LADBS
B WLA 9 16 20
APPROVED

DEFERRED APPROVAL

THE DEFERRAL OF ANY SUBMITTAL ITEMS ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE ITEMS SHALL BE CLEARLY IDENTIFIED ON THE PLANS BY THE ARCHITECT OR ENGINEER OF RECORD. ADDITIONALLY, THE ARCHITECT OR ENGINEER OF RECORD IS RESPONSIBLE FOR THE REVIEW AND SUBMITTAL OF THE DEFERRED ITEMS AND DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL AND SHALL INDICATE TO THE BUILDING DEPARTMENT THAT THEY HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE DESIGN OF THE BUILDING. ALL DEFERRED ITEMS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION.

WHEN SPECIAL INSPECTION IS REQUIRED PER THE ARCHITECT OR ENGINEER OF RECORD IS REQUIRED TO PREPARE AN INSPECTION PROGRAM TO BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. THIS PROGRAM SHALL INCLUDE ALL PORTIONS REQUIRED TO BE INSPECTED, THE NAME(S) OF INDIVIDUALS OR FIRMS WHO ARE TO PERFORM THE INSPECTIONS AND THE DUTIES OF THE SPECIAL INSPECTORS. THE INSPECTION PROGRAM SHALL INCLUDE SAMPLES OF INSPECTION REPORTS AS WELL AS PROVIDE TIME LIMITS FOR SUBMISSION OF REPORTS.

DEFERRED APPROVAL & SEPARATE PERMIT IS REQUIRED FOR:

A SEPARATE APPLICATION & PERMITS ARE REQ'D. FOR:

a. FIRE SPRINKLER TO BE APPROVED BY PLUMBING DIVISION
b. FIRE ALARM IF ANY
c. EQUIPMENT ANCHORAGE IF OVER 400 POUNDS & OVER 48" HT./HVAC
d. FREE STANDING FENCE WALLS
e. DEMOLITION WORK.
f. SUMP PUMP
g. SOLAR PANELS

NOTES

THE FOLLOWING NONSTRUCTURAL PRODUCTS SHALL COMPLY WITH AN APPROVED ICC EVALUATION REPORT OR LOS ANGELES CITY RESEARCH REPORT. COPY THE REPORT AND CONDITIONS OF APPROVAL ONTO THE PLANS AND SHOW COMPLIANCE WITH THOSE CONDITIONS.

a. DAMP PROOFING MATERIAL BEHIND BASEMENT WALLS
b. ROOFING MATERIALS

THE CONDUIT FOR THE FUTURE ELECTRICAL SOLAR SYSTEM SHALL BE LABELED AS PER THE LOS ANGELES FIRE DEPARTMENT REQUIREMENTS. (4.211.4)

LEGEND

°◎	AUTOMATIC WEATHER BASED IRRIGATION SYSTEM CONTROLLERS
E.F. ⊖	i. FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
F.D. ⊡	4" FLOOR DRAIN (0.25"/FOOT SLOPE)
⊸⊸	ABOVE MIRROR FLUORESCENT LIGHT FIXTURE
▦	8"x8" INDOOR THIN SET CERAMIC TILE
S.D. ⊙	HARD WIRED SMOKE DETECTORS W/ BATTERY BACKUP
⊠	RETURN AIR GRILL
CMD ⊙	HARD WIRED CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP
--→	SLOPE ARROWS INDICATING GRADE SLOPE IS DIRECTED AWAY FROM BUILDING FOR DETAILED INFO. SEE GRADING PLANS.
LT. ⊗	RECESSED OUTDOOR FLUORESCENT LIGHT FIXTURE
LT. ⊠	RECESSED INDOOR FLUORESCENT LIGHT FIXTURE
LT. ⊗	WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
LT. ⊕	PENDANT LIGHT

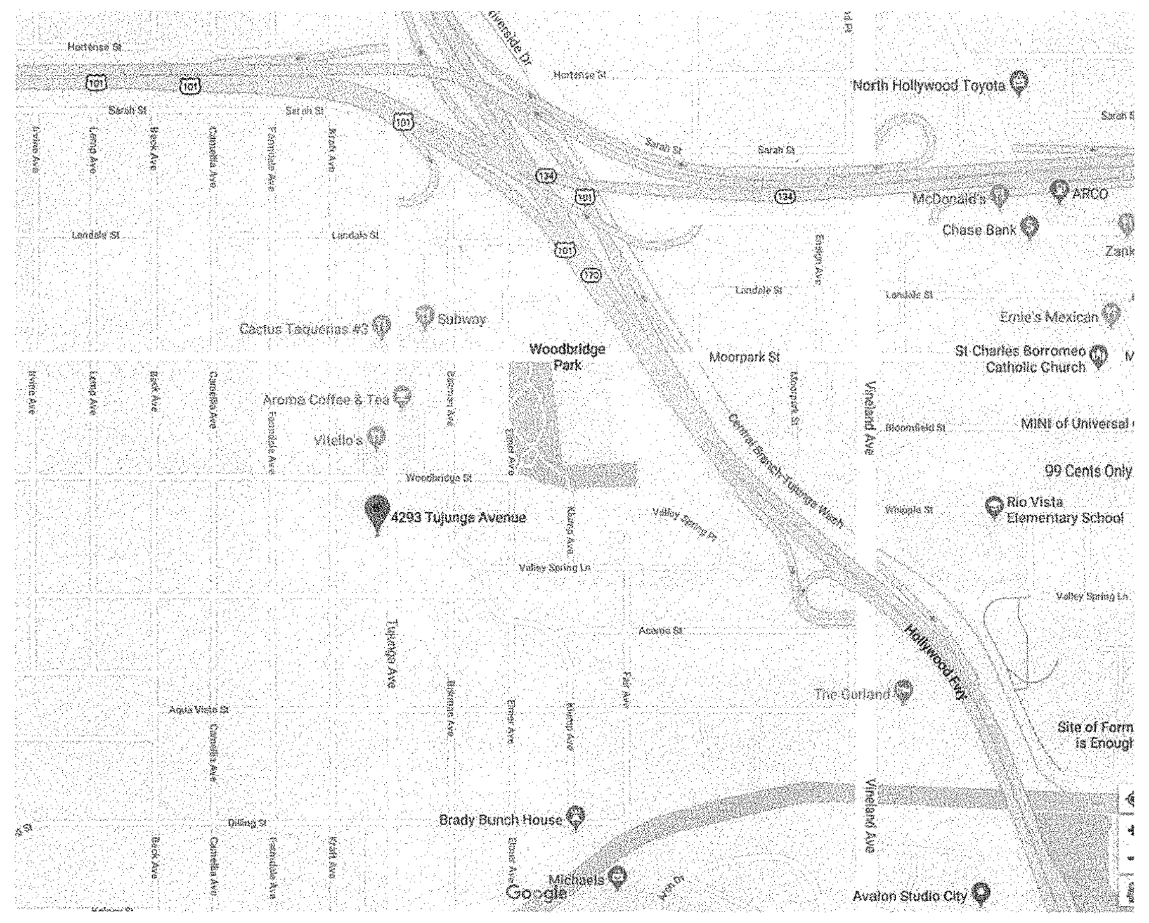
WALL LEGEND

c/A1	▨	1-HR. WALL , 5/8" TYPE "X" GYP. BRD. EACH SIDE TWO UPPER FLOOR STRUCTURAL DIAPHRAGM
b/A1	▨	1-HR. DEMISING WALL / SOUND SEPARATION
d/A1	═	INTERIOR PARTITION WALL
a/A1	▩	EXTERIOR STUCCO FINISH WALL

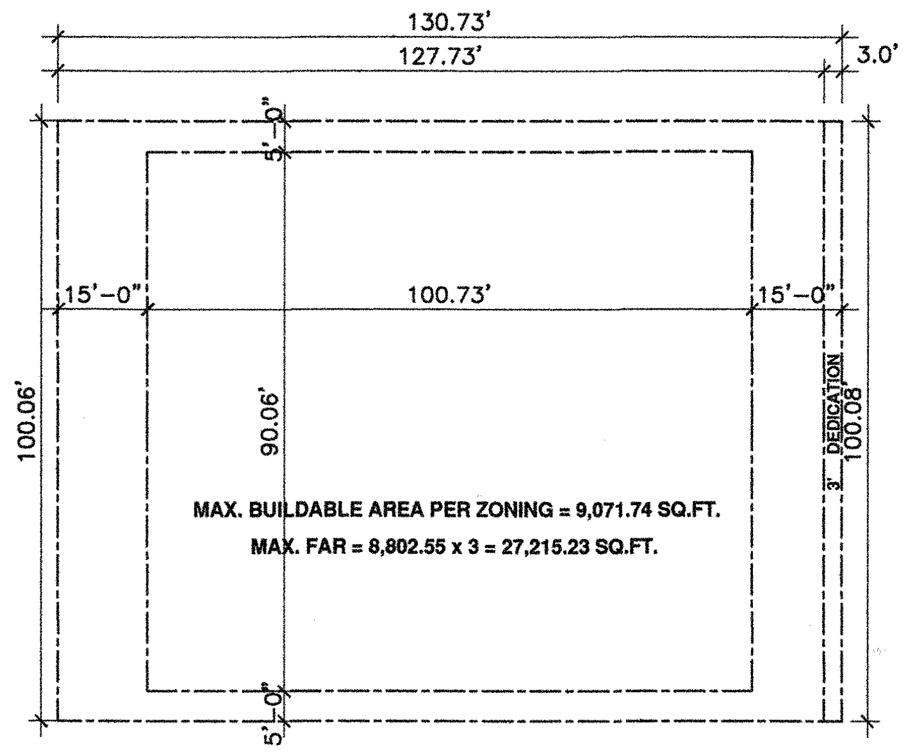
NOTES

Min 1" listed raceway to be installed for each unit to accommodate dedicated 208/240 volt branch circuit.
The raceway shall originate at the main service or a sub panel and terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or enclosure.

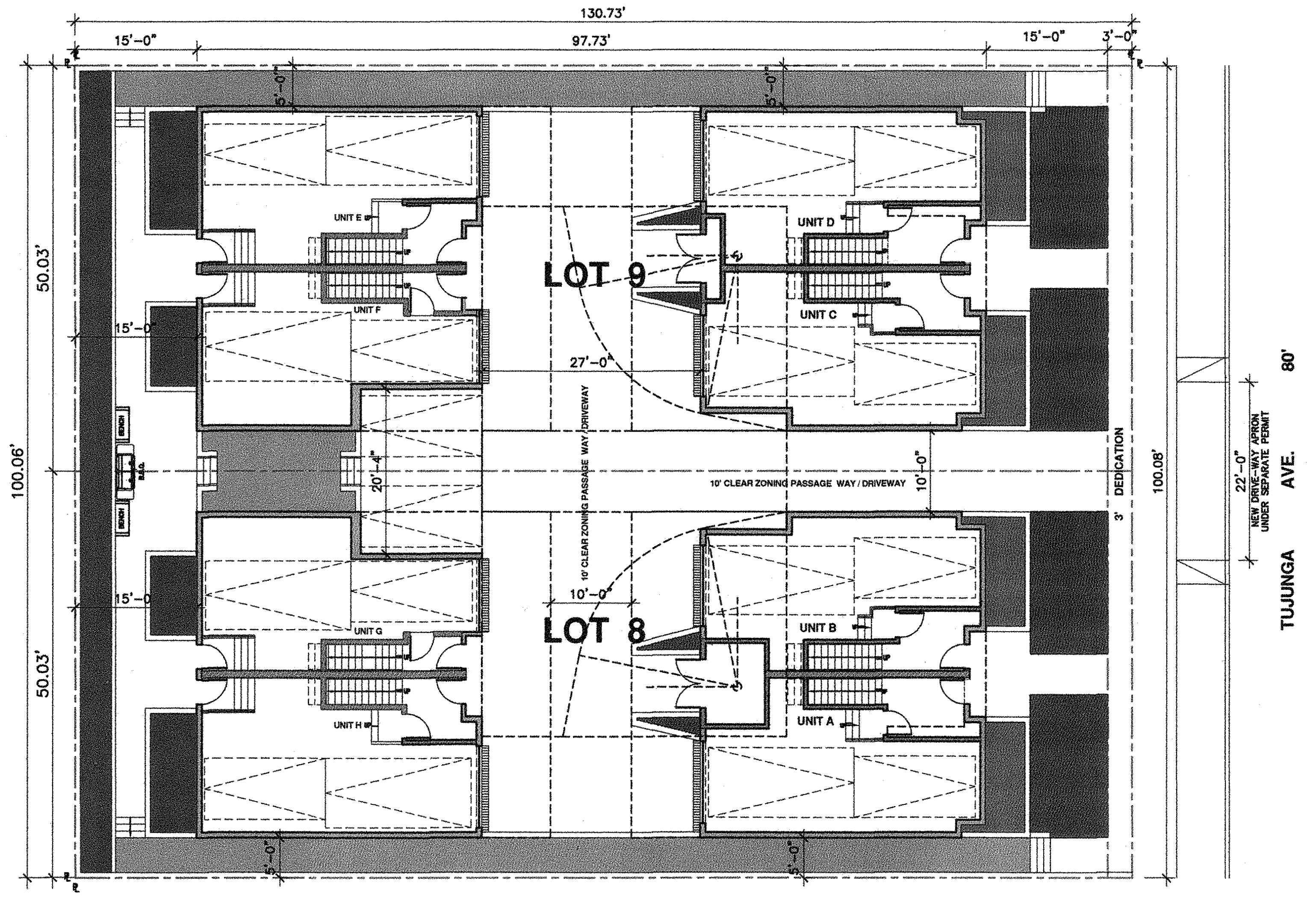
- The panel or subpanel shall have sufficient capacity to support at least Level 2 EVSE.
- A label stating " EV CAPABLE" shall be posted in conspicuous places at the service panel or subpanel and the EV charging space. (4.106.4.2)



VICINITY MAP


130.73'
127.73'
3.0'
15'-0"
100.73'
15'-0"
100.06'
90.06'
5'-0"
3' DEDICATION
100.08'
MAX. BUILDABLE AREA PER ZONING = 9,071.74 SQ.FT.
MAX. FAR = 8,802.55 x 3 = 27,215.23 SQ.FT.

ZONING BUILDABLE AREA TABULATION



CONTEXTUAL FLOOR LAYOUT
SCALE 1/16"=1'-0"

SCOPE OF WORK

PROPOSAL FOR A NEW FOUR DUPLEX 2-STORY RESIDENTIAL UNITS, OVER BASEMENT 2-CAR PRIVATE GARAGES. SPRINKLED NFPA-13D

PROJECT SUMMARY

1 - ZONE = [T][Q]RD1.5-1VL-RIO (ORDINANCE NO. 169672)
2 - OCCUPANCY = R-3/U
3 - TYPE OF CONSTRUCTION = V-B, FULLY **SPRINKLERED** PER NFPA13D, TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION
4 - NO. OF STORIES = TWO, OVER BASEMENT GARAGE
5 - TOTAL # OF BEDROOM PER UNIT = ALL THREE BEDROOM UNITS
6 - MAX. BUILDING HEIGHT = 28.0'
7 - LOT SIZE AFTER DEDICATION = 100.0'X127.72'
8 - LOT AREA BEFORE DEDICATION = 2 X 6,535.90 = 13,071.80 sq. ft.
9 - MAX. UNITS ALLOWED = 13071.80 / 1500 = 8.71 = 8 UNITS
10 - PROPOSED NO. OF UNITS = 4 DUPLEX = 8 UNITS
11 - PROPOSED GARAGES = ALL TWO CAR GARAGES + 2 GUST PARKING PER Q CONDITION
12 - MAX. BUILDABLE AREA = 9,071.74 SQ.FT.
13 - MAX. FAR ALLOWED = 9,071.74 x 3 = 27,215.23 SQ.FT.
14 - PROPOSED FAR = 18,617.96 SQ.FT. < 27,215.23 SQ.FT.
15 - REQ'D ZONING PASSAGE WAY = 10'-0", PROPOSED 10'-0"
16 - REQ'D BLDG SEPARATION = 10'-0", PROPOSED MIN. 10'-0"
17 - REQ'D COMMON OPEN SPACE PER [Q] CONDITION = (8 x 100) = 800.0 SQ.FT. PROVIDED @ REAR SET BACK

F.A.R. TABULATION

	UNIT "A"	UNIT "B"	UNIT "C"	UNIT "D"	UNIT "E"	UNIT "F"	UNIT "G"	UNIT "H"	TOTAL
U OCC. GARAGE	473.0	469.0	489.0	508.0	534.0	508.0	508.0	534.0	
R3 OCC. BASEMENT	115.0	115.0	118.0	118.0	112.0	62.0	62.0	112.0	
R3 OCC. OVERHANG	170.0	193.0	193.0	170.0	170.0	247.0	247.0	170.0	
R3 OCC. FIRST FL.	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	
R3 OCC. SECOND FL.	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	
TOTAL U OCC.	473.0	469.0	489.0	508.0	534.0	508.0	508.0	556.0	4045.0
TOTAL R3 OCC.	1780.0	1803.0	1806.0	1783.0	1739.0	1766.0	1766.0	1739.0	14182.0
U OCC. TRASH/REC.	73.0								73.0
U OCC. ELEC. ROOM	18.0								18.0
								TOTAL F.A.R.	18318.0

CONSULTANTS

ARCHITECT:	**LANDMARK DESIGN & CONSTRUCTION, LLC** **VAROOZH SAROIAN** 128 SOUTH KENWOOD ST. GLENDALE, CA 91205 TEL. (818) 247-4173
STRUCTURAL: ENGINEERIG	**MANUEL A. ESPINO** 12109 WOODRUFF AVE. DOWNEY, CA 90241 TEL. (323) 908-6216
CIVIL ENGINEERING:	**TLC TECHNA LAND CO.** **LAND PLANNING , CONST. MGMT** **HAYK MARTIROSIAN** 1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208 TEL. (818) 547-0543
ELECTRICAL ENGINEERING:	**TOM TECH ENGINEERING INC.** **ROBERT TOMASIAN** TEL. (818) 219-7192
SOILS ENGINEERING:	**A.G.I. GEOTECHNICAL, INC.** 16555 SHERMAN WAY, SUITE A VAN NUYS, CA 91406 TEL. (818) 785-5244
TOPOGRAPHIC SURVEY:	**LAWRENCE J. SCHMAHL, PLS 5748** 11209 HOWARD ST. WHITTIER, CALIFORNIA 90606 TEL. (562) 908-0570 / (323) 773-1675
TITLE 24 CONSULTANT:	**PERFECT DESIGN & INVESTMENT, INC.** 2416 W. VALLEY BLVD. ALHAMBRA, CALIFORNIA 91803 TEL. (626) 298-8808

City of Los Angeles, Department of Building & Safety
APPROVED PLANS
☐ This perforated set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
☐ The permit(s) is valid for two years from the date the permit fees are paid.
☐ Visit http://www.permitla.org/ipar/index.cfm to check the status of this set of plans by entering the 15 digits Permit number. "Issued" status means the permit fees have been paid.
☐ No inspection can be scheduled until the permit fees have been paid.
BY Barcs Bodea DATE: 9/16/20
Permit No./ Application No. 19010 — 20000 — 02213
19010 — 20000 — 02214
19010 — 20000 — 02215
19010 — 20000 — 02216
19020 — 20000 — 01439
19030 — 20000 — 03293
○ This set of plans MUST be at the job site during construction.
○ It is unlawful to alter, change, or deviate from these plans.
○ The stamping of this plan SHALL NOT be construed to be an approval of the violation of any provisions of any Ordinance or Law.
○ SEPARATE permits are required for SUMP, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HEATING OR REFRIGERATION work 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 plan check application. Other items shown on the plans are NOT included in this approval.

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Aaron Costa Total of 1/12 Sheets
Date: 7/18/19

READY TO ISSUE
BY BARCS BODEA
FEB 13 2020
Signature

STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT.
STRUCTURAL OBSERVATION SHALL BE PER SECTION 1702 OF UBC 97. THE ARCHITECT OR ENGINEER OF RECORDS SHALL PREPARE AN INSPECTION PROGRAM TO BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO PERMIT ISSUANCE. FOR INDIVIDUAL'S NAME TO PERFORM THE STRUCTURAL OBSERVATION & STAGES OF OBSERVATION SEE STRUCTURAL DRAWINGS.

SPECIAL INSPECTION BY A REGISTERED/ DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH >2000 PSI, HIGH STRENGTH BOLTING SPRAYED ON FIREPROOFING, HIGH-STRENGTH MASONRY, HIGH-LIFT GROUTING, PRE STRESSED CONCRETE AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1701.5*, & CHAPTER 19, 21 & 22)

OWNER/DEVELOPER OF GENERAL CONTRACTOR TO COMPLY WITH PROTECTION OF ADJOINING PROPERTY BY GIVING A 30 DAY WRITTEN WRITTEN NOTICE (BY CERTIFIED MAIL) BY ATTACHING A LETTER TO ADJACENT PROPERTY OWNER, OF INTENT TO EXCAVATE WHERE EXCAVATION IS DEEPER THAN THE FOUNDATION OF ADJOINING BUILDING AND LOCATED CLOSER TO PROPERTY LINE THAN THE DEPTH OF EXCAVATION.

	REVISION	DATE	BY
△1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

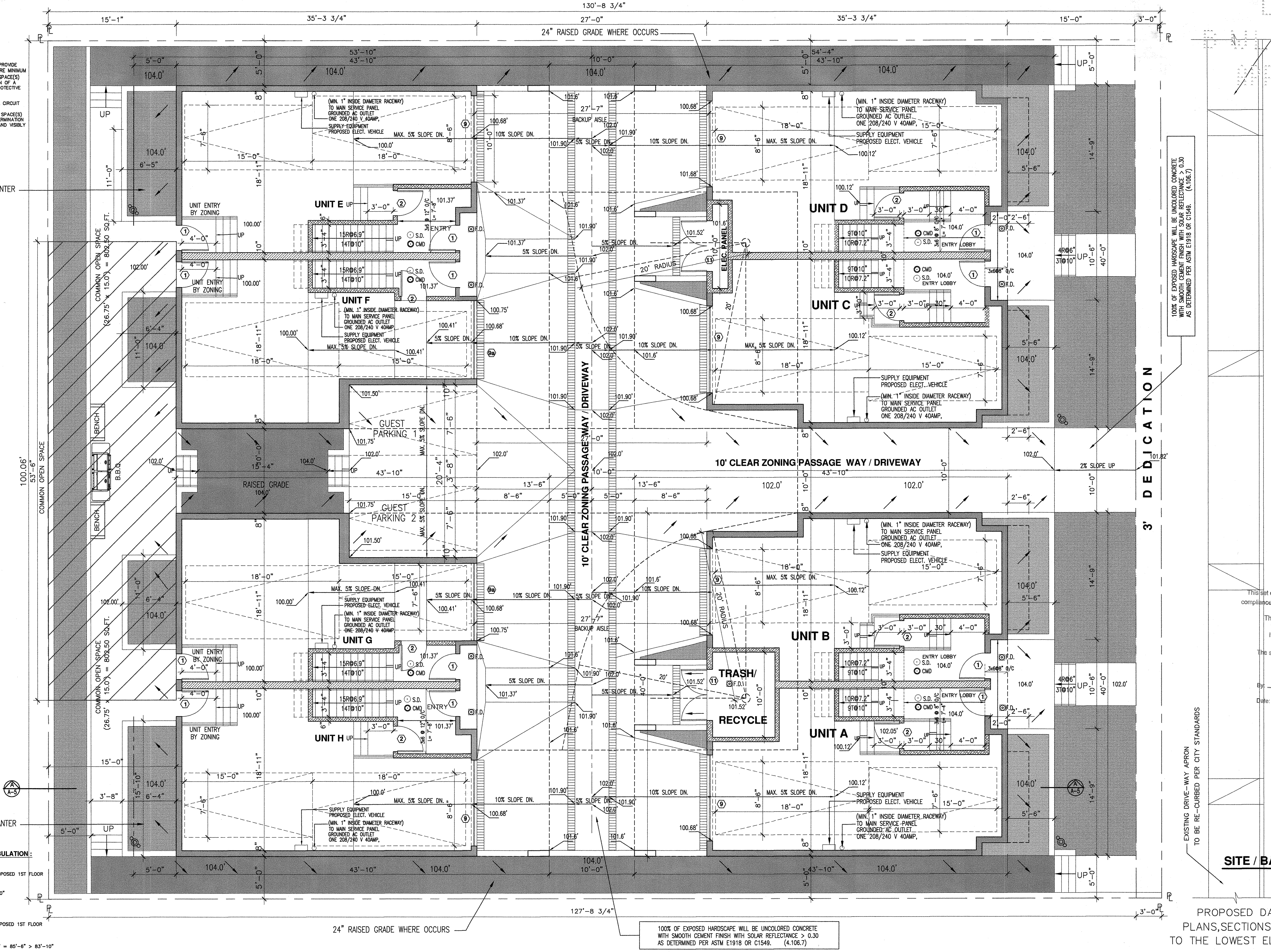
PROJECT NAME:		DRAWN BY:	M.S.	OWNER:	**MICHAEL SCHLOMOF** 1315 SCHUYLER RD. BEVERLY HILLS, CA 90210
PROJECT TITLE:		CHECKED BY:	V.S.		
		DATE:	JAN. 2019		PHONE: (310) 728-9969
JOB ADDRESS:	4293 - 4299 TUJUNGA AVE LOS ANGELES CA 91604	SCALE:	1/8"=1'-0"	SHEET TITLE:	**CONTEXTUAL PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
A-0
OF SHEETS

NOTES:

- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-APMERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE


130'-8 3/4"
15'-1"
35'-3 3/4"
27'-0"
35'-3 3/4"
15'-0"
3'-0"
24" RAISED GRADE WHERE OCCURS
24" RAISED PLANTER
UNIT A
UNIT B
UNIT C
UNIT D
UNIT E
UNIT F
UNIT G
UNIT H
UNIT ENTRY BY ZONING
ENTRY LOBBY
GUEST PARKING
GUEST PARKING 2
RAISED GRADE
BENCH
B.B.Q.
COMMON OPEN SPACE
COMMON OPEN SPACE (26.75' x 15.0') = 802.50 SQ.FT.
10' CLEAR ZONING PASSAGE WAY / DRIVEWAY
BACKUP AISLE
ELEC. PANEL
TRASH/ RECYCLE
20' RADIUS
MAX. 5% SLOPE DN.
10% SLOPE DN.
5% SLOPE DN.
2% SLOPE UP
(MIN. 1" INSIDE DIAMETER RACEWAY) TO MAIN SERVICE PANEL GROUNDED AC OUTLET ONE 208/240 V 40AMP.
SUPPLY EQUIPMENT PROPOSED ELECT. VEHICLE
102.0'
104.0'
100.06'
53'-6"
127'-8 3/4"
3' DEDICATION
100% OF EXPOSED HARDSCAPE WILL BE UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH WITH SOLAR REFLECTANCE > 0.30 AS DETERMINED PER ASTM E1918 OR C1549. (4.106.7)
EXISTING DRIVE-WAY APRON TO BE RE-CURBED PER CITY STANDARDS
NEW DRIVE-WAY APRON UNDER SEPARATE PERMIT
22'-0"
TUJUNGA AVE. 80'
100.08'

EXISTING DRIVE-WAY APRON
TO BE RE-CURBED PER CITY STANDARDS

LEGEND

◎	AUTCMATIC WEATHER BASED IRRIGATION SYSTEM CONTROLLERS
F.D. ⊡	4" FLOOR DRAIN (0.25"/FOOT SLOPE)
S.D. ⊙	HARD WIRED SMOKE DETECTORS W/ BATTERY BACKUP
CMD ◎	HARD WIRED CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP
→	SLOPE ARROWS INDICATING GRADE SLOPE IS DIRECTED AWAY FROM BUILDING FOR DETAILED INFO. SEE GRADING PLANS.
LT. ⊗	RECESSED OUTDOOR FLUORESCENT LIGHT FIXTURE
LT. ⊗	RECESSED INDOOR FLUORESCENT LIGHT FIXTURE
LT. ⊗	WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
LT. ⊕	PENDANT LIGHT

WALL LEGEND

c/A1	▨	1-HR. WALL , 5/8" TYPE "X" GYP. BRD. EACH SIDE TWO UPPER FLOOR STRUCTURAL DIAPHRAGM
b/A1	▨	1-HR. DEMISING WALL/SOUND SEPARATION
d/A1	=	INTERIOR PARTITION WALL
a/A1	■	EXTERIOR STUCCO FINISH WALL

APPROVED
FIRE HYDRANT AND ACCESS
LOS ANGELES FIRE DEPARTMENT
FIRE DEVELOPMENT SERVICES
RALPH M. TERRAZAS
FIRE CHIEF
BY
DATE

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Ac Total of 2/12 Sheets

Date:

COMMON OPEN SPACE TABULATION

REQ'D COMMON OPEN SPACE PER [Q] CONDITION
8 X 100 = 800 SQ.FT.

PROPOSED COMMON OPEN SPACE
(53.5' x 15.0') = 802.50 SQ.FT.

REQUIRED COMMON OPEN SPACE LANDSCAPING
50% x 800 = 400.00 SQ.FT.

PROPOSED LANDSCAPING
(53.5' x 5.0') + 2 x (11.0' x 6.33') = 406.76 SQ.FT.

USABLE COMMON OPEN SPACE @ REAR SET BACK
WITHIN THE TWO END STAIRS
1200.0 SQ.FT.

SITE / BASEMENT GARAGE PLAN

SCALE 3/16"=1'-0"

READY TO ISSUE
BY RARES RODEA
FEB 13 2020
Signature

BASEMENT JUSTIFICATION TABULATION :

TOTAL FOOT PRINT OF FRONT DUPLEXES
2x(43'-10" + 40'-0") = 167'-8"
REQ'D 50% PERIMETER MAX. 6' FOR PROPOSED 1ST FLOOR
167'-8" / 2 = 83'-10"
PROPOSED RAISED AREA
43'-10" + 40'-0" = 83'-10" = 83'-10"

TOTAL FOOT PRINT OF REAR DUPLEXES
2x(43'-10" + 40'-0") = 167'-8"
REQ'D 50% PERIMETER MAX. 6' FOR PROPOSED 1ST FLOOR
167'-8" / 2 = 83'-10"
PROPOSED RAISED AREA
43'-10" + 15'-10" + 15'-4" + 10'-6" = 85'-6" > 83'-10"

24" RAISED GRADE WHERE OCCURS

100% OF EXPOSED HARDSCAPE WILL BE UNCOLORED CONCRETE
WITH SMOOTH CEMENT FINISH WITH SOLAR REFLECTANCE > 0.30
AS DETERMINED PER ASTM E1918 OR C1549. (4.106.7)

PROPOSED DATUM ELEVATION 102.0' ON
PLANS,SECTIONS & ELEVATIONS CORRESPONDS
TO THE LOWEST ELEVATION OF 595.75' ON SURVEY

	REVISION	DATE	BY
⚠			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

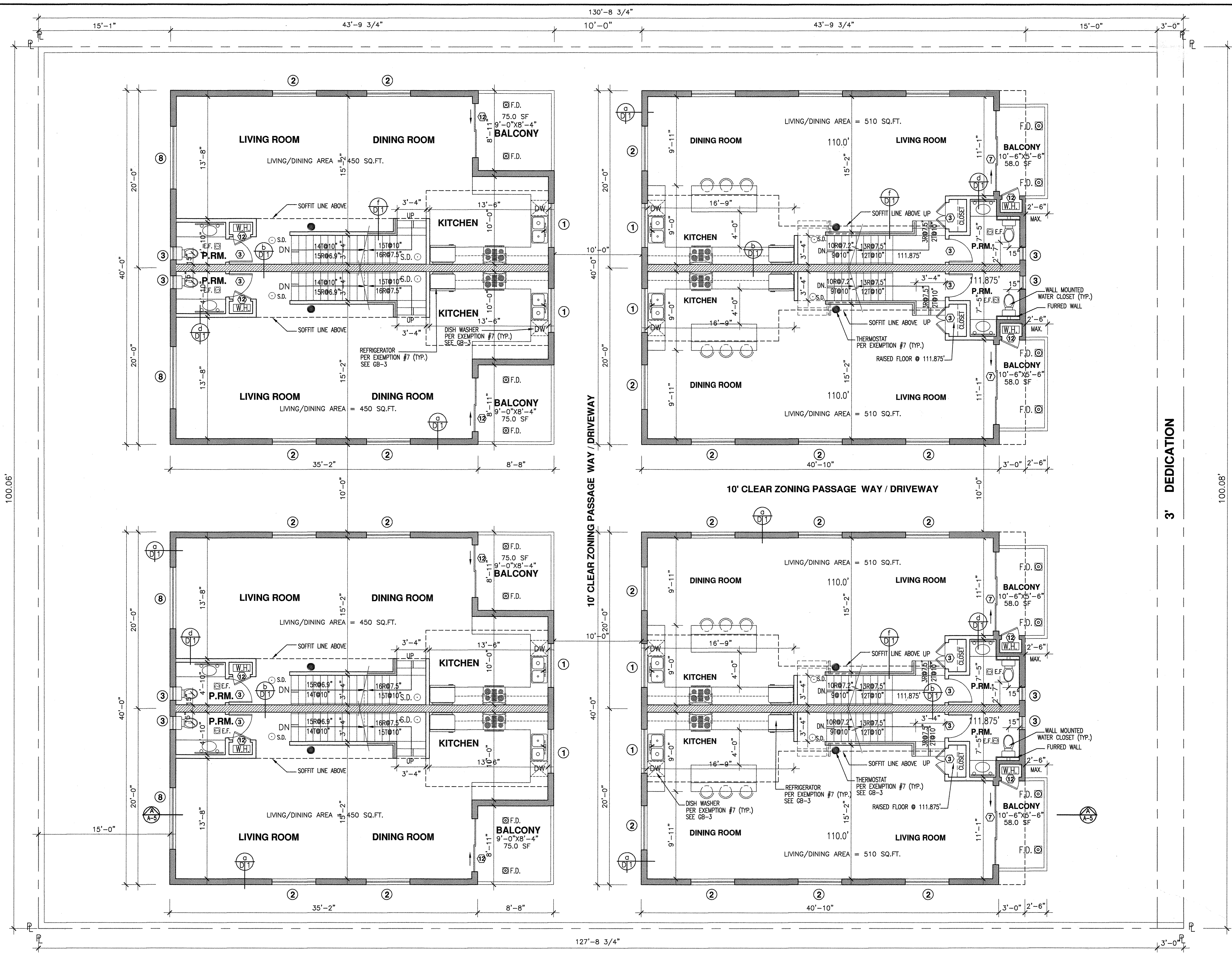
SHEET TITLE: **SITE / BASEMENT GARAGE PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

SHEET No:
A-1
OF SHEETS

LADBS

B WLA 9 16 20



TUJUNGA AVE. 80'

LEGEND

	AUTOMATIC WEATHER BASED IRRIGATION SYSTEM CONTROLLERS
E.F.	50 CFM EXHAUST FAN i. FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
F.D.	4" FLOOR DRAIN (0.25"/FOOT SLOPE)
	ABOVE MIRROR FLUORESCENT LIGHT FIXTURE
●	SMART THERMOSTAT PER EXEMPTION #7
S.D.	HARD WIRED SMOKE DETECTORS W/ BATTERY BACKUP
CMD	HARD WIRED CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP
- ->	SLOPE ARROWS INDICATING GRADE SLOPE IS DIRECTED AWAY FROM BUILDING FOR DETAILED INFO. SEE GRADING PLANS.
LT.	RECESSED OUTDOOR FLUORESCENT LIGHT FIXTURE
LT.	RECESSED INDOOR FLUORESCENT LIGHT FIXTURE
LT.	WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
LT.	PENDANT LIGHT

WALL LEGEND

b/A1	▨	1-HR. DEMISING WALL / SOUND SEPARATION
d/A1		INTERIOR PARTITION WALL
a/A1	▬	EXTERIOR STUCCO FINISH WALL

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: AC Total of 3/12 Sheets

Date:

FIRST FLOOR PLAN

SCALE 3/16"=1'-0"

READY TO ISSUE
BY RARES RODEA
FEB 13 2020
Signature

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

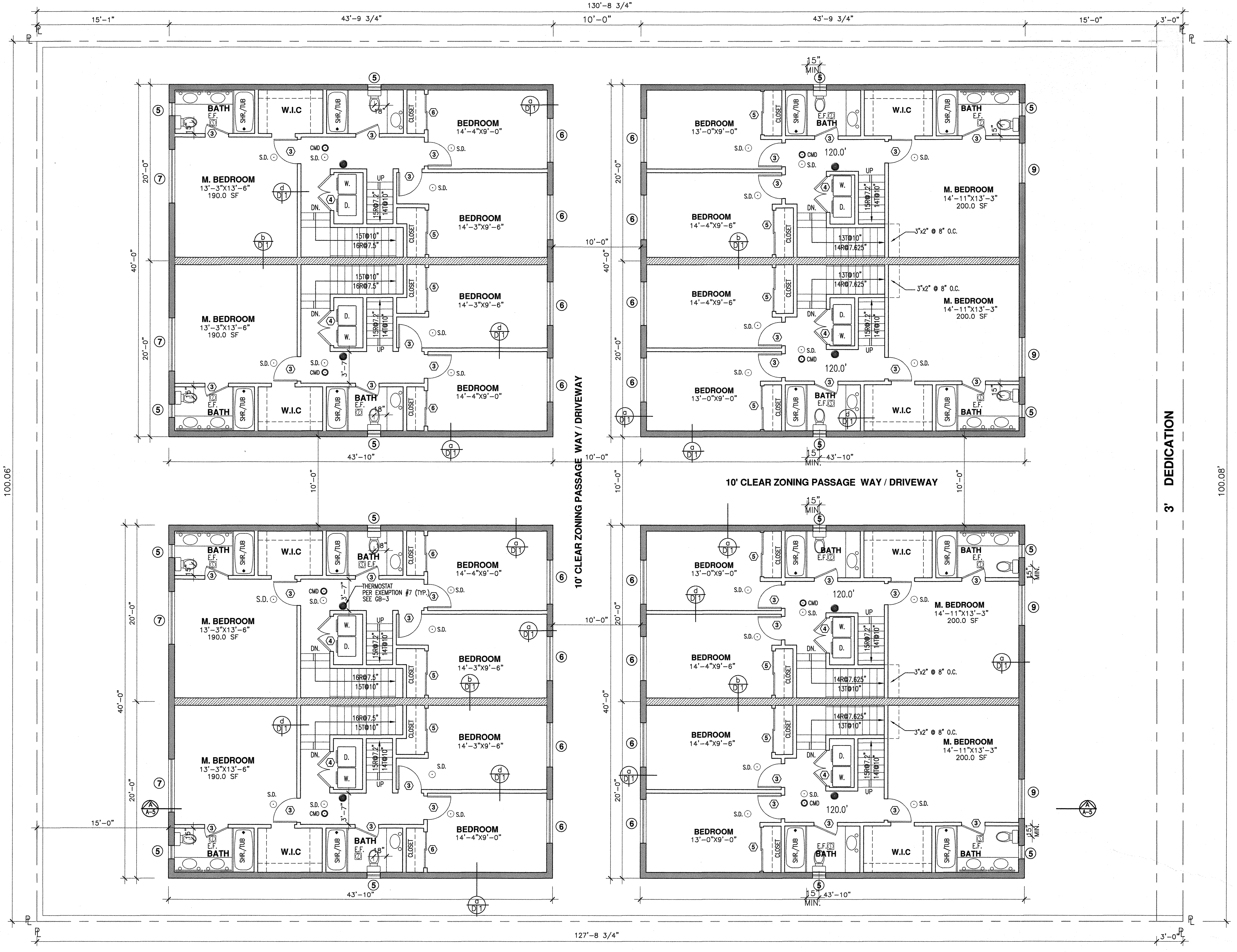
OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **FIRST FLOOR PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
A-2
OF SHEETS

LADBS
B WLA 9 16 20



LEGEND

	AUTOMATIC WEATHER BASED IRRIGATION SYSTEM CONTROLLERS
E.F.	i. FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
F.D.	4" FLOOR DRAIN (0.25"/FOOT SLOPE)
	ABOVE MIRROR FLUORESCENT LIGHT FIXTURE
●	SMART THERMOSTAT PER EXEMPTION #7
S.D. ⊙	HARD WIRED SMOKE DETECTORS W/ BATTERY BACKUP
CMD ◎	HARD WIRED CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP
- -▷	SLOPE ARROWS INDICATING GRADE SLOPE IS DIRECTED AWAY FROM BUILDING FOR DETAILED INFO. SEE GRADING PLANS.
LT.	RECESSED OUTDOOR FLUORESCENT LIGHT FIXTURE
LT. ⊠	RECESSED INDOOR FLUORESCENT LIGHT FIXTURE
LT.	WALL MOUNTED OUTDOOR FLUORESCENT LIGHT FIXTURE
LT. ⊕	PENDANT LIGHT

WALL LEGEND

b/A1	▨	1-HR. DEMISING WALL / SOUND SEPARATION
d/A1	═	INTERIOR PARTITION WALL
a/A1	▬	EXTERIOR STUCCO FINISH WALL

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Ac Total of 4/12 Sheets

Date:

SECOND FLOOR PLAN

SCALE 3/16"=1'-0"

READY TO ISSUE
BY RABEC BOREA
FEB 13 2020
Signature

REVISION	DATE	BY
1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

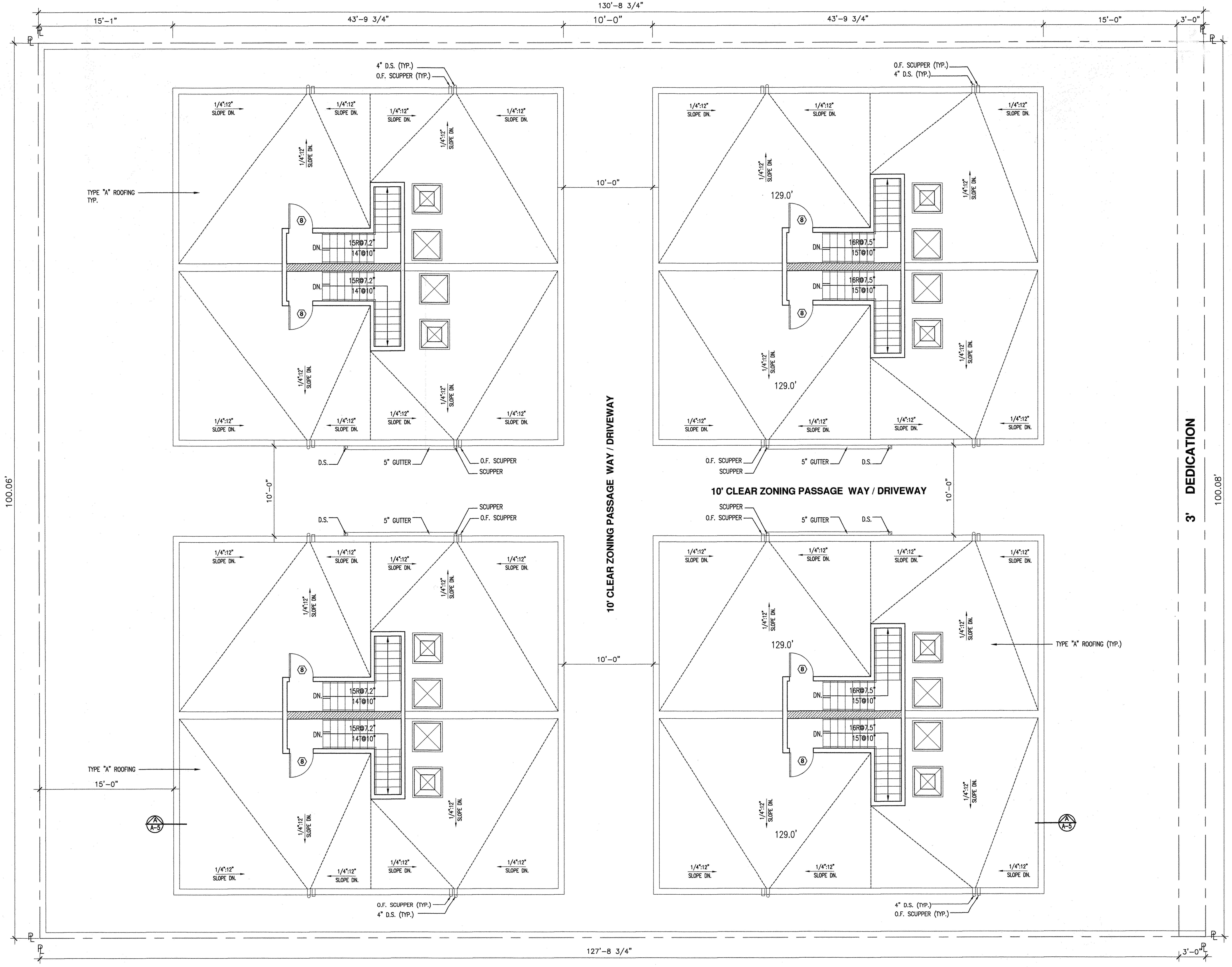
DRAWN BY:	M.S.
CHECKED BY:	V.S.
DATE:	JAN. 2019
SCALE:	3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **SECOND FLOOR PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

SHEET No:
A-3
OF SHEETS



LADBS
APPROVED

LEGEND

☒ HVAC UNIT FOR LOWER LEVEL

☒ HVAC UNIT FOR UPPER LEVEL

CLASS A ROOFING MATERIAL DATA SHEET

CRRC PROD. ID	MANUFACTURER: BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
				initial	3 year	initial	3 year	initial	3 year
0728-0006	Advanced Coating Systems, Inc.: Advanced Coating Systems, Inc. Acu-Flex: 100	Field-Applied Coatings: Silicone	Bright White	0.87	0.70	0.89	0.90	110	86

ONLINE CERTIFICATIONS DIRECTORY

TGFU.R21050
Roofing Systems

Roofing Systems

ADVANCED COATING SYSTEMS INC **R21050**
SUITE 140
BLDG 1000
2230 TOWNE LAKE PKY
WOODSTOCK, GA 30189 USA
www.energy-seal.com
678-445-0070

FLUID APPLIED COATING SYSTEMS

Class A

1. **Deck:** NC **Incline:** 2

Barrier Board (Optional): — 1/4 in. G-P Gypsum DensDeck®.
Prime Coat: — "Acu-Rust Prime" or "Acu-Prime All" (Not UL Classified), 100 ft²gal.
Intermediate Coat: — "Acu-Flex", "Acu-Flex: ceramic", "Acu-Shield", "Acu-Shield:ceramic", "Acu-Caulk", 30 ft²/gal.
Polyester Scrim: — One layer polyester scrim, max 2.0 oz/sq yd, embedded in the intermediate coat.
Top Coat: — "Acu-Flex", "Acu-Flex: ceramic", "Acu-Shield", "Acu-Shield:ceramic", "Acu-Caulk", 30 ft²/gal.

(N) CLASS A FLAT TORCHDOWN ROOF
GAF MODIFIED BITUMEN (RUBBEROID EnergyCap SBS 30 FR)
(ICC-ESR 1274)
(white) membrane has a 3 Yr. Reflectivity of 0.63 and a 3 Yr. Emissivity of 0.84

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: AC Total of 5/12 Sheets

Date: ____

ROOF/SUN DECK PLAN

SCALE 3/16"=1'-0"

READY TO ISSUE
BY RARES BODEA
FEB 13 2020
Signature

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

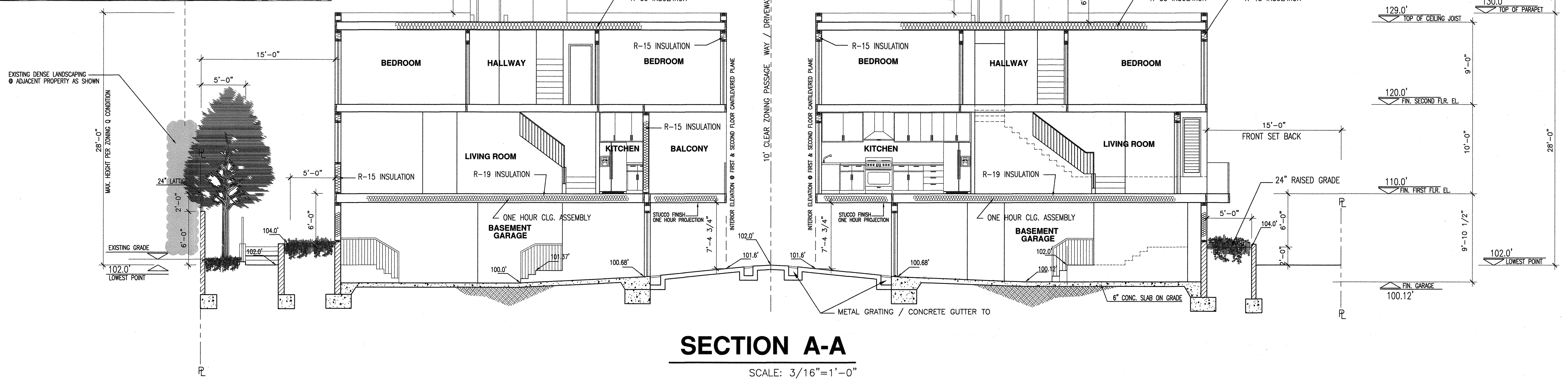
SHEET TITLE: **ROOF/SUN DECK PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
A-4
OF SHEETS

NOTES:

- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END-USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- HEATERS SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.9)
- WATER HEATERS MUST BE STRAPPED TO WALL. (SEC. 5073, LAPC)
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17 (D))
- THE SPRINKLE SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN A TOP STORY AND THE ROOF SPACE (R302.11)
- IN COMBUSTIBLE CONSTRUCTION, WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)



SECTION A-A

SCALE: 3/16"=1'-0"

F.A.R. TABULATION

	UNIT "A"	UNIT "B"	UNIT "C"	UNIT "D"	UNIT "E"	UNIT "F"	UNIT "G"	UNIT "H"	TOTAL
U OCC. GARAGE	473.0	469.0	489.0	508.0	534.0	508.0	508.0	534.0	
R3 OCC. BASEMENT	115.0	115.0	118.0	118.0	112.0	62.0	62.0	112.0	
R3 OCC. OVERHANG	170.0	193.0	193.0	170.0	170.0	247.0	247.0	170.0	
R3 OCC. FIRST FL.	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	727.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	689.0 STAIR EXEMPTED	
R3 OCC. SECOND FL.	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	768.0 STAIR EXEMPTED	
TOTAL U OCC.	473.0	469.0	489.0	508.0	534.0	508.0	508.0	556.0	4045.0
TOTAL R3 OCC.	1780.0	1803.0	1806.0	1783.0	1739.0	1766.0	1766.0	1739.0	14182.0
U OCC. TRASH/REC.	73.0								73.0
U OCC. ELEC. ROOM	18.0								18.0
								TOTAL F.A.R.	18318.0

FLOOR AREA TABULATION PER CBC

	UNIT "A"	UNIT "B"	UNIT "C"	UNIT "D"	UNIT "E"	UNIT "F"	UNIT "G"	UNIT "H"	TOTAL
U OCC. GARAGE	473.0	469.0	489.0	508.0	534.0	508.0	508.0	534.0	
R3 OCC. BASEMENT	115.0	115.0	118.0	118.0	112.0	62.0	62.0	112.0	
R3 OCC. OVERHANG	170.0	193.0	193.0	170.0	170.0	247.0	247.0	170.0	
R3 OCC. FIRST FL.	788.0	788.0	788.0	788.0	745.0	745.0	745.0	745.0	
R3 OCC. SECOND FL.	822.0	822.0	822.0	822.0	822.0	822.0	822.0	822.0	
TOTAL U OCC.	473.0	469.0	489.0	508.0	534.0	508.0	508.0	556.0	4045.0
TOTAL R3 OCC.	1895.0	1918.0	1921.0	1898.0	1849.0	1876.0	1876.0	1849.0	15082.0
U OCC. TRASH/REC.	73.0								73.0
U OCC. ELEC. ROOM	18.0								18.0
								TOTAL	19218.0

SCHOOL FEE TABULATION

	UNIT "A"	UNIT "B"	UNIT "C"	UNIT "D"	UNIT "E"	UNIT "F"	UNIT "G"	UNIT "H"	TOTAL
BASEMENT FLOOR	639.0	635.0	657.0	674.0	697.0	620.0	620.0	697.0	5239.0
FIRST FLOOR	841.0	841.0	841.0	841.0	800.0	800.0	800.0	800.0	6564.0
SECOND FLOOR	877.0	877.0	877.0	877.0	877.0	877.0	877.0	877.0	7016.0
TOTAL	2357.0	2353.0	2375.0	2392.0	2374.0	2297.0	2297.0	2374.0	18819.0
								TOTAL	18819.0

READY TO ISSUE
BY PARES BOHEA
FEB 13 2020
Signature

	REVISION	DATE	BY
⚠			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2021

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **SECTION A-A**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
A-5
OF SHEETS

LADBS
B WLA 9 16 20
APPROVED

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

CraneVeyor Corporation
1524 N. Potrero Avenue
South El Monte, CA 91733

Attn: Michael Williams
(626) 226-7950

RESEARCH REPORT: RR 26161
(CSI #05 52 00, 08 81 00)

Expires: February 1, 2020
Issued Date: February 1, 2019
Code: 2017 LABC

GENERAL APPROVAL – General Approval - ClearVue 100 HD Series Glass Guardrail System

DETAILS

CraneVeyor Corporation ClearVue 100 HD Series Glass Guardrail System is used as a guardrail system in interior and exterior locations of all construction types.

CraneVeyor Corporation ClearVue 100 HD Series Glass Guardrail System consists of a minimum 13/16-inch thick fully tempered, laminated glass, extruded aluminum rail base, non-shrink grout, and a 16 gauge minimum steel top rail.

The laminated glass panels shall comply with ASTM C1172 and Category II of CPSC 16 CFR 1201 or ANSI Z97.1. The panels must consist of two lites of glass with an interlayer. The interlayer must be a minimum of 0.060 inch thick and may be a non-PVB or PVB interlayer. The glass shall have a minimum modulus of rupture of 24,000 psi.

The extruded aluminum rail base shall conform to 6063-T52 aluminum and measures 2.75-inch wide by 4.0-inch deep.

Glass may be wet-glazed into the rail base using a pourable grout that is compatible with aluminum and laminated glass. Grout must be pourable, self-leveling and self-consolidating, non-metallic and non-reactive with aluminum and the laminated glass interlayer. The minimum grout compressive strength must exceed 1,500 psi at 24 hours and 4,000 psi at 28 days. The grout must be mixed, placed and cured in accordance with the grout manufacturer's instructions. Wet glazing grout must be continuous in the base shoe filling all voids and extend to the bottom of the rail base.

CraneVeyor Corporation
RE: ClearVue 100 HD Series Glass Guardrail System

The approval is subject to the following conditions:

1. The glass guardrail system shall be installed per the manufacturer's published installation instructions, a copy of which shall be made available at the jobsite at all times during installation.
2. Each glass section of the guardrail system shall be identified by a permanent label with the following information:
    a) Manufacturer's name
    b) 13/16-inch minimum nominal thickness
    c) Tempered, Laminated Safety Glass
    d) Safety Glazing Standard (ANSI Z97.1-2015 or CPSC 16CFR 1201 CAT II)
3. Height of the guardrail system, measured from the top of the aluminum rail base to the top of the handrail, shall not exceed 48 inches.
4. Connection of the aluminum rail base to the supporting structure is not part of this approval and shall be designed for each installation. Plans and calculations bearing the stamp and signature of a Civil or Structural Engineer or Architect licensed by the State of California shall be submitted to Structural Plan Check for each installation.
5. The guardrail system may be subject to the requirements of the California State Accessibility Standards such as transitions to stairways or adjacent to ramps. Questions arising from the use of the system for handicap requirements shall be referred to the Disabled Access Section of the Department.
6. The glass guardrail system shall not be installed without a handrail or guardrail attached to the top of the glass panels. Each handrail or guardrail section shall be supported by a minimum of three glass balusters (panels) or otherwise supported so that it remains in place should one baluster panel fail.
7. The product is limited to installations where it is not subject to vehicle impact loads.
8. The use of the glass guardrail system as a grab bar is outside the scope of this general approval.
9. The use of the glass guardrail system in in wind-born debris regions is outside the scope of this general approval.
10. The effects of wind loads on the glass guardrail system is outside the scope of this general approval
11. The ClearVue 100 HD Series glass guardrail system components, except for the laminated glass panels and non-shrink grout, are supplied by CraneVeyor Corporation of South El Monte, California.

CraneVeyor Corporation
RE: ClearVue 100 HD Series Glass Guardrail System

DISCUSSION:

The report is in compliance with the 2017 Los Angeles City Building Code.

The approval is based test data in accordance with ASTM E935-13 Standard Test Methods for Performance of Permanent Metal Railing Systems and Rails for Buildings, and ASTM E2353-16 Standard Test Methods for Performance of Glazing in Permanent Railing Systems, Guards, and Balustrades.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.

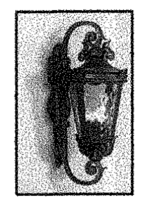
This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this approval have been met in the project in which it is to be used.

DAVID CHANG, Chief
Engineering Research Section
201 N. Figueroa St., Room 880
Los Angeles, CA 90012
Phone- 213-202-9812
Fax- 213-202-9943

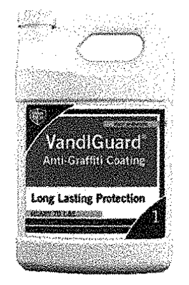
EB
RR 26161
TLB1800155
R07/02/18
1013/2407

EXTERIOR FINISH SCHEDULE:

1. 6" FIRE RETARDANT HARDYWOOD SIDING, CEDAR COLOR ▨
2. SLASHED COLOR VENEER STONE, TEXTURE AS SHOWN ▨
3. ANODIZED ALUMINUM WINDOW/SLIDER, (ALL EXTERIOR WALLS TO BE –X6 WITH RECESSED, "PUNCHED IN" WINDOW/SLIDERS TYP.);
4. CLEARVUE 100 HD SERIES GLASS GUARDRAIL SYSTEM. CRANE VEYOR CORPORATION, L.A.R.R. NUMBER: 26161
5. "MACHINE" APPLIED STUCCO # 421, "BROWN BAG" SAND 16/20, FROM OMEGA STUCCO; ▨
6. "MACHINE" APPLIED STUCCO # 221, "HARVEST GOLD" SAND 20/30, FROM OMEGA STUCCO; ▨
7. "MACHINE" APPLIED STUCCO # 69, "TRUE GRAY" SAND 30/30, FROM OMEGA STUCCO; ▨
8. "CASA MARSEILLE" 27" HIGH OUTDOOR WALL MOUNTED NO GLARE LIGHT FIXTURE FROM "LAMPS PLUS" COMPANY

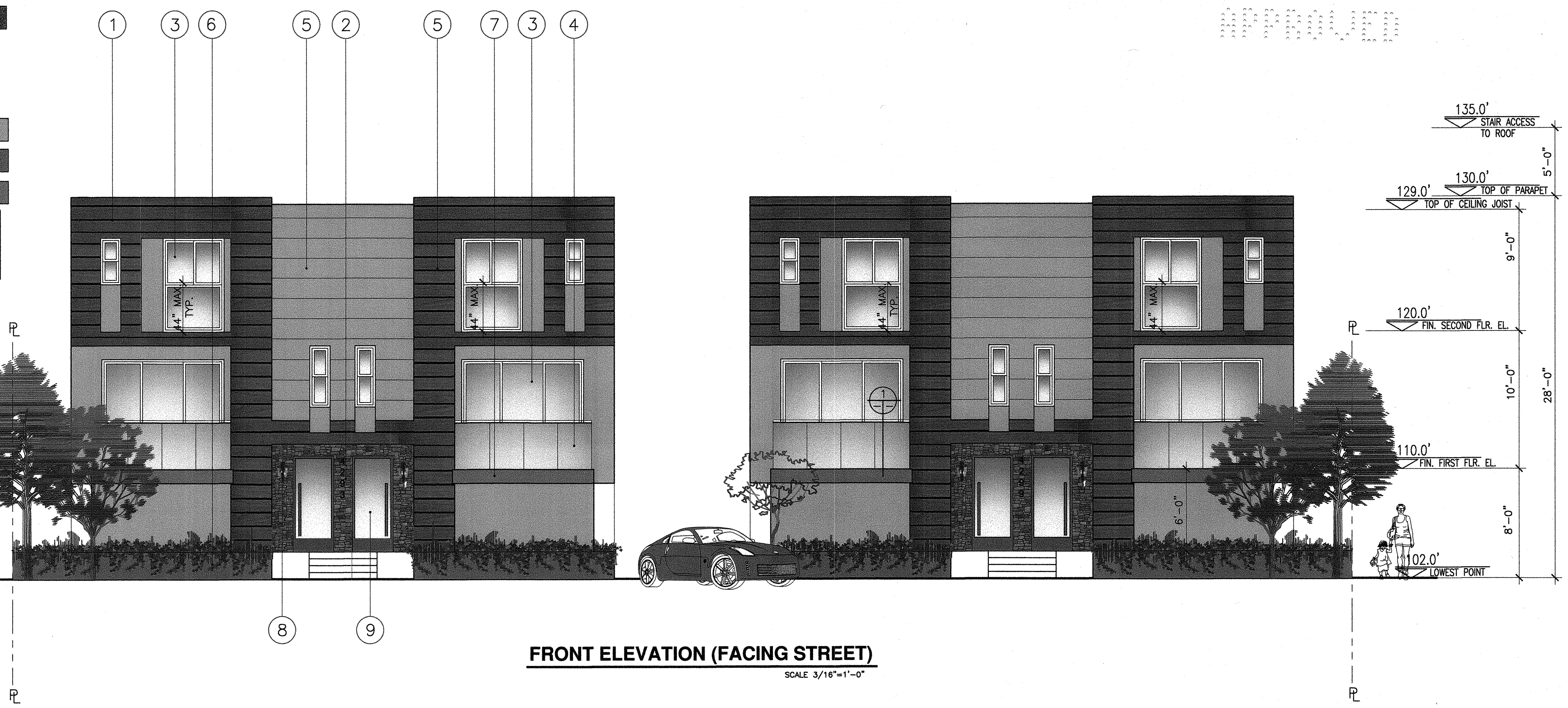


9. TEMPERED GLASS IN DARK BRONZE ALUMINUM FRAME FRONT ENTRY DOOR



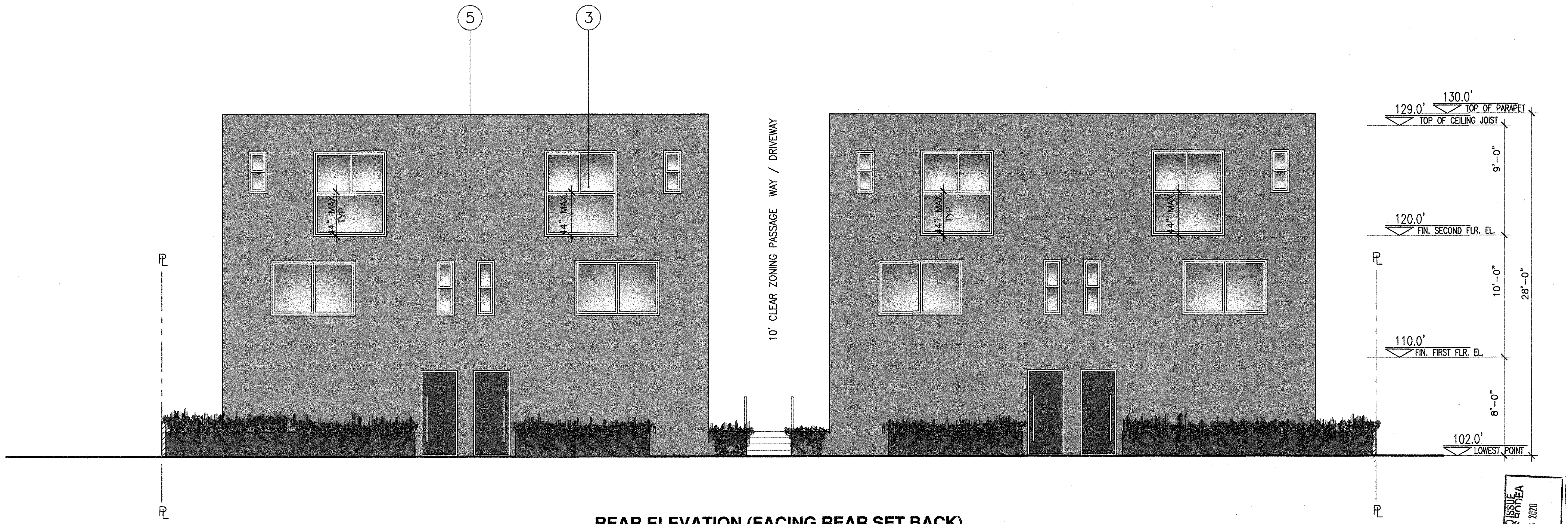
VandlGuard Anti-Graffiti Coating

LOS ANGELES RESEARCH REPORT # 25060


1
3
6
5
2
5
7
3
4
8
9
44" MAX TYP.
9'-0"
ANTI GRAFFITI FINISH THROUGHOUT WHITIN THE FIRST 9' MEASURED FROM GRADE
PL
135.0' STAIR ACCESS TO ROOF
130.0' TOP OF PARAPET
129.0' TOP OF CEILING JOIST
120.0' FIN. SECOND FLR. EL.
110.0' FIN. FIRST FLR. EL.
102.0' LOWEST POINT
5'-0"
9'-0"
10'-0"
8'-0"
28'-0"
6'-0"

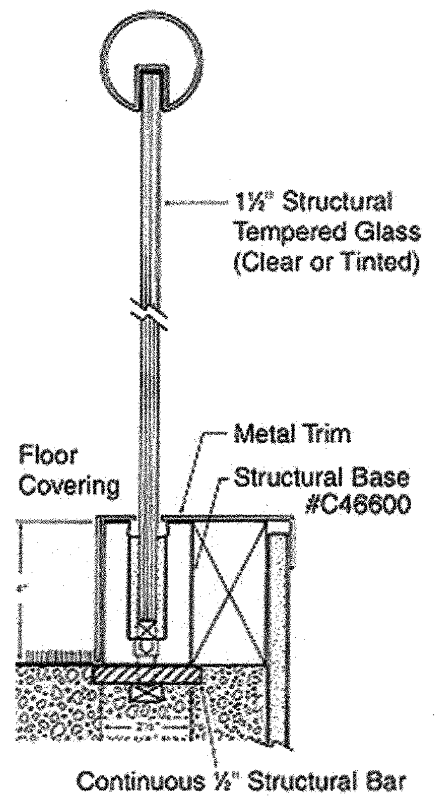
FRONT ELEVATION (FACING STREET)

SCALE 3/16"=1'-0"


5
3
44" MAX TYP.
10' CLEAR ZONING PASSAGE WAY / DRIVEWAY
PL
130.0' TOP OF PARAPET
129.0' TOP OF CEILING JOIST
120.0' FIN. SECOND FLR. EL.
110.0' FIN. FIRST FLR. EL.
102.0' LOWEST POINT
9'-0"
10'-0"
8'-0"
28'-0"

REAR ELEVATION (FACING REAR SET BACK)

SCALE 3/16"=1'-0"


1½" Structural Tempered Glass (Clear or Tinted)
Metal Trim
Floor Covering
Structural Base #C46600
Continuous ½" Structural Bar

DETAIL " 1 "

L.A.R.R. NUMBER: 26161

READY TO ISSUE
BY RAFFI BARSEGHEA
FEB 13 2020
Signature

REVISION	DATE	BY
1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2021

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

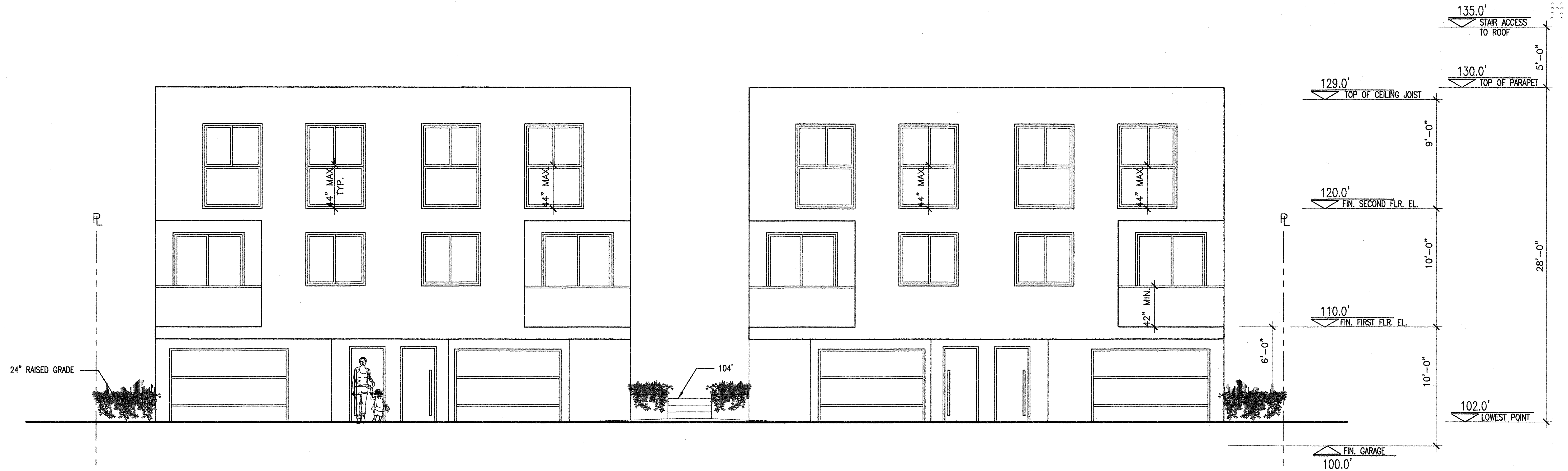
SHEET TITLE: **FRONT AND REAR ELEAVATIONS**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
A-6
OF SHEETS

2/10/2020 2:30:54 PM

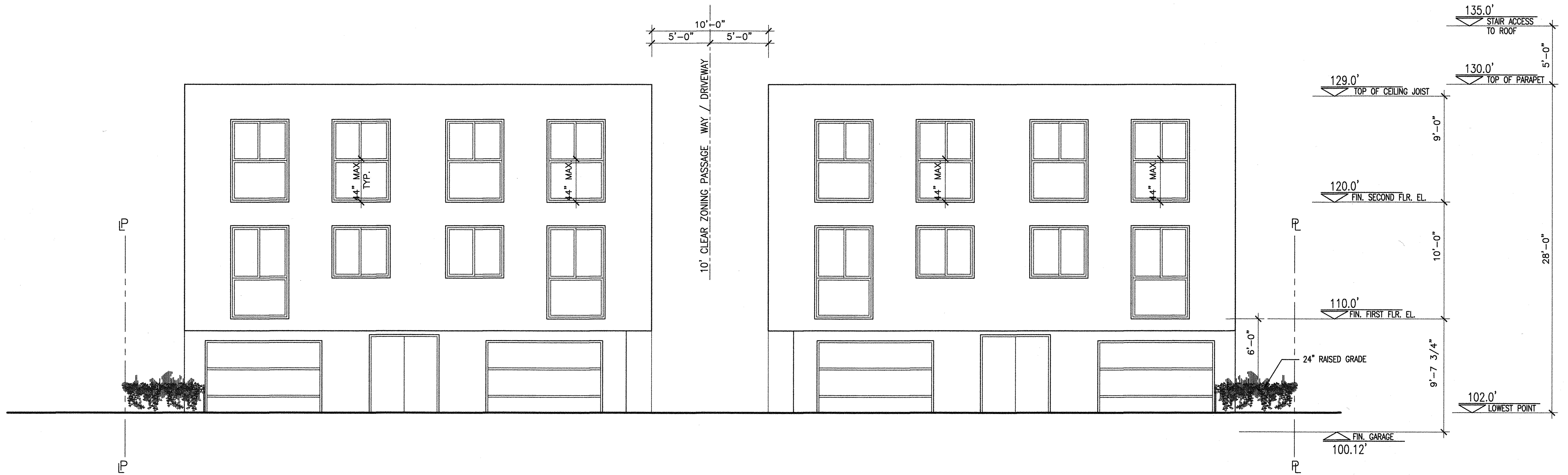
LADBS
B WLA 9 16 20
APPROVED



INTERIOR ELEVATION (LOOKING WEST)

ELEVATION @ FIRST & SECOND FLOOR CANTILEVERED PLANE

SCALE 3/16"=1'-0"



INTERIOR ELEVATION (LOOKING EAST)

ELEVATION @ FIRST & SECOND FLOOR CANTILEVERED PLANE

SCALE 3/16"=1'-0"

READY TO ISSUE
BY RAFE RODEA
FEB 13 2020
Signature

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2021

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

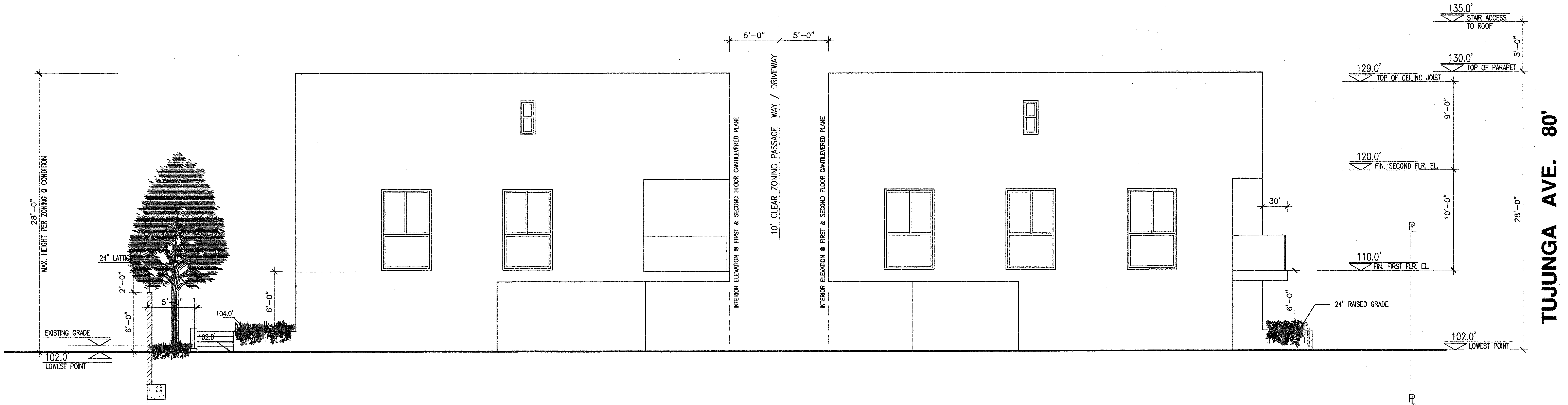
SHEET TITLE: **INTERIOR ELEVATIONS**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

SHEET No:
A-7
OF SHEETS

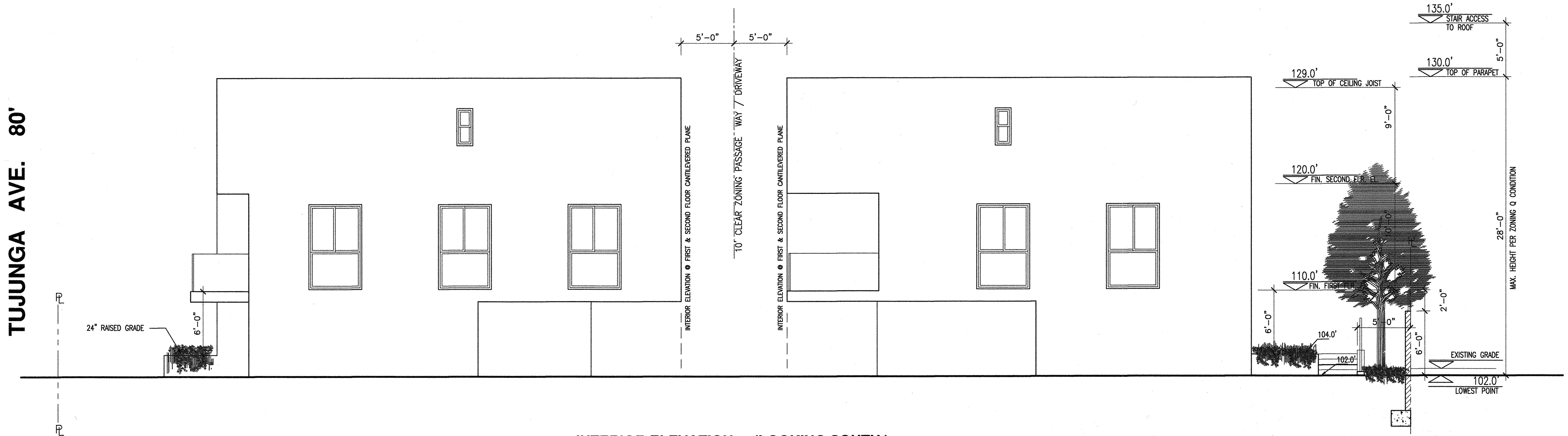
2/10/2020 2:42:27 PM

B WLA 9 16 20
APPROVED


5'-0"
5'-0"
10' CLEAR ZONING PASSAGE WAY / DRIVEWAY
INTERIOR ELEVATION @ FIRST & SECOND FLOOR CANTILEVERED PLANE
28'-0" MAX. HEIGHT PER ZONING Q CONDITION
24" LATTICE
2'-0"
6'-0"
5'-0"
EXISTING GRADE
102.0' LOWEST POINT
104.0'
102.0'
PL
30'
24" RAISED GRADE
135.0' STAIR ACCESS TO ROOF
130.0' TOP OF PARAPET
129.0' TOP OF CEILING JOIST
120.0' FIN. SECOND FLR. EL.
110.0' FIN. FIRST FLR. EL.
102.0' LOWEST POINT
5'-0"
9'-0"
10'-0"
28'-0"
TUJUNGA AVE. 80'

INTERIOR ELEVATION (LOOKING NORTH)

SCALE 3/16"=1'-0"


5'-0"
5'-0"
10' CLEAR ZONING PASSAGE WAY / DRIVEWAY
INTERIOR ELEVATION @ FIRST & SECOND FLOOR CANTILEVERED PLANE
TUJUNGA AVE. 80'
PL
24" RAISED GRADE
6'-0"
135.0' STAIR ACCESS TO ROOF
130.0' TOP OF PARAPET
129.0' TOP OF CEILING JOIST
120.0' FIN. SECOND FLR. EL.
110.0' FIN. FIRST FLR. EL.
104.0'
102.0'
5'-0"
2'-0"
9'-0"
10'-0"
28'-0" MAX. HEIGHT PER ZONING Q CONDITION
EXISTING GRADE
102.0' LOWEST POINT

INTERIOR ELEVATION (LOOKING SOUTH)

SCALE 3/16"=1'-0"

READY TO ISSUE
BY RAFFI RODEA
FEB 13 2020
Signature

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2021

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **INTERIOR ELEVATIONS**

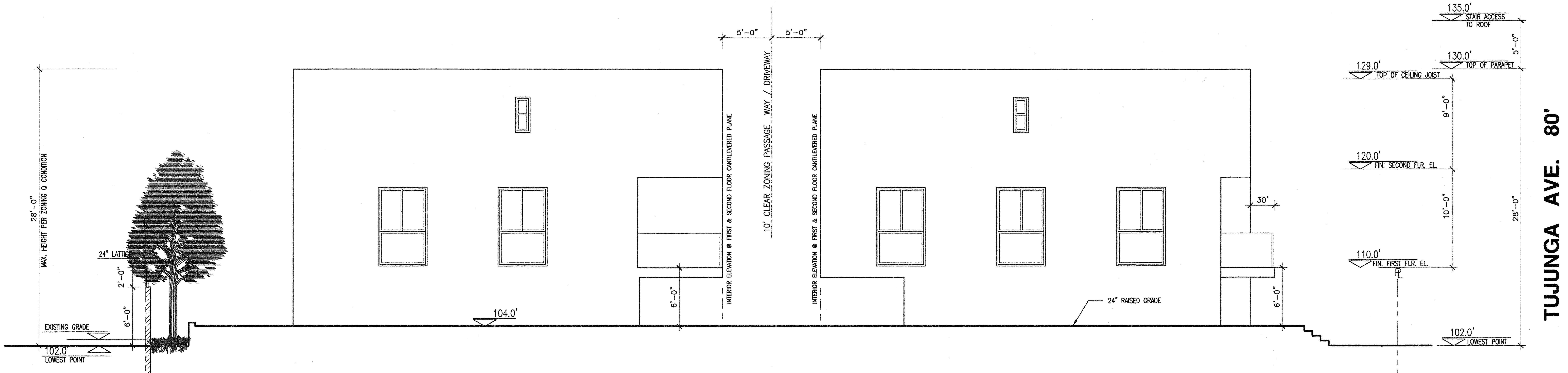
LANDMARK DESIGN & CONSTRUCTION, LLC

V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

SHEET No:
A-8
OF SHEETS

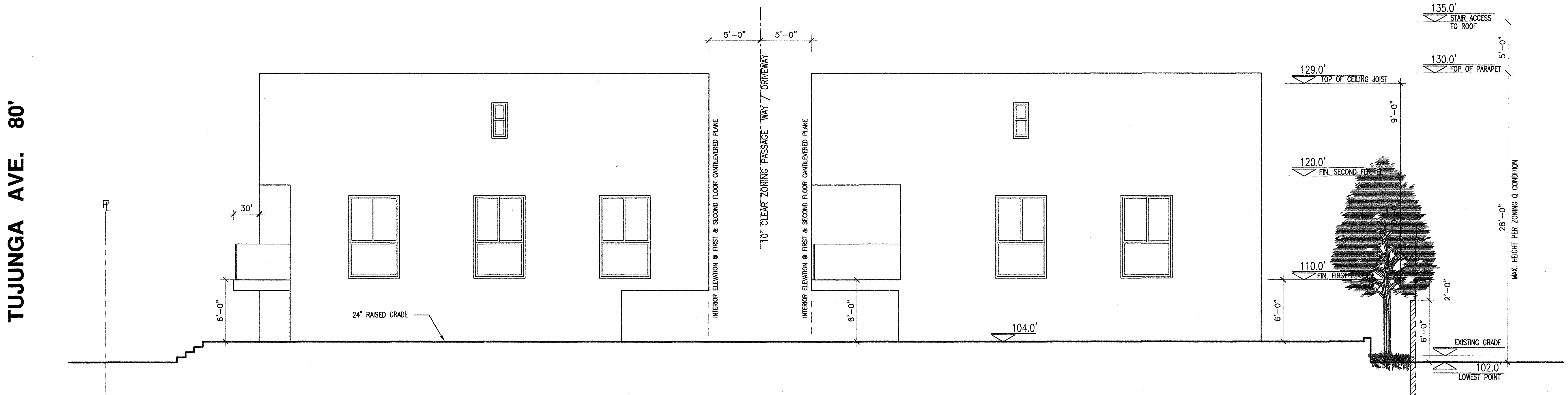
2/10/2020 2:33:40 PM

LADBS
B VLA +9 16 20
APPROVED



SOUTH ELEVATION

SCALE 3/16"=1'-0"



NORTH ELEVATION

SCALE 3/16"=1'-0"

READY TO ISSUE
BY RADE RODEA
FEB 13 2020
Signature

REVISION	DATE	BY
⚠		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2021

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **NORTH & SOUTH ELEVATIONS**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

SHEET No:
A-9
OF SHEETS

2/10/2020 2:34:21 PM

LADBS
B WLA 9 16 20
APPROVED

LIVE LOADS:
ROOF = 20 psf as per 2016 CBC table 1607.1
CEILING = 10 psf as per 2016 CBC table 1607.1
FLOOR = 40 psf as per 2016 CBC table 1607.1
BALCONY = 60 or 100 psf as per 2016 CBC table 1607.1

FOUNDATIONS:
Allowable soil bearing value = 3000 psf as per A.G.I. Geotechnical , Inc
PJ # 29-5178-00

WIND :
λ Kzt ps30
Ps=1.00x1.00x19.8 =20 psf (28.6-1)(Simplified procedure)
λ = As per table in Fig. 28.6-1 ASCE 7
Kzt = 1.00 as per ASCE 7 section 26.8.2

V=110 mph
Exposure B
pitch 1/4:12

	A	B	C	D	E	F	G	H
ps30	19.8	-7.0	17.7	-3.9	-23.1	-16.0	-16.0	-12.2

EARTHQUAKE :
Latitude: 34.1476
Longitude: -118.3793

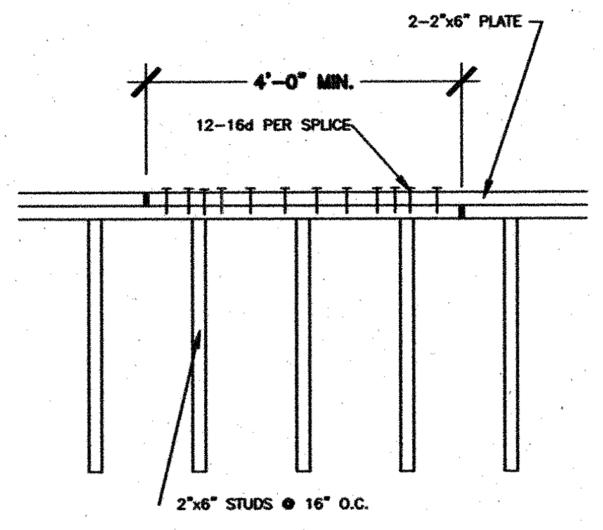
SS 2.446 MCER ground motion. (for 0.2 second period)
S1 0.800 MCER ground motion. (for 1.0s period)
SMS 2.446 Site-modified spectral acceleration value
SM1 1.201 Site-modified spectral acceleration value
SDS 1.630 Numeric seismic design value at 0.2 second SA
SD1 0.800 Numeric seismic design value at 1.0 second SA

SEISMIC DESIGN CATEGORY = II
SEISMIC DESIGN CLASS = D
SEISMIC IMPORTANCE FACTOR = 1,0
RISK CATEGORY = II
BASIC SEISMIC FORCE RESISTING SYSTEM=LIGHT FRAMED WALLS

DESIGN BASE SHEAR $V = \frac{F \times S_{ds} \times W}{R}$
Cs = N/A

$$V = \frac{\overset{F}{1.2} \times 2/3 \times \overset{Fa}{1,00} \times \overset{Ss}{2,446} \times \overset{@}{1.3}}{\underset{R}{6,50}} = 0.39\ W \text{ (Simplified Lateral Procedure)}$$

W = Building weight
F = 1.2 for 3 story building as per ASCE 7 section 12.14.8.1
Fa = 1.0 for rock sites as per ASCE 7 section 12.14.8.1(When using simplified lateral procedure only)
R = 6.5 &Ω = 3.0 for wood shearwalls as per ASCE 7 TABLE 12.2-1
@ = 1.3 as per requirements of ASCE 7 section 12.3.4.2



LUMBER & PLYWOOD (NDS 2015 EDITION)

1. GRADE & SIZE: ALL STRUCTURAL LUMBER SHALL BE 454 DOUGLAS FIR OF THE FOLLOWING GRADES UNLESS NOTED OTHERWISE ON FRAMING PLANS.

