

PROJECT DATA	
ADDRESS	5252 W. ADAMS BLVD, LOS ANGELES CA
PROJECT SCOPE	TENANT IMPROVEMENT TO A A-3 GALLERY/MUSEUM WITH ACCESSORY GROUP A-2 (FOOD SERVICE) AND GROUP M (RETAIL SALES). FIRST TIME FIT-OUT OF A TYPE 1-A CONSTRUCTION.
LEGAL DESCRIPTION	LOT 121 OF TRACT NO. 1446, M.B. 20/34-35 LOT 122 OF TRACT NO. 1446, M.B. 20/34-35
ZONING DESIGNATION	C2-1VL-CPIO
GENERAL PLAN LAND USE	WEST ADAMS-BALDWIN HILLS- LEIMERT COMMERCIAL CORRIDOR
LOT AREA GROSS	15,480.60 SF
LOT AREA NET	15,480.60 SF
PERMITTED FAR	1.5 : 1
PERMITTED BUILDING AREA	23,221.0 SF
PROPOSED BUILDING AREA	23,221.0 SF
PROPOSED FAR	1.5 : 1

LOT DESCRIPTION	
PARCEL 1	
APN:	5043-004-014
ADDRESS(ES):	5246-5248 WEST ADAMS BLVD, LOS ANGELES, CA 90016
LOT #:	121, TRACT NO. 1446
ARB:	NONE
LOT AREA:	7,384.3 SF
PARCEL 2	
APN:	5043-004-015
ADDRESS(ES):	5250-5252 WEST ADAMS BLVD, LOS ANGELES, CA 90016
LOT #:	122, TRACT NO. 1446
ARB:	NONE
LOT AREA:	7,725.8 SF

PARKING	ROOM AREA AND SEATING SUMMARY	VICINITY MAP	PROJECT TEAM
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REQUIRED PARKING (2 STALLS PER 1,000 SF FLOOR AREA) = 23,221SF/ 1000 = 46 STALLS
3 SHORT TERM AND 6 LONG TERM BIKE PARKING

PROPOSED PARKING 55 TOTAL STALLS PROVIDED ON-SITE
4 SHORT TERM AND 6 LONG TERM BIKE PARKING PROVIDED ON SITE

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED:

PARCEL 1:
LOT 121 OF TRACT NO. 1446, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 34 AND 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

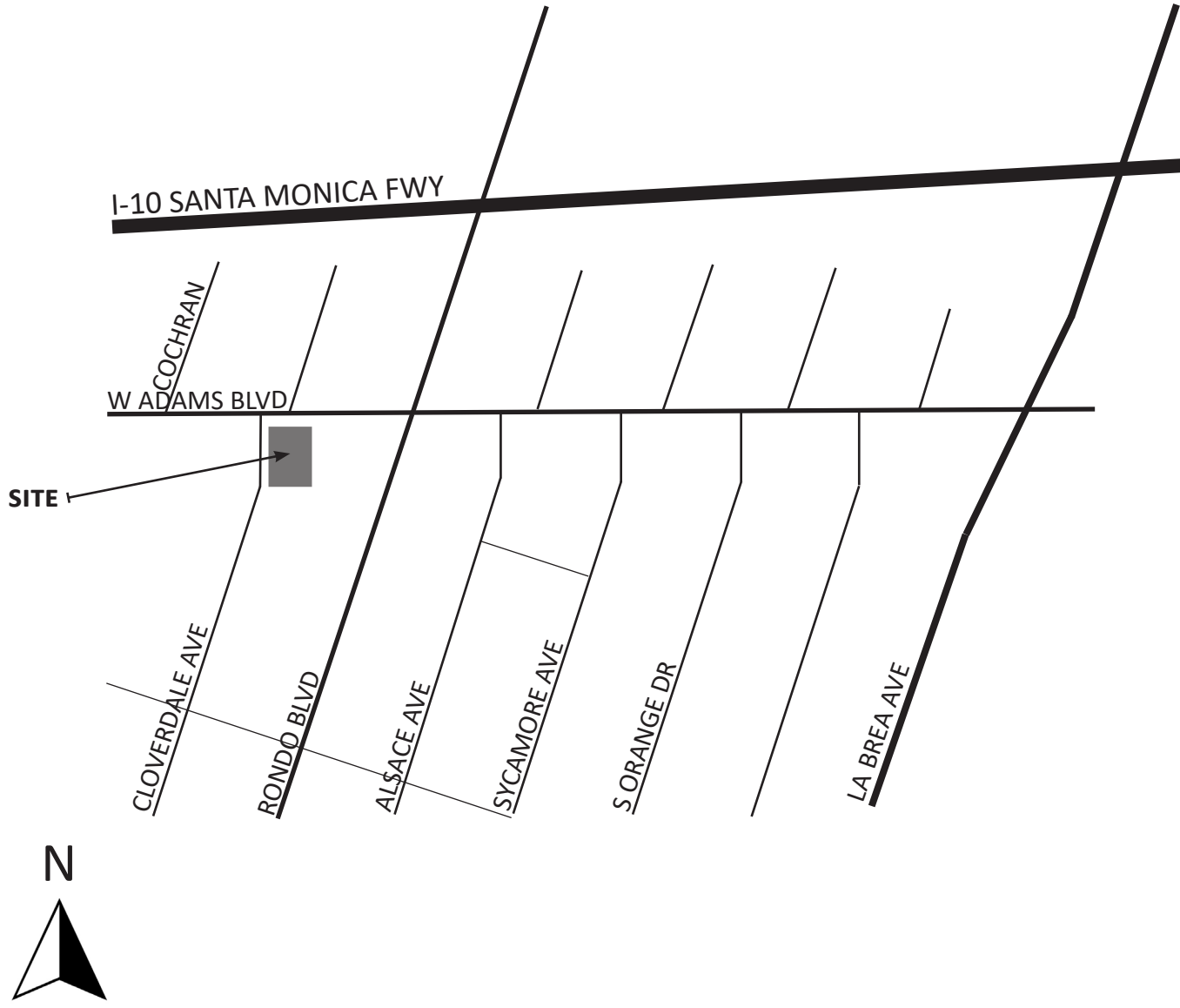
PARCEL 2:
LOT 122 OF TRACT NO. 1446, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 34 AND 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

