

# PANORAMA CITY



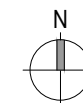
PROJECT SUMMARY	
DESCRIPTION	PROPOSED 200 UNITS MIXED-USE MULTI-FAMILY BUILDING W/ GROUND FLOOR RETAIL/ COMMERCIAL
	PROPOSED PARKING BUILDING W/ 504 SPACES,
	PROPOSED WAREHOUSE
	PROPOSED GROUND LOT WITH 12 SPACES

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

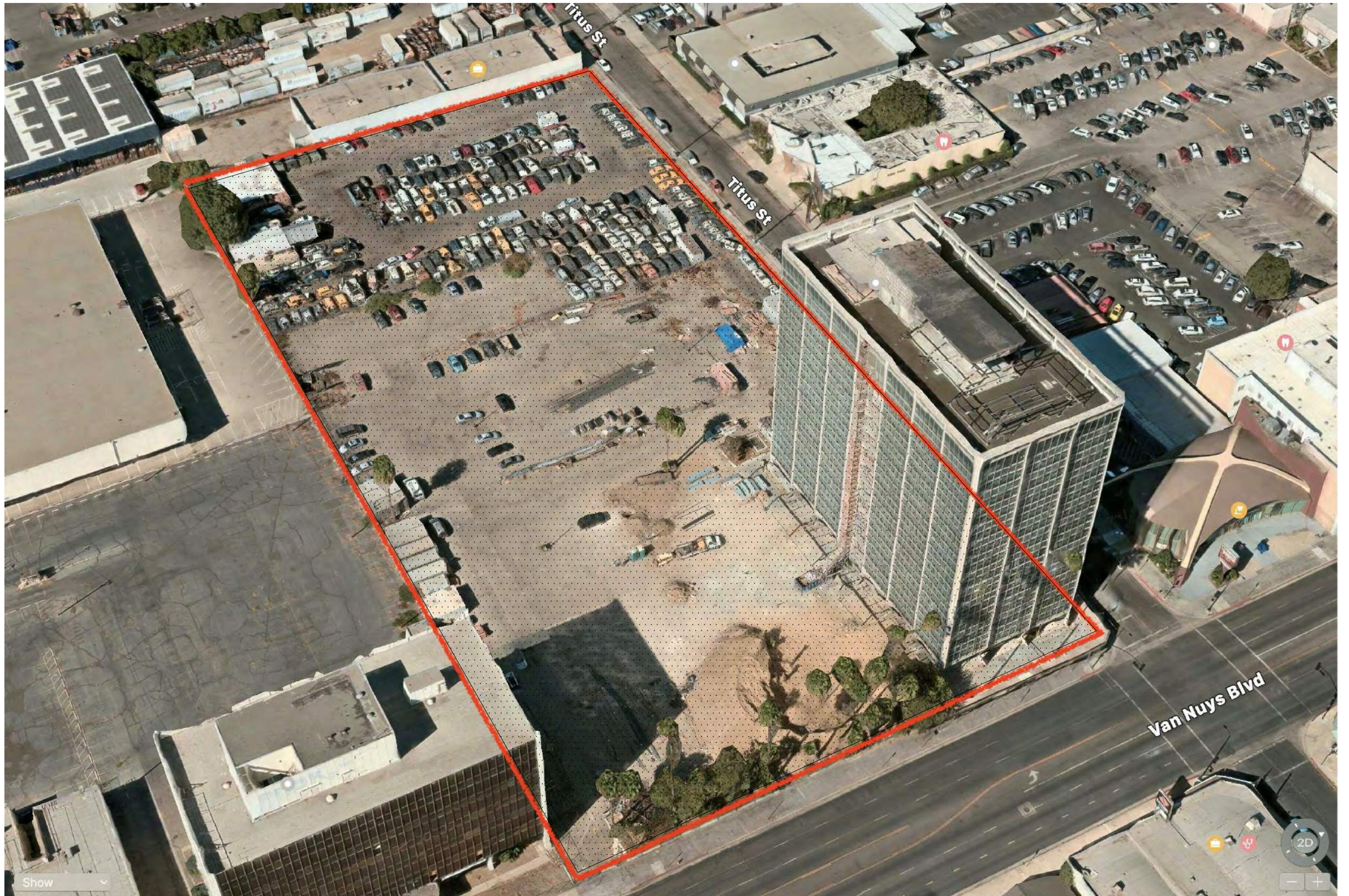


PROJECT SITE

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<b>LANDSCAPE</b>		
LP 1	LANDSCAPE PLAN	SITE PLAN
LP 2	LANDSCAPE PLAN	PLANTS









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 Zonina 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		





**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		
<b>TOTAL</b>	<b>200</b>	<b>20,975</b>		<b>19,725*</b>
<b>MIN COMMON SPACE</b>	50%	10,488	50%	9,863
<b>MIN TREES</b>		50		49
<b>MIN PLANTED AREA</b>	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
<b>PRIVATE BALCONY/ PATIO (140)</b>	<b>7,000</b>		<b>0</b>	
<b>REAR YARD</b>	2,647	1,894	-	
<b>COURTYARD</b>	3,475	1,934	-	
<b>ROOF DECK</b>	7,853	2,740	-	
<b>POOL</b>	-		1,250	0
<b>PLAZA</b>	-		18,475	8,279
<b>TOTAL COMMON OPEN SPACE</b>	<b>13,975</b>	<b>6,568</b>	<b>19,725</b>	<b>8,279</b>
<b>GRAND TOTAL OPEN SPACE</b>	<b>20,975</b>		<b>19,725</b>	
<b>TOTAL TREES</b>	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
<b>SUB TOTAL</b>	<b>200</b>	<b>319</b>	<b>194</b>	<b>219*</b>
<b>MINUS BIKE REDUCTION 15%</b>		<b>-47</b>	<b>15%</b>	<b>-32*</b>
<b>TOTAL</b>		<b>272</b>		<b>187*</b>
<b>TOTAL RESIDENTIAL PARKING</b>	<b>459</b>			

\*Tower auto parking per C of O.

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

\*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
<b>RESIDENTIAL ADA @ 2% UNITS</b>	4	4	0	0
<b>RESID. STAND. @ 1/UNIT MINUS ADA</b>	196	196	187	187
<b>RETAIL ADA @ 2% STALLS</b>	1	1	1	1
<b>RETAIL STAND. @ 60% STALLS MINUS ADA</b>	2	2	19	19
<b>WAREHOUSE ADA @ 2% STALLS</b>	1	1	-	-
<b>WAREHOUSE STAND. @ 60% STALLS MINUS ADA</b>	12	12	-	-

**BIKE PARKING**

RESIDENTIAL LONG TERM BIKE PARKING REQUIRED & PROVIDED				
	NEW MIXED USE APT.		EXST'G TOWER*	
	UNITS	RATE	AMOUNT	AMOUNT
			200	194
<b>1 - 25 UNITS</b>	1/ unit	25.0		
<b>26 - 100 UNITS</b>	1/ 1.5 units	50.0		
<b>101 - 200 UNITS</b>	1/ 2 units	50.0		
<b>TOTAL</b>			<b>125</b>	<b>194*</b>
<b>TOTAL W/ ADD'L FOR PARK'G REDUCTION</b>	47x4	<b>188</b>		

\*Tower bike parking per C of O.

RESIDENTIAL SHORT TERM BIKE PARKING REQUIRED & PROVIDED				
	NEW MIXED USE APT.		EXST'G TOWER*	
	UNITS	RATE	AMOUNT	AMOUNT
			200	194
<b>1 - 25 UNITS</b>	1/ 10 units	2.5		1/ unit 2.5
<b>26 - 100 UNITS</b>	1/ 15 units	5.0		1/ 1.5 units 5.0
<b>101 - 200 UNITS</b>	1/ 20 units	5.0		1/ 2 units 4.7
<b>TOTAL</b>			<b>13</b>	<b>0</b>
				<b>19*</b>

\*Tower bike parking per C of O.

NON-RESIDENTIAL LONG TERM BIKE PARKING REQUIRED & PROVIDED				
	NEW MIXED USE		EXST'G TOWER*	
	AREA	AMOUNT	AREA	AMOUNT
<b>RESTAURANT/ RETAIL @ 1/2,000 SF</b>	2,060	2		
<b>WAREHOUSE @ 1/10,000 SF</b>	10,674	2		
<b>TOTAL</b>		<b>4</b>		<b>8*</b>

\*Tower bike parking per C of O.

NON-RESIDENTIAL SHORT TERM BIKE PARKING REQUIRED & PROVIDED				
	NEW MIXED USE		EXST'G TOWER*	
	AREA	AMOUNT	AREA	AMOUNT
<b>RESTAURANT/ RETAIL @ 1/2,000 SF</b>	2,060	2		
<b>WAREHOUSE @ 1/10,000 SF</b>	10,674	2		
<b>TOTAL</b>		<b>4</b>		<b>8*</b>
<b>TOTAL LONG TERM</b>		<b>192</b>		<b>202*</b>
<b>TOTAL SHORT TERM</b>		<b>17</b>		<b>27*</b>



**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.

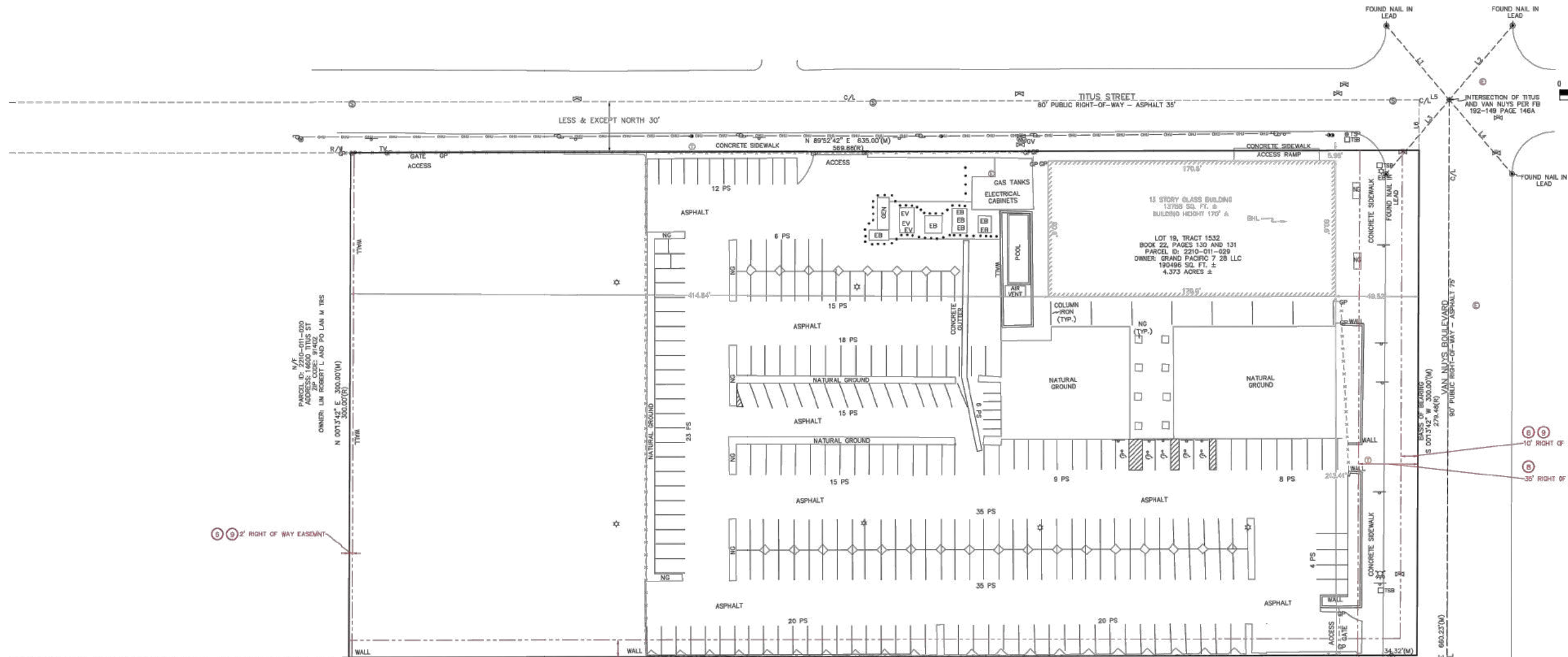
**GUIDELINE 10: ENHANCE GREEN FEATURES TO INCREASE OPPORTUNITIES TO CAPTURE STORMWATER AND PROMOTE HABITAT**

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 square 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 will 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.





GRAPHIC SCALE  
1" = 30'



N/T  
PARCEL ID: 2210-011-020  
ADDRESS: 14545 LANARK ST  
ZIP CODE: 91402  
OWNER: LIM ROBERT L AND PO LAN M TBS  
N 00°13'42" E 300.00'(W)  
300.00'(R)

N/T  
PARCEL ID: 2210-011-900  
ADDRESS: 14545 LANARK ST  
ZIP CODE: 91402  
OWNER: L A COUNTY

N/T  
PARCEL ID: 2210-011-902  
ADDRESS: 8121 VAN NUYS BLVD  
ZIP CODE: 91402  
OWNER: L A CITY

10' 2' RIGHT OF WAY EASEMENT

10' RIGHT OF WAY EASEMENT

10' RIGHT OF WAY EASEMENT

35' RIGHT OF WAY EASEMENT

- LEGEND**
- |     |                              |   |                             |
|-----|------------------------------|---|-----------------------------|
| □   | SQ.FT. SQUARE FEET           | ○ | SET/FOUND MONUMENT AS NOTED |
| ▨   | NO PARKING AREA              | ⊕ | GAS VALVE                   |
| ⊕   | HANDICAP PARKING SPACE       | ⊕ | WATER VALVE                 |
| PS  | PARKING SPACE(S)             | ⊕ | STORM MANHOLE               |
| R/W | RIGHT-OF-WAY                 | ⊕ | SANITARY MANHOLE            |
| C/L | CENTERLINE OF ROAD           | ⊕ | 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               | ⊕ | ELECTRIC MANHOLE            |
| TP  | TELECOMMUNICATIONS PEDESTAL  | ⊕ | WATER METER                 |
| CI  | CURB INLET                   | ⊕ | TRAFFIC SIGNAL POST         |
| EB  | ELECTRIC BOX                 | ⊕ | TRAFFIC SIGNAL BOX          |
| KE  | KEYPAD                       | ⊕ | TELEPHONE MANHOLE           |
| CI  | GRATED INLET                 | ⊕ | CENTERLINE OF ROAD          |
| GV  | GAS VALVE                    | ⊕ | OVERHEAD UTILITY LINE       |
| GP  | GATE POST                    | ⊕ | FENCE LINE                  |
| x   | BHL BUILDING HEIGHT LOCATION | ⊕ | EASEMENT                    |
| GEN | GENERATOR                    | ⊕ | PROPERTY LINE               |
| ⊕   | COMPUTED POINT               |   |                             |

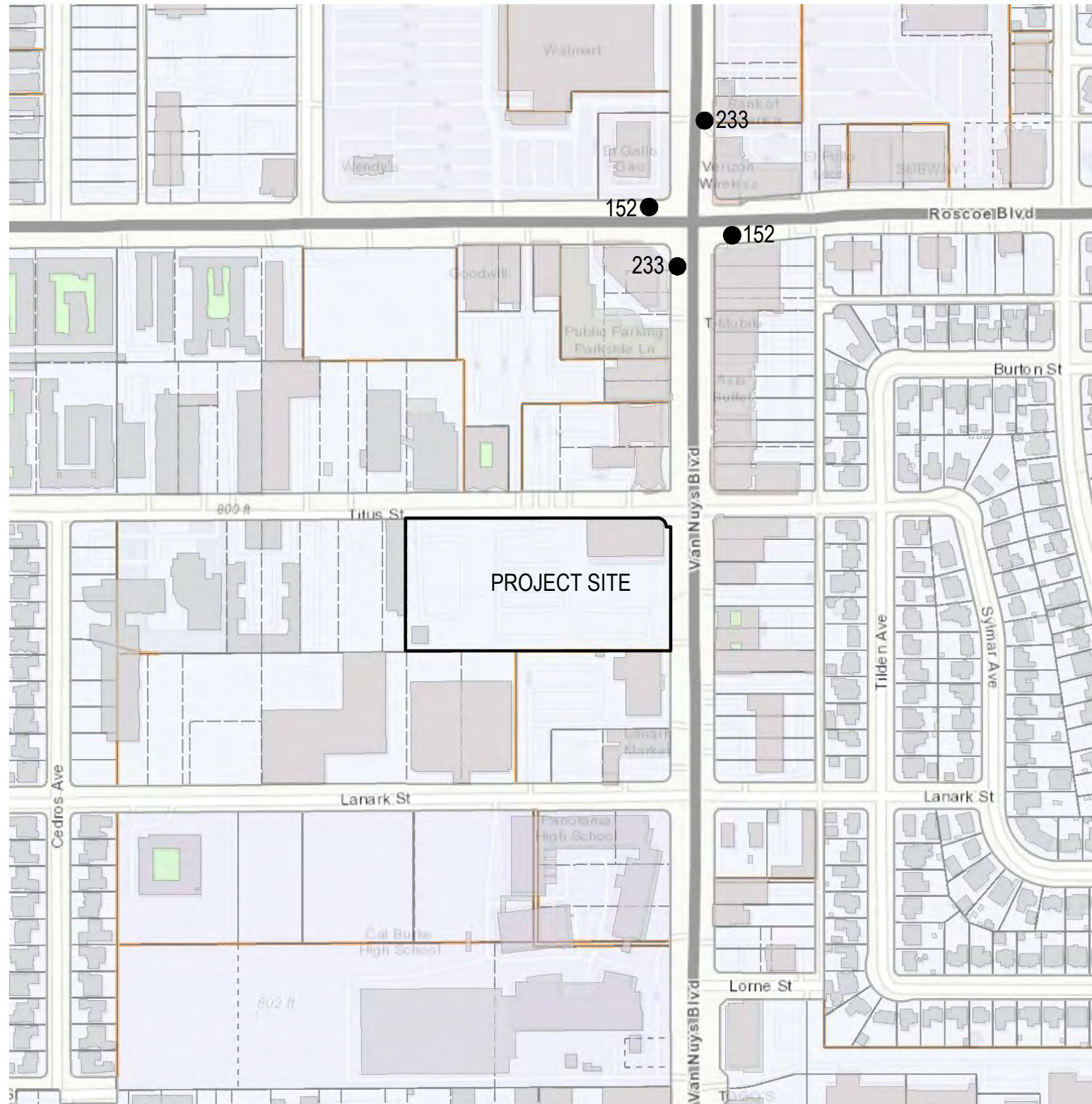
10	89°52'42" E	635.00'(M)
11	84°02'09" E	57.59'(M)
12	84°07'39" W	57.84'(M)
13	84°07'32" E	57.59'(M)
14	84°02'09" W	57.59'(M)
15	89°52'42" W	635.00'(M)
16	89°52'42" W	635.00'(M)
17	89°52'42" W	635.00'(M)
18	89°52'42" W	635.00'(M)
19	89°52'42" W	635.00'(M)

GRS PROJECT NO. / JOB NO. 20-165	REVISION HISTORY
SCALE: 1" = 30'	CLIENT COMMENTS
DRAWN BY: BOB, CM	UPDATED ZONING REPORT
APPROVED BY: TS, LI	CLIENT COMMENTS
DATE: 02/05/2020	
DATE: 02/13/2020	
DATE: 03/12/2020	