   STUDS, PLATES AND BLOCKING .... STANDARD
   JOISTS AND PLANKS 2" TO 4" WIDE
   AND 6" AND DEEPER NO.2
   BEAMS AND STRINGERS (6X AND LARGER) NO.1
   POSTS AND TIMBERS NO.1

   ALL LUMBER SHALL BE GRADE STAMPED BY AN APPROVED GRADING AGENCY.
2. MOISTURE CONTENT: MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% UNLESS NOTED OTHERWISE.
3. PLYWOOD: PLYWOOD SHALL BE STRUCTURAL I. OR CDX GRADE (WITH EXTERIOR TYPE GLUE) AND SHALL CONFORM TO DOC PS1 & PS2. EACH SHEET SHALL BE IDENTIFIED BY A REGISTERED STAMP OR BRAND OF THE A.P.A.
4. PRESSURE TREATED WOOD: ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR AND CONFORM TO CBC 2304.11 AND APWA U1 COMMODITY SPECIFICATION A OR F.
5. BOLTS: ALL BOLTS BEARING ON WOOD SHALL HAVE SQUARE WASHERS UNDER HEAD AND NUT UNLESS NOTED OTHERWISE. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLYWOOD, PLASTER, OR ANY WALL SHEATHING.
6. HOLES: HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
7. CUTTING: STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED.
8. BLOCKING: TWO INCH SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
9. BRACING: PROVIDE 1" X 6" DIAGONAL LET-IN BRACES OR EQUAL STEEL STRAPS EVERY 25' IN ALL STUD WALLS. NON PLYWOOD SHEATHED BRACING SHALL BE CONTINUOUS FROM TOP TO BOTTOM PLATES.
10. HARDWARE: ALL METAL HARDWARE THAT IS JOIST HANGERS AND OTHER CONNECTORS SHALL BE MANUFACTURED BY SIMPSON LA RR 22086, 24818.
11. FIRE STOPS: PROVIDE 2X FIRE STOPS AT INTERSECTION OF STUD WALLS AND FLOORS, CEILINGS AND ROOFS. PLACE FIRE STOPS AT A MAXIMUM SPACING OF 8'–0" O.C. IN THE VERTICAL DIRECTION. PROVIDE FIRE STOPS IN ALL FURRED SPACES VERTICALLY AND HORIZONTALLY AT A MAXIMUM SPACING OF 8'–0" O.C.
12. NAILING: SEE PLANS AND/OR SCHEDULES FOR NAILING OF VERTICAL AND HORIZONTAL SHEATHING (SHEAR PANELS AND DIAPHRAGMS). INSTALLATION OF VERTICAL AND HORIZONTAL SHEATHING SHALL BE NAILED AND INSPECTED PRIOR TO COVERING. NAILS SHALL BE DRIVEN PERPENDICULAR WHERE POSSIBLE INSTEAD OF USING TOE NAILS. PREDRILL FOR ALL NAILS 20d AND LARGER. NAILING SHALL BE IN ACCORDANCE WITH NAILING SCHEDULES IN APPLICABLE CODES.
13. DOUBLE JOISTS: USE DOUBLE JOISTS UNDER WALLS OR PARTITIONS PARALLEL TO JOISTS. USE SOLID BLOCK UNDER PARTITIONS PERPENDICULAR TO JOISTS. ALL DOUBLE JOISTS SHALL BE NAILED TOGETHER WITH 16d NAILS @ 9" O.C. STAGGERED 1 1/2" FROM EDGES.
14. SILL PLATES: SILL PLATES FOR ALL WALLS SHALL BE ATTACHED TO CONCRETE WITH 5/8" DIAMETERS BY 12" ANCHOR BOLTS AT 4'–0" MAXIMUM ON CENTER AND WITHIN 12" OF THE ENDS OF SILL MEMBERS, UNLESS OTHERWISE NOTED.
15. SPLICE: PLATE SPLICES SHALL HAVE 4'–0" MINIMUM LAP.
16. ALL FLOOR PLYWOOD SHEATHING SHALL HAVE TONGUE AND GROOVE JOINTS GLUE–NAILED TO JOISTS, BLOCKS, NAILERS & BEAMS. USE APPROVED CONSTRUCTION TYPE GLUE. TONGUE & GROOVE JOINTS MUST ALSO BE GLUED.
17. PROVIDE 2x FULL DEPTH SOLID BLOCKING FOR 8'–0" AND LARGER SPANS FOR ALL SOLID–SAWN RECTANGULAR LUMBER BEAMS, RAFTERS AND JOISTS.
18. LAG BOLTS: PROVIDE LEAD HOLE 70% OF THREADED SHANK DIA., AND FULL DIA. FOR SMOOTH SHANK PORTION. SOAP, PARAFFIN OR OTHER APPROVED LUBRICANT SHALL BE USED ON THREADS INSTALLATION SHALL BE BY SCREWING NOT HAMMERING. CARE SHALL BE TAKEN TO AVOID OVER TORQUING BOLT. (91.2337)
19. STUD PENETRATION: BEARING WALL STUDS CANNOT BE NOTCHED MORE THAN 25% OF THIER WIDTH. BORED HOLES CANNOT HAVE A DIAMETER GREATER THAN 40% OF THE STUD WIDTH.
20. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED DOUGLAS FIR SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL

- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENTS LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENTS

GLUED LAMINATED TIMBER (AITC A190.1 & ASTM D 3737)

1. MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH COMMERCIAL STANDARD CS 253 "STRUCTURAL GLUED LAMINATED TIMBER".
2. GLUED LAMINATED BEAMS SHALL BE COMBINATION 24F OF ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED, AND INDUSTRIAL GRADE WHERE NOT EXPOSED. EXTERIOR GLUE SHALL BE PROVIDED WHERE BEAMS ARE EXPOSED TO WEATHER. NO CAMBER, UNLESS NOTED OTHERWISE.
3. THE GLUED LAMINATED BEAMS SHALL BE FURNISHED BY A CITY OF LOS ANGELES LICENSED FABRICATOR SPECIALIZING IN THIS TYPE OF WORK. THE FABRICATOR SHALL SUBMIT COMPLETE SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
4. AN "AITC CERTIFICATE" OF INSPECTION MUST BE SUBMITTED TO BUILDING AND SAFETY DEPT. PRIOR TO ERECTION OF ANY GLUE–LAM BEAM.

SUMMARY OF SPECIAL INSPECTION

ITEM	CONTINUOUS	PERIODIC
REINFORCING,STEEL PLACEMENT IN FOOTING & SLABS	–	YES
SHEAR PANELS W/NAIL SPACING < 4"	–	YES
BOLTS INSTALLED IN CONCRETE	–	YES

PARALLAM NOTES (LARR 25202, ICC ESR–1387)

1. LATERAL SUPPORT IS REQUIRED AT ALL BEARING POINTS AND ALONG COMPRESSION EDGE AT 24" ON–CENTER OR CLOSER
2. SIZE COMBINATIONS
   3 1/2" MEMBERS MAY BE TWO PIECES OF 1 3/4" OR A SINGLE 3 1/2" WIDTH BEAM

   5 1/4" MEMBERS MAY BE THREE PIECES OF 1 3/4" OR ONE PIECE OF 1 3/4" WITH ONE PIECE OF 3 1/2" OR A SINGLE 5 1/4" WIDTH BEAM.

   7" MEMBERS MAY BE TWO PIECES OF 1 3/4" AROUND ONE PIECE OF 3 1/2", OR TWO PIECES OF 3 1/2", OR A SINGLE 7" WIDTH BEAM.

CONCRETE (ACI 318–11)

1. STRENGTH & QUALITY: CONCRETE STRENGTH AT 28 DAYS SHALL BE MINIMUM f'c=2500 PSI OR AS INDICATED BELOW:
   CONCRETE QUALITY:

CONCRETE USE	STRENGTH	SLUMP	AGG.SIZE
EXTERIOR WALKS AND CURBS	2500 @ 28 DAYS	4 1/2"	1"
GRADE SLAB AND FOUNDATION	2500 @ 28 DAYS	4 1/2"	1"

2. CEMENT: ALL CEMENT SHALL CONFORM TO ASTM C–150, TYPE II, UNLESS ALKALINE SOILS ARE PRESENT.
3. AGGREGATES: ALL CONCRETE UNLESS OTHERWISE NOTED SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 LBS/CU.FT.). AGGREGATES SHALL CONFORM TO ASTM C–33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN .005.
4. CURING: CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOST CURING. STRENGTH TEST OF CONCRETE SHALL BE REQUIRED AS PER SECTION 2604 OF U.B.C. PLACEMENT OF CONCRETE AND REINFORCING STEEL SHALL BE INSPECTED BY A QUALIFIED SPECIAL INSPECTOR FROM AN AGENCY APPROVED BY THE BUILDING DEPARTMENT. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
5. SLEEVES: SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWING SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE REVIEWED BY THE ENGINEER BEFORE CONCRETE IS POURED. CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENING, SLEEVES, CURBS, CONDUITS, ETC., RELATING TO THE WORK.
6. INSERTS: ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING BARS, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.
7. SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS AND COLUMNS) SO AS TO CAUSE SEGREGATION OF AGGREGATES, USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTH SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED FIVE FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE BEING KEPT LEVEL AT ALL TIMES.
8. DOWELING: ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE WALL BARS EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE WITH 30 BAR DIAMETER LAP.
9. SPLICES: SPLICES IN CONTINUOUS REINFORCEMENT AS USED IN WALL, GRADE BEAMS, ETC., SHALL HAVE A LAP OF 30 TIMES BAR DIAMETERS BUT NOT LESS THAN 12 INCHES. THE SPLICES IN ADJACENT BARS SHALL NOT BE LESS THAN 5'–0" APART. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES.
   SPLICE BARS IN SPANDRELS, WALLS, BEAMS, GRADE BEAMS, ETC., AS FOLLOWS: TOP BARS AT CENTER LINE OF SPAN, BOTTOM BARS AT THE SUPPORT: ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE GROUND AND AWAY FROM THE FORMS.
10. CONSTRUCTION JOINTS: SHALL HAVE ENTIRE SURFACE REMOVED TO EXPOSE CLEAN AGGREGATE SOLIDLY EMBEDDED. THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL OF CONSTRUCTION JOINT LOCATION OTHER THAN DETAILED OR SPECIFIED IN ALL SLABS, BEAMS AND SHEAR WALLS.
11. PIPES: PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER.
12. INSPECTION: THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFORMED WHEN THE CONCRETE DESIGN STRENGTH IS GREATER THAN f'c = 2500 PSI;
    a. REINFORCEMENT b. CONCRETE PLACING
    c. CONCRETE STRENGTH
13. DRYPACK: DRYPACK SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND. DRYPACKING OR NON–SHRINK GROUTING SHALL HAVE MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI @ 7 DAYS.
14. MISC. ITEMS: REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS ITEMS TO BE CAST INTO CONCRETE AND MASONRY. DO NOT CUT OR DEFORM PRIMARY REINFORCING BARS WITHOUT CONSENT OF THE ENGINEER.
15. FINISH: SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR SCORING AND FINISHING FOR CONCRETE SLABS AND STRUCTURAL CONCRETE.
16. BOLTS: BOLTS EMBEDDED IN CONCRETE TO BE ASTM A–307 U.N.O.
17. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH THE GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26.
18. LIGHT WEIGHT CONCRETE: LIGHT WEIGHT CONCRETE USED WHERE INDICATED SHALL HAVE A MAXIMUM DENSITY OF 112 LBS/CU.FT. AGGREGATES SHALL BE EXPANDED SHALE TYPE CONFORMING TO ASTM C–330. PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH THE ACI SPEC.301.
19. REBAR COVER: MINIMUM COVERAGE SHALL BE AS FOLLOWS:

3"	WHERE CONCRETE IS DEPOSITED DIRECTLY AGAINST GROUND, EXCEPT SLABS ON GRADE.
2"	WHERE CONCRETE IS EXPOSED TO GROUND BUT PLACED IN FORMS.
1 1/2"	FOR MAIN BARS IN BEAMS, TIED COLUMNS AND TIED BARS IN WALLS.
1 1/2"	FOR TIES IN COLUMNS.
1 1/2"	FOR WALL BARS TO WEATHER SURFACE: 1" TO PROTECTED SURFACES.
1 1/2"	FOR BARS IN SLABS ON GRADE.
1"	FOR BARS IN SLABS.

20. BOLTS IN CONCRETE OR CONCRETE BLOCK: LENGTH OF EMBEDMENT OF ANCHOR BOLTS IN MASONRY OR CONCRETE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED.

SIZE OF BOLT	LENGTH OF EMBEDMENT
1/2"	4"
5/8"	5"
3/4"	6"
7/8"	7"
1"	8"
1–1/2"	9"

DRILLED AND DRYPACKED OR GROUTED BOLTS SHALL HAVE 1" CLEAR FROM BOLT TO EDGE OF HOLE.

REINFORCING STEEL (ACI 318–14)

1. GENERAL: DESIGN, DETAILING, FABRICATION, PLACEMENT AND SPECIAL INSPECTION SHALL BE IN ACCORDANCE WITH ACI CODES AND MANUALS 318–10 and CBC2013 . STEEL REINFORCEMENT SHALL BE NEW DEFORMED BILLET STEEL, MEETING ASTM STANDARD "A" 615–68; GRADE 60 KSI FOR #4 AND LARGER BARS, EXCEPT AS NOTED; GRADE 40 KSI FOR #3 AND SMALLER BARS. SHOP DRAWINGS SHALL BE MARKED ACCORDINGLY AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. GRADE 60 KSI REBARS SHALL NOT BE BENT IN FIELD AFTER PLACING.
2. LAPS: ALL TENSIONS SPLICES ARE ACCORDING TO ACI 318–05, CLASS C, OR 36 TIMES BAR DIAMETERS AND ALL COMPRESSION SPLICES 30 TIMES DIAMETERS (U.N.O.).
3. WELDING: TACK WELDING OF REBARS IS NOT PERMITTED UNLESS CALLED FOR OR APPROVED BY THE ENGINEER.
4. REINFORCING: ALL REINFORCING SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO POURING CONCRETE OR GROUTING MASONRY.
5. WIRE FABRIC: WELDED WIRE FABRIC (WWM OR WWF) SHALL CONFORM TO ASTM A–82 AND A–185. LAP 1 1/2 SPACES OR 9" MINIMUM.

MATERIAL SPECIFICATION & INSPECTIONS

1. Where special inspection or testing is required, the registered design professional in responsible charge shall include a "Statement of Special Inspections" on the plans.
2. The following structural products shall comply with an approved Los Angeles City Research Report. Copy the conditions of approval onto the plans and show compliance with those conditions.
3. Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the "Statement of Special Inspection" shall submit a written statement of responsibility to the LADBS inspectors and the owner prior to the commencement of work on such system or component per Sec 1709.1
4. Glue lam beams must be fabricated in a LADBS licenced shop. Identify grade symbol and lamination species per T 5–A 2005 NDS Supp.
5. Provide lead hole 40%–70% of threaded shank dia. and full dia. for smooth shank portion. 2005NDS
6. Periodic Special Inspection is required for wood shear walls,shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to components of the seismic force resisting system.Special inspection by a deputy inspector is required where the fastener spacing of the sheathing is 4 inches on center or less.
7. A copy of the Los Angeles Research Report and/or conditions of listing shall be made available at the job site.

STRUCTURAL STEEL AISC MANUAL – 14TH EDITION

1. STEEL: ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A–36 AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
2. PIPE COLUMNS: PIPE COLUMNS SHALL CONFORM TO ASTM A–53, GRADE B U.N.O. SULFUR CONTENT SHALL BE LESS THAN OR EQUAL TO 0,05%.
3. TUBES: STEEL TUBES SHALL CONFORM TO ASTM A–501, U.N.O. SULFUR CONTENT SHALL BE LESS THAN OR EQUAL TO 0.05%.
4. BOLTS: BOLTS SHALL CONFORM TO ASTM A–325, U.N.O.
5. SHOP DRAWINGS: STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION AND ERECTION.
6. PROTECTION: HOT DIP GALVANIZE OR PROVIDE 3" MINIMUM CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE. STRUCTURAL STEEL EMBEDDED IN CONCRETE OR MASONRY SHALL BE UNPAINTED.
7. WELDING: ALL WELDING IS TO COMPLY WITH AWS SPECIFICATION AND IS TO BE DONE BY WELDERS CERTIFIED FOR THE TYPE OF WELDING TO BE PERFORMED AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY.
8. ALL WELDING IS TO BE DONE BY ELECTRIC ARC PROCESS WITH E70XX ELECTRODES.
9. ALL WELDING SHALL BE DONE IN THE SHOP OF A CITY OF LOS ANGELES LICENSED FABRICATOR OR WITH CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR, U.N.O.
10. ALL BUTT WELDS SHALL BE FULL PENETRATION WELDS UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL BUTT WELDS SHALL BE STANDARD PREQUALIFIED WELDS. IF OTHER JOINT FORMS ARE USED TESTING AND QUALIFICATION OF JOINTS SHALL BE IN ACCORDANCE WITH AWS STANDARD QUALIFICATIONS PROCEDURE.
11. CONTINUOUS DEPUTY INSPECTION IS REQUIRED FOR ALL FIELD WELDING.

GENERAL NOTES

1. NOTES: NOTES PROVIDED ON STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND SPECIFICATIONS.
2. DIMENSIONS: WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL CHECK ALL DIMENSIONS AGAINST ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
3. CODES AND SPECIFICATIONS: ALL WORK AND CONSTRUCTION SHALL COMPLY WITH CBC 2007, IBC2006 & COUNTY OF LA BUILDING CODES, SPECIFICATIONS, REGULATIONS AND SAFETY REQUIREMENTS.
4. SAFETY: DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
5. ERECTION: ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.
6. EARTH WORK: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCE.
7. OTHER TRADES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS AND CONDITIONS OF THE JOB. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK.
8. SHOP DRAWINGS: SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
9. DETAILS: DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS AND NOTES OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT OR ENGINEER.
10. OPENINGS: SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS, FLOOR FINISHES, ETC.
11. OTHER TRADES: SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND ALL PIPE SLEEVES, ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
12. SPECIAL DETAILS: PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER SPECIAL DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT TO BE STAYED OR LATERALLY BRACED.
13. MODIFICATIONS: ALL INFORMATION SHOWN ON THE DRAWINGS, RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
14. OTHER PLANS: ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED AS PART OF THE STRUCTURAL DESIGN DRAWINGS AND ARE TO BE USED TO DEFINE DETAIL CONFIGURATIONS INCLUDING, BUT NOT LIMITED TO RELATIVE LOCATION OF MEMBERS, ELEVATIONS, LOCATION OF ALL OPENINGS, ETC.
15. OTHER ITEMS: SKYLIGHT, STOREFRONT STAIR FABRICATOR, ETC. SHALL SUBMIT STRUCTURAL DESIGN CALCULATIONS AND DRAWINGS FOR ALL FRAMING MEMBERS AND CONNECTIONS (INCLUDING CONNECTIONS TO STRUCTURAL MEMBERS) TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR THEIR APPROVAL PRIOR TO FABRICATION. CALCULATIONS AND DRAWINGS SHALL COMPLY WITH ALL REQUIREMENTS OF LATEST APPLICABLE BUILDING CODE. THESE DRAWINGS SHALL BE DESIGNED AND SIGNED BY A REGISTERED ENGINEER.
16. MECHANICAL: MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE, ISOLATORS , FASTENERS, AND ANY OTHER ELEMENTS PROVIDING STABILITY FOR MECHANICAL EQUIPMENT MUST BE APPROVED BY ICBO OR EQUIVALENT TO AT LEAST 0.3 X OPERATING WEIGHT OF EQUIPMENT.
17. STAIRS: ALL STAIRS ARE TO BE STEEL STAIRS PER ARCHITECTURAL DRAWINGS EXCEPT WHERE CONCRETE OR WOODEN STAIRS ARE SPECIFICALLY SHOWN. STRUCTURAL CALCULATIONS AND DRAWINGS SIGNED BY A LICENSED CIVIL ENGINEER IN THE STATE ARE TO BE SUBMITTED TO THE ENGINEER. DRAWINGS ARE TO INCLUDE CONNECTIONS TO THE STRUCTURE. ENGINEER WILL APPROVE THE DRAWINGS AS TO THEIR COMPLIANCE WITH THE INTENT OF THE STRUCTURAL DRAWINGS AND SPECIFICATIONS.
18. SHORING: IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING. BRACING AND FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS BUILDING. POST–TENSIONED OR REINFORCED CONCRETE SLABS MAY CARRY SHORING LOADS EQUIVALENT TO THEIR DESIGN SUPERIMPOSED LOADS INCLUDE LIVE LOAD, PARTITION LOAD, AND ANY OTHER LOAD NOT IN PLACE AT TIME OF SHORING.
19. BACKFILL: BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEM. DO NOT PROCEED WITH BACKFILL UNTIL 7 DAYS (MINIMUM) AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEMS UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER THE COMPLETION AND INSPECTION OF DAMP PROOFING.
20. BRACING: DO ALL TEMPORARY BRACING AS REQUIRED TO HOLD THE VARIOUS ELEMENTS IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
21. WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOAD DOES NOT EXCEED DESIGN LIVE LOAD. ADEQUATE SHORING AND/OR BRACING SHALL BE PROVIDED WHERE STRUCTURAL MEMBERS HAVE NOT ATTAINED DESIGN STRENGTH.
22. ASTM DESIGNATION AND ALL STANDARDS REFER TO LATEST AMENDMENTS.
23. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OF WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

M Espino

MANUEL A. ESPINO
No. C055526
EXP. 12-31-20
CIVIL

PERIODICAL SPECIAL INSPECTION FOR :
1) FOUNDATION:
a)Fng & Pad Fng
b)Anchor Bolts & Hold Downs per SW Schedule
c)Ret Wall Footing & Concrete Stem wall
2) FRAMING:
a)Rafters,Ceilings ,Floor Joists,Posts & Beams
3) SHEAR WALLS:
a)Plywood & Nailing per SW Schedule

STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES
(Only Checked items are required)

Architect or Engineer of Record for the project to be responsible for the "Structural Observation":
Name: MANUEL ESPINO ☐ Licensed Architect ☑ Registered Engineer
Phone: (323) 379 6216 California Registration Number: C055526

Construction Stage	Construction Type	Elements/Connections to be observed
Foundation	☑ Footing, Stem Walls, Piers ☐ Mat Foundation ☐ Caisson, Pile, Grade beams ☑ Stepping/Retaining Foundation, Hillside Special Anchors ☐ Others:	STEEL REINFORCEMENT ,ANCHOR BOLT & HOLD DOWN STEM WALL @ RW1:DIMENSIONS & REINFORCEMENT PAD FNG & CONTINUOUS FNG :DIMENSION & REINF. FOUNDATION @ RW1 :DIMENSIONS AND REINFORCEMENT
Wall	☐ Concrete ☐ Masonry ☑ Wood ☐ Others:	PLYWOOD & NAILING PER SW SCHEDULE
Frame	☐ Steel Moment Frame ☐ Steel Braced Frame ☐ Concrete Moment Frame ☑ Others:	STEEL BEAMS,PSL BEAMS,JOIST : SIZES AND SPACING
Diaphragm	☐ Concrete ☐ Steel Deck ☑ Wood ☐ Others:	PLYWOOD & NAILING PER SW SCHEDULE
Others		

DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE
I, ☑ the owner of the project ☐ the owner's representative, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Of Structural Observer
08-07-19
Date

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

Los Angeles Regional Uniform Code Program
Committee I-3: Structural Observation

LARUCP

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS : 4293 TUJUNGA AVE LOS ANGELES CA PERMIT APPL. NO. : ____________
Description of Work : ON-GRADE 2-STORY OVER BASEMENT FOUR DUPLEX RESIDENTIAL UNITS w/2-CAR PRIVATE GARAGES.
Owner : ____________ Architect: VAROOZH SAROIAN Engineer: MANUEL ESPINO

STRUCTURAL OBSERVATION
(only checked items are required)
Firm or individual to be responsible for the Structural Observation:
Name: MANUEL ESPINO Phone: (323) 379 6216 Calif. Registration : C055526

FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☒ Wood
☒ Stepp 'g/Retain 'g Foundation, Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☒ Others: AB & HD per SW Sched RW1 per det. K,L&M/D-2	Nailing per SW Sched	☒ Others: Rafters,Joists,Posts & Beams by S1&S2	Nailing per SW Sched

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired **by me** to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)
I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature
C055526 License No.
08-07-19 Date

READY TO ISSUE
BY [illegible]
FEB 13 2020
Signature

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOT 8

Assessor's Id. Number
2365–030–006

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379–6216

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'–0"

OWNER:
SHEET TITLE: **STRUCTURAL NOTES**

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402–5264
E–MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247–4173
(818) 244–6405
FAX (818) 247–4610

SHEET No:
S-0
OF SHEETS

2/10/2020 3:13:51 PM

- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENTS LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENTS

TABLE 2304.10.1
FASTENING SCHEDULE

CONNECTION	FASTENING[a,m]	LOCATION
1. Joist to sill or girder	3–8d common (2 1/2" x 0.131") 3–3" x 0.131" nails 3–3" 14 gage staples	toenail
2. Bridging to joist	2–8d common (2 1/2" x 0.131") 2–3" x 0.131" nails 2–3" 14 gage staples	toenail each end
3. 1" x 6" subfloor or less to each joist	2–8d common (2 1/2" x 0.131")	face nail
4. Wider than 1" x 6" subfloor to each joist	3–8d common (2 1/2" x 0.131")	face nail
5. 2" subfloor to joist or girder	2–16d common (3 1/2" x 0.162")	blind and face nail
6. Sole plate to joist or blocking	16d (3 1/2" x 0.135") at 16" o.c. 3" x 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3"–16d (3 1/2" x 0.135") at 16" 4–3" x 0.131" nails at 16" 4–3" 14 gage staples per 16"	braced wall panels
7. Top plate to stud	2–16d common (3 1/2" x 0.162") 3–3" x 0.131" nails 3–3" 14 gage staples	end nail
8. Stud to sole plate	4–8d common (2 1/2" x 0.131") 4–3" x 0.131" nails 3–3" 14 gage staples	toenail
	2–16d common (3 1/2" x 0.162") 3–3" x 0.131" nails 3–3" 14 gage staples	end nail
9. Double studs	16d (3 1/2" x 0.135") at 24" o.c. 3" x 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10. Double top plates	16d (3 1/2" x 0.135") at 16" o.c. 3" x 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8–16d common (3 1/2" x 0.162") 12–3" x 0.131" nails 12–3" 14 gage staples	lap splice
11. Blocking between joists or rafters to top plate	3–8d common (2 1/2" x 0.131") 3–3" x 0.131" nails 3–3" 14 gage staples	toenail
12. Rim joist to top plate	8d (2 1/2" x 0.131") at 6" o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2–16d common (3 1/2" x 0.162") 3–3" x 0.131" nails 3–3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (3 1/2" x 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3–8d common (2 1/2" x 0.131") 5–3" x 0.131" nails 5–3" 14 gage staples	toenail
16. Continuous header to stud	4–8d common (2 1/2" x 0.131")	toenail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3–16d common (3 1/2" x 0.162") minimum, Table 2308.10.4.1 4–3" x 0.131" nails 4–3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3–16d common (3 1/2" x 0.162") minimum, Table 2308.10.4.1 4–3" x 0.131" nails 4–3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3–8d common (2 1/2" x 0.131") 3–3" x 0.131" nails 3–3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2–8d common (2 1/2" x 0.131") 2–3" x 0.131" nails 3–3" 14 gage staples	face nail
21. 1" x 8" sheathing to each bearing	3–8d common (2 1/2" x 0.131")	face nail
22. Wider than 1" x 8" Sheathing to each bearing	3–8d common (2 1/2" x 0.131")	face nail
23. Built–up corner studs	16d common (3 1/2" x 0.162") 3" x 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Built–up girder and beams	20d common (4" x 0.192") 32" o.c. 3" x 0.131" nail at 24" o.c. 3" 14 gage staple at 24" o.c.	face nail at top and bottom staggered on opposite sides
	2–20d common (4" x 0.192") 3–3" x 0.131" nails 3–3" 14 gage staples	face nail at ends and at each splice
25. 2" planks	16d common (3 1/2" x 0.162")	at each bearing
26. Collar tie to rafter	3–10d common (3" x 0.148") 4–3" x 0.131" nails 4–3" 14 gage staples	face nail
27. Jack rafter to hip	3–10d common (3" x 0.148") 4–3" x 0.131" nails 4–3" 14 gage staples	toenail
	2–16d common (3 1/2" x 0.162") 3–3" x 0.131" nails 3–3" 14 gage staples	face nail
28. Roof rafter to 2–by ridge beam	2–16d common (3 1/2" x 0.162") 3–3" x 0.131" nails 3–3" 14 gage staples	toenail
	2–16d common (3 1/2" x 0.162") 3–3" x 0.131" nails 3–3" 14 gage staples	face nail
29. Joist to band joist	3–16d common (3 1/2" x 0.162") 4–3" x 0.131" nails 4–3" 14 gage staples	face nail
30. Ledger strip	3–16d common (3 1/2" x 0.162") 4–3" x 0.131" nails 4–3" 14 gage staples	face nail
31. Wood structural panels and particleboard[b] subfloor, roof and wall sheathing (to framing)	1/2" and less 6d[c,1] 2 3/8" x 0.113" nail [n] 1 3/4" 16 gage [o] 19/32" to 3/4" 8d[d] or 6d[e] 2 3/8" x 0.113" nail [p] 2" 16 gage [p] 7/8" to 1" 8d[c] 1 1/8" to 1 1/4" 10d[d] or 8d [d]	
Single floor (combination subfloor–underlayment to framing)	3/4" and less 6d[e] 7/8 to 1" 8d[e] 1 1/8" to 1 1/4" 10d[d] or 8d [e]	
32. Panel siding (to framing)	1/2" or less 6d[f] 5/8" 8d[f]	
33. Fiberboard sheathing[g]	1/2" No. 11 gage roofing nail [h] 6d common nail (2" x 0.113") No. 16 gage staple [i] 25/32" No. 11 gage roofing nail [h] 8d common nail (2 1/2" x 0.131") No. 16 gage staple [i]	
34. Interior paneling	1/4" 4d[j] 3/8" 6d[k]	

For SI: 1 inch=25.4 mm.

a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. for nailing of wood structural panel and particleboard diaphragms and shear walls, refer to section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d – 2" x 0.113"; 8d–2 1/2" x 0.131"; 10d–3" x 0.148").
d. Common (6d – 2" x 0.113"; 8d – 2 1/2" x 0.131"; 10d –3" x 0.148").
e. Deformed shank (6d – 2" x 0.113"; 8d – 2 1/2" x 0.131"; 10d –3" x 0.148").
f. Corrosion–resistant siding (6d – 1 7/8" x 0.106"; 8d –2 3/8" x 0.128") or casing (6d – 2" x 0.099"; 8d –2 1/2" x 0.113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion–resistant roofing nails with 7/16–inch–diameter head and 1 1/2–inch length for 1/2–inch sheathing and 1 3/4–inch length for 25/32–inch sheathing.
i. Corrosion–resistant staples with nominal 7/16–inch crown and 1 1/8–inch length for 1/2–inch sheathing and 1 1/2–inch length for 25/32–inch sheathing. panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
j. Casing (1 1/2" x 0.080") or finish (1 1/2" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
l. For roof sheathing applications, 8d nails (2 1/2" x 0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

M Espino

REGISTERED PROFESSIONAL ENGINEER
MANUEL A. ESPINO
No. C055526
EXP. 12-31-20
CIVIL

DESIGN CRITERIA

TIMBER: DOC 2.0 DOUGLAS FIR LARCH (PER GRADING RULES 16)
2" X 4" AND 4" X 4" STANDARD GRADE (VERTICAL MEMBERS) No 2 GRADE (HORIZONTAL MEMBERS)
2" X 6" AND LARGER ......No. 2 GRADE (HORIZONTAL AND REPETIVE USES) VERTICAL MEMBERS)
4" X 6" AND LARGER ......No 1 GRADE (VERTICAL AND (BEAMS AND STRINGERS) HORIZONTAL MEMBERS)
2.0E PARALLAM PSL Headers & Beams :ESR-1387

TIMBER: MAXIMUN MOISTURE CONTENT 19%

PLYWOOD: Doc PS-1or PS2 PER APA STANDARD. PI. 32/16
GLUE LAMINATED: 24-V4 DF/DF. PER AITC STANDARDS.
Fb = 2400 PSI. Fv = 165 psi. W = 1,800,000
STRUCTURAL STEEL: ASTM A-36 STEEL Per AISC STANDARDS
PIPE AND TUBING GRADE B TYPE E OR TYPE S, ASTM A501
WELDING: AWS-E70XX Per AMERICAN WELDING SOCIETY STANDARDS

CONCRETE: (STRENGTH @ 28 DAYS) PER ACI 318 SPECIFICATIONS.
FOUNDATIONS f'c = 2,500 psi

MANSONRY: HOLLOW CONCRETE MASONRY UNITS (CMU, CONC. BLOCK)
ASTMC - 90, ASTM AND CBC
TYPE N UNITS, TYPE S MORTARS, 2,000 psi, GROUT
f'm 1,500 PSI (SOLID GROUTED) Fm = 250 PSI

REINFORCING STEEL: ASTM A - 615 PER CRSI STANDARDS
#5 AND SMALLER GRADE 40
#6 AND LARGER GRADE 60

SOIL: ALLOWABLE SOIL BEARING VALUE (Fbrg)= 3,000 PSF
PER SOILS REPORT BY: A.G.I. Geotechnical , Inc
PJ # 29-5178-00

- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED,A SOILS INVESTIGATION REPORT MAY BE REQUIRED
- HOLDOWNS CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT & 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING.
- HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
- HOLD-DOWN SHALL BE TIGHTENED TO FINGER TIGHT PLUS 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING."
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE -TREATED WOOD
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING
- SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS."

- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX."

- BOLT HOLES SHALL BE DRILLED 1/32" to 1/16" OVERSIZED
- PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION
- GLUE LAM BEAMS MUST BE FABRICATED IN A LADBS LICENCED SHOP
- LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL

FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS UNDER THE SUPERVISION OF A LADBS DEPUTY INSPECTOR OR IN THE SHOP OF AND APPROVED LADBS FABRICATOR

LOS ANGELES RESEARCH REPORT NUMBERS

ITEM	LA RR#
A34,A35,LTP4 H2.5,H3,H4,H5	25814 25718
HD2A,HD5B,HD7B,HD9,HD12	25828
HW,HWU,LEG,MEG,EG ITS,ITT,MIT,HIT(J. Hangers)	25803
HU,HUC,U,HUS,LUS	25807
LTS,MTS,FTA,CS,MST (STRAPS)	25713
GL (Hanger)	25807
STD (Hanger)	25803
GH (Girder Conn.)	25726
SIMPSON SET-XP(CONCRETE)	25744
SIMPSON SET-XP(MASONRY)	25965
GLUELAM	25638
CC ECC CCQ SDS2.5 (Post Cap)	25714
FIRE BARRIER (INTERTEK)	25729
AB,ABE,ABU,PBV,CPTZ (Post Base)	25712
SIMPSON STRONG WALL	25427
HARDY FRAME	25759
TITEN HD	25741
SHEARMAX	25369
PARALLAM	25202
TREMproof 250 GC	25776
RED-BUILT OPEN WEB TRUSS	22614
SIMPSON 0.157"Ø Gas-Actuated	25837
VERCO STEEL DECK	23789

READY TO ISSUE
FEB 13 2020

	REVISION	DATE	BY
1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOT 8

Assessor's Id. Number
2365–030–006

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379–6216

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'–0"

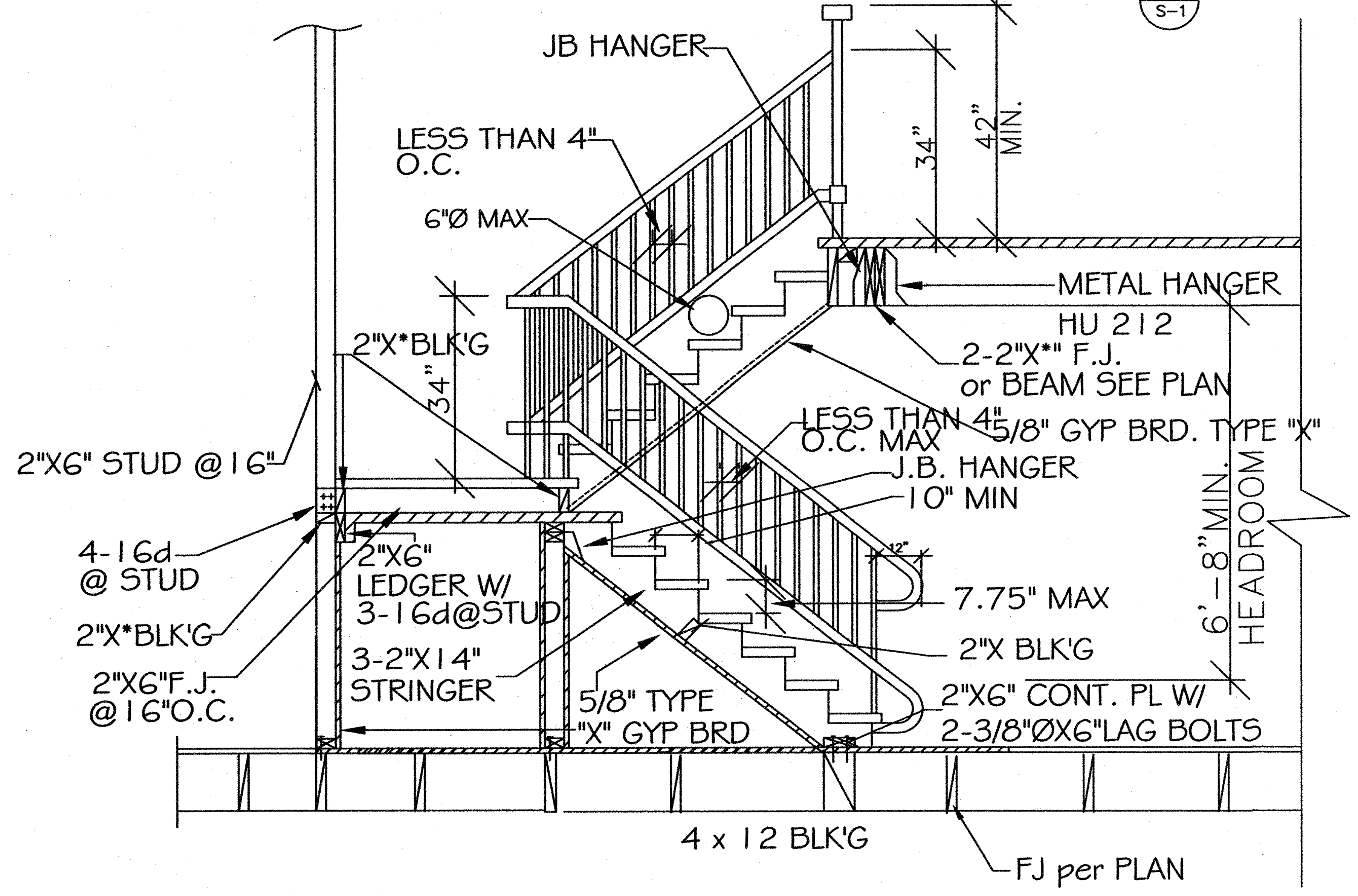
OWNER:
SHEET TITLE: **STRUCTURAL NOTES**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402–5264
E–MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247–4173
(818) 244–6405
FAX (818) 247–4610

SHEET No:
S-0.1
OF SHEETS

2/10/2020 3:14:16 PM

LADBS
B ULA +9 16 20



SHEARWALL SCHEDULE

	SHEAR WALL △	ROOF-FLOOR DIAPHRAGM	DRAG STRAP	TOP PLATE CONNECTOR	WALL SHEATHING	BOTTOM PLATE CONNECTOR	HOLDOWN	SPECIAL INSPECTION REQUIRED	SHEAR VALUE	MAX SHEAR
3rd FLOOR	1,2 2	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	2x12 Ledger w/ (2)3/8"Øx5" Lags @ 16" o.c.	15/32 STRUCT I w/8d @ 6, 6 o.c. PI 32/16	1/4"Øx6" LAGS@ 6" O.C.	— — MST48	—	280	280
3rd FLOOR	B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—		15/32 STRUCT I w/8d @ 3, 6 o.c. PI 32/16	1/4"Øx6" LAGS@ 6" O.C.	MST48	YES	473	550*
2nd FLOOR	A	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	A35 @ 12" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16	1/4"Øx6" LAGS@ 6" O.C.	MSTC48B3	YES	753	870*
2nd FLOOR	B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	CMST12	A35 @ 12" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16 BOTH SIDES 4x6 STUDS @16"oc(2 LINES)	1/4"Øx6" LAGS@ 6" O.C.	HD12	YES	954	990*
2nd FLOOR	1	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	MST48	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 4, 6 o.c. PI 32/16	1/4"Øx6" LAGS@ 6" O.C.	MST48-MSTC48B3	YES	338	430*
2nd FLOOR	2	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 6, 6 o.c. PI 32/16	1/4"Øx6" LAGS@ 6" O.C.	—	—	202	280
1st FLOOR	1,2	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	MST48	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 4, 6 o.c. PI 32/16	5/8"ØX12" AB@ 20" o.c.	HDU5	YES	430	430*
1st FLOOR	A.1	19/32 CDX T&G w/10d @ 4, 10 o.c. PI 32/16	CMST12	A35 @ 16" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16 BOTH SIDES 4x6 STUDS @16"oc(2 LINES)	5/8"ØX12" AB@ 10" o.c.	HD12	YES	990	990*
1st FLOOR	A.2,B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	CMST12	A35 @ 16" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16 ONE SIDE 4x6 STUDS @16"oc(2 LINES)	5/8"ØX12" AB@ 10" o.c.	HD12	YES	884	990*

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK

* THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A LISTED DESIGN LOAD GREATER THAN 350 PLF

a) PROVIDE 3 X SILL PLATES FOR SILLS THAT REST ON CONCRETE OR MASONRY.
b) PROVIDE 3 X STUDS BETWEEN ADJACENT PANELS. IF IT IS NECESSARY TO USE 2-2X MEMBERS BETWEEN PANELS, SPECIFY 16d NAILS WITH STAGGERED NAILING, AND SPACING NO GREATER THAN THE REQUIRED PLYWOOD EDGE NAILING.
c) PROVIDE 1/2" EDGE DISTANCE FOR THE PLYWOOD BOUNDARY NAILING.
d) PLATE WASHERS ARE TO BE USED WITH ANCHOR BOLTS.

5/8" BOLT - 3 X 3 X 0.229"

- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENTS LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENTS

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer M B Smith
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

M Espino

MANUEL A. ESPINO
No. C055526
EXP. 12-31-20

31
S-1

3x6 SILL PLATE

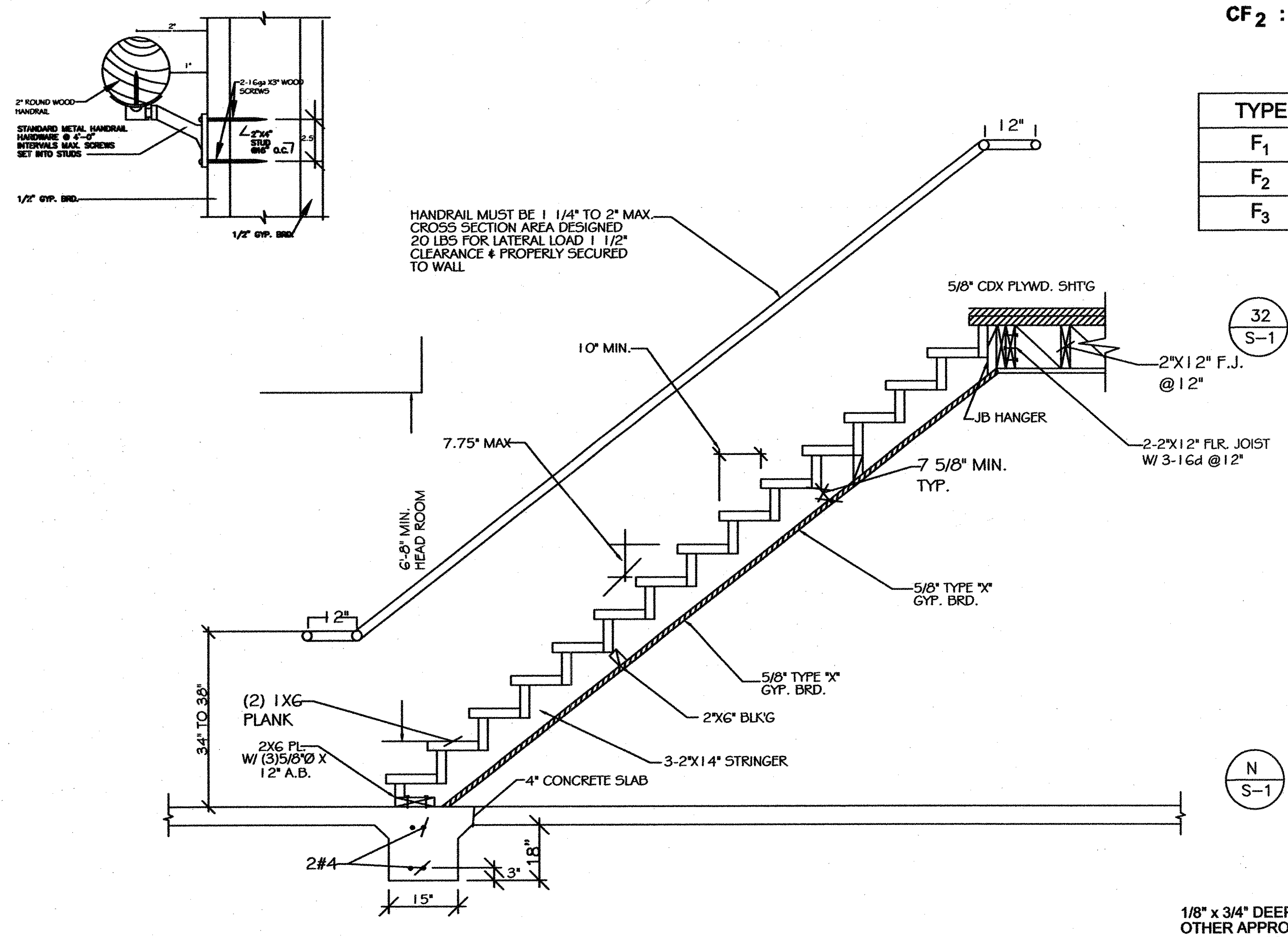
USE 3"x3"x.229" STEEL PLATE WASHERS

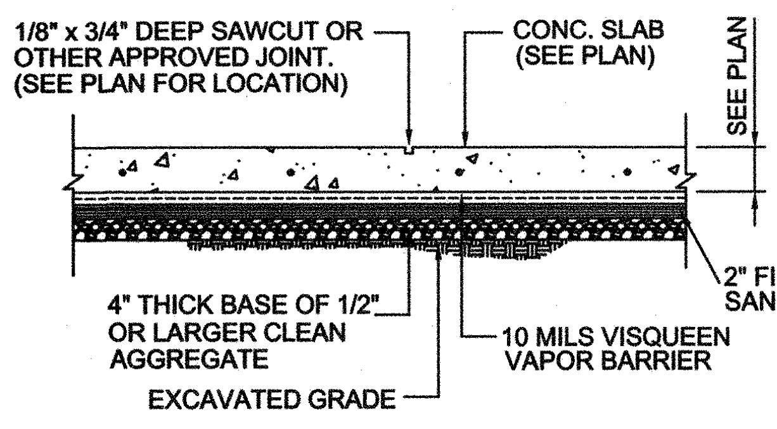
◇1 5/8"Ø X 12"AB@ 20" o.c.
◇2 5/8"Ø X 12"AB@ 10" o.c.

CF₁ : 15" wide X 18" deep
2 # 4 T&B

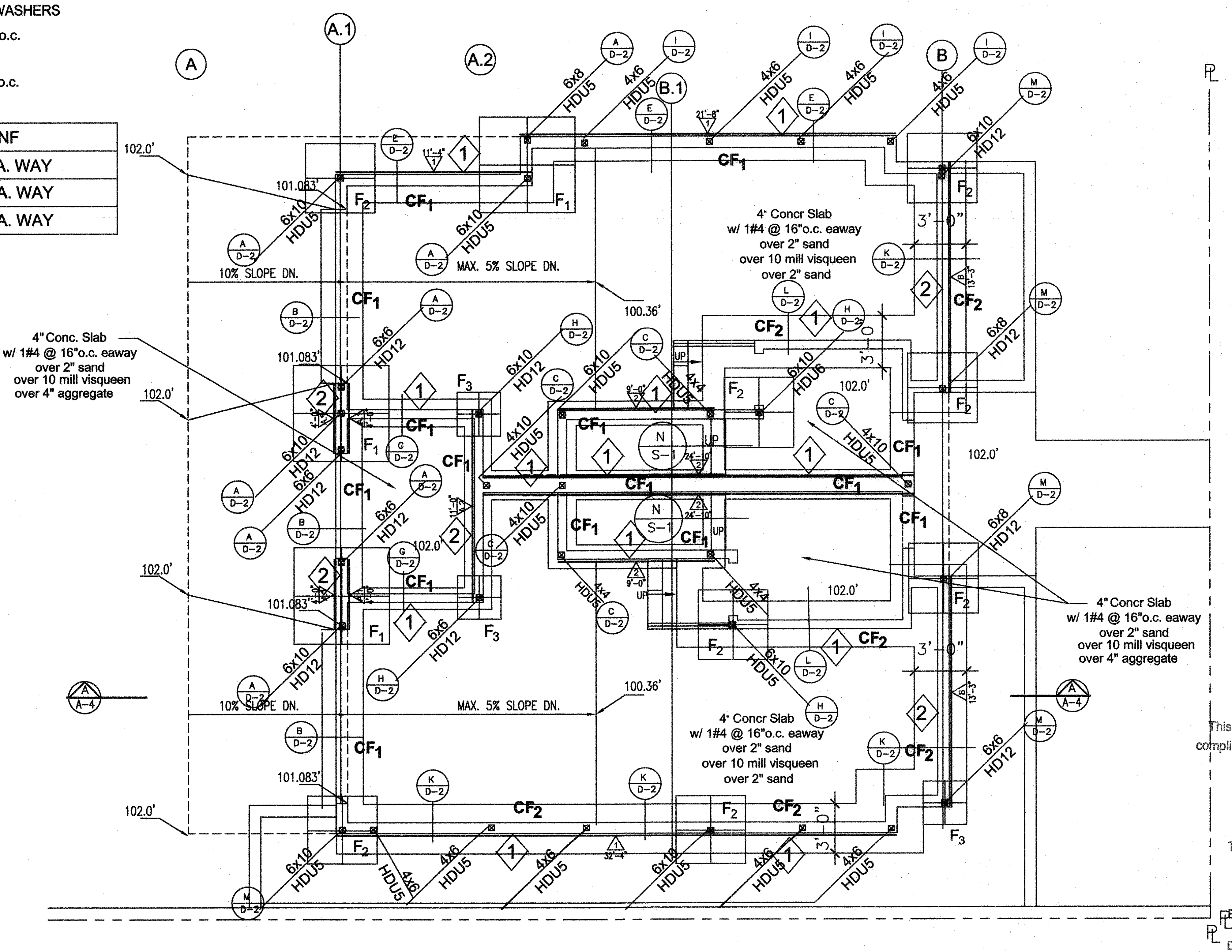
CF₂ : 36" wide X 18" deep
4 # 4 T&B PLUS #3 Ties @ 6"o.c.

TYPE	SQ	DEEP	REINF
F_1	5'-6"	36"	6 # 5 EA. WAY
F_2	4'-0"	26"	5 # 5 EA. WAY
F_3	2'-6"	36"	3 # 5 EA. WAY




1/8" x 3/4" DEEP SAWCUT OR OTHER APPROVED JOINT. (SEE PLAN FOR LOCATION)
CONC. SLAB (SEE PLAN)
SEE PLAN
4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE
EXCAVATED GRADE
10 MILS VISQUEEN VAPOR BARRIER
2" FINE SAND

TYPICAL SLAB ON GRADE DETAIL / CONTROL JOINT


A
A.1
A.2
B
B.1
102.0'
101.083'
100.36'
4' Concr Slab w/ 1#4 @ 16"o.c. eaway over 2" sand over 10 mill visqueen over 2" sand
4" Conc. Slab w/ 1#4 @ 16"o.c. eaway over 2" sand over 10 mill visqueen over 4" aggregate
4" Concr Slab w/ 1#4 @ 16"o.c. eaway over 2" sand over 10 mill visqueen over 4" aggregate
10% SLOPE DN.
MAX. 5% SLOPE DN.
CF1
CF2
F1
F2
F3
6x6
6x10
4x6
4x10
HDU5
HD12
3'-0"
UP
A-4
PL
TUJUNGA AVE. 80'

Foundation Plan

Scale: 1/4" = 1'-0"

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Ac Total of 11/12 Sheets
Date:

READY TO ISSUE
BY BADES RODEA
FEB 13 2020

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379-6216

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

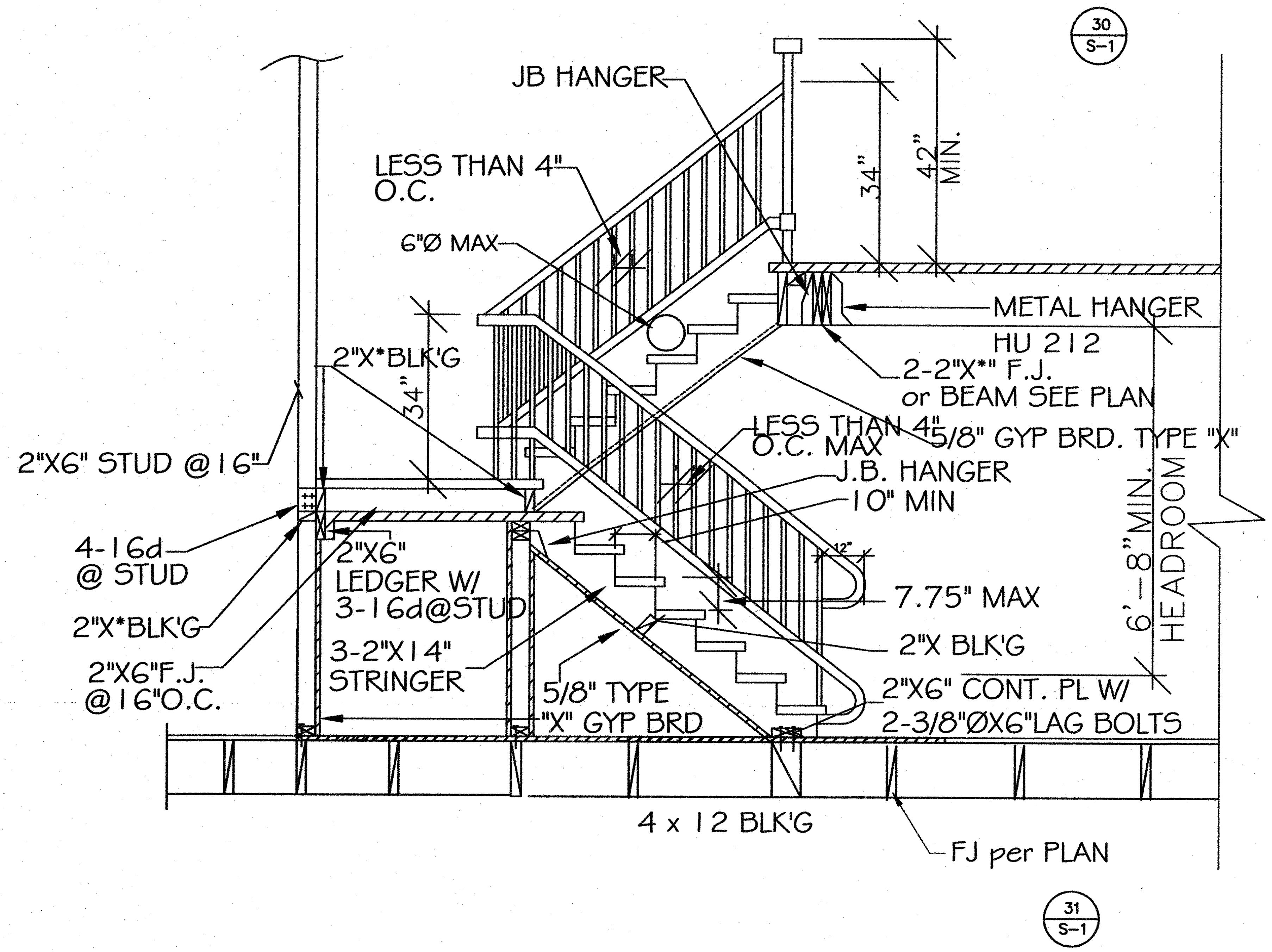
OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **UNIT A & B FOUNDATION PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
S-1
OF SHEETS

LADBS
B 19LA 91620
APPROVED



SHEARWALL SCHEDULE

	SHEAR WALL △	ROOF-FLOOR DIAPHRAGM	DRAG STRAP	TOP PLATE CONNECTOR	WALL SHEATHING	BOTTOM PLATE CONNECTOR	HOLDOWN	SPECIAL INSPECTION REQUIRED	SHEAR VALUE	MAX SHEAR
3rd FLOOR	1,2 2	19/32 CDX T&G w/10d @ 6, 10 o.c. Pl 32/16	—	2x12 Ledger w/ (2)3/8"Øx5" Lags @ 16" o.c.	15/32 STRUCT I w/8d @ 6, 6 o.c. Pl 32/16	1/4"Øx6" LAGS@ 6" O.C.	— — MST48	—	280	280
3rd FLOOR	B	19/32 CDX T&G w/10d @ 6, 10 o.c. Pl 32/16	—		15/32 STRUCT I w/8d @ 3, 6 o.c. Pl 32/16	1/4"Øx6" LAGS@ 6" O.C.	MST48	YES	473	550*
2nd FLOOR	A	19/32 CDX T&G w/10d @ 6, 10 o.c. Pl 32/16	—	A35 @ 12" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. Pl 32/16	1/4"Øx6" LAGS@ 6" O.C.	MSTC48B3	YES	753	870*
2nd FLOOR	B	19/32 CDX T&G w/10d @ 6, 10 o.c. Pl 32/16	CMST12	A35 @ 12" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. Pl 32/16 BOTH SIDES 4x6 STUDS @16"oc(2 LINES)	1/4"Øx6" LAGS@ 6" O.C.	HD12	YES	954	990*
2nd FLOOR	1	19/32 CDX T&G w/10d @ 6, 10 o.c. Pl 32/16	MST48	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 4, 6 o.c. Pl 32/16	1/4"Øx6" LAGS@ 6" O.C.	MST48-MSTC48B3	YES	338	430*
2nd FLOOR	2	19/32 CDX T&G w/10d @ 6, 10 o.c. Pl 32/16	—	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 6, 6 o.c. Pl 32/16	1/4"Øx6" LAGS@ 6" O.C.	—	—	202	280
1st FLOOR	1,2	19/32 CDX T&G w/10d @ 6, 10 o.c. Pl 32/16	MST48	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 4, 6 o.c. Pl 32/16	5/8"ØX12" AB@ 20" o.c.	HDU5	YES	430	430*
1st FLOOR	A.1	19/32 CDX T&G w/10d @ 4, 10 o.c. Pl 32/16	CMST12	A35 @ 16" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. Pl 32/16 BOTH SIDES 4x6 STUDS @16"oc(2 LINES)	5/8"ØX12" AB@ 10" o.c.	HD12	YES	990	990*
1st FLOOR	A.2,B	19/32 CDX T&G w/10d @ 6, 10 o.c. Pl 32/16	CMST12	A35 @ 16" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. Pl 32/16 ONE SIDE 4x6 STUDS @16"oc(2 LINES)	5/8"ØX12" AB@ 10" o.c.	HD12	YES	884	990*

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK

* THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A LISTED DESIGN LOAD GREATER THAN 350 PLF
a) PROVIDE 3 X SILL PLATES FOR SILLS THAT REST ON CONCRETE OR MASONRY.
b) PROVIDE 3 X STUDS BETWEEN ADJACENT PANELS. IF IT IS NECESSARY TO USE 2-2X MEMBERS BETWEEN PANELS, SPECIFY 16d NAILS WITH STAGGERED NAILING, AND SPACING NO GREATER THAN THE REQUIRED PLYWOOD EDGE NAILING.
c) PROVIDE 1/2" EDGE DISTANCE FOR THE PLYWOOD BOUNDARY NAILING.
d) PLATE WASHERS ARE TO BE USED WITH ANCHOR BOLTS.
5/8" BOLT - 3 X 3 X 0.229"

- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENTS LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENTS

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT. OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
Soil Engineer MB Smith
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

M Espino

MANUEL A. ESPINO
No. C055526
EXP. 12-31-20
CIVIL

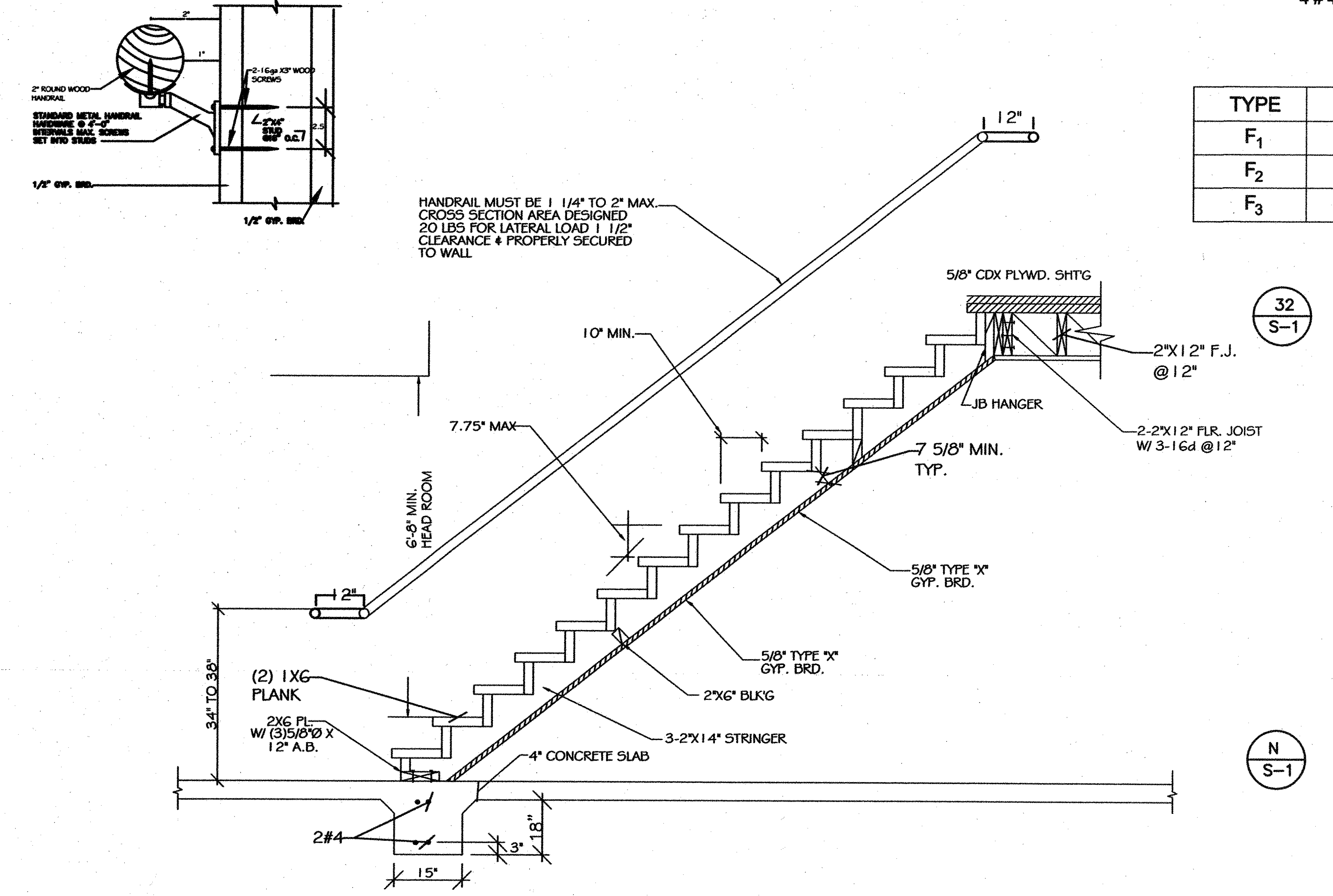
3x6 SILL PLATE

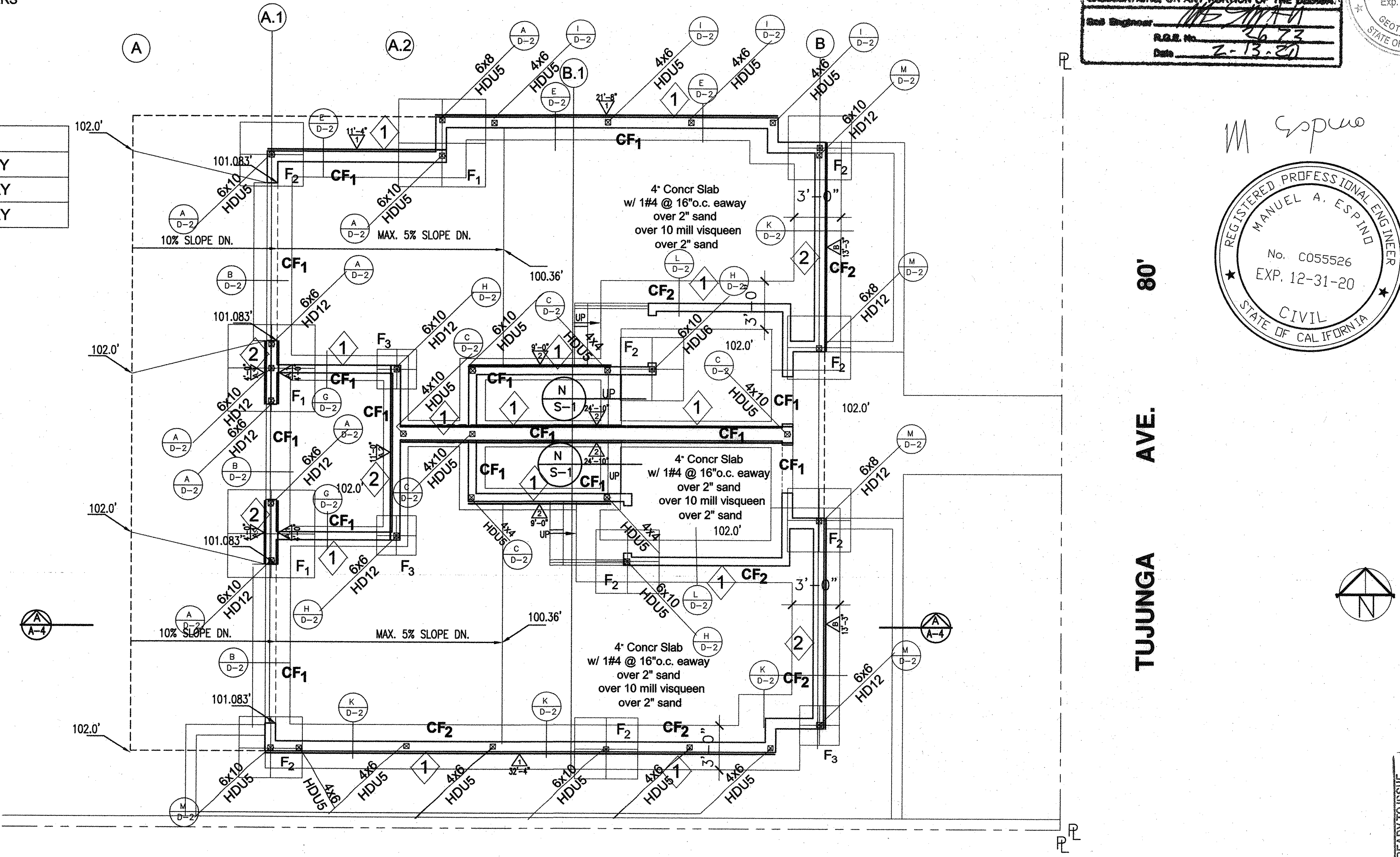
USE 3"x3"x.229" STEEL PLATE WASHERS
◇1 5/8"Ø X 12"AB@ 20" o.c.
◇2 5/8"Ø X 12"AB@ 10" o.c.

