

No.	Date	Description
1	4/12/2023	CONCEPT DESIGN

**PROJECT INFORMATION**

PROJECT NAME: HW HELLMAN CUP- RESTAURANT/BAR/LIVE ENTERTAINMENT

ADDRESS: 354 S. SPRING ST. LOS ANGELES, CA 90013

OWNER: HW HELLMAN L.P. 15303 VENTURA BLVD., STE 250 SHERMAN OAKS, CA 91403

PROJECT DESCRIPTION: CAFE/BAR AT PORTION OF EXISTING ADAPTIVE REUSE LOCATED AT BASEMENT AND SUB-BASEMENT LEVEL WITH AN OFFICE AND CHANGING ROOM AT THE FIRST FLOOR. **TOTAL 164 SEATS**

CONSTRUCTION TYPE: TYPE I-A

SPRINKLERS: FULLY SPRINKLERED

ZONING: [Q]C4-4D

FLOOD ZONE: NONE

ADAPTIVE REUSE INCENTIVE AREA: DOWNTOWN

HISTORIC PRESERVATION OTHER HISTORIC DESIGNATION STATUS REVIEW: CODE: 1D (LISTED IN CALIFORNIA REGISTER) PROGRAM REF NO. 0000387-0027

SITE AREA: 25,975.9 S.F.

SETBACKS: NONE REQUIRED PER ADAPTIVE REUSE ORDINANCE

OCCUPANCY TYPE: A-2 SUB BASEMENT  
A-2 / S-2 BASEMENT  
B 1ST FLOOR

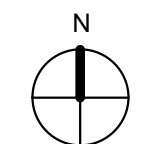
PARKING PROVIDED: 21 EXISTING SUBTERRANEAN

PARKING REQUIRED: NO NEW PARKING REQUIRED. EXISTING PARKING TO REMAIN

FIRE DISTRICT: NO 1

**AREA STATEMENT**

<b>SPACE 101: (112 SEATS)</b>		
FIRST FLOOR:	KITCHEN	= 299 SF
	WALK-IN REF	= 42 SF
	HALLWAY	= 120 SF
	BAR	= 141 SF
	WOMEN'S RESTROOM	= 122 SF
	MEN'S RESTROOM	= 122 SF
	FUTURE RESTAURANT SPACE #3	= 1,429 SF
	<b>SUB TOTAL FIRST FLR</b>	<b>= 2,275 SF</b>
	<b>TOTAL AREA</b>	<b>= 12,044 SF</b>
<b>SPACE 102: (61 SEATS)</b>		
FIRST FLOOR:	KITCHEN	= 223 SF
	HALLWAY	= 58 SF
	BAR	= 155 SF
	FUTURE RESTAURANT	= 865 SF
	<b>SUB TOTAL FIRST FLR</b>	<b>= 1,301 SF</b>
	<b>TOTAL AREA</b>	<b>= 12,044 SF</b>
<b>SPACE 103: (162 SEATS)</b>		
FIRST FLOOR:	KITCHEN	= 589 SF
	BAR	= 325 SF
	DINING ROOM	= 2,234 SF
	HALLWAY	= 293 SF
	<b>SUB TOTAL FIRST FLR</b>	<b>= 3,441 SF</b>
	<b>TOTAL AREA</b>	<b>= 12,044 SF</b>
<b>SPACE 104: (164 SEATS)</b>		
FIRST FLOOR:	OFFICE	= 223 SF
	DRESSING ROOM	= 325 SF
	HALLWAY	= 296 SF
	EMPLOYEE RESTRM	= 69 SF
	<b>SUB TOTAL FIRST FLR</b>	<b>= 913 SF</b>
BASEMENT:	MEN'S RESTROOM	= 123 SF
	WOMEN'S RESTROOM	= 140 SF
	WALKWAY	= 388 SF
	SEATING	= 124 SF
	<b>SUB TOTAL BASEMENT</b>	<b>= 775 SF</b>
SUB-BASEMENT:	SEATING/BAR/STAGE/ TICKET BOOTH	= 3339 SF
	<b>SUB TOTAL SUB-BASEMENT</b>	<b>= 3339 SF</b>
	<b>TOTAL AREA</b>	<b>= 12,044 SF</b>



