STUDIO VILLAGE RETAIL CENTER

11263 - 11325 VENTURA BLVD., STUDIO CITY, CA 91604

PROJECT PERMIT COMPLIANCE & CONDITIONIAL LISE PERMIT SLIBMITTAL

PROJECT LOCATION	EXISTING BLDG. DATA		PROPOSED BLDG. & PARKING	G DATA		PROJECT TEAM	SHEET INDEX
SESSOR'S RCEL #: OJECT DDRESS: 11263 -11325 VENTURA BLVD. STUDIO CITY, CA 91604 TE AREA: (2.608 ACRES) 113,610 S.F. DNING: C2-1-VL-RIO COMMERCIAL ZONE WITHIN THE 1-VL HEIGHT DISTRICT: VENTURA/CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN, NEIGHBORHOOD & GENERAL COMMERCIAL	EXISTING BUILDING AREA: EXISTING BUILDING A (ANCHOR BUILDING) TENANT BLDG. AREA: ±24,131 S.F. MECHANICAL AREA: ±803 S.F. BASEMENT: (WILL ABANDON) ±3,940 S.F. EXISTING SHOPS BLDG. EXISTING BUILDING B TENANT BLDG. AREA: ±6,250 S.F. ELECTRICAL RM. ±72 S.F. TOTAL EXISTING BUILDING AREA	±28,874 S.F. ±3,569 S.F. ±6,322 S.F. ±38,765 S.F.	MODIFED/PROPOSED BUILDING AREA: PROPOSED BUILDING A (ANCHOR BUILDING) (E) TENANT BUILDING AREA: ±23,891 S.F. NEW FACADE ROOF COVER: ±1,942 S.F. COVERED LOADING PLATFORM: ±1,595 S.F. EXISTING SHOPS BLDG. EXISTING BUILDING 2 TOTAL EXISTING BUILDING AREA PARKING DATA: TOTAL PARKING REQUIRED:	±27,428 S.F. ±3,569 S.F. ±6,322 S.F. ±37,319 S.F.	OWNER: APPLICANT: CIVIL ENGINEER:	PARAGON COMMERCIAL GROUP 133 Penn Street El Segundo, California 90245 310.807.3377 TEL CONTACT: Mr. Todd Huber E-mail Address: THuber@ParagonCommercialGroup.com MMA ARCHITECTURE 120 W. Lime Avenue Monrovia, California 91016 626.221.1839 TEL CONTACT: Mr. Hany Malak E-mail Address: hany@mmaarchitecture.com DRC ENGINEERING, INC. 160 South Old Springs Road, Suire 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	ARCHITECTURAL T-100 TITLE SHEET C-01 A.L.T.A. /N.S.P.S. LAND TITLE SURVEY (FOR REFERE C-02 A.L.T.A. /N.S.P.S. LAND TITLE SURVEY (FOR REFERE L101 PROPOSED LANDSCAPE PLAN L102 PROPOSED LANDSCAPE IMAGERY A010 OVERALL SITE PLAN A100 PROPOSED FLOOR PLAN (BUILDING A A100.1 PROPOSED FIXTURE PLAN (BUILDING A101 PROPOSED FLOOR PLAN (SHOPS) A102 PROPOSED FLOOR PLAN (BUILDING B101) A200 EXTERIOR ELEVATIONS (BUILDING A101) EXTERIOR ELEVATIONS (BUILDING A101) EXTERIOR ELEVATIONS (BUILDING A101)
SENERAL PLAN ND USE: TBACKS: 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 SIDE: 10 FT. MAXIMUM REAR: 20 FT. AX. BLDG. 45 FT. MAX., 3 STORIES MODIFIED BUILDING 1: 30' FT.	TOTAL BUILDING AREA TO BE DEMOLISHED: EXISTING BUILDING A PORTION OF TENANT BLDG. A ±240 S.F. MECHANICAL AREA: ±803 S.F. LANDSCAPE AREA CALCULATIC TOTAL SITE AREA: 113,610 S.F.	±1,064 S.F.	ENTERPRISE ZONE ±37,319 S.F. @ 2/1000 S.F. = 74.6 SPACES TOTAL PARKING PROVIDED: STANDARD: (9'-0" x 18') = 85 SPACES DISABLED: (9'-0" x 18') = 8 SPACES COMPACT: (9'-0" x 18') = 7 SPACES PARKING RATIO PROVIDED:	100 SPACES 2.6/1000 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@cumminscurley.com	A202 EXTERIOR ELEVATIONS (SHOPS) A203 EXTERIOR ELEVATIONS (BUILDING B SHEET LEGEND COLUMN GRID LINES & TAGS DRAWING NUMBER SECTION CUT & TAG SHEET NUMBER SHEET NUMBER SHEET NUMBER
MODIFIED SHOPS: 19'-6" FT. MODIFIED BUILDING 2: 19'-6" FT. OOR AREA ALLOWABLE F.A.R. = 1:1 (±35,679 S.F. / ±113,610 S.F. = 0.314) DUNDARIES THIS PLAN HAS BEEN PREPARED BY USING THE ALTA/NSPS SURVEY PREPARED BY ANACAL ENGINEERING COMPANY CIVIL ENGINEERING & LAND SURVEYING,	NEW LANDSCAPE AREA: $\pm 12,835$ S.F. PARKING AREA: $41,284$ S.F.	(11.29%)		ZONIN	NG MAP		DRAWING NUMBER SHEET NUMBER VIEW OR DIRECTION DRAWING NO. SHEET NO. DESCRIPTION MATCH LINE DESCRIPTION MATCH LINE AREA OF DETA DATUM POINT DRAWING NO. REVISION CLOUD & TAG SCALI

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. 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 D1883 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

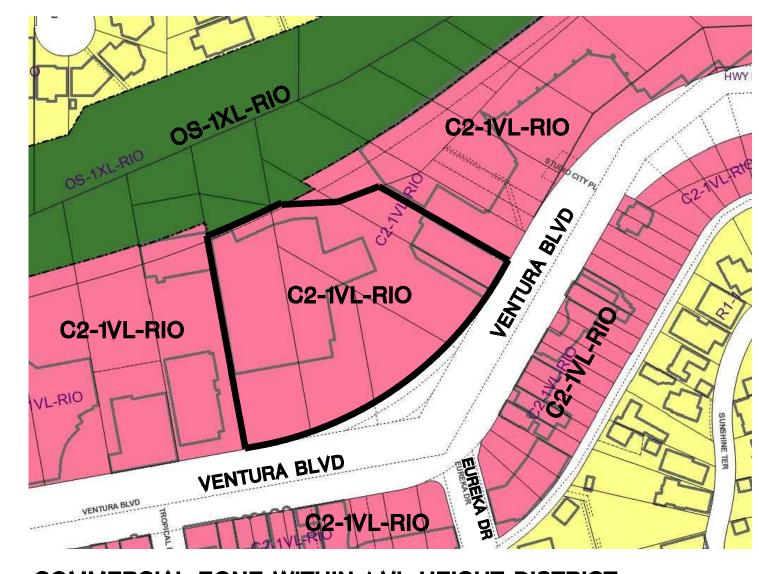
LINE OF SAID LOT 53, 52 AND 51, NORTH 29" 45" EAST 154.30 FEET TO THE POINT OF BEGINNING.

