### PROPERTY OWNER

### DEVELOPMENT MANAGER

### ADDRESS OF THE PROPERTY

### ASSESSOR'S PARCEL NUMBER

### LEGAL DESCRIPTION

### ZONING

### APPLICANT

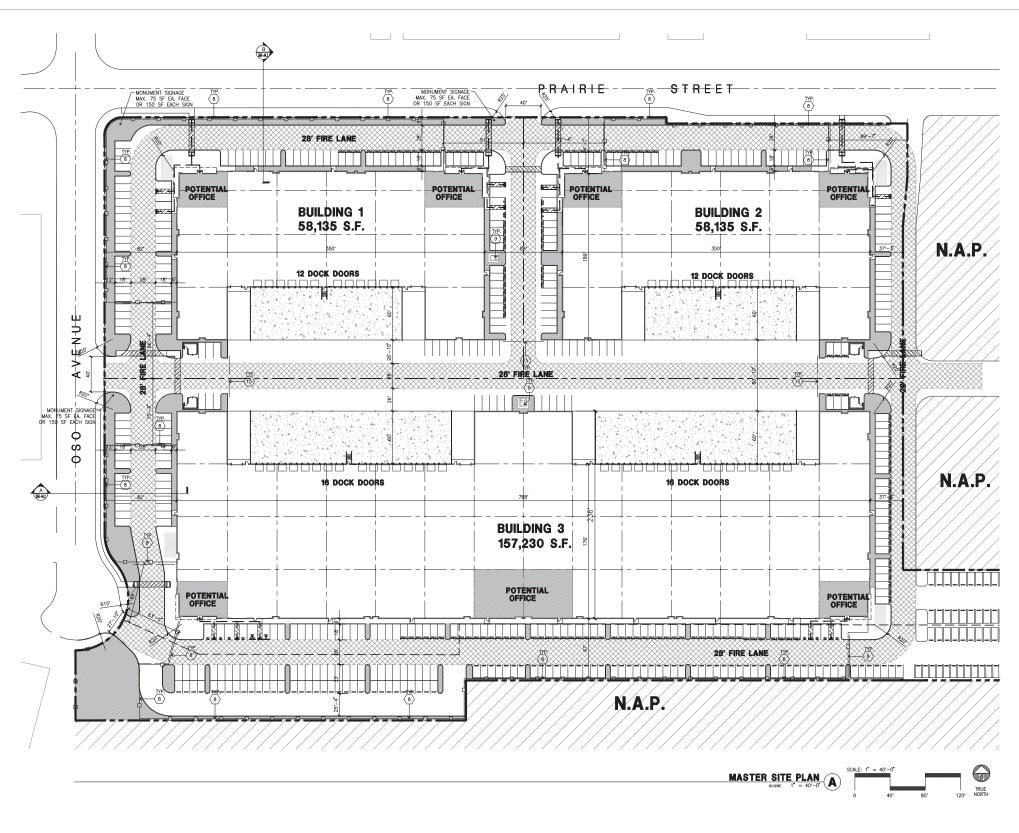
### APPLICANT'S RESPRESENTATIVE

HPA ARCHITECTS
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
TEL: (949) 862-2135
CONTACT: DOUG HINRICHS
EMAIL: DOUG-HINRICHS@HPARCHS.CC

### **AERIAL MAP**



	BLDG. 1	BLDG. 2	BLDG, 3	TOTAL
SITE AREA				
h s.f.	163,125	123,389	349,684 8.03	636,198 s.f. 14.61 ac
BULDING AREA	3.74	2.03	0.03	14.01 ac
Office - 1st floor	5,000	5,000	10,000	20,000 s.f.
Office - 2nd floor	2,500	2,500	5,000	10,000 s.f.
Manufacturing	50,635	50,635	142,230	243,500 s.f.
TOTAL	58,135	58,135	157,230	273,500 s.f.
LOT COVERAGE	9.1%	9.1%	24.7%	43.0%
AUTO PARKING REQUIRED				
Office: 1/500 s.f.	15	15	30	60 stal
Manufacturing: 1/500 s.f.	101	101	284	487 stal
TOTAL	116	116	314	547 stal
REDUCED PARKING WITH BICYCLE SPACES				
TOTAL	113	113	306	533 stal
AUTO PARKING PROVIDED	69	54	90	213 stal
Standard ( 8.5' x 18' ) Compact ( 8.5' x 15' )	69	0	182	213 stal
	4	3	7	182 sta
Acessible Parking (9' x 18') Acessible Van Parking (12' x 18')	1	1	1	3 stal
EV Standard ( 8.5' x 18' )	11	7	34	52 stal
EV Accessible (9' x 18')	1	1	1	3 stal
EV Van Accessible (12'x 18')	1	1	1	3 stal
Clean Air / Van Pool (8.5' x 18')	18	12	43	73 stal
TOTAL	105	79	359	543 stal
LONG TERM BICYCLE PARKING REQUIRED				
Office - 1/5000, s.f.	2	2	3	6 rac
Warehouse/Manufacturing - 1/10000, s.f.	5	5	14	24 rac
TOTAL	7	7	17	30 rac
LONG TERM BICYCLE PARKING PROVIDED	7	7	17	30 rac
SHORT TERM BICYCLE PARKING REQUIRED				
Office - 1/10000, s.f.	1	1	2	3 rac
Warehouse/Manufacturing - 1/10000, s.f.	5	5	14	24 raci
TOTAL	6	6	16	27 raci
SHORT TERM BICYCLE PARKING PROVIDED	6	6	16	27 raci
TOTAL BICYCLE PARKING PROVIDED	12	12	33	57 rac
	12	12	33	O/ raci
ZONING ORDINANCE FOR CITY				
Zoning Designation - [Q]M2-1 and P-1				
POTENTIAL USES				
Manufacturing				
Light Industrial / Studio Production / Movie / TV	Sound			
Warehousing				
Other uses as permitted in MR2-1 Zone				
MAXIMUM BUILDING HEIGHT ALLOWED				
Height - No building height limit PROPOSED BUILDING HEIGHT				
Height - 50'-0"				
LANDSCAPE REQUIREMENT				
Percentage - Per LADCP Section 12.21A.6(g)(2	9			
minimum 2% of the parking area to		ner huilding	code	
= 7.297 s.f.	o do supror da	per bending	0000	
LANDSCAPE PROPOSED				
57,700 s.f.				
MAXIMUM FLOOR AREA RATIO PERMITTED				
1.5:1.0				
FLOOR AREA RATIO PROPOSED				
0.426:1.0				
LEGAL DESCRIPTION				
PARCEL A OF PARCEL MAP L.A. NO. 2003-106				



# SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT
- 2 EXTERIOR BIKE RACK, SEE DETAIL F/DAB-A4.1
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 STAMPED DRIVEWAY APRONS TO BE CONSTRUCTED S - 6"45" - 6"4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL
  EXTERIOR MAN DOORS TO LANDSCAPED APEAS. FINISH TO BE MEDIUM
  BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS RED, B'
  CITY INSPECTIOR.

  APPROXIMATE LOCATION OF ELECTRICAL SERVICING. CONTRACTOR TO

  VERIFY WITH S.C.E.

  AND APPROXIMATE CONTRACTOR TO PUBLIFIED TO DUMINION.
- 7 LANDSCAPE, SEE LANDSCAPE ARCHITECT DRAWINGS
- 8 DECORATIVE W/I TBD 6' FENCE
- 9 LOCATION OF SCREENED TRANSFORMER
- 10 BREAK/SMOKE AREA (TRELLIS STRUCTURE) 11 STORM WATER MANAGEMENT, SEE CIVIL DWGS.
- 12 NOT USED
- (13) NOT USED 14 PEDESTRIAN GATE

15 VEHICULAR GATE

### SITE PLAN GENERAL NOTES

THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY:
TRD

2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE. 3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.  $\,$ 

4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. 5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.

- 6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- 7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS. 8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- 9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
- 10. CONCRETE SIDEMALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6" O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY, EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O. 11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- 13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT. 14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- 15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED. 16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

# Case No. CPC-2021-10278-CU

### SITE PLAN GENERAL NOTES

5 Y 44 5 Y 5 Y	CONCRETE PAVING. SEE "C" DRWGS. FOR THICKNESS	<b>2</b>	HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
	STANDARD PARKING STALL (9' X 18')		HANDICAP PARKING STALL (VAN)
	LANDSCAPED AREA	77777	(12' X 18') W/ 5' ACCESSIBLÉ AISLE
	26' WIDE FIRELANE		PARKING STALL (8'-6" X 18') W/ 3' INCREASED PARKING SPACE ADJACENT TO A FENCE
$\rightarrow$	PATH OF TRAVEL		

CAUTION: IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

architecture

hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949 •863 •1770 fax: 949•863•0851 email: hpa@hparchs.com

Developer

-ROBERTSON PROPERTIES GROUP

Project:

