Historic Resources Report
Panorama Towers, 8155 Van Nuys Boulevard, Los Angeles, CA
Los Angeles, CA

May 2022 - revised

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I. INTRODUCTION AND EXECUTIVE SUMMARY

This Historic Resources Report evaluates potential impacts of the proposed mixed-use development located at 8155 Van Nuys Boulevard (Assessor Parcel Number 2210-011-029, hereinafter "project site" or "subject property") on historical resources. The subject property is located in the Panorama City neighborhood of Los Angeles and is bounded on the east by Van Nuys Boulevard, north by Titus Street, and south by Lanark Street (Maps 1-3). The subject property is developed with one, 13-story office tower, designed by Welton Beckett & Associates and constructed in 1962. Historically called Panorama Towers, the building suffered damage in the 1994 Northridge Earthquake and was vacant until it was converted into a mixed-use building in 2016, reopening in 2018. The subject property was identified in SurveyLA, the City of Los Angeles' recent citywide historic resources survey, as appearing eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register) as well as a local Historic Cultural Monument (HCM) as an "excellent example of Corporate International architecture; designed by significant Los Angeles architectural firm Welton Becket and Associates." Due to alterations as part of its 2016 rehabilitation, specifically replacement of the windows, the building does not appear to retain sufficient integrity for listing in the National Register, California Register, or as a local HCM.

This report considers a proposed project that includes construction of three new buildings on the associated surface parking lot of the subject property for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. Discussion of the regulatory setting, including a summary of historic preservation law and policies at the federal, state and local levels is followed by a physical description of the subject property. The report then documents alterations to the subject property over time and summarizes its history and significance. The following Historic Resources Report also considers direct and indirect impacts of the proposed development project on adjacent and nearby historical resources. The report identifies a study area around the subject property that locates all adjacent and nearby historical resources.

This report concludes that the proposed project conforms with the *Secretary's Standards* and will not pose a direct or indirect impact to any of the three identified historical resources in the immediate vicinity within the study area. Therefore, the proposed project is anticipated to have a less than significant impact on historical resources.

This report was prepared by Jenna Snow with assistance provided by Kathryn McGee. Qualifications are included in Attachment I.

II. METHODOLOGY

Ms. Snow visited the site February 2, 2022. Research was conducted in February 2022 and included the following primary resources:

> Building Permits: Building permits are available online through the City of Los Angeles Department of Building and Safety. Available permit data is listed in Attachment F of this report.
>
> Historic Photographs: Historic photograph databases are available online through the Los Angeles Public Library, University of Southern California, California State Library, and the Huntington Library.
>
> UCSB Aerial Photos: Historic aerial photographs show early building footprints and patterns of urban development. University of California Santa Barbara aerial photos are digitized and available online.
>
> Newspaper articles: Historic newspapers, including the *Los Angeles Times*, the *Valley Times*, and *The Van Nuys News and Valley Green Sheet*, are digitized and searchable at newspapers.com

Secondary sources consulted include historic contexts presented in the following reports:

> Architectural Resources Group, "SurveyLA: Historic Resources Survey Report; Mission Hills – Panorama City – North Hills Community Plan Area," prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 20, 2014.
>
> Architectural Resources Group and ICF International, "SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering; Sub-Context: L.A. Modernism, 1919-1980," prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, August 2021.
>
> Daniel Prosser, 'SurveyLA Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850-1980; Theme: Neighborhood Commercial Development, 1880-1980," prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, August 2017 2018.
>
> Daniel Prosser, 'SurveyLA Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850-1980; Theme: The Rise of Corporations and Corporate Types; Subtheme: High-Rise Corporate Office Buildings, 1945-1975," prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, April 2018.

III. REGULATORY SETTING

Federal

National Register of Historic Places

The National Register of Historic Places is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and indicate what properties should be considered for protection from destruction or impairment,"[1] Administered by the National Park Service, the National Register is the nation's official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

A) are associated with events that have made a significant contribution to the broad patterns of our history; or
B) are associated with the lives of significant persons in our past; or
C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D) have yielded or may be likely to yield, information important in history or prehistory.[2]

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for "integrity."[3] Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on "an understanding of a property's physical features and how they relate to its significance." The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

Relationship to Project

The subject property is not listed in the National Register. Due to losses of integrity, specifically replacement of its fenestration system, 8155 Van Nuys Boulevard does not appear eligible for listing in the National Register. This report identifies three buildings adjacent and nearby the project site that are 45 years of age or older, one of which has been identified as appearing eligible for listing in the National Register: the Panorama Bank Building located at 8201 Van Nuys Boulevard.

State

California Register

Based substantially on the National Register, the California Register is "an authoritative guide… used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected."[4] For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

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[1] National Register Bulletin #16A: *How to Complete the National Register Registration Form* (National Park Service, 1997).

[2] National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

[3] National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

[4] California Public Resources Code §5024.1(a), <http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>.

1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
2) is associated with the lives of persons important in our past; or
3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in, or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing. One of the primary differences between the National and California Registers is integrity. The California Office of Historic Preservation published a "handout" comparing the National and California Registers that states, "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register."[5]

Relationship to Project
Similar to the National Register, the subject property is not listed in the California Register. Although the Panorama Towers building may not retain sufficient integrity for listing in the National Register, it still appears eligible for listing in the California Register, albeit for its association with the development of Panorama City, not for its architectural design. This report identifies three historical resources adjacent and nearby the project site that appear eligible for listing in the California Register: the aforementioned Panorama Bank Building, the Titus Building located at 14547 Titus Street, and the Panorama Plaza Building at 8121 Van Nuys Boulevard.

California Environmental Quality Act (CEQA)
The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. The *Guidelines for California Environmental Quality Act* (CEQA Guidelines) are the regulations that govern the implementation of CEQA. The CEQA Guidelines are codified in the California Code of Regulations (CCR), Title 14, Chapter 3, § 15000 et seq. and are binding on state and local public agencies. The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future.

CEQA defines a historical resource as:

> a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (California Public Resources Code, PRC §21084.1).

[5] California Office of Historic Preservation, "Technical Assistance Series #6: California Register and National Register: A Comparison," https://ohp.parks.ca.gov/?page_id=1069.

Relationship to Project
As the Panorama Towers building appears eligible for listing in the California Register, it is therefore a historical resource under CEQA. In addition, the three identified adjacent and nearby buildings within the study area, the Panorama Bank Building; the Titus Building at 14547 Titus Street; and the Panorama Plaza Building at 8121 Van Nuys Boulevard, also appear eligible for listing in the California Register and are historical resources under CEQA.

Local

City of Los Angeles Historic Cultural Monument

§22.171.7 of Los Angeles Administrative Code defines criteria for designation of a Historic-Cultural Monument (HCM). For ease in applying local eligibility, the following numbers are assigned to the criteria, which align, to a large degree, with National and California Register criteria. Resources eligible for HCM designation are:

1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history; or
2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Relationship to Project
The building at the subject properties is not a local HCM, however as described below, it appears eligible as an HCM for its association with the development of Panorama City. This report identifies three buildings adjacent and nearby the project site that also appear eligible as HCMs: the Panorama Bank Building; the Titus Building at 14547 Titus Street; and the Panorama Plaza Building at 8121 Van Nuys Boulevard.

IV. HISTORIC CONTEXT

The subject properties are located in the heart of Panorama City. The following developmental history of Panorama City is excerpted from SurveyLA:[6]

> The CPA experienced rapid physical and economic growth shortly after World War II. With its abundance of agricultural and ranch lands, the area was attractive to developers who were eager to capitalize on the increased demand for housing and employment in the postwar era. By the 1950s, large-scale suburban development had transformed the once-rural CPA into the residential, commercial, and industrial center of the North San Fernando Valley.
>
> The development of Panorama City marked the beginning of this transformation. Plans for the community were conceived in 1947, when developer Fritz Burns and industrialist Henry Kaiser purchased 400 acres of the former Panorama Ranch and announced their intent to develop a master-planned community. Burns and Kaiser commissioned the renowned architectural firm of Wurdeman and Becket to develop the community's master plan, which called for the construction of over 4,000 homes, 31 acres of commercial development, 25 acres of parking, and a network of curvilinear streets. Construction commenced in 1947. New homes were sold and manufactured by Kaiser Community Homes, a branch of Kaiser's industrial empire, using mass-production principles that Kaiser had successfully applied to the manufacture of ships during World War II. Building single-family homes en masse using this method helped keep costs low; two-bedroom, 800-square foot homes with attached garages sold for less than $10,000. Homes in Panorama City sold very quickly, which led to the rise of a near-instant community. Key elements of Wurdeman and Becket's master plan, including curvilinear streets, small houses, and proximity to commercial development, are still evident today.
>
> Panorama City's rapid residential development was aided by the concurrent development of several large-scale industries nearby. General Motors had purchased a 100-acre portion of the Panorama Ranch in 1945, and began construction of a one-million-square-foot assembly plant near the junction of Van Nuys Boulevard and the Southern Pacific Railroad tracks. The assembly plant opened in 1948. In 1953, the Carnation Company opened a food research laboratory across the street from the GM plant on Van Nuys Boulevard. The following year, two large breweries opened in the adjacent community of Van Nuys: a Joseph Schlitz brewery was located near Woodman Avenue and the Southern Pacific Railroad Tracks, and an Anheuser Busch brewery opened near the intersection of Roscoe Boulevard and the present-day route of Interstate 405. A number of smaller-scale industries concentrated in industrial tracts on Saticoy and Arminta streets. Industrial development provided ample employment opportunities for prospective homebuyers and provided the CPA with a strong and stable economic base.
>
> Residential construction in Panorama City was accompanied by commercial and institutional development, which arose in the 1950s to serve the needs of the area's growing population. In addition to selling and constructing single-family homes,

[6] Architectural Resources Group, "SurveyLA: Historic Resources Survey Report; Mission Hills – Panorama City – North Hills Community Plan Area," prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, March 20, 2014, 10-11.

Burns and Kaiser embarked on the development of a 100-acre regional shopping center adjacent to their planned residential subdivision. Between 1955 and 1964, the Panorama City Shopping Center was developed with four major department stores: Broadway, Robinson's, Montgomery Ward, and Ohrbach's. The Panorama City Shopping Center thereafter emerged as the commercial heart of the North San Fernando Valley. Theaters, bowling alleys, food markets, banks, churches, schools, and post offices were constructed along major commercial corridors. In the 1960s, developers experimented with the construction of mid- and high-rise office towers on Van Nuys Boulevard, and in 1962 the Kaiser Foundation opened a 10-story hospital at the intersection of Roscoe Boulevard and Woodman Avenue. In a relatively short amount of time, Panorama City had come into being as a well-planned, self-sustaining suburban community with affordable homes, a strong employment base, and ample amenities…

Structural changes in the American economy and a major earthquake spelled hard times for the CPA in the 1990s. In 1992, General Motors closed its assembly plant, citing the general decline of American auto manufacturing and rising costs of domestic labor. Closure of the plant left thousands unemployed. Two other major local employers, the Schlitz Brewery and the Carnation Research Laboratory, closed in 1990 and 1994, respectively. By the mid-1990s, the industrial backbone of the local economy had almost entirely disintegrated. These economic issues were compounded by the 1994 Northridge Earthquake, which jolted the CPA and damaged scores of buildings, some beyond repair. However, in the years since the earthquake many of these structures have been replaced, which accounts in part for the scattered post-1980 construction in the CPA. Other recent development projects, including the construction of a shopping plaza on the site of the GM assembly plant and Panorama High School on the site of the Carnation Research Laboratory, paint an optimistic economic picture of the CPA's future.

The CPA has experienced a dramatic demographic transformation over time. Like the majority of the San Fernando Valley, the area was wrought with restrictive covenants which prevented nonwhites from purchasing property. Rather, racial and ethnic minorities were "steered" to the neighboring communities of Pacoima and San Fernando, where covenants were generally not implemented, and the CPA was historically characterized by racial homogeneity and a relative lack of diversity. Discriminatory housing practices persisted into the postwar era in spite of the Supreme Court's landmark decision in 1948 that rendered restrictive covenants unenforceable in court. The development of Panorama City exemplified this trend; although its developer, Fritz Burns, encouraged occupational and class diversity within the planned development, new homes within the subdivision were marketed and sold to a predominantly white clientele. However, the implementation of fair housing laws and the integration of public schools in the 1960s and 1970s paved the way to make the CPA a more racially heterogeneous environment, and over time the CPA has become emblematic of the rich diversity within Los Angeles. Today, Mission Hills, Panorama City, and North Hills all feature majority Latino populations, although each community is composed of other racial and ethnic groups as well.

V. IDENTIFICATION OF HISTORICAL RESOURCES

Subject Properties Description

Setting (Attachment A: Maps 1-4)

The Panorama Towers building is located at 8155 Van Nuys Boulevard, in the heart of Panorama City. The subject property is a long city block south of the Panorama City Shopping Center (now known as the Panorama Mall) and approximately a half mile north of the Van Nuys Metrolink station and former General Motors plant (now known as The Plant). Located on the southwest corner of Van Nuys Boulevard and Titus Street, the subject property is bounded on the south by Lanark Street and on the west by Cedros Avenue. Van Nuys Boulevard is a major north-south artery in the San Fernando Valley. In this section, the wide street has three lanes of traffic in both directions with wide sidewalks lining both sides of the street.[7] There are no street trees lining this section of Van Nuys Boulevard. Titus Street has a mix of commercial and industrial buildings close to Van Nuys Boulevard. Panorama High School is located immediately south of Lanark Street while Michelle Obama Elementary School is located at Cedros Avenue, spanning between Titus Street and Lanark Street. Panorama Plaza Building at 8121 Van Nuys Boulevard, is located almost immediately adjacent to the south property line. The building to the west abuts the surface parking lot at the subject property.

The one building at the subject property is placed at the northeast corner of the parcel at the sidewalk lines. A large surface parking lot surrounds the subject property along the south and west elevations. The surface parking lot is separate from both Van Nuys Boulevard and Titus Street by a contemporary metal fence. Driveway access is provided south of the Panorama Towers building on Van Nuys Boulevard, as well as west of the building on Titus Street. A pedestrian entrance is provided immediately south of the building. Parking lanes within the surface parking lot are delineated by plantings consisting of immature trees and low bushes. Several tall palm trees line the property along the east side of the parking lot. A landscaped plaza is located immediately south of the building, creating an entry sequence from the surface parking lot. The landscaped plaza consists of orthogonal paths of decomposed granite, native grasses, and a few, small olive trees. An allée of trees in light wells delineates the walkway to the primary entrance. A contemporary metal trellis lines a walkway immediately south of the building.

Panorama Towers, 8155 Van Nuys Blvd., east and north elevations (Snow, 2022)

Exterior (Attachment B: Figures 1-6)

The one building at the subject property is a 13-story tower designed in a Corporate International architectural style. Typical of the style, it features a base, shaft, capitol composition with retail storefronts along the base, a curtain wall glazing system along the shaft, and an exoskeleton that extends above the roof at the capitol. The exoskeleton consists of metal-clad, reinforced concrete beams that run the length of the building, separating east and west elevations into three bays and north and south elevations into seven bays. Along the elevations, the beams appear almost as fins. At the corners of the building, the exoskeleton has an open joint.

Retail storefronts along the base of the building consist of an aluminum frame containing double glass doors, most often centered in the bay, with two glass sidelights on either side and a glazed transom above. As none of the retail spaces are currently

[7] One lane of traffic is sometimes used for parking, depending on the time of day.

occupied, save for the resident leasing office, retail glazing is obscured by temporary adhesive signage. Contemporary glass canopies supported by metal arms protect retail entrance doors and are placed in the metal-clad concrete entablature that separates the base from the shaft. The primary building entrance is located in the south elevation, in the third bay from the west. The inset entrance features two pairs of glass doors.

The shaft of the building consists of a curtain wall system on all elevations. The frame of the curtain wall system consists of clear anodized aluminum. Opaque glazing at floor plates alternates with two panels of clear glazing, one of which operates in regular intervals as an awning. Some opaque glazing panels are replaced with vents, adjacent to the exoskeleton and occurring in a column the length of the building. Similarly, steel vent caps protrude at regular intervals, adjacent to the exoskeleton and also occurring the length of the building.

Interior (Attachment B: Figures 7-9)
The interior of Panorama Towers was recently converted from offices to residential. Ground floor retail spaces are currently under construction. The main lobby for the residential upper floors is accessed from the primary building entrance at the south elevation. The lobby consists of all contemporary finishes, including wall, ceiling and floor surfaces. A few historic terrazzo floors are visible in the first floor corridor. Upper floors consist of a single-loaded corridor arranged as an H in plan with residential units around the perimeter of the building core containing elevators, stairs, and laundry. All finishes in upper floor corridors are contemporary.

Alterations
Panorama Towers, designed by Welton Becket and Associates in 1961, received a Certificate of Occupancy in 1964.[8] Original drawings are included as Attachment G. As upper floors were unfinished, interior partitions were erected and rearranged as tenancy changed. As seen in Attachment E, which includes a table of all available building and alteration permits, nearly all construction activity consisted of new interior partitions. $100,000 was spent in "earthquake repairs" after the 1971 Sylmar earthquake.[9] Additional shear wall reinforcement was completed in 1977.[10] New elevator lobbies were constructed, along with new sprinklers, in 1991 and 1992.[11]

After the Northridge earthquake in 1994, a portion of the building was determined to be unsafe and the building was red-tagged.[12] As a result, all tenants vacated the building. While there are several permits from the early 2000s to replace broken glass and repair earthquake damage, it is not clear if any of this work was completed.[13] Redevelopment of Panorama Towers was a specific agenda item

[8] City of Los Angeles, Department of Building and Safety, "Application to Construct New Building," Permit #VN88844, October 2, 1961; City of Los Angeles, "Certificate of Occupancy," Permits VN87850/61, VN88844/61, VN67470/64, December 1, 1964.

Based on tenant occupancy as described in newspaper articles, advertisements, and classifieds, it appears the building was occupied starting in 1962.

[9] City of Los Angeles, Department of Building and Safety, "Application to Add-Alter-Repair-Demolish," Permit #VN66009, February 23, 1971.

[10] City of Los Angeles, Department of Building and Safety, "Application to Add-Alter-Repair-Demolish," Permit #LA45702, June 2, 1977.

[11] City of Los Angeles, Department of Building and Safety, "Application to Add-Alter-Repair-Demolish," Permit #LA78340, July 23, 1991; City of Los Angeles, Department of Building and Safety, "Application to Add-Alter-Repair-Demolish," Permit #LA97814, October 23, 1992.

[12] "Quake Brings Some Workers Down to Earth," *Los Angeles Times*, February 2, 1994, 44.

[13] City of Los Angeles, Department of Building and Safety, "Application for Building Permit," Permit #04016-20000-07419, April 21, 2004; City of Los Angeles, Department of Building and Safety, "Application for Building Permit," Permit #04016-20000-13089, February 23, 2006.

in the Five-Year Implementation Plan for Community Redevelopment Agency of Los Angeles.[14]

A permit in 2016 allowed for adaptive reuse of the building from commercial to 194 residential units.[15] Work included seismic retrofit that consisted of new sheer walls around the building core, as well as one bay from the east and west elevations. Most notably, work included replacement of glazing. The building originally had long, solid rectangular spandrel panels alternating with a narrower, clear glazing, giving the building a distinctive appearance of horizontal stripes (see Attachment D: Historic Photos 4-5). The historic glazing was fixed and did not operate. Since the majority of the building consists of the curtain wall system, this change had a dramatic effect of altering the exterior appearance of the building. After nearly 30 years vacant, a certificate of occupancy was issued in 2020.[16]

Subject Property History

The Panorama Towers building was heralded when building permits were obtained and celebrated upon its opening.[17] At 13-stories and costing approximately $6.6 million, Panorama Towers was the tallest building in the San Fernando Valley when it was completed. Located in the "geographic and business center of the Valley," the building solidified the reputation of this adolescent community of Panorama City, which started development only 16 years prior. Although Panorama Towers was intended to be joined by a twin 13-story tower and a 20-story tower, neither of the other two buildings were completed (see Attachment D: Historic Photos 1-2).[18] The complex of three towers arranged around a landscaped plaza had lofty aspirations and was called "San Fernando Valley's 'Rockefeller Center.'"[19]

Newspaper advertisements proclaimed additional amenities, including easy access to "all of Southern California via the vast network of freeways…a handsomely landscaped setting with ample on-site parking for tenants, visitors and employees," four elevators, and air conditioning. The interior lobby is described as "featuring terrazzo floors, marble walls, and an illuminated translucent ceiling." Upper floor corridors "include colored vinyl wall coverings, ceiling-height oil rubbed walnut doors and reeded glass side panels at entrances to offices."[20]

The corporate modern architecture of the Panorama Towers building attracted companies in industries such as insurance and governmental agencies that were seeking an image of strength and stability, while projecting the avant-garde and technological innovation. Seeking tenants, an advertisement that ran in *The Van Nuys News and Valley Green Sheet* proclaimed:

> "Panorama Towers Welcomes Citizens National Bank – Panorama Towers Office to the Valley's Prestige Address. A Suite or an Entire Floor…individual office studies for *your* requirements will be prepared by professional office planners…without obligation…to help you make maximum use of every square foot.[21]

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[14] The Community Redevelopment Agency of the City of Los Angeles, "Earthquake Disaster Assistance Project for Portions of Council District 7; Proposed Five-Year Implementation Plan," adopted January 18, 2001, 9 and 14.

[15] City of Los Angeles, Department of Building and Safety, "Application for Building Permit," Permit #15016-10000-27090, July 25, 2016.

[16] City of Los Angeles, Department of Building and Safety, "Certificate of Completion," November 5, 2020.

[17] "13-story Office Building Planned at Panorama City," *Citizen News*, October 3, 1961, 3; "Permit Issued for 13-Story Structure," *Los Angeles Times*, October 4, 1961, 78; "Finish Panorama Towers, Tall New Office Building," *The Van Nuys News and Valley Green Sheet*, October 7, 1962, 33.

[18] Carl S. Milliken, "Panorama City Chamber Installs Officers for '62," *The Van Nuys News and Valley Green Sheet*, February 6, 1962, 1 and 2.

[19] "Plan Skyscraper Office Buildings in Panorama," *The Valley Times*, March 15, 1960, 3.

[20] "Finish Panorama Towers, Tall New Office Building," *The Van Nuys News and Valley Green Sheet*, October 7, 1962, 33.

[21] "Display Ad," *The Van Nuys News and Valley Green Sheet*, October 7, 1962, 33.

In addition to the ground floor bank, the building was occupied by a variety of insurance companies, such as Aetna Casualty and Surety Company and the New York Life Insurance Company; governmental agencies, such as the California Franchise Tax Board and Los Angeles County Board of Adoptions; the Panorama City Chamber of Commerce, as well as a variety of other companies and businesses. A handful of tenants remained for many years, including Aetna and the Los Angeles County Board of Adoptions. A table of known tenants is included as Attachment F. By 1983, the building had become known as the Crocker Bank Building, for its ground floor bank tenant.[22]

Developer: William Brownyard

The Panorama Towers building was developed by William H. Brownyard. Born in New York, William Brownyard (1912-1978)[23] moved to Los Angeles as a child with his family by 1920. He graduated from Fairfax High School in 1932 and then worked as a draftsman in an architect's office.[24] The 1940 United States Census lists William Brownyard as an "architectural inspector" for the Federal Housing Administration.[25] In the 1950s, he worked for Welton Becket & Associates, becoming "vice president and director" of "research and analysis."[26] Aside from the grand scheme to develop three towers at the subject property, or perhaps owing to the magnitude of the Panorama Towers project, William Brownyard does not appear to have developed any other properties. The only other available notice of a building William Brownyard was intending to develop was for a 6-story building in downtown Riverside that does not appear to have been constructed.[27]

Architect: Welton Becket & Associates

By the time Welton Becket died at the age of 66 in 1969, he had created one of the nation's largest architecture firms with its headquarters in Los Angeles and offices in San Francisco, New York, Houston, and Chicago. The firm designed a wide range of buildings and master plans that spanned residential, commercial, and institutional. His obituary called him "one of the giants of architecture."[28]

Born in Seattle, Washington, Becket received his architectural training from the University of Washington and attended the Ecole de Beaux Arts in Paris before moving to Los Angeles in 1931. In 1933, he partnered with an established Los Angeles architect, Charles F. Plummer and a classmate from the University of Washington, Walter Wurdeman. The firm primarily designed houses for movie stars but are best known for their award-winning Streamline Moderne design of the Pan Pacific Auditorium in 1935 (not extant). After Plummer died in 1939, the firm incorporated as Wurdeman and Becket.

By the time the United States entered World War II, Walter Becket had developed his theory of "Total Design," which referred to having control over all "requirements demanded of an architectural problem: preliminary research, site selection, economic analysis, traffic surveys, and the actual design of the building or complex of buildings."[29] To achieve the Total Design, the firm

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[22] "Calendar," *Los Angeles Times*, June 6, 1983, 78.

[23] *Find a Grave,* http://www.findagrave.com/cgi-bin/fg.cgi.

[24] *The Colonial*, (Los Angeles: Fairfax High School, 1932); *Los Angeles City Directory* (Los Angeles: Los Angeles Directory Co., 1933).

[25] 1940 United States Federal Census, Los Angeles, Los Angeles, California*;* Roll: m-t0627-00395*;* Page: 65B*;* Enumeration District: 60-250.

[26] "CREA Appraisal Dinner Thursday," *The Pomona Progress Bulletin*, January 3, 1956, 9.

[27] "Downtown Riverside site selected for new center," *Redlands Daily Facts*, May 17, 1965, 6.

[28] Ray Herbert, "Welton Becket, Noted Architect, Dies at 66," *Los Angeles Times*, January 18, 1969, 21.

[29] "Parker Center, Historic American Landscape Survey," prepared for the Bureau of Engineering, Department of Public Works, City of Los Angeles, October 2005, 11.

employed not only architects, but mechanical and electrical engineers, landscape architects, and interior designers. Walter Wurdeman died in 1948 and firm was renamed Walter Becket and Associates. Mirroring the corporate architecture produced by the firm, the structure of the firm was also corporate. According to William Dudley Hunt, Jr. in his treatise on Welton Becket and Associates entitled, *Total Design; Architecture of Welton Becket and Associates*, the firm had employees by the early 1960s. Company policy did not disclose who had responsibility for the design, however Maynard Woodard served as "senior Vice President and Corporate Director of Design" from 1945 through 1971 and "functioned in the ex officio role of chief designer for all design."[30]

Among the earliest buildings constructed using the Total Design philosophy was Bullocks's in Pasadena (401 S. Lake Ave., 1947), which lead the way for the post World War II trend of suburban department stores, and the General Petroleum building (731-735 Wilshire, 1947), which helped "establish the principle of lightweight construction."[31] Welton Becket and Associates is responsible for the design of many, iconic Los Angeles buildings as varied as the Capitol Records Building (1955), the Cinerama Dome (1963), the master plan for Century City (1963), the Music Center (1964-1967), the master plan as well as numerous buildings for University of California Los Angeles (1948-1965) as well as the master plan for Panorama City (1947).

Architectural historian and architect Alan Hess writes that Becket's "buildings captured so much of the personality of mid-century LA, they served as templates for so many other buildings, his pioneering planning ideas were so influential, that they established a norm."[32]

Corporate International Architecture

The following historic context for Corporate International architecture is excerpted from SurveyLA:[33]

> The Corporate International style, sometimes also referred to as Corporate Modernism or simply as Corporate architecture, is a derivative of postwar Modernism that was primarily applied to large-scale commercial office buildings and government facilities and was the dominant mode of corporate architecture between the 1950s and 1970s. The style's rise in popularity parallels the economic growth and the increasing importance of American corporations during the postwar period, and is a reflection of how these entities sought to position themselves as agents of modernity, technology, and progress.
>
> Corporations have been a part of American society since the nineteenth century, but became increasingly large and increasingly powerful in the years after World War II. At the time, American society was amid a period of widely shared economic growth and prosperity, the public held overwhelmingly favorably views of capitalism and corporate interests, and large American corporations thrived. At this time, corporations were seen as benign agents whose interests were generally aligned with those of society at large. Though they reaped tremendous fiscal and economic

[30] William Dudley Hunt, Jr., *Total Design; Architecture of Welton Becket and Associates*, (New York: McGraw-Hill Book Co., 1972), 48.

[31] Ray Herbert, "Welton Becket, Noted Architect, Dies at 66," *Los Angeles Times*, January 18, 1969, 21.

[32] Alan Hess, "Introduction," *Built By Becket; 100 Centennial Celebration*, (Los Angeles: Modern Committee of the Los Angeles Conservancy, 2002).

[33] Architectural Resources Group and ICF International, 'SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering; Sub-Context: L.A. Modernism, 1919-1980," prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, August 2021, 155-158.

benefits, corporations made available to the public quality goods and services at fair prices, provided well-paying jobs, and helped tout the merits of the capitalist ethos in the nation's crusade against communism…

Flush with cash, these corporations invested heavily in the construction of new headquarters and operational facilities in the postwar years. Many of these buildings assumed a distinctive architectural vocabulary that "showcased their forward-looking attitudes and futuristic products by virtue of cutting edge innovations in modern architecture." This idiom was an adaptation of the International style whose taut wall surfaces, steel-frame construction, open floor plans, and modular forms were well suited to the design of high-rise buildings. The sense of efficiency and pragmatism conveyed by the style also dovetailed with the fundamental values underpinning corporate culture and the capitalist ethos.

Corporate International style architecture was defined by a distinctive catalog of features. These include simple geometries and box-shaped forms; flat roofs, with or without parapets; taut wall surfaces; steel and concrete structural systems; and glass curtain walls comprising bands of flush-mounted metal windows and spandrel panels. Ground stories were typically double-height and were set back behind slender columns or pilotis, making buildings appear as if they were hoisted up off the ground. Essentially all extraneous ornament was removed, which gave buildings a characteristically chaste appearance. Often, buildings also featured integral landscaped plazas or plantings that complemented the architecture and helped to soften the somewhat rigid aesthetic of the corresponding building. Together, these features resulted in "an aesthetic rationale for the stripped-down, clean-surfaced skyscrapers that became status symbols of American corporate power and progressiveness" in the postwar years.

To further achieve the sleek and highly polished image that large corporations and government agencies sought to express through their buildings, the style also made frequent use of technology, and particularly advances in glass curtain wall construction. The contributions of pioneering architects like Mies van der Rohe and Philip Johnson, both of whom designed landmark buildings rendered primarily of glass, played an outsized role in this regard. With the curtain wall system, steel structural frames could support large expanses of glass while also providing buildings with a taut, lightweight appearance and flexible interior spaces that were conducive to the needs of office tenants.

Architects in cities across the nation incorporated some, and sometimes all of these elements into new corporate office buildings, but one building in particular – Lever House in New York City (1952) – wielded a tremendous amount of influence with respect to solidifying the aesthetic of the Corporate International style and cementing its position as a visual indicator of the success and upward mobility of corporate culture. Designed by architects Gordon Bunshaft and Natalie de Blois of the firm Skidmore, Owings and Merrill (SOM), Lever House was notable as one of the first fully rendered glass International style office towers in the United States. The design "balances a tall, vertical volume with one that is horizontal, features open interior spaces, and attains, through engineering, visual weightlessness." Its successful use of simple geometries and curtain wall construction resulted in a remarkably clean, straightforward building that was widely replicated and marked a new direction for

commercial design.

The Corporate International style has often been critically painted as banal and ubiquitous. However, noted architect Robert A.M. Stern, speaking about Corporate International style buildings, remarks that "these buildings are not only great examples of modern architecture but ones which are in a special category where architects, designers and their clients collaborated to establish new paradigms for American business. They are landmarks of the history of architecture and of the history of business."

In Los Angeles, key elements of the Corporate International style began appearing in as early as the 1930s. CBS Columbia Square Studios at 6121 W Sunset Boulevard in Hollywood (L.A. Historic-Cultural Monument No. 947), designed by William Lescaze, is firmly grounded in the early International style but includes some features that would become characteristic of the Corporate International style. Specifically, the Lescaze designed complex features horizontal bands of flush metal windows and is framed by a base comprising slender rounded columns, devoid of ornament.

However, the distinctive cadre of characteristics that defined the Corporate International style would not fully come to fruition until the period after the war, with early examples appearing in the late 1940s. The Corporate International style, then, represented an evolution of the earlier International style, adapted and modified to account for technological advances and evolving public sentiment and taste.

It was not uncommon for the mid and large-scale commercial and institutional buildings that were constructed in the late 1940s to toe the line between the emerging Corporate International aesthetic and the familiar forms and motifs of the Late Moderne style. Thus, some of the earlier examples of the Corporate International style feature the stripped back, functional aesthetic and lateral bands of windows associated with the International style but also retain sense of weight and solidity that defined the Moderne school…

As the style matured in subsequent years, advancements in glass curtain wall technology allowed architects to render the façades of these buildings more fully in glass. By the 1950s, the glass façade was often asserted as the entire exterior of a building. Wide, uninterrupted bands of metal windows were surmounted by parallel ribbons of opaque spandrel panels that delineated floors and provided a degree of visual interest. Sunscreens and brise soleil became a more common feature on Corporate International style buildings as the curtain wall was more commonly used. These sunscreens were often composed of anodized aluminum or similar economical materials, often tinted bronze or gold and impressed with geometric motifs, giving a subtle hint of visual interest to an otherwise-plain façade.

The Corporate International style matured and flourished in Los Angeles between the 1950s and 1960s. Its strong visual connotation with modernity, technology, and progress reflected Los Angeles's newfound role as an epicenter for major corporations and increasingly large and influential government institutions. The style, in its mature form, was applied most often to mid and high-rise commercial office buildings, most of which were either concentrated Downtown or were strung along

> major boulevards – including Ventura, Wilshire, Century, and Santa Monica boulevards – that were swiftly evolving into important nodes of commercial activity and functioned, in a sense, as secondary downtowns. These buildings were often commissioned by corporations, financial institutions, and other major commercial interests and often housed their corporate headquarters. Shops and restaurants – or, if the building was commissioned by a financial institution, a branch bank – were sometimes located on the ground level.

SurveyLA suggests the following character-defining features of Corporate International style buildings:

- Box-shaped form
- Constructed of concrete, steel, and glass
- Flat roofs, either with flush eaves or cantilevered slabs
- Horizontal bands of flush, metal-framed windows, or curtain walls
- Lack of applied ornament
- Articulated ground story, often double-height and set back behind columns or pilotis
- Integral parking lot, either subterranean above grade
- Landscaped plaza or integral plantings at ground floor
- For the National Register, must possess exceptional importance if less than 50 years of age

Commercial Development: The Rise of Corporations and Corporate Types

The following historic context for Commercial Development, specifically development of high-rise Corporate Office Buildings, is excerpted from SurveyLA:[34]

> A corporate high rise is one that associates the building with a single company. The company typically has its headquarters in the upper floors and, if appropriate to its purpose, a client branch on the ground floor. It also has its name or logo conspicuously displayed on the exterior.
>
> The corporate high rise is significant in three ways. First, it shows how architects combined the modernist styles of the postwar period together with advances in construction technology to produce a distinct building type. Second, it illustrates the importance of both locally based businesses and regional branches of national companies in the development of office structures. Third, it points out the role played by zoning, building height regulations, and urban development programs in shaping the architecture of the city's commercial districts…
>
> The corporate high rise is the office building as advertisement. It combines innovation in architecture together with a distinct company identity. Los Angeles has a history of such structures. Perhaps the best known from before the Second World War was the now-gone Richfield Building. Constructed in 1929, the oil company's headquarters was faced with black and gold terra cotta and was topped by a steel-framed tower with "RICHFIELD" in large neon letters.

[34] Daniel Prosser, 'SurveyLA Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850-1980; Theme: The Rise of Corporations and Corporate Types; Subtheme: High-Rise Corporate Office Buildings, 1945-1975," prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, April 2018, 1-6, 14-15, 35-37.

But these prewar corporate office buildings were limited in two ways. First, they could be no taller than 150 feet, which in practice confined them to thirteen stories. Second, tradition restricted them to Downtown, where they fit the common pattern of the compact business block set tightly against the street and adjoining structures. There were similar office buildings in Hollywood and a few, associated with retail stores or theaters, along Wilshire Boulevard. But they were typically not homes to corporations. The city's banks and oil companies preferred to remain Downtown.

Two things changed after the end of the Second World War in 1945. First, companies began to build corporate headquarters in outlying areas such as Wilshire Boulevard and Hollywood, and in the process experimented with forms that varied from the compact Downtown business block. Second, in the late 1950s, the City repealed its height limit. Now corporations could build true high rises in both Downtown and outlying areas.

Postwar Corporate Clients and their Architects

Corporate clients in Los Angeles had historically been limited to locally based banks and oil companies. The city had few manufacturing enterprises, other than the oil companies, which needed headquarters. Nor was it home to large national insurance companies. Patronage for postwar corporate high rises continued the historic reliance on local banks, oil companies, and the occasional entertainment business. Joining them were regional headquarters for banks or insurance companies based elsewhere.

In the public mind the corporate high rise, to which a client attached its name, belonged to the client. But the reality was often more complicated. In a few cases, the corporation, on its own, financed, built and occupied most, if not all, of the building. More typically a company worked with a developer or outside financier during construction, and later with a rental agent to find tenants for the leftover space it did not occupy. Also typical was the arrangement involving a developer who built the structure and a corporation which committed to lease a significant block of space. In return, the developer named the building after the leaseholder.

Nor did ownership and tenancy remain stable. Developers sold buildings to each other, occasionally during construction, and the initial major leaseholders left and were replaced by others. This accounts for the frequent changes in the names of many corporate office buildings over the years…

The architectural firms responsible for the design of these buildings were, like their clients, major corporations. Four firms dominated. They were A. C. Martin, Welton Becket (initially Wurdeman and Becket), and Pereira and Luckman, which by 1958 had become two separate firms, that of William Pereira and that of Charles Luckman.

These firms practiced a large-scale corporately-organized form of architecture and engineering which allowed them to undertake projects of the scale of the high-rise office building. Each of these firms also maintained a design staff, often separate from head of the firm, which was responsible for the architecture of a project. Because of this, attribution of a building must consider which member of the design

team took the lead…

Los Angeles had limited the heights of its buildings since 1905. The limit had been based on concerns for the safety of tall buildings and, among some, a desire to maintain an appropriate scale along Downtown streets. In 1903 a committee of prominent architects wrote a draft code which was issued as law in 1904 and placed in effect in February of 1905. It allowed for Class "A" buildings of steel or concrete frame to be up to 130 feet tall. In 1911 voters approved an amendment to the City Charter that raised the limit to 150 feet, which in practice worked out to thirteen stories. Only City Hall was permitted to exceed it…

Repeal of the Height Limit, 1955-1957

By the mid-1950s Los Angeles was ready to reconsider its 150-foot height limit. Developers and advocates for Downtown saw the restriction as an impediment to making the city into a regional commercial center along the lines of Chicago and San Francisco. But the removal was not without controversy when it was first proposed.

In December of 1955 the City Council entertained a motion to eliminate the limit. At first, the Los Angeles Times opposed the move. It maintained that "the pattern of the city" was a product of the limit, and that to eliminate it would be "unjust to the owners of existing buildings," and would lead to increased traffic, more parking problems, and overloaded utilities. "Los Angeles was intentionally built on a plan of dispersal; we have plenty of room for horizontal expansion and there is no need for vertical expansion."

Architects, businessmen, and city planners proceeded to discuss the idea. The City Planning Commission recommended that in place of the old limit there should be a site area ratio. A building could rise as high as it wished, so long as its total square footage did not exceed thirteen times the area of the site. This was based on the reality that a thirteen-story building was the tallest feasible under the 150-foot limit. Under the new rules, the square footage would be the equivalent of a building under the old rules built out to the limits of its site as was permitted in Downtown.

This was presented as a means of preventing what was described as overdevelopment if the height limit were to be abolished. It was also seen as an aesthetic improvement, leading to "tall, spiral-like buildings which can permit more light and air in the adjacent street space or abutting properties, as well as eliminate visual barriers which now result from groupings of lower solid block type buildings."

Professional opinion was receptive to the idea. The Dean of the School of Architecture at the University of Southern California expressed his approval. Encouragement came from the Chamber of Commerce and the Los Angeles Realty Board. In August of 1956 the City Council voted 12 to 2 to place the proposal on the November ballot. Along with the floor-area ratio came a continuation of the existing requirement that there be one parking space per one thousand square feet of office area.

Support for the ballot measure came from all quarters. The Chief of the Los Angeles Fire Department and the President of the Structural Engineers Association of Southern California attested to the safety of taller buildings. The president of the

Downtown Business Men's Association noted that buildings spaced further apart, with room for landscaping and parking, would command higher rents. The president of the Southern California Chapter of the American Institute of Architects asserted that it "will make Los Angeles more of a city" as well as "increase the architect's freedom of design." The Times withdrew its earlier opposition and urged a yes vote.

In November of 1956, by a vote of 21,164 to 6,801, the measure was approved. It eliminated the old height limit and in its place put a site area ratio to govern the size of new buildings. But it was well into 1957 before the City building department completed the regulations that would govern designs under the new rules. Eventually, what were commonly called skyscraper zones were put into effect in Downtown, along Wilshire Boulevard, and later in other locations…

Outlying High Rises, 1960-1975 – Neighborhoods

A final setting for corporate high rises in the 1960s and early 1970s was the neighborhood commercial district. This was not an entirely new phenomenon. Some of the larger districts which served as regional commercial centers, most notably Hollywood, had prewar multi-story business blocks. But the postwar period saw the spread of them to more distant sections of the city.

The corporate high-rise office building in the neighborhood setting is typically not as tall as those found elsewhere. Limits still applied in most outlying areas, and it was possible to achieve a sense of height with a shorter building when surrounded by low-rise neighbors. The neighborhood office buildings were also occasionally designed by lesser-known architects and smaller firms, rather than those active in high rise work in Downtown, on Wilshire Boulevard, or in Century City.

Three examples, all in the San Fernando Valley, are illustrative… The second of the Valley high rises, completed a year later, was the Panorama Tower at 8155 Van Nuys Boulevard. Panorama City was a new postwar planned community with its commercial district laid out along Van Nuys Boulevard north of Roscoe Boulevard. The Panorama Tower is one block south of this planned retail center.

Designed by Welton Becket and Associates, the Panorama was intended to be the first of three such towers. The original thirteen-story building, for which ground was broken in June of 1961, was to be joined later by a second of the same height and a third at twenty stories. When it was topped off in April of 1962 it was the San Fernando Valley's tallest building. The tower was completed in October of that year, with a branch of the Citizens National Bank occupying the ground floor.

The Panorama Tower is unique among the resources discussed in this context in that it was not identified with a specific corporation. The major tenant was the branch of the Citizens National Bank, whose Vice President was part of the ground-breaking ceremony. This would typically have given the bank naming rights to the tower.

But the developer, William H. Brownyard, decided not to follow tradition. Brownyard had once been a vice president and director of research and analysis for Welton Becket, with expertise in the economics of shopping centers. He apparently preferred to link the tower with the planned commercial district of Panorama City, one block to the north.

SurveyLA suggests the following character-defining features of corporate office buildings:

- Developed during the period of significance
- Designed to house a major corporation as a national or regional headquarters
- Large-scale building mass (50,000 square feet and larger) and tall enough to stand out in its setting
- Parking incorporated into the complex, either subterranean or a separate adjacent structure or lot
- Public areas such has lobbies, restaurants, and retails shops
- May be significant as a type for its association with a corporation
- Exemplifies a L.A. Modernism theme within the Architecture and Engineering context and the work of noted architects/designers
- Associated corporation/developer may be significant in the commercial history of Los Angeles

Commercial Development/Neighborhood Commercial Development
Lastly, Panorama Towers is part of the commercial development of Panorama City. The following historic context for Commercial Development, specifically development of high-rise Corporate Office Buildings, is excerpted from SurveyLA:[35]

> **The Triumph of the Automobile, 1945-1980**
> Widespread resumption of neighborhood commercial construction had to wait until the end of the Second World War in 1945. But the basis for it, the creation of the freeway system and the resulting opening of land for larger building plots, actually began before the war. The result, by the late 1940s, was the availability of ample space, particularly in the San Fernando Valley, to create new neighborhood commercial forms friendly to the automobile…
>
> Significant for other parts of Los Angeles was the beginning of the freeway system. The Automobile Club of Southern California submitted a proposal for a network of expressways in the 1930s, and the idea was adopted by both the city and the state. By 1942 a segment of the Hollywood Freeway (U.S. 101), passing through the Cahuenga Pass, and the entire Arroyo Seco Parkway (California 110) to Pasadena had been completed. The two decades after the war, from 1943 to 1965, saw most of the original Auto Club plan carried out.
>
> For the development of neighborhood commerce, the most important result of the freeway system was the opening of the San Fernando Valley. Its arterial streets, zoned "C-Zone – Commercial-Business Uses," were now readily accessible. Widespread ownership of the passenger car and the relative scarcity of existing building stock made the San Fernando Valley the center for neighborhood commercial architecture in post-war Los Angeles.
>
> Before 1940 the Valley had been overwhelmingly agricultural. The Los Angeles

[35] Daniel Prosser, 'SurveyLA Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850-1980; Theme: Neighborhood Commercial Development, 1880-1980," prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, August 2017 2018, 14-18, 47-49.

Aqueduct arrived in 1913 and the Valley was annexed to the city in 1915. But it was not commonly considered part of the metropolis. It had by the 1920s two commercial sections. One was Van Nuys Boulevard, which functioned much like a railroad suburb, with business clustered around its Pacific Electric stop. The other was Ventura Boulevard, which had been improved as a state highway and resembled an auto-oriented corridor of early arterial commercial development.

At the same time, although sparsely settled at this time, the rest of Valley was laced with north-south and east-west roads. *The Comprehensive Report on the Master Plan of Highways* of 1941 specifically identified them. They included Ventura, Devonshire, Parenthia, and Vanowen, plus Victory and Burbank east of Sepulveda, as east-to-west routes. North-to-south routes included Topanga Canyon-Canoga, Reseda, Sepulveda, Van Nuys, Laurel Canyon, and Lankershim.

Because of this, once the freeway system reached the more distant parts of the Valley, a grid of arterial roadways, zoned commercial, was already in place. During the 1950s tracts of housing filled the still-vacant land west of Van Nuys and north of Ventura Boulevard. With the completion of the Ventura (U.S. 101), San Diego (Interstate 405), and Golden State (Interstate 5) Freeways in the 1960s, the valley reached maturity as the premier middle-class residential district of Los Angeles.

The result was a shift of commercial construction from the older Valley corridors, such as Van Nuys and Ventura Boulevards, and toward the larger plots of land available along the other arteries. By the mid-1960s this shift was pronounced enough to lead some experts to fear for the decline of the older areas. There was, they felt, simply too much land along the arterials zoned commercial, perhaps up to four times that needed by the number of residents. Yet it was precisely this abundance of commercial space, often in relatively large parcels at reasonable prices, which allowed for an auto-friendly neighborhood commercial architecture to develop.

The first pattern was to maintain the tradition of attached storefronts, working as a group to create a street wall of continuous businesses, but provide parking in the rear. The shop fronts may have been modern in their use of current architectural forms, but fit with the historic pattern of both streetcar and auto-oriented arterial commercial development. At the same time, the rear parking was the first step toward the neighborhood shopping center…

The second pattern was to construct a large free-standing retail structure, specifically built for an individual retailer, which would maintain its traditional position along the street but would be set next to its own parking lot. The side parking lot was also an idea that dated from the late 1920s, and had its most prominent use in the supermarket of the 1930s. It became particularly prevalent in newer areas where space to spread was present and there was less of an existing storefront fabric to disrupt. The result was a rhythm of solid and void along the street. This rhythm became more pronounced as the scale of the buildings, and their adjoining parking lots, increased…

The third innovative pattern was a rejection of the traditional relationship with the street entirely. Instead, the parking lot faced the street, in the pattern typical of

highway architecture, and the commercial structure was positioned behind. It could take the form of a single structure built for a specific retailer, a collection of generic retail outlets built for rental, or more often, as the form developed, a combination of the two…

Sub-Theme: Postwar Neighborhood Shopping Centers, 1936-1965
The postwar neighborhood shopping center sub-theme consists of individual buildings or groups of buildings adjacent to or surrounded by parking. The defining element is the relationship of the building entrance to the parking lot. Stores in shopping centers have their primary public entrances facing the parking lot, instead of the street.

The neighborhood shopping center was a response to the presence of the automobile. The concept had been explored before the Second World War, but never carried to its logical conclusion. It required the near-universal use of the car for shopping, together with the availability of large plots of land in newer areas such as the San Fernando Valley, for it to become the norm.

The first neighborhood shopping centers were transitional in their layout. They combined a traditional arrangement of storefronts along the public street together with customer parking in the rear…

In 1952 the Los Angeles City Planning Commission advocated the widespread creation of auto-oriented neighborhood business district with shopping centers, and provided general guidelines. The distance between neighborhood shopping centers should be about one-half to one mile. The preferred ratio of building area to parking was 1:3. Buffer areas, consisting of apartments, government buildings and religious structures, should separate these neighborhood business districts from single-family homes.

An example that fit these recommendations, from the early 1950s, is the commercial center of Panorama City in the San Fernando Valley. Panorama City was advertised as a "City in Itself." The initial phase was planned to contain three thousand housing units, built by Kaiser Community Homes. The development was to provide all services, including its own schools, religious institutions, and a commercial center. Unlike earlier developments, which advertised their convenience to Downtown, Panorama City was marketed as being close to employment centers in the San Fernando Valley.

The site plan for Panorama City placed the neighborhood commercial district along Van Nuys Boulevard as it extended north from Roscoe Boulevard and then curved to the west to intersect with Vesper Avenue. This recognized the existing importance of Van Nuys Boulevard as a shopping corridor. Like the earlier Westchester layout, stores faced directly onto Van Nuys Boulevard in the traditional manner, and had parking in the rear.

During its early years, the Panorama City business district functioned as "a typical neighborhood commercial development, designed and constructed for local residents." A grocery store, the Panorama City Market, opened in 1952, and a theater and service station soon followed. By 1955, there were reportedly forty-two retail

> outlets, including five restaurants and a bowling alley, all served by parking in the rear. However, the coming of a department store, a branch of the Broadway, began its transformation into a regional shopping center.

SurveyLA suggests the following character-defining features of a postwar neighborhood shopping center:

- Arranged around the parking lot rather than the public street
- Contains design and site layout features that reflect trends in postwar neighborhood commercial planning and design
- Features a site plan that locates the primary entrance off the parking lot rather than on the public street
- Associated with activities typical of neighborhood economic and social life

Summary of Significance
In 2014, SurveyLA identified 8155 Van Nuys Boulevard as significant under criterion C/3/3 as an "excellent example of Corporate International architecture; designed by significant Los Angeles architectural firm Welton Becket and Associates." Panorama Towers exhibits many of the character-defining features of the style, including the box-shaped form, concrete, steel, and glass construction materials, lack of applied ornament, and articulated ground floor and a landscaped plaza. However, given its recent rehabilitation that took place after it was identified by SurveyLA, specifically replacement of all glazing, the building does not appear to retain sufficient integrity to be eligible for listing in the National or California Registers or as a local HCM under criterion C/3/3.

Panorama Towers was identified in two historic context statements for SurveyLA under criterion 1/1 as a corporate office building and for its association with the development of Panorama City. The building was the tallest tower in the San Fernando Valley when it was completed and represented a significant investment in this area. The Panorama Towers building attracted and retained long-term tenants in industries such as insurance and governmental agencies that aided the San Fernando Valley's growth and development. As an indication of the visual prominence of the building, and one of the few features still extant from the commercial heart of the North San Fernando Valley, it was recognized as a specific agenda item in the Five-Year Implementation Plan for Community Redevelopment Agency of Los Angeles in 2001. Although Panorama Towers meets some of the character-defining features of a corporate office building, with replacement of all glazing, it does not meet the required aspects of integrity outlined by SurveyLA.

In addition, the historic context statement for SurveyLA for commercial development included Panorama Towers in a photograph showing the commercial development of Panorama City. However, the building does not fit comfortably within the eligibility standards included with the context statement. Panorama Towers provided office space to a wide variety of public and private ventures and contributed to the economic growth of the area. With loss of other nearby economic drivers in the vicinity, including General Motors assembly plant, the Schlitz Brewery, and the Carnation Research Laboratory, as well as possible future loss of the Panorama City Mall, Panorama Towers is one of the last remaining buildings, and certainly most visible, from the growth of Panorama City as a "City Unto Itself." Even though most other major landmarks of economic and commercial development have been demolished, Panorama Towers may not retain sufficient integrity to convey its significance to the development of the Panorama City. Therefore, Panorama Towers does not appear eligible for listing in the National or California Registers or as a local HCM under criterion A/1/1.

Adjacent and Nearby Properties
The subject properties are located in a dense urban environment. A few of the surrounding buildings have been previously identified as historical resources in historical resources surveys, such as SurveyLA. To identify potential direct and indirect impacts to historical resources (see below), a study area was defined surrounding the subject properties. Given the dense urban environment and potential for indirect impacts, the boundaries of the study area have been defined as one assessor parcel out from the subject properties. A map of the study area can be found in Attachment C: Figure 10 as well as below. The following table lists the three buildings within the study area that appear eligible for designation. Numbers in the table align with those on the map.

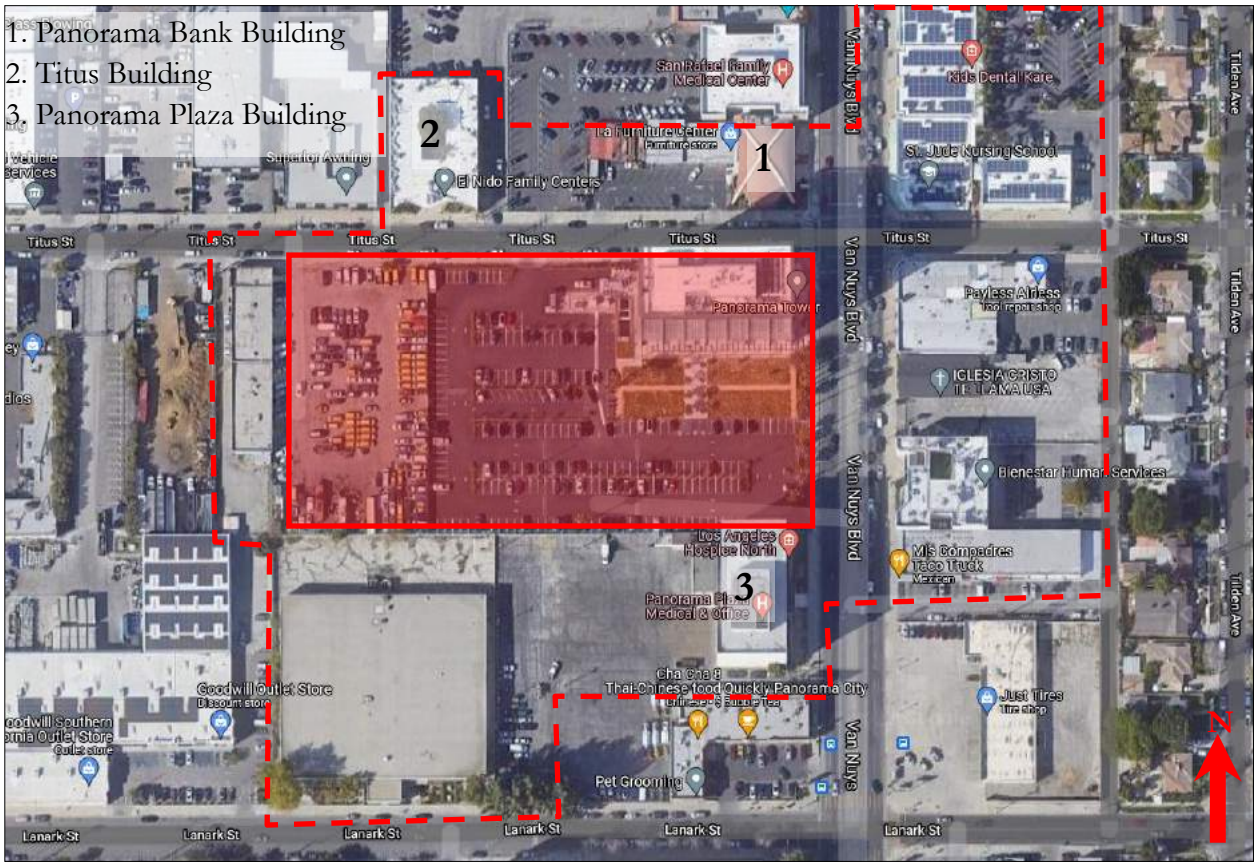

Table 1: Adjacent and nearby historical resources

	Common name/historic name	Address	Construction date
1	Panorama Bank Building/Van Nuys Savings & Loan Association	8201 Van Nuys Blvd.	1957
2	Titus Building	14547 Titus St.	1960
3	Panorama Plaza Building	8121 Van Nuys Blvd.	1967

Buildings located adjacent to and nearby the proposed project site are further described below.

1. Panorama Bank Building/Van Nuys Savings & Loan Association, 8201 Van Nuys Blvd.

8201 Van Nuys Blvd, west façade, view east (Snow, 2022)

Currently known as the Panorama Bank Building, the building is oriented west toward Van Nuys Boulevard and features distinctive, intersecting, concrete parabolic arches with a protruding, curved glazed south elevation facing Titus Street. The building is two stories high with metal exterior framing supporting full height glazing.

Based on review of images in historic newspaper articles, the building appears relatively unaltered, aside from loss of the distinctive, original entrance canopy on the east façade

that has been removed. The building has been occupied by a furniture retailer, the Los Angeles Furniture Center, since around 2001.[36]

History

Rendering, 8201Van Nuys Blvd (source: *Valley News*, 1958)

Originally developed for the Van Nuys Savings & Loan Association in 1957,[37] the building was designed by W.A. Sarmiento, the head designer for the Bank Building Corporation.[38] When planned in 1957, the design was praised for its uniqueness in a *Valley Sun* newspaper article, which stated it would be "one of the Valley's most spacious and attractive facilities."[39]

Born in Peru, Wenceslao Alfonso Sarmiento (1922-2013),[40] worked as a draftsman for Oscar Niemeyer in Brazil for 18 months and was heavily influenced by both Niemeyer's, as well as Le Corbusier's, sculptural forms within the vocabulary of Modernism. Through a strange twist of fate, he met Joseph B. Gander, president of the Bank Building & Equipment Corporation, after a minor car accident with W.G. Knoebel, another architect who worked at the company. Gander offered Sarmiento a position at his company and Sarmiento immigrated to the United States in 1951, becoming a naturalized citizen in 1956. Sarmiento worked at the Bank Building & Equipment Corporation between 1952 and 1964, becoming chief designer by 1959.[41] Among his most notable designs are Newport Balboa Savings (1954; 1960) in Newport Beach, CA; First Security Bank (1955) in Salt Lake City, UT; Glendale Federal Savings & Loan (1958) in Glendale, CA; Liberty National Bank & Trust in Louisville, KY; and the Phoenix Financial Center (1964; 1970) in Phoenix, AZ.[42]

Eligibility

Panorama Bank Building was identified in SurveyLA as appearing eligible for listing in the National and California Registers as well as an HCM for its unique architectural design. Specifically, SurveyLA found the property eligible as an "Excellent example of Expressionistic architecture; designed by …architect W.A. Sarmiento."[43] SurveyLA further notes, "Often described as resembling the appearance of a spacecraft, the building is a notable example of the Expressionistic variant of Mid-century Modernism, and reflects Sarmiento's ethos that 'art and architecture should be intertwined, looking as much like a sculpture as a building.'"[44]

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[36] City of Los Angeles, Department of Building and Safety, "Application for Building Permit and Certificate of Occupancy," Permit #0014-20000-05869, January 11, 2001.

[37] City of Los Angeles, Department of Building and Safety, "Application to Construct New Building and for Certificate of Occupancy," Permit #61940, January 15, 1957.

[38] "Panorama Bank," Los Angeles Conservancy, *https://www.laconservancy.org/locations/panorama-bank*.

[39] "Van Nuys Savings & Loan Assn. Building Office in Panorama City," *The Van Nuys News and Valley Green Sheet,* January 22, 1957, 47.

[40] Chris Nichols, "Mid Century Mast Architect W.A. Sarmiento Dies at 91," *Los Angeles Magazine*, https://www.lamag.com/citythink/mid-century-master-architect-wa-sarmiento-dies-at-91/.

[41] "St. Pete Loan Group Plans South American-Type Building," *The Tampa Tribune*, November 1, 1959, 118.

[42] Kirk Huffaker, "Leaders and Architects of the Bank Building & Equipment Corporation," *Defining Downtown at Mid-Century: The Architecture of the Bank Building & Equipment Corporation of America*, 2010-2019, https://www.midcenturybanks.com/leaders-and-architects.

[43] "8201 N. Van Nuys Blvd," survey record, Mission Hills-Panorama City-North Hills Report, Individual Resources, SurveyLA, prepared for City of Los Angeles, Office of Historic Resources, March 20, 2014, 14.

[44] Architectural Resources Group and ICF International, 'SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering; Sub-Context: L.A. Modernism, 1919-1980," prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, August 2021, 147.

2. Titus Building, 14547 Titus St.

Titus Building, 14547 Titus St., west (left) and south (center) elevations, view northeast (Snow, 2022)

The Titus Building, located at 14547 Titus Street, is designed in a Mid-Century Modern style. Oriented south toward Titus Street, the building is two stories high with a flat roof. It presents a unique appearance at the south elevation, featuring an inverted-V with outer wings built to the sidewalk line while the center bay is inset, covered by an exaggerated triangular canopy. The canopy is supported on a large, cylindrical column clad in decorative stone mosaic that penetrates the canopy, extending above the roofline. The façade is clad in natural stone that is juxtaposed with the more decorative cladding of the column. Outer bays include rows of metal sash at first and second floors divided by spandrel panels clad in the same stone mosaic as the central column. The horizontality of the windows is countered by decorative, vertical fin-like elements that divide windows and extend above the roofline. The design incorporates landscaping, with triangular planted areas flanking the entrance. The building appears very much as it did when it was constructed; there are few alteration permits and none that suggest significant changes.

History

Titus Building, 14547 Titus St., west (left) and south (center) elevations, view northeast (source: Lane, c.1964)

The Titus Building was designed by Howard R. Lane and E. Ray Schlick of the partnership Lane & Schlick for Marvin Wilson Construction Company.[45] Constructed in 1961, the building housed offices for various tenants.[46] Marvin Wilson Construction Company used the plans to construct three other buildings from the same design. While the three other buildings are extant, only the Titus Building retains all of its design and materials, specifically the decorative stone mosaic on the central column and spandrel panels.[47] When the Titus Building opened, it was advertised as being located in the "Heart of Panorama…A prestige office building in the most prominent and popular location." The design is described as "fabulously new and excitingly modern."[48]

Howard Lane and E. Ray Schlick practiced together for a short time in the early 1960s.[49] Among their most noted work together was the Googie-style Mel's Diner (formerly Ben Frank's) building on Sunset Boulevard in West Hollywood.[50] After the partnership dissolved in 1963, Howard Lane continued to design primarily office buildings in the San Fernando Valley.[51] He is credited with

[45] City of Los Angeles, Department of Building and Safety, "Application to Construct New Building and for Certificate of Occupancy," Permit#VN66937, September 26, 1960.

[46] City of Los Angeles, Department of Building and Safety, "Application to Construct New Building," Permit #1960VN66937, July 26, 1960.

[47] The three other office buildings of the same model are located at 6442 Coldwater Canyon in North Hollywood, 18645 Sherman Way in Reseda, and 20944 Sherman Way in Canoga Park. All four buildings were constructed in 1961.

[48] "Display Ad," *Valley News*, March 31, 1961, 35.

[49] "Office Building," Los Angeles Conservancy, h*ttps://www.laconservancy.org/locations/office-building,*.

[50] "8585 W Sunset Blvd," Historic Architecture Survey Database, City of West Hollywood, *https://www.ruskinarc.com/WestHollywoodCommercial/WestHollywoodCommercial/15370-8585%20W%20Sunset%20Blvd/view.*

[51] "Architect Firm Name Changed," *Valley Times Today*, May 17, 1963, 13.

designing most of the office buildings on Ventura Boulevard in Encino and Tarzana.[52] Howard Lane rallied against the uniformity of many Modern office buildings. In an article entitled, "'Revolt Against Sameness' Reflected in New Building," Lane is quoted as saying, "Repetitive, dreary, cliched. Like driving around the block over and over again…These flat panel, glass and metal curtain walls can be ordered by catalogue number."[53]

Eligibility

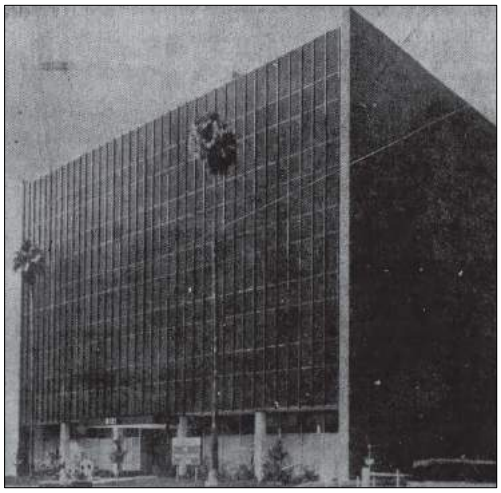
14547 Titus Street does not appear to have been previously evaluated; it was not identified in SurveyLA, nor any previous evaluation. However, based on the unique design of the building in the heart of Panorama City, the Titus Building may be eligible for listing in the California Register, as well as a local HCM.

3. Panorama Plaza Building, 8121 Van Nuys Boulevard

8121 Van Nuys Blvd, west façade, view southwest (Snow, 2022)

Designed in the Corporate International style, the Panorama Plaza Building, located at 8121 Van Nuys Boulevard, was constructed in 1967. Oriented west toward Van Nuys Boulevard, the building is a rectangular, six-story office tower with a flat roof. Bands of horizontal glazing alternate with solid spandrel panels. North and south elevations are composed of solid, windowless, textured masonry walls. The building is currently vacant with first-floor door and window openings boarded up. Glazing on upper floors is considerably damaged, with many broken windows that have left the building open to the elements. At the west elevation, some spandrel panels appear to have been removed.

The Panorama Plaza Building appears relatively unaltered from the exterior, with exception of the broken windows and missing glazing. Review of available alteration permits shows the building was altered over time on the interior for various tenants. Seismic repairs were made after the 1971 Sylmar earthquake.[54]



Panorama Plaza Building, 8121 Van Nuys Blvd., east façade (left) and north elevation (right), view southwest (source: *Citizen News*, September 4, 1968)

History

The Panorama Plaza Building was completed in 1969, designed by architect Maxwell Starkman for owner-contractor Buckeye Construction Company.[55] Upon completion, the Panorama Plaza Building was dubbed "a $3 million combination medical and general office building in Panorama City, the geographic center of the Valley."[56] One article generously described the immediate setting of the west elevation as "a landscaped mall…[that] sets the building back from the street, creating a park-like atmosphere in the block. In addition, the mall reduces

[52] Rod Lane, phone correspondence with Jenna Snow, February 17, 2022.

[53] "'Revolt Against Sameness' Reflected in New Building," *Valley Times*, October 2, 1964, 21.

[54] City of Los Angeles, Department of Building and Safety, "Application to Add-Alter-Repair-Demolish and for Certificate of Occupancy," Permit #VN79609, February 17, 1972.

[55] City of Los Angeles, Department of Building and Safety, "Certificate of Occupancy," Permit #49238, January 14, 1969.

[56] "New Skyscraper," *Hollywood Citizen-News*, September 4, 1968, 29.

traffic noise for the occupants of the building."[57] The building was initially leased "to a variety of tenants in medical, dental and related fields, as well as business and industrial firms."[58] In the 1960s, Wells Fargo Bank occupied half of the ground floor and a large portion of the second floor.[59] Early leasing advertisements emphasized the central location, the "comfort engineering" of the building's air conditioning, and available parking.[60]

A noted Los Angeles architect, Maxwell Starkman (1921-2003), was born in Canada. Moving to Los Angeles in 1950, he briefly working for Richard Neutra, before starting his own firm, initially with Fritz Reichl. While his early work was designing tract homes, building "more than 20,000 single-family homes and thousands of apartment projects, [he] then pioneered early shopping centers, and went on to build office buildings, luxury condominiums, hotels and mixed-use projects."[61] Among his well-known projects are the Simon Wiesenthal Center's Museum of Tolerance (1987, extant), Sony Pictures Plaza (1986, extant but altered), and the 16-story Zenith Tower (1972, extant).

The building was apparently successful enough, or at least lucrative enough, that an identical building, using the same drawings, was completed at 4955 Van Nuys Boulevard in 1968 (extant).[62] A rendering of the identical building was included in a local newspaper article, which ironically praised "the unique design."[63] The building was intended for medical office use and presumably located for "maximum convenience" near the Sherman Oaks Community Hospital, although proximity to a hospital did not seem to matter to the prototype Panorama Plaza Building.

Eligibility

The Panorama Plaza Building at 8121 Van Nuys Boulevard was identified in SurveyLA as an "excellent example of Corporate International architecture, designed by noted Los Angeles architect Maxwell Starkman. Less than 50 years old and not of exceptional importance; therefore not eligible for listing in the National Register at this time." Although its exceptionalism is in question, given the fact that an identical building exists only four miles away, for purposes of this report, the Panorama Plaza Building is assumed to be a historical resource.[64]

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[57] "6-Story Building Will Be Ready Next March," *Los Angeles Times,* December 17, 1967, 117.

[58] "New Building Almost Ready," *Valley News,* Van Nuys, California, December 3, 1967, 48.

[59] "Panorama City Office Structure Completed," *Los Angeles Times,* September 1, 1968, 62; Display Ad, *Valley News,* Van Nuys, California, October 31, 1968, 24.

[60] Display Ad, *Los Angeles Times,* December 5, 1967, 120.

[61] Myrna Oliver, "Maxwell Starkman, 82; Architect for Sony Plaza, Museum of Tolerance," *Los Angeles Times*, January 5, 2004, https://www.latimes.com/archives/la-xpm-2004-jan-05-me-starkman5-story.html.

[62] City of Los Angeles, Department of Building and Safety, "Application for Inspection of New Building and for Certificate of Occupancy," Permit #68224, June 7, 1968.

The original building permit for 4955 Van Nuys Boulevard lists the owner as Promenade Investment Company, which appears to represent the same ownership as the Buckeye Construction Company, as Bram Goldsmith was a General Partner of the Promenade Investment Company and president of Buckeye Construction Company. ("Legal Notice," *Tulare Advance-Register,* Tulare, California, December 19, 1964, 18.; "$3 Million Project," *Los Angeles Times,* November 24, 1968, 154.)

[63] "Sherman Oaks Medical Facility Rises," *Valley Times,* North Hollywood, California, July 26, 1968, 7.

[64] The identical building 4955 Van Nuys Blvd. was also identified in SurveyLA as appearing eligible for designation.

VI. THRESHOLDS FOR DETERMINING SIGNIFICANCE OF IMPACTS

California Environmental Quality Act (CEQA) Statutes

According to the CEQA Guidelines, a project would result in a significant impact to historical resources if it would cause a *substantial adverse change* in the significance of an historical resource. A substantial adverse change is defined in CEQA Guidelines §15064.5(4)(b)(1), as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the *significance of an historical resource would be materially impaired.*" The significance of an historical resource is materially impaired, according to CEQA Guidelines §15064.5(4)(b)(2), when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to §5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of §5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.[65]

The CEQA Guidelines also specify a means of evaluating the relative significance of project impacts on historical resources. CEQA Guidelines §15064.5(b)(3) states:

> Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*, Weeks and Grimmer, 1995), shall be considered as mitigated to a level of less than a significant impact on the historical resource.[66]

Under CEQA, the key issue relates to how a proposed development may impact the potential eligibility of a structure(s) or a site for designation as an historic resource. The *Secretary's Standards* were developed by the U.S. Department of the Interior as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations Section 67.7). Similarly, the City's Cultural Heritage Ordinance provides that compliance with the *Secretary's Standards* is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to Historic-Cultural Monuments (see Los Angeles Administrative Code Section 22.171.14. a.1). Therefore, the Secretary's Standards are used for regulatory approvals for designated resources. Similarly, CEQA recognizes the value of the *Secretary's Standards* by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the *Secretary's Standards* (see State CEQA Guidelines Section 15331 and 15064.S(b)(3)).

[65] CEQA Guidelines §15064.5(4)(b)(2). Emphasis added.
[66] CEQA Guidelines §15604.5(b)(3).

In summary, the definition of substantial adverse change is whether a project demolishes or materially alters in an adverse manner the physical characteristics that convey historical significance of the resource or that justify its eligibility for the California Register or a local register such as the list of Historic-Cultural Monuments. In other words, if a project would render an eligible historic resource ineligible then there would be a significant adverse effect under CEQA.

Secretary of the Interior's Standards for Treatment of Historic Properties
As noted above, projects in conformance with the *Secretary's Standards* generally have a less than significant environmental impact on historical resources. The *Secretary's Standards* consist of four treatments, the most common of which is rehabilitation, which is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The rehabilitation standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary's Standards* are intended to be flexible and adaptable to specific project conditions to balance change while retaining historic building fabric to the maximum extent feasible. The National Park Service has created a substantial amount of written guidance, most of it available online, including Illustrated Guidelines for Rehabilitating Historic Buildings, Preservation Briefs, Preservation Tech Notes, and Interpreting the Standards Bulletins (ITS).

VII. ASSESSMENT OF PROJECT IMPACTS

Description of Proposed Project

The proposed project is described in a drawing set prepared by Takacs Architecture, dated March 31, 2021. Drawings are included in Attachment H.

The proposed project consists of construction of a seven-story multi-family residential building with ground floor retail at the southeast corner of the subject property, a three-story parking garage at the west side of the subject property, and a one-story warehouse building immediately east of the parking garage. All new construction will occur on the surface parking lot; the existing tower at the subject property will be retained, as will the landscaped plaza to its south. The seven-story residential building will be constructed to the sidewalk line at the east elevation, necessitating removal of the existing, tall palm trees. O-shaped in plan, the building will have an interior courtyard and a flat roof. It will feature a contemporary architectural vocabulary consisting of fenestration grouped within a metal frame. Angled balconies will face north at the east elevation and south at the west elevation. Floor heights will approximately align with the Panorama Towers building. The building will be clad in smooth plaster with tile panels separating windows. Ground floor retail storefronts will have aluminum break metal and clear glazing. An aluminum awning will cover storefront entries. The main residential entrance will be in the north elevation, facing the existing landscaped plaza.

