

PANORAMA CITY



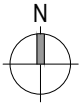
PROJECT SUMMARY	
DESCRIPTION	PROPOSED 200 UNITS MIXED-USE MULTI-FAMILY BUILDING W/ GROUND FLOOR RETAIL/ COMMERCIAL
	PROPOSED PARKING BUILDING W/ 504 SPACES,
	PROPOSED WAREHOUSE
	PROPOSED GROUND LOT WITH 12 SPACES

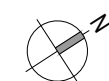
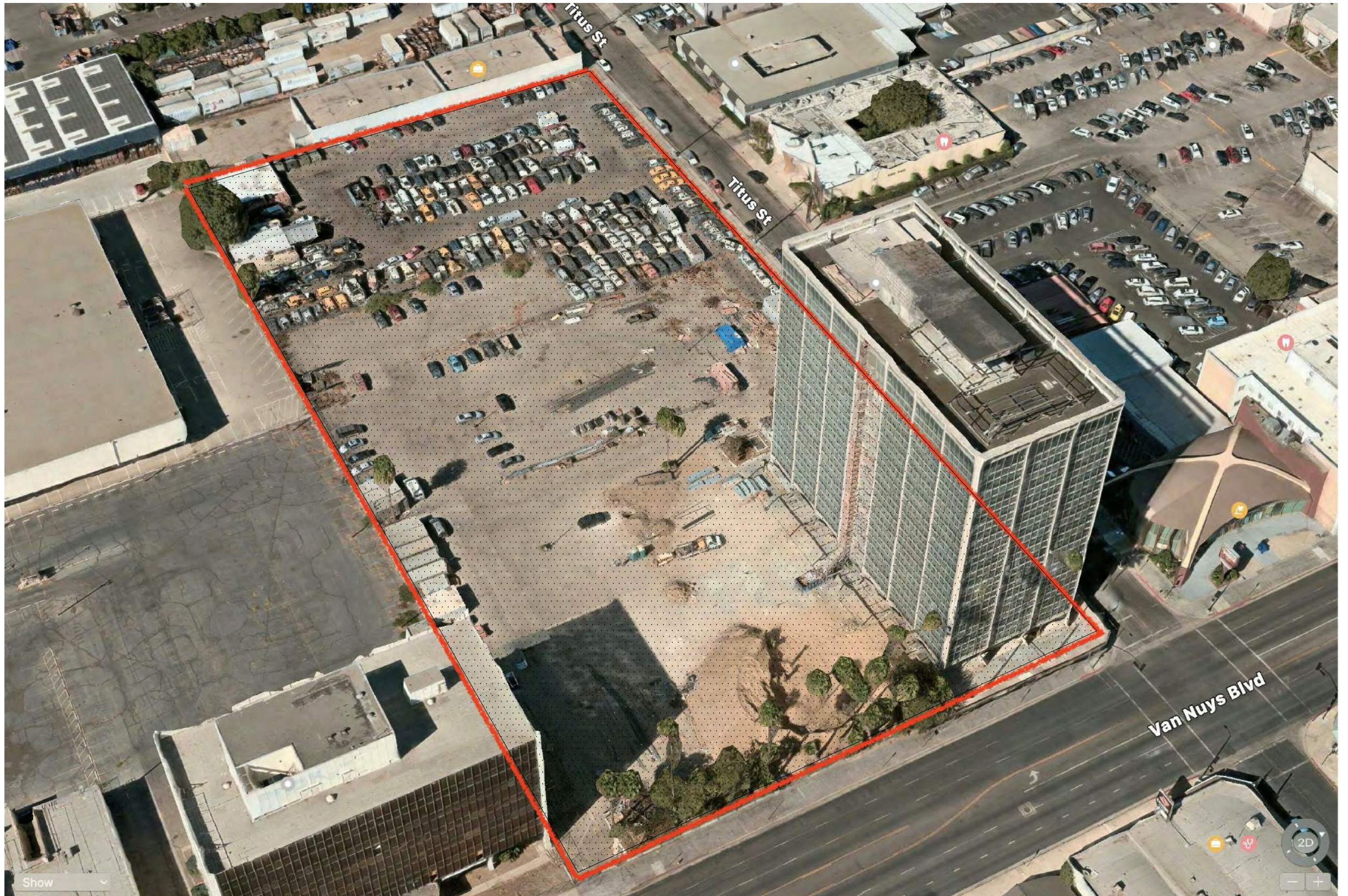
PROJECT TEAM	
OWNER	GRAND PACIFIC 7-28 LLC (DBA PANORAMA TOWER)
	JON@SHOMOFGROUP.COM
AGENT / LAND USE	HAMID BEHDAD
	HAMID.BEHDAD@CCDG-LA.COM
ARCHITECT	DAVID TAKACS ARCHITECTURE
	DAVID.TAKACS@TAKACSARCHITECTURE.COM



PROJECT SITE

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	PROPOSED 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 ELEVATION	
A	9 1	PARKING BLDG ELEVATION	
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





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		



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

PROJECT SUMMARY

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

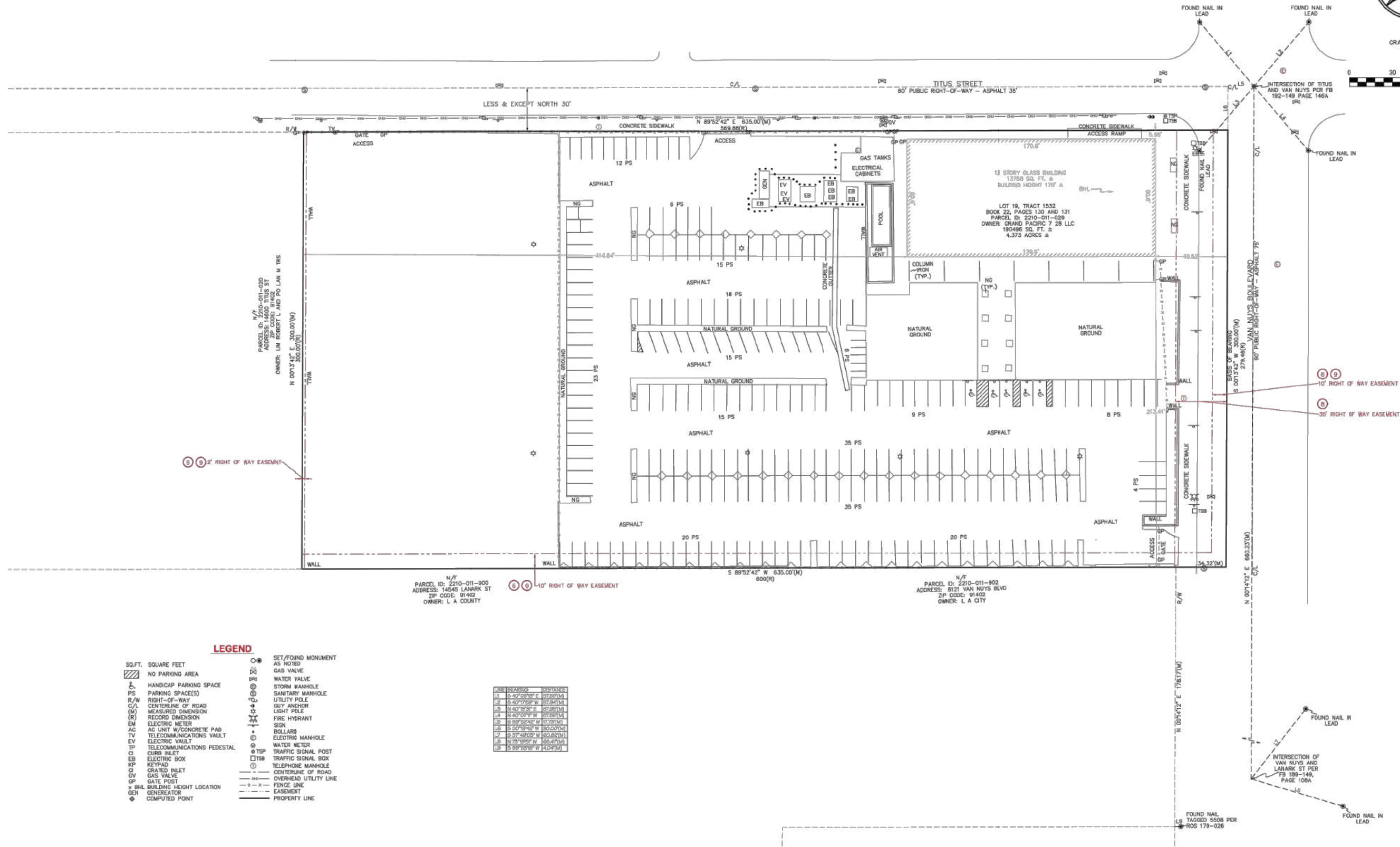
Sheet A8.0 - A8.3: Tall dual-glazed windows with thermal coating will provide natural daylight. Tile @ courtyard walls & perforated metal balcony faces will provide reflective surfaces to amplify light.
Sheet A2.0 - A2.2: The steel frame around window openings will provide protection from water intrusion 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.



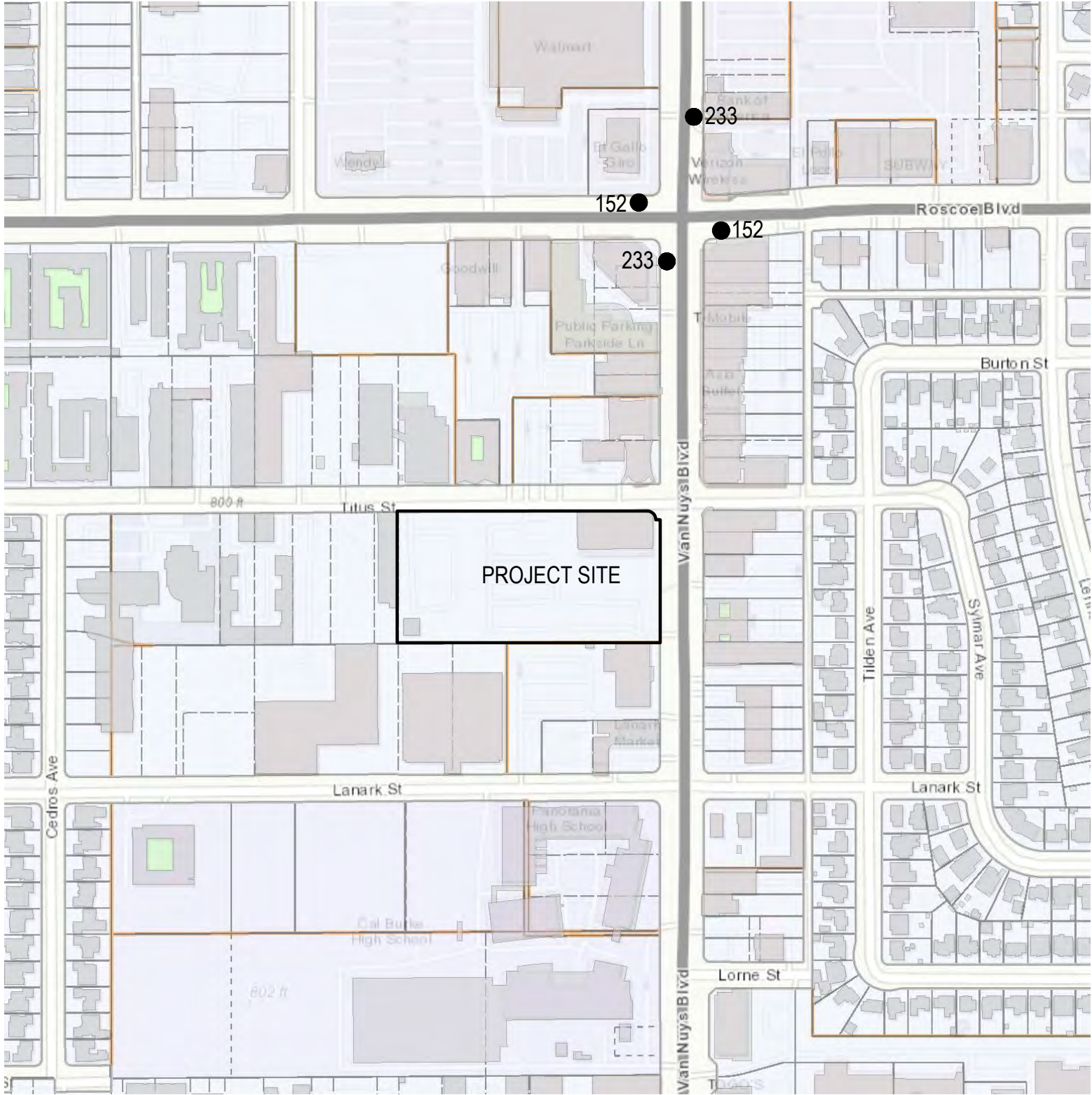
GRAPHIC SCALE
1" = 30'



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

LINE	BEARING	DISTANCE
11	S 40° 08' 15" E	57.59(M)
12	S 40° 17' 28" W	57.54(M)
13	S 40° 18' 21" E	57.55(M)
14	S 40° 02' 11" W	57.55(M)
15	S 39° 58' 42" W	57.55(M)
16	S 39° 58' 42" W	57.55(M)
17	S 39° 58' 42" W	57.55(M)
18	S 39° 58' 42" W	57.55(M)
19	S 39° 58' 42" W	57.55(M)

GRS GROUP	
SURVEY COORDINATED BY:	
DATE	REVISION HISTORY
02/05/2020	CLIENT COMMENTS
02/12/2020	UPDATED ZONING REPORT
03/12/2020	CLIENT COMMENTS
APPROVED BY:	
TS, LT	
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 PHONE: 949-775-1187	

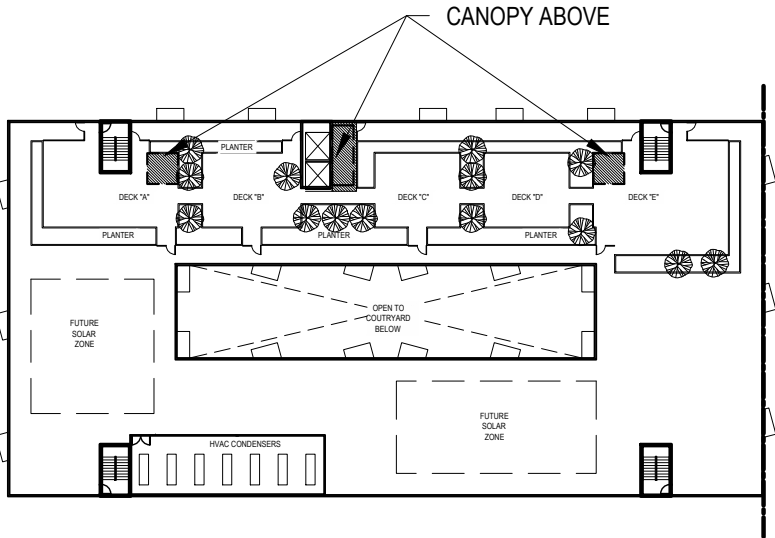


MAJOR TRANSIT STOP	
THE INTERSECTION OF 2 OR MORE BUSS ROUTES WITH A SERVICE INTERVAL OF 15 MINUTES OR LESS DURING THE MORNING (6-9AM) AND AFTERNOON (3-7PM) PEAK COMMUTE PERIODS.	
METRO ROUTE 152	
PEAK PERIOD FREQUENCY	15.5 MINUTES
DISTANCE TO EAST BOUND STOP	930 '
DISTANCE TO WEST BOUND STOP	950 '
METRO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

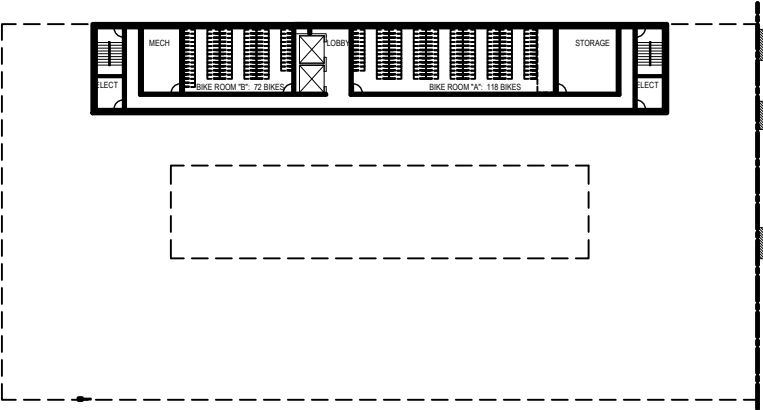
ZONING AREA: NEW MIXED USE			
LEVEL	AREA	FLOORS	TOTAL
B1	0	1	0
1	23,979	1	23,979
02 - 07	24,649	6	147,894
ROOF DECK	755	1	755
TOTAL PROVIDED BUILDING AREA			172,628

FLOOR AREA**

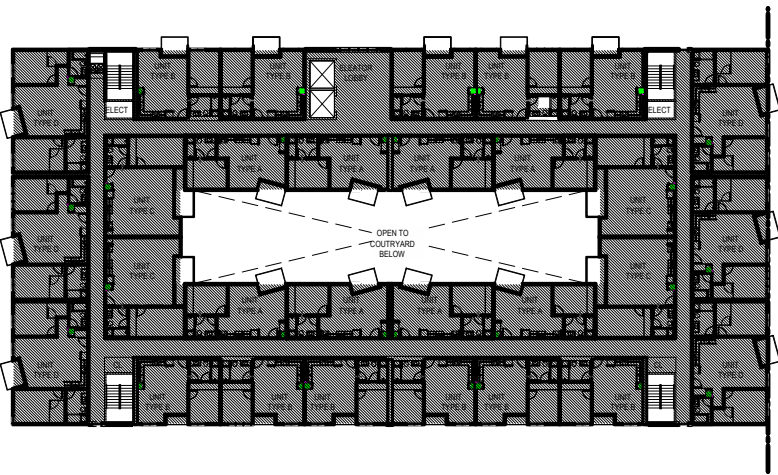
** FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS WITH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



