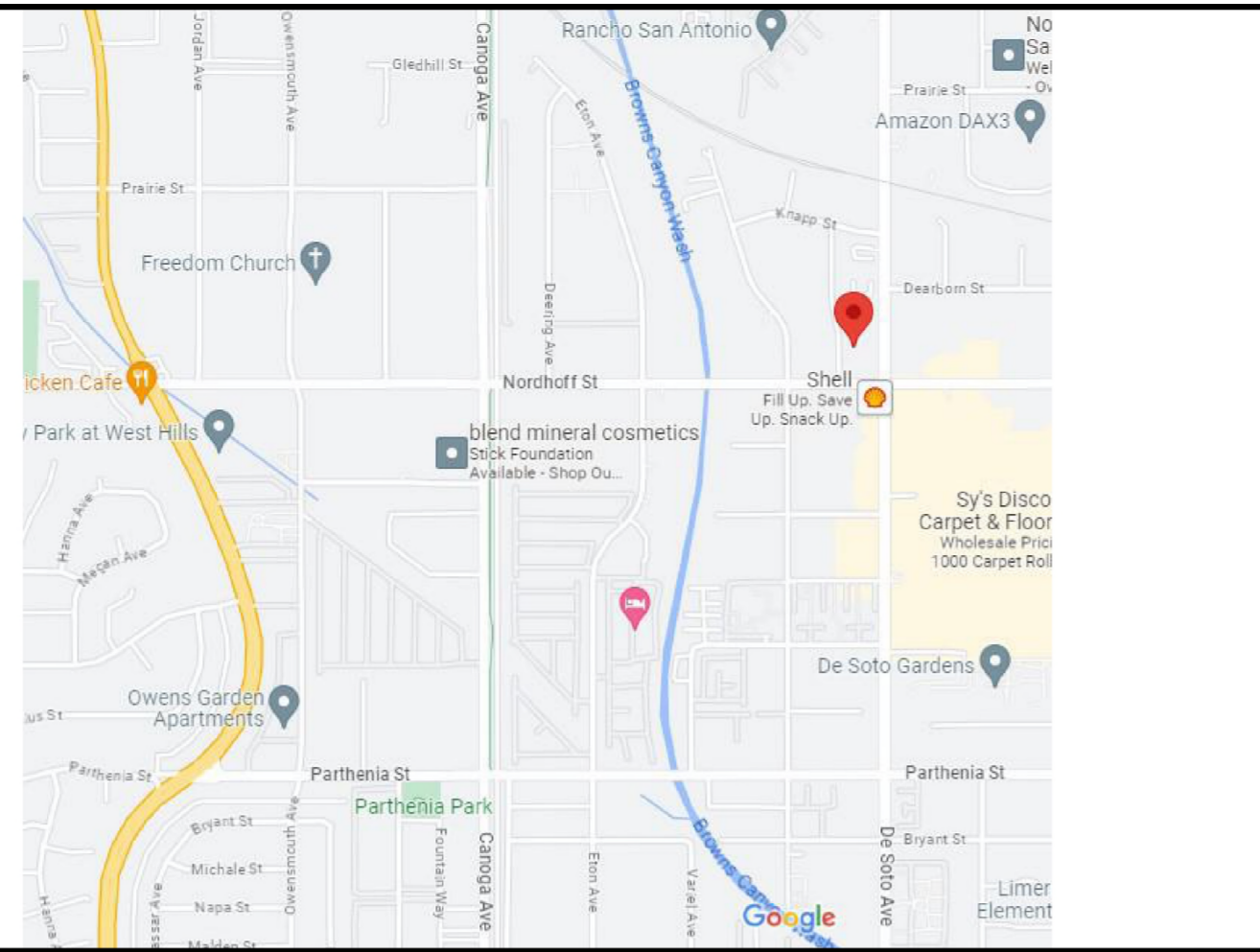


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DE SOTO EXPRESS CARWASH

9119 DE SOTO AVE, CHATSWORTH, CA 91311



GENERAL SHEETS		STRUCTURAL SHEETS	
G0.00	COVERSHEET	S100	GENERAL NOTES & INFO.
G0.01	ABBREVIATIONS, SYMBOLS, & PROJECT INFORMATION	S110	TYP. DETAILS
G0.03	GENERAL NOTES	S200	FOUNDATION PLAN
G0.04	ACCESSIBILITY NOTES	S201	ROOF FRAMING PLAN
G0.05	ACCESSIBILITY NOTES	S300	DETAILS (FOUNDATION)
G0.06	BUILDING CODE FIGURES - P/BC-2020-084	S310	DETAILS (WOOD)
G0.07	BUILDING CODE FIGURES - P/BC-2020-086		
G0.08	BUILDING CODE FIGURES - P/BC-2020-087		
G0.09	BUILDING CODE FIGURES - P/BC-2020-089		
G0.10	BUILDING CODE FIGURES - P/BC-2020-090		
G0.11	BUILDING CODE FIGURES - P/BC-2020-091		
G0.15	SOILS APPROVAL		
G0.20	GREEN BUILDING FORMS AND NOTES		
G0.21	GREEN BUILDING FORMS AND NOTES		
G0.25	ENERGY CALCS - INTERIOR		
G0.26	ENERGY CALCS - EXTERIOR		
G0.27	GREEN BUILDING CUT SHEETS		
G0.30	TOPO MAP / ALTA SURVEY		
G0.31	LOWEST ADJACENT GRADE DIAGRAM		
G0.32	AVG GRADE PLANE DIAGRAM		
G0.41	FAR DIAGRAM AND CALCS		
G0.42	BUILDING AREA DIAGRAM AND CALCS		
G0.43	LIFE SAFETY AND FIRE ACCESS PLANS		
G0.51	EXTERIOR WALL OPENING DIAGRAMS		
G0.52	EXTERIOR WALL OPENING DIAGRAMS		
G0.53	EXTERIOR WALL OPENING DIAGRAMS		
G1.00	PLOT PLAN		

ISSUE DATES		
#	DATE	DESCRIPTION
1	05/22/25	C.L.P. SUBMISSION

JOHN KALISKI ARCHITECTS
3780 WILSHIRE BOULEVARD SUITE 500
LOS ANGELES, CA 90010
JOHN KALISKI, FAIA C17945

COVERSHEET

De Soto Exp Car Wash
9119 De Soto Avenue
Chatsworth, CA 91311

DATE: 05/22/25
SCALE:
DRAWN: EC
JOB NUMBER: 2215
SHEET:

GENERAL NOTES

- Prior to inspection of the existing facility, or commencement of the Work, the Contractor shall receive permission for site access from the Owner or a designated representative of the Owner.
- The Contractor shall verify and coordinate all existing (e) and/or new (n) conditions and verify dimensions at the job site in comparison with drawings and specifications prior to bidding, at the start of, and during construction. If any discrepancies, inconsistencies, or omissions are found and / or clarifications needed, The Contractor shall notify the Architect in writing prior to proceeding with work.
- Drawings and specifications as provided to the Contractor, and all the Architect's consultant drawings and specifications are part of the Architect's Work, the Work of the Project, and the construction contract (Contract) and shall be reviewed as a whole and as a complete set of documents by the Contractor and all subconsultants to the Contractor. The Contractor shall not split the drawings and specification and Work for convenience and shall distribute the entire Work to all Subconsultants and others that may need to review the Work during bidding and construction.
- Abbreviations used throughout the Work are those in common use. Notify the Architect for clarification of any abbreviations in question.
- The Contractor and any Subconsultants and others that review the Work shall not scale the drawings and shall rely on the written dimensions as given in the drawings. All dimensions shall be verified by the Contractor. The Contractor shall also coordinate and verify the dimensions with the work of all trades. If there are dimensional discrepancies noted and/or clarifications needed, the Contractor shall notify the Architect of same in writing before the commencement of and/or resumption of work.
- In the case of conflicts noted within the Work, drawings, or between the Work, drawings, and existing conditions, and/or between the Work, drawings and the specifications, the Contractor shall notify the Architect in writing for clarification and resolution before proceeding with the Work.
- The Contractor shall provide all necessary permits and inspections required to start the work and complete the work.
- The Contractor shall verify the location of all existing utilities below grade and related service connections with the respective utility companies.
- The Contractor shall furnish all materials, labor, equipment, fixtures, transportation, and services necessary for the satisfactory completion of the Work unless designated in the drawings and specifications as Not In Contract, N.I.C. All equipment, work, and materials shall comply with all current and local applicable codes and governing regulations, and the work of the Contract Documents.
- Any work installed in conflict with the Work of the Architect and the Architect's consultants, as needed and required, shall be corrected by the Contractor at the Contractor's expense and at no additional expense to the Owner, Architect, or the Architect's consultants.
- If the Contractor ascertains at any time that requirements of the Contract and/or Work conflict with, or are in violation of applicable laws, codes, regulations, and ordinances, the Contractor shall not proceed with the work in question except at their own risk, until the Architect has been notified in writing and a written determination is made by the Architect. Where completed or partially completed work is discovered to be in violation of applicable laws, codes, regulations, and ordinances, and where such work is not in compliance with the Work of the Architect and the Architect's consultants, the Contractor shall be required to remove the non-compliant work from the Project and replace such work with all new complying work at no additional cost to the Owner.
- Specifications and/or Consultant drawings (Consultant Work) supplement the Architectural drawings. In the case of a discrepancy or conflict between the Architectural Work and the Consultant Work, it shall be the responsibility of the Contractor to bring such discrepancy or conflict to the Architect's attention in writing for clarification and resolution before proceeding with work. Improperly installed work due to such conflicts shall be corrected by the Contractor at the Contractor's expense and at no expense to the Architect, the Architect's consultants, and/or the Owner.
- If required and/or needed, temporary pedestrian protection shall be provided at public sidewalks and/or rights-of-way.
- The Architect and the Structural Engineer shall be noticed and consulted in all cases where cutting into an existing structural portion of any building is either expedient or necessary. Prior to proceeding with such work, reinforcement and/or support satisfactory to the Structural Engineer shall be provided by the Contractor prior to cutting into structural portions of any building.
- When it is necessary to interrupt any existing utility services to undertake the Work, make corrections, and/or connections, a minimum 48-hour advance notice shall be given to the Owner. Interruptions in utility services shall be of the shortest possible duration for the task and work at hand and shall be approved by the Owner and/or their designee in advance.
- Access panels shall be provided by the Contractor and installed wherever required by the building code or as needed for the proper operation or maintenance of mechanical, electrical, and/or low voltage equipment and/or fixtures. Whether indicated or not on the drawings. The Contractor shall coordinate, size, and locate the type of access panel required and receive the approval of the Architect for same. Access panels shall not be located, framed, or installed without the express approval of the Architect.
- The Contractor shall protect all work and surfaces from damage during the course of construction and shall replace and/or repair all damaged work caused by Contractor or Subcontractor personnel to the satisfaction of the Architect and Owner.
- The Contractor shall provide a final clean-up of the site and Work areas and remove all debris, rubbish, and waste materials from the Owner's property and on- and off-site Work area to a lawful disposal area and pay all clean-up, hauling, and dumping costs. The Contractor shall also conform to all pertaining federal, state, and local laws, regulations, and orders related to same during construction and upon completion of construction. All construction areas during construction and upon completion of construction shall be left broom-clean and/or vacuum-clean and free from debris. All dust, dirt, stains, hand-marks, paint spots, droppings, blemishes, and similar shall be removed and cleaned.

GENERAL NOTES

SPACE PURPOSEFULLY LEFT BLANK FOR
LADBS APPROVAL STAMP

EXHIBIT "A"

Page No. 1 of 18

Case No. APCNV-2024-493-ZC-CU2

LADBS APPROVAL STAMP

VICINITY MAP

Bike Calculations

Bike Parking Required (LAMC 12.21 A.16)

Long Term Spaces	1 Space per 10,000 SF (minimum 2)	2 Spaces
	Total Required	2 Spaces
Short Term Spaces	1 Space per 10,000 SF (minimum 2)	2 Spaces
	Total Required	2 Spaces
Total Space Required		4 Spaces

* = LAMC 12.21.A.16 (b) Fractions - When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half shall be construed as requiring one bicycle parking space.

Bike Parking Provided		
Long-term Bike Parking Spaces	2 Spaces	
Short-term Bike Parking Spaces	2 Spaces	
Total Spaces Provided		4 Spaces

BIKE CALCULATIONS

Landscape Summary

See L1.0 for full details

Total Lot Area:	Approx. 40,089 SF	Required landscape in the interior of the vehicular use area equal to a minimum of 5% of the use area
Interior of Vehicular Use Area:	9,678 SF	
Required Landscape Area:	484 SF	
Proposed Interior Landscape Area		
5' Landscape Buffer	597 SF	
Proposed Landscaping Area Total	839 SF	
Required Tree Count		
Proposed Tree Count	4 Trees	1 Tree / 250 SF of Landscaping
Landscaping Percentage Along Street Frontages		
Nordhoff Street	30% Landscaping	
De Soto Avenue	70% Landscaping	

LANDSCAPE SUMMARY

Floor Area Summary (Per LAMC 12.03)

Carwash "Structure A"		
First Floor	4,627.76 SF	
Second Floor	483.05 SF	
Total	5,110.81 SF	
Trash Enclosure "Structure B"		
First Floor	601.99 SF	
Second Floor	385.81 SF	
Total	987.80 SF	
Pay Station "Structure C"		
First Floor	1,177.60 SF	
Total	1,177.60 SF	
Grand Total Floor Area	7,276.21 SF	

FLOOR AREA SUMMARY

PROJECT RENDERING

Legal Description

LOT 28 OF TRACT NO. 18349, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 607 PAGES 91 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Site Address: 9119 N DE SOTO AVE, 20921 W NORDHOFF ST.

