

SITE A

ADDRESS: 3021 N. GILROY ST., LA, CA, 90039

PROPERTY SUMMARY	AREAS OF ALCOHOL USE		
	ROOM TYPE	AREA	SEATS
CONSTRUCTION TYPE: II-B YEAR BUILT: 1989 ASSESSOR PARCEL #: 5437-029-029 LOT AREA: 44,333.8 SF LOT SIZE: 130' X 100'-9" TRACK/LOT/BLOCK: TR 5892/LOT 181/ARB 1 ZONING: M2-1VL-RIO OCCUPANCY: A USE: RESTAURANT STORIES: 1 HEIGHT: 20'-0" BLDG AREA: 4,955 SF	INTERIOR		
		4276 SF	162
		4276 SF	162
	EXTERIOR		
		7255 SF	253
		7255 SF	253
TOTAL		11531 SF	415

SITE B

ADDRESS: 3021 N. GILROY ST., LA, CA, 90039

PROPERTY SUMMARY	AREAS OF ALCOHOL USE		
	ROOM TYPE	AREA	SEATS
CONSTRUCTION TYPE: V-B YEAR BUILT: 1989 ASSESSOR PARCEL #: 5437-029-029 LOT AREA: 44,333.8 SF LOT SIZE: 130' X 100'-9" TRACK/LOT/BLOCK: TR 5892/LOT 181/ARB 1 ZONING: M2-1VL-RIO OCCUPANCY: A USE: RESTAURANT STORIES: 1 HEIGHT: 20'-0" BLDG AREA: 2,800 SF	INTERIOR		
		2432 SF	108
		2432 SF	108
	EXTERIOR		
		4187 SF	127
		4187 SF	127
TOTAL		7619 SF	235

SITE C

ADDRESS: 3021 N. GILROY ST., LA, CA, 90039

PROPERTY SUMMARY	AREAS OF ALCOHOL USE		
	ROOM TYPE	AREA	SEATS
CONSTRUCTION TYPE: II-B YEAR BUILT: 1989 ASSESSOR PARCEL #: 5437-029-029 LOT AREA: 44,333.8 SF LOT SIZE: 130' X 100'-9" TRACK/LOT/BLOCK: TR 5892/LOT 181/ARB 1 ZONING: M2-1VL-RIO OCCUPANCY: B USE: WINE BAR STORIES: 1 HEIGHT: 16'-8" BLDG AREA: 840 SF	INTERIOR		
		749 SF	21
		749 SF	21
	EXTERIOR		
		921 SF	51
		921 SF	51
TOTAL		1670 SF	72

PARKING TABLE				
PARKING TABLE	SF INDOOR	SF OUTDOOR	REQ PARKING	PARKING PROVIDED
A	4,276	2,200	13	13
B	2,432	1,315	8	8
C	749	253	2	2
TOTAL	7,457	3,768	23	23

GILROY

3021 N. GILROY ST.
LOS ANGELES, CA 90039

OWNER:

3010 GILROY OWNER, LLC.
PO BOX 531847
LOS ANGELES, CA, 90039

ARCHITECT:



RAC
3048 N COOLIDGE AVE
LOS ANGELES, CA 90039
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CONSULTANTS:

STRUCTURAL ENGINEERING
TY ENGINEERING AND DESIGN
952 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
(310) 935-0060

KEY PLAN:

- SITE A
- SITE B
- SITE C

SEALS OR APPROVALS:

ISSUE & REVISION RECORD:

ISSUE	DATE	REV

DRAWING TITLE:

MASTER SITE PLAN

SCALE AT ARCH D (24 x 36):