**PLOT PLAN**  
1/16" = 1'-0"

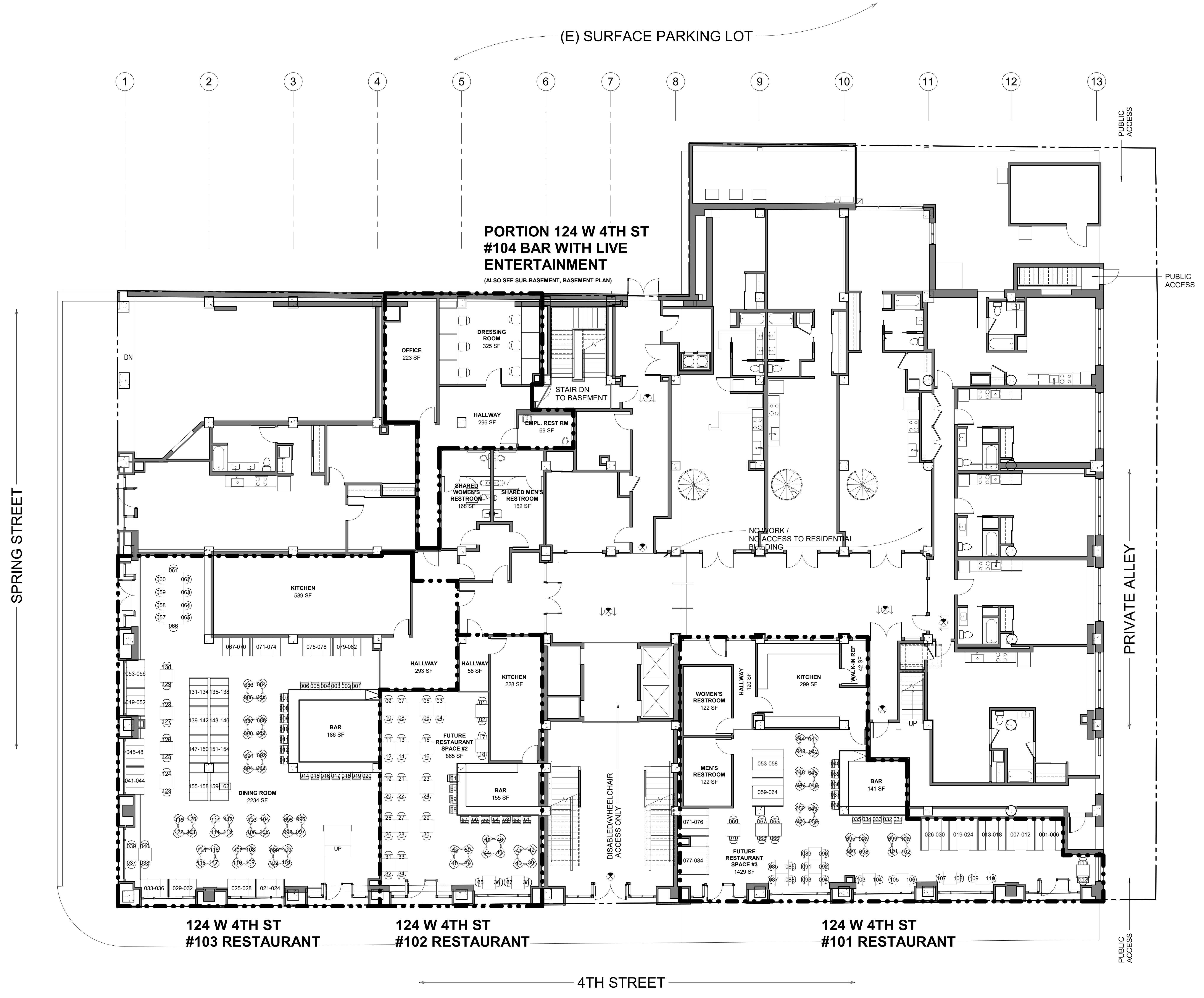
2

The enclosed drawings, specifications, and designs are the property of SAE Architects. No part thereof shall be copied, disclosed to others or used with any other work other than the specific project for which they have been developed without the written consent of SAE Architects.