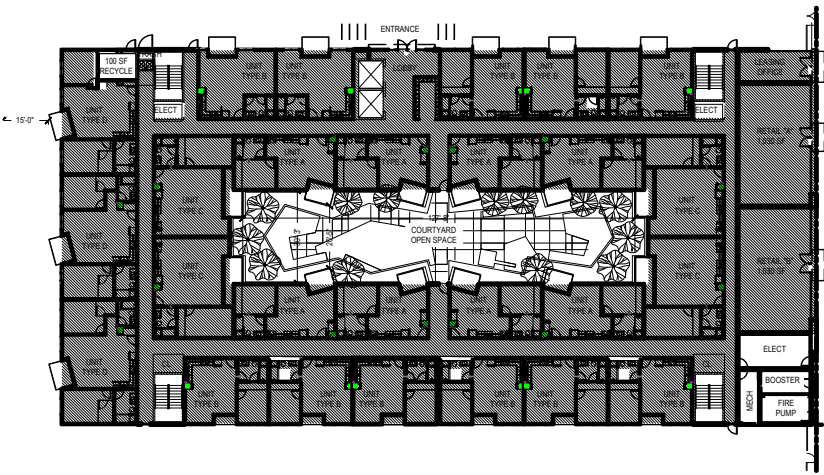
4 ROOF DECK



1 LEVEL B1



3 LEVELS 02-07



2 LEVEL 01

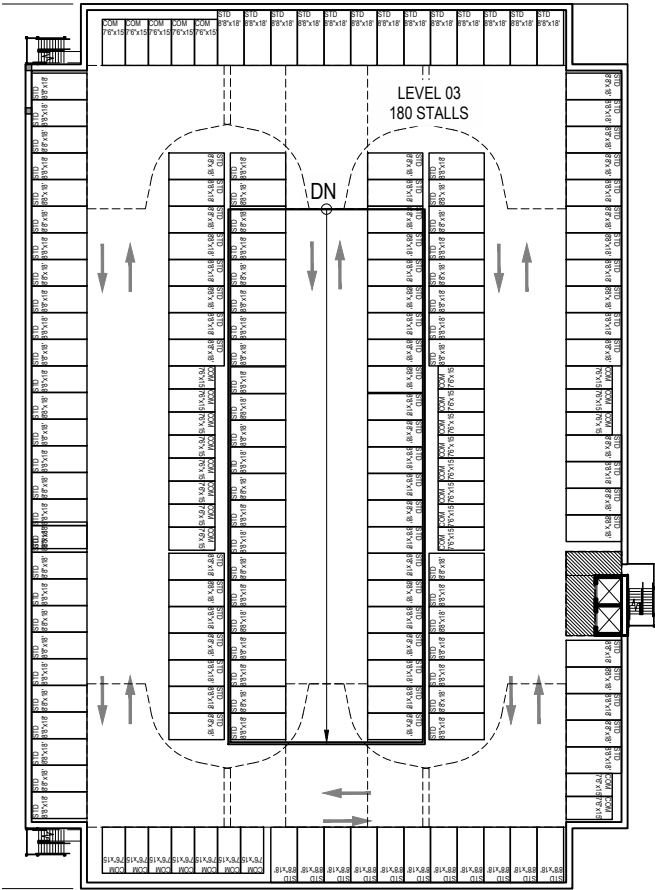
ZONING AREA: NEW PARKING BUILDING

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

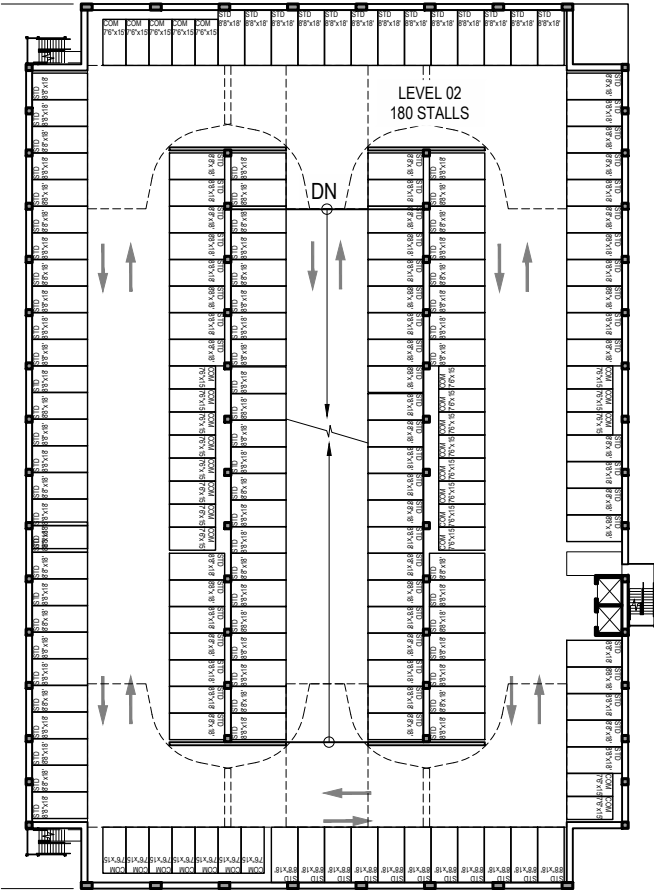
LEGEND

 FLOOR AREA**

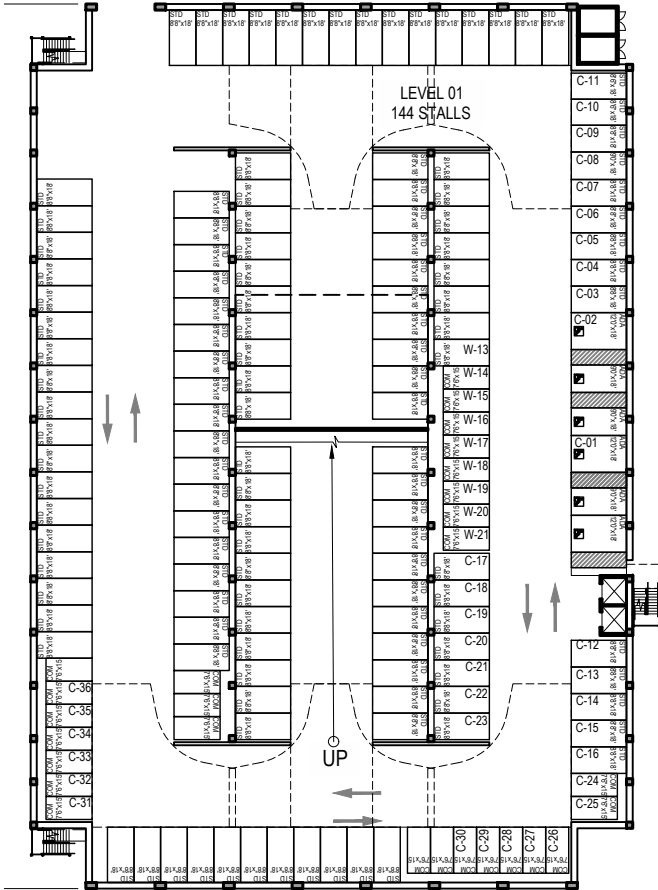
** FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS WITH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



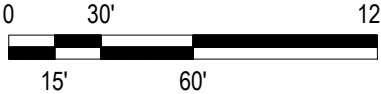
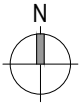
3 LEVEL 03



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 BUI8LDING PER FAR			148,887

LEGEND

FLOOR AREA**

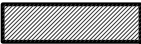
** FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS WITH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



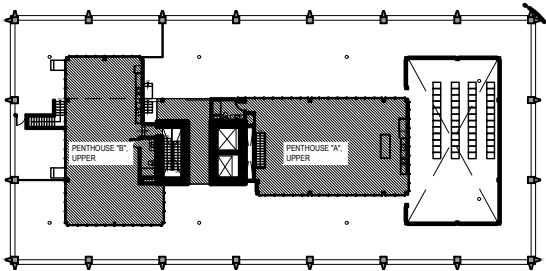
1 LEVEL 01

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

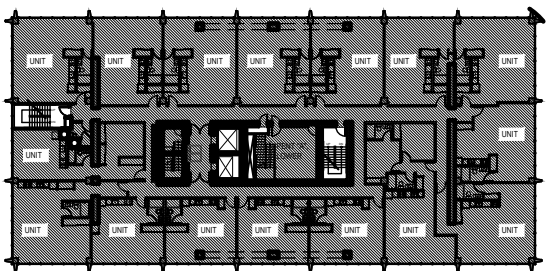
LEGEND

 FLOOR AREA**

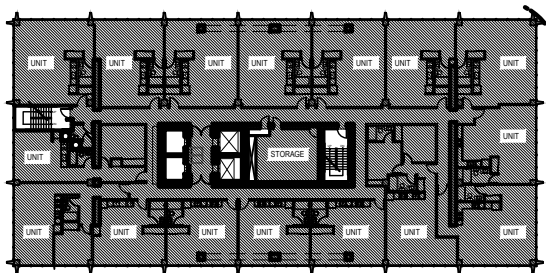
** FLOOR AREA: LAMC SEC 12.03 (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT R MACHINERY, PARKING AREAS WITH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



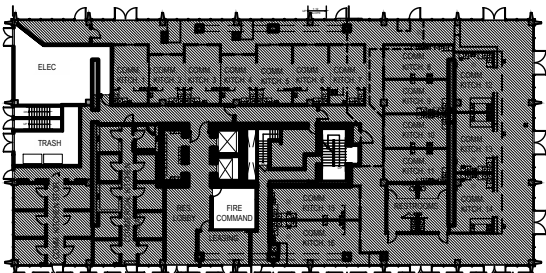
4 LEVELS 14



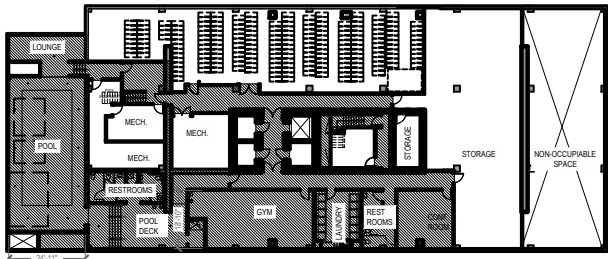
4 LEVELS 13



3 LEVELS 02-12



2 LEVEL 01



1 LEVEL B1



VAN NUYS BLVD, NORTHBOUND



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



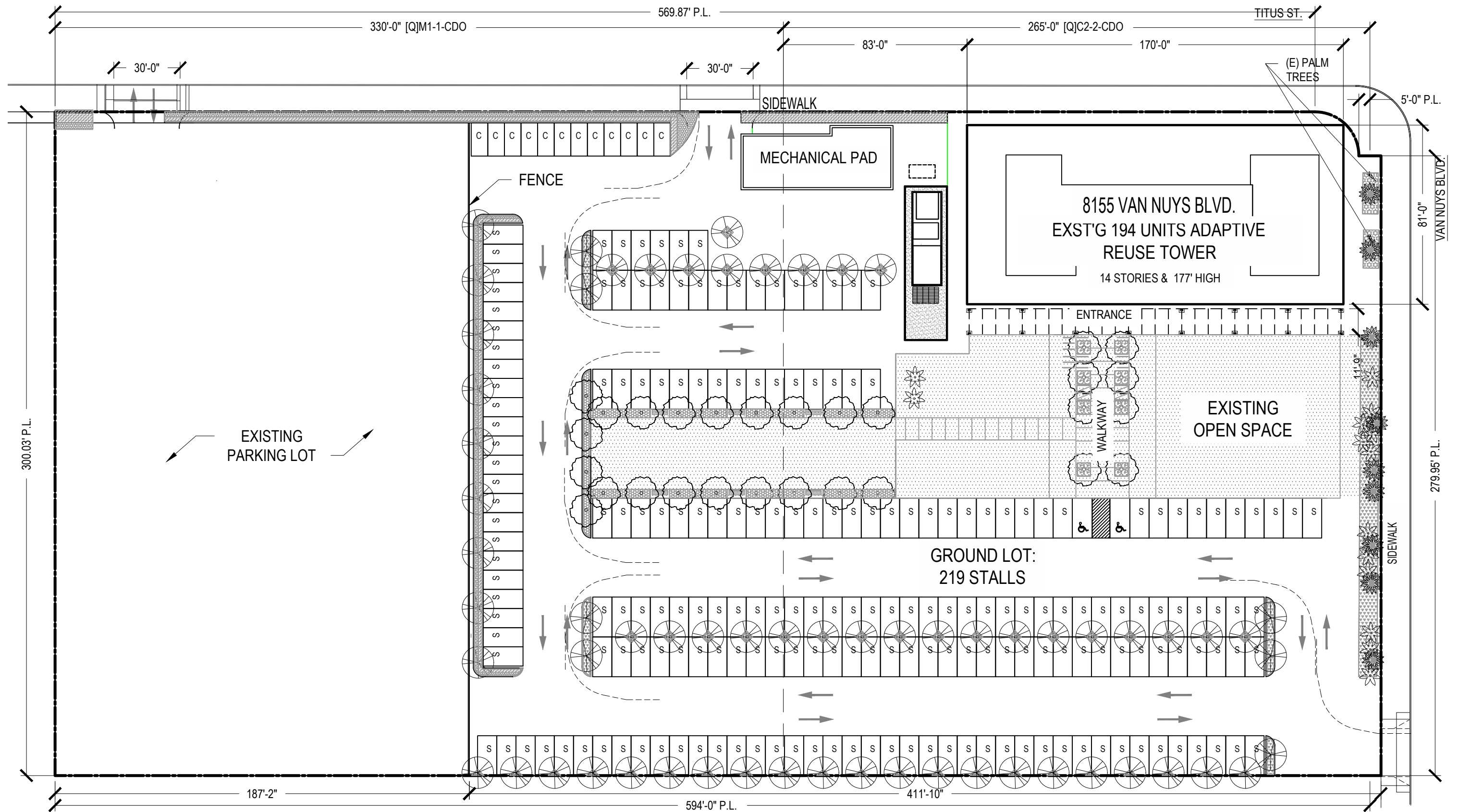
NORTHWEST CORNER OF PROPOSED MIXED-USE APARTMENT



PARKING BUILDING WITH WAREHOUSE

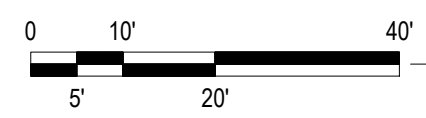
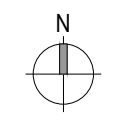


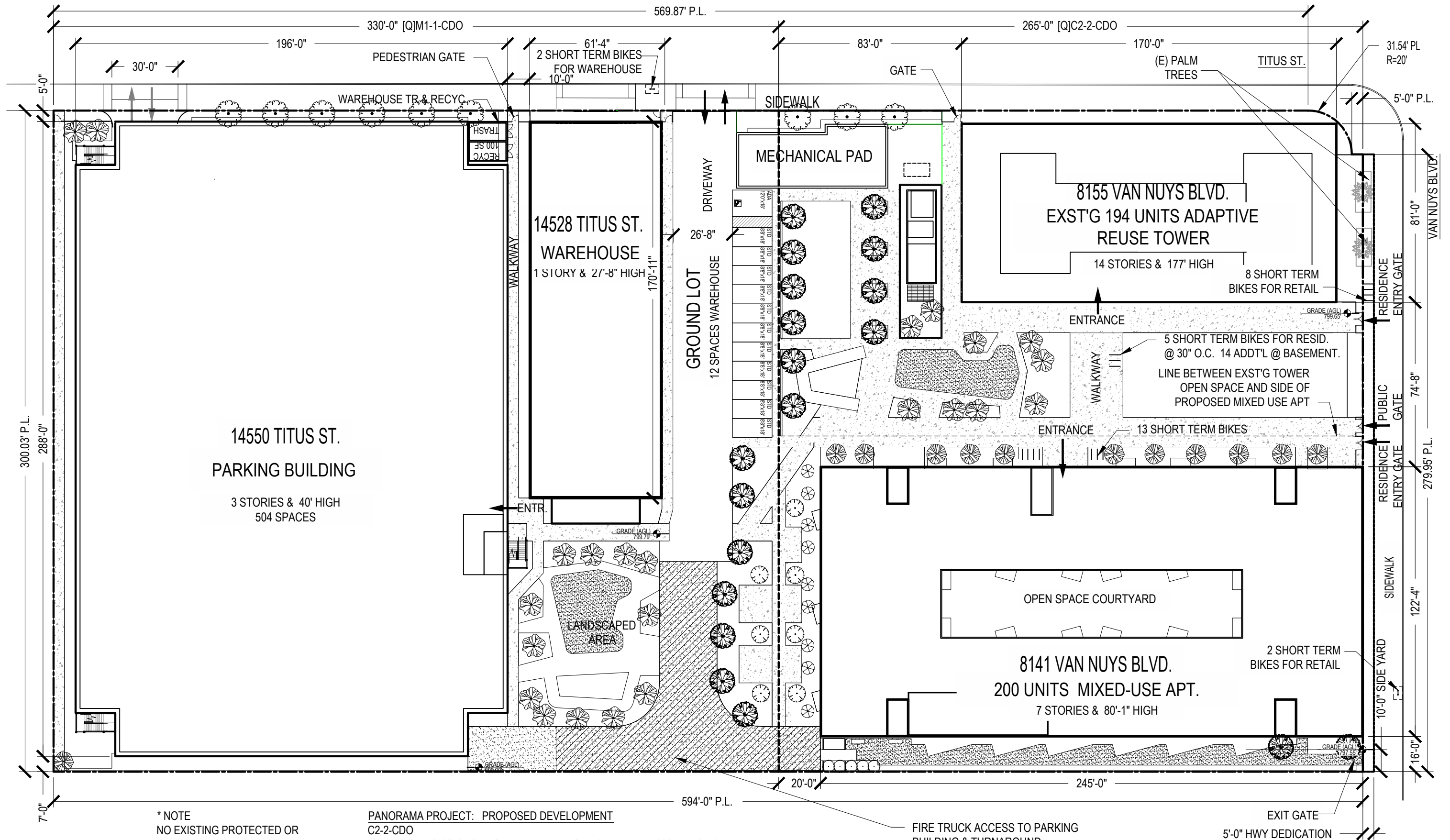
AERIAL PERSPECTIVE



* 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

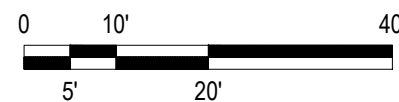
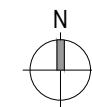
EXIT GATE
5'-0" HWY DEDICATION

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8141, 8155, 8159 VAN NUYS BLVD & 14550, 14528 W. TITUS ST