The reinforced concrete parking garage will have a concrete block screen at the north and south elevations, while east and west elevations will be open, revealing the ramps to upper floors. Vehicular entrance and exit will be along Titus Street. Stairs and two elevators will be provided at the south side of the east elevation, landing onto a small, landscaped area. Additional stairs will be located the northwest and southwest corners of the garage.

The warehouse building will have an industrial appearance, finished in corrugated metal siding, and will have a side gable roof with a continuous monitor along the west elevation and a series of seven dormers along the east elevation. The primary entrance will be along the east elevation with an aluminum framed glass sliding door. Secondary entrances consisting of sliding metal doors topped by metal canopies will be located at the north and south elevations.

The following analyzes the proposed new construction for potential direct and indirect impacts on identified historical resources. It is important to note that this analysis is based solely upon the drawings identified above.

Direct Impacts

Since the proposed project consists of construction on the existing surface parking lot at some distance from the existing building at the subject property, no buildings are proposed to be demolished and there is no potential for direct impacts.

While the proposed project has the potential to directly impact the adjacent Panorama Plaza Building at 9121 Van Nuys Boulevard, assuming that precautions are taken during planning, excavation, and construction, it does not appear that the proposed new construction will result in material alteration of the adjacent historical resource. The seven-story residential building is proposed to be constructed approximately 11-feet from the property line. The adjacent Panorama Plaza Building appears to be constructed very close to its property line. Construction activities including excavation, impaction, pile driving, shoring, etc. do have the potential to directly affect historic materials of the adjacent Panorama Plaza Building. In addition to the potential for damage to the adjacent building from vibration, and excavation, new construction could result in settling or

displacement of the foundations of the existing historic building. Assuming precautions will be taken at all stages of planning and implementation, potential direct impacts from construction and excavation would be less than significant.

Indirect Impacts
In general, CEQA describes an *indirect* impact as one that results from the "…alteration of the resource or *its immediate surroundings* such that the significance of an historical resource would be materially impaired" (CEQA Guidelines §15064.5(b)(1)(emphasis added). Indirect impacts are assessed for conformance with Secretary's Standards 9 and 10, which deal specifically with new additions.

The proposed project is in conformance with Standard 9. The seven-story building appears to have a beneficial impact on the Panorama Towers building by finally completing a related building that was contemplated in 1960. Although the twin building was intended to match the existing building exactly, the proposed building is shorter, thereby allowing the Panorama Towers building to continue to stand out as the principal building at the subject property. The proposed new building, contemporary in design, will complement the scale, massing and proportions of the Panorama Towers building by aligning floor plates. However, it will not mimic the architectural vocabulary of the Panorama Towers building. Set back at the west side of the elevation, the parking garage will be minimally visible from Van Nuys Boulevard. Finally, the one-story warehouse building will be accessed on Titus Street and will not be visible from primary entrance to the site along Van Nuys Boulevard.

The proposed project is also in conformance with Standard 10. The new buildings could be removed in the future without impairing the essential form and integrity of the Panorama Towers building.

Furthermore, the proposed project will not destroy any spatial relationships that characterize adjacent and nearby historical resources. The proposed project is designed in a contemporary architectural style and is distinct from the surrounding historic buildings. The following describes how the proposed project will not destroy the essential character-defining features of the adjacent and nearby historical resources.

<u>Panorama Bank Building/Van Nuys Savings & Loan Association, 8201 Van Nuys Blvd.</u>
The proposed project does not appear to have a potential to indirectly impact the adjacent Panorama Bank Building. Located north of the Panorama Towers building on the northwest corner of Van Nuys Boulevard and Titus Street, the Panorama Bank Building is significant for its uniquely sculptural architecture designed by important architect, W.A. Sarmiento. The proposed project will be separated from the Panorama Bank Building by the existing Panorama Towers building and will be minimally visible to or from the proposed seven-story residential building. As the setting of the Panorama Bank Building will only minimally change and the proposed project will not destroy its distinctive appearance, the proposed project will not cause an indirect impact on the Panorama Bank Building.

<u>Titus Building, 14547 Titus St.</u>
The Titus Building will be located directly across Titus Street from the three-story parking garage and one-story warehouse. Significant for its distinctive Mid-Century Modern architecture, the proposed parking garage and warehouse maintain the size, scale and industrial nature of this area of Titus Street, in conformance with Standard 9. As the setting of the Titus Building will only minimally change and the proposed project will not destroy its distinctive appearance, the proposed

project will not cause an indirect impact on the Titus Building. Therefore, the proposed project will not cause an indirect impact on the Titus Building.

Panorama Plaza Building, 8121 Van Nuys Boulevard

The proposed project does not appear to have an indirect impact on the adjacent Panorama Plaza building. Six-stories tall, the Panorama Plaza building was constructed assuming it would be adjacent to another 13-story tower. The proposed seven-story residential building is shorter than what was initially planned and only one-story higher than the Panorama Plaza building. Although set to the sidewalk line, while the Panorama Towers building has a landscaped plaza, the proposed project will not diminish the visibility of the Panorama Towers building. In addition, while the proposed new building will be placed close to the north elevation of the Panorama Plaza building, that elevation of the older building is a windowless, textured masonry wall with no articulation, echoed on the south elevation. While the blank wall may be considered a character-defining feature, decreasing visibility of a bland, featureless wall cannot be described as an indirect impact. As the proposed project maintains the mass, scale, and proportions of the Panorama Plaza building, it conforms with Standard 9 and therefore will not cause an indirect impact on the historical resource.

VIII CONCLUSION

A development project is proposed for the subject property. The subject property is currently developed with a 13-story tower. Although the subject property was identified in SurveyLA, due to alterations, primarily replacement of all glazing, it no longer retains sufficient integrity to appear eligible for listing in the National Register, California Register, or a local HCM. It is therefore not a historical resource for purposes of CEQA. The proposed project includes construction on the surface parking lot in the adjacent to and nearby three identified historical resources. The proposed project was assessed to determine if there would be any direct or indirect impacts. The proposed project was not found to have potential to cause any direct or indirect impacts to any identified historical resources. Therefore, the proposed project is anticipated to have a less than significant impact on historical resources.

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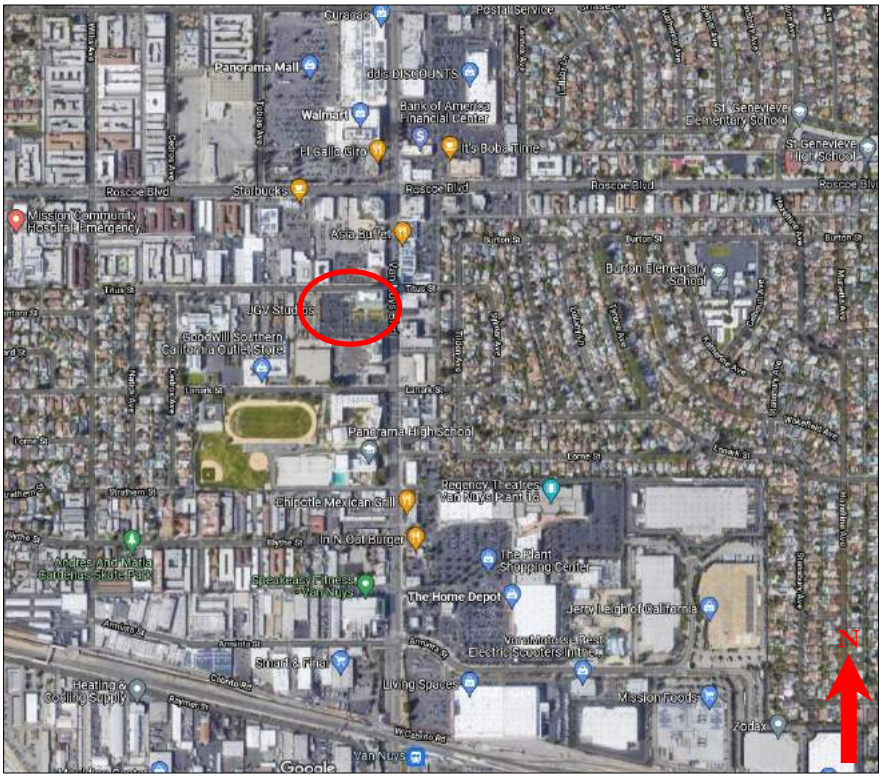
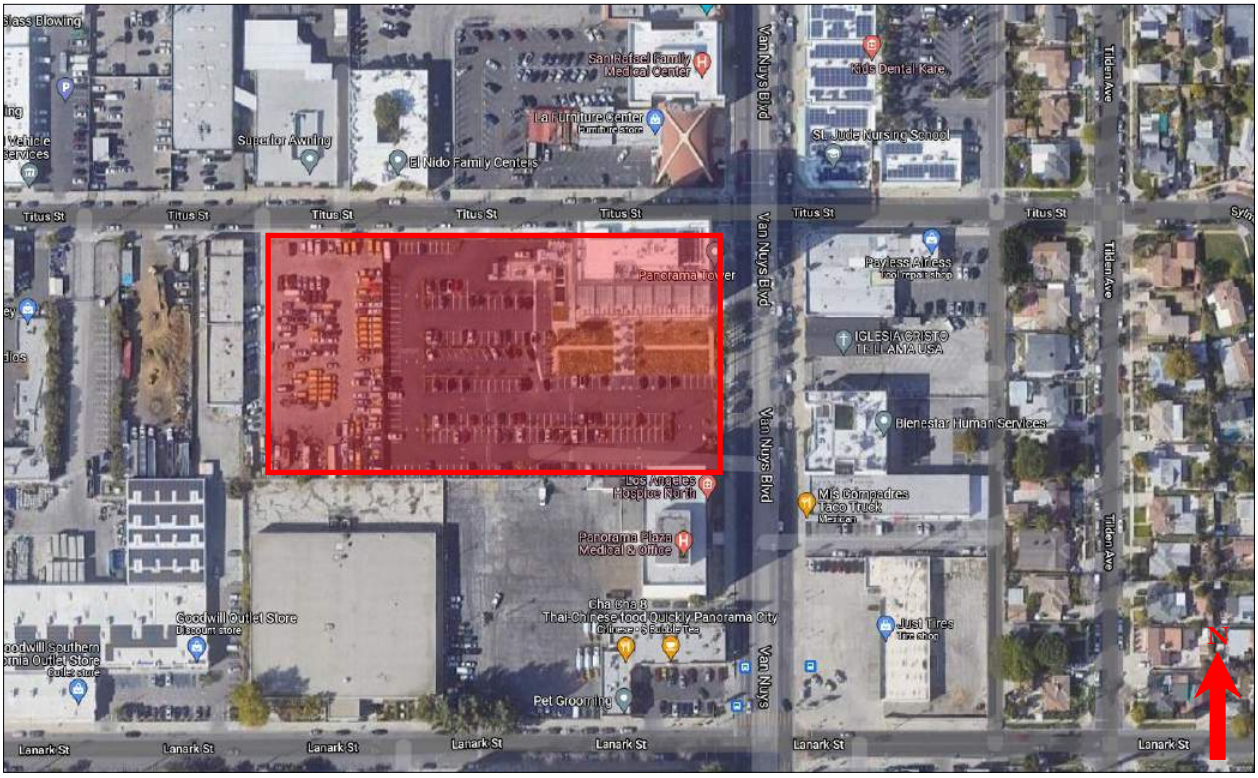
Los Angeles Conservancy, *https://www.laconservancy.org/locations*.

Attachment A: Current Maps and Aerials



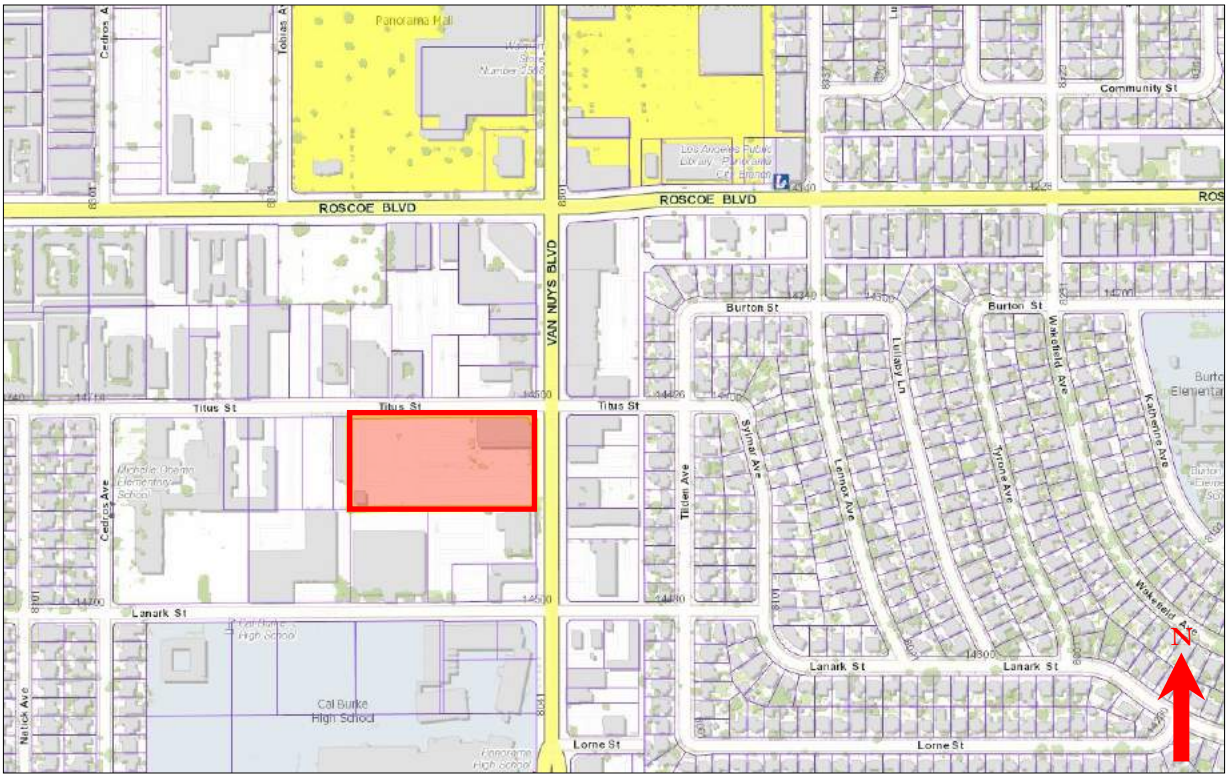
Map 1: Current aerial, subject property circled (source: Google, 2022)



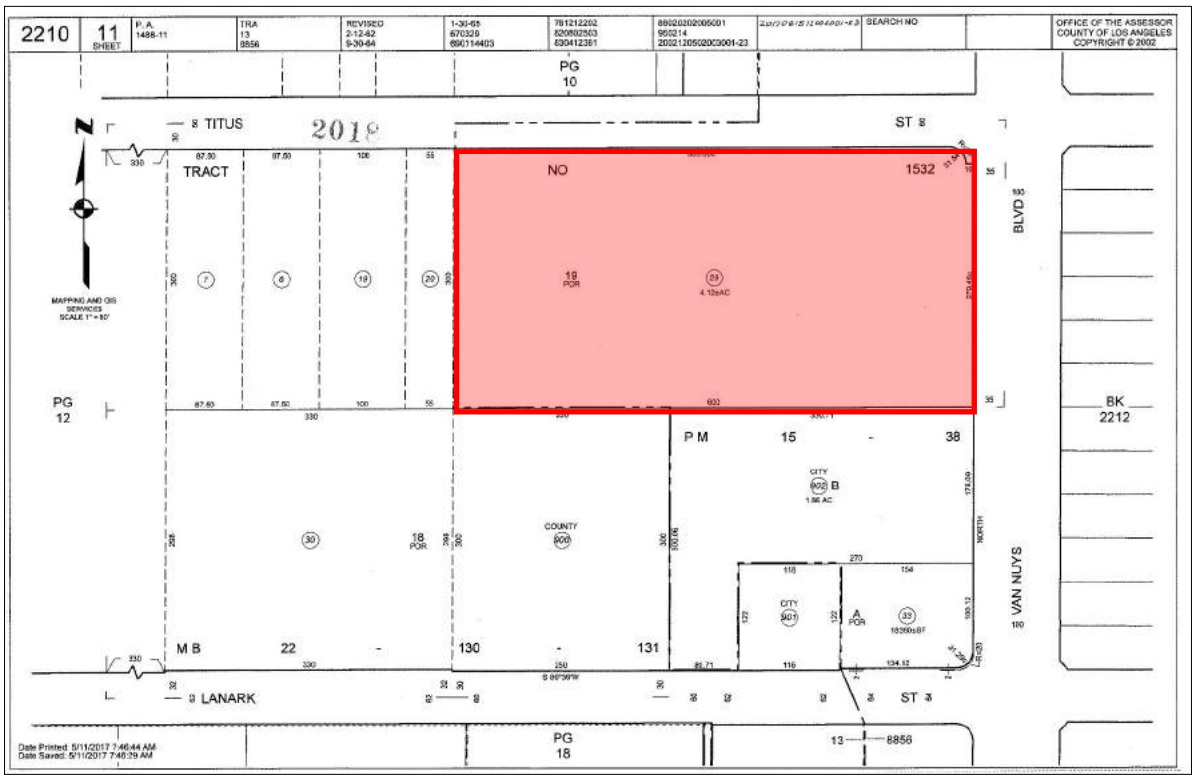
Map 2: Current aerial zoomed in, subject property highlighted (source: Google, 2022)

Panorama Towers, 8155 Van Nuys Boulevard, Los Angeles, CA

Attachment A: Current Maps and Aerials



Map 3: Location map, subject property highlighted red (source: Los Angeles County Assessor, 2021)



Map 4: Parcel map, subject properties highlighted red (source: Los Angeles County Assessor, 2022)

Attachment B: Contemporary Photographs

Figure 1: Panorama Towers, 8155 Van Nuys Blvd., east (left) and north (right) elevations, view southwest (Snow, 2022)

Figure 2: Panorama Towers, 8155 Van Nuys Blvd., north (left) and west (right) elevations, view southeast (Snow, 2022)

Attachment B: Contemporary Photographs

Figure 3: Panorama Towers, 8155 Van Nuys Blvd., subject property from southeast corner, note surface parking lot (Snow, 2022)

Figure 4: Panorama Towers, 8155 Van Nuys Blvd., east (left) and south (right) elevations, view northeast (Snow, 2022)

Attachment B: Contemporary Photographs

Figure 5: Panorama Towers, 8155 Van Nuys Blvd., south elevation, view north (Snow, 2022)

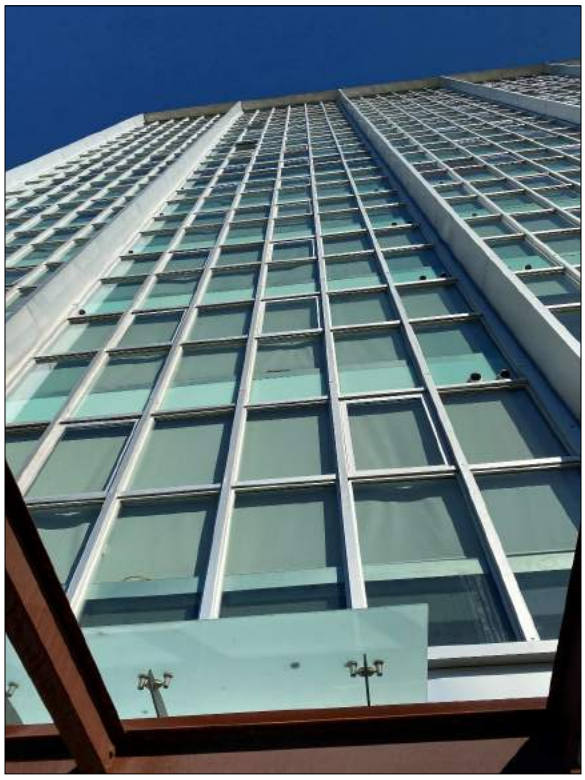


Figure 6: Panorama Towers, 8155 Van Nuys Blvd., detail of curtain wall at south elevation (Snow, 202)

Attachment B: Contemporary Photographs

Figure 7: Panorama Towers, 8155 Van Nuys Blvd., interior lobby at south elevation, view south (Snow, 2022)

Figure 8: Panorama Towers, 8155 Van Nuys Blvd., interior of retail space at east elevation under construction, view east (Snow, 202)

Attachment B: Contemporary Photographs

Figure 9: Panorama Towers, 8155 Van Nuys Blvd., typical upper floor corridor (Snow, 2022)

Attachment C : Adjacent and Nearby Properties

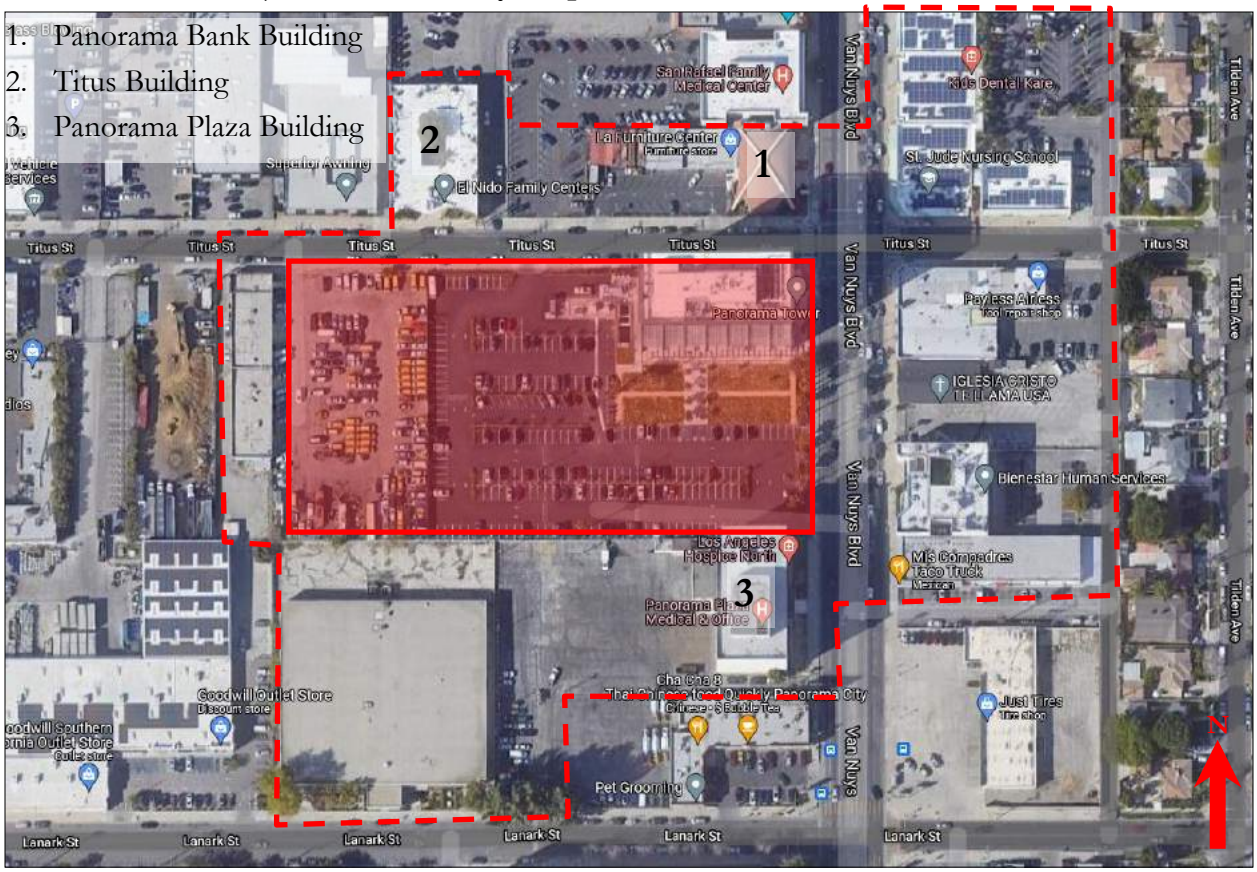


Figure 10: Map identify study area in dashed red line as well as nearby and adjacent historical resources (source: Google, 2022)

Attachment C : Adjacent and Nearby Properties

Figure 11: Panorama Bank Building, 8201 Van Nuys Boulevard, south (left) and east (right) elevations, view northwest (Snow, 2022)

Figure 12: Panorama Bank Building (right), Panorama Tower (center), and Panorama Plaza Building (left), view southwest along Van Nuys Blvd. (Snow, 2022)

Panorama Towers, 8155 Van Nuys Boulevard, Los Angeles, CA

Attachment C : Adjacent and Nearby Properties

Figure 13: Panorama Bank Building, 8201 Van Nuys Boulevard, south (left) and east (right) elevations, view northwest (source: *Valley News*, January 2, 1958)

Attachment C : Adjacent and Nearby Properties

Figure 14: 14547 Titus St., west (left) and south (center) elevations, view northeast (Snow, 2022)

Figure 15: 14547 Titus St., south elevation, view northeast (source: Rod Lane, circa 1964)

Panorama Towers, 8155 Van Nuys Boulevard, Los Angeles, CA

Attachment C : Adjacent and Nearby Properties

Figure 16: Panorama Plaza Building, 8121 Van Nuys Blvd., east (left) and north (right) elevations, view southwest (Snow, 2022)

Figure 17: Panorama Plaza Building, 8121 Van Nuys Blvd., north elevation from Panorama Plaza, view south (Snow, 2022)

Panorama Towers, 8155 Van Nuys Boulevard, Los Angeles, CA

Attachment C : Adjacent and Nearby Properties

Figure 18: Panorama Plaza Building (right), Panorama Tower (center), and Panorama Bank Building (right), view northwest along Van Nuys Blvd. (Snow, 2022)

Attachment C : Adjacent and Nearby Properties

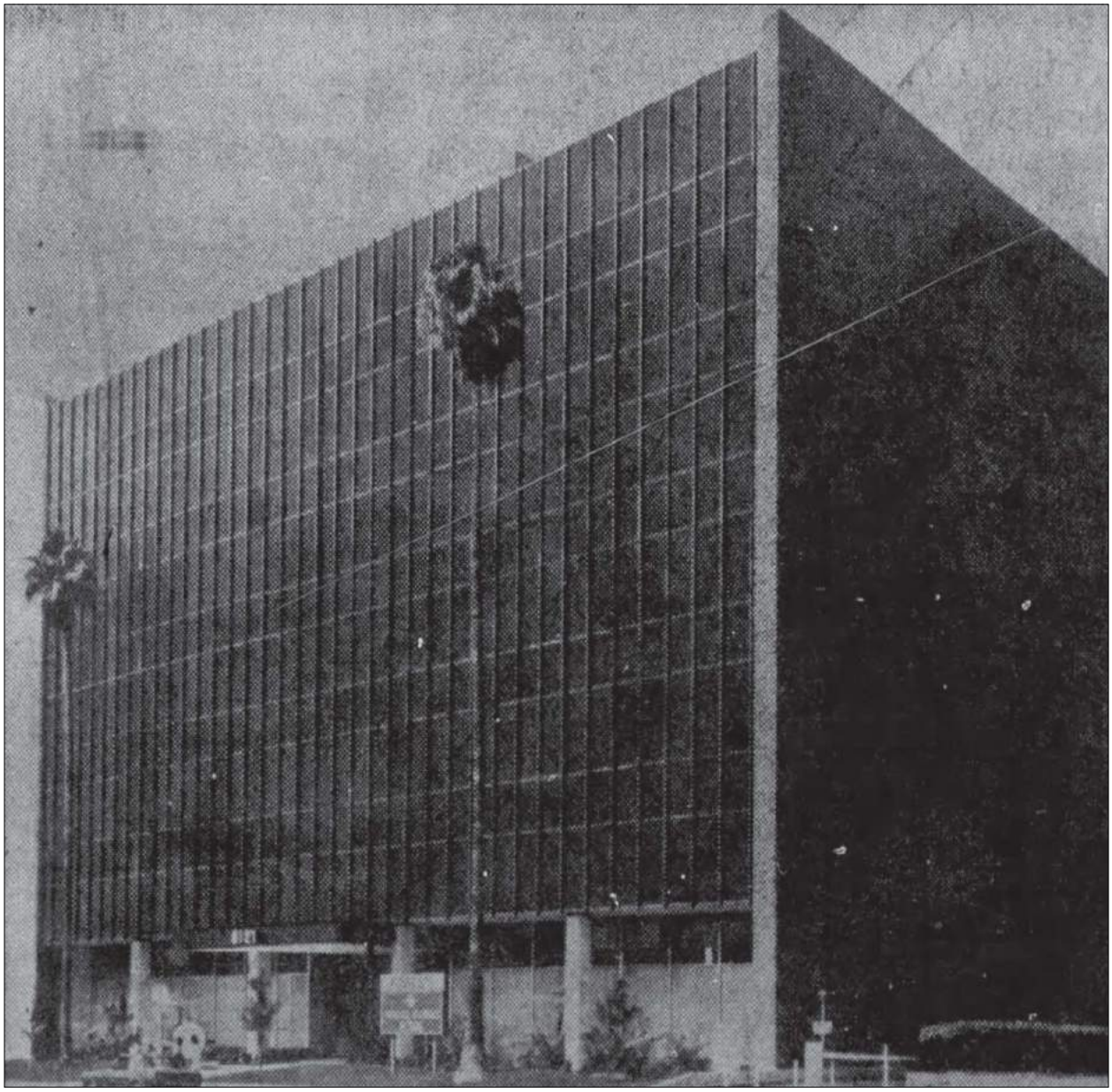
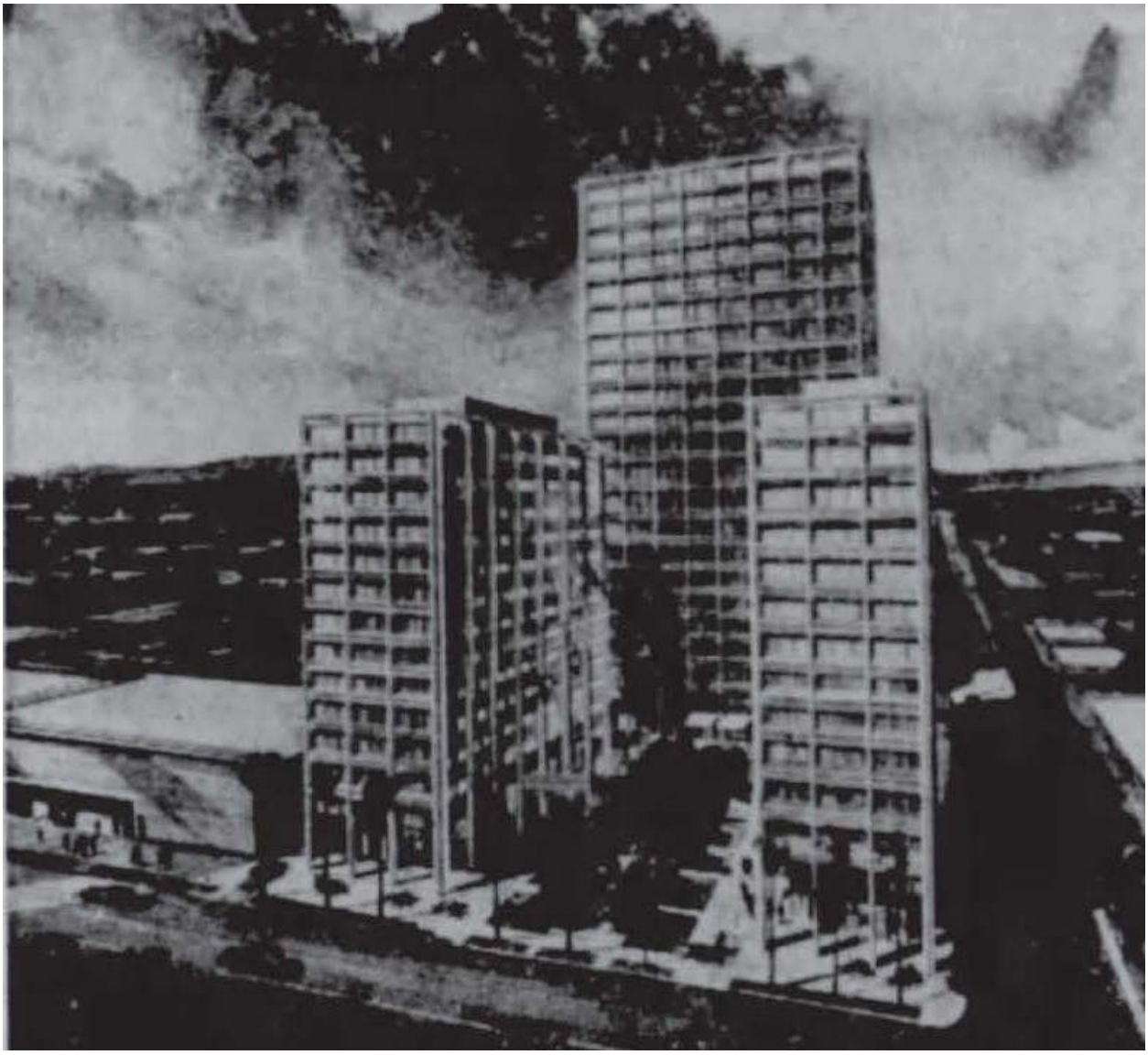


Figure 19: Panorama Plaza Building, 8121 Van Nuys Blvd., east façade (left) and north elevation (right), view south-west (source: *Citizen News*, September 4, 1968)

Attachment D: Historic Photographs



Historic Photo 1: Caption from *The Valley Times* reads: "San Fernando Valley's 'Rockefeller Center' - Construction will begin this August on the first phase of a $20 million towering office building development in Southern California's San Fernando Valley to be known as Panorama Towers. The Valley's first high-rise structures will include two twin 13-story and one 20-story building grouped around a landscaped plaza." (Source: *The Valley Times*, March 15, 1960)

Attachment D: Historic Photographs

Historic Photo 2: Caption from *Citizen-News* reads: "Tallest Valley Building—Supervisor Warren Dorn; William Brownyard, developer; Welton Beckett, architect, and Henry Beck, contractor, from left, are shown at yesterday's groundbreaking ceremonies for the new 20-story office building complex Panorama Towers, in Panorama City. Multi-million dollar project is scheduled for completion late next summer." (Source: *Citizen-News, October 19, 1961*)

Attachment D: Historic Photographs

Historic Photo 3: Caption from *The Valley Times* reads: "Construction started on the above-ground phase of the first building of the $20 million, high-rise Panorama Towers project at Van Nuys boulevard and Titus avenue, Panorama City. The first building will rise 13 stories and will contain some 200,000 square feet of office space. Later, plans call for construction of another 13-story structure and a 20-story office facility... Included among those participating in the cement-pouring ceremony were: County Supervisor Warren M. Dorn, Councilman Ernani Bernardi, Welton Becket, architect on the project; William Brownyard, developer, and Henry C. Beck, Jr., contractor." (source: Los Angeles Public Library, 1961)

Attachment D: Historic Photographs

Historic Photo 4: Panorama Tower, 8155 Van Nuys Blvd., south elevation, view northwest (source: Los Angeles Public Library, 1964)

Attachment D: Historic Photographs

Historic Photo 5: Panorama Tower, 8155 Van Nuys Blvd., detail of curtain wall (source: Los Angeles Public Library, 1964)

Attachment D: Historic Photographs

Historic Photo 6: Panorama Tower, 8155 Van Nuys Blvd., aerial view north, note Panorama Plaza Building under construction (source: University of Santa Barbara, 1965)

Attachment D: Historic Photographs

Historic Photo 7: Panorama Tower, 8155 Van Nuys Blvd., aerial view north, note (source: University of Santa Barbara, 1971)

Attachment E: Building and Alteration Permits

Attachment E: Building and Alteration Permits

Date	*Permit No.*	*Work*	*Owner*	*Architect/Engineer*	*Contractor*	*Valuation*
9/15/1961	VN87850	Construction for new commercial office building, 84' x 174', 13 stories, 153' high. Foundation only.	William H. Brownyard & Henry C. Beck Company - 6363 Wilshire Boulevard, Los Angeles, CA	(a) Welton Becket and Associates (e) Richard R. Bradshaw Inc.	Henry C. Beck Company - 6363 Wilshire Boulevard, Los Angeles, CA	330,000
10/2/1961	VN88844	New commercial office building, 84' x 174', 13 stories, 153' high.	William H. Brownyard & Henry C. Beck Company - 6363 Wilshire Boulevard, Los Angeles, CA	(a) Welton Becket (e) Richard R. Bradshaw	Henry C. Beck Company - 6363 Wilshire Boulevard, Los Angeles, CA	3,000,000
11/2/1961	VN90689	Stair change between 1st & 2nd floor	William H. Brownyard & H. C. Beck - 6363 Wilshire Boulevard, Los Angeles, CA	(a) Welton Becket (e) Richard R. Bradshaw Inc.	Henry C. Beck Company - 6363 Wilshire Boulevard, Los Angeles, CA	200
12/28/1961	VN93167	Stair to basement, increase 13th floor load, & clear height (155')	William H. Brownyard - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	10,000
12/28/1961	VN93168	Interior partitions & finish 1st floor and basement.	William H. Brownyard - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	100,000
5/7/1962	VN07976	Interior partitions & ceiling on 2nd Floor	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	3,500

8/3/1962	VN13528	Interior partitions on 7th floor and on 10th floor	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	10,000
9/12/1962	VN15694	Interior partitions & ceiling on 2nd Floor	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	18,000
7/12/1963	VN34795	Partition for Suite #930, 3500' sq. ft.	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	10,500
8/8/1963	VN36605	Partitions in suite #950 750 sf conference room	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	13,400
8/16/1963	VN37200	Cafeteria in basement. No food preparation.	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	1,100
10/17/1963	VN41260	Interior partitions - 5th Floor 12,400' sq. ft. (one occ. entire floor)	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket (e) Richard R. Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	38,000
11/19/1963	VN43241	10,330' s.f. part area. 4th floor, all except s.w. corner.	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	31,000
2/11/1964	VN48083	Coffee shop - basement 400 sq. ft. Interior partition	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	1,200

4/20/1964	VN52824	11551 sq. ft. Suite #600 interior partition	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	35,000
8/13/1964	VN61109	4000 sq. ft. Suite #1130 11th floor interior partition	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Henry C. Beck Company - 8155 Van Nuys Boulevard	12,000
10/14/1964	VN64917	1390 sq. ft. Suite #1120 - 111th floor interior partition	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Panorama Towers, Inc. - 8155 Van Nuys Boulevard	4,170
11/18/1964	VN66899	Change use of suite 330 to special school - adults - max. 50 occupants	Albert B. Washko - 7745 Farmdale Avenue, North Hollywood, CA	none	Albert B. Washko - 7745 Farmdale Avenue, North Hollywood, CA	101
12/1/1964	VN67467	714 sq. Ft. Suite 1105 11th floor interior partition	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw	Panorama Towers, Inc. - 8155 Van Nuys Boulevard	2,142
12/1/1964	CoO VN87850/61 VN88844/61 VN67470/64	13-Story, Type I, 84' x 174' commercial office building including coffee shop in basement. G-1 / G-2 occupancy. 335 required parking spaces. (Building shell and completed work under permits of record to this date)	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	n/a

3/26/1965	LA80848	74' tower installed on roof (*highway dedication?)*	KVFM Radio / Panorama Towers, Inc. - 19903 Kittridge Street, Canoga Park, CA	(e) Ralph W. Goers & Associates	TBD	1,000
10/18/1965	CoO VN48083/64 VN74660/65 VN79279/65	1-story, Type I, 27' x 76' portion of basement within existing 13-story, type I, 170' x 80' office building converted to coffee shop and dining room. G-1 / B-2 occupancy. Max. Occupants in B-2 portion: 87.	Panorama Towers Inc. - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	n/a
2/23/1971	VN66009	Earthquake repairs	Henry C. Beck - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Welton Becket and Associates (e) Richard Bradshaw Inc.	Henry C. Beck Company - 8155 Van Nuys Boulevard	100,000
1/24/1974	LA83975	L. D. Flickinger - 10th floor interior non-bearing partitions.	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	Saphier, Lerner, Schindler	n/s	2,300
2/1/1974	LA84435	Bailey and Block - 9th floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	5,000
2/11/1974	LA84873	Department of Safety - 10th floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	25,000
2/11/1974	LA84876	Department of Labor Law - 9th floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	14,700

2/11/1974	LA84877	Apprenticeship Standards Department - 8th floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	Owner	4,700
2/15/1974	LA85712	Overseas National Airways - 11th floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/s	3,300
2/15/1974	LA85173	Department of Alcoholic Beverage Control State of California - 2nd floor interior non-bearing	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/s	14,800
2/15/1974	LA85174	Department of Welfare/State of California - 11th floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/s	9,000
2/25/1974	LA85536	Department of Industrial Relations State of California - 12th floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	64,800
2/26/1974	LA85588	State of California Department of Rehabilitation - 2nd floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	42,700
3/22/1974	LA87035	Levy, Van Borg, and Hackler - 9th floor interior non-bearing partitions	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	10,400

3/3/1977	VN53005	Suite 1301; 13th floor interior partition; 8,628 square feet	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	25,670
6/2/1977	LA45702	Reinforce shear wall per department letter 5/10/77	Henry C. Beck Company - 8155 Van Nuys Boulevard, Panorama City, CA	(e) Richard R. Bradshaw	n/s	20,000
3/2/1979	LA78537	Add & remove non-bearing interior partition & new ceiling 1st floor suite	Arthur Rubloff Company - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Wolcott Ramirez	n/s	5,000
4/25/1979	VN93836	Remodel suite 908 adding & removing non-bearing walls	Kosdin - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	Shamrock Construction	3,000
5/9/1979	VN94843	Interior partitions, doors & frames 5th floor	Henry Beck - 8155 Van Nuys Boulevard, Panorama City, CA	(a) Owner	Wilson Anderschat	5,000
6/8/1979	VN95646	Interior partitions, doors, frames 5th floor	Henry C. Beck - 8155 Van Nuys Boulevard, Panorama City, CA 91402	(a) LLS Environetics	Wilson Anderschat, Inc.	12,000
9/4/1979	VN01638	Interior partitions 6th & 7th floors	Henry C. Beck - 8155 Van Nuys Boulevard, Panorama City, CA 91402	Wilson/Anderschat, Inc.	Wilson/Anderschat, Inc.	40,000
2/14/1980	VN08651	Interior partitions 6th floor. Storage room to employer lunch room on 6th floor. Convert portion G1 to B2.	Henry C. Beck - 8155 Van Nuys Boulevard, Panorama City, CA 91402	Wilson/Anderschat, Inc.	Wilson/Anderschat, Inc.	15,000
5/23/1980	VN13149	Interior partitions (non-structural) & reflected ceiling - suspended ceiling	Crocker Bank - 611 W. 6th Street, Los Angeles, CA 90017	(a) Archiform	n/s	32,000

8/13/1980	VN16767	Add non-bearing partitions suite 1130	Henry C. Beck - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	Wilson Anderschat	2,500
8/26/1980	CoO VN08651/80	Change portion of 6th floor to lunch room for employees with 13-story, Type I office building. Maximum occupants in B-2 - 148. G-1/B-2 occupancy.	Henry C. Beck - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	n/a
11/16/1983	LA76984	Interior non-bearing partitions (non structural)	Lomas and Nettleton - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	R. W. Stanhope Company	50,000
9/4/1984	VN76614	Interior remodel suite #810	Arthur Blech - 8155 Van Nuys Boulevard, Panorama City, CA	n/a	n/a	6,000
7/16/1986	VN07012	Corridor doors & interior office	Lomas and Nettleton - 8155 Van Nuys Boulevard, Panorama City, CA 91402	n/a	Frank Carter	3,500
5/7/1987	VN21386	Install new non-bearing partitions 9th floor (Suite #920 & #930)	Blech Investments - 600 South Commonwealth, Los Angeles, CA 90005	(a) Office of Space Management	Owner	35,000
8/26/1987	VN27543	Handicapped restrooms on 6th & 7th floors	Panorama Ent. - 600 South Commonwealth, Los Angeles, CA	(a) WGC	William Golsol Construction	5,500
11/12/1987	VN31544	Tenant improvement for suite #316	Panorama Ent. - 600 South Commonwealth Avenue, Los Angeles, CA	(a) WGC	William Golech Construction	38,000
11/24/1987	VN32167	Install new non-bearing partitions 6th floor	Blech Investments - 600 South Commonwealth, Los Angeles, CA 90005	(a) Office of Space Management	William Golsch	122,000

11/24/1987	VN32168	Install new non-bearing partitions 7th floor	Blech Investments - 600 South Commonwealth, Los Angeles, CA 90005	(a) Office of Space Management	William Golsch	122,000
4/13/1988	VN39236	TI, 3200 sq ft of office space T-Bar Clg	Panorama Ent. - 600 South Common	n/a	William Golsch Construction	55,000
6/7/1989	VN63648	Tenant improvement & public toilets	Panorama Ent. - 600 South Commonwealth Avenue Suite 1801, Los Angeles, CA 90005	n/a	William Golsch Construction	210,000
6/7/1989	VN63649	Tenant improvement - single tenancy floor	Panorama Ent. - 600 South Commonwealth Avenue Suite 1801, Los Angeles, CA 90005	n/a	William Golsch Construction	190,000
3/1/1990	VN77427	Interior non-bearing partition 11th floor & ceiling	Blech Investments - 600 South Commonwealth, Los Angeles, CA 90005	(a) Helbling Flanzer Associates - 707 Silver Spur Road, Palos Verdes, CA 90274	n/a	126,000
3/1/1990	VN77428	Interior non-bearing partition 10th floor & ceiling	Bleech Investments - 600 South Commonwealth, Los Angeles, CA 90005	(a) Helbling - Flanzer Associates - 707 Silver Spur Road, Palos Verdes, CA 90274	n/a	104,000
6/20/1990	LA58313	Interior non-bearing partition 5th floor	Panorama Enterprises - 600 S. Commonwealth Avenue #1801, Los Angeles, CA 90005	n/a	Golsch Construction Company	320,000
6/20/1990	LA58314	Interior non-bearing partition 13th floor	Panorama Enterprises - 600 S. Commonwealth Avenue #1801, Los Angeles, CA 90005	n/a	Golsch Construction Company	230,000
7/31/1990	LA60622	Tenant improvement - non-bearing 1260 sf. (9th floor)	Panorama Tower - 600 S. Commonwealth Avenue #1801, Los Angeles, CA 90005	(a) Sasso Design - 10920 Wilshire #1770, Los Angeles, CA 90024	William Gosh Construction	25,000

6/14/1991	WV16029	Remodel interior of basement	Arther Blech - 600 S. Commonwealth, Los Angeles, CA 90005	(a) MTR Coinsultants - 9615 Keokuk Avenue, Canoga Park, CA 91306	Owner	5,000
6/27/1991	WV16328	Eliminate 2 partitions (Remove two interior walls)	Arther Bloch - 800 S. Commonwealth, Los Angeles, CA 90005	(a) NTR Consultants - 9615 Keokuk Avenue, Canoga Park, CA 91306	Owner	1,000
7/23/1991	LA78340	Elevator lobbies & sprinkler retrofit entire building & fire control on ground floor	Panorama Tower - 600 S. Commonwealth Avenue #1801, Los Angeles, CA 90005	Parker / Resnick - 1929 Pontius Avenue, Los Angeles, CA 90025	William Golsch Construction	800,000
7/30/1992	LA94449	Enclose existing fire rated, sprayed-on asbestos, steel beams on each floor to make them innacessible	Panorama Enterprise - 600 South Commonwealth Suite 1250, Los Angeles, CA	n/a	Owner	25,000
10/23/1992	LA97814	Revise elevator lobbies on floors 4, 8, & basement on 91LA78340	Panorama Enterprise - 600 South Commonwealth #1250, Los Angeles, CA	n/a	Owner	16,500
12/10/1992	LA99601	Emergency generator support on rooftop	Panorama Enterprises - 600 South Commonwealth #1250, Los Angeles, CA	(e) S. B. Barnes Association - 2236 Beverly Boulevard, Los Angeles, CA 90057	Owner	5,000
4/21/2004	04016-20000-07419	Replace broken glass of 200 windows. Same size and location valuation to be verified by the field inspector.	M T Shoraka Inc. - 9904 Topeka Drive, Northridge, CA 91324	n/a	Owner	12,000

5/12/2005	05016-20000-09114	Remove satellite dishes & microwave dishes off the roof of the 14 story office building.	M T Shoraka Inc. - 9904 Topeka Drive, Northridge, CA 91324	n/a	Multi Cable Inc. - 13444 Wyandotte Street, North Hollywood, CA 91605	1,000
2/23/2006	04016-20000-13089	13-story concrete building earthquake damage repair per engineers recommendations (Project emphasis on repairing damaged lateral force resisting elements per 1961 code, not to upgrade whole building to conform to current seismic codes).	M T Shoraka Inc. - 9904 Topeka Drive, Northridge, CA 91324	(e) Dimitry Vergun - 1501 Colorado Avenue, Santa Monica, CA 90404	Owner	175,000
4/4/2016	16016-10000-07074	Interior early start demo per p/bc 2014-097	Grand Pacific 7 28 LLC - 206 6th Street Suite 100, Los Angeles, CA 90014	(a) David Alexander Takacs - 600 S Spring Street #410, Los Angeles, CA 90014	Klondike Roof Construction Service - 10016 Pioneer Boulevard Suite 210, Santa Fe Springs, CA	60,000

7/25/2016	15016-10000-27090	Adaptive reuse of existing 13 story (type 1A) commercial building with one level basement converted into 192 going lifework quarter units	M T Shoraka Inc. - 1423 Beverly Glen Boulevard A, Los Angeles, CA 90024	(a) David Alexander Takacs - 824 S. Los Angeles St 305, Los Angeles, CA 90014 (e) Charles Tan - 3161 Driggs Avenue, Rosemead, CA 91770 (e) Gregorio Varela - 111 S Oak Ave #4, Pasadena, CA 91107	Owner	6,410,000
10/25/2016	16016-10000-25059	Mechanical equipment replacement on (e) roof deck	Grand Pacific 7 28 LLC - 206 6th Street Suite 100, Los Angeles, CA 90014	(e) Charles Tan - 320 E 2nd St 316, Los Angeles, CA 90012	Owner	50,000
12/4/2017	15016-10001-27090	Change of use of mechanical (S-2) penthouse to 2 joint live-work quarters (R-2)	M T Shoraka Inc. - 1423 Beverly Glen Boulevard A, Los Angeles, CA 90024	(a) David Alexander Takacs - 600 S. Spring Street #410, Los Angeles, CA 90014 (e) Charles Tan - 3161 Driggs Avenue, Rosemead, CA 91770 (e) Gregorio Varela - 111 S Oak Ave #4, Pasadena, CA 91107	Evocon Engineering Inc. - 1614 Chevy Chase Drive #1, Glendale, CA 91206	171,050

5/1/2018	18016-10000-04279	Change of use in basement level from (e) retail and storage to (n) lounge room, gym, laundry room, restrooms, shower/changing area for future pool for amenity spaces of (e) privately funded adaptive reuse with R-2 occupancy. New opening in slab to above.	Grand Pacific 7 28 LLC - 206 6th Street Suite 100, Los Angeles, CA 90014	(a) David Alexander Takacs - 600 S. Spring Street #410, Los Angeles, CA 90014 (e) Charles Tan - 3161 Driggs Avenue, Rosemead, CA 91770	Owner	264,000
9/28/2018	15016-10002-27090	Supplemental to permit #15016-10000-27090 to reconfigure stair at ground floor, move location of proposed interior walls at ground floor, move location of storefront doors at ground floor.	M T Shoraka Inc. - 1423 Beverly Glen Boulevard A, Los Angeles, CA 90024	(a) David Alexander Takacs - 600 S. Spring Street #410, Los Angeles, CA 90014 (e) Charles Tan - 3161 Driggs Avenue, Rosemead, CA 91770 (e) Gregorio Varela - 111 S Oak Ave #4, Pasadena, CA 91107	Owner	n/a
11/1/2018	18047-20000-01756	New 17’ x 37’-6” pool per standard plan #268 and engineering details	Grand Pacific 7 28 LLC -724 Spring Street Suite 801, Los Angeles, CA 90014	(e) Charles Tan (e) L. Todd Lacher	Agam Pool and Spa Inc. - 14731 1/2 Oxnard Street, Van Nuys, CA 91411	20,000

1/22/2019	15016-10003-27090	Supplemental to 15016-10000-27090 to reconfigure parking layout and landscaping. No change to the number of required or provided parking.	M T Shoraka Inc. - 1423 Beverly Glen Boulevard A, Los Angeles, CA 90024	(a) David Alexander Takacs - 600 S. Spring Street #410, Los Angeles, CA 90014 (e) Charles Tan - 3161 Driggs Avenue, Rosemead, CA 91770 (e) Gregorio Varela - 111 S Oak Ave #4, Pasadena, CA 91107	Owner	5,000
9/9/2020	15016-10004-27090	Supplemental permit to capture seismic retrofit work scope per 2014 LABC see 3408.4 exception #3 for min. 75% of design ground motion as defined in 2014 LABC sec 1613.5	M T Shoraka Inc. - 1423 Beverly Glen Boulevard A, Los Angeles, CA 90024	(a) David Alexander Takacs - 600 S. Spring Street #410, Los Angeles, CA 90014 (e) Charles Tan - 3161 Driggs Avenue, Rosemead, CA 91770 (e) Gregorio Varela - 111 S Oak Ave #4, Pasadena, CA 91107	Owner	n/a
11/5/2020	CoO Cert 151205	Change of use to a 13 story, type 1-A, R-2 / M occupancy, 194 unit, live / work apartment / retail building / basement level swimming pool, gym and lounge room	M T Shoraka Inc. - 1423 Beverly Glen Boulevard A, Los Angeles, CA 90024	n/a	n/a	n/a

3/8/2021	20016-10000-07509	Change of use from retail to restaurant with multiple kitchens	Grand Pacific 7 28 LLC -724 Spring Street Suite 801, Los Angeles, CA 90014	(e) Charles Tan - 3161 Driggs Avenue, Rosemead, CA 91770	DS Builders Group Inc. - 22647 Ventura Boulevard #534, Woodland Hills, CA	370,311
9/23/2021	20016-10001-07509	Supplemental to 20016-10000-07509 for changes to structural framing of proposed pony walls and ceiling soffit, new 2 hours enclosures for kitchen exhaust equipment at ceiling	Grand Pacific 7 28 LLC -724 Spring Street Suite 801, Los Angeles, CA 90014	(e) Charles Tan - 3161 Driggs Avenue, Rosemead, CA 91770	DS Builders Group Inc. - 22647 Ventura Boulevard #534, Woodland Hills, CA	5,000

Attachment F: Building Tenants

Attachment F: Building Tenants

Year	Tenant	
1962	Aetna Casualty and Surety Company [1] Avon Products, Inc. [2] Citizens National Bank [3] Panorama Towers, Inc. [4] Strahan & Walker [5] Telecomputing Services, Inc. [6] Walter N. Marks, Inc. (*leasing agents*) [7]	[1](LATimes, 10/4/1962 Page 143) [2](The Van Nuys News and Valley Green Sheet, 10/7/1962 Page 33) [3](The Van Nuys News and Valley Green Sheet, 10/7/1962 Page 33) [4](Valley Times Today, 11/6/1962 Page 41) [5](The Van Nuys News and Valley Green Sheet, 10/7/1962 Page 33) [6](Valley Times Today, 9/18/1962 Page 20) [7](Valley Times Today, 11/6/1962 Page 41)
1963	Invitation Dinners of San Fernando Valley [1] Motel Managers Training School [2] The New York Life Insurance Company [3] Panorama City Chamber of Commerce [4] Panorama Cosmetics [5] Telecomputing Services, Inc. [6]	[1](LATimes, 11/3/1963 Page 238) [2](The Van Nuys News and Valley Green Sheet, 4/7/1963 Page 70) [3](Valley Times, 8/30/1963 Page 15) [4](The Van Nuys News and Valley Green Sheet, 4/14/1963 Page 70) [5](Valley Times, 12/6/1963 Page 25) [6](LATimes, 1/13/1963 Page 272)

Year	Tenant	
1964	A.C. Electronics, Inc. [1] At Your Service / Data Development Corp. *(temp agency)* [2] Aetna Casualty & Surety Company [3] Benson Teaching Machines *(reading lessons)* [4] California Franchise Tax Board [5] GMC Truck & Coach Division, General Motors Corporation [6] Invitation Dinners of San Fernando Valley [7] Jack H. Pessin & Associates (*real estate developer*) [8] James P. Thompson, attorney [9] Los Angeles County Bureau of Adoptions [10] Motel Managers Training School [11] Mr. Alfonso (*haircare salon)* [12] New York Life Insurance Company [13] Joseph Ross / Pacific National Life Insurance Company [14] Panorama City Chamber of Commerce [15] Pavone Business Service (*taxi strike negotiations)* [16] John Agar / Pink Lady Cotton Candy Company [17] R. W. Lyon & Associates (*Insurance*) [18] Ira Goldstein / Republic National Life [19] Ruth B. Krebs Agency (*motel/hospitality training + placement*) [20] Success Development [21] Telecomputing Services, Inc. [22] Wallace Realty Mortgage Company [23] Wylma F. Wirt [24]	[1](LATimes, 6/3/1964 Page 85) [2](Valley News, 12/6/1964 Page 93) [3](The Van Nuys News, 4/5/1964 Page 94) [4](The Van Nuys News, 2/23/1964 Page 47) [5](Valley Times, 1/25/1964 Page 11) [6](Valley Times, 9/16/1964 Page 36) [7](LATimes, 1/19/1964 Page 407) [8](The Van Nuys News and Valley Green Sheet, 5/24/1964 Page 84) [9](Ventura County Star, 8/11/1964 Page 21) [10](The Van Nuys News and Valley Green Sheet, 3/5/1964 Page 17) [11](LATimes, 1/5/1964 Page 270) [12](The Van Nuys News, 1/5/1964 Page 24) [13](LATimes, 3/10/1964 Page 51) [14](Los Angeles Evening Citizen News, 1/14/1964 Page 11) [15](Valley Times, 9/11/1964 Page 3) [16](LATimes, 11/26/1964 Page 215) [17](Reno Gazette-Journal, 3/23/1964 Page 19) [18](Valley Times, 5/12/1964 Page 6) [19](Valley Times, 2/18/1964 Page 21) [20](LATimes, 6/16/1964 Page 64) [21](Valley News, 12/3/1964 Page 107) [22](LATimes, 1/4/1964 Page 5) [23](The Van Nuys News and Valley Green Sheet, 7/9/1964 Page 150) [24](The Van Nuys News and Valley Green Sheet, 2/20/1964 Page 118)

Year	Tenant	
1965	Aetna Casualty and Surety Company [1] At Your Service [2] Equity Securities Corporation [3] Fireman's Fund / American Insurance Co's. [4] Jack H. Pessin & Associates [5] James Paul Thompson (*attorney)* [6] KVFM (*Christian radio station, "The Bright Sound of Inspiration" program advertising local churches*) [7] LIFE Magazine [8] Lomas and Nettleton Company [9] Los Angeles County Bureau of Adoptions [10] The Melvin Lees Agency / The Ohio National Life Insurance Company [11] New York Life Insurance Company [12] Panorama Insurance Agency [13] Ruth B. Krebs Associates Training School [14] Telecomputing Services, Inc. (*army missile data)* [15]	[1](Valley News, 3/23/1965 Page 66) [2](Valley News, 3/16/1965 Page 54) [3](The Van Nuys News and Valley Green Sheet, 5/16/1965 Page 91) [4](Valley News, 4/27/1965 Page 49) [5](LATimes, 7/24/1965 Page 50) [6](LATimes, 6/20/1965 Page 188) [7](Highland Park News-Herald and Journal, 9/9/1965 Page 51) [8](The Van Nuys News and Valley Green Sheet, 3/5/1965 Page 74) [9](Valley News, 2/18/1965 Page 165) [10](Valley News, 2/18/1965 Page 30) [11](LATimes, 7/29/1965 Page 59) [12](LATimes, 3/8/1965 Page 54) [13](Valley News, 4/9/1965 Page 45) [14](Valley News, 4/25/1965 Page 5) [15](LATimes, 1/7/1965 Page 128)
1966	Aetna Life & Casualty Company [1] Art Moore *(investment program)* [2] California Franchise Tax Board [3] Carrousel Coffee Shop [4] Computing and Software, Inc. [5] Crocker Citizens Bank [6] Defense Contracts Administration Services District [7] Fireman's Fund / American Insurance Co's. [8] Henry Allen Associates *(coin routes/investments)* [9] Lomas and Nettleton Company [10]	[1](The Van Nuys News and Valley Green Sheet, 12/27/1966 Page 67) [2](LATimes, 2/18/1966 Page 9) [3](The Van Nuys News and Valley Green Sheet, 4/7/1966 Page 89) [4](The Van Nuys News and Valley Green Sheet, 4/28/1966 Page 137) [5](LATimes, 9/5/1966 Page 97) [6](The Van Nuys News and Valley Green Sheet, 10/28/1966 Page 76) [7](LATimes, 4/3/1966 Page 258) [8](The Van Nuys News and Valley Green Sheet, 2/8/1966 Page 48) [9](LATimes, 7/3/1966 Page 233) [10](The Signal, 9/11/1966 Page 6)

Year	Tenant	
1967	Aetna Life & Casualty Company [1] Computing & Software, Inc. [2] Dymo Products Company [3] Findall Personnel Employment Agency. [4] Fireman's Fund / American Insurance Co's. [5] Lomas and Nettleton Company [6] Panorama City Chamber of Commerce [7] Pavone Business Services *(resume services)* [8] The San Fernando Valley Hypnotists Association [9]	[1](Valley News, 2/10/1967 Page 53) [2](Valley News, 9/19/1967 Page 44) [3](LATimes, 8/28/1967 Page 86) [4](Valley Times, 5/10/1967 Page 35) [5](Valley News, 9/22/1967 Page 57) [6](Valley News, 1/20/1967 Page 58) [7](Valley Times, 9/20/1967 Page 9) [8](Valley News, 10/3/1967 Page 23) [9](Valley Times, 4/21/1967 Page 69)
1968	Aetna Casualty and Surety / Aetna Life and Casualty [1] California Franchise Tax Board [2] Computing & Software Inc. [3] Defense Contracts Administration Services District [4] Findall Personnel Employment Agency. [5] Fireman's Fund / American Insurance Co's. [6] Lomas and Nettleton Company [7] Los Angeles County Department of Adoptions [8] New York Life Insurance Company [9] Pavone Business Services [10]	[1](Valley News, 8/9/1968 Page 61) [2](The Van Nuys News, 1/25/1968 Page 49) [3](Valley News, 8/9/1968 Page 61) [4](Valley News, 10/17/1968 Page 59) [5](The Van Nuys News, 6/18/1968 Page 45) [6](The Van Nuys News, 4/26/1968 Page 55) [7](Valley News, 8/9/1968 Page 61) [8](The Van Nuys News, 1/28/1968 Page 3) [9](The Signal, 6/26/1968 Page 19) [10](LATimes, 1/1/1968 Page 95)
1969	Aetna Life and Casualty [1] American Hearing Aid Center [2] Behavior Science Corporation [3] Computing & Software, Inc. [4] Lomas and Nettleton Company [5] Los Angeles County Department of Adoptions [6] Louis Meyers *(attorney)* [7] New York Life Insurance Company [8] Thomas C. Lindholm [9]	[1](The Van Nuys News, 5/30/1969 Page 43) [2](LATimes, 10/20/1969 Page 16) [3](LATimes, 4/17/1969 Page 68) [4](LATimes, 5/7/1969 Page 95) [5](Progress Bulletin, 10/10/1969 Page 25) [6](Valley Times, 3/14/1969 Page 9) [7](Valley Times, 8/22/1969 Page 20) [8](Valley Times, 9/17/1969 Page 36) [9](LATimes, 10/20/1969 Page 22)

Year	Tenant	
1970	Bruce M. Gleason (*attorney)* [1] Century Computer Services, Inc. [2] Century Employment Services [3] Defense Contract Administration Services [4] Department of Public Social Services (*two year temporary lease)* [5] Eloquents Toastmistress Club [6] Los Angeles County Department of Adoptions [7] New York Life Insurance Company [8] Willard B. Vogel (*attorney?)* [9]	[1](Valley News, 6/25/1970 Page 84) [2](LATimes, 1/18/1970 Page 312) [3](LATimes, 1/18/1970 Page 315) [4](Valley Times, 2/5/1970 Page 9) [5](LATimes, 8/27/1970 Page 146) [6](LATimes, 6/29/1970 Page 21) [7](Valley News, 8/9/1970 Page 9) [8](LATimes, 1/12/1970 Page 6) [9](Valley News, 3/3/1970 Page 11)
1971	Fred Rudloff / 3 I Company [1] American Hearing Aid Center [2] California Franchise Tax Board [3] Los Angeles County Department of Adoptions [4] New York Life Insurance Company [5] Thomas C. Lindholm (*attorney)* [6]	[1](LATimes, 6/17/1971 Page 116) [2](Valley News, 3/16/1971 Page 23) [3](Valley News, 2/23/1971 Page 23) [4](LATimes, 9/7/1971 Page 24) [5](Valley News, 2/12/1971 Page 20) [6](The Modesto Bee, 3/12/1971 Page 32)
1972	California Franchise Tax Board [1] J-Mac Insurance Agency [2] Los Angeles County Adoption Bureau [3]	[1](South Pasadena Review, 2/23/1972 Page 2) [2](Valley News, 10/19/1972 Page 92) [3](The Van Nuys News, 5/11/1972 Page 55)

Year	Tenant	
1973	Aetna Life & Casualty [1] Bailey and Block (*attorneys)* [2] California Franchise Tax Board [3] Checkmate Insurance Center [4] L. D. Flickinger Company *(mobile home park management)* [5] Lomas and Nettleton Company *(mortgage banking firm)* [6] Los Angeles County Department of Adoptions [7] Los Angeles County Registrar of Voters [8] R-S. Insurance [9] United California Bank / San Fernando Valley Real Estate Ind. Division [10]	[1](The Van Nuys News, 9/16/1973 Page 74) [2](Santa Crus Sentinel 4/13/1973 Page 19) [3](The Van Nuys News, 8/30/1973 Page 19) [4](The Van Nuys News, 6/15/1973 Page 76) [5](LATimes, 1/7/1973 Page 139) [6](The Van Nuys News, 9/9/1973 Page 68) [7](The Van Nuys News, 5/9/1973 Page 9) [8](Valley News, 7/29/1973 Page 56) [9](The Van Nuys News, 11/23/1973 Page 54) [10](The Van Nuys News, 1/17/1973 Page 96)
1974	Apprenticeship Standards Department [1] Bailey and Block [2] Richard L. Artz [3] Cal-OSHA (Occupational Safety and Health Agency) [4] California Division of Industrial Welfare [5] Department of Alcoholic Beverage Control State of California[6] Department of Industrial Relations / State of California [7] Department of Labor Law? [8] Department of Rehabilitation (*handicap resources)* [9] L. D. Flickinger (*San Fernando mobile home park owner)* [10] Levy, Van Borg, and Hackler [11] Los Angeles County Department of Adoptions [12] Overseas National Airways [13] George Koutsoubas / Valley Roundtable Chambers of Commerce president [14]	[1](LA84877, 2/11/1974) [2](LA84435, 2/1/1974) [3](Sonoma West Times and News, 7/18/1974 Page 17) [4](LATimes, 12/12/1974 Page 216) [5](LATimes, 6/23/1974 Page 309) [6](LA85173, 2/15/1974) [7](LA85176, 2/15/1974) [8](LA84876, 2/11/1974) [9](Valley News, 10/20/1974 Page 8) [10](LA83975, 1/24/1974) [11](LA87035, 3/22/1974) [12](LATimes, 5/5/1974 Page 400) [13](LA85712, 2/15/1974) [14](LATimes, 10/24/1974 Page 204)

Year	Tenant	
1975	Aetna Life & Casualty [1] Bruce M. Gleason (*attorney)* [2] California Franchise Tax Board [3] Department of Industrial Relations (DIR) / State [4] Lomas & Nettleton Company [5] Los Angeles County Department of Adoptions [6]	[1](The Signal, 3/3/1975 Page 9) [2](The Bakersfield Californian, 5/20/1975 Page 29) [3](The Signal, 8/25/1975 Page 4) [4](The Signal, 9/15/1975 Page 4) [5](The Van Nuys News, 3/28/1975 Page 60) [6](LATimes, 4/27/1975 Page 301)
1976	Department of Rehabilitation / State [1] Los Angeles Country Registrar [2]	[1](LATimes, 2/15/1976 Page 287) [2](LATimes, 4/11/1976 Page 438)
1977	Aetna Life and Casualty [1] J. Chesley C.P.A. [2] Labor Standards Enforcement [3] Los Angeles County Registrar-Recorder [4] Ross E. Sitler *(attorney? Estate manager)* [5]	[1](Valley News, 12/6/1977 Page 45) [2](Hi-Desert Star, 11/18/1977 Page 12) [3](Valley News, 10/29/1977 Page 53) [4](LATimes, 12/18/1977 Page 613) [5](The Modesto Bee, 11/10/1977 Page 33)
1978	Aetna Life and Casualty [1] Association of Enrolled Agents (*accounting / IRS experts)* [2] ATCO Profit Sharing Plan [3] Cal/OSHA Consultation Service [4] California Public Utilities Commission (*trucking industry)* [5] L.D. Flickinger [6] Lomas and Nettleton Company [7] Patricia Ann Allston [8]	[1](LATimes, 7/30/1978 Page 184) [2](Tampa Bay Times, 1/10/1978 Page 47) [3](LATimes, 2/17/1978 Page 153) [4](LATimes, 2/16/1978 Page 192) [5](LATimes, 4/27/1978 Page 180) [6](The Signal, 4/21/1978 Page 1) [7](LATimes, 2/19/1978 Page 105) [8](LATimes, 2/24/1978 Page 121)
1979	California Franchise Tax Board [1] Department of Industrial Relations [2] Lomas and Nettleton Company [3] Los Angeles County Bureau of Adoptions [4]	[1](The Signal, 8/10/1979 Page 4) [2](LATimes, 9/24/1979 Page 75) [3](The Lompoc Record, 7/26/1979 Page 17) [4](The Signal, 8/12/1979 Page 29)

Year	Tenant	
1980	Aetna Life & Casualty [1] The Checkwriter Group (*checkwriting insurance and security)* [2] Department of Alcoholic Beverage Control [3] James R. Bruns *(attorney)* [4]	[1](LATimes, 1/30/1980 Page 92) [2](The Des Moines Register, 5/28/1980 Page 17) [3](The Signal, 8/15/1980 Page 9) [4](The Signal, 10/3/1980 Page 20)
1981	Aetna Life and Casualty [1] Bank of America [2]	[1](LATimes, 3/23/1981 Page 81) [2](LATimes, 1/4/1981 Page 105)
1983	Aetna Life & Casualty [1] Department of Fair Employment and Housing [2] Lomas and Nettleton Company [3]	[1](LATimes, 6/14/1983 Page 79) [2](LATimes, 3/24/1983 Page 256) [3](LATimes, 10/29/1983 Page 87)
1984	Lomas and Nettleton Company [1]	[1](Honolulu Star-Bulletin, 5/26/1984 Page 15)
1985	Alpha International Corporation [1] Kaiser Permanente [2]	[1](LATimes, 2/7/1985 Page 146) [2](LATimes, 9/29/1985 Page 211)
1986	Kaiser Permanente [1] Lomas and Nettleton Company / L & N Field Services, Inc. [2]	[1](The Signal, 6/29/1986 Page 35) [2](The Sacramento Bee, 10/12/1986 Page 80)
1987	Bailey and Block [1] Kaiser Permanente [2] Lomas and Nettleton Company [3]	[1](The Signal, 1/16/1987 Page 24) [2](LATimes, 1/25/1987 Page 197) [3](LATimes, 4/26/1987 Page 281)
1989	W. H. Topkis Scouting Historian - (*boy scouts)* [1]	[1](The Monitor, 10/20/1989 Page 37)
1990	Catherine College of Business [1] Donald F. Dickerson Associates (*engineering firm)* [2] Los Angeles County Department of Children's Services [3] Fashion Crossroads [4]	[1](LATimes, 8/11/1990 Page 198) [2](LATimes, 5/5/1990 Page 129) [3](LATimes, 3/18/1990 Page 208) [4](LATimes, 9/5/1990 Page 83)
1991	Catherine College of Business [1] W. H. Topkis - Scouting Historian [2]	[1](LATimes, 3/17/1991 Page 405 [2](Democrat and Chronicle, 12/26/1991 Page 68)
1992	W. H. Topkis - Scouting Historian [1]	[1](The Greenville News, 1/3/1992 Page 6)

Year	Tenant	
1993	Bailey and Block [1]	[1](The Signal, 8/26/1992 Page 38)

Attachment G: Historic Drawings

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8	ELEVATIONS
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10	GENERAL SECTIONS
11	WALL SECTIONS
12	CURTAIN WALL DETAILS
13	STORE FRONT DETAILS
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15	TRANSFORMER VAULT AND MISC. EXTERIOR DETAILS
16	CORE PLANS
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19	ELEVATOR SECTIONS AND DETAILS
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21	MAIL CHUTE, FIRE HOSE CABINETS AND MISC. DETAILS
22	TYPICAL INTERIOR DETAILS
23	TYPICAL FLOOR REFLECTED CEILING PLAN AND DETAILS
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S-8	SECTIONS AND DETAILS
S-9	SECTIONS AND DETAILS
S-10	WALL SECTIONS
S-11	SECTIONS
S-12	SECTIONS AND DETAILS
S-13	SECTIONS
S-14	COLUMN AND FOOTING SCHEDULE, SECTIONS AND DETAILS
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S-18	WALKWAY PLAN, SECTIONS AND DETAILS CANOPY PLAN AND SECTION MISC. DETAILS.
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E-8	5th FLOOR LIGHTING AND POWER PLAN
E-9	6th FLOOR LIGHTING AND POWER PLAN
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GENERAL NOTES

1. CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS SHOWN ON FLOOR PLANS AND DETAILS ARE TO THE FACE OF STUDS, COLUMN GRID LINES, FACE OF MASONRY, CENTER LINES OF (UNIT) SOLID PLASTER, AND CENTER LINE OF TENANT PARTITIONS UNLESS OTHERWISE NOTED.
3. TWO (2) HOUR FIRE RESISTIVE PARTITIONS SHALL EXTEND FROM CONCRETE FLOOR TO CONCRETE SLAB OR CONSTRUCTION ABOVE. ALL OPENINGS THROUGH TWO (2) HOUR PARTITIONS SHALL BE PROTECTED WITH CLASS "B" FIRE DOORS.
4. ALL METAL STUD WALLS ADJOINING TWO (2) HOUR METAL STUD WALLS SHALL HAVE SAME PLASTER THICKNESS AS THE TWO (2) HOUR WALLS.
5. ALL METAL STUDS ARE TO BE 3-1/4" UNLESS OTHERWISE NOTED. SPACING OF STUDS IS TO BE 16" O.C. UNLESS OTHERWISE NOTED. WHEREVER 6" STUDS ARE NOTED FOR PARTITIONS FACED WITH MARBLE VENEER, SHALL BE SPACED AT 12" O.C.
6. DOOR OPENINGS NOT LOCATED BY DIMENSIONS ARE TO BE CENTERED IN WALL, OR 5" FROM FINISH WALL TO FINISH JAMB.
7. ALL CEILING HEIGHTS AS SHOWN ON DETAILS AND NOTED IN FINISH SCHEDULE ARE FROM FINISH FLOOR TO FINISH CEILING.
8. 3/4" FURRING CHANNELS FOR HUNG PLAS. CEILING CONSTRUCTION SHALL BE SPACED AT 13-1/2" O.C.
9. SEE SPECIFICATIONS FOR SCHEDULES OF CONCRETE FINISHES, ALUMINUM FINISHES, GRATINGS AND WEATHER SEALING MATERIALS, WHICH ARE NOTED ON DRAWINGS AND FINISH SCHEDULES.