9201 WINNETKA AVENUE

CHATSWORTH, CA



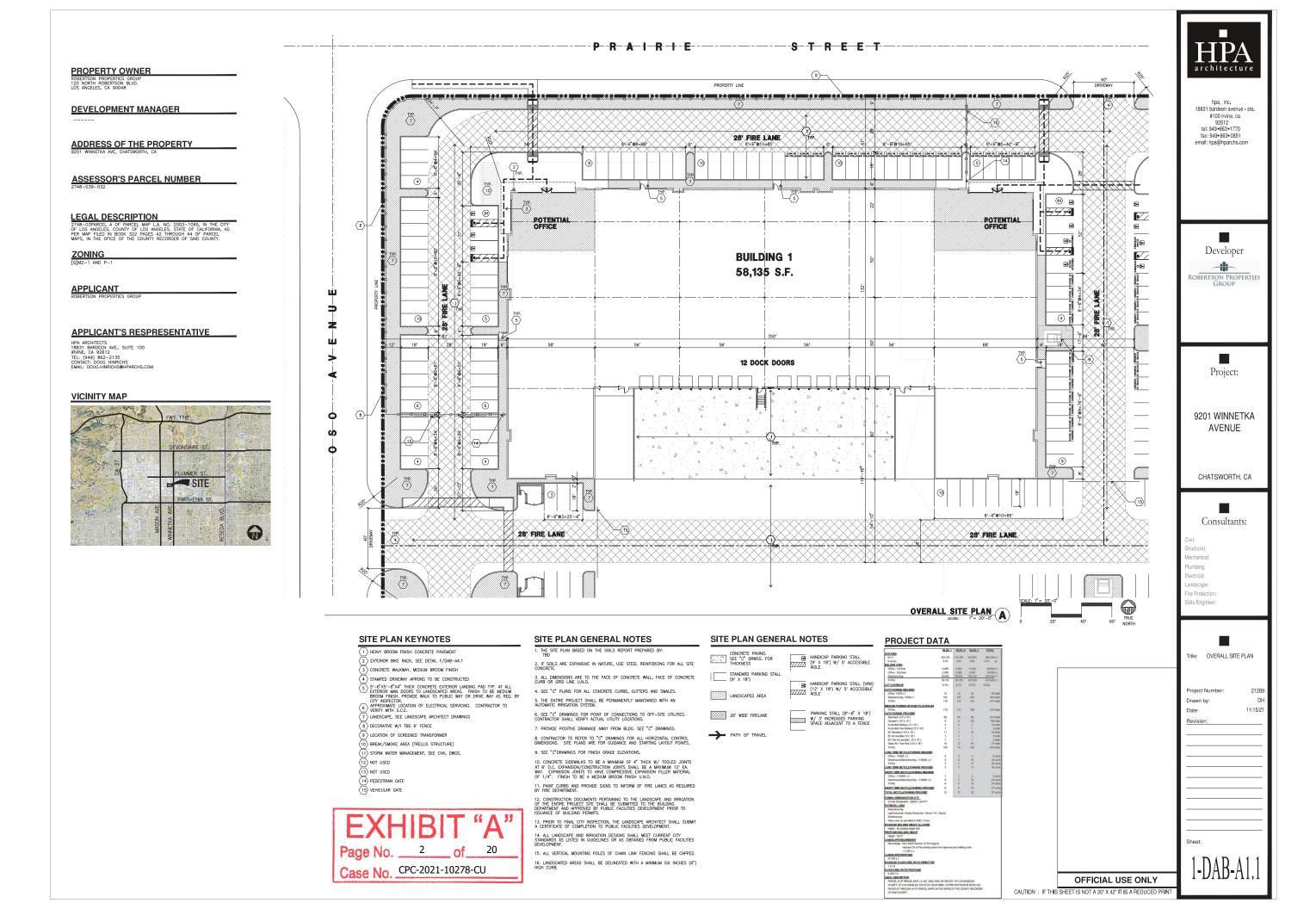
Plumbing: ire Protection: Soils Engineer

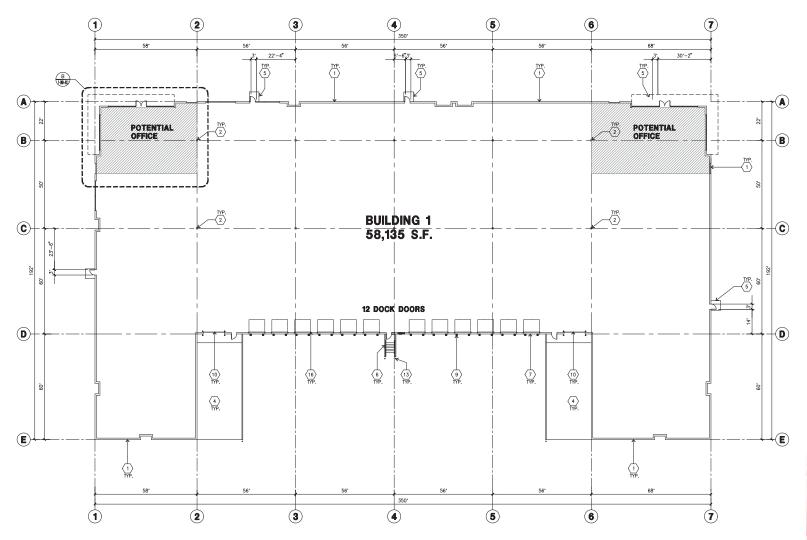
MASTER SITE PLAN

21289 11/15/21

Revision:

**DAB-A1.0** 





**EXHIBIT** "A"

Page No. \_\_\_3 \_\_ of \_\_\_20 Case No. CPC-2021-10278-CU



### (2) 1 CONCRETE TILT-UP PANEL 8'-9"

TYP.

8 METAL CANOPY ABOVE 3)-

TYP.

POTENTIAL OFFICE

ENLARGED FLOOR PLAN
scale: 1/8'= 1'-0'
B

TYP. 3 —

 HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING. 12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.

10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE

2 STRUCTURA STEEL COLUMN
THROAT STEP COLUMN
THROAT STEP COLUMN
THROAT STEP COLUMN
THROAT STEP WITH CHAZING, SEE OFFICE BLOW-UP AND
SECONDERTE RAMP W, 42"MIGH CONCENT EXTENDED AND CONCENTE RAMP W, 42"MIGH CONCENTE STARR W, 42"MIGH CONCENTE STARR W, 42"MIGH CONCENTE STARR W, 42"MIGH CONCENTE STARR W, 42"MIGH CONC TILT-UP GUARD WALL OR
BUILDING WALL ON BOTH SIDE OF RAMP
STEPRON FINISH, PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REG. BY
GENEROR CONCENTE STARR W, 42"MIGH CONC TILT-UP GUARD WALL OR
BUILDING WALL ON BOTH SIDE OF RAMP
STEPRON WALL ON BOTH SIDE OF RAMP
STEPRON WALL ON BOTH SIDE OF RAMP
STEPRON WALL ON BOTH SIDE OF RAMP
TO TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE

10 JE 2" X 14" DRIVE THRUE SECTIONAL O.

11) 3" X 7" HOLLOW METAL EXTERIOR MA

12) SOFFIT LINE ABOVE

13) CONC. FILLED GUARD POST. 6" DIA. I

14 INTERIOR BIKE RACK, TYPICAL

15 PRE-CAST CONCRETE WHEEL STOP

16 JE Z GUARD

17 JE Z GUARD

17 JE Z GUARD

18 JE Z GUARD

17 JE Z GUARD

18 JE Z GUARD

18 JE Z GUARD

19 JE Z STRUCTURAL COLUMN THRUE SECTIONAL O.

19 JE Z STRUCTURAL COLUMN THRUE SECTIONAL O.

10 JE Z STRUCTURAL STORE SECTIONAL O.

10 JE Z STRUCTURAL STORE SECTIONAL O.

11 JE Z STRUCTURAL STORE SECTIONAL O.

12 JE Z STRUCTURAL STORE SECTIONAL O.

13 CONC. FILLED GUARD POST. 6" DIA.

14 INTERIOR SECTIONAL O.

15 JE Z STRUCTURAL STORE SECTIONAL O.

16 JE Z STRUCTURAL STORE SECTIONAL O.

17 JE Z STRUCTURAL STORE SECTIONAL O.

18 JE Z STRUCTURAL STORE SECTIONAL O.

19 JE Z STRUCTURAL STORE SECTIONAL O.

10 JE Z STRUCTURAL STORE SECTIONAL O.

11 JE Z STRUCTURAL STORE SECTIONAL O.

12 JE Z STRUCTURA (13) CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H

### FLOOR PLAN GENERAL NOTES

**FLOOR PLAN KEYNOTES** 

THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.

2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT. 3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE
TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE
1 COAT OF WHITE TO COVER.

 SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S DRAWINGS FOR POUR STRIP LOCATION. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.

SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.

FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET —. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.

13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1

9 DOCK DOOR BUMPER, TYPICAL

11) 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12) SOFFIT LINE ABOVE

17 APPROXIMATE LOCATION OF ELECTRICAL ROOM

### FLOOR SLAB & POUR STRIPS REQ.

HESE NOTES ARE VERY MIN. REQUIREMENT, SEE 3 DISCUSSION AND SECONDENSITY OF THE PROPERTY OF THE

**HPA** architecture

hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949 •863 •1770 fax: 949+863+0851 email: hpa@hparchs.com



-ROBERTSON PROPERTIES GROUP



9201 WINNETKA **AVENUE** 

CHATSWORTH, CA



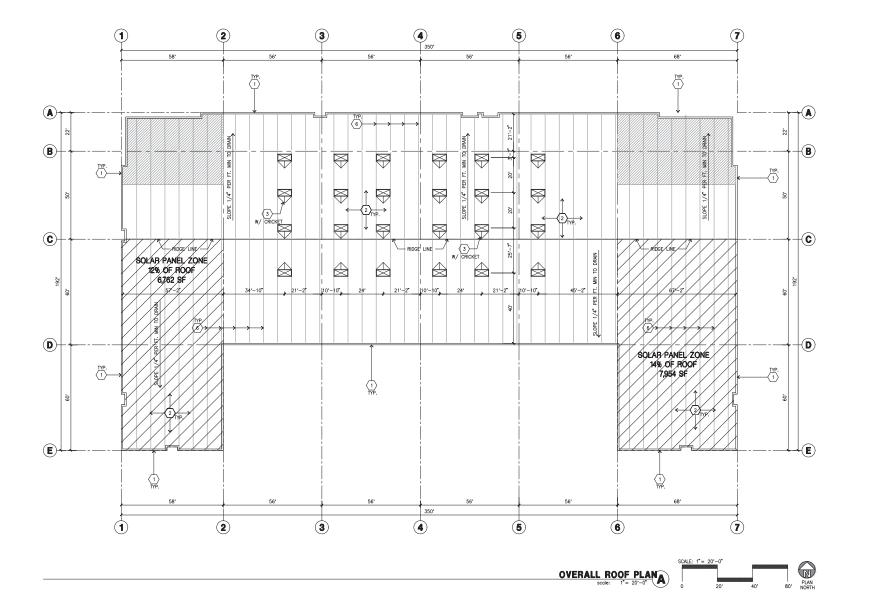
Electrical: Fire Protection:

Soils Engineer:



OVERALL FLOOR PLA

Project Number:	2128
Drawn by:	Dł
Date:	11/15/2
Revision:	
-	
-	



### ROOF PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)  $\,$
- B. VERIEY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.

