

# VENTURA BLVD & TYRONE AVE REDEVELOPMENT

14311 VENTURA BLVD, SHERMAN OAKS, CALIFORNIA. 91423



SEPTEMBER 21, 2016

14311 VENTURA DEVELOPMENT, LLC  
1318 BROADWAY, 2ND FLOOR  
SANTA MONICA, CA 90404  
CONTACT: BRETT WOOD  
(310) 444-7770

# ALTA/ACSM LAND TITLE SURVEY

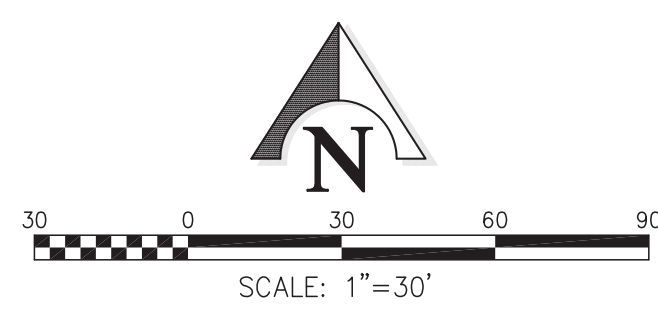
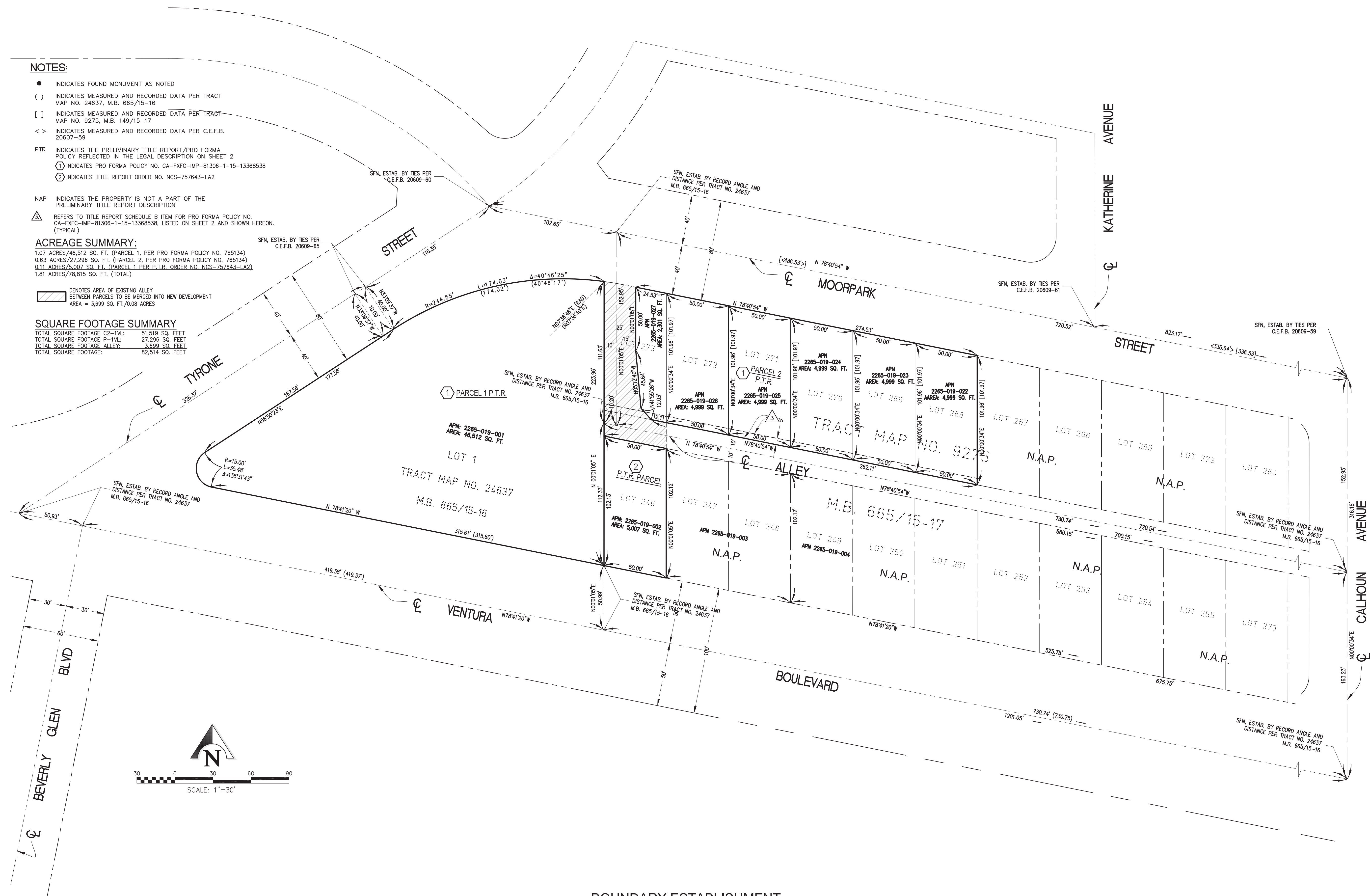
**NOTES:**

- INDICATES FOUND MONUMENT AS NOTED
- ( ) INDICATES MEASURED AND RECORDED DATA PER TRACT MAP NO. 24637, M.B. 665/15-16
- [ ] INDICATES MEASURED AND RECORDED DATA PER TRACT MAP NO. 9275, M.B. 149/15-17
- < > INDICATES MEASURED AND RECORDED DATA PER C.E.F.B. 20607-59
- PTR INDICATES THE PRELIMINARY TITLE REPORT/PRO FORMA POLICY REFLECTED IN THE LEGAL DESCRIPTION ON SHEET 2
  - ① INDICATES PRO FORMA POLICY NO. CA-FXFC-IMP-81306-1-15-13368538
  - ② INDICATES TITLE REPORT ORDER NO. NCS-757643-LA2
- NAP INDICATES THE PROPERTY IS NOT A PART OF THE PRELIMINARY TITLE REPORT DESCRIPTION
- △ REFERS TO TITLE REPORT SCHEDULE B ITEM FOR PRO FORMA POLICY NO. CA-FXFC-IMP-81306-1-15-13368538, LISTED ON SHEET 2 AND SHOWN HEREON (TYPICAL)

**ACREAGE SUMMARY:**  
 1.07 ACRES/46,512 SQ. FT. (PARCEL 1, PER PRO FORMA POLICY NO. 765134)  
 0.63 ACRES/27,296 SQ. FT. (PARCEL 2, PER PRO FORMA POLICY NO. 765134)  
 0.11 ACRES/5,007 SQ. FT. (PARCEL 1 PER P.T.R. ORDER NO. NCS-757643-LA2)  
 1.81 ACRES/78,815 SQ. FT. (TOTAL)

□ DENOTES AREA OF EXISTING ALLEY BETWEEN PARCELS TO BE MERGED INTO NEW DEVELOPMENT  
 AREA = 3,699 SQ. FT./0.08 ACRES

**SQUARE FOOTAGE SUMMARY**  
 TOTAL SQUARE FOOTAGE C2-1VL: 51,519 SQ. FEET  
 TOTAL SQUARE FOOTAGE P-1VL: 27,296 SQ. FEET  
 TOTAL SQUARE FOOTAGE ALLEY: 3,699 SQ. FEET  
 TOTAL SQUARE FOOTAGE: 82,514 SQ. FEET



