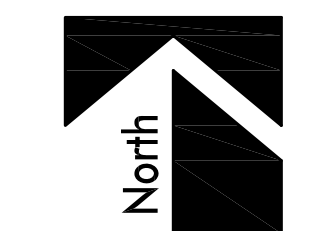
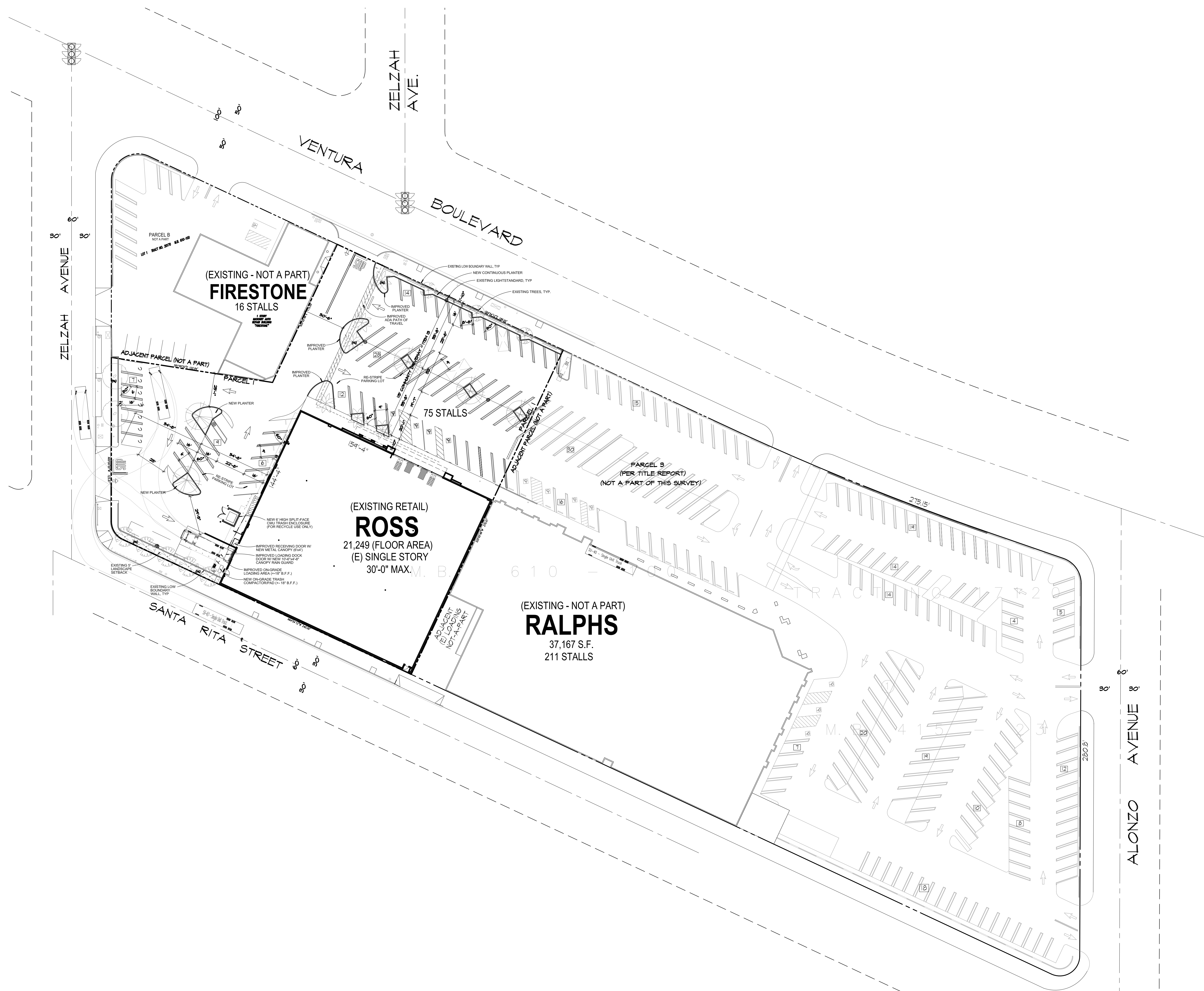


PROJECT ADDRESS
 17870 VENTURA BLVD. ENCINO, CA 91316

LEGAL DESCRIPTION
 LOT 1, TRACK No. 17120, M.B. 415-23
 LOT 1, TRACK No. 20170, M.B. 610-100
 IN THE CITY OF LOS ANGELES,
 STATE OF CALIFORNIA

SITE INFORMATION
 PROJECT: IMPROVEMENTS TO EXISTING BUILDING
 LAND AREA ±1.46 AC ±63,615.5 SF
 BUILDING AREA (FLOOR AREA) 21,249 SF
 Max. Building Height 30'-0" MAX.
 Land-to-Bldg Ratio 1.99/1
 Coverage 33.4%
 PARKING PROVIDED 75 STALLS



30' = 1'-0"

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.
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17870 VENTURA BLVD. ENCINO, CA 91316
 PROPOSED IMPROVED OVERALL SITE PLAN

VENTURA BLVD. & ZELZAH AVE.
 ENCINO, CALIFORNIA



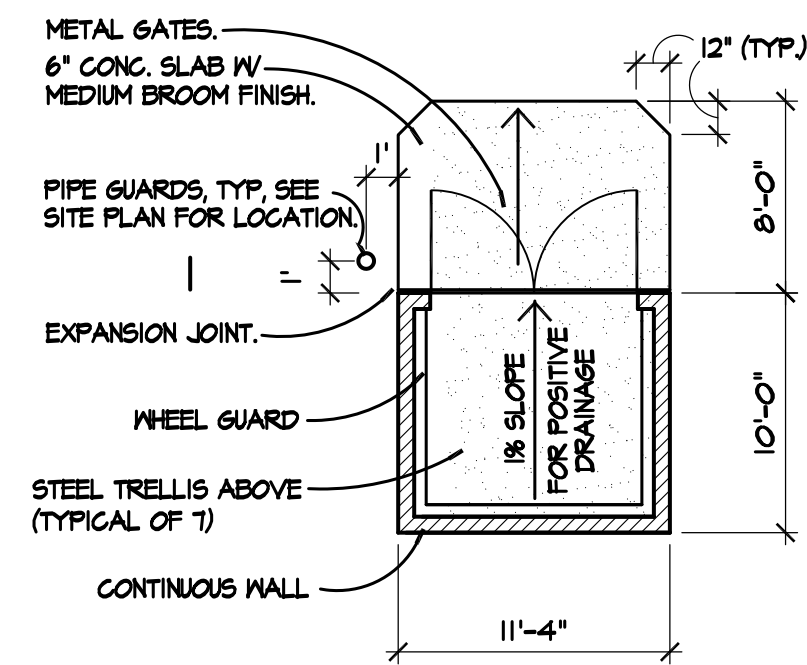
NADEL STUDIO ONE, INC.
 1990 S. BUNDEY DR., SUITE 400
 LOS ANGELES, CA. 90025
 T.310.826.2100 F.310.826.0182
 WWW.NADELARC.COM
 DATE: OCTOBER 20, 2018
 NADEL JOB#: 17070

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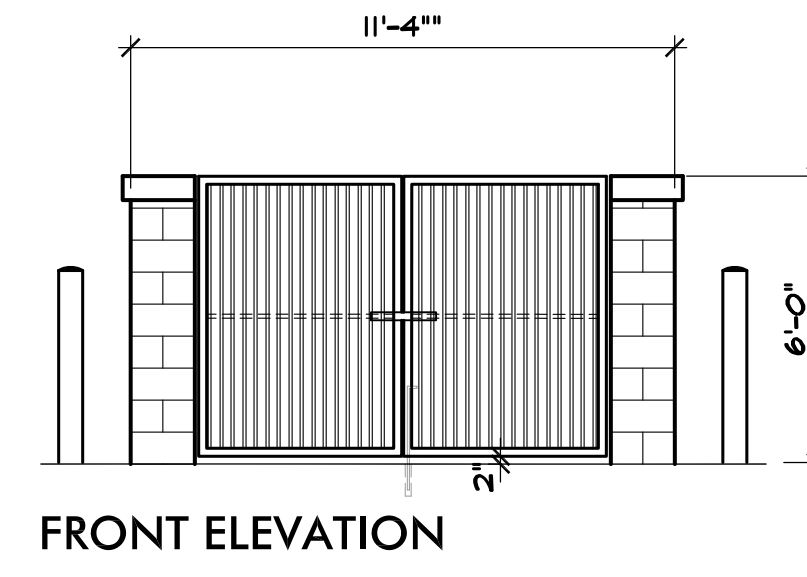
PROJECT ADDRESS
17870 VENTURA BLVD. ENCINO, CA 91316

LEGAL DESCRIPTION
LOT 1, TRACK No. 17120, M.B. 415-23
LOT 1, TRACK No. 20170, M.B. 610-100
IN THE CITY OF LOS ANGELES,
STATE OF CALIFORNIA

