

VENTURA BLVD & TYRONE AVENUE REDEVELOPMENT

14311 VENTURA BLVD, SHERMAN OAKS, CA 91423



JULY 11,2017

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)

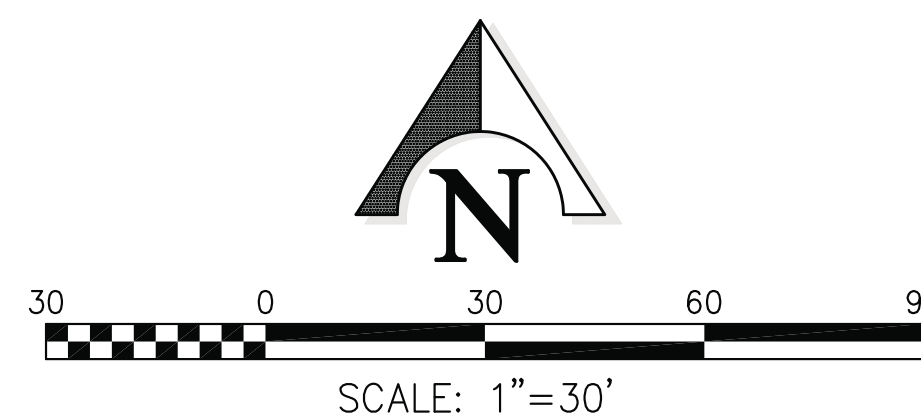
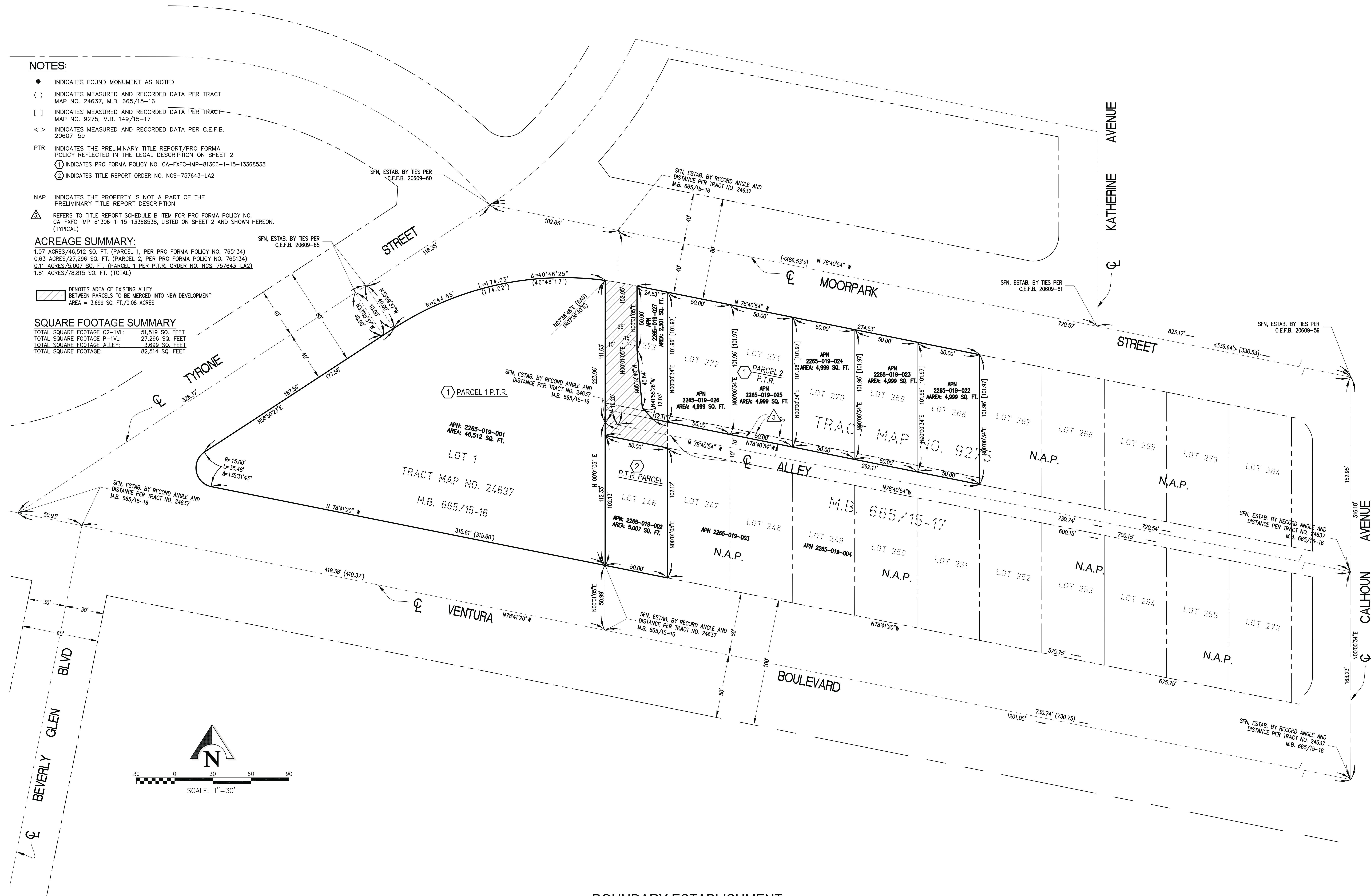
ACREAGE SUMMARY:

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-TVL: 51,519 SQ. FEET
 TOTAL SQUARE FOOTAGE P-TVL: 27,296 SQ. FEET
 TOTAL SQUARE FOOTAGE ALLEY: 3,699 SQ. FEET
 TOTAL SQUARE FOOTAGE: 82,514 SQ. FEET



BOUNDARY ESTABLISHMENT

NO.	DATE	REVISION DESCRIPTION

CANYON
 CONSULTING

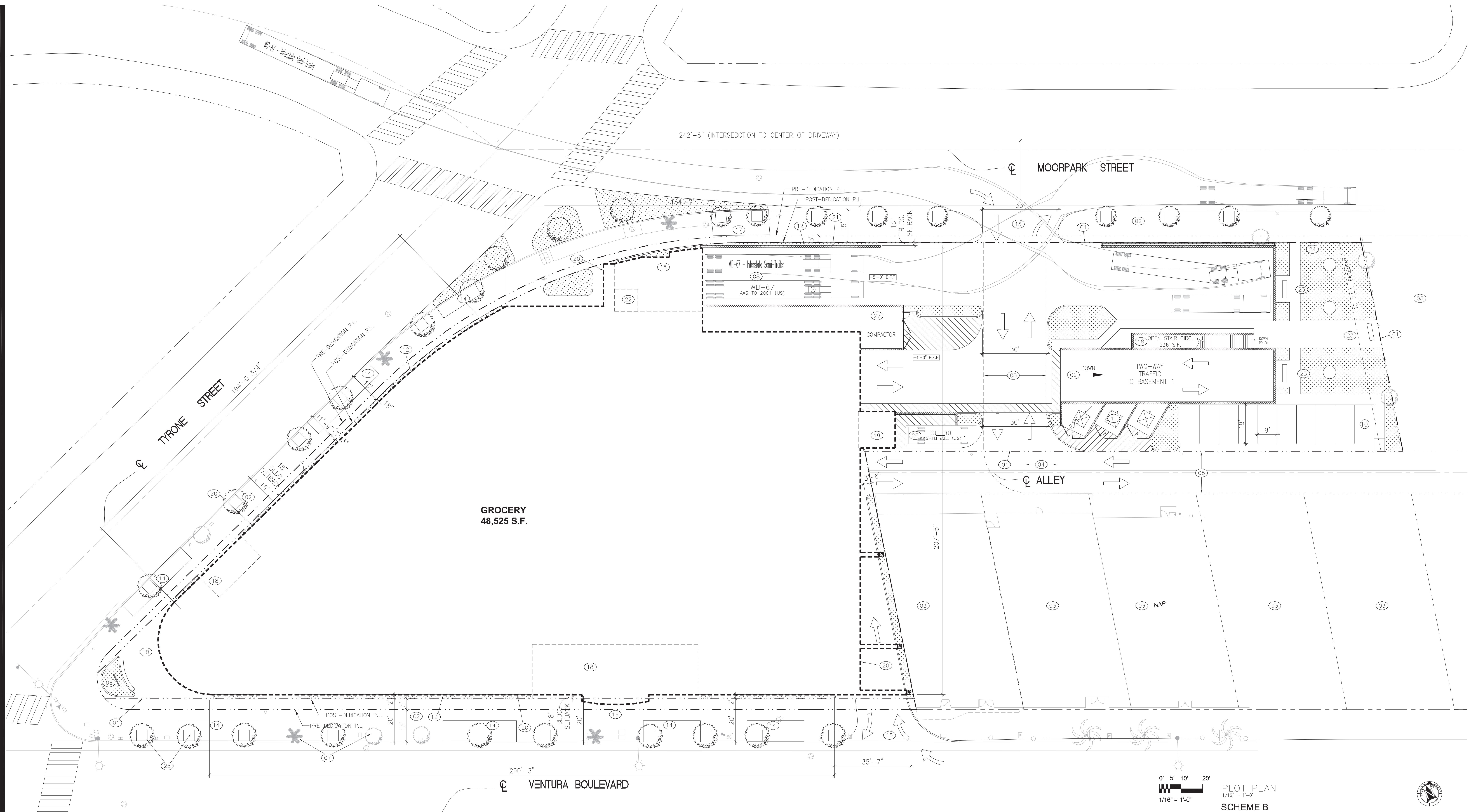
PLANNING • ENGINEERING • SURVEYING
 1199 AVENIDA LA COSTA, SAN CLEMENTE, CA 92672
 949.959.1044 VOICE

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

PREPARED FOR: PACIFIC STAR CAPITAL

JOB NO.
15-058

SHEET
3
 OF 5 SHEETS



0' 5' 10' 20'
 1/16" = 1'-0"
PLOT PLAN
 1/16" = 1'-0"
SCHEME B



SITE DESCRIPTION

SITE ADDRESS:	14333 VENTURA BLVD			
ASSESSORS PARCEL NUMBER(s):	2265-019-001	2265-019-002	2265-019-027	2265-019-026
PROJECT DESCRIPTION:	EXISTING MULTI-BUILDING RETAIL TO BE REPLACED WITH TWO STORY GROCERY STORE BUILDING WITH SOME ADDITIONAL GROUND LEVEL RETAIL, PARKING AND 2-LEVELS OF 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):	C2-1VL	[q]P-1VL	ALLEY	TOTAL
BY ZONING CLASSIFICATION				
CURRENT SQ.FT.:	51,519	27,296	3,699	82,514
PROPOSED SOFT (PRE-DEDICATION):	82,514	0	0	82,514
PROPOSED SOFT (POST-DEDICATIONS):	78,680	0	0	78,680
FLOOR AREA:	78,680 C2-1VL SITE AREA			
ALLOWED SOFT (1:1 FAR) 100%	44,729	SECOND LEVEL - GROCERY NET		
PROPOSED SOFT (0.94:1 FAR) 94.2%	9,095	GRADE LEVEL - GROCERY NET (SPACE B)		
	17,700	GRADE LEVEL - RETAIL NET (SPACE A, C, & D)		
	2,500	GRADE LEVEL - HEALTH CLUB (SPACE E)		
	74,024	TOTAL		
LOT COVERAGE ALLOWED (SAR):	60%	(49,508 / 82,514)		
PROPOSED LOT COVERAGE (SAR):	58.8%	(48,525 / 82,514)		
PROPOSED GROUND LEVEL LANDSCAPE AREA:	6.8%	(5,634 / 82,514)		
PROPOSED GROUND LEVEL PAVEMENT AREA:	34.4%	(28,355 / 82,514)		