CF 1 : 15" wide X 18" deep
2 # 4 T&B

CF 2 : 36" wide X 18" deep
4 # 4 T&B PLUS #3 Ties @ 6"o.c.

TYPE	SQ	DEEP	REINF
F_1	5'-6"	36"	6 # 5 EA. WAY
F_2	4'-0"	26"	5 # 5 EA. WAY
F_3	2'-6"	36"	3 # 5 EA. WAY





Foundation Plan
Scale: 1/4" = 1'-0"

READY TO ISSUE
FEB 13 2020

	REVISION	DATE	BY
△1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOT 8

Assessor's Id. Number
2365-030-006

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379-6216

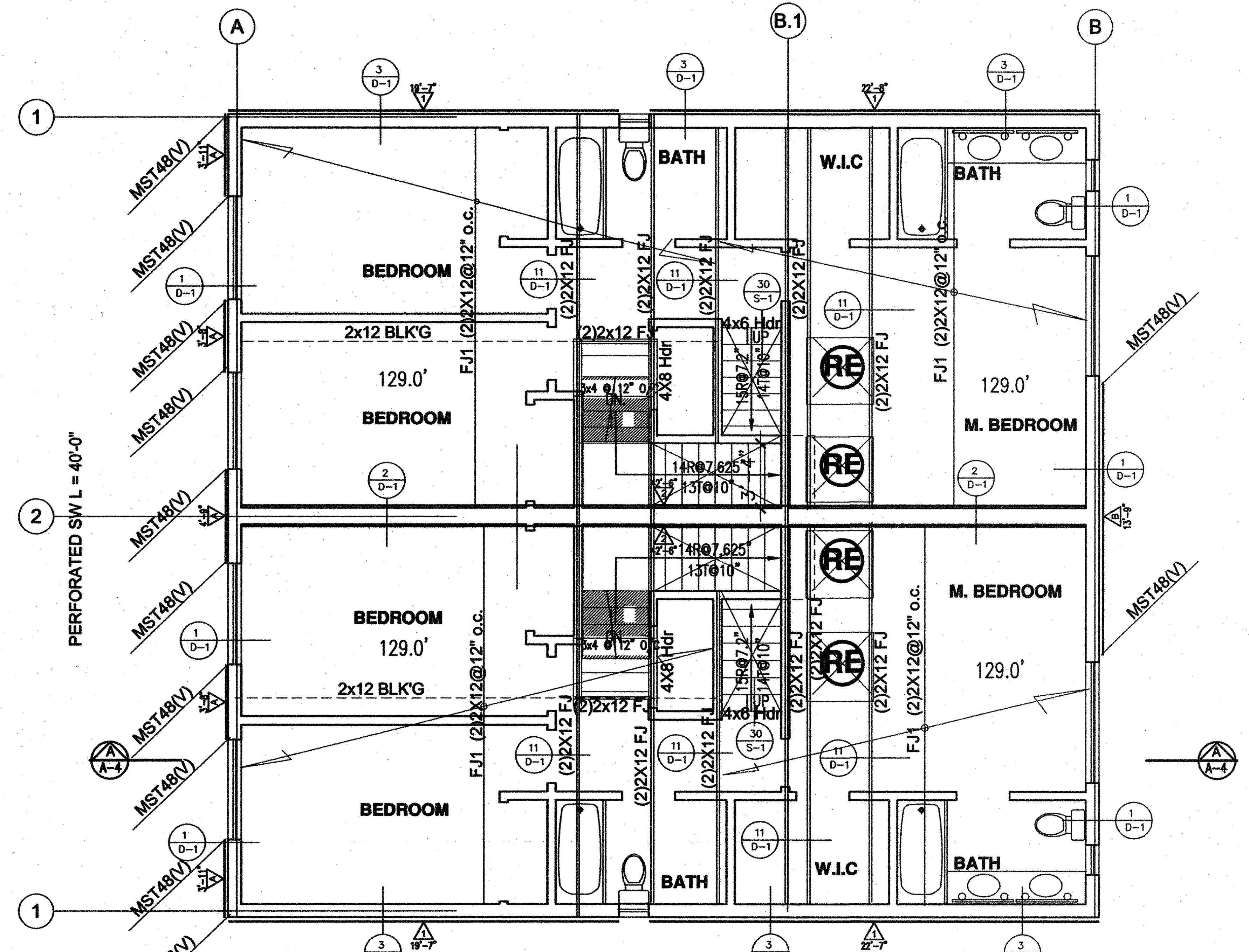
PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER:
SHEET TITLE: UNIT A & B FOUNDATION PLAN

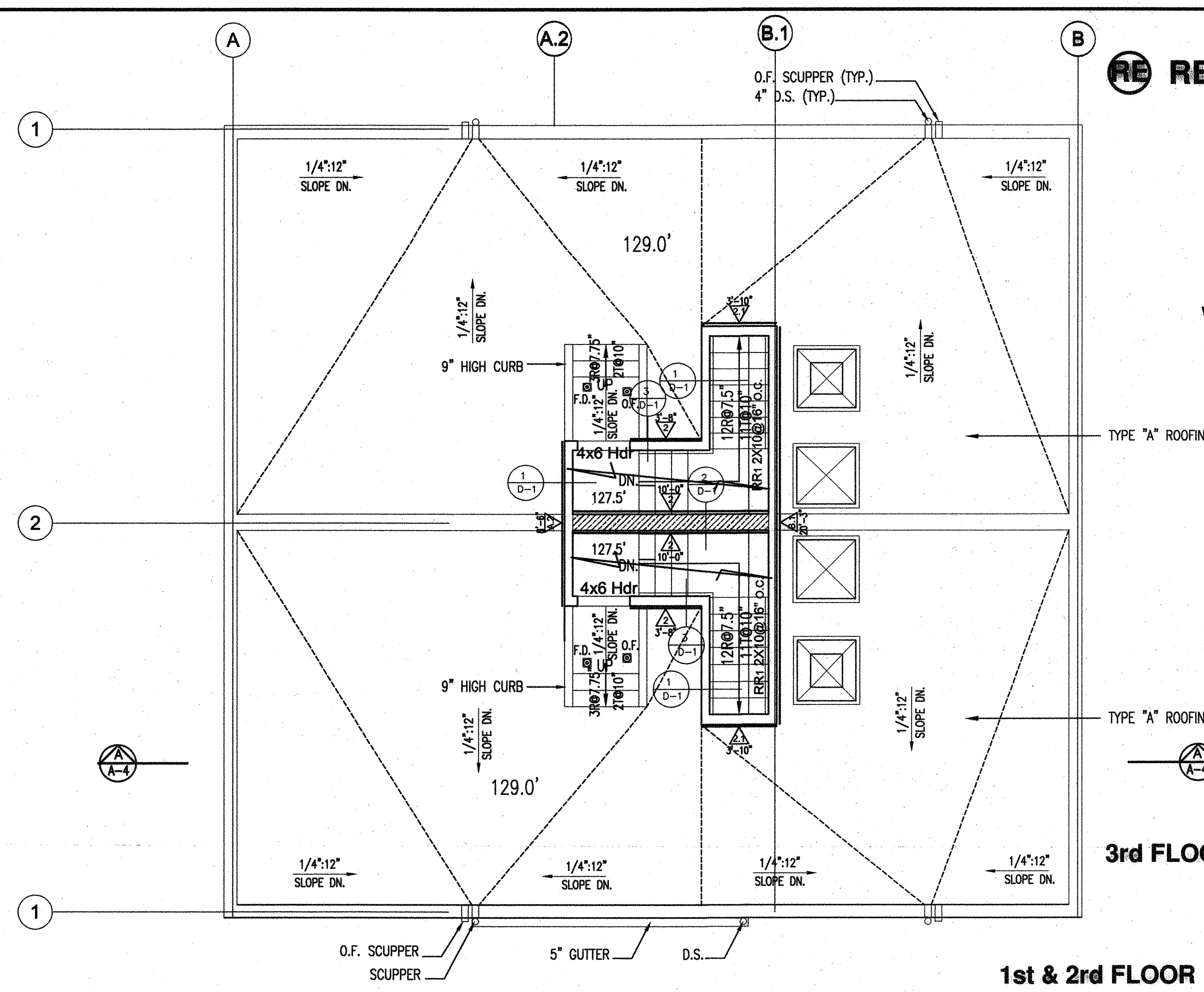
LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
S-1
OF SHEETS



3rd Floor Framing Plan

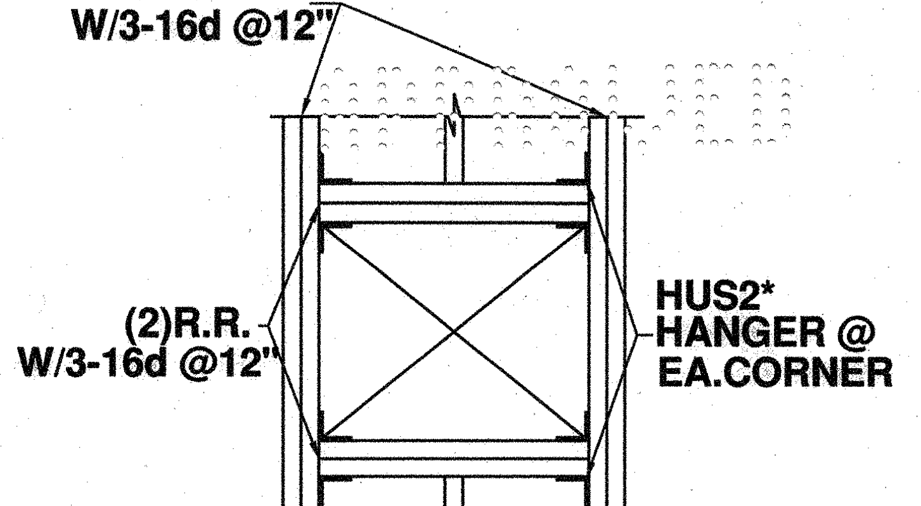
Scale: 1/4" = 1'-0"

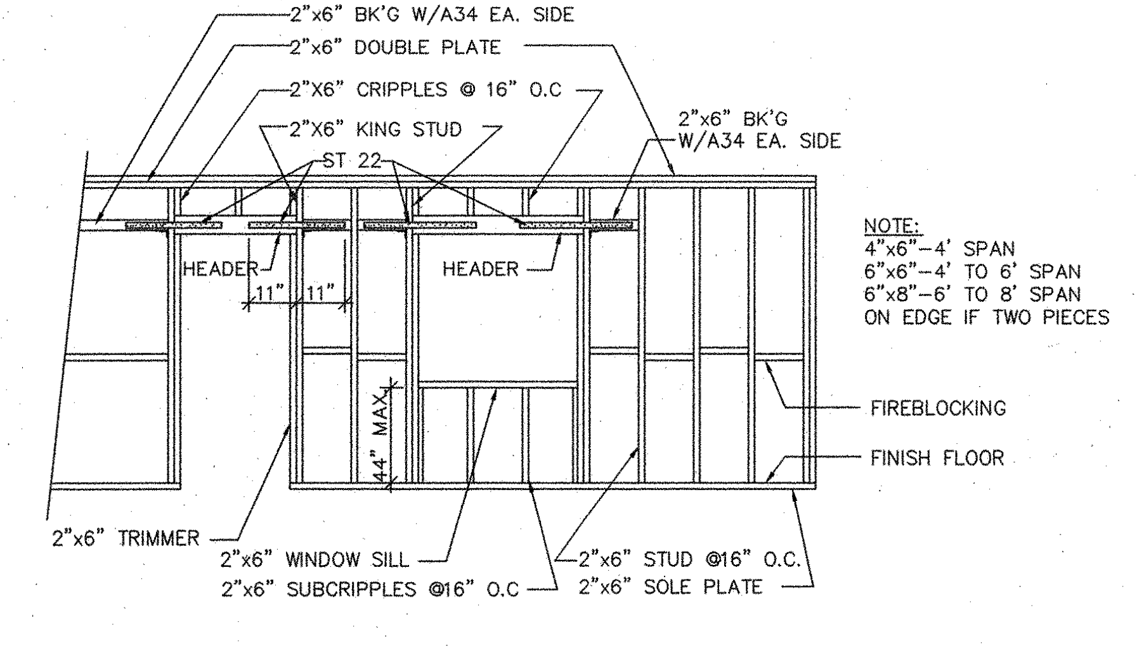


Roof Framing Plan

Scale: 1/4" = 1'-0"

RE REINFORCEMENT AT SPLIT & PACKAGE UNITS



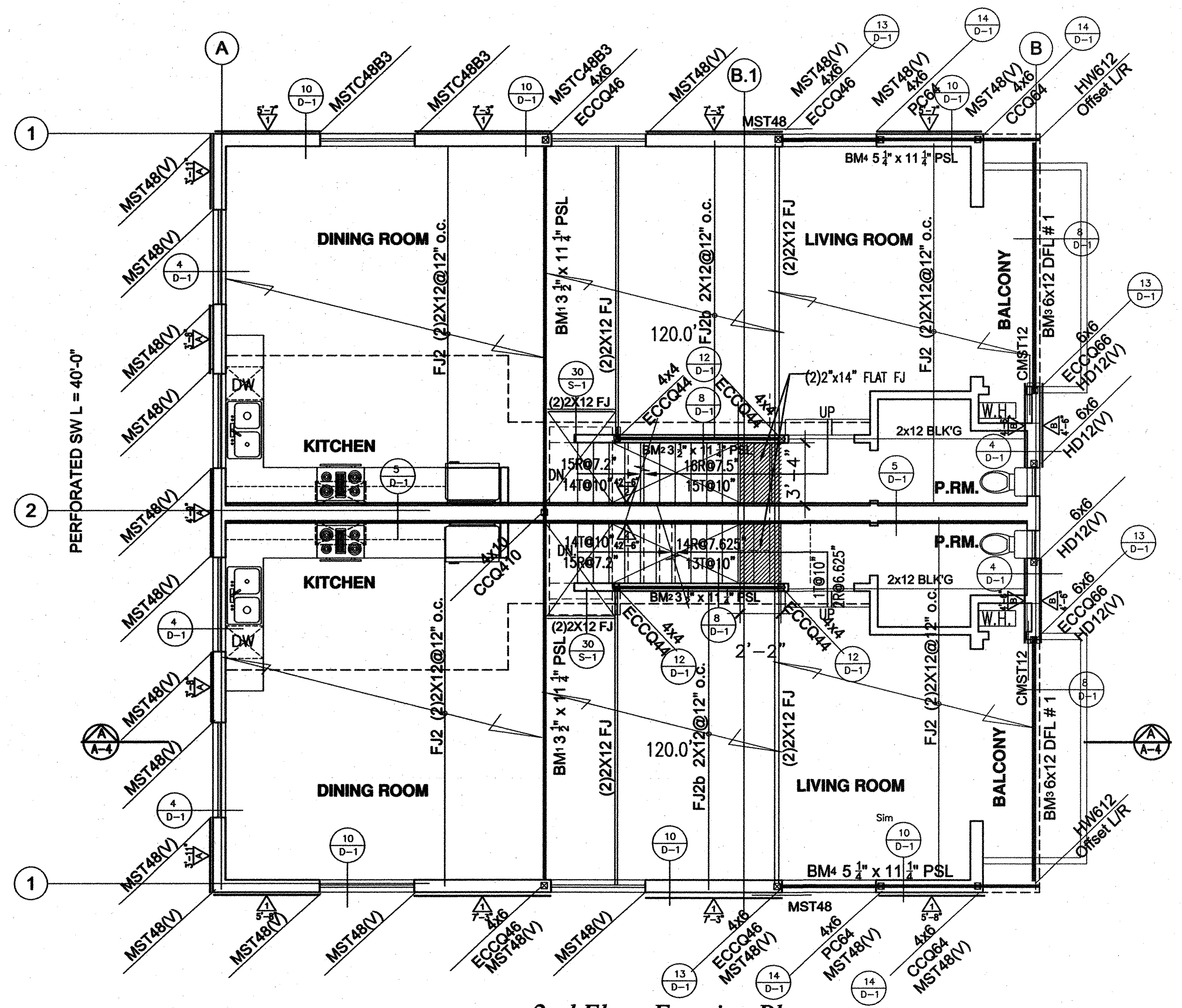


TYPICAL WALL FRAMING

N.T.S.

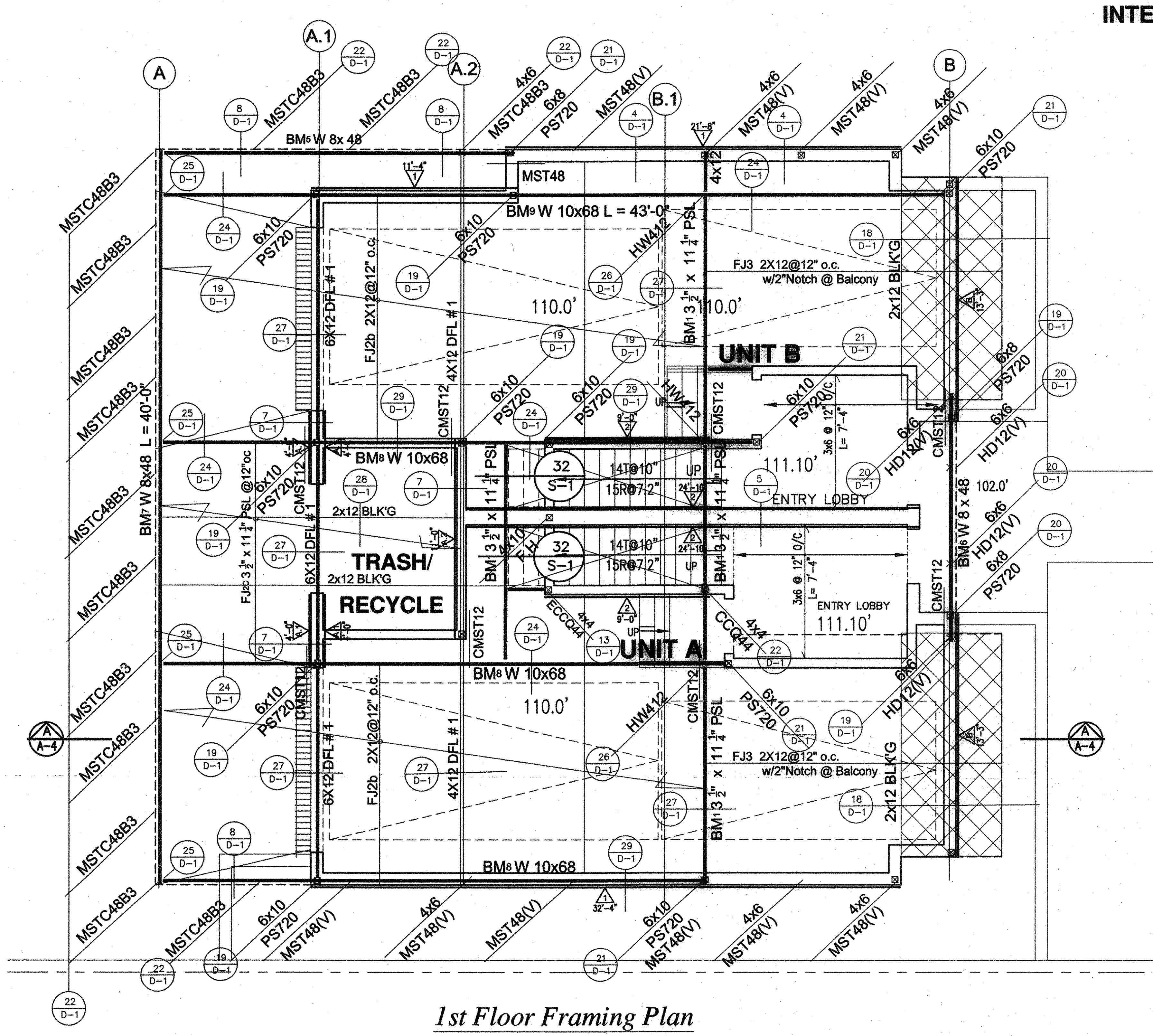
3rd FLOOR : EXTERIOR WALLS = 2x6 STUD @ 16"oc
PARTITION WALLS = 2x6 STUD @ 16"oc
INTERIOR WALLS = 2x4 STUD @ 16"oc

1st & 2rd FLOOR : EXTERIOR WALLS = 2x6 STUD @ 16"oc (SW1 & SW2)
EXTERIOR WALLS = 4x6 STUD @ 16"oc (SWA & SWB)
PARTITION WALLS = 2x6 STUD @ 16"oc
INTERIOR WALLS = 2x4 STUD @ 16"oc



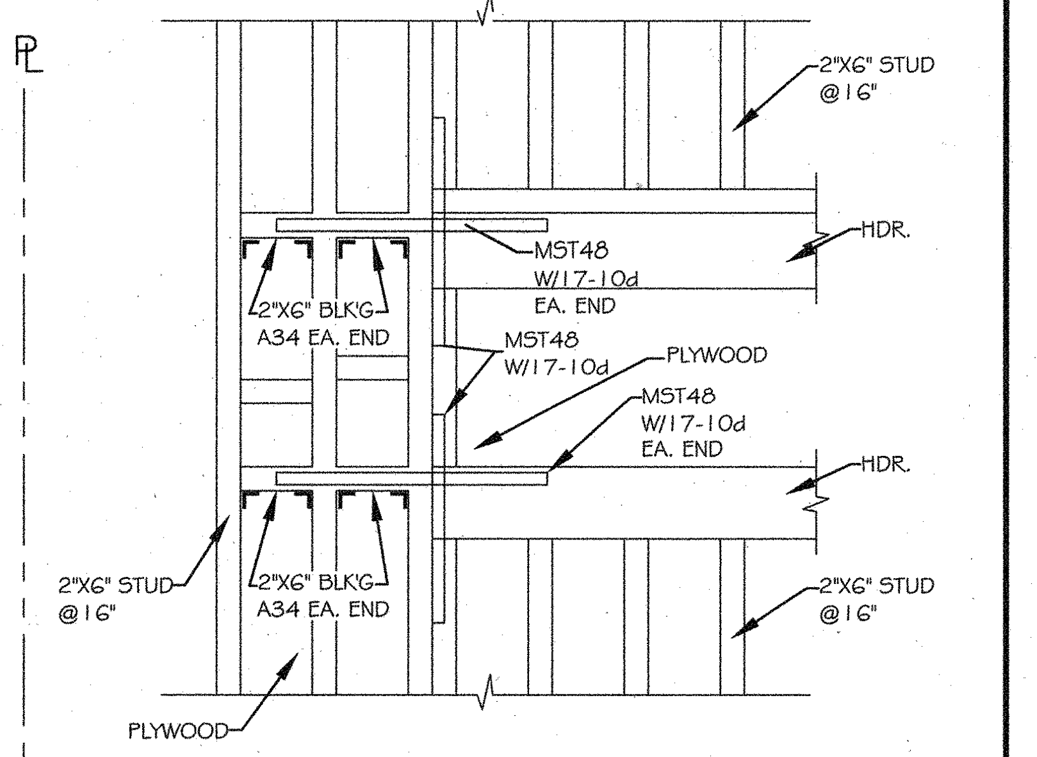
2nd Floor Framing Plan

Scale: 1/4" = 1'-0"



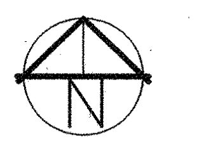
1st Floor Framing Plan

Scale: 1/4" = 1'-0"



PERFORATED SW DETAIL

TUJUNGA AVE. 80'



M Espino

MANUEL A. ESPINO No. C055526 EXP. 12-31-20

READY TO ISSUE BY DADE... FEB 13 2020

REVISION	DATE	BY
⚠		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOT 8

Assessor's Id. Number
2365-030-006

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379-6216

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER:

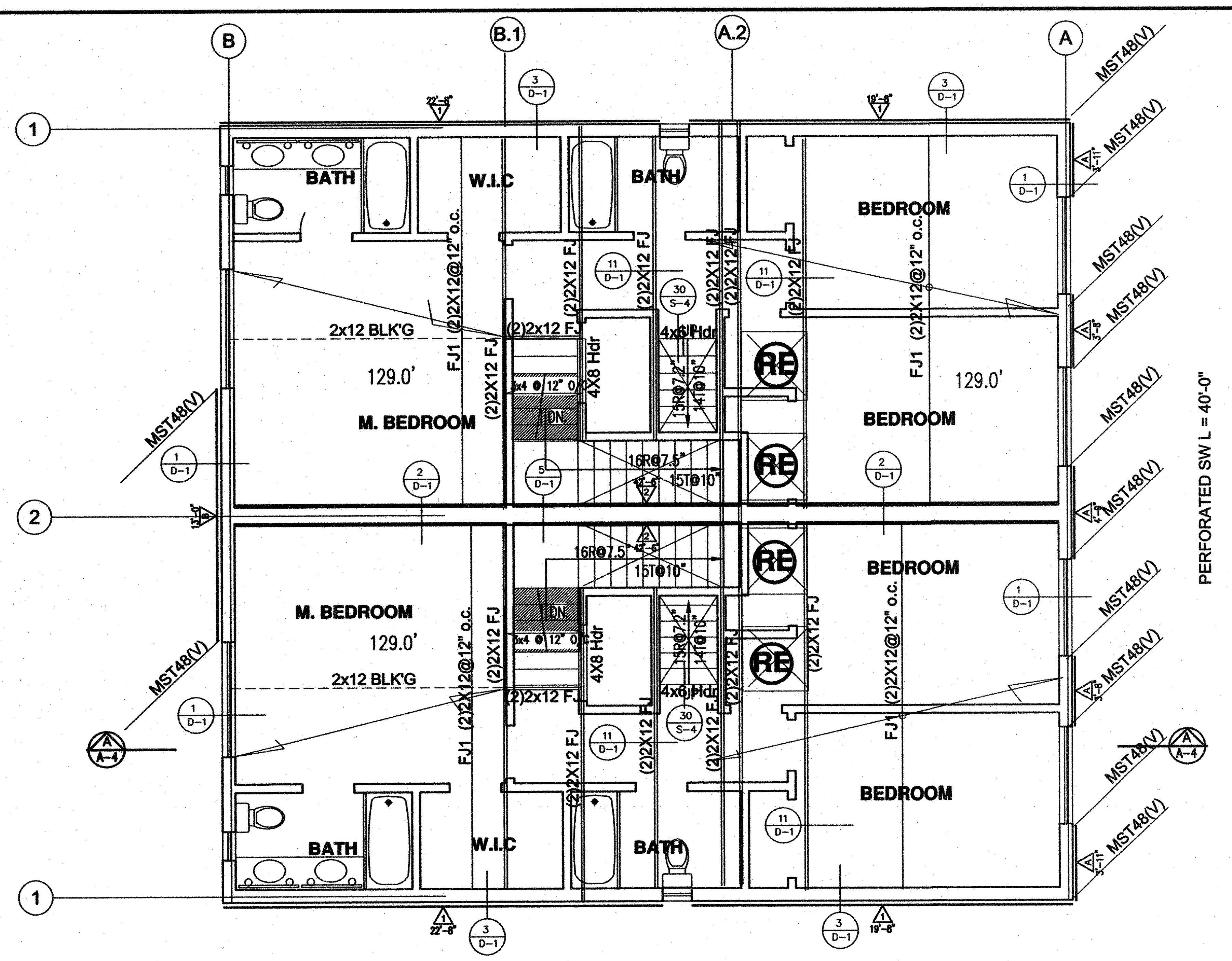
SHEET TITLE: UNIT A & B FLOOR PLANS

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

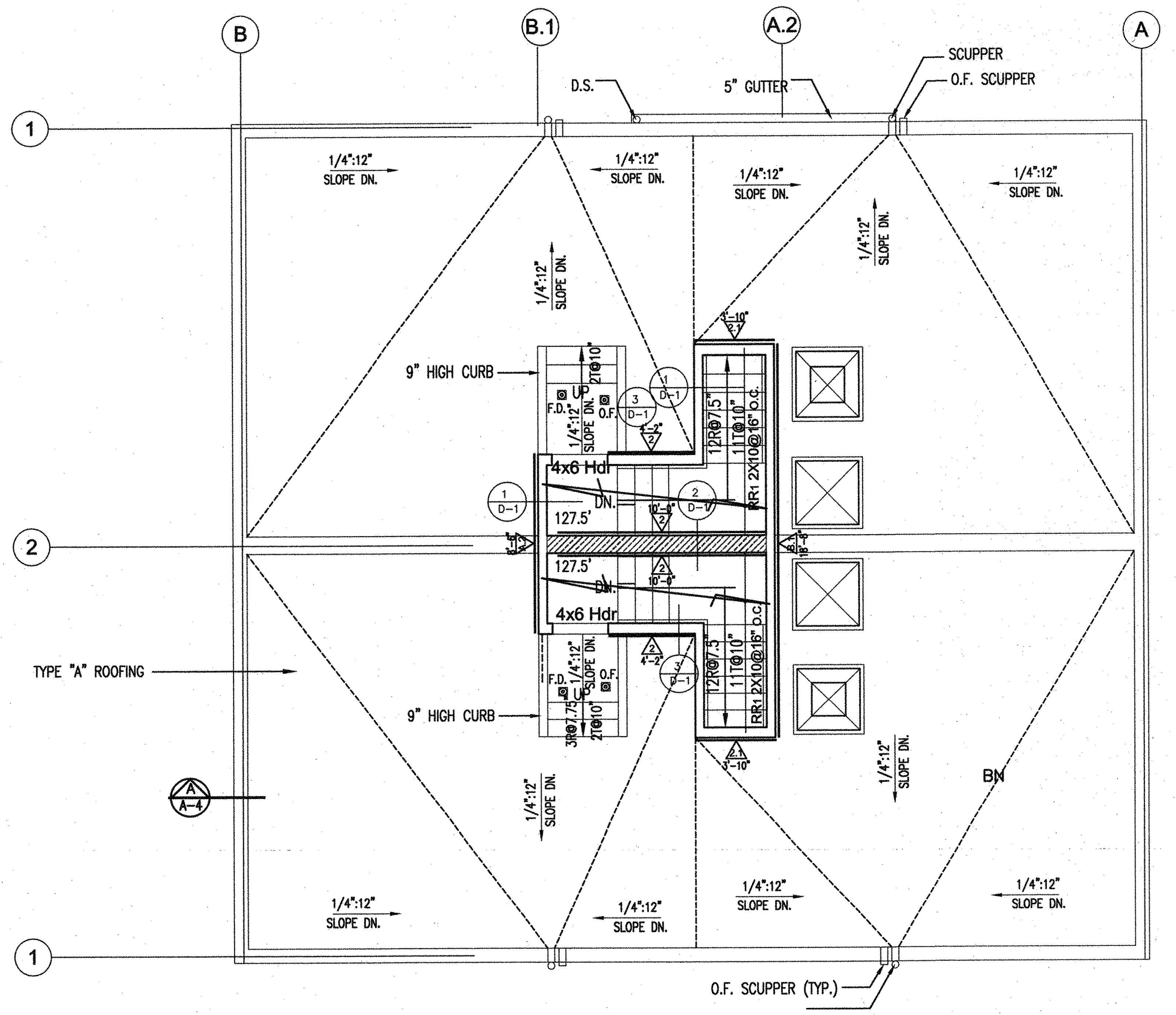
SHEET No:
S-2
OF SHEETS

2/10/2020 3:15:17 PM

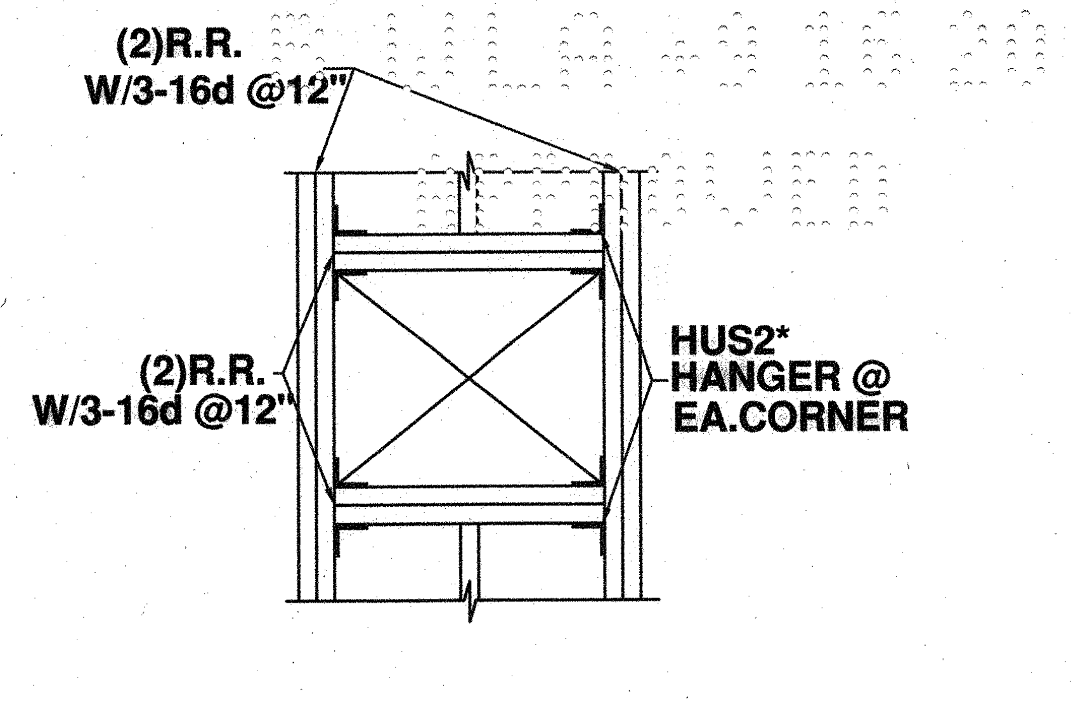
LADBS
LA 9 16 20
APPROVED



3rd Floor Framing Plan
Scale: 1/4" = 1'-0"



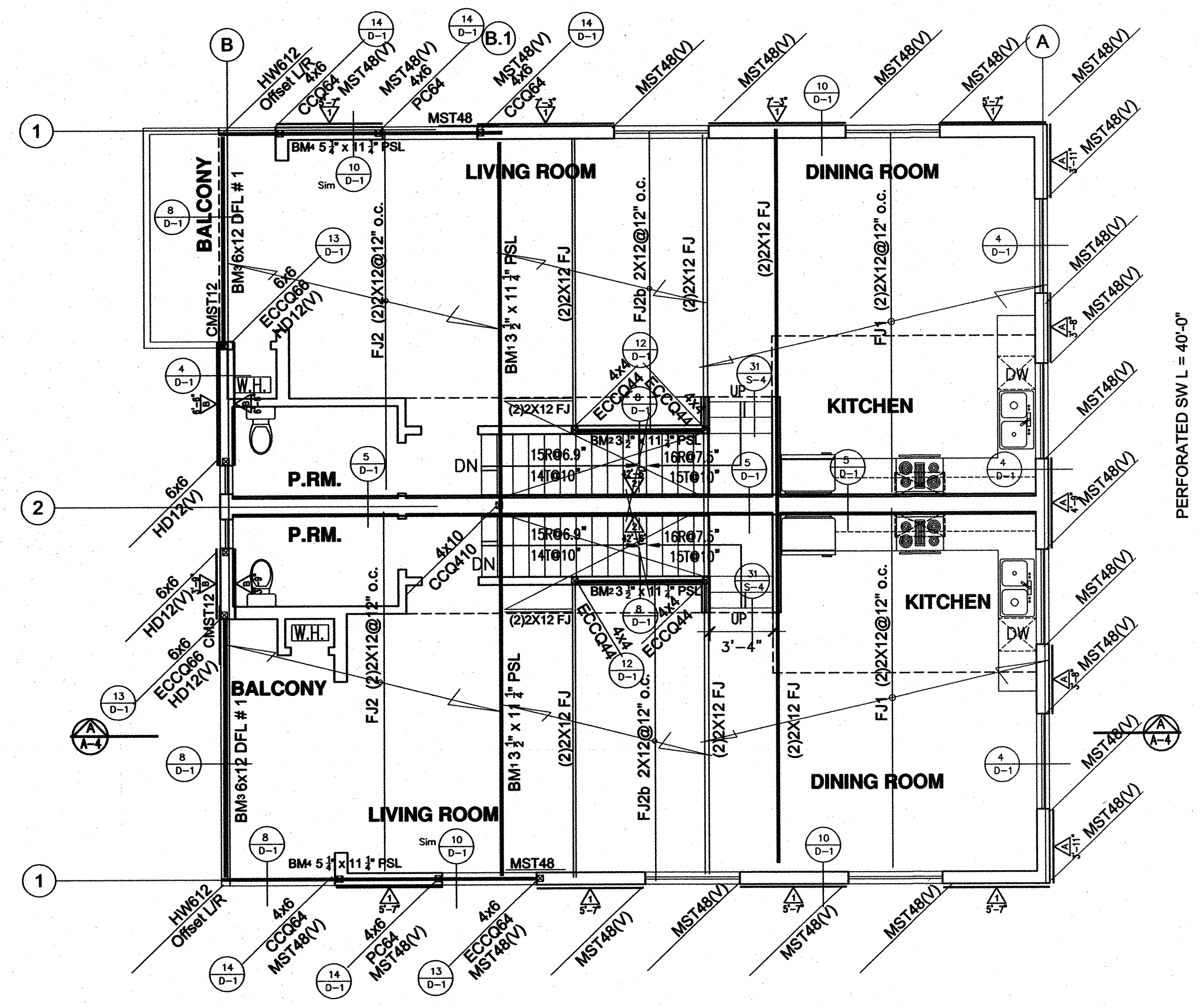
Roof Framing Plan
Scale: 1/4" = 1'-0"

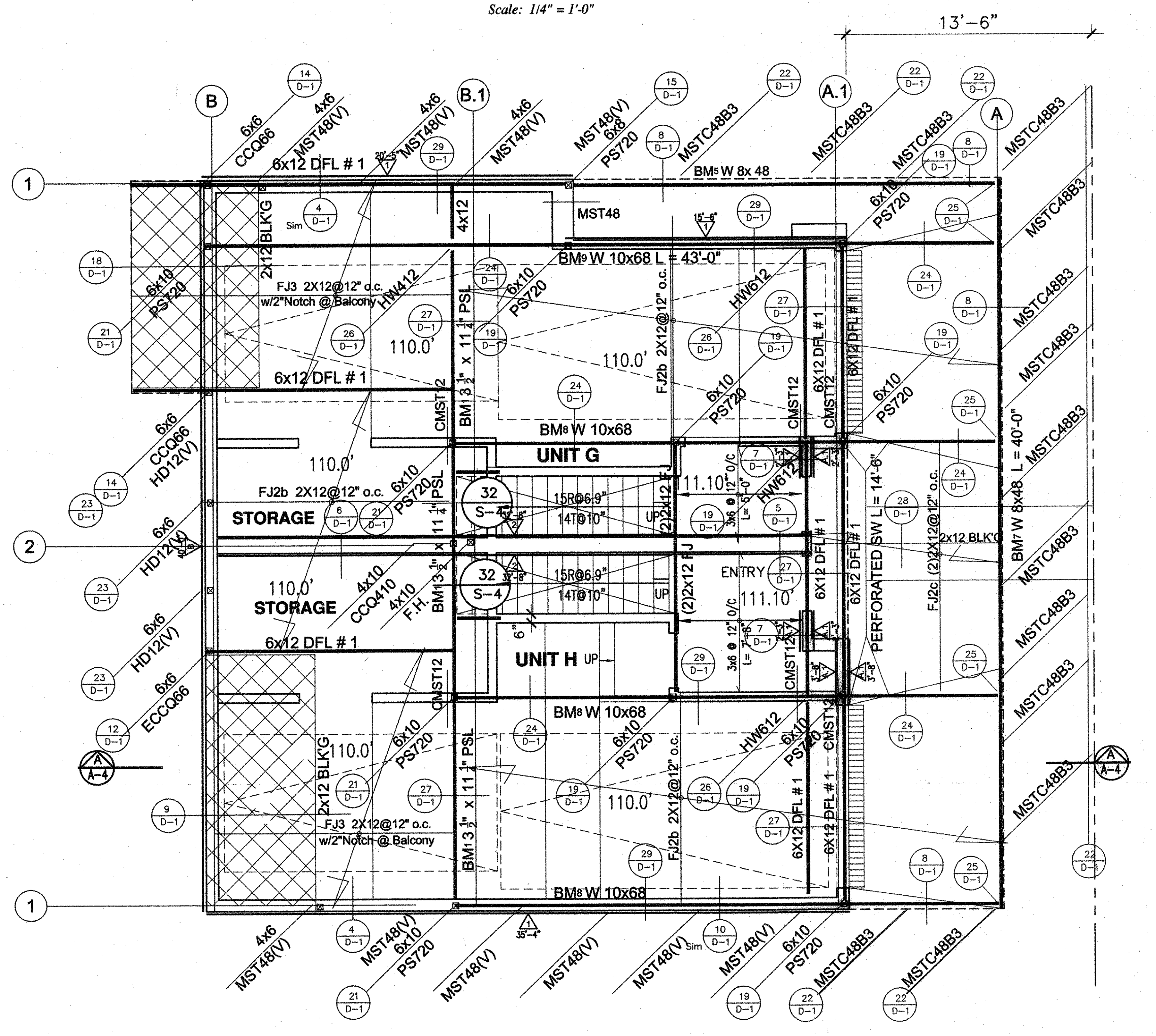


RE REINFORCEMENT AT SPLIT & PACKAGE UNITS

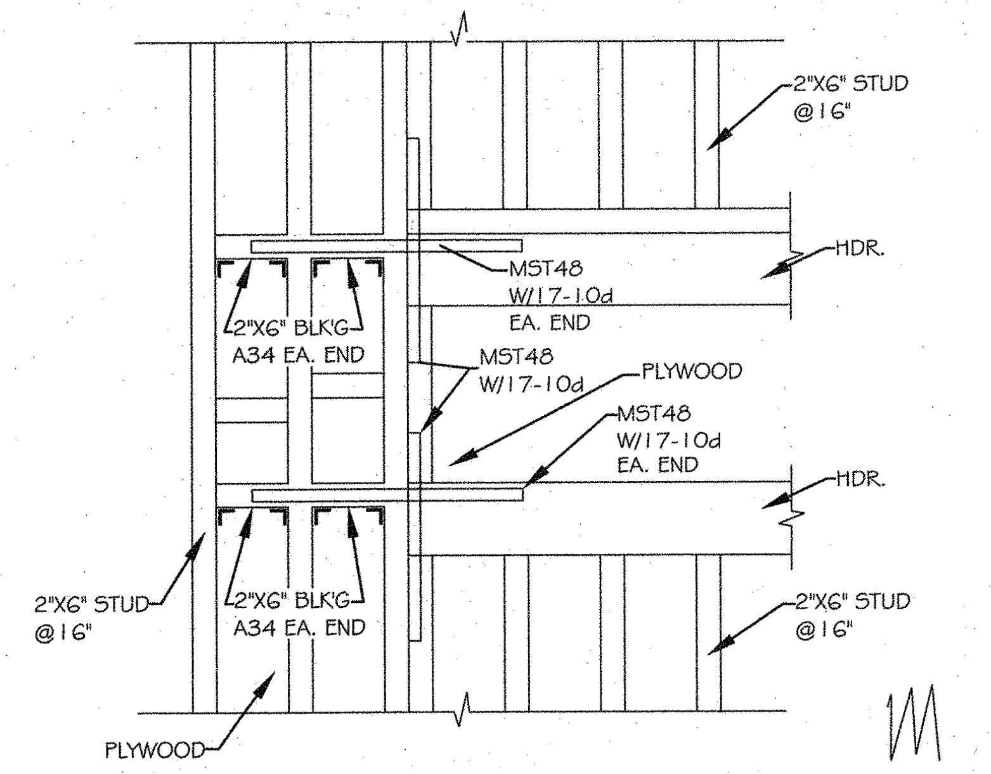
3rd FLOOR : EXTERIOR WALLS = 2x6 STUD @ 16"oc
PARTITION WALLS = 2x6 STUD @ 16"oc
INTERIOR WALLS = 2x4 STUD @ 16"oc

1st & 2rd FLOOR : EXTERIOR WALLS = 2x6 STUD @ 16"oc (SW1 SWB & SW2)
EXTERIOR WALLS = 4x6 STUD @ 16"oc (SWA)
PARTITION WALLS = 2x6 STUD @ 16"oc
INTERIOR WALLS = 2x4 STUD @ 16"oc





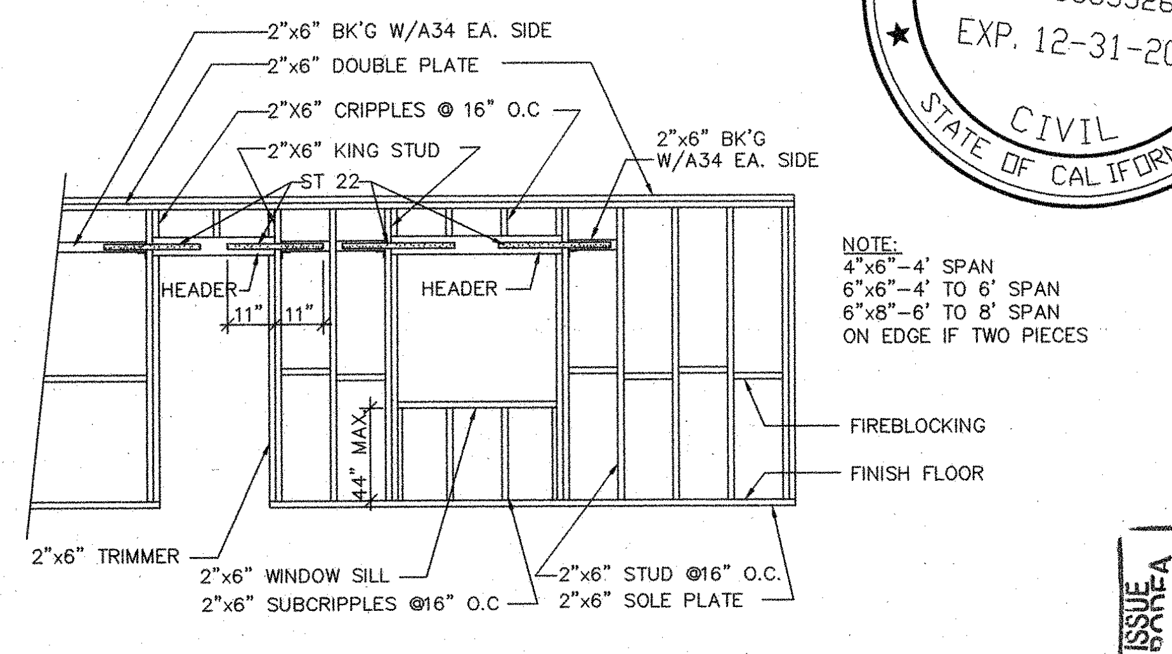
1st Floor Framing Plan
Scale: 1/4" = 1'-0"



M Espino

PERFORATED SW DETAIL

REGISTERED PROFESSIONAL ENGINEER
MANUEL A. ESPINO
No. C055526
EXP. 12-31-20
CIVIL
STATE OF CALIFORNIA



NOTE:
4"x6"-4' SPAN
6"x6"-4' TO 6' SPAN
6"x8"-6' TO 8' SPAN
ON EDGE IF TWO PIECES

TYPICAL WALL FRAMING
N.T.S.

READY TO ISSUE
BY DBS BOREA
FEB 13 2020

REVISION	DATE	BY
1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOT 8

Assessor's Id. Number
2365-030-006

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379-6216

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

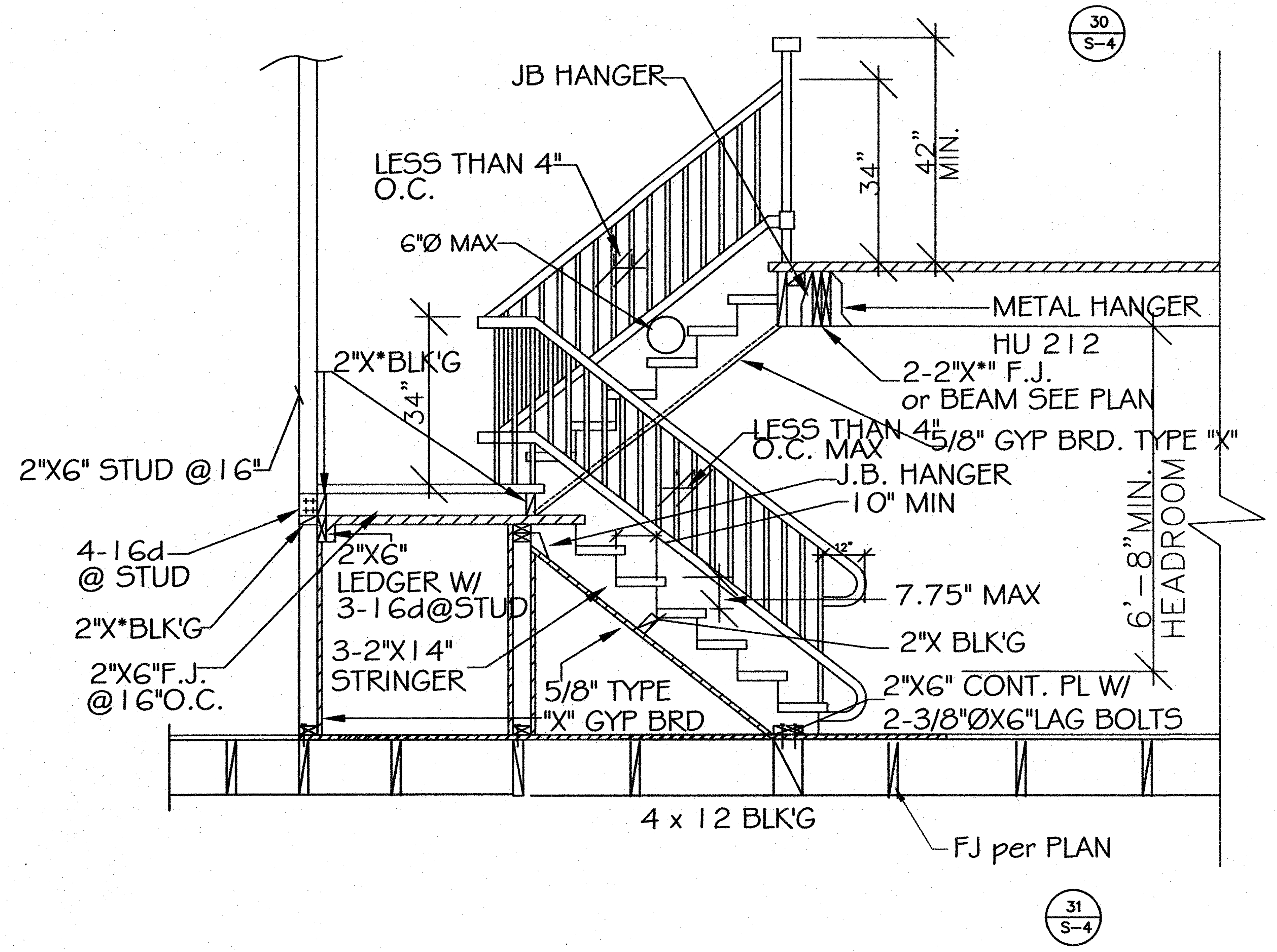
OWNER:

SHEET TITLE: **UNIT G & H FLOOR PLANS**
UNIT E & F TYP. REVERSED

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
S-3
OF SHEETS

2/10/2020 3:15:42 PM



	SHEAR WALL △	ROOF-FLOOR DIAPHRAGM	DRAG STRAP	TOP PLATE CONNECTOR	WALL SHEATHING	BOTTOM PLATE CONNECTOR	HOLDOWN	SPECIAL INSPECTION REQUIRED	SHEAR VALUE	MAX SHEAR
3rd FLOOR	1,2 2	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	2x12 Ledger w/ (2)$\frac{3}{8}$"Øx5" Lags @ 16" o.c.	15/32 STRUCT I w/8d @ 6, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	MST48	—	280	280
3rd FLOOR	B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—		15/32 STRUCT I w/8d @ 3, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	MST48	YES	473	550*
2nd FLOOR	A	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	A35 @ 12" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	MSTC48B3	YES	753	870*
2nd FLOOR	B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	CMST12	A35 @ 12" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16 BOTH SIDES 4x6 STUDS @16"oc(2 LINES)	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	HD12	YES	954	990*
2nd FLOOR	1	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	MST48	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 4, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	MST48-MSTC48B3	YES	338	430*
2nd FLOOR	2	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 6, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	—	—	202	280
1st FLOOR	1,2,B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	MST48	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 4, 6 o.c. PI 32/16	5/8"ØX12" AB@ 20" o.c.	HDU5	YES	430	430*
1st FLOOR	A.1	19/32 CDX T&G w/10d @ 4, 10 o.c. PI 32/16	CMST12	A35 @ 16" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16 BOTH SIDES 4x6 STUDS @16"oc(2 LINES)	5/8"ØX12" AB@ 10" o.c.	HD12	YES	990	990*

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK

* THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A LISTED DESIGN LOAD GREATER THAN 350 PLF
a) PROVIDE 3 X SILL PLATES FOR SILLS THAT REST ON CONCRETE OR MASONRY.
b) PROVIDE 3 X STUDS BETWEEN ADJACENT PANELS. IF IT IS NECESSARY TO USE 2-2X MEMBERS BETWEEN PANELS, SPECIFY 16d NAILS WITH STAGGERED NAILING, AND SPACING NO GREATER THAN THE REQUIRED PLYWOOD EDGE NAILING.
c) PROVIDE 1/2" EDGE DISTANCE FOR THE PLYWOOD BOUNDARY NAILING.
d) PLATE WASHERS ARE TO BE USED WITH ANCHOR BOLTS.
5/8" BOLT - 3 X 3 X 0.229"

- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENTS LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENTS

3x6 SILL PLATE

USE 3"x3"x.229" STEEL PLATE WASHERS

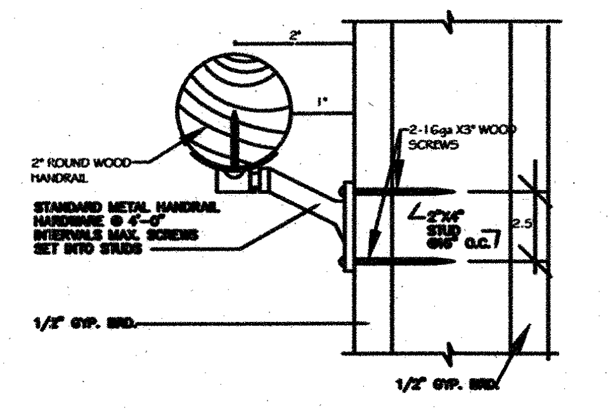
◇1 5/8"Ø X 12"AB@ 20" o.c.

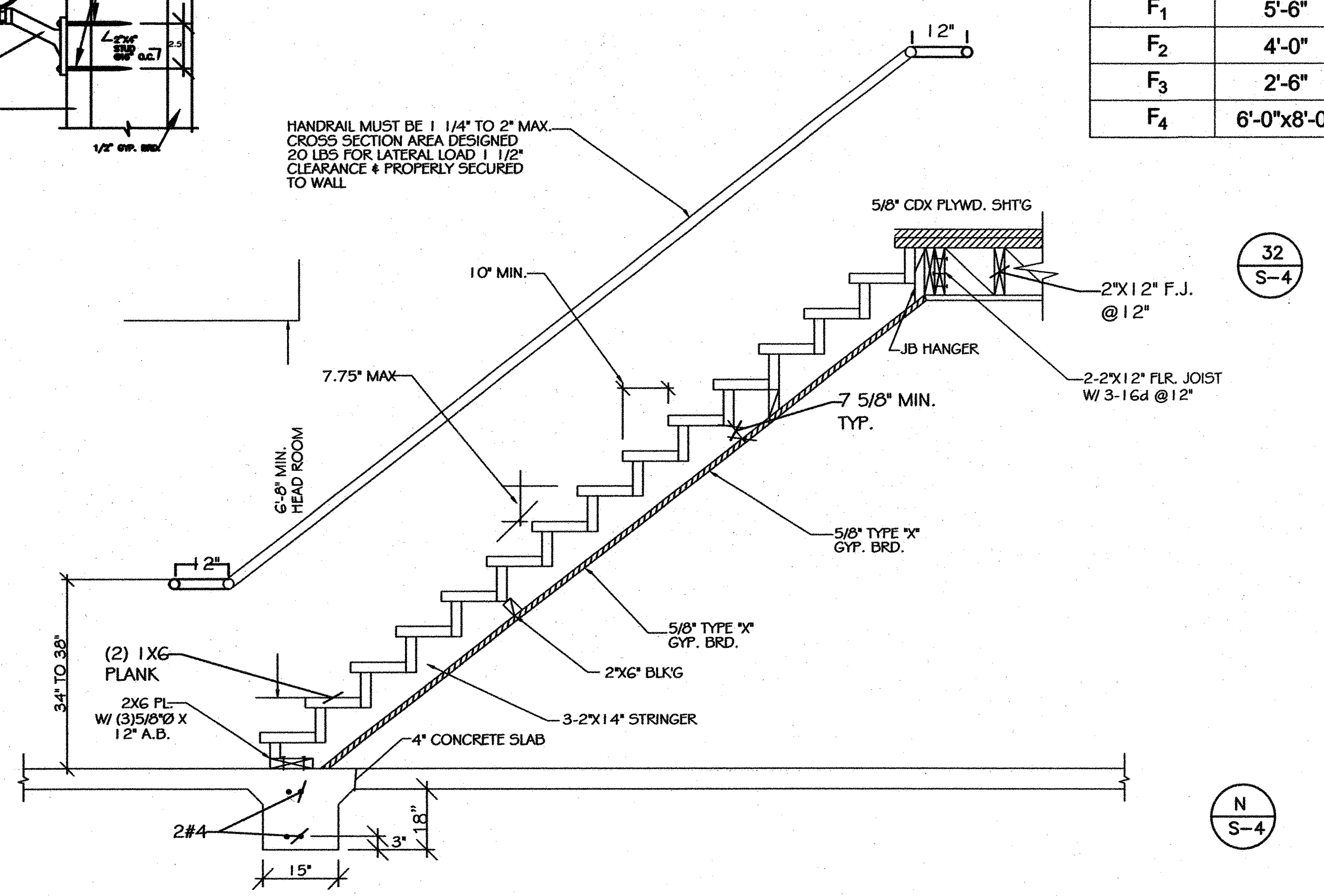
◇2 5/8"Ø X 12"AB@ 10" o.c.

CF$_1$: 15" wide X 18" deep
2 # 4 T&B

CF$_2$: 36" wide X 18" deep
4 # 4 T&B PLUS #3 Ties @ 6"o.c.

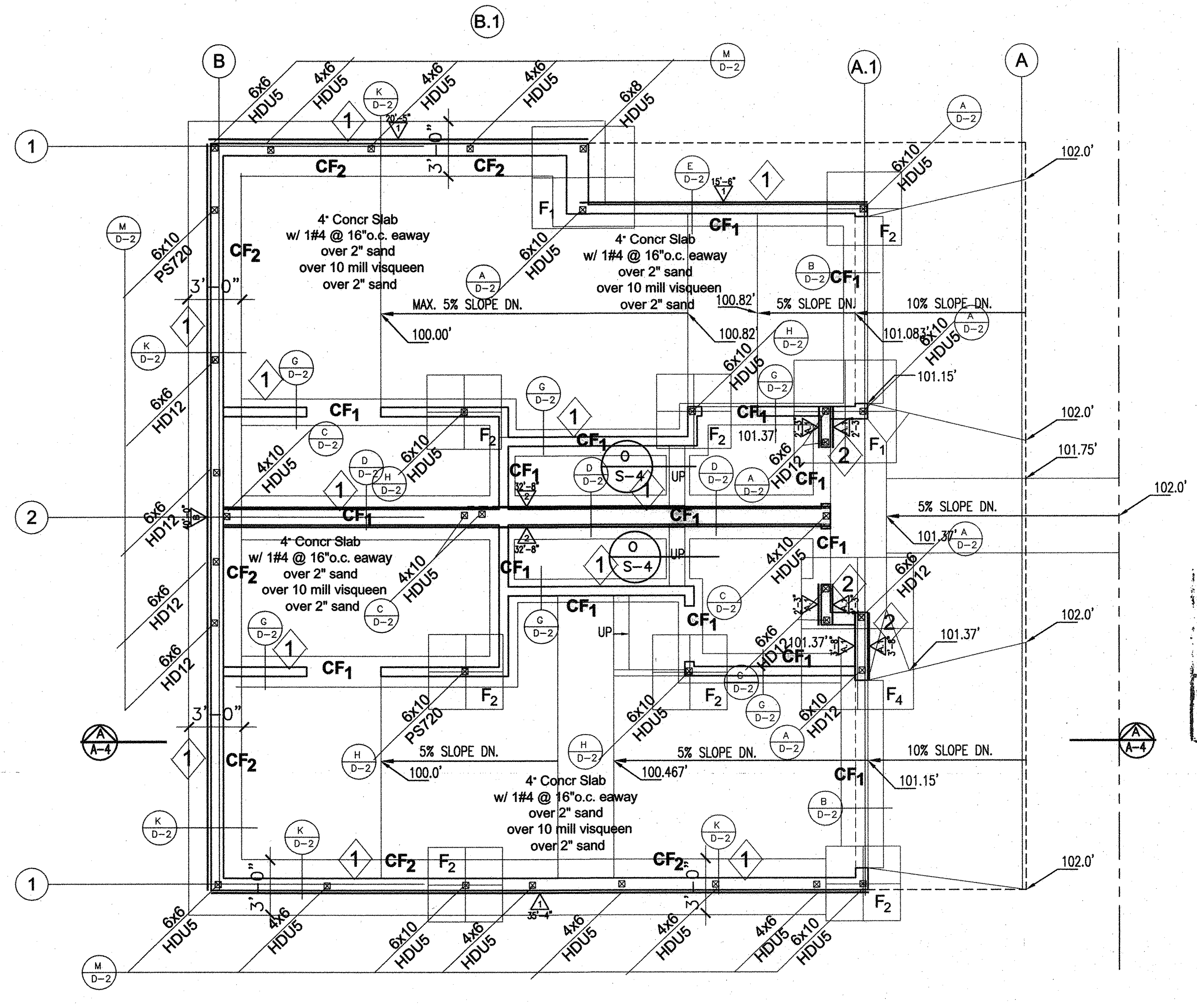
TYPE	SQ	DEEP	REINF
F$_1$	5'-6"	36"	6 # 5 EA. WAY
F$_2$	4'-0"	26"	5 # 5 EA. WAY
F$_3$	2'-6"	36"	3 # 5 EA. WAY
F$_4$	6'-0"x8'-0"	36"	1 # 5@12"oc EA. WAY





M Espino

MANUEL A. ESPINO
No. C055526
EXP. 12-31-20
CIVIL



Foundation Plan

Scale: 1/4" = 1'-0"

(…VIEW) FROM A GEOTECHNICAL ENGINEERING STANDPOINT, OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
Soil Engineer M B SMITH
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20
GEOTECHNICAL

READY TO ISSUE
BY BADEC BORREA
FEB 13 2020
Signature

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOT 8

Assessor's Id. Number
2365-030-006

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379-6216

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

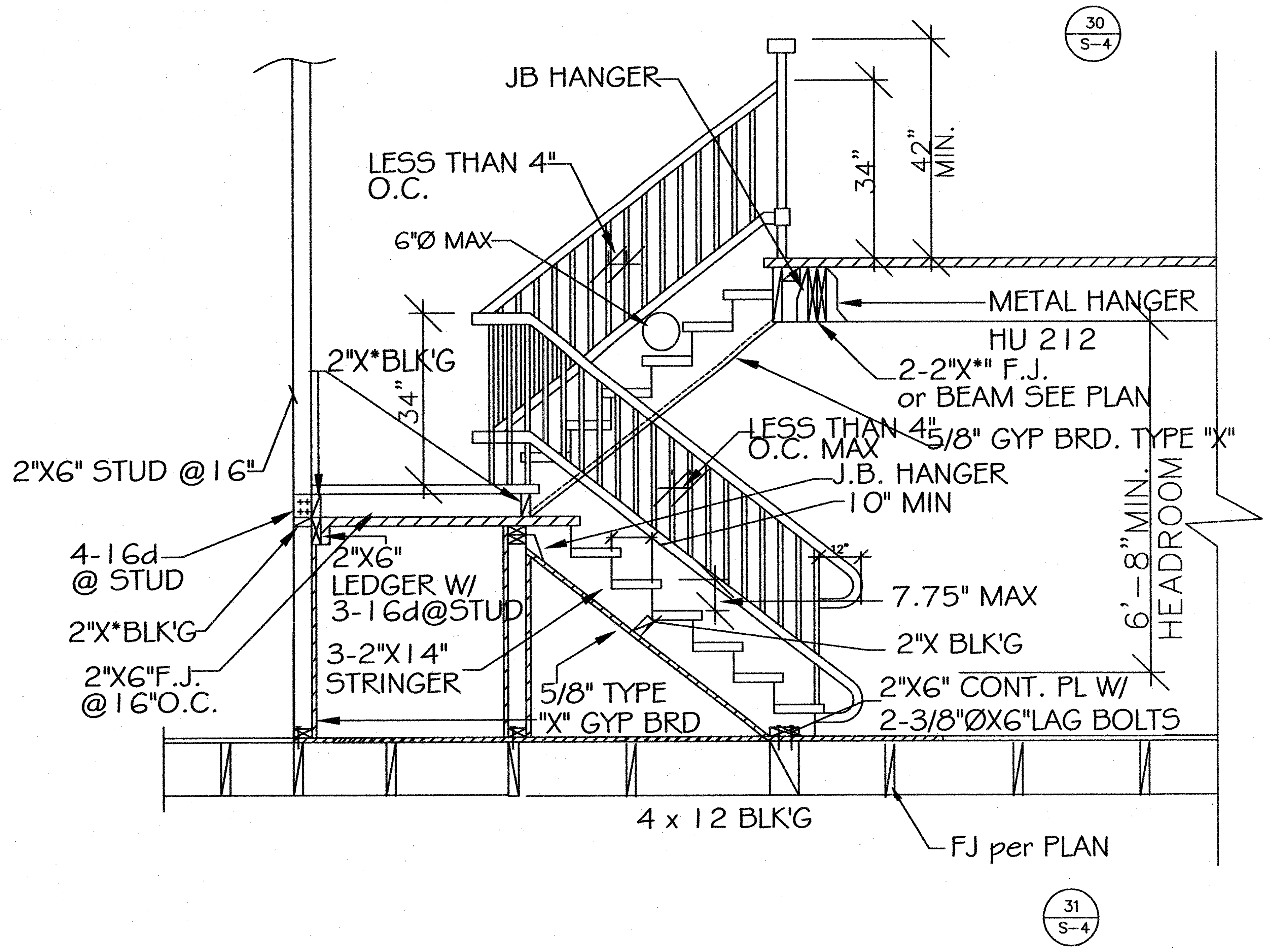
OWNER:
SHEET TITLE: UNIT G & H FOUNDATION PLAN
UNIT E & F TYP. REVERSED

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
S-4
OF SHEETS

2/10/2020 3:16:07 PM

LADBS
B WLA 9 16 20



SHEARWALL SCHEDULE

	SHEAR WALL △	ROOF-FLOOR DIAPHRAGM	DRAG STRAP	TOP PLATE CONNECTOR	WALL SHEATHING	BOTTOM PLATE CONNECTOR	HOLDOWN	SPECIAL INSPECTION REQUIRED	SHEAR VALUE	MAX SHEAR
3rd FLOOR	1,2 2	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	2x12 Ledger w/ (2)$\frac{3}{8}$"Øx5" Lags @ 16" o.c.	15/32 STRUCT I w/8d @ 6, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	MST48	—	280	280
3rd FLOOR	B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—		15/32 STRUCT I w/8d @ 3, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	MST48	YES	473	550*
2nd FLOOR	A	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	A35 @ 12" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	MSTC48B3	YES	753	870*
2nd FLOOR	B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	CMST12	A35 @ 12" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16 BOTH SIDES 4x6 STUDS @16"oc(2 LINES)	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	HD12	YES	954	990*
2nd FLOOR	1	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	MST48	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 4, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	MST48-MSTC48B3	YES	338	430*
2nd FLOOR	2	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	—	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 6, 6 o.c. PI 32/16	$\frac{1}{4}$"Øx6" LAGS@ 6" O.C.	—	—	202	280
1st FLOOR	1,2,B	19/32 CDX T&G w/10d @ 6, 10 o.c. PI 32/16	MST48	A35 @ 12" o.c.	15/32 STRUCT I w/8d @ 4, 6 o.c. PI 32/16	5/8"ØX12" AB@ 20" o.c.	HDU5	YES	430	430*
1st FLOOR	A.1	19/32 CDX T&G w/10d @ 4, 10 o.c. PI 32/16	CMST12	A35 @ 16" o.c.	19/32 STRUCT I w/10d @ 2, 6 o.c. PI 32/16 BOTH SIDES 4x6 STUDS @16"oc(2 LINES)	5/8"ØX12" AB@ 10" o.c.	HD12	YES	990	990*

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK

* THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A LISTED DESIGN LOAD GREATER THAN 350 PLF
a) PROVIDE 3 X SILL PLATES FOR SILLS THAT REST ON CONCRETE OR MASONRY.
b) PROVIDE 3 X STUDS BETWEEN ADJACENT PANELS. IF IT IS NECESSARY TO USE 2-2X MEMBERS BETWEEN PANELS, SPECIFY 16d NAILS WITH STAGGERED NAILING, AND SPACING NO GREATER THAN THE REQUIRED PLYWOOD EDGE NAILING.
c) PROVIDE 1/2" EDGE DISTANCE FOR THE PLYWOOD BOUNDARY NAILING.
d) PLATE WASHERS ARE TO BE USED WITH ANCHOR BOLTS.
5/8" BOLT - 3 X 3 X 0.229"

- CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENTS LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENTS

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT. OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
Soil Engineer MB Smith
R.G.E. No. 2673
Date 1-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

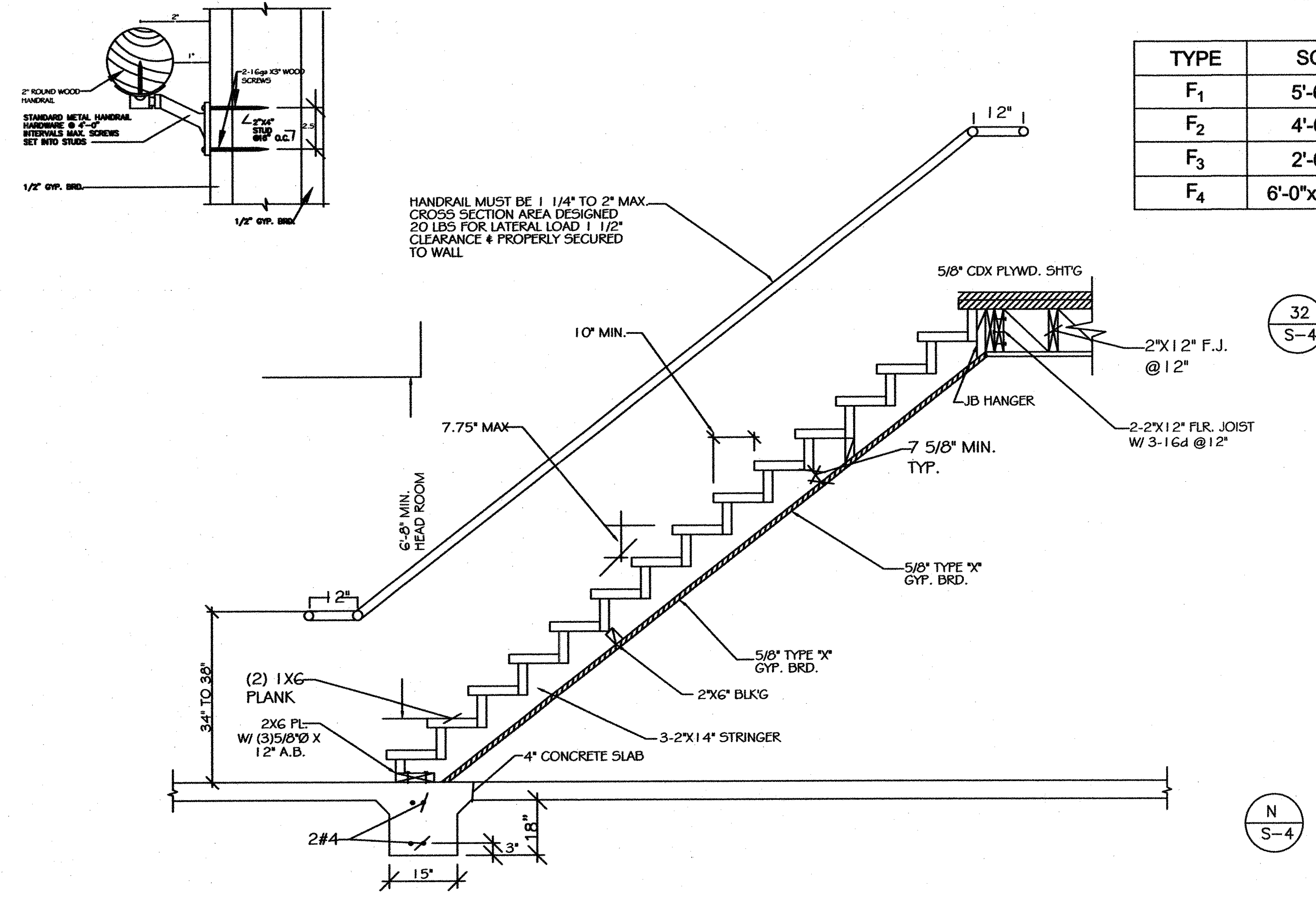
3x6 SILL PLATE

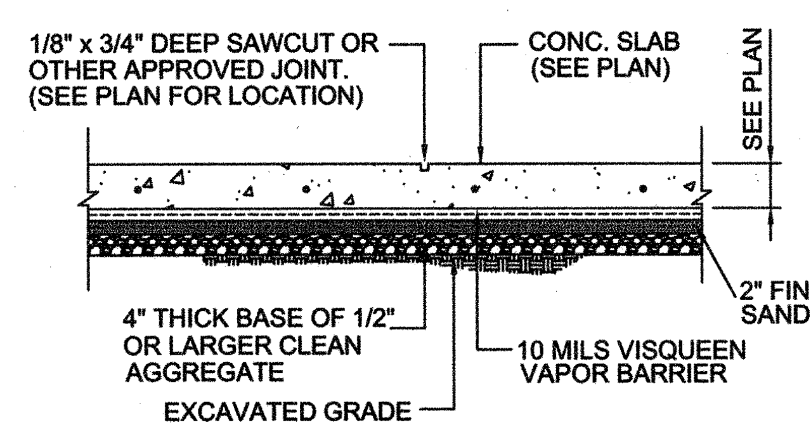
USE 3"x3"x.229" STEEL PLATE WASHERS
◇1 5/8"Ø X 12"AB@ 20" o.c.
◇2 5/8"Ø X 12"AB@ 10" o.c.

CF_1 : 15" wide X 18" deep
2 # 4 T&B

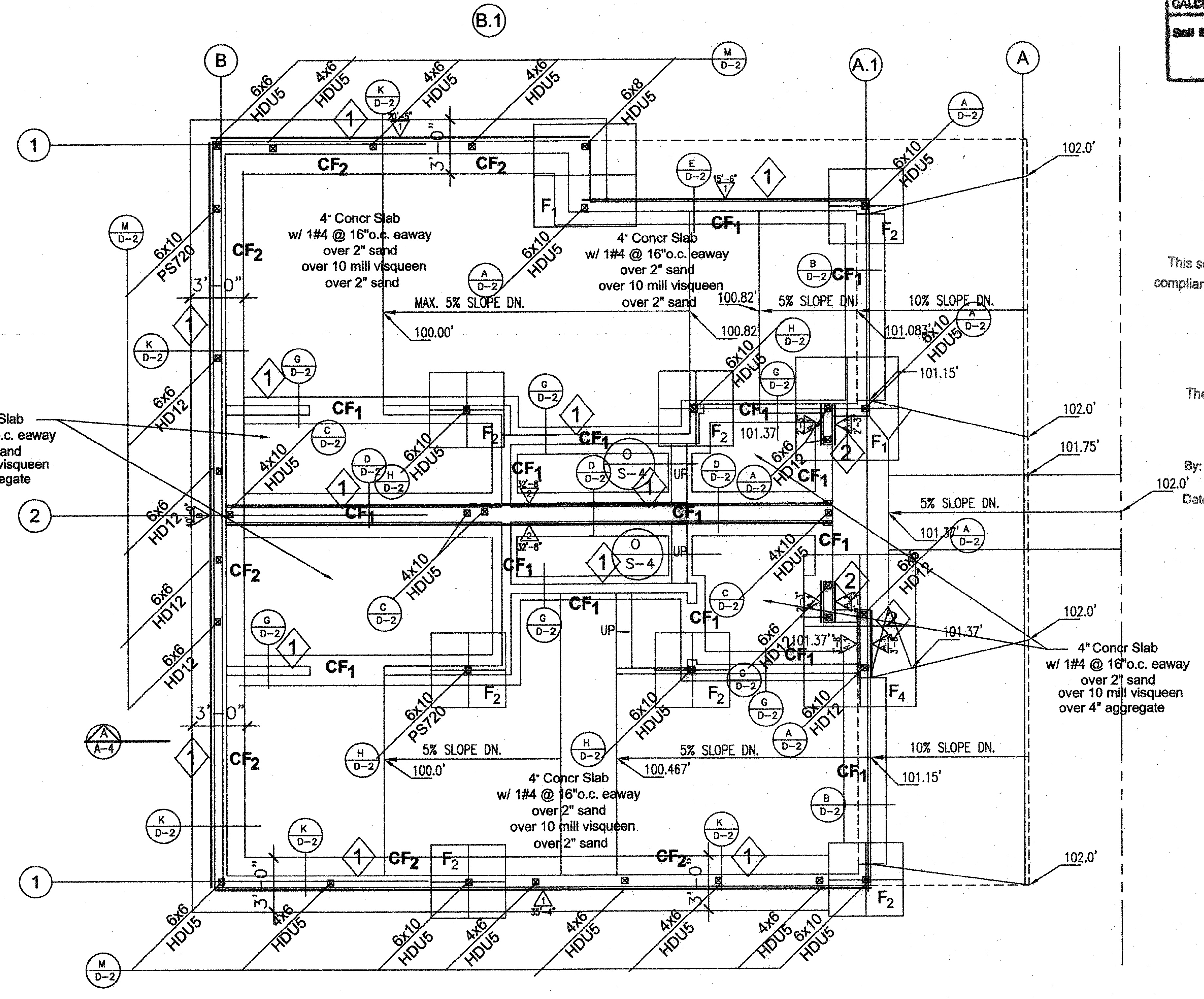
CF_2 : 36" wide X 18" deep
4 # 4 T&B PLUS #3 Ties @ 6"o.c.

