

## GENERAL NOTES

- TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 – GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROJECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE CONSTRUCTION DOCUMENTS WITH RELATED DISCIPLINES. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
- ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE OWNER.
- NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.
- THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.
- ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL.
- VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.
- PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.
- CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
- PROVIDE DRYWALL SCAFFOLD OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM OWNER IMMEDIATELY ON ANY DISCREPANCIES.
- EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2x4 STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.
- ALL DRYWALL SHALL BE 5/8" THICK TYPE "X" GYPSUM BOARD, EXCEPT WHERE NOTED.
- ALL CONSTRUCTION, WHERE APPLICABLE BY CODE, SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF LA, BUILDING AND SAFETY DISABLED REQUIREMENTS, ALL STATE OF CALIFORNIA ACCESSIBILITY STANDARDS FOR THE PHYSICALLY HANDICAPPED, AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT.
- FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY THE CITY OF LOS ANGELES FIRE DEPARTMENT. THE CONTRACTOR SHALL ARRANGE FOR THE INSPECTION BY THE FIRE DEPARTMENT AND INSTALLATION IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS, AS REQUIRED. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.
- ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER AND SHALL CONFORM TO SECTION B04 & TABLE B-4 & B-5 OF 2013 UBC.
- CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.
- IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY STOP AND THE OWNER SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.
- LEVERS AND LOCK SETS (ALL HARDWARE) SHALL BE IN ACCORDANCE TO THE TITLE 24 OF THE STATE OF CALIFORNIA AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT FOR ALL COMMON AREAS.
- VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.
- CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.
- PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.
- ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN APPROVED MANNER.
- DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.
- ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
- ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED.
- ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED, CEILING SHALL BE CUT AND REWORKED AS REQUIRED TO ACCOMMODATE LIGHT FIXTURES AND OTHER ITEMS NOTED WITH A SPECIFIC LOCATION.
- REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION OF EXIT SIGNS, UNLESS OTHERWISE NOTED.
- FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE PLUMBING DRAWINGS.
- FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE MECHANICAL DRAWINGS.
- ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH 5/8" THICK TYPE "X" GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.
- ALL ACCESSIBLE ENTRANCES, IN COMMON AREAS, SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- \* PAST THE STRIKE EDGE FOR INTERIOR DOORS.

- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 33" AND 44" ABOVE THE FLOOR.
- THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR IN COMMON AREAS SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS, IN COMMON AREAS, SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LB. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LB.
- STREET ADDRESS MUST BE PROVIDED ON FRONT OF OF THE BUILDING. NUMBERS MUST BE VISIBLE FROM THE STREET, MUST BE OF A COLOR WHICH CONTRASTS WITH THE BACKGROUND AND MUST BE AT LEAST 4-INCHES IN HEIGHT AND 2-INCHES IN WIDTH. SEC. 502 AND P.A.C. CHAPTER 12.20.
- PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HEIGHT BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND AT ALL REQUIRED COMMON AREAS PER PLAN.
- EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
- THIS PROJECT IS REQUIRES TO HAVE AUTOMATIC FIRE SPRINKLERS THROUGHOUT ALL AREAS OF THE STRUCTURE PER PMC 14.25.050.

## LEGEND OF SYMBOLS

	METAL		NORTH ARROW
	PLYWOOD		SECTION
	GYPSUM WALLBOARD		GRID LINE
	CONCRETE		MATCH LINE
	FINISH WOOD		ELEVATION
	BATT INSULATION		DIRECTION OF SLOPE
	ACOUSTICAL TILE		DRAWING NUMBER
	WOOD BLOCKING		
	CONT. WOOD BLOCKING		

## OPEN SPACE CALCULATION

REQUIRED USABLE OPEN SPACE: 45 UNITS X 100 S.F. = 4,500 S.F.	
PROVIDED PRIVATE OPEN SPACE:	1,250 S.F.
REQUIRED COMMON OPEN SPACE: 4,500 S.F. - 2,250 S.F. = 2,250 S.F.	
PROVIDED COMMON OPEN SPACE:	COMMUNITY ROOM + DECK AREA + POOL AREA = 2,499 S.F.
PROPOSED COVERED PORCH/PATIO/BREEZWAY/BALCONY AREA = 3,269 S.F.	
LANDSCAPE	
REQUIRED (25% OF THE COMMON OPEN SPACE) 2,250 X .25 = 563 SQ.FT.	
PROVIDED LANDSCAPING	610 SQ.FT.
ADDITIONAL COMMON SPACES	
GYM ON BASEMENT LEVEL	723 SQ.FT.
LIBRARY/BUSINESS CENTER	1,362 SQ.FT.
THEATER ROOM	605 SQ.FT.
RECREATION ROOM	793 SQ.FT.
TOTAL	3,483 SQ.FT.
PROVIDED USABLE OPEN SPACE	- 2,499 S.F.
COMMON SPACE	- 1,250 S.F.
PRIVATE SPACE	- 870 S.F.
1/4 PUBLIC SPACE (3,483 X .25)	= 870 S.F.
USABLE OPEN SPACE - 4,619 S.F > 4,500 S.F.	

## PROGRAM

BASEMENT:		2ND FLOOR:	
COMMUNITY AREA:	889 S.F.	2 STUDIO UNITS:	646 S.F.
GYM:	723 S.F.	6 STUDIO UNITS:	634 S.F.
MANAGERS OFFICE:	764 S.F.	8 STUDIO UNITS:	396 S.F.
CONFERENCE ROOM:	402 S.F.		
BUSINESS ROOM:	354 S.F.	3RD FLOOR:	
LIBRARY/BUSINESS CENTER:	1,396 S.F.	2 STUDIO UNITS:	460 S.F.
RECREATION:	843 S.F.	8 STUDIO UNITS:	452 S.F.
HOME THEATER:	605 S.F.		
STORAGE:	537 S.F.		
LAUNDRY ROOM:	414 S.F.		
ELECTRIC/MECH. ROOM:	258 S.F.		
1ST FLOOR:			
1 STUDIO UNITS:	646 S.F.		
33. ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH 5/8" THICK TYPE "X" GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.			
3 STUDIO UNITS:	634 S.F.		
3 STUDIO UNITS:	744 S.F.		
3 STUDIO UNITS:	456 S.F.		
1 BEDROOM UNIT:	685 S.F.		
1 BEDROOM UNIT:	688 S.F.		
1 BEDROOM UNIT:	758 S.F.		
OUTDOOR POOL AREA:	940 S.F.		

## PROJECT SUMMARY

### SCOPE OF WORKS:

CONSTRUCTION OF 45 APARTMENT UNITS (42 STUDIO UNITS AND 3 ONE-BEDROOM APARTMENTS WITH 5 VERY LOW INCOME UNITS), 3 STORY OVER BASEMENT WITH 2 LEVELS OF SUBTERRANEAN GARAGE.

### CODE ANALYSIS:

USE:	STUDIO APARTMENTS (40 MARKET PRICE / 5 VERY LOW INCOME)
ZONE:	C2-1VL
ALLOWABLE HEIGHT:	30'-0"
PROPOSED HEIGHT:	4.3% OF THE ROOF IS 51'-0" H. FROM LOWEST POINT OF NTRL. GRADE. THE REST OF THE BUILDING IS AT 47'-0" HEIGHT.
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	TYPE V-A W/ FIRE SPRINKLERS THROUGHOUT PER NFPA13 STANDARDS

### PARKING ANALYSIS:

TOTAL NUMBER OF DWELLING UNITS PROVIDED:	45
TOTAL PARKING REQUIRED:	47
3 ONE BEDROOM: 1.5 X 3 = 4.5 SPACES	
42 STUDIO: 1 X 42 = 42 SPACES	
REQUIRED ACCESSIBLE PARKING	2
PROVIDED ACCESSIBLE PARKING	2
PROVIDED GUEST PARKING	3
PROPOSED STANDARD PARKING	39
PROVIDED COMPACT PARKING	6
TOTAL PARKING PROVIDED:	50

### REQUIRED BICYCLE PARKING:

45(ONE LONG TERM PER DWELLING) AND 5(ONE SHORT TERM PER 10 DWELLING)=50

PROVIDED BICYCLE PARKING	50 SPACES:
LONG TERM	= 45 SPACES
SHORT TERM	= 5 SPACES

### AREA ANALYSIS:

LOT AREA:	24,614.3 SQ. FT.
1ST LEVEL GARAGE FLOOR:	= 10,895 SQ. FT.
2ND LEVEL GARAGE FLOOR:	= 10,859 SQ. FT.
BASEMENT:	= 10,170 SQ. FT.
1ST FLOOR:	= 9,915 SQ.FT.
2ND FLOOR:	= 9,659 SQ.FT.
3RD FLOOR:	= 7,993 SQ.FT.
TOTAL RESIDENTIAL FLOOR AREA:	= 37,734 SQ.FT.

UNITS	
PROVIDED TOTAL UNITS:	45 UNITS
PROVIDED STUDIO UNITS:	42 UNITS
PROVIDED ONE BEDROOM UNIT:	3 UNITS

AVERAGE 1-BEDROOM SIZE:	710 SQ.FT.
AVERAGE STUDIO SIZE:	505 SQ.FT.

LANDSCAPE	
PROVIDED LANDSCAPING :	= 9,360 SQ. FT. 38%
TOTAL LANDSCAPE AREA:	= 5,340 SQ.FT. 22%

PROPOSED LOT COVERAGE: 10,170 SQ. FT. / 24,614.3 = 41x100=41%

PROPOSED F.A.R. : 37,734 / 24,614.3 =1.5  
ALLOWABLE F.A.R. PER INCENTIVE: 3.1

### REQUIRED AND PROVIDED SETBACKS

	REQUIRED	PROVIDED
FRONT	18"	18"
REAR	15'	31'-8"
POOL	12'	12'
SIDE	15'	15' TO 31'-9"



3077 CAHUENGA BLVD.

## STANDARD ABBREVIATIONS

⊙	AT	EXTR.	EXTRUDED	P. LAM.	PLASTIC LAMINATE
A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	P.B.L.	PAPER BACKED LATH
ADD.	AREA DRAIN	FDN.	FOUNDATION	P.T.	PRESSURE TREATED
ADN'L.	ADDITIONAL	FIN.	FINISH	PART'N.	PARTITION
ADJ.	ADJACENT	FL.	FLOOR	PLAST.	PLASTER
A.F.F.	ABOVE FINISH FLOOR	FLASH'G.	FLASHING	PLY.	PLYWOOD
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	PR.	PAIR
APPROX.	APPROXIMATELY	F.O.F.	FACE OF FINISH	PRPT.	PARAPET
ARCH.	ARCHITECT	F.O.M.	FACE OF MASONRY	PTD.	PAINTED
A.S.	ASPHALTIC CONCRETE	F.O.S.	FACE OF STUD	R.O.	ROUGH OPENING
ASSY.	ASSEMBLY	FRM'G.	FRAMING	R.	RADIUS
B.O.	BOTTOM OF	FT.	FOOT / FEET	R.C.P.	REFLECTED CEILING PLAN
BD.	BOARD	FTG.	FOOTING	RD.	ROOF DRAIN
BIT.	BITUMEN(OUS)	GA.	GAUGE	REF.	REFERENCE
BLDG.	BUILDING	GALV.	GALVANIZED	REINF.	REINFORCEMENT
BLKG.	BLOCKING	GYP.	GYPSUM	REQ'D.	REQUIRED
BM.	BEAM	H.B.	HOSE BIBB	RF'G.	ROOFING
CAB.	CABINET	H.C.	HOLLOW CORE	RM.	ROOM
C.B.	CATCH BASIN	H.M.	HOLLOW METAL	S.B.	SANDBLASTED
C.T.	CERAMIC TILE	HDR.	HEADER	S.D.	STORM DRAIN
CEM.	CEMENT	HORIZ.	HORIZONTAL	S.C.	SOLID CORE
CL.	CENTER LINE	HT.	HEIGHT	S.S.	STAINLESS STEEL
CLG.	CEILING	I.D.	INSIDE DIAMETER	SCHED.	SCHEDULE
CLR.	CLEAR	INFO.	INFORMATION	SHT.	SHEET
COL.	COLUMN	INSUL.	INSULATION	SIM.	SIMILAR
COMP.	COMPOSITION	INT.	INTERIOR	SPEC.	SPECIFICATION
CONC.	CONCRETE	I.S.F.W.	INSIDE OF FINISH WALL	SPEC'D.	SPECIFIED
CONSTR.	CONSTRUCTION	JT.	JOINT	SQ.	SQUARE
CONTR.	CONTINUOUS	M.O.	MASONRY OPENING	STD.	STANDARD
CONTR.	CONTRACTOR	MAX.	MAXIMUM	STRUCT.	STRUCTURAL
CPT.	CARPET	MBR.	MEMBER	SUSP.	SUSPENDED
CTR.	CENTER	MECH.	MECHANICAL	T.	TEMPERED
DBL.	DOUBLE	MEMB.	MEMBRANE	T.O.	TOP OF
D.F.	DOUGLAS FIR	MFR.	MANUFACTURER	T.C.S.	TERME COATED STEEL
DIA.	DIAMETER	MIN.	MINIMUM	T.C.Z.	TERME COATED ZINC
DIM.	DIMENSION	MISC.	MISCELLANEOUS	TEMP.	TEMPERED
DN.	DOWN	MTD.	MOUNTED	THK.	THICK
DR.	DOOR	MTL.	METAL	TYP.	TYPICAL
D.S.	DOWNSPOUT	N.I.C.	NOT IN CONTRACT	U.B.C.	UNIFORM BUILDING CODE
DTL.	DETAIL	N.T.S.	NOT TO SCALE	U.O.N.	UNLESS OTHERWISE NOTED
DWG.	DRAWING	NAT.	NATURAL	VERT.	VERTICAL
E.A.	EACH	NOM.	NOMINAL	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
ELEC.	ELECTRICAL	O/	OVER	W.C.	WATER CLOSET
EL.	ELEVATION	O.C.	ON CENTER	W/O	WITHOUT
ENCL.	ENCLOSURE	O.D.	OUTSIDE DIAMETER	W/	WITH
EQ.	EQUAL	O.H.	OVER HEAD	W/I	WITHIN
EXIST.	EXISTING	OPEN'G.	OPENING	W.P.	WATER PROOF
EXP.	EXPANSION	OPP.	OPPOSITE	W.R.	WATER RESISTANT
EXT.	EXTERIOR	O.S.F.W.	OUTSIDE FACE OF FINISH WALL	WD.	WOOD
		P.L.	PROPERTY LINE	W.T.	WALL THICKNESS

## LEGAL DESCRIPTION

PARCEL I:  
APN: 2429019009 -- LOTS 1,2,3 AND 4 OF TRACT NO. 2705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

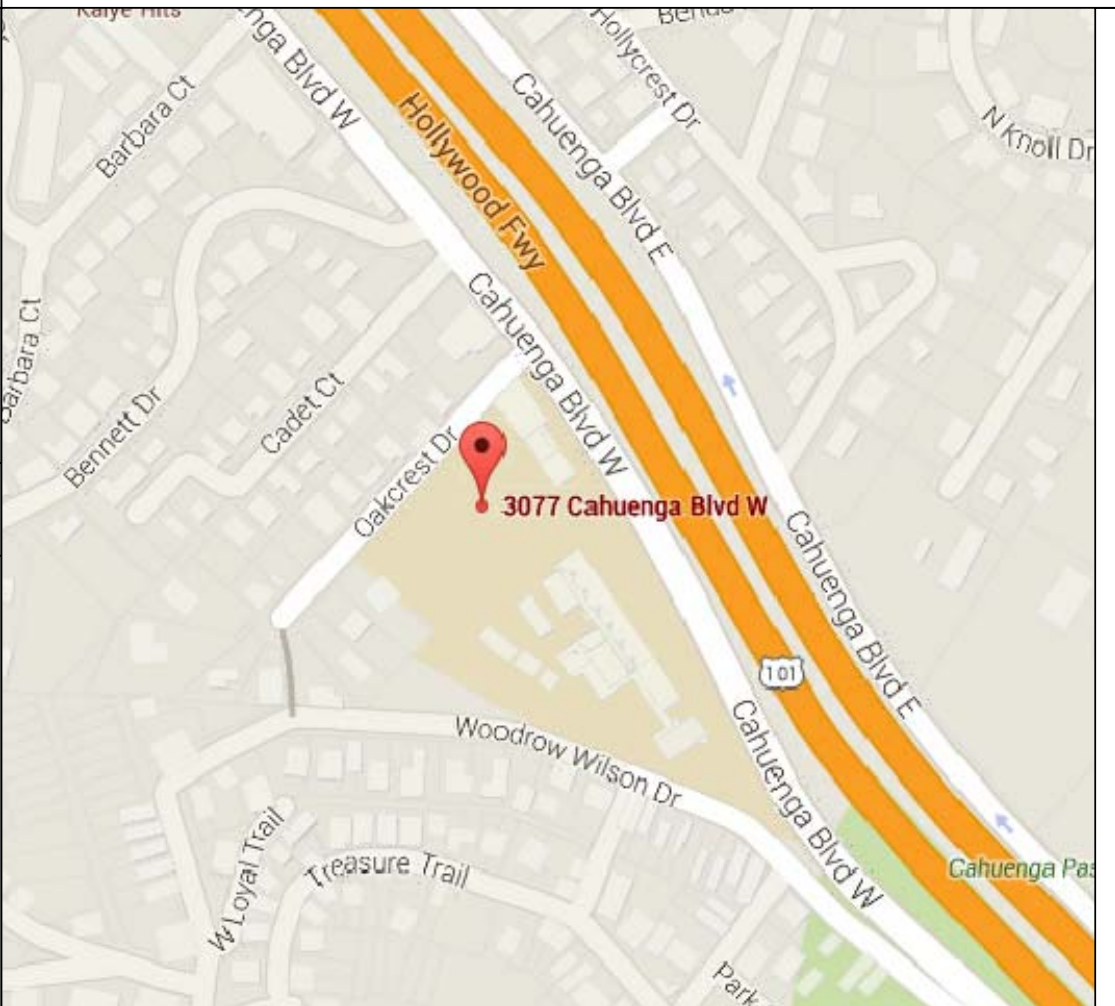
PARCEL II:  
NORTHWEST 45 FEET (MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE OF TRACT NO. 2705 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 62 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF THAT PORTION OF LOT 1 OF THE REPLAT OF THE PORTION OF THE PROPERTY OF THE LANKERSHIM RANCH LAND AND WATER COMPANY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 66, PAGE 83 ET SEQ. OF MISCELLANEOUS RECORDS OF SAID COUNTY, LYING SOUTHEAST OF AN ADJOINING LOT 1 OF TRACT NO. 2705, THE SOUTHWEST LINE OF THE ABOVE DESCRIBED LAND BEING THE SOUTHERLY PROLONGATION OF THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE BEING THE SOUTHEASTERLY CONTINUATION OF THE CURVED NORTHEAST LINE OF SAID LOT 1.

### THE APPLICABLE CODE FOR THIS PROJECT IS BASED ON THE 2016 CALIFORNIA BUILDING CODE STANDARDS.

ALL CODE REFERENCES ARE TO BE IN COMPLIANCE WITH THE HEALTH & SAFETY CODE (HSC) SECTION 13145, CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19: TITLE 24:

- PART 1 CALIFORNIA ADMINISTRATION CODE (CAC)
- PART 2 CALIFORNIA BUILDING CODE (CBC) (2016 IBC WITH 2016 CALIFORNIA AMENDMENTS )
- PART 3 CALIFORNIA ELECTRICAL CODE (CEC) (2016 NEC WITH CALIFORNIA AMENDMENTS )
- PART 4 CALIFORNIA MECHANICAL CODE (CMC) (2016 UMC WITH CALIFORNIA AMENDMENTS )
- PART 5 CALIFORNIA PLUMBING CODE (CPC) (2016 UPC WITH CALIFORNIA AMENDMENTS )
- PART 6 2016 ENERGY EFFICIENCY STANDARDS
- PART 7 CALIFORNIA ELEVATOR CODE (CELCV)
- PART 8 CALIFORNIA FIRE CODE (CFC) (2016 IFC WITH CALIFORNIA AMENDMENTS)
- PART 9 NATIONAL FIRE PROTECTION ASSOCIATION, CHAPTERS 13, 35, AND 72. 2002 EDITION

## VICINITY MAP



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajojan  
Marcoosi  
Architects Inc.

320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:

KIRAN PATEL

Project Name:

45 APARMENTS  
WITH 5 VERY  
LOW INCOME  
HOUSING

3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

COVER  
SHEET

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-22-17
- JOB NO
- SHEET NO

A-0.1



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave., Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:

KIRAN PATEL

Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

GREEN  
SHEET

Scale: N/A

● APPROVED

● APPROVED

● REVISION

● REVISION

● REVISION

● DRAWN BY

● PRINT DATE 5-23-17

● JOB NO

● SHEET NO

A-0.2



**STORM WATER POLLUTION CONTROL**  
(2014 Los Angeles Green Building Code)

**FORM  
GRN 1**

**Storm Water Pollution Control Requirements for Construction Activities**  
**Minimum Water Quality Protection Requirements for All Construction Projects**

**The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.**

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water, mechanical permit work, or sign permit work. (Order No. 01-182, NPDES Permit No. CA5004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

Revised 01-01-2014

Page 1 of 1

www.ladbs.org



**VOC CONTENT VERIFICATION CHECKLIST**  
(2014 Los Angeles Green Building Code)

**FORM  
GRN 2**

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks.

**This form is required at final inspection. Attach product specification sheets and other supporting documents.**  
(Use additional sheets if necessary.)

Address: _____		Permit # _____			
Item #	Product Category (e.g. paint, carpet, adhesive)	Product Manufacturer	Product Specification (e.g. model #)	VOC Content: (in grams / liters) or Test Certification (see product label or MSDS)	Allowable VOC Limits* (in gram s / liters)

\* Allowable limits can be found in LAGBC Tables 4.504.1, 4.504.2, 4.504.3, 5.504.4.1, 5.504.4.2, and 5.504.4.3 (also provided on form GRN 11)

Revised 05-04-2014

www.ladbs.org



**FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST**  
(2014 Los Angeles Green Building Code)

**FORM  
GRN 3**

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood.

**This form is required at final inspection. Attach product specification sheets and other supporting documents.**  
(Use additional sheets if necessary.)

