

# **ATTACHMENT 8**

## **ARCHITECTURAL PLANS**



250-260 N. CANON DRIVE

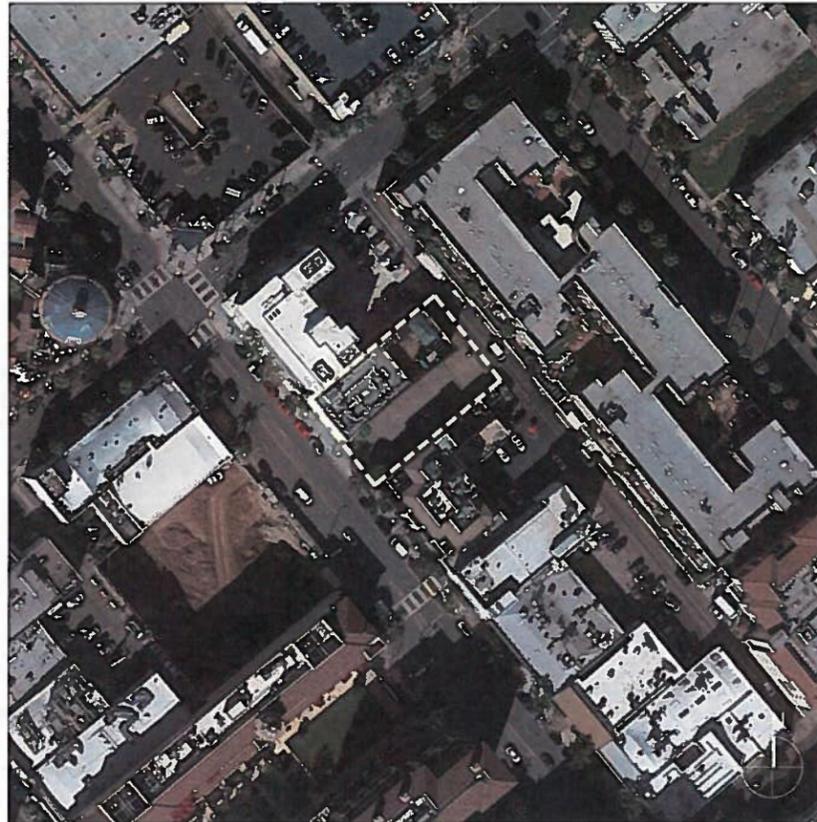
PROPOSED RESTAURANT FACADE

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 9, 2016

PROJECT	250-260 N. CANON DRIVE	AGENT	NADEL ARCHITECTS
ADDRESS	BEVERLY HILLS, CA 90210		1990 S. BLINDY DRIVE, SUITE 400
			P. (310) 826-2100

A0

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CONTEXT PLAN

**PROJECT SUMMARY**  
 ADDRESS: 250-260 N. CANON DR., BEVERLY HILLS, CA 90210

**ZONING SUMMARY**  
 ZONING: BHC3  
 HEIGHT LIMIT: 45'  
 FAR: 2.1  
 MAX ALLOWABLE AREA: 28,550 S.F.

APN: 4343-006-002  
 LEGAL DESCRIPTION: BEVERLY EX OF ST LOTS 3 AND LOT 4  
 BLK 12  
 FRONT SETBACK: NONE  
 EXISTING LOT AREA: 14,275 S.F.

**PROJECT AREA MATRIX**

FLOOR AREA OF ABOVE GRADE FLOORS OF THE PROPOSED BUILDING: EXISTING BUILDING ABOVE GRADE:

FLOOR	FLOOR AREA WITHIN SURROUNDING WALLS	EXCLUDED SHAFTS	EXCLUDED ELEVATOR LOBBY AREA	FLOOR AREA TOTALS	FLOOR	FLOOR AREA
1	4,512	659	100	3,753	1	5,260
2	4,856	413	100	4,343	2	5,473
3	4,582	538	100	3,944	3	4,950
<b>TOTAL</b>	<b>13,950</b>	<b>1,610</b>	<b>300</b>	<b>12,040</b>	<b>TOTAL</b>	<b>15,683</b>

TOTAL FLOOR AREA = 12,040 SF (PROPOSED) + 15,683 SF\*\*\* (EXISTING) = 27,723 SF

FAR = 1.94

FLOOR AREA OF BASEMENT OF THE PROPOSED BLDG: EXISTING BUILDING BASEMENT:

FLOOR	GROSS FLOOR AREA (SF)	SHAFTS (SF)	FLOOR AREA - SHAFTS EXCLUDED (SF)	FLOOR	FLOOR AREA
B1	7,125	713	6,412	B1	5,500
B2	7,125	700	6,425		
B3	7,125	466	6,659		
<b>TOTAL</b>	<b>21,375</b>	<b>1879</b>	<b>19,496</b>	<b>TOTAL</b>	<b>5,500</b>

TOTAL FLOOR AREA OF STORAGE AT BASEMENT = 600 SF < 5% OF TOTAL ABOVE GRADE FLOOR AREA = 12,040 X 5% = 602 SF

BASEMENT FLOOR AREA OF EXISTING BUILDING TO BE VERIFIED

**AREA OF THE PROPOSED BUILDING FOR PARKING:**

FLOOR	INDOOR DINING AND BAR AREAS	OUTDOOR DINING AREA	INDOOR CIRCULATION, KITCHEN, B.O.H., AND RESTROOM AREAS	OUTDOOR CIRCULATION, B.O.H., ETC
1	756	602	2,684	313
2	941		3,210	
3	941		2,846	
<b>TOTAL</b>	<b>2,638</b>	<b>602</b>	<b>8,740</b>	<b>313</b>

TOTAL DINING & BAR AREA (INDOOR + OUTDOOR) = 3,240 SF  
 TOTAL CIRCULATION, B.O.H., ETC (INDOOR + OUTDOOR) = 9,053 SF

**PARKING ANALYSIS**

PROPOSED BUILDING	AREA PROVIDED	PARKING RQMT RATIO	PARKING REQUIRED	EXISTING BUILDING PARKING REQUIRED	TOTAL
INDOOR & OUTDOOR DINING & BAR AREAS	3,240	1 STALL/ 45 SF	72		72
CIRC., KITCHEN, B.O.H. AND RESTROOMS	9,053	1 STALL/ 350 SF	26		26
OFFICE				28	28
<b>SUBTOTAL</b>			<b>98</b>	<b>28</b>	<b>126</b>
PARKING DISCOUNT #1			-6*		-6
PARKING DISCOUNT #2				-14**	-14
<b>TOTAL PARKING REQUIRED</b>					<b>106</b>

TOTAL ACCESSIBLE PARKING REQUIRED: 5 (2013 CBC TABLE 11B-208.2) INCLUDED IN TOTAL REQUIRED PARKING

TOTAL PARKING PROVIDED = 102 (BASEMENT) + 4 (SURFACE) = 106

**OPEN AIR DINING AREA OF THE PROPOSED BUILDING:**

FLOOR	INDOOR DINING AND BAR AREAS	OUTDOOR DINING AREA
1	756	602
2	941	
3	941	
<b>SUBTOTAL</b>	<b>2,638</b>	<b>602</b>
<b>TOTAL</b>		<b>3,240</b>

**ROOF AREAS**

ROOF AREA: 3,532 SF (OPERABLE ROOF & SKYLIGHT EXCLUDED)  
 OPERABLE ROOF: 1,285 SF  
 SKYLIGHT: 342 SF

**ESTIMATED PATRON CAPACITY**

FLOOR	INDOOR DINING	OUTDOOR PATIO
1	756 / 15 = 50	602 / 15 = 40
2	941 / 15 = 63	
3	941 / 15 = 63	
<b>SUBTOTAL</b>	<b>176</b>	<b>40</b>

TOTAL ESTIMATED PATRON CAPACITY = 216

\*NOTE: 25% OF PARKING SPACES FOR NON-DINING AND BAR FLOOR AREAS MAY APPLY TOWARDS PARKING FOR DINING AND BAR FLOOR AREAS (SHARED PARKING PER BPMC 10-3-2730B(9))  
 \*\*NOTE: 50% OF THE PARKING SPACES FOR PRIMARILY DAYTIME USED (OFFICE) MAY APPLY TOWARDS PARKING FOR PRIMARILY NIGHTTIME USES (RESTAURANT) (JOINT PARKING PER BPMC 10-3-2730F(1))  
 \*\*\*NOTE: BASED ON INFORMATION FROM LOS ANGELES COUNTY OFFICE OF ASSESSOR TO BE CONFIRMED.

**BUILDING CODE ANALYSIS OF THE PROPOSED BUILDING**

- OCCUPANCY GROUP: A-2
- TYPE OF CONSTRUCTION: TYPE III A
- SPRINKLERED BUILDING
- MAX ALLOWABLE FLOOR AREA: 14,000 SF
- DESIGN FLOOR AREA: 12,040 SF
- MAX ALLOWABLE BUILDING HEIGHT: 3 STORIES / 65'-0"
- DESIGN BUILDING HEIGHT: 3 STORIES / 45'-0"
- THE EXISTING BUILDING AND THE PROPOSED BUILDING ARE TWO SEPARATE BUILDINGS AT THE SAME LOT AND COMPLY WITH CBC 503.1.2.
- SEE SHEET A11.7 FOR ANALYSIS REGARDING FIRE RATING OF EXTERIOR WALL AND MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

#### BUILDING AND SAFETY

1. THE SUBJECT PROPERTY IS COMBINED WITH THE LOT TO THE NORTH AS ONE PARCEL. SUBMIT FLOOR AREA AND PARKING ANALYSIS OF THE EXISTING BUILDING, AND SHOW COMPLIANCE WITH FAR FOR THE ENTIRE PARCEL.  
▶ SEE SHEET A1.
2. PARKING ANALYSIS AND REQUIRED PARKING FOR THE DEVELOPMENT SHALL INCLUDE REPLACEMENT OF ALL EXISTING PARKING SPACES LOST DUE TO PROPOSED DEVELOPMENT. PROVIDE COMPLETE PARKING ANALYSIS.  
▶ SEE SHEET A1.
3. PROVIDE COMPLETE BUILDING CODE ANALYSIS (CBC 2013) AND SPECIFY TYPE OF CONSTRUCTION AND THE OCCUPANCY GROUP. SHOW COMPLIANCE WITH THE BUILDING HEIGHT AND AREA LIMITATIONS OF SECTION 503. SHOW HOW COMPLIANCE WITH SEC 503.1.2 IS MET.  
▶ SEE SHEET A1.
4. PLEASE INDICATE FIRE RATING OF THE EXTERIOR WALLS AND OPENING PROTECTION REQUIREMENT OF SECTION 705. SHOW COMPLIANCE WITH SECTION 705.3 FOR "TWO BUILDINGS ON THE SAME LOT". ALSO INDICATE BY ANALYSIS THE ALLOWABLE AREA OF OPENING ON THE EXTERIOR WALL FOR EACH STORY, PER SECTION 705.8.1.  
▶ SEE SHEET A11.7.
5. INTERIOR EXIT STAIRS SHALL BE ENCLOSED PER SECTION 1022 AND PER SEC 1009.2. INTERIOR STAIRS SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING THROUGH A RATED PASSAGEWAY.  
▶ SEE SHEET A4 THROUGH A8 FOR FLOOR PLANS SHOWING STAIRS.
6. SHOW COMPLIANCE WITH SECTION 11B-208 FOR ADA PARKING SPACE RATIO. FOR VALET PARKING SEE SECTION 11B-209.4 AND FOR MECHANICAL ACCESS PARKING SEE SECTION 11B-209.5. PROVIDE ONE PASSENGER DROP OFF AND LOADING SPACE PER SECTION 11B-503.  
▶ SEE SHEET A1 FOR PARKING ANALYSIS; SEE SHEET A3 THROUGH A8 FOR PLAN FOR ACCESSIBILITY RELATED ISSUES.
7. PROVIDE AN ADA ACCESSIBLE PATH OF TRAVEL FROM THE REAR PARKING SPACE TO EACH BUILDING.  
▶ SEE SHEET A3 & A4.

#### COMMUNITY DEVELOPMENT DEPARTMENT

##### ARCHITECTURAL PLANS

12. REVISE ADDRESS ON PLANS TO 250-260 N CANON DRIVE.  
▶ DONE. SEE DRAWINGS.
13. PROVIDE A CURRENT SURVEY STAMPED BY A LICENSED SURVEYOR OR ENGINEER. ENSURE THE SURVEY SHOWS PROPERTY LINES, LOT AREA, ELEVATIONS AT POINTS ALONG THE PERIMETER OF THE PROPOSED BUILDING, EXISTING NUMBER OF PARKING SPACES.  
▶ SEE SHEET A2.5.
14. INCORPORATE THE EXISTING OFFICE BUILDING ON THE SITE INTO ALL ZONING CALCULATIONS AND TABLES (THE LOTS ARE TIED).  
▶ SEE SHEET A1.
15. THROUGHOUT PLANS:
  - SHOW PROPERTY LINES ON ALL PLANS, ELEVATIONS, SECTIONS
  - ▶ DONE. SEE DRAWINGS
  - UPDATE THE SECTION REFERENCE NUMBERS
  - ▶ DONE. SEE DRAWINGS
16. FLOOR AREA CALCULATIONS:
  - ON THE GROUND FLOOR, THE WATER FEATURE INSIDE THE BUILDING SHOULD BE INCLUDED IN FLOOR AREA (KITCHEN/BOH/ETC)
  - ▶ IT'S INCLUDED. SEE SHEET A1 & A2.
  - DIMENSION THE WIDTH OF CIRCULATION PATHS.
  - ▶ SEE PLANS
  - PROVIDE FURNITURE PLANS (TABLES AND SEATING) TO CONFIRM DINING/BAR AREA.
  - ▶ SEE PLANS.
17. OPEN AIR DINING:
  - FOR THE GROUND FLOOR, TABULATE THE OUTDOOR TERRACE CIRCULATION SEPARATELY FROM THE INDOOR KITCHEN/BOH/CIRCULATION AREA, DESPITE REPORTING THESE AREAS SEPARATELY, THE OUTDOOR CIRCULATION, LIKE THE INDOOR CIRCULATION, SHOULD BE PARKED AT 1 SPACE PER 350 SQUARE FEET.
  - ▶ SEE SHEET A1.
  - BECAUSE THE NORTH WALL OF THE INTERIOR DINING AREA WILL HAVE OPENINGS THAT COULD BE LEFT OPEN AND THE ROOF WILL BE OPERABLE, ALL INTERIOR DINING AREAS MEET THE CODE DEFINITION OF "OPEN AIR DINING" (BPMC §10-3-100). PROVIDE A TABULATION IN THE PLANS OF ALL DINING/BAR AREAS (INSIDE AND OUTSIDE) AND USE THAT FIGURE ON THE APPLICATION FOR OPEN AIR DINING.
  - ▶ SEE SHEET A1.
  - PROVIDE ADDITIONAL INFORMATION ON THE OPERABLE NORTH GLASS WALL AND OPERABLE ROOF. PROVIDE PLANS AND ELEVATIONS THAT SHOW HOW MUCH OF THE WALL AND/OR ROOF COULD BE OPEN.
  - ▶ SEE SHEET A11.5 & A11.7 FOR NORTH OPERABLE GLASS WALL INFO. SEE SHEET A9 FOR OPERABLE ROOF INFO.
18. PARKING
  - THE EXISTING CONDITION HAS 28 PARKING SPACES FOR THE EXISTING OFFICE BUILDING.
  - ▶ 28 IS THE NUMBER USED FOR THE EXISTING CONDITION. SEE SHEET A1.
  - 25% OF THE PARKING SPACES FOR OFFICE AND NON-DINING/BAR AREAS MAY APPLY TOWARD PARKING FOR DINING/BAR AREAS (SHARED PARKING PER §10-3-2730B(9)).
  - ▶ APPLIED. SEE SHEET A1.
  - 50% OF THE PARKING SPACES FOR PRIMARILY DAYTIME USES (OFFICE) MAY APPLY TOWARD PARKING FOR PRIMARILY NIGHTTIME USES (RESTAURANT) (JOINT PARKING PER §10-3-2730F(1)).
  - ▶ APPLIED. SEE SHEET A1.
  - ENSURE THE REQUIRED NUMBER OF PARKING SPACES ARE PROVIDED.
  - ▶ SEE SHEET A1 FOR PARKING ANALYSIS.
  - ENSURE ALL ADA PARKING AND PATH OF TRAVEL REQUIREMENTS ARE MET.
  - ▶ SEE SHEET A3 & A8 FOR SITE PLAN AND GROUND LEVEL PLAN.

