LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHWESTERLY 15 FEET OF LOT 71 AND ALL OF LOTS 72 AND 73 OF SUBDIVISIONS OF LANDS OF ST. PAUL'S SCHOOL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 85 AND 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
A PERPETUAL NON-EXCLUSIVE EASEMENT OVER LOTS 55 AND 46 OF THE SUBDIVISION ON THE LAND OF ST. PAUL'S SCHOOL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGES 55 AND 56 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR VEHICULAR PARKING PURPOSES, AS DISCLOSED IN DOCUMENT ENTITLED PARKING EASEMENT AGREEMENT, RECORDED MARCH 30, 1984, AS INSTRUMENT NO. 84-387823, OF OFFICIAL RECORDS.

PARCEL 3:
THE NORTHEASTERLY 55 FEET OF LOT 71 OF SUBDIVISION OF LANDS OF ST. PAUL'S SCHOOL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 85 AND 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
LOTS 68, 69 AND 70 OF THE ST. PAUL'S SCHOOL SUBDIVISION, OF A PORTION OF LOT 1 IN BLOCK 37 OF HANCOCK'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 85 AND 86 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH LOT 67 OF RESUBDIVISION OF LOTS 64, 65, 66, 67 AND 67 ½ OF THE LANDS OF THE ST. PAUL'S SCHOOL, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 72, PAGE 71, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

DESCRIBED AS A WHOLE AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 67; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 67 AND ALONG THE NORTHWESTERLY LINE OF SAID LOTS 68, 69 AND 70, SOUTH 27° 54' 55" WEST 280.09 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 70; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 70, SOUTH 61°06' 35" EAST 184.94 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 70; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 70, 69, 68 AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 67, NORTH 27° 53' 30" EAST 280.08 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 67; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 67, NORTH 61° 06' 39" WEST 183.92 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER:
5143-025-009, 5143-025-010, AND 5143-025-032

