

EXHIBIT "A"
Page No. 1 of 11
Case No. APCSV-2019-1481-SPE-SPP-CU-ZV

REVISED
12:02 pm, Mar 08, 2022

SITE PLAN - 4801 LAUREL CANYON BLVD.
SCALE: 1" = 10'-0"
0 5 10 20'

LAUREL CANYON BLVD.

LEGEND

- # NOTES
- # PARKING SPACE NUMBER

SITE NOTES

- EXIST. CONC. SIDE WALK
- EXIST. CONC. DRIVEWAY
- EXIST. CONC. CURB & GUTTER
- EXIST. WATER METER
- EXIST. LANDSCAPE PLANTER
- EXIST. 6" CONC. CURB - TYP.
- EXIST. CONC. PAVING
- EXIST. ASPHALTIC CONC. PAVING
- EXIST. MTL. FUELING CANOPY (26' X 116')
- EXIST. FUELING DISPENSER W/ 6" HIGH CONC. ISLAND - TYP.
- EXIST. TRAFFIC SIGNAL PULL VAULT
- EXIST. STREET LIGHT PULL VAULT
- EXIST. EXIST. MANHOLE
- EXIST. CATCH BASIN
- EXIST. TRAFFIC SIGNAL & STREET LIGHT POLE
- EXIST. STREET LIGHT POLE

- EXIST. STREET - TRAFFIC SIGNAGE
- EXIST. STREET BUS SIGNAGE
- EXIST. EXIST. BUS STOP BENCH
- EXIST. EXIST. BUS STOP STRUCTURE
- EXIST. STREET INTERSECTION ADA HANDICAP RAMP
- EXIST. 6" DIA. MTL. BOLLARD - TYP.
- EXIST. MAIN FREESTANDING POLE MOBILE / PRICE SIGN 1- REFER TO SHT. C03
- EXIST. POLE PRICE SIGN 2 - REFER TO SHT. C03
- EXIST. UNDERGROUND STORAGE FUEL TANKS W/ CONC. PAD
- EXIST. PARKING PAINT STRIPING (4" WIDE) - TYP.
- EXIST. FUEL VAPOR CARBON CANISTER W/ MTL. ENCLOSURE
- EXIST. MTL. FUEL VENT - TYP.
- EXIST. MTL. TRASH ENCLOSURE AREA (4'-10" X 8'-8")
- EXIST. MTL. TRASH DUMPSTER
- EXIST. AIR / WATER TO BE RELOCATED
- EXIST. L.E.D. ON SITE PARKING LIGHTING-TYP
- EXIST. CONC. WALK WAY
- EXIST. BUILDING (24'-9" X 35'-5 1/2")
- EXIST. (8' X 17') CANOPY MTL. STEEL COLUMN - TYP.
- EXIST. MAIN SWITCH ELEC. CABINET TO BE RELOCATED
- EXIST. HANDICAP ACCESS RAMP

- EXIST. 6" CMU BOUNDARY WALL - 4' HIGH NORTH SIDE OF (NORTH SIDE OF PROP.) BOUNDARY WALL TO BE RAISED TO MIN. OF 6' HIGH -TYP.
- EXIST. 6' HIGH - 8" CMU BOUNDARY WALL (WEST SIDE OF PROP.) BOUNDARY WALL TO BE RAISED MIN. OF 8' HIGH - TYP.
- EXIST. 4' HIGH / 6" CMU BOUNDARY WALL
- EXIST. IRRIGATION BACK FLOW DEVICE W/ MTL. CAGE ENCLOSURE TO BE RELOCATED
- EXIST. SEWER VALVE
- EXIST. WATER VALVE/CONTROLS
- EXIST. 3" DRAIN
- EXIST. 12" X 24" TILE PAVING
- EXIST. STORAGE STRUCTURE TO BE REMOVED
- EXIST. L.E.D. ON SITE PARKING LIGHTING TO BE REMOVED
- NEW LANDSCAPE PLANTER
- NEW L.E.D. ON SITE PARKING LIGHTING
- EXIST. 6" CONC. CURB TO BE REMOVED -TYP.
- NEW 6" CONC. CURB - TYP.
- NEW PARKING AND SITE PAINT STRIPING - TYP.
- NEW MAIN SWITCH ELEC. CABINET LOCATION
- NEW RIRIGATION BACK FLOW DEVICE W/ MTL. CAGE ENCLOSURE LOCATION

- NEW LOCATION FOR THE EXIST. FUEL VAPOR CARBON CANISTER W/ MTL. ENCLOSURE
- NEW AIR / WATER LOCATION
- NEW MTL. TRASH ENCLOSURE W/ EXTERIOR TILE - LIGHT WOOD GRAIN FINISH - ARIZONA TILE: SAV WOOD- 2 X (4'-10" X 10'-2") W/ TRASH (1) & RECYCLE (2) DUMPSTER-REFER TO SHT. C01
- NEW 1,500 GAL. CARWASH CLARIFIER
- NEW 6" DIA. MTL. BOLLARDS - TYP.
- NEW CONC. WALK WAY
- NEW ROOF LINE
- NEW MTL. AWNING / WALL CANOPY (GREY/METALLIC FINISH) W/ 4" DIA. ULTRA RT 4 LED W/ NICKEL TRIM FINISH - DOWN LIGHTING @ 20" O.C. - TYP.
- NEW COIN OPERATED - 2 HOSE VACUUM W/ A SOUND DAMPENR SYSTEM
- NEW (3) BIKE TUBE STEEL SERPINE RACK, PAINTED GREEN
- NEW PEDESTRIAN WALK WAY
- NEW STREET TREES (MIN. SIZE: 10' IN HEIGHT AND 2" CALIPER AT THE TIME OF PLANTING) / TREES TO BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE ORDINANCE 170.978 & APPROVED BY THE STREET TREE DIVISION OF THE BUREAU OF STREET MAINTENANCE)
- EXIST. MATURE PALM TREES TO REMAIN
- EXIST. PALM TREES TO BE REMOVED, NOT MATURE AND NOT ALLOWED
- EXIST. MATURE PALM TREES TO BE REMOVED FOR NEW CARWASH BUILDING AND FOR BETTER VIEW OF DEDICATED PEDESTRIAN AREA AT THE SOUTH OF THE PROPERTY

GENERAL NOTES

- SITE PAVING PER PLANS.
- EXIST ASPHALTIC CONCRETE, NOT SHOWN TO BE ALTERED, REQUIRES PERMISSION FROM PUBLIC WORKS PRIOR TO ANY RESURFACING ACTIVITIES.
- 9' X 18" HANDICAP STALL TO HAVE REQUIRED STRIPPING AND SIGNAGE WITH 1/4" PER FOOT MAXIMUM SLOPE IN ANY DIRECTION.
- EXISTING DRIVEWAYS COMPLY WITH CITY OF LOS ANGELES.
- EXISTING PERIMETER MASONRY WALLS SHALL BE REPAIRED AS NECESSARY.
- ALL NEW UTILITY SERVICES SHALL BE UNDERGROUND.
- THESE PLANS ARE COMPLIANT W/ ADA & CBC ACCESSIBILITY STANDARDS.
- MINIMUM VERTICAL CLEARANCE OF 25' AT THE STAGING AREA FOR BIN SERVICE CLEARANCE. MINIMUM 13' VERTICAL CLEARANCE FOR SCOOP TRUCK.
- ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO SUSTAIN A MINIMUM GROSS WEIGHT OF 60,000 LBS. PER VEHICLE.
- ALL STAGING AREAS ARE TO BE ONSITE. NO STREET STAGING IS PERMITTED
- VISUAL CLEARANCE TO HAVE 7.5' TRIANGULAR CLEARANCE ON BOTH END OF DRIVEWAYS & AT INTERSECTIONS, IT IS 15' TRIANGULAR CLEARANCE WITH VERTICAL CLEARANCE OF OBSTRUCTIONS NO HIGHER THAN 3 FEET.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE PUBLICWORKS/ENGINEERING DEPARTMENT ENCROACHMENT PERMIT.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING AND ENFORCING SAFETY STANDARDS, CONDITIONS AND EQUIPMENT AS REQUIRED BY OSHA.

GENERAL INFORMATION

PROPERTY OWNER:
N & D OIL CORP.
ATT: HATTAR, NADER
9431 BRANDON CT.
NORTHBRIDGE, CA 9125
TEL: (818) 980-1366
EMAIL: NadersMobil@gmail.com

PROJECT OWNER / APPLICANT:
N & D OIL CORP.
ATT: HATTAR, NADER
4801 N. LAUREL CANYON BLVD.
VALLEY VILLAGE, CA 91607
TEL: (818) 980-1366
EMAIL: NadersMobil@gmail.com

REPRESENTATIVES / DESIGNERS:
MK DESIGN
KANG & IAN MARR
535 W. ALLEN AVE., UNIT 23
SAN DIMAS, CA 91773
TEL: KEN: 626-374-3834
Email:kangdesign@hotmail.com
TEL: IAN:619-913-2751
Email: iamarr@hotmail.com

SITE-ASSESSOR'S PARCEL NUMBER:
APN: 2356-008-021

PROJECT SITE ADDRESS:
4801 N. LAUREL CANYON BLVD.
VALLEY VILLAGE, CA 91607

TOTAL LOT AREA: 19,164.3 SQ. FT. / 0.44 ACRES

LEGAL DESCRIPTION:
LOTS 62, 63, AND 64 OF TRACT NO. 7808, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 115 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2356-008-021

TRACT: TR 7808

ZONING: (Q) C-2 -1VL
(COMMERCIAL)

LANDUSE: NEIGHBORHOOD OFFICE COMMERCIAL

SPECIFIC PLAN AREA: VALLEY VILLAGE

BUILDING CODE USED: 2016 C.B.C.

TYPE OF CONSTRUCTION: Type V B

OCCUPANCY TYPE: M

EXISTING NUMBER OF STORIES: 1
(EXISTING BUILDING MAX. HEIGHT: 21' -11" +/-)

EXISTING NUMBER OF STORIES: 1
EXISTING BUILDING MAX. HEIGHT: 10'-11" +/-
EXISTING BUILDING AVG. HEIGHT: 10'-11" +/-

EXISTING STRUCTURES SITE COVERAGE:
CONVENIENCE STORE: 875+/- SQ. FT.

FUEL CANOPY 1 (26'-0" X 116'-0"): 3,016+/- SQ. FT

TRASH ENCLOSURE (4'-10" X 8'-8"): 42+/- SQ. FT.
EXISTING STRUCTURES TOTAL: 3,933+/- SQ. FT.

EXIST. LANDSCAPING:
TOTAL EXIST. LANDSCAPE: 1,448.00 SQ. FT./
19,164.30 SQ. FT.

TOTAL EXISTING LANDSCAPE PERCENTAGE PROVIDED: .075= 8%

TOTAL NEW LANDSCAPE PERCENTAGE PROPOSED: 434 SQ.FT. / 2.3%

TOTAL LANDSCAPE: 1,882 SQ. FT. / 19,164.30 SQ.FT. = 0.098 = 10%

PARKING REQUIRED:
EXIST. CONVENIENCE STORE (875 SQ. FT.)

EXIST. C-STORE PARKING REQUIRED 2 BY SAME AS BEFORE 1985 C-STORE PARKING AGREEMENT:2
TOTAL STALLS REQUIRED: 2 STALLS

EXIST. STANDARD PARKING: 2
EXIST. HANDICAP STALL: 1
TOTAL EXIST. PARKING STALLS PROVIDED: 3
NEW PARKING REQUIRED: 736 SQ. FT./250 = 2.94 = 3

NEW PARKING REQUIRED: EXIST. REQUIRED FOR C-STORE AND SERVICE STATION (1985 C-STORE PARKING AGREEMENT):2
NEW SMALL CARWASH TUNNEL AND EQUIPMENT STORAGE PARKING REQUIRED: 3

NEW TOTAL PARKING REQUIRED: 5
NEW TOTAL PARKING PROVIDED: 5

PROPOSED PROJECT:
A NEW SMALL SELF OPERATED EXPRESS CARWASH (634 SQ. FT.) + CARWASH STORAGE (102)= 736 SQ. FT. MINOR SITE MODIFICATIONS (MODIFICATION TO EXISTING LANDSCAPE AND PARKING). IN ADDITION, NEW EXTERIOR TILE FINISH AT THE CURRENT BRICK VENEER FINISH AREA, ONLY, TO THE EXISTING C-STORE (875 SQ. FT.) TO MATCH THE PROPOSED CARWASH FINISH. IN ADDITION, NEW CARWASH SIGNAGE AT THE ENTRY AND EXIT OF THE TUNNEL (50 SQ. FT. TOTAL), AND THE EXISTING SIGNAGE TOTAL IS 253.4 SQ. FT.; THUS, THE TOTAL IS 303.4 SQ. FT. AND NEW TRASH/RECYCLING ENCLOSURE (98 SQ. FT.), AND ITS EXTERIOR FINISH TO MATCH BUILDING (LIGHT WOOD GRAIN TILE). IN ADDITION, EXISTING FUEL CANOPY TO HAVE NEW FINISH (LIGHT WOOD GRAIN TILE) AT THE EXISTING COLUMNS TO MATCH BUILDINGS. THE PROJECT REQUIRES A PROJECT PERMIT COMPLIANCE (VALLEY VILLAGE SPECIFIC PLAN), CONDITIONAL USE PERMIT FOR CARWASH, AND A COMMERCIAL CORNER/MINI SHOPPING CENTER CONDITIONAL USE PERMIT.

NEW STRUCTURES:
* SELF OPERATED CARWASH (634 SQ. FT.)
+ CARWASH STOR. (102 SQ. FT.): 736 SQ. FT.
* NEW TRASH ENCLOSURE: 98 SQ. FT.
TOTAL: 834 SQ. FT.

NEW LANDSCAPING AREA:
* PROPOSED NEW AREA: 437.00 SQ.FT.
* EXISTING AREA: 1,655.00 SQ.FT.
TOTAL AREA: 2,092.00 SQ.FT./
19,164.30 SQ. FT.

TOTAL LANDSCAPE PERCENTAGE PROVIDED: .109 = 11%
(TOTAL DOES NOT INCLUDE LANDSCAPING AT THE RIGHT OF WAY AREA)

REMOVAL OF 9 PALM TREES (3 MATURE & 6 SMALL PALM TREES) & 3 MATURE PALM TREES TO REMAIN.

NEW PARKING REQUIRED:
* EXIST. C-STORE PARKING REQUIRED 2 BY SAME AS BEFORE 1985 C-STORE PARKING AGREEMENT: 2 STALLS REQUIRED

* NEW CARWASH BAY (634 SQ. FT.) + CARWASH STORAGE (102 SQ. FT.):
736/250 = 2.94 = 3 STALLS

TOTAL STALLS REQUIRED: 5 STALLS

NEW PARKING: 4 STANDARD STALLS
EXIST. HANDICAP STALL: 1

TOTAL: 5 PARKING STALLS PROVIDED

LOT COVERAGE:
* NEW AND EXISTING STRUCTURES: 3,989.00 SQ.FT./
* LOT SIZE: 19,164.30 SQ. FT.
TOTAL LOT COVERAGE: .21 = 21%

ESTIMATED TOTAL SIGNAGE:

POLE SIGNAGE:
EXIST. POLE SIGNAGE (1): 129.2 SQ. FT.
EXIST. POLE SIGNAGE (2): 91.5 SQ. FT.
TOTAL POLE SIGN SQ. FT. FOR BOTH SIDES: 220.7 SQ. FT.

EXIST. CANOPY MOBIL HALLMARK SIGNAGE:
EAST SIGNAGE: 11.7 SQ. FT.
WEST SIGNAGE: 11.7 SQ. FT.
SOUTH SIGNAGE: 11.7 SQ. FT.
TOTAL SQUARE FOOTAGE: 35.1 SQ. FT.

EXIST. CONVENIENCE STORE ENTRY SIGNAGE:
MOBIL SIGNAGE (EAST SIDE OF BUILDING FACADE): 11.0 SQ. FT.

