

NO.	ISSUE	DATE

PETIT TROIS VALLEY

13705 VENTURA BLVD
 SHERMAN OAKS, CA 91423

TITLE
EXISTING SITE PLAN

PROJECT NUMBER

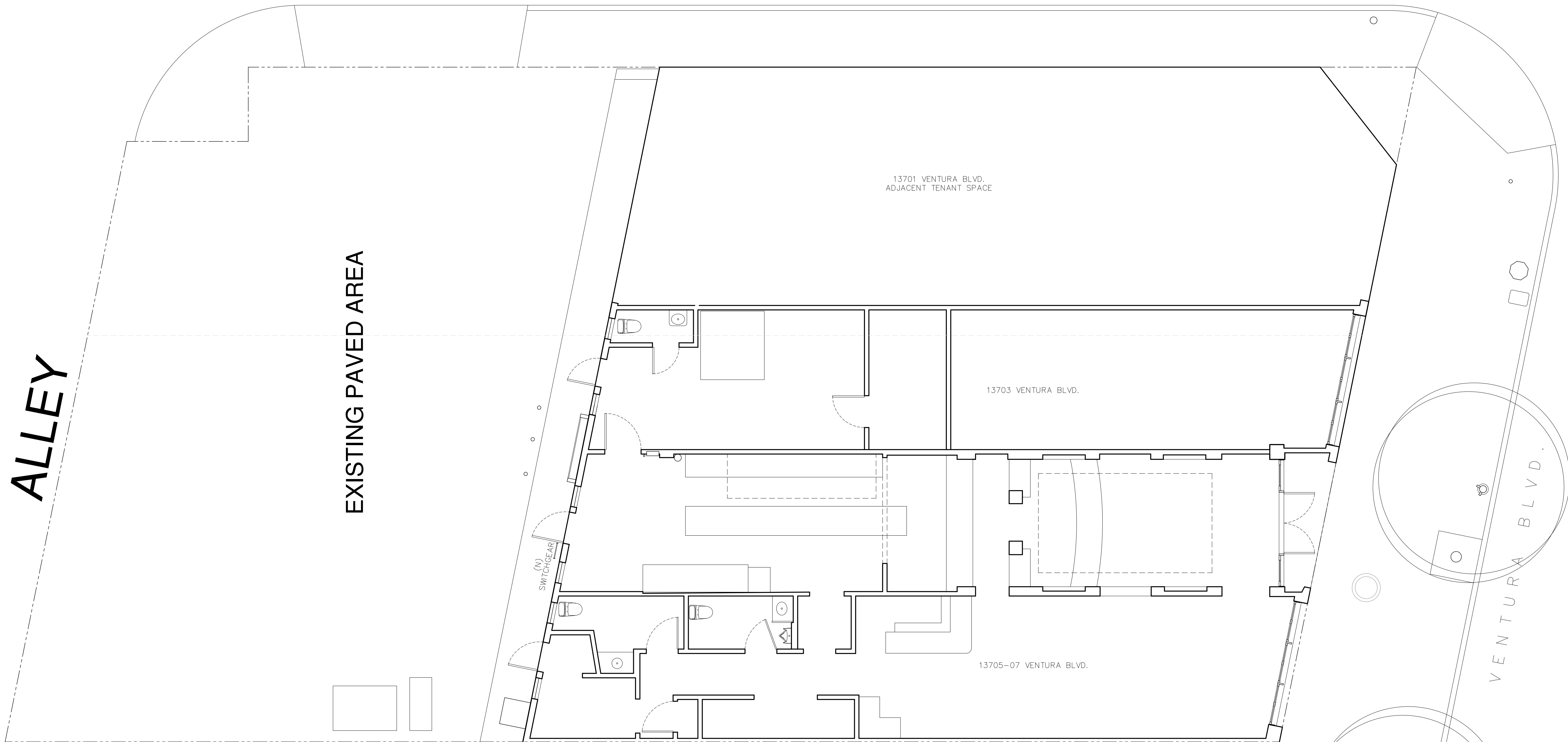
SHEET NUMBER

SCALE
AS NOTED
 DATE
 9/05/17

A-1.0

ORIGINAL SHEET SIZE:
 24" x 36"
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WOODMAN AVE.



SITE PLAN 1
 3/16"=1'-0"

SUMMARY TABLE

PROJECT INFO:

13703-13707 VENTURA BLVD.
 EXISTING 3 UNIT MIXED USE BUILDING (RESTAURANT/RETAIL)
 PROPOSED 2 UNIT RESTAURANT BUILDING

UNIT A (RESTAURANT): 1,812 SQ. FT.
UNIT B (RETAIL): 942 SQ. FT.
UNIT C (RESTAURANT): 1,510 SQ. FT. (NOT IN SCOPE)

SCOPE OF WORK:

EXISTING 1,812 SQ. FT. RESTAURANT T.I. AND 942 SQ. FT. CHANGE OF USE FROM RETAIL TO RESTAURANT T.I.

PARKING CALCULATION:

CHANGE OF USE FROM RETAIL TO RESTAURANT: 942 SQ. FT.
 NO CHANGE OF USE: 1,812 SQ. FT.
 4 SPACES REQUIRED FOR RETAIL
 9 SPACES REQUIRED FOR RESTAURANT
 NET REQUIRED SPACES: 5
 PARKING AREA: 1,108 SQ. FT.
 REQUIRED LANDSCAPE: NONE (< 6 PARKING SPACES)

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DESIGN
 3448 ASHWOOD AVE
 LOS ANGELES, CA 90066
 TEL +310 745 3545
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CONSULTANTS