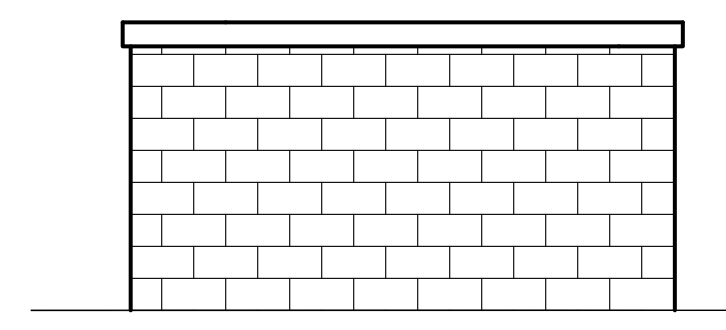
SITE INFORMATION
PROJECT: IMPROVEMENTS TO EXISTING BUILDING
LAND AREA ±1.46 AC ±63,615.5 SF
BUILDING AREA (FLOOR AREA) 21,249 SF
Max. Building Height 30'-0" MAX.
Land-to-Bldg Ratio 1.99/1
Coverage 33.4%
PARKING PROVIDED 75 STALLS
COMPACT PARKING 7 STALLS
HANDICAPPED 4 STALLS (1 VAN)



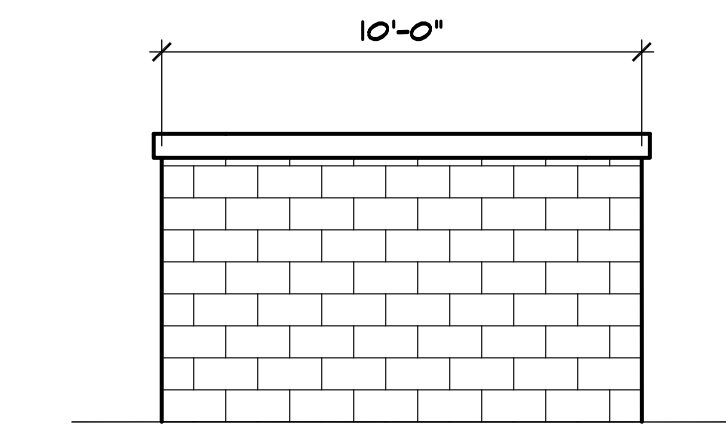
TRASH ENCLOSURE PLAN



FRONT ELEVATION

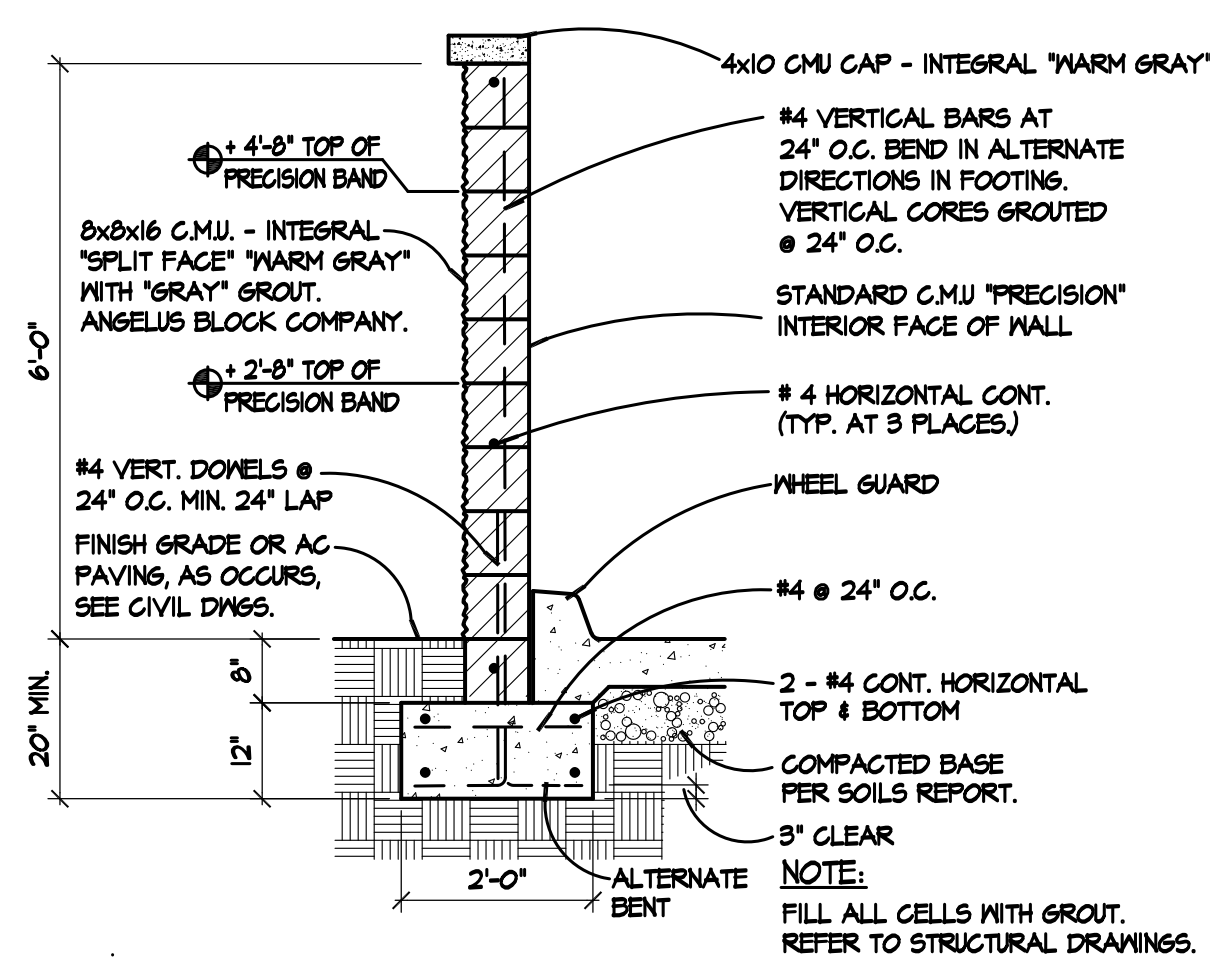


REAR ELEVATION



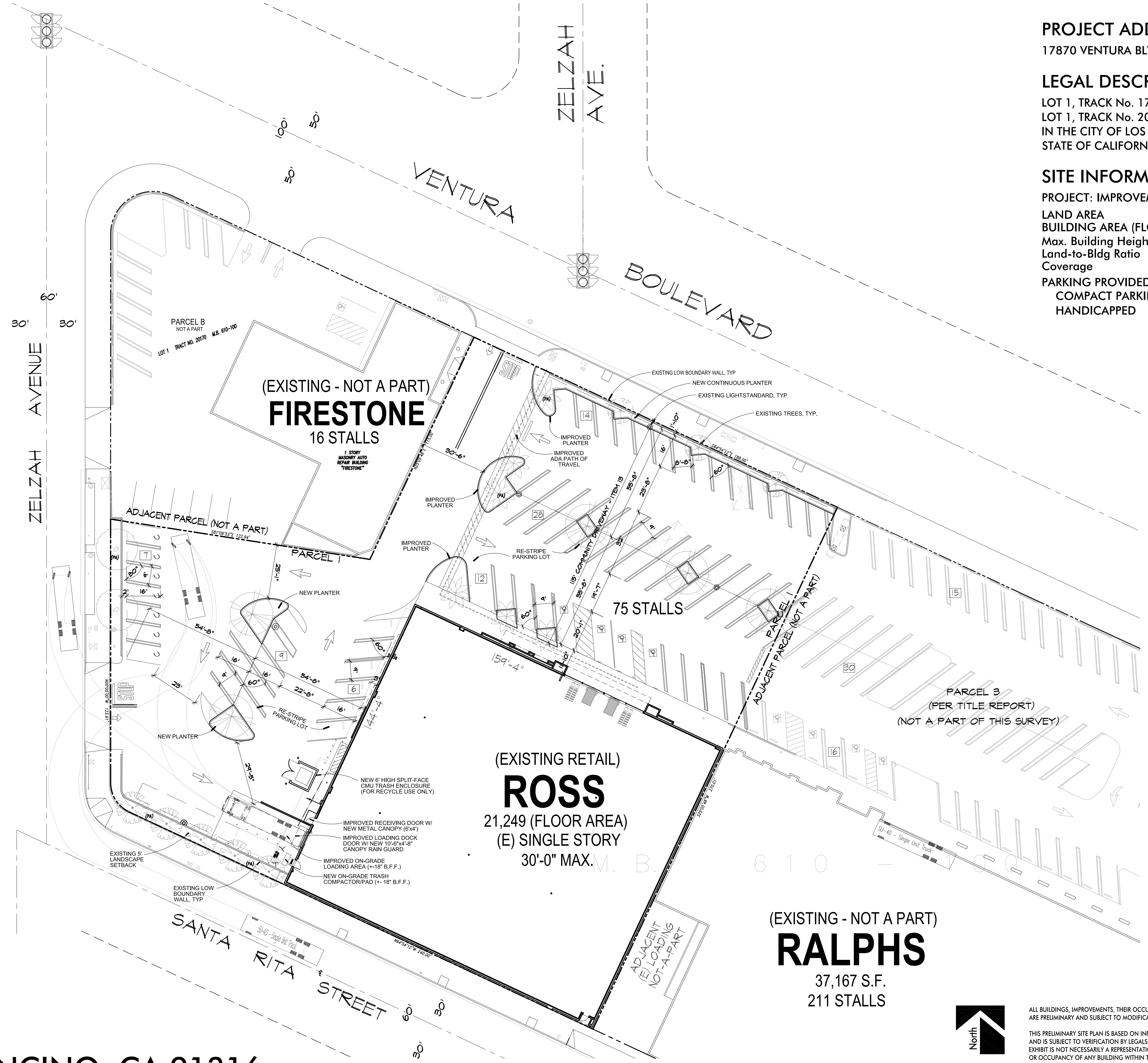
SIDE ELEVATION (TYPICAL)