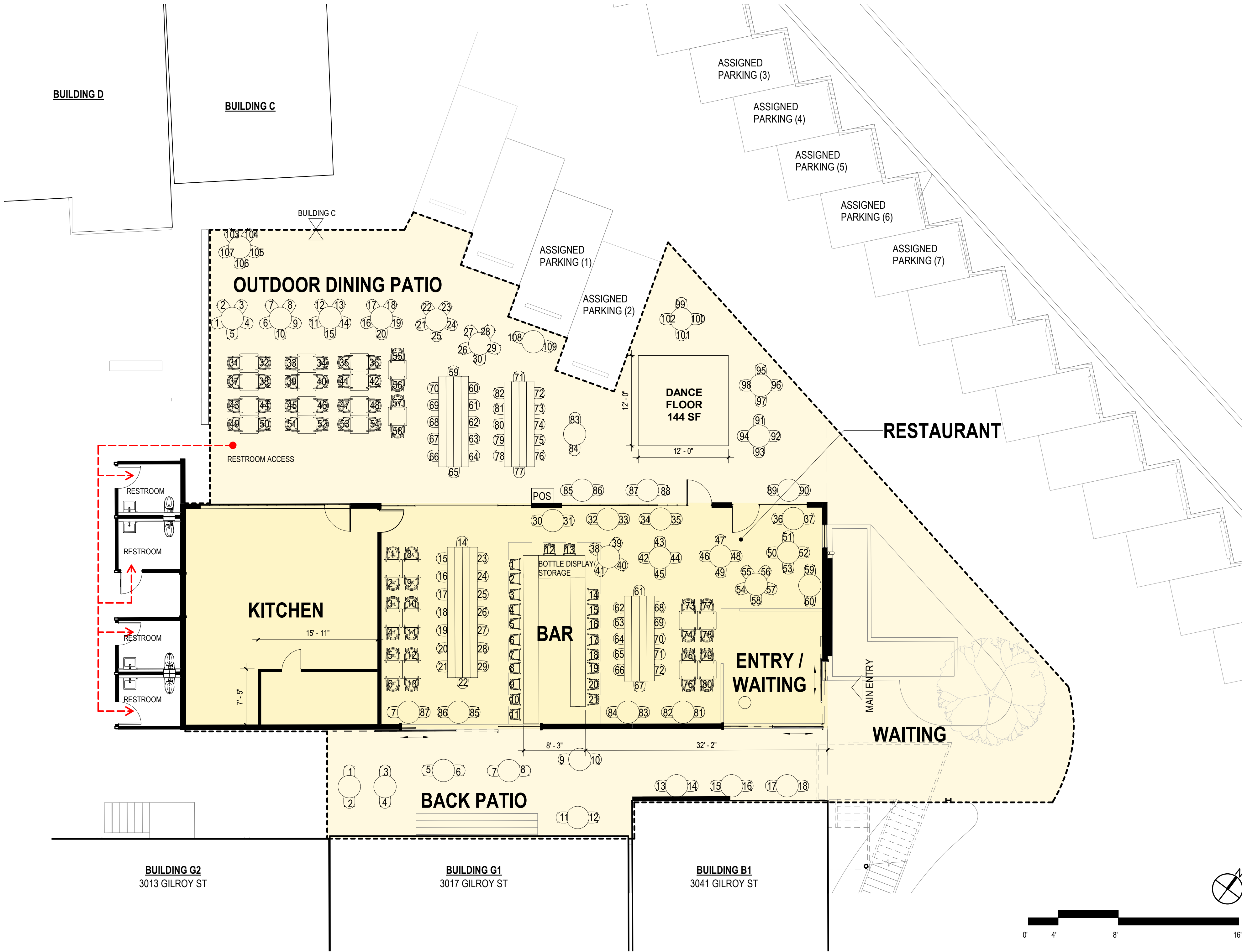
As indicated

DRAWN

BY: **RAC**

SHEET NUMBER:

XA.1



SITE B (TENANT 5)

ADDRESS: 3021 N. GILROY ST., LOS ANGELES, CA, 90039

	SPACE	AREA	SEATS	SEATING / SF
INTERIOR	KITCHEN	733 SF	0	0
	BAR	297 SF	21	0.07
	RESTAURANT	1201 SF	87	0.07
	ENTRY / WAITING	201 SF	0	0
		2432 SF	108	
EXTERIOR	WAITING	920 SF	0	0
	OUTDOOR DINING PATIO	2402 SF	109	0.06
	BACK PATIO	865 SF	18	0.02
		4187 SF	127	
	TOTAL	6619 SF	235	