TOTAL EXISTING SIGNAGE AREA: 266.8 SQ. F.T

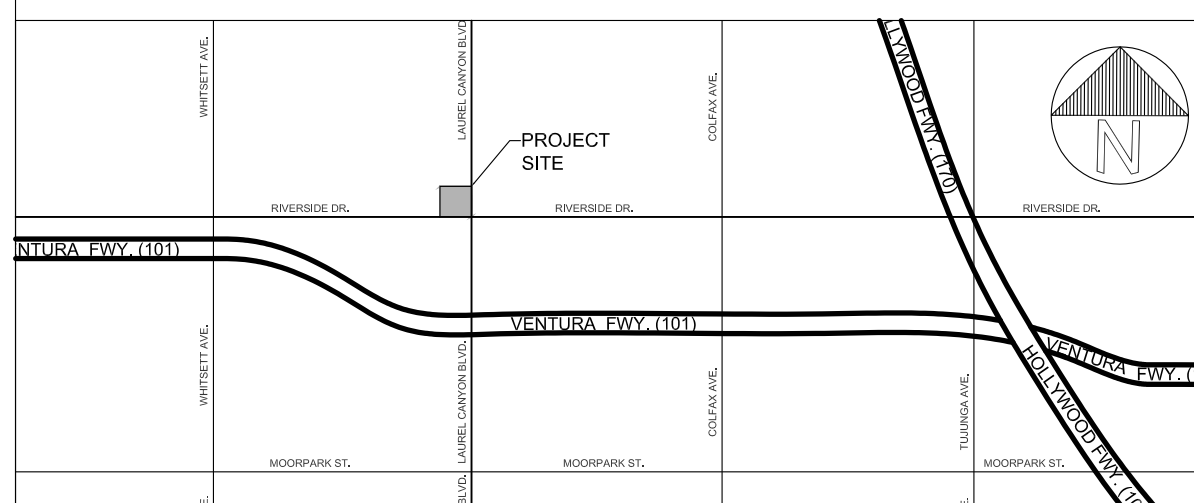
NEW SIGNAGE:
SOUTH/CARWASH CHANNEL EXIT SIGNAGE: 25.0 SQ. FT.
NORTH/CARWASH CHANNEL ENTRY SIGNAGE: 25.0 SQ. FT.
TOTAL NEW SIGNAGE SQUARE FOOTAGE: 50.0 SQ. FT.

TOTAL SINGAGE AREA: 266.8 + 50.0 = 316.8 SQ. FT.

LEGEND

PEDESTRIAN WALKWAY EXISTING LANDSCAPE NEW LANDSCAPE

VICINITY MAP



REVISED	BY
1, 8-11-19	KK
1, 11-9-21	KK

NADER'S MOBIL GAS STATION REMODEL / CARWASH PROJECT
4801 N. LAUREL CANYON BLVD., VALLEY VILLAGE, CA 91607

MK Design
535 W. ALLEN AVE., UNIT 23, SAN DIMAS, CA 91773

Date: 2/23/2022
Scale: 1"=10'-0"
Drawn: KK
Job:
Sheet:

A1.0

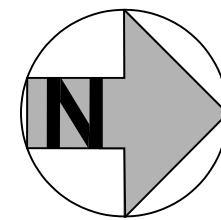
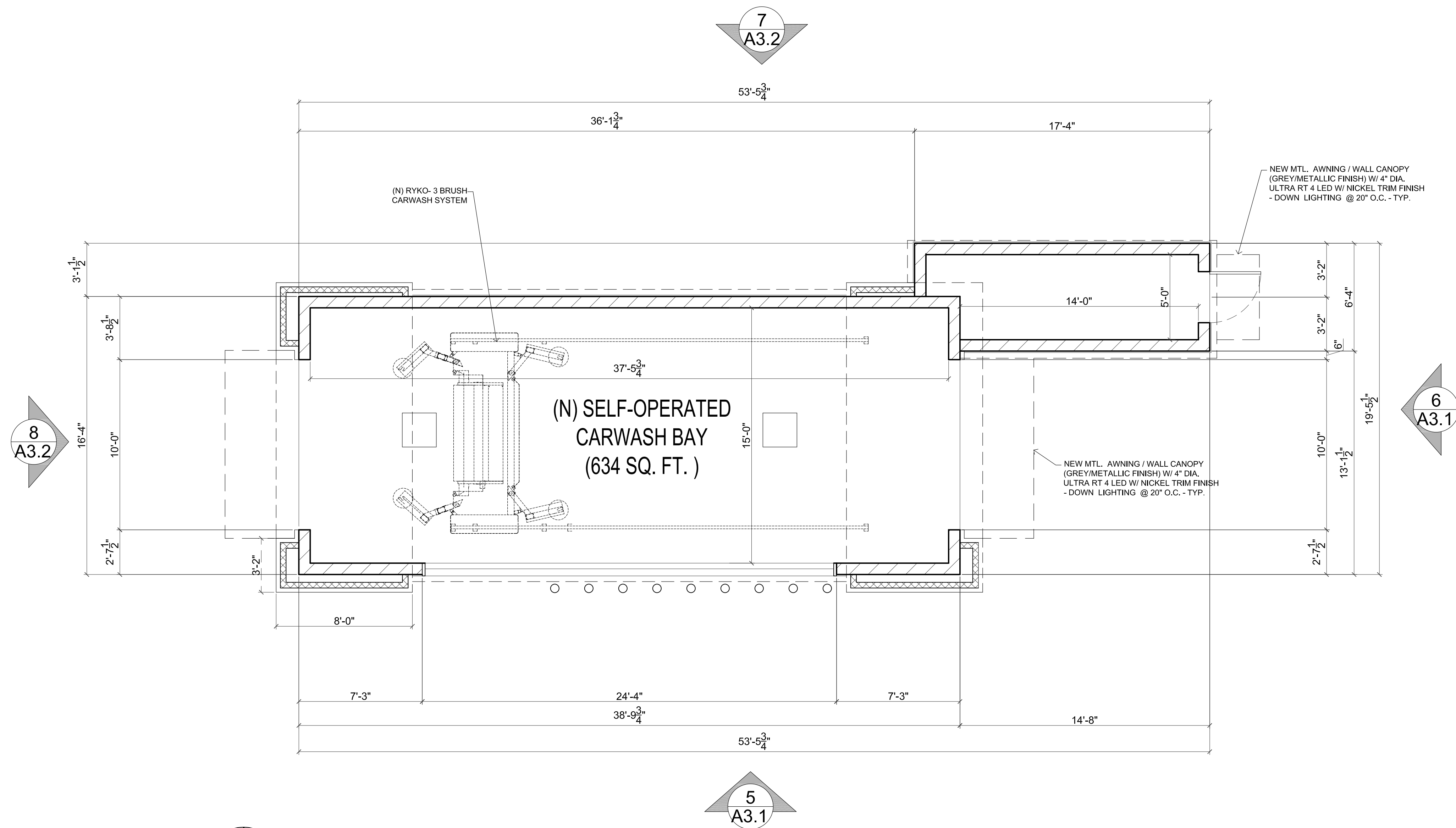
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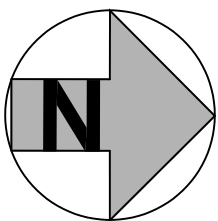
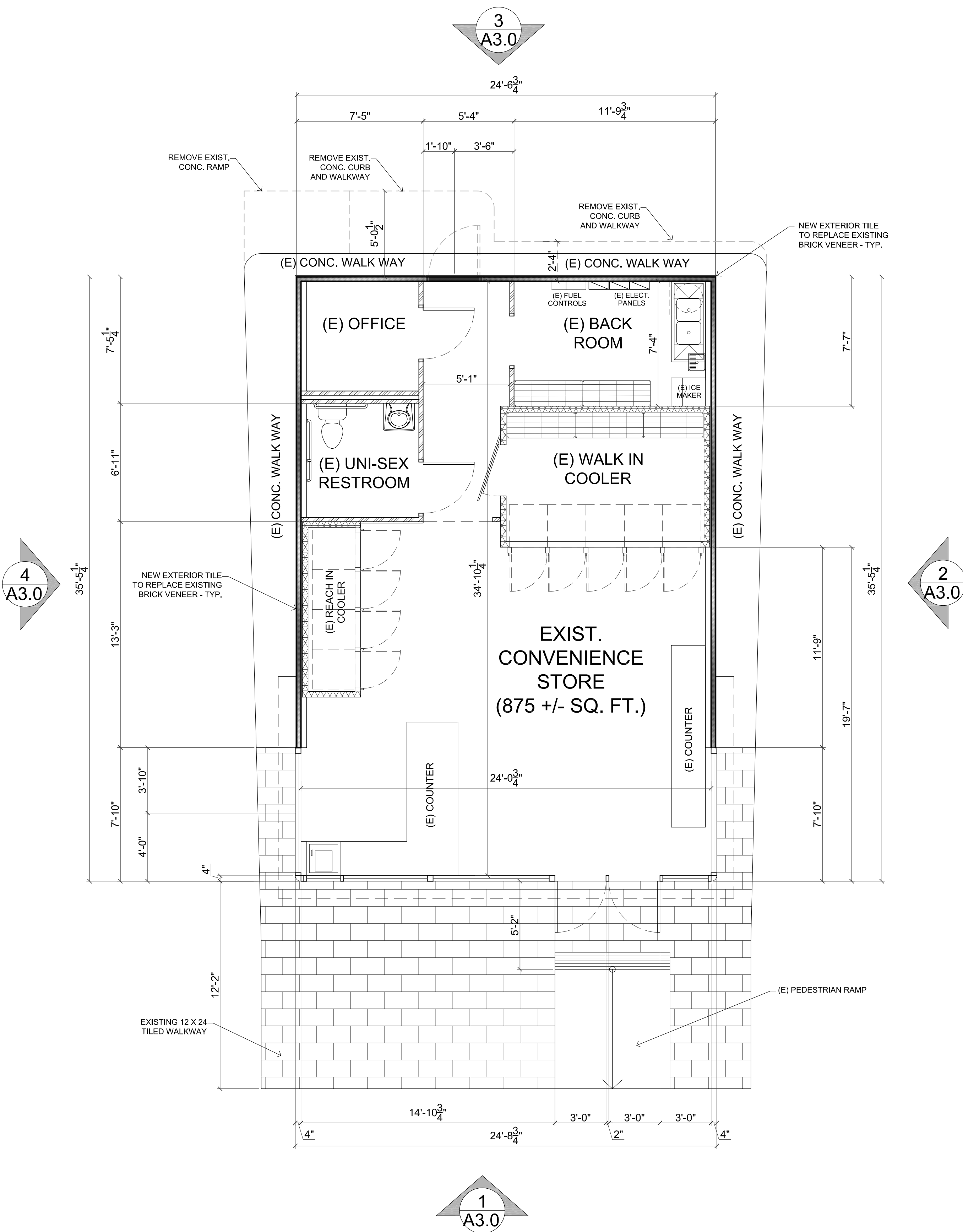
LEGEND:

- EXIST. EXTERIOR 2 X 3 MTL. BEARING WALLS
- EXIST. INTERIOR WALLS
- EXIST. NON-BEARING / WALK IN COOLER / FREEZER PREFABRICATED INSULATED WALL
- REMOVE EXISTING DOOR AND FILL IN TO THE EXISTING EXTERIOR WALL TO MATCH ENTIRE WALL
- REMOVE EXISTING DOOR AND FILL IN TO THE EXISTING EXTERIOR WALL TO MATCH ENTIRE WALL
- REMOVE EXISTING DOOR AND FILL IN TO THE EXISTING EXTERIOR WALL TO MATCH ENTIRE WALL



PROPOSED NEW CARWASH - FLOOR PLAN

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



REMODEL EXIST. CONVENIENCE STORE
FLOOR PLAN

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



LEGEND

MATERIAL

- B-01 7/8" STUCCO FINISH (SAND FINISH)
B-02 3" MTL. FLASHING (METALLIC FINISH) -TYP.
B-03 1" MTL. REVEALS PAINTED TO MATCH WALL - TYP.
B-04 STONE VENEER (MOJAVE COUNTRY LEDGESTONE; CSV-20042)
-LIGHT BEIGE COLOR
B-05 EXTERIOR TILE - LIGHT WOOD GRAIN FINISH
- ARIZONA TILE: SAV WOOD- MIELE (8 X 32)
B-06 10' X 10' MTL. CARWASH BAY ROLL UP DOOR
W/ 18" HIGH MTL. KICKPLATE - (GREY/METALLIC FINISH)
B-07 TEMPERED GLASS OR PLEXIGLASS FOR ROLL UP DOOR
B-08 MTL. 3' X 7' MTL. DOOR W/ 2" MTL. DOOR TRIM
B-09 1/4" COMMERCIAL GLAZING - TEMP.
B-10 NEW 6" CONC. CURB
B-11 CARWASH WALL SIGNAGES - LITE CHANNEL LETTERS
-DONE BY OTHERS (SIGN CO.) THE LETTERS FOR THE SIGNAGE
IS FOR PLANNING PURPOSE AND REFERENCE ONLY.
B-12 CARWASH ENTRANCE SIGN
B-13 CARWASH EXIT SIGN
B-14 CARWASH SIGNAGE BAND
B-15 GENERAL CARWASH INFO. SIGNAGE - TYP.
B-16 NEW DOWN LIGHTING LED WALL PACK - LITHONIA - BLACK
B-17 EXIST. 6' HIGH BOUNDARY - 8" THK. CMU WALL
B-18 NEW MTL. AWNING / WALL CANOPY (BLACK FINISH TO MATCH
EXIST. C-STORE) W/ 4" DIA. ULTRA RT 4 LED W/ NICKEL TRIM
FINISH - DOWN LIGHTING @ 20" O.C.
B-19 NEW PHANTOM LSI WALL LED SCONCE - SOFT GLOW LIGHT W/
MITERED WHITE SILK SCREENED GLASS & BRONZE POWDER
COATED ALUMINUM CONSTRUCTION
B-20 MTL. MULLIONS/TRIM (BLACK FINISH TO MATCH
EXIST. C-STORE
B-21 NEW MTL. FACIA CLADDING (GREY/METALLIC FINISH)
- UNDER TOWER OVER HANG W/ 4" DIA. ULTRA RT 4 LED
W/ NICKEL TRIM FINISH - DOWN LIGHTING @ 3'-0" O.C.
B-22 NEW CARWASH SIGNAGE. MTL. FINISH BACK PANEL W/
CHANNEL LETTERS LITE FROM BEHIND.

