GENERAL NOTES

1. 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.
2. 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 SUCH AS ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
3. 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.
4. 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.
5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE OWNER.
6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.
7. 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.
8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.
9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL.
10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.
11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.
12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM OWNER IMMEDIATELY OA ANY DISCREPANCIES.
14. 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.
15. ALL DRYWALL SHALL BE 5/8" THICK TYPE 'X' GYPSUM BOARD, EXCEPT WHERE NOTED.
16. 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.
17. 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.
18. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER AND SHALL CONFORM TO SECTION 804 & TABLE 8-A & 8-B OF 2013 UBC
19. 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.
20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.
21. 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.
22. VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.
23. 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.
24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.
25. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN APPROVED MANNER.
26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.
27. ALL LEGAL EXIT DOORS SHALL BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
28. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED.
29. 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.
30. REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION OF EXIT SIGNS, UNLESS OTHERWISE NOTED.
31. FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE PLUMBING DRAWINGS.
32. FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE MECHANICAL DRAWINGS.
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.
34. 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.
35. 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.
36. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 33" AND 44" ABOVE THE FLOOR.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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..
42. 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.
43. 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.
44. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
45. THIS PROJECT IS REQUIRES TO HAVE AUTOMATIC FIRE SPRINKLERS THROUGHOUT ALL AREAS OF THE STRUCTURE PER PMC 14.25.050.

40 APARTMENT UNITS



3077 CAHUENGA BLVD.

LEGEND OF SYMBOLS

- METAL
- PLYWOOD
- GYPSUM WALLBOARD
- CONCRETE
- FINISH WOOD
- BATT INSULATION
- ACOUSTICAL TILE
- WOOD BLOCKING
- CONT. WOOD BLOCKING

- NORTH ARROW
- 3 / A4-2 — SECTION
- 3 — GRID LINE
- MATCH LINE
- ELEVATION
- DIRECTION OF SLOPE
- 3 — DRAWING NUMBER

STANDARD ABBREVIATIONS

@	AT	EXTR.	EXTRUDED	P. LAM.	PLASTIC LAMINATE
A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	P.B.L.	PAPER BACKED LATH
A.D.	AREA DRAIN	FDN.	FOUNDATION	P.T.	PRESSURE TREATED
ADDN'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
CONT.	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.	TERNE COATED STEEL
DIA.	DIAMETER	MIN.	MINIMUM	T.C.Z.	TERNE 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
EA.	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	WI	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

CONSULTANTS

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COURTLAND I STUDIO, LLC
13351-D RIVERSIDE DRIVE #445
SHERMAN OAKS, CA 91423
TEL: 818-788-9382 818-788-3217

STRUCTURAL ENGINEER

HVAC, PLUMBING ENGINEER

ELECTRICAL ENGINEER

PROGRAM

BASEMENT:		2ND FLOOR:	
COMMUNITY AREA:	1,574 S.F.	6 STUDIO UNITS:	634 S.F.
GYM:	1,226 S.F.	6 STUDIO UNITS:	396 S.F.
MANAGERS OFFICE:	615 S.F.	1 BEDROOM UNIT:	740 S.F.
CONFERENCE ROOM:	291 S.F.	1 BEDROOM UNIT:	1,084 S.F.
BUSINESS OFFICE:	305 S.F.		
RECREATION:	793 S.F.		
HOME THEATER:	605 S.F.	3RD FLOOR:	
STORAGE:	537 S.F.	6 STUDIO UNITS:	452 S.F.
LAUNDRY ROOM:	414 S.F.	6 STUDIO UNITS:	396 S.F.
ELECTRIC/MECH. ROOM:	256 S.F.	1 BEDROOM UNIT:	740 S.F.
1ST FLOOR:		1 BEDROOM UNIT:	903 S.F.
2 STUDIO UNITS:	634 S.F.		
3 STUDIO UNITS:	745 S.F.		
3 STUDIO UNITS:	456 S.F.		
1 BEDROOM UNIT:	1,137 S.F.		
1 BEDROOM UNIT:	745 S.F.		
1 BEDROOM UNIT:	685 S.F.		
1 BEDROOM UNIT:	688 S.F.		
OUTDOOR POOL AREA:	940 S.F.		

OPEN SPACE CALCULATION

REQUIRED USABLE OPEN SPACE: 40 UNITS X 100 S.F. = 4,000 S.F.

PROVIDED PRIVATE OPEN SPACE: 1,250 S.F.

REQUIRED COMMON OPEN SPACE: 4,000 S.F. - 2,250 S.F. = 1,750 S.F.
PROVIDED COMMON OPEN SPACE:
COMMUNITY ROOM (1,574 S.F.)+DECK AREA (755 S.F.)+POOL AREA (940 S.F.)=3,269 S.F.

PROPOSED COVERED PORCH/PATIO/BREEZWAY/BALCONY AREA =3,300 S.F.

LANDSCAPE
REQUIRED (25% OF THE COMMON OPEN SPACE) 1,750 X .25 = 438 SQ.FT.
PROVIDED LANDSCAPING 610 SQ.FT.

ADDITIONAL COMMON SPACES

GYM ON BASEMENT LEVEL	1,226 SQ.FT.
THEATER ROOM	605 SQ.FT.
RECREATION ROOM	793 SQ.FT.
TOTAL	2,624 SQ.FT.

PROVIDED USABLE OPEN SPACE
COMMON SPACE - 2,449 S.F.
PRIVATE SPACE - 1,250 S.F.
1/4 PUBLIC SPACE (3,483 X .25) - 870 S.F.
USABLE OPEN SPACE - 4,619 S.F > 4,500 S.F.

SHEET INDEX

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PROJECT SUMMARY

SCOPE OF WORKS:
CONSTRUCTION OF 40 APARTMENT UNITS (32 STUDIO UNITS AND 8 ONE-BEDROOM APARTMENTS WITH 5 VERY LOW INCOME UNITS), 3 STORY OVER BASEMENT WITH 2 LEVELS OF SUBTERRANEAN GARAGE.

CODE ANALYSIS:
USE: STUDIO APARTMENTS (45 UNITS)
(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:	40
TOTAL PARKING REQUIRED:	44
8 ONE BEDROOM: 1.5 X 8 =12 SPACES	
32 STUDIO: 1 X 32 =32 SPACES	
REQUIRED ACCESSIBLE PARKING: 2	
PROVIDED ACCESSIBLE PARKING:	2
PROVIDED GUEST PARKING:	7
PROPOSED STANDARD PARKING:	34
PROVIDED COMPACT PARKING:	8
TOTAL PARKING PROVIDED:	51

REQUIRED BICYCLE PARKING:
40(ONE LONG TERM PER DWELLING) AND 4(ONE SHORT TERM PER 10 DWELLING)=44
PROVIDED BICYCLE PARKING - 44 SPACES;
LONG TERM - 40 SPACES
SHORT TERM - 4 SPACES

AREA ANALYSIS:

LOT AREA:	24,614.3 SQ. FT.
1ST LEVEL GARAGE FLOOR:	= 10,845 SQ. FT.
2ND LEVEL GARAGE FLOOR:	= 10,854 SQ. FT.
BASEMENT:	= 9,250 SQ. FT.
1ST FLOOR:	= 9,430 SQ.FT.
2ND FLOOR:	= 9,355 SQ.FT.
3RD FLOOR:	= 7,800 SQ.FT.
TOTAL RESIDENTIAL FLOOR AREA:	= 35,835 SQ.FT.

UNITS
PROVIDED TOTAL UNITS: 40 UNITS
PROVIDED STUDIO UNITS: 32 UNITS
PROVIDED ONE BEDROOM UNIT: 8 UNITS

AVERAGE 1-BEDROOM SIZE: 840 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: 9,800 SQ. FT. / 24,614.3 =.39x100=39%

PROPOSED F.A.R. : 35,835 / 24,614.3 =1.4
ALLOWABLE F.A.R. PER INCENTIVE: 3.1

REQUIRED AND PROVIDED SETBACKS		
	REQUIRED	PROVIDED
FRONT	15'	15'
REAR	15'	31'-8"
POOL	12'	12'
SIDE	15'	15' TO 31'-4"

LEGAL DESCRIPTION

PARCEL I:
APN: 2429019009 - LOTS 1,23 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.

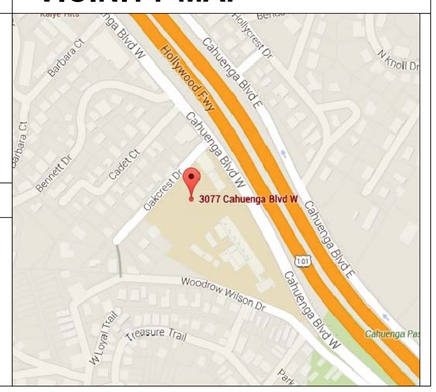
PARCEL II:
NORTHWEST 45 FEET (MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE OF TRACT No. 2705 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 62 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY) OF THAT PORTION OF LOT I OF THE REPLAT 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 I OF TRACT No. 2705, THE SOUTHWEST LINE OF THE ABOVE DESCRIBED LAND BEING THE SOUTHERLY PROLONGATION OF THE SOUTHWEST LINE OF SAID LOT I AND THE NORTHEAST LINE BEING THE SOUTHEASTERLY CONTINUATION OF THE CURVED NORTHEAST LINE OF SAID LOT I.

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 (H&C) 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 (CELVC)
PART 9	CALIFORNIA FIRE CODE (CFC) (2016 IFC WITH CALIFORNIA AMENDMENTS)
NFPA	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 BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Owner:
KIRAN PATEL

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

COVER SHEET

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 10-12-18
- JOB NO
- SHEET NO

A-0.1

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STORM WATER POLLUTION CONTROL
(2017 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. CAS004001 – 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.

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VOC CONTENT VERIFICATION CHECKLIST
(2017 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 grams / 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)

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FORMALDEHYDE EMISSIONS VERFICATION CHECKLIST
(2017 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)

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2017 Los Angeles Green Building Code

FORM GRN 4

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

Permit # _____ - _____ - _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
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 non-roof areas		
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings		
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings		
8	4.303.1.3.2	Multiple showerheads serving one shower		
9	4.303.3	Water submeters		
10	4.303.4	Water use reduction		
11	4.304.1	Outdoor potable water use in landscape areas		
12	4.304.2	Irrigation controllers		
13	4.304.3	Metering outdoor water use		
14	4.304.4	Exterior faucets		
15	4.304.5	Swimming pool covers		
16	4.305.1	Graywater ready		
17	4.305.2	Recycled water supply to fixtures		
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)		
19	4.305.3.2	Cooling towers (buildings > 25 stories)		
20	4.305.4	Groundwater discharge		
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing		
22	4.407.3	Flashing details		

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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:_____

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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

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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:_____

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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

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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.

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KIRAN PATEL

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

GREEN SHEETS

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 10-12-18
- JOB NO
- SHEET NO

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VOC AND FORMALDEHYDE LIMITS

2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

The tables below are taken from the 2017 Los Angeles Green Building Code
Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY[4,5]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2005. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For more detailed information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marina deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marina deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT [1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous materials (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.
http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

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LANDSCAPE CERTIFICATION

2017 Los Angeles Green Building Code
(This form is required at final inspection)

FORM GRN 12

LANDSCAPING

Section A: Landscape Designer

- ☐ I certify that I am qualified by the State of California to perform landscape design services; the landscape design and water use calculations for this project were prepared by me or under my supervision; the landscape design and water use calculations comply with the requirements of the Model Water Efficient Landscape Ordinance, and the Landscape Documentation Package is complete; **OR**
- ☐ Interior T.I., no landscape work performed **(do not complete sections B or C below); OR**
- ☐ This project is not subject to the Model Water Efficient Landscape Ordinance **(do not complete sections B or C below).**

Name: _____ Relationship to Project: _____

Company Name (if applicable): _____ State License # (if applicable): _____

Signature: _____ Date: _____

Section B: Landscape Installer

- ☐ I certify that (a) I am qualified by the State of California to provide landscape design services; the landscape project for this project was installed by me or under my supervision; (b) the landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the Model Water Efficient Landscape Ordinance; (c) a diagram of the irrigation plan showing hydrozones is kept with the irrigation controllers; (d) the Certificate of Completion has been completed in compliance with the requirements of the Model Water Efficient Landscape Ordinance and shall be implemented.

Name: _____ Relation to Project: _____

Company Name (if applicable): _____ State License # (if applicable): _____

Signature: _____ Date: _____

Section C: Owner/Representative

- ☐ I certify that I am the property owner or an authorized representative and have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is my responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Signature: _____ Date: _____

Qualified irrigation service provider: *The following individuals are authorized to provide services required by the Irrigation Guidelines in the State of California: Landscape Architects, Landscape Contractors, Landscape Designers and Irrigation Consultants. Personal property owners may design and sign plans for work on any property they own. (Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)*

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PLUMBING FIXTURE FLOW RATES

Residential Occupancies
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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WATER CONSERVATION NOTES - ORDINANCE #184248

2017 Los Angeles Green Building Code

FORM GRN 18R

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

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WATER EFFICIENCY AND CONSERVATION

12 - THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1

14 - WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE MAXIMUM ALLOWABLE FLOW RATE COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. (4.303.1.3.2)

15 - INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER-OR SOIL-BASED CONTROLLERS. SEE LOCATION OF CONTROLLERS ON PLANS.

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

20 - MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

22 - AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

ENVIRONMENTAL QUALITY

23 - THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS SPECIFICATIONS ONTO PLANS.

