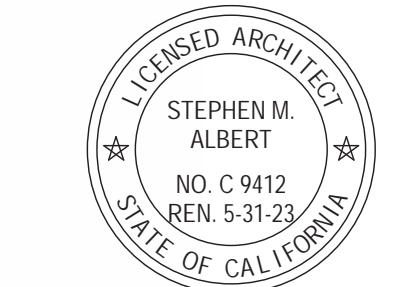
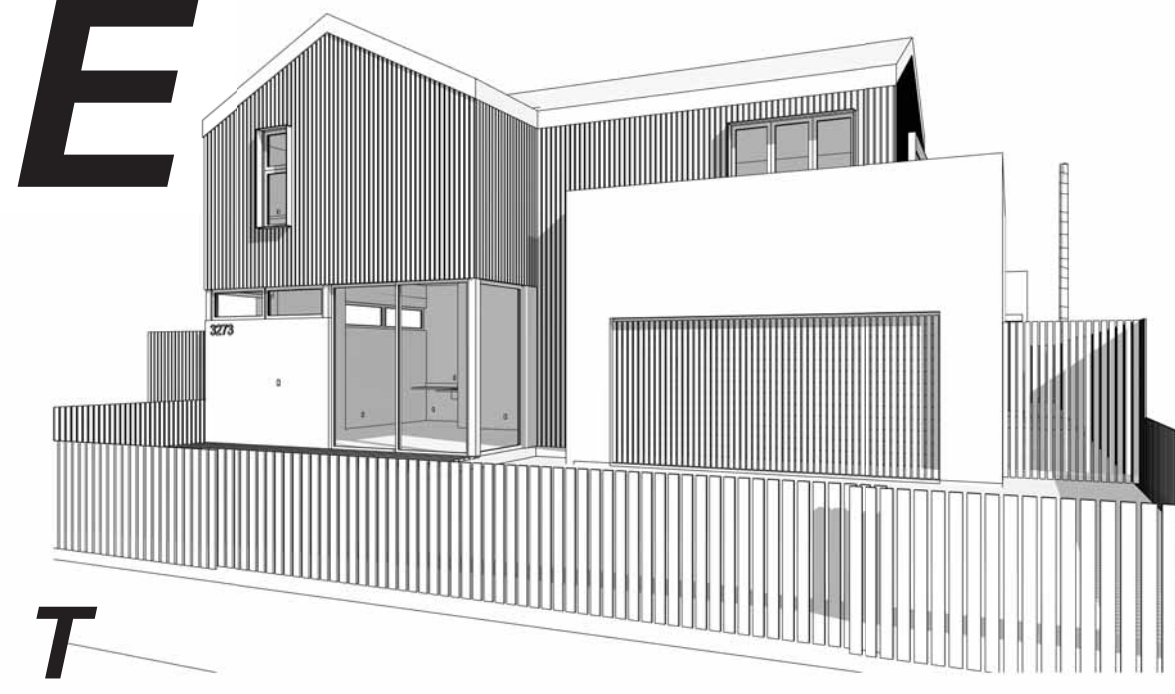


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# SZEWE RESIDENCE

[SFD] 3273 SOUTH CORINTH AVE., LOS ANGELES, CA 90066  
 [ADU] 3271 SOUTH CORINTH AVE., LOS ANGELES, CA 90066



Stephen M. Albert

## BUILDING PERMIT

**City of Los Angeles, Department of Building & Safety**  
**APPROVED PLANS**

This set of plans **MUST** be at the job site during construction.  
 It is unlawful to alter, change, or deviate from these plans.  
 No inspection can be scheduled until the permit fees have been paid.  
 The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.