Address _____		Permit # _____			
Item #	Product Category (e.g. particleboard, hardwood plywood, etc.)	Product Manufacturer	Product Specification (e.g. model #)	CARB Certification or Formaldehyde Content (in parts per million)	Formaldehyde Limits (in parts per million)

\* Allowable limits can be found in LAGBC Tables 4.504.5 and 5.504.4.5 (also provided on form GRN 11)

Revised 05-04-2014

www.ladbs.org



2014 Los Angeles Green Building Code

**FORM  
GRN 4**

**MANDATORY REQUIREMENTS CHECKLIST**  
**NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS**  
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Project Address: \_\_\_\_\_ Date: \_\_\_\_\_

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
<b>PLANNING AND DESIGN</b>				
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.5	Cool roof for reduction of heat island effect		
5	4.106.7	Reduction of heat island effect for nonroof areas		
<b>ENERGY EFFICIENCY</b>				
6	4.211.4	Solar ready buildings		
<b>WATER EFFICIENCY &amp; CONSERVATION</b>				
7	4.503.1	Water conserving plumbing fixtures and fittings		
8	4.503.1.3.2	Multiple showerheads serving one shower		
9	4.504.1	Outdoor potable water use in landscape areas		
10	4.504.2	Irrigation controllers		
<b>MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY</b>				
11	4.406.1	Rodent proofing		
12	4.407.3	Flashing details		
13	4.407.4	Material protection		
14	4.405.1	Construction waste reduction of at least 50%		
15	4.410.1	Operation and maintenance manual		
<b>ENVIRONMENTAL QUALITY</b>				
16	4.503.1	Firplaces and woodstoves		
17	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
18	4.504.2	Finish material pollutant control		
19	4.504.2.1	- Adhesives, sealants, caulks		
20	4.504.2.2	- Paints and coatings		
21	4.504.2.3	- Aerosol paints and coatings		
22	4.504.2.4	- Verification		
23	4.504.3	Carpet systems		
24	4.504.3.1	Carpet cushion		
25	4.504.4	Resilient flooring systems		
26	4.504.5	Composite wood products		

Revised 07-01-2015

Page 1 of 2

www.ladbs.org



2014 Los Angeles Green Building Code

**FORM  
GRN 4**

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
27	4.505.2.1	Capillary break		
28	4.505.3	Moisture content of building materials		
29	4.506.1	Bathroom exhaust fans		
30	4.507.2	Heating and air-conditioning system design		

Revised 07-01-2015

Page 2 of 2

www.ladbs.org



**GRN 6**

# Operation and Maintenance Manual

In compliance with the California Green Building Standards Code, **this Operation and Maintenance Manual shall be available at final inspection and remain with the building throughout the life-cycle of the structure.**

This manual has been prepared for the building located at:

Address \_\_\_\_\_ Permit # \_\_\_\_\_

City/State/Zip \_\_\_\_\_

**If no new equipment or fixture is installed as part of this project, then check the box and sign below (No further information is required on the rest of this form.)**

☐ I Certify that in the construction of this project, no new equipment or fixture was installed.

Name: \_\_\_\_\_ Relationship to project: \_\_\_\_\_

Signature: \_\_\_\_\_ License #: \_\_\_\_\_ Date: \_\_\_\_\_

Rev. 01/01/2014

Page 1 of 4

www.ladbs.org

## Equipment & Fixture Information (Required for new fixtures and equipment only)

Provide the make, model and maintenance information for all newly installed equipment and fixtures. This list shall include, but not be limited to the following items: compressor, air filter, furnace, water heater, kitchen appliances, smoke alarm, landscape irrigation, irrigation control, thermostat, hydrometer, water treatment system, roof and yard drainage, whole house fan, septic system, and similar equipment and fixtures. **This information shall be submitted by the contractor at the time of final inspection. Use supplemental information sheet at the end of this form for additional equipment and fixtures.**

Equipment fixture/type: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Maintenance Schedule:  
☐ Weekly ☐ Semi-Annually ☐ Other: \_\_\_\_\_  
☐ Monthly ☐ Annually  
Maintenance Instructions: \_\_\_\_\_  
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Maintenance Schedule:  
☐ Weekly ☐ Semi-Annually ☐ Other: \_\_\_\_\_  
☐ Monthly ☐ Annually  
Maintenance Instructions: \_\_\_\_\_  
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Maintenance Schedule:  
☐ Weekly ☐ Semi-Annually ☐ Other: \_\_\_\_\_  
☐ Monthly ☐ Annually  
Maintenance Instructions: \_\_\_\_\_  
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Rev. 01/01/2014

Page 2 of 4

www.ladbs.org

## Utilities Information (Required for new buildings only)

Complete the requested information for each service provider below. **This information shall be submitted by the contractor at the time of the final inspection.**

Electric utility provider: \_\_\_\_\_  
☐ Check if solar or alternate source of electricity is provided.  
Phone/ Internet contact: \_\_\_\_\_

Water supply provider: \_\_\_\_\_  
☐ Check if well or alternate source of water is provided.  
Phone/ Internet contact: \_\_\_\_\_

Sewer provider: \_\_\_\_\_  
☐ Check if septic or other private sewage system is provided.  
Phone/ Internet contact: \_\_\_\_\_

Gas supply provider: \_\_\_\_\_  
☐ Check if liquid propane tank is used.  
Phone/ Internet contact: \_\_\_\_\_

Garbage/ Trash removal service provider: \_\_\_\_\_  
Phone/ Internet contact: \_\_\_\_\_

Recycling service provider: \_\_\_\_\_  
Phone/ Internet contact: \_\_\_\_\_

Public Transportation by: \_\_\_\_\_  
☐ Bus, phone/ internet contact: \_\_\_\_\_  
☐ Light rail/ Train, phone/internet contact: \_\_\_\_\_  
☐ Car pool/ van pool, phone/ internet contact: \_\_\_\_\_

Building Department:  
Occupancy of Building: \_\_\_\_\_  
Phone/ Internet Contact: \_\_\_\_\_

Rev. 01/01/2014

Page 3 of 4

www.ladbs.org

## Equipment & Fixture Information (Supplemental)

Equipment fixture/type: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Maintenance Schedule:  
☐ Weekly ☐ Semi-Annually ☐ Other: \_\_\_\_\_  
☐ Monthly ☐ Annually  
Maintenance Instructions: \_\_\_\_\_  
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Maintenance Schedule:  
☐ Weekly ☐ Semi-Annually ☐ Other: \_\_\_\_\_  
☐ Monthly ☐ Annually  
Maintenance Instructions: \_\_\_\_\_  
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Maintenance Schedule:  
☐ Weekly ☐ Semi-Annually ☐ Other: \_\_\_\_\_  
☐ Monthly ☐ Annually  
Maintenance Instructions: \_\_\_\_\_  
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_  
Maintenance Schedule:  
☐ Weekly ☐ Semi-Annually ☐ Other: \_\_\_\_\_  
☐ Monthly ☐ Annually  
Maintenance Instructions: \_\_\_\_\_  
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Rev. 01/01/2014

Page 4 of 4

www.ladbs.org







TOPOGRAPHIC  
SURVEY MAP

0 8' 16' 32' 64'

SCALE: 1"=16'

BENCH MARK

BASIS OF BEARING

THE BEARING OF N 42°04'05" E ON OAKCREST DR. CENTERLINE AS SHOWN IN TRACT NO. 2705 M.B. 33 PAGE 62, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

LEGAL DESCRIPTION

POR. LOTS 1, 2 AND 3 OF TRACT NO. 2705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

	CENTER LINE PROPERTY LINE CHAIN-LINK FENCE WOOD FENCE W.I. FENCE (WROUGHT IRON FENCE) LOT LINE GAS LINE SEWER LINE WATER LINE OVER HEAD TELEPHONE CABLE WOOD WALL CONC. WALL EDGE OF P.W.M.T ASPHALT CONCRETE AIR CONDITIONING UNIT CONCRETE CEMENT CONCRETE CEMENT CURB BATTLING CAGE BACK OF WALK/BOTTOM WALL BASEBALL BACKSTOP CATCH BASIN CENTERLINE CHAIN LINK FENCE CONTROL VALVE COLDWATER LINE DRAINAGE INLET DRAINAGE OUTLET DOOR DRIVEWAY DOWNSPOUT ELECTRIC BOX EDGE OF PAVEMENT ELECTRIC TRANSFORMER ELECTRIC VAULT FLOOR DRAIN FLOW LINE FIRE HYDRANT FENCE FLAGPOLE / FIRE PLACE FINISH SURFACE FIRE WATER VALVE GAS METER GROUND SHOT GAS VALVE/GATE VALVE GUY WIRE ANCHOR IRRIGATION BOX CONTROL LIGHT POLE MANHOLE METAL PROPERTY LINE POWER POLE PULL BOX SANITARY SEWAGE CLEANOUT STREET SIGN/STOP SIGN STORM DRAIN CATCH BASIN STORM DRAIN MANHOLE STREET LIGHT BOX TOP OF CURB TOP OF WALL TOP OF "X" UNDERGROUND ACCESS WATER BIB WATER METER WATER VALVE RECORD DISTANCE MEASURED DISTANCE CALCULATED DISTANCE CALCULATED AND MEASURED POWER POLE GUY WIRE ANCHOR CATCH BASIN SSMH (SANITARY SEWER MANHOLE) OR UTILITY MANHOLE TREE OAK TREE PINE TREE PALM TREE YUCCA TREE FIRE HYDRANT PP/ELECTROLUER VALVE (UTILITY) METER VERTICAL & HORIZONTAL CONTROL POINT MONUMENT FD. OR SET (AS NOTED)
--	--

MONUMENTS

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

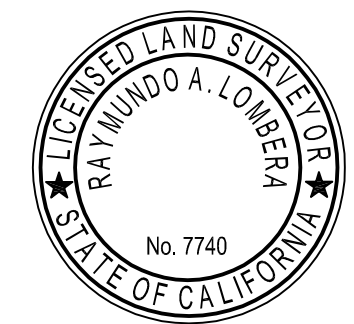
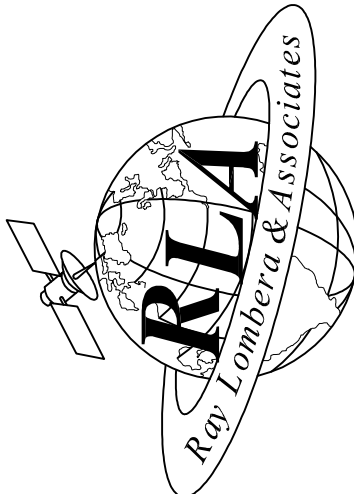
RAY LOMBERA P.L.S. #7740

DATE:

REVISIONS:

Ray Lombera & Associates, Inc.  
Land Surveying Planning Land Development

5015 EAGLE ROCK BLVD. STE. 210 .LOS ANGELES, CALIFORNIA 90041  
TEL. (323) 257-9771 FAX. (323) 257-9865 WWW.RAYLOMBERA.COM



JOB ADDRESS:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

REQUESTED BY:  
KIRAN PATEL

CHECKED BY:

R.L.

DRAWN BY:

R.D.P.

DATE:

MAY 30, 2014

SCALE:

1"=16'-0"

SHEET NO.

C-1

SHEET 1 OF 1





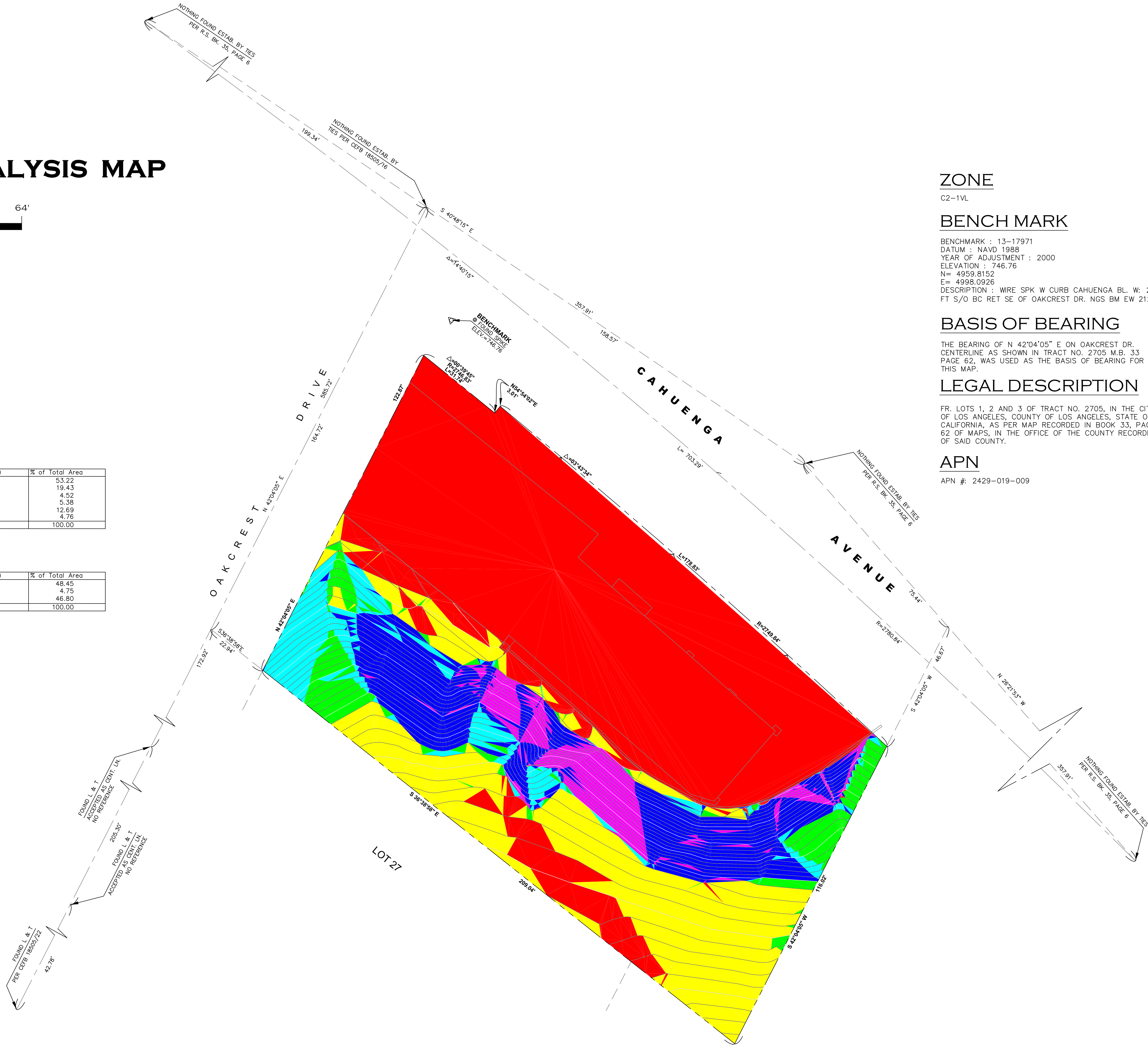
# SLOPE ANALYSIS MAP

0 8' 16' 32' 64'

SCALE: 1"=16'

Analyze Slopes Report			
Slope Range (%)	Plan Area (sq ft)	% of Total Area	
0.00 - 14.99	13299.32	53.22	
15.00 - 29.99	4856.09	19.43	
30.00 - 44.99	1130.74	4.52	
45.00 - 59.99	1343.57	5.38	
60.00 - 99.99	3170.34	12.69	
100.00 - VERT	1190.57	4.76	
Totals	24990.63	100.00	

Analyze Slopes Report			
Slope Range (%)	Plan Area (sq ft)	% of Total Area	
0.00 - 9.99	12107.28	48.45	
10.00 - 14.99	1188.27	4.75	
15.00 - VERT	11695.08	46.80	
Totals	24990.63	100.00	



## ZONE

C2-1VL

## BENCH MARK

BENCHMARK : 13-17971  
DATUM : NAVD 1988  
YEAR OF ADJUSTMENT : 2000  
ELEVATION : 746.76  
N= 4959.8152  
E= 4998.0926  
DESCRIPTION : WIRE SPK W CURB CAHUENGA BL. W: 2 FT S/O BC RET SE OF OAKCREST DR. NGS BM EW 2128

## BASIS OF BEARING

THE BEARING OF N 42°04'05" E ON OAKCREST DR. CENTERLINE AS SHOWN IN TRACT NO. 2705 M.B. 33 PAGE 62, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

## LEGAL DESCRIPTION

FR. LOTS 1, 2 AND 3 OF TRACT NO. 2705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## APN


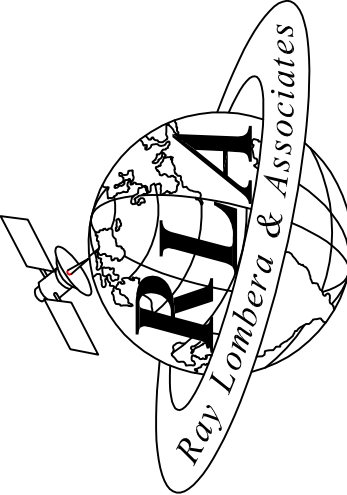
APN #: 2429-019-009

REVISIONS:

Ray Lombera & Associates, Inc.

Land Surveying Planning Land Development

135 S. JACKSON ST. STE. 202, GLENDALE, CALIFORNIA 91205  
TEL. (323) 257-9771 FAX. (323) 257-9865 WWW.RAYLOMBERA.COM



JOB ADDRESS:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

REQUESTED BY:  
KIRAN PATEL

CHECKED BY:  
R.L.

DRAWN BY:  
J.S.

DATE:  
JAN. 8, 2016

SCALE:  
1"=16'-0"

SHEET NO.  
**C-2**  
SHEET 1 OF 1



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



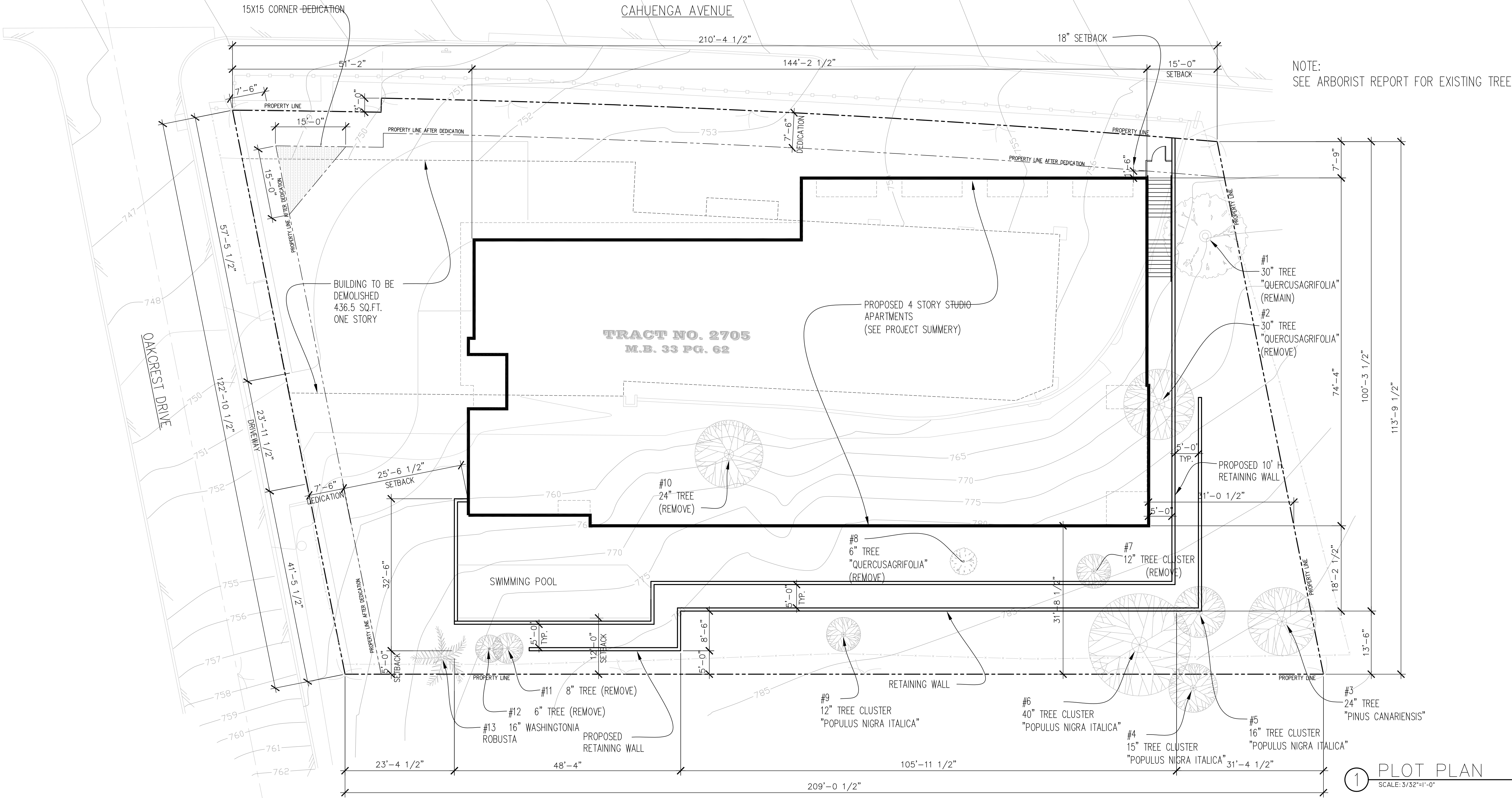
Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramat@worldnet.att.net

Owner:  
KIRAN PATEL

Project Name:  
45 APARMENTS  
WITH 5 VERY  
LOW INCOME  
HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## PLOT PLAN

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



## PROJECT SUMMARY

### SCOPE OF WORKS:

CONSTRUCTION OF 45 APARTMENT UNITS (42 STUDIO UNITS AND 3 ONE-BEDROOM APARTMENTS WITH 5 VERY LOW INCOME UNITS), 3 STORY OVER BASEMENT WITH 2 LEVELS OF SUBTERRANEAN GARAGE.

### CODE ANALYSIS:

USE: STUDIO APARTMENTS  
(40 MARKET PRICE / 5 VERY LOW INCOME)  
ZONE: C2-1VL  
ALLOWABLE HEIGHT: 30'-0"  
PROPOSED HEIGHT: 4.3% OF THE ROOF IS 51'-0" H. FROM LOWEST POINT OF NTRL. GRADE. THE REST OF THE BUILDING IS AT 47'-0" HEIGHT.  
OCCUPANCY: R-2  
CONSTRUCTION TYPE: TYPE V-A W/ FIRE SPRINKLERS THROUGHOUT PER NFPA13 STANDARDS

### PARKING ANALYSIS:

TOTAL NUMBER OF DWELLING UNITS PROVIDED: 45  
TOTAL PARKING REQUIRED: 47  
3 ONE BEDROOM: 1.5 X 3 =4.5 SPACES  
42 STUDIO: 1 X 42 =42 SPACES  
REQUIRED ACCESSIBLE PARKING 2  
PROVIDED ACCESSIBLE PARKING 2  
PROVIDED GUEST PARKING 3  
PROPOSED STANDARD PARKING 39  
PROVIDED COMPACT PARKING 6  
TOTAL PARKING PROVIDED: 50

### REQUIRED BICYCLE PARKING:

45(ONE LONG TERM PER DWELLING) AND 5(ONE SHORT TERM PER 10 DWELLING)=50  
PROVIDED BICYCLE PARKING - 50 SPACES:  
LONG TERM - 45 SPACES  
SHORT TERM - 5 SPACES

### AREA ANALYSIS:

LOT AREA: 24,614.3 SQ. FT.  
1ST LEVEL GARAGE FLOOR: = 10,895 SQ. FT.  
2ND LEVEL GARAGE FLOOR: = 10,859 SQ. FT.  
BASEMENT: = 10,170 SQ. FT.  
1ST FLOOR: = 9,915 SQ.FT.  
2ND FLOOR: = 9,659 SQ.FT.  
3RD FLOOR: = 7,990 SQ.FT.  
TOTAL RESIDENTIAL FLOOR AREA: = 37,734 SQ.FT.