TYPE	SQ	DEEP	REINF
F_1	5'-6"	36"	6 # 5 EA. WAY
F_2	4'-0"	26"	5 # 5 EA. WAY
F_3	2'-6"	36"	3 # 5 EA. WAY
F_4	6'-0"x8'-0"	36"	1 # 5@12"oc EA. WAY




1/8" x 3/4" DEEP SAWCUT OR OTHER APPROVED JOINT. (SEE PLAN FOR LOCATION)
CONC. SLAB (SEE PLAN)
SEE PLAN
4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE
2" FINE SAND
10 MILS VISQUEEN VAPOR BARRIER
EXCAVATED GRADE

TYPICAL SLAB ON GRADE DETAIL / CONTROL JOINT



Foundation Plan
Scale: 1/4" = 1'-0"

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: AC Total of 12/12 Sheets
Date:

M Espino

MANUEL A. ESPINO
No. C055526
EXP. 12-31-20
CIVIL

READY TO ISSUE
BY [illegible]
FEB 13 2020
Signature

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379-6216

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **UNIT G & H FOUNDATION PLAN**
UNIT E & F TYP. REVERSED

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
S-4
OF SHEETS

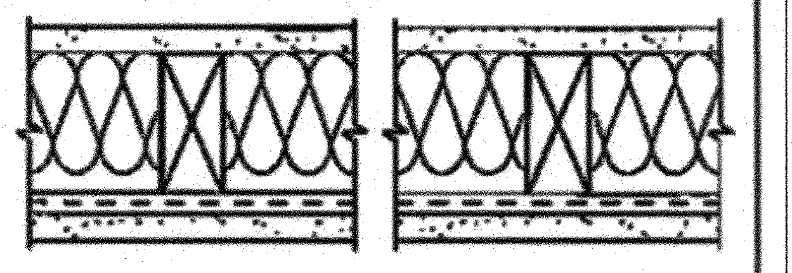
GA FILE NO. WP 3242	GENERIC		50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1¼" Type S drywall screws. One layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer ⅝" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1⅞" long, 0.0915" shank, 15/16" heads, 7" o.c.

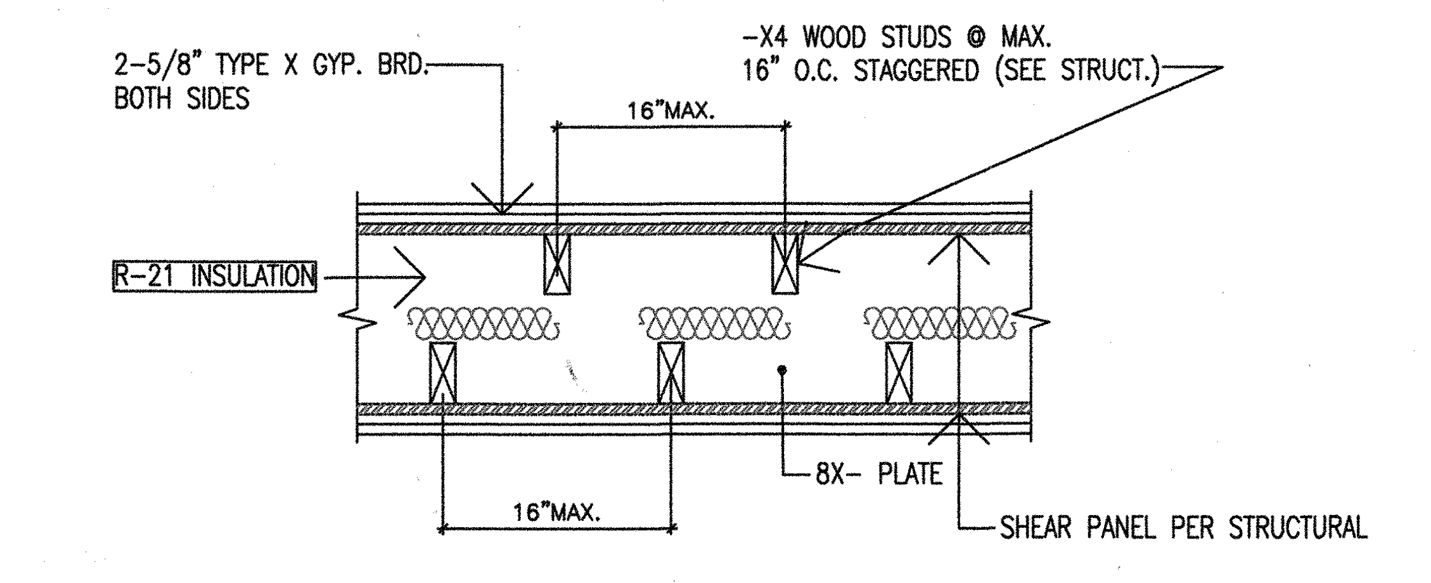
Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of ⅝" type X gypsum board on the resilient channel side (STC=50). (LOAD-BEARING)



Thickness:	5⅜"
Approx. Weight:	7 psf
Fire Test:	Based on UL R14196, 05NK05371, 2-15-05, UL Design U305
Sound Test:	NRCC TL93-103, 3-98 NRCC TL93-118, 3-98

a EXTERIOR STUCCO FINISH WALL

GA FILE NO. WP 3910	GENERIC	1 HOUR FIRE	50 TO 54 STC SOUND

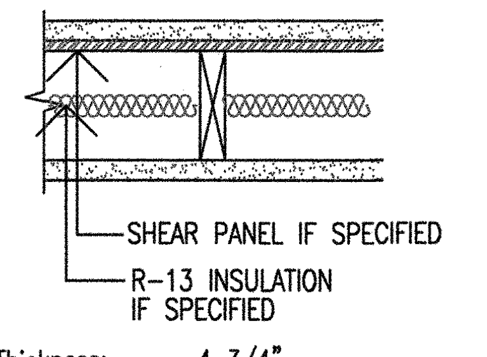

2-5/8" TYPE X GYP. BRD. BOTH SIDES
-X4 WOOD STUDS @ MAX. 16" O.C. STAGGERED (SEE STRUCT.)
16"MAX.
R-21 INSULATION
8X- PLATE
16"MAX.
SHEAR PANEL PER STRUCTURAL

b 1-HR. DEMISING WALL ASSEMBLY

GA FILE NO. WP 3644	GENERIC	1 HOUR FIRE

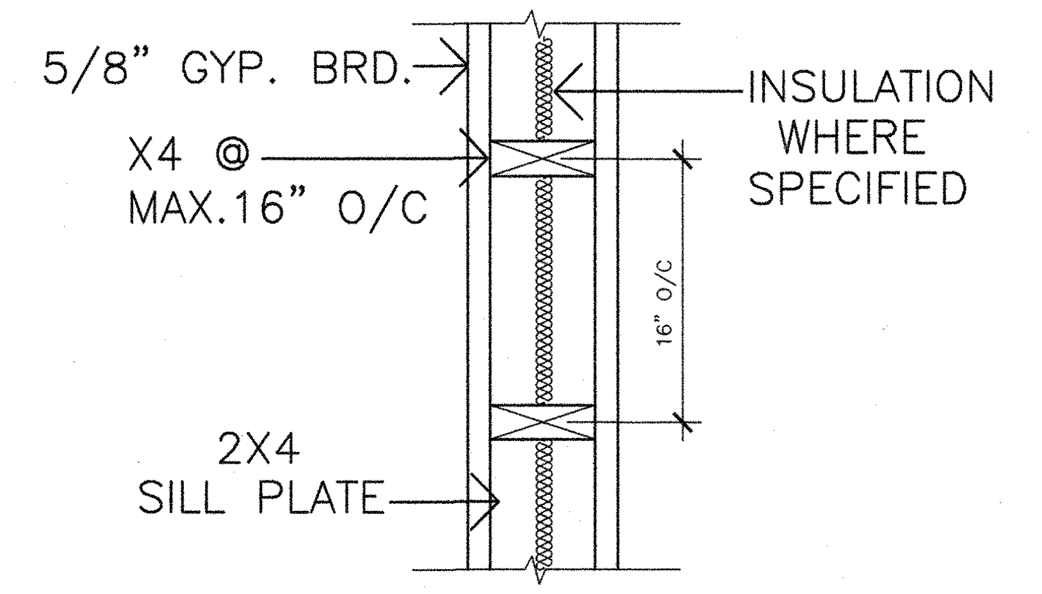
GYPSUM WALLBOARD, WOOD STUDS, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wallboard applied at right angles to each side of 2 x 4 wood studs 16" o.c. with 2 1/4" Type S or W drywall screws 12" o.c. 3 1/2" mineral fiber insulation, nominal 2.5 pcf, friction fit in stud space. Vertical joints staggered 16" o.c. horizontal joints staggered 24" o.c. on opposite sides. Tested at 2,578 lbs per stud or 100 percent of design load. (LOAD-BEARING)

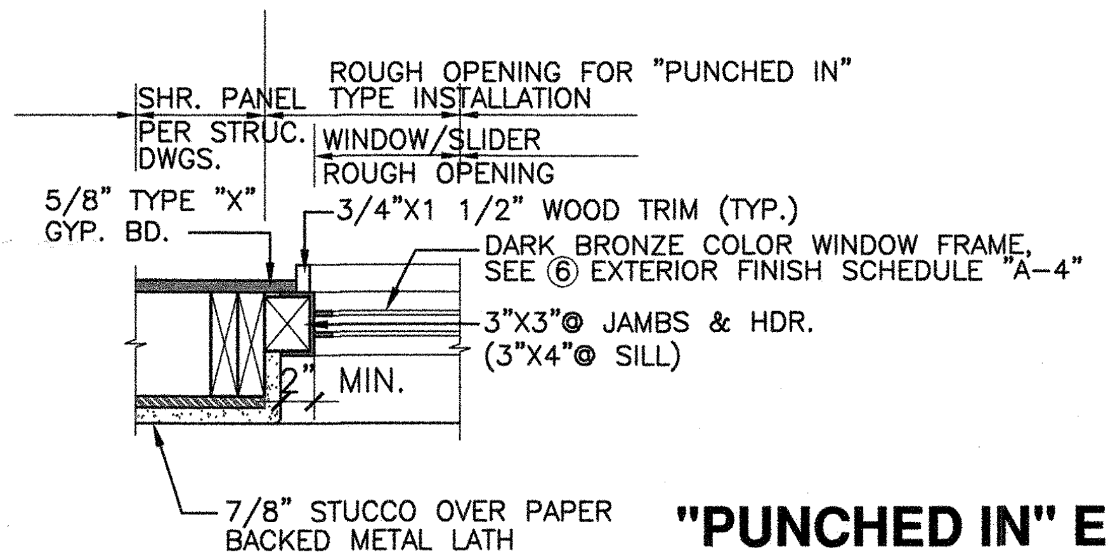


Thickness:	4 3/4"
Approx. Weight:	7 1/2 psf
Fire Test:	ITS J20-06170.1, 4-00

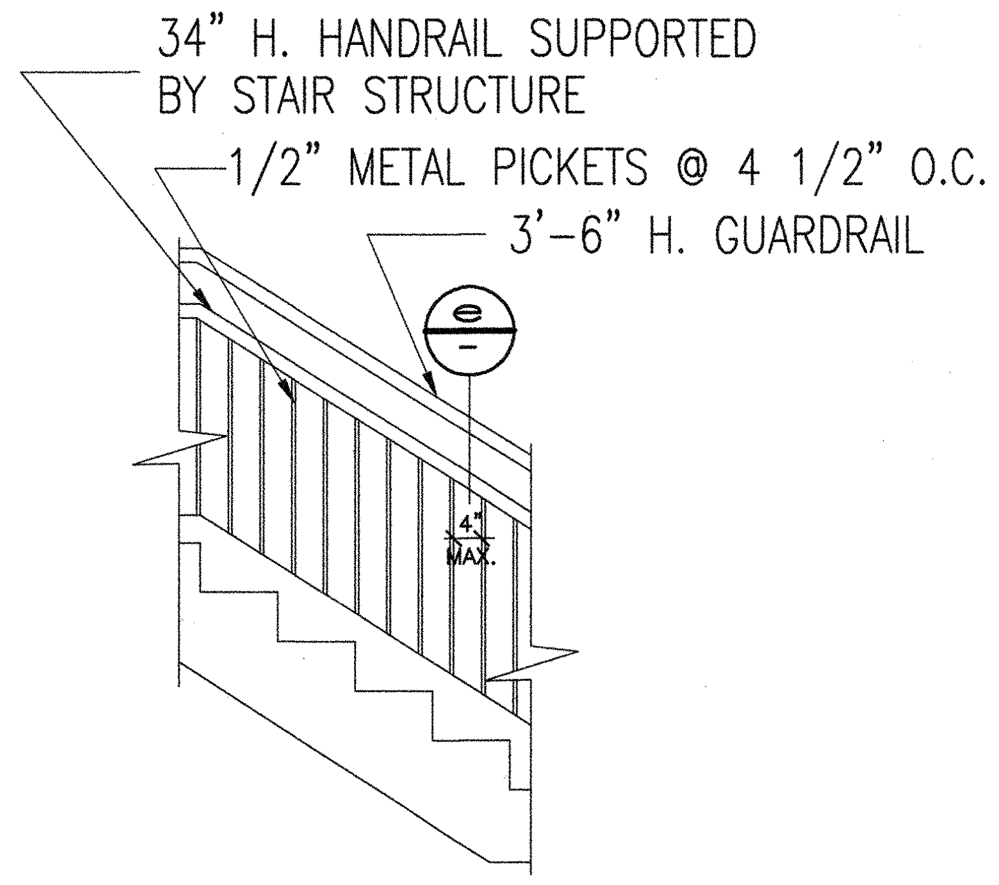
c INTERIOR BEARING/SHEAR WALL ASSEMBLY



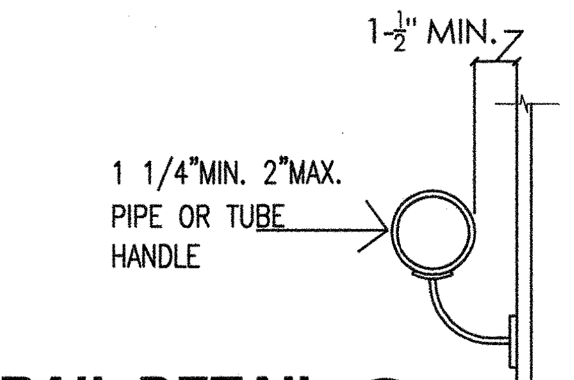
d NON-STRUCTURAL PARTITION WALL


ROUGH OPENING FOR "PUNCHED IN" TYPE INSTALLATION
SHR. PANEL PER STRUC. DWGS.
WINDOW/SLIDER
ROUGH OPENING
5/8" TYPE "X" GYP. BD.
3/4"X1 1/2" WOOD TRIM (TYP.)
DARK BRONZE COLOR WINDOW FRAME, SEE ⑥ EXTERIOR FINISH SCHEDULE "A-4"
3"X3"@ JAMBS & HDR. (3"X4"@ SILL)
2" MIN.
7/8" STUCCO OVER PAPER BACKED METAL LATH

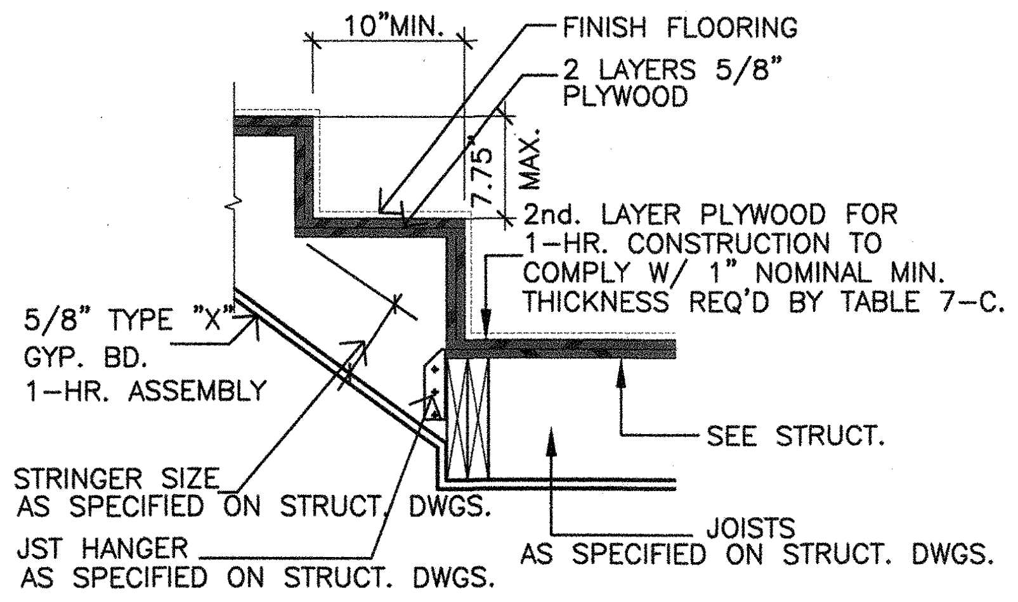
"PUNCHED IN" EXTERIOR WINDOW/SLIDER DETAIL


34" H. HANDRAIL SUPPORTED BY STAIR STRUCTURE
1/2" METAL PICKETS @ 4 1/2" O.C.
3'-6" H. GUARDRAIL
e
4" MAX.

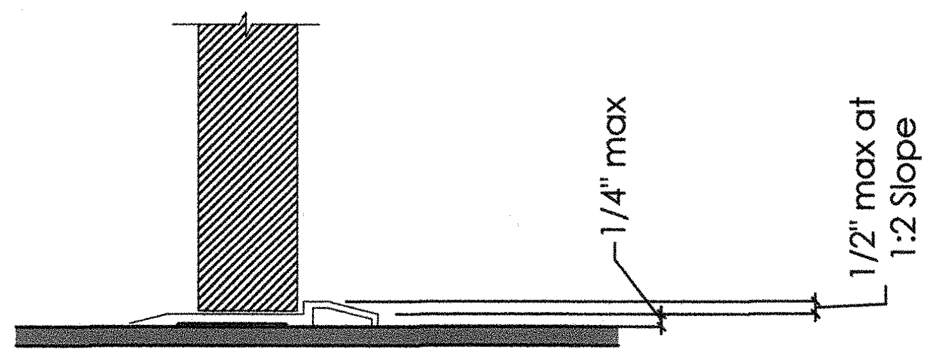
STAIR GUARDRAIL/HANDRAIL TYPICAL DETAIL F A-2



HANDRAIL DETAIL e A-2


10"MIN.
FINISH FLOORING
2 LAYERS 5/8" PLYWOOD
7.75" MAX.
2nd. LAYER PLYWOOD FOR 1-HR. CONSTRUCTION TO COMPLY W/ 1" NOMINAL MIN. THICKNESS REQ'D BY TABLE 7-C.
5/8" TYPE "X" GYP. BD. 1-HR. ASSEMBLY
SEE STRUCT.
STRINGER SIZE AS SPECIFIED ON STRUCT. DWGS.
JST HANGER AS SPECIFIED ON STRUCT. DWGS.
JOISTS AS SPECIFIED ON STRUCT. DWGS.

INTERIOR STAIR AT LANDING



THRESHOLD DETAIL g

LADBS DEPARTMENT OF BUILDING AND SAFETY

Supplemental Plan Check Corrections Sheet for 2016 Building Energy Efficiency Standards

This is intended to provide uniform application of the codes by the plan check staff and to help the public apply the codes correctly.

Plan Check/PCIS Application No.: ______ Date: ______
Job Address: ______
Applicant Name: ______
Address: ______ Phone: ______
City/State/Zip: ______ E-mail: ______
Plan Check Engineer: ______
Telephone: ______ E-mail: ______
firstname.lastname@lacity.org

For instruction and other information, read the master plan check list attached.

NOTE: Numbers in parenthesis [ ] refer to Code sections of California Code of Regulations Title 24, Part 6. Tables referenced herein are from:

- *2016 California State Building Energy Efficiency Standards,*
- *2016 Referenced Appendices*
- *2016 Residential Compliance Manual*
- *2016 Non-Residential Compliance Manual*

A copy of referenced standards above can be obtained at: **http://www.energy.ca.gov/title24/2016standards/**

A. **All Buildings**

1. Specify design package used and method of compliance:
   ☐ Prescriptive Approach
   ☐ Performance Approach
2. The following compliance documents shall be attached to plan :
   ☐ Certificate of Compliance Documents
   ☐ Mandatory Features Summary
   ☐ ______
3. Compliance documents shall be produced by up-to-date version of Energy Commission Approved computer programs. To obtain a list of Energy Commission approved compliance programs, call 1-800-772-3300 or visit their website at : http://www.energy.ca.gov/title24/2016standards/
4. Proposed fenestration U-Factor does not conform with Defaults values from Table 110.6-A. Specify on plan NFRC rated products are required for all fenestration with Non-Default U-Factors.
5. The Solar Heat Gain Coefficient (SHGC) for proposed glazing does not conform with Defaults values from Table 110.6-B. Specify on plan NFRC rated products are required for all fenestration with Non-Default SHGC.
6. The conditioned floor area shown on CF-1R form does not match with plans submitted. Revise calculation(s) accordingly.
7. The window area (at ______ facing wall) shown on CF-1R-______ form does not match with plans submitted. Revise calculation(s) accordingly.
8. Incorporate the fenestration SHGC and U-factors required as per CF-1R form with window schedule.
9. Provide construction details for all energy insulation assemblies. Show type of insulation on sections.

B. **Non-residential, High-rise residential, and hotel / motel buildings**

1. Prescriptive requirement for building envelope :
   ☐ Cool Roof coating is required. Note on plan all Cool Roof product shall have a clearly visible packaging label that lists the emittance and the initial and 3-year aged solar reflectance, or a CRRC approved accelerated aged solar reflectance tested in accordance with CRRC-1. [10-113, 140.1, 140.2, 140.3(a)1, 141.0(b)2B, 150.1(c)11, 150.2(b)1H, 150.2(b)2]
   ☐ Skylight(s) are required for building over 5,000 ft², ceiling heights over 15-0", and lighting power density over 0.5 W/ft². [140.3(c)]
   ☐ Combined total of at least 75 percent of the floor area shall be in the primary Sidelight Daylight Zone in accordance with Section 130.1(d)1B, or Skylit Daylit Zone in accordance with Section 130.1(d)1A. All Skylit Daylit Zones and Primary Sidelit Daylit Zones shall be shown on building plans [140.3(c)1].

C. **Low Rise Residential Buildings**

1. Prescriptive requirement for building envelope [TABLE.150.1-A]:
   ☐ Provide R-______ insulation at Roof/ Ceiling, R-______ insulation at walls, and R-______ insulation at floors.
   ☐ Provide radiant barrier. Show details on the plans.
   ☐ The maximum total fenestration area shall not exceed the percent of conditioned floor area, CFA, as indicated in Table 150.1-A. [150.1(c)3B]
   ☐ The maximum west facing fenestration area shall not exceed the percent of CFA as indicated in Table 150.1-A. [150.1(c)3C]
   ☐ Installed fenestration products shall have an area weighted average U-factor and SHGC no greater than the applicable value in Table 150.1-A and shall be determined in accordance with Section 110.6(a)2 and 110.6(a)3.
   ☐ Heating system types shall be installed as required in TABLE 150.1-A.
   ☐ All space heating and space cooling equipment shall comply with minimum Appliance Efficiency Regulations as specified in Sections 110.0 through 110.2 and meet all applicable requirements of Sections 150.0 and 150.1(c)7A.
   ☐ Provide Whole House Fan per section 150.1(c)12.
   ☐ Water-heating systems shall meet the requirements of section 150.1(c)8.
   ☐ Ducting shall have R-6 insulation
2. Replacement fenestration, where all the glazing in an existing fenestration opening is replaced with a new manufactured fenestration product, shall not exceed the U-factor and SHGC requirements of Package A or as determined by performance approach. [150.1(c)]
3. HERS field verification is required. The person(s) responsible for the Certificate(s) of Compliance shall submit the Certificate(s) for registration and retention to a HERS provider data registry. The submittals to the HERS provider data registry shall be made electronically in accordance with the specifications in Reference Joint Appendix JA7. For additional information visit www.energy.ca.gov/HERS/ .

D. **General Notes**

Attach the following notes to plan :

1. Compliance information The builder shall leave in the building, copies of the completed, signed and submitted compliance documents for the building owner at occupancy. For low-rise residential buildings, such information shall, at a minimum, include copies of all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentation submitted. . [10-103(b)1]
2. Operating information. The builder shall provide the building owner at occupancy, operating information for all applicable features, materials, components, and mechanical devices installed in the building. Operating information shall include instructions on how to operate the features, materials, components, and mechanical devices correctly and efficiently. The instructions shall be consistent with specifications set forth by the Executive Director.
   For residential buildings, such information shall be contained in a folder or manual which provides all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentations. This operating information shall be in paper or electronic format. [10-103(b)2]
3. Maintenance information. The builder shall provide to the building owner at occupancy, maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component or manufactured device. [10-103(b)3]
4. Ventilation information. The builder shall provide to the building owner at occupancy, a description of the quantities of outdoor air that the ventilation system(s) are designed to provide to the building's conditioned space, and instructions for proper operation and maintenance of the ventilation system. [10-103(b)4]
5. All systems, equipment, appliances and building components shall comply with the applicable manufacturing, construction, and installation provisions of Sections 110.0 through 110.11 for newly constructed buildings.
6. Any appliance regulated by the Appliance Efficiency Regulations, Title 20 California Code of Regulations, Section 1601 et seq., may be installed only if the appliance fully complies with Section 1608(a) of those regulations. [110.1(a)]
7. Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use as listed in Table 3, Chapter 50 of the ASHRAE Handbook, HVAC Applications Volume. [110.3(a)1]
8. On systems that have a total capacity greater than 167,000 Btu/hr, outlets that require higher than service water temperatures as listed in the ASHRAE Handbook, Applications Volume, shall have separate remote heaters, heat exchangers, or boosters to supply the outlet with the higher temperature. [110.3(c)1]
9. Service hot water systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system. [110.3(c)2]
10. Controls for service water-heating systems shall limit the outlet temperature at public lavatories to 110°F. [110.3(c)3]
11. Unfired service water-heater storage tanks and backup tanks for solar water-heating systems shall have:
    a. External insulation with an installed R-value of at least R-12, or
    b. Internal and external insulation with a combined R-value of at least R-16, or
    c. The heat loss of the tank surface based on an 80°F water-air temperature difference shall be less than 6.5 Btu/hr per square foot. [110.3 (c)4]
12. For Nonresidential, high-rise residential, and hotel/motel buildings, space conditioning systems shall meet the efficiency standards specified Section 120.2.
13. Continuously burning pilot light shall be prohibited for the following natural gas system or equipment listed below: [110.5]
    a. Fan-type central furnaces
    b. Household cooking appliances, except for household cooking appliances without an electrical supply voltage connection and in which each pilot consumes less than 150 Btu/hr
    c. Pool heaters
    d. Spa heaters
14. Any pool or spa heating system or equipment shall: [110.4]
    a. A thermal efficiency that complies with the Appliance Efficiency Regulations
    b. Have a readily accessible on-off switch, mounted on the outside of the heater that allows shutting off the heater without adjusting the thermostat setting.
    c. Not utilize electric resistance heating.
    d. Have a cover for outdoor pools or spas that have a heat pump or gas heater.
    e. Have a permanent, easily readable, and weatherproof instruction card that gives instructions for the energy efficient operation of the pool or spa heater and for the proper care of pool or spa water when a cover is used.
    f. Have at least 36 inches of pipe installed between the filter and heater or dedicated suction and return lines, or built-in or built-up connections shall be installed to allow for the future addition of solar heating equipment.
    g. Have directional inlets for the pool or spa that adequately mix the pool water.
    h. A time switch or similar control mechanism shall be installed as part of a pool water circulation control system that will allow all pumps to be set or programmed to run only during the off-peak electric demand period and for the minimum time necessary to maintain the water in the condition required by applicable public health standards.
15. Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft² of window area, 0.3 cfm/ft² of residential door area, 0.3 cfm/ft² of nonresidential single door area, and 1.0 cfm/ft² of nonresidential double door area. [110.6(a)1]
16. Fenestration products shall be rated in accordance with NFRC 100 for U-factor, NFRC 200 for SHGC, and VT or use the applicable default value. Fenestration products shall have a temporary label for manufactured fenestration products or a label certificate when the Component Modeling Approach is used and for site-built fenestration meeting the requirements of Section 10-111(a)1. [110.6(a)2, 110.6(a)3, 110.6(a)4, 110.6(a)5]
17. Field-fabricated fenestration products and exterior doors, other than unframed glass doors and fire doors, shall be caulked between the fenestration products or exterior door and the building, and shall be weatherstripped. [110.6(b)]
18. Joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration. [110.7]
19. Insulation shall be certified by Department of Consumer Affairs, Bureau of Home Furnishing and Thermal Insulation that the insulation conductive thermal performance is approved pursuant to the California Code of Regulations, Title 24, Part 12, Chapter 12-13, Article 3, "Standards for Insulating Material." [110.8(a)]
20. Urea formaldehyde foam insulation may only be used in exterior side walls, and requires a four-mil-thick plastic polyethylene vapor barrier between the urea formaldehyde foam insulation and the interior space in all applications. [110.8(b)]
21. Insulating material shall be installed in compliance with the flame spread rating and smoke density requirements of the CBC. [110.8(c)]
22. Insulation installed on an existing space conditioning duct, it shall comply with Section 604.0 of the CMC. [110.8(d)3]
23. External insulation installed on an existing unfired water storage tank or on an existing back-up tank for a solar water-heating system, it shall have an R-value of at least R-12, or the heat loss of the tank surface based on an 80 °F water-air temperature difference shall be less than 6.5 Btu per hour per square foot. . [110.8(d)2]

E. **Residential Notes:**

1. A masonry or factory-built fireplace shall have the following: [150.0(e)1]
   a. Closeable metal or glass doors covering the entire opening of the firebox;
   b. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device (*Exception: An outside combustion-air intake is not required if the fireplace will be installed over concrete slab flooring and the fireplace will not be located on an exterior wall.); and*
   c. A flue damper with a readily accessible control. [150.0 (e)C]
2. Heating or cooling systems shall be equipped with a setback thermostat that meet the requirements of Section 110.2(c). [150.0(i)]
3. Gas or propane water heaters shall have: [150.0(n)]
   a. A 120V electrical receptacle that is within 3 feet from the water heater.
   b. A Category III or IV vent, or a Type B vent with straight pipe.
   c. Condensate drain that is no more than 2 inches higher than the base.
   d. A gas supply line with a capacity of at least 200,000 Btu/hr
4. All pumps and pump motors installed shall be listed in the Commission's directory of certified equipment and shall comply with the Appliance Efficiency Regulations. [150.0(p)1.A]
5. The minimum installed weight per square foot of any loose-fill insulation shall conform with the insulation manufacturer's labeled R-value. [150.0 (b)]
6. The minimum depth of concrete-slab floor perimeter insulation shall be 16 inches or the depth of the footing of the building, whichever is less. [150.1(c)(1)(D)]
7. The crawl space shall be covered with a vapor retarder over the entire floor. [150.1(c)1.D]
8. Insulations are required for: [150.0(j)2.A]
   a. All hot water pipes from the heating source to the kitchen fixtures.
   b. All piping with a nominal diameter of 3/4 inch or larger.
   c. The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank.
   d. All piping associated with a domestic hot water recirculation system.
   e. Piping from the heating source to storage tank or between tanks.
   f. Piping buried below grade.
9. Insulation shall be provided for water heaters as follows:
   a. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater or have internal insulation of at least R-16 and a label on the exterior of the tank showing the insulation R-value. [150.0 (j)1]
10. Lighting [150.0(k)]
    a. Installed luminaires shall be classified as high-efficacy in accordance with TABLE 150.0-A.
    b. Exhaust fans shall be switched separately from lighting systems.
    c. Luminaries shall be switched with readily accessible controls that permit the luminaries to be manually switched ON and OFF.
    d. Lighting installed in attached and detached garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by vacancy sensors.
    e. Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8.
       EXCEPTION 1: Luminaires in closets less than 70 square feet.
       EXCEPTION 2: Luminaires in hallways.
    f. A. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires or controlled by an occupant sensor.
    g. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall:
       i) Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and
       ii) Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully On and Off from all designed paths of ingress and egress.

F. **Additional Corrections:**

______

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LADBS DEPARTMENT OF BUILDING AND SAFETY

Supplemental Plan Check Correction Sheet for Sound Transmission (2017 LABC)

Plan Check / PCIS application number: ______
Job Address ______
P.C. Engineer ______ (E-mail: firstname.lastname@lacity.org) **Phone** ______

1. In Group R Occupancies, wall and floor- ceiling assemblies separating dwelling units or guest rooms from each other and from public space such as interior corridors and service areas shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies. All such separating walls and floor-ceiling assemblies shall provide an airborne sound insulation equal to that required to meet a sound transmission class (STC) of 50 (Dn of 45 if field tested). All separating floor-ceiling shall provide impact sound insulation equal to that required to meet an impact insulation class (IIC) of 50 (FIIC of 45 if field tested). (1207.6.1, 1207.7, 1207.8)

EXCEPTION: Impact sound insulation is not required for floor-ceiling assemblies over non habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

a. Identify all sound rated partitions on the floor plans.

b. Provide construction details for sound rated wall assemblies.

c. Provide construction details for sound rated floor-ceiling assemblies

d. All rigid conduits, ducts, plumbing pipes, and appliance vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" thick approved resilient material. Vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" thick approved resilient material.

e. An approved permanent, and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls. Floor-ceiling assemblies shall be sealed, lined or insulated with______ .

f. Carpets or similar surface material which are part of the floor-ceiling assembly must be installed and inspected before the Certificate of Occupancy is issued and may be replaced only by other floor covering that provides the required impact sound insulation. (1207.8)

g. Metal ventilating and conditioned air ducts located in sound assemblies shall be lined. (Exception: Ducts serving only exit ways, kitchen cooking facilities, and bathrooms need not be lined).

h. Mineral fiber insulation shall be installed in joist spaces whenever a plumbing piping, or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe or duct. This requirement is not applicable to fire sprinkler pipe, gas line or electrical conduit.

i. Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that back and sides of boxes will be sealed with 1/8" resilient sealant and backed by a minimum of 2" thick mineral fiber insulation. (TV, telephone and intercom outlets must be installed in boxes accordingly.)

j. The entrance doors to residential units from interior corridors are required to have a minimum STC rating of 26. (Laminated 1 3/8" solid-core doors with resilient stops and gaskets or 18 gauge insulated steel slab doors with compression seals all around, including thresholds will meet this requirement).

k. Wall mounted lavatories and toilets are not permitted in sound rated partitions.

l. Electrical panels are not permitted in sound rated partitions.

2. The building is located where the annual L_{dn} or CNEL Exceeds 60 db. Provide acoustical analysis showing that the proposed design will achieve prescribed allowable interior level, or show compliance with Prescriptive Building standards of P/BC 2017-074. (1207.11.3, 1207.11.1)

READY TO ISSUE
BY RABEC BODEA
FEB 13 2020
Signature

	REVISION	DATE	BY
△1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2021

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

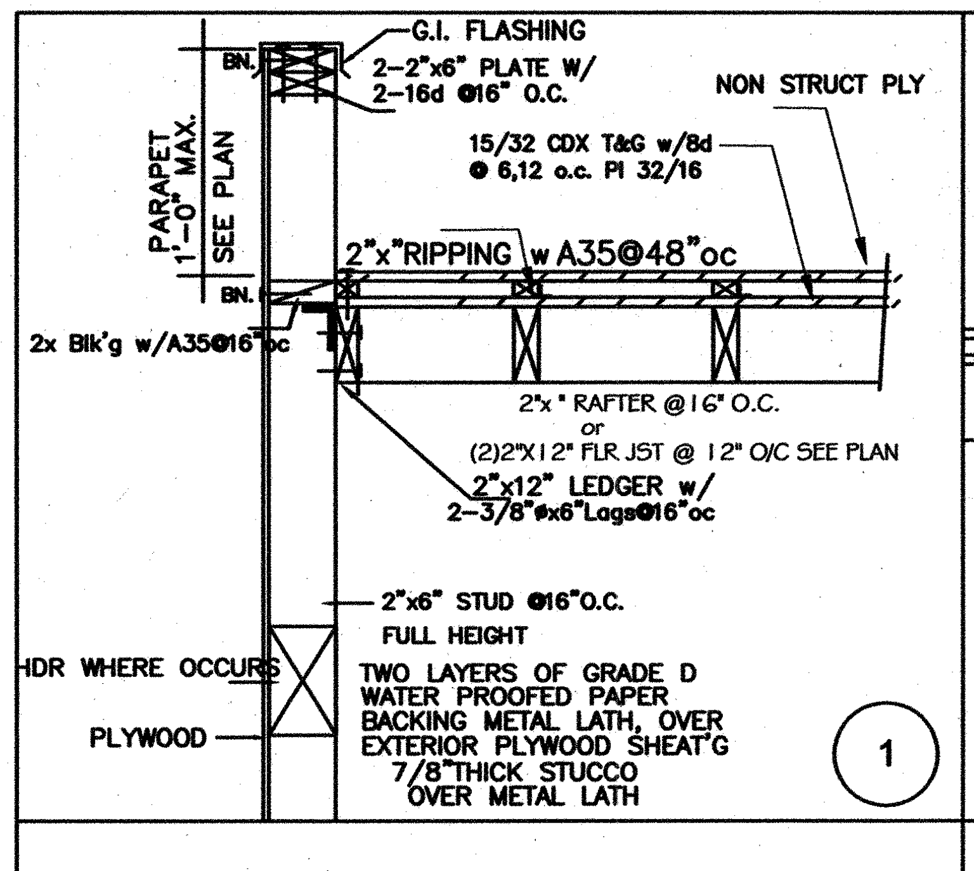
OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **DETAILS**

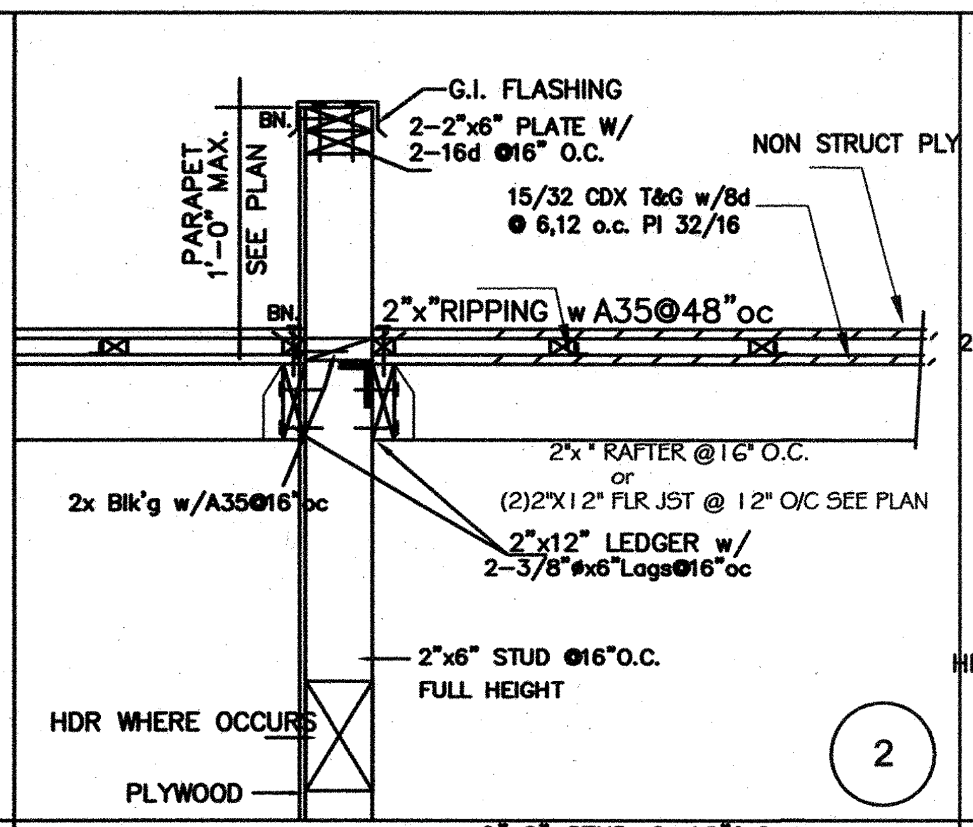
LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
D-1
OF SHEETS

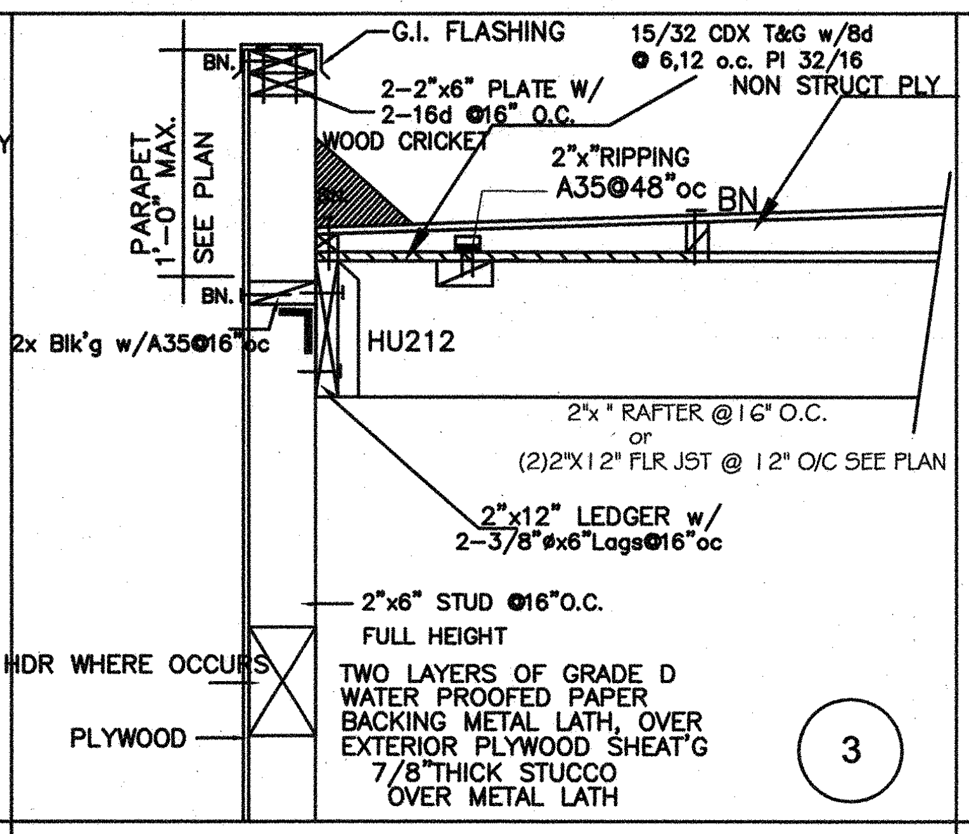
2/10/2020 2:43:01 PM


G.I. FLASHING
2-2"x6" PLATE W/ 2-16d @16" O.C.
NON STRUCT PLY
15/32 CDX T&G w/8d @ 6,12 o.c. PI 32/16
PARAPET 1'-0" MAX. SEE PLAN
BN.
2"x"RIPPING w A35@48"oc
2x Blk'g w/A35@16"oc
2"x" RAFTER @16" O.C. or (2)2"X12" FLR JST @ 12" O/C SEE PLAN
2"x12" LEDGER w/ 2-3/8"øx6"Lags@16"oc
2"x6" STUD @16"O.C. FULL HEIGHT
HDR WHERE OCCURS
PLYWOOD
TWO LAYERS OF GRADE D WATER PROOFED PAPER BACKING METAL LATH, OVER EXTERIOR PLYWOOD SHEAT'G 7/8"THICK STUCCO OVER METAL LATH

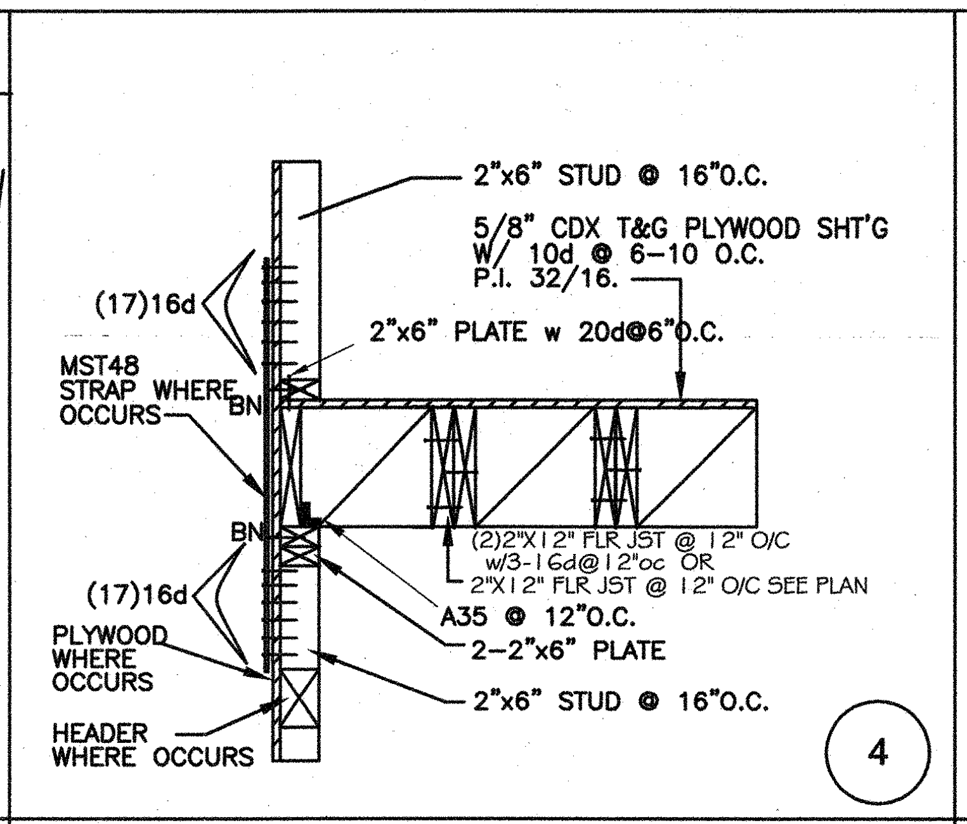
1


G.I. FLASHING
2-2"x6" PLATE W/ 2-16d @16" O.C.
NON STRUCT PLY
15/32 CDX T&G w/8d @ 6,12 o.c. PI 32/16
PARAPET 1'-0" MAX. SEE PLAN
BN.
2"x"RIPPING w A35@48"oc
2x Blk'g w/A35@16"oc
2"x" RAFTER @16" O.C. or (2)2"X12" FLR JST @ 12" O/C SEE PLAN
2"x12" LEDGER w/ 2-3/8"øx6"Lags@16"oc
2"x6" STUD @16"O.C. FULL HEIGHT
HDR WHERE OCCURS
PLYWOOD

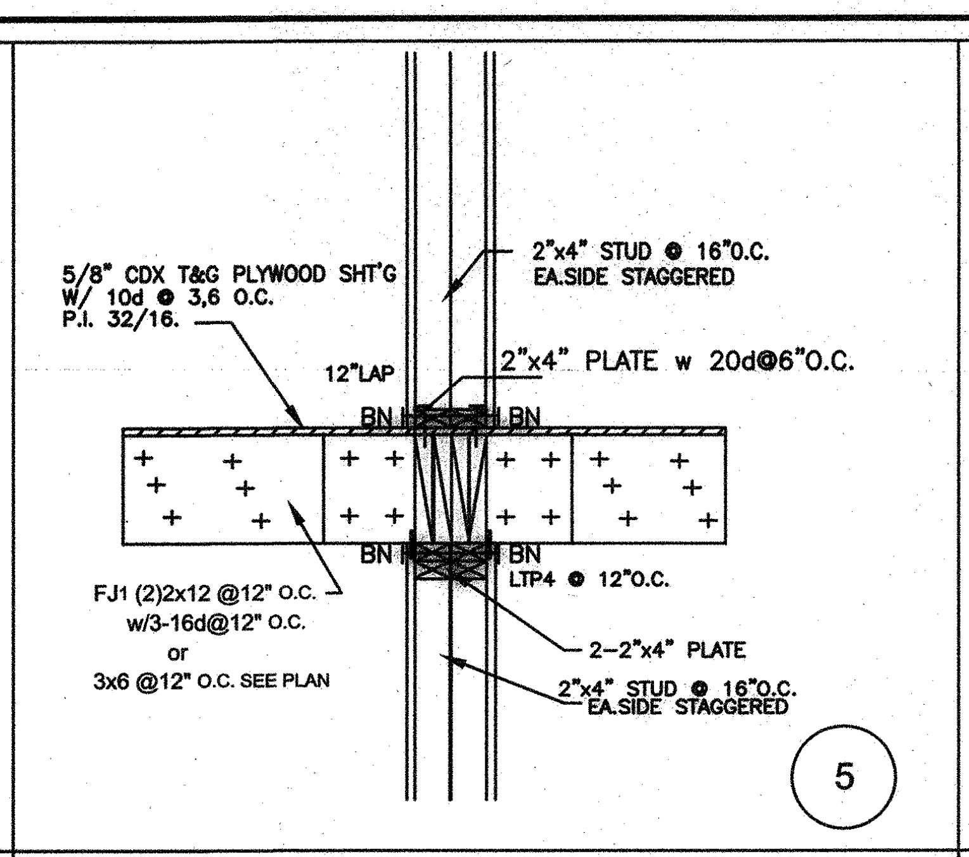
2


G.I. FLASHING
15/32 CDX T&G w/8d @ 6,12 o.c. PI 32/16
NON STRUCT PLY
2-2"x6" PLATE W/ 2-16d @16" O.C.
WOOD CRICKET
2"x"RIPPING A35@48"oc
BN
PARAPET 1'-0" MAX. SEE PLAN
BN.
2x Blk'g w/A35@16"oc
HU212
2"x" RAFTER @16" O.C. or (2)2"X12" FLR JST @ 12" O/C SEE PLAN
2"x12" LEDGER w/ 2-3/8"øx6"Lags@16"oc
2"x6" STUD @16"O.C. FULL HEIGHT
HDR WHERE OCCURS
PLYWOOD
TWO LAYERS OF GRADE D WATER PROOFED PAPER BACKING METAL LATH, OVER EXTERIOR PLYWOOD SHEAT'G 7/8"THICK STUCCO OVER METAL LATH

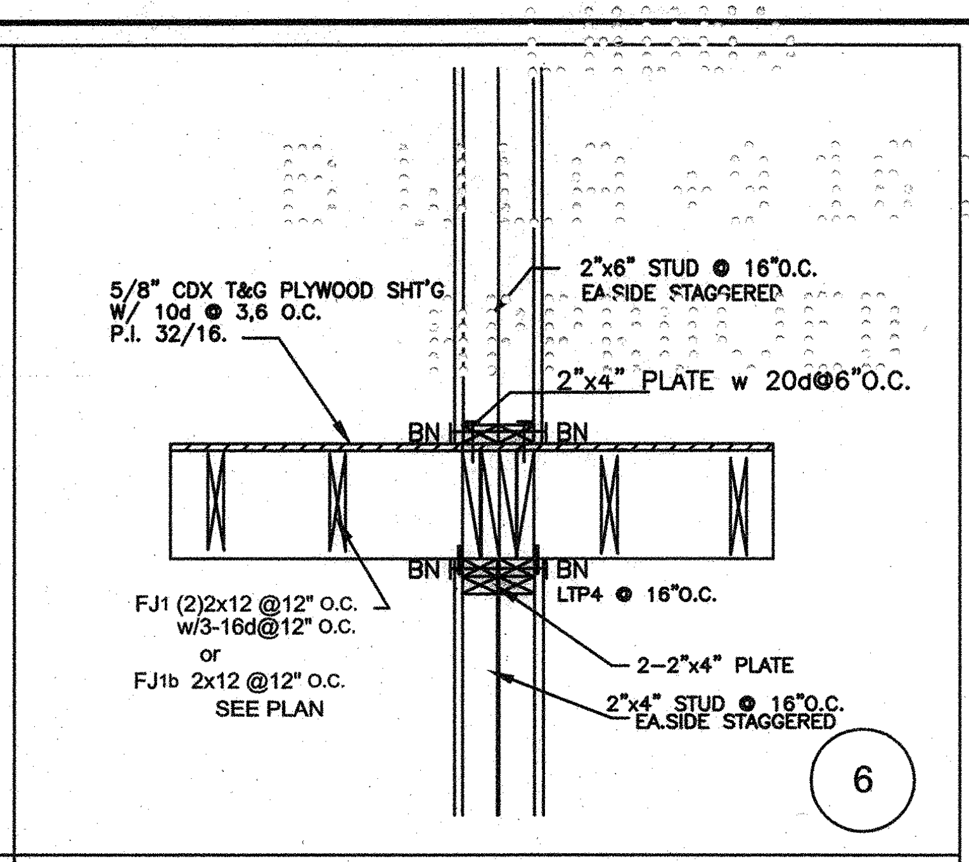
3



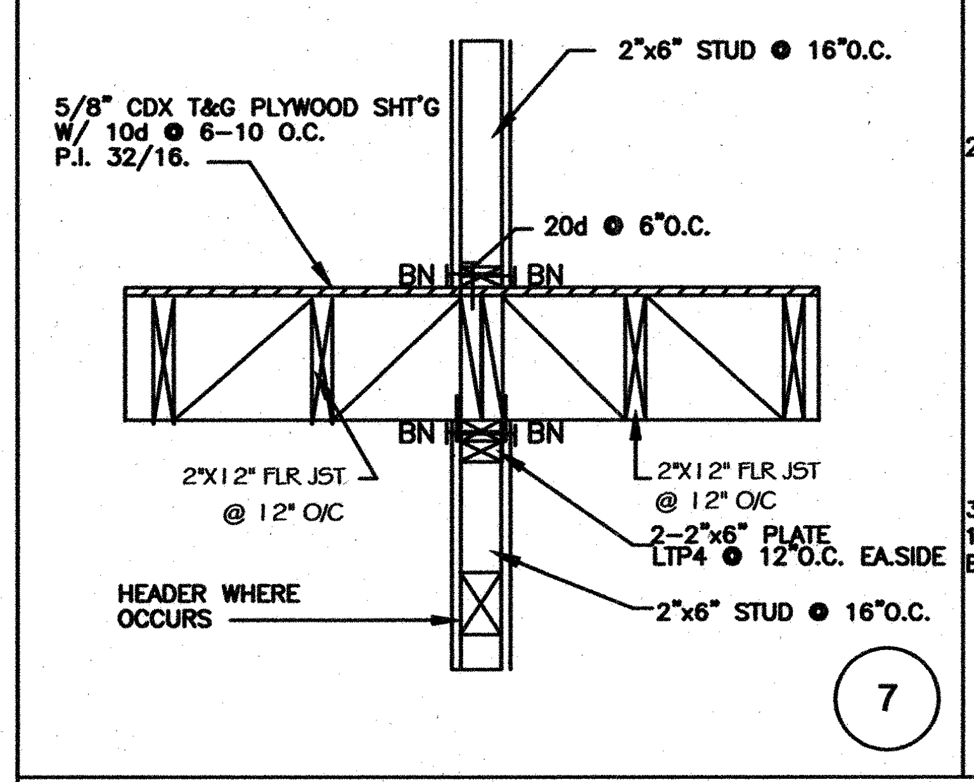
4


5/8" CDX T&G PLYWOOD SHT'G W/ 10d @ 3,6 O.C. P.I. 32/16.
2"x4" STUD @ 16"O.C. EA.SIDE STAGGERED
12"LAP
2"x4" PLATE w 20d@6"O.C.
BN
FJ1 (2)2x12 @12" O.C. w/3-16d@12" O.C. or 3x6 @12" O.C. SEE PLAN
LTP4 @ 12"O.C.
2-2"x4" PLATE
2"x4" STUD @ 16"O.C. EA.SIDE STAGGERED

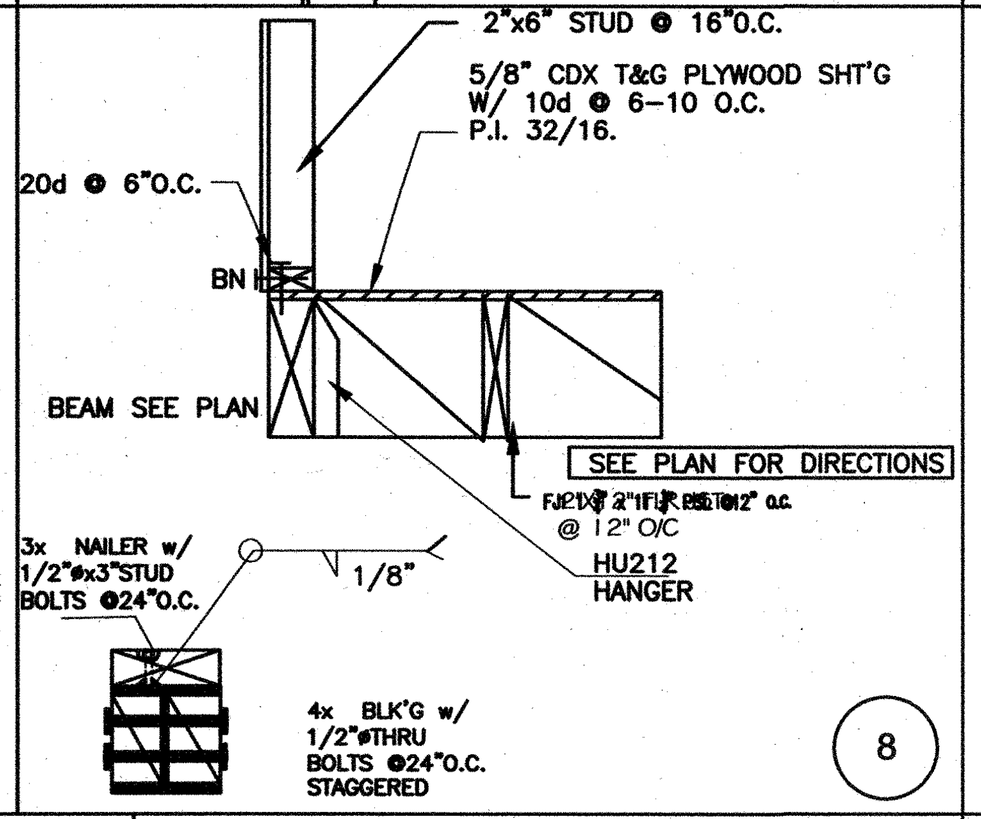
5


5/8" CDX T&G PLYWOOD SHT'G W/ 10d @ 3,6 O.C. P.I. 32/16.
2"x6" STUD @ 16"O.C. EA.SIDE STAGGERED
2"x4" PLATE w 20d@6"O.C.
BN
FJ1 (2)2x12 @12" O.C. w/3-16d@12" O.C. or FJ1b 2x12 @12" O.C. SEE PLAN
LTP4 @ 16"O.C.
2-2"x4" PLATE
2"x4" STUD @ 16"O.C. EA.SIDE STAGGERED

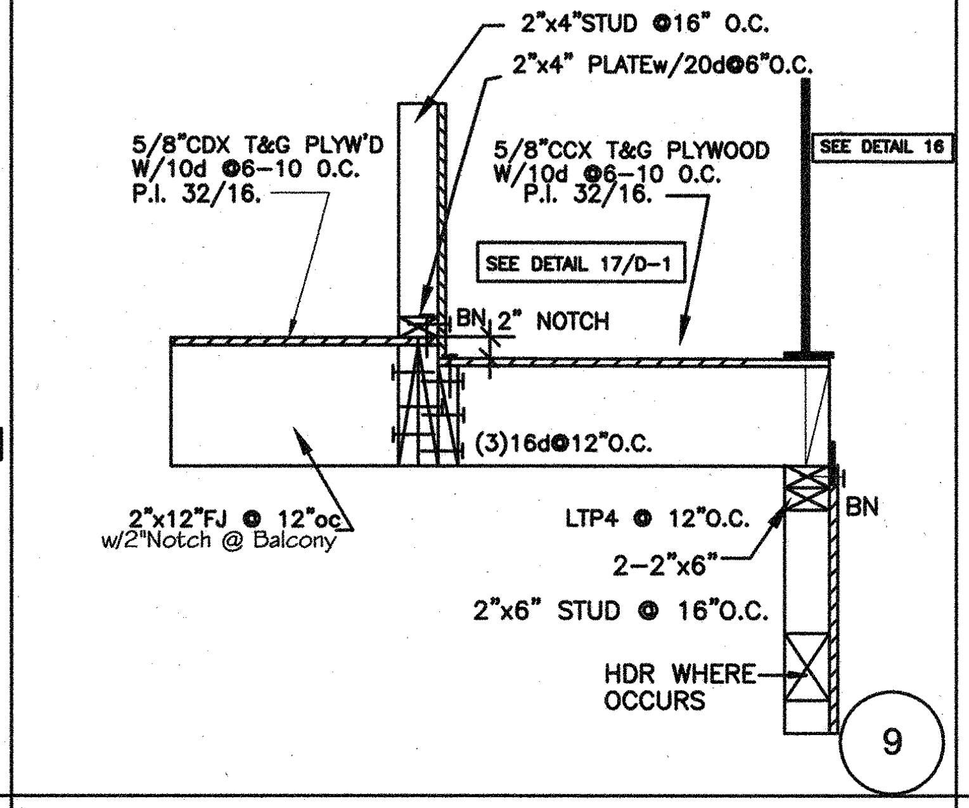
6



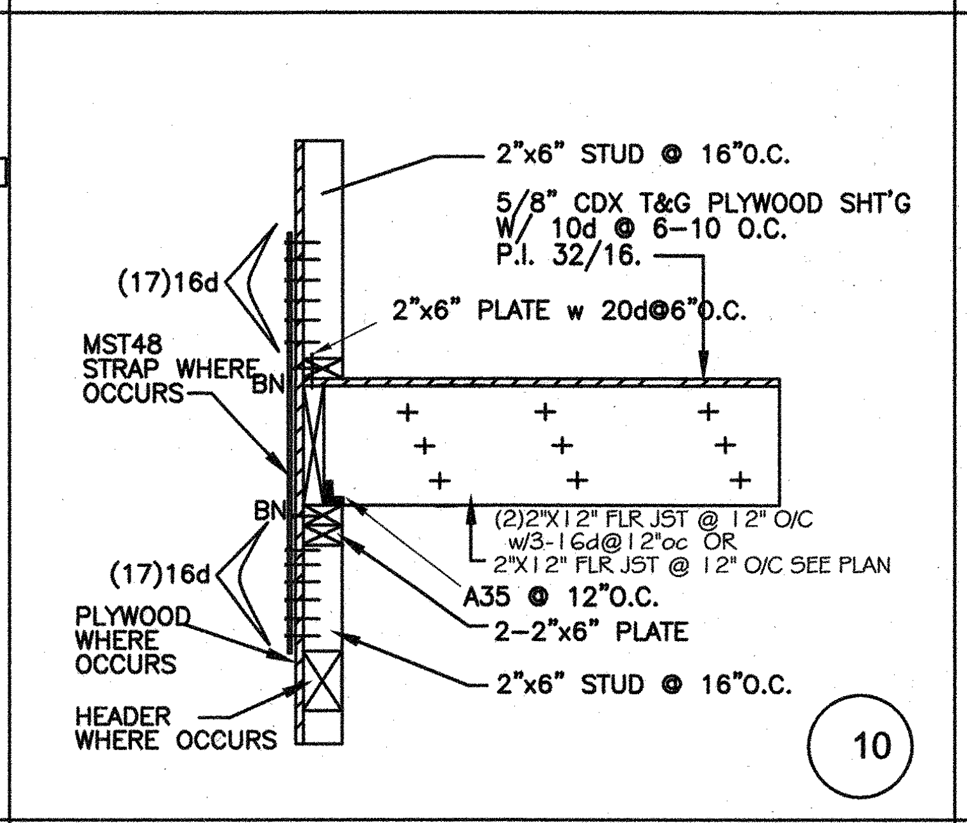
7


2"x6" STUD @ 16"O.C.
5/8" CDX T&G PLYWOOD SHT'G W/ 10d @ 6-10 O.C. P.I. 32/16.
20d @ 6"O.C.
BN
BEAM SEE PLAN
SEE PLAN FOR DIRECTIONS
FJ2 2"x12" FLR JST @ 12" O/C
HU212 HANGER
3x NAILER w/ 1/2"øx3"STUD BOLTS @24"O.C.
1/8"
4x BLK'G w/ 1/2"øTHRU BOLTS @24"O.C. STAGGERED

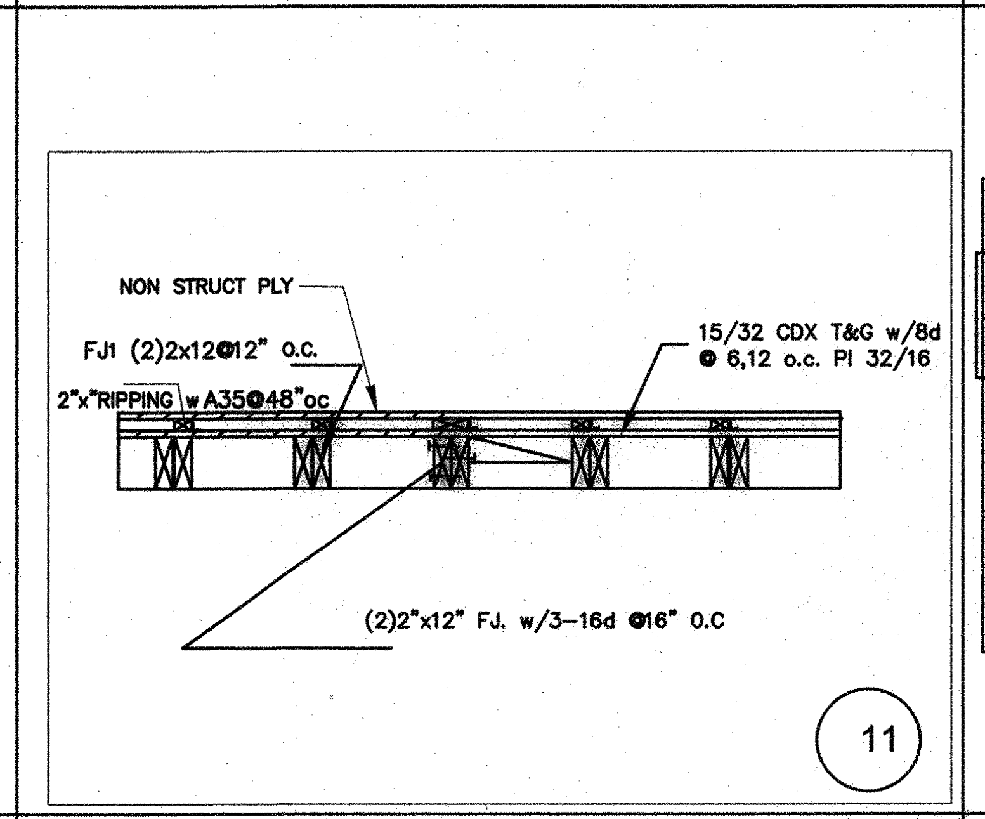
8



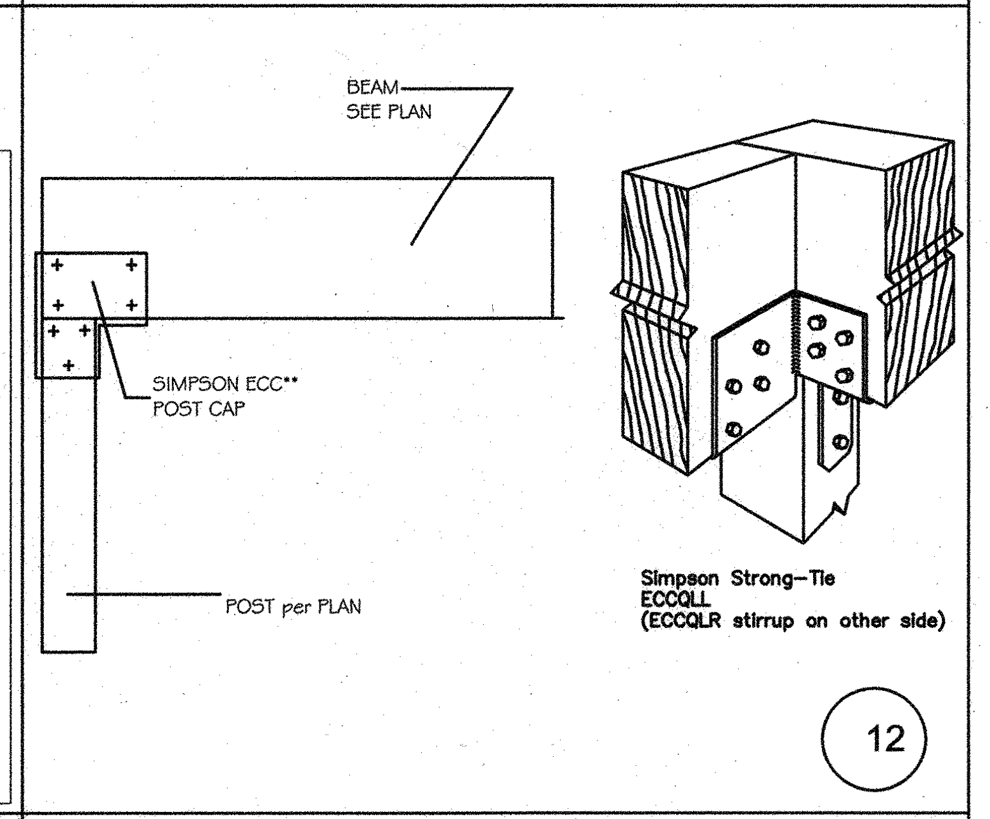
9



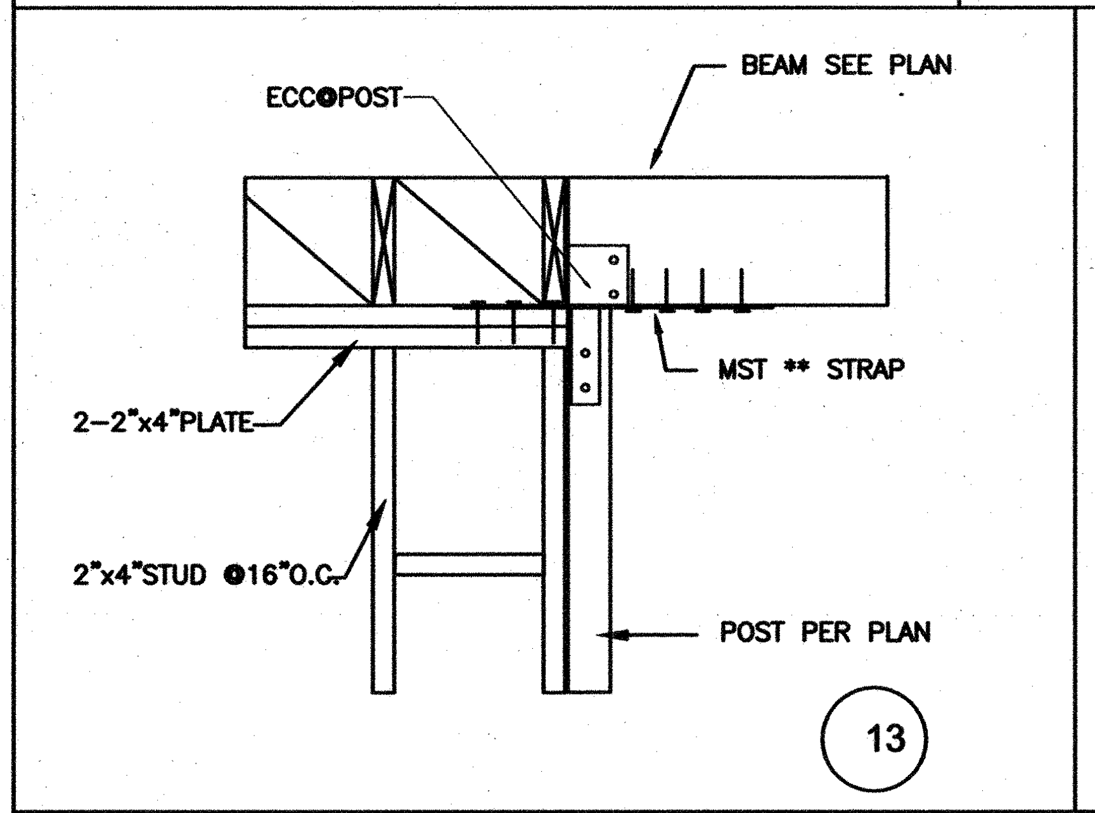
10


NON STRUCT PLY
FJ1 (2)2x12@12" O.C.
2"x"RIPPING w A35@48"oc
15/32 CDX T&G w/8d @ 6,12 o.c. PI 32/16
(2)2"x12" FJ. w/3-16d @16" O.C