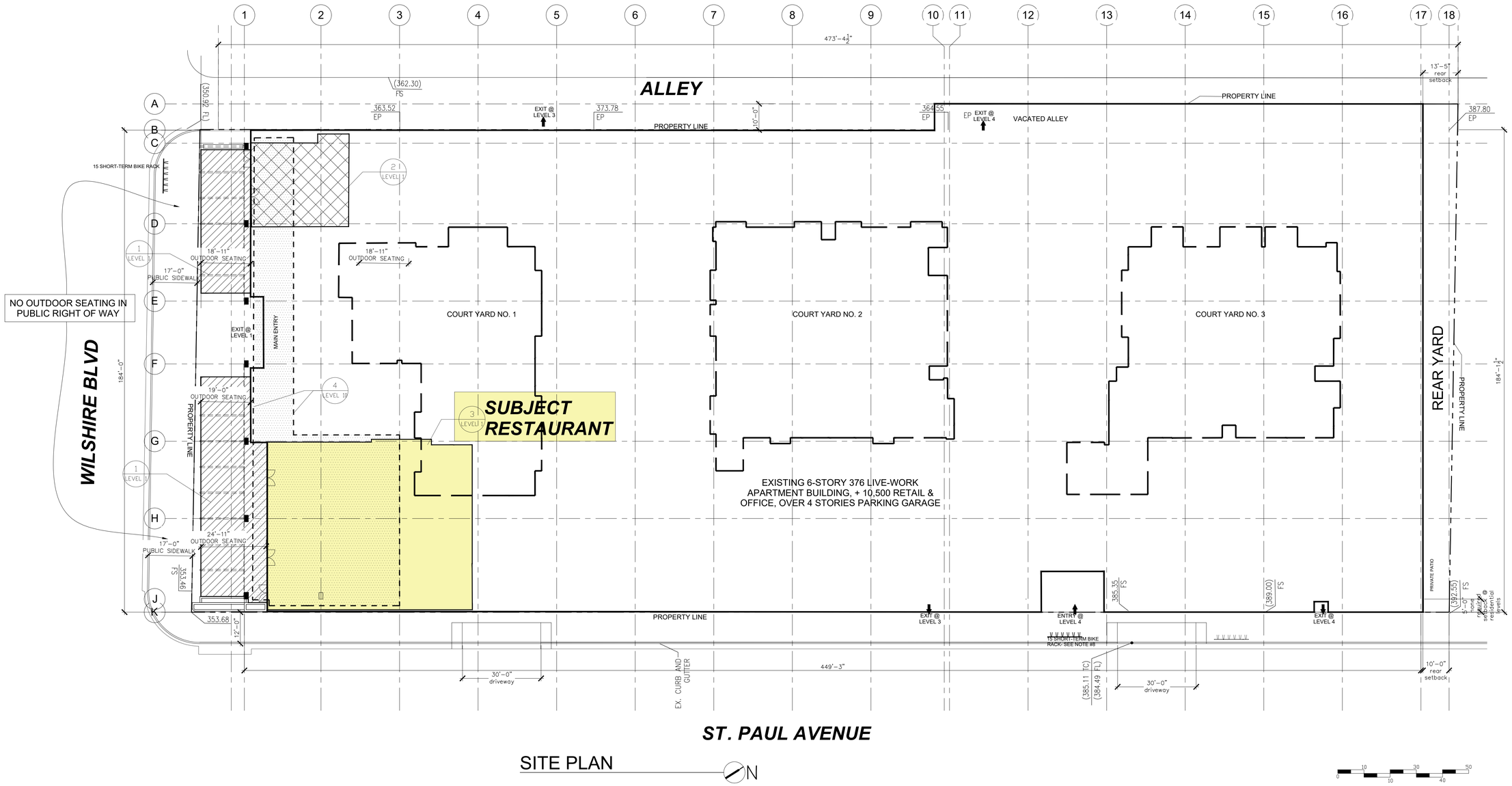
LEGEND

1 LEVEL 1 — STREET LEVEL OUTDOOR SEATING- 1044 + 2,130 = 3,174 SF

2 LEVEL 1 — STREET LEVEL COFFEE SHOP/NEIGHBORHOOD RETAIL- 1,223 SF

3 LEVEL 1 — STREET LEVEL RESTAURANT- 5,031 SF

4 LEVEL 10 — ROOFTOP AMENITY



SITE PLAN

N

0 10 30 50
10 40

REVISIONS BY:

TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA
SITE PLAN

LICENSED ARCHITECT
BIJAN ARMANDPOUR
No. C 15034
Ren 04/30/2021
STATE OF CALIFORNIA

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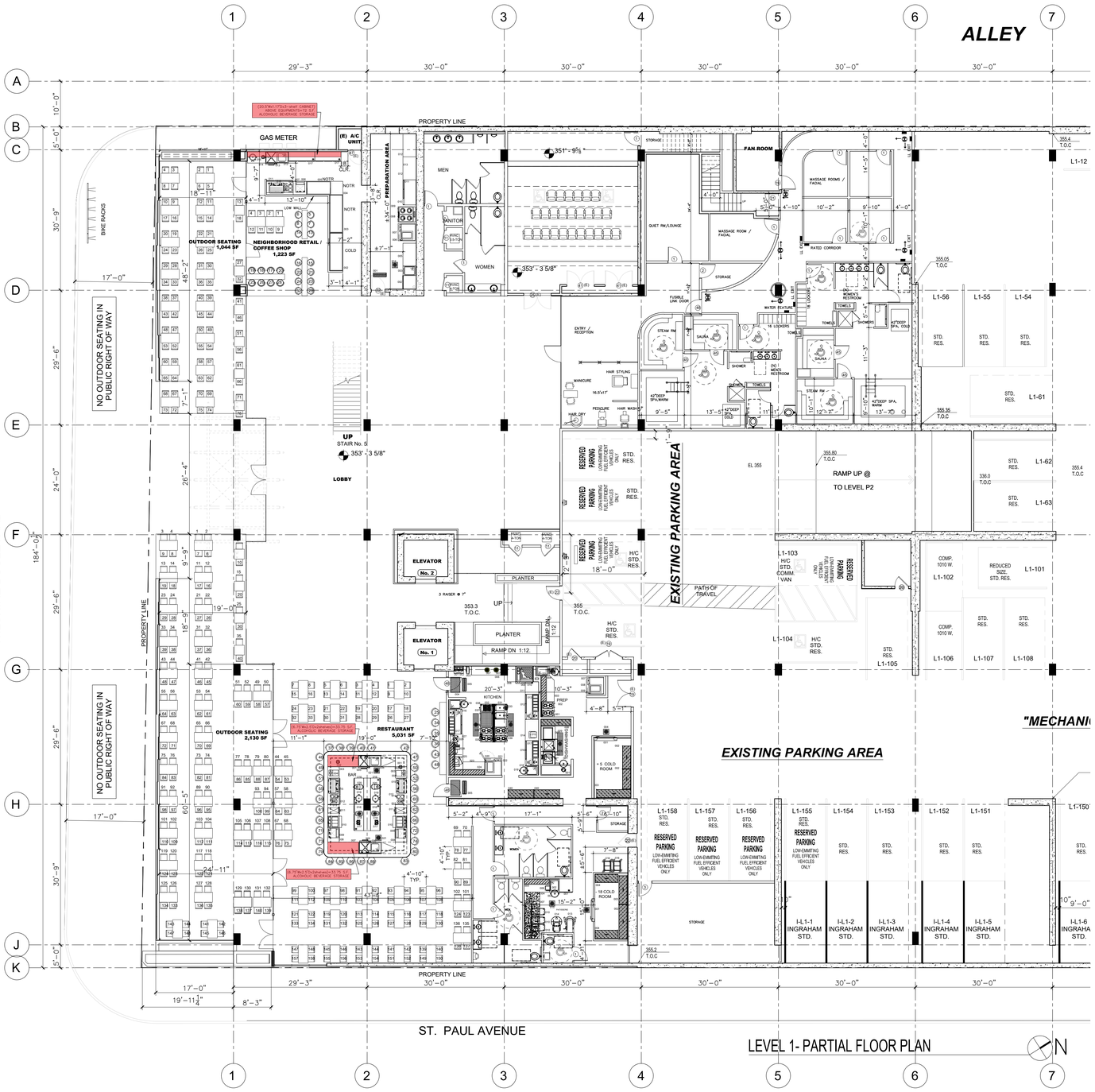
MCUB- TABLE OF ALCOHOL PERMITS- 1027 WILSHIRE BOULEVARD

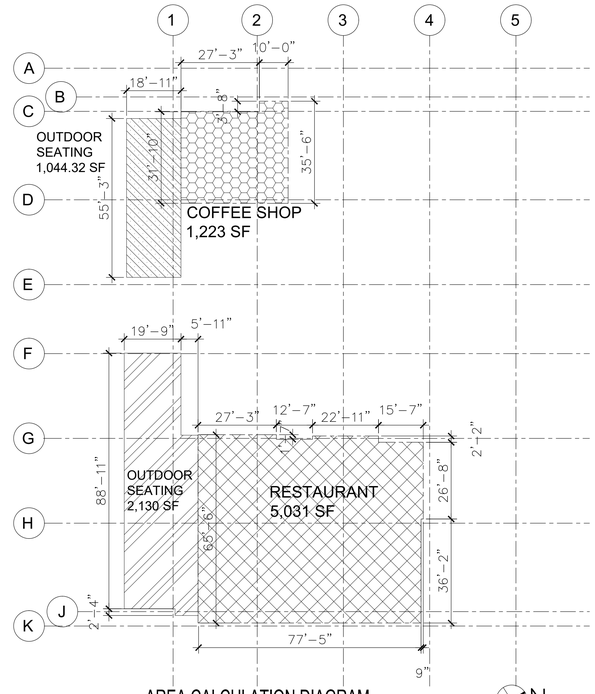
	INDOOR		OUTDOOR		ALCOHOLIC BEVERAGE AREA	PERMIT TYPE
	AREA, SQUARE FEET	NO. OF SEATS	AREA, SQUARE FEET	NO. OF SEATS		
STREET LEVEL COFFEE SHOP/RETAIL	1,223	30	1,044	76	72 SF	BEER AND WINE, ON & OFF-SITE SALE
STREET LEVEL RESTAURANT	5,031	158	2,130	148	67.5 SF	FULL LINE ON-SITE SALE
TOTAL	6,254	188	3,174	224	139.5 SF	



