

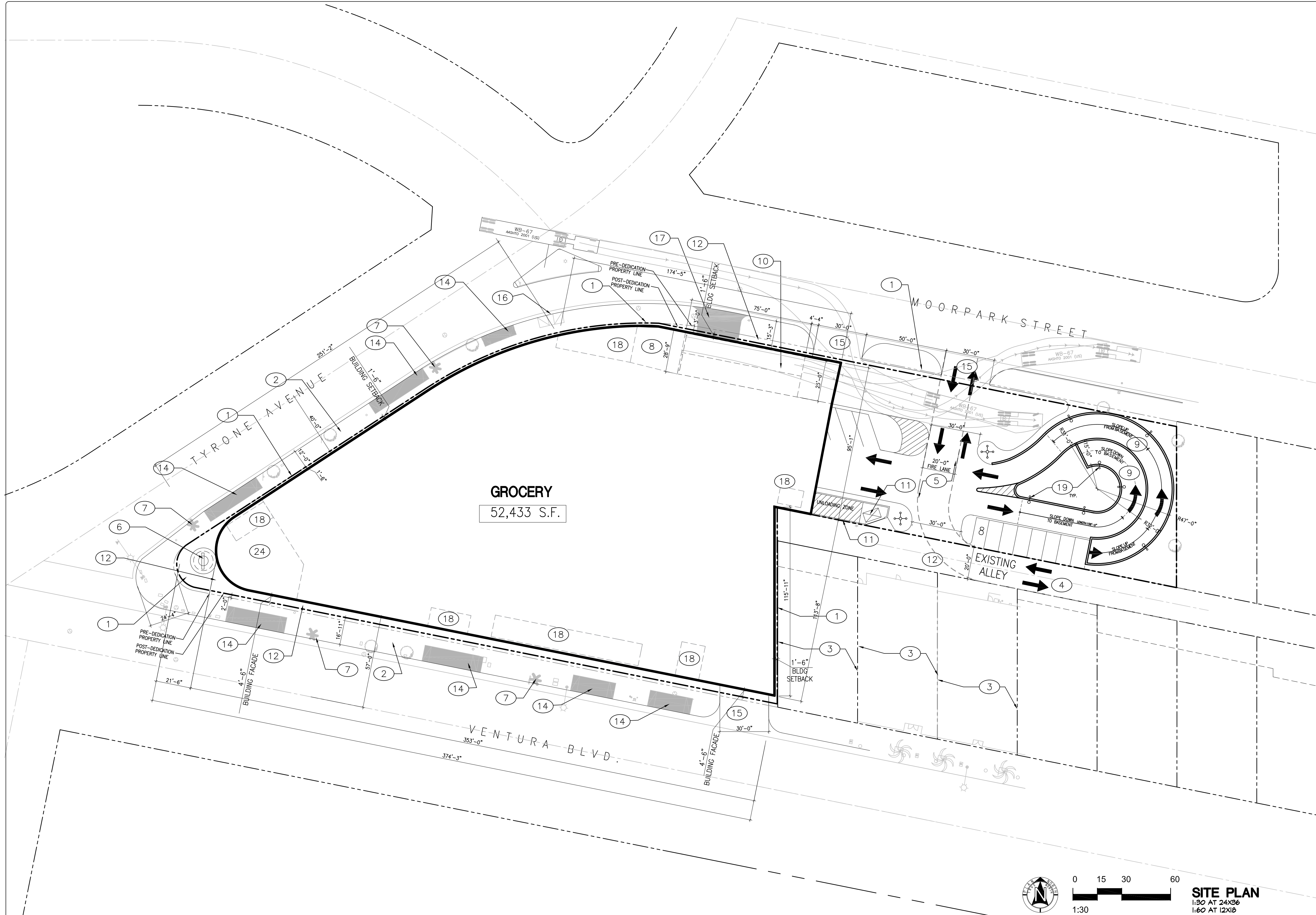
VENTURA BLVD & TYRONE AVE REDEVELOPMENT

14311 VENTURA BLVD, SHERMAN OAKS, CALIFORNIA. 91423

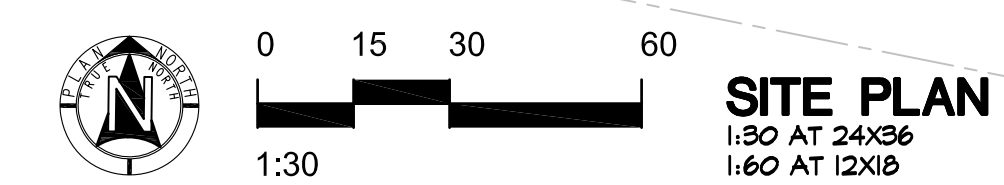


SEPTEMBER 21, 2016

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