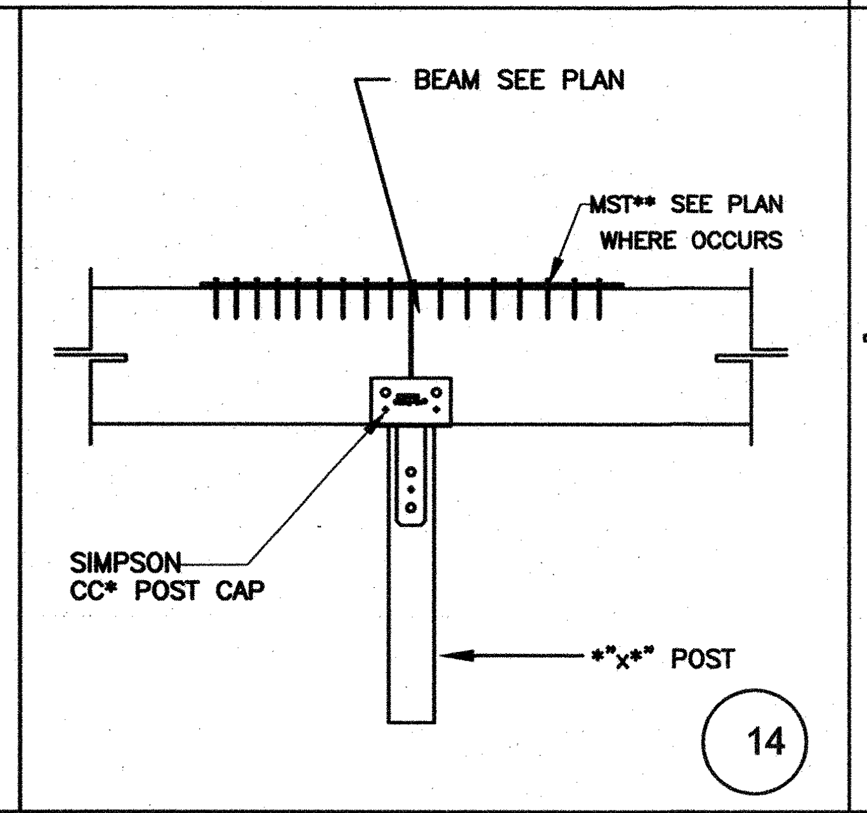
11



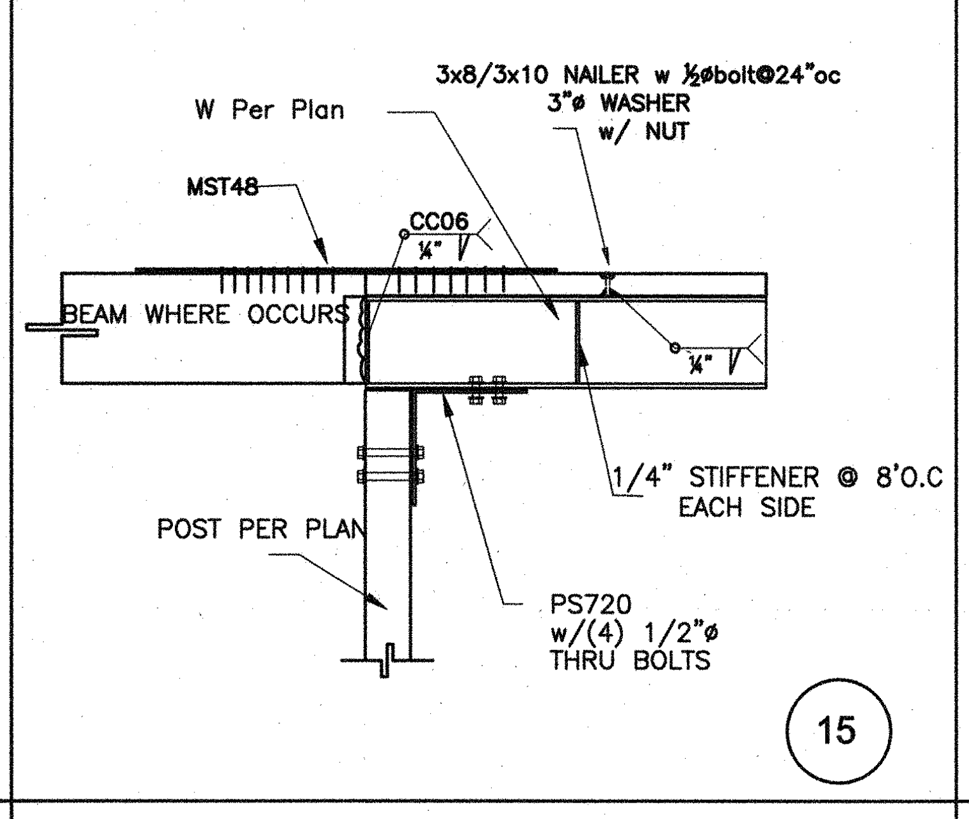
12



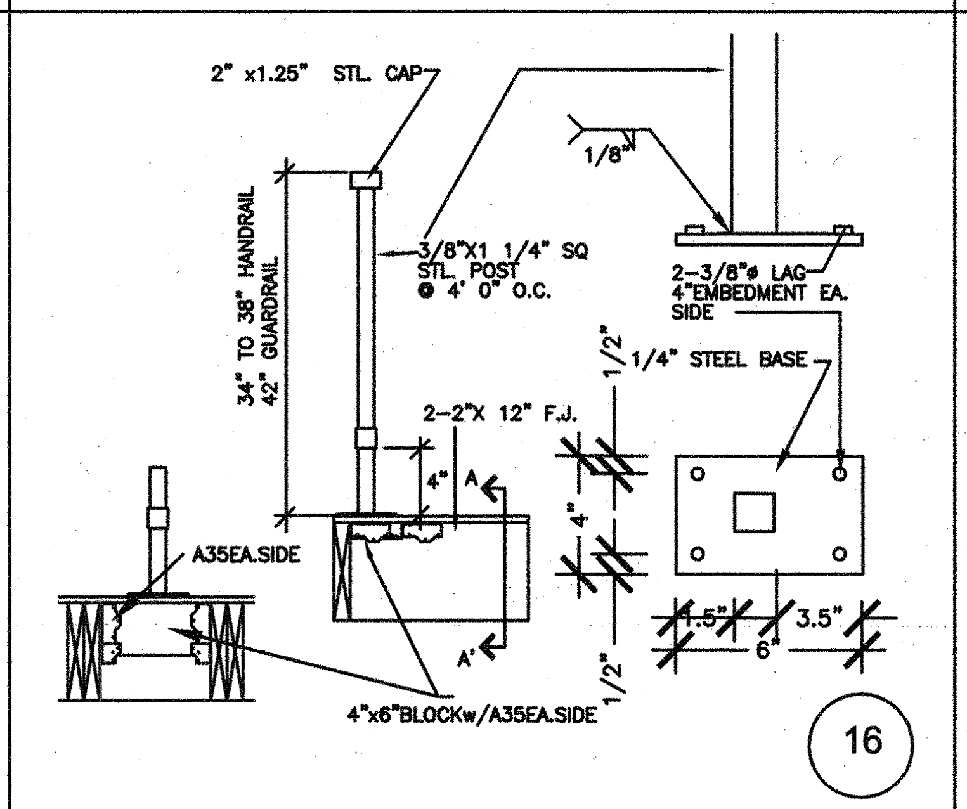
13



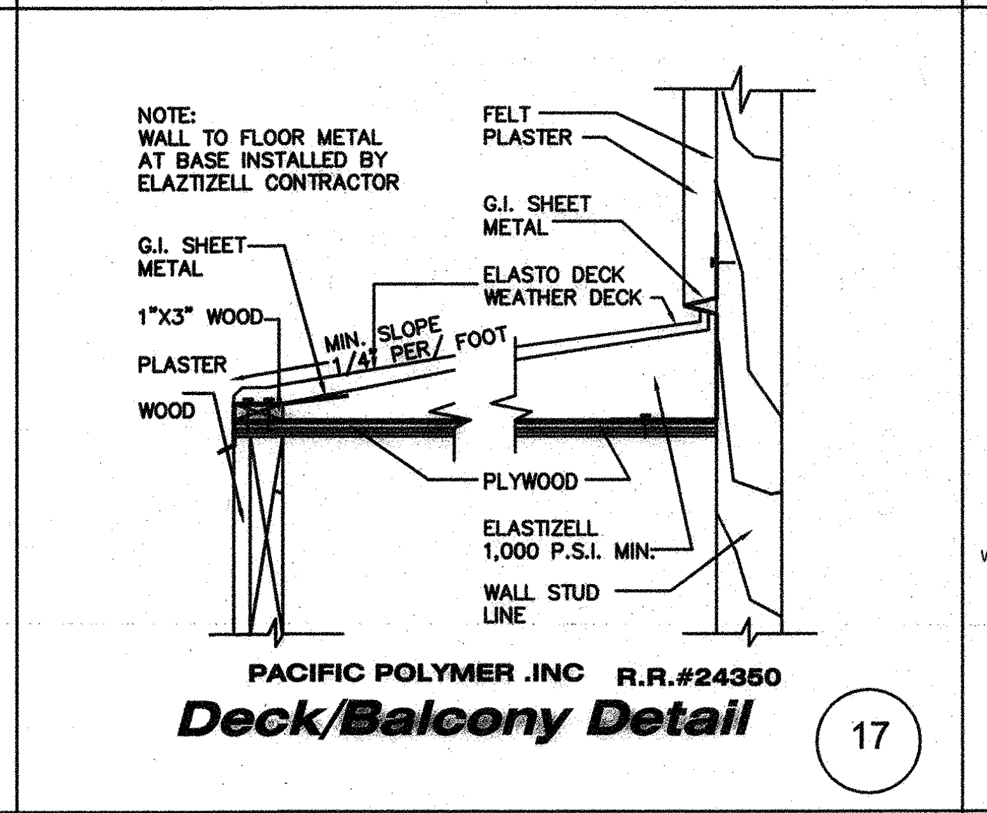
14


W Per Plan
3x8/3x10 NAILER w ½øbolt@24"oc 3"ø WASHER w/ NUT
MST48
CC06
¼"
BEAM WHERE OCCURS
1/4" STIFFENER @ 8'O.C EACH SIDE
POST PER PLAN
PS720 w/(4) 1/2"ø THRU BOLTS

15

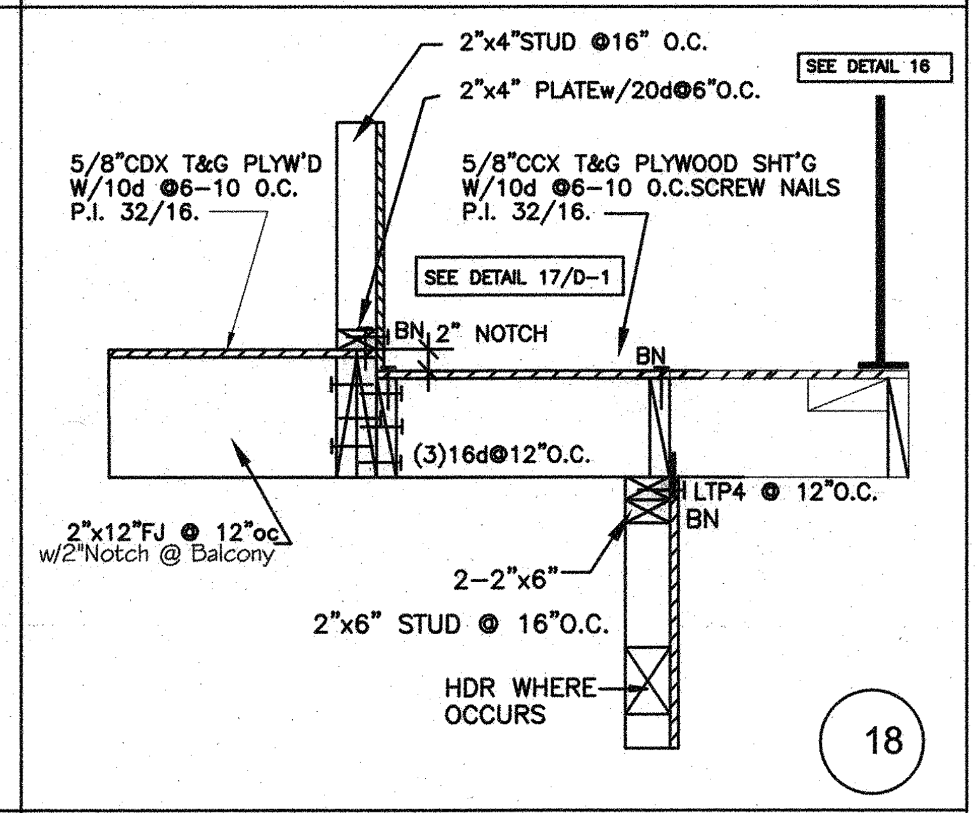


16

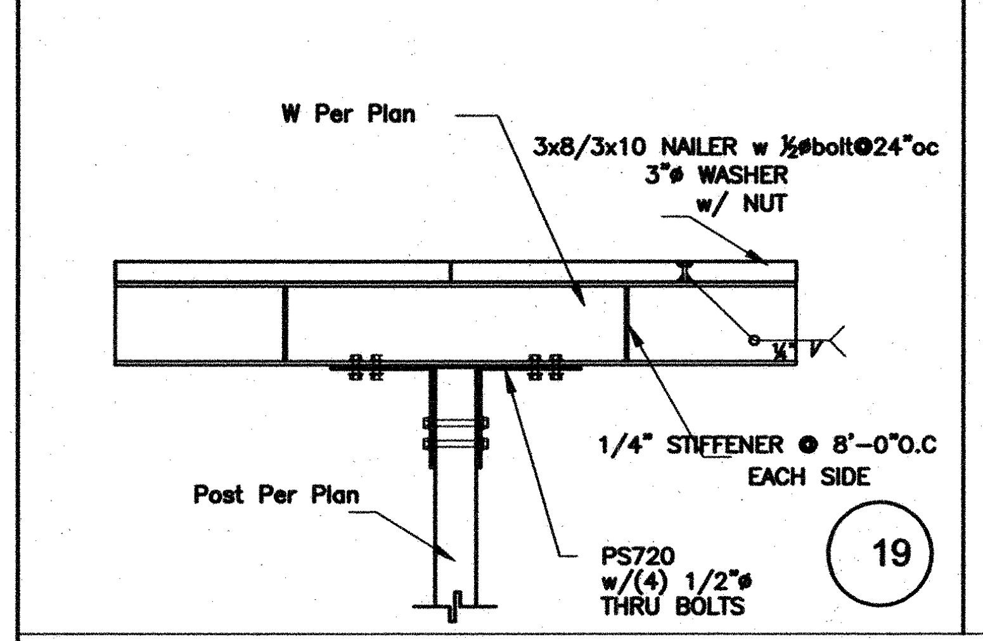

NOTE: WALL TO FLOOR METAL AT BASE INSTALLED BY ELAZTIZELL CONTRACTOR
FELT
PLASTER
G.I. SHEET METAL
G.I. SHEET METAL
ELASTO DECK WEATHER DECK
1"X3" WOOD
MIN. SLOPE 1/4" PER/ FOOT
PLASTER
WOOD
PLYWOOD
ELASTIZELL 1,000 P.S.I. MIN.
WALL STUD LINE
PACIFIC POLYMER .INC R.R.#24350

Deck/Balcony Detail

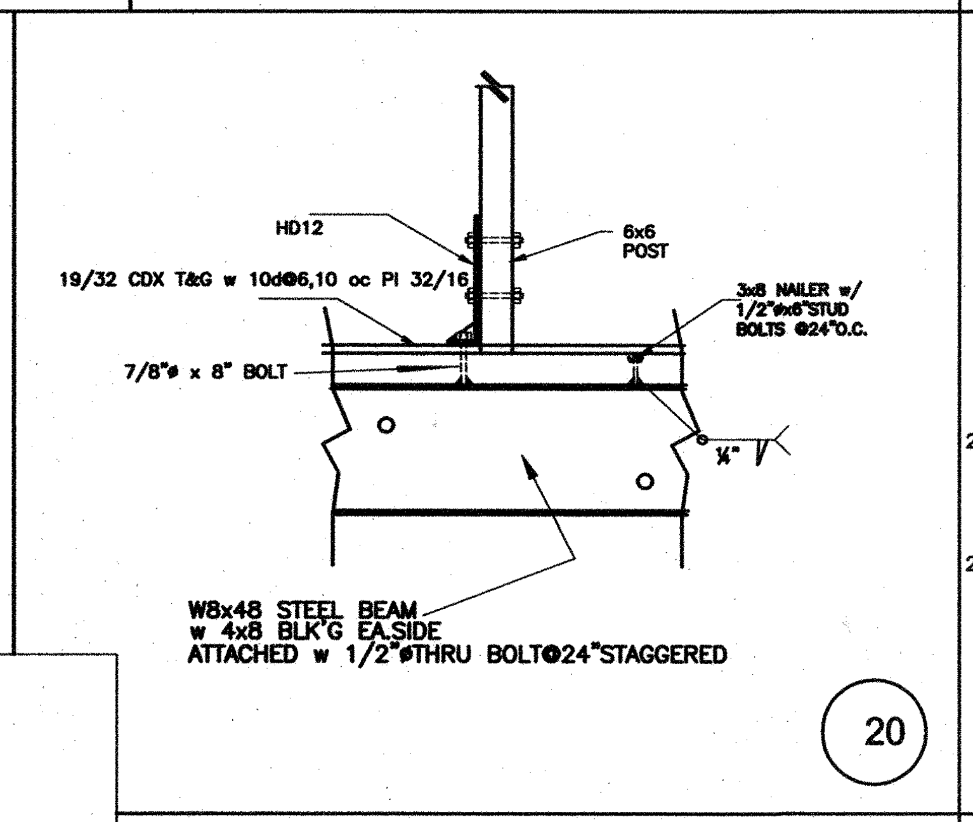
17



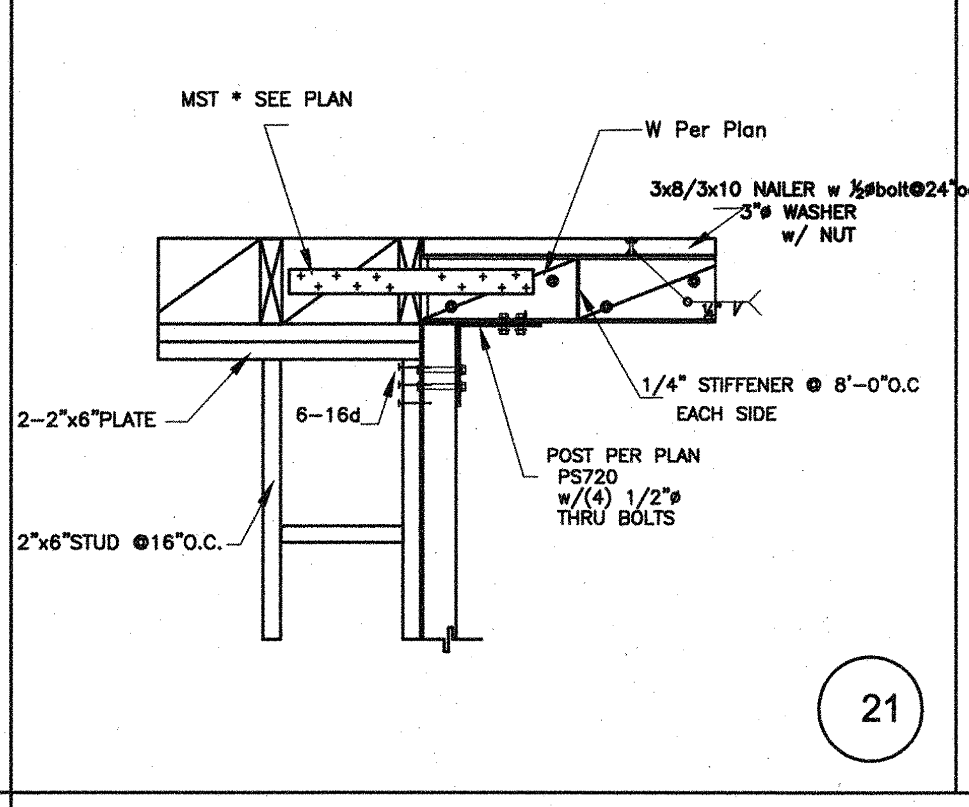
18


W Per Plan
3x8/3x10 NAILER w ½øbolt@24"oc 3"ø WASHER w/ NUT
¼"
1/4" STIFFENER @ 8'-0"O.C EACH SIDE
Post Per Plan
PS720 w/(4) 1/2"ø THRU BOLTS

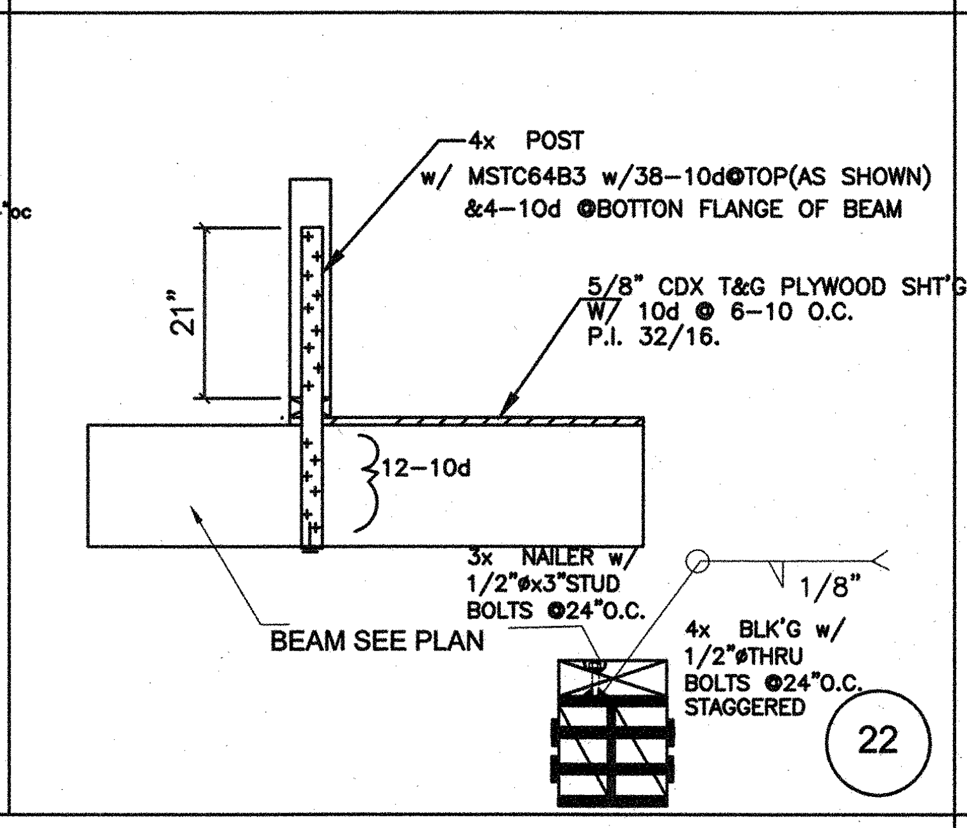
19


HD12
6x6 POST
19/32 CDX T&G w 10d@6,10 oc PI 32/16
3x8 NAILER w/ 1/2"øx6"STUD BOLTS @24"O.C.
7/8"ø x 8" BOLT
¼"
W8x48 STEEL BEAM w 4x8 BLK'G EA.SIDE ATTACHED w 1/2"øTHRU BOLT@24"STAGGERED

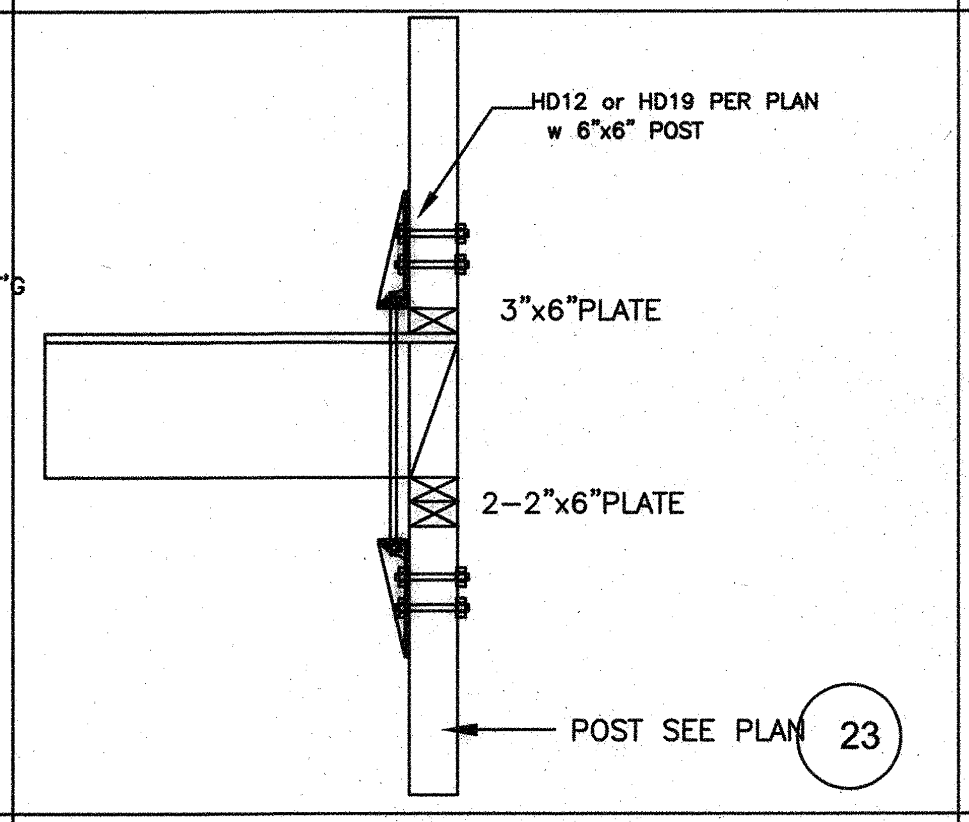
20


MST * SEE PLAN
W Per Plan
3x8/3x10 NAILER w ½øbolt@24"oc 3"ø WASHER w/ NUT
¼"
2-2"x6"PLATE
6-16d
1/4" STIFFENER @ 8'-0"O.C EACH SIDE
POST PER PLAN PS720 w/(4) 1/2"ø THRU BOLTS
2"x6"STUD @16"O.C.

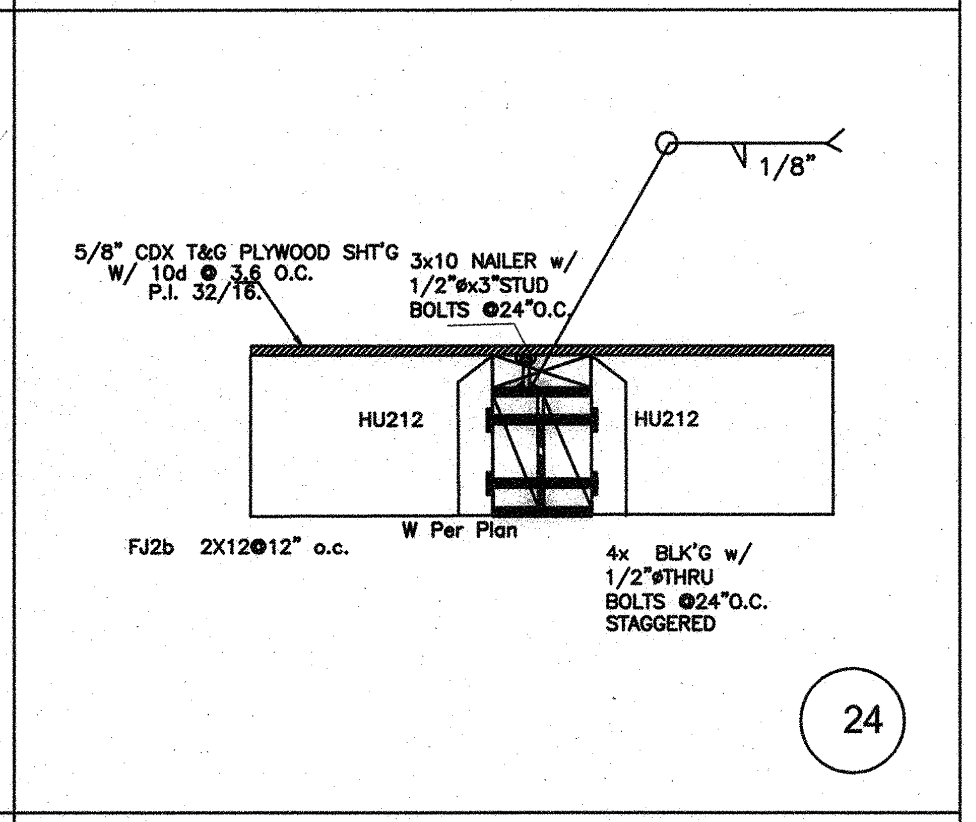
21


4x POST w/ MSTC64B3 w/38-10d@TOP(AS SHOWN) &4-10d @BOTTON FLANGE OF BEAM
21"
5/8" CDX T&G PLYWOOD SHT'G W/ 10d @ 6-10 O.C. P.I. 32/16.
12-10d
3x NAILER w/ 1/2"øx3"STUD BOLTS @24"O.C.
1/8"
BEAM SEE PLAN
4x BLK'G w/ 1/2"øTHRU BOLTS @24"O.C. STAGGERED

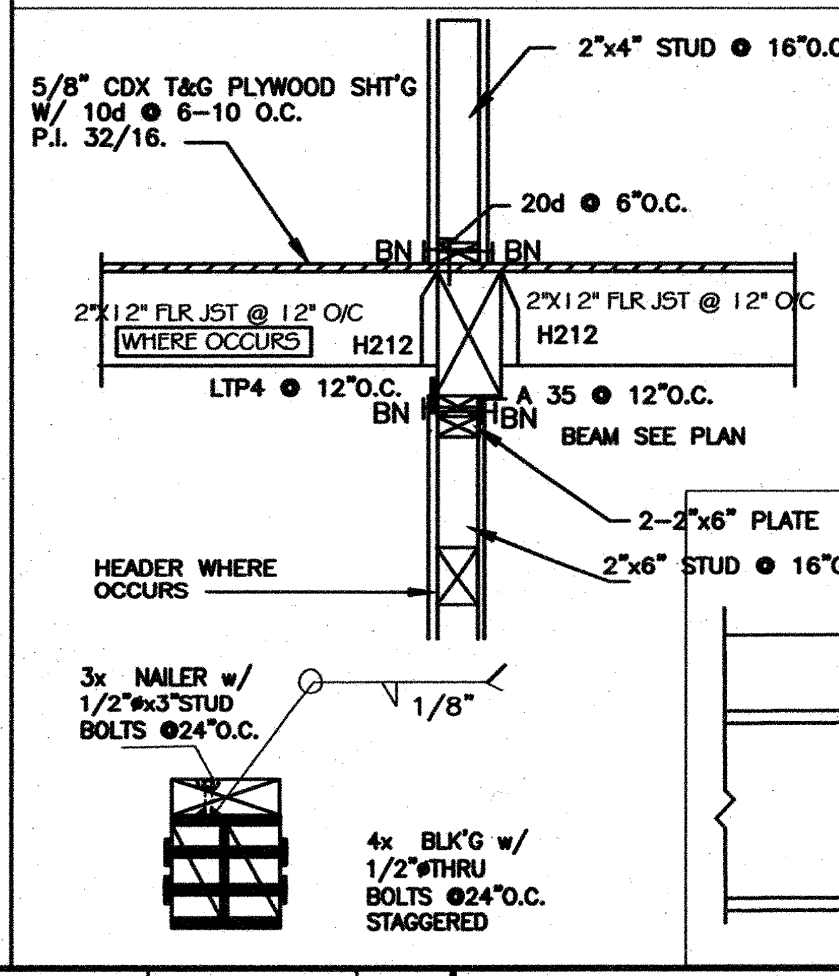
22



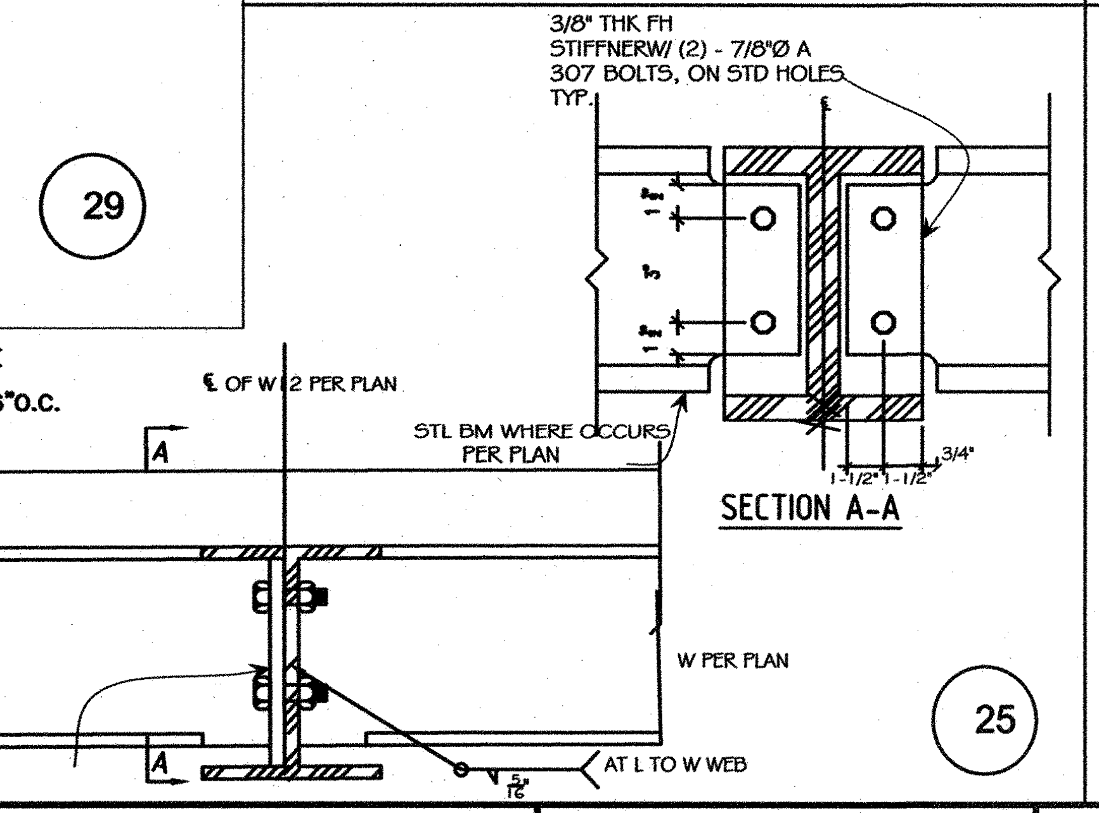
23


1/8"
5/8" CDX T&G PLYWOOD SHT'G W/ 10d @ 3,6 O.C. P.I. 32/16.
3x10 NAILER w/ 1/2"øx3"STUD BOLTS @24"O.C.
HU212
HU212
FJ2b 2X12@12" o.c.
W Per Plan
4x BLK'G w/ 1/2"øTHRU BOLTS @24"O.C. STAGGERED

24

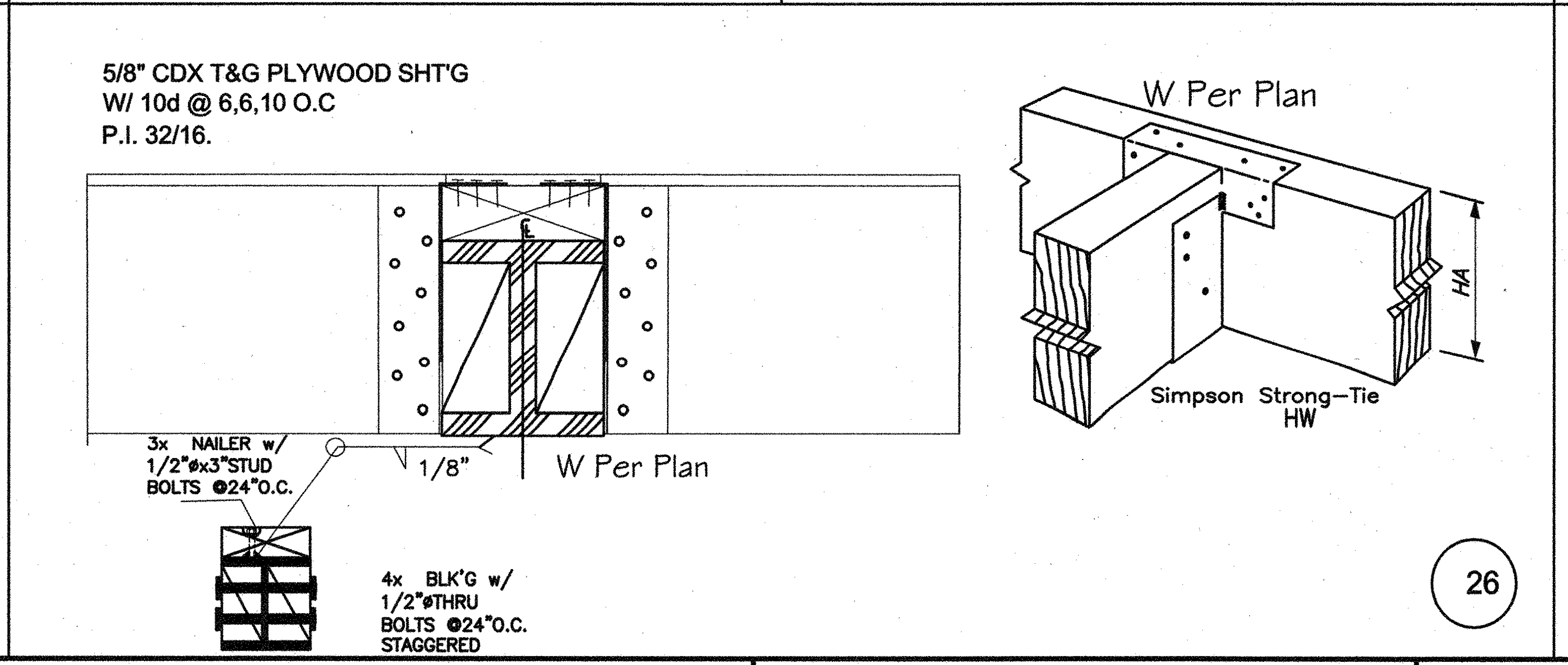


29

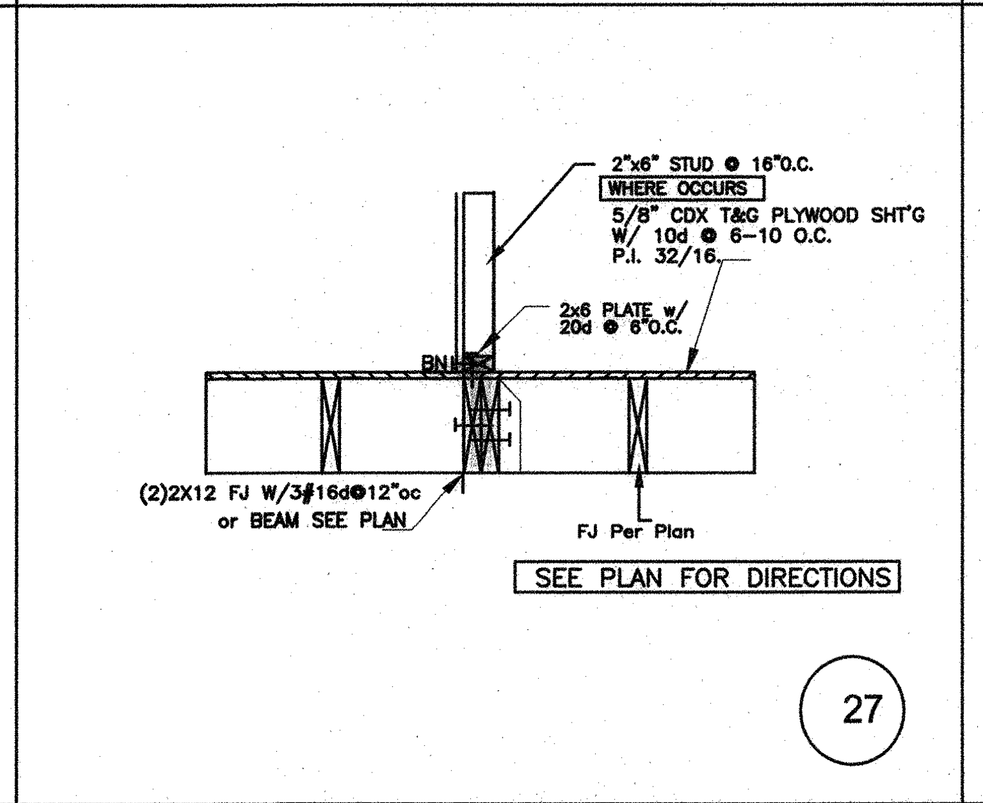

3/8" THK FH STIFFNERW/ (2) - 7/8"Ø A 307 BOLTS, ON STD HOLES TYP.
℄ OF W 12 PER PLAN
STL BM WHERE OCCURS PER PLAN
A
1-1/2" 1-1/2"
3/4"
W PER PLAN
AT L TO W WEB
5/16"

SECTION A-A

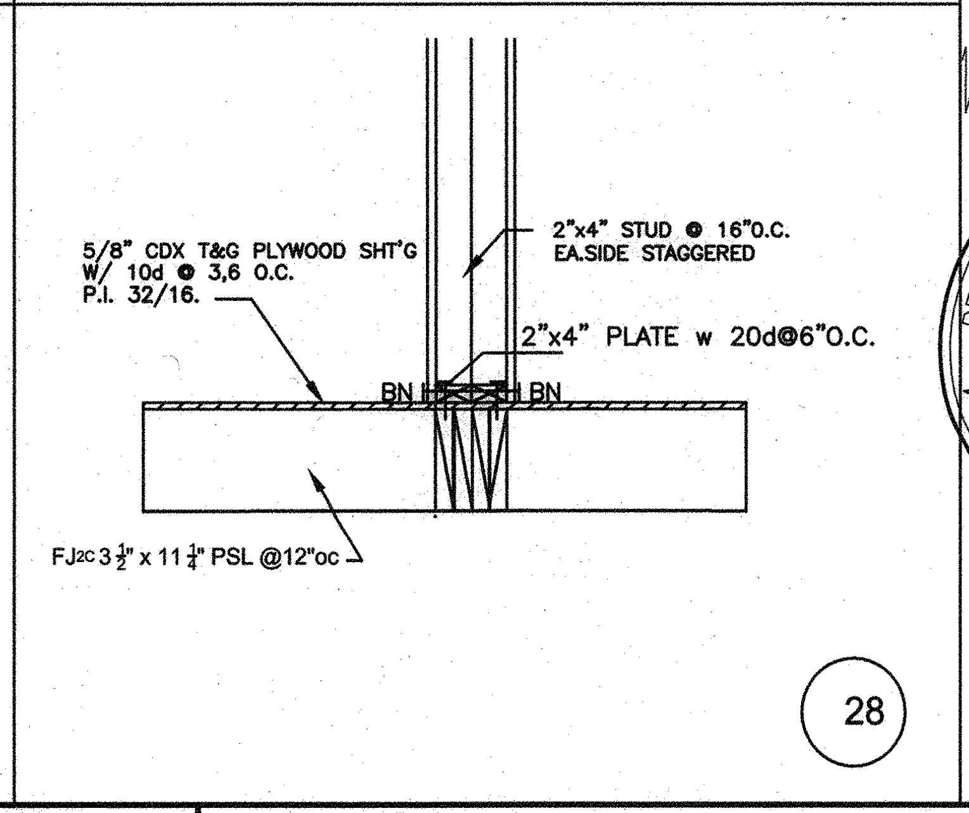
25


5/8" CDX T&G PLYWOOD SHT'G W/ 10d @ 6,6,10 O.C P.I. 32/16.
3x NAILER w/ 1/2"øx3"STUD BOLTS @24"O.C.
1/8"
W Per Plan
4x BLK'G w/ 1/2"øTHRU BOLTS @24"O.C. STAGGERED
W Per Plan
HA
Simpson Strong-Tie HW

26


2"x6" STUD @ 16"O.C.
WHERE OCCURS
5/8" CDX T&G PLYWOOD SHT'G W/ 10d @ 6-10 O.C. P.I. 32/16.
2x6 PLATE w/ 20d @ 6"O.C.
BN
(2)2X12 FJ W/3#16d@12"oc or BEAM SEE PLAN
FJ Per Plan
SEE PLAN FOR DIRECTIONS

27


5/8" CDX T&G PLYWOOD SHT'G W/ 10d @ 3,6 O.C. P.I. 32/16.
2"x4" STUD @ 16"O.C. EA.SIDE STAGGERED
2"x4" PLATE w 20d@6"O.C.
BN
FJ2c 3½" x 11¼" PSL @12"oc

28

M Espino

REGISTERED PROFESSIONAL ENGINEER
MANUEL A. ESPINO
No. C055526
EXP. 12-31-20
CIVIL
STATE OF CALIFORNIA

READY TO ISSUE
BY RAPES RODEA
FEB 13 2020
Signature

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOT 8

Assessor's Id. Number
2365-030-006

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379-6216

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER:

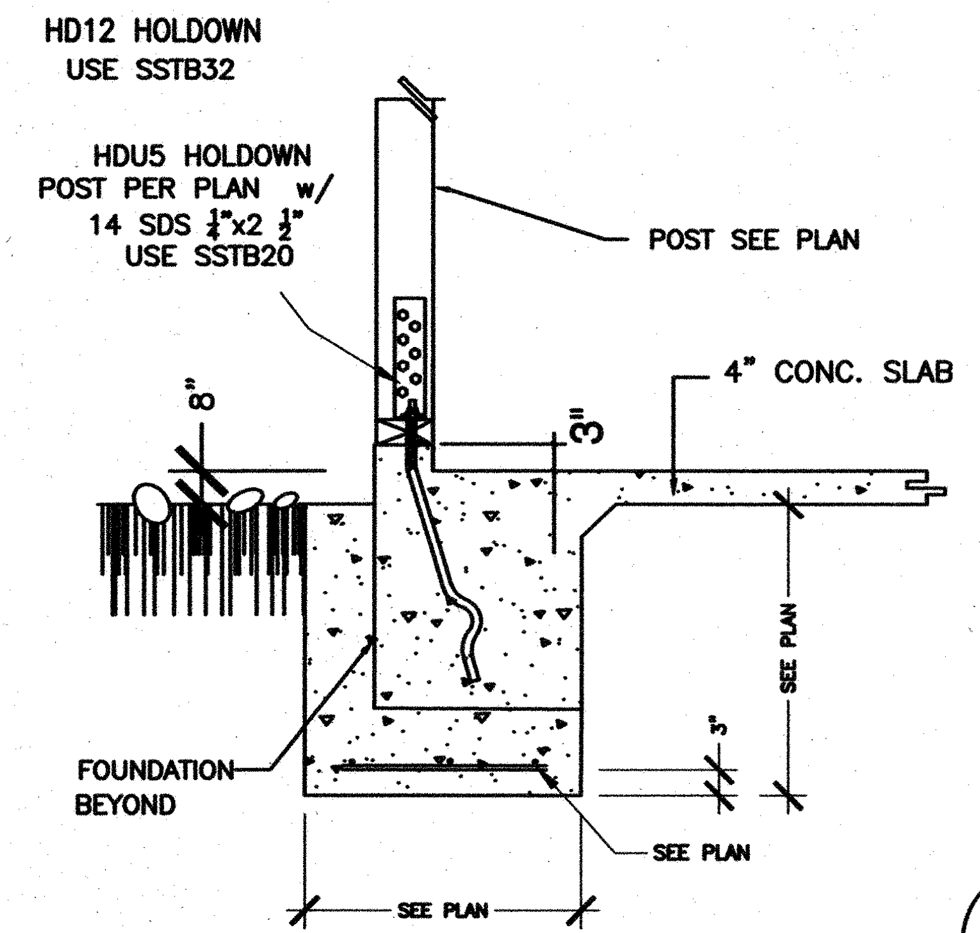
SHEET TITLE: STRUCTURAL DETAILS

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

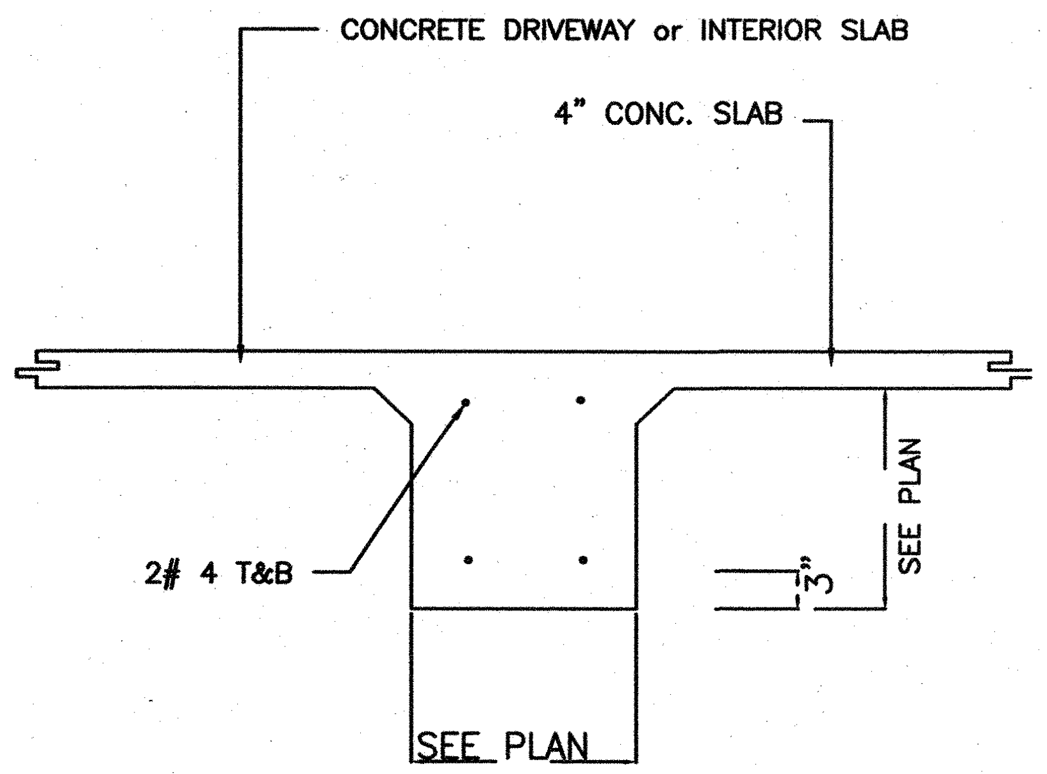
SHEET No:
D-1
OF SHEETS

20 3:16:30 PM

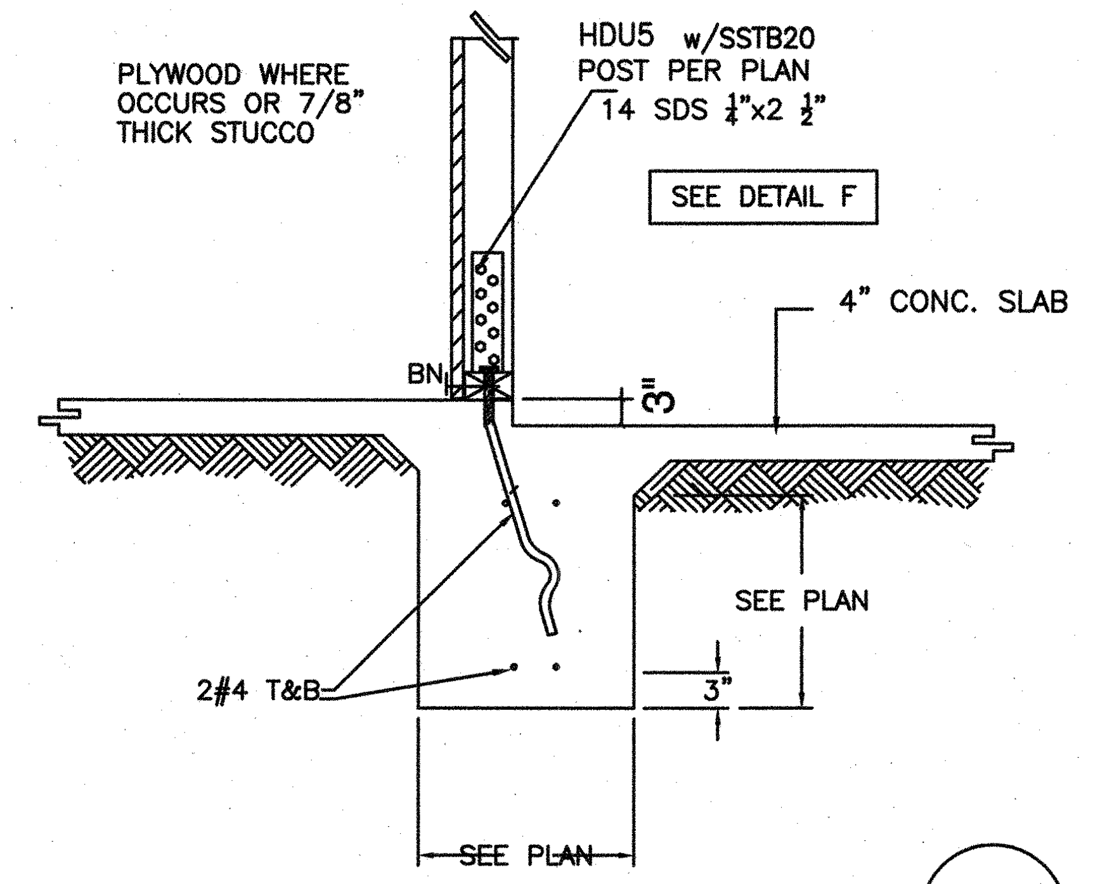
LADBS
B WLA 49 16 20
APPROVED



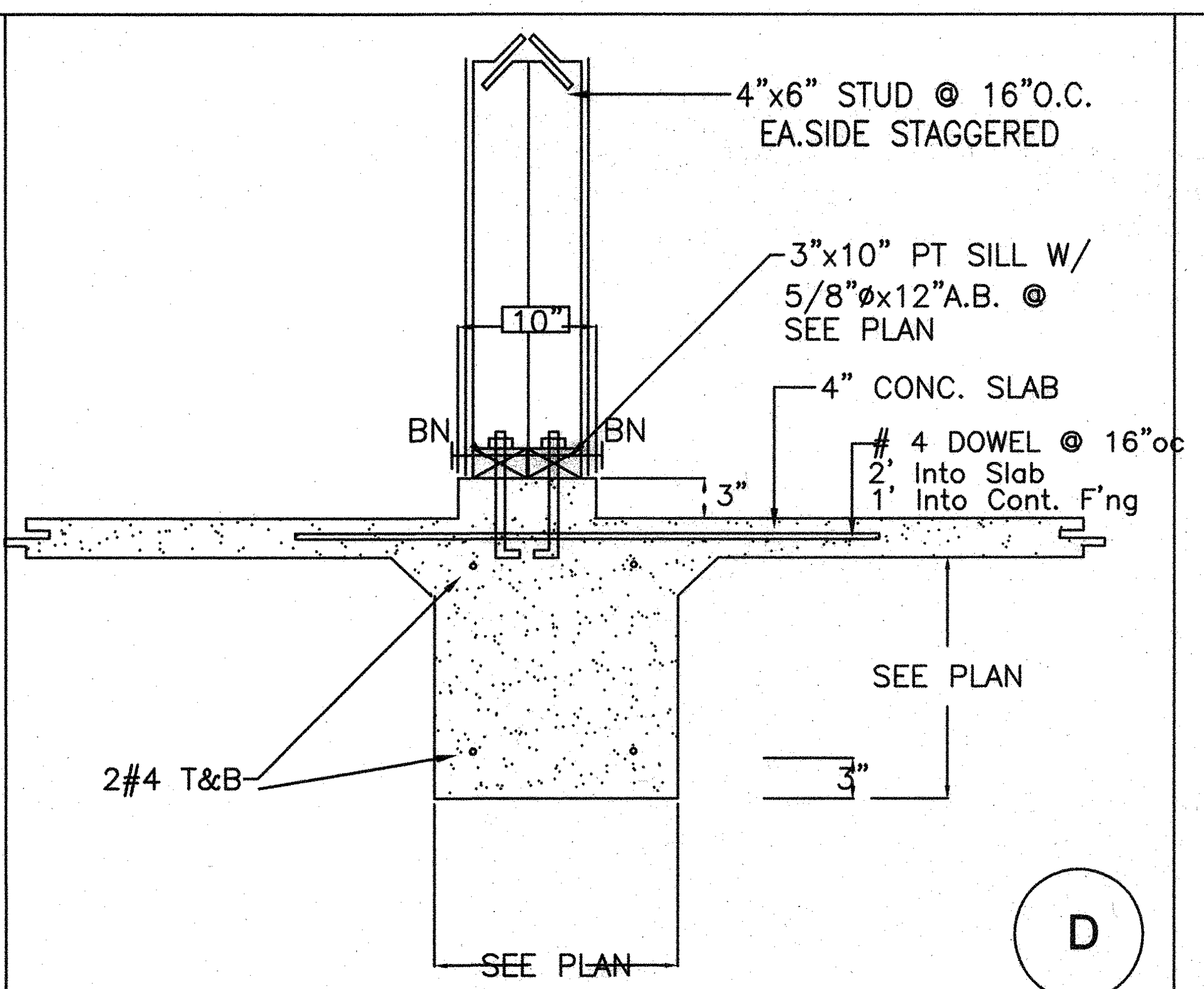
A



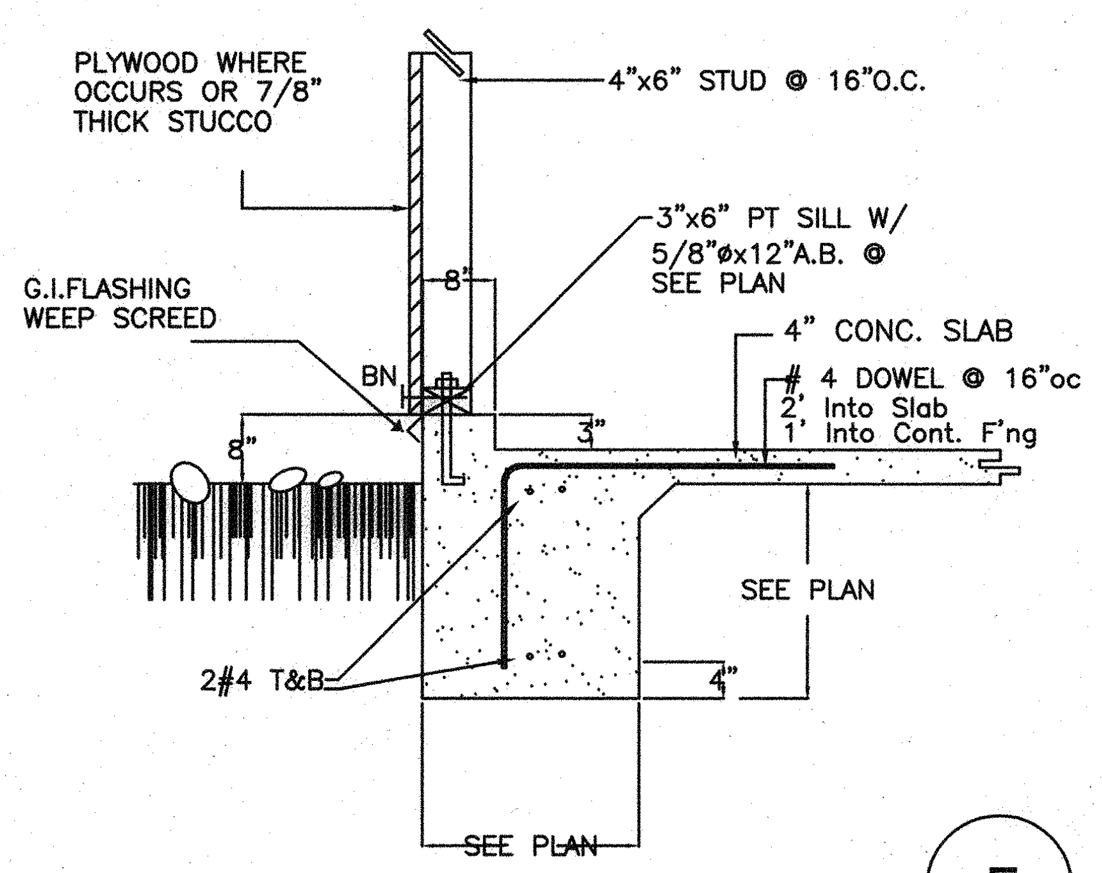
B



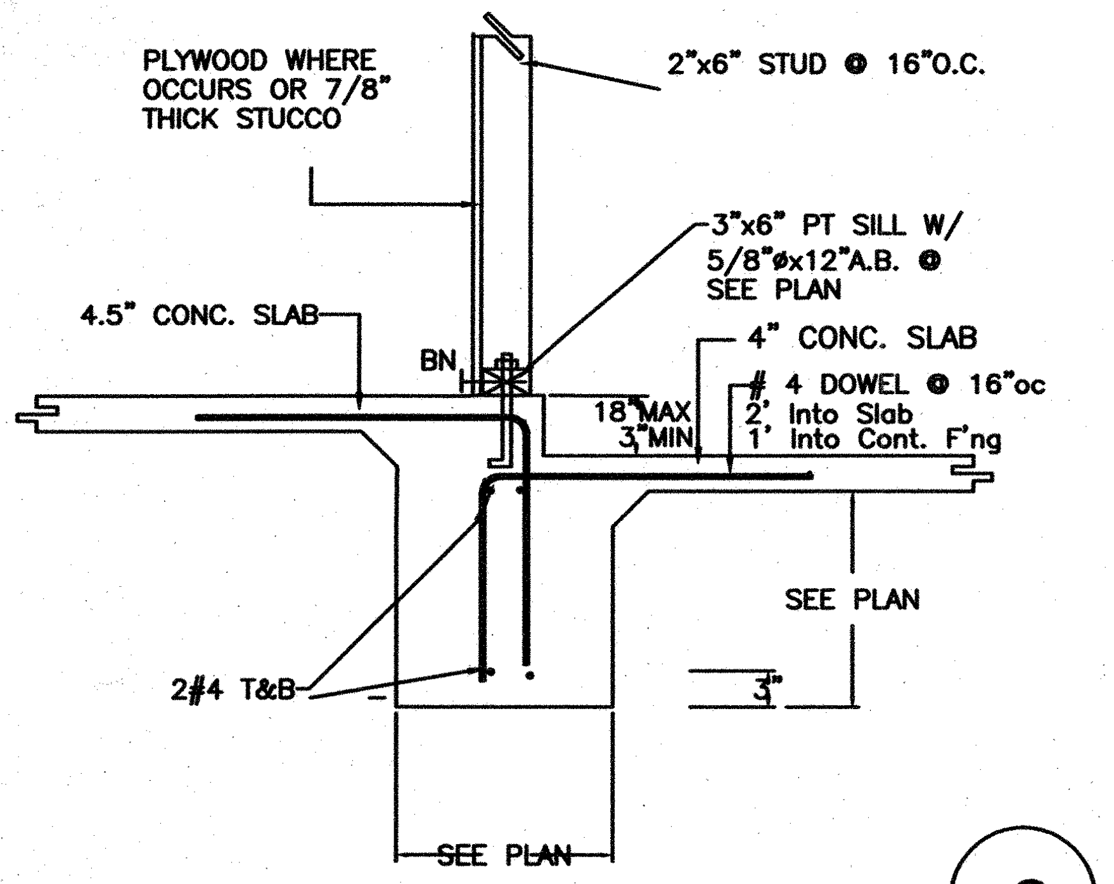
C



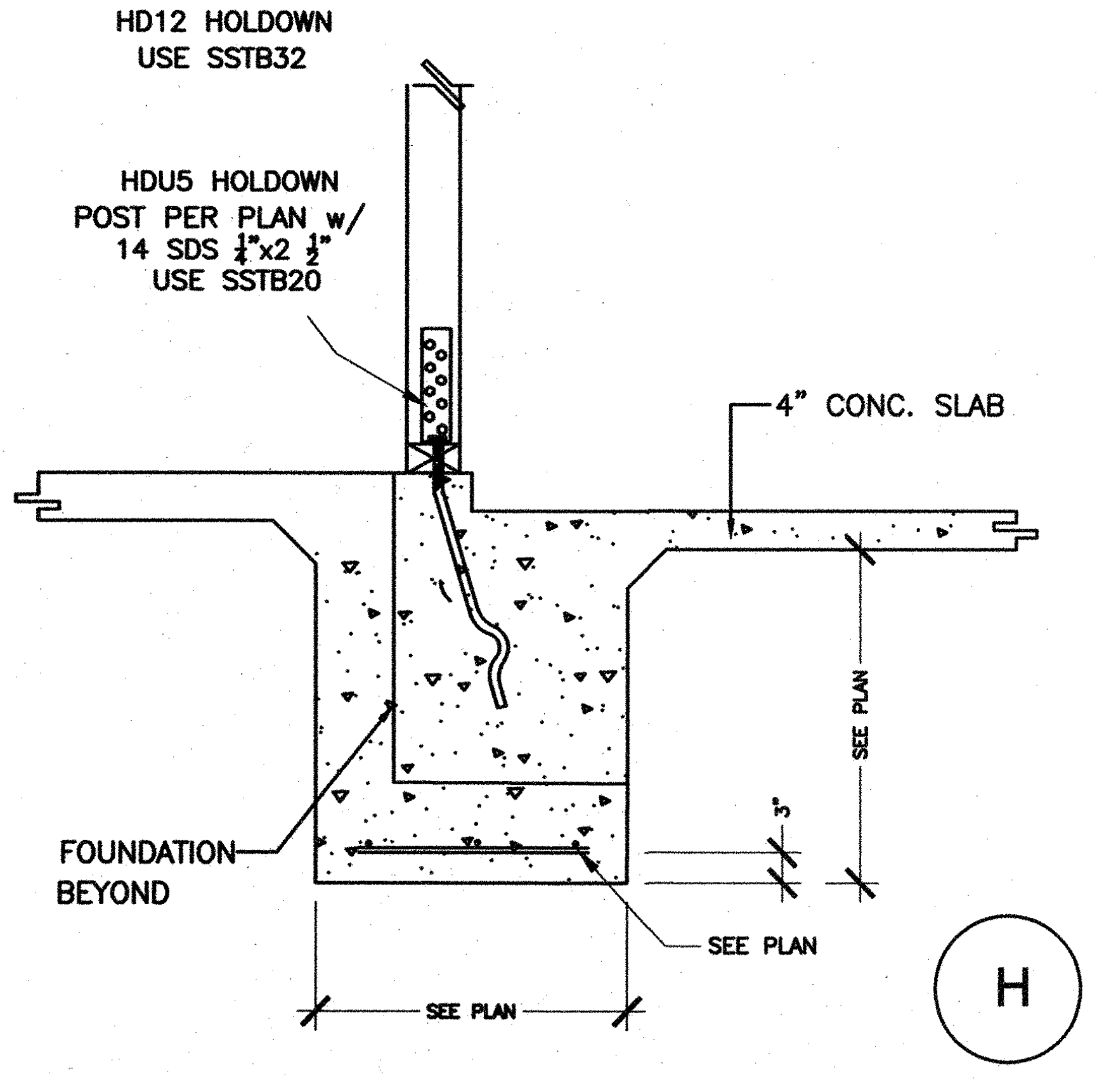
D



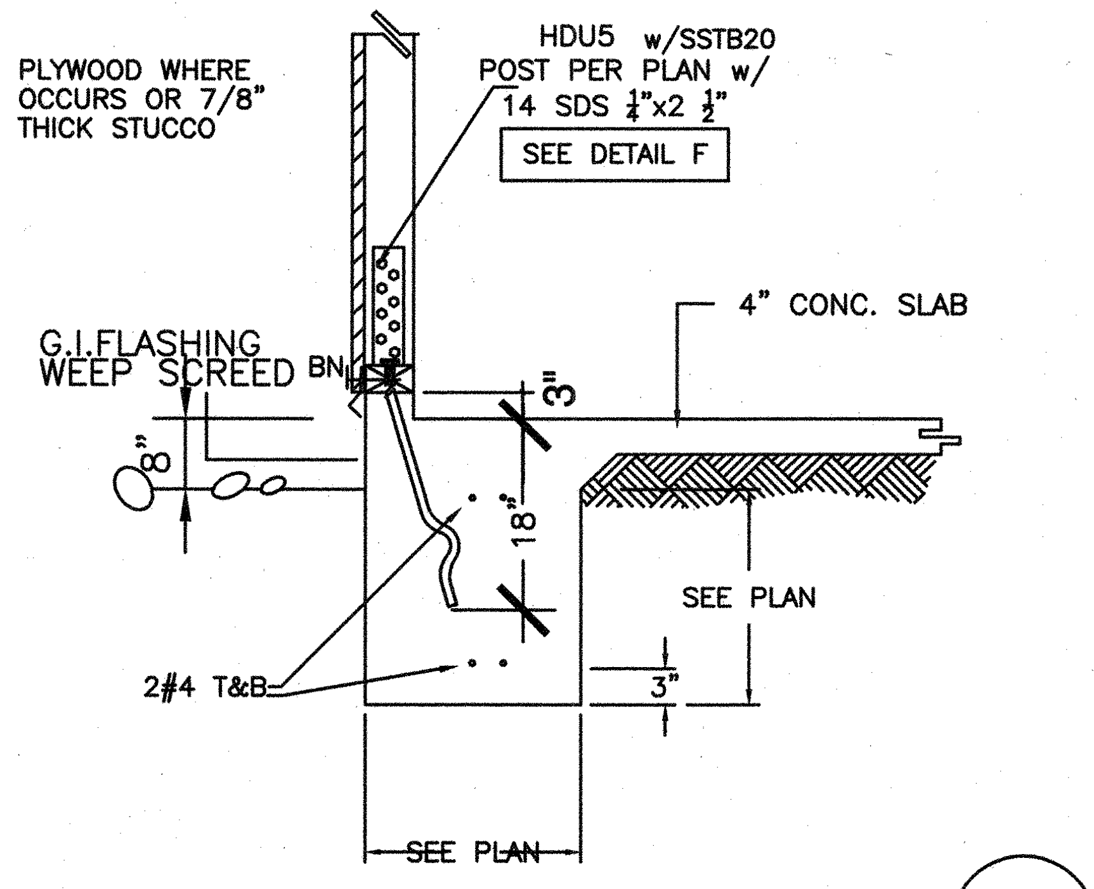
E



G



H



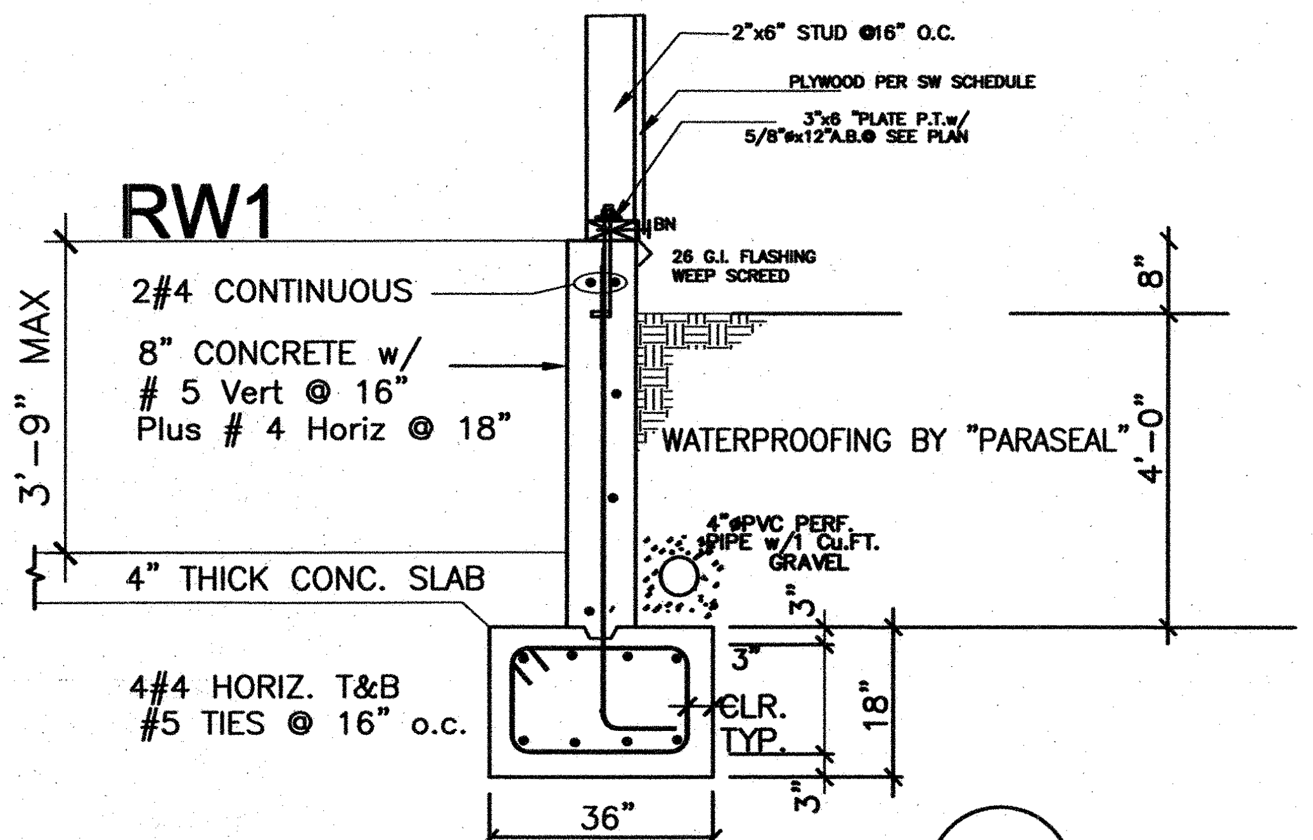
I

J

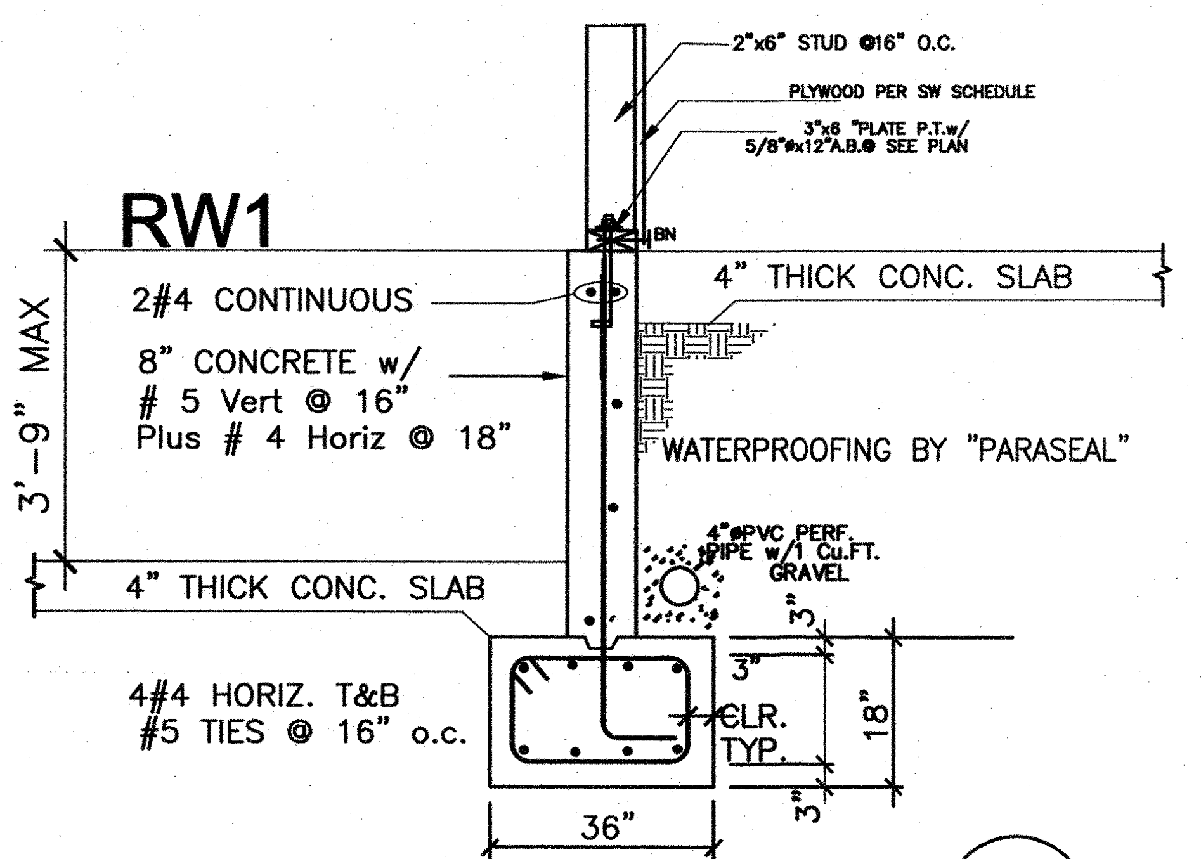
~~ROVED FROM A GEOTECHNICAL ENGINEERING~~ STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-29-19, WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer M B Smith
R.G.E. No. 2673
Date 2-13-20

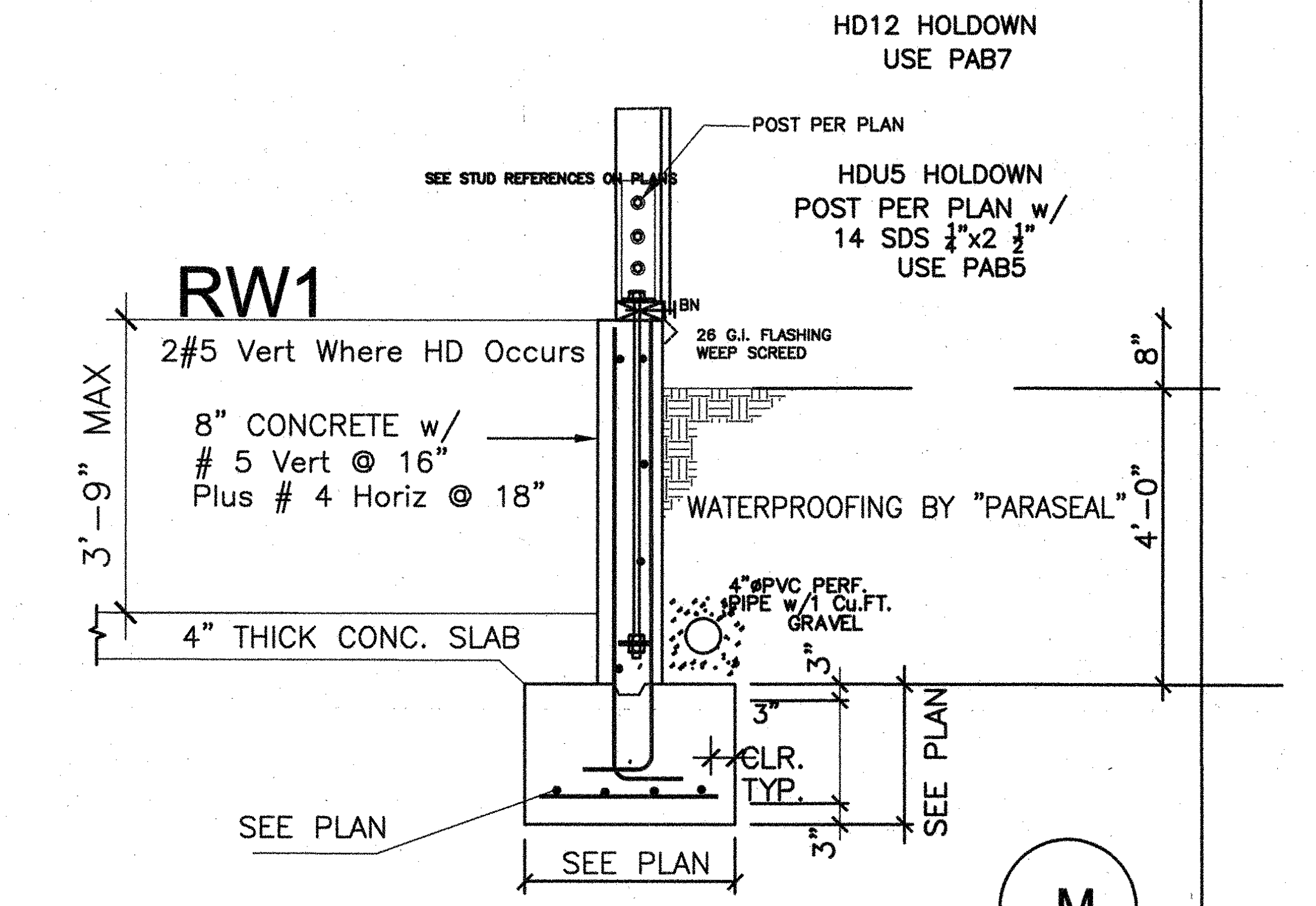
MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20