**GRS GROUP**

SURVEY COORDINATED BY:  
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELD@GRSGROUP.COM | PHONE: 310-775-1187





### 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 SOUTH BOUND STOP	750'

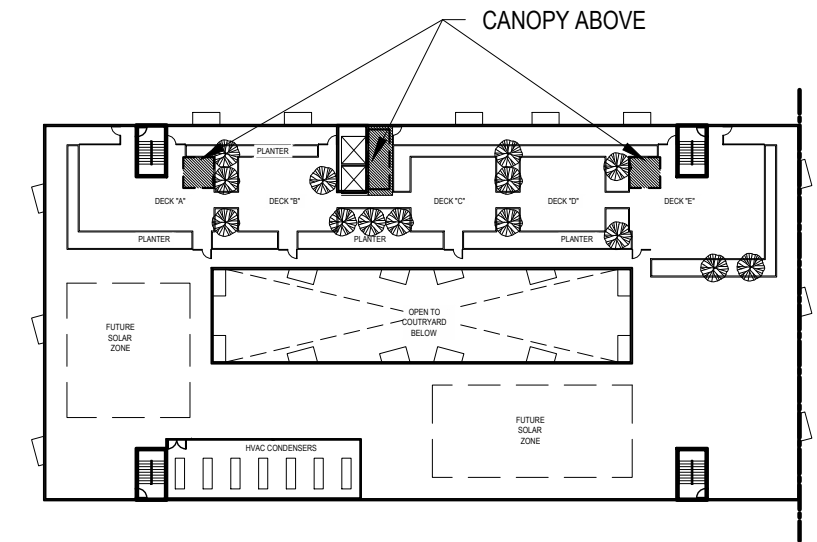


ZONING AREA: NEW MIXED USE			
LEVEL	AREA	FLOORS	TOTAL
B1	0	1	0
1	23,979	1	23,979
02 - 07	24,649	6	147,894
ROOF DECK	755	1	755
TOTAL PROVIDED BUILDING AREA			172,628

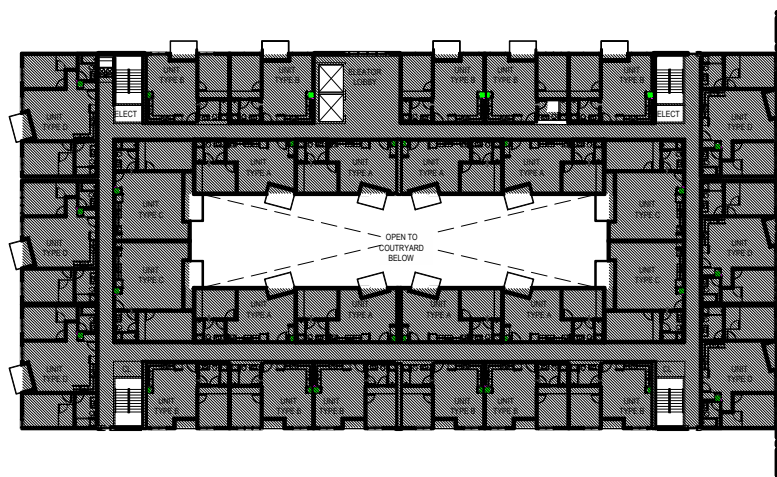
**LEGEND**

 FLOOR AREA\*\*

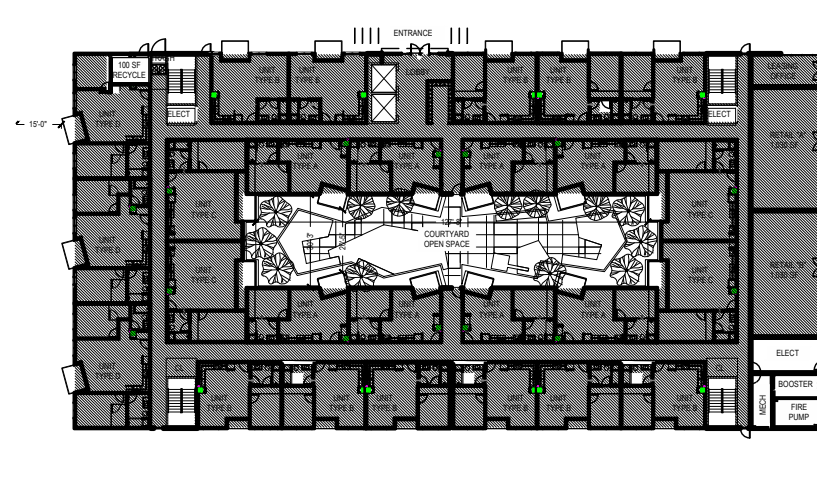
\*\* FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS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



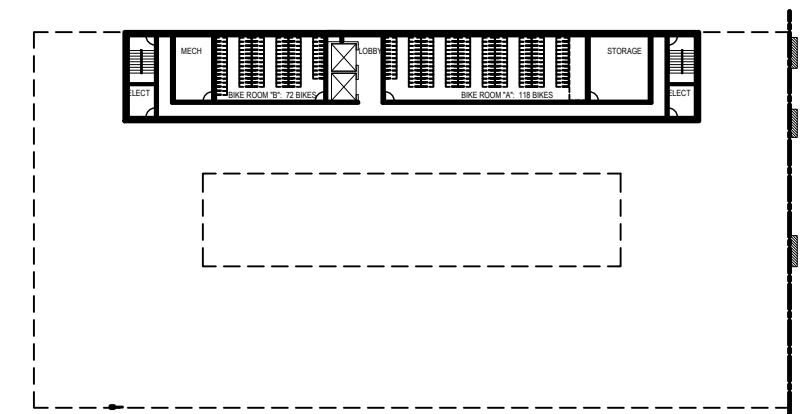
4 ROOF DECK



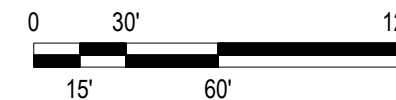
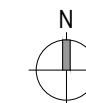
3 LEVELS 02-07



2 LEVEL 01

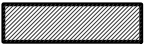


1 LEVEL B1

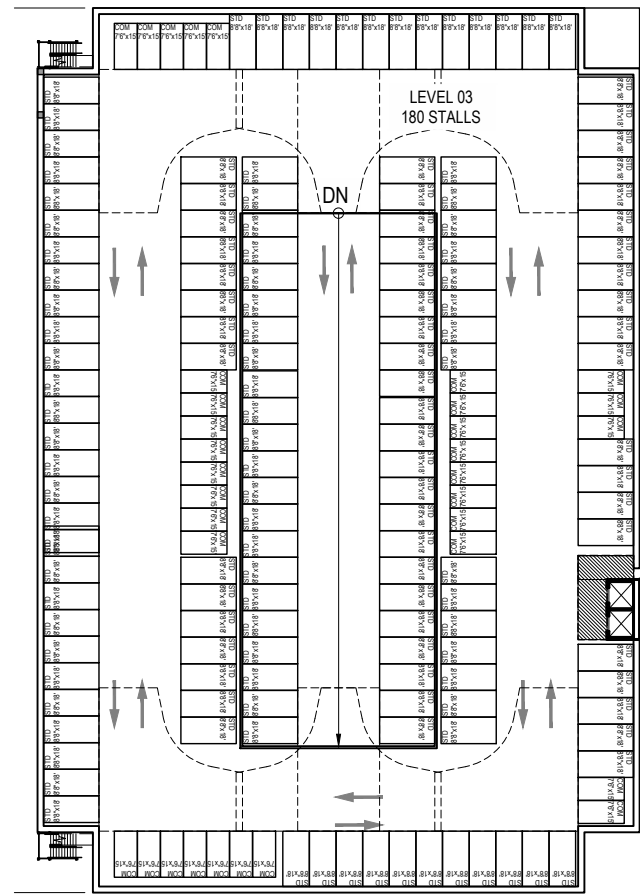




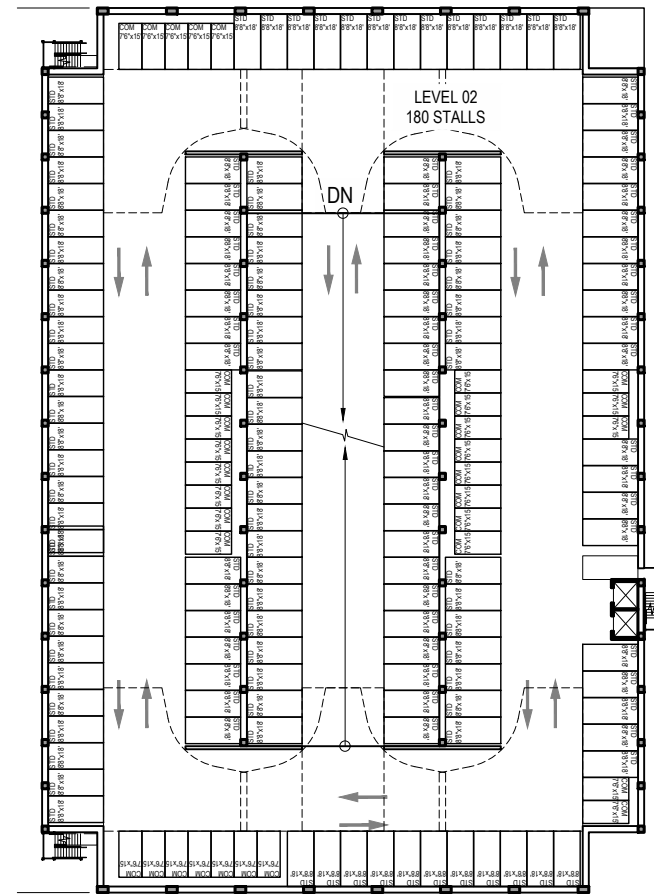
ZONING AREA: NEW PARKING BUILDING			
LEVEL	AREA	FLOORS	TOTAL
01	0	1	0
02	0	1	0
03	329	1	329
TOTAL PROVIDED BUILDING AREA			329
MAX. ALLOWED BUILDING AREA, INCLUDING WAREHOUSE PER FAR			148,887

**LEGEND**  
 FLOOR AREA\*\*

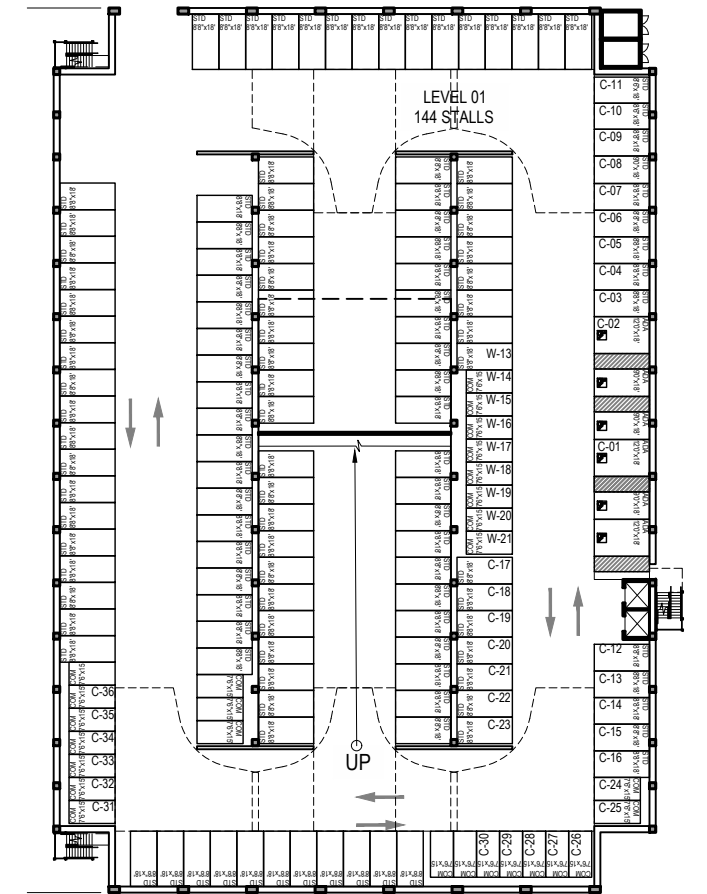
\*\* FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS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



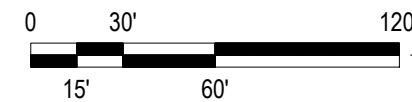
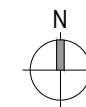
3 LEVEL 03



2 LEVEL 02



1 LEVEL 01



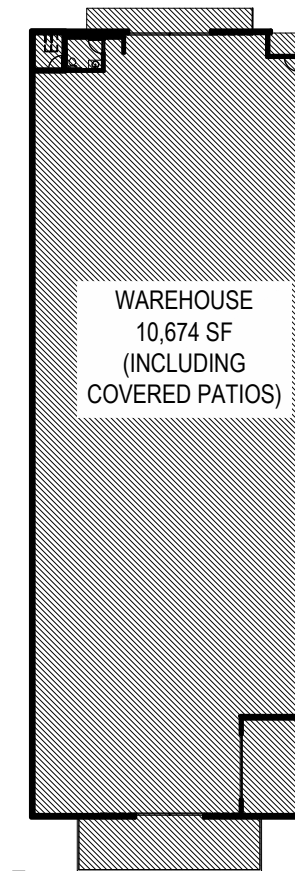


ZONING AREA: NEW WAREHOUSE			
LEVEL	AREA	FLOORS	TOTAL
01	10,674	1	10,674
TOTAL PROVIDED BUILDING AREA			10,674
MAX. ALLOWED BUILDING AREA, INCLUDING PARKING BUILDING PER FAR			148,887

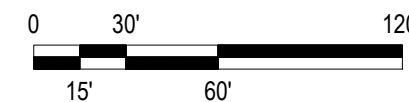
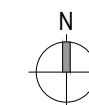
**LEGEND**

 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





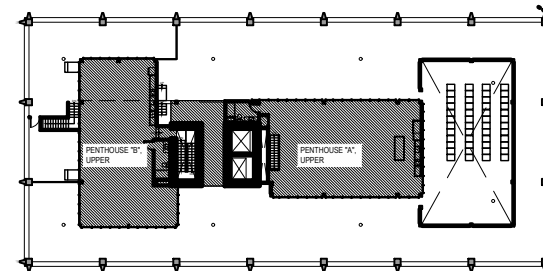
ZONING AREA: EXISTING TOWER

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

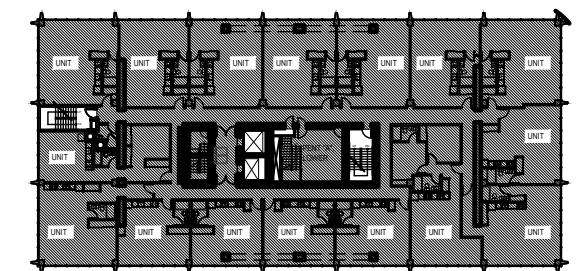
LEGEND

 FLOOR AREA\*\*

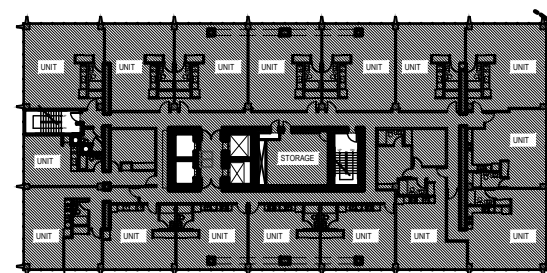
\*\* FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS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



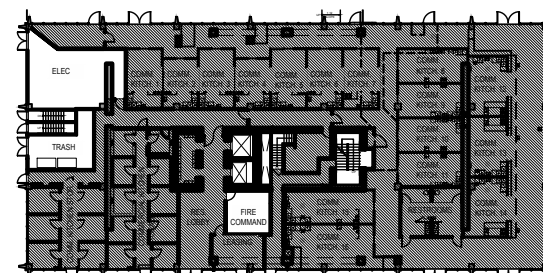
4 LEVELS 14



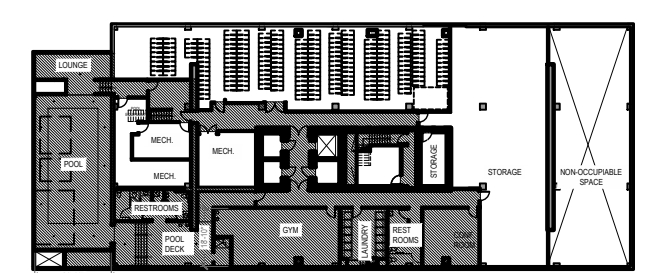
4 LEVELS 13



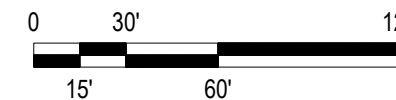
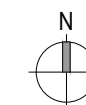
3 LEVELS 02-12



2 LEVEL 01



1 LEVEL B1





VAN NUYS BLVD, NORTHBOUND





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





NORTHWEST CORNER OF PROPOSED MIXED-USE APARTMENT





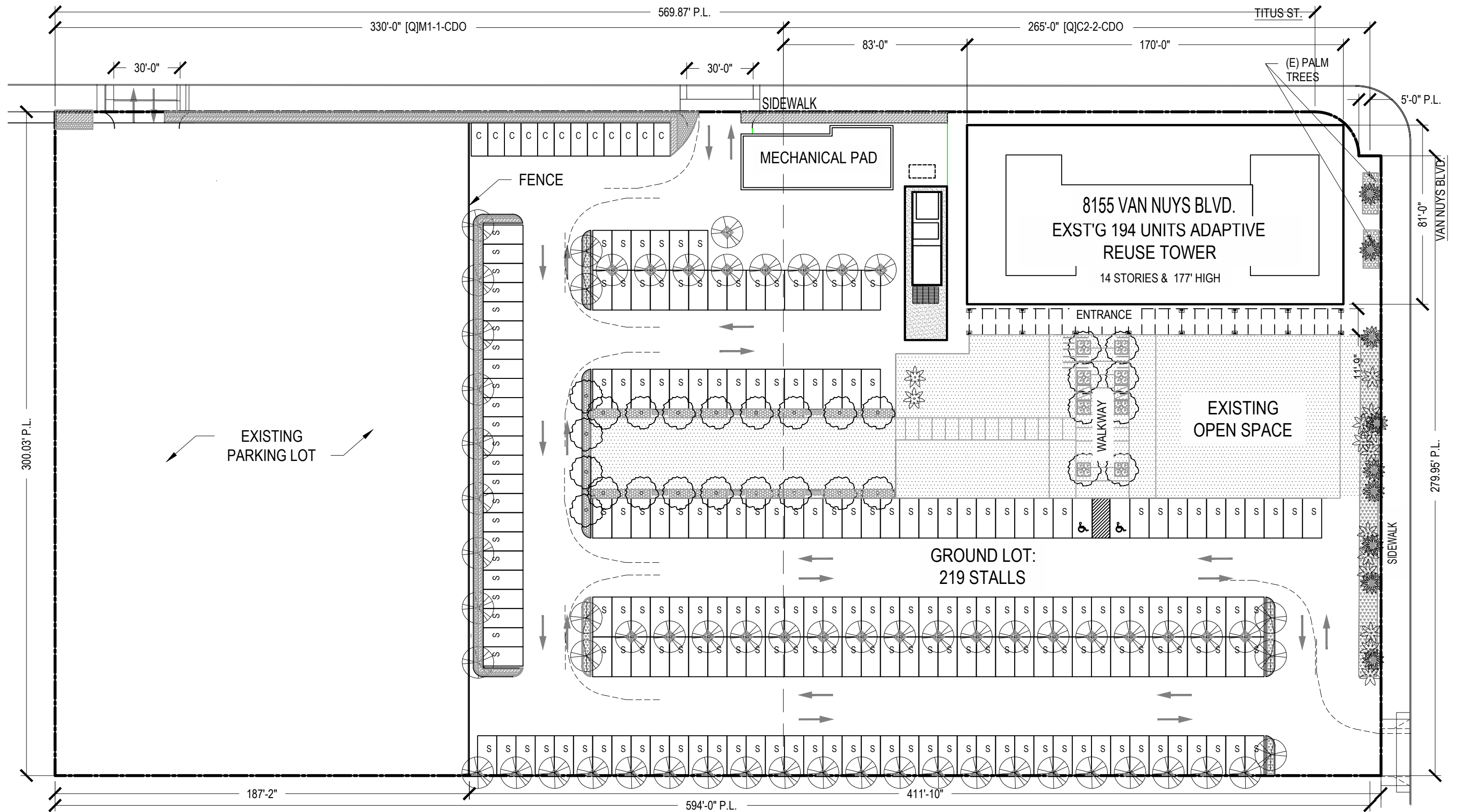
PARKING BUILDING WITH WAREHOUSE





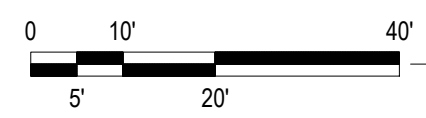
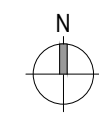
AERIAL PERSPECTIVE

