



LAGERSTROEMIA INDICA / CREPE MYRTLE

STREET TREES RETAIL TYP.



EXHIBIT 1

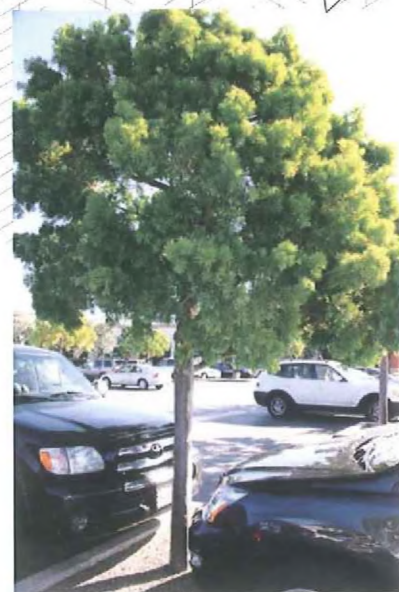
OLEA EUROPEA 'SWAN HILL' / SWAN HILL OLIVE

SITE ENTRY SPECIMEN TREE TYP.



LOPHOSTEMON CONFERTA / BRISBANE BOX

STREET TREES TYP. INDUSTRIAL



PODOCARPUS GRACILIOR / FERN PINE



QUERCUS AGRIFOLIA / COAST LIVE OAK

PARKING CANOPY TREES

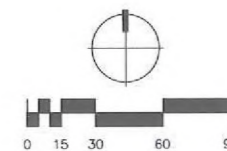
PLANTING LEGEND - RETAIL

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE / SPACING	COMMENT	REGION 4 WUCOLS
	OLEA EUROPEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE	36" BOX	SPECIMEN EVERGREEN CANOPY	LOW (0.1-0.3)
	QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	SHADE CANOPY TREE	LOW (0.4-0.6)
	PODOCARPUS GRACILIOR / FERN PINE	24" BOX	SHADE CANOPY TREE	LOW (0.4-0.6)
	LOPHOSTEMON CONFERTA / BRISBANE BOX	24" BOX	SITE PERIMETER TREE	LOW (0.1-0.3)
	LAGERSTROEMIA INDICA / CREPE MYRTLE	24" BOX	STREET TREE	MOD. (0.4-0.6)

SHRUBS, VINES & GROUNDCOVERS

	AGAVE 'MOONSHINE' / MOONSHINE AGAVE	5 GAL. / 36" O.C.	SUCCULENT	LOW (0.1-0.3)
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL. / 36" O.C.	FLOWERING SHRUB	MOD (0.4-0.6)
	COPROSMA X. KIRKII / NCH	1 GAL. / 48" O.C.	GROUNDCOVER SHRUB	MOD (0.4-0.6)
	HEMERICALLIS HYBRID ORANGE / DAYLILY	1 GAL. / 24" O.C.	FLOWERING ACCENT	MOD. (0.4-0.6)
	LANTANA 'NEW GOLD' / NEW GOLD LANTANA	5 GAL. / 30" O.C.	FLOWERING GROUNDCOVER	LOW (0.1-0.3)
	LIGUSTRUM J. TEXANUM / TEXAS PRIVET	5 GAL. / 30" O.C.	HEDGE	MOD (0.4-0.6)
	MISCANTHUS TRANSMORRISONENSIS / EVERGREEN MISCANTHUS	1 GAL. / 42" O.C.	ORNAMENTAL GRASS	MOD. (0.4-0.6)
	RHAPHIOLEPIS UMBELLATA / YEMMA HAWTHORN	5 GAL. / 30" O.C.	EVERGREEN FLOWERING SHRUB	MOD (0.4-0.6)
	SENECIO SERPENS / CHALKSTICKS	1 GAL. / 18" O.C.	SUCCULENT GROUNDCOVER	MOD (0.4-0.6)

FOR ALL PLANTING IMAGES SEE L2.1



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Consultants:

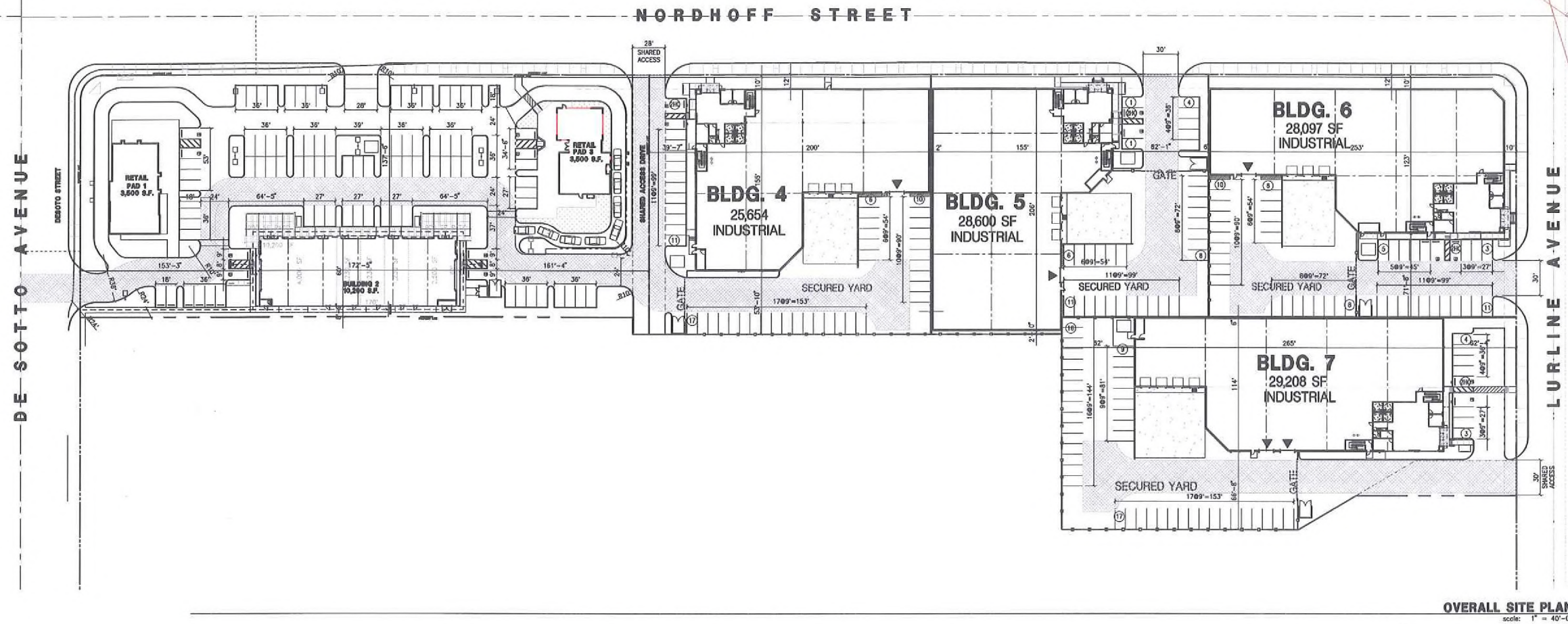
CIVIL Thienes Engineering
STRUCTURAL HSA
MECHANICAL RPM Engineers
PLUMBING RPM Engineers
ELECTRICAL RPM Engineers
LANDSCAPE Ridge landscape
PRESERVATION J.M. Carden
SOILS ENGINEER Norcal

Title: CONCEPTUAL
LANDSCAPE PLAN

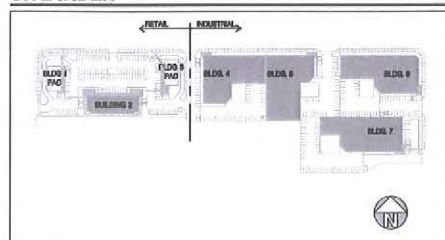
Project Number: 10321
Drawn by: SWK, LA, MJ
Date: 08/09/2014
Revision:

Sheet:

L1.1



SITE INDEX



TABULATION

SITE AREA	BLDG. 1	BLDG. 2	BLDG. 3	SUB-TOTAL	BLDG. 4			BLDG. 5		BLDG. 6		BLDG. 7		SUB-TOTAL	TOTAL
					RETAIL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL			
AREA	33,520	33,520	33,520	100,560	53,124	50,843	54,341	65,654	223,972	334,619	334,619	334,619	334,619	7.65	ACRES
BUILDING AREA	3,500	10,200	3,500	17,200	28,454	28,684	28,697	29,288	114,569	128,777	128,777	128,777	128,777	128,777	5F
OFFICE					2,000	2,000	2,500	2,500	9,000	9,000	9,000	9,000	9,000	9,000	9F
WAREHOUSE					21,672	24,680	23,097	24,208	93,677	93,677	93,677	93,677	93,677	93,677	9F
MEZZAINE					2,000	2,000	2,500	2,500	9,000	9,000	9,000	9,000	9,000	9,000	9F
RETAIL	3,500	10,200	3,500	17,200											5F
Outdoor Seating		1,800		1,800											1,800
TOTAL	3,500	12,000	3,500	19,000	28,454	28,684	28,697	29,288	114,569	128,777	128,777	128,777	128,777	128,777	5F
COVERAGE (%)	10.44	30.43	10.44	18.69	48.29	56.25	51.70	44.48	49.91	39.68	39.68	39.68	39.68	39.68	%
PARKING REQUIREMENTS															
OFFICE @ 1500 SF								10	10					28	STALLS
WAREHOUSE - 1ST 10K @ 1500 SF								20	20	20	20	20	20	89	STALLS
WAREHOUSE - OVER 10K @ 1500 SF								2	2	3	3	3	3	11	STALLS
RETAIL @ 1500 SF per Sec. 12.21(A)(1)				39											
TOTAL PARKING REQUIRED				39	30	31	33	33	127	127	127	127	127	127	STALLS
ACCESSIBLE PARKING				8	2	2	2	2	2	2	2	2	2	2	STALLS
PROVIDED PARKING				88	44	32	43	48	168	168	168	168	168	168	STALLS
RATIO (PER 1,000 SF)				4.5	1.7	1.1	1.5	1.7	1.5	1.5	1.5	1.5	1.5	2.8	STALLS
BUILDING SETBACKS															
NORDHOFF STREET - R-ZONE-4S															
DESOTTO AVE - R-ZONE-4S															
LURLINE AVENUE - M2-1 ZONE-0															

SITE PLAN GENERAL NOTES

- THE SOILS REPORT PROVIDED BY NORCAL ENGINEERING, DATED FEBRUARY 12, 2014, J0816815-13 IS A PART OF THESE CONTRACT DOCUMENTS.
- SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNLESS NOTED OTHERWISE.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, CUTTERS AND SWALES. DETAILS ON SHEET AD1 ARE MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 90 DAYS BEFORE BLDG. COMPLETION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE REINFORCING TO BE A MINIMUM OF 4" THICK W/ TIEED JOINTS AT 8" O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1/20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "C" DRAWINGS FOR FINISH.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LINES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DECISIONS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 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.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.
- FRONT OFFICE MAY BE USED BY A TENANT DIFFERENT THAN THE PROPOSED REAR BUILDING.
- 2 FOOT CANDLE AVERAGE AT OFFICE PARKING AND 1 FOOT CANDLE AVERAGE AT TRUCK YARD.

SITE LEGEND

- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRWG. FOR THICKNESS
- CONCRETE PAVING - SEE "C" DRWG. FOR THICKNESS
- STANDARD PARKING STALL (8' X 18')
- HANDICAP PARKING STALL (8' X 18')
- CLEAN AIR WINDOW/DOOR
- CONCRETE FENCE
- METAL FENCE
- PATH OF TRAVEL
- 28" WIDE FIRE APPARATUS ACCESS ROAD. ROAD TO BE IDENTIFIED WITH PAINTED RED CURBS AND MARKED "FIRE LANE - NO PARKING" PER CITY OF L.A. FIRE DEPT.
- EXTERIOR BICYCLE PARKING 5% OF THE TOTAL PARKING PER COBSC SEC 5.108.4
- INTERIOR BICYCLE PARKING 5% OF THE TOTAL PARKING PER COBSC SEC 5.108.4
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- CATCH BASIN, APPROX. LOCATION - SEE CIVIL DRWG.
- WATER LINE - SEE CIVIL DRWG.
- GAS LINE - SEE CIVIL DRWG.
- SEWER LATERAL - SEE CIVIL DRWG.