BOUNDARY ESTABLISHMENT

NO.	REVISION DESCRIPTION

PLANNING & ENGINEERING & SURVEYING  
 1189 AVENIDA LA CUESTA, SAN CLEMENTE, CA 92672  
 949.9359-1044 VOICE

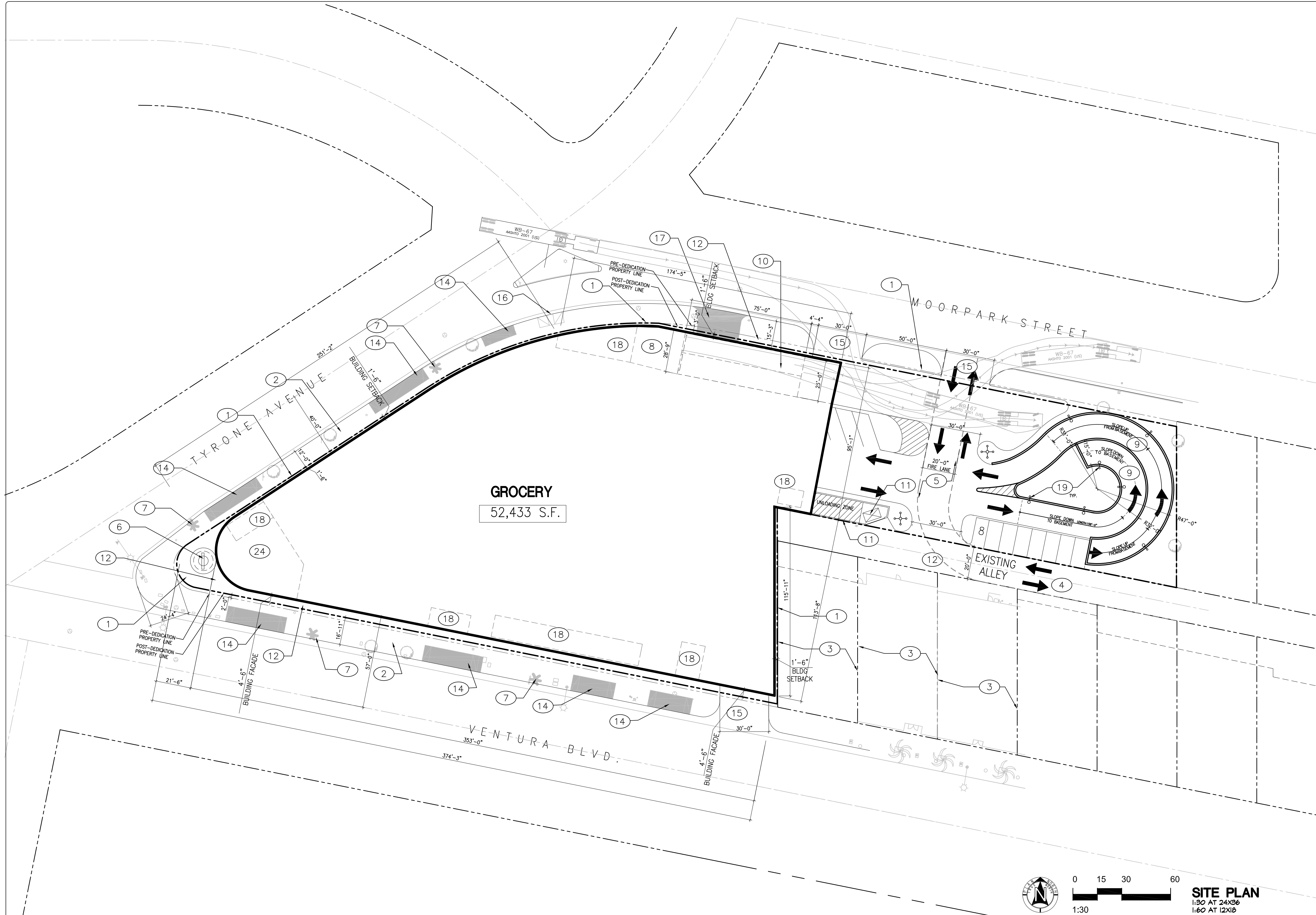
**CANYON**  
 CONSULTING

ALTA/ACSM LAND TITLE SURVEY  
 TYRONE STREET AND VENTURA BOULEVARD  
 LOS ANGELES, CALIFORNIA

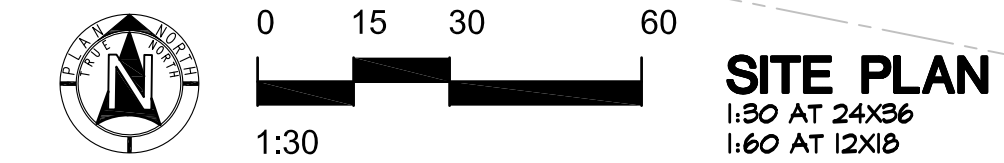
PREPARED FOR: PACIFIC STAR CAPITAL

JOB NO. 15-058
SHEET 3
OF 5 SHEETS





**GROCERY**  
52,433 S.F.



- KEY NOTES** 00
- |                                    |  |   |
|------------------------------------|--|---|
| 1. PROPERTY LINE                   | 10. SLOPED TRUCK RAMP TO LOADING DOCK  | REPLACED WITH CONCRETE SIDEWALK.  |
| 2. EXISTING SIDEWALK               | 11. TRASH AND RECYCLING AREA: 6' HIGH MASONRY WALLS WITH STUCCO EXTERIOR AND ACCESSED BY GATE. | 15. PROPOSED NEW DRIVEWAY   |
| 3. EXISTING 1-STORY RETAIL         | 12. LANDSCAPE BUFFER AT GROUND LEVEL, REFER TO GROUND LEVEL PLAN AND LANDSCAPE PLAN            | 16. EXISTING ALLEY ACCESS TO REMAIN   |
| 4. EXISTING ALLEY                  | 13. BICYCLE PARKING UNDER PODIUM   | 17. EXISTING ALLEY DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK |
| 5. FIRE LANE THROUGH ALLEY         | 14. EXISTING DRIVEWAY TO BE ABANDONED AND  | 18. VERTICAL CIRCULATION AREAS  |
| 6. MONUMENT SIGN                   |  | 19. PEDESTRIAN SCALED PARKING LOT LIGHTS  |
| 7. EXISTING PALM TREE TO REMAIN    |  | 20. OVERHEAD CANOPY AT PEDESTRIAN WALKWAY                                       |
| 8. LOADING DOCK                    |  | 21. 1/2 HEIGHT WALL BARRICADE FOR PEDESTRIAN SAFETY                             |
| 9. UNDERGROUND PARKING ACCESS RAMP |  | 22. FIRE COMMAND ROOM   |
|                                    |  | 23. ART WORK FENCE SCREEN AT LANDSCAPE AREAS                                    |
|                                    |  | 24. OUTDOOR PATIO   |

**LEGAL DESCRIPTION**

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

PARCEL 1:  
LOT 1, OF TRACT NO. 24637, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 665, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:  
LOTS 268 TO 273 INCLUSIVE OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM LOT 273 OF TRACT NO. 9275 THAT PORTION LYING WITHIN SAID TRACT NO. 24637.

REAL PROPERTY IN THE CITY OF SHERMAN OAKS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 246 OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149, PAGES 15 TO 17, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
LOTS 247 OF TRACT NO. 9275, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 149 PAGES 15 TO 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**SITE DESCRIPTION**

**SITE ADDRESS:** 14333 VENTURA BLVD  
**ASSESSORS PARCEL NUMBER(S):** 2265-019-001, 2265-019-002, 2265-019-027, 2265-019-026, 2265-019-025, 2265-019-024, 2265-019-023, 2265-019-022

**PROJECT DESCRIPTION:** EXISTING MULTI-BUILDING RETAIL TO BE REPLACED WITH SINGLE FLOOR, PODIUM STYLE GROCERY STORE WITH GROUND FLOOR PARKING & 1-LEVEL SUBTERRANEAN PARKING

**SITE DESCRIPTION:**  
**EXISTING ZONE:** C2-1VL & [Q]P-1VL  
**PROPOSED ZONE:** C2-1VL  
**COMMUNITY PLAN:** SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS COMMUNITY PLAN  
**SPECIFIC PLAN:** VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN  
**LAND USE DESIGNATIONS:** COMMUNITY PLAN: GENERAL COMMERCIAL  
SPECIFIC PLAN: NEIGHBORHOOD & GENERAL COMMERCIAL

**PROPERTY AREA (REFER TO PAGE 2 SURVEY):**

BY ZONING CLASSIFICATION	C2-1VL	[Q]P-1VL	ALLEY	TOTAL
CURRENT SOFT:	51,519	27,296	3,699	82,514
PROPOSED SOFT (PRE-DEDICATION):	82,514	0	0	82,514
PROPOSED SOFT (POST-DEDICATION):	80,891			80,891

**FLOOR AREA:**

ALLOWED SOFT (1:1 FAR)	80,891	C2-1VL SITE AREA
PROPOSED SOFT (0.66:1 FAR)	56,276	GROCERY GROSS PERIMETER
	- 3,103	VERTICAL CIRCULATION
	= 740	LOADING DOCK
	52,433	TOTAL

**BUILDABLE AREA =** ALLOWED SOFT - BUILDING SETBACK AREA  
80,891 - 1,587 = 79,304

**PROPOSED FLOOR AREA RATIO** 66% (52,433 / 79,304)

**LOT COVERAGE ALLOWED:** 60%

**PROPOSED LOT COVERAGE:** 68.2% (56,276 / 82,514)

**PROPOSED GROUND LEVEL LANDSCAPE AREA:** 14.6% (12,045 / 82,514)

**PROPOSED GROUND LEVEL PAVEMENT AREA:** 17.2% (14,193 / 82,514)

**HEIGHT:**  
**EXISTING:** 42.14'  
**ALLOWED PER LAMC:** 45'  
**ALLOWED PER SPECIFIC PLAN:** 30'  
**PROPOSED:** 38'-10"

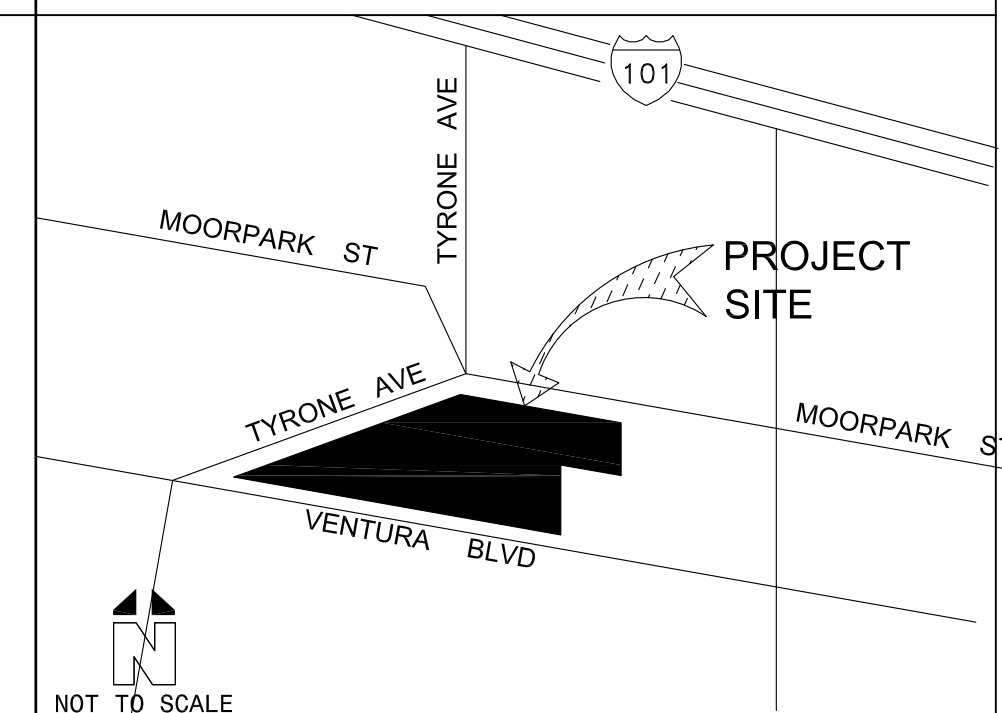
**PARKING:**  
**REQUIRED:**  
GROCERY (1 PER 250 SOFT): 188 SPACES (47,105 / 250)  
RESTAURANT (1 PER 100 SF): 53 SPACES (5,325 / 100)  
SUBTOTAL: 241 SPACES

**ALLOWABLE REDUCTION AS BIKE PARKING REPLACEMENT: (13 SPACES)**

**TOTAL REQUIRED:** 228 SPACES

**PROVIDED:**  
STANDARD: 102 @ 9'-0" WIDE  
130 @ 8'-6" WIDE  
ACCESSIBLE: 8 HANDICAP SPACES  
TOTAL: 240 SPACES  
BICYCLE SPACES: 26 SHORT TERM  
26 LONG TERM  
TOTAL BICYCLE SPACES: 52 SPACES