MUSEUM OF ICE CREAM

5252 W. ADAMS BLVD.
LOS ANGELES, CA 90016

COVER SHEET/ 05.20.25

CUP ROOM AREA AND SEATING SUMMARY				
ROOM TYPE		SEAT COUNT	OCCUPANT LOAD	AREA
BASEMENT -2				
BOH		0	0	13602 SF
FOH		0	0	0 SF
SUB TOTAL		0	0	13602 SF
BASEMENT -1				
BOH		0	0	13763 SF
FOH		0	0	0 SF
SUB TOTAL		0	0	13763 SF
GROUND FLOOR				
BOH		0	0	7792 SF
FOH		24	214	3377 SF
SUB TOTAL		24	214	11169 SF
SECOND FLOOR				
BOH		0	0	2880 SF
FOH		38	435	7939 SF
SUB TOTAL		38	435	10819 SF
THIRD FLOOR				
BOH		0	0	3667 SF
FOH		92	170	6842 SF
SUB TOTAL		92	170	10509 SF
TOTAL BOH + FOH				
TOTAL BOH + FOH		154	819	59862 SF
TOTAL FOH ONLY		154	819	18158 SF



TENANT
1AND8 INC.
447 BROADWAY, 2ND FLR
NEW YORK, NY 10013

ARCHITECT
JAMES PJ ARCHITECTS
9089 CLAIREMONT MESA BLVD. #206
SAN DIEGO, CA 92123

STRUCTURAL ENGINEER
LABIB FUNK + ASSOCIATES
319 MAIN ST.
EL SEGUNDO, CA 90245
213.239.9700

MEP ENGINEER
DONOLLI ASSOCIATES ENGINEERING, PLLC
4607 NORTH MERIDIAN AVE.
MIAMI BEACH, FL 33140

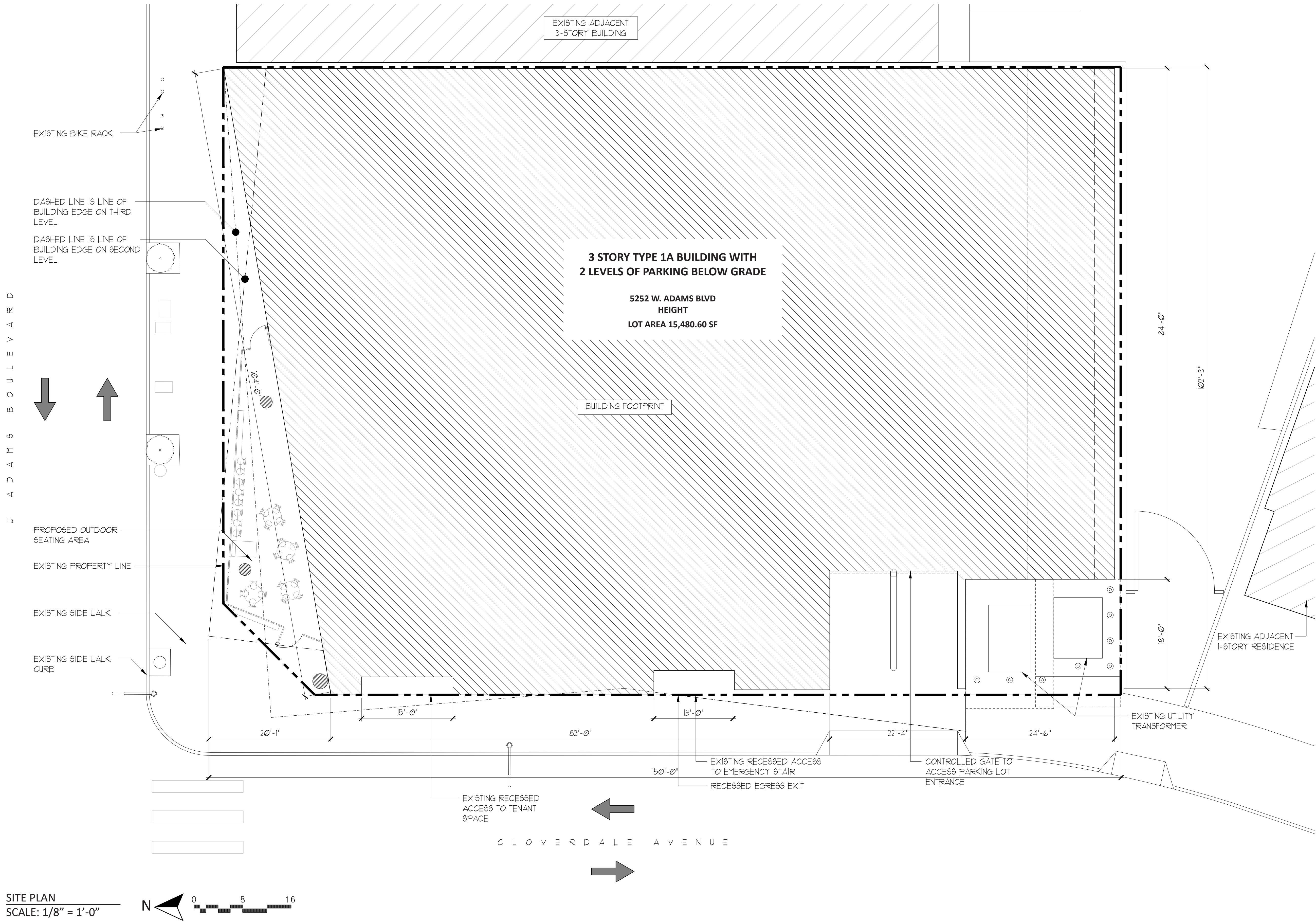
CONSULTANT
PANTO-ULEMA INC.
141 W. JACKSON BLVD #3820
CHICAGO, IL 60604
312.939.3838