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:

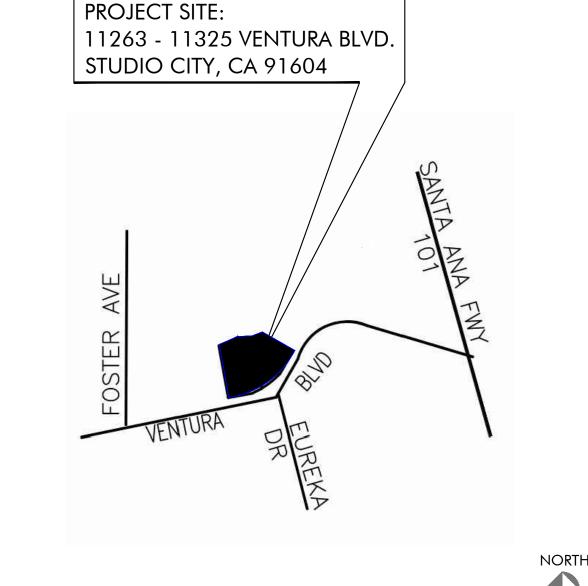
BEGINNING AT A POINT IN THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF FAIR AVENUE, AS SAID AVENUE IS SHOWN ON MAP OF TRACT 9216, RECORDED IN BOOK 124, PAGES 63 TO 65 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID CENTER LINE OF FAIR AVENUE IS ESTABLISHED BY CITY ENGINEER 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 I 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.

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)



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



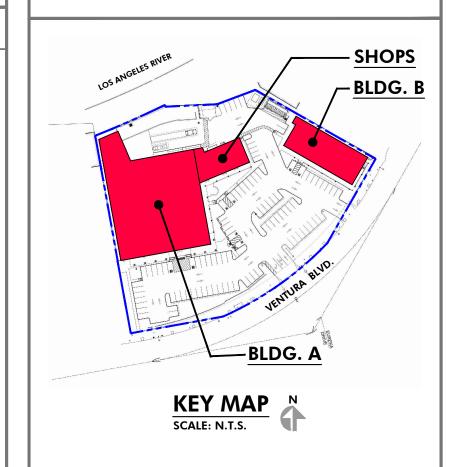
NORTH



120 W Lime Avenue Monrovia, CA 91016 TEL:626.583.8348 1 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

ISSUE	es / 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:



GENERAL NOTES

1. SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NCS 1002681-SA1 DATED JUNE 22, 2020 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY

WM — WATER METER

- 2. THE PHRASE 'FLOOD HAZARD' WITHIN THE CERTIFICATION HEREON REFERS TO 'SPECIAL FLOOD HAZARD AREA' AS DEFINED BY FEMA AND THE NFIP AND ONLY REFERS TO THOSE AREAS ON FLOOD INSURANCE RATE MAPS AS BEING WITHIN ZONES A OR V OF SAID MAPS.
- 3. BY OBSERVATION NO CEMETERIES ARE KNOWN OR FOUND ON SUBJECT PROPERTY.
- 4. NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED
- 5. ASSESSORS PARCEL NUMBER FOR THIS PROPERTY IS 2366-035-007 AND 2366-036-021.
- 6. SURVEYOR TAKES NO RESPONSIBILITY OF ITEMS OMITTED DUE TO A RESULT OF VISUAL
- OBSTRUCTIONS, SUCH AS AUTOMOBILES, EQUIPMENT & THICK SHRUBBERY 7. THE BUILDING SQUARE FOOTAGE INDICATED ON THIS PLAN IS BASED ON EXTERIOR DIMENSIONS AT
- GROUND LEVEL ONLY. 8. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL
- ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- 9. NO WETLANDS REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY AND NO WETLANDS WERE
- 10. THERE IS NO EVIDENCE OF EARTH MOVING WORK, EXTERIOR BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED THAT HAVE BEEN DONE WITHIN RECENT MONTHS.
- 11. THERE IS NO EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL USE.
- 12. THERE WAS NO RESEARCH DONE AT THE CITY'S &/OR COUNTY'S PUBLIC WORKS DEPARTMENTS TO INDICATE THAT THERE ARE ANY CHANGES IN THE STREET RIGHT OF WAY LINES AS SHOWN HEREON. FURTHERMORE THERE IS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSION TO VERIFY THIS INFORMATION PRIOR TO ANY FUTURE DESIGN WORK.
- 13. THIS PLAN DOES NOT CONTAIN SUFFICIENT DATA FOR DESIGN PURPOSES AND IS NOT FOR CONSTRUCTION PURPOSES.
- 14. BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION AND ENTER THROUGH ADJOINING STREETS AND/OR EASEMENTS OF RECORD. UNDERGROUND EVIDENCE FROM PLANS WERE NEITHER PROVIDED OR FOUND OF RECORD.
- 15. IF UNDERGROUND UTILITIES OR OTHER STRUCTURES, ZONES, SETBACK AND/OR STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, URRENCY OR COMPLETENESS OF SAID INFORMATION DUE TO CHANGED CONDITIONS NOT REFLECTED IN THE STANDARD RESEARCH PERFORMED FOR THIS PROJECT. ANY USER OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY COMPANY OR LOCAL AGENCY DIRECTLY.
- 16. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 17. SITE HAS DIRECT ACCESS FROM VENTURA BOULEVARD, A PUBLIC RIGHT-OF-WAY.
- 18. SURVEYOR DOES NOT ASCERTAIN OWNERSHIP OF FENCES AND PERIMETER WALLS.
- 19. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON. RELATED TO: UTILITIES. IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENT, SERVITUDES, AND ENCROACHMENTS: ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY
- 20. THE DIFFERENCES BETWEEN CALLS OF RECORD AND THOSE THAT WERE FOUND DO NOT CREATE ANY GAPS OR OTHER TITLE PROBLEMS.
- 21. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF CALIFORNIA.
- 22. THE PROPERTY HEREON IS THE SAME PROPERTY DESCRIBED IN REPORT NO. NCS 1002681-SA1 BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 22, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- 23. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED.
- 24. THE ZONING CLASSIFICATION IF SHOWN ON THE SURVEY, INCLUDING A) THE ZONING CLASSIFICATION AND THE NAME OF THAT DISTRICT, IF ANY; B) THE PERMITTED USES WITHIN THE CLASSIFICATION: C) IF THE EXISTING USE IS NON-CONFORMING BUT PERMITTED WHETHER THE USE IS "GRAND FATHERED" OR PERMITTED BY ANY SPECIAL APPROVAL, THE DATE OF THAT APPROVAL AND BY WHOM; AND D) THE SOURCE OF INFORMATION (AUTHORITY, NAME AND TITLE). AS PROVIDED TO THE SURVEYOR PER ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS DATED 2016 TABLE A ITEM 6 (A) & (B) AS PROVIDED BY INSURER.
- 25. AS TO ITEM 10 OF ALTA/NSPS 2016 REQUIREMENT TABLE 'A' OPTIONAL REQUIREMENTS; DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS ARE DETERMINED FROM INFORMATION AS DESIGNATED FROM CLIENT AND IS LIMITED TO EXTERIOR LOCATIONS ONLY, NO DESIGNATION PROVIDED.