HEIGHT:	EXISTING:	42'-14"
	ALLOWED PER LAMC:	45'
	ALLOWED PER SPECIFIC PLAN:	30'
	PROPOSED:	32'-0" ON VENTURA (38'-10" ON MOORPARK)
PARKING:	REQUIRED:	
	SECOND LEVEL GROCERY RETAIL (1 PER 250 SF)	= 159 SPACES (39,829 / 250) [40 BIKES]
	SECOND LEVEL RESTAURANT (1 PER 100 SF)	= 49 SPACES (4,900 / 100) [4 BIKES]
	GRADE LEVEL GROCERY-RETAIL (1 PER 250 SQFT)	= 20 SPACES (4,900 / 250) [4 BIKES]
	GRADE LEVEL GROCERY-OFFICE (1 PER 300 SQFT)	= 14 SPACES (4,195 / 300) [4 BIKES]
	GRADE LEVEL RETAIL (1 PER 250 SQFT)	= 71 SPACES (17,700 / 250) [18 BIKES]
	GRADE LEVEL HEALTH CLUB (1 PER 100 SQFT)	= 25 SPACES (2,500 / 100) [4 BIKES]
	TOTAL	= 338 SPACES [74 BIKES]
	ALLOWABLE REDUCTION AS BIKE PARKING (1 PER 5) FOR 75 BIKES	= 15 SPACES REDUCTION
	ADJUSTED TOTAL REQUIRED:	= 323 SPACES REQUIRED
PROVIDED:	20 SPACES AT 8'-0" WIDE	
	25 SPACES AT 8'-4" WIDE	
	250 SPACES AT 8'-6" WIDE	
	30 SPACES AT 9'-0" WIDE	
	TOTAL	325 SPACES
ACCESSIBLE PROVIDED	= 12 SPACES	
ACCESSIBLE SPACES REQUIRED	= 8 SPACES	
BICYCLE SPACES PROVIDED	= 75 (58 SHORT TERM + 37 LONG TERM)	
BICYCLE SPACES REQUIRED	= 74	

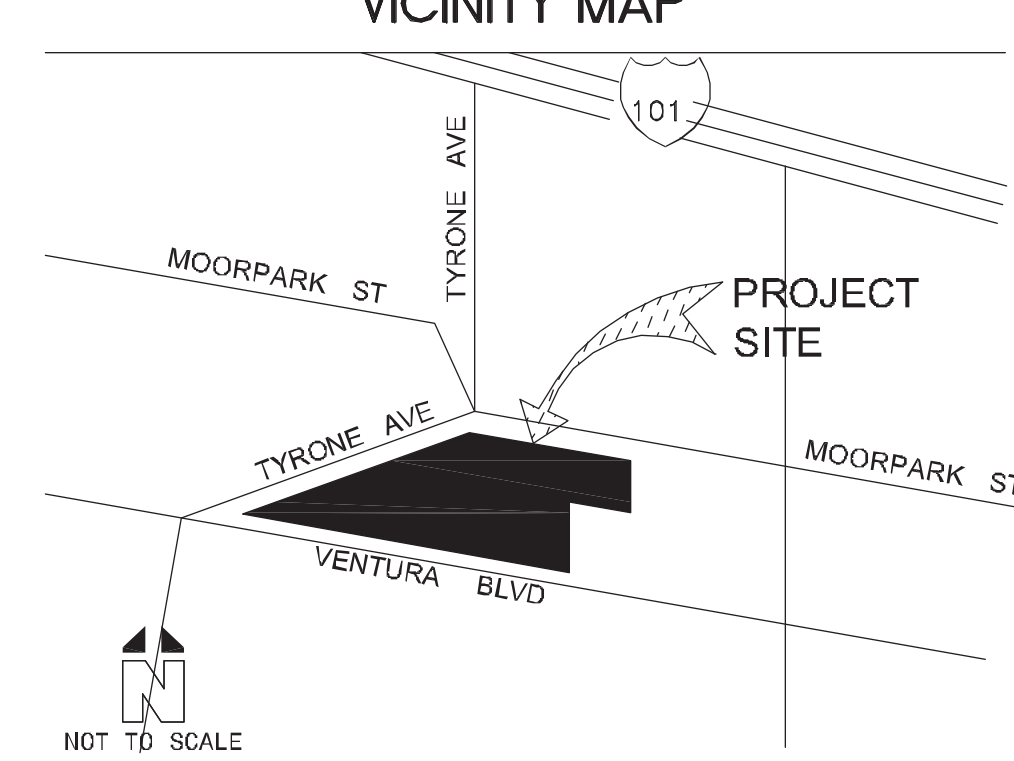
KEY NOTES

- PROPERTY LINE.
- EXISTING SIDEWALK.
- EXISTING 1-STORY RETAIL.
- EXISTING ALLEY.
- FIRE LANE THROUGH ALLEY.
- MONUMENT SIGN IN LANDSCAPE PLANTER, WITH BENCH.
- EXISTING TREE TO REMAIN.
- LOADING DOCK SLOPED PAVING.
- UNDERGROUND PARKING RAMP ACCESS & EGRESS.
- PUBLIC PLAZA AREA.
- TRASH AND RECYCLING AREA: 6' HIGH MASONRY WALLS AND ACCESSED BY GATE.
- LANDSCAPE PLANTER AT GROUND LEVEL, REFER TO GROUND LEVEL PLAN AND LANDSCAPE PLAN.
- NOT USED.
- EXISTING DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK.
- PROPOSED NEW DRIVEWAY.
- PRIMARY ENTRANCE.
- EXISTING ALLEY DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK.
- VERTICAL CIRCULATION AREAS.
- PEDESTRIAN CROSSWALK STRIPING.
- OVERHEAD CANOPY OR BUILDING.
- TRUCK PARKING CONCEALMENT WALL TO 12', WITH MASONRY VENEER.
- FIRE COMMAND ROOM.
- BENCH.
- LANDSCAPE PARK AREA.
- PROPOSED SIDEWALK TREE.
- SMALL TRUCK LOADING AREA WITH 8' ENCLOSURE WALLS WITH MASONRY VENEER.
- COMPACTOR AREA WITH 8' ENCLOSURE WALL WITH MASONRY VENEER.

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 660, 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.

VICINITY MAP



MBH ARCHITECTS
 360 Atlantic Avenue
 Alameda, CA 94501
 Tel 510 885 8963
 Fax 510 885 1011

MBH

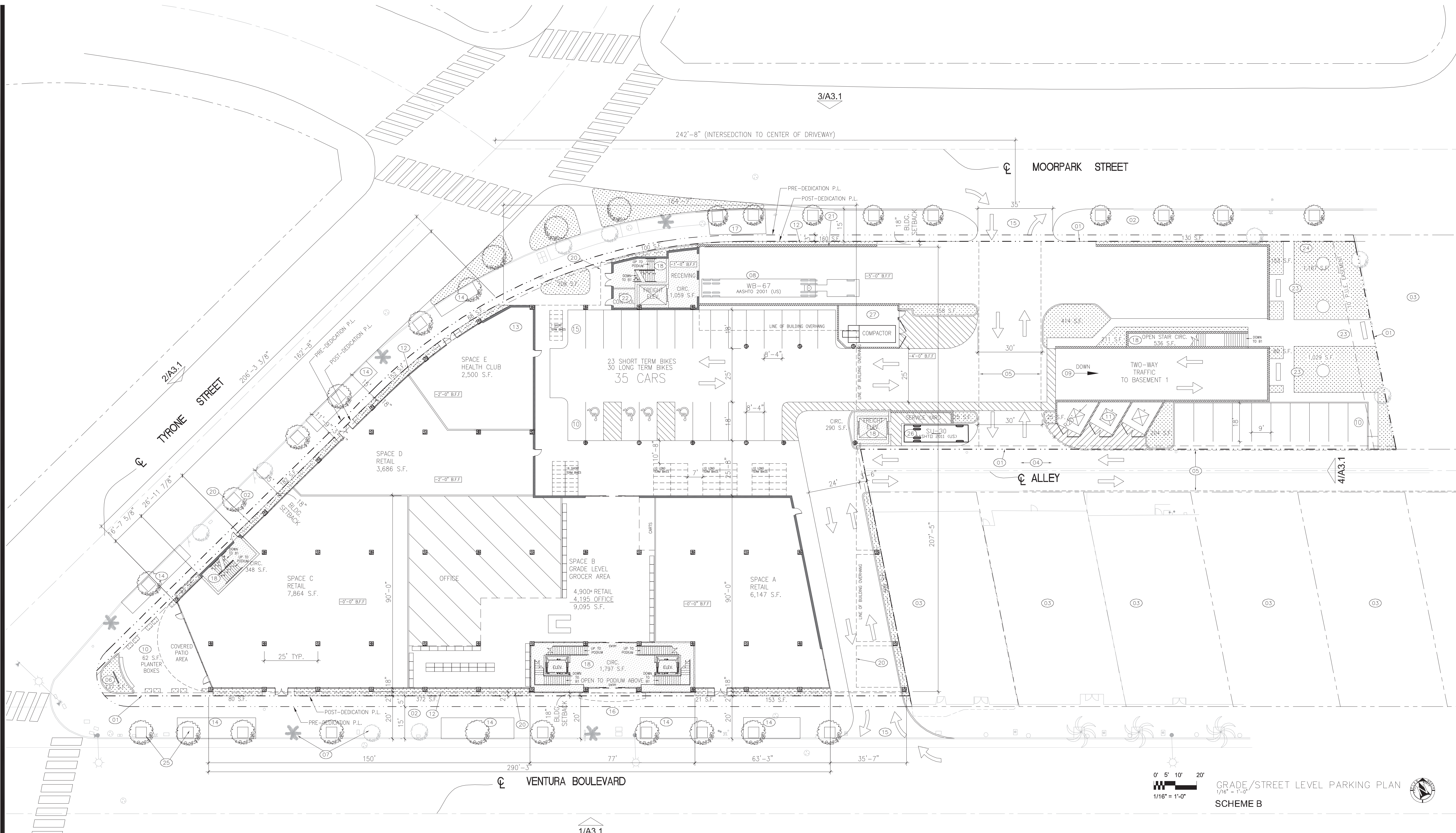
Heights Venture
 ARCHITECTURE + DESIGN

10010010
 111 North Loop West, Suite 1000
 Houston, Texas 77009
 713 688 1103 V

GROCERY SHELL FOR WHOLE FOODS MARKET

LOT 1 AT VENTURA BLVD. & TYRONE AVE. LOS ANGELES, CA

Project Number: 13131-002
 Date Printed: JULY 11, 2017
 Drawn By: CS-ET
 Checked By: MK,SR
 File Name: Ventura-Alternative-08-18-17.dwg



0' 5' 10' 20'
 1/16" = 1'-0"
 GRADE/STREET LEVEL PARKING PLAN
 SCHEME B

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, WITH BENCH.
7. EXISTING TREE TO REMAIN.
8. LOADING DOCK SLOPED PAVING.
9. UNDERGROUND PARKING RAMP ACCESS & EGRESS.
10. PUBLIC PLAZA AREA.
11. TRASH AND RECYCLING AREA- 6' HIGH MASONRY WALLS AND ACCESSED BY GATE.
12. LANDSCAPE PLANTER 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. PRIMARY ENTRANCE.
17. EXISTING ALLEY DRIVEWAY TO BE ABANDONED AND REPLACED WITH CONCRETE SIDEWALK.
18. VERTICAL CIRCULATION AREAS.
19. NOT USED.
20. OVERHEAD CANOPY OR BUILDING.
21. TRUCK PARKING CONCEALMENT WALL TO 12', WITH MASONRY VENEER.
22. FIRE COMMAND ROOM.
23. BENCH.
24. LANDSCAPE PARK AREA.
25. PROPOSED SIDEWALK TREE.
26. SMALL TRUCK LOADING AREA WITH 8' ENCLOSURE WALLS WITH MASONRY VENEER.
27. COMPACTOR AREA WITH 8' ENCLOSURE WALL WITH MASONRY VENEER.

