

15-unit Apartment building

1426 N Fuller Ave, Los Angeles CA 90046

NOTES

GENERAL:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS.
2. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND SHALL CALL TO THE ARCHITECT OR DESIGNER OF ANY QUESTIONS OR CONFLICT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
3. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE SHOWN FROM FACE OF STUD OF EXISTING WALL UNLESS OTHERWISE NOTED.
4. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATIONS REQUIRED.
5. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS PER SECTION 303.7
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES OR SUB - CONTRACTORS AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY DEVICES, TEMPORARY BARRICADES, SCAFFOLDING, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS ON THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
9. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
10. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF PLUMBING, MECHANICAL DUCTS AND ELECTRICAL WORK.
11. INSTALL APPROVED FIRE-RATED DAMPERS WHERE DUCTS PENETRATE FIRE RATED PARTITIONS, CEILING AND FLOOR ASSEMBLIES.
12. GENERAL CONTRACTOR TO ENSURE THAT ALL PARTITIONS ARE ATTACHED OR BRACED TO STRUCTURAL MEMBERS AND/OR SLAB ABOVE AS REQUIRED TO BE SAFE AND SECURE. SUPPORT Laterally AND SEISMICALLY AS REQUIRED BY APPLICABLE CODES.
13. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, HEALTH ADMINISTRATIONS AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTORS ACTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND / OR PENALTY RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES AND REGULATIONS.
15. THE DESIGN ADEQUACY AND SAFTEY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.
16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE LISTED MATERIALS.
17. CONTRACTOR TO PROVIDE NECESSARY MEASURES TO DEQUATELY NECTANT PLUMBING LINES TO EXISTING RESIDENTIAL LINES, PROVIDING A MIN. 2% SLOPE AS REQUIRED BY U.P.C. CODES AND GOVERNING CITY, COUNTY AGENCIES.
18. ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
19. APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
20. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
21. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
22. ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
23. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
24. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

25. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
26. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
27. APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTER BACK UP AND LOW BATTERY SIGNAL. (R314)
28. A SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:
- a. RETAINING WALLS

b. BLOCK WALLS

c. FIRE SPRINKLER SYSTEM

d. ELECTRICAL WORK

e. MECHANICAL WORK

f. GRADING BACKFILL

g. DEMOLITION WORK
29. A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE. 3 COPIES OF THE SYSTEM PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL, PRIOR TO INSTALLATION.
30. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DEPARTMENT PRIOR TO INSTALLATION.
31. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. (BUILDING CODE 903 AND FIRE CODE 903)
32. GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE "IP631 ULTRASHIELD CLEAR" BY DUNN EDWARDS CORPORATION, LARR#25162-T. AND EXTEND 9'-0" MIN. ABOVE FINISHED GRADE.

FIRE DEPARTMENT NOTES:

1. VERIFY 5" HIGH ADDRESS # TO BE PLACED NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO LAMC 57.09.11
2. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.
3. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.
4. CONSPICUOUSLY MARK GAS-SHUT-OFF VALVE
5. PROVIDE A PORTABLE FIRE EXTINGUISHER W/ A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. ALSO DURING CONSTRUCTION
6. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION
7. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. FLOOR CEILING ASSEMBLY SHALL BE SEALED, LINED OR INSULATED
8. ALL SMOKE DETECTORS TO BE HARD-WIRED
9. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH A MINIMUM OF 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND @ 5 FOOT CANDLE SPACING BETWEEN SIGNS SHALL NOT EXCEED 200 FT. @ 5 FEET CANDLE.
10. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING
11. PROVIDE SINGLE STATION SMOKE DETECTOR WITHIN SLEEPING AREAS AND AREAS GIVING ACCESS TO SLEEPING AREA AND ON TOP CENTER OF STAIRS LEADING THERETO.
12. ROOF COVERING SHALL CONFORM WITH TABLE 15-A. (LAMC 91.1501)
13. INTERIOR WALL AND CEILING FINSHES SHALL COMPLY WITH TABLE 8B.
14. EXIT COURT, LESS THAN 10 FEET IN WIDTH, SHALL HAVE A MINIMUM OF ONE-HOUR, FIRE-RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE COURT, AND OPENING SHALL BE PROTECTED WITH THREE-FOURTHS HOUR FIRE ASSEMBLIES.
15. DRAFT STOPS ARE REQUIRED ABOVE AND IN LINE WITH WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES.
16. WINDOWS IN 1-HR CORRIDOR SHALL BE LIMITED TO FIXED GLAZING OF 45 MIN FIRE RATING AND SHALL NOT EXCEED 25% OF CORRIDOR / ROOM, COMMON WALL.
17. ALL OPENING IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 1-HR FIRE RESISTIVE CONSTRUCTION.
18. DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR CEILING ASSEMBLE FORMED OF COMBUSTIBLE CONSTRUCTION
19. PROVIDE A PORTABLE FIRE EXTINGUISHER W/A RATING OF NOT LESS THAN 10BC FOR PARKING GARAGE
20. ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS REQUIRES 1 HR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
21. PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- FIRE EXIT SIGN NOTES:**
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED (1013.3)
2. EXIT SIGNS ILLUMINATED BY EXTERNAL SOURCE SHALL HAVE INTENSITY NOT LESS THAN 5-FOOT CANDLES. (1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEMTHAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN90 MIN. INN CASE OF PRIMARY POWER LOSS. (1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN 34" AND A MAX 48" ABOVE THE FINISHED FLOOR. (1010.1.9.2)
8. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 10101.9.12
9. ALL RATED DOORS MUST BE EITHER SELF CLOSING OR AUTOMATIC CLOSING AND HAVE A UL 1784 SMOKE AND DRAFT CONTROL SEAL. (716)

10. THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (1008)
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1" CANDLE AT THE WALKING SURFACE (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE AND EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS: (1008.3)
- a. AISLES CORRIDORS AND EXIT ACCESS STAIRWAYS AND RAMP

b. INTERIOR EXIT ACCESS STAIRWAYS AND RAMP, INTERIOR AND EXTERIOR STAIRWAYS AND RAMP, EXIT PASSAGE WAYS, AND VESTIBULES AND AREAS ON THE LEVEL OF EXIT DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.2)

c. ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC RESTROOM LARGER THAN 300 SQFT. (1008.3.3)
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MIN AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR. THE INSTALLATION OF EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.(1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1" CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. SEE EXCEPTION FOR I-2 OCCUPANCIES. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FOR STORAGE BATTERIES UNIT EQUIPMENT OR AN ON SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH-RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE. (LAFCD 510.1)

AREA SUMMARY

# OF UNIT	AREA (S.F.)	# OF BEDROOM
101	733 S.F.	1
201-301-401-501	1,184 S.F.	2
102-202-302-402-502	1,076 S.F.	2
103-203-303-403-503	1,297 S.F.	2

TOTAL 1 BEDROOM = 1 UNITS
TOTAL 2 BEDROOM = 14 UNITS

TOTAL UNITS S.F. = 733 + (1,184 X 4) + (1,076 X 5) + (1,297 X 5) = 17,334 S.F.

TOTAL ZONING (R2) AREA = UNITS + CORRIDORS +LOBBY= 17,344+1,897+315= 19,556 SQFT< 72,000 SQFT (TYPE III-A)

TOTAL (S-2) S.F. = 6,676.73 S.F.

SCHOOL FEE CALCULATION
RESIDENTIAL UNITS + STAIRS + SHAFTS & ELEVATORS + EXTERNAL WALLS
17,344 (R-2) + 1,400 (STAIRS) + 330 (ELEVATOR) + 1002 (EXTERNAL WALLS)

TOTAL SCHOOL FEE: 20,076 S.F.

SYMBOL LEGEND

00

DOOR NUMBER DESIGNATIONS

00

WINDOW STYLE: LETTER DESIGNATIONS

X

A-XX

SECTION CUT NUMBER

SHT. NO.

A

A

B

C

ELEVATION NUMBER

SHT. NO.

XX

A-XX

DETAIL NUMBER

SHT. NO.

0

%128 0'-0"

FIN. FLR.

FLOOR ELEVATION

1

REVISION NUMBER

PROJECT INFORMATION

LEGAL DESCRIPTION
ASSESSOR PARCEL (APN) :
LOT:
BLOCK :
TRACT:
MAP REFERENCE:
THOMAS BROTHERS GRID:

5548019011

12

NONE

HARRY R. LEECH'S HOLLYGROVE PLACE

M B 32-30

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BUILDING CODES
ALL CONSTRUCTION SHALL COMPLY WITH :

- 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE,
- PART 1, TITLE 24 C.C.R.
- 2016 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 C.C.R.
- 2017 LOS ANGELES BUILDING CODE
- 2017 LOS ANGELES GREEN CODE

PROJECT TYPE:
USE:
ZONING:
LOT / PARCEL AREA:
OCCUPANCY:
NUMBER OF STORIES:

NEW 15 - UNITS APARTMENT BUILDING

MULTIPLE - DWELLING UNITS

R3-1

7,655.5 SQFT

1-LEVEL OF SUBTERRANEAN PARKING

5 RESIDENTIAL STORIES

TYPE OF CONSTRUCTION:

TYPE III A (APARTMENTS)

TYPE I-A (SUBTERRANEAN GARAGE)

SPRINKLERED:
FIRE ALARM:
TOTAL PROJECT UNITS:
BUILDABLE AREA:
MAXIMUM ALLOWABLE F.A.R.:
BUILDING HEIGHT PER ZONING:
PROVIDED HEIGHT:
FIRE ALARM PER NFPA 72:

YES, FULLY SPRINKLERED THROUGHOUT NFPA13

FIRE ALARM SHOULD BE PROVIDED THROUGHOUT THE BUILDING

15 [1x 1 BED +14x 2BED]

123' x 40' = 4,920 S.F.

