

CUP

2876 S BUNDY DR, LOS ANGELES, CA 90064

FOR: DELEK ENTERPRISES

PROJECT DESCRIPTION

EXPAND EXISTING CONVENIENCE STORE BY REMODELING THE EXISTING AUTO REPAIR SHOP SINGLE STORY BUILDING. ADDITION OF A NEW MEZZANINE. UPGRADE EXTERIOR OF BUILDING WITH NEW STOREFRONT AND FINISHES. REMODEL INTERIOR FOR NEW CONVENIENCE STORE LAYOUT. (E) PARKING, TRASH ENCLOSURE, FUEL STATIONS, CANOPY, DRIVEWAY ENTRIES, AND LANDSCAPING TO REMAIN.

PROPERTY INFORMATION

ASSESORS PARCEL NUMBER: 425-701-5073

LEGAL DESCRIPTION: A PORTION OF LOT 176 OF TRACT NO. 15810, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 362 PAGES 45 TO 48 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ADDRESS:	2876 S BUNDY DR, LOS ANGELES, CA 90064
OCCUPANCY:	M
NUMBER OF STORIES:	1
TYPE OF CONSTRUCTION:	V-B
SPRINKLERED:	NO

BUILDING AREA	
(E) CONVENIENCE STORE	1,334 SF
(E) AUTO REPAIR	1,492 SF
(P) CONVENIENCE STORE	2,826 SF
(P) MEZZANINE	371 SF
TOTAL BUILDING AREA	3,197 SF

ZONING:	C2-1
AREA OF SITE:	20,058 SF

AREA & PARKING CALCULATIONS

CONVENIENCE STORE (FOOD & BEVERAGE SALES: 4 STALLS PER EVERY 1,000 SF)

$3,197 \text{ SF} / 1,000 = 3.197 \times 4 = 12.78$ OR 13 STALLS REQ.

ORD. NO. 185,480 ONE PARKING STALL MIGHT BE REPLACED WITH 4 BICYCLE STALLS UP TO 30% PER PROXIMITY TO TRANSIT STOP

30% OF 13 STALLS = 4 PARKING STALLS TO BE REPLACED WITH 16 BICYCLE PARKING SPACES

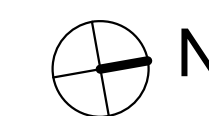
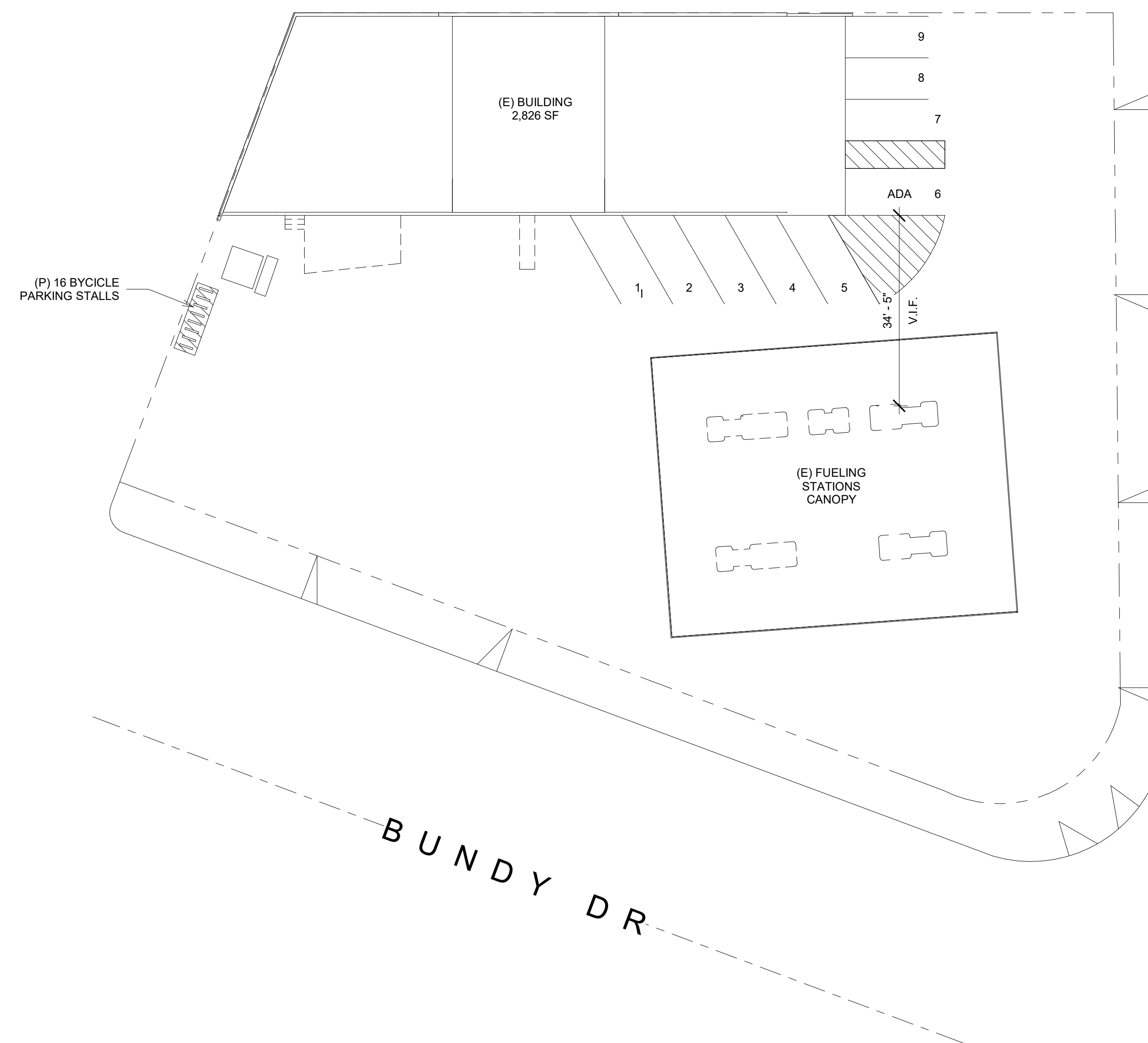
TOTAL PARKING SPACES REQUIRED = 9 (13 REQ. - 4 BICYCLE REDUCTION)

