

# STUDIO VILLAGE RETAIL CENTER

## PROJECT PERMIT COMPLIANCE &amp; CONDITIONAL USE PERMIT SUBMITTAL

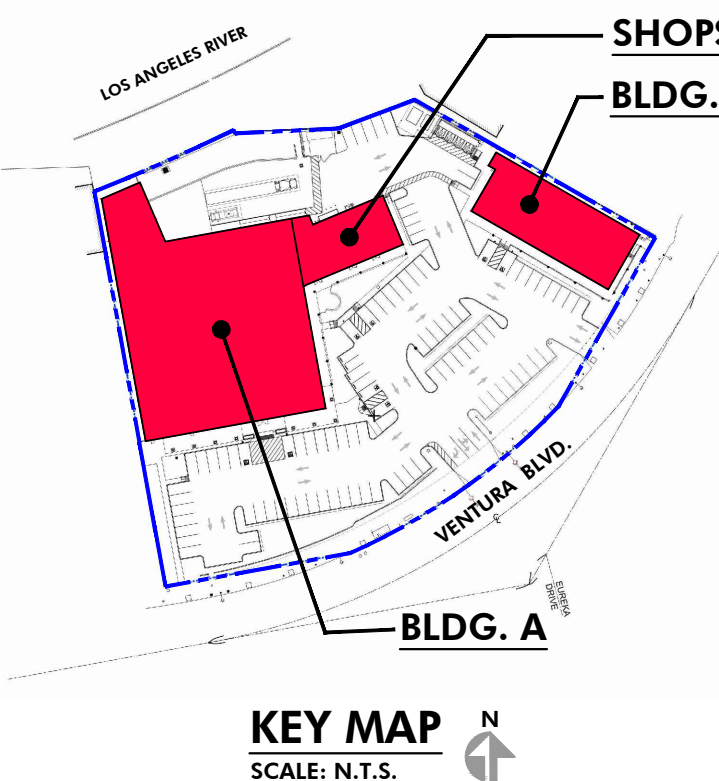
PROJECT LOCATION		EXISTING BLDG. DATA		PROPOSED BLDG. & PARKING DATA		PROJECT TEAM		SHEET INDEX	
ASSESSOR'S PARCEL #:	2366-036-021, 2366-035-007 AND 2366-036-001	EXISTING BUILDING AREA:		MODIFIED/PROPOSED BUILDING AREA:		OWNER:	PARAGON COMMERCIAL GROUP 133 Penn Street El Segundo, California 90245 310.807.3377 TEL CONTACT: Mr. Todd Huber E-mail Address: THuber@ParagonCommercialGroup.com	ARCHITECTURAL	
PROJECT ADDRESS:	11263 -11325 VENTURA BLVD. STUDIO CITY, CA 91604	EXISTING BUILDING A (ANCHOR BUILDING)	±28,874 S.F.	PROPOSED BUILDING A (ANCHOR BUILDING)	±27,428 S.F.	APPLICANT:	MMA ARCHITECTURE 120 W. Lime Avenue Monrovia, California 91016 626.221.1839 TEL CONTACT: Mr. Hany Malak E-mail Address: hany@mmaarchitecture.com	T-100 TITLE SHEET	
SITE AREA:	(2.608 ACRES) 113,610 S.F.	TENANT BLDG. AREA: ±24,131 S.F. MECHANICAL AREA: ±803 S.F. BASEMENT: (WILL ABANDON) ±3,940 S.F.		(E) TENANT BUILDING AREA: ±23,891 S.F. NEW FACADE ROOF COVER: ±1,942 S.F. COVERED LOADING PLATFORM: ±1,595 S.F.		CIVIL ENGINEER:	DRC ENGINEERING, INC. 160 South Old Springs Road, Suite 210 Anaheim Hills, California 92808 714.685.6860 Ext. 337 TEL 714.863.2421 CELL CONTACT: Mr. Rene Varga E-mail Address: rvarga@drc-eng.com	C-01 A.L.T.A. /N.S.P.S. LAND TITLE SURVEY (FOR REFERENCE ONLY) C-02 A.L.T.A. /N.S.P.S. LAND TITLE SURVEY (FOR REFERENCE ONLY)	
ZONING:	C2-1-VL-RIO COMMERCIAL ZONE WITHIN THE 1-VL HEIGHT DISTRICT: VENTURA/CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN, NEIGHBORHOOD & GENERAL COMMERCIAL	EXISTING SHOPS BLDG.	±3,569 S.F.	EXISTING SHOPS BLDG.	±3,569 S.F.	LANDSCAPE ARCHITECT:	CUMMINGS CURLEY AND ASSOCIATES, INC. 1700 Pacific Coast Highway, Suite C Seal Beach, California 90740 562.424.8182, Ext. 112 TEL CONTACT: Mr. Robert Curley E-mail Address: robert@cummingscurley.com	L101 PROPOSED LANDSCAPE PLAN L102 PROPOSED LANDSCAPE IMAGERY	
GENERAL PLAN LAND USE:	GENERAL COMMERCIAL	EXISTING BUILDING B	±6,322 S.F.	EXISTING BUILDING 2	±6,322 S.F.			A010 OVERALL SITE PLAN A100 PROPOSED FLOOR PLAN A100.1 PROPOSED FIXTURE PLAN A101 PROPOSED FLOOR PLAN A102 PROPOSED FLOOR PLAN	(BUILDING A) (BUILDING A) (SHOPS) (BUILDING B)
SETBACKS:	FRONT: 18" FOR STRUCTURE HEIGHT UP TO 15 FT.; MAX. 20 FT. FOR MIN. 50% OF FRONT LOT LINE, REMAINDER TO BE MIN. 60 FT. OR THE AVERAGE OF ALL EXISTING STRUCTURES ON BLOCK; 10 FT. OF LANDSCAPE FOR PARKING	TOTAL EXISTING BUILDING AREA	±38,765 S.F.	TOTAL EXISTING BUILDING AREA	±37,319 S.F.			A200 EXTERIOR ELEVATIONS A201 EXTERIOR ELEVATIONS A202 EXTERIOR ELEVATIONS A203 EXTERIOR ELEVATIONS	(BUILDING A & SHOPS) (BUILDING A & SHOPS) (SHOPS) (BUILDING B)
SIDE:	10 FT. MAXIMUM								
REAR:	20 FT.								
MAX. BLDG. HEIGHT:	45 FT. MAX., 3 STORIES	TOTAL BUILDING AREA TO BE DEMOLISHED:		PARKING DATA:					
	MODIFIED BUILDING 1 : 30' FT. MODIFIED SHOPS : 19'-6" FT. MODIFIED BUILDING 2 : 19'-6" FT.	EXISTING BUILDING A	±1,064 S.F.	TOTAL PARKING REQUIRED:	75 SPACES				
		PORTION OF TENANT BLDG. A ±240 S.F. MECHANICAL AREA: ±803 S.F.		ENTERPRISE ZONE	±37,319 S.F. @ 2/1000 S.F. = 74.6 SPACES				
				TOTAL PARKING PROVIDED:	100 SPACES				
				STANDARD : (9'-0" x 18") = 85 SPACES DISABLED: (9'-0" x 18") = 8 SPACES COMPACT: (9'-0" x 18") = 7 SPACES					
				PARKING RATIO PROVIDED:	2.6/1000 S.F.				
		LANDSCAPE AREA CALCULATIONS						SHEET LEGEND	
TOTAL SITE AREA:	113,610 S.F.	TOTAL SITE AREA:	113,610 S.F.	NEW LANDSCAPE AREA:	±12,835 S.F. (11.29%)				
NEW LANDSCAPE AREA:	±12,835 S.F. (11.29%)	NEW LANDSCAPE AREA:	±12,835 S.F. (11.29%)	PARKING AREA:	41,284 S.F.				
PARKING AREA:	41,284 S.F.	PARKING AREA:	41,284 S.F.	LANDSCAPE WITHIN PARKING AREA:	11,553.65 S.F. (27.9%)				
LANDSCAPE WITHIN PARKING AREA:	11,553.65 S.F. (27.9%)	LANDSCAPE WITHIN PARKING AREA:	11,553.65 S.F. (27.9%)						
						ZONING MAP		VICINITY MAP	
								SCALE: N.T.S	
LEGAL DESCRIPTION									
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:		ALSO EXCEPT THEREFROM THOSE PORTIONS DESCRIBED IN THE FINAL JUDGMENTS IN FAVOR OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AS PARCEL 322 RECORDED IN BOOK 31652 PAGE 113 AND AS PARCEL 500 RECORDED IN BOOK 28718 PAGE 373, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIE NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:							
THOSE PORTIONS OF LOTS "D", 51, 52, 53, 54, 55 AND 56 OF TRACT 4852, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP IN BOOK 53, PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:		BEGINNING AT A POINT IN THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF FAIR AVENUE, AS SAID AVENUE IS SHOWN ON MAP OF TRACT 9216, RECORDED IN BOOK 124, PAGES 63 TO 65 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID CENTER LINE OF FAIR AVENUE IS ESTABLISHED BY CITY ENGINEER OF CITY OF LOS ANGELES AND SHOWN IN SAID ENGINEER'S FIELD BOOK 14308, PAGES 30 AND 31, DISTANT ALONG SAID CENTER LINE AND PROLONGATION THEREOF, SOUTH 0° 04' 27" EAST 231.50 FEET FROM THE EASTERLY PROLONGATION OF THE CENTER LINE OF DILLING STREET, AS SHOWN ON SAID MAP OF TRACT 9216, AND AS SAID CENTER LINE OF DILLING STREET IS ESTABLISHED BY SAID ENGINEER AND SHOWN ON PAGE 31 OF SAID FIELD BOOK, SAID POINT OF BEGINNING ALSO BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1090 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT OF BEGINNING BEARS SOUTH 33° 50' 50" EAST; THENCE FROM SAID POINT OF BEGINNING, SOUTHWESTERLY ALONG SAID CURVE, 67.29 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 52° 36' 57" WEST 390.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1600 FEET; THENCE, SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE, 580.80 FEET.							
BEGINNING AT THE MOST EASTERLY CORNER OF THE SOUTHWESTERLY 50.00 FEET OF SAID LOT 51; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, NORTH 60° 14' 05" WEST 219.87 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 51; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 69° 23' 30" WEST 64.92 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 51; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 52, SOUTH 87° 11' 00" WEST 81.80 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 320 OF THE NOTICE OF ACTION ENTERED IN CASE NO. 542717 SUPERIOR COURT OF SAID COUNTY, CERTIFIED COPY OF WHICH WAS RECORDED APRIL 1, 1948 AS INSTRUMENT NO. 2578, IN BOOK 25805 PAGE 337, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1600.00 FEET A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 26° 07' 40" EAST; THENCE ALONG SAID RADIAL LINE NORTH 26° 07' 40" WEST 3.00 FEET; THENCE SOUTHWESTERLY AND CONCENTRIC WITH SAID SOUTHEASTERLY LINE OF SAID PARCEL 320 AND THE SOUTHEASTERLY LINE OF PARCELS 500 AND 322 OF SAID SUPERIOR COURT CASE BEING A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1597.00 FEET, AN ARC DISTANCE OF 120.95 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 55; THENCE ALONG SAID WESTERLY LINE SOUTH 10° 20' 17" EAST 202.08 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO TOP VALUE ENTERPRISES, INC., RECORDED ON JANUARY 11, 1963 AS INSTRUMENT NO. 5778, IN BOOK D1183 PAGE 347, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARIES OF SAID PARCEL 2, SOUTH 79° 39' 43" WEST 0.15 FEET SOUTH 10° 20' 17" EAST 70.55 FEET AND NORTH 79° 39' 43" EAST 0.15 FEET TO SAID WESTERLY LINE OF LOT 55; THENCE ALONG SAID WESTERLY LINE SOUTH 10° 20' 17" EAST 45.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 55; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 55 AND 54 NORTH 79° 39' 43" EAST 149.05 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 2 OF THE DEED RECORDED IN BOOK 16078 PAGE 335, OFFICIAL RECORDS OF SAID COUNTY, SAID LAST MENTIONED SOUTHEASTERLY LINE BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 521.14 FEET; THENCE NORTH-EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 203.19 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 53; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 53, 52 AND 51, NORTH 29° 45' 45" EAST 154.30 FEET TO THE POINT OF BEGINNING.		ALSO EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, AND FURTHER EXCEPTING AND RESERVING TO SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO DRILL THROUGH AND UNDER THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED HOWEVER THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY, AS RESERVED IN DEED RECORDED OCTOBER 21, 1965 AS INSTRUMENT NO. 4864							
FOR CONVEYANCING PURPOSES ONLY: APN 2366-036-021 (AFFECTS PORTION OF SAID LAND) AND 2366-035-007 (AFFECTS PORTION OF SAID LAND)						C2-1VL-RIO = COMMERCIAL ZONE WITHIN 1-VL HEIGHT DISTRICT: VENTURA/CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN, STUDIO CITY SECTION. NEIGHBORHOOD & GENERAL COMMERCIAL			



