

671 ROSE AVENUE

VICINITY MAP



DRAWING LIST

- ARCHITECTURAL**
- A0.0 TITLE SHEET
 - A0.1 SURVEY
 - A1.0 SITE PLAN
 - AE2.0 EXISTING PLAN
 - A2.0 CONSTRUCTION PLAN
 - AE3.0 EXISTING EXTERIOR ELEVATIONS
 - A3.0 EXTERIOR ELEVATIONS

PROJECT DATA

PROJECT NAME: GROUNDWORK ROSE
PROJECT ADDRESS: 671 ROSE AVENUE
 VENICE, CA. 90291

BUILDING DEPARTMENT: CITY OF LOS ANGELES

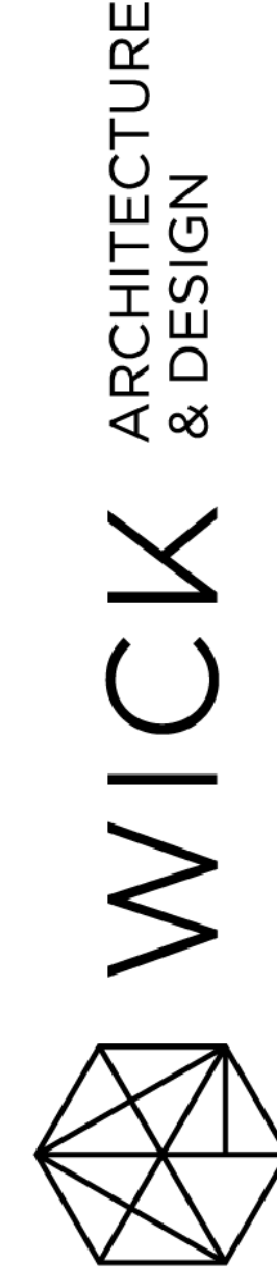
SCOPE OF WORK: CHANGE OF INTENSITY OF USE TO CONVERT 920 SQ. FT. PORTION OF (E) 3,300 SQ. FT. BUILDING TO SERVICE FLOOR. SCOPE OF WORK INCLUDES ADA RESTROOMS AND NEW STOREFRONT AT THE WEST AND SOUTH ELEVATIONS.

APN: 4240-001-005
MAP SHEET: 111B-145
BLOCK: NONE
LOT: 244
ARB: NONE
TRACT: 6622

CONSTRUCTION TYPE: III-B
PRIOR OCCUPANCY: G-2, RETAIL CATERING
PROPOSED OCCUPANCY: A-2, RESTAURANT
BUILDING SQUARE FOOTAGE: 3,300
LOT SIZE SQUARE FOOTAGE: 3,481
NUMBER OF STORIES: 1
EXISTING HEIGHT: 13'-8" (NO CHANGE IN HEIGHT)
FIRE SPRINKLERS: NO

PARKING CALCULATION:
 EXISTING PARKING: 0 SPACES PER 1957LA68826.
 PROPOSED PARKING: 11 SPACES
 REQUIRED PARKING: 11 SPACES
 SEE SHEET A2.0 FOR PARKING CALCULATIONS. 11 SPACES SHOWN ON A1.0

GOVERNING CODES: ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE FOLLOWING: 2019 CBC, 2019 CMC, 2019 CPC, 2019 CEC, SPECIFICALLY CHAPTER 11B (ACCESSIBILITY TO PUBLIC BUILDINGS OF THE 2019 CBC, 2019 CALIFORNIA ENERGY STANDARDS & 2019 CALIFORNIA GREEN STANDARDS BUILDING CODE (CGSBC).



GROUNDWORK VENICE
 671 ROSE AVENUE
 VENICE, CA. 90291

ISSUE DATES
 PLANNING SUBMITTAL 09.17.20

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SYMBOLS

- DOOR NUMBER
- WINDOW NUMBER
- KEY NOTE
- ROOM NUMBER
- DATUM (ELEVATION)
- INTERIOR ELEVATION
- PARTITION TYPE
- DETAIL KEY
- BUILDING SECTION
- WALL SECTION
- GRID LINE
- 2 HOUR WALL
- PROPERTY LINE