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 ALLEYWAY ACCESS TO REMAIN AND REPLACED WITH CONCRETE SIDEWALK |
| 4. EXISTING ALLEY | 13. BICYCLE PARKING UNDER PODIUM | 17. EXISTING ALLEY DRIVEWAY TO BE ABANDONED |
| 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)

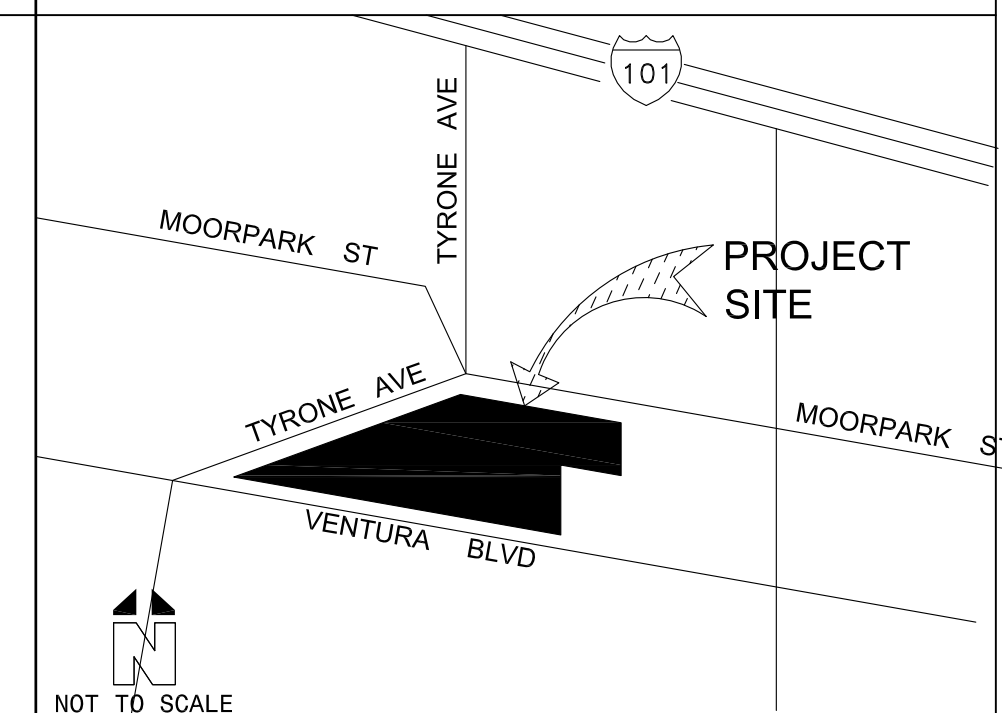
HEIGHT:

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

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

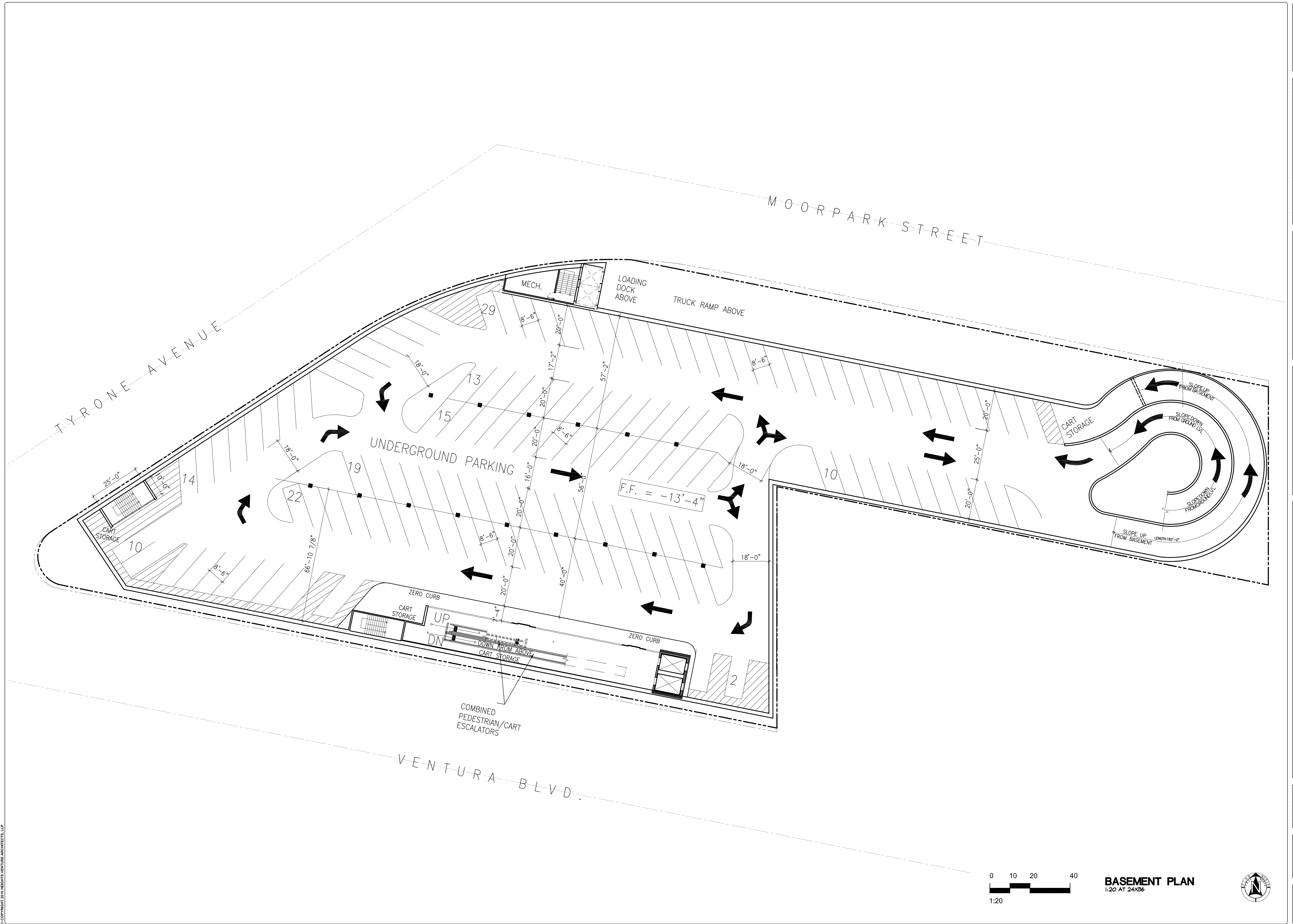
DALLAS 5777 Legacy Drive, Suite 540
Dallas, Texas 75244
972 480 7928 V