COLORS

- C-01 (E) MOBIL WHITE ENAMEL- EGGSHELL WHITE (P8);
JONES BLAIR-ACRYLITHANE SEMI-GLOSS PAINT
C-02 (E) MOBIL BLUE (P23); JONES BLAIR-
ACRYLITHANE SEMI-GLOSS PAINT
C-03 (E) MEDIUM BEIGE - DUNN EDWARDS;
DOVER PLAINS (DE 6116) - SEMI-GLOSS PAINT
C-04 (E) DARK BEIGE-DUNN EDWARDS;
BURNS CAVE (DE 6098) - SEMI-GLOSS PAINT
C-05 (E) YELLOW ENAMEL
C-06 (E) MEDIUM BEIGE - DUNN EDWARDS;
DOVER PLAINS (DE 6116) - ACRYLIC FLAT PAINT
C-07 (E) DARK BEIGE-DUNN EDWARDS;
BURNS CAVE (DE 6098) - ACRYLIC FLAT PAINT
C-08 (E) LIGHT BEIGE- DUNN EDWARDS;
DRY DUNE (DE 6114) - ACRYLIC FLAT PAINT
C-09 (E) BLACK ENAMEL
C-10 (E) MOBIL GRAY (P9); JONES BLAIR-
ACRYLITHANE SEMI-GLOSS PAINT
C-11 (E) MOBIL DARK GRAY- GUN METAL (P9); JONES BLAIR-
ACRYLITHANE SEMI-GLOSS PAINT
C-12 (E) MOBIL RED; JONES BLAIR-
ACRYLITHANE SEMI-GLOSS PAINT

SYMBOL

- COLOR SHT. NUMBER
(E) EXISTING (N) NEW

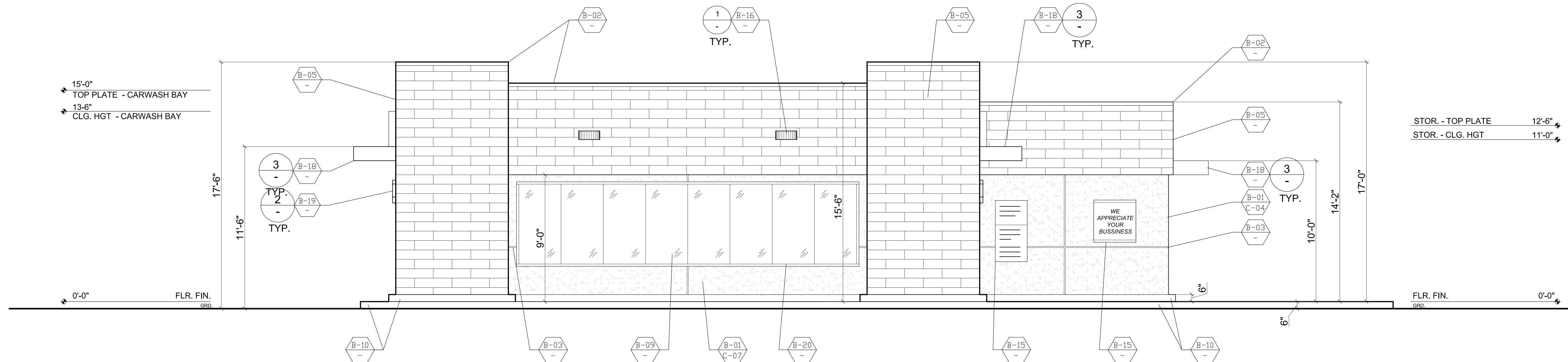
NOTE:

EXIST. PAINTED MTL. PANELS WILL BE REPAINTED
AT THE EXISTING C-STORE/SERVICE BUILDING.

EXIST. BRICK VENEER TO BE REPLACED WITH NEW
EXTERIOR TILE- SAV WOOD - MATCHING THE NEW CARWASH.

NEW COLORS, MATERIALS, AND TEXTURES OF PROPOSED
CARWASH BUILDING WILL MATCH AND COORDINATE
WITH THE EXISTING CONVENIENCE STORE / SERVICE
BUILDING.

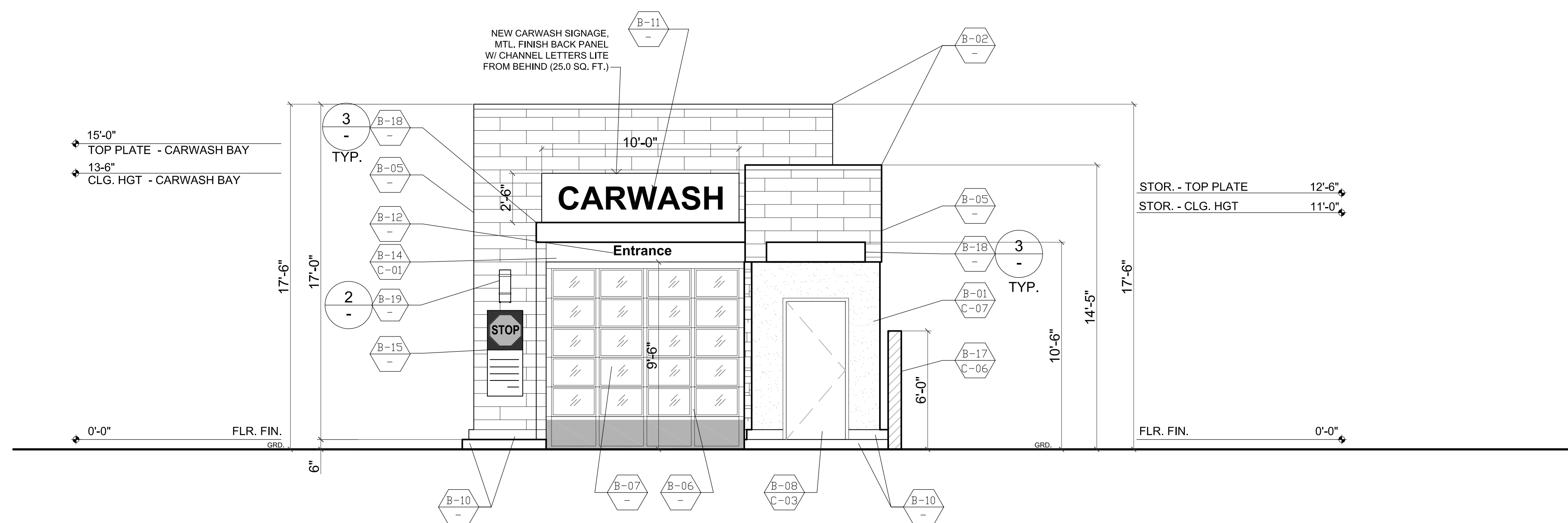
THE FUEL VAPOR CANISTER WILL BE RELOCATED AND ALL PIPING
WILL BE PAINTED TO MATCH EXTERIOR OF THE CONVENIENCE
STORE BUILDING.



5 PROPOSED CARWASH / EAST ELEVATION - VER. 2

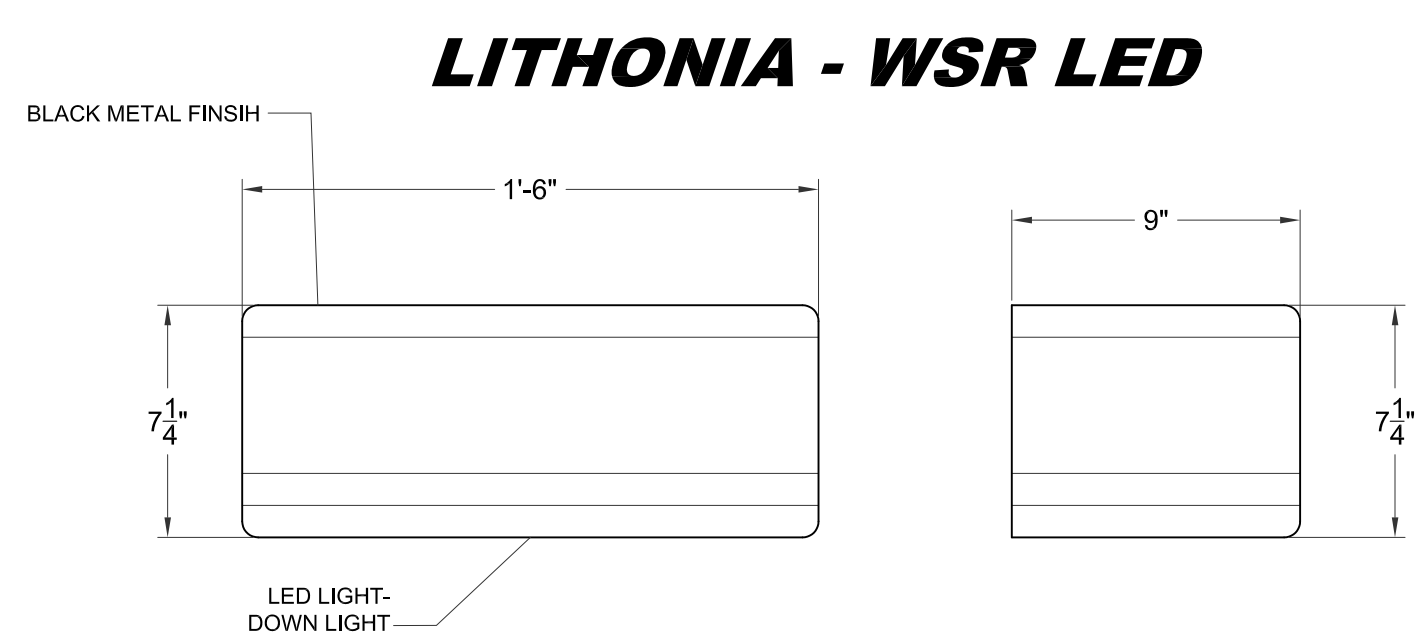
SCALE : 1/4" = 1'-0"

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6 PROPOSED CARWASH / NORTH ELEVATION - VER. 2

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

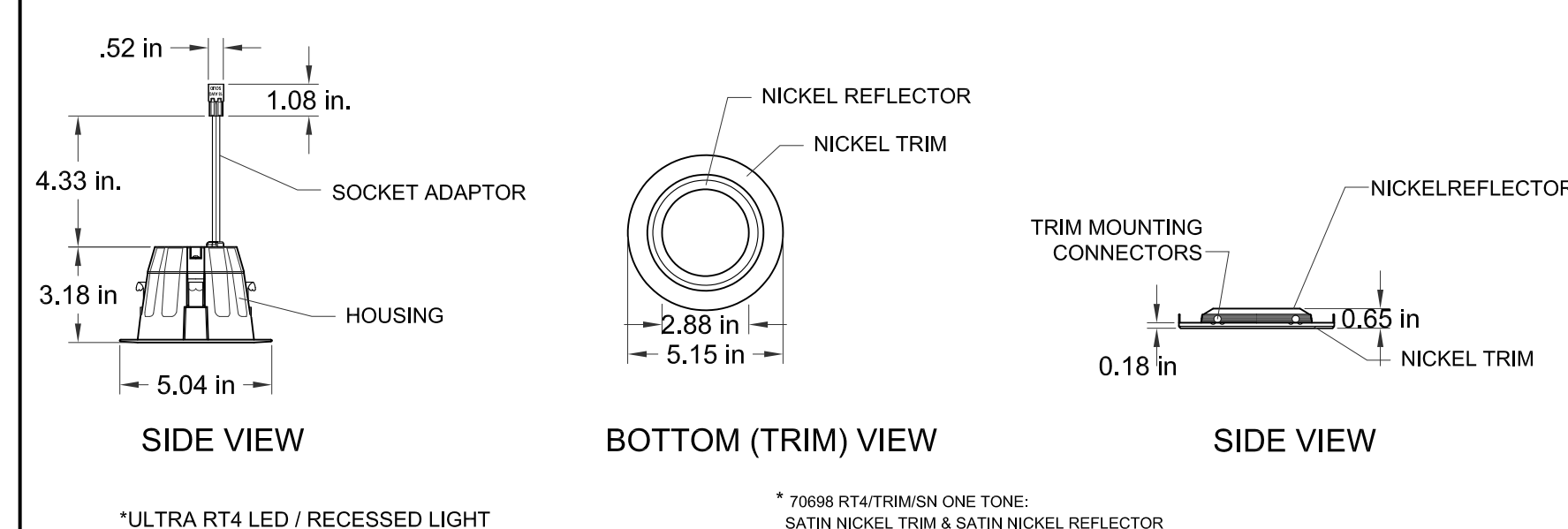


TYP. PIC. WALL PACK

SCALE: NO SCALE

1

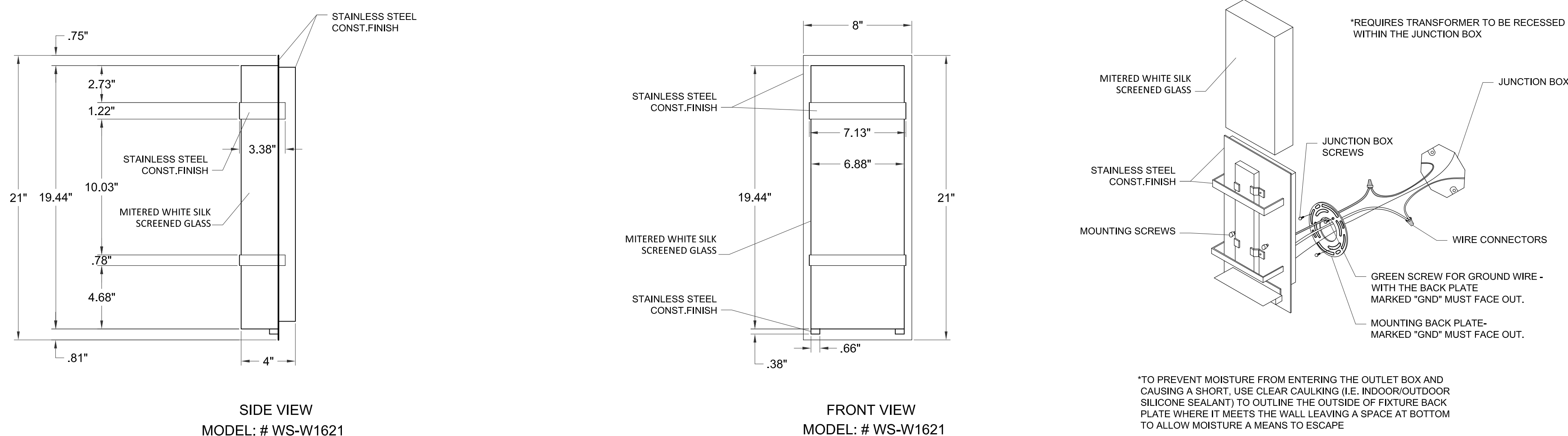
SYLVANIA ULTRA RT4 LED



EXTERIOR RECESSED LIGHT - TYP.