25 - ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.

26 - ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOL) LIMITS LISTED IN TABLES 4.504.1 - 4.504.3

28 -
a. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.

b. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   i. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
   ii. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
   iii. NSF/ ANSI 140 AT THE GOLD LEVEL
   iv. SPECIFICATIONS SYSTEM INDOOR ADVANTAGE TM GOLD

c. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.

d. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING.
   i. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
   ii. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOL PROGRAM
   iii. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
   iv. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350

e. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5.

F. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.

g. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.

h. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

29. A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. SHOW ON DETAILS.

30. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTENT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.

31. SHOW LOCATION OF EXHAUST FANS ON PLANS FOR BATHROOMS CONTAINING BATHTUBS, SHOWERS, OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE THAT THE BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:
   i. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
   ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

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.

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

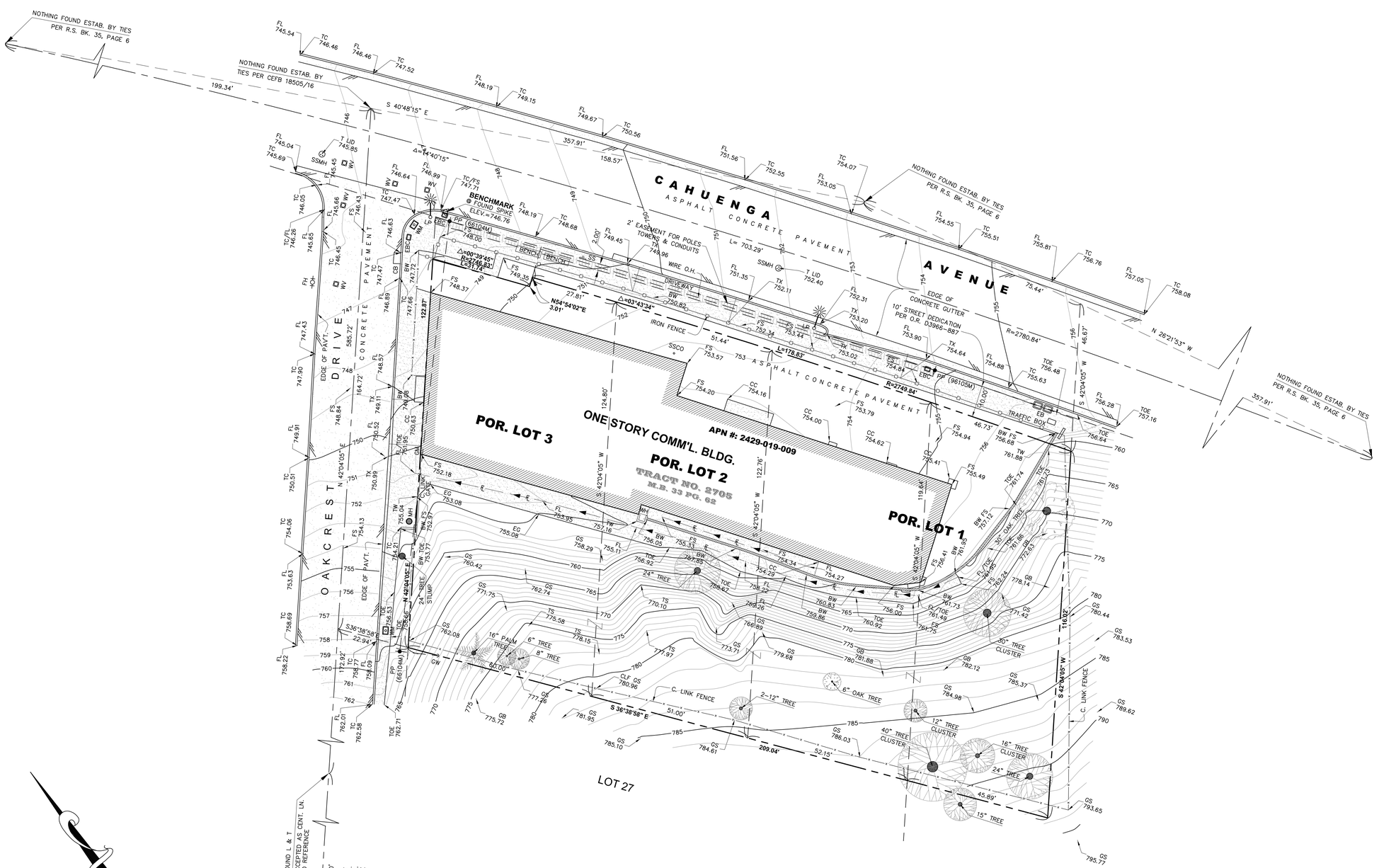
GREEN SHEET

Scale: N/A

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

A-0.3

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TOPOGRAPHIC SURVEY MAP

0 8' 16' 32' 64'

SCALE:1"=16'

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.

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

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
—X—X—X—	CHAIN-LINK FENCE
	WOOD FENCE
	W.I. FENCE (WROUGHT IRON FENCE)
	LOT LINE
—G—G—	GAS LINE
—S—S—	SEWER LINE
—W—W—	WATER LINE
—T—T—	OVER HEAD TELEPHONE CABLE
	WOOD WALL
	CONC. WALL
	EDGE OF PVM'T
A.C.	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
C.C.	CONCRETE CEMENT
C.C.C.	CONCRETE CEMENT CURB
BC	BATTING CAGE
BW	BACK OF WALK/BOTTOM WALL
BBBS	BASEBALL BACKSTOP
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CV	CONTROL VALVE
CW	COLDWATER LINE
DI	DRAINAGE INLET
DO	DRAINAGE OUTLET
DR	DOOR
DRWY	DRIVEWAY
DS	DOWNSPOUT
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FD	FLOOR DRAIN
FL	FLOW LINE
FH	FIRE HYDRANT
FNC	FENCE
FP	FLAGPOLE / FIRE PLACE
FS	FINISH SURFACE
FWV	FIRE WATER VALVE
GM	GAS METER
GS	GROUND SHOT
GV	GAS VALVE/GATE VALVE
GWA	GUY WIRE ANCHOR
ICB	IRRIGATION BOX CONTROL
LP	LIGHT POLE
MH	MANHOLE
MTL	METAL
PL	PROPERTY LINE
PP	POWER POLE
PB	PULL BOX
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF "X"
UA	UNDERGROUND ACCESS
WB	WATER BIB
WM	WATER METER
WV	WATER VALVE
(100.00)	RECORD DISTANCE
100.00 (m)	MEASURED DISTANCE
100.00 (c)	CALCULATED DISTANCE
(C & M)	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/ELECTROLIER
	VALVE (UTILITY)
	METER
	VERTICAL & HORIZONTAL CONTROL POINT

MONUMENTS

O	MONUMENT FD. OR SET (AS NOTED)

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

RLA Ray Lombera & Associates

LICENSED LAND SURVEYOR RAY MUNDO A. LOMBERA No. 7740 STATE OF CALIFORNIA

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

REQUESTED BY: KIRAN PATEL

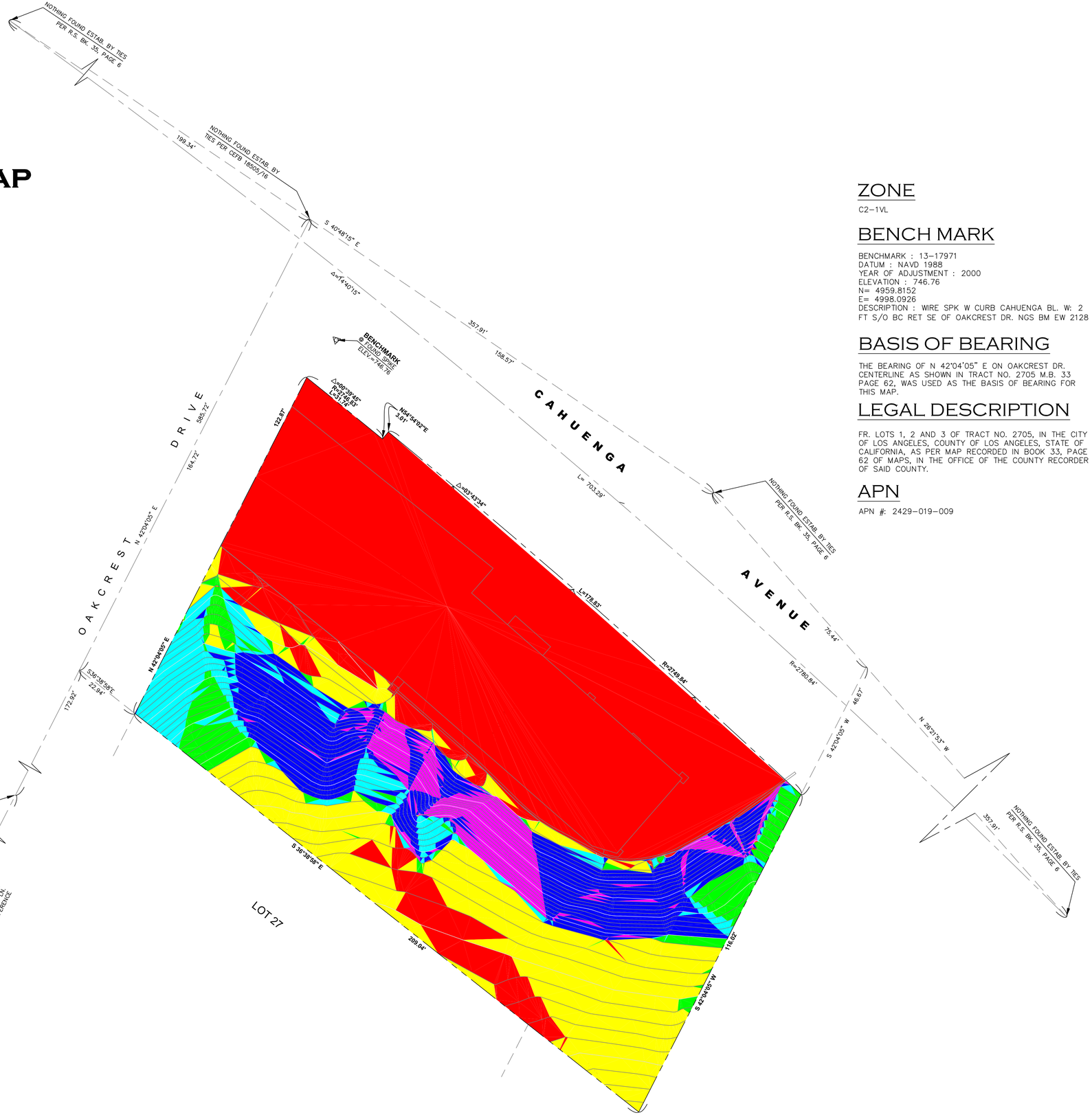
CHECKED BY: R.L.
DRAWN BY: R.D.P.
DATE: MAY 30, 2014
SCALE: 1"=16'-0"

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
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RLA Ray Lombera & Associates

LICENSED LAND SURVEYOR
RAYMUNDO A. LOMBERA
No. 7740
STATE OF CALIFORNIA

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

REQUESTED BY:
KIRAN PATEL

CHECKED BY:
R.L.

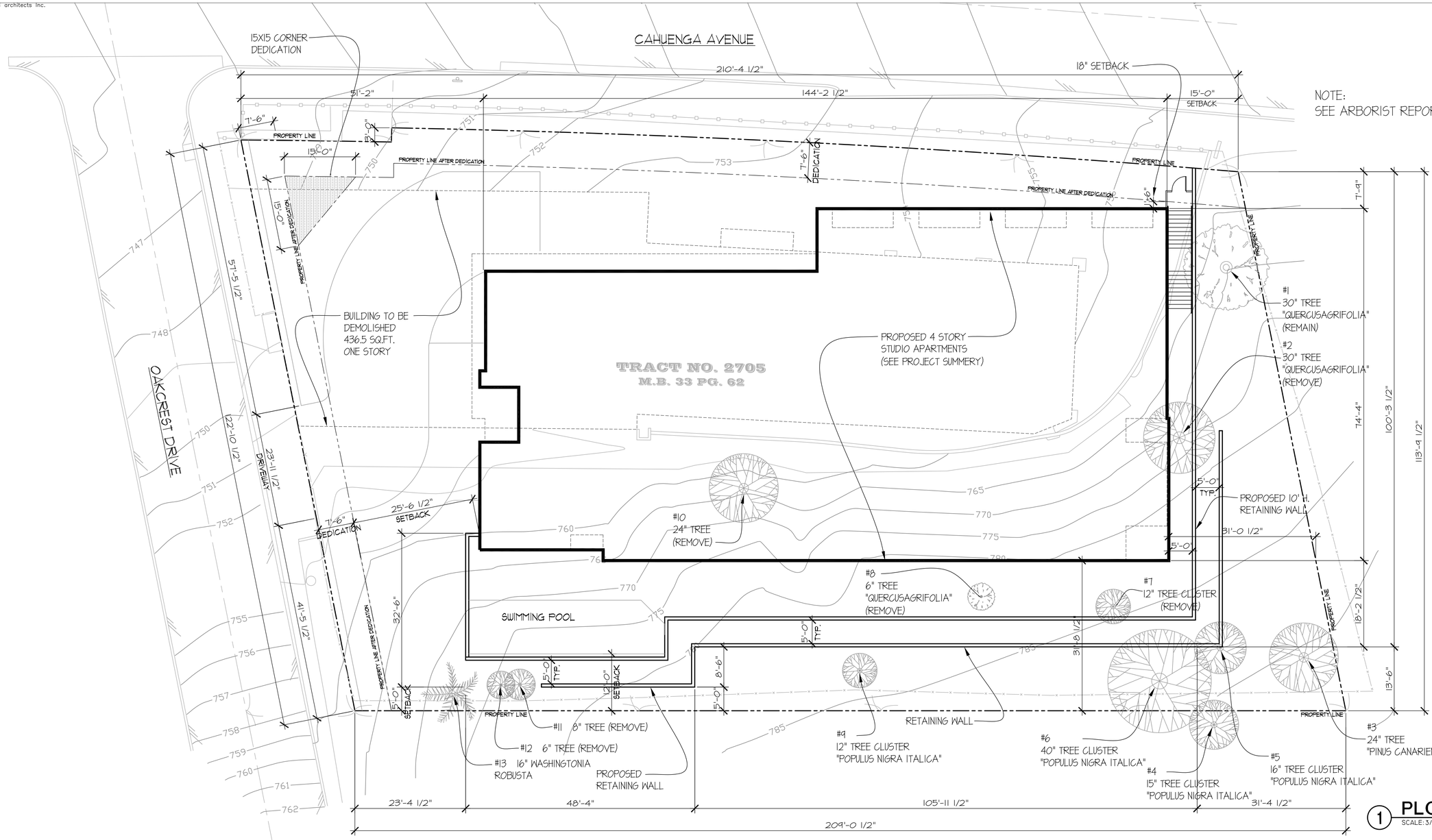
DRAWN BY:
J.S.