LEVEL 1- PARTIAL FLOOR PLAN

NEIGHBORHOOD RETAIL / COFFEE SHOP EQUIPMENT LIST

CAFE
001 - COFFEE BEAN GRINDER
002 - COLD DISPLAY
003 - NOTR DISPLAY
004 - WORKING BENCH
005 - COLD DISPLAY
006 - WORKING BENCH
007 - ICE MACHINE
008 - FILTER COFFE MACHINE
009 - COFFEE BEAN GRINDER
010 - ESPRESSO COFFE MACHINE
011 -BENCH TYPE REFRIGERATOR
012 - DISHWASHER
013 - SINGLE SINK UNIT
014 - WORKING BENCH
015 - TEA MACHINE
016 - BLENDER
017 - BACK BAR REFRIGERATOR- 48"Wx20"Dx34"H
PREP
001 - INSECT KILLER 20m²
002 - UPRIGHT REFRIGERATOR
003 - SINGLE SINK UNIT
004 - GARBAGE BIN
005 - WORKING BENCH
006 - OVEN BASE W/TRAY HOLDERS
007 - ELECTRIC CONVECTION OVEN 10xGN
008 - ELECTRIC INDUCTION COOKER
009 - EXTRACTOR HOOD W/LIGHTNING
010 - BENCH TYPE REFRIGERATOR
011 - MAKE UP UNIT
012 - WORKING BENCH
013 - WALL CUPBOARD
014 - FLOOR DRAIN 30x30cm



RESTAURANT EQUIPMENT LIST

KITCHEN
001 - HAND WASH SINK UNIT
002 - GALOSH & BONE & MASK DISPENSER
003 - WASH HOSE - 15M
004 - HYGIENE MAT
005 - INSECT KILLER 20m²
006 - WORKING BENCH
007 - HOT LAMP
008 - WORKING BENCH
009 - PIZZA OVEN
010 - EXTRACTOR HOOD
011 - WORKING BENCH
012 - BENCH TYPE REFRIGERATOR
013 - MAKE UP UNIT
014 - WORKING BENCH
015 - PANINI MACHINE
016 - BENCH TYPE REFRIGERATOR
017 - MAKE UP UNIT
018 - SINGLE SINK UNIT
019 - GARBAGE BIN
020 - OVEN BASE W/TRAY HOLDERS
021 - ELECTRIC CONVECTION OVEN 10xGN
022 - EXTRACTOR HOOD
023 - WORKING BENCH
024 - WALL SHELF
025 - WORKING BENCH
026 - MICROWAVE OVEN
027 - WORKING BENCH
028 - SLICER
029 - VEGETABLE PRECESSOR
030 - KNIFE STERILIZER
031 - BASE FREEZER W/4 DRAWERS
032 - BASE REFRIGERATOR
033 - ELECTRIC FRYER
034 - BLANK UNIT
035 - OPEN GAS BURNER
036 - GRILL
037 - ELECTRIC PASTA COOKER
038 - EXTRACTOR HOOD
039 - FLOOR DRAIN 120x30cm
040 - STORAGE SHELF

DISHWASHING
001 - SORTING TABLE W/SINK BOWL
002 - GARBAGE BIN
003 - DISHWASHER INLET TABLE W/BIG BOWL
004 - PRE WASH SPRAY UNIT
005 - HOOD TYPE DISHWASHER
006 - EXTRACTOR HOOD
007 - DISHWASHER OUTLET TABLE
008 - STORAGE SHELF
009 - FLOOR DRAIN 120x30cm

PREP
001 - OPEN GAS BURNER
002 - EXTRACTOR HOOD
003 - WORKING BENCH
004 - WALL SHELF
005 - SINGLE SINK UNIT
006 - GARBAGE BIN
007 - OVEN BASE W/TRAY HOLDERS
008 - ELECTRIC CONVECTION OVEN 10xGN
009 - EXTRACTOR HOOD
010 - FLOOR DRAIN 30x30cm