SCALE: NO SCALE

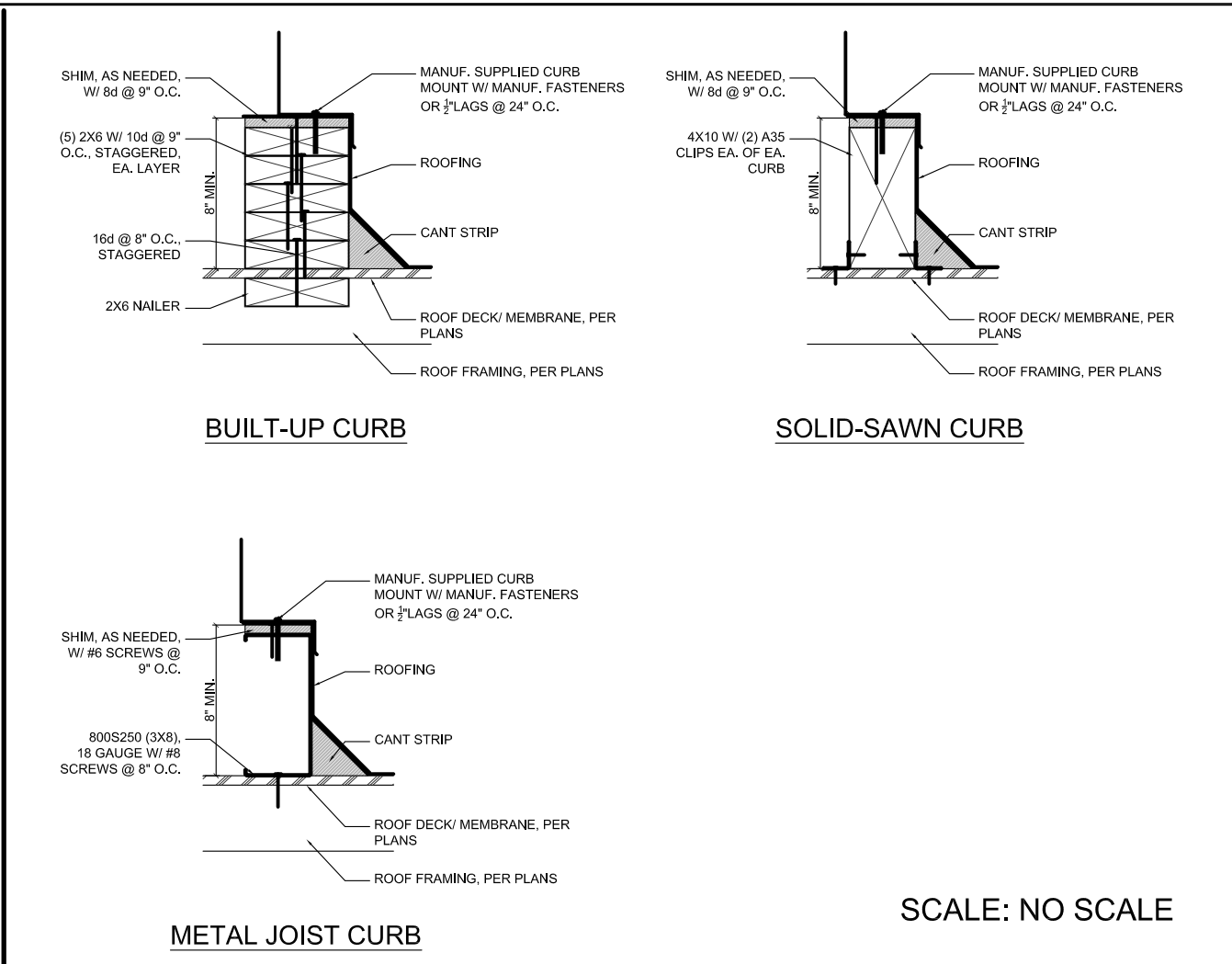
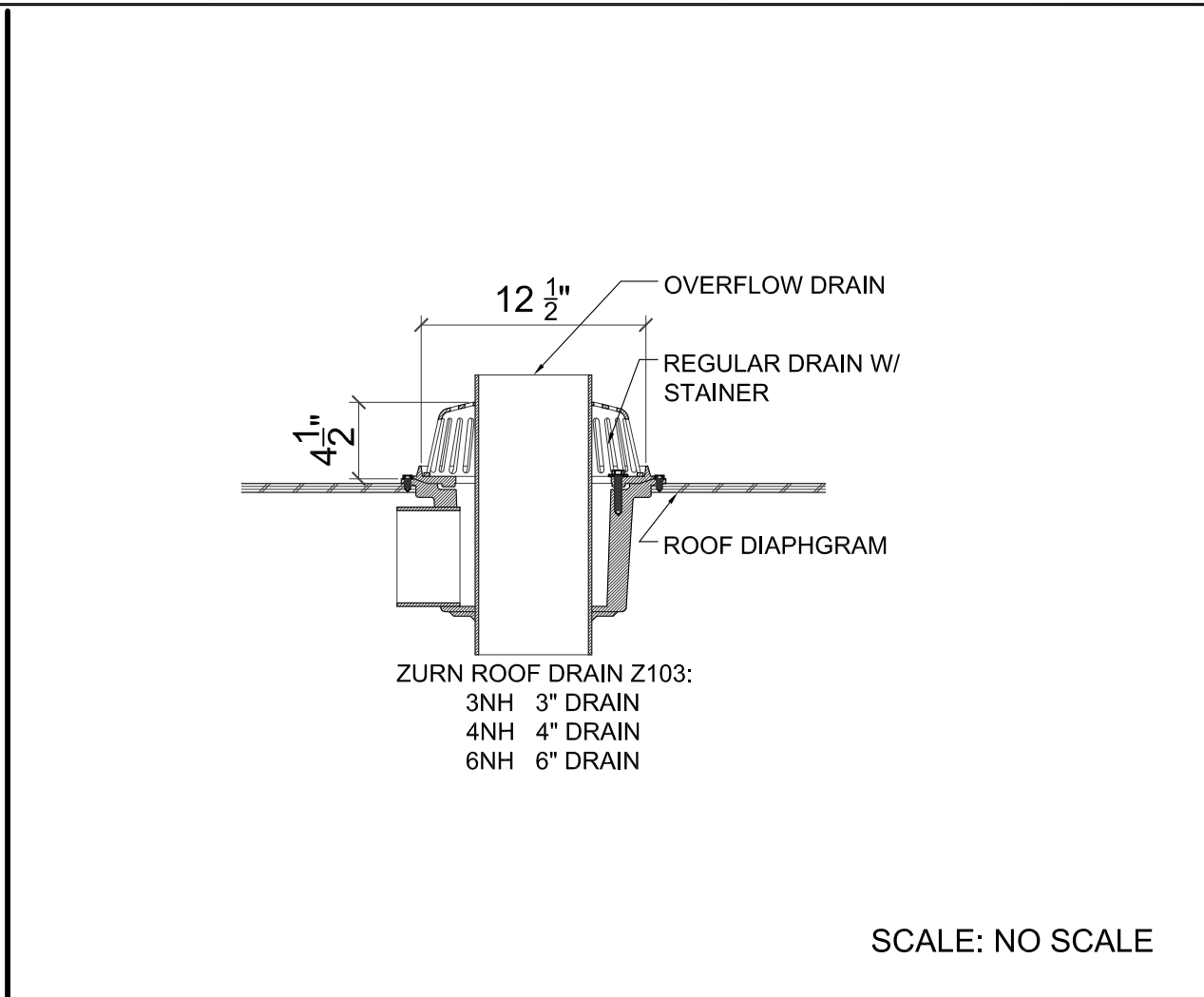
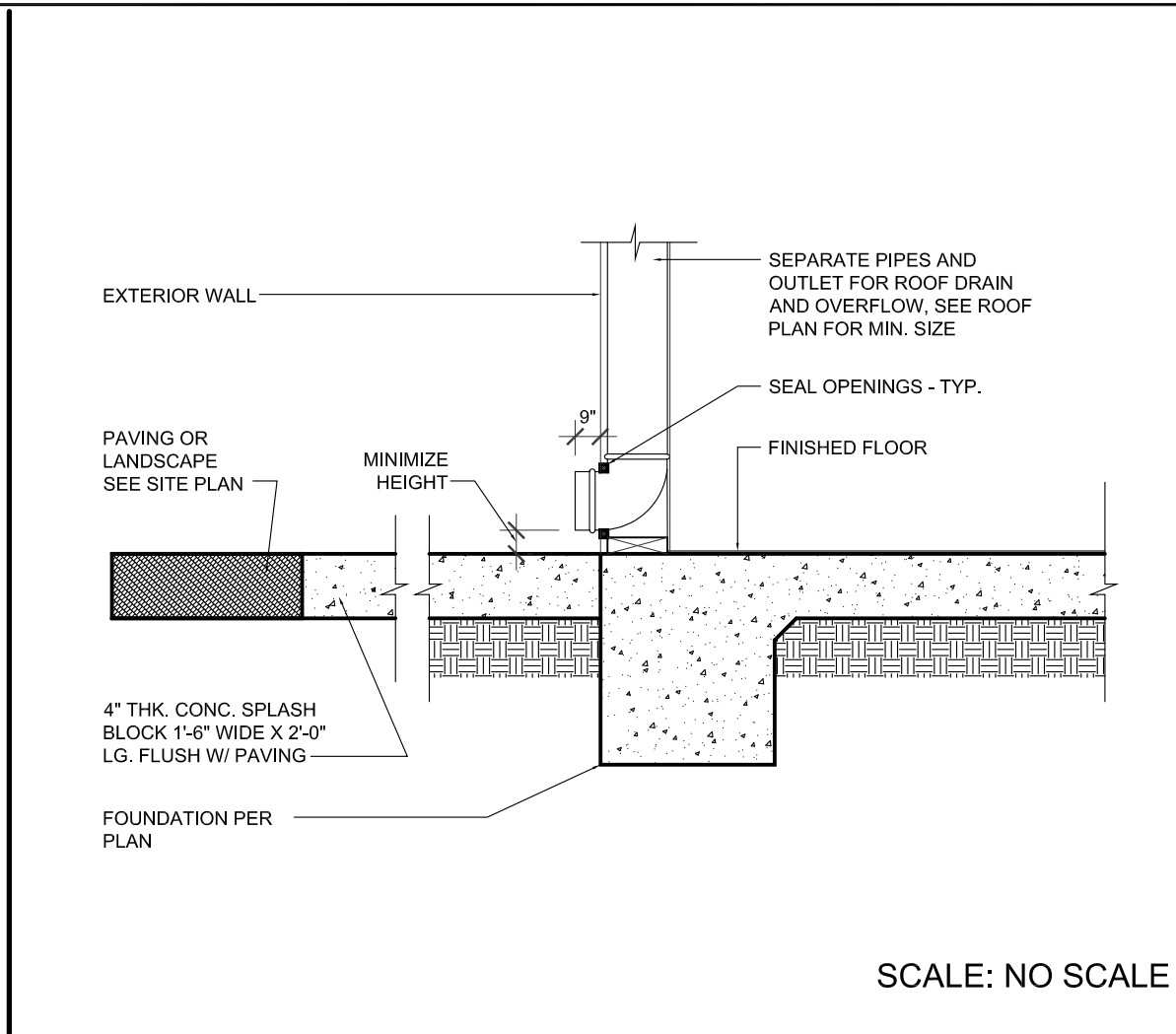
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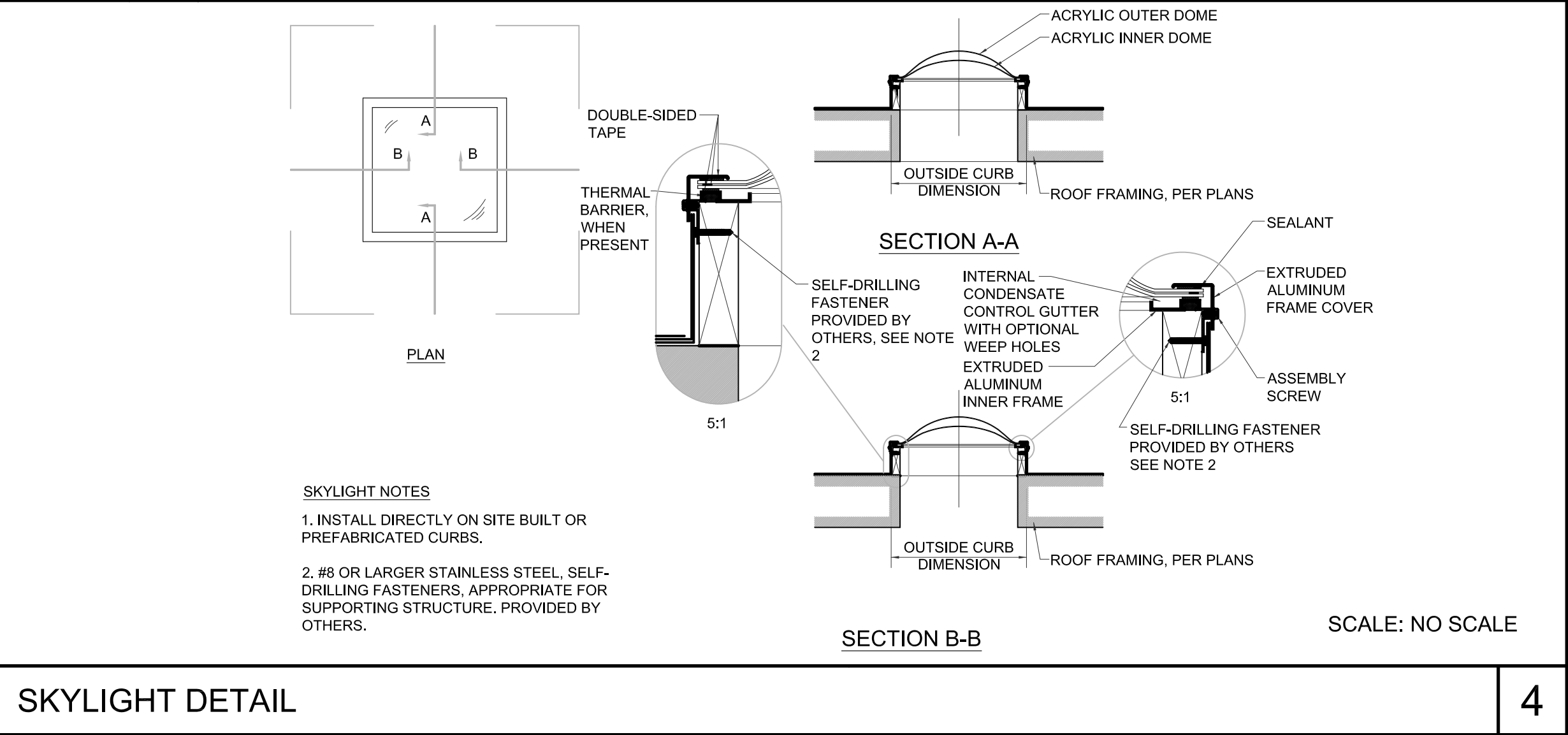
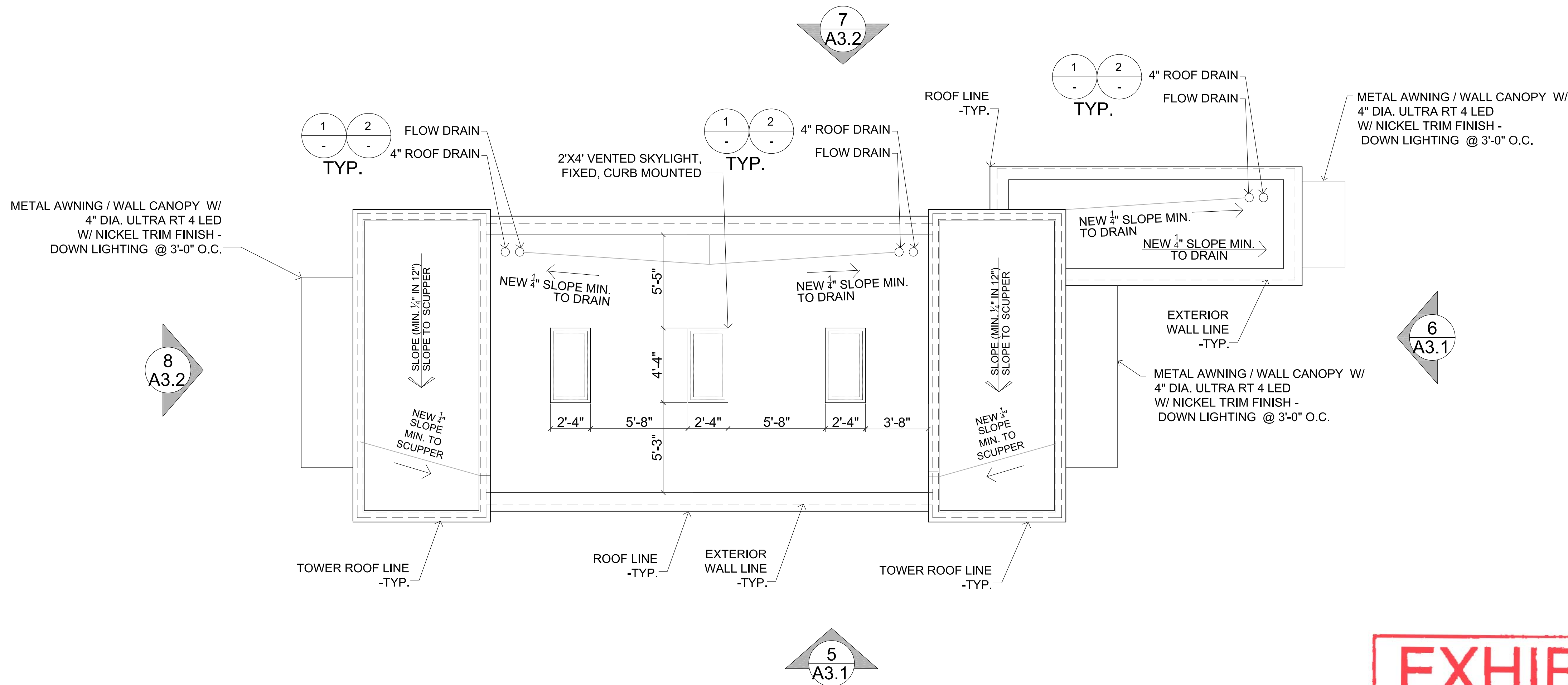


WALL SCONCE - PHANTOM LED - TYP.