LIST OF ENCROACHMENTS

NONE TO STATE 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

ZONING INFORMATION

LANDSCAPE FOR PARKING

ZONE: C2-1-VL

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

BASIS OF BEARINGS

SAID COUNTY.

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'

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.
- 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 PROVIDE BY PARRAGON COMMERCIAL GROUP, 133 PENN ST., EL SEGUNDO, CA. 90245 PH: 310-807-3375

FLOOD ZONE INFORMATION

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.

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. 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 SOLITHWESTERLY AND CONCENTRIC WITH SAID SOLITHEASTERLY 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 D1883 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

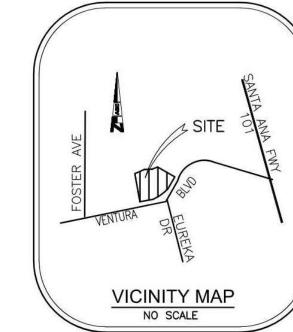
EXCEPT THE WESTERLY 0.2 FEET OF THE NORTHERLY 70.00 FEET OF THE SOUTHERLY 335.00 FEET OF LOT 55 OF TRACT 4852.

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 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.

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

SCALE NONE DRAWN G. A. CHECKE D. C.

MP

RINC

NEW G

O H N

21

AR

0

3

3

 $\overline{}$

 $\overline{}$

AND

Z

No. 7703

Exp. 12/31/20

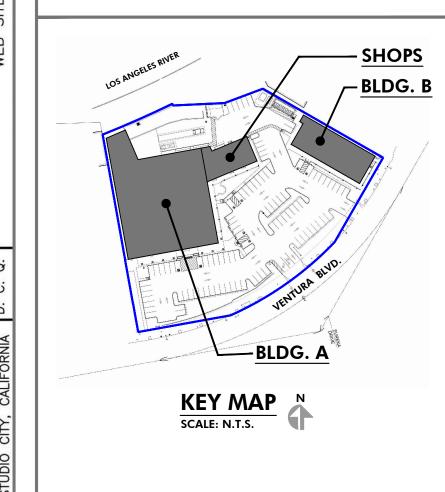
Ш≪∑⋛

O = ≤ 500

20 W Lime Avenue Monrovia, CA 91016 TEL:626.583.8348 | mmagrchitecture.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

ISSLIES /	REVISIONS
ISSUES /	KENDIOI112

DESCRIPTION No. DATE 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

JOB NUMBER: 22251TMA

CHECKED BY DRAWN BY: DATE:

ACCEPTANCE OF THESE RESTRICTIONS.

SHEET DESCRIPTION:

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

SHEET NUMBER:

BASED ON SCHEME SP-03

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. NCS 1002681-SA1 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.
- 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. 2984, OFFICIAL RECORDS. SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT AND IS PLOTTED HEREON.

SURVEYORS CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CALIFORNIA CERTIFIES TO (I) PCG STUDIO VILLAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (II) PCG HOLDCO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (III) PCG STUDIO MANAGER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (IV) WEST BAY CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS (V) FIRST AMERICAN TITLE INSURANCE COMPANY, AS FOLLOWS:

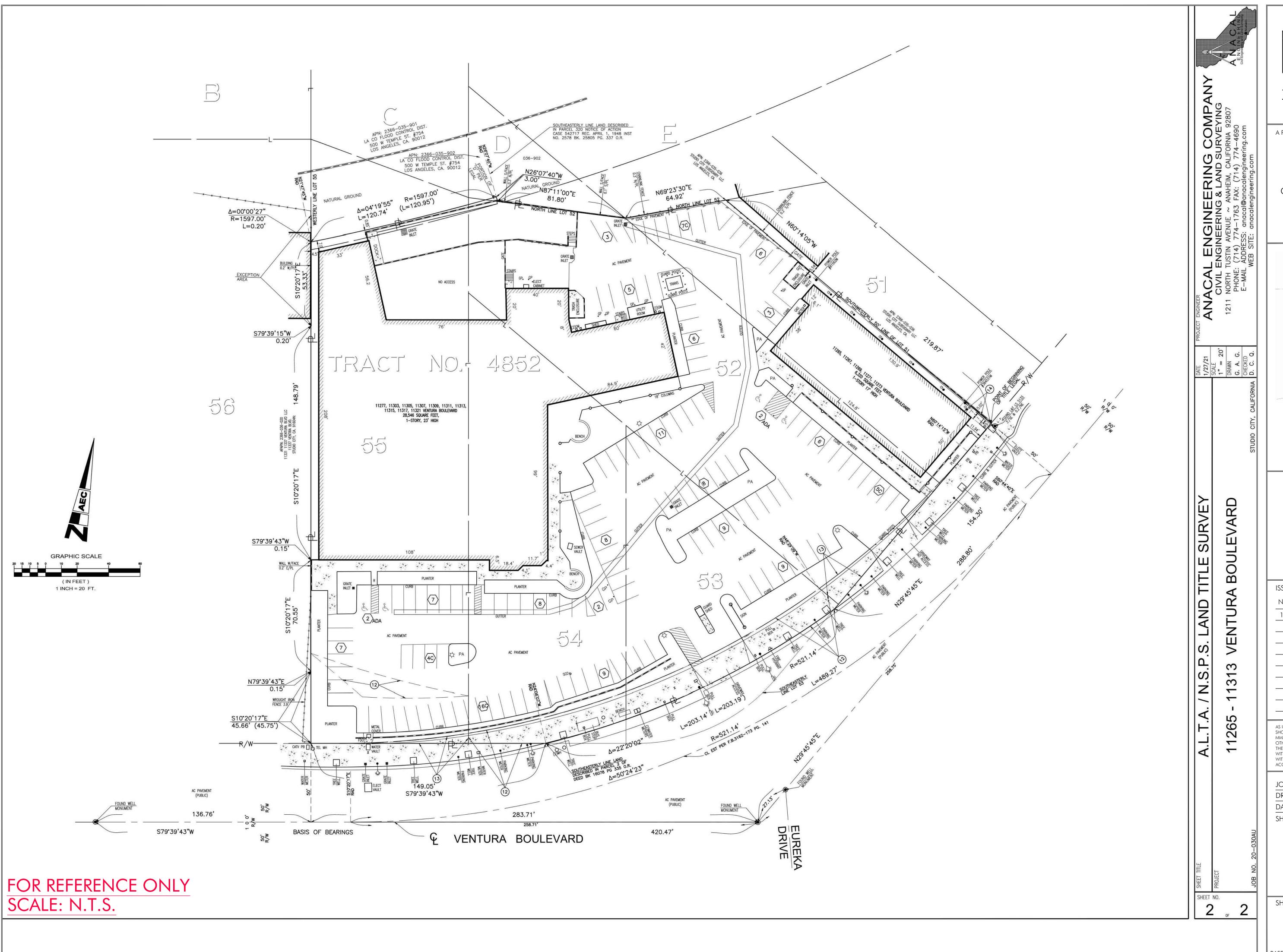
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10 (AS DESIGNATED BY CLIENT FROM EXTERIOR EVIDENCE ONLY), 11 (WITH EVIDENCE FROM PLANS PROVIDED AND VISIBLE ABOVE GROUND ON-SITE OBSERVATION), 12, 13, 14, 16, 17, 18, 19 AND 20 (1,000,000.00) OF TABLE A THEREOF. SEO C QUE DALL