TRASH ENCLOSURE WALL SECTION

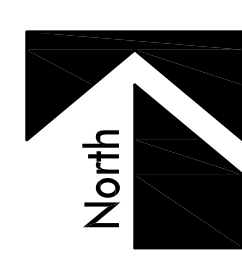


17870 VENTURA BLVD. ENCINO, CA 91316
PROPOSED IMPROVED SITE PLAN

VENTURA BLVD. & ZELZAH AVE.
ENCINO, CALIFORNIA



(EXISTING - NOT A PART)
RALPHS
37,167 S.F.
211 STALLS



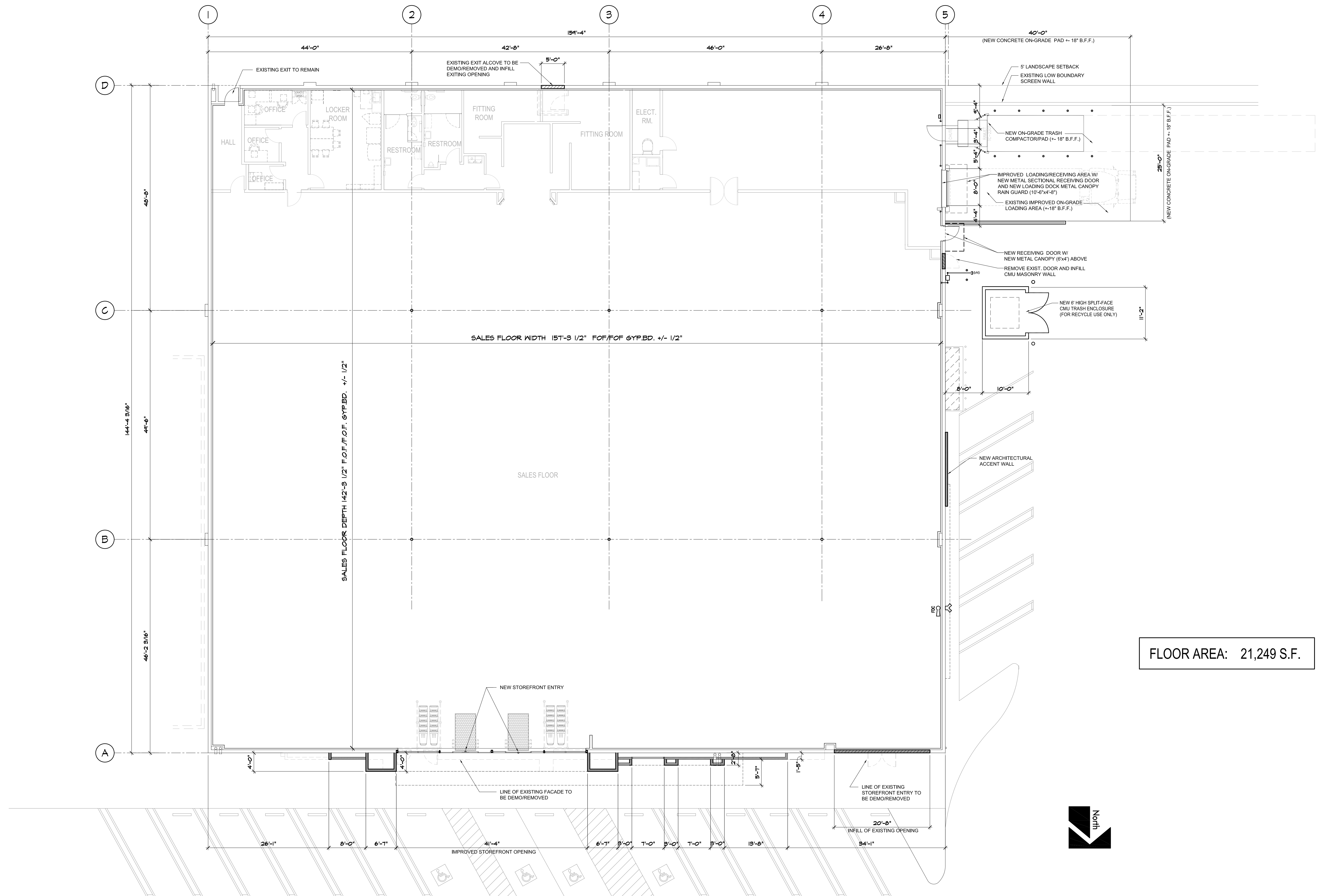
20' = 1'-0"

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.
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NADEL

NADEL STUDIO ONE, INC.
1990 S. BUNDEY DR., SUITE 400
LOS ANGELES, CA. 90025
T.310.826.2100 F.310.826.0182
WWW.NADELARC.COM
DATE: NOVEMBER 21, 2018
NADEL JOB#: 17070

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FLOOR AREA: 21,249 S.F.

IMPROVED FLOOR PLAN
SCALE: 1/8" = 1'-0"

**2205 ENCINO-CA
ROSS PROPOSED SHELL FLOOR PLAN (FLOOR AREA 21,249 S.F.)**

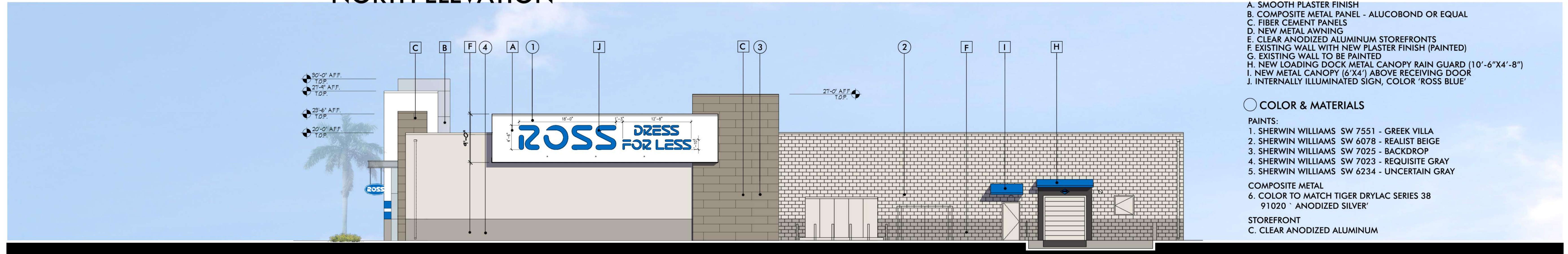
**17864 VENTURA BLVD.
ENCINO, CALIFORNIA**

NADEL STUDIO ONE, INC.
1990 S. BUNDY DR., SUITE 400
LOS ANGELES, CA 90025
T.310.826.2100 F.310.826.0182
WWW.NADELARC.COM
DATE: MAY 9, 2018
NADEL JOB#: 17070

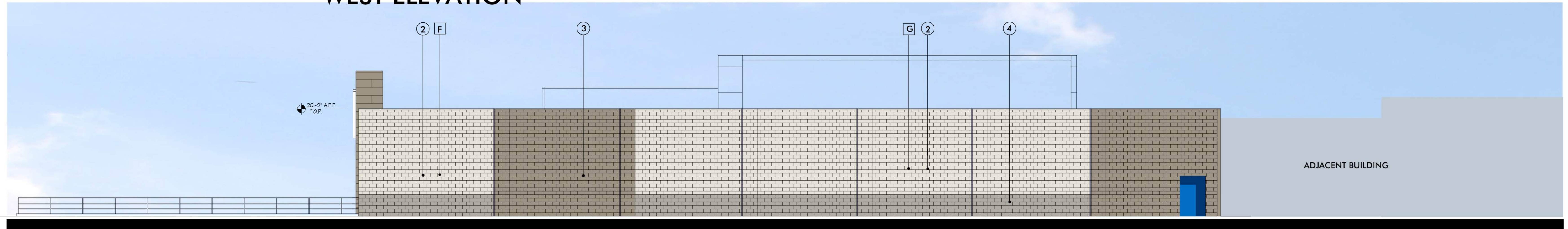
NADEL
ARCHITECTS



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- LEGEND:**
- A. SMOOTH PLASTER FINISH
 - B. COMPOSITE METAL PANEL - ALUCOBOND OR EQUAL
 - C. FIBER CEMENT PANELS
 - D. NEW METAL AWNING
 - E. CLEAR ANODIZED ALUMINUM STOREFRONTS
 - F. EXISTING WALL WITH NEW PLASTER FINISH (PAINTED)
 - G. EXISTING WALL TO BE PAINTED
 - H. NEW LOADING DOCK METAL CANOPY RAIN GUARD (10'-6"X4'-8")
 - I. NEW METAL CANOPY (6'X4') ABOVE RECEIVING DOOR
 - J. INTERNALLY ILLUMINATED SIGN, COLOR 'ROSS BLUE'
- COLOR & MATERIALS**
- PAINTS:**
1. SHERWIN WILLIAMS SW 7551 - GREEK VILLA
 2. SHERWIN WILLIAMS SW 6078 - REALIST BEIGE
 3. SHERWIN WILLIAMS SW 7025 - BACKDROP
 4. SHERWIN WILLIAMS SW 7023 - REQUISITE GRAY
 5. SHERWIN WILLIAMS SW 6234 - UNCERTAIN GRAY
- COMPOSITE METAL**
6. COLOR TO MATCH TIGER DRYLAC SERIES 38 91020 'ANODIZED SILVER'
- STOREFRONT**
- C. CLEAR ANODIZED ALUMINUM