  C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
- D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
- E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
  F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
- F. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/
  FIRE SPRINKLER AND ROOF FRANING SUBCONTRACTORS. LOCATIONS ON
  DRAWINGS ARE APPROXIMATE.

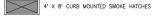
  H. ALL SKYLIGHTS TO BE DESIGNED FOR 110 M.P.H., EXPOSURE "C" W/
  STRONGER FRANCS, SUPPORTS AND DOMES. MANUFACTURER TO
  CONFRM IN WRITING.
- ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
- K. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
- L. ROOFING TO BE DESIGNED FOR I 90
- M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
- Q. WHITE SCRIM FOIL INSULATION UNDER ENTIRE ROOF DECK (ADD ALTERNATE)
- S. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
- ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.

### ROOF PLAN KEYNOTES

- 1 CONCRETE PARAPET. 2 4-PLY BUILT-UP ROOFING.
- 3 4' X 8' SKYLIGHT.
- 4 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- (5) APPROXIMATE LOCATION OF ROOF TOP UNIT.
- 6 STRUCTURAL JOIST.
- 7 BUILDING ADDRESS

### ROOF LEGEND

4' X 8' CURB MOUNTED SKYLIGHTS



BUILDING PARAPET LINE



30" X 54" ROOF HATCH

PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 40 FT. CLEAR

### REQUIRED

BUILDING FOOTPRINT = 58,260 S.F. SKYLIGHTS AREA REQUIRED = 1.3 % = 768 S.F. (24 EA.)

### PROVIDED

= 1.3 % = 768 S.F. (24 EA.) MANUFACTURED BY BRISTOLITE DAYLIGHTING SYSTEM MODEL # T4896-SS-CM-1-HS1 OR EQUAL ICC-ESR-2415 SKYLIGHT MODEL

CLERESTORY AREA PROVIDED = 1,224 S.F. TOTAL DAYLIGHT AREA PROVIDED = 1.992 S.F.





hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949 •863 •1770 fax: 949•863•0851 email: hpa@hparchs.com







9201 WINNETKA

CHATSWORTH, CA

**AVENUE** 

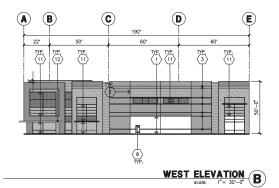


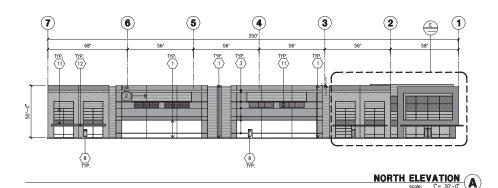
Electrical:

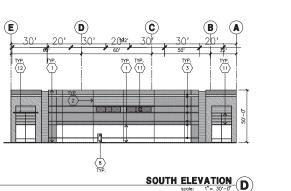
Landscape: Fire Protection: Soils Engineer:

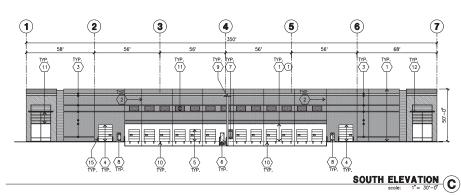
OVERALL ROOF PLAN

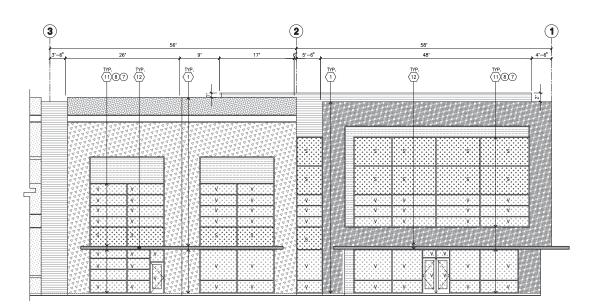
21289 11/15/21 Revision:











ENLARGED NORTH ELEVATION Scale: 1/8'= 1'-0'

### **ELEVATION KEYNOTES**

(1) CONCRETE TILT-UP PANEL.

2) PANEL JOINT.

3) PANEL REYEAL ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER.

REVEAL COLOR TO MATCH ADJACENT BUILDING FILL CLOR. LUMO.

4) 16 A 14 F STEPRIED DOOF OF DRIVE HIND, PROVIDE COMPLETE

5) 9" X 10" OVERHEAD DOOR OF DRIVE THISU. PROVIDE COMPLETE

WEATHER-STEPPING PROTECTION ALL AROUND.

6) CONCRETE STAR, LUMDING AND GUARDRAIL BY METAL PIPP HANDRAIL.

PROVIDE NON SOD NOSING TO MEET ADJA REQUIREMENTS. PROVIDE

CONTRACTING COLORED 3" WIDE WARRING STRIPE INTEGRAL TO CONCRETE

AT TOP LANDRO AND BOTTOM HEAD PER AGENTAMENT.

7) COLOR STAR STANDARD OF VENTILATION, PAINT TO MATCH BUILDING

6) HOLLOW METAL DOORS, PROVIDE COMPLETE WEATHER STRIPING ALL

8) AROUND DOOR.

9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.

10 DOCK DOOR BUMPER TYPICAL.

A JUNIOUS TORETRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS,

13 SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN
18' ABOVE FINISH FLOOR ELEVATION.

12' METAL CANOPY.

(13) KNOCK OUT PANEL.

14 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.

(15) CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.

(16) ROOF LINE BEYOND

17 EXTERIOR LIGHTING FIXTURE

### **ELEVATION GENERAL NOTES**

ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

4. F.F. = FINISH FLOOR ELEVATION.

5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST — MFH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.

8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.

9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.

10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

### **ELEVATION COLOR LEGEND/SCHED.**

1 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7005 PURE WHITE CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7071 FRAY SCREEN

CONCRETE TILT-UP PANEL COLOR : SHERWIN WILLIAMS SW 7071 FHAY SCREEN
 CONCRETE TILT-UP PANEL COLOR : SHERWIN WILLIAMS SW 7072 ONLINE

(5) CONCRETE TILT-UP PANEL COLOR : SHERWIN WILLIAMS SW 7074 SOFTWARE 6 CONCRETE TILT-UP PANEL, COLOR : SHERWIN WILLIAMS SW 7075 WEB GRAY

7 MULLIONS COLOR : CLEAR ANODIZED

8 GLAZING COLOR : BLUE REFLECTIVE GLAZING

CANOPY MATERIAL: SHERWIN WILLIAMS PRO-INDUSTRIAL WATERBASED BS3-1150 SEMI-CLOSS COLOR: WY TOOS PIRO ORE

CONCRETE TILT-UP PANEL COLOR: SHERWIN WILLIAMS SW 7076 CYBERSPACE

(1) WOODTONE RUSTIC SERIES COLOR : SUMMER WHEAT

### **GLAZING LEGEND**

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

SPANDREL GLASS

ALL GLAZING TO BE TEMPERED GLAZING: PPG SOLARCOOL (2) PACIFICA + SOLARBAN 60 (3) CLEAR
U: 0.29, SHGC: 0.1, VLT: 5%
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" SOLARCOOL PACIFICA SPANDREL W/ HARMONY BLUE OPACICOAT PAINTED ON REFLECTIVE.

MULLIONS: ANODIZED CLEAR

**EXHIBIT "A"** Page No. \_\_\_5 Case No. CPC-2021-10278-CU



hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949 •863 •1770 fax: 949+863+0851 email: hpa@hparchs.com







9201 WINNETKA **AVENUE** 

CHATSWORTH, CA



Consultants:

re Protection: oils Engineer:



21289 11/15/21 Date:



OSO AVENUE ELEVATION - WEST ELEVATION

SOUTH ELEVATION



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hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com