APN: 2746009024 Lot: 28 Block: NONE

Arb: 2 Tract: TR 18349

Lot/Parcel Area: 40,089

Community Plan Area: Chatsworth - Porter Ranch

Council District: CD 12

Project Description

De Soto Express Carwash is a proposed 7,276.21 SF Express Car Wash with 32 vacuum stalls

ZONING: (T)(Q)C2-1

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: (2) STORIES TYPE V-A

LEGAL & PROJECT DESCRIPTION

Zoning Summary

Designator	Reference	Required / Allowable	Proposed
Zoning	Per Zimas	(T)(Q)C2	-
Use	LAMC 12.14.A.9	-	C2 (Automotive Laundry)
General Plan Designation	Per Zimas	Highway Oriented Commercial	-
Community Plan Overlay	Per Zimas	None	-
Sub-Area	Per Zimas	None	-
500 ft. School Zone	Per Zimas	No	-
Lot Area	Per Assessor	40,089 SF	40,089 SF
Buildable Area	LAMC 12.14.C.3	40,089 SF	40,089 SF
FAR	LAMC 12.12.2.A.1	1.5:1 FAR	7,276.21 SF / 40,089 SF 0.18:1
Maximum Floor Area	Q CONDITION SEE ORD-185585	Max Floor Area capped at 33,957 SF	7,276.21 SF
Maximum Height (Zoning)	LAMC 12.22.A25(f)(5)	75'	36' - 7 7/8"
Stories	LAMC	No Limit	2
Front Yard Setback	LAMC 12.14.C	No Front Yard Per (C2 Zone)	0'-0"
Side Yard Setback	LAMC 12.14.C	No Side Yard Per (C2 Zone)	0'-0"
Rear Yard Setback	N/A	N/A	No Rear Yard
Street Dedication	Per Zimas / Navigate LA	De Soto Ave: 5'-0" Nordhoff: 5'-0"	De Soto Ave: 5'-0" Nordhoff: 5'-0"
Parking	AB 2097	None Required	1 Accessible Stall

Parking Calculations

Auto Parking Required		
Required Parking	No Parking required per AB2097	0 Spaces
Total Spaces Required		0 Spaces
<i>*Guest parking not required or provided.</i>		
Auto Parking Provided		
Standard Spaces		0 Spaces
Accessible Spaces		1 Space
Compact Spaces		0 Spaces
Electric Vehicle Charging Spaces		0 Spaces
Total Spaces Provided		1 Space

ZONING SUMMARY & PARKING CALCULATIONS

ARCHITECTURAL SHEETS		SHEET INDEX	
A1.01	SITE PLAN		
A1.10	ARCHITECTURAL FOUNDATION PLANS		
A1.11	FLOOR PLANS		
A1.12	FLOOR PLANS - TRASH / PAY STATION		
A1.21	ROOF PLANS		
A2.01	ELEVATIONS - CAR WASH		
A2.02	ELEVATIONS - TRASH ENCLOSURE & PAY STATION		
A4.10	ENLARGED RESTROOM PLANS & ELEVATIONS		
A4.11	ENLARGED RAMP & STAIR PLANS & SECTIONS		
A5.00	DOOR THRESHOLD DETAILS & HANDRAIL DETAILS & COUNTER DETAILS		
A8.00	SPECIFICATIONS		
MODERN WASH			
MW-0.10	NOTES AND ABBREVIATIONS		
MW-0.11	LEGENDS & ADA		
MW-0.20	ARCH SITE PLAN		
MW-0.21	LIFE SAFETY PLANS		
MW-1.01	FLOOR PLAN - 1ST		
MW-1.02	FLOOR PLAN - 2ND		
MW-1.03	FLOOR PLAN - TRASH ENCLOSURE		
MW-1.04	FLOOR PLAN - PAY STATION		
MW-1.11	WALL PLACEMENT - 1ST		
MW-1.12	WALL PLACEMENT - 2ND		
MW-1.31	ROOF PLAN		
MW-1.32	ROOF DETAILS		
MW-2.00	ENLARGED PLANS		
MW-2.01	ENLARGED PLANS		
MW-3.00	ELEVATIONS - EXTERIOR		
MW-4.00	SECTIONS - BUILDING		
MW-4.01	SECTIONS - BUILDING		
MW-4.02	SECTIONS - BUILDING		
MW-5.00	WALL / FLOOR DETAILS		
MW-5.01	WALL / FLOOR DETAILS		
MW-5.10	DETAILS		
MW-5.11	DETAILS		
MW-5.12	DETAILS		
MW-5.13	DETAILS		
MW-5.14	DETAILS		
MW-5.20	STAIR DETAILS		
MW-5.21	STAIR DETAILS - TRASH ENCLOSURE		
MW-6.00	DOOR & WINDOW SCHEDULES		
MW-7.00	MATERIAL SPECS		
MW-7.01	MATERIAL SPECS		
MW-8.00	FLASHING AND TRIM		
MW-8.10	PANEL LAYOUT		
MW-8.11	PANEL LAYOUT		

SHEET INDEX

Project Team

<p>Owner De Soto Express Holdings LLC 1308 E Colorado Blvd #2071 Pasadena, CA 91106</p> <p>Contact: Demetrius McWhorter Email: Demetrius@LVAssetHoldings.com Phone: 702-751-1212</p> <p>Structural Engineer XIA Structural Engineers, Inc 260 S Los Robles Ave, Ste 100 Pasadena, CA 91101</p> <p>Contact: Ji Xia Email: Ji.Xia@XiaEngr.com Phone: 213-400-8633</p> <p>Landscape Architect Paul Lewis, Courtland Studio, LLC 13351-D Riverside Drive #445 Sherman Oaks, CA 91423</p> <p>Contact: Michelle Chingcuangco Email: Office@CourtlandStudio.com Phone: 818-788-9382</p> <p>Building Design ModernWash 5220 Scottsvill Road Bowling Green, KY 42104</p> <p>Contact: Ben Hogue Email: Ben@ModernWash.net Phone: 800-511-7208</p>	<p>Architect John Kaliski Architects 3780 Wilshire Blvd, Ste 500 Los Angeles, CA 90010</p> <p>Contact: Esteban Cerna Email: ECerna@JKA-LA.com Phone: 213-383-7980 ext 106</p> <p>Civil Engineer Forma Engineering 400 San Fernando Mission Blvd Ste 200 San Fernando, California 91340</p> <p>Contact: Garrett Aragon Email: GAragon@FormaEng.com Phone: 818-832-1710</p> <p>MEP Windward Consulting, Inc 448 S Hill St, Ste 1001 Los Angeles, CA 90013</p> <p>Contact: Dmitry Korshakovsky Email: Dmitry.Korshakovsky@windwardec.com Phone: 310-935-4597</p>
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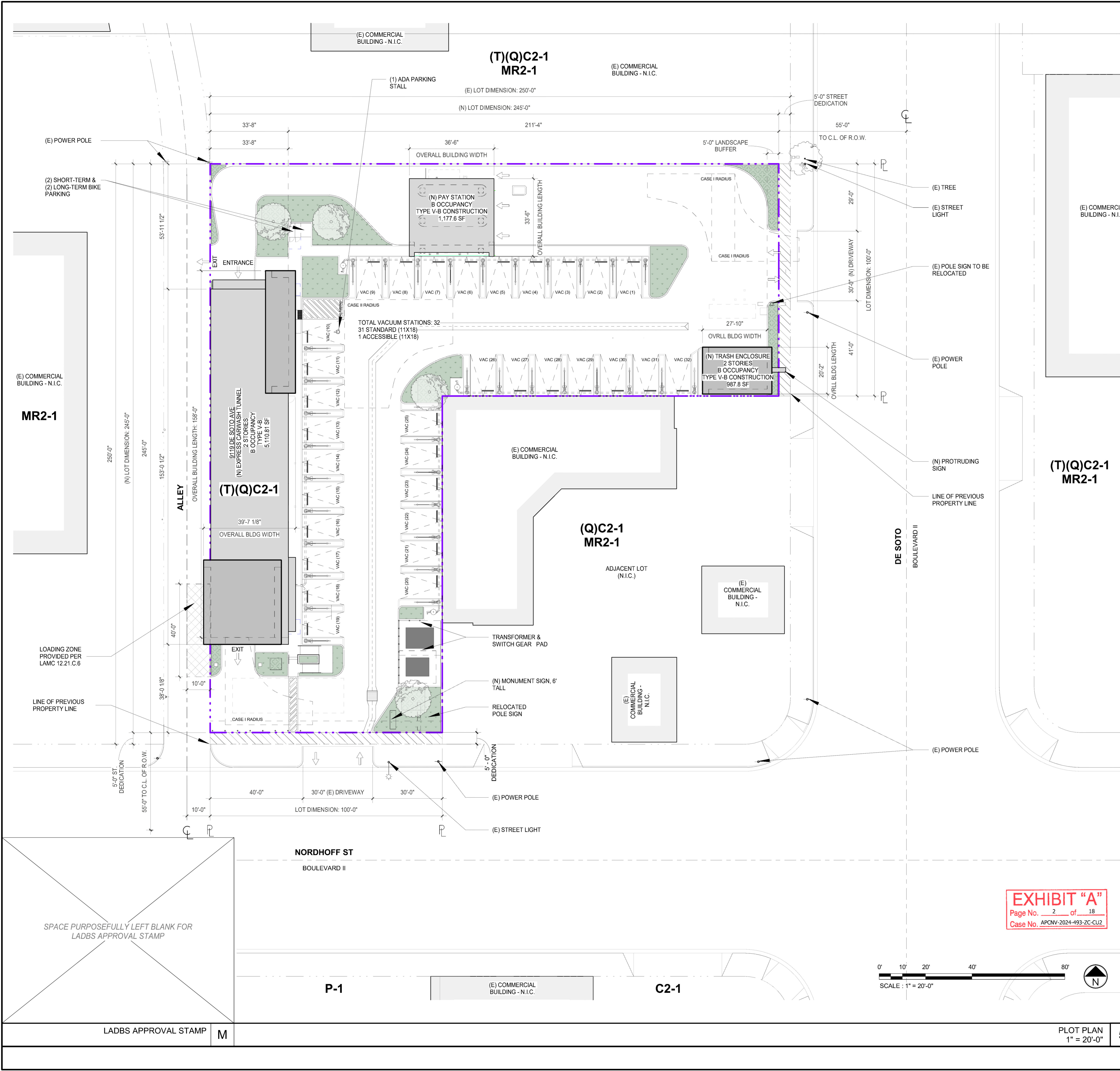
PROJECT TEAM

NOT FOR CONSTRUCTION

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Legal Description
 LOT 28 OF TRACT NO. 18349, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 607 PAGES 91 TO 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
Site Address: 9119 N DE SOTO AVE, 20921 W NORDHOFF ST.
 APN: 2746009024 Lot: 28 Block: NONE
 Arb: 2 Tract: TR 18349
 Lot/Parcel Area: 40,089
 Community Plan Area: Chatsworth - Porter Ranch
 Council District: CD 12

Zoning Summary

Designator	Reference	Required / Allowable	Proposed
Zoning	Per Zimas	(T)(Q)C2	-
Use	LAMC 12.14.A.9	-	C2 (Automotive Laundry)
General Plan Designation	Per Zimas	Highway Oriented Commercial	-
Community Plan Overlay	Per Zimas	None	-
Sub-Area	Per Zimas	None	-
500 ft. School Zone	Per Zimas	No	-
Lot Area	Per Assessor	40,089 SF	40,089 SF
Buildable Area	LAMC 12.14.C.3	40,089 SF	40,089 SF
FAR	LAMC 12.12.2.A.1	1.5:1 FAR	7,276.21 SF / 40,089 SF 0.18:1
Maximum Floor Area	Q CONDITION SEE ORD-185585	Max Floor Area capped at 33,957 SF	7,276.21 SF
Maximum Height (Zoning)	LAMC 12.22.A25(f)(5)	75'	36' - 7 7/8"
Stories	LAMC	No Limit	2
Front Yard Setback	LAMC 12.14.C	No Front Yard Per (C2 Zone)	0'-0"
Side Yard Setback	LAMC 12.14.C	No Side Yard Per (C2 Zone)	0'-0"
Rear Yard Setback	N/A	No Rear Yard	0'-0"
Street Dedication	Per Zimas / Navigate LA	De Soto Ave: 5'-0" Nordhoff: 5'-0"	De Soto Ave: 5'-0" Nordhoff: 5'-0"
Parking	AB 2097	None Required	1 Accessible Stall

Landscape Summary

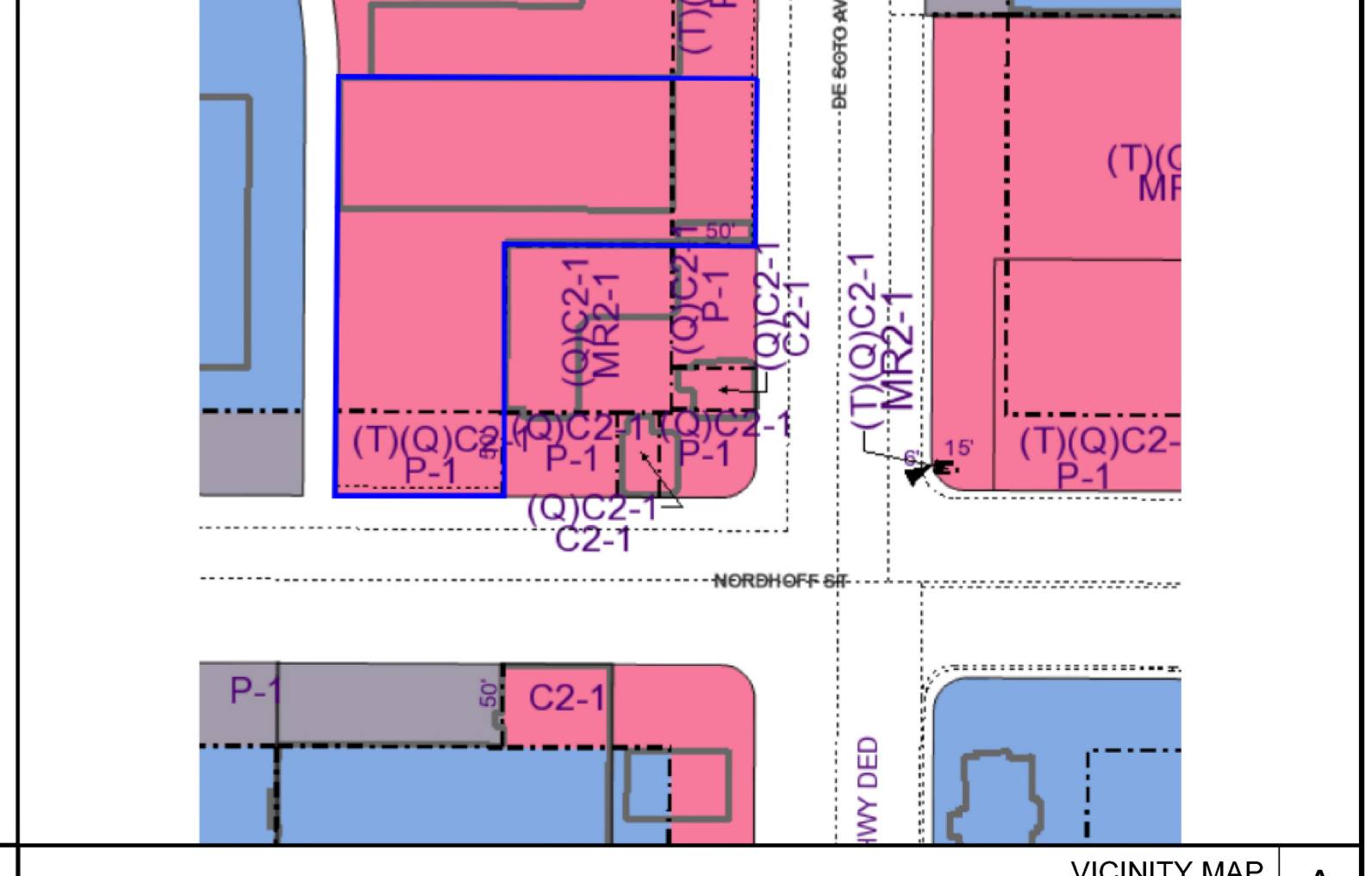
See L1.0 for full details

Total Lot Area:	Approx. 40,089 SF	Required landscape in the interior of the vehicular use area equal to a minimum of 5% of the use area
Interior of Vehicular Use Area:	9,608 SF	
Required Landscape Area:	480 SF	
Proposed Interior Landscape Area	573 SF	
5' Landscape Buffer	404	
Proposed Landscaping Area Total	977 SF	
Required Tree Count	4 Trees	1 Tree / 250 SF of Landscaping
Proposed Tree Count	4 Trees	
Landscaping Percentage Along Street Frontages		
Nordhoff Street	30% Landscaping	
De Soto Avenue	70% Landscaping	

Floor Area Total

Lot Area	Max. Allowable F.A.R.	Total Allowable Floor Area Per Q Condition on Site	Proposed Floor Area	Proposed Floor Area Ratio
40,089 SF	1.5:1	33,957 SF	7,276.21 SF	0.18:1