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PROPOSED SITE PLAN

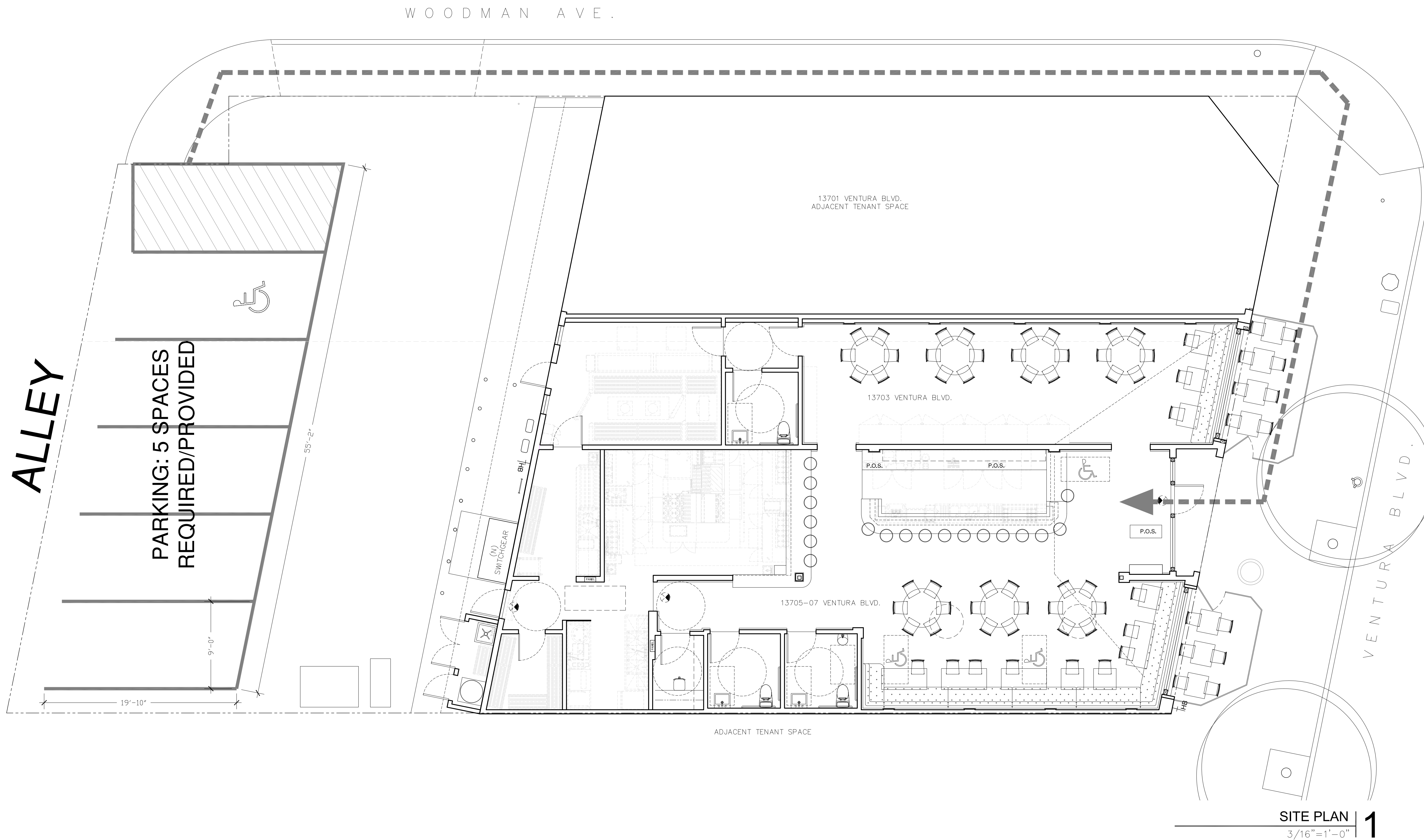
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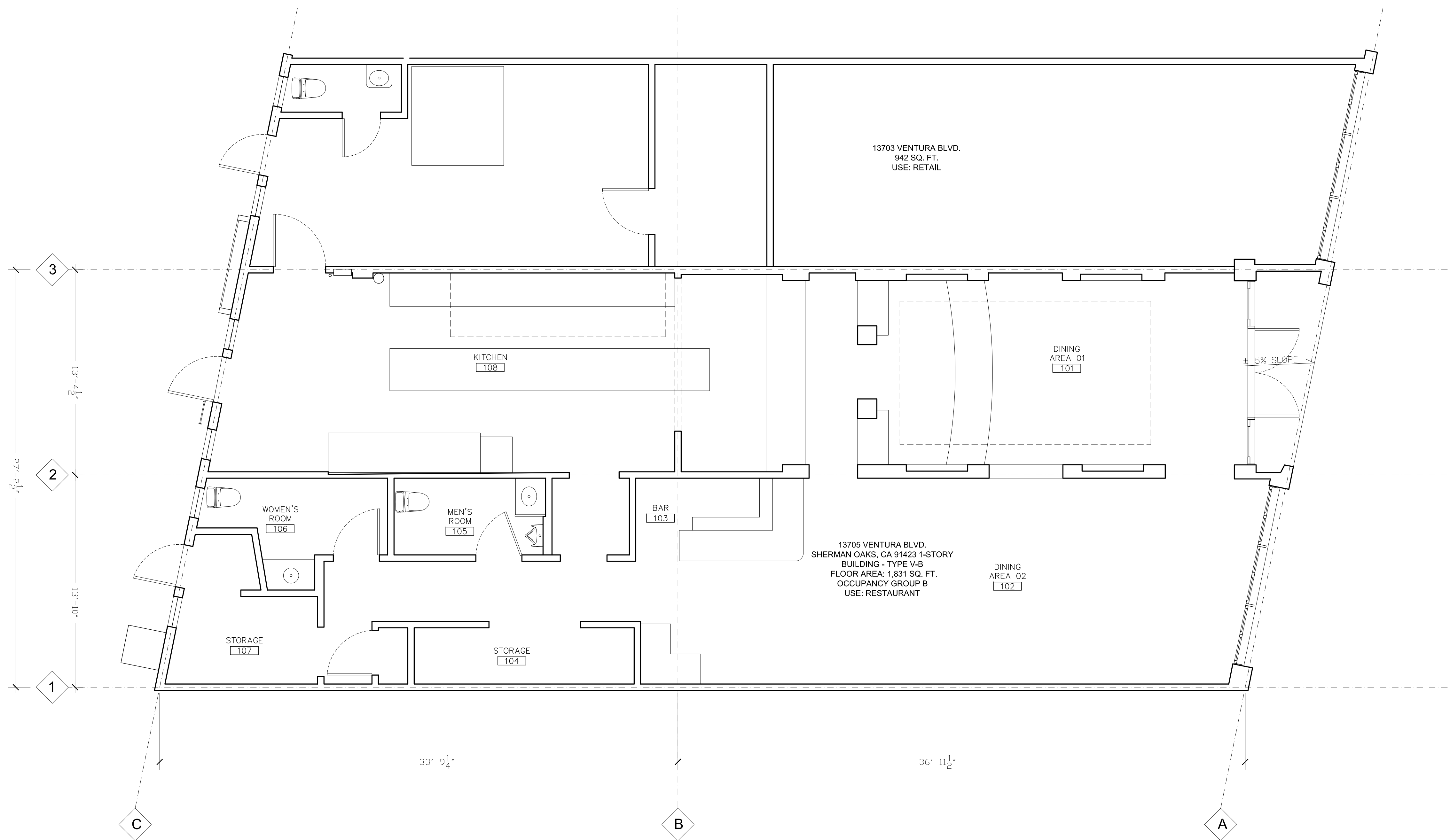
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EXISTING FLOOR PLAN

PROJECT NUMBER	SHEET NUMBER
SCALE	A-2.0
DATE	
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EXISTING GROUND FLOOR PLAN | 1 NORTH
 1/4"=1'-0"