PROJECT DIRECTORY

CLIENT:
 GROUNDWORK COFFEE
 671 ROSE AVENUE
 VENICE, CA. 90291

ARCHITECT:
 WICK ARCHITECTURE & DESIGN
 2101 PARK DRIVE
 LOS ANGELES, CA. 90026
 CONTACT: DAVID WICK
 TEL: 323.644.9867

TITLE SHEET

SCALE: AS SHOWN DATE: 09.17.20

A0.0

SURVEY AND TOPOGRAPHY

FOR
 GROUNDWORK COFFEE CO.
 5457 CLEON AVENUE
 LOS ANGELES, CA 91601
 PHONE 818-307-5151

JOB ADDRESS
 669 ROSE AVENUE
 LOS ANGELES, CA 90291

LEGAL DESCRIPTION
 LOTS 243 & 244,
 TRACT NO. 6622
 M.B. 71-82
 APN 4240-001-004/005

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON MAY 23, 2018

REVISIONS
 REVISED PARKING STRIPE SEPTEMBER 18, 2018

LEGEND

- | | | | |
|---------|------------------------------|--|-----------|
| | EXISTING BUILDING | | BRICK |
| | CONCRETE | | WOOD DECK |
| +106.76 | EXISTING ELEVATION | | |
| | EXISTING CONTOUR | | |
| | EXISTING FENCE | | |
| BCR | BEGINNING OF CURB RETURN | | |
| CL | CENTERLINE | | |
| C.L.F. | CHAIN-LINK | | |
| E.L.Y. | EASTERLY | | |
| EM | ELECTRIC METER | | |
| FD | FOUND | | |
| FE | FENCE | | |
| FF | FINISH FLOOR | | |
| FH | FIRE HYDRANT | | |
| FL | FLOW LINE | | |
| GFF | GARAGE FINISH FLOOR | | |
| GM | GAS METER | | |
| GW | GUY WIRE | | |
| L&T | LEAD AND TAG | | |
| MH | MANHOLE | | |
| NLY | NORTHERLY | | |
| PC | PROPERTY CORNER / PROP. LINE | | |
| PL, PL | PROPERTY LINE / PROP. LINE | | |
| PP | POWER POLE | | |
| PFT | PARAPET | | |
| SAW | SPIKE AND WASHER | | |
| SLY | SOUTHERLY | | |
| SRK | SPIKE | | |
| SSCO | SANITARY SEWER CLEAN OUT | | |
| SSMH | SANITARY SEWER MANHOLE | | |
| STK | STAKE / STAKE & TAG | | |
| STLT | STREET LIGHT | | |
| TC | TOP OF CURB | | |
| TW | TOP OF WALL / T.O.W. | | |
| TX | TOP OF DRIVEWAY APRON | | |
| WLY | WESTERLY | | |
| WM | WATER METER | | |

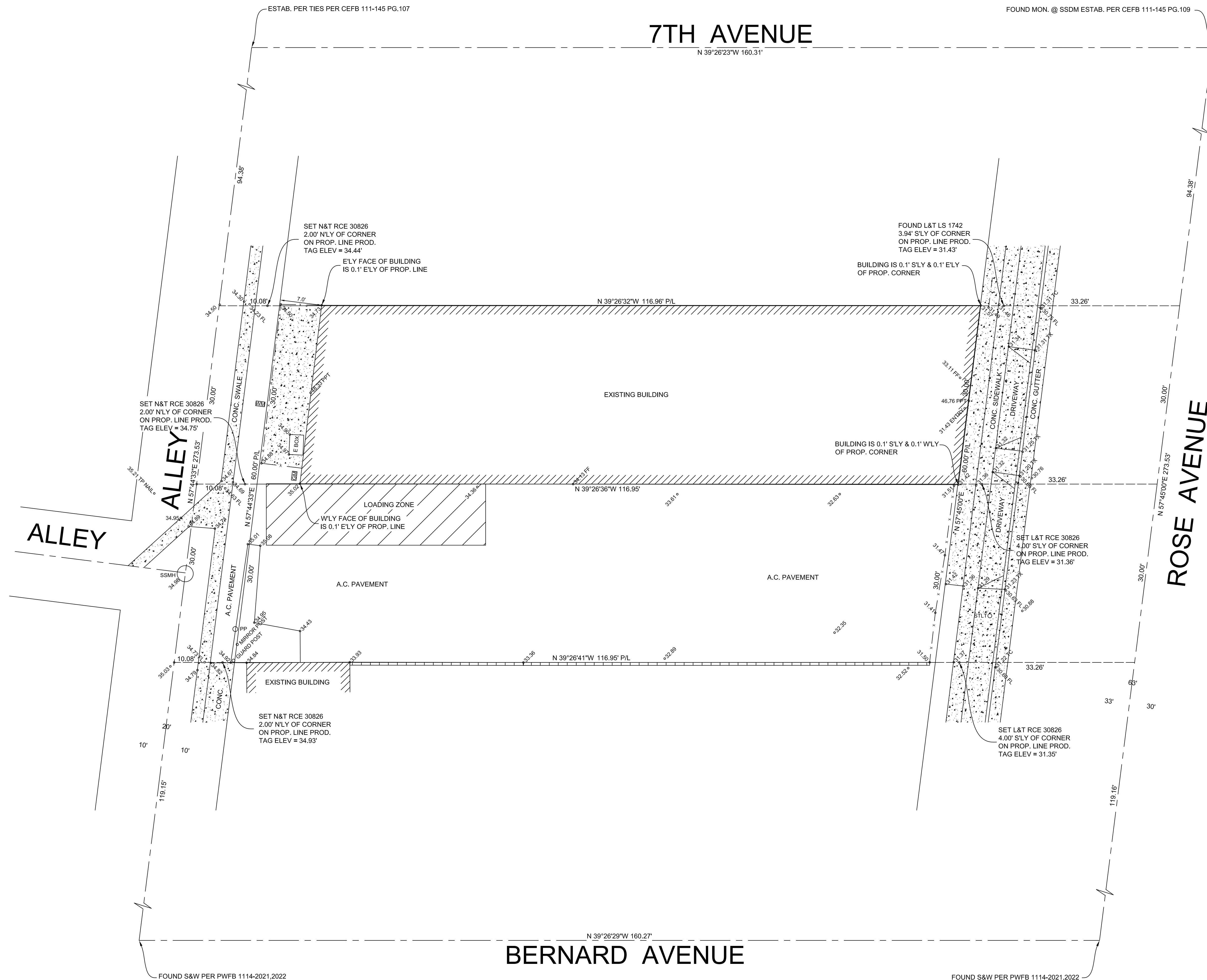
NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

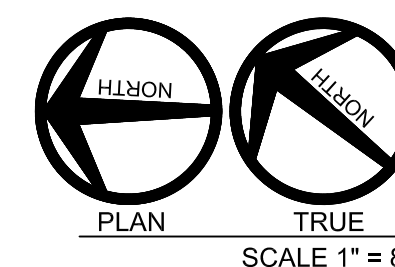
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 ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