ZONING INFORMATION B



VICINITY MAP A

ISSUE DATES

#	DATE	DESCRIPTION
1	05/22/25	C.L.P. SUBMISSION

JOHN KALISKI ARCHITECTS
 3780 WILSHIRE BOULEVARD SUITE 500
 LOS ANGELES, CA 90010
 JOHN KALISKI, FAIA C17945

JK A

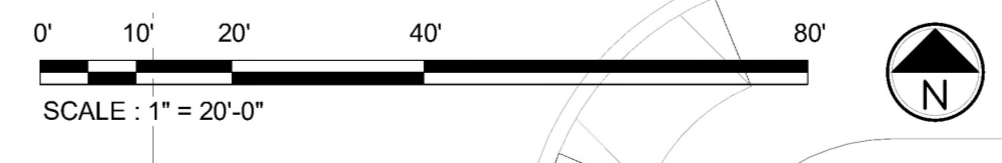
PLOT PLAN

De Soto Exp Car Wash
 9119 De Soto Avenue
 Chatsworth, CA 91311

LICENSED ARCHITECT
 JOHN KALISKI
 NO. C17945
 REN. 2/28/27
 STATE OF CALIFORNIA

Date: 05/22/25
 Scale: 1" = 20'-0"
 Drawn: EC
 Job Number: 2215
 Sheet: G1.00

EXHIBIT "A"
 Page No. 2 of 18
 Case No. APCNV-2024-493-ZC-CU2



LADBS APPROVAL STAMP M

PLOT PLAN 5
 1" = 20'-0"

NOT FOR CONSTRUCTION

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1. SITE WORK NOTES:
 A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 B. AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
 C. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 D. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

2. LADBS NOTES:
 A. DOUBLE STRIPING OF STALLS SHALL BE PER SECTION 12.21A.5 (L).
 B. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1204.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1204.1 AND 1204.3)

EXHIBIT "A"
 Page No. 3 of 18
 Case No. APCNV-2024-493-ZC-CU2

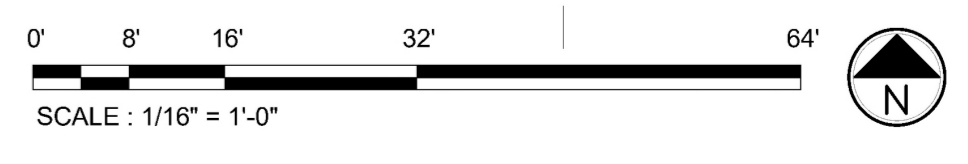
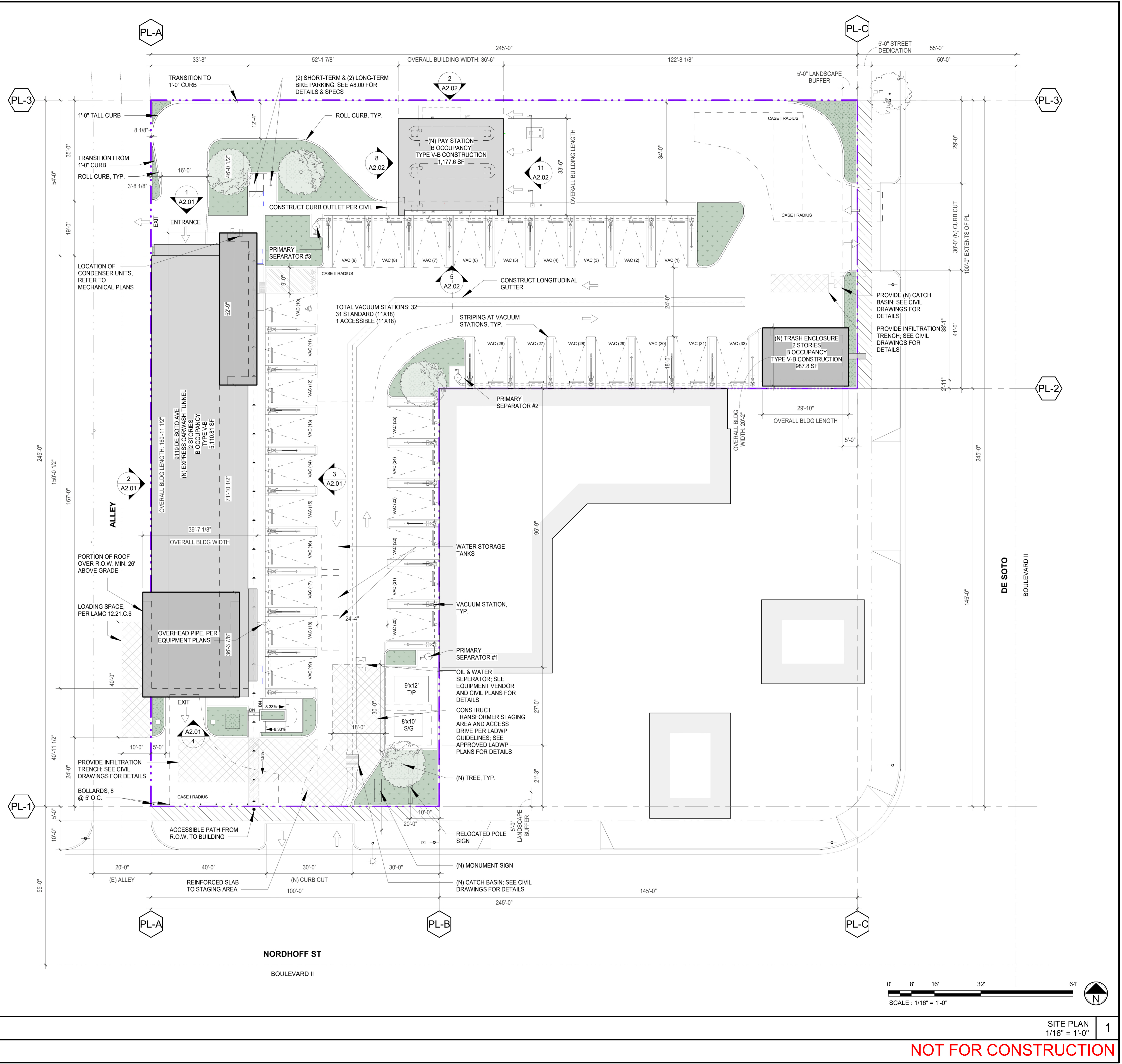
GENERAL NOTES

- PROPOSED BUILDING
- LANDSCAPING PER LANDSCAPE PLANS
- ARTIFICIAL TURF PER LANDSCAPE PLANS
- PROPERTY LINE
- ACCESS AISLE & ACCESSIBLE WALKWAY
- PROPOSED TREE
- EXISTING TREE
- VEHICULAR TRAVEL DIRECTION

SITE PLAN LEGEND

SPACE PURPOSEFULLY LEFT BLANK FOR LADBS APPROVAL STAMP

LADBS APPROVAL STAMP



ISSUE DATES

#	DATE	DESCRIPTION
1	05/22/25	CLIP SUBMISSION

JK A

JOHN KALISKI ARCHITECTS
 3780 WILSHIRE BOULEVARD SUITE 500
 LOS ANGELES, CA 90010
 JOHN KALISKI, FAIA C17945

SITE PLAN

De Soto Exp Car Wash
 9119 De Soto Avenue
 Chatsworth, CA 91311

LICENSED ARCHITECT
 JOHN ETHAN KALISKI
 NO. C17945
 REN. 2/28/27
 STATE OF CALIFORNIA

Date: 05/22/25
 Scale: 1/16" = 1'-0"
 Drawn: EC
 Job Number: 2215
 Sheet: A1.01

NOT FOR CONSTRUCTION

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FLOOR PLAN GENERAL NOTES:

- FLOOR PLANS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY. REFER TO MODERNWASH DRAWINGS FOR ALL NOTES, TAGS, AND DIMENSIONS. CONTACT ARCHITECT FOR ANY DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND MODERNWASH DRAWINGS.
- SEE MW-1.01-1.02 FOR CARWASH DIMENSION PLAN AND RCP.
- SEE MW-1.03 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
- SEE MW-1.04 FOR PAYSATION PLANS AND ELEVATIONS.
- SEE MW-2.00-2.01 FOR ENLARGED PLANS, INCLUDING ENLARGED RESTROOM AND CONTROL TOWER PLANS. SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE AND DETAILS.
- SEE EQUIPMENT PLANS FOR ALL CARWASH AND VACUUM STATION NOTES, TAGS, SPECIFICATIONS, AND DETAILS.
- SEE MW-5.00-5.01 FOR ALL WALL TYPE ASSEMBLY DETAILS AND NOTES.
- SEE MW-5.10 FOR TYP. DOOR AND WINDOW DETAILS.
- SEE SHEET MW5.13 FOR INTERIOR PVC PANEL INSTALLATION INSTRUCTIONS.
- SEE SHEET MW5.14 FOR EXTERIOR ACM PANEL INSTALLATION INSTRUCTIONS.
- SEE MW-6.00 FOR DOOR AND WINDOW TYPES AND SCHEDULES.
- SEE MW-7.00-7.01 FOR CARWASH RELATED SPECIFICATIONS.
- SEE MW-8.00 FOR FLASHING DETAILS.

FLOOR PLAN NOTES:

- PROVIDE STEP UP FROM FINISHED TUNNEL FLOOR AT WET WALL TO FINISHED EQUIPMENT ROOM FLOOR TO PREVENT WATER INTRUSION. FLOOR ELEVATION DIFFERENCE AT WALL SHOULD BE NOT LESS THAN 2" AT ANY POINT ALONG THE TUNNEL LENGTH. SEE xxx FOR DETAIL. SEE ALSO STRUCTURAL AND CIVIL PLANS FOR ADDITIONAL INFORMATION.

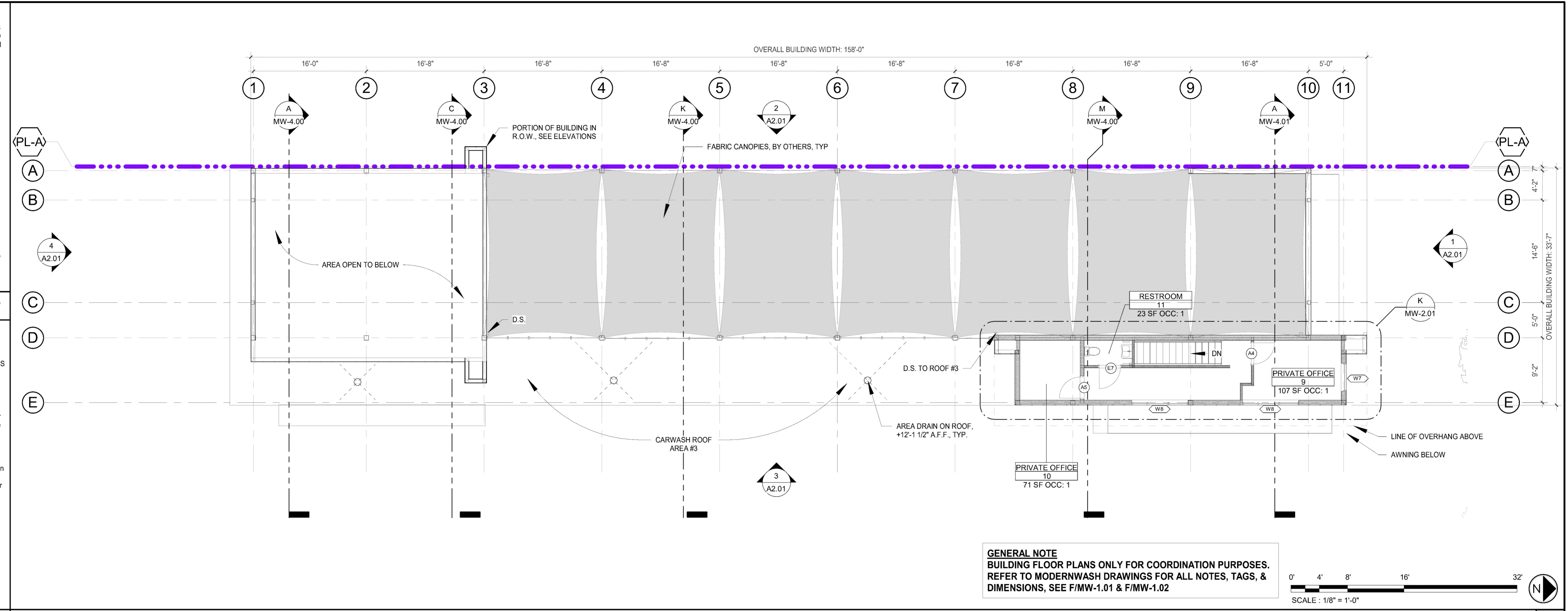
ACCESSIBILITY NOTES:

- SECOND FLOOR IS FOR EMPLOYEE ACCESS ONLY. **NO PUBLIC ACCESS.**
- ALL DOORS TO WASHBAY, LOBBY, MAT ROOM, EQUIPMENT ROOM, COMPRESSOR ROOM, & VACUUM ROOM ARE FOR MAINTENANCE ACCESS ONLY. **NO PUBLIC ACCESS.**

GENERAL ACCESSIBILITY CODE NOTES:

11B-203.4 Limited Access Spaces
Spaces not customarily occupied and accessed only by ladders, catwalks, crawl spaces or very narrow passageways shall not be required to comply with these requirements or to be on an accessible route.

11B-203.5 Machinery Spaces
Spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, elevator pits or elevator penthouses; mechanical, electrical or communications equipment rooms; piping or equipment catwalks; water or sewage treatment pump rooms and stations; electric substations and transformer vaults; and highway and tunnel utility facilities.