**VICINITY MAP**



**ISSUE DATES**

NO.	DATE	DESCRIPTION

09-21-16 CITY PLANNING SUBMISSION

980 Atlantic Avenue  
Alameda, CA 94501  
Tel: 510 865 8863  
Fax: 510 865 1611

HOUSTON 5077 West Loop, Suite 800  
Houston, Texas 77008  
713 869 1033 V

DALLAS 5777 Legacy Drive, Suite 540  
Dallas, Texas 75244  
972 480 7928 V

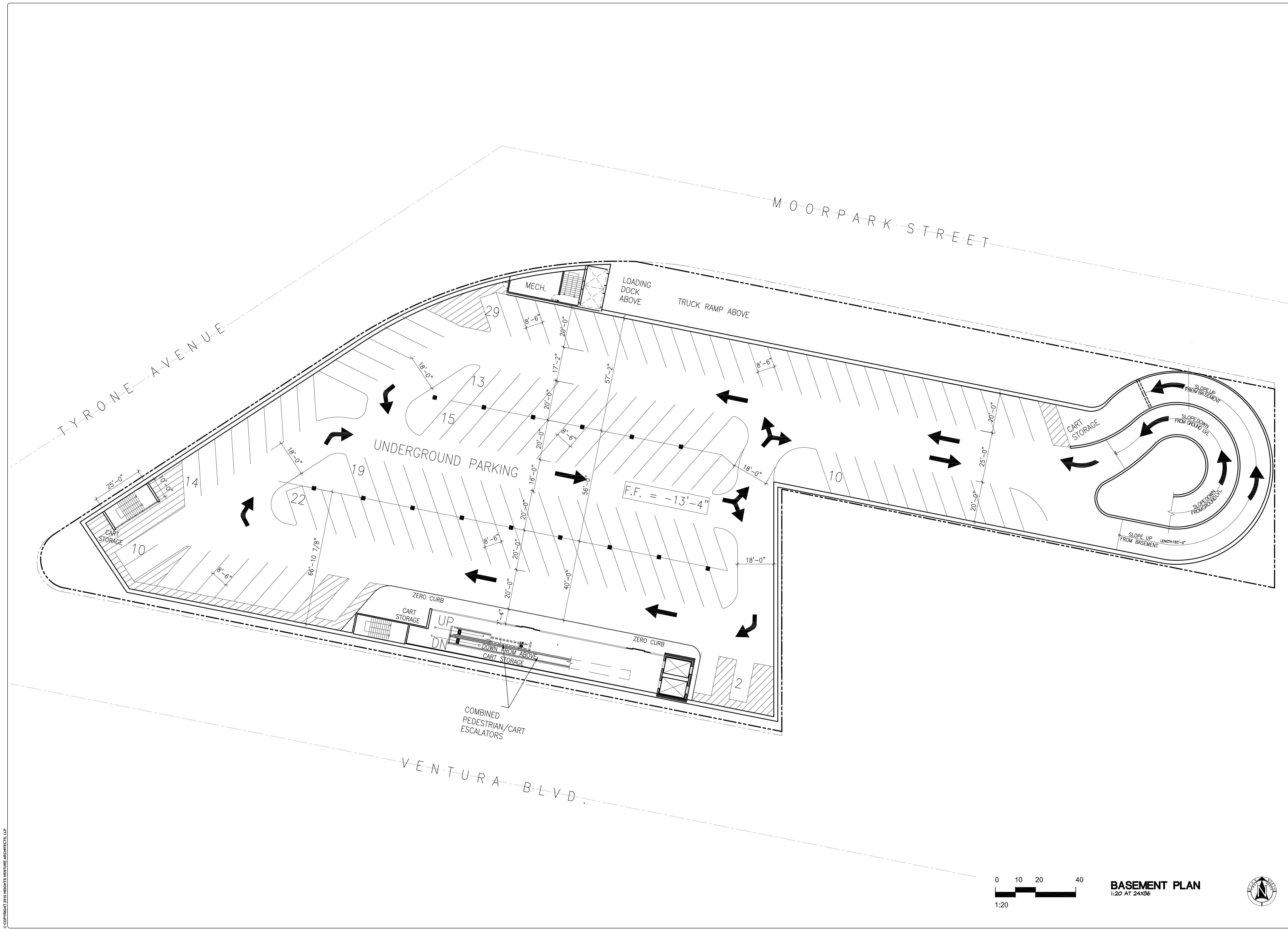
**GROCERY SHELL**  
**VENTURA BLVD. & TYRONE AVE**  
**LOS ANGELES, CA**

PROJECT NO. 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: SR DRAWN BY: EA/MF  
FILE NAME:

**SHEET TITLE**  
**PLOT PLAN**

**SHEET NUMBER**  
**A1.0**





ISSUE DATES	
09-21-16	CITY PLANNING SUBMISSION

980 Atlantic Avenue  
Alameda, CA 94501  
Tel: 510 865 8863  
Fax: 510 865 1611



HOUSTON 5717 West Loop, Suite 600  
Houston, Texas 77008  
713 869 1031 V

DALLAS 5717 Legacy Drive, Suite 240  
Dallas, Texas 75244  
972 480 7025 V

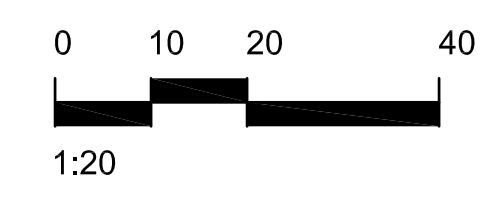
**HEIGHTS VENTURE ARCHITECTS**  
ARCHITECTS & PLANNERS  
SINCE 1978

**GROCERY SHELL**  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

PROJECT NO. 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: SR | DRAWN BY: EA/MF  
FILE NAME:

SHEET TITLE  
**BASEMENT LEVEL PLAN**

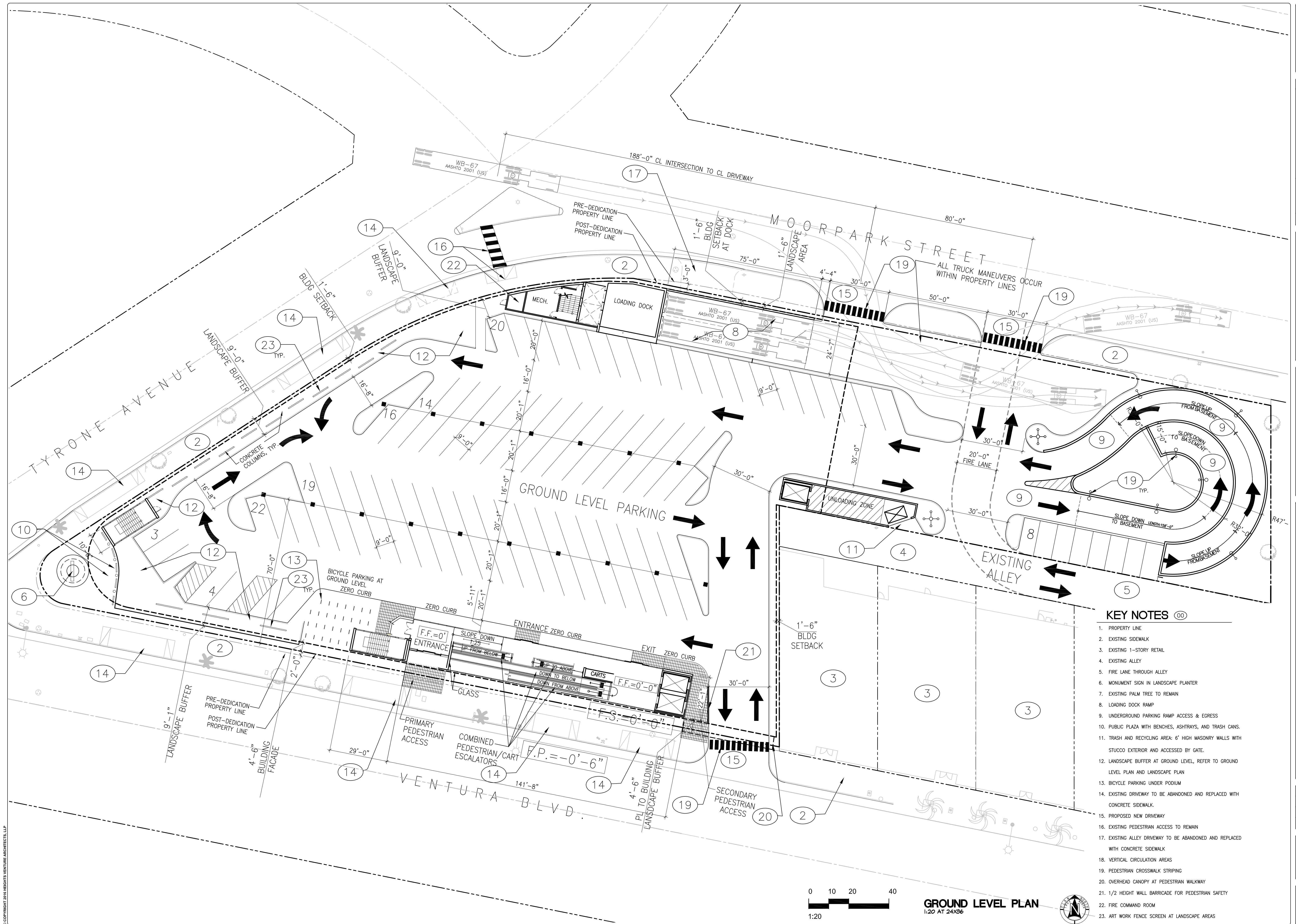
SHEET NUMBER  
**A1.1**



**BASEMENT PLAN**  
1:20 AT 24X36







- KEY NOTES** (00)
1. PROPERTY LINE
  2. EXISTING SIDEWALK
  3. EXISTING 1-STORY RETAIL
  4. EXISTING ALLEY
  5. FIRE LANE THROUGH ALLEY
  6. MONUMENT SIGN IN LANDSCAPE PLANTER
  7. EXISTING PALM TREE TO REMAIN
  8. LOADING DOCK RAMP
  9. UNDERGROUND PARKING RAMP ACCESS & EGRESS
  10. PUBLIC PLAZA WITH BENCHES, ASHTRAYS, AND TRASH CANS.
  11. TRASH AND RECYCLING AREA: 6' HIGH MASONRY WALLS WITH STUCCO EXTERIOR AND ACCESSED BY GATE.
  12. LANDSCAPE BUFFER AT GROUND LEVEL, REFER TO GROUND LEVEL PLAN AND LANDSCAPE PLAN
  13. BICYCLE PARKING UNDER PODIUM
  14. EXISTING DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK.
  15. PROPOSED NEW DRIVEWAY
  16. EXISTING PEDESTRIAN ACCESS TO REMAIN
  17. EXISTING ALLEY DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK
  18. VERTICAL CIRCULATION AREAS
  19. PEDESTRIAN CROSSWALK STRIPING
  20. OVERHEAD CANOPY AT PEDESTRIAN WALKWAY
  21. 1/2 HEIGHT WALL BARRICADE FOR PEDESTRIAN SAFETY
  22. FIRE COMMAND ROOM
  23. ART WORK FENCE SCREEN AT LANDSCAPE AREAS