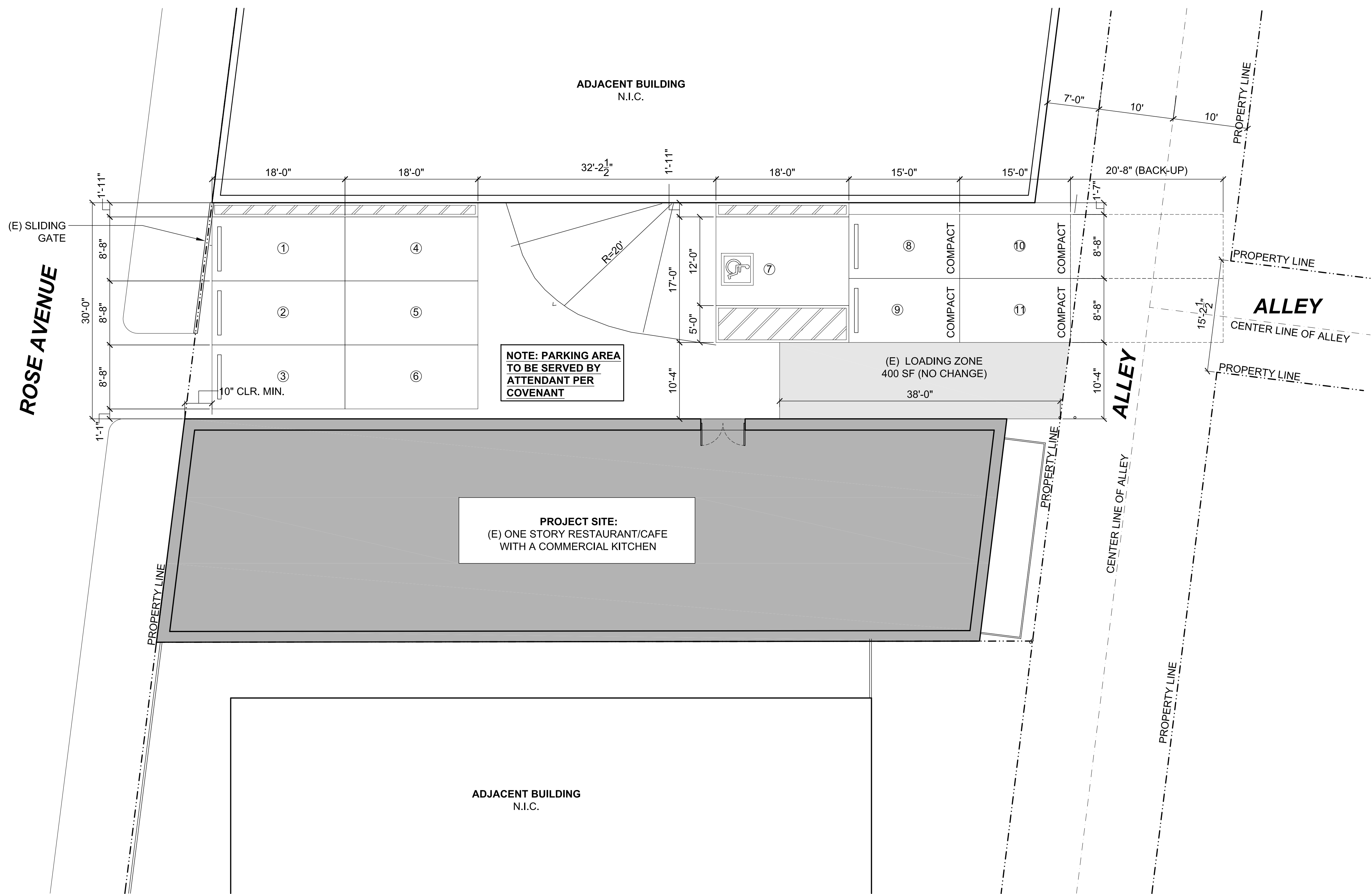
SHEET A0.1

JOB NO. 18-183



NOTE:
 A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

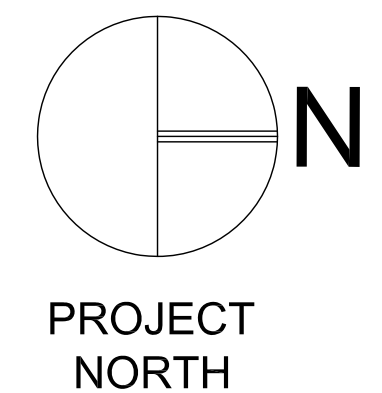




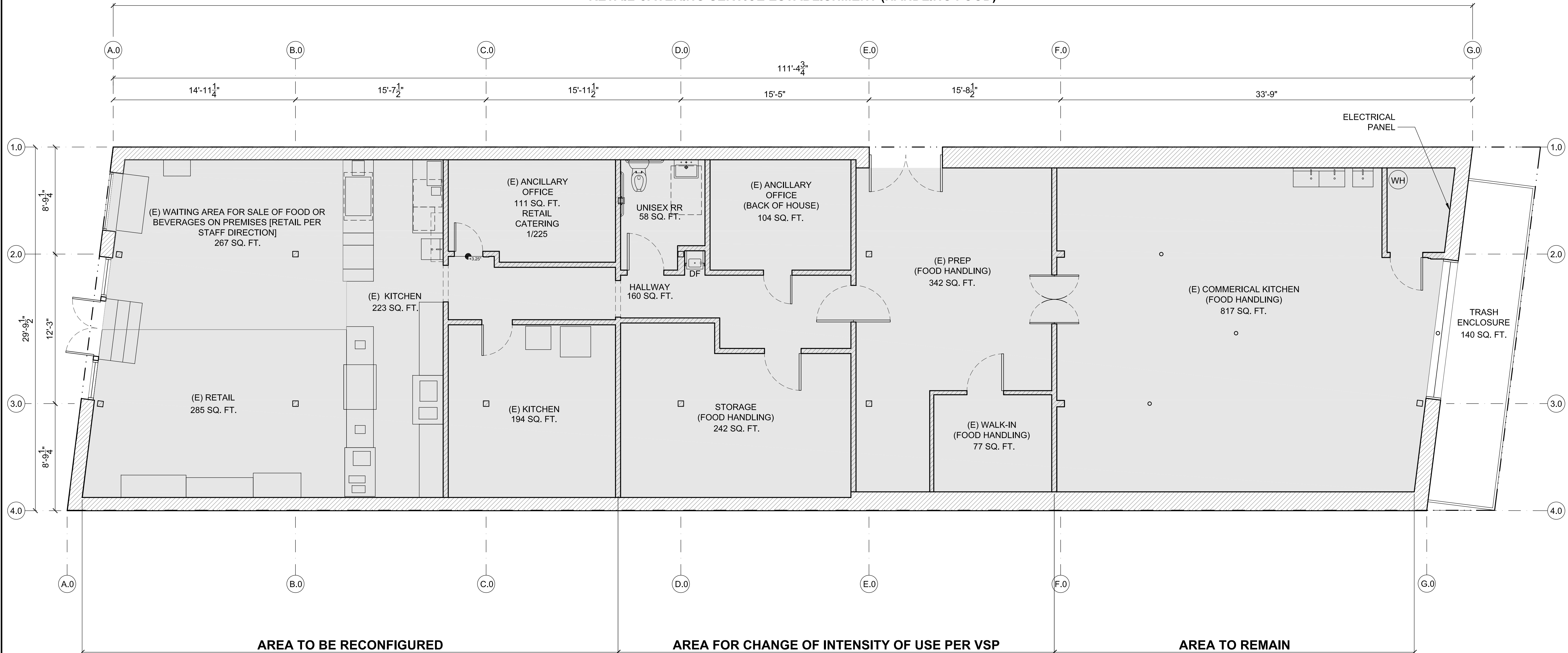
ISSUE DATES

PLANNING SUBMITTAL 09.17.20

