

DEVELOPMENT OF A 4,150 SF RETAIL BUILDING

AREA ANALYSIS

SITE AREA:	18,080 SF 0.42 ACRES †	
BLDG.	PROPOSED	4,150 SF
LANDSCAPE REQUIRED	5 %	517 SF
LANDSCAPE PROVIDED	13.63 %	2,046 SF
PARKING REQUIRED	1,400 SF FOOD @ ( 1/100 )	14 STALLS
	2,750 SF RETAIL @ ( 1/200 )	13.75 STALLS
TOTAL		27.75 STALLS
PARKING PROVIDED		28 STALLS

PROJECT SUMMARY



12801 S. WESTERN AVE  
GARDENA, CALIFORNIA



AREA MAP

	CONTENT		CONTENT
	TITLE		
SP-1	SITE PLAN		
F-1	FLOOR PLAN		
E-1	ELEVATIONS		
E-2	ELEVATIONS		
L-1	LANDSCAPE PLAN		

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OWNER/DEVELOPER:  
VISIONQUEST VENTURES II, LLC  
5225 WILSHIRE BOULEVARD, SUITE 1000  
LOS ANGELES, CALIFORNIA 90036  
TELEPHONE: (323) 934-5000

GARDENA PLAZA

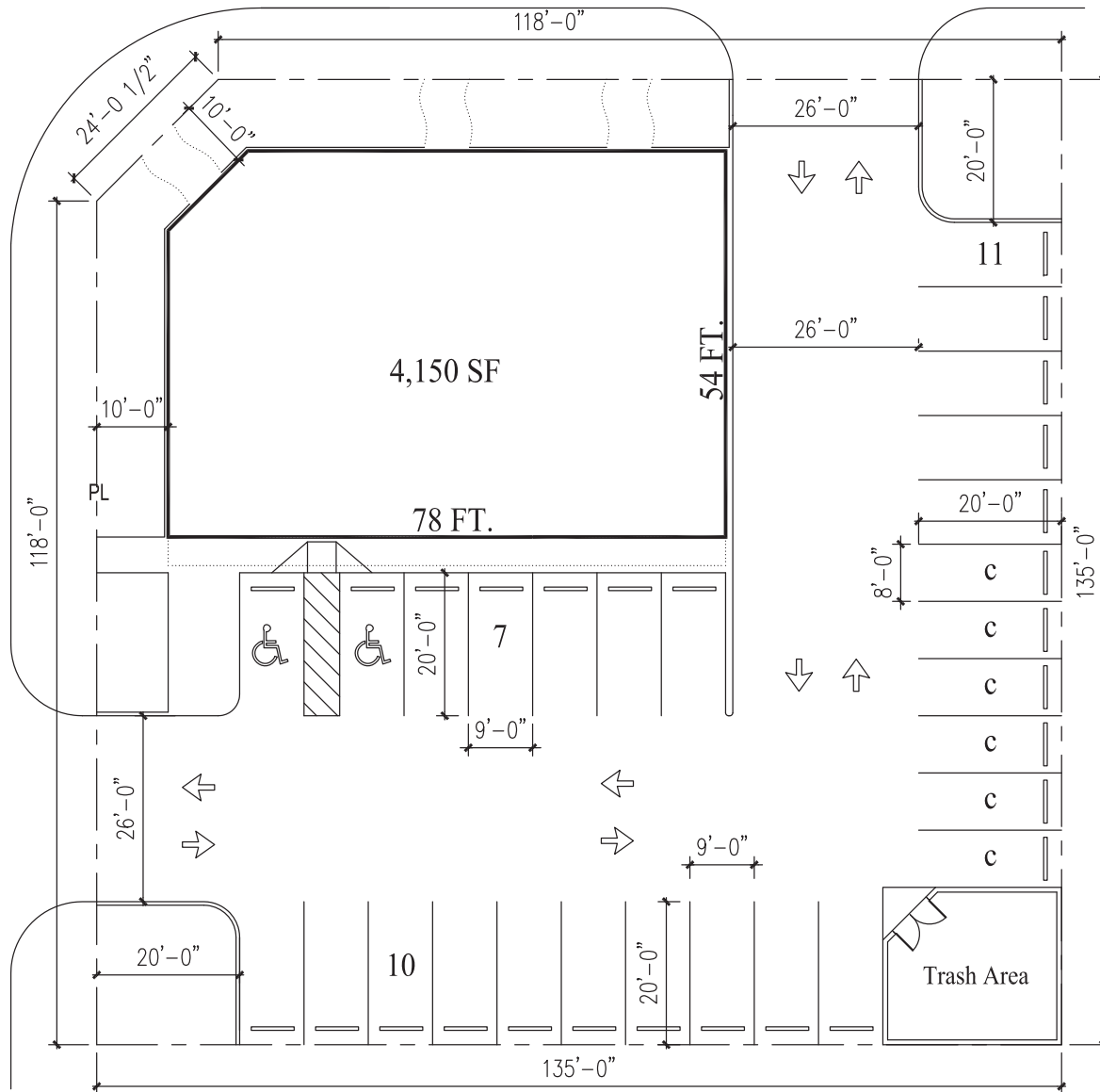
12801 S. WESTERN AVENUE  
S.W.C. EL SEGUNDO & WESTERN  
GARDENA, CALIFORNIA

TITLE

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El Segundo Blvd.

Western Ave.



**AREA ANALYSIS**

SITE AREA:	±18,080 SF or 0.42 acres±
BLDG. AREA	4,150 SF
TOTAL GLA:	4,150 SF
PARKING REQUIRED:	27.67 STALLS
4,150 RETAIL FOOD (1/150 SF):	27.67
PARKING PROVIDED:	28 STALLS
STANDARD (9X20):	22 STALLS
COMPACT (8X20):	6 STALLS (21% OF TOTAL)
HANDICAPPED :	2 STALLS
MIN. LANDSCAPING REQUIRED:	517 SF
(paved area = 10,331 sf ) x 5%	517 SF
LANDSCAPING PROVIDED:	2,046 SF



NOTE:  
THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED  
BY THIRD PARTIES AND WILL BE SUBJECT TO A FINAL SURVEY.

