

SCOPE OF WORK

RECONFIGURATION OF EXISTING INDOOR PATRON SEATING
AREA AND ENCLOSURE OF EXISTING OUTDOOR PATRON SEATING
AREA OF AN OPERATING GELSON'S SUPERMARKET TO ALLOW
AN ON-SITE CAFE WITH THE SALE AND SERVICE OF BEER & WINE
FOR ON-SITE CONSUMPTION.

EXISTING CONDITIONS

- INTERIOR**
- 490.25 SF
 - 22 SEATS
- PATIO**
- 455 SF
 - 16 SEATS

PROPOSED CONDITIONS

- INTERIOR**
- 646 SF
 - 16 SEATS
- PATIO**
- 455 SF
 - 20 SEATS

NET CHANGE

- INTERIOR**
- +155.75 SF
 - -6 SEATS
- PATIO**
- NO CHANGE
 - +4 SEATS

ON-SITE BLDG CALCULATIONS

- SHOP A: 6,627 SF
- SHOP B: 11,525 SF
- GELSON'S: 47,916 SF
- TOTAL BUILDING AREA: 72,867 SF

ON-SITE PARKING

- REQUIRED: 246
- PROVIDED: 263
 - ADA: 7
 - VAN ACCESSIBLE: 1
- OVERAGE OF 19 SPACES

1 SITE PLAN
SCALE: 1" = 30'

Gelson's
Gelson's Calabasas #2
22277 MULHOLLAND HWY
CALABASAS, CA 91302

Prepared for:

Gelson's Markets
16400 Ventura Blvd, Suite 240
Encino, CA 91436

Project Number - 20042

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SITE PLAN

SEE DRAWING FOR SCALE

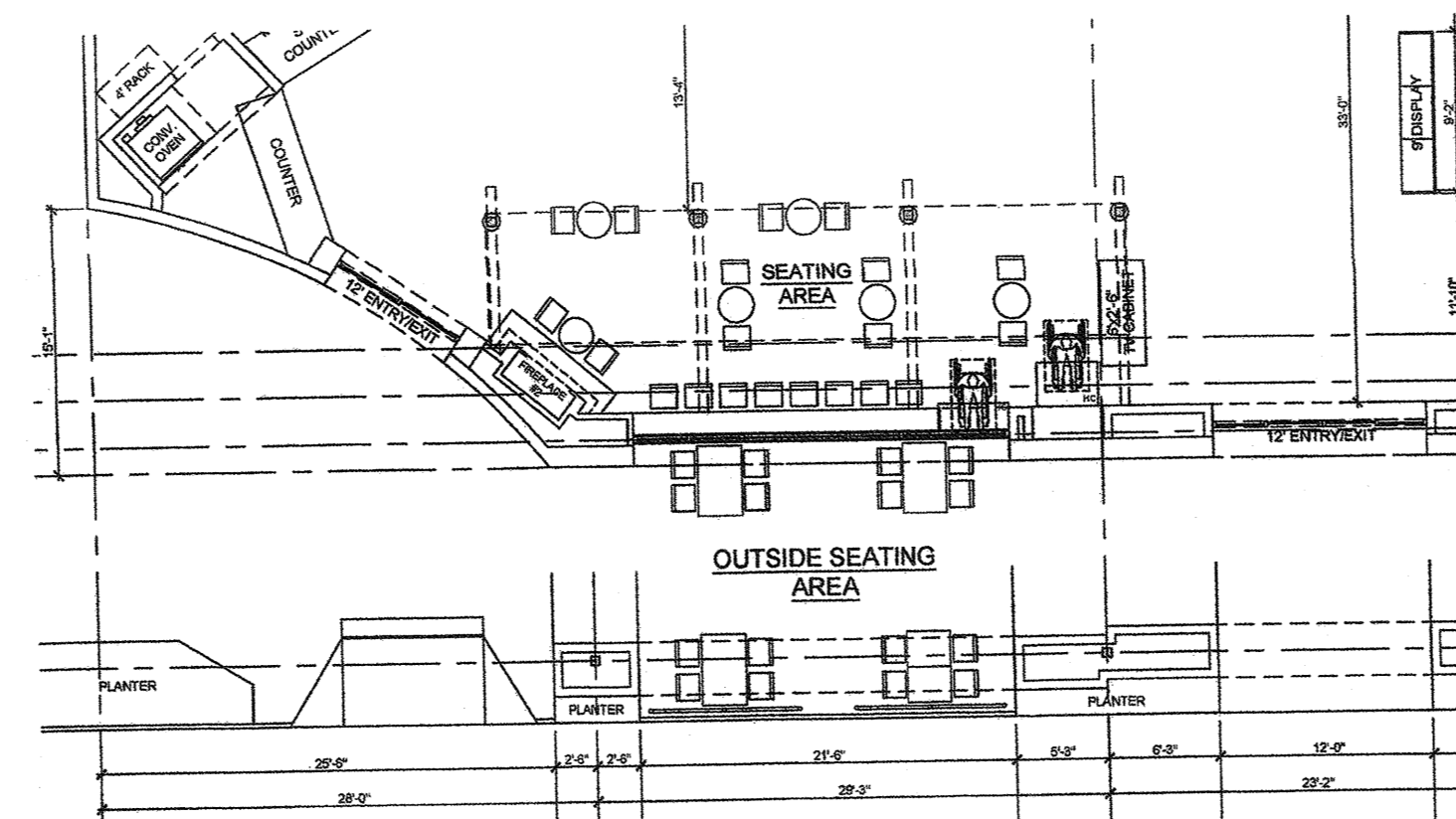
SP100

SHEET INDEX

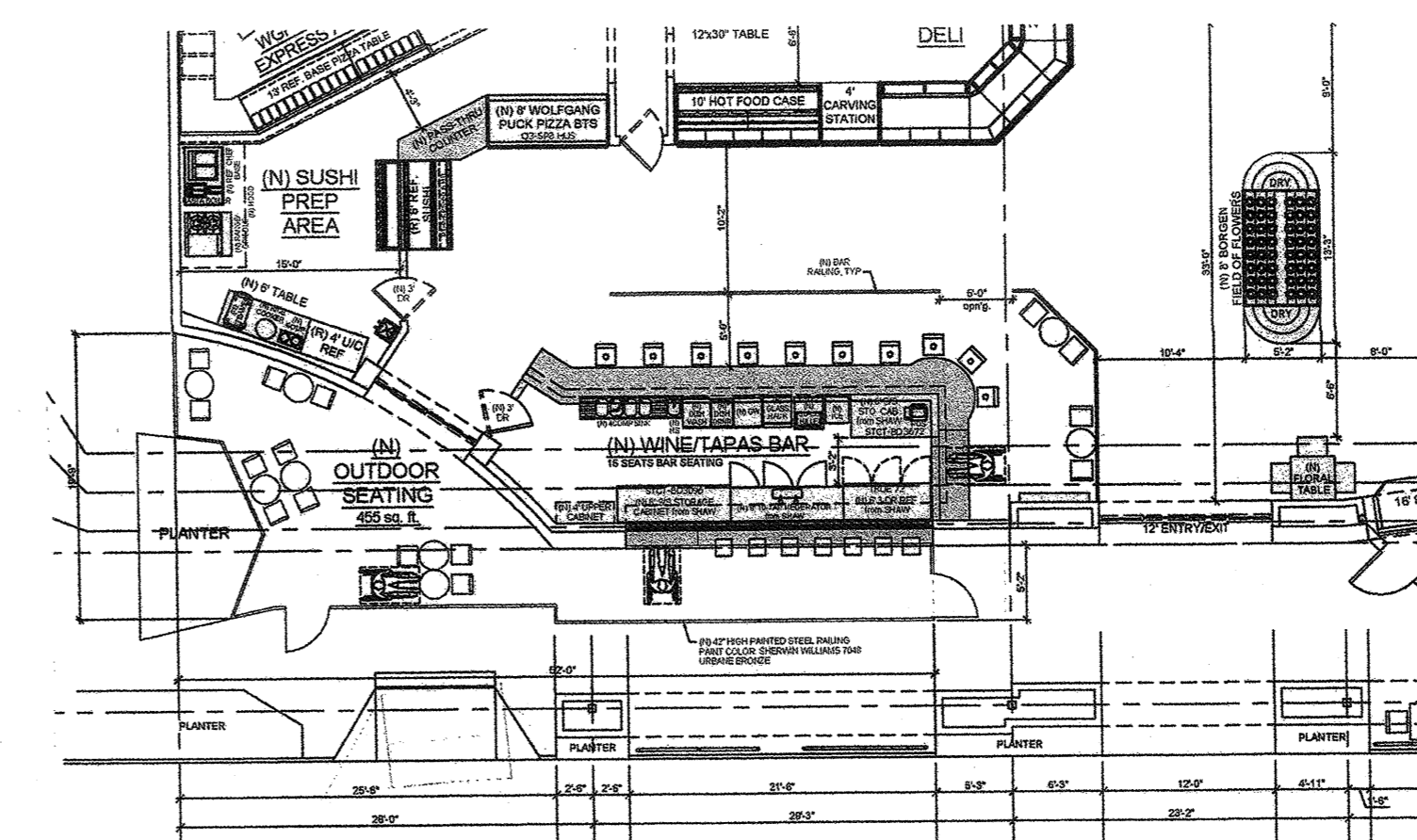
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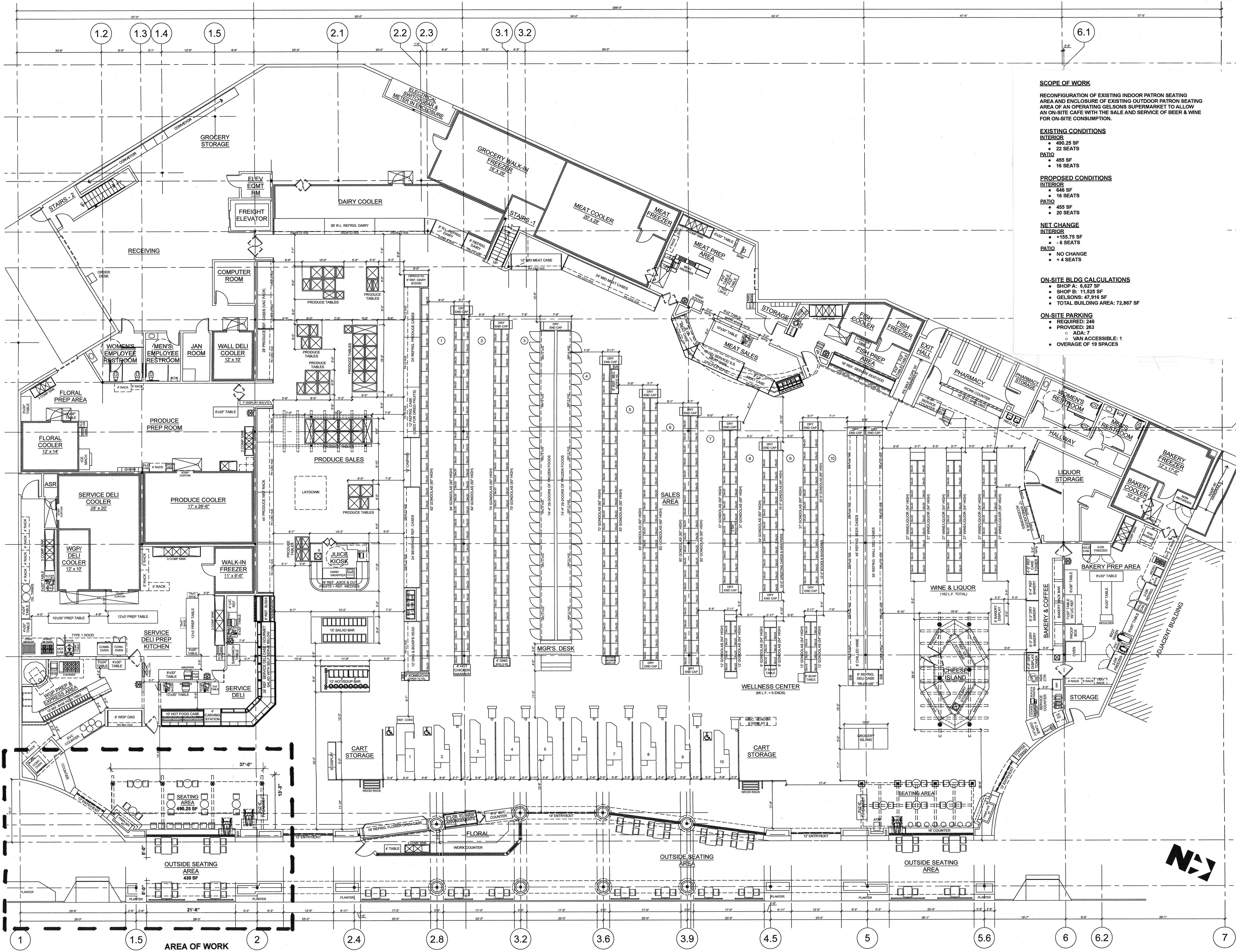
SP100	SHEET INDEX / SCOPE OF WORK / SITE PLAN / AREA OF WORK
F1	EXISTING FIXTURE FLOOR PLAN
A101	PROPOSED FIXTURE PLAN
A101.1	ENLARGED FLOOR PLANS
A201	ELEVATIONS

EXISTING AREA OF WORK



PROPOSED AREA OF WORK





SCOPE OF WORK

RECONFIGURATION OF EXISTING INDOOR PATRON SEATING AREA AND ENCLOSURE OF EXISTING OUTDOOR PATRON SEATING AREA OF AN OPERATING GELSON'S SUPERMARKET TO ALLOW AN ON-SITE CAFE WITH THE SALE AND SERVICE OF BEER & WINE FOR ON-SITE CONSUMPTION.