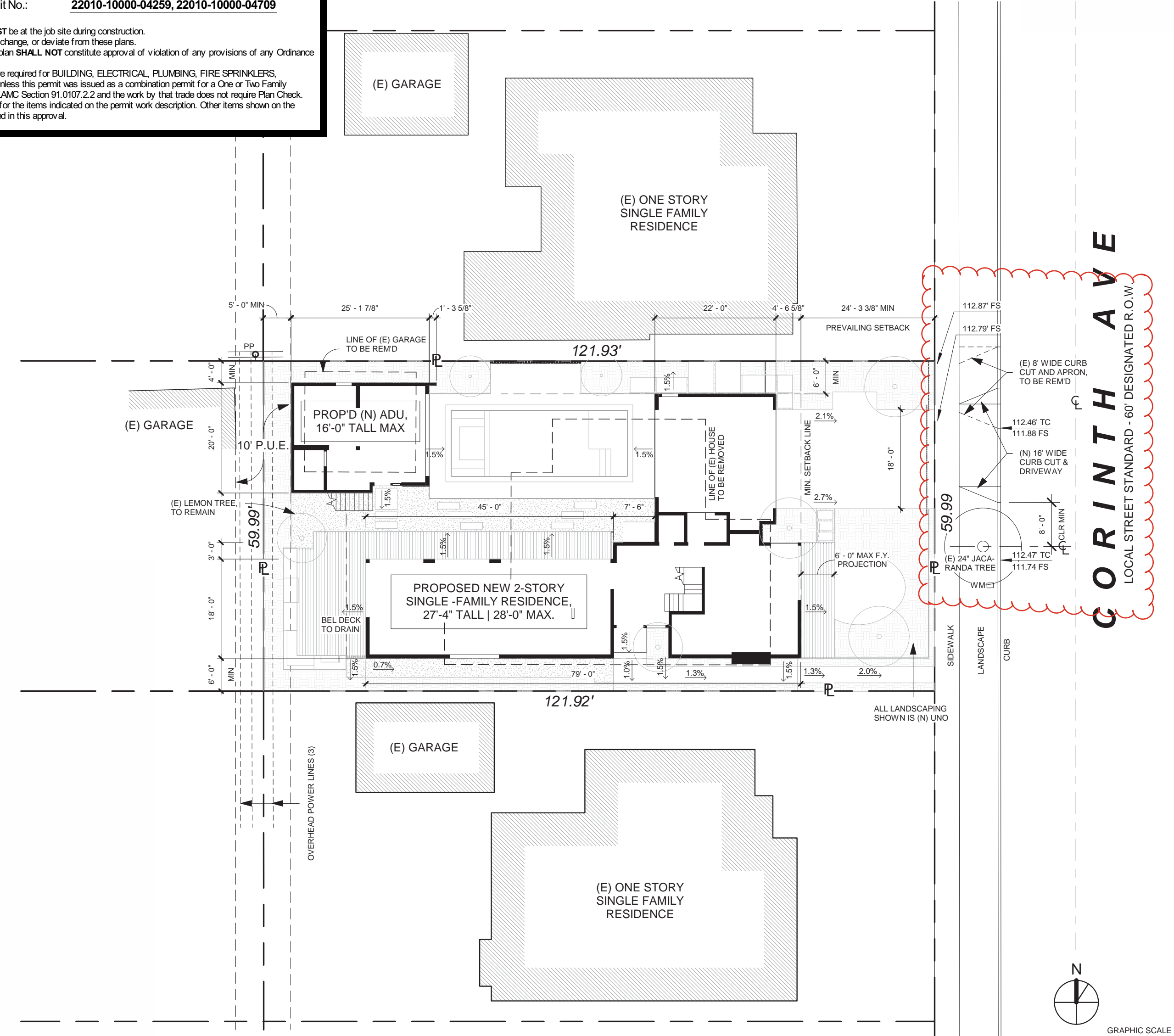
By: **NGHI SU** Date: **03/28/2023**

Application No./Permit No.: **22010-10000-04259, 