MBH ARCHITECTS
 358 Atlantic Avenue
 Alameda, CA 94501
 Tel 510 885 8863
 Fax 510 885 1011

Heights Venture
 ARCHITECTURE • DESIGN

HOUSTON 111 North Loop West, Suite 550 Houston, Texas 77009 713 869 1133 V
DALLAS 5777 Agency Drive, Suite 202 Plano, Texas 75024 972 490 2222 V

GROCERY SHELL FOR WHOLE FOODS MARKET

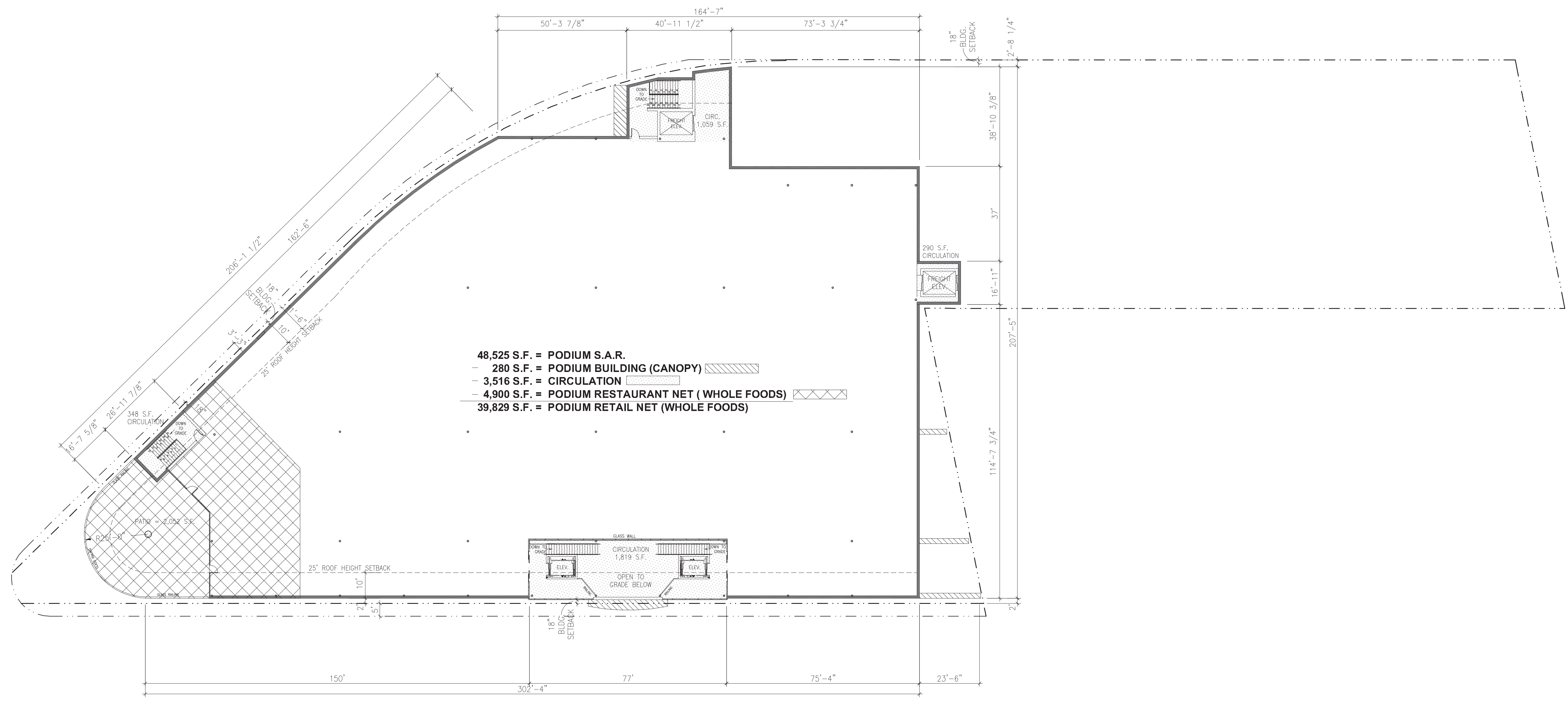
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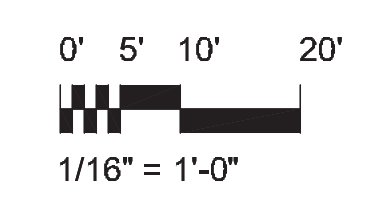
Date Plotted:
 JULY 11, 2017

Drawn By: CS-ET
 Checked By: MK,SR

File Name:
 Ventura-Alternative-08-18-17.dwg



- 48,525 S.F. = PODIUM S.A.R.
- 280 S.F. = PODIUM BUILDING (CANOPY)
- 3,516 S.F. = CIRCULATION
- 4,900 S.F. = PODIUM RESTAURANT NET (WHOLE FOODS)
- 39,829 S.F. = PODIUM RETAIL NET (WHOLE FOODS)



PODIUM LEVEL SALES PLAN (2ND FLOOR)
 1/16" = 1'-0"
 SCHEME B

MBH ARCHITECTS
 350 Atlantic Avenue
 Alameda, CA 94501
 Tel 510 855 8863
 Fax 510 855 1011

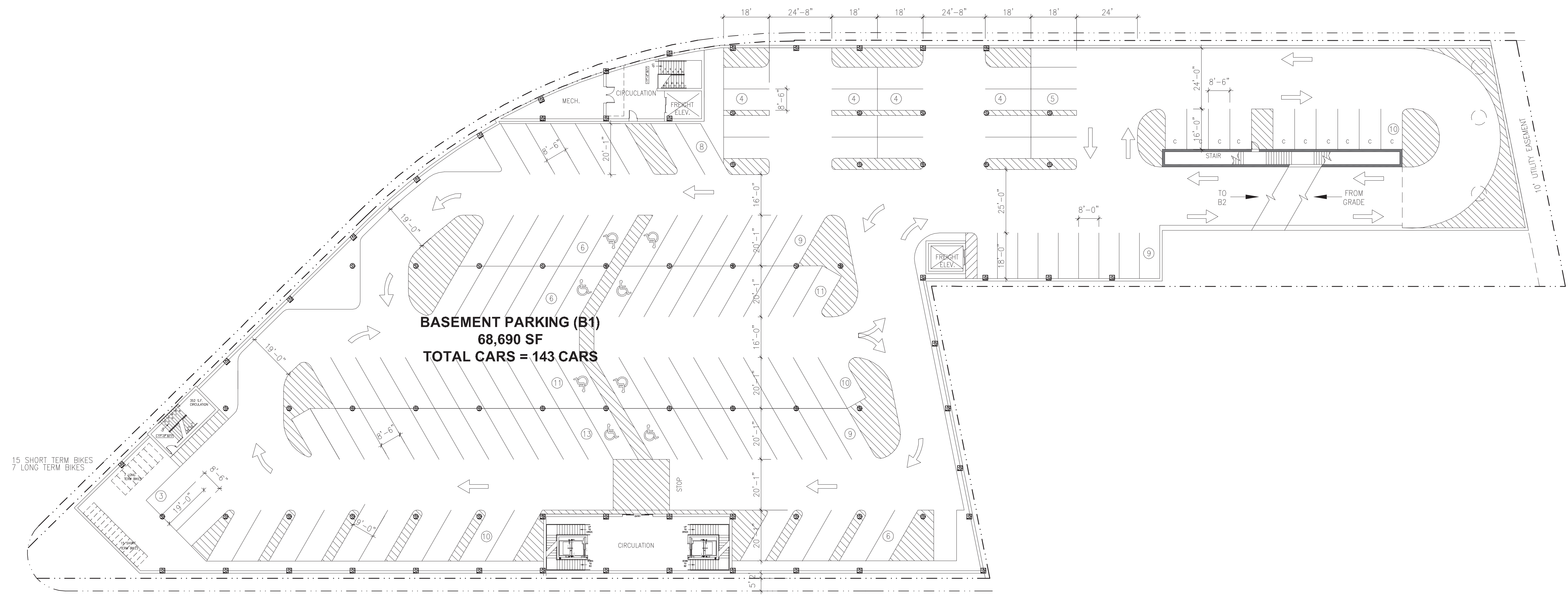
Heights Venture
 ARCHITECTURE • DESIGN

HOUSTON, TX 77002
 HOUSTON, TEXAS 77002
 HOUSTON, TEXAS 77002
 HOUSTON, TEXAS 77002

**GROCERY SHELL
 FOR
 WHOLE FOODS
 MARKET**

LOT 1 AT
 VENTURA BLVD. & TYRONE AVE.
 LOS ANGELES, CA

Project Number:
 13131-002
 Date Plotted:
 JULY 11, 2017
 Drawn By:
 CS/ET
 Checked By:
 MK/SR
 File Name:
 Ventura-Alternative-08-18-17.dwg



0' 5' 10' 20'
 1/16" = 1'-0"
 B1 // LEVEL PARKING PLAN
 1/16" = 1'-0"
 SCHEME B



MBH ARCHITECTS
 350 Atlantic Avenue
 Alameda, CA 94501
 Tel 510 885 8863
 Fax 510 885 1011

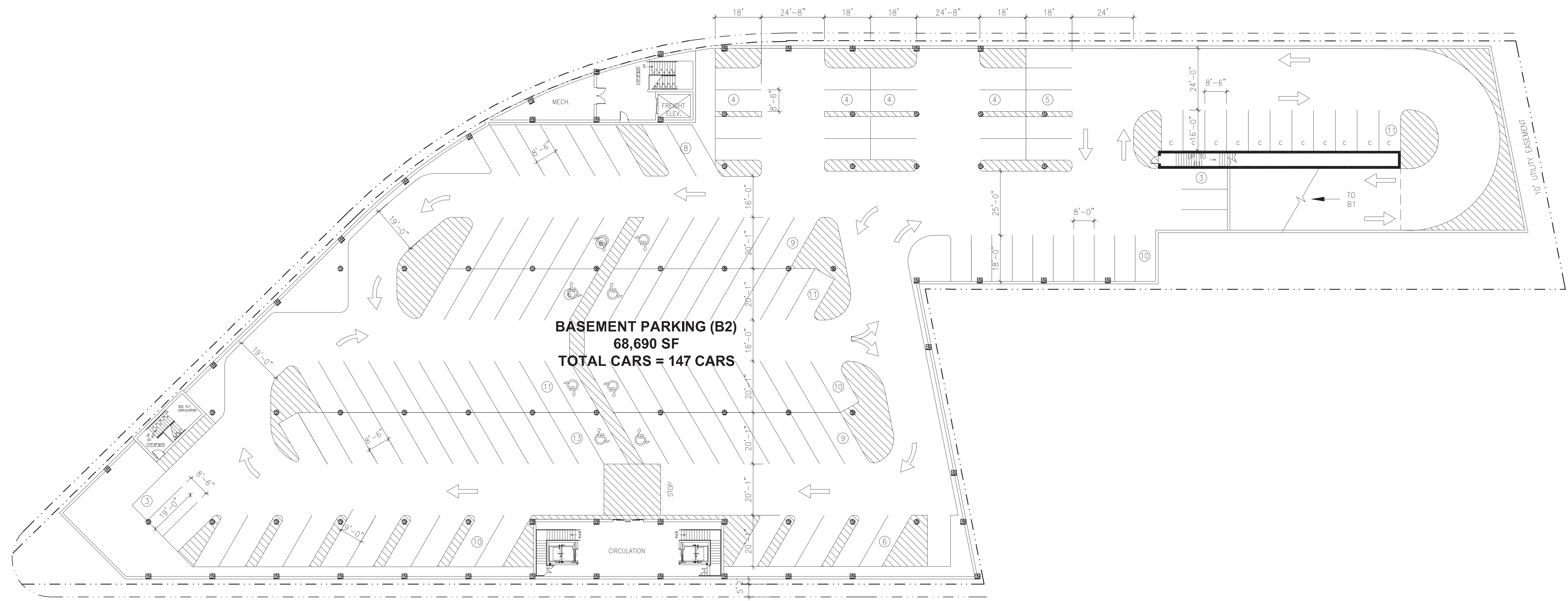
Heights Venture
 ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 550 Dallas 5717 Legacy Drive, Suite 202
 Houston, Texas 77028 Phoenix, Texas 75024
 713 869 1153 V 972 491 2222 V

**GROCERY SHELL
 FOR
 WHOLE FOODS
 MARKET**

LOT 1 AT
 VENTURA BLVD. & TYRONE AVE.
 LOS ANGELES, CA

Project Number:
 13131-002
 Date Plotted:
 JULY 11, 2017
 Drawn By: CS-ET
 Checked By: MK,SR
 File Name:
 VENTURA ALTERNATIVE 042517_BETA.DWG