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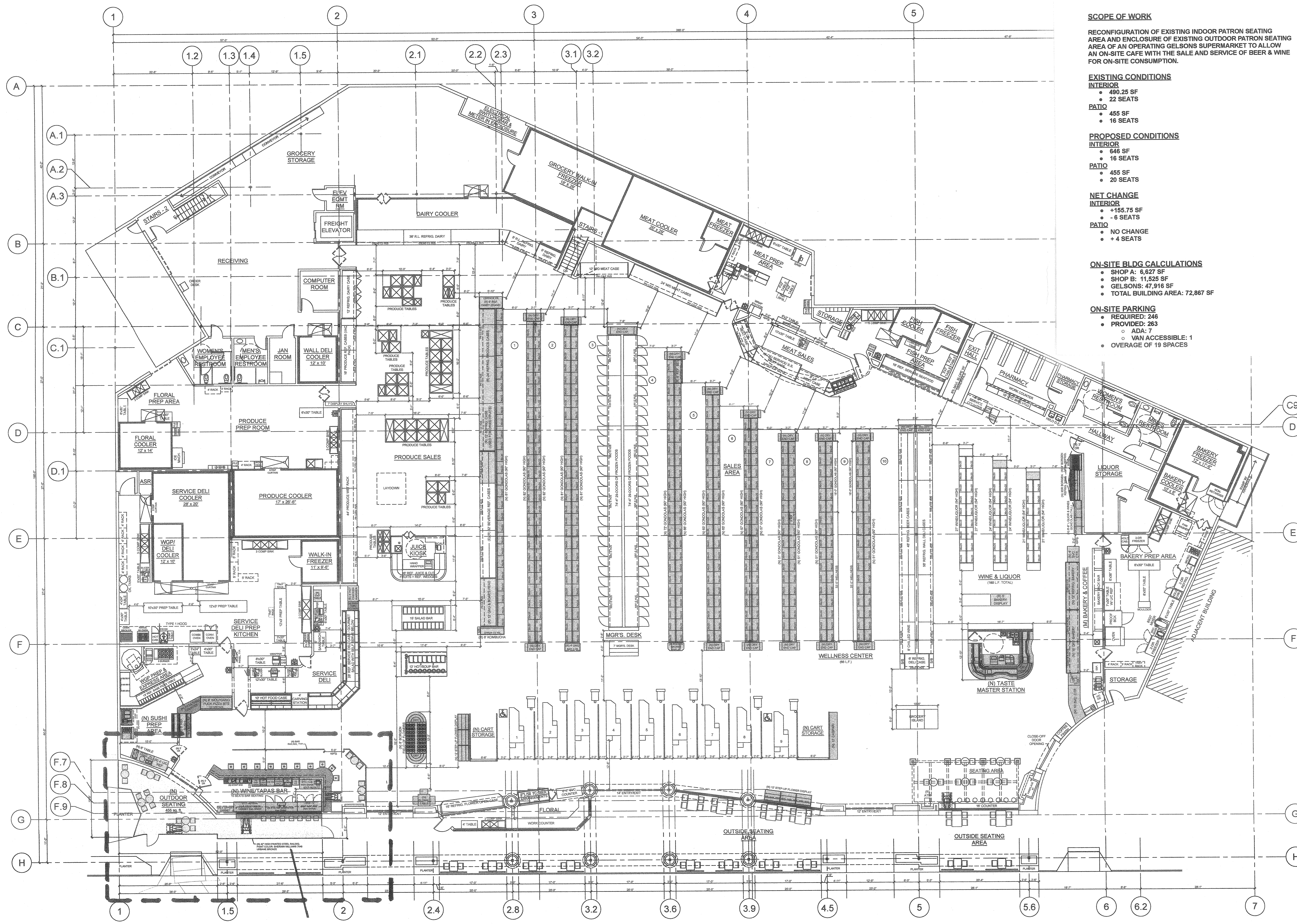
DRAWN BY: **G Dumapit**
 CHECKED BY: **TMahoney**
 DATE: 06-11-20

SHEET TITLE:
EXISTING FIXTURE FLOOR PLAN

SCALE: 1/8" = 1'-0"

Gelson's
 22277 MULHOLLAND HWY.
 CALABASAS, CA 91302
 LOCATION:

REVISION	DATE	BY



AREA OF WORK

SCOPE OF WORK

RECONFIGURATION OF EXISTING INDOOR PATRON SEATING AREA AND ENCLOSURE OF EXISTING OUTDOOR PATRON SEATING AREA OF AN OPERATING GELSON'S SUPERMARKET TO ALLOW AN ON-SITE CAFE WITH THE SALE AND SERVICE OF BEER & WINE FOR ON-SITE CONSUMPTION.