9201 WINNETKA **AVENUE** 

CHATSWORTH, CA

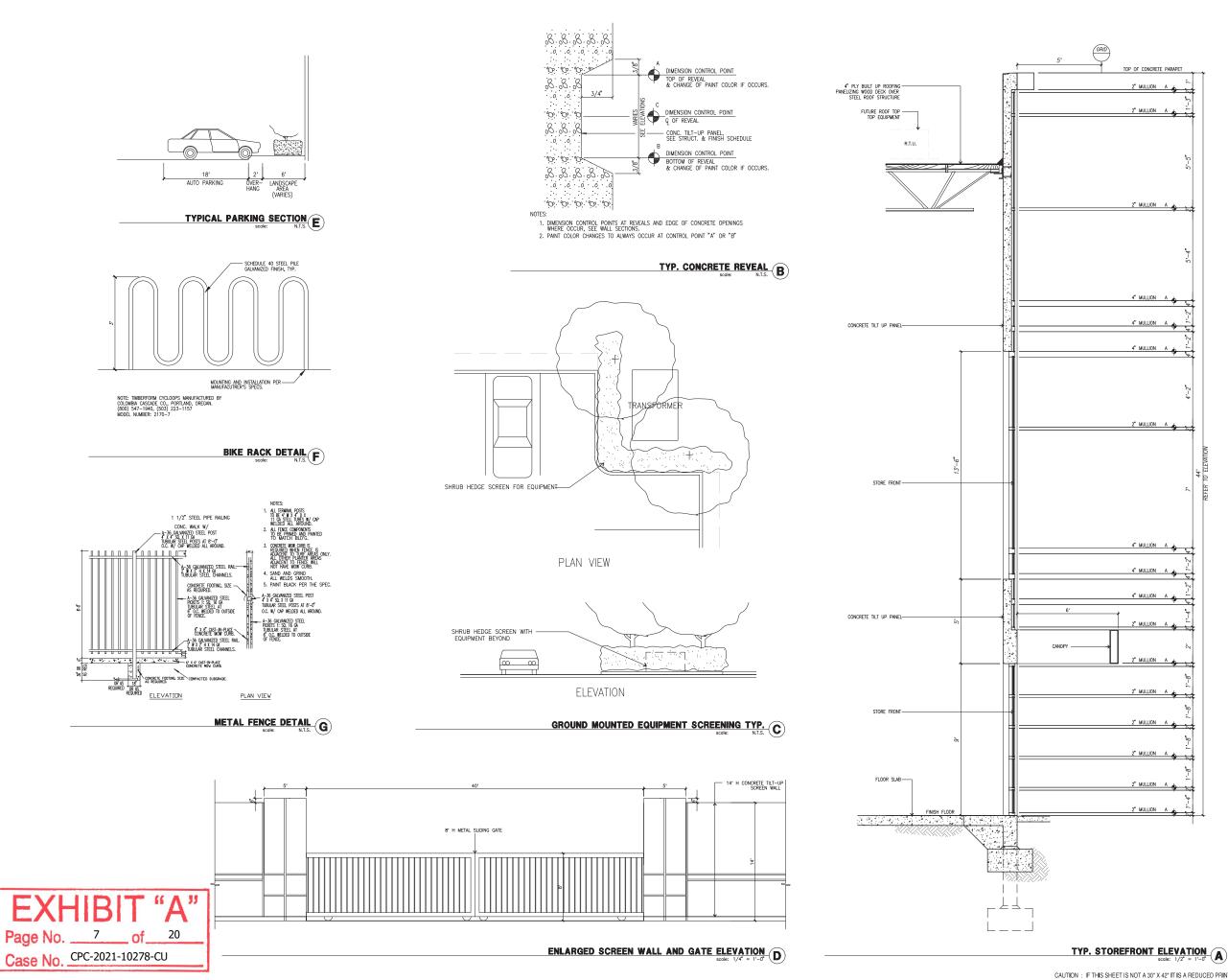


Consultants:

Fire Protection: Soils Engineer:

Title: COLORED ELEVATIONS

11/15/21



architecture hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949-863-1770 fax: 949-863-0851 email: hpa@hparchs.com Developer ROBERTSON PROPERTIES GROUP Project: 9201 WINNETKA **AVENUE** CHATSWORTH, CA Consultants: section 11/15/21

PROPERTY OWNER

120 NORTH ROBERTSON BLVI

DEVELOPMENT MANAGER

ADDRESS OF THE PROPERTY

ASSESSOR'S PARCEL NUMBER

LEGAL DESCRIPTION

2748-03PARCEL A OF PARCEL MAP L.A. NO. 2003-1065, IN THE CITY
FO LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
FOR MAP FILED IN BOOK 322 PAGES 42 THROUGH 44 OF PARCEL
MAPS. IN THE OFFICE OF THE COLUMNY BECOR

ZONING

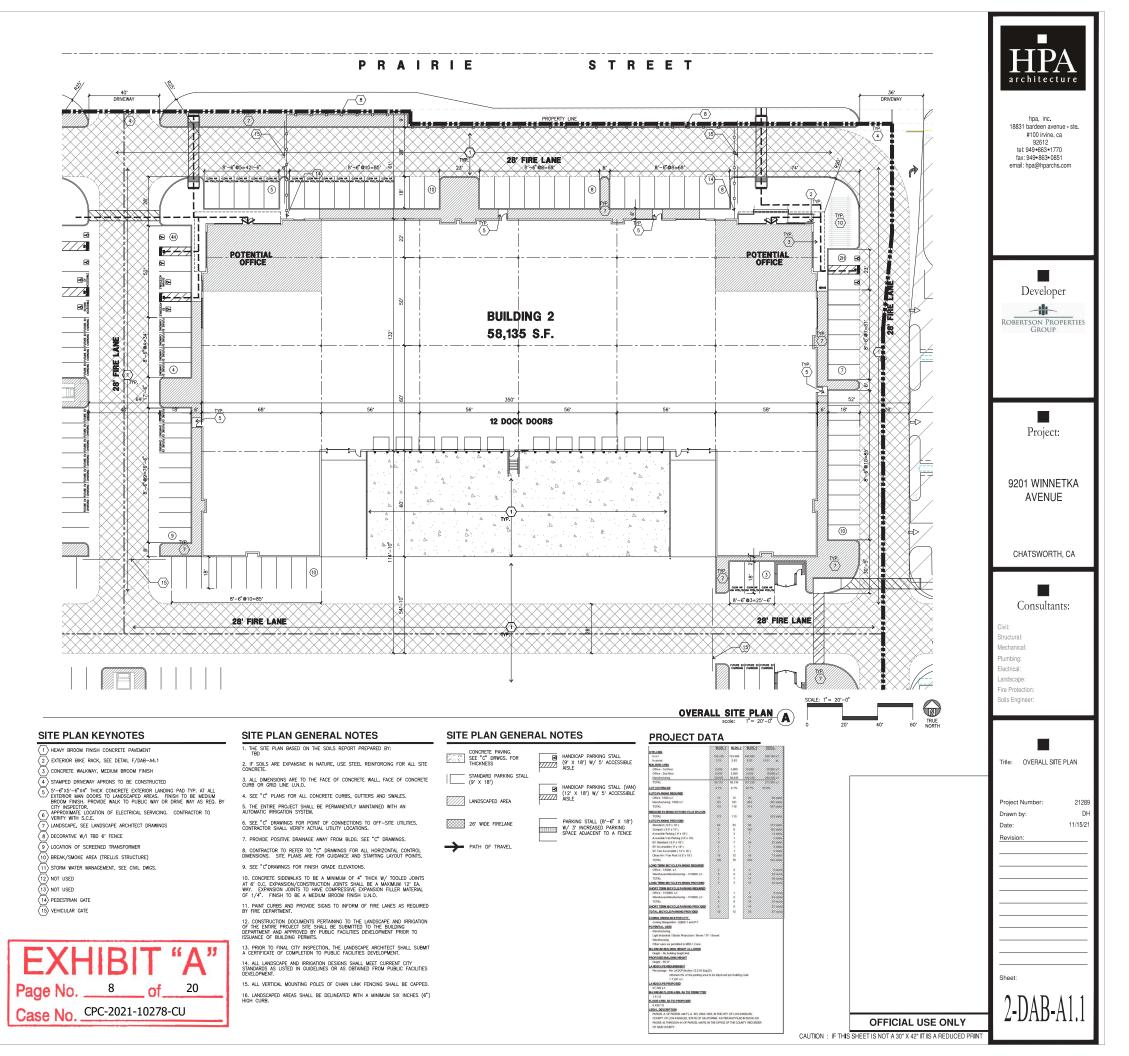
APPLICANT

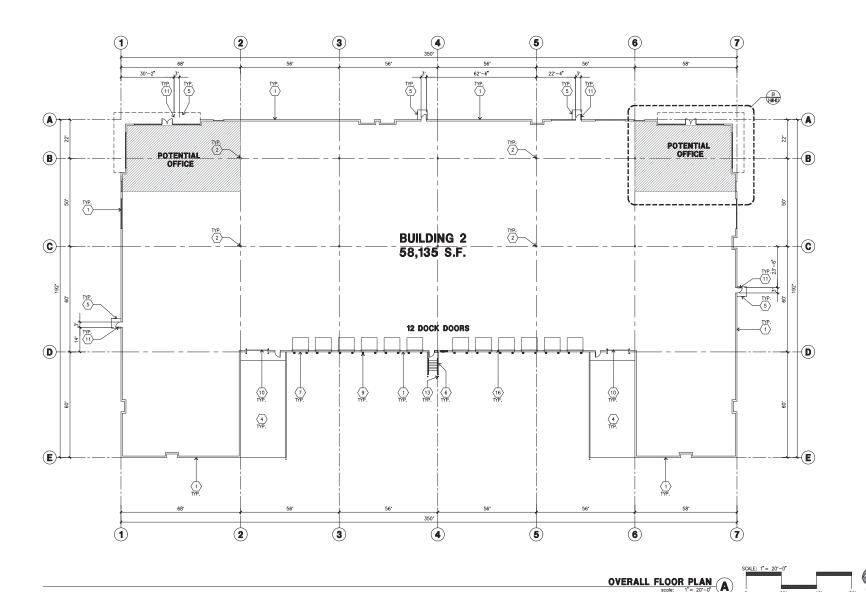
### APPLICANT'S RESPRESENTATIVE

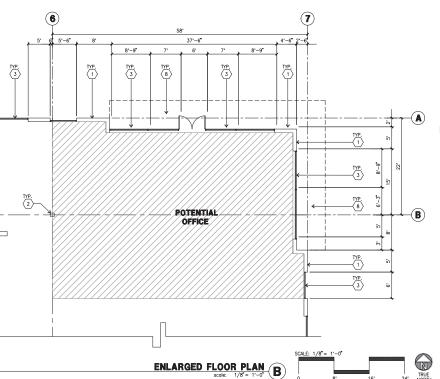
HPA ARCHITECTS
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
TEL: (949) 862-2135
CONTACT: DOUG HINRICHS
EMAIL: DOUG-HINRICHS@#PARCHS.COM

### VICINITY MAP









**EXHIBIT "A"** 

Page No. 9 of 20

Case No. CPC-2021-10278-CU

### **FLOOR PLAN KEYNOTES**

- 1 CONCRETE TILT-UP PANEL
- 3 STRUCTURAL STELL COLUMN
  3 FEWTURAL STELL COLUMN
  4 CONCRETE RAMP WITH CLAZING, SEE OFFICE BLOW-UP AND
  5 FEWTURAL STRUCTURAL STELL COLUMN
  4 CONCRETE RAMP WITH CLAZING, SEE OFFICE BLOW-UP AND
  6 CONCRETE RAMP WITH CLAZING, SEE OFFICE BLOW-UP AND
  7 S-6\*X5-6\*X5-16\*X4\* THICK CONCRETE EXTERIOR LANDING PAD TYP, AT ALL
  8 EXTERIOR RAM DOORS TO LANDSCAPED AREAS, FINISH TO BE MEDIUM
  9 BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REG. BY
  10 THICK CONCRETE STAR WITH CHARGE STRUCTURAL CONC

- 8 METAL CANOPY ABOVE

### FLOOR PLAN GENERAL NOTES

- 2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- 3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET -. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.

