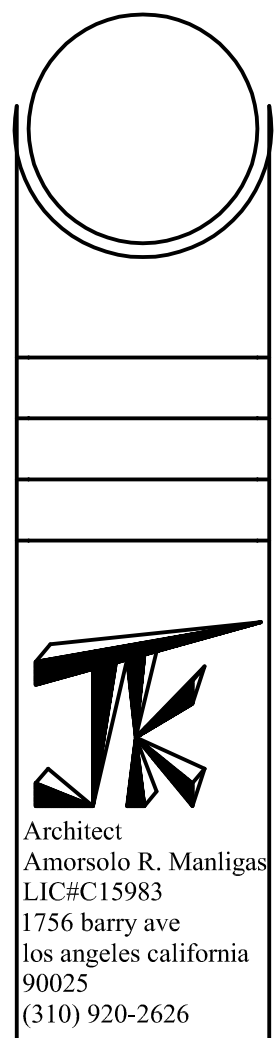


EXISTING 76 GAS STATION / MARKET, WITH NEW AUTOMATIC CARWASH JOB AT: 4822 VAN NUYS BLVD SHERMAN OAKS CA 91403



VICINITY MAP	PROJECT SUMMARY	PROJECT SUMMARY	SHEETS INDEX			
	<p>OWNER M8, CHANTLY BANAYAN JOB ADDRESS 4822 VAN NUYS BLVD SHERMAN OAKS CA 91403 LEGAL DESCRIPTION TRACT 8234 LOT 12-17 MB 92-19/20 M8 1895-5A-191 APN 2248-006-021 PROPOSED NEW CARWASH WITHIN E. GAS STATION, MARKET. LAND AREA 18513 (PER ASSESSOR) TOTAL E. BUILD'G MARKET SQFT 1555 SQFT (PER ASSESSOR) TOTAL NEW CARWASH AREA SQFT 1144 SQFT TOTAL E. CANOPY SQFT CANOPY # 1 342 + CANOPY # 2 346 + 1888 SQFT BUILDING COVERAGE 19% TOTAL PARKING SPACES REQUIRED 8 SPACES TOTAL PARKING SPACES PROVIDED 7 SPACES TOTAL PARKING SPACES REQUIRED FOR CANOPY 4 SPACES PARKING SPACES REQUIRED MARKET 1555/250=6 PARKING SPACES REQUIRED FOR CARWASH 1144/500=2 TOTAL PARKING SPACES REQUIRED FOR E. CANOPY 1888/500=4 (PROVIDED UNDER THE CANOPY) TOTAL PARKING SPACES REPLACED WITH BICYCLE PARKING ALLOWED (20% X 8 SPACES)=2 2 BICYCLES OUT DOOR AND 2 BICYCLES INDOOR TOTAL BICYCLE PARKING SPACES REQUIRED 2 LONG TERM 2 SHORT TERM 8 SPACES TOTAL BICYCLE PARKING SPACES PROVIDED 2 LONG TERM 2 SHORT TERM 8 SPACES TOTAL PARKING SPACES REDUCTION ALLOWED 8 + 2 = 6 SPACES PARKING SPACES PROVIDED 6 SPACES STANDARD 5 SPACES (8.33'X18') COMPACT N/A (7.5'X15') DISABLE 1 SPACE (11'X18')</p>	<p>ZONE C1B-1VL-R10 TYPE OF CONST' V B OCCUPANCY GROUP OCCUPANCY GROUP MARKET M OCCUPANCY GROUP CARWASH M OCCUPANCY GROUP GAS STATION 81 OCCUPANCY GROUP CANOPY 53 OCCUPANCY LOAD MARKET 48 PERSON OCCUPANCY LOAD CARWASH 4 PERSON LANDSCAPING REQUIRED 18513X10%=1851.3 SQFT LANDSCAPING PROVIDED 1882 SQFT STORIES ONE HEIGHT 22'-0" FIRE DISTRICT NO 1 LOADING SPACES PROVIDED 400 SQFT FLAME SPREAD CLASSIF III 16-200</p> <p>THIS PROJECT SHALL COMPLY WITH THE CODES OF 2016 CALIFORNIA BUILDING CODE, (BC) MECHANICAL CODE, PLUMBING CODE & ELECTRICAL CODE (CEC) & CITY ORDINANCE + 2014 LA GREEN BUILDING CODE</p>	<p>A-1 INDEX SHEET SITE PICTURES SURVEY MAP A-2 PLOT PLAN A-3 FLOOR PLAN ROOF PLAN A-4 ELEVATIONS</p>	<p>L1 PLANTING PLAN</p>		<p>L2 IRRIGATION PLAN L3 PLANTING COUNT L4 IRRIGATION COUNT L5 DETAILS</p>