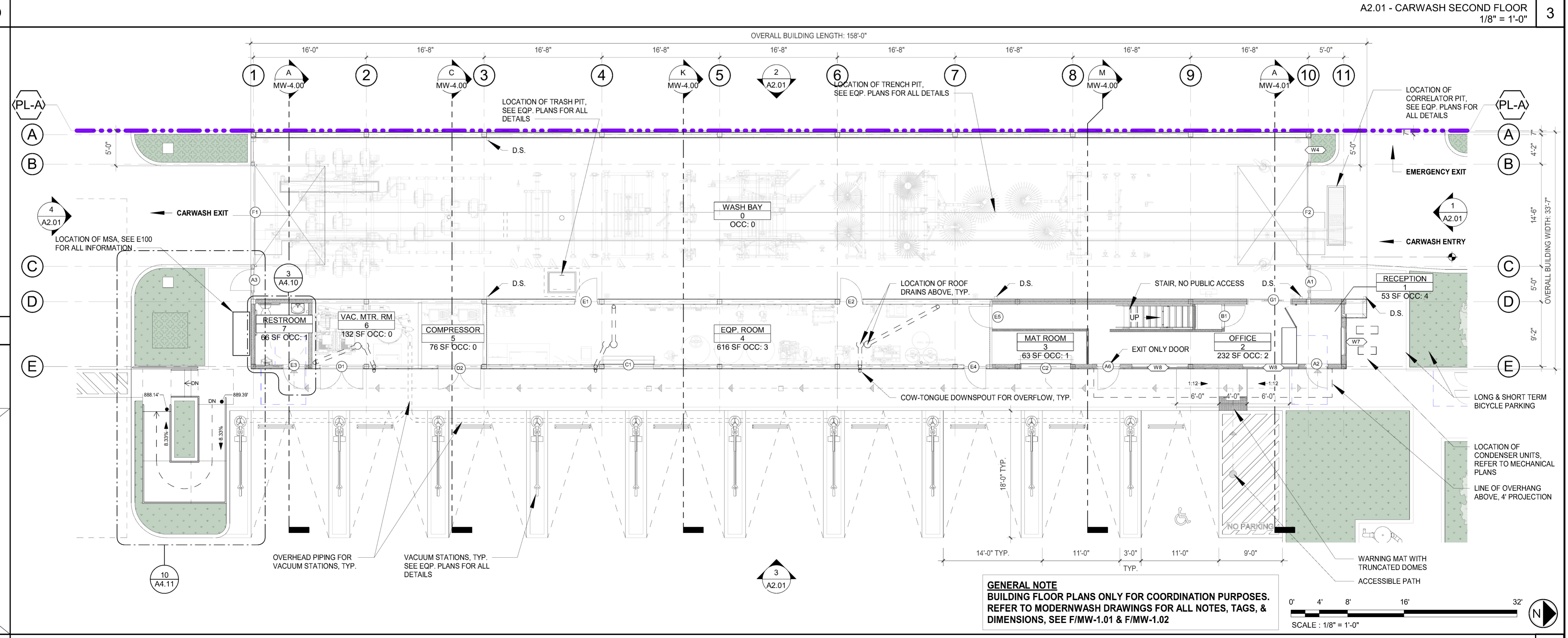


GENERAL NOTE
BUILDING FLOOR PLANS ONLY FOR COORDINATION PURPOSES. REFER TO MODERNWASH DRAWINGS FOR ALL NOTES, TAGS, & DIMENSIONS, SEE F/MW-1.01 & F/MW-1.02



ACCESSIBILITY NOTES

EXHIBIT "A"
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Case No. APCN-2024-493-ZC-CL2



GENERAL NOTE
BUILDING FLOOR PLANS ONLY FOR COORDINATION PURPOSES. REFER TO MODERNWASH DRAWINGS FOR ALL NOTES, TAGS, & DIMENSIONS, SEE F/MW-1.01 & F/MW-1.02



LADBS APPROVAL STAMP

A2.01 - CARWASH SECOND FLOOR
1/8" = 1'-0"

A2.01 - CARWASH FIRST FLOOR
1/8" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE DATES		
#	DATE	DESCRIPTION
1	05/22/25	CLP SUBMISSION

JK A

JOHN KALISKI ARCHITECTS
3780 WILSHIRE BOULEVARD SUITE 500
LOS ANGELES, CA 90010
JOHN KALISKI, FAIA C17945

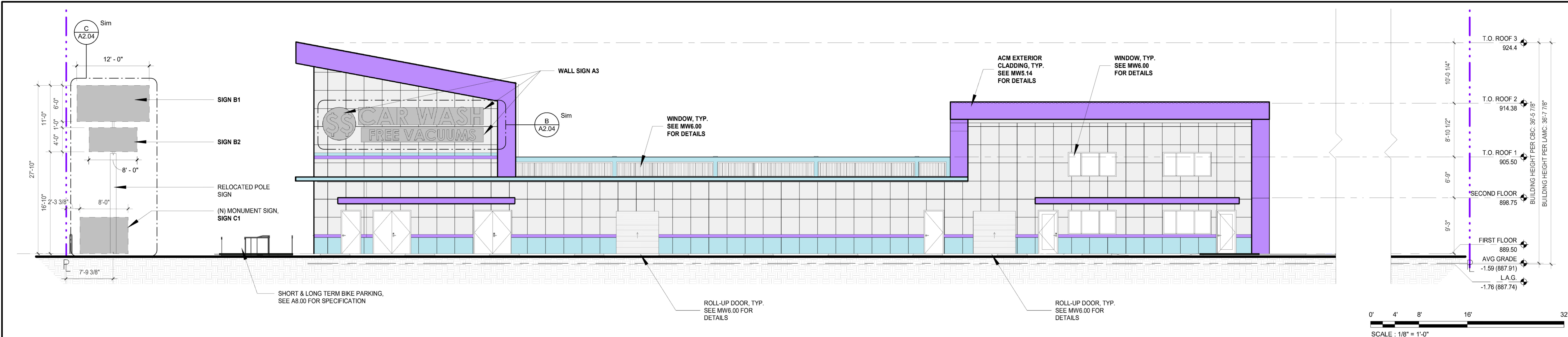
FLOOR PLANS

De Soto Exp Car Wash
9119 De Soto Avenue
Chatsworth, CA 91311

LICENSED ARCHITECT
JOHN KALISKI
NO. C17945
REN 2/28/27
STATE OF CALIFORNIA

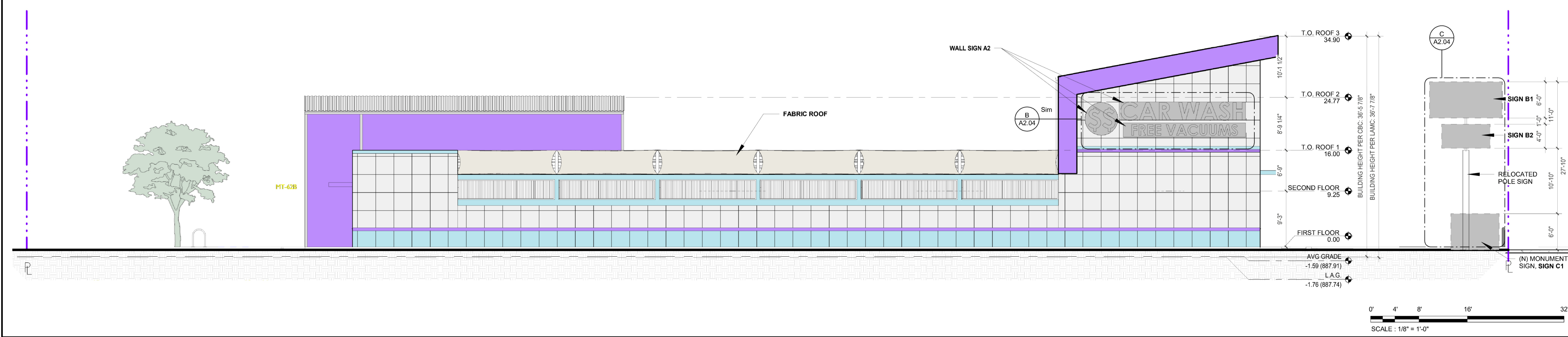
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EAST ELEVATION
1/8" = 1'-0"

3



WEST ELEVATION
1/8" = 1'-0"

2

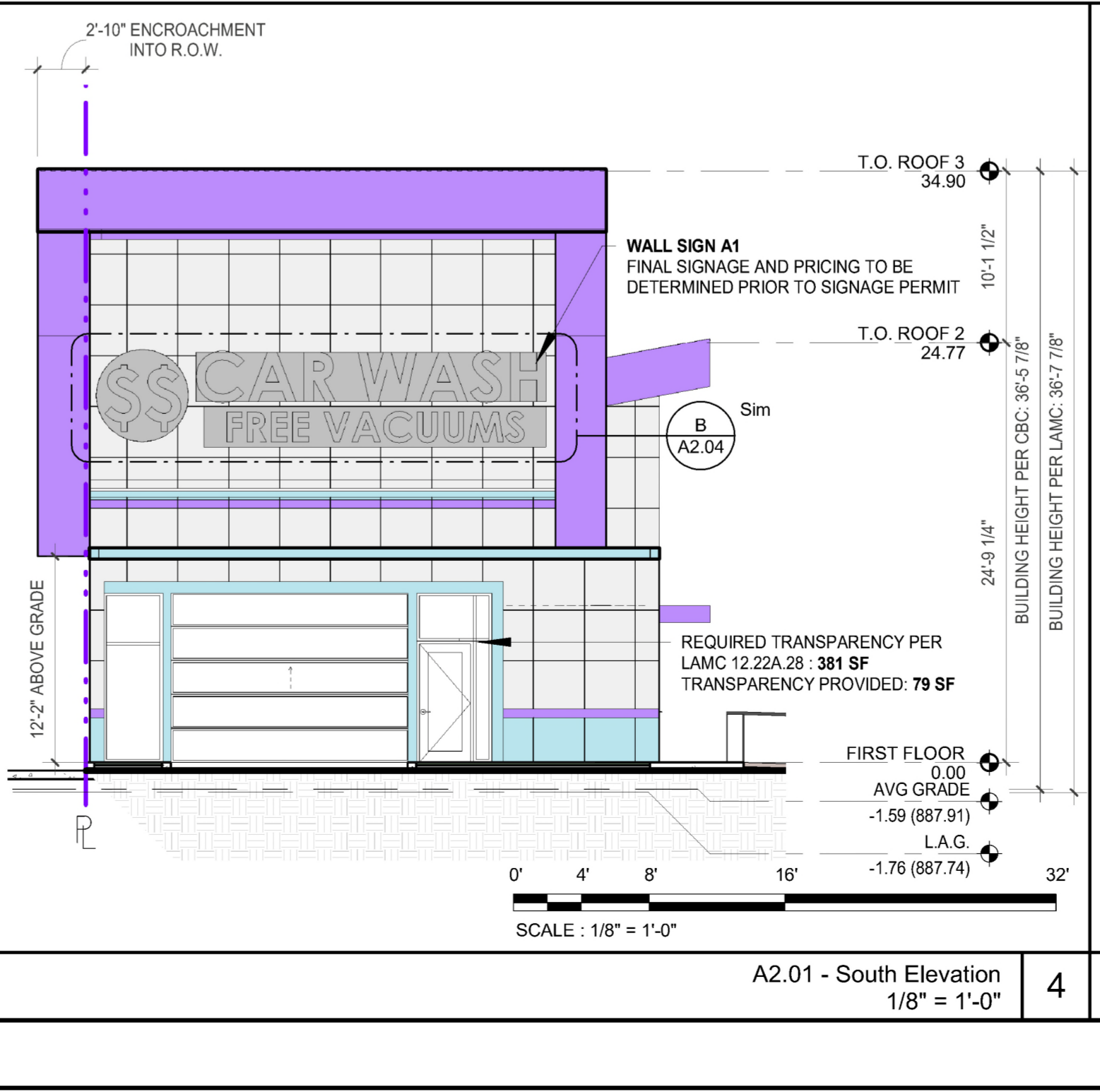
EXHIBIT "A"
 Page No. 7 of 18
 Case No. APCNV-2024-493-ZC-CU2

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 LADBS APPROVAL STAMP

LADBS APPROVAL STAMP J

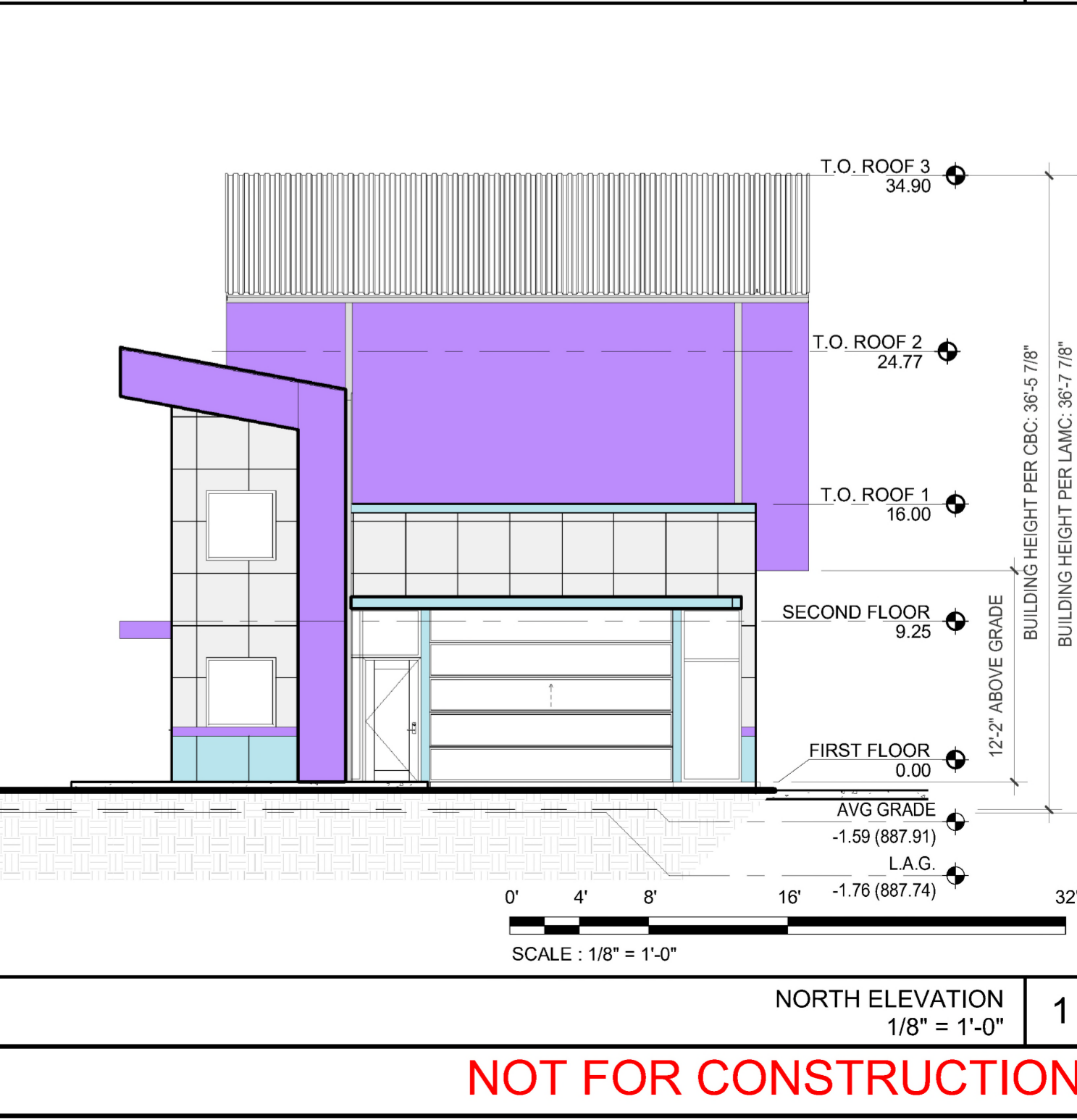
- GENERAL NOTES**
- ELEVATIONS PROVIDED FOR COORDINATION PURPOSES ONLY, SEE MODERNWASH DRAWINGS FOR ALL DIMENSIONS, MATERIALS, TAGS, & NOTES
 - SIGNAGE IS FOR REFERENCE AND COORDINATION PURPOSES ONLY AND IS TO BE FILED UNDER A SEPARATE PERMIT. SEE A2.03 FOR SIGNAGE CALCULATIONS AND DETAILS FOR REFERENCE ONLY.
 - SEE MW-1.03 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS
 - SEE MW-1.04 FOR PAVEMENT PLANS, AND ELEVATIONS
 - SEE MW-3.00 FOR EXTERIOR ELEVATIONS WITH DETAILED MATERIAL CALLOUTS, ELEVATION MARKERS
 - SEE MW-5.00-5.01 FOR ALL WALL TYPE ASSEMBLY DETAILS AND NOTES
 - SEE MW-5.10 FOR TYP. DOOR AND WINDOW DETAILS
 - SEE SHEET MW5.13 FOR INTERIOR PVC PANEL INSTALLATION INSTRUCTIONS
 - SEE SHEET MW5.14 FOR EXTERIOR ACM PANEL INSTALLATION INSTRUCTIONS
 - SEE MW-6.00 FOR DOOR AND WINDOW TYPES AND SCHEDULES
 - SEE MW-7.00-7.01 FOR CARWASH RELATED SPECIFICATIONS
 - SEE MW-8.00 FOR FLASHING DETAILS
 - SEE MW-8.10-8.11 FOR ACM PANEL LAYOUT DETAILS
- GENERAL SIGNAGE NOTES**
- THE MAXIMUM ALLOWABLE AREA FOR WALL SIGNS SHALL NOT EXCEED 2 SQUARE FEET FOR EVERY LINEAR FOOT OF STREET FRONTAGE PLUS 1 SQUARE FOOT FOR EACH FOOT OF BUILDING FRONTAGE. PER SEC.14.4.10.A.1
 - MAXIMUM ALLOWABLE WALL AREA MAY BE INCREASED BY 20% VIA THE USE OF INDIVIDUAL CHANNEL LETTER SIGNS WHICH USE THE BUILDING AS A BACKGROUND. PER SEC.14.4.10.A.3
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 - POLE SIGNS SHALL BE A MINIMUM DISTANCE OF 10 FEET FROM INTERIOR LOT LINES. PER SEC.14.4.12.D.1
 - THE MONUMENT SIGN SHALL BE:
 - A MINIMUM 7'-6" FROM ANY INTERIOR LOT LINE PER SEC. 14.4.8.C
 - A MAXIMUM OF 8' HIGH PER SEC. 14.4.8.B
 - BOTTOM OF PROJECTING SIGN TO BE 9" CLEAR OF SIDEWALK BELOW PER SEC.14.4.9.C