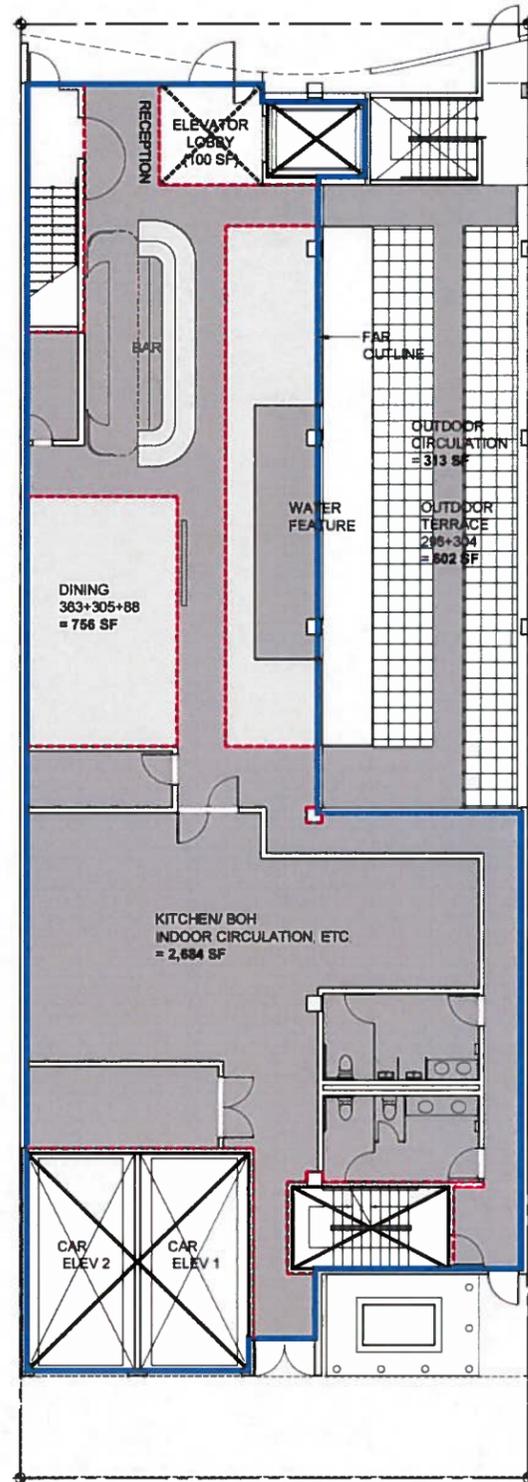
250-260 N. CANON DRIVE

## RESPONSES TO COMMENTS OF BUILDING & SAFETY AND COMMUNITY DEVELOPMENT DEPARTMENT

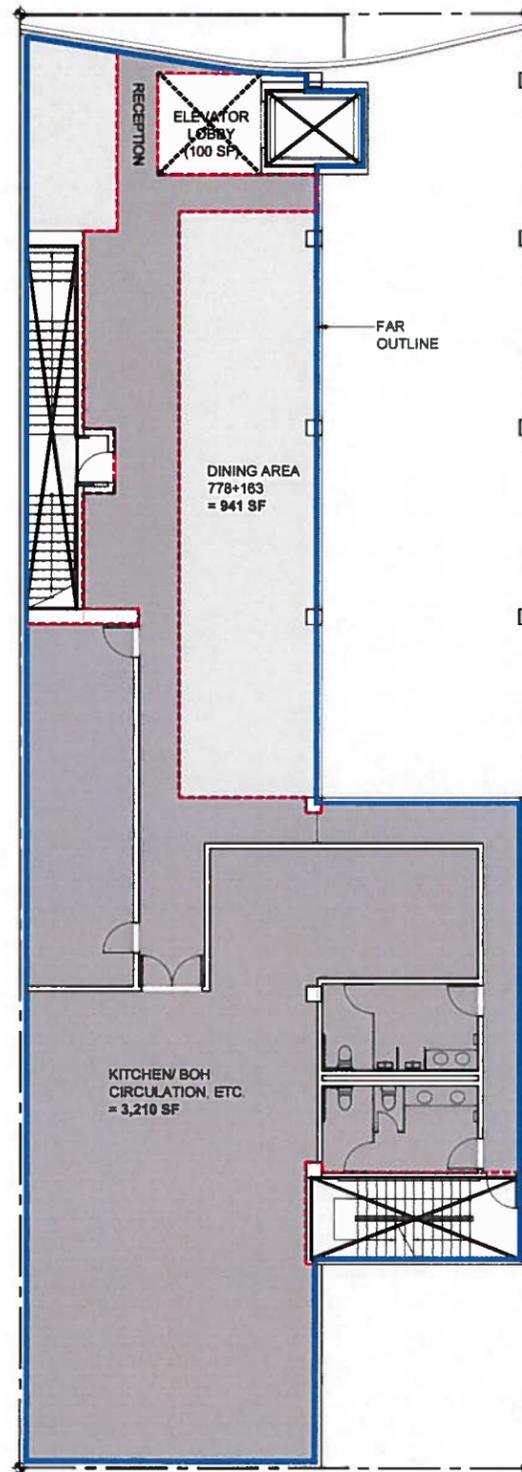
**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 12, 2016

A1.5

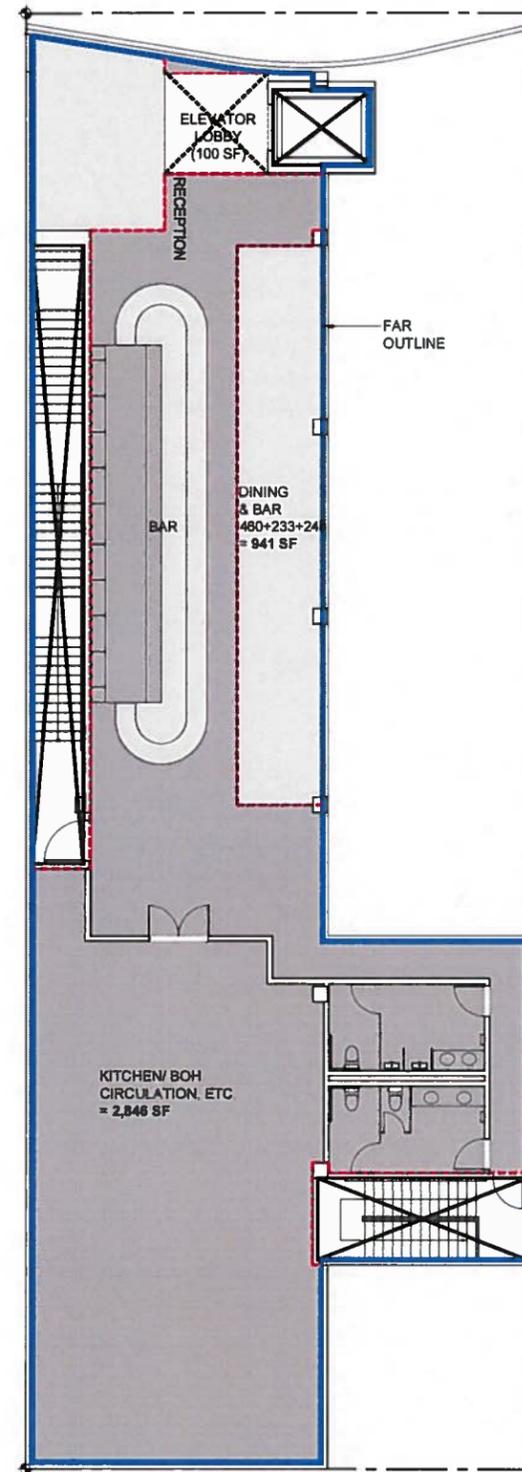
PROJECT	250-260 N. CANON DRIVE BEVERLY HILLS CA 90210	AGENT:	NADEL ARCHITECTS 1990 S. BUNDY DRIVE, SUITE 400 P. (310) 825-2100
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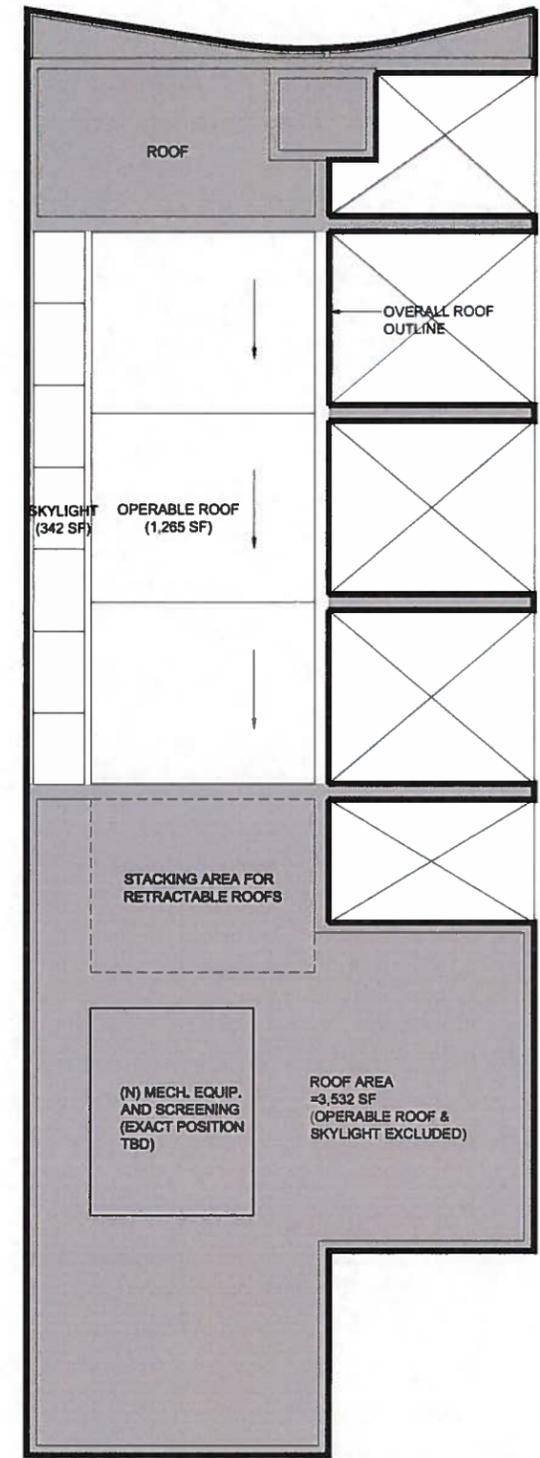
1ST FLOOR  
FLOOR AREA= 3,753 SF



2ND FLOOR  
FLOOR AREA= 4,343 SF



3RD FLOOR  
FLOOR AREA= 3,944 SF



ROOF PLAN

250-260 N. CANON DRIVE

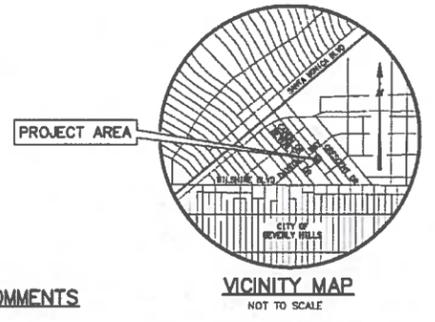
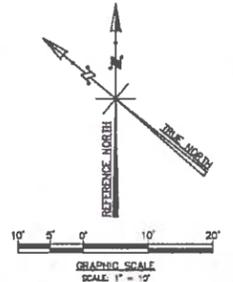
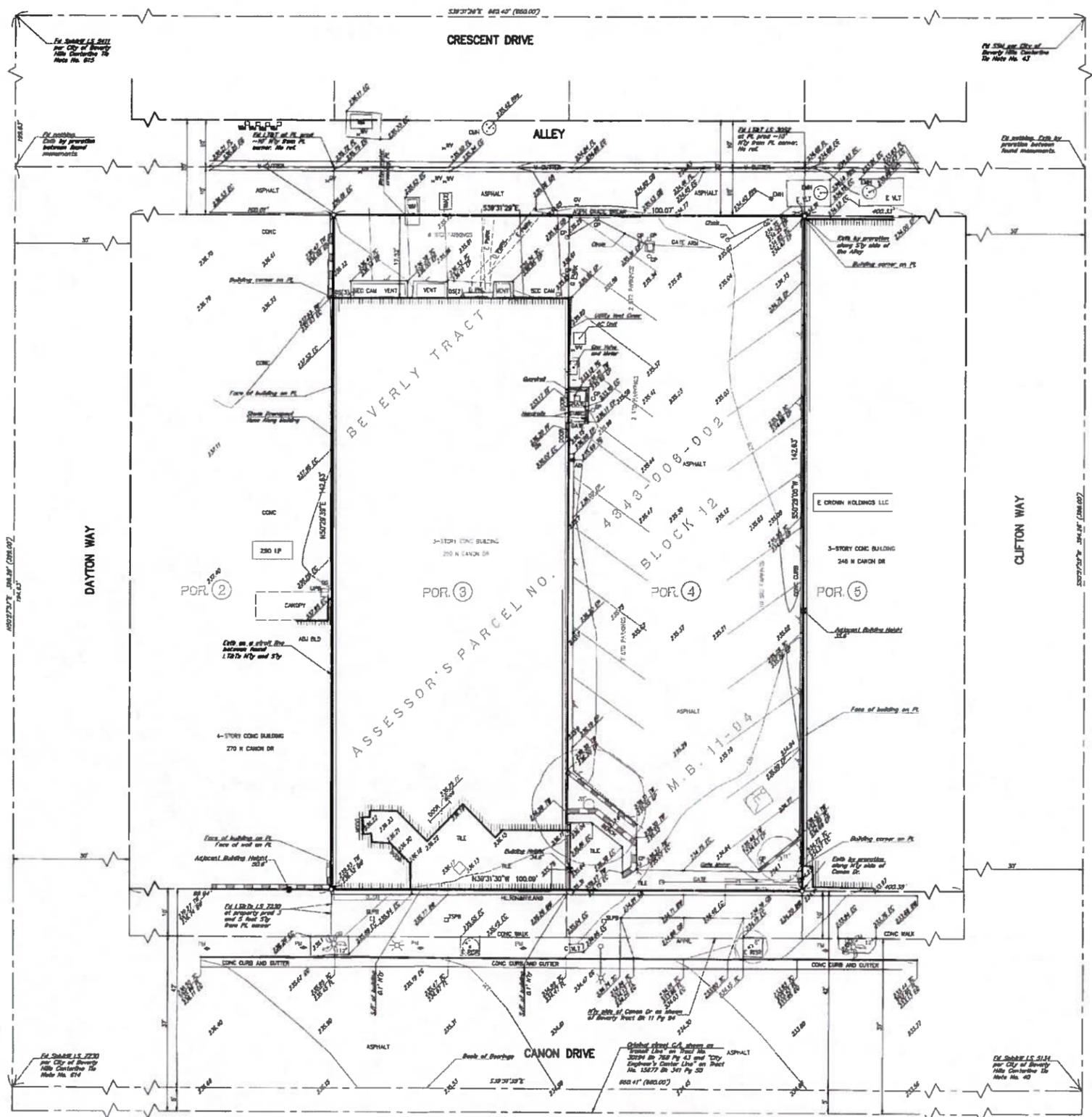
AREA CALCULATION DIAGRAMS

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 12, 2016

PROJECT ADDRESS: 250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210  
AGENT: NADEL ARCHITECTS 1990 S. BUNDY DRIVE, SUITE 400 P. (310) 826-2100