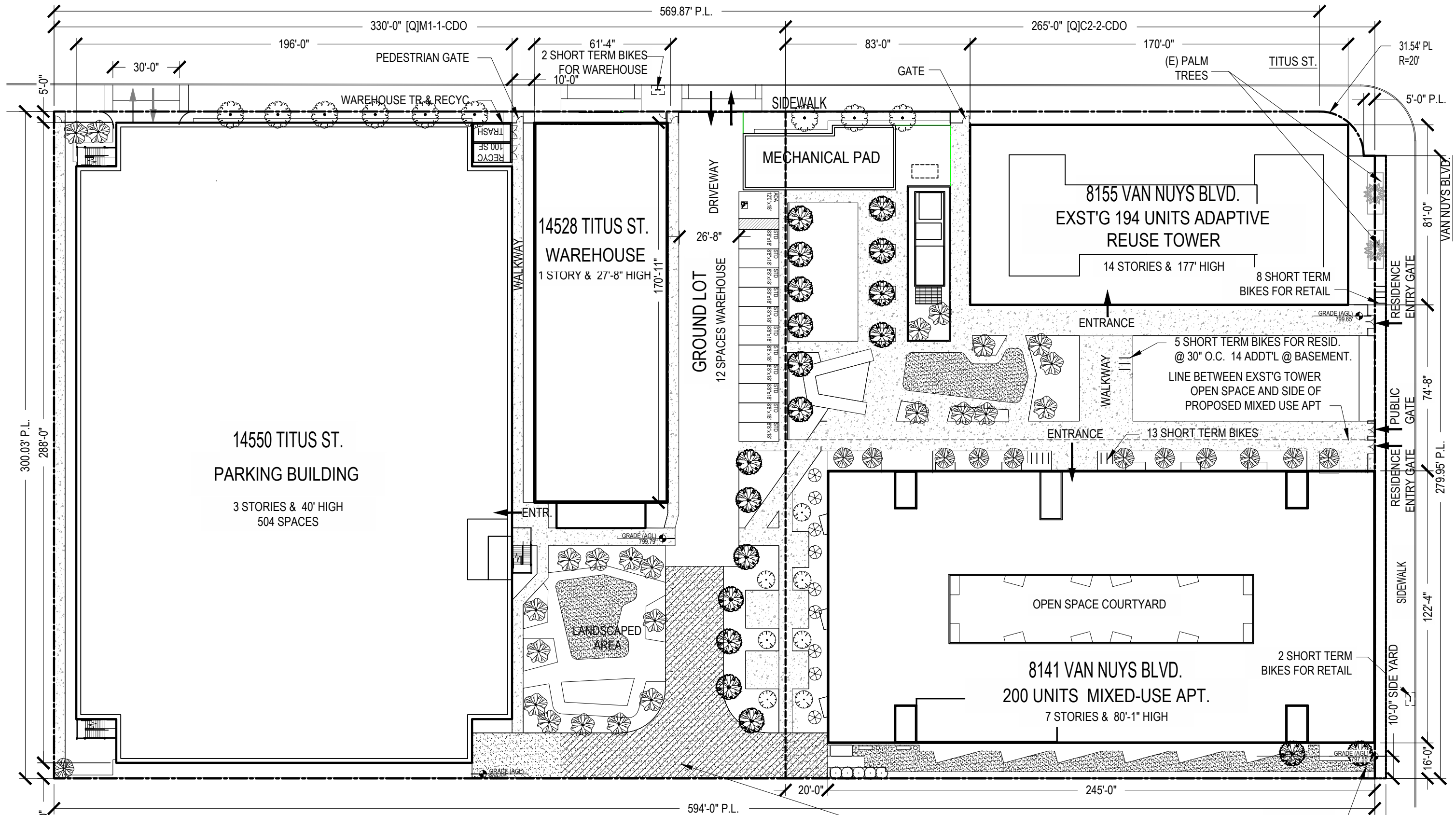




**\* NOTE**  
 NO EXISTING PROTECTED OR  
 SOUTHERN CALIFORNIA NATIVE  
 TREE SPECIES

- 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





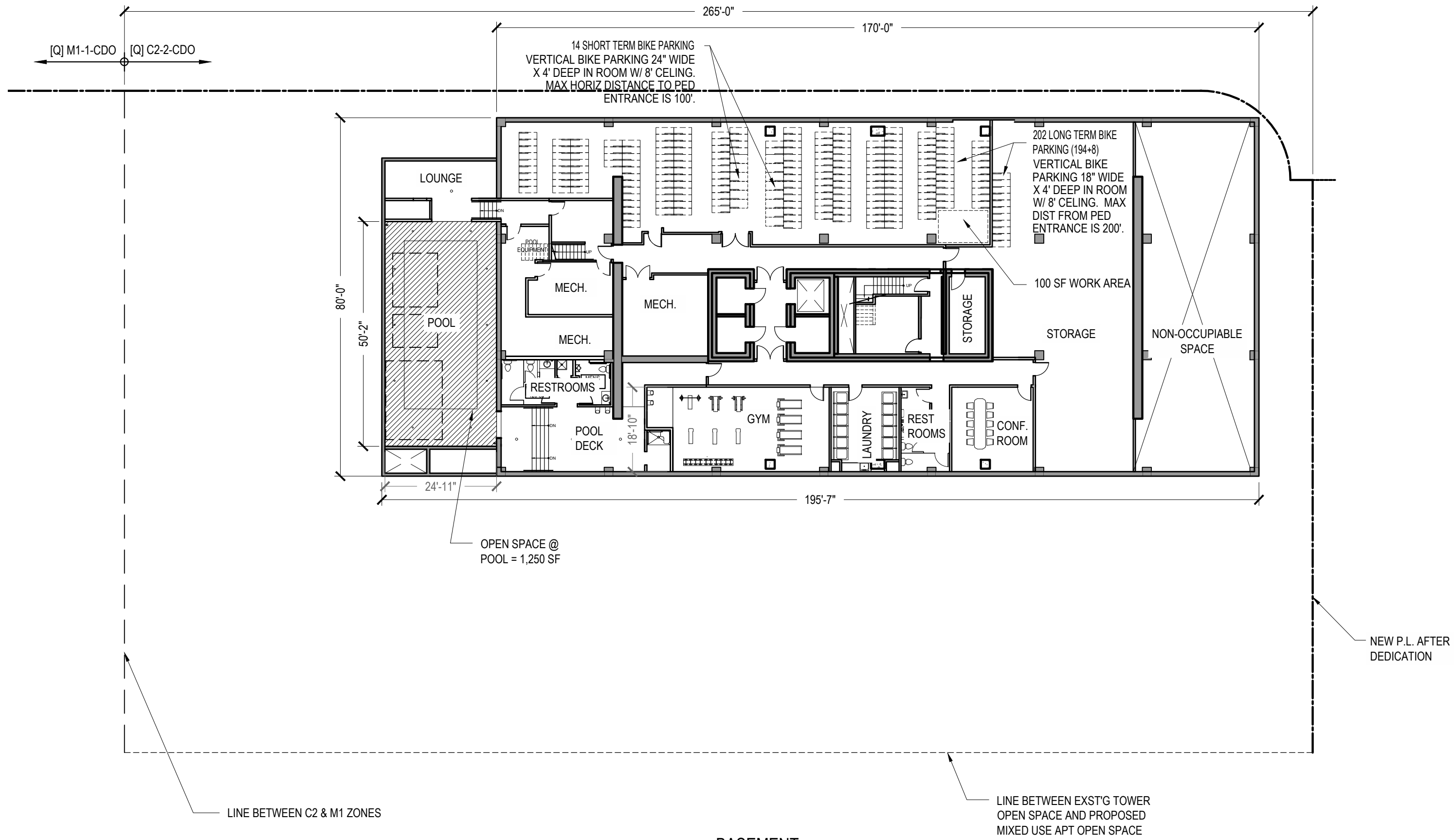
\* NOTE  
NO EXISTING PROTECTED OR  
SOUTHERN CALIFORNIA NATIVE  
TREE SPECIES

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)

FIRE TRUCK ACCESS TO PARKING  
BUILDING & TURNAROUND

EXIT GATE  
5'-0" HWY DEDICATION

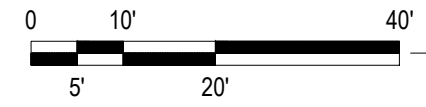
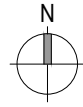


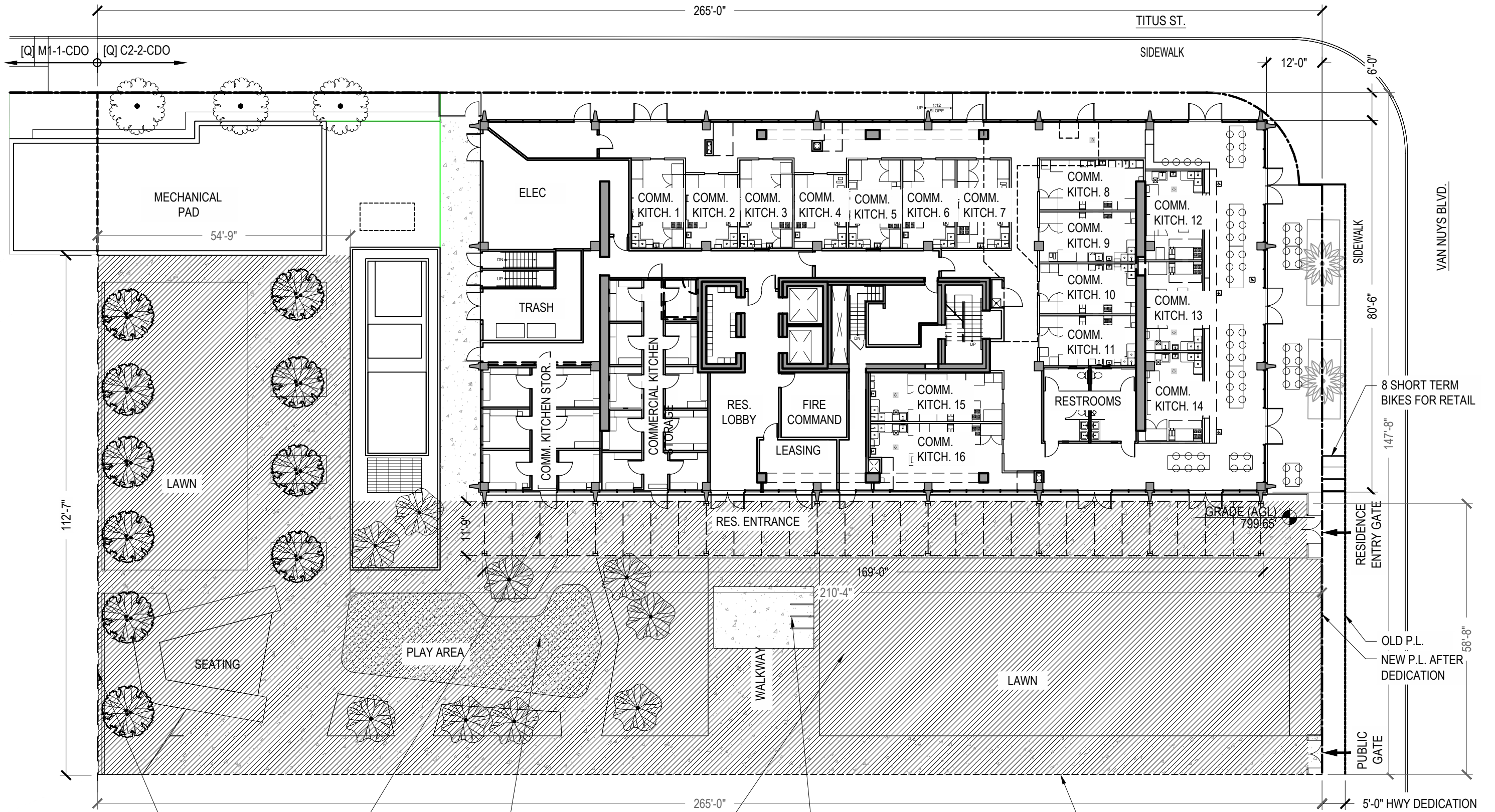


1 BASEMENT

EXST'G TOWER PLAN FOR REFERENCE

OPEN SPACE W/ NO HORIZ  
DIMENSION LESS THAN 15'





LINE BETWEEN C2 & M1 ZONES

OPEN SPACE W/ NO HORIZ DIMENSION LESS THAN 15'

EXST'G STEEL TRELLIS TO BE DEMOLISHED UNDER SEPARATE PERMIT

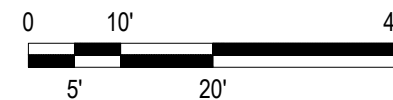
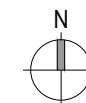
OPEN SPACE @ PLAZA = 18,475 SF TOTAL W/ IN-GROUND PLANTERS (INCLUDING 1,991 SF REC ROOM)

LEVEL 01

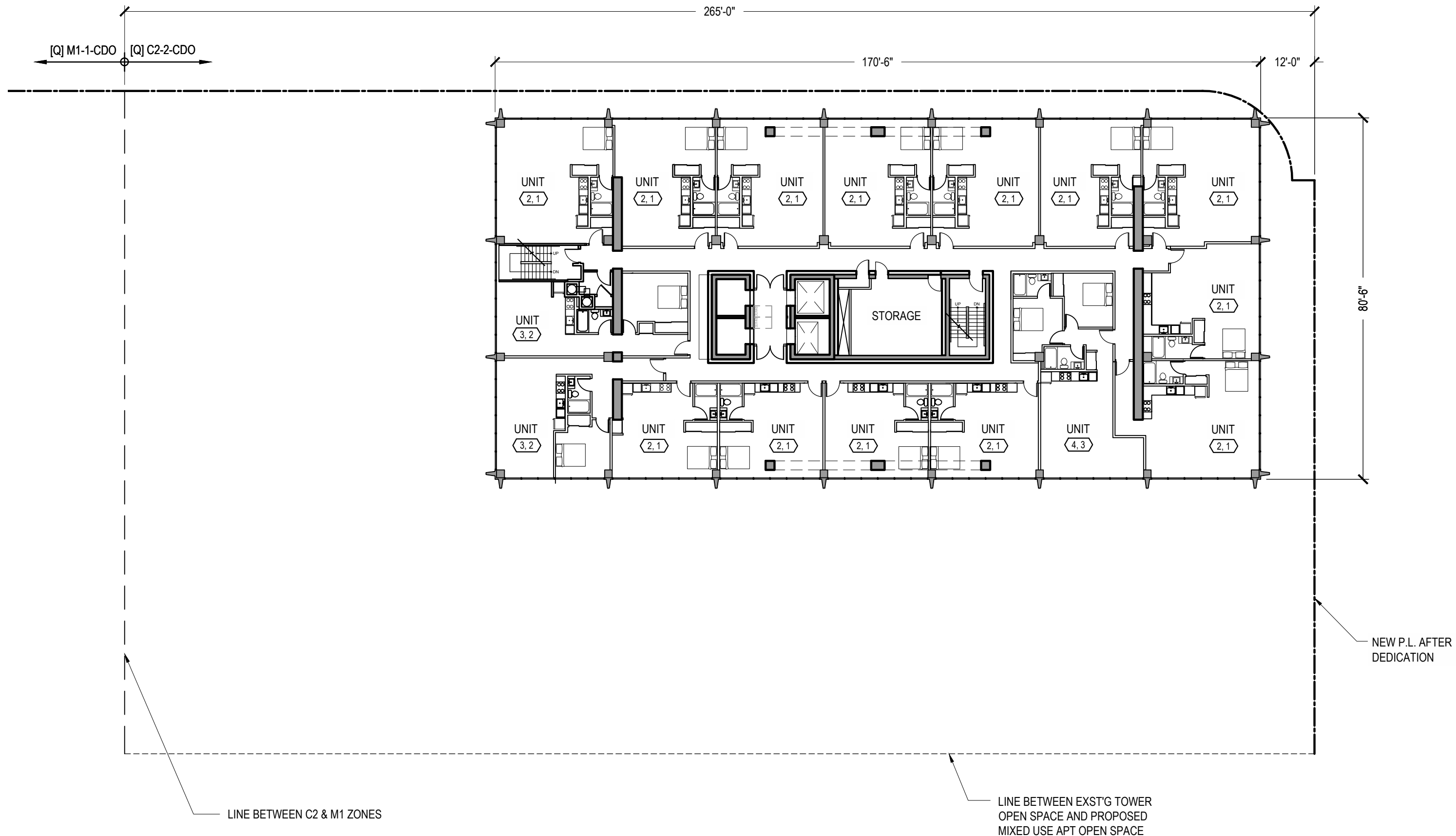
5 SHORT TERM BIKES FOR RESID. @ 30" O.C. 14 ADDTL @ BASEMENT.