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STORE SIZE AND CATEGORIES

#11 - CALABASAS		
	EXISTING	PROPOSED
OVERALL STORE	47,916 SF	47,916 SF
FIRST FLOOR	39,362 SF	39,362 SF
MEZZANINE	8,554 SF	8,554 SF
SALES FLOOR	24,583 SF	24,458 SF
BACK OF HOUSE	23,353 SF	23,458 SF

NON-PERISHABLE GROCERY:

	EXISTING	PROPOSED
GENERAL GROCERY	986 LF	1,025 LF
HABA	Included in Grocery	Included in Grocery
WELLNESS CENTER	66 LF	66 LF
WINE & LIQUOR	174 LF	153 LF
CASPARI	12 LF	12 LF
BOOKS & MAGAZINES	12 LF	Inline
GREETING CARDS	15 LF	Inline
TOTAL DRY SHELVING	1,265 LF	1,258 LF
GROCERY ENDS	15	16

PERISHABLE GROCERY:

	EXISTING	PROPOSED
FROZEN DOORS	58 DRS	58 DRS
DAIRY	56 LF	88 LF
REFRIG BEER	24 LF	48 LF
REFRIG BEVERAGE	48 LF	32 LF
WALL DELI	62 LF	62 LF
PRODUCE:		
REFRIG - WET RACK	44 LF	44 LF
REFRIG - DRY RACK	36 LF	36 LF
REFRIG - VAC PACK	28 LF	16 LF
DRY BIN COUNT	30 (3'x3') Bins + 4 (2'x6') + 10 (2'x3') Sides	30 (3'x3') Bins + 4 (2'x6') + 10 (2'x3') Sides
REFRIG BIN COUNT	-	-
BULK FOODS	12 LF	12 LF

FLORAL:

	EXISTING	PROPOSED
REFRIG FLORAL DISPLAY	16 LF + 3DRS	16 LF + 3DRS
FLORAL DISPLAY	Tables & crates	18 LF + Table

MEAT:

	EXISTING	PROPOSED
MEAT CASE FULL SERVE	10 LF	10 LF
MEAT CASE SELF SERVE	52 LF	52 LF
FROZEN MEAT/SEAFOOD	-	-

SEAFOOD:

	EXISTING	PROPOSED
SEAFOOD FULL SERVE	16 LF	16 LF
POKE BAR	6 LF	6 LF

BAKERY:

	EXISTING	PROPOSED
BAKERY DRY	16 LF	16 LF
BAKERY REFRIG	15 LF	12 LF

DELI:

	EXISTING	PROPOSED
SERVICE DELI COLD CASE	28 + Wedge	28 LF + Wedge + 8 WGP
SERVICE DELI HOT CASE	10 + 4 CARVING CART	10 + 4 CARVING CART
CHICKEN WARMER	4 LF	4 LF
GRAB 'N GO	24 LF	24 LF
HOT BAR	24 W/ 8 SOUP WELLS	24 W/ 8 SOUP WELLS
SALAD BAR	30 LF	30 LF
ANTIPASTA BAR	8 LF	8 LF
SUSHI	6 LF	6 LF

MISC:

	EXISTING	PROPOSED
CUSTOMER SERVICE	7 LF	7 LF
CHEESE KIOSK	YES	YES
COFFEE BAR	YES	YES
JUICE KIOSK	YES	YES
PHARMACY	YES	YES
SUSHI AND RAW BAR	NO	YES
WINE AND TAPAS BAR	NO	YES
CHECKSTANDS	9 + 1 Tandem	9

LEGEND:

[Solid Line]	EXISTING FIXTURE AND EQUIPMENT
[Dashed Line]	NEW FIXTURE AND EQUIPMENT
[Hatched]	RELOCATED FIXTURE AND EQUIPMENT
[Dotted]	NEW MILLWORK
[Horizontal Lines]	NEW FURNITURE
[Vertical Lines]	EXISTING FULL HEIGHT WALL
[Diagonal Lines]	NEW FULL HEIGHT WALL
[Dashed Diagonal]	HALF WALL (SPECIFY HT. A.F.F.)
[Dotted Diagonal]	UPPER WALLS (SPECIFY HT. A.F.F.)
[Thick Dashed]	EXISTING FREEZER/COOLER
[Thick Solid]	NEW FREEZER/COOLER

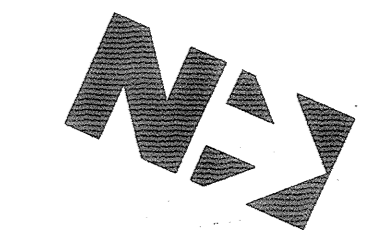
DRAWN BY: GDumapit
 CHECKED BY: BSheater
 DATE: 06-30-21