0' 5' 10' 20'
 1/16" = 1'-0"
 B2 LEVEL PARKING PLAN
 1/16" = 1'-0"
 SCHEME B



MBH ARCHITECTS
 350 Atlantic Avenue
 Alameda, CA 94501
 Tel 510 855 8863
 Fax 510 855 1011

Heights Venture
 ARCHITECTURE • DESIGN

HOUSTON, TEXAS 77002
 1111 North Loop West, Suite 500
 Houston, Texas 77002
 713 866 1153 V

DALLAS, TEXAS 75242
 5717 Legacy Drive, Suite 202
 Plano, Texas 75024
 972 490 7222 V

**GROCERY SHELL
 FOR
 WHOLE FOODS
 MARKET**

LOT 1 AT
 VENTURA BLVD. & TYRONE AVE.
 LOS ANGELES, CA

Project Number:
 13131-002
 Date Plotted:
 JULY 11, 2017
 Drawn By: CS-ET
 Checked By: MK-SR

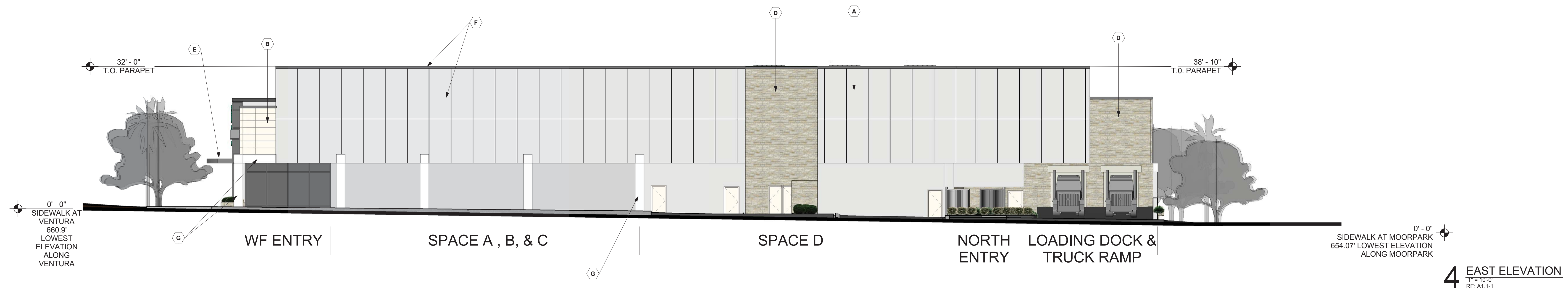
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A1.5
 BASEMENT LEVEL PARKING PLAN

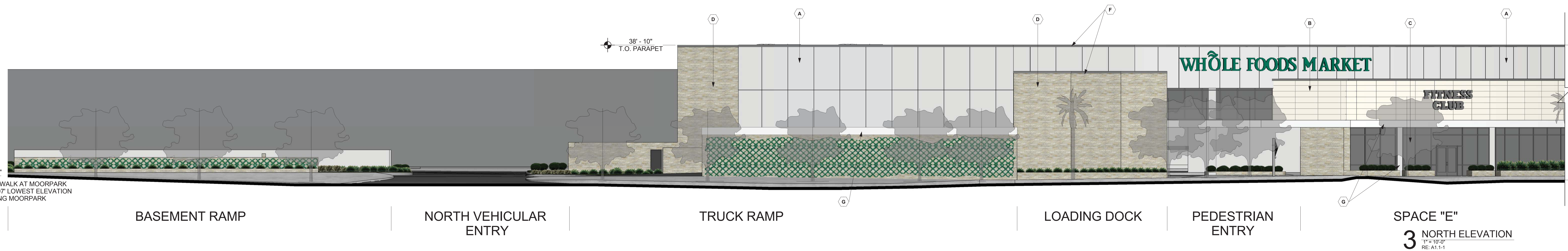
MATERIAL SCHEDULE:

- A. VERTICAL COMPOSITE METAL PANEL
SIZE: 5' X 12'
COLOR: SILVER
- B. NICHHA PANEL - ILLUMINATION SERIES
SIZE: 18" X 72"
COLOR: OFF-WHITE
- C. PPG GLASS - LIGHT GRAY TINTED
GLASS
STYLE: SOLAR GRAY GLASS - SOLARBAN 60
WITH NATURAL ALUMINUM MULLION
- D. COOPER STONE - DIMENSIONAL
ASHLAR
STYLE: SIERRA STONE
- E. NATURAL ALUMINUM CANOPY TRELLIS
- F. DARK GREY METAL PARAPET COPING
- G. WHITE PAINTED & TEXTURED CONCRETE STRUCTURE

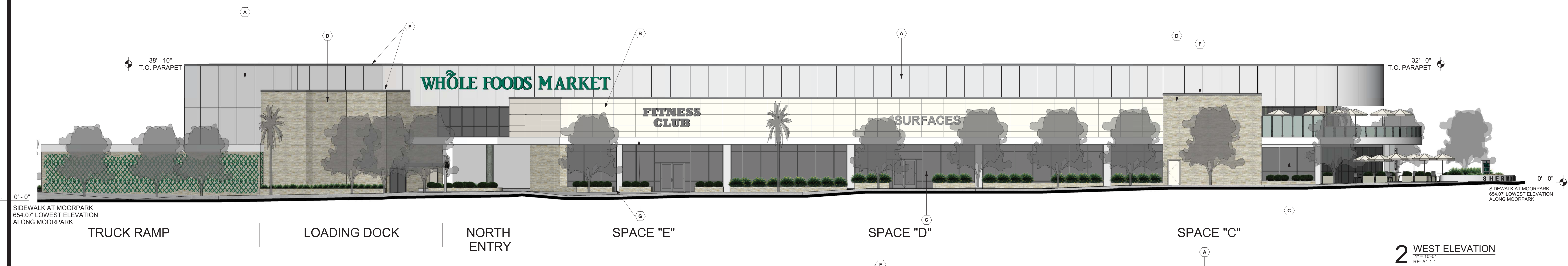
1	COMMUNITY MEETING #3	07-11-17
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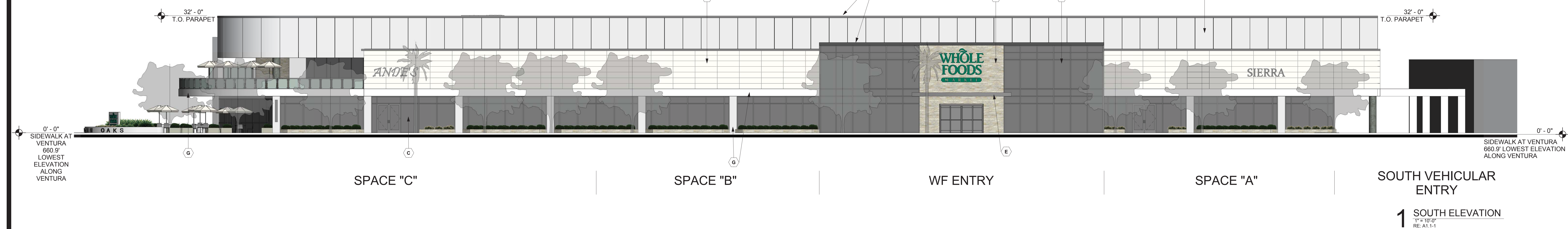
4 EAST ELEVATION
1" = 10'-0"
RE: A1-1-1



3 NORTH ELEVATION
1" = 10'-0"
RE: A1-1-1



2 WEST ELEVATION
1" = 10'-0"
RE: A1-1-1



1 SOUTH ELEVATION
1" = 10'-0"
RE: A1-1-1



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON: 1111 North Loop West, Suite 800
PHOENIX: 1001 North Central Avenue, Suite 200
DALLAS: 6717 Legacy Drive, Suite 200
Tel: 510 855 8883
Fax: 510 855 1611

