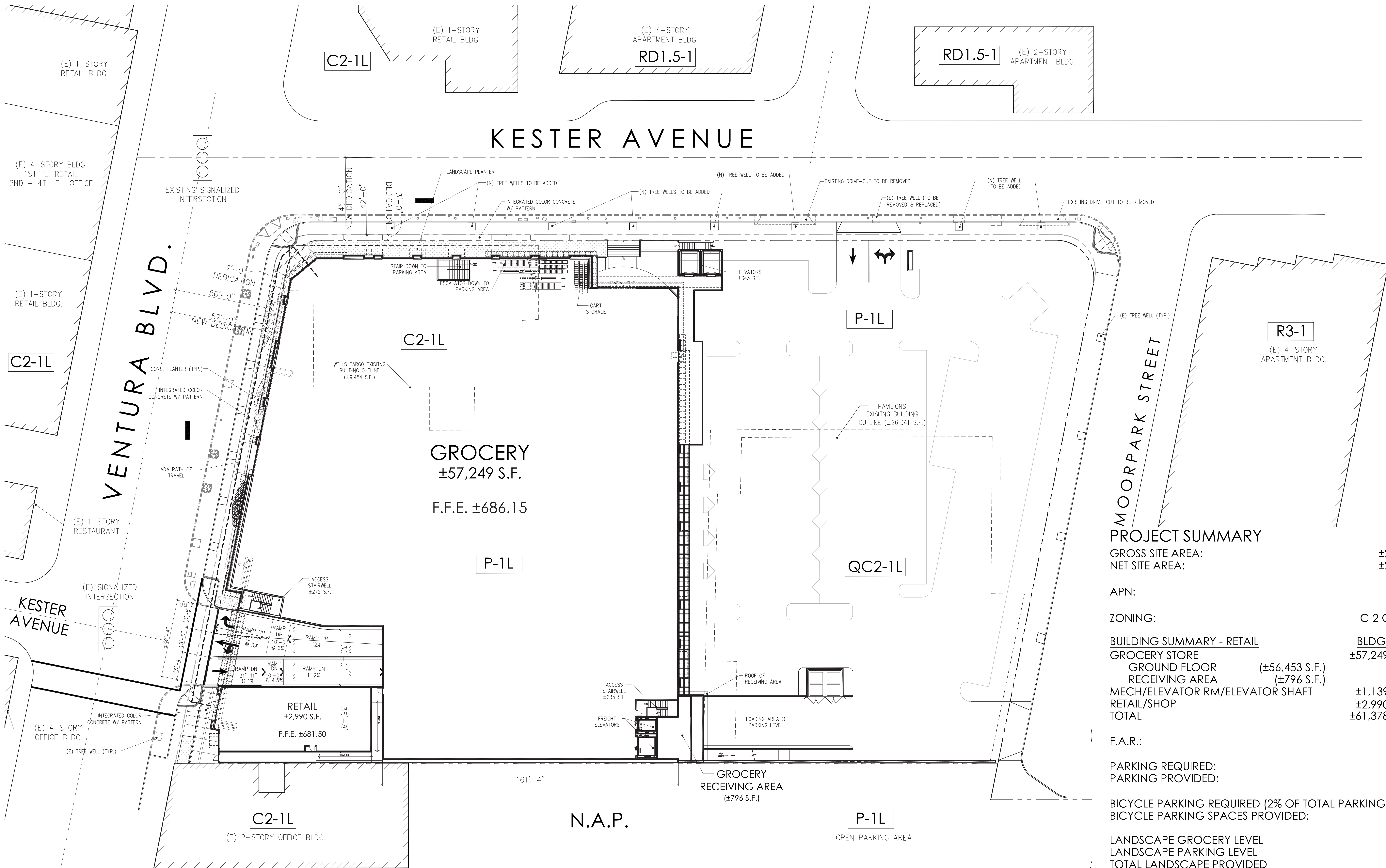


PREVIOUSLY APPROVED



GROCERY
±57,249 S.F.
F.F.E. ±686.15

RETAIL
±2,990 S.F.
F.F.E. ±681.50

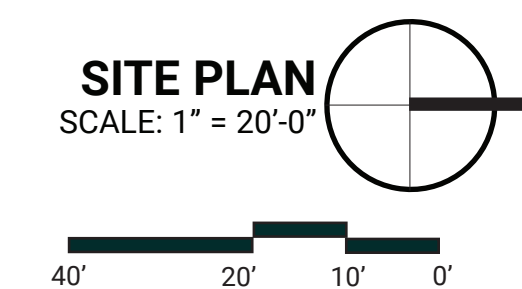
GROCERY RECEIVING AREA
±796 S.F.

LEGAL DESCRIPTION:

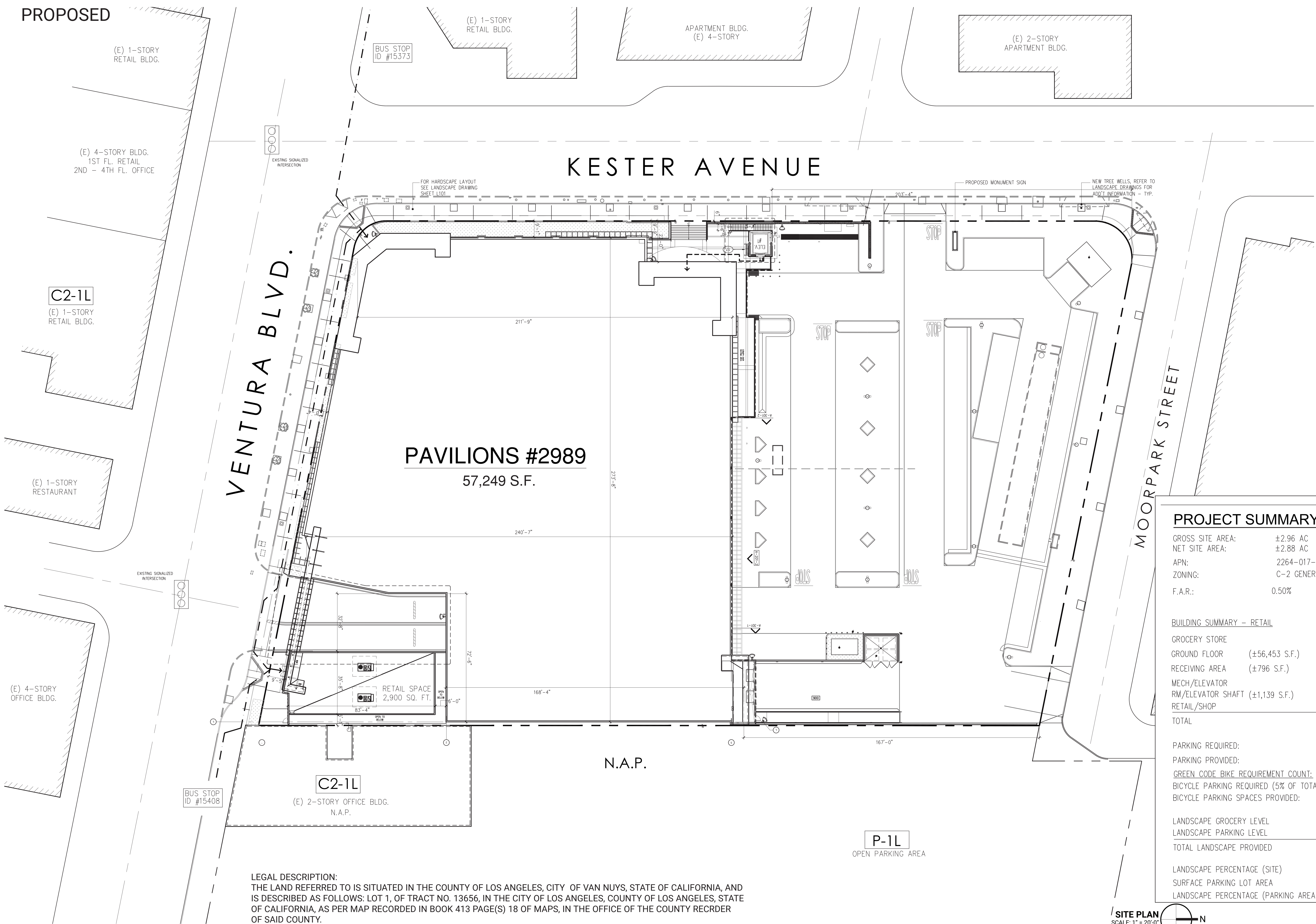
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF VAN NUYS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 1, OF TRACT NO. 13656, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 413 PAGE(S) 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT SUMMARY

GROSS SITE AREA:	±2.96 AC	±128,967 S.F.
NET SITE AREA:	±2.88 AC	±125,435 S.F.
APN:	2264-017-26	
ZONING:	C-2 GENERAL COMMERCIAL	
BUILDING SUMMARY - RETAIL		
GROCERY STORE	BLDG. S.F.	PARKING REQ'D
GROUND FLOOR	±57,249 S.F.	229 STALLS
RECEIVING AREA	(±56,453 S.F.)	
MECH/ELEVATOR RM/ELEVATOR SHAFT	±1,139 S.F.	N/A
RETAIL/SHOP	±2,990 S.F.	12 STALLS
TOTAL	±61,378 S.F.	241 STALLS
F.A.R.:	0.50	
PARKING REQUIRED:	241 STALLS	
PARKING PROVIDED:	254 STALLS	
BICYCLE PARKING REQUIRED (2% OF TOTAL PARKING):	5 STALLS	
BICYCLE PARKING SPACES PROVIDED:	6 STALLS	
LANDSCAPE GROCERY LEVEL	±1,906 S.F.	
LANDSCAPE PARKING LEVEL	±8,255 S.F.	
TOTAL LANDSCAPE PROVIDED	±10,161 S.F.	
LANDSCAPE PERCENTAGE (SITE)	8.1 %	
SURFACE PARKING LOT AREA	±44,996 S.F.	
LANDSCAPE PERCENTAGE (PARKING AREA)	22.6 %	



PROPOSED



PAVILIONS #2989
57,249 S.F.