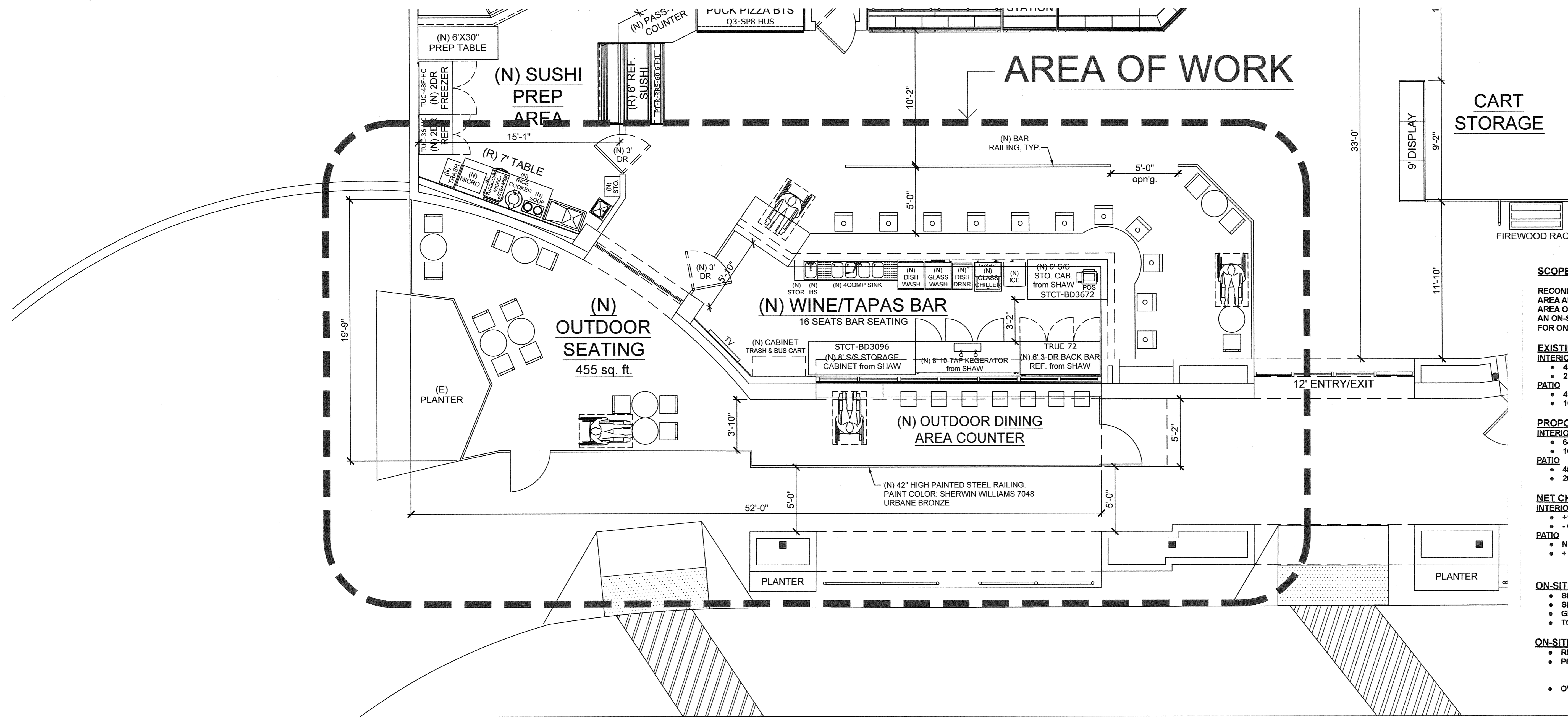
SHEET TITLE: PROPOSED FIXTURE PLAN
 2021 REMODEL
 SCALE: 3/32" = 1'-0"

Gelson's
 22277 MULHOLLAND HWY.
 CALABASAS, CA 91302
 LOCATION:

REVISION	DATE	BY
PRELIMINARY PROPOSED FIXTURE PLAN	06/20/21	GD
REV. PER JOHN BIGNAN, PAUL KNEELAND & SHOOK KELLEY	06/20/21	GD
REV. WINE BAR EQUIPMENT PER BEN	06/20/21	GD
ADDED WINE BAR OUTDOOR SEATING	06/20/21	GD

DRWG# STORE #11
 SHEET# A101
 06-30-21
 39,362 SQ. FT.





SCOPE OF WORK

RECONFIGURATION OF EXISTING INDOOR PATRON SEATING AREA AND ENCLOSURE OF EXISTING OUTDOOR PATRON SEATING AREA OF AN OPERATING GELSON'S SUPERMARKET TO ALLOW AN ON-SITE CAFE WITH THE SALE AND SERVICE OF BEER & WINE FOR ON-SITE CONSUMPTION.