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

EXST'G TOWER PLAN FOR REFERENCE



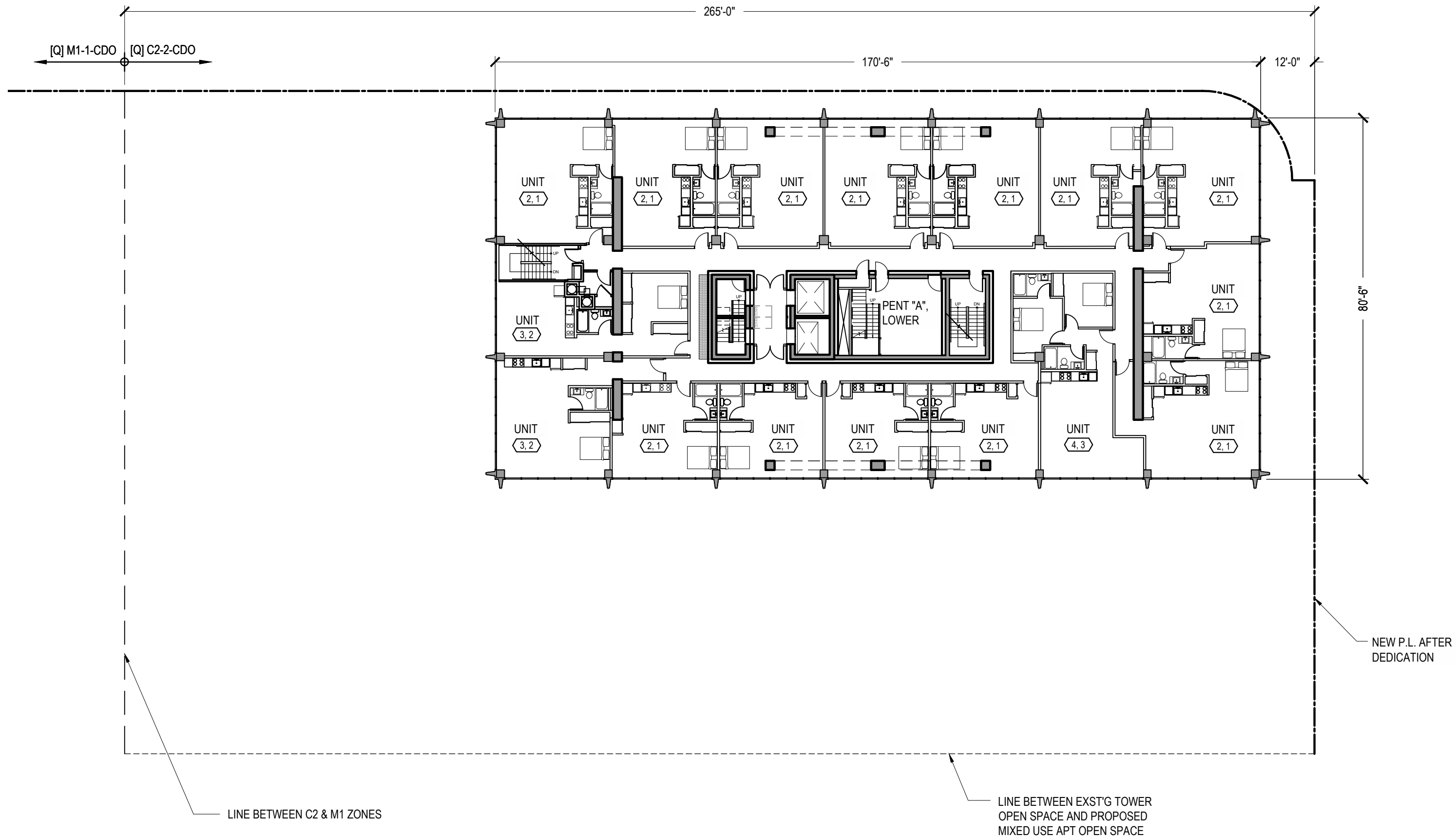




(X, X) HABITABLE ROOM:  
PARKING, OPEN SPACE

1 LEVEL 02-12

EXST'G TOWER PLAN FOR REFERENCE

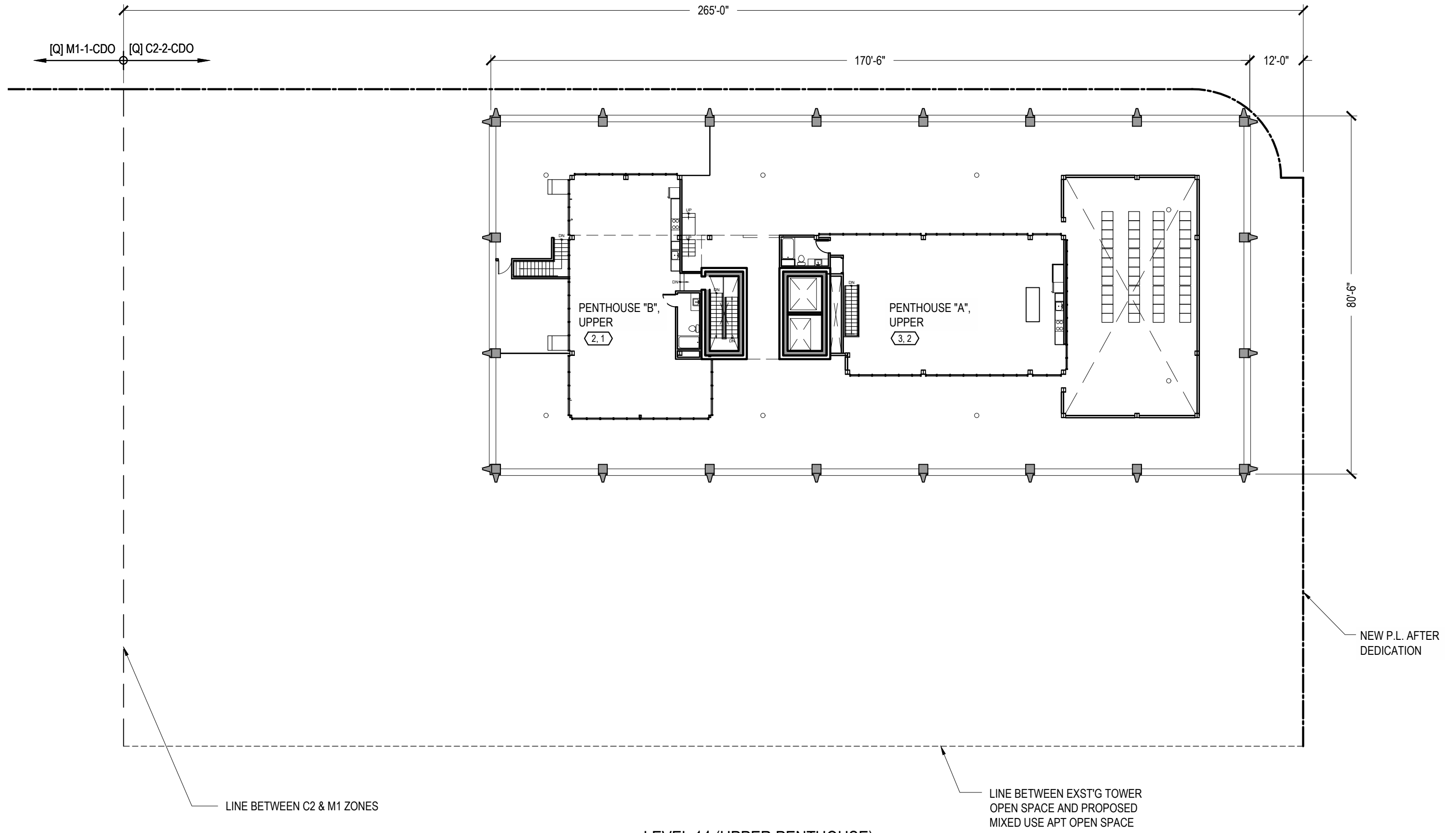


1 LEVEL 13 (LOWER PENTHOUSE)

(X, X) HABITABLE ROOM:  
PARKING, OPEN SPACE

EXST'G TOWER PLAN FOR REFERENCE



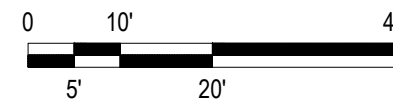
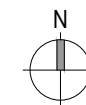


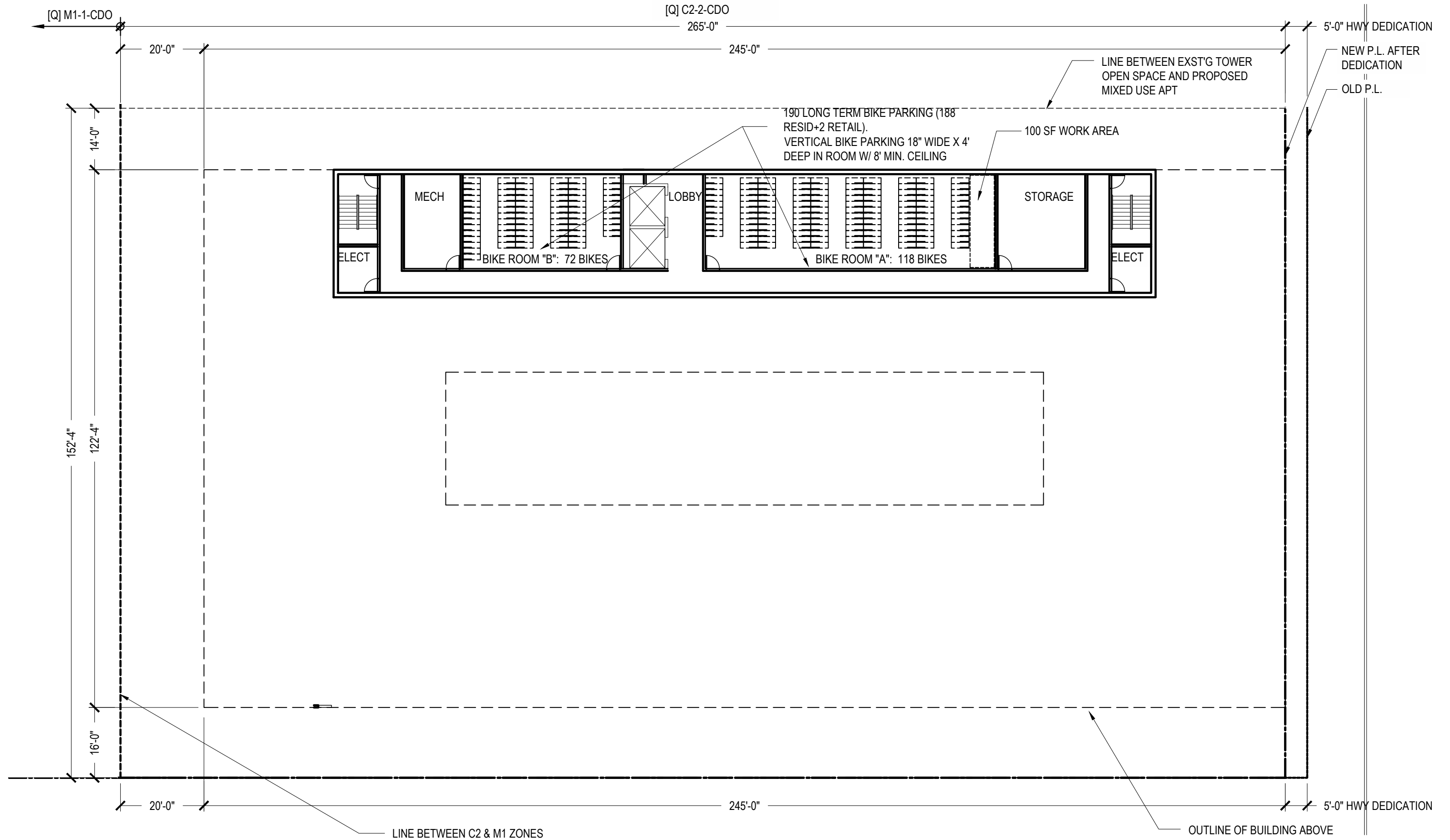
(X, X) HABITABLE ROOM:  
PARKING, OPEN SPACE

1 LEVEL 14 (UPPER PENTHOUSE)

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

EXST'G TOWER PLAN FOR REFERENCE





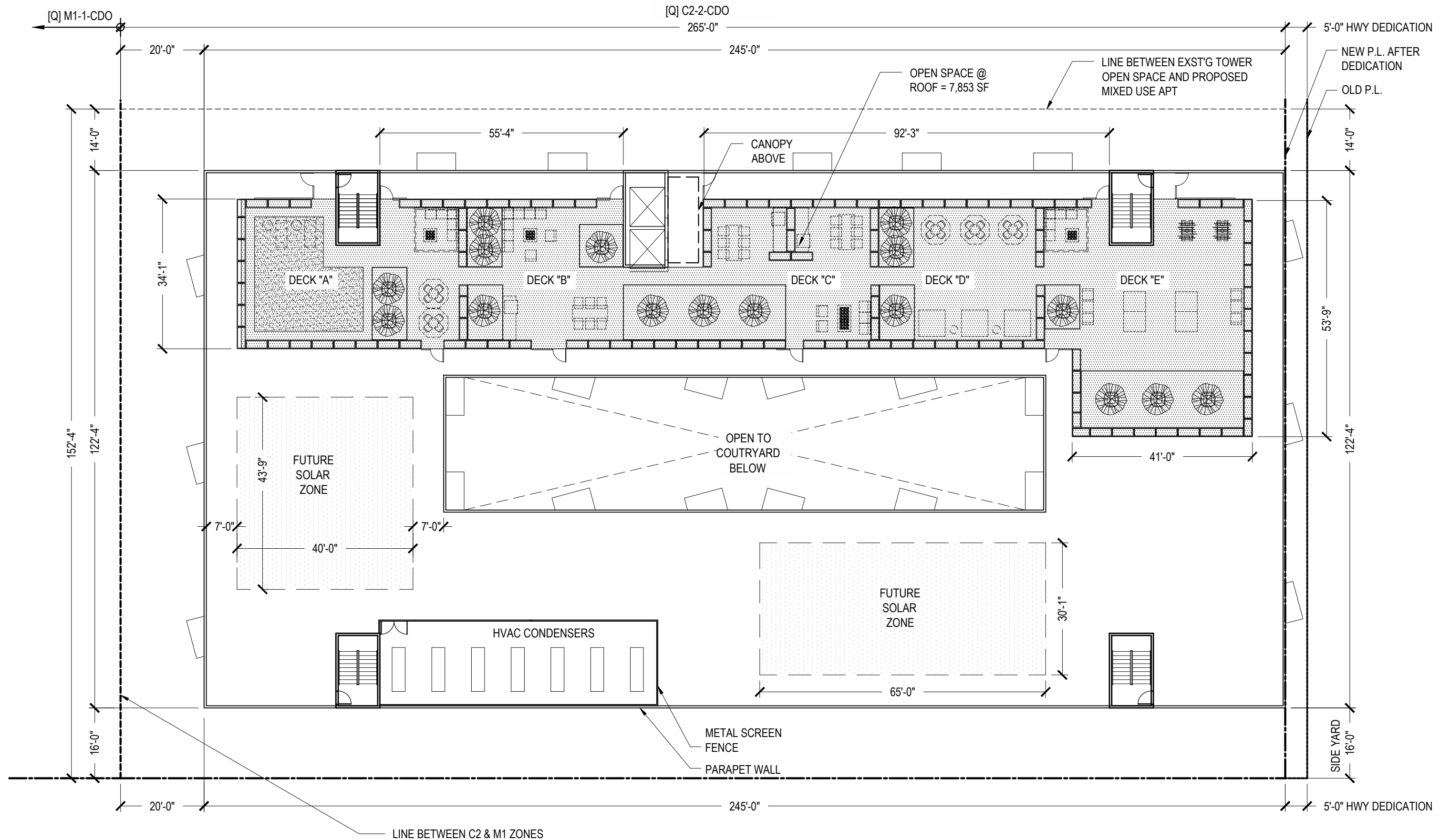
1 LEVEL B1






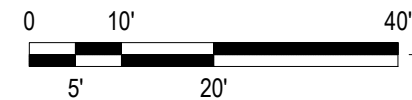
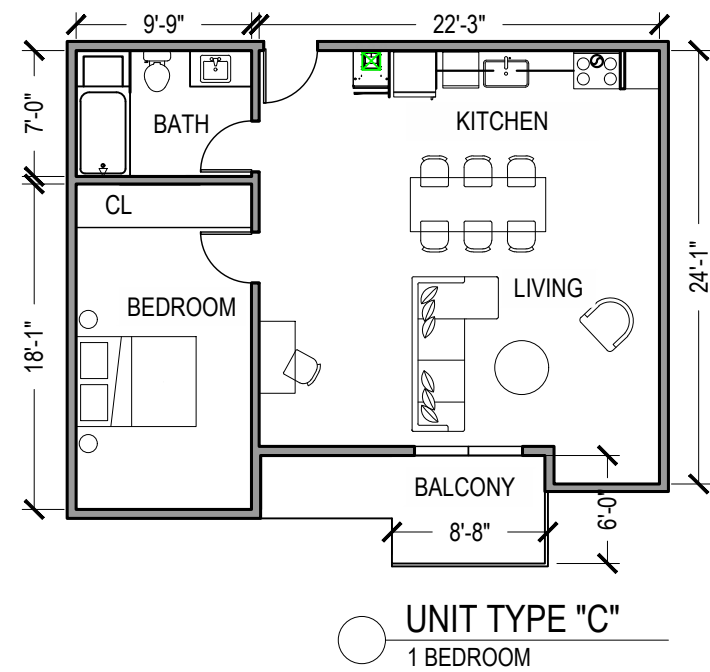
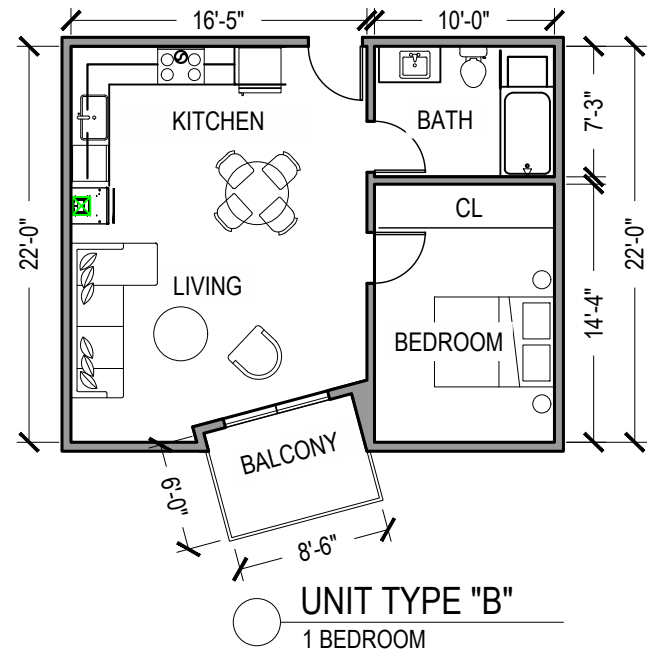
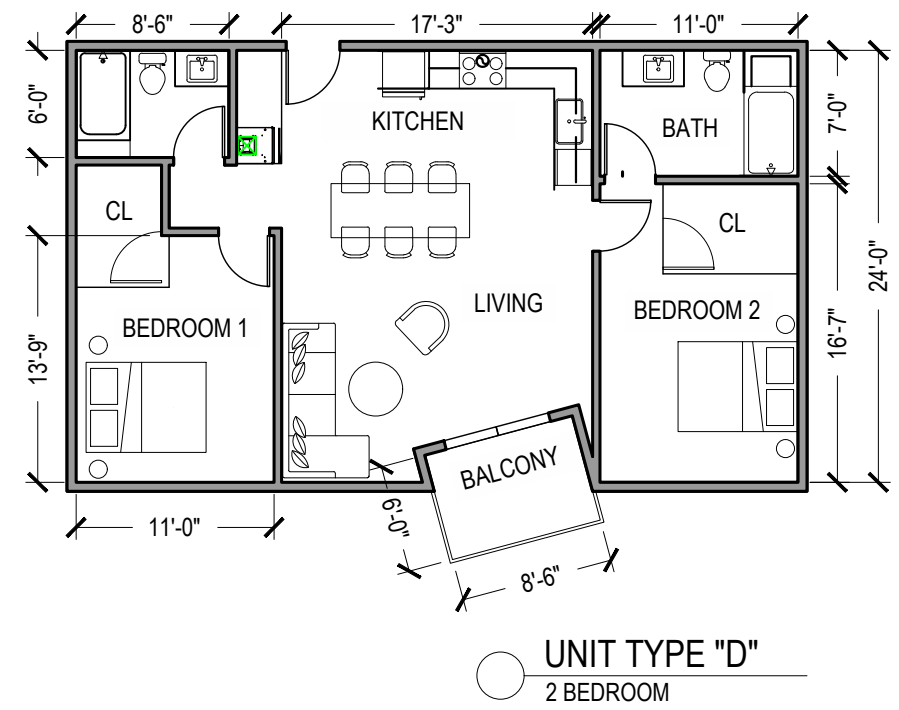
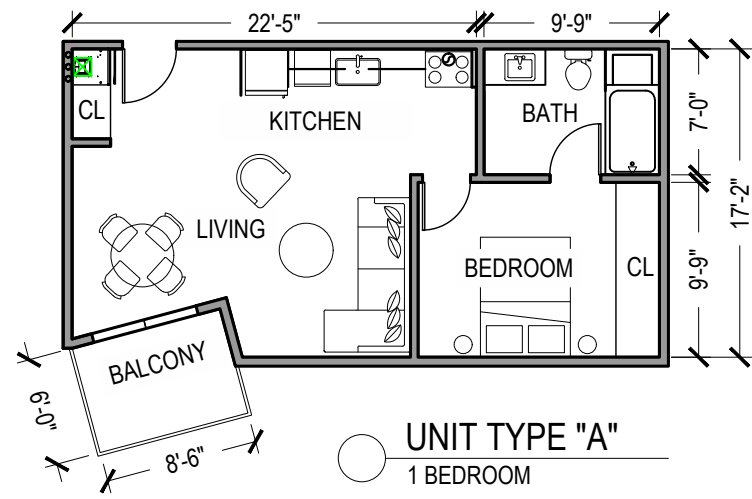