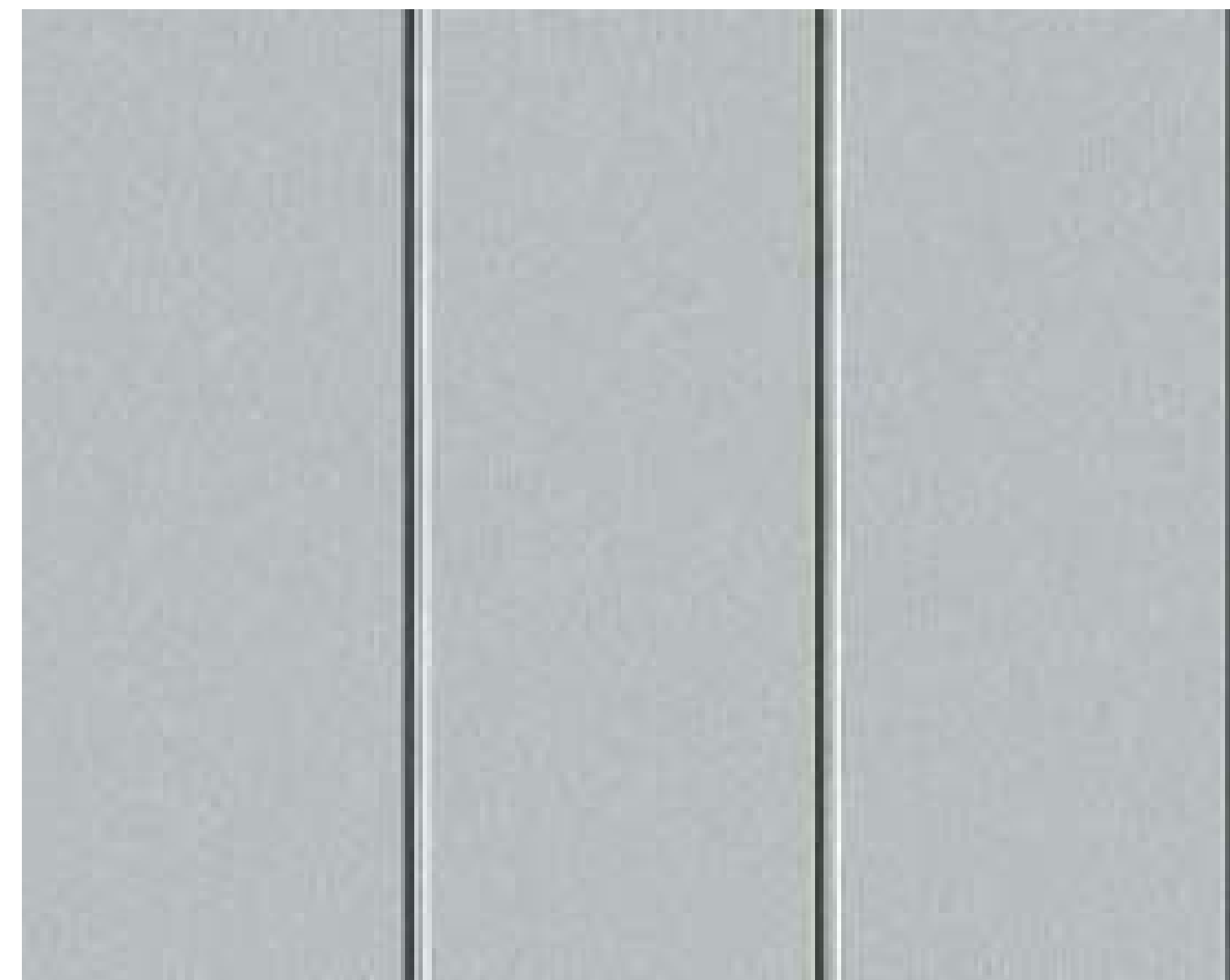
GROCERY SHELL FOR WHOLE FOODS MARKET

LOT 1 AT VENTURA BLVD. & TYRONE AVE. LOS ANGELES, CA

13131-002
7/11/2017 4:32:11 PM
GM/CS MK
TYPE FILE NAME HERE

A2.1 ELEVATIONS

A



ALUCOBOND
VERTICAL COMPOSITE METAL
PANEL

SIZE: 5' X 12'
COLOR: SILVER

B



NICHIHA PANEL - ILLUMINATION
SERIES

SIZE: 18" X 72"
COLOR: ROMAN COLUMN - SW 7562

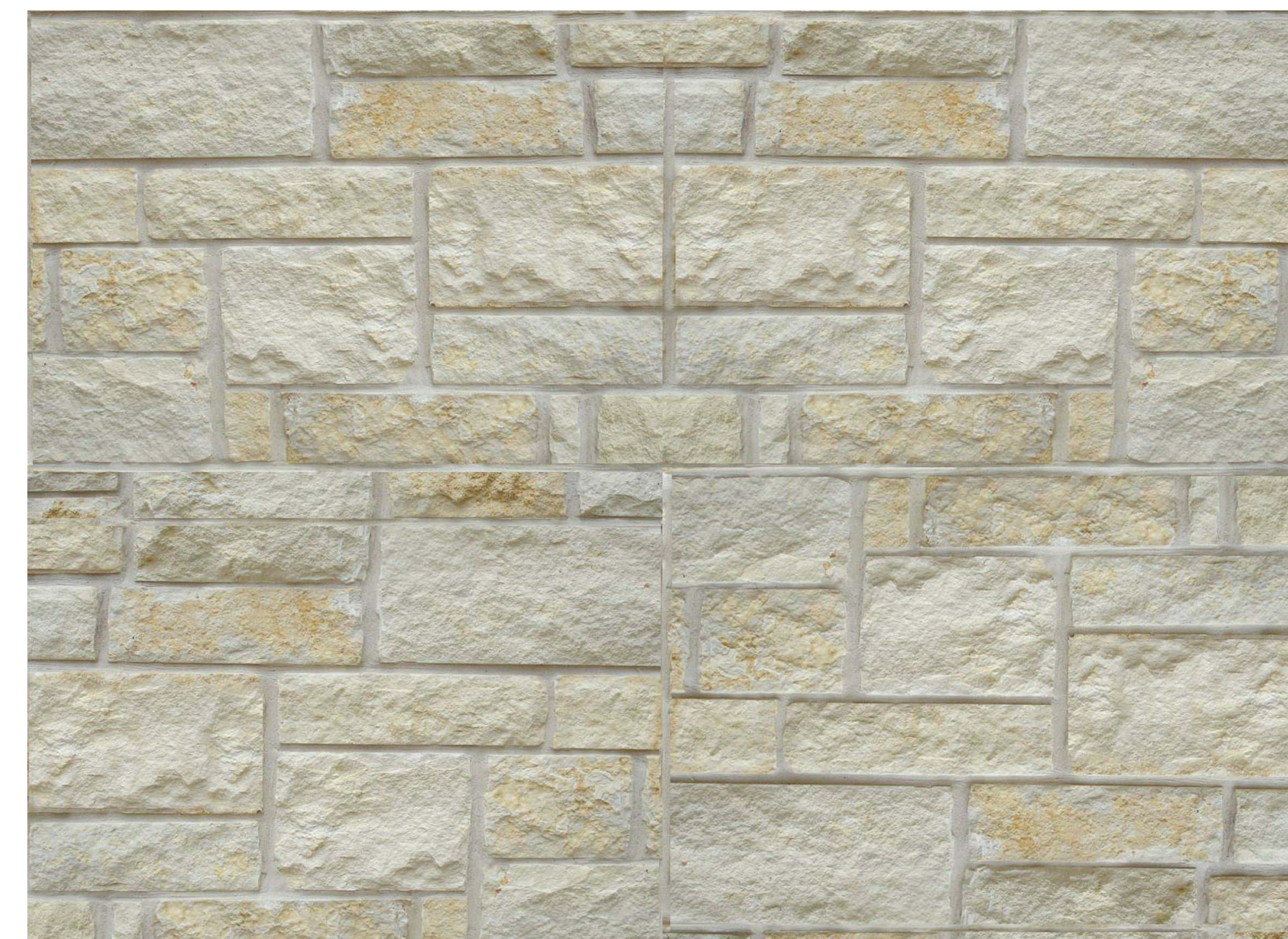
C



PPG GLASS - LIGHT GRAY
TINTED GLASS

STYLE: SOLAR GRAY GLASS -
SOLARBAN 60 WITH NATURAL
ALUMINUM MULLION

D



COOPER STONE - DIMENSIONAL
ASHLAR

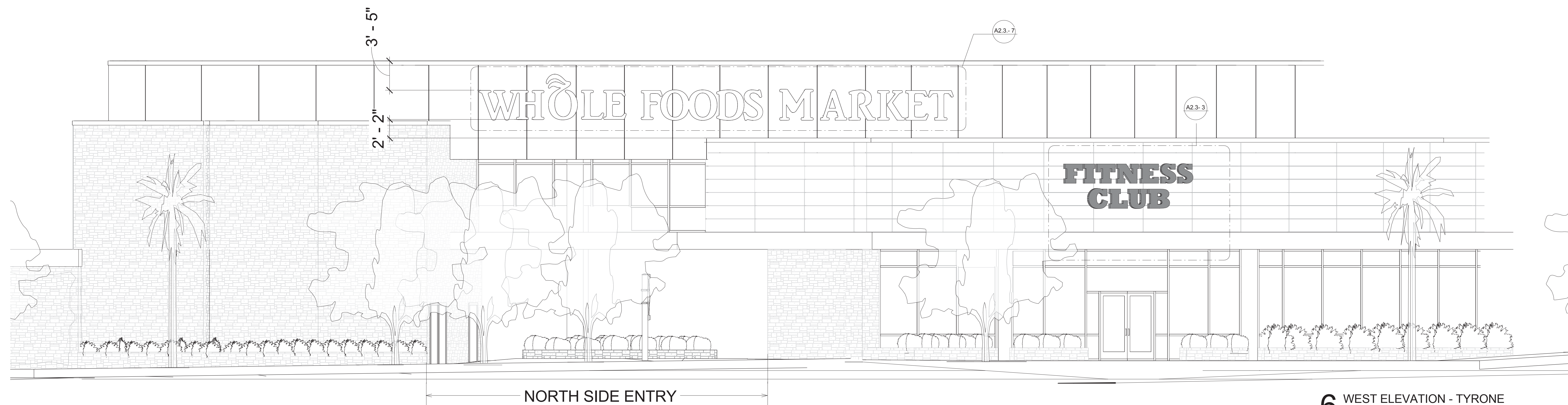
STYLE: SIERRA

BUILDING SIGN 1

LOCATION : TYRONE
 SIZE: 3'-6" X 55'-4"
 AREA: 194 S.F.
 TYPE INDIVIDUAL INTERNALLY
 LIT CHANNEL LETTERS
 BUILDING FRONTAGE: 244
 ALLOWABLE AREA: 488



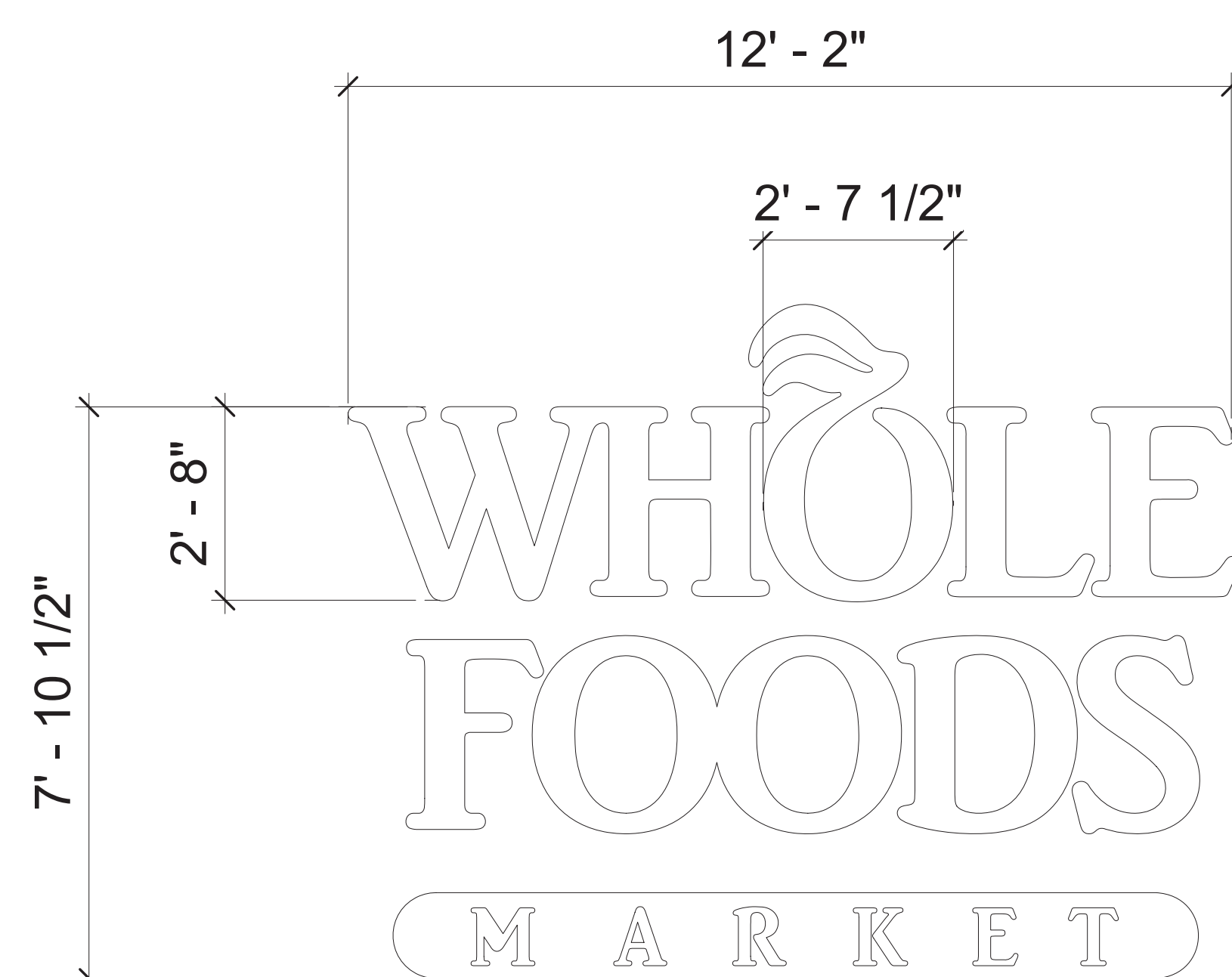
7 WEST SIGNAGE
 3/16" = 1'-0"
 RE: A1-1-1