Legal Description
 Lot 1, Track No. 17120 M.B. 415-23
 Lot 1, Track No. 20170 M.B. 610-100
 in the City of Los Angeles,
 State of California

**2205 ENCINO-CA
 ROSS - EXTERIOR ELEVATION**

**VENTURA BLVD. & ZELZAH AVE.
 ENCINO, CALIFORNIA**

SCALE 1/8" = 1'-0"

NADEL STUDIO ONE, INC.
 1990 S. BUNNY DR., SUITE 400
 LOS ANGELES, CA. 90025
 T.310.826.2100 F.310.826.0182
 WWW.NADELARC.COM

DATE: NOVEMBER 1, 2018
 NADEL JOB#: 17070

NADEL
 ARCHITECTS



COLOR & MATERIALS

PAINTS:

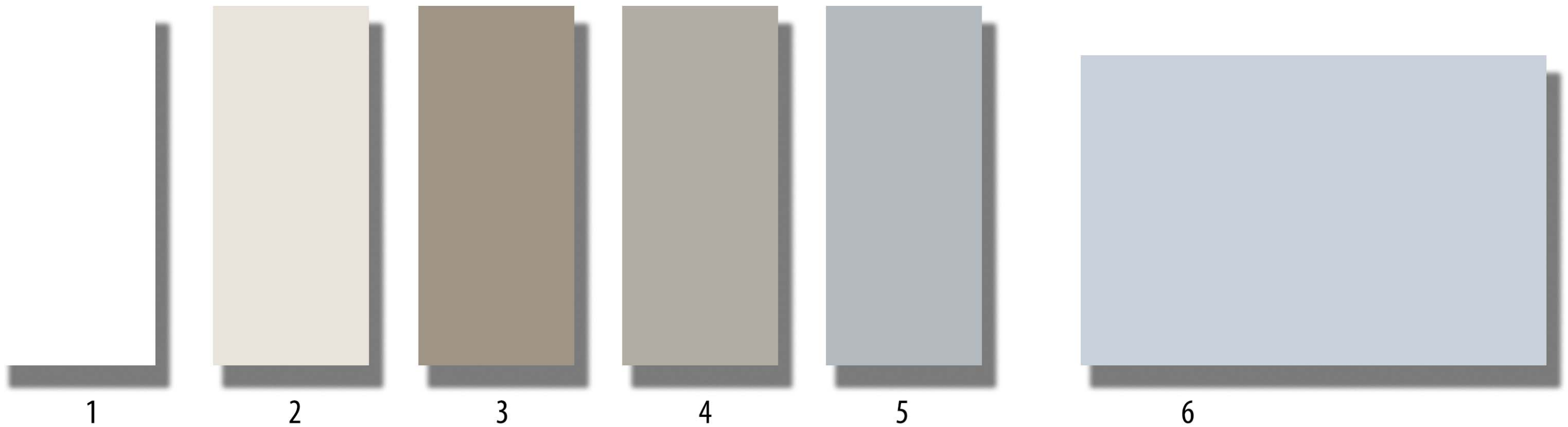
1. SHERWIN WILLIAMS SW 7551 - GREEK VILLA
2. SHERWIN WILLIAMS SW 6078 - REALIST BEIGE
3. SHERWIN WILLIAMS SW 7025 - BACKDROP
4. SHERWIN WILLIAMS SW 7023 - REQUISITE GRAY
5. SHERWIN WILLIAMS SW 6234 - UNCERTAIN GRAY

COMPOSITE METAL

6. COLOR TO MATCH TIGER DRYLAC SERIES 38
91020 `ANODIZED SILVER`

STOREFRONT

7. CLEAR ANODIZED ALUMINUM



COLORS & MATERIALS

ROSS - VENTURA BL. & ZELZAH AVE.
ENCINO, CALIFORNIA

DATE: APRIL 24, 2018
NADEL JOB#: 17070

NADEL STUDIO ONE, INC.
1990 S. BUNDY DR., FOURTH FLOOR
LOS ANGELES, CA. 90025
T.310.826.2100 F.310.826.0182
WWW.NADELARC.COM

NADEL



PYLON SIGN- ROSS

ROSS- VENTURA BL. & ZELZAH AVE.
ENCINO, CALIFORNIA

DATE: MAY 23, 2018
NADEL JOB#: 17070

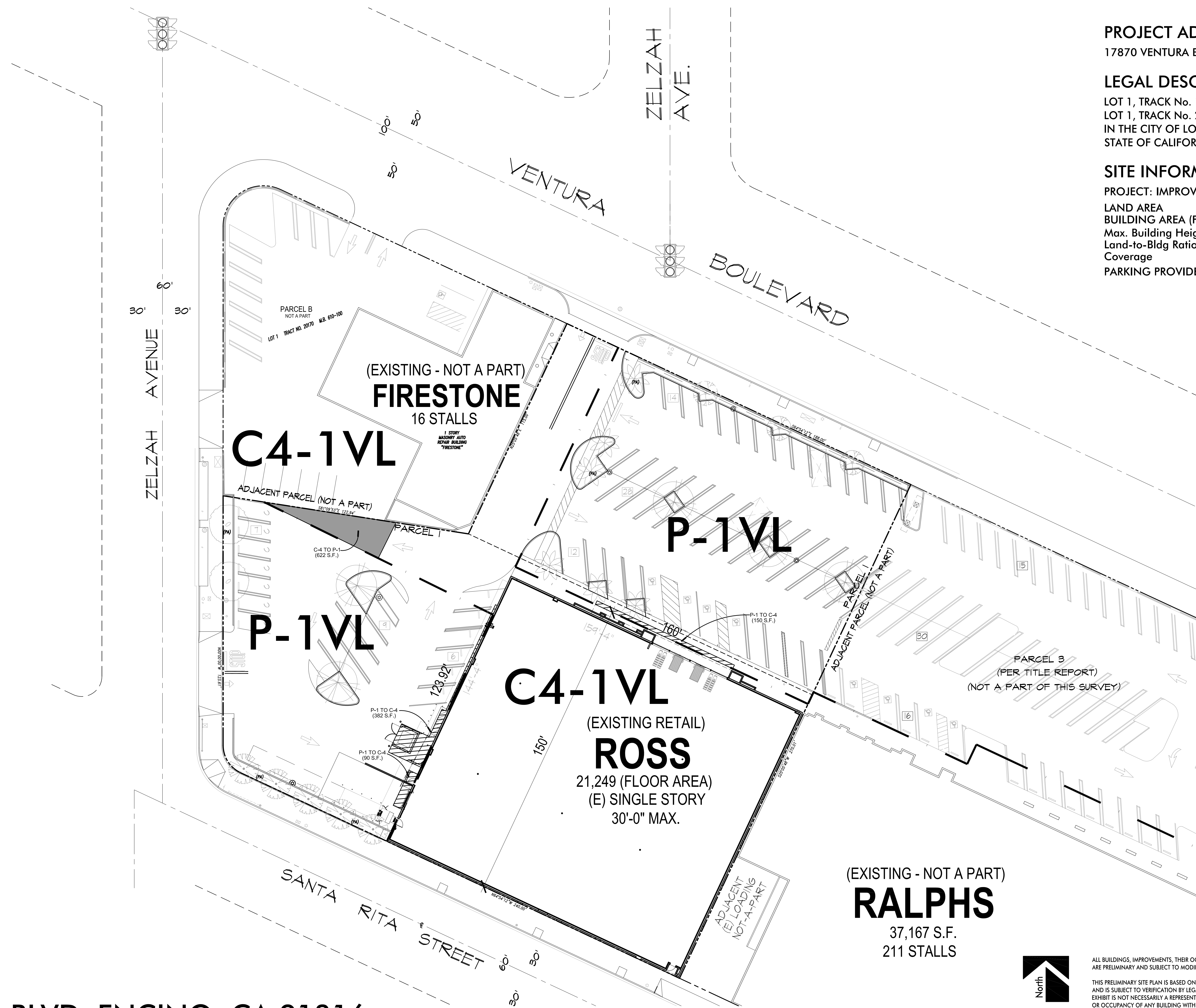
NADEL STUDIO ONE, INC.
1990 S. BUNDY DR., FOURTH FLOOR
LOS ANGELES, CA. 90025
T.310.826.2100 F.310.826.0182
WWW.NADELARC.COM

NADEL

PROJECT ADDRESS
17870 VENTURA BLVD. ENCINO, CA 91316

LEGAL DESCRIPTION
LOT 1, TRACK No. 17120, M.B. 415-23
LOT 1, TRACK No. 20170, M.B. 610-100
IN THE CITY OF LOS ANGELES,
STATE OF CALIFORNIA

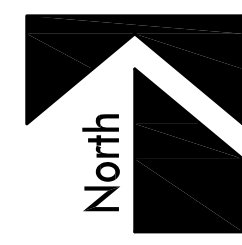
SITE INFORMATION
PROJECT: IMPROVEMENTS TO EXISTING BUILDING
LAND AREA ±1.46 AC ±63,615.5 SF
BUILDING AREA (FLOOR AREA) 21,249 SF
Max. Building Height 30'-0" MAX.
Land-to-Bldg Ratio 1.99/1
Coverage 33.4%
PARKING PROVIDED 75 STALLS



ZONING LEGAL

■ C4-1VL TO P-1VL = 622 S.F.