MAX OF 40% TO BE COMPACT OR 4

HOURS OF OPERATION

CONVENIENCE MARKET WILL OPERATE DAILY FROM 4AM -12 AM & GAS OPERATIONS WILL BE 24 HRS

VEGINITY MAP



_G001

2876 S BUNDY DR, LOS ANGELES, CA 90064

① (P) Site Plan
1/16" = 1'-0"

Cover

MARCH 2nd, 2023

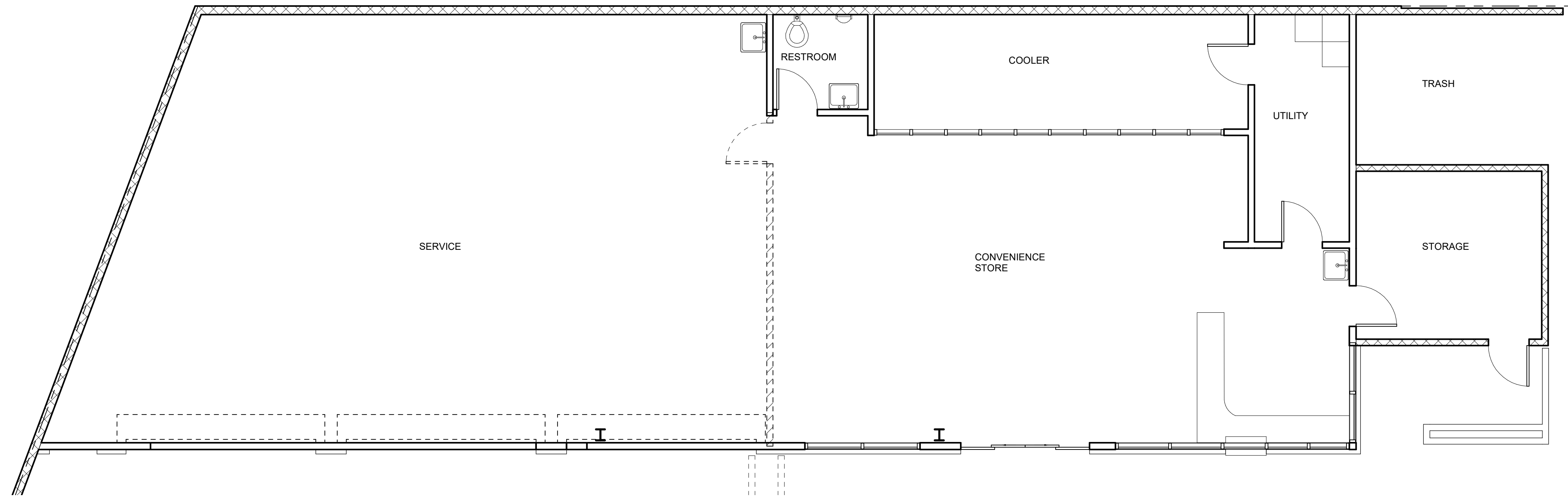


445 S SAN GABRIEL BLVD, SUITE 201,
SAN GABRIEL, CALIFORNIA 91776

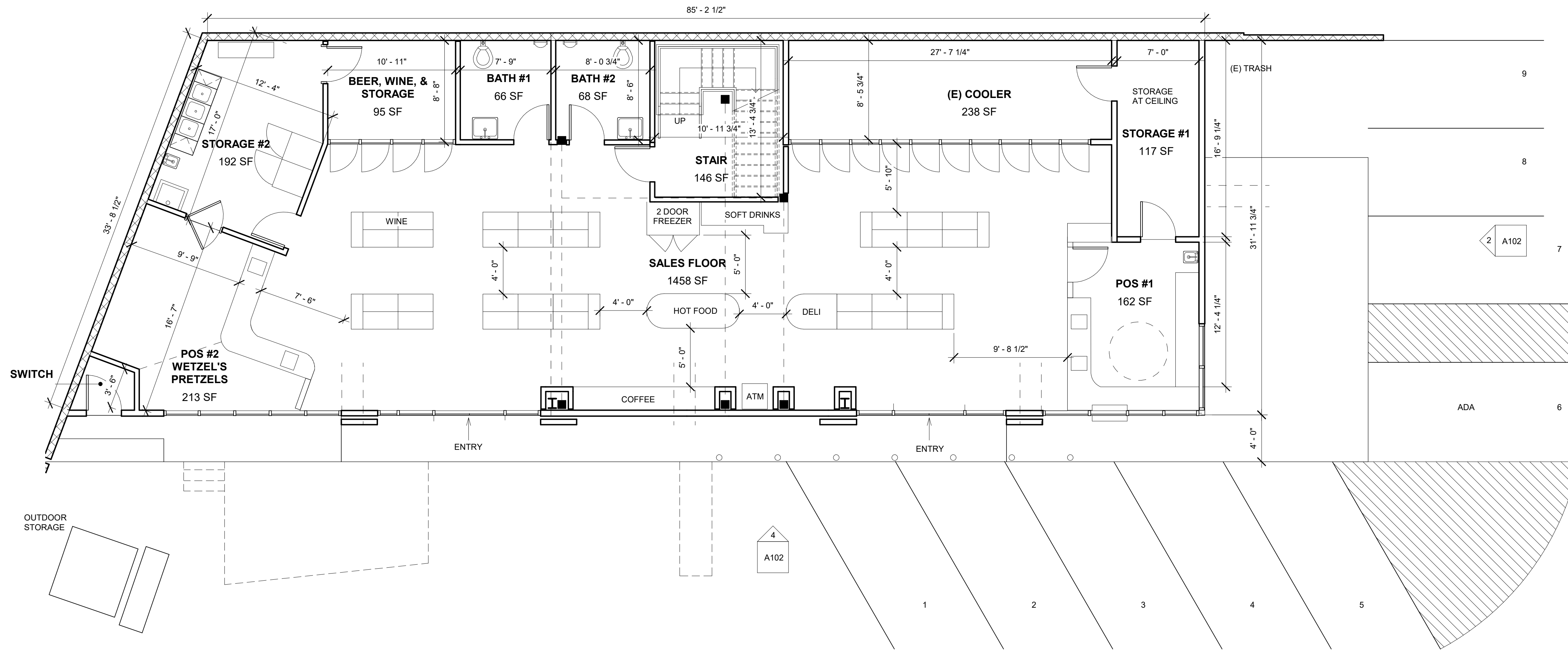
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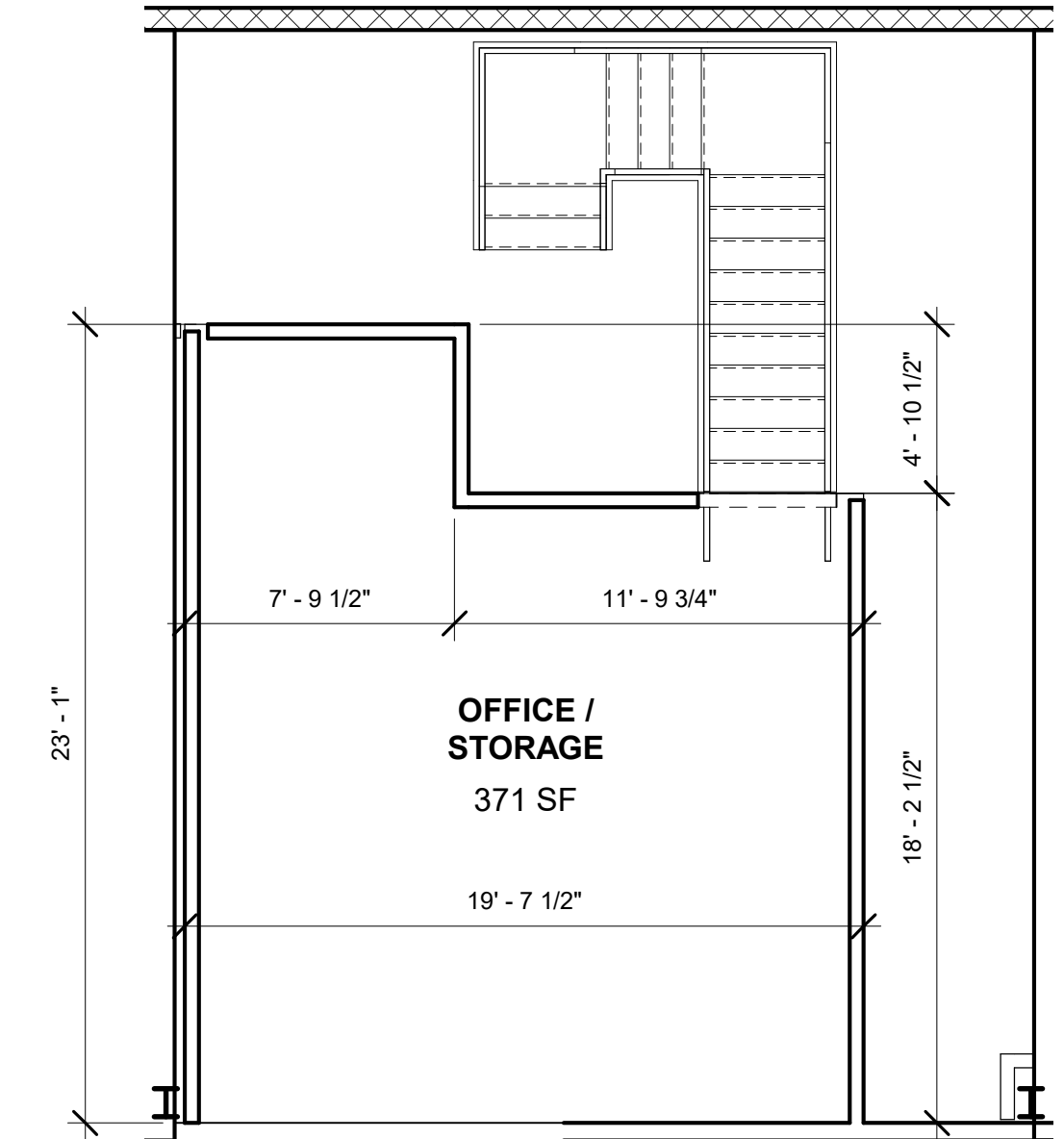
INFO@ZPROUT.COM