FINISH NOTES

1. CEMENT FINISH UNDER RESILIENT AND BITUMINOUS FLOORING AND CARPET TO BE TYPE 'CA'
2. CEMENT FINISH UNDER TERRAZZO, CERAMIC TILE AND ALL ROOFING MEMBRANES TO BE TYPE 'CB'
3. FUTURE LEASING DRAWINGS WILL SHOW EXACT LOCATIONS OF PLASTIC FABRIC ON WALLS. SEE SPECIFICATIONS FOR UNIT PRICES TO BE INCLUDED IN BID.

DOOR NOTES

1. SEE SPECIFICATIONS FOR DESCRIPTION OF HARDWARE TYPES SHOWN ON DOOR SCHEDULE.
2. SEE SHT. [illegible] FOR DOOR TYPES SHOWN ON SCHEDULES

LEGEND FOR FINISH

CONCRETE

- CA MONOLITHIC SMOOTH TROWELED
- CB MONOLITHIC WOOD FLOAT
- CE DELAYED TROWELED TOPPING
- CF DELAYED TROWELED TOPPING WITH ABRASIVE AGGREGATE
- CG DELAYED TROWELED TOPPING WITH LIQUID HARDENER
- CH MONOLITHIC TROWELED FINISH WITH ABRASIVE AGGREGATE
- CI MONOLITHIC TROWELED FINISH WITH LIQUID HARDENER
- CN UNFINISHED WALLS AND COLUMNS
- CR [illegible] AND SACKED WALLS AND COLUMNS

CERAMIC TILE

- T-1 GLAZED
- T-2 UNGLAZED MOSAIC
- B-1 BITUMINOUS FLOORING (MASTIPAVE)

METAL

- A-1 ALUMINUM
- A-2 ALUMINUM - 60 MIN. ANODIZED
- A-3 ALUMINUM - [illegible] HARDCOAT
- A-4 ALUMINUM - [illegible] HARDCOAT
- S-1 PAINTED STEEL
- S-2 STAINLESS [illegible]
- [illegible] BAKED ENAMEL ON STEEL

ACOUSTIC TILE

- U-1 DEMOUNTABLE CLG.
- U-2 APPLIED TO 5/8" GYPSUM [illegible]
- U-3 APPLIED TO CONC.
- L-1 LUMINOUS CLG. [illegible]

PLASTER

- P-1 GYPSUM PLAS. PUTTY COAT FINISH
- P-2 GYPSUM PLAS. KEENES CEMENT FINISH
- P-3 GYPSUM PLAS. EXP. BROWN COAT
- P-4 CEMENT PLAS. LIGHT SAND FINISH

LEGEND FOR PAINT

- P[illegible] FLAT WASHABLE PAINT, TWO COATS
- PB [illegible] PAINT ON PLASTER OR CONC.
- [illegible] [illegible] GYPSUM BOARD
- PD ENAMEL ON INTERIOR METAL (FINISH)
- PE ENAMEL ON INTERIOR METAL (EQUIPMENT)
- PF ENAMEL ON INTERIOR WOODWORK
- PG FLAT WASHABLE [illegible] COAT
- [illegible] [illegible] MASONRY & EXT PLASTER)
- PK [illegible] FABRIC WALL COVERING
- PL [illegible] ON CONCRETE [illegible]
- PM ENAMEL ON EXTERIOR METAL

ABBREVIATIONS

acoustic....AC
acoustical plaster....AC PLAS
acoustical tile....AC TILE
adhesive....ADH
air conditioning.A.C. or AIR COND
aluminum....ALUM
angle....∠
approximate....APPROX
architect....ARCH
architectural....ARCH
area drain....AD
asbestos....ASB
asphalt....ASPH
asphalt tile....AT
at....@
automatic....AUTO

beam....BM
board....BD
between....BET
block....BLK
blocking....BLKG
bottom....BOT
bracket....BRKT
building....BLDG

cabinet....CAB
caulking....CLKG
casework....CSWK
cast concrete....CAST CONC
cast iron....CI
ceiling....CEIL...CLG
cement....CEM
cement floor....CEM FL
cement plaster....CEM PLAS
center....CTR
center line....℄ or CL
centers on....O/C or OC
center to center....CC
ceramic....CER
channel....[or CHAN
cleanout....CO
clear....CLR
clear glass....CL GL
clear wire glass....CL W GL
closet....CLO
column....COL
composition....COMPO
concrete....CONC
concrete block....CONC BLK
concrete floor....CONC FL
connection....CONN
construction....CONST
continuous or continue....CONT
contract....CONTR
contractor....CONTR
convector....CONV
corrugated....COR
counter flashing....C FLASH
countersink....CSK
countersunk screw....CS
countersunk wood screw....CWS
cover....COV
cover plate....COV PL

degree....(°) or DEG
department....DEPT
detail....DET
diagonal....DIAG
diameter....Ø or DIAM
dimension....DIM
ditto....DO
division....DIV
double acting....DA
double glass....D GL
down....D or DN
downspout....DS
drain....D or DR
drawing....DWG
drinking fountain....DF
dumbwaiter....DW

each....EA
electric....ELEC
electric panel....ELEC PNL
electric welded fabric....EWF
elevation....EL
elevator....ELEV
emergency....EMER
enclosure....ENCL
engineer....ENGR
entrance....ENT
equal....EQ
equipment....EQUIP
executive....EXEC
existing....EXIST
expansion....EXP
expansion bolt....EXP BT
expansion joint....EXP JT
exterior....EXT
extinguisher fire....F EXT
extrude or extrusion....EXTR

finish....FIN
finished floor....FIN FL
fire hose cabinet....FHC
fire hose rack....FHR
flashing....FLASH
flat head machine screw....FHMS
flat head screw....FHS
flat head wood screw....FHWS
floor....FL
floor cabinet....FL CAB
floor drain....FD
floor sink....FS
flooring....FLG
fluorescent....FLUOR
footing....FTG
foundation....FND
fresh air intake(or inlet)FAI
full size....FS
full size detail....FSD
furring....FUR

galvanized....GALV
galvanized iron....GI
gauge....GA
glass....GL
grade....G
grade finish....FG
grade natural....NG
granite....GRAN
grid line....GL
ground....GR
guard....GD
gypsum....GYP

hardware....HDW
hardware....HDW
hardwood....HDWD or HARD WD
height....HGT
hexagonal....HEX
high point....HP
horizontal....HORIZ
hose bibb....HB

I beam....I
information....INFO
inside diameter....ID
insulation....INSUL
interior....INT
intermediate....INTER

janitor's closet....JC
joint....JT
junior....JR

ladder....LAD
landing....LAND
lavatory....LAV
linoleum....LINO
locker....LKR
low point....LP

machine....MACH
mail chute....MC
manhole....MH
manufacturer....MFR
marble....MARB
masonry opening....MO
material....MATL
maximum....MAX
mechanical....MECH
medicine cab....M CAB
membrane....MEMB
metal....MET
mezzanine....MEZZ
minimum....MIN
miscellaneous....MISC

nominal....NOM
Not In Contract....NIC
number....NO. or #

opening....OPNG
opposite....OPP
ounce....OZ
oval headed screw....OHS

pair....PR
panel....PNL
partition....PTN
Phillips (head)....REC
plaster....PLAS
plastic....PLSTC
plastic laminate....PLSTC LAM
plate (steel)....℄ or PL
plate glass....PG
polish....POL
push button....PB

quarry tile....QT

radius....r or R
recessed....REC
refrigerator....REFR
register....REG
reinforce or reinforcing....RNF
required....REQD
revision....REV
riser....R
roof....RF
roof drain....RD
roofing....RFG
room....RM
rough....RGH
round....RD or Ø
round head machine screw....RHMS
round head screw....RHS
round head wood screw....RHWS
rubber....RUB
rubber tile....[illegible]

screw....SCR
screwed....SCRD
scupper....SCUP
section....SECT
service sink....SS
shower....SH
sheet....SHT
sink....SK
speaker....SPKR
specifications....SPECS
square....SQ or ☐
square foot....☐' or SQ FT
square inch....☐" or SQ IN
stainless steel....SST
stairway....STWY
standard....STD
steel....STL
storage....STOR
street....ST
structural....STR
superintendent....SUPT
suspended ceiling....SUSP CEIL

telephone booth....TB
television....TV
telephone....TEL
tempered....TEMP
terrazzo....TER
thick or thickness....THK
thread....T or TR
typical....TYP
tongue & groove....T&G

up....[illegible]
urinal....[illegible]

vestibule....VEST
vertical....VERT

water closet....WC
waterproof or waterproofing....WP
weather seal....[illegible]
wide flange....[illegible]
window....[illegible]
width....[illegible]
with....[illegible]
wire glass....[illegible]
wood....[illegible]
wrought iron....[illegible]
[illegible]

MATERIAL LEGEND

- CONCRETE
- TERRAZZO
- PLASTER
- STEEL (IN SECTION)
- TILE (IN SECTION)
- EARTH
- INSULATION (BLANKET)
- INSULATION (RIGID)
- WOOD (FINISHED)
- WOOD (UNFINISHED)
- MARBLE
- METAL (IN ELEV.)
- TILE (IN ELEV.)
- GLASS (IN [illegible])

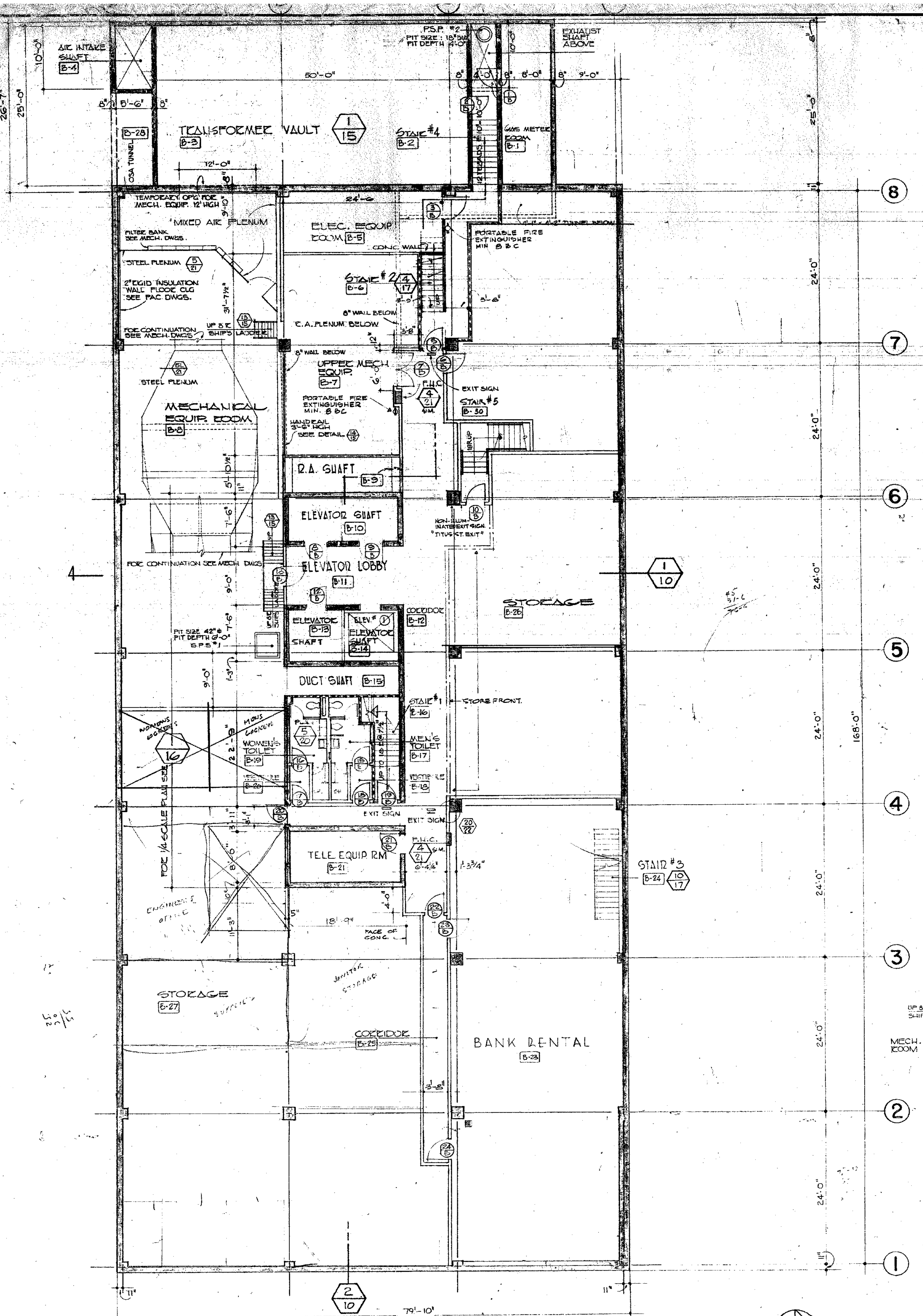
SYMBOLS

- METAL STUDS AND 3/4" PLASTER BOTH SIDES
- METAL STUDS AND [illegible]" PLASTER BOTH SIDES
- 2-1/2" SOLID PLASTER, SEE:
- CONCRETE
- SOUND-INSULATED WALL, SEE:
- 31 / 5 — DOOR NUMBER / FLOOR
- 6-5 — FLOOR / SPACE [illegible]
- 12 / 37 — DETAIL NUMBER / SHEET NUMBER
- WALL ELEVATION NUMBER / SHEET NUMBER
- [illegible] NUMBER
- [illegible]

RICHARD [illegible] BRADS[illegible]

PANORAMA TOWERS
BUILDING NO. [illegible]
[illegible]

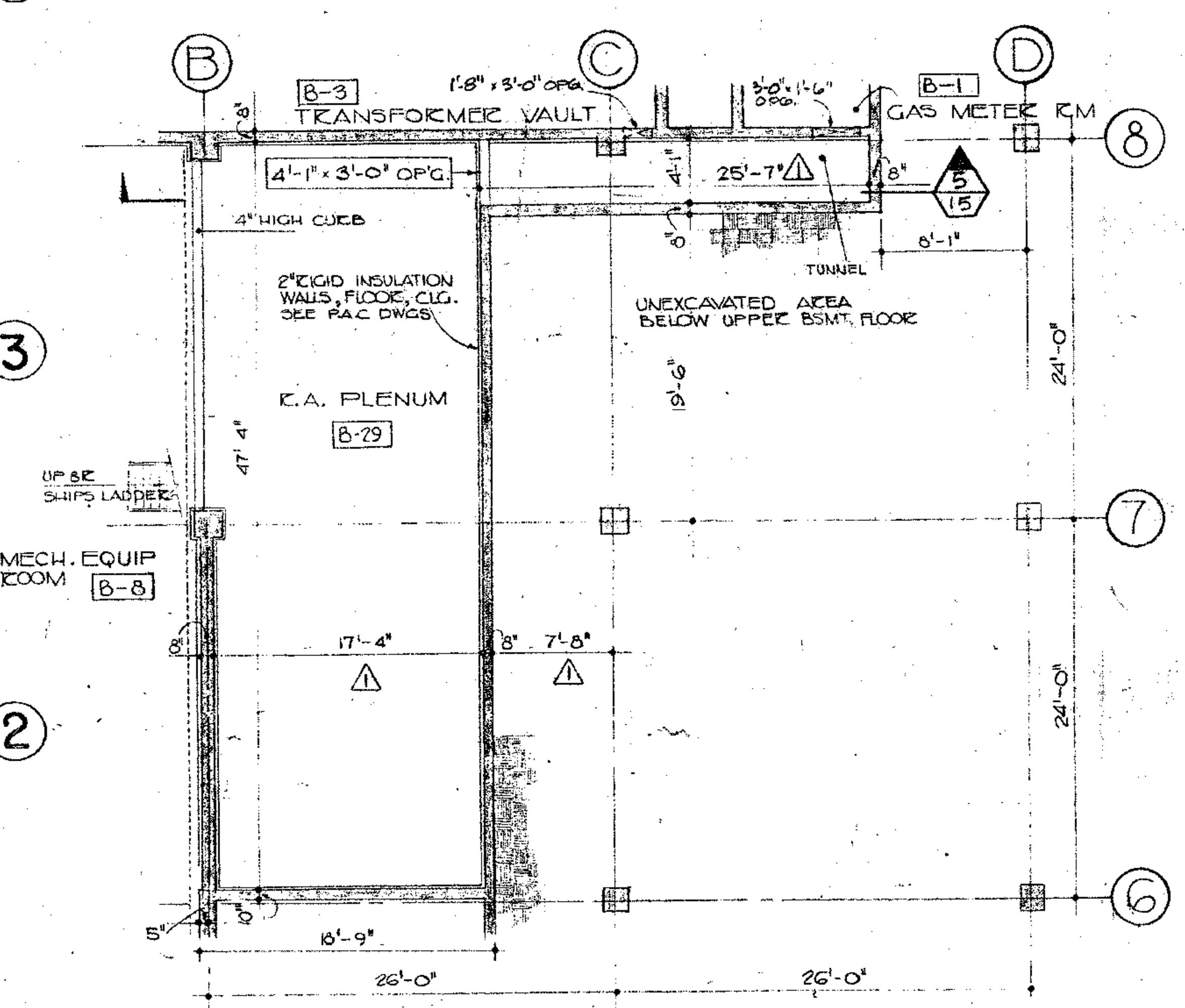
WELTON BECKET AND ASSOCIATES



BASEMENT PLAN

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

NOTE: ENTIRE BASEMENT AREA TO BE PROTECTED BY AUTOMATIC SPRINKLER SYSTEM. TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.



R.A. PLENUM

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

INTERIOR FINISH SCHEDULE

SPACE NO.	SPACE TITLE	FLOOR: CONCRETE	FLOOR: TERRAZZO	FLOOR: CERAMIC T.	FLOOR: RESILIENT	FLOOR: CARPET	FLOOR: OTHER	FLOOR: NONE	BASE: CEMENT	BASE: TERRAZZO	BASE: CERAMIC T.	BASE: RESILENT	BASE: METAL	BASE: WOOD	BASE: OTHER	BASE: NONE	WAINSCOT: QUARRY T.	WAINSCOT: CERAMIC T.	WAINSCOT: OTHER	WAINSCOT: NONE	WAINSCOT: HEIGHT
B-1	GAS METER ROOM	CI														●				●	
B-2	STAIR #4	CI														●				●	
B-3	TRANSFORMER VAULT	CI														●				●	
B-4	AIR INTAKE SHAFT	CB														●				●	
B-5	ELEC. EQUIP. RM.	CI							●							●				●	
B-6	STAIR #2	CI							●											●	
B-7	UPPER MECH. RM.	CI							●											●	
B-8	MECH. EQUIP. RM.	CI							●							●				●	
B-9	R.A. SHAFT	CB														●				●	
B-10	ELEVATOR SHAFT	CI														●				●	
B-11	ELEVATOR LOBBY	CI							●							●				●	
B-12	CORRIDOR	CI							●							●				●	
B-13	ELEVATOR SHAFT	CI														●				●	
B-14	ELEVATOR SHAFT	CI														●				●	
B-15	DUCT SHAFT	CB														●				●	
B-16	STAIR #1	CI							●							●				●	
B-17	MEN'S TOILET			T2												●		T1			*
B-18	VESTIBULE	CI							●											●	
B-19	WOMEN'S TOILET			T2												●		T1			*
B-20	VESTIBULE	CI							●											●	
B-21	TELE EQUIP. RM.	CI														●				●	
B-22	OMITTED																				
B-23	BANK RENTAL	CA			*							*				●				●	
B-24	STAIR #3	CA										*				●				●	
B-25	CORRIDOR	CI							●											●	
B-26	STORAGE	CI							●							●				●	
B-27	STORAGE	CI							●							●				●	
B-28	TUNNEL	CB														●				●	
B-29	R.A. PLENUM	CB														●				●	
B-30	STAIR #5		●							●										●	

SPACE NO.	SPACE TITLE	WALL: CONCRETE	WALL: CONC. BLOCK	WALL: PLASTER	WALL: TILE	WALL: MARBLE	WALL: WOOD	WALL: METAL PTH.	WALL: EXPOSED STUD	WALL: OTHER	CEILING: ACOUS. PLAS.	CEILING: OTHER PLAS.	CEILING: ACOUS. TILE	CEILING: EXPOSED	CEILING: OTHER	CEILING: NONE	CEILING: FIN. HEIGHT	DOORS: METAL	DOORS: WOOD	DOORS: NONE	TRIM: METAL	TRIM: WOOD	TRIM: OTHER	TRIM: NONE	REMARKS
B-1	GAS METER ROOM	CN												●					● / PF		SI / PD				
B-2	STAIR #4	CN												●				● / PD	● / PF						
B-3	TRANSFORMER VAULT	CN												●				● / PD			SI / PD				
B-4	AIR INTAKE SHAFT	CN														●				●				●	
B-5	ELEC. EQUIP. RM.	CN		P4										●					● / PF		SI / PD				
B-6	STAIR #2			PL / PA										●					● / PF		SI / PD			●	
B-7	UPPER MECH. RM.			P4										●					● / PF		SI / PD				
B-8	MECH. EQUIP. RM.	CN		P4				● / PD						●					● / PF		SI / PD				2" RIGID INSULATION — SEE PAC DWGS.
B-9	R.A. SHAFT	CN		P3												●				●				●	
B-10	ELEVATOR SHAFT	CN														●			● / PF		SI / PD				
B-11	ELEVATOR LOBBY	CR / PB		P4 / PB										●					● / PF		SI / PD				
B-12	CORRIDOR	CR / PB		P4 / PB										●					● / PF		SI / PD				
B-13	ELEVATOR SHAFT	CN														●			● / DF		SI / PD				
B-14	ELEVATOR SHAFT	CN														●		●			●				
B-15	DUCT SHAFT			P3												●				●				●	
B-16	STAIR #1	CR / PA		P1 / PA										●					● / PF		SI / PD				
B-17	MEN'S TOILET			P2 / PB									U2 / PG†						● / PF		SI / PD				* SEE DETAIL 5/20 † SPRAY PAINT ACOUS. TILE
B-18	VESTIBULE			P2 / PB								P2 / PB							● / PF		SI / PD				
B-19	WOMEN'S TOILET			P2 / PB									U2 / PG†						● / PF		SI / PD				* SEE DETAIL 5/20 † SPRAY PAINT ACOUS. TILE.
B-20	VESTIBULE			P2 / PB								P2 / PB							● / PF		SI / PD				
B-21	TELE EQUIP. RM.	CN												●					● / PF		SI / PD				
B-22	OMITTED																								
B-23	BANK RENTAL			*										●											* FINISH N.I.C. SEE CITIZENS' NATIONAL BANK DWGS.
B-24	STAIR #3			P1												●									* FINISH N.I.C.
B-25	CORRIDOR			P4 / PB										●					● / PF		SI / PD				
B-26	STORAGE	CN		P4										●					● / PF		SI / PD				
B-27	STORAGE	CN		P4										●					● / PF		SI / PD				
B-28	TUNNEL	CN												●						●				●	
B-29	R.A. PLENUM	CN												●						●				●	2" RIGID INSULATION: WALLS FLOOR-CEILING-SEE PAC DWGS.
B-30	STAIR #5			PI / PK									U2												

⚠ DOOR SCHEDULE

OPENING: NO.	OPENING: FLR.	OPENING: WIDTH	OPENING: HEIGHT	DOOR: THICK	DOOR: TYPE	DOOR: MAT.	FRAME: DETAIL	FRAME: MAT.	THRESHOLD: DETAIL	THRESHOLD: MAT.	HARDWARE	LABEL	REMARKS
1	B	3'-0"	7'-0"	1 3/4"	N	WD.	26/22	STRUCT	27/22 *	S	27	B	*6" CURB
2	B	3'-0"	7'-0"	1 3/4"	K	MET	26/22	STRUCT	27/22 *	S	10	A	*6" CURB
3	B	3'-6	7'-0"	1 3/4"	N	WD.	6/22	S I	NO		24	B	
5	B	3'-0"	7'-0"	1 3/4"	N	WD.	6/22	S I	NO		25	B	
6	B	3'-0"	7'-0"	1 3/4"	A	WD.	6A/22	S I	NO		3		
7	B	5'-0"	7'-0"	1 3/4"	C	WD.	6A/22	S I	NO		26		
8	B	3'-0"	7'-0"	1 3/4"	N	WD.	26/22	STRUCT	28/22	C	27	B	
9	B	3'-0"	7'-0"	1 3/4"	N	WD.	26/22	STRUCT	28/22	C	27	B	
10	B	3'-0"	7'-0"	1 3/4"	N	WD.	6 /22	S I	NO		12	B	
12	B	3'-0"	7'-0"	1 3/4"	N	WD.	/22	STRUCT	28/22	C	27	B	
13	B	3'-0"	7'-0"	1 3/4"	A	WD.	6A/22	S I			12		
14	B	5'-0"	7'-0"	1 3/4"	C	WD.	6A/22	S I			26		
15	B	2'-6"	7'-0"	1 3/4"	B	WD.	6A/22	S I	29/22		4		
16	B	2'-6"	7'-0"	1 3/4"	B	WD.	6A/22	S I	29/22		4		
17	B	2'-6"	7'-0"	1 3/4"	B	WD	6A/22	S I	NO		6		
18	B	2'-6	7'-0"	1 3/4"	B	WD.	6A/22	S I	NO		6		
19	B	3'-0"	7'-0"	1 3/4"	N	WD	6/22	S I	NO		25	B	
20	B	3'-0"	7'-0"	1 3/4"	A	WD.	4/22	S I	NO		3		
21	B	3'-0"	7'-0"	1 3/4"	A	WD.	4/22	S I	NO		3		
22	B	3'-0"	7'-0"	1 3/4"	A	WD.	6A/22	S I	NO		25		
23	B	3'-0"	7'-0"										N.I.C. CONTRACTOR TO ROUGH-IN OPENING
24	B	3'-0"	7'-0"										N.I.C. DO

DATE	NO.	REVISIONS	BY
12-18-61	2	COMPLETE & CORRECT SCHEDULES.	B.M.
11-3-61	1	CORRECT R.A. PLENUM DETS. REVISE DOOR SCHEDULE.	A.B.

RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

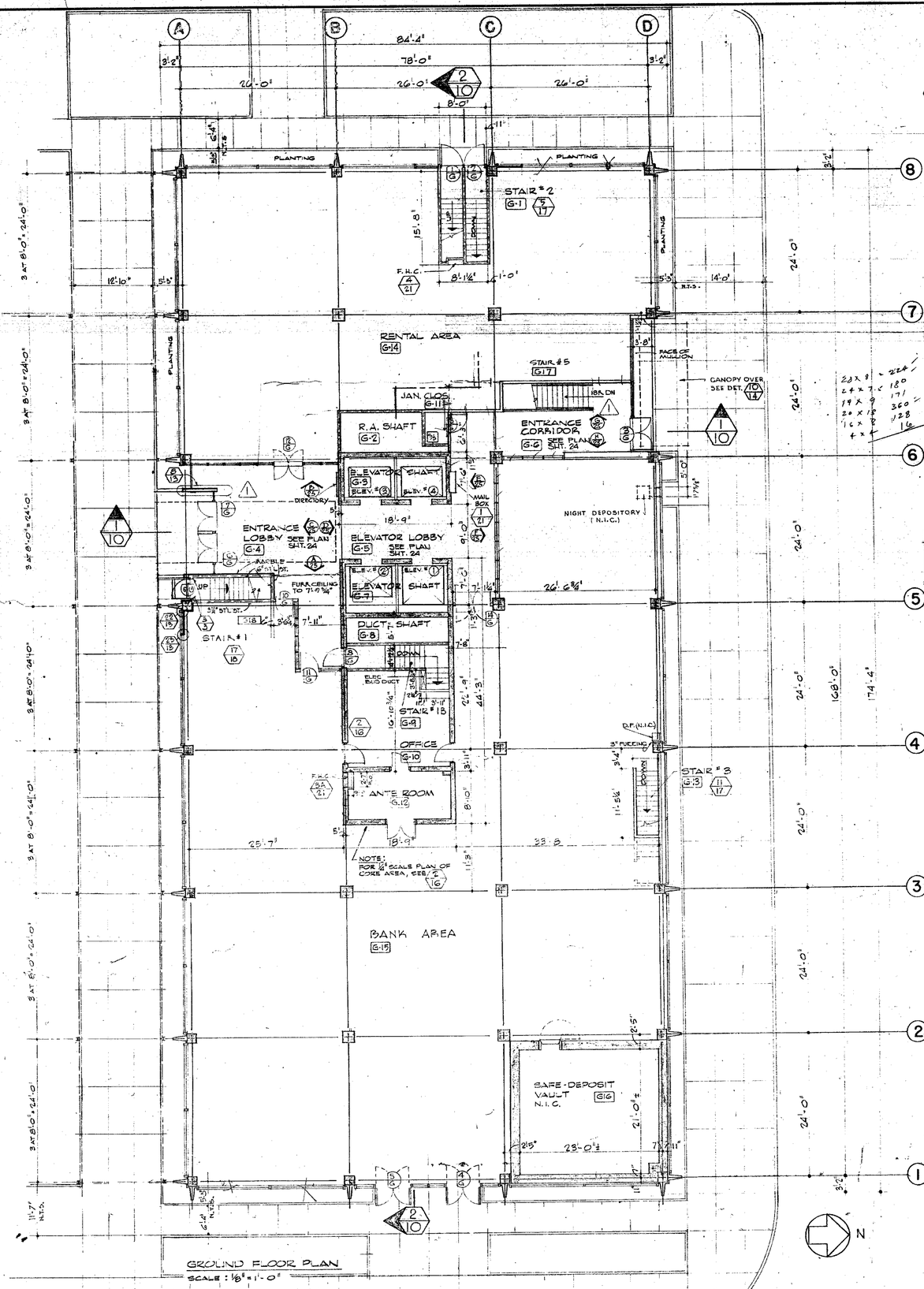
PANORAMA TOWERS

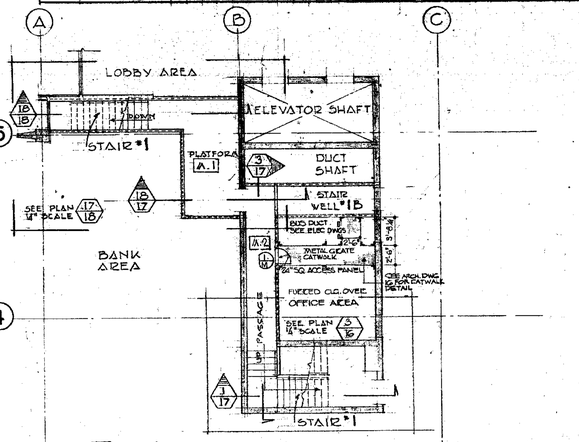
BUILDING NO. 1
PANORAMA CITY, CALIFORNIA
WILLIAM H. BROWNYARD DEVELOPER

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

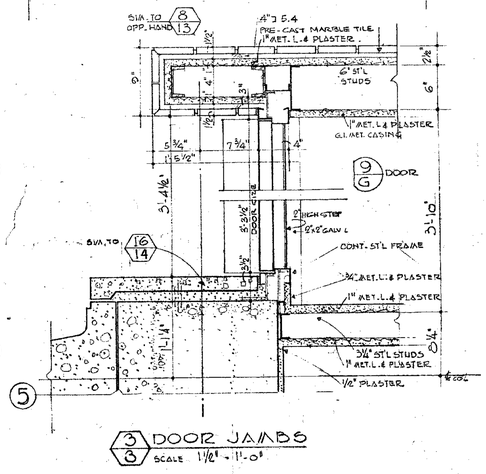
BASEMENT PLAN

DATE 10-20-61
JOB NO. 4471
DWN. L.E. A.B. AY
TR.
CHK. B.M.
SHEET NO. 2-2





2/3 MEZZANINE - PASSAGE PLAN OF STAIR #1 SCALE 1/8" = 1'-0"



3/3 DOOR JAMBS SCALE 1 1/2" = 1'-0"

INTERIOR FINISH SCHEDULE

NO.	SPACE TITLE	FLOOR: CONCRETE	TERRAZZO	CERAMIC T.	RESILIENT	CARPET	OTHER	NONE	BASE: CEMENT	TERRAZZO	CERAMIC T.	RESILIENT	METAL	WOOD	OTHER	NONE	WAINSCOT: QUARRY T.	CERAMIC T.	OTHER	NONE	HEIGHT	WALL: CONCRETE	CONC. BLOCK	PLASTER	TILE	MARBLE	WOOD	METAL PTN.	EXPOSED STR.	OTHER	CEILING: ACOUS. PLAS.	OTHER PLAS.	ACOUS. TILE	EXPOSED	OTHER	NONE	FIN. HEIGHT	DOORS: METAL	WOOD	NONE	TRIM: METAL	WOOD	OTHER	NONE	REMARKS
G-1	STAIR #2	C1							●							●				●				P1										●					●		S1				
									PA															FA									PA					PF		PD				
G-2	R.A. SHAFT								●							●				●				P3												●			●			●				
G-3	ELEVATOR SHAFT								●							●				●	CN														●			●			●				
G-4	ENTRANCE LOBBY		●								●*					●				●				P1* FK		●			●*			U2		LI				AI			AI				* SEE NOTE NO.3 † PRE-CAST MARBLE TILE † ABOVE DROPPED CEILING.
G-5	ELEVATOR LOBBY		●								●*					●				●				P1		●			●*					LI			116"	62			62				* SEE NOTE NO.5.
G-6	ENTRANCE CORRIDOR		●								●*					●				●				P1 PK					●*			U2					118"	AI			AI				* SEE NOTE NO.5. † PRE-CAST MARBLE TILE.
G-7	ELEVATOR SHAFT								●							●				●	CN														●			●			●				
G-8	DUCT SHAFT								●							●				●				P3												●			●			●				
G-9	STAIR #18	C1							●							●				●	CR PA			P1 FA										● PA				PF		● PD					
G-10	OFFICE &	EA								PA							●			●	CN			P1												●			●			●				#SEE NOTE NO.1
G-11	JANITORS CLOS.	C1							● PB															P2 PB								P2 PB					F&B		● PF		S1 PD				
G-12	ANTE ROOM	EA														●				●	CN			P1												●			●			●				#SEE NOTE NO.1
G-13	STAIR #3	C5																		●	CN			P1												●			●			●				#SEE NOTE NO.1
G-14	RENTAL AREA	C5											S1				●			●	CN			P1																AI		●	AI				#SEE NOTE NO. 2.
G-15	BANK & AREA	C5															●			●	CN			P1												●			●	AI		●	AI				#SEE NOTE NO. 1 & 2.
G-16	SAFE DEPOSIT VAULT #																																												#N.I.C.
G-17	STAIR #5		●								●									●				P1 PK								U2							●	AI*				ALUM. HANDRAIL.
G-18	STAIR #1	C1							● PA											●				P1 P2 P1 PA										● PA				PF		S1 PD					
MEZZANINE																																													
A-1	PLATFORM	C1							● PA												CR PA			P1 PA										● PA						●					
A-2	PASSAGE	C1							● PA												CR PA			P1 PA										● PA				PF		S1 PD					

REMARKS

NOTES:
1. SEE CITIZEN'S NATIONAL BANK DRWGS FOR FINISH
2. DEPRESSED SLAB 3" FOR FUTURE TOPPING
3. RESILIENT BASE TO BE SET OVER RECESSED METAL SEE 8/24.

DOOR SCHEDULE

NO.	OPENING: FLR.	WIDTH	HEIGHT	DOOR: THICK	TYPE	MAT.	FRAME: DETAIL	MAT.	THRESHOLD: DETAIL	MAT.	HARDWARE	LABEL	REMARKS	REV. REF.
1	G	3'-6"	7'-0"	1 3/4"	N	WD.	7H/22, 24/22	S1	7K/22	A1	5			
2	G	3'-6"	7'-0"	1 3/4"	N	WD.	7H/22, 24/22	S1	7K/22	A1	5			
3	G	5'-4"	7'-0"	1 3/4"	J	A5/A20 & GLASS	10/13, 19/13, 7/16	A2	11/13		1			
4	G	6'-0"	7'-0"	1 3/4"	J	A5/A20 & GLASS	7/13, 19/13 (SIM.)	A2	11/13		21			
5	G	6'-0"	7'-0"	1 3/4"	J	A5/A20 & GLASS	7/13, 19/13 (SIM.)	A2	11/13		1			
6	G	5'-0"	7'-0"	1 3/4"	J	A5/A20 & GLASS	7/13, 13/13, 19/13	A2	11/13		1			
7	G	5'-0"	7'-0"	1 3/4"	J	A5/A20 & GLASS	7/13, 13/13, 19/13	A2	11/13		1			
8	G	3'-0"	7'-8"	1 3/4"	N	WD.	7/24, 7/24, 19/24	S1	7H/22		8	B		
9	G	3'-3 1/2"	7'-0"	1 3/4"	N	WD.	7/24, 7/24, 19/24	S1	30/24		22		1 3/4" WD. PANEL ABOVE.	
10*	G	3'-0"	7'-7 1/4"	1 3/4"	H	A5/A20 & GLASS	7/24, 19/24	A2	20/24		7		* DOOR ONLY N.I.C.	
11	G	3'-0"	7'-7 1/4"	1 3/4"	H	A5/A20 & GLASS	7/24, 19/24	A2	20/24		7			
12	G	3'-0"	7'-0"	1 3/4"	J	A5/A20 & GLASS	7/24, 19/24	A2	20/24		21			
13	G	2'-8"	7'-0"	1 3/4"	A	WD.	7H/22, 24/22 (SIM.)	S1	20/24 (SIM.)		3		1 3/4" WOOD PANEL ABOVE	
14	G	3'-11"	7'-0"	1 3/4"	H	A5/A20 & GLASS	7/24, 19/24	A2	20/24		21		FIELD CHECK DOOR WIDTH.	
MEZZANINE														
1	M	2'-0"	3'-6"	1 3/4"	N	WD	6/22	S1	6/22		23	B		

DATE	NO.	REVISIONS	BY
12-7-61	1	REV ENTRANCE LOBBY, SCHEDULES,	B.M.

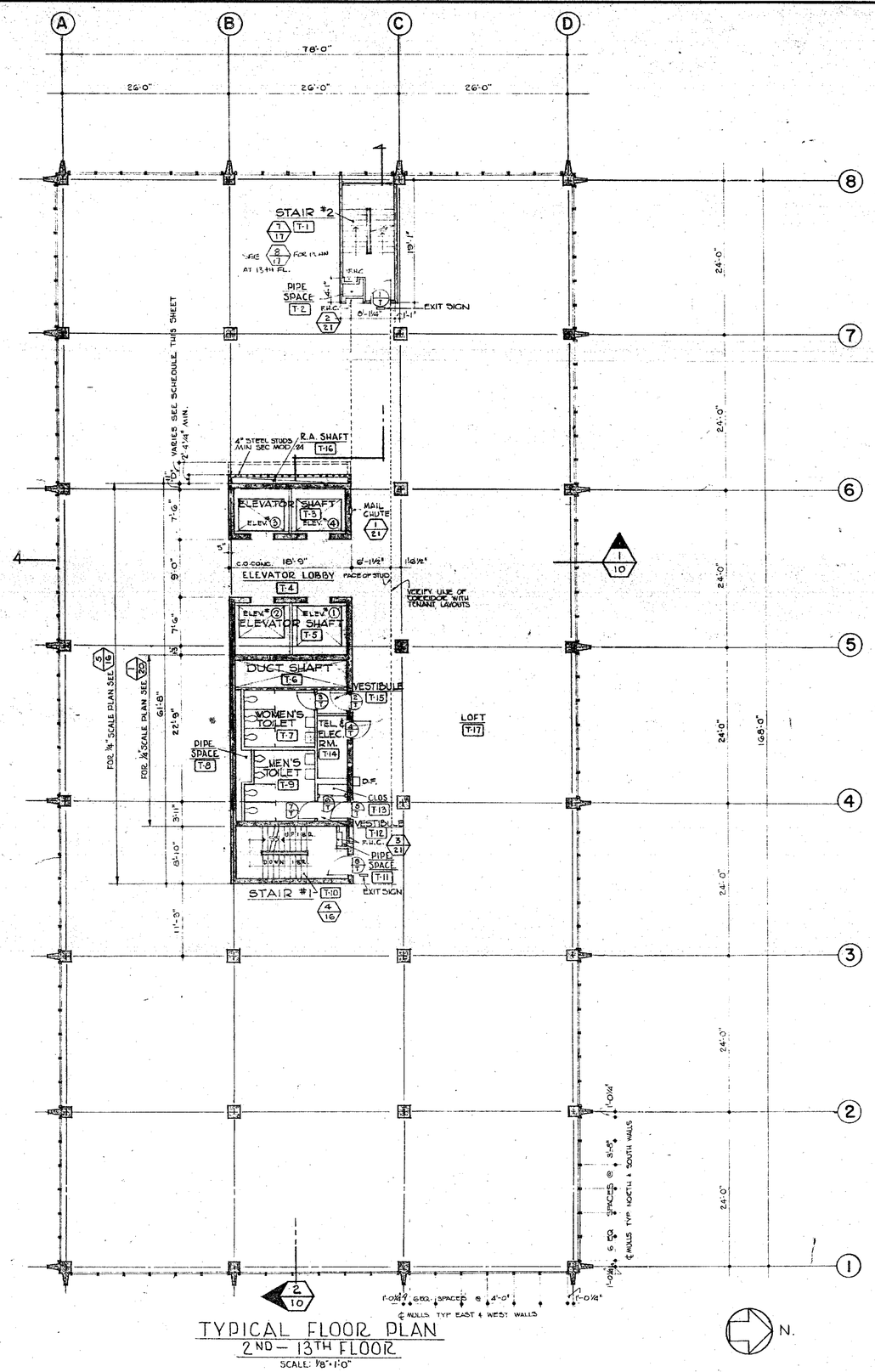
RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
BUILDING NO. 1
PANORAMA CITY, CALIFORNIA
WILLIAM H. BROWNYARD DEVELOPER

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

GROUND FLOOR PLAN

DATE 10-20-61
DWN. G.T., A.Y., J.J.
TR.
CHK. B.M.
JOB NO. 4471
SHEET NO. 3-1



TYPICAL FLOOR PLAN
2ND – 13TH FLOOR
SCALE: 1/8"=1'-0"

INTERIOR FINISH SCHEDULE

NO.	TITLE	FLOOR: CONCRETE	FLOOR: TERRAZZO	FLOOR: CERAMIC T.	FLOOR: RESILIENT	FLOOR: CARPET	FLOOR: OTHER	FLOOR: NONE	BASE: CEMENT	BASE: TERRAZZO	BASE: CERAMIC T.	BASE: RESILIENT	BASE: METAL	BASE: WOOD	BASE: OTHER	BASE: NONE	WAINSCOT: QUARRY T.	WAINSCOT: CERAMIC T.	WAINSCOT: OTHER	WAINSCOT: NONE	WAINSCOT: HEIGHT	WALL: CONCRETE	WALL: CONC. BLOCK	WALL: PLASTER	WALL: TILE	WALL: MARBLE	WALL: WOOD	WALL: METAL STK.	WALL: EXPOSED STUC	WALL: OTHER	CEILING: ACOUS. PLAS.	CEILING: OTHER PLAS.	CEILING: ACOUS. TILE	CEILING: EXPOSED	CEILING: OTHER	CEILING: NONE	CEILING: FIR. HEIGHT	DOORS: METAL	DOORS: WOOD	DOORS: NONE	TRIM: METAL	TRIM: WOOD	TRIM: OTHER	TRIM: NONE	REMARKS	REV. / REF.
T-1	STAIR #2	C1						●								●			●					P1									SA				●			S1				
																								PA									PA				PF			PD				
T-2	PIPE SPACE	CB						●								●			●															●				●			●				
T-3	ELEVATOR SHAFT						●									●			●		CN														●	●		●						
T-4	ELEVATOR LOBBY			●							●					●			●				P1								U2		●		8'-6"	●		●						
T-5	ELEVATOR SHAFT						●									●			●		CN			PK												●	PK		●						
T-6	DUCT SHAFT						●									●			●				P3													●			●						
T-7	WOMEN'S TOILET		T2							T1						●			●					T1							U2				8'-6"	●		S1				* SPRAY PAINT ON ACOUSTIC TILE.	
																															U2						PF		PD					
T-8	PIPE SPACE	CB						●								●			●		CN														●									
T-9	MEN'S TOILET		T2							T1						●			●					T1							U2				8'-6"	●		S1				* SPRAY PAINT ON ACOUSTIC TILE	
																															U2						PF		PD					
T-10	STAIR #1	C1						●								●			●					P1								CR					●		S1				
																								PA									PA					PF		PD				
T-11	PIPE SPACE	CB						●								●			●		CN														●									
T-12	VESTIBULE			●							●					●			●				P2								U2				8'-6"	●		S1				
																							P5															PF		PD				
T-13	CLOSET			●							●					●			●				P2								*2		●		8'-6"	●		S1	●		
																							P6								P5						PF		PD	PF			
T-14	TEL. & ELEC. RM.	CG									●					●			●				P2										●			●		S1				
																							P6														PF		PD				
T-15	VESTIBULE			●							●					●			●				P2								U2				8'-6"	●		S1				
																							P5															PF		PD				
T-16	R.A. SHAFT						●									●			●				P3													●			●						
T-17	LOFT			●							●					●			●				P1								U2				8'-6"	●		S1				* TYPE U-1 CLG ALTERNATE. SEE SHT 23. †SEE FUTURE TENANT DWGS FOR EXACT FLR SPACE QUANT.	
																							PA															PF		PD					

R.A. SHAFT SCHEDULE

FLOOR	SIZE DIM. "D" TO OUTSIDE FACE OF STUD
2	4'-7⅛"
3	4'-1¼"
4	3'-7¼"
5	3'-1¼"
6	2'-7⅛"
7	2'-4½"
8	3'-1⅛"
9	3'-7¼"
10	4'-1¼"
11	4'-7⅛"
12	5'-1⅛"
13	5'-7¼"

DOOR SCHEDULE

OPENING NO.	OPENING FLR.	OPENING WIDTH	OPENING HEIGHT	DOOR THICK	DOOR TYPE	DOOR MAT.	FRAME DETAIL	FRAME MAT.	THRESHOLD DETAIL	THRESHOLD MAT.	HARDWARE	LABEL	REMARKS	REV. / REF.
1	2-13	3'-0"	7'-0"	1¾"	N	WD	6/22	S1	30/22	AL	2	B	SELF CLOSING	
2	2-13	2'-8"	7'-0"	1¾"	B	WD	1/22	S1	NONE		6	—	SELF CLOSING	
3	2-13	2'-8"	7'-0"	1¾"	B	WD	5/22	S1	29/22	M	4	—	SELF CLOSING	
4	2-13	2'-8"	7'-0"	1¾"	B	WD	2/22	S1	NONE		3	—		
5	2-13	2'-8"	7'-0"	1¾"	B	WD	1/22	S1	NONE		6	—	SELF CLOSING	
6	2-13	4'-0"	7'-0"	1¾"	C	WD	24/22	S1	25/22	M	13	—	PAIR OF SLIDING	
7	2-13	2'-8"	7'-0"	1¾"	B	WD	5/22	S1	29/22	M	4	—	SELF CLOSING	
8	2-13	3'-0"	7'-0"	1¾"	N	WD	1/22	S1	30/22	AL	2	B	SELF CLOSING	

DATE	NO.	REVISIONS	BY
2-20-62	1	INDICATE CORRIDOR, REV. SCHEDULES	A.Y.

RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
BUILDING NO. 1
PANORAMA CITY, CALIFORNIA
WILLIAM H. BROWNYARD DEVELOPER

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

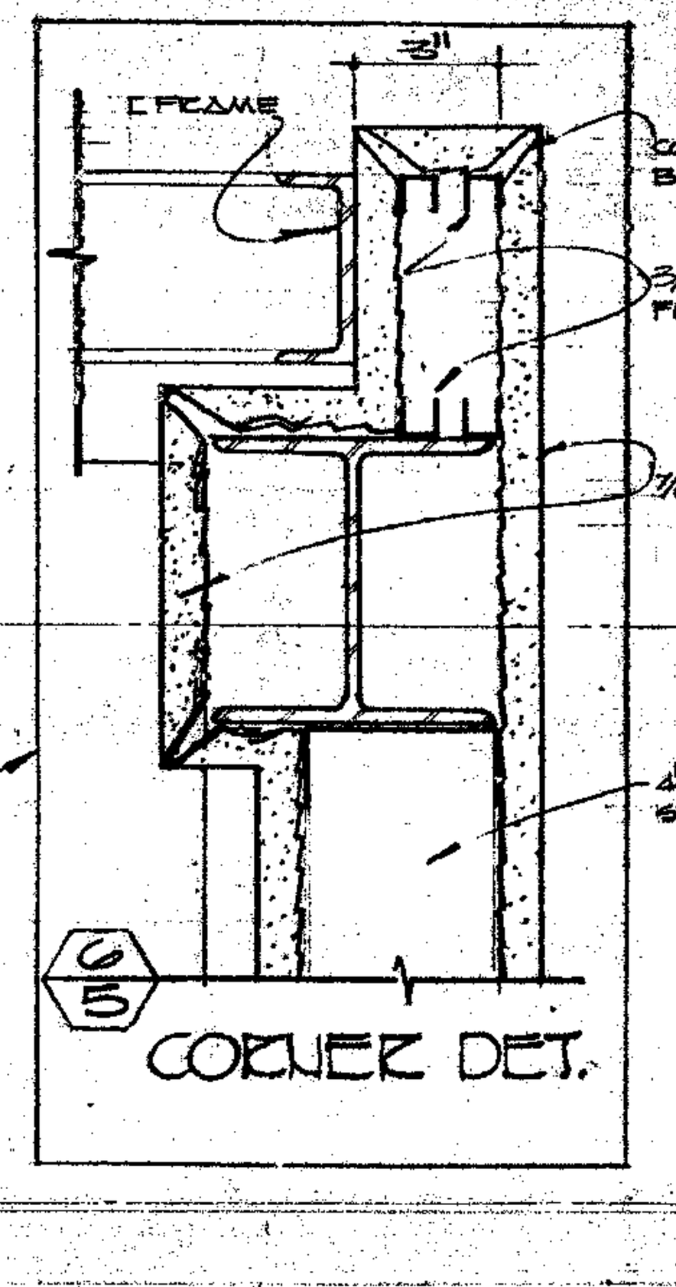
TYPICAL PLAN-2ND.-13TH FLOORS

DATE 10-20-61
DWN. B.M., A.Y.
TR.
CHK. B.B.
JOB NO. 4471
SHEET NO. 4-1

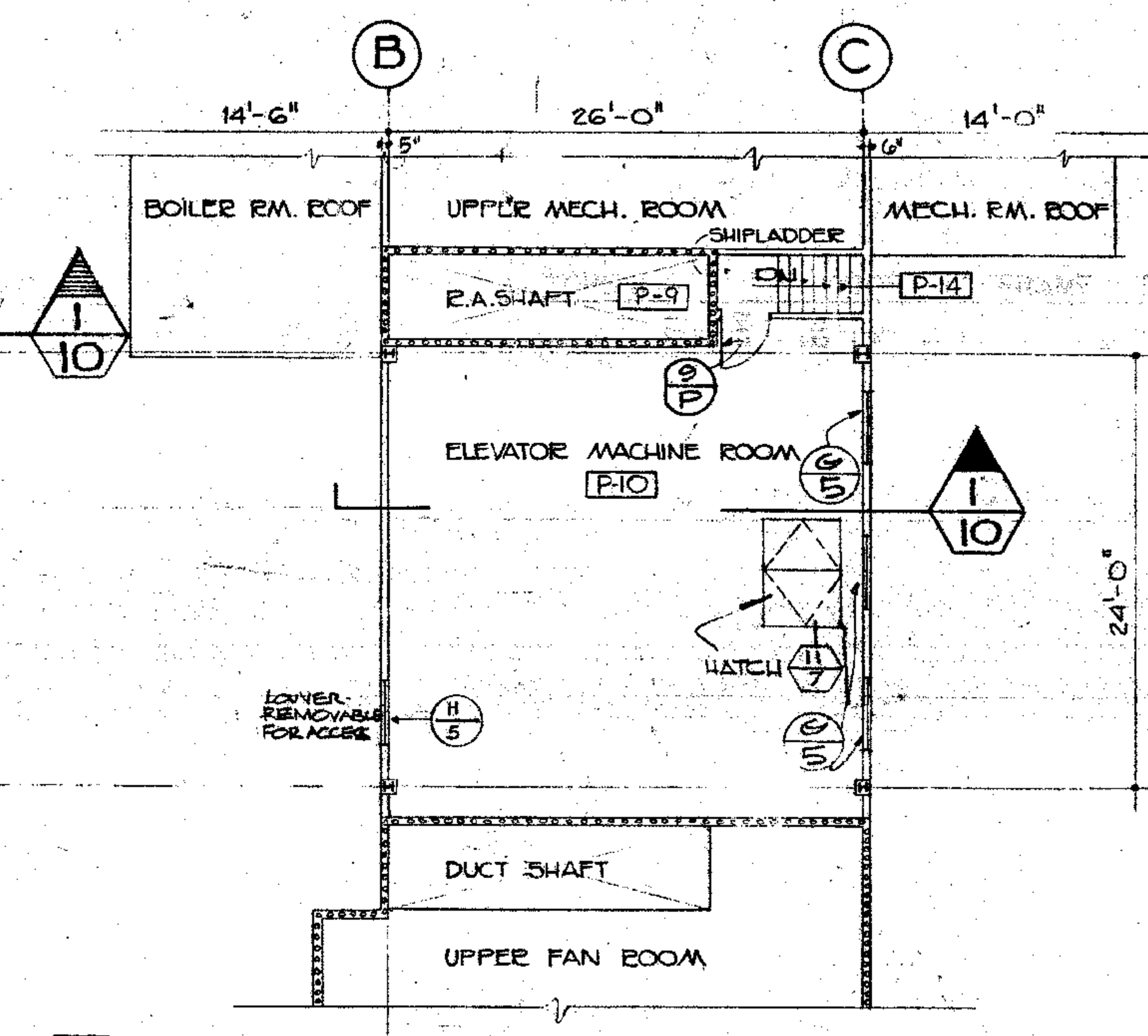
INTERIOR FINISH SCHEDULE

NO	TITLE	FLOOR: CONCRETE	TERRAZZO	CERAMIC T	RESILIENT	CARPET	OTHER	NONE	BASE: CEMENT	TERRAZZO	CERAMIC T	RESILIENT	METAL	WOOD	OTHER	NONE	WAINSCOT: QUARRY T	CERAMIC T	OTHER	NONE	HEIGHT
P-1	BOILER ROOM	CI														●				●	
P-2	MECH. EQUIPMENT	C2							●							●				●	
P-3	R.A. SHAFT							●								●				●	
P-4	ELEVATOR SHAFT							●								●				●	
P-5	ELEC. EQUIP ROOM	CI														●				●	
P-6	ELEVATOR SHAFT							●								●				●	
P-7	DUCT SHAFT							●								●				●	
P-8	FAN ROOM	CI														●				●	
P-9	R.A. SHAFT							●								●				●	
P-10	ELEV. MACH RM.								●											●	
P-11	R.A. SHAFT							●								●				●	
P-12	R.A. PLENUM	B CI														●				●	
P-13	STAIR WELL	CI							●											●	

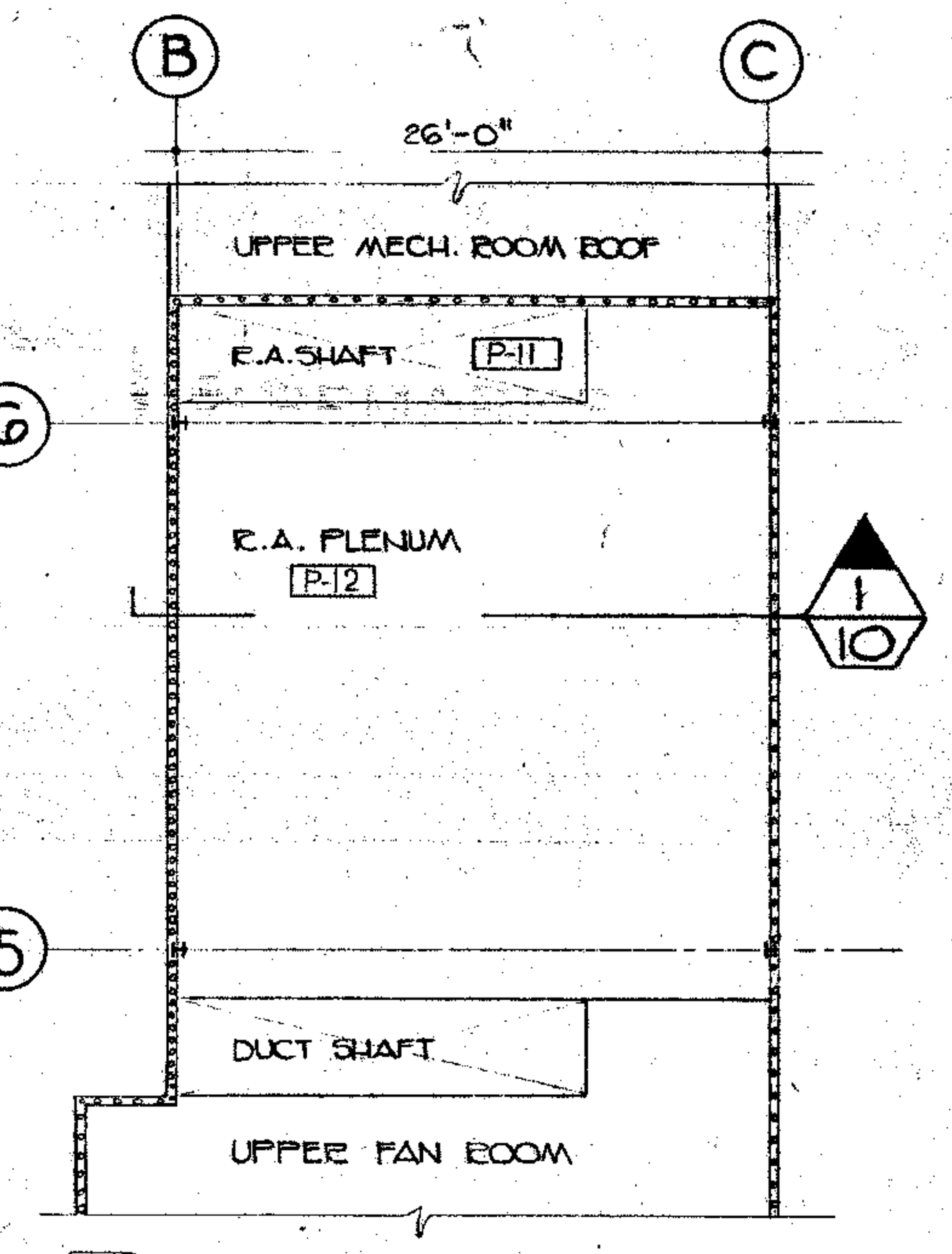
NO	WALL: CONCRETE	CONC. BLOCK	PLASTER	TILE	MARBLE	WOOD	METAL PTH	EXPOSED STU	OTHER	CEILING: ACOUS. PLA.	OTHER PLA.	ACOUS. TILE	EXPOSED	OTHER	NONE	FIN. HEIGHT	DOORS: METAL	WOOD	NONE	TRIM: METAL	WOOD	OTHER	NONE	REMARKS
P-1			P4 PG								P4 PG						A2			A2				
P-2			P4 PG								P4 PG						A2 PF	●		A2 SI				
P-3	CN		P3												●				●				●	
P-4	CN												●						●				●	
P-5	CN												●					● PF		SI PM				
P-6	CN												●						●				●	
P-7	CN										P5 PG								●				●	
P-8			P4 *								P5 PG *						SI PM			SI PM				* LINE WALLS & CLGS. W/ 2" FIBERGLASS FF 615
P-9	CN		P3												●				●				●	
P-10			PG								P4 PG							● PF		SI PM				
P-11			P3								P5 PG								●				●	
P-12			P4 *								P5 PG *								●				●	* LINE WALLS & CLGS. W/ 2" FIBERGLAS FF 615
P-13			P4 PH										●		●			● PF		SI PM			●	



CORNER DET.



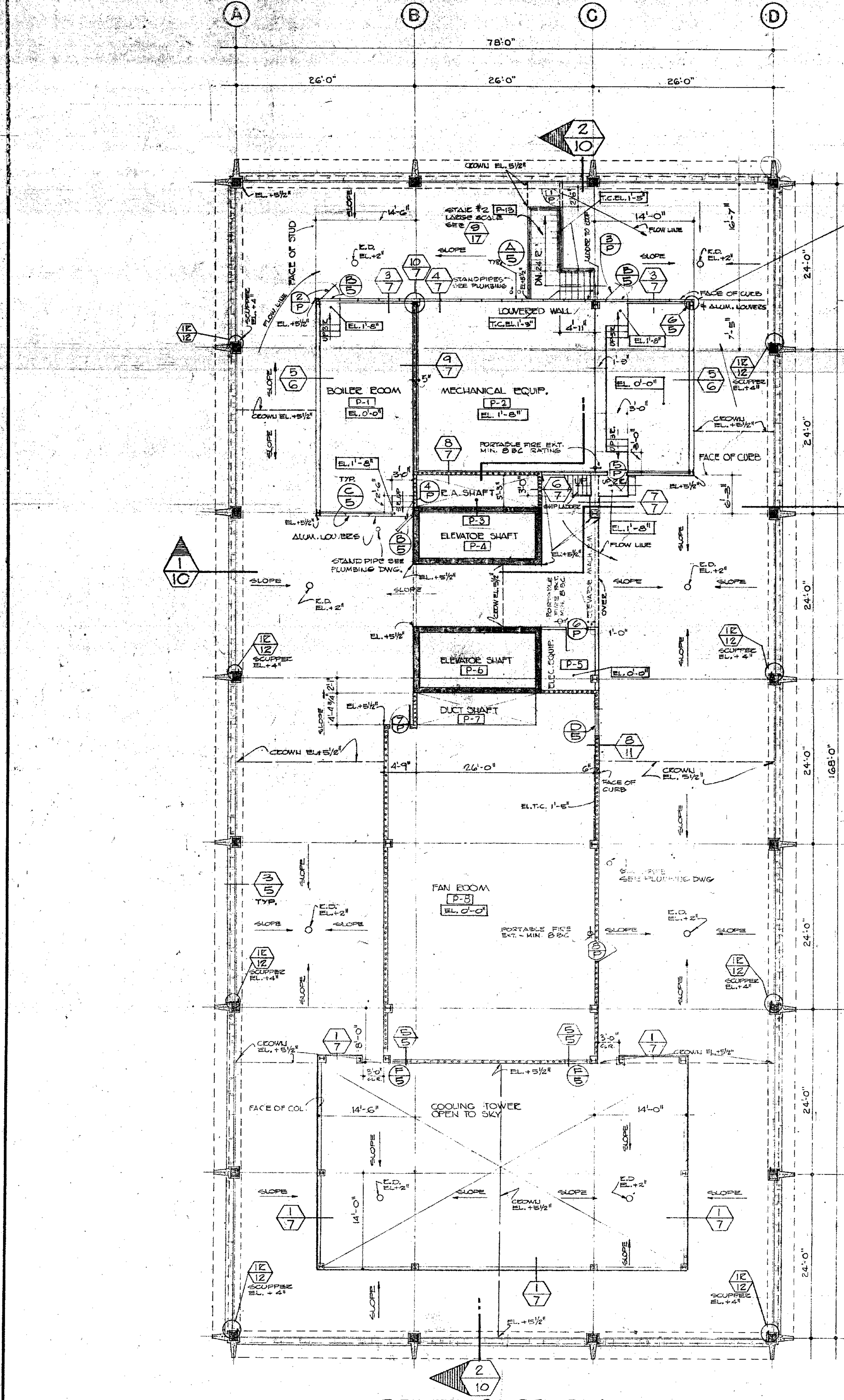
1/5 ELEVATOR MACHINE RM. SCALE 1/8"=1'-0"



2/5 RETURN AIR PLENUM SCALE 1/8"=1'-0"

DOOR SCHEDULE

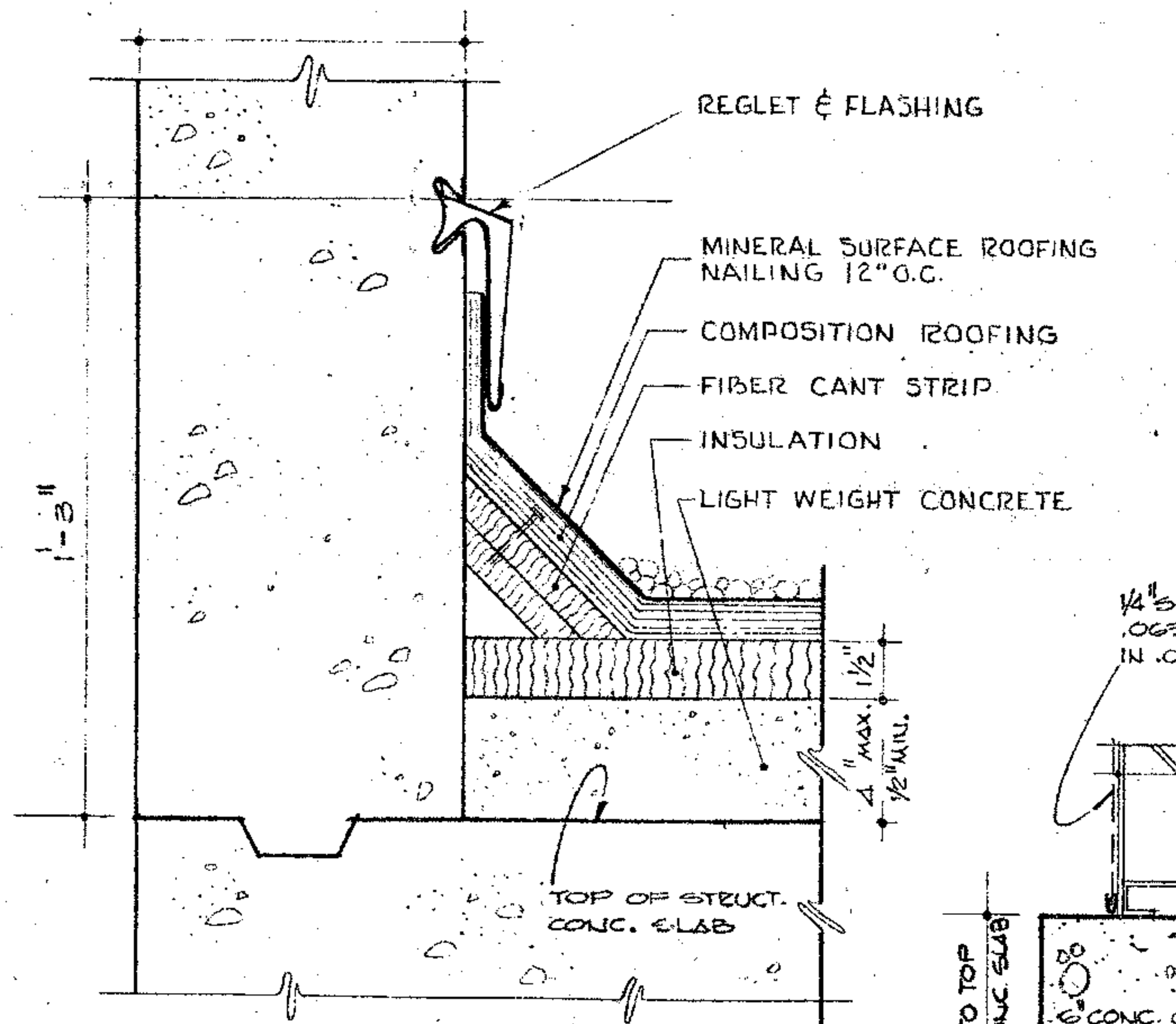
OPENING NO.	FLR.	WIDTH	HEIGHT	DOOR THICK	TYPE	MAT.	FRAME DETAIL	MAT.	THRESHOLD DETAIL	MAT.	HARDWARE	LABEL	REMARKS
1	P	3'-0"	7'-0"	1 3/4"	N	WD	5/18-6/18-6/22	MET.	4/18	SI	9	B	
2	P	3'-0"	7'-0"	4"	M	MET.	5B/7, 5C/7	MET.	5A/7	SI	20		
3	P	3'-0"	7'-0"	4"	M	MET.	5B/7, 5C/7	MET.	5A/7	SI	20		
4	P	3'-0"	7'-0"	4"	M	MET.	5B/7, 5C/7	MET.	5A/7	SI	20		
5	P	2'-8"	7'-0"	1 3/4"	N	WD	6B/22	MET.	7K/22* (GM)	AL	3		* INTERLOCKING THRESHOLD
6	P	3'-0"	7'-0"	1 3/4"	B	WD	6B/22	MET.	15/7 (GM)*	AL	20		* INTERLOCKING THRESHOLD
7	P	3'-0"	6'-6"		*	SI	13/7, 14/7	MET.	15/7				STEEL PLENUM DOOR
8	P	3'-0"	6'-6"		*	SI	13/7, 14/7	MET.	15/7				DO
9	P	3'-0"	7'-0"	1 3/4	A	WD	6B/22	MET.	NONE		3		



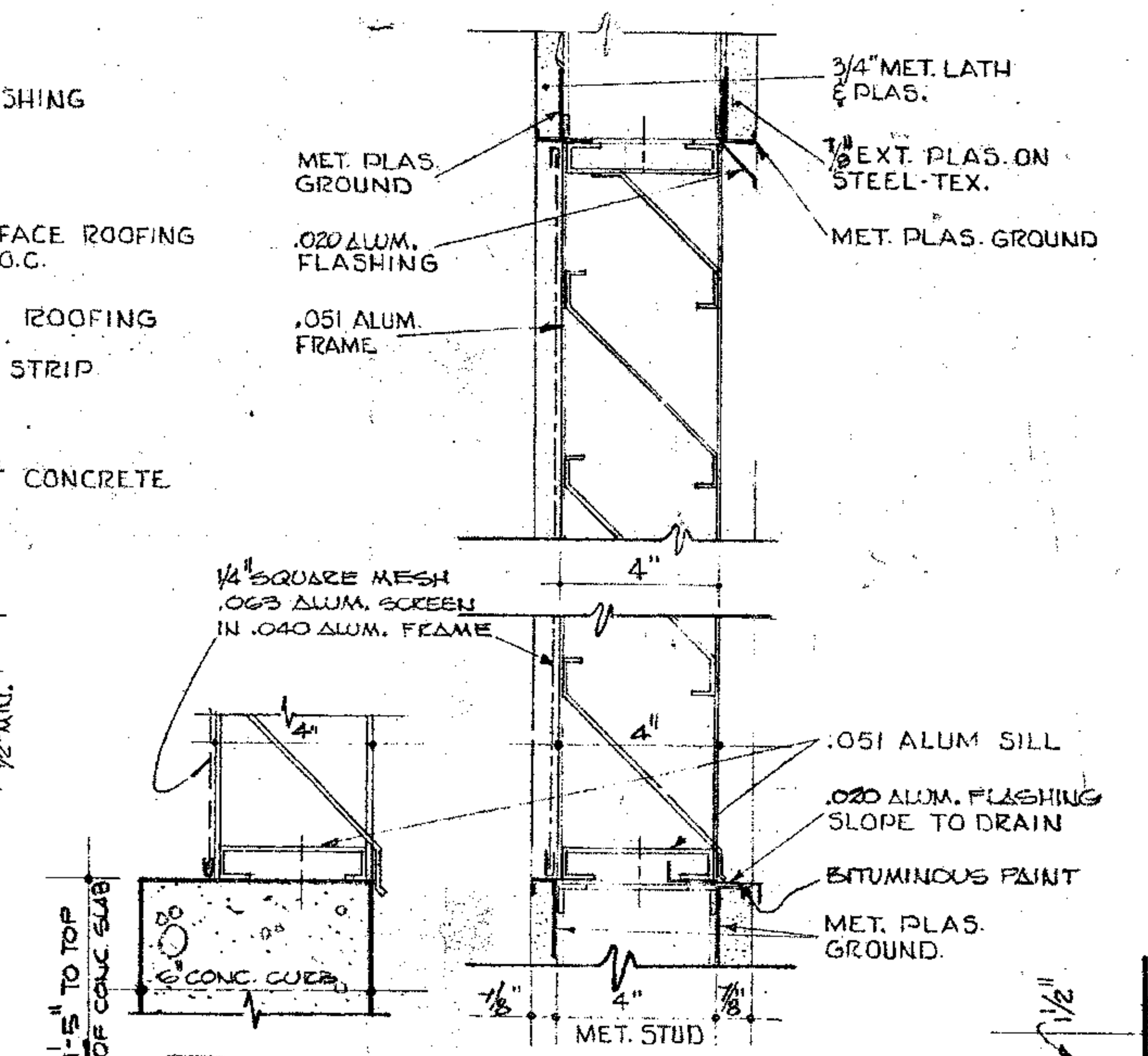
PENTHOUSE PLAN
SCALE: 1/8"=1'-0"

NOTE: ALL ELEVATIONS ARE FROM TOP OF ROOF SLAB.