SCALE: NO SCALE

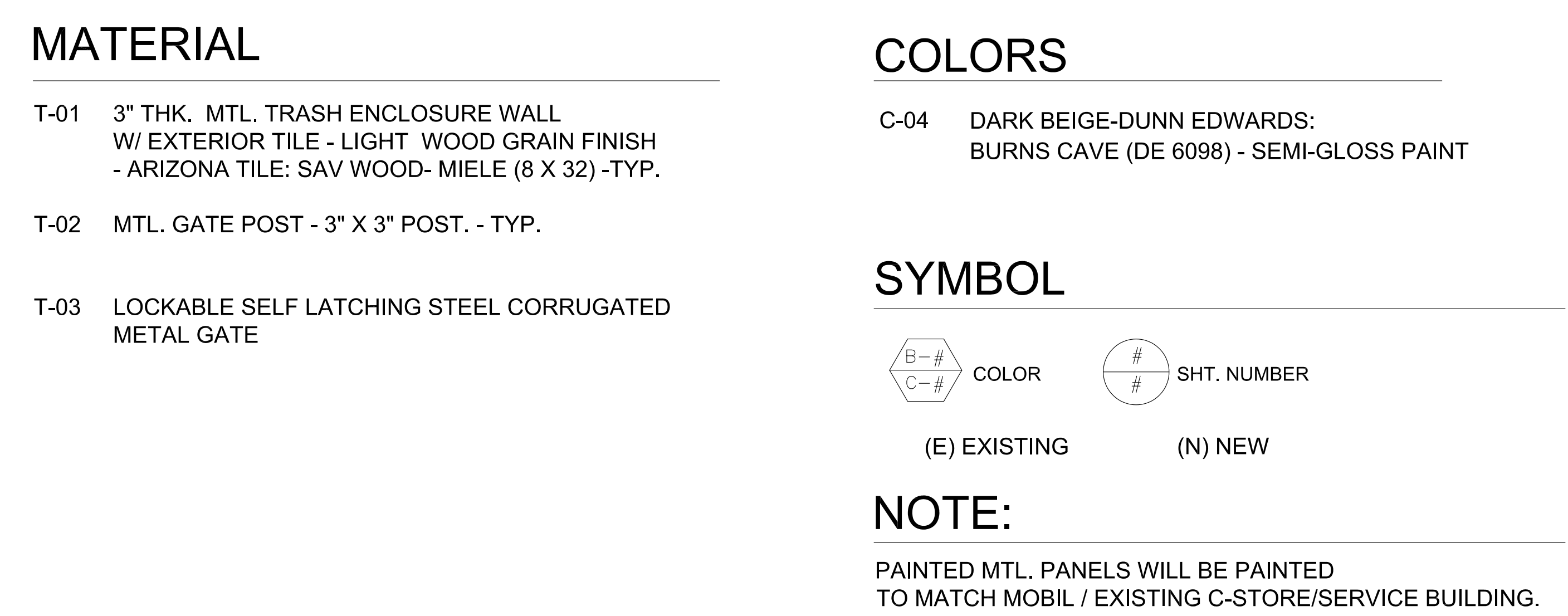
2

 <p>MECHANICAL EQUIPMENT CURB OPTIONS</p>		3	 <p>INTERIOR ROOF DRAIN WITH OVERFLOW</p>		2	 <p>EXTERIOR ROOF DRAIN AND OVERFLOW</p>		1	<p>ROOF PLAN GENERAL NOTES</p> <ol style="list-style-type: none">NEW ROOF (FLAT ROOF): "CLASS B" MODIFIED BITUMEN MEMBRANE ROOF SYSTEM - ICC# ESR-1274 SUBSTRATE (MIN): $\frac{1}{8}$" PLYWD. BASE SHEET (MIN): TYPE G2 #75 BASE SHEET, HOT MOPPED IN PLACE OR MECHANICALLY FASTENED PLY SHEET (MIN): TYPE G1 4 PLY 15# MEMBRANE, HOT MOPPED IN PLACE OR ASPHALT ADHESIVE BETWEEN LAYERS MEMBRANE (MIN): MODIFIED BITUMEN SHEET SURFACING COATING: GRAVEL, 400 LB/SQ MAX LAID IN HOT ROOFING ASPHALT (MAY BE SUBSTITUTED BY ANY METHOD LISTED IN ESR-1274.)NEW FLASH ROOFING MEMBRANE PENETRATIONS MUST USE PRE-FABRICATED BOOTS, FITTED COVERINGS, AND/OR OTHER ACCESSORIES AS REQUIRED BY ROOFING SYSTEM MANUFACTURER.ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.NEW CONDITIONS MUST DIVERT ALL WATER TO ROOF DRAINS.VERIFY THAT ALL ROOF AREAS HAVE $\frac{1}{4}$"/FT. MIN. SLOPE, INCLUDING CRICKETS.IF ROOF ACCESS IS THRU SUSPENDED CEILING AND MUST NOT BE IMPEDED.ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEWROOF ACCESS MUST HAVE A LOCKING MECHANISM THAT IS OPERABLE FROM THE INSIDE WITHOUT THE NEED OF A KEY.ROOFING SURFACE MUST EXTEND UP THE REAR FACE OF PARAPET WALLS OR BE PROVIDED WITH ROOF-WALL FLASHING AS SHOWN IN A6.4.PROVIDE 3" MIN. CANT STRIPS AT ALL ROOF PARAPET/WALL TRANSITIONS UNLESS NOTED OTHERWISE BY ROOF FINISH MANUFACTURER.DRAINAGE IS NOT PERMITTED TO FLOW OVER WALKWAYS.SECONDARY ROOF DRAINAGE SYSTEM (OVERFLOW) SHALL BE A SEPARATE SYSTEM OF PIPING INDEPENDENT OF THE PRIMARY ROOF DRAINAGE SYSTEM.ROOF DRAINS TO BE CONSTRUCTED OF CAST-IRON, COPPER OR COPPER-ALLOY, OR PLASTIC.SURROUNDING TREES TO BE TRIMMED BACK AS TO NOT SHED LEAVES AND DEBRIS ONTO ROOF.	
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 **PROPOSED NEW CARWASH - ROOF PLAN**
SCALE: $\frac{1}{4}$ " = 1'-0"

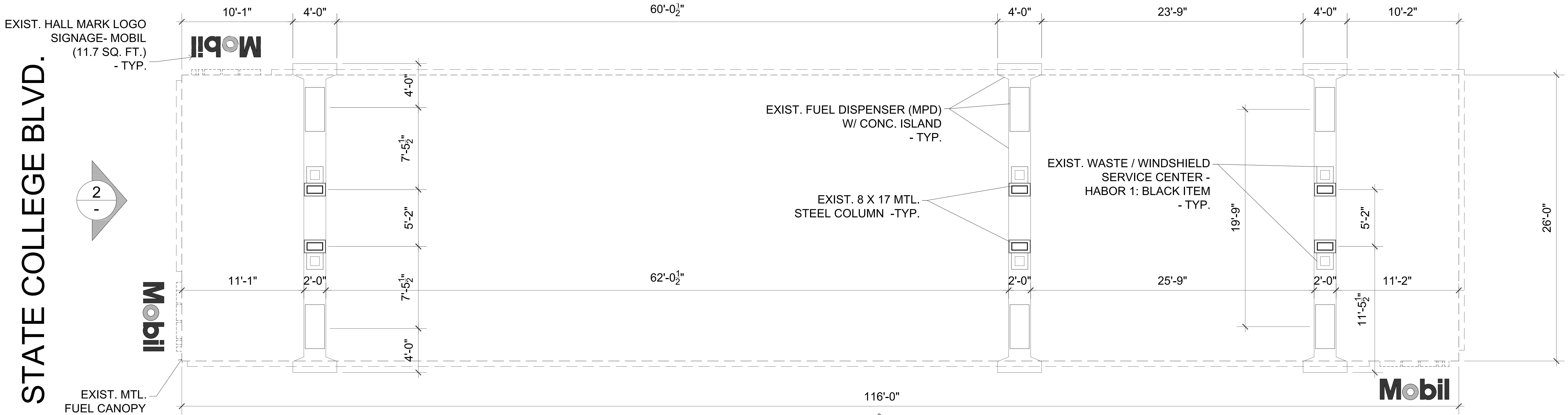
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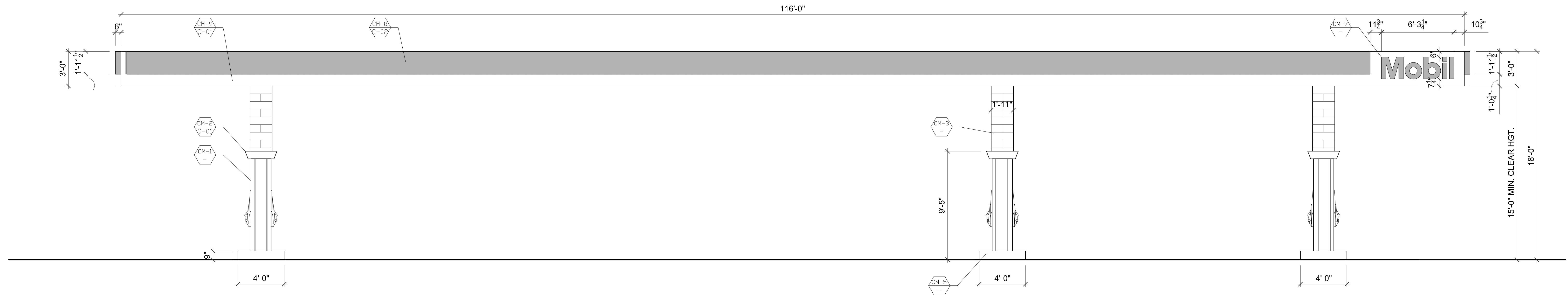
A TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"

B TRASH ENCLOSURE ELEVATION
SCALE: 1/2" = 1'-0"

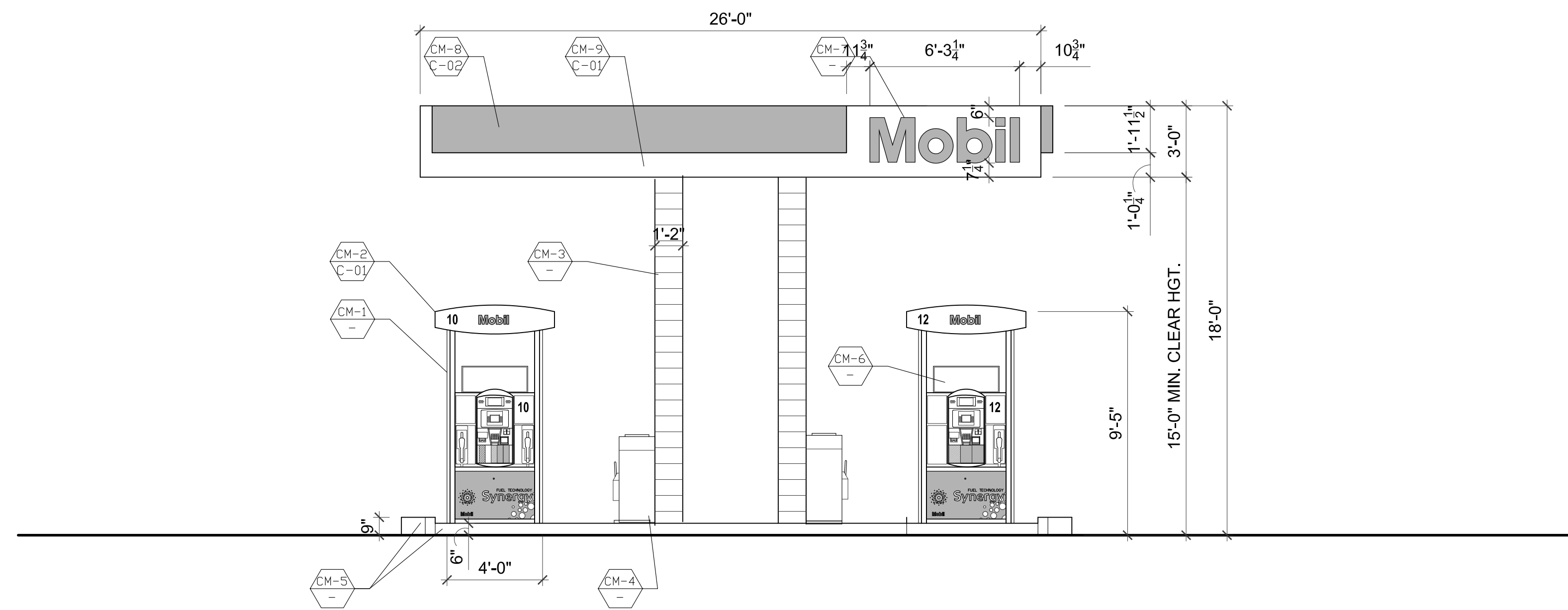
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EXIST. CANOPY PLAN
SCALE: 1/4" = 1'-0"



1 EXIST. CANOPY EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXIST. CANOPY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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LEGEND

MATERIAL

- CM-1 EXIST. FUEL DISPENSER W/ MOBIL LOGO - TYP.
- CM-2 EXIST. MTL. VALANCE WITH BRANDED MOBIL- TYP.
- CM-3 EXIST. 8"x17" MTL. COLUMN W/ NEW EXTERIOR TILE - LIGHT WOOD GRAIN FINISH - ARIZONA TILE: SAV WOOD- MIELE (TO MATCH CARWASH AND EXIST. C-STORE - TYP.
- CM-4 EXIST. WASTE / WINDSHIELD SERVICE CENTER - HAVOR 1: BLACK ITEM - TYP.
- CM-5 EXIST. ISLAND CONC. CURB, TYP.
- CM-6 EXIST. DISPENSER P.O.S. - SIGNAGE
- CM-7 EXIST. MOBIL HALLMARK BRAND SIGNAGE - ILLUMINATED (11.7 SQ. FT.). (ACTUAL SIGNAGE PERMITTING BY SIGN CO.)
- CM-8 EXIST. 3MM ACM MTL. FACIA 3D
- CM-9 NEW 3MM ACM MTL. FACIA

SYMBOL

- MATERIAL COLOR
- DETAIL NUMBER SHT. NUMBER

COLORS

- C-01 MOBIL WHITE ENAMEL- EGGSHELL WHITE (P8); JONES BLAIR-ACRYLITHANE SEMI-GLOSS PAINT
- C-02 MOBIL BLUE (P23); JONES BLAIR- ACRYLITHANE SEMI-GLOSS PAINT
- C-03 MEDIUM BEIGE - DUNN EDWARDS: DOVER PLAINS (DE 6116) - ENAMEL
- C-04 DARK BEIGE-DUNN EDWARDS: BURNS CAVE (DE 6098) - ENAMEL
- C-05 YELLOW ENAMEL
- C-06 MEDIUM BEIGE - DUNN EDWARDS: DOVER PLAINS (DE 6116) - ACRYLIC FLAT PAINT
- C-07 DARK BEIGE-DUNN EDWARDS: BURNS CAVE (DE 6098) - ACRYLIC FLAT PAINT
- C-08 LIGHT BEIGE- DUNN EDWARDS: DRY DUNE (DE 6114) - ACRYLIC FLAT PAINT
- C-09 BLACK ENAMEL
- C-10 MOBIL GRAY (P9); JONES BLAIR- ACRYLITHANE SEMI-GLOSS PAINT
- C-11 MOBIL DARK GRAY- GUN METAL (P9); JONES BLAIR- ACRYLITHANE SEMI-GLOSS PAINT
- C-12 MOBIL RED: JONES BLAIR- ACRYLITHANE SEMI-GLOSS PAINT