① (E) Floor Plan
3/16" = 1'-0"



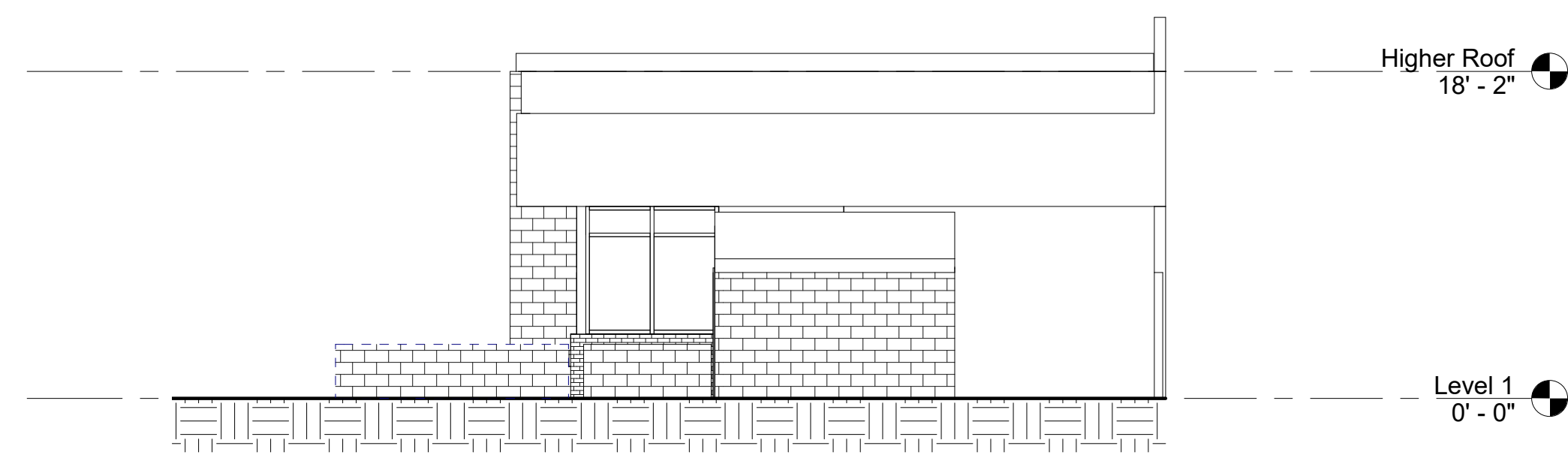
② (P) Floor Plan
3/16" = 1'-0"



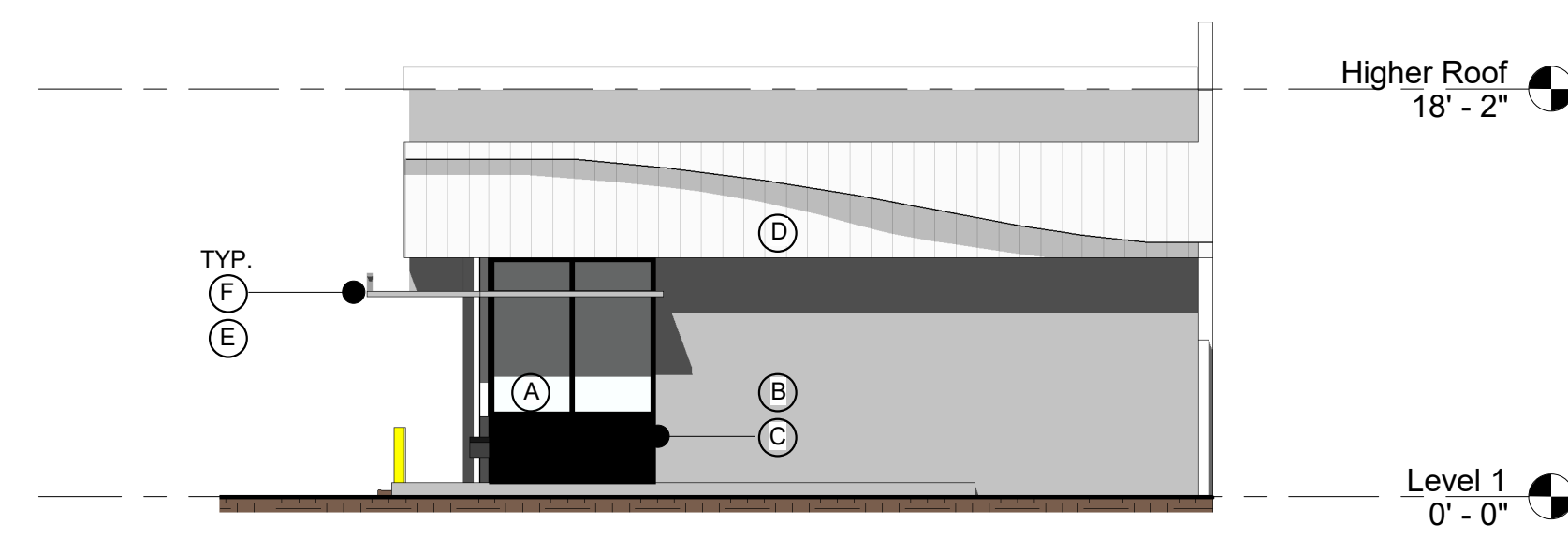
③ 2nd Floor
3/16" = 1'-0"