UNITS  
PROVIDED TOTAL UNITS: 45 UNITS  
PROVIDED STUDIO UNITS: 42 UNITS  
PROVIDED ONE BEDROOM UNIT: 3 UNITS

AVERAGE 1-BEDROOM SIZE: 710 SQ.FT.  
AVERAGE STUDIO SIZE: 505 SQ.FT.

### LANDSCAPE

PROVIDED LANDSCAPING : = 9,360 SQ. FT. 38%  
TOTAL HARDSCAPE AREA: = 5,340 SQ.FT. 22%

PROPOSED LOT COVERAGE: 10,170 SQ. FT. / 24,614.3 =.41x100=41%

PROPOSED F.A.R. : 37,734 / 24,614.3 =1.5  
ALLOWABLE F.A.R. PER INCENTIVE: 3.1

REQUIRED AND PROVIDED SETBACKS		
	REQUIRED	PROVIDED
FRONT	18'	18'
REAR	15'	31'-8"
POOL	12'	12'
SIDE	15'	15' TO 31'-9"

## LEGAL DESCRIPTION

PARCEL I:  
APN: 2429019009 - LOTS 1,2,3 AND 4 OF TRACT NO. 2705, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

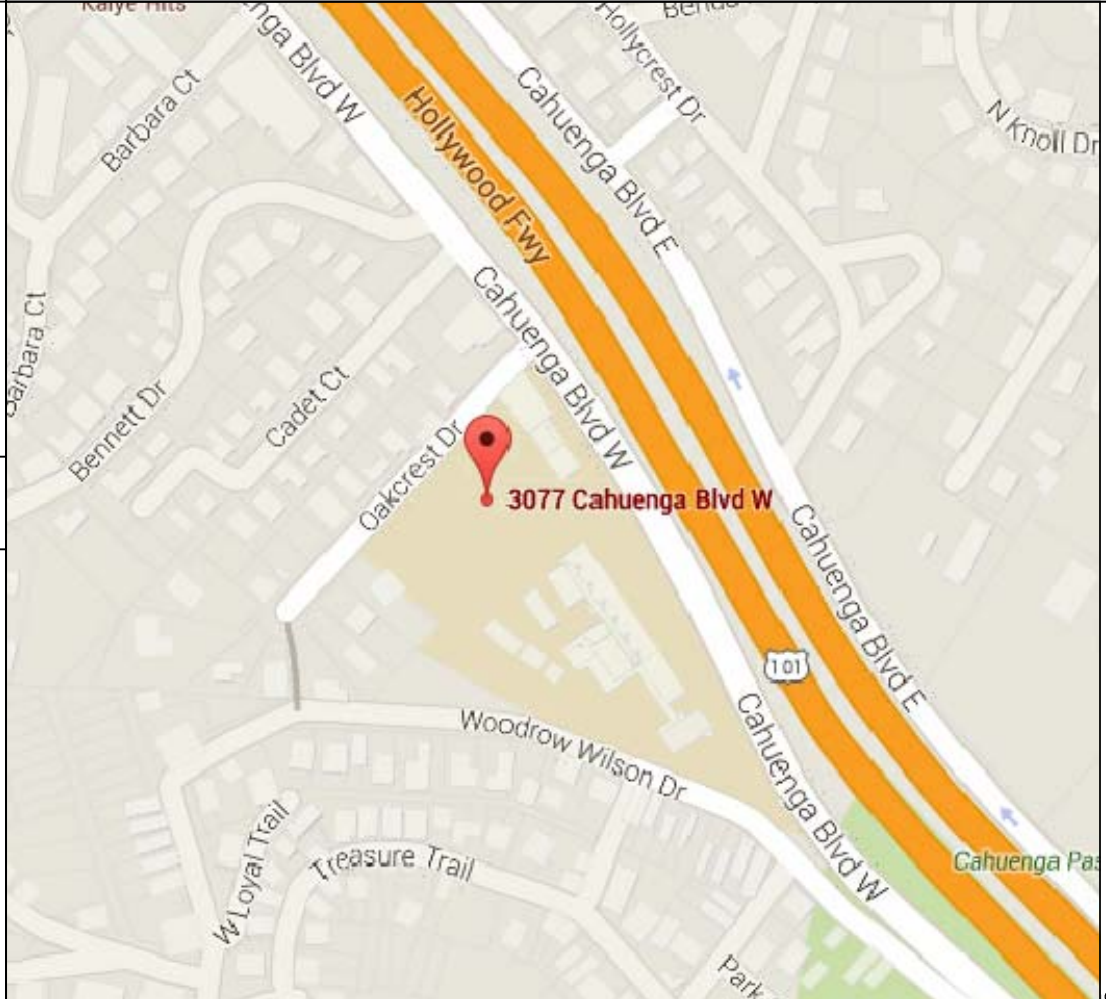
PARCEL II:  
NORTHWEST 45 FEET (MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE OF TRACT NO. 2705 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 62 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY) OF THAT PORTION OF LOT 1 OF THE REPLAT OF THE PORTION OF THE PROPERTY OF THE LANKERSHIM RANCH LAND AND WATER COMPANY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 66, PAGE 83 ET SEQ. OF MISCELLANEOUS RECORDS OF SAID COUNTY, LYING SOUTHEAST OF AN ADJOINING LOT 1 OF TRACT No. 2705, THE SOUTHWEST LINE OF THE ABOVE DESCRIBED LAND BEING THE SOUTHERLY PROLONGATION OF THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE BEING THE SOUTHEASTERLY CONTINUATION OF THE CURVED NORTHEAST LINE OF SAID LOT 1.

### THE APPLICABLE CODE FOR THIS PROJECT IS BASED ON THE 2013 CALIFORNIA BUILDING CODE STANDARDS.

ALL CODE REFERENCES ARE TO BE IN COMPLIANCE WITH THE HEALTH & SAFETY CODE (HSC) SECTION 13145, CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19: TITLE 24:

**PART 1** CALIFORNIA ADMINISTRATION CODE (CAC)  
**PART 2** CALIFORNIA BUILDING CODE (CBC) (2013 IBC WITH 2013 CALIFORNIA AMENDMENTS )  
**PART 3** CALIFORNIA ELECTRICAL CODE (CEC) (2013 NEC WITH CALIFORNIA AMENDMENTS )  
**PART 4** CALIFORNIA MECHANICAL CODE (CMC) (2013 UMC WITH CALIFORNIA AMENDMENTS )  
**PART 5** CALIFORNIA PLUMBING CODE (CPC) (2013 UPC WITH CALIFORNIA AMENDMENTS )  
**PART 6** 2013 ENERGY EFFICIENCY STANDARDS  
**PART 7** CALIFORNIA ELEVATOR CODE (CELCV)  
**PART 8** CALIFORNIA FIRE CODE (CFC) (2013 IFC WITH CALIFORNIA AMENDMENTS)  
**PART 9** NATIONAL FIRE PROTECTION ASSOCIATION, CHAPTERS 13, 35, AND 72. 2002 EDITION  
**NFPA**

## VICINITY MAP



- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-23-17
- JOB NO
- SHEET NO

A-1.0



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

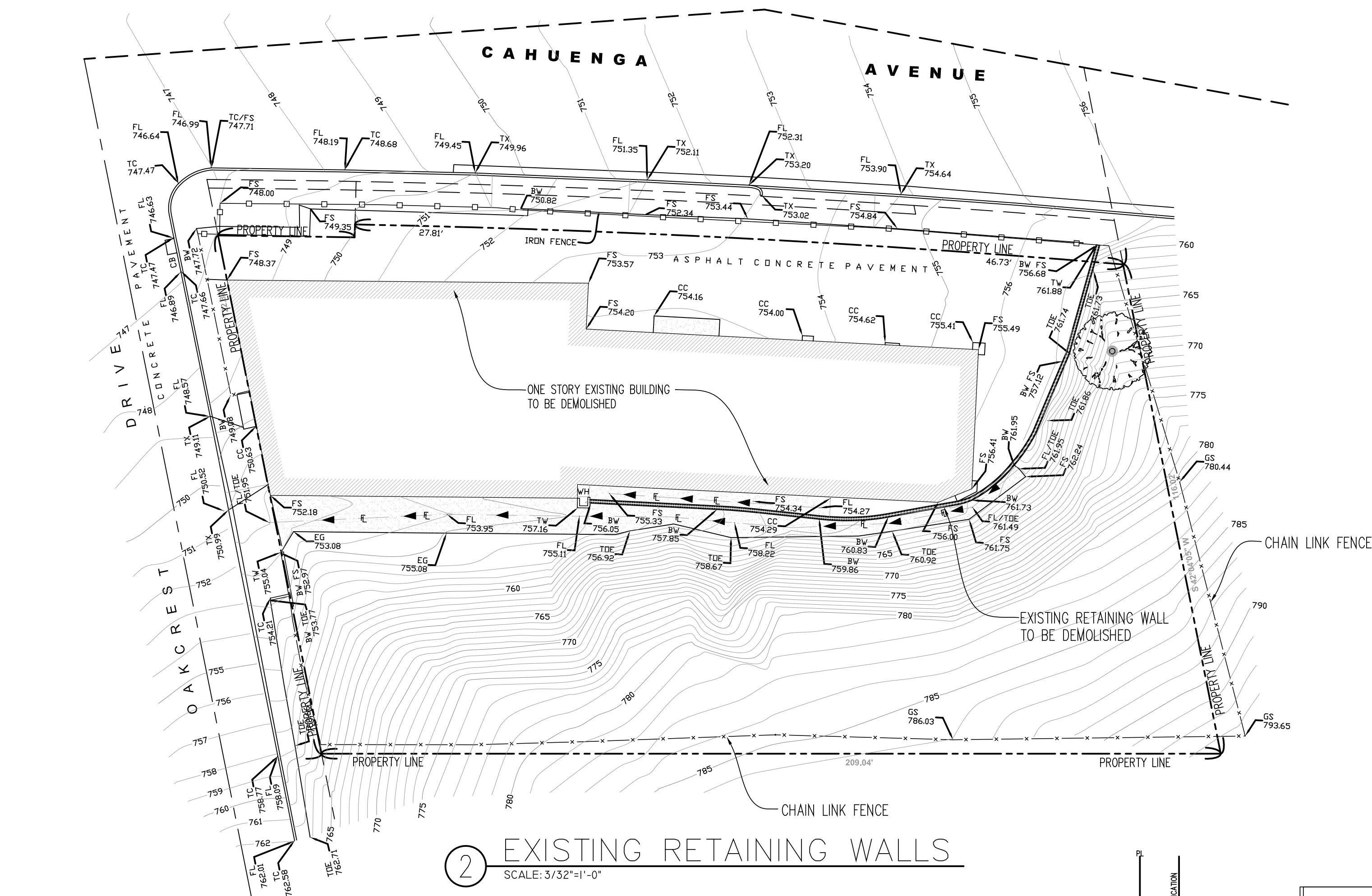
Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## GRADING PLAN

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-23-17
- JOB NO
- SHEET NO

A-1.1









THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

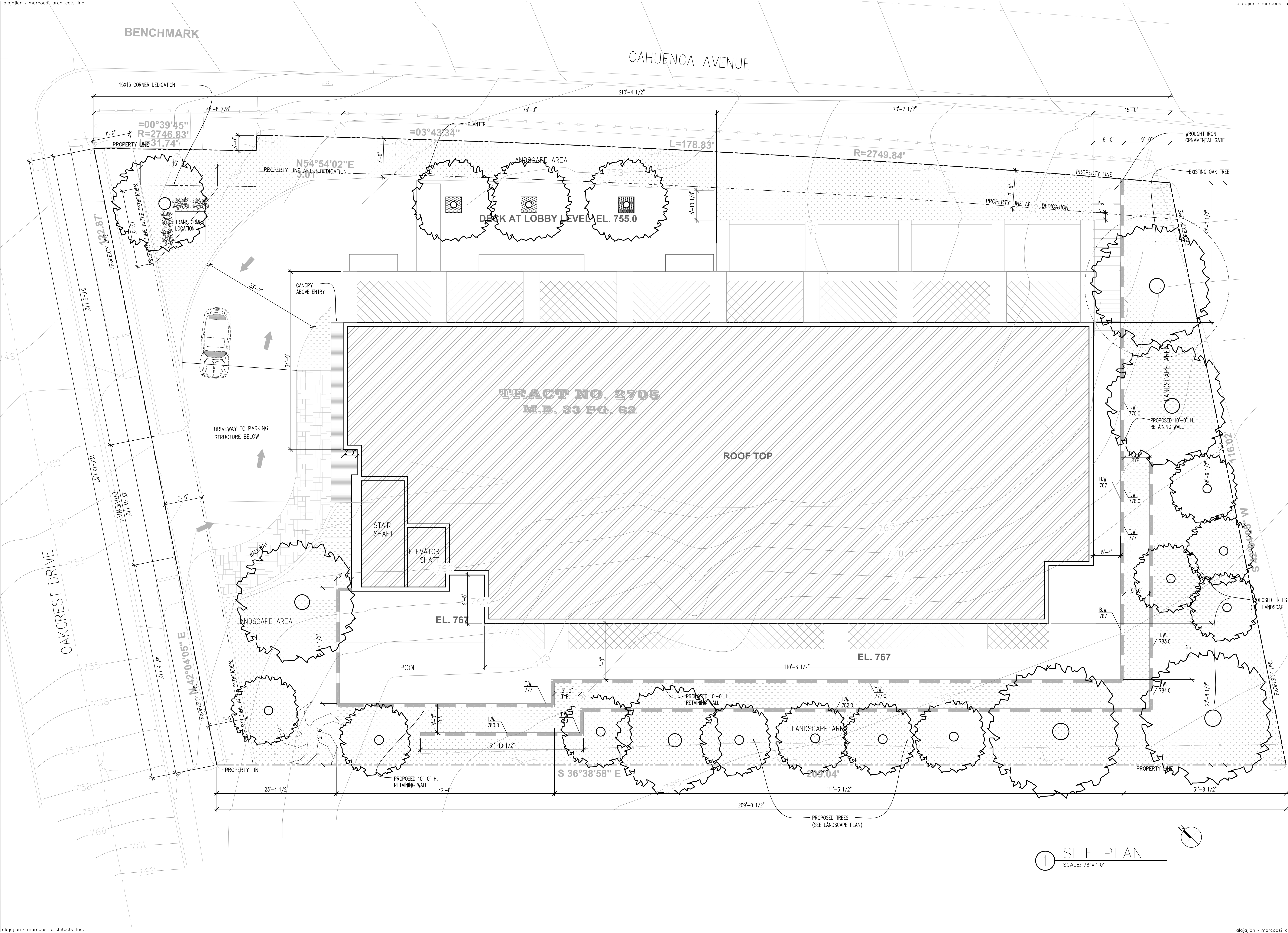
Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## SITE PLAN

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-23-17
- JOB NO
- SHEET NO

A-1.3



① SITE PLAN  
SCALE: 1/8"=1'-0"



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

alajajian • marcoosi architects



Alajajian  
Marcoosi  
Architects Inc.

320 W. Arden Ave., Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:

KIRAN PATEL

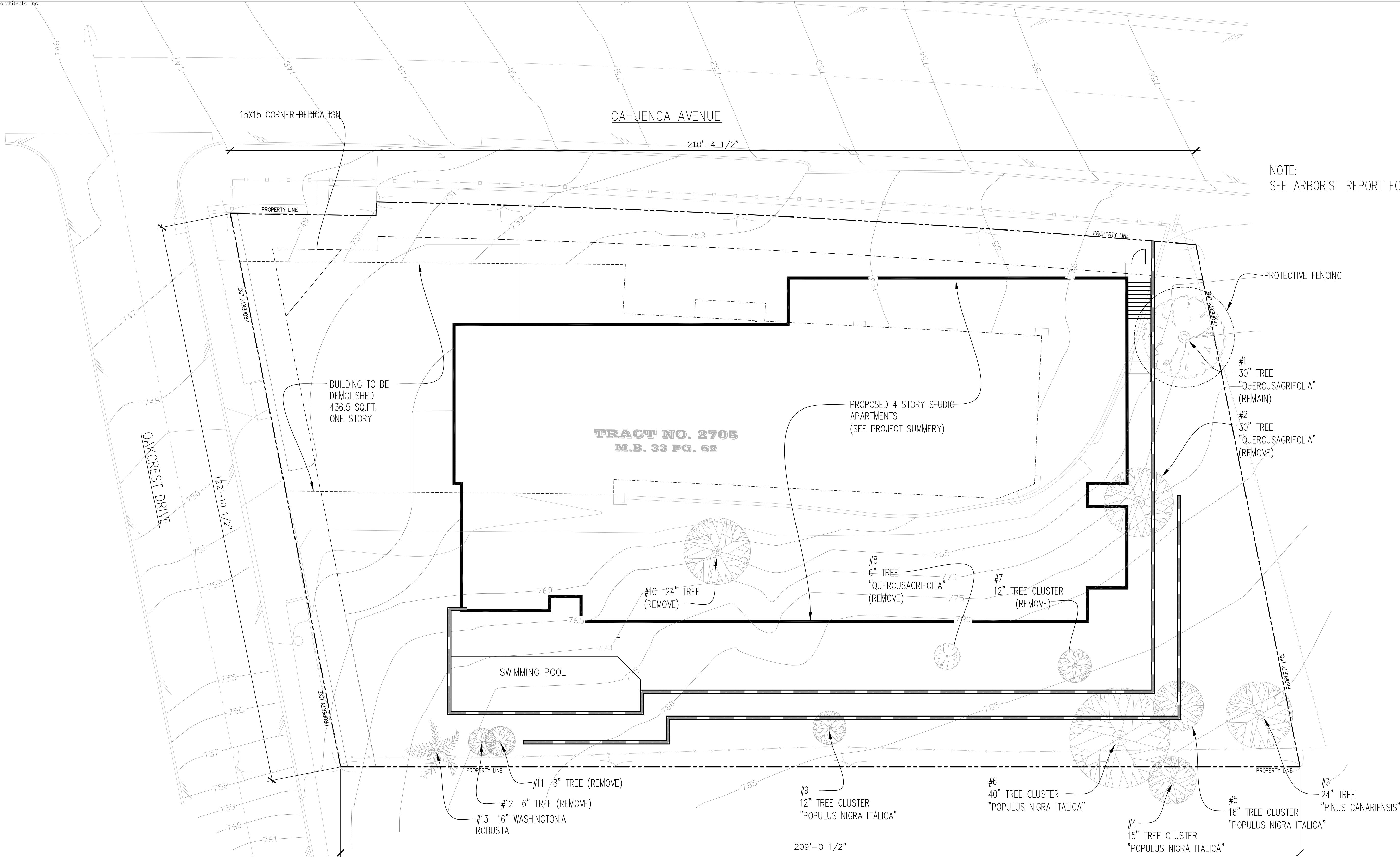
Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## TREE LOCATION SITE MAP

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-23-17
- JOB NO
- SHEET NO

A-1.4



### AREA ANALYSIS:

LOT AREA:	24,614.3 SQ. FT.
1ST LEVEL GARAGE FLOOR:	= 10,895 SQ. FT.
2ND LEVEL GARAGE FLOOR:	= 10,859 SQ. FT.
BASEMENT:	= 10,170 SQ. FT.
1ST FLOOR:	= 9,915 SQ.FT.
2ND FLOOR:	= 9,659 SQ.FT.
3RD FLOOR:	= 7,990 SQ.FT.
TOTAL RESIDENTIAL FLOOR AREA:	= 37,734 SQ.FT.

UNITS	
PROVIDED TOTAL UNITS:	45 UNITS
PROVIDED STUDIO UNITS:	42 UNITS
PROVIDED ONE BEDROOM UNIT:	3 UNITS

AVERAGE 1-BEDROOM SIZE:	710 SQ.FT.
AVERAGE STUDIO SIZE:	505 SQ.FT.

LANDSCAPE	
PROVIDED LANDSCAPING :	= 9,360 SQ. FT. 38%
TOTAL HARDSCAPE AREA:	= 5,340 SQ.FT. 22%

PROPOSED LOT COVERAGE: 10,170 SQ. FT. / 24,614.3 =.42x100=41%

PROPOSED F.A.R. : 37,734 / 24,614.3 =1.5  
ALLOWABLE F.A.R. PER INCENTIVE: 3.1

## 1 TREE LOCATION SITE MAP

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



alajajian • marcoosi architects



Owner:

Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

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

## KEYPLAN

- A-2.