PLOT PLAN DATA

ADDRESS	5252 W. ADAMS BLVD, LOS ANGELES CA
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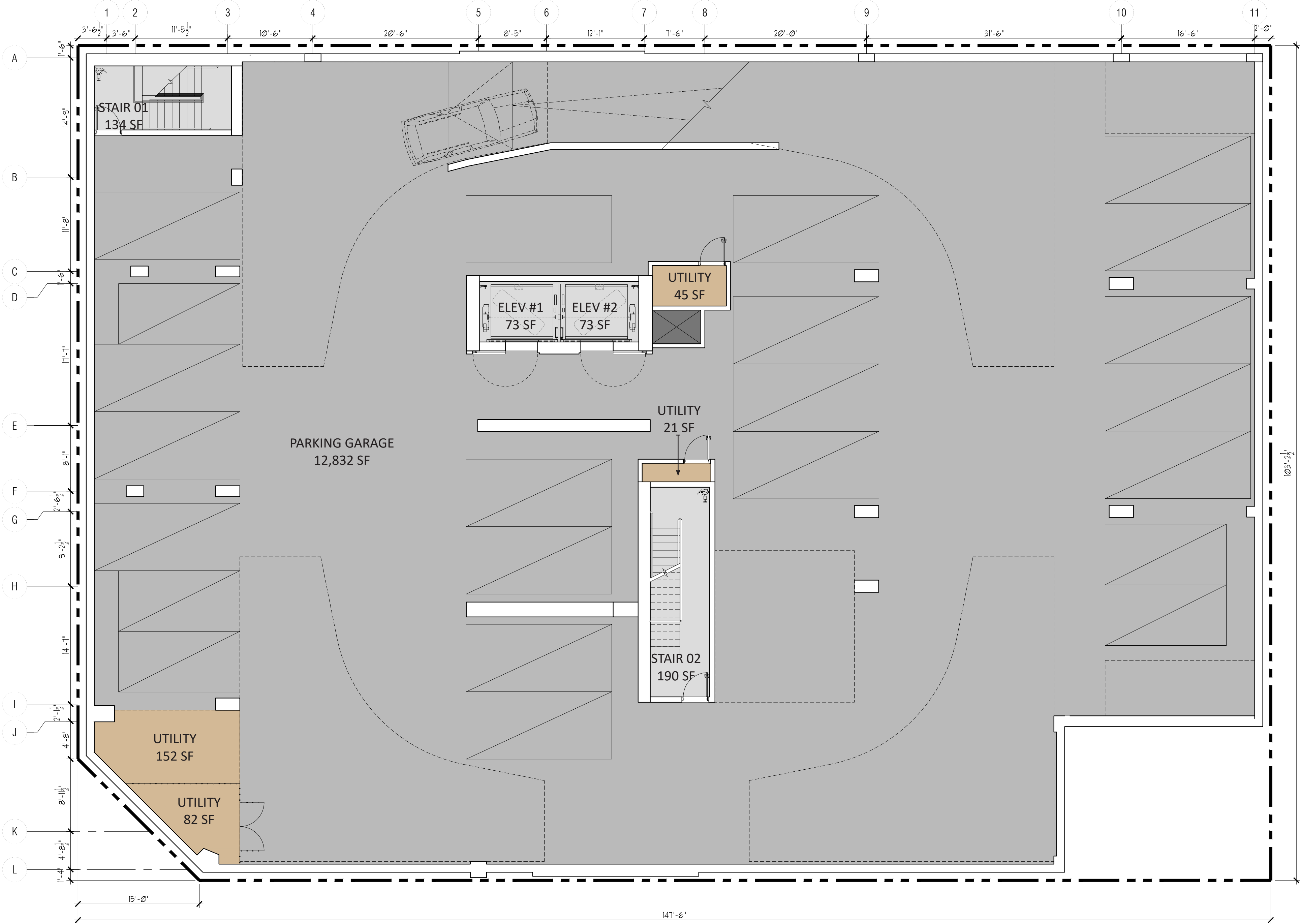
SITE PLAN/ 05.20.25

CUP ROOM SCHEDULE - BASEMENT LEVEL -2 PLAN			
ROOM TYPE	SEAT COUNT	OCCUPANT LOAD	AREA
BOH (BACK OF HOUSE)			
PARKING GARAGE	0	0	12832 SF
UTILITY	0	0	45 SF
UTILITY	0	0	21 SF
UTILITY	0	0	152 SF
UTILITY	0	0	82 SF
ELEVATOR #1	0	0	73 SF
ELEVATOR #2	0	0	73 SF
STAIR 01	0	0	134 SF
STAIR 02	0	0	190 SF
SUB TOTAL	0	0	13602 SF
FOH (FRONT OF HOUSE)			
SUB TOTAL	0	0	0 SF
TOTAL BOH + FOH	0	0	13602 SF