EXHIBIT 3



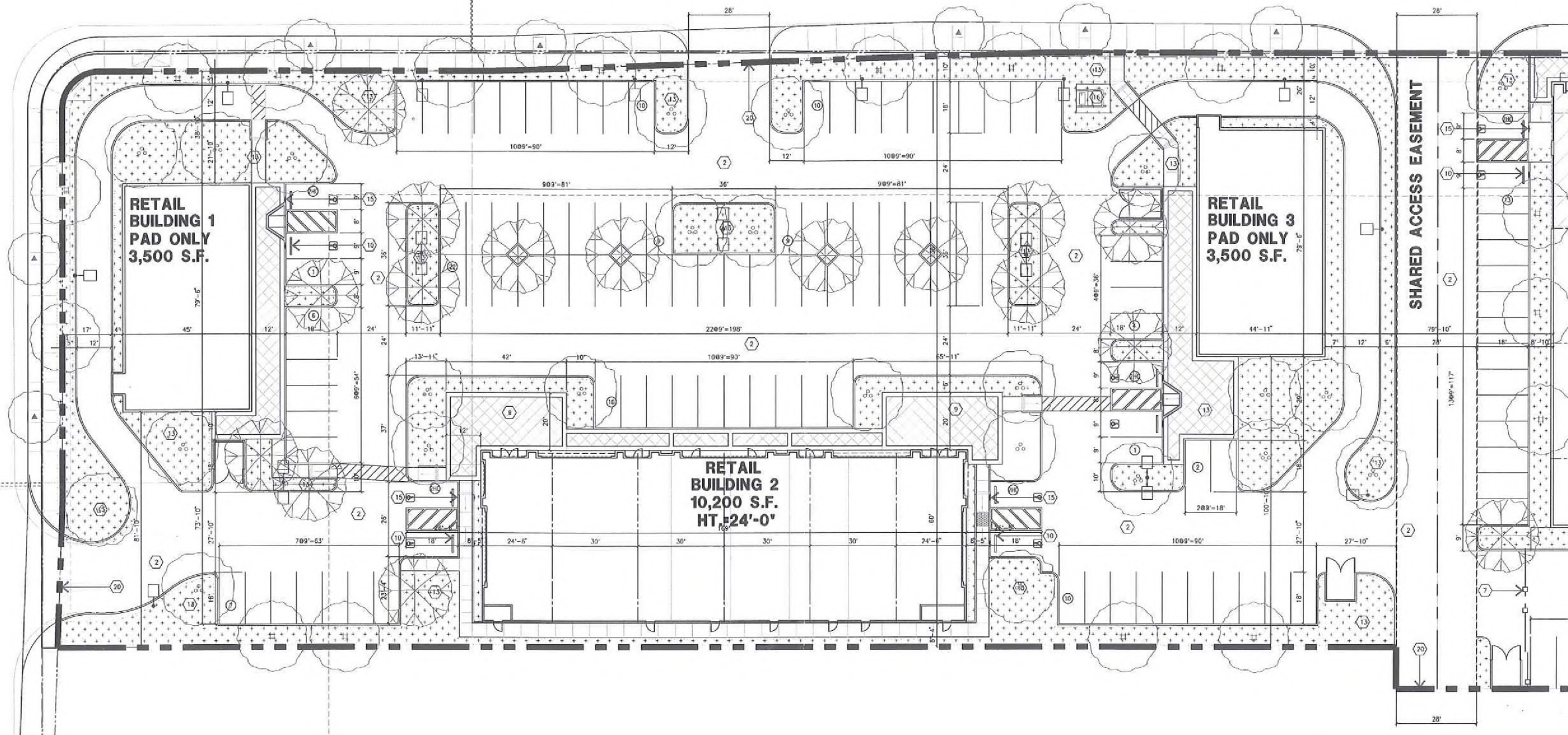
EXHIBIT 4



EXHIBIT 5

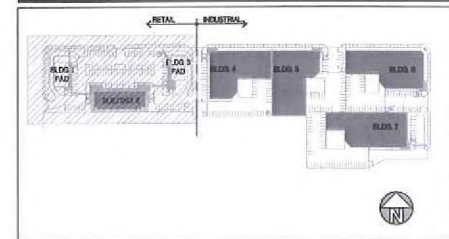
NORDHOFF STREET

DE SOTTO AVE.