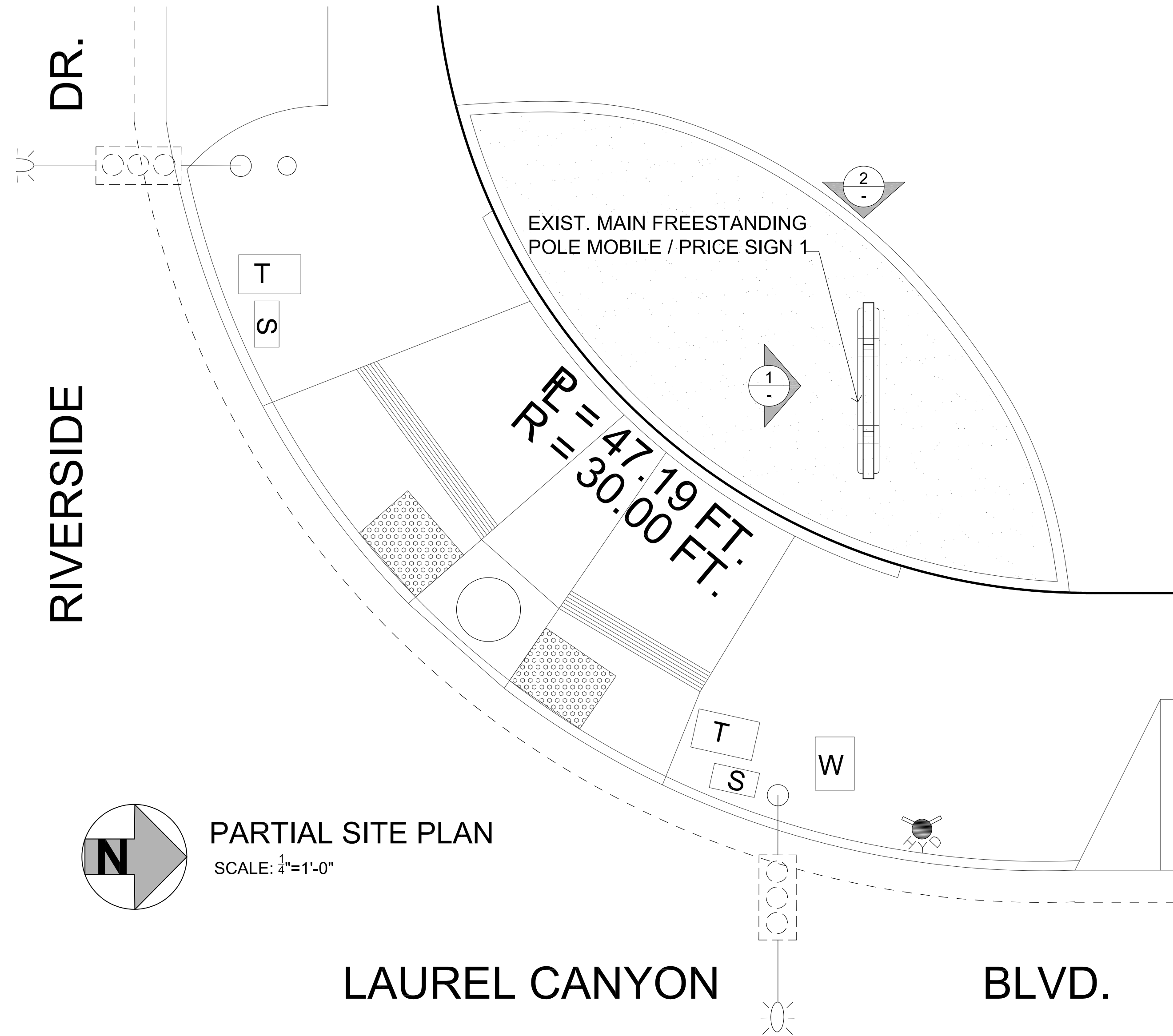
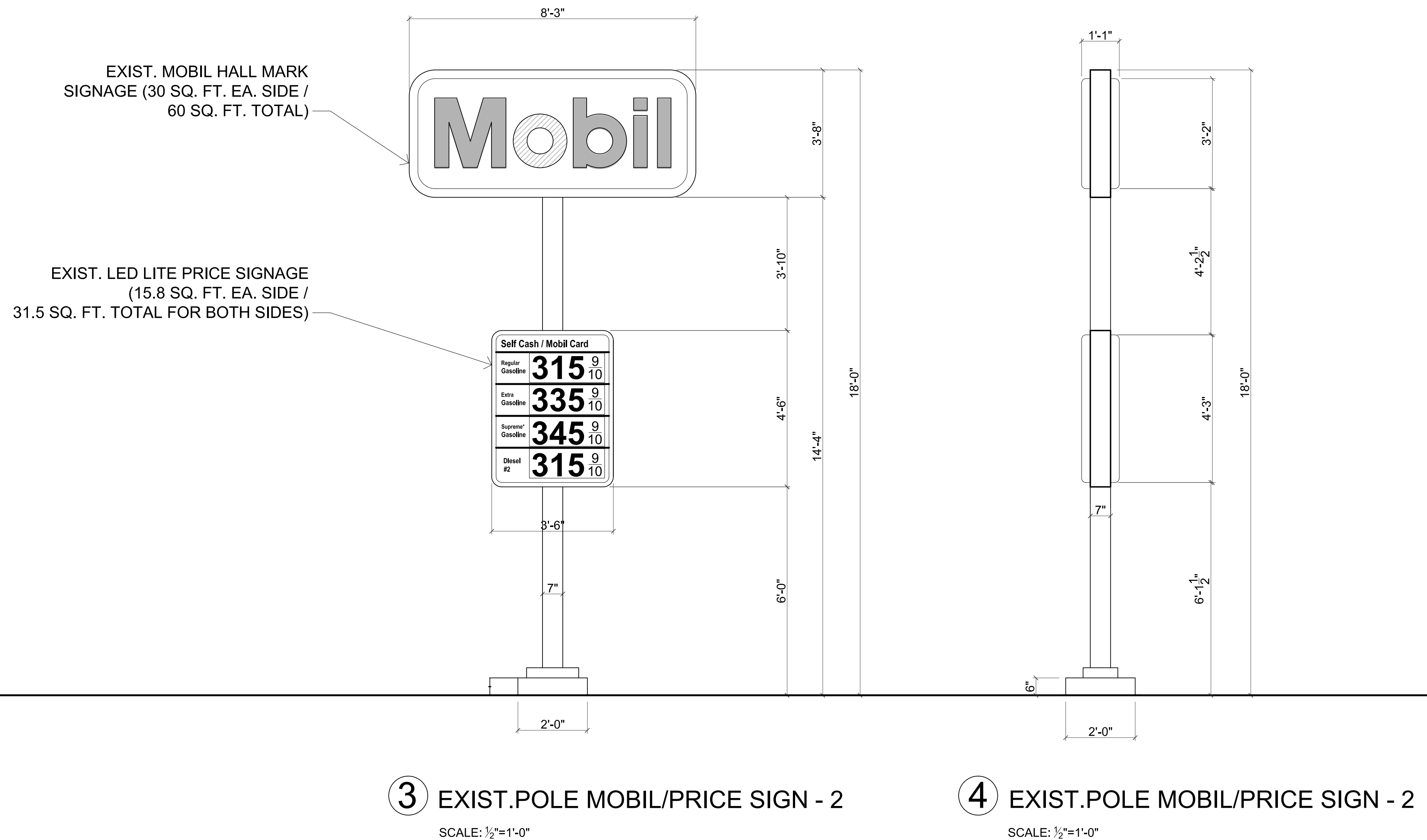
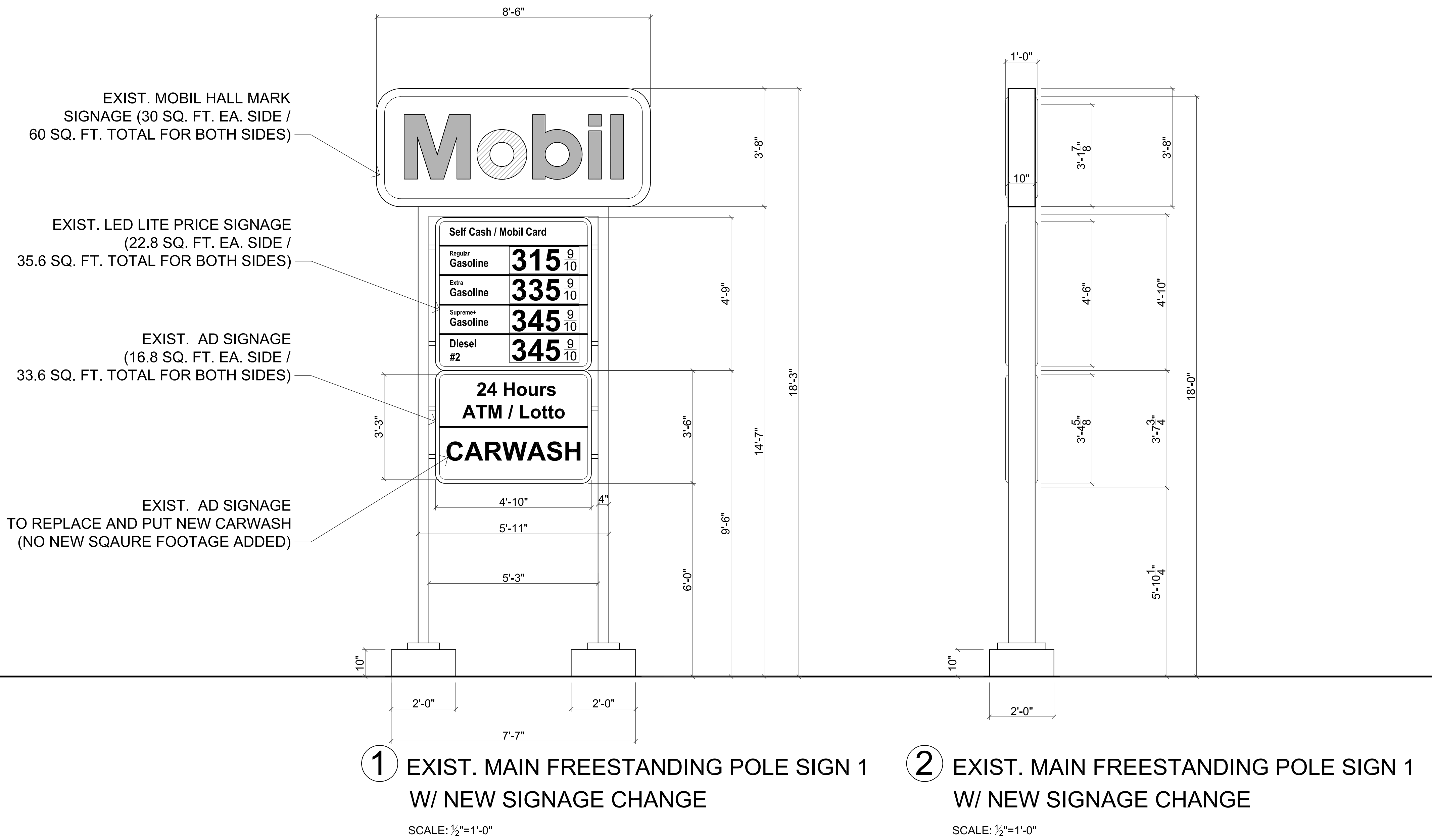
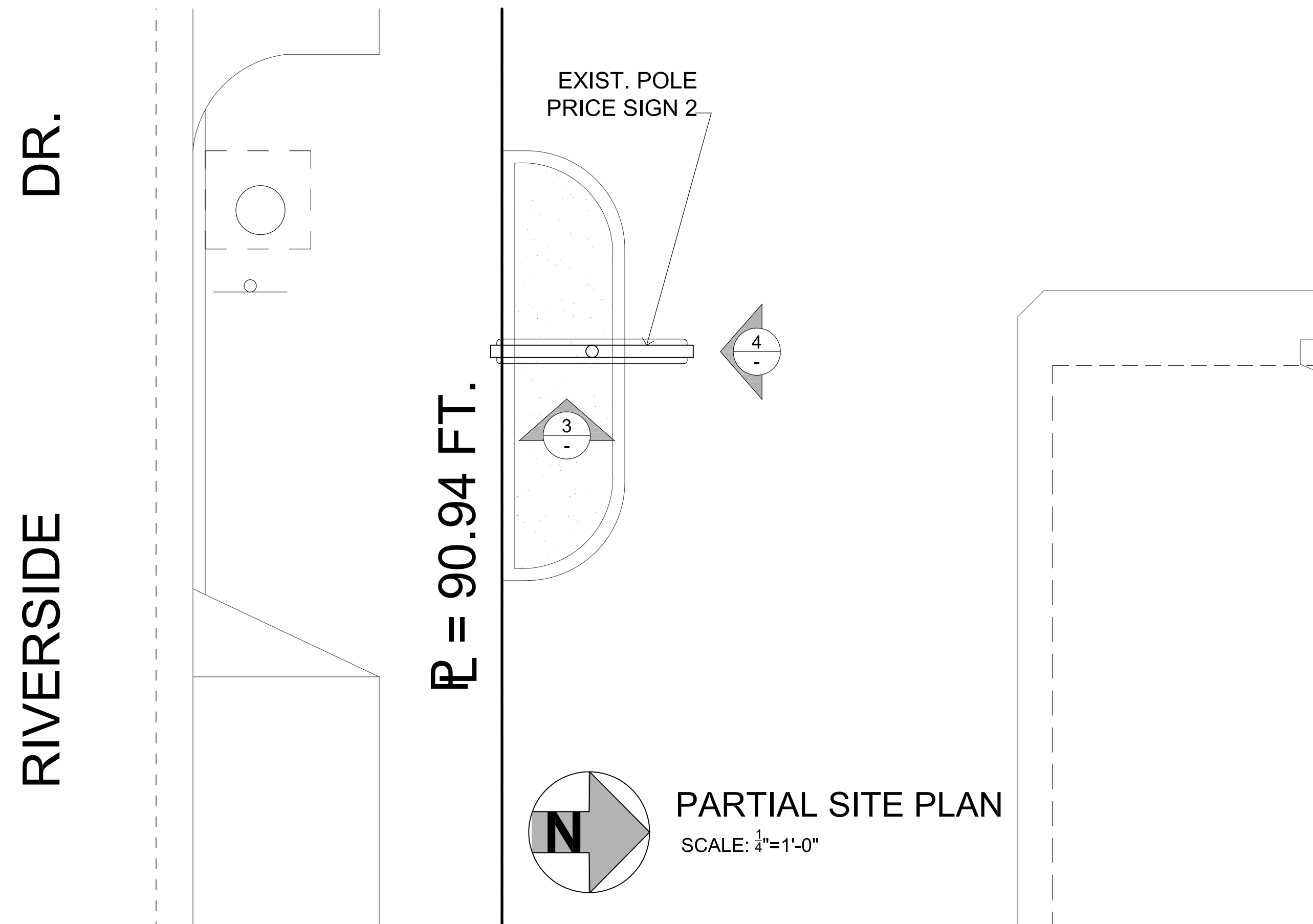
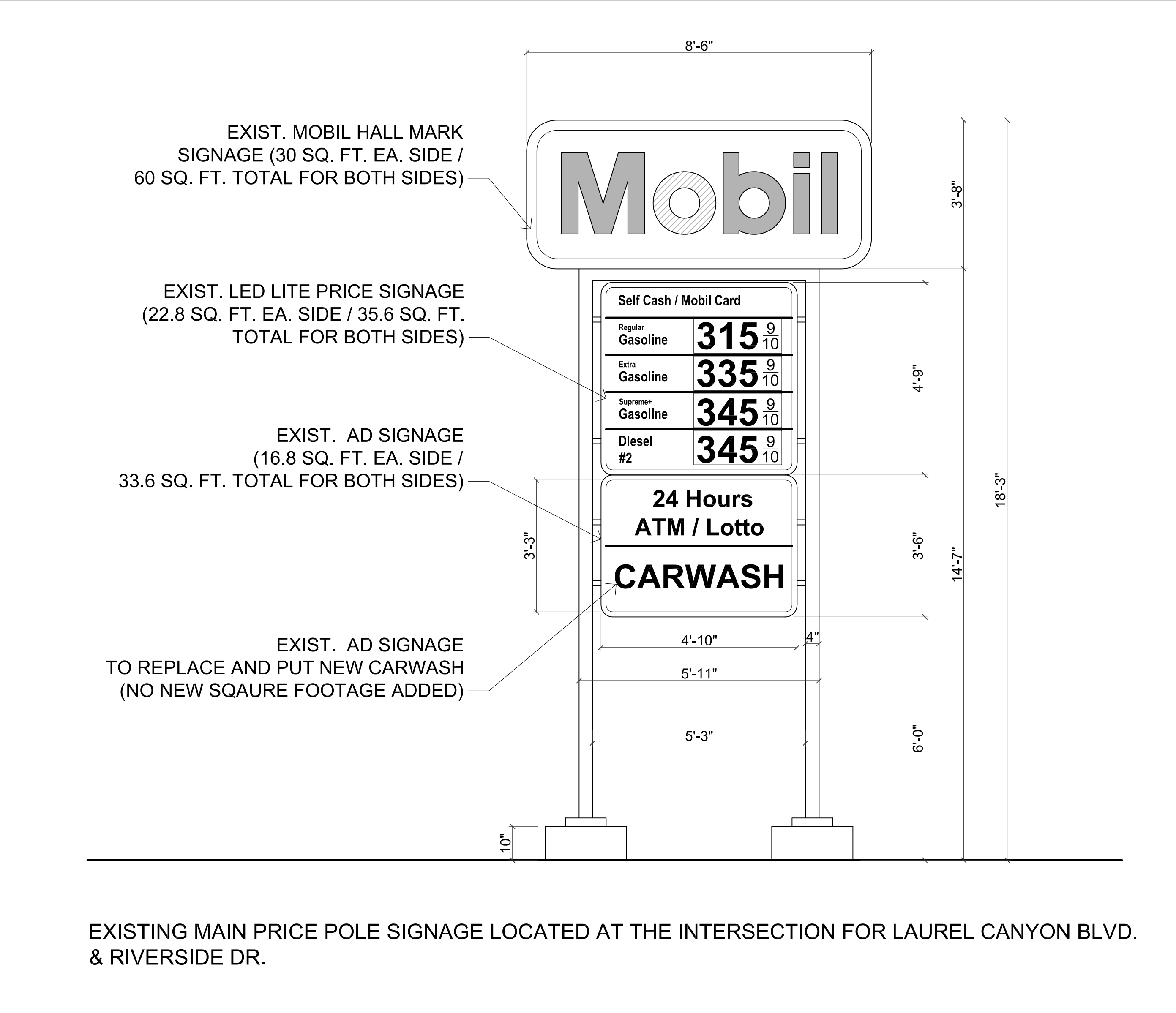