ELEVATION NOTES G



A2.01 - South Elevation
1/8" = 1'-0"

4



NORTH ELEVATION
1/8" = 1'-0"

1

NOT FOR CONSTRUCTION

ISSUE DATES		
#	DATE	DESCRIPTION
1	05/22/25	C.L.P. SUBMISSION

JOHN KALISKI ARCHITECTS
3780 WILSHIRE BOULEVARD SUITE 500
LOS ANGELES, CA 90010
JOHN KALISKI, FAIA C17945

JKA

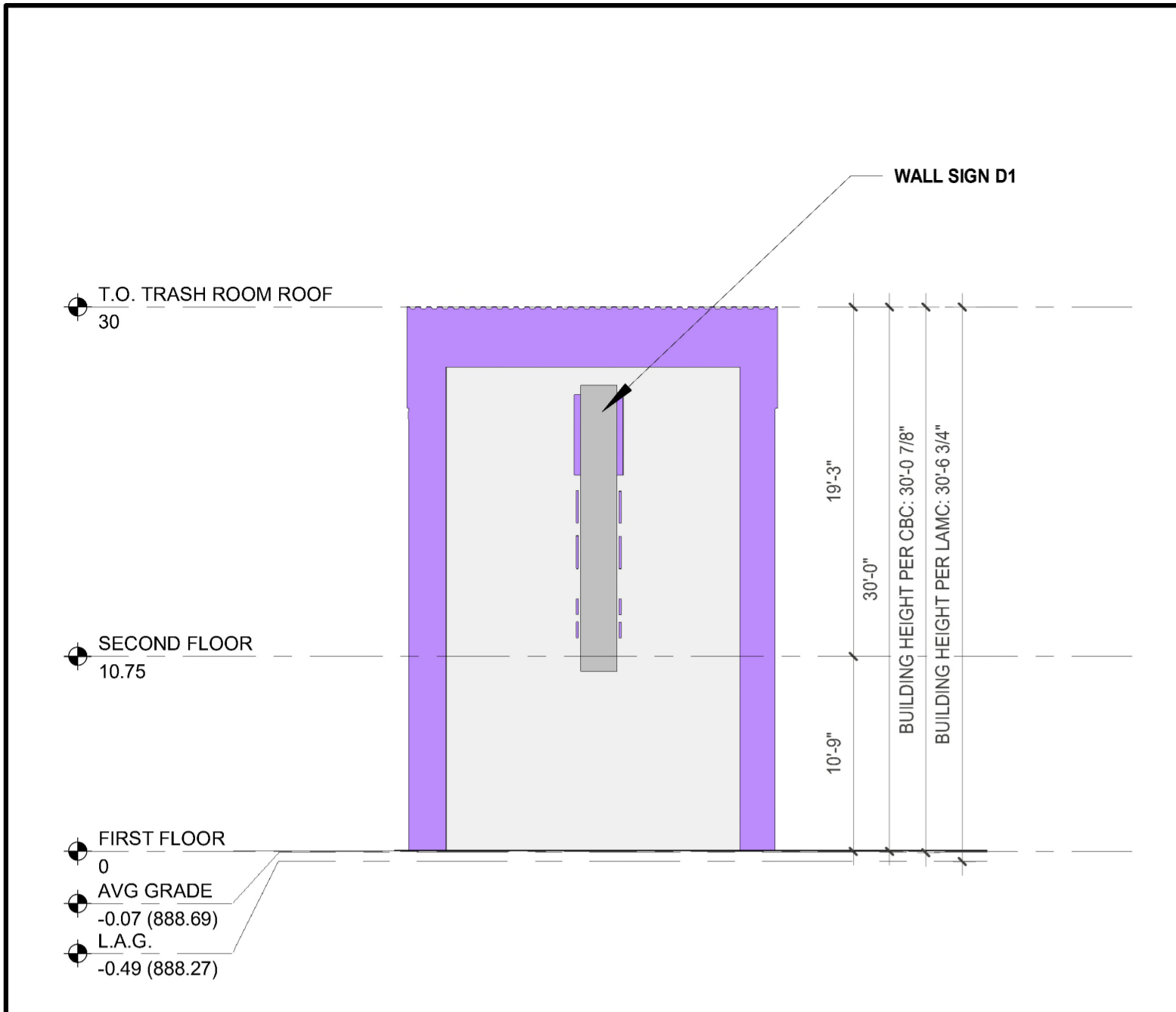
ELEVATIONS - CAR WASH

De Soto Exp Car Wash
9119 De Soto Avenue
Chatsworth, CA 91311

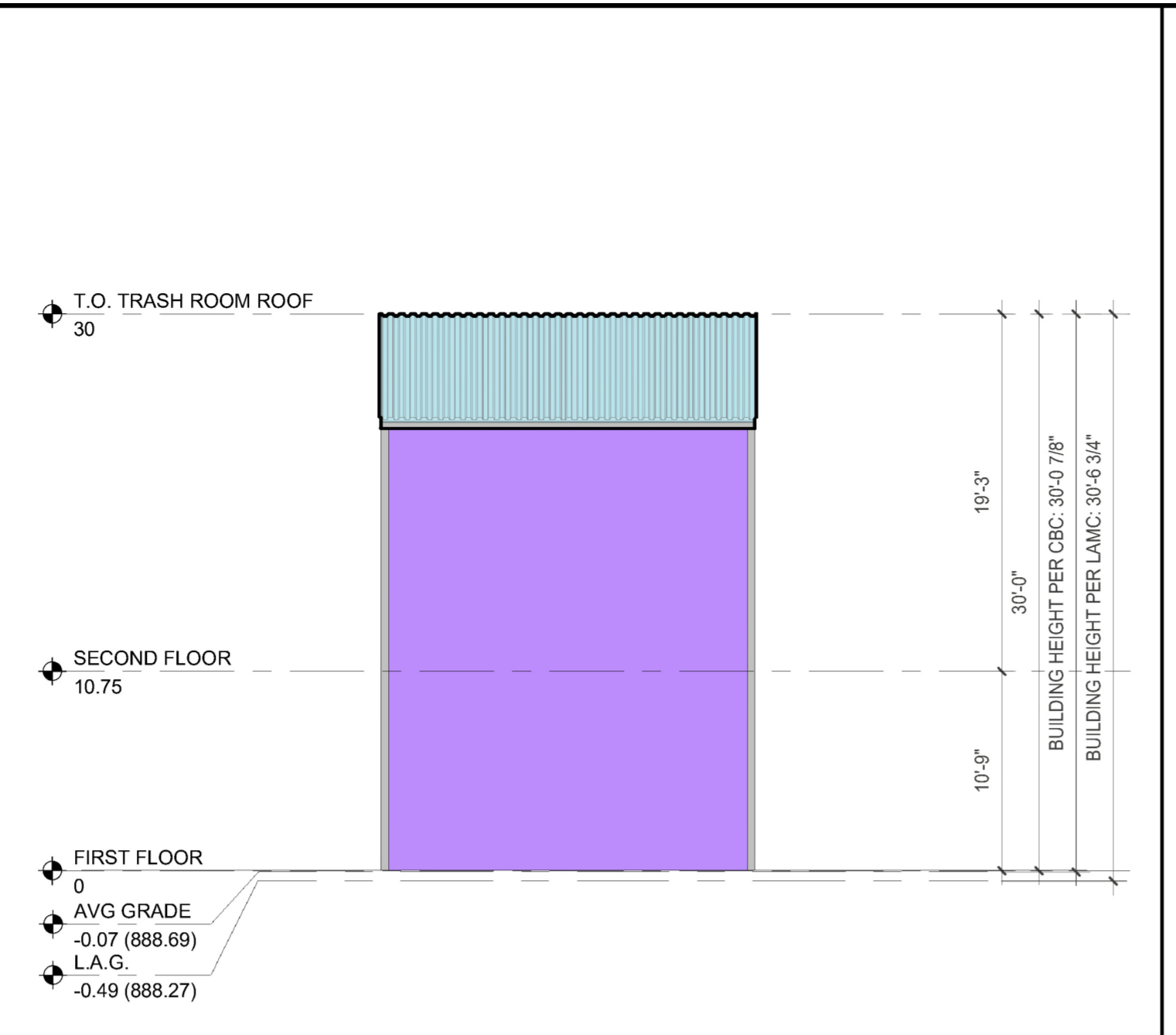
LICENSED ARCHITECT
JOHN KALISKI
NO. C17945
REN. 2/28/27
STATE OF CALIFORNIA

Date: 05/22/25
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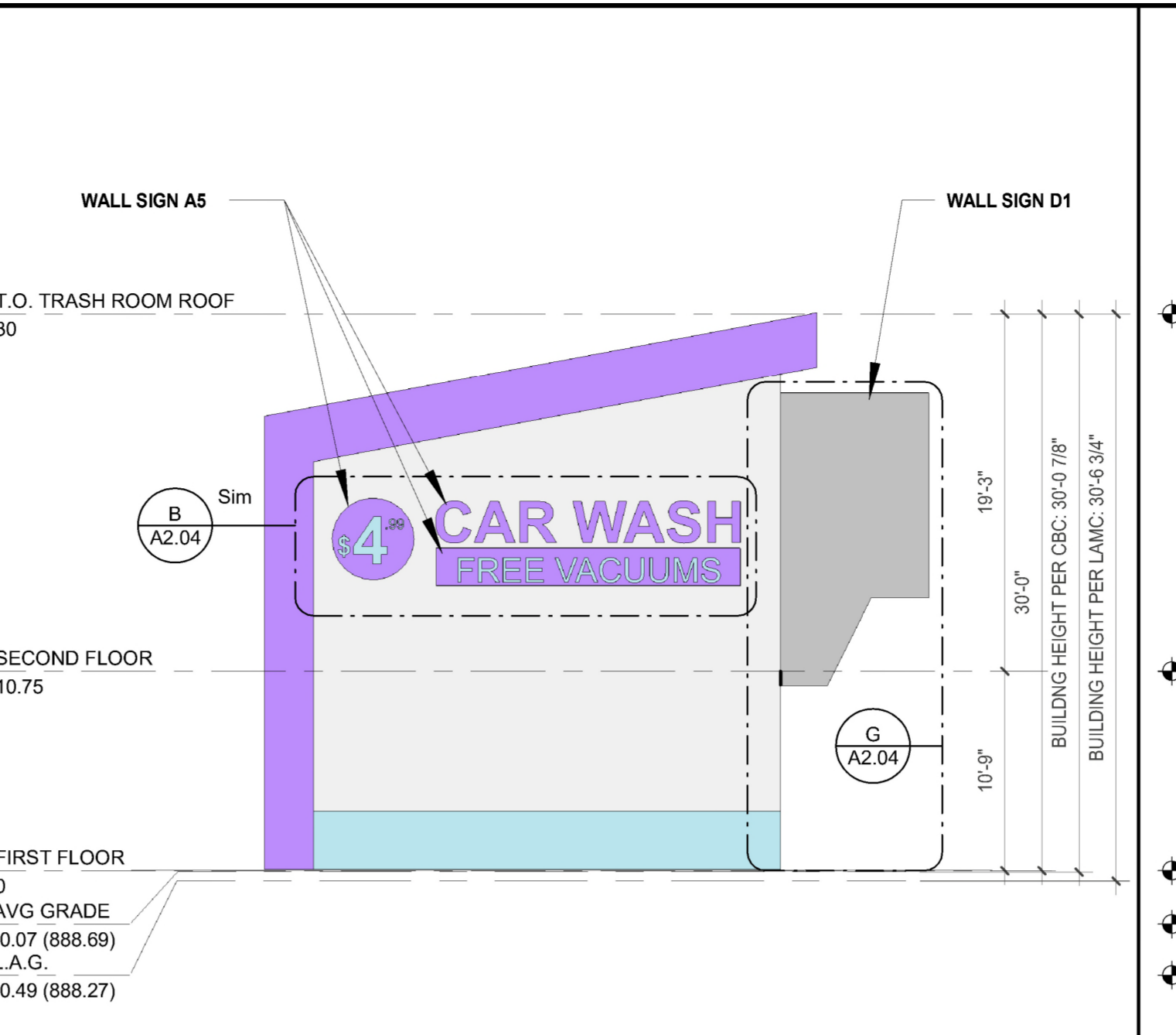
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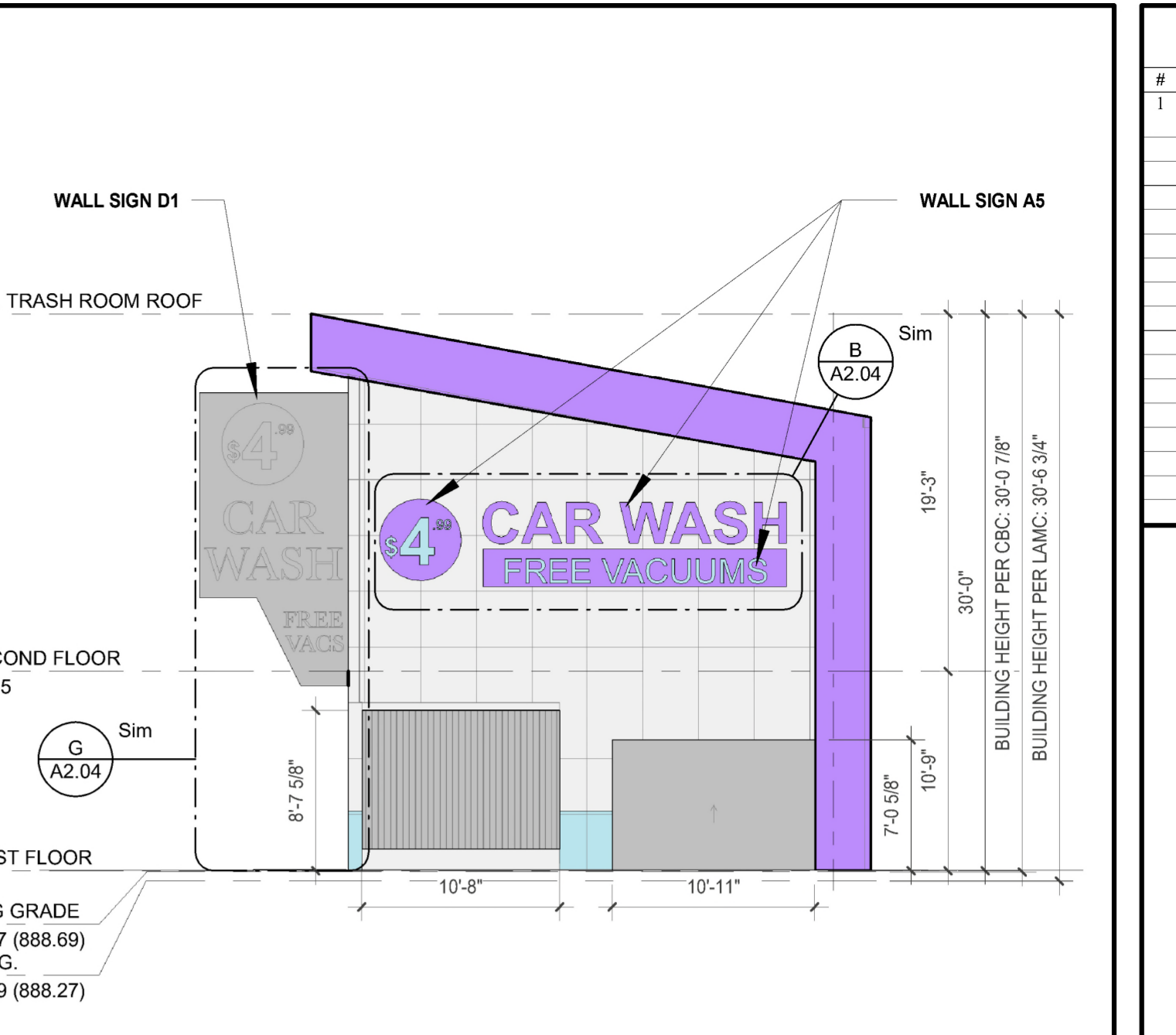
TRASH ENCLOSURE EAST ELEVATION
1/8" = 1'-0" 12