DATE:
JAN. 8, 2016

SCALE:
1"=16'-0"

SHEET NO.
C-2
SHEET 1 OF 1

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

PROJECT SUMMERY

SCOPE OF WORKS:

CONSTRUCTION OF 40 APARTMENT UNITS (32 STUDIO UNITS AND 8 ONE-BEDROOM APARTMENTS WITH 5 VERY LOW INCOME UNITS), 3 STORY OVER BASEMENT WITH 2 LEVELS OF SUBTERRANEAN GARAGE.

CODE ANALYSIS:

USE: STUDIO APARTMENTS (45 UNITS)
(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:	40
TOTAL PARKING REQUIRED:	44
8 ONE BEDROOM: 1.5 X 8 =12 SPACES	
32 STUDIO: 1 X 32 =32 SPACES	
REQUIRED ACCESSIBLE PARKING: 2	
PROVIDED ACCESSIBLE PARKING:	2
PROVIDED GUEST PARKING:	7
PROPOSED STANDARD PARKING:	34
PROVIDED COMPACT PARKING:	8
TOTAL PARKING PROVIDED:	51

REQUIRED BICYCLE PARKING:

40(ONE LONG TERM PER DWELLING) AND 4(ONE SHORT TERM PER 10 DWELLING)=44
PROVIDED BICYCLE PARKING - 44 SPACES;
LONG TERM - 40 SPACES
SHORT TERM - 4 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:	= 9,250 SQ. FT.
1ST FLOOR:	= 9,430 SQ.FT.
2ND FLOOR:	= 9,355 SQ.FT.
3RD FLOOR:	= 7,800 SQ.FT.
TOTAL RESIDENTIAL FLOOR AREA:	= 35,835 SQ.FT.

UNITS

PROVIDED TOTAL UNITS:	40 UNITS
PROVIDED STUDIO UNITS:	32 UNITS
PROVIDED ONE BEDROOM UNIT:	8 UNITS
AVERAGE 1-BEDROOM SIZE:	840 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: 9,800 SQ. FT. / 24,614.3 =.39X100=39%

PROPOSED F.A.R. : 35,835 / 24,614.3 =1.4
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'-4"

LEGAL DESCRIPTION

PARCEL I:
APN: 2429019004 - 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.

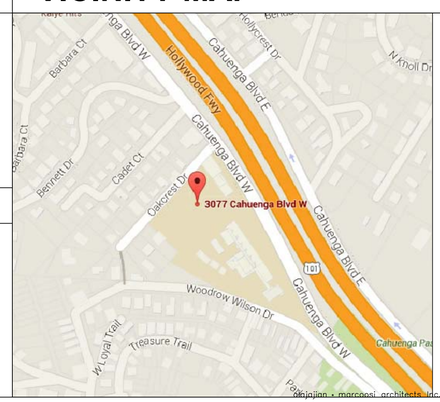
PARCEL II:
NORTHWEST 45 FEET (MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE OF TRACT No. 2705 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 62 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY) OF THAT PORTION OF LOT 1 OF THE REPLAT 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 (H&C) 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 (CELVC)
PART 9	CALIFORNIA FIRE CODE (CFC) (2013 IFC WITH CALIFORNIA AMENDMENTS)
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION. CHAPTERS 13, 35, AND 12. 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 BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Phone: (818) 244-5130
Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
KIRAN PATEL

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

PLOT PLAN

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

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 10-12-18
- JOB NO
- SHEET NO

A-1.0

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MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW BOARD

Alan Kishbaugh, Chair Jack Dawson, Vice-Chair
Ben Di Benedetto Gene H. Kilow Michael Kaufman Joshua Link Shahab Ghods

January 19, 2017

DIR-2016-4292-DRB-SPP-MSP-P **3065 N CAHUENGA BLVD**

Demolition of existing 5,556 square-foot commercial structure; and the construction of a new, 38,161 square-foot, three-story, residential apartment with a subterranean 65-car, 21,754 square-foot parking garage. This would result in a total structure of 59,915 square feet with a maximum height of approximately 45 feet. The project includes 186 square feet of covered porch/patio/breezeway/balcony area, 5,737 square feet of hardscape, and associated community amenities. The project is located in the MSP Outer Corridor and on an approximately 24,614 square-foot lot. The project is upslope of the North Cahuenga Boulevard right-of-way and is downslope of Mulholland Drive. The applicant has stated that the project is not visible from Mulholland Drive. The project proposes removal of two (2) protected trees.

Grading – Cut: 9,794 Cubic Yards (CUYD), Fill: 0 CUYD, Export: 9,794 CUYD, Import: 0 CUYD
Related Environmental: To Be Determined

Preliminary Review.

Quorum: ☒ Yes ☐ No
Abstained:
Absent:
Recused:

DRB Recommendations:

☐ Approved as Submitted
☐ Disapproved
☐ Continued
☐ Approved with Conditions

Moved:
Second:
Ayes:
Nays:

1. Per Guideline 57, Guideline 60, and Guideline 73, replace proposed crape Myrtle, Hopeseed Bush, Texas Privet, New Zealand Flax, and Kangaroo Paw with species from preferred plant list.
2. Per Guideline 73, replace proposed Rainbird 1812 series nozzles with Hunter MP Rotator or equivalent rotating, multi-stream nozzles.
3. Verify LAMC requirements related to ADA paving, roof access, number of floors, setbacks, open space, retaining wall dimensions, rear yard retaining wall dimensions and indicate these measurements or calculations in the application.
4. Step the building back from the street in increments of at least 5 feet per floor including basement.
5. Use earthtone materials that are at least 20% gray scale or darker.
6. If possible, reduce retaining wall height to a maximum of 16 feet in height.
7. Ensure the project design balances the residential nature of the use with the mixed-use nature of the Ventura Corridor.
8. Ensure the project complies with Design Guideline 35.

Chairperson, Mulholland Scenic Parkway DRB — Date: 1/19/17

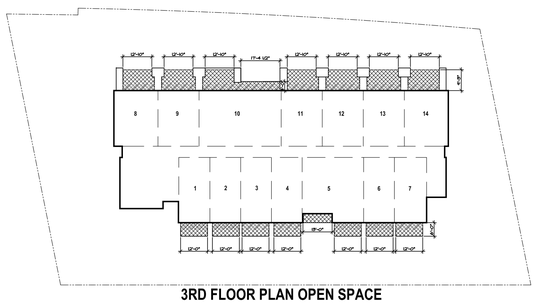
**If the case is continued, please note that while it doesn't often happen, the Design Review Board reserves the right to open the discussion beyond the continued items listed on this sheet.*

Q: #1 PER GUIDELINE 57, GUIDELINE 60, AND GUIDELINE 73, REPLACE PROPOSED CRAPE MYRTLE, HOPESEED BUSH, TEXAS PRIVET, NEW ZEALAND FLAX, AND KANGAROO PAW WITH SPECIES FROM PREFERRED PLANT LIST.
A: LANDSCAPE PLANS ARE MODIFIED TO ADDRESS THE COMMENT ABOVE.
Q: #2 PER GUIDELINE 73, REPLACE PROPOSED RAINBIRD 1812 SERIES NOZZLES WITH HONTER MP ROTATOR OR EQUIVALENT ROTATING, MULTI STREAM NOZZLES.
A: SEE LANDSCAPE PLANS
Q: #3 VERIFY LAMC REQUIREMENTS RELATED TO ADA PAVING, ROOF ACCESS, NUMBER OF FLOORS, SETBACKS, OPEN SPACE, RETAINING WALL DIMENSIONS, NEAR YARD RETAINING WALL DIMENSIONS AND INDICATE THESE MEASUREMENTS OR CALCULATIONS IN THE APPLICATION.
A: SEE SHEET A-0.1, A-1.2, A-4.1 (PLANS ARE REVISED ACCORDINGLY)
Q: #4 STEP THE BUILDING BACK FROM THE STREET IN INCREMENTS OF AT LEAST 5 FEET PER FLOOR INCLUDING BASEMENT.
A: SEE SHEET A-4.1
Q: #5 USE EARTH TONE MATERIALS THAT ARE AT LEAST 20% GRAY SCALE OR DARKER.
A: SEE SHEET A-3.1 EXTERIOR FINISH MATERIALS
Q: #6 IF POSSIBLE, REDUCE THE RETAINING HEIGHT TO A MAXIMUM OF 16 FEET IN HEIGHT.
A: SEE SHEET A-4.1 FIST WALL HEIGHT IS 10' AND 2ND WALL HEIGHT IS 6'
Q: #7 ENSURE THE PROJECT DESIGN BALCONIES THE RESIDENTIAL NATURE OF THE USE WITH THE MIXED USE NATURE OF THE VENTURA CORRIDOR.
A: SEE PAGE A-0.1 OPEN SPACE CALCULATION
Q: #8 ENSURE THE PROJECT COMPLIES WITH DESIGN GUIDELINE 35.
ROOF FORM. FLAT ROOFS SHOULD NOT BE UTILIZED, PARTICULARLY ON DOWNSLOPE LOTS. ROOFS SHOULD BE DESIGNED TO FOLLOW THE PREDOMINANT SLOPE OF THE LAND. WHERE A FLAT ROOF MUST BE PROPOSED, A SECONDARY ROOF FORM SHOULD ALSO BE UTILIZED, COVERING AT LEAST 30 PERCENT OF THE TOTAL ROOF AREA AND OFFSET A MINIMUM OF 4'-0" FROM THE FLAT PORTION, MEASURED VERTICALLY.
A: DO TO THE HEIGHT LIMITATION OF SPECIFIC PLAN WE CAN'T BRAKE DOWN THE ROOF INTO DIFFERENT ELEVATIONS.

OPEN SPACE CALCULATION

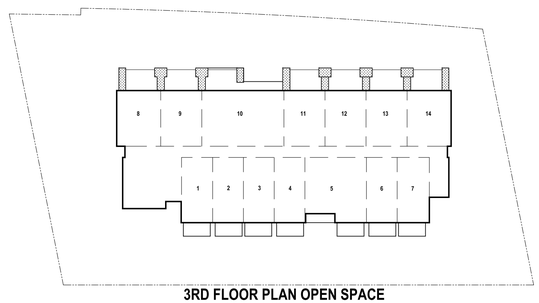
REQUIRED USABLE OPEN SPACE: 40 UNITS X 100 S.F. = 4,000 S.F.	
PROVIDED PRIVATE OPEN SPACE:	1,933 S.F.
REQUIRED COMMON OPEN SPACE: 4,000 S.F. - 2,000 S.F. = 2,000 S.F.	
PROVIDED COMMON OPEN SPACE: COMMUNITY ROOM + DECK AREA + POOL AREA = 2,874 S.F.	
PROPOSED COVERED PORCH/PATIO/BREEZWAY/BALCONY AREA =	3,491 S.F.
LANDSCAPE REQUIRED FOR OPEN SPACE REQUIRED (25% OF THE COMMON OPEN SPACE) 2,000 X .25 = 500 SQ.FT. PROVIDED LANDSCAPING 610 SQ.FT.	
ADDITIONAL COMMON SPACES	
GYM ON BASEMENT LEVEL	1,226 SQ.FT.
THEATER ROOM	605 SQ.FT.
RECREATION ROOM	793 SQ.FT.
TOTAL	2,624 SQ.FT.

PROVIDED USABLE OPEN SPACE
COMMON SPACE - 2,874 S.F.
PRIVATE SPACE - 1,933 S.F.
1/4 PUBLIC SPACE (2,624 X .25) = 656 S.F.
USABLE OPEN SPACE - 5,463 S.F > 4,000 S.F.