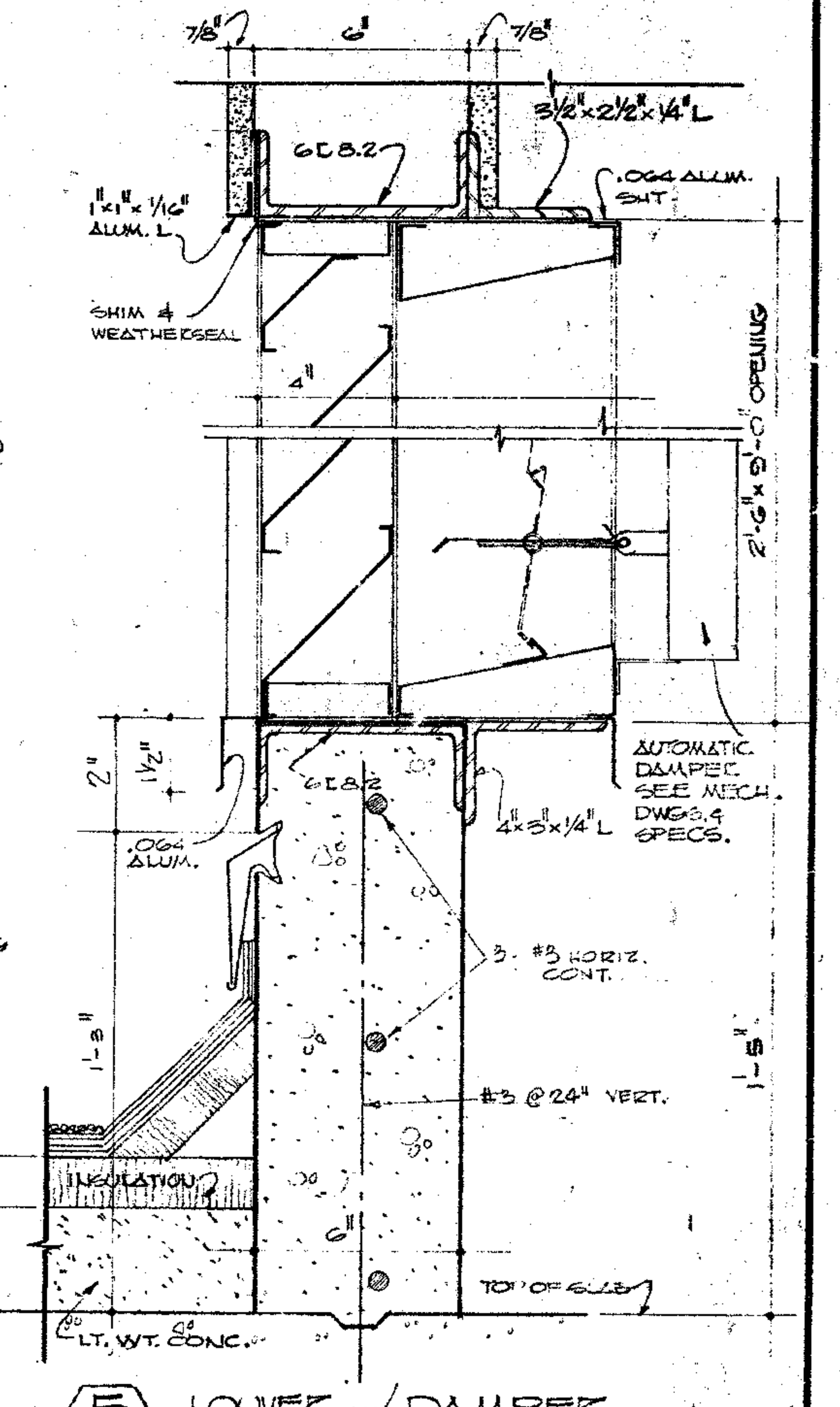
NOTE: ALL STEEL STUDS IN PENTHOUSE TO BE 4" UNLESS NOTED OTHERWISE.



3/5 SECTION SCALE: 3"=1'-0"

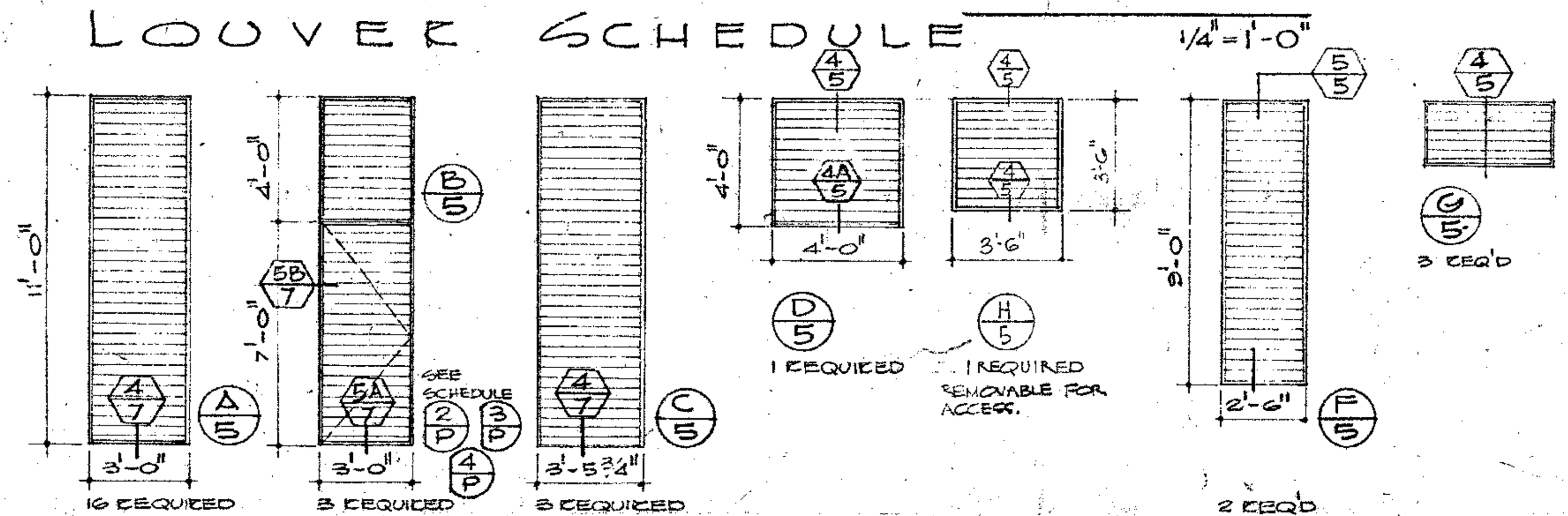


4A/5 ALUM. LOUVERS AT CONC. CURB — 4/5 ALUM. LOUVERS AT PLAS. WALL — 3"=1'-0"



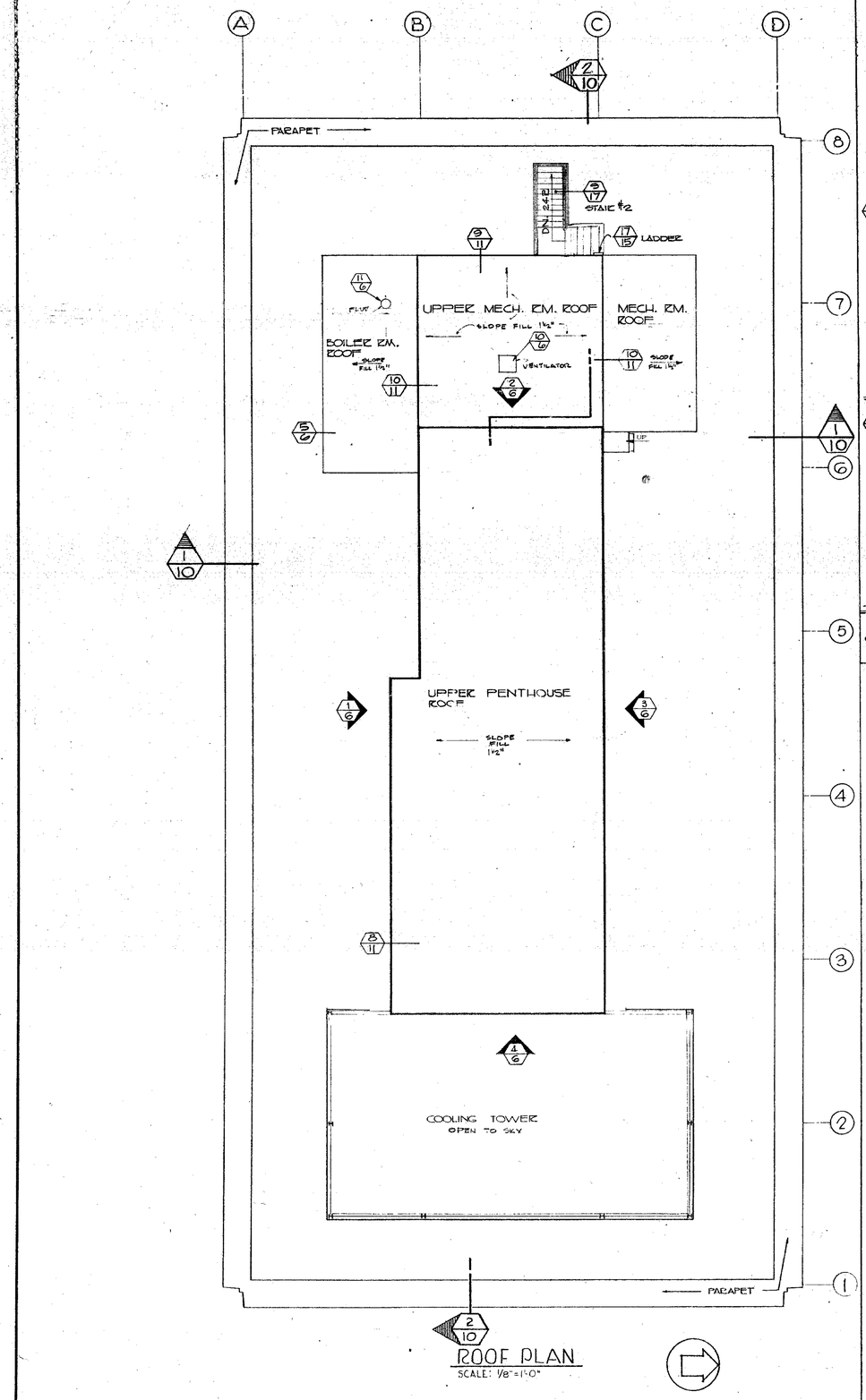
5/5 LOUVER w/ DAMPER SCALE 3"=1'-0"

LOUVER SCHEDULE 1/4"=1'-0"

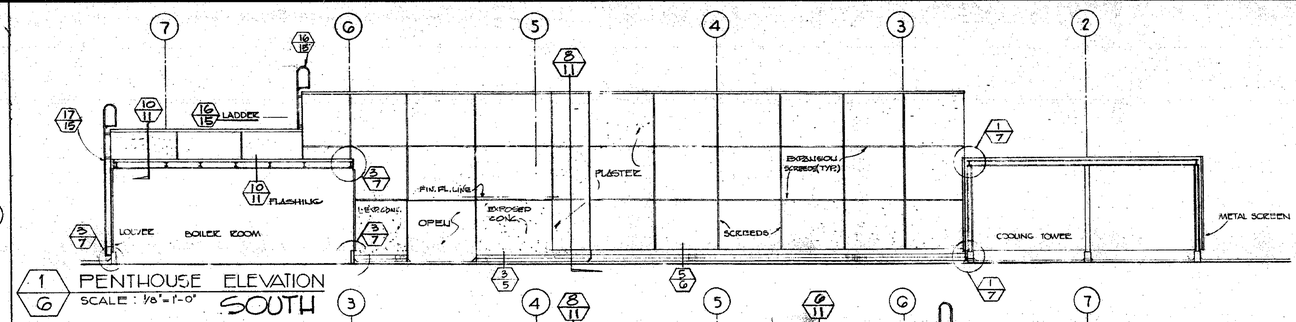


DATE	NO.	REVISIONS	BY
1/26/61	1	GENERAL REVISIONS	E.B.

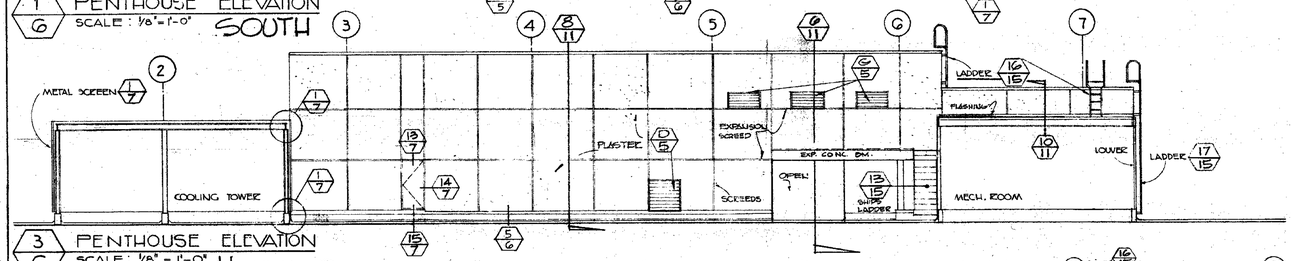
RICHARD R. BRADSHAW STRUCTURAL ENGINEER 14547 VICTORY BLVD. VAN NUYS, CALIF.	PANORAMA TOWERS BUILDING NO. 1 PANORAMA CITY, CALIFORNIA WILLIAM H. BROWNYARD DEVELOPER	WELTON BECKET AND ASSOCIATES ARCHITECTS ENGINEERS 10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA	PENTHOUSE PLANS	DATE 10-20-61 DWN. TR. CHK. JOB NO. 4471 SHEET NO. 5-1



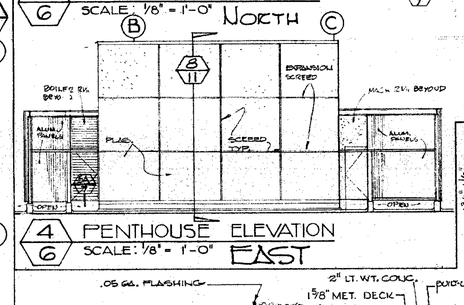
ROOF PLAN
SCALE: 1/8"=1'-0"



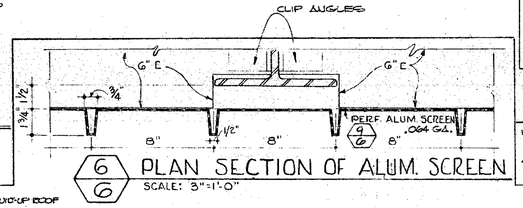
1/6 PENTHOUSE ELEVATION SOUTH
SCALE: 1/8"=1'-0"



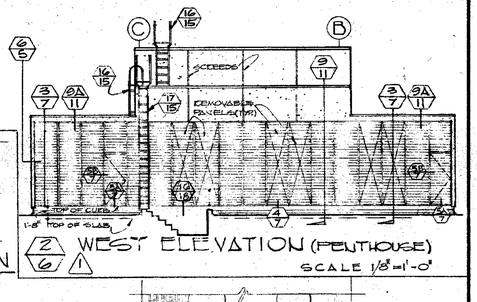
3/6 PENTHOUSE ELEVATION NORTH
SCALE: 1/8"=1'-0"



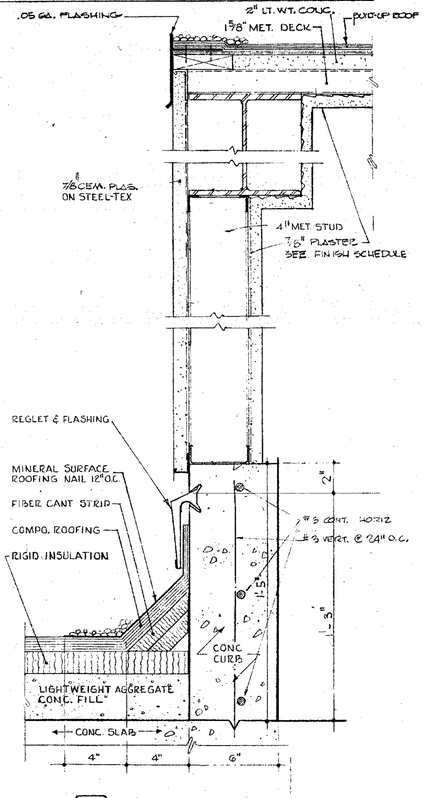
4/6 PENTHOUSE ELEVATION EAST
SCALE: 1/8"=1'-0"



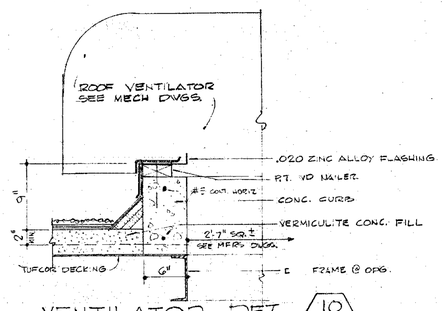
6/6 PLAN SECTION OF ALUM. SCREEN
SCALE: 3"=1'-0"



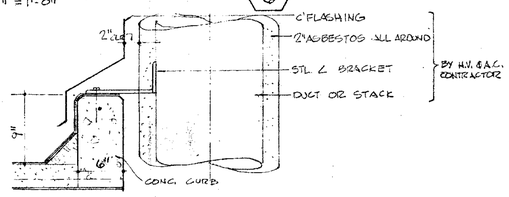
2/6 WEST ELEVATION (PENTHOUSE)
SCALE 1/8"=1'-0"



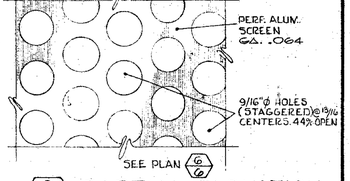
5/6 SECTION
SCALE: 3"=1'-0"



VENTILATOR DET. 1½"=1'-0" 10/6



FLUE DET. 1½"=1'-0" 11/6



9/6 PARTIAL ELEVATION OF ALUM. SCREEN
SCALE: FULL SIZE

NOTE: ALL ALUMINUM TO BE INSULATED FROM STEEL TO AVOID ELECTROLYSIS

DATE	NO.	REVISIONS	BY
12/15/61	2	GEN'L REVISIONS	B.H.
11/8/61	1	WEST ELEVATION	B.B.

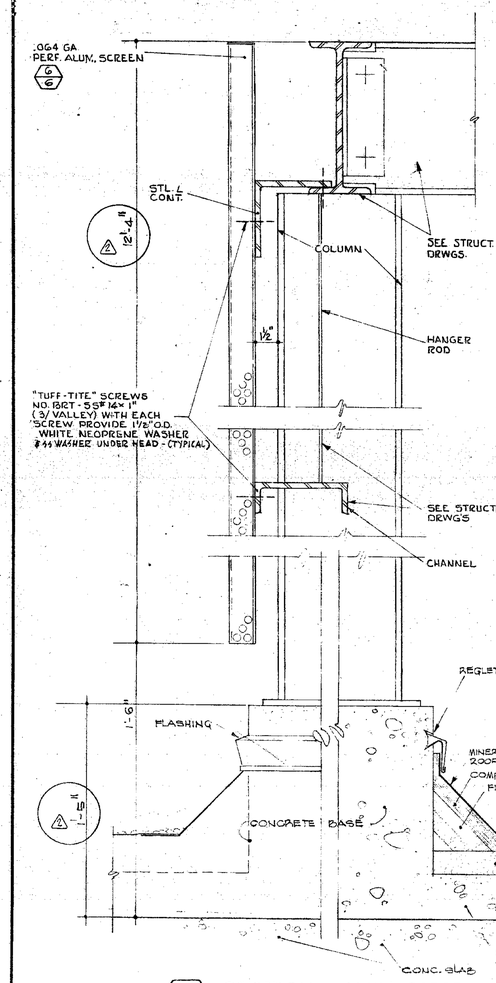
RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
BUILDING NO. 1
PANORAMA CITY, CALIFORNIA
WILLIAM H. BROWNYARD DEVELOPER

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

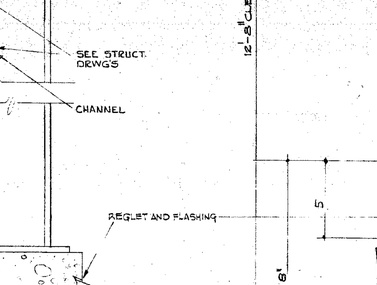
PENTHOUSE ROOF PLAN, ELEVATIONS AND DETAILS

DATE 10-20-61
DWN. E.B.
TR.
CHK. B.M.
JOB NO. 4471
SHEET NO. 6-2



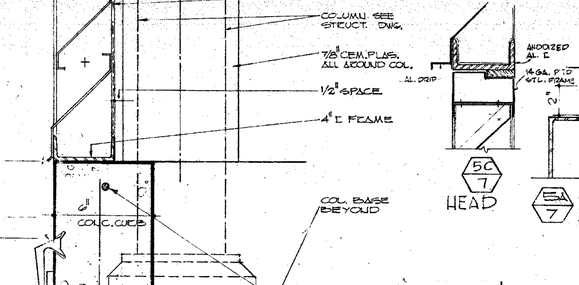
1/7 SECTION @ ALUM. SCREEN @ COOLING TOWER
SCALE: 3"=1'-0"

6/7 SECTION
SCALE: 1½"=1'-0"



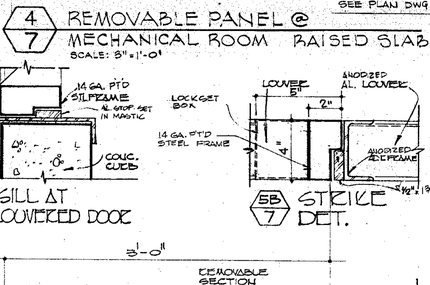
7/7 SECTION @ SHIPS LADDER
SCALE: 1"=1'-0"

3/7 SECTION
SCALE: 3"=1'-0"



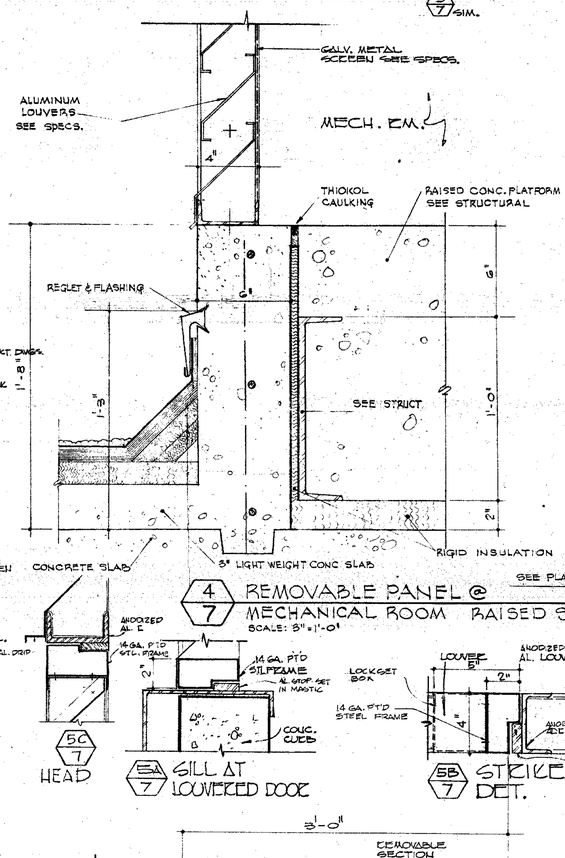
8/7 SECTION
SCALE: 1½"=1'-0"

9/7 SECTION
SCALE: 1½"=1'-0"



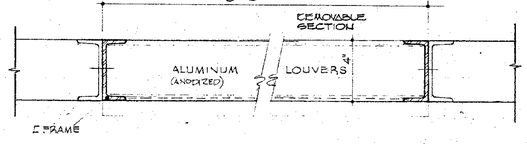
10/7 PLAN SECTION
SCALE: 3"=1'-0"

NOTE:
ROOF HEAD CONDITION SEE SECTION 3/7 SIM.

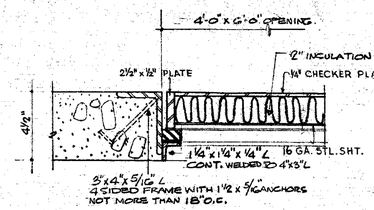


4/7 REMOVABLE PANEL @ MECHANICAL ROOM RAISED SLAB
SCALE: 3"=1'-0"

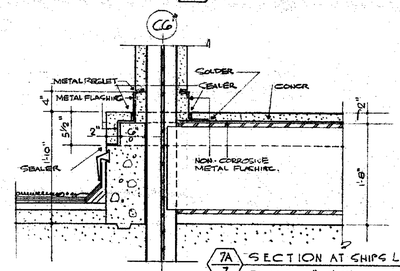
SEE PLAN DWG. 5/7



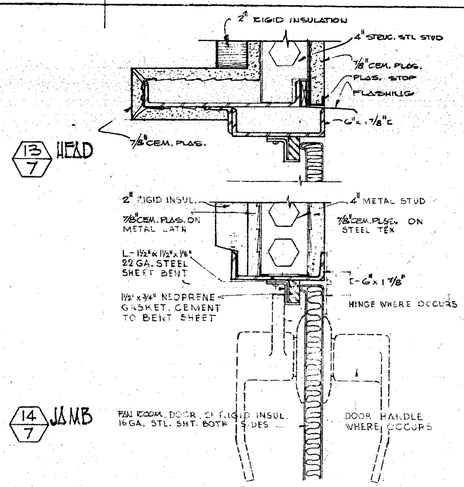
5/7 PLAN OF REMOVABLE PANEL AT ALUM. LOUVERED
SCALE 3"=1'-0"



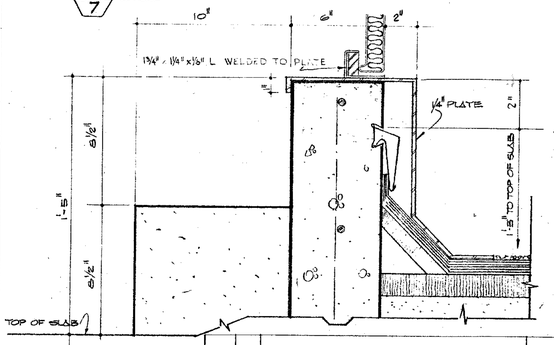
11/7 HATCH DETAILS
SCALE 3" = 1'-0"



7A/7 SECTION AT SHIPS LADDER
SCALE: 1"=1'-0"



15/7 SILL



FAN ROOM DOOR DETS.
SCALE 3"=1'-0"

DATE	NO.	REVISIONS	BY
2-1-62	2	DIMENTIONS REV. AT PENT HOUSE.	
2/20/62	1	LANDING & SHIPS LADDER, HATCH DET	A.Y.

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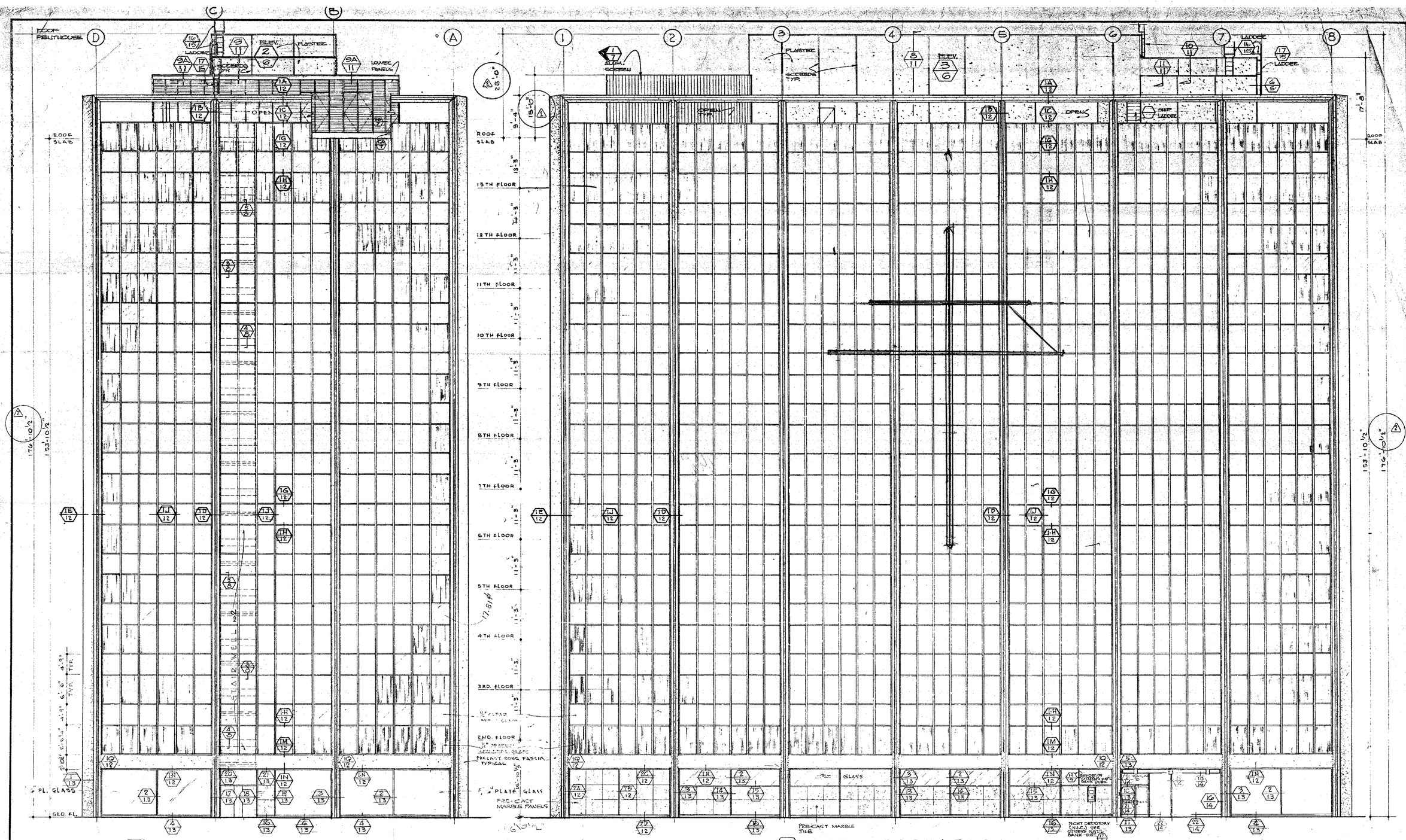
WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

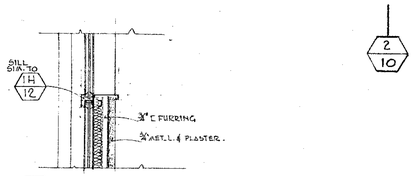
PENTHOUSE DETAILS

DATE 10-20-61	JOB NO. 4471
DWN. E.A., E.B.	SHEET NO. 7-1
TR.	
CHK. E.M.	

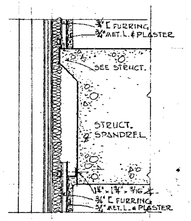


1/8 WEST ELEVATION
1/8" = 1'-0"

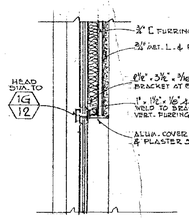
2/8 NORTH ELEVATION
1/8" = 1'-0"



3/8 SILL SECTION
SCALE 1 1/2" = 1'-0"



4/8 SPANDREL SECTION
SCALE 1 1/2" = 1'-0"



5/8 HEAD SECTION
SCALE 1 1/2" = 1'-0"

DATE	NO.	REVISIONS	BY
2-1-62	2	DIMENTIONS REV. AT PENTHOUSE	
2-1-61	1	INC. 13TH FLR HT., REV. TITUS ST., STORE FRONT	A.Y.

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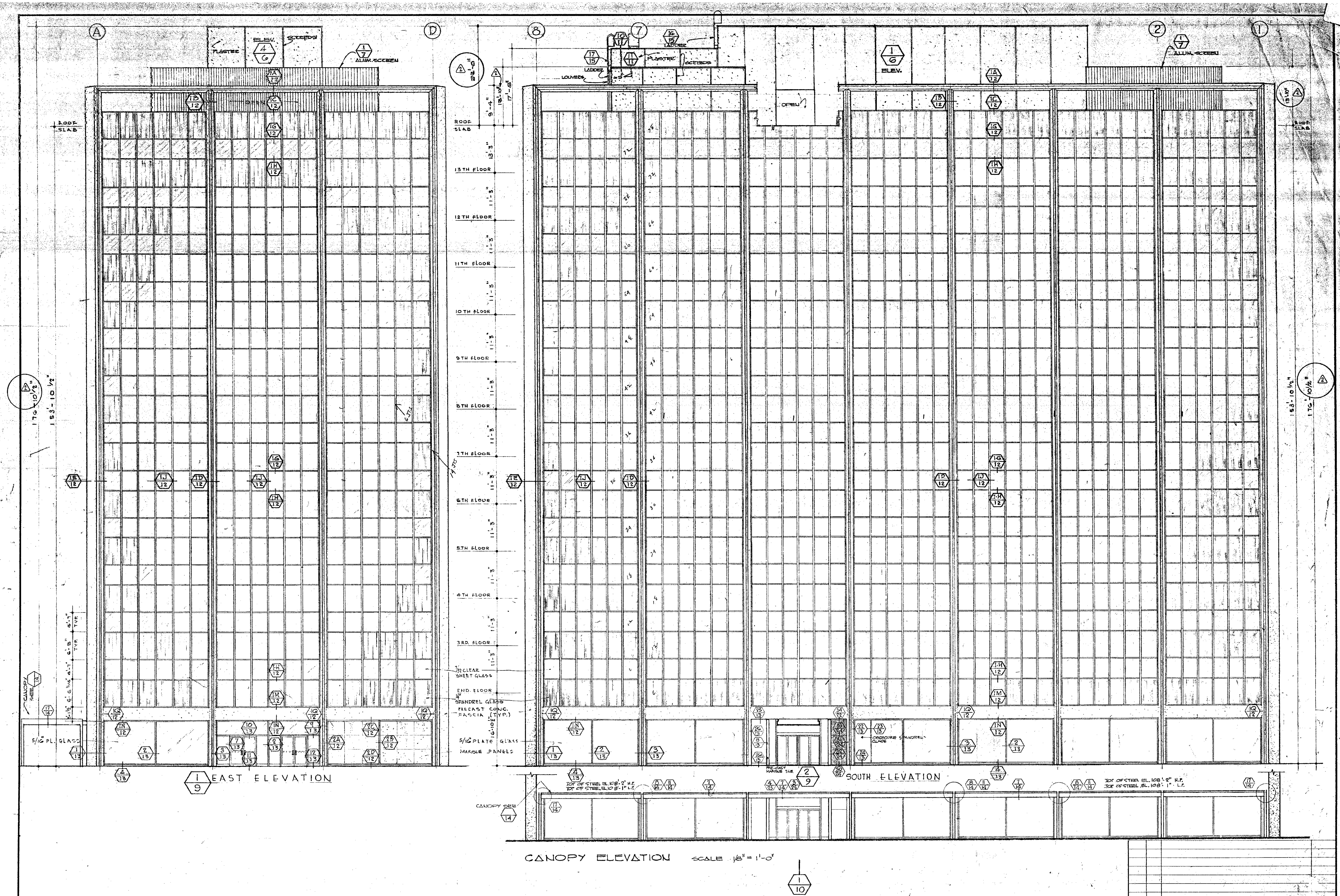
ELEVATIONS

DATE 12-20-61
DWN. L.E., A.Y.
TR.
CHK. B.M.
JOB NO. 4471
SHEET NO. 8-1



DATE	NO.	REVISIONS	BY
2-1-62	2	DIMENSIONS REV. PENTHOUSE	
12-1-61	1	ADJ. 13th FL. HT. REV. SO. ELEV. STORE FRONT	A.Y.

RICHARD R. BRADSHAW
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14547 VICTORY BLVD. VAN NUYS CALIF.

PANORAMA TOWERS

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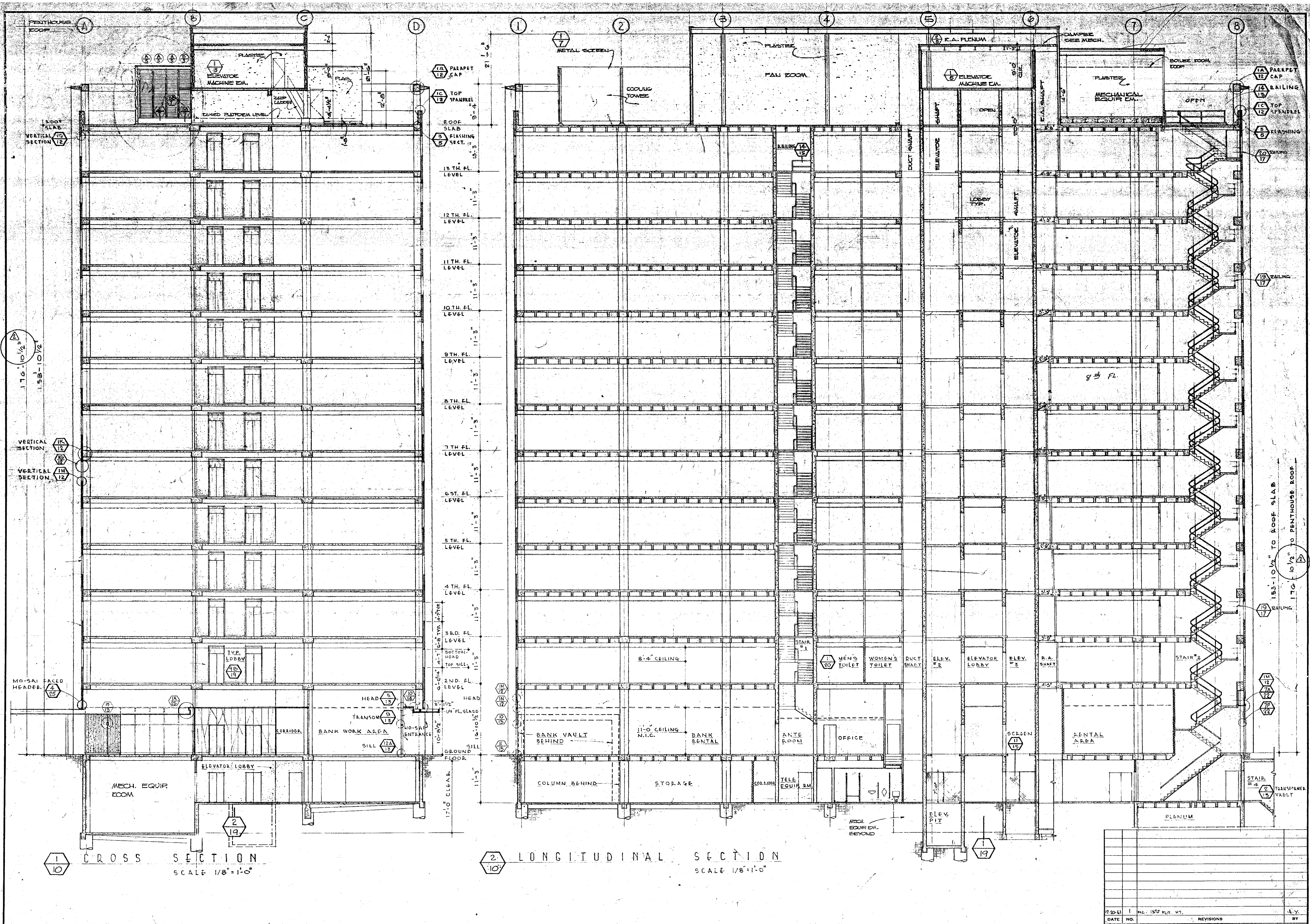
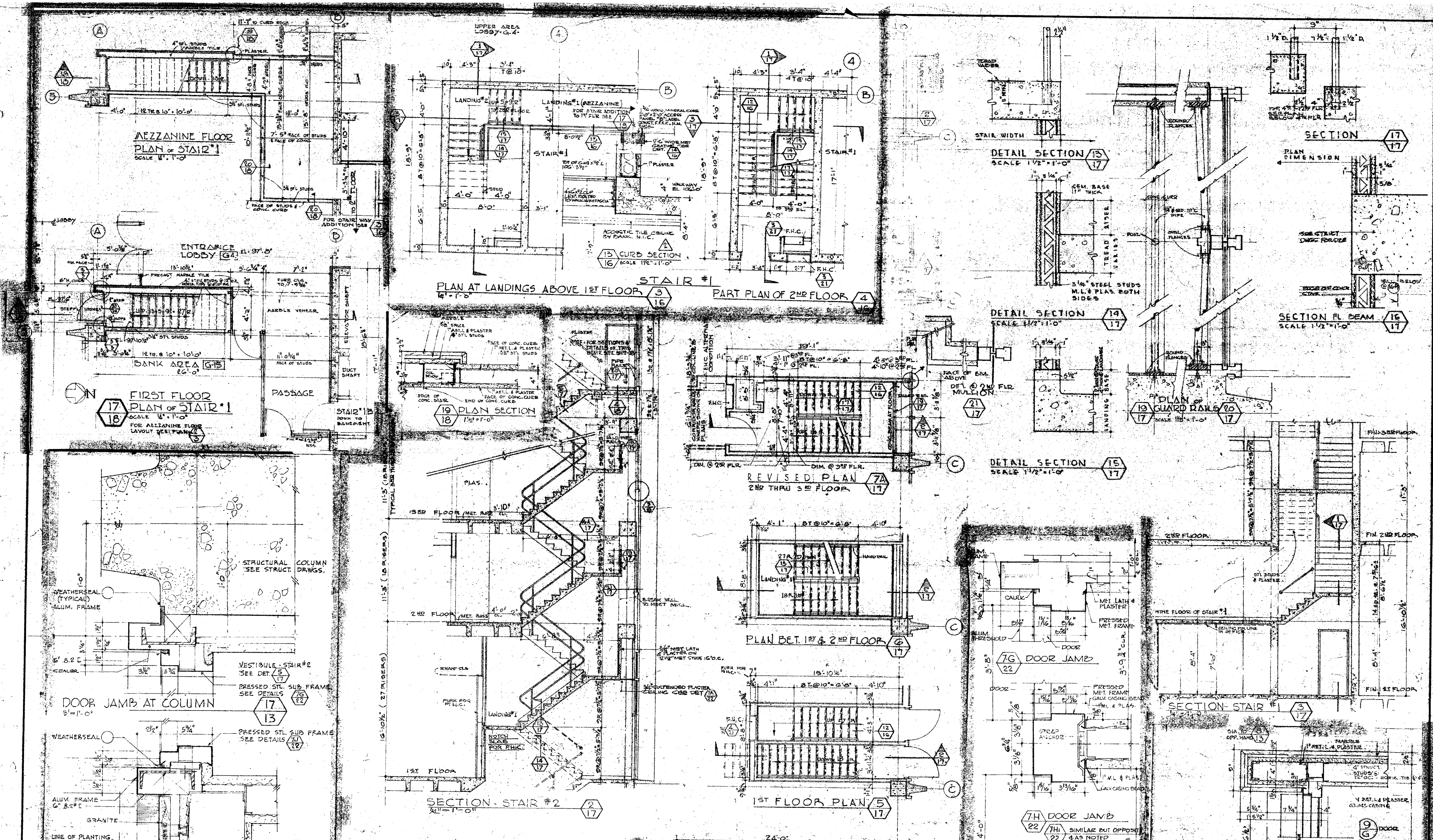
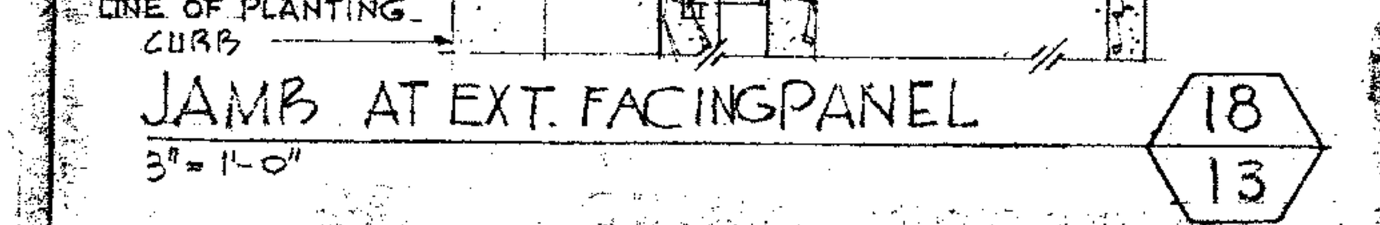
ELEVATIONS

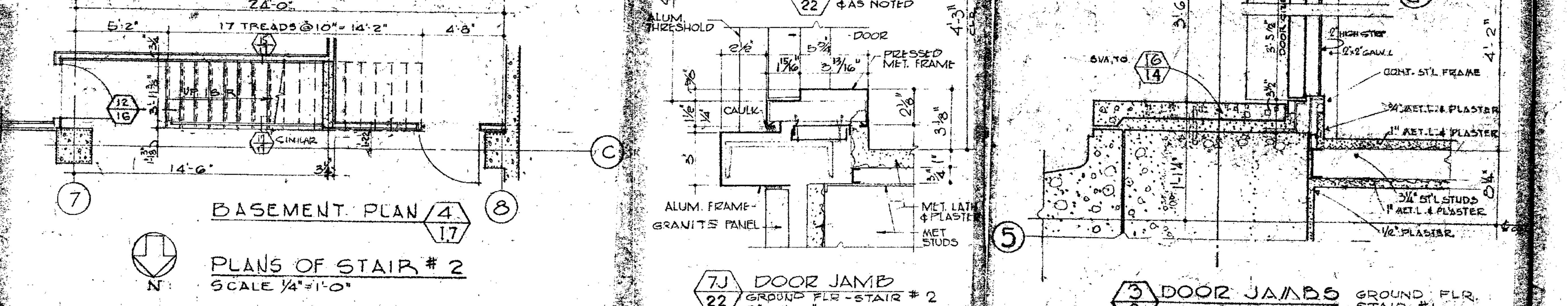
DATE 10-20-61	JOB NO. 4471
DWN. L.E, A.Y.	SHEET NO.
TR.	9-1
CHK. E.M.	



RICHARD R. BRADSHAW STRUCTURAL ENGINEER 14547 VICTORY BLVD. VAN NUYS. CALIF.	PANORAMA TOWERS BUILDING NO. 1 PANORAMA CITY, CALIFORNIA WILLIAM H. BROWNYARD DEVELOPER	WELTON BECKET AND ASSOCIATES ARCHITECTS ENGINEERS 10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA	GENERAL SECTION	DATE 10-20-61 · JOB NO. 4471 · DWN. · SHEET NO. 10-1 · TR. · CHK.







DOOR SCHEDULE
GROUND FLOOR

OPENING				DOOR			FRAME		THRESHOLD				REMARKS	REV.
NO.	FLR.	WIDTH	HEIGHT	THICK	TYPE	MAT.	DETAIL	MAT.	DETAIL	MAT.	HARDWARE	LABEL		
1	G	4'-0"	7'-0"	1¾"	N	WD.	7H/22, 7J/22	S1	7K/22	A1	5			
2	G	3'-8"	7'-0"	1¾"	N	WD.	7H/22, 7J/22	S1	7K/22	A1	5			
3	G	5'-4"	7'-0"	1¾"	J	AL.(A2) & GLASS	10/13, 18/14, 2/14	A2	11/13		1			
4	G	6'-0"	7'-0"	1¾"	J	AL.(A2) & GLASS	7/13, 10/13 (SIM.)	A2	11/13		21			
5	G	6'-0"	7'-0"	1¾"	J	AL.(A2) & GLASS	7/13, 10/13 (SIM.)	A2	11/13		21			
6	G	5'-0"	7'-0"	1¾"	J	AL.(A2) & GLASS	7/13, 8/13, 10/13	A2	11/13		1			
7	G	5'-0"	7'-0"	1¾"	J	AL.(A2) & GLASS	7/13, 8/13, 10/13	A2	11/13		1			
8	G	3'-0"	7'-8"	1¾"	N	WD.	3/22, 27/24, 28/24	S1	7K/22		8	B		
9	G	5'-5½"	7'-0"	1¾"	N	WD.	[illegible]	S1	20/24		23		1¾" WD. PANEL ABOVE	

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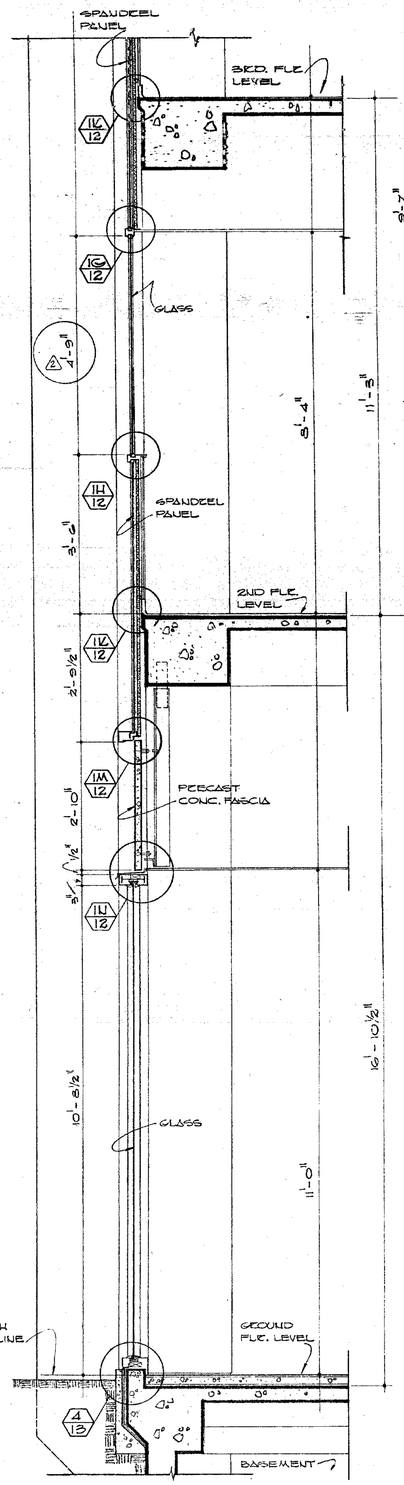
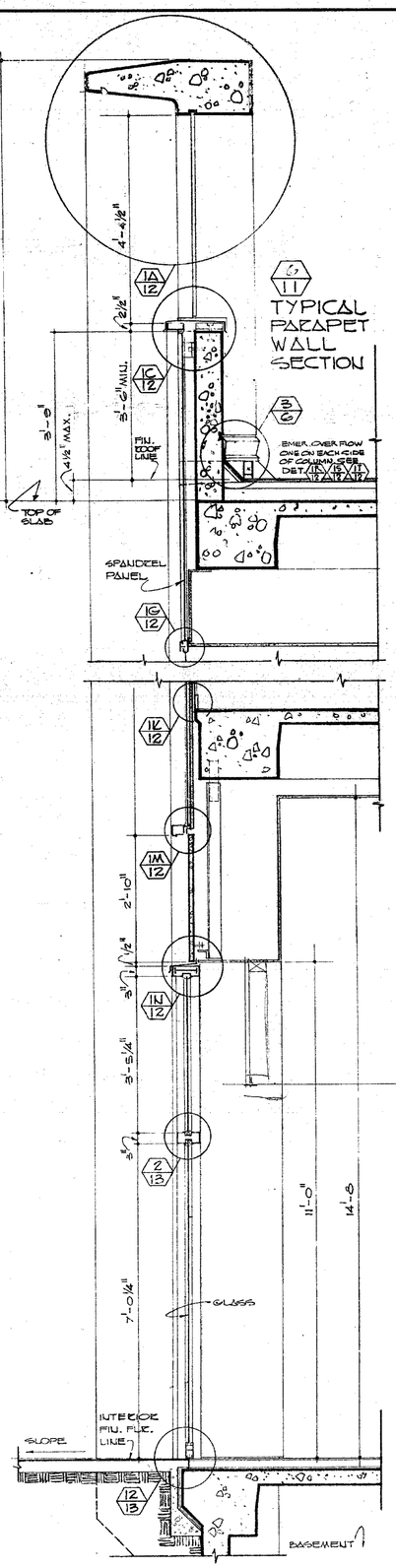
STAIR NO.1 SECTIONS
STAIR NO.2 SECTIONS & DETAILS

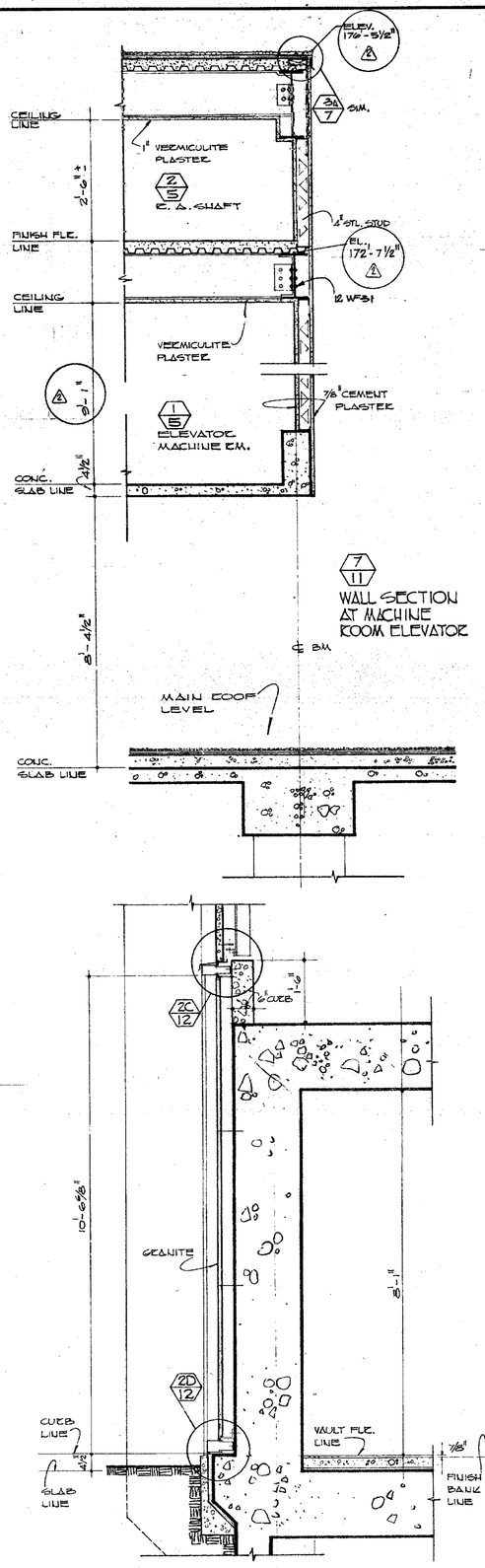
DATE 2-28-62
JOB NO. 3471
DWN. W.N., J.J.
TR.
CHK. B.M.
SHEET NO. 1002



1/11 TYPICAL WALL SECTION

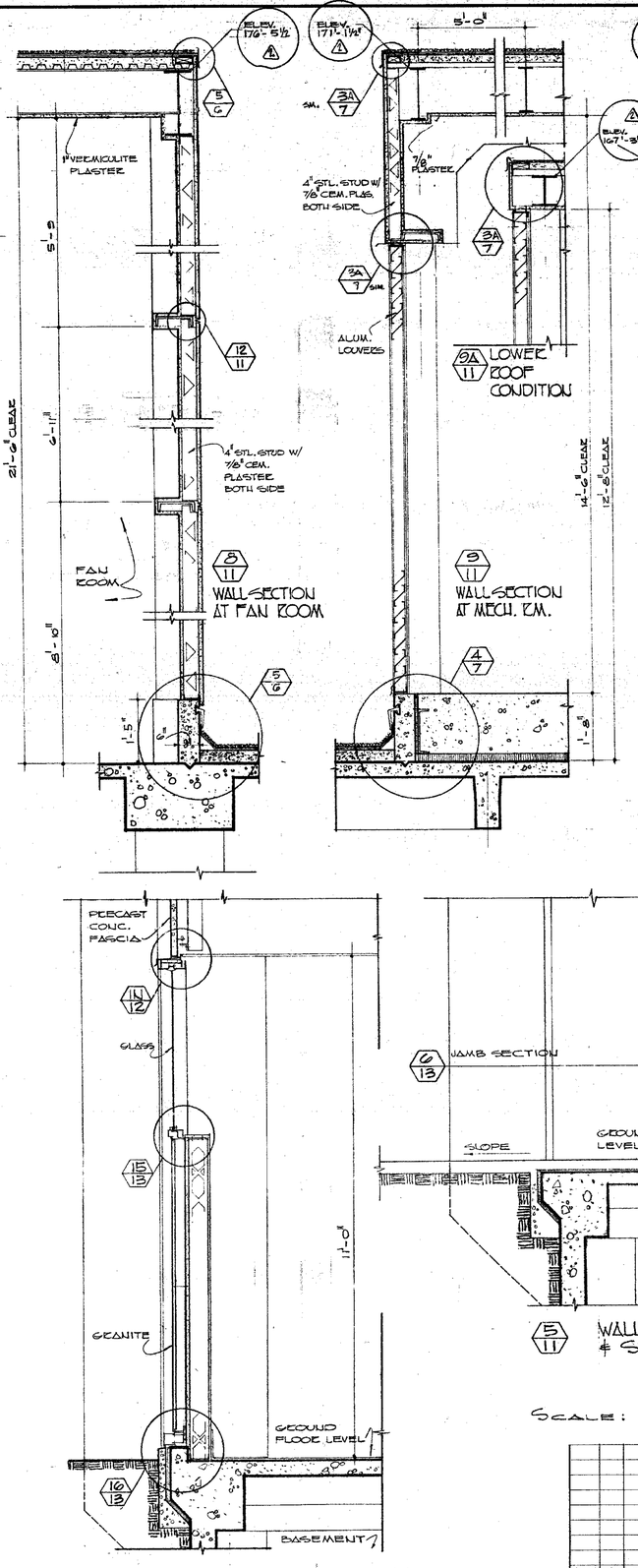


2/11 WALL SECTION AT EAST ENTRANCE



7/11 WALL SECTION AT MACHINE ROOM ELEVATOR

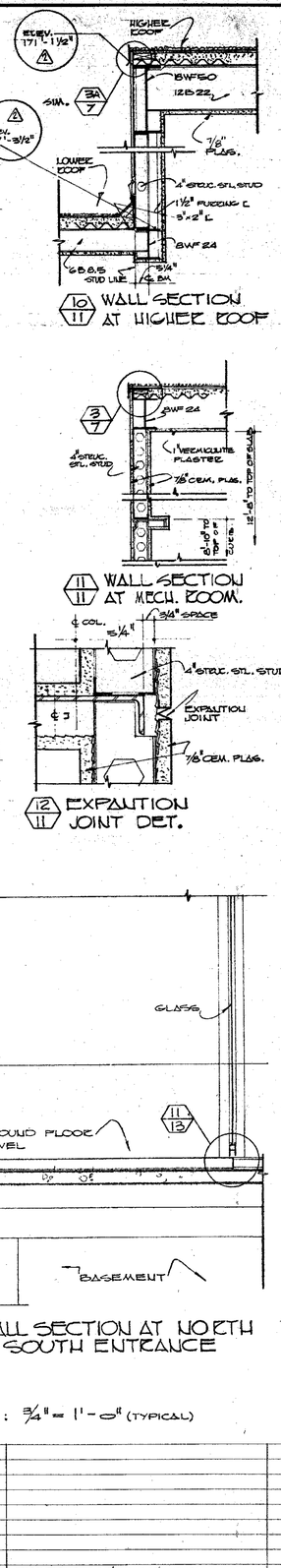
3/11 WALL SECTION AT BANK VAULT



8/11 WALL SECTION AT FAN ROOM

9/11 WALL SECTION AT MECH. RM.

9A/11 LOWER ROOF CONDITION

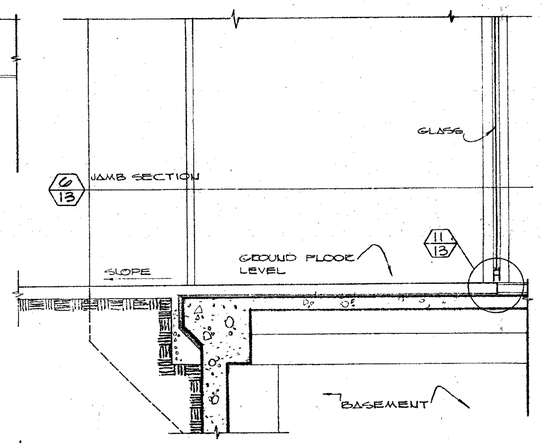


10/11 WALL SECTION AT HIGHER ROOF

11/11 WALL SECTION AT MECH. ROOM.

12/11 EXPANTION JOINT DET.

4/11 WALL SECTION AT NORTH WALL OF BANK



5/11 WALL SECTION AT NORTH & SOUTH ENTRANCE

SCALE: 3/4" = 1'-0" (TYPICAL)

DATE	NO.	REVISIONS	BY
2-1-62	2	DIMENTIONS REV. AT PENT HOUSE.	B.M.
12-20-61	1	REDUCE CURB AT ℄ ROOF FAN RM.	B.M.

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WALL SECTIONS

DATE 10-20-61
DWN. E.B.
TR.
CHK. B.M.
JOB NO. 4471
SHEET NO. 11-1

1A/12

LINE OF PERIMETER CO-ORDINATES ALL ELEVATIONS

CEMENT WASH

MO. SAI

STRUCT. SM SEE STRUCT. DRWGS

9'-4" TO FIN. ROOF SLAB

4'-7" TO TOP OF LOWER PARAPET

¾" RAD. TYP.

1A/12 UPPER PARAPET SECTION

GROUT

CAULK

16 GA. GALV. TUBE END PIECE

SEALER

PERFORATED MET. INSERT GALV.

3" SLOPE TO DRAIN

16 GA. GALV. TUBE SLEEVE - CAST IN CONC.

GRAVEL STOP

3" MIN.

ROOFING UP. CANT STRIP

1R/12 PLAN SECTION

22 GA. GI. FLASHING W. INTEGRAL SLEEVE TO DRAIN. SOLDER ALL JOINTS

SCUPPER DETAILS

3" = 1'-0"

PERFORATED MET. GALV. INSERT

MULLION

SEALER

MET. FLASHING

16GA GALV. GUTTER FORMED AS INDICATED

2" GI. GRAVEL STOP

CONDENSATE GUTTER

1T/12 EXT. ELEV.

1S/12 SECTION THRU TUBE

GRID LINE

STRUCT. COLUMN SEE STRUCT. DRWGS

1" RAD. END CLOSURE

SOLDER ALL AROUND

ALUM. FLASHING SHT.

COLUMN-ABOVE ROOF PLAN SECTION 1B/12

3'-6" TO ROOF

TERMINATE REGLET WEATHERSEALANT

ALUM. CAP FLASHING MASTIC FILLED EXP. JOINT AT CENTER EACH BAY

ALUM. FLASHING

CONCRETE

ALUM. CLOSURE CONT. WEEP HOLES

PRE-FORMED VINYL SEALS

¼" OBSC. SPANDREL GLASS

4"x4"x¼"x0'-8" CLIP IS AT EACH MULLION (2) POWDER RIVETS & SLOTTED CENTER HOLE FOR ½ø BOLT. (2) ½ø BOLTS IN "UNISTRUT" INSERTS IN CONCRETE.

1C/12 PARAPET CAP TOP OF SPANDREL

MET. FLASHING REGLET

WEATHERSEALANT

SOLDER

1" MIN. 1¾" MAX.

ALUM. FLASHING

ALUM. COPING

CONCR. COL.

2P/12

¾"

WEATHER SEAL (TYPICAL)

ALUM. SILL

⅝" GYPSUM BD.

MET. CORNER REINF.

GROUT

MO SAI

¾" RADIUS TYPICAL

PERIMETER COLUMNS

STRUCT. COLUMN SEE STRUCT. DRWGS

MET. TRIM (TYP.)

SNAP-ON ALUM. COVER

PRE-FORMED VINYL SEALS

7/32 SHT. GLASS

1D/12 TYPICAL JAMBS & COLUMN PLAN SECT.

NOTE
ALL GLASS SHALL BE COMPLETELY SURROUNDED BY A METAL FRAME & SHALL BE INSTALLED WITH A MIN. GRIP OF 5/16 & MIN. EDGE CLEARANCE OF 3/16"

2½" 2½" ¾" RAD. TYP.

WEATHER SEALANT (TYP.)

PRE-CAST CONCR. PANELS

4"x4"x¼"x'-8" @ 5'-0" O.C.

2½"x2½"x⅜" ANGLE 5" LONG - WELD TO 3"x6"x¼"x5" LONG ABOVE.

1Q/12 PLAN 1ST FLR FACIA PANEL

1'-0¼"

WEEP HOLES

WEATHERSEAL

2'-10¼"

TO FACE OF PROJECTION

2'-0"

TO FACE OF PROJECTION

STRUCT. CORNER COLUMN SEE STRUCT. DRWGS.

WEATHERSEAL (TYPICAL)

PRE-FORMED VINYL SEALS

7/32 SHT. GLASS

⅝" GYPSUM BOARD ON WOOD FURRING

SNAP-ON ALUM. COVER

MET. CORNER REINF.

1E/12 TYPICAL JAMBS CORNER COLUMN PLAN SECT.

4"x4"x¼"x0'-8" CLIP IS SLOTTED HOLES FOR (2) ½ø BOLTS TO MULLION (2) ½ø BOLTS IN "UNISTRUT" INSERTS IN CONCRETE

WATERTIGHT SLIP JOINT

FACE OF SPANDREL BEAM

SPLICE PLTS. & CONN. - VERT. SECT. THRU MULLION 1F/12

¼" OBSC. SPANDREL GLASS

INSULATION - TYPE "A"

ALUM. MULLION

7/32 SHT. GLASS

SUSPENDED CLG. ⅝" GYPSUM BD. ACOUSTIC TILE

DRAPERY TRACK

8'-4" TO FLOOR

TYPICAL HEAD VERTICAL SECTION 1G/12

7/32 SHT. GLASS

WEEP HOLES

¼" OBSC. SPANDREL GLASS

INSULATION TYPE "A"

"SNAP-ON ALUM. COVER MOULD

EXTRUDED ALUM. SILL

⅝" GYPSUM BD.

4'-10" TO CLG.

3'-6" TO FL.

TYPICAL SILL VERTICAL SECTION 1H/12

SECT. ABOVE SILL 1J/12

PREFORMED VINYL SEALS

SASH DIM.

¼" OBSC. SPANDREL GLASS

SECT. BELOW SILL 1K/12

PLT. GLASS

SNAP-ON ALUM. COVER

16GA. STL. VERT. "Z" STRAP WITH INSULATORS TO MULLION

1"DRY WALL @ HORIZ. JOINT CENTER & BASE.

⅝" GYP. BD.

1" CONDUIT (WHERE OCCURS)

INSULATION - TYPE "A"

TYPICAL MULLION PLAN SECTION 1J/12

EDGE OF CONC. SPANDREL ABOVE

1" INSULATION

ALUM. MULLION

4"x4"x¼"x'-8" APPROX 3'-0" O.C. SUSPENDED FROM BM. SOFFIT ABOVE

5"x3½"x0'-3" CLIP IS (2) ½ø POWDER RIVETS @ SLOTTED CENTER HOLE FOR ½ø BOLT TO MULLION (2) ½"x4" BOLTS TO L. HANGERS.

WEEP HOLES

WEATHERSEAL

¼"x3½" STRAP ANCHORS - CAST IN PLACE @ APPROX. 3'-0" O.C.

⅜ø THREADED BOLTS 1½" VERT SLOTS IN VERT. L

SILL - ABOVE FASCIA PANEL 1M/12

3"x4"x¼"x0'-5" PUNCHED WITH 4-¾" HOLES @ APPROX 3'-0" O.C. LEVELING BOLT & LOCK NUT.

2½"x2½"x0'-5" L - WELDED TO SUSPENSION L

ALUM. FLASH CAP

2'-10¾"

11'-0" TO EL.

7" ▭ 14.75

PLATE GLASS DISPLAY WINDOW

EXT. LATH & PLAS. - SUSP. CLG.

1N/12 HEAD - DISPLAY WINDOWS

1/12 CURTAIN-WALL DETAILS

SCALE 3"=1'-0"

5/A TO 1N/12

SILL LINE C.I. RET. TRIM

⅝ø GYPSUMBOARD

16 GA. CONT. BENT PL.

2½" TAILING STUDS

⅝ø GYPSUM BOARD C.I. RET. TRIM

1Z/12 TYP. MULL. & WALL MEETING SECT. ABOVE SILL

5/A TO 1Z/12 SECT. UNDER SILL

SCALE 3"=1'-0"

STRUCT. COLUMN

WEATHERSEAL ALUM. FRAME

1'-0¼"

16GA. BENT STL. STRAPS 2" WIDE - APPROX 2'-0" O.C. ¾ø RAMSET BOLTS ALUM. SCRS & INSULATORS

GRANITE DOVE-TAIL ANCHORS

JAMB AT COLUMN 2A/12

16 GA. BENT STRAPS & CONNECTIONS SEE SECT. 2A/12

WEATHERSEAL (TYPICAL)

GRANITE

MULLION 2B/12

SEE SECT. 1N/12

ALUM. FLASH CAP

BENT STRAPS & CONNECTIONS SEE SECT. 2A/12

GRANITE

12" CONC. CURB WALL SEE STRUCT DRWGS

HEAD 2C/12

3½"x2½"x¼"L CONT.

¾ø RAMSET BOLTS AT 2'-0" O.C.

WEATHERSEAL

2 VP. BENT STRAPS & CONNECTIONS

W.P. MEMBRANE

PLANTING AREA

FIN. FLOOR LINE

SILL SEE ALSO SECT. 1G/13 2D/12

DETAILS - GRANITE & ALUMINUM - APPLIED TO CONC. WALLS 2/12

SCALE 3"=1'-0"

⅝" GYP. BOARD 1" DRY WALL ℄

TOP SET RUBBER BASE RESILIENT FLOORING

4"

12 GA. MET. BASE CHANNEL

ALUM. MULLION FACE OF SPANDREL BEAM

1" 3¼"

TYP. FLOOR SECTION 1L/12

NOTE: INSULATION & CONDUIT NOT SHOWN.

5/A TO 2Z/18

STAIR WELL

5/A TO 1D/12

1P/12 MULLION & PLAS. AT COL. SECT. ABOVE SILL, STAIR & ALL FLOORS SCALE: 3"=1'-0"

DATE	NO.	REVISIONS	BY
12-20-61	1	REV. SCUPPER DET. INDICATE MOISAI, COL. FINS	B.M.

RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
BUILDING NO. 1
PANORAMA CITY, CALIFORNIA
WILLIAM H. BROWNYARD DEVELOPER

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

CURTAIN WALL DETAILS

DATE- 10-20-61
DWN. RY., AY., B.M.
TR.
CHK. B.M.
JOB NO. 4471
SHEET NO. 12-1

JAMBS: CORNER COLUMN (1/13)

CENTER MULLION-TYPICAL (2/13)

JAMBS - TYPICAL COLUMN (3/13)

TYPICAL SILL (4/13)

SOFFIT - RECESSED AREA (25/13)

PLAN @ ENTRANCE WALL (8/13)

PLAN @ ENTRANCE DOOR (7/13)

COLUMN JAMB AT EXT. FACING (13/13)

CENTER MULLION AT EXT. FACING (14/13)

SILL AT EXT. FACING PNLS (16/13)

PLAN @ ENTRANCE (2G/13)

HEAD (5/13)

DOOR HEAD TRANSOM (10/13)

SILL-HIGH WINDOW (15/13)

DOOR SILL (11/13)

SIDE LIGHT SILL (12/13)

DOOR JAMB AT COLUMN (17/13)

JAMB AT EXT. FACING PANEL (18/13)

CENTER MULLION AT EXT. FACING PNL (19/13)

HEAD - EXTERIOR DOOR (20/13)

HEAD AT EXT. FACING PANEL (21/13)

DATE	NO.	REVISIONS	BY
12-20-61	1	REV. ENTRANCE DETS.	A.Y.