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN/DETAILS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE CONSULTANTS, AND 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 CONSULTANTS. VISUAL CONTACT WITH THESE DRAWINGS/DETAILS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSION. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, THIS OFFICE AND/OR ANY OF OUR CONSULTANTS MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, SHOP DETAILS (IF ANY) MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

CONTRACTOR SHALL VERIFY THE THICKNESS OF ALL NEW AND/OR EXISTING WALLS

CONTRACTOR TO VERIFY ALL GRADE ELEVATIONS THE CONSULTANT RECOMMENDED THE OWNER, TO PROVIDE A TOPOGRAPHIC SURVEY MAP AND TO HIRE A CIVIL ENGINEER.

EXISTING 76 GAS STATION / MARKET,
WITH NEW AUTOMATIC CARWASH
JOB AT: 4822 VAN NUYS BLVD
SHERMAN OAKS CA 91403

1/18/2016

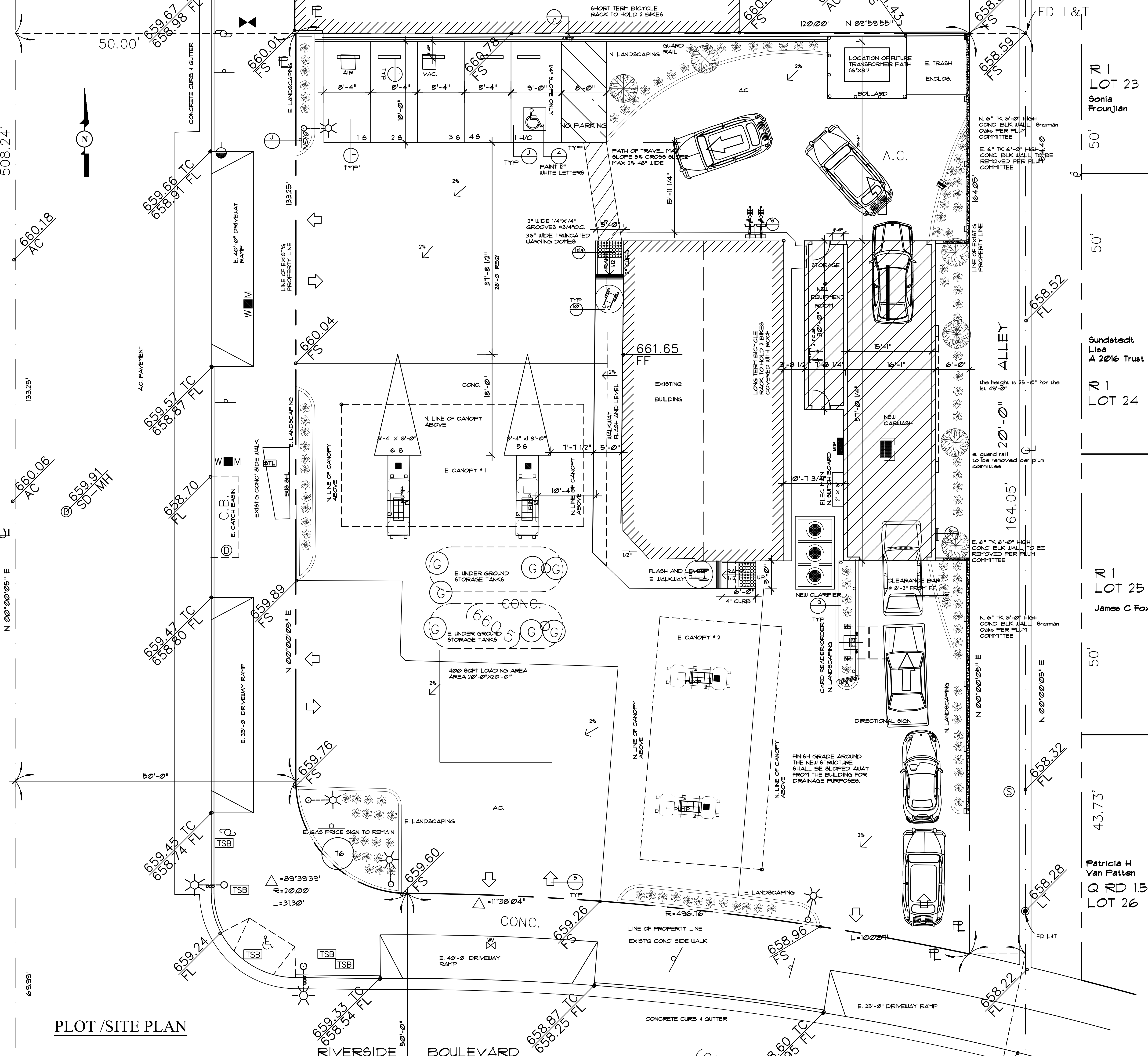
OWNER	MS, CHANTLY BANAYAN
JOB ADDRESS	4822 VAN NUTS BLVD SHERMAN OAKS CA 91403
LEGAL DESCRIPTION	TRACT 8234 LOT 12-11 MB 92-19/20 MB 163-5A-1B1 APN 9248-0206-021
PROPOSED	NEW CARWASH WITHIN E. GAS STATION MARKET.
LAND AREA	18513 (FER A88E880R)
TOTAL E. BUILD'G MARKET SQFT	1555 SQFT (FER A88E880R)
TOTAL NEW CARWASH AREA SQFT	1144 SQFT
TOTAL E. CANOPY SQFT	CANOPY # 1 942 + CANOPY # 2 946 + 1888 SQFT
BUILDING COVERAGE	19%
TOTAL PARKING SPACES REQUIRED	8 SPACES
TOTAL PARKING SPACES PROVIDED	7 SPACES
TOTAL PARKING SPACES REQUIRED FOR CANOPY	4 SPACES