3 X 4,175.21 S.F. = 12,525.6 S.F.

45' @ LOWEST POINT

50'

SEE 907-2-9 YES

BASE INCENTIVES (TIER 1)

PARKING		ACCESSIBLE	STANDARD	COMPACT	TOTAL
REQUIRED	13X2+2X1= 28 BEDROOM X 0.5 = 14	1	13	0	14
PROVIDED		1	13	0	14
ALLOWABLE FAR			PROVIDED FAR		
BASE FAR	FAR INCREASE	TOTAL ALLOWABLE	TOTAL PROVIDED		
3:1	40%	4.2:1	3.98:1		
14,760 SQFT	5,904 SQFT	20,664 SQFT	19,556 SQFT		

ADDITIONAL INCENTIVES (TIER 1): HEIGHT				
BASE BUILDING HEIGHT	HEIGHT INCREASE	ALLOWABLE HEIGHT	PURPOSED HEIGHT	
45'	9'-6"	45' + 11' = 56'	54'-6"	
SETBACK	FRONT YARD	SIDE WEST YARD	SIDE EAST YARD	BACK YARD
BASE SETBACK	15'-0"	5'-0"	5'-0"	15'-0"
REQUIRED SETBACK	15'-0"	8'-0"	8'-0"	15'-0"
ALLOWABLE DEDUCTION (25% PER T.O.C. TIER 1)	-	8'-0"X25%=2'-0"	8'-0"X25%=2'-0"	-
SETBACK PROVIDED	15'-0"	6'-0"	6'-0"	15'-0"

BICYCLE PARKING CALCULATION

REQUIRED :
15 LONG TERM (PER EACH UNIT) + (%10 OF NUMBER OF UNITS SHORT TERM)1.5 = 17 BICYCLE
PARINGS
PROVIDED :
16 LONG TERM + 2 SHORT TERM =18 BICYCLE PARKING

DENSITY CALCULATION(TIER 1)

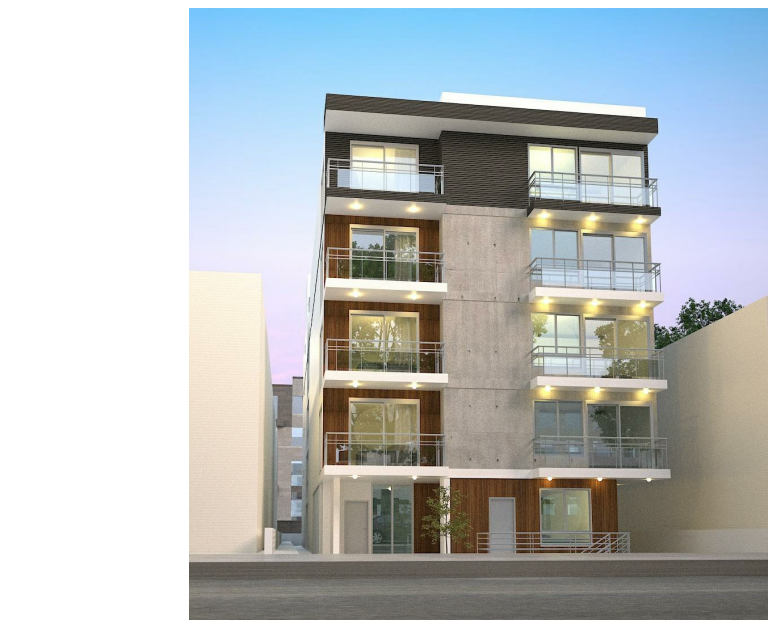
TOTAL ALLOWABLE UNITS =7,655 SQFT / 800 SQFT=10 UNITS(LOT AREA / 800 SQFT)
10 X 1.5 (TIER 1 50% DENSITY INCREASE)= 15 UNITS
TOTAL PROVIDED UNITS = 15 UNITS

8% ELI = 15X 8%= 2 UNIT (EXTREMELY LOW INCOME UNIT) &13 MARKET UNITS

REQUIRED OPEN SPACE:

UNIT TYPE	QUANTITY	REQ. OPEN SPACE / UNIT	TOTAL (S.F.)
STUDIO	0	100 S.F.	0
1BED	2	100 S.F.	200
2 BED	13	125 S.F.	1,625
TOTAL REQUIRED OPEN SPACE: 1,825 S.F.			
PROVIDED OPEN SPACE: 648 S.F. PRIVATE OPEN SPACE 468 S.F. COMMON OPEN SPACE 720 S.F. COMMON OPEN SPACE TOTAL PROVIDED OPEN SPACE			
(UNIT BALCONIES) (REAR YARD) (ROOF DECK) 1,836 S.F.			

PROJECT DIRECTORY



CLIENT
CAPITAL GROUP INVESTORS, LLC
ADDRESS:1024 S. Santee St, STE 200, Los Angeles, CA 90015

ARCHITECT
MALY ARCHITECTS, INC.
ADDRESS: 7136 HASKELL AVE., #320 VANNUYS, CA 91406
TEL: (818) 770-0161

STRUCTURAL ENGINEER

ADDRESS:
TEL:

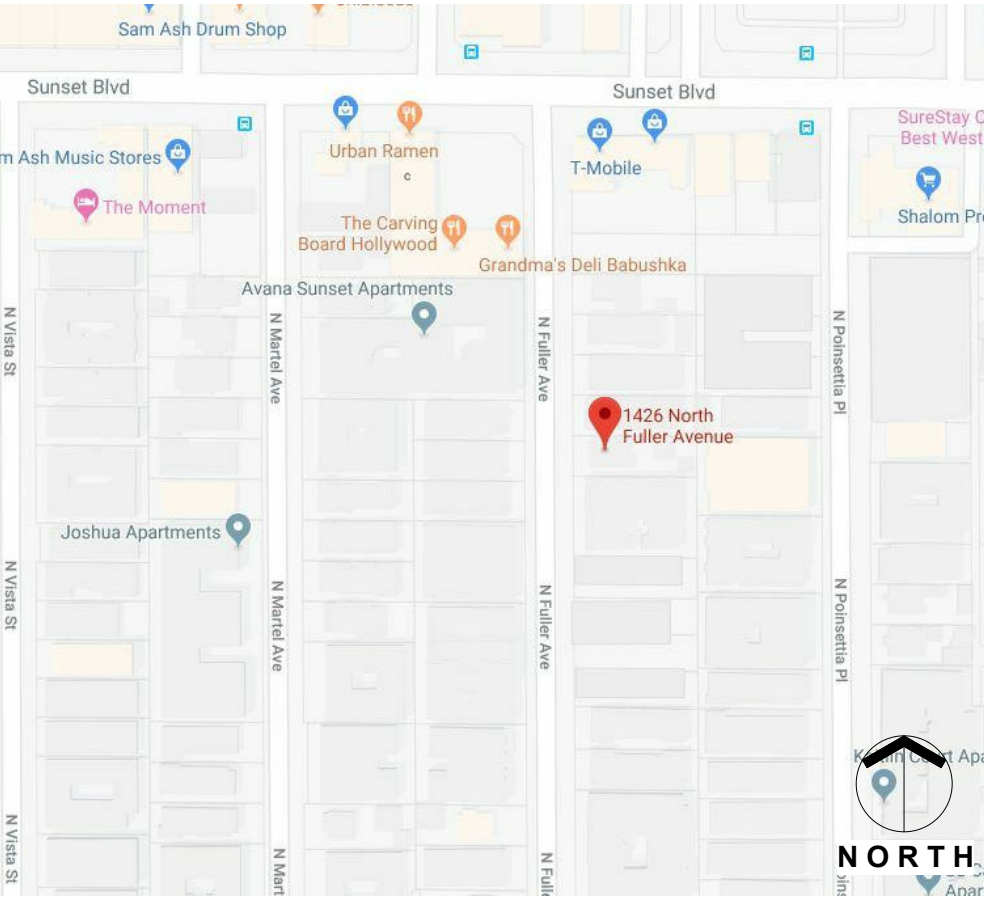
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Sheet List - Structure

VICINITY MAP



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1

2

3

NO.

DATE:

NO.

TITLE SHEET-MULTI FAMILY

APPLICANT AND PROJECT ADDRESS:

Capital Group Investors, LLC

1426 N Fuller Ave, Los Angeles CA 90046

ARCHITECT:

FARZIN MALY

7136 Haskell Ave. #320

Van Nuys, CA 91406

Ph: 818 770 0161 Email: farzin.maly@gmail.com

LICENSED ARCHITECT

FARZIN MALY

NO. C-33731

05-31-19

RENEWAL DATE

STATE OF CALIFORNIA

PROJECT NO:

DATE:
1/9/2019 6:38:32 PM

DRAWN BY:

APPROVED BY:
Approved

SHEET NO:

A0.01



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PROJECT NO:

DATE:
11/8/2018 7:57:09 PM

DRAWN BY:
Author

APPROVED BY:
Approver

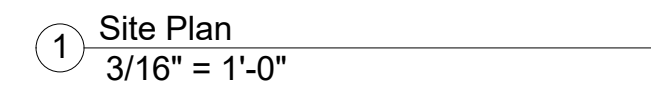


SHEET TITLE: 3D VIEWS

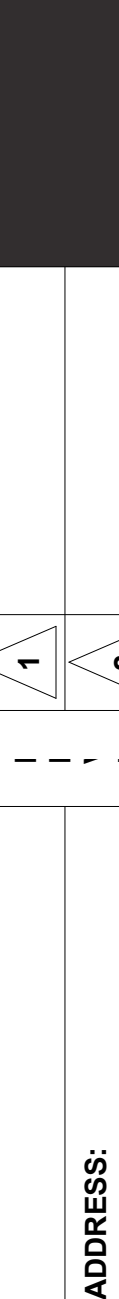
ARCHITECT:
FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

OWNER AND PROJECT ADDRESS:
Capital Group Investors, LLC
1426 N Fuller Ave, Los Angeles CA 90046

1	2	3	NO.	DATE:
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		SHEET TITLE: SITE PLAN	
		ARCHITECT: FARZIN MALY 7136 Haskell Ave., #320 Van Nuys, CA 91406 Ph: 818 770 0181 Email: farzin.maly@gmail.com	OWNER AND PROJECT ADDRESS: Capital Group Investors, LLC 1426 N Fuller Ave, Los Angeles CA 90046
		DATE:	