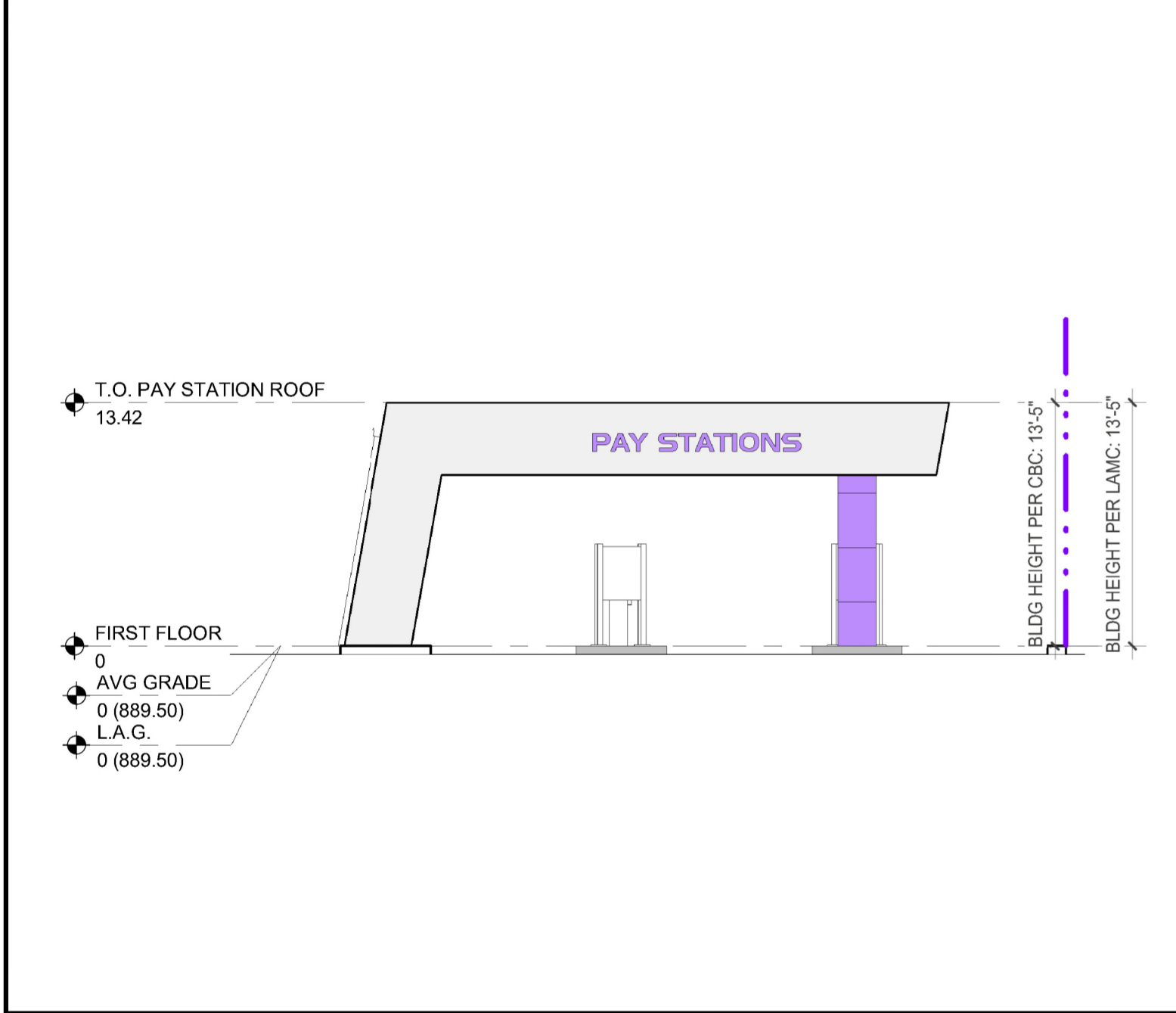
TRASH ENCLOSURE WEST ELEVATION
1/8" = 1'-0" 9



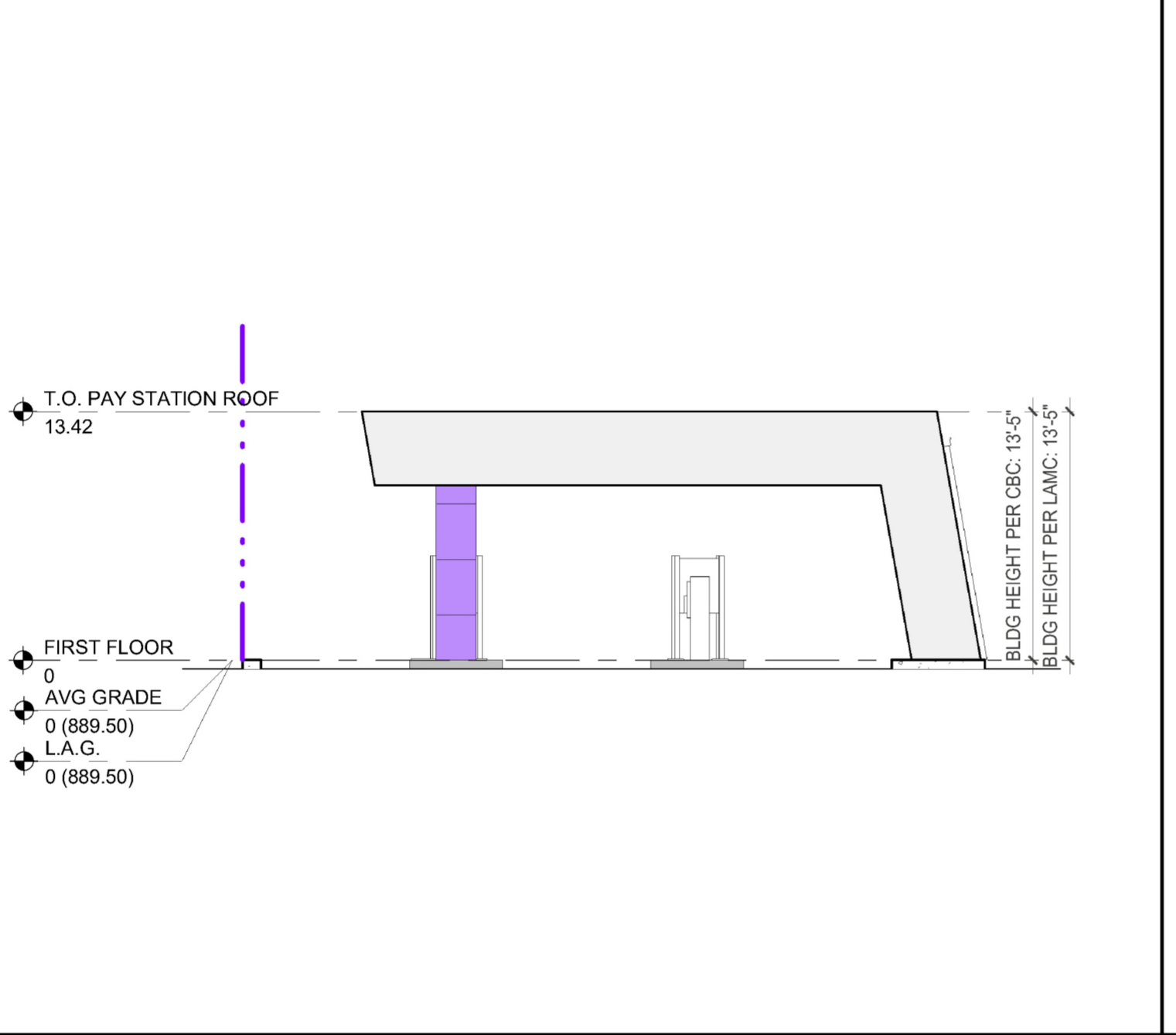
TRASH ENCLOSURE SOUTH ELEVATION
1/8" = 1'-0" 6



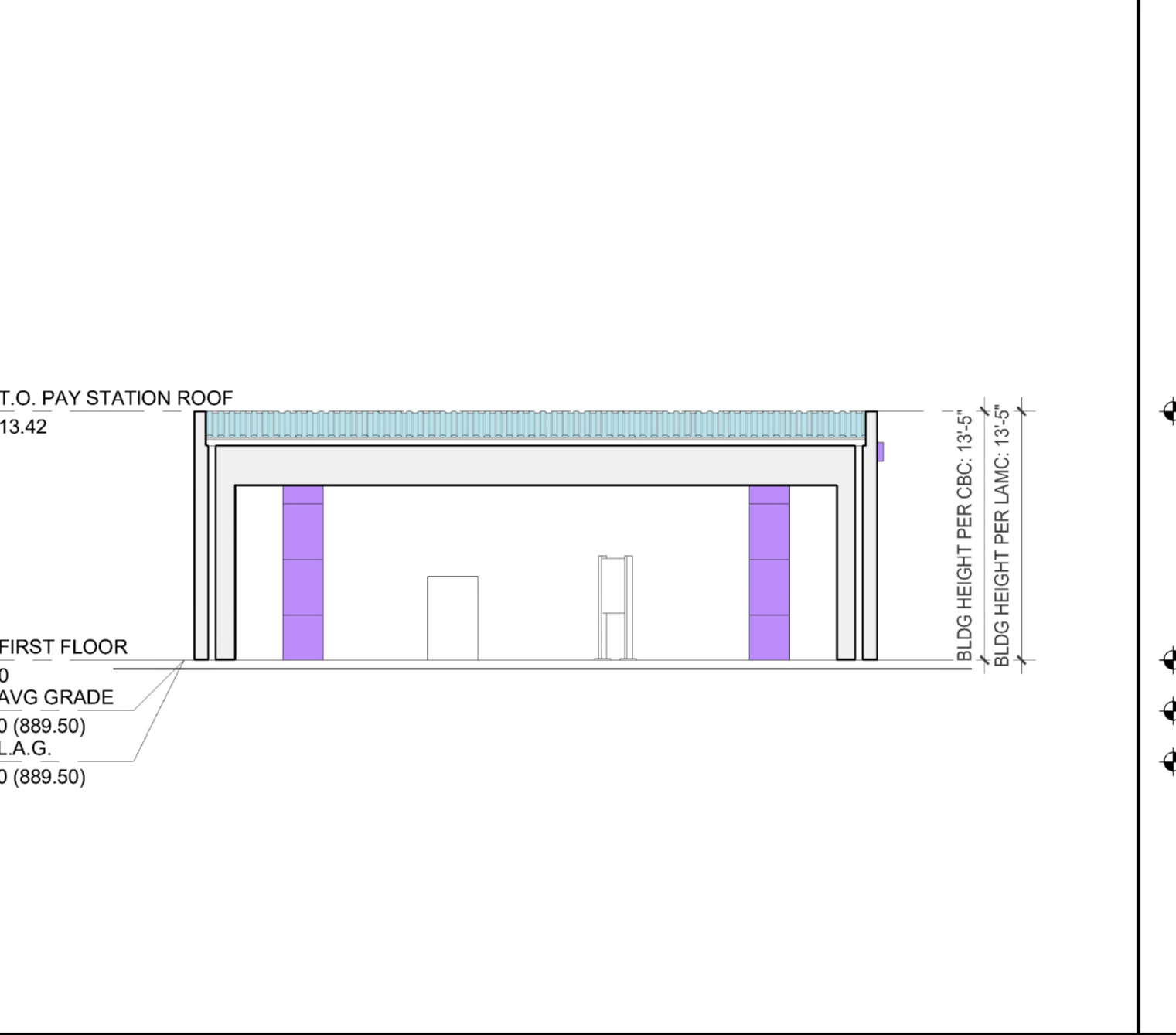
TRASH ENCLOSURE NORTH ELEVATION
1/8" = 1'-0" 3



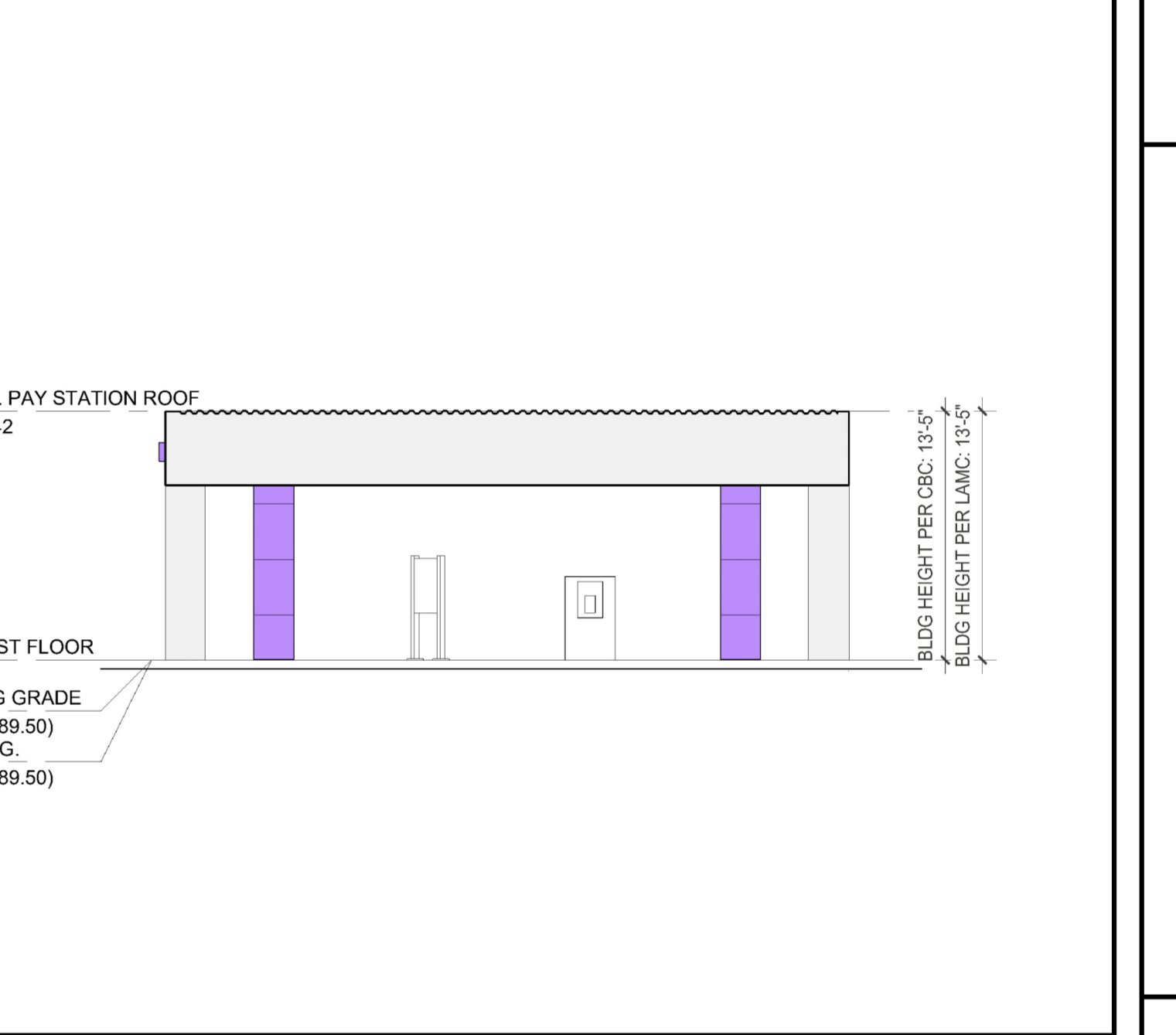
PAY STATION EAST ELEVATION
1/8" = 1'-0" 11