K

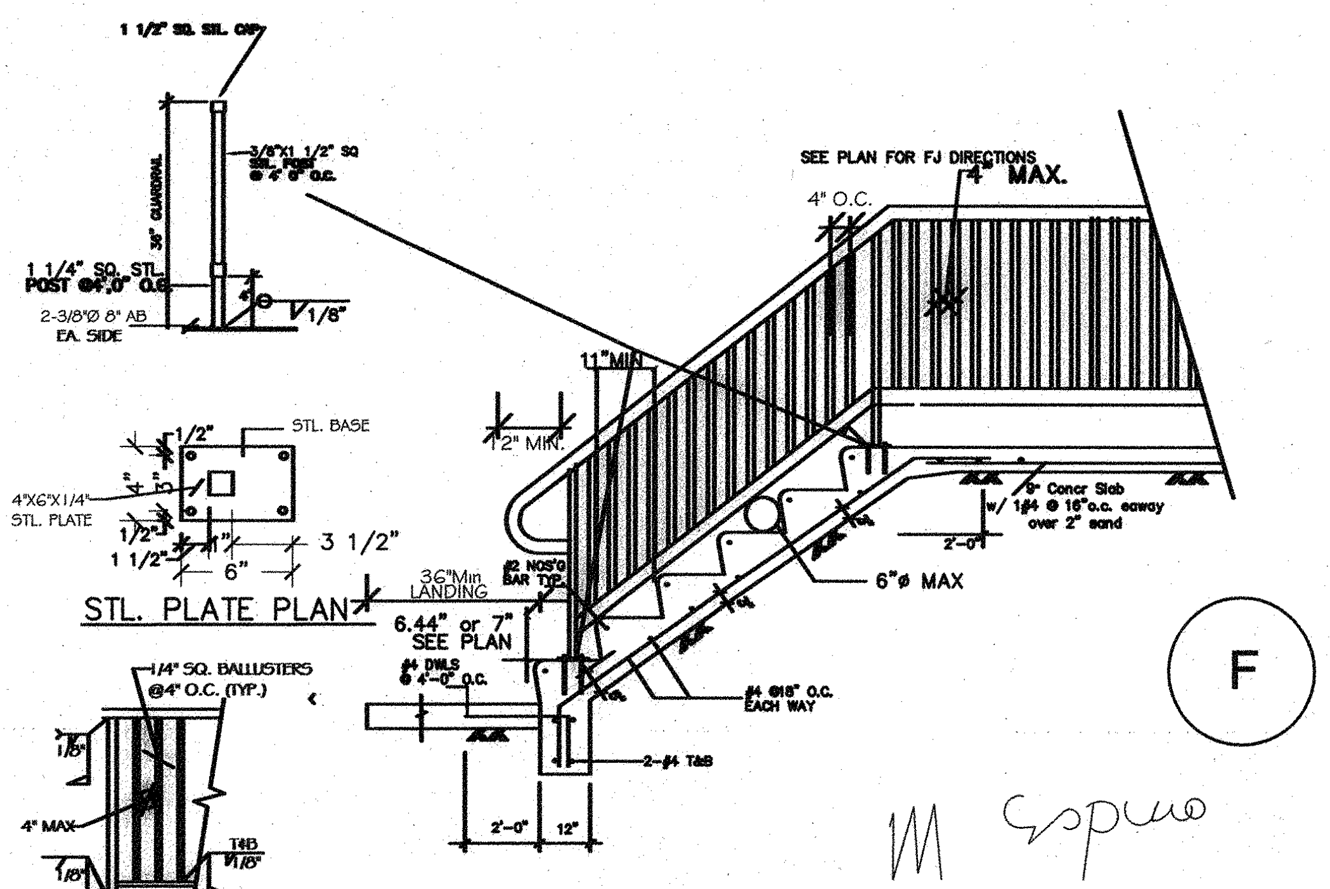


L



PAD F'NG WHERE OCCURS : SEE PLAN

M



F

M Espino

MANUEL A. ESPINO
No. C055526
EXP. 12-31-20
CIVIL

READY TO ISSUE
BY BARBARA DANIEA
FEB 13 2020
Signature

2/10/2020 3:16:54 PM

REVISION	DATE	BY
⚠1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOT 8

Assessor's Id. Number
2365-030-006

Manuel A. Espino
CIVIL ENGINEER C 055526
12019 Woodruff Ave. * Downey, CA 90241
(323) 379-6216

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER:

SHEET TITLE: **FOUNDATION DETAILS**

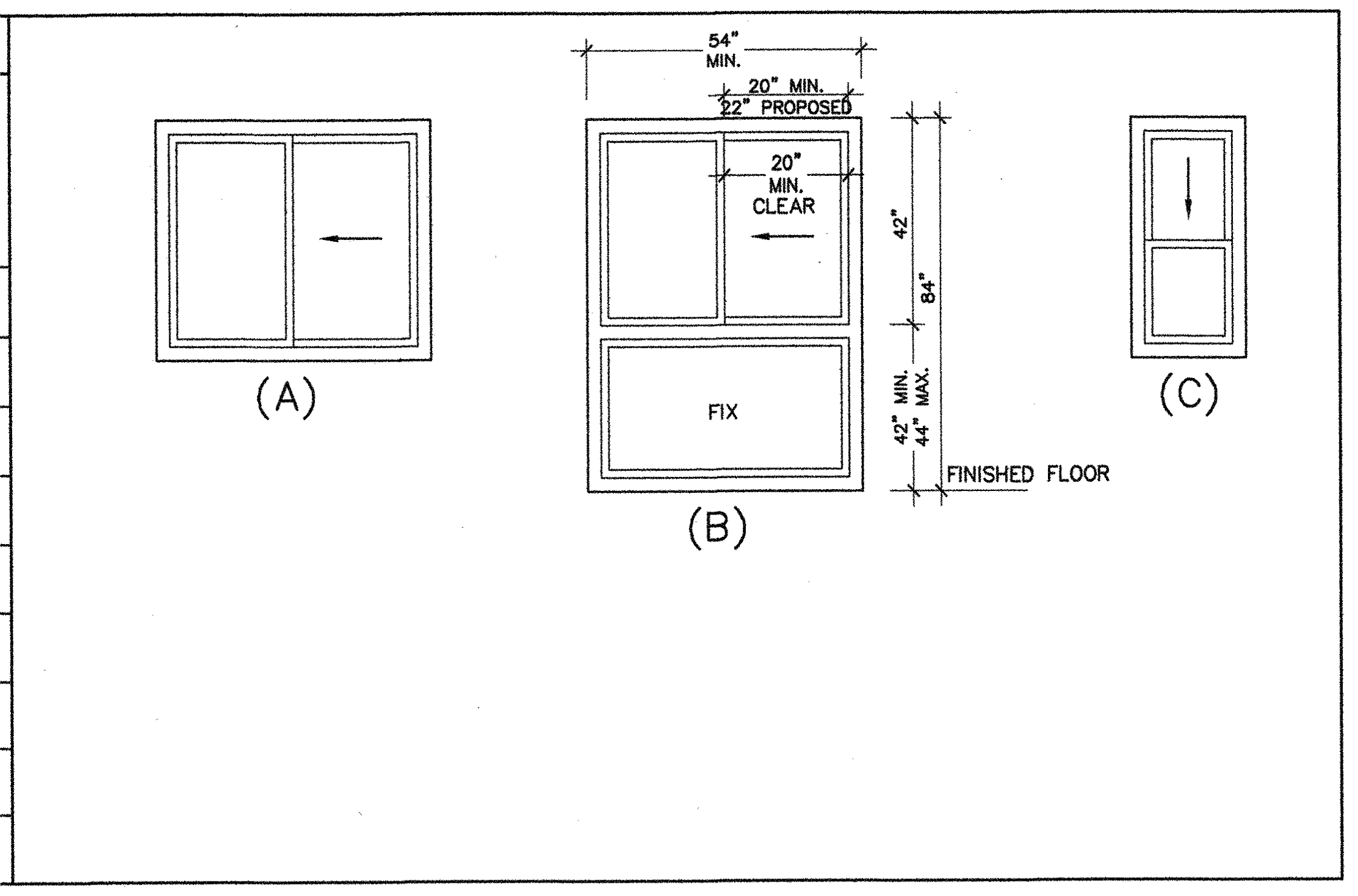
LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

SHEET No:
D-2
OF SHEETS

WINDOW SCHEDULE

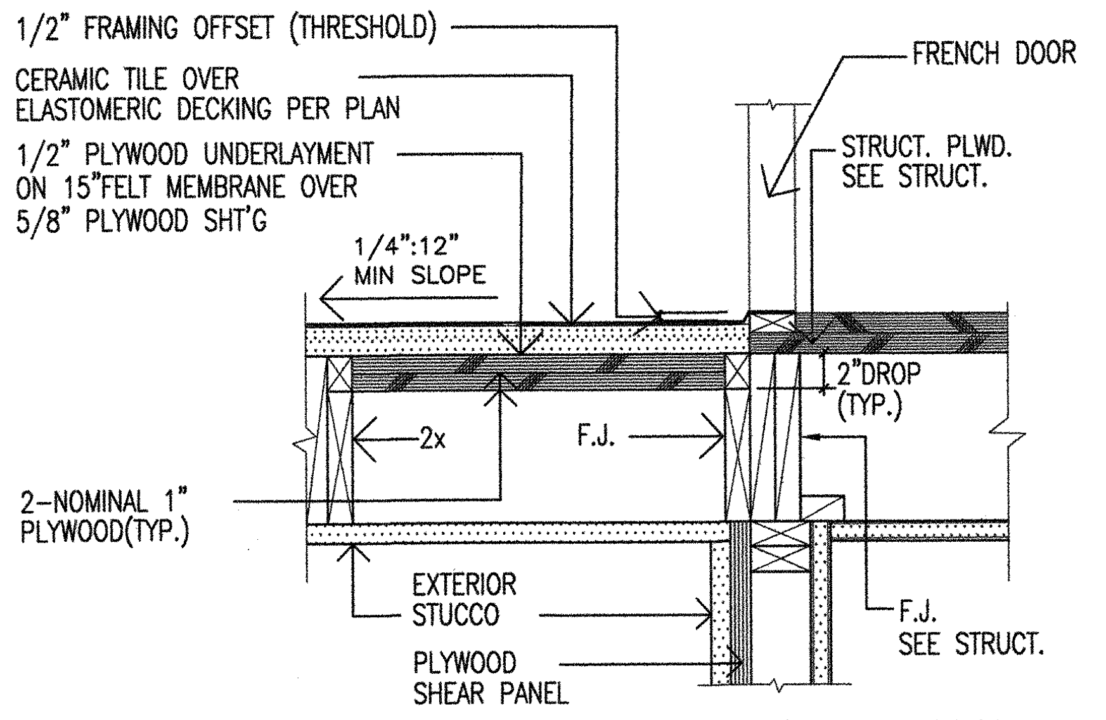
SEE APPLICABLE NOTES		1	2	3	4	5	6	7	8	9	10	11		12	13	REMARKS
SYMBOLS/No.	SIZE	AREA (SQ. FT.)	TYPE	FIRE RATING IN MINUTES	WINDOW MAT'L	WINDOW DUAL GLAZING	SLIDER	CASEMENT	SINGLE HUNG	DBL. HUNG	FIXED	SCREEN	RADIUS WINDOW	U-FACTOR	SHGC	
①	5'-0" x 4-6"	22.5	A		1	●	●					●				
②	5'-0" x 8'-0"	40	B		1	●	●					●				
③	1'-6" x 4'-6"	6.75	C		1	●			●			●				
④	6'-0" x 8'-0"	48	B		1	●	●					●				
⑤	1'-6" x 3'-6"	5.25	C		1	●			●			●				
⑥	5'-0" x 7'-0"	35	B		1	●	●					●				
⑦	6'-0" x 7'-0"	42	B		1	●	●					●				
⑧	7'-0" x 4'-6"	31.5	A		1	●	●					●				
⑨	4'-6" x 7'-0"	31.5	B		1	●	●					●				

WINDOW TYPE



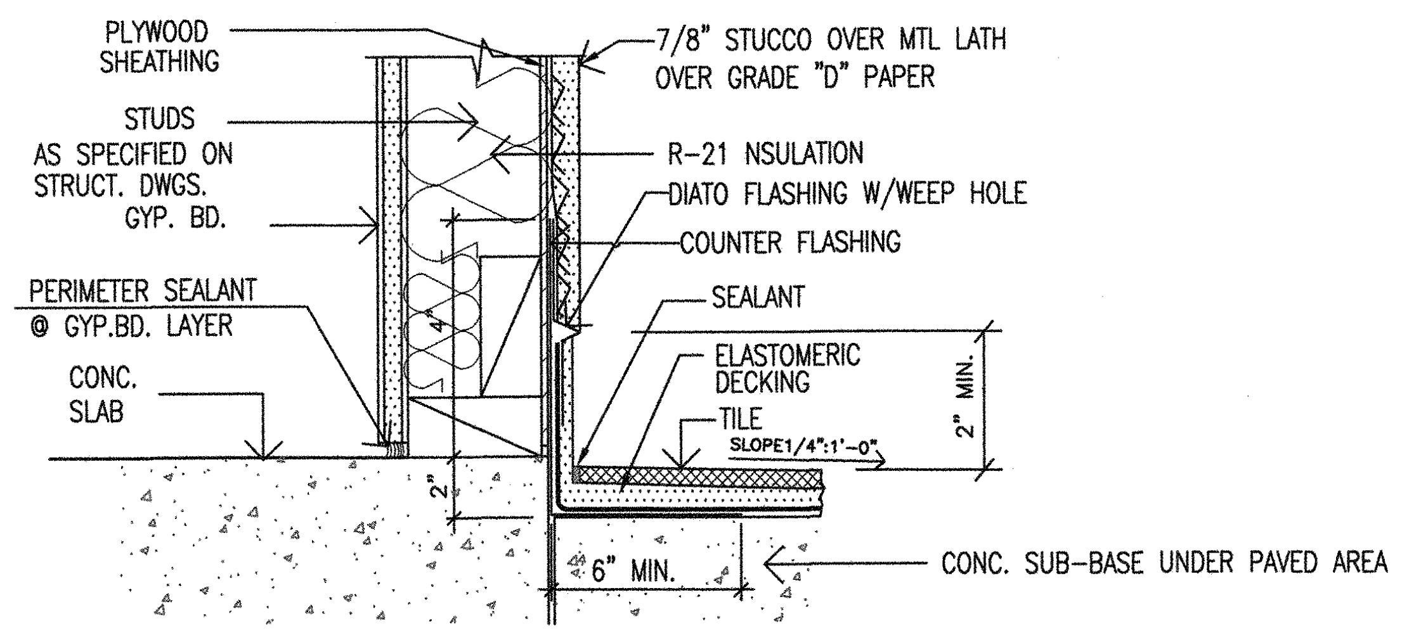
INTERIOR SCHEDULE

	ROOM	FLOOR			BASE	WALL		CEILING	REMARKS
NO.	NAME	TILE	WOOD FLOORING	CARPET	6" WOOD	GYP. BRD.	GREEN BRD. BEHIND TUB	GYP. BRD.	
1	LIVING ROOM		●		●	●		●	
2	DINING ROOM		●		●	●		●	
3	BEDROOMS			●	●	●		●	
4	WASHER/DRYER	●				●		●	
5	KITCHEN	●				●		●	
6	BATH/SHOWER @ RESTROOMS	●					●*	●	* A 70" HIGH NON-ABSORBENT WALL FINISH ADJACENT TO SHOWER OR TUBS ARE REQ'D. 6"x6" CERAMIC TILE OR EQUAL
7	STAIRCASE/HALLWAY		●		●	●		●	



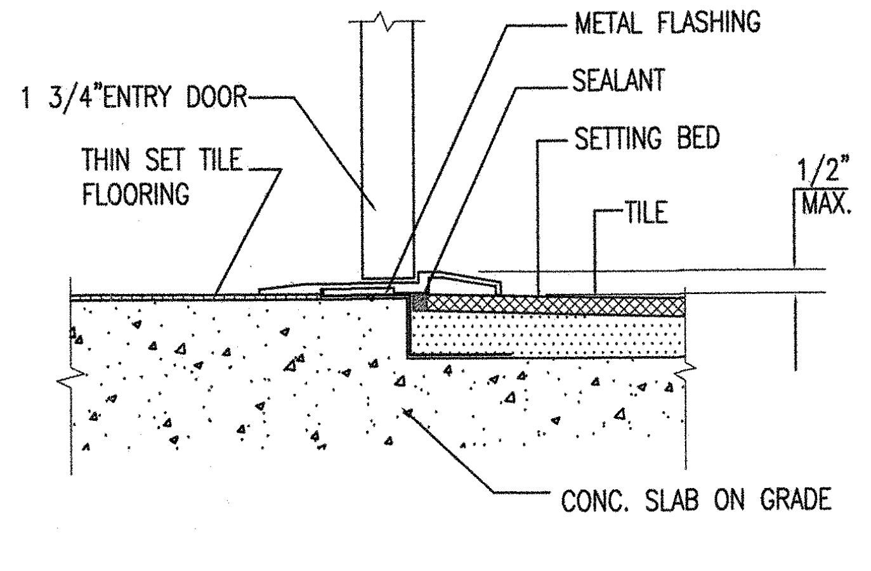
1/2" FRAMING OFFSET (THRESHOLD)
CERAMIC TILE OVER ELASTOMERIC DECKING PER PLAN
1/2" PLYWOOD UNDERLAYMENT ON 15#FELT MEMBRANE OVER 5/8" PLYWOOD SHT'G
1/4":12" MIN SLOPE
FRENCH DOOR
STRUCT. PLWD. SEE STRUCT.
2"DROP (TYP.)
2x
F.J.
2-NOMINAL 1" PLYWOOD(TYP.)
EXTERIOR STUCCO
PLYWOOD SHEAR PANEL
F.J. SEE STRUCT.

SOLID CORE DOOR SILL @ BALCONY
N.T.S

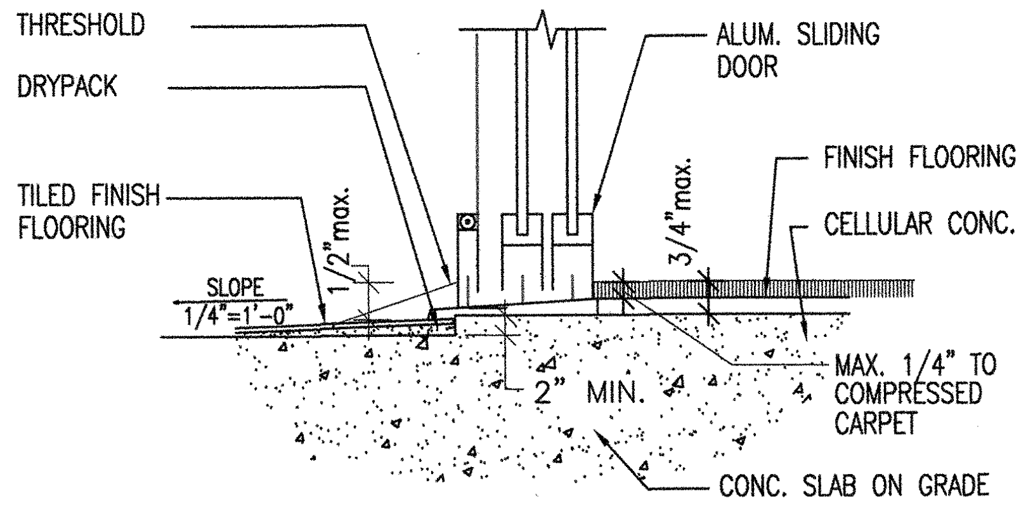


PLYWOOD SHEATHING
STUDS AS SPECIFIED ON STRUCT. DWGS.
GYP. BD.
PERIMETER SEALANT @ GYP.BD. LAYER
CONC. SLAB
7/8" STUCCO OVER MTL LATH OVER GRADE "D" PAPER
R-21 NSULATION
DIATO FLASHING W/WEEP HOLE
COUNTER FLASHING
SEALANT
ELASTOMERIC DECKING
TILE
SLOPE 1/4":1'-0"
2" MIN.
2"
6" MIN.
CONC. SUB-BASE UNDER PAVED AREA

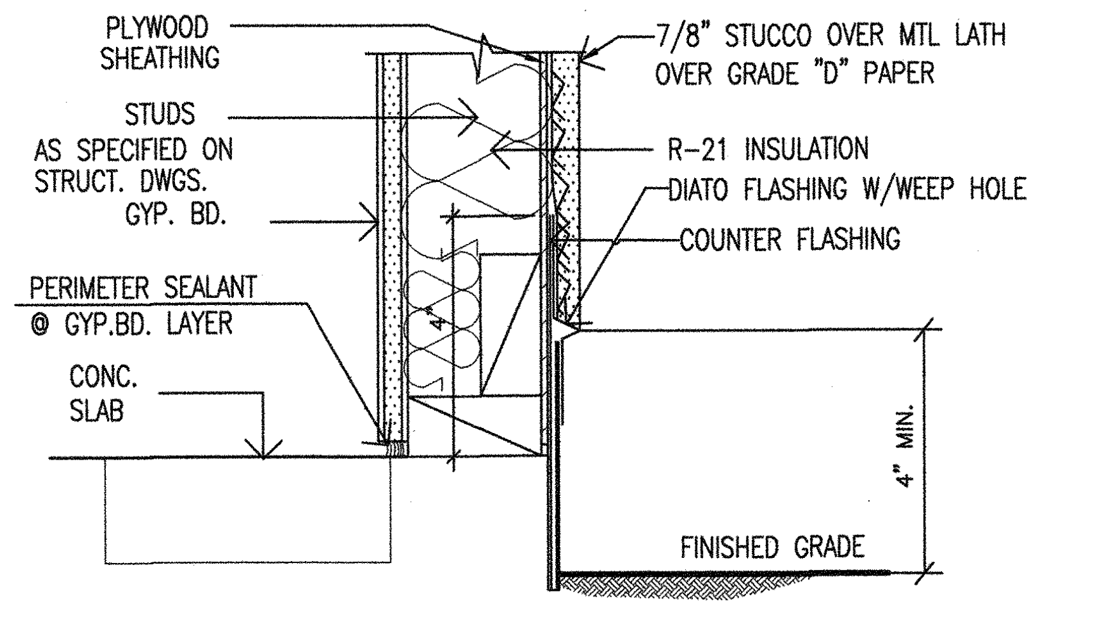
STUCCO WEEP SCREED @ PAVED AREA
N.T.S



SOLID CORE DOOR SILL @ FIRST FLOOR
N.T.S



SLIDING DOOR SILL @ FIRST FLOOR
N.T.S



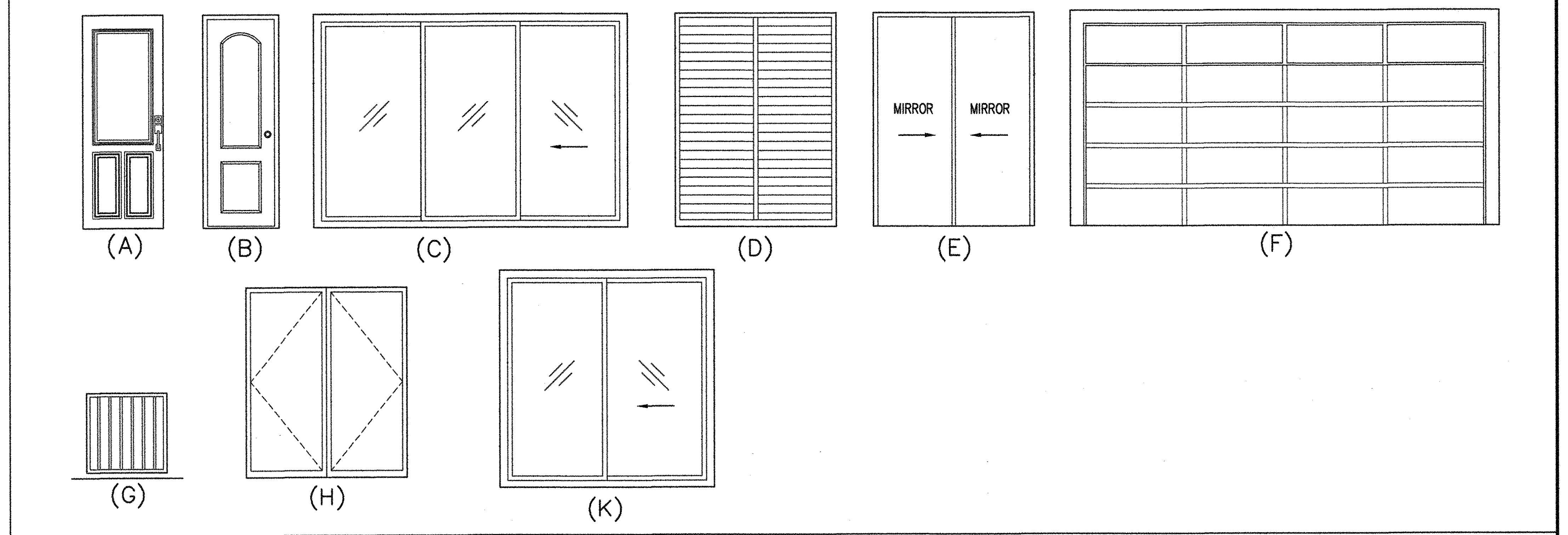
PLYWOOD SHEATHING
STUDS AS SPECIFIED ON STRUCT. DWGS.
GYP. BD.
PERIMETER SEALANT @ GYP.BD. LAYER
CONC. SLAB
7/8" STUCCO OVER MTL LATH OVER GRADE "D" PAPER
R-21 INSULATION
DIATO FLASHING W/WEEP HOLE
COUNTER FLASHING
4" MIN.
FINISHED GRADE

STUCCO WEEP SCREED @ EARTH/LANDSCAPED AREA
N.T.S

DOOR SCHEDULE

SEE APPLICABLE NOTES			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	REMARKS
						DOOR		FRAME											
SYMBOLS/ No.	SIZE	AREA (SQ. FT.)	THICKNESS	TYPE	FIRE RATING IN MINUTES	MAT'L	DUAL GLAZING	MAT'L	PAINT FINISH	HARDWARE GROUP	THRESHOLD	SELF CLOSING TIGHT FITTING	SCREEN	1/2 CIRCLE TRANSOM	U-FACTOR	SHGC	PRE-CUT	CUSTOM CUT	
1	3'-0" x 7'-0"		1 3/4"	A		4		3	●	e	●	●							
2	2'-8" x 7'-0"		1 3/4"	B	20	4		3	●	a	●	●							
3	2'-8" x 6'-8"		1 3/8"	B		2		3	●	b									
4	2, 2'-0" x 6'-8"		1 3/8"	D		2		3	●	j									
5	2, 2'-6" x *		1 3/8"	E		1		1											* FULL HT. W/MIRROR SLIDER (TEMPERED)
6	2, 2'-0" x *		1 3/8"	E		1		1											* FULL HT. W/MIRROR SLIDER (TEMPERED)
7	3, 3'-0" x 8'-0"			C		1		1			●		●						
8	2'-8" x 6'-8"		1 3/8"	B		2		3	●	c									
9	10'-0" x 8'-0"			F		7		2	●										GARAGE GATE
9a	9'-0" x 8'-0"			F		7		2	●										
10	3'-0" x 3'-6"			G		7		2	●	d									W/COORDINATOR ,ASTRAGAL & SELF-LATCHING AND SMOKE ACTIVATION W/10 SEC. DELAY
11	2, 3'-0" x 6'-8"		1 3/4"	H	60	7		9	●	m									
12	2, 3'-0" x 8'-0"			K		1		1			●		●						
13	2, 1'-6" x 6'-8"		1 3/8"	D		2		3	●	j									
14																			
15																			

DOOR TYPE



DOOR MATERIAL	FRAME MATERIAL	HARDWARE GROUP
1 – AL. = ALUMINUM	1 – AL. = ALUMINUM	a– PASSAGE HARDWARE
2 – HC. = HOLLOW CORE	2 – MTL = METAL – GALV.	b– PRIVACY LOCK
3 – HM. = HOLLOW METAL	3 – WD. = WOOD	c– KEY REQUIRED FROM OUTSIDE
4 – SC. = SOLID CORE	4 – WDP = WOOD (PRE HUNG)	d– KEY REQUIRED FROM BOTH SIDES
5 – STL = STEEL	5 – STL = STEEL	e– INTEGRATED DBL. LOCK
6 – VNL = VINYL	6 – VNL = VINYL	f– COORDINATOR
7 – MTL = METAL	7 – TS. = TUBULAR SECTION	g– DOOR STOP
8 – WD. = WOOD	8 – NM. = NON-METAL (VINYL , WOOD OR FIBER GLASS)	h– DOOR POOL
9 – TS. = TUBULAR SECTION		j– PUSH/PULL KNOB
		k– SECURITY LOCK
		m– PASSAGE HARWARE FROM INSIDE KEY REQ'D FROM OUTSIDE

WINDOW/SLIDER MATERIAL
1 – AL. = ALUMINUM
2 – STL = STEEL
3 – VNL = VINYL
4 – MTL = METAL
5 – WD. = WOOD
6 – NM. = NON-METAL (VINYL , WOOD OR FIBER GLASS)

GENERAL NOTES

1- **ALL DOORS SHALL HAVE LEVER HANDLES UNLESS NOTED OTHERWISE.**
2– 20-MINUTE RATED CORRIDOR DOORS SHALL BE PROVIDED WITH APPROVED GASKETTING MATERIAL INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES & THE TOP.
3– ALL DOORS INDICATED AS FIRE RATED ASSEMBLIES SHALL HAVE CLOSURES AND BE POSITIVE LATCHING.
4– MAXIMUM UNDERCUT ON ALL FIRE DOORS IS 1/2".
5– MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE FOR ALL RATED DOORS.
6– EXIT DOOR LOCKING HARDWARE:
  a) CORRIDOR/ UNIT DOOR DEAD BOLT AND LATCH SHALL RETRACT SIMULTANEOUSLY BY LEVER OPERATION.
  b) EXTERIOR EXIT DOORS & GATES SHALL HAVE FREE OPERATION INSIDE & KEY OPERATION OUTSIDE. THEY SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. (1003.3.1.8)
7– CORRIDOR/ UNIT DOORS SHALL HAVE AN STC RATING OF 26.
8– ALL EXTERIOR DOORS SHALL HAVE WEATHER STRIPPING ALL SIDES.
9– WHEN VIEW PORTS ARE PROVIDED THEY SHALL BE 5'-0" AFF. AT HANDICAPPED ACCESSIBLE ROOMS THEY SHALL BE AT 3'-10" AFF.
10– DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED CORRIDOR WIDTH BY MORE THAN 7" DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN HALF.
11– ALL FIRE RATED GLAZING IN DOORS SHALL BE LABELED.
12– SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE LABELED.
13– FIRE DOORS, FRAMES & WINDOW FRAMES SHALL BE LABELED.
14– ALL DOORS & GATES EQUIPPED WITH A DELAYED LOCKING DEVICE SHALL MEET THE REQUIREMENTS OF CBC. A SIGN SHALL BE PROVIDED @ ALL SUCH DOORS COMPLYING WITH CBC.
15– ALL WINDOWS ROUGH OPENINGS (R.O.) SHALL BE BASED UPON MANUFACTURERS SPECIFICATION.
16– ALL OPERABLE WINDOWS SHALL BE EQUIPPED W/SECURITY DEVICES.
17– WATER HEATER COMPARTMENT DOOR REQUIRES 50 SQ. INCH VENT OPENING ONE AT TOP & ONE AT BOTTOM WITHIN 6" OF CLG. AND PLATFORM SURFACE.
18– REMOTE CONTROLLED DBL. SLIDING GATE WITH SAFETY STOP.
19– NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN CAN BE INSTALLED. PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL OR SPECIAL KNOWLEDGE OR EFFORT AND MOUNTED AT A HEIGHT NOT TO EXCEED 48 INCHES ABOVE

READY TO ISSUE
BY [illegible]
FEB 13 2020
Signature

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & SHALL REMAIN THE PROPERTY OF THE 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 VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN

OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: N.T.S.

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **DOOR & WINDOW SCHEDULE**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
DW-1
OF SHEETS

LA DBS DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES

RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (WMELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, 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. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. 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. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. 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. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. 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. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
26. 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. (4.507.2)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

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[2,3]	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[1]	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 Opaque	 730 550
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, 2008. 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 additional 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
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous 500	500
Marine 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 material (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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248

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.
    C. 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. 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)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

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	GB-1	FORM GRN 1
2	4.106.3	Grading and paving	A-1	FLOW DIRECTION @ 1ST FLOOR SETBACKS
3	4.106.4	Electric vehicle (EV) charging	A-1	FLOOR PLAN
4	4.106.5	Cool roof for reduction of heat island effect	A-4	ROOF PLAN & 3 / FORM GRN 14 SPECS.
5	4.106.7	Reduction of heat island effect for non-roof areas	A-1	4 / FORM GRN 14
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	GB-3	EXEMPTION #7 THERMOSTAT, REF. & D.W.
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	GB-1	5 / FORM GRN 14 & FORM GRN 16
8	4.303.1.3.2	Multiple showerheads serving one shower	GB-1	6 / FORM GRN 14
9	4.303.3	Water submeters	N/A	DUPLEX
10	4.303.4	Water use reduction	GB-1	2 / FORM GRN 18R
11	4.304.1	Outdoor potable water use in landscape areas	L-2	LANDSCAPING > 500.00 SQ.FT.
12	4.304.2	Irrigation controllers	L-1	LANDSCAPING PLAN
13	4.304.3	Metering outdoor water use	GB-1	3 / FORM GRN 18R
14	4.304.4	Exterior faucets	GB-1	4 / FORM GRN 18R
15	4.304.5	Swimming pool covers	N/A	NO SWIMMING POOL
16	4.305.1	Graywater ready	GB-1	7 / FORM GRN 18R
17	4.305.2	Recycled water supply to fixtures	GB-1	8 / FORM GRN 18R
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	NO COOLING TOWER
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	NO COOLING TOWER
20	4.305.4	Groundwater discharge	GB-1	11 / FORM GRN 18R
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	GB-1 & GB-2	9 / FORM GRN 14 & DETAIL "6"
22	4.407.3	Flashing details	GB-2	DETAILS

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS e.g. note #, detail # or reason for N/A
23	4.407.4	Material protection	GB-1	10 / FORM GRN 14
24	4.408.1	Construction waste reduction of at least 65%	GB-1	11 / FORM GRN 14
25	4.410.1	Operation and maintenance manual	GB-1	12 / FORM GRN 14
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	N/A	NO FIRE PLACE
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	GB-1	14 / FORM GRN 14
28	4.504.2	Finish material pollutant control	GB-1	15 / FORM GRN 14
29	4.504.2.1	– Adhesives, sealants, caulks	GB-1	15 / FORM GRN 14 + FORM GRN 11
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	GB-1	16 / FORM GRN 14
33	4.504.3	Carpet systems	GB-1	17 / FORM GRN 14
34	4.504.3.1	Carpet cushion	GB-1	17 / FORM GRN 14
35	4.504.4	Resilient flooring systems	GB-1	18 / FORM GRN 14
36	4.504.5	Composite wood products	GB-1	19 / FORM GRN 14
37	4.504.6	Filters	N/A	DUPLEX
38	4.505.2.1	Capillary break	S-1 & S-4	SLAB ON GRADE DETAIL / FDN PLAN
39	4.505.3	Moisture content of building materials	GB-1	23 / FORM GRN 14
40	4.506.1	Bathroom exhaust fans	A-2 & A-3	FLOOR PLANS
41	4.507.2	Heating and air-conditioning system design	GB-1	26 / FORM GRN 14

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

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)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Ac Total of 6/12 Sheets

Date: ____________

READY TO ISSUE
BY [illegible]
FEB 13 2020
Signature

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: N.T.S.

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **GREEN BUILDING COMPLIANCE NOTES**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

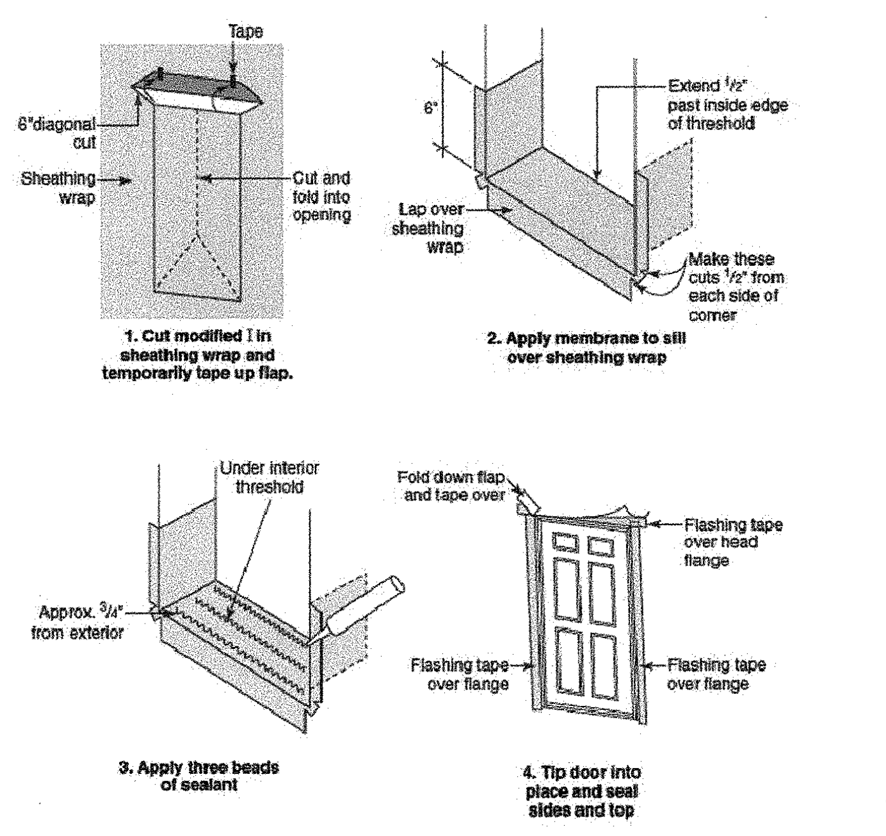
PR: 2019-0621
SHEET No:
GB-1
OF SHEETS

INSTALLATION SEQUENCE FOR PAN FLASHING A ROUGH OPENING TO RECEIVE A NON-FLANGED WINDOW, DOOR, OR FIXTURE:

1. INSTALL 2-INCH BY 3-INCH STRIPS OF POLYGUARD 606 TAPE ONTO EACH ROUGH OPENING CORNER.
2. INSTALL POLYGUARD FLEXIBLE PAN FLASHING TO COVER: THE SILL / THRESHOLD, 3-INCHES OF THE WALL FACE, AND 3-INCHES OF EACH JAMB.
3. INSTALL POLYGUARD FLEXIBLE PAN FLASHING TO COVER: THE OPENING SIDE OF EACH JAMB, A 3-INCH OVERLAP ONTO THE SILL FLASHING, 3-INCHES ONTO THE OPENING SIDE OF THE HEAD, AND 3-INCHES ONTO THE WALL FACE AT THE SILL, JAMB, AND HEAD.
4. INSTALL POLYGUARD FLEXIBLE PAN FLASHING TO COVER: THE OPENING SIDE OF THE HEAD, 3-INCH OVERLAPS ONTO THE JAMB OPENING FLASHING, AND A MINIMUM OF 3-INCHES OF THE WALL FACE AT THE HEAD AND JAMBS. (WHEN A TWF WILL BE INSTALLED AT THE HEAD WITH A MASONRY FINISH, EXTEND THE WALL FACE FLASHING COVERAGE TO INTERFACE WITH 2-INCHES OF THE TWF MEMBRANE.)
5. INSTALL THE WINDOW, DOOR, OR FIXTURE, NOT SHOWN.
6. INSTALL, ON THE INTERIOR AND EXTERIOR SIDES OF THE WINDOW, DOOR, OR FIXTURE FRAME, A BACKER ROD AND SEALANT IN THE SPACE BETWEEN THE ROUGH OPENING AND FRAME, NOT SHOWN.
7. FOLD AND ADHERE THE PAN LEG ONTO THE INTERIOR FACE OF THE FRAME IN THE FOLLOWING SEQUENCE: HEAD, JAMBS, AND SILL, NOT SHOWN. PROTECT THE LEGS FROM DAMAGE UNTIL THE INTERIOR TRIM OR FINISH IS INSTALLED.

NOTE: THIS ROUGH OPENING WALL IS SHOWN AS FRAME BUT COULD BE MASONRY. THE INSTALLATION SEQUENCE FOR FLASHING IS THE SAME FOR EITHER MATERIAL OF CONSTRUCTION.
FREE THE SURFACES THAT WILL RECEIVE THE FLASHING FROM IRREGULARITIES THAT WOULD INTERFERE WITH A FLAT INTERFACE WITH THE FLASHING, OR POSE A FLASHING PUNCTURE HAZARD. APPLY A COATING OF POLYGUARD 650LT, CALIFORNIA SEALANT, GREEN CALIFORNIA SEALANT OR SHUR-TAC WATER-BASED LIQUID ADHESIVE TO CLEAN AND DRY SURFACES THAT WILL BE RECEIVING THE FLASHINGS. BASE SELECTION OF LIQUID ADHESIVE ON SUBSTRATE COMPATIBILITY AND VOC REQUIREMENTS. REFER TO POLYGUARDS PUBLICATION "PRINCIPLES OF WATERPROOFING ABOVE GRADE EXTERIOR WALL ASSEMBLIES" FOR MORE DETAILED METAL FABRICATION AND INSTALLATION INFORMATION.

Flashing at Doors.


Tape
6"diagonal cut
Sheathing wrap
Cut and fold into opening
1. Cut modified I in sheathing wrap and temporarily tape up flap.
6"
Extend ½" past inside edge of threshold
Lap over sheathing wrap
Make these cuts ½" from each side of corner
2. Apply membrane to sill over sheathing wrap
Under interior threshold
Approx. ¾" from exterior
3. Apply three beads of sealant
Fold down flap and tape over
Flashing tape over head flange
Flashing tape over flange
Flashing tape over flange
4. Tip door into place and seal sides and top

Pan Flashing Detail.

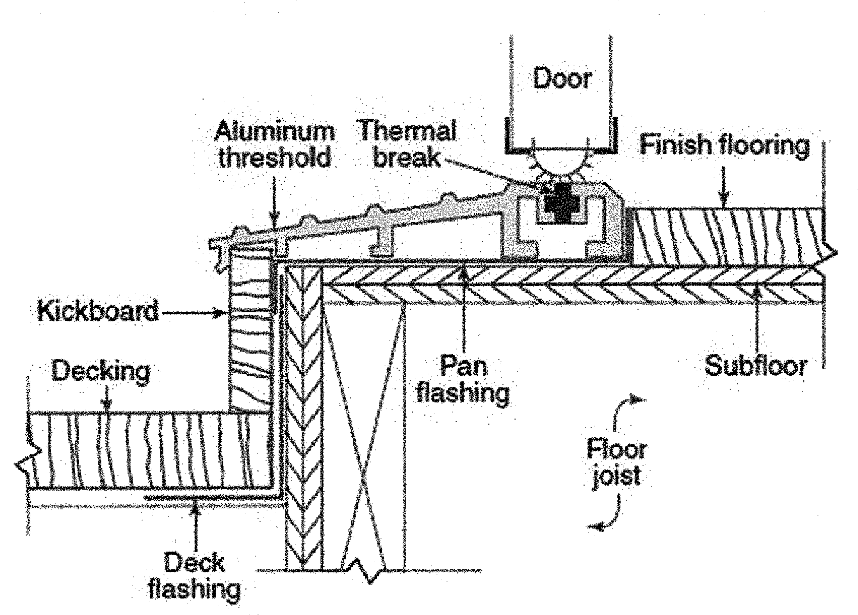
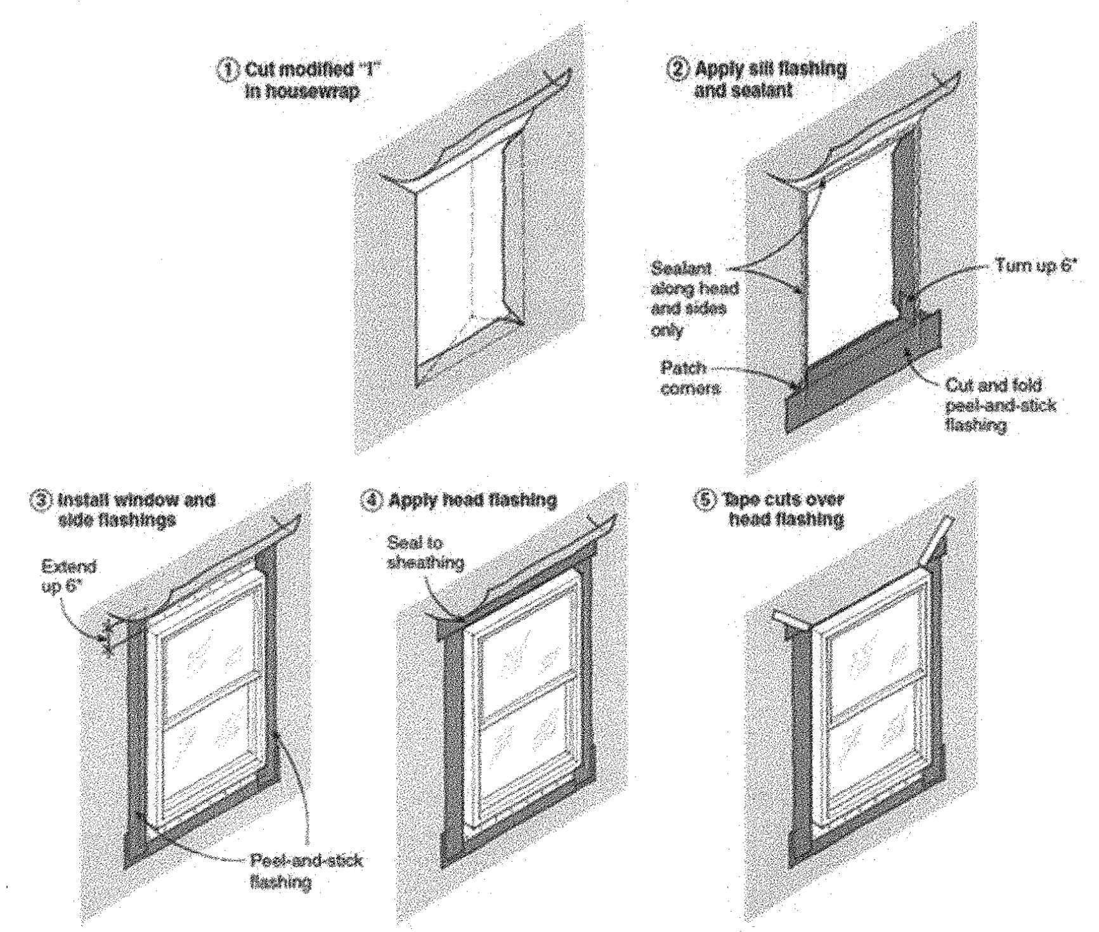
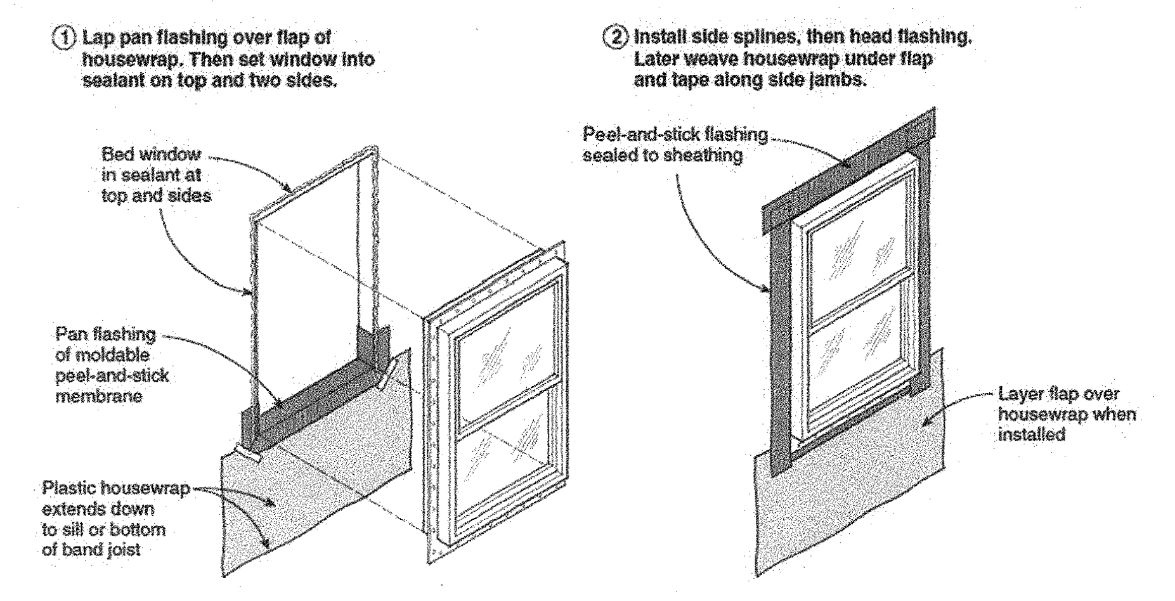


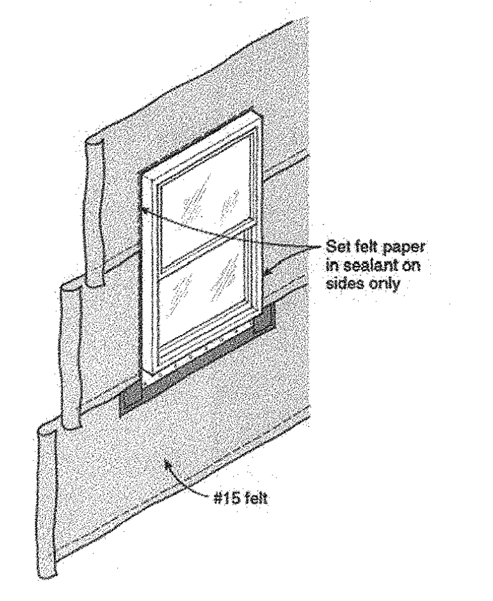
FIGURE 3-13 Installing Flange-Type Windows Over Sheathing Wrap.


① Cut modified "I" in housewrap
② Apply sill flashing and sealant
Sealant along head and sides only
Patch corners
Turn up 6"
Cut and fold peel-and-stick flashing
③ Install window and side flashings
Extend up 6"
Peel-and-stick flashing
④ Apply head flashing
Seal to sheathing
⑤ Tape cuts over head flashing

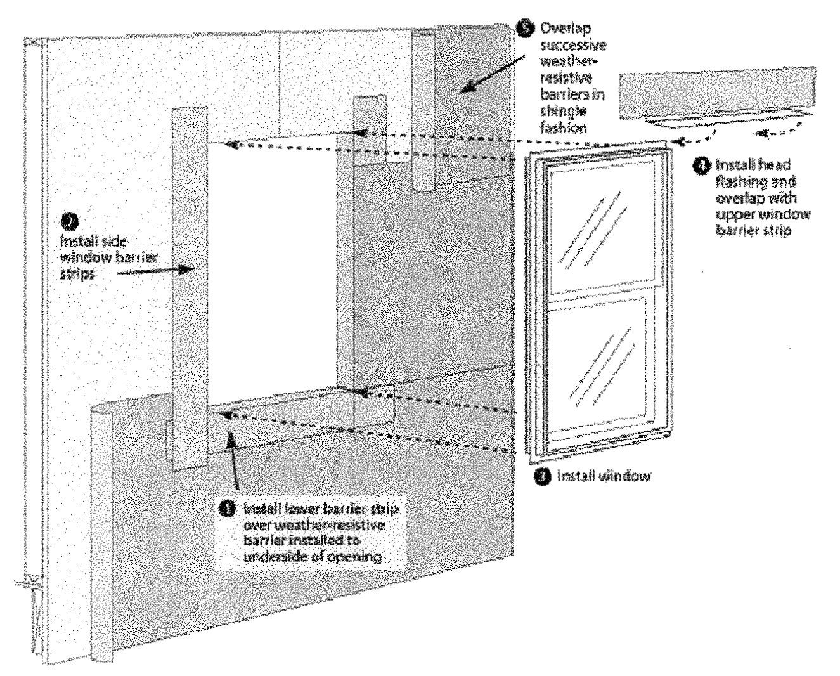
Installing Flange-Type Windows Before Sheathing Wrap.


① Lap pan flashing over flap of housewrap. Then set window into sealant on top and two sides.
Bed window in sealant at top and sides
Pan flashing of moldable peel-and-stick membrane
Plastic housewrap extends down to sill or bottom of band joist
② Install side splines, then head flashing. Later weave housewrap under flap and tape along side jambs.
Peel-and-stick flashing sealed to sheathing
Layer flap over housewrap when installed

Installing Flange-Type Windows with Felt Paper

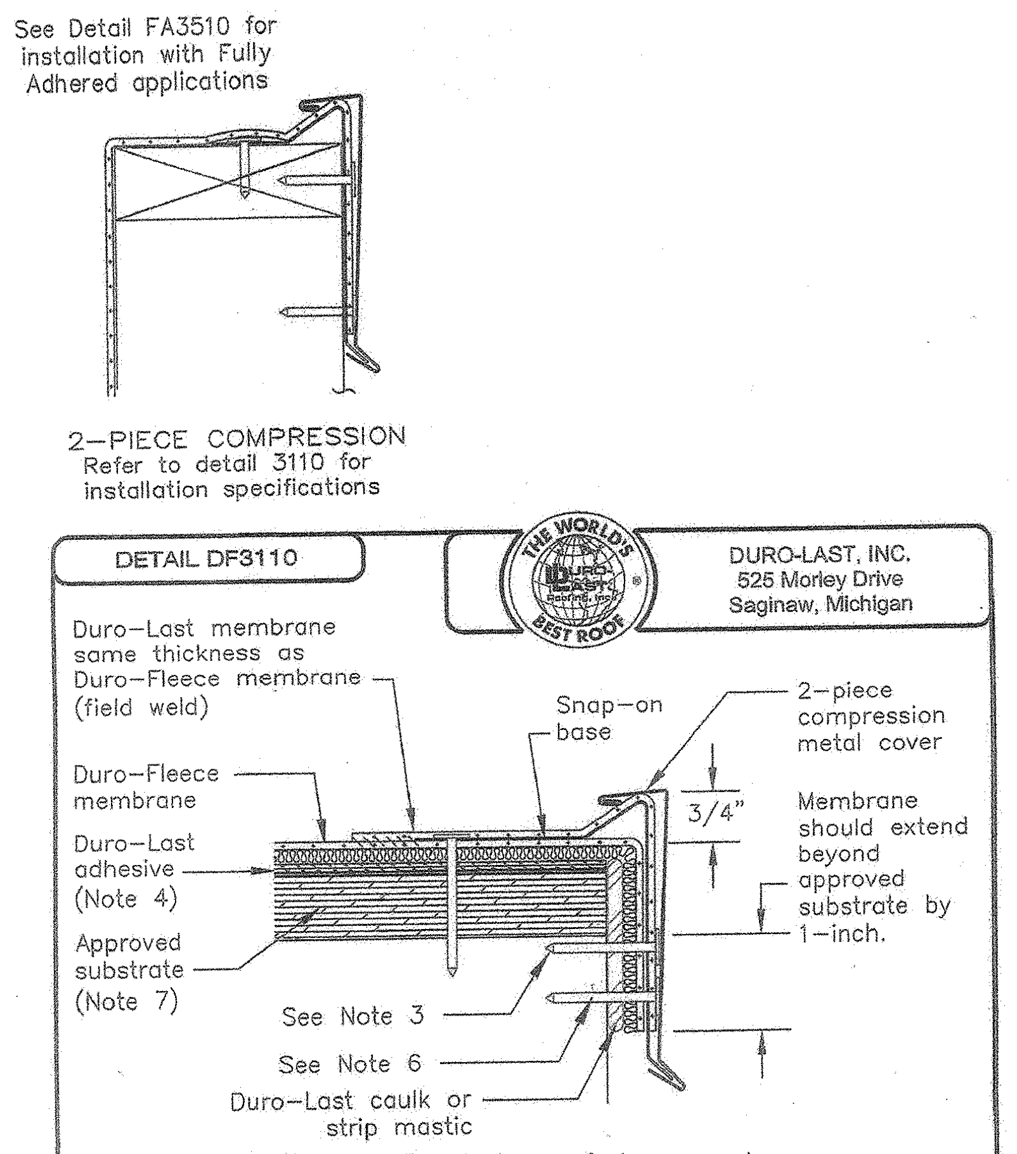


Flashing Window Openings


Overlap successive weather-resistive barriers in shingle fashion
Install head flashing and overlap with upper window barrier strip
Install side window barrier strips
Install lower barrier strip over weather-resistive barrier installed to underside of opening
Install window

WINDOW FLASHING DETAIL

9


See Detail FA3510 for installation with Fully Adhered applications
2–PIECE COMPRESSION
Refer to detail 3110 for installation specifications
DETAIL DF3110
DURO-LAST, INC.
525 Morley Drive
Saginaw, Michigan
Duro–Last membrane same thickness as Duro–Fleece membrane (field weld)
Duro–Fleece membrane
Duro–Last adhesive (Note 4)
Approved substrate (Note 7)
Snap–on base
2–piece compression metal cover
3/4"
Membrane should extend beyond approved substrate by 1–inch.
See Note 3
See Note 6
Duro–Last caulk or strip mastic

Note 1: This detail is not allowed when roof slope exceeds 2–inch per 12–inch.

Note 2: A wood nailer is required if one or more inches of insulation is used. Top of wood nailer is to be flush with top of insulation. Wood nailer must extend at least 1/2–inch beyond the horizontal edge of the snap–on base.

Note 3: The fasteners used to attach the snap–on base and the membrane to the nailer or into an approved structural surface must be spaced no greater than 6–inches on center. When installing within 10–feet of an outside corner the fastening pattern is 3–inches on center.

Note 4: For approved adhesives refer to Section 2 of the Adhered Duro–Fleece Roofing System specification.

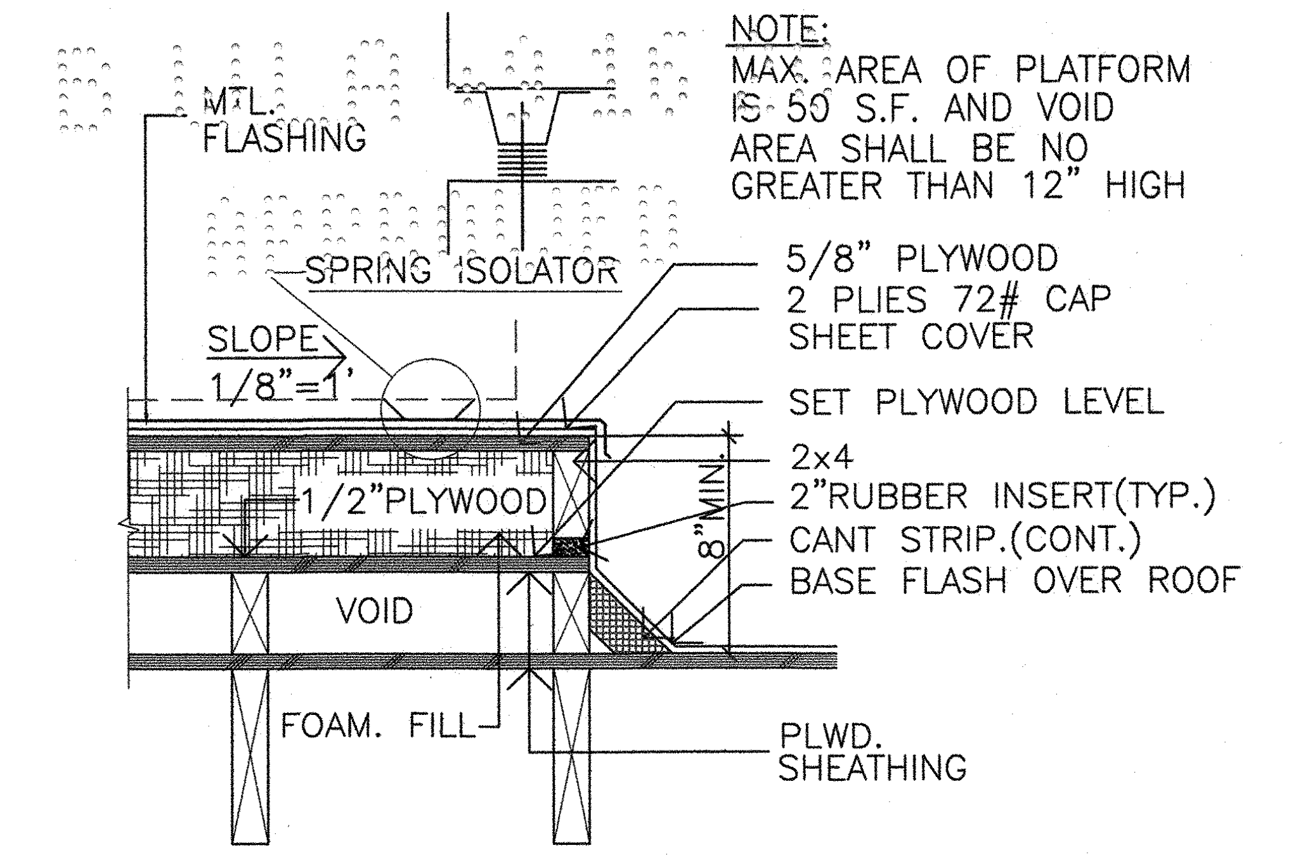
Note 5: Allow for 1/8–inch expansion gap between 10–foot lengths of snap–on base. Overlap the snap–on covers by 2–inches between 10–foot lengths.

Note 6: When installing this detail with a 6 to 13–inch wide metal cover, fasteners must be located within 2–inches of the kick–out.

Note 7: For substrate options see Section 2 of the Adhered Duro–Fleece Roofing System specification.

PARAPET DETAIL

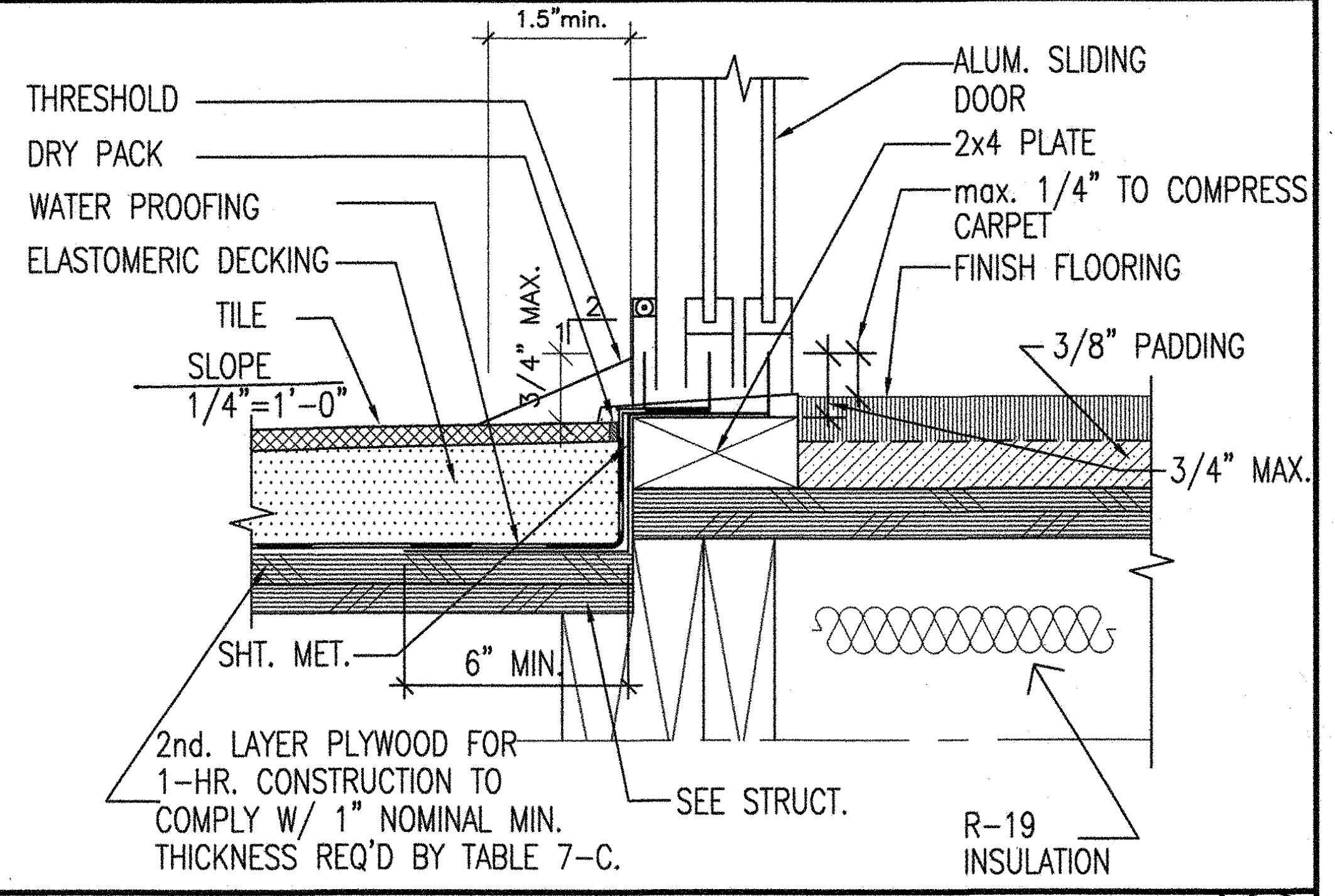
5



NOTE:
MAX. AREA OF PLATFORM IS 50 S.F. AND VOID AREA SHALL BE NO GREATER THAN 12" HIGH

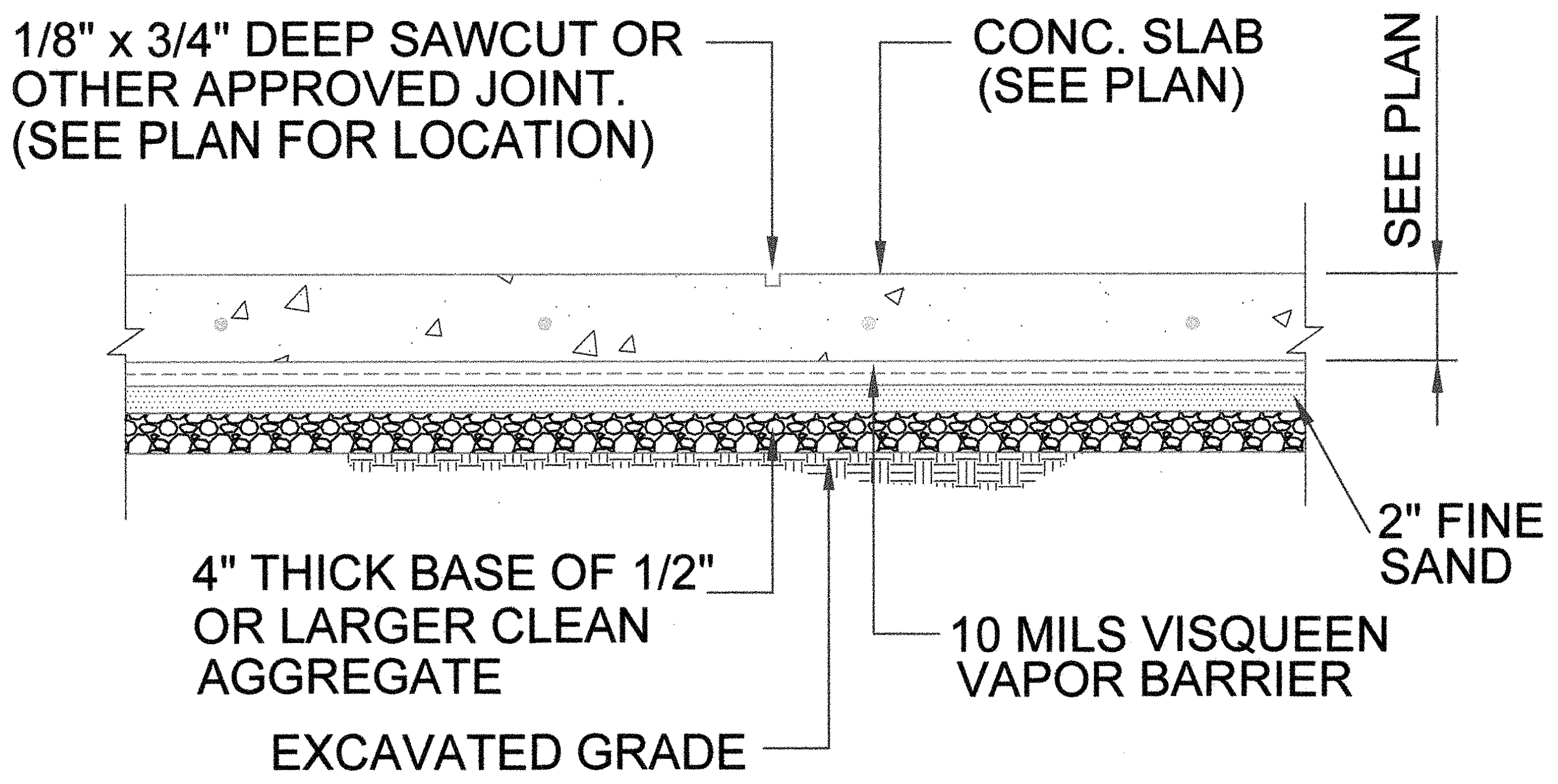
MECH. EQUIPMENT PLATFORM   CALCS. & STRUCT. DETAILS REQ'D FOR EQUIPMENT ANCHORAGE

4



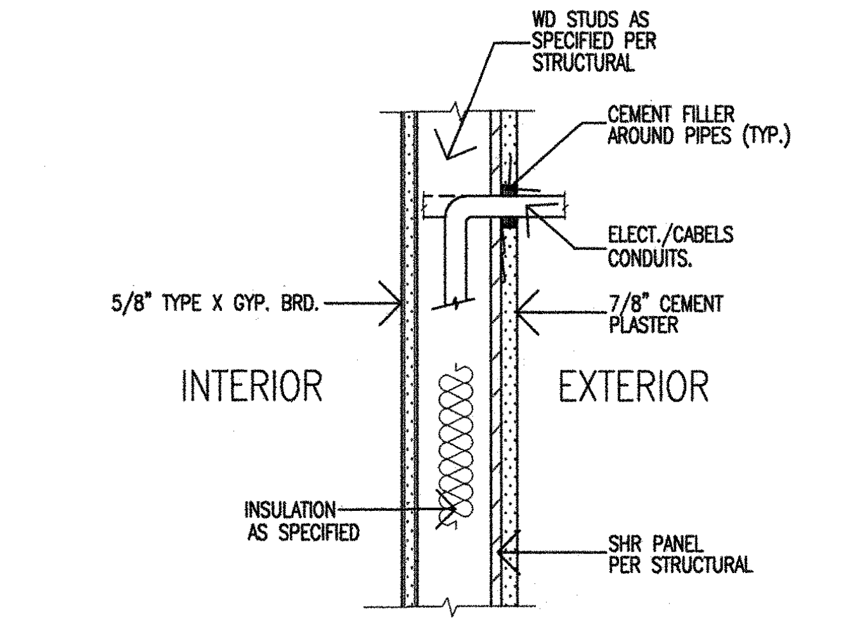
ALUM. SLIDING DOOR SILL

3


1/8" x 3/4" DEEP SAWCUT OR OTHER APPROVED JOINT. (SEE PLAN FOR LOCATION)
CONC. SLAB (SEE PLAN)
SEE PLAN
2" FINE SAND
4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE
10 MILS VISQUEEN VAPOR BARRIER
EXCAVATED GRADE

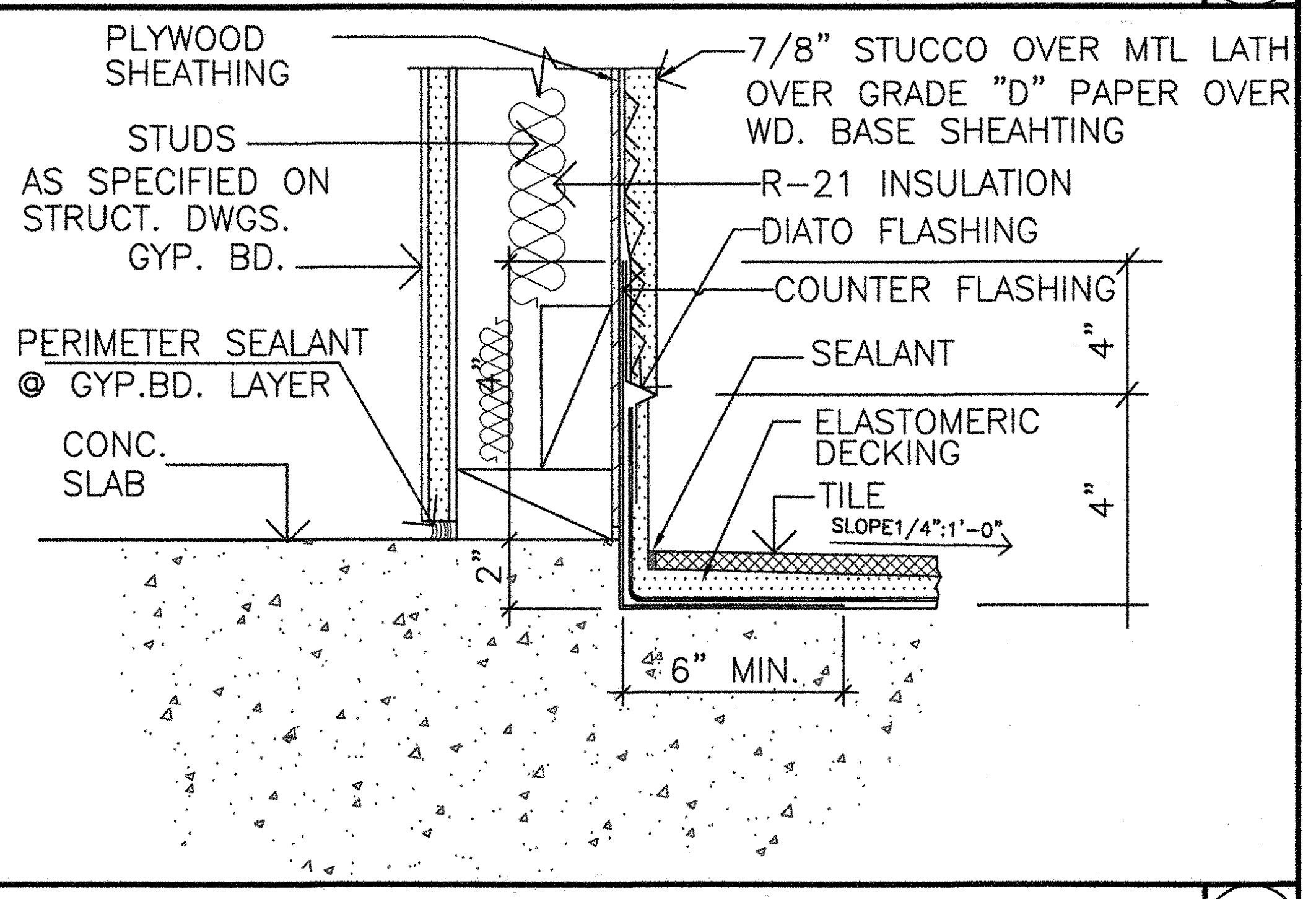
TYPICAL SLAB ON GRADE DETAIL/CONTROL JOINT

8



ANNULAR SPACES RODENT PROTECTION DETAIL

6


PLYWOOD SHEATHING
STUDS AS SPECIFIED ON STRUCT. DWGS.
GYP. BD.
PERIMETER SEALANT @ GYP.BD. LAYER
CONC. SLAB
7/8" STUCCO OVER MTL LATH OVER GRADE "D" PAPER OVER WD. BASE SHEAHTING
R–21 INSULATION
DIATO FLASHING
COUNTER FLASHING
SEALANT
ELASTOMERIC DECKING
TILE
SLOPE1/4":1'-0"
4"
4"
2"
6" MIN.

