

# BJ'S PIZZA GRILL

EXPANSION OF EXISTING BJ'S PIZZA GRILL (939 BROXTON AVENUE - 2498 SQ. FT.)  
 INTO ADJACENT TENANT SPACE (931 BROXTON AVENUE - 812 SQ. FT.),  
 TO INCLUDE EXTERIOR CHANGES AND FRONT OF HOUSE  
 REMODEL OF THE EXISTING RESTAURANT. TOTAL SQAURE FEET = 3,310  
 LOS ANGELES, CA 90024

ISSUED FOR CUB/DRB: 11/21/2014

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## PROJECT TEAM

### CLIENT / DESIGNER

BJ'S RESTAURANTS, INC.  
 RESTAURANT SUPPORT CENTER  
 7755 CENTER AVENUE, SUITE 300  
 HUNTINGTON BEACH, CA 92647  
 714.500.2000  
 CONTACT: JOAN LEGUAY

### LANDLORD

THREE S PROPERTIES TRUST  
 20644 VENTRUA BLVD,  
 WOODLAND, HILLS, CA 91364  
 818.715.0965  
 CONTACT: JEFFREY W. SELZER

## SCOPE OF WORK

BJ's Restaurant plans on procuring the adjacent tenant space at 931 Broxton Ave and expanding their existing restaurant into the new space. The dining room will be expanded and a bar element will be added. The restrooms will be brought up to code based on the new square footage and dining capacity of the overall space. The existing BJ's exterior will receive a new wainstcot finish and get new paint on the overhead structure. The existing diamond BJ's logo sign will remain and the words "pizza grill" will be replace by new sign lettering. A new blade sign will also be added. The existing adjacent tenant space will receive new exterior finishes to match the proposed BJ's exteriors and the entry door will be infilled. The existing BJ's kitchen and mezzanine are to remain as is with no work to be done.



## BJ'S PIZZA GRILL

939 Broxton Avenue, Westwood, CA 90024

DESCRIPTION: TITLE SHEET

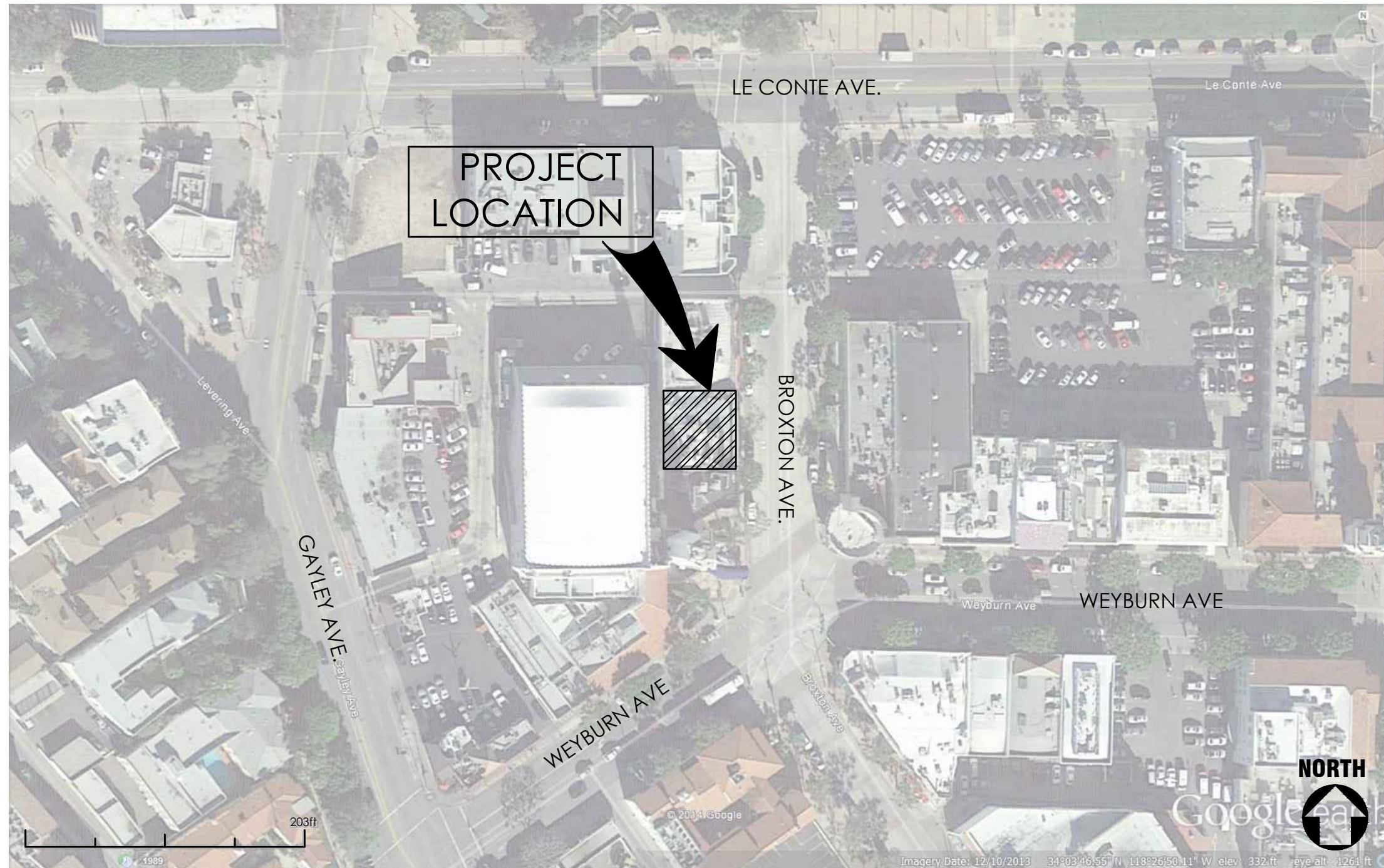
Job No: BJWW14 Sheet:

Date: 11.21.14

Drawn By: MJP

Scale: N.T.S.