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BASEMENT LEVEL -2 PLAN/ 05.20.25



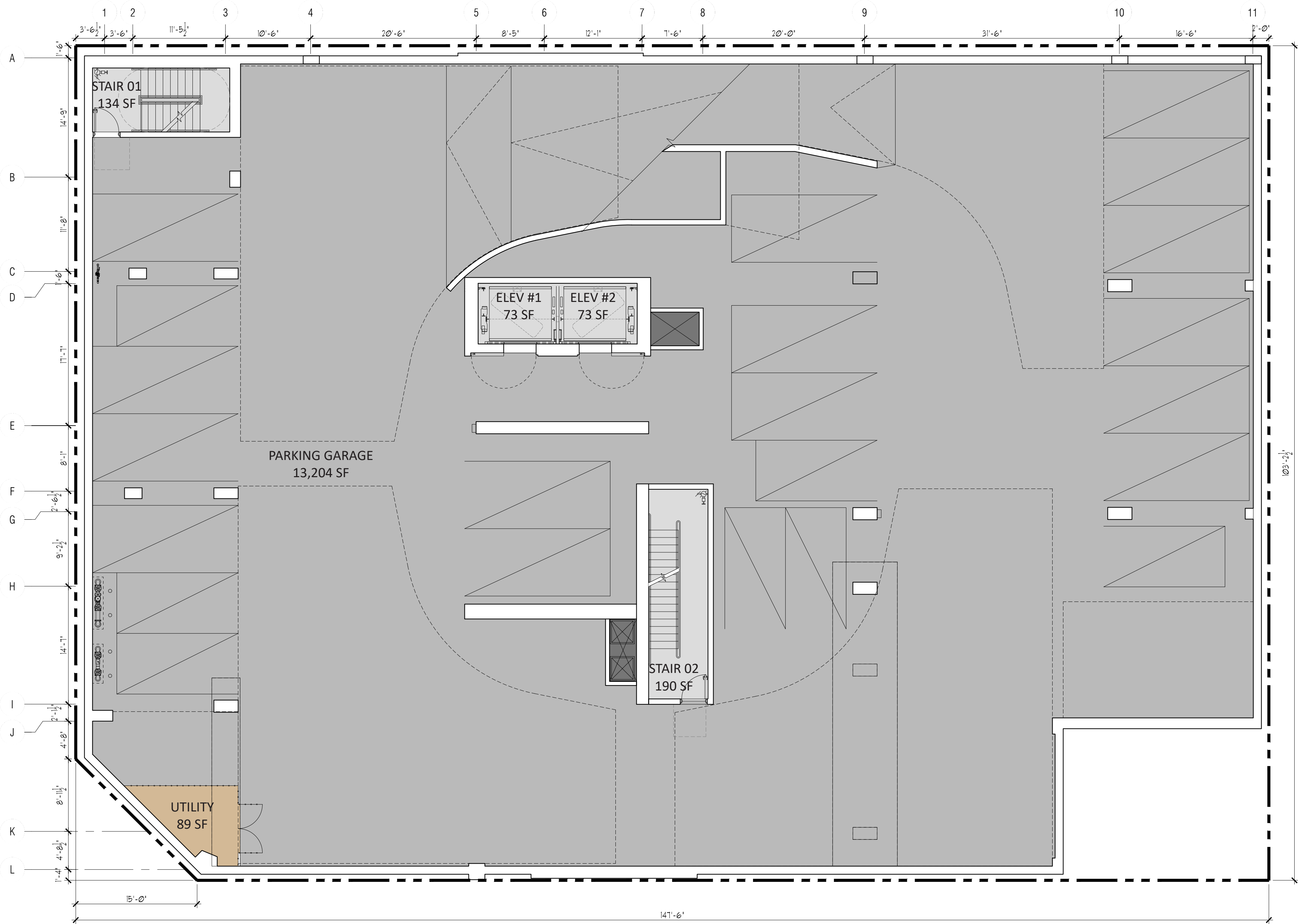
BASEMENT -2 PLAN
SCALE: 1/8" = 1'-0"

CUP ROOM SCHEDULE - BASEMENT LEVEL -1 PLAN			
ROOM TYPE	SEAT COUNT	OCCUPANT LOAD	AREA
BOH (BACK OF HOUSE)			
PARKING GARAGE	0	0	13204 SF
UTILITY	0	0	89 SF
ELEVATOR #1	0	0	73 SF
ELEVATOR #2	0	0	73 SF
STAIR 01	0	0	134 SF
STAIR 02	0	0	190 SF
SUB TOTAL	0	0	13763 SF
FOH (FRONT OF HOUSE)			
SUB TOTAL	0	0	0 SF
TOTAL BOH + FOH	0	0	13763 SF

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BASEMENT LEVEL -1 PLAN/ 05.20.25