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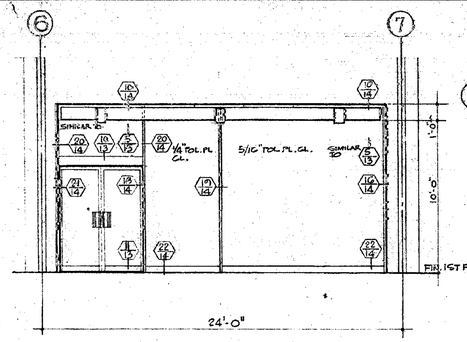
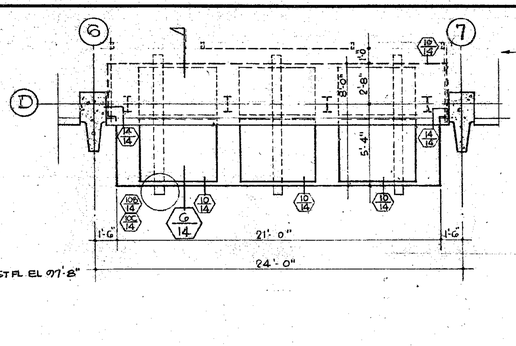
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

STORE FRONT DETAILS

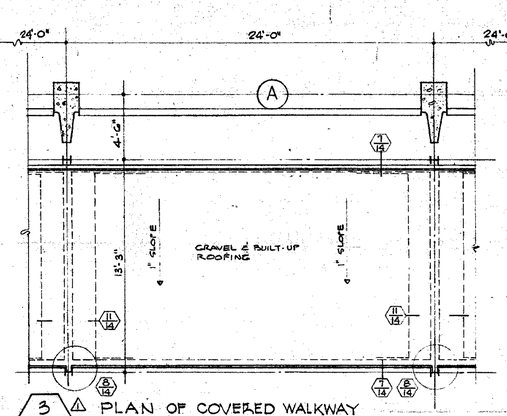
DATE 10-20-61	JOB NO. 4471
DWN. R.Y., A.Y.,	SHEET NO. 13-1
TR.	
CHK. B.M.	



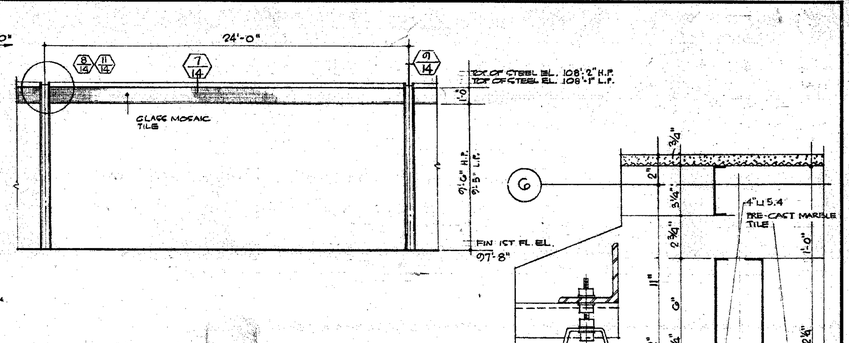
1/14 ELEVATION @ NORTH ENTRANCE (TITUS ST.)
SCALE: 1/4" = 1'-0"



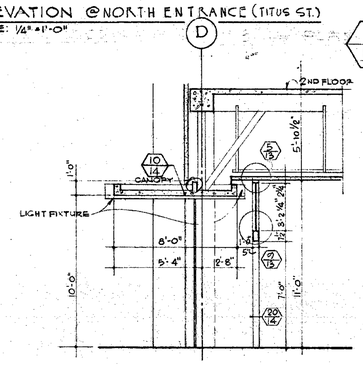
2/14 PLAN OF CANOPY @ NORTH ENTRANCE
SCALE: 1/4" = 1'-0"



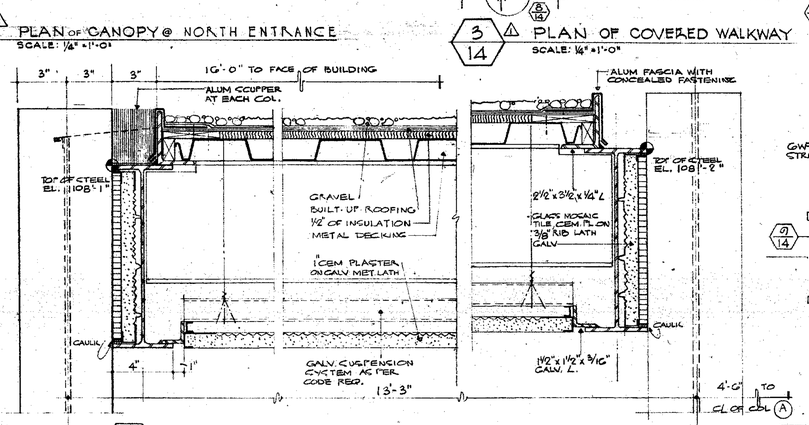
3/14 PLAN OF COVERED WALKWAY
SCALE: 1/4" = 1'-0"



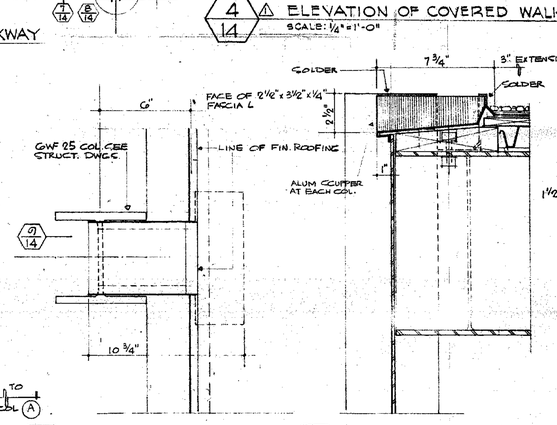
4/14 ELEVATION OF COVERED WALKWAY
SCALE: 1/4" = 1'-0"



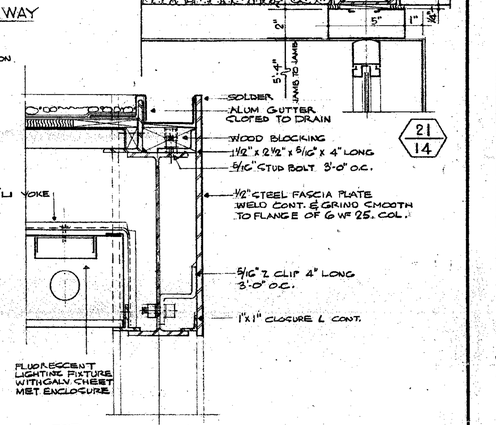
6/14 SECTION THRU CANOPY
SCALE: 1/4" = 1'-0"



7/14 SECTION THRU COVERED WALKWAY

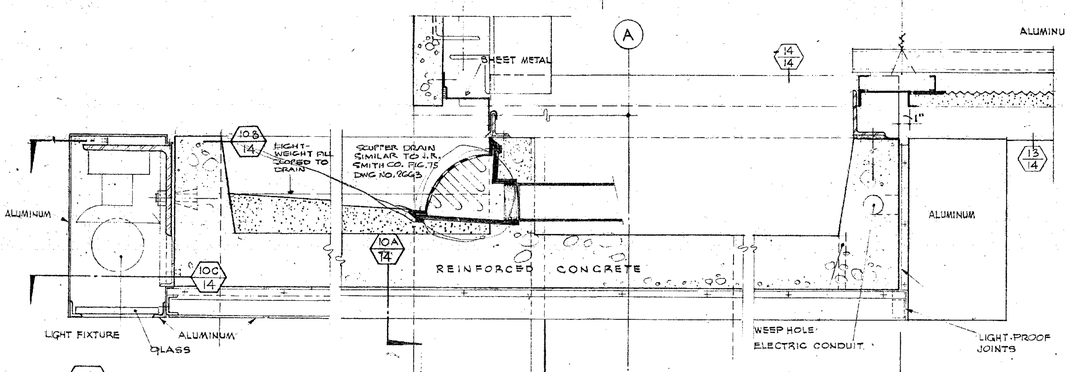


8/14 PLAN @ WALKWAY ROOF DRAIN D.S.

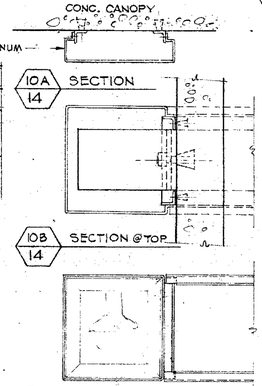


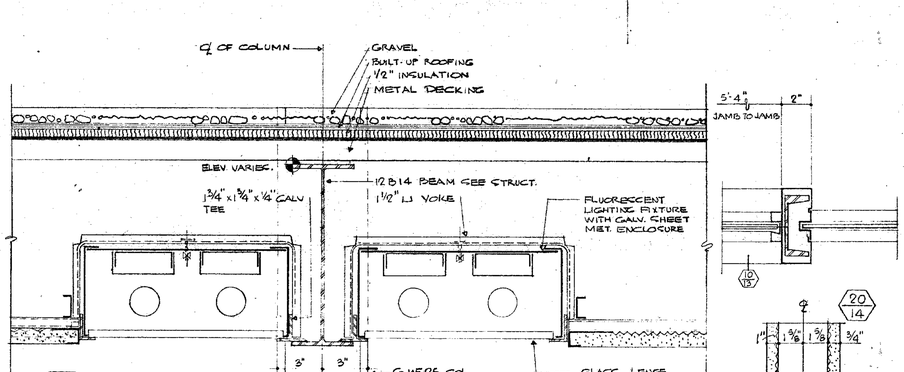
9/14 SCUPPER DETAIL

17/14 END CONDITION AT CANOPY

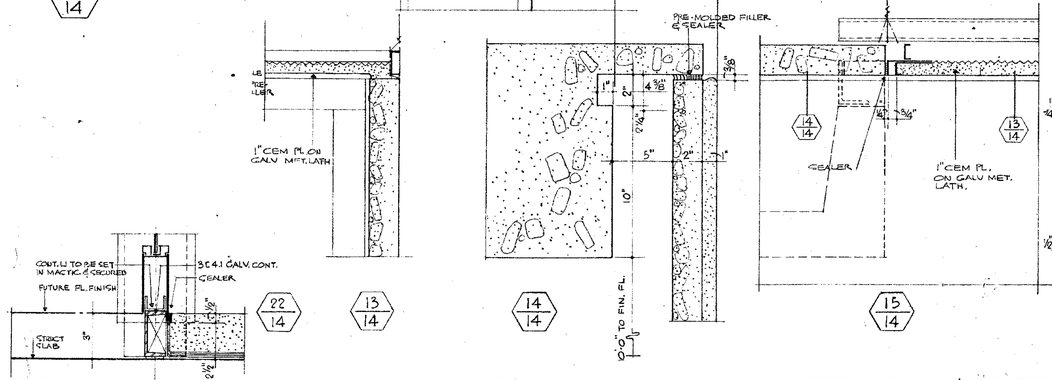


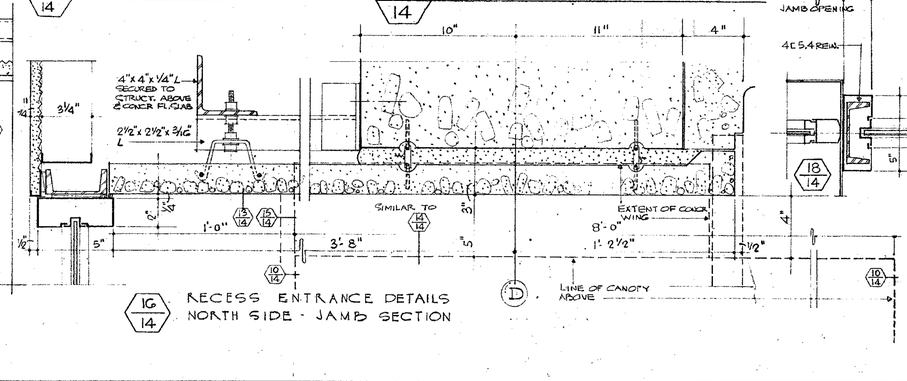
10/14 SECTION THROUGH CANOPY





11/14 SECTION THROUGH WALKWAY (TYPICAL)





16/14 RECESS ENTRANCE DETAILS NORTH SIDE - JAMB SECTION

DATE	NO.	REVISIONS	BY
11-5-6	1	OMIT SOUTH ENTRANCE CANOPY, CLARIFIED NORTH SIDE	A.Y.

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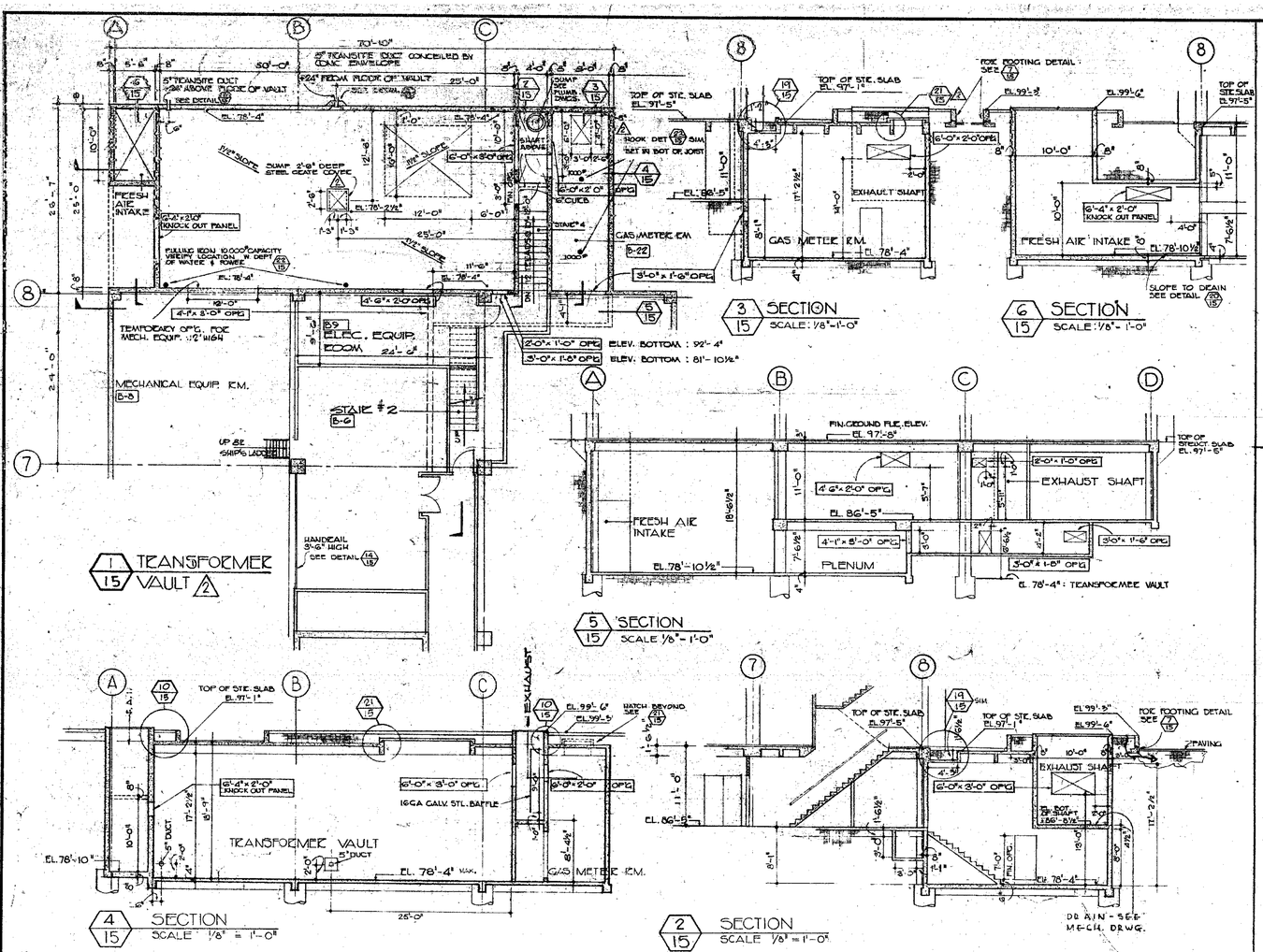
WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

COVERED WALK DETAILS

DATE 10-20-61
JOB NO. 4471
DWN. A.Y.
SHEET NO. 14-1
TR.
CHK. S.M.



1 15 TRANSFORMER VAULT 2

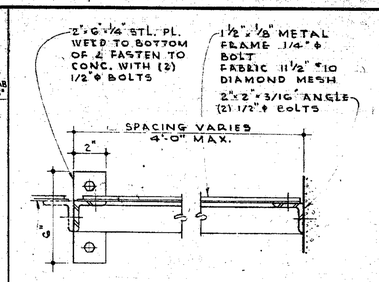
3 15 SECTION SCALE: 1/8"-1'-0"

6 15 SECTION SCALE: 1/8" - 1'-0"

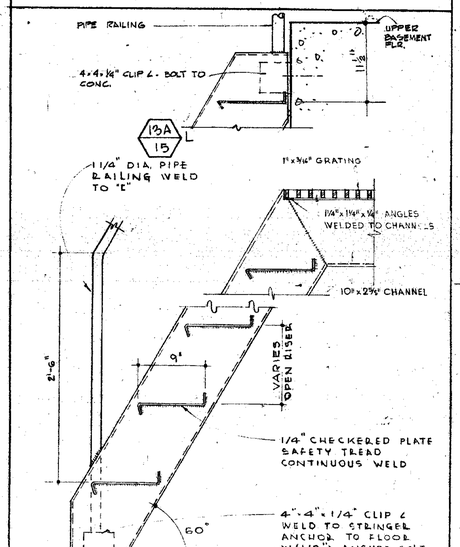
5 15 SECTION SCALE 1/8"-1'-0"

4 15 SECTION SCALE 1/8" = 1'-0"

2 15 SECTION SCALE 1/8" = 1'-0"

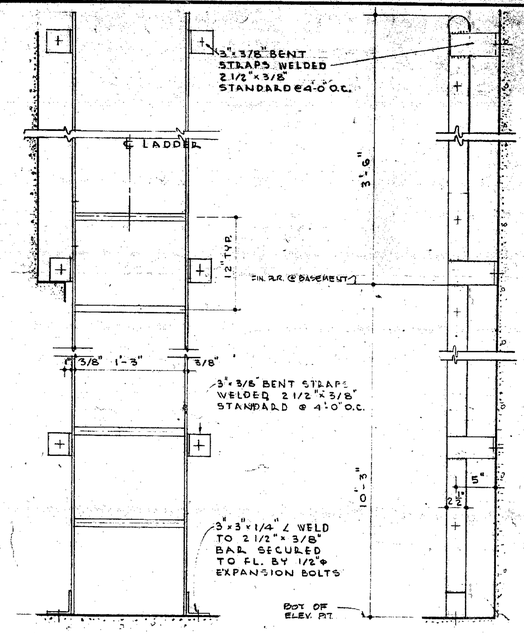


11 15 DETAIL SCREEN

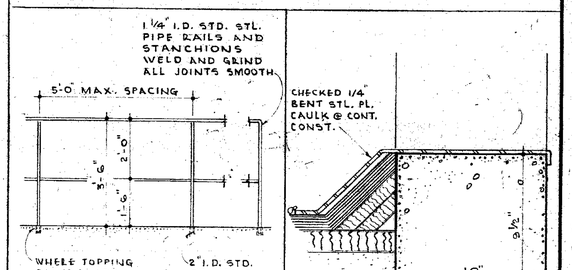


13A 15 L

13 15 SHIPS LADDER SCALE: 1½"=1'-0"

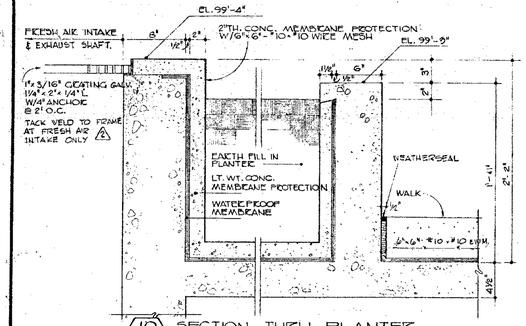


12 15 LADDER IN ELEVATOR

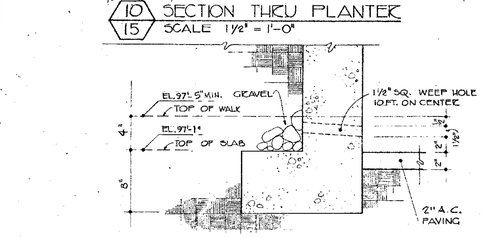


14 15 RAILING DETAIL SCALE: ½"=1'-0"

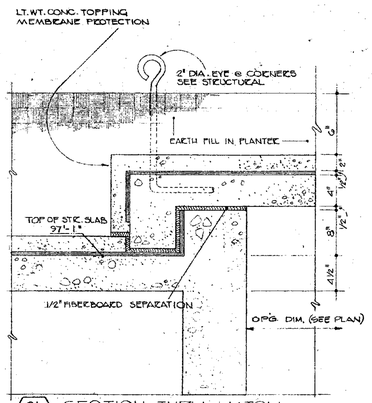
15 15 CURB DETAIL SIMILAR TO 8 SCALE: 3"=1'-0"



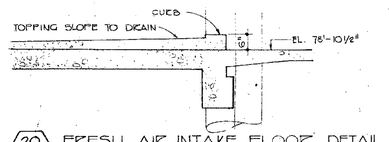
10 15 SECTION THRU PLANTER SCALE 1½" = 1'-0"



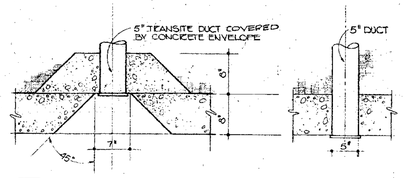
7 15 WEST WALL OF PLANTER FOOTING DETAIL SCALE: 1½" = 1'-0"



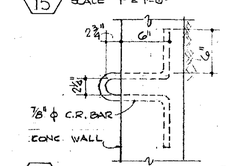
21 15 SECTION THRU HATCH SCALE 1½" = 1'-0"



20 15 FRESH AIR INTAKE FLOOR DETAIL SCALE ½" = 1'-0"

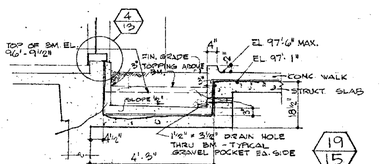


8 15 CONDUIT DETAIL SCALE 1" = 1'-0"

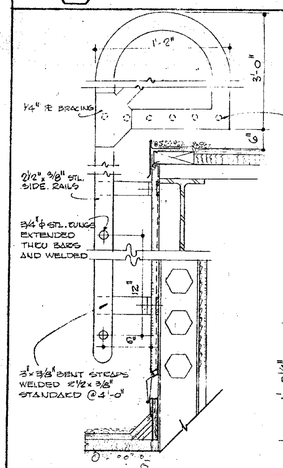


9 15 CONDUIT DETAIL SCALE 1" = 1'-0"

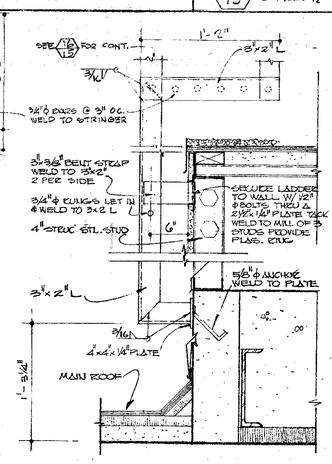
22 15 WALL PULLING EYE 1½" = 1'-0"



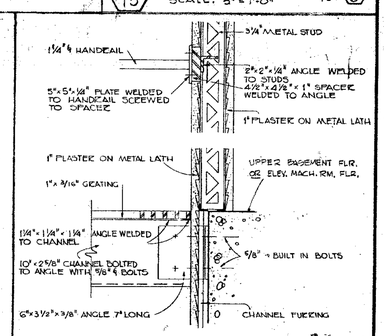
19 15 RECESSED PLANTER @ BUILDING 1½" = 1'-0"



16 15 STEEL LADDER TO UPPER PENTHOUSE SCALE 1½" = 1'-0"



17 1.5 LADDER TYPICAL



18 15 STEEL PLATFORM DETAILS 1½" = 1'-0"

DATE	NO.	REVISIONS	BY
11/6/61	2	ADD GAS METER HATCH, MOVE SUMP IN VAULT, LADDER REV.	A.B. E.B.
10/26/61	1	TRANS VAULT & PLANTER BOX	A.B.

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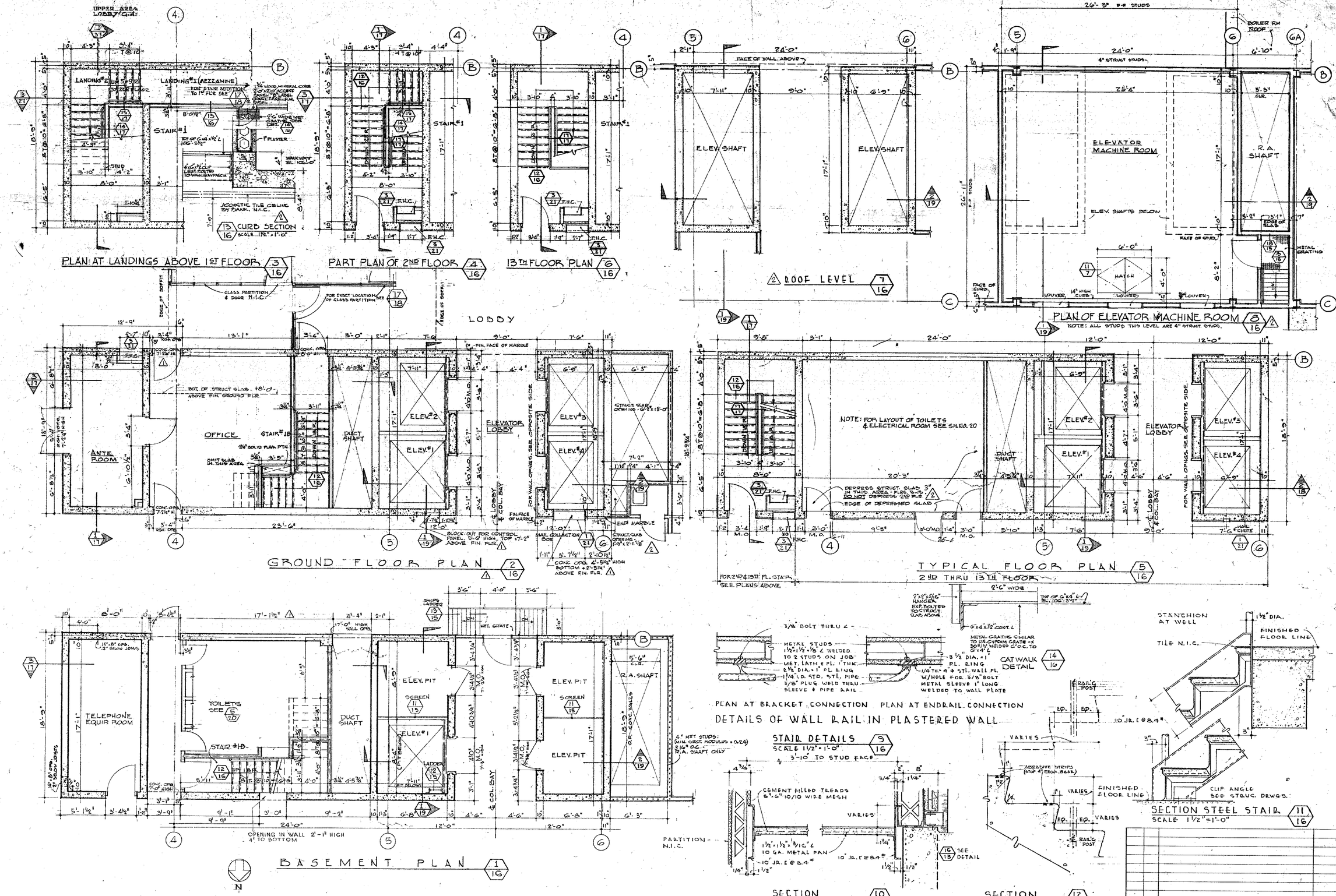
TRANSFORMER VAULT AND MISCELLANEOUS EXTERIOR DETAILS

DATE	10-20-61
DWN.	
TR.	
CHK.	E.H.
JOB NO.	4471
SHEET NO.	15-2



DATE	NO.	REVISIONS	BY
12-1-61	2	ADD GROUND FLR. JAN. CLOS. REV. ELEV. MACHINE RM. ADD CATWALK @ MEZZ. DEPRESS SLAB IN TOILETS.	B.M., A.Y.
11-10-61	1	ADDED OPNGS IN GROUND FLR. CORRECTED DIMENS	B.M.

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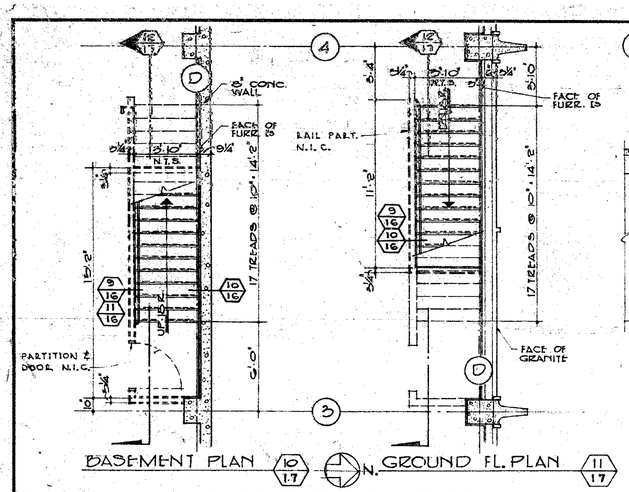
WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

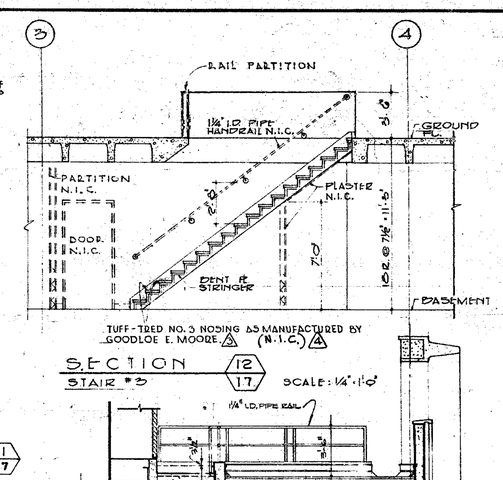
CORE PLANS

DATE 10-20-61
JOB NO. 4471
DWN. W.N., L.E., B.M.
SHEET NO. 16.2
TR.
CHK. B.M.Y.

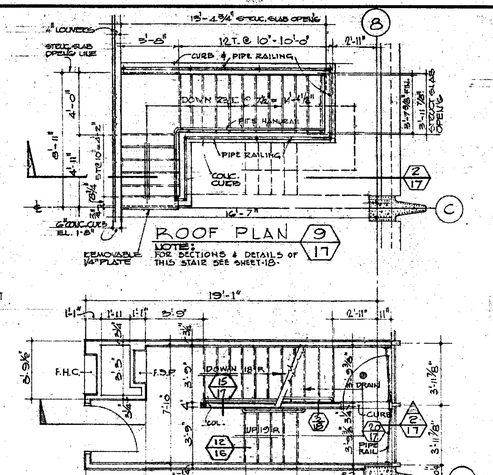


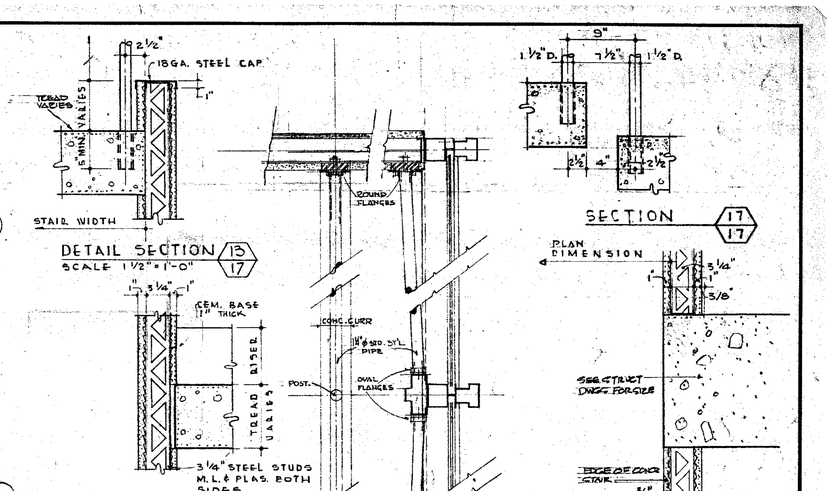
BASEMENT PLAN 10/17 — N. — GROUND FL. PLAN 11/17

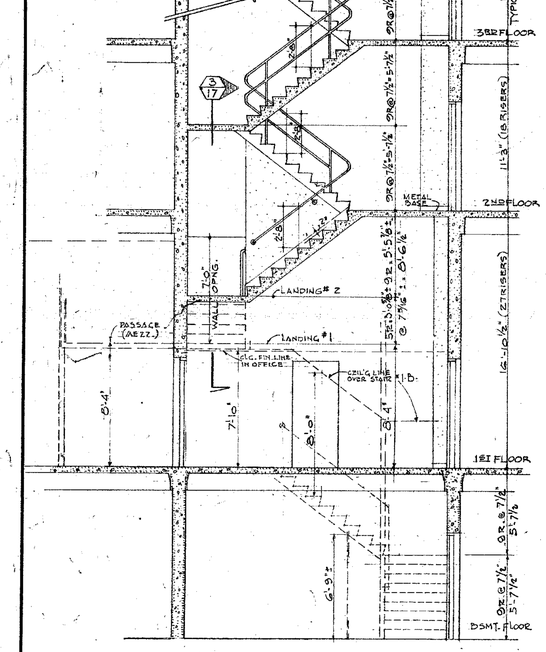
PLANS OF STAIR #3 SCALE: 1/4"=1'-0"



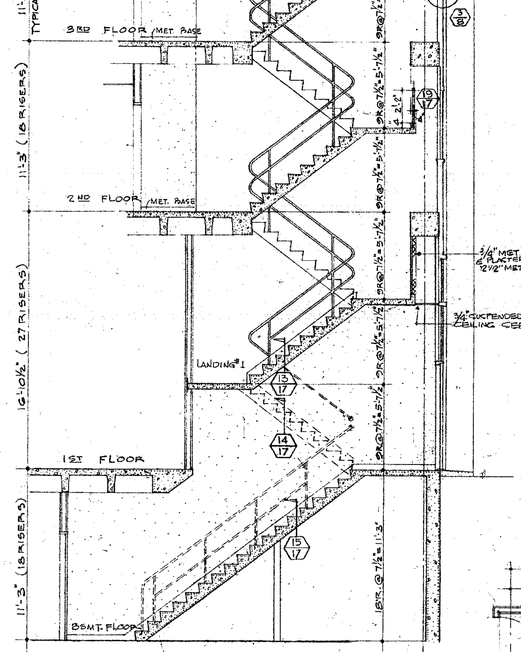
SECTION STAIR #3 12/17 SCALE: 1/4"=1'-0"



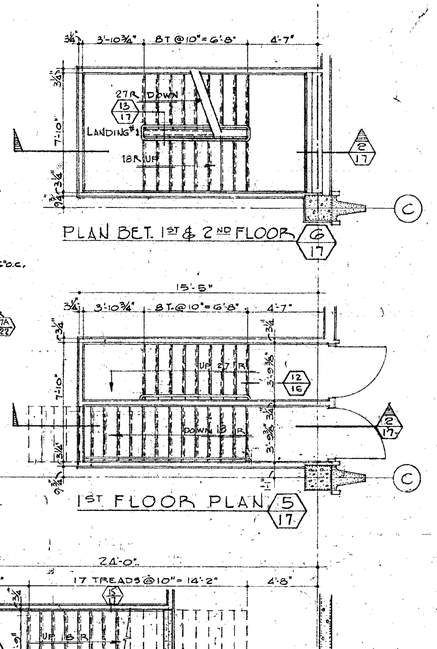


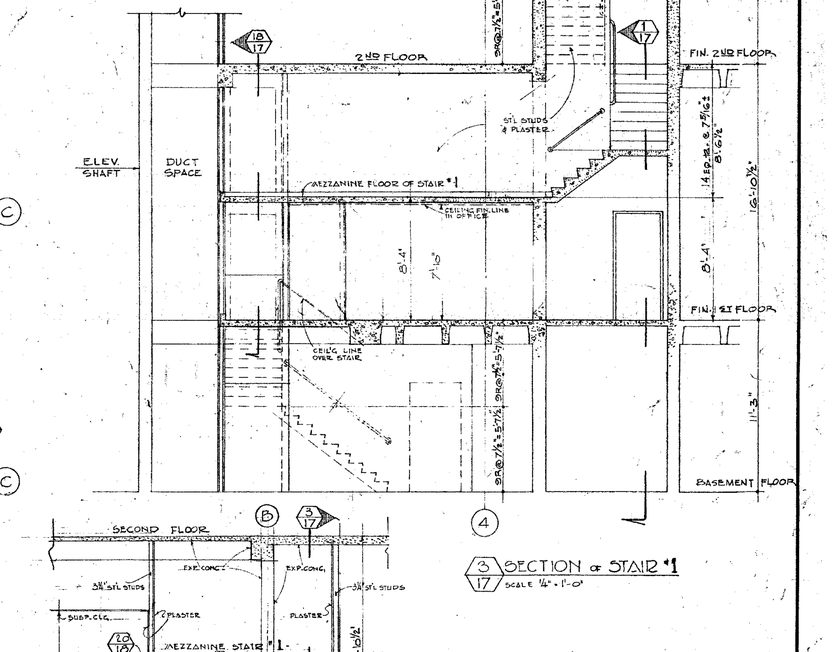


SECTION STAIR #1 1/17 SCALE 1/4"=1'-0"



SECTION STAIR #2 2/17 SCALE 1/4"=1'-0"





3/17 SECTION OF STAIR #1 SCALE 1/4"=1'-0"

18/17 SECTION OF MEZZANINE STAIR #1 SCALE: 1/4"=1'-0"

DATE	NO.	REVISIONS	BY
1-21-67	4	GENERAL REVISIONS	
1-18-67	3	REV. AS REQUESTED BY BANK	
2-10-61	1	REV. STAIR TO ROOF. CLOSURE @ GROUND FLR.	E.B.

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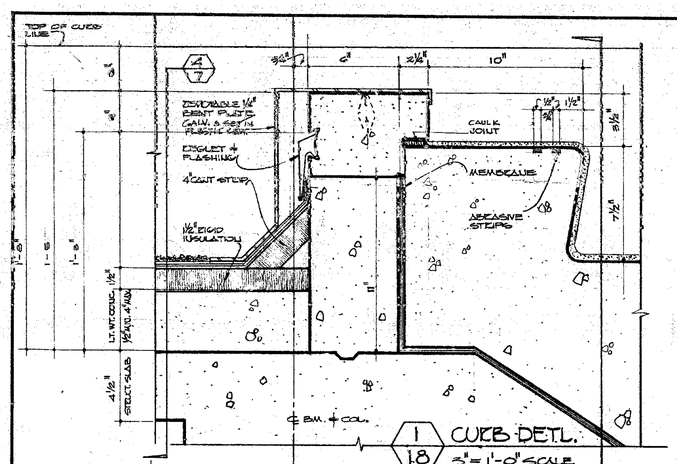
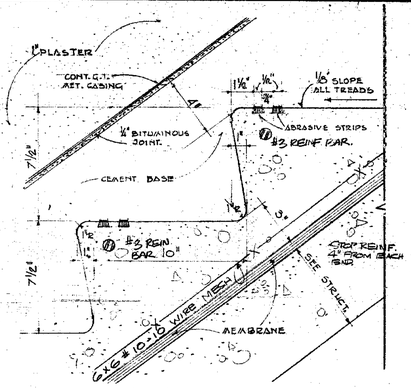
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

STAIR NO.1 SECTIONS
STAIR NO.2 SECTIONS & DETAILS

DATE 10-20-61 | JOB NO. 4471
DWN. W.N., J.J., T.R. | SHEET NO. 17-1
CHK. B.M.

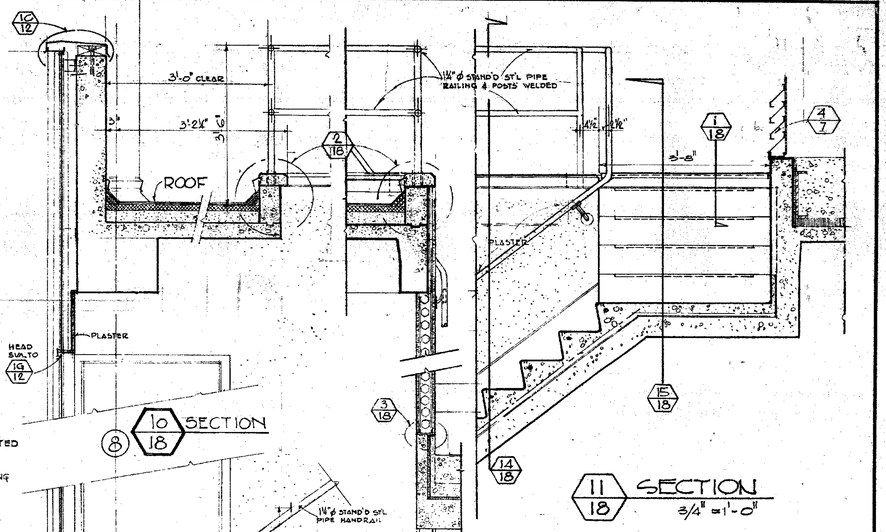


1 / 18 CURB DETL. 3" = 1'-0" SCALE



5 / 18 SECTION SCALE 3" = 1'0"

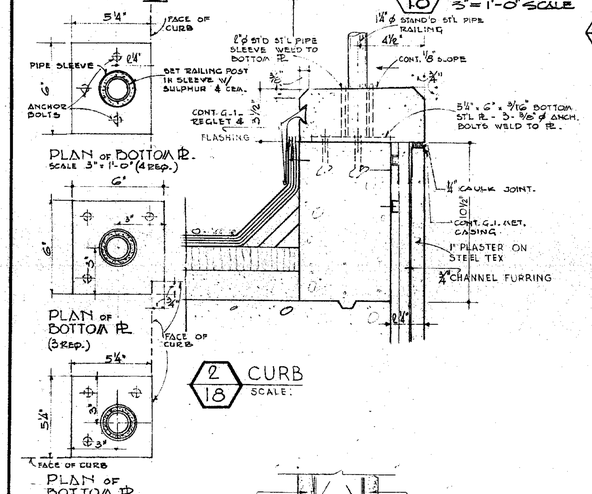
16 / 18 SECTION



10 / 18 SECTION

11 / 18 SECTION 3/4" = 1'-0"

14 / 18 SECTION SCALE ¾" = 1'-0"

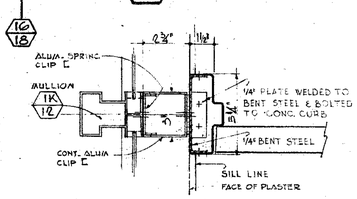


PLAN OF BOTTOM PL. SCALE 3" = 1'-0" (4 REQ.)

PLAN OF BOTTOM PL. (3 REQ.)

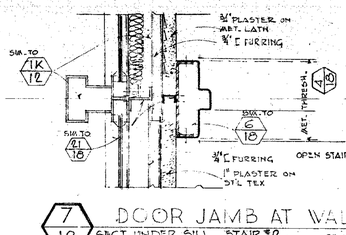
PLAN OF BOTTOM PL. (1 REQ.)

2 / 18 CURB SCALE:



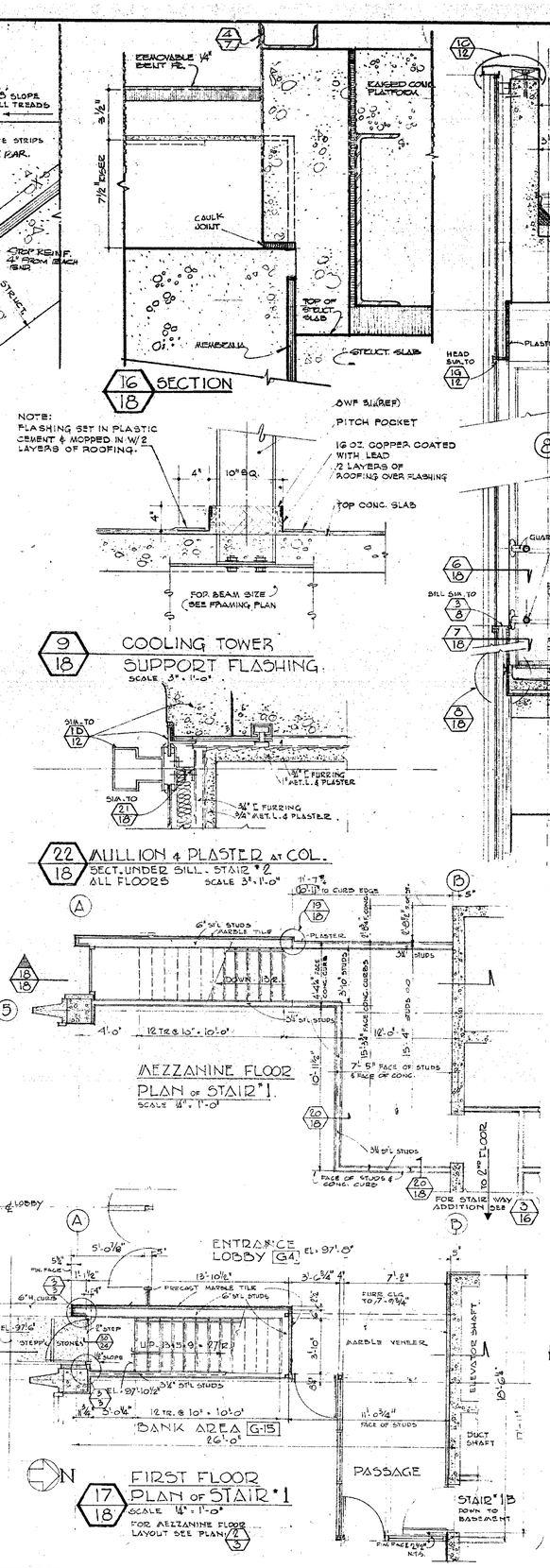
6 / 18 DOOR JAMB AT MULLION
SECT. ABOVE SILL. STAIR #2. 13TH FLOOR TO ROOF SCALE 3" = 1'-0"

9 / 18 COOLING TOWER SUPPORT FLASHING
SCALE 3" = 1'-0"

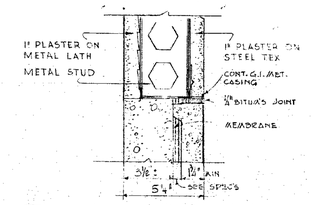


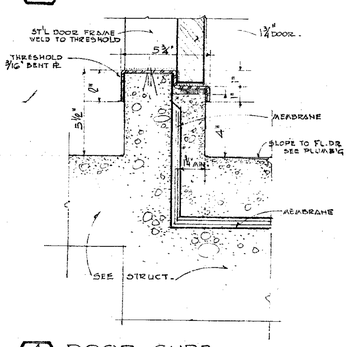
7 / 18 DOOR JAMB AT WALL
SECT. UNDER SILL. STAIR #2. 13TH FLOOR TO ROOF SCALE 3" = 1'-0"

22 / 18 MULLION & PLASTER AT COL.
SECT. UNDER SILL. STAIR #2 ALL FLOORS SCALE 3" = 1'-0"

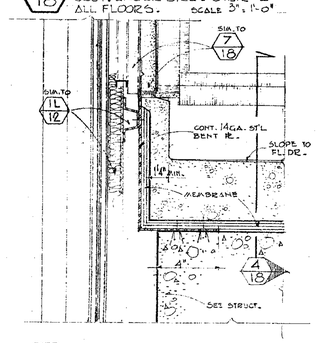


3 / 18 SECTION SCALE: 3" = 1'0"

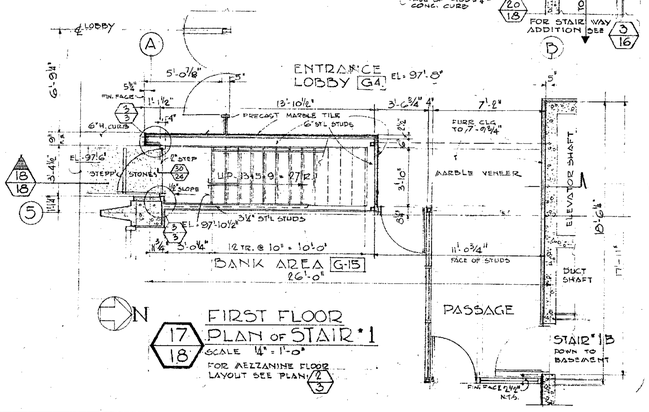




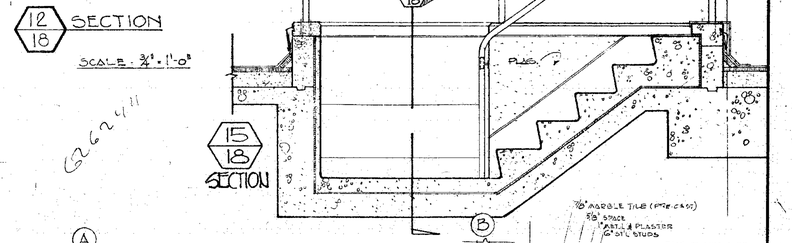
4 / 18 DOOR CURB SCALE 3" = 1'-0"



8 / 18 BASE AT WALL SCALE 3" = 1'-0"

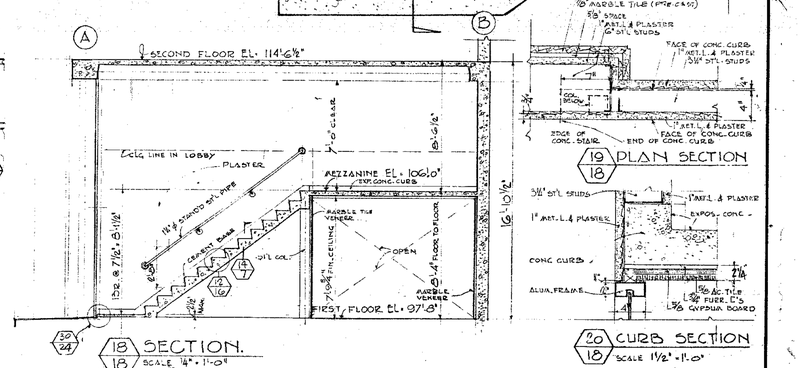


12 / 18 SECTION SCALE ¾" = 1'-0"



13 / 18 SECTION

15 / 18 SECTION



18 / 18 SECTION. SCALE ¼" = 1'-0"

19 / 18 PLAN SECTION

20 / 18 CURB SECTION SCALE 1½" = 1'-0"

DATE	NO.	REVISIONS	BY
12-21-61	1	CURBS, STAIR #2 @ ROOF, STAIR #1 @ EXIT	B.M.

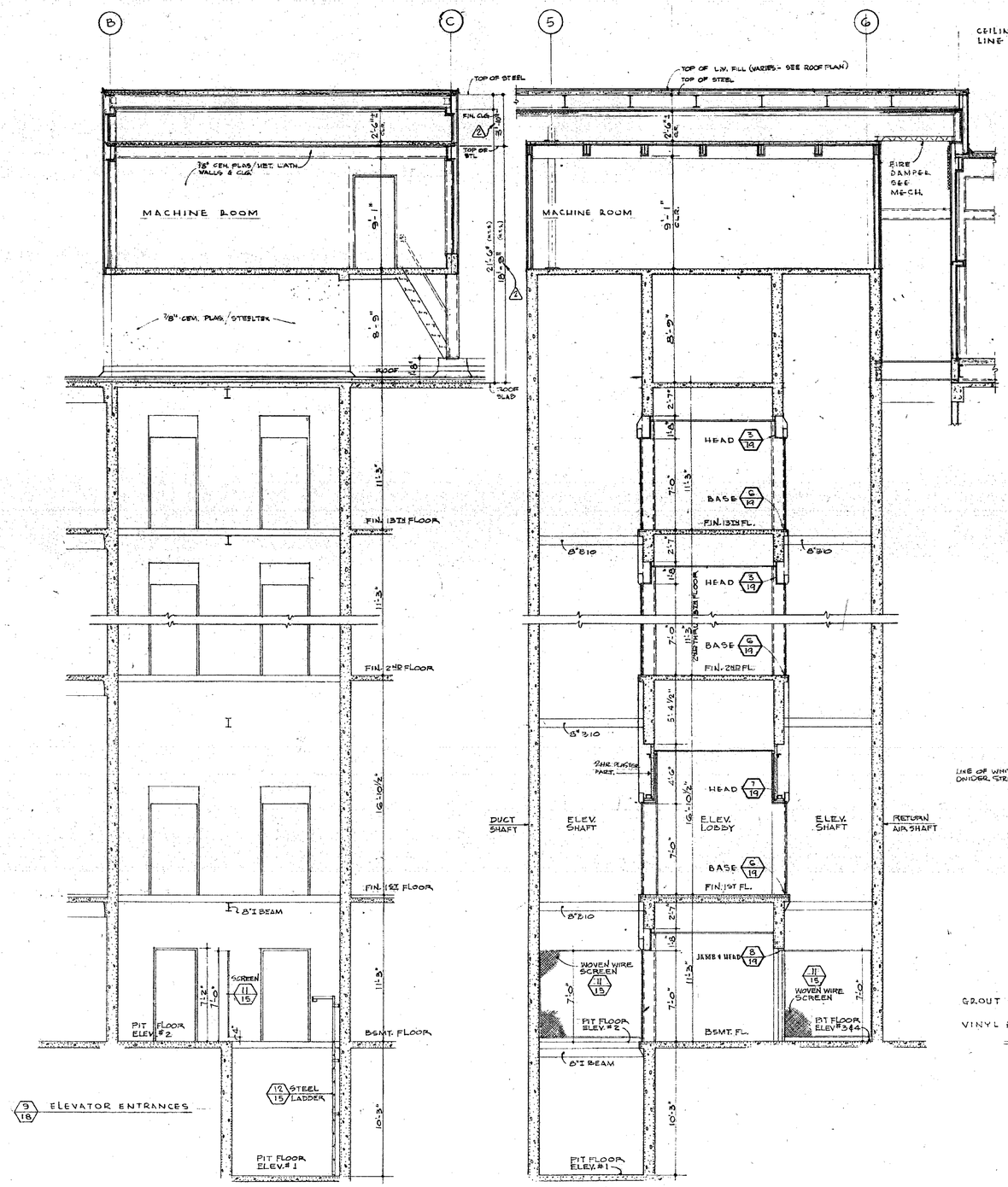
RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
BUILDING NO. 1
PANORAMA CITY, CALIFORNIA
WILLIAM H. BROWNYARD DEVELOPER

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

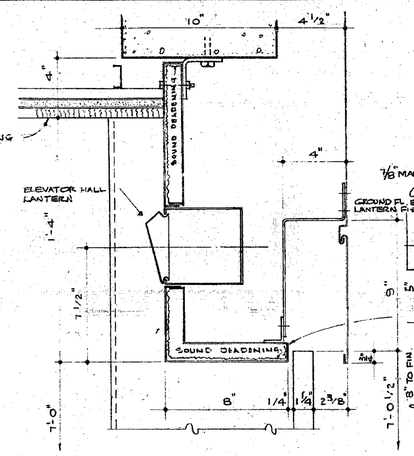
STAIR NO. 2 AND MISCELLANEOUS DETAILS

DATE 10-20-61
DWN. J.J., E.B.
TR.
CHK. B.M.
JOB NO. 4471
SHEET NO. 18-1

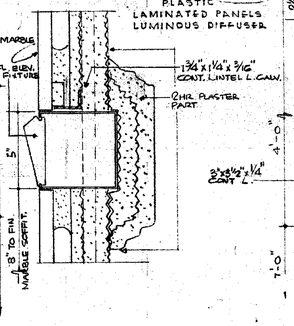


SECTION 1/19

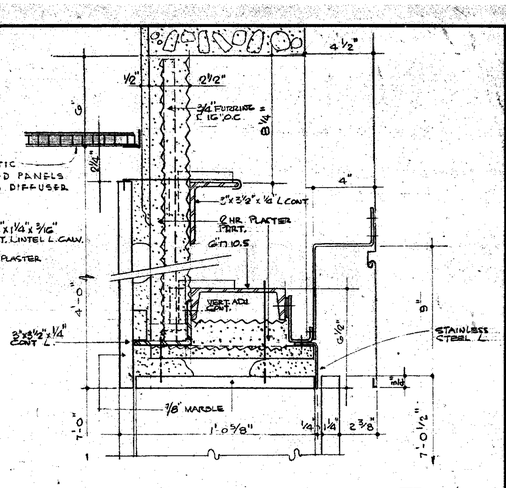
SECTION 2/19



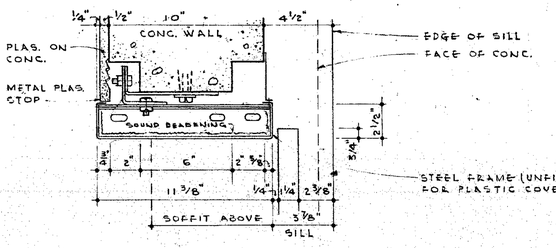
HEAD AT ELEVATOR 2ND. FL. TO 13TH FL. 3/19



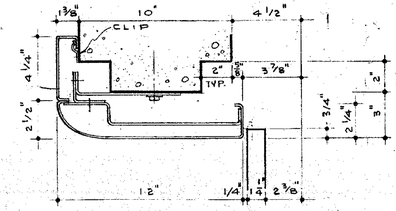
JA/19 GROUND FL. ELEVATOR LANTERN DETAIL



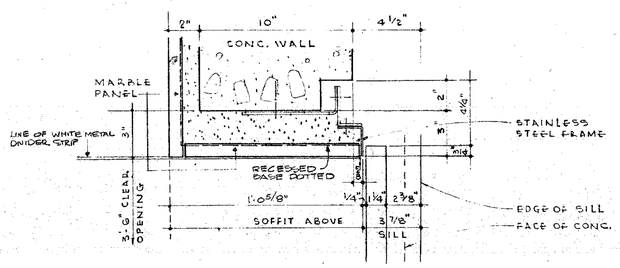
HEAD SECTION GRD. FLR. 7/19



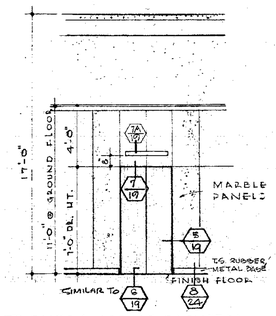
JAMB AT ELEVATOR 2ND. FL. THRU 13TH FL. 4/19



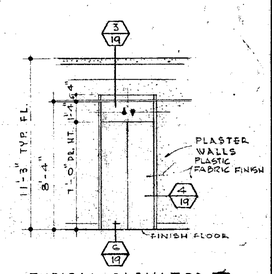
JAMB & HEAD SIMILAR BASEMENT 8/19



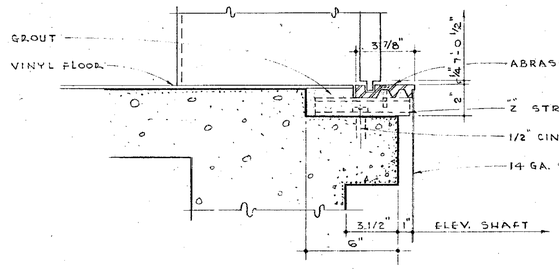
JAMB AT ELEV. GROUND FLOOR 5/19



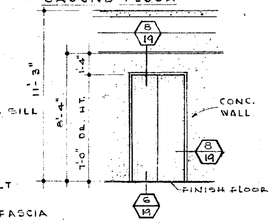
9A/19 ENTRANCE AT ELEVATOR GROUND FLOOR



9B/19 TYPICAL ELEVATOR ENTRANCE



SILL AT ELEVATOR 6/19



9C/19 ENTRANCE IN BASEMENT

ELEV. AT ELEVATOR ENTRANCES 9/19

DATE	NO.	REVISIONS	BY
2-1-62	2	DIMENTIONS ELEV. AT PENTHOUSE.	
12-20-61	1	REV. GRND FLR. ENTRANCE, MACH. RM. CLG.	A.Y. BH

RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

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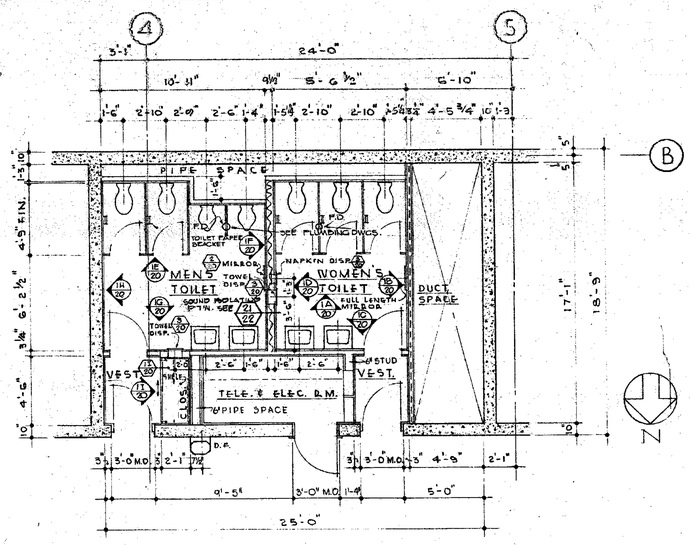
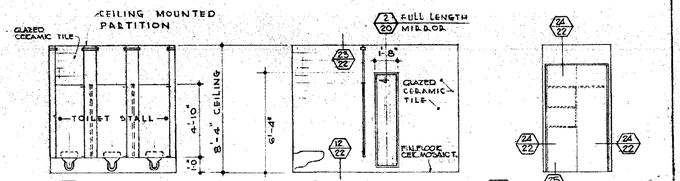
WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

ELEVATOR SECTIONS AND DETAILS

DATE 10-20-61
DWN. W.H., L.E., A.Y.
TR.
CHK. B.M.
JOB NO. 4471
SHEET NO. 19-1

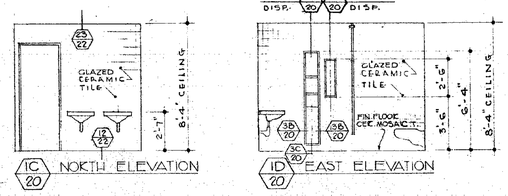


1/20 TOILET PLAN TYPICAL FLOOR



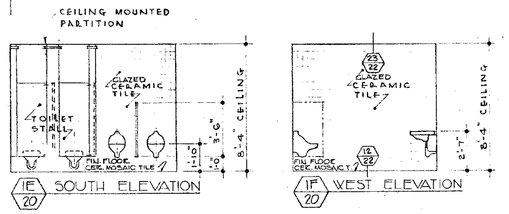
1A/20 SOUTH ELEVATION — 1B/20 WEST ELEVATION — 1I/20 JANITOR CLOSET

WOMEN'S TOILET — SCALE ¼" = 1'-0" — VESTIBULE SCALE ¼"=1'-0"



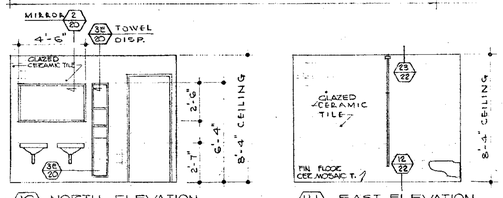
1C/20 NORTH ELEVATION — 1D/20 EAST ELEVATION

WOMEN'S TOILET — SCALE ¼" = 1'-0"



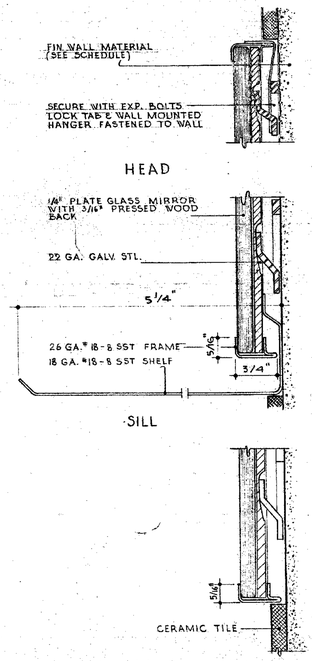
1E/20 SOUTH ELEVATION — 1F/20 WEST ELEVATION

MEN'S TOILET — SCALE ¼" = 1'-0"

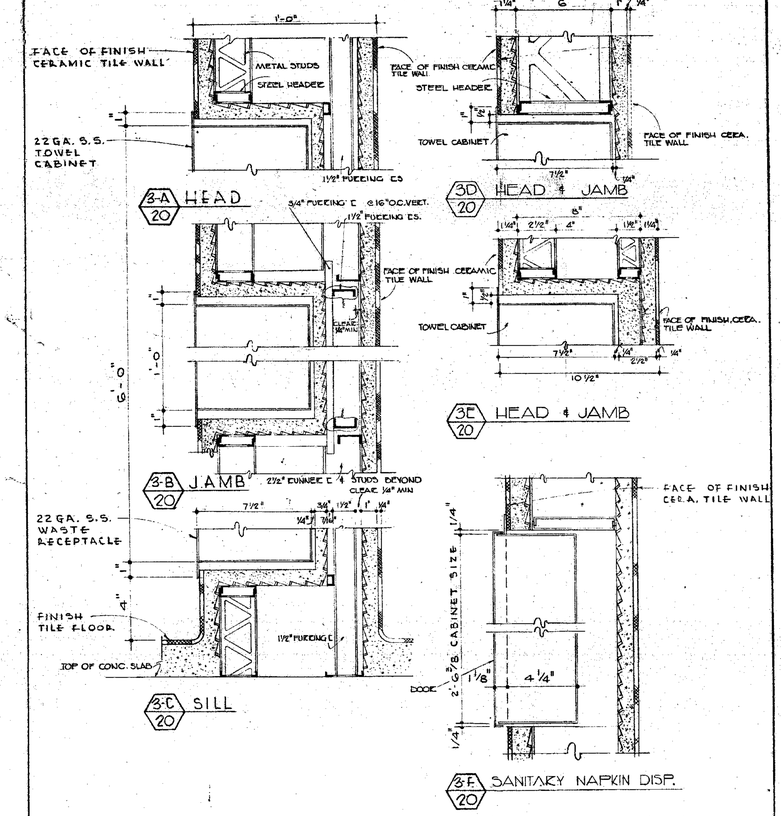


1C/20 NORTH ELEVATION — 1H/20 EAST ELEVATION

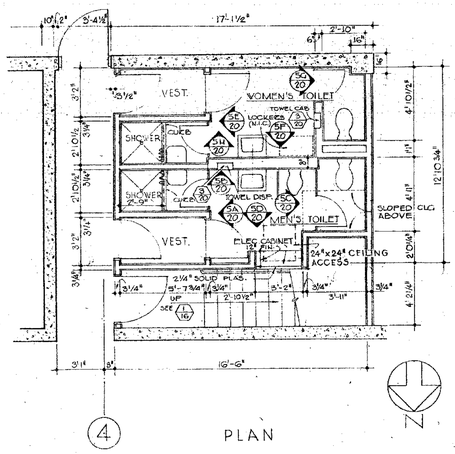
MEN'S TOILET — SCALE ¼" = 1'-0"



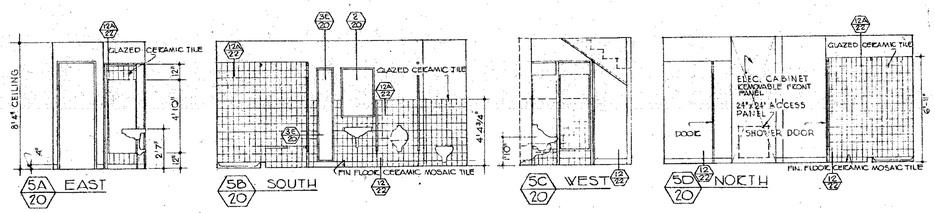
2/20 MIRROR DETAILS
SCALE: F. S.



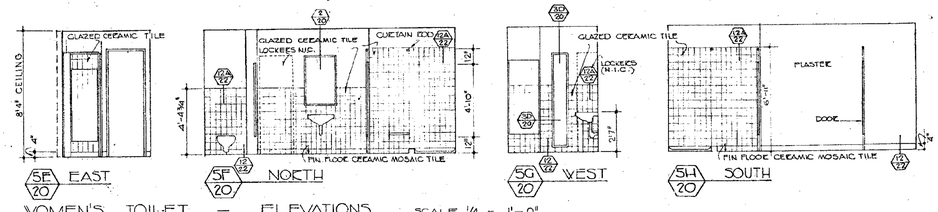
3/20 RECESSED TOWEL & NAPKIN CAB
SCALE 3"=1'-0"



4 PLAN



MEN'S TOILET — ELEVATIONS — SCALE ¼" = 1'-0"



WOMEN'S TOILET — ELEVATIONS — SCALE ¼" = 1'-0"

5/20 TOILETS - BASEMENT FLOOR
SCALE: ¼"=1'0"

DATE	NO.	REVISIONS	BY
12-29-61	1	REV. DIMENSIONS - TYP. TOILETS	R. M.

RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
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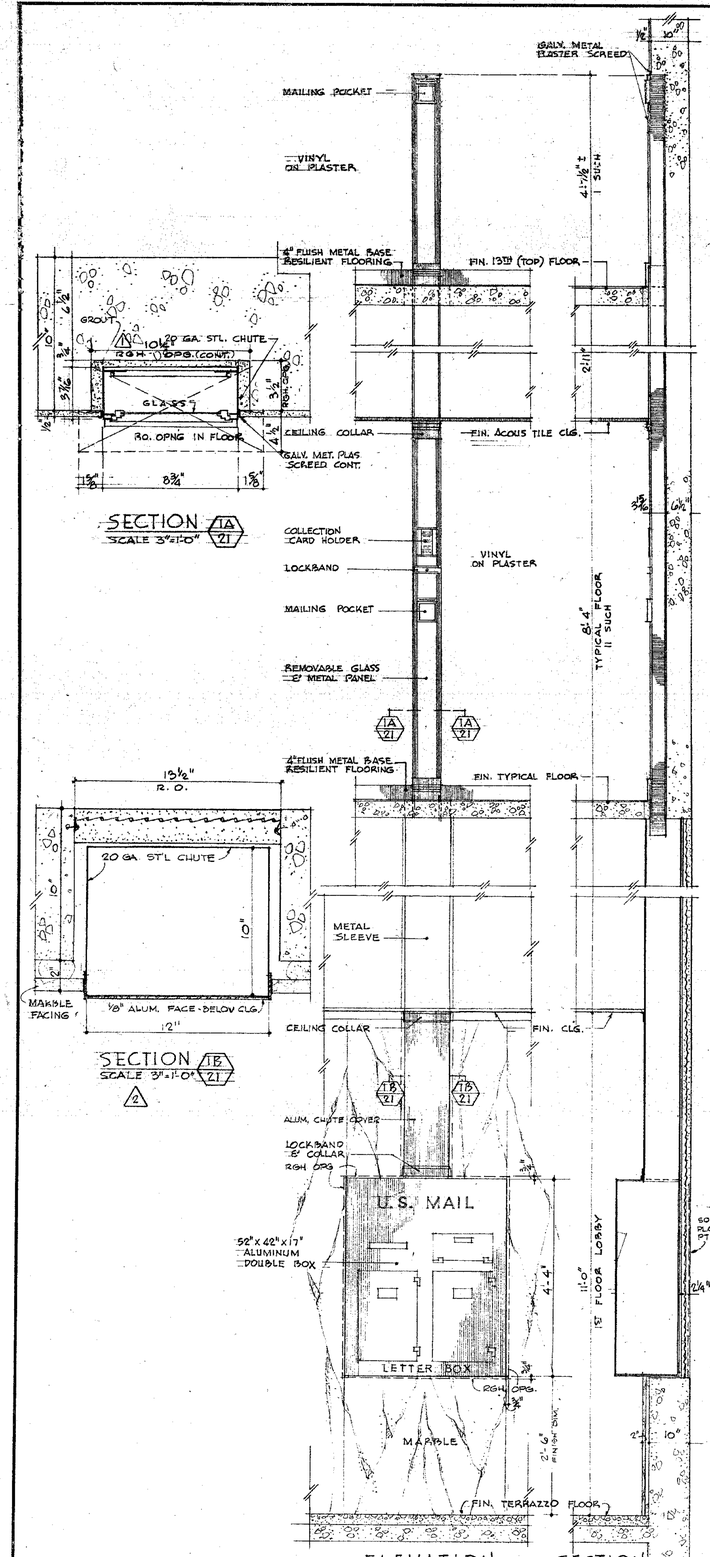
WILLIAM H. BROWNYARD DEVELOPER

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

TOILETS

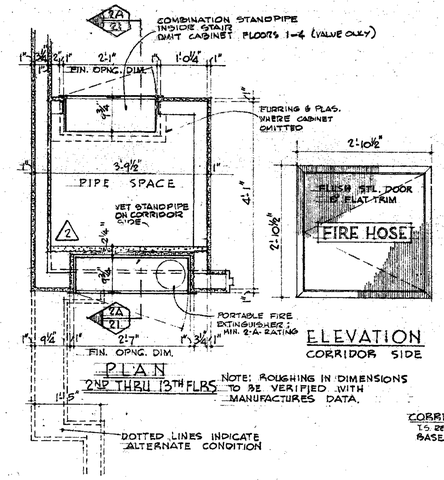
DATE 10-20-61 | JOB NO. 4471
DWN. L.E.J.B | SHEET NO. 20-1
TR.
CHK. B.M.



SECTION 1A/21
SCALE 3"=1'-0"

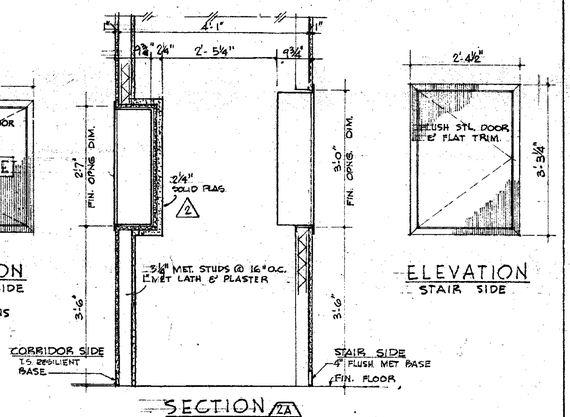
ELEVATION ¾"=1'-0" SECTION

DETAILS OF MAIL CHUTE & COLLECTION BOX. 1/21



PLAN 2ND THRU 13TH FLRS

NOTE: ROUGHING IN DIMENSIONS TO BE VERIFIED WITH MANUFACTURES DATA.