**A-1**



# BJ'S PIZZA GRILL

939 Broxton Avenue, Los Angeles, CA 90024

DESCRIPTION: VICINITY MAP

Job No: BJWW14

Sheet:

Date: 11.21.14

Drawn By: MJP

Scale: N.T.S.

A-2





4

EXTERIOR PHOTO

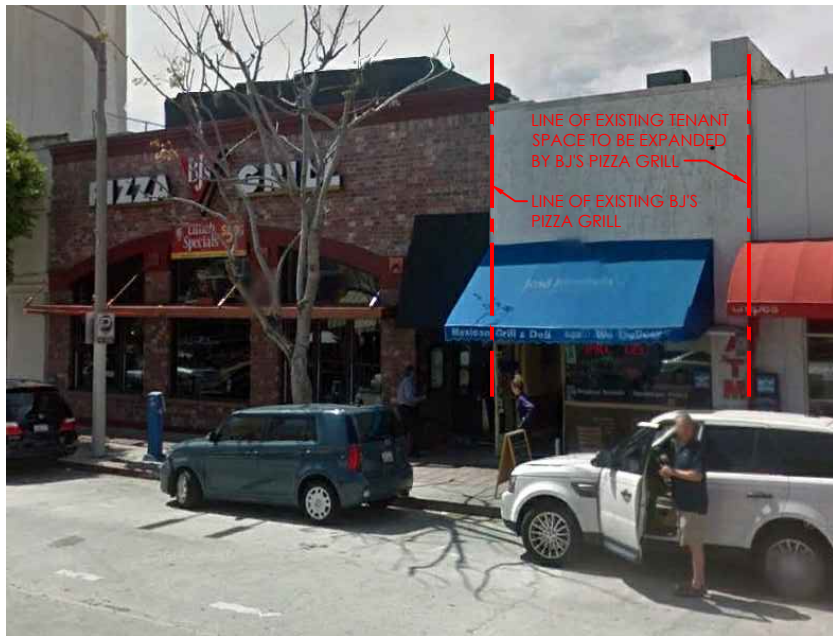
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2

EXTERIOR PHOTO

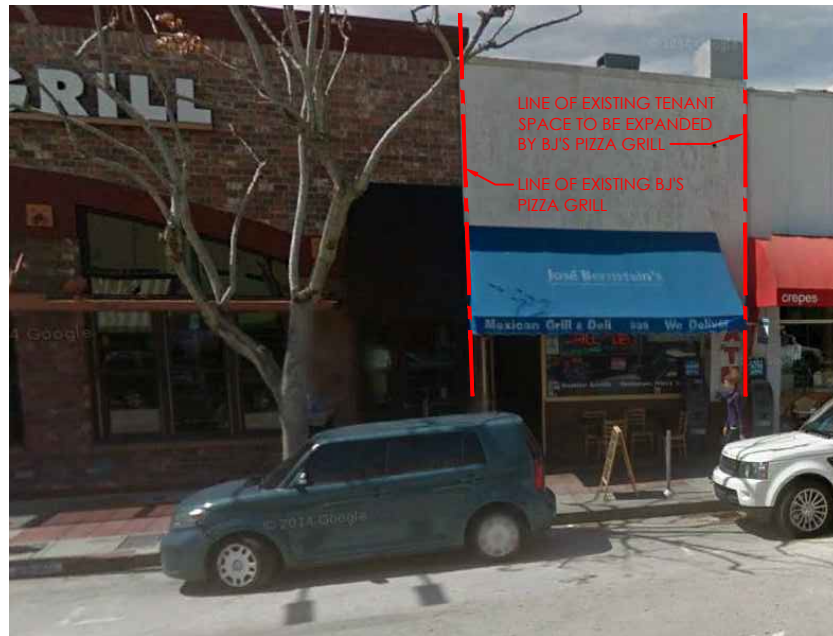
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5