120 W Lime Avenue Monrovia, CA 91016  
TEL:626.583.8348 | [mmaarchitecture.com](http://mmaarchitecture.com)

A PROJECT FOR

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245



# STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd.  
Studio City, California 91604

## ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	03.01.2023	PROJECT PERMIT COMPLIANCE C.U.P. SUBMITTAL

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 22251TMA	
DRAWN BY: CR	CHECKED BY:
DATE:	
SHEET DESCRIPTION:	

# TITLE SHEET

SHEET NUMBER

# T100

BASED ON SCHEME SP-03



LEGEND

- FIRE HYDRANT  
— EDGE PAVEMENT  
— WATER VALVE  
— METER, PULL BOX  
— SIGN  
— CONCRETE  
— BLOCK WALL  
— LIGHT STANDARD  
— TRAFFIC SIGNAL  
— STREET LIGHT  
— HANDICAP STALL  
— WROUGHT IRON FENCE  
— WOOD FENCE  
— CHAINLINK FENCE  
— PARKING COUNT  
— BUILDING HEIGHT INDICATOR  
— ( ) INDICATES RECORD PER TITLE REPORT

- AC — ASPHALT PAVEMENT  
BFD — BACK FLOW DEVICE  
CATV — CABLE TELEVISION  
CB — CATCH BASIN  
CO — CLEAN OUT  
FH — FIRE HYDRANT  
FS — FIRE SERVICE  
FL — FLAG POLE  
GI — GRATE INLET  
GM — GAS METER  
GP — GUARD POST  
GV — GAS VALVE  
HCS — HANDICAP SIGN  
L — LOT LINE  
MH — MAN HOLE  
MW — MONITOR WELL  
PA — PLANTER AREA  
PB — PULL BOX  
PED — PEDESTAL  
PIV — POST INDICATOR VALVE  
PL — PROPERTY LINE  
PP — POWER POLE  
R — RAMP  
RAD — RADIAL  
R/W — RIGHT OF WAY  
SCO — SEWER CLEAN OUT  
SDMH — STORM DRAIN MANHOLE  
SMH — SEWER MANHOLE  
T — TRANSFORMER  
TE — TRASH ENCLOSURE  
WM — WATER METER

LIST OF ENCROACHMENTS

NONE TO STATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF VENTURA BOULEVARD BEARING SOUTH 79°39'43" WEST AS SHOWN ON TRACT MAP NO. 4852 BOOK 53 PAGES 49 AND 50 RECORDS OF SAID COUNTY.

ZONING INFORMATION

ZONE: C2-1-VL

COMMERCIAL ZONE WITHIN THE 1-VL HEIGHT DISTRICT: VENTURA/CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN, STUDIO CITY SECTION, NEIGHBORHOOD & GENERAL COMMERCIAL

SETBACKS:

FRONT: 18' FOR STRUCTURE HEIGHT UP TO 15'; MAX. 20 FT. FOR MIN. 50% OF FRONT LOT LINE, REMAINDER TO BE MIN. 60' OR THE AVERAGE OF ALL EXISTING STRUCTURES ON BLOCK; 10' LANDSCAPE FOR PARKING

SIDE: NONE

REAR: NONE

DENSITY: 1.0 FLOOR AREA RATIO /60% LOT COVERAGE

HEIGHT: 45' MAX , 3 STORIES

PARKING RESTRICTIONS:

- COMMERCIAL USE OTHER THAN OFFICE: 1 PARKING SPACE PER 250 SQ.FT. FLOOR AREA

- RESTAURANT: 1 PARKING SPACE PER 100 SQ.FT. FLOOR AREA

- OFFICE: 1 PARKING SPACE PER 300 SQ.FT. FLOOR AREA

THIS INFORMATION WAS OBTAINED FROM THE ZONING REPORT PDF AS PROVIDED BY PARRAGON COMMERCIAL GROUP,133 PENN ST., EL SEGUNDO, CA. 90245 PH: 310-807-3375

FLOOD ZONE INFORMATION

ZONE: 'X'  
AREA OF MINIMAL FLOOD HAZARD

PANEL NO. 06037C 1320F

DATED: SEPTEMBER 26, 2008

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. NCS 1002681-SAI DATED JUNE 22, 2020 BY FIRST AMERICAN TITLE INSURANCE COMPANY:

- (11) AN EASEMENT FOR POLE LINES RECORDED AUGUST 14, 1913 IN BOOK 5587, PAGE 109, OF DEEDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.
- (12) AN EASEMENT FOR PUBLIC STREET RECORDED DECEMBER 16, 1955 IN BOOK 16078, PAGE 335, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (13) AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 2, 1962 AS INSTRUMENT NO. 7326 OF OFFICIAL RECORDS AND ACCEPTED BY RESOLUTION RECORDED NOVEMBER 9, 1962 AS INSTRUMENT NO. 6056, OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (14) AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, MAINTAIN, AND OPERATE A LINES OR LINES OF POLES OR CONDUITS, TOGETHER WITH CONDUCTORS, WIRES, VAULTS, MANHOLES AND APPURTENANT STRUCTURES AND EQUIPMENT, BOTH OVERHEAD AND UNDERGROUND FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION SIGNALS THROUGH THE REAL PROPERTY TO THE CITY OF LOS ANGELES. RECORDED APRIL 11, 1975, AS INSTRUMENT NO. 2894, OFFICIAL RECORDS. SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT AND IS PLOTTED HEREON.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS "D", 51, 52, 53, 54, 55 AND 56 OF TRACT 4852, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP IN BOOK 53, PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE SOUTHWESTERLY 50.00 FEET OF SAID LOT 51; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, NORTH 60° 14' 05" WEST 219.87 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 51; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 69° 23' 30" WEST 64.92 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 51; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 52, SOUTH 87° 11' 00" WEST 81.80 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 320 OF THE NOTICE OF ACTION ENTERED IN CASE NO. 542717 SUPERIOR COURT OF SAID COUNTY, CERTIFIED COPY OF WHICH WAS RECORDED APRIL 1, 1948 AS INSTRUMENT NO. 2278, IN BOOK 28805 PAGE 337, OFFICIAL RECORDS. RECORDS OF SAID COUNTY, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1600.00 FEET A RADIAL LINE TO SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 28° 07' 40" EAST; THENCE ALONG SAID RADIAL LINE NORTH 29° 07' 40" WEST 3.00 FEET; THENCE SOUTHWESTERLY AND CONCENTRIC WITH SAID SOUTHEASTERLY LINE OF SAID PARCEL 320 AND THE SOUTHEASTERLY LINE OF PARCELS 500 AND 322 OF SAID SUPERIOR COURT CASE BEING A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1597.00 FEET, AN ARC DISTANCE OF 120.95 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 55; THENCE ALONG SAID WESTERLY LINE SOUTH 10° 20' 17" EAST 202.08 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO TOP VALUE ENTERPRISES, INC., RECORDED ON JANUARY 11, 1963 AS INSTRUMENT NO. 5778, IN BOOK 01883 PAGE 347, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARIES OF SAID PARCEL 2, SOUTH 79° 39' 43" WEST 0.15 FEET SOUTH 10° 20' 17" EAST 70.55 FEET AND NORTH 79° 39' 43" EAST 0.15 FEET TO SAID WESTERLY LINE OF LOT 55; THENCE ALONG SAID WESTERLY LINE SOUTH 10° 20' 17" EAST 45.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 55; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 55 AND 54 NORTH 79° 39' 43" EAST 149.05 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 2 OF THE DEED RECORDED IN BOOK 16078 PAGE 335, OFFICIAL RECORDS OF SAID COUNTY, SAID LAST MENTIONED SOUTHEASTERLY LINE BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 521.14 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 203.19 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 53; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 53, 52 AND 51, NORTH 29° 45' 45" EAST 154.30 FEET TO THE POINT OF BEGINNING.

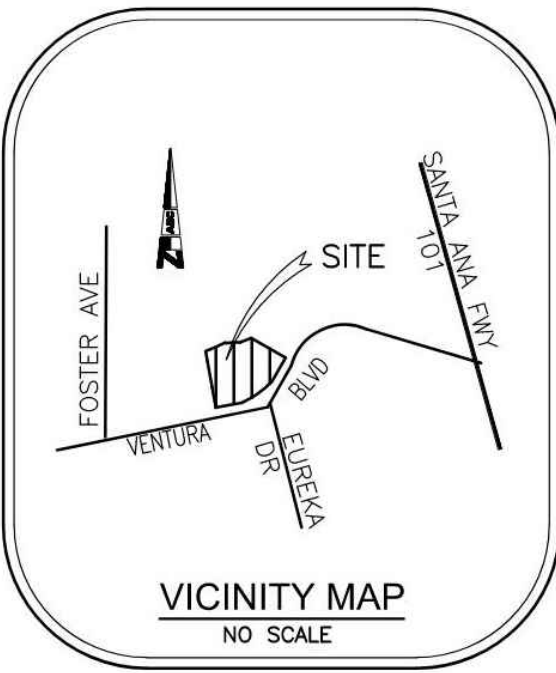
EXCEPT THE WESTERLY 0.2 FEET OF THE NORTHERLY 70.00 FEET OF THE SOUTHERLY 335.00 FEET OF LOT 55 OF TRACT 4852.

ALSO EXCEPT THEREFROM THOSE PORTIONS DESCRIBED IN THE FINAL JUDGMENTS IN FAVOR OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AS PARCEL 322 RECORDED IN BOOK 31652 PAGE 113 AND AS PARCEL 500 RECORDED IN BOOK 28718 PAGE 373, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIE NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF FAIR AVENUE, AS SAID AVENUE IS SHOWN ON MAP OF TRACT 9216, RECORDED IN BOOK 124, PAGES 63 TO 65 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID CENTER LINE OF FAIR AVENUE IS ESTABLISHED BY CITY ENGINEER OF CITY OF LOS ANGELES AND SHOWN IN SAID ENGINEER'S FIELD BOOK 14309, PAGES 30 AND 31, DISTANT ALONG SAID CENTER LINE AND PROLONGATION THEREOF, SOUTH 0° 04' 27" EAST 231.50 FEET FROM THE EASTERLY PROLONGATION OF THE CENTER LINE OF DILLING STREET, AS SHOWN ON SAID MAP OF TRACT 9216, AND AS SAID CENTER LINE OF DILLING STREET IS ESTABLISHED BY SAID ENGINEER AND SHOWN ON PAGE 31 OF SAID FIELD BOOK, SAID POINT OF BEGINNING ALSO BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1000 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT OF BEGINNING BEARS SOUTH 33° 50' 50" EAST; THENCE FROM SAID POINT OF BEGINNING, SOUTHWESTERLY ALONG SAID CURVE, 67.29 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 52° 36' 57" WEST 380.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1600 FEET; THENCE, SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE, 580.80 FEET.

ALSO EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, AND FURTHER EXCEPTING AND RESERVING TO SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO DRILL THROUGH AND UNDER THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED HOWEVER THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY, AS RESERVED IN DEED RECORDED OCTOBER 21, 1963 AS INSTRUMENT NO. 4854.