PAY STATION WEST ELEVATION
1/8" = 1'-0" 8



PAY STATION SOUTH ELEVATION
1/8" = 1'-0" 5



PAY STATION NORTH ELEVATION
1/8" = 1'-0" 2

SPACE PURPOSEFULLY LEFT BLANK FOR
LADBS APPROVAL STAMP

LADBS APPROVAL STAMP M

- GENERAL NOTES**
- ELEVATIONS PROVIDED FOR COORDINATION PURPOSES ONLY, SEE MODERNWASH DRAWINGS FOR ALL DIMENSIONS, MATERIALS, TAGS, & NOTES
 - SIGNAGE IS FOR REFERENCE AND COORDINATION PURPOSES ONLY AND IS TO BE FILED UNDER A SEPARATE PERMIT. SEE A2.03 FOR SIGNAGE CALCULATIONS AND DETAILS FOR REFERENCE ONLY.
 - SEE MW-1.03 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS
 - SEE MW-1.04 FOR PAYSTATION PLANS, AND ELEVATIONS
 - SEE MW-3.00 FOR EXTERIOR ELEVATIONS WITH DETAILED MATERIAL CALLOUTS, ELEVATION MARKERS
 - SEE MW-5.00-5.01 FOR ALL WALL TYPE ASSEMBLY DETAILS AND NOTES
 - SEE MW-5.10 FOR TYP. DOOR AND WINDOW DETAILS
 - SEE SHEET MW5.13 FOR INTERIOR PVC PANEL INSTALLATION INSTRUCTIONS
 - SEE SHEET MW5.14 FOR EXTERIOR ACM PANEL INSTALLATION INSTRUCTIONS
 - SEE MW-6.00 FOR DOOR AND WINDOW TYPES AND SCHEDULES
 - SEE MW-7.00-7.01 FOR CARWASH RELATED SPECIFICATIONS
 - SEE MW-8.00 FOR FLASHING DETAILS
 - SEE MW-8.10-8.11 FOR ACM PANEL LAYOUT DETAILS
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 - THE MONUMENT SIGN SHALL BE:
 - A MINIMUM 7'-6" FROM ANY INTERIOR LOT LINE PER SEC. 14.4.8.C
 - A MAXIMUM OF 8' HIGH PER SEC. 14.4.8.B
 - BOTTOM OF PROJECTING SIGN TO BE 8' CLEAR OF SIDEWALK BELOW PER SEC.14.4.9.C
- ELEVATION NOTES G

EXHIBIT "A"

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Case No. APCNV-2024-493-ZC-CU2

ISSUE DATES		
#	DATE	DESCRIPTION
1	05/22/25	C.U.P. SUBMISSION

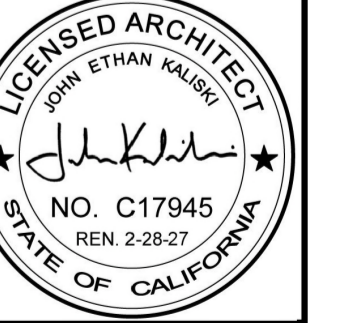
JOHN KALISKI ARCHITECTS
3780 WILSHIRE BOULEVARD SUITE 500
LOS ANGELES, CA 90010
JOHN KALISKI, FAIA C17945

JK A

ELEVATIONS - TRASH
ENCLOSURE & PAY STATION

De Soto Exp Car Wash

9119 De Soto Avenue
Chatsworth, CA 91311



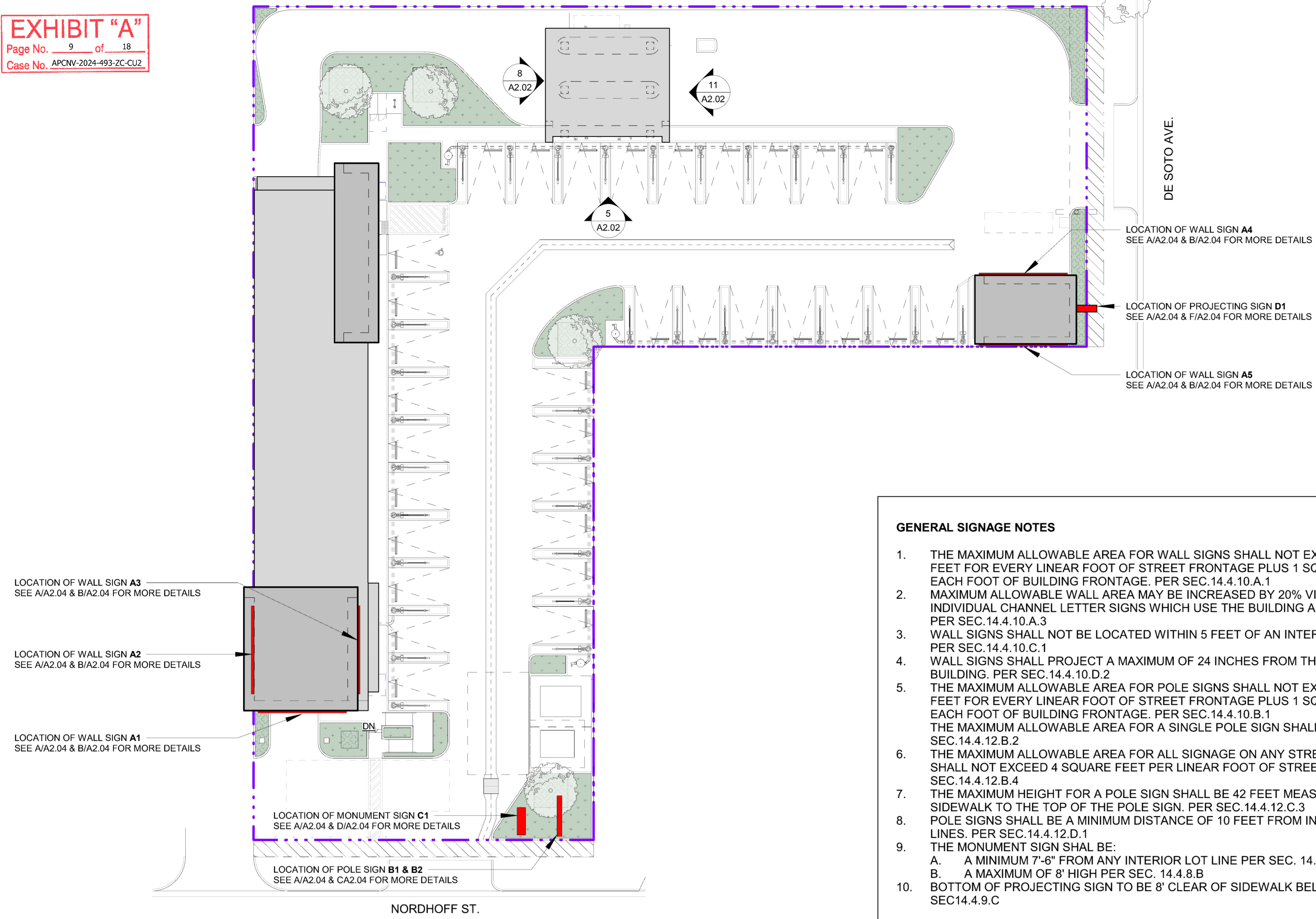
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NOT FOR CONSTRUCTION

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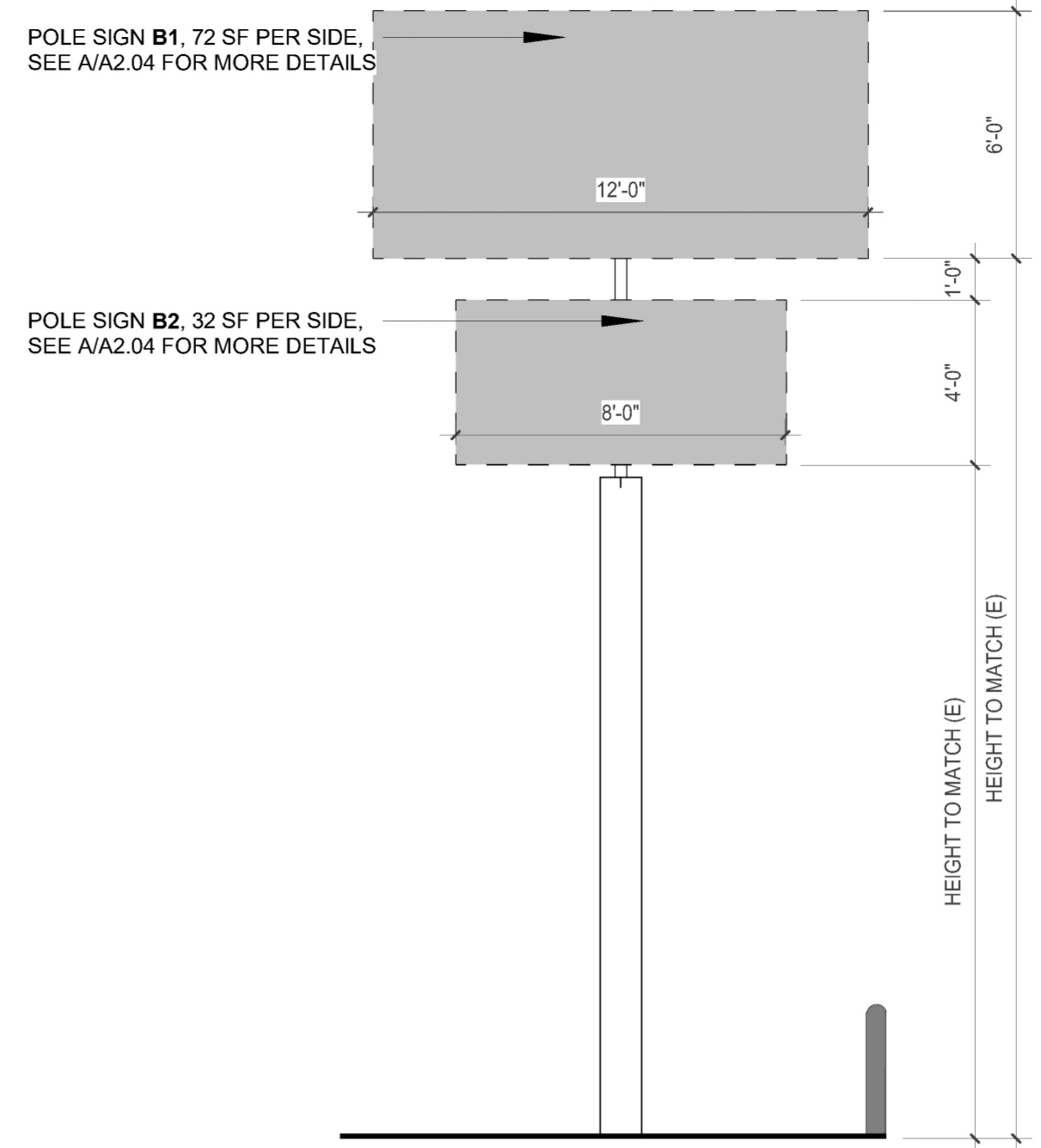
EXHIBIT "A"
 Page No. 9 of 18
 Case No. APCNV-2024-493-ZC-CU2



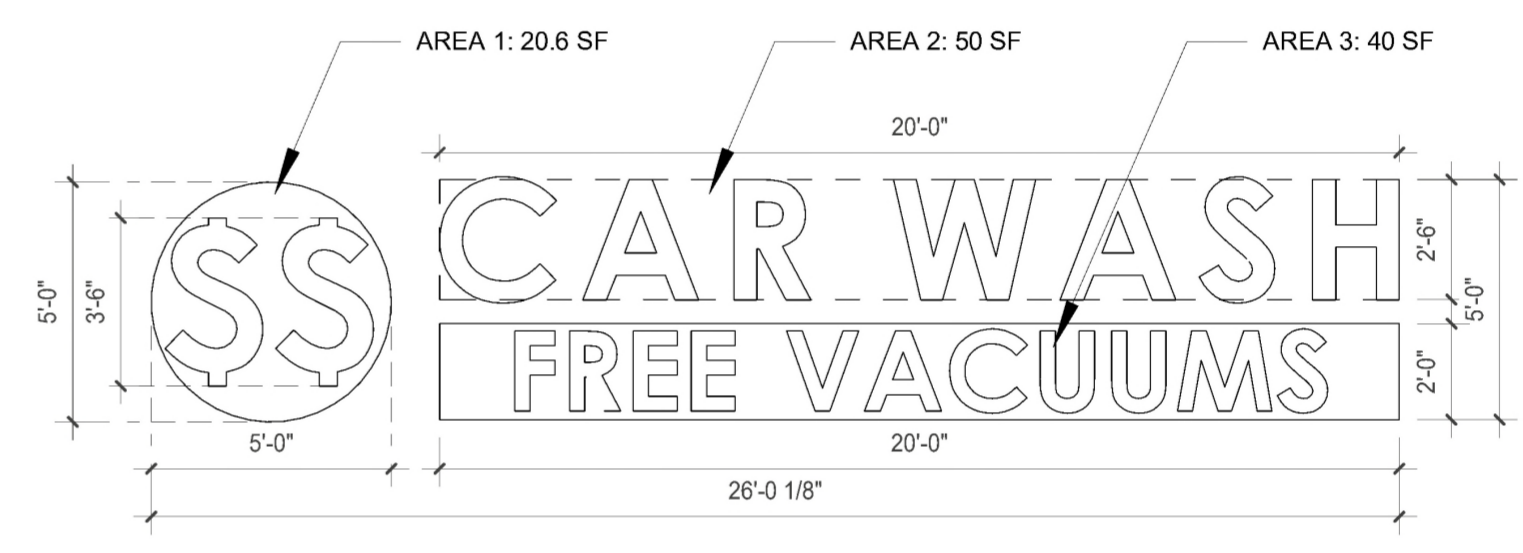
SIGNAGE SITE PLAN
 1" = 20'-0"