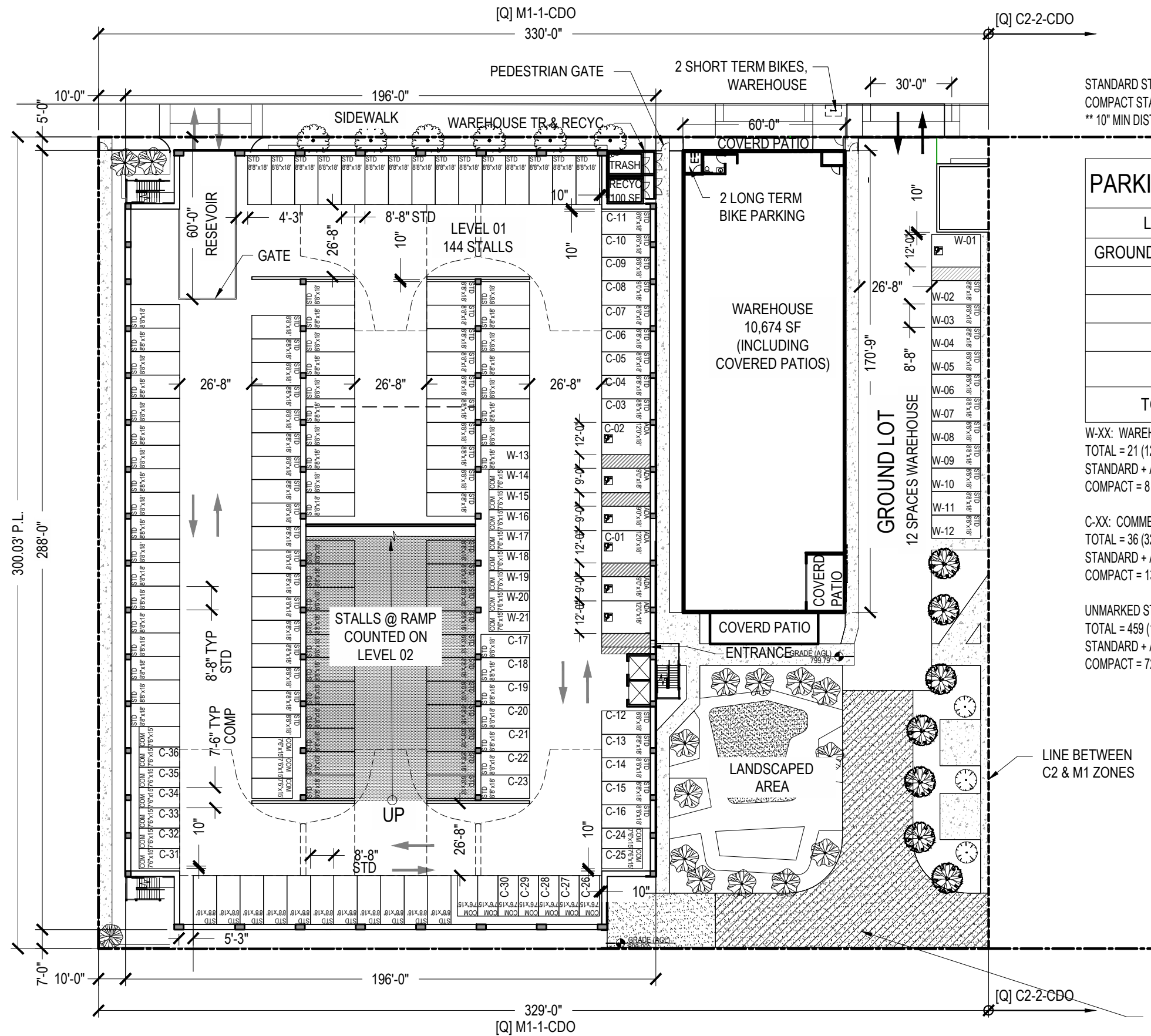


 OPEN SPACE W/ NO HORIZ DIMENSION LESS THAN 15'.  
 \* PLANTERS @ MAX 2'-0" HIGH

1 ROOF DECK







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

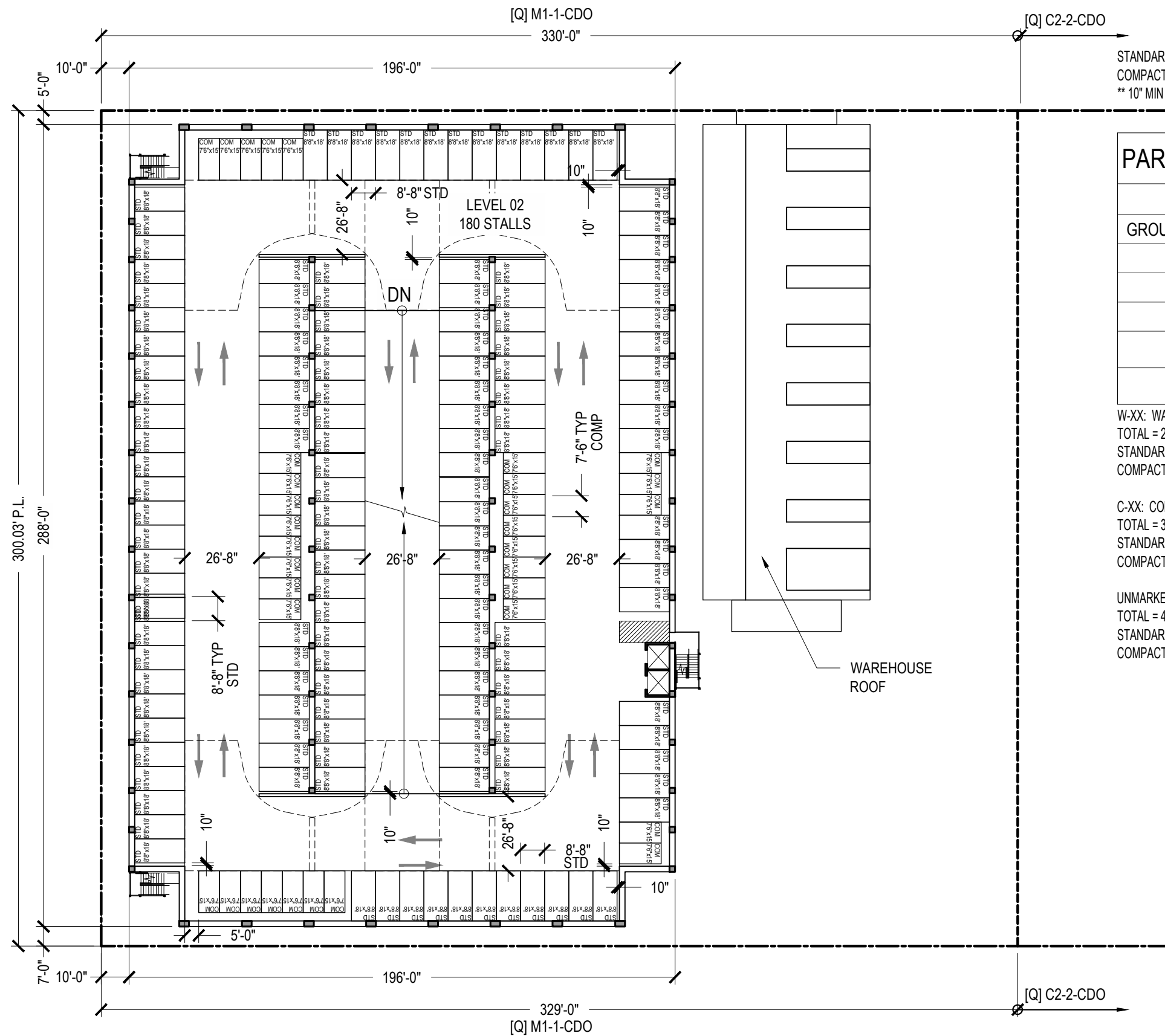
PARKING BY TYPE				
LEVEL	ADA	STANDARD	COMPACT	TOTAL
GROUND LOT	1	11		12
01	6	111	27	144
02	0	147	33	180
03	0	147	33	180
<b>TOTAL</b>	<b>7</b>	<b>416</b>	<b>93</b>	<b>516</b>

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



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
<b>TOTAL</b>	<b>7</b>	<b>416</b>	<b>93</b>	<b>516</b>

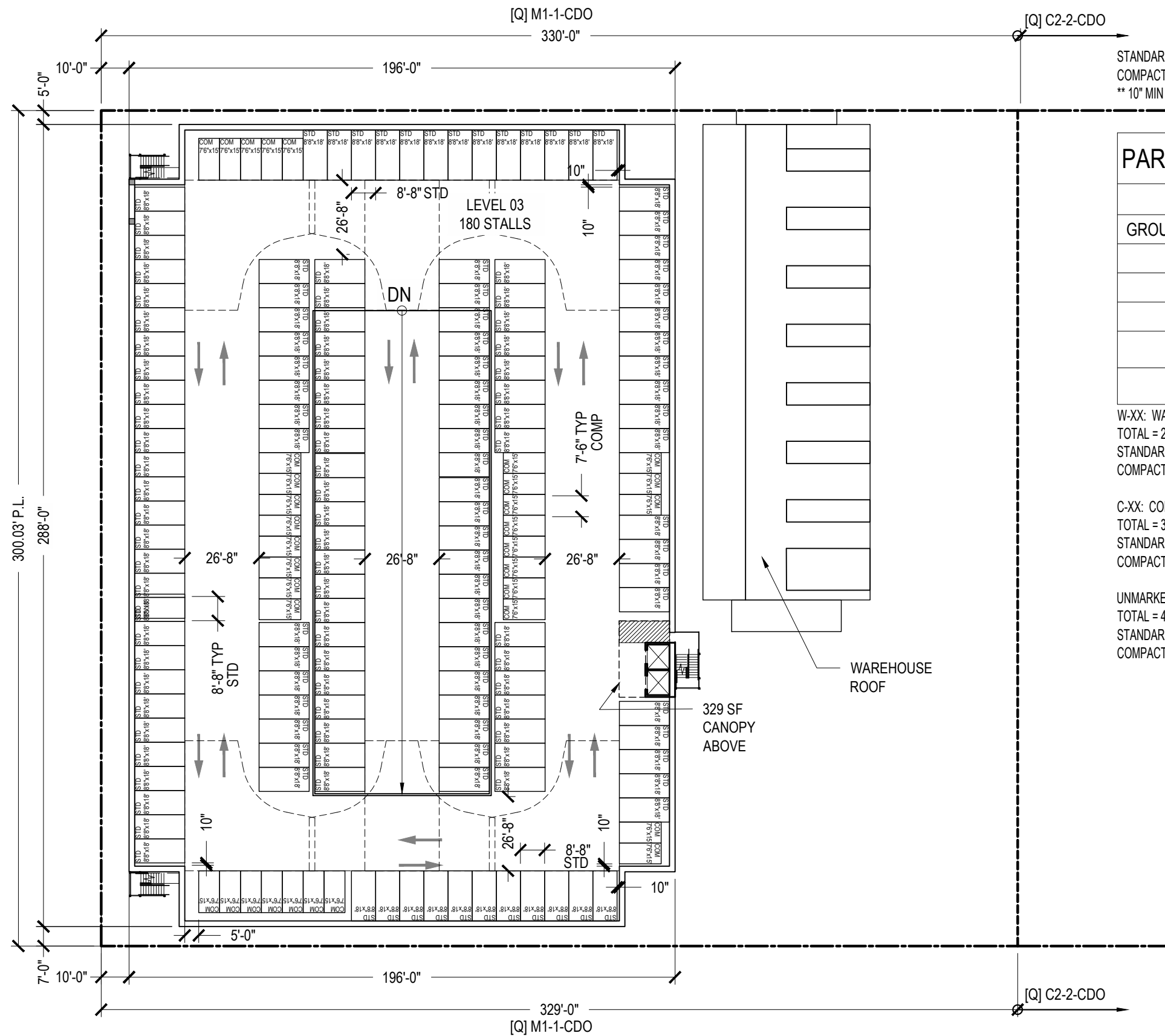
W-XX: WAREHOUSE PARKING  
 TOTAL = 21 (12 @ GROUND LOT + 9 @ PARKING BUILDING)  
 STANDARD + ADA = 13  
 COMPACT = 8

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 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
<b>TOTAL</b>	<b>7</b>	<b>416</b>	<b>93</b>	<b>516</b>

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

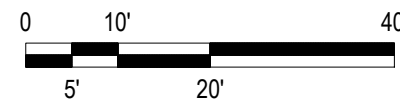
C-XX: COMMERCIAL PARKING FOR RETAIL/ RESTAURANT  
 TOTAL = 36 (32 FOR TOWER + 4 FOR NEW MIXED USE)  
 STANDARD + ADA = 23  
 COMPACT = 13

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

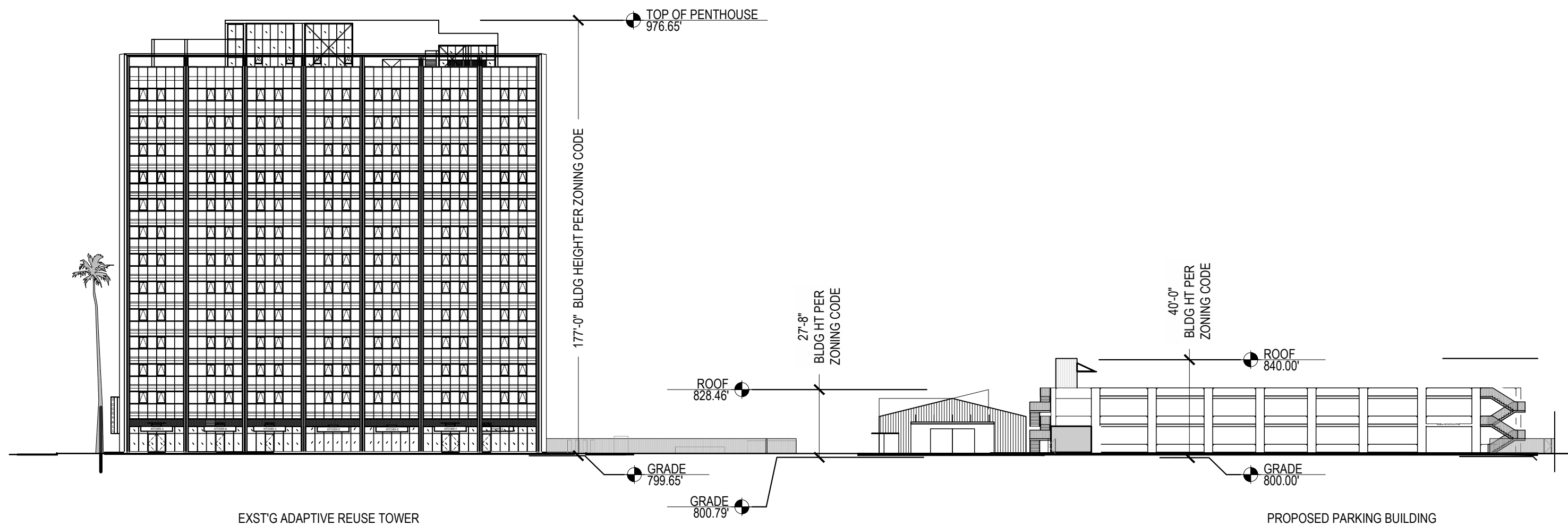
1 LEVEL 03



1 EAST ELEVATION



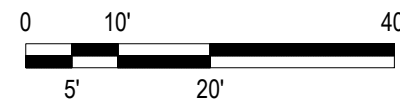




EXST'G ADAPTIVE REUSE TOWER

PROPOSED PARKING BUILDING

1 NORTH ELEVATION



# 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



# 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
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- 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
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- 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

# 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



# 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
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- ⑨ CLEAR ANODIZED ALUM. DOOR W/ VISION GLASS
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- ㉓ POWDER COATED CORRUGATED METAL SIDING
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- ㉙ METAL SLIDING DOOR
- ㉚ MEDIUM GRAY FLAT METAL PANELING