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TITLE
PROPOSED FLOOR PLAN

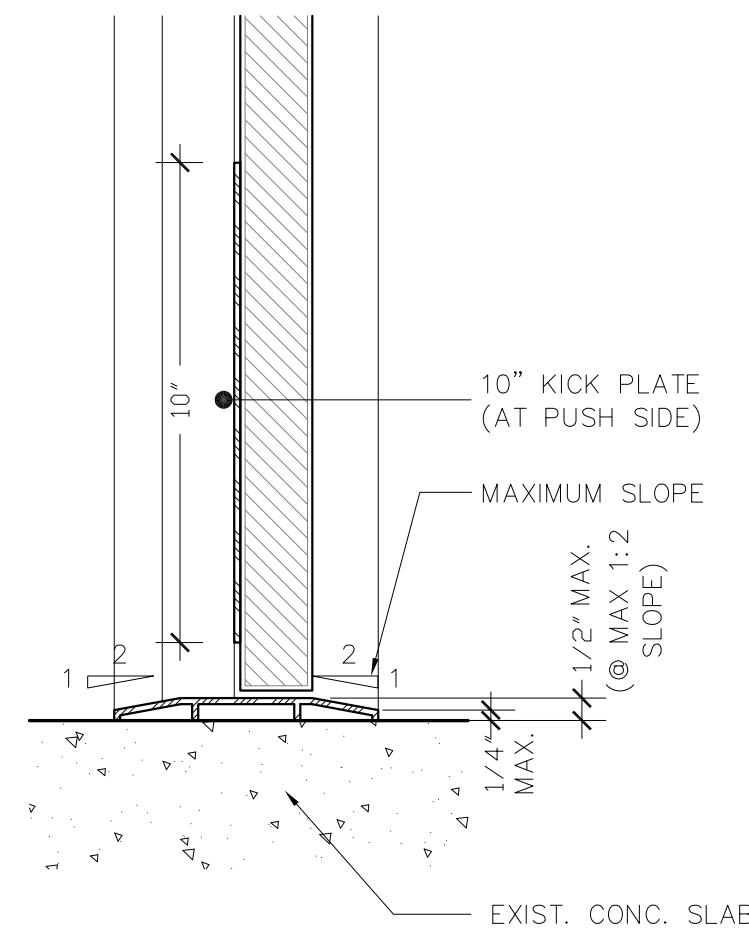
PROPOSED DOOR SCHEDULE									
CODE	SIZE	TYPE	MATERIAL	QUAN.	HDWR. TYPE	HDWR. MANUF.	MODEL #	HDWR. FINISH	REMARKS
EX	VARIES	VARIES	VARIES						EXISTING NOT CHANGED
1	3'0"x7'0"	TWO LIGHT (SEE ELEV.)	STAIN GRADE WOOD	1	PANIC	FALCON	2090 SERIES	POL. BRASS	COMMERCIAL GRADE CLOSERS
2	3'0"x6'8"	SOLID CORE	METAL	1	PANIC	FALCON	24/25 SERIES	BRUSHED NICKEL	COMMERCIAL GRADE CLOSERS
3	3'0"x6'8"	TRAFFIC DOOR, VIEW LIGHT	LEATHER CLAD WOOD	1 PAIR	SELF CLOSING			POL. BRASS	PROVIDE POL. BRASS STRIKE PLATES
4	3'0"x6'8"	TWO LIGHT (SEE ELEV.)	STAIN GRADE WOOD	3	LEVER PRIVACY	BALDWIN	5164 ESTATE	POL. BRASS	PROVIDE SQUARE BACKPLATE
5	2'6"x6'8"	SOLID CORE	METAL	4	LEVER SECURITY	BALDWIN	ESTATE	BRUSHED NICKEL	

DOOR HINGES TO BE PROVIDED BY CONTRACTOR – OWNER/DESIGNER TO DETERMINE FINISH.
DOOR HARDWARE TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR OWNER/DESIGNER TO DETERMINE FINISH.

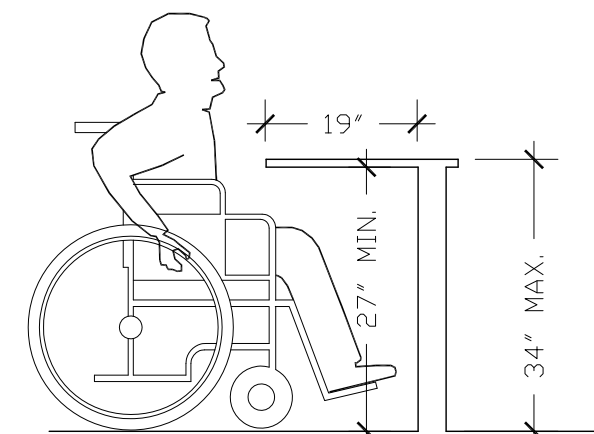
PROPOSED WINDOW SCHEDULE							
CODE	SIZE (W x H)	SILL HEIGHT	TYPE	MATERIAL	GLAZING	QUAN.	REMARKS
EX	VARIES	VARIES					EXISTING TO REMAIN
A	VARIES	VARIES	STOREFRONT	POL. BRASS PLATED ALUMINUM	LOW-E*2/DUAL/LAMI.	5	POLISHED BRASS ALUMINUM STOREFRONT W/ 4" POL. BRASS TAPERED SIDELIGHT RAIL MOUNTED ON FRAME

PROPOSED FINISH SCHEDULE					
ROOM NO.	NAME	FLOOR	WALL	CEILING	REMARKS
101	ENTRY	PAINTED HARDWOOD	WALL PAPER/WOOD	WALLPAPER	SEE ELEVATIONS/RCP
102	DINING	PAINTED HARDWOOD	WALL PAPER/WOOD	WALLPAPER	SEE ELEVATIONS/RCP
103	BAR	QUARRY TILE	FRP/WOOD/MIRROR	WALLPAPER	SANITARY TILE WITH LA COUNTY APPROVED BASE
104	HALLWAY	PAINTED HARDWOOD	WALL PAPER/WOOD	WALLPAPER	SEE ELEVATIONS/RCP
105	MEN'S RESTROOM	(N)TILE	TILE/ MIRROR	PAINTED GYP.	SANITARY TILE WITH LA COUNTY APPROVED BASE
106	WOMEN'S RESTROOM	(N)TILE	TILE/ MIRROR	PAINTED GYP.	SANITARY TILE WITH LA COUNTY APPROVED BASE
107	OFFICE	QUARRY TILE	PAINTED GYP.	PAINTED GYP.	SANITARY TILE WITH LA COUNTY APPROVED BASE
108	SCULLERY	QUARRY TILE	TILE	PAINTED GYP.	SANITARY TILE WITH LA COUNTY APPROVED BASE
109	DRY STORAGE	QUARRY TILE	TILE	PAINTED GYP.	SANITARY TILE WITH LA COUNTY APPROVED BASE
110	COOLER	QUARRY TILE	N/A	OPEN STRUCTURE	SANITARY TILE WITH LA COUNTY APPROVED BASE
111	FREEZER	BUILT UP PLATFORM W/TILE	N/A	OPEN STRUCTURE	SANITARY TILE WITH LA COUNTY APPROVED BASE
112	KITCHEN	QUARRY TILE	TILE/PAINTED GYP.	PAINTED GYP.	SANITARY TILE WITH LA COUNTY APPROVED BASE- TILE 9'-0" A.F.F.

ALL GYPSUM BOARD FINISHES TO BE LEVEL 4.
ALL PAINTS TO BE BENJAMIN MOORE OR BETTER.
APPLICATION TO INCLUDE ALKYL PRIMER ON DOORS AND TRIM, WATER BASED PRIMER ON WALLS, AND MINIMUM TWO COATS OF PAINT. COLOR SELECTION TBD BY OWNER.
ALL TILE AND STONE FINISHES TO INCLUDE FABRICATION, INSTALLATION AND APPROPRIATE GROUT/STONE SEALING IN BID.
GROUT COLOR TO BE DETERMINED AND APPROVED BY OWNER/DESIGNER PRIOR TO INSTALLATION