PARKING SPACES REQUIRED MARKET 1555/250 = 6	6 SPACES
PARKING SPACES REQUIRED FOR CARWASH 1144/500 = 2	2 SPACES
TOTAL PARKING SPACES REQUIRED FOR E. CANOPY 1888/500 = 4	4 SPACES
TOTAL PARKING SPACES REPLACED WITH BICYCLE PARKING ALLOWED (20% X 8 SPACES) = 2	2 SPACES
2 BICYCLES OUT DOOR AND 2 BICYCLES INDOOR	
TOTAL BICYCLE PARKING SPACES REQUIRED	2 LONG TERM 2 SHORT TERM SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED	2 LONG TERM 2 SHORT TERM SPACES
TOTAL PARKING SPACES REDUCTION ALLOWED	8 + 2 = 6 SPACES
PARKING SPACES PROVIDED	6 SPACES
STANDARD	5 SPACES (8.33'X18')
COMPACT	N/A (1.5'X18')
DISABLE	1 SPACE (11'X18')
ZONE	C15-VL-R10
TYPE OF CONST'	V B
OCCUPANCY GROUP	
OCCUPANCY GROUP MARKET	M
OCCUPANCY GROUP CARWASH	M
OCCUPANCY GROUP GAS STATION	91
OCCUPANCY GROUP CANOPY	53
OCCUPANCY LOAD MARKET	48 PERSON
OCCUPANCY LOAD CARWASH	4 PERSON
LANDSCAPING REQUIRED	18513X10% = 1851.3 SQFT
LANDSCAPING PROVIDED	1852 SQFT
STORIES	ONE
HEIGHT	22'-0"
FIRE DISTRICT NO 1	
LOADING SPACES PROVIDED	400 SQFT
FLAME SPREAD CLASSIF'	III 16-120

BOULEVARD

VAN NUTS

N 00°00'05" E

PLOT / SITE PLAN



36" CONC' BLK WALL 4/OR
DECORATIVE WALL, WITH
STACKED STONES VERIFY
DESIGN W/OWNER ONLY IF
THE PARKING FALL IN THE
FIRST 15'-0" OF THE
PROPERTY LENS

MAX' SIGN AREA
REQUIREMENTS SHALL BE
BASED ON A 1 TO 1 RATIO,
1 LINEAL FEET TO THE
WIDTH OF THE TENANT
SPACES TRANSLATE TO 1
SQFT OF SIGN AREA, ALL
SIGN SHALL BE CHANNEL
LETTERING TYP.