- 11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- 12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
- ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

- 9 DOCK DOOR BUMPER, TYPICAL (10) 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE
- 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H

### 17 APPROXIMATE LOCATION OF ELECTRICAL ROOM

### FLOOR SLAB & POUR STRIPS REQ.

- FLOOR COMPACTION 95%

  FLOOR COMPACTION 90%

  BUILING FLOOR SLAB:

  B. 3/4" 16'LONG 9 12" O.C. DOWELS AT ALL CONSTRUCTION

  JOINS

  B. 3/4" 16'LONG 9 12" O.C. DOWELS AT ALL CONSTRUCTION

  JOINS

  CONTROL JOINTS.

  C. 4.000 P.53. REQUIREMENT.

  D. SLUMP TO BE 4" 4/- 1"

  E. JOINT SPACING FER A.C.! 302-IR-96

  F. SAW-CUT DEPTH 1/4 T; SOFT SAW-CUTTING WITHIN 2 HRS OF FINISHING.

  CONTRACTOR TO BUILD FOR CLASS V FLOOR FER A.C.! 302-IR-96

  CONNERTE SLAB TO HAVE STEEL FLOAT HARD TROWNEL BURNISHED FINISH.

  CONTRACTOR TO SLAB TO BE WET CURNOR USING BURLINE FOR HIS-HISH.

- NO CONNECT TRUCKS, OR ANYTHING HEAVER WILL BE PLACED ON THE SLAB.

  SLAB TO BE FFSO FLSS MEASURED WITHIN 24 HOURS.

  NO FLY SAH IN THE CONCRETE:

  WHERE

  WHERE

  MINICATED, PROVIDE VAPOR BARRIER (15ML STECO)

  OR EQUIAL) UNDER THE CONCRETE SLAB. PROVIDE SAND

  JERS SOUS ENONIER OR MANUFACTURER'S

  CONCRETE SLAB IN FITURE OFFICE AREAS, WHERE SAND OVER VISOUREN

  ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF

  BURLIEN, CURING COMPOUND, OR RELESSE AGENTS,

  CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM—80 JOINT

  FILLER IN TUTURE OFFICE AREAS.



hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949 •863 •1770 fax: 949+863+0851 email: hpa@hparchs.com



-ROBERTSON PROPERTIES GROUP



Project:

9201 WINNETKA **AVENUE** 

CHATSWORTH, CA



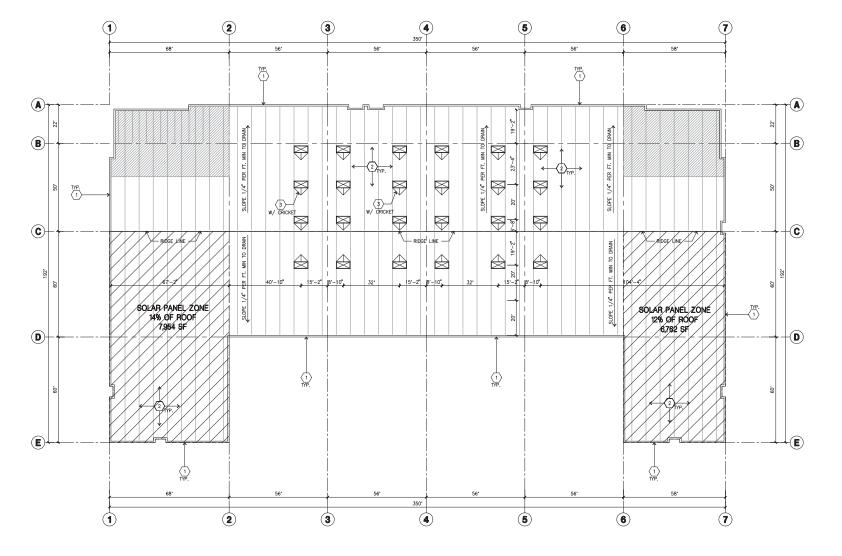
Electrical: Fire Protection:

Soils Engineer:

_	

OVERALL FLOOR PLAN

Project Number:	212
Drawn by:	1
Date:	11/15
Revision:	



OVERALL ROOF PLANA



### ROOF PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
- B. VERIEY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.

  C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
- D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
- E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
  F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
- F. CONTRACIOR TO VERIFY ALL ROUP DRAIN DEPRESSIONS W/ S DRAWING:

  CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/
  FIRE SPRINCLER AND ROOF FRANING SUBCONTRACTORS. LOCATIONS ON
  DRAWINGS ARE APPROXIMATE.

  H. ALL SKYLIGHTS TO BE DESIGNED FOR 110 M.P.H., EXPOSURE "C" W/
  STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO
  CONFIRM IN WRITING.
- ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
- K. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
- L. ROOFING TO BE DESIGNED FOR I 90
- M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
- Q. WHITE SCRIM FOIL INSULATION UNDER ENTIRE ROOF DECK (ADD ALTERNATE)
- S. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
- ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.

### ROOF PLAN KEYNOTES

- 1) CONCRETE PARAPET.
- 2 4-PLY BUILT-UP ROOFING. 3 4' X 8' SKYLIGHT.
- 4 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- (5) APPROXIMATE LOCATION OF ROOF TOP UNIT.
- 6 STRUCTURAL JOIST.
- 7 BUILDING ADDRESS

### ROOF LEGEND

4' X 8' CURB MOUNTED SKYLIGHTS



4' X 8' CURB MOUNTED SMOKE HATCHES



CLEAR HEIGHT IN WAREHOUSE AREA = 40 FT. CLEAR

### REQUIRED

BUILDING FOOTPRINT = 58,260 S.F. SKYLIGHTS AREA REQUIRED = 1.3 % = 768 S.F. (24 EA.)

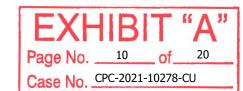
# PROVIDED

SKYLIGHTS PROVIDED = 1.3 % = 768 S.F. (24 EA.) SKYLIGHT MODEL

MANUFACTURED BY BRISTOLITE DAYLIGHTING SYSTEM MODEL # T4896-SS-CM-1-HS1 OR EQUAL ICC-ESR-2415

CLERESTORY AREA PROVIDED = 1,224 S.F.

TOTAL DAYLIGHT AREA PROVIDED = 1,992 S.F.





hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949 •863 •1770 fax: 949•863•0851 email: hpa@hparchs.com



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Project:

9201 WINNETKA **AVENUE** 

CHATSWORTH, CA



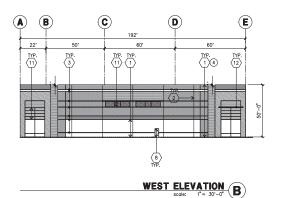
Consultants:

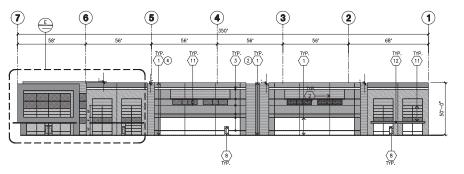
Electrical: Landscape: Fire Protection: Soils Engineer:



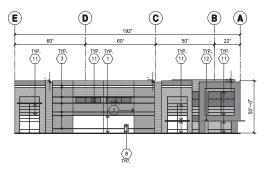
OVERALL ROOF PLAN

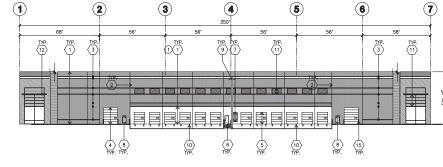
11/15/21 Date: Revision:



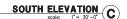


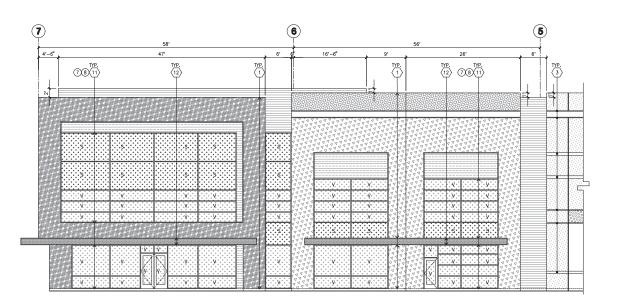
NORTH ELEVATION scale: 1"= 30'-0"











ENLARGED NORTH ELEVATION

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

### **ELEVATION KEYNOTES**

1 CONCRETE TILT-UP PANEL. 2 PANEL JOINT.

2) PANEL JOINT.

3) PANEL ROPEL ALL ROPELS TO HAVE A MAX. OF 3/8" CHAMFER. ROPELA COLOR TO MATCH ADMICTATE BUILDING FELL COLOR TO MATCH ADMICTATE BUILDING FELL COLOR. U.N.O. 12" X 14" OVERHEAD DOOR OF BINEY THEIR PROVIDE COMPLETE.

5) 9" X 10" OVERHEAD DOOR OF BINEY THEIR LINEY PROVIDE COMPLETE.

6) CONCRETE STREPHINE PROTECTION ALL AROUND.

6 CONCRETE STREP, LINDING AND GUARDRAL W, MEAL PRE- MADORAL. PROVIDED STREP, LINEY STREPHING FOR COLORS. THE METERS HE PROVIDED TO CONTRASTING COLORS. 9" WILE MEANING STRIPE INTERNAL TO CONCRETE AT TOP LANDING AND BOTTOM TEAD PER AND REQUIREMENTS. POWER COLORS. PROVIDE COMPLETE WATHER STRIPING ALL AROUND DOOR. PROVIDE COMPLETE WATHER STRIPING ALL AROUND DOOR. BOOLTS W/2 0 VERFLOW SCUPPERS.

(1) DOCK DOOR BUMPER TYPICAL

11 SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN
18" ABOVE FINISH FLOOR ELEVATION.

(12) METAL CANOPY. 13 KNOCK OUT PANEL.

(14) INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.