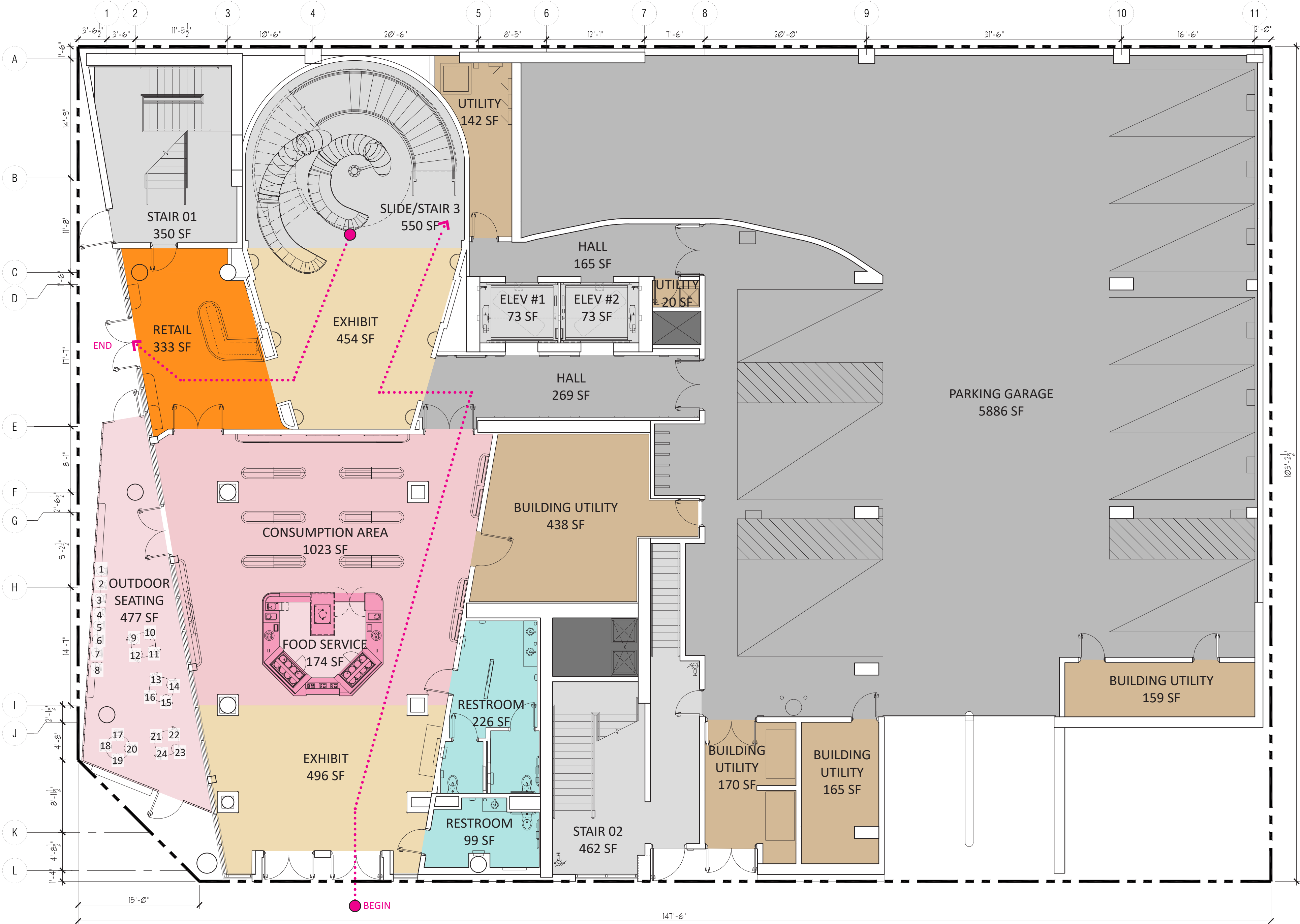
BASEMENT -1 PLAN
SCALE: 1/8" = 1'-0"

CUP ROOM SCHEDULE - GROUND FLOOR PLAN			
ROOM TYPE	SEAT COUNT	OCCUPANT LOAD	AREA
BOH (BACK OF HOUSE)			
BUILDING UTILITY	0	0	159 SF
BUILDING UTILITY	0	0	165 SF
BUILDING UTILITY	0	0	170 SF
BUILDING UTILITY	0	0	438 SF
UTILITY	0	0	142 SF
UTILITY	0	0	20 SF
PARKING GARAGE	0	0	5886 SF
STAIR 01	0	0	350 SF
STAIR 02	0	0	462 SF
SUB TOTAL	0	0	7792 SF
FOH (FRONT OF HOUSE)			
EXHIBIT	0	30	496 SF
FOOD SERVICE	0	1	174 SF
CONSUMPTION AREA	0	141	849 SF
EXHIBIT	0	13	454 SF
RETAIL	0	0	333 SF
HALL	0	0	269 SF
RESTROOM	0	0	226 SF
RESTROOM	0	0	99 SF
OUTDOOR SEATING	24	29	477 SF
SUB TOTAL	24	214	3377 SF
TOTAL BOH + FOH	24	214	11169 SF

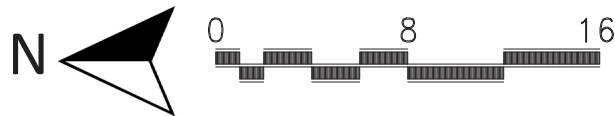
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GROUND FLOOR PLAN/ 05.20.25