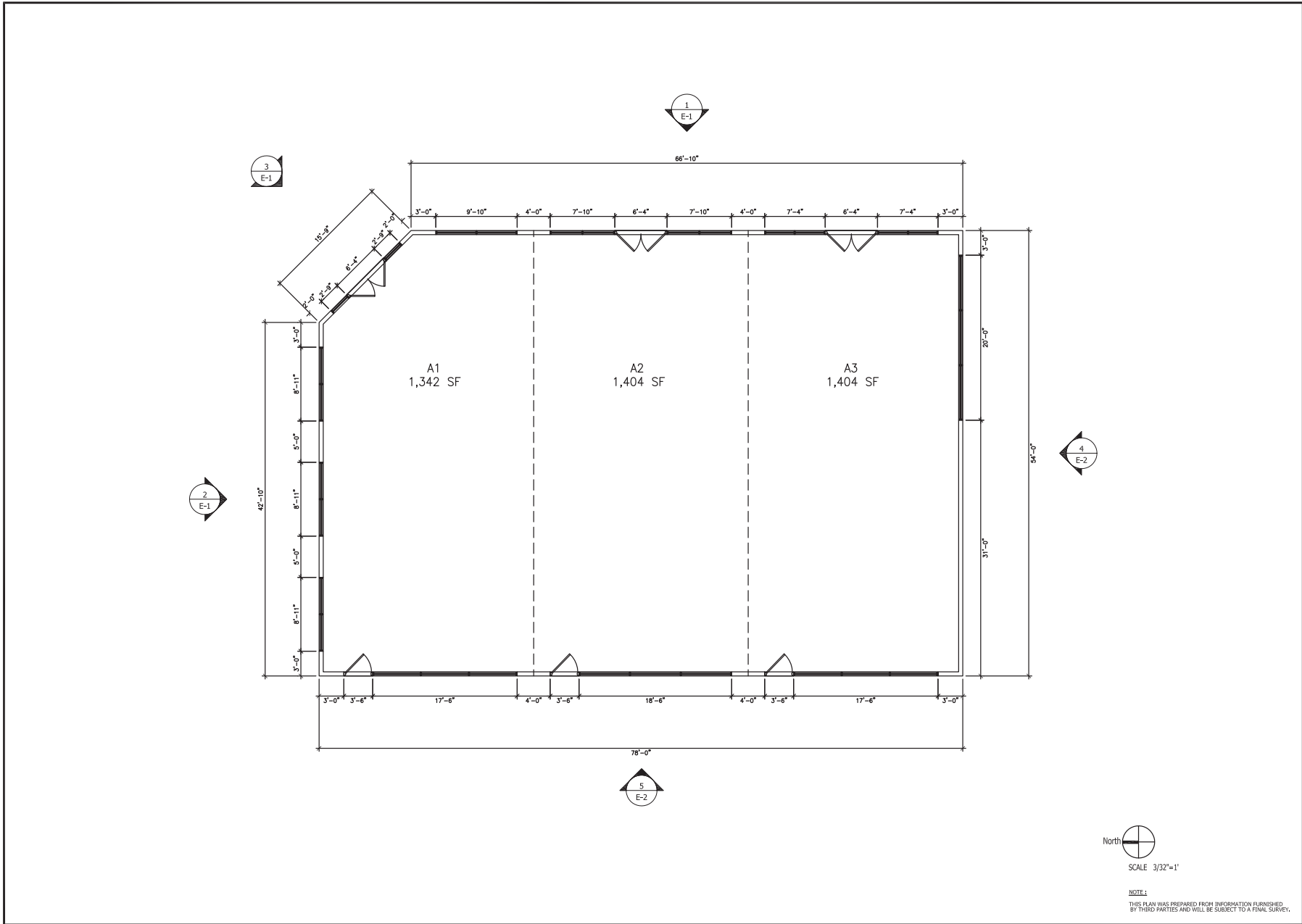


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S/WC EL SEGUNDO & WESTERN  
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SITE PLAN

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DATE	SCALE
10/16/16	SP-1



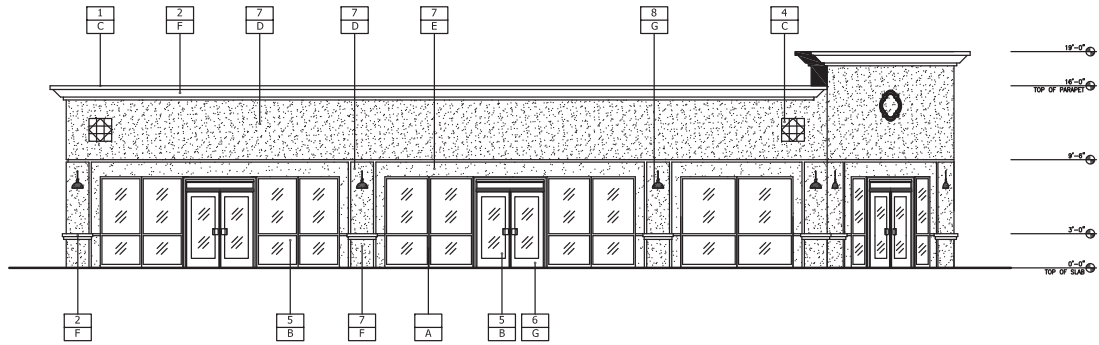
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**FLOOR PLAN**