THE FIELD WORK WAS COMPLETED ON MARCH 3, 2020. DATE OF PLAT OR MAP: NOVEMBER 6, 2020



NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

FOR REFERENCE ONLY SCALE: N.T.S.

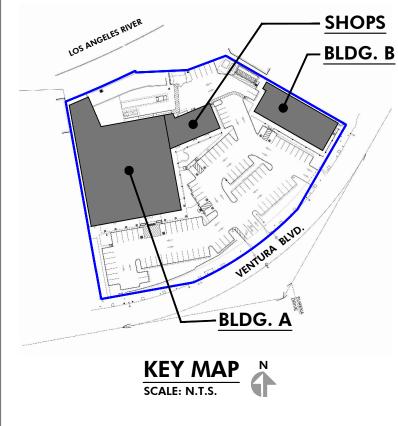




120 W Lime Avenue Monrovia, CA 91016 TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

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



STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd. Studio City, California 91604

ISSUI	es / 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.

IOB NUMBER:	22251TM
DD 414/N L D1/	

DRAWN BY: CHECKED BY:

DATE:

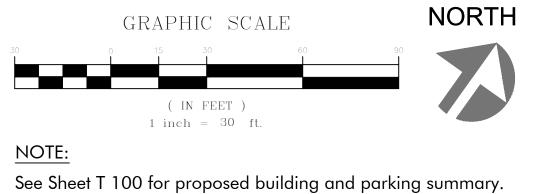
SHEET DESCRIPTION:

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

Sheet Number:

C-02





SCALE: 1" = 30'-0"

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

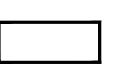
EXISTING BUS SHELTER

No. DATE

1 03.01.2023 PROJECT PERMIT COMPLIANCE/

C.U.P. SUBMITTAL

LEGEND



EXISTING BUILDING



BLDG. AREA TO BE DEMOLISHED



TOTAL LANDSCAPE AREA = ±12,835 S.F.

PROPERTY LINE

HANDICAP INDICATION PATH OF TRAVEL

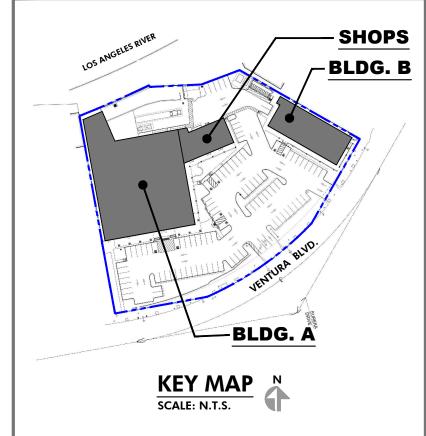


120 W Lime Avenue Monrovia, CA 91016 TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

PCG STUDIO VILLAGE LLC C/O PARAGON COMMERCIAL GROUP 133 PENN STREET

EL SEGUNDO, CALIFORNIA 90245



STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd. Studio City, California 91604

ISS	SUES	/ RI	EVISI	ON:

DESCRIPTION

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION 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

CHECKED BY: DRAWN BY:

SHEET DESCRIPTION:

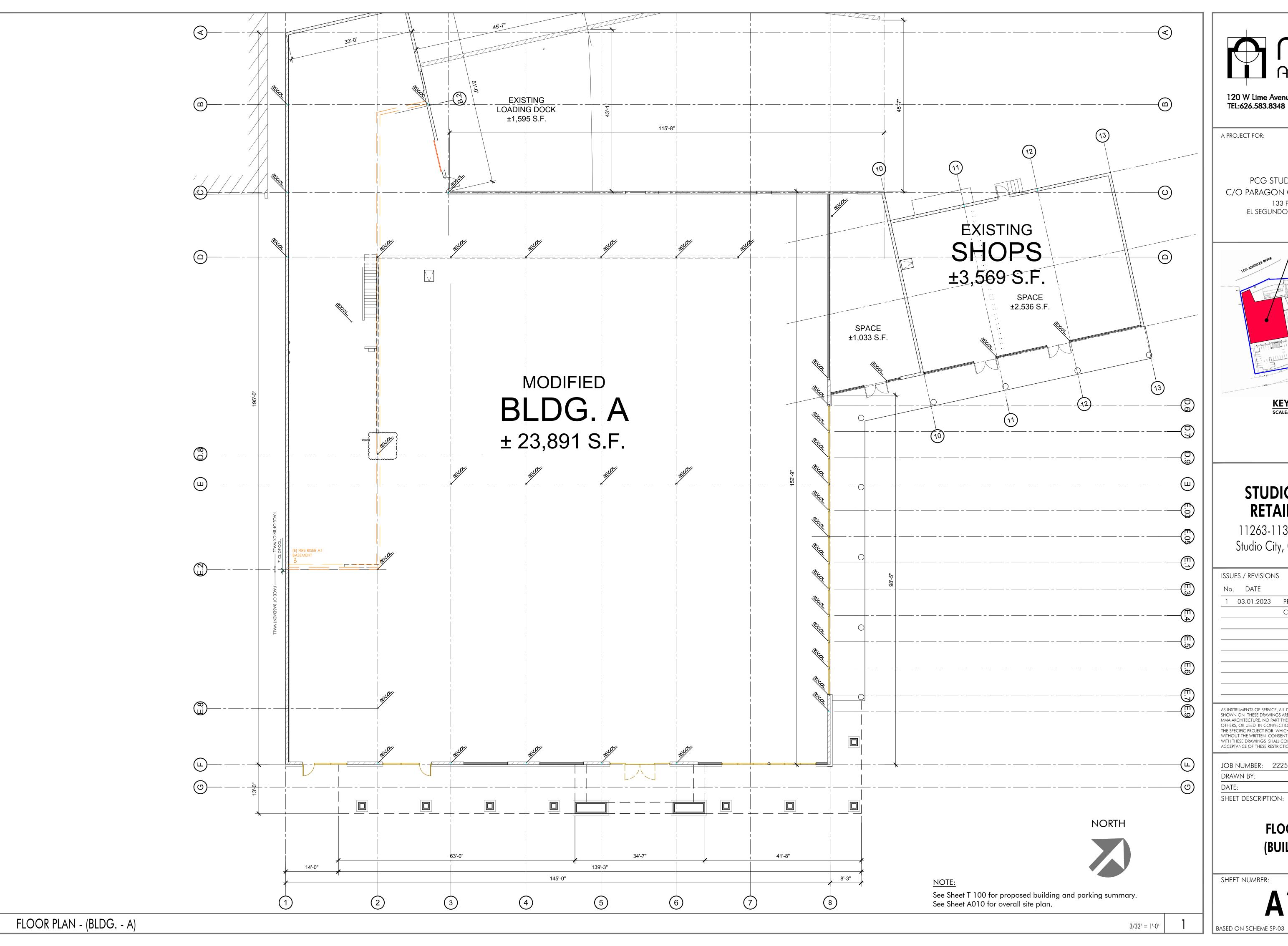
PROPOSED SITE PLAN

SHEET NUMBER:

A010

BASED ON SCHEME SP-03

PROPOSED SITE PLAN

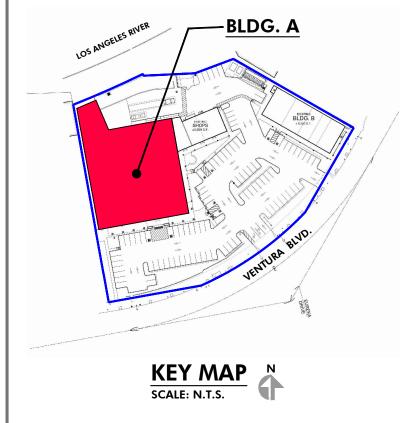




120 W Lime Avenue Monrovia, CA 91016 TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

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



STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd. Studio City, California 91604

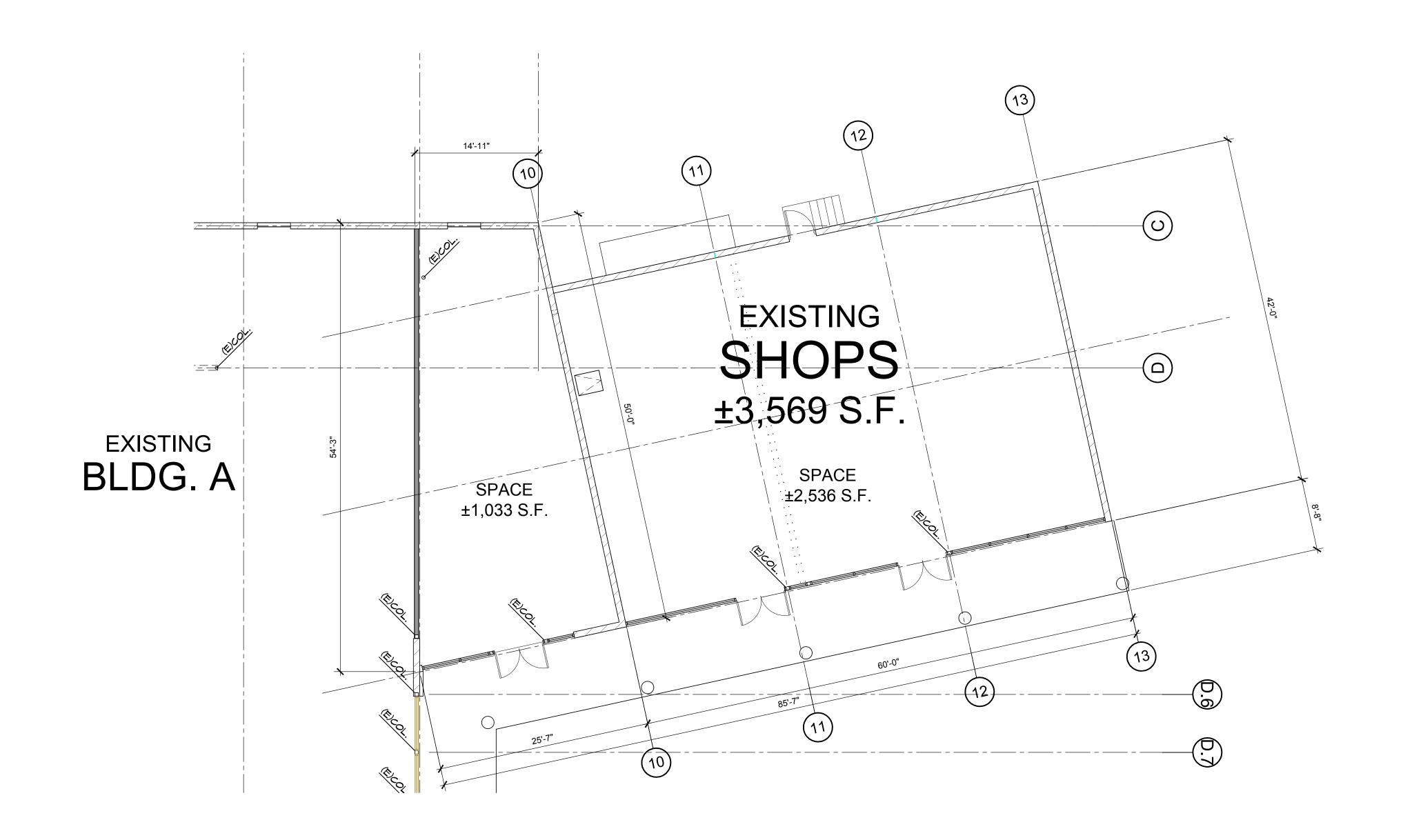
No.	DATE	DESCRIPTION
1	03.01.2023	PROJECT PERMIT COMPLIANCE/
		C.U.P. SUBMITTAL

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:	CHECKED BY:
DATE:	
SHEET DESCRIP	ΓΙΟΝ:

FLOOR PLAN (BUILDING A)

SHEET NUMBER:





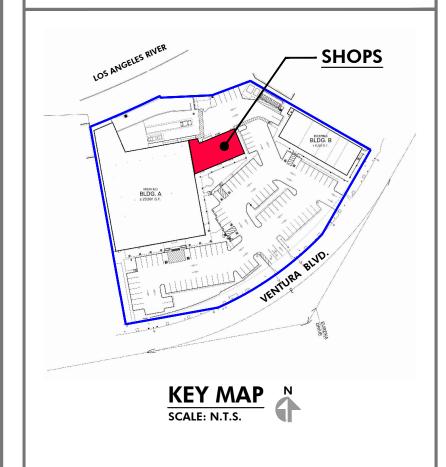
NOTE:

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

120 W Lime Avenue Monrovia, CA 91016 TEL:626.583.8348 1 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

ISSU	es / revision	S
No.	DATE	DESCRIPTION
1	03.01.2023	PROJECT PERMIT COMPLIANO
		C.U.P. SUBMITTAL
		<u> </u>

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.

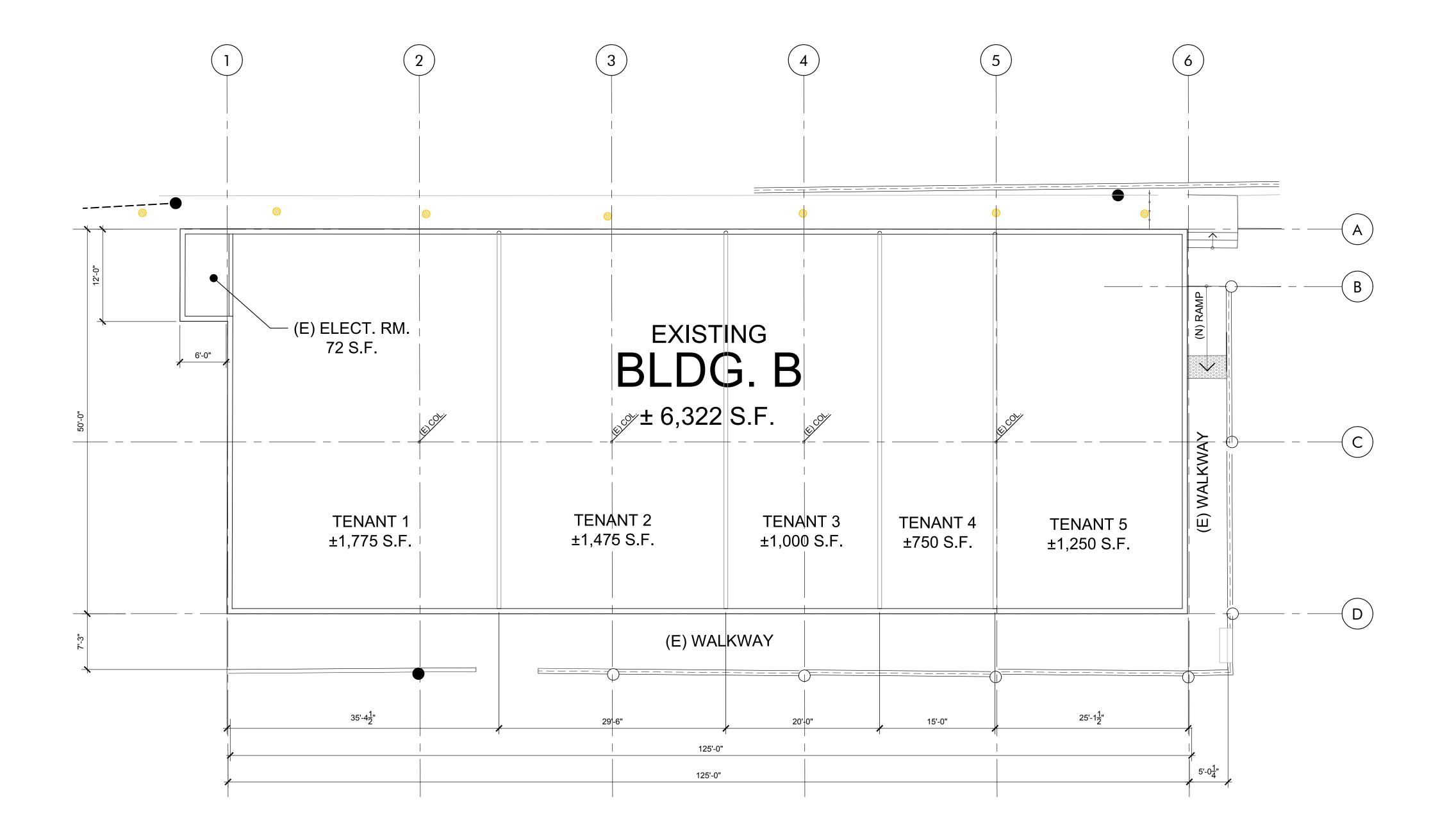
JOB NUMBER:	22251TMA
DRAWN BY:	CHECKED BY:
DATE:	
SHEET DESCRIPT	TION:

FLOOR PLAN (SHOPS BLDG.)

SHEET NUMBER:

BASED ON SCHEME SP-03

A101



NORTH

NOTE:

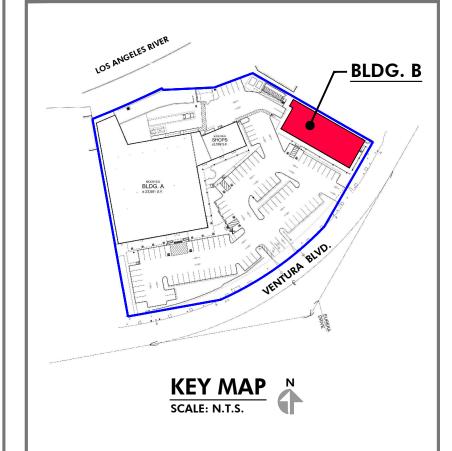
See Sheet T 100 for proposed building and parking summary. See Sheet A010 for overall site plan.

MChitecture

120 W Lime Avenue Monrovia, CA 91016 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



STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd. Studio City, California 91604

issues / revisions
l .

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.

IUMBER:	22251TMA
'N BY:	CHECKED BY:

JOB NUMBE DRAWN BY:

SHEET DESCRIPTION:

BASED ON SCHEME SP-03

FLOOR PLAN (BUILDING B)

SHEET NUMBER:

FLOOR PLAN - (BLDG. -B)

1/8" = 1'-0"



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

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

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

A PROJECT FOR:

KEY MAP
SCALE: N.T.S.