EXTERIOR PHOTO

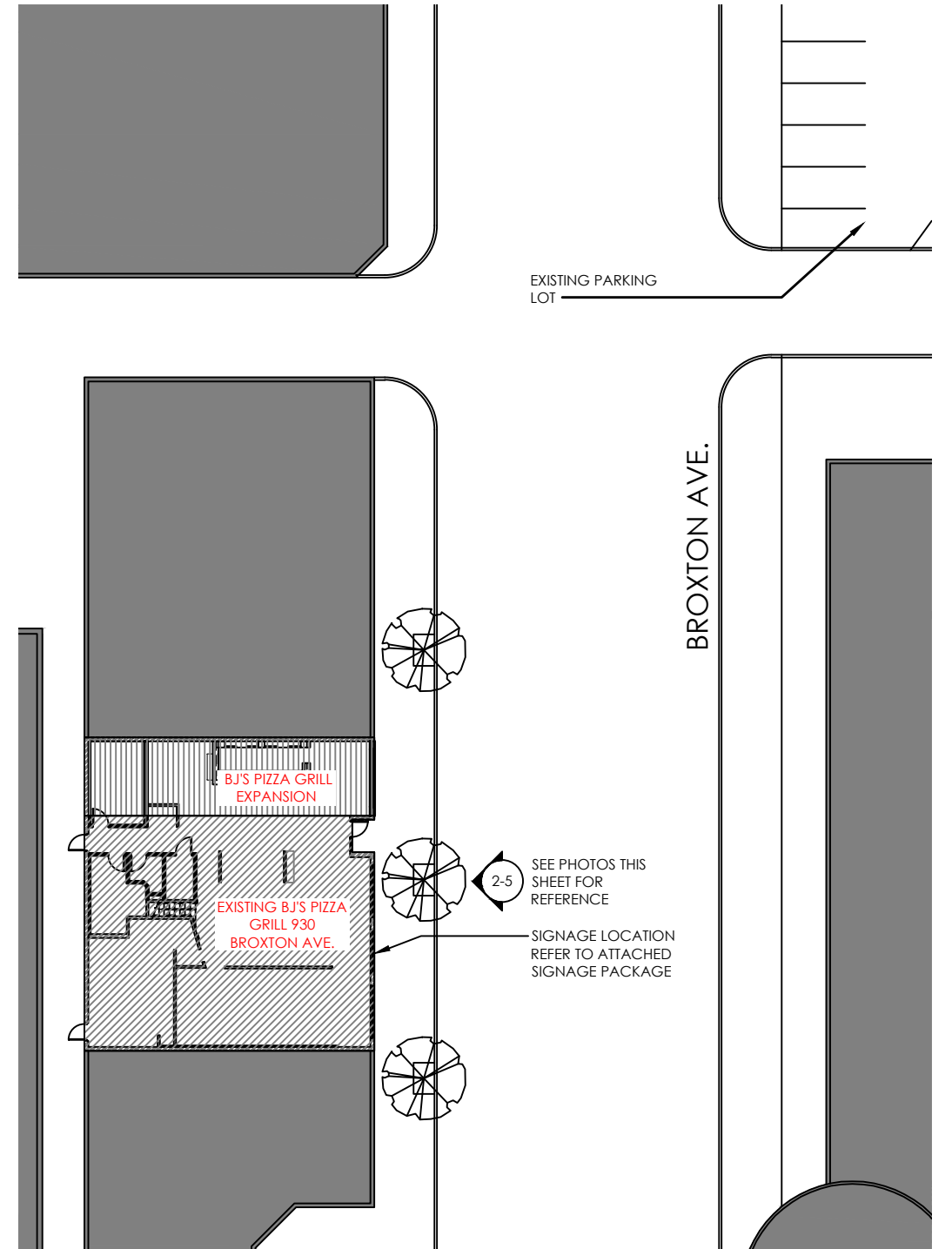
SCALE: N.T.S.



3

EXTERIOR PHOTO

SCALE: N.T.S.



1

KEY PLAN

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



# BJ'S PIZZA GRILL

939 Broxton Avenue, Los Angeles, CA 90024

DESCRIPTION: KEY PLAN AND PHOTOS

Job No: BJWW14

Sheet:

Date: 11.21.14

Drawn By: MJP

Scale: AS NOTED

A-4

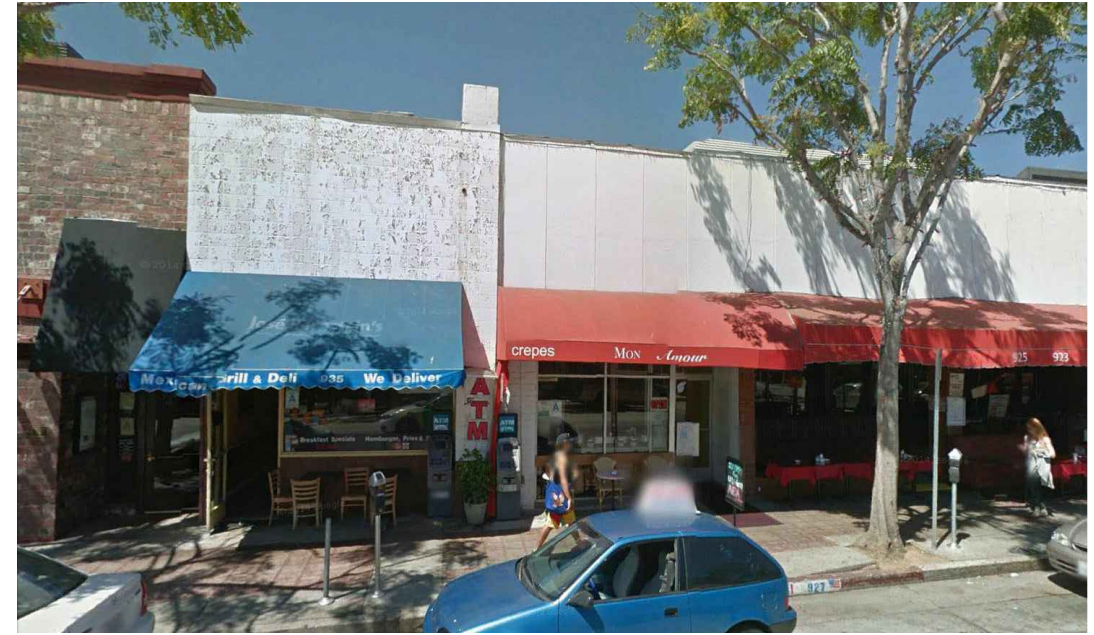


938 Broxton Ave

1

EXTERIOR PHOTO

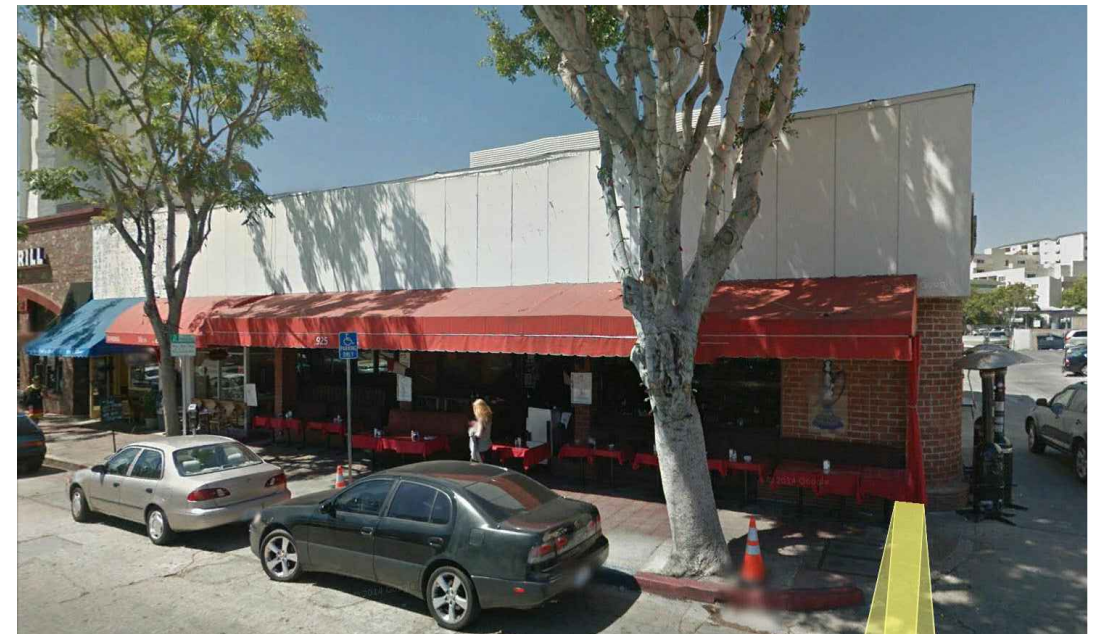
SCALE: N.T.S.



2

EXTERIOR PHOTO

SCALE: N.T.S.



3

EXTERIOR PHOTO

SCALE: N.T.S.



# BJ'S PIZZA GRILL

939 Broxton Avenue, Los Angeles, CA 90024

DESCRIPTION: ADJACENT BUILDING PHOTOS (NORTH OF EXISTING SPACE)

Job No: BJWW14

Sheet:

Date: 11.21.14

Drawn By: MJP

Scale: AS NOTED

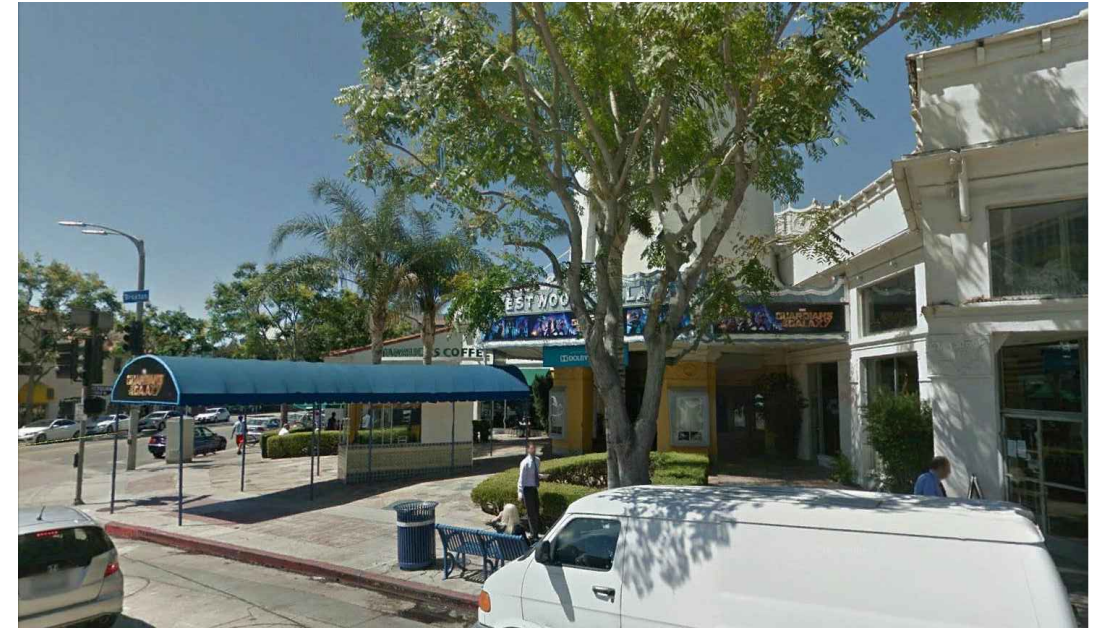
A-5



1

EXTERIOR PHOTO

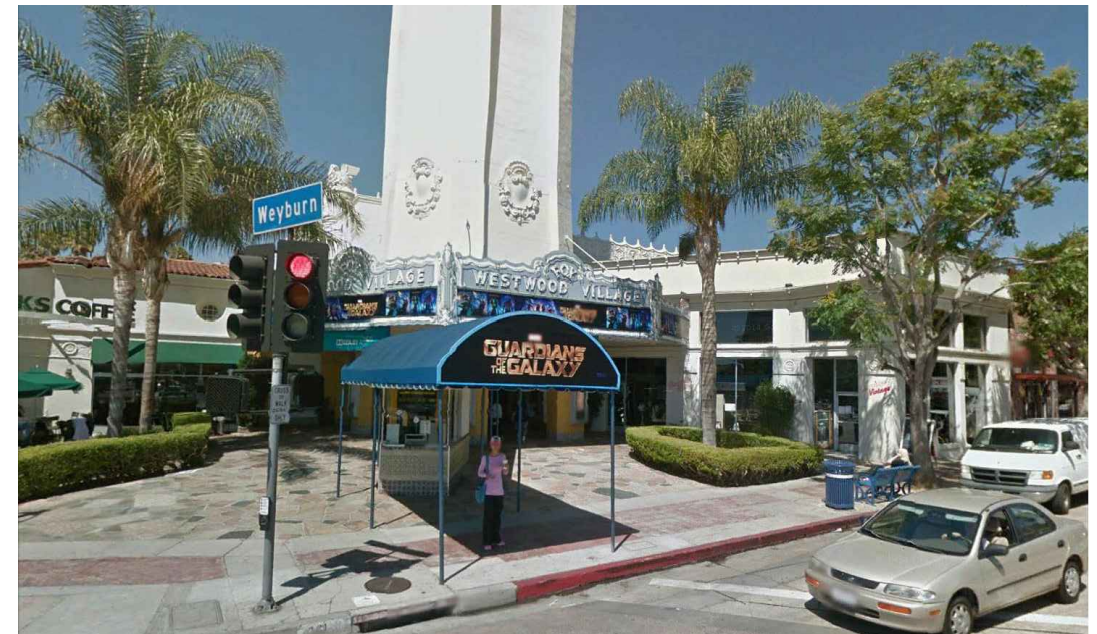
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2

EXTERIOR PHOTO

SCALE: N.T.S.



3

EXTERIOR PHOTO

SCALE: N.T.S.