▨ P-1VL TO C4-1VL = 622 S.F.



ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNERS DISCRETION WITHOUT NOTICE.
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20' = 1'-0"

17870 VENTURA BLVD. ENCINO, CA 91316
ZONE BOUNDARY ADJUSTMENT (ZBA)

VENTURA BLVD. & ZELZAH AVE.
ENCINO, CALIFORNIA

(EXISTING - NOT A PART)
RALPHS
37,167 S.F.
211 STALLS

C4-1VL
(EXISTING RETAIL)
ROSS
21,249 (FLOOR AREA)
(E) SINGLE STORY
30'-0" MAX.

C4-1VL

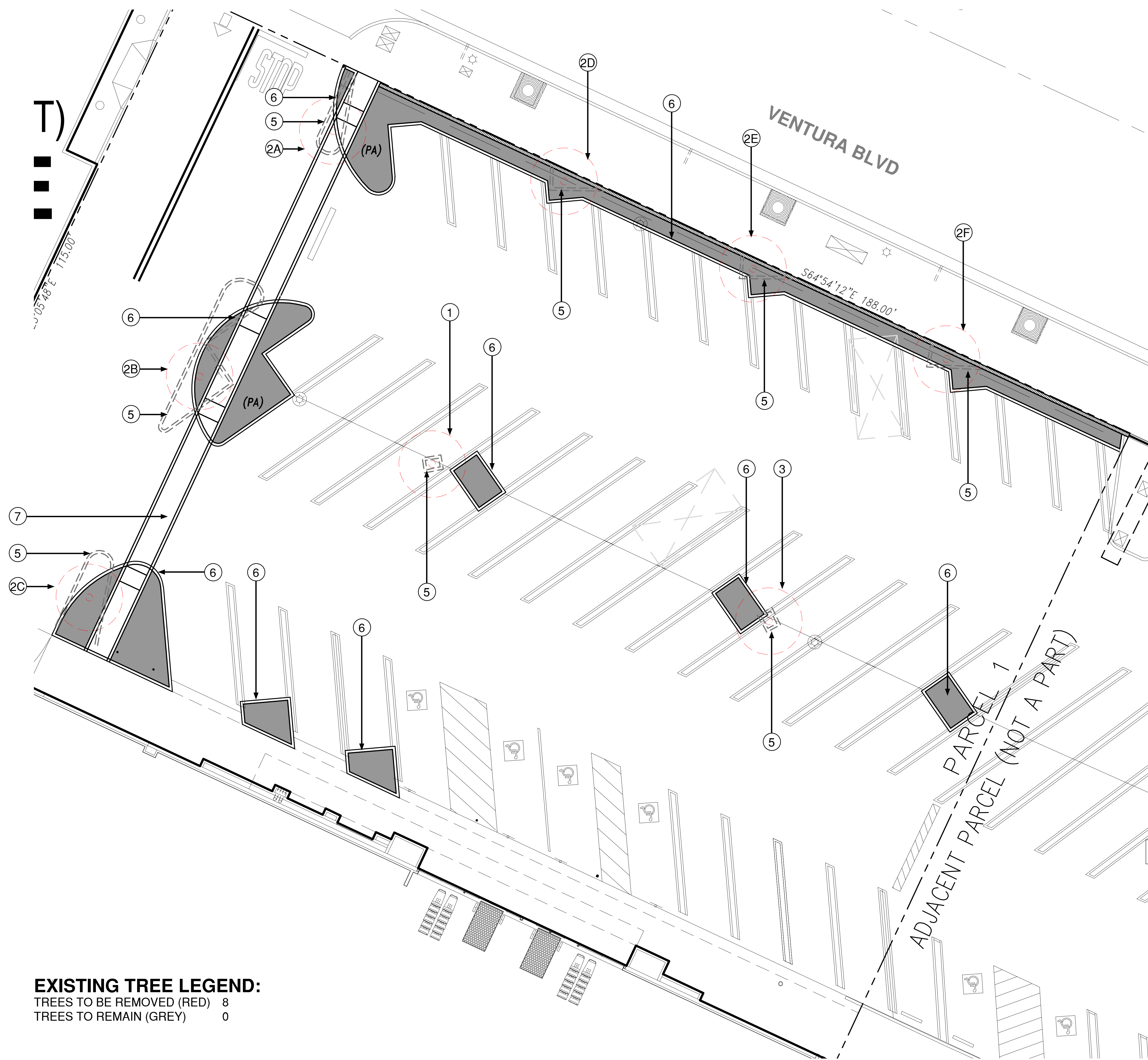
P-1VL

P-1VL

(EXISTING - NOT A PART)
FIRESTONE
16 STALLS

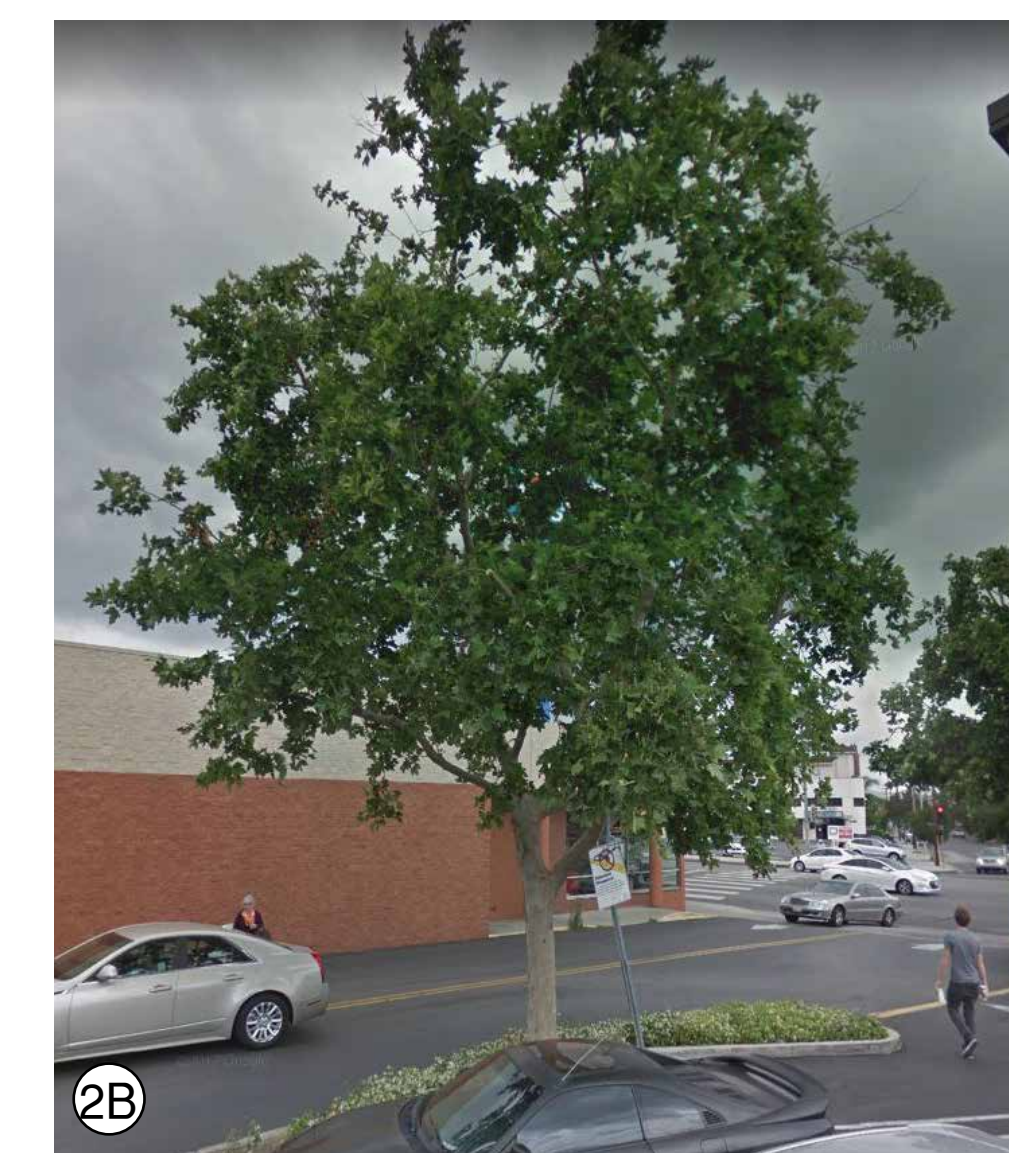
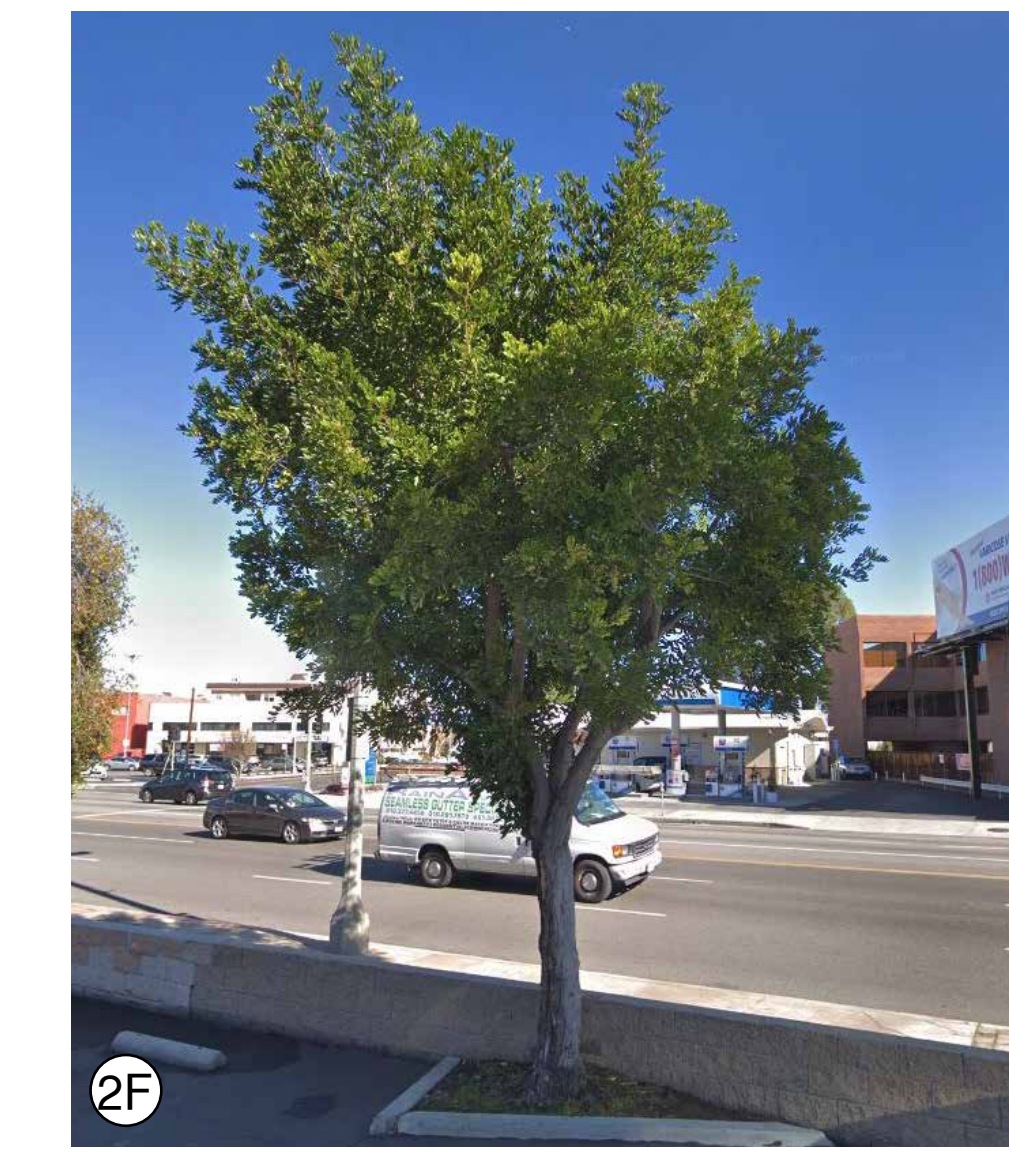
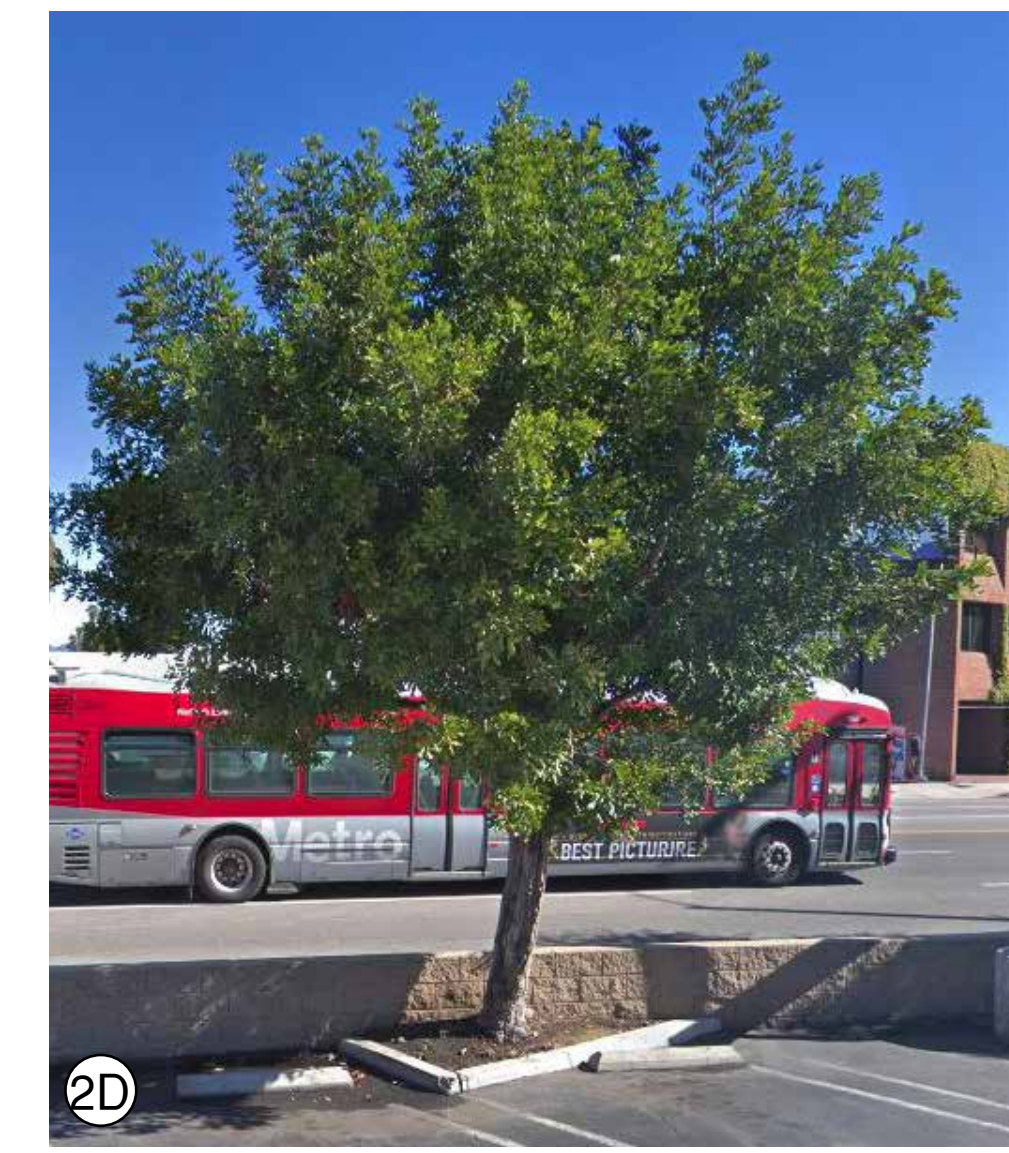