A2

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**COMMENTS**

- BOUNDARY LINES . . . . . WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- LEGAL DESCRIPTION . . . . . NOT PROVIDED. ASSESSOR NUMBER OF PROPERTY TO BE SURVEYED PROVIDED BY CLIENT.
- EASEMENTS . . . . . NOT PLOTTED.
- TITLE REPORT . . . . . NONE PROVIDED.
- BASIS OF BEARINGS . . . . . THE BEARING NORTH 29° 31' 03" WEST OF THE SIDE LINE OF CANON DRIVE AS SHOWN ON THE MAP OF THE BEVERLY TRACT AS RECORDED IN BOOK 11, PAGE 24 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
- AREA . . . . . BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON THE AREA IS:  
14,275 SQ. FT. = 0.3277 ACRES
- TOPOGRAPHY . . . . . BY GROUND SURVEY METHODS AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- VERTICAL CONTROL . . . . . CITY OF BEVERLY HILLS BENCHMARKS (MAY08), 2012 ADJUSTMENT:  
CITY OF BEVERLY HILLS BENCHMARK NO. 109  
DAYTON @ CANON (NE CORNER) BRASS PLUG DAYTON CURB (STAMPED 1890) 4.5 E/O CANON CURB  
ELEVATION = 229.05 FEET.  
CITY OF BEVERLY HILLS BENCHMARK NO. 93  
CLIFTON @ CRESCENT (NW CORNER) BRASS PLUG IN CLIFTON CURB (STAMPED 93M) CENTER 4.0 CATCH BASIN  
ELEVATION = 225.44 FEET  
CITY OF BEVERLY HILLS BENCHMARK NO. 94  
WIRE SP; 4FT E OF E CURB STADIUM WAY; 18FT S OF CLIFTON @ CRESCENT (NE CORNER) BRASS PLUG IN CLIFTON CURB (STAMPED 94M) CENTER 4.0 CATCH BASIN  
ELEVATION = 225.54 FEET
- FLOOD ZONE . . . . . SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08031505F DATED SEPTEMBER 28, 2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- CONTOUR INTERVAL . . . . . 1 FOOT.
- ZONING AND BUILDING SETBACK . . . . . NOT PROVIDED. SEE SURVEYOR'S NOTE 4.
- PARKING . . . . . BASED UPON ON-SITE STRIPING, THE PARKING IS:  
27 STANDARD SPACES  
1 HANDICAPPED SPACES  
28 TOTAL SPACES
- EARTH WORK . . . . . THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

**LEGEND**

- PROPERTY / BOUNDARY LINE
- STREET RAMP LINE
- CURB LINE (FROM 1"-20" ON TO 1"-200")
- CURB LINE (1"-10", 1"-8", 1"-16")
- CENTER LINE
- FLOW LINE
- LOT LINE / PARCEL LINE
- EAST/WEST LINE (WIDTH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- OVERHANG LINE
- FENCE LINE
- GUARD RAIL
- RETAINING WALL
- CONC. BLOCK WALL
- EDGE OF ASPHALT PAVING
- CONCRETE PAVING
- AREA DRAIN
- CATCH BASIN W/ACCESS HOLE
- W/D
- POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
- SIGN (ALL KINDS)
- STREET LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/STREET LIGHT
- YARD LIGHT
- FINE HYDRANT
- DOWNSPOUT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- DIRECTION OF WATER DRAINAGE FLOW
- PARKING METER
- GAS / WATER METER
- GAS / WATER VALVE
- CONC. STREET LIGHT/TRAFFIC/LANDMARK PULL BOX
- TREC IN WELL W/TRUNK DIAMETER
- PLANTER
- GUARD POST
- APPROACH (CONVEYER)
- BAGEL OR PREVENTER
- CLEAN OUT
- CHAIN LINK (FENCE/GATE)
- LOCATION OF BUILDING HEIGHT MEASUREMENTS
- RECORD LOT / PARCEL NUMBER
- RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
- IMPROVEMENT FACE
- IMPROVEMENT EDGE
- IMPROVEMENT END
- NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT
- W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
- [EASMT] ADJACENT PROPERTY OWNER

**SURVEYOR'S NOTES**

- THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES
- BEFORE USING THIS MAP FOR DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF NO TITLE REPORT WAS FURNISHED, OUR CLIENT IS URGED TO FURNISH A CURRENT TITLE REPORT SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.
  - THIS MAP SHOULD BE EXPANDED TO MEET ALTA REQUIREMENTS IF FINANCING IS TO BE OBTAINED FOR THE PROJECT, REQUIRING AN EXTENDED COVERAGE POLICY OF TITLE INSURANCE.
  - THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.
  - IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNCIL AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, COMPLETENESS OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

**SURVEY A2.5**

7/13/2016  
  
 D.V.S.  
 D.V.S.  
 D.R.H. 07/12/16

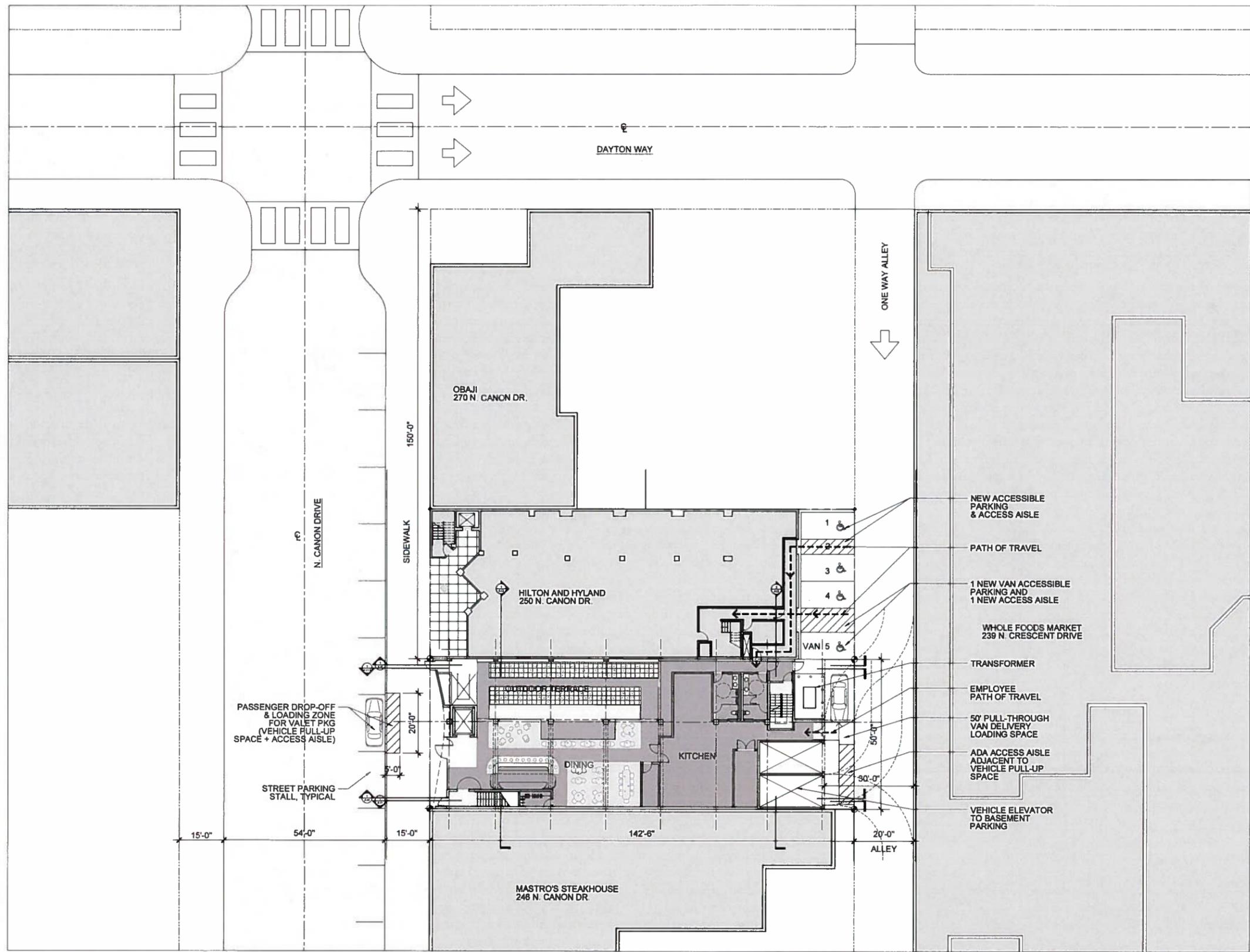
D.V.S.	▲		
D.V.S.	▲		
D.R.H.	▲	07/12/16	PROPERTY ADDRESS CHANGED

SEE COMMENTS

**PSOMAS**  
 555 South Flower Street, Suite 4300  
 Los Angeles, CA 90071  
 (213) 223-1400 (213) 223-1444 fax  
 www.psomas.com

DESIGN SURVEY FOR:  
**NEU INVESTMENT CORPORATION**  
 250-260 NORTH CANON DRIVE  
 IN THE CITY OF BEVERLY HILLS COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: MARCH 24, 2016  
 SCALE: 1" = 10'  
 SHEET: 1 OF 1  
 PROJECT: 1NEU0201.00 T100



250-260 N. CANON DRIVE

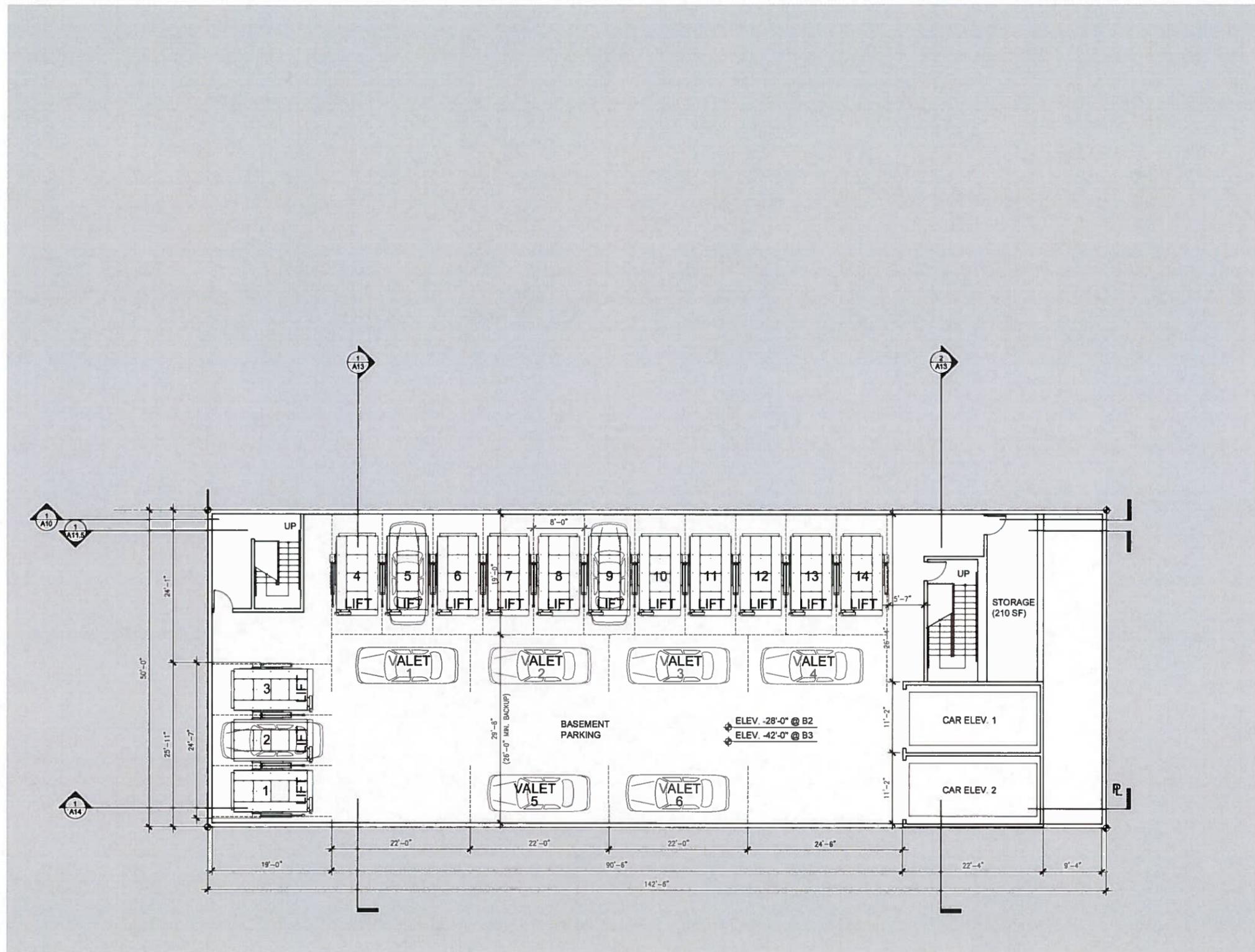
# 13288



**SITE PLAN**  
SCALE: 1/16"=1'-0"

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 8, 2019

PROJECT ADDRESS:	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1990 S. BUNDY DRIVE, SUITE 400 P. (310) 826-2100
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**CAR ELEVATOR SPECIFICATION**

AUTOQUIP CORPORATION  
 MODEL: FL4M-10  
 COLOR: AQ BLUE  
 SPEED: 100 FPM  
 FTF: 516 IN.  
 SERIES: ACL VRC  
 QUANTITY: 1 EA  
 CAPACITY: 8000 LBS.  
 PLATFORM WIDTH: 120 IN. MAX  
 PLATFORM LENGTH: 288 IN. MAX  
 MOUNTING: PIT  
 APPLICATION: SHAFTWAY  
 LOAD PATTERN: Z  
 VOLTAGE: 480/3PH/60HZ  
 CONTROL VOLTAGE: 24VDC  
 CONTROL SIGNAL: WALL MOUNT PUSHBUTTON  
 LEVEL: 4  
 SHIP WEIGHT: APPROXIMATELY 16,000 LBS.  
 SHIPS VIA FLATBED CARRIER  
 FOB: GUTHRIE, OK 73044

**AMERICAN CUSTOM LIFTS ACC-6 SPECIFICATION**

MAX CAPACITY.....6000 LB  
 CENTERLINE WIDTH.....8'-0"  
 INSIDE PLATFORM WIDTH.....78"  
 INSIDE COLUMN WIDTH.....86"  
 OVERALL LENGTH.....13'  
 PLATFORM LENGTH.....12'-0"  
 MAXIMUM WHEELBASE.....129"  
 INSIDE HEIGHT CLEARANCE.....72"  
 COLUMN HEIGHT.....10'-1"

MECHANICAL LOCKS EACH COLUMN  
 SINGLE POINT MANUAL LOCK RELEASE  
 POSITIVE LOCKING REAR STOP  
 208/230V 1 PH INDIVIDUAL PWR UNIT

**PARKING AT THIS LEVEL:**

28 ON LIFTS  
 6 VALET D.P.  
 34 TOTAL PARKING SPACES ON EACH FLOOR

250-260 N. CANON DRIVE

# 13208

0' 5' 10' 20' 50'