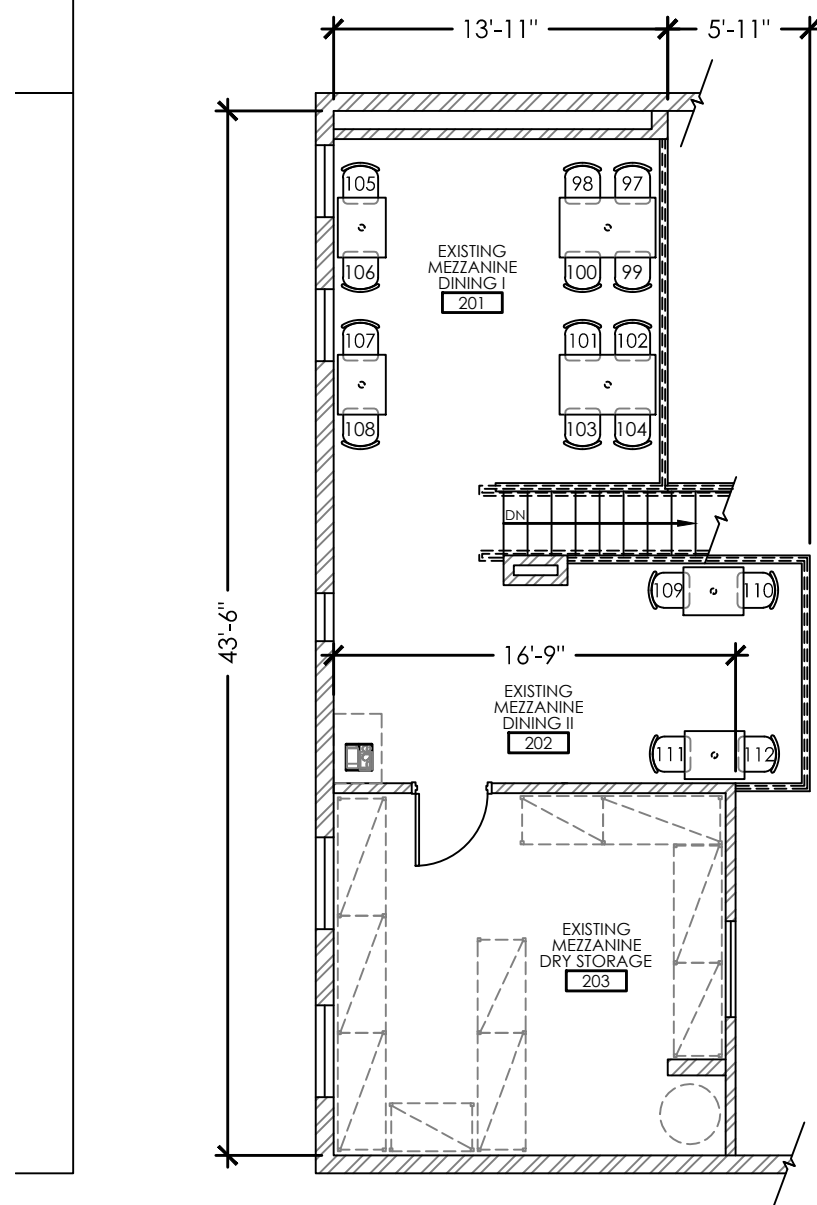


# BJ'S PIZZA GRILL

939 Broxton Avenue, Los Angeles, CA 90024

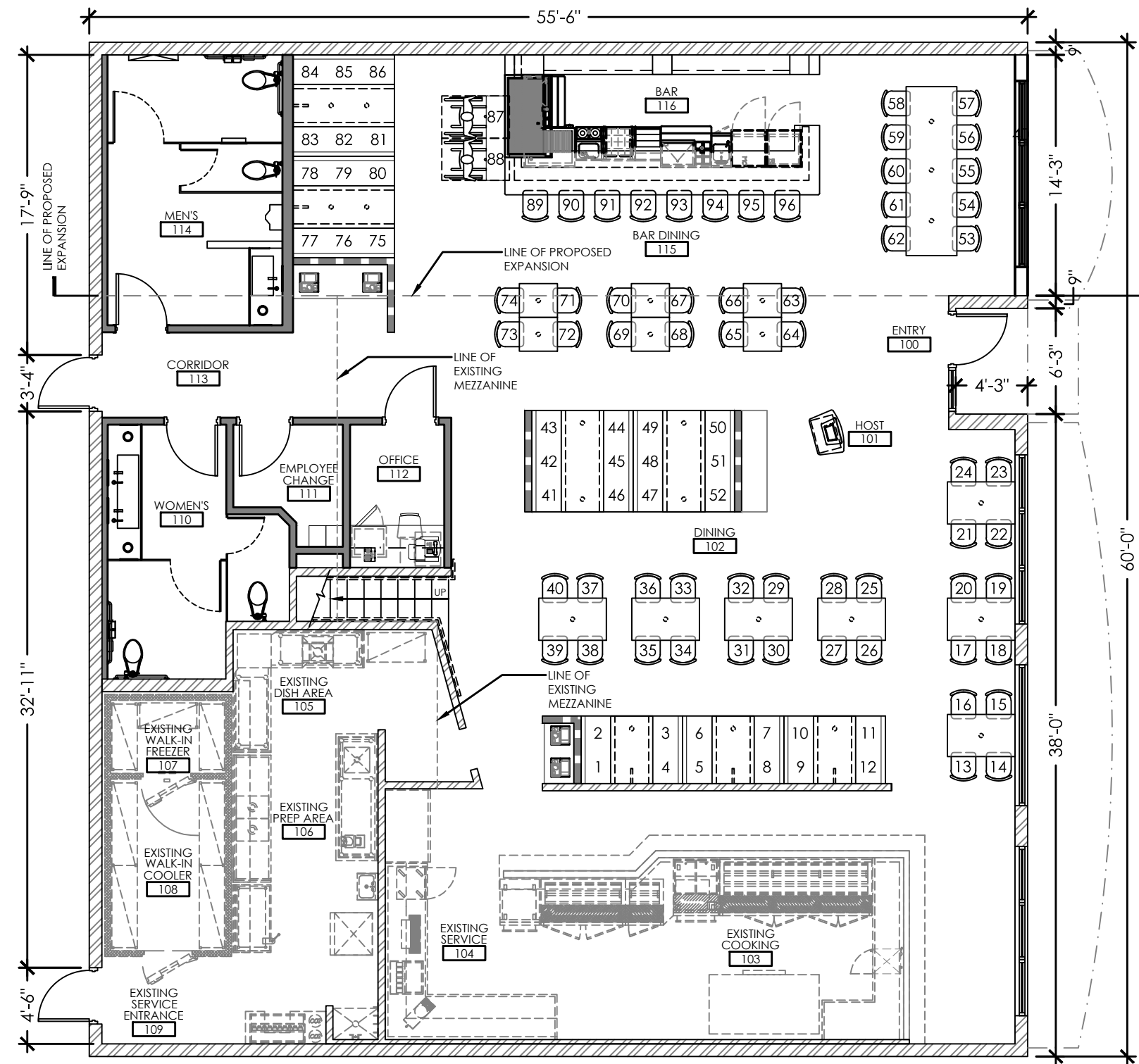
DESCRIPTION: ADJACENT BUILDING PHOTOS (SOUTH OF EXISTING SPACE)