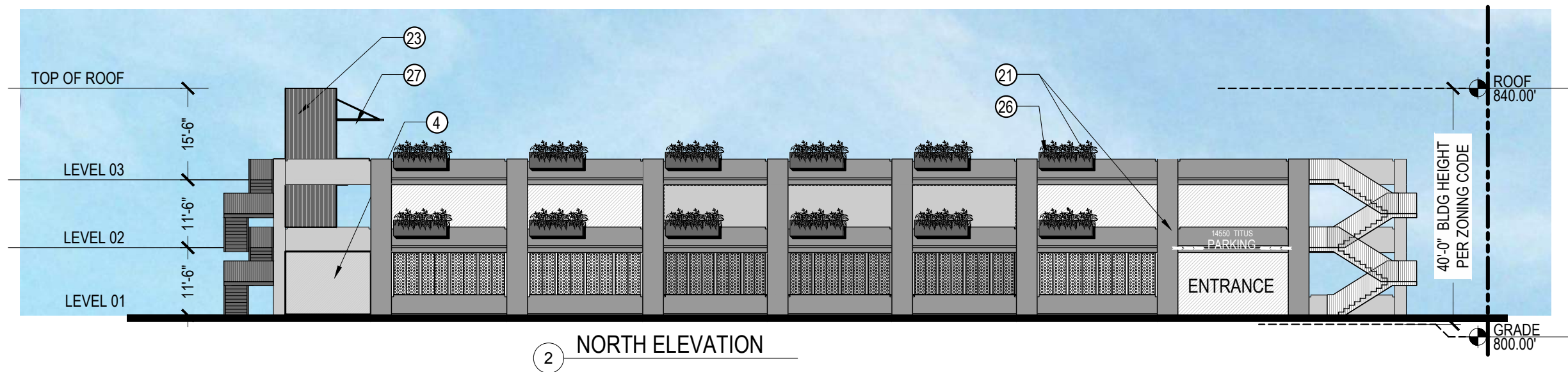


① SOUTH ELEVATION



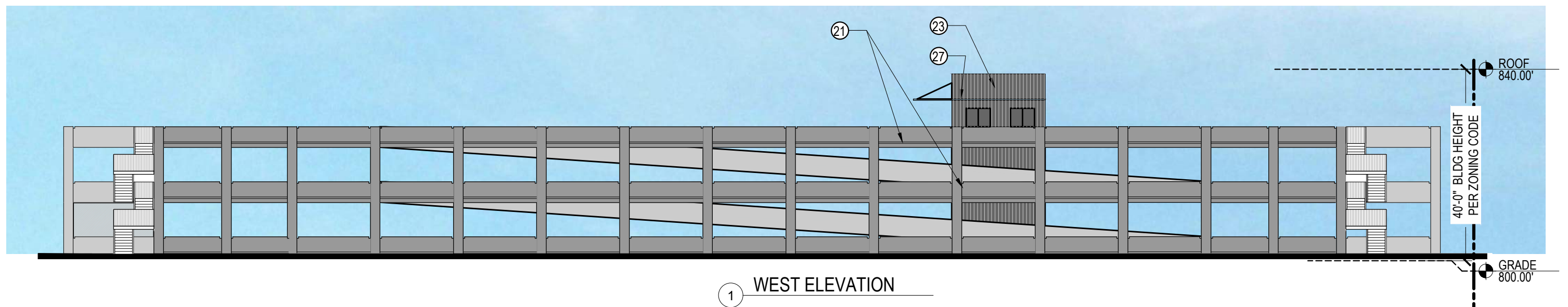
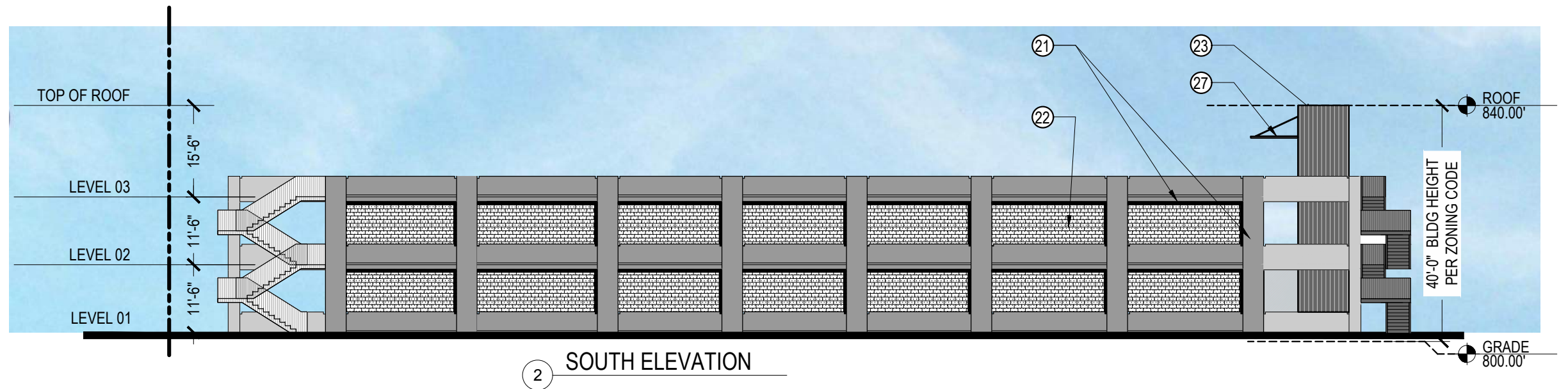
**KEYNOTES**

- ① STAIR ENCLOSURE LIGHT GRAY SMOOTH PLASTER
- ② DARK GREEN SMOOTH PLASTER
- ③ DARK GRAY TILE
- ④ LIGHT GRAY SMOOTH PLASTER
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- ⑭ 42" H. GUARD RAIL, BLACK PERFORATED METAL
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- 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
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- ㉗ METAL CANOPY
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- ㉙ METAL SLIDING DOOR
- ㉚ MEDIUM GRAY FLAT METAL PANELING



# 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



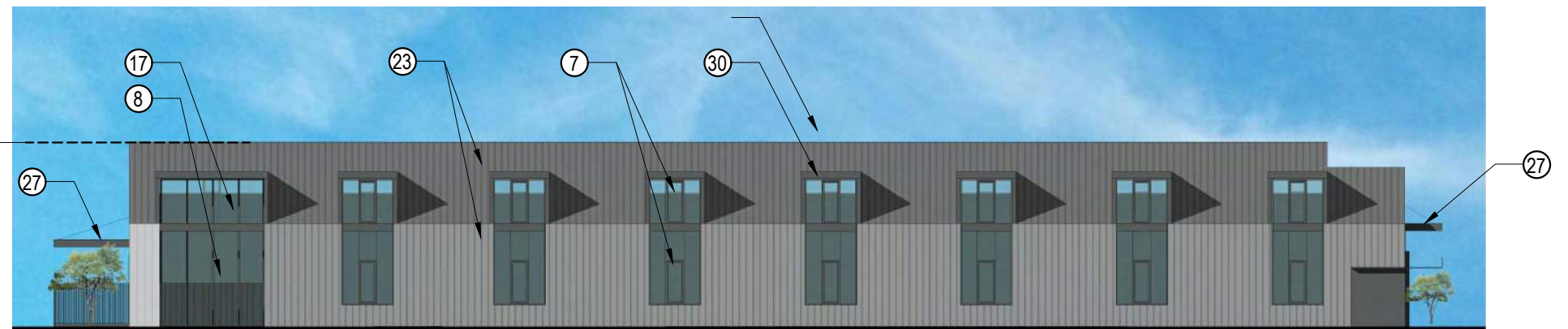


# KEYNOTES

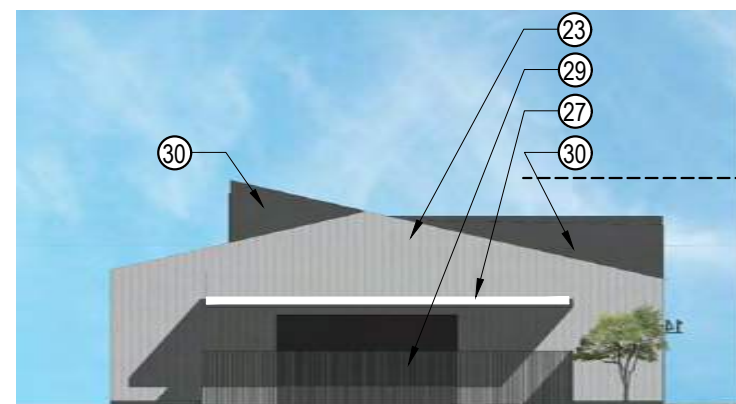
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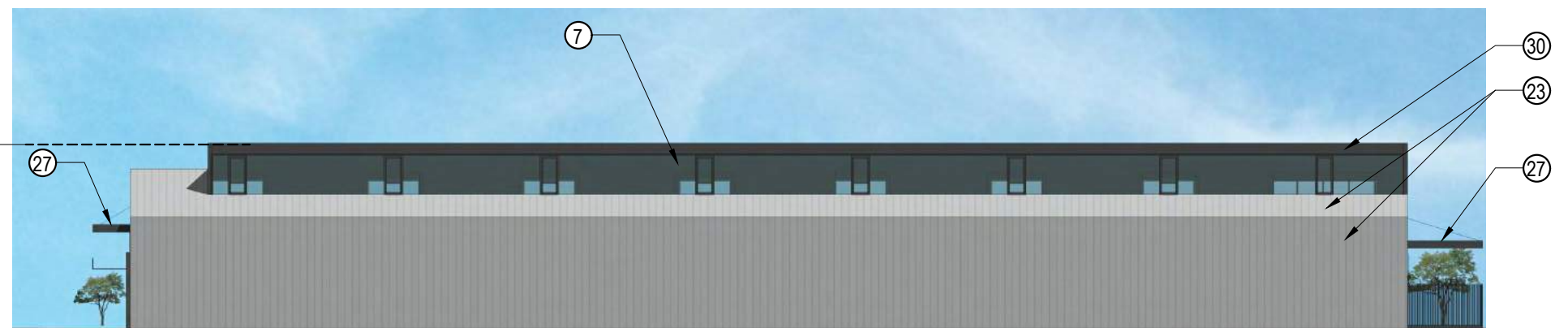
② NORTH ELEVATION



③ EAST ELEVATION

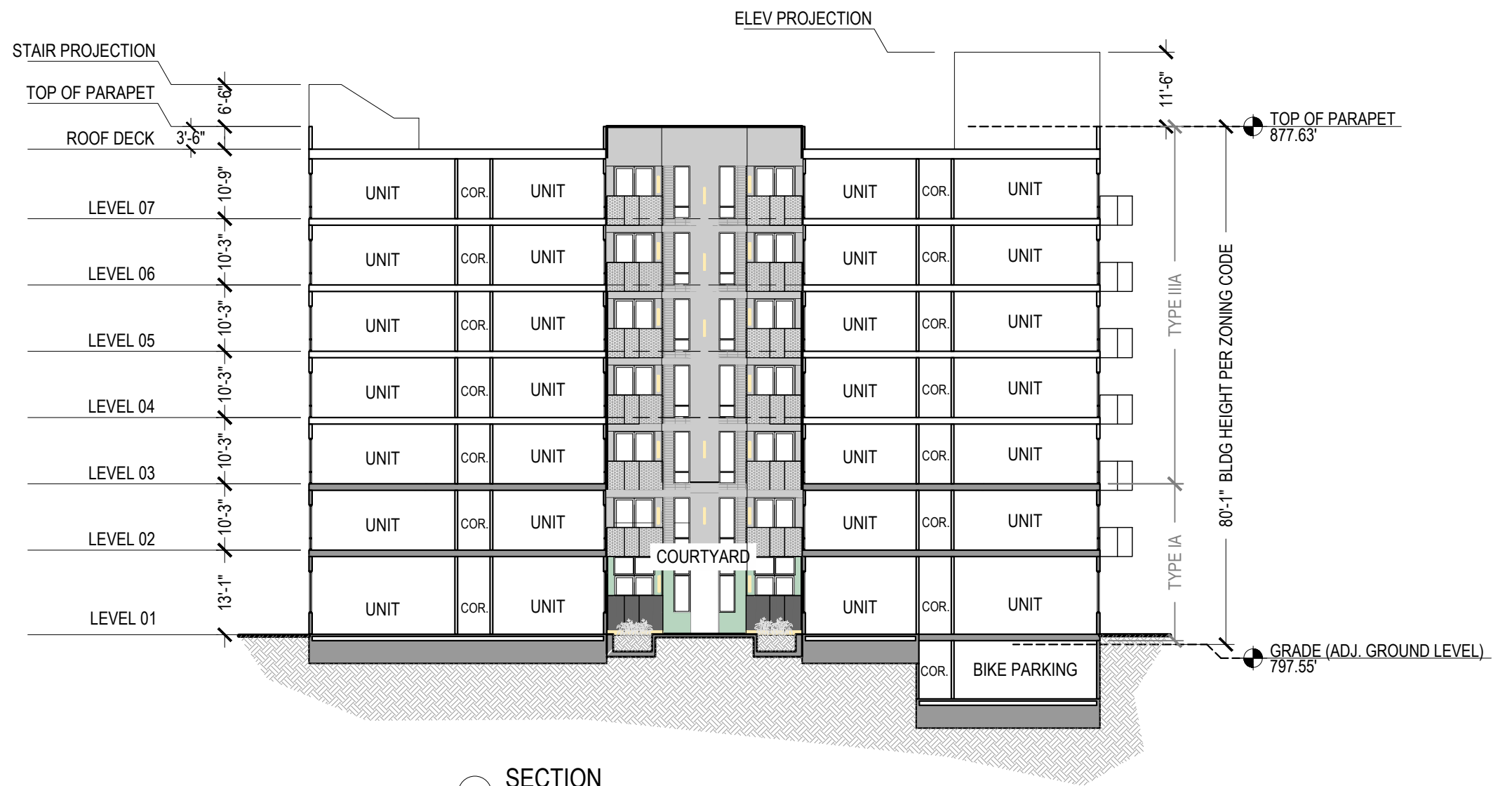


② SOUTH ELEVATION



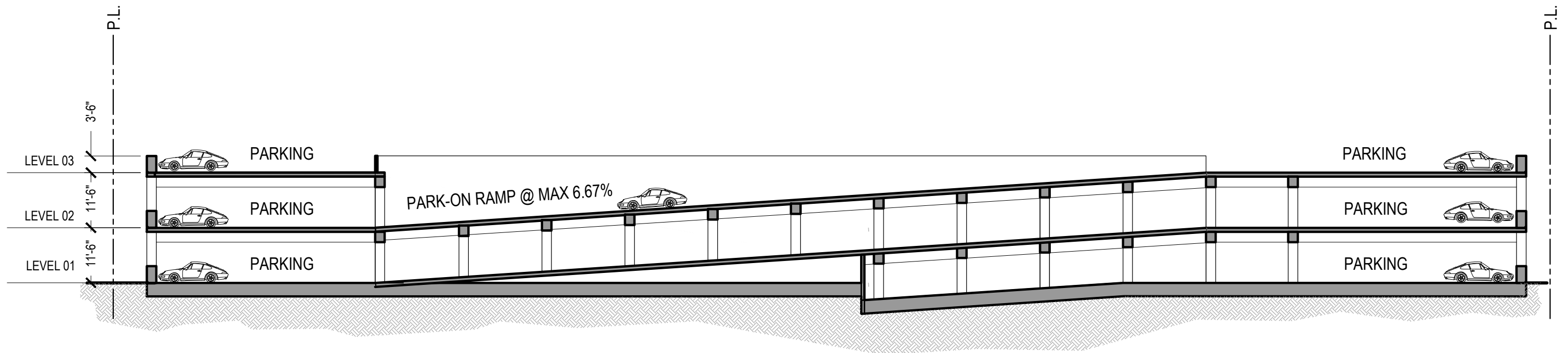
① WEST ELEVATION





1 SECTION









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					
	S	PLAZA IN PROPERTY	SG 2.4	SG 2.3	BLDG. ADDRESS NUMBER	3" DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER	1'-2" W X 10'-1" H	12	1	12	170	340	210	7
					WALL SIGN: COMMERCIAL TENANT	IRREGULAR SHAPED CHANNEL SIGN WITH RACEWAY	13'-0" W X 2'-0" H	30	6	180				
	W	IN PROPERTY	SG 2.5	SG 2.4	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	SG 2.6	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		



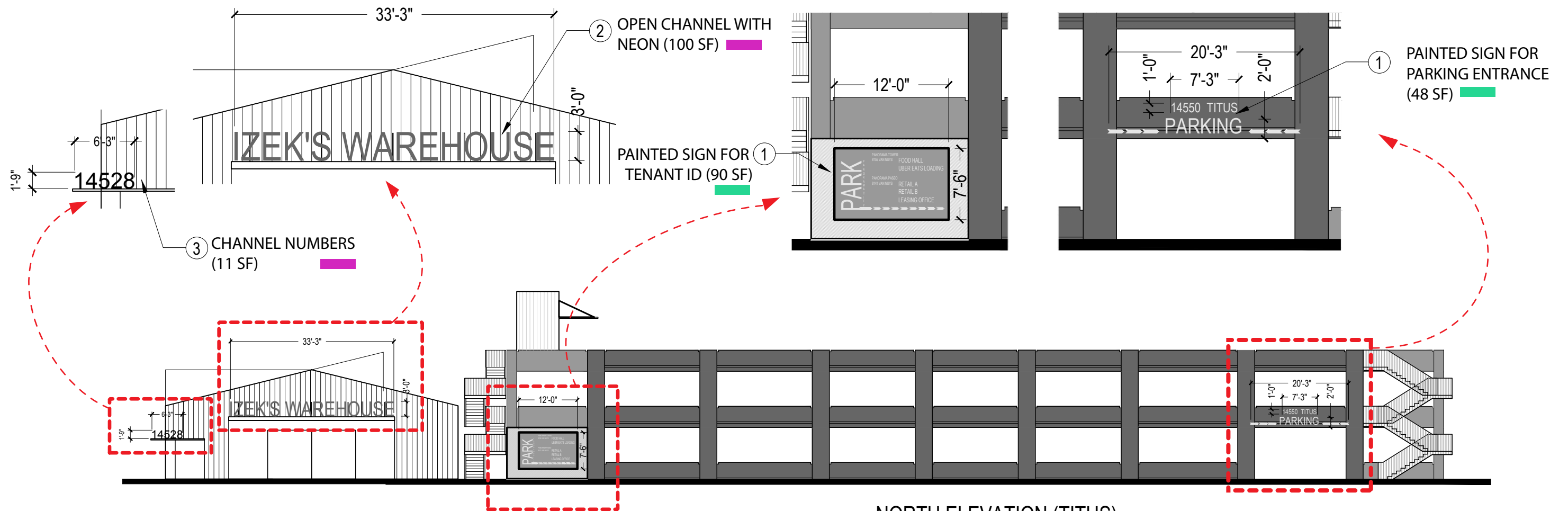
1: PAINTED SIGN ON CONCRETE OR PLASTER FACADE



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)

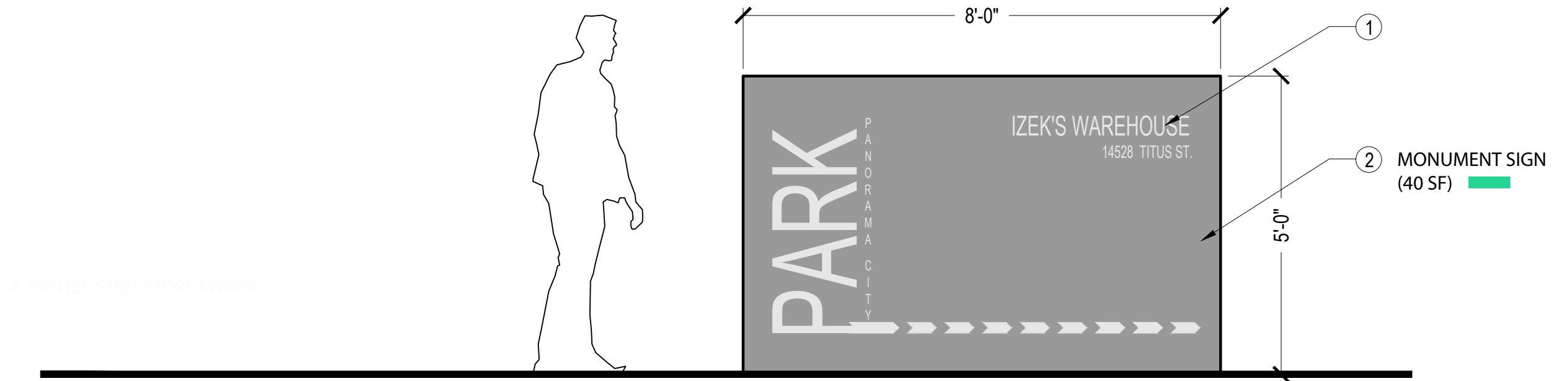
PARKING BUILDING: 196 LINEAR FT.  
 TOTAL MAX. SIGNAGE ALLOWED: 392 SF. MAX.  
 TOTAL SIGNAGE DESIGN: 138 SF.