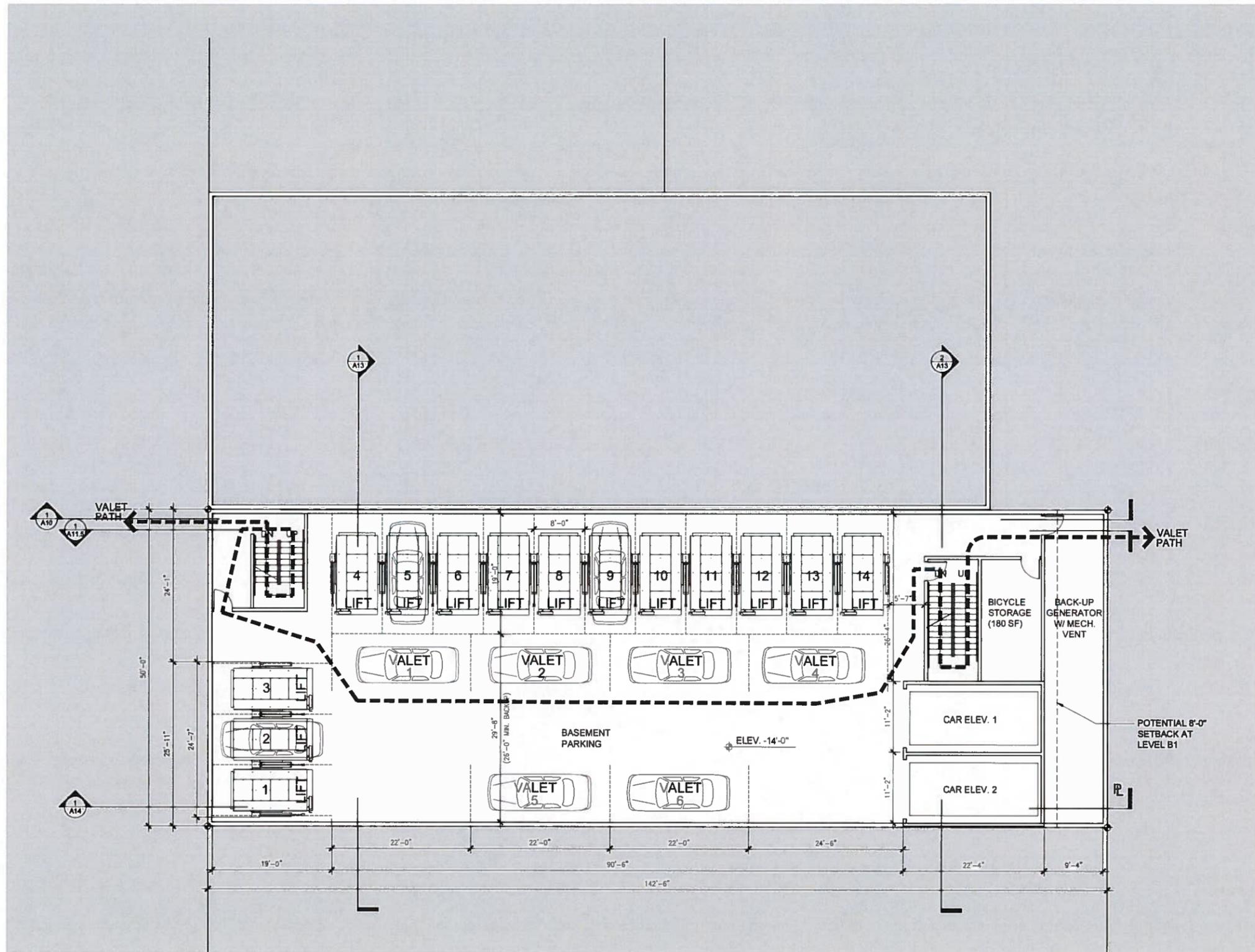
**B3+B2 LEVEL PLAN**

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



PROJECT ADDRESS: 250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210  
 AGENT: NADEL ARCHITECTS 1990 S. BUNDY DRIVE, SUITE 400 P: (310) 825-2100

A4



**PARKING AT THIS LEVEL:**  
 28 ON LIFTS  
 6 VALET D.P.  
 34 TOTAL PARKING SPACES PER FLOOR

34 X 3 FLRS = 102 STALLS  
 (B1+B2+B3)



250-260 N. CANON DRIVE

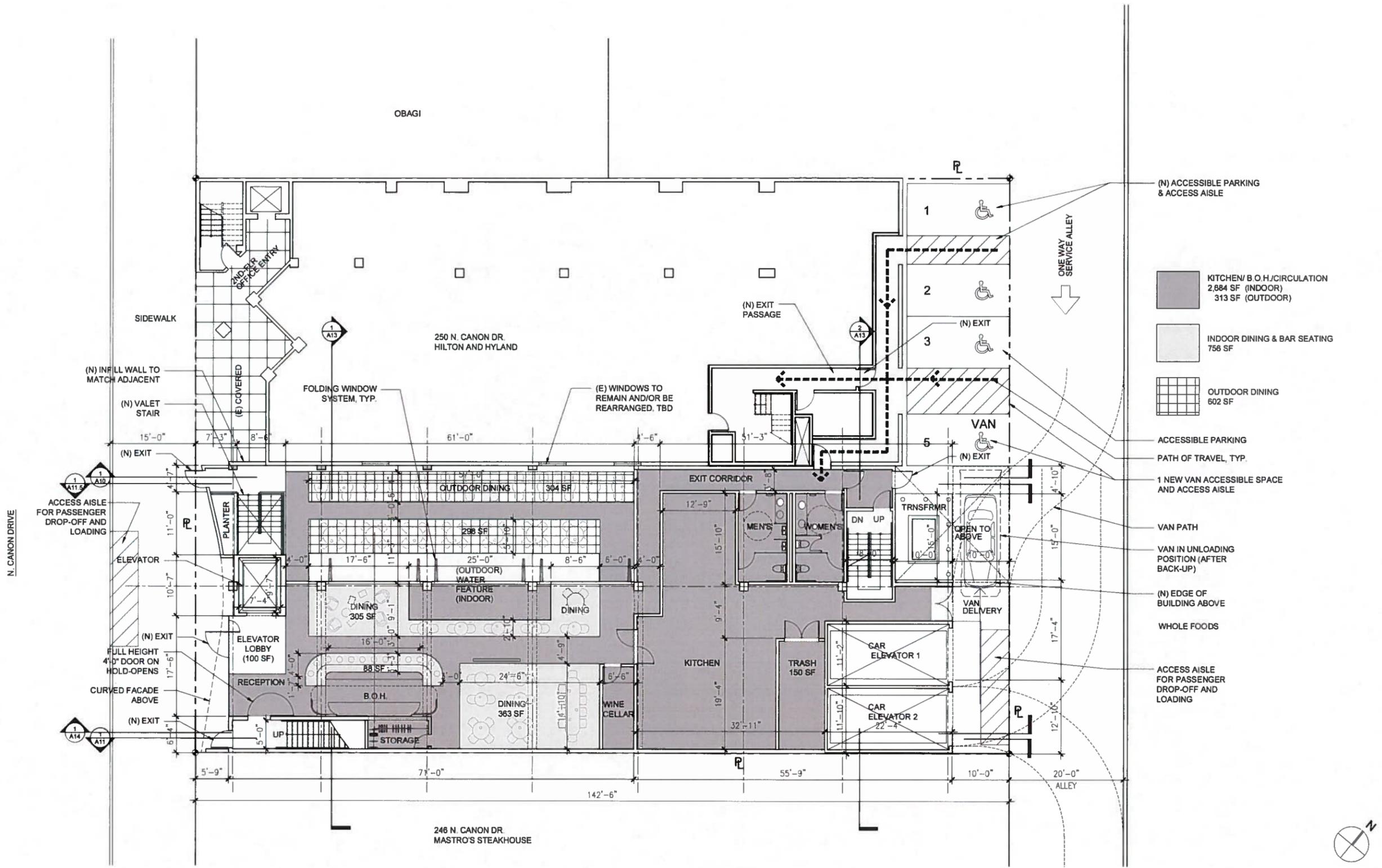
**B1 LEVEL PLAN**  
 SCALE: 1/8"=1'-0"

**NADEL**  
 SPECIAL PROJECTS  
 ARCHITECTS, INC.  
 SEPTEMBER 21, 2016

PROJECT: 250-260 N. CANON DRIVE  
 ADDRESS: BEVERLY HILLS, CA 90210  
 AGENT: NADEL ARCHITECTS  
 1990 S. BUNDY DRIVE, SUITE 400  
 P. (310) 825-2100

A5

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- (N) ACCESSIBLE PARKING & ACCESS AISLE
- KITCHEN/ B.O.H./CIRCULATION  
2,884 SF (INDOOR)  
313 SF (OUTDOOR)
- INDOOR DINING & BAR SEATING  
756 SF
- OUTDOOR DINING  
602 SF
- ACCESSIBLE PARKING
- PATH OF TRAVEL, TYP.
- 1 NEW VAN ACCESSIBLE SPACE AND ACCESS AISLE
- VAN PATH
- VAN IN UNLOADING POSITION (AFTER BACK-UP)
- (N) EDGE OF BUILDING ABOVE
- WHOLE FOODS
- ACCESS AISLE FOR PASSENGER DROP-OFF AND LOADING



250-260 N. CANON DRIVE

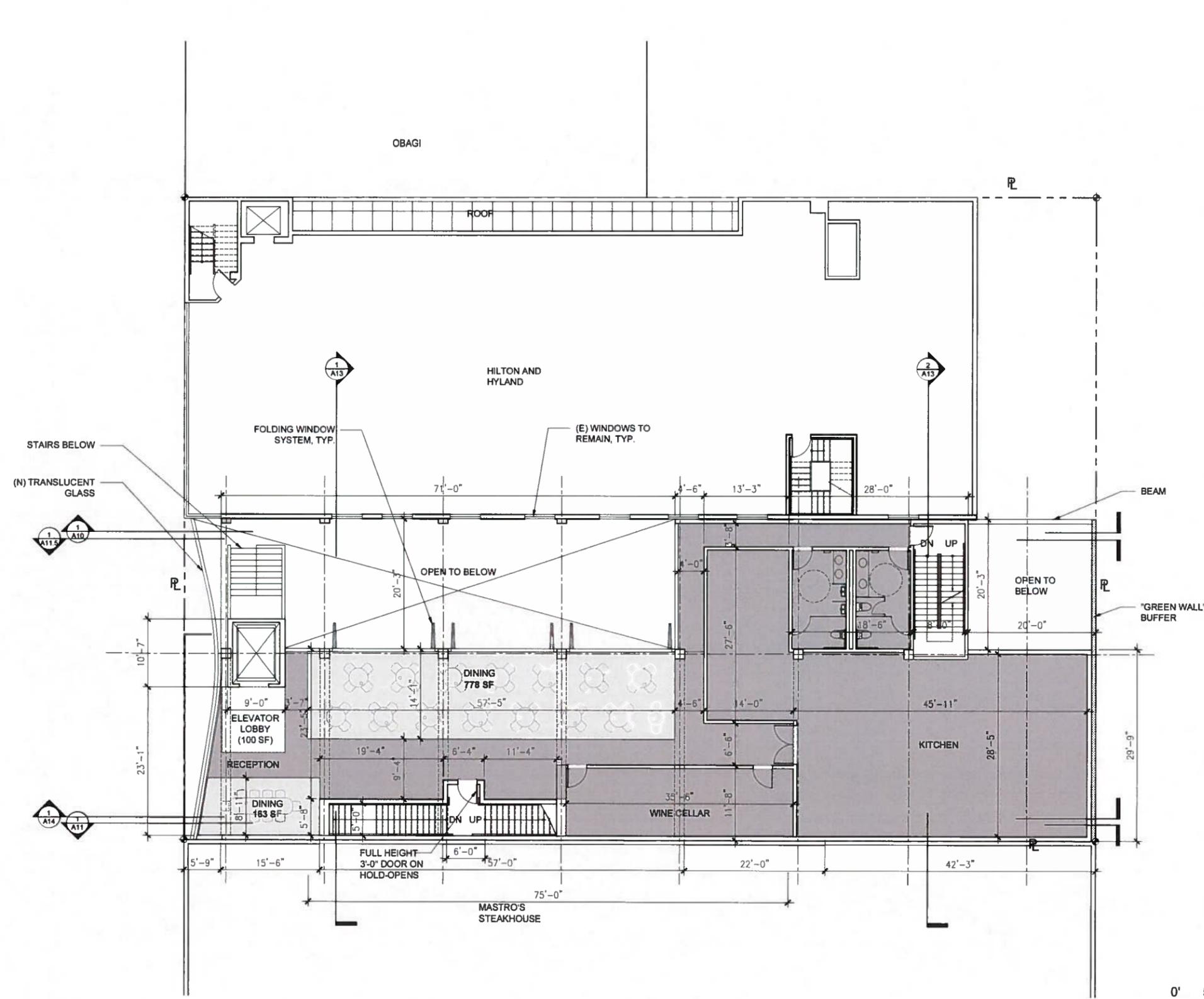
# GROUND LEVEL PLAN

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



PROJECT ADDRESS:	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1890 S. BUNDY DRIVE, SUITE 400 P: (310) 828-2100
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WHOLE FOODS

- KITCHEN/ B O H /CIRCULATION  
3,210 SF
- INDOOR DINING SEATING  
941 SF

0' 5' 10' 20' 50'



# SECOND LEVEL PLAN

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

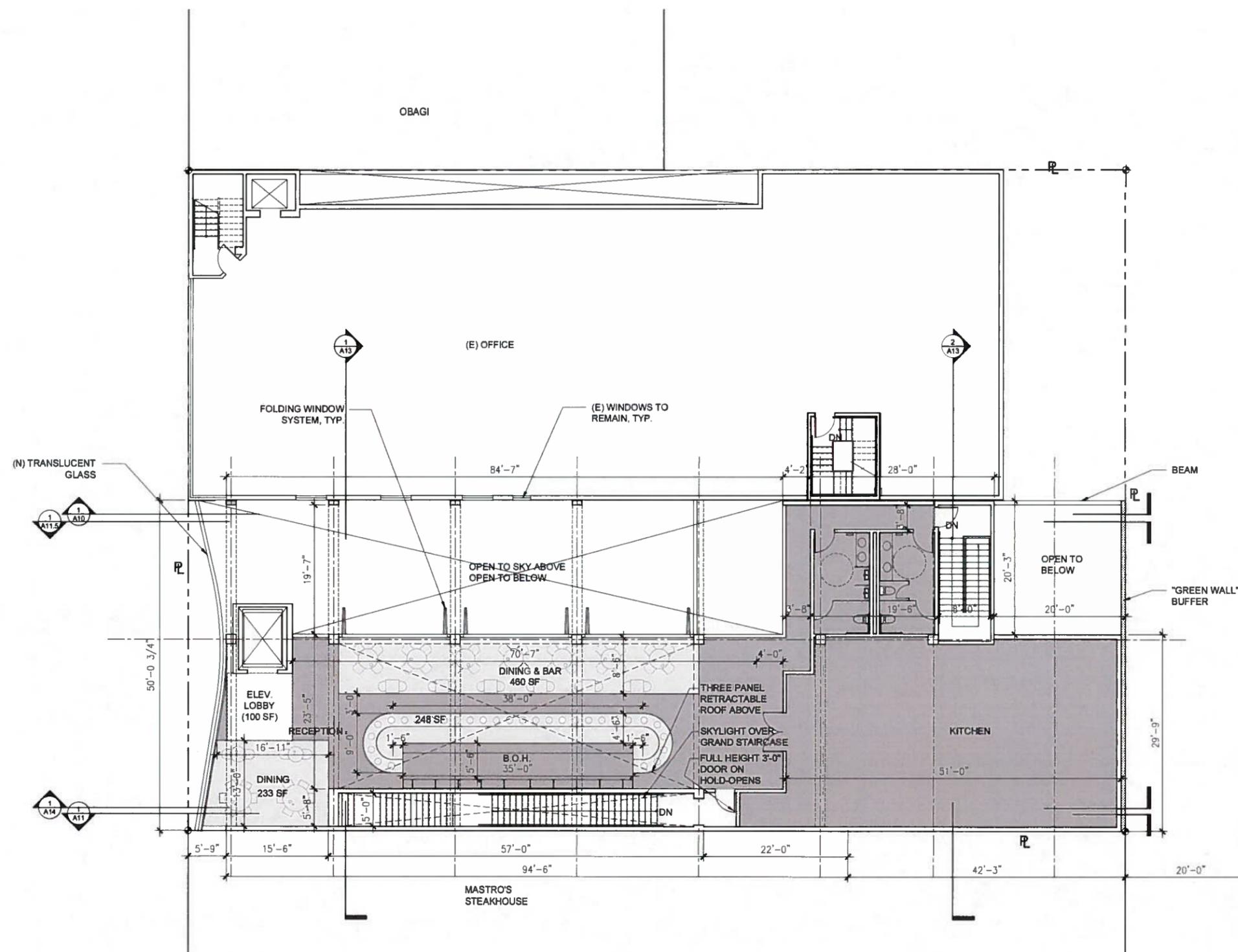
PROJECT ADDRESS	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT	NADEL ARCHITECTS 1900 S. BUNNY DRIVE, SUITE 400 P: (310) 825-2100
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**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC  
SEPTEMBER 8, 2018

A7

250-260 N. CANON DRIVE

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- KITCHEN/ B.O.H./CIRCULATION  
2,846 SF
- INDOOR DINING & BAR SEATING  
941 SF
- (E) RESIDENCES