PROJECT SUMMARY

GROSS SITE AREA:	±2.96 AC	±128,967 S.F.
NET SITE AREA:	±2.88 AC	±125,435 S.F.
APN:	2264-017-26	
ZONING:	C-2 GENERAL COMMERCIAL	
F.A.R.:	0.50%	

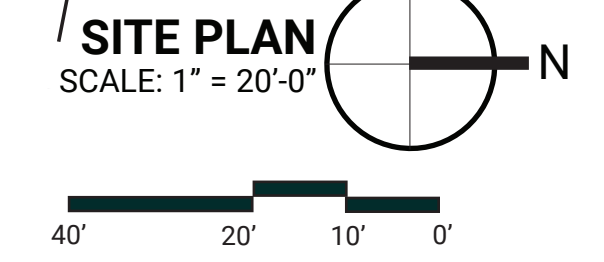
BUILDING SUMMARY - RETAIL	BLDG. S.F.	PARKING REQ'D
GROCERY STORE	±57,249 S.F.	229 STALLS
GROUND FLOOR (±56,453 S.F.)		
RECEIVING AREA (±796 S.F.)		
MECH/ELEVATOR RM/ELEVATOR SHAFT (±1,139 S.F.)		N/A
RETAIL/SHOP	±2,990 S.F.	12 STALLS
TOTAL	±61,378 S.F.	241 STALLS

PARKING REQUIRED:	241 STALLS
PARKING PROVIDED:	252 STALLS
GREEN CODE BIKE REQUIREMENT COUNT:	
BICYCLE PARKING REQUIRED (5% OF TOTAL PARKING):	12 STALLS
BICYCLE PARKING SPACES PROVIDED:	13 STALLS

LANDSCAPE GROCERY LEVEL	±1,906 S.F.
LANDSCAPE PARKING LEVEL	±8,255 S.F.
TOTAL LANDSCAPE PROVIDED	±10,161 S.F.

LANDSCAPE PERCENTAGE (SITE)	8.1 %
SURFACE PARKING LOT AREA	±44,996 S.F.
LANDSCAPE PERCENTAGE (PARKING AREA)	22.6 %

LEGAL DESCRIPTION:
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF VAN NUYS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 1, OF TRACT NO. 13656, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 413 PAGE(S) 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PREVIOUSLY APPROVED



SOUTH ELEVATION – VENTURA BLVD. ELEVATION

SCALE: 1" = 10'-0"



WEST ELEVATION – KESTER AVE. ELEVATION

SCALE: 1" = 10'-0"



NORTH ELEVATION – MOORPARK ST. ELEVATION

SCALE: 1" = 10'-0"



CORNER ELEVATION

SCALE: 1" = 10'-0"

MATERIALS

- WALLS & PARAPETS
1. STUCCO - LIGHT DASH FINISH
 2. TRIM
 3. STACKED LIMESTONE VENEER
 - 3.1 paneled wood composite
 4. DECORATIVE METAL STRAIGHT CANOPY
 5. CONCRETE WALL
 - 5.1 CMU SCREEN WALL

- DOORS & WINDOWS
6. GLAZING - CLEAR
 - 6.1 GLAZING - SPANDREL
 - 6.2 GLAZING - TRANSLUCENT (TO BE BACKLIGHTED)
 7. STORE FRONT ANODIZED FINISH - BLACK
 8. METAL/EXIT DOOR
 9. METAL ROLL-UP DOOR

- SIGNAGE & LIGHTING
10. WALL SCONCE - VISA LIGHTING FIXTURE: OW1042
 11. WALL PACK - ACCULITE FIXTURE: POLARIS DR70HP-QT
 12. PROPOSED SIGNAGE AREA (UNDER SEPERATE PERMIT - SEE SIGN PROGRAM)

- ROOFING
13. NOT USED
 14. STANDING SEAM ROOF SPAN-LOK BY AEP SPAN

- MISCELLANEOUS
15. DECORATIVE METAL TRELLIS
 16. DECORATIVE METAL SLATS
 17. DECORATIVE METAL 'TIE-BACKS'
 18. METAL RAILING
 19. POTTED PLANTS WEDGE QS BY QUICK-CRETE
 20. DECORATIVE ARCHITECTURAL ARM LIGHTING
 21. COLUMN
 22. STEEL POST
 23. METAL TRASH DOORS

COLORS

- A. BENJAMIN MOORE #1546 'GARGOYLE'
- B. DUNN EDWARDS DEA760 'DESERT GRAY'
- C. DUNN EDWARDS DE6172 'BUNGALOW TAUPE'
- D. BENJAMIN MOORE HC-83 'GRANT BEIGE'
- E. DUNN EDWARDS DEC187 'BLACK'
- F. DUNN EDWARDS DEC736 'FLAXSEED'

LEGAL DESCRIPTION:

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SITE ADDRESSES:

4500-60 N. KESTER AVENUE, SHERMAN OAKS, CA 91403
14845-55 VENTURA BLVD., SHERMAN OAKS, CA 91403

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DLR Group
Architecture Engineering Planning Interiors
700 SOUTH FLOWER STREET,
22ND FLOOR
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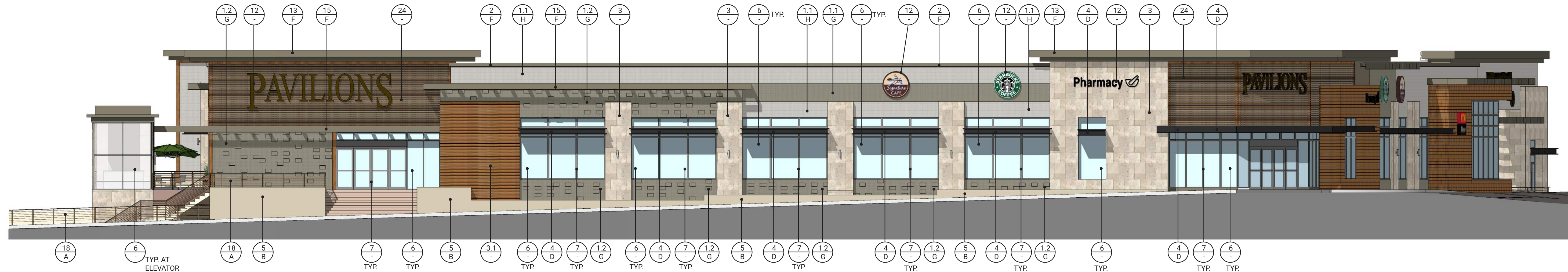
A-3

PROPOSED



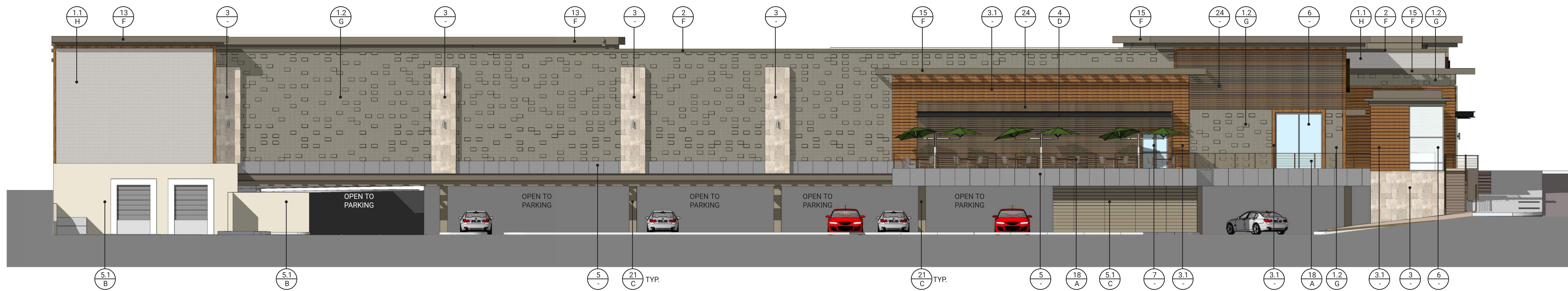
SOUTH ELEVATION – VENTURA BLVD. ELEVATION

SCALE: 1" = 10'-0"