6 WEST ELEVATION - TYRONE
 3/16" = 1'-0"
 RE: A1-1-1

BUILDING SIGN 2

LOCATION : VENTURA
 SIZE: 12'-2" X 7'-10 1/2"
 AREA: 96 S.F.
 TYPE INDIVIDUAL INTERNALLY
 LIT CHANNEL LETTERS



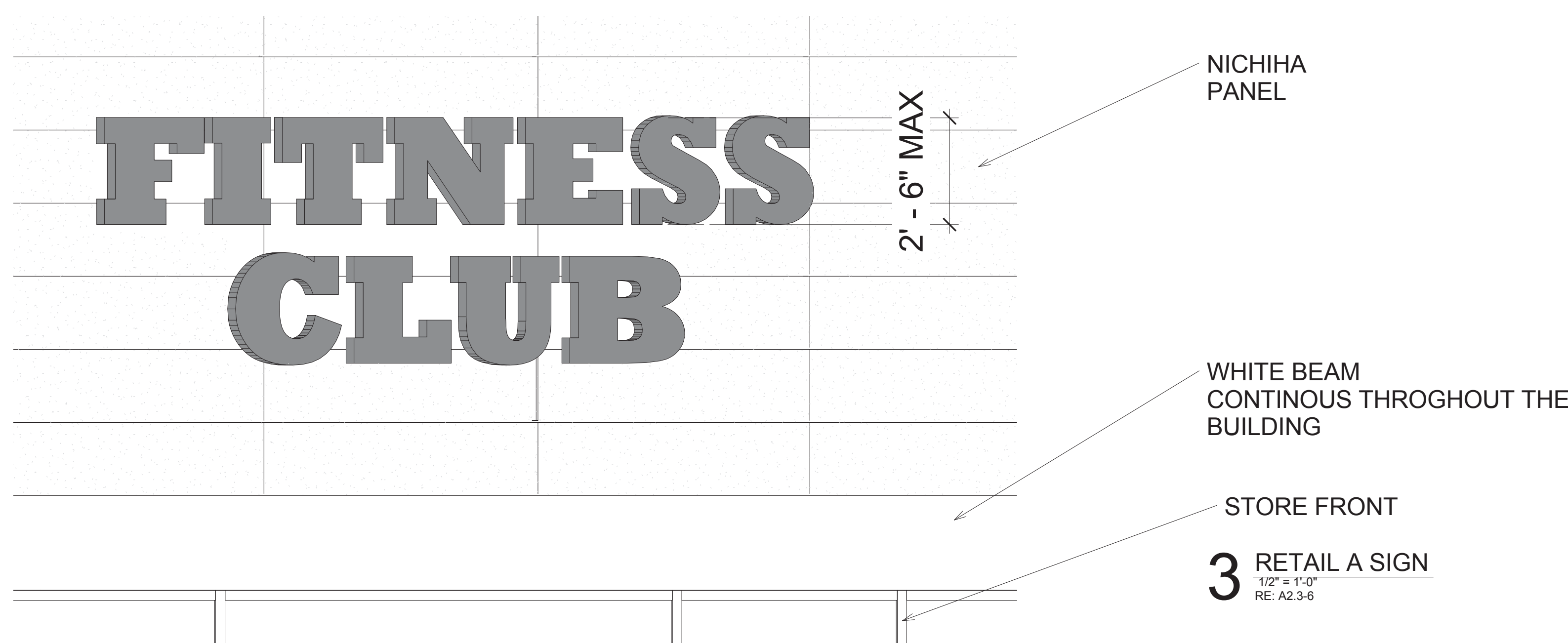
5 ENTRANCE SIGN
 1/2" = 1'-0"
 RE: A1-1-1



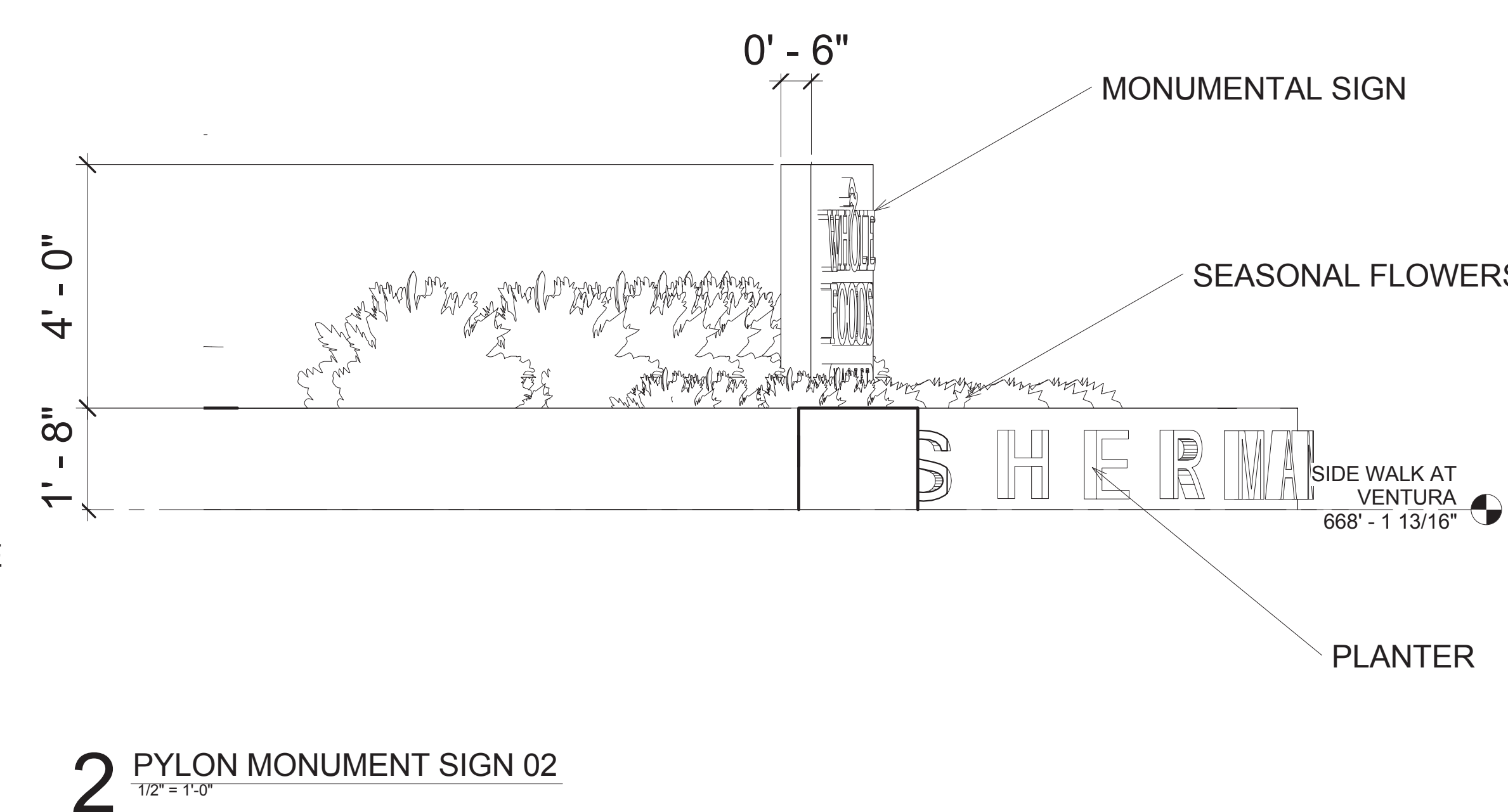
4 SOUTH ELEVATION, ENTRANCE SIGN
 1/2" = 1'-0"
 RE: A1-1-1

BUILDING SIGN 3

LOCATION : VENTURA & TYRONE
 SIZE: 2'-6" X T.B.D.
 AREA: T.B.D.
 TYPE INDIVIDUAL INTERNALLY
 LIT CHANNEL LETTERS



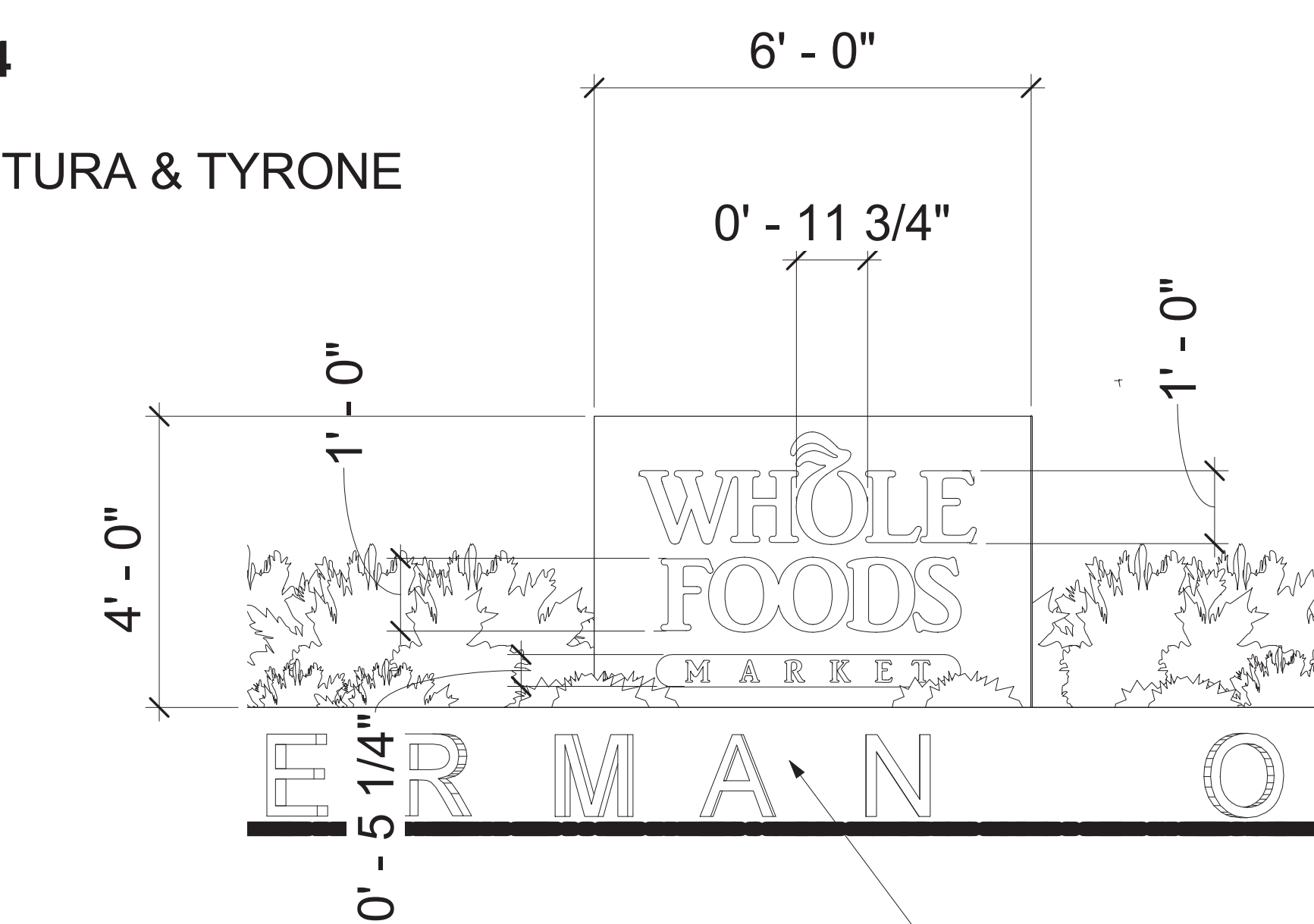
3 RETAIL A SIGN
 1/2" = 1'-0"
 RE: A2-3-6



2 PYLON MONUMENT SIGN 02
 1/2" = 1'-0"
 RE: A1-1-1

BUILDING SIGN 4

LOCATION : VENTURA & TYRONE
 SIZE: 4' X 6'
 AREA: 29'



1 PYLON MONUMENT SIGN 01
 1/2" = 1'-0"
 RE: A1-1-1

1	COMMUNITY MEETING #3	07-11-17
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Heights Venture
 ARCHITECTURE + DESIGN