FOR CONVEYANCING PURPOSES ONLY: APN 2366-036-021 (AFFECTS PORTION OF SAID LAND) AND 2366-035-007 (AFFECTS PORTION OF SAID LAND)



LAND AREA

113,610 SQUARE FEET

2.608 ACRES

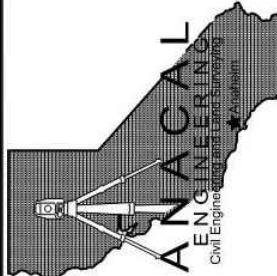
PARKING COUNT

REGULAR STALLS — 107

COMPACT STALLS — 32

ADA STALLS — 4

TOTAL STALLS — 143



**ANACAL ENGINEERING & LAND SURVEYING**  
CIVIL ENGINEERING & LAND SURVEYING  
1211 NORTH TUSTIN AVENUE ~ ANAHEIM, CALIFORNIA 92807  
PHONE: (714) 774-1763 FAX: (714) 774-4690  
E-MAIL ADDRESS: anacal@anacalengineering.com  
WEB SITE: anacalengineering.com

PROJECT ENGINEER

DATE	SCALE	NONE	DRAWN	G. A. G.	CHECKED	D. C. Q.
1/27/21						

STUDIO CITY, CALIFORNIA

**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**  
**11265 - 11313 VENTURA BOULEVARD**

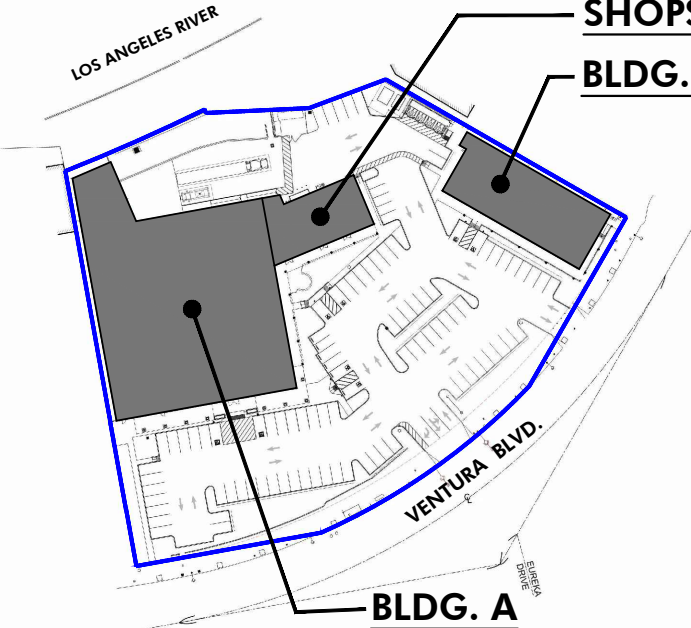
SHEET TITLE  
PROJECT  
SHEET NO. **1** OF **2**



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TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245



**KEY MAP**  
SCALE: N.T.S.

STUDIO VILLAGE  
RETAIL CENTER

11263-11325 Ventura Blvd.  
Studio City, California 91604

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	03.01.2023	PROJECT PERMIT COMPLIANCE/ C.U.P. SUBMITTAL

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JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

**A.L.T.A./N.S.P.S.**  
**LAND TITLE SURVEY**  
**(FOR REFERENCE ONLY)**

SHEET NUMBER:

**C-01**

BASED ON SCHEME SP-03

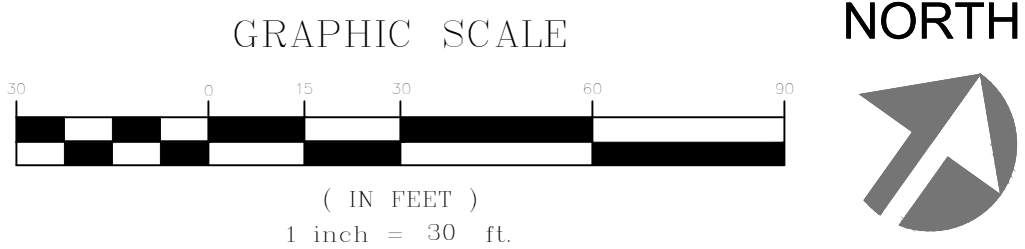
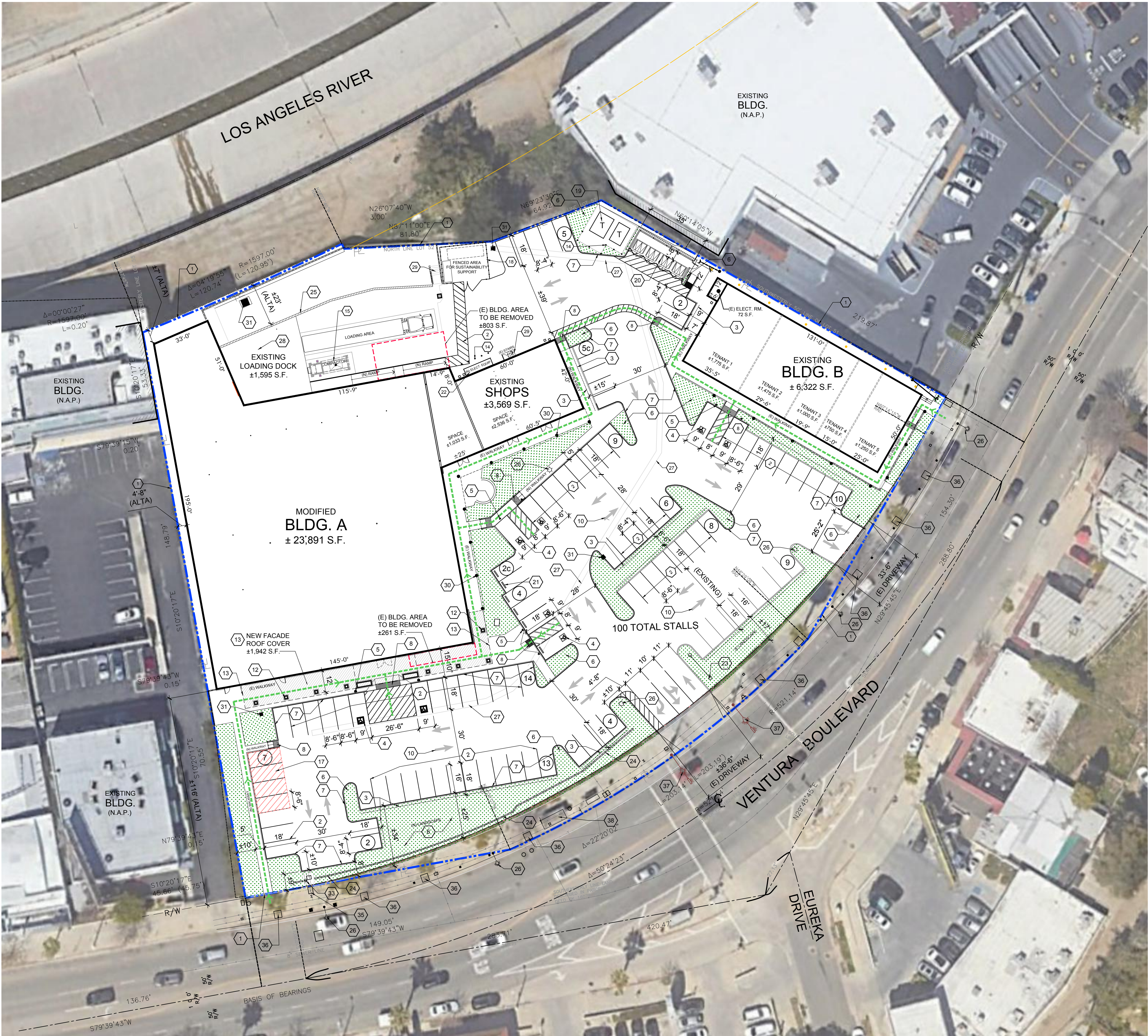
**FOR REFERENCE ONLY**  
**SCALE: N.T.S.**





BASED ON SCHEME SP-03





NOTE:  
See Sheet T 100 for proposed building and parking summary.

## KEY NOTES

- EXISTING PROPERTY LINE
- NEW STRIPING
- NEW TWO FT. PARKING OVERHANG
- NEW PAINTED DISABLED SYMBOL
- NEW DISABLED SIGN
- NEW PLANTER
- NEW CURB
- NEW RAMP WITH TRUNCATED DOME
- NEW ACCESSIBLE PARKING STALLS
- NEW DIRECTIONAL ARROWS
- NEW METAL CANOPY
- NEW COLUMN
- NEW FACADE ROOF COVER
- NEW BOLLARD
- NEW COMPACTOR
- NEW CONCRETE STEPS
- PROPOSED BOPIS PARKING
- NEW CHAINLINK FENCE ENCLOSURE W/ GATE FOR TENANT'S SUSTAINABILITY SUPPORT
- NEW TRANSFORMER
- NEW TRASH ENCLOSURE WITH ROOF
- NEW WHEELSTOP
- NEW ELECTRICAL EQUIPMENT
- EXISTING PYLON SIGN TO REMAIN
- EXISTING LOW WALL
- EXISTING LOADING WALL
- EXISTING LIGHT
- EXISTING SWALE
- EXISTING PLATFORM
- EXISTING STAIRS
- EXISTING COLUMN
- EXISTING CATCH BASIN
- EXISTING CURB CUT
- EXISTING FREE STANDING INLET FIRE DEPT. CONNECTION
- EXISTING METAL COVER
- EXISTING WATER VAULT
- EXISTING TREEWELL
- EXISTING TRAFFIC LIGHT
- EXISTING BUS SHELTER

## LEGEND

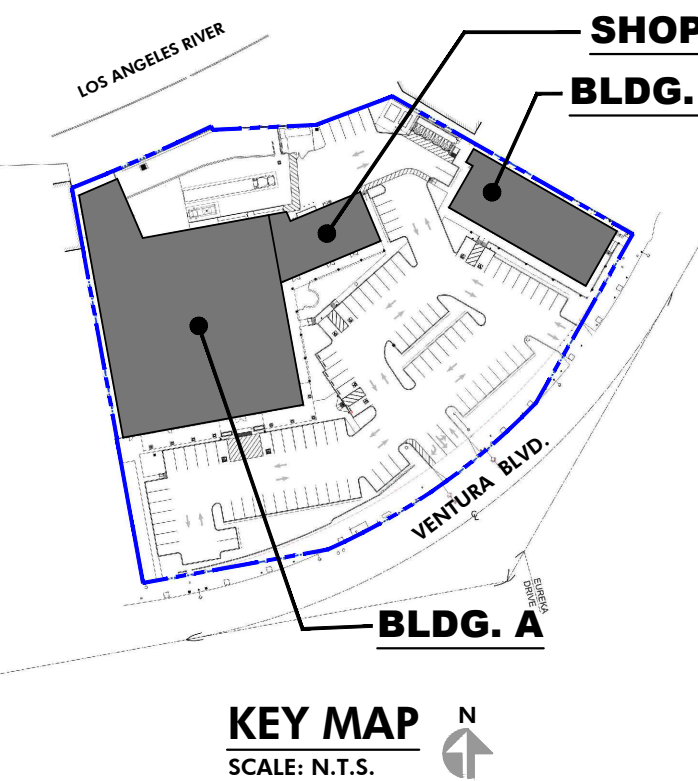
- EXISTING BUILDING
- BLDG. AREA TO BE DEMOLISHED
- TOTAL LANDSCAPE AREA  
= ±12,835 S.F.
- PROPERTY LINE
- HANDICAP INDICATION  
PATH OF TRAVEL



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## STUDIO VILLAGE RETAIL CENTER

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SHEET DESCRIPTION:

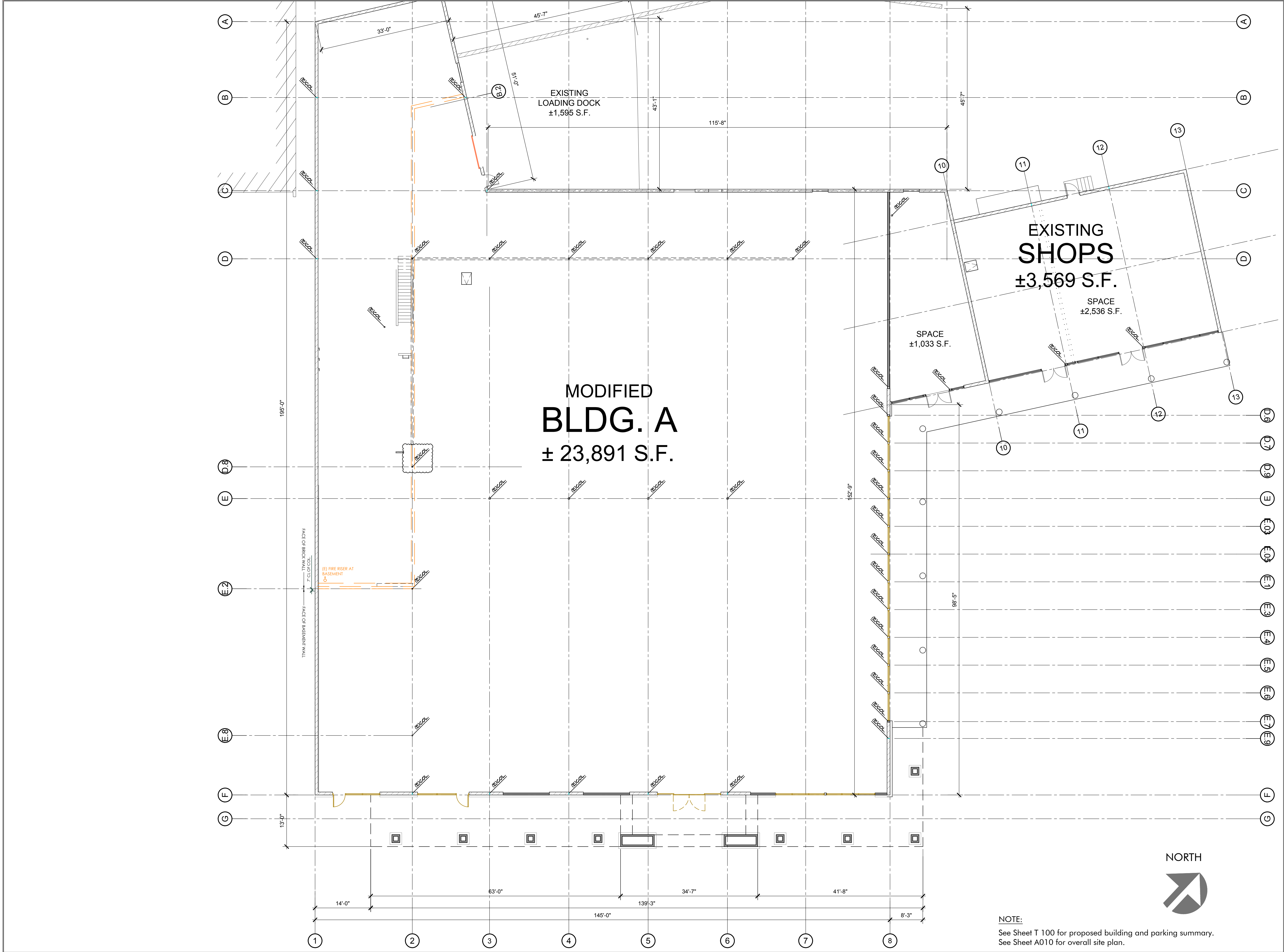
## PROPOSED SITE PLAN

SHEET NUMBER:

A010

BASED ON SCHEME SP-03





FLOOR PLAN - (BLDG. - A)

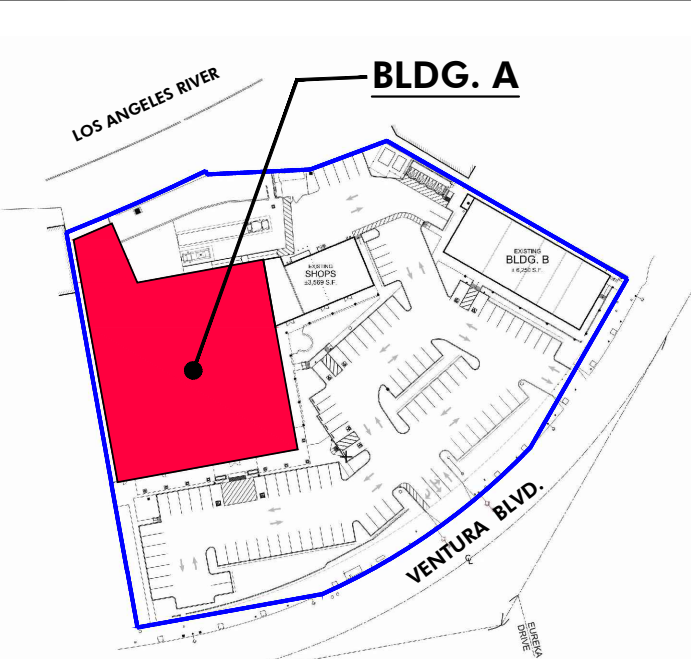
3/32" = 1'-0"



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KEY MAP  
SCALE: N.T.S.

## STUDIO VILLAGE RETAIL CENTER

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DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

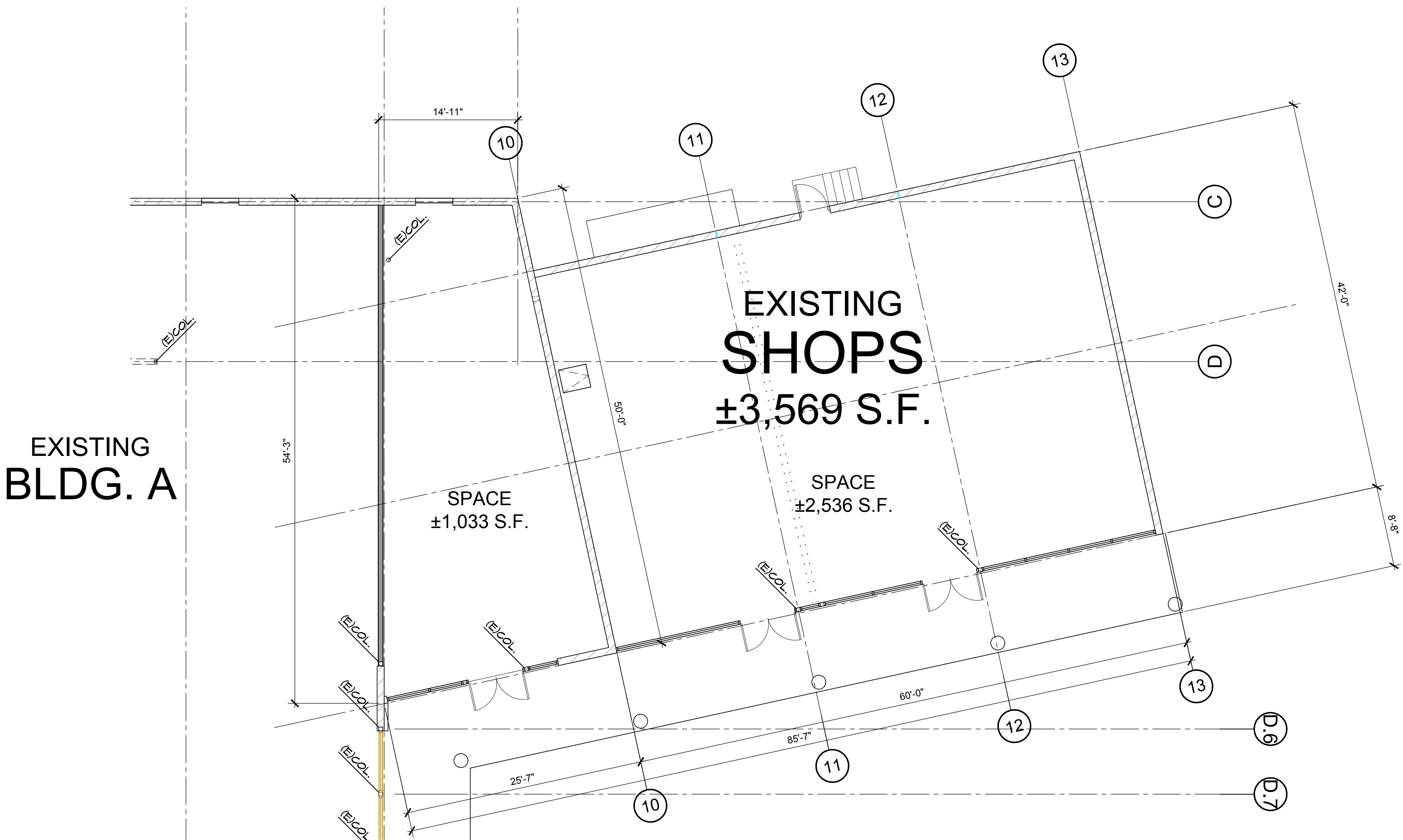
## FLOOR PLAN (BUILDING A)

SHEET NUMBER:

A100

BASED ON SCHEME SP-03





EXISTING  
BLDG. A

EXISTING  
SHOPS  
±3,569 S.F.

SPACE  
±1,033 S.F.

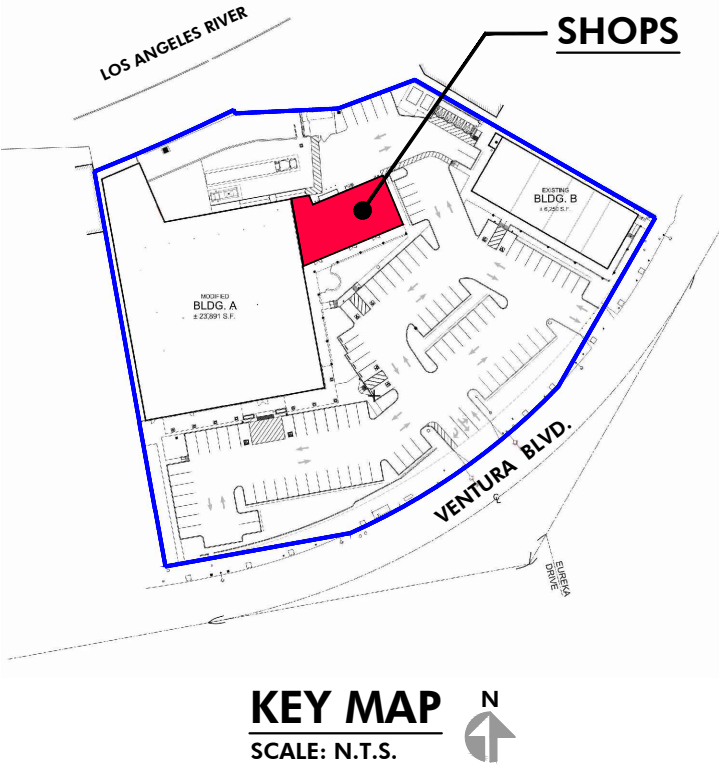
SPACE  
±2,536 S.F.



NOTE:  
See Sheet T 100 for proposed building and parking summary.  
See Sheet A010 for overall site plan.