WEST ELEVATION – KESTER AVE. ELEVATION

SCALE: 1" = 10'-0"



NORTH ELEVATION – MOORPARK ST. ELEVATION

SCALE: 1" = 10'-0"



CORNER ELEVATION

SCALE: 1" = 10'-0"

MATERIALS
WALLS & PARAPETS

- 1.1 CMU BLOCK 8" x 8" x 16" 5-Score
- 1.2 CMU BLOCK 10" x 8" x 16" 5-Score
- 2. TRIM
- 3. STACKED LIMESTONE VENEER
- 3.1 paneled wood composite
- 4. DECORATIVE METAL STRAIGHT CANOPY
- 5. CONCRETE WALL
- 5.1 CMU WALL

DOORS & WINDOWS

- 6. GLAZING - CLEAR
- 6.1 NOT USED
- 6.2 GLAZING - TRANSLUCENT (TO BE BACKLIGHTED)
- 7. STORE FRONT ANODIZED FINISH —BLACK
- 8. METAL/EXIT DOOR
- 9. METAL ROLL-UP DOOR
- SIGNAGE & LIGHTING**
- 10. WALL SCONCE - VISA LIGHTING FIXTURE: OW1042
- 11. COMPOSITE WOOD SIDING- BY RESYSTA OR EQUAL

- 12. PROPOSED SIGNAGE AREA (UNDER SEPERATE PERMIT SEE SIGN PROGRAM)

ROOFING

- 13. NOT USED
- 14. STANDING SEAM ROOF SPAN-LOK BY AEP SPAN

MISCELLANEOUS

- 15. DECORATIVE METAL TRELLIS
- 16. DECORATIVE METAL SLATS
- 17. DECORATIVE METAL 'TIE-BACKS'
- 18. METAL RAILING
- 19. POTTED PLANTS WEDGE QS BY QUICK—CRETE
- 20. DECORATIVE ARCHITECTURAL ARM LIGHTING
- 21. COLUMN
- 22. STEEL POST
- 23. METAL TRASH DOORS
- 24. PRESSURE TREATED WOOD SLATS

COLORS

- A. DUNN EDWARDS DEA760 'DESERT GRAY'
- B. DUNN EDWARDS DE6172 'BUNGALOW TAUPE'
- C. BENAJMIN MOORE HC-83 'GRANT BEIGE'
- D. DUNN EDWARDS DEC187 'BLACK'
- E. DUNN EDWARDS DEC736 'FLAXSEED'
- F. BENJAMIN MOORE DEA1546 'GARGOYLE'
- G. MOSS PRECISION – ANGELUS BLOCK
- H. NATURAL GRAY PRECISION – ANGELUS BLOCK

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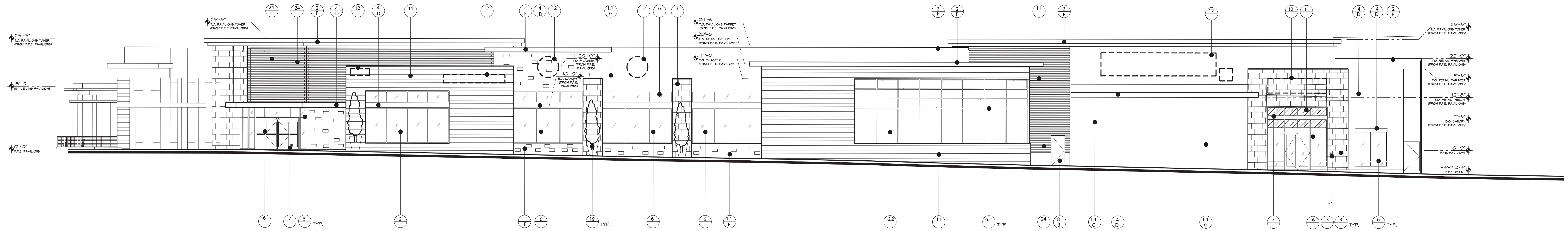
DLR Group
Architecture Engineering Planning Interiors
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LOS ANGELES, CA 90017
T: 213.800.9400

A-4

VENTURA BLVD. & KESTER AVENUE;
SHERMAN OAKS, CA

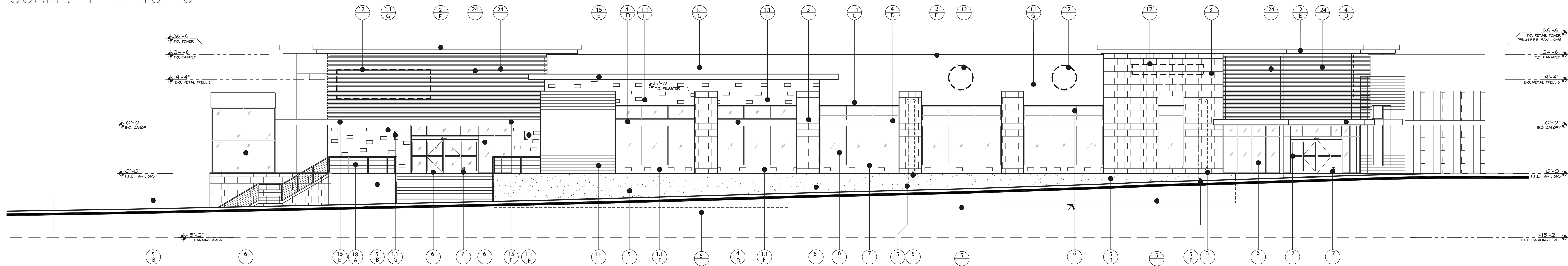
PAVILIONS #2989 - SHERMAN OAKS

PROPOSED



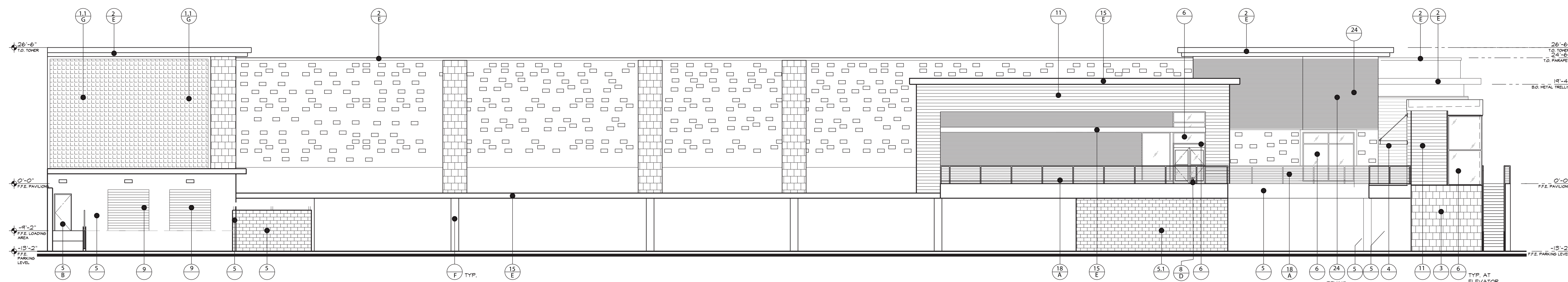
SOUTH ELEVATION – VENTURA BLVD. ELEVATION

SCALE: 1" = 10'-0"