**ISSUE DATES**

09-21-16	CITY PLANNING SUBMISSION
----------	--------------------------

980 Atlantic Avenue  
Alameda, CA 94501  
Tel 510 865 8863  
Fax 510 865 1611

HOUSTON  
5000 Katy Street, Suite 800  
Houston, Texas 77008  
713 869 1103 V

DALLAS  
5717 Legacy Drive, Suite 240  
Dallas, Texas 75244  
972 480 7202 V

**HEIGHTS VENTURE ARCHITECTS**  
AT CALIFORNIA

**GROCERY SHELL  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA**

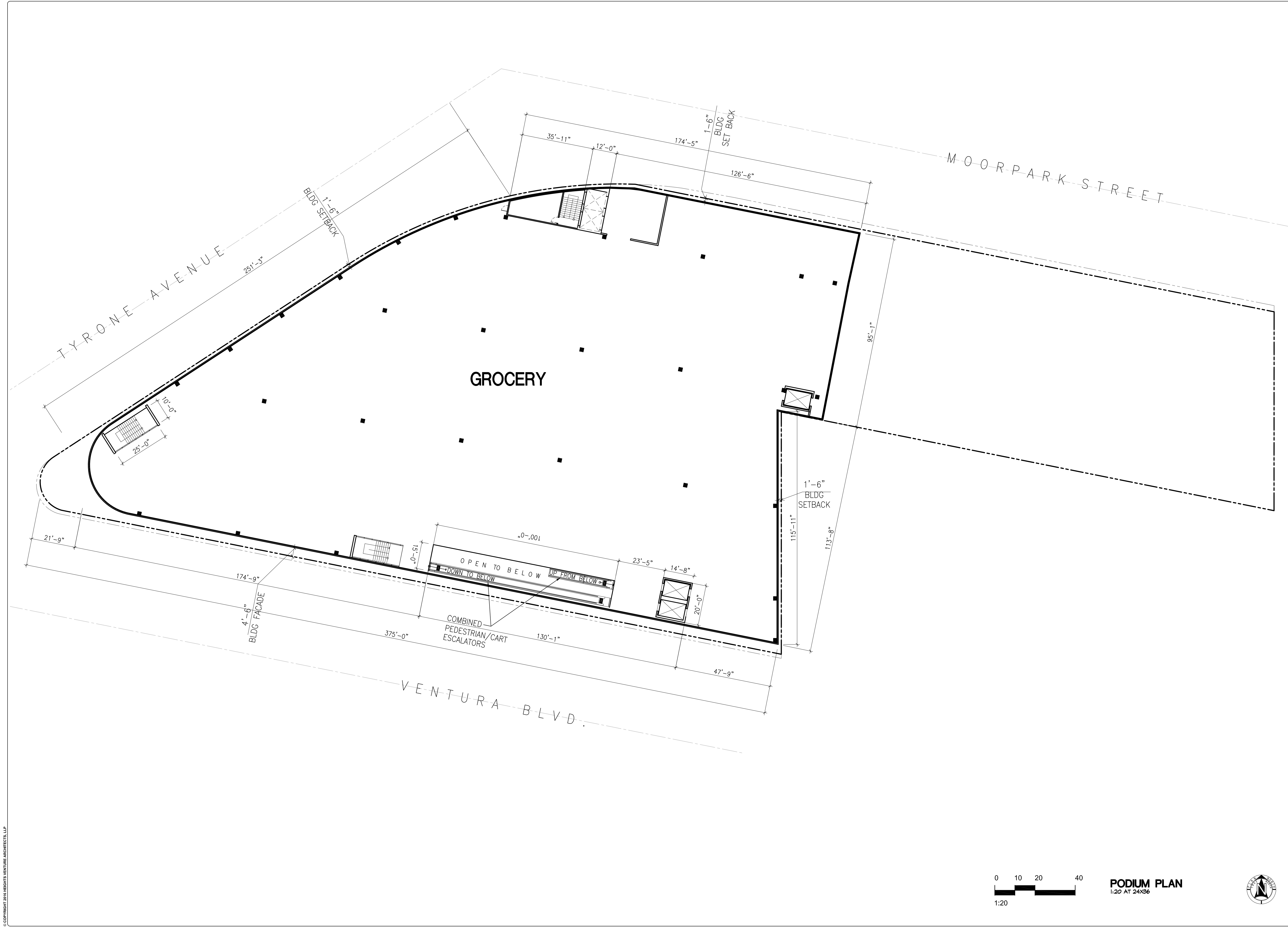
PROJECT NO: 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: SR  
DRAWN BY: EA/MF  
FILE NAME:

**SHEET TITLE**  
GROUND LEVEL PLAN

**SHEET NUMBER**  
A1.2

© COPYRIGHT 2016 HEIGHTS VENTURE ARCHITECTS, LLP





ISSUE DATES	
09-21-16	CITY PLANNING SUBMISSION

980 Atlantic Avenue  
Alameda, CA 94501  
Tel: 510 865 8863  
Fax: 510 865 1611



HOUSTON  
5717 West Loop, Suite 600  
Houston, Texas 77008  
713 869 1103 V

DALLAS  
5717 Legacy Drive, Suite 240  
Dallas, Texas 75244  
972 407 7202 V

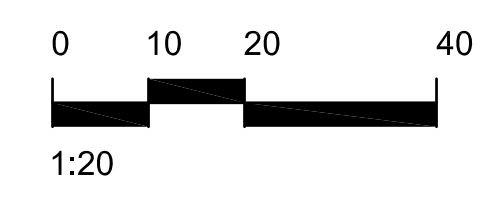


GROCERY SHELL  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

PROJECT NO. 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: SR | DRAWN BY: EA/MF  
FILE NAME:

SHEET TITLE  
PODIUM LEVEL  
PLAN

SHEET NUMBER  
A13



PODIUM PLAN  
1:20 AT 24x36





**MATERIAL SCHEDULE**

- (A) - STOREFRONT KAWNEER "CLEAR ANODIZED ALUMINUM"
- (B) - GLASS PPG SOLARBAN 60 - SOLAR GREY
- (C) - CAST-IN PLACE CONCRETE
- (D) - STUCCO SW 6224 "MOUNTAIN AIR"
- (E) - PERFORATED METAL PANEL 1" ROUND ON 12" STAGGERED (58% OPEN) SW 6157 "FAVORITE TAN"
- (F) - CAST-IN PLACE CONCRETE COLUMN
- (G) - PAINT MATCH MATERIAL SW 7071 "GREY SCREEN"
- (UL) - UP LIGHT
- (DL) - DOWN LIGHT
- (SL) - SOFFIT LIGHT

**ISSUE DATES**

NO.	DATE	DESCRIPTION

980 Atlantic Avenue  
Alameda, CA 94501  
Tel: 510 865 8863  
Fax: 510 865 1611



HOUSTON  
1500 West Loop, Suite 600  
Houston, Texas 77008  
713 869 1103 V

DALLAS  
5717 Legacy Drive, Suite 240  
Dallas, Texas 75244  
972 480 2925 V

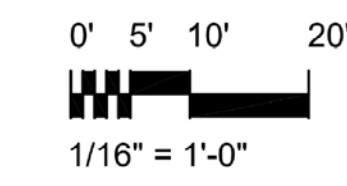
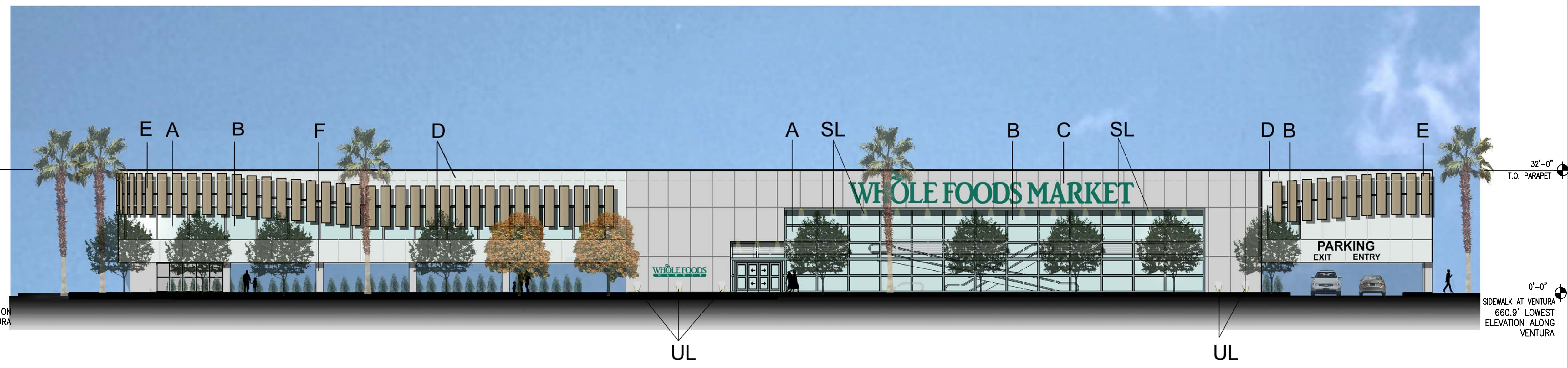


GROCERY SHELL  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

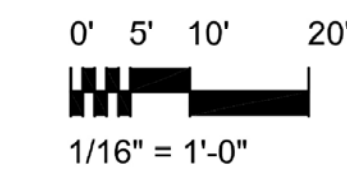
PROJECT NO. 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: SR | DRAWN BY: EA/MF  
FILE NAME:

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A2.0



**SOUTH ELEVATION**  
1/16" AT 24x36



**WEST ELEVATION**  
1/16" AT 24x36



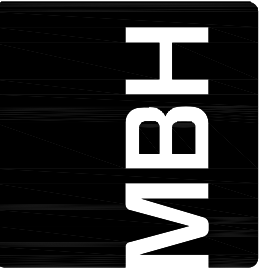
**MATERIAL SCHEDULE**

- (A) - STOREFRONT KAWNEER "CLEAR ANODIZED ALUMINUM"
- (B) - GLASS PPG SOLARBAN 60 - SOLAR GREY
- (C) - CAST-IN PLACE CONCRETE
- (D) - STUCCO SW 6224 "MOUNTAIN AIR"
- (E) - PERFORATED METAL PANEL 1" ROUND ON 1/2" STAGGERED (58% OPEN) SW 6157 "FAVORITE TAN"
- (F) - CAST-IN PLACE CONCRETE COLUMN
- (G) - PAINT MATCH MATERIAL SW 7071 "GREY SCREEN"
- (U) - UP LIGHT
- (D) - DOWN LIGHT
- (S) - SOFFIT LIGHT

**ISSUE DATES**

NO.	DATE	DESCRIPTION

980 Atlantic Avenue  
Alameda, CA 94501  
Tel: 510 865 8863  
Fax: 510 865 1611



HOUSTON  
1000 West, Suite 600  
Houston, Texas 77008  
713 868 1103 V

DALLAS  
5717 Legacy Drive, Suite 240  
Dallas, Texas 75244  
972 480 7202 V



GROCERY SHELL  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

PROJECT NO. 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: SR | DRAWN BY: EA/MF  
FILE NAME:

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NUMBER  
A21

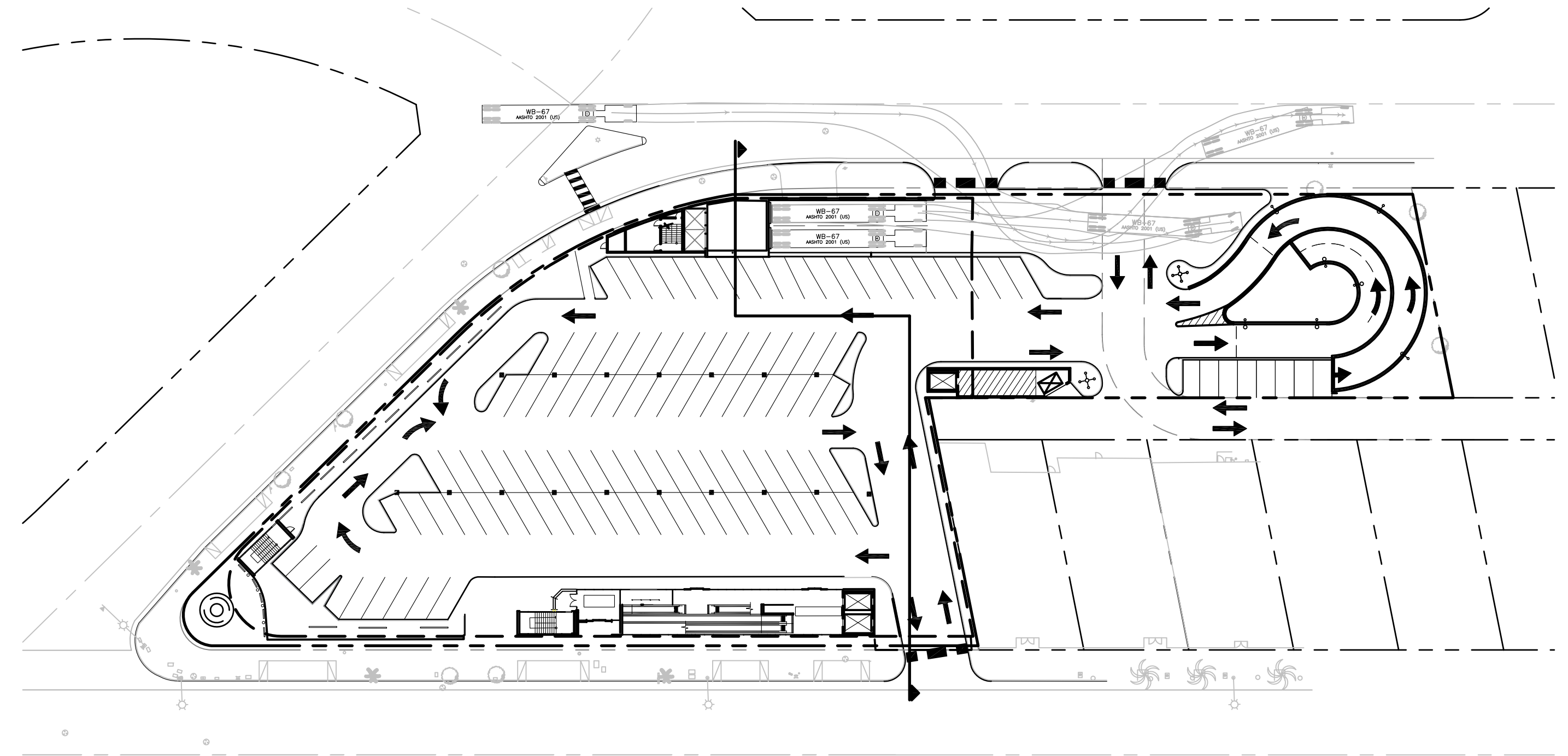


**NORTH ELEVATION**  
1/16" AT 24x36

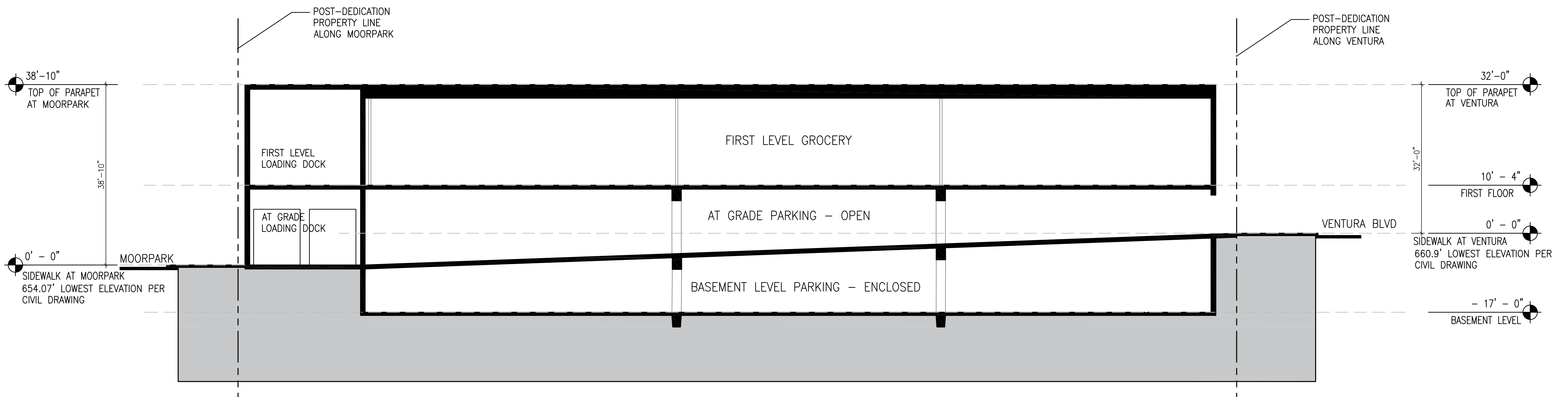


**EAST ELEVATION**  
1/16" AT 24x36





**2 SECTION KEY**  
SCALE: 1" = 50'



**1 CROSS SECTION**  
SCALE: 3/32" = 1'-0"

**ISSUE DATES**

DATE	DESCRIPTION
09-21-16	CITY PLANNING SUBMISSION

980 Atlantic Avenue  
Alameda, CA 94501  
Tel: 510 865 8863  
Fax: 510 865 1611



HOUSTON  
5717 West Loop, Suite 600  
Houston, Texas 77008  
713 868 1103 V

DALLAS  
5717 Legacy Drive, Suite 240  
Dallas, Texas 75244  
972 480 7292 V



**GROCERY SHELL**  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

PROJECT NO: 13131-002-151  
DATE PLOTTED: 09-21-16  
CHECKED BY: CS DRAWN BY: EA/MF  
FILE NAME:

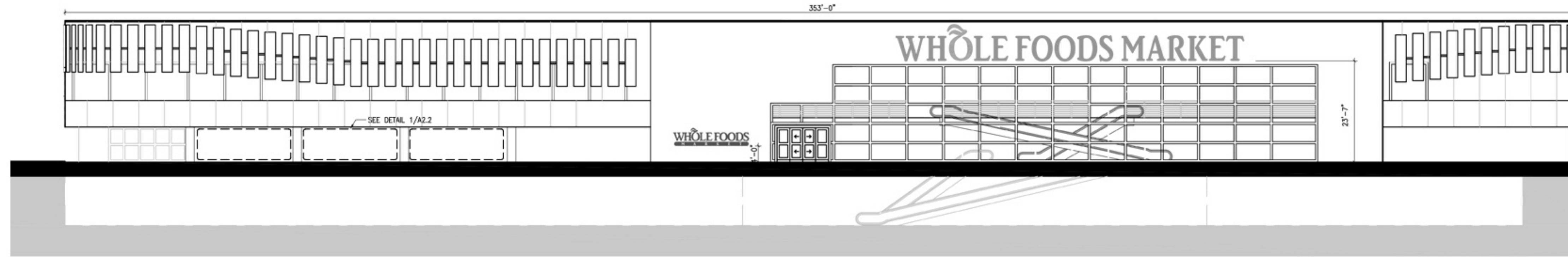
**SHEET TITLE**  
SECTIONS

**SHEET NUMBER**  
A2.3

**BUILDING SIGN #1**  
 LOCATION: VENTURA BLVD.  
 SIZE: 81'-5" X 5'-10"  
 AREA: 474.9 SQ. FT.  
 TYPE: INDIVIDUAL INTERNALLY LIT CAN LETTER  
 BUILDING FRONTAGE: 353'-0"  
 ALLOWABLE AREA: 706 SQ. FT.