22010-10000-04709**

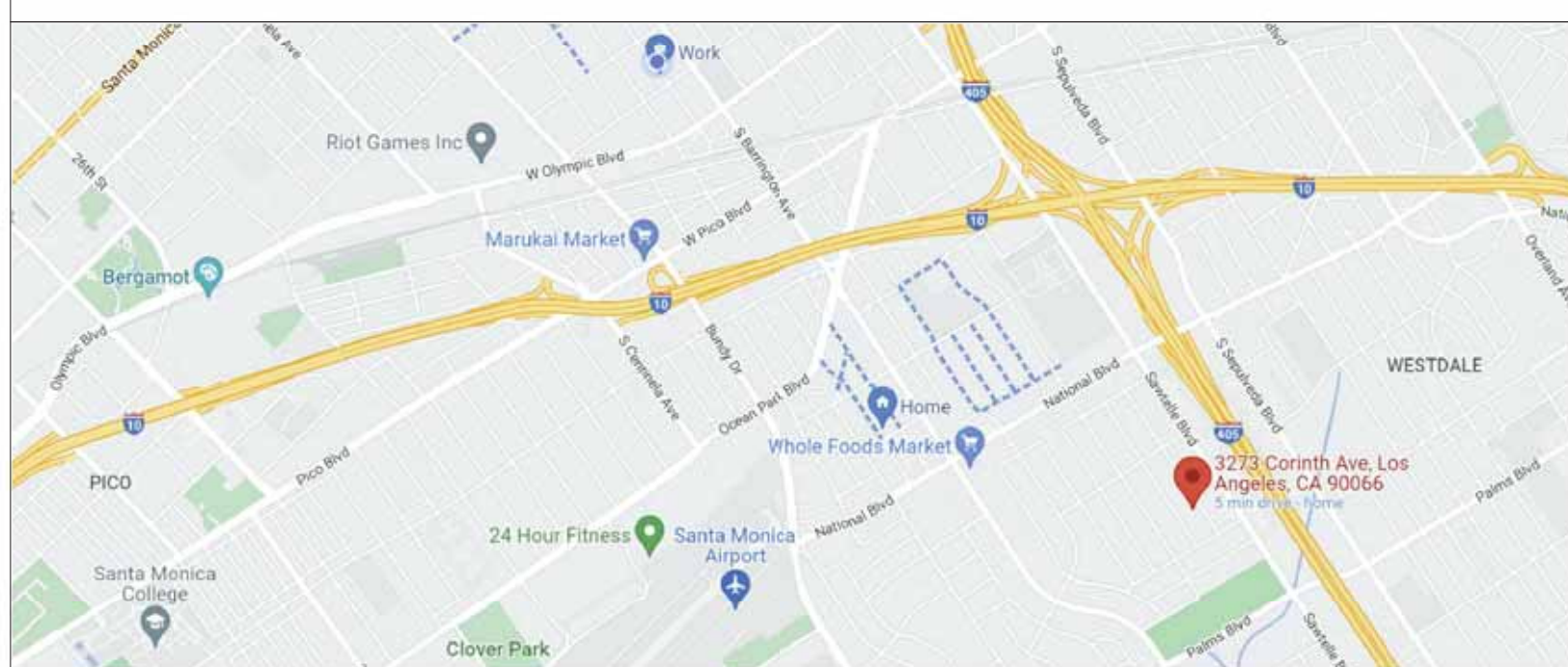
SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