# 1ST LEVEL PARKING PLAN



alajajian • marcoosi architects



Owner:  
KIRAN PATEL

## 2ND LEVEL PARKING PLAN

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

- A-2.2





THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

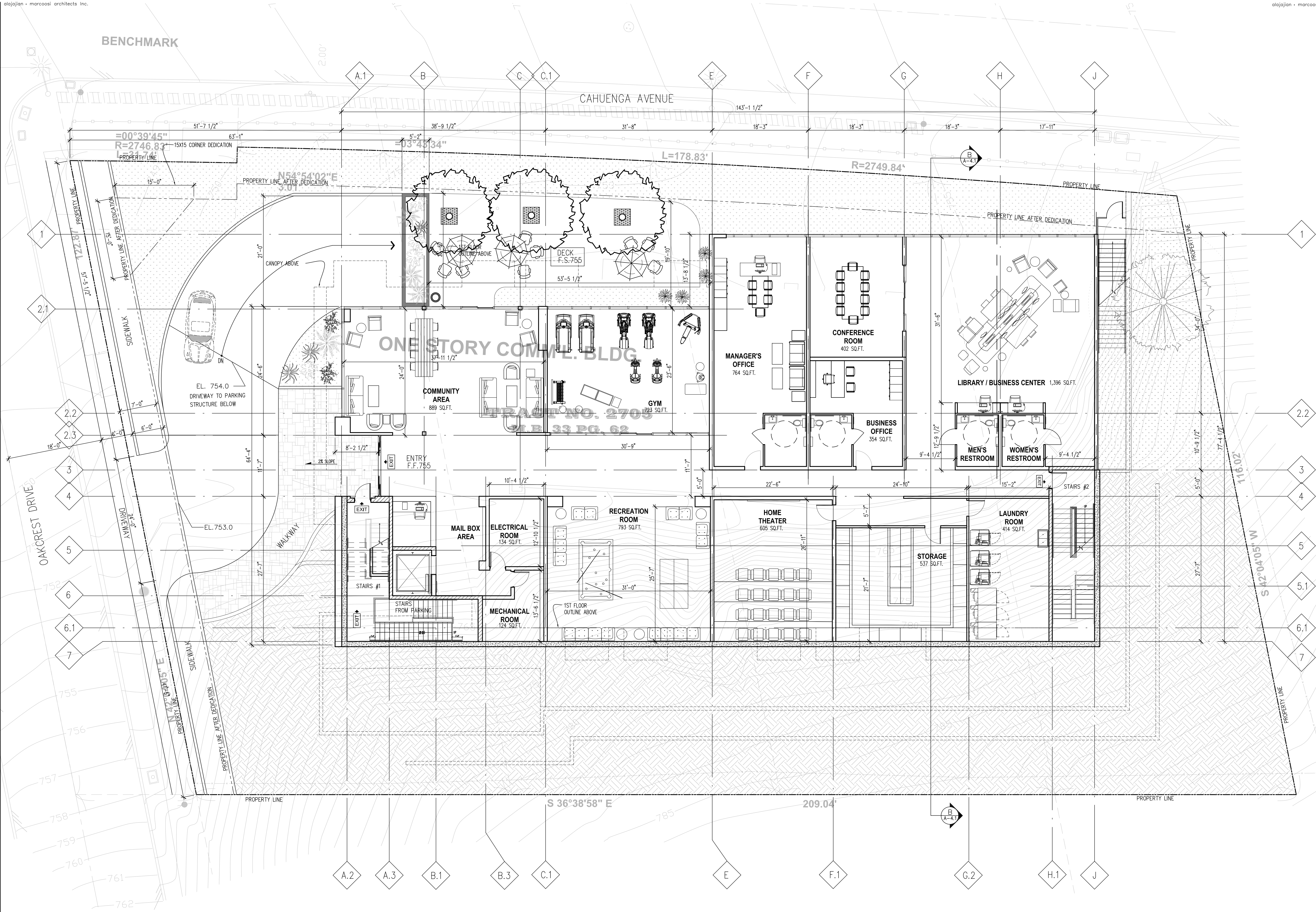
Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## BASEMENT FLOOR PLAN

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-23-17
- JOB NO
- SHEET NO

A-2.3



1 BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



**Alajajian  
Marcoosi  
Architects Inc.**  
320 W. Arden Ave., Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
**KIRAN PATEL**

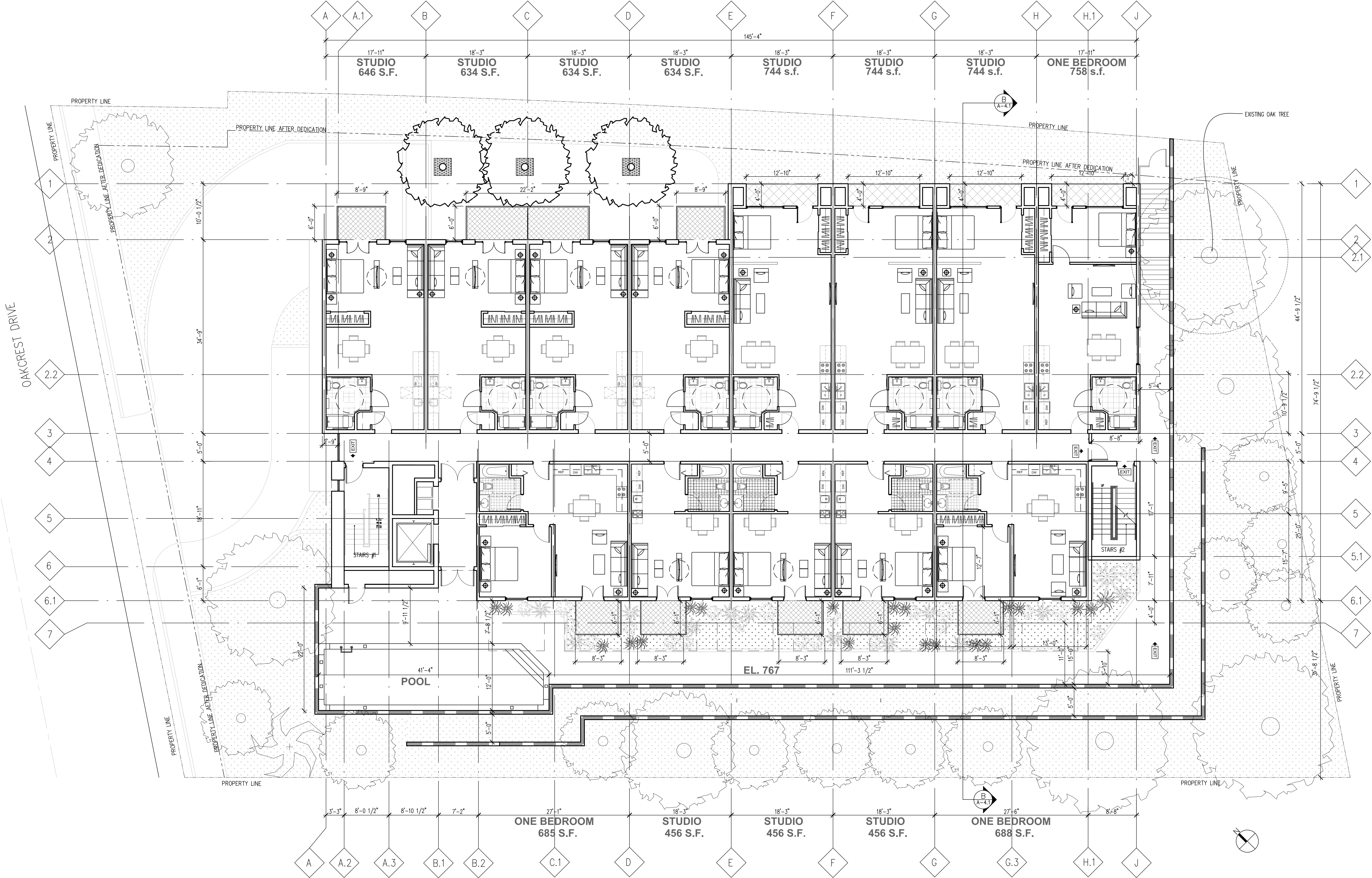
Project Name:  
**45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING**  
Project Address:  
**3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068**

## 1ST FLOOR PLAN

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-22-17
- JOB NO
- SHEET NO

A-2.4

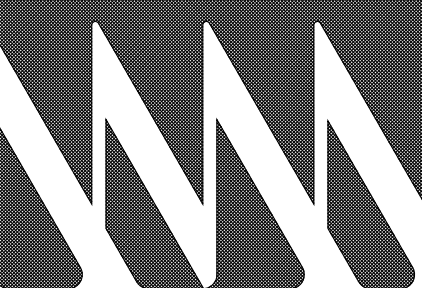


1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

alajajian • marcoosi architects



**Alajajian  
Marcoosi  
Architects Inc.**

320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramaj@worldnet.att.net

Owner:

**KIRAN PATEL**

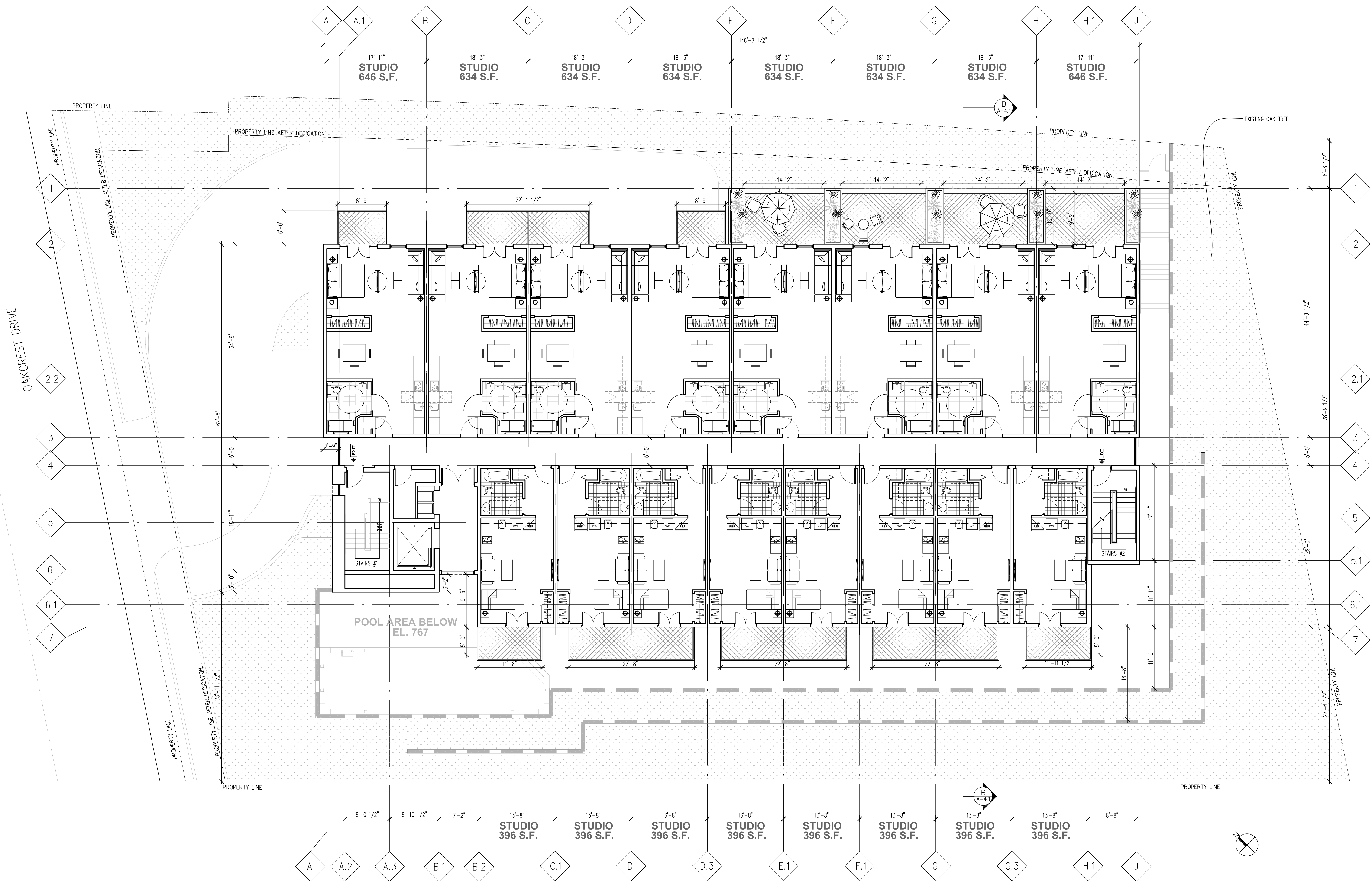
Project Name:  
**45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING**  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## 2ND FLOOR PLAN

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-23-17
- JOB NO
- SHEET NO

A-2.5



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



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.

320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:

KIRAN PATEL

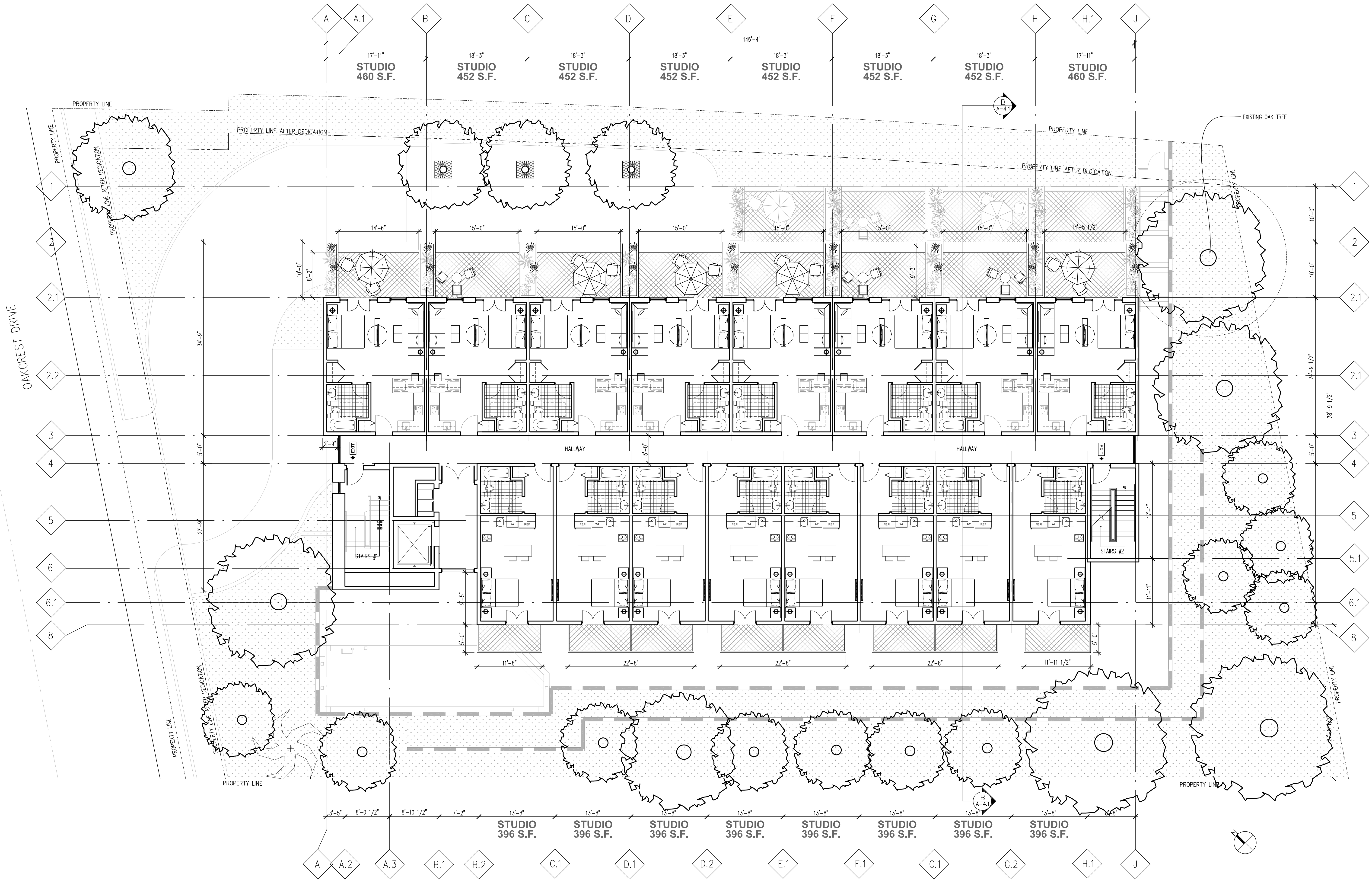
Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

### 3RD FLOOR PLAN

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-23-17
- JOB NO
- SHEET NO

A-2.6



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



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave., Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramat@worldnet.att.net

Owner:

KIRAN PATEL

Project Name:

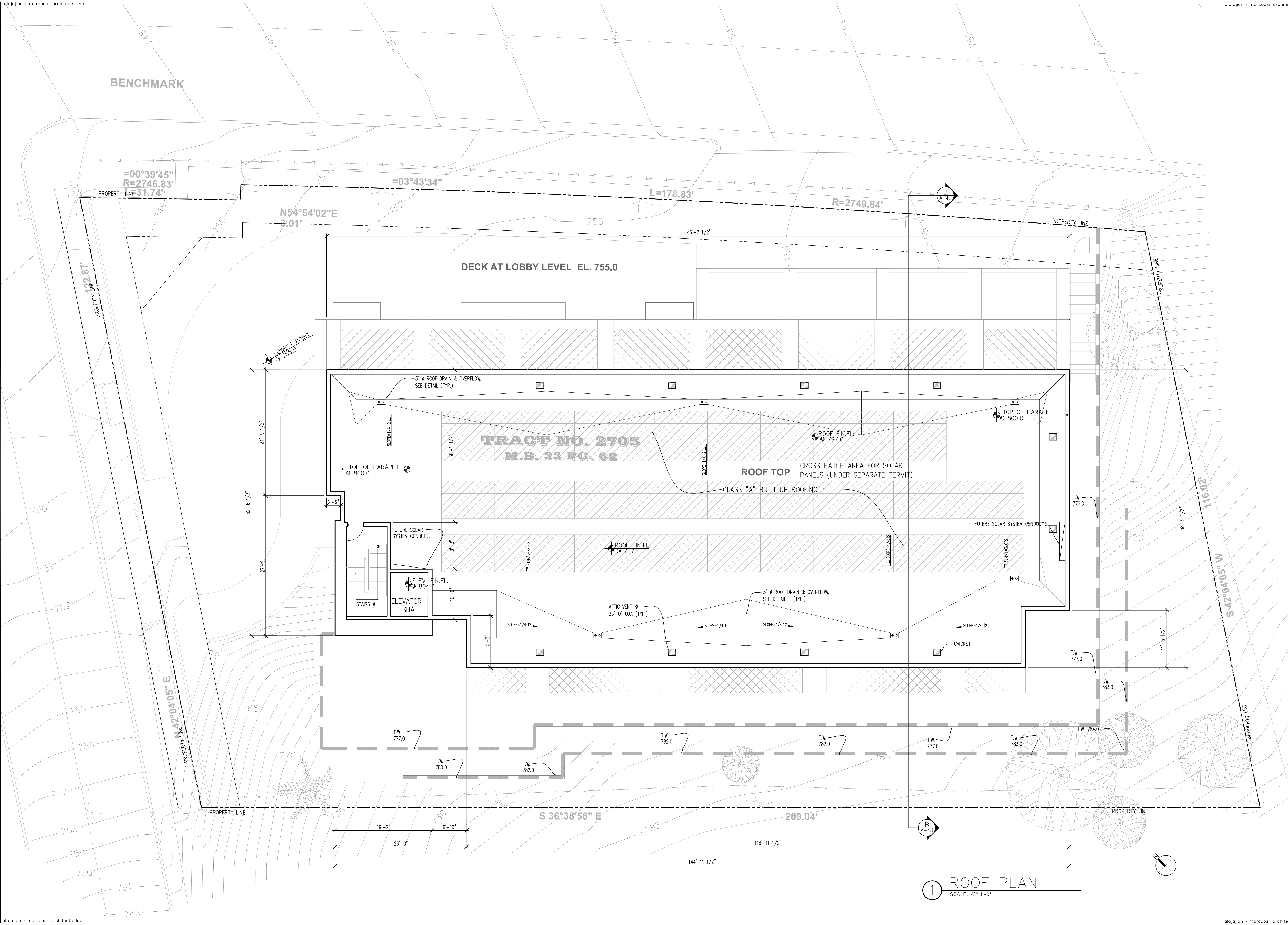
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## ROOF PLAN

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 4-21-17
- JOB NO
- SHEET NO

A-2.7





THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## NORTH AND EAST ELEVATIONS

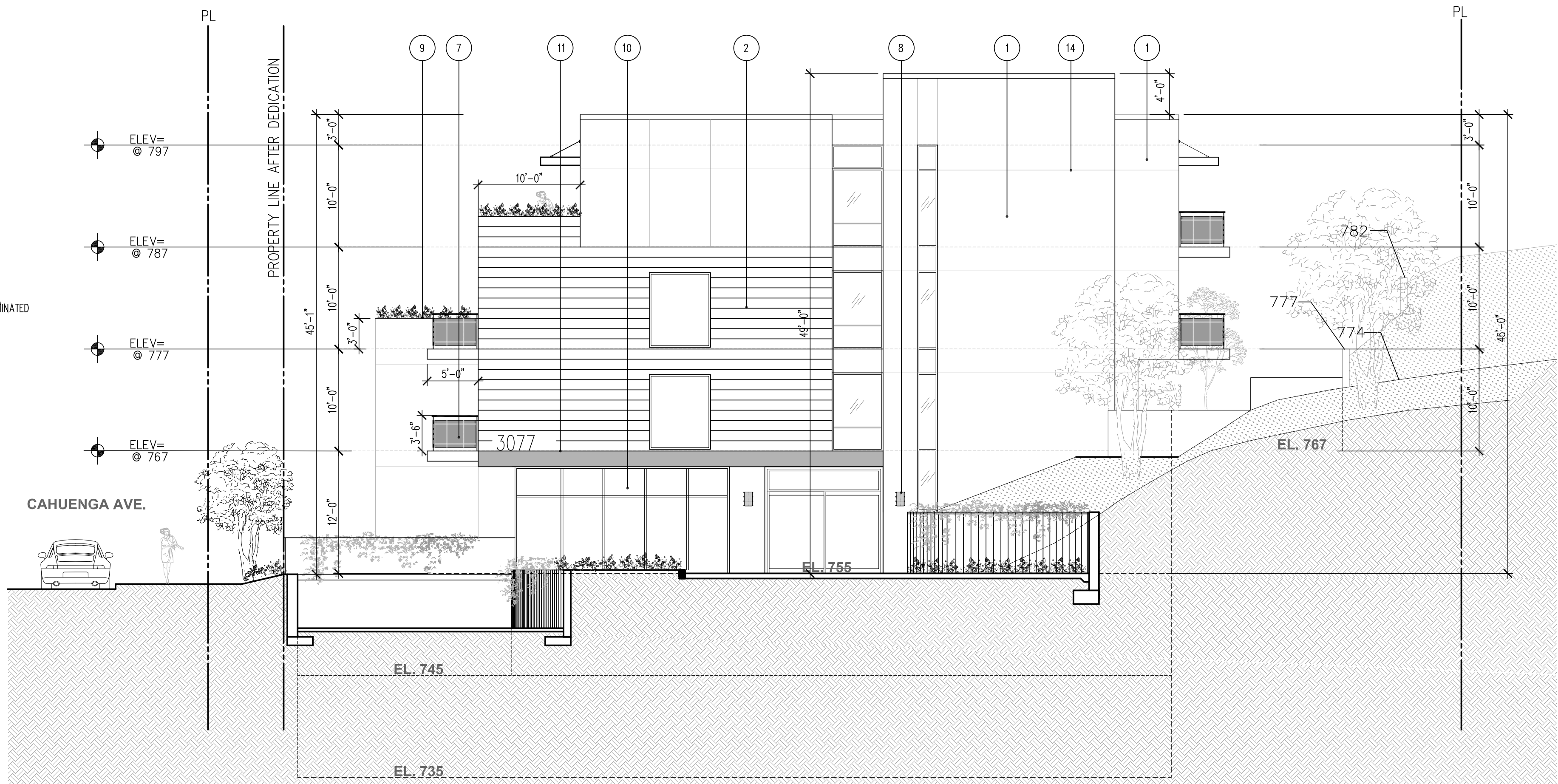
Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-11-17
- JOB NO
- SHEET NO

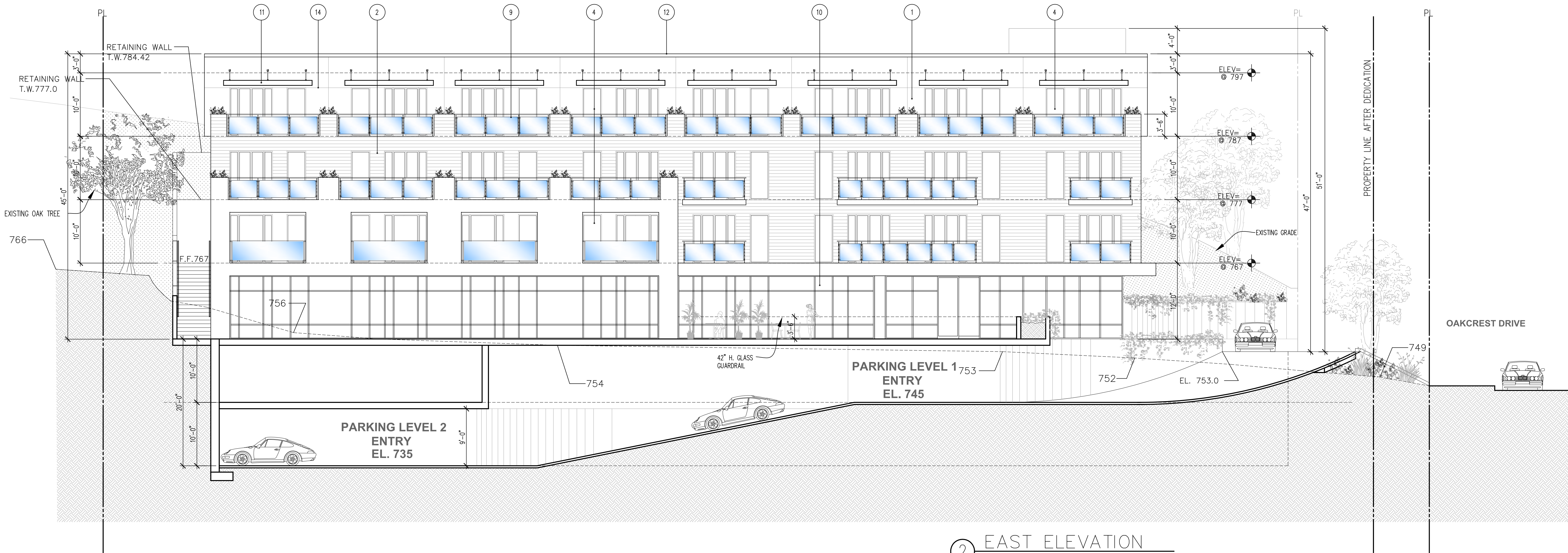
A-3.1

### EXTERIOR FINISH MATERIALS:

- 7/8" THK. LAHABRA STUCCO OR EQUAL, SMOOTH MACHINE FINISH, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT, DUNN EDWARDS "DEC 722" BAJA WHITE (IT HAS A 20% OR MORE GREY VALUE)
- COMPOSITE WOOD PANEL, "COMPOSITES GUERA" PARKLEX 1000 BBP, EYONG NATURAL OR "RESYSTA" 6" W. WOOD SIDING W/ 5/8" THICK, EXTERIOR GRADE, TYPE "X" GYPSUM BOARD SHEATHING UNDER ALL SIDING (TYP.)
- ALUMINUM FRAMED CURTAIN WALL (SPANDREL GLASS)
- DUAL GLAZED LOW "E" VISION GLASS, NON-GLARE
- 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL (TYP.)
- WROUGHT IRON ORNAMENTAL GATES, ORNAMENTS WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)
- 1'-4" HIGH, 3/4" STROKE, STAINLESS STEEL ADDRESS NUMBERS AND ILLUMINATED
- ORNAMENTAL LIGHT FIXTURE BY STERNBERG LIGHTING OR EQUAL ALL EXTERIOR LIGHT WILL FACE DOWN AND BE SHIELDED
- GLASS RAIL
- STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS
- COMPOSITE NATURAL ANODIZED ALUMINUM CLAD CANOPIES.
- COMPOSITE ALUMINUM COPPING
- 42" H. GLASS GUARDRAIL
- 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL (TYP.)