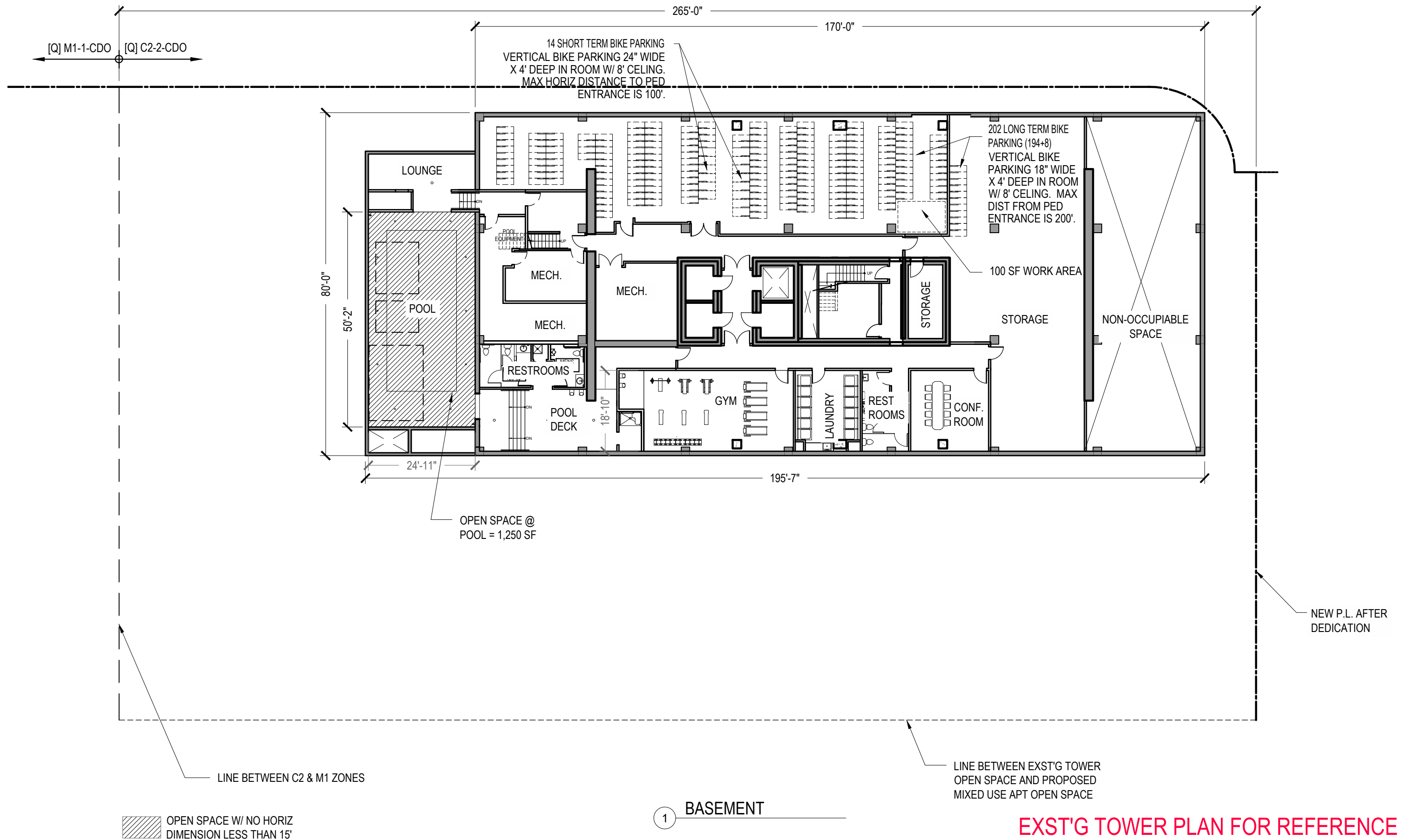
SITE PLAN REVIEW
03.31.21

TAKACS
ARCHITECTURE

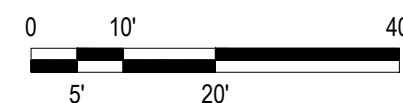
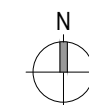


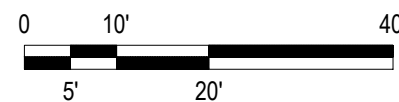
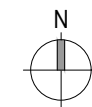
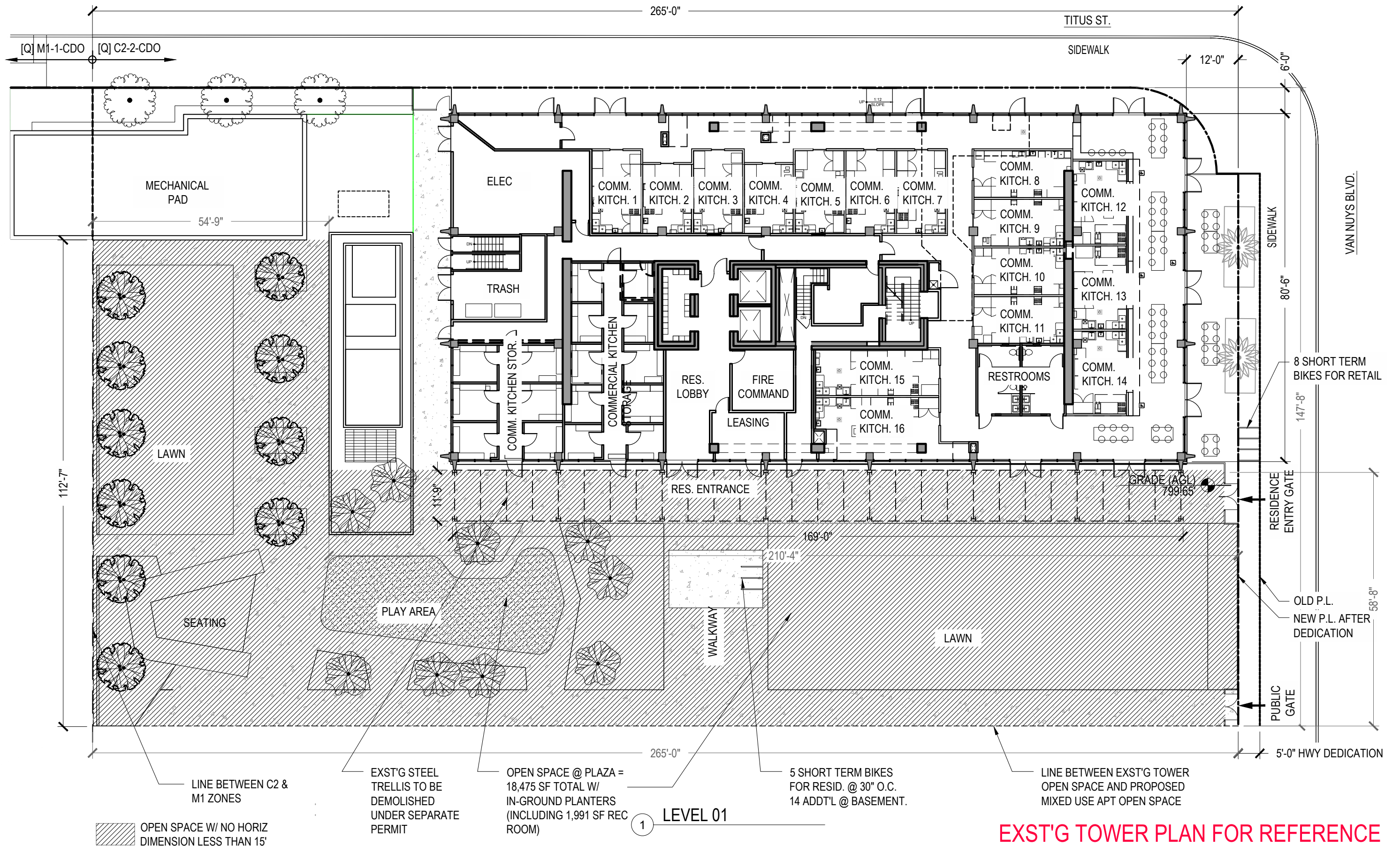
PLOT PLAN - PROPOSED
SCALE = 1:500

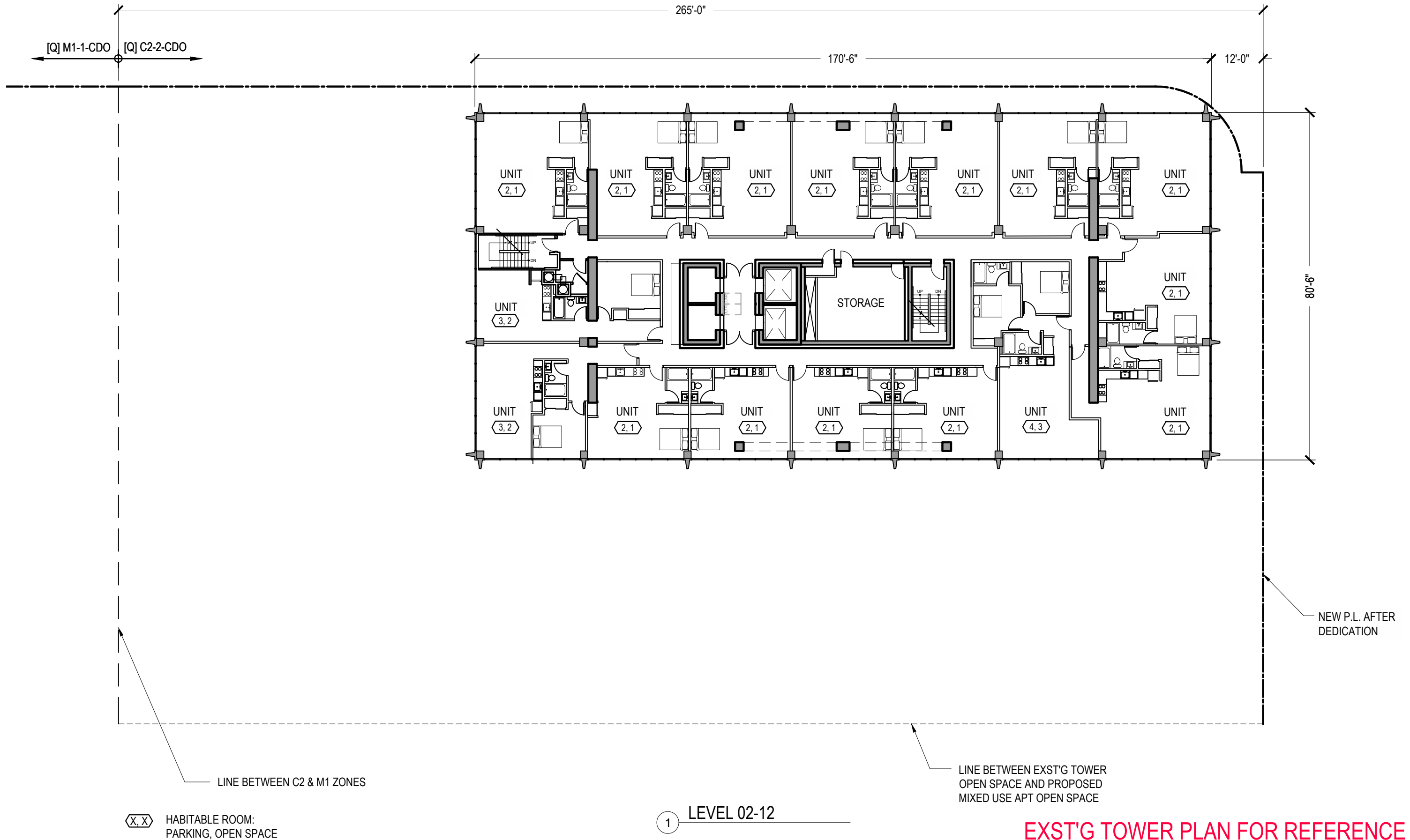
A3.1



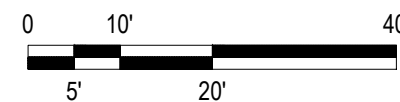
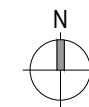
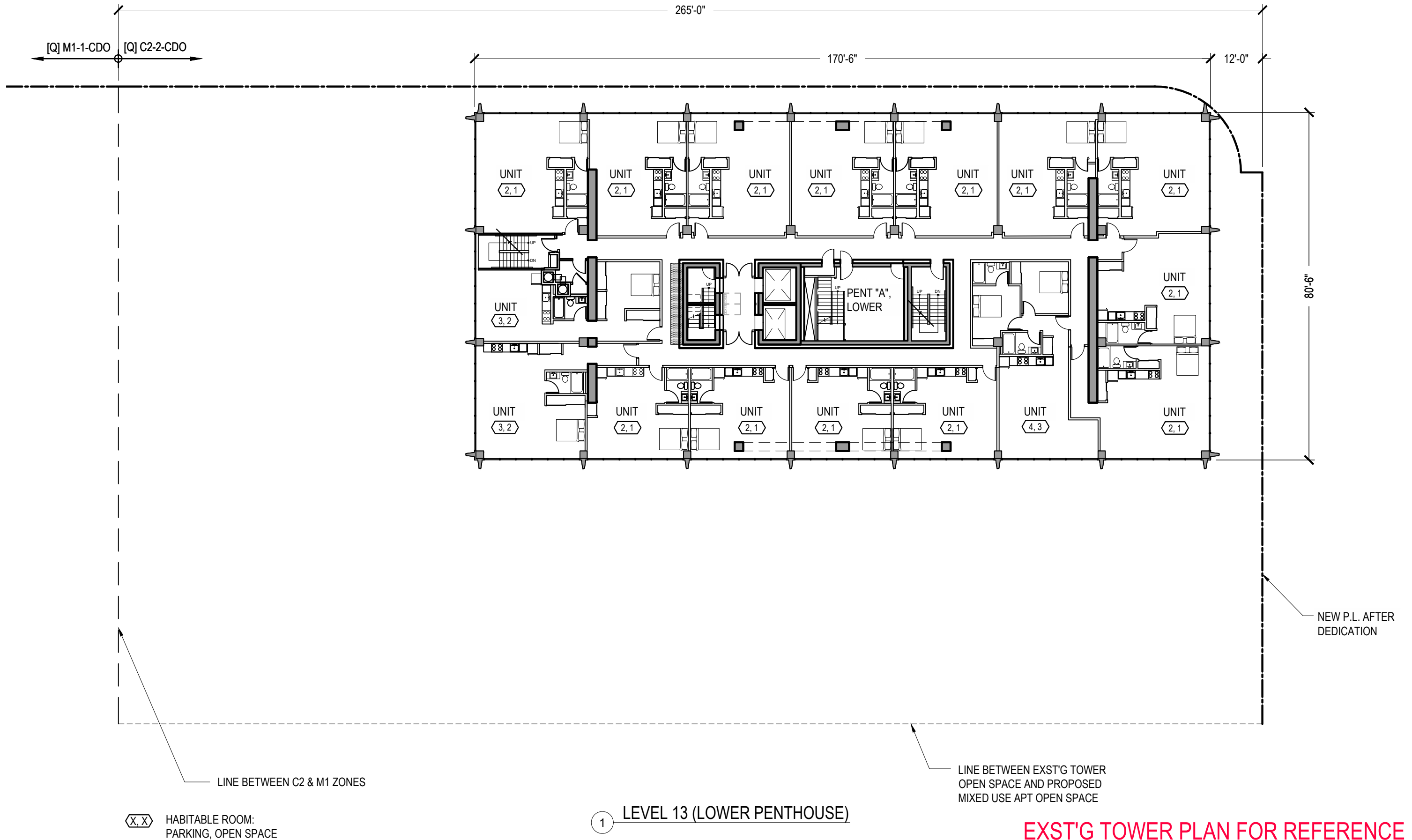
EXST'G TOWER PLAN FOR REFERENCE

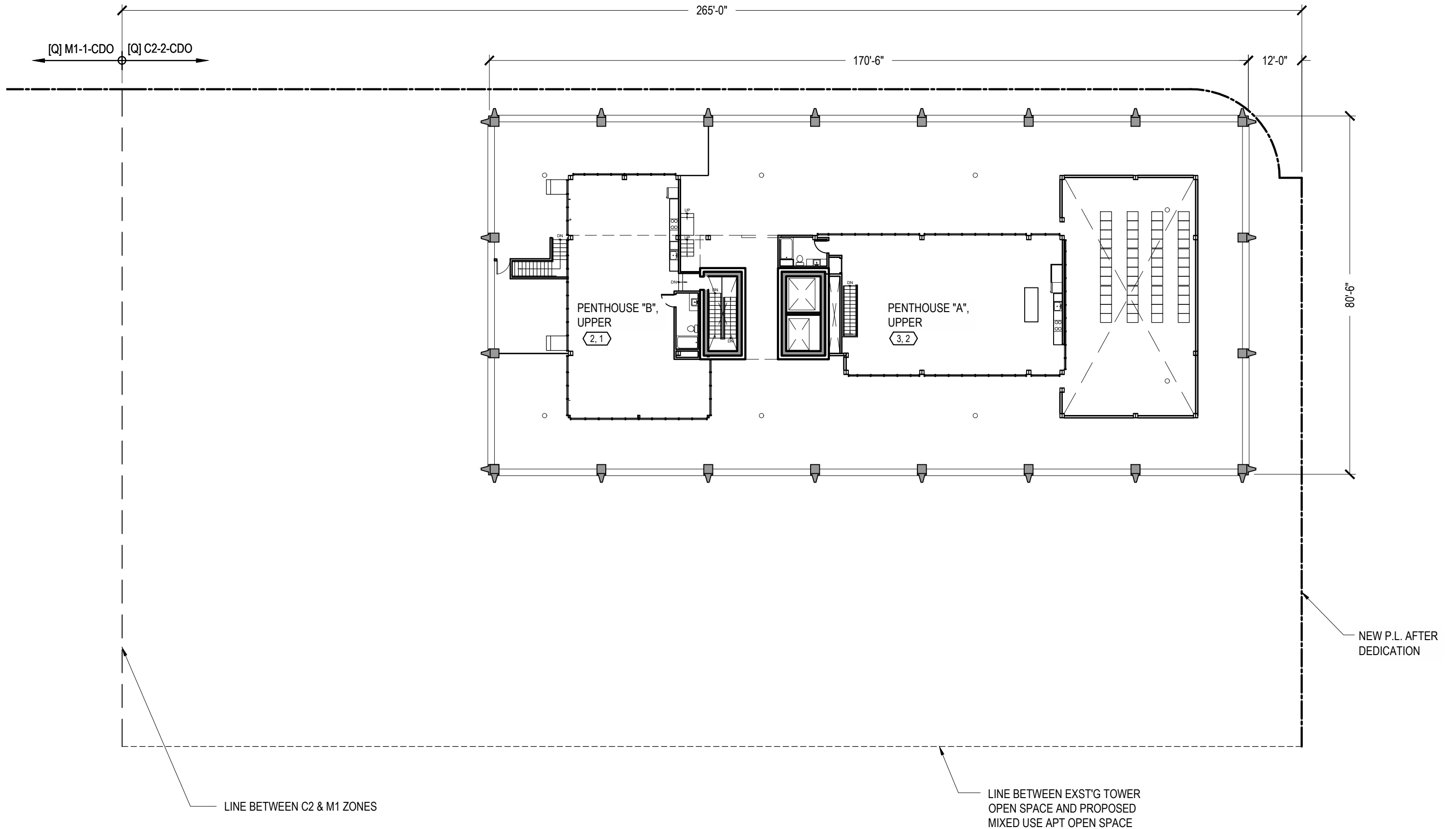






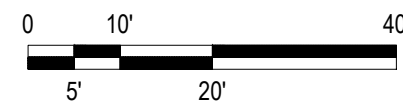
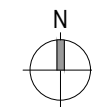
EXST'G TOWER PLAN FOR REFERENCE