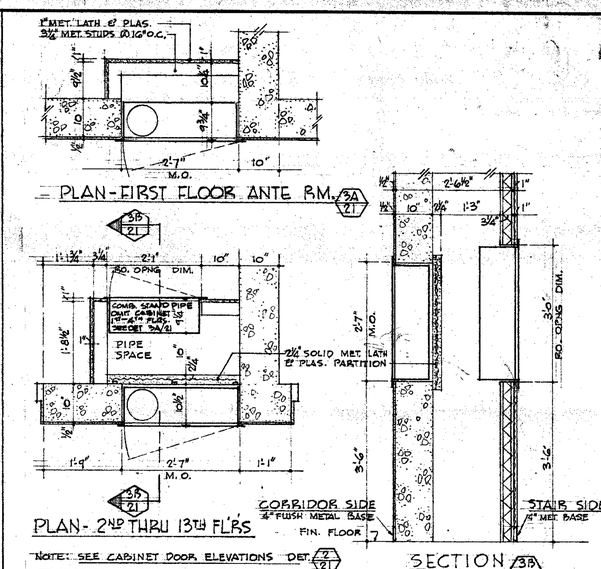
ELEVATION CORRIDOR SIDE

ELEVATION STAIR SIDE

SECTION 2A/21

PIPE SPACE & FIRE HOSE CABINETS - STAIR #2 2/21

SCALE ¾"=1'-0"



PLAN - 2ND THRU 13TH FL'RS

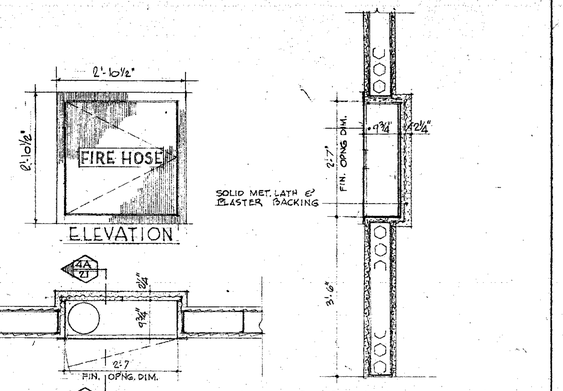
SECTION 3B/21

NOTE: SEE CABINET DOOR ELEVATIONS DET. 7/21

ROUGHING IN DIMENSIONS TO BE VERIFIED FROM MANUFACTURERS DATA

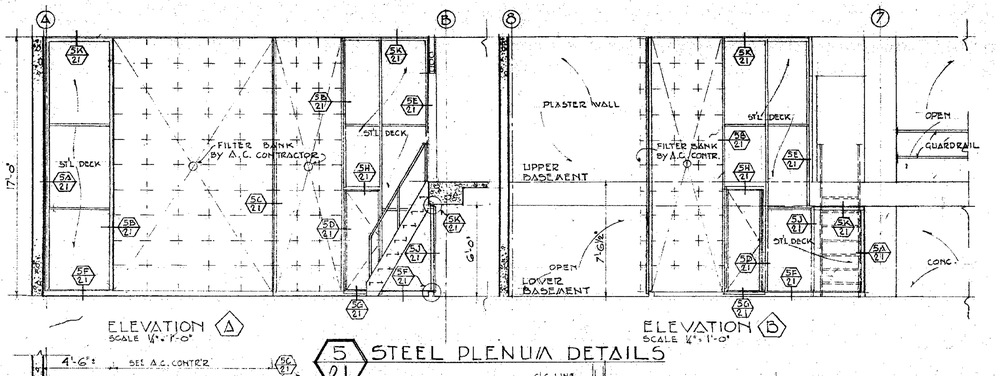
PIPE SPACE & FIRE HOSE CABINETS - STAIR #1 3/21

SCALE ¾"=1'-0"

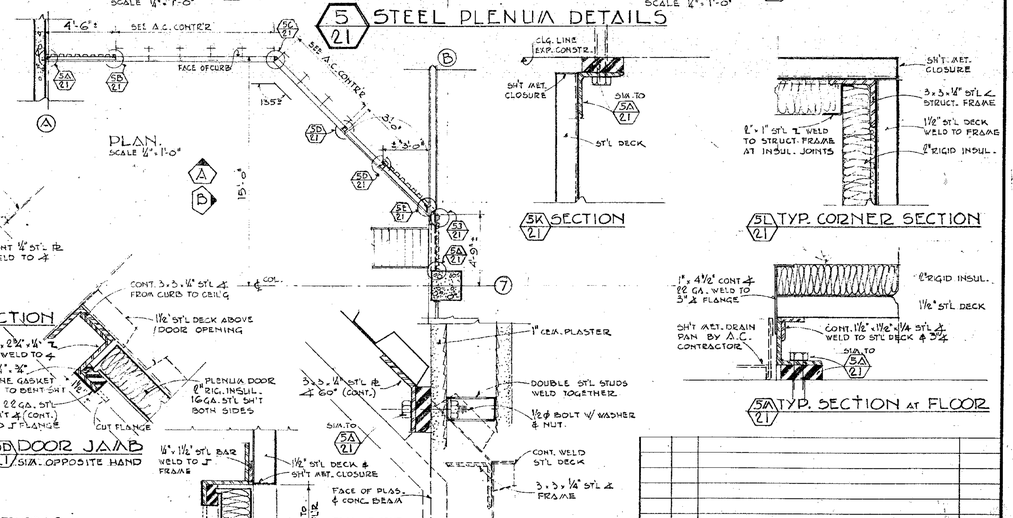


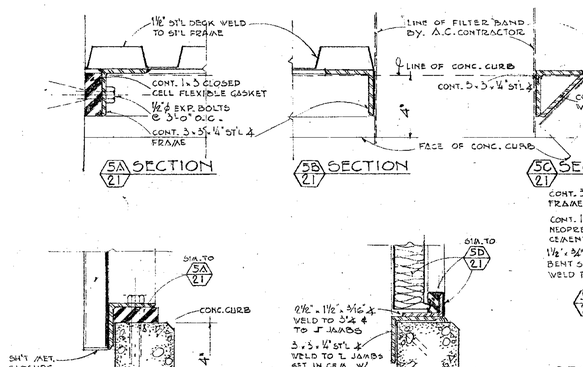
FIRE HOSE CABINET STAIR #2 GROUND FLOOR 4/21

SCALE ¾"=1'-0"



5 STEEL PLENUM DETAILS 5/21





DATE	NO.	REVISIONS	BY
12-7-61	2	GRND FLR CHUTE OPG. & F.H.C. STAIR #2	B.M.
11-10-61	1	MAIL CHUTE OPGS. & DETAILS	B.M.

RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
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WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

MAIL CHUTE, FIRE HOSE CABINETS AND MISCELLANEOUS DETAILS

DATE	10-20-61
JOB NO.	4471
DWN.	P.Y., J.J.
TR.	
CHK.	B.M.
SHEET NO.	21-2

TENANT DOORS - SEE SPECS. FOR UNIT PRICE REQUIREMENTS

KICKPLATE WHERE NOTED (SEE HARDWARE SCHEDULE)

(A) (B) (C) (D) (F) (F) (G) (H) (J) (K) (L) (M) (N)

HARDWARE TYPE: HARDWARE TYPE: HARDWARE TYPE: HARDWARE TYPE:

1 22 JAMB & HEAD

2 22 JAMB & HEAD

3 22 JAMB & HEAD

4 22 JAMB & HEAD

5 22 JAMB & HEAD

6 22 JAMB & HEAD

22 22 EXPOSED CLG. DETAIL SCALE: 3" = 1'-0"

23 22 CLG. DET @ TOILET RM. SCALE 3" = 1'-0"

24 22 HEAD JAMB SIMILAR OMIT DOOR TRACK

25 22 SILL

21 22 TOILET 2M. PARTITION SCALE 3" = 1'-0"

20 22 PLAN SEC. DET. AT COL. IN BASEMENT SCALE 3" = 1'-0"

11 22 CEMENT BASE

12 22 CERAMIC TILE WALL

13 22 PLASTER BASE

14 22 RUBBER BASE CONC. WALL

15 22 SOLID PLASTER PARTITION SCALE 3" = 1'-0"

16 22 WET WALL OR WET COLUMN SCALE 3" = 1'-0"

17 22 1 HOUR PLASTER PARTITION SCALE 3" = 1'-0"

18 22 2 HOUR PLASTER PARTITION SCALE 3" = 1'-0"

19 22 2 HOUR - BACK PLASTER PTN. SCALE 3" = 1'-0"

9-B 22 DOOR JAMB @ "45 DB. PTN. & PARTY WALL

9-C 22 DOOR JAMB @ "35 DB. PTN. & TENANT PTN.

9-D 22 DOOR HEAD @ "35 DB" PTN. & TENANT PTN.

9-A 22 DOOR HEAD @ PARTY WALL & "45 DB"

9-K 22 DOOR JAMB @ PARTY WALL & "45 DB"

9 22 TYP. ELEV. @ TENANT PARTITION SCALE: 1/8" = 1'-0"

10 22 TYP. CORRIDOR PARTITION @ COLUMN PLAN SECTION SCALE: 3" = 1'-0"

TYP. TENANT PARTITION DETAILS

8-A 22 JAMB @ SIDELIGHT

8-B 22 JAMB @ DOOR & SIDELIGHT SCALE 3" = 1'-0"

8-C 22 DOOR JAMB SCALE 3" = 1'-0"

8 22 ELEVATION SCALE: 1/2" = 1'-0"

8-E 22 SILL @ SIDELIGHT

8-F 22 DOOR HEAD SCALE: 3" = 1'-0"

TYPICAL TENANT ENTRANCE DETAILS

7 22 ELEVATION SCALE: 1/4" = 1'-0"

7-A 22 TRANSOM HEAD

7-F 22 DOOR HEAD

7-B 22 TRANSOM JAMB

7-G 22 DOOR JAMB

7-C 22 PANEL DIVIDER — OMIT

7-H 22 DOOR JAMB

7H1 22 SIMILAR BUT OPPOSITE & AS NOTED

7-D 22 TRANSOM JAMB

7-J 22 DOOR JAMB

28 22 CEMENT THRESHOLD

7-K 22 ALUM. THRESHOLD

29 22 MARBLE THRESHOLD 3" = 1'-0"

30 22 ALUM. THRESHOLD

DATE	NO.	REVISIONS	BY
12-20-61	1	MISC. THRESHOLD, FRAME & WALL DET. REVISIONS	B.M.

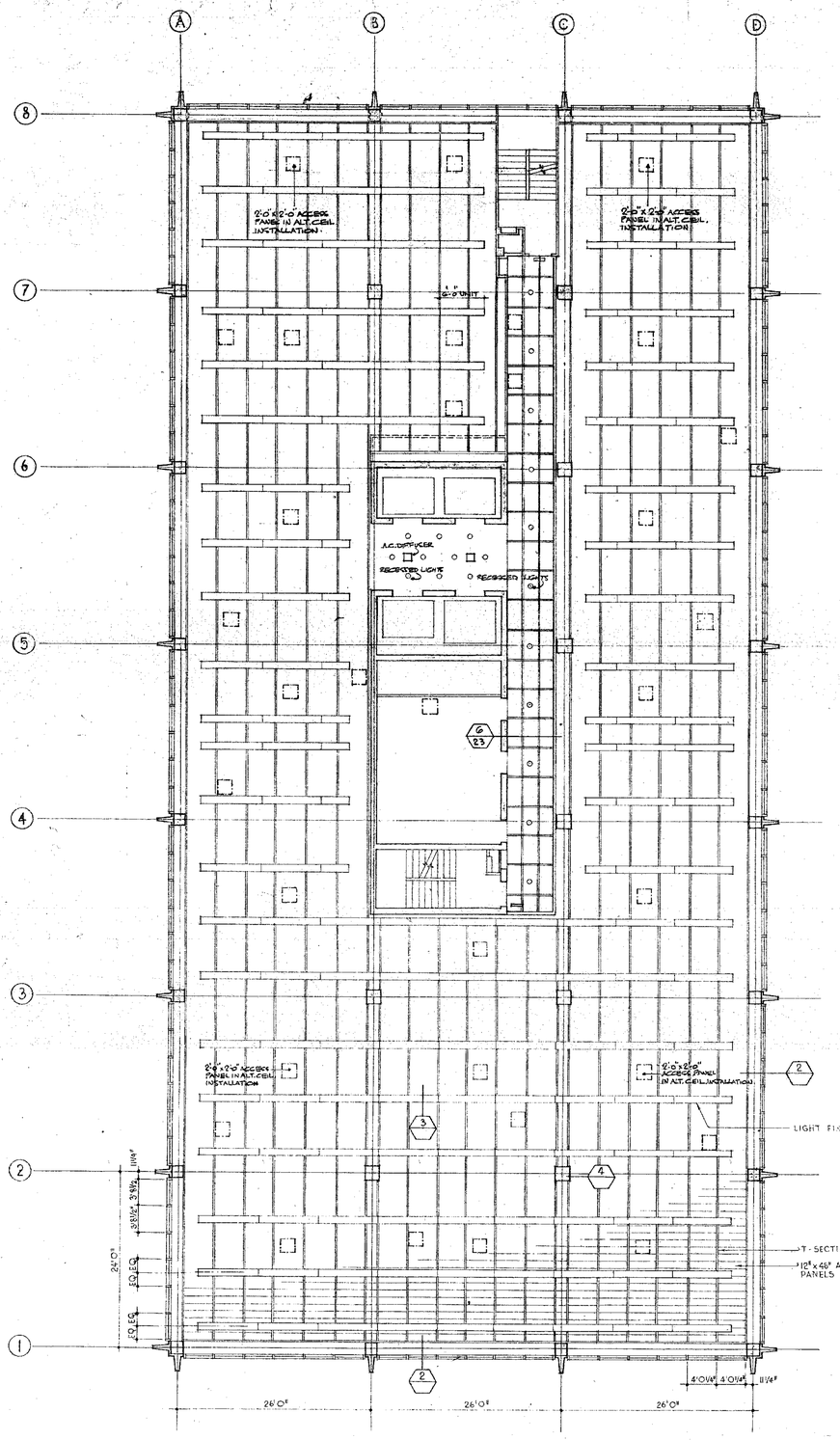
RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
BUILDING NO. 1
PANORAMA CITY, CALIFORNIA
WILLIAM H. BROWNYARD DEVELOPER

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

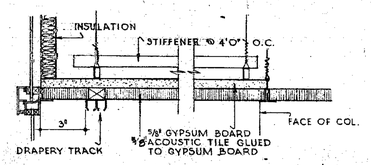
TYPICAL INTERIOR DETAILS

DATE	10-20-61
JOB NO.	4471
DWN.	N.O.,R.P., A.B.
SHEET NO.	22-1
TR.	
CHK.	B.M.

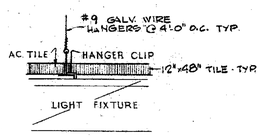


1/23 REFLECTED CEILING PLAN 2ND - 13TH FLOOR
SCALE: 1/8" = 1'0"

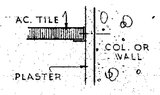
for [illegible]



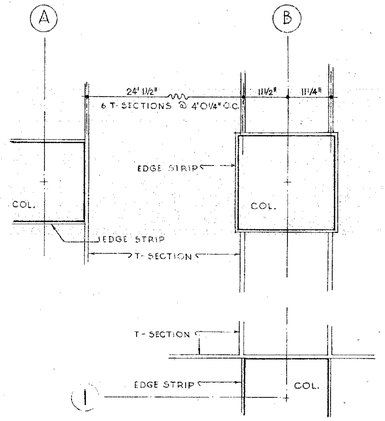
2/23 DETAILS AT WINDOW
SCALE: 3" = 1'0"



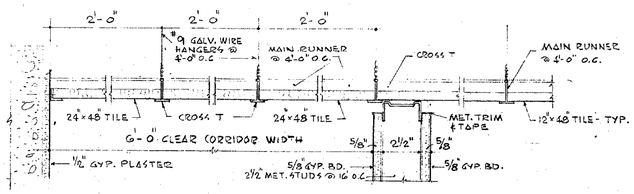
3/23 DETAIL
SCALE: 3" = 1'0"



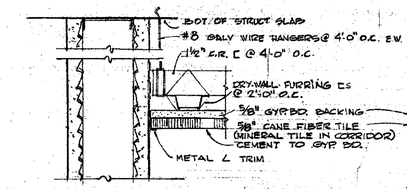
4/23 DETAILS AT COL. & WALL
SCALE: 3" = 1'0"



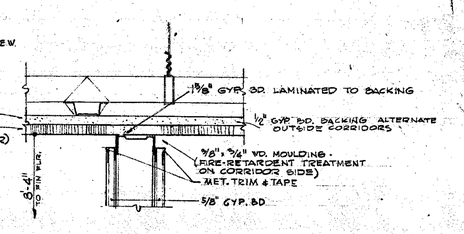
5/23 SCALE: 3/4" = 1'0"



6/23 DETAIL SECTION AT CORRIDOR
SCALE: 3" = 1'-0"



6/23 CLG. @ 2 HR. WALL
3" = 1'-0"



7/23 CLG. @ TENANT P'T'N
3" = 1'-0"

ALTERNATE SUSPENDED CLG. DETAILS (DET @ CURTAIN WALL SIM TO 6/23)

DATE	NO.	REVISIONS	BY
9-20-61	1	NOTED ALT. ACCESS PANELS, WIRE HANGERS/L.A. CODE.	A.Y.

RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
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WILLIAM H. BROWNYARD DEVELOPER

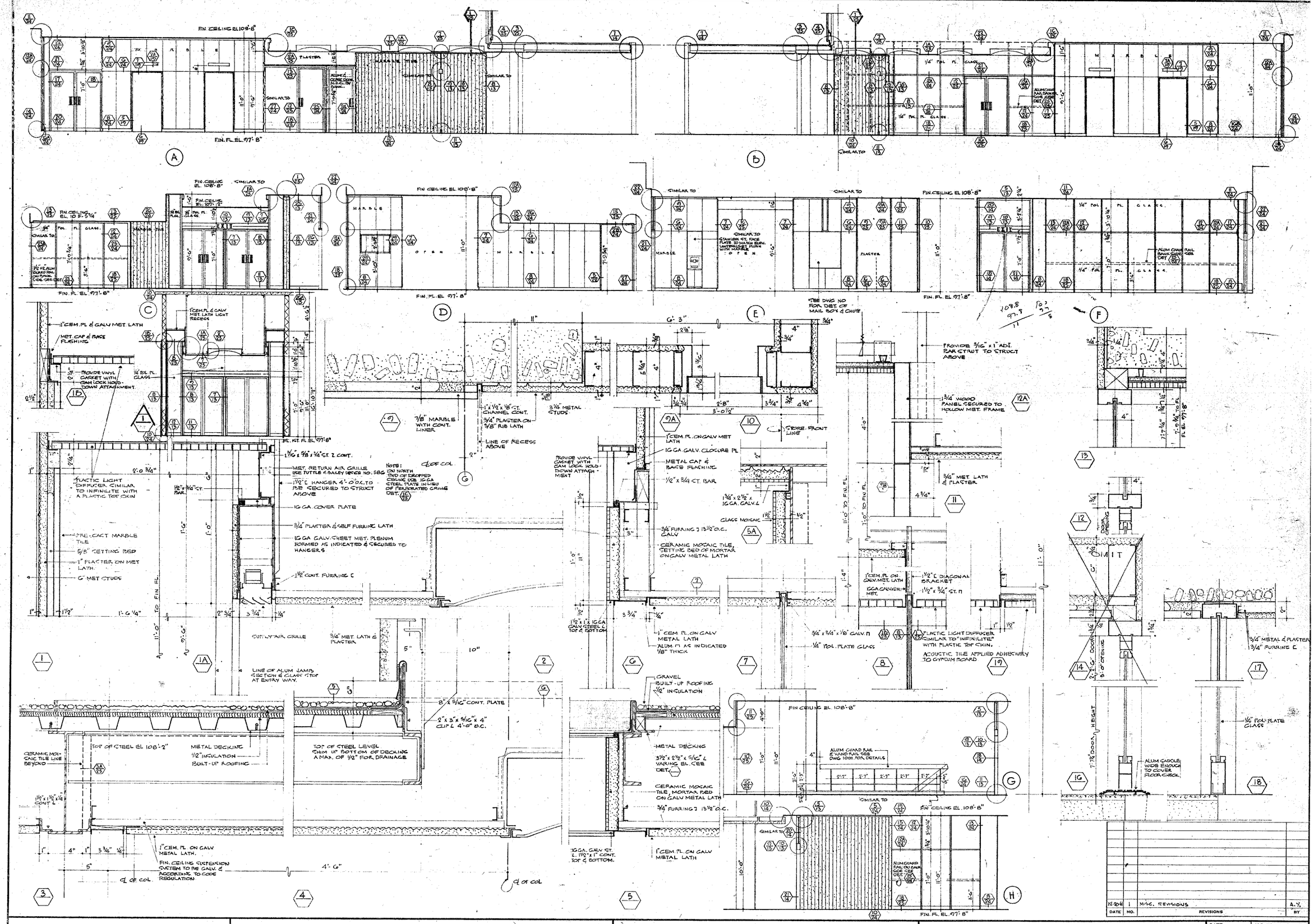
WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

TYPICAL FLOOR REFLECTED CEILING PLAN AND DETAILS

DATE	10-20-61
DWN.	J.B., B.M.
TR.	
CHK.	B.M.
JOB NO.	4471
SHEET NO.	23-1

RICHARD R. BRADSHAW STRUCTURAL ENGINEER 14547 VICTORY BLVD. VAN NUYS, CALIF.	PANORAMA TOWERS BUILDING NO. PANORAMA CITY, CALIFORNIA WILLIAM H. BROWNYARD DEVELOPER	WELTON BECKET AND ASSOCIATES ARCHITECTS ENGINEERS 10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA	GROUND FLOOR LOBBY AND DETAILS

DATE 11-15-61 · JOB NO. 4471 · SHEET NO. 24 · DRN. A.Y. · CHK. D.M.



RICHARD R. BRADSHAW
STRUCTURAL ENGINEER
14547 VICTORY BLVD. VAN NUYS, CALIF.

PANORAMA TOWERS
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PANORAMA CITY, CALIFORNIA
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WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
10000 SANTA MONICA BLVD. LOS ANGELES, CALIFORNIA

GROUND FLOOR LOBBY ELEVATIONS AND DETAILS

DATE	JOB NO.
11-15-61	4471
DWN. A.Y.	SHEET NO.
TR.	25.1
CHK. B.M.	

DATE	NO.	REVISIONS	BY
12-20-61	1	MISC. REVISIONS	A.Y.

Attachment H: Proposed Project Drawings

PANORAMA CITY

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

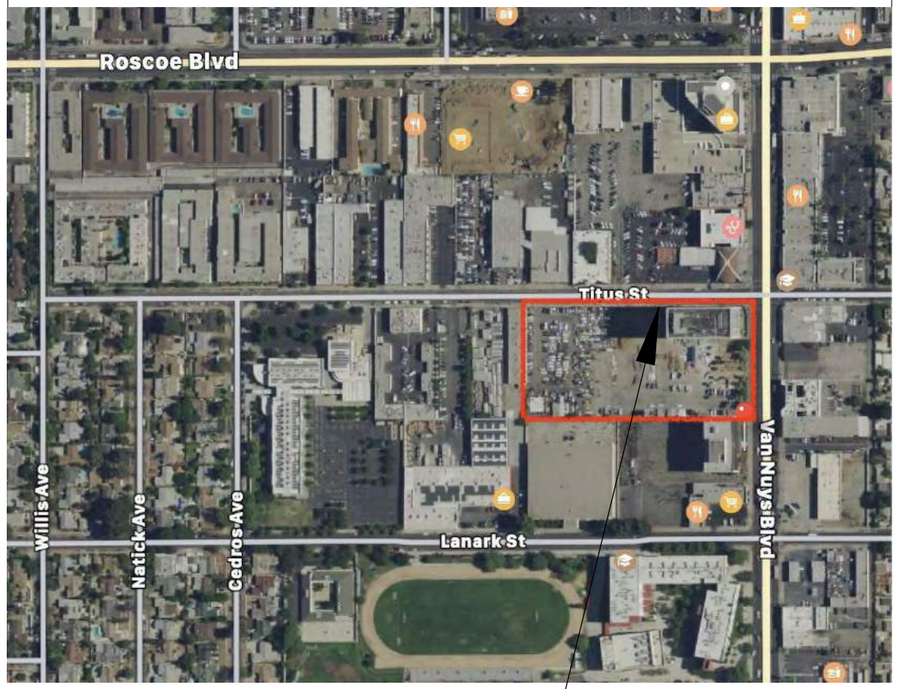
PROJECT SUMMARY

DESCRIPTION	PROPOSED 200 UNITS MIXED-USE MULTI-FAMILY BUILDING W/ GROUND FLOOR RETAIL/ COMMERCIAL
	PROPOSED PARKING BUILDING W/ 504 SPACES,
	PROPOSED WAREHOUSE
	PROPOSED GROUND LOT WITH 12 SPACES

PROJECT TEAM

OWNER	GRAND PACIFIC 7-28 LLC (DBA PANORAMA TOWER)
	JON@SHOMOFGROUP.COM
AGENT / LAND USE	HAMID BEHDAD
	HAMID.BEHDAD@CCDG-LA.COM
ARCHITECT	DAVID TAKACS ARCHITECTURE
	DAVID.TAKACS@TAKACSARCHITECTURE.COM

VICINITY MAP



PROJECT SITE

SHEET INDEX

ARCHITECTURE

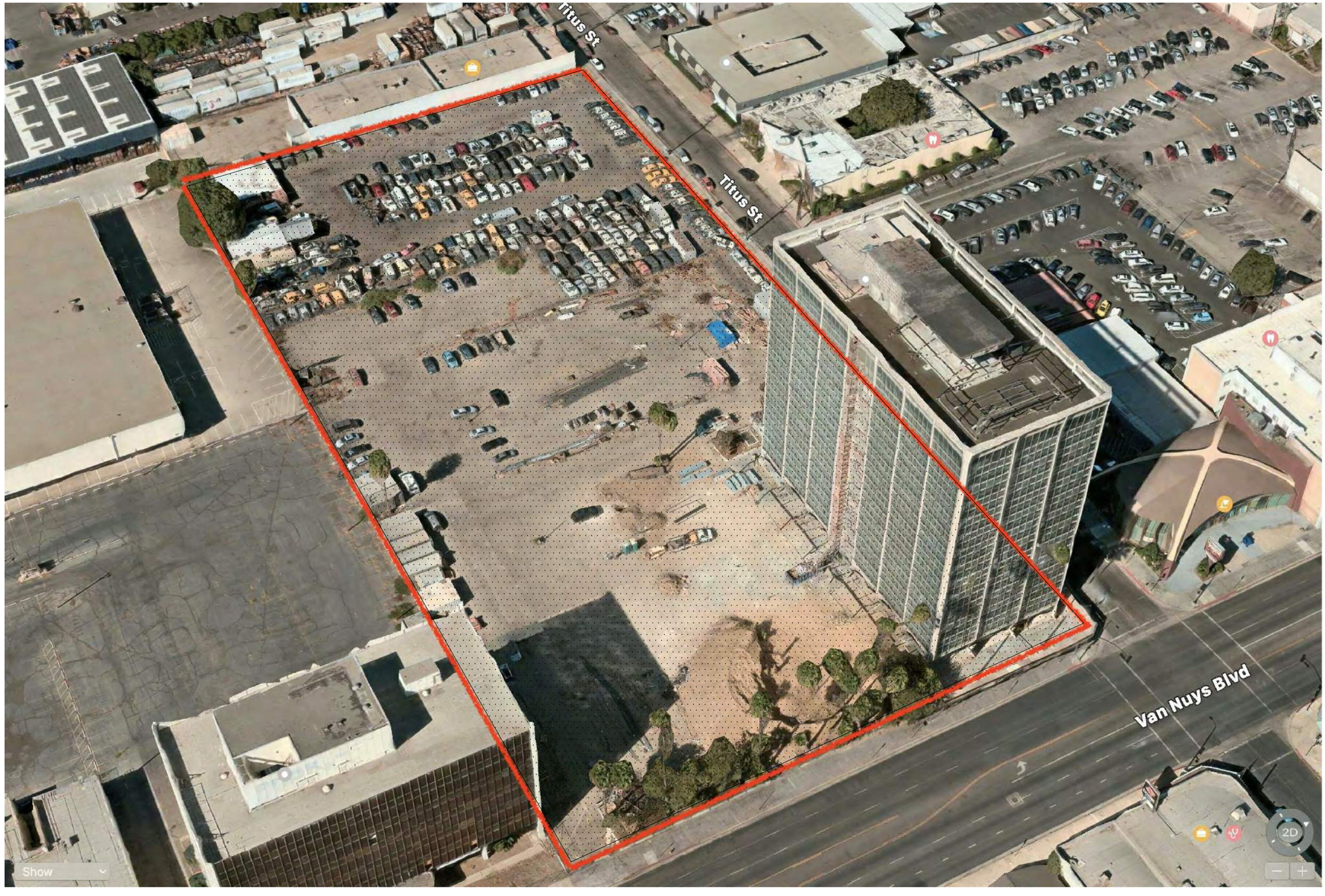
A	1	0	INDEX	
A	1	1	AERIAL VIEW	
A	1	2	PROJECT INFO	
A	1	3	PROJECT INFO	
A	1	4	CITYWIDE DESIGN GUIDELINES	
A	1	5	CITYWIDE DESIGN GUIDELINES	
A	1	6	SURVEY	
A	1	6B	MAJOR TRANSIT STOPS	
A	1	7	ZONING AREA: MIXED-USE	
A	1	8	ZONING AREA: PARKING BUILDING	
A	1	9	ZONING AREA: WAREHOUSE	
A	1	9B	ZONING AREA: TOWER	
A	2	0	RENDERING	
A	2	1	RENDERING	
A	2	2	RENDERING	
A	2	3	RENDERING	
A	2	4	RENDERING	
A	3	0	EXISTING PLOT PLAN	
A	3	1	PROPSED PLOT PLAN	
A	4	0	TOWER PLAN	BASEMENT
A	4	1	TOWER PLAN	LEVEL 01
A	4	2	TOWER PLAN	LEVELS 02-12
A	4	3	TOWER PLAN	LEVEL 13
A	4	4	TOWER PLAN	LEVEL 14
A	5	0	MIXED-USE APT PLAN	BASEMENT
A	5	1	MIXED-USE APT PLAN	LEVEL 01
A	5	2	MIXED-USE APT PLAN	LEVELS 02-07
A	5	3	MIXED-USE APT PLAN	ROOF
A	5	4	TYPICAL UNITS PLAN	A - D
A	6	0	PARKING BLDG / WAREHOUSE PLAN	LEVEL 01
A	6	1	PARKING BLDG / WAREHOUSE PLAN	LEVELS 02
A	6	2	PARKING BLDG / WAREHOUSE PLAN	LEVEL 03
A	7	0	SITE ELEVATION	
A	7	1	SITE ELEVATION	
A	8	0	MIXED-USE APT ELEVATION	
A	8	1	MIXED-USE APT ELEVATION	
A	8	2	MIXED-USE APT ELEVATION	
A	8	3	MIXED-USE APT ELEVATION	
A	9	0	PARKING BLDG ELEVAITON	
A	9	1	PARKING BLDG ELEVAITON	
A	10	0	WAREHOUSE ELEVATION	
A	11	0	MIXED-USE APT SECTION	
A	12	0	PARKING BUILDING SECTION	

SIGNAGE

SG	1	0	SIGNAGE PLAN	
SG	1	1	SIGNAGE SUMMARY	
SG	2	0	PARKING BUILDING	
SG	2	1	MONUMENT SIGN	
SG	2	2	TOWER	NORTH
SG	2	3	TOWER	EAST
SG	2	4	TOWER	SOUTH
SG	2	5	TOWER	WEST
SG	2	6	MIXED-USE APARTMENT	EAST
SG	2	7	MIXED-USE APARTMENT	NORTH

LANDSCAPE

LP	1		LANDSCAPE PLAN	SITE PLAN
LP	2		LANDSCAPE PLAN	PLANTS



GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

AERIAL VIEW

A1.1

LEGAL

ADDRESS	8141, 8155, 8159 N. Van Nuys Blvd.	
	14550, 14528 W. Titus St.	
ASSESSOR	2210011029	
MAP REFERENCE	MB 22-130/131	
BLOCK	None	
TRACT	TR 1532	
LOT	FR 19	
LOT/PARCEL AREA	179,975.3	
DEDICATION	5'	1,399.8
LOT MINUS DEDICATION	178,575.5	

PLANNING & ZONING

ZONE	[Q]C2-2-CDO	[Q]M1-1-CDO
PORTION OF PROPERTY	EAST	WEST
AREA PER ZONE, BEFORE DEDIC.	80,717.0	99,258.3
DEDICATION (VAN NUYS)	1,399.8	0
AREA PER ZONE, AFTER DEDIC.	79,317.2	99,258.3
GEN PLAN LAND USE	Regional Commercial	Limited Industrial
ZONING INFO	ZI-2321 Panorama City	
ZONING INFO	ZI-2452 Transit Priority Area in the City of LA	
ZONING INFO	ZI-2374 LA State Enterprise Zone	
BLDG LINE	None	
SPECIFIC PLAN AREA	None	
CDO	Panorama City	
MAX HEIGHT	None	
MAX STORIES	None	
TRANSIT ADJACENCY	Yes	

RESIDENTIAL DENSITY

MAX UNITS ALLOWED

DENSITY	200	sf / unit @ R5 for Regional Commercial
ALLOWABLE UNITS	397	

NUMBER OF UNITS PROPOSED

EXISTING TOWER	194	
NEW APARTMENT	200	
TOTAL PROPOSED UNITS	394	

SET BACKS REQUIRED

ZONE	[Q]C2-2-CDO		[Q]M1-1-CDO	
USE	Retail	Apartment	Warehouse, Res. Pkg.	
FRONT	None	None	None	
SIDE	None	10'	None	
REAR	15'	19'	None	

AREAS

MAX AREA ALLOWED

ZONE	[Q]C2-2-CDO		[Q]M1-1-CDO	
BUILDABLE AREA	79,317		99,258	
MAX FAR	6	:1	1.5	:1
MAX BLDG AREA	475,903		148,887	

BUILDING AREAS

ZONE	[Q]C2-2-CDO		[Q]M1-1-CDO	
EXST'G TOWER	177,455		-	
EXST'G FAR	2.2	:1	0	:1
NEW MIXED USE APT.	172,628			
NEW PARKING BLDG			329	
NEW WAREHOUSE			10,674	
TOTAL NEW AREA	172,628		11,003	
GRAND TOTAL AREA	350,083		11,003	
GRAND TOTAL FAR	4.4	:1	0.1	:1

BUILDING STORIES / HEIGHTS

TRANSITIONAL HEIGHT	No			
MAX HEIGHT	None			
MAX STORIES	None			
ZONE	[Q]C2-2-CDO		[Q]M1-1-CDO	
	stories	height	stories	height
EXST'G TOWER	14	177'-0"		
NEW MIXED USE APT.	7	80'-1"		
NEW PARKING BLDG			3	40'-0"
NEW WAREHOUSE			1	27'-8"

BUILDING AREAS BY OCCUPANCY, per Zoning Code

EXISTING TOWER

		AREA PER OCCUPANCY		
LEVEL	SPACE	RESIDENTIAL	COMMERCIAL	WAREHOUSE
B1	AMENITY	6,252		
01	RESIDENTIAL LOBBY	2,264		
01	FOOD HALL		9,533	
02-12	TYP RESIDENTIAL	142,769		
13	TYP RESIDENTIAL	13,083		
14	PENTHOUSES	3,554		
	SUBTOTAL	**167,922**	**9,533**	**0**
	TOTAL	**177,455**		

MIXED-USE APARTMENT

		AREA PER OCCUPANCY		
LEVEL	SPACE	RESIDENTIAL	COMMERCIAL	WAREHOUSE
01	RETAIL		2,060	
01	TYP RESIDENTIAL	21,919		
02-07	TYP RESIDENTIAL	147,894		
RD	ROOF DECK	755		
	SUBTOTAL	**170,568**	**2,060**	**0**
	TOTAL	**172,628**		

PARKING BUILDING

		AREA PER OCCUPANCY		
LEVEL	SPACE	RESIDENTIAL	COMMERCIAL	WAREHOUSE
01	-			
02	-			
03	EXTERIOR CANOPY	329		
	SUBTOTAL	**329**	**0**	**0**
	TOTAL	**329**		

WAREHOUSE

		AREA PER OCCUPANCY		
LEVEL	SPACE	RESIDENTIAL	COMMERCIAL	WAREHOUSE
01	WAREHOUSE			10,674
	SUBTOTAL	**0**	**0**	**10,674**
	TOTAL	**10,674**		

DEVELOPMENT TOTALS

	AREA PER OCCUPANCY		
	RESIDENTIAL	COMMERCIAL	WAREHOUSE
	338,819	11,593	10,674
DEVELOPMENT GRAND TOTAL	**361,086**		

GRAND PACIFIC 7-28, LLC

PANORAMA PROJECT • PANORAMA CITY, CA 91402
8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST

SITE PLAN REVIEW
03.11.21

TAKACS ARCHITECTURE

OPEN SPACE

OPEN SPACE REQUIRED

	NEW MIXED USE APT.		EXST'G TOWER*	
	UNITS	AMOUNT		AMOUNT
(<3 HAB ROOMS) STUDIO @ 100 SF	2	200		
(<3 HAB ROOMS) 1 BED @ 100 SF	159	15,900		
(=3 HAB ROOMS) 2 BED @ 125 SF	39	4,875		
(>3 HAB ROOMS) 3 BED @ 175 SF	0	0		
TOTAL	200	**20,975**		**19,725***
MIN COMMON SPACE	50%	10,488	50%	9,863
MIN TREES		50		49
MIN PLANTED AREA	25%	2,622	25%	2,466

*Tower open space per C of O.

OPEN SPACE PROVIDED

	NEW MIXED USE APT.		EXST'G TOWER	
	AREA	PLANTED	AREA	PLANTED
PRIVATE BALCONY/ PATIO (140)	**7,000**		**0**	
REAR YARD	2,647	1,894	-	
COURTYARD	3,475	1,934	-	
ROOF DECK	7,853	2,740	-	
POOL	-		1,250	0
PLAZA	-		18,475	8,279
TOTAL COMMON OPEN SPACE	**13,975**	**6,568**	**19,725**	**8,279**
GRAND TOTAL OPEN SPACE	**20,975**		**19,725**	
TOTAL TREES	100			

*Tower open space per C of O.

PARKING

RESIDENTIAL PARKING REQUIRED & PROVIDED

	NEW MIXED USE APT.		EXST'G TOWER*	
	UNITS	AMOUNT	UNITS	AMOUNT
(<3 HAB ROOMS) STUDIO @ 1	2	2	157	157
(=3 HAB ROOMS) 1 BED @ 1.5	159	239	25	38
(>3 HAB ROOMS) 2 BED @ 2	39	78	12	24
(>3 HAB ROOMS) 3 BED @ 2	0	0	0	0
SUB TOTAL	200	319	194	219*
MINUS BIKE REDUCTION	15%	-47	15%	-32*
TOTAL		**272**		**187***
TOTAL RESIDENTIAL PARKING	**459**			

*Tower auto parking per C of O.

NON-RESIDENTIAL PARKING REQUIRED & PROVIDED

	NEW MIXED USE		EXST'G TOWER	
	AREA	AMOUNT	AREA	AMOUNT
RESTAURANT/ RETAIL @ 2 /1,000 SF	2,060	4	16,844**	32*
WAREHOUSE @ 1/500 SF	10,000	20		-
WAREHOUSE @ 1/5,000 SF	674	1		
TOTAL		**25**		**32***
TOTAL NON-RESIDENTIAL PARKING	**57**			
GRAND TOTAL PROJECT PARKING	**516**			

*Tower auto parking per C of O.

**Tower retail area per 15016-10000-27090

MINIMUM ADA & STANDARD STALLS

	NEW MIXED USE		EXST'G TOWER	
	REQ'D	PROVIDED	REQ'D	PROVIDED
RESIDENTIAL ADA @ 2% UNITS	4	4	0	0
RESID. STAND. @ 1/UNIT MINUS ADA	196	196	187	187
RETAIL ADA @ 2% STALLS	1	1	1	1
RETAIL STAND. @ 60% STALLS MINUS ADA	2	2	19	19
WAREHOUSE ADA @ 2% STALLS	1	1	-	-
WAREHOUSE STAND. @ 60% STALLS MINUS ADA	12	12	-	-

BIKE PARKING

RESIDENTIAL LONG TERM BIKE PARKING REQUIRED & PROVIDED

	NEW MIXED USE APT.		EXST'G TOWER*	
UNITS		200		194
	RATE	AMOUNT		AMOUNT
1 - 25 UNITS	1/ unit	25.0		
26 - 100 UNITS	1/ 1.5 units	50.0		
101 - 200 UNITS	1/ 2 units	50.0		
TOTAL		125		**194***
TOTAL W/ ADD'L FOR PARK'G REDUCTION	47x4	**188**		

*Tower bike parking per C of O.

RESIDENTIAL SHORT TERM BIKE PARKING REQUIRED & PROVIDED

	NEW MIXED USE APT.		EXST'G TOWER*	
UNITS		200		194
	RATE	AMOUNT	UNITS	AMOUNT
1 - 25 UNITS	1/ 10 units	2.5	1/ unit	2.5
26 - 100 UNITS	1/ 15 units	5.0	1/ 1.5 units	5.0
101 - 200 UNITS	1/ 20 units	5.0	1/ 2 units	4.7
TOTAL		**13**	0	**19***

*Tower bike parking per C of O.

NON-RESIDENTIAL LONG TERM BIKE PARKING REQUIRED & PROVIDED

	NEW MIXED USE		EXST'G TOWER*	
	AREA	AMOUNT		AMOUNT
RESTAURANT/ RETAIL @ 1/2,000 SF	2,060	2		
WAREHOUSE @ 1/10,000 SF	10,674	2		
TOTAL		**4**		**8***

*Tower bike parking per C of O.

NON-RESIDENTIAL SHORT TERM BIKE PARKING REQUIRED & PROVIDED

	NEW MIXED USE		EXST'G TOWER*	
	AREA	AMOUNT		AMOUNT
RESTAURANT/ RETAIL @ 1/2,000 SF	2,060	2		
WAREHOUSE @ 1/10,000 SF	10,674	2		
TOTAL		**4**		**8***
TOTAL LONG TERM		**192**		**202***
TOTAL SHORT TERM		**17**		**27***

GUIDELINE 1: PROMOTE A SAFE, COMFORTABLE AND ACCESSIBLE PEDESTRIAN EXPERIENCE FOR ALL

Sheet A3.1: A large, plaza that is open to the sky is sited between the new mixed-use apartment and the existing tower. It will be a central spine that connects the Van Nuys Blvd. to the 2 buildings, the new warehouse & the new parking building located @ the west end. There will be a wide concrete pedestrian walkway that is illuminated @ night and leads to the residential building entrances off the plaza. The existing tower has an additional illuminated walkway with an open trellis that leads pedestrians from the sidewalk into the main entrance off the plaza. The property will have an open steel fence, but the plaza will be open to the public and accessed through open gates on Van Nuys Blvd. during normal business hours of the food court in the tower.

Sheet LP-1: The plaza will be landscaped & provide seating.

Sheet A8.1: The new apartment entrance off the plaza will have a clearly identifiable design that is visible from the sidewalk and the plaza.

Sheet A8.0: New commercial spaces @ the ground level will have glass storefronts & high ceilings & will complement the commercial spaces in the existing tower that will have sidewalk seating. The leasing office will be in a corner space with glass walls that allow for eyes on the street.

GUIDELINE 2: CAREFULLY INCORPORATE VEHICULAR ACCESS SUCH THAT IT DOES NOT DEGRADE THE PEDESTRIAN EXPERIENCE

Sheet A3.1: The parking building will provide parking for residential & commercial uses at both the existing tower and the new mixed use apartment. It is located at the west end of the property with a single entrance that is the farthest from the the intersection as possible.

Sheet A3.1: Over half of the parking for the warehouse will be provided in a ground lot adjacent to the warehouse building and will have a single entrance that is far from the intersection. There will be additional warehouse parking in the parking building.

GUIDELINE 3: DESIGN PROJECTS TO ACTIVELY ENGAGE WITH THE STREETS AND PUBLIC SPACE AND MAINTAIN HUMAN SCALE

Sheet A8.0: The ground floor will have commercial spaces along Van Nuys Blvd with clear glass and residential units facing the plaza with large windows.

Sheet A8.0 - A8.3: The building facade is articulated with a shifting grid that breaks down the scale of the building & provides visual interest. Balconies and ample windows on facades facing the street and public plaza will provide eyes on the street and liveliness.

Sheet A5.0: Half of the open space for the new mixed use apartment will be at the ground level @ the rear of the building, as well as an internal courtyard. Windows and balconies will be facing the open spaces.

Sheet LP-1: The plaza between the buildings will be inviting with landscaping, seating, and gathering areas.

Sheet A9.0: The facade of the parking building @ the far west end of the plaza will have a sculptural stair that will be visible from the street and provide human scale.

Sheet A10.0: The facade of the warehouse @ the far west end of the plaza is designed with a rhythm of narrow, tall windows that provide human scale & visual interest.

GUIDELINE 4: ORGANIZE AND SHAPE PROJECTS TO RECOGNIZE AND RESPECT SURROUNDING CONTEXT

Sheet A3.1: The new apartment building is designed to be as far from the existing tower as possible in order to create a wide public plaza with the long length of the north facade oriented towards the plaza. The green space of the plaza will be visible from the street.

Sheet A8.0: Ground floor retail space will complement the ground floor commercial space. The rhythm & scale of storefronts, entrances, and awnings will be scaled to relate to the primarily single-story commercial buildings along Van Nuys Blvd.

Sheet A2.5: The 7- story mass of the apartment building will also relate to the mass of the 6- story mass of the commercial building @ Van Nuys & Roscoe, the 4- story Panorama High School @ Van Nuys and Lanark, and the anticipated new residential buildings proposed for Van Nuys and Lanark.

Sheet A8.0 - A8.3: The building facade is articulated with a shifting grid that breaks down the scale of the building & provides visual interest.

Sheet A3.1: Electrical transformers and equipment will be located west of the existing tower so as not to be visible from Van Nuys Blvd.

Sheet SG2.6 - SG2.7 : The main entrance to the new apartment is off the plaza and will be identifiable from the street through its massing. Access will be clearly visible from large illuminated address sign on a street facing canopy.

Sheet A8.0-A8.3: Ground floor glass & stucco & tile will have anti-graffiti coating. Ground level residential units facing the plaza will have planters adjacent to windows that will provide screening.

GUIDELINE 5: EXPRESS A CLEAR AND COHERENT ARCHITECTURAL IDEAN

Sheet A7.0 - A7.1, A8.0 - A8.3: The apartment building is designed to play against the existing tower. The irregular, alternating, horizontal grid contrasts the regular, vertical grid of the tower. The clear anodized aluminum windows with green tinted glass match the tower while the green-gray stucco & gray field tile compliments it. Vertical stacking of cantilevered balconies relate to the vertical fins of the tower.

Sheet A8.0 - A8.1 The higher ground floor with tall glass, dark tile and dark stucco create a base for the building that relates to pedestrian scale and anchors it within the landscaped plaza.

Sheet A8.0 - A8.1, A2.0 - A2.2: Ground floor elements like canopies, patio walls, and low planters provide human scale. Elements like the amber colored steel frame around rectangular groupings and perforated metal balconies adds character, detail, and scale. Long vertical slots on the sides of the buildings break up & articulate the mass. Angled balconies provide movement against the grid.

Sheet A9.0 - A9.1, A2.3 - A2.4: The parking building has a clearly expressed, regular grid. Figurative elements that are superimposed on the rational grid include the sculptural stairs, and the hanging planter boxes and relate to the adjacent sculptural buildings on Titus. These elements also provide visual play & scale as seen from Van Nuys and the plaza.

GUIDELINE 6: PROVIDE AMENITIES THAT SUPPORT COMMUNITY BUILDING AND PROVIDE AN INVITING, COMFORTABLE USER EXPERIENCE

Sheet A3.1, LP-1: The open space plaza supports a variety of activities for individuals, groups, and families through different types of landscaped settings, gathering spaces, seating areas, and a play area..

Sheet A5.0, LP-1: Courtyard space @ the center of the apartment building provides a more private open space and a visual focus for courtyard units.

GUIDELINE 7: CAREFULLY ARRANGE DESIGN ELEMENTS AND USES TO PROTECT SITE USERS

Sheet A3.1: The parking building is sited at the far west of the property to keep cars away from the residential buildings and facilitate community interactions when residents walk between parking and units through the open space plaza.

Sheet A5.1, A5.3: Balconies are slightly recessed to provide noise protection and a sense of protection.

Sheet LP-1: Trees planted throughout the plaza and open space provide a buffer from pollution from the parking building and Van Nuys.

GUIDELINE 8: PROTECT THE SITE'S NATURAL RESOURCES AND FEATURES

Sheet A3.0 - A3.1, LP-1: The existing site is a parking lot that is relatively flat with no mature trees. The new landscaped plaza will provide a green space for the residents and the community.

GUIDELINE 9: CONFIGURE THE SITE LAYOUT, BUILDING MASSING AND ORIENTATION TO LOWER ENERGY DEMAND AND INCREASE THE COMFORT AND WELL-BEING OF USERS

Sheet A8.0 - A8.3: Tall dual-glazed windows with thermal coating will provide natural daylight. Tile @ courtyard walls & perforated metal balcony faces will provide reflective surfaces to amplify light.

Sheet A2.0 - A2.2: The steel frame around window openings will provide protection from water intrusion and some shading.

Sheet A5.2: Internal corridors will have windows adjacent to stairs in order to provide natural light, visual interest, and encourage use of the stairs.

Sheet LP-1: Trees @ the perimeter of the building will provide shading.

GUIDELINE 10: ENHANCE GREEN FEATURES TO INCREASE OPPORTUNITIES TO CAPTURE STORMWATER AND PROMOTE HABITAT

Sheet A3.0: Currently, the site is primarily covered by surface-parking asphalt-paving and certain amount of landscaped area and number of trees required for surface-parking – this will change to a much more ecologically friendly design and will be available for the benefit of the community.

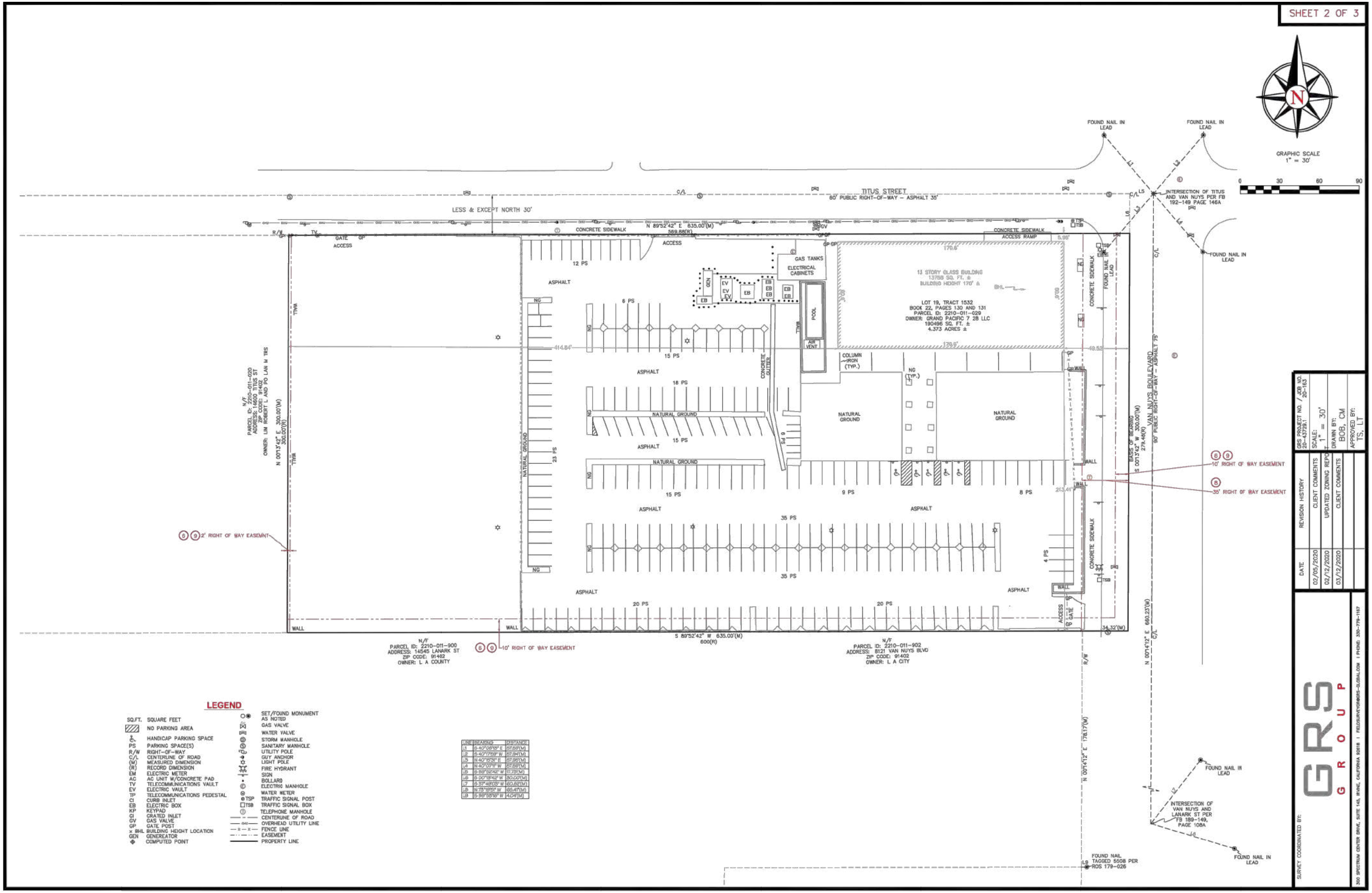
Sheet LP-1: The mixed use apartment project will provide over 6,000 square feet of landscaped area plus a Plaza area in excess of 18,000 spare feet of open space over 8,000 square feet of which is landscaped. Collectively, these will drastically enhance the current conditions of the site which is primarily paved with black asphalt.

Sheet LP-1: The project will improve Titus Street by planting a dozen street trees.

Sheet LP-1: The overall development with be required to provide over 100 trees based on LAMC Section 12.21.G.2, thus making a difference in the air-quality of this unified development and its surroundings.

The project will fully comply with the City of Los Angeles Green Building requirements, and Storm Drain regulations and will be in full compliance with the Low impact Development (LID) requirements.

Sheet LP-1/LP-2: All the trees, plants, and vegetations used for the site landscaping will be drought-tolerant with minimum water usage.



LEGEND

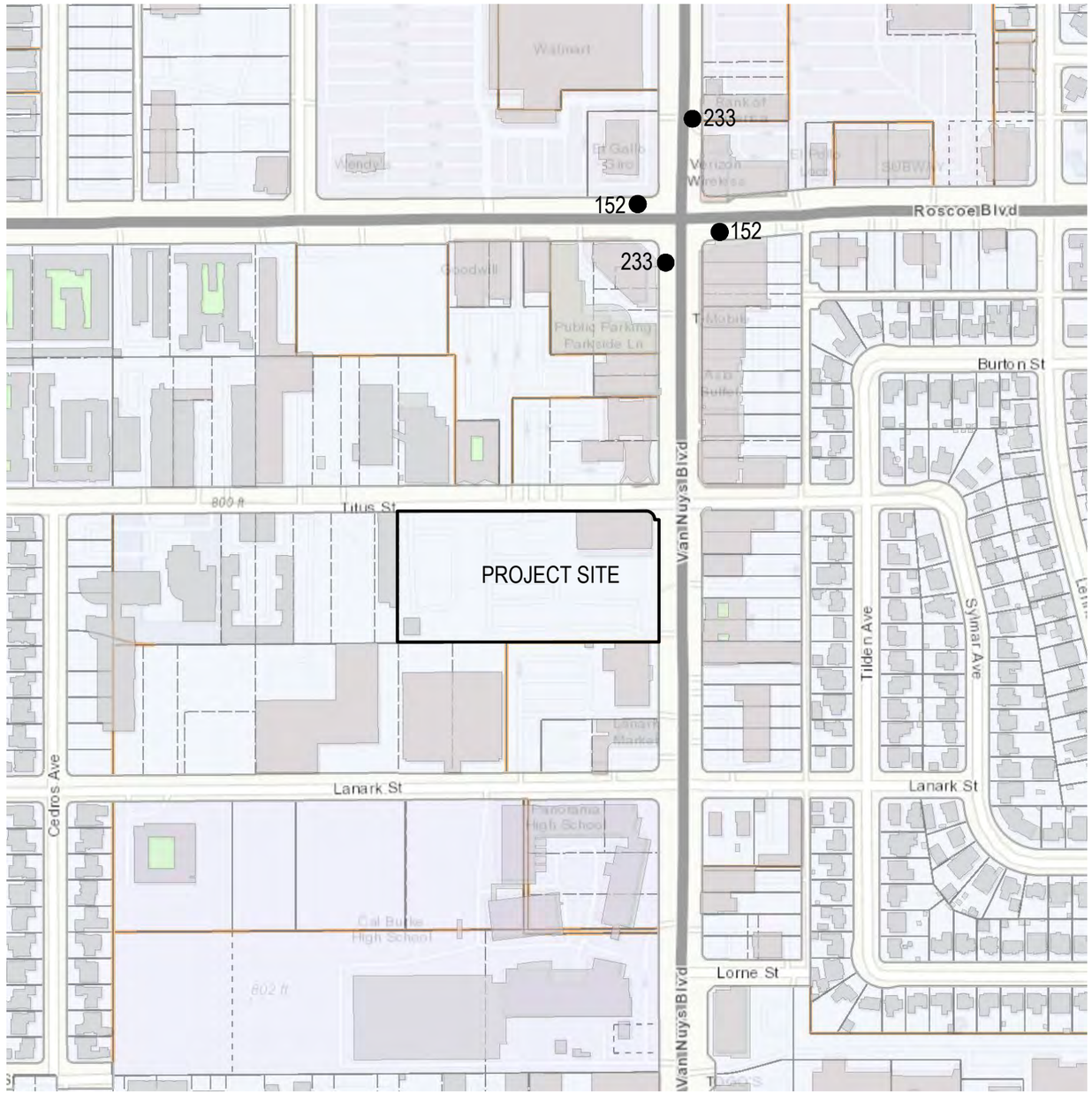
SQ.FT.	SQUARE FEET	○◉	SET/FOUND MONUMENT AS NOTED
	NO PARKING AREA	GV	GAS VALVE
♿	HANDICAP PARKING SPACE	WV	WATER VALVE
PS	PARKING SPACE(S)	SD	STORM MANHOLE
R/W	RIGHT-OF-WAY	SD	SANITARY MANHOLE
C/L	CENTERLINE OF ROAD	UP	UTILITY POLE
(M)	MEASURED DIMENSION		GUY ANCHOR
(R)	RECORD DIMENSION		LIGHT POLE
EM	ELECTRIC METER		FIRE HYDRANT
AC	AC UNIT W/CONCRETE PAD		SIGN
TV	TELECOMMUNICATIONS VAULT		BOLLARD
EV	ELECTRIC VAULT	E	ELECTRIC MANHOLE
TP	TELECOMMUNICATIONS PEDESTAL	W	WATER METER
CI	CURB INLET	TSP	TRAFFIC SIGNAL POST
EB	ELECTRIC BOX	TSB	TRAFFIC SIGNAL BOX
KP	KEYPAD	T	TELEPHONE MANHOLE
GI	GRATED INLET		CENTERLINE OF ROAD
GV	GAS VALVE	OHU	OVERHEAD UTILITY LINE
GP	GATE POST		FENCE LINE
× BHL	BUILDING HEIGHT LOCATION		EASEMENT
GEN	GENERATOR		PROPERTY LINE
⌖	COMPUTED POINT		

DATE	REVISION HISTORY
02/05/2020	CLIENT COMMENTS
02/12/2020	UPDATED ZONING REPORT
03/12/2020	CLIENT COMMENTS

GRS PROJECT NO. / JOB NO. 20-43739.1 / 20-163
SCALE: 1" = 30'
DRAWN BY: BOB, CM
APPROVED BY: TS, LT

SURVEY COORDINATED BY:

GRS GROUP
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEYORS@GRS-GLOBAL.COM | PHONE: 335-779-1167



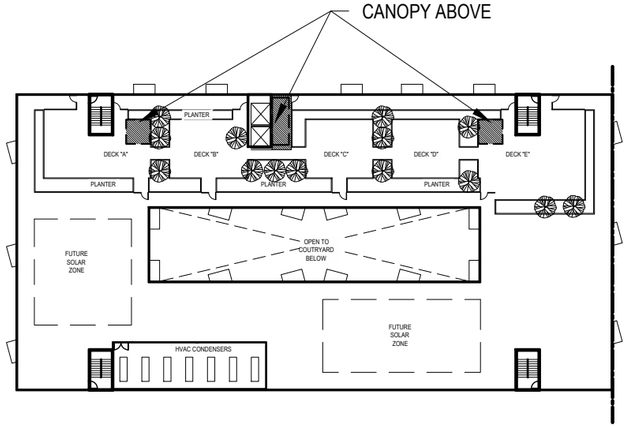
MAJOR TRANSIT STOP	
THE INTERSECTION OF 2 OR MORE BUSS ROUTES WITH A SERVICE INTERVAL OF 15 MINUTES OR LESS DURING THE MORNING (6-9AM) AND AFTERNOON (3-7PM) PEAK COMMUTE PERIODS.	
METRO ROUTE 152	
PEAK PERIOD FREQUENCY	15.5 MINUTES
DISTANCE TO EAST BOUND STOP	930 '
DISTANCE TO WEST BOUND STOP	950 '
METRO ROUTE 233	
PEAK PERIOD FREQUENCY	15.3 MINUTES
DISTANCE TO NORTH BOUND STOP	1160 '
DISTANCE TO NORTH BOUND STOP	750 '

ZONING AREA: NEW MIXED USE			
LEVEL	AREA	FLOORS	TOTAL
B1	0	1	0
1	23,979	1	23,979
02 - 07	24,649	6	147,894
ROOF DECK	755	1	755
TOTAL PROVIDED BUILDING AREA			172,628

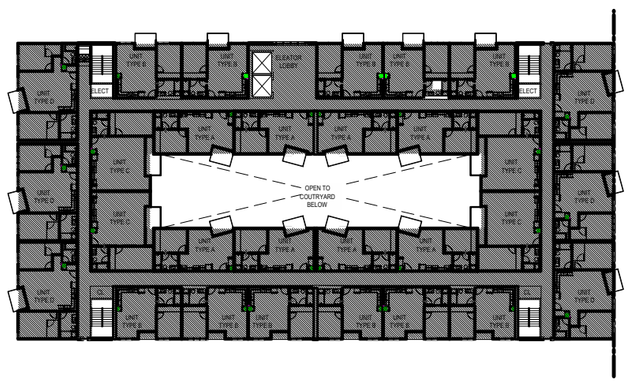
LEGEND

FLOOR AREA**

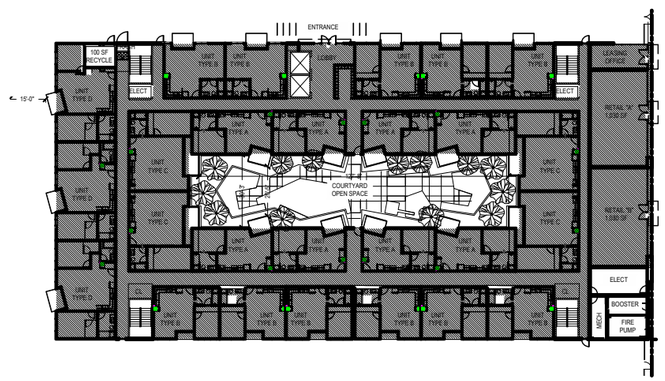
** FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



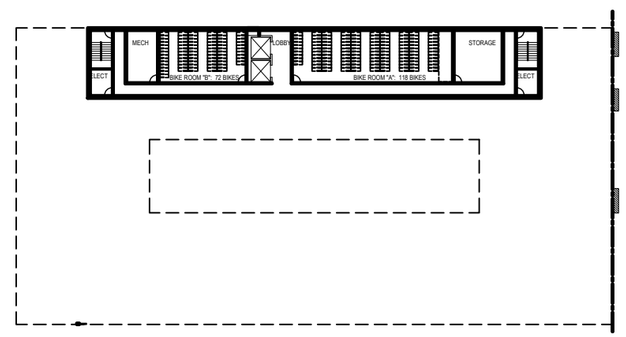
4 ROOF DECK



3 LEVELS 02-07



2 LEVEL 01



1 LEVEL B1

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

N

0 30' 120'
15' 60'

ZONING AREA: NEW MIXED USE
SCALE = 1:750

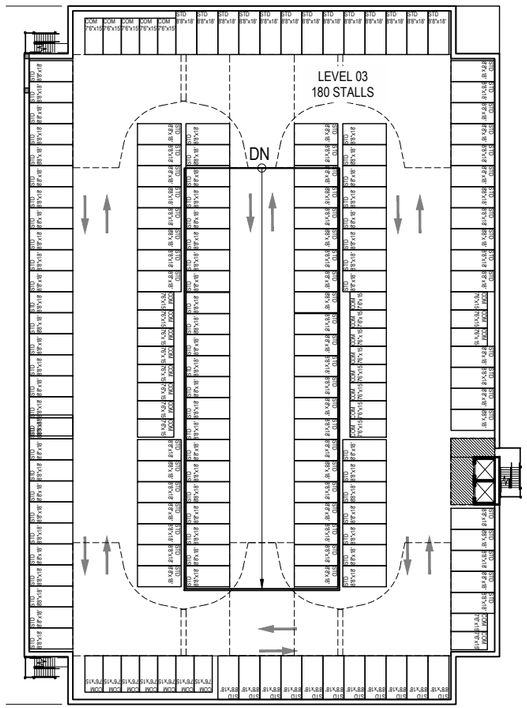
A1.7

ZONING AREA: NEW PARKING BUILDING			
LEVEL	AREA	FLOORS	TOTAL
01	0	1	0
02	0	1	0
03	329	1	329
TOTAL PROVIDED BUILDING AREA			329
MAX. ALLOWED BUILDING AREA, INCLUDING WAREHOUSE PER FAR			148,887

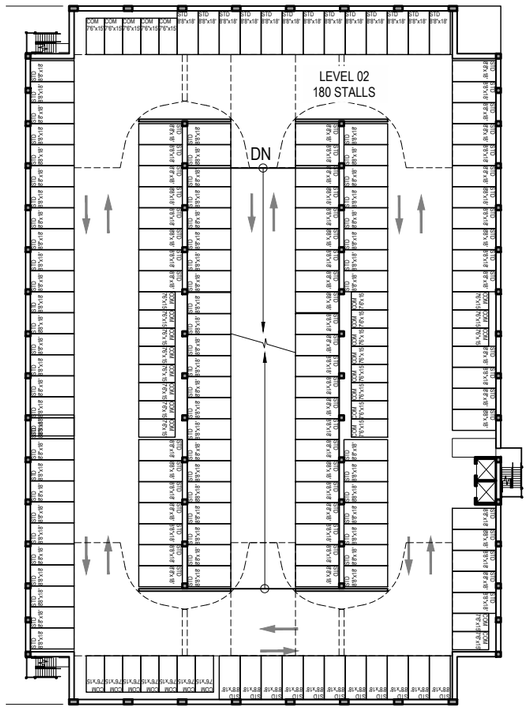
LEGEND

FLOOR AREA**

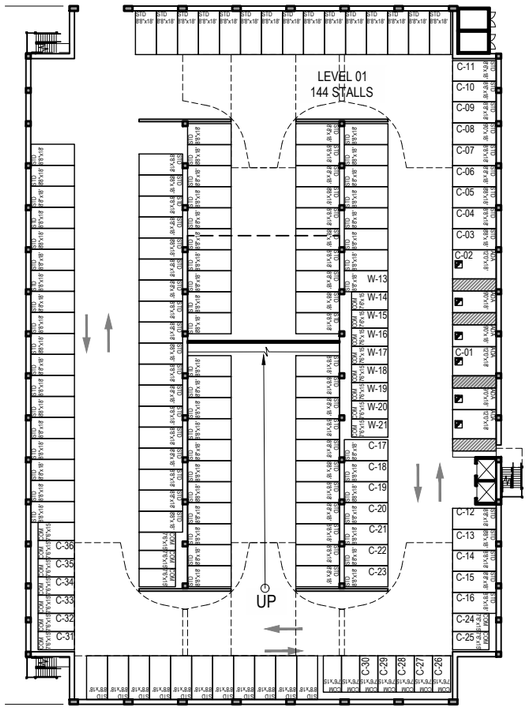
** FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



3 LEVEL 03



2 LEVEL 02



1 LEVEL 01

GRAND PACIFIC 7-28, LLC

PANORAMA PROJECT • PANORAMA CITY, CA 91402
8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST

SITE PLAN REVIEW
03.11.21

TAKACS ARCHITECTURE

N

0 30' 120'
15' 60'

ZONING AREA: PARKING BLDG
SCALE = 1:750

A1.8

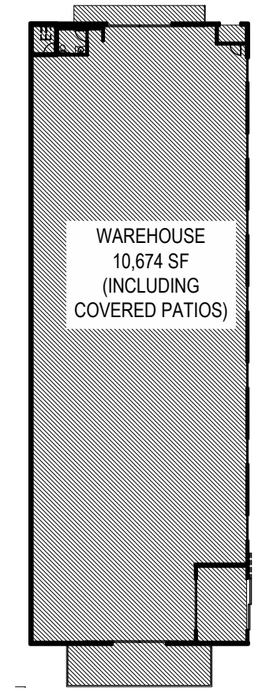
ZONING AREA: NEW WAREHOUSE

LEVEL	AREA	FLOORS	TOTAL
01	10,674	1	10,674
TOTAL PROVIDED BUILDING AREA			10,674
MAX. ALLOWED BUILDING AREA, INCLUDING PARKING BUI8LDING PER FAR			148,887

LEGEND

FLOOR AREA**

** FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



1 LEVEL 01

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

N

0 30' 120'

15' 60'

ZONING AREA: WAREHOUSE
SCALE = 1:500

A1.9

ZONING AREA: EXISTING TOWER			
LEVEL	AREA	FLOORS	TOTAL
B1	6,252	1	6,252
1	11,797	1	11,797
02 - 12	12,979	11	142,769
13	13,083	1	13,083
14	3,554	1	3,554
TOTAL PROVIDED BUILDING AREA			177,455

LEGEND

FLOOR AREA**

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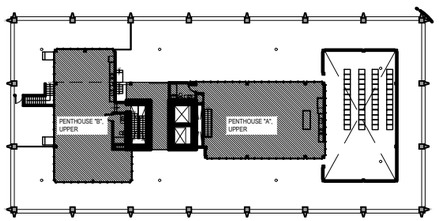
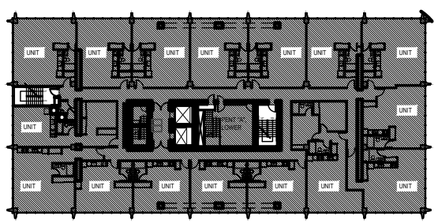
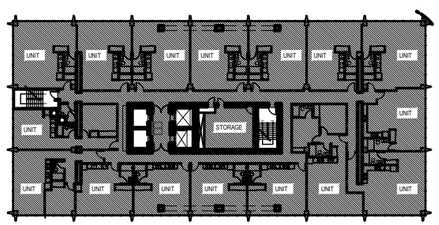


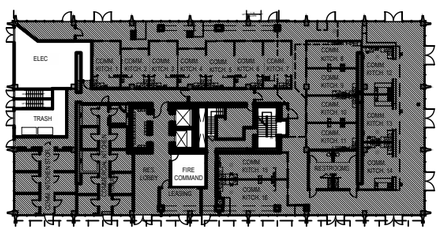
4 LEVELS 14



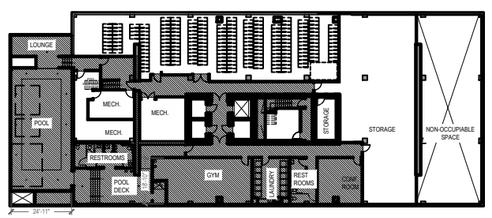
4 LEVELS 13



3 LEVELS 02-12



2 LEVEL 01



1 LEVEL B1

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

N

0 30' 120'

15' 60'

ZONING AREA: EXISTING TOWER

SCALE = 1:750

A1.9B

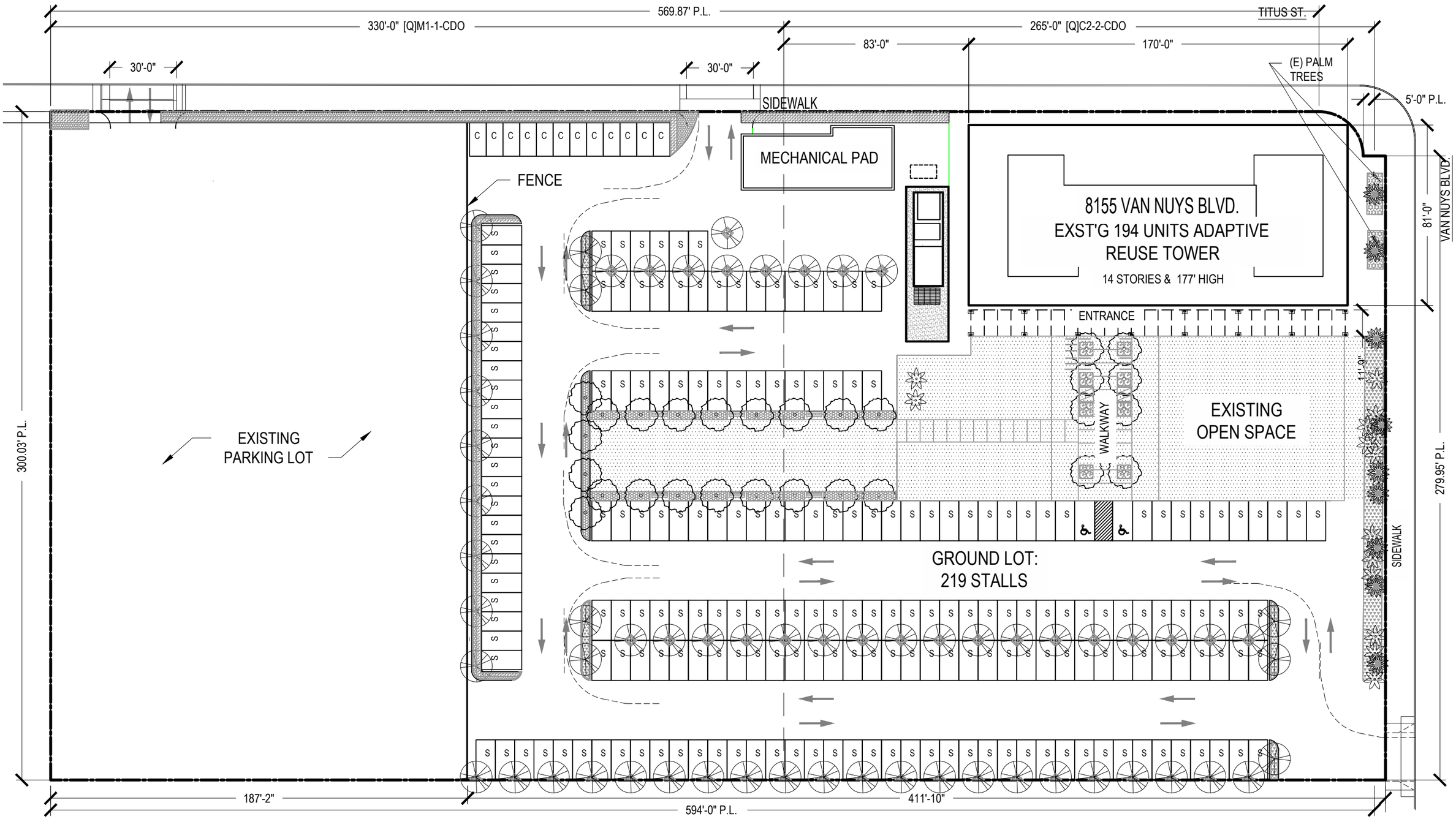
VAN NUYS BLVD, NORTHBOUND

GREEN PLAZA BETWEEN EXST'G TOWER & PROPOSED MIXED-USE

NORTHWEST CORNER OF PROPOSED MIXED-USE APARTMENT

PARKING BUILDING WITH WAREHOUSE

AERIAL PERSPECTIVE



* NOTE
NO EXISTING PROTECTED OR SOUTHERN CALIFORNIA NATIVE TREE SPECIES

EXISTING PROPERTY
SINGLE LOT ZONED C2-2-CDO & M1-2-CDO
- 14- STORIES ADAPTIVE REUSE TOWER WITH 194 UNITS & 9,533 SF COMMERCIAL
- OPEN PARKING LOT WITH 219 SPACES TOTAL FOR TOWER JOINT LIVE-WORK QUARTERS & COMMERCIAL
- WESTERN PORTION OF LOT IS AN EXISTING PARKING LOT

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

N

0 10' 40'
5' 20'

PLOT PLAN - EXISTING
SCALE = 1:500

A3.0

569.87' P.L.