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

NO.	DATE	DESCRIPTION

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

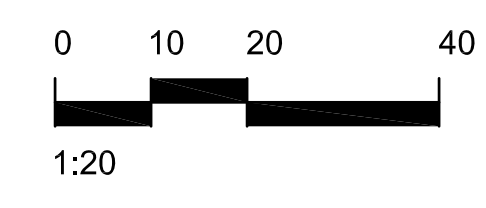


GROCERY SHELL
VENTURA BLVD. & TYRONE AVE
LOS ANGELES, CA

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

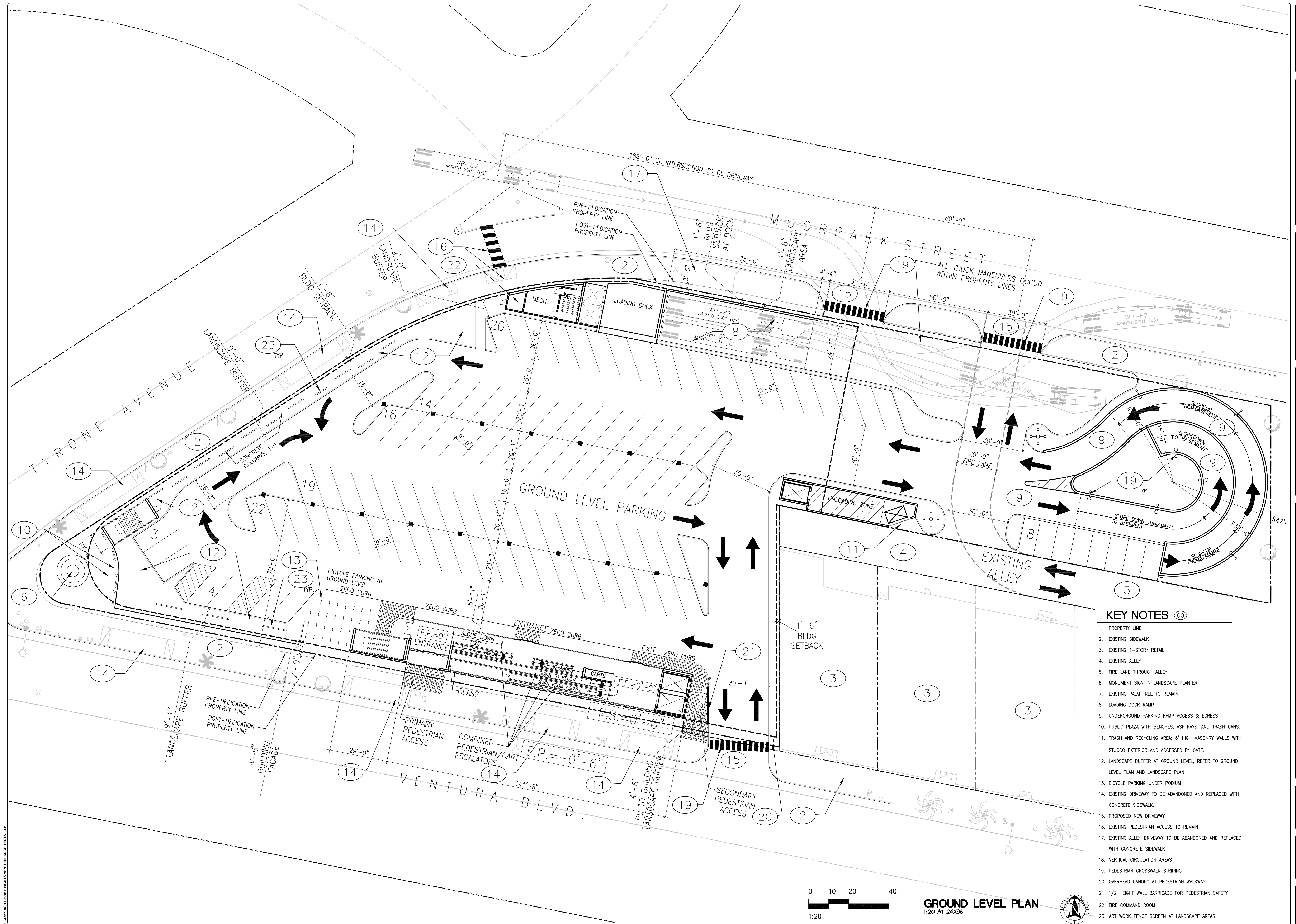
SHEET TITLE
BASEMENT LEVEL
PLAN

SHEET NUMBER
A1.1



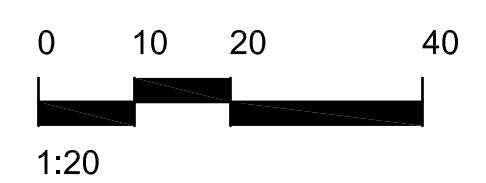
BASEMENT PLAN
1:20 AT 24X36





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



GROUND LEVEL PLAN
1:20 AT 24x36