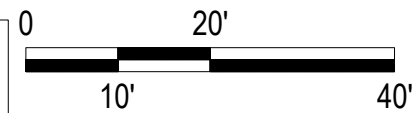
1: PAINTED SIGN ON CONCRETE



2: CONCRETE MONUMENT SIGN



4: PAINTED STEEL STORE AWNING

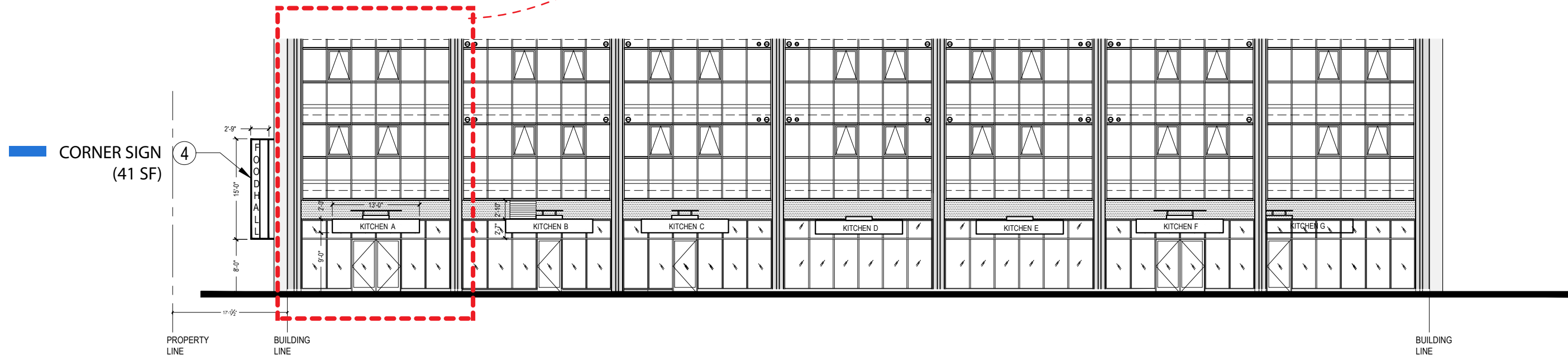
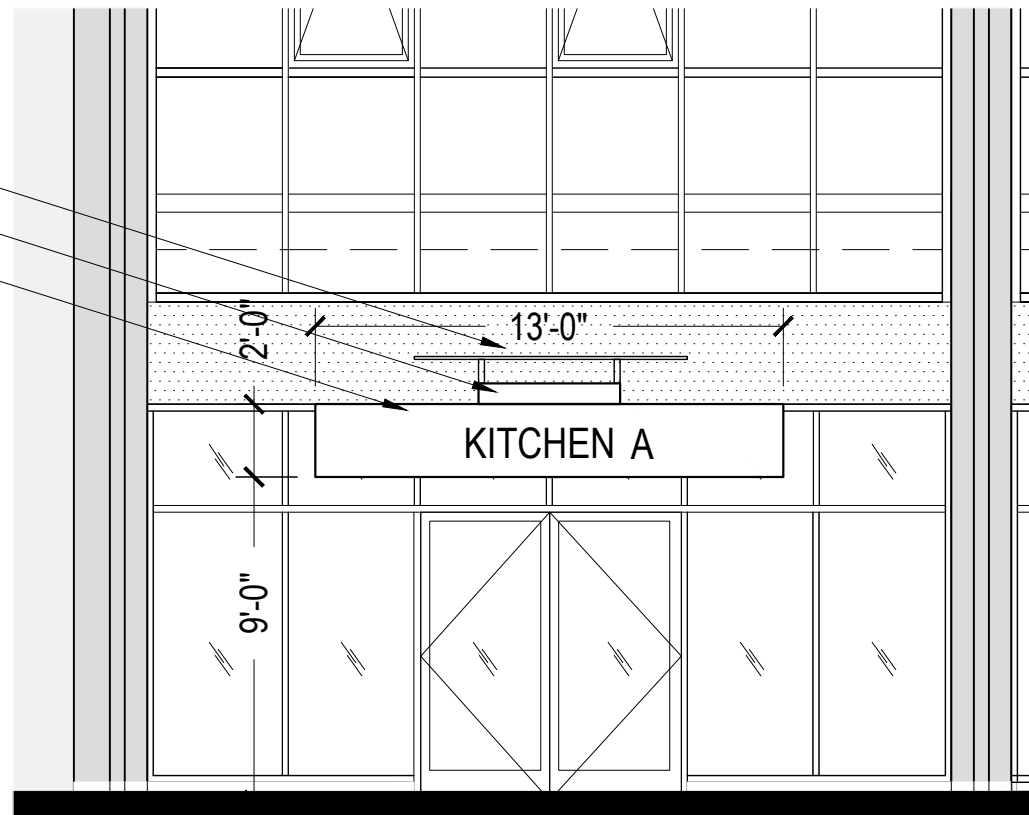






3: CHANNEL SIGN WITH RACEWAY

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



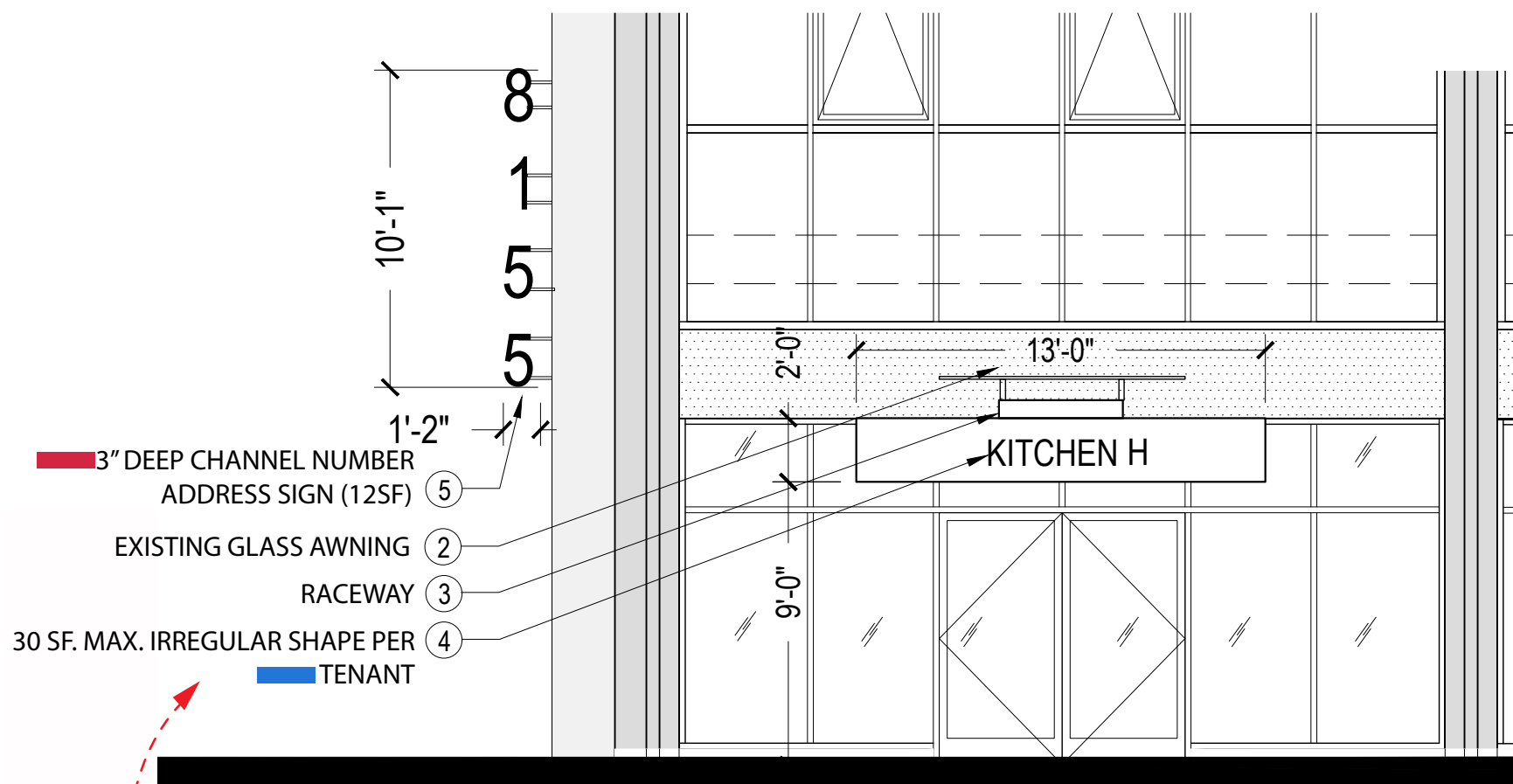
**NORTH ELEVATION (TITUS)** 170 LINEAR FT.  
 TOTAL MAX. SIGNAGE ALLOWED 340 SF. MAX.  
 (7) CHANNEL SIGNAGE: 210 SF.  
 CORNER SIGN: 41 SF.  
 TOTAL SIGN DESIGN: 251 SF.



4: CHANNEL SIGN WITH RACEWAY



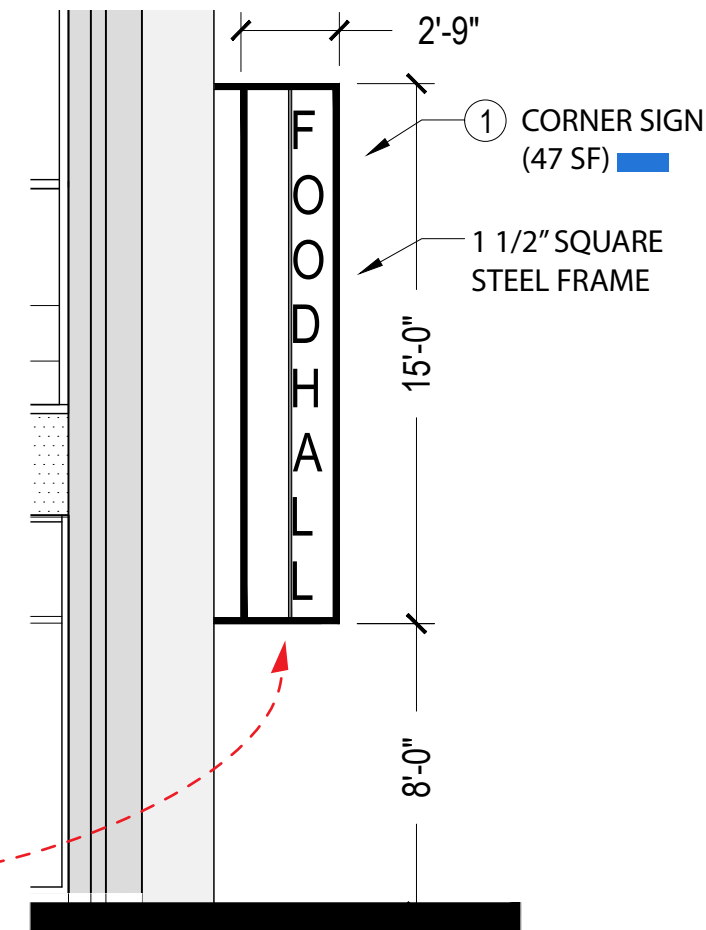
5: 3" DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER ADDRESS NUMBER SIGN



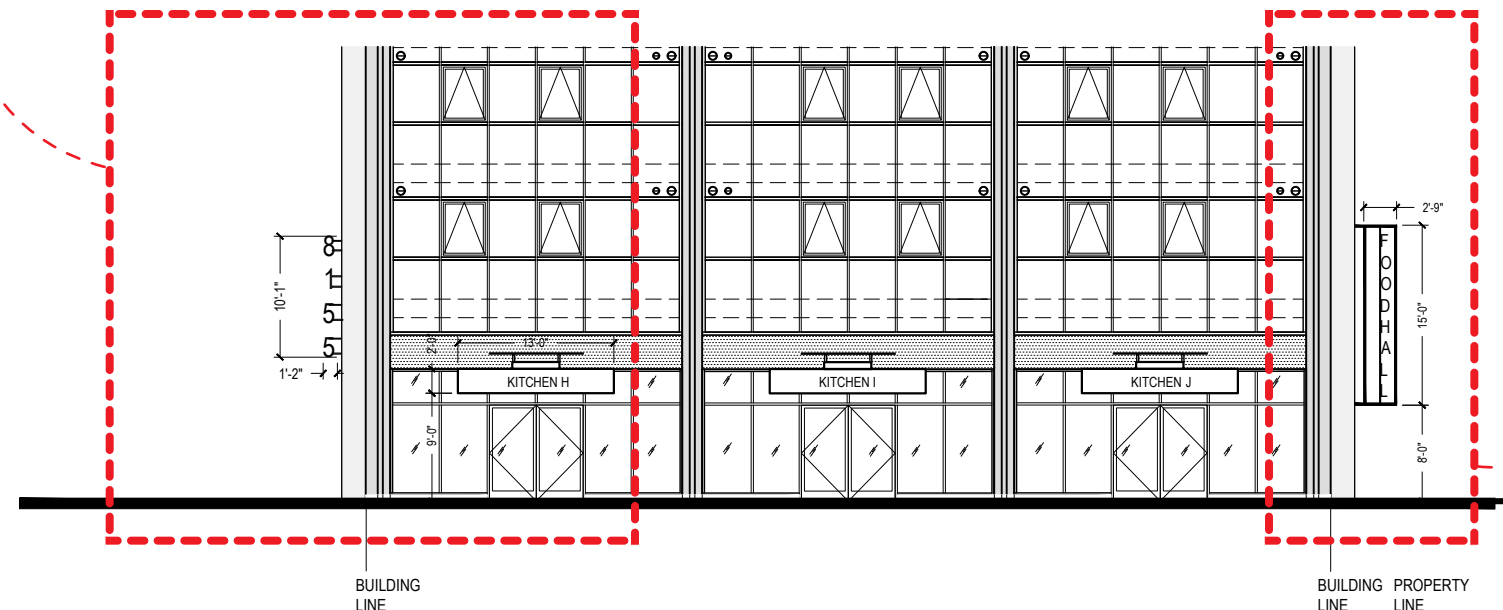
- 3" DEEP CHANNEL NUMBER ADDRESS SIGN (12SF) ⑤
- EXISTING GLASS AWNING ②
- RACEWAY ③
- 30 SF. MAX. IRREGULAR SHAPE PER TENANT ④



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

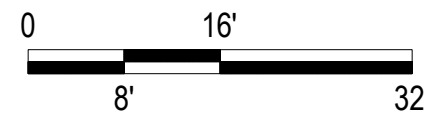


- ① CORNER SIGN (47 SF)
- 1 1/2" SQUARE STEEL FRAME

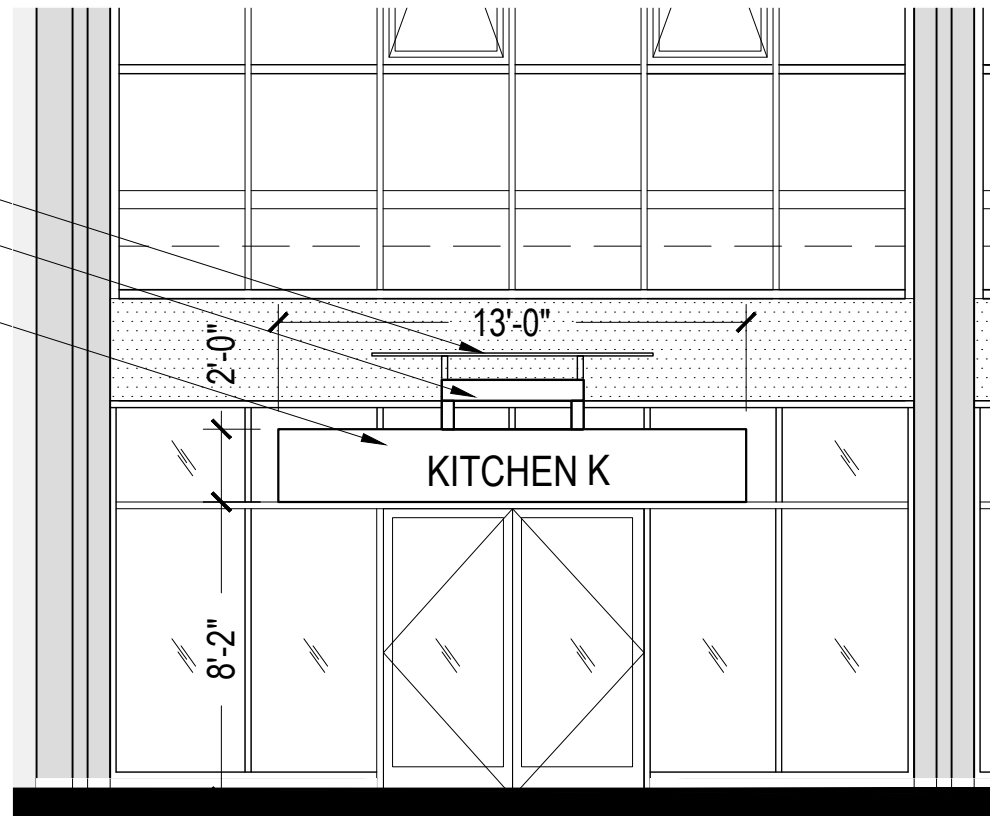


EAST ELEVATION (VAN NUYS)

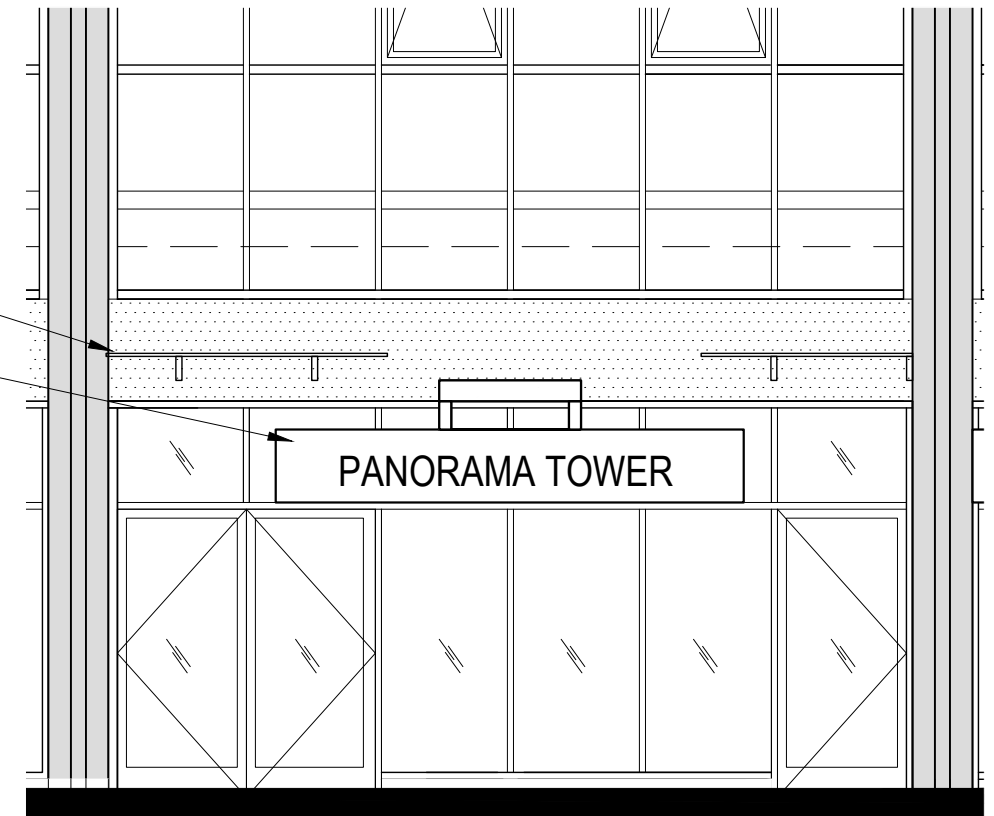
81 LINEAR FT.  
 TOTAL MAX. SIGNAGE ALLOWED 162 SF. MAX.  
 (3) CHANNEL SIGNAGE: 90 SF.  
 CORNER SIGN: 41 SF.  
 ADDRESS SIGN: 12 SF.  
 TOTAL SIGNAGE DESIGN: 143 SF.