120 W Lime Avenue Monrovia, CA 91016 TEL:626.583.8348 | mmaarchitecture.com

PCG STUDIO VILLAGE LLC

C/O PARAGON COMMERCIAL GROUP

133 PENN STREET

BLDG. A

— SHOPS

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

CHECKED BY: DRAWN BY:

SHEET DESCRIPTION:

EXTERIOR ELEVATIONS (BUILDING 1 & SHOPS)

SHEET NUMBER:

A200

1 5 6 4 6 30'-0" 22'-9" 19'-6" SPROUTS FARMERS MARKET 16'-0" **13'-0"** TENANT 10'-0" 10'-0" 0'-0" **BLDG.** A (ANCHOR) SHOPS

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

BRICK
Clean existing brick,
infill opening to match existing, wire-cut
brick PAINT
DE6380
"Clouded Vision" PAINT PPG 1005-7 "Dark Granite" Nichiha Panel
PPG 1024-4
Model: LaTura V-Grove Playa Vista Limestone color: PAINT PPG 1024-4 "Moth Gray" PAINT DEW379 "Igloo" T STANDING SEAMMETAL ROOFING PAINT PPG 10-05 "Oyster White" Berridge "Aged Bronze" at Fascia of Metal Roof, Metal Louvers Stucco/Column Color Color: DEC789 Light Gray & Cornice



Smooth Limestone

"Harvard Gray"

Factory Pre-finished to

match PPG 11442-6

"Jericho Jade"



Factory Pre-finished to

match PPG 1099-1

"Always Almond"

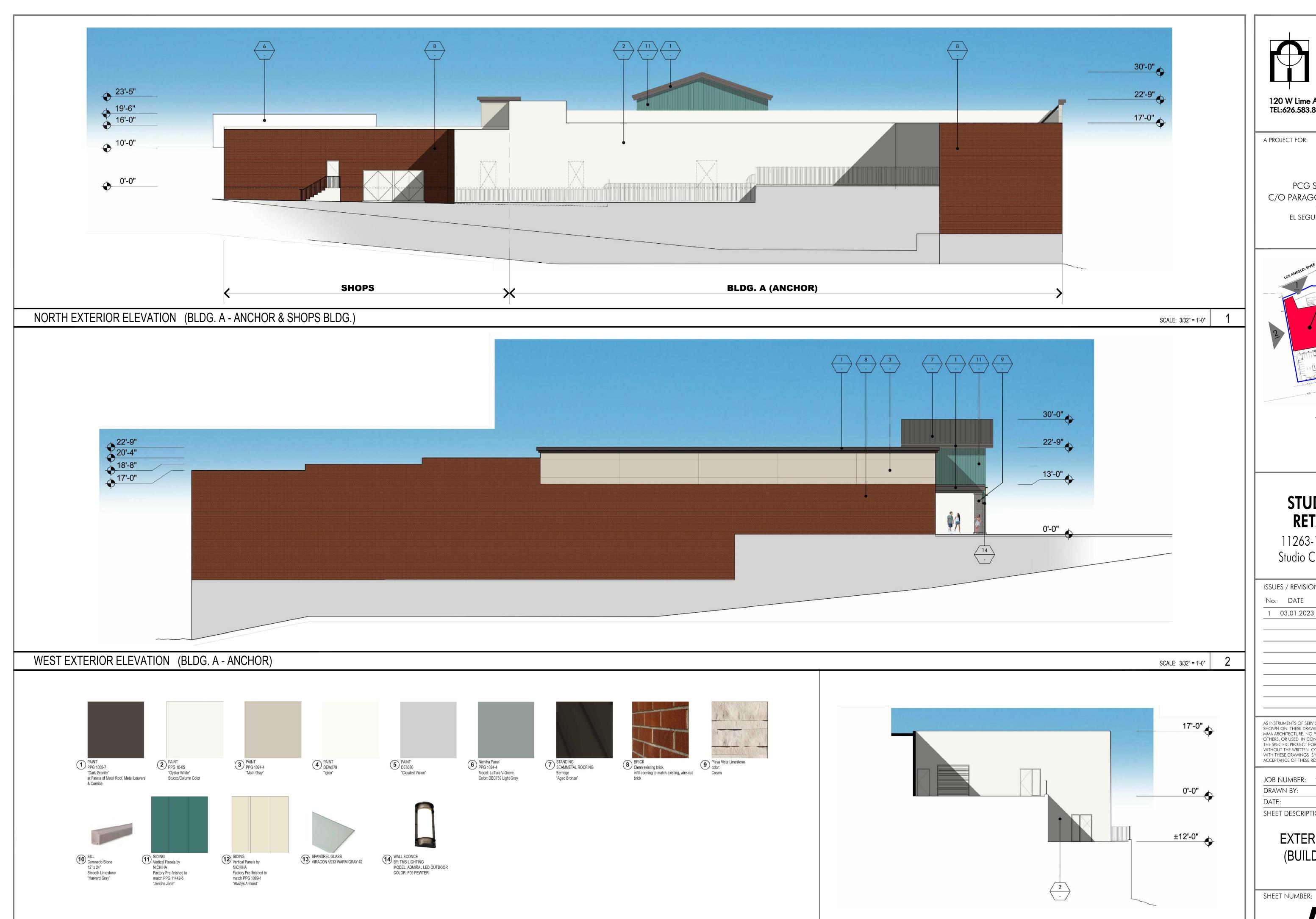








MATERIAL LEGEND



MATERIAL LEGEND



120 W Lime Avenue Monrovia, CA 91016 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



STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd. Studio City, California 91604

ISSUE	s / revision	S
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:	CHECKED BY:
DATE:	

SHEET DESCRIPTION:

EXTERIOR ELEVATIONS (BUILDING 1 & SHOPS)

BASED ON SCHEME SP-03

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



SOUTH EXTERIOR ELEVATION (SHOPS) SCALE: 3/32" = 1'-0"



NORTH EXTERIOR ELEVATION (SHOPS) SCALE: 3/32" = 1'-0"



SILL
Coronado Stone
12" x 24"
Smooth Limestone

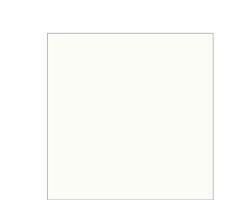
"Harvard Gray"

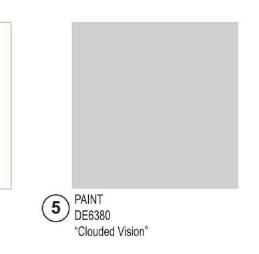
SIDING
Vertical Panels by NICHIHA Factory Pre-finished to match PPG 11442-6