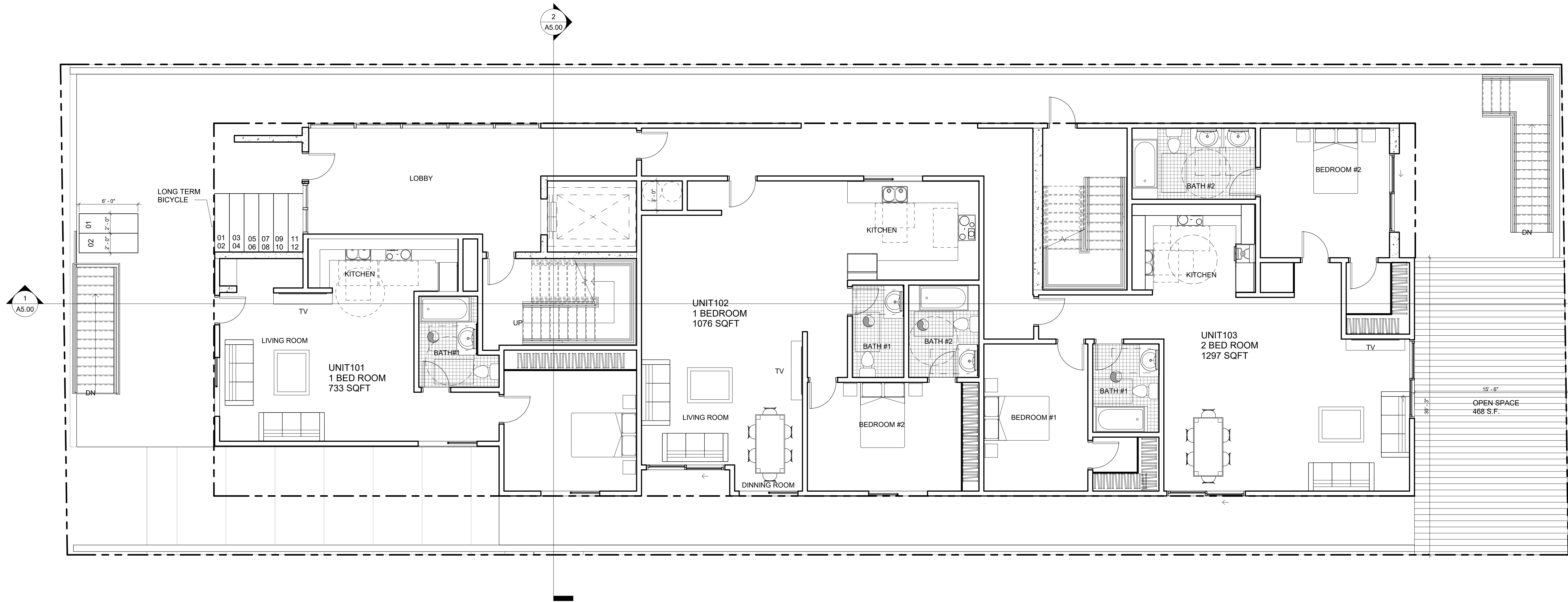
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SHEET NO:

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1 1st Floor Plan
3/16" = 1'-0"



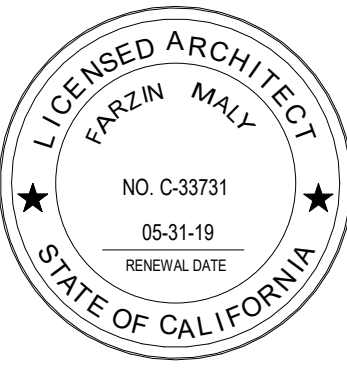
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1ST FLOOR PLAN

SHEET TITLE:
ARCHITECT:
FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

OWNER AND PROJECT ADDRESS:
Capital Group Investors, LLC
1426 N Fuller Ave, Los Angeles CA 90046

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Author
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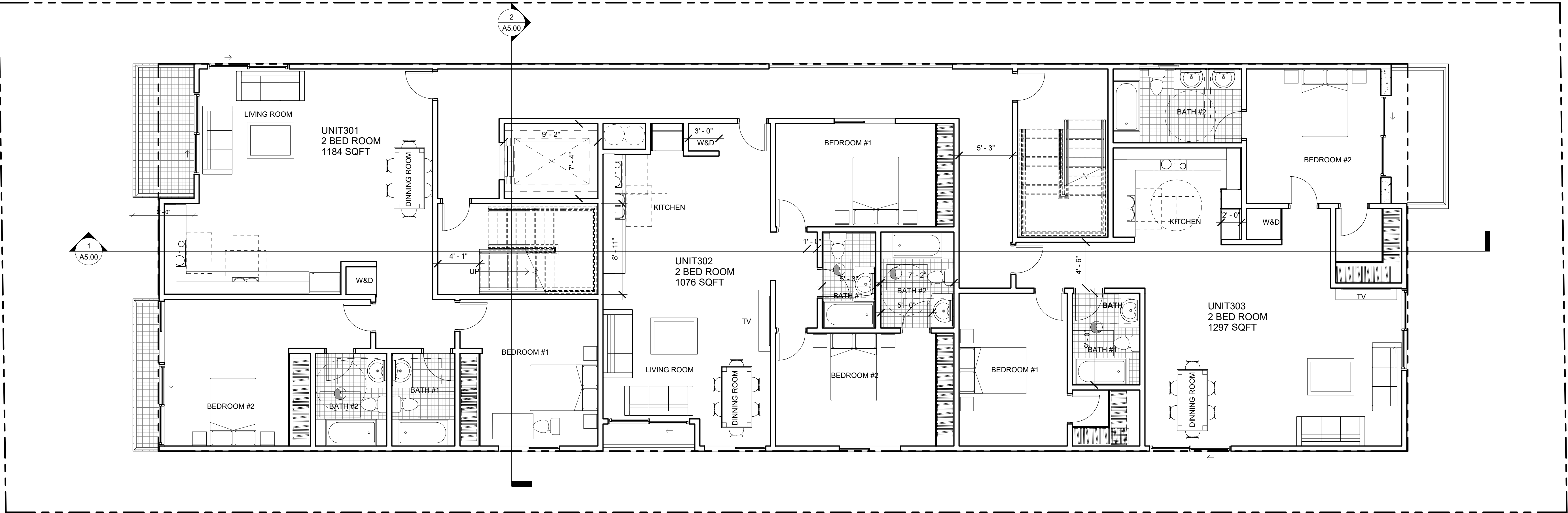
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① 3rd Floor
3/16" = 1'-0"