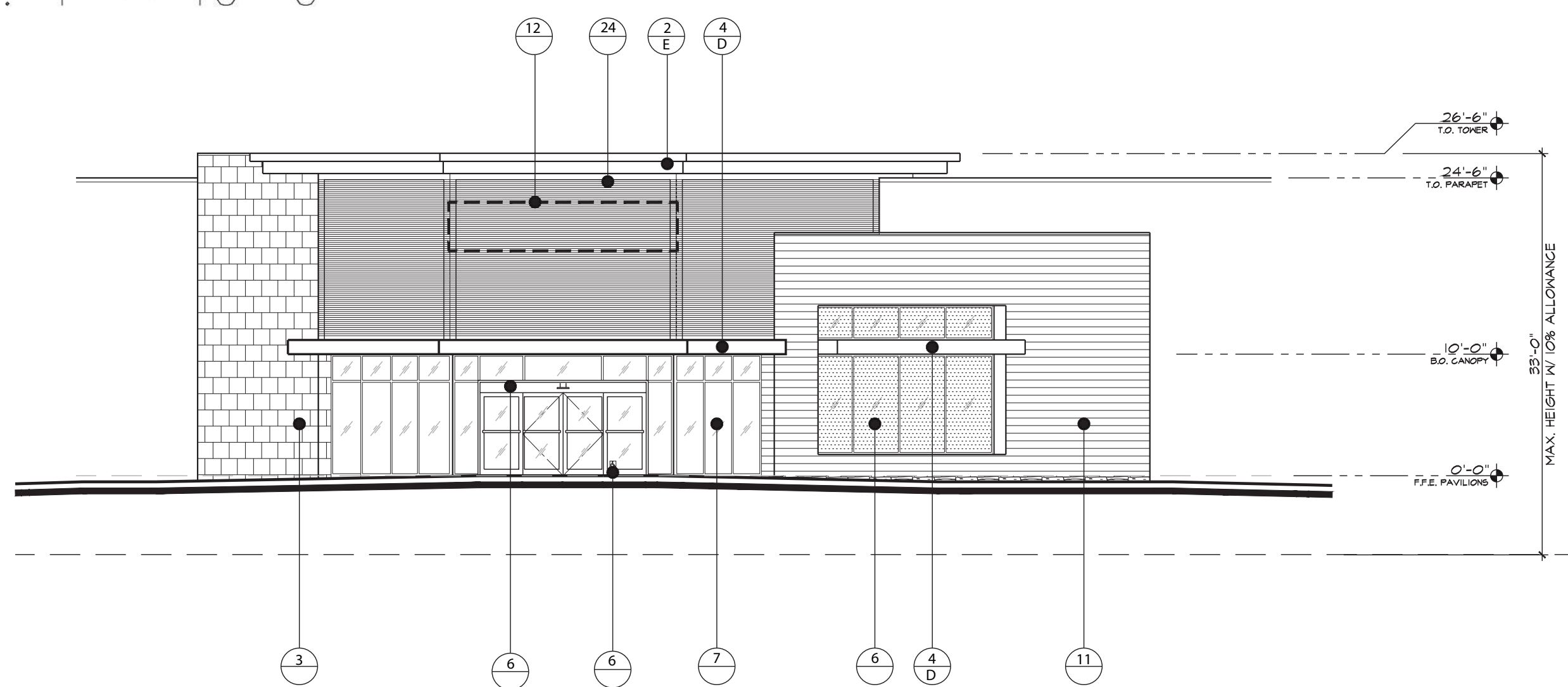
WEST ELEVATION – KESTER AVE. ELEVATION

SCALE: 1" = 10'-0"



NORTH ELEVATION – MOORPARK ST. ELEVATION

SCALE: 1" = 10'-0"



CORNER ELEVATION

SCALE: 1" = 10'-0"

MATERIALS

WALLS & PARAPETS

- 1.1 CMU BLOCK 8" x 8" x 16" 5-Score
- 1.2 CMU BLOCK 10" x 8" x 16" 5-Score
- 2. TRIM
- 3. STACKED LIMESTONE VENEER
- 3.1 paneled wood composite
- 4. DECORATIVE METAL STRAIGHT CANOPY
- 5. CONCRETE WALL
- 5.1 CMU WALL

DOORS & WINDOWS

- 6. GLAZING - CLEAR
- 6.1 NOT USED
- 6.2 GLAZING - TRANSLUCENT (TO BE BACKLIGHTED)
- 7. STORE FRONT ANODIZED FINISH —BLACK
- 8. METAL/EXIT DOOR
- 9. METAL ROLL-UP DOOR
- SIGNAGE & LIGHTING
- 10. WALL SCONCE - VISA LIGHTING FIXTURE: OW1042
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MISCELLANEOUS

- 15. DECORATIVE METAL TRELLIS
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- 17. DECORATIVE METAL 'TIE-BACKS'
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- 20. DECORATIVE ARCHITECTURAL ARM LIGHTING
- 21. COLUMN
- 22. STEEL POST
- 23. METAL TRASH DOORS
- 24. PRESSURE TREATED WOOD SLATS

COLORS

- A. BENJAMIN MOORE #DUNN EDWARDS DEA760 'DESERT GRAY'
- B. DUNN EDWARDS DE6172 'BUNGALOW TAUPE'
- C. BENAJMIN MOORE HC-83 'GRANT BEIGE'
- D. DUNN EDWARDS DEC187 'BLACK'
- E. DUNN EDWARDS DEC736 'FLAXSEED'
- F. MOSS PRECISION – ANGELUS BLOCK
- G. NATURAL GRAY PRECISION – ANGELUS BLOCK

VENTURA BLVD. & KESTER AVENUE;
SHERMAN OAKS, CA

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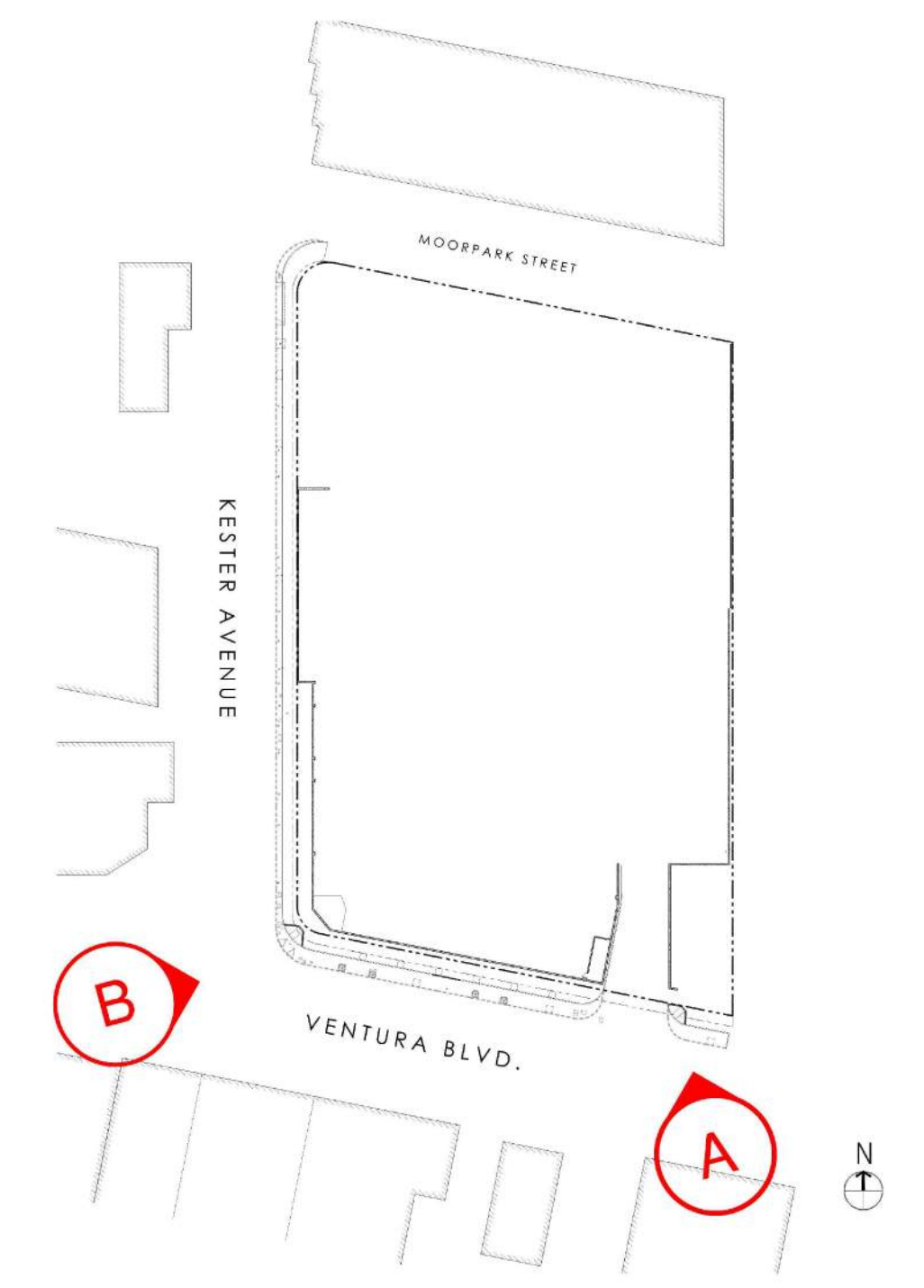
A-5