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JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

**FLOOR PLAN  
(SHOPS BLDG.)**

SHEET NUMBER:  
**A101**

BASED ON SCHEME SP-03

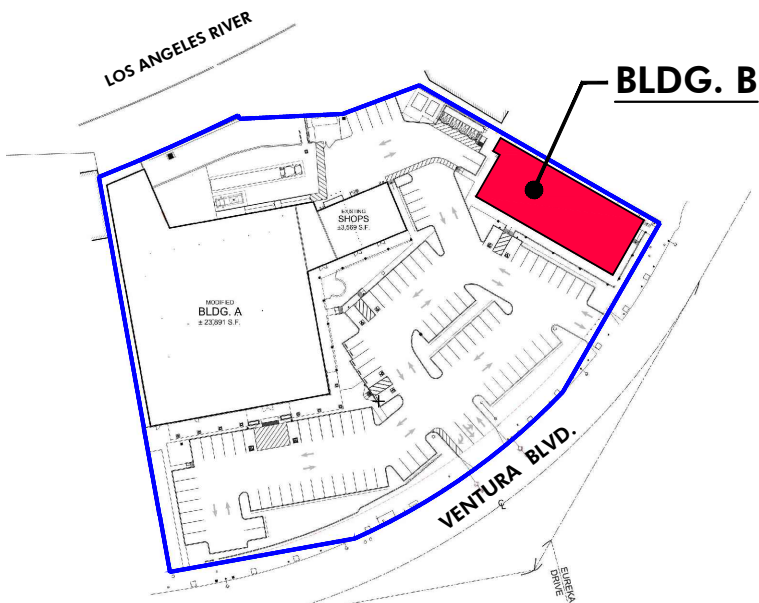




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KEY MAP  
SCALE: N.T.S.

STUDIO VILLAGE  
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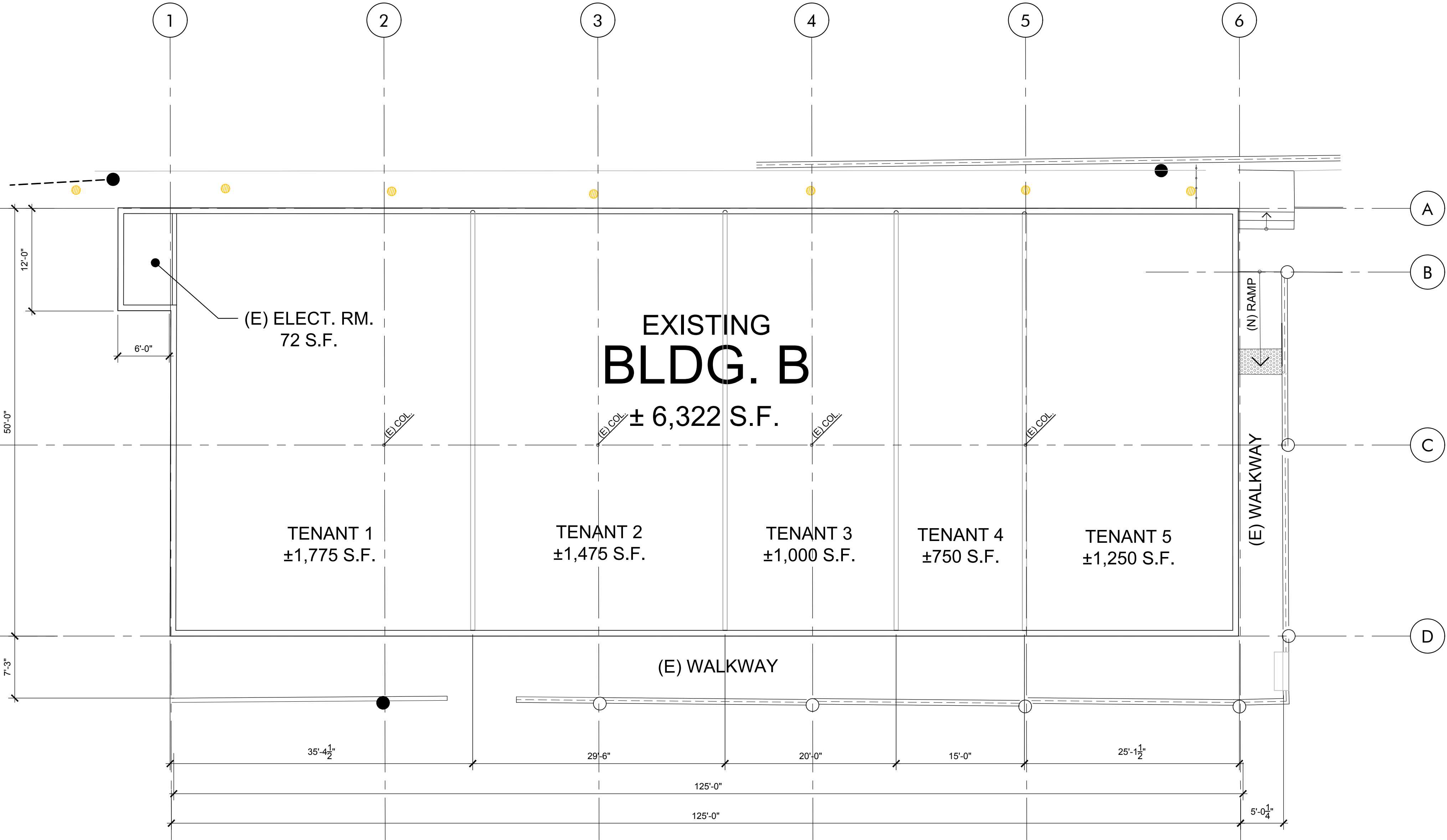
JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

FLOOR PLAN  
(BUILDING B)

SHEET NUMBER:

A102

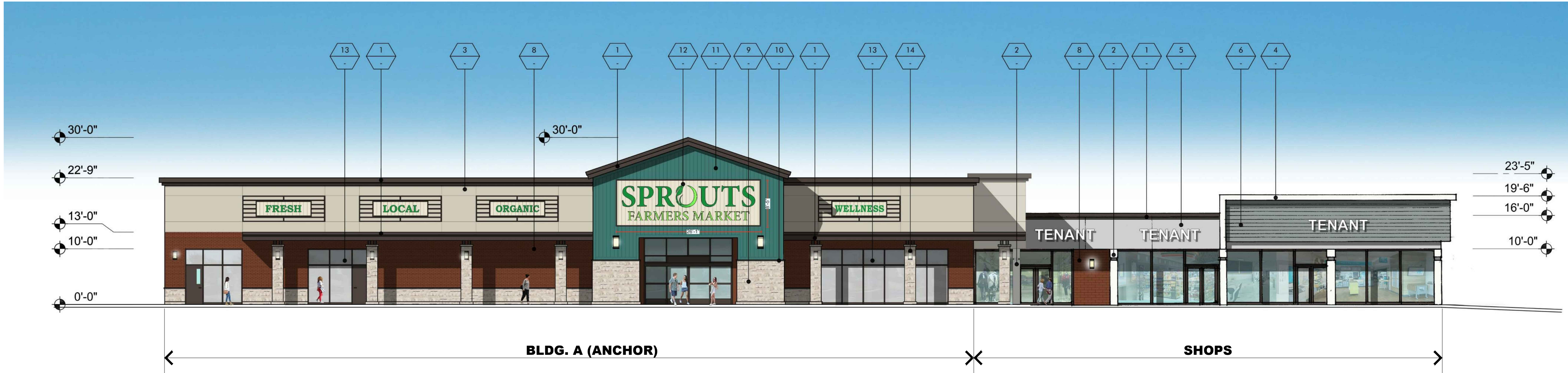
BASED ON SCHEME SP-03



NOTE:  
See Sheet T 100 for proposed building and parking summary.  
See Sheet A010 for overall site plan.



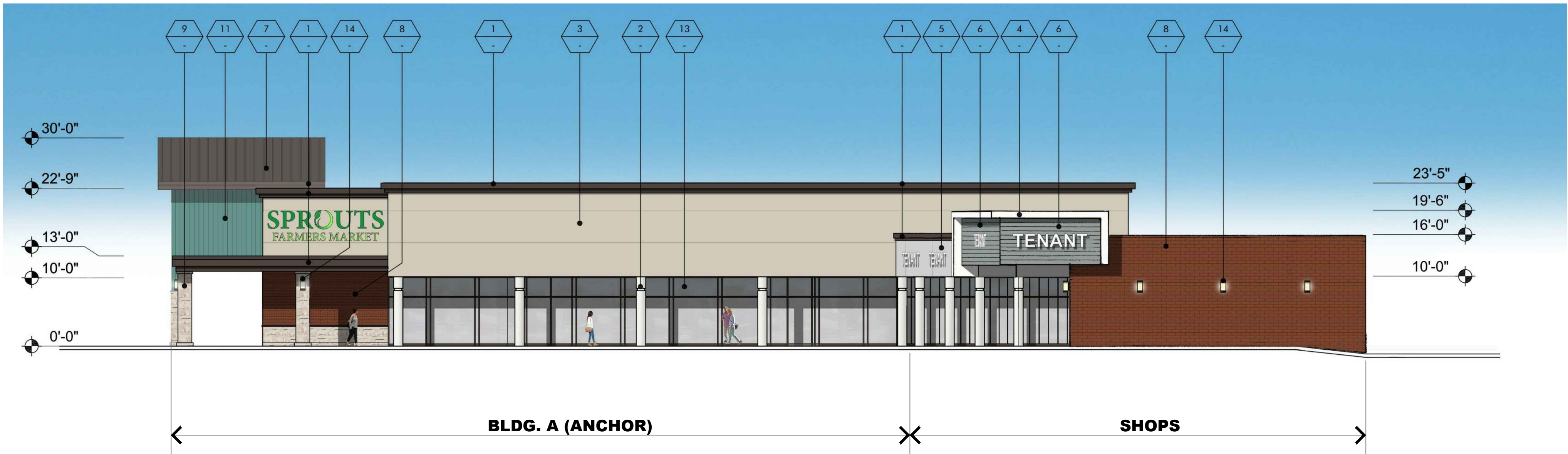




SOUTH EXTERIOR ELEVATION (BLDG. A - ANCHOR & SHOPS BLDG.)

SCALE: 3/32" = 1'-0"

1



EAST EXTERIOR ELEVATION (BLDG. A - ANCHOR & SHOPS BLDG.)

SCALE: 3/32" = 1'-0"

2

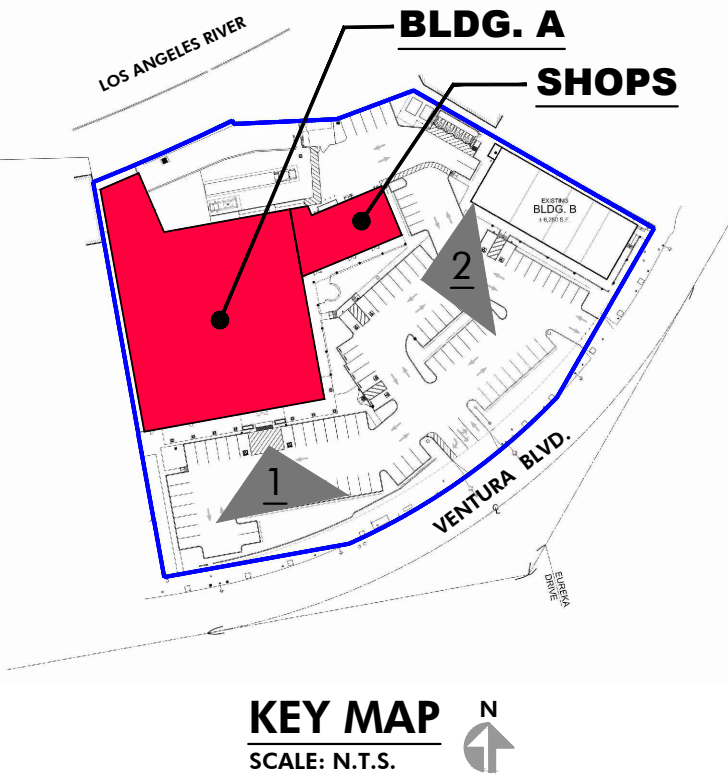


MATERIAL LEGEND

3

A PROJECT FOR:

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133 PENN STREET  
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## STUDIO VILLAGE RETAIL CENTER

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DRAWN BY: CHECKED BY:  
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SHEET DESCRIPTION:

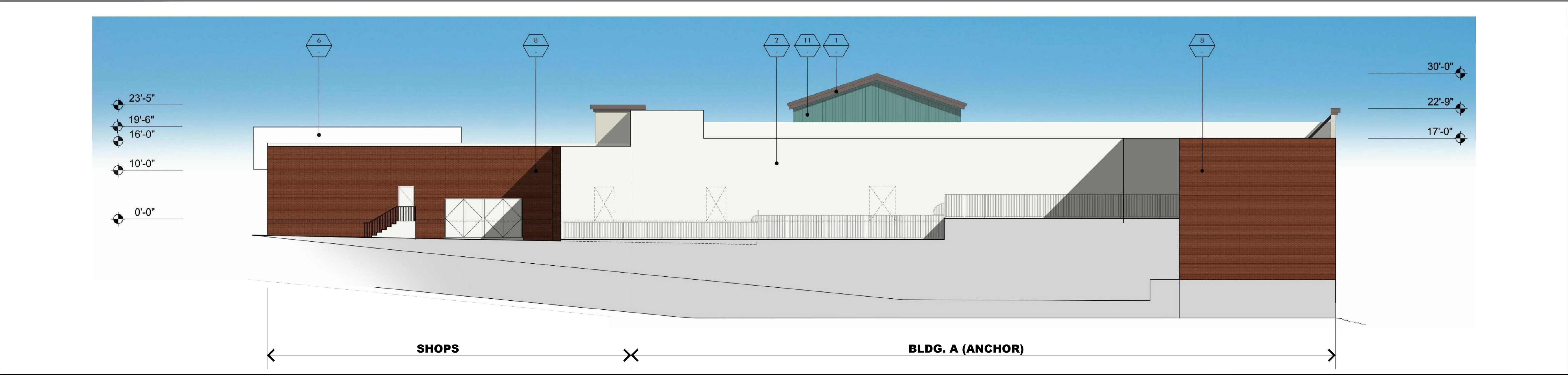
EXTERIOR ELEVATIONS  
(BUILDING 1 & SHOPS)

SHEET NUMBER:

**A200**

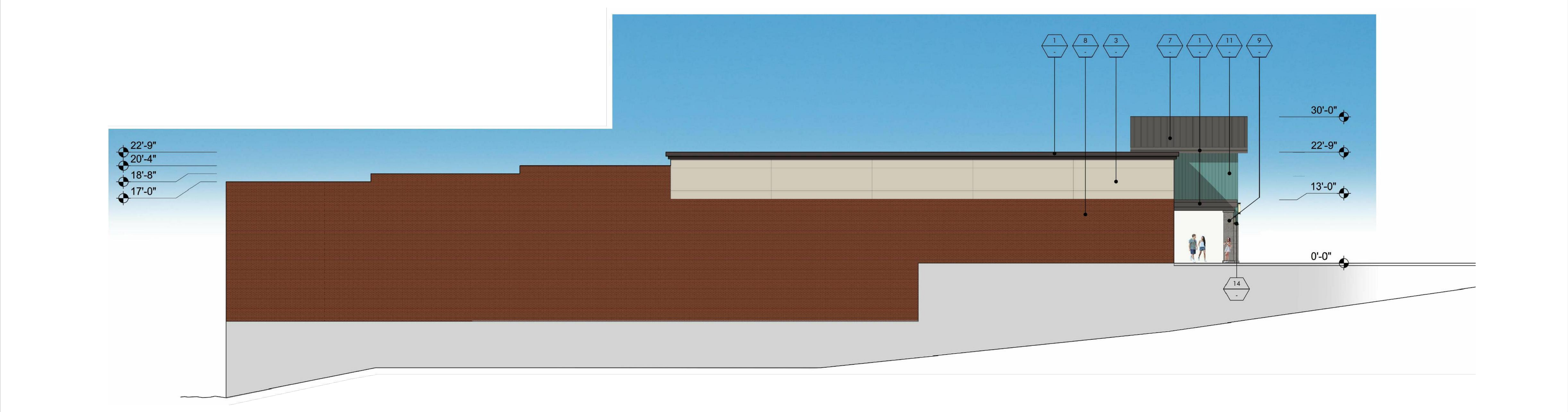
BASED ON SCHEME SP-03





NORTH EXTERIOR ELEVATION (BLDG. A - ANCHOR & SHOPS BLDG.)

SCALE: 3/32" = 1'-0" 1



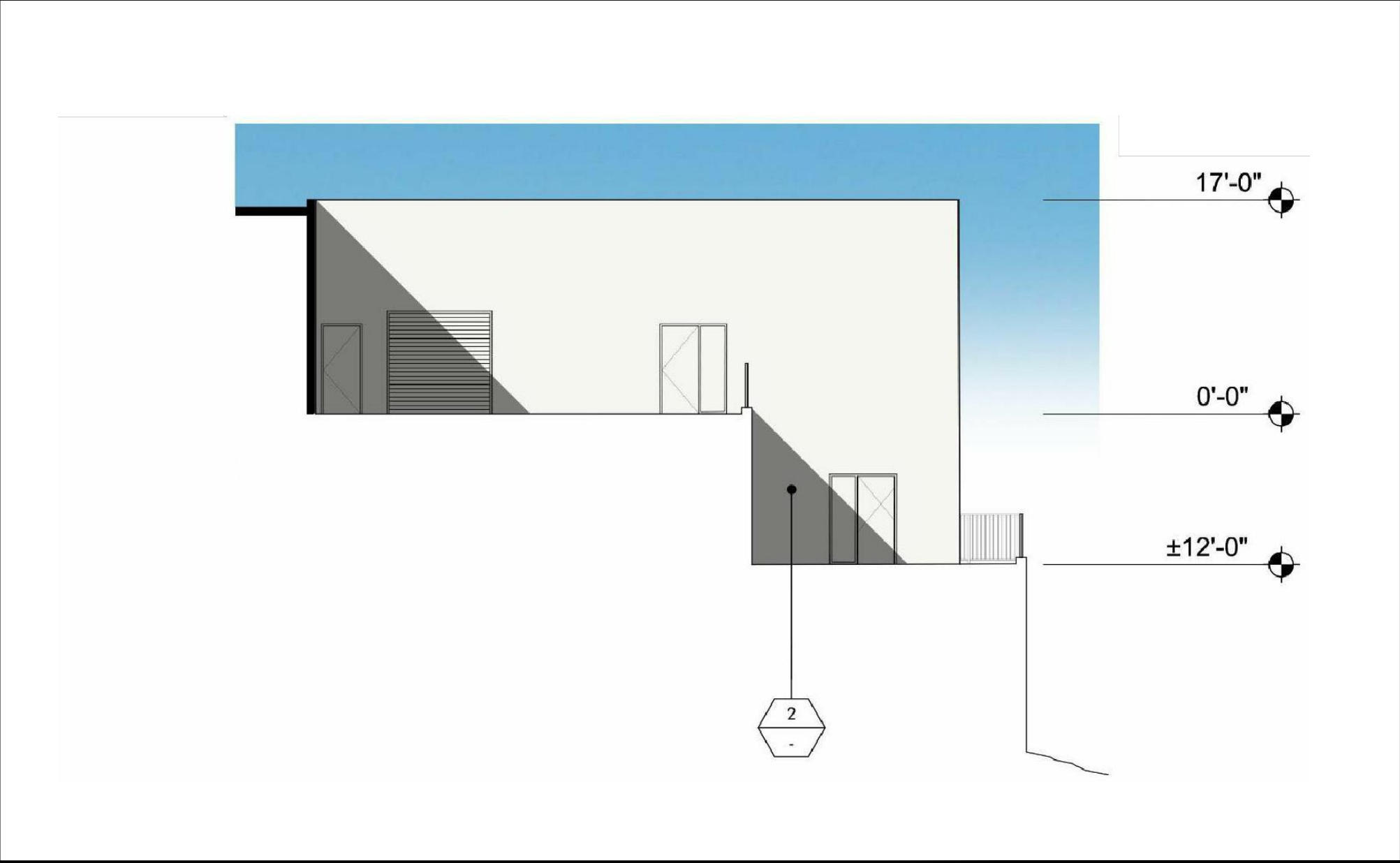
WEST EXTERIOR ELEVATION (BLDG. A - ANCHOR)

SCALE: 3/32" = 1'-0" 2

<b>1</b> PAINT PPG 1005-7 "Dark Granite" at Fascia of Metal Roof, Metal Louvers & Cornice	<b>2</b> PAINT PPG 10-05 "Oyster White" Stucco/Column Color	<b>3</b> PAINT PPG 1024-4 "Moth Gray"	<b>4</b> PAINT DEV379 "Iglou"	<b>5</b> PAINT DE6380 "Clouded Vision"	<b>6</b> Nichia Panel PPG 1024-4 Model: LaTura V-Grove Color: DEC789 Light Gray	<b>7</b> STANDING SEAMMETAL ROOFING Berridge "Aged Bronze"	<b>8</b> BRICK Clean existing brick, infill opening to match existing, wire-cut brick	<b>9</b> Playa Vista Limestone color: Cream
<b>10</b> SILL Coronado Stone 12" x 24" Smooth Limestone "Harvard Gray"	<b>11</b> SIDING Vertical Panels by NICHHA Factory Pre-finished to match PPG 11442-6 "Venice Jade"	<b>12</b> SIDING Vertical Panels by NICHHA Factory Pre-finished to match PPG 1089-1 "Always Almond"	<b>13</b> SPANDREL GLASS VIRACON V933 WARM GRAY #2	<b>14</b> WALL SCONCE BY TMS LIGHTING MODEL: ADMIRALLED OUTDOOR COLOR: F99 PEWTER				

MATERIAL LEGEND

4

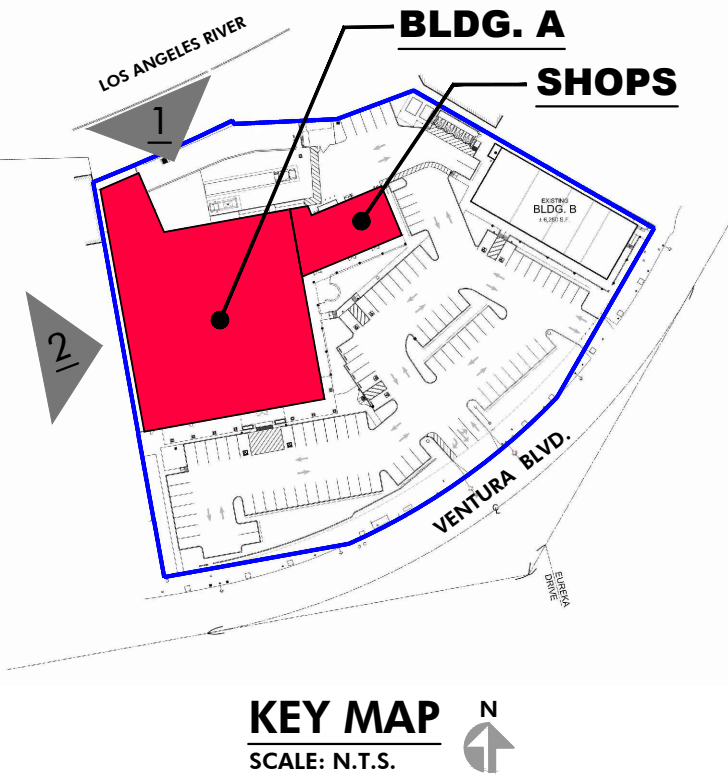


PARTIAL EAST EXTERIOR ELEVATION (BLDG. A - ANCHOR - LOADING)

3

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DATE:  
SHEET DESCRIPTION:

## EXTERIOR ELEVATIONS (BUILDING 1 & SHOPS)

SHEET NUMBER:  
**A201**  
BASED ON SCHEME SP-03





SOUTH EXTERIOR ELEVATION (SHOPS)

SCALE: 3/32" = 1'-0"

1



NORTH EXTERIOR ELEVATION (SHOPS)

SCALE: 3/32" = 1'-0"