Professional Seal:

Consultant:

Notes:  
FOR THIS ADAPTIVE REUSE PROJECT EXISTING PARKING TO REMAIN.  
NO NEW PARKING REQUIRED OR PROVIDED



SPRING STREET

PRIVATE ALLEY

(E) SURFACE PARKING LOT

**PORTION 124 W 4TH ST  
#104 BAR WITH LIVE  
ENTERTAINMENT**  
(ALSO SEE SUB-BASEMENT, BASEMENT PLAN)

124 W 4TH ST  
#103 RESTAURANT

124 W 4TH ST  
#102 RESTAURANT

124 W 4TH ST  
#101 RESTAURANT

4TH STREET

1ST FLOOR PLAN  
1/8" = 1'-0"

1

PROJECT NAME:  
**HW HELLMAN CUP**

CLIENT:  
FRANCISCO TURNER

DRAWING TITLE:  
**FIRST FLOOR PLAN**

PROJECT NUMBER

No.	Date	Description
1	4/12/2023	CONCEPT DESIGN

Date: 4-12-2023  
Drawn by: AD  
Checked by: AD

**A1.00-**

Scale: 1/8" = 1'-0"

PROJECT NAME:  
**HW HELLMAN CUP**

CLIENT:  
FRANCISCO TURNER

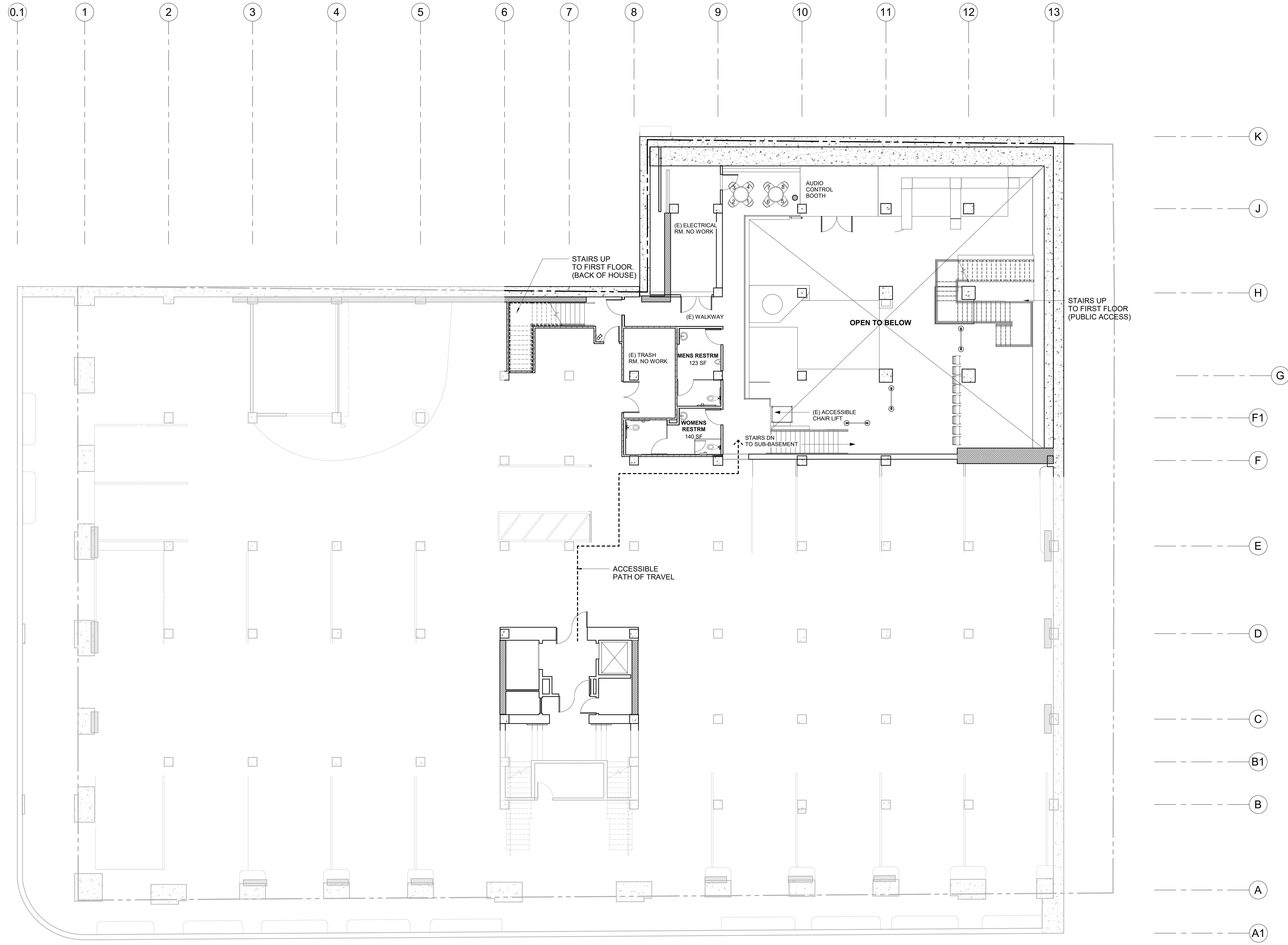
DRAWING TITLE:  
**BASEMENT FLOOR PLAN**