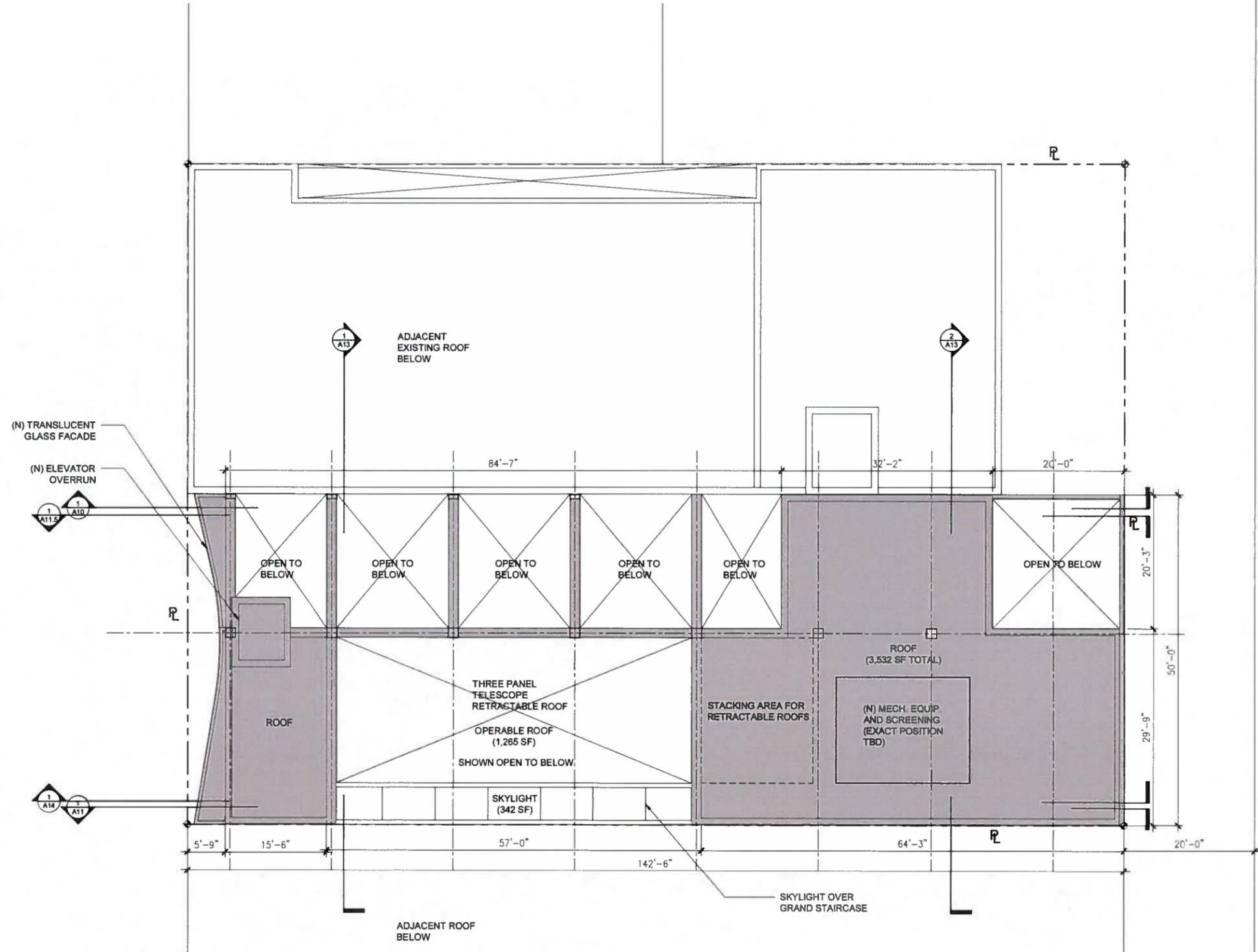
250-260 N. CANON DRIVE

**THIRD LEVEL PLAN**  
SCALE: 1/8"=1'-0"

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 8, 2016

PROJECT ADDRESS	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1990 S. BUNNY DRIVE, SUITE 400 P. (310) 825-2100
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**ROOF AREA:**  
 ROOF AREA: 3,532 SF  
 (OPERABLE ROOF/SKYLIGHT EXCLUDED)  
 OPERABLE ROOF: 1,265 SF  
 SKYLIGHT: 342 SF



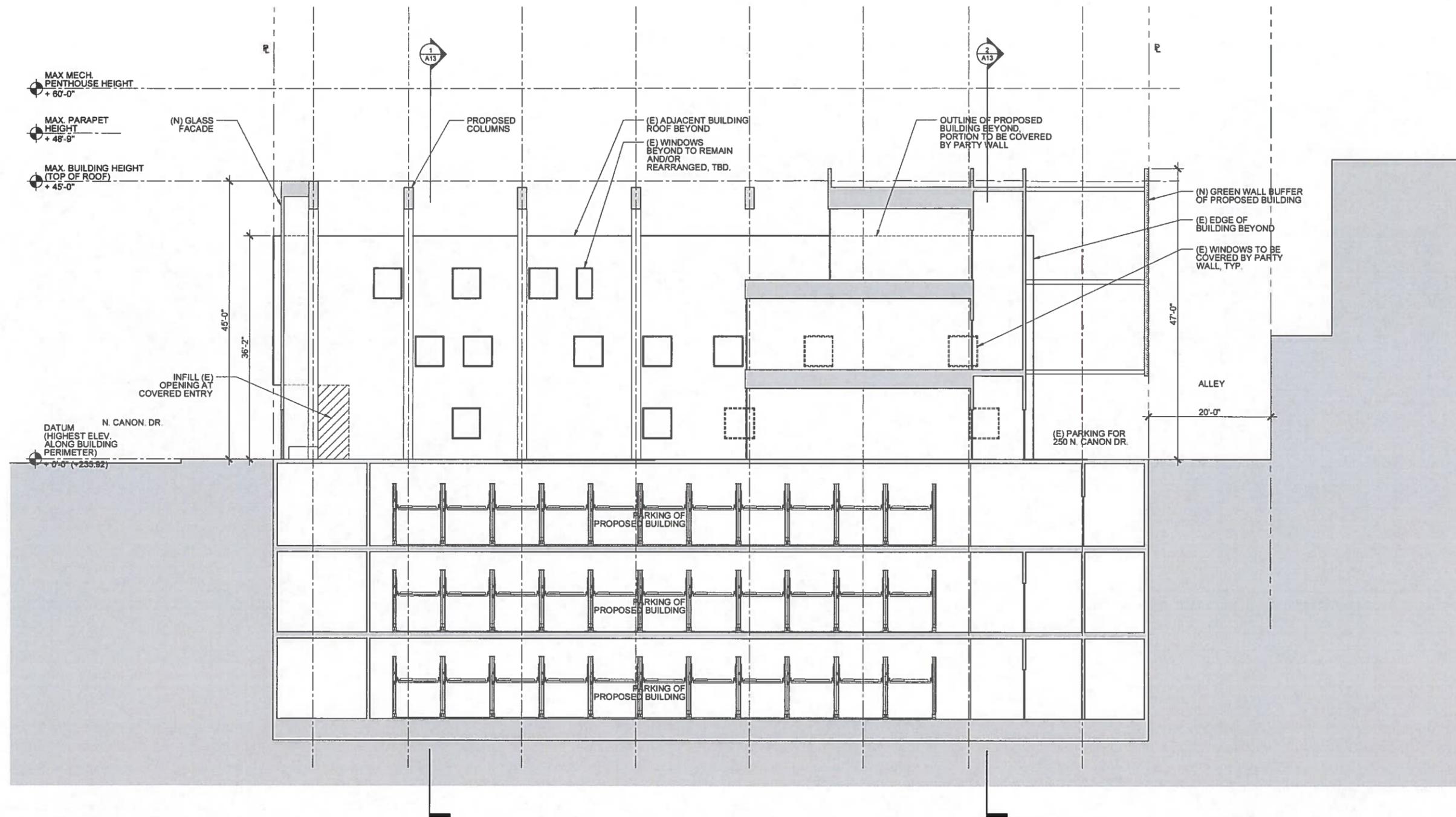
250-260 N. CANON DRIVE

**ROOF PLAN**  
 SCALE: 1/8"=1'-0"

**NADEL**  
 SPECIAL PROJECTS  
 ARCHITECTS, INC.  
 JULY 14, 2016

PROJECT ADDRESS:	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1990 S BUNDY DRIVE, SUITE 400 P. (310) 825-2100
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NORTH SECTION-ELEVATION 1  
1/8" = 1'-0"



250-260 N. CANON DRIVE

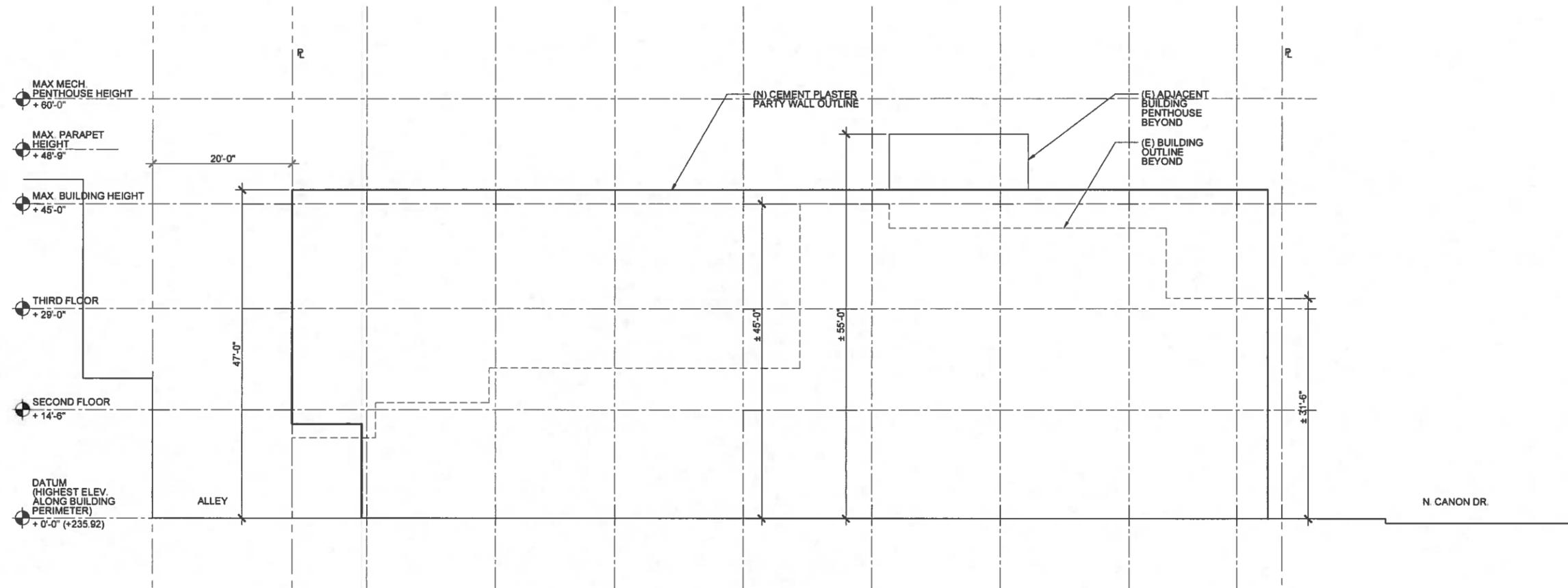
NORTH SECTION ELEVATION LOOKING AT PARTY WALL

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

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 8, 2016  
A10

PROJECT	250-260 N. CANON DRIVE	AGENT	NADEL ARCHITECTS
ADDRESS:	BEVERLY HILLS, CA 90210		1990 S. SUNNY DRIVE, SUITE 400
			P: (310) 828-2100

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250-260 N. CANON DRIVE

# 13296



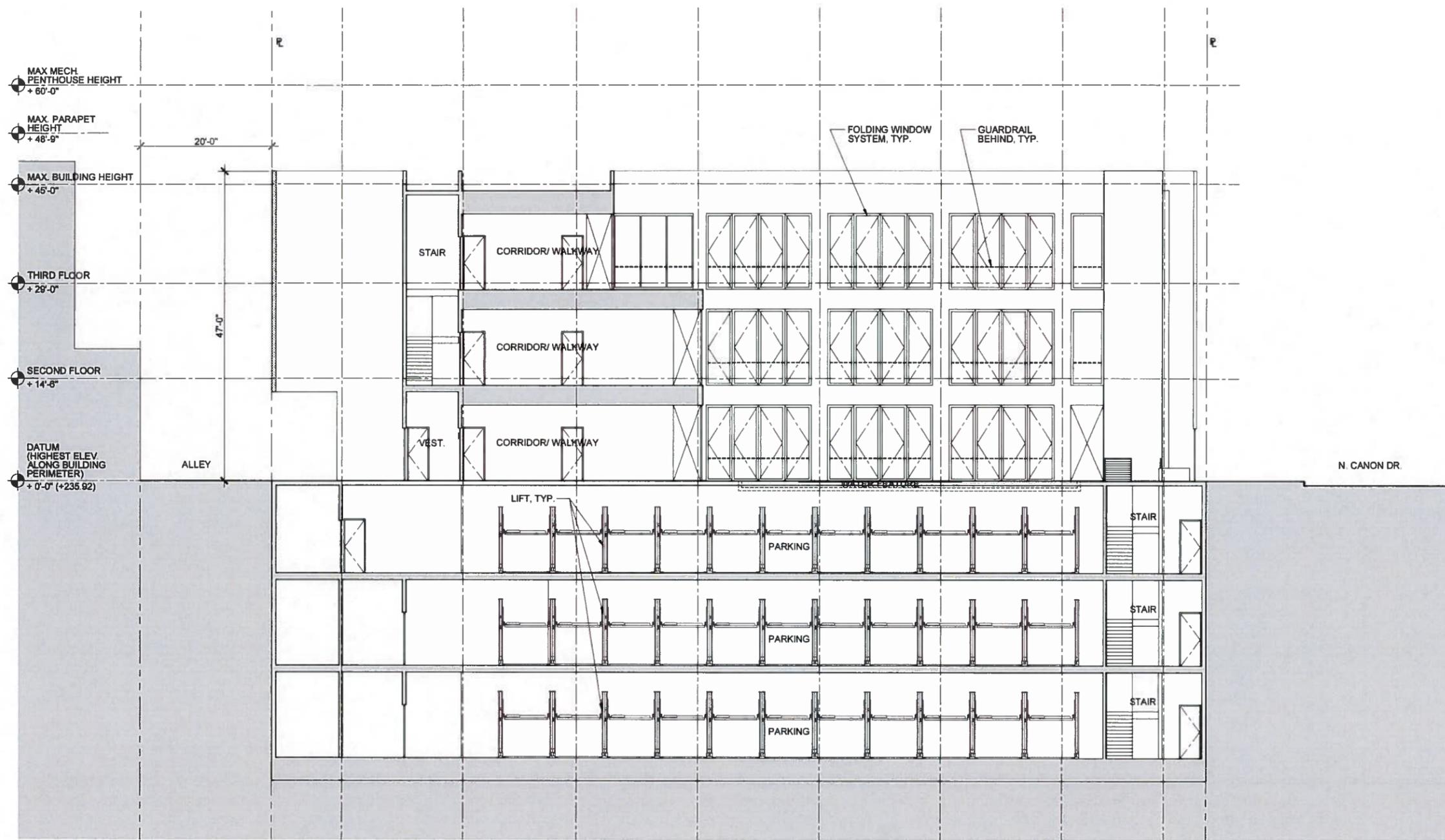
SOUTH ELEVATION AT PARTY WALL

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

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 8, 2018

A11

PROJECT ADDRESS:	250-260 N CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1900 S BUNNY DRIVE, SUITE 400 P. (310) 828-2100
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NORTH SECTION-ELEVATION 1  
1/8" = 1'-0"