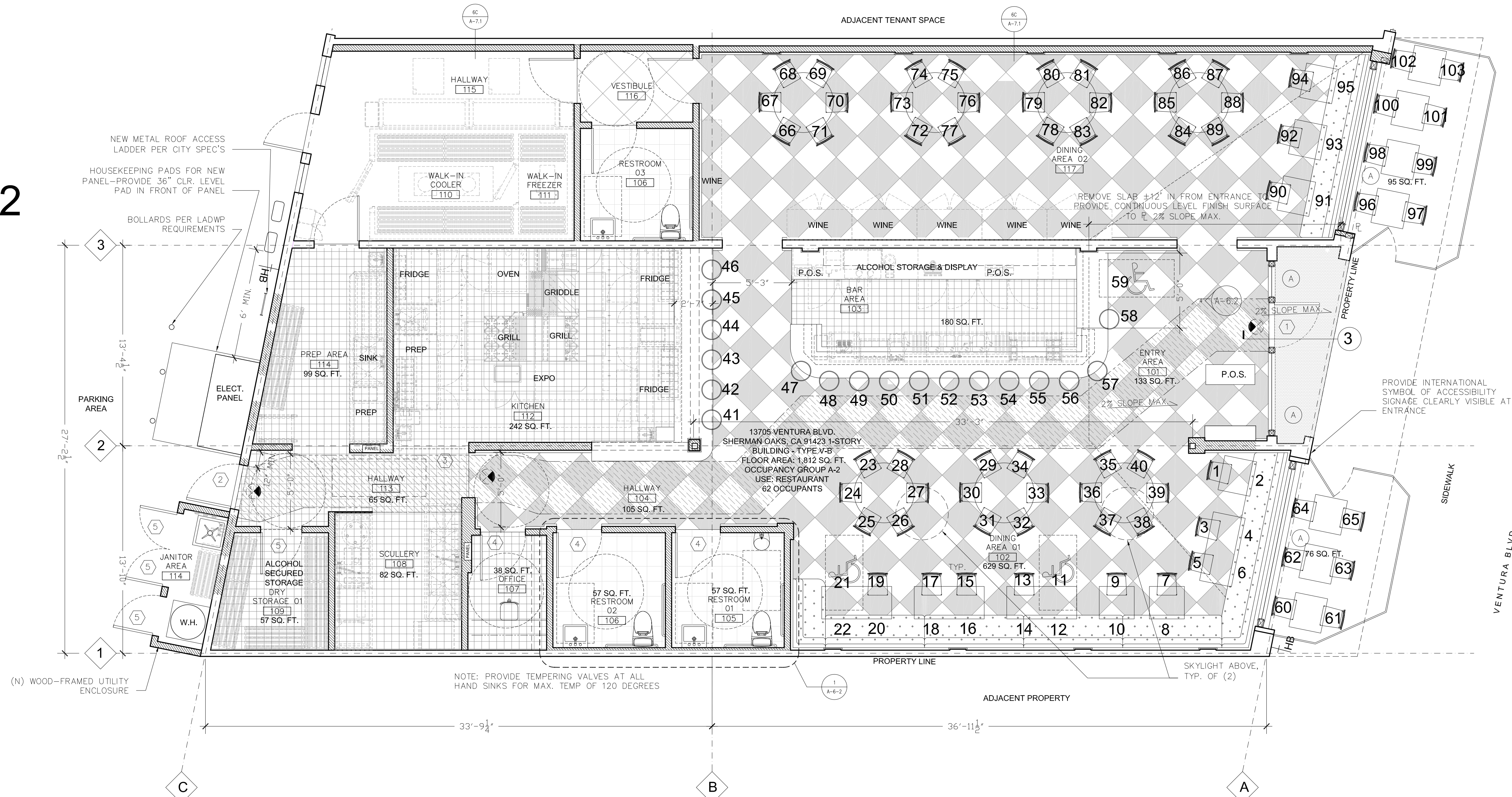


EXTERIOR THRESHOLD | 3
3"=1'-0"

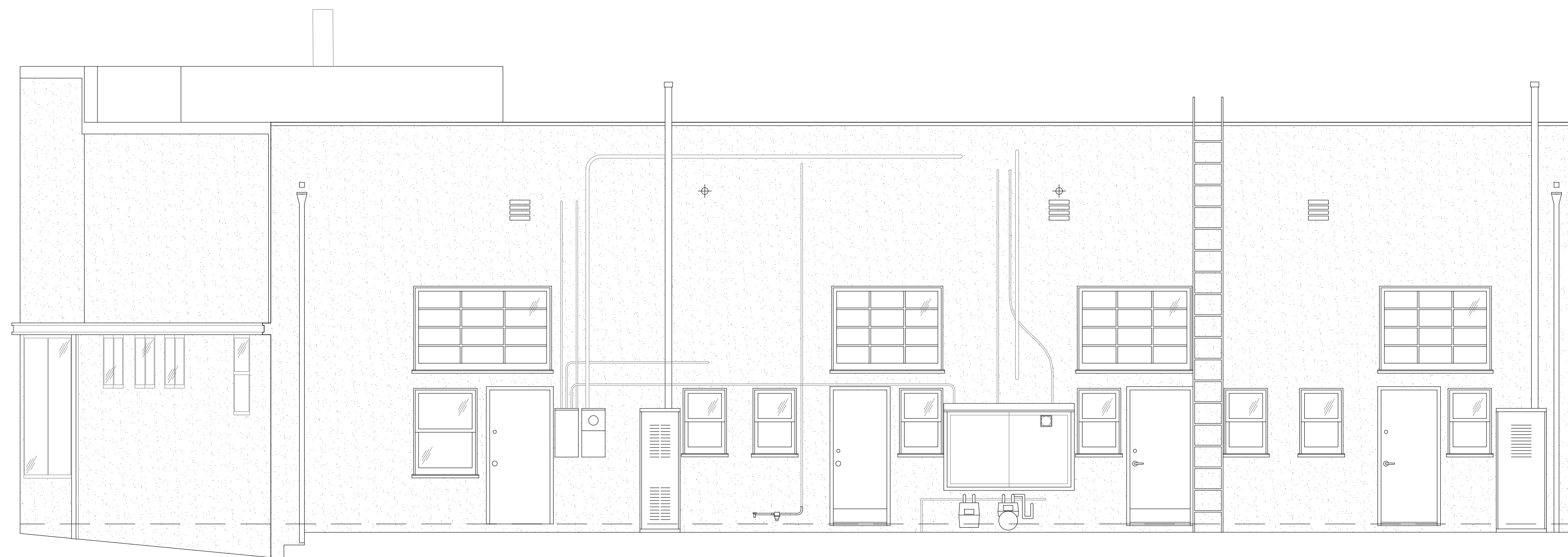


ADA DETAIL | 2
1/2"=1'-0"

13705 VENTURA BLVD.
103 SEATS (14 OUTDOOR)



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY
SEE KITCHEN DRAWINGS FOR EQUIPMENT PLACEMENT,
SPECIFICATIONS & USE REQUIREMENTS