COLD ROOM
001 - COLD ROOM +4°C
002 - STORAGE SHELF
003 - STORAGE SHELF
004 - FLOOR DRAIN 30x30cm

BAR
001 - WORKING BENCH
002 - BLENDER
003 - WORKING BENCH
004 - GLASS WASHER SPRAY UNIT
005 - DISHWASHER
006 - SINGLE SINK UNIT
007 - WORKING BENCH
008 - WORKING BENCH
009 - ICE MACHINE
010 - COCKTAIL UNIT
011 - WORKING BENCH / DRIWER
012 - BENCH TYPE REFRIGERATOR
013 - COFFEE BEAN GRINDER
014 - FILTER COFFE MACHINE
015 - ESPRESSO COFFE MACHINE
016 - BACK BAR REFRIGERATOR
017 - TURKISH COFFE MACHINE
018 - JUICE MACHINE
019 - TEA MACHINE
020 - SOLID FRUIT PRESS
021 - FLOOR DRAIN 30x30cm

REVISIONS BY:

TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA

LEVEL1 – PARTIAL FLOOR PLAN

LICENSED ARCHITECT RUMAN AHMADZADEH No. C 15034 Ren 04/30/2021 STATE OF CALIFORNIA

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ELEVATOR
No. 1

PLANTER

RAMP DN 1:12.

RES.

(E) 19

(E) 20

(E) 19

KITCHEN

PREP

DISHWASHING

RESTAURANT
5,031 SF

(6.75'Wx2.5'Dx2shelves)=33.75 S.F.
ALCOHOLIC BEVERAGE STORAGE

BAR

+ 5 COLD ROOM

- 18 COLD ROOM

STORAGE

WOMEN

MEN

PATISSERIE

11'-0½"

18'-11½"

7'-10"

20'-2¾"

10'-2¾"

4'-8"

5'-0¾"

5'-1¾"

4'-9"

17'-1"

5'-6"

6'-9½"

5'-8¼"

4'-10" TYP.

43'-4"

15'-2"

7'-7½"

±5'-6"

4'-10½"

355.2
T.O.C

PROPERTY LINE

NEIGHBORHOOD RETAIL / COFFEE SHOP EQUIPMENT LIST

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010 - BENCH TYPE REFRIGERATOR
011 - MAKE UP UNIT
012 - WORKING BENCH
013 - WALL CUPBOARD
014 - FLOOR DRAIN 30x30cm

REVISIONS BY:

TENTEN LIVE/WORK
1027 WILSHIRE BOULEVARD LOS ANGELES, CA

LEVEL1 – RESTAURANT ENLARGED PLAN

LICENSED ARCHITECT BIJAN ARMANDPOUR No. C 15034 Rem 04/30/2021 STATE OF CALIFORNIA

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LEVEL 1- RESTAURANT ENLARGED PLAN

N

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SOUTH ELEVATION

WILSHIRE BOULEVARD

LEGEND:

1. EXISTING CONCRETE COLUMN
2. EXISTING EXTERIOR WINDOW/GLASS DOOR
3. EXISTING METAL ENTRY CANOPY
4. EXISTING RAISED PLANTER BOX
5. NEW CONCRETE CURB
6. NEW CANOPY BEAM
7. NEW FRAMELESS SLIDING GLASS PANELS
8. NEW ALUMINUM SUNSHADE LOUVER– CRL AT710 SERIES CUSTOM TRELLIS WITH T–BRACKET MOUNTING SYSTEMS, BLADES SHALL BE SILVER METALIC MODEL AX08SM 8" AIRFOIL BLADE
9. NEW VINYL SOLAR SHADE MOTORIZED RETRACTABLE SUNSHADE– CANOPY FABRIC SHALL BE EXTERIOR GRADE, CLASS A/ASTM E84, IN ACCORDANCE TO METHOD 1&2/NFPA 701 AND CSFM T19. FABRIC SHALL ALSO BE FLAME RETARDANT TO MEET CA. FIR MARSHAL REQUIREMENTS, MODEL "SERGE FERRARI SATIN 502 VINYL (LEMON 502V2–50674C COLOR)" WITH THE USE OF STEEL TUBE FRAMES AS MANUFACTURED BY "EIDE INDUSTRIES, INC., www.eideindustries.com OR APPROVED EQUAL
10. DECORATIVE METAL LATTICE

REVISIONS BY:

TENTEN LIVE/WORK

1027 WILSHIRE BOULEVARD LOS ANGELES, CA

ELEVATION– OUTDOOR SEATING

LICENSED ARCHITECT
BIJAN ARMANDPOUR
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