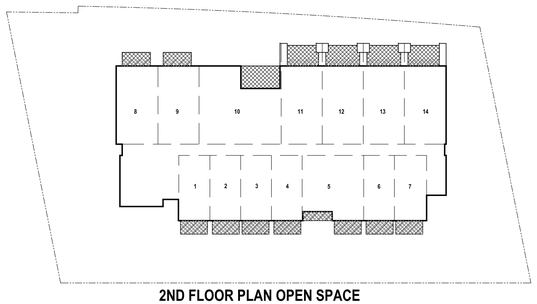
3RD FLOOR PLAN OPEN SPACE

COMMON OPEN SPACE (0 SQ.FT.)
PRIVATE OPEN SPACE (919 SQ.FT.) ONLY 50 S.F. PER DWELLING UNIT SHALL BE ATTRIBUTED TO THE TOTAL REQUIRED USABLE OPEN SPACE
COVERED SPACE (615 SQ.FT.)



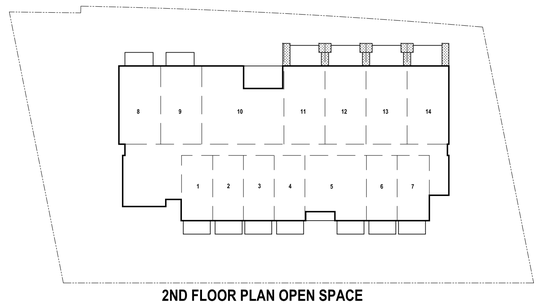
3RD FLOOR PLAN OPEN SPACE

LANDSCAPE AREA (317 SQ.FT.)



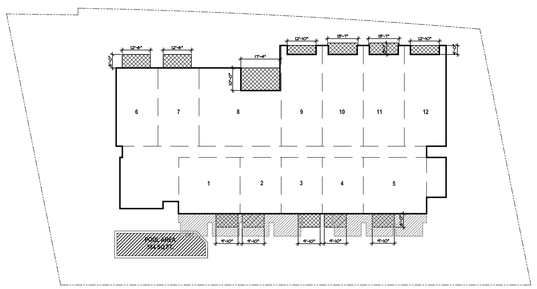
2ND FLOOR PLAN OPEN SPACE

COMMON OPEN SPACE (0 SQ.FT.)
PRIVATE OPEN SPACE (584 SQ.FT.) ONLY 50 S.F. PER DWELLING UNIT SHALL BE ATTRIBUTED TO THE TOTAL REQUIRED USABLE OPEN SPACE
COVERED SPACE (804 SQ.FT.)



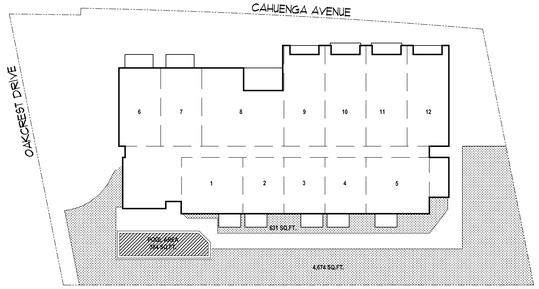
2ND FLOOR PLAN OPEN SPACE

LANDSCAPE AREA (185 SQ.FT.)



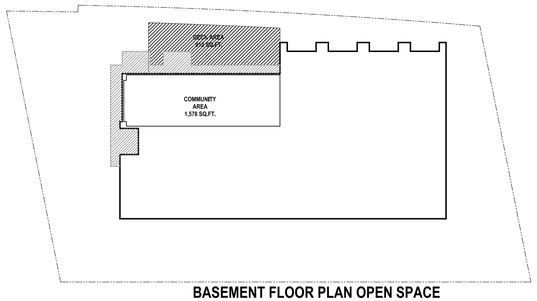
1ST FLOOR PLAN OPEN SPACE

COMMON OPEN SPACE (384 SQ.FT.)
PRIVATE OPEN SPACE (450 SQ.FT.) ONLY 50 S.F. PER DWELLING UNIT SHALL BE ATTRIBUTED TO THE TOTAL REQUIRED USABLE OPEN SPACE
COVERED SPACE (1,286 SQ.FT.)



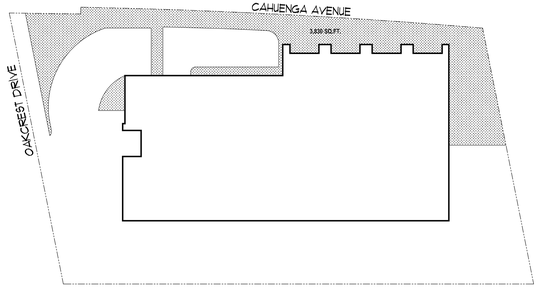
1ST FLOOR PLAN OPEN SPACE

LANDSCAPE AREA (5,689 SQ.FT.)



BASEMENT FLOOR PLAN OPEN SPACE

COMMON OPEN SPACE (948 SQ.FT.)
PRIVATE OPEN SPACE (0 SQ.FT.)
COVERED SPACE (726 SQ.FT.)



BASEMENT FLOOR LANDSCAPE AREA

LANDSCAPE AREA (3,830 SQ.FT.)

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Fax: (818) 551-1613
E-mail: aramar@worldnet.att.net

Owner:
KIRAN PATEL

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

OPEN SPACE CALCULATION

Scale: N/A

- APPROVED
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A-1.2

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BENCHMARK

CAHUENGA AVENUE

15X15 CORNER DEDICATION

210'-4 1/2"

48'-8 7/8"

73'-0"

73'-1 1/2"

15'-0"

=00°39'45"
R=2746.83'
31.74'

=03°43'34"

L=178.83'

R=2749.84'

7'-6"

PROPERTY LINE

3'-0"

PLANTER

B
A-4.1

6'-0"

9'-0"

WROUGHT IRON ORNAMENTAL GATE

PROPERTY LINE

N54°54'02"E
3.01'

PROPERTY LINE AFTER DEDICATION

LANDSCAPE AREA

7'-0"

EXISTING OAK TREE

PROPERTY LINE

PROPERTY LINE AFTER DEDICATION

15'-0"

122.87'

TRANSFORMER LOCATION

DECK AT LOBBY LEVEL EL. 755.0

5'-7"

7'-0"

PROPERTY LINE AFTER DEDICATION

1'-6"

PROPERTY LINE

21'-3 1/2"

CANOPY ABOVE ENTRY

23'-1"

DN

EL. 754.0
DRIVEWAY TO PARKING STRUCTURE BELOW

5'-0"

TRACT NO. 2705
M.B. 33 PG. 62

ROOF TOP

LANDSCAPE AREA

DROP-OFF AREA

18'-0"

TW
110.0

PROPOSED 10'-0" H. RETAINING WALL

BW
107.0

TW
116.0

BW
116.2

A
A-4.1

A
A-4.1

EL. 753.0

DRIVEWAY

24'-3"

WALKWAY

5'-4"

TW
111

5'-0"

PROPOSED TREES
(SEE LANDSCAPE PLAN)

OAKCREST DRIVE

12'-0"
SIDEWALK

18'-0"

30'-0"

LANDSCAPE AREA

EL. 767

3'-8"

4'-5"

11'-1/2"

BW
167

TW
183.0

POOL

1'-0"

110'-3 1/2"

EL. 767 POOL LEVEL

TW
184.0

PROPERTY LINE

PROPERTY LINE AFTER DEDICATION

PROPERTY LINE

11'-6"

5'-0"
TYP.

TW
111

PROPOSED 10'-0" H. RETAINING WALL

TW
182.0

TW
111.0

TW
180.0

TW
180.0

5'-0"
TYP.

12'-6"

31'-10 1/2"

LANDSCAPE AREA

21'-6 1/2"

PROPERTY LINE

S 36°38'58" E
209.04'

PROPERTY LINE

PROPERTY LINE

23'-4 1/2"

42'-8"

111'-3 1/2"

31'-8 1/2"

B
A-4.1

209'-0 1/2"

PROPOSED TREES
(SEE LANDSCAPE PLAN)

N 42°04'05" E
122'-10 1/2"

41'-2"

751

752

755

756

757

758

759

760

761

762

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

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Owner:
KIRAN PATEL

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

SITE PLAN

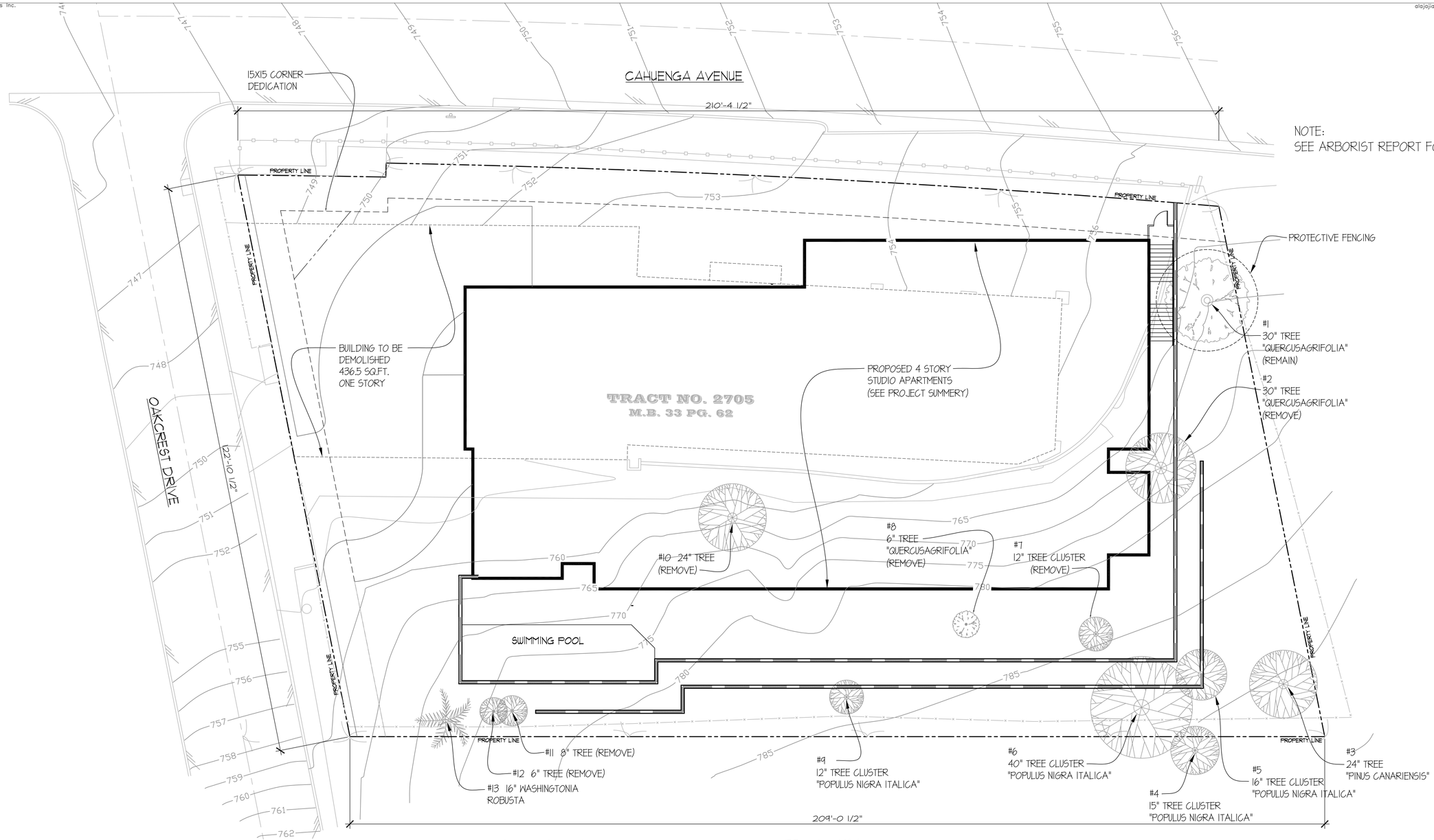
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A-1.3

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NOTE:
SEE ARBORIST REPORT FOR EXISTING TR

PROJECT SUMMARY

SCOPE OF WORKS:

CONSTRUCTION OF 40 APARTMENT UNITS (32 STUDIO UNITS AND 8 ONE-BEDROOM APARTMENTS WITH 5 VERY LOW INCOME UNITS), 3 STORY OVER BASEMENT WITH 2 LEVELS OF SUBTERRANEAN GARAGE.

CODE ANALYSIS:

USE: STUDIO APARTMENTS (45 UNITS)
(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:	40
TOTAL PARKING REQUIRED:	44
8 ONE BEDROOM: 1.5 X 8 =12 SPACES	
32 STUDIO: 1 X 32 =32 SPACES	
REQUIRED ACCESSIBLE PARKING: 2	
PROVIDED ACCESSIBLE PARKING:	2
PROVIDED GUEST PARKING:	7
PROPOSED STANDARD PARKING:	34
PROVIDED COMPACT PARKING:	8
TOTAL PARKING PROVIDED:	51

REQUIRED BICYCLE PARKING:

40(ONE LONG TERM PER DWELLING) AND 4(ONE SHORT TERM PER 10 DWELLING)=44
PROVIDED BICYCLE PARKING - 44 SPACES:
LONG TERM - 40 SPACES
SHORT TERM - 4 SPACES

AREA ANALYSIS:

LOT AREA:	24,614.3 SQ. FT.
1ST LEVEL GARAGE FLOOR:	= 10,845 SQ. FT.
2ND LEVEL GARAGE FLOOR:	= 10,259 SQ. FT.
BASEMENT:	= 9,250 SQ. FT.
1ST FLOOR:	= 9,430 SQ.FT.
2ND FLOOR:	= 9,355 SQ.FT.
3RD FLOOR:	= 7,800 SQ.FT.
TOTAL RESIDENTIAL FLOOR AREA:	= 35,835 SQ.FT.