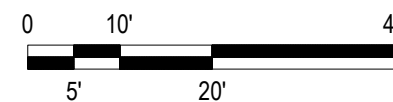
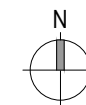
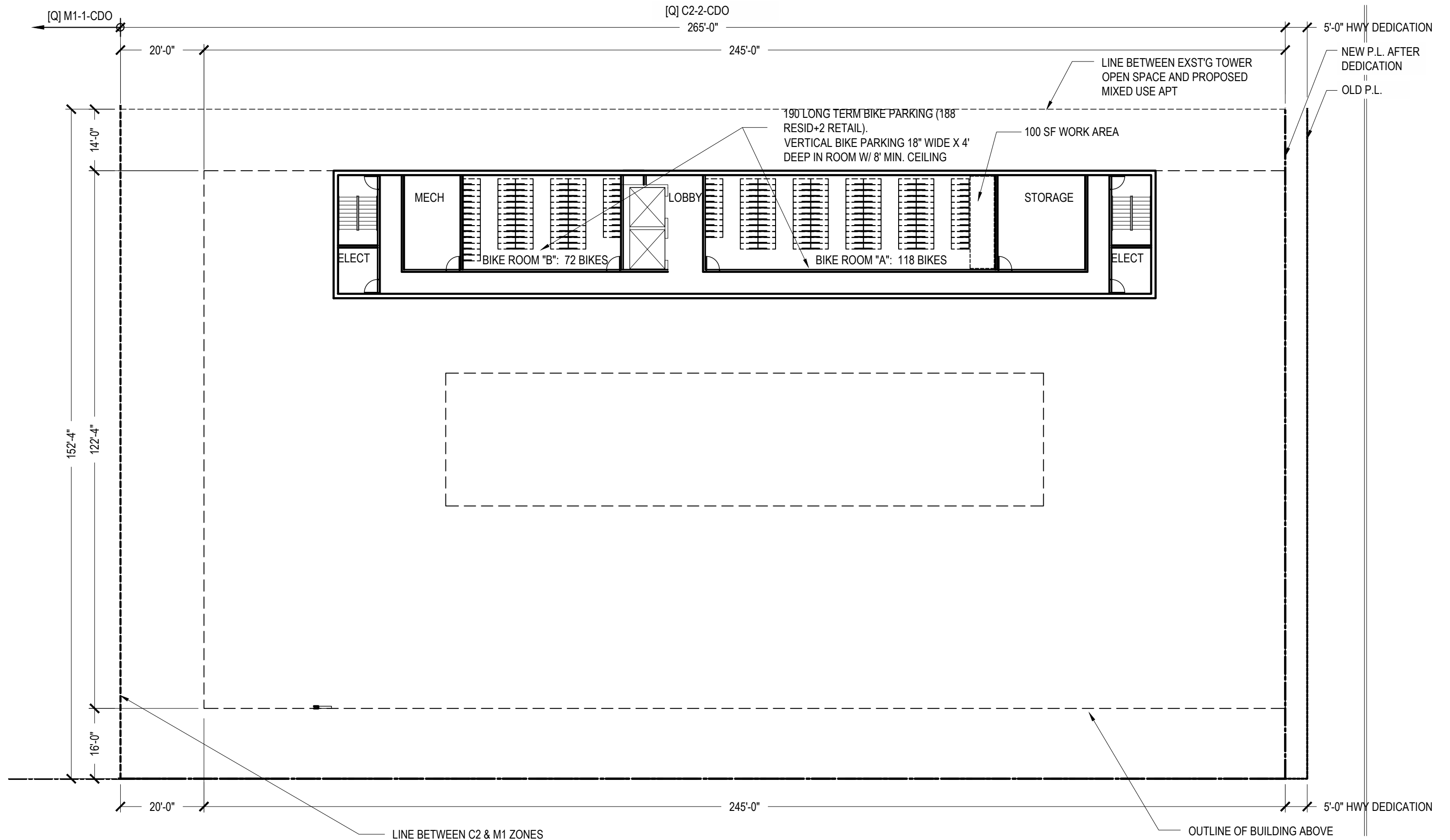


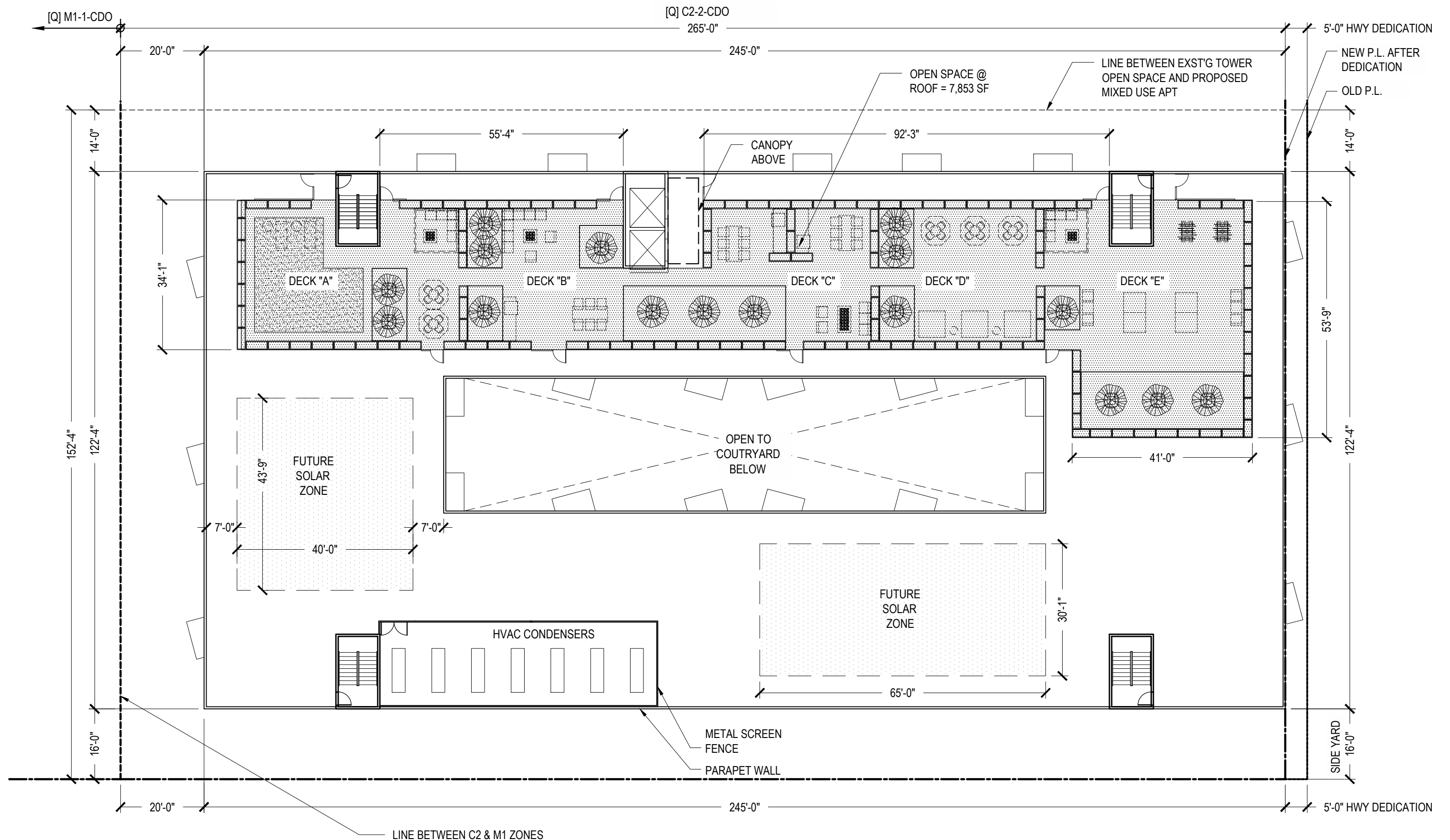


1 LEVEL 14 (UPPER PENTHOUSE)

EXST'G TOWER PLAN FOR REFERENCE







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

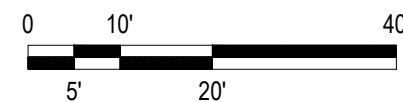
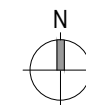
1 ROOF DECK

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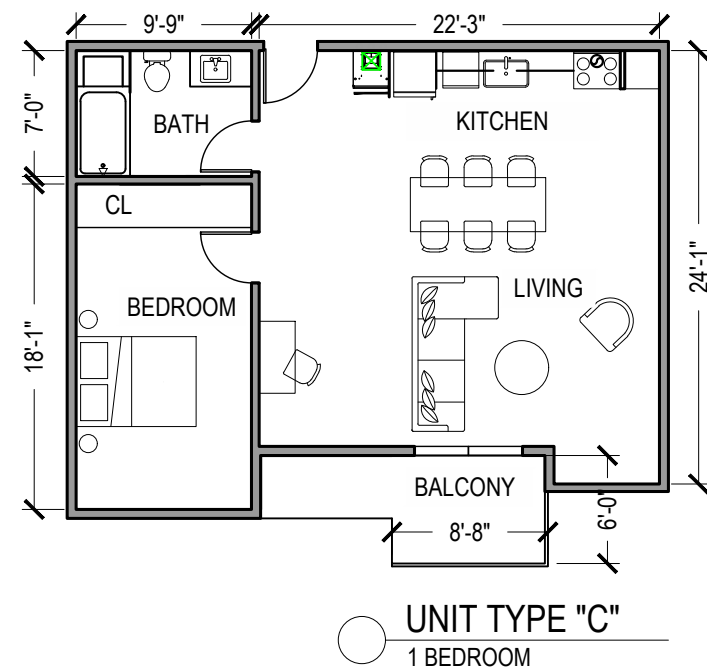
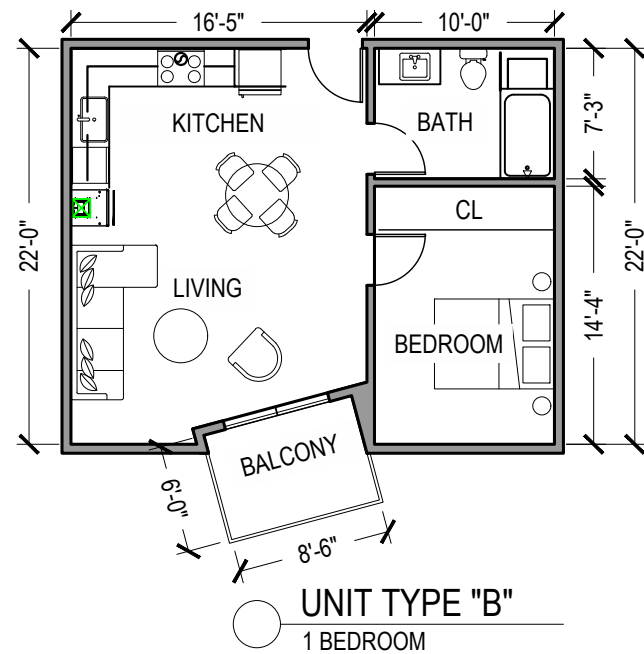
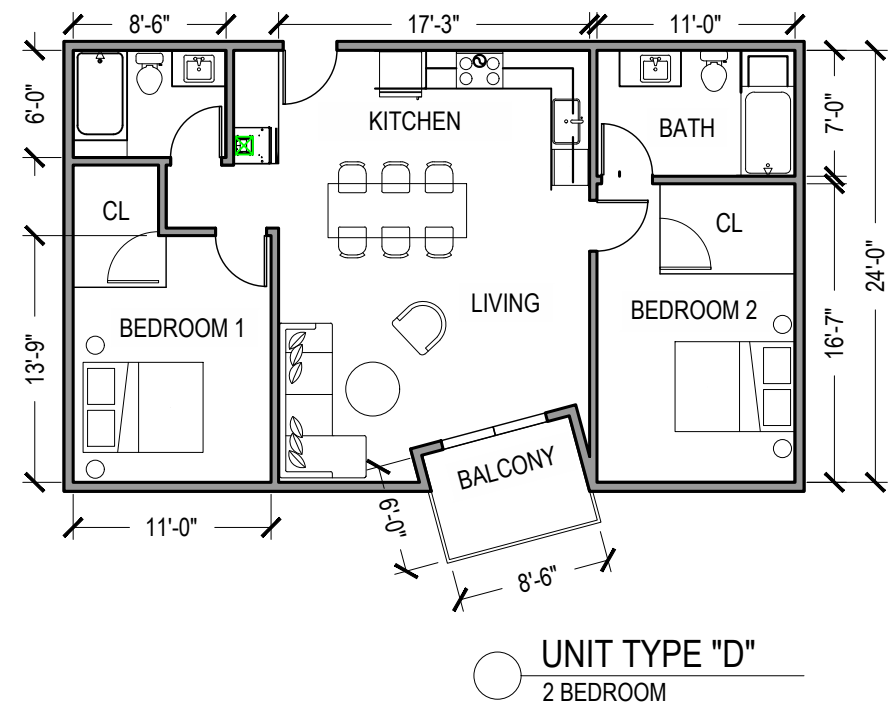
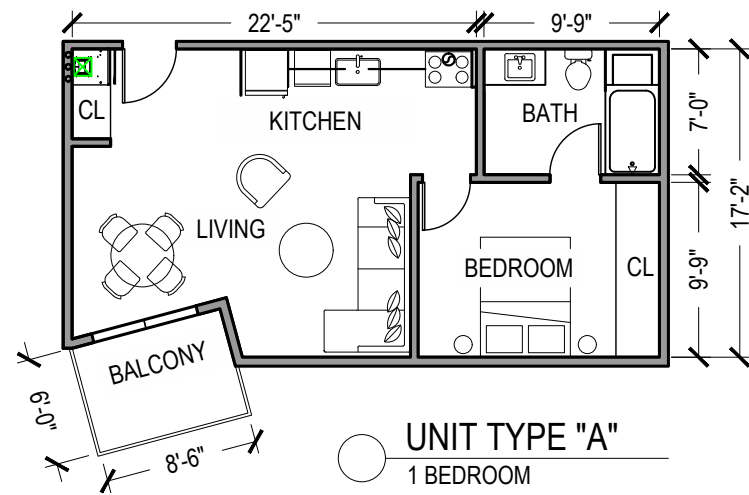
SITE PLAN REVIEW
03.31.21