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

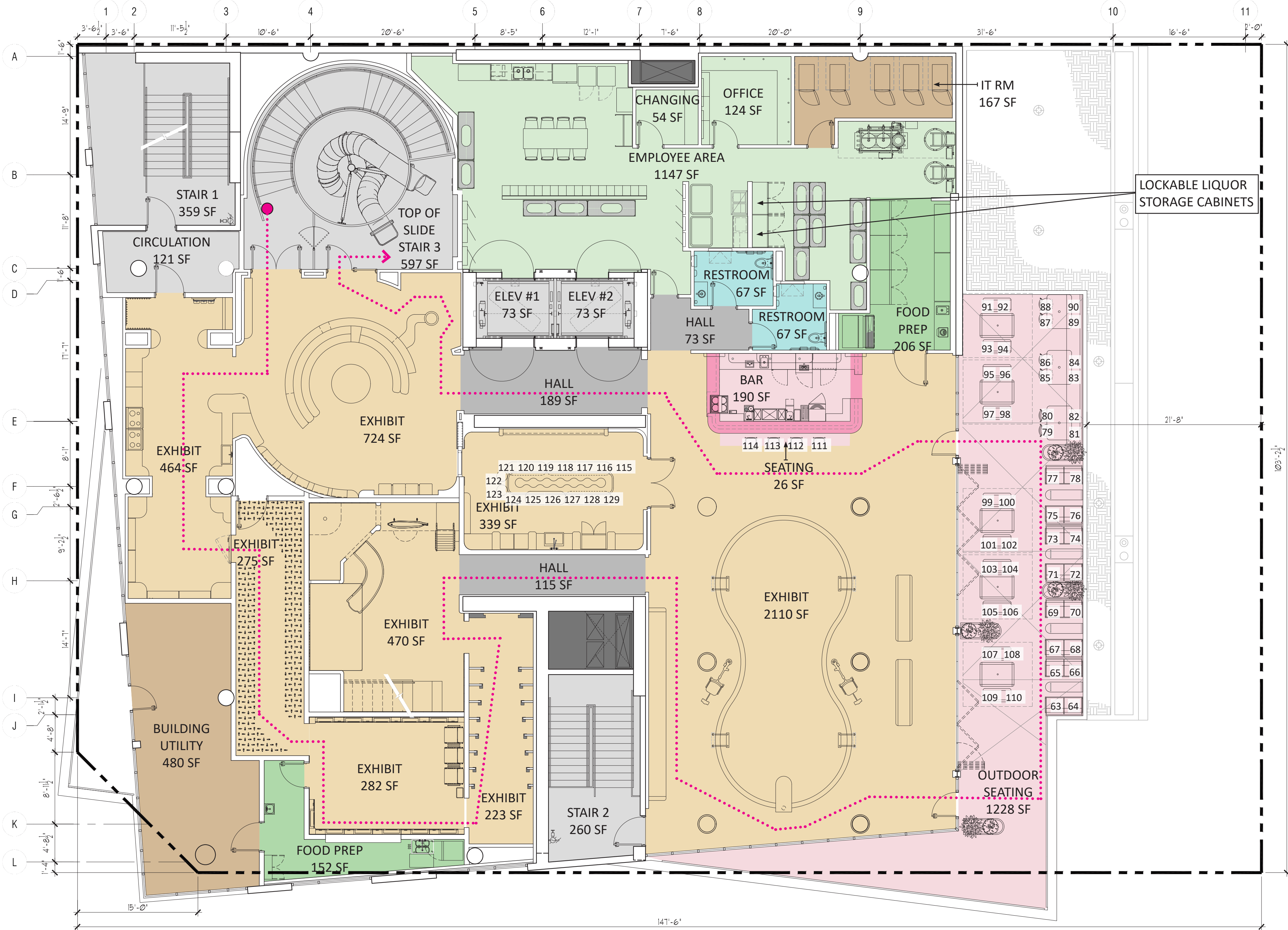


CUP ROOM SCHEDULE - THIRD FLOOR PLAN			
ROOM TYPE	SEAT COUNT	OCCUPANT LOAD	AREA
BOH (BACK OF HOUSE)			
BUILDING UTILITY	0	0	480 SF
IT ROOM	0	0	167 SF
EMPLOYEE AREA	0	0	1147 SF
OFFICE	0	0	124 SF
CHANGING	0	0	54 SF
STAIR 01	0	0	359 SF
STAIR 02	0	0	260 SF
STAIR 03	0	0	597 SF
CIRCULATION	0	0	121 SF
FOOD PREP	0	0	206 SF
FOOD PREP	0	0	152 SF
SUB TOTAL	0	0	3667 SF
FOH (FRONT OF HOUSE)			
EXHIBIT	0	19	724 SF
EXHIBIT	0	12	464 SF
EXHIBIT	0	9	275 SF
EXHIBIT	0	9	282 SF
EXHIBIT	0	7	223 SF
EXHIBIT	0	19	470 SF
HALL	0	4	115 SF
EXHIBIT	15	14	339 SF
HALL	0	6	189 SF
EXHIBIT	25	70	2110 SF
SEATING	4	0	26 SF
BAR	0	1	190 SF
RESTROOM	0	0	67 SF
RESTROOM	0	0	67 SF
HALL	0	0	73 SF
OUTDOOR SEATING	48	0	1228 SF
SUB TOTAL	92	170	6842 SF
TOTAL BOH + FOH	92	170	10509 SF