VIEW A – VIEW FROM E. VENTURA INTO SITE



VIEW B – AERIAL VIEW FROM INTERSECTION OF VENTURA & KESTER INTO SITE



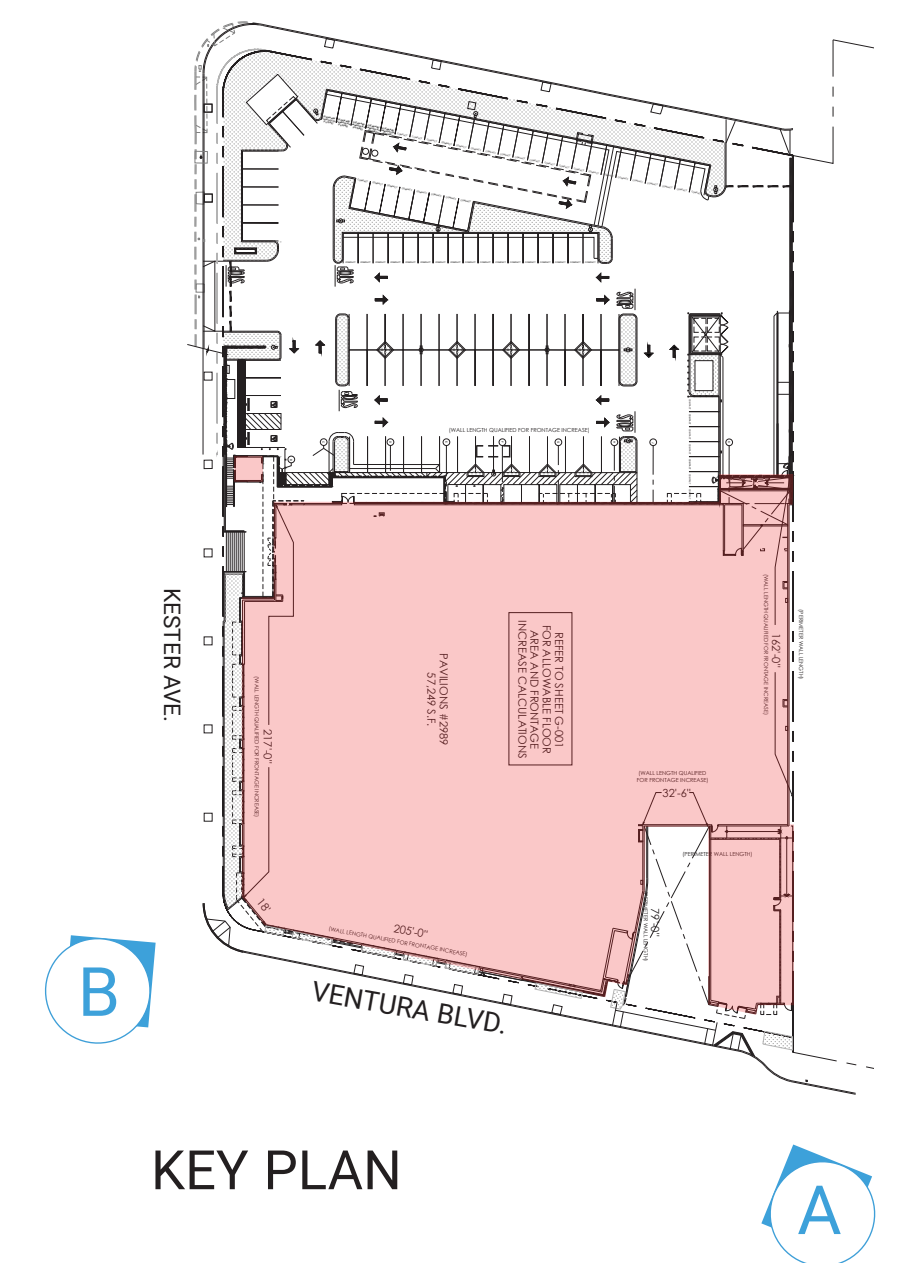
KEY PLAN



VIEW 'A' - VIEW FROM E. VENTURA INTO SITE



VIEW 'B' - AERIAL VIEW FROM INTERSECTION OF VENTURA & KESTER INTO SITE



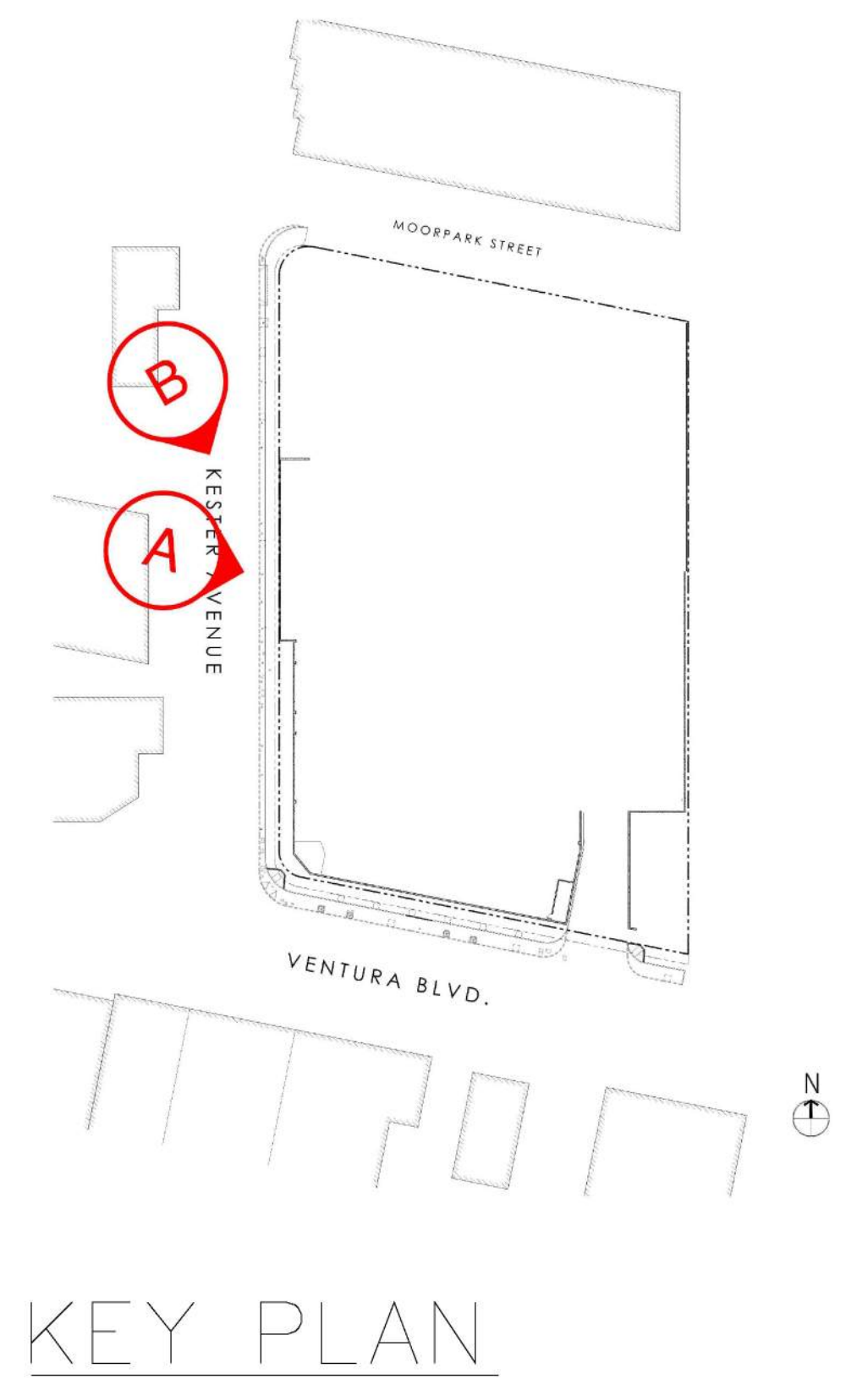
KEY PLAN



VIEW A – VIEW FROM KESTER INTO SITE



VIEW B – AERIAL VIEW FROM N. KESTER INTO SITE