330'-0" [Q]M1-1-CDO

265'-0" [Q]C2-2-CDO

196'-0"

61'-4"

83'-0"

170'-0"

30'-0"

5'-0"

PEDESTRIAN GATE

2 SHORT TERM BIKES FOR WAREHOUSE

10'-0"

GATE

(E) PALM TREES

TITUS ST.

31.54' PL R=20'

5'-0" P.L.

WAREHOUSE TR & RECYC

TRASH

RECYC 100 SF

SIDEWALK

MECHANICAL PAD

DRIVEWAY

26'-8"

14528 TITUS ST.

WAREHOUSE

1 STORY & 27'-8" HIGH

170'-11"

WALKWAY

GROUND LOT

12 SPACES WAREHOUSE

8155 VAN NUYS BLVD.

EXST'G 194 UNITS ADAPTIVE REUSE TOWER

14 STORIES & 177' HIGH

8 SHORT TERM BIKES FOR RETAIL

RESIDENCE ENTRY GATE

81'-0"

VAN NUYS BLVD.

GRADE (AGL) 799.65'

ENTRANCE

5 SHORT TERM BIKES FOR RESID. @ 30" O.C. 14 ADDT'L @ BASEMENT.

LINE BETWEEN EXST'G TOWER OPEN SPACE AND SIDE OF PROPOSED MIXED USE APT

WALKWAY

300.03' P.L.

288'-0"

14550 TITUS ST.

PARKING BUILDING

3 STORIES & 40' HIGH

504 SPACES

ENTR.

GRADE (AGL) 799.79'

ENTRANCE

13 SHORT TERM BIKES

PUBLIC GATE

RESIDENCE ENTRY GATE

74'-8"

279.95' P.L.

OPEN SPACE COURTYARD

LANDSCAPED AREA

8141 VAN NUYS BLVD.

200 UNITS MIXED-USE APT.

7 STORIES & 80'-1" HIGH

2 SHORT TERM BIKES FOR RETAIL

SIDEWALK

10'-0" SIDE YARD

122'-4"

GRADE (AGL) 797.75'

16'-0"

GRADE (AGL)

20'-0"

245'-0"

7'-0"

594'-0" P.L.

FIRE TRUCK ACCESS TO PARKING BUILDING & TURNAROUND

EXIT GATE

5'-0" HWY DEDICATION

* NOTE
NO EXISTING PROTECTED OR SOUTHERN CALIFORNIA NATIVE TREE SPECIES

PANORAMA PROJECT: PROPOSED DEVELOPMENT

C2-2-CDO

- EXISTING 14- STORIES ADAPTIVE REUSE TOWER WITH 194 UNITS TO REMAIN
- NEW 7- STORIES MULTIFAMILY MIXED-USE APARTMENT WITH 200 UNITS

M1-2-CDO

- NEW 3- STORIES PARKING BUILDING, NEW WAREHOUSE AND NEW GROUND LOT TO PROVIDE PARKING FOR EXST'G TOWER AND NEW MULTIFAMILY BUILDING (219 RELOCATED @ EXST'G TOWER + 297 PROPOSED @ NEW MIXED-USE BLDG & NEW WAREHOUSE = 516 TOTAL STALLS)

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

N

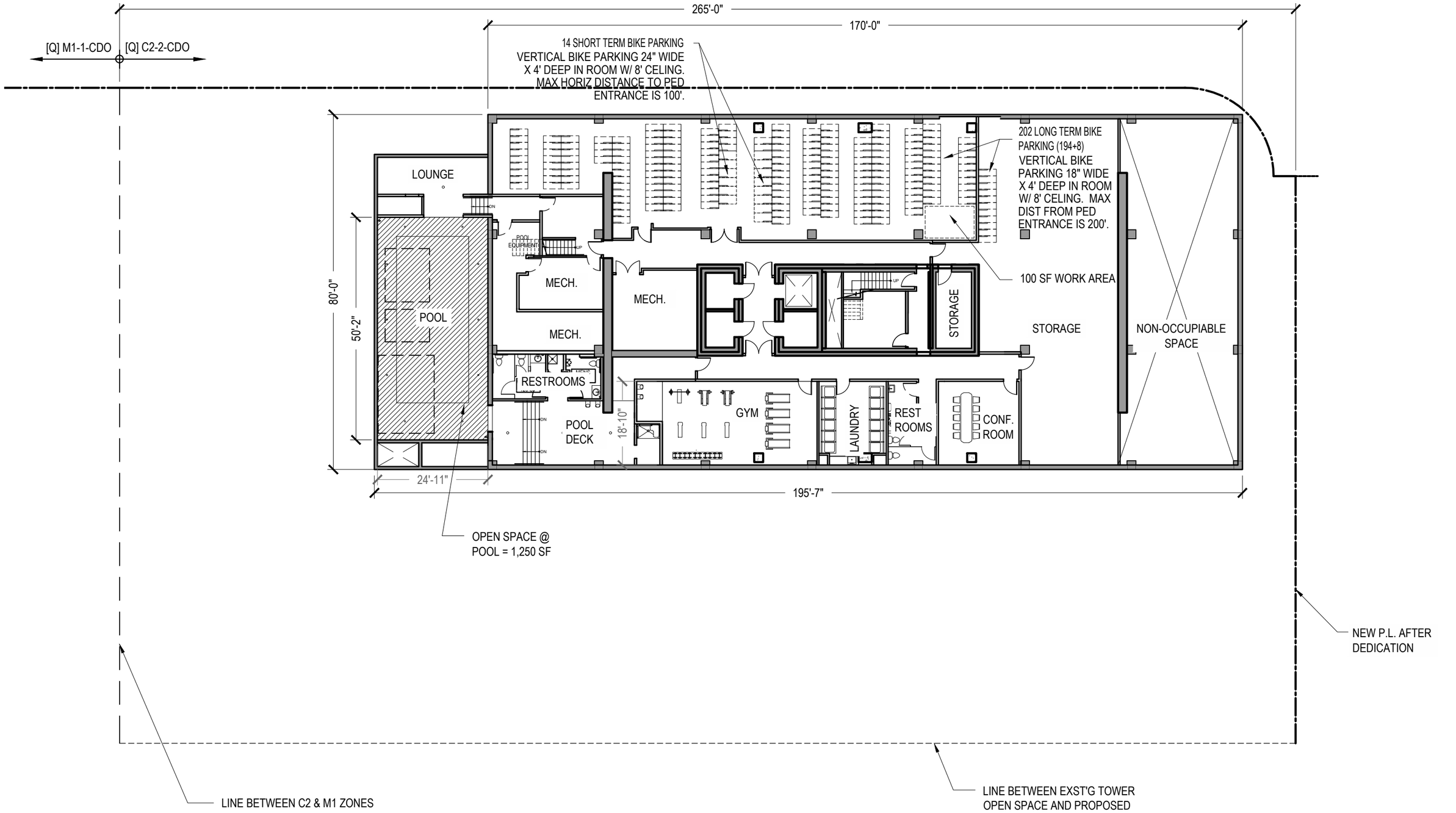
0 10' 40'

5' 20'

PLOT PLAN - PROPOSED

SCALE = 1:500

A3.1



OPEN SPACE W/ NO HORIZ DIMENSION LESS THAN 15'

1 BASEMENT

EXST'G TOWER PLAN FOR REFERENCE

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

N

0 10' 40'

5' 20'

PLAN: EXISTING TOWER
SCALE = 1:250

A4.0

265'-0"

TITUS ST.

SIDEWALK

12'-0"

6'-0"

[Q] M1-1-CDO

[Q] C2-2-CDO

MECHANICAL PAD

54'-9"

ELEC

TRASH

COMM. KITCHEN STOR.

COMMERCIAL KITCHEN & STORAGE

RES. LOBBY

FIRE COMMAND

LEASING

COMM. KITCH. 1

COMM. KITCH. 2

COMM. KITCH. 3

COMM. KITCH. 4

COMM. KITCH. 5

COMM. KITCH. 6

COMM. KITCH. 7

COMM. KITCH. 8

COMM. KITCH. 9

COMM. KITCH. 10

COMM. KITCH. 11

COMM. KITCH. 12

COMM. KITCH. 13

COMM. KITCH. 14

COMM. KITCH. 15

COMM. KITCH. 16

RESTROOMS

SIDEWALK

VAN NUYS BLVD.

80'-6"

8 SHORT TERM BIKES FOR RETAIL

147'-8"

LAWN

112'-7"

11'-9"

RES. ENTRANCE

GRADE (AGL) 799'65"

RESIDENCE ENTRY GATE

169'-0"

210'-4"

PLAY AREA

SEATING

WALKWAY

LAWN

OLD P.L.

NEW P.L. AFTER DEDICATION

58'-8"

PUBLIC GATE

265'-0"

5'-0" HWY DEDICATION

LINE BETWEEN C2 & M1 ZONES

EXST'G STEEL TRELLIS TO BE DEMOLISHED UNDER SEPARATE PERMIT

OPEN SPACE @ PLAZA = 18,475 SF TOTAL W/ IN-GROUND PLANTERS (INCLUDING 1,991 SF REC ROOM)

5 SHORT TERM BIKES FOR RESID. @ 30" O.C. 14 ADDT'L @ BASEMENT.

LINE BETWEEN EXST'G TOWER OPEN SPACE AND PROPOSED MIXED USE APT OPEN SPACE

OPEN SPACE W/ NO HORIZ DIMENSION LESS THAN 15'

1 LEVEL 01

EXST'G TOWER PLAN FOR REFERENCE

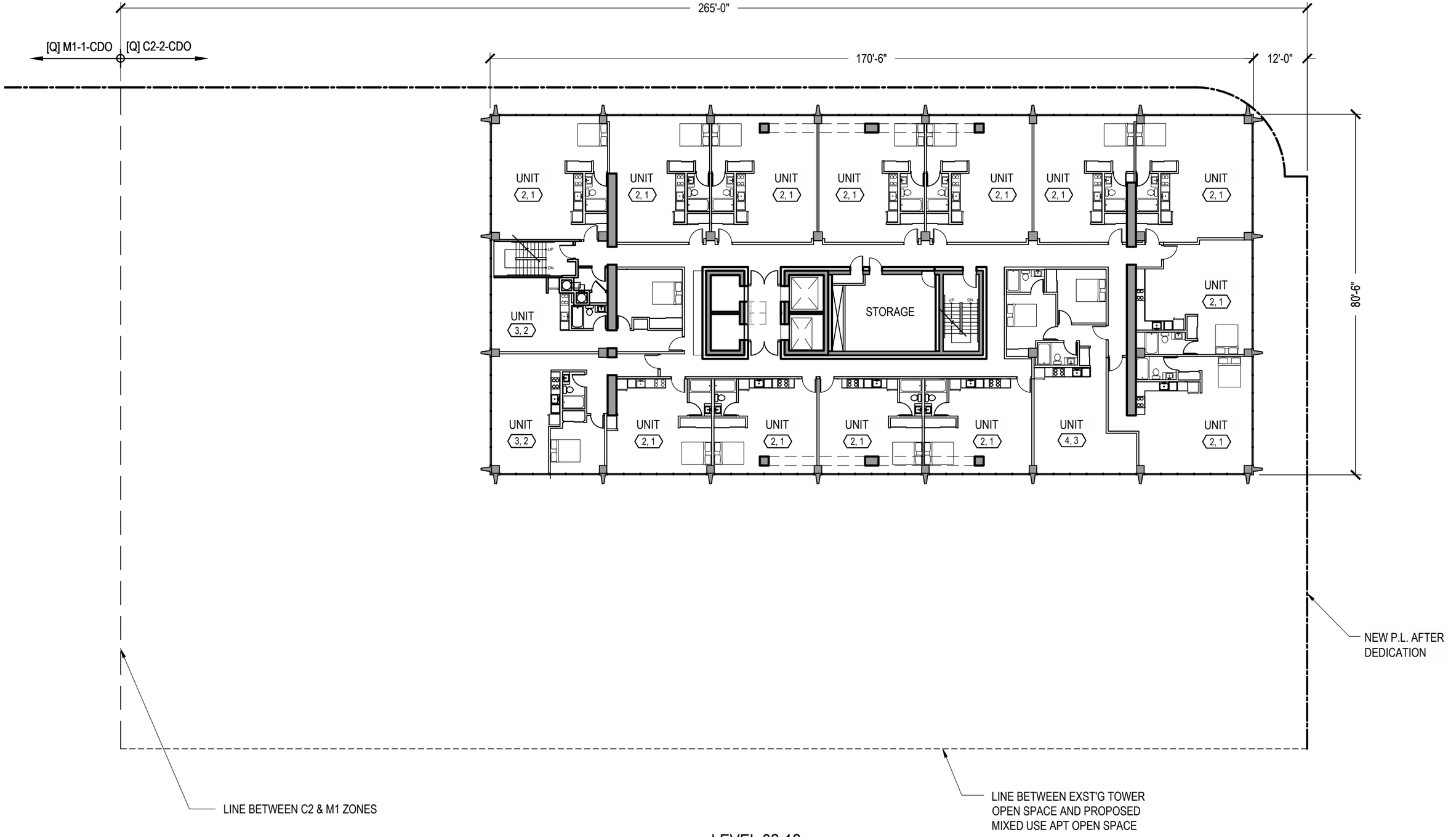
GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

N

0 5' 10' 20' 40'

PLAN: EXISTING TOWER
SCALE = 1:250

A4.1



X, X HABITABLE ROOM: PARKING, OPEN SPACE

1 LEVEL 02-12

EXST'G TOWER PLAN FOR REFERENCE

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

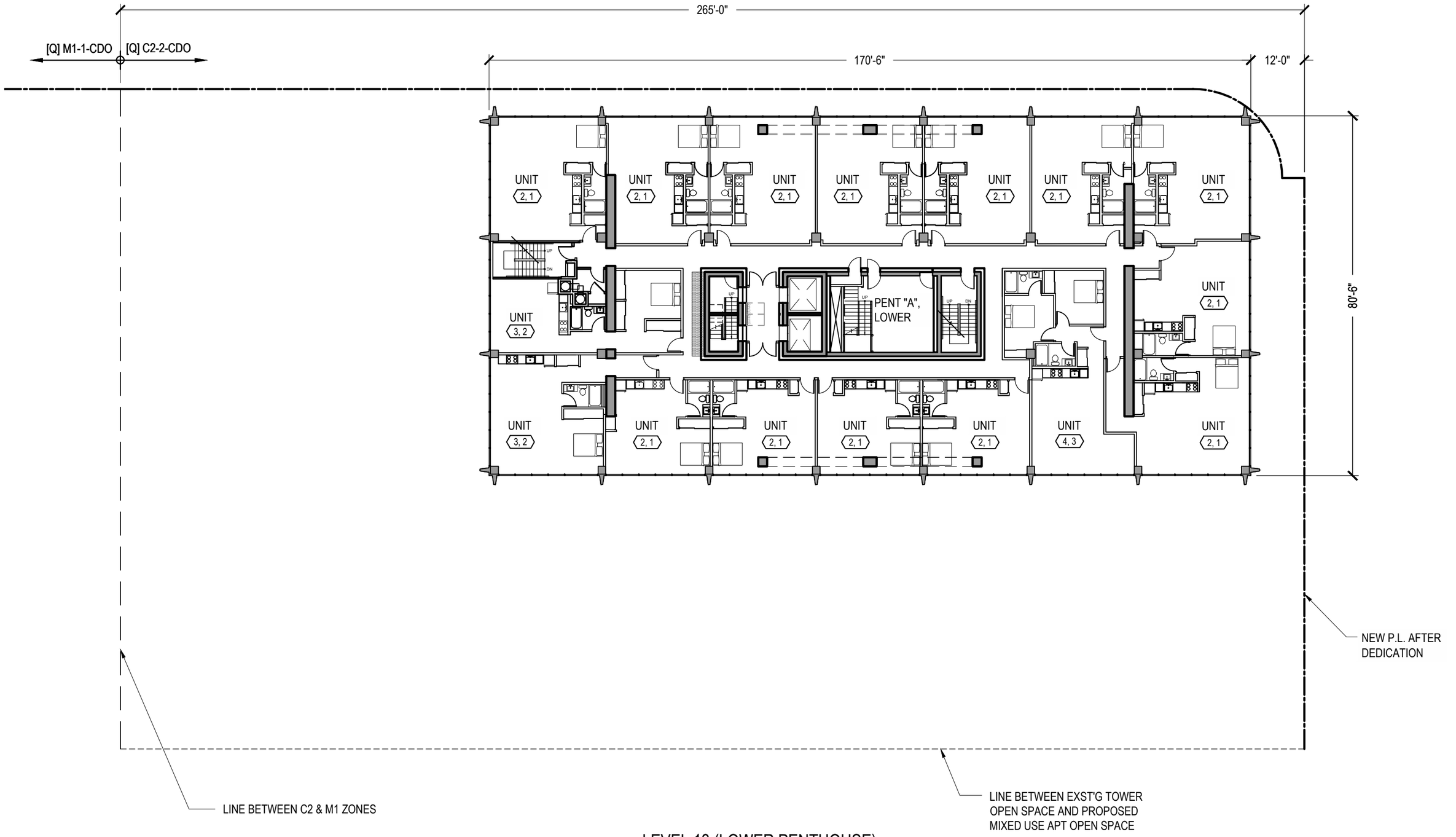
N

0 10' 40'

5' 20'

PLAN: EXISTING TOWER
SCALE = 1:250

A4.2



X, X HABITABLE ROOM: PARKING, OPEN SPACE

1 LEVEL 13 (LOWER PENTHOUSE)

EXST'G TOWER PLAN FOR REFERENCE

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

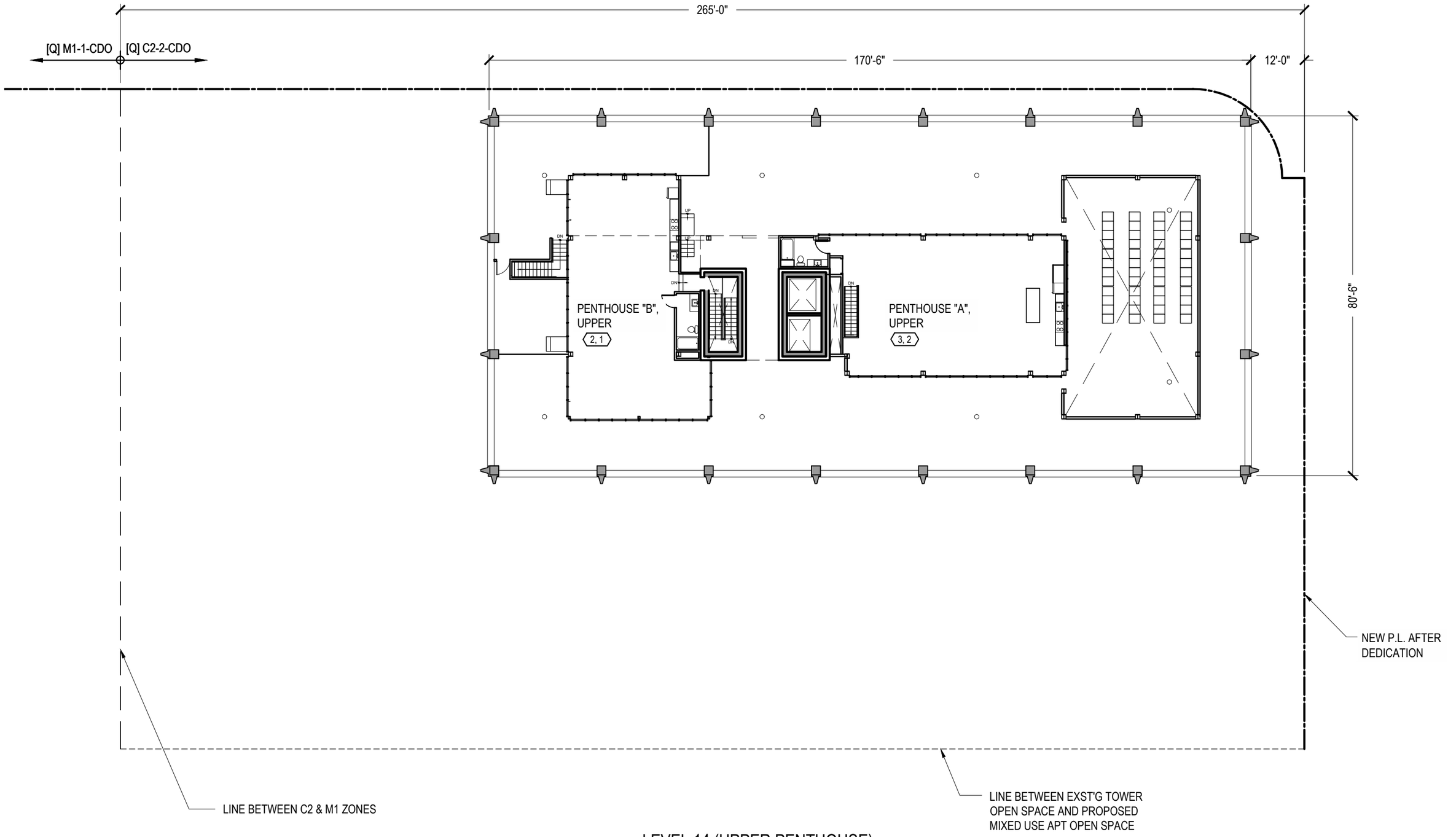
N

0 10' 40'

5' 20'

PLAN: EXISTING TOWER
SCALE = 1:250

A4.3



X, X HABITABLE ROOM: PARKING, OPEN SPACE

1 LEVEL 14 (UPPER PENTHOUSE)

EXST'G TOWER PLAN FOR REFERENCE

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

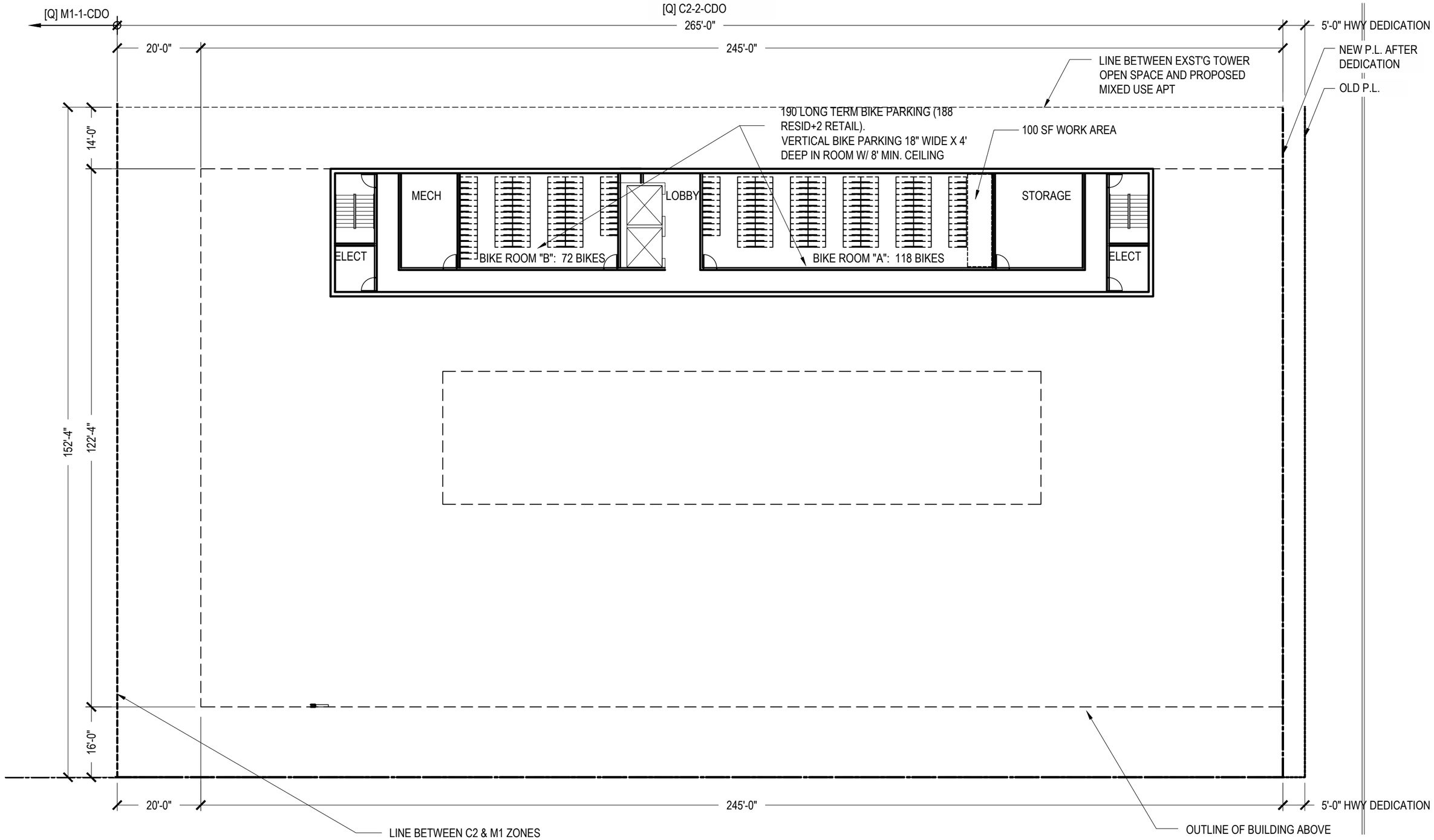
N

0 10' 40'

5' 20'

PLAN: EXISTING TOWER
SCALE = 1:250

A4.4



1 LEVEL B1

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

N

0 10' 40'

5' 20'

PLAN: MIXED USE APT
SCALE = 1:250

A5.0

[Q] M1-1-CDO

[Q] C2-2-CDO

265'-0"

5'-0" HWY DEDICATION

20'-0"

245'-0"

NEW P.L. AFTER DEDICATION

OLD P.L.

OPEN SPACE @ REAR YARD = 2,647 SF

PRIVATE PATIO, TYP. W/ MAX 50 SF OPEN SPACE

13 SHORT TERM BIKES, RESIDENTIAL

LINE BETWEEN EXST'G TOWER OPEN SPACE AND PROPOSED MIXED USE APT

WALKWAY

ENTRANCE

LOBBY

TRASH

100 SF RECYCLE

ELECT

LEASING OFFICE

RETAIL "A" 1,030 SF

RETAIL "B" 1,030 SF

ELECT

FIRE PUMP

MECH

TRASH

30 SF REC.

BOOSTER

2 SHORT TERM BIKES, COMMERCIAL

UNIT TYPE A 3, 2

UNIT TYPE B 2, 1

UNIT TYPE B 3, 2

UNIT TYPE C 3, 2

UNIT TYPE D 4, 3

COURTYARD OPEN SPACE

127'-8"

36'-3"

20'-5"

6'-0"

8'-6"

14'-0"

46'-6"

88'-1"

36'-8"

152'-4"

122'-4"

16'-0"

11'-0"

4'-0"

15'-0"

CL

GRADE (AGL) 797.55

SIDE YARD 16'-0"

219'-0"

26'-0"

OPEN SPACE W/ NO HORIZ DIMENSION LESS THAN 15'

LINE BETWEEN C2 & M1 ZONES

OPEN SPACE @ COURTYARD = 3,475 SF

TRASH & MIN 30 SF RECYCLING FOR RETAIL

X, X HABITABLE ROOM: PARKING, OPEN SPACE

1 LEVEL 01

GRAND PACIFIC 7-28, LLC

PANORAMA PROJECT • PANORAMA CITY, CA 91402
8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST

SITE PLAN REVIEW
03.31.21

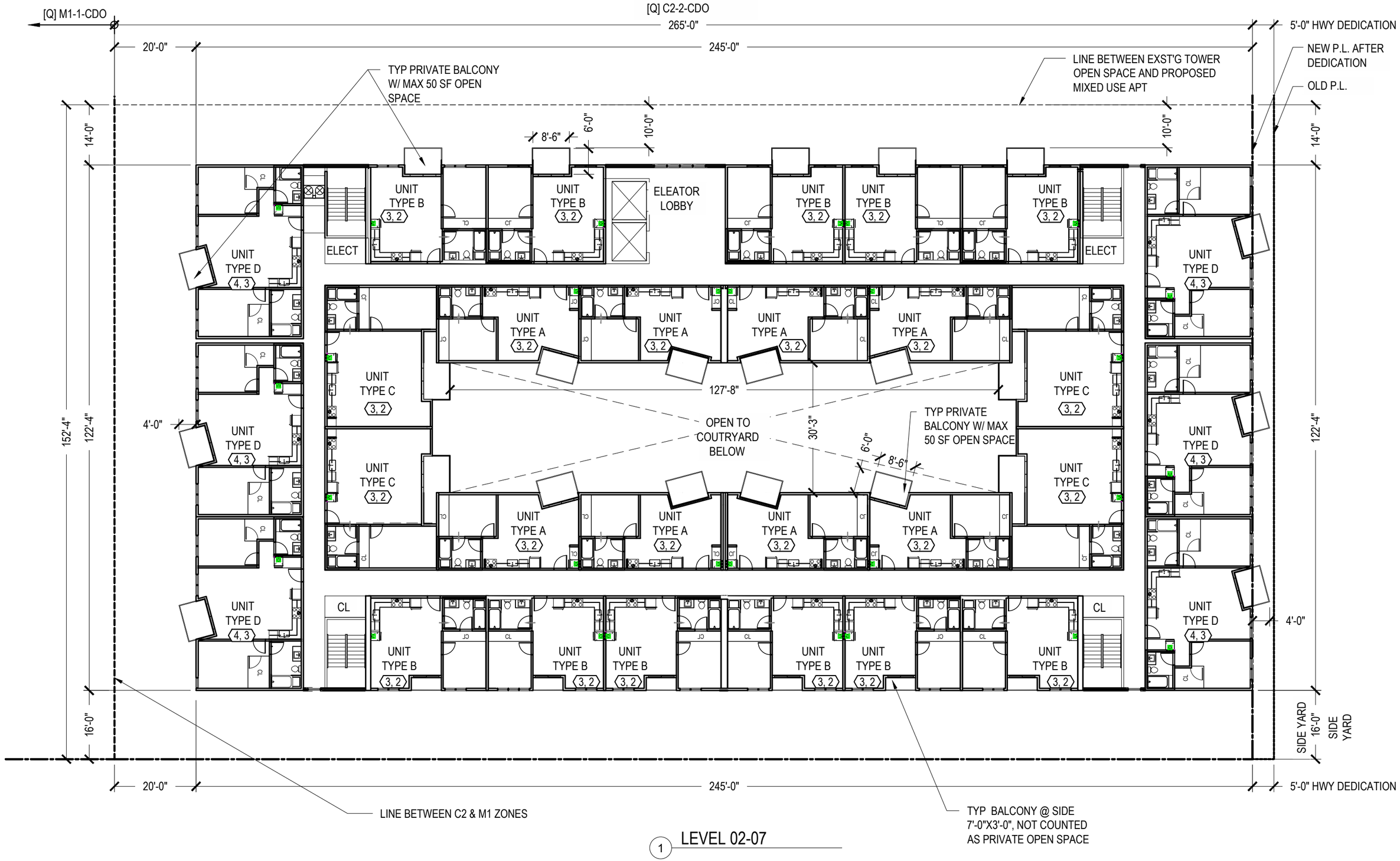
TAKACS ARCHITECTURE

N

0 10' 40'
5' 20'

PLAN: MIXED USE APT
SCALE = 1:250

A5.1



1 LEVEL 02-07

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

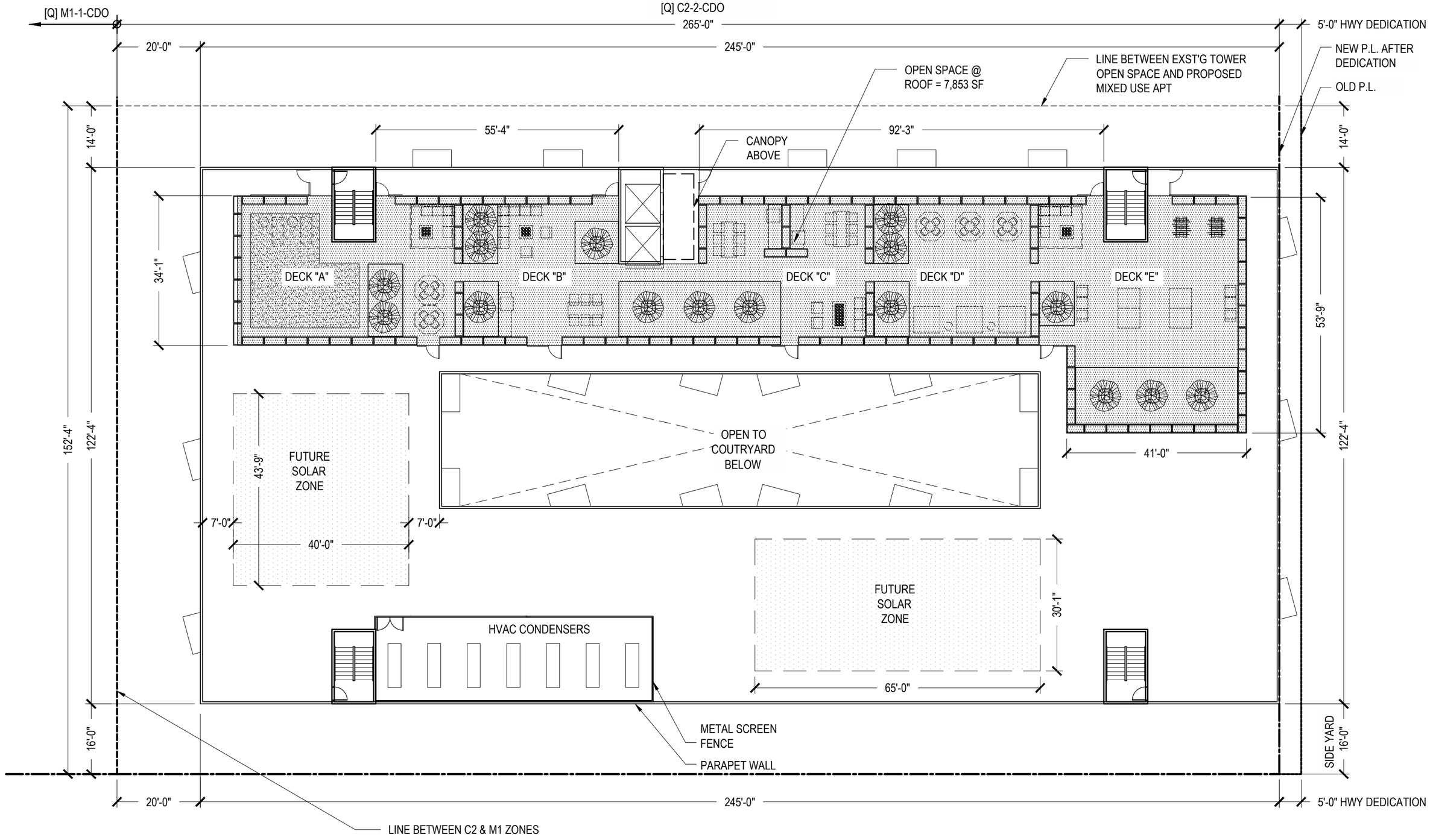
N

0 10' 40'

5' 20'

PLAN: MIXED USE APT
SCALE = 1:250

A5.2



OPEN SPACE W/ NO HORIZ DIMENSION LESS THAN 15' .
* PLANTERS @ MAX 2'-0" HIGH

1 ROOF DECK

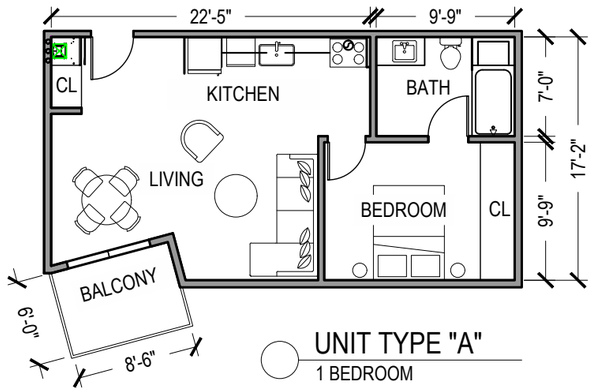
GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

N

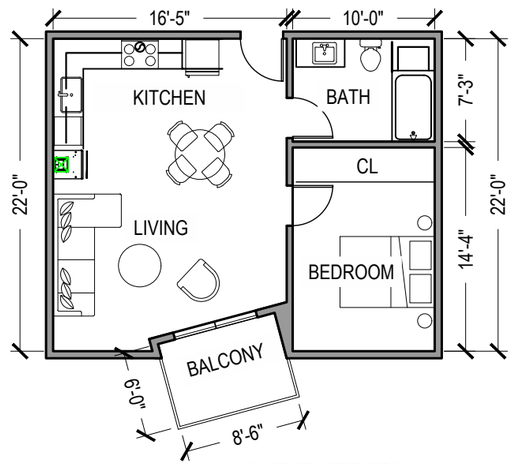
0 10' 40'
5' 20'

PLAN: MIXED USE APT
SCALE = 1:250

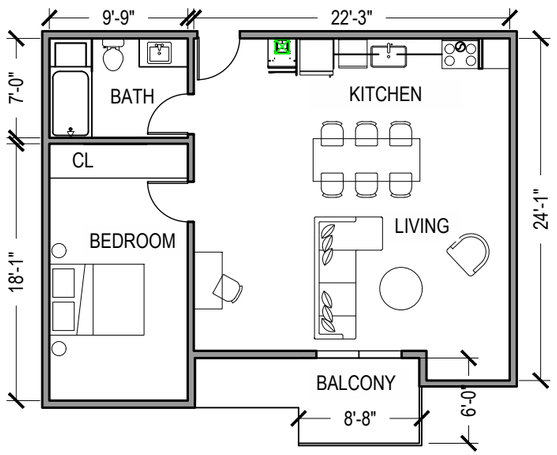
A5.3



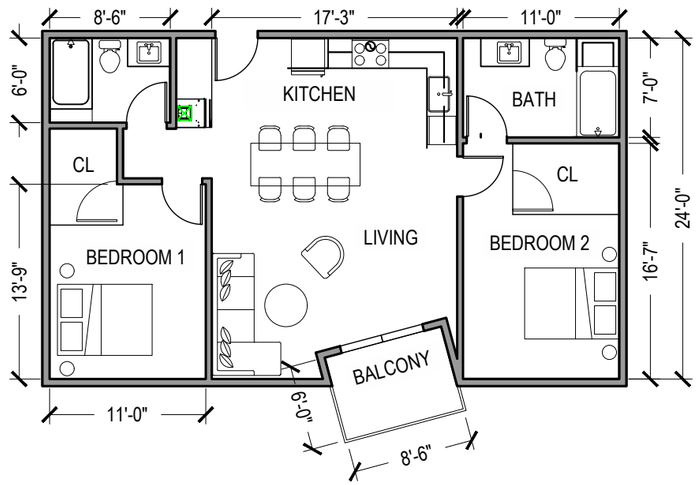
UNIT TYPE "A"
1 BEDROOM



UNIT TYPE "B"
1 BEDROOM



UNIT TYPE "C"
1 BEDROOM



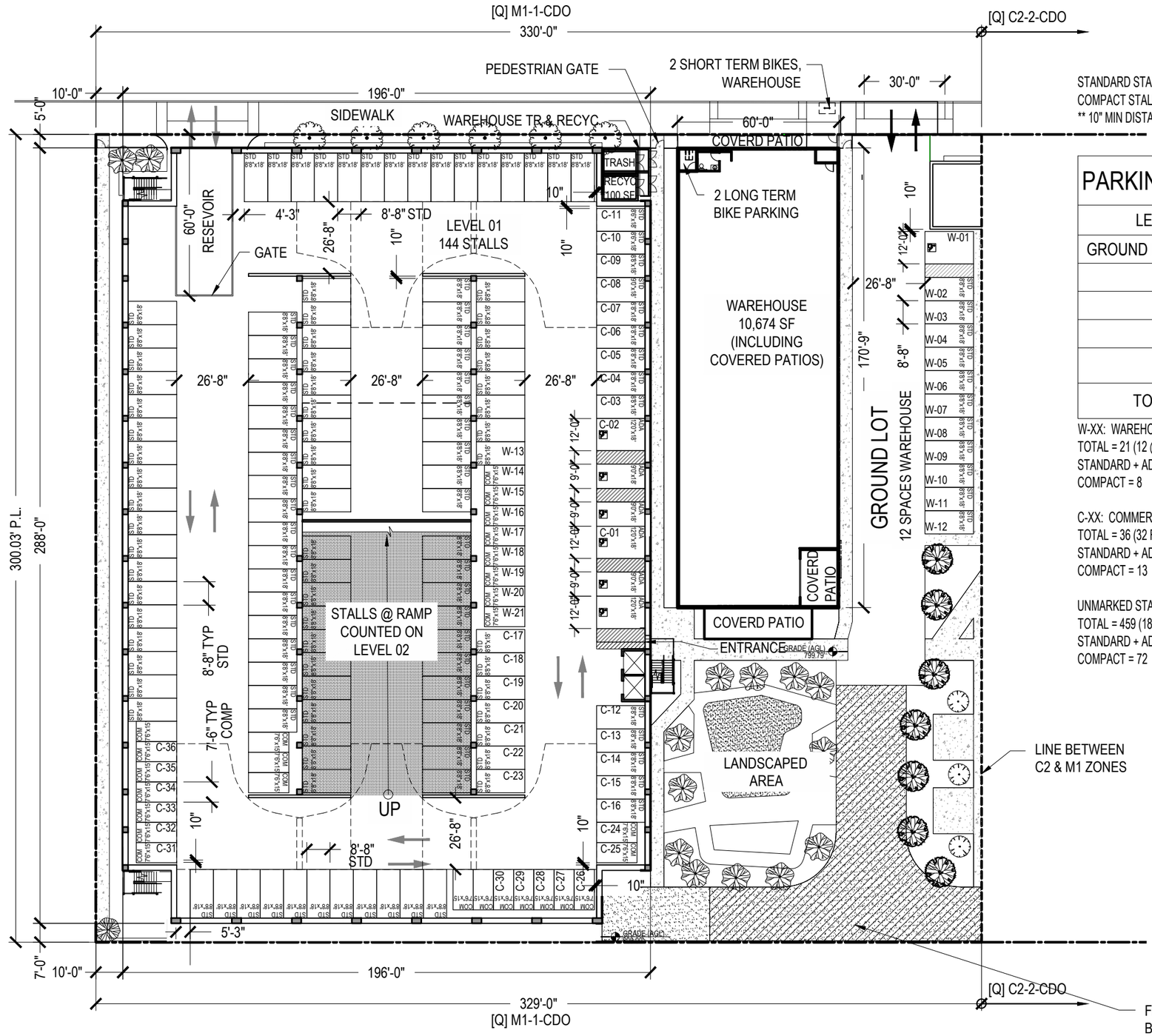
UNIT TYPE "D"
2 BEDROOM

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

0 10' 40'
5' 20'

PLAN: UNIT TYPES
SCALE = 3/32"

A5.4



STANDARD STALLS: 8'-8" WIDE x 18' LONG, W/ 26'-8" BACKUP
COMPACT STALLS: 7'-6" WIDE x 15' LONG, W/ 25'-4" BACKUP
** 10" MIN DISTANCE TO OBSTRUCTION

PARKING BY TYPE

LEVEL	ADA	STANDARD	COMPACT	TOTAL
GROUND LOT	1	11		12
01	6	111	27	144
02	0	147	33	180
03	0	147	33	180
TOTAL	7	416	93	516

W-XX: WAREHOUSE PARKING
TOTAL = 21 (12 @ GROUND LOT + 9 @ PARKING BUILDING)
STANDARD + ADA = 13
COMPACT = 8

C-XX: COMMERCIAL PARKING FOR RETAIL/ RESTAURANT
TOTAL = 36 (32 FOR TOWER + 4 FOR NEW MIXED USE)
STANDARD + ADA = 23
COMPACT = 13

UNMARKED STALLS: RESIDENTIAL PARKING
TOTAL = 459 (187 FOR TOWER + 272 FOR NEW MIXED USE)
STANDARD + ADA = 387
COMPACT = 72

1 LEVEL 01

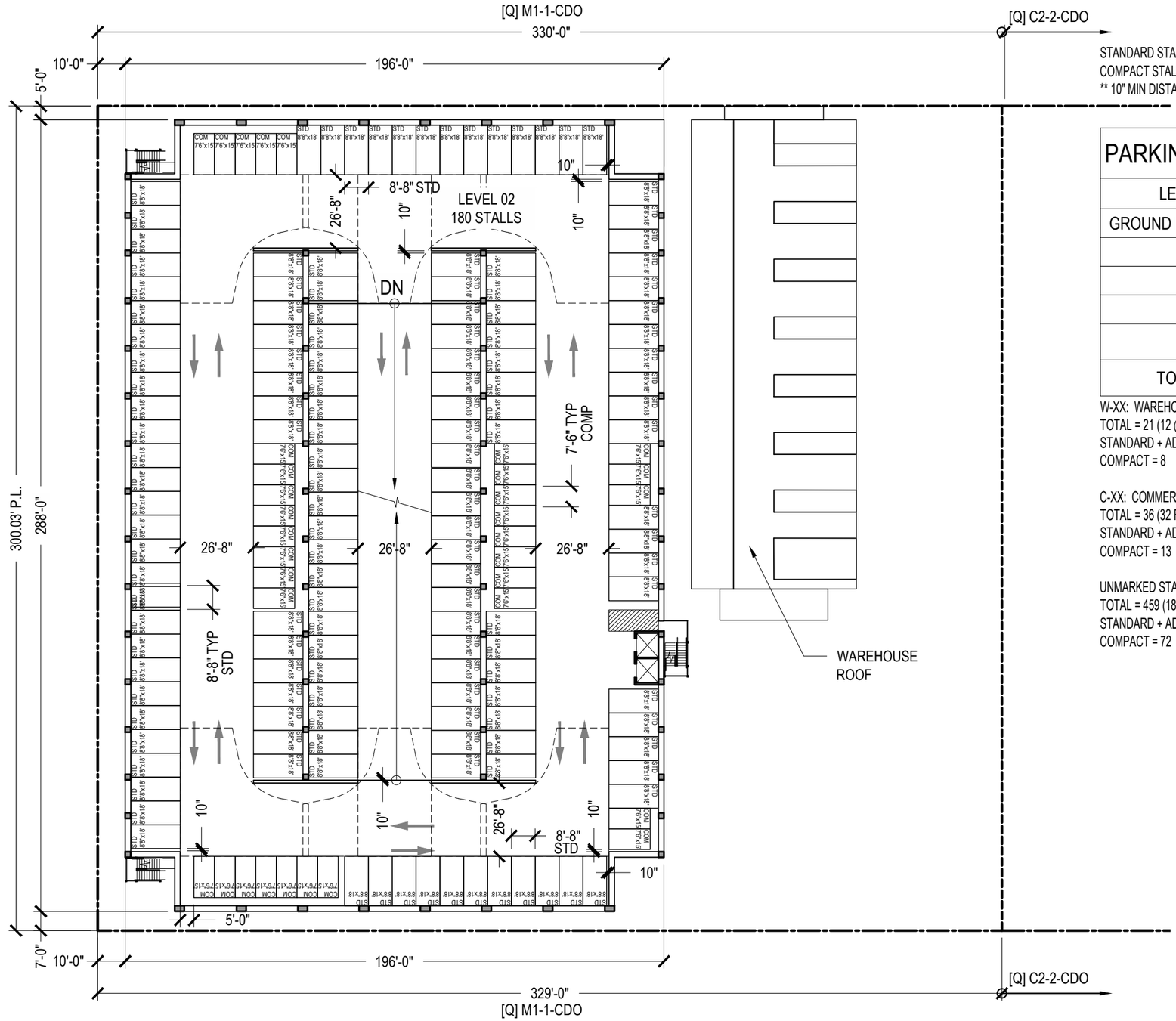
GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

N

0 20' 80'
10' 40'

PARKING BLDG & WAREHOUSE
SCALE = 1:500

A6.0



1 LEVELS 02

STANDARD STALLS: 8'-8" WIDE x 18' LONG, W/ 26'-8" BACKUP
COMPACT STALLS: 7'-6" WIDE x 15' LONG, W/ 25'-4" BACKUP
** 10" MIN DISTANCE TO OBSTRUCTION

PARKING BY TYPE

LEVEL	ADA	STANDARD	COMPACT	TOTAL
GROUND LOT	1	11		12
01	6	111	27	144
02	0	147	33	180
03	0	147	33	180
TOTAL	7	416	93	516

W-XX: WAREHOUSE PARKING
TOTAL = 21 (12 @ GROUND LOT + 9 @ PARKING BUILDING)
STANDARD + ADA = 13
COMPACT = 8

C-XX: COMMERCIAL PARKING FOR RETAIL/ RESTAURANT
TOTAL = 36 (32 FOR TOWER + 4 FOR NEW MIXED USE)
STANDARD + ADA = 23
COMPACT = 13

UNMARKED STALLS: RESIDENTIAL PARKING
TOTAL = 459 (187 FOR TOWER + 272 FOR NEW MIXED USE)
STANDARD + ADA = 387
COMPACT = 72

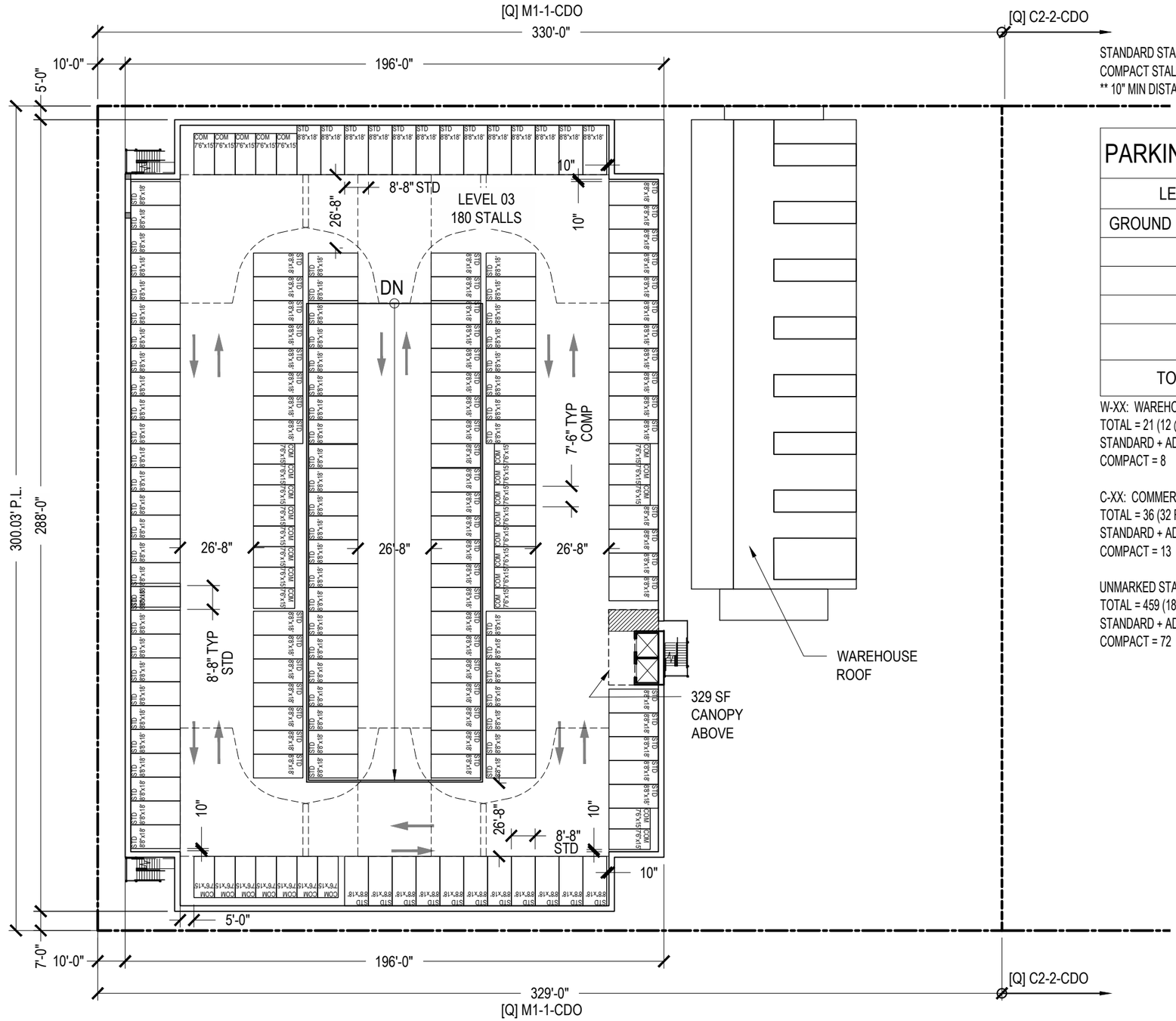
GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

N

0 20' 80'
10' 40'

PARKING BLDG & WAREHOUSE
SCALE = 1:500

A6.1



STANDARD STALLS: 8'-8" WIDE x 18' LONG, W/ 26'-8" BACKUP
COMPACT STALLS: 7'-6" WIDE x 15' LONG, W/ 25'-4" BACKUP
** 10" MIN DISTANCE TO OBSTRUCTION

PARKING BY TYPE

LEVEL	ADA	STANDARD	COMPACT	TOTAL
GROUND LOT	1	11		12
01	6	111	27	144
02	0	147	33	180
03	0	147	33	180
TOTAL	7	416	93	516

W-XX: WAREHOUSE PARKING
TOTAL = 21 (12 @ GROUND LOT + 9 @ PARKING BUILDING)
STANDARD + ADA = 13
COMPACT = 8

C-XX: COMMERCIAL PARKING FOR RETAIL/ RESTAURANT
TOTAL = 36 (32 FOR TOWER + 4 FOR NEW MIXED USE)
STANDARD + ADA = 23
COMPACT = 13

UNMARKED STALLS: RESIDENTIAL PARKING
TOTAL = 459 (187 FOR TOWER + 272 FOR NEW MIXED USE)
STANDARD + ADA = 387
COMPACT = 72

1 LEVEL 03

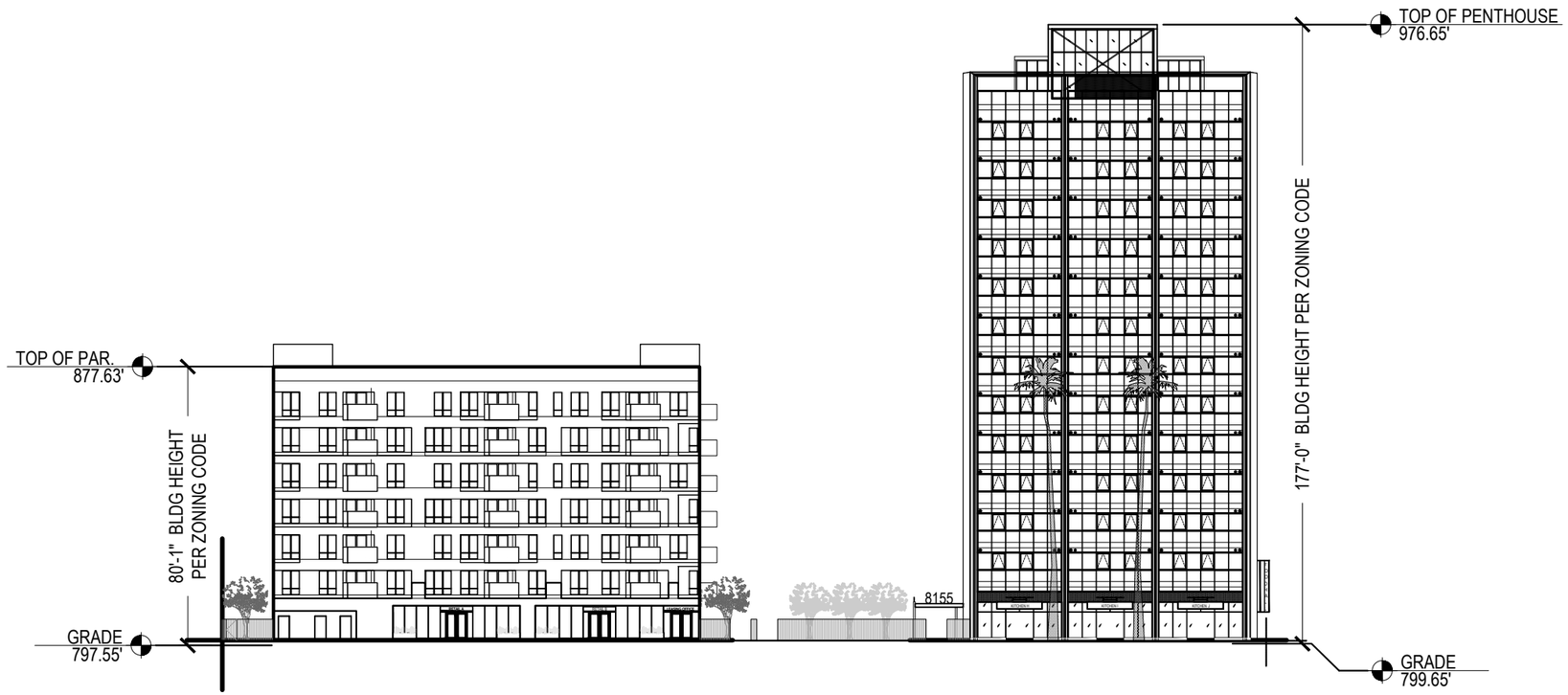
GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

N

0 20' 80'
10' 40'

PARKING BLDG & WAREHOUSE
SCALE = 1:500

A6.2



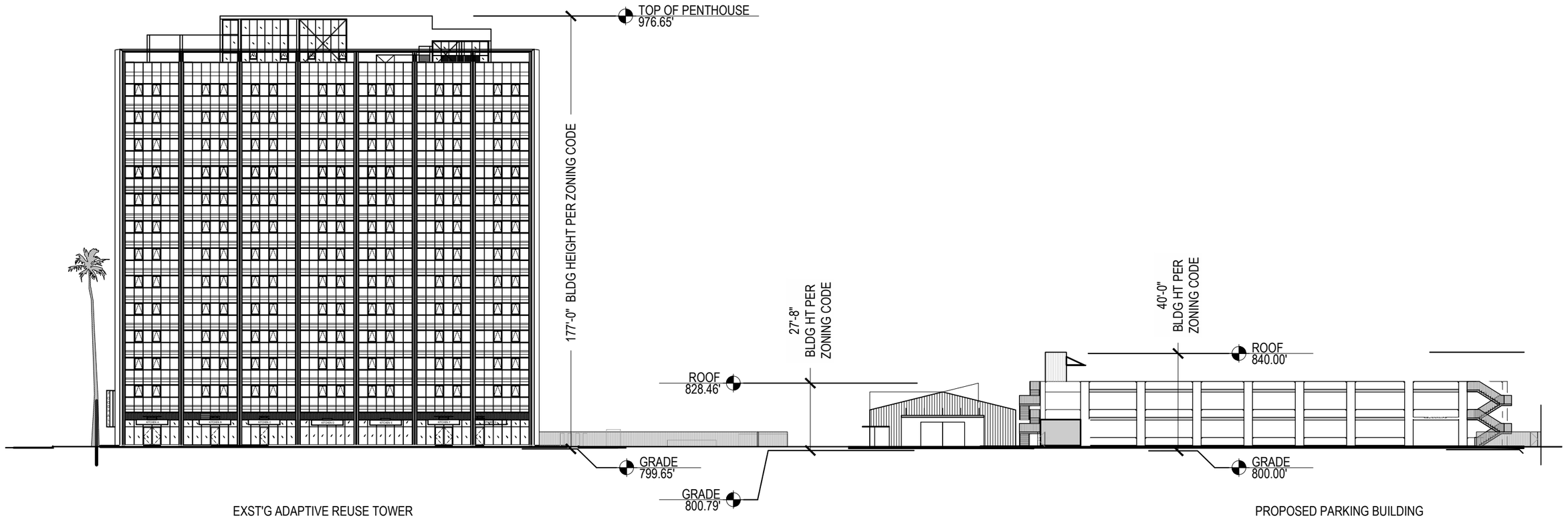
1 EAST ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

0 5' 10' 20' 40'

ELEVATION - SITE
SCALE = 1:500

A7.0



1 NORTH ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

0 10' 40'
5' 20'

ELEVATION - SITE
SCALE = 1:500

A7.1

KEYNOTES

1. STAIR ENCLOSURE LIGHT GRAY SMOOTH PLASTER
2. DARK GREEN SMOOTH PLASTER
3. DARK GRAY TILE
4. LIGHT GRAY SMOOTH PLASTER
5. WHITE LINEAR LED LIGHT
6. BLACK METAL FLASHING
7. CLEAR ANODIZED ALUM. WINDOW W/ VISION GLASS
8. CLEAR ANODIZED ALUM. SLIDING DOOR W/ VISION GLASS
9. CLEAR ANODIZED ALUM. DOOR W/ VISION GLASS
10. LIGHT GRAY GLOSSY TILE
11. MEDIUM GRAY SMOOTH PLASTER AT RECESSED BALCONY
12. CLEAR ANODIZED ALUM. SIGN
13. 42" H. GUARD RAIL, BLACK SMOOTH PLASTER
14. 42" H. GUARD RAIL, BLACK PERFORATED METAL
15. METAL DOOR, MATCH WALL
16. RAISED PLANTER W/ DK GRAY TILE
17. CLEAR ANODIZED ALUM. STOREFRONT W/ VISION GLASS
18. CLEAR ANODIZED ALUMINUM AWNING
19. AMBER COLOR POWDER COATED METAL FRAME
20. 6' H. WALL AT GROUND FLOOR PATIO, BLACK SMOOTH PLASTER
21. SMOOTH CONCRETE
22. SMOOTH PLASTER PTD. SALMON COLOR
23. POWDER COATED CORRUGATED METAL SIDING
24. DARK GREY SMOOTH PLASTER TO MATCH CORRUGATED METAL
25. AMBER COLOR POWDER COATED METAL AWNING
26. PLANTER BOXES PTD. DARK GREEN
27. METAL CANOPY
28. METAL FENCEW/ VERTICAL PICKETS
29. METAL SLIDING DOOR
30. MEDIUM GRAY FLAT METAL PANELING

1 EAST ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

0 10' 40'
5' 20'

ELEVATION: MIXED USE APT
SCALE = 1:250

A8.0

KEYNOTES

1. STAIR ENCLOSURE LIGHT GRAY SMOOTH PLASTER
2. DARK GREEN SMOOTH PLASTER
3. DARK GRAY TILE
4. LIGHT GRAY SMOOTH PLASTER
5. WHITE LINEAR LED LIGHT
6. BLACK METAL FLASHING
7. CLEAR ANODIZED ALUM. WINDOW W/ VISION GLASS
8. CLEAR ANODIZED ALUM. SLIDING DOOR W/ VISION GLASS
9. CLEAR ANODIZED ALUM. DOOR W/ VISION GLASS
10. LIGHT GRAY GLOSSY TILE
11. MEDIUM GRAY SMOOTH PLASTER AT RECESSED BALCONY
12. CLEAR ANODIZED ALUM. SIGN
13. 42" H. GUARD RAIL, BLACK SMOOTH PLASTER
14. 42" H. GUARD RAIL, BLACK PERFORATED METAL
15. METAL DOOR, MATCH WALL
16. RAISED PLANTER W/ DK GRAY TILE
17. CLEAR ANODIZED ALUM. STOREFRONT W/ VISION GLASS
18. CLEAR ANODIZED ALUMINUM AWNING
19. AMBER COLOR POWDER COATED METAL FRAME
20. 6' H. WALL AT GROUND FLOOR PATIO, BLACK SMOOTH PLASTER
21. SMOOTH CONCRETE
22. SMOOTH PLASTER PTD. SALMON COLOR
23. POWDER COATED CORRUGATED METAL SIDING
24. DARK GREY SMOOTH PLASTER TO MATCH CORRUGATED METAL
25. AMBER COLOR POWDER COATED METAL AWNING
26. PLANTER BOXES PTD. DARK GREEN
27. METAL CANOPY
28. METAL FENCEW/ VERTICAL PICKETS
29. METAL SLIDING DOOR
30. MEDIUM GRAY FLAT METAL PANELING

1 NORTH ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

0 10' 40'
5' 20'

ELEVATION: MIXED USE APT
SCALE = 1:250

A8.1

KEYNOTES

1. STAIR ENCLOSURE LIGHT GRAY SMOOTH PLASTER
2. DARK GREEN SMOOTH PLASTER
3. DARK GRAY TILE
4. LIGHT GRAY SMOOTH PLASTER
5. WHITE LINEAR LED LIGHT
6. BLACK METAL FLASHING
7. CLEAR ANODIZED ALUM. WINDOW W/ VISION GLASS
8. CLEAR ANODIZED ALUM. SLIDING DOOR W/ VISION GLASS
9. CLEAR ANODIZED ALUM. DOOR W/ VISION GLASS
10. LIGHT GRAY GLOSSY TILE
11. MEDIUM GRAY SMOOTH PLASTER AT RECESSED BALCONY
12. CLEAR ANODIZED ALUM. SIGN
13. 42" H. GUARD RAIL, BLACK SMOOTH PLASTER
14. 42" H. GUARD RAIL, BLACK PERFORATED METAL
15. METAL DOOR, MATCH WALL
16. RAISED PLANTER W/ DK GRAY TILE
17. CLEAR ANODIZED ALUM. STOREFRONT W/ VISION GLASS
18. CLEAR ANODIZED ALUMINUM AWNING
19. AMBER COLOR POWDER COATED METAL FRAME
20. 6' H. WALL AT GROUND FLOOR PATIO, BLACK SMOOTH PLASTER
21. SMOOTH CONCRETE
22. SMOOTH PLASTER PTD. SALMON COLOR
23. POWDER COATED CORRUGATED METAL SIDING
24. DARK GREY SMOOTH PLASTER TO MATCH CORRUGATED METAL
25. AMBER COLOR POWDER COATED METAL AWNING
26. PLANTER BOXES PTD. DARK GREEN
27. METAL CANOPY
28. METAL FENCEW/ VERTICAL PICKETS
29. METAL SLIDING DOOR
30. MEDIUM GRAY FLAT METAL PANELING

1 WEST ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

0 5' 10' 20' 40'

ELEVATION: MIXED USE APT
SCALE = 1:250

A8.2

KEYNOTES

1. STAIR ENCLOSURE LIGHT GRAY SMOOTH PLASTER
2. DARK GREEN SMOOTH PLASTER
3. DARK GRAY TILE
4. LIGHT GRAY SMOOTH PLASTER
5. WHITE LINEAR LED LIGHT
6. BLACK METAL FLASHING
7. CLEAR ANODIZED ALUM. WINDOW W/ VISION GLASS
8. CLEAR ANODIZED ALUM. SLIDING DOOR W/ VISION GLASS
9. CLEAR ANODIZED ALUM. DOOR W/ VISION GLASS
10. LIGHT GRAY GLOSSY TILE
11. MEDIUM GRAY SMOOTH PLASTER AT RECESSED BALCONY
12. CLEAR ANODIZED ALUM. SIGN
13. 42" H. GUARD RAIL, BLACK SMOOTH PLASTER
14. 42" H. GUARD RAIL, BLACK PERFORATED METAL
15. METAL DOOR, MATCH WALL
16. RAISED PLANTER W/ DK GRAY TILE
17. CLEAR ANODIZED ALUM. STOREFRONT W/ VISION GLASS
18. CLEAR ANODIZED ALUMINUM AWNING
19. AMBER COLOR POWDER COATED METAL FRAME
20. 6' H. WALL AT GROUND FLOOR PATIO, BLACK SMOOTH PLASTER
21. SMOOTH CONCRETE
22. SMOOTH PLASTER PTD. SALMON COLOR
23. POWDER COATED CORRUGATED METAL SIDING
24. DARK GREY SMOOTH PLASTER TO MATCH CORRUGATED METAL
25. AMBER COLOR POWDER COATED METAL AWNING
26. PLANTER BOXES PTD. DARK GREEN
27. METAL CANOPY
28. METAL FENCEW/ VERTICAL PICKETS
29. METAL SLIDING DOOR
30. MEDIUM GRAY FLAT METAL PANELING

1 SOUTH ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

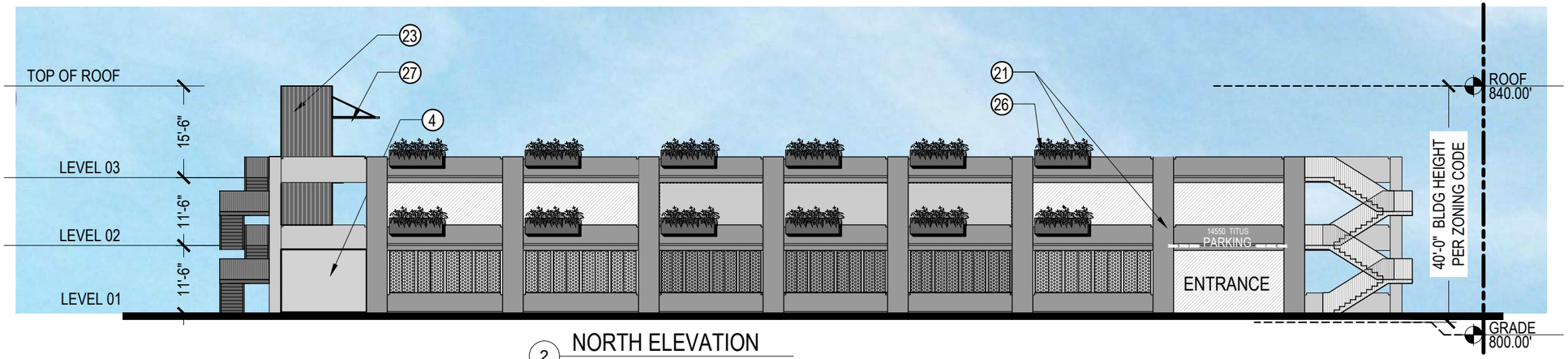
0 10' 40'
5' 20'