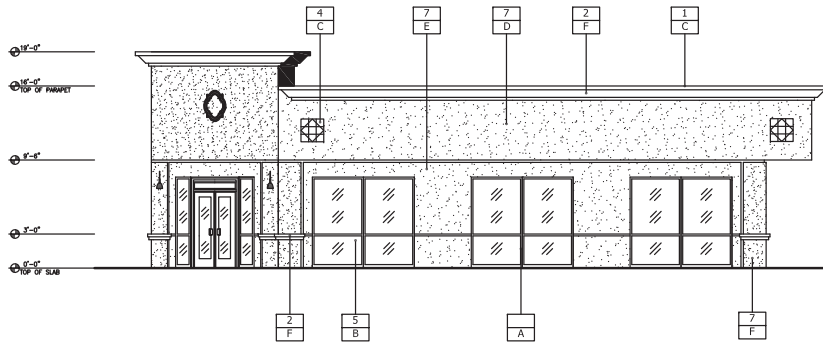
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**F-1**

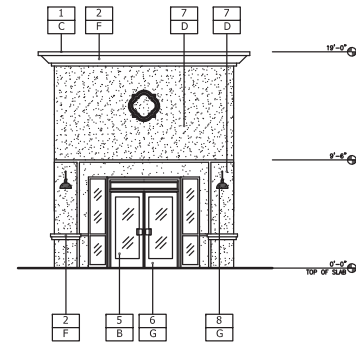


1 EAST ELEVATION (WESTERN AVE)

SCALE 3/32"=1'

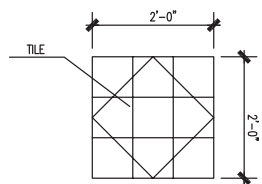


2 NORTH ELEVATION (EL SEGUNDO BLVD)

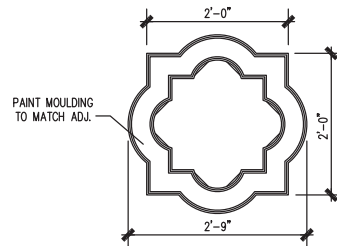


3 NORTH-EAST ELEVATION

SCALE 3/32"=1'