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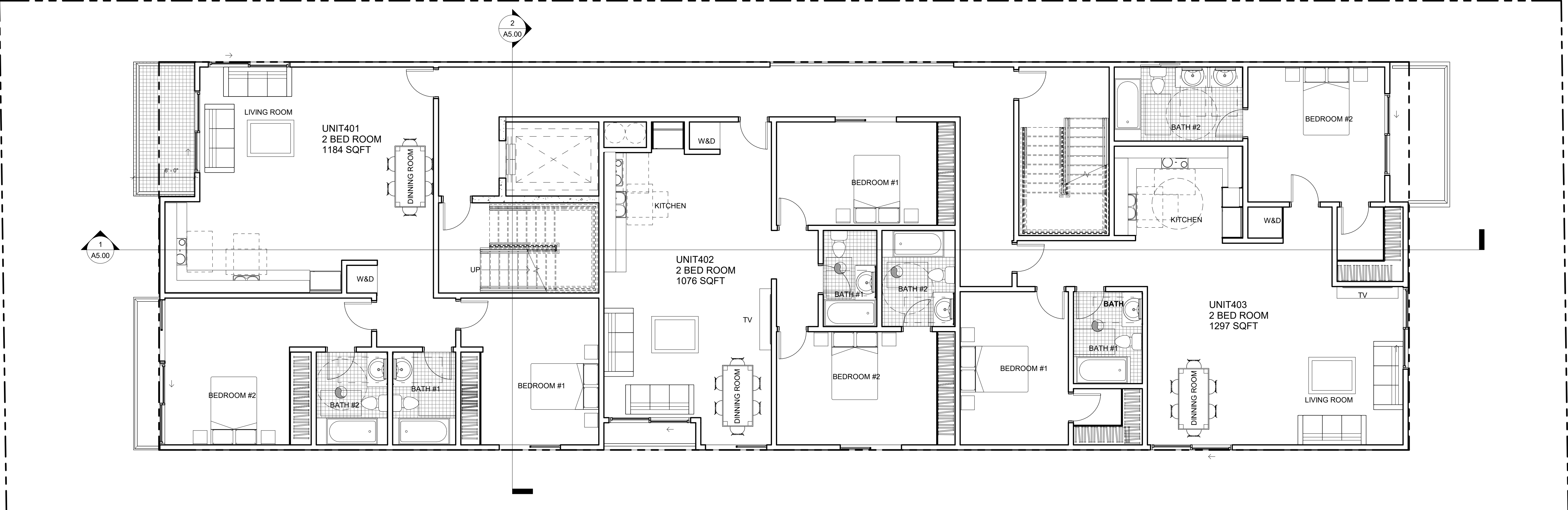
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SHEET TITLE: **3RD FLOOR PLAN**
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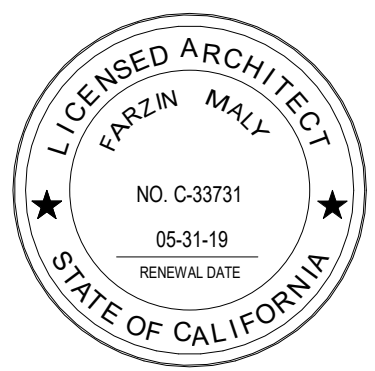
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① 4th Floor
3/16" = 1'-0"