Job No: BJWW14	Sheet:
Date: 11.21.14	A-6
Drawn By: MJP	
Scale: AS NOTED	



2 MEZZANINE FLOOR PLAN

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



1 FIRST FLOOR PLAN

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

SQUARE FOOTAGE CALCULATION	
EXISTING BJ'S SPACE	2498 SF
PROPOSED SPACE	812 SF
TOTAL	3310 SF

SEAT COUNT INFORMATION	
MEZZANINE	16
FIRST FLOOR	96
TOTAL	112

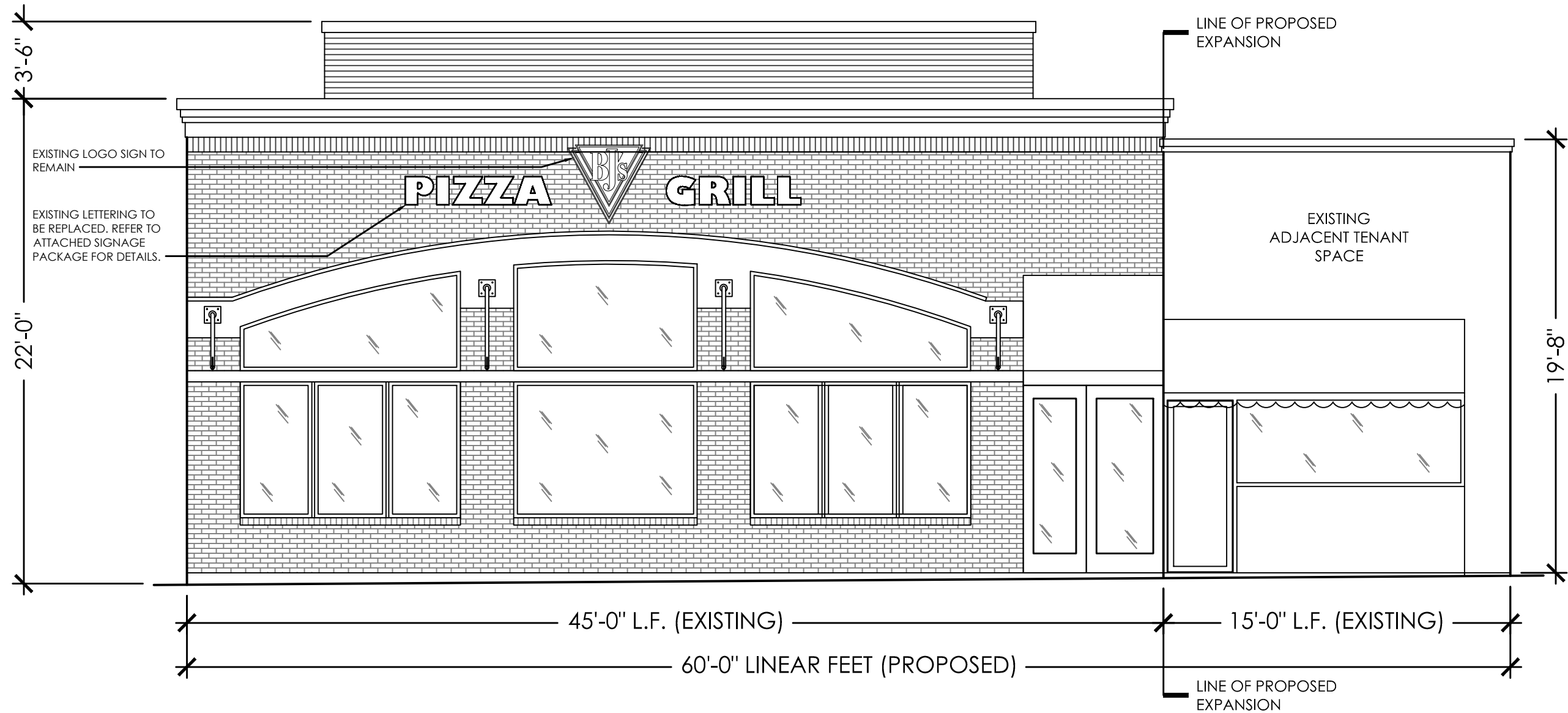


# BJ'S PIZZA GRILL

939 Broxton Avenue, Los Angeles, CA 90024

DESCRIPTION: FIRST AND MEZZANINE FLOOR PLANS

Job No: BJWW14	Sheet:
Date: 11.21.14	A-7
Drawn By: MJP	
Scale: 1/8"=1'-0"	



1

EXISTING ELEVATION

SCALE: 3/16"=1'-0"



**BJ'S PIZZA GRILL**

939 Broxton Avenue, Los Angeles, CA 90024

DESCRIPTION: EXISTING EXTERIOR ELEVATION

Job No: BJWW14

Sheet:

Date: 11.21.14

Drawn By: MJP

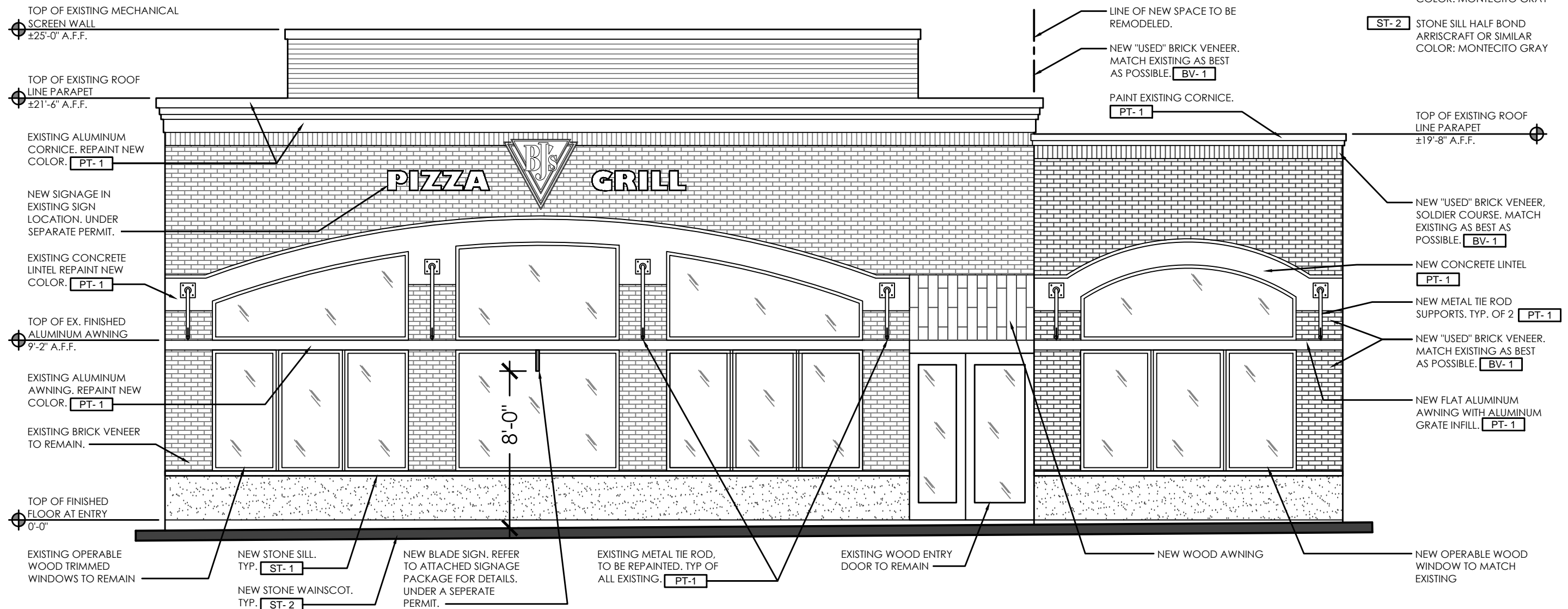
Scale: 3/16"=1'-0"