NADEL STUDIO ONE, INC.
1990 S. BUNDEY DR., SUITE 400
LOS ANGELES, CA. 90025
T.310.826.2100 F.310.826.0182
WWW.NADELARC.COM
DATE: OCTOBER 20, 2018
NADEL JOB#: 17070





EXISTING TREE LEGEND:
 TREES TO BE REMOVED (RED) 8
 TREES TO REMAIN (GREY) 0

SCALE 1/8" = 1'-0"



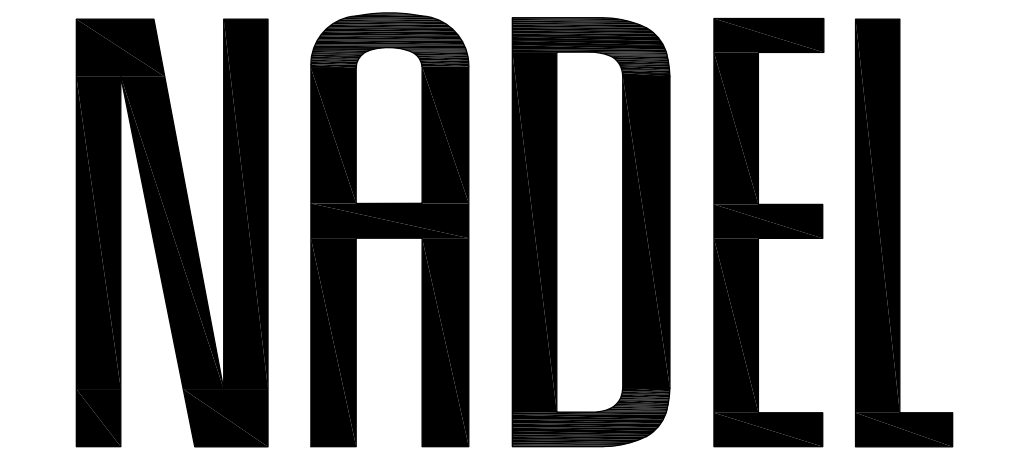
- LEGEND:**
- ① EXISTING FAILING TREE & CURBED PLANTER TO BE REMOVED
 - ② EXISTING TREE TO BE REMOVED PER NEW CONSTRUCTION
 - ③ EXISTING TREE & CURBED PLANTER TO BE REMOVED
 - ④ NOT USED
 - ⑤ EXISTING CURBED PLANTER TO BE REMOVED (DASH LINES)
 - ⑥ PROPOSED CURBED PLANTER, SEE NEXT SHEET
 - ⑦ PROPOSED ADA PATH OF TRAVEL, SEE NEXT SHEET