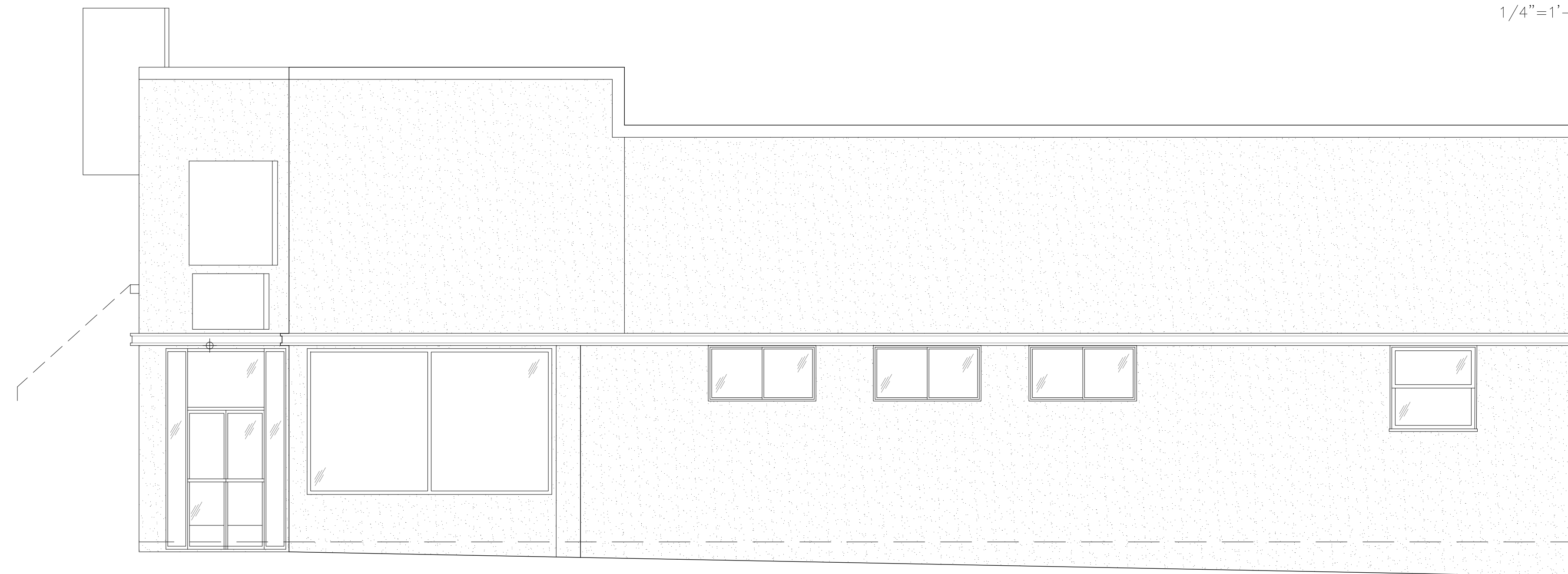


T.O. ROOF
+23'-3"

LOWER LEVEL F.F.
0'-0"

LOWEST GRADE
-1'-3"

EXISTING ELEVATION | 3
1/4"=1'-0"

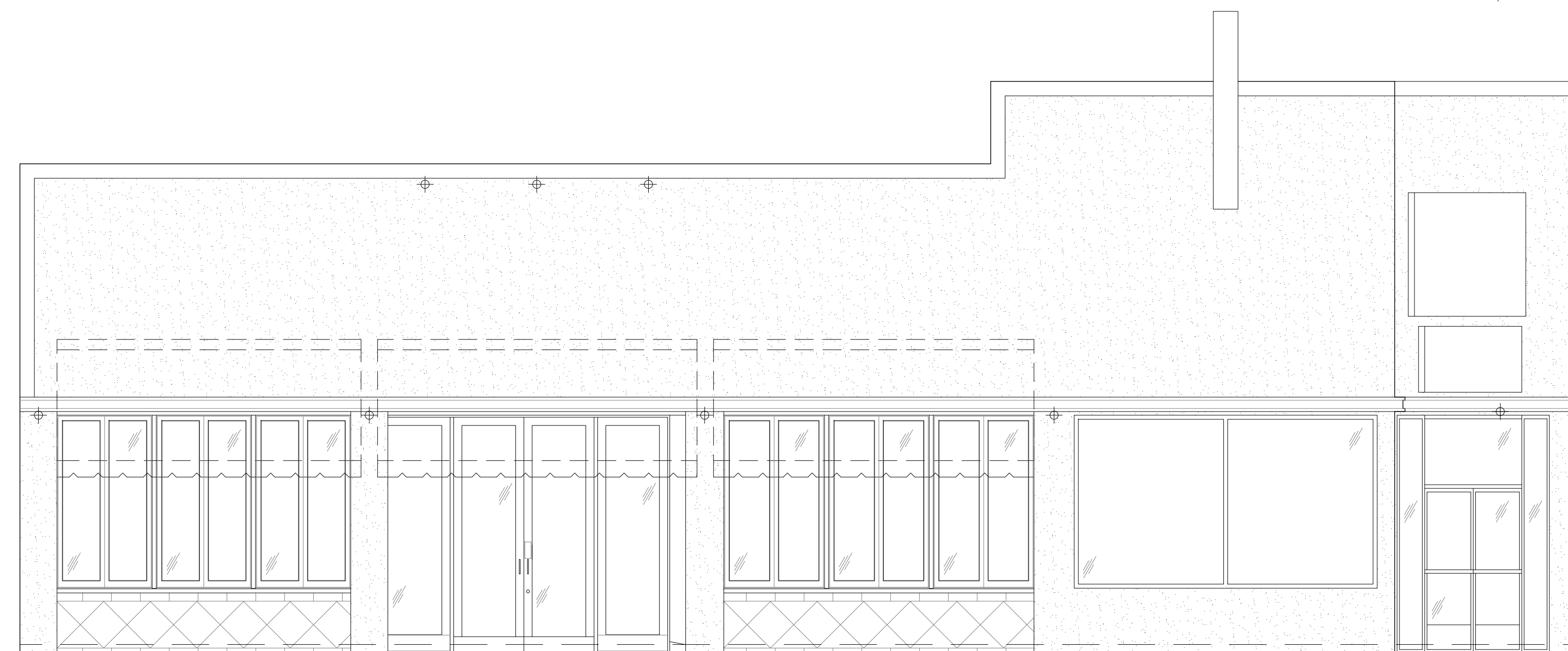


T.O. ROOF
+23'-3"

LOWER LEVEL F.F.
0'-0"

LOWEST GRADE
-1'-3"

EXISTING ELEVATION | 2
1/4"=1'-0"



T.O. ROOF
+23'-3"

LOWER LEVEL F.F.
0'-0"

EXISTING ELEVATION | 1
1/4"=1'-0"

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3448 ASHWOOD AVE
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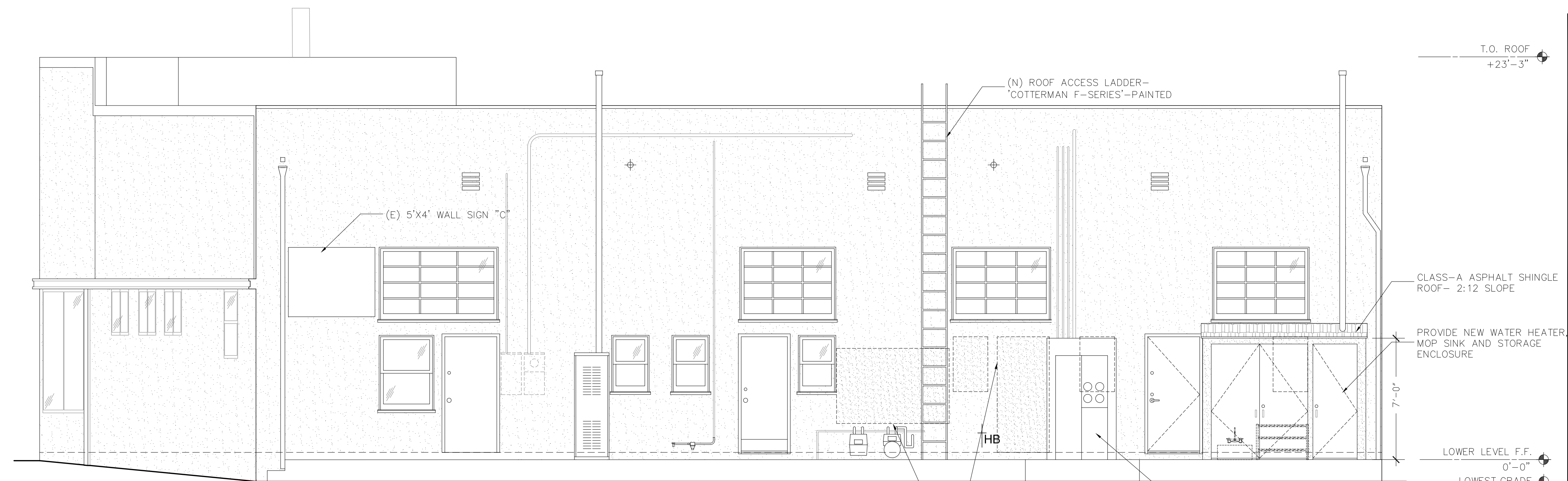
13705 VENTURA BLVD
SHERMAN OAKS, CA 91423