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RETAIL CATERING SERVICE ESTABLISHMENT (HANDLING FOOD)



ISSUE DATES

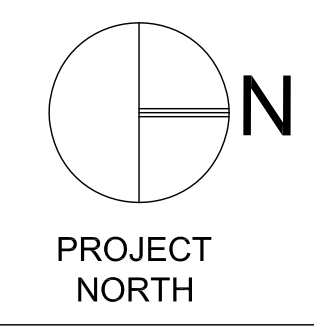
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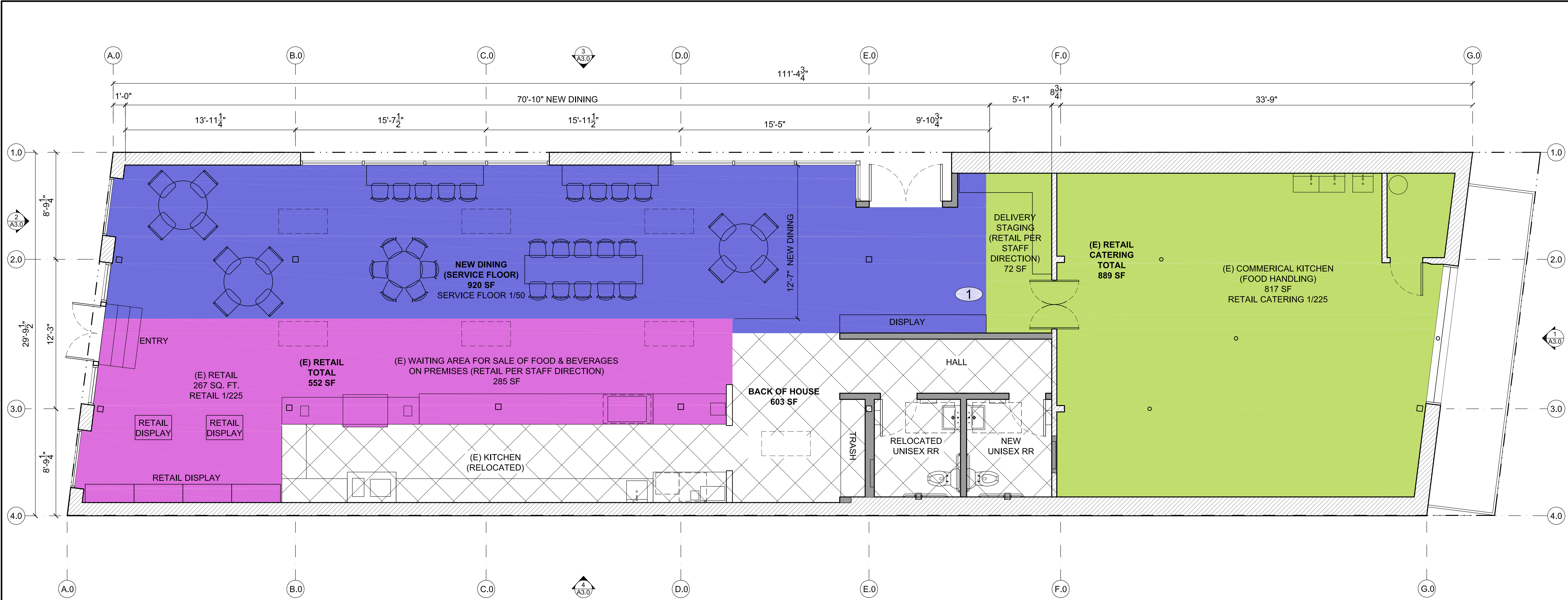
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EXISTING PLAN