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



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



EXTERIOR FINISH MATERIALS:

- 7/8" THK. LAHABRA STUCCO OR EQUAL, SMOOTH MACHINE FINISH, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT, DUNN EDWARDS " DEC 722 " BAJA WHITE (IT HAS A 20% OR MORE GREY VALUE)
- COMPOSITE WOOD PANEL, "COMPOSITES GUERA" PARKLEX 1000 BBP, EYONG NATURAL OR "RESYSTA" 6" W. WOOD SIDING W/ 5/8" THICK, EXTERIOR GRADE, TYPE "X" GYPSUM BOARD SHEATHING UNDER ALL SIDING (TYP.).
- ALUMINUM FRAMED CURTAIN WALL (SPANDREL GLASS)
- DUAL GLAZED LOW "E" VISION GLASS,NON-GLARE
- 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
- WROUGHT IRON ORNAMENTAL GATES, ORNAMENTS WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)
- 1'-4" HIGH, 3/4" STROKE, STAINLESS STEEL ADDRESS NUMBERS AND ILLUMINATED
- ORNAMENTAL LIGHT FIXTURE BY STERNBERG LIGHTING OR EQUAL ALL EXTERIOR LIGHT WILL FACE DOWN AND BE SHIELDED
- GLASS RAIL
- STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS
- COMPOSITE NATURAL ANODIZED ALUMINUM CLAD CANOPIES.
- COMPOSITE ALUMINUM COPPING
- 42" H. GLASS GUARDRAIL



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENCA BLVD.  
LOS ANGELES, CA 90068

NORTH AND  
EAST  
ELEVATIONS

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-15-17
- JOB NO
- SHEET NO

A-3.1a



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

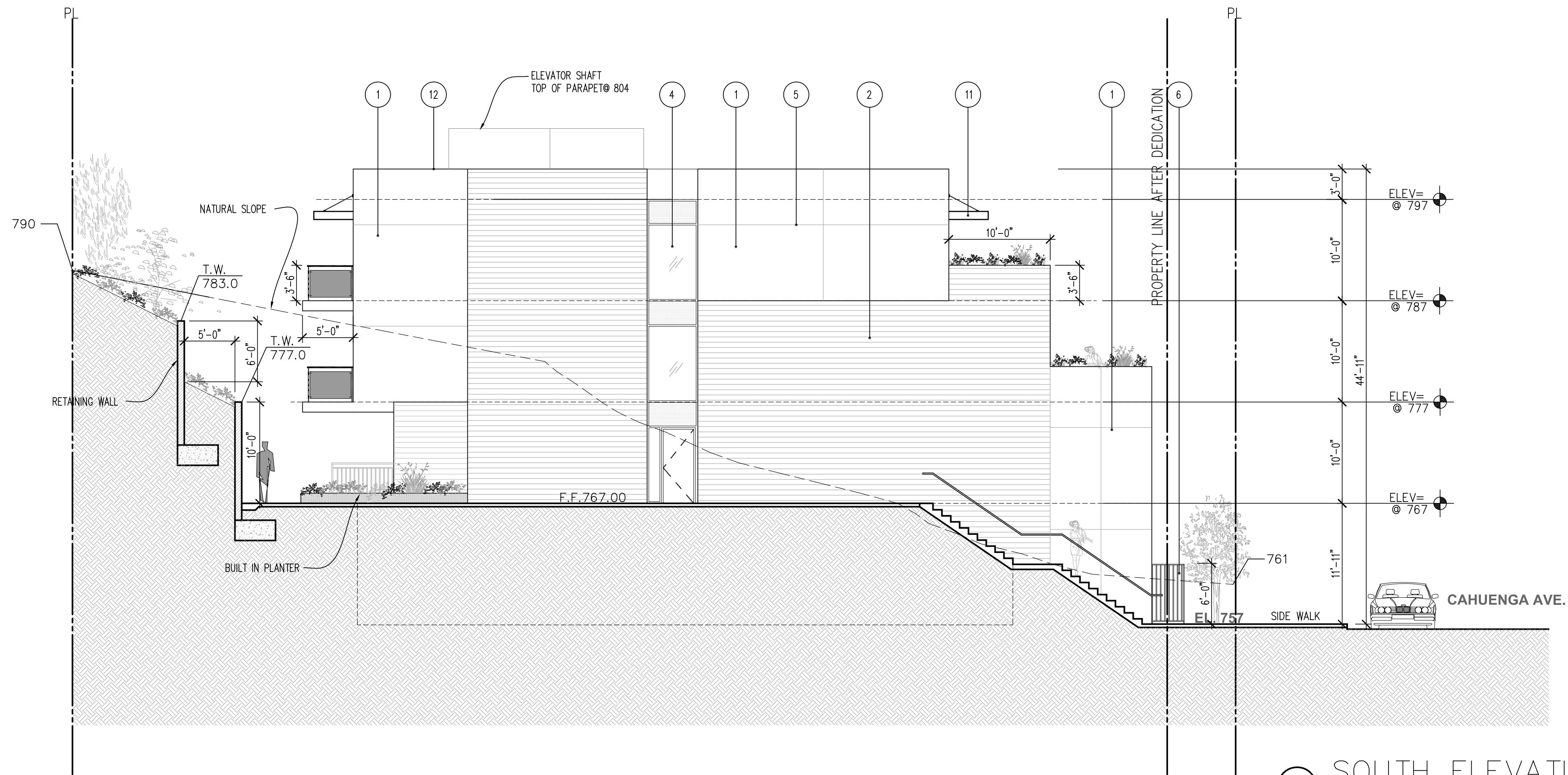
## SOUTH AND WEST ELEVATIONS

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

### KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-23-17
- JOB NO
- SHEET NO

A-3.2

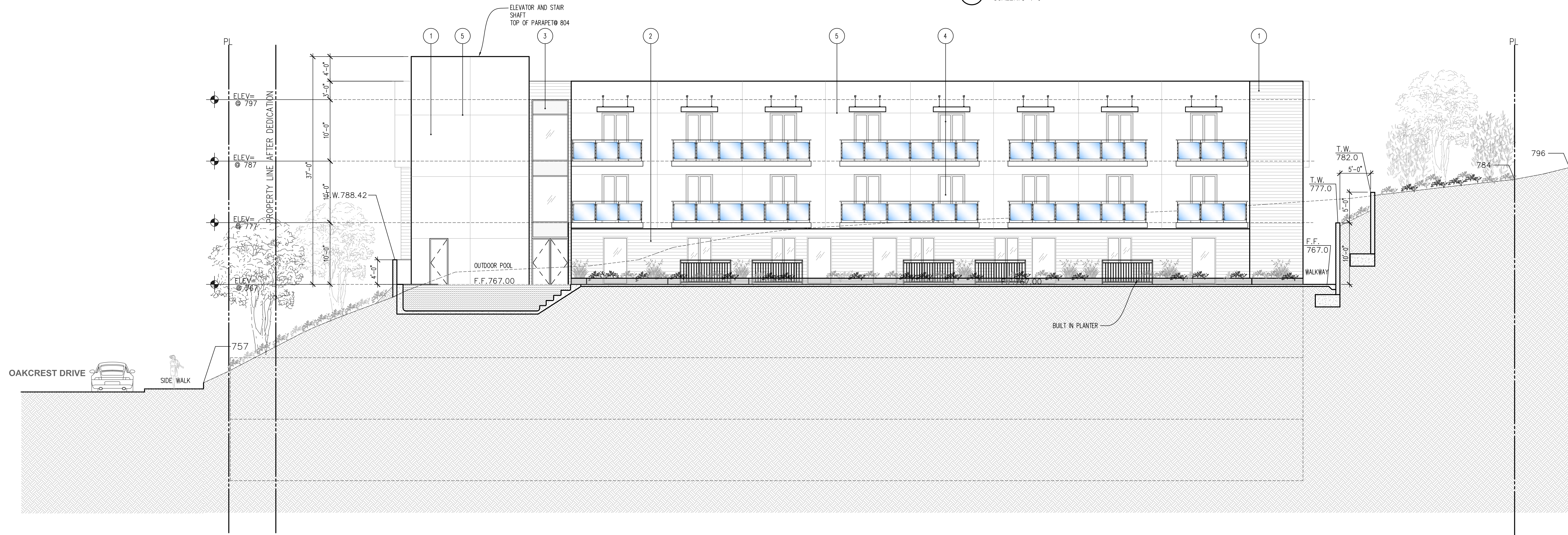


### EXTERIOR FINISH MATERIALS:

- 7/8" THK. LAHABRA STUCCO OR EQUAL, SMOOTH MACHINE FINISH, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT, DUNN EDWARDS "DEC 722" BAJA WHITE (IT HAS A 20% OR MORE GREY VALUE)
- COMPOSITE WOOD PANEL, "COMPOSITES GUERA" PARKLEX 1000 BBP, EYONG NATURAL OR "RESYSTA" 6" W. WOOD SIDING W/ 3/8" THICK, EXTERIOR GRADE, TYPE "X" GYPSUM BOARD SHEATHING UNDER ALL SIDING (TYP.)
- ALUMINUM FRAMED CURTAIN WALL (SPANDREL GLASS)
- DUAL GLAZED LOW "E" VISION GLASS, NON-GLARE
- 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL (TYP.)
- WROUGHT IRON ORNAMENTAL GATES, ORNAMENTS WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)
- 1'-4" HIGH, 3/4" STROKE, STAINLESS STEEL ADDRESS NUMBERS AND ILLUMINATED
- ORNAMENTAL LIGHT FIXTURE BY STERNBERG LIGHTING OR EQUAL ALL EXTERIOR LIGHT WILL FACE DOWN AND BE SHIELDED
- GLASS RAIL
- STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS
- COMPOSITE NATURAL ANODIZED ALUMINUM CLAD CANOPIES.
- COMPOSITE ALUMINUM COPPING
- 42" H. GLASS GUARDRAIL

## 1 SOUTH ELEVATION

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



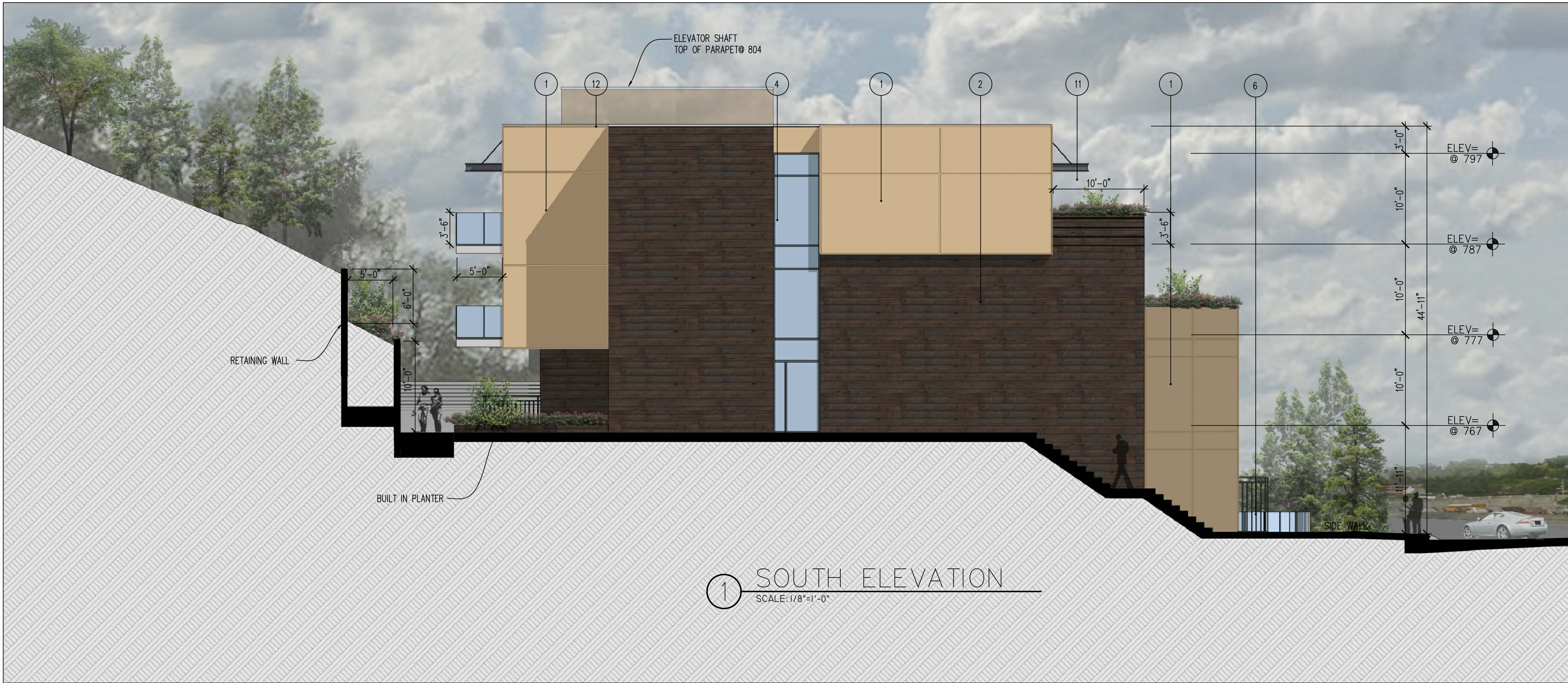
## 2 WEST ELEVATION

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



EXTERIOR FINISH MATERIALS:

1. 7/8" THK. LAHABRA STUCCO OR EQUAL, SMOOTH MACHINE FINISH, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT, DUNN EDWARDS " DEC 722 " BAJA WHITE (IT HAS A 20% OR MORE GREY VALUE)
2. COMPOSITE WOOD PANEL, "COMPOSITES GUERA" PARKLEX 1000 BBP, EYONG NATURAL OR "RESYSTA" 6" W. WOOD SIDING W/ 3/4" THICK, EXTERIOR GRADE, TYPE "X" GYPSUM BOARD SHEATHING UNDER ALL SIDING (TYP.)
3. ALUMINUM FRAMED CURTAIN WALL (SPANDREL GLASS)
4. DUAL GLAZED LOW "e" VISION GLASS, NON-GLARE
5. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL (TYP.)
6. WROUGHT IRON ORNAMENTAL GATES, ORNAMENTS WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)
7. 1'-4" HIGH, 3/4" STROKE, STAINLESS STEEL ADDRESS NUMBERS AND ILLUMINATED
8. ORNAMENTAL LIGHT FIXTURE BY STERNBERG LIGHTING OR EQUAL ALL EXTERIOR LIGHT WILL FACE DOWN AND BE SHIELDED
9. GLASS RAIL
10. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS
11. COMPOSITE NATURAL ANODIZED ALUMINUM CLAD CANOPIES.
12. COMPOSITE ALUMINUM COPPING
13. 42" H. GLASS GUARDRAIL



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICIAL MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

alajajian • marcoosi architects



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

SOUTH AND  
WEST  
ELEVATIONS

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

KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-15-17
- JOB NO
- SHEET NO

A-3.2a



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

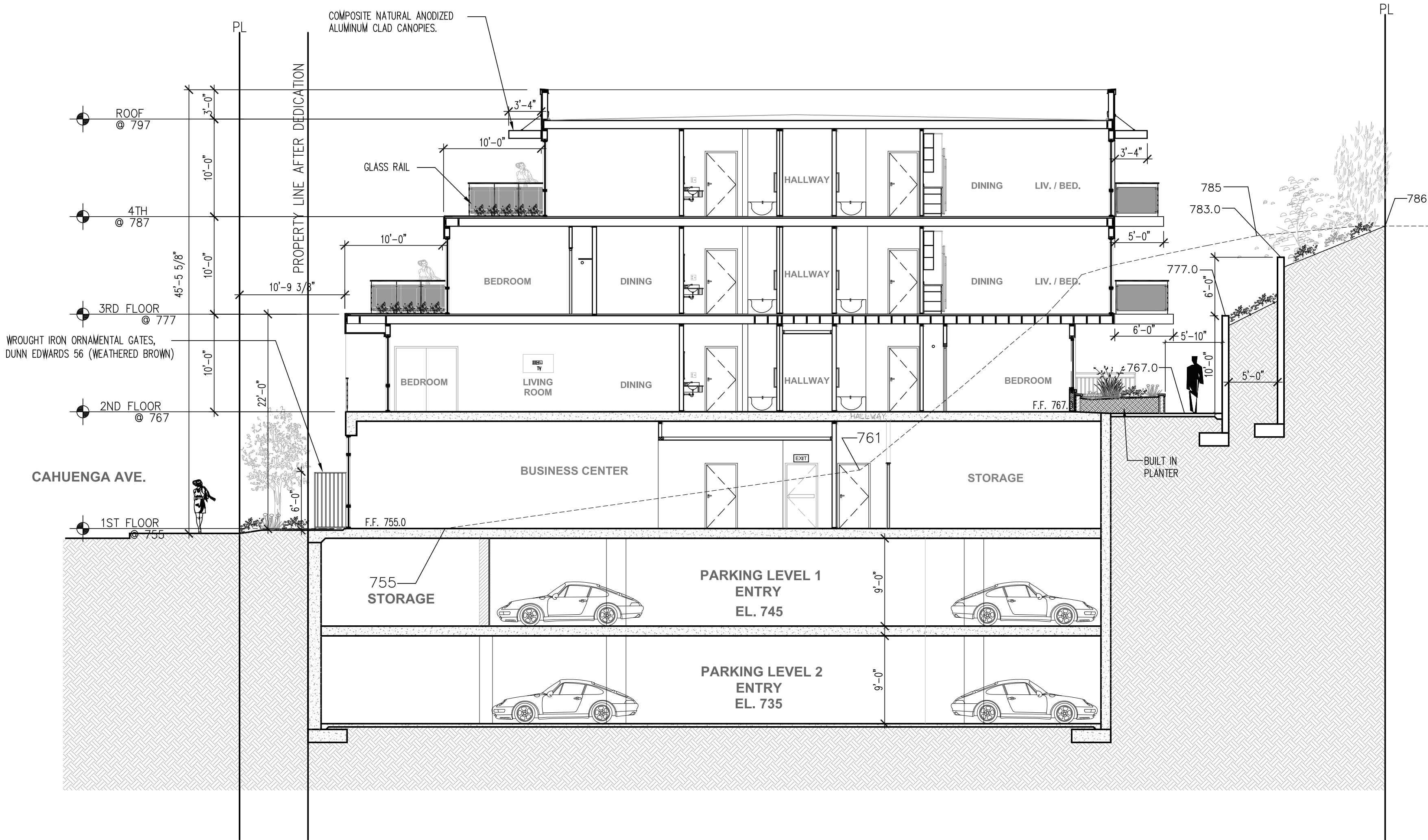
Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## SECTION B

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-15-17
- JOB NO
- SHEET NO

A-4.1



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





4 ENTRY FROM OAKCREST DRIVE.  
SCALE: 1/8"=1'-0"



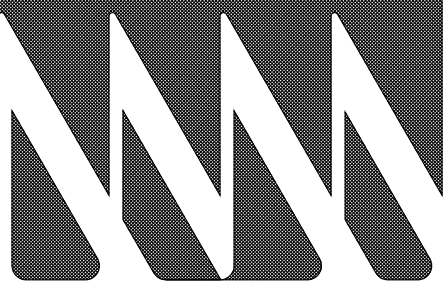
1 AERIAL VIEW  
SCALE: 1/8"=1'-0"



2 CORNER OF CAHUENGA BLVD. AND OAKCREST DR.  
SCALE: 1/8"=1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

alajajian • marcoosi architects



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

Project Name:  
45 UNITS  
STUDIO APT.  
WITH 5 VERY LOW  
INCOME HOUSING  
Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