TITLE
EXISTING EXTERIOR ELEVATIONS

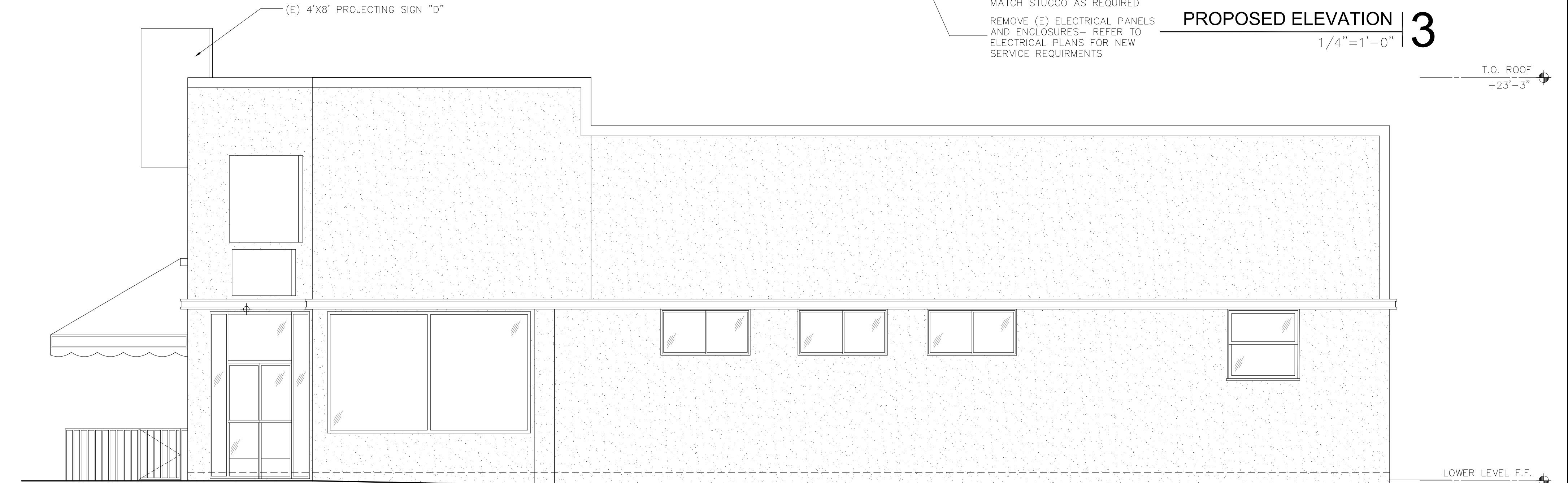
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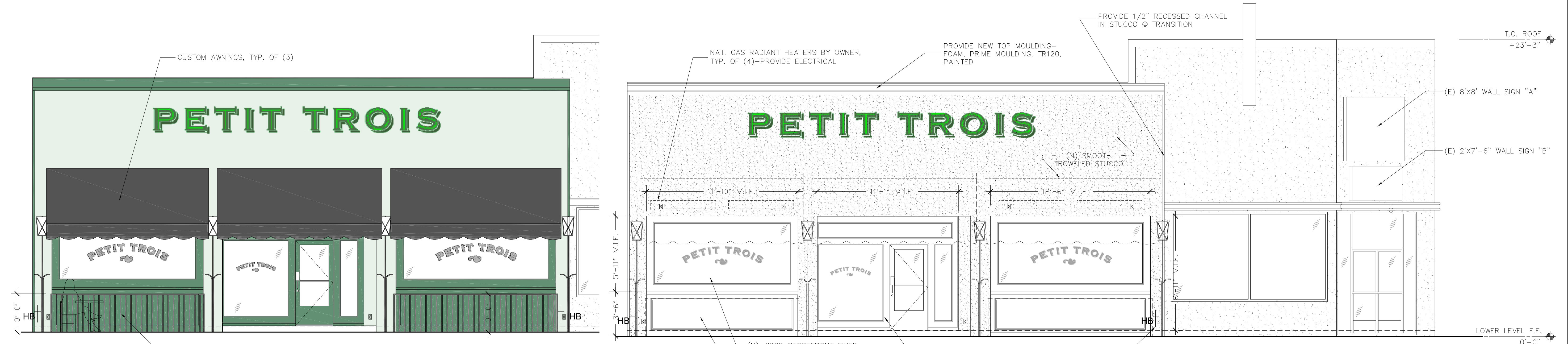
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PROPOSED ELEVATION 3
1/4"=1'-0"



PROPOSED ELEVATION 2
1/4"=1'-0"



PROPOSED ELEVATION 1b
1/4"=1'-0"

PROPOSED ELEVATION 1
1/4"=1'-0"

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PROPOSED EXTERIOR ELEVATIONS