250-260 N. CANON DRIVE

NORTH SECTION-ELEVATION OF PROPOSED BUILDING THROUGH COURT



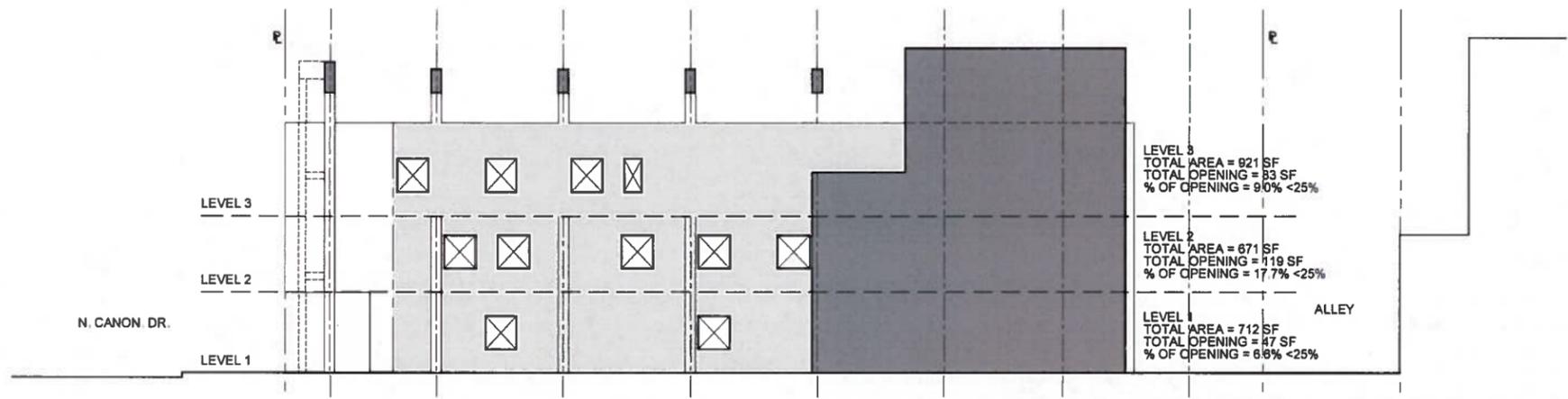
SPECIAL PROJECTS ARCHITECTS, INC. SEPTEMBER 9, 2018

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

A11.5

PROJECT ADDRESS:	250-260 N CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1990 S BUNNY DRIVE, SUITE 400 P. (310) 528-2100
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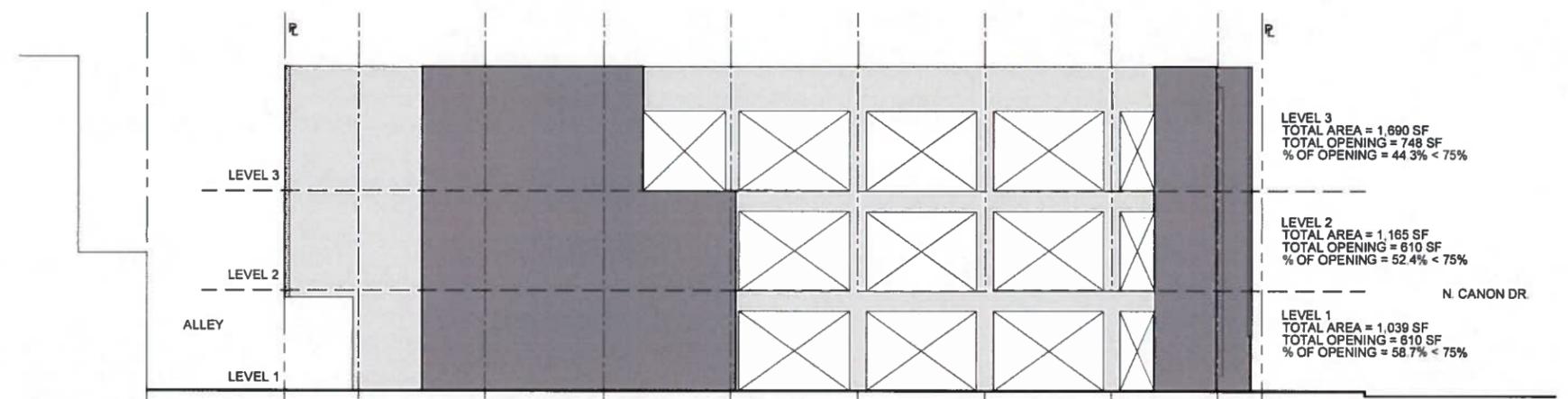
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**SOUTH ELEVATION OF THE EXISTING BUILDING**

**EXISTING BUILDING**  
 OCCUPANCY GROUP: B  
 FIRE RATING OF SOUTH EXTERIOR WALL: 1 HOUR (CBC TABLE 602)  
 SPRINKLERED BUILDING  
 MAX. AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND OPENING PROTECTION (CBC 705.3, 705.8.1 & TABLE 705.8):

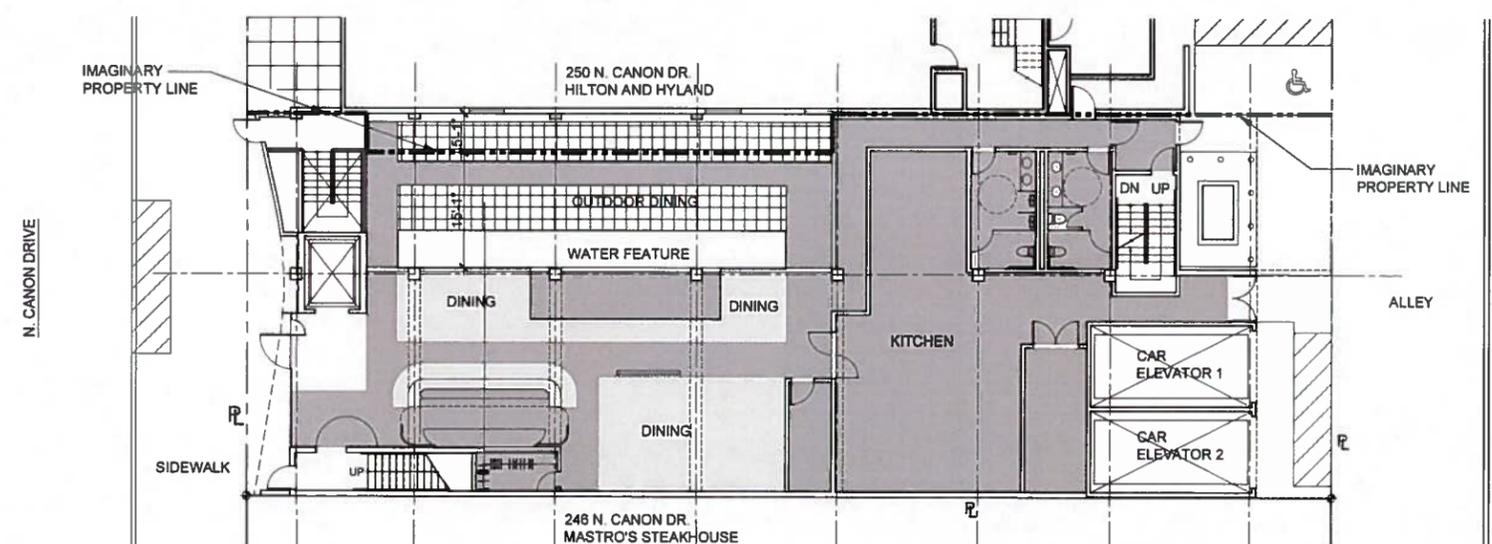
- 0 TO LESS THAN 3'-0": NOT ALLOWED
- 5'-0" TO LESS THAN 10'-0": 25% (UNPROTECTED, SPRINKLERED)



**NORTH ELEVATION OF THE PROPOSED BUILDING**

**PROPOSED BUILDING**  
 OCCUPANCY GROUP: A-2  
 CONSTRUCTION TYPE: TYPE III A  
 FIRE RATING OF SOUTH EXTERIOR WALL: 1 HOUR (CBC TABLE 602)  
 SPRINKLERED BUILDING  
 MAX. AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND OPENING PROTECTION (CBC 705.3, 705.8.1 & TABLE 705.8):

- 0 TO LESS THAN 3'-0": NOT ALLOWED
- 15'-0" TO LESS THAN 20'-0": 75% (UNPROTECTED, SPRINKLERED)



**FIRST FLOOR PLAN OF THE PROPOSED BUILDING & PARTIAL EXISTING BUILDING**

250-260 N. CANON DRIVE

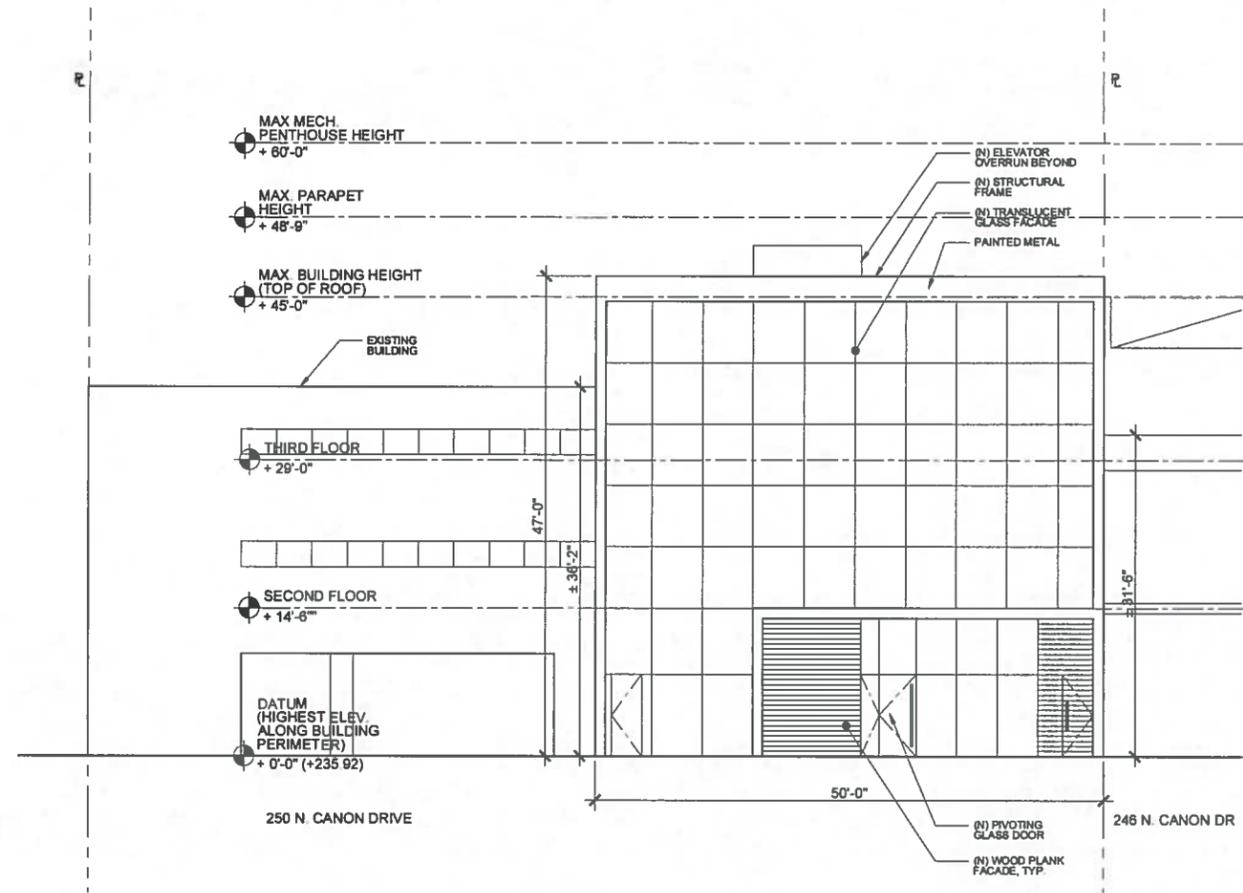
MAX. AREA OF EXTERIOR WALL OPENING

SCALE: 3/32"=1'-0"

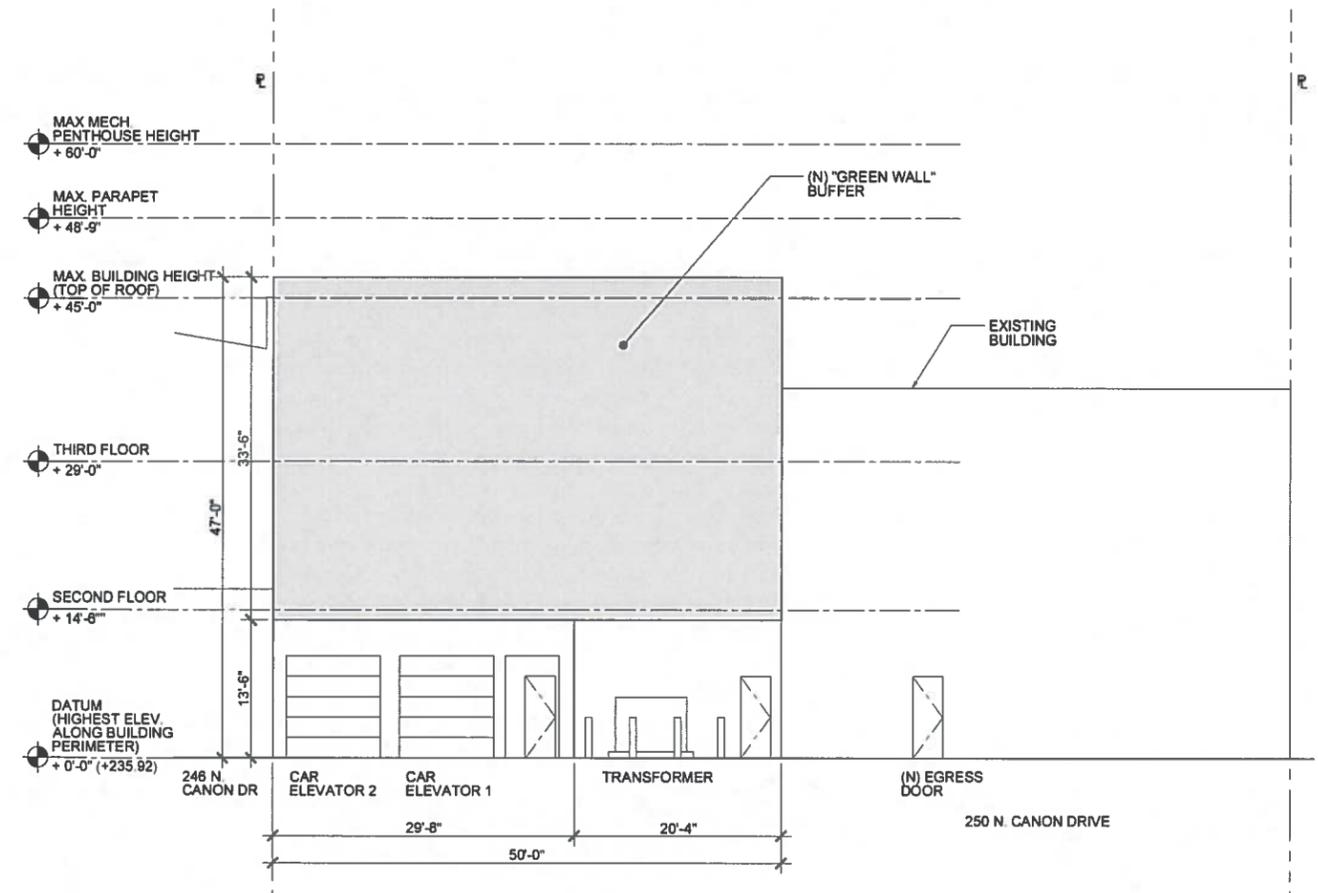
PROJECT ADDRESS	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT	NADEL ARCHITECTS 1890 S. BUNDY DRIVE, SUITE 400 P. (310) 825-2100
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**NADEL**  
 SPECIAL PROJECTS  
 ARCHITECTS, INC.  
 SEPTEMBER 8, 2016  
 A11.7

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EAST ELEVATION 2  
1/8" = 1'-0"