TILE



MEDALLION

MATERIAL & FINISH SCHEDULE

1	SHEET METAL COPING
2	EXTERIOR CEMENT PLASTER
3	SIGNAGE SUPPLIED BY TENANT
4	TILE
5	GLAZING
6	ALUMINUM DOOR
7	EXTERIOR PAINT
8	WEATHERTIGHT LIGHTING UNIT WALL MOUNT

COLOR SCHEDULE

A	ANODIZED BRONZE
B	CLEAR
C	NATURAL COLOR
D	DUNN EDWARDS - COLOR # DE6191 - TAN
E	DUNN EDWARDS - COLOR # DE6190 - OFF WHITE
F	DUNN EDWARDS - COLOR # DE6124 - MOCHA
G	DUNN EDWARDS - COLOR # DE6244 - DARK GREEN

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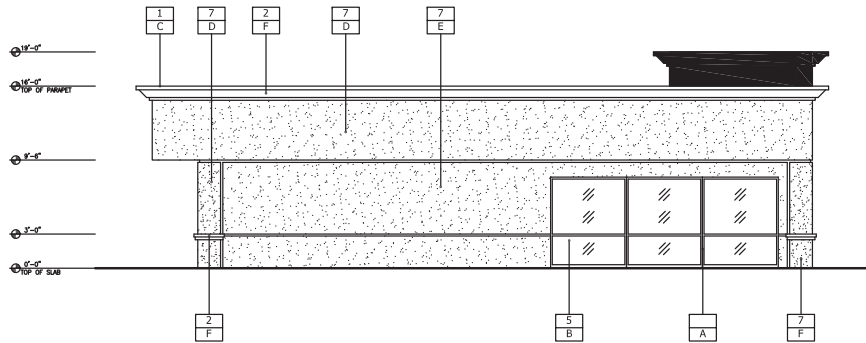
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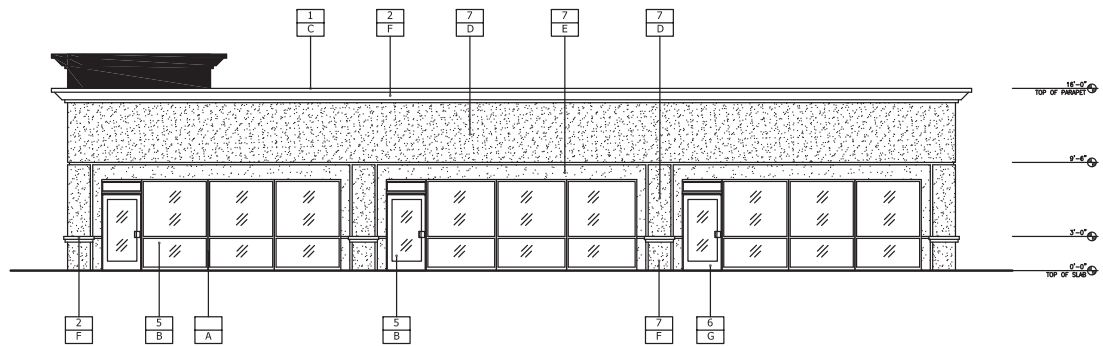
ELEVATION

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4 SOUTH ELEVATION

SCALE 3/32"=1'



5 WEST ELEVATION

SCALE 3/32"=1'

MATERIAL & FINISH SCHEDULE		COLOR SCHEDULE	
1	SHEET METAL COPING	A	ANODIZED BRONZE
2	EXTERIOR CEMENT PLASTER	B	CLEAR
3	SIGNAGE SUPPLIED BY TENANT	C	NATURAL COLOR
4	TILE	D	DUNN EDWARDS - COLOR # DE6191 - TAN
5	GLAZING	E	DUNN EDWARDS - COLOR # DE6190 - OFF WHITE
6	ALUMINUM DOOR	F	DUNN EDWARDS - COLOR # DE6124 - MOCHA
7	EXTERIOR PAINT	G	DUNN EDWARDS - COLOR # DE6244 - DARK GREEN
8	WEATHERTIGHT LIGHTING UNIT WALL MOUNT		