## RENDERINGS

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

## KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 5-11-17
- JOB NO
- SHEET NO

A-7.1



A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

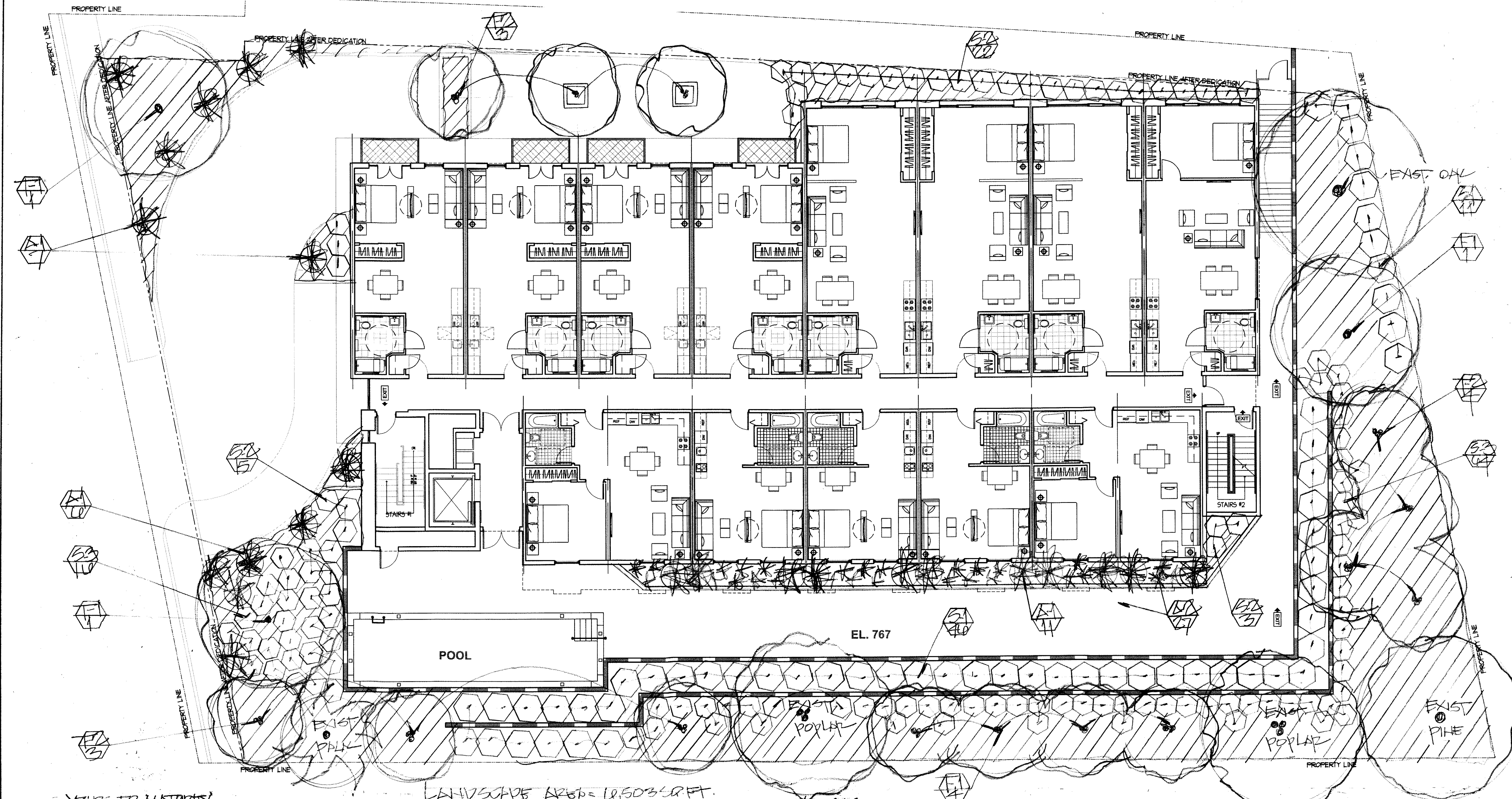
FOR SOILS LESS THE 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE "LANDSCAPE DOCUMENTATION PACKAGE"

LARRY G. TISON LANDSCAPE ARCHITECT #1844

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE "LANDSCAPE DOCUMENTATION PACKAGE"

LARRY G. TISON LANDSCAPE ARCHITECT #1844



YEARS TO MATURITY

C PLANTING/EMMARTY

HT & W	HT & W	HT & W	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING	WATER USE/ANNUAL
12'x14'	35'x40'	30'	T-1	QUERCUS AGRIFOLIA	COAST LIVEOAK	48"BX	15	-	VL
8'x10'	12'x15'	15'	T-2	HETEROPHYLLUS ARBUTIFOLIA	TEXAS - ANAHEIM TRUNK	24"BX	14	-	VL
4'x3'	6'x12'	5'	S-1	DODONAEA VISCOSA	HOPSPRIG BUSH	55GL	37	5'0.0.	L
3'x2'	4'x10'	5'	S-2	ALYCAONE HUGGELLII	BLUE HIBISCUS	55GL	40	-	L
2'x2'	4'x8'	5'	S-3	CENTAUDEA G. 'HORIZONTALIS'	CARNEL. CREEPER	55GL	80	4'0.0.	L
12'x12'	4'x5'	5'	A-1	DIETES BICOLOR	FORTNIGHT LILY	55GL	51	2'0.0.	L
18'x18'	3'x4'	5'	A-2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	55GL	77	-	L

PLANT LIST

LANDSCAPE AREA = 10,503 S.F.

WATER USE/ANNUAL

VL = VERY LOW  
L = LOW

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- PLANT SYMBOL
- QUANTITY

NOTE:

GROUNDCOVERS: BACCHARIS (FLATS @ 10'0.0.) TWAIN-PERNA  
CORYTE BUSH

LANDSCAPE AREA = 7,740 S.F.

PLANTING PLAN

FIRST FLOOR

LARRY G. TISON & ASSOCIATES  
LARRY G. TISON, A.S.L.A.  
LANDSCAPE ARCHITECTURE  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169

- APPROVED
- APPROVED
- REVISION 9-7-10 / L&T
- REVISION 10-11-10 / L&T
- REVISION 7-19-17 / L&T
- DRAWN BY L&T
- PRINT DATE 10-2-15
- JOB NO
- SHEET NO

L-1

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



Alajajian  
Marcoosi  
Architects Inc.  
320 W. Arden Ave., Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: aramar@worldnet.att.net

Owner:  
KIRAN PATEL

Project Name:  
STUDIO  
APPARTMENTS

Project Address:  
3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068

LANDSCAPE  
PLAN

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

KEYPLAN



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



**Alajajian  
Marcoosi  
Architects Inc.**

320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1813  
E-mail: [aramer@worldnet.att.net](mailto:aramer@worldnet.att.net)

Owner:

**KIRAN PATEL**

Project Name:

**STUDIO  
APARTMENTS**

Project Address:

**3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068**

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

**KEYPLAN**

• APPROVED

• APPROVED

• REVISION 9-7-14/LGT

• REVISION 7-19-17/LGT

• REVISION

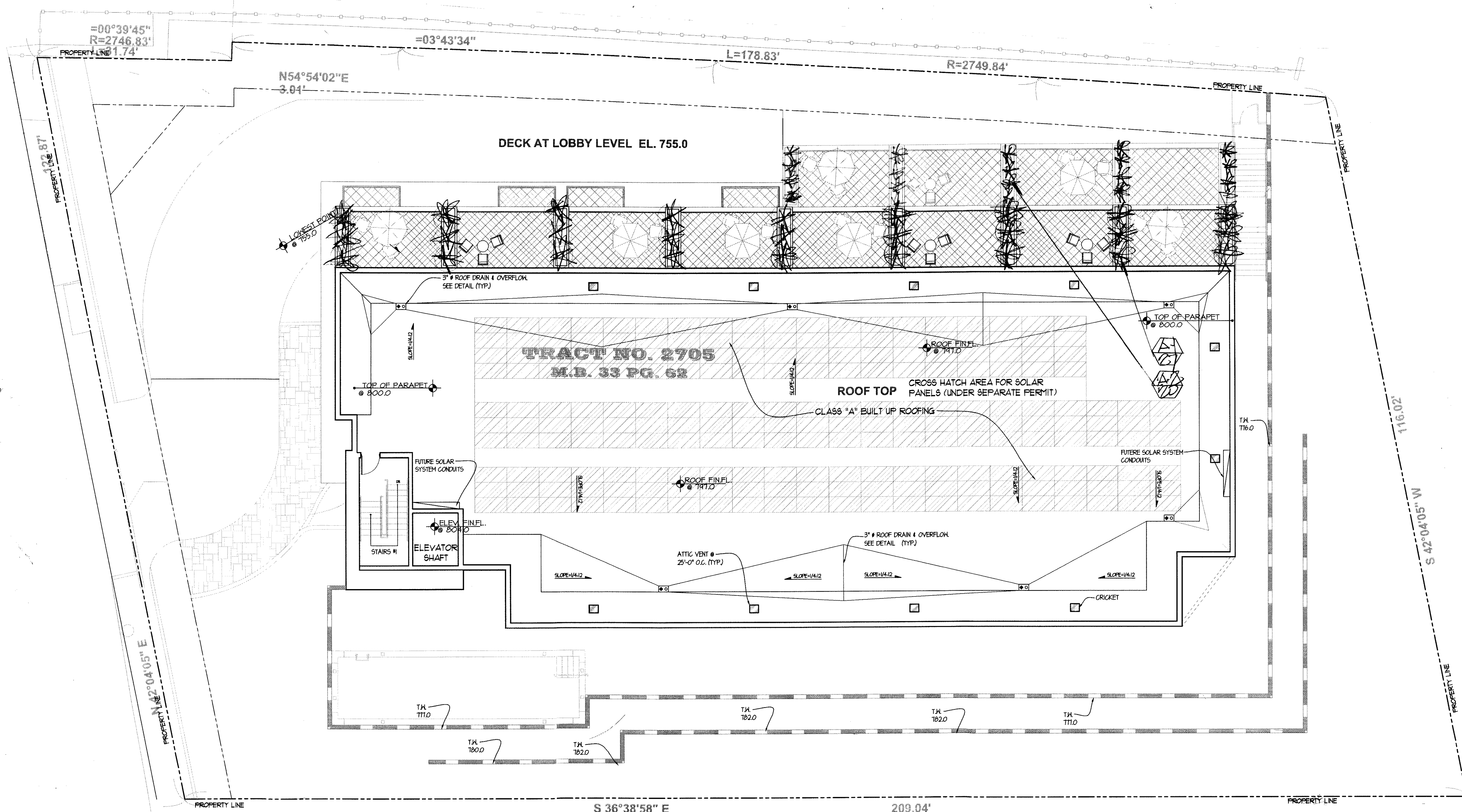
• DRAWN BY LGT

• PRINT DATE 02-15

• JOB NO

• SHEET NO

**L-2**



**NOTE:** • SEE SHEET L-1 FOR LEGEND & PLANT LIST

• INSTALL FIRE RETARDANT JUTE MESH  
ON ALL SLOPE AREAS TO BE PLANTED

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

**PLANTING PLAN**

**SECOND FLOOR**



**LARRY G. TISON & ASSOCIATES**  
LARRY G. TISON, A.S.L.A.  
**LANDSCAPE ARCHITECTURE**  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9189



THE ABOVE DRAWINGS AND SPECIFICATIONS AND ALL DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL NOTIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



**Alajajan  
Marcoosi  
Architects Inc.**

320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: arams@worldnet.att.net

Owner:  
**KIRAN PATEL**

Project Name:  
**STUDIO  
APARTMENTS**

Project Address:  
**3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90008**

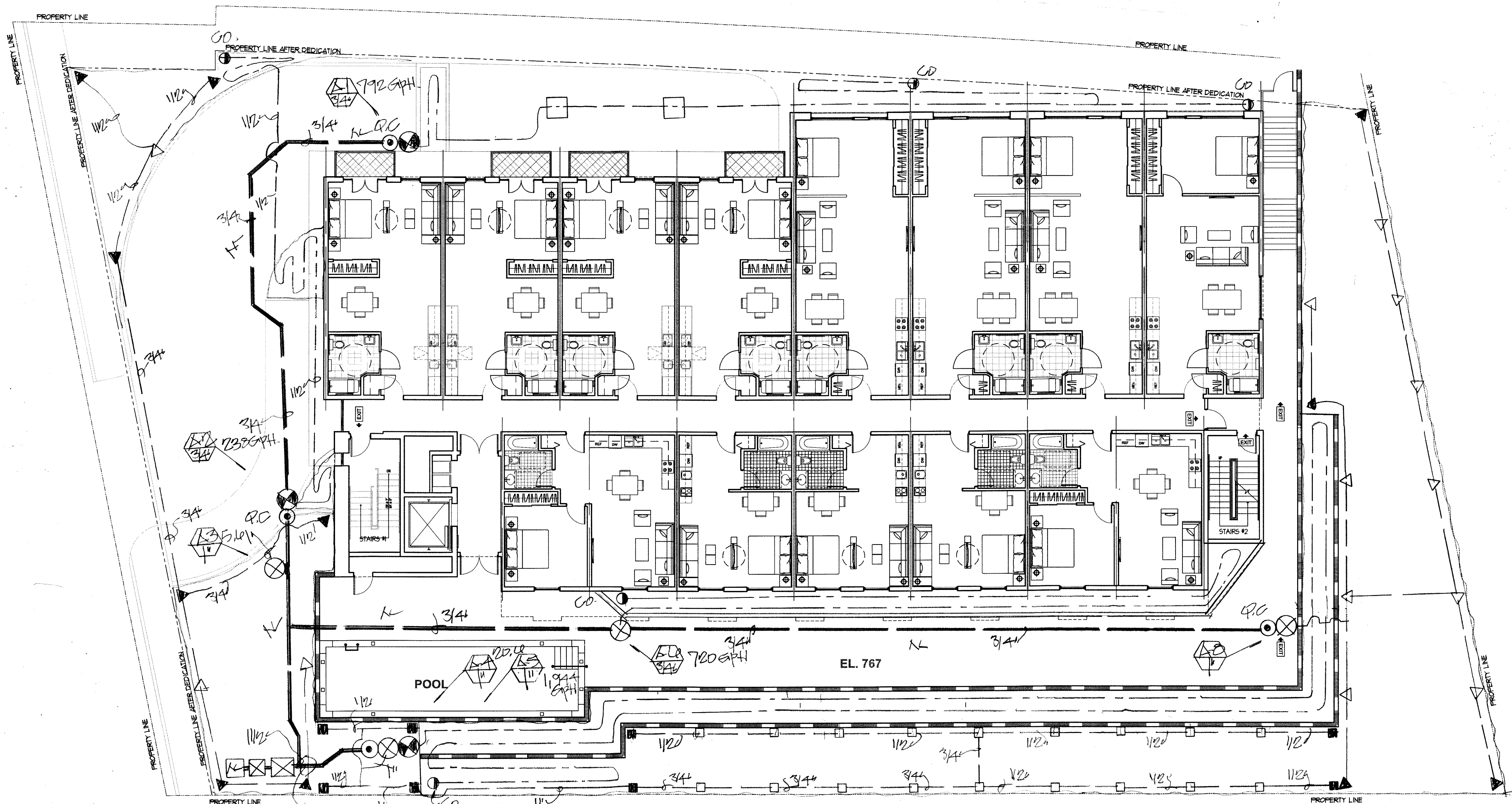
## LANDSCAPE PLAN

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

### KEYPLAN

- APPROVED
- APPROVED
- REVISION 9-7-10/LAT
- REVISION 7-14-11/LET
- REVISION
- DRAWN BY LAT
- PRINT DATE 6-2-15
- JOB NO
- SHEET NO

**L-3**

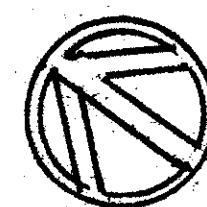


## LEGEND

- WETTER BASED CONTROLLER (RAINBIRD ESP-LX4E-3STA)
- RS RAIN SENSOR/RAINBIRD RSD-BEX
- BPS BACKFLOW PREVENTER (FEBCO-325-Y-11/2")
- Q.C. QUICK COUPLER/RAINBIRD 44LPC
- VALVE/RAINBIRD 'PEB' SERIES (0.75-1.5)
- VALVE NO/GPH
- VALVE SIZE
- MAINLINE/SCH. 40 PVC
- SOX SHUT-OFF VALVE
- IRRI IRRIGATION SUB-METER

SPRINKLER HEADS					
SYMBOL	DESCRIPTION	MODEL NO	GPH	RADIUS	PSI
▼	RAINBIRD POP-UP/ATP	1812-RV4113-90°	.42	16'	30
▽	" " " HALF	1812-RV4113-180°	.85	16'	30
■	" " " 1/4" ATP	1812-10DNATP	.39	10'	30
□	" " " HALF	1812-10DNATP	.79	10'	30
---	RAINBIRD DAPTAGE	XF-S-6-12-100	340 GPH (P100)		

- CO. DRIP LINE CLEANOUT
- DRIP VALVE/RAINBIRD XC2-075-PRE (0.2-100)

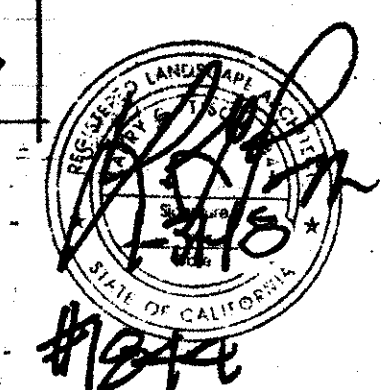


SCALE: 1/8"=1'-0"

## IRRIGATION PLAN

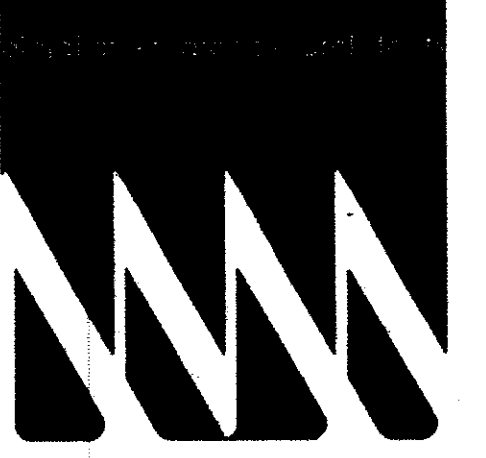
FIRST FLOOR

LARRY G. TISON & ASSOCIATES  
LARRY G. TISON, A.S.L.A.  
LANDSCAPE ARCHITECTURE  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9189





THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SHOWN DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICER/ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



**Alajajian Marcoosi Architects Inc.**  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1013  
E-mail: arammar@worldnet.att.net

Owner:  
**KIRAN PATEL**

Project Name:  
**STUDIO APARTMENTS**

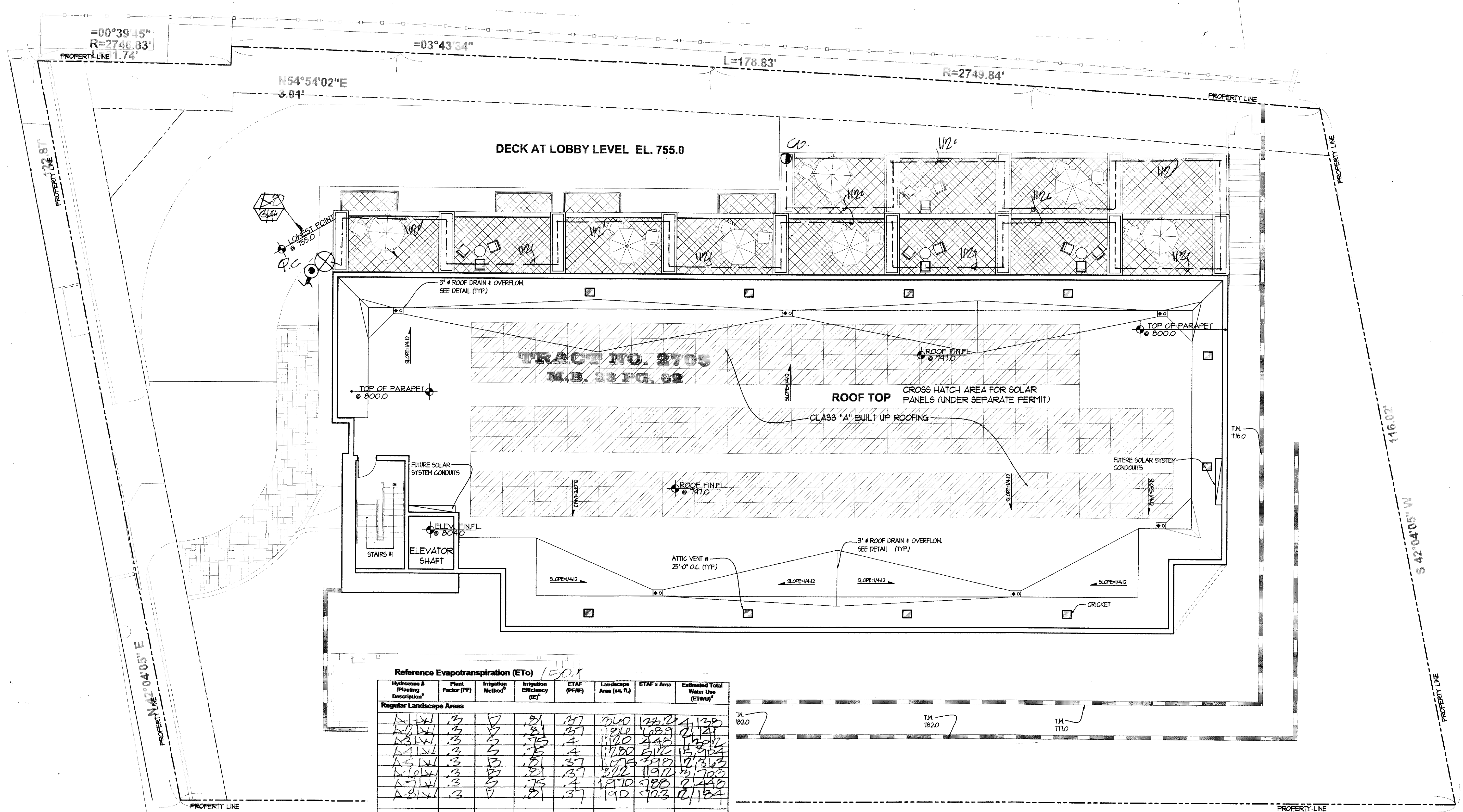
Project Address:  
**3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90008**

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

KEYPLAN

- APPROVED
- APPROVED
- REVISION 9-7-10/LET HASC.
- REVISION
- REVISION
- DRAWN BY Let 10-2-15
- PRINT DATE
- JOB NO
- SHEET NO

**L-4**



**Reference Evapotranspiration (ET<sub>o</sub>)**

Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
A-1	1.3	D	.81	.37	3600	1332	4130
A-2	1.3	D	.81	.37	1910	708	2141
A-3	1.3	D	.81	.37	1120	418	1259
A-4	1.3	D	.81	.37	1120	418	1259
A-5	1.3	D	.81	.37	1120	418	1259
A-6	1.3	D	.81	.37	1120	418	1259
A-7	1.3	D	.81	.37	1120	418	1259
A-8	1.3	D	.81	.37	1120	418	1259
<b>Special Landscape Areas</b>							
	1						
	1						
	1						
	1						
<b>Totals</b>						<b>10503</b>	<b>44,273</b>
<b>ETWU Total</b>						<b>44,273</b>	
<b>Maximum Allowed Water Allowance (MAWA)</b>						<b>90,999</b>	

MAWA (Annual Gallons Allowed) = (ET<sub>o</sub>) (0.62) [(ETAF x LA) + (L-ETAF) x SLA]  
where: 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and .65 for non-residential areas.