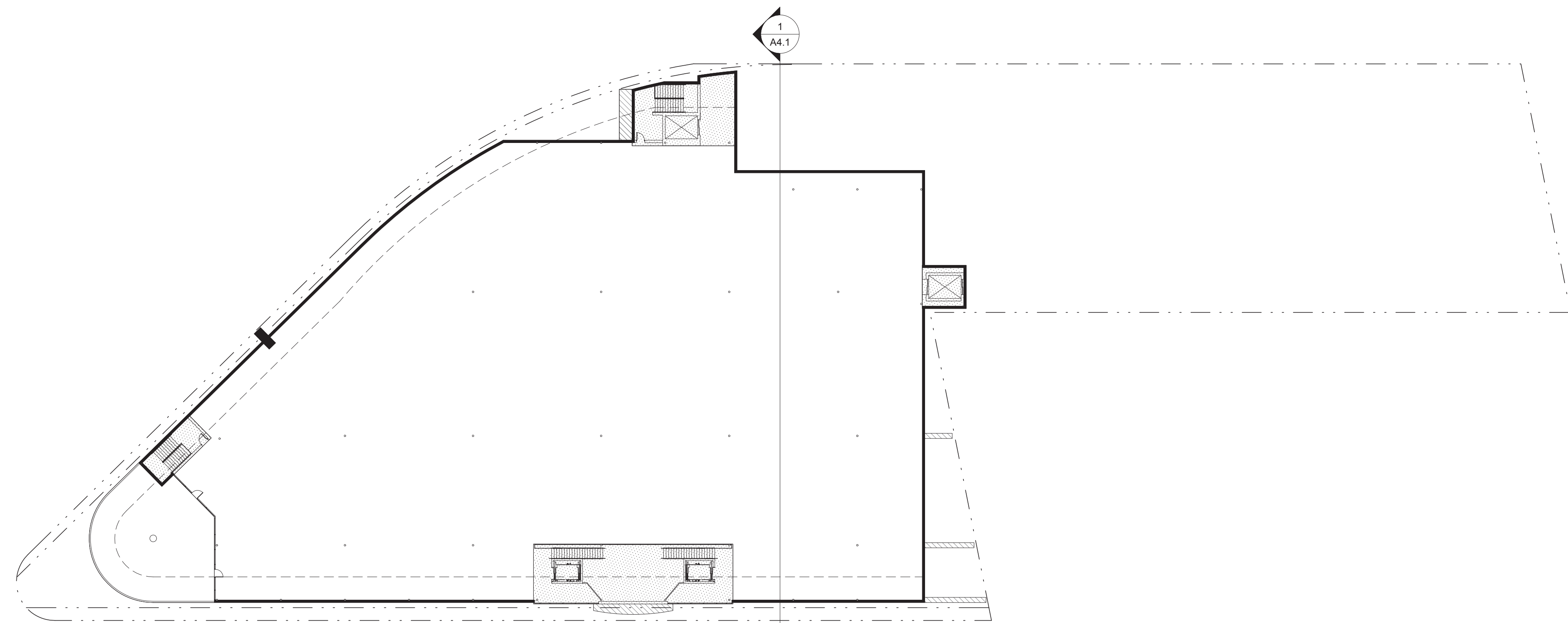
HOUSTON: 1111 North Loop West, Suite 800
 PHOENIX: 1001 North Central Avenue, Suite 100
 DALLAS: 6717 Legacy Drive, Suite 200
 Phone: 281.770.2200
 Fax: 281.770.2200

GROCERY SHELL
 FOR WHOLE
 FOODS MARKET

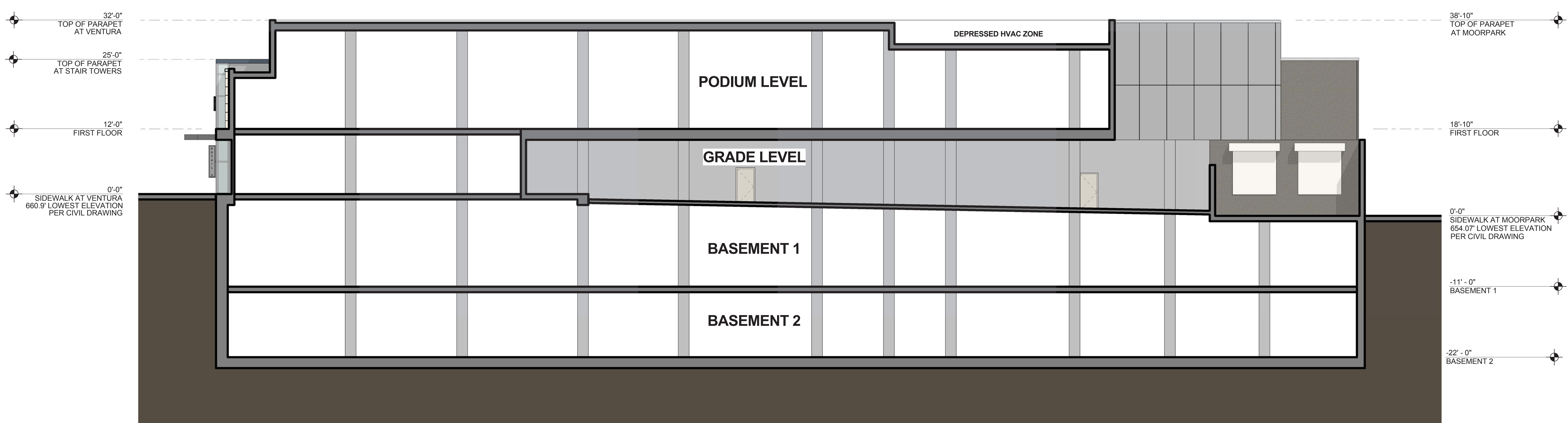
LOT 1 AT
 VENTURA BLVD. & TYRONE
 AVE. LOS ANGELES, CA

13131-002
 7/11/2017 4:32:25 PM
 Author: _____
 Checker: _____
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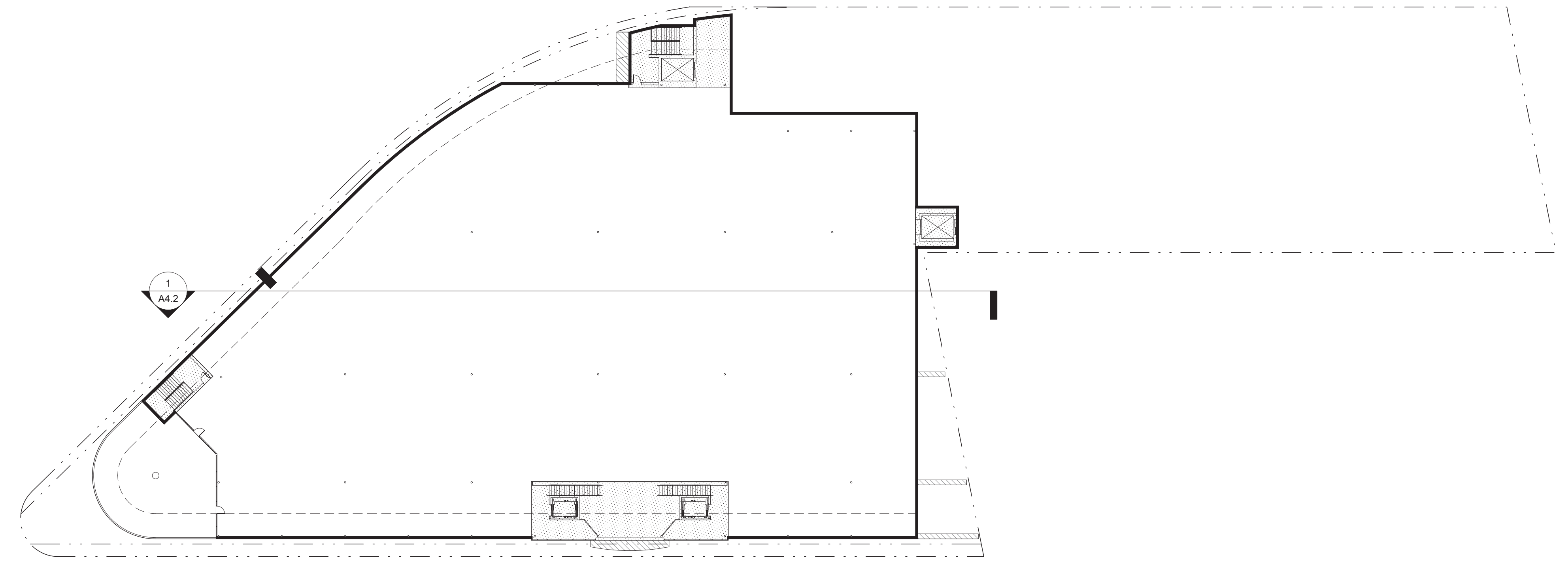
A2.3
 SIGN EXHIBIT



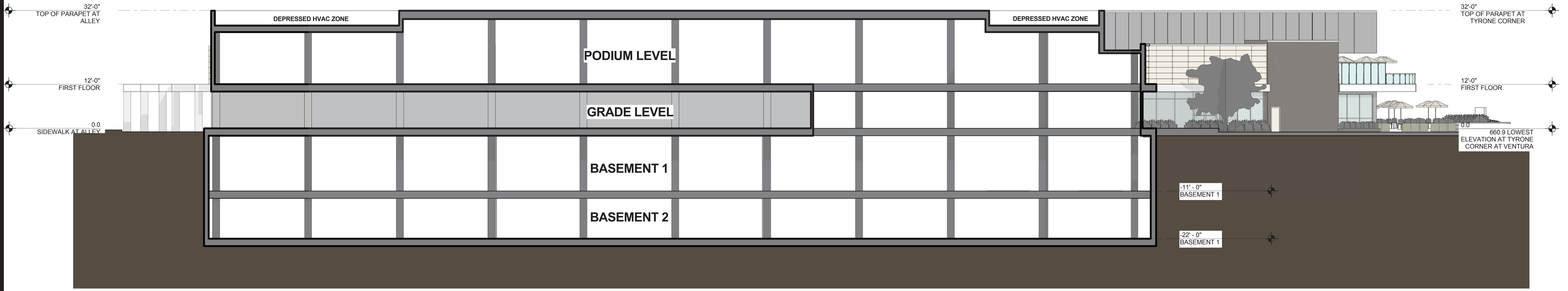
2 PODIUM PLAN FOR SECTION 1/A4.2
1"=20'-0"



1 BUILDING SECTION III
1/8" = 1'-0"
RE: A1.1-1



2 PODIUM PLAN FOR SECTION 1/A4.1
1" = 30'-0"



1 BUILDING SECTION II
1" = 10'-0"
RE: A4.2-2

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DALLAS: 6717 Legacy Drive, Suite 200, Plano, Texas 75024
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Fax 281 489 7322

GROCERY SHELL
FOR WHOLE
FOODS MARKET

LOT 1 AT
VENTURA BLVD. & TYRONE
AVE. LOS ANGELES, CA

13131-002
Date Plotted: 7/11/2017 4:32:49 PM
Author: _____
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A4.2
BUILDING SECTION



2 VENTURA & TYRONE EAST PERSPECTIVE



1 VENTURA & TYRONE NORTH PERSPECTIVE

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 DALLAS: 8717 Legacy Drive, Suite 200, Plano, Texas 75024, 972 480 7302 V

GROCERY SHELL
 FOR WHOLE
 FOODS MARKET

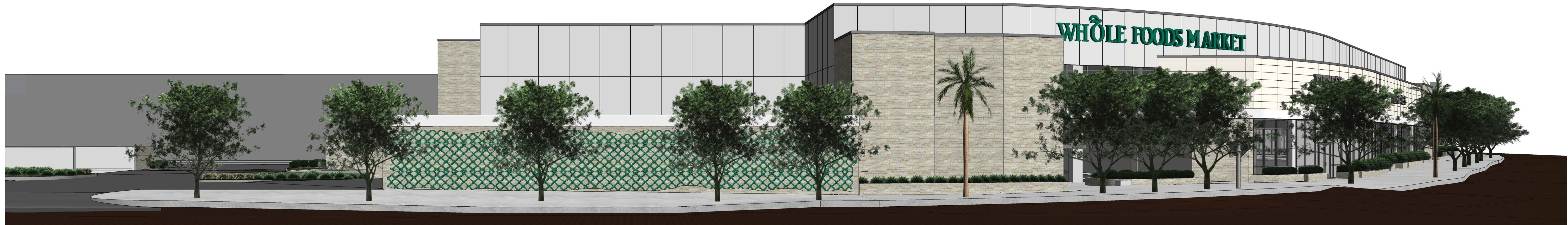
LOT 1 AT
 VENTURA BLVD. & TYRONE
 AVE. LOS ANGELES, CA

13131-002
 Date Plotted: 7/11/2017 4:35:10 PM
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 Checked By: Checker
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A9.2
 3-D REPRESENTATIONS