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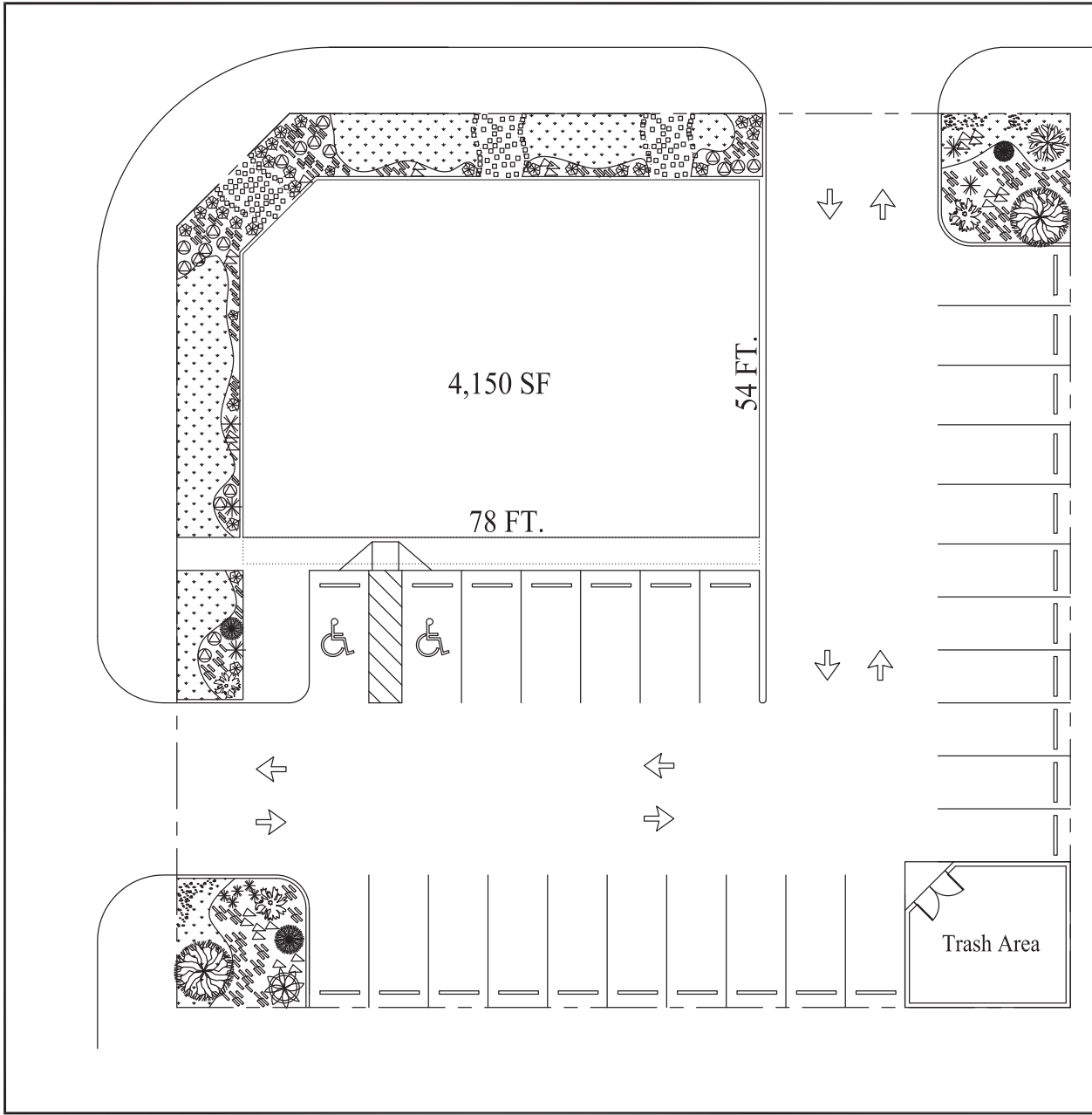


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ELEVATION

drawn	DATE
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scale	scale
E-2	



**LEGEND**

-  Sod-Festuca Marathon Arundinacea
-  4" Begonia White
-  1 gal. Kangaroo Paw Anigozanthos
-  5 gals. Pittosporum Tobira
-  5 gals. Rosemarinus Officinalis
-  5 gals. Ligustrum Japonicum
-  15 gals. Ficus
-  24" Laurus Nobilis
-  1 gal. Gazania
-  1 gal. Lantana SPP "Gold Mound"
-  Shredded Bark Mulch
-  Stepping Stones

**LANDSCAPE AREA ANALYSIS**

SITE AREA :	±18,080 SF or 0.42 acres±
LANDSCAPE AREA :	2,046 SF
LANDSCAPE AREA % PROVIDED :	11.32 %
LANDSCAPE AREA % REQUIRED :	5 %



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**LANDSCAPE**

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job no.	L-1
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