ENLARGED SITE PLAN
scale: 1/16"=1'-0"

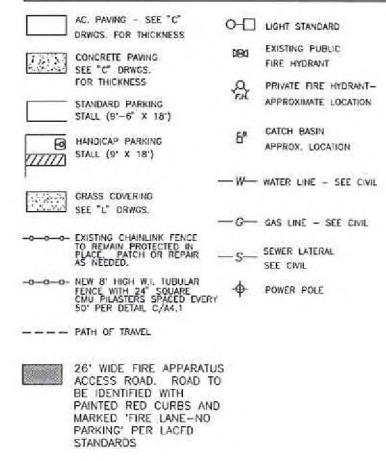
SITE INDEX



TABULATIONS

SITE AREA	IN SF	IN ACRES	BLDG. 1	BLDG. 2	BLDG. 3	SUB-TOTAL
			RETAIL	RETAIL	RETAIL	
BUILDING AREA						
OFFICE						
WAREHOUSE						
MEZZANINE						
RETAIL	3,500		10,200		3,500	
Outdoor Seating			1,800			
TOTAL	3,500		12,000		3,500	19,000
COVERAGE (%)	10.44		30.43		10.44	18.89
PARKING REQUIREMENTS						
OFFICE @ 1/500 SF						
WAREHOUSE - 1ST 10K @ 1/500 SF						
WAREHOUSE - OVER 10K @ 1/5,000 SF						
Retail @ 1/500 SF per Sec. 12.21A4(x)(3)						38
TOTAL PARKING REQUIRED						106
PROVIDED PARKING						5.6
BUILDING SETBACKS						
NORDHOFF STREET - R1 ZONE - 48'						
DE SOTTO AVE - R1 ZONE - 99'						
LURELINE AVENUE - MR2-1 ZONE - 0'						

SITE LEGEND



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONC. PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING
- CONCRETE WALKWAY
- DRIVEWAY APPROXS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5'-6" X 5'-6" X 4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" = 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 8" METAL PICKET FENCE, SEE LEGEND.
- PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS. SEE DETAIL F/AA.1
- TRASH ENCLOSURE SEE DETAIL XX/AA.1
- PATIO WITH OVERHEAD METAL TRELLIS SYSTEM.
- CONCRETE WHEEL STOP
- CONC. FILLED GUARD POST 7" DIA. U.N.O. 42" H.
- EXTERIOR CONC. STAIR.
- LANDSCAPE SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- EXISTING CHAIN LINK FENCE TO REMAIN. SEE LEGEND.
- HANDICAPPED ENTRY SIGN.
- APPROXIMATE LOCATION OF TRANSFORMER.
- PROPOSED EASEMENT, SEE CIVIL DRAWINGS.
- EXISTING POWER POLE TO REMAIN PROTECTED IN PLACE.
- EXISTING POWER POLE TO BE RELOCATED. SEE CIVIL DWGS.
- PROPERTY LINE. SEE CIVIL DWGS.
- EXISTING EASEMENT, SEE CIVIL DRAWINGS FOR LOCATIONS RESTRICTIONS.
- FIRE HYDRANT LOCATION. SEE CIVIL. PRIVATE HYDRANT AT 22A.