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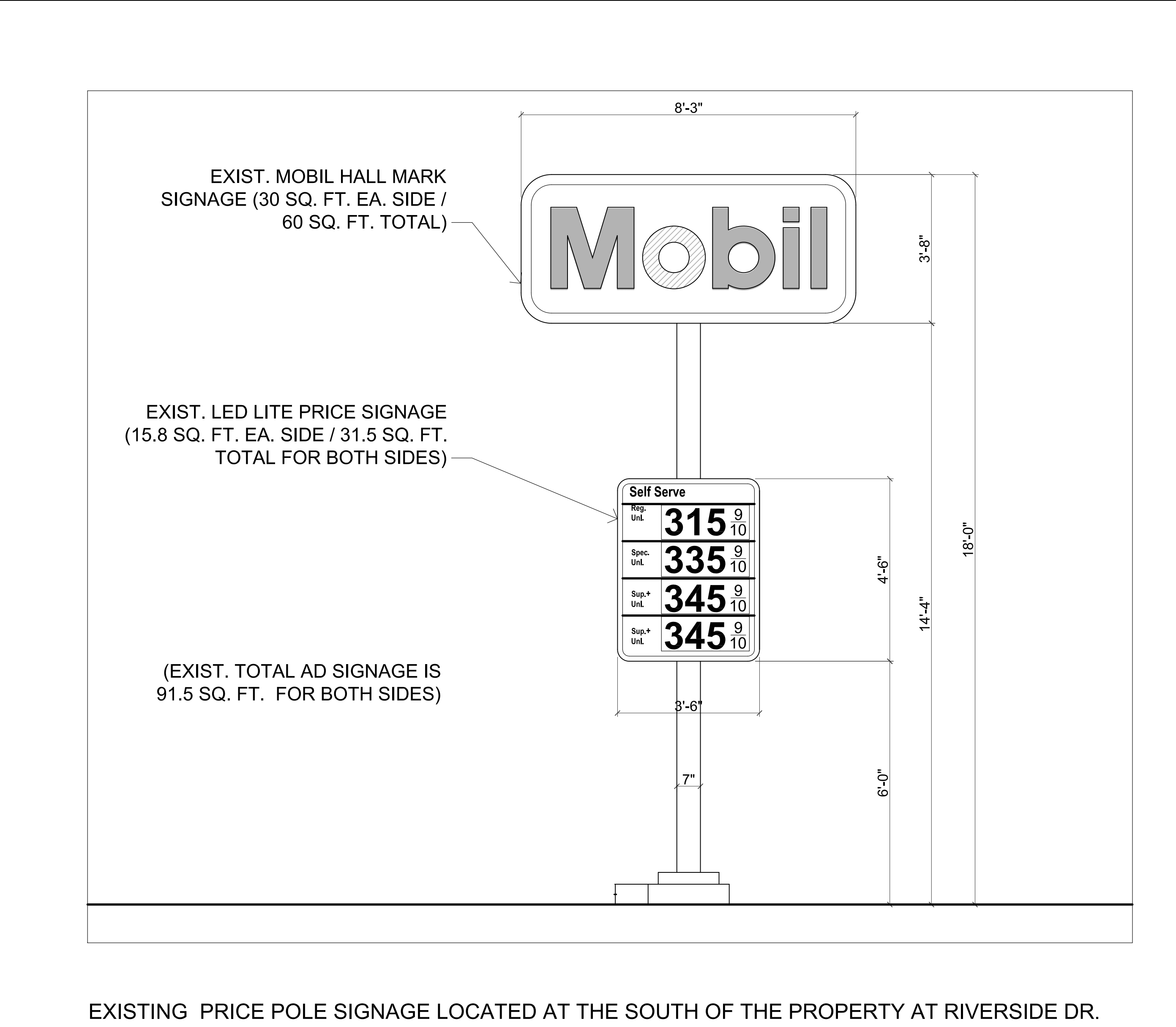


FOR PLANNING ONLY / SIGNAGE PERMITTING DONE BY OTHERS



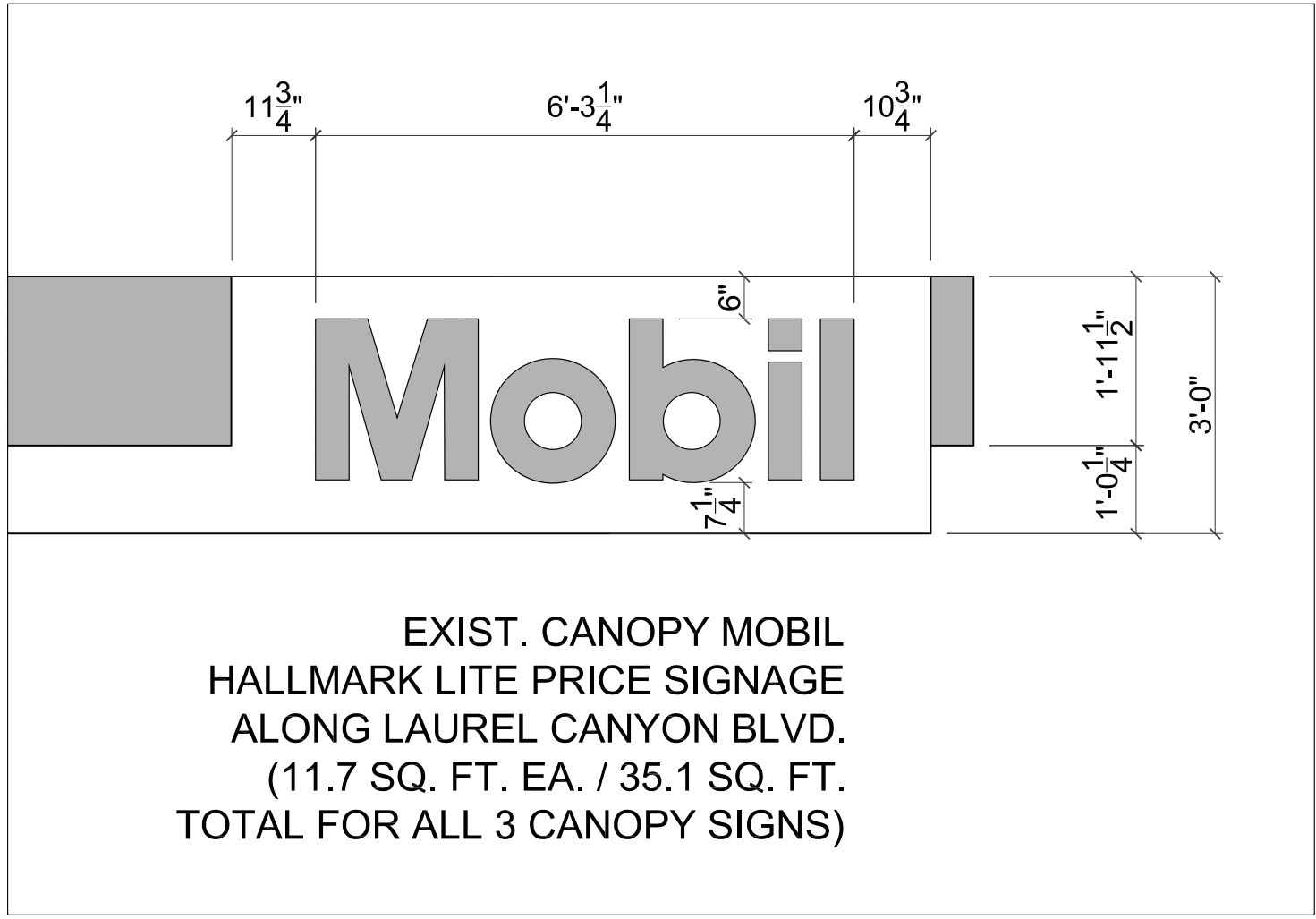
EXISTING MAIN PRICE POLE SIGNAGE

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

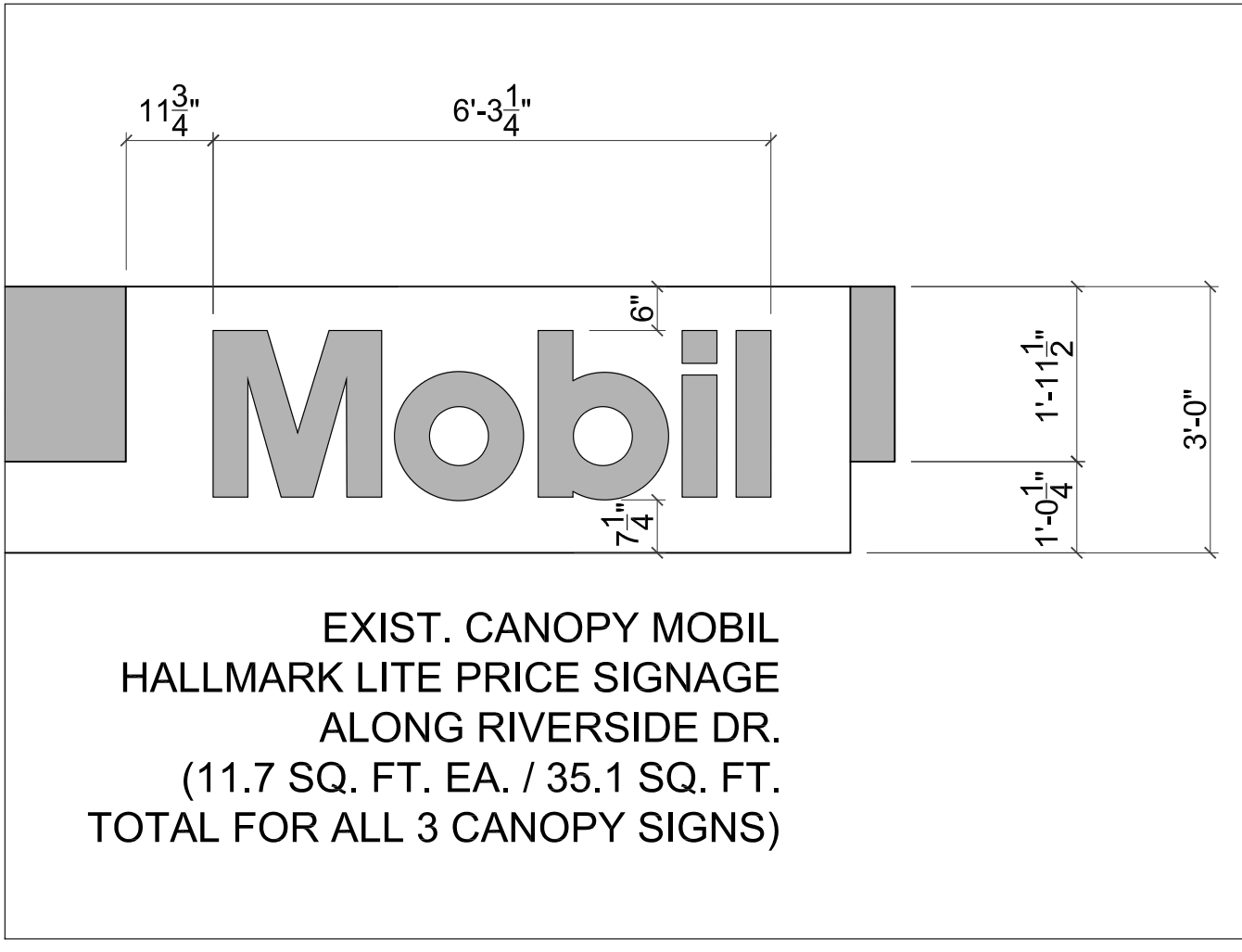


EXISTING MAIN PRICE POLE SIGNAGE

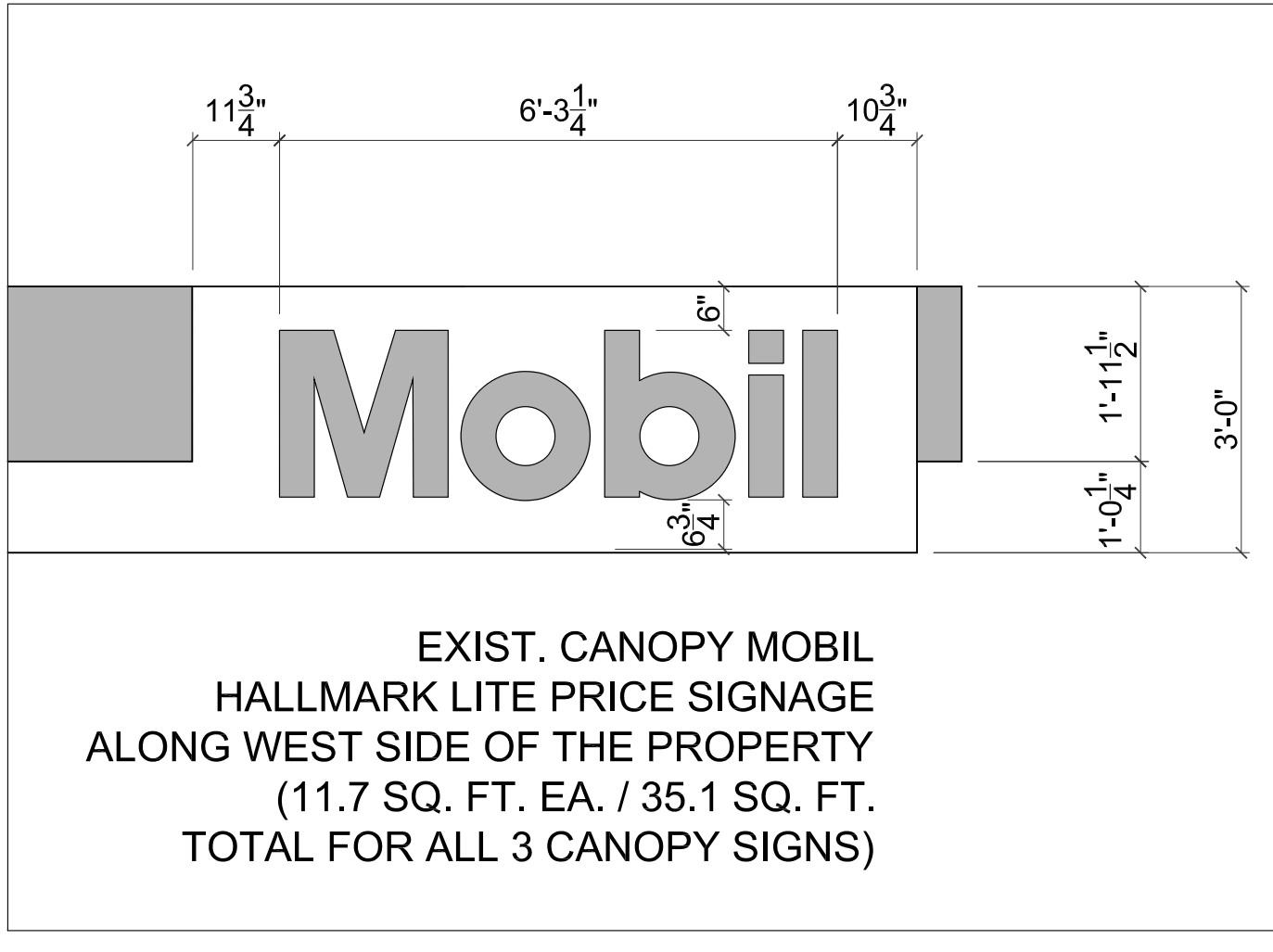
SCALE:
1/2" = 1'-0"