ELEVATIONS KEYNOTES

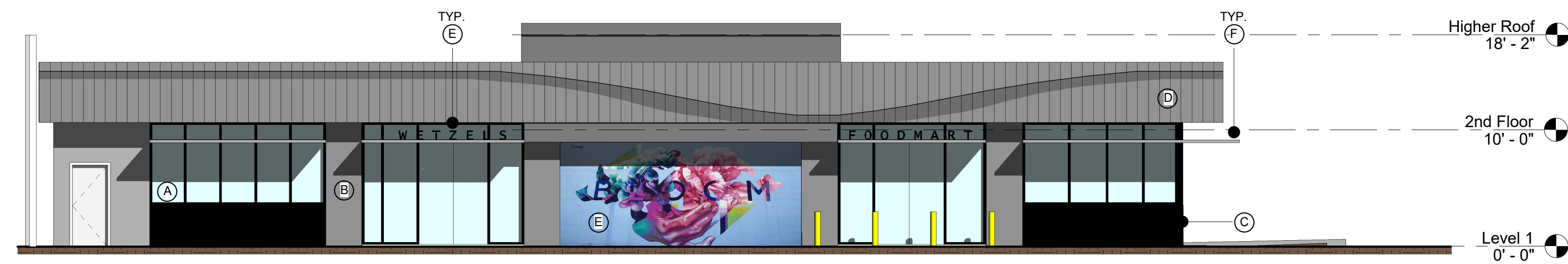
- (A) STORE FRONT SYSTEM KAWNEER ENCORE FRAME FINISH: CLEAR ANODIZED. SEE DETAILS ON SHEET A785. U-FACTOR 0.71, SHGC 0.73, AND OVERALL VT 0.77. SEE TITLE 24 REPORT AND SUBMIT SAMPLES FOR OWNER AND ARCHITECT REVIEW.
- (B) SMOOTH STUCCO OMEGA COLOR TEX A10 OMEGA WHITE
- (C) SPANDREL GLASS PANEL: GUARDIAN GLASS TRUE UNIFORM COLOR, GUARDIAN DECO HT COLOR: WARM GREY. U-FACTOR 0.37, SHGC 0.30, AND OVERALL VT 0.5. SEE TITLE 24 REPORT AND SUBMIT SAMPLES FOR OWNER AND ARCHITECT REVIEW.
- (D) ALUCOBOND PLUS SPIRE II COLOR. SEE DETAILS 1/A785, 3/A785, 4/A785. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
- (E) EXTERIOR SIGNAGE UNDER SEPARATE PERMIT.
- (F) NEW METAL AWNING, SEE STRUCTURAL DRAWINGS AND DETAIL 6/A713.



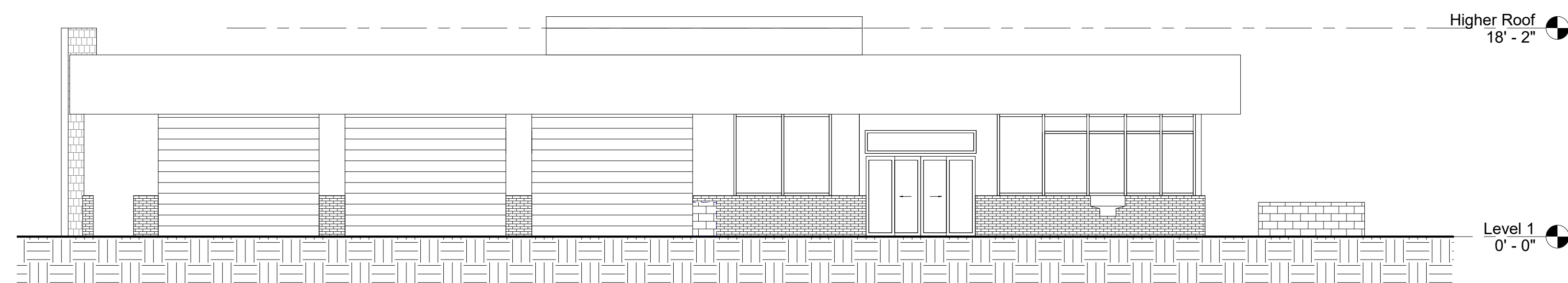
① (E) East Elevation
1/8" = 1'-0"



② (P) East Elevation
1/8" = 1'-0"



④ (P) South Elevation
1/8" = 1'-0"



③ (E) South Elevation
1/8" = 1'-0"