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Chatsworth, CA

Consultants:

CIVIL	Thienes Eng.
STRUCTURAL	TBD
MECHANICAL	TBD
PLUMBING	TBD
ELECTRICAL	TBD
LANDSCAPE	TBD
FIRE PROTECTION	TBD
SOILS ENGINEER	TBD
MATERIAL HANDLING	TBD

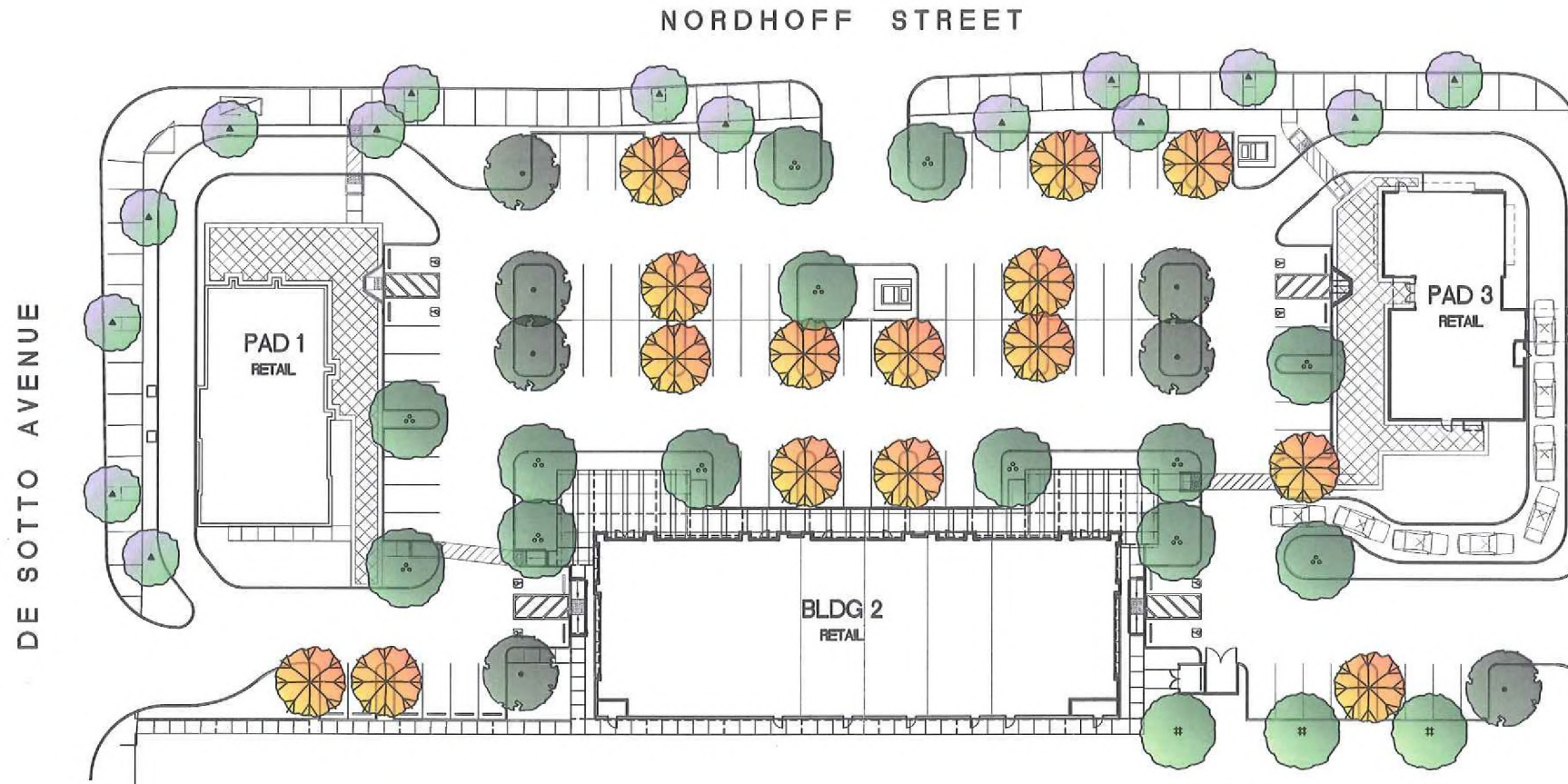
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Project Number: 10321
Drawn by: A.S.
Date: 05/01/2013
Revision:

Sheet:

A1.2

EXHIBIT 6



DE SOTTO AVENUE

NORDHOFF STREET

PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE / SPACING	COMMENT	REGION 4 WUCOLS
	OLEA EUROPEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE	24" BOX	SPECIMEN EVERGREEN CANOPY	LOW (0.1-0.3)
	QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	SHADE CANOPY TREE	LOW (0.4-0.8)
	PODOCARPUS GRACILIOR / FERNI PINE	24" BOX	SHADE CANOPY TREE	LOW (0.4-0.8)
	LOPHOSTEMON CONFERTA / BRISBANE BOX	24" BOX	BUILDING PERIMETER TREE	LOW (0.1-0.3)
	LAGERSTROEMIA INDICA / CREPE MYRTLE	24" BOX	STREET TREE	MOD. (0.4-0.8)

LANDSCAPE TABULATIONS - RETAIL

LANDSCAPE AND IRRIGATION DESIGN COMPLIANCE WITH REQUIREMENTS BY ACCORDANCE WITH CITY OF LOS ANGELES LANDSCAPE ORDINANCE NO. 170,878:

GUIDELINES K - VEHICULAR USE AREAS

1 TREE PER 4 PARKING SPACES REQUIRED AT PARKING AREAS
 TOTAL PARKING SPACES = 86
 TREES REQUIRED = 22 (86 / 4)
 TREES PROVIDED = 39

GUIDELINES O - LANDSCAPE POINT SYSTEM

TOTAL SITE AREA = 100,550 SQ. FT.
 TOTAL POINTS REQUIRED BASED ON LOT SIZE (TABLE 1) = 50 POINTS

1. STREET TREES TO SHADE THE STREET
 + (2) POINTS PER LARGE TREE
 + (3) TREES PROVIDED = 18 POINTS

1. PROVISION OF MORE THAN 50 SQUARE FEET UNPAVED, PLANTED, PARKWAY, PER STREET TREE (PER TREE)
 + (2) POINT PER STREET TREE
 + (17) STREET TREES PROVIDED = 34 POINTS

TOTAL POINTS EARNED 52 POINTS EXCEEDS REQUIRED 50 POINTS



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Consultants:

CIVIL	Thienes Engineering
STRUCTURAL	HSA
MECHANICAL	RPM Engineers
PLUMBING	RPM Engineers
ELECTRICAL	RPM Engineers
LANDSCAPE	Ridge landscape
FIRE PROTECTION	J.M. Carden
SOILS ENGINEER	Norcal

Title: **CONCEPTUAL TREE PLAN ALT #2**

Project Number: 10321
 Drawn by: SWK, L.A. MJ
 Date: 03/12/2014

Revision:

Sheet:
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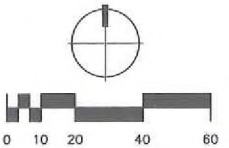
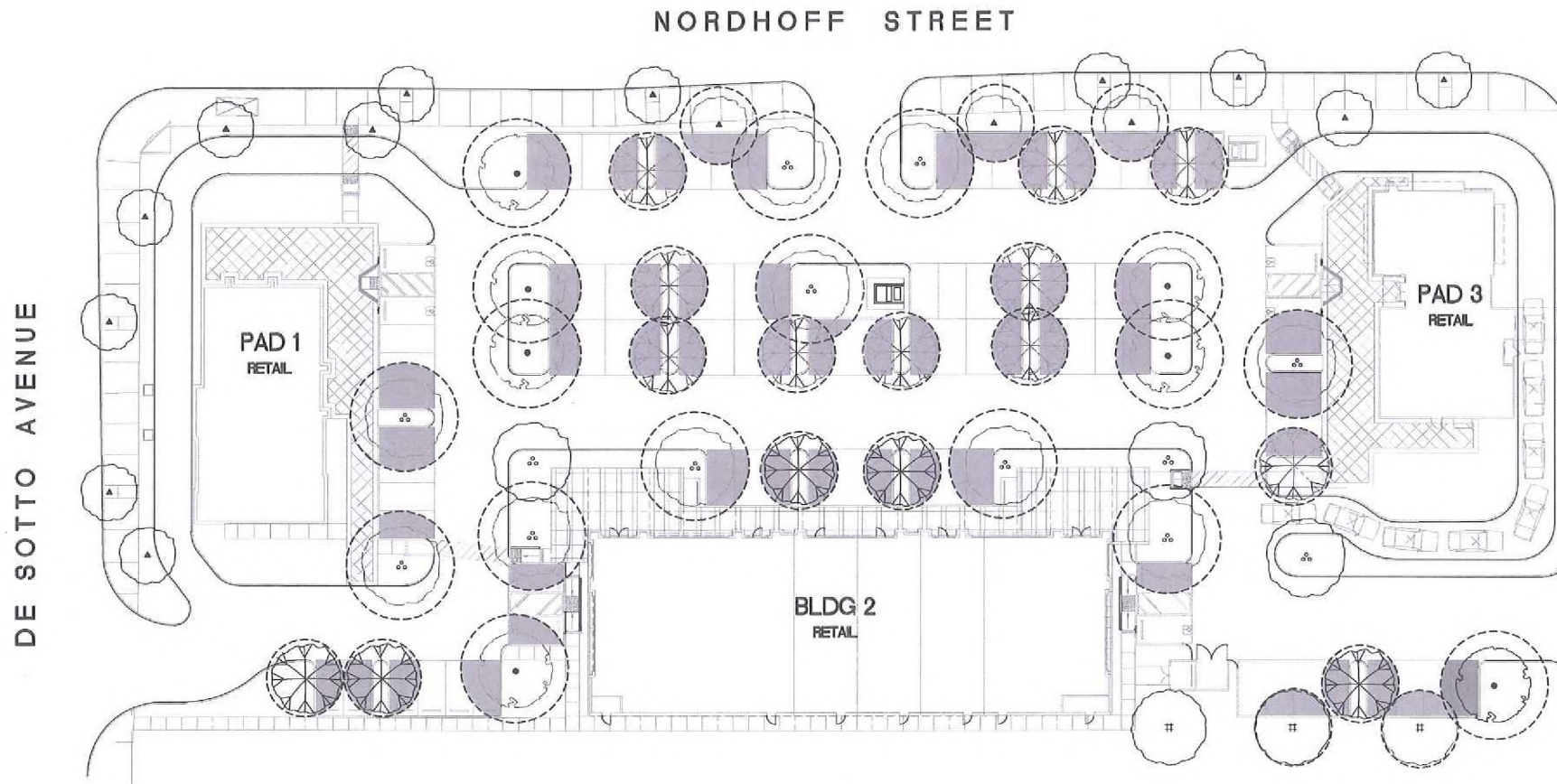


EXHIBIT 7



PLANTING PALETTE - SHADE STUDY

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE CANOPY SIZE	SHADE CANOPY AT 10 YEARS GROWTH
	OLEA EUROPEA SWAN HILL	SWANHILL FRUITLESS OLIVE	25' - 35'	35'
	QUERCUS AGRIFOLIA	COAST LIVE OAK	35' - 60'	35'
	PODOCARPUS GRACILIOR	FERN PINE	25' - 35'	25'
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	20' - 40'	25'
	LACERSTROEMIA INDICA	GRAPE MYRTLE	15' - 25'	25'

SHADE TABULATIONS

REQUIRED - 50% SHADE CANOPY AT 10 YRS. GROWTH

TOTAL PARKING LOT STALL AREA	= 15,001 S.F.
50% OF PARKING AREA TO BE COVERED BY TREE CANOPY REQUIRED	= 7,500 S.F.
TOTAL TREE CANOPY AREA PROVIDED	= 8,712 S.F.
% TREE CANOPY AREA PROVIDED	= 55%



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Consultants:

CIVIL	Thienes Engineering
STRUCTURAL	HSA
MECHANICAL	RPM Engineers
PLUMBING	RPM Engineers
ELECTRICAL	RPM Engineers
LANDSCAPE	Ridge landscape
FIRE PROTECTION	J.M. Carden
SOILS ENGINEER	Norcal

Title: Tree Shading Plan
Alt #2

Project Number: 10321
Drawn by: SWK, L.A.M.
Date: 03/12/2014
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