(15) CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.

(16) ROOF LINE BEYOND

17 EXTERIOR LIGHTING FIXTURE

**ELEVATION GENERAL NOTES** ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

3. T.O.P. EL.= TOP OF PARAPET ELEVATION.

4. F.F. = FINISH FLOOR ELEVATION.

5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST — MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.

8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH,

9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.

10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

### **ELEVATION COLOR LEGEND/SCHED.**

CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7005 PURE WHITE CONCRETE TILT-UP PANEL COLOR: SHERWIN WILLIAMS SW 7071 FRAY SCREN

OWNER THE THE PANEL COLOR: SHERWIN WILLIAMS SW 7071 FRAY SCREN

OWNER THE THE PANEL COLOR: SHERWIN WILLIAMS SW 7073 NETWORK GRAY

CONCRETE TILT-UP PANEL COLOR: SHERWIN WILLIAMS SW 7073 NETWORK GRAY

CONCRETE TILT-UP PANEL COLOR: SHERWIN WILLIAMS SW 7075 WEB GRAY

MULLIONS COLOR : CLEAR ANODIZED

8 GLAZING COLOR : BLUE REFLECTIVE GLAZING

(3) CANOPY MATERIAL : SHERWIN WILLIAMS PRO-INDUSTRIAL WATERBASED B53-1150 SEMI-GLOSS COLOR: SW 7069 IRON ORE

(10) CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7076 CYBERSPACE

(1) WOODTONE RUSTIC SERIES COLOR: SUMMER WHEAT

### GLAZING LEGEND

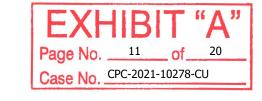
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

+ + + S SPANDREL GLASS

+ + V VISION GLASS

ALL GLAZING TO BE TEMPERED GLAZING : PPG SOLARCOOL (2) PACIFICA + SOLARBAN 60 (3) CLEAR
U: 0.29, SHGC: 0.1, VLT: 5%
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" SOLARCOOL PACIFICA SPANDREL W/ HARMONY BLUE OPACICOAT PAINTED ON REFLECTIVE.



**HPA** architecture

hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949 •863 •1770 fax: 949•863•0851 email: hpa@hparchs.com







Project:

9201 WINNETKA AVENUE

CHATSWORTH, CA



Soils Engineer



ELEVATIONS

21289 11/15/21 Date: Revision:









EAST ELEVATION



CAUTION: IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



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Project:

9201 WINNETKA AVENUE

CHATSWORTH, CA



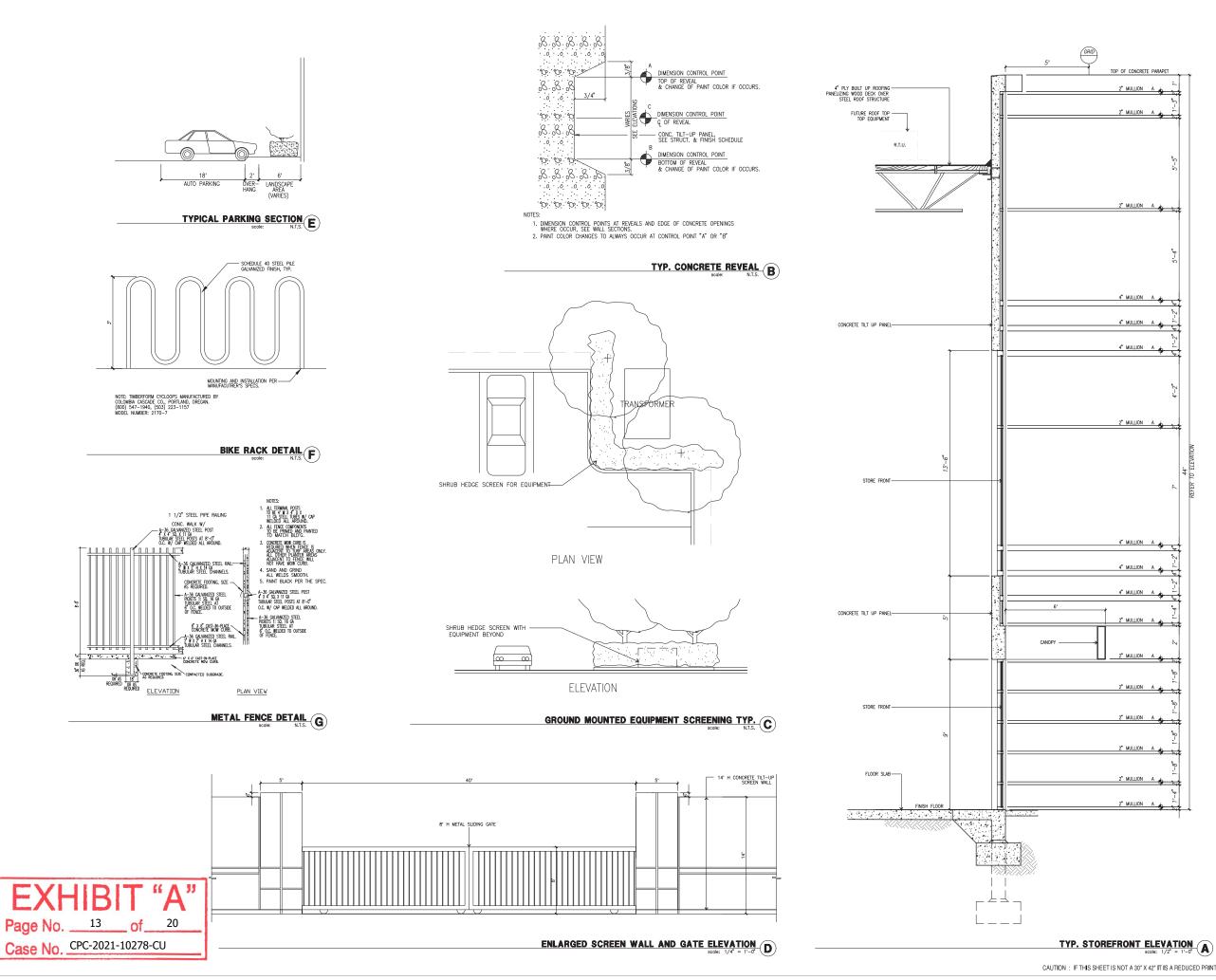
Consultants:

Civil: Structural: Mechanical: Plumbing: Electrical: Landscape: Fire Protection: Soils Engineer:

Title: COLORED ELEVATIONS

Project Number:	21289
Drawn by:	DH
Date:	11/15/21
Revision:	

Sheet:



architecture hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com Developer ROBERTSON PROPERTIES GROUP Project: 9201 WINNETKA **AVENUE** CHATSWORTH, CA Consultants: 11/15/21

### PROPERTY OWNER

### DEVELOPMENT MANAGER

### ADDRESS OF THE PROPERTY

# ASSESSOR'S PARCEL NUMBER

### LEGAL DESCRIPTION

2748-03PARCEL A OF PARCEL MAP L.A. NO. 2003-1065, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 322 PAGES 42 THROUGH 44 OF PARCEL MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

# ZONING

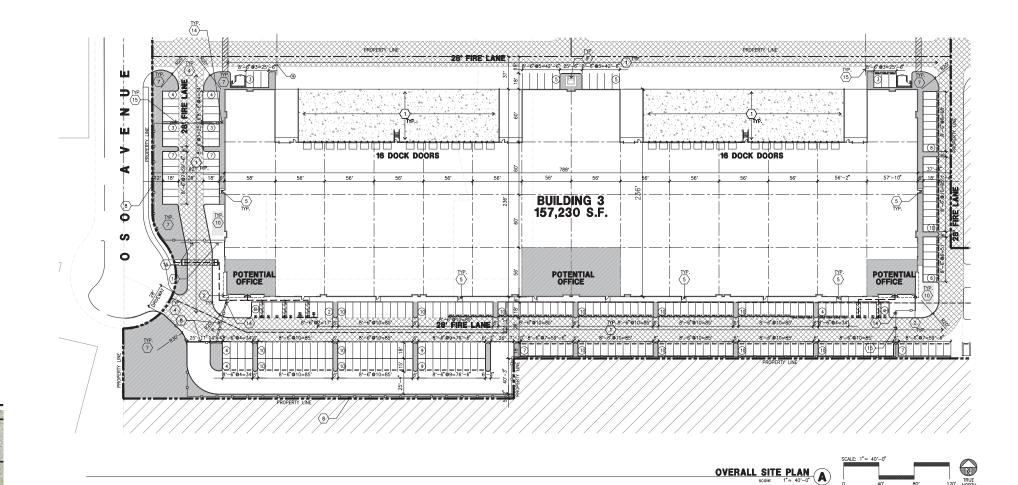
# APPLICANT

### APPLICANT'S RESPRESENTATIVE

HPA ARCHITECTS
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
TEL: (949) 862-2135
CONTACT: DOUG HINRICHS
EMAIL: DOUG.HINRICHS@HPARCHS.C

### **VICINITY MAP**





### SITE PLAN KEYNOTES

- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH 4 STAMPED DRIVEWAY APRONS TO BE CONSTRUCTED
- 5 :- #UN:- #UN TIPOC CONCRETE DIFFERIOR UNDING MO THY. AT ALL
  DIFFERIOR AND POORS TO LANDSCREEP DIRECT. RINGSH TO BE MERILIM
  BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY
  CITY INSPECTOR.

  6 APPROXIMATE LOCATION OF ELECTRICAL SERVICING. CONTRACTOR TO
  VERIFY WITH S.C.E.
- 7 LANDSCAPE, SEE LANDSCAPE ARCHITECT DRAWINGS
- 8 DECORATIVE W/I TBD 6' FENCE
- 9 LOCATION OF SCREENED TRANSFORMER (10) BREAK/SMOKE AREA (TRELLIS STRUCTURE)
- (11) STORM WATER MANAGEMENT, SEE CIVIL DWGS.
- (12) NOT USED
- 13 NOT USED
  14 PEDESTRIAN GATE
  15 VEHICULAR GATE

### SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY

3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.  $\,$ 

4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.