FLOOR PLAN LEGEND

	LINE OF WHERE ALCOHOL IS SERVED
	PROPERTY LINE
	OVERHANG ABOVE
	BOUNDARY OF SPACE
INT.	EXT.
	TENANT 5

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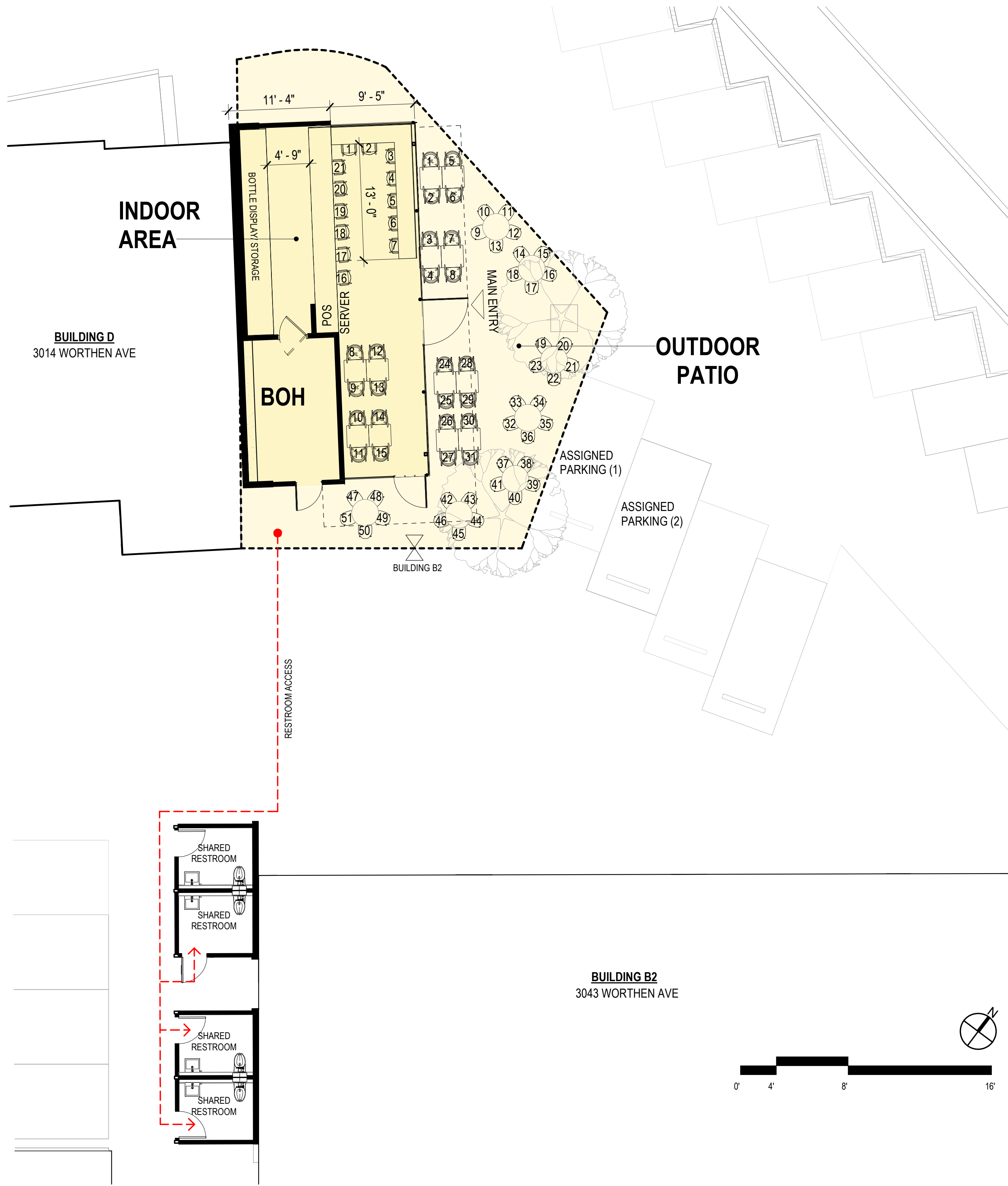
DRAWING TITLE:

SITE B FLOOR PLAN

SCALE AT ARCH D (24 x 36):
1/8" = 1'-0"

DRAWN
BY: **RAC**

SHEET NUMBER:



SITE C (TENANT 6)