UNITS

PROVIDED TOTAL UNITS:	40 UNITS
PROVIDED STUDIO UNITS:	32 UNITS
PROVIDED ONE BEDROOM UNIT:	8 UNITS
AVERAGE 1-BEDROOM SIZE:	840 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: 9,800 SQ. FT. / 24,614.3 =.39x100=39%

PROPOSED F.A.R. : 35,835 / 24,614.3 =1.4
ALLOWABLE F.A.R. PER INCENTIVE: 3:1

REQUIRED AND PROVIDED SETBACKS		
	REQUIRED	PROVIDED
FRONT	18'	18'
REAR	15'	31'-6"
POOL	12'	12'
SIDE	15'	15' TO 31'-4"

1 TREE LOCATION SITE MAP

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

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TREE LOCATION SITE MAP

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

- APPROVED
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A-1.4

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1ST LEVEL PARKING PLAN

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

KEYPLAN

- APPROVED
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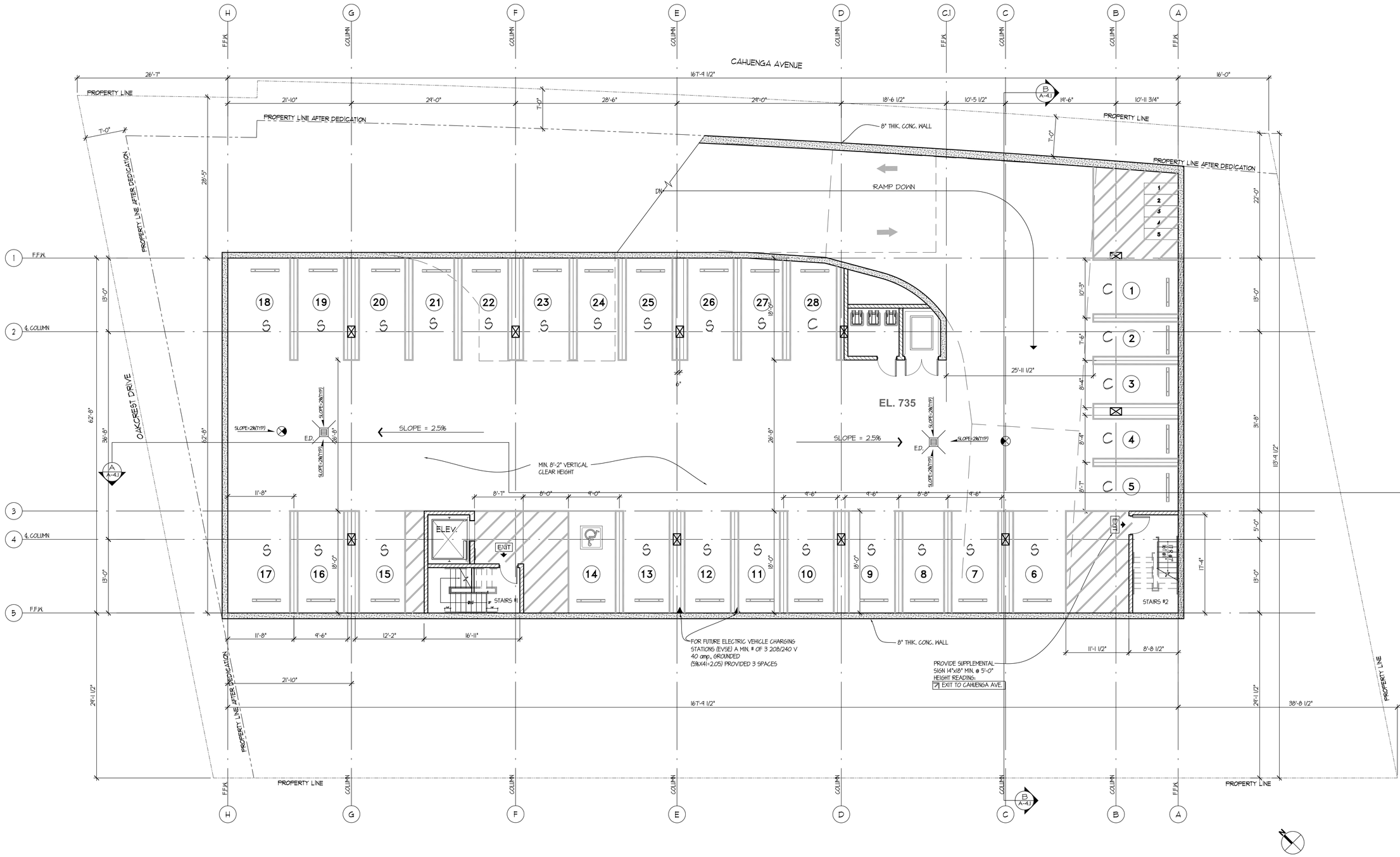
A-2.1

1 1ST LEVEL PARKING PLAN
SCALE: 1/8" = 1'-0"

NOTES:
* GUEST PARKING

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1 2ND LEVEL PARKING PLAN

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

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2ND LEVEL PARKING PLAN

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

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A-2.2

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BASEMENT FLOOR PLAN

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

- APPROVED
- APPROVED
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- REVISION
- REVISION
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- PRINT DATE 10-12-18
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A-2.3

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

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1ST FLOOR PLAN

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

- APPROVED
- APPROVED
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A-2.4

1 FIRST FLOOR PLAN

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

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Fax: (818) 551-1613
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Owner:
KIRAN PATEL

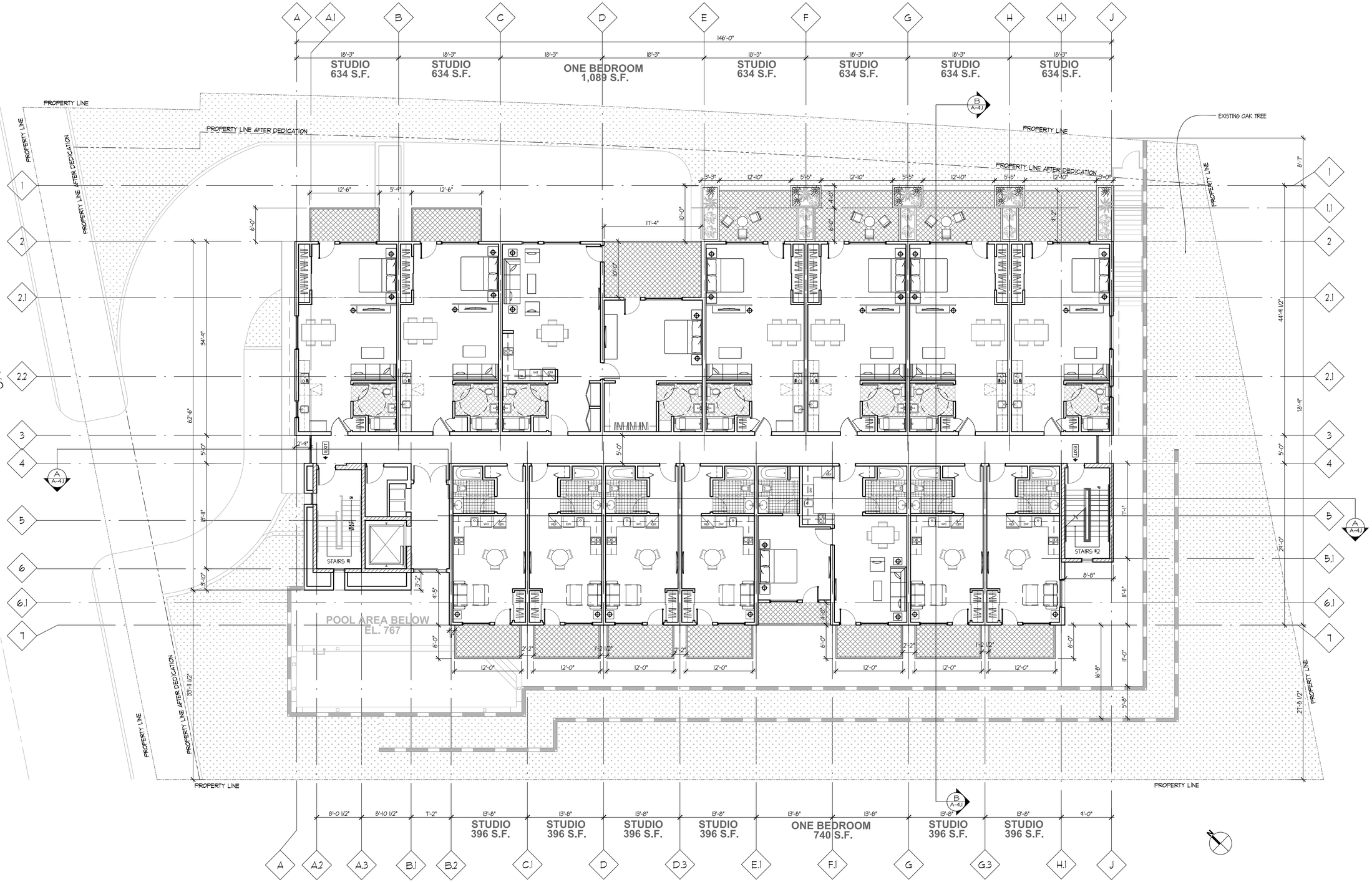
Project Name:
40 APARMENTS WITH 5 VERY LOW INCOME HOUSING
Project Adress:
3077 CAHUENGA BLVD. LOS ANGELES, CA 90088

2ND FLOOR PLAN

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

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1 SECOND FLOOR PLAN

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

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3RD FLOOR PLAN

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

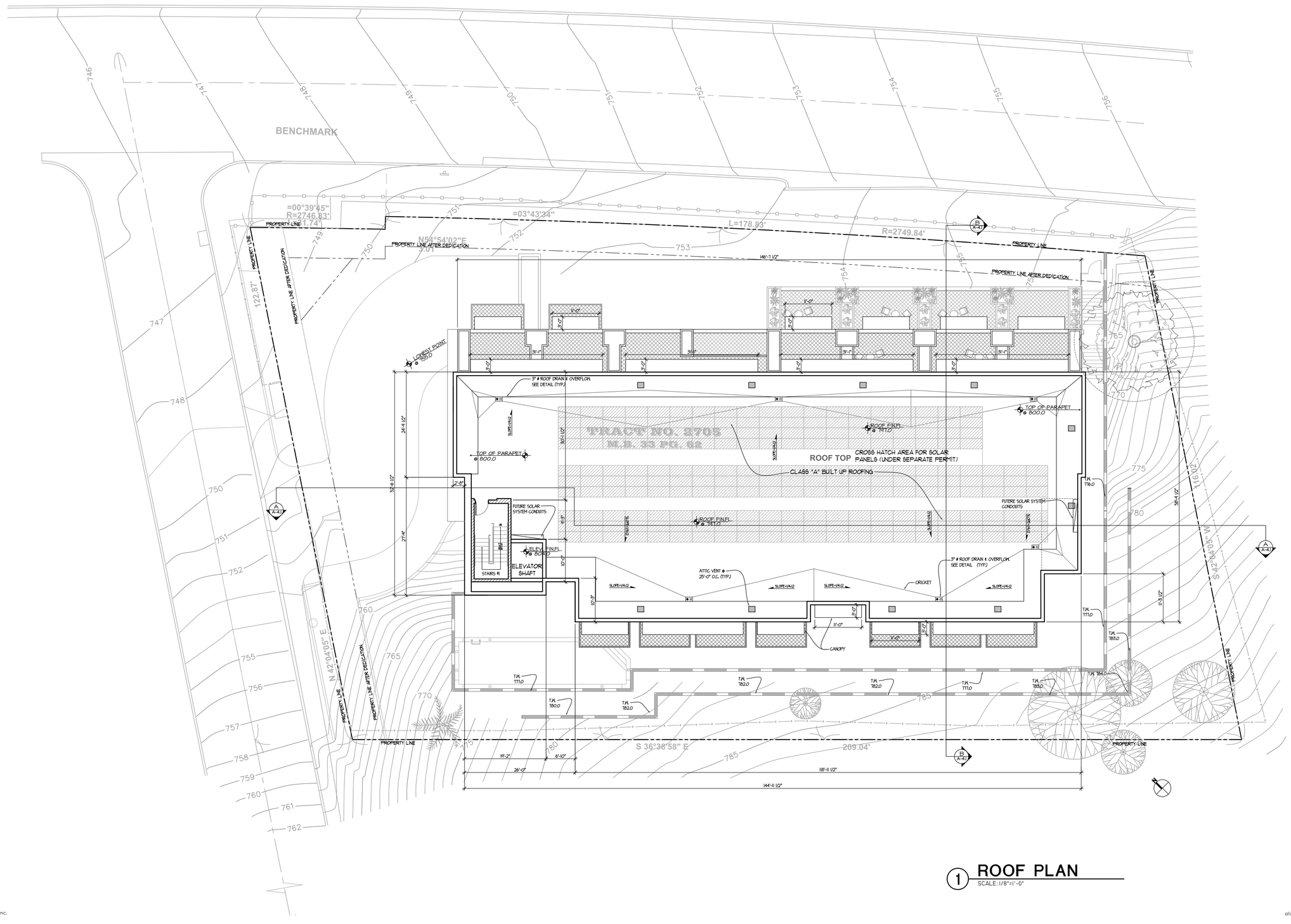
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1 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