EXISTING - OCCUPANT LOAD ANALYSIS PER TABLE 1004.1.1

SPACE (OCCUPANCY)	SQ. FT.	OCCUPANT LOAD FACTOR	TOTAL NO. OF OCCUPANTS
PER PERMIT #LA68826	2,964	-	29
TOTAL			29





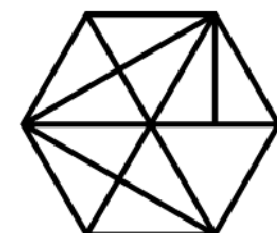
Existing Use	Square Footage	Parking Ratio	Parking Required
(E)Retail Catering	2964	1/225	13 (Existing non conforming credit)

Proposed	Square Footage	Parking Ratio	Parking Required
(N)Service Floor	920	1/50	18
(E)Retail	552	1/225	
(E)Retail Catering	889	1/225	6
(E) "Back of house"	603	N/A (per staff direction)	N/A
Total	2964		24

Required Parking	24
Parking Credit	13
Total Required after Change of Use	11

USE SQUARE FOOTAGE		
SPACE (OCCUPANCY)	SQ. FT.	TOTAL SQ. FT.
NEW DINING AREA	920	920
(E) RETAIL	267	552
(E) WAITING AREA	285	
DELIVERY	72	889
(E) COMMERCIAL KITCHEN	817	
BACK OF HOUSE	603	603

1 PLAN NOTES	
1.	NO SEATING IN THIS AREA

WICK ARCHITECTURE & DESIGN


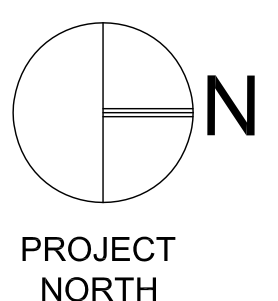
GROUND WORK VENICE
 671 ROSE AVENUE
 VENICE, CA. 90291

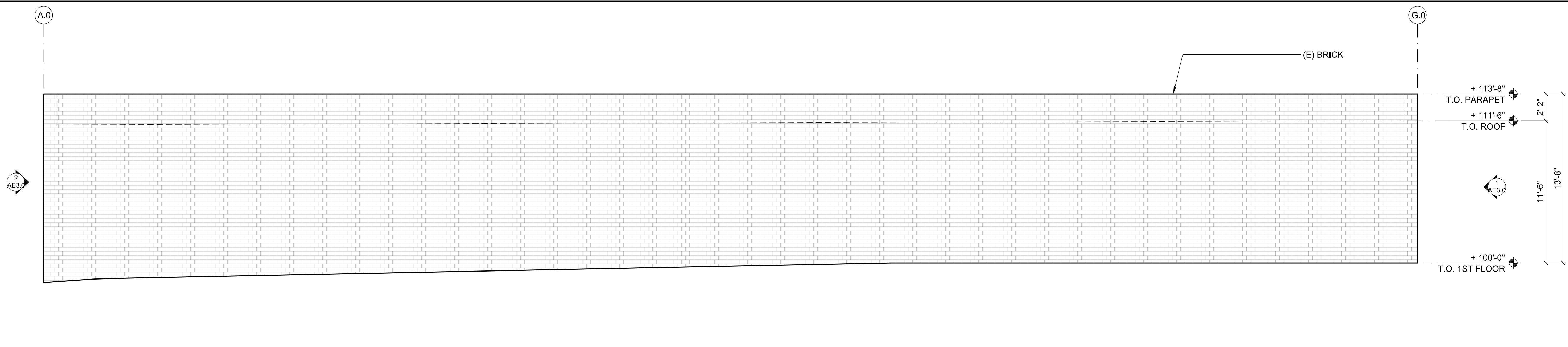
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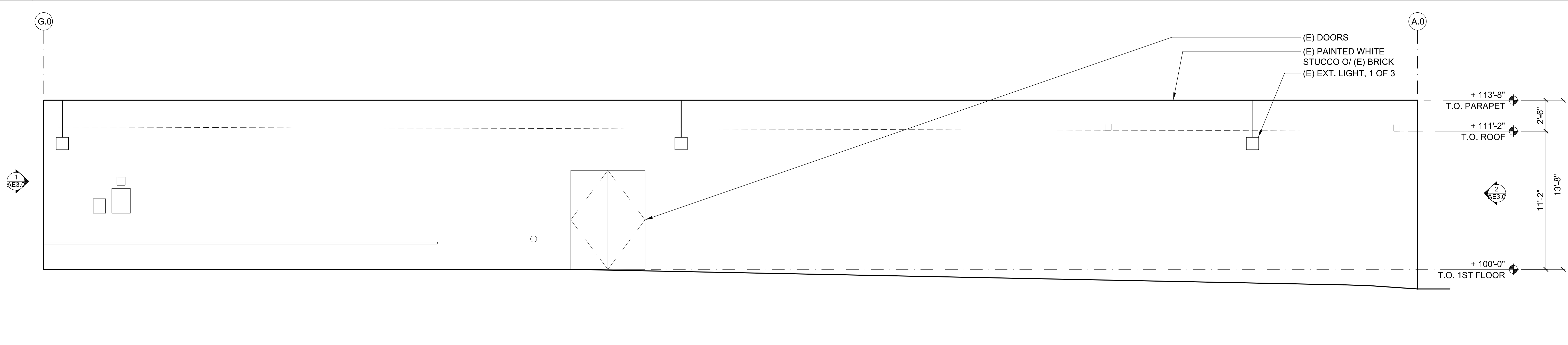
CONSTRUCTION PLAN