ADDRESS: 3021 N. GILROY ST., LOS ANGELES, CA, 90039

	SPACE	AREA	SEATS	SEATING / SF
INT.	BOH	162 SF	0	0
	INDOOR AREA	587 SF	21	0.035
		749 SF	21	
EXT.	OUTDOOR PATIO	921 SF	51	0.055
		921 SF	51	
	TOTAL	1670 SF	72	

FLOOR PLAN LEGEND

- LINE OF WHERE ALCOHOL IS SERVED
- PROPERTY LINE
- OVERHANG ABOVE
- BOUNDARY OF SPACE

INT.	EXT.	
		TENANT 6

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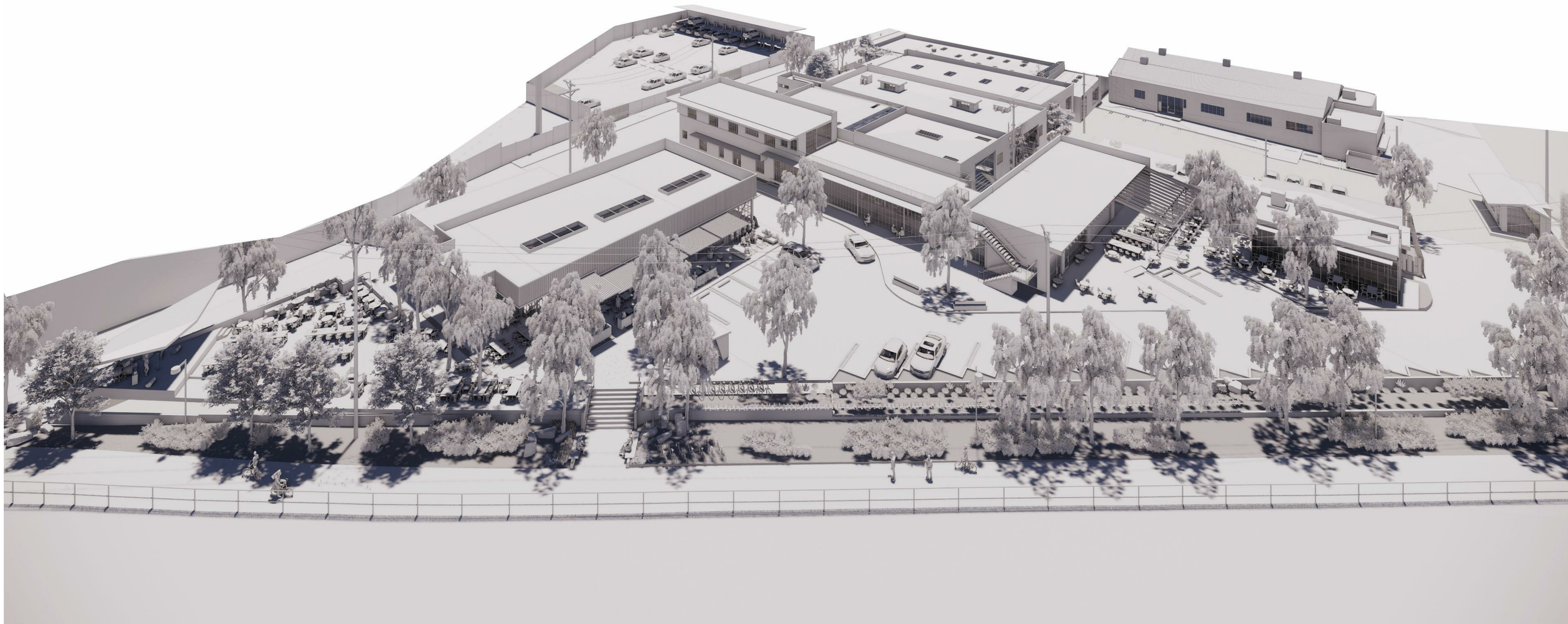
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SITE C FLOOR PLAN

SCALE AT ARCH D (24 x 36):
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ISSUE & REVISION RECORD:

ISSUE	DATE	REV

DRAWING TITLE:

AERIAL VIEW

SCALE AT ARCH D (24 x 36):	DRAWN BY: RAC
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SHEET NUMBER:

XA.5