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

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ROOF PLAN

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

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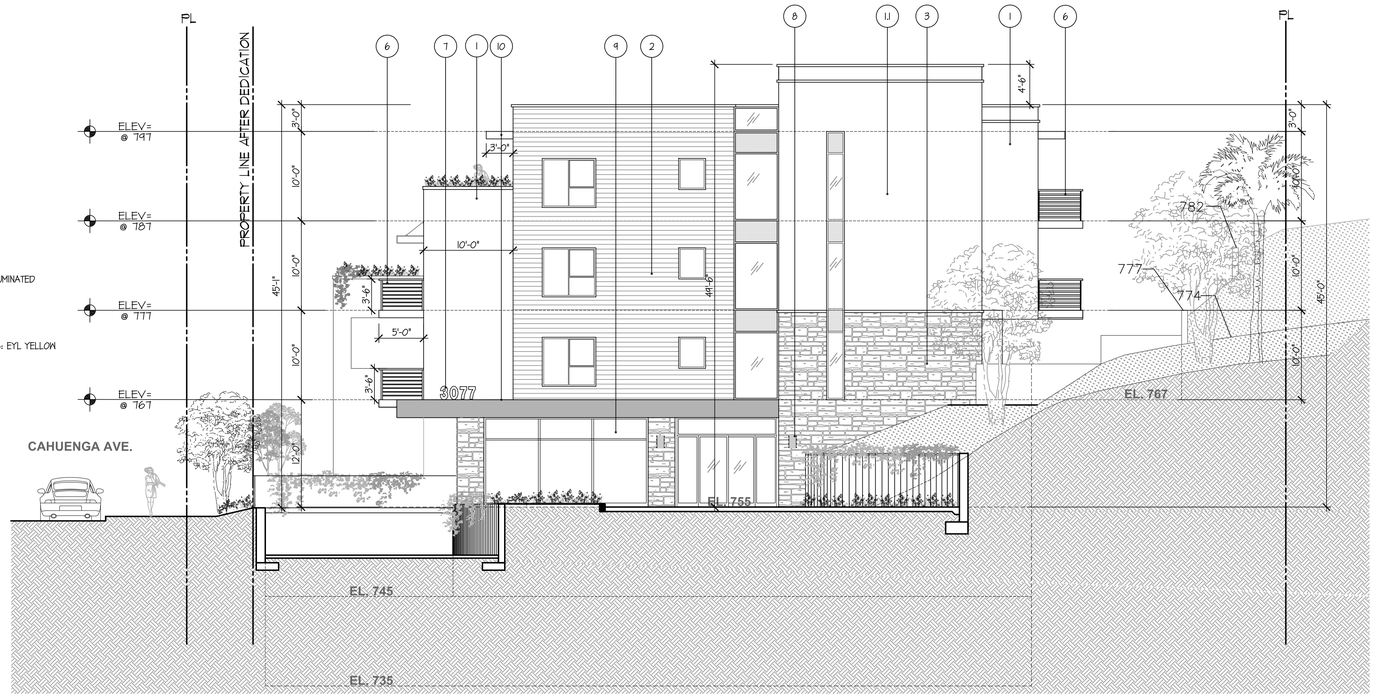
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EXTERIOR FINISH MATERIALS:

1. 7/8" THK. LAHABRA STUCCO OR EQUAL, SMOOTH MACHINE FINISH, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT, DUNN EDWARDS " DEC 731 " JAKARTA
11. 7/8" THK. LAHABRA STUCCO OR EQUAL, SMOOTH MACHINE FINISH, WITH TWO COATS OF POLYMER BASE EXTERIOR PAINT, DUNN EDWARDS " DEC 738 "TRAVERTINE
2. WOOD DECOR: TRESPA, LOFT BROWN METEON NW05
3. VENEER STONE: AUSTIN STONE GAINSBORO OR EQUAL
4. DUAL GLAZED LOW "E" VISION GLASS,NON-GLARE
5. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL (TYP.)
6. WROUGHT IRON ORNAMENTAL RAIL, 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. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS
10. COMPOSITE NATURAL ANODIZED ALUMINUM CLAD CANOPIES ALPOLIC: EYL YELLOW
11. COMPOSITE ALUMINUM COPPING



1 NORTH ELEVATION

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



2 EAST ELEVATION

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

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NORTH AND EAST ELEVATIONS

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

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3. VENEER STONE: AUSTIN STONE GAINSBORO OR EQUAL
4. DUAL GLAZED LOW "E" VISION GLASS,NON-GLARE
5. 1/4" PL ALUMINUM REVEAL, "FRY REGLET" OR EQUAL (TYP.)
6. WROUGHT IRON ORNAMENTAL RAIL, GATES, ORNAMENTS WITH THREE COATS OF PAINT, DUNN EDWARDS 56 WEATHERED BROWN (TYP.)
7. 1'-4" HIGH, ¾" 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. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS
10. COMPOSITE NATURAL ANODIZED ALUMINUM CLAD CANOPIES ALPOLIC: EYL YELLOW
11. COMPOSITE ALUMINUM COPPING



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



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

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NORTH AND EAST ELEVATIONS

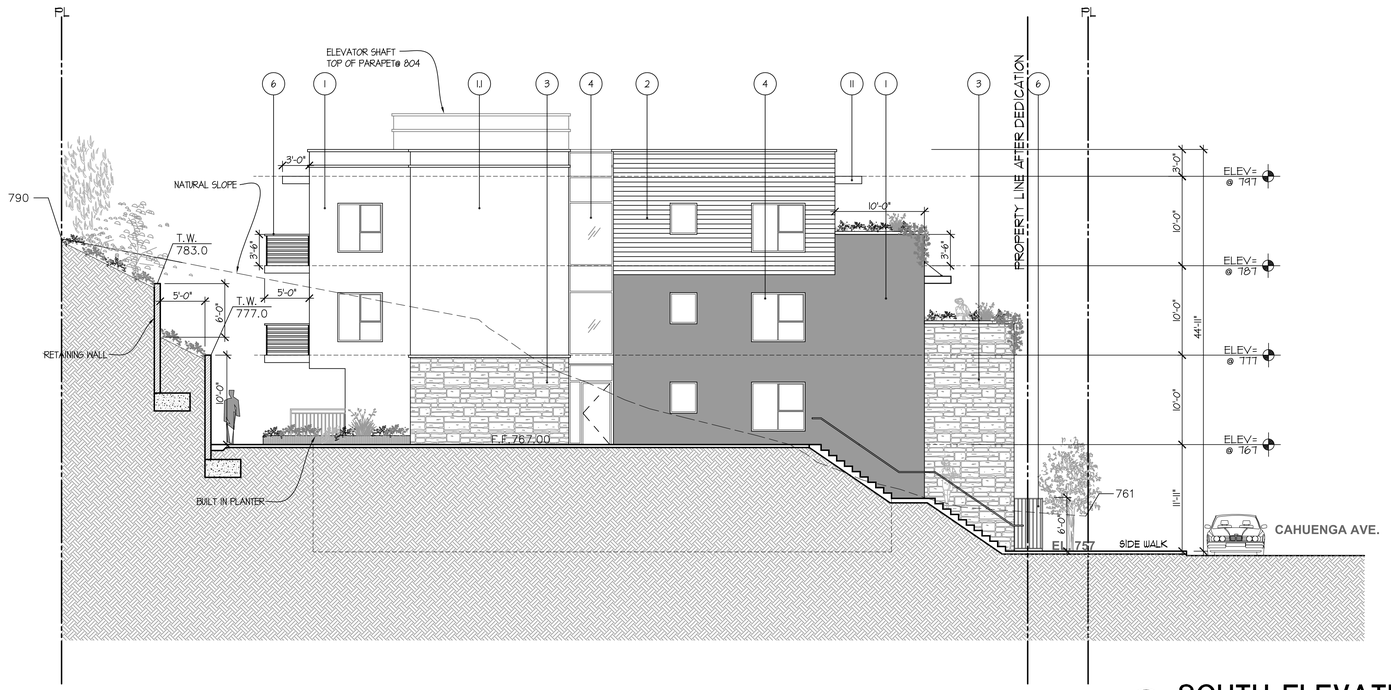
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1 SOUTH ELEVATION

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



2 WEST ELEVATION

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

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SOUTH AND WEST ELEVATIONS

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

KEYPLAN

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

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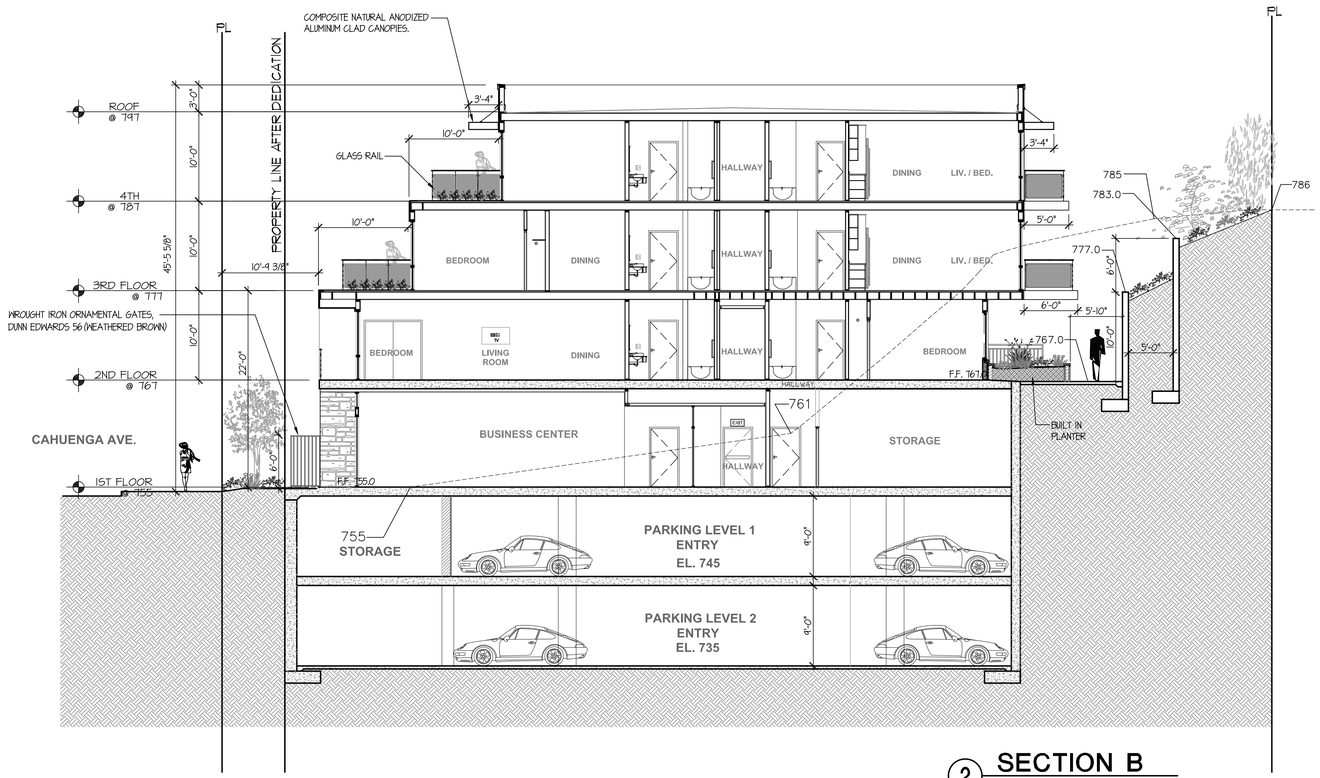
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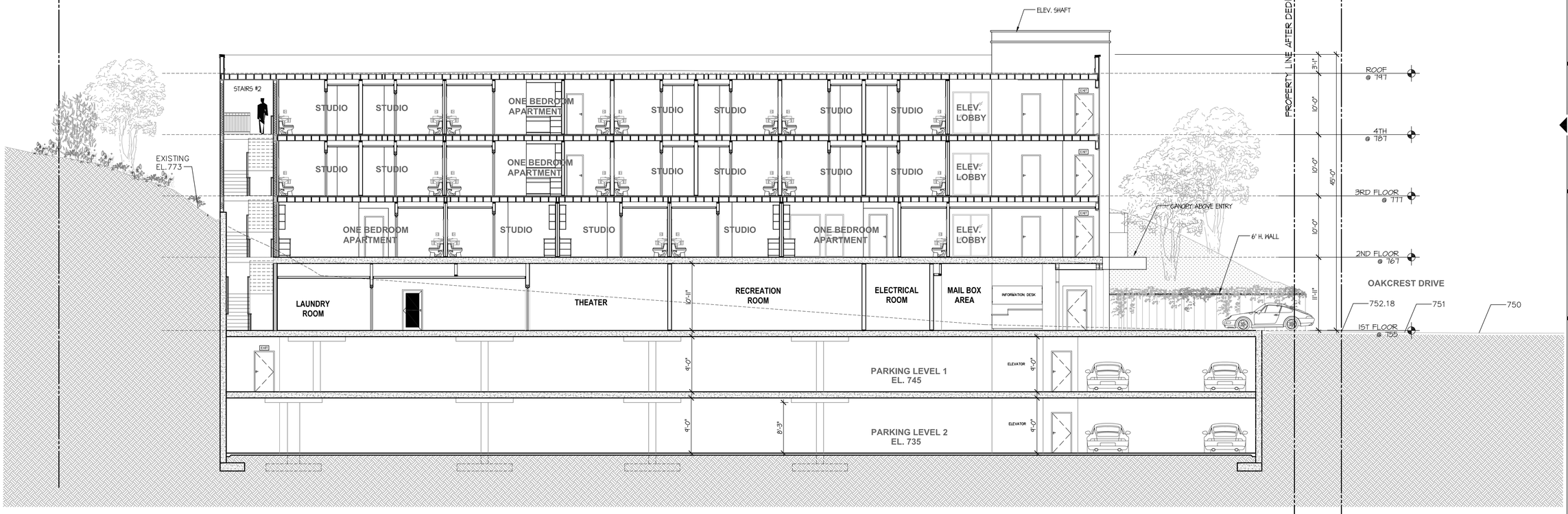
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2 **SECTION B**
SCALE: 1/8"=1'-0"