(501)(0.62)(.45)(10503) = 15,000

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

A DIAGRAM OF THE IRRIGATION PLAN, SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

**NOTE: REFER TO SHEET L-3 FOR LEGEND & SPRINKLER HEADS**

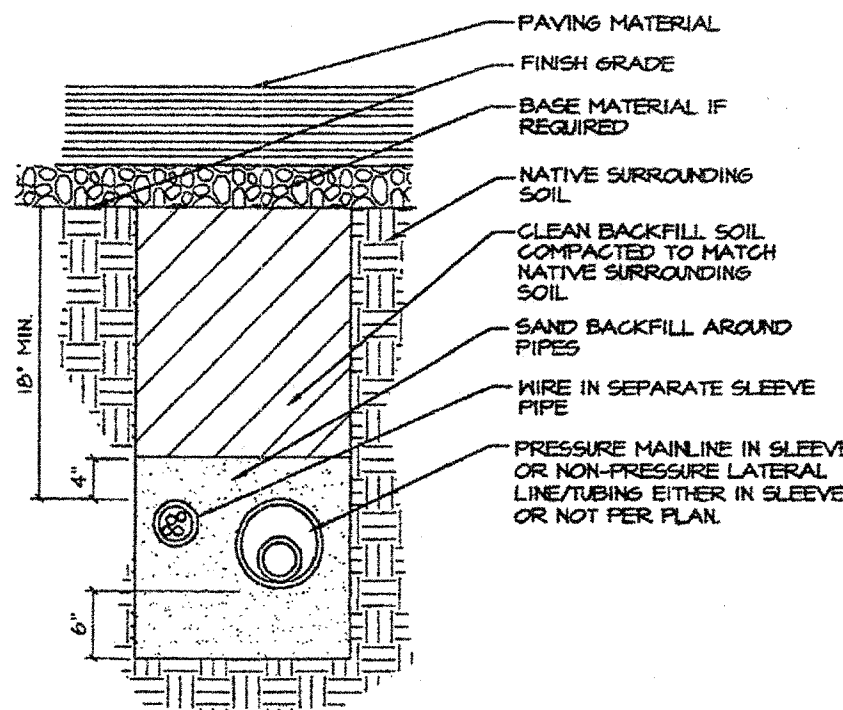
**SCALE: 1/8"=1'-0"**

**IRRIGATION PLAN**

**SECOND FLOOR**

**LARRY G. TISON & ASSOCIATES**  
LARRY G. TISON, A.S.L.A.  
LANDSCAPE ARCHITECTURE  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169

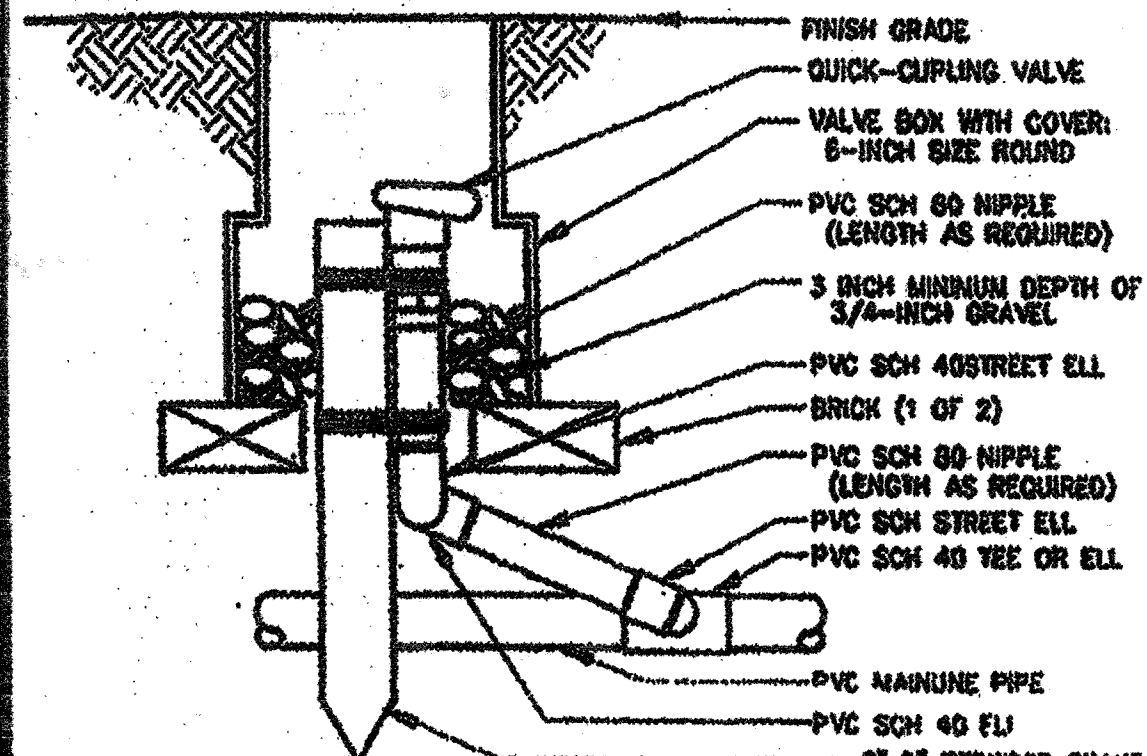




PIPE & WIRE TRENCHING

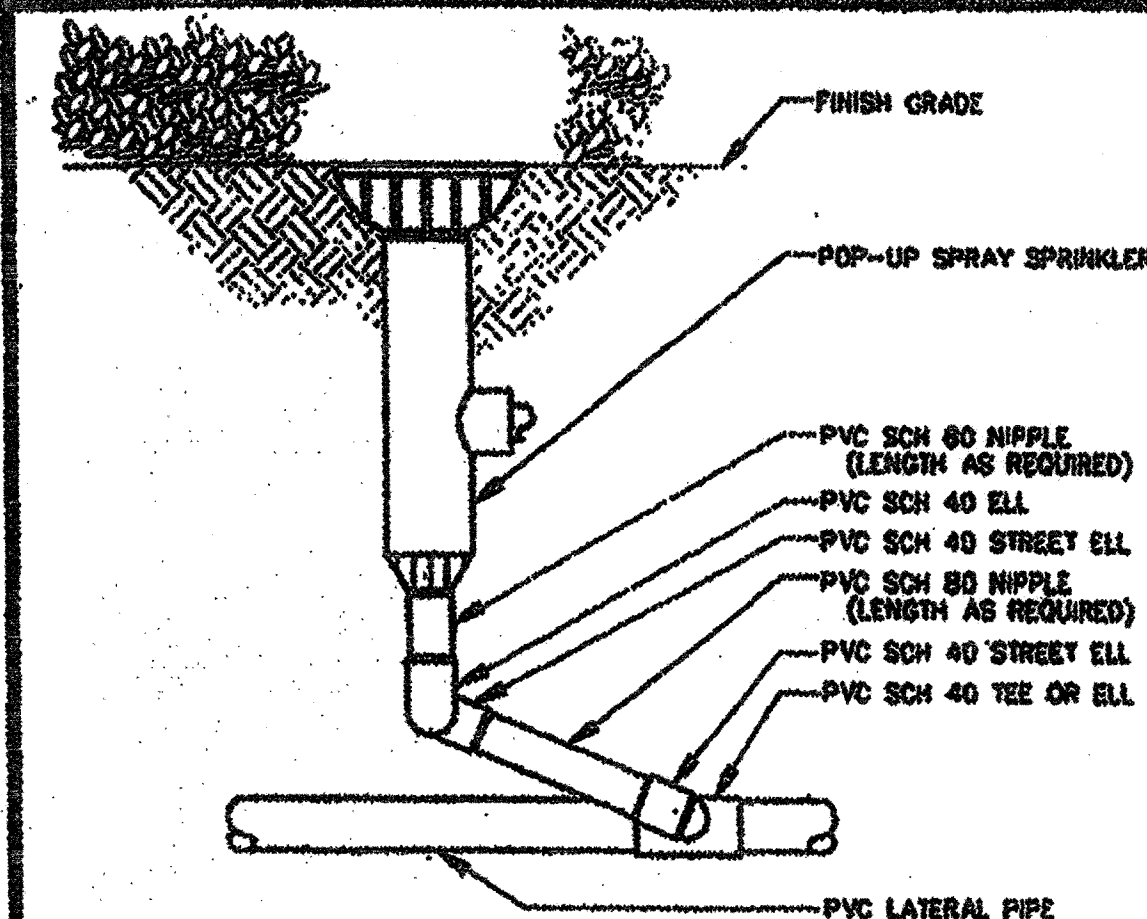
SOIL TYPE	MINIMUM PRECIPITATION RATE: INCHES PER HOUR							
	COVER	BASE	COVER	BASE	COVER	BASE	COVER	BASE
CORRUS (PVC/SOL)	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
LOOSE SAND (SOL)	1.75	1.50	1.25	1.00	1.00	0.75	0.75	0.40
LIGHT SAND (SOL)	1.75	1.00	1.25	0.80	1.00	0.60	0.75	0.40
LIGHT SAND (SOL)	1.25	0.75	1.00	0.60	0.75	0.40	0.50	0.30
UNIFORM CLAY (SOL)	1.00	0.50	0.80	0.40	0.60	0.30	0.40	0.20
LOFT LOAN (SOL)	0.80	0.30	0.60	0.25	0.40	0.15	0.30	0.10
LOFT CLAY (SOL)	0.50	0.15	0.10	0.12	0.08	0.10	0.08	

SOIL CHARACTERISTICS



NOTES:  
1. PUMPH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO MINIMAL QUICK COUPLING VALVE INLET SIZE.

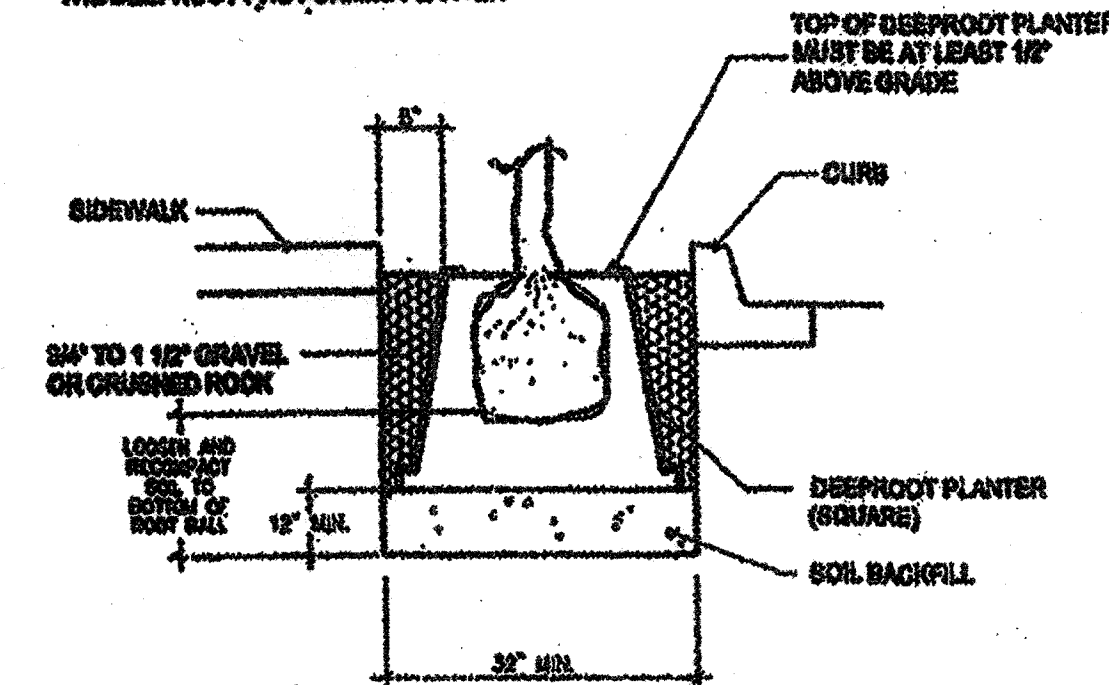
QUICK-COUPLING VALVE



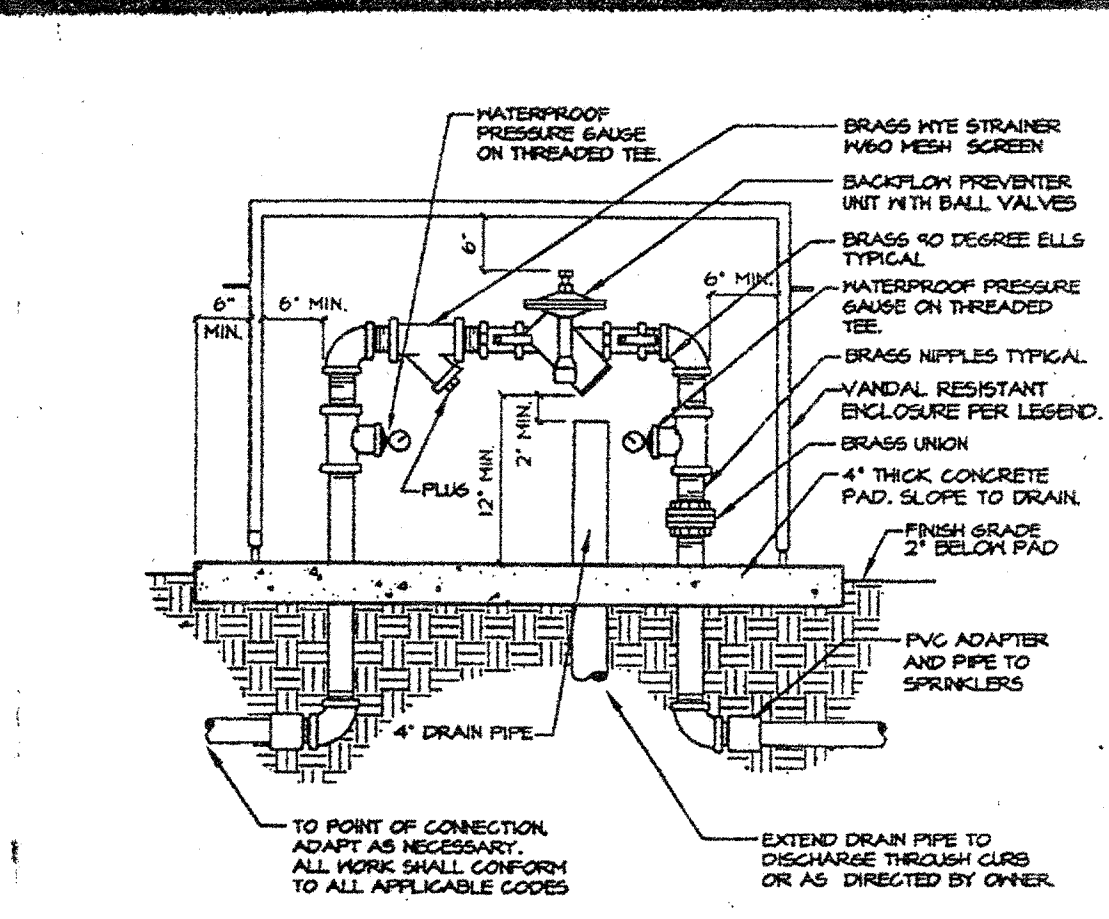
POP-UP SPRAY SPRINKLER

NOTE:

A TYPICAL CURB AND PLANTING USING THE DEEPROOT PNEUMATIC PLANTER



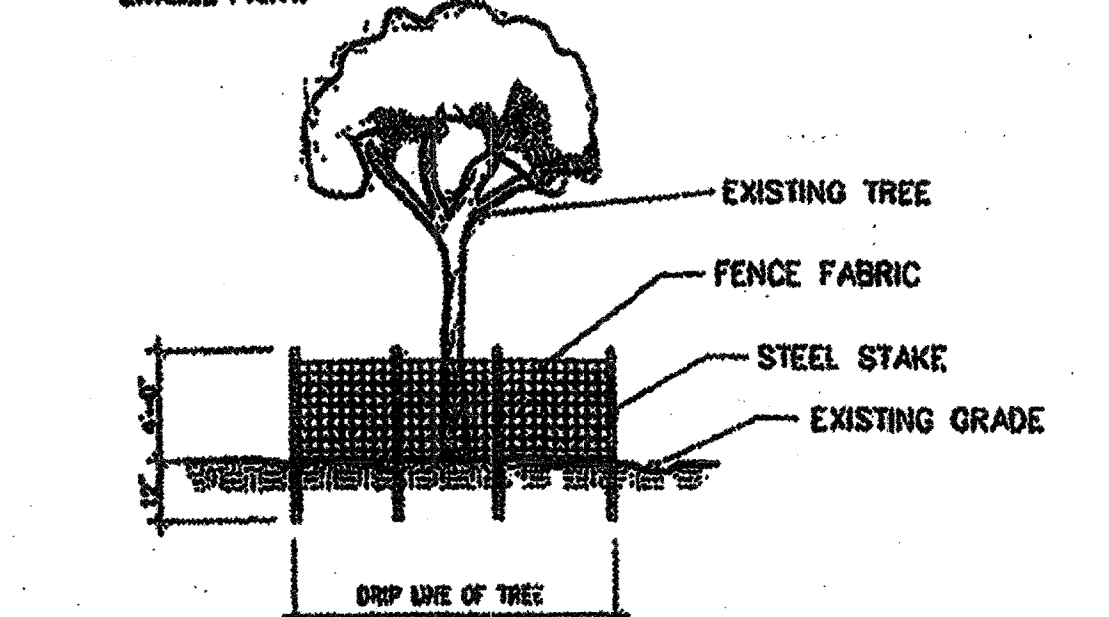
TREE ROOT BARRIERS



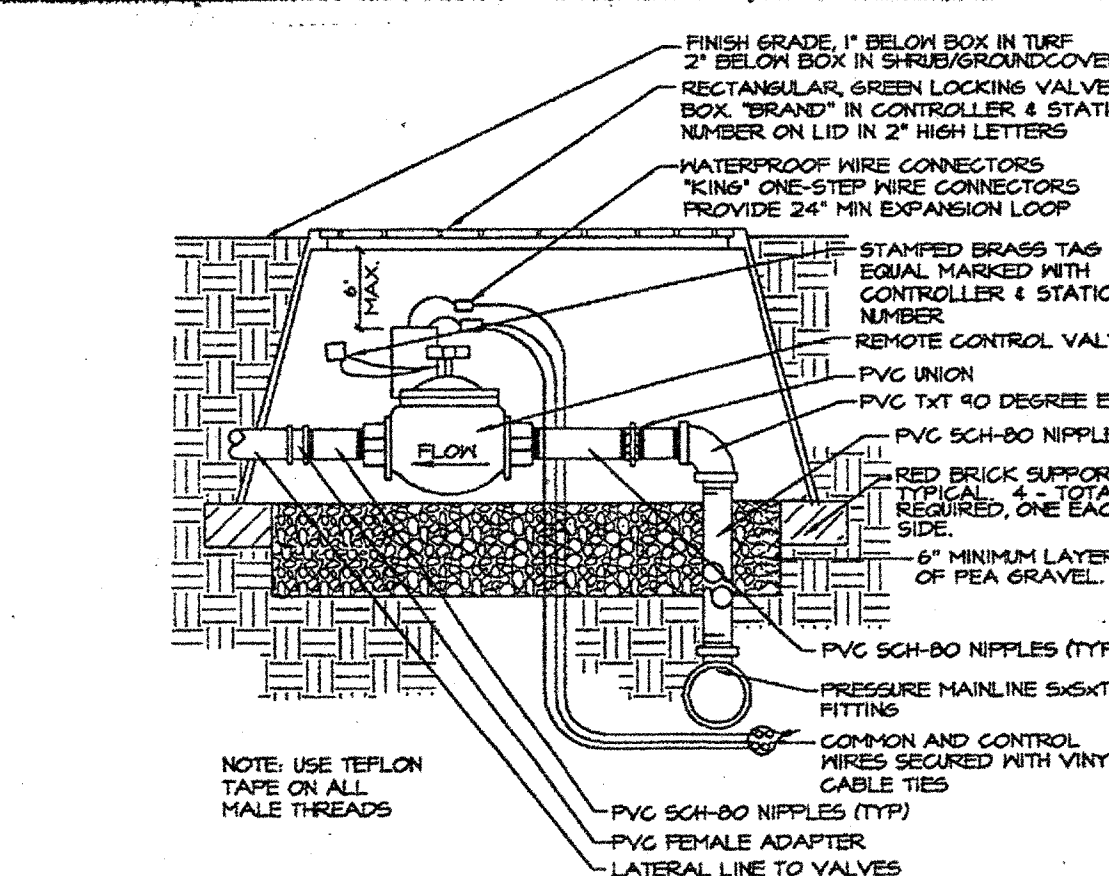
BACKFLOW PREVENTER

NOTE:

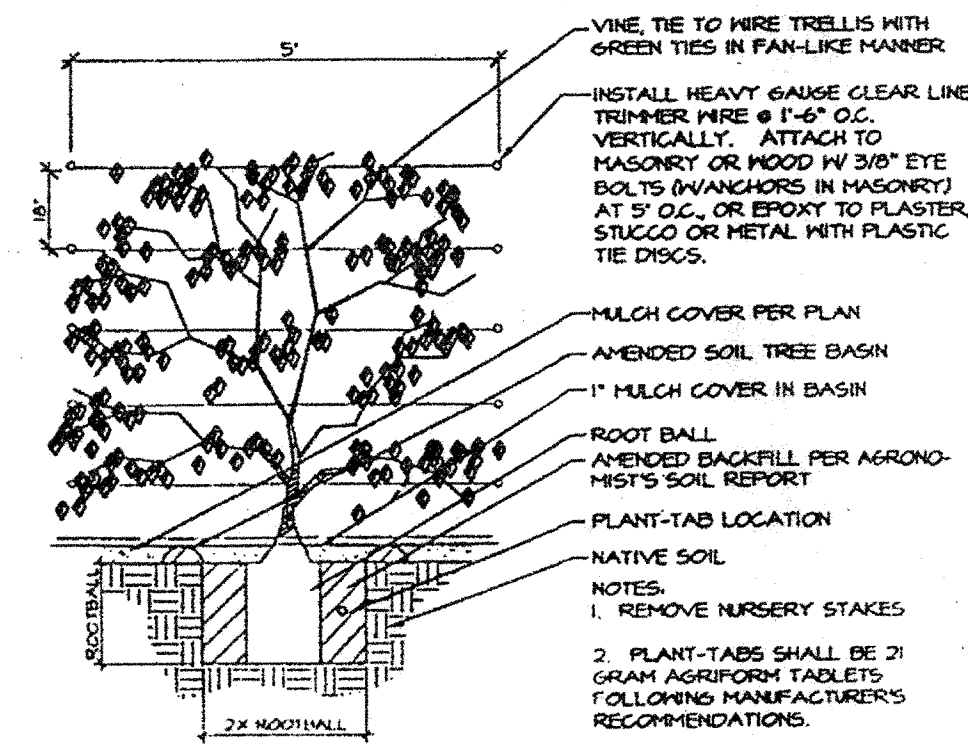
1. DRIPLINE OF TREE SHALL BE ENCLOSED W/ A 4'-0" HT. FENCE, FENCE FABRIC TO BE DURABLE AND BRIGHT COLOR, STAKE TO BE STEEL, MINUT SIZE AND INSTALLED TO A DEPTH OF 12" MIN.
2. ANY TRINCHING REQUIRED WITHIN THE DRIPLINE OF THE TREE SHALL BE HAND DUG. ANY ROOTS CUT OVER 2" SHALL BE SEALED W/ BLACK ENAMEL PAINT.