**DIRECTORY**

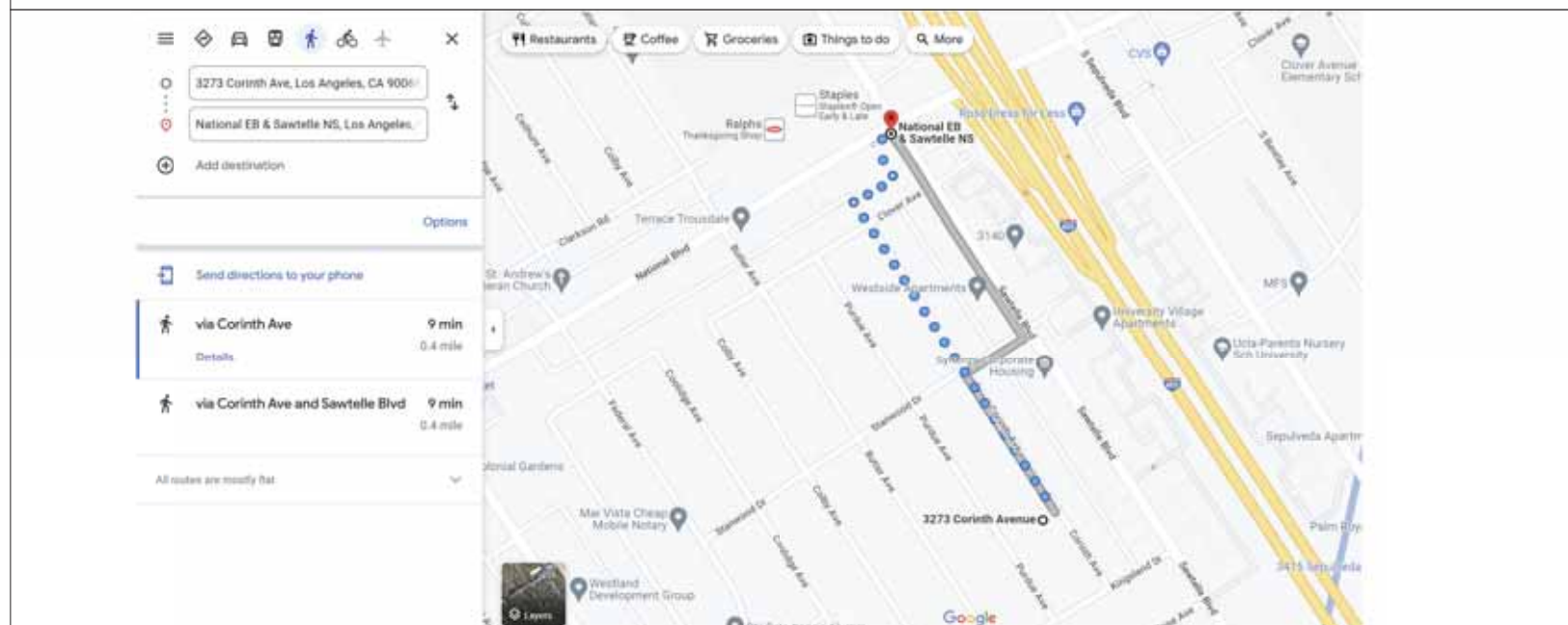
<b>OWNER</b>	DANIEL & REBECCA DANIEL SZEWE CONTACT: DANIEL SZEWE EMAIL: DASZEW@YAHOO.COM TEL: (310) 909-4458 ADDRESS: 3273 CORINTH AVE., LOS ANGELES, CA 90066
<b>ARCHITECT</b>	ALBERT GROUP ARCHITECTS COMPANY: ALBERT GROUP ARCHITECTS CONTACT: ADAM POLK, AIA EMAIL: APOLK@TAGARCH.NET TEL: (310) 940-9960 ADDRESS: 2032 STONER AVE., STUDIO A LOS ANGELES, CA 90025
<b>STRUCTURAL</b>	MICHAEL ZAHN STRUCT. ENG., LLC COMPANY: MICHAEL ZAHN, S.E. CONTACT: MIKE@MZSENS.COM EMAIL: MIKE@MZSENS.COM TEL: (310) 339-3601 ADDRESS: 9119 HARGIS STREET LOS ANGELES, CA 90034
<b>LANDSCAPE</b>	[PLACE] COMPANY: CATHRYN WIDMANN CONTACT: CATHRYN WIDMANN EMAIL: CATHRYN@PLAC-E.COM TEL: (310) 882-0860 ADDRESS: 3617 EXPOSITION BLVD. LOS ANGELES, CA 90016
<b>INTERIOR DESIGN</b>	PARKS INTERIOR DESIGN COMPANY: PARKS INTERIOR DESIGN CONTACT: GEORGEANNA PARKS EMAIL: GSROOKPARKS@GMAIL.COM TEL: (323) 244-9586 ADDRESS: -



VICINITY MAP



TRANSIT PROXIMITY DIAGRAM



HARDSCAPE TABULATION

HARDSCAPE TABULATIONS AND EXPLANATIONS:  
 PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS

LEVEL	AREA	PROVIDED / DESCRIPTION
1ST FLOOR / GRADE	DRIVEWAY 544.50 SF / PAVERS 157.75 SF / POOL DECK 484.85 SF / SFD DECKS 25.92 SF / ENTRY 190.00 SF	1,187.1 SF / ALL FIRST FLOOR CONCRETE TO BE COLORED MESA BUFF, W/ INITIAL SOLAR REFLECTANCE OF .41. SEE GRN.2 FOR CUT SHEET / INCLUDES COVERED PORTION OF SFD DECK
2ND FLOOR	MBR DECK 95.00 SF / ADU ROOF 410.75 SF	/ ALL DECKS/BALCONIES OPEN TO THE SKY / N/I PLANTER AREA @ NORTHERN EDGE
<b>TOTAL</b>	<b>1,908.77 SF</b>	
50% OF 1,908.77 = 954.39 SF		1,187.1 SF > 954.39 SF

GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL BENOT BE WITHIN TEN FEET OF ANY POWER LINE-WHETHER OR NOT THE LINES ARE LOCATED ON THE SUBJECT PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF 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 STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170,158 AND 180,670), SEPARATE PLUMBING PERMIT IS REQUIRED.

PROJECT DATA

**PROJECT ADDRESS:**  
 3271 [ADU] AND 3273 [SFD] CORINTH AVE  
 LOS ANGELES, CA 90066

**PROJECT DESCRIPTION:**  
 PROPOSED NEW SINGLE FAMILY RESIDENCE (3,566 SF RFA) WITH ATTACHED GARAGE AND A SEPERATE ACCESSORY DWELLING UNIT PER GCS 65852.2(e)(1)(B) AND LAMC 12.22 A.33(c), (d) & (g) (ADU - 480 SF RFA).