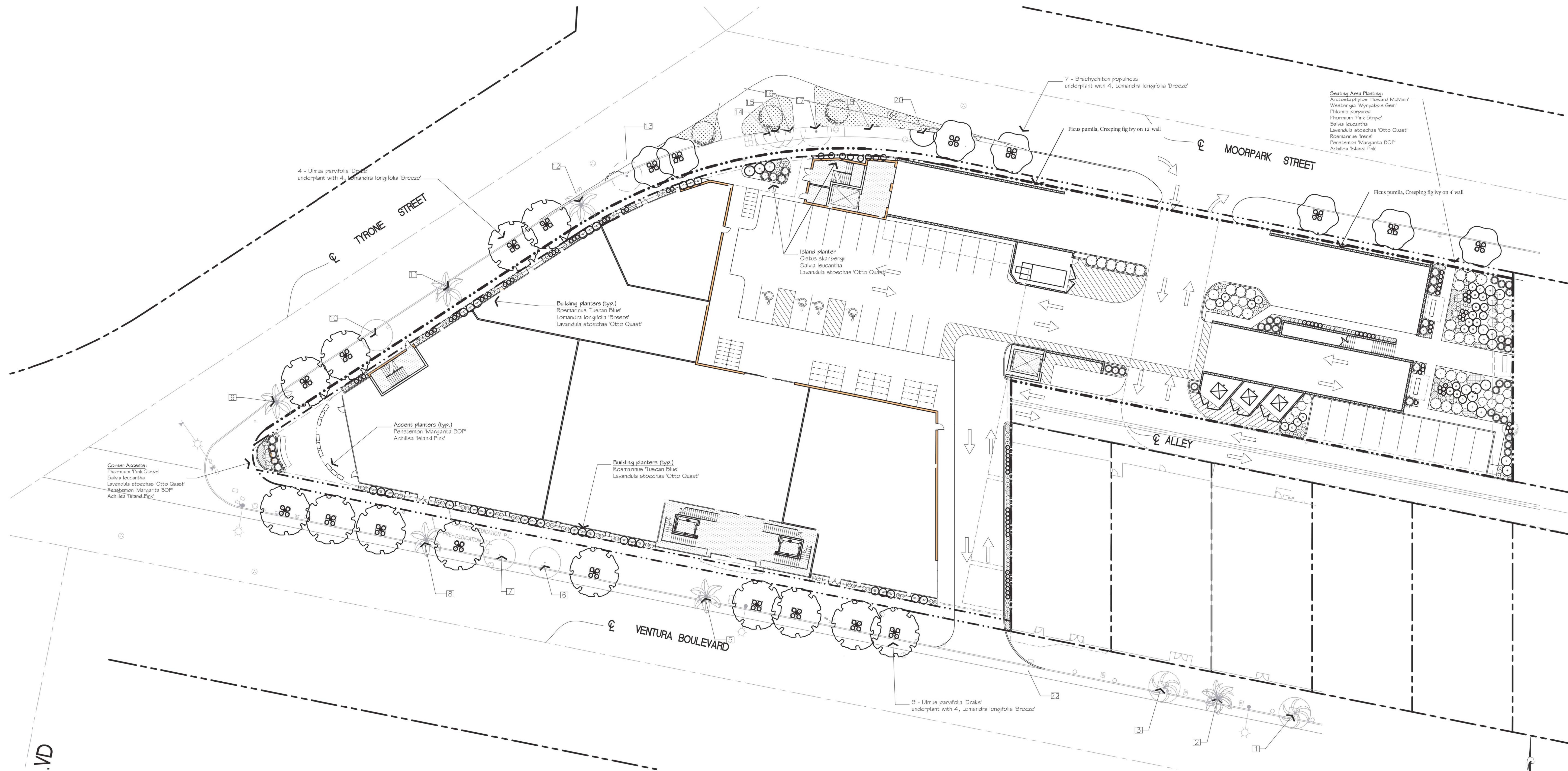
3 VENTURA PERSPECTIVE



2 MOORPARK & TYRONE PERSPECTIVE



1 MOORPARK PERSPECTIVE



Issue/Date:	
DESIGN UPDATE	05-30-17

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
□	Ginkgo biloba - 2" DBH to Remain
□	Washingtonia robusta - 22" DBH - 75' Height to Remain
□	Ginkgo biloba - 2" DBD to Remain
□	Washingtonia robusta 15" DBH - 75' Height Transplant to a Location TBD
□	Washingtonia robusta - 13" DBH - 40' Height to Remain
□	Ginkgo biloba - 5" DBH to Remain
□	Ginkgo biloba - 5" DBH to Remain
□	Washingtonia robusta - 13" DBH - 40' Height to Remain
□	Washingtonia robusta - 16" DBH - 45' Height to Remain
□	Ginkgo biloba - 6" DBH to Remain
□	Washingtonia robusta - 14" DBH - 40' Height to Remain
□	Washingtonia robusta - 15" DBH - 45' Height to Remain
□	Ginkgo biloba - 6.5" DBH to be Removed
□	Avocado - 2.5" DBH to be Removed
□	Ginkgo biloba - 7" DBH to be Removed
□	Ginkgo biloba - 5" DBH to be Removed
□	Avocado - 7" DBH to be Removed
□	Washingtonia robusta - 15" DBH - 45' Height Transplant to a location TBD
□	Lemon - 10" DBH to be Removed
□	Brachylyton - 3.5" DBH to be Removed
□	Washingtonia filifera - 12.5" DBH - 20' Height Transplant to a location TBD

NOTE: THERE ARE NO PROTECTED TREES ON SITE.

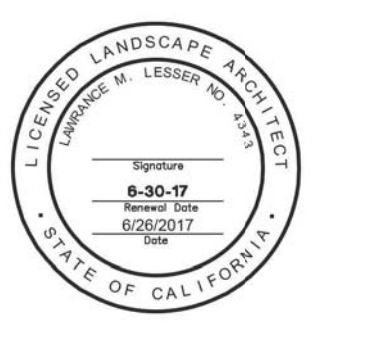
PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
BRPO	Brachylyton populneus	Bottle Tree	36" box	Per plan	7	
ULPA	Ulmus parvifolia 'Drake'	Drake Chinese Elm	36" box	Per plan	13	
SHRUBS						
ARDE	Arctostaphylos densiflora 'Howard McMin'	Howard McMin Manzanita	#5 cont.	6' o.c.	24	
CISK	Cistus skanbergii	Pink Rockrose	#5 cont.	5' o.c.	3	
LAST	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	#5 cont.	24" o.c.	152	
ROIR	Rosmarinus officinalis 'Irene'	Irene Rosemary	#5 cont.	5' o.c.	27	
ROTB	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	#5 cont.	4' o.c.	37	
WEWY	Westringia Wynyabille Gem'	Wynyabille Gem Westringia	#5 cont.	5' o.c.	15	
PERENNIALS AND ORNAMENTAL GRASSES						
ACIP	Achillea 'Island Pink'	Island Pink Yarrow	#1 cont.	12" o.c.	- - -	
LOBR	Lomandra longifolia 'Breeze'	Lomandra	#1 cont.	24" o.c.	170	
PEHE	Penstemon heterophyllus x 'Margarita BOP'	Margarita BOP Penstemon	#1 cont.	24" o.c.	- - -	
PHPU	Phlomis purpurea	Purple Jerusalem Sage	#5 cont.	4' o.c.	17	
PHTE	Phormium tenax 'Pink Stripe'	Pink Stripe New Zealand Flax	#5 cont.	4' o.c.	29	
SALE	Salvia leucantha	Mexican Sage	#5 cont.	4' o.c.	13	

Scale 1" = 20'

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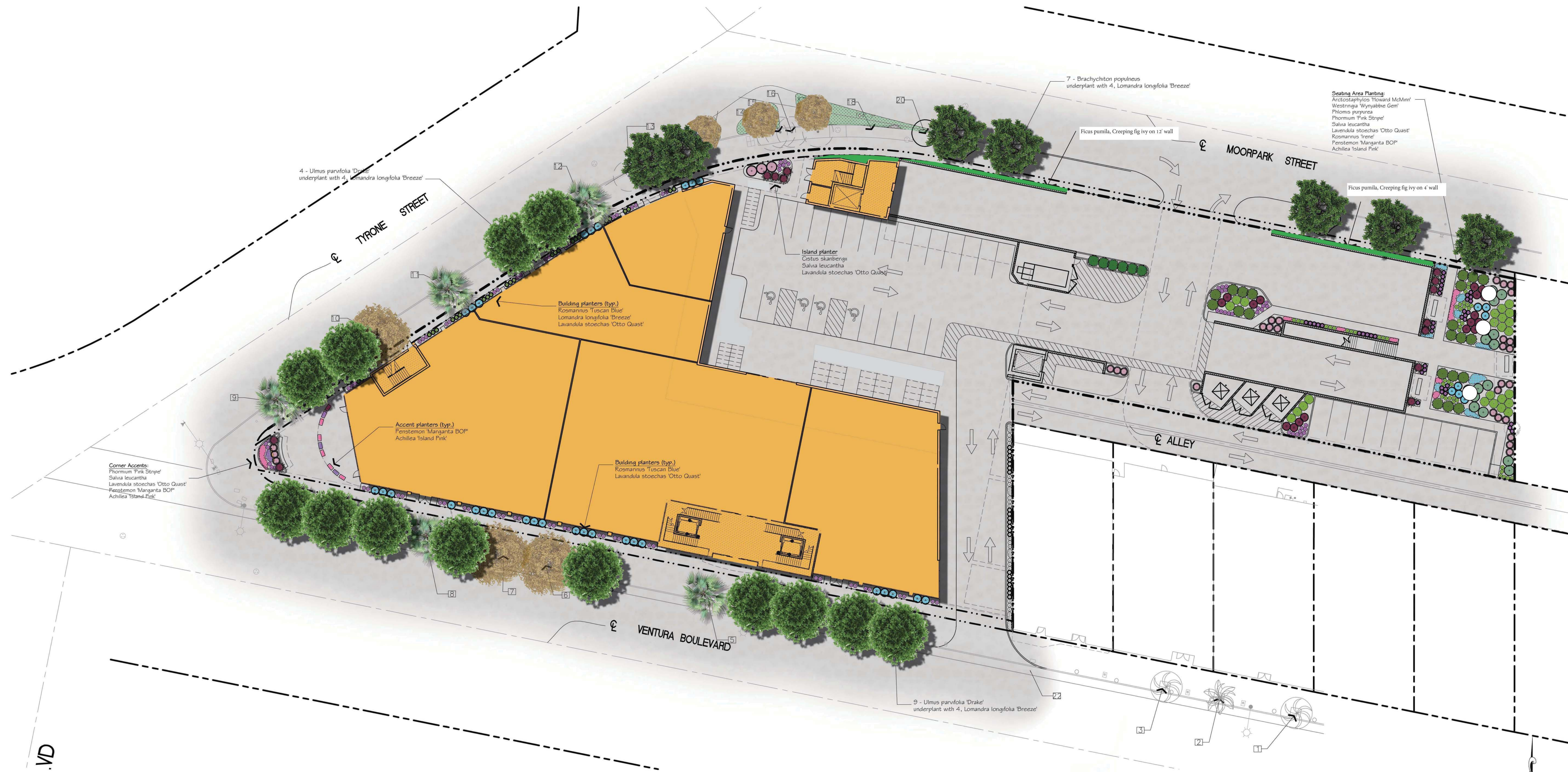
GROCERY SHELL FOR WHOLE FOODS MARKET

LOT 1 AT VENTURA BLVD. & TYRONE AVE. LOS ANGELES, CA

Project Number:	13131-002
Date Plotted:	JULY 11, 2017
Drawn By:	LML
Checked By:	LML/RM
File Name:	

EVERGREEN
 DESIGN GROUP
 (800) 688-6038
 2500 City West Blvd., Suite 300
 Houston, TX 77042
 www.evergreendesign.com

LP-1A



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Ginkgo biloba - 2" DBH to Remain
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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.

PLANTING LEGEND

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ROIR	Rosmarinus officinalis 'Irene'	Irene Rosemary	#5 cont.	5' o.c.	27	
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LOBR	Lomandra longifolia 'Breeze'	Lomandra	#1 cont.	24" o.c.	170	
PEHE	Penstemon heterophyllus x 'Margarita BOP'	Margarita BOP Penstemon	#1 cont.	24" o.c.	---	
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Scale 1" = 20'

DESIGN UPDATE	05-30-17
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GROCERY SHELL FOR WHOLE FOODS MARKET

LOT 1 AT VENTURA BLVD. & TYRONE AVE. LOS ANGELES, CA

Project Number: 13131-002
 Date Plotted: JULY 11, 2017
 Drawn By: LML
 Checked By: LML/RM
 File Name:



LP-1B