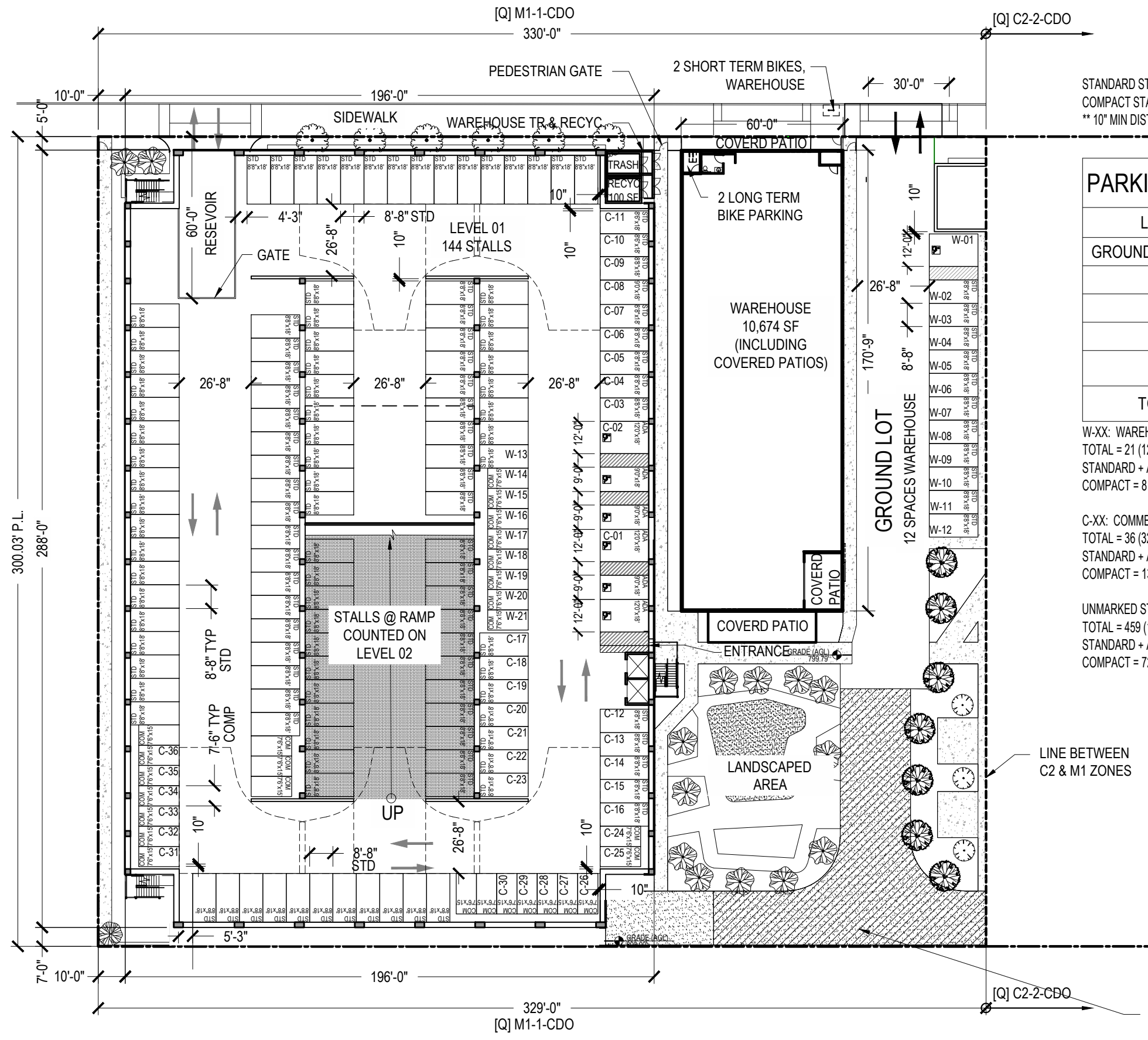
TAKACS
ARCHITECTURE



PLAN: MIXED USE APT
SCALE = 1:250

A5.3





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

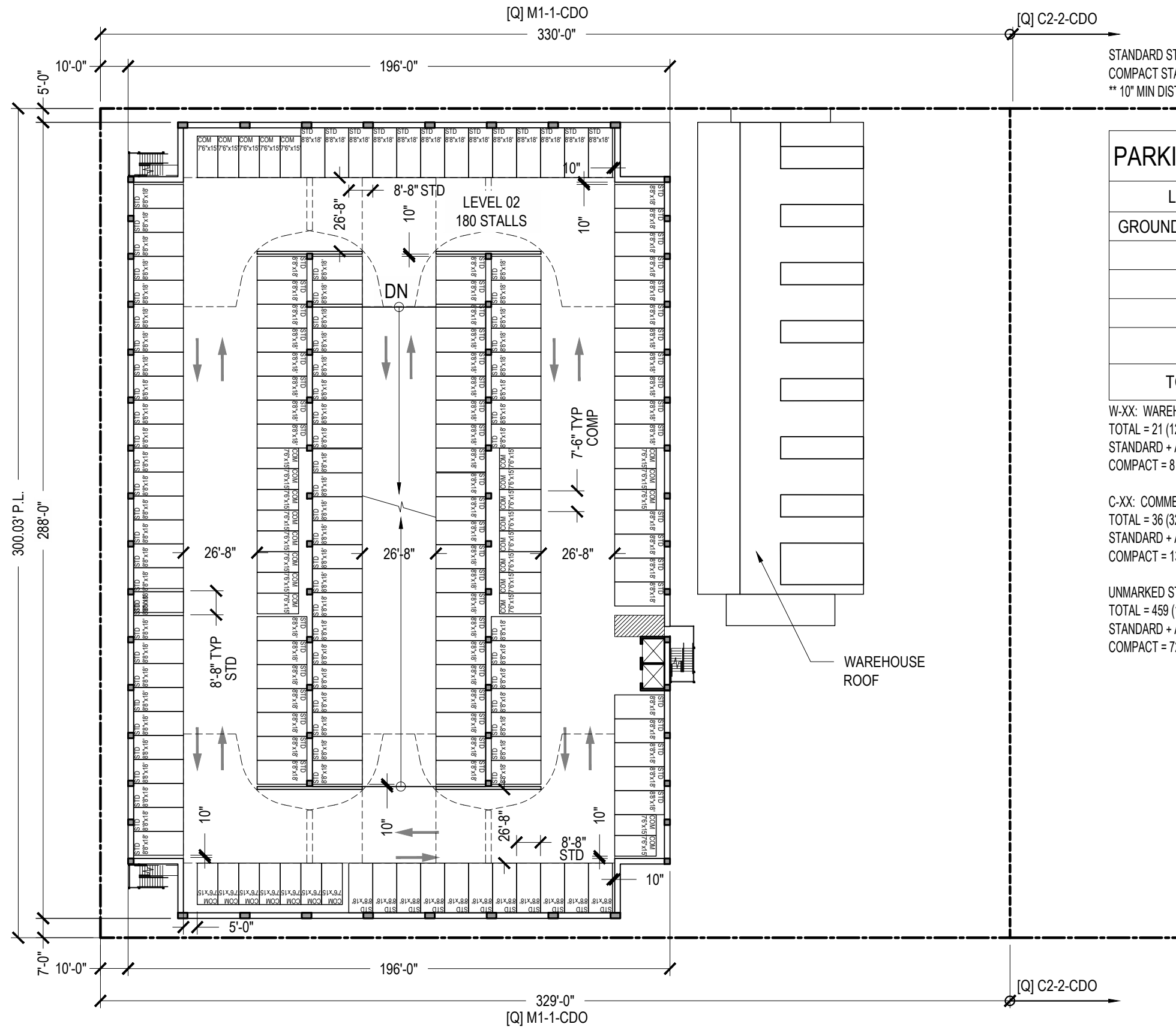
C-XX: COMMERCIAL PARKING FOR RETAIL/ RESTAURANT
TOTAL = 36 (32 FOR TOWER + 4 FOR NEW MIXED USE)
STANDARD + ADA = 23
COMPACT = 13

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

LINE BETWEEN
C2 & M1 ZONES

FIRE TRUCK ACCESS TO PARKING
BUILDING & TURNAROUND

1 LEVEL 01



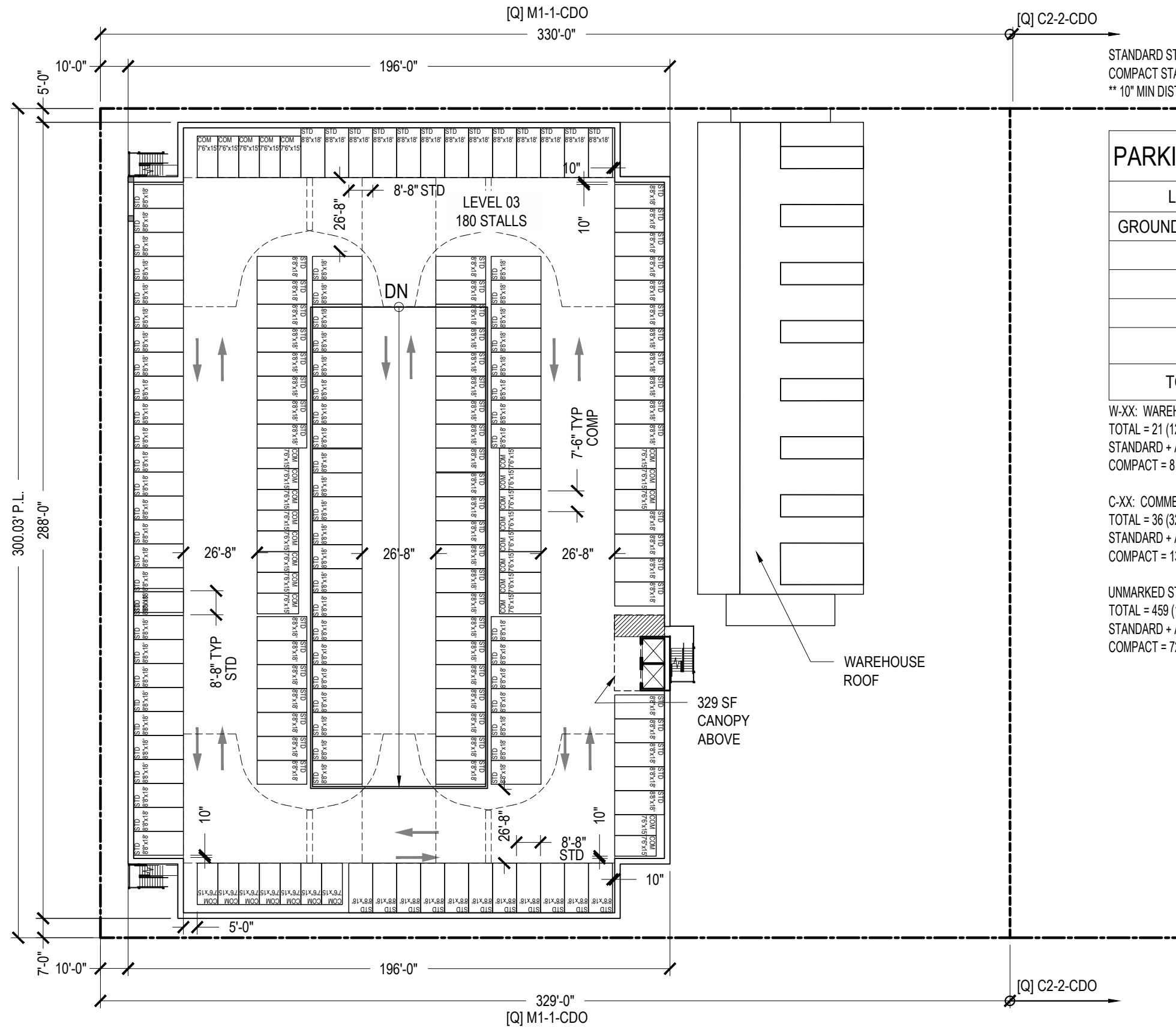
PARKING BY TYPE				
LEVEL	ADA	STANDARD	COMPACT	TOTAL
GROUND LOT	1	11		12
01	6	111	27	144
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STANDARD + ADA = 23
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UNMARKED STALLS: RESIDENTIAL PARKING
TOTAL = 459 (187 FOR TOWER + 272 FOR NEW MIXED USE)
STANDARD + ADA = 387
COMPACT = 72

1 LEVELS 02



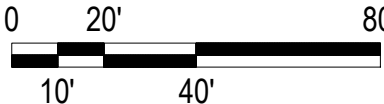
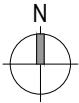
PARKING BY TYPE				
LEVEL	ADA	STANDARD	COMPACT	TOTAL
GROUND LOT	1	11		12
01	6	111	27	144
02	0	147	33	180
03	0	147	33	180
TOTAL	7	416	93	516

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

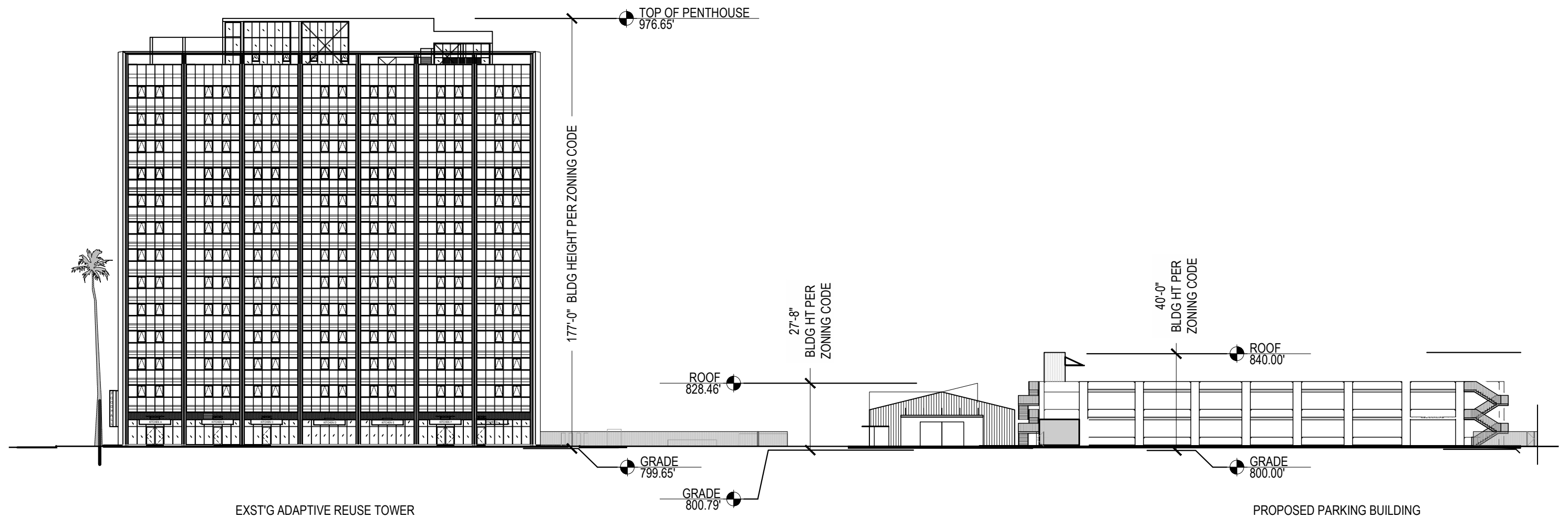
UNMARKED STALLS: RESIDENTIAL PARKING
TOTAL = 459 (187 FOR TOWER + 272 FOR NEW MIXED USE)
STANDARD + ADA = 387
COMPACT = 72

1 LEVEL 03





1 EAST ELEVATION



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



KEYNOTES

1. STAIR ENCLOSURE
LIGHT GRAY SMOOTH
PLASTER

2. DARK GREEN SMOOTH
PLASTER

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4. LIGHT GRAY SMOOTH
PLASTER

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WINDOW W/ VISION GLASS

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GLASS

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CORRUGATED METAL

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COATED METAL AWNING

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GREEN

27. METAL CANOPY

28. METAL FENCEW/ VERTICAL
PICKETS
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. 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



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

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GRAY TILE

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STOREFRONT W/ VISION
GLASS

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PICKETS
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PANELING



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PLASTER

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PLASTER

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FLOOR PATIO, BLACK
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22. CONC. BLOCK W/ LIGHT
GRAY ELASTOMERIC PAINT

23. POWDER COATED
CORRUGATED METAL
SIDING
24. DARK GREY SMOOTH
PLASTER TO MATCH
CORRUGATED METAL

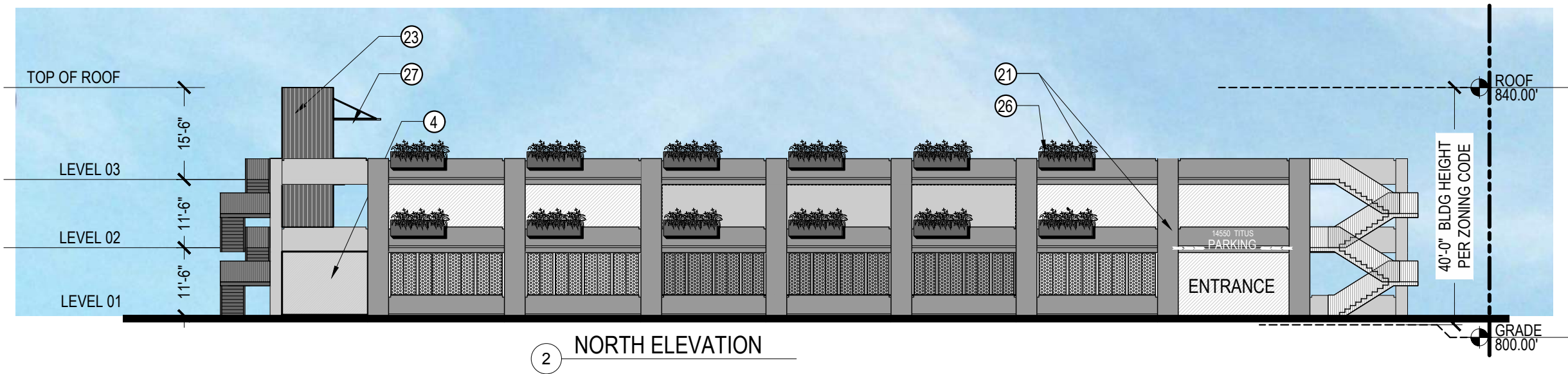
25. AMBER COLOR POWDER
COATED METAL AWNING

26. PLANTER BOXES PTD. DARK
GREEN

27. METAL CANOPY

28. METAL FENCEW/ VERTICAL
PICKETS
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PANELING



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DOOR W/ VISION GLASS

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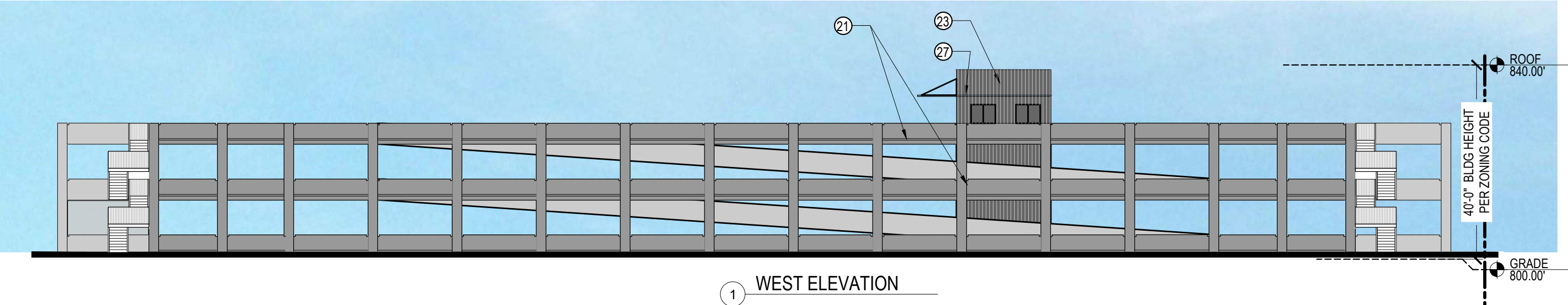
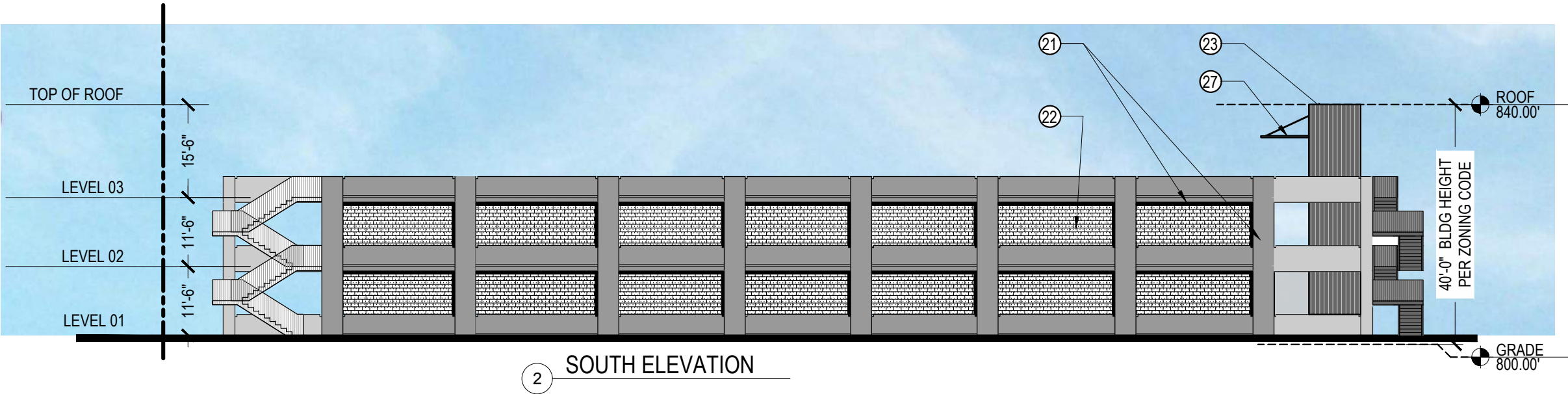
25. AMBER COLOR POWDER
COATED METAL AWNING