**SOUTH ELEVATION: BIG SIGN**  
 SCALE: 1/4"=1'



**SOUTH ELEVATION**  
 SCALE: 1/16"=1'

**BUILDING SIGN #2**  
 LOCATION: VENTURA BLVD.  
 SIZE: 81'-5" X 5'-10"  
 AREA: 474.9 SQ. FT.  
 TYPE: INDIVIDUAL INTERNALLY LIT CAN LETTER  
 BUILDING FRONTAGE: 244'-0"  
 ALLOWABLE AREA: 488 SQ. FT.

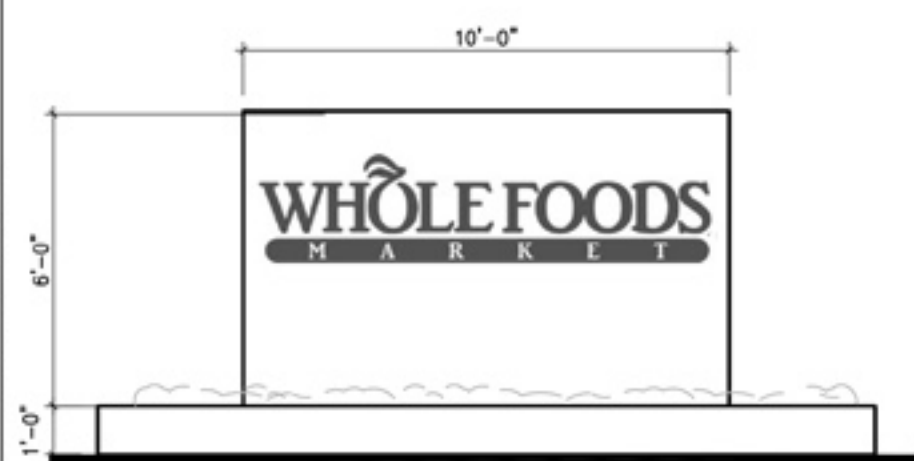


**WEST ELEVATION: BIG SIGN (ALSO VISIBLE FROM NORTH ELEV.)**  
 SCALE: 1/4"=1'

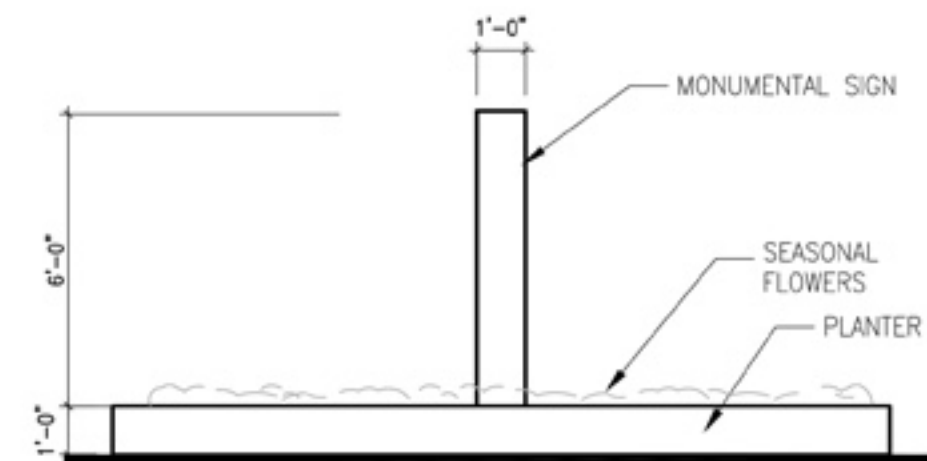


**WEST ELEVATION**  
 SCALE: 1/16"=1'  
**2 WALL SIGNS**  
 SCALE: 1/16"=1'

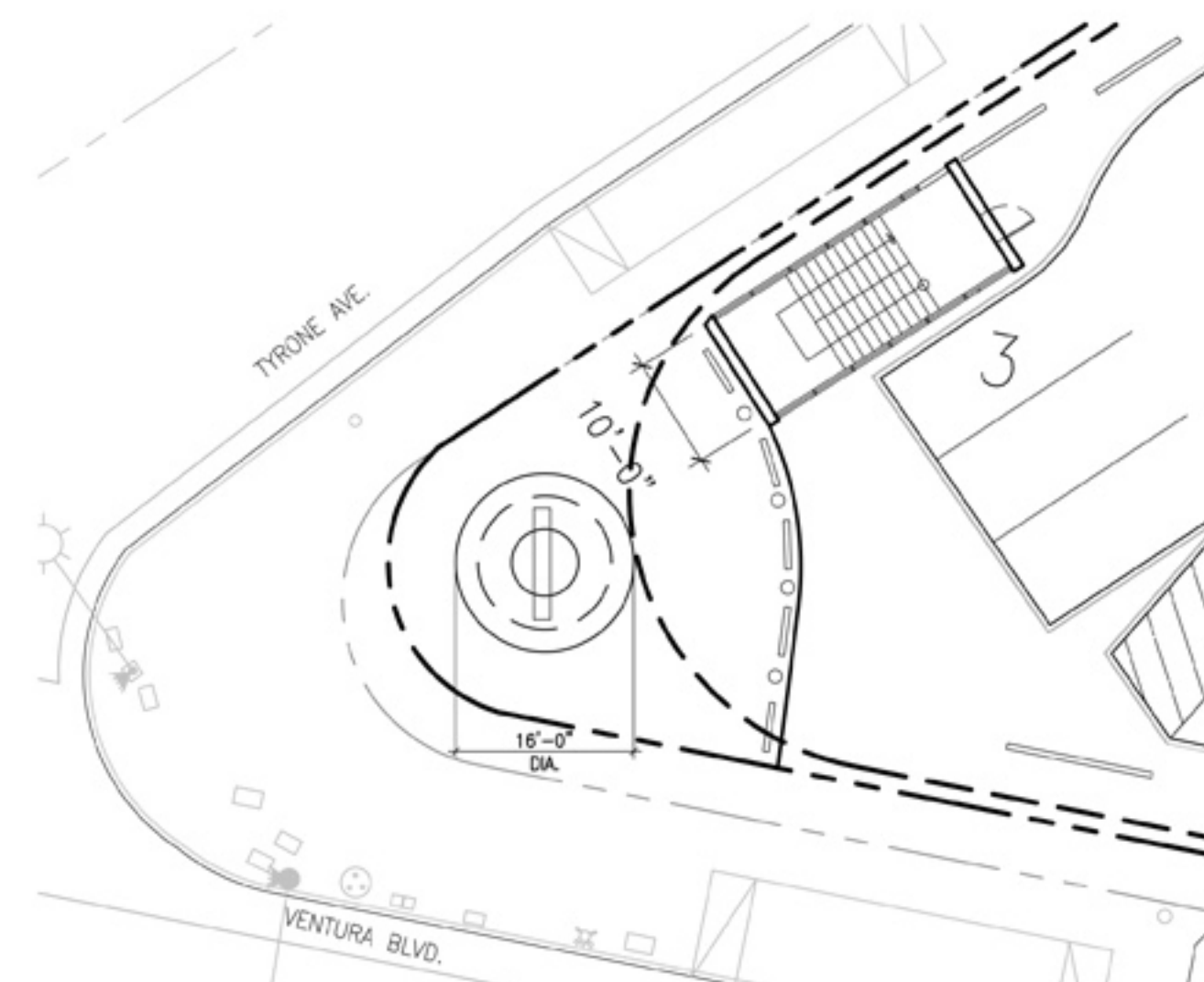
**MONUMENT SIGN**  
 LOCATION: NEC OF VENTURA & TYRONE  
 SIZE: 6'H X 10'W X 1'D  
 AREA: 60 SQ. FT.  
 ALLOWABLE AREA: 60 SQ. FT.  
 PLANTER AREA: 200 SQ. FT.  
 TYPE: PREFINISHED ALUMINUM SIGN CABINET WITH INTERNALLY LIT LETTERS, OR REVERSE CHANNEL LETTERS WITH INTERNALLY LIT "MARKET"



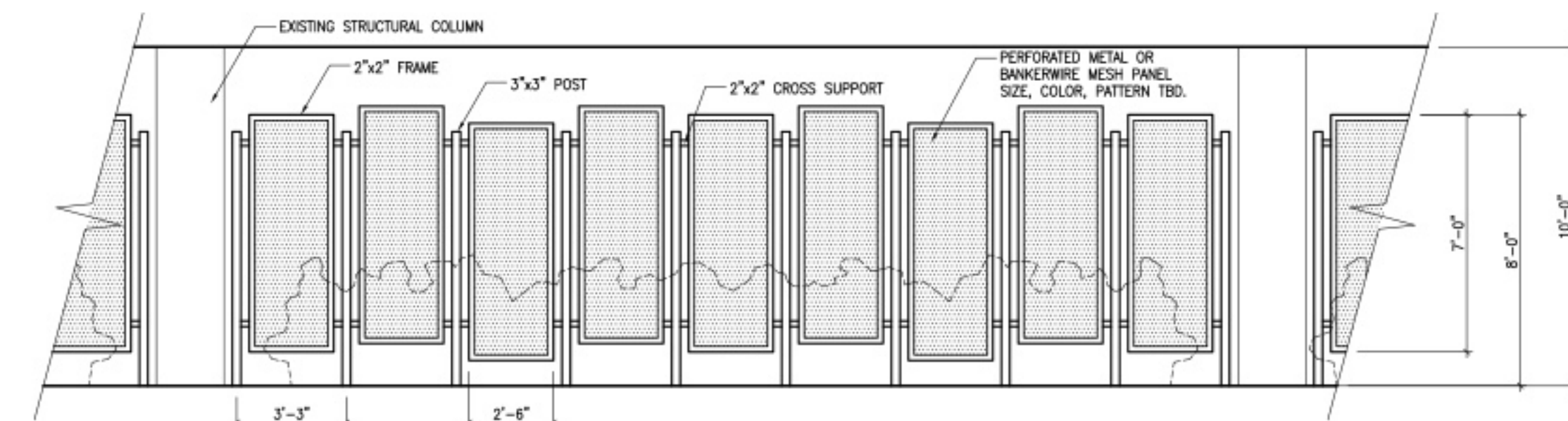
**PYLON MONUMENT SIGN**  
 SCALE: 1/4"=1'



**PYLON MONUMENT SIGN**  
 SCALE: 1/4"=1'



**3 MONUMENT SIGN**  
 SCALE: 1/16"=1'



**1 GROUND LEVEL SCREEN DETAIL**  
 SCALE: 1/4"=1'

ISSUE DATES

NO.	DATE	DESCRIPTION

860 Atlantic Avenue  
 Alameda, CA 94501  
 Tel: 510 865 8663  
 Fax: 510 865 1611



PROJECT NO. 13131-002-151  
 DATE PLOTTED: 09-21-16  
 CHECKED BY: CS  
 DRAWN BY: EA/MF

**HEIGHTS VENTURE ARCHITECTURE L.L.C.**  
 1111 Main Loop West, Suite 800  
 Houston, Texas 77008  
 713 889 1103 V  
 DALLAS 1717 Legacy Ridge, Suite 240  
 Dallas, Texas 75244  
 972 490 7292 V

GROCERY SHELL  
 VENTURA BLVD. & TYRONE AVE  
 LOS ANGELES, CA

PROJECT NO. 13131-002-151  
 DATE PLOTTED: 09-21-16  
 CHECKED BY: CS  
 DRAWN BY: EA/MF

SHEET TITLE  
 SIGN EXHIBIT

SHEET NUMBER  
**A2.2**

© COPYRIGHT 2016 HEIGHTS VENTURE ARCHITECTS, L.P.