PROJECT NUMBER

SHEET NUMBER

SCALE
VARIES

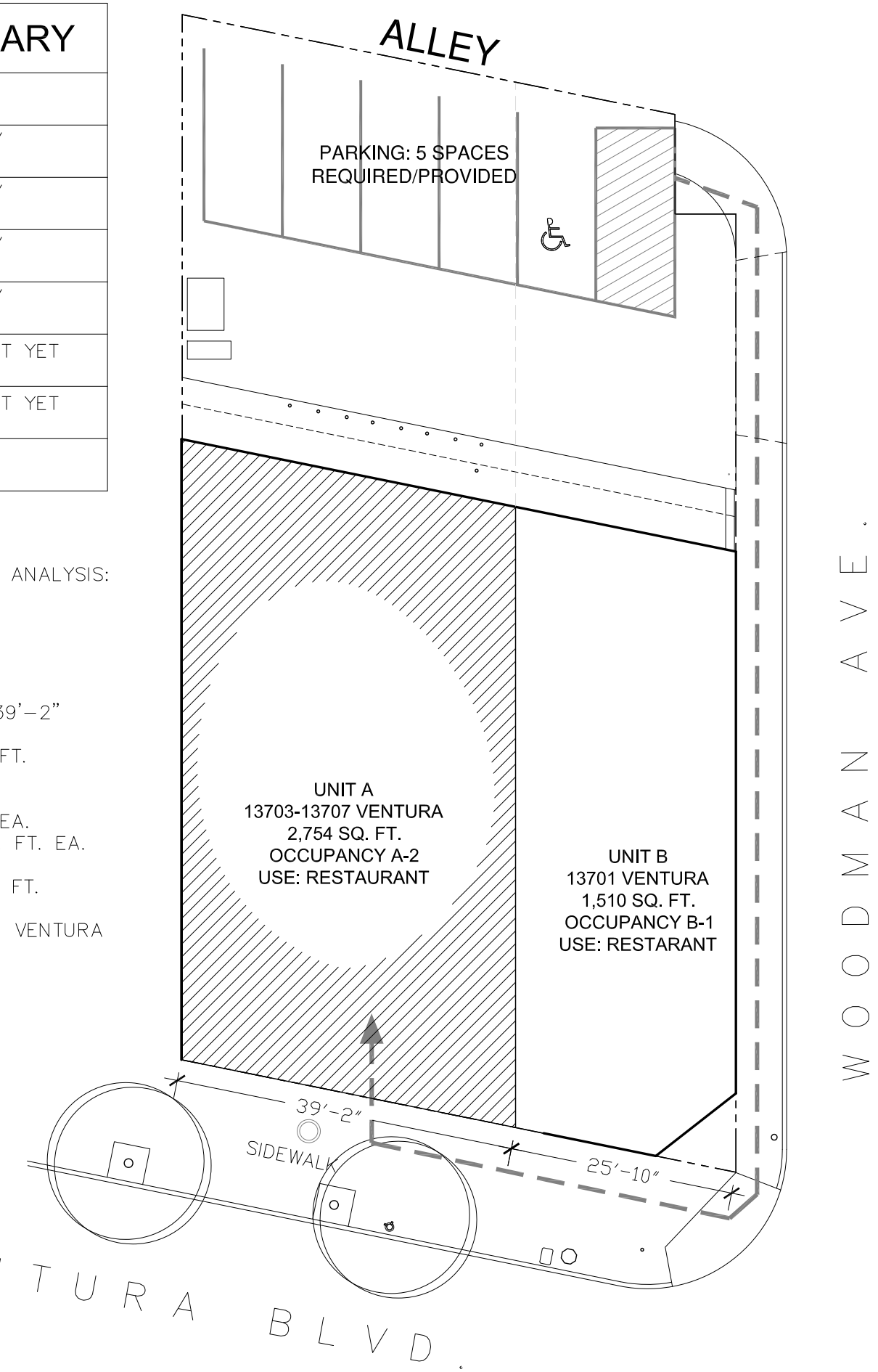
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A-3.2