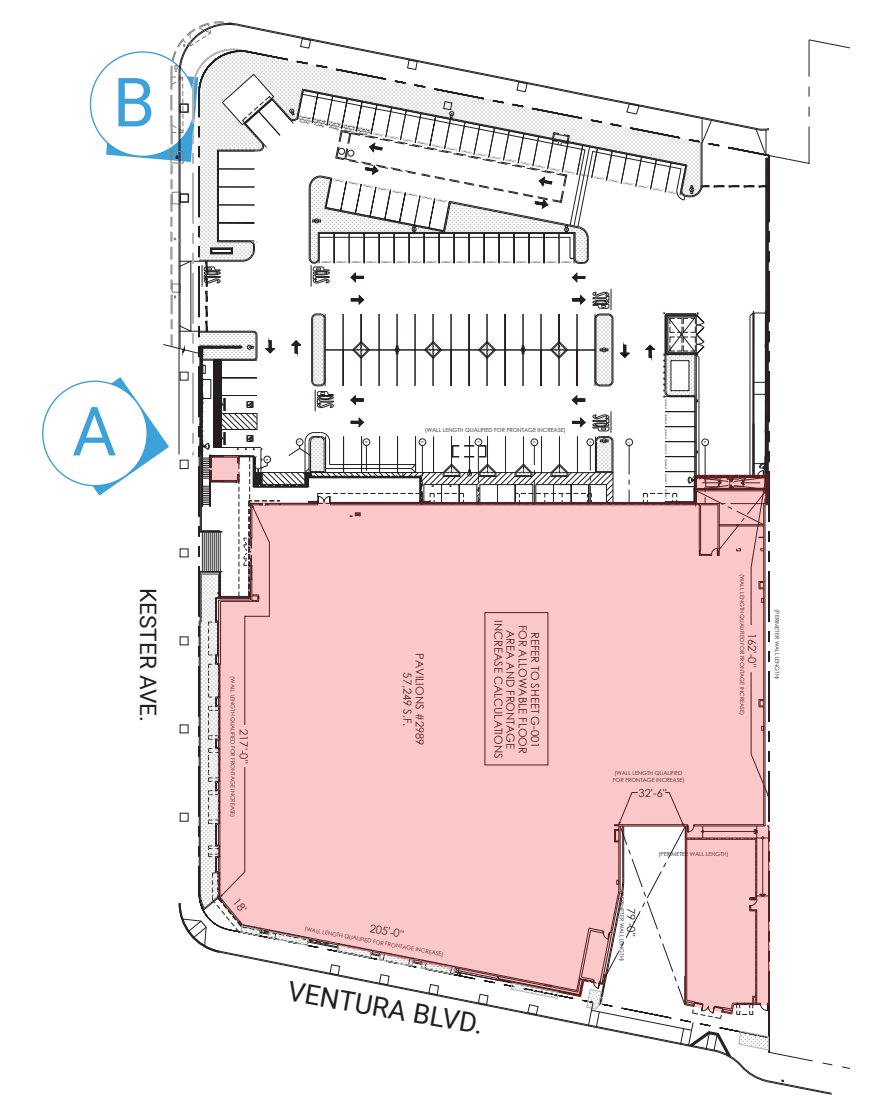




VIEW 'A' - VIEW FROM KESTER INTO SITE



VIEW 'B' - AERIAL VIEW FROM N. KESTER INTO SITE



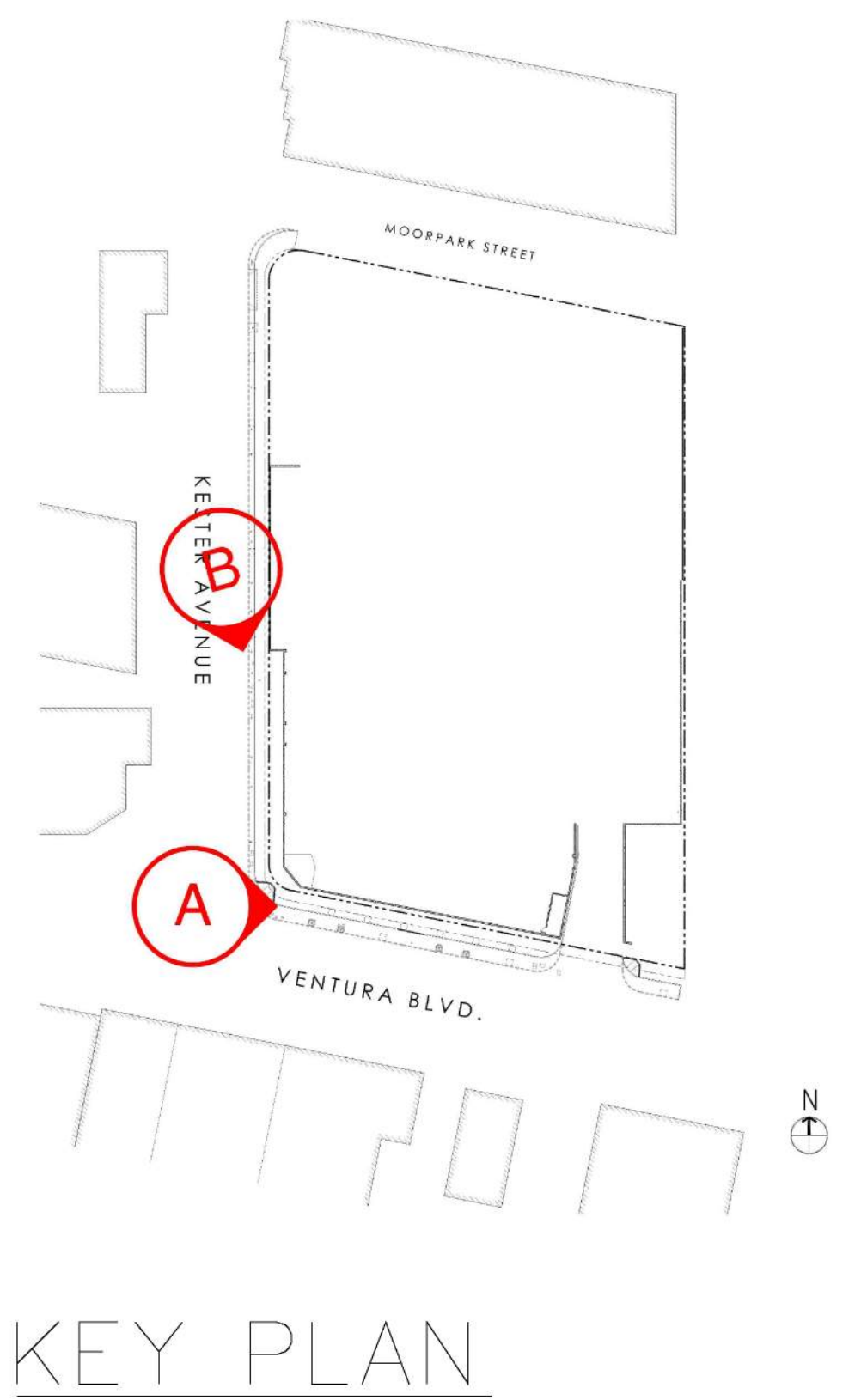
KEY PLAN



VIEW A – VIEW FROM INTERSECTION OF VENTURA & KESTER LOOKING EAST



VIEW B – VIEW FROM N. KESTER LOOKING SOUTH



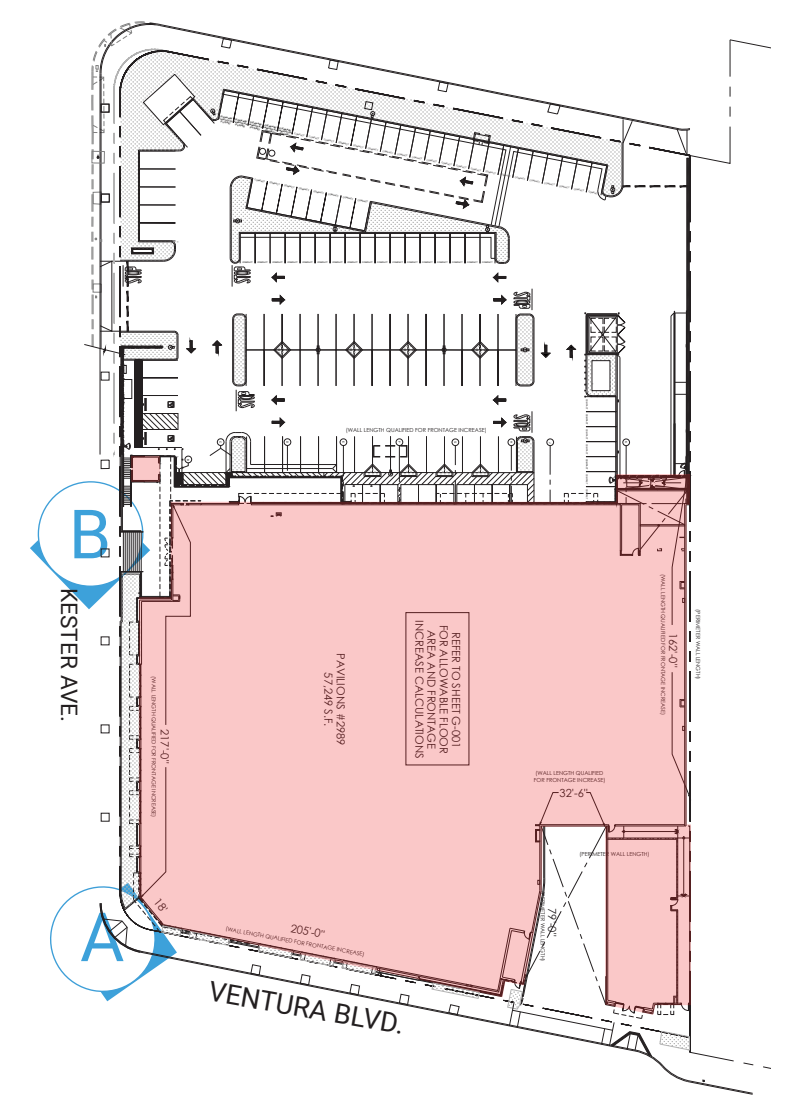
KEY PLAN



VIEW 'B' - VIEW FROM N. KESTER LOOKING SOUTH



VIEW 'A' - VIEW FROM INTERSECTION OF VENTURA & KESTER LOOKING EAST