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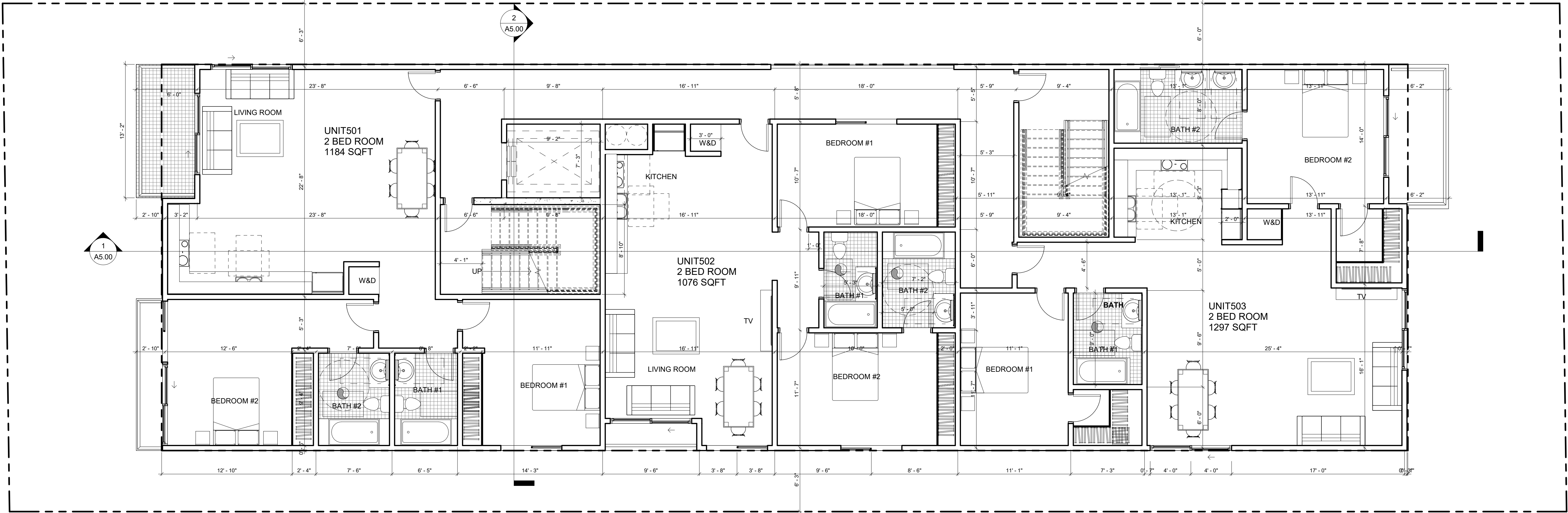
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SHEET TITLE:
4TH FLOOR PLAN

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1 5th Floor
3/16" = 1'-0"

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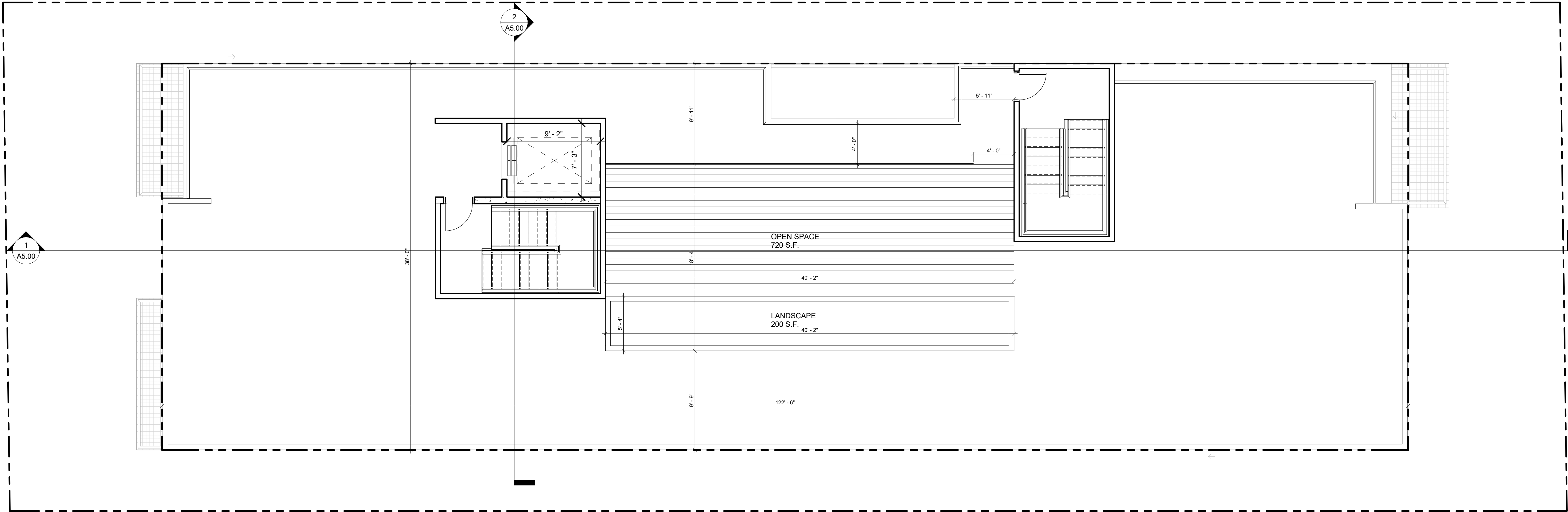
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1 Roof Deck
3/16" = 1'-0"