EXISTING (3) CANOPY MOBIL HALLMARK SIGNAGE
(35.1 SQ. F.T. TOTAL)



EXISTING (3) CANOPY MOBIL HALLMARK SIGNAGE
(35.1 SQ. F.T. TOTAL)



EXISTING (3) CANOPY MOBIL HALLMARK SIGNAGE
(35.1 SQ. F.T. TOTAL)

EXISTING CANOPY SIGNAGE

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

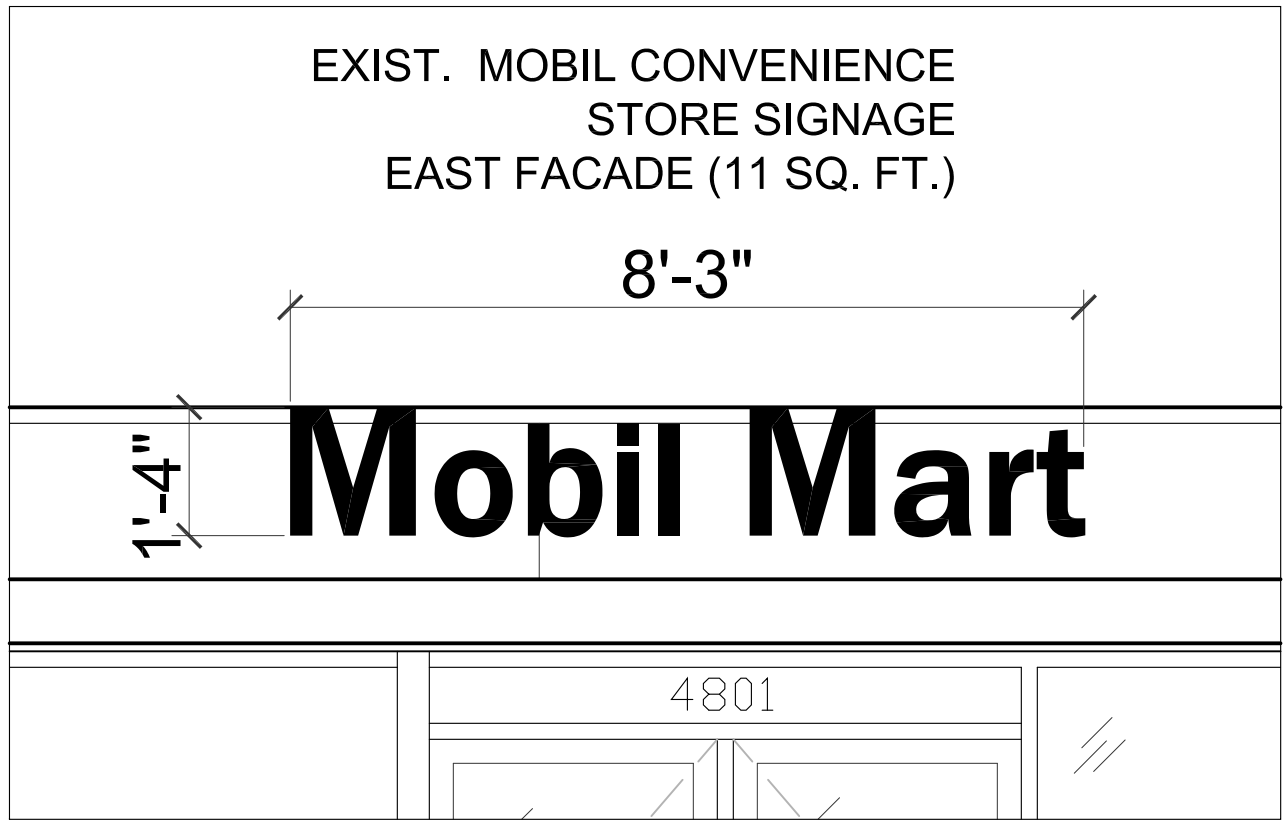


NEW (2) CARWASH SIGNAGE
(50 SQ. FT. TOTAL)

NEW CARWASH SIGNAGE

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

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EXISTING CONVENIENCE STORE MOBIL SIGNAGE
(11 SQ. FT. TOTAL)

EXISTING CONVENIENCE STORE SIGNAGE

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

ESTIMATED TOTAL SIGNAGE:

POLE SIGNAGE:	
EXIST. POLE SIGNAGE (1):	129.2 SQ. FT.
EXIST. POLE SIGNAGE (2):	91.5 SQ. FT.
TOTAL POLE SIGN SQ. FT. FOR BOTH SIDES:	220.7 SQ. FT.

EXIST. CANOPY MOBIL HALLMARK SIGNAGE:	
EAST SIGNAGE:	11.7 SQ. FT.
WEST SIGNAGE:	11.7 SQ. FT.
SOUTH SIGNAGE:	11.7 SQ. FT.
TOTAL SQUARE FOOTAGE:	35.1 SQ. FT.

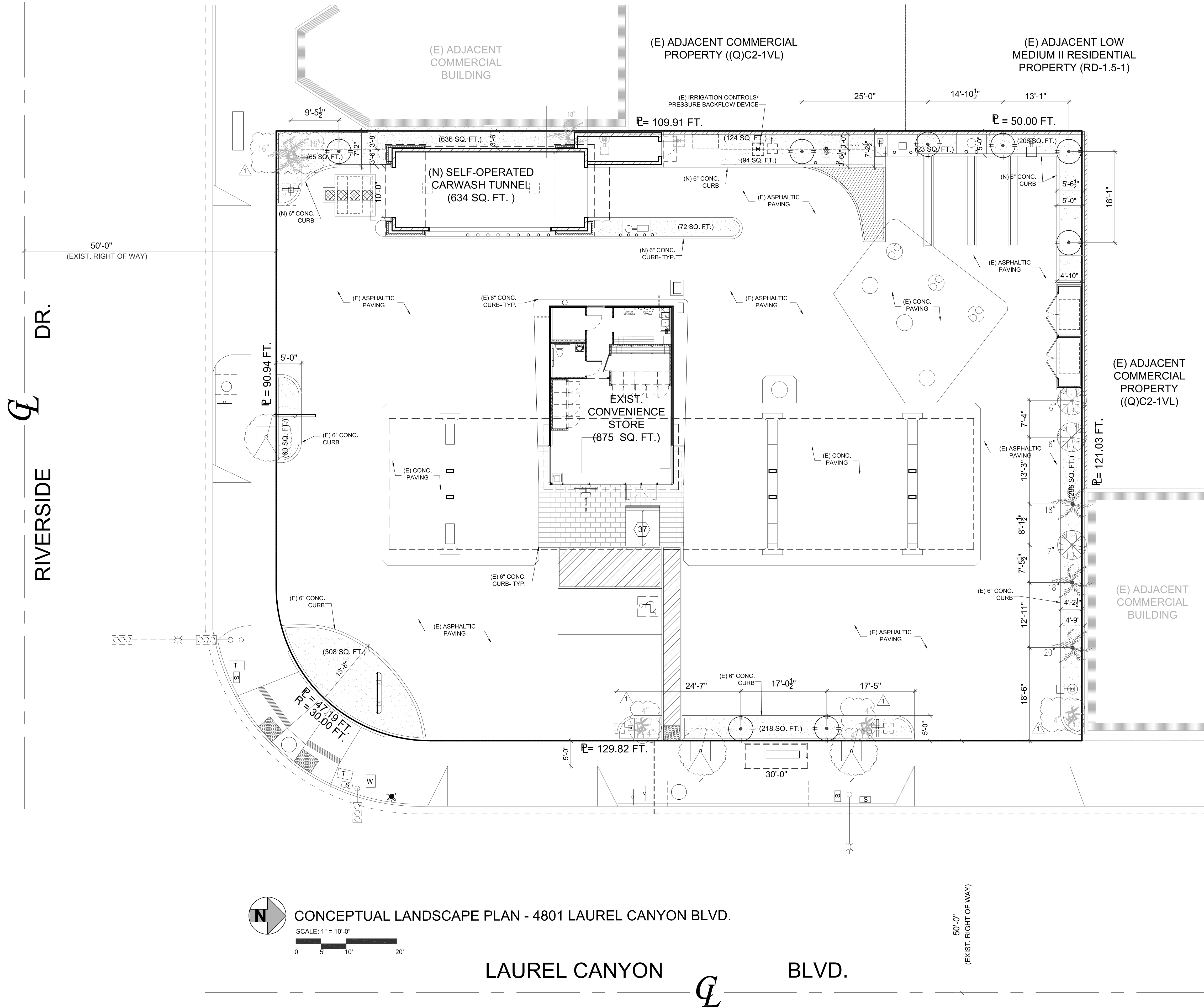
EXIST. CONVENIENCE STORE ENTRY SIGNAGE:
MOBIL SIGNAGE (EAST SIDE OF BUILDING FACADE): 11.0 SQ. FT.

TOTAL EXISTING SIGNAGE AREA: 266.8 SQ. F.T

NEW SIGNAGE:	
SOUTH/CARWASH CHANNEL EXIT SIGNAGE:	25.0 SQ. FT.
NORTH/CARWASH CHANNEL ENTRY SIGNAGE:	25.0 SQ. FT.
TOTAL NEW SIGNAGE SQUARE FOOTAGE:	50.0 SQ. FT.

TOTAL SIGNAGE AREA: 266.8 + 50.0 = 316.8 SQ. FT.

FOR PLANNING ONLY / SIGNAGE PERMITTING DONE BY OTHERS



CONCEPTUAL LANDSCAPE PLAN - 4801 LAUREL CANYON BLVD.
SCALE: 1" = 10'-0"
0 5 10 20

LANDSCAPE LEGEND					
SYMBOL	QUANTITY	TYPE	SIZE	REMARKS	
	8	CAPE MYRTLE / LAGERSTROEMIA 'PECOS'	15 GAL/ 24" BOX	NEW TREE	GOOD FORM & COLOR
	8	EVERGREEN SHRUB/TREES (JUNIPERUS)	6"-7" DIA.	EXIST. TREE	
	3	EXIST. MATURE PALM TREES (MEXICAN PALMS)	16"-20" DIA.	EXIST. TREE	
	6	PIGMY DATE PALMS (PHOENIX ROEBELII) TO BE REMOVED	4" DIA.	EXIST. TREE	
	3	PHOTINIA SERRULATA CHINESE PHOTINIA	10' TALL MIN.	NEW STREET TREE	
	3	EXISTING MATURE PALM TREES TO BE REMOVED			
		NEW PLANTER AREA, NEW SHRUBS AND GROUND COVER TO BE DROUGHT TOLERANT AND MIXED VARIETY			
		EXISTING PLANTER AREA, NEW SHRUBS AND GROUND COVER TO BE DROUGHT TOLERANT AND MIXED VARIETY			

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IN SMALL PLANTER AREAS WHERE APPROPRIATE, DRIP IRRIGATION SYSTEM MAY BE INSTALLED TO PROVIDE WATER DIRECTLY TO ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM SHALL UTILIZE CONVENTIONAL SPRAY HEADS IN LAWN AREAS AND LARGER PLANTING AREAS. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDSCAPE REQUIREMENTS.

GENERAL NOTES:

ALL LANDSCAPE SHALL COMPLY WITH THE LOS ANGELES LANDSCAPE ORDINANCE (ORDINANCE 170.978) AND VALLEY VILLAGE SPECIFIC PLAN (ORDINANCE 168.613) STANDARDS.

CURRENTLY, THERE ARE NO PROTECTED TREES AT THE PROJECT SITE AS DESCRIBED BY THE LOS ANGELES CITY LANDSCAPE ORDINANCE.

TREES, SHRUBS, AND GROUND COVER SHALL BE DROUGHT TOLERANT AND IN VARIETY.

ALL LANDSCAPED AREA WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER AND DRIP IRRIGATION SYSTEM TO CONSERVE WATER.

ALL TREES TO BE MIN. OF 15 GAL./ 24 INCH BOX AND AROUND THE BUFFER PLANTER AREAS, IT SHALL BE NO LESS THAN 25' ON CENTER. TREES SHALL BE PLANTED AROUND PARKING AREA, AT LEAST 4 STALLS, FOR SHADING.

GENERAL INFORMATION

PROPERTY OWNER:
N & D OIL CORP.
ATT: HATTAR, NADER
9431 BRANDON CT.
NORTHRIDGE, CA 9125
TEL: (818) 980-1366
EMAIL: NadersMobil@gmail.com

PROJECT OWNER / APPLICANT:
N & D OIL CORP.
ATT: HATTAR, NADER
4801 N. LAUREL CANYON BLVD.
NORTH HOLLYWOOD, CA 91607
TEL: (818) 980-1366
EMAIL: NadersMobil@gmail.com

REPRESENTATIVES / DESIGNERS:
MK DESIGN
KANG & IAN MARR
535 W. ALLEN AVE., UNIT 23
SAN DIMAS, CA 91773
TEL: KEN: 626-374-3834
Email:kangdesign@hotmail.com
TEL: IAN:619-913-2751
Email: ianmarr@hotmail.com

SITE-ASSESSOR'S PARCEL NUMBER:
APN: 2356-008-021

PROJECT SITE ADDRESS:
4801 N. LAUREL CANYON BLVD.
VALLEY VILLAGE, CA 91607

TOTAL LOT AREA: 19,164.3 SQ. FT. / 0.44 ACRES

LEGAL DESCRIPTION:
LOTS 62, 63, AND 64 OF TRACT NO. 7808, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 115, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2356-008-021

TRACT: TR 7808

ZONING: (Q) C-2 -1VL
(COMMERCIAL)

LANDUSE: NEIGHBORHOOD OFFICE COMMERCIAL

SPECIFIC PLAN AREA: VALLEY VILLAGE

BUILDING CODE USED: 2016 C.B.C.

TYPE OF CONSTRUCTION: Type V B

OCCUPANCY TYPE: M

EXIST. LANDSCAPING:
TOTAL EXIST. LANDSCAPE: 1,448.00 SQ. FT. / 19,164.30 SQ. FT.

TOTAL EXISTING LANDSCAPE PERCENTAGE PROVIDED: .075= 8%

TOTAL NEW LANDSCAPE PERCENTAGE PROPOSED: 434 SQ.FT. / 2.3%

TOTAL LANDSCAPE: 1,882 SQ. FT. / 19,164.30 SQ.FT. = 0.098 = 10%

NEW LANDSCAPING AREA:
* PROPOSED NEW AREA: 437.00 SQ.FT.
* EXISTING AREA: 1,655.00 SQ.FT.
TOTAL AREA: 2,092.00 SQ.FT. / 19,164.30 SQ. FT.

TOTAL LANDSCAPE PERCENTAGE PROVIDED: .109 = 11%
(TOTAL DOES NOT INCLUDE LANDSCAPING AT THE RIGHT OF WAY AREA)

LEGEND

PEDESTRIAN WALKWAY
(N) NEW
(E) EXISTING

NADER'S MOBIL GAS STATION REMODEL / CARWASH PROJECT
4801 N. LAUREL CANYON BLVD., NORTH HOLLYWOOD, CA 91607

MK Design
535 W. ALLEN AVE., UNIT 23, SAN DIMAS, CA 91773

Date: 2/23/2022
Scale: 1"=10'-0"
Drawn: KK
Job:
Sheet:

L-1

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