- GENERAL SIGNAGE NOTES**
- THE MAXIMUM ALLOWABLE AREA FOR WALL SIGNS SHALL NOT EXCEED 2 SQUARE FEET FOR EVERY LINEAR FOOT OF STREET FRONTAGE PLUS 1 SQUARE FOOT FOR EACH FOOT OF BUILDING FRONTAGE. PER SEC.14.4.10.A.1
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 - A. A MINIMUM 7'-6" FROM ANY INTERIOR LOT LINE PER SEC. 14.4.8.C
 - B. A MAXIMUM OF 8' HIGH PER SEC. 14.4.8.B
 - BOTTOM OF PROJECTING SIGN TO BE 8' CLEAR OF SIDEWALK BELOW PER SEC14.4.9.C

SIGNAGE SCHEDULE



SIGN ELEVATION - POLE SIGN B1 & B2
 1/4" = 1'-0"

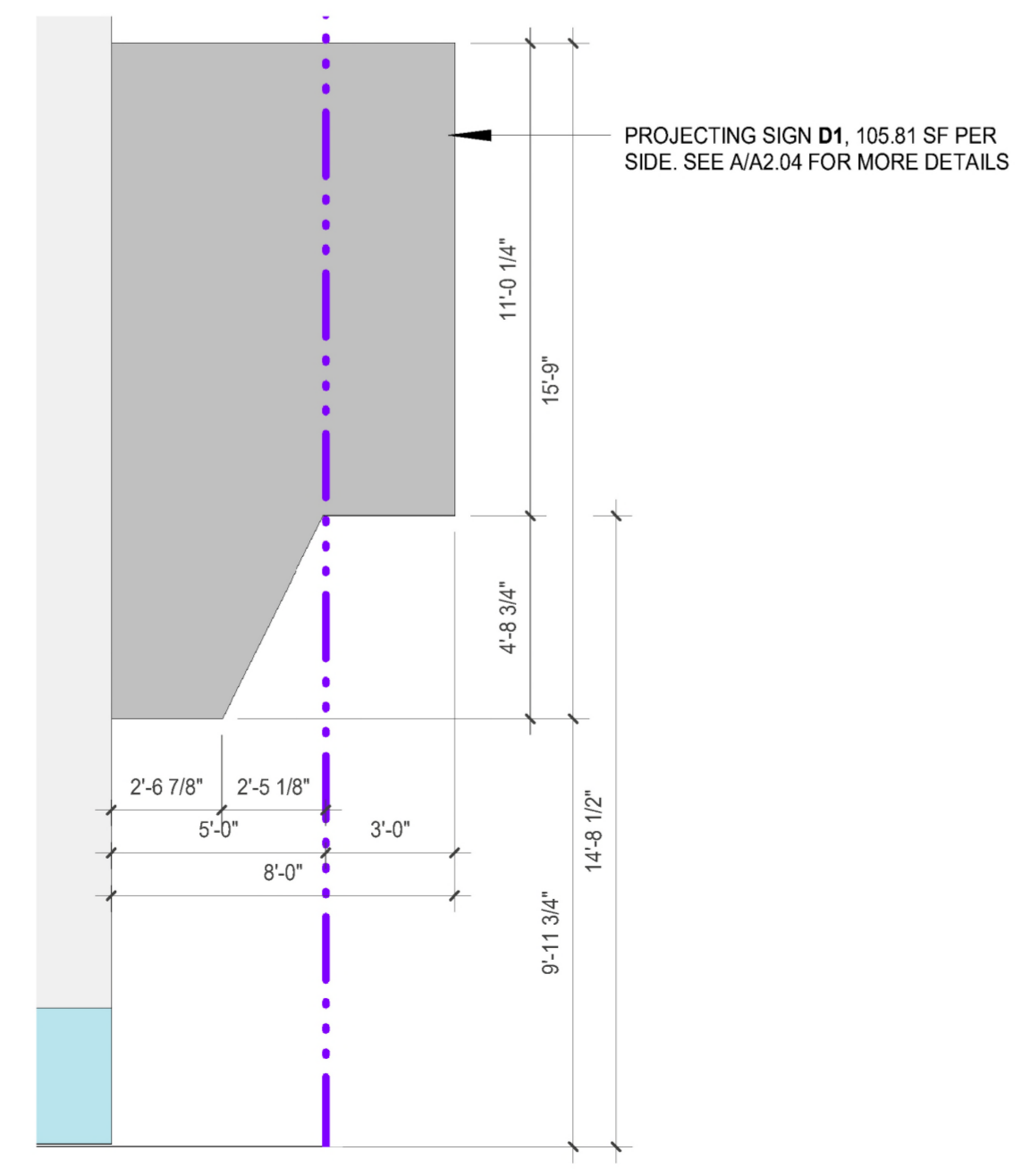


TOTAL AREA OF WALL SIGN A1-A5

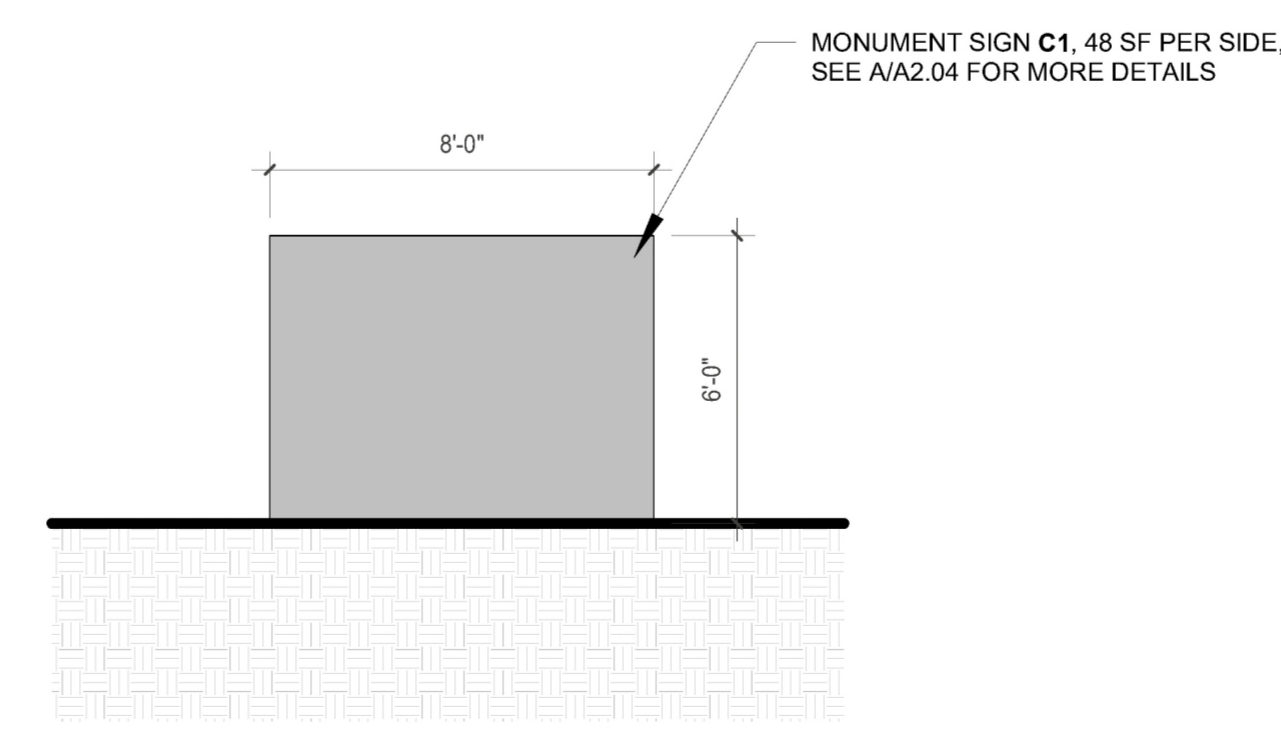
AREA 1	20.6 SF
AREA 2	50 SF
AREA 3	40 SF
TOTAL	110.6 SF

SIGN ELEVATION - WALL SIGN A1-A5
 1/4" = 1'-0"

SPACE PURPOSEFULLY LEFT BLANK FOR LADBS APPROVAL STAMP



SIGN ELEVATION - PROJECTING SIGN D1
 1/4" = 1'-0"



SIGN ELEVATION - MONUMENT SIGN C1
 1/4" = 1'-0"

Sign Area per Sign Type				
Sign Type	Name	Sign Area	Associated Street Frontage	Remarks
Wall Sign	A1	110.6 SF	Nordhoff Street	Final Sign and Pricing to be determined by Owner prior to Signage Permit Submission
	A2	110.6 SF	Alley	
	A3	110.6 SF	None, Internal Lot Line	
	A4	110.6 SF	None, Internal Lot Line	
	A5	110.6 SF	None, Internal Lot Line	
Pole Sign	B1	72 SF	Nordhoff Street; Alley	
	B2	32 SF	Nordhoff Street; Alley	
Monument Sign	C1	48 SF	Nordhoff Street; Alley	
Projecting Sign	D1	105.81 SF	De Soto Avenue	

Signage Area per Street Frontage					
Frontage	De Soto Avenue	Nordhoff Street	Alley	Remarks	
Length of Frontage	100'-0"	100'-0"	245'-0"		
Building Width	16'-0"	33'-6"	157'-1 1/2"		
Monument Signs	Max. Allowed	150 SF (75 SF / side)	150 SF (75 SF / side)	150 SF (75 SF / side)	Sec.14.4.8.A.
	Proposed	0 SF	96 SF (48 SF / side)	0 SF	
Projecting Signs	Max. Allowed	175 SF / side	Not Allowed	393 SF (300 SF Max)	Sec.14.4.9.B.
	Proposed	105.81 SF	0 SF	0 SF	
Wall Signs	Max. Allowed	216 SF	233.5 SF	647.125 SF	Sec.14.4.10.A.
	Proposed	0 SF	110.6 SF	110.6 SF	
Pole Signs	Max. Allowed	216 SF / side	216 SF / side	647.125 SF / side (400 SF Max)	SEC.14.4.12.B.
	Proposed	0 SF	104 SF	104 SF	
All Signs	Max. Allowed	400 SF	400 SF	980 SF	SEC.14.4.12.B.4
	Proposed	105.81 SF	310.6 SF	214.6 SF	

SIGNAGE SCHEDULE

NOT FOR CONSTRUCTION

ISSUE DATES

#	DATE	DESCRIPTION
1	05/22/25	CLIP SUBMISSION

JK A

JOHN KALISKI ARCHITECTS
 3780 WILSHIRE BOULEVARD SUITE 500
 LOS ANGELES, CA 90010
 JOHN.KALISKI@JKA.COM
 JOHN.KALISKI@JKA.COM

SIGNAGE AREA DIAGRAMS

De Soto Exp Car Wash
 9119 De Soto Avenue
 Chatsworth, CA 91311



Date: 05/22/25
 Scale: As Indicated
 Drawn: EC
 Job Number: 2215
 Sheet:

A2.04

5/21/2025 10:19:43 AM

EXHIBIT "A"

Page No. 10 of 18

Case No. APCNV-2024-493-ZC-CU2



11/16/23

modernwash COPYRIGHT 2023

5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Demetrius McWhorter

EXHIBIT "A"

Page No. 11 of 18

Case No. APCNV-2024-493-ZC-CU2



EXHIBIT "A"

Page No. 12 of 18

Case No. APCNV-2024-493-ZC-CU2



EXHIBIT "A"

Page No. 13 of 18

Case No. APCNV-2024-493-ZC-CU2



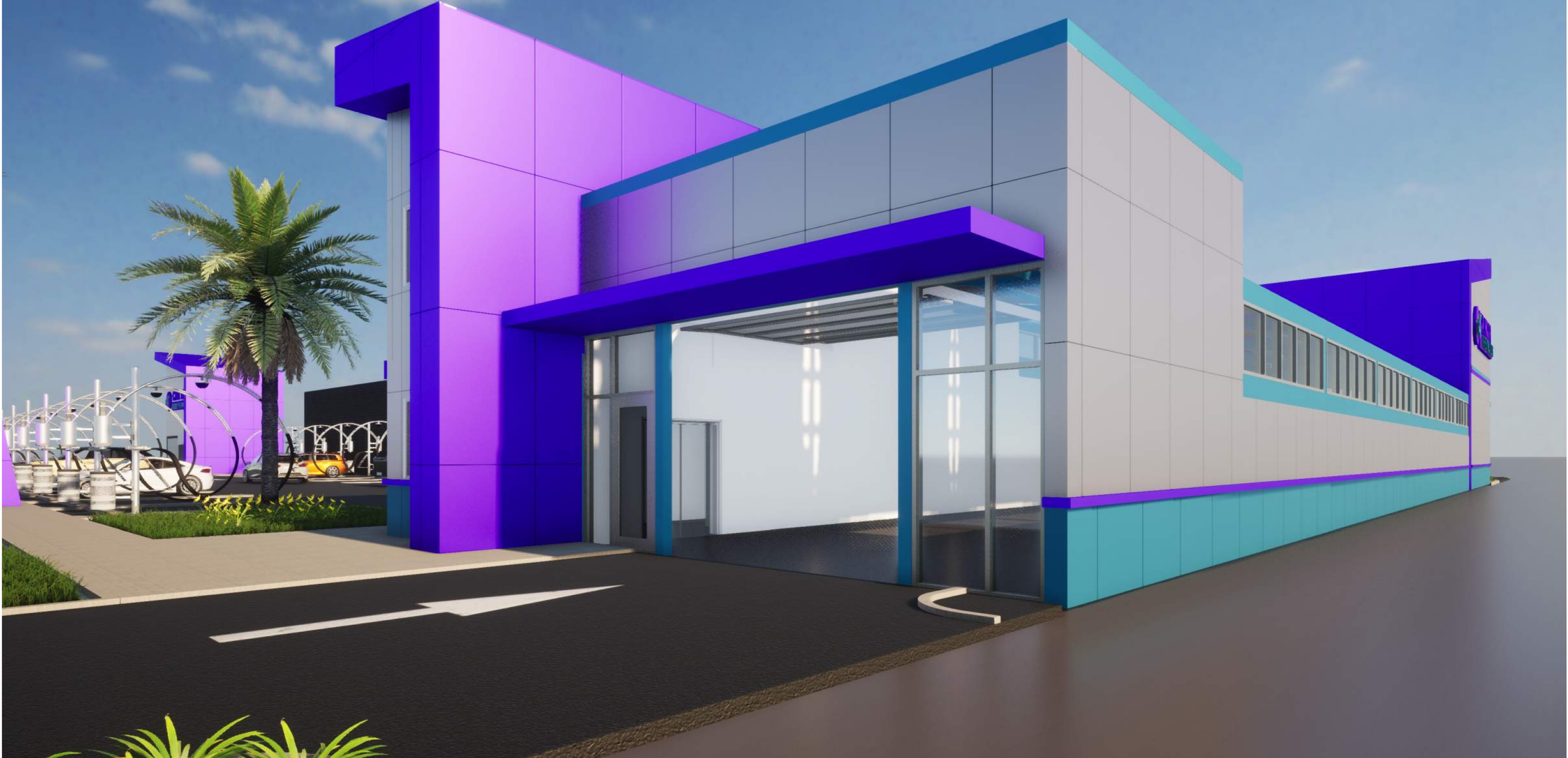




EXHIBIT "A"

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Case No. APCNV-2024-493-ZC-CU2





EXHIBIT "A"

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Case No. APCNV-2024-493-ZC-CU2