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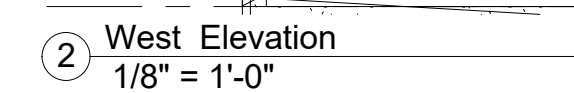
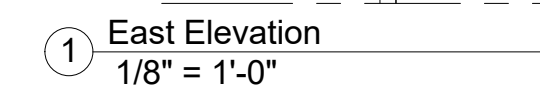
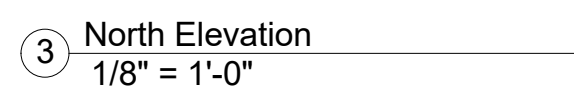
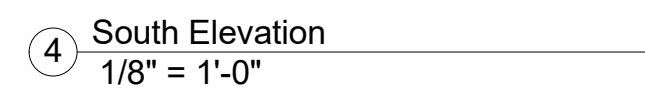


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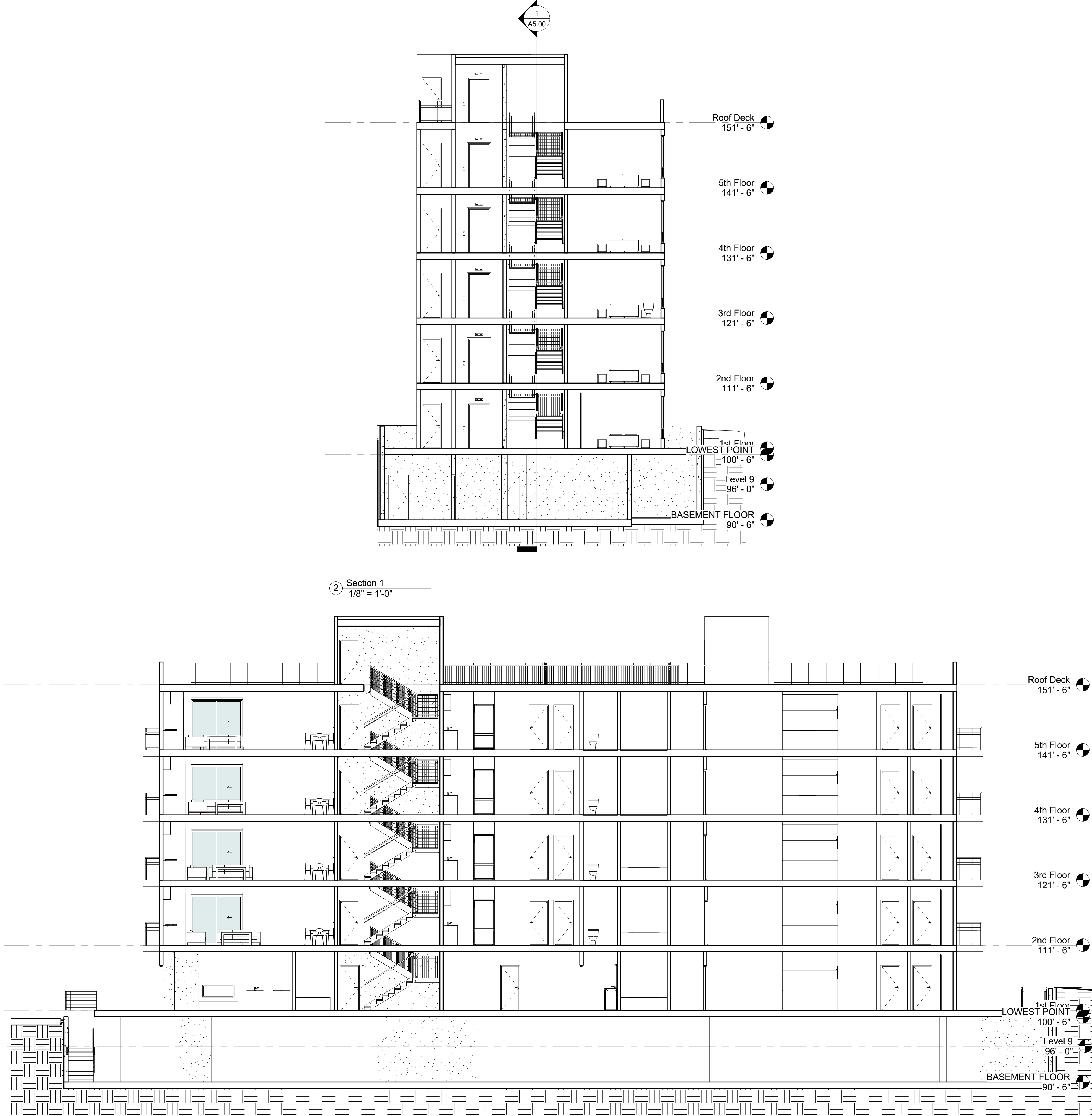
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Ph: 818 770 0161 Email: farzin.maly@gmail.com

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1	
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② Section 1
1/8" = 1'-0"

① Section 2
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FARZIN MALY

7136 Haskell Ave., #320

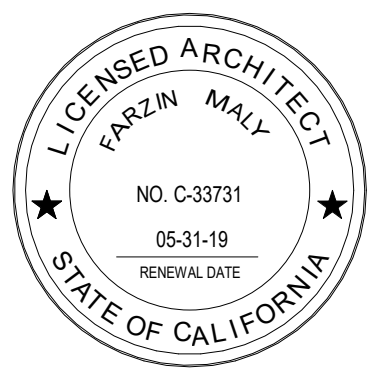
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