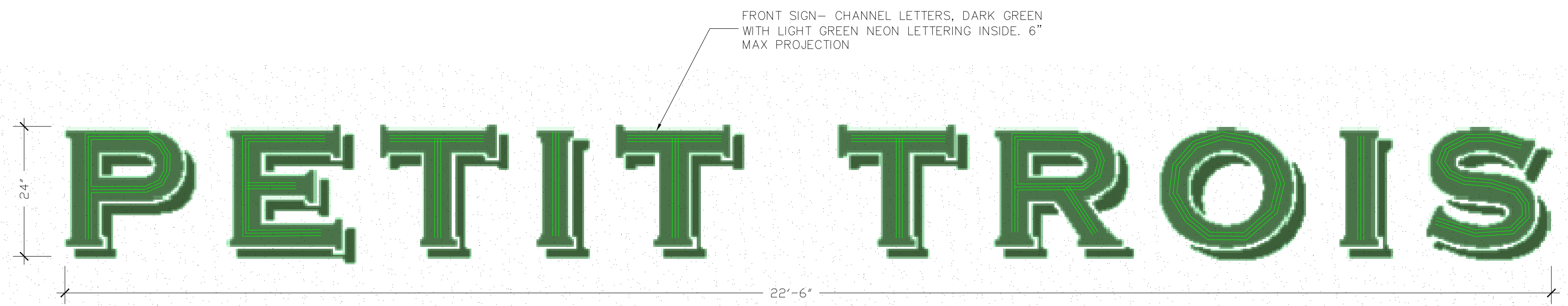
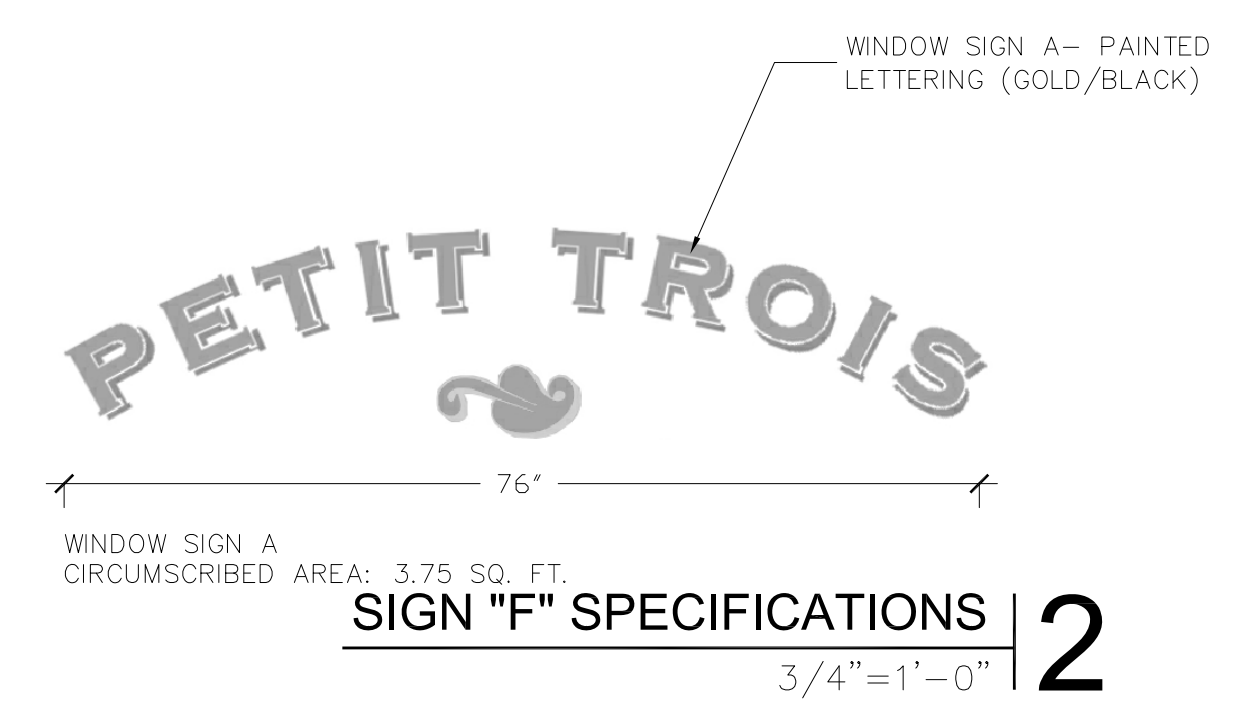
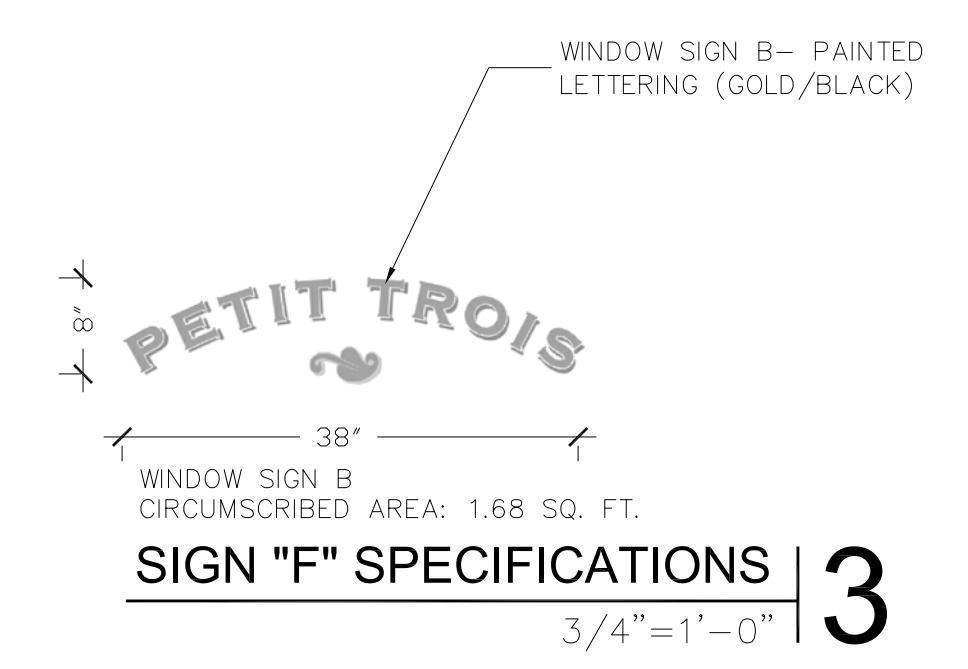
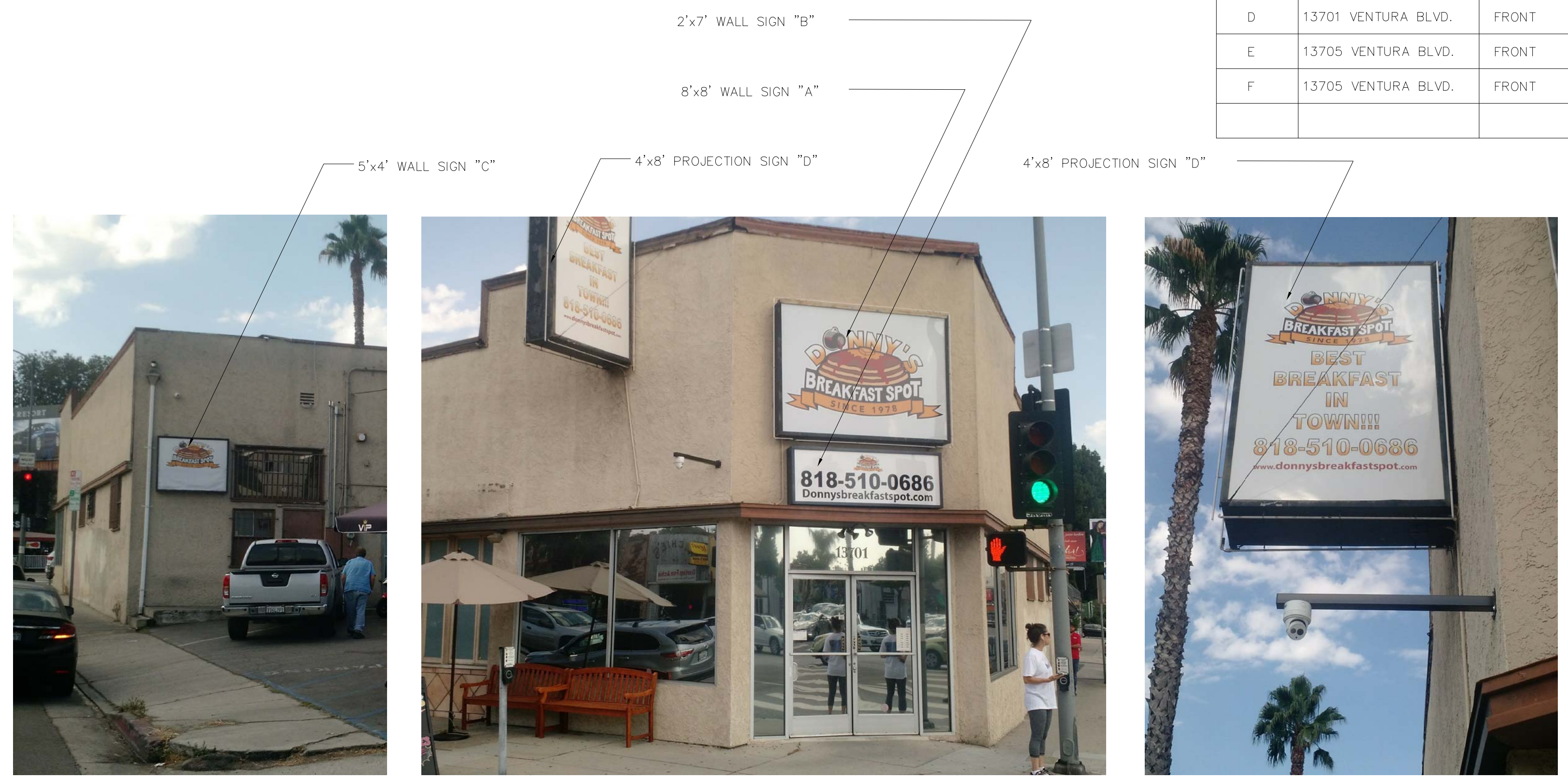
TYPE	ADDRESS	LOCATION	TYPE	SIGN AREA	PERMIT #
A	13701 VENTURA BLVD.	FRONT/SIDE	WALL SIGN	64 SQ. FT.	1969VN41927/ 1969VN52542
B	13701 VENTURA BLVD.	FRONT/SIDE	WALL SIGN	15 SQ. FT.	1969VN41927/ 1969VN52542
C	13701 VENTURA BLVD.	REAR	WALL SIGN	20 SQ. FT.	1969VN41927/ 1969VN52542
D	13701 VENTURA BLVD.	FRONT	PROJECTION	32 SQ. FT.	1969VN41927/ 1969VN52542
E	13705 VENTURA BLVD.	FRONT	WALL SIGN	45 SQ. FT.	PROPOSED/NOT YET ASSIGNED
F	13705 VENTURA BLVD.	FRONT	WINDOW SIGN	7.6%	PROPOSED/NOT YET ASSIGNED



13701-13707 VENTURA BLVD. SIGNAGE ANALYSIS:
13701 VENTURA FRONTAGE = 25'-10"
MAX. SIGN AREA = 51.67 SQ. FT.
(E) SIGN AREA = 80 SQ. FT.
13703-13707 VENTURA FRONTAGE = 39'-2"
MAX. SIGN AREA = 78.25 SQ. FT.
PROPOSED SIGN AREA = 45 SQ. FT.
13703-13707 WINDOW SIGNAGE
WINDOW A AREA = 49.8 SQ. FT. EA.
WINDOW SIGN A AREA = 3.75 SQ. FT. EA.
WINDOW B AREA = 21.7 SQ. FT.
WINDOW SIGN B AREA = 1.68 SQ. FT.
1 PROJECTING SIGN LOCATED AT 13701 VENTURA (EXISTING)

SIGN ANALYSIS | 1
1/16"=1'-0"

EXISTING SIGNAGE | 5
NO SCALE



FRONT SIGN
CIRCUMSCRIBED AREA: 48 SQ. FT.

SIGN "E" SPECIFICATIONS | 4
3/4"=1'-0"