1 **SECTION A**
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SECTIONS

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



1 ELEVATION FROM CAHUENGA BLVD.
SCALE: 1/8"=1'-0"



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

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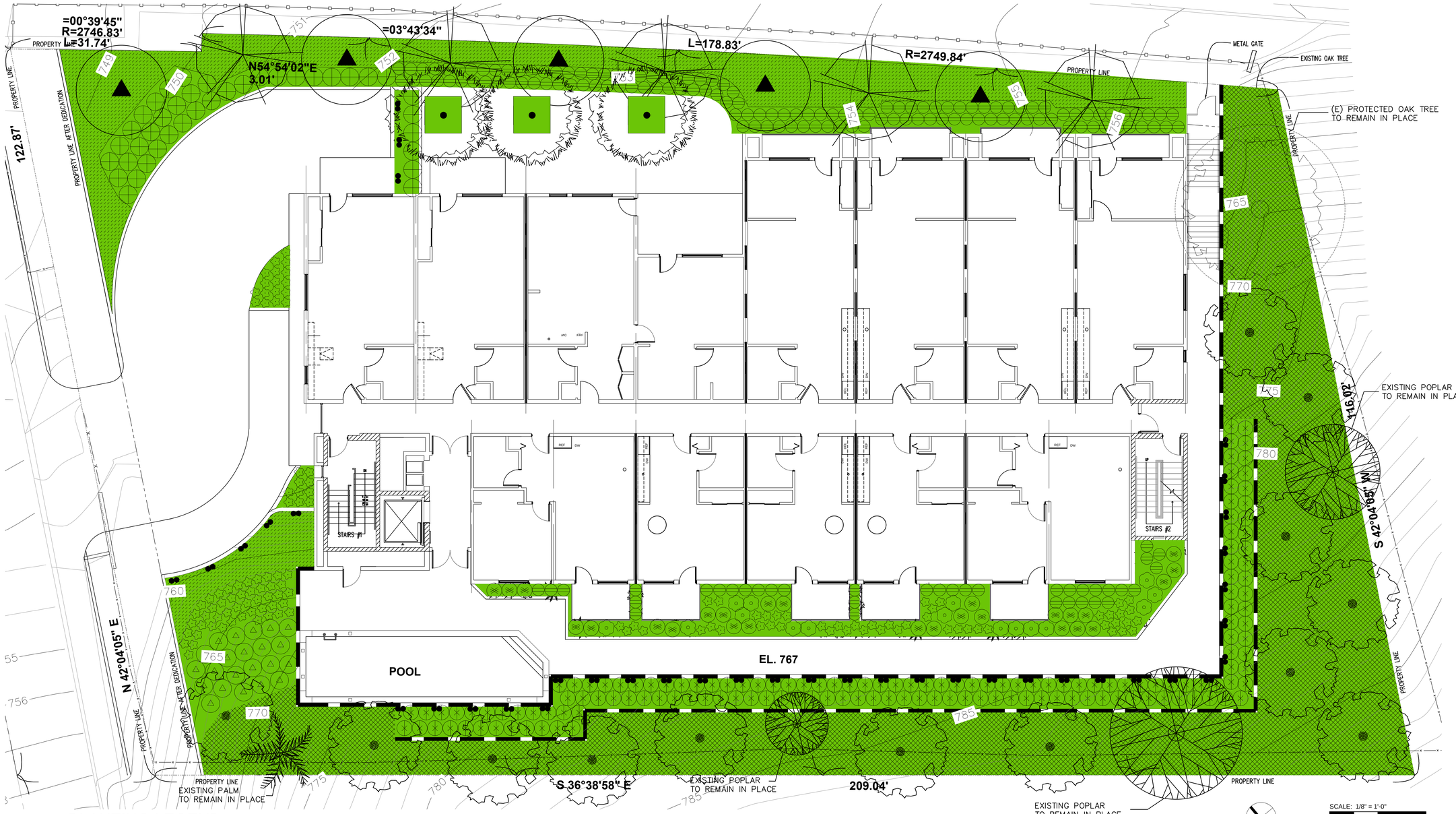
RENDERINGS

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

0' 4' 8' 16'

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Size At Maturity	Time to Maturity
	TREES					
	Leptospermum brachyandrum/ Weeping New Zealand Tea tree	3	24" Box	M	25'x25'	30 yrs.
	Quercus spp. / Oak (Replacement Tree)	12	36" Box	L	40'x35'	50 yrs.
	Tabebuia impetiginosa/ Pink trumpet tree	5	24" Box	M	15'x10'	5-10 yrs.
	Umbellularia californica/ California bay	5	36" Box	L	40'x40'	50 yrs.
	SHRUBS					
	Correa 'Dusky bells'/ Red Australian fuchsia		5g	L	2'x3'	2 yrs.
	Dryopteris arguta / Coastal woodfern		5g	L	2'x2'	1-2 yrs.
	Eriogonum arborescens / Santa Cruz Island buckwheat		5g	M	3'x4'	2-3 yrs.
	Heuchera maxima/ Island alum root		1g	L	2'x1'	2 yrs.
	Jasminum polyanthum / Pink jasmine		5g	M	2'x1'	1-2 yrs.
	Polystichum munitum / Western swordfern		5g	M	3'x3'	1-3 yrs.
	Salvia mellifera / Black sage		5g	L	4'x5'	3 yrs.
	Salvia spathacea / Hummingbird sage		5g	L	3'x3'	2-3 yrs.
	VINES					
	Calystegia macrostegia/ Island morning glory		15g	L	3'x8'	3-5 yrs.
	GROUND COVER					
	Arctostaphylos 'uva-ursi'/ Bearberry x sf @ 36" o.c. = x plants		1g	L	1'x10'	5-10 yrs.
	Carex praegracilis / California field sedge x sf @ 9" o.c. = x plants		flat	M	1.5'x2'	2-3 yrs.

GREEN BUILDING COMPLIANCE

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

PAUL LEWIS, LANDSCAPE ARCHITECT _____ DATE _____

1. A MINIMUM 3" (THREE INCHES) LAYER OF SHREDDED BARK 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. CONTRACTOR TO SUBMIT 1/2 CU. FT BAG AS SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

2. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" (SIX 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.

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Owner:
KIRAN PATEL

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

LANDSCAPE PLAN

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

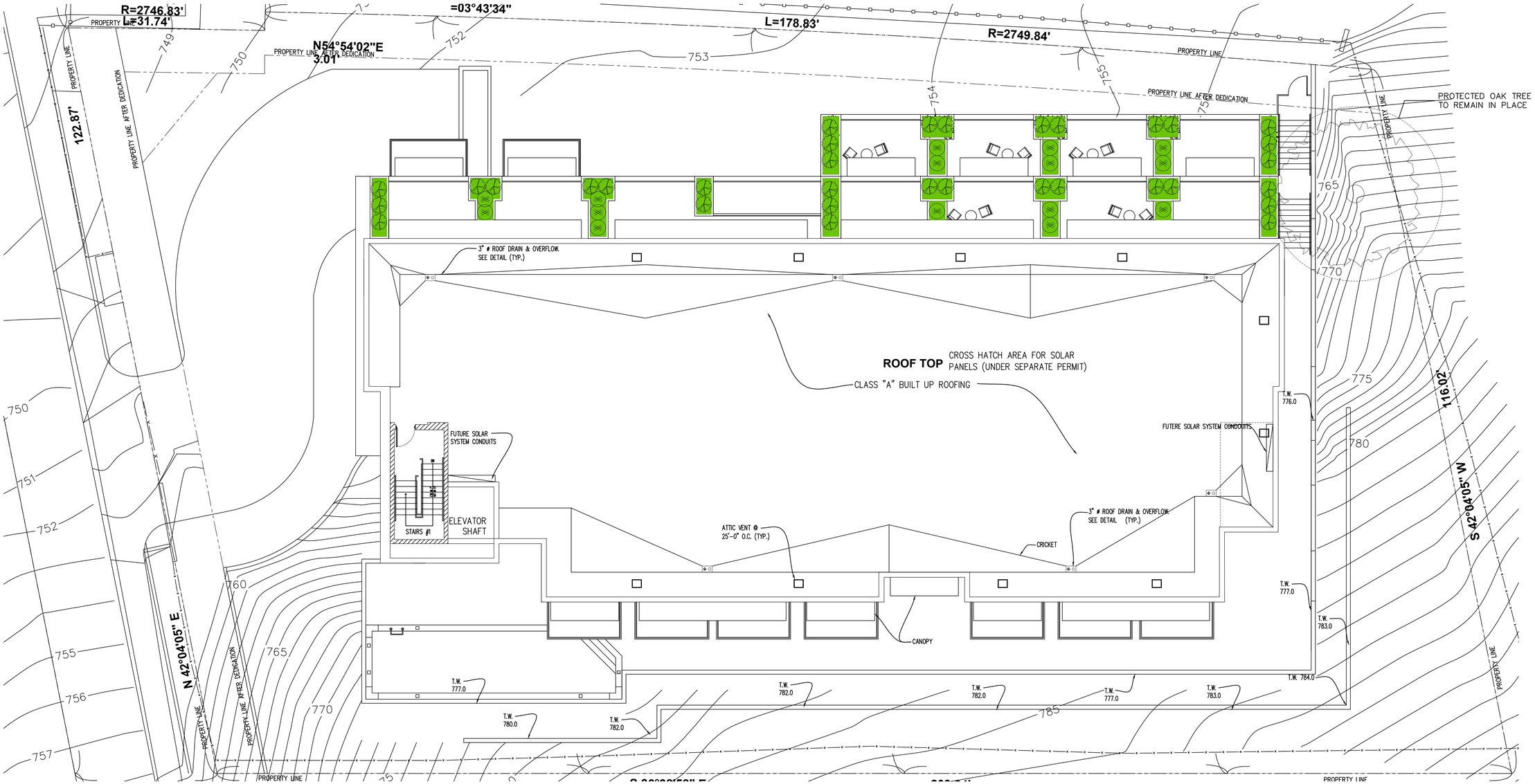
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LANDSCAPE
COURT LAND STUDIO
ARCHITECTURE
COURTLAND STUDIO, LLC
505 E Colorado Blvd, Mezzanine C
Pasadena CA 91101
P: 818-788-9362 F: 818-788-3217
licensed Landscape Architect #3620
Renewal Date 2/28/19

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PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Size At Maturity	Time to Maturity
	TREES					
	Leptospermum brachyandrum/ Weeping New Zealand Tea tree	3	24" Box	M	25'x25'	30 yrs.
	Quercus spp. / Oak (Replacement Tree)	12	36" Box	L	40'x35'	50 yrs.
	Tabebuia impetiginosa/ Pink trumpet tree	5	24" Box	M	15'x10'	5-10 yrs.
	Umbellularia californica/ California bay	5	36" Box	L	40'x40'	50 yrs.
	SHRUBS					
	Correa 'Dusky bells'/ Red Australian fuchsia		5g	L	2'x3'	2 yrs.
	Dryopteris arguta / Coastal woodfern		5g	L	2'x2'	1-2 yrs.
	Eriogonum arborescens / Santa Cruz Island buckwheat		5g	M	3'x4'	2-3 yrs.
	Heuchera maxima/ Island alum root		1g	L	2'x1'	2 yrs.
	Jasminum polyanthum / Pink jasmine		5g	M	2'x1'	1-2 yrs.
	Polystichum munitum / Western swordfern		5g	M	3'x3'	1-3 yrs.
	Salvia mellifera / Black sage		5g	L	4'x5'	3 yrs.
	Salvia spathacea / Hummingbird sage		5g	L	3'x3'	2-3 yrs.
	VINES					
	Calystegia macrostegia/ Island morning glory		15g	L	3'x8'	3-5 yrs.
	GROUND COVER					
	Arctostaphylos 'uva-ursi'/ Bearberry x sf @ 36" o.c. = x plants		1g	L	1'x10'	5-10 yrs.
	Carex praegracilis / California field sedge x sf @ 9" o.c. = x plants		flat	M	1.5'x2'	2-3 yrs.