BOTH BUILDINGS, THE ADU AND SINGLE FAMILY RESIDENCE, SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313 OR NFPA13D.

**LEGAL DESCRIPTION:**  
 APN #: 425 002 3027  
 TRACT: TR 14319  
 MAP REF: M B 305-1/5  
 BLOCK: NONE  
 LOT: 119

**BUILDING CODE:**  
 2019 CALIFORNIA RESIDENTIAL CODE (CRC) W/ 2020 LAC AMEND  
 2019 CALIFORNIA BUILDING CODE (CBC) W/ 2020 LAC AMEND  
 2019 CALIFORNIA PLUMBING CODE (CPC) W/ 2020 LAC AMEND  
 2019 CALIFORNIA ELECTRICAL CODE (CEC) W/ 2020 LAC AMEND  
 2019 CALIFORNIA MECHANICAL CODE (CMC) W/ 2020 LAC AMEND  
 2019 BUILDING ENERGY EFFICIENCY STANDARDS (BEES) W/ 2020 LAC AMEND  
 2019 CALIFORNIA GREEN BUILDING STDS. CODE (CGC) W/ 2020 LAC AMEND  
 2017 LOS ANGELES CITY FIRE CODE W/ 2020 LAC AMEND  
 2000 EDITION OF PLANNING AND ZONING CODE WITH CURRENT AMENDMENTS

**OCCUPANCY GROUP:** R - 3 (CBC 310.5)  
 [SFD AREA = 3,197 SF; ADU AREA = 480 SF]

**CONSTRUCTION TYPE:** V-B

**ZONING:** R1V2

**REQUIRED YARDS:**  
 FRONT YARD: 20% DEPTH OF LOT, 20' MAX  
 SIDE YARD: 5' + 1' FOR EACH STORY OVER 2'  
 REAR YARD: 15'

\*ALL PORTIONS OF A BLDG. THAT HAVE SIDE WALL OVER 14' IN HEIGHT AND CON'T LENGTH MORE THAN 45' SHALL HAVE AN OFFSET OF 5' MIN IN DEPTH AND 10' MIN. IN LENGTH.

**MAX. BUILDING HEIGHT:** 30'  
**ENCROACHMENT PLANE HEIGHT:** 22'  
**ANGLE OF ENCROACHMENT PLANE:** 45°

AREA TABULATION	AREA
TOTAL LOT AREA:	7,320 SF
PROPOSED NEW CONSTRUCTION:	
LIVING AREA:	3,131 SF
GARAGE:	508 SF
ADU:	480 SF
MAX RESIDENTIAL FLOOR AREA (51%):	3,736.77 SF
PROPOSED RESIDENTIAL FLOOR AREA:	3,566 SF
(N/I ADU, ADDITIONAL 480 SF)	
MAX ALLOWABLE LOT COVERAGE (46%):	3,367 SF
TOTAL PROPOSED LOT COVERAGE:	2,446 SF
(ADU & SINGLE FAMILY @ GRND)	
TOTAL PAVED AREA (PER LS DWGS):	1,500 SF
TOTAL LS AREA (PER LS DWGS):	1,926 SF

- DEFERRED SUBMITTALS:**
- |                     |                                      |
|---------------------|--------------------------------------|
| 1. BLOCK WALL FENCE | 5. MECHANICAL, ELECTRICAL & PLUMBING |
| 2. SWIMMING POOL    | 6. FIRE SPRINKLERS                   |
| 3. SOLAR PANELS     |                                      |
| 4. DEMOLITION       |                                      |

Los Angeles Fire Department  
 Fire Development Services

**Hydrants & Access**  
**APPROVED PLANS**

By: Insp. L.Rider #444 Date: 03/22/2023

Transaction ID Number: **H22-92652**

The approval of these plans and/or specifications does not exempt them from strict compliance with all other pertinent sections of the Municipal Code and other laws and regulations.

This set of plans and specifications must be at the jobsite during construction  
 Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.  
 Total Pages **8**  
 Digitally Signed By: **Luis A. Luvano** Date: **3/22/2023**  
 Department of Public Works - Bureau of Sanitation  
 Watershed Protection Division (C.S.)

NO.	DESCRIPTION	DATE

**SZEWE SINGLE FAMILY DWELLING & ACCESSORY DWELLING UNIT**

3271 & 3273 S. CORINTH AVENUE  
 LOS ANGELES, CALIFORNIA 90066

**CD - BUILDING PERMIT**

MARCH 1, 2023

TITLE SHEET

PROJECT	2201
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# A0.00

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