SCALE: AS SHOWN DATE: 09.17.20

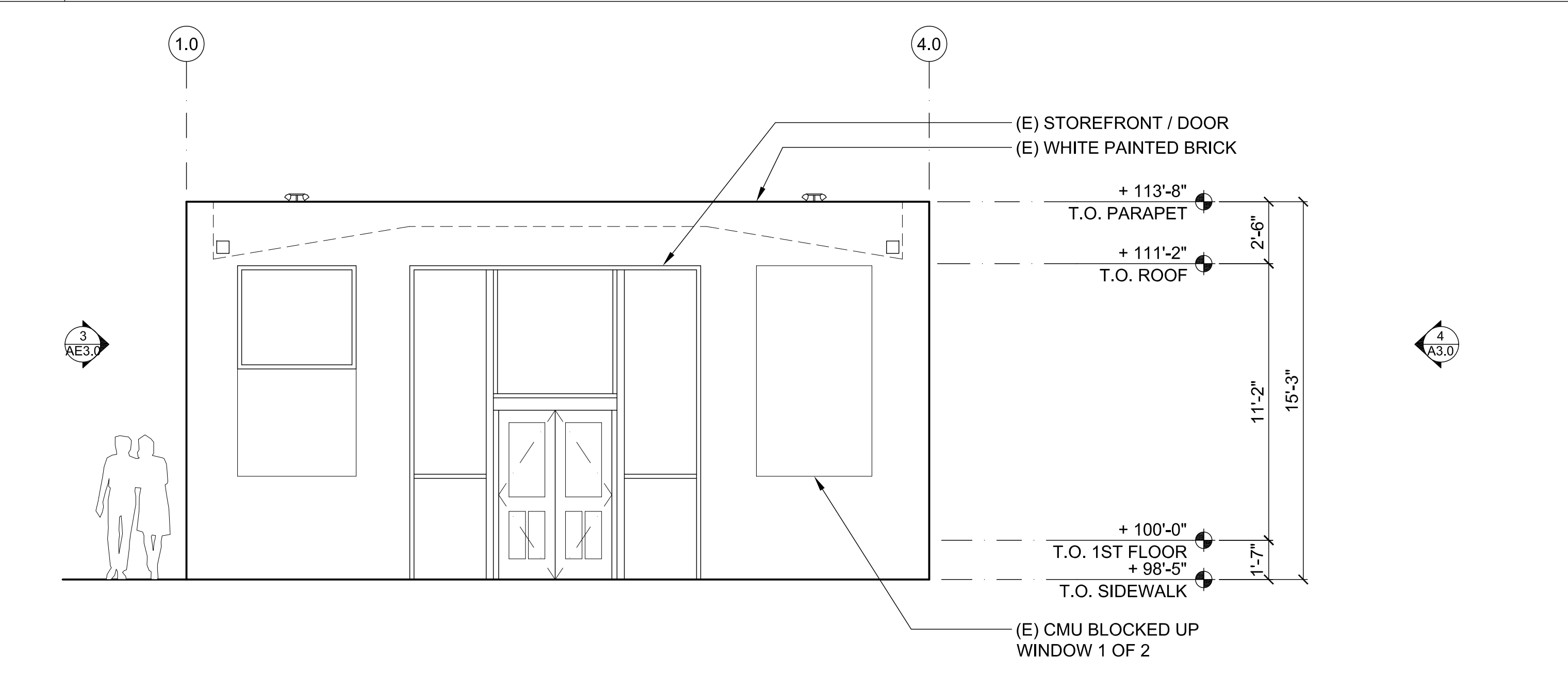




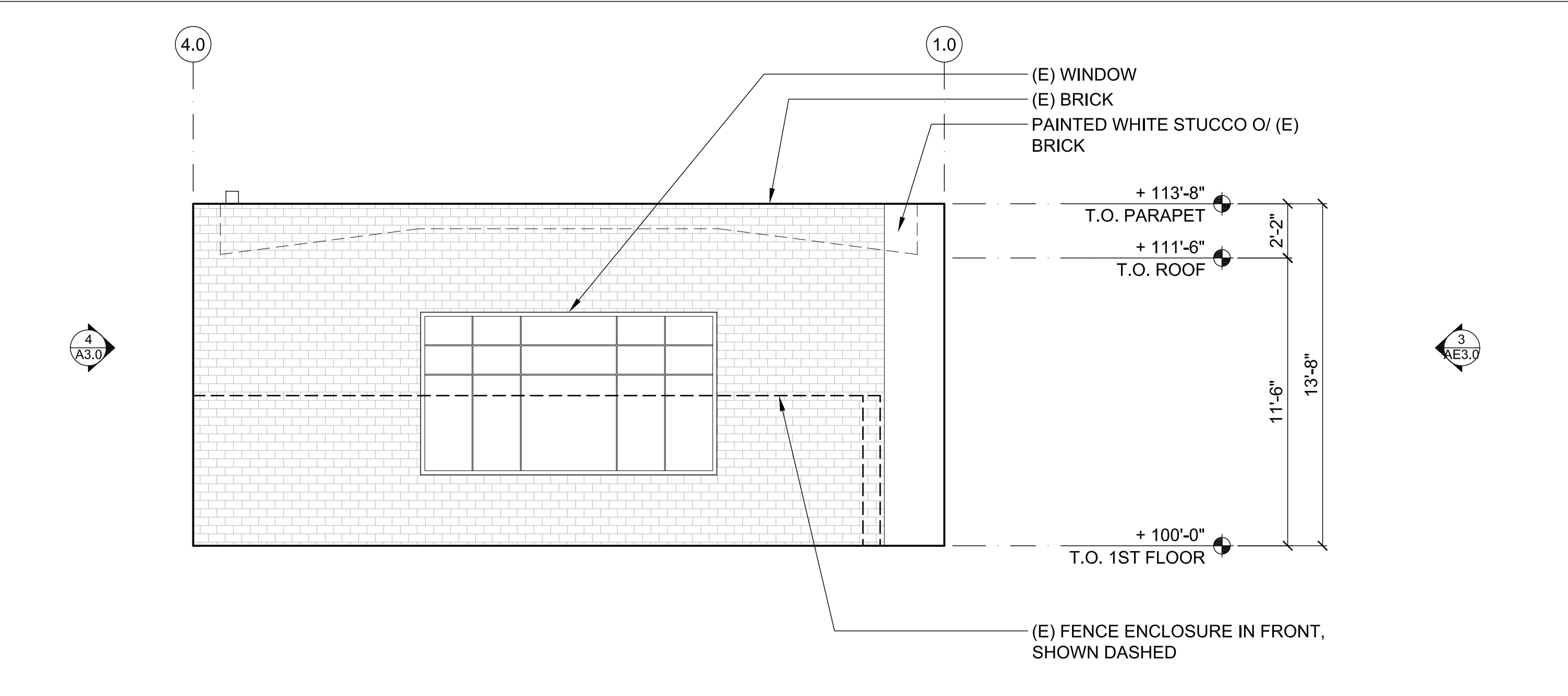
4 EXISTING SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