"Jericho Jade"











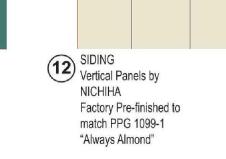






BRICK
Clean existing brick,
infill opening to match existing, wire-cut Playa Vista Limestone color:
Cream









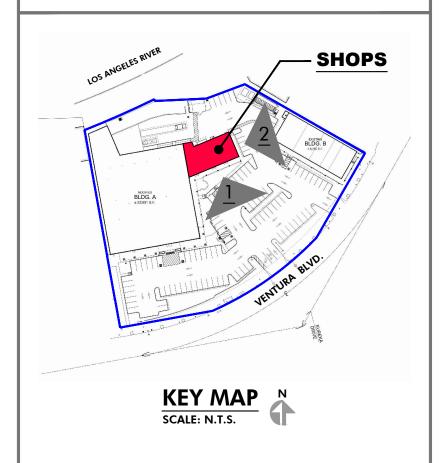




120 W Lime Avenue Monrovia, CA 91016 TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

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



STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd. Studio City, California 91604

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

ISSUES / REVISIONS

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 ARCHITERE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER:	22251TMA
DRAWN BY:	CHECKED BY:
DATE:	
SHEET DESCRIPT	ION:

EXTERIOR ELEVATIONS (SHOPS)

SHEET NUMBER:

BASED ON SCHEME SP-03

A202

MATERIAL LEGEND



SOUTH EXTERIOR ELEVATION (BLDG. B) SCALE: 3/32" = 1'-0"



EAST EXTERIOR ELEVATION (BLDG. B) SCALE: 3/32" = 1'-0"



SIDING Vertical Panels by NICHIHA

Factory Pre-finished to

match PPG 11442-6

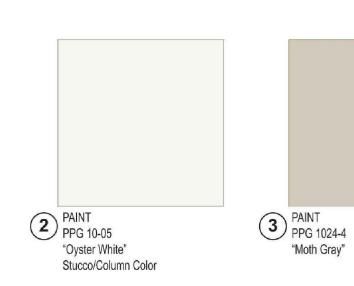
"Jericho Jade"

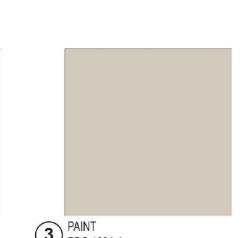
SILL Coronado Stone 12" x 24"

MATERIAL LEGEND

Smooth Limestone

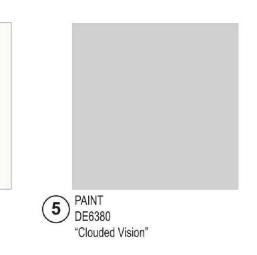
"Harvard Gray"





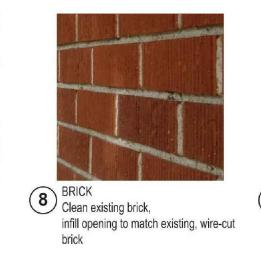






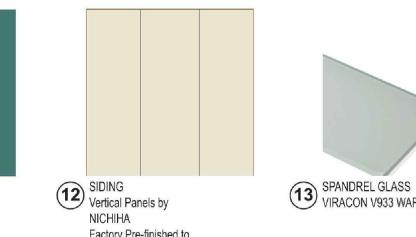








Playa Vista Limestone color:
Cream



Factory Pre-finished to

match PPG 1099-1

"Always Almond"



PAINT DEW379 "Igloo"



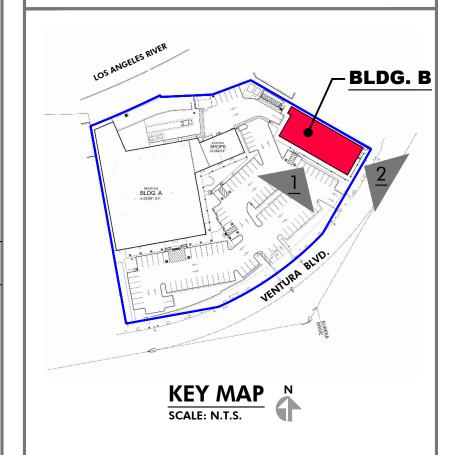
WALL SCONCE
BY: TMS LIGHTING
MODEL: ADMIRAL LED OUTDOOR COLOR: F09 PEWTER



120 W Lime Avenue Monrovia, CA 91016 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



STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd. Studio City, California 91604

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

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 CONSENTED THE VIOLENCE OF THE WITHOUT THE WRITTEN CONSENT OF MMA CONSENTED THE WORLD OF THE WRITTEN CONSENT OF MMA CONSENTED THE WORLD OF THE WRITTEN CONSENTED THE WRITTEN CONSENTED THE WORLD OF THE WRITTEN CONSENTED THE WRITTEN CONS WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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

SHEET DESCRIPTION:

ISSUES / REVISIONS

EXTERIOR ELEVATIONS (BUILDING B)

SHEET NUMBER:

BASED ON SCHEME SP-03

A203





ASSOCIATES, INC LANDSCAPE ARCHITECTS 1700 Pacific Coast Highway, Suite C SEAL BEACH, CALIFORNIA 90740 562.424.8182 CUMMINGSCURLEY.COM CALIFORNIA 3583 • ARIZONA 30100 • NEVADA 578 • UTAH 377204 COLORADO 1559 • TEXAS 3337 • WASHINGTON 1069 • CLARB 1848

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

ISSU	es / revisioi	NS
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 CUMMINGS CURLEY AND ASSOCIATES, INC. 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 CUMMINGS CURLEY AND ASSOCIATES, INC.. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 22251TMA

DRAWN BY:

CHECKED BY:

DATE:

SHEET DESCRIPTION:
CONCEPT
PLANTING PLAN

SHEET NUMBER:





A S S U C | A | E S, | N C
LANDSCAPE ARCHITECTS
1700 PACIFIC COAST HIGHWAY, SUITE C
SEAL BEACH, CALIFORNIA 90740
562.424.8182 CUMMINGSCURLEY.COM
CALIFORNIA 3583 * ARIZONA 30100 * NEVADA 578 * UTAH 377204
COLORADO 1559 * TEXAS 3337 * WASHINGTON 1069 * CLARB 1848

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

ISSUI	es / revision	15
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 CUMMINGS CURLEY AND ASSOCIATES, INC. 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 CUMMINGS CURLEY AND ASSOCIATES, INC.. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

db number:	22251TMA
Δ\Λ/ΝΙ ΒΥ.	СН

WN BY: CHECKED BY:

DATE:

CONCEPT PLANTING IMAGERY

SHEET NUMBER:

L102