ISSUE DATES

NO.	DATE	DESCRIPTION

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



HOUSTON
Houston, Texas 77008
713 869 1103 V

DALLAS
5777 Legacy Drive, Suite 240
Dallas, Texas 75244
972 480 7202 V

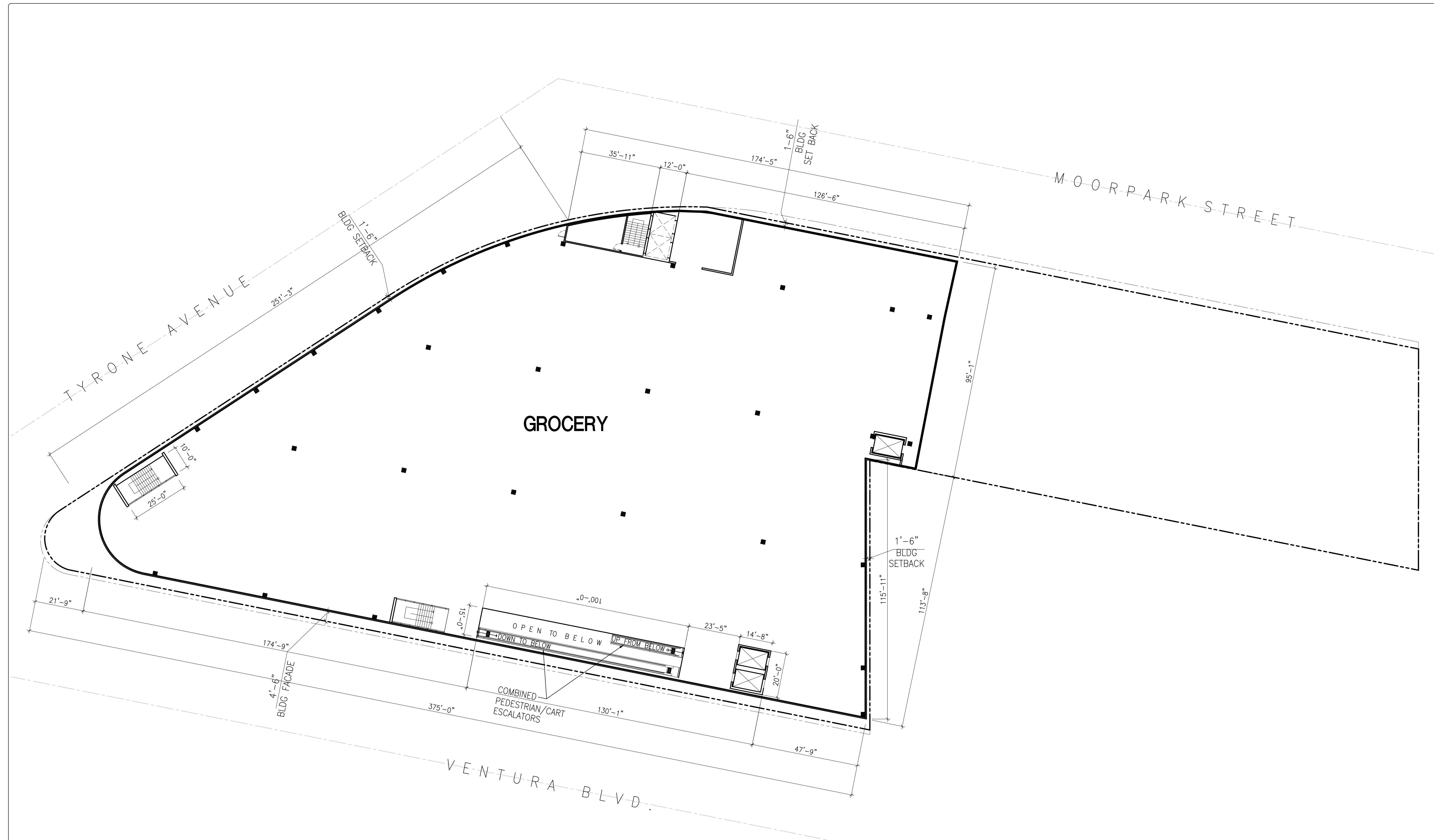
HEIGHTS VENTURE ARCHITECTS
AT CALIFORNIA

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



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

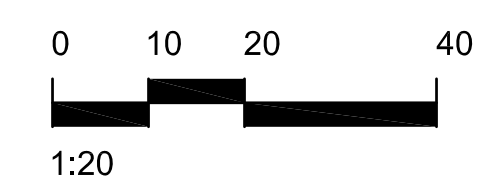


GROCERY SHELL
VENTURA BLVD. & TYRONE AVE
LOS ANGELES, CA

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