26. PLANTER BOXES PTD. DARK
GREEN

27. METAL CANOPY

28. METAL FENCEW/ VERTICAL
PICKETS
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PANELING



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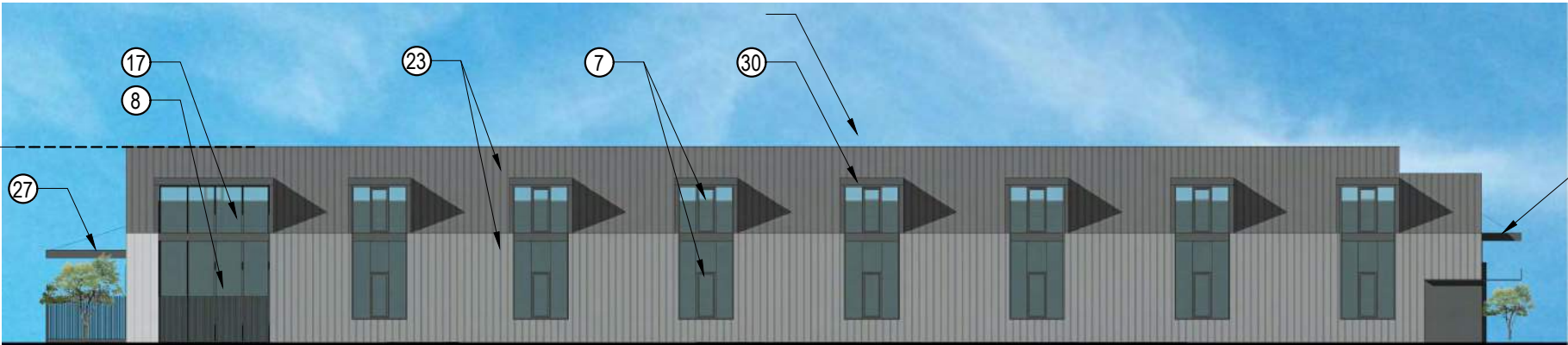
27. METAL CANOPY

28. METAL FENCEW/ VERTICAL
PICKETS
29. METAL SLIDING DOOR

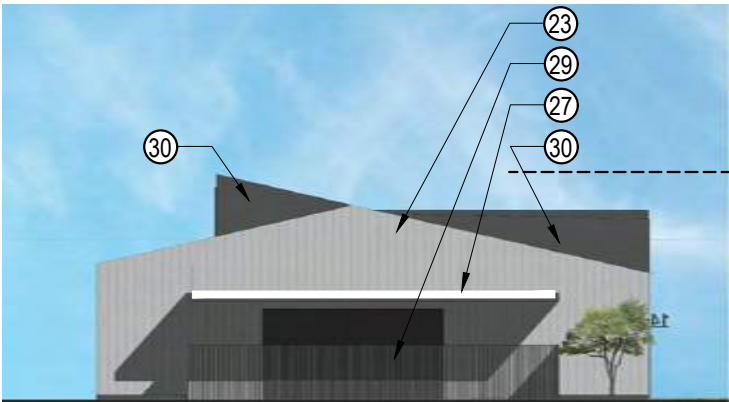
30. MEDIUM GRAY FLAT METAL
PANELING



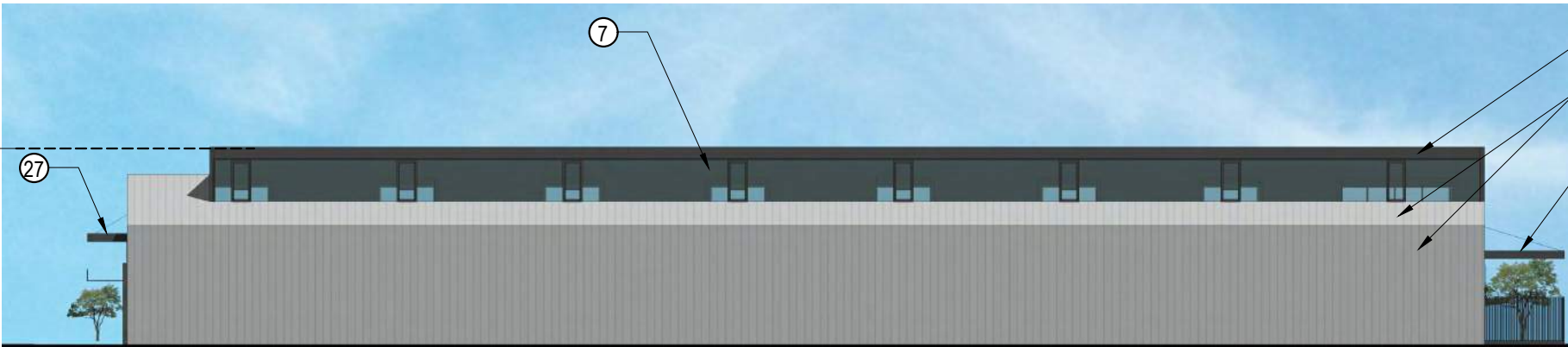
2 NORTH ELEVATION



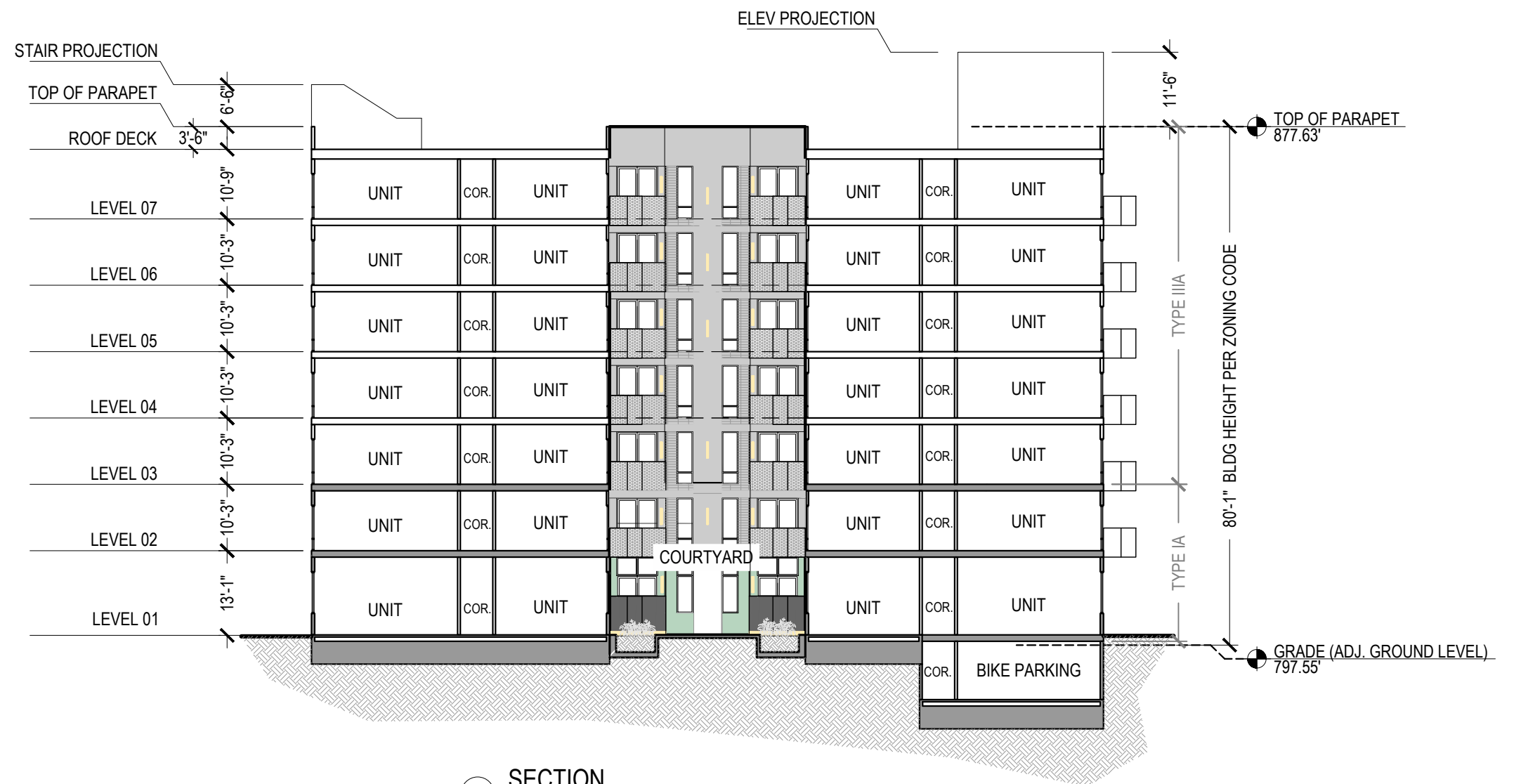
3 EAST ELEVATION



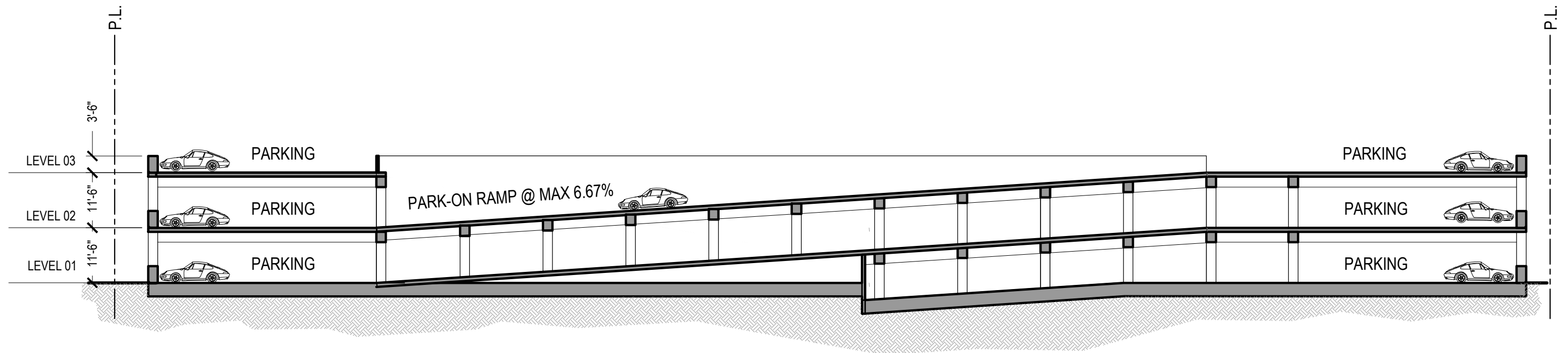
2 SOUTH ELEVATION

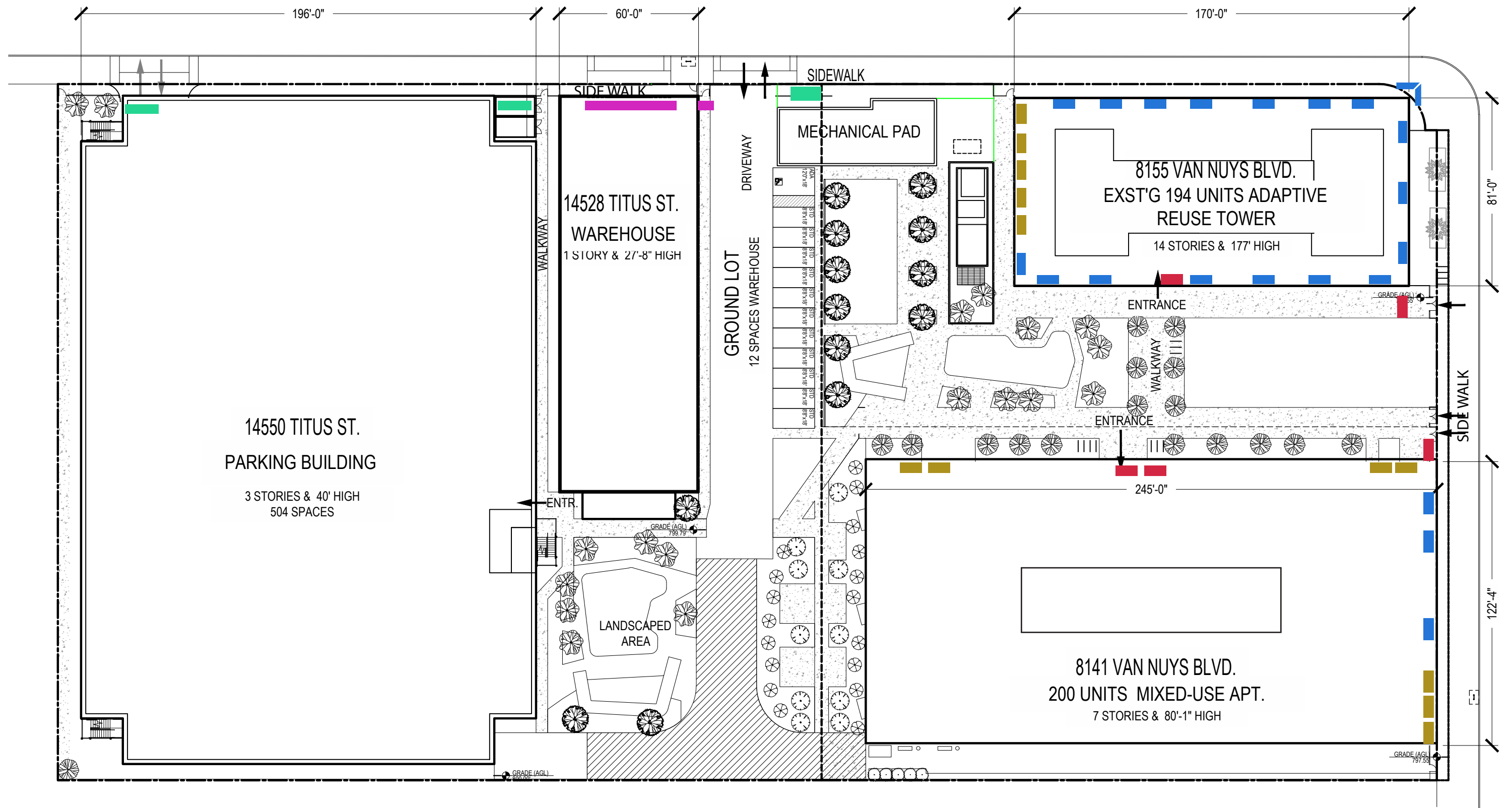


1 WEST ELEVATION

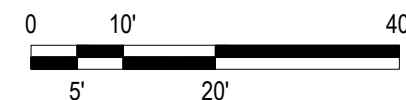
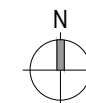


1 SECTION





- PARKING SIGN
- WAREHOUSE SIGN
- COMMERCIAL SIGN
- RESIDENCE SIGN
- AUXILARY SIGN



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



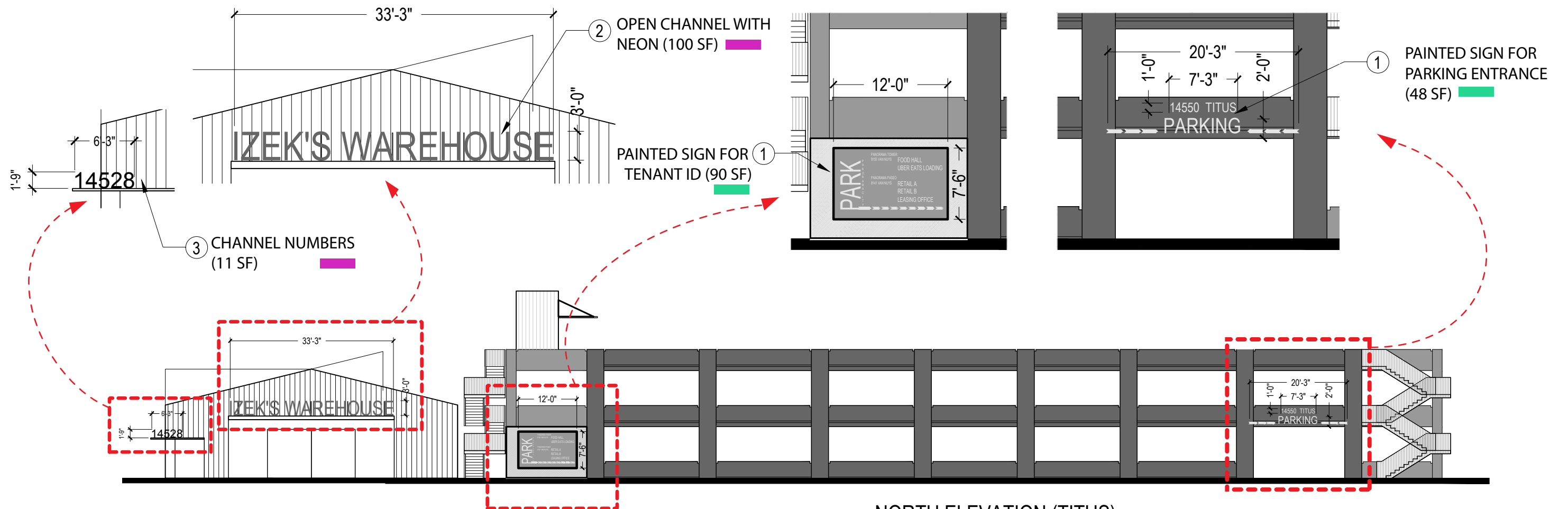
1: PAINTED SIGN ON CONCRETE OR PLASTER FACADE