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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Owner:
KIRAN PATEL

Project Name:
40 APARMENTS WITH 5 VERY LOW INCOME HOUSING

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

3RD FLOOR LANDSCAPE PLAN

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

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licensed Landscape Architect #3620
Renewal Date 2/28/19

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TREES



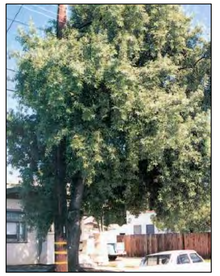
Leptospermum brachyandrum /
Weeping New Zealand tea tree



Quercus agrifolia /
Coast live oak



Tabebuia impetiginosa/
Pink trumpet tree



Umbellularia californica /
California bay

SHRUBS



Correa 'Dusky bells'/
Red Australian fuschia



Dryopteris arguta /
Coastal woodfern



Eriogonum arborescens /
Santa Cruz island buckwheat



Heuchera maxima /
Island alum root



Jasminum polyanthum /
Pink jasmine



Polystichum munitum /
Western sword fern



Salvia spathacea /
Hummingbird sage



Salvia mellifera /
Black sage

VINES



Calystegia macrostegia /
Island morning glory

GROUNDCOVER



Arctostaphylos 'Uva-ursi' /
Bearberry



Carex praegracilis /
California field sedge

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PLANT PHOTOS

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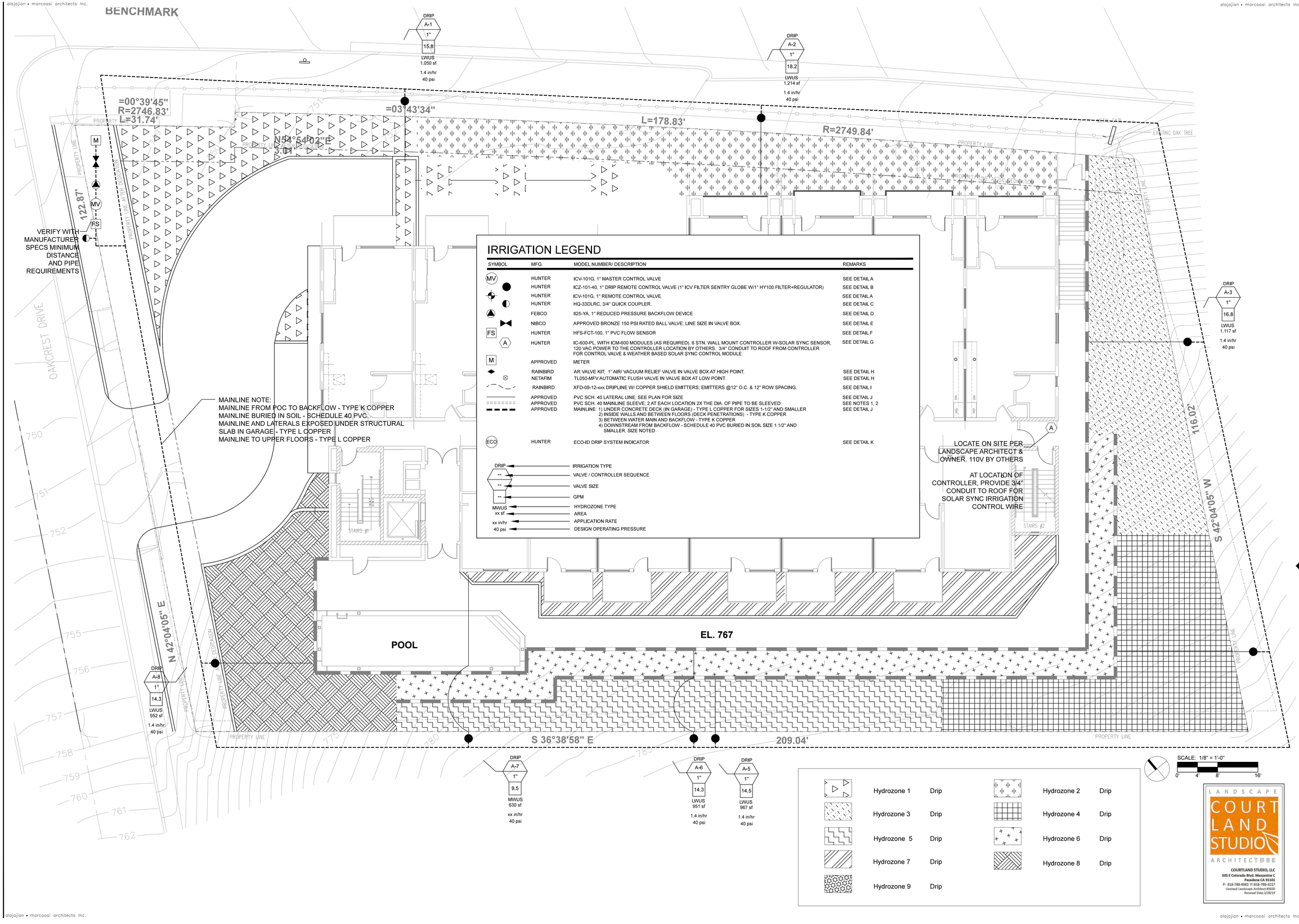
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IRRIGATION PLAN

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

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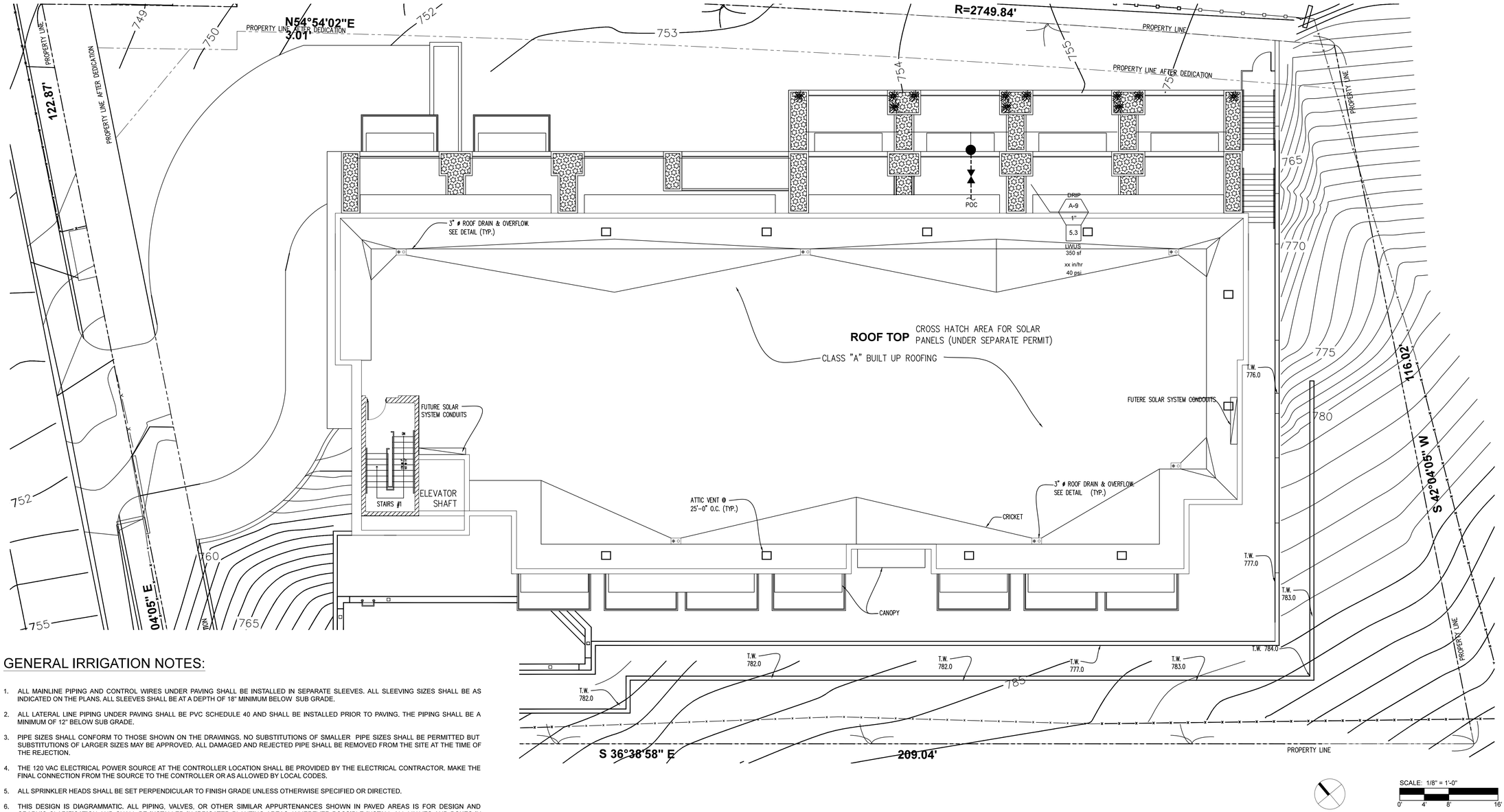
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Renewal Date 3/28/19

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

0' 4' 8' 16'

GENERAL IRRIGATION NOTES:

1. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL SLEEVING SIZES SHALL BE AS INDICATED ON THE PLANS. ALL SLEEVES SHALL BE AT A DEPTH OF 18" MINIMUM BELOW SUB GRADE.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING. THE PIPING SHALL BE A MINIMUM OF 12" BELOW SUB GRADE.
3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE REJECTION.
4. THE 120 VAC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. MAKE THE FINAL CONNECTION FROM THE SOURCE TO THE CONTROLLER OR AS ALLOWED BY LOCAL CODES.
5. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED OR DIRECTED.
6. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, OR OTHER SIMILAR APPURTENANCES SHOWN IN PAVED AREAS IS FOR DESIGN AND GRAPHIC CLARIFICATION AND SHALL BE INSTALLED IN IRRIGATED PLANTING AREAS. WHEREVER POSSIBLE INSTALL ALL VALVES AND BOXES IN SHRUB AREAS AND NOT IN TURF AREAS.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES OF THE SITE. COORDINATE WORK WITH OTHER TRADES AND CONTRACTORS FOR THE LOCATION AND INSTALLATION OF ALL IRRIGATION EQUIPMENT. REPAIR AND/OR REPLACE ALL ITEMS DAMAGED BY WORK PERFORMED.
8. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS THAT THE FIELD CONDITIONS VARY FROM THE DRAWINGS AND THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT HAVE NOT BEEN INDICATED ON THE ENGINEERING, SUCH ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS IN THE EVENT THAT THIS NOTIFICATION IS NOT HEEDED.
9. FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR THEIR OPTIMUM OPERATION.
10. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 40 PSI AND A MAXIMUM FLOW DEMAND OF 19 GPM. VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE SHOWN ON THE PLANS AND THE PRESSURE READING IN THE FIELD TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
11. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED HEREIN SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

SPECIAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE IN HIS BID FOR A ONE-YEAR (1-YEAR) MAINTENANCE PERIOD.
2. THE CONTRACTOR SHALL INSTALL ALL MAINLINES IN LANDSCAPE AREAS AND NOT UNDER PAVING UNLESS IT IS A NECESSARY CROSSING OF A STREET OR WALK. THE MAINLINE SHALL BE INSTALLED AT THE DEPTH NOTED IN THE IRRIGATION DETAILS AND AT A HORIZONTAL DISTANCE OF 12"-24" FROM THE EDGE OF ALL CURBS OR WALKS. ALL MAINLINE AND VALVES SHALL BE LOCATED BEHIND THE PROPERTY LINE.

DIG ALERT

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 1(800) 422-4133.

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3RD FLOOR IRRIGATION PLAN

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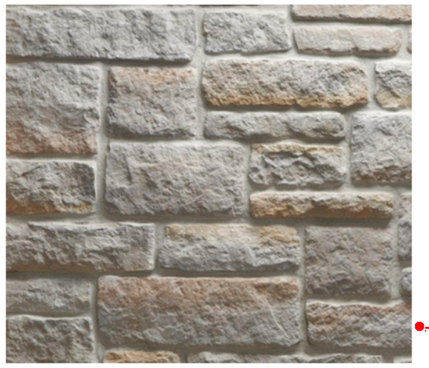
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MATERIAL BOARD

3077 CAHUENGA BLVD. LOS ANGELES, CA 91162



VENEER STONE: AUSTIN STONE
GAINSBORO OR EQUAL



WROUGHT IRON ORNAMENTAL RAIL
THREE COATS OF PAINT, DUNN
EDWARDS 56 WEATHERED BROWN.



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

TRIM: DUNN EDWARDS “DE6267”
DOVE’S WING

7/8” THK. STEEL TRAWLED CEMENT
PLASTER W/ TWO COATS OF POLYMER
BASE EXTERIOR PAINT FINISH.
DUNN EDWARDS “DEC737” JAKARTA

7/8” THK. STEEL TRAWLED CEMENT
PLASTER W/ TWO COATS OF POLYMER
BASE EXTERIOR PAINT FINISH.
DUNN EDWARDS “DEC738” TRAVERTINE



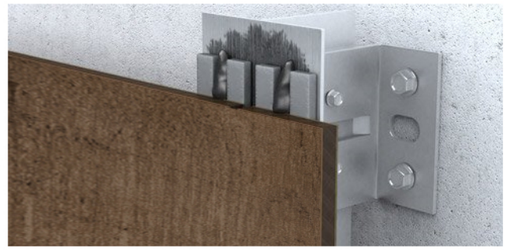
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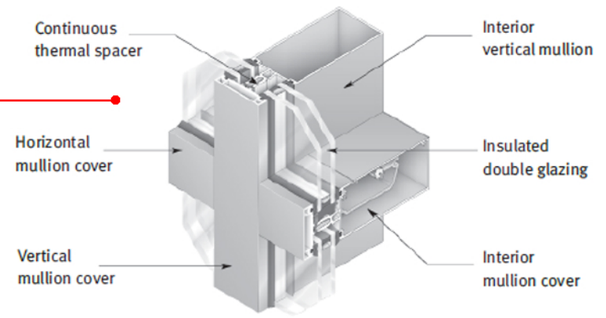


MIXED GRAY PEBBLE AGGREGATE
CONCRETE PATTERN AT THE DRIVEWAY
AND AT THE DROP-OFF AREA



WOOD DECOR: TRESPA,
LOFT BROWN METEON NW05

System components



ALUMINUM FRAMED CURTAIN WALL (SPANDREL GLASS)

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