713 868 1103 V

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

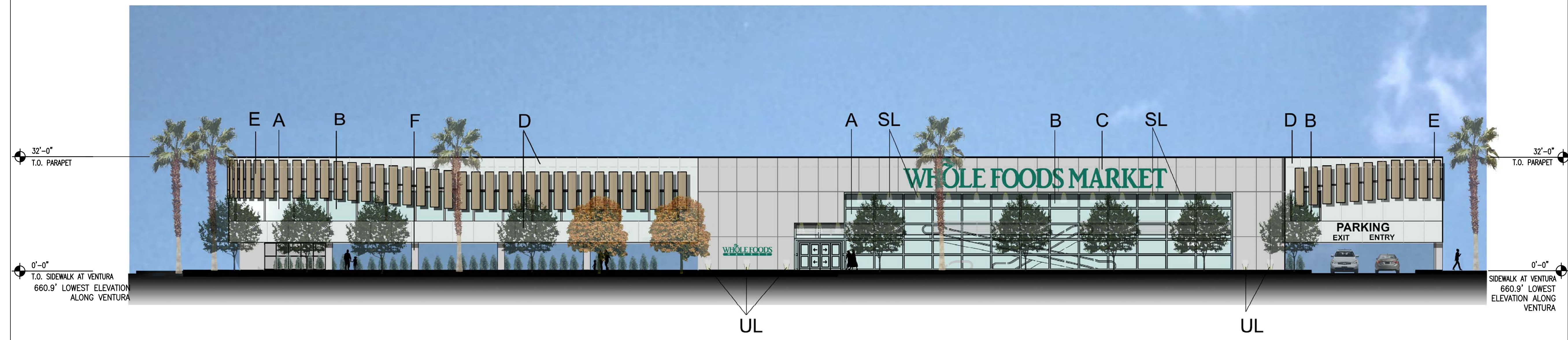


GROCERY SHELL
VENTURA BLVD. & TYRONE AVE
LOS ANGELES, CA

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
A2.0



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

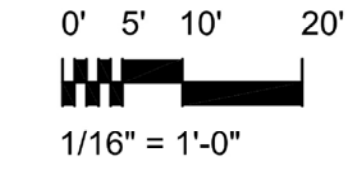


GROCERY SHELL
VENTURA BLVD. & TYRONE AVE
LOS ANGELES, CA

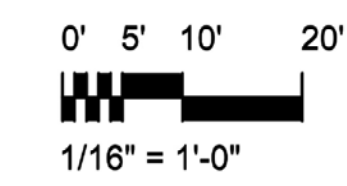
PROJECT NO. 13131-002-151
DATE PLOTTED: 09-21-16
CHECKED BY: SR | DRAWN BY: EA/MF
FILE NAME:

SHEET TITLE
EXTERIOR ELEVATIONS

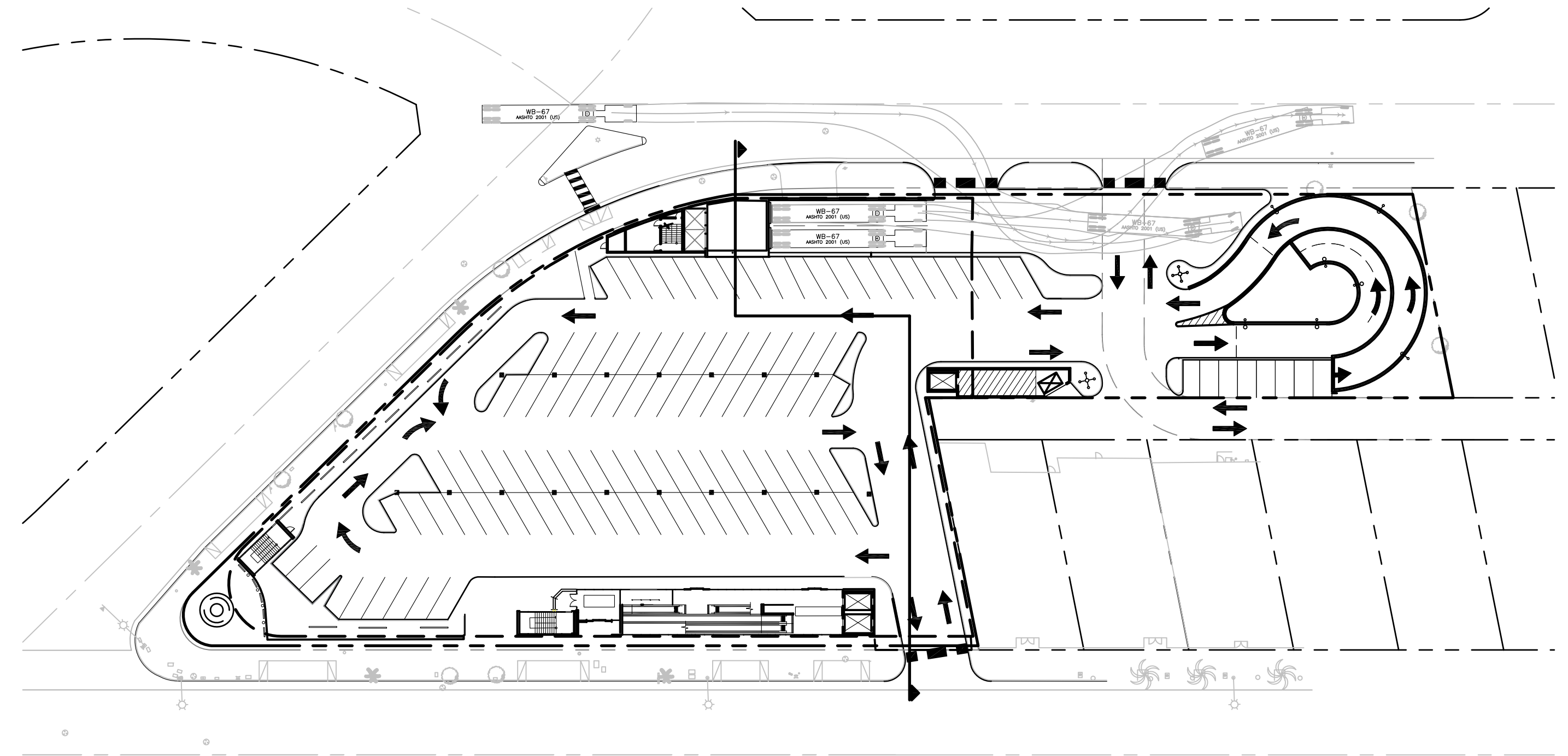
SHEET NUMBER
A21



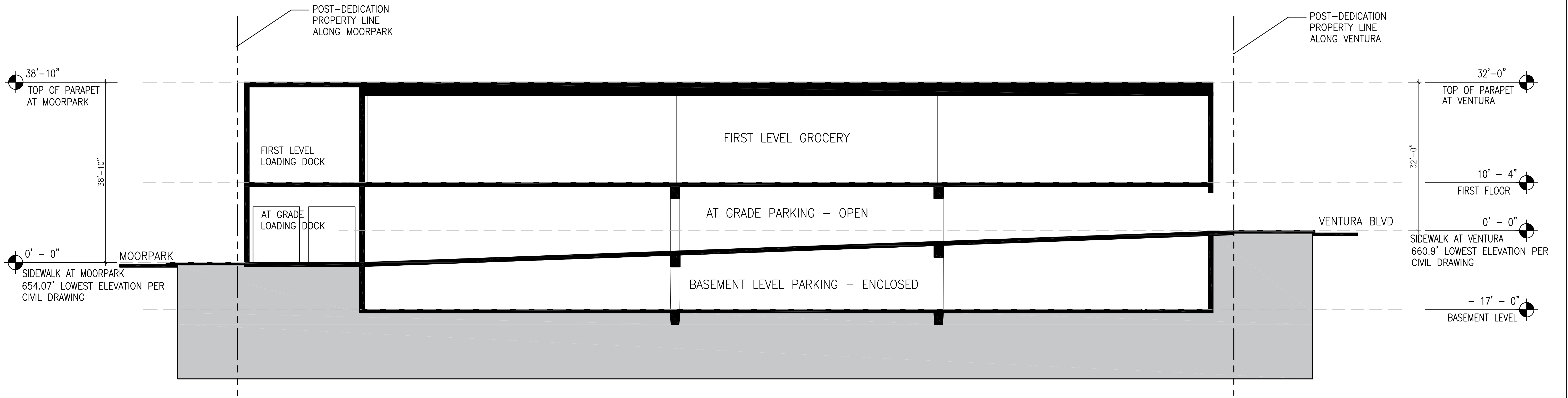
NORTH ELEVATION
1/16" AT 24x36



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 7202 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