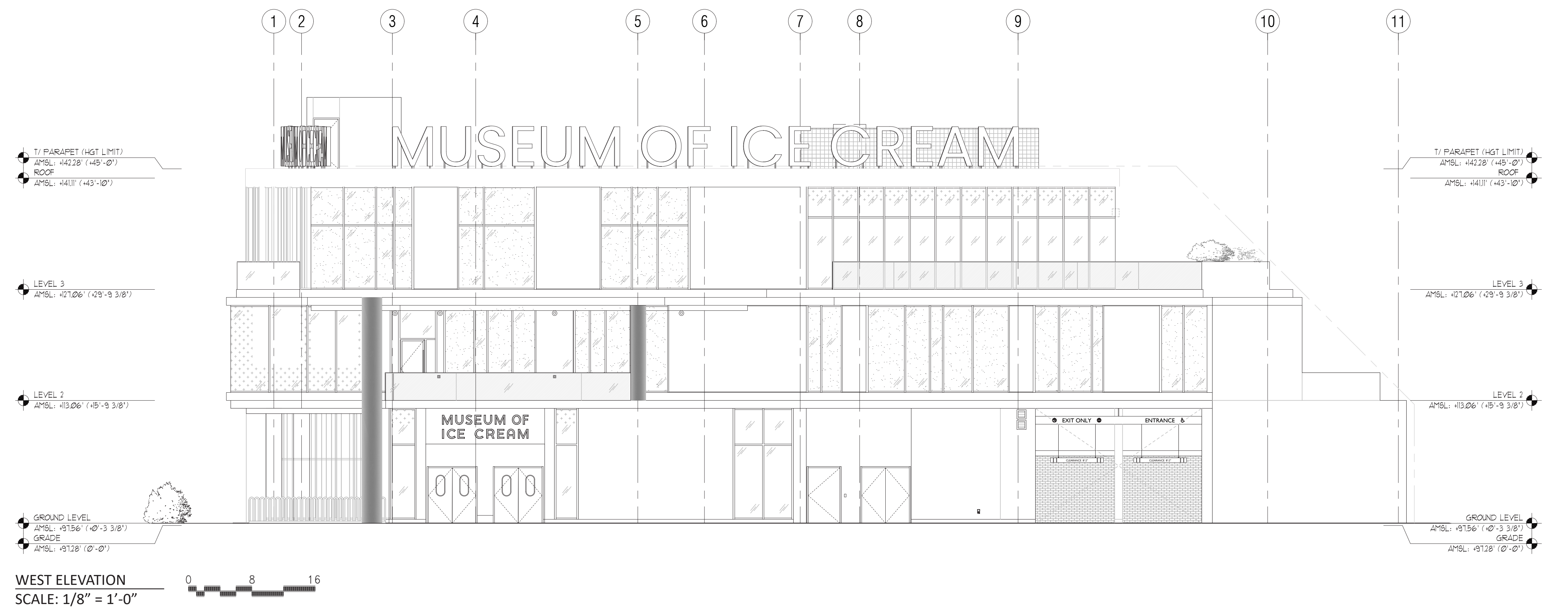
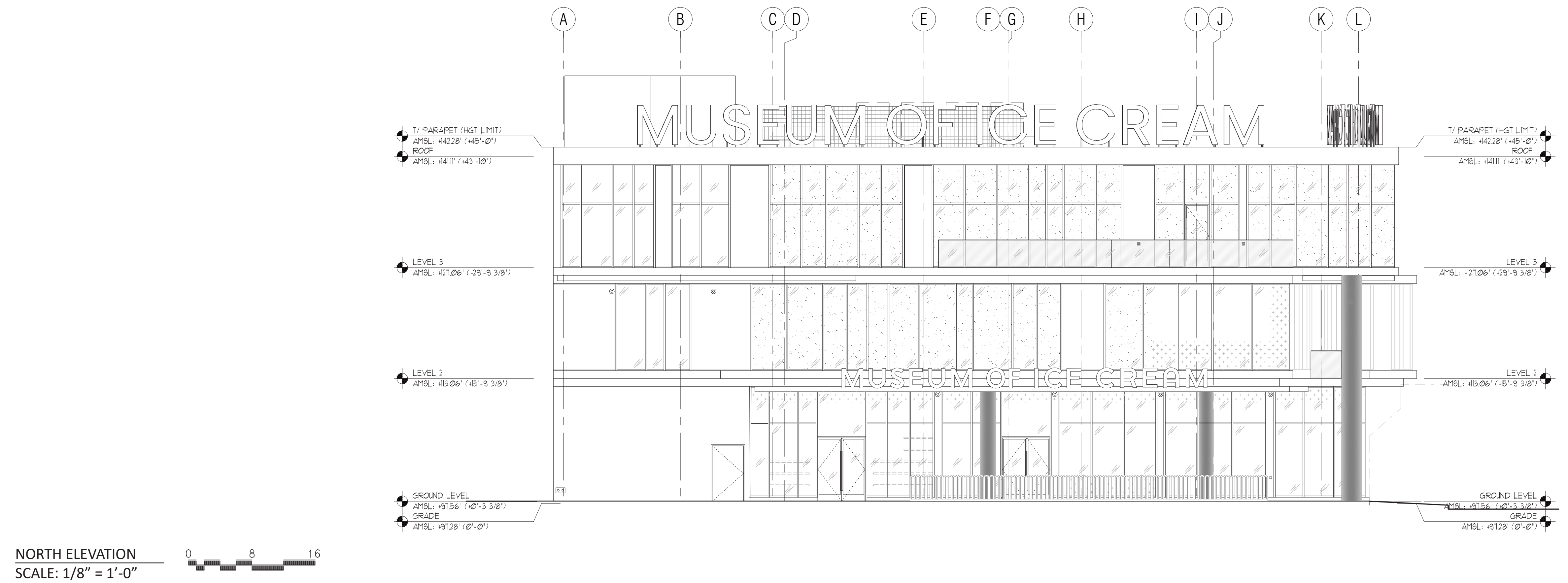
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THIRD FLOOR PLAN/ 05.20.25