**17870 VENTURA BLVD. ENCINO, CA 91316
 PROPOSED LANDSCAPE CONCEPTUAL DESIGN - EXISTING TREE PLAN**

**VENTURA BLVD. & ZELZAH AVE.
 ENCINO, CALIFORNIA**



NADEL STUDIO ONE, INC.
 1990 S. BUNNY DR., SUITE 400
 LOS ANGELES, CA, 90025
 T.310.826.2100 F.310.826.0182
 WWW.NADELARC.COM
 DATE: NOVEMBER 27, 2018
 NADEL JOB#: 17070





LANDSCAPE REQUIREMENTS (PER VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN):

15% OF TOTAL AREA OF SURFACE PARKING LOT TO BE LANDSCAPED	
LAND AREA	63,615.5 SF
BUILDING AREA	21,249 SF
SURFACE PARKING LOT AREA	42,366.5 SF
SURFACE PARKING LOT AREA TO BE LANDSCAPED REQUIRED (15%)	6,355 SF
SURFACE PARKING LOT AREA TO BE LANDSCAPED PROVIDED (6%)	2,460 SF
1 TREE (30" BOX MIN) PER EVERY 4 PARKING SPACES	
PARKING PROVIDED	75 STALLS
TREES REQUIRED (1:4)	19 TREES
TREES PROVIDED	24 TREES
EXISTING TREES: 0	
EXISTING TREES REMOVED: 8	
PROPOSED TREES: 24	
10' LANDSCAPED BUFFER FOR SURFACE PARKING AREA	N/A
60% OF ALL FRONT YARDS IN EXCESS OF 18" TO BE LANDSCAPED	N/A

LEGEND:

- ① PROPOSED 24" BOX STREET TREE (CHINESE FLAME/KOELREUTERIA BIPINNATA) IN EXISTING TREE WELL LOCATIONS. TREE WELLS TO BE SAW CUT TO THE REQUIRED 5'X5' TREE WELL SIZE & TO FIT TREE WELL COVER PER ENCINO STREETScape PLAN & DESIGN GUIDELINES
- ② NOT USED
- ③ PROPOSED PARKING LOT TREE (GOLDEN MEDALLION TREE/CASSIA LEPTOPHYLLA) IN PROPOSED CURBED PLANTERS PER ENCINO STREETScape PLAN & DESIGN GUIDELINES
- ④ PROPOSED TREE (TIJUANA TREE/TIPUANA TIPU) IN EXISTING PLANTING AREA
- ⑤ PROPOSED SCREEN TREE (FERN PINE/PODOCARPUS GRACILIOR) IN EXISTING PLANTING AREA
- ⑥ PROPOSED VERTICAL ACCENT PALM TREE (QUEEN PALM/ARECASTRUM ROMANZOFFIANUM) IN PROPOSED CURBED PLANTERS
- ⑦ PROPOSED CONTINUOUS CURBED PLANTER WITH SHRUBS & VINES ON EXISTING LOW WALL. PROPOSED PLANTER CURB TO ACT AS TIRE STOP AT THESE LOCATIONS, REMOVE EXISTING TIRE STOPS.
- ⑧ PROPOSED SHRUBS & VINES ON EXISTING LOW WALL
- ⑨ PROPOSED SIGNAGE ON BUILDING FACADE
- ⑩ PROPOSED ADA PATH OF TRAVEL
- ⑪ EXISTING FAILING TREE & CURBED PLANTER TO BE REMOVED
- ⑫ EXISTING TREE TO BE REMOVED PER NEW CONSTRUCTION
- ⑬ EXISTING TREE & CURBED PLANTER TO BE REMOVED
- ⑭ NOT USED
- ⑮ EXISTING PARKING LOT LIGHT TO REMAIN