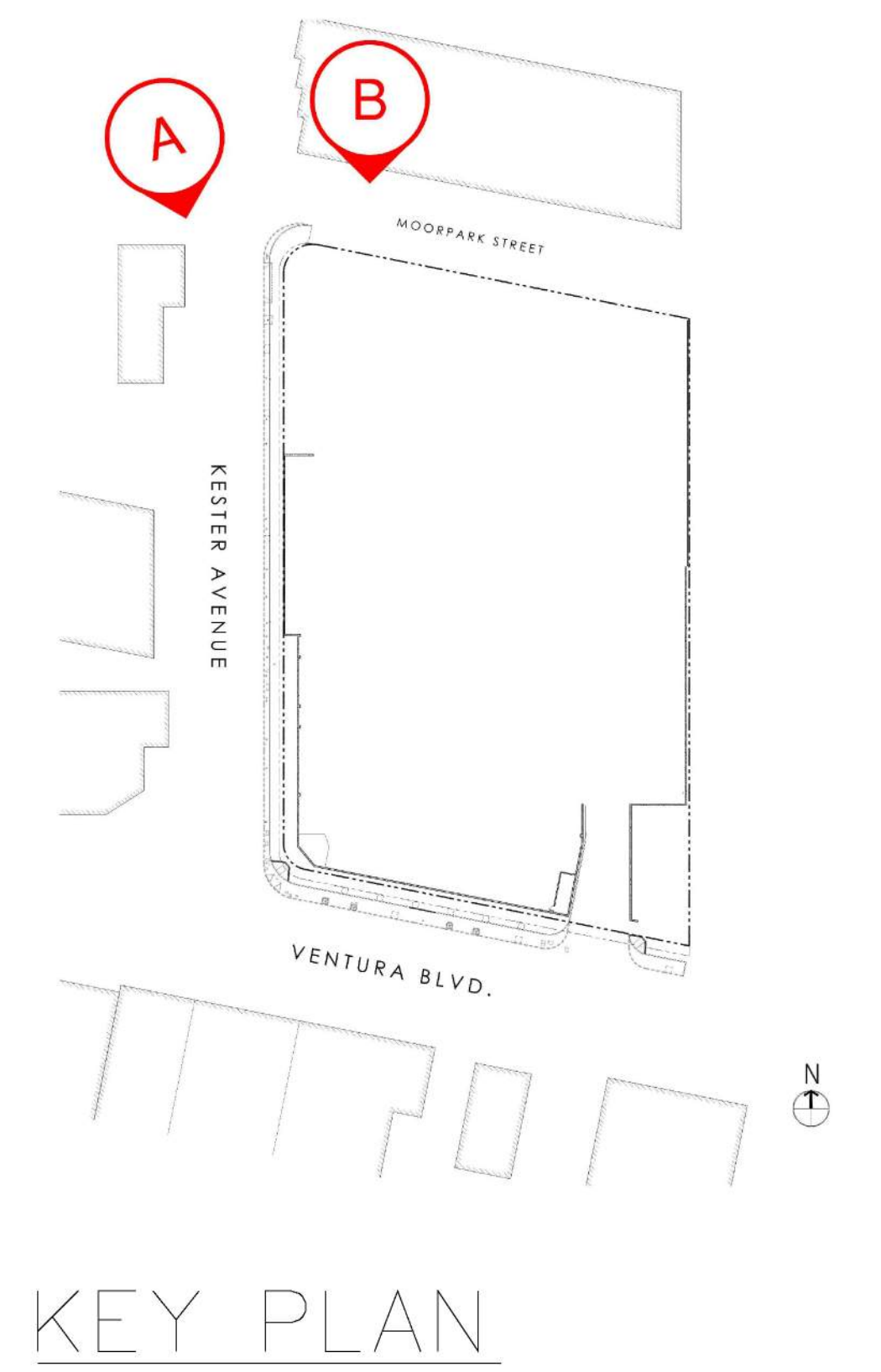
KEY PLAN



VIEW A – VIEW FROM N. KESTER INTO SITE



VIEW B – VIEW FROM SECOND LEVEL OF ADJACENT APARTMENTS INTO SITE



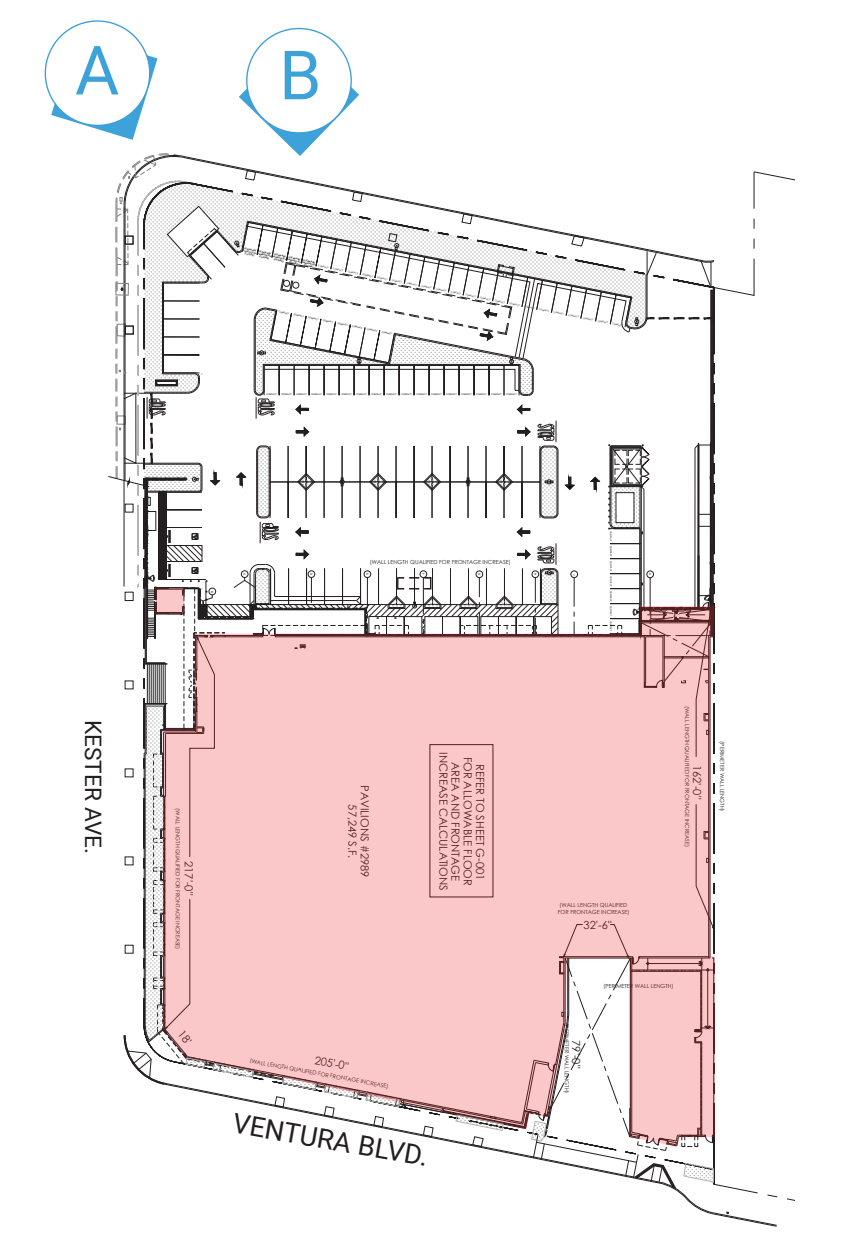
KEY PLAN



VIEW 'A' - VIEW FROM N. KESTER INTO SITE

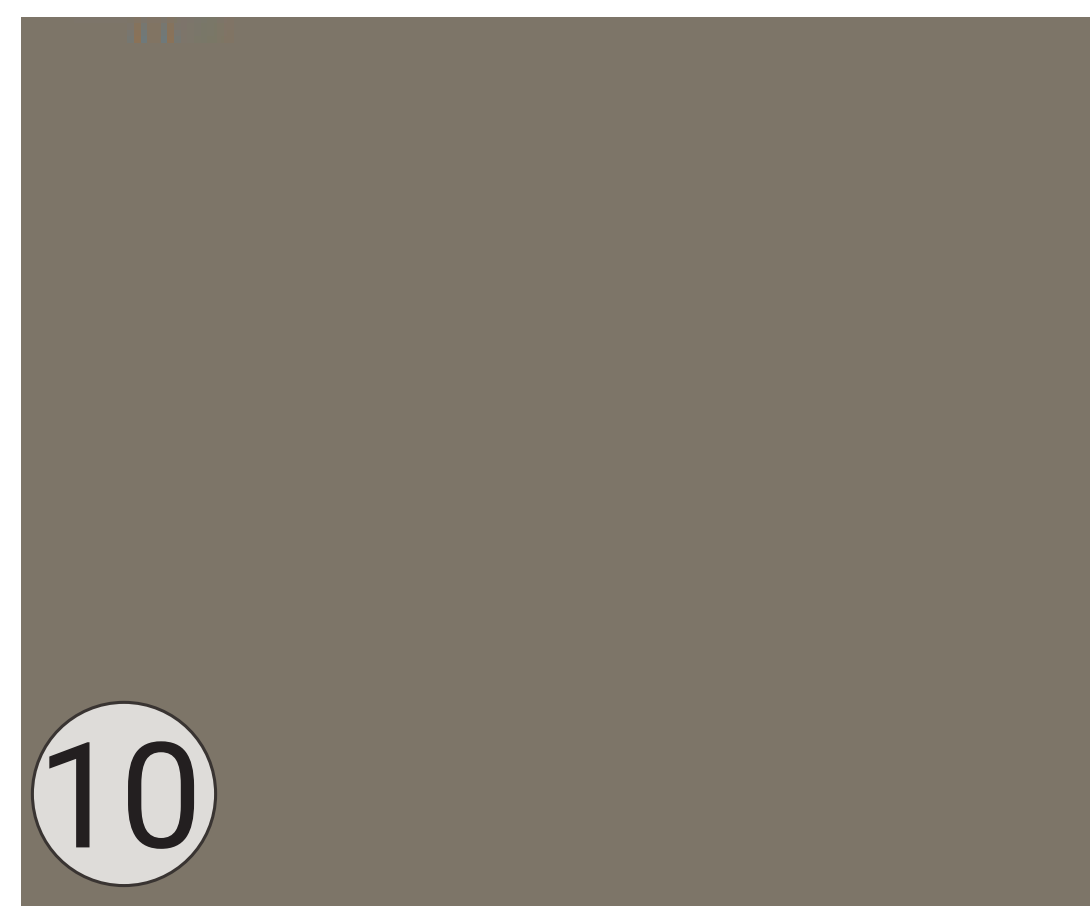
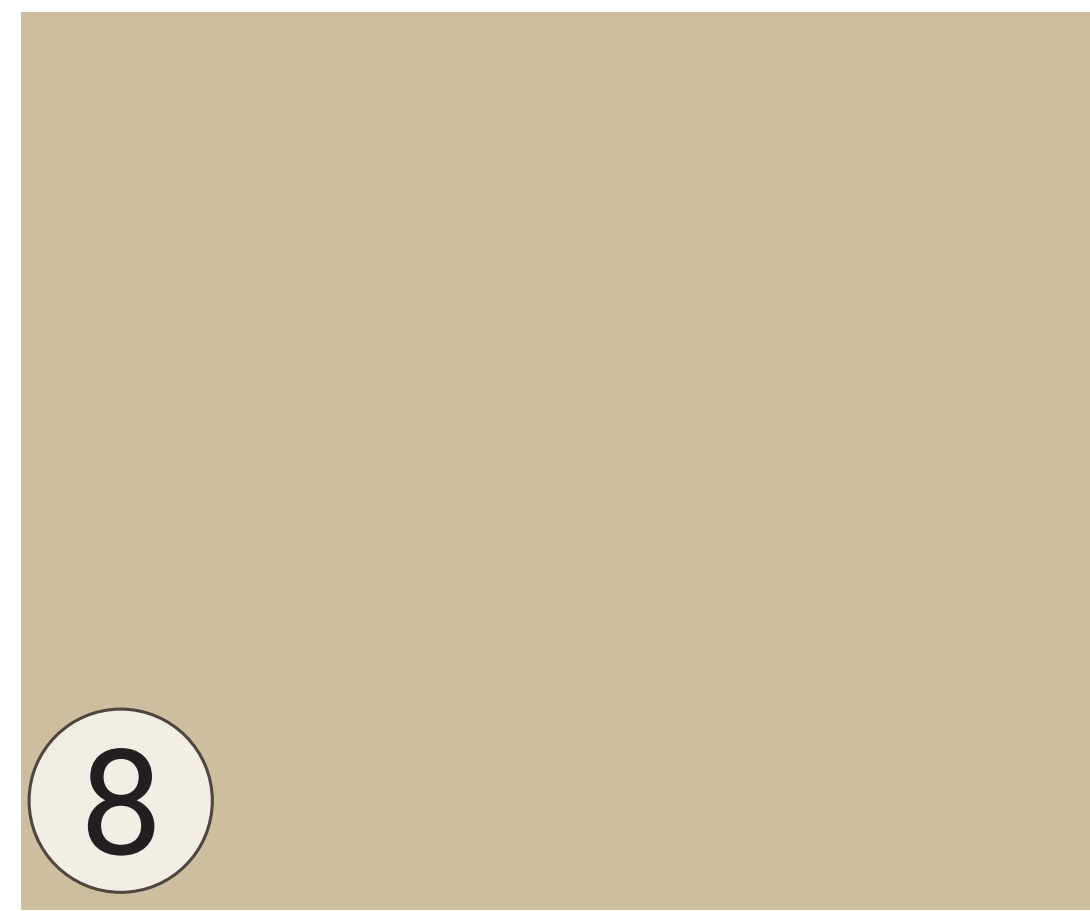
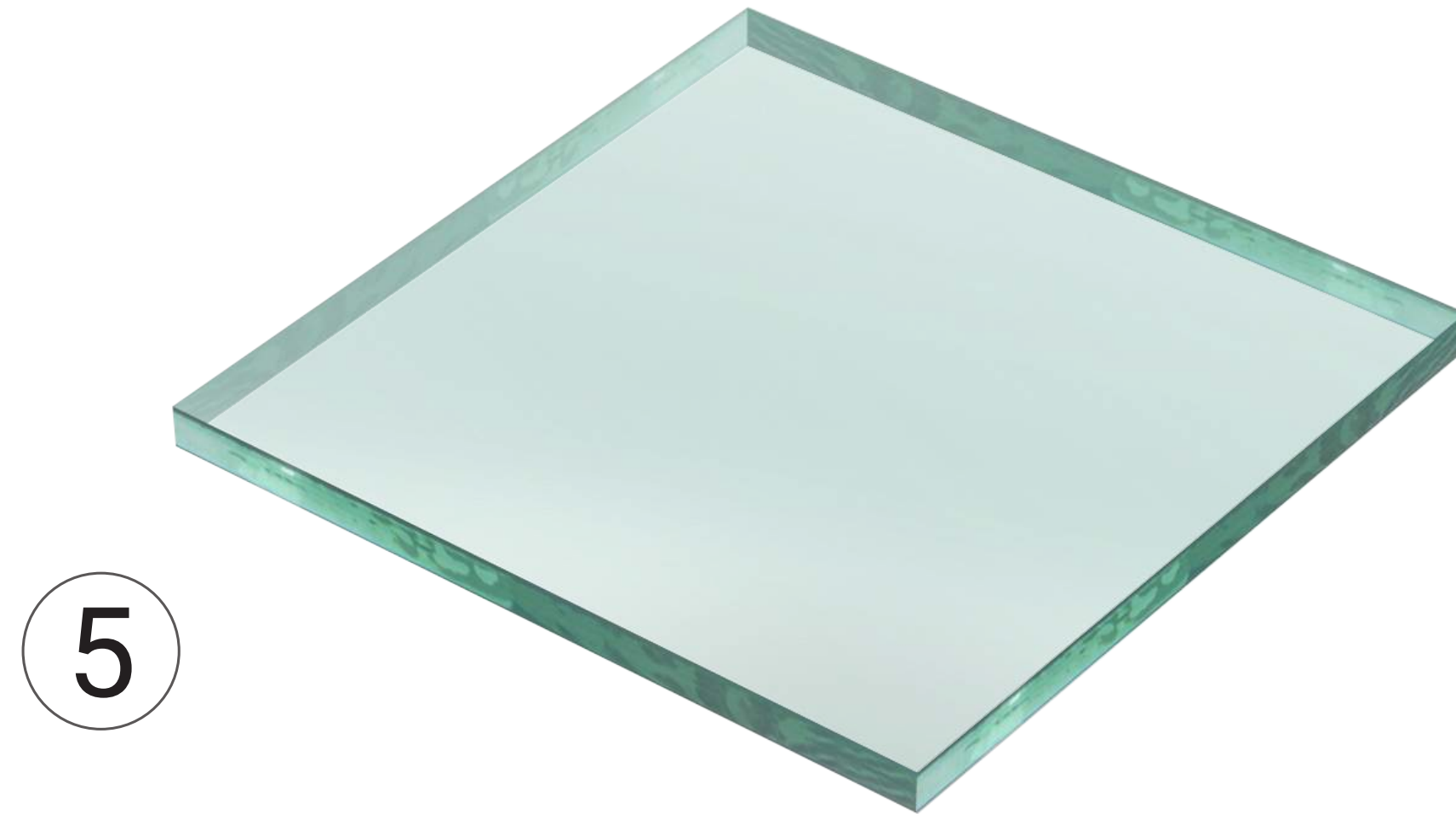


VIEW 'B' - VIEW FROM SECOND LEVEL OF ADJACENT APARTMENTS INTO SITE



KEY PLAN

MATERIAL BOARD



- 1. PRESSURE TREATED WOOD SLATS
- 2. METAL CANOPY
- 3. CMU BLOCK COLOR: MOSS
- ANGELUS BLOCK
- 4. CMU BLOCK COLOR: NATURAL GRAY
- ANGELUS BLOCK
- 5. CLEAR GLASS
- 6. SMOOTH CONCRETE
- 7. STACKED LIMESTONE VENEER
- 8. DUNN EDWARDS
DE6172 'BUNGALOW TAUPE'
- 9. DUNN EDWARDS
DEA760 'DESERT GRAY'
- 10. BEMJAMIN MOORE
#1546 'GARGOYLE'
- 11. DUNN EDWARDS
DEC187 'BLACK'
- 12. COMPOSITE WOOD SIDING
RESYSTA OR EQUAL