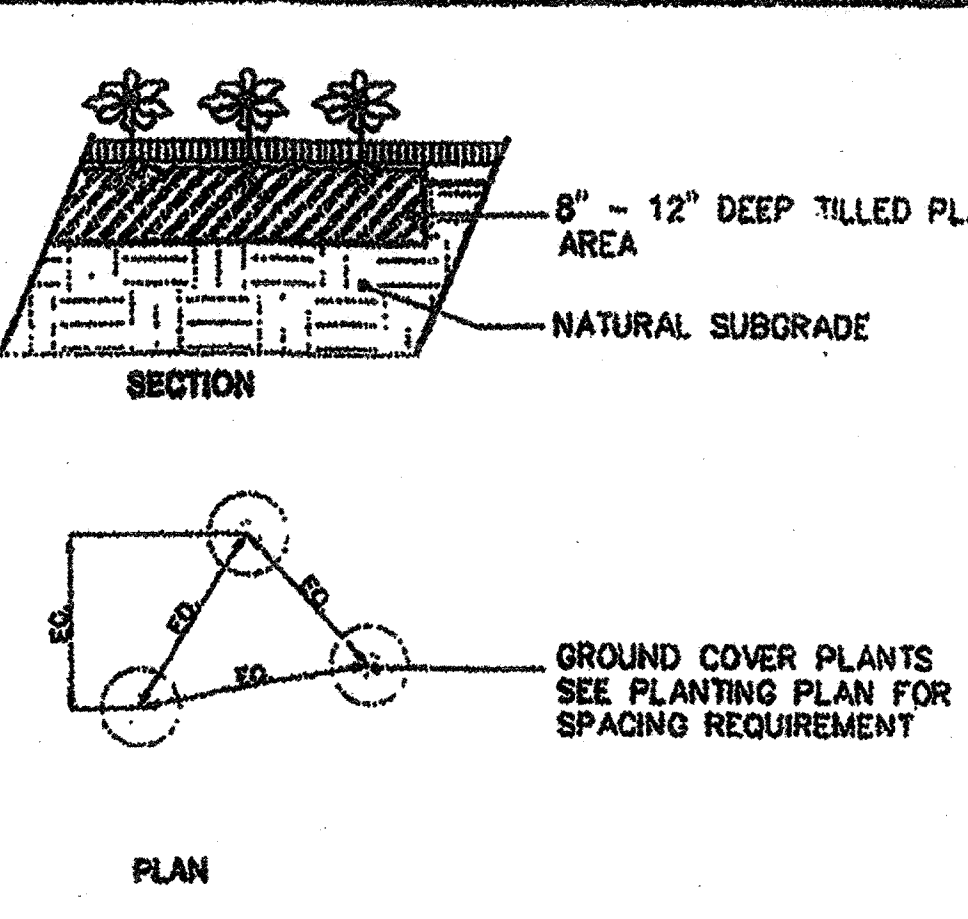
PROJECTION OF EXISTING TREE



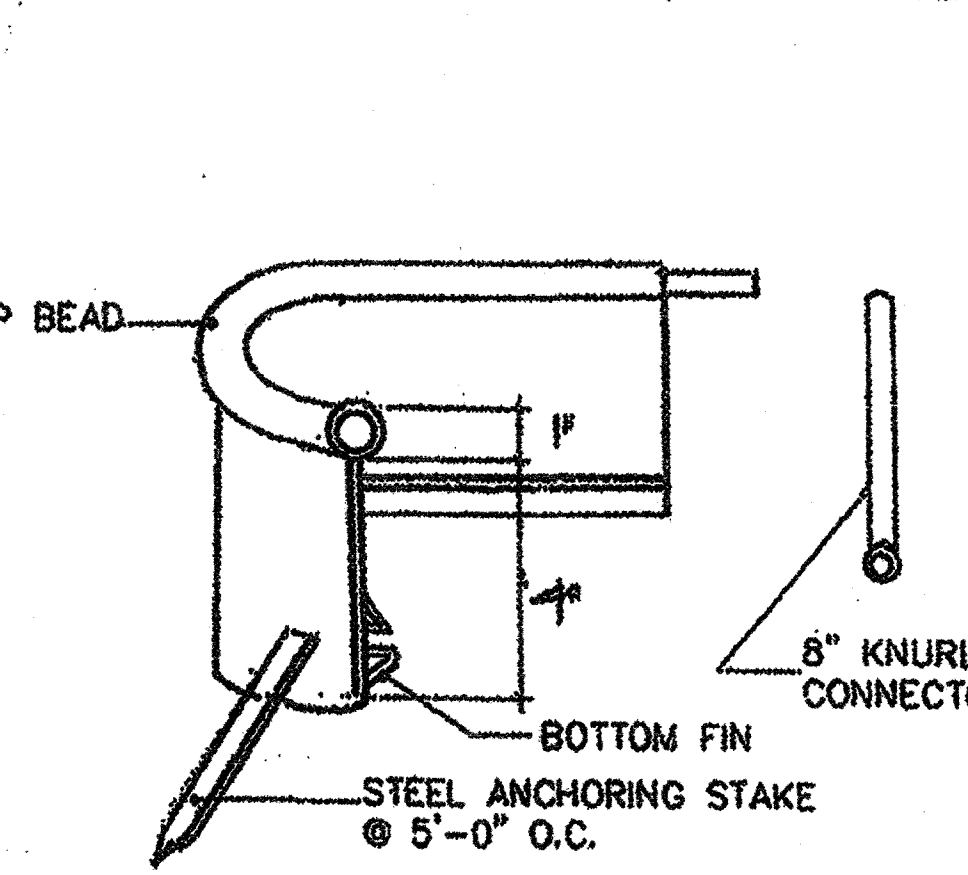
REMOTE CONTROL VALVE



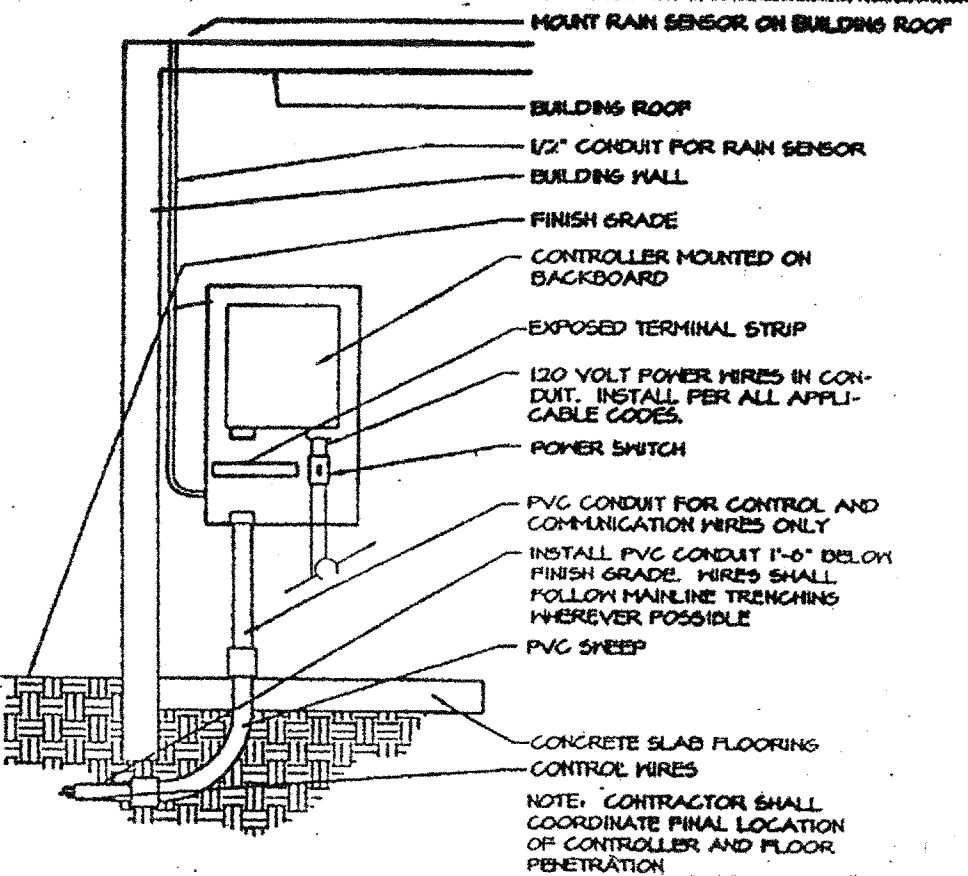
VINE PLANTING DETAIL



GROUND COVER PLANTING DETAIL



POLYETHYLENE EDGING



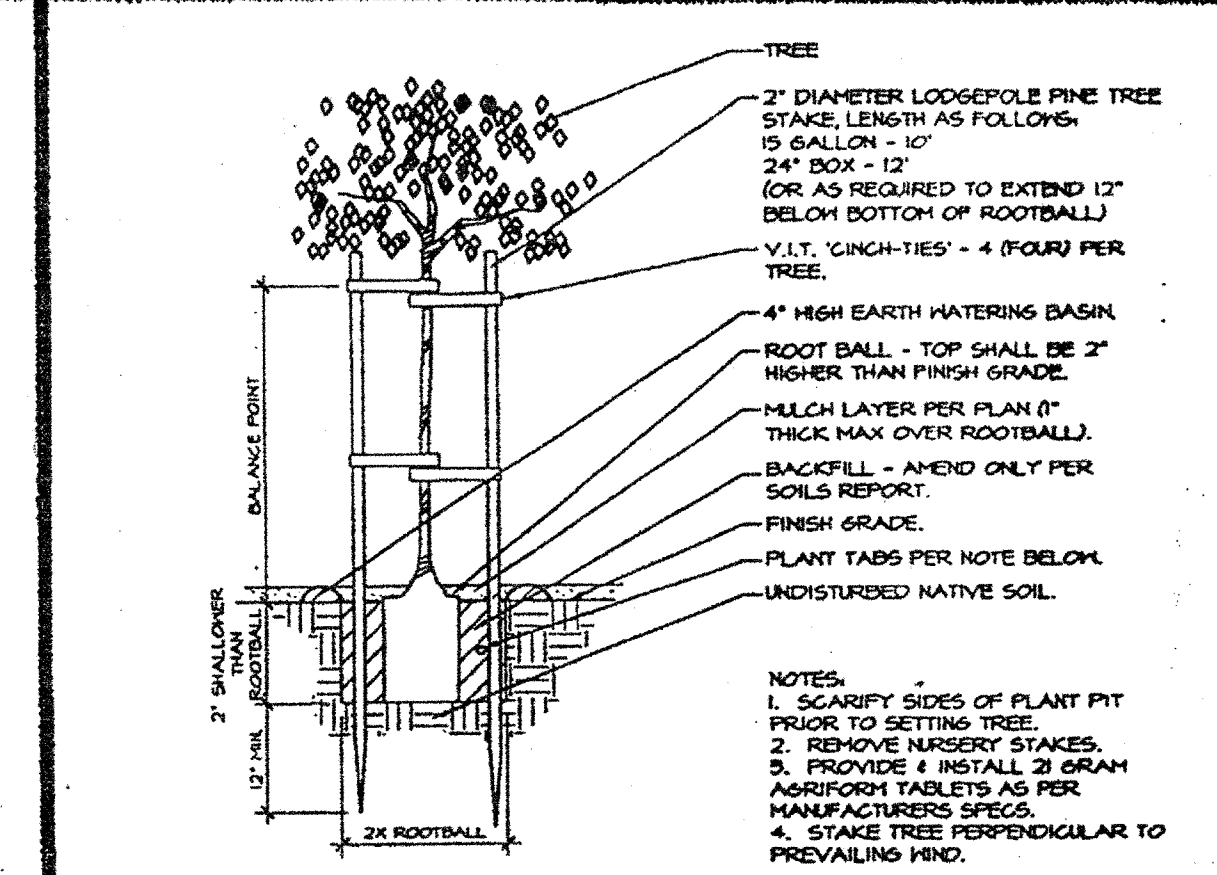
SOLID-STATE CONTROLLER

1. CONTRACTOR SHALL VERIFY PLANT COUNT FOR BIDDING PURPOSES.
  2. GROUND COVER INDICATED BY [HATCH] SHALL BE CONTINUOUS UNDER SHRUB.
  3. PLANTING AREAS WHICH HAVE NO GROUND COVER INDICATED SHALL RECEIVE 2" MIN. FINE REDWOOD BARK AS A GROUND COVER.
  4. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 90 DAYS AFTER INSTALLATION AND REPLACE ANY DISEASED OR DAMAGED MATERIAL DURING THAT ONE YEAR PERIOD.
  5. THE FOLLOWING AMENMENTS SHALL BE UNFORMALLY BROADCAST AND THOROUGHLY INCORPORATED TO A DEPTH OF 12" MIN. BY ROTORILLER EQUAL AMOUNT PER 1000 SQ. FT.
  6. CU, YD, (2") NITROGEN STABILIZED ORGANIC AMENDMENT FROM REDWOOD SAWDUST, FIR DUST, OR FINELY GROUND BARK 5 LBS. AMMONIUM SULFATE.
- NOTE: THIS FORMULA IS A STD. MIX AND WILL CHANGE IF THERE ARE ANY UNUSUAL SOIL CONDITIONS AT THE SITE. COMPACTED BACKFILL SHALL BE 100% ON SITE SOIL.

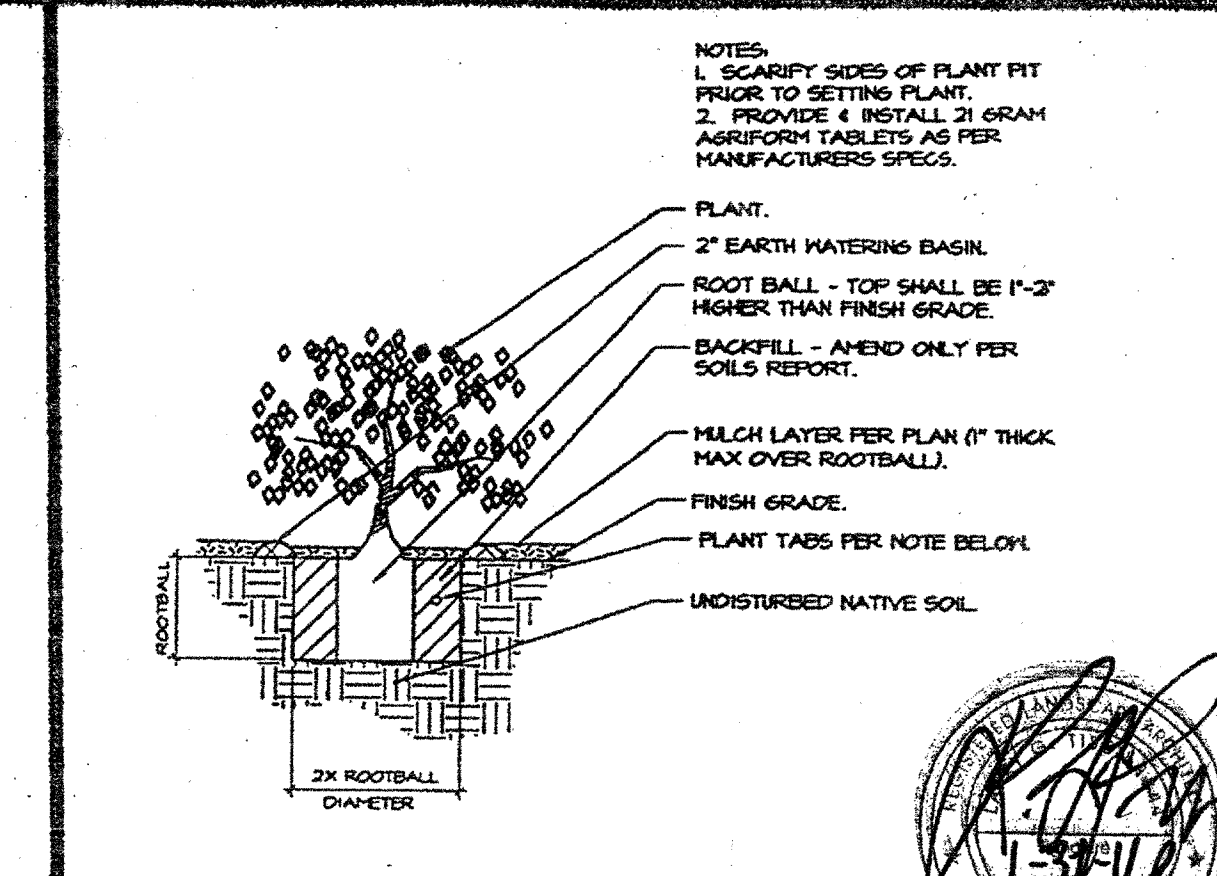
LANDSCAPE NOTES

1. ALL IRRIGATION LINES UNDER DRIVES TO BE INSTALLED IN PVC SLEEVE @ 18" DEPTH MIN.
  2. LOCATE ALL RCV'S & HB'S IN PLANTING AREAS. (TYP.)
  3. JET ALL LINES AND TRENCHES UNDER PAVING 90% MIN. COMPACTION.
  4. INSTALL REMOTE CONTROL VALVE IN AMETEX 12" BOX OR EQUAL (ONE VALVE PER BOX) & MARKED "IRRIGATION". LOCATED BOXES IN GROUND COVER AREAS WHENEVER POSSIBLE AND A MIN. 12" FROM PAVING OR CURBS.
  5. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETELY OPERATING SYSTEM AND CLEAN SET OF MARKED PRINTS AS "AS-BUILT" DRAWINGS. REFERENCE ALL TRENCHES WITH DIMENSIONS TO NEAREST BUILDING OR PAVING.
  6. THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR. ALL REPAIRS NECESSARY SHALL BE MADE AT NO COST TO THE OWNER.
- NOTE: ALL OTHER REQUIREMENTS TO BE PER CITY STANDARDS AND SPECIFICATIONS

IRRIGATION NOTES



TREE STAKING DETAIL



SHRUB PLANTING DETAIL

REVISIONS BY

LARRY G. TILSON & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
311 E. BROADWAY, SUITE C, GLENDALE, CALIFORNIA 91201  
818-241-9189

NOTE:  
USE DETAILS AS APPLICABLE TO THIS PROJECT ONLY.

LANDSCAPE DETAIL & SPECIFICATION PLAN

DATE:

SCALE:  
N.T.S.

DRAWN:  
Lot

SHEET#

L-5





T-1 QUERCUS AGRIFOLIA



S-1 DODONAEA VISCOSA



A-1 DIETES BICOLOR



T-2 HETEROMELES ARBUTIFOLIA



S-2 ALYOGYNE HUEGELII



A-3 FESTUCA CALIFORNICA



S-3 CEANOTHUS GRISEUS HORIZONTALIS

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED. WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.



**Alajajian  
Marcoosi  
Architects Inc.**  
320 W. Arden Ave. Suite 120  
Glendale, CA 91203  
Phone: (818) 244-5130  
Fax: (818) 551-1613  
E-mail: [aramar@worldnet.att.net](mailto:aramar@worldnet.att.net)

Owner:  
**KIRAN PATEL**

Project Name:  
**STUDIO  
APPARTMENTS**

Project Address:  
**3077 CAHUENGA BLVD.  
LOS ANGELES, CA 90068**

## PLANT LIST

Scale:

## KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

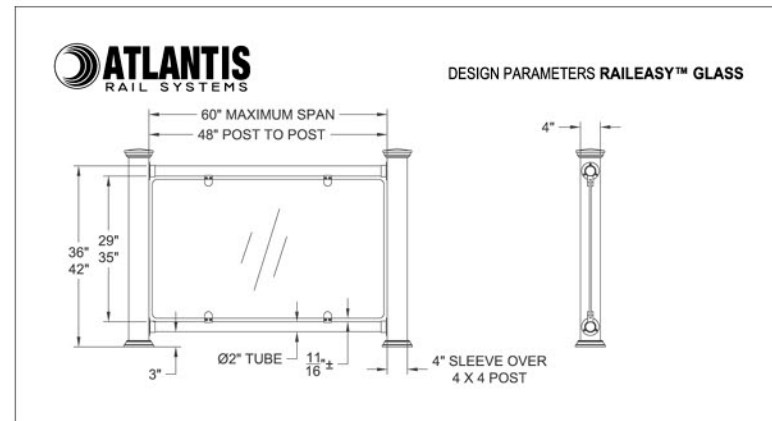
**LARRY G. TISON & ASSOCIATES**  
LARRY G. TISON, A.S.L.A.  
**LANDSCAPE ARCHITECTURE**  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169



# MATERIAL BOARD

3077 CAHUENGA BLVD. LOS ANGELES, CA 91162

STUDIO APARTMENTS



7/8" THK. STEEL TROWLED CEMENT PLASTER W/ TWO COATS OF POLYMER BASE EXTERIOR PAINT FINISH. DUNN EDWARDS "DEC721" SLOPES



MARVINE:  
CADET GRAY COLOR ANODIZED ALUMINUM CLAD WINDOWS W/ DUAL GLAZED LOW "E" VISION GLASS BY MARVIN.



COMPOSITE ALUMINUM COPING



RAYNOBOND:  
COLORWELD 300  
COLOR: PORTABELLA

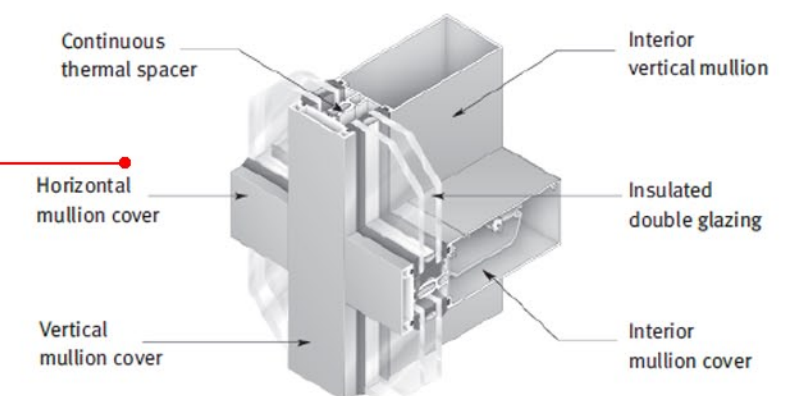


MIXED GRAY PEBBLE AGGREGATE CONCRETE PATTERN AT THE DRIVEWAY AND AT THE DROP-OFF AREA



COMPOSITE WOOD PANEL  
COMPOSITES GUREA;  
PARKLEX 1000BBP BOAK

## System components



ALUMINUM FRAMED CURTAIN WALL (SPANDREL GLASS)



ALAJAJIAN MARCOOSI ARCHITECTS, INC.

320 W. ARDEN AVE. STE 120  
GLENDALE, CA 91203  
TEL. 818.244.5130