17870 VENTURA BLVD. ENCINO, CA 91316
 PROPOSED LANDSCAPE CONCEPTUAL DESIGN - OVERALL PLAN

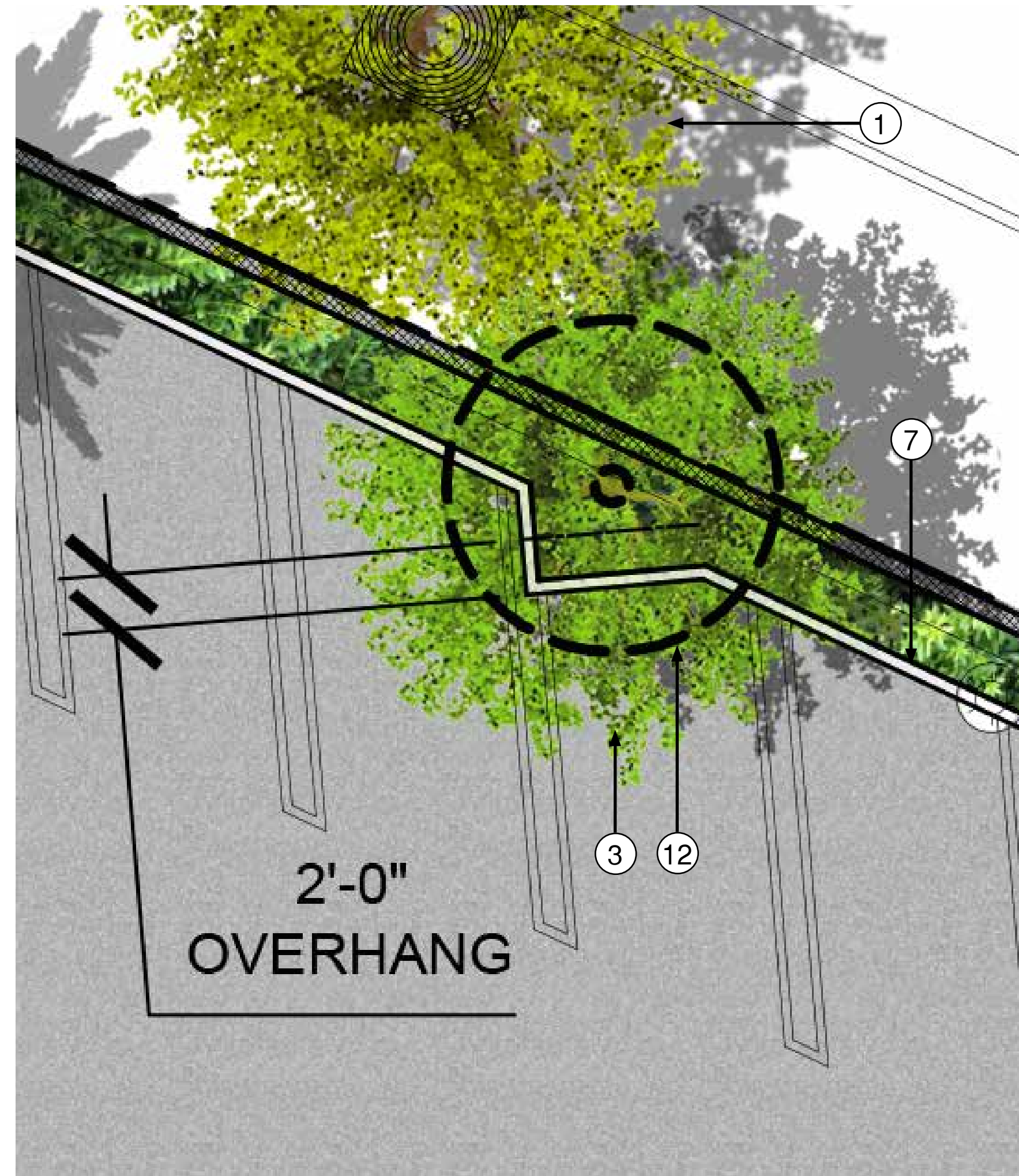
VENTURA BLVD. & ZELZAH AVE.
 ENCINO, CALIFORNIA



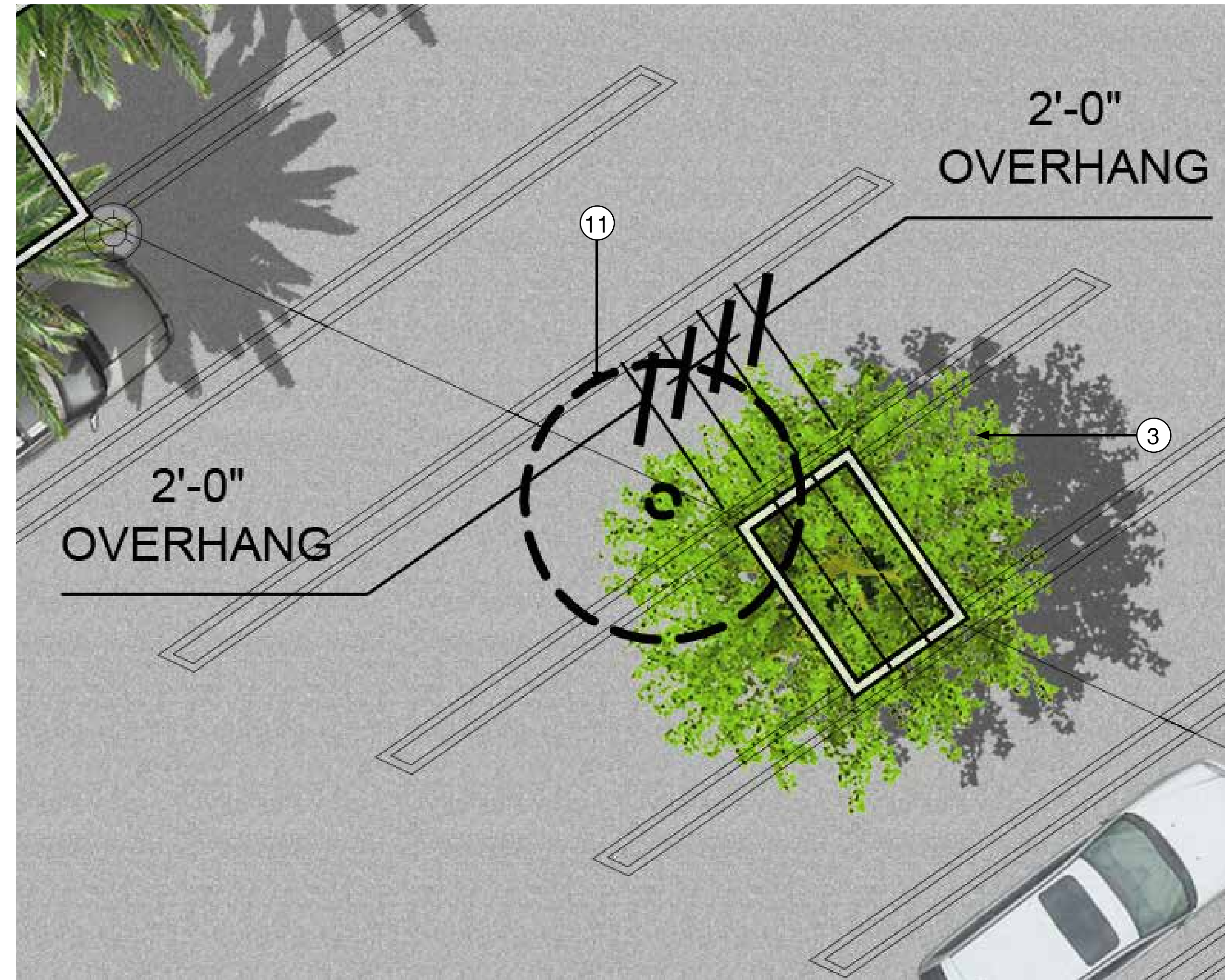
NADEL STUDIO ONE, INC.
 1990 S. BUNNY DR., SUITE 400
 LOS ANGELES, CA 90025
 T.310.826.2100 F.310.826.0182
 WWW.NADELARC.COM
 DATE: NOVEMBER 27, 2018
 NADEL JOB#: 17070



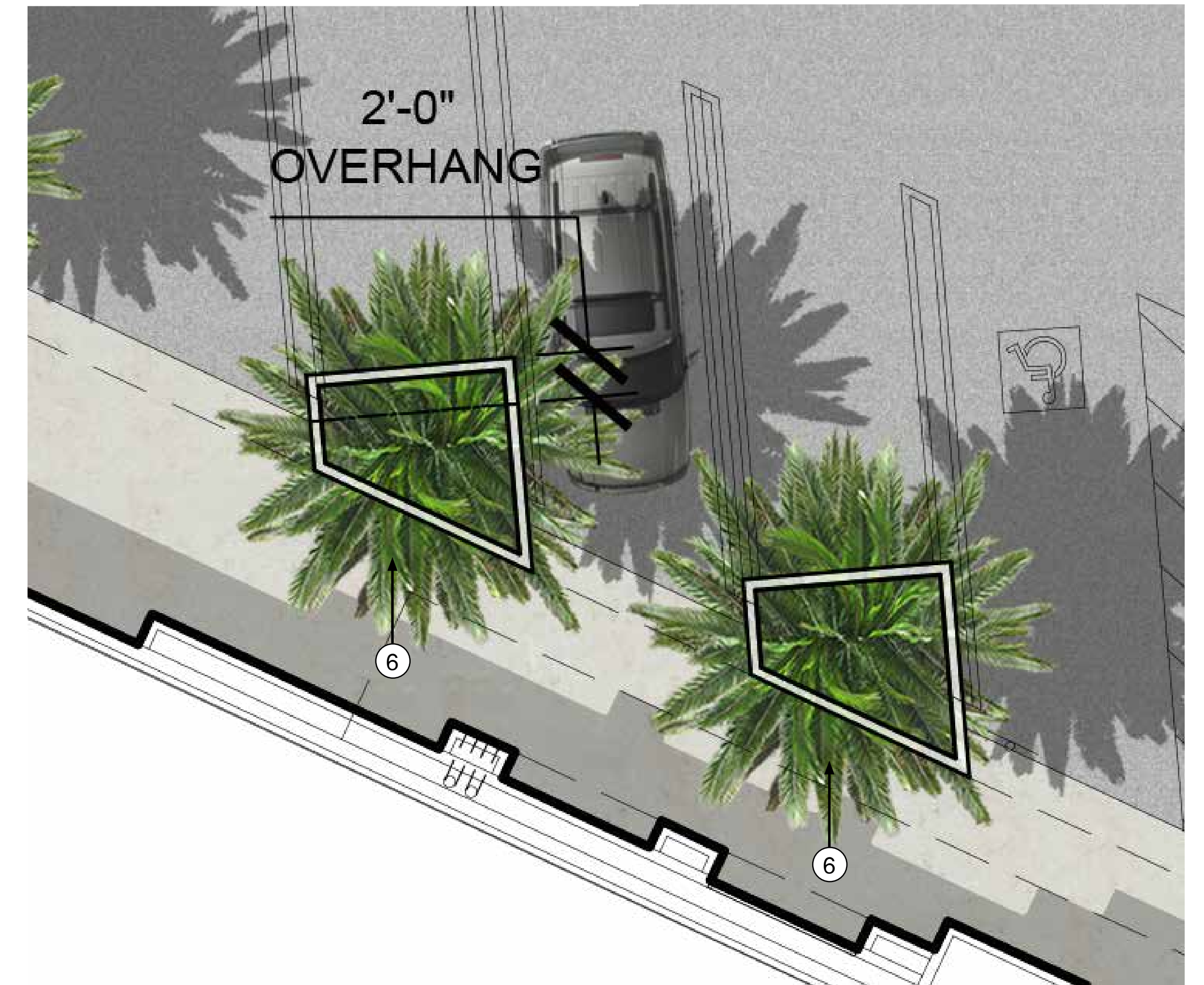
ENLARGEMENT A



ENLARGEMENT B



ENLARGEMENT C



SCALE 1/4" = 1'-0"

LEGEND:

- ① PROPOSED 24" BOX STREET TREE (CHINESE FLAME/KOELREUTERIA BIPINNATA) IN EXISTING TREE WELL LOCATIONS. TREE WELLS TO BE SAW CUT TO THE REQUIRED 5'X5' TREE WELL SIZE & TO FIT TREE WELL COVER PER ENCINO STREETScape PLAN & DESIGN GUIDELINES
- ② NOT USED
- ③ PROPOSED PARKING LOT TREE (GOLDEN MEDALLION TREE/CASSIA LEPTOPHYLLA) IN PROPOSED CURBED PLANTERS PER ENCINO STREETScape PLAN & DESIGN GUIDELINES
- ④ PROPOSED TREE (TIPU TREE/TIPUANA TIPU) IN EXISTING PLANTING AREA
- ⑤ PROPOSED SCREEN TREE (FERN PINE/PODOCARPUS GRACILIOR) IN EXISTING PLANTING AREA
- ⑥ PROPOSED VERTICAL ACCENT PALM TREE (QUEEN PALM/ARECASTRUM ROMANZOFFIANUM) IN PROPOSED CURBED PLANTERS
- ⑦ PROPOSED CONTINUOUS CURBED PLANTER WITH SHRUBS & VINES ON EXISTING LOW WALL. PROPOSED PLANTER CURB TO ACT AS TIRE STOP AT THESE LOCATIONS, REMOVE EXISTING TIRE STOPS.
- ⑧ PROPOSED SHRUBS & VINES ON EXISTING LOW WALL
- ⑨ PROPOSED SIGNAGE ON BUILDING FACADE
- ⑩ PROPOSED ADA PATH OF TRAVEL
- ⑪ EXISTING FAILING TREE & CURBED PLANTER TO BE REMOVED
- ⑫ EXISTING TREE TO BE REMOVED PER NEW CONSTRUCTION
- ⑬ EXISTING TREE & CURBED PLANTER TO BE REMOVED
- ⑭ NOT USED
- ⑮ EXISTING PARKING LOT LIGHT TO REMAIN

17870 VENTURA BLVD. ENCINO, CA 91316

PROPOSED LANDSCAPE CONCEPTUAL DESIGN - PROPOSED CURBED PLANTER ENLARGEMENTS

**VENTURA BLVD. & ZELZAH AVE.
ENCINO, CALIFORNIA**



NADEL STUDIO ONE, INC.
1990 S. BUNNY DR., SUITE 400
LOS ANGELES, CA 90025
T.310.826.2100 F.310.826.0182
WWW.NADELARC.COM
DATE: NOVEMBER 27, 2018
NADEL JOB#: 17070

NADEL