2: NEON CHANNEL SIGN WITH RACEWAY



3: CLEAR ANODIZED ALUMINUM CHANNEL NUMBERS ON CANOPY

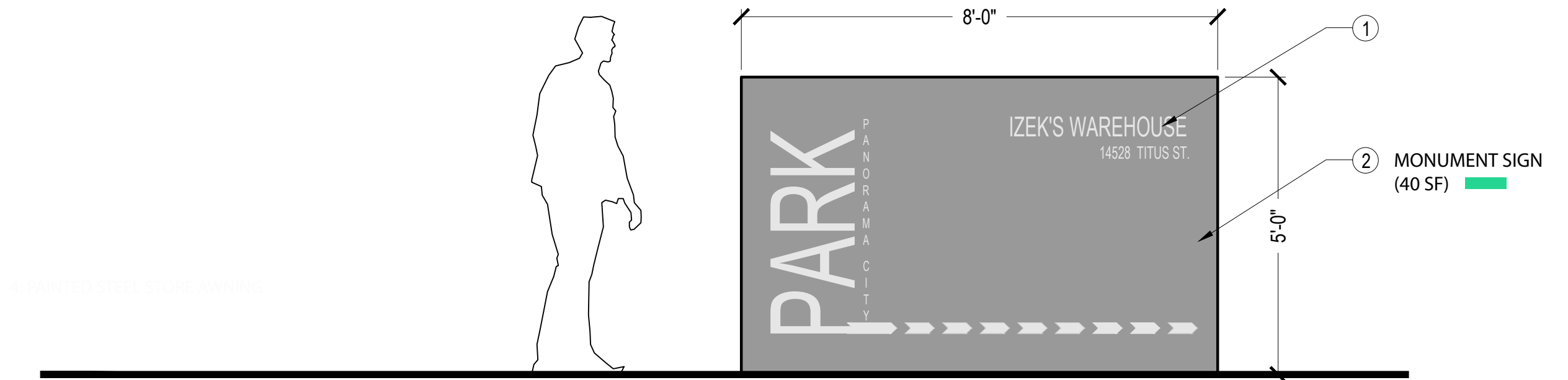




1: PAINTED SIGN ON CONCRETE



2: CONCRETE MONUMENT SIGN

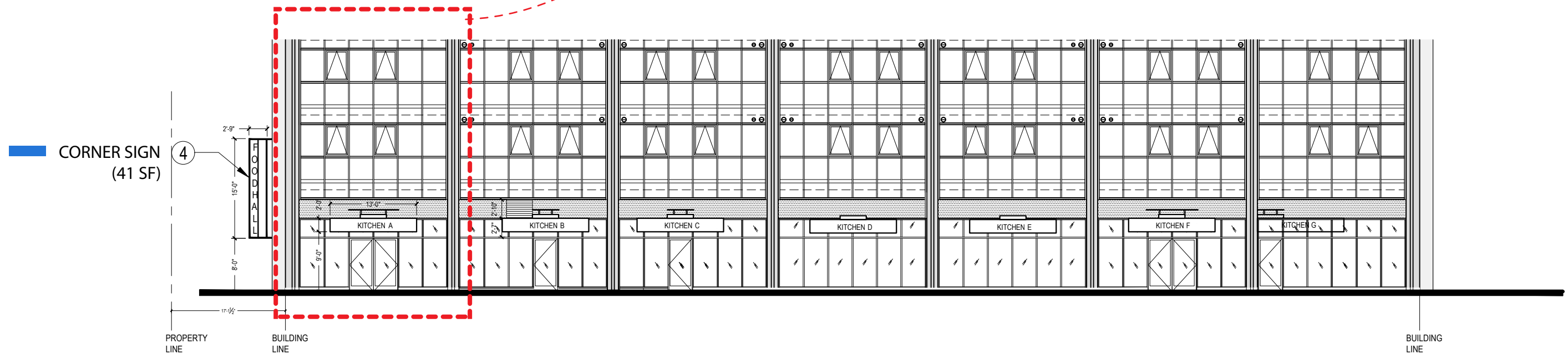
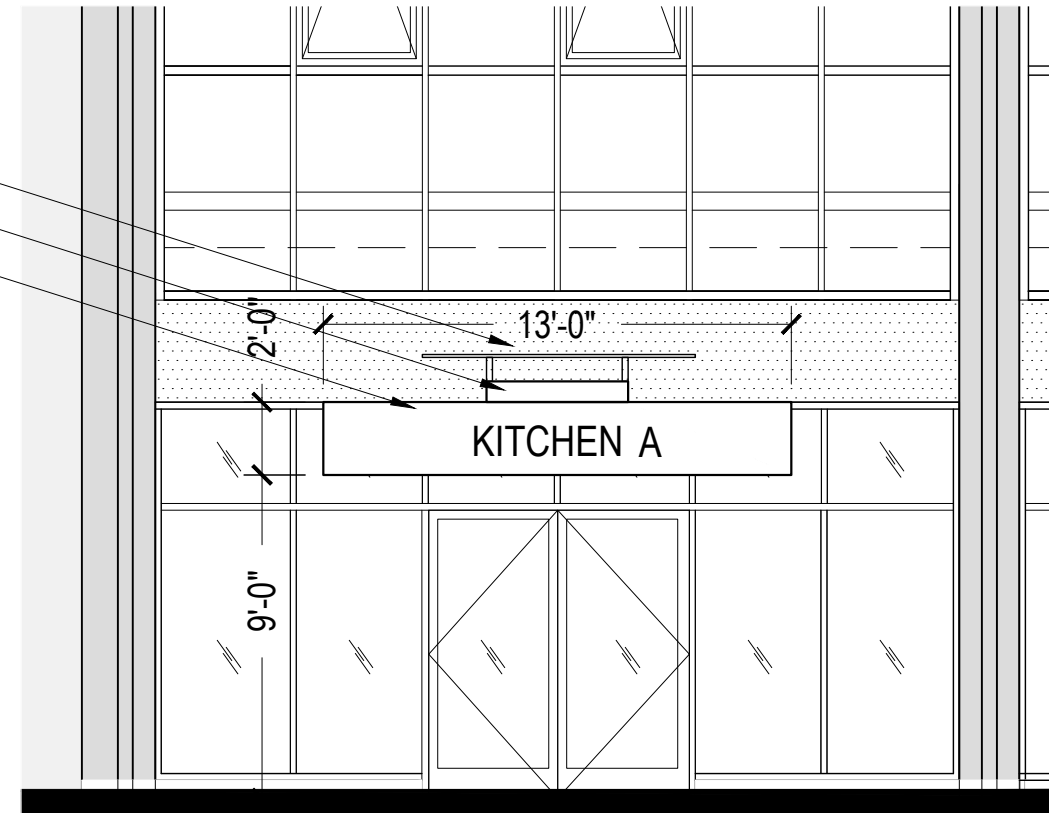


4: PAINTED STEEL STORE AWNING



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

3: CHANNEL SIGN WITH RACEWAY



NORTH ELEVATION (TITUS)

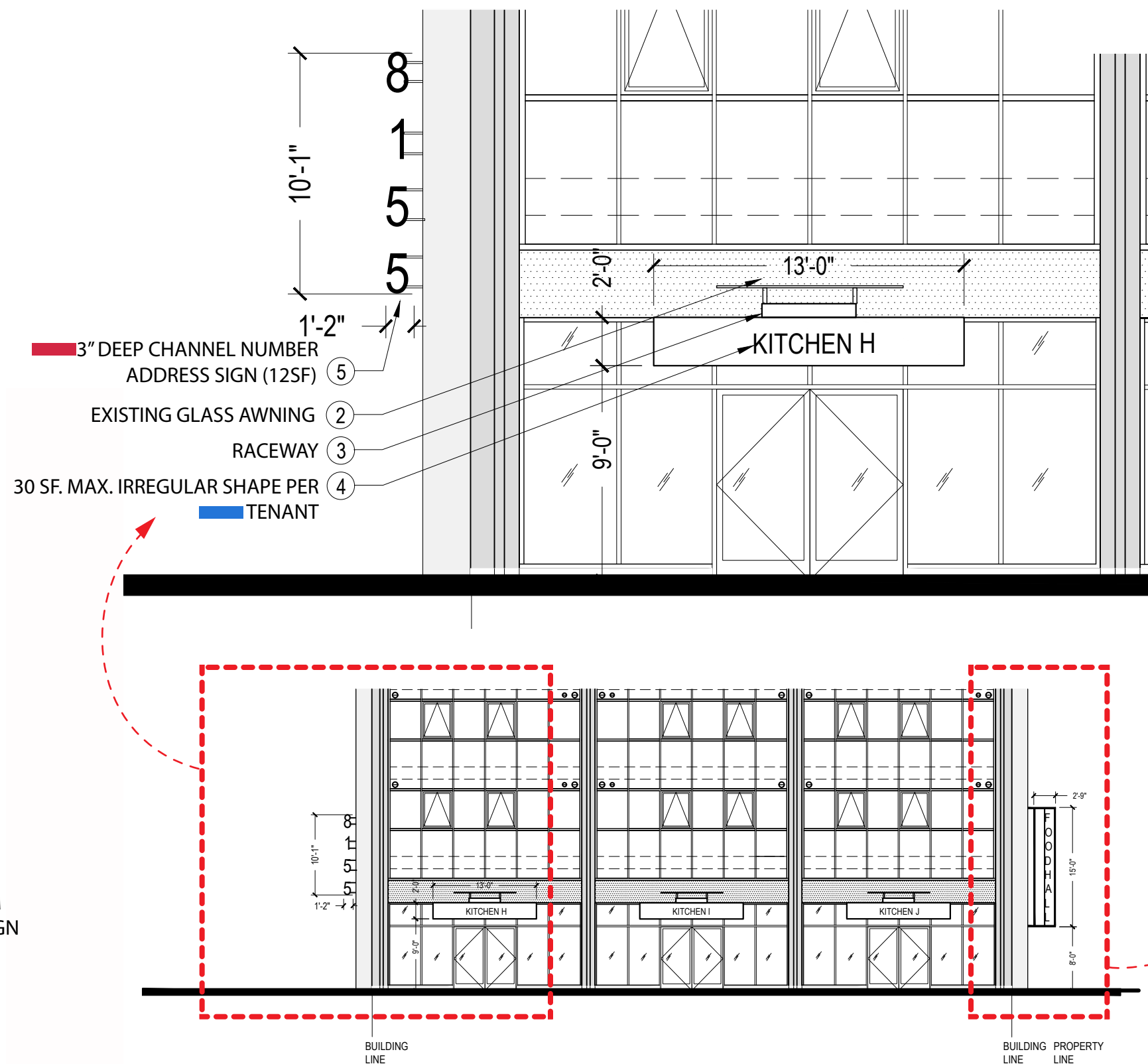
170 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED 340 SF. MAX.
(7) CHANNEL SIGNAGE: 210 SF.
CORNER SIGN: 41 SF.
TOTAL SIGN DESIGN: 251 SF.



4: CHANNEL SIGN WITH RACEWAY



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

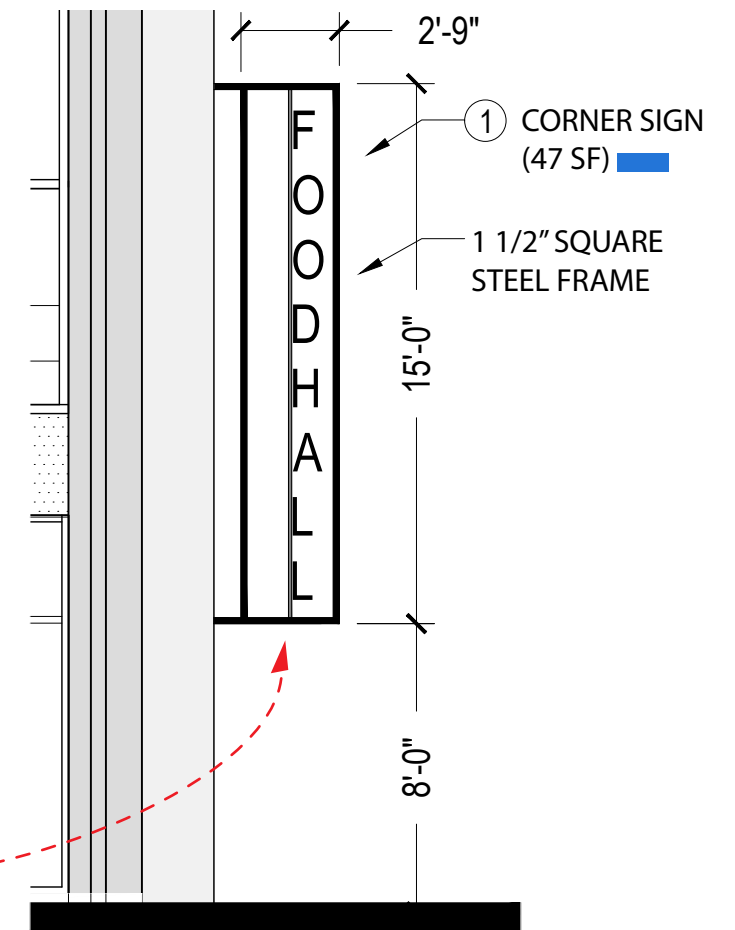


EAST ELEVATION (VAN NUYS)

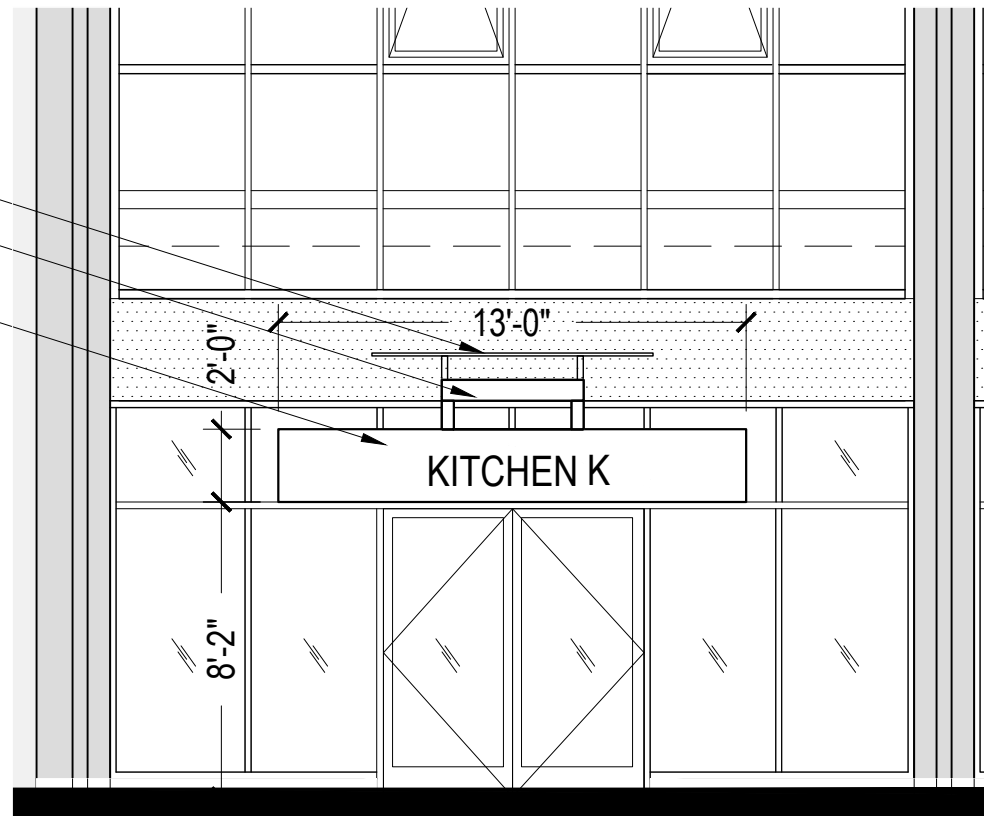
81 LINEAR FT.
TOTAL MAX. SIGNAGE ALLOWED 162 SF. MAX.
(3) CHANNEL SIGNAGE: 90 SF.
CORNER SIGN: 41 SF.
ADDRESS SIGN: 12 SF.
TOTAL SIGNAGE DESIGN: 143 SF.



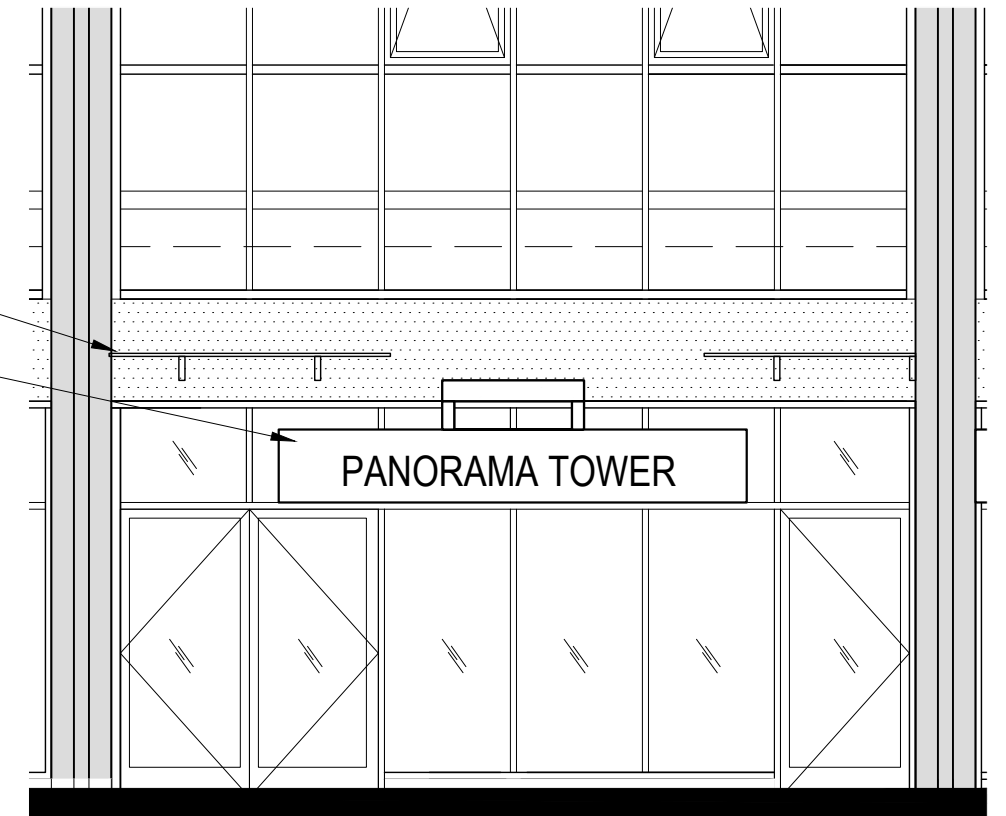
1: CORNER SIGN WITH 1" DEEP STEEL CUT OUT LETTERING, 1'-2" HIGH LETTER



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

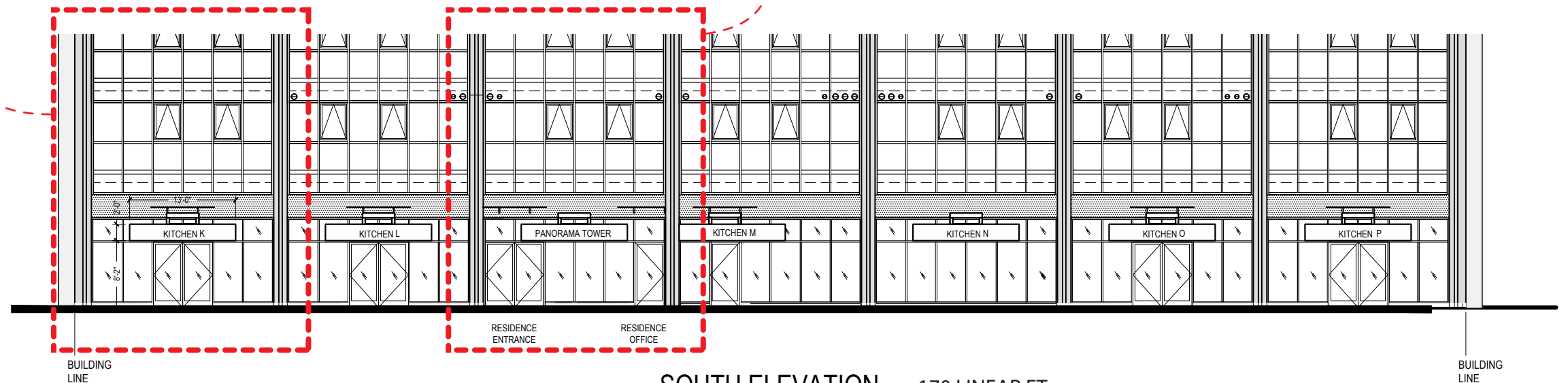


(E) RESIDENCE ENTRANCE

(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.