2

- 1 PAINT  
PPG 1005-7  
"Dark Granite"  
at Fascia of Metal Roof, Metal Louvers  
& Cornice
- 2 PAINT  
PPG 10-05  
"Oyster White"  
Stucco/Column Color
- 3 PAINT  
PPG 1024-4  
"Moth Gray"
- 4 PAINT  
DEW379  
"Igloo"
- 5 PAINT  
DEW380  
"Clouded Vision"
- 6 Nichiha Panel  
PPG 1024-4  
Model: LaTura V-Grove  
Color: DEC789 Light Gray
- 7 STANDING  
SEAMMETAL ROOFING  
Berridge  
"Aged Bronze"
- 8 BRICK  
Clean existing brick,  
infill opening to match existing, wire-cut  
brick
- 9 Playa Vista Limestone  
color:  
Cream
- 10 SILL  
Coronado Stone  
12" x 24"  
Smooth Limestone  
"Harvard Gray"
- 11 SIDING  
Vertical Panels by  
NICHHA  
Factory Pre-finished to  
match PPG 11442-6  
"Jericho Jade"
- 12 SIDING  
Vertical Panels by  
NICHHA  
Factory Pre-finished to  
match PPG 1099-1  
"Always Almond"
- 13 SPANDREL GLASS  
VIRACON V933 WARM GRAY #2
- 14 WALL SCONCE  
BY TMS LIGHTING  
MODEL: ADMIRAL LED OUTDOOR  
COLOR: F06 PEWTER

MATERIAL LEGEND

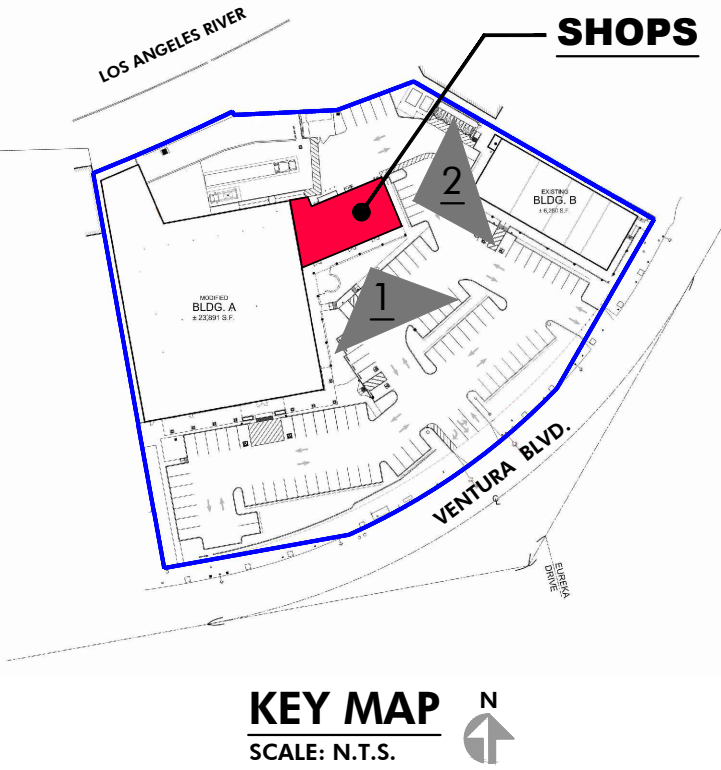
3



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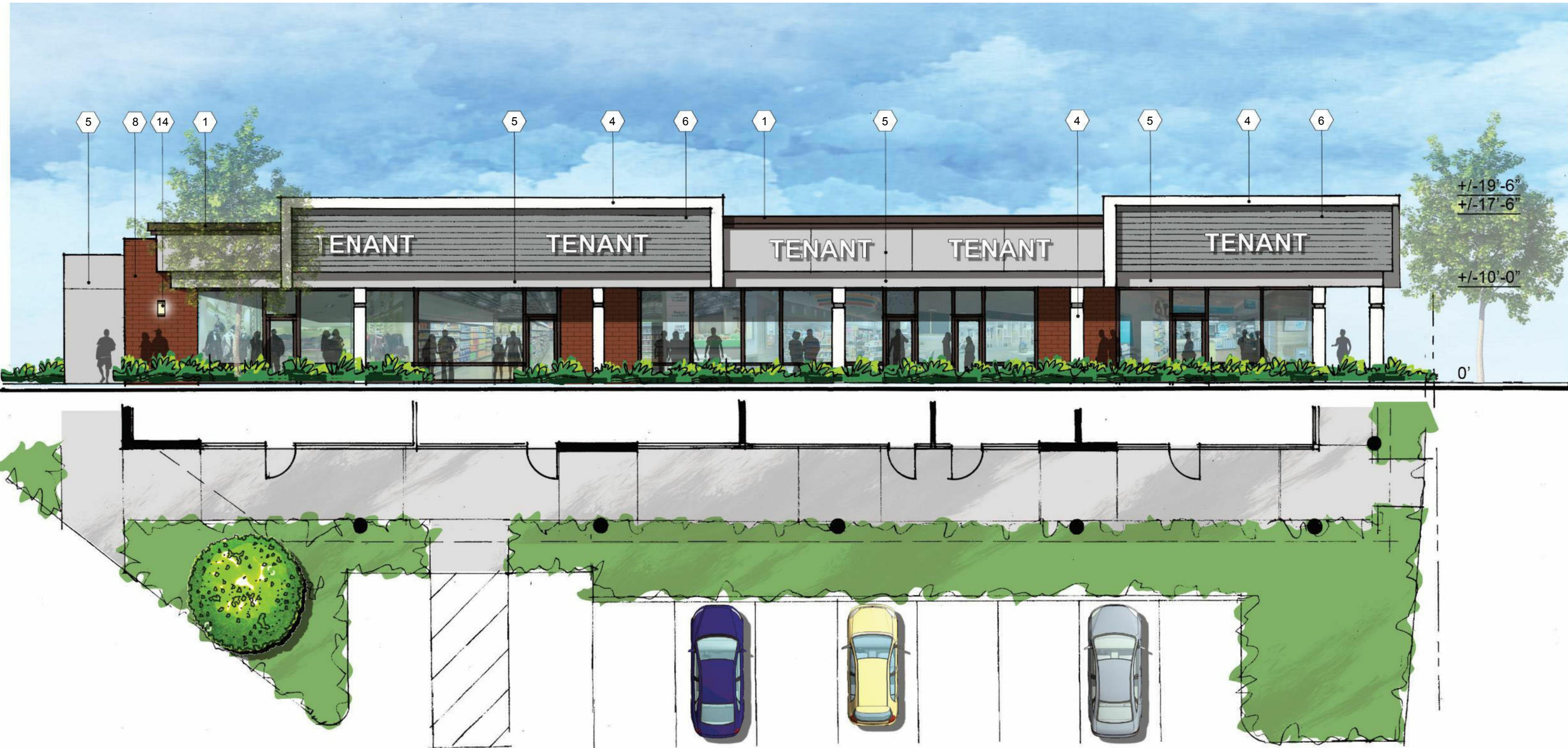
EXTERIOR ELEVATIONS  
(SHOPS)

SHEET NUMBER:

A202

BASED ON SCHEME SP-03





SOUTH EXTERIOR ELEVATION (BLDG. B)

SCALE: 3/32" = 1'-0" 1



EAST EXTERIOR ELEVATION (BLDG. B)

SCALE: 3/32" = 1'-0" 2

- 1

PAINT  
PPG 1005-7  
"Dark Granite"  
at Fascia of Metal Roof, Metal Louvers  
& Cornice

2

PAINT  
PPG 10-05  
"Oyster White"  
Stucco/Column Color

3

PAINT  
PPG 1024-4  
"Moth Gray"

4

PAINT  
DEW379  
"Igloo"

5

PAINT  
DE380  
"Clouded Vision"

6

Nichiha Panel  
PPG 1024-4  
Model: LaTura V-Grove  
Color: DEC789 Light Gray

7

STANDING  
SEAMMETAL ROOFING  
Berridge  
"Aged Bronze"

8

BRICK  
Clean existing brick,  
infill opening to match existing, wire-cut  
brick

9

Playa Vista Limestone  
color:  
Cream

10

SILL  
Coronado Stone  
12" x 24"  
Smooth Limestone  
"Harvard Gray"

11

SIDING  
Vertical Panels by  
NICHHA  
Factory Pre-finished to  
match PPG 11442-6  
"Jericho Jade"

12

SIDING  
Vertical Panels by  
NICHHA  
Factory Pre-finished to  
match PPG 1099-1  
"Always Almond"

13

SPANDREL GLASS  
VIRACON V933 WARM GRAY #2

14

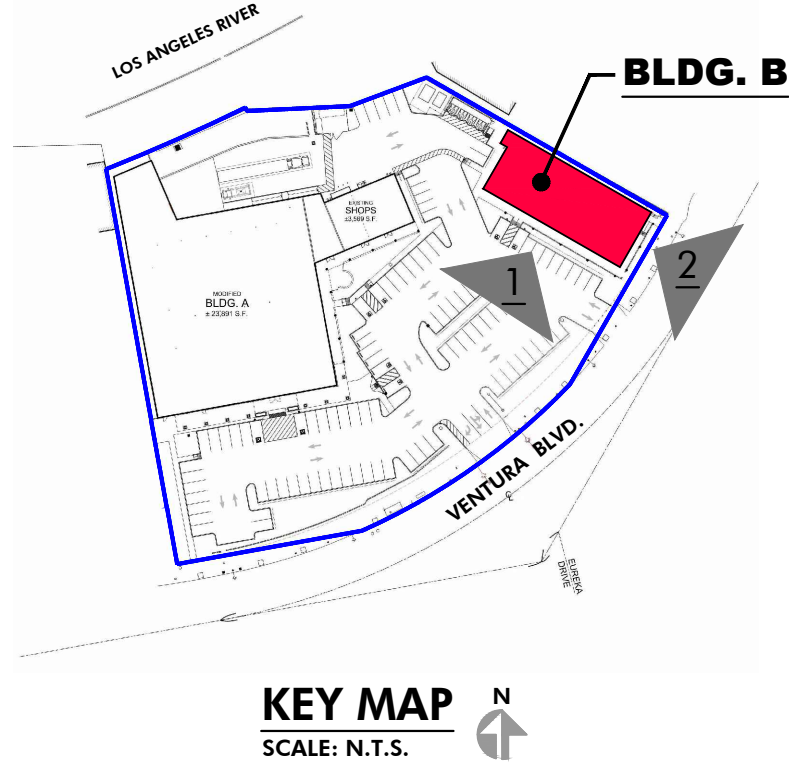
WALL SCONCE  
BY: TMS LIGHTING  
MODEL: ADMIRAL LED OUTDOOR  
COLOR: F09 PEWTER

MATERIAL LEGEND

3

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DRAWN BY: CHECKED BY:  
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SHEET DESCRIPTION:

EXTERIOR ELEVATIONS  
(BUILDING B)