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

250-260 N. CANON DRIVE

# 13296



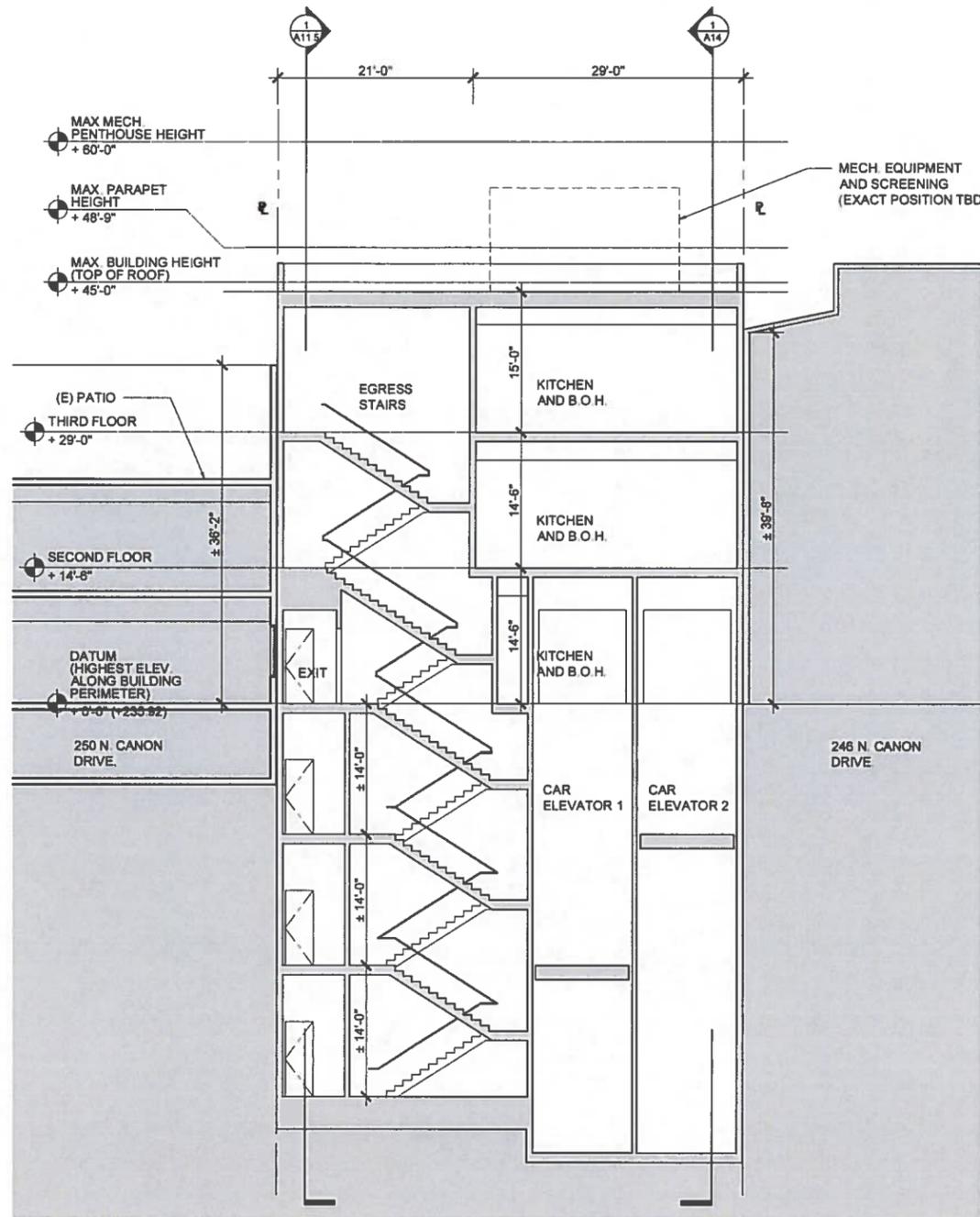
EAST AND WEST ELEVATIONS

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

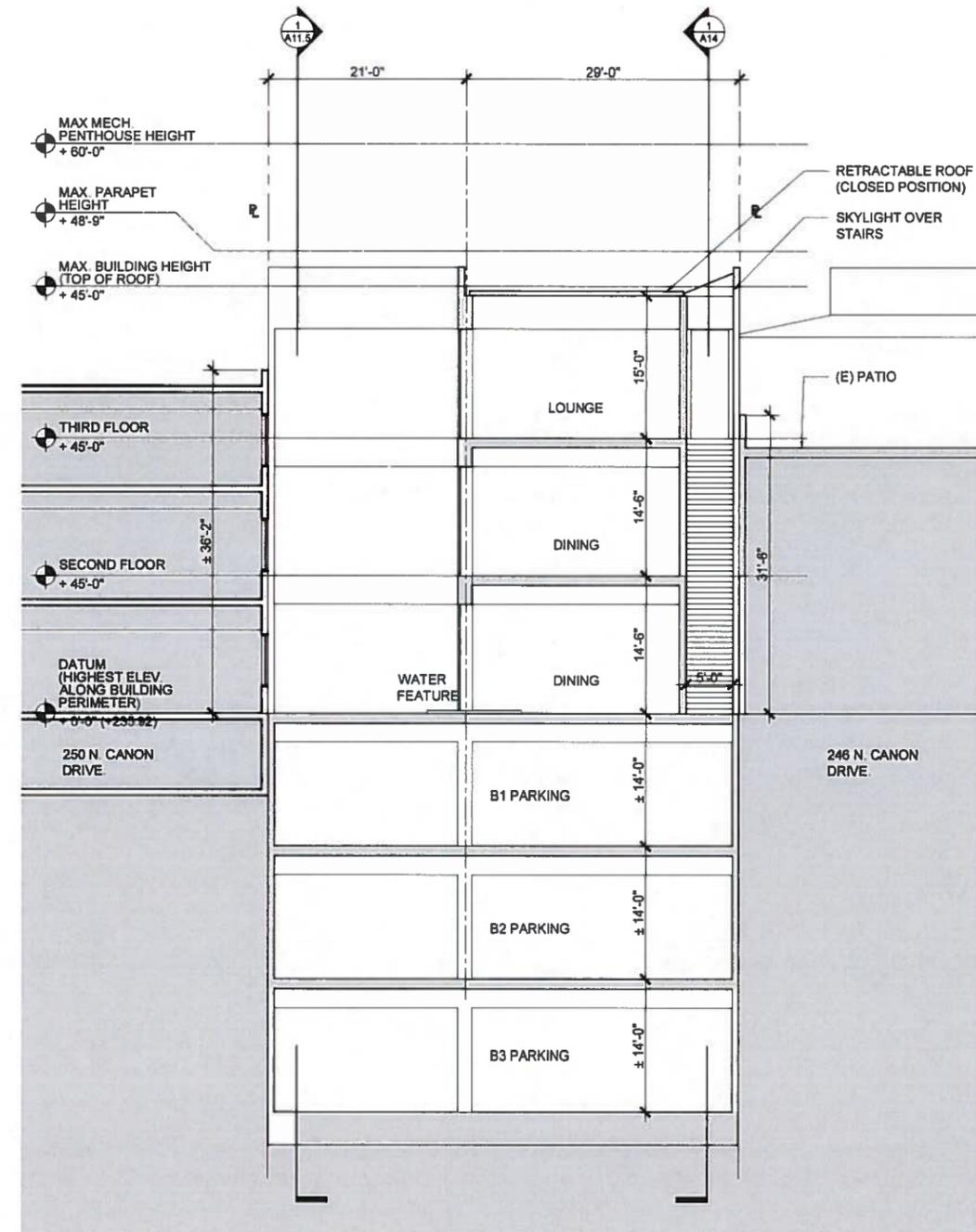
**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
JULY 14, 2016

A12

PROJECT ADDRESS:	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1900 S. BUNDY DRIVE, SUITE 400 P. (310) 825-2100
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SECTION THROUGH KITCHEN AND B.O.H. 2  
1/8" = 1'-0"



SECTION THROUGH TERRACES 1  
1/8" = 1'-0"

250-260 N. CANON DRIVE

# 13286



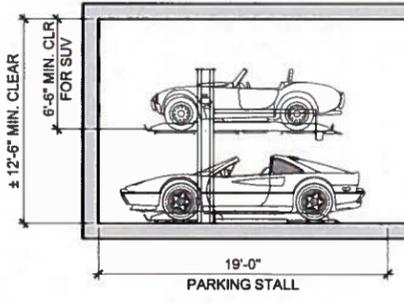
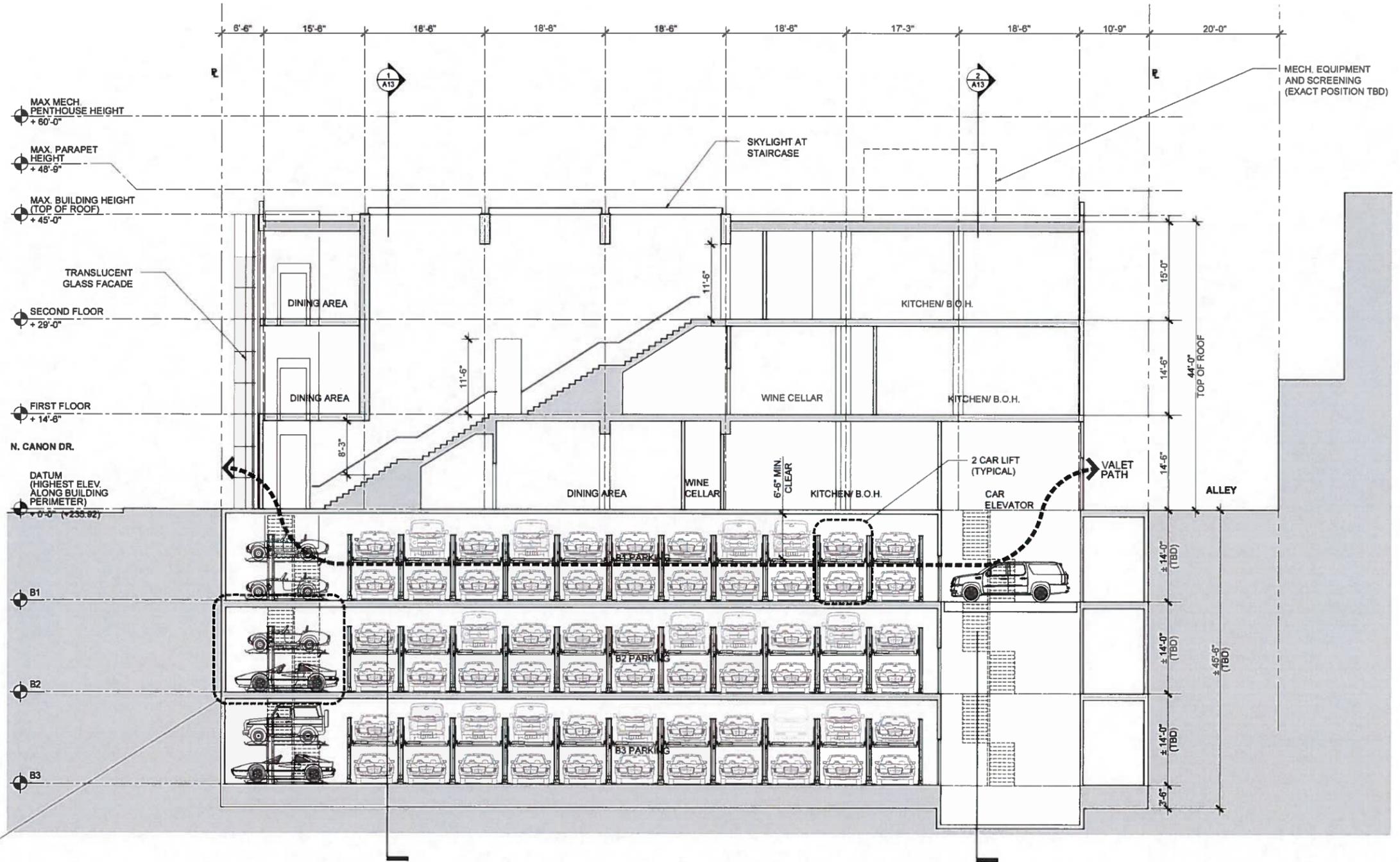
CROSS SECTIONS

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

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 8, 2018

A13

PROJECT ADDRESS:	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1900 S. BUNNY DRIVE, SUITE 400 P. (310) 828-2100
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CLEARANCE RQMTS OF MECH. LIFT PARKING

LONG SECTION 1  
1/8" = 1'-0"



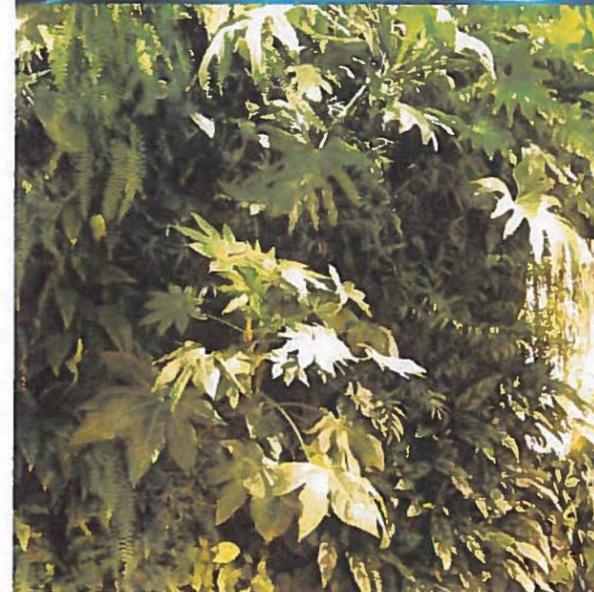
250-260 N. CANON DRIVE

LONG SECTION  
SCALE: 1/8"=1'-0"

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
SEPTEMBER 8, 2018  
A14

PROJECT ADDRESS:	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1900 S. BUNNY DRIVE, SUITE 400 P. (310) 828-2100
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250-260 N. CANON DRIVE

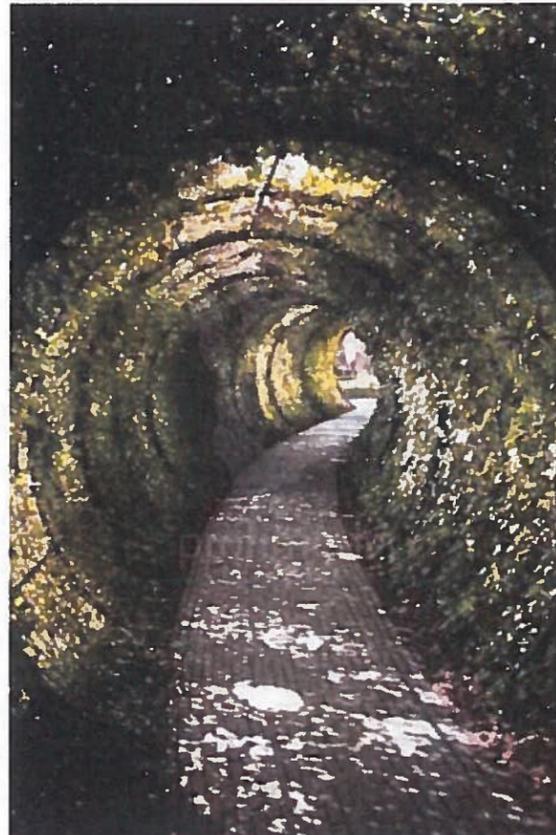
INTERIOR CONCEPT

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
APRIL 4, 2016

A15

PROJECT ADDRESS	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1990 S. BUNDY DRIVE, SUITE 400 P. (310) 825-2100
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the entry, garden + ground floor a blur between inside + out, an entry to a residential garden, informal, **charming**, enchanted

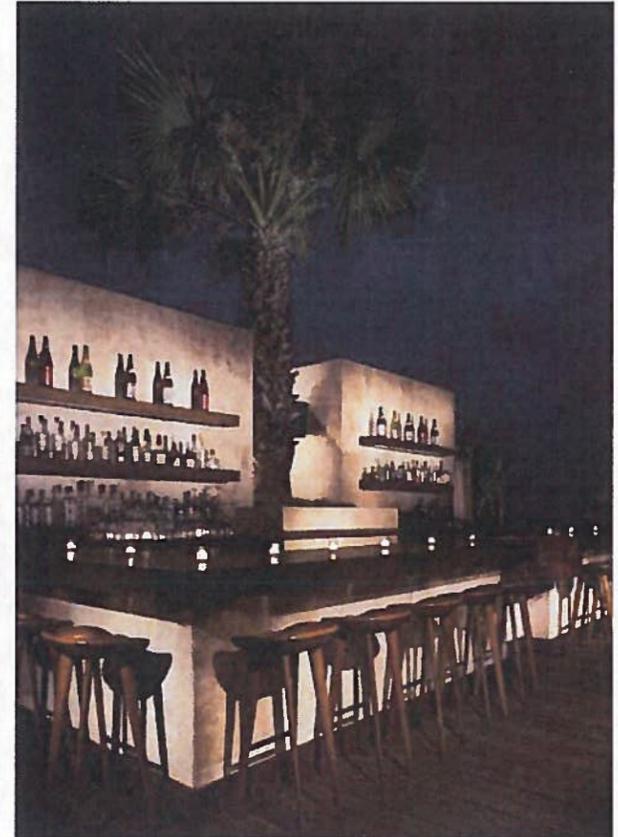
250-260 N. CANON DRIVE

GARDEN INSPIRATION **NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
APRIL 4, 2016

PROJECT 250-260 N. CANON DRIVE  
ADDRESS BEVERLY HILLS, CA 90210  
AGENT NADEL ARCHITECTS  
1990 S. BLUNDY DRIVE, SUITE 400  
P. (310) 859-2100