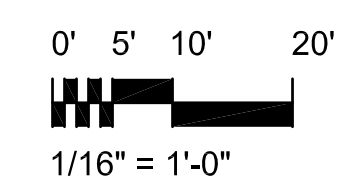
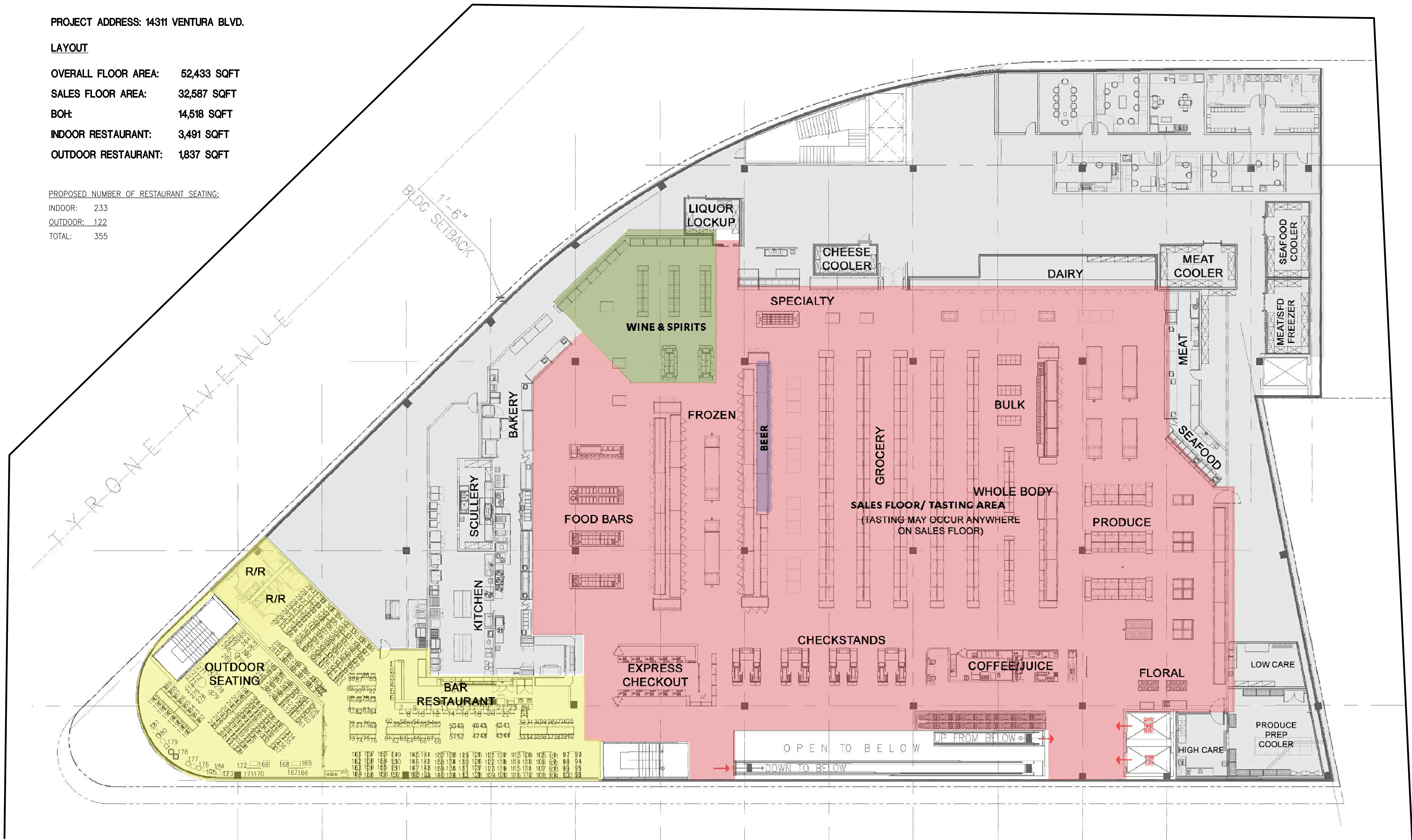
PROJECT ADDRESS: 14311 VENTURA BLVD.

LAYOUT

OVERALL FLOOR AREA: 52,433 SQFT  
 SALES FLOOR AREA: 32,587 SQFT  
 BOH: 14,518 SQFT  
 INDOOR RESTAURANT: 3,491 SQFT  
 OUTDOOR RESTAURANT: 1,837 SQFT

PROPOSED NUMBER OF RESTAURANT SEATING:

INDOOR: 233  
 OUTDOOR: 122  
 TOTAL: 355



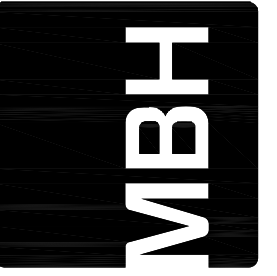
INTERIOR LAYOUT  
 1/16" = 1'-0"



ISSUE DATES

DATE	DESCRIPTION
09-21-16	CITY PLANNING SUBMISSION

980 Atlantic Avenue  
 Alameda, CA 94501  
 Tel: 510 865 8863  
 Fax: 510 865 1611



HOUSTON  
 10000 West, Suite 600  
 Houston, Texas 77068  
 713 869 1103 V

DALLAS  
 5717 Legacy Drive, Suite 240  
 Dallas, Texas 75244  
 972 480 7202 V



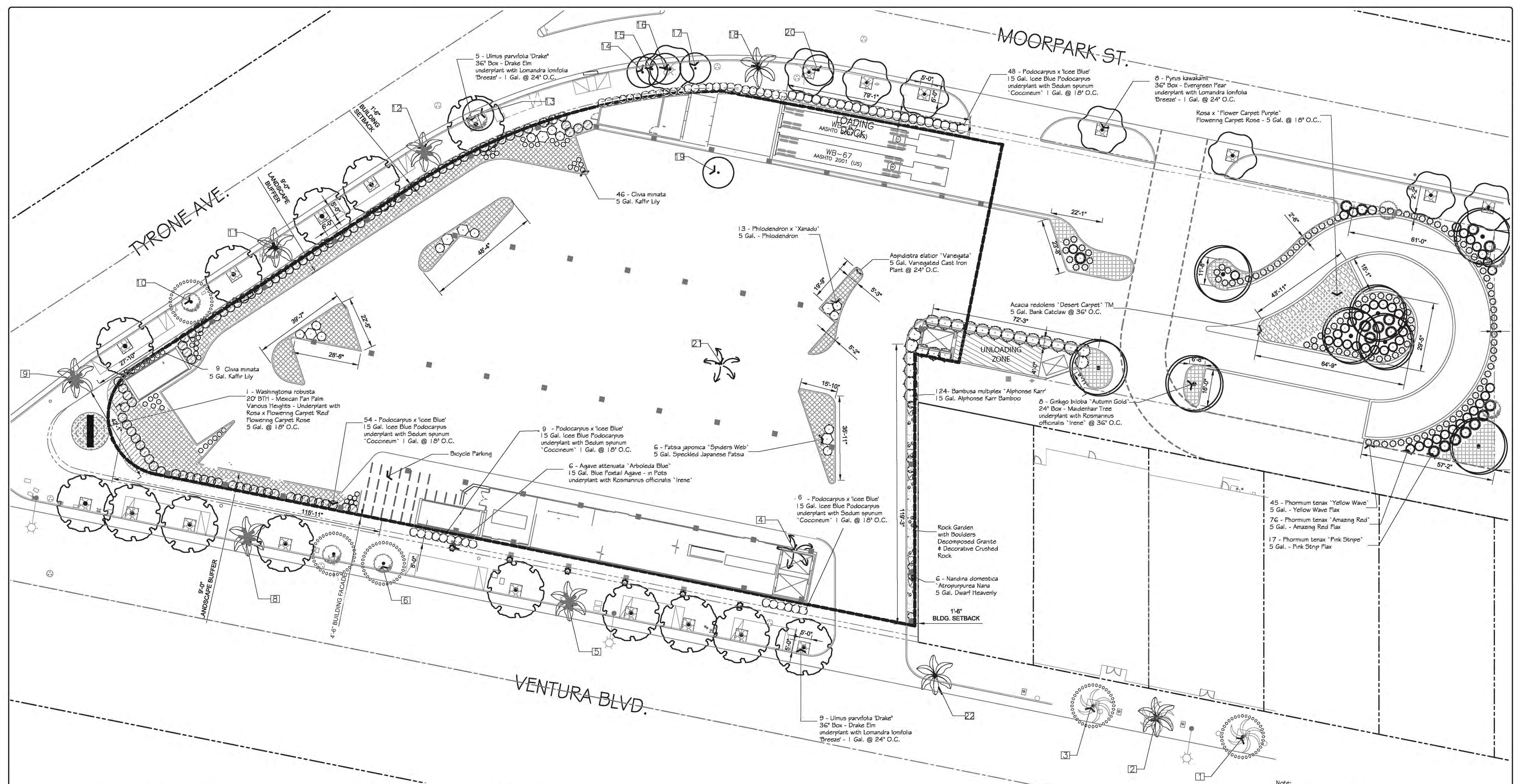
GROCERY SHELL  
 VENTURA BLVD. & TYRONE AVE  
 LOS ANGELES, CA

PROJECT NO: 13131-002-151  
 DATE PLOTTED: 09-21-16  
 CHECKED BY: SR  
 DRAWN BY: EA/MF  
 FILE NAME:

SHEET TITLE  
 INTERIOR LAYOUT

SHEET NUMBER  
 INT 1.0





**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
1	Ginkgo biloba - 2" DBH to Remain
2	Washingtonia robusta - 22" DBH - 75' Height to Remain
3	Ginkgo biloba - 2" DBH to Remain
4	Washingtonia robusta 15" DBH - 75' Height Transplant to a Location TBD
5	Washingtonia robusta - 13" DBH - 40' Height to Remain
6	Ginkgo biloba - 5" DBH to Remain
7	Ginkgo biloba - 5" DBH to Remain
8	Washingtonia robusta - 13" DBH - 40' Height to Remain
9	Washingtonia robusta - 16" DBH - 45' Height to Remain
10	Ginkgo biloba - 6" DBH to Remain
11	Washingtonia robusta - 14" DBH - 40' Height to Remain

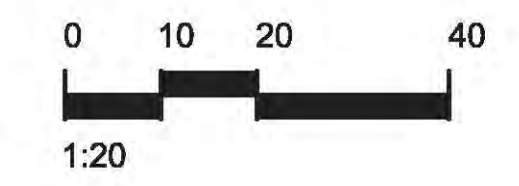
12	Washingtonia robusta - 15" DBH - 45' Height to Remain
13	Ginkgo biloba - 6.5" DBH to be Removed
14	Avocado - 2.5" DBH to be Removed
15	Ginkgo biloba - 7" DBH to be Removed
16	Ginkgo biloba - 5" DBH to be Removed
17	Avocado - 7" DBH to be Removed
18	Washingtonia robusta - 15" DBH - 45' Height Transplant to a location TBD
19	Lemon - 10" DBH to be Removed
20	Brachydon - 3.5" DBH to be Removed
21	Washingtonia filifera - 12.5" DBH - 20' Height Transplant to a location TBD

NOTE: THERE ARE NO PROTECTED TREES ON SITE.

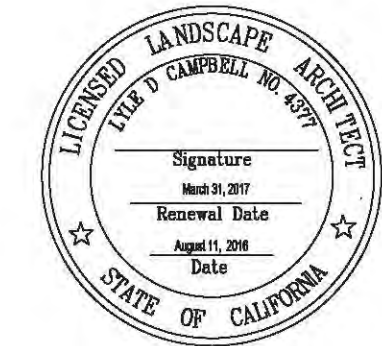
**PROPOSED TREE SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree 2" Cal. 8' Height Min.	24"box	8
	Pyrus kawakamii / Evergreen Pear 3" Cal 8" Height Min.	36"box	8
	Ulmus parvifolia 'Drake' / Drake Elm 3" Cal. 8' Height Min.	36"box	14

Note:  
All landscaping to be irrigated by a fully automatic underground system per Specific Plan requirements.



CONCEPTUAL LANDSCAPE PLAN  
1:20 AT 24X36





CITY PLANNING SUBMISSION

09-21-16
----------

880 Atlantic Avenue  
Alhambra, CA 94501  
Tel: 510 865 8663  
Fax: 510 865 1611

**MBH**

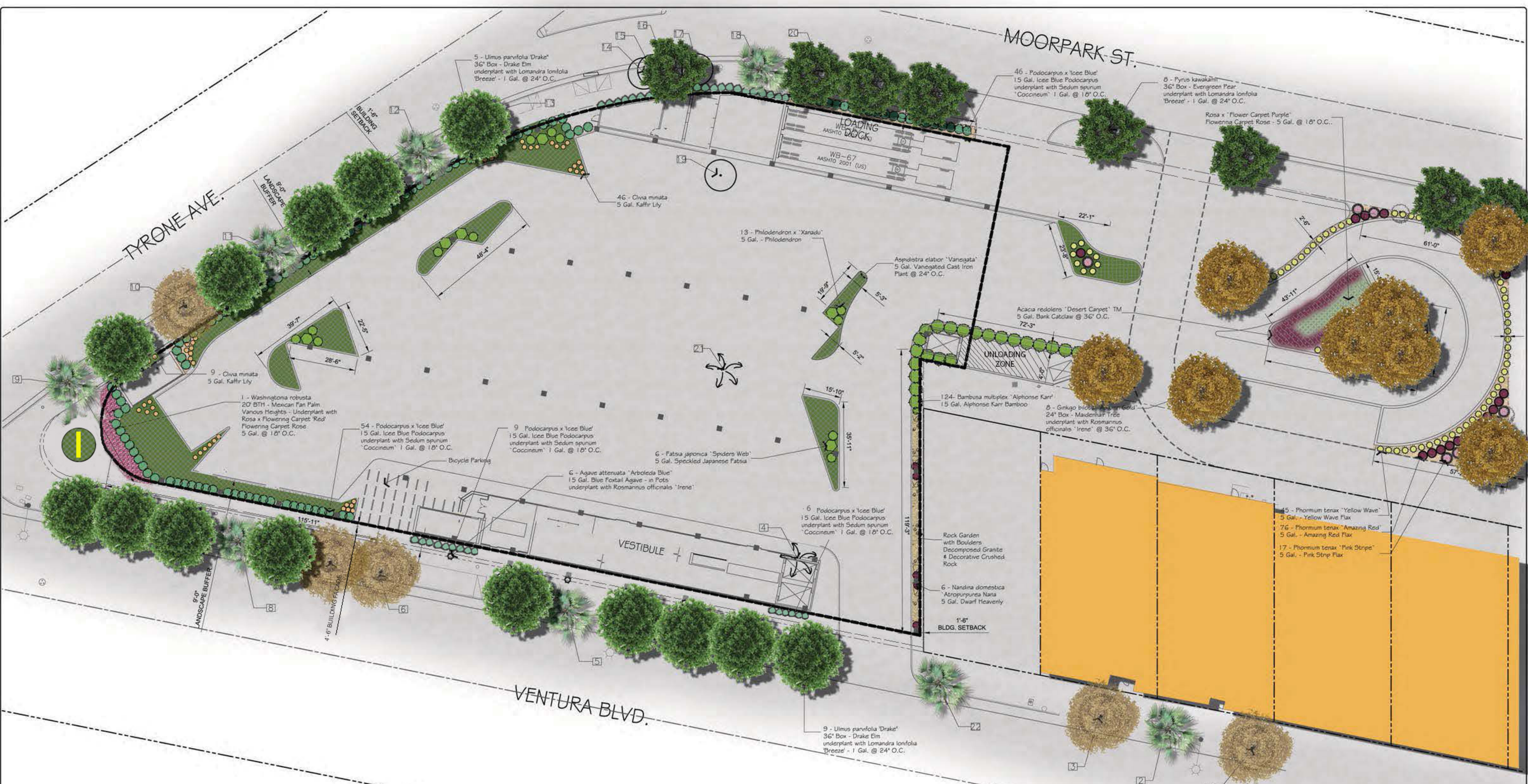
HOUSTON  
4500 West Loop, Suite 600  
Houston, Texas 77056  
713 969 1103 V

DALLAS  
5717 Legacy Drive, Suite 240  
Dallas, Texas 75244  
972 460 7252 V

**HEIGHTS VENTURE**  
ARCHITECTS, L.L.C.

GROCERY SHELL  
VENTURA BLVD. & TYRONE AVE  
LOS ANGELES, CA

PROJECT NO: 13131-002-151  
DATE PLOTTED: 08-11-16  
CHECKED BY: FM/EA  
FILE NAME:  
SHEET TITLE  
CONCEPTUAL LANDSCAPE PLAN  
SHEET NUMBER  
LP1.0



**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
11	Ginkgo biloba - 2" DBH to Remain
12	Washingtonia robusta - 22" DBH - 75' Height to Remain
13	Ginkgo biloba - 2" DBH to Remain
14	Washingtonia robusta 15" DBH - 75' Height. Transplant to a Location TBD
15	Washingtonia robusta - 13" DBH - 40' Height to Remain
16	Ginkgo biloba - 5" DBH to Remain
17	Ginkgo biloba - 5" DBH to Remain
18	Washingtonia robusta - 13" DBH - 40' Height to Remain
19	Washingtonia robusta - 16" DBH - 45' Height to Remain
20	Ginkgo biloba - 6" DBH to Remain
21	Washingtonia robusta - 14" DBH - 40' Height to Remain

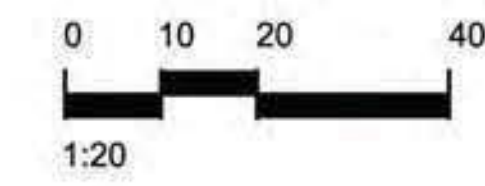
22	Washingtonia robusta - 15" DBH - 45' Height to Remain
23	Ginkgo biloba - 6.5" DBH to be Removed
24	Avocado - 2.5" DBH to be Removed
25	Ginkgo biloba - 7" DBH to be Removed
26	Ginkgo biloba - 5" DBH to be Removed
27	Avocado - 7" DBH to be Removed
28	Washingtonia robusta - 15" DBH - 45' Height Transplant to a location TBD
29	Lemon - 10" DBH to be Removed
30	Brachytan - 3.5" DBH to be Removed
31	Washingtonia filifera - 12.5" DBH - 20' Height Transplant to a location TBD

NOTE: THERE ARE NO PROTECTED TREES ON SITE.

**PROPOSED TREE SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree 2" Cal. 8' Height Min.	24"box	8
	Pyrus kawakamii / Evergreen Pear 3" Cal. 8' Height Min.	36"box	8
	Ulmus parvifolia 'Drake' / Drake Elm 3" Cal. 8' Height Min.	36"box	14

Note:  
All landscaping to be irrigated by a fully automatic underground system per Specific Plan requirements.



**CONCEPTUAL LANDSCAPE PLAN**  
1:20 AT 24X36