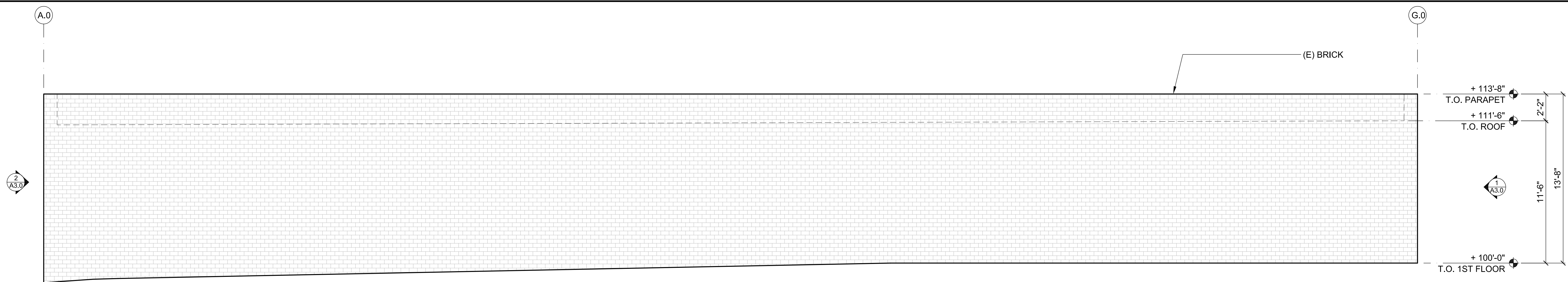
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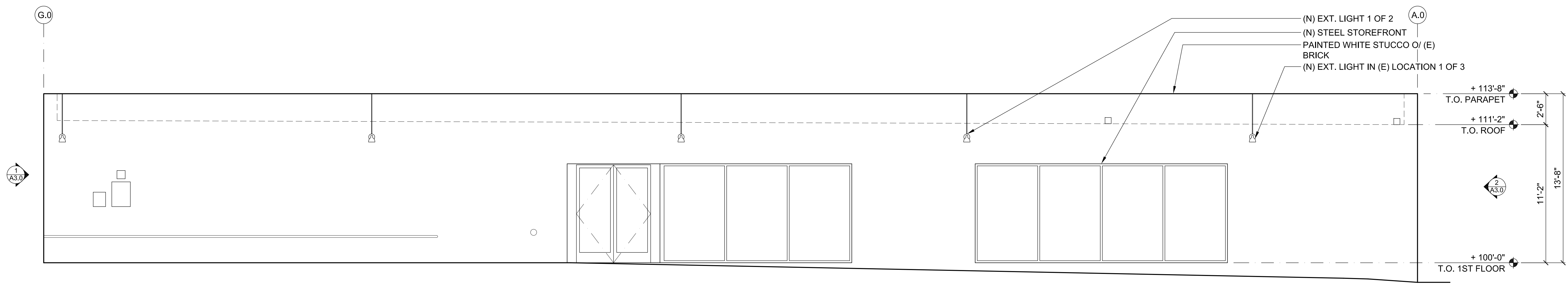
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EXISTING EXTERIOR ELEVATIONS

