESERVATION REVIEW	: NO
CDO: COMMUNITY DESIGN OVERLAY	: NONE
CPIO: COMMUNITY PLAN IMP.	: NONE
SUB AREA	: NONE
CUGU: CLEAN UP-GREEN UP	: NONE
HCR: HILLSIDE CONSTRUCTION REGULATION	: NO
NSO: NEIGHBORHOOD STABILIZATION OVERLAY	: NO
POD: PEDESTRIAN ORIENTED DISTRICTS	: NONE
RBP: RESTAURANT BEVERAGE PROGRAM ELIGIBLE AREA	: NONE
RFA: RESIDENTIAL FLOOR AREA DISTRICT	: NONE
RIO: RIVER IMPLEMENTATION OVERLAY	: NO
SN: SIGN DISTRICT	: NO
AB 2334: VERY LOW VMT	: YES
AB 2097: REDUCED PARKING AREAS	: NO
STREETSCAPE	: NO
ADAPTIVE REUSE INCENTIVE FEE	: NONE

PLANNING AND ZONING

ZONING	
AFFORDABLE HOUSING LINKAGE FEE	
RESIDENTIAL MARKET AREA	: MEDIUM
NON-RESIDENTIAL MARKET AREA	: MEDIUM
TRANSIT ORIENTED COMMUNITIES (TOC)	: NOT ELIGIBLE
ED 1 ELIGIBILITY	: ELIGIBLE SITE
RPA: REDEVELOPMENT PROJECT AREA	: NONE
CENTRAL CITY PARKING	: NO
DOWNTOWN PARKING	: NO
BUILDING LINE	: NONE
500 FT SCHOOL ZONE	: NO
500 FT PARK ZONE	: NO

PROJECT INFORMATION

OCCUPANCY TYPE	: A-2 / M
CONSTRUCTION	: TYPE V
STORY	: 1 STORY
PARKING	: 5 PARKING REQUIRED / PROVIDED

WORK DESCRIPTION

TENANT IMPROVEMENT TO EXISTING RESTAURANT

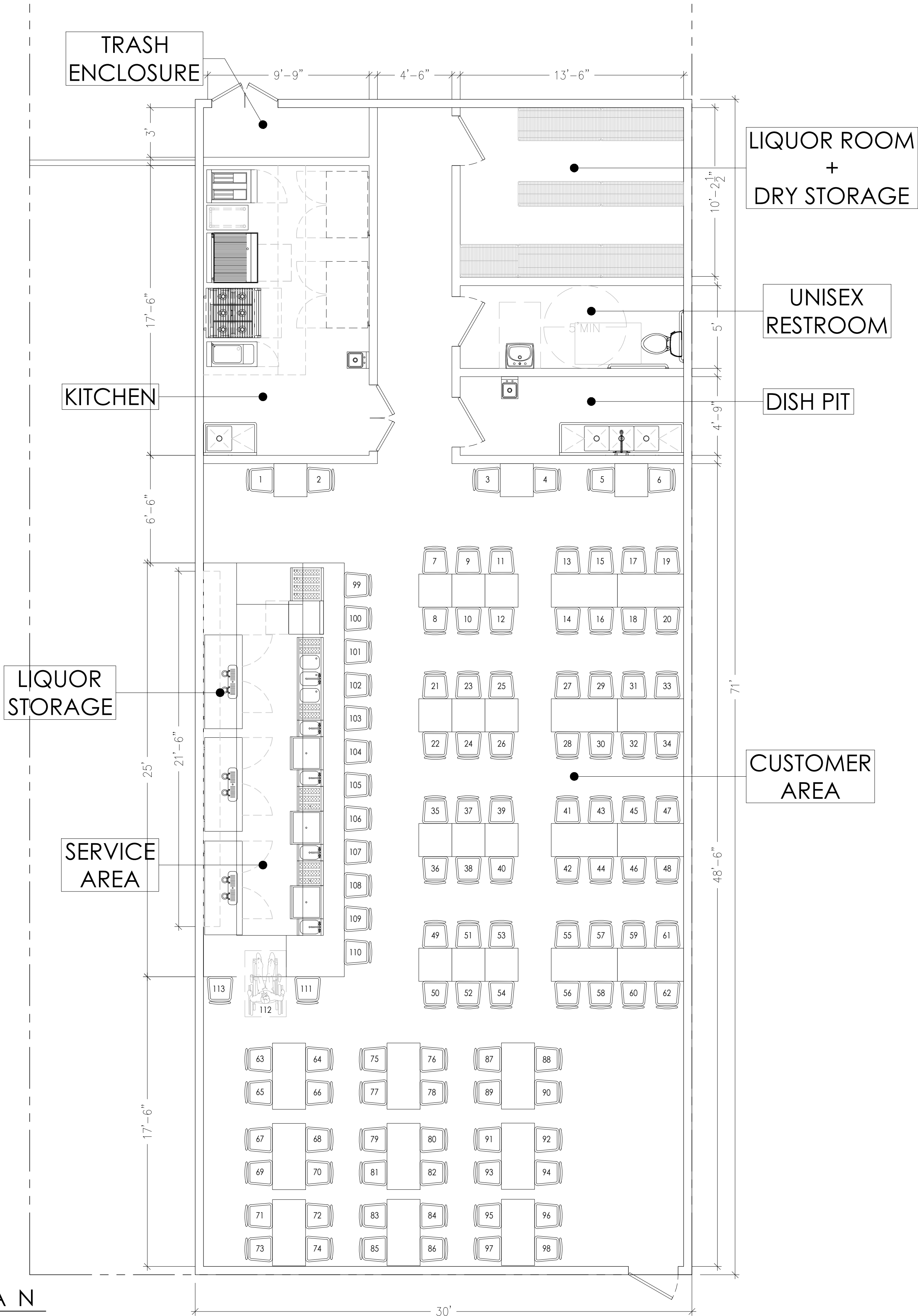
PROJECT DETAILS

INTERIOR SEATING:	
DINING AREA	: 1,219 SQ FT // 98 SEATS
SERVICE AREA / COUNTER SEATING	: 188 SQ FT // 15 SEATS
TOTAL INTERIOR SEATS	: 113 SEATS
HOURS OF OPERATIONS	MONDAY - THURSDAY 11 AM - 10 PM FRIDAY 11 AM - 12 AM SATURDAY 9 AM - 12 AM SUNDAY 9 AM - 10 PM
LICENSE TYPE	: 47 ON SALE GENERAL EATING PLACE
SQUARE FOOTAGE:	
SERVICE AREA	: 188 SQ FT
CUSTOMER AREA	: 1,219 SQ FT
KITCHEN	: 189 SQ FT
DISH PIT	: 74 SQ FT
RESTROOM	: 75 SQ FT
LIQUOR ROOM / DRY STORAGE	: 153 SQ FT
HALLWAY	: 97 SQ FT
OUTDOOR TRASH ENCLOSURE	: 37 SQ FT
TOTAL SQUARE FOOTAGE	: 2,032 SQ FT



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"
SQUARE FOOTAGE: 2,032



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**PROPOSED
FLOOR
PLAN**

SHEET NUMBER:

A-1.0

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