5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.

6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS. 7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.

8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS 9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.

10, CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6" O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH JUNG.

11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.

13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.

15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED. 16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

# SITE PLAN GENERAL NOTES

LANDSCAPED AREA PARKING STALL (8'-6" X 18')
W/ 3' INCREASED PARKING
SPACE ADJACENT TO A FENCE

26' WIDE FIRELANE PATH OF TRAVEL

### PROJECT DATA

185-125 123-289 349,684 274 2285 8.03 h s.f. h acres BUILDING AREA Office - 1st floor Office - 2nd floor Manufacturing TOTAL 5:886 5:880 10,000 2:889 2:889 5,000 56:625 56:626 142,230 56:136 56:136 157,230 LOT COVERAGE SHORT TERM BICYCLE PARKING REQUIRED Office - 1/10000. s.f. Warehouse/Manufacturing - 1/10000. s.f. TOTAL SHORT TERM BICYCLE PARKING PROVIDED TOTAL BICYCLE PARKING PROVIDED

# **EXHIBIT** "A"

Page No. 14 of

Case No. CPC-2021-10278-CU

LOTAL BRITTLE PARKING FOR CITY
Zoning Designation - (QIM2-1 and P-1
POTENTIAL USES
Manufacturing
Light Industrial / Studio Production / Movie / TV /
Warehousing
Other uses as permitted in MR2-1 Zone
AVAILABLE BILL JOHN DESCRIPT J. JOHN

MUM FLOOR AREA RATIO PERMITTED

MADMINE FLOOR AREA AND PRINTING
1.5.10 BEAD AND PROPOSES

MICHAEL STATEMENT
PROCESS OF THE PROPOSES

PROCESS OF THE PROPOSES

PROCESS OF THE CONTROL OF THE

OFFICIAL USE ONLY CAUTION: IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED P

**HPA** architecture

hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca tel: 949 •863 •1770 fax: 949•863•0851 email: hpa@hparchs.com

Developer -ROBERTSON PROPERTIES GROUP

Project:

9201 WINNETKA **AVENUE** 

CHATSWORTH, CA

Consultants:

OVERALL SITE PLAI

21289

11/15/21

Plumbing:

ire Protection:

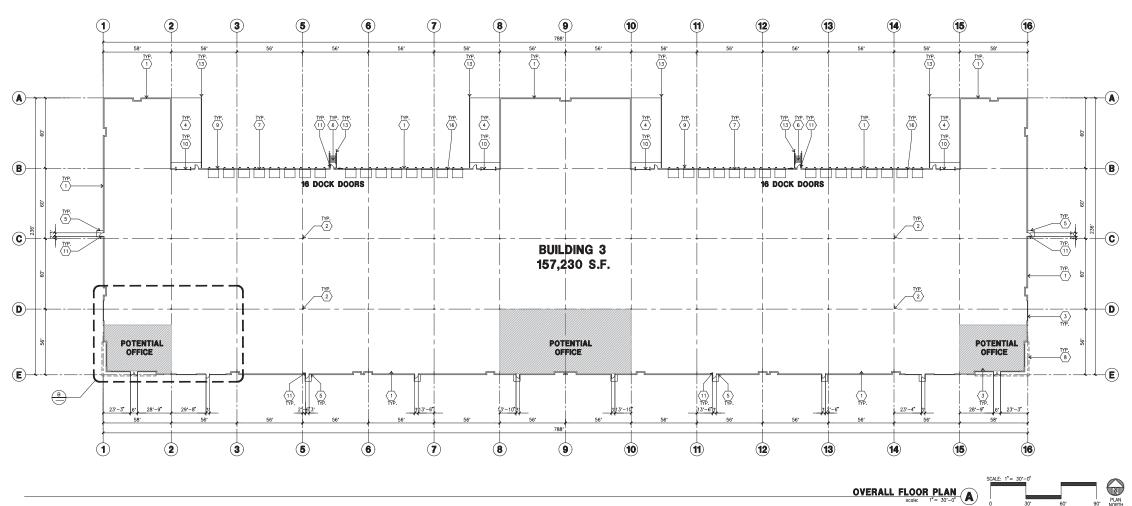
Soils Engineer

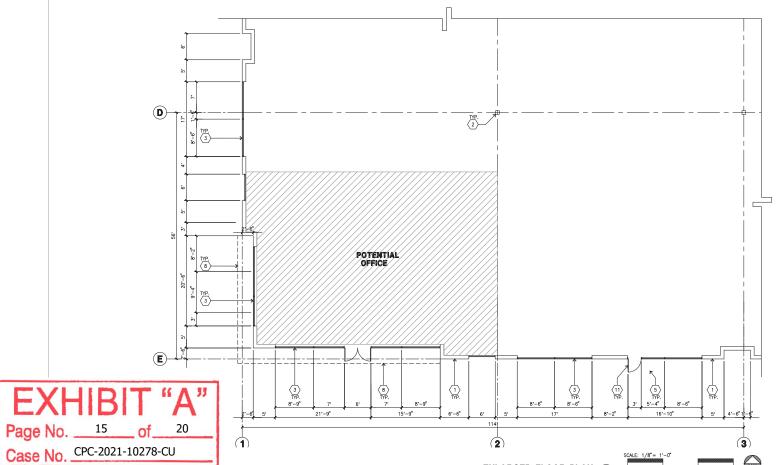
Title:

Revision:

3-DAB-A1.1

Sheet:





ENLARGED FLOOR PLAN scale: 1/8'= 1'-0' B

### FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL
- 2 STRUCTURAL STEEL COLUMN
- 2 STRUCTURAL STEEL COLUMN
  3 PEPICAL STOREPRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND
  4 PEPICAL STOREPRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND
  5 PEPICAL STOREPRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND
  4 CONCRETE RAMP W/ 42\*HOH CONC TILT-UP CUARD WALL OR BUILDING
  5 ST-6\*ST-6\*X\* THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL
  5 ST-6\*ST-6\*X\* THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL
  5 STERROR MAN DODG'S TO LANDSCAPED AREAS. FINISH TO BE MEDIUM TO THE MISSECTION WITH TO PUBLIC WAY OR DRIVE WAY AS REA. BY
  6 STERROR CONCRETE STAR W/ 42\*HIGH CONC TILT-UP GUARD WALL OR
  6 BUILDING WALL ON BOTH SIDE OF PAWP
  7 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE

  10 12 X 14' DRIVE THRUS. SECTIONAL C.
  10 2 SOFFIT LINE ABOVE
  133 CONC. FILLED GUARD POST. 6" DIA.
  14 INTERIOR BIKE RACK, TYPICAL
  15 PRE-CAST CONCRETE WHEEL STOP
  16 Z GUARD
  16 Z GUARD
  17 J TO TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE

- 8 METAL CANOPY ABOVE

- 9 DOCK DOOR BUMPER, TYPICAL
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE
- (11) 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
- (13) CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H

- 17 APPROXIMATE LOCATION OF ELECTRICAL ROOM

### FLOOR PLAN GENERAL NOTES

- 2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- 3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- 5. SLOPE POUR STRIP  $1/2^{\prime\prime}$  TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET -. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- 10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.  $\bigodot$
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
- 14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE  $\Delta/\Delta 4.1$  OFFICE SECTION.

# FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

- QUIRLEWITS

  FLOOR COMPACTION 95%

  TRENCH COMPACTION 95%

  TRENCH COMPACTION 95%

  JA. 6" THICK MIN. UN-REINFORCED CONCRETE OVER COMPACTED SOILS

  A. 6" THICK MIN. UN-REINFORCED CONCRETE OVER COMPACTED SOILS

  B. 3/4" 16"LONG 0 12" O.C. DOWELS AT ALL CONSTRUCTION

  JOINTS

  JA" 16"LONG 0 24" O.C. DOWELS IN DOWEL BASKET AT ALL

  CONTROL JOINTS.

  CONTROL JOINTS.

  S. SLAW FLO BE F \*/ "

  S. SUMP COT DEPTH 1/4 T, SOTT SAW—CUTTING WITHIN 2 HRS OF
  FINISHING

  CONTRACTOR DEPTH 1/4 T, SOTT SAW—CUTTING WITHIN 2 HRS OF
  FINISHING

  CONTRACTOR DEUTD FOR CLASS V FLOOR PER A.C. 302—IR-96

- PINE NO. CEPTIN /4 T; SUT SAME COUNTED WITHIN 2 PINES OF STREET OF

- NOTE: SENSITION OF THE TOWN OF THE CONCEPT OF THE C

**HPA** architecture

> hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949 •863 •1770 fax: 949+863+0851 email: hpa@hparchs.com



-ROBERTSON PROPERTIES GROUP



9201 WINNETKA **AVENUE** 

CHATSWORTH, CA



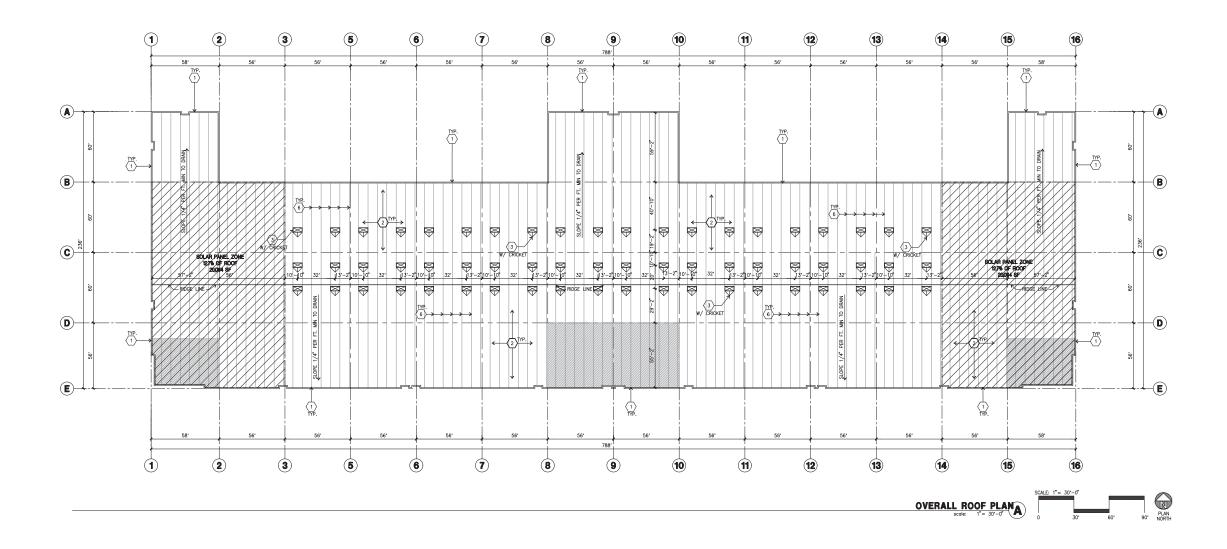
Consultants:

Electrical: Fire Protection:

Soils Engineer:

OVERALL FLOOR PLAN

Project Number:	21289
Drawn by:	DH
Date:	11/15/21
Revision:	



### ROOF PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
- B. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
- REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
- D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
- E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
  F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
- CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWING!
   CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
- DRAWINGS ARE APPROXIMATE.