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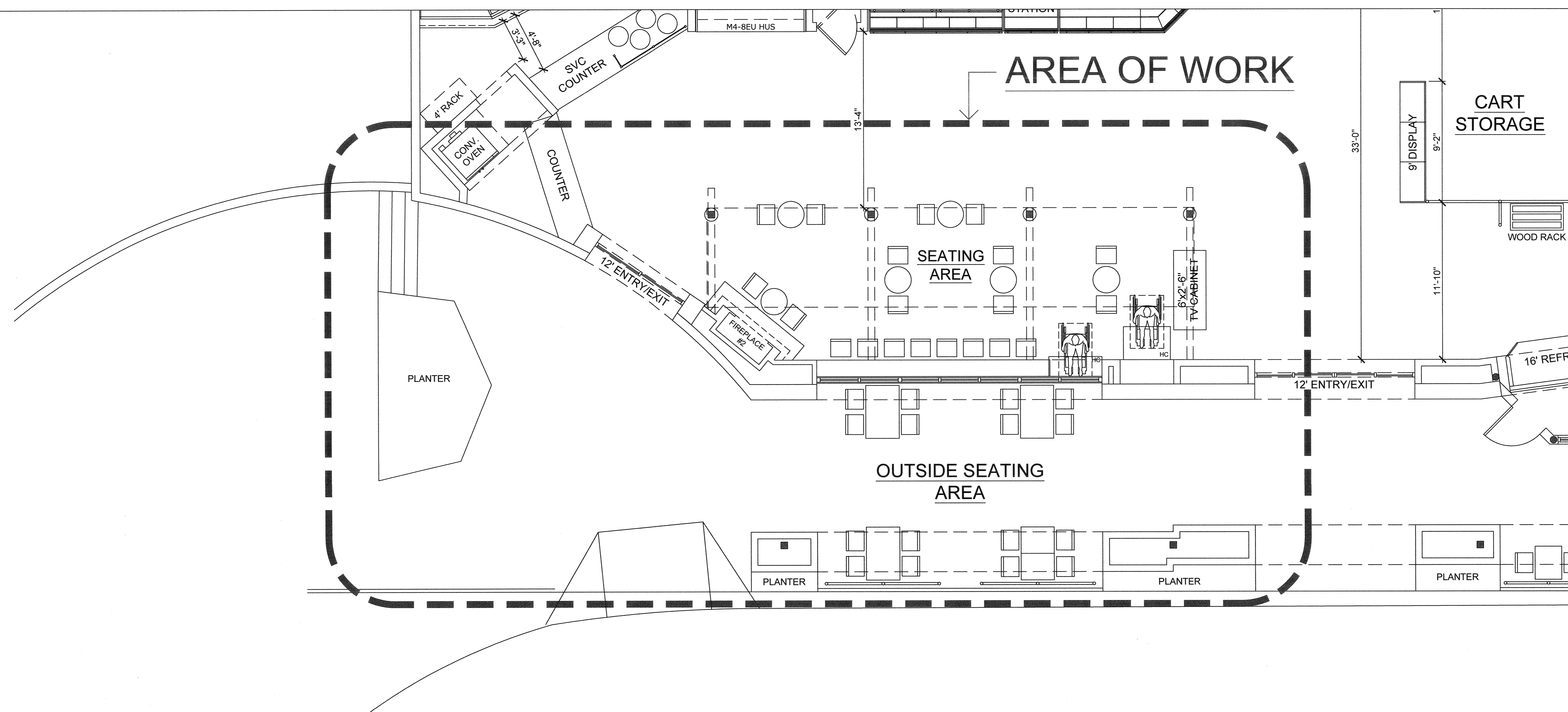
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DRAWN BY: **GDumapit**
 CHECKED BY: **BShearer**
 DATE: 10-27-21

ENLARGED PROPOSED FLOOR PLAN - WINE BAR & OUTDOOR SEATING

SCALE: 1/4" = 1'-0"