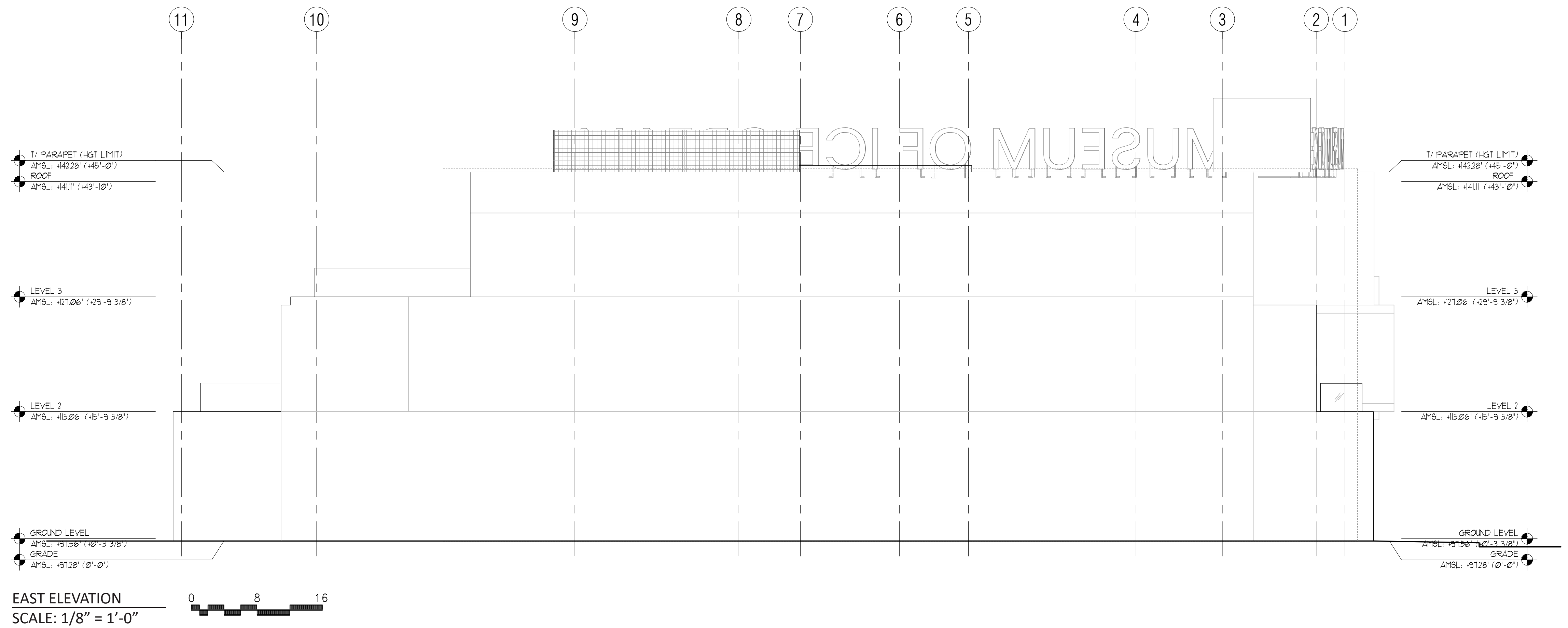
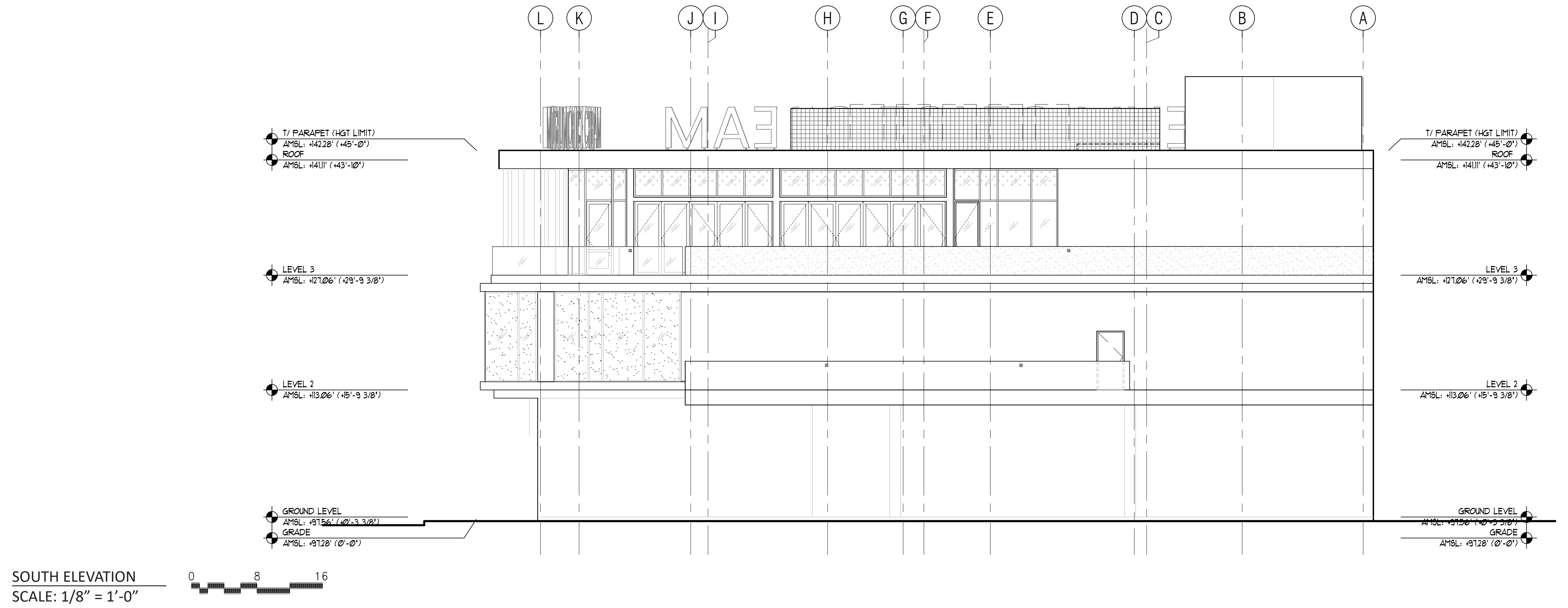
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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EXTERIOR ELEVATIONS/ 05.20.25



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