SHEET NUMBER:  
**A203**

BASED ON SCHEME SP-03



## MWEO PARKING SHADE CALCULATIONS

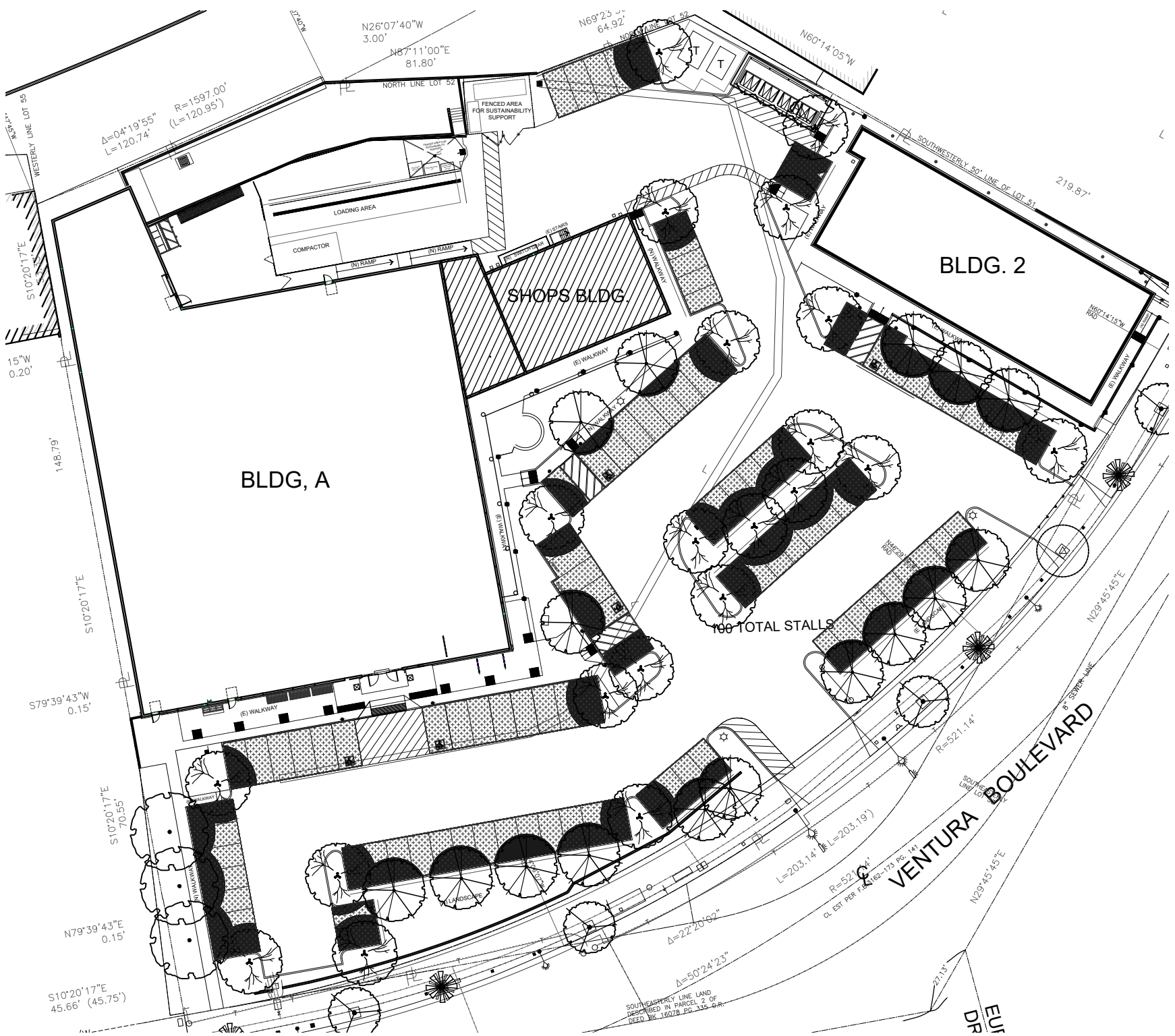
SYMBOL	DESCRIPTION	QTY
	Parking Area to be Shaded	13,987 sf
	Parking Area Tree Shade	6,517 sf

## Shade Calculation:

12,987 x 50%: 6,493.50 sf  
7,041.0 sf provided (50.3%)

## LANDSCAPE AREA CALCULATIONS

DESCRIPTION	QTY
Site area:	113,610
New Landscape area:	12,835 sf (11.29%)
Parking area:	41,284 sf
Landscape within parking area:	11,553.65 sf (27.9%)
Site area:	113,610
New Landscape area:	12,835 sf (11.29%)
Parking area:	41,284 sf
Landscape within parking area:	11,553.65 sf (27.9%)



## PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	CAL	SPECS.	WUCOLS	% OF ETO
	17	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	24" Box	2"Cal	7' x 2.5'	M	L 10-30%
	21	Olea europaea 'Wilsonii' Low branching	Wilson Olive	24" Box Standard	3"Cal	7' x 2.5'	L	L 10-30%
	3	Pistacia x 'Red Push'	Red Push Pistache	24" Box	2"Cal	7' x 2.5'	M	M 40-60%

## STREET TREES

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE
	4	Pistacia chinensis Verify species with Department of Urban Forestry.	Chinese Pistache	Existing City Street Tree
	4	Washingtonia robusta Species to be verified by Department of Urban Forestry.	Mexican Fan Palm	Existing City Street Tree

## TREES TO BE REMOVED

TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE
	1	Pistacia chinensis Verify species and removal with Department of Urban Forestry.	Chinese Pistache	Existing City Street Tree

## SHRUBS

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WUCOLS	% OF ETO
	235	Olea europaea 'Montra'	Little Ollie® Olive	5 gal	48" oc	L	L 10-30%

## GRASSES

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WUCOLS	% OF ETO
	87	Pennisetum x advena 'Rubrum'	Red Fountain Grass	5 gal	48" oc	L	L 10-30%

## GROUND COVER SHRUBS

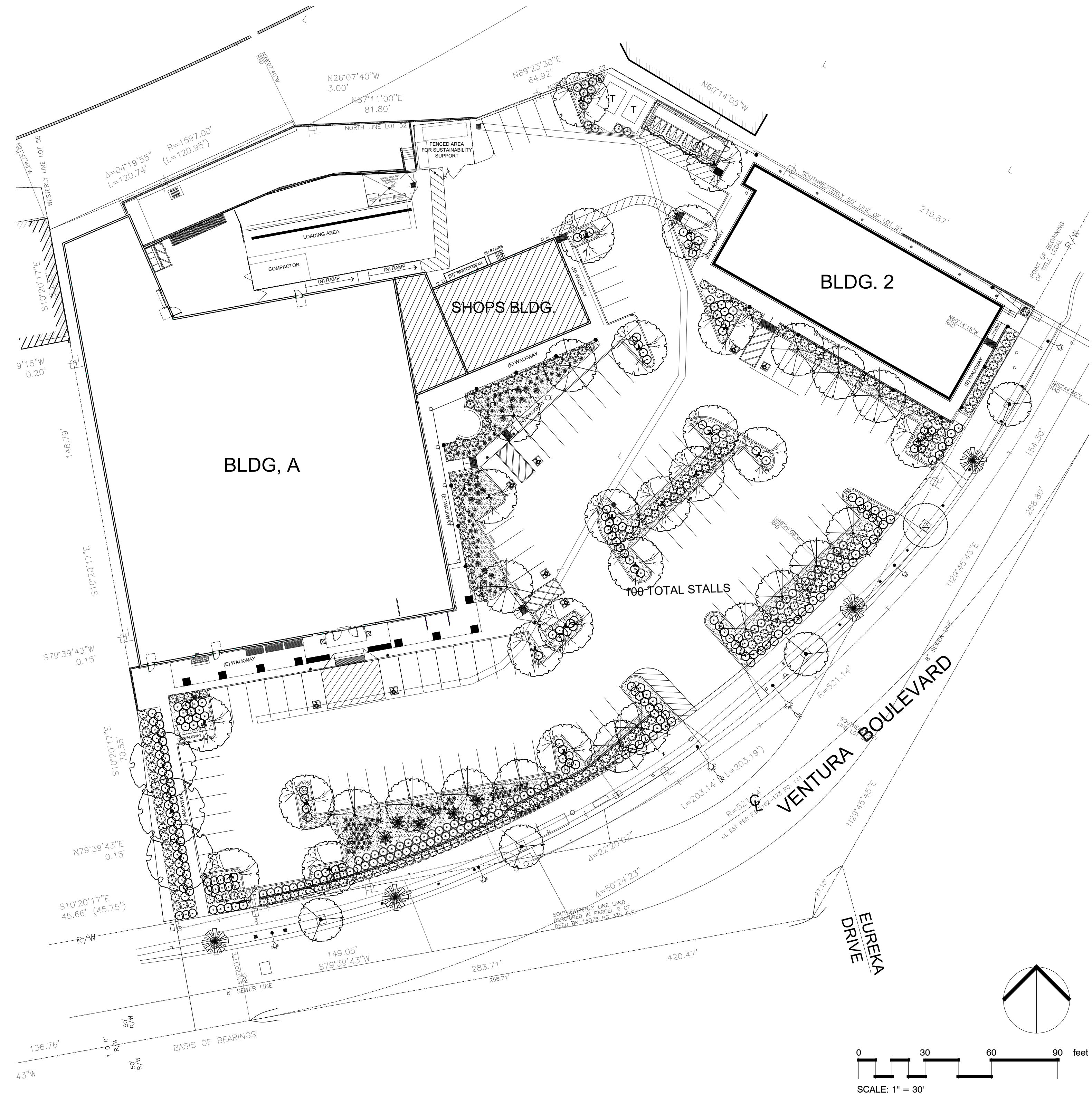
GROUND COVER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WUCOLS	% OF ETO
	226	Lantana x 'New Gold'	New Gold Lantana	5 gal	48" oc	L	L 10-30%

## SUCCULENTS

SUCCULENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WUCOLS	% OF ETO
	5	Agave americana 'Marginata'	Variegated Century Plant	15 gal	Per Plan	L	L 10-30%
	17	Agave x 'Blue Glow'	Blue Glow Agave	5 gal	Per Plan	L	L 10-30%
	152	Aloe cameronii 'Creme Tangerine'	Creme Tangerine Red Aloe	5 gal	Per Plan	L	L 10-30%

## NON-LIVING GROUND COVER SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Baja Cresta Gray - 3/4 inch. 2" Layer	5,759 sf



## A PROJECT FOR:

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245

STUDIO VILLAGE  
RETAIL CENTER

11263-11325 Ventura Blvd.  
Studio City, California 91604

## ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	03.01.2023	PROJECT PERMIT COMPLIANCE/ C.U.P. SUBMITTAL

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JOB NUMBER: 22251TMA

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DATE:

SHEET DESCRIPTION:

CONCEPT  
PLANTING  
PLAN

SHEET NUMBER:

**L101**

BASED ON SCHEME SP-03



A PROJECT FOR:

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245

## STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd.  
Studio City, California 91604

### ISSUES / REVISIONS

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JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:

SHEET DESCRIPTION:  
**CONCEPT  
PLANTING  
IMAGERY**

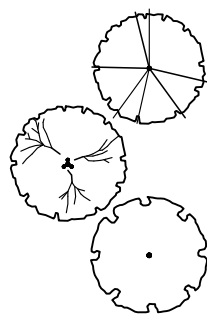
SHEET NUMBER:

# L102

BASED ON SCHEME SP-03

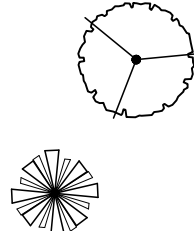
### PLANT SCHEDULE

#### TREES



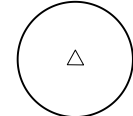
BOTANICAL NAME	COMMON NAME
Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
Olea europaea 'Wilsonii' Low branching	Wilson Olive
Pistacia x 'Red Push'	Red Push Pistache

#### STREET TREES



BOTANICAL NAME	COMMON NAME
Pistacia chinensis Verify species with Department of Urban Forestry.	Chinese Pistache
Washingtonia robusta Species to be verified by Department of Urban Forestry.	Mexican Fan Palm

#### TREES TO BE REMOVED



BOTANICAL NAME	COMMON NAME
Pistacia chinensis Verify species and removal with Department of Urban Forestry.	Chinese Pistache

#### SHRUBS



BOTANICAL NAME	COMMON NAME
Olea europaea 'Montra'	Little Ollie® Olive

#### GRASSES



BOTANICAL NAME	COMMON NAME
Pennisetum x advena 'Rubrum'	Red Fountain Grass

#### GROUND COVER SHRUBS



BOTANICAL NAME	COMMON NAME
Lantana x 'New Gold'	New Gold Lantana

#### SUCCULENTS



BOTANICAL NAME	COMMON NAME
Agave americana 'Marginata'	Variegated Century Plant
Agave x 'Blue Glow'	Blue Glow Agave
Aloe cameronii 'Creme Tangerine'	Creme Tangerine Red Aloe



Olea europaea 'Wilsonii'



Lantana x 'New Gold'



Baja Cresta Gray -  
3/4 inch. 2" Layer



Lagerstroemia indica x fauriei  
'Natchez'



Pennisetum x advena 'Rubrum'



Aloe cameronii 'Creme  
Tangerine'



Agave x 'Blue Glow'



Pistacia x 'Red Push'



Olea europaea 'Montra'



Agave americana  
'Marginata'