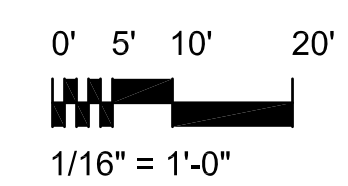
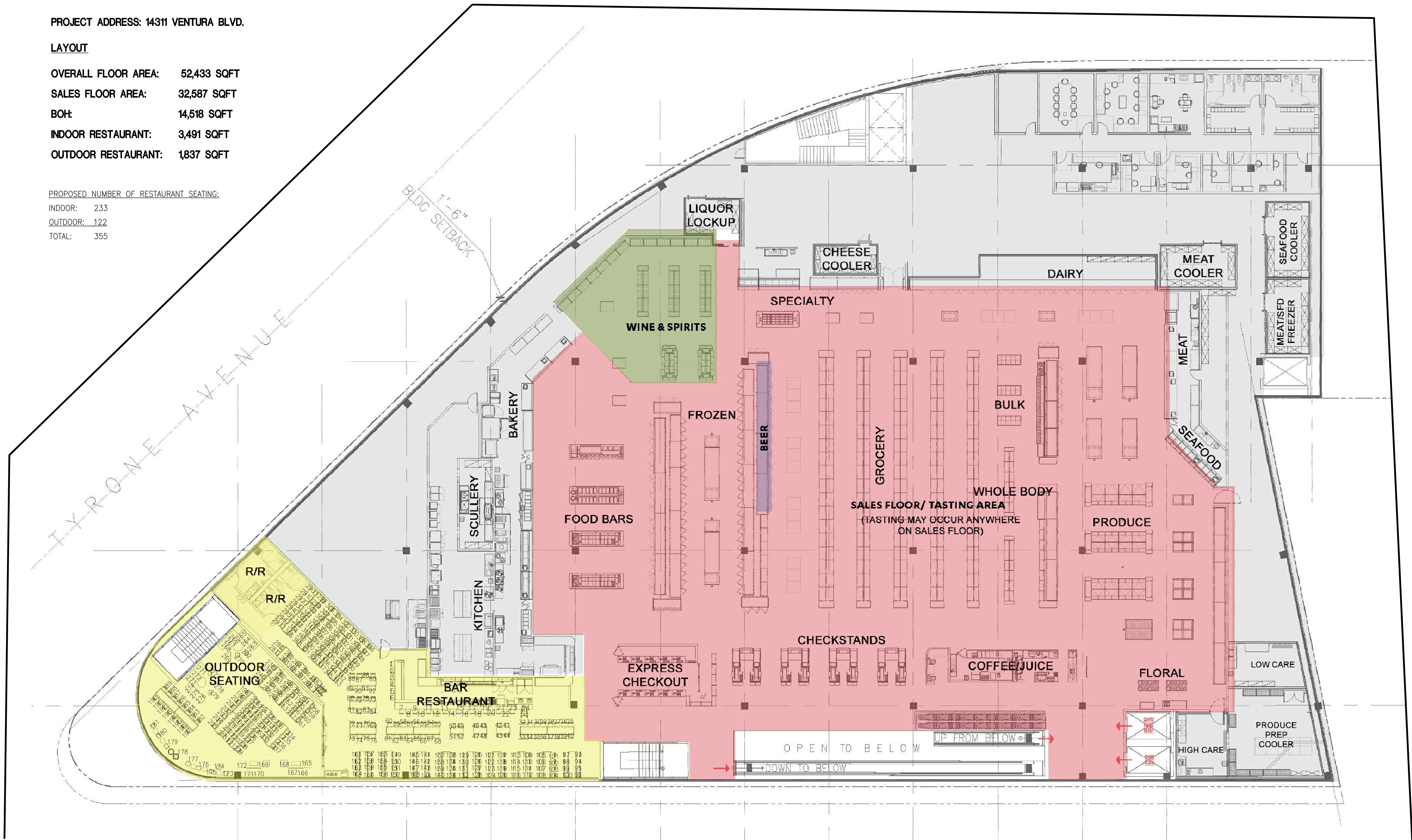
PROJECT ADDRESS: 14311 VENTURA BLVD.

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 Loop, 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