**A-8**



**MATERIAL LIST:**

- PT-1** SHERWIN WILLIAMS  
SW6258 TRICORN BLACK
- ST-1** WAINSCOT CAST STONE  
ARRISCRAFT OR SIMILAR  
COLOR: MONTECITO GRAY
- ST-2** STONE SILL HALF BOND  
ARRISCRAFT OR SIMILAR  
COLOR: MONTECITO GRAY



1

**ELEVATION**

SCALE: 3/16"=1'-0"



**BJ'S PIZZA GRILL**

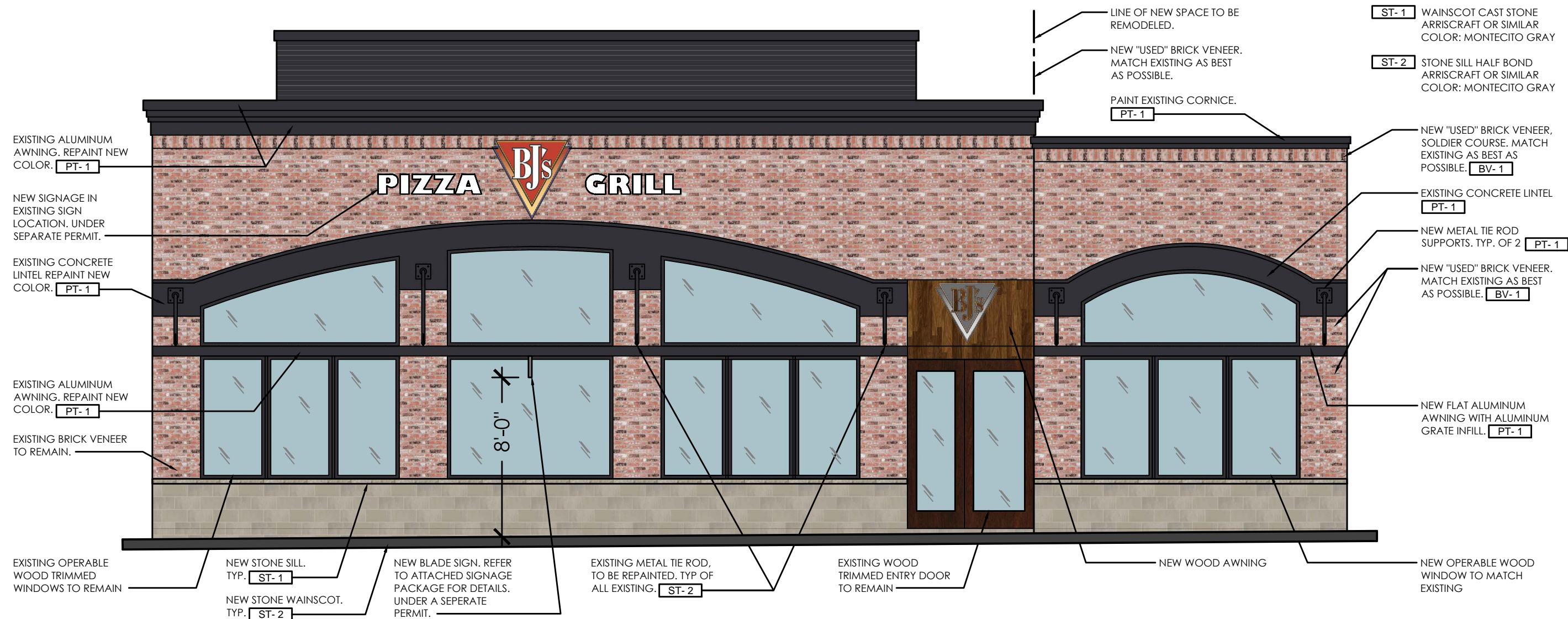
939 Broxton Avenue, Los Angeles, CA 90024

DESCRIPTION: PROPOSED EXTERIOR ELEVATION

Job No: BJWW14	Sheet:
Date: 11.21.14	A-9
Drawn By: MJP	
Scale: 3/16"=1'-0"	

**MATERIAL LIST:**

- PT-1** SHERWIN WILLIAMS  
SW6258 TRICORN BLACK
- ST-1** WAINSCOT CAST STONE  
ARRISCRAFT OR SIMILAR  
COLOR: MONTECITO GRAY
- ST-2** STONE SILL HALF BOND  
ARRISCRAFT OR SIMILAR  
COLOR: MONTECITO GRAY



1 ————— ELEVATION  
SCALE: 3/16"=1'-0"



# BJ'S PIZZA GRILL

939 Broxton Avenue, Los Angeles, CA 90024

DESCRIPTION: PROPOSED RENDERED EXTERIOR ELEVATION

Job No: BJWW14	Sheet:
Date: 11.21.14	A-10
Drawn By: MJP	
Scale: 3/16"=1'-0"	