  H. ALL SKYLIGHTS TO BE DESIGNED FOR 110 M.P.H., EXPOSURE "C" W/
  STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO
  CONFIRM IN WRITING.
- STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.

  I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
- J. NOT USED
- PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).

- L. ROOFING TO BE DESIGNED FOR I 90
- M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
- Q. WHITE SCRIM FOIL INSULATION UNDER ENTIRE ROOF DECK (ADD ALTERNATE)
- TRACTORS, ALL

  S. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INT
  THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS
  - T. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.

### ROOF PLAN KEYNOTES

- 1) CONCRETE PARAPET.
- 2 4-PLY BUILT-UP ROOFING.
- 3 4' X 8' SKYLIGHT.
- (4) INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- 5 APPROXIMATE LOCATION OF ROOF TOP UNIT.
- 6 STRUCTURAL JOIST.
- 7 BUILDING ADDRESS

### ROOF LEGEND



4' X 8' CURB MOUNTED SMOKE HATCHES



PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 40 FT. CLEAR

### REQUIRED

BUILDING FOOTPRINT = 157,480 S.F. SKYLIGHTS AREA REQUIRED = 1.2 % = 1,920 S.F. (60 EA.)

### PROVIDED

SKYLIGHTS PROVIDED SKYLIGHT MODEL

= 1.2 % = 1,920 S.F. (60 EA.)

MANUFACTURED BY BRISTOLITE DAYLIGHTING SYSTEM MODEL # T4896-SS-CM-1-HS1 OR EQUAL (CC-ESR-2415

CLERESTORY AREA PROVIDED = 2,736 S.F.

TOTAL DAYLIGHT AREA PROVIDED = 4,656 S.F.

EXHIBIT "A"

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Case No. \_CPC-2021-10278-CU

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hpa, inc. 18831 bardeen avenue - ste. #100 irvine, ca 92612 tel: 949-863\*1770 fax: 949-863\*0851 email: hpa@hparchs.com







9201 WINNETKA AVENUE

CHATSWORTH, CA



Civil: Structural: Mechanical Plumbing: Electrical:

Landscape: Fire Protection: Soils Engineer:



tle: OVERALL ROOF PLAN

Project Number: 21289
Drawn by: DH
Date: 11/15/21
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hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com







Project:

9201 WINNETKA **AVENUE** 

CHATSWORTH, CA

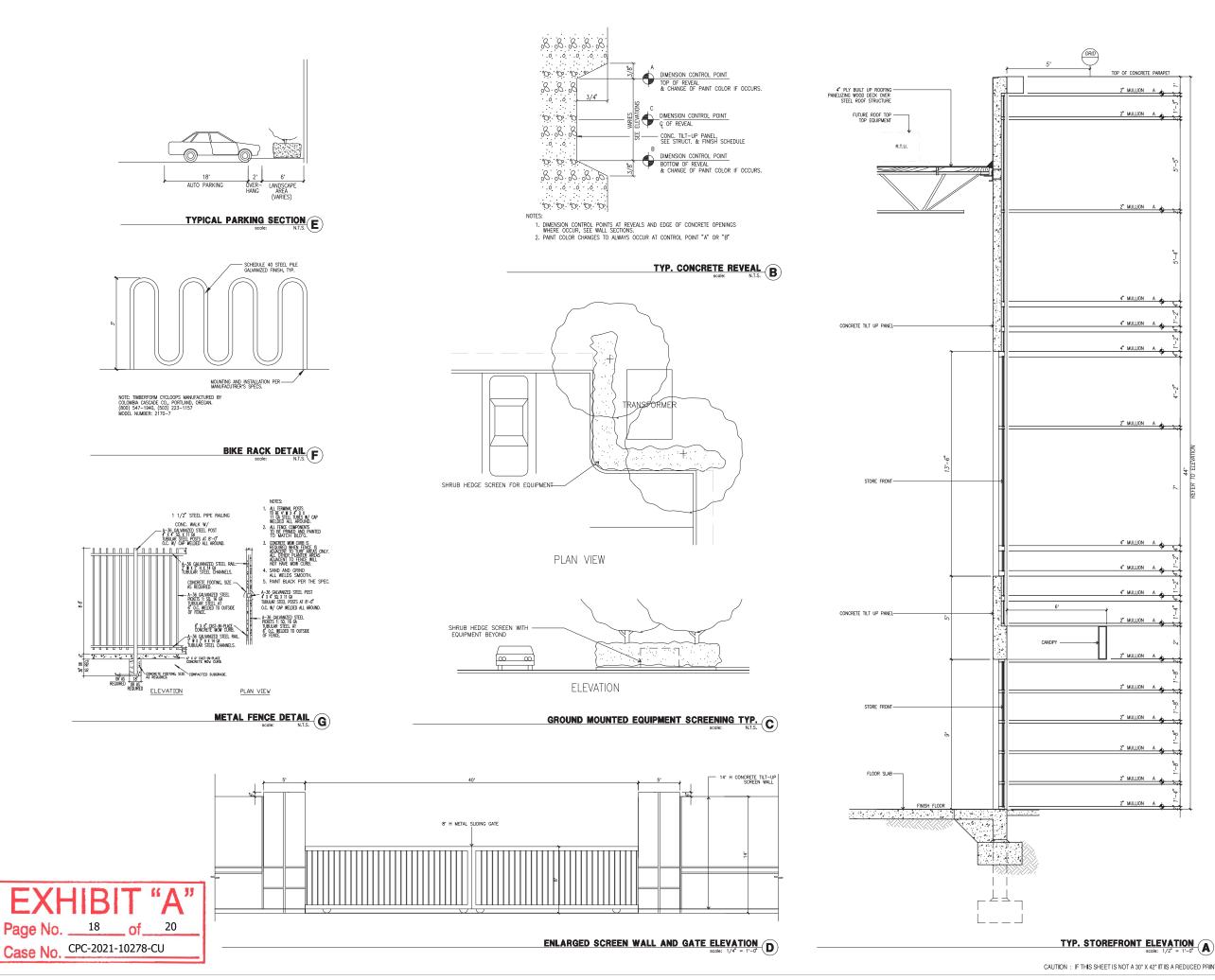


Consultants:

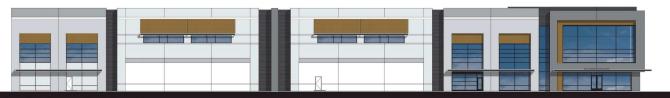
Plumbing: Electrical:


Title: COLORED ELEVATIONS

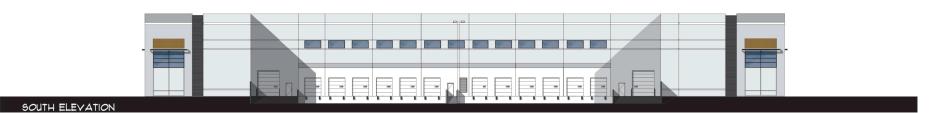
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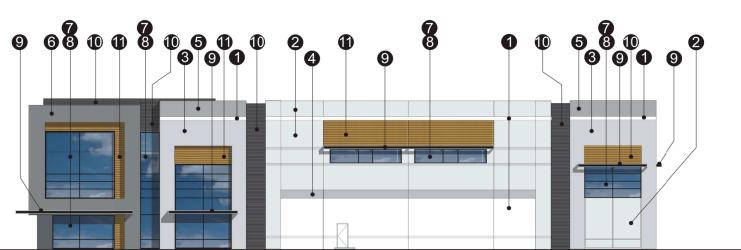


architecture hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com Developer ROBERTSON PROPERTIES GROUP Project: 9201 WINNETKA **AVENUE** CHATSWORTH, CA Consultants: section 11/15/21



PRAIRIE STREET ELEVATION - NORTH ELEVATION





090 AVENUE ELEVATION - WEST ELEVATION



Sherwin Williams SW 7005 Pure White



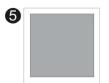
Sherwin Williams SW 7071 Gray Screen



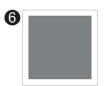
Sherwin Williams SW 7072 Online



Sherwin Williams SW 7073 Network Gray



Sherwin Williams SW 7074 Software



Sherwin Williams SW 7075 Web Gray



Aluminum Black Anodized MULLIONS



Blue Reflective GLAZING



Sherwin Williams Pro-Industrial, Waterbased B53-1150 Semi-Gloss -SW 7069 Iron Ore @ I-beam Metal Canopy



Formliner painted in Sherwin Williams SW 7076 Cyberspace



Woodtone Rustic Series Siding Collection Color: Summer Wheat

EXI	HBI	T	"A"
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Project:

9201 WINNETKA AVENUE

CHATSWORTH, CA



Civil: Structural: Mechanical: Plumbing: Electrical: Landscape: Fire Protection: Soils Engineer:

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Material Board

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