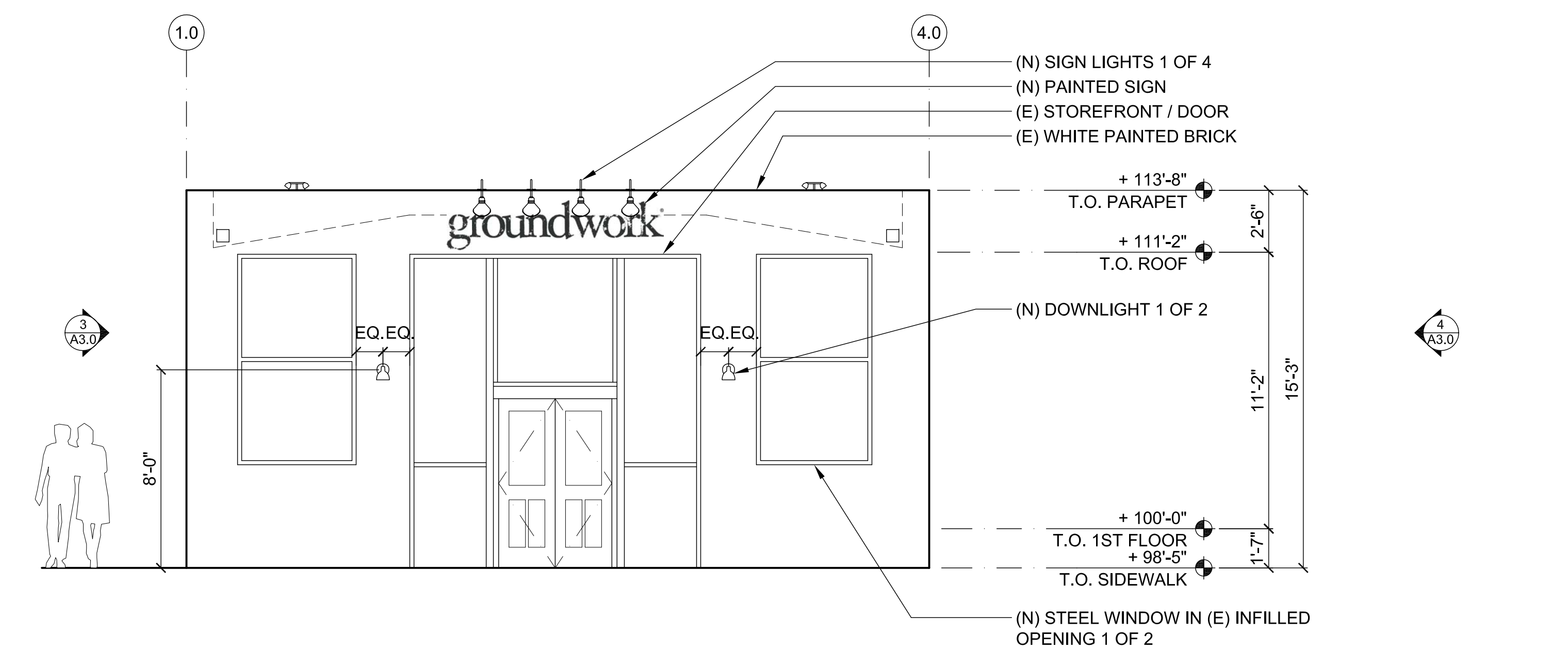
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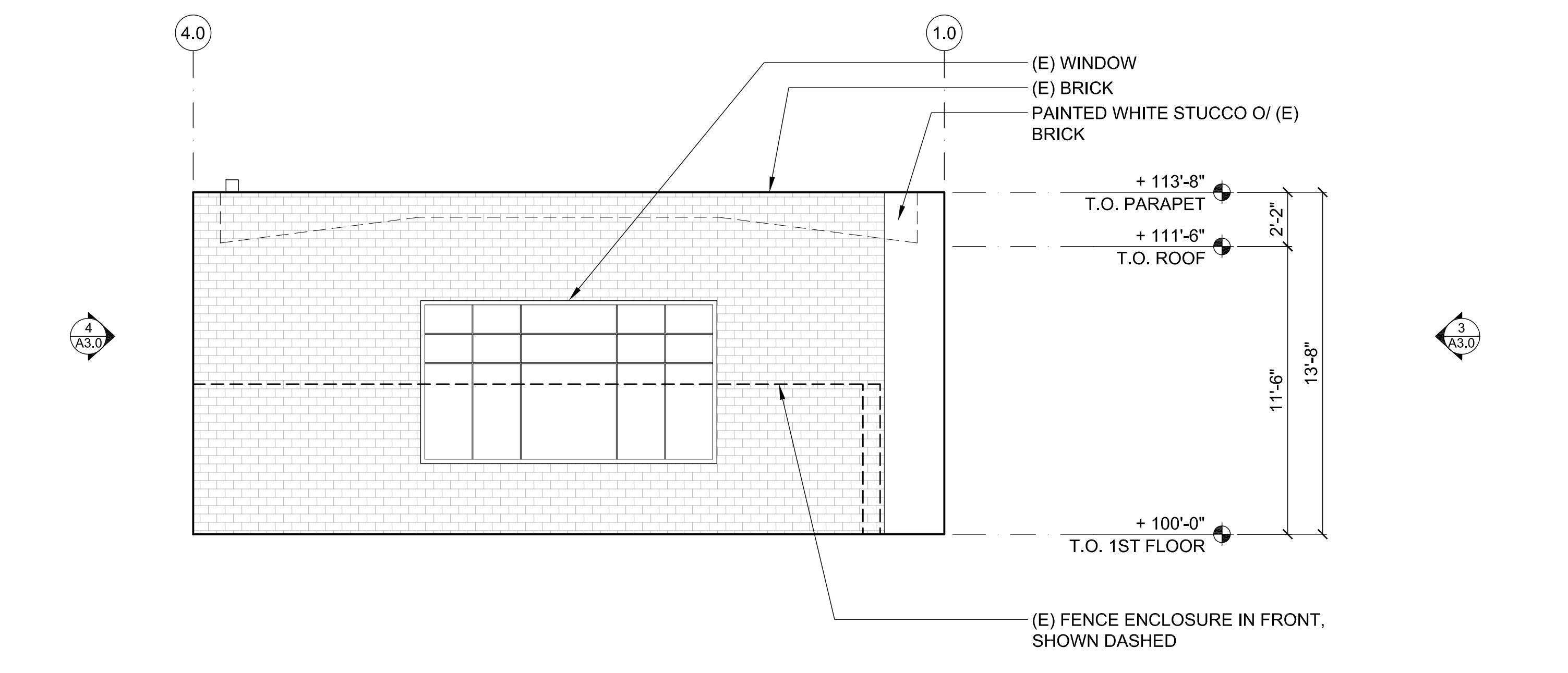
4 SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

SCALE: AS SHOWN DATE: 09.17.20

A3.0