A16

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the sky bar spectacular yet intimate and cosy

250-260 N. CANON DRIVE

# 13288

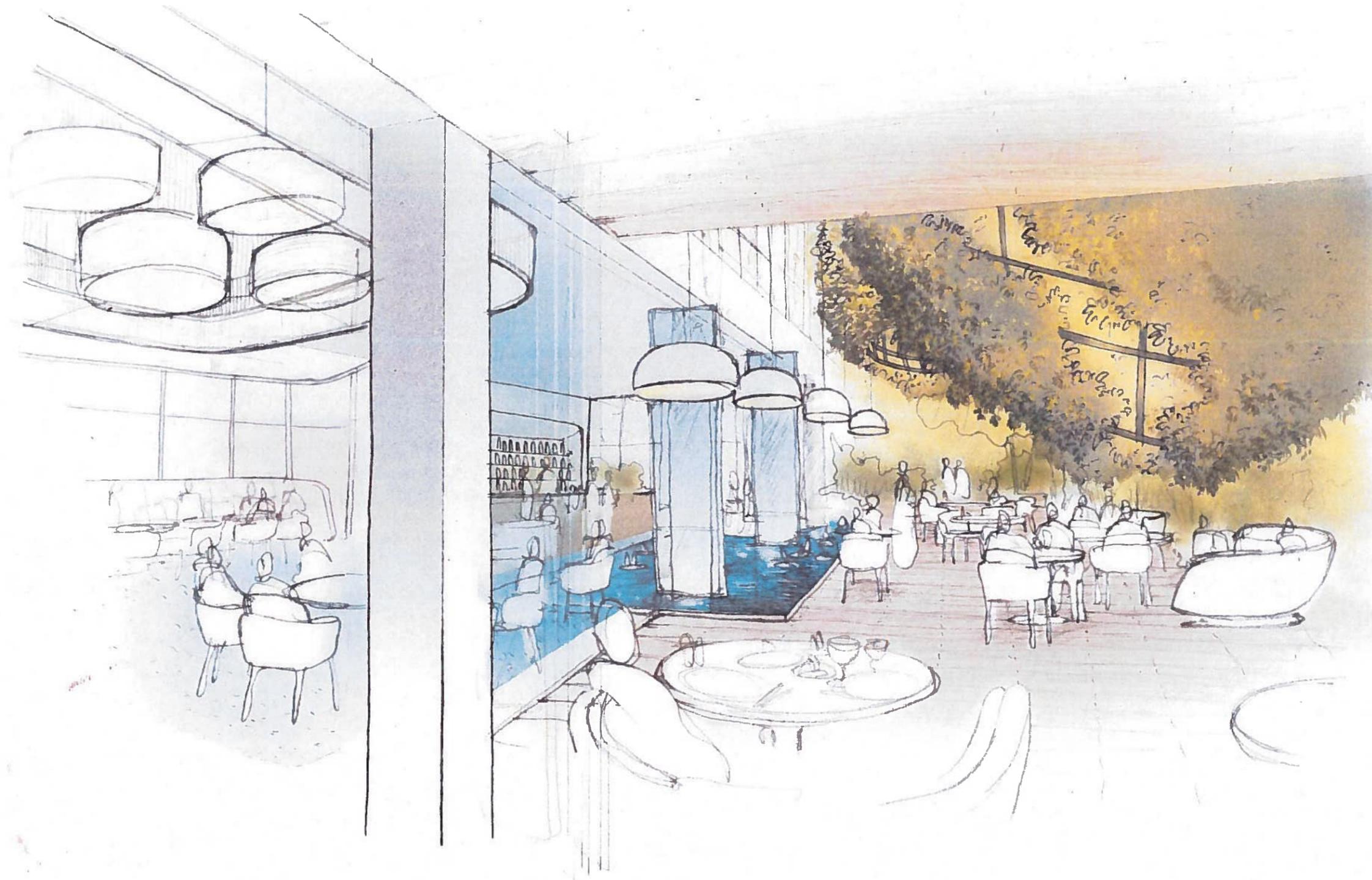
INTERIOR INSPIRATION

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
APRIL 4, 2016

A17

PROJECT	250-260 N. CANON DRIVE	AGENT:	NADEL ARCHITECTS
ADDRESS:	BEVERLY HILLS, CA 90210		1990 S. BUNNY DRIVE, SUITE 400
			P. (310) 658-2100

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250-260 N. CANON DRIVE

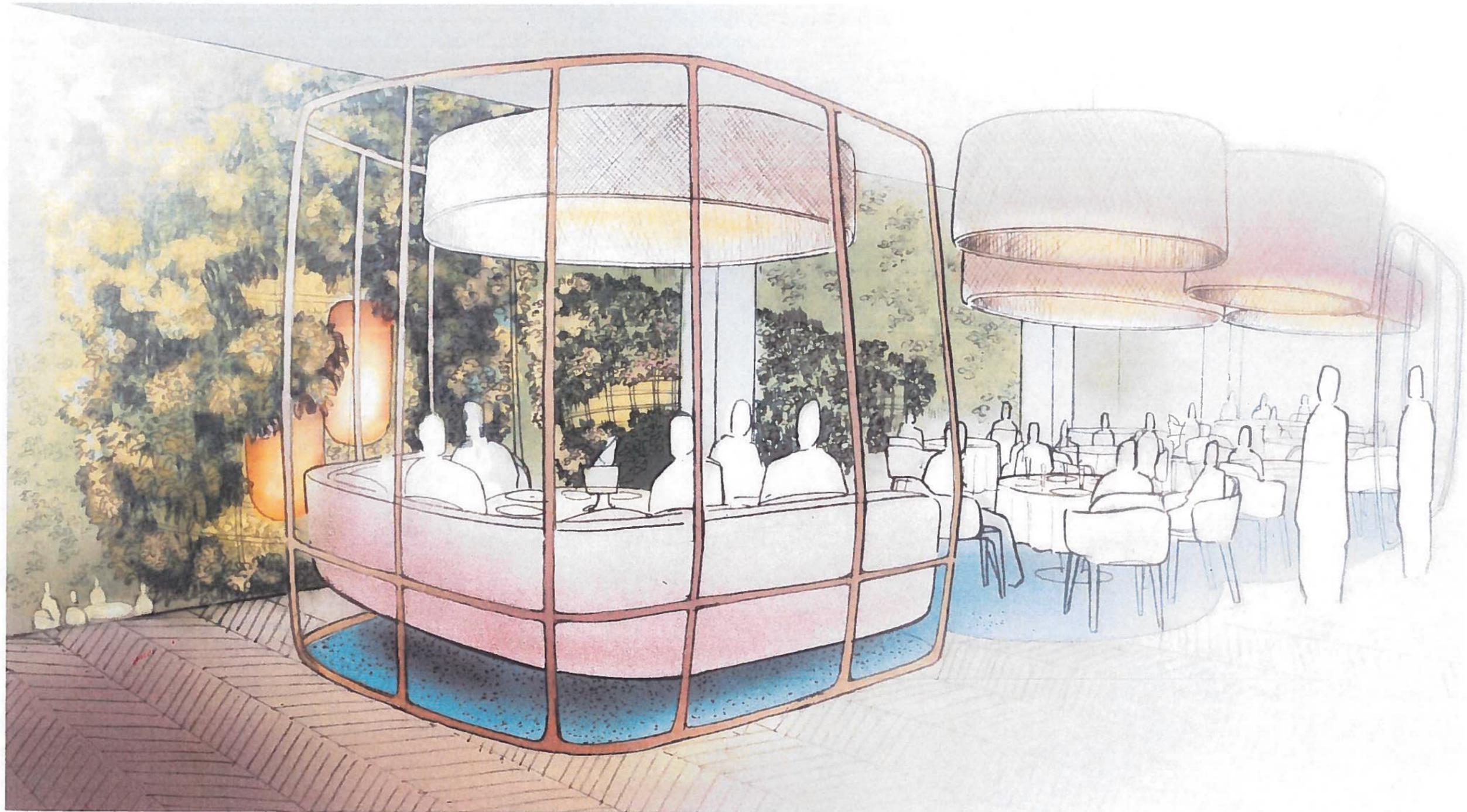
GROUND LEVEL INTERIOR CONCEPT

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
APRIL 4, 2016

PROJECT ADDRESS	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1990 S. BUNNY DRIVE, SUITE 400 P. (310) 828-2100
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A18

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250-260 N. CANON DRIVE

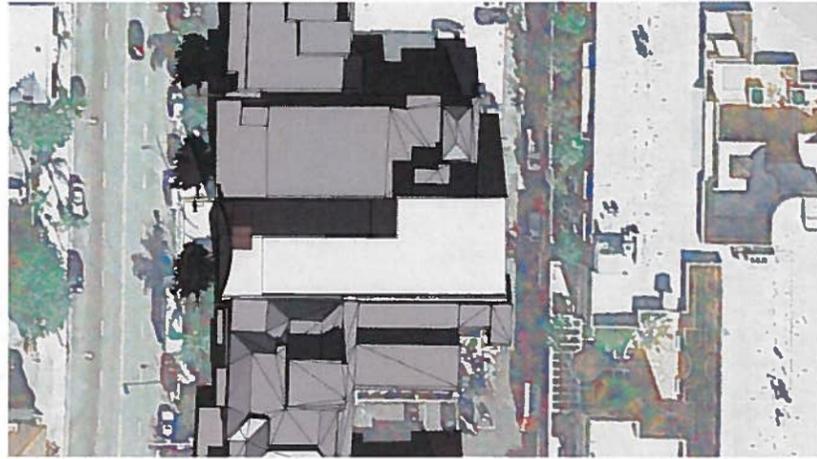
SECOND LEVEL INTERIOR CONCEPT

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
APRIL 4, 2016

PROJECT ADDRESS:	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1900 S. BUNNY DRIVE, SUITE 400 P. (310) 828-2100
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A19

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SPRING EQUINOX MAR. 21 10:00 AM



SUMMER SOLSTICE JUN. 21 10:00 AM



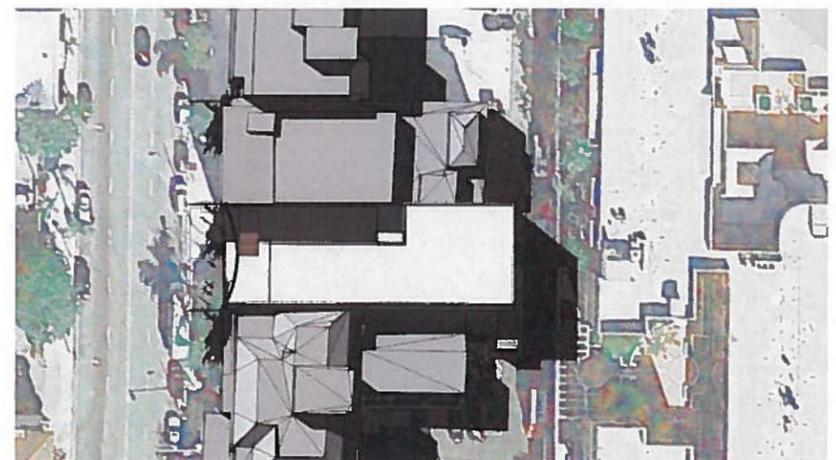
SPRING EQUINOX MAR. 21 12:00 PM



SUMMER SOLSTICE JUN. 21 12:00 PM



SPRING EQUINOX MAR. 21 03:00 PM



SUMMER SOLSTICE JUN. 21 03:00 PM

250-260 N. CANON DRIVE

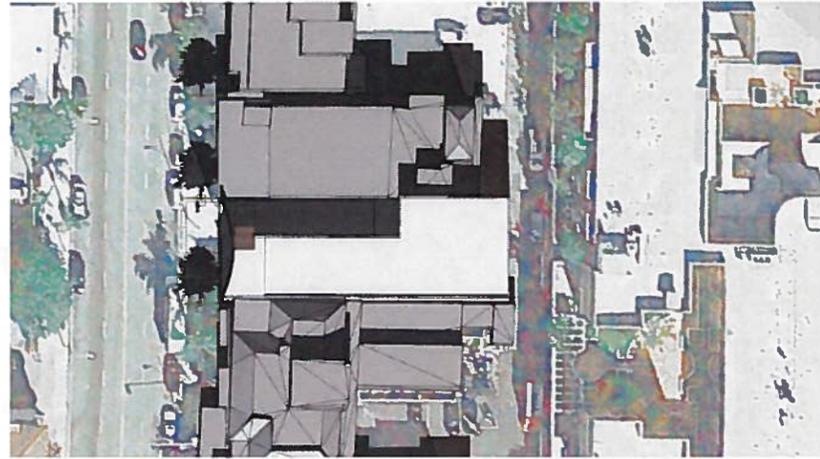
SHADE/ SHADOW STUDY

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
APRIL 4, 2018

A20

PROJECT: 250-260 N. CANON DRIVE  
ADDRESS: BEVERLY HILLS, CA 90210  
AGENT: NADEL ARCHITECTS  
1900 S. BUNDEY DRIVE, SUITE 400  
P. (310) 828-2100

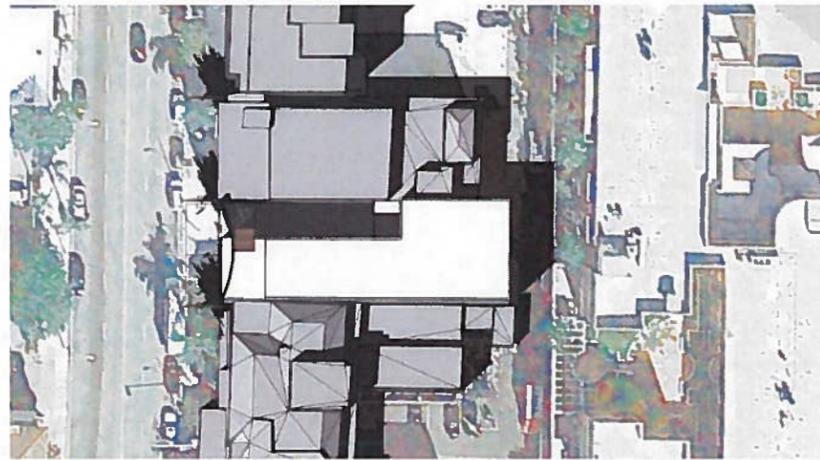
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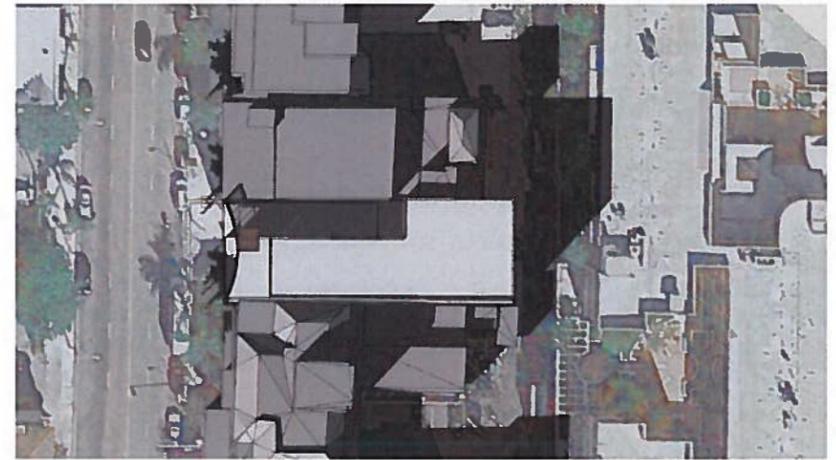
AUTUMN EQUINOX SEP. 21 10:00 AM



WINTER SOLSTICE DEC. 21 10:00 AM



AUTUMN EQUINOX SEP. 21 12:00 PM



WINTER SOLSTICE DEC. 21 12:00 PM



AUTUMN EQUINOX SEP. 21 03:00 PM



WINTER SOLSTICE DEC. 21 03:00 PM

250-260 N. CANON DRIVE

SHADE/ SHADOW STUDY

**NADEL**  
SPECIAL PROJECTS  
ARCHITECTS, INC.  
APRIL 4, 2016

A21

PROJECT	250-260 N. CANON DRIVE BEVERLY HILLS, CA 90210	AGENT:	NADEL ARCHITECTS 1690 S. BUNDEY DRIVE, SUITE 400 P. (310) 829-2100
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