ELEVATION: MIXED USE APT
SCALE = 1:250

A8.3

KEYNOTES

1. STAIR ENCLOSURE LIGHT GRAY SMOOTH PLASTER
2. DARK GREEN SMOOTH PLASTER
3. DARK GRAY TILE
4. LIGHT GRAY SMOOTH PLASTER
5. WHITE LINEAR LED LIGHT
6. BLACK METAL FLASHING
7. CLEAR ANODIZED ALUM. WINDOW W/ VISION GLASS
8. CLEAR ANODIZED ALUM. SLIDING DOOR W/ VISION GLASS
9. CLEAR ANODIZED ALUM. DOOR W/ VISION GLASS
10. LIGHT GRAY GLOSSY TILE
11. MEDIUM GRAY SMOOTH PLASTER AT RECESSED BALCONY
12. CLEAR ANODIZED ALUM. SIGN
13. 42" H. GUARD RAIL, BLACK SMOOTH PLASTER
14. 42" H. GUARD RAIL, BLACK PERFORATED METAL
15. METAL DOOR, MATCH WALL
16. RAISED PLANTER W/ DK GRAY TILE
17. CLEAR ANODIZED ALUM. STOREFRONT W/ VISION GLASS
18. CLEAR ANODIZED ALUMINUM AWNING
19. AMBER COLOR POWDER COATED METAL FRAME
20. 6' H. WALL AT GROUND FLOOR PATIO, BLACK SMOOTH PLASTER
21. SMOOTH CONCRETE
22. CONC. BLOCK W/ LIGHT GRAY ELASTOMERIC PAINT
23. POWDER COATED CORRUGATED METAL SIDING
24. DARK GREY SMOOTH PLASTER TO MATCH CORRUGATED METAL
25. AMBER COLOR POWDER COATED METAL AWNING
26. PLANTER BOXES PTD. DARK GREEN
27. METAL CANOPY
28. METAL FENCEW/ VERTICAL PICKETS
29. METAL SLIDING DOOR
30. MEDIUM GRAY FLAT METAL PANELING



2 NORTH ELEVATION

1 EAST ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

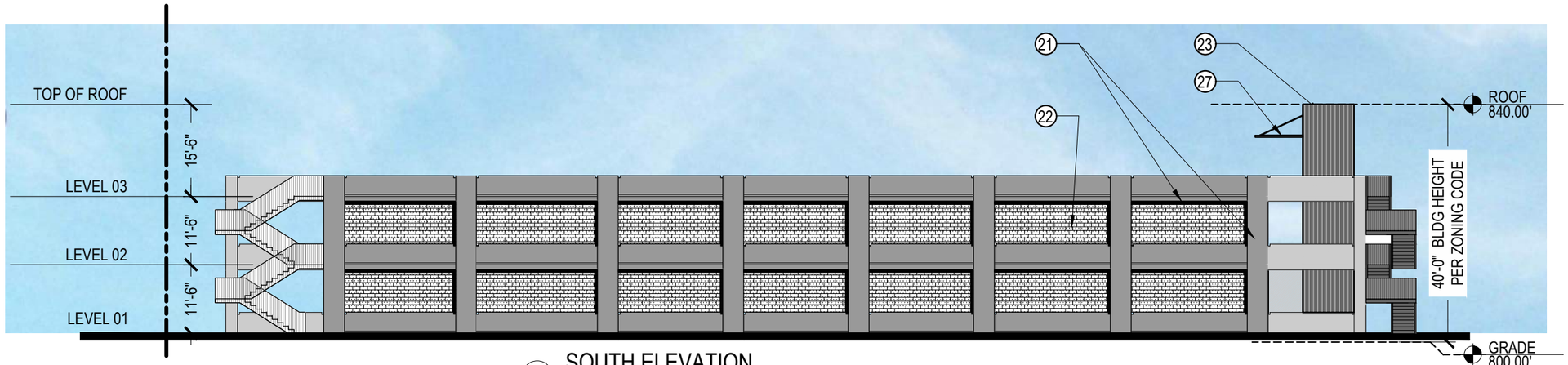
0 10' 40'
5' 20'

ELEVATION: PARKING BUILDING
SCALE = 1:250

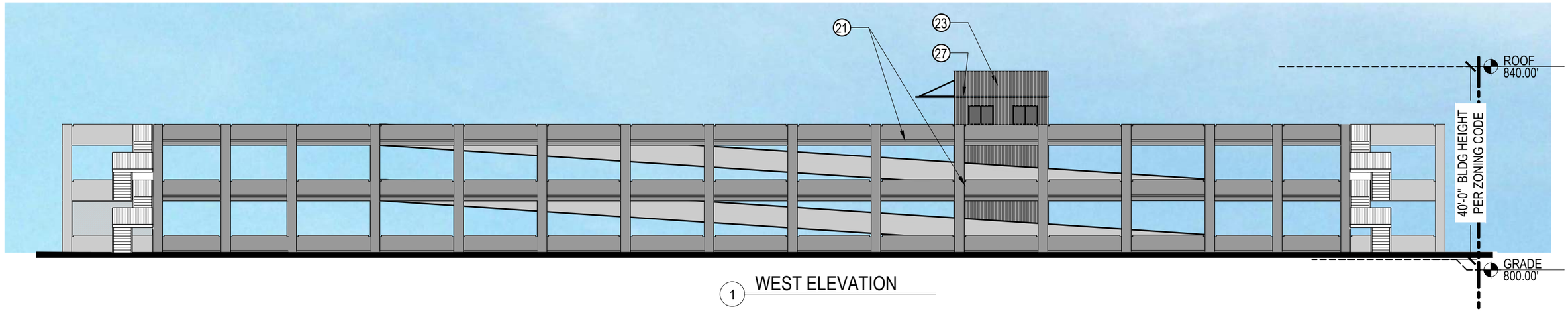
A9.0

KEYNOTES

1. STAIR ENCLOSURE LIGHT GRAY SMOOTH PLASTER
2. DARK GREEN SMOOTH PLASTER
3. DARK GRAY TILE
4. LIGHT GRAY SMOOTH PLASTER
5. WHITE LINEAR LED LIGHT
6. BLACK METAL FLASHING
7. CLEAR ANODIZED ALUM. WINDOW W/ VISION GLASS
8. CLEAR ANODIZED ALUM. SLIDING DOOR W/ VISION GLASS
9. CLEAR ANODIZED ALUM. DOOR W/ VISION GLASS
10. LIGHT GRAY GLOSSY TILE
11. MEDIUM GRAY SMOOTH PLASTER AT RECESSED BALCONY
12. CLEAR ANODIZED ALUM. SIGN
13. 42" H. GUARD RAIL, BLACK SMOOTH PLASTER
14. 42" H. GUARD RAIL, BLACK PERFORATED METAL
15. METAL DOOR, MATCH WALL
16. RAISED PLANTER W/ DK GRAY TILE
17. CLEAR ANODIZED ALUM. STOREFRONT W/ VISION GLASS
18. CLEAR ANODIZED ALUMINUM AWNING
19. AMBER COLOR POWDER COATED METAL FRAME
20. 6' H. WALL AT GROUND FLOOR PATIO, BLACK SMOOTH PLASTER
21. SMOOTH CONCRETE
22. CONC. BLOCK W/ LIGHT GRAY ELASTOMERIC PAINT
23. POWDER COATED CORRUGATED METAL SIDING
24. DARK GREY SMOOTH PLASTER TO MATCH CORRUGATED METAL
25. AMBER COLOR POWDER COATED METAL AWNING
26. PLANTER BOXES PTD. DARK GREEN
27. METAL CANOPY
28. METAL FENCEW/ VERTICAL PICKETS
29. METAL SLIDING DOOR
30. MEDIUM GRAY FLAT METAL PANELING



2 SOUTH ELEVATION



1 WEST ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

0 10' 40'
5' 20'

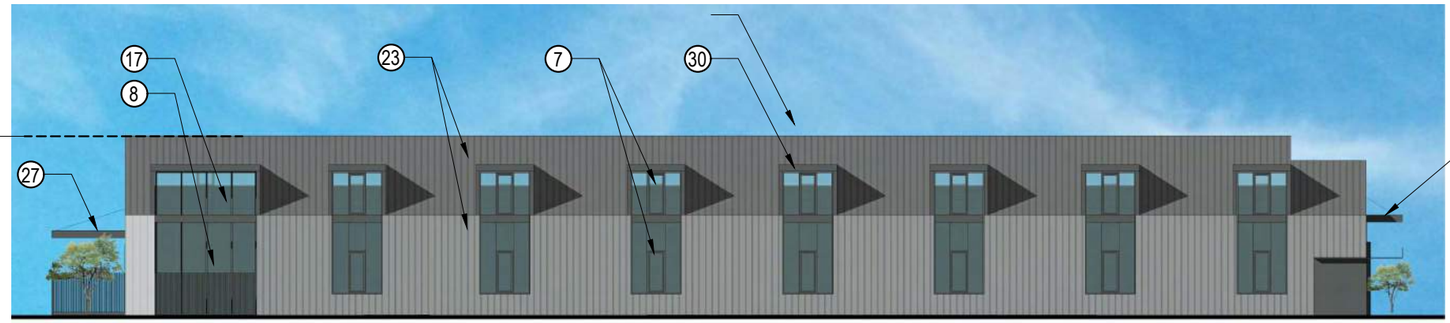
ELEVATION: PARKING BUILDING
SCALE = 1:250

A9.1

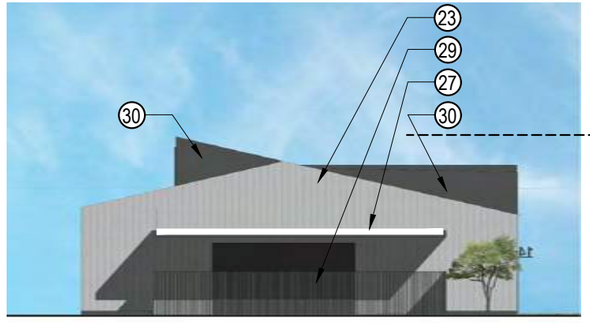
KEYNOTES

1. STAIR ENCLOSURE LIGHT GRAY SMOOTH PLASTER
2. DARK GREEN SMOOTH PLASTER
3. DARK GRAY TILE
4. LIGHT GRAY SMOOTH PLASTER
5. WHITE LINEAR LED LIGHT
6. BLACK METAL FLASHING
7. CLEAR ANODIZED ALUM. WINDOW W/ VISION GLASS
8. CLEAR ANODIZED ALUM. SLIDING DOOR W/ VISION GLASS
9. CLEAR ANODIZED ALUM. DOOR W/ VISION GLASS
10. LIGHT GRAY GLOSSY TILE
11. MEDIUM GRAY SMOOTH PLASTER AT RECESSED BALCONY
12. CLEAR ANODIZED ALUM. SIGN
13. 42" H. GUARD RAIL, BLACK SMOOTH PLASTER
14. 42" H. GUARD RAIL, BLACK PERFORATED METAL
15. METAL DOOR, MATCH WALL
16. RAISED PLANTER W/ DK GRAY TILE
17. CLEAR ANODIZED ALUM. STOREFRONT W/ VISION GLASS
18. CLEAR ANODIZED ALUMINUM AWNING
19. AMBER COLOR POWDER COATED METAL FRAME
20. 6' H. WALL AT GROUND FLOOR PATIO, BLACK SMOOTH PLASTER
21. SMOOTH CONCRETE
22. SMOOTH PLASTER PTD. SALMON COLOR
23. POWDER COATED CORRUGATED METAL SIDING
24. DARK GREY SMOOTH PLASTER TO MATCH CORRUGATED METAL
25. AMBER COLOR POWDER COATED METAL AWNING
26. PLANTER BOXES PTD. DARK GREEN
27. METAL CANOPY
28. METAL FENCEW/ VERTICAL PICKETS
29. METAL SLIDING DOOR
30. MEDIUM GRAY FLAT METAL PANELING

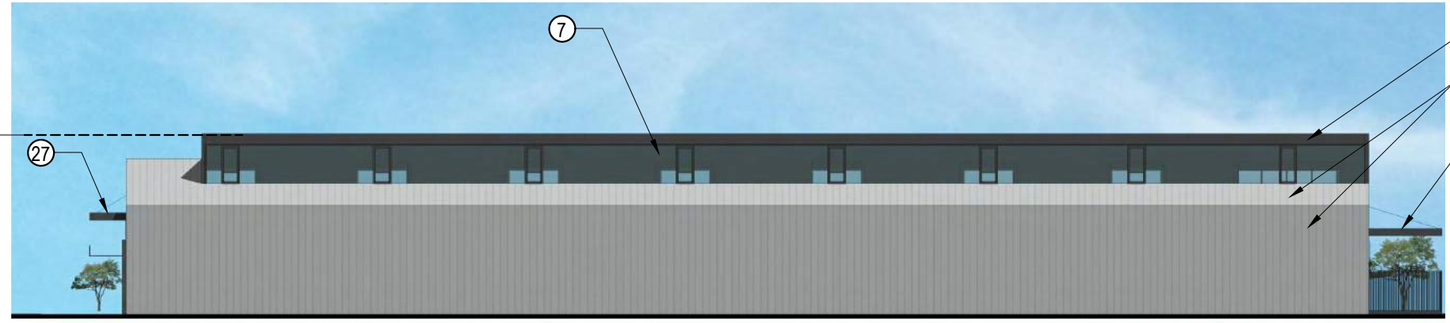
2 NORTH ELEVATION



3 EAST ELEVATION



2 SOUTH ELEVATION



1 WEST ELEVATION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.31.21	TAKACS ARCHITECTURE

0 10' 40'
5' 20'

ELEVATION: GARAGE
SCALE = 1:250

A10.0

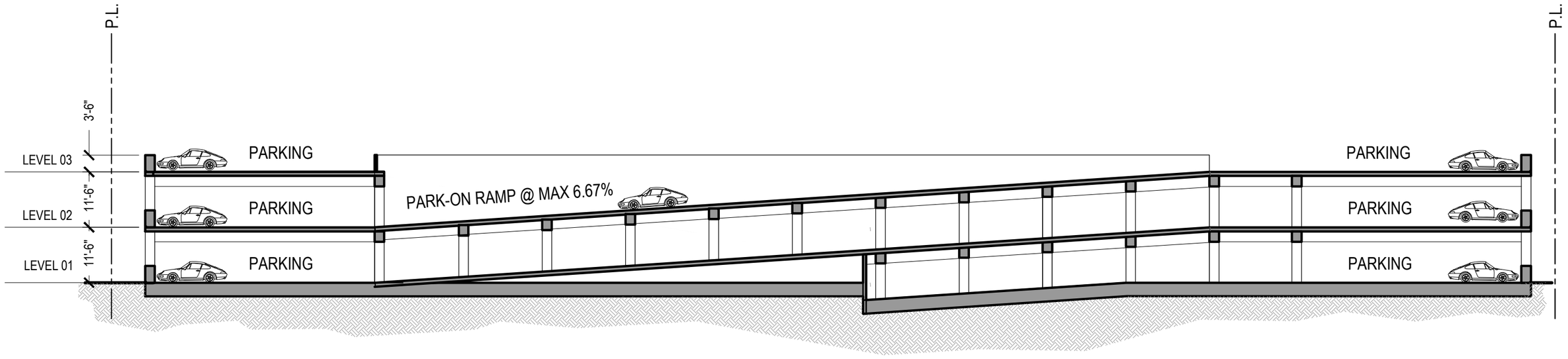
1 SECTION

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

0 10' 40'
5' 20'

SECTION: MIXED USE APT
SCALE = 1:250

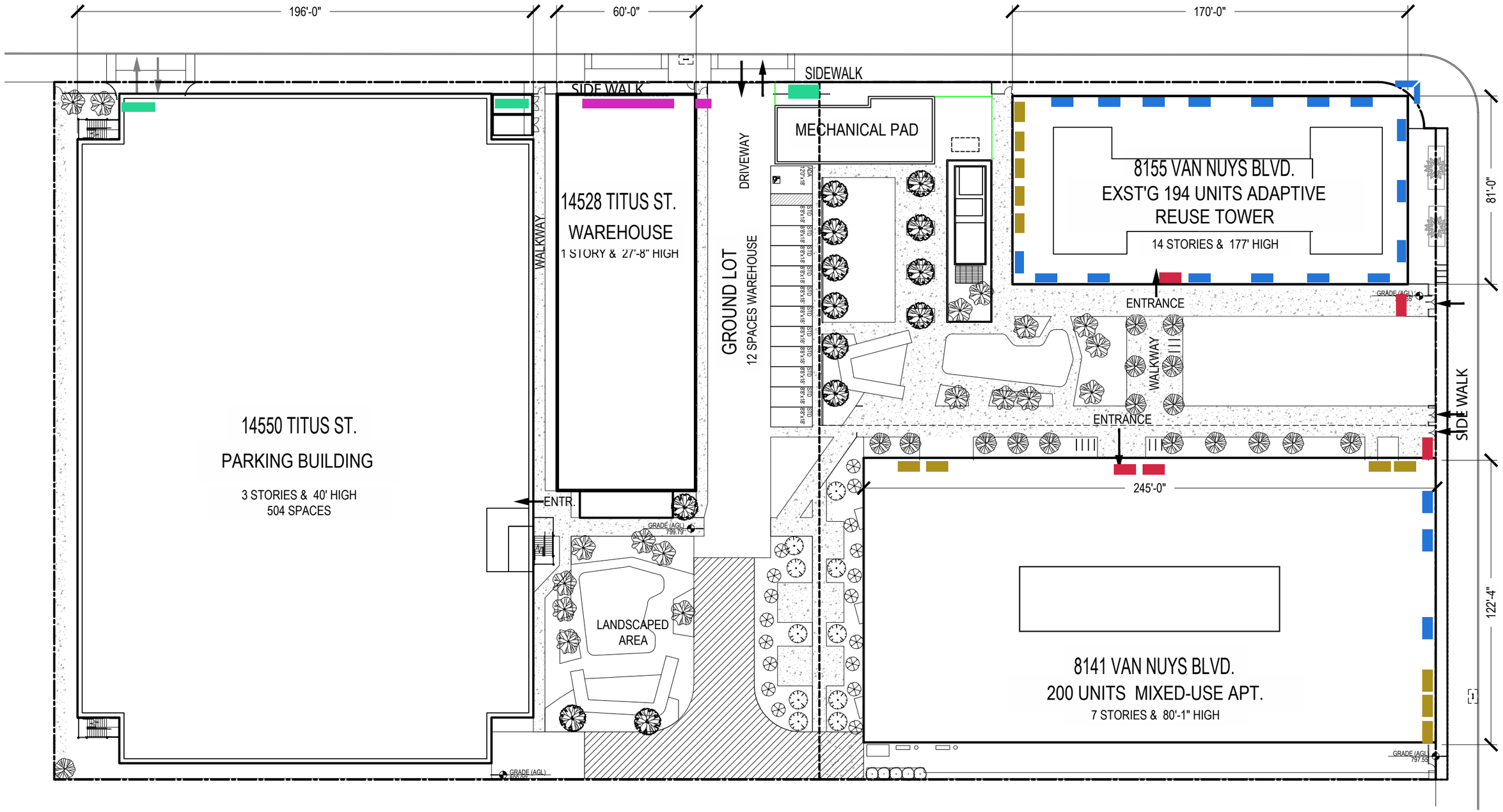
A11.0



GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.11.21	TAKACS ARCHITECTURE

SECTION: PARKING BUILDING
SCALE = 1:250

A12.0



PARKING SIGN
WAREHOUSE SIGN
COMMERCIAL SIGN
RESIDENCE SIGN
AUXILARY SIGN

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.24.21	TAKACS ARCHITECTURE

N

0 10' 40'
5' 20'

SIGNAGE - PLAN
SCALE = 1:500

SG 1.0

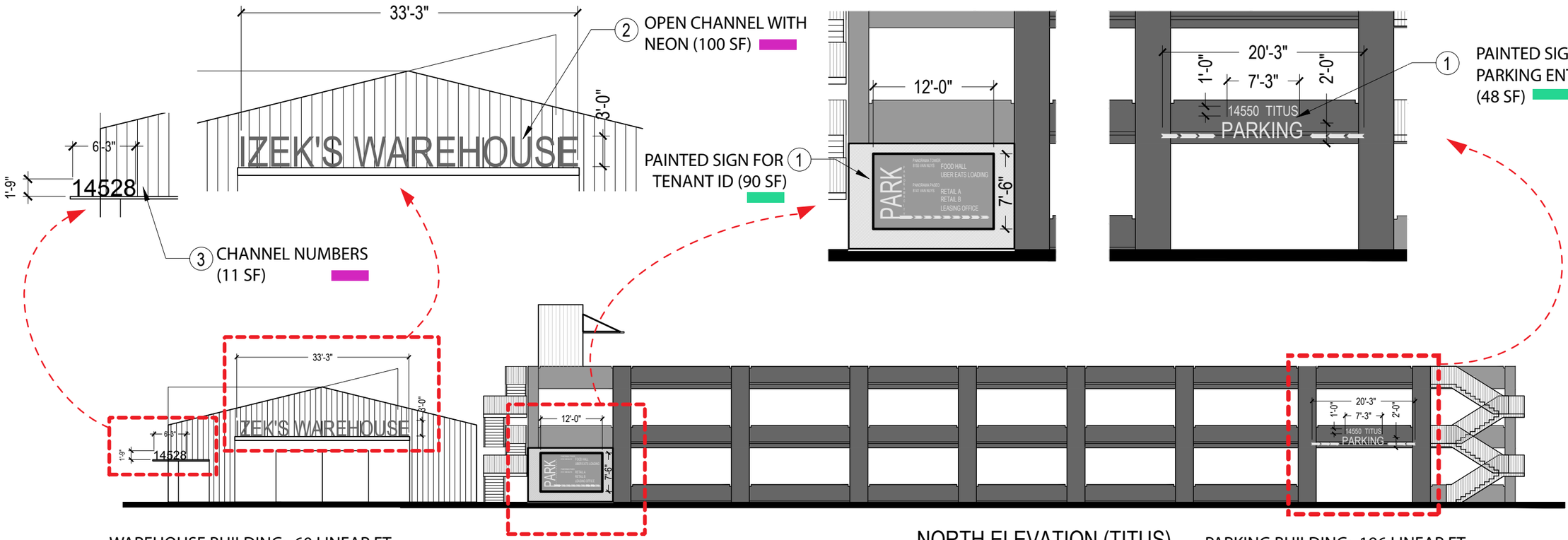
PROPOSED SIGNAGE SUMMARY

BUILDING TYPE	LOCATION			DESCRIPTION						CALCULATION PER LINEAR WALL			
	ORIENTATION	FRONTAGE	SHEET REF.	SIGN TYPE	SIGN DESCRIPTION	DIMENSION	SQ.FT.	QTY.	SUB TOTAL SQ.FT.	WALL LINEAR FT.	MAX. ALLOWABLE SIGN SQ.FT.	TOTAL PROPOSED SIGN SQ.FT.	TOTAL PROPOSED SIGN QTY.
PROPOSED PARKING BUILDING	N	TITUS ST.	SG 2.0	WALL SIGN: TENANTS	PAINTED SIGN ON PLASTER WALL	12'-0" W X 7'-6" H	90	1	90	196	392	138	3
				PARKING ADDRESS	PAINTED SIGN ON CONCRETE STRUCTURE	7'-3" W X 1'-0" H	7	1	7				
				PARKING ENTRANCE	PAINTED SIGN ON CONCRETE STRUCTURE	20'-3" W X 2'-0" H	41	1	41				
PROPOSED WAREHOUSE	N	TITUS ST.	SG 2.0	WALL SIGN: WAREHOUSE ID	NEON CHANNEL SIGN WITH RACEWAY	33'-3" W X 3'-0" H	100	1	100	60	120	111	2
				ADDRESS NUMBER	3" DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER	6'-3" W X 1'-9" H	11	1	11				
SURFACE PARKING	N	TITUS ST.	SG 2.1	MONUMENT SIGN: PARKING	PAINTED ON CONCRETE MONUMENT	8'-0" W X 5'-0" H	40	1	40	N/A		40	1
EXISTING TOWER	N	TITUS ST.	SG 2.2	WALL SIGN: COMMERCIAL TENANT	IRREGULAR SHAPED CHANNEL SIGN WITH RACEWAY	13'-0" W X 2'-0" H	30	7	210	170	340	251	8
	NE	CORNER OF TITUS & VAN NUYS	SG 2.2 & 2.3	BLADE SIGN: COMMERCIAL ID	1" DEEP STEEL CUT OUT LETTERING, 1'-2" HIGH LETTER AND 1 1/2" SQUARE STEEL FRAME	2'-'9" W X 15'-0" H	41	1	41				
	EN	CORNER OF TITUS & VAN NUYS	SG 2.3	BLADE SIGN: COMMERCIAL ID	1" DEEP STEEL CUT OUT LETTERING, 1'-2" HIGH LETTER AND 1 1/2" SQUARE STEEL FRAME	2'-9" W X 15'-0" H	41	1	41	81	162	143	5
	E	VAN NUYS BLVD.	SG 2.3	WALL SIGN: COMMERCIAL TENANT	IRREGULAR SHAPED CHANNEL SIGN WITH RACEWAY	13'-0" W X 2'-0" H	30	3	90				
				BLDG. ADDRESS NUMBER	3" DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER	1'-2" W X 10'-1" H	12	1	12				
	S	PLAZA IN PROPERTY	SG 2.4	WALL SIGN: COMMERCIAL TENANT	IRREGULAR SHAPED CHANNEL SIGN WITH RACEWAY	13'-0" W X 2'-0" H	30	6	180	170	340	210	7
				WALL SIGN: BUILDING ID	IRREGULAR SHAPED CHANNEL SIGN WITH RACEWAY	13'-0" W X 2'-0" H	30	1	30				
	W	IN PROPERTY	SG 2.5	WALL SIGN: COMMERCIAL TENANT	IRREGULAR SHAPED CHANNEL SIGN WITH RACEWAY	13'-0" W X 2'-0" H	30	1	30	81	162	34	6
				AUXILIARY SIGN	ACRYLIC SIGN ON DOORS	1'-0" W X 9" H	.75	5	3.75				
PROPOSED MIXED-USE APARTMENT	E	VAN NUYS BLVD.	SG 2.6	ARCHITECTURAL CANOPY SIGN: COMMERCIAL TENANT	CLEAR ANODIZED ALUMINUM CHANNEL LETTERS WITH BACK PIN ATTACHMENT ON WHITE ACRYLIC PANEL MOUNTED TO FACE OF CLEAR ANODIZED ALUMINUM	10'-1" W X 1'-6" H	20	2	40	122	244	75	7
				ARCHITECTURAL CANOPY SIGN: RESIDENTIAL LEASING OFFICE	CLEAR ANODIZED ALUMINUM CHANNEL LETTERS WITH BACK PIN ATTACHMENT ON WHITE ACRYLIC PANEL MOUNTED TO FACE OF CLEAR ANODIZED ALUMINUM	10'-1" W X 1'-6" H	20	1	20				
				AUXILIARY SIGN	ACRYLIC SIGN ON DOORS	1'-0" W X 9" H	.75	3	2.25				
				RESIDENTIAL BLDG. ADDRESS NUMBER	3" DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER	1'-2" W X 10'-1" H	12	1	12				
	N	PLAZA IN PROPERTY	SG 2.7	RESIDENTIAL BLDG. ADDRESS NUMBER	CLEAR ANODIZED ALUMINUM CHANNEL LETTERS WITH BACK PIN ATTACHMENT	3'-0" W X 1'-0" H	3	1	3	245	490	19	3
				ARCHITECTURAL CANOPY SIGN: RESIDENTIAL BLDG. ID	CLEAR ANODIZED ALUMINUM CHANNEL LETTERS WITH BACK PIN ATTACHMENT ON WHITE ACRYLIC PANEL MOUNTED TO FACE OF CLEAR ALUMINUM AWNING	13'-2" W X 1'-0" H	13	1	13				
				AUXILIARY SIGN	ACRYLIC SIGN ON WALL	1'-0" W X 9" H	.75	4	3				
											TOTAL PROPOSED SIGNS		42

1: PAINTED SIGN ON CONCRETE OR PLASTER FACADE

2: NEON CHANNEL SIGN WITH RACEWAY

3: CLEAR ANODIZED ALUMINUM CHANNEL NUMBERS ON CANOPY



WAREHOUSE BUILDING: 60 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED: 120 SF. MAX.
TOTAL SIGNAGE DESIGN: 111 SF.

NORTH ELEVATION (TITUS)

PARKING BUILDING: 196 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED: 392 SF. MAX.
TOTAL SIGNAGE DESIGN: 138 SF.

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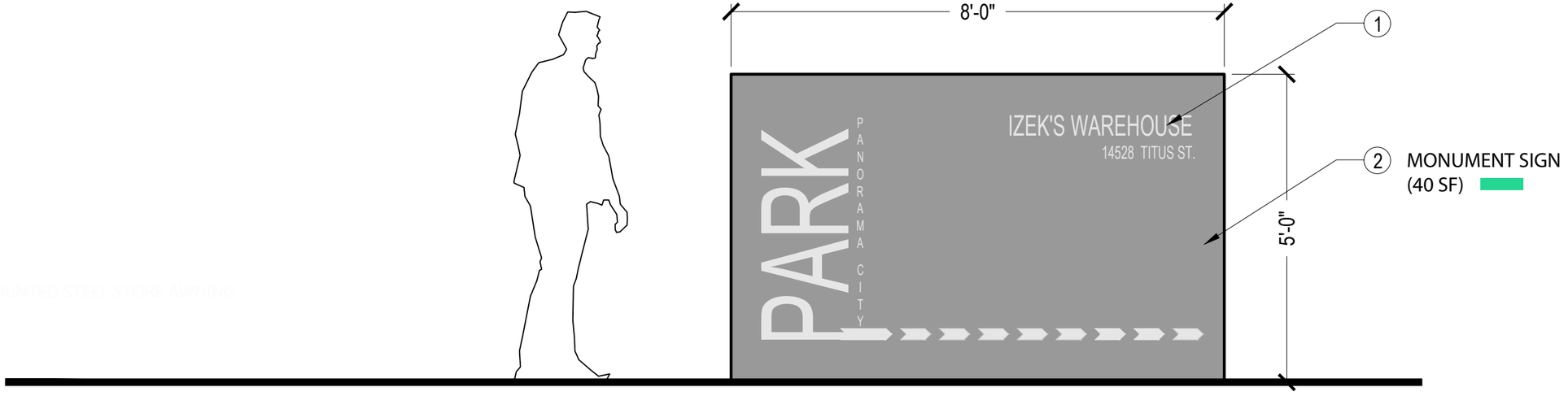
0 20' 10' 40'

PARKING BLD'G & WAREHOUSE
SCALE = 1:250

SG 2.0

1: PAINTED SIGN ON CONCRETE

2: CONCRETE MONUMENT SIGN



GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.24.21	TAKACS ARCHITECTURE

0 20' 10' 40'

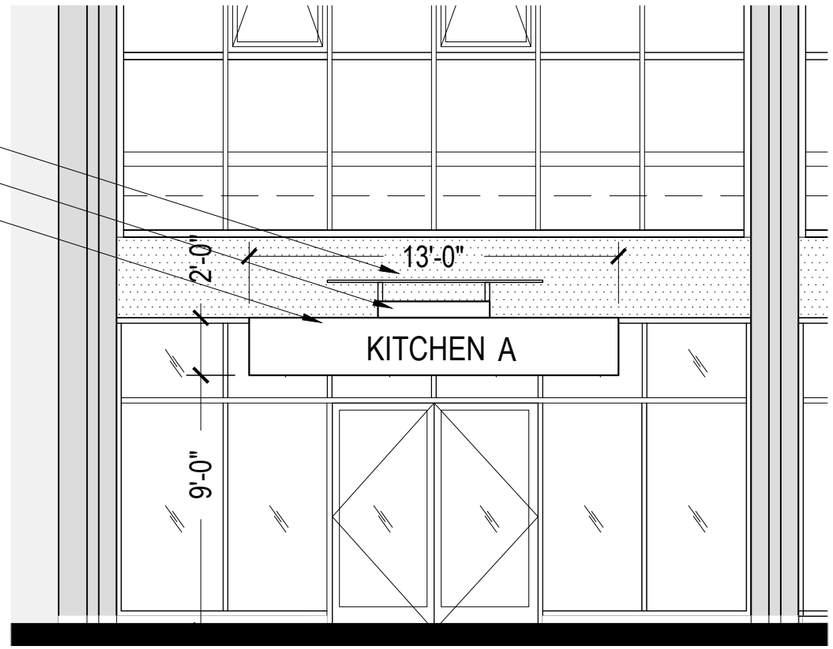
PARKING LOT MONUMENT SIGN

SCALE: $\frac{1}{2}$" = 1'-0"

SG 2.1

3: CHANNEL SIGN WITH RACEWAY

EXISTING GLASS AWNING (1)
RACEWAY (2)
30 SF MAX. WITH IRREGULAR SHAPE PER TENANT (3)



CORNER SIGN (41 SF) (4)

NORTH ELEVATION (TITUS)

170 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED 340 SF. MAX.
(7) CHANNEL SIGNAGE: 210 SF.
CORNER SIGN: 41 SF.
TOTAL SIGN DESIGN: 251 SF.

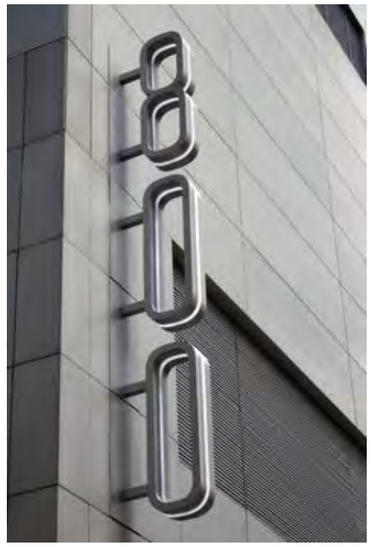
GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.24.21	TAKACS ARCHITECTURE

0 16' 8' 32'

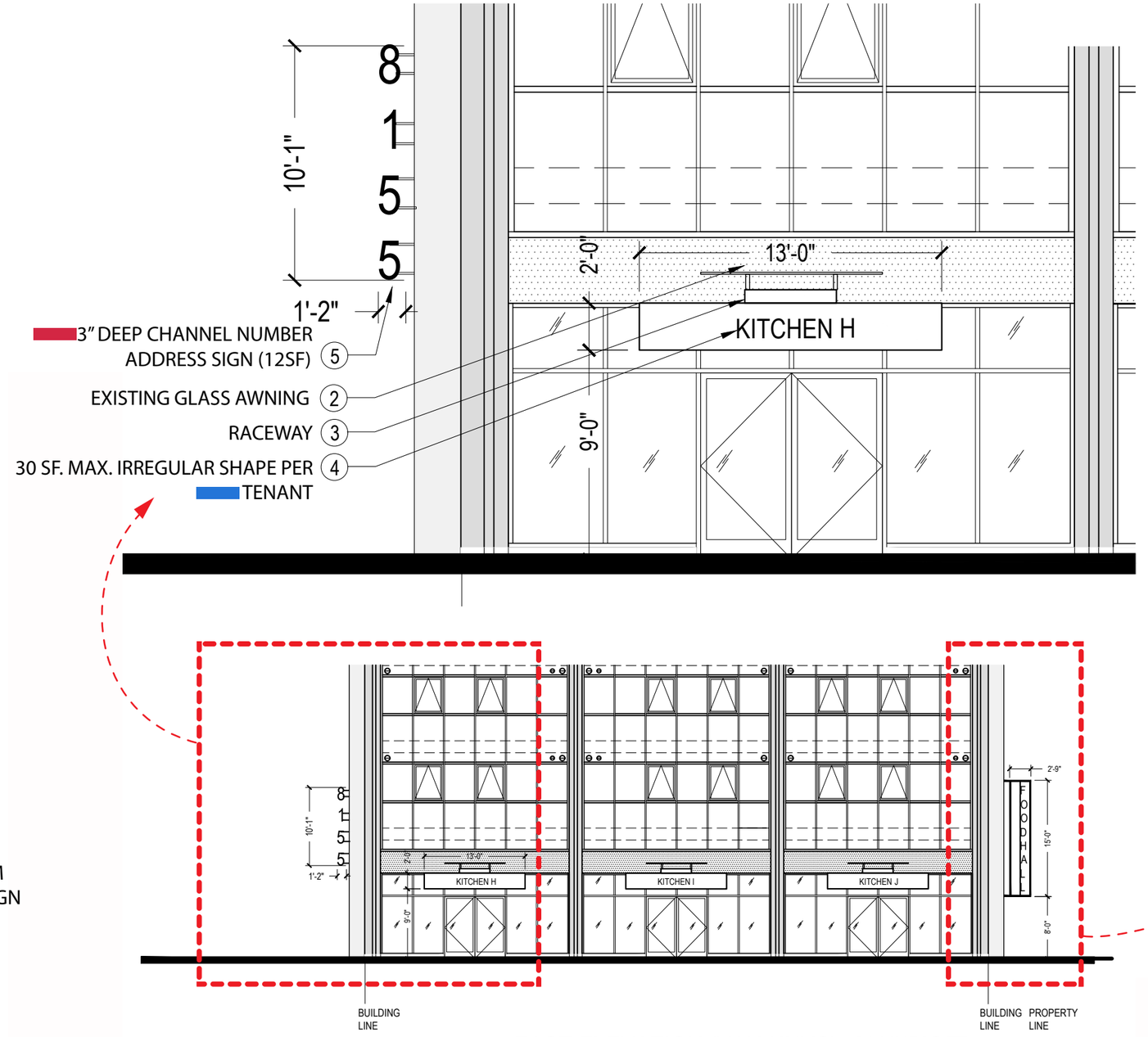
EXST'G TOWER: NORTH
SCALE: $\frac{1}{16}$" = 1'-0"

SG 2.2

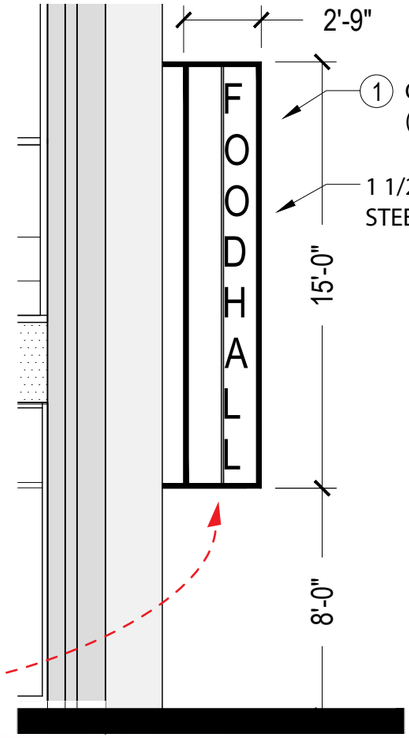
4: CHANNEL SIGN WITH RACEWAY



5: 3″ DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER ADDRESS NUMBER SIGN



1: CORNER SIGN WITH 1″ DEEP STEEL CUT OUT LETTERING, 1'-2″ HIGH LETTER



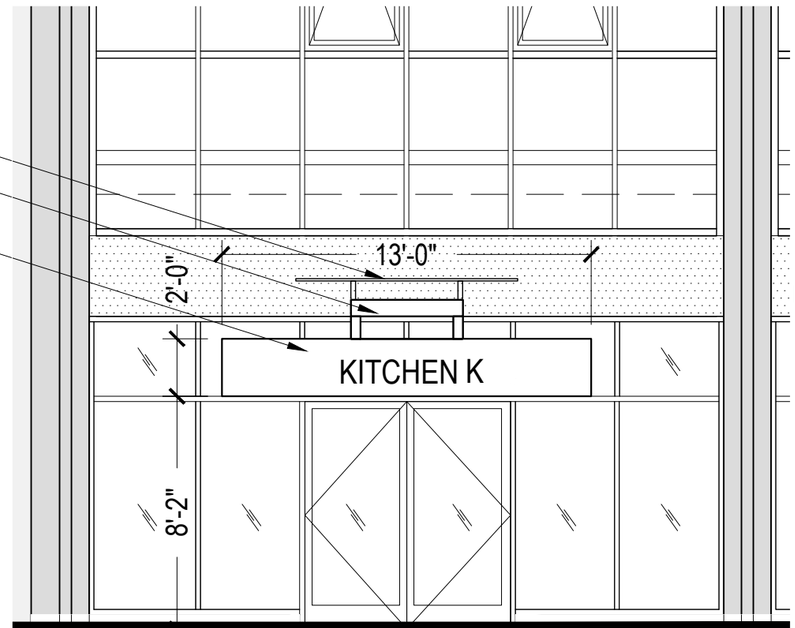
EAST ELEVATION (VAN NUYS)

81 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED 162 SF. MAX.
(3) CHANNEL SIGNAGE: 90 SF.
CORNER SIGN: 41 SF.
ADDRESS SIGN: 12 SF.
TOTAL SIGNAGE DESIGN: 143 SF.

EXISTING GLASS AWNING (1)

RACEWAY (2)

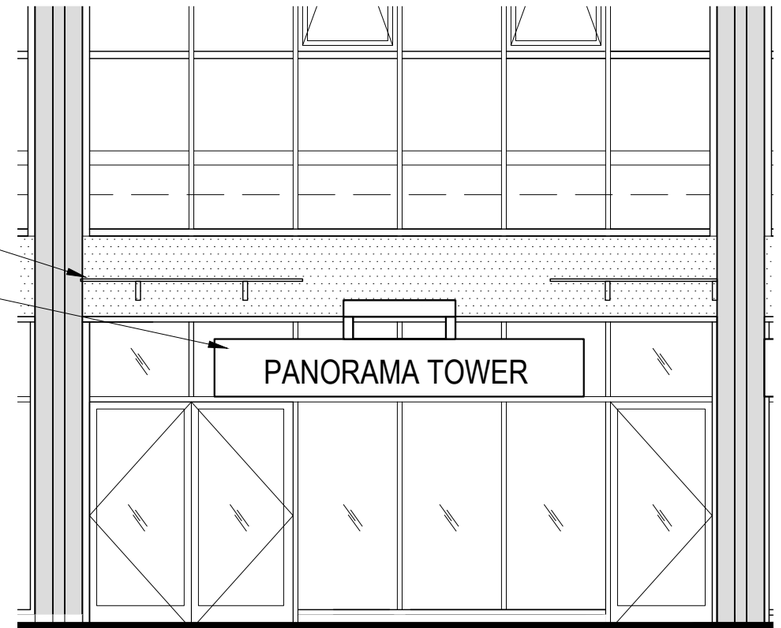
30 SF MAX. WITH IRREGULAR SHAPE PER TENANT (3)



3: CHANNEL SIGN WITH RACEWAY

EXISTING GLASS AWNING (1)

BUILDING ID 30 SF MAX. W/ IRREG. SHAPE (3)



SOUTH ELEVATION (NOT FACING STREET)

170 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED 340 SF. MAX.
(6) CHANNEL SIGNAGE: 180 SF.
(1) BUILDING ID CHANNEL SIGNAGE: 30 SF.
TOTAL SIGN DESIGN: 210 SF.

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.24.21	TAKACS ARCHITECTURE

0 16' 8' 32'

EXST'G TOWER: SOUTH

SCALE: $\frac{1}{16}$" = 1'-0"

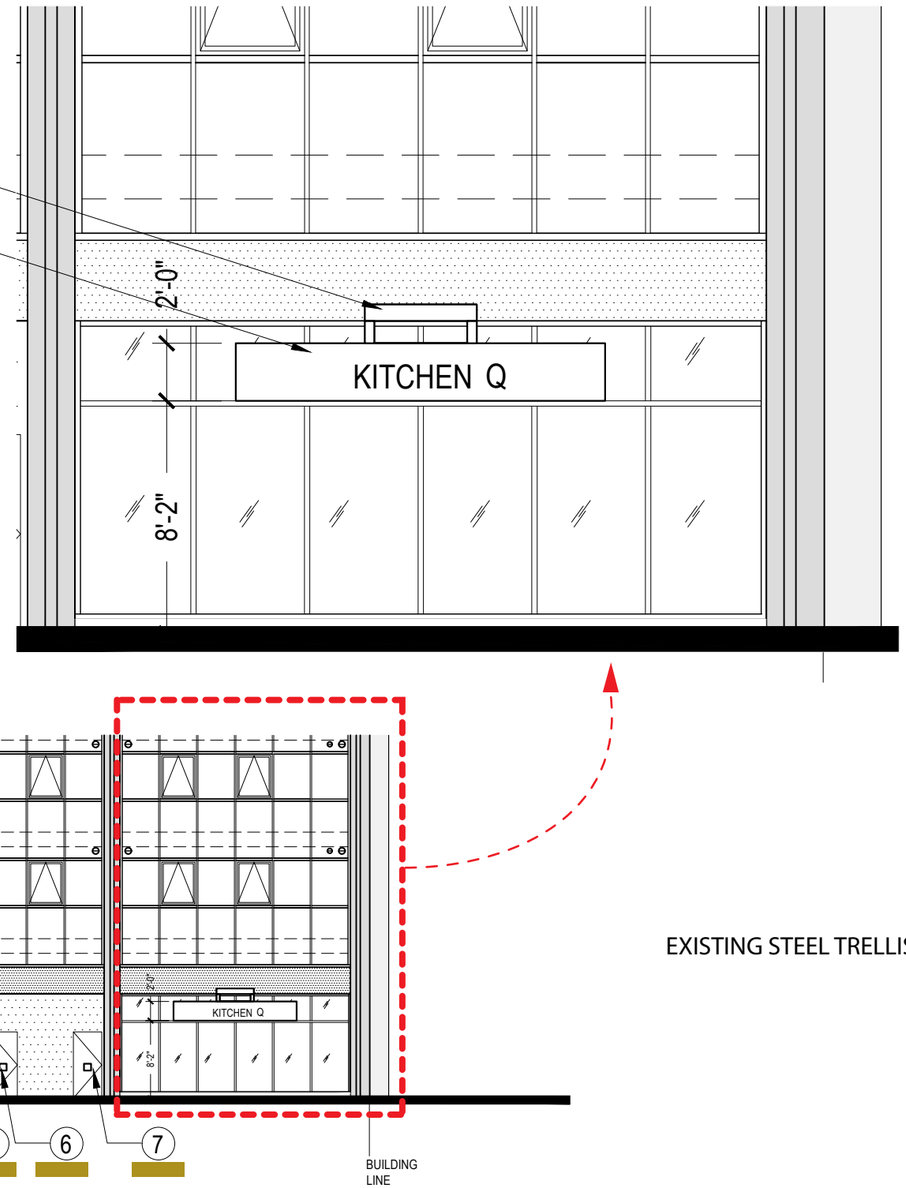
SG 2.4

2: CHANNEL SIGN WITH RACEWAY

3, 4, 5, 6, 7: 12"X9" ACRYLIC AUXILARY SIGN ON DOOR
(0.75 SF PER)

RACEWAY (1)

30 SF MAX. WITH IRREGULAR SHAPE PER TENANT (2)



WEST ELEVATION (NOT FACING STREET)

81 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED 162 SF. MAX.
(1) CHANNEL SIGNAGE: 30 SF.
(5) AUXILARY SIGNS: 3.75 SF.
TOTAL SIGN DESIGN: 34 SF.

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0 16' 8' 32'

EXST'G TOWER: WEST
SCALE: $\frac{1}{16}$" = 1'-0"

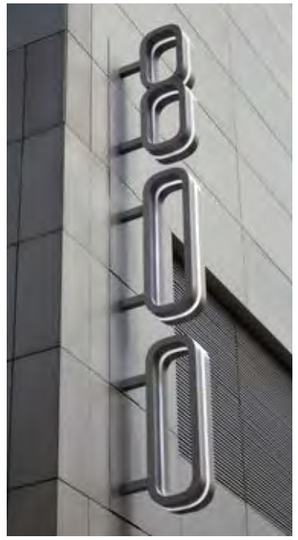
SG 2.5

2: CLEAR ANODIZED ALUMINUM CHANNEL LETTERS WITH BACK PIN ATTACHEMENT ON WHITE ACRYLIC PANEL MOUNTED TO FACE OF CLEAR ANODIZED ALUMINUM AWNING

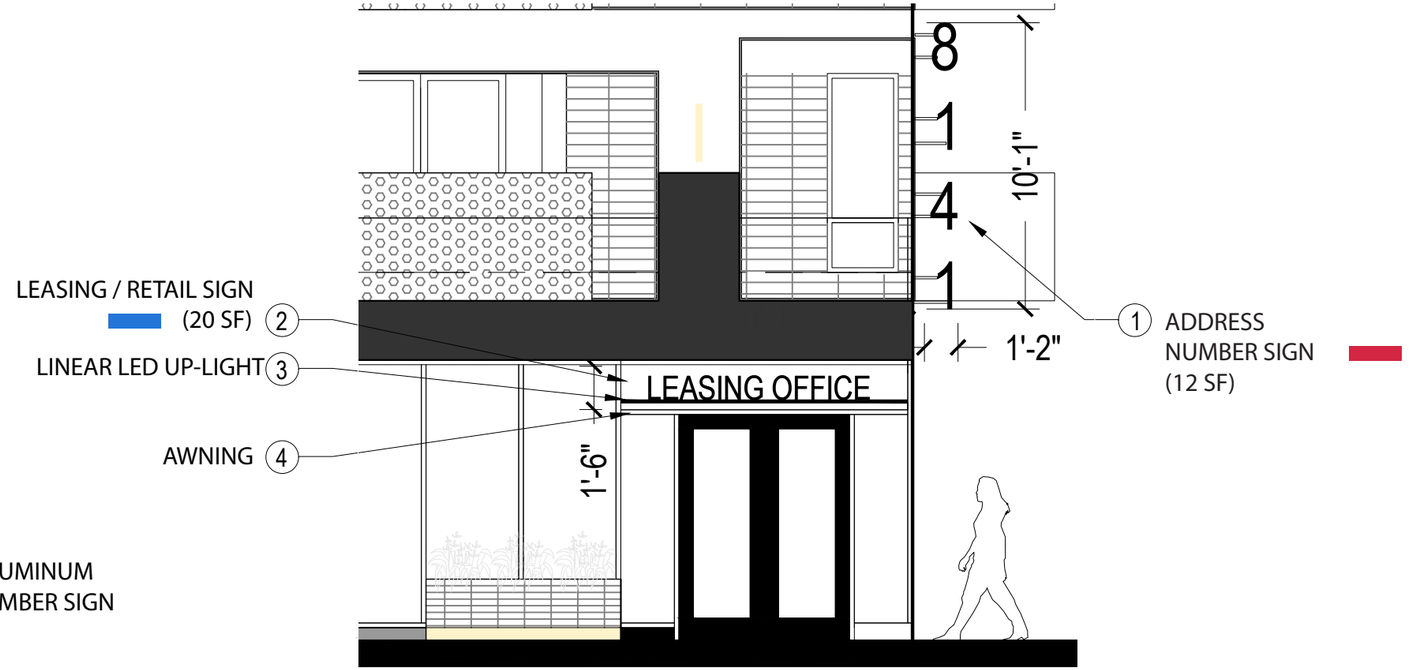
3: LINEAR LED UP LIGHT RECESSED IN AWNING

4: CLEAR ANODIZED ALUMINUM AWNING

5, 6, 7: ACRYLIC AUXILARY SIGNS ON DOOR



1: 3″ DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER ADDRESS NUMBER SIGN



(3) 12″ X 9″ AUXILLARY SIGNS (2.25 SF)

EAST ELEVATION (VAN NUYS)

122 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED 244 SF. MAX.
ADDRESS SIGN: 12 SF.
(3) RETAIL / LEASING OFFICE SIGNS: 60 SF.
(3) AUXILLARY SIGNS: 2.25 SF.
TOTAL SIGNAGE DESIGN: 75 SF.

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.24.21	TAKACS ARCHITECTURE

0 16' 8' 32'

MIXED-USE APT: EAST

SCALE: 1/16" = 1'-0"

SG 2.6

1: CLEAR ANODIZED ALUMINUM CHNNEL LETTERS WITH BACK PIN ATTCHMENT

2: CLEAR ANODIZED ALUMINUM CHANNEL LETTERS WITH BACK PIN ATTACHEMENT ON WHITE ACRYLIC PANEL MOUNTED TO FACE OF CLEAR ALUMINUM AWNING

3: ENTRANCE LIGHT

4: 12" X 9" ACRYLIC AUXILLARY SIGN

ADDRESS NUMBER SIGN (3 SF) 1

BUILDING SIGN (13 SF) 2

ENTRANCE LIGHT 3

4 (2) 12"X9" AUXILLARY SIGN (1.5 SF)

4 (2) 12"X9" AUXILLARY SIGN (1.5 SF)

NORTH ELEVATION (SIDE)

245 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED 490 SF. MAX.
TOTAL SIGNAGE DESIGN: 19 SF.

GRAND PACIFIC 7-28, LLC	PANORAMA PROJECT • PANORAMA CITY, CA 91402 8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST	SITE PLAN REVIEW 03.24.21	TAKACS ARCHITECTURE

0 16' 8' 32'

MIXED-USE APT: NORTH

SCALE: $\frac{1}{16}$" = 1'-0"

SG 2.7

1 PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL
SCALE: 1"= 20'-0"

OPEN SPACE PROVIDED	NEW MIXED USE APT.	EXST'G TOWER
PRIVATE BALCONY/ PATIO (182)	9,100	0
REAR YARD	2,815	-
COURTYARD	3,475	-
ROOF DECK	7,853	-
POOL	-	1,250
PLAZA	-	18,475
TOTAL COMMON OPEN SPACE	13,975	19,725

LANDSCAPE AREA REQUIRED:	3,494 SF (25%) MIN.	4,925 SF (25%) MIN.
LANDSCAPE AREA PROVIDED:	6,568 SF (47%)	8,279 SF (42%)

REAR YARD : 1,894 SF
COURTYARD : 1,934 SF
ROOF DECK : 2,740 SF

CA ADOPTED NATIVE PLANTING LEGEND

TOTAL PROPOSED LANDSCAPE AREA PROVIDED ON SITE = 29,660 SF

TREE	SIZE/QUAN.
ARBUTUS MARINA STRAWBERRY TREE	24" BOX/ 17 EA
CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX/ 19 EA
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX/ 31 EA
CHILOPSIS LINEARIS DESERT WILLOW	24" BOX/ 13 EA
PROSOPIS HYBRID PHOENIX MESQUITE	24" BOX/ 23 EA
UMBELLULARIA CALIFORNICA CALIFORNIA BAY TREE	24" BOX/10 EA
PRUNUS ILLICIFOLIA LYONII HOLLY-LEAF CHERRY	15 GAL/ 5 EA

SHRUB/GROUNDCOVER

SALVIA APIANA
CALIFORNIA WHITE SAGE

CEANOTHUS CONCHA
CALIFORNIA LILAC

ARCTOSTAPHYLOS 'SUNSET'
SUNSET MANZANITA

ARCTOSTAPHYLOS DENSIFLORA
'HOWARD MCMINN'
MANZANITA

MYRICA CALIFORNICA
PACIFIC WAX MYRTLE

HETEROMELES ARBUTIFOLIA
TOYON

JUNCUS PATENS
'ELK BLUE'
CALIFORNIA GRAY RUSH

CAREX PANSA
CALIFORNIA MEADOW SEDGE

CAREX PRAEGRACILIS
CALIFORNIA FIELD SEDGE

TREES REQUIRED (LAMC SECTION 12.21.G.2)

24" BOX TREE REQUIRED FOR EVERY 4 DWELLING UNITS (394/4): 99 TREES
24" BOX TREE REQUIRED FOR EVERY 4 PARKING STALLS (37/4): 9 TREES
TOTAL TREES PROVIDED: 113 TREES

KEYNOTES

1. 12" H. DECK
2. FOUNTAIN
3. MOUND
4. BUILT-IN BENCH
5. SYNTHETIC GRASS FOR DOG RUN
6. BBQ
7. PLAY AREA
8. SEATING WALL W/ RAMP
9. BENCH
10. GREEN SCREEN
11. STRATAWEB MOUND
12. SCREENING SHRUB/HEDGE
13. DECOMPOSED GRANITE FOR FIRE TRUCK ACCESS

LIGHTING LEGENDS

TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ

VOLT ELEVATOR CAST BRASS PATH LIGHT
VPL-3024-4-BBZ

TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014

PANORAMA MIXED USE

8141 VAN NUYS BLVD.
LOS ANGELES, CA 91402

OWNER:
GRAND PACIFIC 7-28 LLC
724 S. SPRING ST., #801
LA, CA 90014

SQLA INC
Landscape Architects
2669 SATURN STREET T. 562-905-0800 (Main)
BREA, CA, 92821 F. 562-905-0880
la@sqlainc.com T. 213-383-1788 (Studio)
www.sqlainc.com

SEAL:

REGISTERED LANDSCAPE ARCHITECT
SAMUEL KYUN KIM
NO.3249
Signature
2-28-2022
Renewal Date
01-13-2020
Date
STATE OF CALIFORNIA

ISSUE:
SCHEMATIC DESIGN:
LANDSCAPE PLAN

DATE:
05.12.20

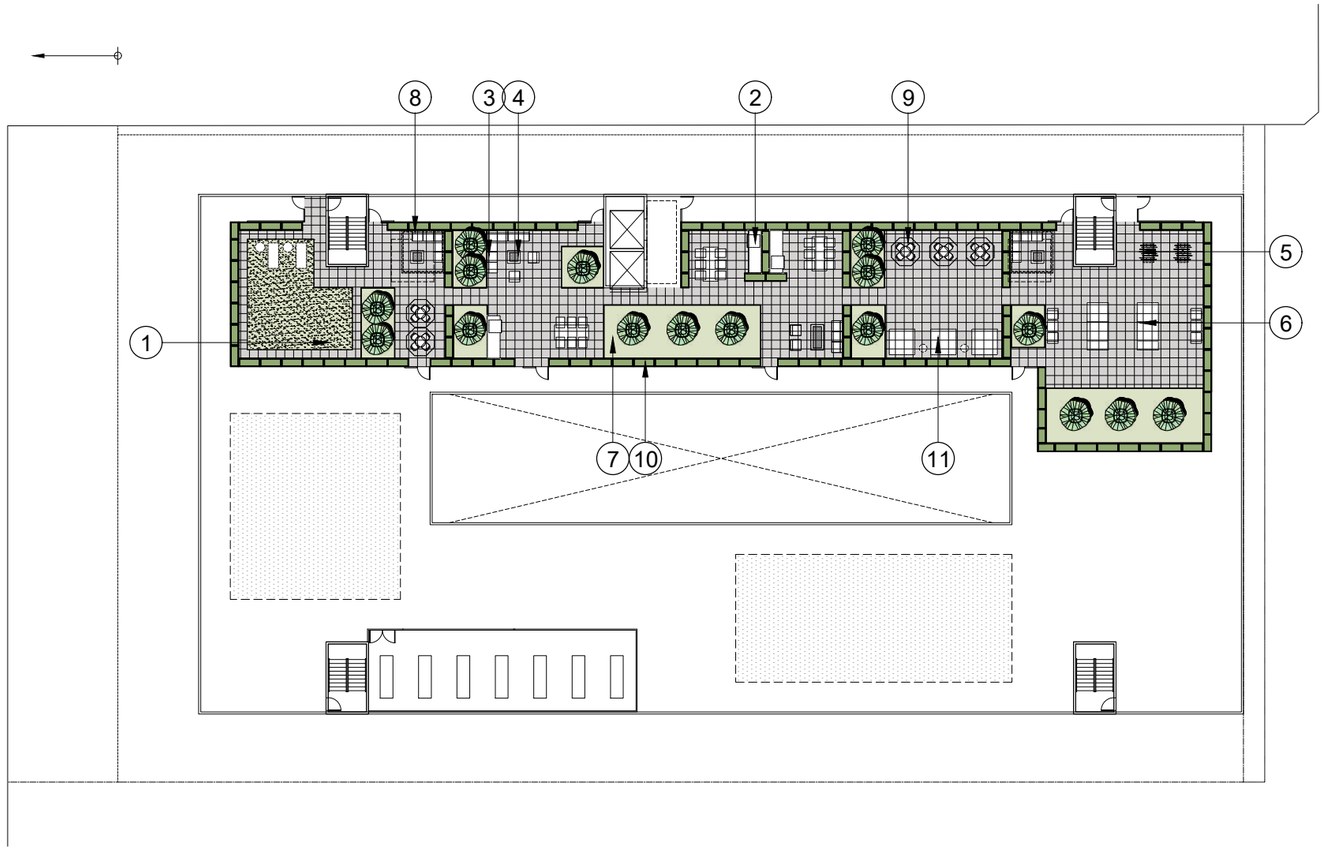
REVISION:

NO.	DATE	DESCRIPTION
1	06-29-2020	
2	08-30-2020	
3	12-10-2020	
4	03-30-2021	

SHEET

SHEET NUMBER
LP-1

#22025



1 PRELIMINARY LANDSCAPE PLAN - ROOF DECK
SCALE: 1/16"= 1'-0"

N

CA ADOPTED NATIVE PLANTING LEGEND

TREE	SIZE/QUAN.
CITRUS LEMON 'IMPROVED MEYER' IMPROVED MEYER LEMON	24" BOX/ 16 EA

LIGHTING LEGENDS

- TREE UPLIGHT
  VOLT ALL STAR CAST BRASS SPOTLIGHT
  VAL-2000-4-BBZ
- VOLT ELEVATOR CAST BRASS PATH LIGHT
  VPL-3024-4-BBZ

KEYNOTES

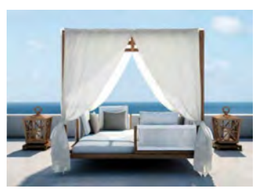
1. SYNTHETIC GRASS

2. BBQ
3. CHAISE LOUNGE

4. FIREPIT
5. FOOSBALL
6. PING PONG TABLE
7. GREEN ROOF

8. 10' X 10' CABANA W/ TV
9. UMBRELLA TABLE

10. FRP PLANTER



11. CABANA / DAY SOFA

TAKACS ARCHITECTURE
824 S. Los Angeles St., #305
Los Angeles, CA 90014

PANORAMA MIXED USE

8141 VAN NUYS BLVD.
LOS ANGELES, CA 91402

OWNER:
GRAND PACIFIC 7-28 LLC
724 S. SPRING ST., #801
LA, CA 90014

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SBEA, CA, 92821 F. 562-905-0880
la@sqlainc.com T. 213-383-1788 (Studio)
www.sqlainc.com

SEAL:

REGISTERED LANDSCAPE ARCHITECT
SAMUEL KYUN KIM
NO. 3249
Signature
2-28-2022
Renewal Date
01-13-2020
Date
STATE OF CALIFORNIA

ISSUE:
SCHEMATIC DESIGN:
LANDSCAPE PLAN

DATE:
05.12.20

REVISION:

NO.	DATE	DESCRIPTION
1	06-29-2020	
2	08-30-2020	
3	12-10-2020	
4	03-30-2021	
5		

SHEET

SHEET NUMBER
LP-2

#22025

Attachment I: Qualifications

JENNA SNOW

In January 2015, Jenna Snow launched an independent historic preservation consulting practice with offices in Los Angeles. With twenty years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for over 100 historic preservation projects, including a wide variety of historic resource assessments, National Register, California Register, and local nominations, as well as historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning. For five years, she served on the board of the South Carthay Historic Preservation Overlay Zone in mid-city Los Angeles.

EDUCATION

Columbia University in the City of New York, Master of Science in Historic Preservation, 2002

Brandeis University, Bachelor of Arts in Fine Arts, 1998

QUALIFICATIONS

Secretary of the Interior's Professional Qualifications Standards in Architectural History

LEED GA

AWARDS

Rosalind W. Levine Prize for excellence in Fine Arts, June 1998

COMMUNITY INVOLVEMENT

Secretary, South Carthay Historic Preservation Overlay Zone Board, 2011-2016

Pick Leader, Food Forward, 2011-present

Los Angeles Conservancy ModCom Working Group, 2013-2014

Guest Editor, *The Next American City*, Fall 2006, Issue 12

New Orleans recovery team from Western Regional Office of the National Trust for Historic Preservation, February 2006

PROFESSIONAL EXPERIENCE

Jenna Snow, Historic Preservation Consulting, January 2015-present

Chattel, Inc., Los Angeles, CA, July 2002 – December 2014

International Council on Monuments and Sites, Transylvania Trust Foundation, Cluj-Napoca, Romania, Fall 2004

Neighborhood Preservation Center, New York, NY, Spring 2002

New York City Department of Design and Construction, Historic Preservation Office, New York, NY, Summer 2001

The Freedom Trail Foundation, Boston, MA, January 1999 - October 1999

SELECTED PROJECTS

Temple Ohave Israel (Brownsville, PA) – Prepared a National Register nomination for a 1919 synagogue located in a small, economically depressed town of western Pennsylvania. The synagogue, significant as an anchor for the small, but influential Jewish community of Brownsville, PA, was listed in the National Register in February 2016. Listing in the National Register makes the property eligible for state grants to maintain the building, including replacement of a much needed roof.

Hawk House (Los Angeles, CA) – Prepared a successful Historic Cultural Monument nomination for a 1939 single family residential house designed by renown Los Angeles architect Harwell Hamilton Harris for Stan and Ethyl Hawk. The house severed as the headquarters for the furnishing company "Hawk House."

Chuey House (Los Angeles, CA) - Prepared a Historic-Cultural Monument nomination for a single family residence designed by one of the most influential Los Angeles architects, Richard Neutra, in 1956. As the property was for sale, the house was threatened with demolition. While the nomination was ultimately withdrawn, it served as a negotiation tool for the Los Angeles Conservancy.

Frank's Camera (Los Angeles, CA) – Completed a Historic Structures Report in support of a Mills Act Contract for a former S.H. Kress & Co., a five-and-dime-store. A contributor to the Highland Park-Garvanza Historic Preservation Overlay Zone, the building was constructed in 1928 and is undergoing a rehabilitation to convert the building to smaller retail spaces. The building serves as a visual and economic anchor to the revitalizing commercial strip along North Figueroa.

Monday Women's Club (Los Angeles, CA) - Prepared a historic resource assessment for a black women's club in the Venice neighborhood. Moved to the site in 1926, the building on the property was proposed for demolition. Worked with the project team on a focused EIR that studied alternatives.

Additional Projects:
Commodore Apartments (Los Angeles, CA) - Process Investment Tax Credit application for a 1926 Hollywood apartment building that completed a major rehabilitation project. The rehabilitation carefully restored the primary façade, which had experienced multiple alterations over the years.

West Los Angeles Veteran's Affairs (Los Angeles, CA) – Between 2010 and 2014, prepared Section 106 review and consultation for the first of 11 buildings that are undergoing seismic retrofit and limited rehabilitation. The buildings will be reused to house veterans who are homeless. The rehabilitation won a Los Angeles Conservancy award. Also prepared a successful National Register nomination for the whole campus, which was listed in November 2014. Work was done at Chattel, Inc. as a subconsultant to Leo A. Daly.

West Los Angeles Veteran's Affairs Building 205 and Building 208 (Los Angeles, CA) - Process Investment Tax Credit application and Section 106 review for two buildings out-leased to a nonprofit developer. The two buildings will be rehabilitated to house homeless veterans. Work is estimated to be complete in 2021.

Boyle Hotel/Cummings Block (Los Angeles, CA) – Completed Investment Tax Credit Application and National Register nomination for 1898 hotel in Boyle Heights neighborhood of Los Angeles. The building has been reused to house low-income residents of Boyle Heights and has been a catalyst for economic rehabilitation in the neighborhood. The rehabilitation won a Los Angeles Conservancy award, as well as a National Preservation Honor Award. Work was done at Chattel, Inc. for the East Los Angeles Community Corporation.

Breed Street Shul Project, Inc. – Project Manager for Phase 1 seismic stabilization and stained glass window restoration. Provided design review and construction monitoring and prepared historic review documentation for local environmental review. Consulted with federal agencies on Section 106 compliance for a FEMA grant and a federal appropriation. Work was done at Chattel, Inc.

Historic Resources Survey Update (Los Angeles, CA) - Served as the project manager for preparation of historic context statements and intensive-level historic resource survey. The survey were prepared in close coordination with the Los Angeles Office of Historic Resources to dovetail into SurveyLA. Surveyed approximately 3,000 properties, including property-specific research on approximately 400 of these properties. Attended several public hearings at both the beginning and end of the process, as well as presented at nearly a dozen neighborhood council meetings. Work was done with Chattel, Inc.

Judson Rives Building (Los Angeles, CA)– Completed Investment Tax Credit Application for a 1908 office building in downtown Los Angeles, a contributing resource to the Broadway Historic District that was converted to residential use. Work was done at Chattel, Inc.

Hollywood Profession Building (Los Angeles, CA) - Completed Investment Tax Credit Application for a 1926 office building on Hollywood Boulevard. The building is significant not only for its distinctive Neo-Gothic style, but also with for its association with former United States President Ronald Reagan. The office building was converted to residential use. Work was done for Chattel, Inc. for CIM Group.

Residential Survey (Whittier, CA) - Prepared a historic context statement focusing on architectural contexts and themes connected with residential development in Whittier. Feld surveyed approximately 1,540 properties generally constructed prior to 1941 using an Access database incorporating GIS mapping to collect survey data in the field. The survey was prepared in close coordination with the City of Whittier staff and Historic Resources Commission and was adopted by the City of Whitter in 2015. Work was done with Chattel, Inc.

SurveyLA City of Los Angeles (Office of Historic Resources) – Participated in completing a historic resource survey of over 97,000 properties in South and Southeast Los Angeles. Co-authored historic context statement of Los Angeles' industrial history. Work was done at Chattel, Inc.

Kathryn McGee

kathryn@mcgeehistoric.com
(949) 872-6737

Architectural Historian
Historic Preservation Planner

Statement of Qualifications and Resume

Summary

Ms. McGee is an architectural historian based in Los Angeles. She has eight years of experience in the field of historic preservation consulting and launched an independent practice in 2015. Her work entails writing reports for environmental and local project review; preparing historic resource assessments and surveys; preparing technical reports for General Plan Updates; evaluating properties seeking or complying with Mills Act Contracts; and consulting on adaptive reuse and federal Investment Tax Credit projects.

Qualifications

- Secretary of the Interior's Professional Qualifications Standards in Architectural History
- LEED Accredited Professional with specialty in Neighborhood Development

Education

- USC Summer Program in Historic Preservation (2008)
- UC Irvine, Masters of Urban and Regional Planning (2008)
- UC Santa Barbara, Bachelor of Arts, Art History, emphasis in Architectural History, Minor in English (2006)
- UC Riverside Palm Desert, MFA in Creative Writing and Writing for the Performing Arts (2015)

Employment

- Independent Architectural Historian/Historic Preservation Consultant (2015-2016)
- Senior Associate, Chattel, Inc. Historic Preservation Consultants, Los Angeles (2008-2014)
- Urban Planning and Design Intern, MVE Architects, Irvine (2008)
- Program Coordinator, UC Irvine Office of Technology Alliances (2007)

Select Projects

- Pacific Mutual Building: Wrote memo evaluating compliance of this building on W. 6th Street in Downtown Los Angeles (constructed in phases, 1908-1937) with its Mills Act Contract, evaluating the rehabilitation, restoration, and maintenance plan, and extent of completed work. Work was completed in 2015.

- Historic Resource Evaluations in Venice: Prepared reports evaluating potential historic resources and compatibility of several new construction projects in historic districts in the Venice neighborhood of Los Angeles for purposes of environmental and local project review. Work was completed in 2015.

- Hollywood Redevelopment Project Area survey: Worked on historic resource survey of historic properties in Hollywood, conducted property specific research, and assisted in preparation of the appropriate Department of Parks and Recreation (DPR) forms. Work was done at Chattel, Inc. for the Community Redevelopment Agency of the City of Los Angeles.

- SurveyLA: Wrote historic context statement on cold storage facilities in Los Angeles as part of the City's ongoing citywide historic resources survey. Performed evaluation of properties in South and Southeast Los Angeles. Work was done at Chattel, Inc. for the City of Los Angeles Office of Historic Resources.

- LAC+USC Medical Center (General Hospital): Wrote mothballing and reuse plan for historic, 19-story 1930s hospital in East Los Angeles, based on interior historic resource survey. Used this study to evaluate and provide consultation on later plans to reuse the lower floor as a wellness center. Work was done at Chattel, Inc. for the Chief Executive Office and Department of Public Works of the County of Los Angeles.

Select Projects (continued)

- Golden Gate Theater: Evaluated adaptive reuse of a 1928 movie palace in East Los Angeles as a CVS/Pharmacy for local permit and environmental review. Involved collaboration with project architect, developer and property owner, and County of Los Angeles Department of Regional Planning staff. Work was done at Chattel, Inc. for Charles Company.

- City of Rancho Cucamonga General Plan Update: Managed completion of an historic resource survey and prepared an historic context statement for purposes of the 2010 General Plan Update. Work was done at Chattel, Inc. for Hogle-Ireland and the City of Rancho Cucamonga.

- Gas Company Lofts: Worked on Federal Investment Tax Credit application for conversion of the former Southern California Gas Company Complex to residential units, with ground floor commercial. Work was done at Chattel, Inc. for CIM Group.

- Santa Barbara Mission: Managed multi-year preparation for and implementation of preservation projects under a $1.3 million federal Save America's Treasures grant. Wrote Historic Structures Report prioritizing proposed rehabilitation and restoration work in support of grant project approvals. Presented findings to local Historic Landmarks Commission to secure local approvals. Work was done at Chattel, Inc., collaborating with California Missions Foundation, for Old Mission Santa Barbara, Inc.

- Jane B. Eisner Middle School: Wrote report on adaptive reuse of historic telephone company garage in Los Angeles as a charter school. Entailed collaboration with project architect to ensure reuse conformed with the Secretary of the Interior's Standards and public outreach. Work was done at Chattel, Inc. for Frederick Fisher and Partners Architects and Pueblo Nuevo Development.

- Santa Monica Post Office: Wrote report on history of building, identifying original materials and alterations for purposes of local landmark nomination. Presented findings to the City of Santa Monica Landmarks Commission. Work was done at Chattel, Inc. for Harding Larmore Kutcher & Kozal, LLP.

- Village Trailer Park: Evaluated proposed plans to demolish 1950s trailer park in Santa Monica. Prepared original history of the trailer park property type for environmental and project review. Work was done at Chattel, Inc. for Luzzatto Company.

- Olive View Medical Center: Managed completion of Section 106 review for new buildings to be constructed on this historic medical center campus. Buildings replaced those damaged in the Sayre Fire. Work involved archaeological and Native American consultation and was done at Chattel, Inc. for the County of Los Angeles.

- Villa Bonita: Completed a City of Los Angeles Historic-Cultural Monument nomination for this 1929 Spanish Colonial Revival apartment building in Hollywood. Work was done at Chattel, Inc. for the property owner.