A SEPARATE PERMIT
REQUIRED FOR GRADING
PLUMBING, MECHANICAL
AND ELECTRICAL WORK

SIGNS SHALL BE UNDER
SEPARATE PERMIT

Double striping of stalls
shall be per Fig.
7 of the City of LA Bldg.
Dept. Standards

location of required low
emitting, fuel- efficient,
and carpool/van pool
vehicles parking spaces.
Permanent marking or a
sign for the designated
parking space for any
combination of
low-emitting, fuel- efficient,
and carpool/van pool
vehicles shall be
provided.

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AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE
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OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN
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SCALE DIMENSION, CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR
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OUR CONSULTANTS MUST BE NOTIFIED OF ANY VARIATIONS FROM THE
DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, SHOP DETAILS (IF
ANY) MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE
PROCEEDING WITH FABRICATION.

1/20/2011
Plan changed

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los angeles california
90025
(310) 920-2626

811
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Sundetect
Lisa
A 2016 Trust

LOT 24
James C Fox

LOT 25
James C Fox

LOT 26
Patricia H
Van Patten

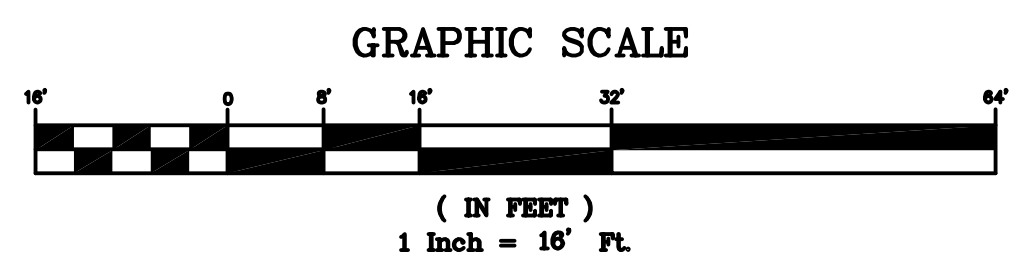
EXISTING 76 GAS STATION / MARKET WITH NEW CARWASH
JOB AT: 4822 VAN NUTS BLVD
SHERMAN OAKS CA 91403

1/18/2016
1/8"=1'-0"