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



EXISTING GLASS AWNING ①  
 BUILDING ID 30 SF MAX. W/ IRREG. SHAPE ③

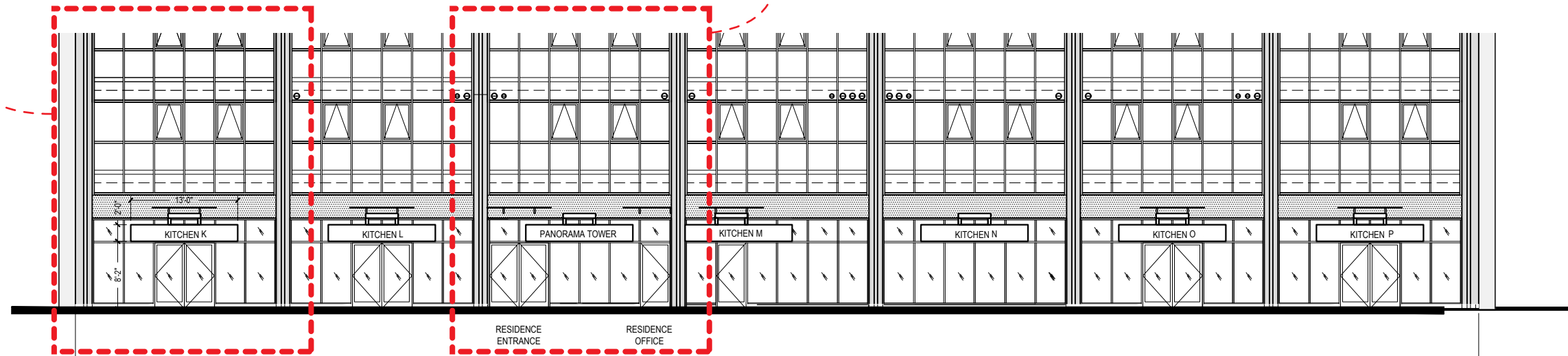


(E) RESIDENCE ENTRANCE

(E) LEASING OFFICE

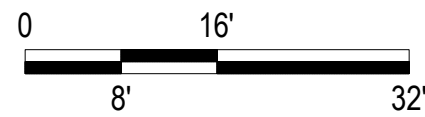


3: CHANNEL SIGN WITH RACEWAY



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.





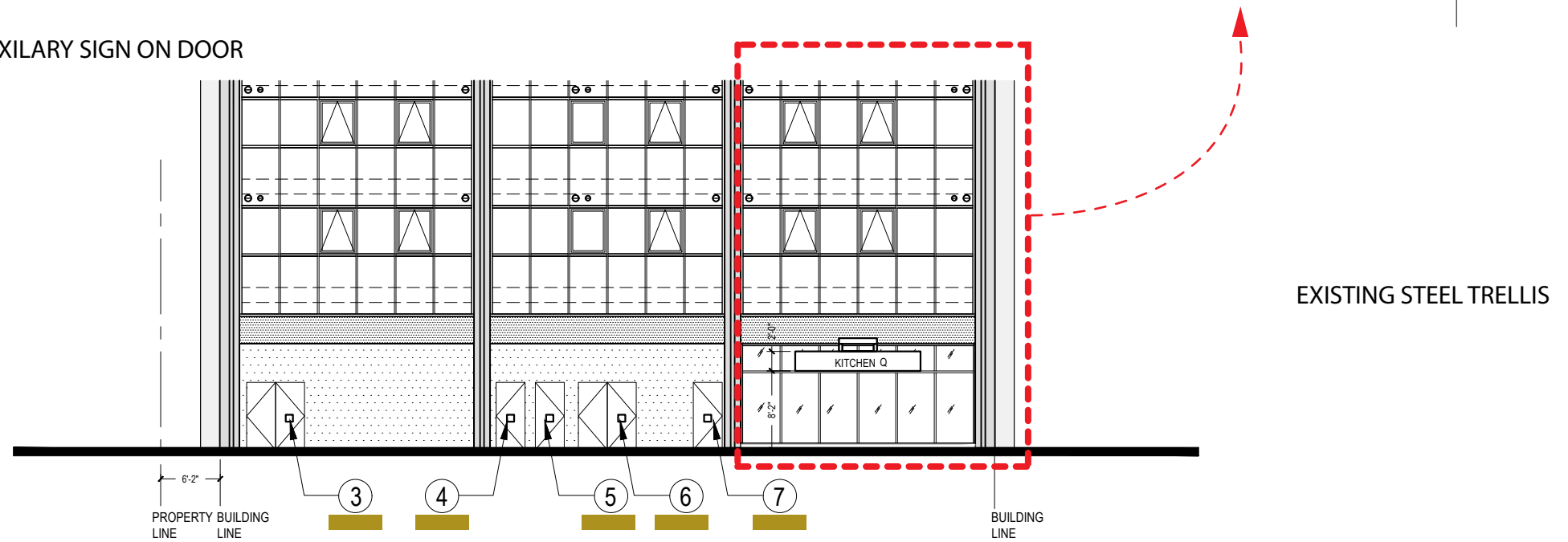
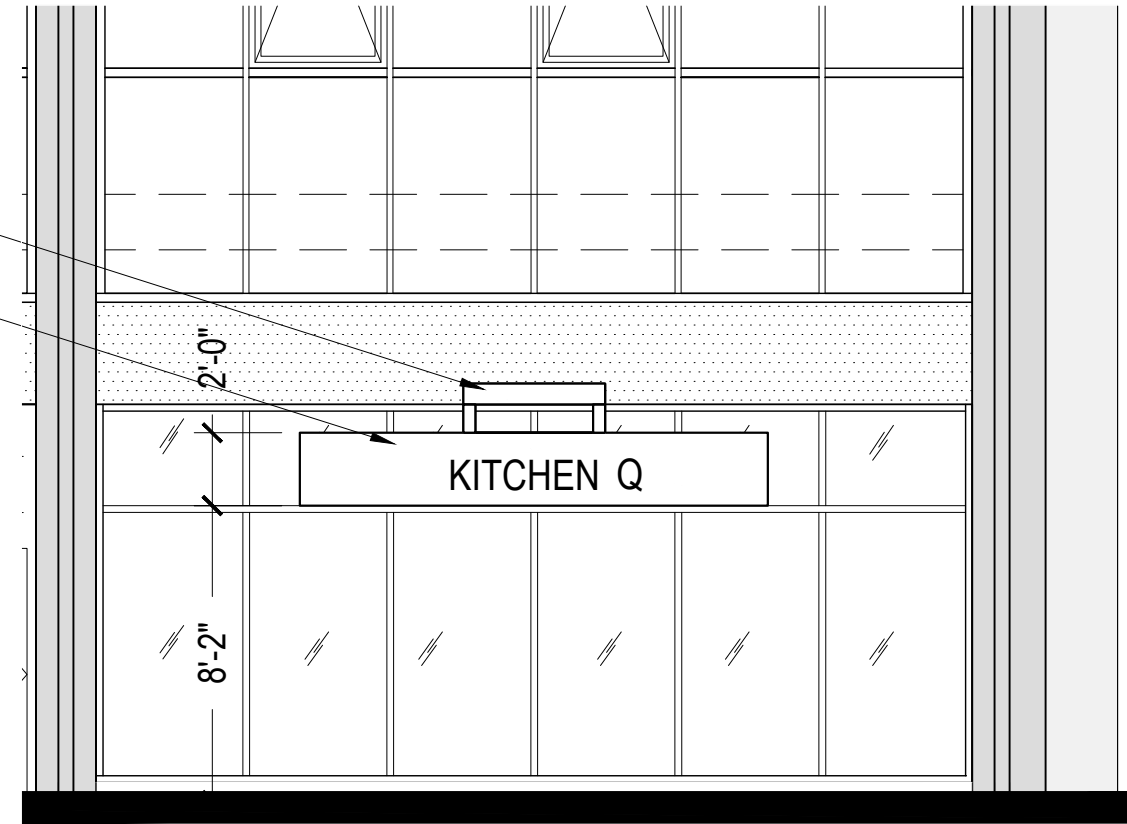


2: CHANNEL SIGN WITH RACEWAY



3, 4, 5, 6, 7: 12"X9" ACRYLIC AUXILIARY 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) AUXILIARY SIGNS: 3.75 SF.  
 TOTAL SIGN DESIGN: 34 SF.



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 AUXILIARY SIGNS ON DOOR



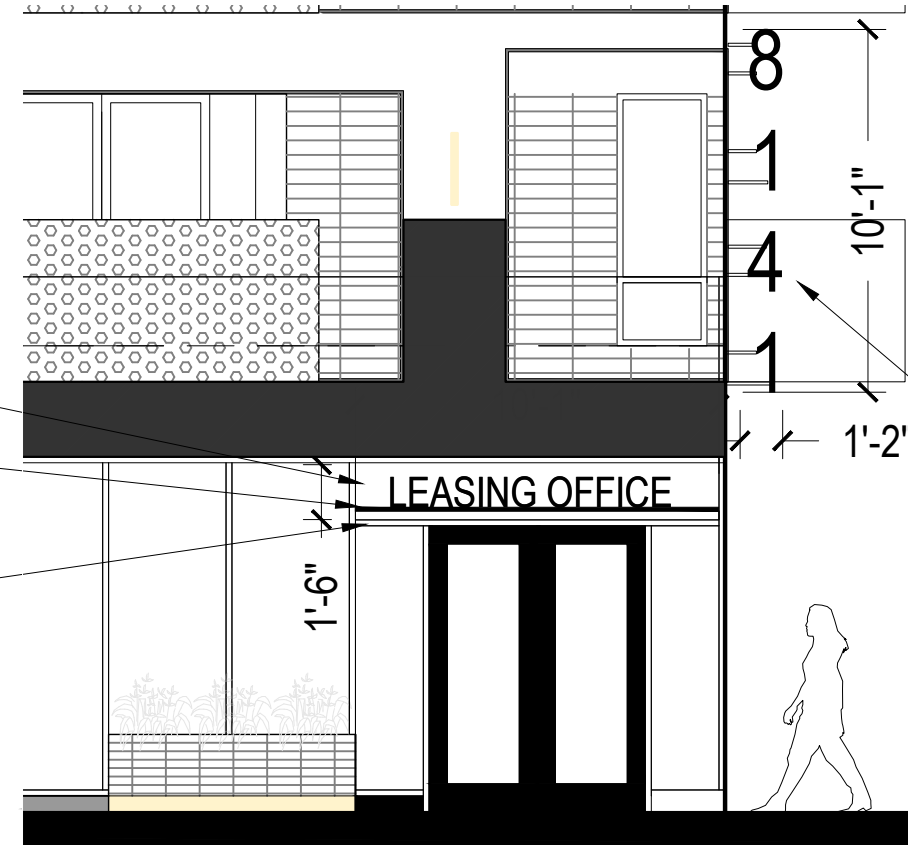
1: 3" DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER ADDRESS NUMBER SIGN

LEASING / RETAIL SIGN (20 SF) ②

LINEAR LED UP-LIGHT ③

AWNING ④

① ADDRESS NUMBER SIGN (12 SF)



EAST ELEVATION (VAN NUYS)

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

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.



- 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

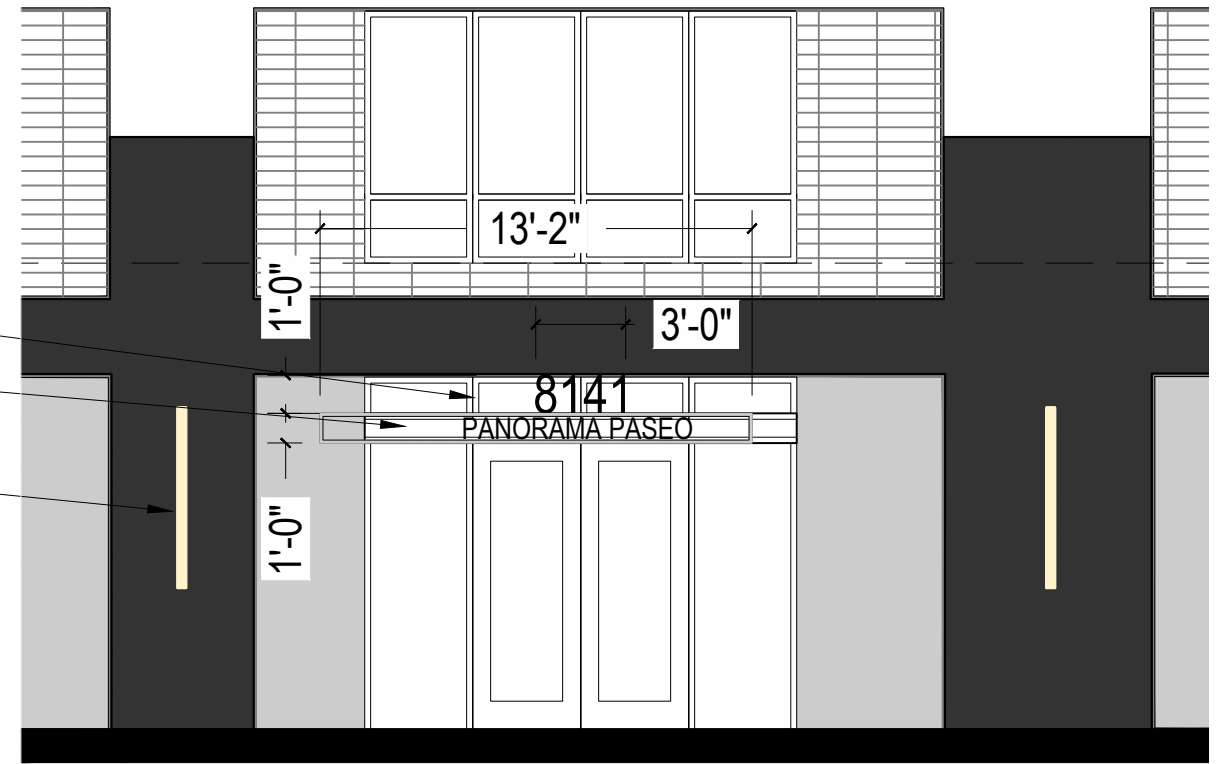


4: 12" X 9" ACRYLIC AUXILLARY SIGN

ADDRESS NUMBER SIGN (3 SF) ①

BUILDING SIGN (13 SF) ②

ENTRANCE LIGHT ③



④ (2) 12"X9" AUXILLARY SIGN (1.5 SF)

NORTH ELEVATION (SIDE)

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

④ (2) 12"X9" AUXILLARY SIGN (1.5 SF)





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

CA ADOPTED NATIVE PLANTING LEGEND

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

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

- 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

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

- 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

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



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

SQILA INC  
Landscape Architects  
2669 SATURN STREET  
LOS ANGELES, CA 90021  
www.sqilainc.com

SEAL:



ISSUE:  
SCHEMATIC DESIGN:  
LANDSCAPE PLAN

DATE:  
05.12.20

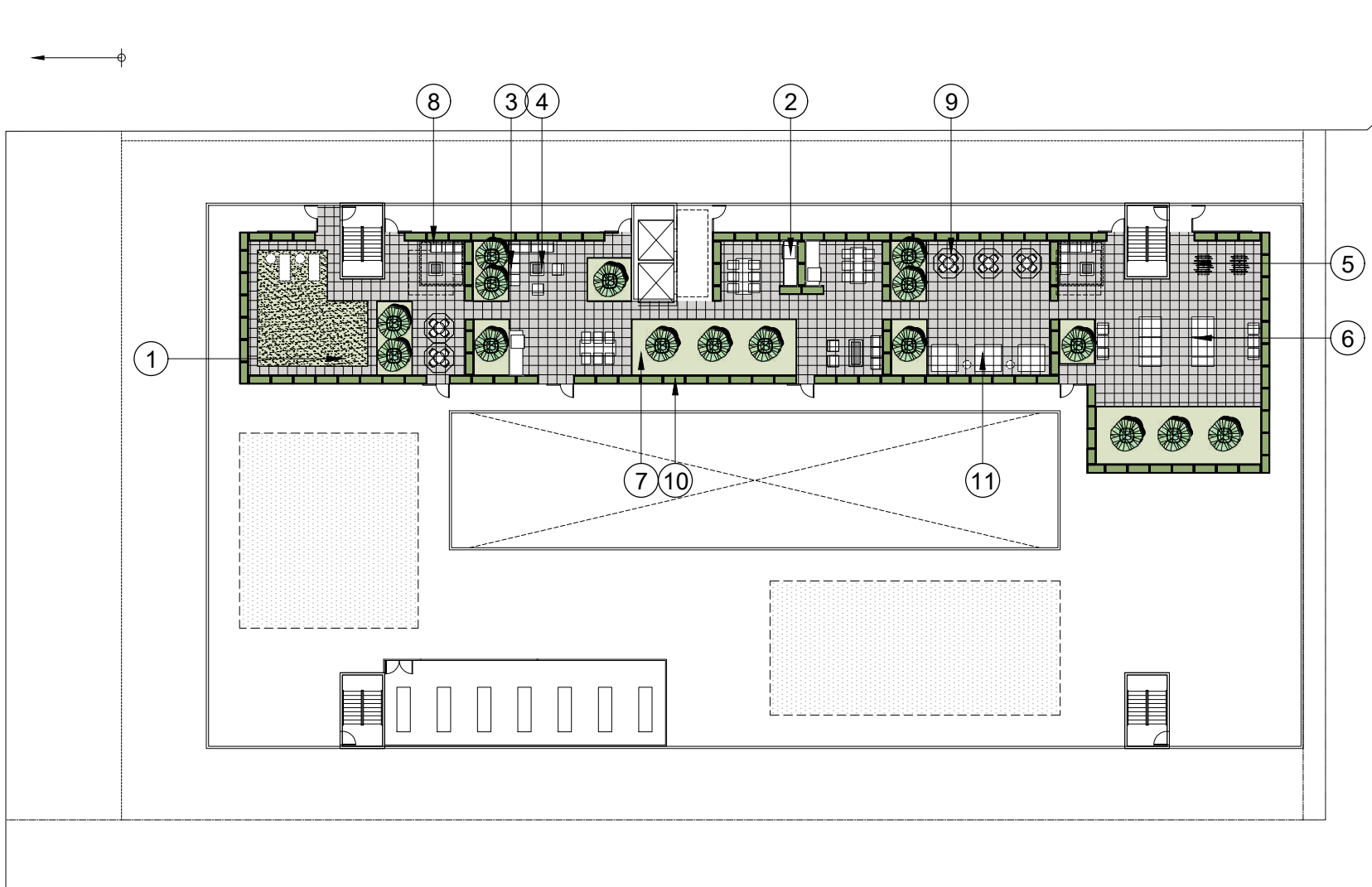
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1	06-29-2020	
2	08-30-2020	
3	12-10-2020	
4	03-30-2021	

SHEET

SHEET NUMBER

LP-1

#22025



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

CA ADOPTED NATIVE PLANTING LEGEND

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

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



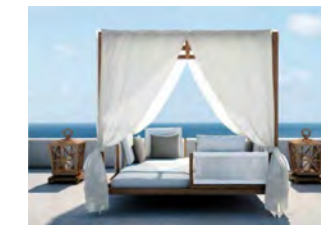
4. FIREPIT  
5. FOOSBALL  
6. PING PONG TABLE  
7. GREEN ROOF



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**  
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**SQILA INC**  
Landscape Architects  
2669 SATURN STREET  
SUNNYVALE, CA 95088  
www.sqilainc.com

SEAL:



ISSUE:  
**SCHEMATIC DESIGN:  
LANDSCAPE PLAN**

DATE:  
**05.12.20**

NO.	DATE	DESCRIPTION
△	06-29-2020	
△	08-30-2020	
△	12-10-2020	
△	03-30-2021	

SHEET

SHEET NUMBER  
**LP-2**

#22025