No.	Date	Description
1	4/12/2023	CONCEPT DESIGN

Date: 4-12-2023  
 Drawn by: AD  
 Checked by: AD

**A2.00-**

Scale: 1/8" = 1'-0"



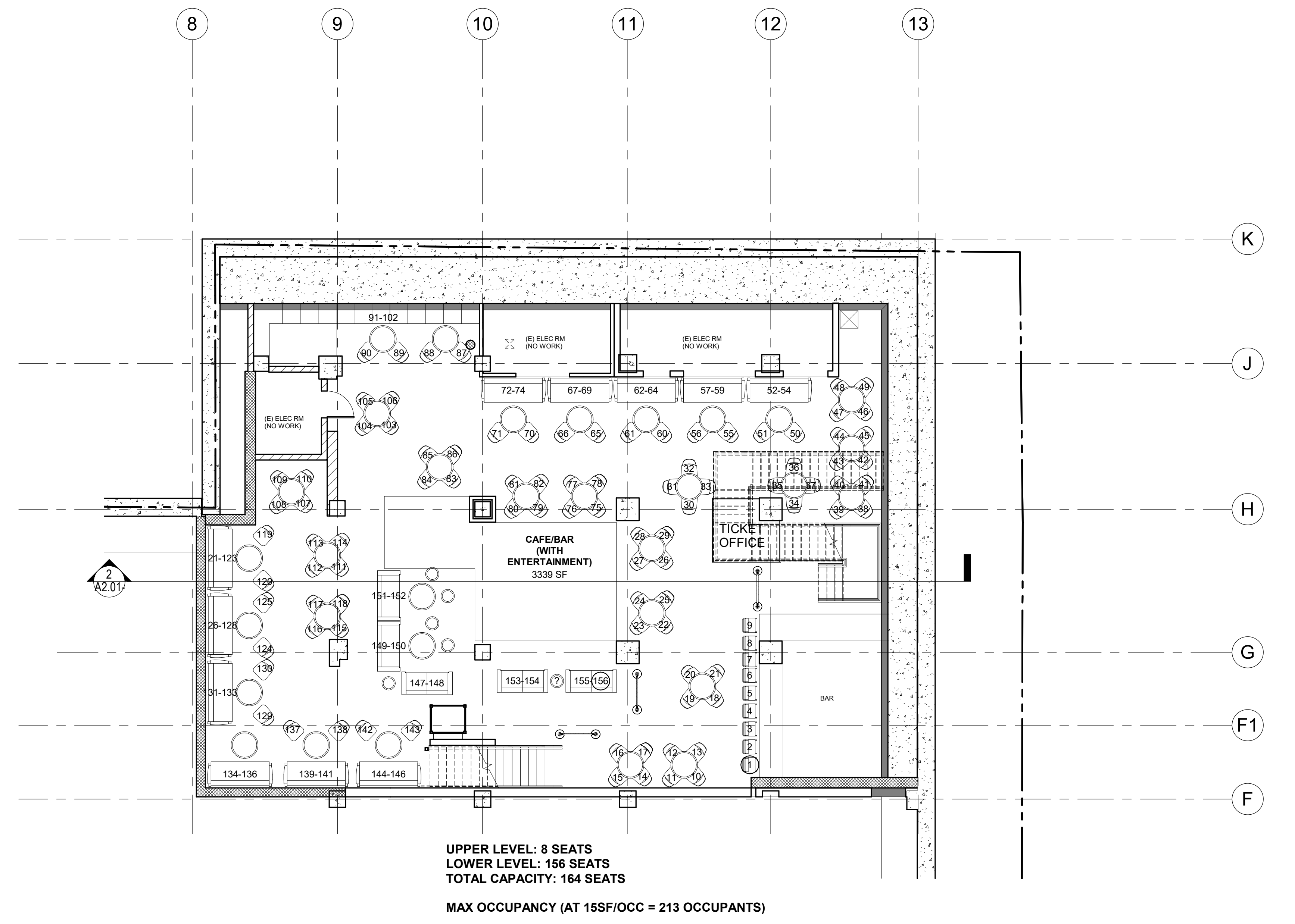
**BASEMENT**  
1/8" = 1'-0" 1

The enclosed drawings, specifications, and designs are the property of SAE Architects. No part thereof shall be copied, disclosed to others or used with any other work other than the specific project for which they have been developed without the written consent of SAE Architects.