42

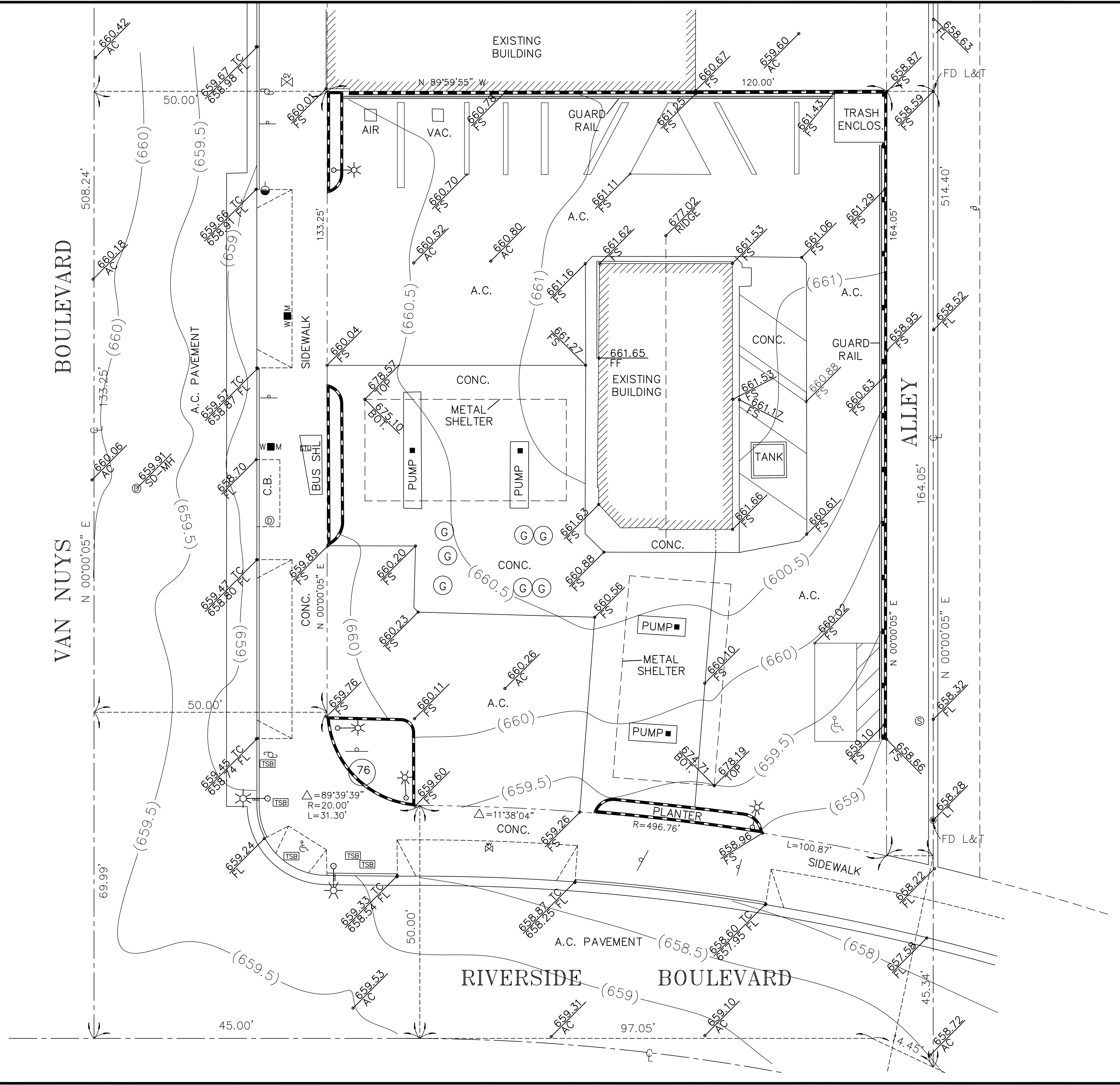
LEGEND

- FENCE LINE
- EXISTING BUILDING
- FOUND OR SET MONUMENT AS NOTED
- LOT LINE
- BOUNDARY LINE
- WALL
- SANITARY SEWER MANHOLE
- TREE
- PALM TREE
- POWER OR TELEPHONE POLE
- WATER METER
- STREET LIGHT PULL BOX
- STREET LIGHT
- GUY ANCHOR OR POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL PULL BOX
- STORM DRAIN MANHOLE
- GAS STORAGE
- STREET LIGHT W/ TRAFFIC SIGNAL
- WHEEL CHAIR ACCESS RAMP
- ASPHALTIC CONCRETE
- FINISHED FLOOR
- FINISH SURFACE
- NATURAL GRADE
- TOP OF CURB
- CATCH BASIN
- FOUND



BASIS OF BEARINGS:
 USED BEARING OF N 00°49'05" E, ON THE CENTERLINE OF VAN NUYS BOULEVARD, AS SHOWN ON THE TRACT MAP NO. 8294, RECORDED IN BOOK 92 OF MAPS, PAGES 19 AND 20, OF THE LOS ANGELES COUNTY RECORDS, AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:
 ELEVATION OF 660282; LA BENCHMARK ID: 08-11770; DATUM: NAVD 1983; ADI: 2000
 WIRE SPK IN E CURB VAN NUYS BLVD. 2.3 FT S OF BC CURB RET S OF RIVERSIDE DR OVER N WALL OF CHANNEL, WAS USED AS BENCHMARK FOR THIS PROJECT.



REVISIONS		DRAWN BY:		FIELD BOOK NO.	
NO.	DESCRIPTION/DATE	DESIGNED	CHECKED	DATE	

ARCHITECTURAL SURVEY
 4822 VAN NUYS BLVD., LOS ANGELES, CA
 LOTS 12, 13, 14, 15, 16 & 17 OF TRACT 8294, RECORDED IN
 BOOK 92 OF MAPS, PG. 19 AND 20, RECORDS OF THE COUNTY OF LOS ANGELES

NO.	DESCRIPTION/DATE