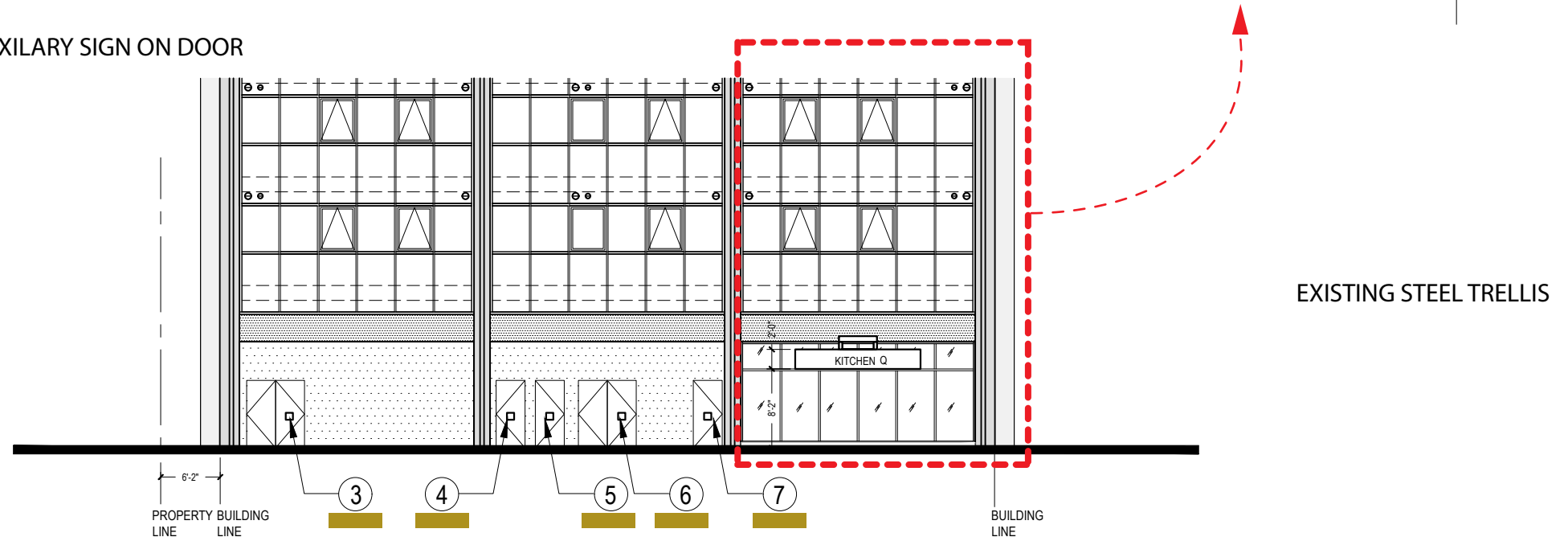
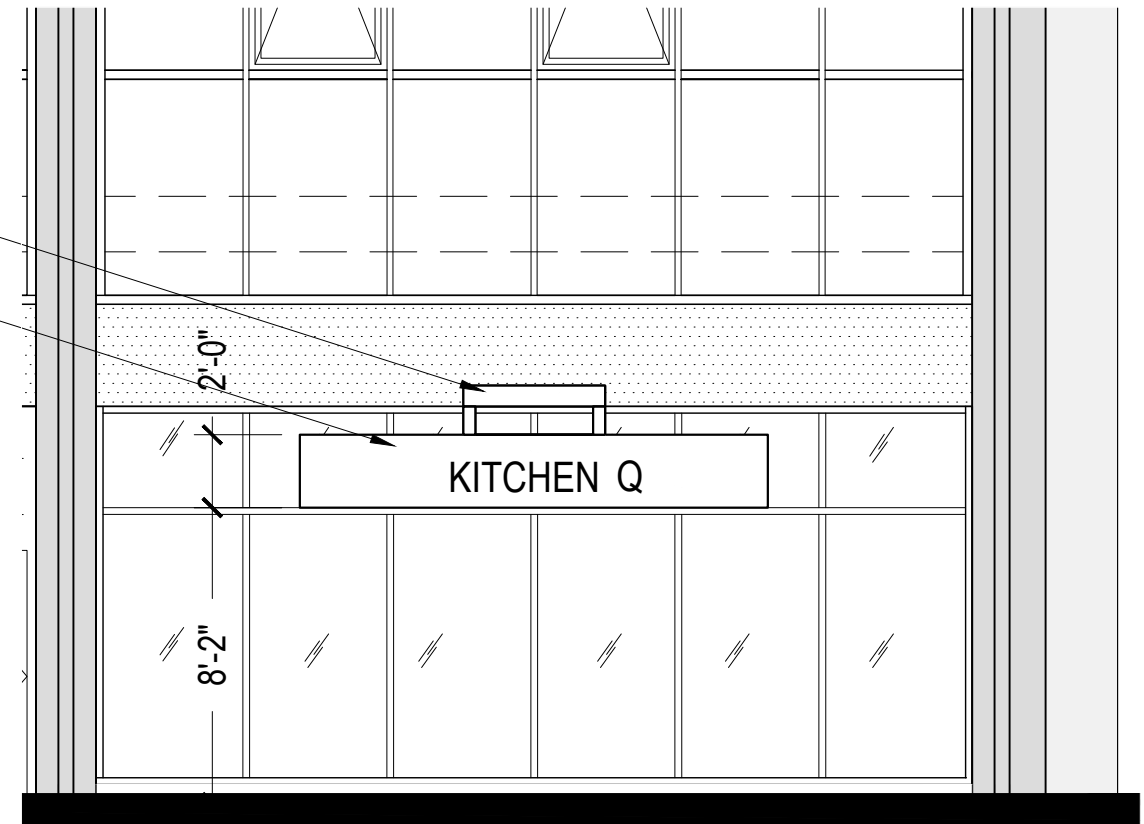


2: CHANNEL SIGN WITH RACEWAY



3, 4, 5, 6, 7: 12"X9" ACRYLIC 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.



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

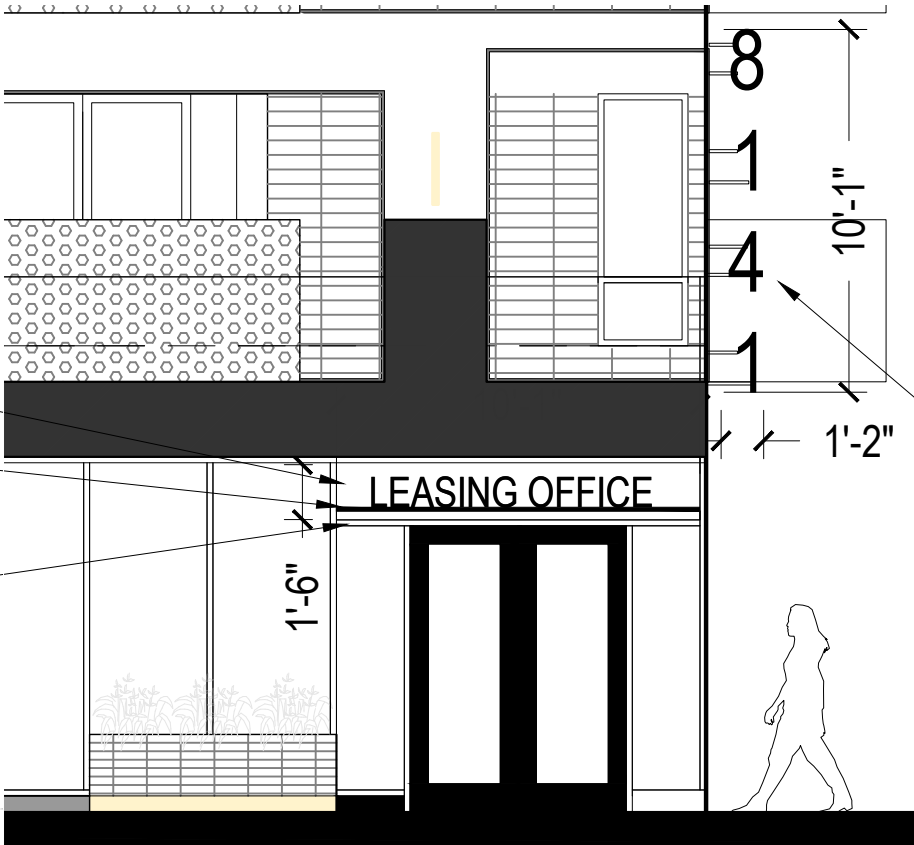


1: 3" DEEP CLEAR ANODIZED ALUMINUM CHANNEL LETTER ADDRESS NUMBER SIGN

LEASING / RETAIL SIGN (20 SF) 2
LINEAR LED UP-LIGHT 3

AWNING 4

1 ADDRESS NUMBER SIGN (12 SF)



(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.

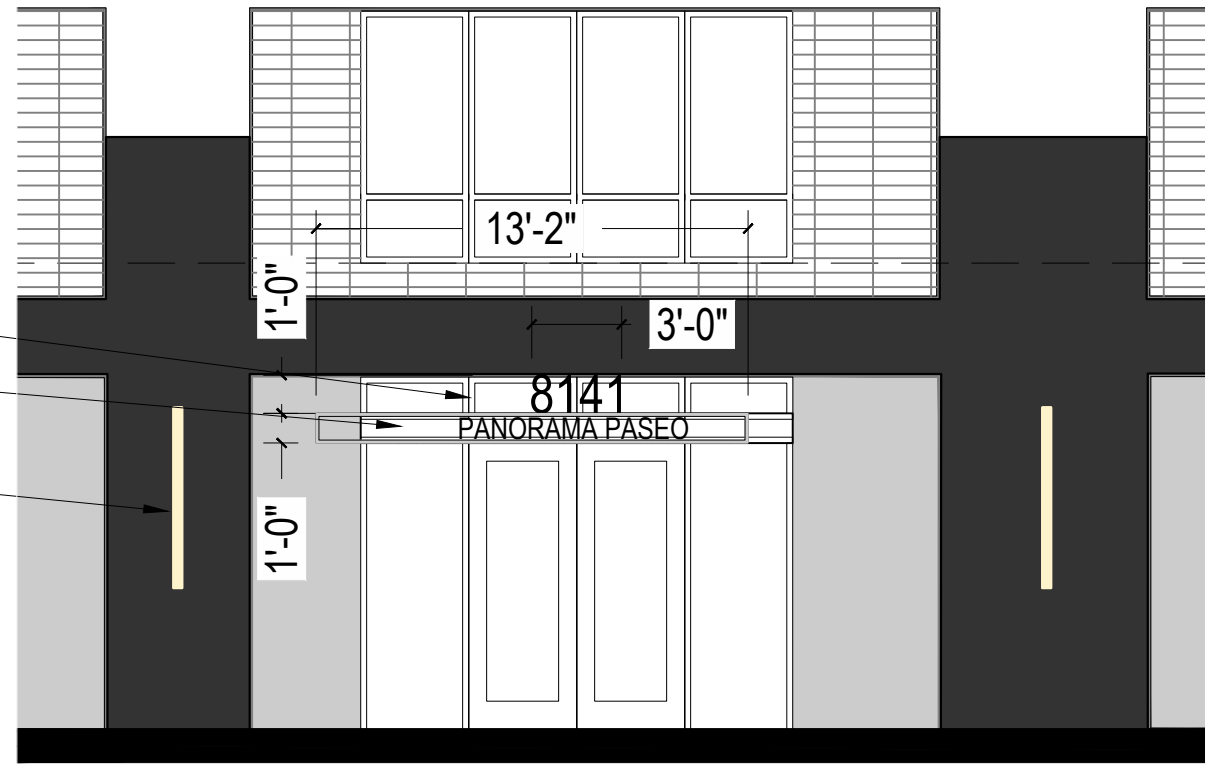


- 1: CLEAR ANODIZED ALUMINUM CHNNEL LETTERS WITH BACK PIN ATTCHMENT
- 2: CLEAR ANODIZED ALUMINUM CHANNEL LETTERS WITH BACK PIN ATTACHEMENT ON WHITE ACRYLIC PANEL MOUNTED TO FACE OF CLEAR ALUMINUM AWNING



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)



CA ADOPTED NATIVE PLANTING LEGEND

TREE	SIZE/QUAN.
ARBUSUS 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

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

1 PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL

SCALE: 1"= 20'-0"

KEYNOTES

- 12" H. DECK
2. FOUNTAIN
3. MOUND
- 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

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

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

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

SQILA INC
Landscape Architects
2669 SATURN STREET
LOS ANGELES, CA 90021
T. 562-905-0800 (Main)
F. 562-905-0880
www.sqilainc.com T. 213-383-1788 (Studio)

SEAL:



ISSUE:
SCHEMATIC DESIGN:
LANDSCAPE PLAN

DATE:
05.12.20

REVISION:

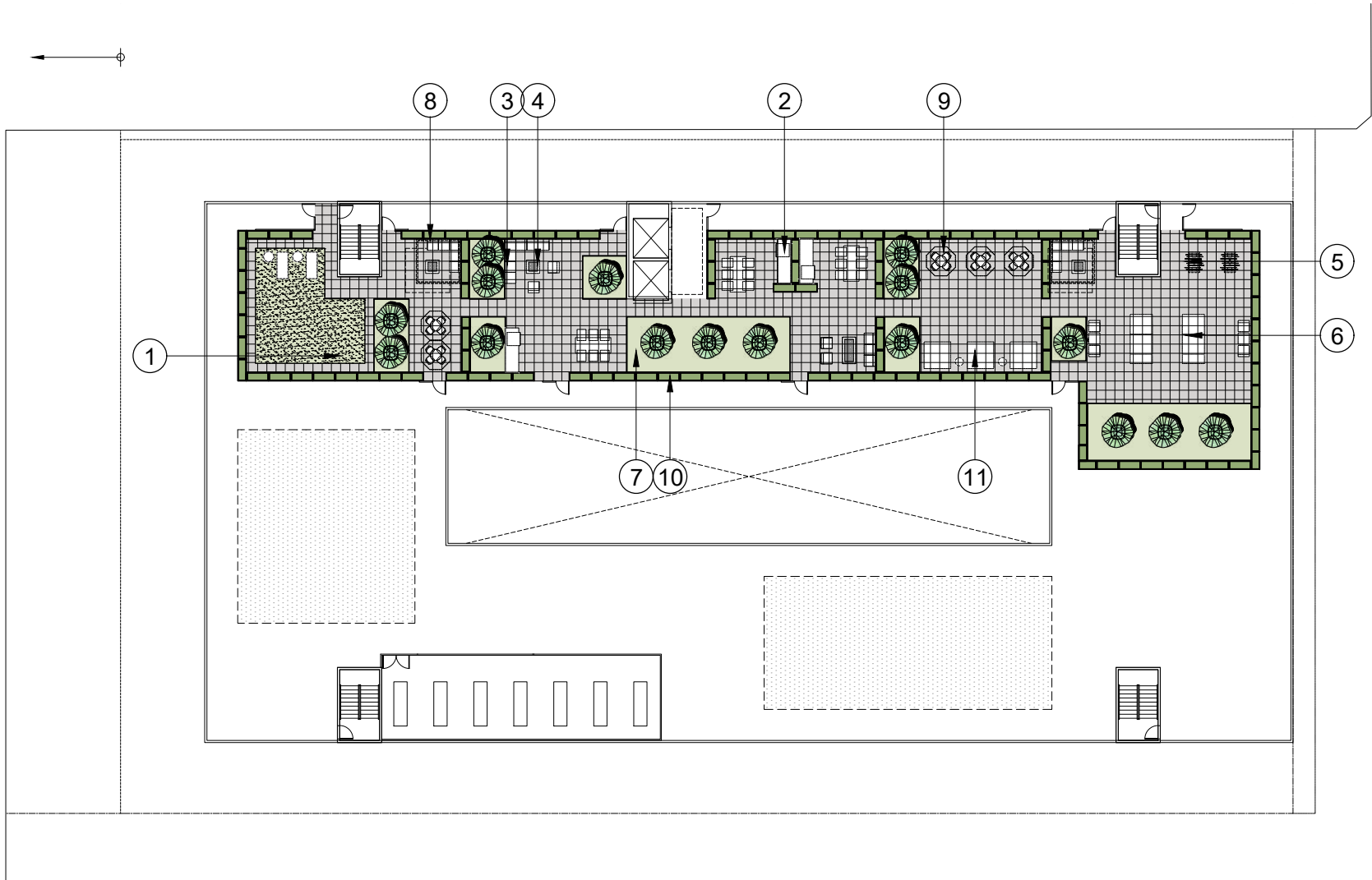
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2	08-30-2020	
3	12-10-2020	
4	03-30-2021	

SHEET

SHEET NUMBER

LP-1

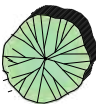
#22025



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



CA ADOPTED NATIVE PLANTING LEGEND



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



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SHEET

SHEET NUMBER

LP-2

#22025