2



ENLARGED EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

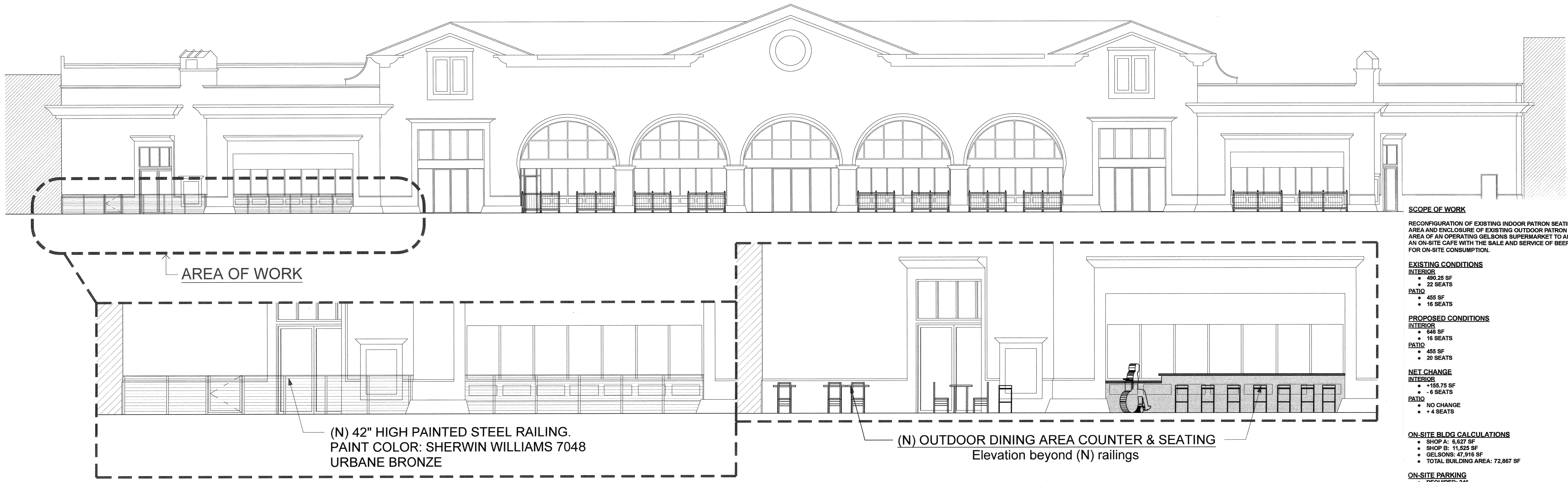
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**ENLARGED FLOOR PLANS
 2021 REMODEL**

Gelson's
 22277 MULHOLLAND HWY.
 CALABASAS, CA 91302
 LOCATION:

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DRWG# STORE #11
 SHEET# A101.1

10-27-21



SCOPE OF WORK
 RECONFIGURATION OF EXISTING INDOOR PATRON SEATING AREA AND ENCLOSURE OF EXISTING OUTDOOR PATRON SEATING AREA OF AN OPERATING GELSON'S SUPERMARKET TO ALLOW AN ON-SITE CAFE WITH THE SALE AND SERVICE OF BEER & WINE FOR ON-SITE CONSUMPTION.

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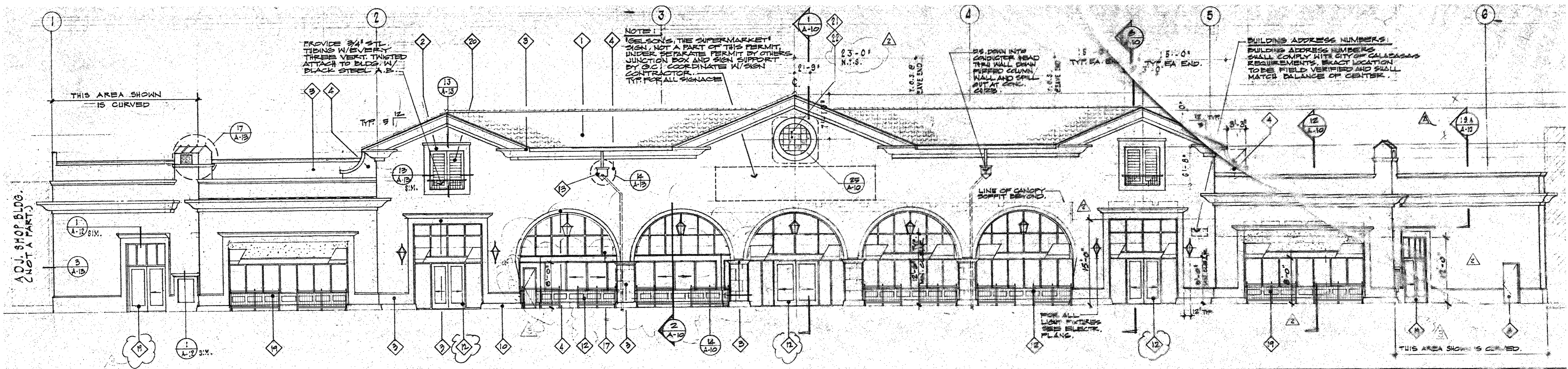
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PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0" 2



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0" 1

DRAWN BY: **GDumapit** CHECKED BY: **BShearer** DATE: **10-27-21**

SHEET TITLE: **ELEVATIONS 2021 REMODEL** SCALE: **1/8" = 1'-0"**

Gelson's
 22277 MULHOLLAND HWY.
 CALABASAS, CA 91302
 LOCATION:

REVISION	DATE	BY

DRWG# **STORE #11**
 SHEET# **A201**
 10-27-21