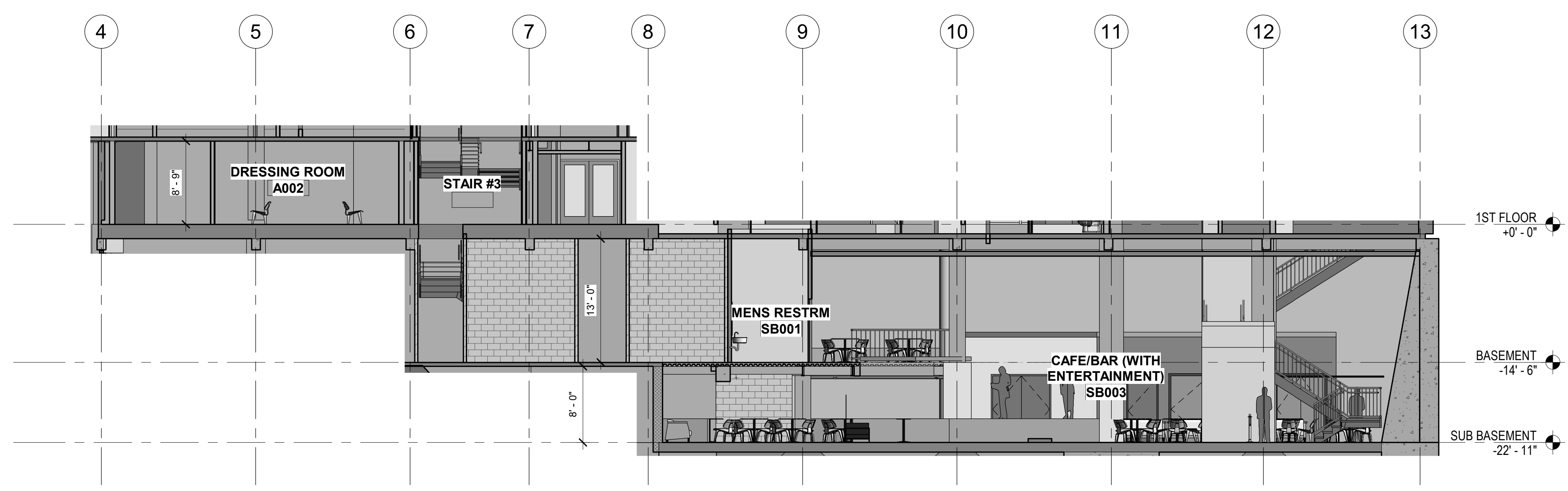
Professional Seal:

Consultant:

Notes:



SUB BASEMENT PLAN  
1/8" = 1'-0" 1



SECTION AA'  
1/8" = 1'-0" 2

PROJECT NAME:  
**HW HELLMAN CUP**

CLIENT:  
FRANCISCO TURNER

DRAWING TITLE:  
**SUB-BASEMENT FLOOR PLAN**

No.	Date	Description
1	4/12/2023	CONCEPT DESIGN

Date: 4-12-2023  
Drawn by: AD  
Checked by: AD

**A2.01-**

Scale: 1/8" = 1'-0"