CONC. DECK FLASHING

2

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

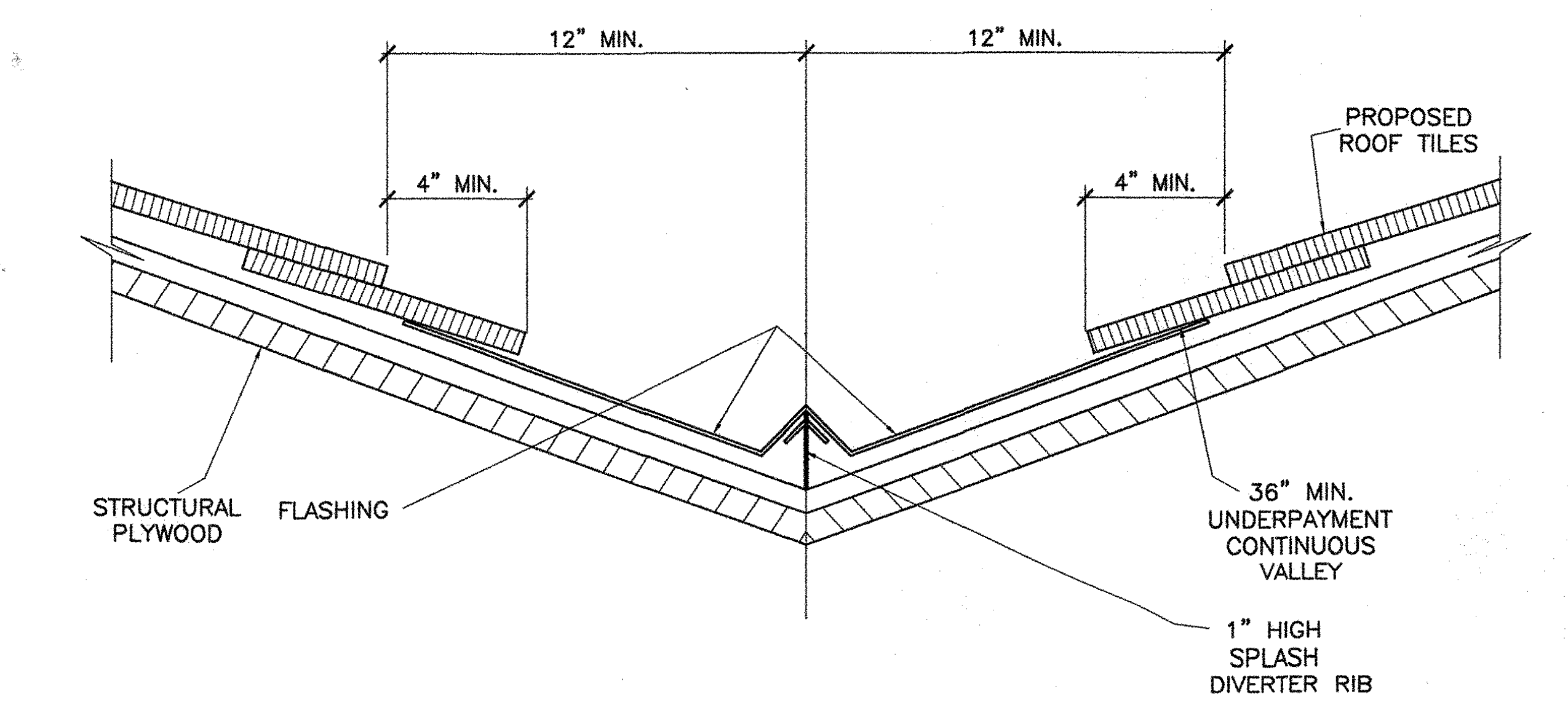
It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Ae Total of 7/12 Sheets

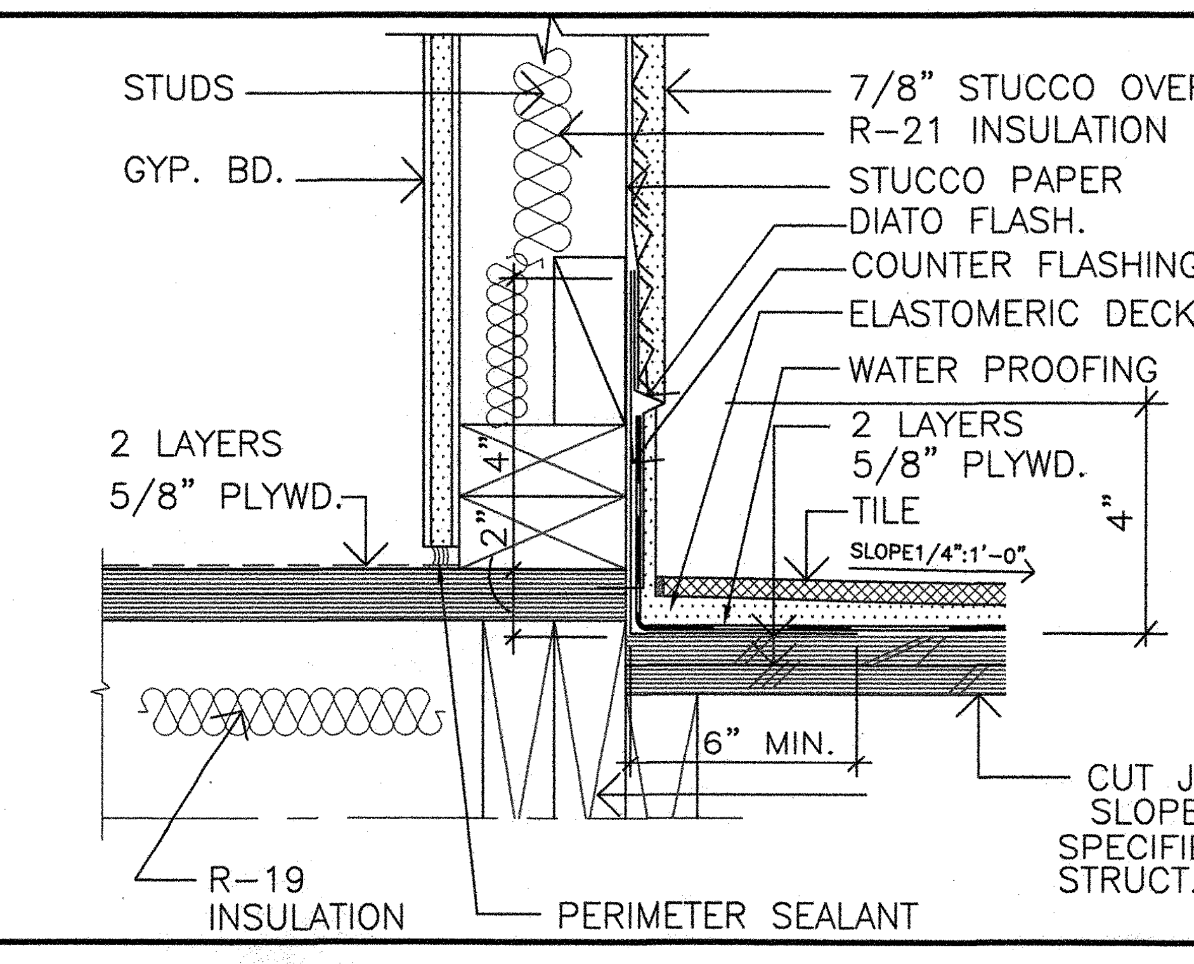
Date:

10



VALLEY FLASHING DETAIL

7



READY TO ISSUE
BY BADEC RODEA
FEB 13 2020

WOOD DECK FLASHING

1

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 VISUAL CONTACT WITH THESE DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365–030–006
2365–030–007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: N.T.S.

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728–9969

SHEET TITLE: **GREEN BUILDING COMPLIANCE NOTES**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402–5264
E–MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247–4173
(818) 244–6405
FAX (818) 247–4610

PR: 2019–0621
SHEET No:
GB-2
OF SHEETS

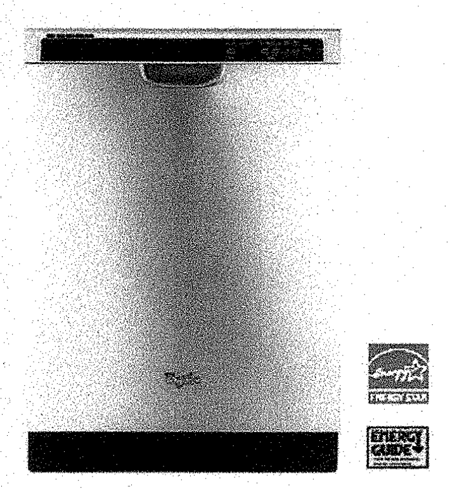
Whirlpool 55-Decibel Built-In Dishwasher (Monochromatic Stainless Steel) (Common: 24-in; Actual: 23.875-in) ENERGY STAR

Item # 625597 Model # WDF520PADM

★★★★☆ (4880 Reviews)

Manufacturer Color/Finish

Monochromatic



Product Information

Description

- 1-hour wash cycle - clean dishes in half the time so your plates, pans and glasses are thoroughly cleaned up and taken care of in just an hour
- Cycle memory - quickly start your dishwasher with one button -it automatically remembers the last cycle you picked so it's stored and ready to go
- Soil sensor - determines how dirty dishes are and adjusts the Normal cycle as needed to make sure dishes come out clean
- In-door silverware basket frees up rack space by easily fitting on the front of the lower rack or in the door to make room for more dishes
- Normal cycle - use for normal amounts of food soil to clean up leftover messes from your day-to-day meals
- Heavy cycle - take care of heavily-soiled messes and other hard-to-clean dishes without the extra elbow grease by adding extra time to the cycle
- Heated dry option - use a clean, dry dish straight from the dishwasher thanks to added heat for

  drying - for optimal drying results, use this option with rinse aid
- Designed, engineered and assembled in the USA with American Pride

Specifications

Common Dishwasher Size	24 inch
Actual Width (Inches)	23.875
Actual Depth with Door Open (Inches)	49.5
Actual Depth Excluding Handle (Inches)	24.5
Actual Depth Including Handle (Inches)	25.25
Maximum Assembled Height (Inches)	34.5
Minimum Assembled Height (Inches)	33.5
Tub Height	Tall
Removable Top Rack	✓
Hard Food Disposer or Filtration	Filtration
Delay Wash	✓
Control Lock/Child Lock	✓
Wash System	Triple filtration system
Adjustable Height	✓
Air Dry	✓
Automatic Temperature Control	✓
Self-Cleaning Filter	×
Quick Wash Cycle	✓
Number of Cycles	4
Direct Feed	✓
Water Filtration	✓

Third Rack	×
Fold-Down Tines	None
Removable Silverware Basket	✓
Silverware Basket Covers	✓
Appliance Color/Finish	Stainless steel
Color/Finish Family	Stainless steel
Manufacturer Color/Finish	Monochromatic Stainless Steel
Control Panel Color	Black
Fingerprint-Resistant	×
Tub Material	Plastic
Rack Material	Vinyl
Sound Rating (Decibels)	55
ADA Compliant	×
ENERGY STAR Certified	✓
Manufacturer's Warranty (Parts)	1-year limited
Manufacturer's Warranty (Labor)	1-year limited
ETL Safety Listing	×
UL Safety Listing	✓
CEE Tier Qualified	CEE Tier I
Noise Rating	Standard (51 and above)
NSF Certified Sanitization Option	✓

Delay Wash Time (Hours)	4
Hi-Temp Wash Option	✓
Quick Rinse Cycle	×
Heated/Hi-Temp Dry	✓
Rinse and Hold Cycle	×
Heavy/Pots and Pans Cycle	✓
Number of Wash Levels	4
Normal Cycle	✓
Adjustable Upper Rack	×
Gentle Wash Cycle	×
Rinse Aid Dispenser Indicator	✓
Pre-Soak Cycle	✓
Bottle Wash Feature	×
Steam Option	×
Rack Options	None
Sensor Wash Cycle	✓
Unique/Exclusive Cycle(s)	Sani Rinse
Advanced Sensor Wash Cycle	×
Stemware Holder	×
Targeted Silverware Wash Module	×
1/2-Rack Wash Option	×
Targeted Scouring Module	×
Cycle Status Lights	×
CSA Safety Listing	×
Lowe's Exclusive	×
Control Panel Style	Fully visible
Wash System Type	Direct feed
Control Type	Electronic
Sub-Brand	N/A
Series	N/A
Fill and Drain Hose Included	Drain hose included; fill hose sold separately
Power Cord Included	Optional - sold separately
Custom Door Panel Included	×
Works with Amazon Alexa	×
Works with Apple HomeKit	×
Works with Google Home	×
Works with Iris	×
Works with Nest	×
Works with SmartThings	×
Wi-Fi Compatibility	×
Bluetooth Compatibility	×
App Compatibility	×
Works with iOS	×
Works with Android	×
Voice Controlled	×
Hub Required	×

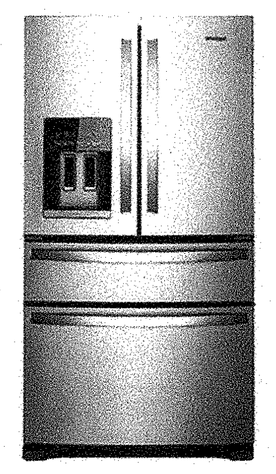
Whirlpool 24.5-cu ft 4-Door French Door Refrigerator with Ice Maker (Fingerprint-Resistant Stainless Steel) ENERGY STAR

Item # 754716 Model # WRX735SDHZ

★★★★☆ (187 Reviews)

Manufacturer Color/Finish

Stainless Steel



Product Information

Description

Get the storage you need in this refrigerator with water dispenser. An exterior refrigerated drawer keeps frequently used items within easy reach. This ENERGY STAR® certified refrigerator with LED lighting also gives you access to filtered ice and water without ever opening the door. Tap Touch controls are also as easy to clean as they are to use.

- Refrigerated exterior drawer - keep items you use most within easy reach - an exterior drawer gives you additional refrigeration space and lets you adjust temperature controls and dividers based on what you're storing
- Clean tap touch controls as easily as you use them
- Exterior ice and water dispenser with EveryDrop™ filtration - access fresh filtered water and ice without ever opening the refrigerator door
- Adjustable gallon door bins - move bins anywhere in the door for increased loading flexibility when and where you need it
- Fingerprint resistant - resists fingerprint and smudges with steel that easily wipes clean
- Measured fill - select the exact amount of filtered water you need - the dispenser will fill your container in ounces, cups or liters, and automatically shut off when it's done
- Accu-Chill™ Temperature Management System - cool food quickly with technology that senses and adapts to create the ideal environment for food
- Spillproof glass shelves - simplify cleanup with shelves that help contain spills and prevent liquids from leaking below
- Designed, engineered and assembled in the USA

Specifications

Appliance Color/Finish	Stainless steel
Overall Capacity (Cu. Feet)	24.5
Refrigerator Capacity (Cu. Feet)	17.8
Freezer Capacity (Cu. Feet)	6.7
Door Texture	Smooth
Door Style	Contoured
Hidden Hinge	✓
Handle Type	Standard
Water Filtration	✓
Dispenser Options	Filtered water and cubed/crushed ice
Child Safety Locks	✓
Water Filter Indicator	✓
Door Alarm	✓
Dispenser Light	✓
Ice Maker	Single
Space-Saving In-Door Ice	×
Air Filtration	×
Dual Evaporator Cooling System	×
Refrigerator Interior Lighting	LED
Electronic	✓

Cabinet Color	Gray
Door Handle(s) Color	Stainless steel
Toe Grille Color	Gray
Custom Door Kit Compatible	×
Manufacturer's Warranty (Labor)	1-year limited
Manufacturer's Warranty (Parts)	1-year limited
Lowe's Exclusive	×
Color/Finish Family	Stainless steel
CSA Safety Listing	×
ETL Safety Listing	×
UL Safety Listing	✓
ADA Compliant	×
Number of Doors	4
Built-In	×
Counter-Depth	×
Matching Replacement Water Filter Model	EDR4RXD1
Freezer Drawers	1
Series Name	N/A
ENERGY STAR Certified	✓
Height to Top of Door (Inches)	70.125

Temperature Control	
Shelf Options	Adjustable spillproof glass shelves
Temperature Controlled Drawer	✓
Snack/Deli Drawer	✓
Pantry Drawer	Temperature-controlled
Door Shelves	6
Humidity-Controlled Crispers	2
Freezer Door Bins	0
Freezer Baskets	1
Freezer Door Style	Pull-out drawer
Frost-Free	✓
CEE Tier Qualified	CEE Tier I
Height to Top of Case (Inches)	68.625
Height to Top of Door Hinge (Inches)	70.125
Width (Inches)	35.625
Depth (Including Handles) (Inches)	34.625
Depth (Excluding Handles) (Inches)	32.125
Depth (Less Door) (Inches)	29
Depth with Door Open (Inches)	48
Manufacturer Color/Finish	Stainless steel
Freezer Shelves	0
Works with Amazon Alexa	×
Works with Apple HomeKit	×
Works with Google Home	×
Works with Iris	×
Works with Nest	×
Works with SmartThings	×
Works with Android	×
Works with iOS	×
Wi-Fi Compatibility	×
Bluetooth Compatibility	×
Voice Controlled	×
Hub Required	×
Fingerprint-Resistant	✓
Sub-Brand	N/A
Door within Door	×
Gallon Door Storage	✓

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Ac Total of 8/12 Sheets

Date:

LADBS
B WLA 9 16 20
APPROVED

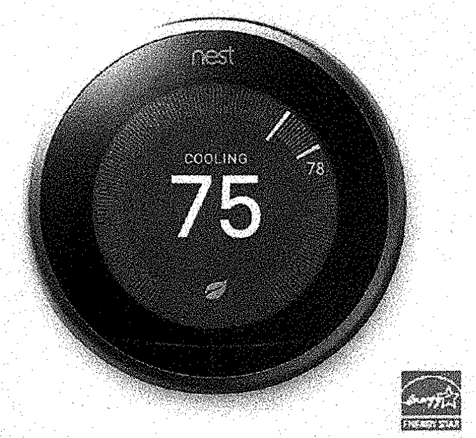
Nest Stainless Steel Learning- 3rd Generation Thermostat with Built-In WiFi

Item # 753160 Model # T3007ES

★★★★☆ (249 Reviews)

Color/Finish Family

Stainless Steel



Product Information

Description

It learns what temperatures you like, turns itself down when you're away and connects to your phone. It has a big, sharp display. And it helps save energy. That's the most beautiful part.

- 3rd generation Nest Learning Thermostat with built-in Wi-Fi allows you to control your home's climate from your phone, tablet or laptop
- Auto schedule uses advanced sensors and algorithms to create a custom temperature plan that saves energy and keeps you comfortable
- Auto away reduces heating and cooling in empty homes by automatically turning itself down after you leave
- Nest leaf symbol appears when you select a temperature that saves energy
- Energy history allows you to track energy usage
- Dial controls and LCD display make it easy to select settings
- Connects to Nest Protect and Nest Cam for total home automation
- 2-year limited warranty gives you peace of mind
- Can be installed in 30 minutes or less

Compatible with Electric Fuel Types	✓
Supports Single-Stage Heating	✓
Supports Single-Stage Cooling	✓
Supports Multi-Stage Heating	✓
Supports Multi-Stage Cooling	✓
Control Type	Dial
Battery Type	Lithium ion (Li-ion)
Auto-Away Mode	✓
Proximity Sensor	✓
Outdoor Weather Sensor	×
Energy History Indicator	✓
UL Safety Listing	×
Color/Finish Family	Stainless steel
Package Contents	Thermostat, base, trim kit, mounting screws and labels, screwdriver, Installation Guide, Welcome Guide
Warranty	2-year limited
Compatible with 24V Heating	✓
Compatible with 24V Cooling	✓
Program Periods per Day	24
Auto System Change from Heat to Cool	✓
Temperature Displayed	Current and setpoint/desired temperature
High/Low Desired Temperature Limits	✓
Temporary Vacation Override	✓

Humidifier/Dehumidifier	
Series Name	Learning - 3rd Generation
Works with Nest	✓
Works with Apple HomeKit	×
Bluetooth Compatibility	✓
Mounting Hardware Included	✓
Remote Control Included	×
Battery Size	N/A
Backlit Display	×
CSA Safety Listing	✓
Displays Weather Forecast	✓
Batteries Included	✓
Built-In Z-Wave	×
App Compatibility	✓
Hub Required	×
Wi-Fi Compatibility	✓
Works with Amazon Alexa	✓
Works with Android	✓
Works with Google Home	✓
Works with iOS	✓
Works with SmartThings	×
Voice Controlled	×
ENERGY STAR Certified	✓
Display Type	LCD
Room Sensor Included	×
Type	Smart thermostat
Works with Iris	✓
Hold Temperature Button	×
Early-Start Comfort Function	✓
Filter Monitor	✓
Daylight Savings Time Ready	✓

READY TO ISSUE
FEB 13 2020

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

LICENSED ARCHITECT
VAROOZH SAROIAN
No C13791
REN.NOV 30.2019
STATE OF CALIFORNIA

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: N.T.S.

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **APPROVED ENERGY STAR THERMOSTAT , DISHWASHER & REFRIGERATOR**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

PR: 2019-0621

SHEET No:
GB-3
OF SHEETS

LADBS DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC – GENERAL INFORMATION
REFERENCE NO.: Various   Effective: 01-01-2014
DOCUMENT NO. P/GI 2014-022   Revised:
Previously Issued As: P/GI 2011-022

GENERAL NOTES FOR SINGLE-FAMILY DWELLING

These General Notes are provided as an aid and should not be construed as a complete list of requirements. For additional clarity or for all other requirements, please refer to the City of Los Angeles Residential, Zoning and Building Codes.

A. GENERAL

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines -whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses." Obtain approval from Real Estate Business Unit of DWP (213) 367-0562.
2. Obtain permits from Public Works prior to Construction for:
    a. Temporary pedestrian protection as required by LABC Section 3306.
    b. For any construction near any street or public area.
3. Outlets along wall counter space, island and peninsula counter space in kitchens shall have a maximum spacing of 48". (210-52 NEC)
4. The first light in the new and remodeled bathrooms and kitchen shall be an energy efficient light meeting a minimum of 40 Lumens per watt (e.g. fluorescent lamp). (T-24, Sec. 130(b) & 150(k))
5. 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)
6. A copy of the evaluation report and/or conditions of listing shall be made available at the job site
7. The sprinkler system shall be approved by Plumbing Division prior to installation.
8. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)
9. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.
Page 1 of 7

10. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
11. Los Angeles City Electrical Test Lab Research Report is required to use an electro-mechanical lift for provided parking spaces.
12. "A maintenance of vehicle lift system (2-levels or more) affidavit" shall be approved and recorded prior to issuing a building permit.
13. A minimum of 50 percent of the nonhazardous construction and demolition waste shall be recycle and/or salvage for reuse in accordance with California Green Building Standards Code, Chapter 4 Division 4.4. (R324)
14. Finish materials including adhesives, sealants, caulks, paints and coating, aerosol paints and systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4 Division 4.5. (R330)
15. When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5. (R506.2.3.1)
16. Annular space around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4. (R602.3.4.1)

A. BATHROOMS

1. All shower enclosures, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0.66 m^2) and shall be capable of encompassing a 30 inch diameter (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 inches (1.8 m) above the shower drain outlet. (Plumbing Code Section 410.4)
2. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
3. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. A min 12" sq. access panel to the bathtub trap slip joint connection is required. (Plumbing Code Section 405.2)

B. LAUNDRY ROOM

1. Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the attic area). (M.C. 504.3.1)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.
Page 2 of 7

2. A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)

C. MEANS OF EGRESS

1. Provide 32" wide doors to all interior accessible rooms within a dwelling unit. (LARC Section R311.2, LABC Section 6304.1)
2. Provide emergency egress from sleeping rooms. Min.- 24" clear ht, 20" clear width, 5.7 sq.ft. min. area. (LARC Section R310, LABC Section 1029)
3. Occupied roofs shall be provided with exits as required for stories.

D. GRADING AND FOUNDATION

1. If adverse soil conditions are encountered, a soils investigation report may be required. (LARC Section R401.4)
2. Foundation and floor slabs shall conform to the following or the recommendation of an approved soils report :
    a. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
    b. Exterior walls and interior bearing walls shall be supported on continuous footings.
    c. Footings shall be reinforced with a minimum 4 - ½ -inch deformed reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
    d. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
    e. Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inch thick and shall be reinforced with #4 rebars at 16 inch on center in both directions.
3. Concrete slabs on expansive soil, compacted fill or slopes over 1:10 shall be placed on a 4-inch fill of coarse aggregate or on a 2" sand bed covered moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way. (LABC Section 1808.6 , LARC Section R403.1.8, R506.1)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.
Page 3 of 7

4. Provide Under-floor net ventilation opening size and locations equal to 1 sq. ft. for each 150 sq. ft. of under floor area and an access opening through the floor (18" x 24" min) or an opening through a perimeter wall not less than (16" x 24" min). (LARC R408, LABC Section 2304.11.9, 1203.3)
5. Openings shall be as close to corners as practicable and shall provide cross ventilation along the length of at least two opposite sides. Opening shall have 1/4 inch corrosion resistant metal mesh covering. (LABC Section 1203.3, LARC R408.2)
6. Provide corrosion resistant weep screed below the stucco a minimum of 4" above earth or 2" above paved area. (LARC Section R703.6.2.1, LABC Section 2512.1.2)
7. Provide rain gutters and convey rain water to the street. (LARC R903.4, LABC 1503.4.1, 7013.9)

E. ZONING NOTES

1. A/C units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception per Information bulletin P/ZC 2002-006.

G. SPECIAL HAZARDS

1. Glazing in hazardous locations shall be tempered. (LARC R308, LABC Section 2406.4)

    Fixed or operable panels in swinging, sliding and bifold doors and fixed or operable panels adjacent to doors;

    Fixed or operable window panels with panes larger than 9 square feet and are less than 18 inches above the floor, have a top edge greater than 36 inches above the floor and have one or more walking surfaces within 36 inches, measured horizontally and in a straight line, of the glazing.

    Glazing in guards and railings, adjacent to wet surfaces, adjacent to stairs and ramps, and adjacent to bottom stair landings.
2. Each light of safety glazing material installed in hazardous locations shall be identified by a permanent label that specifies the labeler, and states that safety glazing material has been utilized in such installations.
3. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required). (R308.6.9)
4. Pre-fab fireplaces are required to have manufacturer, model, and Underwriter Laboratories certification (or ICC).

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.
Page 4 of 7

5. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material." (L.A.M.C. 57.20.25)
6. An 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 structure containing the fuel gas piping."(Per Ordinance 171,874-for work over $10,000.)
7. Water heater must be strapped to wall. Section 508.2, LAPC. See Information Bulletin P/PC 2011-003 "How to Brace Your Water Heater" for details.
8. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds. Max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)
9. For existing pool on site, provide anti–entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB)No. 2977. (3162B)
10. 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)
11. An approved smoke alarm 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 battery back up and low battery signal. (R314)
12. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
13. 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 alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)
14. 50 percent of nonhazardous construction and demolition waste shall be recycled and/or salvaged for reuse in accordance with the California Green Building Code, Chapter 4, Division 4.4. (R324)

H. STRUCTURAL REQUIREMENTS

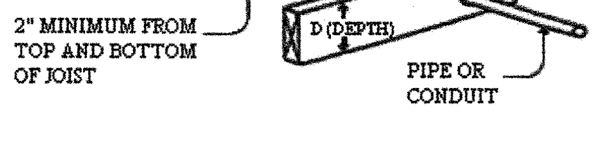
1. Provide lead hole 40%-70% of threaded shank dia. and full dia. for smooth shank portion of Lag Bolts.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.
Page 5 of 7

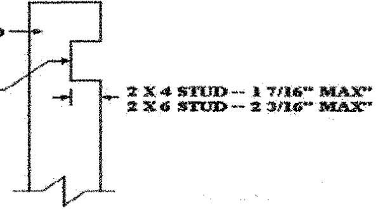
2. All bolt holes, other than Lag Bolt holes, shall be drilled 1/32 to 1/16" oversized.
3. Provide lateral support for the top of interior non-bearing walls when manufactured trusses are used. (LABC 1607.13)
4. Provide double joists under parallel bearing partitions. (LARC Sec. R502.4, LABC Section 2308.8.4)
5. Provide full length studs (balloon frame) on exterior walls of rooms with vaulted ceiling. (LARC Section R602.3, LABC Section 2308.9,Table 2308.9.1).
6. All roof and shear wall nailing shall utilize common nails or galvanized box. Nail guns using "Clipped head" or Sinker nails are not acceptable. (LARC Table R602.3(1), LABC Table 2304.9.1)
7. Roof nailing to be inspected before covering. Face grain of plywood shall be Perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 2304.7(3). (LABC Section 2304.7)
8. All horizontal joints occurring in braced wall panels shall occur over blocking equal in size to the studding. (LARC Section R602.10.8, LABC Section 2308.9.3)
9. Stucco shear walls shall utilize furring, galvanized nails (having a minimum 11 ga., 1-1/2" long, 7/16" diameter head, and furred out a min of 1/4") to attach the lath to the studs. Staples shall not be used." (Table 2507.2). Self furring lath approved by a Los Angeles Research Report is permitted.
10. Structural wood shear walls shall be covered with minimum two layers $15^{\#}$ felt underlay prior to placing finish material.
11. Shop welds must be performed in a LA City Bldg. Dept. licensed fabricator's shop.
12. Plate washers are required for all hold downs. (LABC Table 2306.4.1)
13. Foundation sills shall be Douglas-Fir (Group II Lumber) pressure treated or foundation grade Redwood.(LABC Section .2304.11.2.4).
14. Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be tightened just prior to covering the wall framing.
15. All bolt holes shall be drilled a maximum of 1/16" oversized AND inspector shall verify at job site.
16. Cutting, Notching, and Boring of Wood Framing Members . (LARC R602.6, LABC Sec. 2089.10, 11)(see diagrams below).

Bored Holes D/3
2 x 6 = 1 13/16"
2 x 8 = 2 7/16"
2 x 10 = 3 1/16"
2 x 12 = 3 3/4"

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.
Page 6 of 7

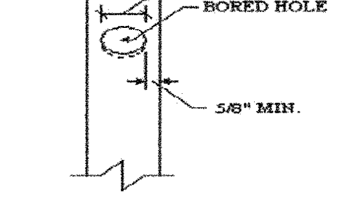


CUTTING AND NOTCHING

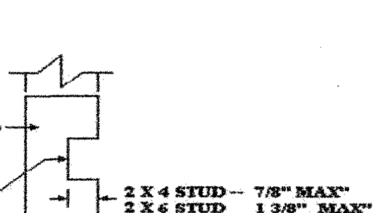


40% ALLOWED
NONBEARING PARTITIONS
DRAWING 1

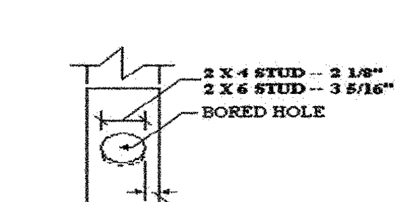
BORED HOLES



40% ALLOWED ANY WALL
DRAWING 3



25% ALLOWED
EXTERIOR WALLS AND
BEARING PARTITIONS
DRAWING 2



60% ALLOWED
ANY NONBEARING WALL
OR EACH BORED STUD DOUBLED
BORED HOLE NOT PERMITTED IN
MORE THAN TWO SUCCESSIVE
DOUBLED STUDS
DRAWING 4

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.
Page 7 of 7

SECURITY REQUIREMENTS (2017 LABC)

For instruction and other information, read the master plan check list attached.

Information Bulletins, affidavits, and forms may be obtained from our web site (www.ladbs.org)

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)
2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or access structures. (6707)
3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. (6709.1) Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbet to the jamb. (6709.4)
4. Every door in a security opening for an apartment house shall be provided with incandescent light bulb (60 watt min) at a maximum height of 8 feet on the exterior side of the unit. (6708)
5. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (6709.5, 6709.7)
6. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, M and S occupancies). (6709.2)
7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
8. Wood panel type doors must have panels at least 9/16 inch thick with shaped portions of the panels not less than 1/4 inch thick, and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (6709.1 item 2)
9. Sliding glass doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removal of the moving panel from the track while in the closed position. (6710)
10. Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.1
11. Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)
12. Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
13. In Group B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 6 in. but less than 48 in, shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles. (6714)
14. Glazed openings within 40" of the door lock when the door is in the closed and locked position, shall be fully tempered glass or approved burglary-resistant material, or shall be protected by metal bars, screens or grilles having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. (6713)
15. Louvered windows shall be protected by metal bars or grilles with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. (6715.3)
16. Other openable windows shall be provided with substantial locking devices. In Group B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)
17. Sliding windows shall be provided with locking device in the upper channel of the moving panel to prohibit raising and removal of the moving panel in the closed or partially open position. (6715.1)
18. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2.
19. Any release for metal bars, grilles, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grilles, grates or similar devices that exceeds two inches in any dimension. (6715.4)

20 All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (6716)

READY TO ISSUE
BY [illegible]
FEB 13 2020
Signature

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365–030–006
2365–030–007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME: **LANGDON A.D.U.**
PROJECT TITLE: **LANGDON A.D.U.**
JOB ADDRESS: 4293 – 4299 TUJUNGA AVE
LOS ANGELES CA 91604

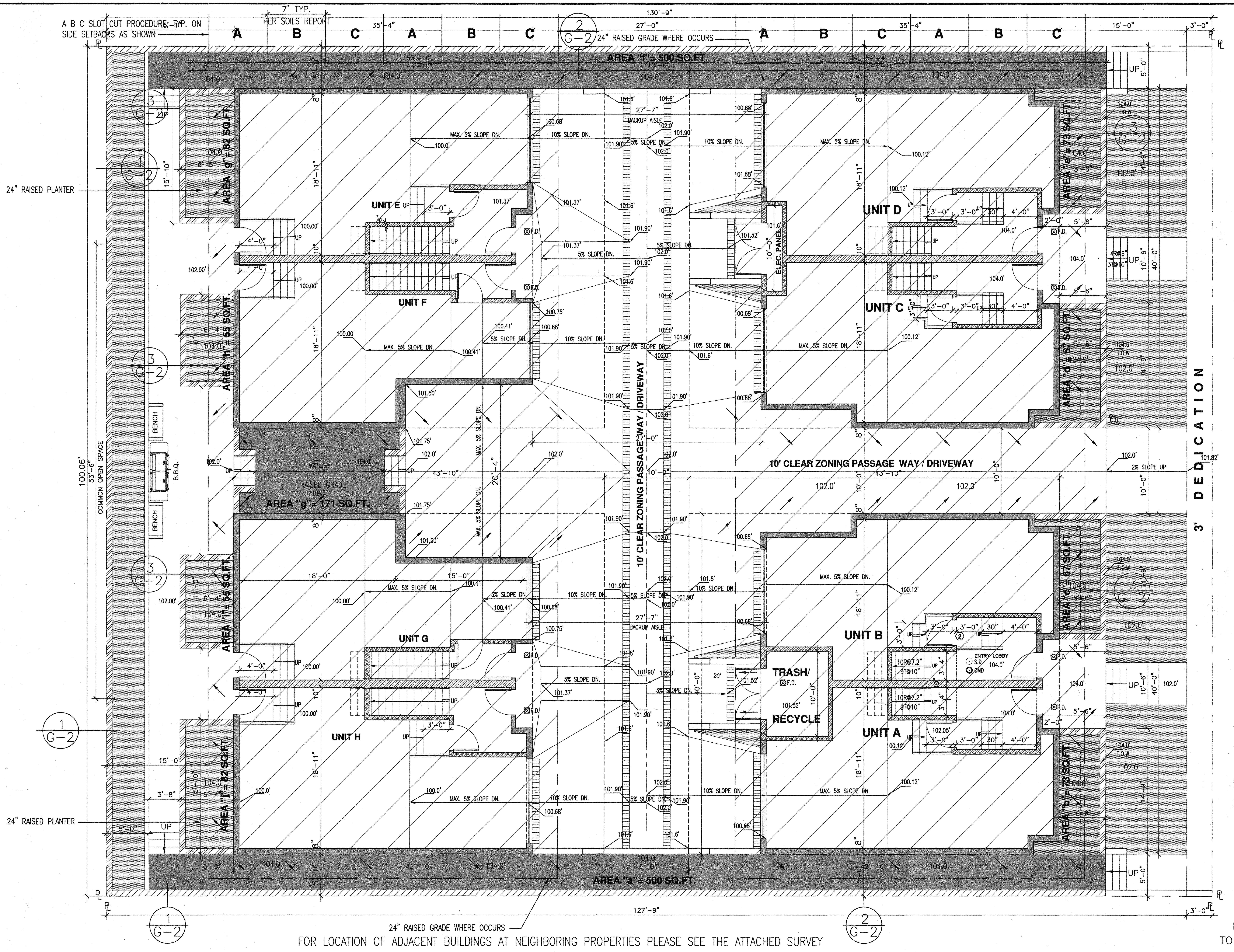
DRAWN BY:
CHECKED BY: V.S.
DATE: 03–25–19
SCALE: N.T.S.

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728–9969

SHEET TITLE: **GENERAL NOTES**

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247–4173
(818) 244–6405
CELL. (818) 402–5264
E–MAIL LANDMARKDESIGNLLC@GMAIL.COM FAX (818) 247–4610

PR: 2019–0621
SHEET No:
GN-1
OF SHEETS



FOR LOCATION OF ADJACENT BUILDINGS AT NEIGHBORING PROPERTIES PLEASE SEE THE ATTACHED SURVEY

▩ RAISED PLANTER FILL AREA = a+b+c+d+e+f+g+h+i+j = (1554) X 2' = 3108 CU.FT.=115.11 CU.YRD. (FILL)

▨ RECOMPACTED CUT & FILL AREA = (3970X2) X 4' = 31760 CU.FT. = 1176 = 1200 CU.YRD.

RETAINING WALL LEGEND

1/G2	FENCE WALL @ REAR PROPERTY LINE
2/G2	RAISED GRADE RETAINING / FENCE WALL
3/G2	RAISED GRADE / PLANTER RETAINING WALL

MELVIN BRUCE SMITH No. 2673 Exp. 06-30-20

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer MB Smith

R.G.E. No. 2673

Date 2-13-20

NOTES:

- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. (7012.1) .
- STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3) .
- NO FILL BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200 CY] (7007.1) .

GRADING PLAN

SCALE 3/16"=1'-0"

READY TO ISSUE BY RAFFI BODEA
FEB 13 2020

PROPOSED DATUM ELEVATION 102.0' ON PLANS, SECTIONS & ELEVATIONS CORRESPONDS TO THE LOWEST ELEVATION OF 595.75' ON SURVEY

REVISION	DATE	BY
1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN No C13791 REN.NOV 30.2021

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **GRADING PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
G-1
OF SHEETS

2/10/2020 2:46:10 PM

GRADING NOTES

SOILS ENGINEER A.G.I. GEOTECHNICAL INC.
16555 SHERMAN WAY, SUITE A
VAN NUYS, CA 91406
PHONE: (818) 785-5244

1. THE GRADING CONTRACTOR SHALL SUBMIT TO THE CITY OF LOS ANGELES BUILDING & SAFETY, A WRITTEN CERTIFICATE VERIFYING THAT WORK COMPLETED UNDER HIS/HER DIRECTION WAS PREPARED IN ACCORDANCE WITH APPROVED PLANS AND APPLICABLE REQUIREMENTS OF THE LOCAL BUILDING CODE.

   FILL **RAISED PLANTER = 115.11** CUBIC YARDS   CUT **(PER SOILS REPORT) 1200** CUBIC YARDS

   R&R **(PER SOILS REPORT) 1200** CUBIC YARDS   IMPORT **115.11** CUBIC YARDS

   NOTE: THE QUANTITIES SHOWN DO NOT INCLUDE CONSIDERATION FOR CLEARING AND GRUBBING, SUBSIDENCE, OVER-EXCAVATION, EXPANSION NOR SHRINKAGE. THE CONTRACTOR SHALL INSPECT THE SITE AND DETERMINE QUANTITIES FOR BEDDING PURPOSES.
2. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
3. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
4. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
5. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
6. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
7. THE FOLLOWING STATEMENT SIGNED BY BOTH THE SOILS ENGINEER AND GEOLOGIST, SHALL BE ON THE FINAL PLANS:
   THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED 03-14-2016.
8. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
9. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
10. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
11. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
12. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
13. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
14. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

SITE PREPARATION

Debris from demolition, vegetation and underground utility lines to be abandoned should be removed from the site. Because of disturbance of the upper soils due to demolition, after site clearance the upper four feet of the on-site soils should be removed and placed back as compacted fill. The removal and compaction should extend three feet beyond the building lines in each direction. After removal, the exposed surface should be scarified to a depth of eight inches, brought to about optimum moisture content and compacted to at least 95% of the maximum dry density as determined by ASTM:D-1557.

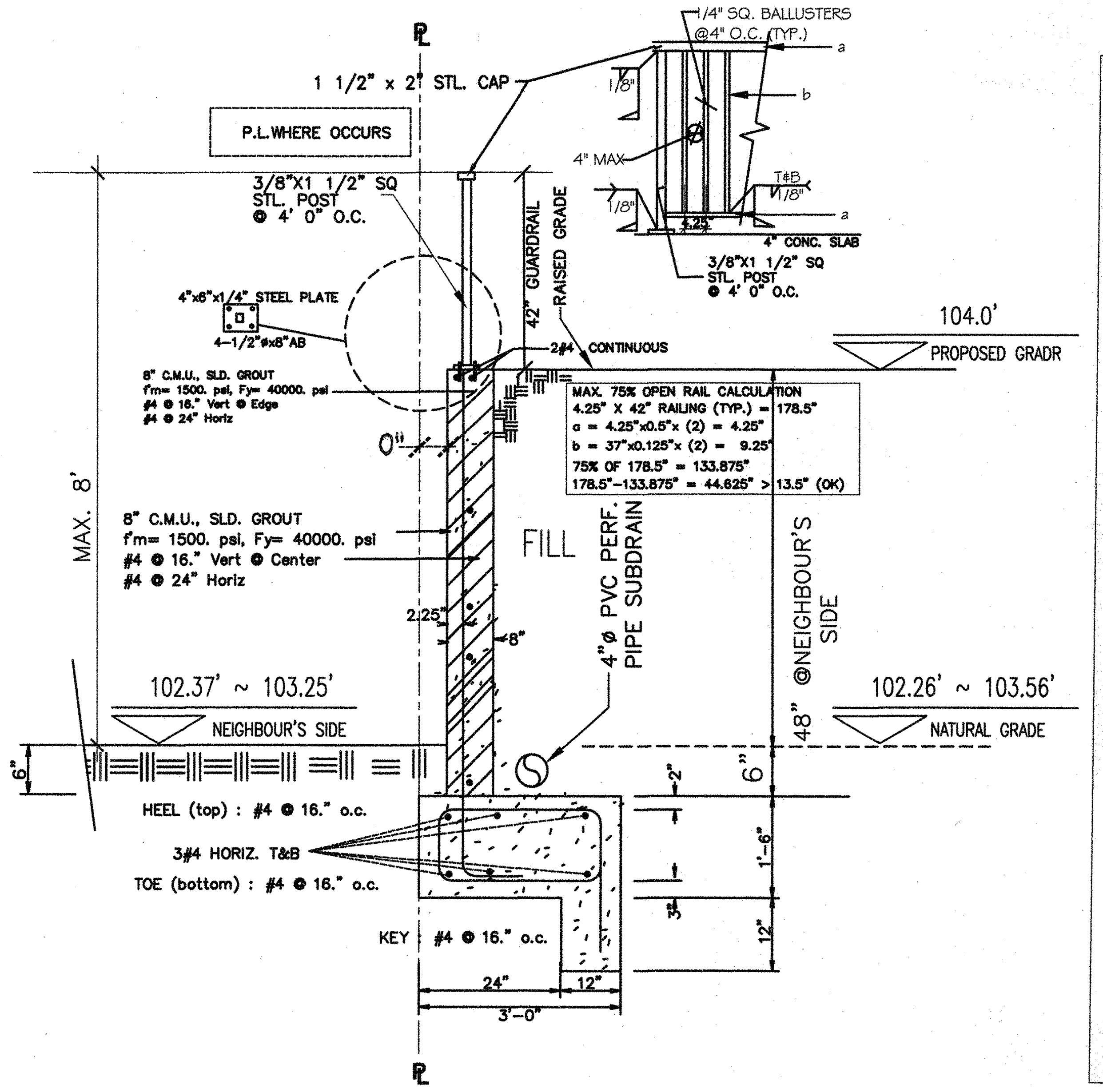
All excavations resulting from removal of existing obstructions (i.e. tree roots) should be backfilled with soil compacted to at least 95% of the maximum dry density as determined by ASTM:D-1557. If any cesspools or seepage pits are encountered during grading, they should be backfilled with vibrated gravel or slurry mix to five feet below finish grade. The upper five feet should be backfilled with soil compacted by mechanical means.

FILL PLACEMENT

Fill soils should be cleared of deleterious debris, placed in six to eight inch lifts, brought to about optimum moisture content, and compacted to at least 95% of the maximum dry density as determined by ASTM:D-1557. **The placement of the fill should be performed under our observation and testing.**

CONSTRUCTION CUTS

Construction cuts up to five feet in height may be excavated vertically for their entire length and height provided they do not undermine adjacent buildings or property line walls; otherwise, the construction cuts will need to be excavated using the 'A, B, C' slot-cutting method. If the slot-cutting method is used, the cut should be opened at a gradient of 1:1 first, then each slot opened and the removed soils replaced as engineered compacted fill before the subsequent slot is opened. The slots should not exceed eight feet in width or five feet in height. If the construction cuts are to remain open for more than two weeks or if rain is expected while they are open, they should be covered by a plastic membrane kept in place by holding blocks or driven re-bars at the top and bottom of the membrane. No equipment or personnel should stand closer than ten feet from the top of the temporary cut. **We should examine the construction cuts periodically to verify performance.** All construction cuts should comply with the State of California Construction Safety Orders (CAL/OSHA).



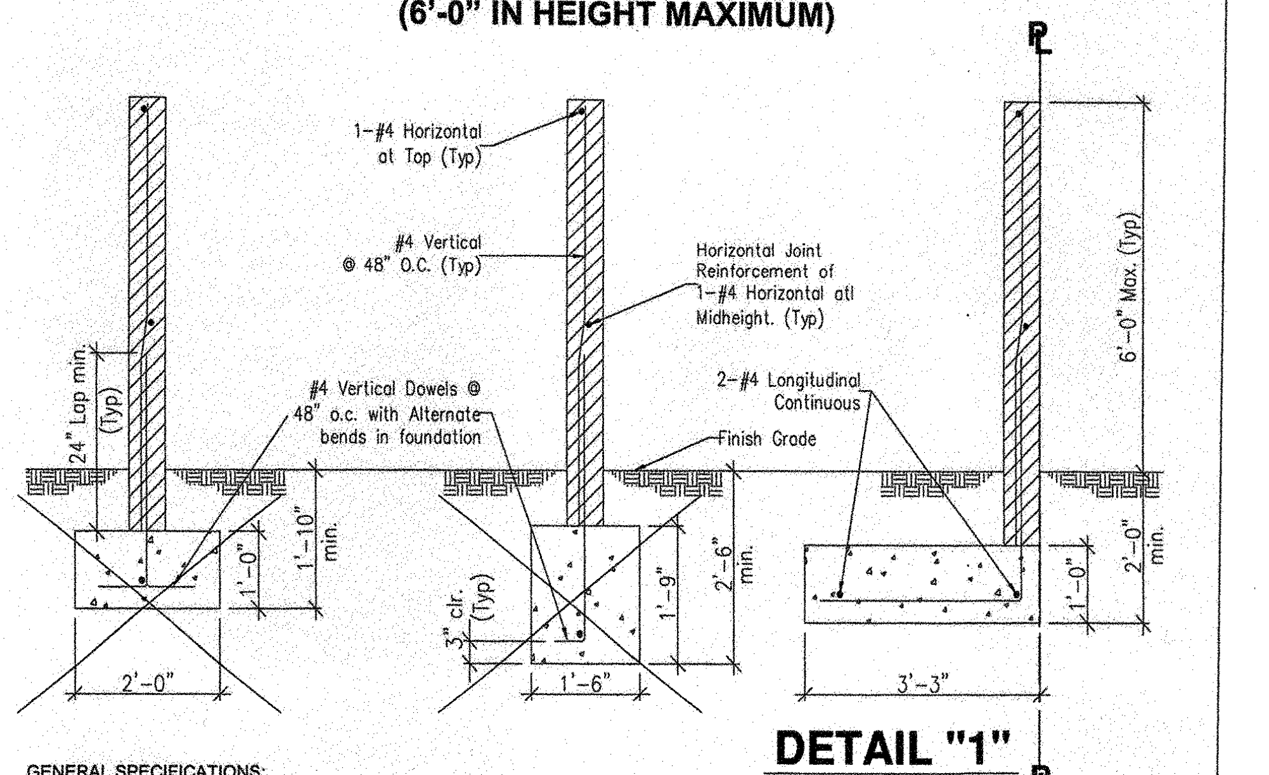
℄
1/4" SQ. BALLUSTERS @4" O.C. (TYP.)
a
b
1 1/2" x 2" STL. CAP
1/8"
P.L.WHERE OCCURS
4" MAX
T&B 1/8"
4.25"
4" CONC. SLAB
3/8"X1 1/2" SQ STL. POST @ 4' 0" O.C.
3/8"X1 1/2" SQ STL. POST @ 4' 0" O.C.
42" GUARDRAIL
RAISED GRADE
104.0'
PROPOSED GRADR
4"x6"x1/4" STEEL PLATE
4-1/2"ø x8"AB
2#4 CONTINUOUS
8" C.M.U., SLD. GROUT f'm= 1500. psi, Fy= 40000. psi #4 @ 16." Vert @ Edge #4 @ 24" Horiz
MAX. 75% OPEN RAIL CALCULATION
4.25" X 42" RAILING (TYP.) = 178.5"
a = 4.25"x0.5"x (2) = 4.25"
b = 37"x0.125"x (2) = 9.25"
75% OF 178.5" = 133.875"
178.5"-133.875" = 44.625" > 13.5" (OK)
0"
MAX. 8'
8" C.M.U., SLD. GROUT f'm= 1500. psi, Fy= 40000. psi #4 @ 16." Vert @ Center #4 @ 24" Horiz
FILL
4"ø PVC PERF. PIPE SUBDRAIN
@NEIGHBOUR'S SIDE
2.25"
8"
102.37' ~ 103.25'
NEIGHBOUR'S SIDE
102.26' ~ 103.56'
NATURAL GRADE
48"
6"
6"
2"
HEEL (top) : #4 @ 16." o.c.
3#4 HORIZ. T&B
TOE (bottom) : #4 @ 16." o.c.
1'-6"
3"
12"
KEY : #4 @ 16." o.c.
24"
12"
3'-0"
℄

DETAIL "2"
RAISED GRADE RETAINING WALL @ PL

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.:
DOCUMENT NO.: P/BC 2014-096
Previously Issued As: P/BC 2011-096
Effective: 01-01-2014
Revised:

6" CONCRETE BLOCK MASONRY WALL DETAIL (6'-0" IN HEIGHT MAXIMUM)

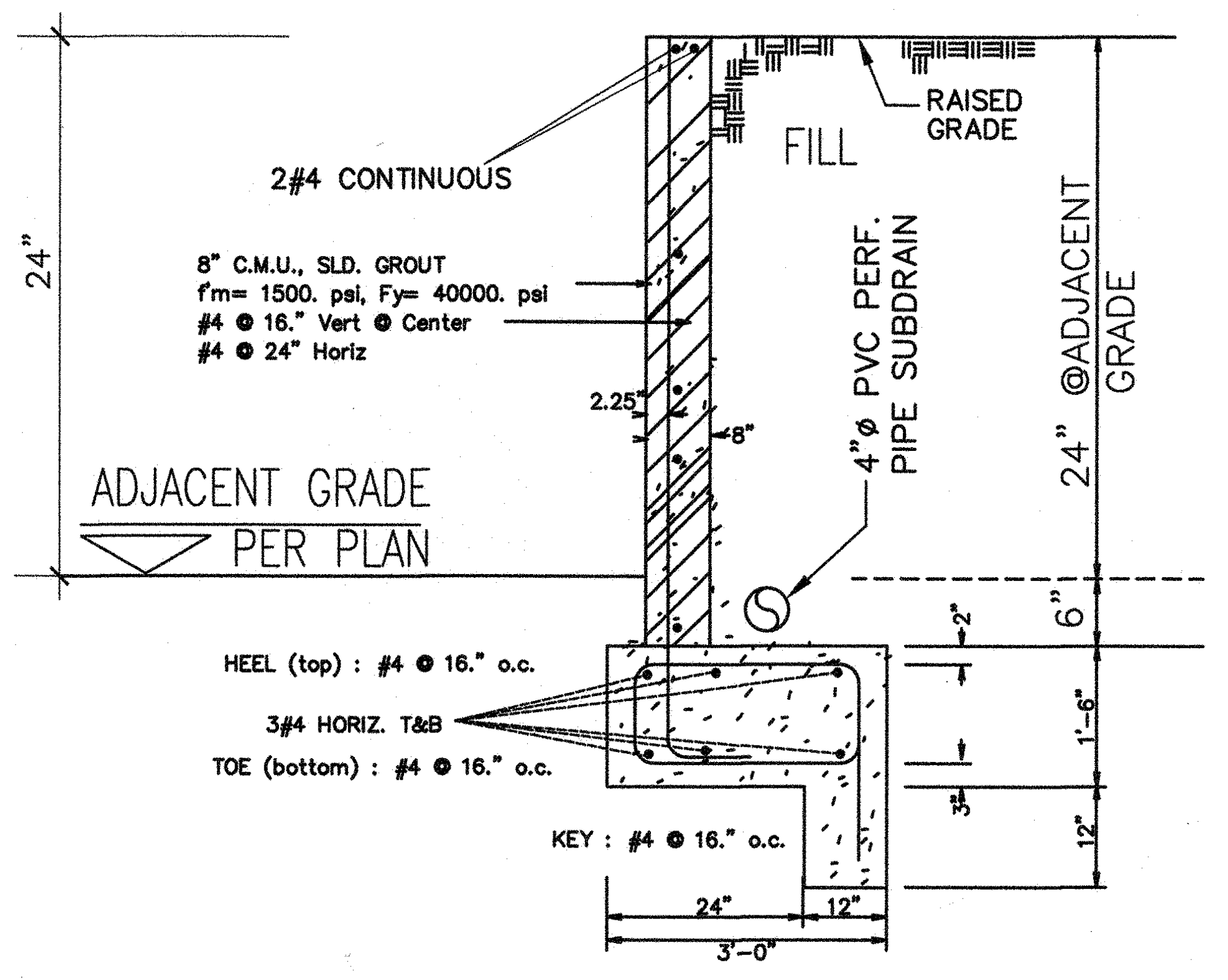


℄
1-#4 Horizontal at Top (Typ)
#4 Vertical @ 48" O.C. (Typ)
Horizontal Joint Reinforcement of 1-#4 Horizontal at Midheight. (Typ)
6'-0" Max. (Typ)
24" Lap min. (Typ)
#4 Vertical Dowels @ 48" o.c. with Alternate bends in foundation
2-#4 Longitudinal Continuous
Finish Grade
1'-10" min.
1'-0"
3" clr. (Typ)
1'-9"
2'-6" min.
1'-0"
2'-0" min.
2'-0"
1'-6"
3'-3"
℄

DETAIL "1"

GENERAL SPECIFICATIONS:

1. Concrete mix for footing to be 1 part cement to 2.5 parts sand to 3.5 parts gravel with a maximum of 7.5 gallons of water per sack of cement/ Minimum $f'_c = 2{,}500$ psi.
2. Concrete block units shall conform to ASTM C90.
3. Reinforcing steel to be deformed and conformed to ASTM Standard A615 Grade 40 or Grade 60
4. Rebar shall be centered in the concrete block cell in which it is located
5. Concrete block units shall be placed in a running band with head joints in successive courses horizontally offset at least one-quarter the unit length.
6. Concrete block units to have vertical continuity of cells unobstructed. All cells containing reinforcing shall be solid grouted (vertical and horizontal reinforcement.)
7. Mortar mix for concrete to be 1 part cement to 0.5 part lime to 3 parts damp loose sand.
8. Grout mix for concrete block wall to be 1 part cement to 3 parts sand to which may be added not more than 0.1 part lime. Sufficient water to be added to produce consistency for pouring without segregation of constituents. The grout may contain 2 parts pea gravel, maximum size 3/8".
9. Block fence may be placed in the center of the "I" type foundation and at either edge to "L" type foundation.
10. A first inspection is required when trenches are ready for concrete and all required steel is tied in place. A second inspection is required when first horizontal bar and all vertical bars are in place but not grouted.
11. Foundation must be poured against undisturbed soil with no appreciable slope of sidewalls on all types of foundation.
12. Masonry or concrete fences over 3'-6" in height measured from adjacent grade shall require a building permit.
13. Height of fence shall comply with all provisions of the zoning code.



24"
2#4 CONTINUOUS
FILL
RAISED GRADE
8" C.M.U., SLD. GROUT f'm= 1500. psi, Fy= 40000. psi #4 @ 16." Vert @ Center #4 @ 24" Horiz
4"ø PVC PERF. PIPE SUBDRAIN
24" @ADJACENT GRADE
2.25"
8"
ADJACENT GRADE PER PLAN
6"
2"
HEEL (top) : #4 @ 16." o.c.
3#4 HORIZ. T&B
TOE (bottom) : #4 @ 16." o.c.
1'-6"
3"
12"
KEY : #4 @ 16." o.c.
24"
12"
3'-0"

DETAIL "3"
RAISED GRADE RETAINING WALL

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
Soil Engineer M B Smith
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

READY TO ISSUE
BY BABES BODEA
FEB 13 2020
Signature

	REVISION	DATE	BY
△1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2021

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 & 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

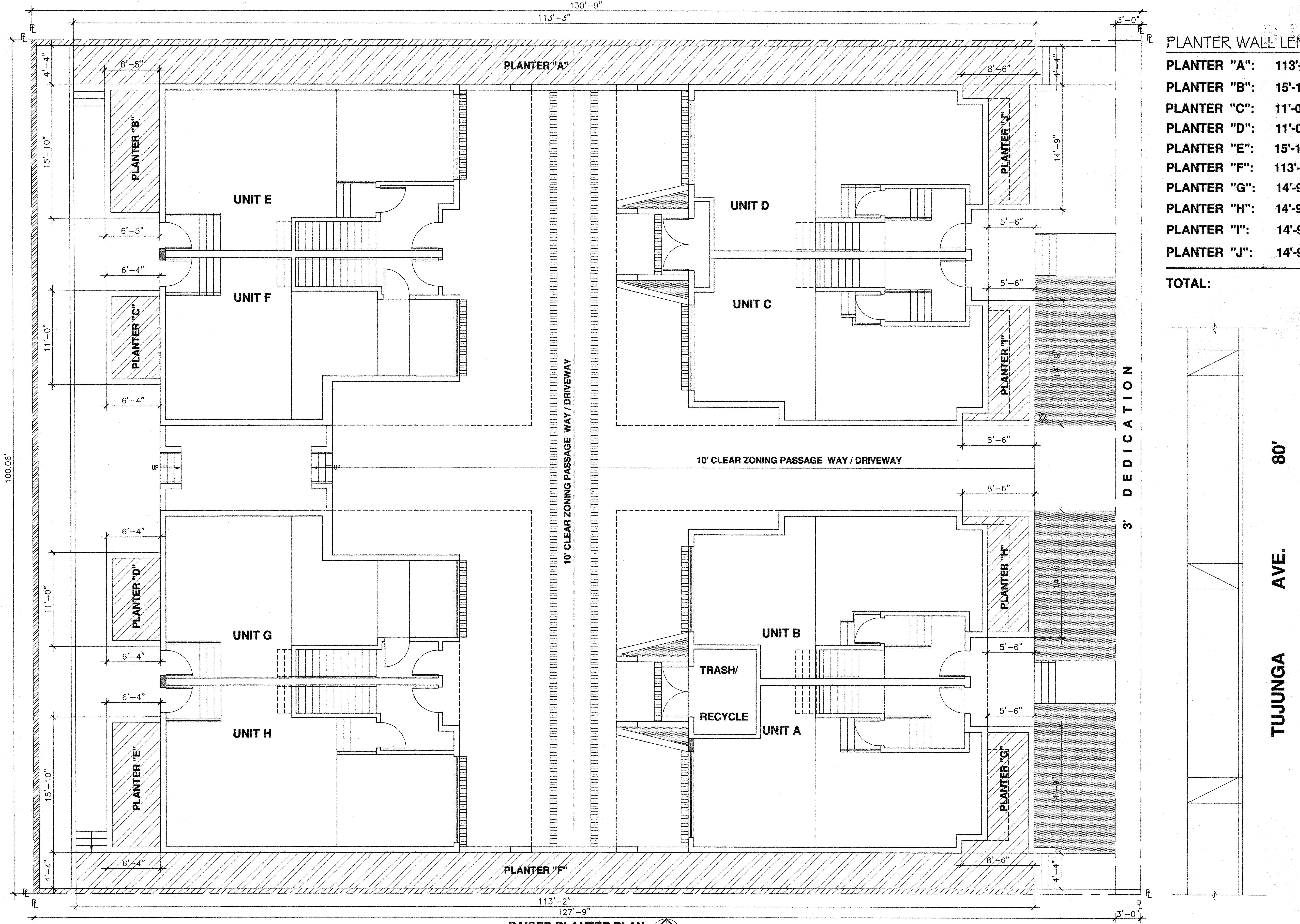
OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **GRADING DETAILS & NOTES**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

REPORT No: **29-5178-00**
LOG No: **107916**
SHEET No:
G-2
OF SHEETS

~~2/10/2020 2:47:10 PM~~



RAISED PLANTER PLAN

SCALE 3/16"=1'-0"

PLANTER WALL LENGTH TABULATION:

PLANTER "A":	113'-3"+ 4'-4"+ 4'-4"	= 121'-11"
PLANTER "B":	15'-10"+ 6'-5"+ 6'-5"	= 28'-8"
PLANTER "C":	11'-0"+ 6'-4"+ 6'-4"	= 23'-8"
PLANTER "D":	11'-0"+ 6'-4"+ 6'-4"	= 23'-8"
PLANTER "E":	15'-10"+ 6'-4"+ 6'-4"	= 28'-6"
PLANTER "F":	113'-2"+ 4'-4"+ 4'-4"	= 121'-11"
PLANTER "G":	14'-9"+ 8'-6"+ 5'-6"	= 28'-9"
PLANTER "H":	14'-9"+ 8'-6"+ 5'-6"	= 28'-9"
PLANTER "I":	14'-9"+ 8'-6"+ 5'-6"	= 28'-9"
PLANTER "J":	14'-9"+ 8'-6"+ 5'-6"	= 28'-9"
TOTAL:		= 463.30'

READY TO ISSUE
BY [illegible] BADEA
FEB 13 2020
Signature

REVISION	DATE	BY
1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

VAROOZH SAROIAN
No C13791
REN.NOV 30.2021

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

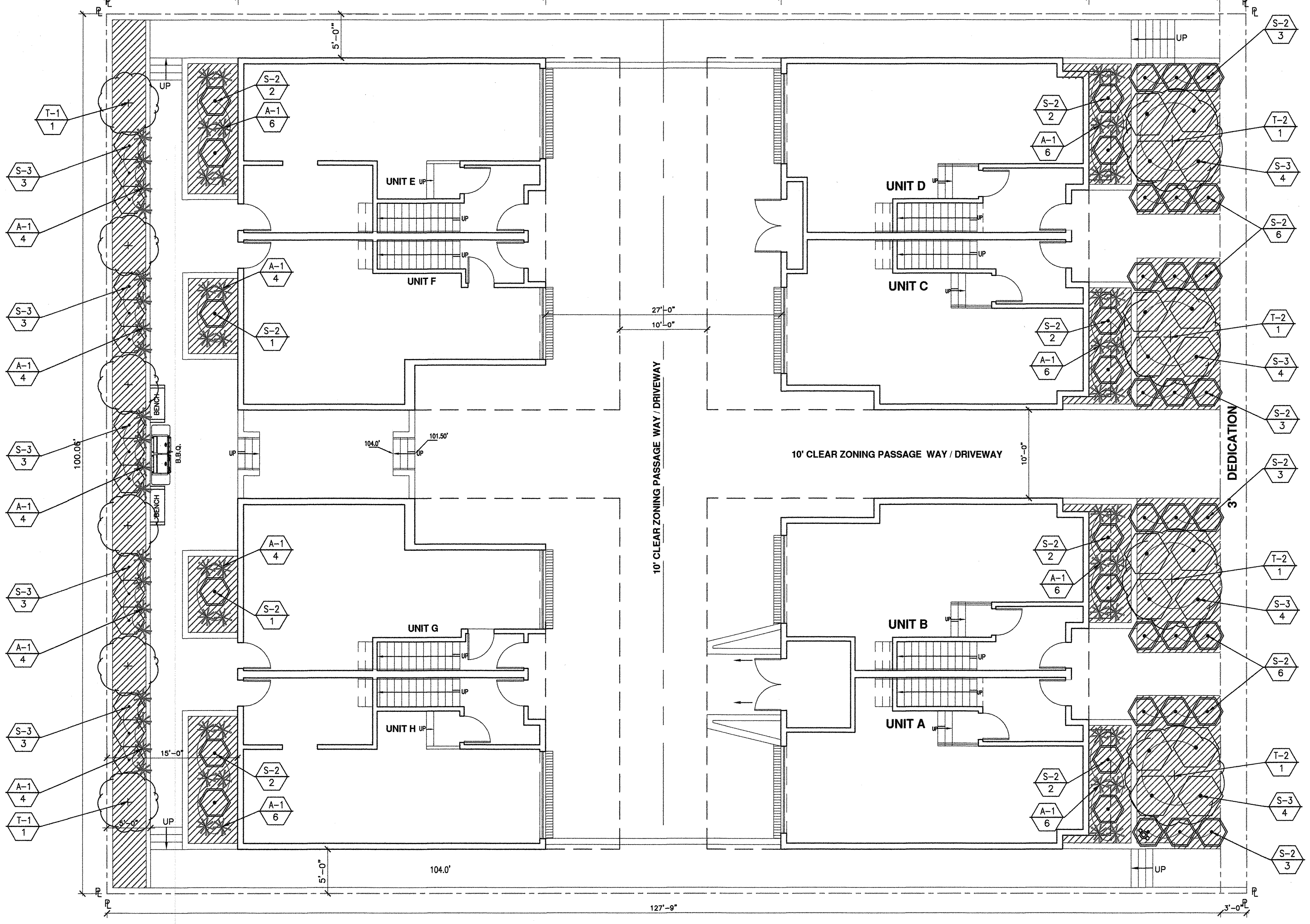
DRAWN BY:	M.S.
CHECKED BY:	V.S.
DATE:	JAN. 2019
SCALE:	3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **RAISED PLANTER PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
PW-1
OF SHEETS



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LARRY G. TISON :ANDSCAPE ARCHITECT #1844

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

LARRY G. TISON :ANDSCAPE ARCHITECT #1844

- ⊛ ⊕ -PROPOSED TREE
- ⬡ ⬡ -PROPOSED SHRUB
- ✳ -PROPOSED ACCENT
- ▨ -PROPOSED GROUNDCOVER
- T-3 / 10 -PLANT SYMBOL QUANTITY

PLANTING PLAN

SCALE: 3/16"=1'-0"

N

OPEN SPACE TABULATION

REQ'D COMMON OPEN SPACE PER [Q] CONDITION = 100 SQ.FT./UNIIT = (8 X 100) = 800 SQ.FT.

PROPOSED COMMON OPEN SPACE = 2 x 401.25 = 802.50 SQ.FT., PROVIDED @ REAR SETBACK

OPEN SPACE REQUIRED LANDSCAPING TABULATION

1- REQUIRED MIN. LANDSCAPING= 50% OF 800.00 SQ.FT. =400 SQ.FT.

2- PROPOSED LANDSCAPING= 404.1 SQ.FT. > 400.0 SQ.FT. OK

TOTAL LANDCAPING TABULATION

1- LANDSCAPING AT FRONT SET BACK= 1000 SQ.FT.

3- LANDSCAPING AT REAR , COMMON OPEN SPACE = 700 SQ.FT.

TOTAL LANDSCAPING = 1700.0 SQ.FT. > 500.0 SQ.FT.

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Ac Total of 9/12 Sheets

Date:

NOTES:

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

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

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	WATER USAGE / WUCOLS (LW = LOW WATER USAGE / P.F.=0.3
T-1	OLEA 'EUROPA 'SWAN HILL	FRUITLESS OLIVE	36"BX.	6	–	L.W.
T-2	HETEROMELES ARBUTIFOLIA	TOYON	24"BX.	4	–	L.W.
S-2	CISTUS X'PURPUREUS	ORCHID ROCKROSE	5 GAL.	38	3'-O.C.	L.W.
S-3	EPILOBIUM CANUM SSP. LATIFOLIUM	CALIFORNIA FUCHSIA	5 GAL.	27	2'-6"-O.C.	L.W.
A-1	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	64	RANDOM	L.W.
GROUNDCOVER	BACCHARIS PILULARIS VAR. PILULARIS	PROSTRATE COYOTE BRUSH	FLATS	–	8"O.C.	L.W.

RIO APPLICATION AND CHECKLIST FOR MINISTERIAL REVIEW
Administrative Clearance for River Improvement Overlay District

dcp

Related Zone Code Sections: Ordinance 183,145 established the River Improvement Overlay (RIO) District; Refer to the Section 13.17 of the Los Angeles Municipal Code for detailed instructions.

Note: The Administrative Clearance fee shall be paid prior to receiving the clearance.

	Drawing Sheet	Administrative Use Only
Section F- Development Regulations		
1. **Landscaping.** Indicate the drawing sheet that illustrates the percentage of new landscaped area and the associated plant species. The drawing should identify whether a plant is either a native species, Watershed Wise and/or from the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. An exception is also made for herbs, fruits or vegetable plants.	L-1	☐
2. **Screening/Fencing.**		
a. **Loading/Off-Street Parking.** For a project with any loading areas and/or off-street parking facilities that contain three or more spaces indicate the drawing sheet that illustrates the location of the parking/loading areas and the location, height and design of the screen/fence that shields views of the parking/loading from the abutting right-of-ways and the River.	A-1 2-CAR ENCLOSED GARAGE	☐
b. **Equipment.** For a project that includes any exterior equipment (electrical transformers, mechanical units, water meters) indicate the drawing sheet(s) that illustrate the location of each equipment and any associated screening so that the equipment is screened from public view. .	A-1 A-4	☐
c. **Exterior Trash Enclosures.** For a project that includes a trash disposal unit indicate the drawing sheet that illustrates the location of the unit(s) and the design of any enclosure(s).	A-1 FULLY ENCLOSED	☐
d. **Fencing.** For any project, with the exception of single family homes (but including homes built as part of the small lot ordinance) that faces a street that crosses the river or terminates at the river or a river frontage road and/or faces a river frontage road and includes a fence within the front or side yards that is visible from the street indicate the drawing sheet that illustrates the location and design of the fence.	A-1 A-6	☐
3. **Exterior Site Lighting.** Indicate the drawing sheet that illustrates the location and design characteristics of any site and building mounted lighting.	A-6	☐

CP-3519 RIO (revised 11/17/2014) Page 1 of 2

	Drawing Sheet	Administrative Use Only
4. **Projects within Inner Core:**		
a. **Landscape Buffer.** Indicate the drawing sheet that illustrates the location of the 10' buffer.	A-1	☐
b. **Fence.** Indicate the drawing sheet that illustrates the location and design, and height of any fence at or within the 10' buffer area.	A-1 A-6	☐
c. **Fence Height.** See (b) above.		
d. **Gates.** Indicate the drawing sheet that illustrates the location, height design and operation of the gate(s). Small-lot projects shall comply with the requirements of Section F.4.f.i and therefore the gate may be a single gate from the entire project to the river and not from individual homes.	N/A	☐
e. **Noise.** Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall indicate the drawing sheet that illustrates the location and design of all noise-attenuating features such that operational sounds shall not exceed 5 decibels above the existing or presumed ambient levels of the property line(s) of properties on the opposite bank.	N/A	☐
f. **River Access.** See (d) above.		
g. **Riverfront Door.** Indicate the drawing sheet that illustrates the location of a doorway visible to, (not necessarily parallel to) and accessible from the river corridor or frontage road.	A-6	☐

ADMINISTRATIVE CLEARANCE FEE—RECEIPT NUMBER ____________

Applicant's signature ____________ Today's date ____________

Applicant's name printed ____________

READY TO ISSUE
BY BABES BODEA
FEB 13 2020
Signature

CP-3519 RIO (revised 11/17/2014) Page 2 of 2

REVISION	DATE	BY
⚠1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.

LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D. GLENDALE, CALIFORNIA 91205
Tel:(818)241-9169

LARRY G. TISON 1844
exp. 01-31-20

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

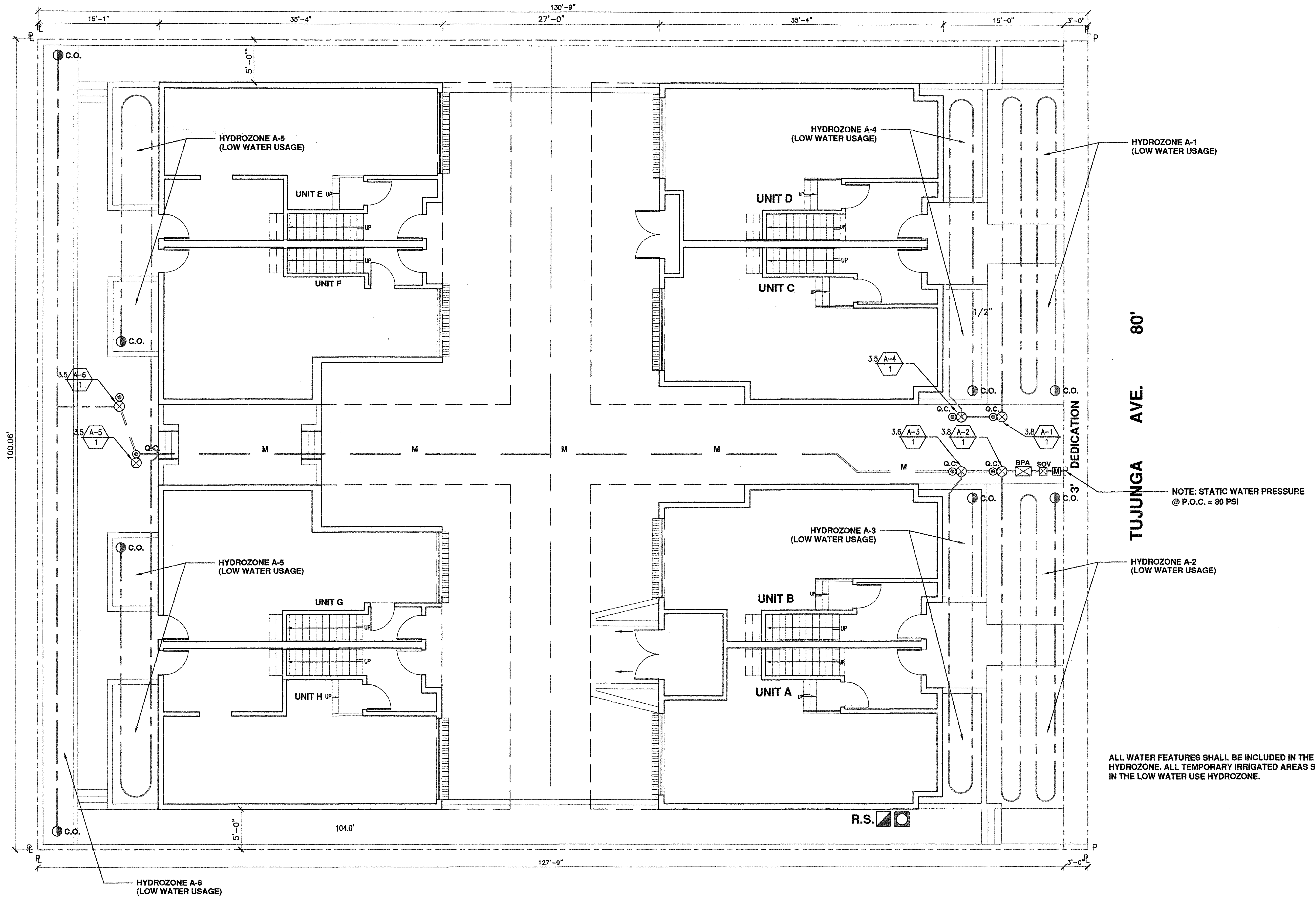
DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: MAY. 2019
SCALE: 1/8"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **PLANTING PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
L-1
OF SHEETS



ALL WATER FEATURES SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE. ALL TEMPORARY IRRIGATED AREAS SHALL BE INCLUDED IN THE LOW WATER USE HYDROZONE.

IRRIGATION PLAN

SCALE: 3/16"=1'-0"

NOTES:

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

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

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

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

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

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

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

APPROVED

City of Los Angeles
Department of Building and Safety
Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

By: Ac Total of 10/12 Sheets

Date:

REQUIRED STATEMENTS AND CERTIFICATION {TITLE 23, CHAPTER 2.7, APPENDIX D (b) (1) AND (6)}

THE FINAL SET OF LANDSCAPE PLANS SHALL HAVE THE APPLICANT'S SIGNATURE AND DATE WITH THE STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO."

WATER EFFICIENT LANDSCAPE WORKSHEET

THIS WORKSHEET IS FILLED OUT BY THE PROJECT APPLICANT AND IT IS A REQUIRED ELEMENT OF THE LANDSCAPE DOCUMENTATION PACKAGE.

Reference Evapotranspiration (ETo) 50.1

	Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
	Regular Landscape Areas							
1-	LW	0.3	DRIP	0.81	0.37	350.0	129.5	4,023
2-	LW	0.3	DRIP	0.81	0.37	350.0	129.5	4,023
3-	LW	0.3	DRIP	0.81	0.37	150.0	55.5	1,724
4-	LW	0.3	DRIP	0.81	0.37	150.0	55.5	1,724
5-	LW	0.3	DRIP	0.81	0.37	260.0	96.2	2,989
6-	LW	0.3	DRIP	0.81	0.37	500.0	185	5,562
					Totals	(A) 1760.0	(B) 651.2	20,045
	Special Landscape Areas							
		[redacted]	[redacted]	[redacted]				
		[redacted]	[redacted]	[redacted]				
		[redacted]	[redacted]	[redacted]				
					Totals	(C)	(D)	
							ETWU Total	20,045
							Maximum Allowed Water Allowance (MAWA)[e]	30,720

[a] *Hydrozone #/Planting Description*
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] *Irrigation Method*
overhead spray
or drip

[c] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d] *ETWU* (Annual Gallons Required) = *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

MAWA= (50.01) (0.62) (0.55) (1,760 + 0) = 30,720

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	651.2
Total Area	(A)	1760.0
Average ETAF	**B ÷ A**	**0.37**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	651.2
Total Area	(A+C)	1760.0
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.37**

LEGEND

	▣	**WEATHER BASED CONTROLLER (RAINBIRD ESP-LXM-8 STA.)**
R.S.	◪	**RAIN SENSOR/ RAINBIRD "RAIN-CHEK"**
BPA.	☒	**BACKFLOW PREVENTER (FEBCO - 825 - Y - 1")**
Q.C.	⊙	**QUICK COUPLER/ RAINBIRD 44 - RC**
	⊗	**VALVE/ RAINBIRD XCZ-075-PRF**
	A-1 12.0 1"	**VALVE NO. / GPH** **VALVE SIZE**
	—— M ——	**MAIN LINE / SCHD. 40 PVC**
	—— – ——	**LATERAL LINE / SCHD. 40 PVC**
SOV	☒	**SHUT-OFF VALVE / NIMBLY**
	M	**IRRIGATION METER**
C.O.	◑	**CLEAN OUT**

SPRINKLER HEAD

SYMBOL	DESCRIPTION	MODEL NO.	GPH/PER 100'	PSI
—— – ——	RAINBIRD DRIPLINE W/EMITTERS @ 12" O.C.	XFS-06-12-100	0.61	30

READY TO ISSUE
BY EDDIE BADEA
FEB 13 2020
Signature

	REVISION	DATE	BY
△1			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.

LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D. GLENDALE, CALIFORNIA 91205
Tel:(818)241-9169

REGISTERED LANDSCAPE ARCHITECT
LARRY G. TISON
1844
Signature
Date
exp. 01-31-20
STATE OF CALIFORNIA

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: MAY. 2019
SCALE: 1/8"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **IRRIGATION PLAN**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
L-2
OF SHEETS

LADBS

B WLA 9 16 20

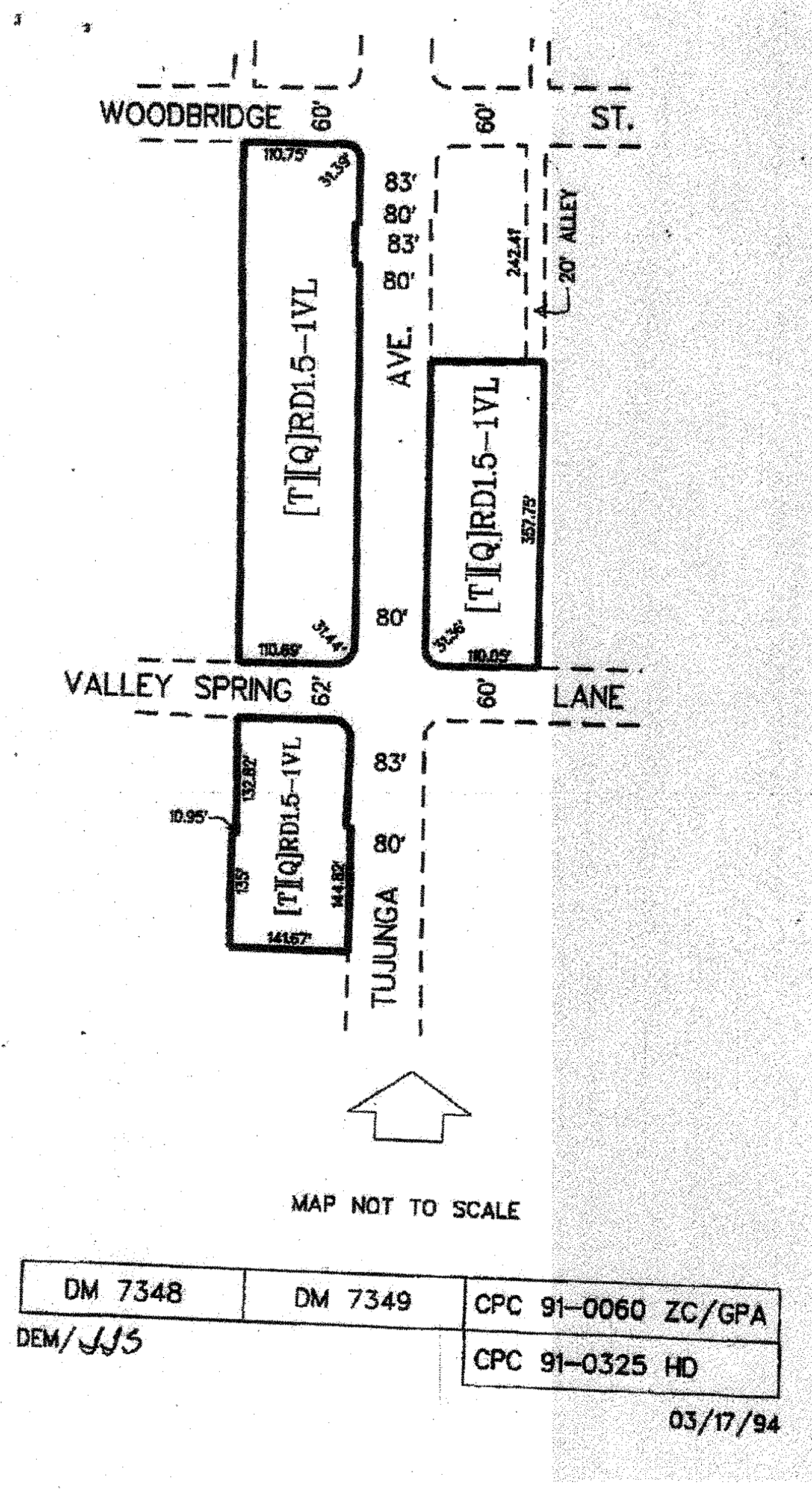
APPROVED

ORDINANCE NO. 169672

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



CFs 87-0290-S1
87-0290-S3
CPC 91-0060 ZC/GPA
CPC 91-0325 (HD)

[Q] QUALIFIED CONDITIONS

Section 2A. Pursuant to Section 12.32 K of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the [Q] Qualified Classification.

1. Covenant: Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

2. Approval Verification: Copies of any approvals, guarantees or verification of consultations, review or approval as may be required by the following conditions of approval shall be provided to the Planning Department for attachment to the subject file.

3. Balconies: No balconies shall be constructed facing the rear property line of the lots.

4. Wall. Except where prohibited by law, a solid decorative masonry block rear wall, a minimum of 6 feet in height, plus two additional feet of lattice with heavy landscaping, shall be constructed along the common property line between the subject property and any adjoining property containing a single-family residential use, if no such wall already exists along said property line. There shall be no openings, except for a lockable gate provided for landscape maintenance work or as required by the Municipal Code. A wall is not required along any common property line with and adjoining multi-family residential use.

5. Landscape Buffer. A minimum 5-foot landscaped buffer shall be provided along the single-family developments. Walkways and driveways shall be permitted to cross any buffer. The landscape buffer along single-family developments shall open to the sky with no balconie or projection into the landscape buffer. However, no buildings or structures may be permitted within the buffer with the exception of retaining walls and fences. This condition is not intended to limit the buildable area used to calculate the floor area ratio.

CFs 87-0290-S1
87-0290-S3
CPC 91-0060 ZC/GPA
CPC 91-0325 (HD)

6. Height. No building or structure located on the subject property shall exceed 28 feet in height, as defined by Section Nos. 12.03 and 12.21.1 of the Municipal Code. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby residential properties.

7. Open Space: Definition - Usable open space for the purpose of this section shall be defined as private and/or common open areas with recreational amenities open to the sky (except that structures may project no more than three feet into an open space provided that there is at least ten feet of clearance underneath) which are designed and intended to be used for active or passive recreation purposes.

A minimum of 100 square feet of usable open space shall be provided for each dwelling unit. Parking areas, driveways, front yard setback areas, and rooftops shall not be included as open space. To be considered as usable open space the project shall meet the following criteria:

a. Private open space: Patios and yards (located at ground level or the first habitable room level) which are part of a single dwelling unit and are enclosed by solid screen material at least four feet in height may be included as usable open space provided said areas have a horizontal dimension of at least eight feet and contain a total area of not less than 150 square feet.

   Private open space areas may not count for more than 50 percent of the total required open space, as well as more than 100 square feet per unit (RD1.5 or less restrictive zones).

b. Common usable open space: Each common usable open space area shall have a total area of at least 400 square feet and shall have an average width of 20 feet with no width less than 15 feet at any point. Side yard and rear yard setback areas shall be at least 15 feet in width.

   Recreation rooms at least 600 square feet in area may qualify as common open space, but shall not exceed more than 25 percent of total open space required.

   Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, tot lots, ball courts, barbecue areas, sitting areas, etc. to the satisfaction of the Department of Planning. (Note: Amenities that meet the Department of Recreation and Parks specifications pursuant to Municipal Code Section 17.12-F may be credited against fees required under Municipal Code Section 12.33).

CPC 91-0060 ZC/GPA
CPC 91-0325 (HD)
CFs 87-0290-S1
87-0290-S3

A minimum of 50 percent of the common usable open space areas shall be planted in ground cover, shrubs or trees and shall include at least one 24-inch box tree for every three dwelling units. Trees shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall be contained within permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and properly drained.

8. Graffiti Removal and Deterrence: The owners and all successors shall acknowledge the applicability of the graffiti removal and deterrence requirements pursuant to Municipal Code Section 91.8101(f), 91.8904.1 and 91.1707(e) relative to the subject project, particularly with regard to the following:

   a. The first nine feet of exterior walls and doors, measured from grade and all of any walls enclosing the property shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, impermeable surface such as ceramic tile, baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both pursuant to Section 91.1707(e); and

   b. The period for compliance with a graffiti removal order issued by the Building and Safety Department is 15 days following which period with failure to perform, the City or its contractor is empowered to enter upon the premises to remove such graffiti with costs accruing to the owner (91.8904.1); and

   c. The period for compliance with a subsequent order for a subsequent occurrence is three days (91.8904.1B).

   d. In addition to a, b and c above, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vine, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

9. Window Treatment: Above the first floor, there shall be no openings, except windows overlooking the adjacent single family residential properties to the rear. Further, said windows shall not be transparent below an eye level height of of six feet, nor shall they be translucent.

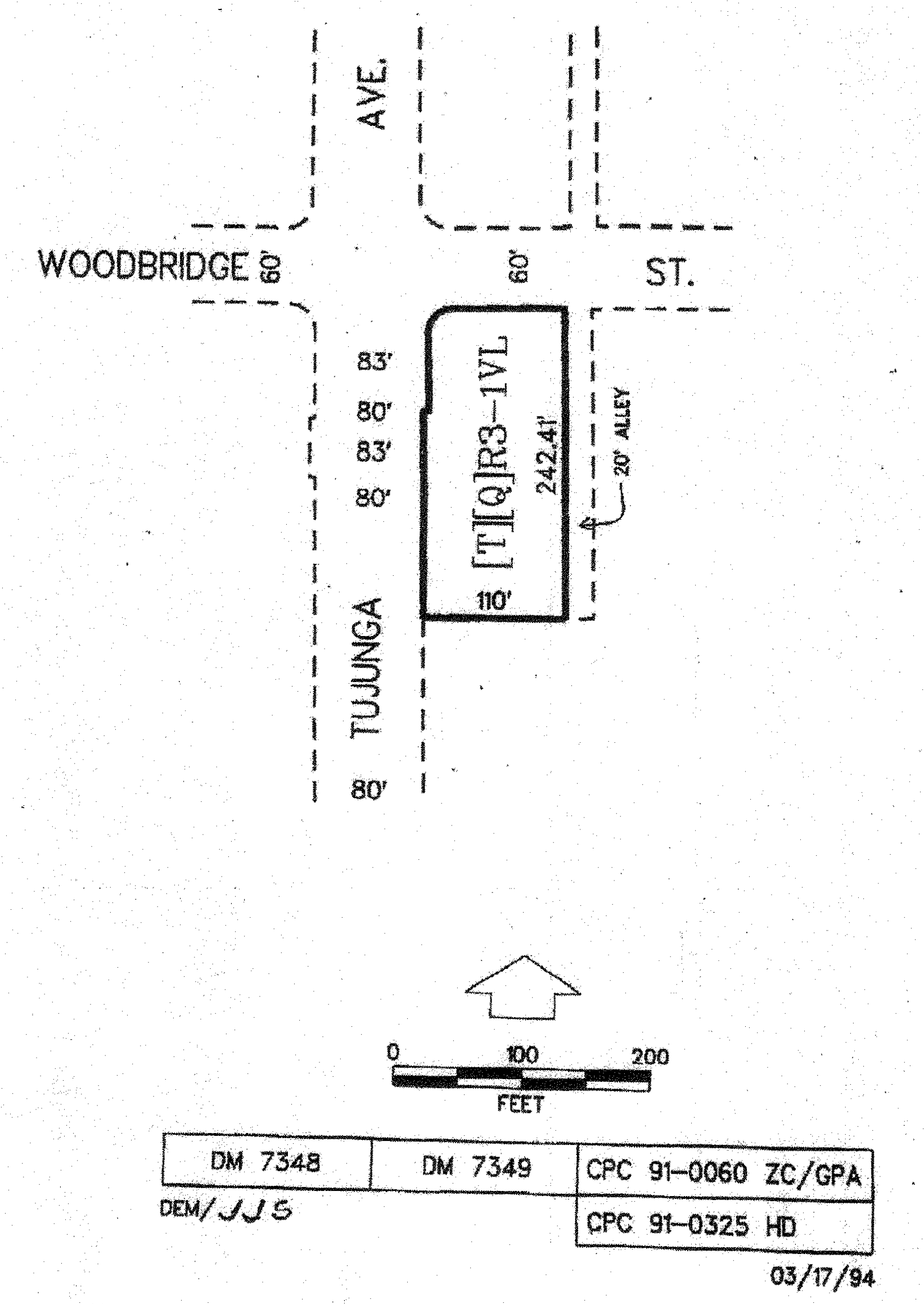
10. Roof Top Structures: All roof-top structures shall be screened from view.

11. Roof Top Air Conditioning: Sound emanating from any roof-top air conditioning units shall be appropriately buffered.

12. Trees: A row of trees shall be required along the inside of the rear wall; said trees to be subject to approval by the Planning Department. Any street trees in the parkways which are removed shall be replaced by the same size tree.

13. Roof Access: There shall be no public access to the roof.

14. Satellite Dish: There shall be no satellite dish antennas on the lots.



Section 2B. Pursuant to Section 12.32 K of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of the property shown in Section 1 hereof which is subject to the [Q] Qualified Classification.

1. Covenant: Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

2. Approval Verification: Copies of any approvals, guarantees or verification of consultations, review or approval as may be required by the following conditions of approval shall be provided to the Planning Department for attachment to the subject file.

3. Density: Density of any structures built on these lots shall be limited to one unit for every 1,200 square feet of lot area.

4. Balconies: No balconies shall be constructed facing the rear property line of the lots.

5. Wall. Except where prohibited by law, a solid decorative masonry block rear wall, a minimum of 6 feet in height, plus two additional feet of lattice with heavy landscaping, shall be constructed along the common property line between the subject property and any adjoining property containing a single-family residential use, if no such wall already exists along said property line. There shall be no openings, except for a lockable gate provided for landscape maintenance work or as required by the Municipal Code. A wall is not required along any common property line with and adjoining multi-family residential use.

6. Landscape Buffer. A minimum 5-foot landscaped buffer shall be provided along the single-family developments. Walkways and driveways shall be permitted to cross any buffer. The landscape buffer along single-family developments shall open to the sky with no balconies or projection into the landscape buffer. However, no buildings or structures may be permitted within the buffer with the exception of retaining walls and fences. This condition is not intended to limit the buildable area used to calculate the floor area ratio.

7. Height. No building or structure located on the subject property shall exceed 28 feet in height, as defined by Section Nos. 12.03 and 12.21.1 of the Municipal Code. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby residential properties.

8. Open Space: Definition - Usable open space for the purpose of this section shall be defined as private and/or common open areas with recreational amenities open to the sky (except that structures may project no more than three feet into an open space provided that there is at least ten feet of clearance underneath) which are designed and intended to be used for active or passive recreation purposes.

A minimum of 100 square feet of usable open space shall be provided for each dwelling unit. Parking areas, driveways, front yard setback areas, and rooftops shall not be included as open space. To be considered as usable open space the project shall meet the following criteria:

a. Private open space: Patios and yards (located at ground level) or the first habitable room level) which are part of a single dwelling unit and are enclosed by solid screen material at least four feet in height may be included as usable open space provided said areas have a horizontal dimension of at least eight feet and contain a total area of not less than 150 square feet.

   Private open space areas may not count for more than 50 percent of the total required open space, as well as more than 100 square feet per unit (RD1.5 or less restrictive zones).

b. Common usable open space: Each common usable open space area shall have a total area of at least 400 square feet and shall have an average width of 20 feet with no width less than 15 feet at any point. Side yard and rear yard setback areas shall be at least 15 feet in width.

   Recreation rooms at least 600 square feet in area may qualify as common open space, but shall not exceed more than 25 percent of total open space required.

   Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, tot lots, ball courts, barbecue areas, sitting areas, etc., to the satisfaction of the Department of Planning. (Note: Amenities that meet the Department of Recreation and Parks specifications pursuant to Municipal Code Section 17.12-F may be credited against fees required under Municipal Code Section 12.33).

   A minimum of 50 percent of the common usable open space areas shall be planted in ground cover, shrubs or trees and shall include at least one 24-inch box tree for every three dwelling units. Trees shall be planted within open space areas. An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall be contained within permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and properly drained.

9. Graffiti Removal and Deterrence: The owners and all successors shall acknowledge the applicability of the graffiti removal and deterrence requirements pursuant to Municipal Code Section 91.8101(f), 91.8904.1 and 91.1707(e) relative to the subject project, particularly with regard to the following:

   a. The first nine feet of exterior walls and doors, measured from grade and all of any walls enclosing the property shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, impermeable surface such as ceramic tile, baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both pursuant to Section 91.1707(e); and

   b. The period for compliance with a graffiti removal order issued by the Building and Safety Department is 15 days following which period with failure to perform, the City or its contractor is empowered to enter upon the premises to remove such graffiti with costs accruing to the owner (91.8904.1); and

   c. The period for compliance with a subsequent order for a subsequent occurrence is three days (91.8904.1B).

   d. In addition to a, b and c above, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vine, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

10. Window Treatment: Above the first floor, there shall be no openings, except windows overlooking the adjacent single-family residential properties to the rear. Further, said windows shall not be transparent below an eye level height of six feet, nor shall they be translucent.

11. Rooftop Structures: All rooftop structures shall be screened from view.

12. Rooftop Air Conditioning: Sound emanating from any rooftop air conditioning units shall be appropriately buffered.

13. Trees: A row of trees shall be required along the inside of the rear wall; said trees to be subject to approval by the Planning Department. Any street trees in the parkways which are removed shall be replaced by the same size tree.

14. Roof Access: There shall be no public access to the roof.

15. Satellite Dish: There shall be no satellite dish antennas on the lots.

Sec. 3 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAR 09 1994

ELIAS MARTINEZ, City Clerk,

By Sandra L. Grange, Deputy.

Approved ARR 12 1994

Mayor.

Approved as to Form and Legality

JAMES K. HAHN, City Attorney,

By ____________ Deputy.

File No. 87-0290-S1 +S3

CNS1163304
4/14

Pursuant to Sec. 97.8 of the City Charter, disapproval of this ordinance recommended by the City Planning Commission

FEB 15 1994

See attached report

Director of Planning

City Clerk Form 23

READY TO ISSUE
FEB 13 2020

REVISION	DATE	BY
△1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE:

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **Q CONDITION ORDINANCE 169672**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

SHEET No:
Q-1
OF SHEETS

DRAWING INDEX

No.	TITLE
LID-1	PLOT PLAN
LID-2	FLOOR PLAN
LID-3	ROOF PLAN
LID-4	ELEVATION
LID-5	ELEVATION
LID-6	ELEVATION

CONSULTANTS

ARCHITECT:
LANDMARK DESIGN & CONSTRUCTION, LLC
VAROOZH SAROIAN
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173

STRUCTURAL: ENGINEERIG
MANUEL A. ESPINO
12109 WOODRUFF AVE.
DOWNEY, CA 90241
TEL. (323) 908-6216

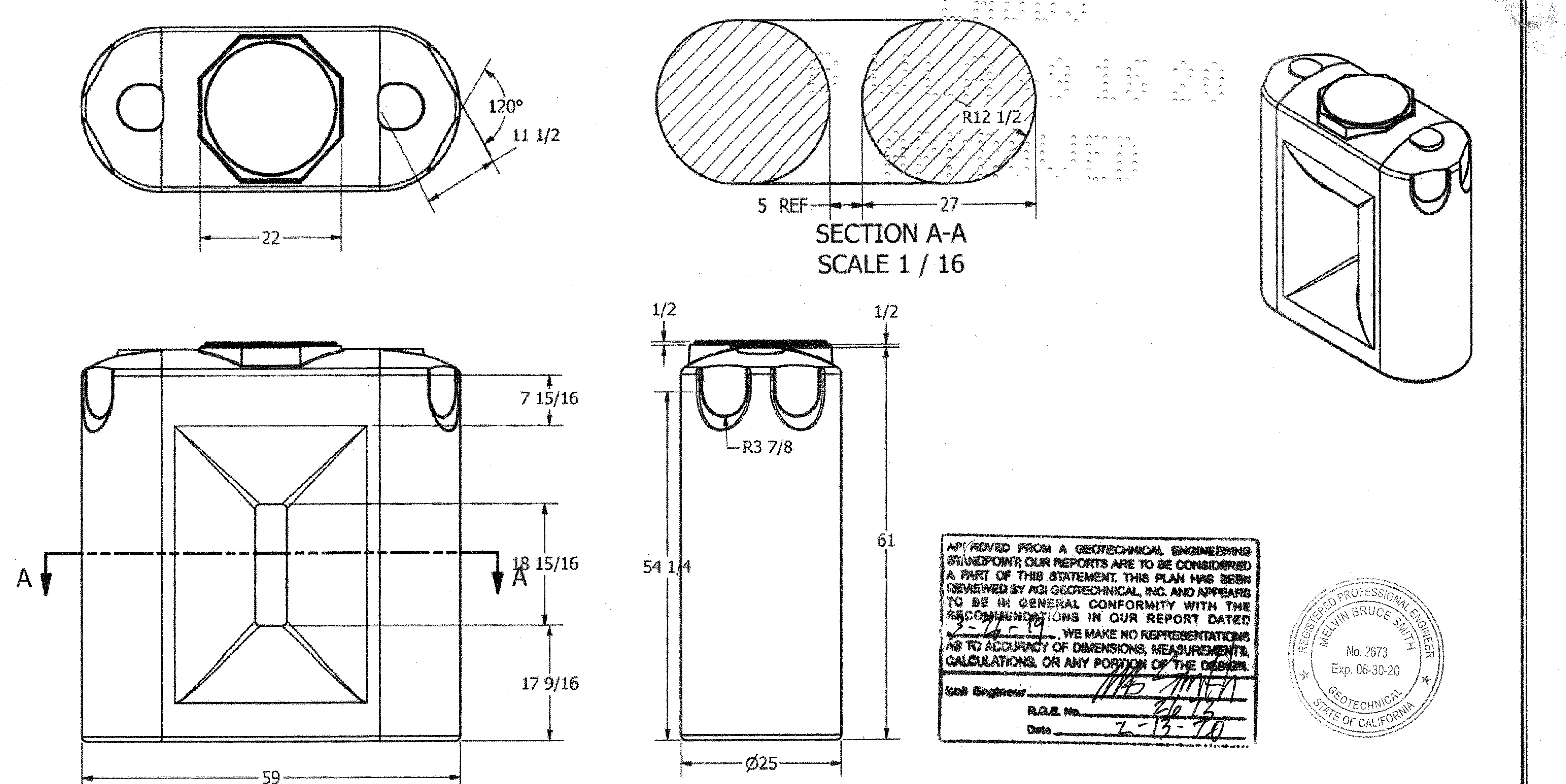
CIVIL ENGINEERING:
TLC TECHNA LAND CO.
LAND PLANNING , CONST. MGMT
HAYK MARTIROSIAN
1545 N. VERDUGO RD. # 2
GLENDALE, CA 91208
TEL. (818) 547-0543

ELECTRICAL ENGINEERING:
TOM TECH ENGINEERING INC.
ROBERT TOMASIAN
TEL. (818) 219-7192

SOILS ENGINEERING:
A.G.I. GEOTECHNICAL, INC.
16555 SHERMAN WAY, SUITE A
VAN NUYS, CA 91406
TEL. (818) 785-5244

TOPOGRAPHIC SURVEY:
LAWRENCE J. SCHMAHL, PLS 5748
11209 HOWARD ST.
WHITTIER, CALIFORNIA 90606
TEL. (562) 908-0570 / (323) 773-1675

TITLE 24 CONSULTANT:
PERFECT DESIGN & INVESTMENT, INC.
2416 W. VALLEY BLVD.
ALHAMBRA, CALIFORNIA 91803
TEL. (626) 298-8808

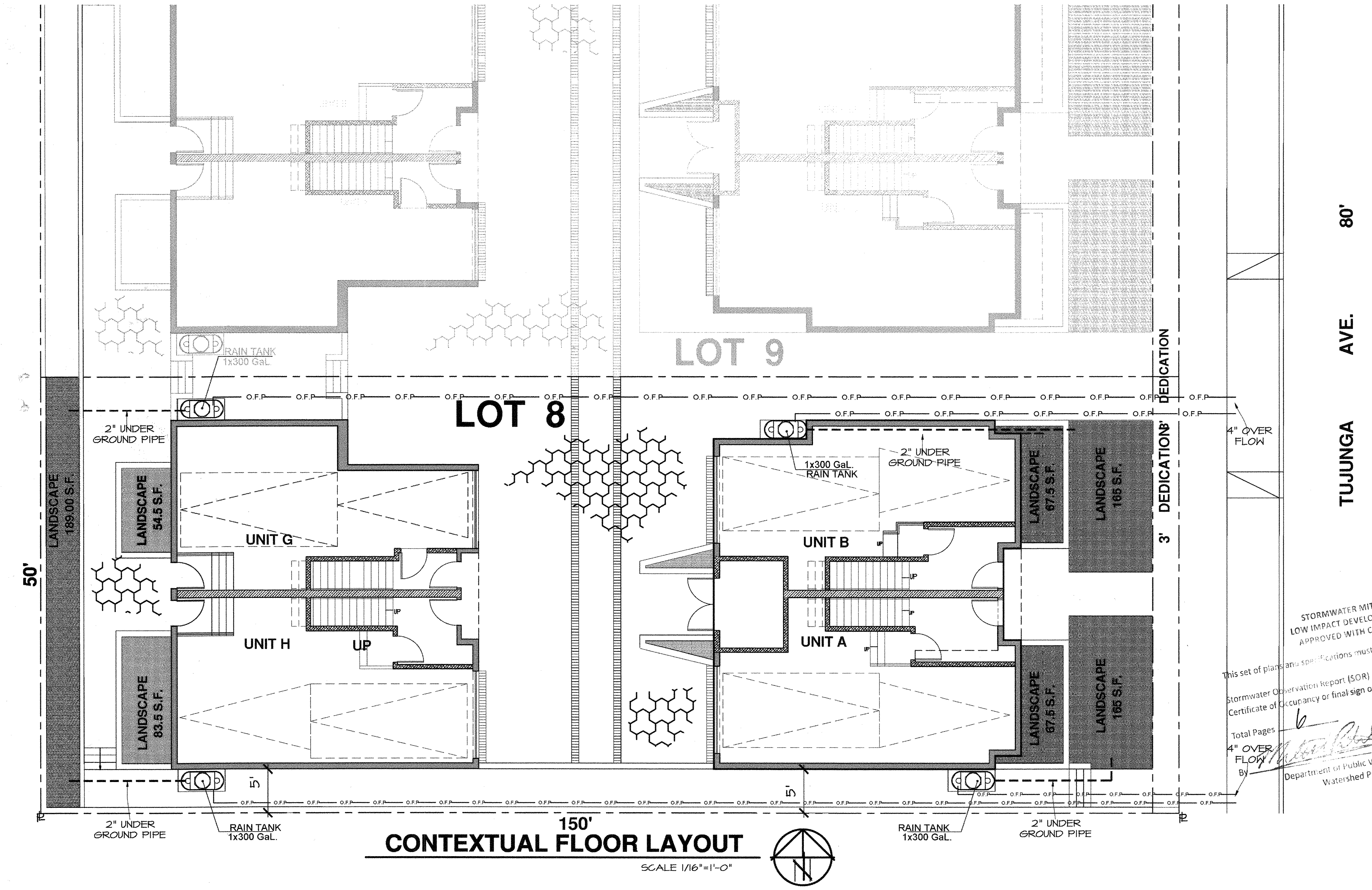


APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT, OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 2-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer MB Smith
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

DRAWN Paulson	4/25/2017	NORWESCO NORWESCO, INC. SAINT BONIFACIUS, MN
CHECKED		TITLE 300-25" GALLON FREE STANDING TANK
QA		
MFG		
APPROVED		SIZE B — DWG NO — REV
		SCALE: 1/16 — SHEET 1 OF 1



CONTEXTUAL FLOOR LAYOUT

SCALE 1/16"=1'-0"

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

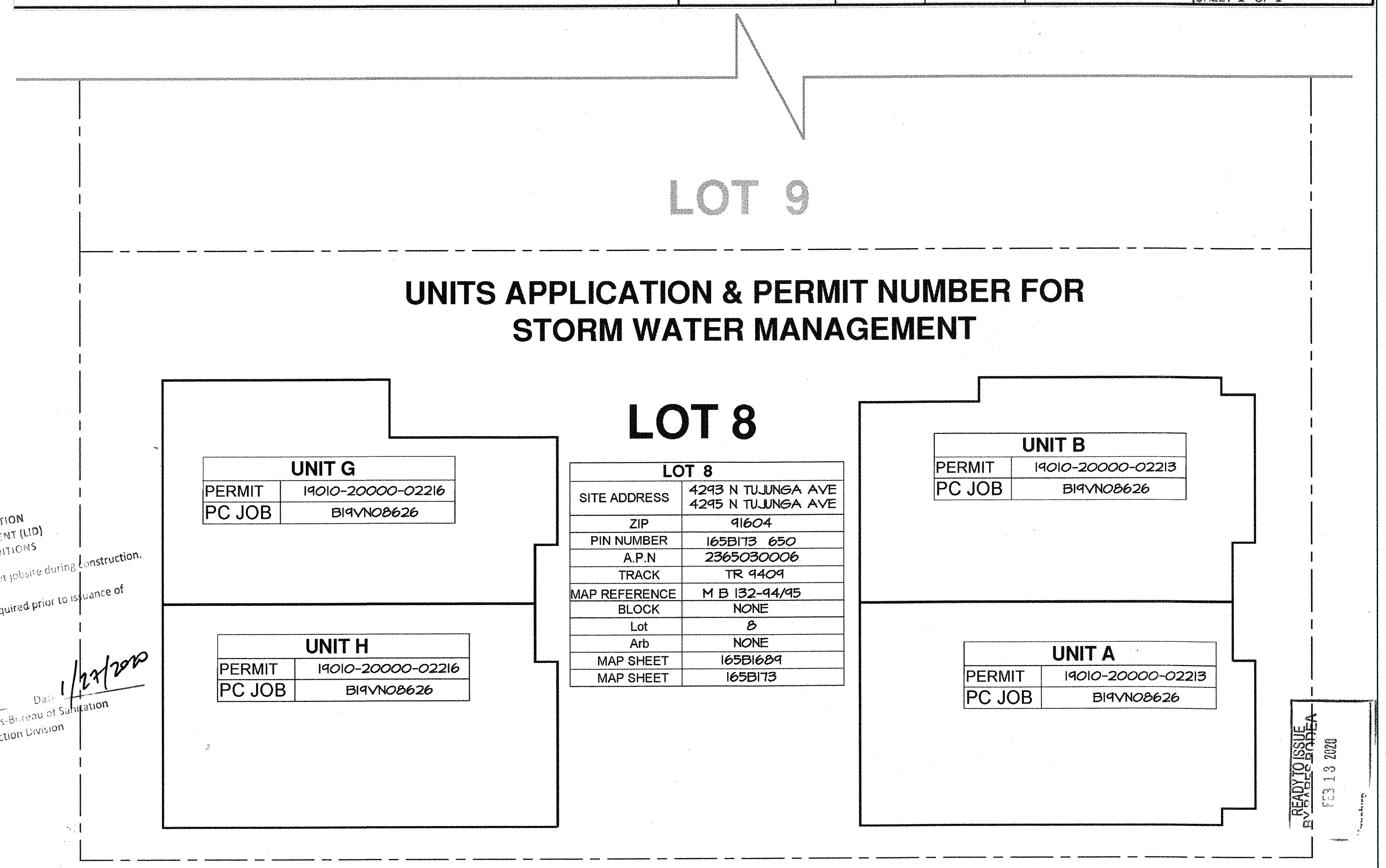
This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By Date 1/27/2020

Department of Public Works-Bureau of Sanitation
Watershed Protection Division



UNITS APPLICATION & PERMIT NUMBER FOR STORM WATER MANAGEMENT

LOT 8

UNIT G	
PERMIT	19010-20000-02216
PC JOB	B19VN08626

UNIT H	
PERMIT	19010-20000-02216
PC JOB	B19VN08626

LOT 8	
SITE ADDRESS	4293 N TUJUNGA AVE 4295 N TUJUNGA AVE
ZIP	91604
PIN NUMBER	165B173 650
A.P.N	2365030006
TRACK	TR 9409
MAP REFERENCE	M B 132-94/95
BLOCK	NONE
Lot	8
Arb	NONE
MAP SHEET	165B1689
MAP SHEET	165B173

UNIT B	
PERMIT	19010-20000-02213
PC JOB	B19VN08626

UNIT A	
PERMIT	19010-20000-02213
PC JOB	B19VN08626

READY TO ISSUE
FEB 13 2020

STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT. STRUCTURAL OBSERVATION SHALL BE PER SECTION 1702 OF UBC 97. THE ARCHITECT OR ENGINEER OF RECORDS SHALL PREPARE AN INSPECTION PROGRAM TO BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO PERMIT ISSUANCE. FOR INDIVIDUAL'S NAME TO PERFORM THE STRUCTURAL OBSERVATION & STAGES OF OBSERVATION SEE STRUCTURAL DRAWINGS.

SPECIAL INSPECTION BY A REGISTERED/ DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH >2000 PSI, HIGH STRENGTH BOLTING SPRAYED ON FIREPROOFING, HIGH-STRENGTH MASONRY, HIGH-LIFT GROUTING, PRE STRESSED CONCRETE AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1701.5*, & CHAPTER 19, 21 & 22)

OWNER/DEVELOPER OF GENERAL CONTRACTOR TO COMPLY WITH PROTECTION OF ADJOINING PROPERTY BY GIVING A 30 DAY WRITTEN WRITTEN NOTICE (BY CERTIFIED MAIL) BY ATTACHING A LETTER TO ADJACENT PROPERTY OWNER, OF INTENT TO EXCAVATE WHERE EXCAVATION IS DEEPER THAN THE FOUNDATION OF ADJOINING BUILDING AND LOCATED CLOSER TO PROPERTY LINE THAN THE DEPTH OF EXCAVATION.

THE DEFERRAL OF ANY SUBMITTAL ITEMS ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE ITEMS SHALL BE CLEARLY IDENTIFIED ON THE PLANS BY THE ENGINEER OF RECORD. ADDITIONALLY, THE ARCHITECT OR ENGINEER OF RECORD IS RESPONSIBLE FOR THE REVIEW AND SUBMITTAL OF THE DEFERRED ITEMS AND DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL AND SHALL INDICATE TO THE BUILDING DEPARTMENT THAT THEY HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE DESIGN OF THE BUILDING. ALL DEFERRED ITEMS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION. WHEN SPECIAL INSPECTION IS REQUIRED PER {UBC 1701) THE ARCHITECT OR ENGINEER OF RECORD IS REQUIRED TO PREPARE AN INSPECTION PROGRAM TO BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. THIS PROGRAM SHALL INCLUDE ALL PORTIONS REQUIRED TO BE INSPECTED, THE NAME(S) OF INDIVIDUALS OR FIRMS WHO ARE TO PERFORM THE INSPECTIONS AND THE DUTIES OF THE SPECIAL INSPECTORS. THE INSPECTION PROGRAM SHALL INCLUDE SAMPLES OF INSPECTION REPORTS AS WELL AS PROVIDE TIME LIMITS FOR SUBMISSION OF REPORTS. {UBC 106.3.5}

	REVISION	DATE	BY
△1			
△2			
△3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8
APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293-4295 TUJUNGA AVE
LOS ANGLES CA, 91064

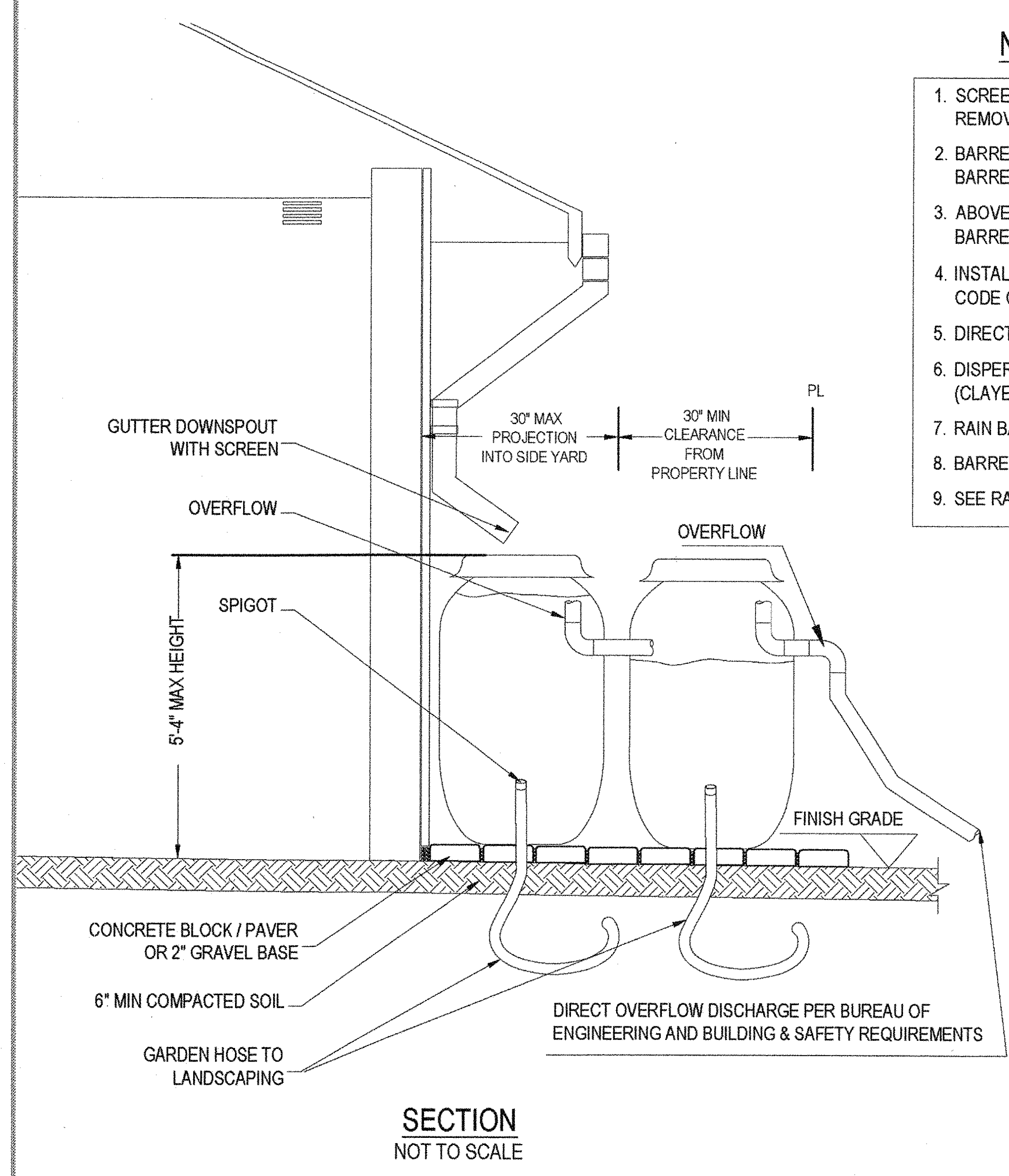
DRAWN BY: E.N
CHECKED BY: V.S.
DATE: 05-15-2019
SCALE: AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

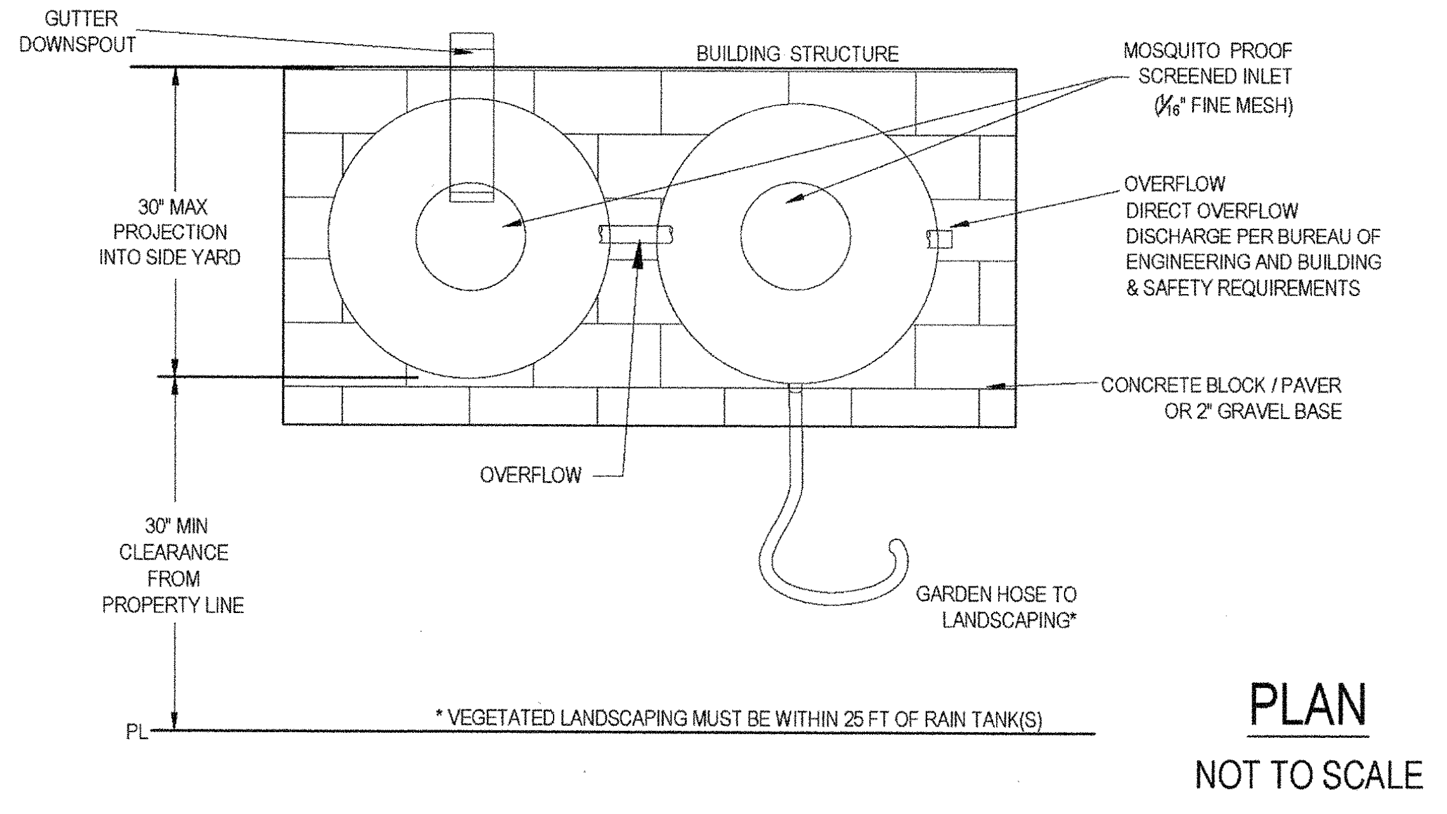
PR: 2019-
SHEET No:
LID-1
OF SHEETS


GUTTER DOWNSPOUT WITH SCREEN
30" MAX PROJECTION INTO SIDE YARD
30" MIN CLEARANCE FROM PROPERTY LINE
PL
OVERFLOW
OVERFLOW
SPIGOT
5'-4" MAX HEIGHT
FINISH GRADE
CONCRETE BLOCK / PAVER OR 2" GRAVEL BASE
6" MIN COMPACTED SOIL
GARDEN HOSE TO LANDSCAPING
DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS

SECTION
NOT TO SCALE

NOTES:

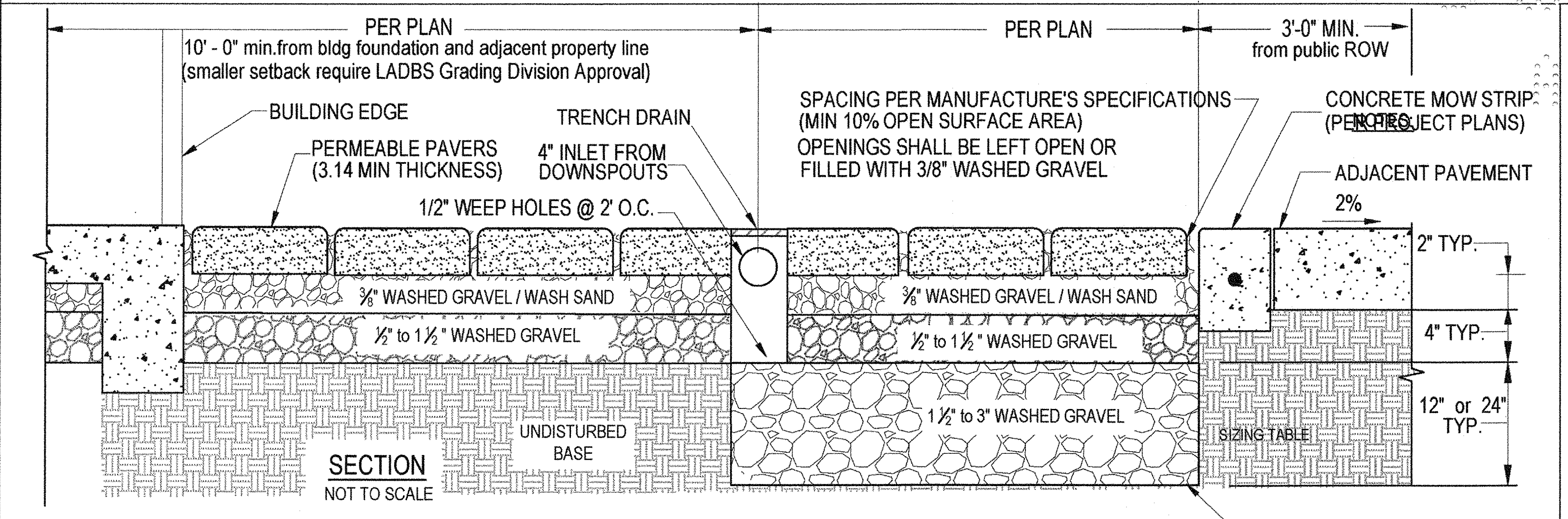
1. SCREENS ARE PRESENT ON ALL RAIN BARREL INLETS TO REMOVE DEBRIS AND LARGER PARTICLES AS THE WATER ENTERS THE BARREL. REMOVABLE CHILD-RESISTANT COVERS AND MOSQUITO SCREENING ARE IN PLACE.
2. BARREL IS CHILD SAFE: ACCESS IS CHILD-PROFF AND THE BARREL IS PROPERLY SITED AND ANCHORED ON A STABLE SURFACE TO PREVENT BARREL FROM TIPPING OVER.
3. ABOVE-GROUND BARRELS SHALL NOT LOCATED ON UNEVEN OR SLOPED SURFACE; IF INSTALLED ON A SLOPED SURFACE, THE BASE WHERE THE BARREL IS INSTALLED HAS BEEN LEVELED USING APPROPRIATE CONSTRUCTION MATERIAL PRIOR TO INSTALLATION.
4. INSTALLED RAIN BARRELS SHALL NOT BEEN PLACED ON ELEVATED PLATFORMS, DECKS OR PORCHES WITHOUT CONSULTING LOCAL BUILDING CODE OFFICIALS.
5. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
6. DISPERSION IS DIRECTED SO AS NOT TO KNOWINGLY CAUSE GEOTECHNICAL HAZARDS RELATED TO SLOPE STABILITY OR TRIGGERING EXPANSIVE (CLAYEY) SOIL MOVEMENT.
7. RAIN BARRELS SHALL BE OPAQUE AND DARK IN COLOR TO PREVENT UV LIGHT PENETRATION AND DISCOURAGE ALGAE GROWTH.
8. BARREL PLACEMENT SHALL ALLOW EASY ACCESS FOR REGULAR MAINTENANCE.
9. SEE RAIN BARREL FACT SHEET FOR MORE INFORMATION.


GUTTER DOWNSPOUT
BUILDING STRUCTURE
MOSQUITO PROOF SCREENED INLET (1/16" FINE MESH)
30" MAX PROJECTION INTO SIDE YARD
OVERFLOW DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS
CONCRETE BLOCK / PAVER OR 2" GRAVEL BASE
OVERFLOW
30" MIN CLEARANCE FROM PROPERTY LINE
GARDEN HOSE TO LANDSCAPING*
PL

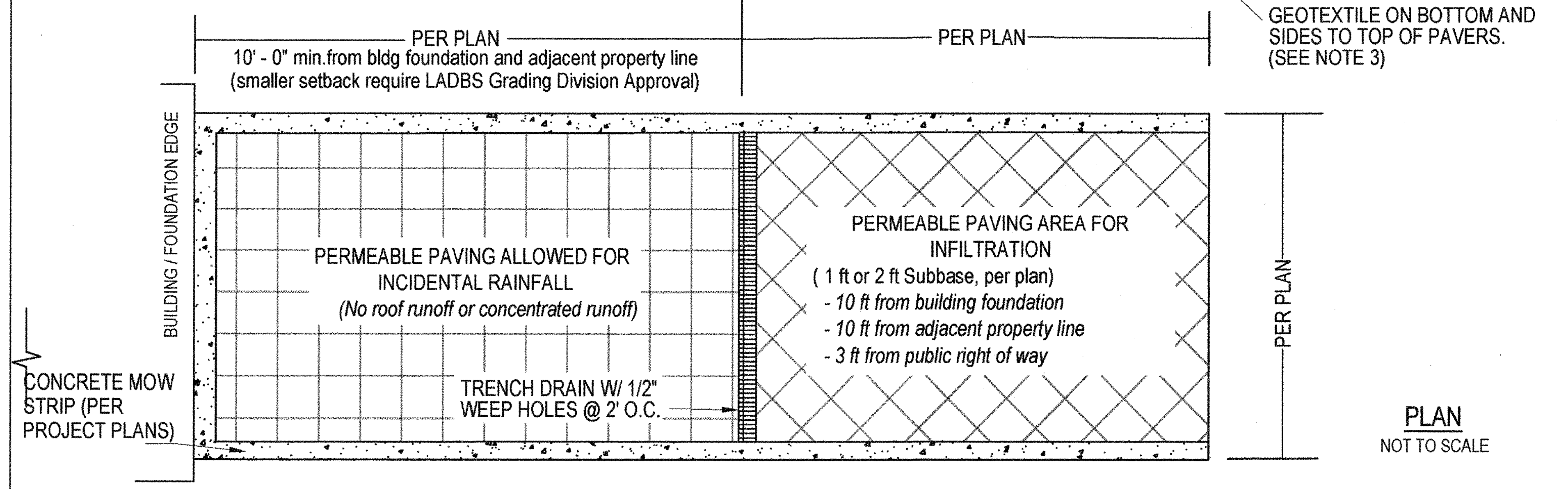
* VEGETATED LANDSCAPING MUST BE WITHIN 25 FT OF RAIN TANK(S)

PLAN
NOT TO SCALE

PERMEABLE PAVERS FOR SMALL SCALE RESIDENTIAL


PER PLAN
10' - 0" min.from bldg foundation and adjacent property line
(smaller setback require LADBS Grading Division Approval)
PER PLAN
3'-0" MIN. from public ROW
BUILDING EDGE
PERMEABLE PAVERS (3.14 MIN THICKNESS)
TRENCH DRAIN
4" INLET FROM DOWNSPOUTS
1/2" WEEP HOLES @ 2' O.C.
SPACING PER MANUFACTURE'S SPECIFICATIONS (MIN 10% OPEN SURFACE AREA)
OPENINGS SHALL BE LEFT OPEN OR FILLED WITH 3/8" WASHED GRAVEL
CONCRETE MOW STRIP (PER PROJECT PLANS)
ADJACENT PAVEMENT
2%
2" TYP.
4" TYP.
12" or 24" TYP.
3/8" WASHED GRAVEL / WASH SAND
1/2" to 1 1/2" WASHED GRAVEL
3/8" WASHED GRAVEL / WASH SAND
1/2" to 1 1/2" WASHED GRAVEL
1 1/2" to 3" WASHED GRAVEL
UNDISTURBED BASE
SIZING TABLE
GEOTEXTILE ON BOTTOM AND SIDES TO TOP OF PAVERS. (SEE NOTE 3)

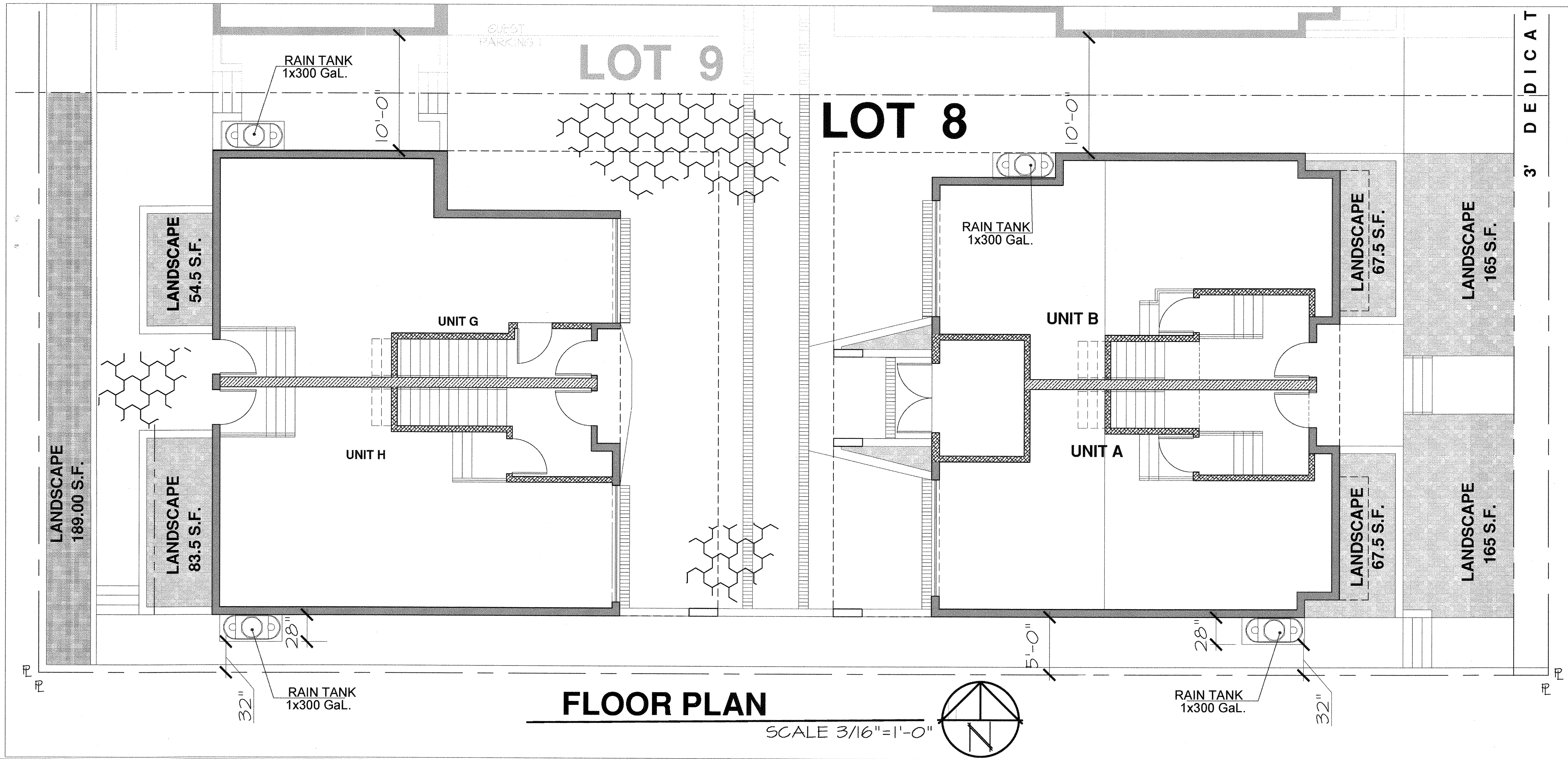
SECTION
NOT TO SCALE


PER PLAN
10' - 0" min.from bldg foundation and adjacent property line
(smaller setback require LADBS Grading Division Approval)
PER PLAN
BUILDING / FOUNDATION EDGE
PERMEABLE PAVING ALLOWED FOR INCIDENTAL RAINFALL
(No roof runoff or concentrated runoff)
PERMEABLE PAVING AREA FOR INFILTRATION
(1 ft or 2 ft Subbase, per plan)
- 10 ft from building foundation
- 10 ft from adjacent property line
- 3 ft from public right of way
TRENCH DRAIN W/ 1/2" WEEP HOLES @ 2' O.C.
PER PLAN
CONCRETE MOW STRIP (PER PROJECT PLANS)

PLAN
NOT TO SCALE

NOTES:

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 3 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.



FLOOR PLAN

SCALE 3/16"=1'-0"

▨ PREAMBLE PAVERS

▨ LANDSCAPING

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT. OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer M B Smith
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By ______ Date 1/27/2020
Department of Public Works-Bureau of Sanitation
Watershed Protection Division

READY TO ISSUE
BY DARES BODEA
FEB 13 2020
Signature

REVISION	DATE	BY
1		
2		
3		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293-4295 TUJUNGA AVE
LOS ANGLES CA, 91064

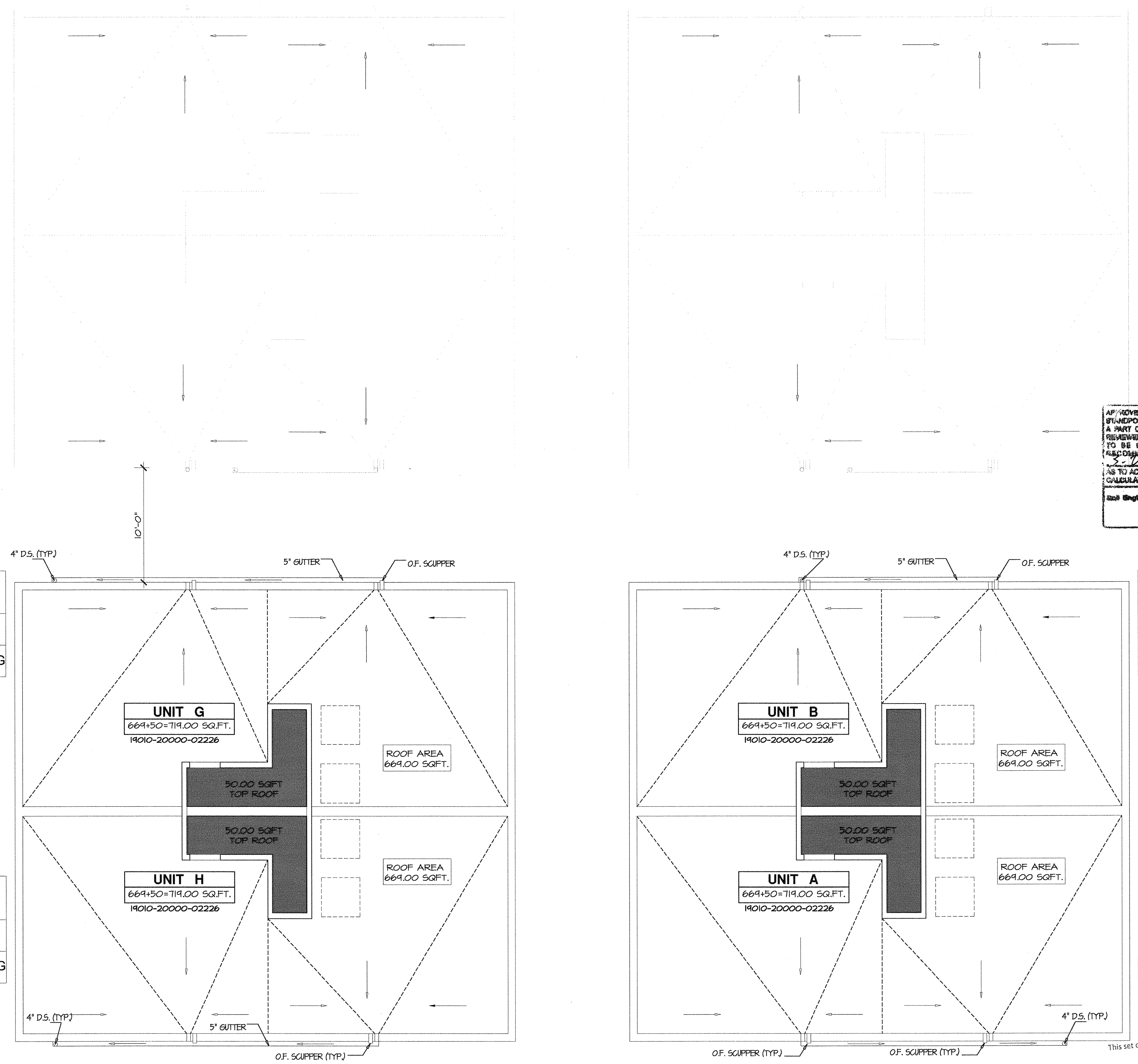
DRAWN BY: E.N
CHECKED BY: V.S.
DATE: 05-15-2019
SCALE: AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

PR: 2019–
SHEET No:
LID-2
OF SHEETS



UNIT G
TRIBUTARY ROOF AREA
719.00 x 0.42 =301.98
301.98 ~ 300.00 GALLON
301.98 /3=100.66 LANDSCAPING

UNIT H
TRIBUTARY ROOF AREA
719.00 x 0.42 =301.98
301.98 ~ 300.00 GALLON
301.98 /3=100.66 LANDSCAPING

UNIT B
TRIBUTARY ROOF AREA
719.00 x 0.42 =301.98
301.98 ~ 300.00 GALLON
301.98 /3=100.66 LANDSCAPING

UNIT A
TRIBUTARY ROOF AREA
719.00 x 0.42 =301.98
301.98 ~ 300.00 GALLON
301.98 /3=100.66 LANDSCAPING

ROOF/SUN DECK PLAN

SCALE 3/16"=1'-0"

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer M. Smith
R.G.E. No. 3673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20
GEOTECHNICAL

STORMWATER OBSERVATION REPORT (SOR) FORM

Only to be used for Single Family Residences
(4 units or less, <10,000 SF, <2,500 SF within a ESA)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

STORMWATER OBSERVATION *means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.*

STORMWATER OBSERVATION *must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved.* ***AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES.***

STORMWATER OBSERVATION REPORT (SOR) *must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved.* ***PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.***

Project Address: 4293-5 TUJUNGA AVE, LOS ANGLES CA, 91604	**Building Permit No.:** 19010-20000-02214 19010-20000-02215
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan: LANDMARK DESIGN & CONSTRUCTION, LLC	**Phone Number:** 818-247-4173

I declare that the following statements are true to the best of my knowledge:

1. I am responsible for the approved LID Plan, and
2. I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature　　Date　　Contractor/Architect/Engineer License

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(s) VERIFICATION

Upon installation of the approved stormwater BMPs, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation. 201 N. Figueroa, 3rd floor, station 18. The SOR Form must be with filed and approved by the Bureau of Sanitation prior to the issuance of a Certificate of Occupancy.

Project Address: 4293 TUJUNGA AVE, LOS ANGLES CA, 91604

RESIDENTIAL (4 UNITS OR LESS, <10,000SF, < 2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 55 to 130 gal each		
2	Rain Tank(s) – > 130 gal min	4x300 GAL	LID-2,3
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	☒ Incidental; 713 total SF ☐ Infiltration; ______ total SF	LID-1
6	Rain Garden	☐ #____ - Lined; ______ total SF ☐ #____ - Unlined; ______ total SF	
7	Dry Well		
8	SUMP Pump (modification was not required)		

ALL OTHER DEVELOPMENT
(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; ______ total SF ☐ Infiltration; ______ total SF	
Capture & Use	4	Rain Tank(s) – 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	☐ #____ - Lined; ______ total SF ☐ #____ - Unlined; ______ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not required)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

READY TO ISSUE

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By　　Date 1/27/2020
Department of Public Works-Bureau of Sanitation
Watershed Protection Division

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293-4295 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY:	E.N
CHECKED BY:	V.S.
DATE:	05-15-2019
SCALE:	AS SHOWN

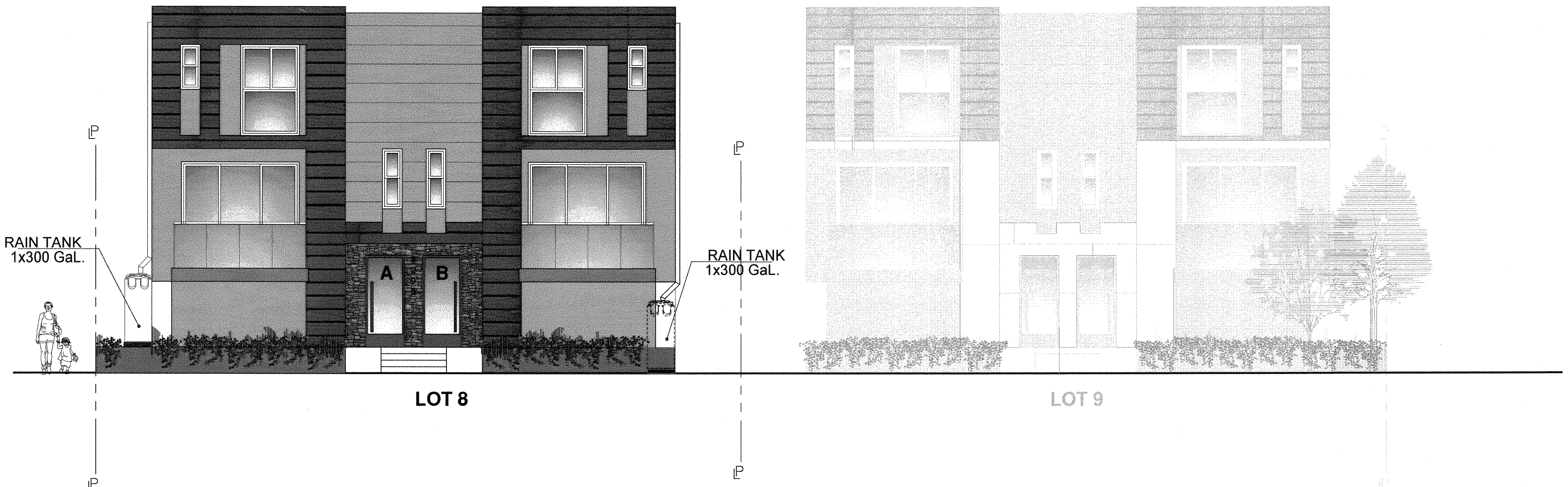
OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

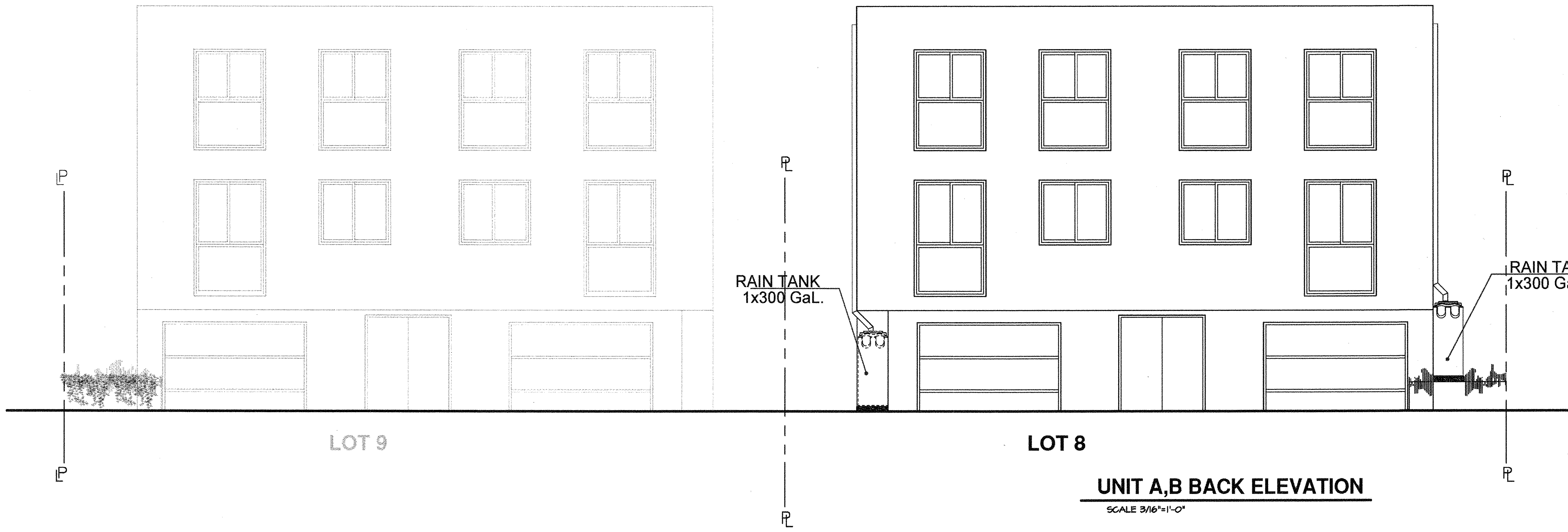
PR: 2019–
SHEET No:
LID-3
OF　SHEETS

LADBS
B VLA -9 16 20
APPROVED



UNIT A,B FRONT ELEVATION

SCALE 3/16"=1'-0"



UNIT A,B BACK ELEVATION

SCALE 3/16"=1'-0"

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer MB Smith

R.G.E. No. 2673

Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By ______ Date 1/27/2020

Department of Public Works-Bureau of Sanitation
Watershed Protection Division

READY TO ISSUE
BY BAGES BODEA
FEB 13 2020
Signature ______

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293-4295 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY: E.N
CHECKED BY: V.S.
DATE: 05-15-2019
SCALE: AS SHOWN

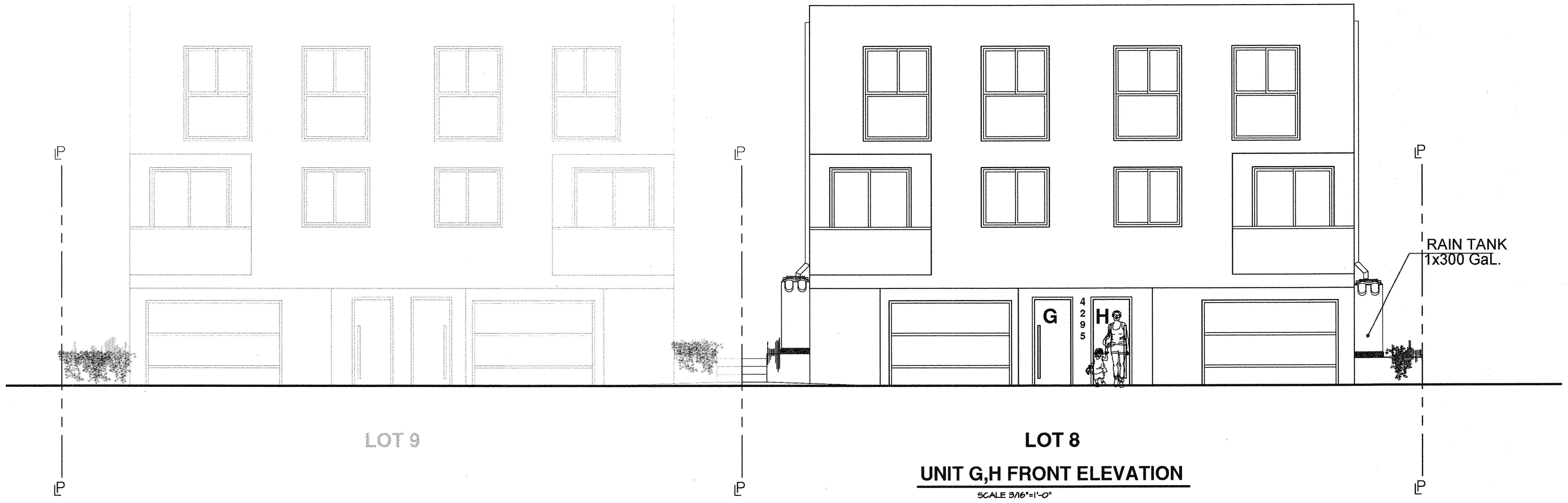
OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

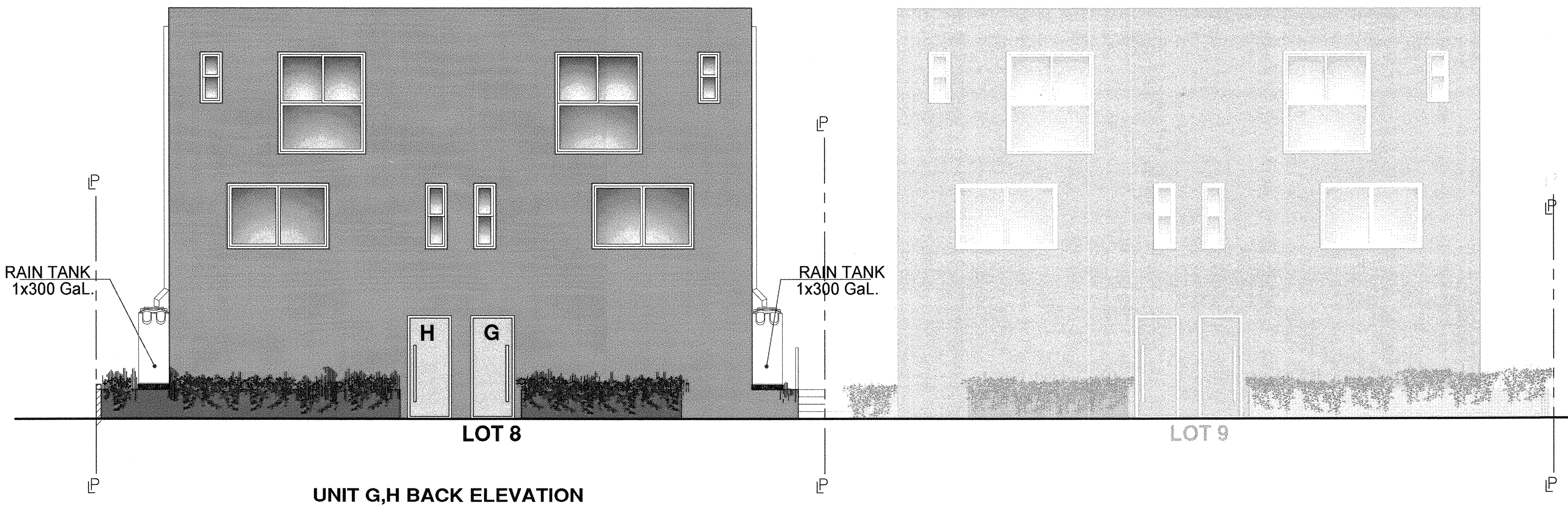
PR: 2019-
SHEET No:
LID-4
OF SHEETS

B ULA +9 16 20
APPROVED



UNIT G,H FRONT ELEVATION

SCALE 3/16"=1'-0"



UNIT G,H BACK ELEVATION

SCALE 3/16"=1'-0"

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By ______ Date 1/27/2020
Department of Public Works-Bureau of Sanitation
Watershed Protection Division

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer M B Smith
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

READY TO ISSUE
BY BABES BODEA
FEB 13 2020

	REVISION	DATE	BY
△1			
△2			
△3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293-4295 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY:	E.N
CHECKED BY:	V.S.
DATE:	05-15-2019
SCALE:	AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

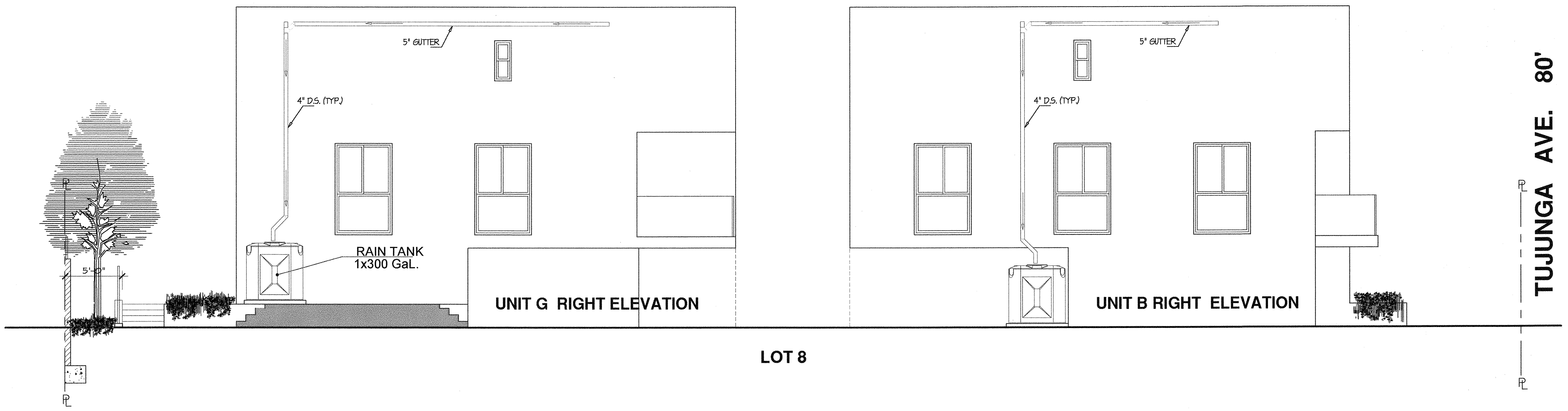
SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

PR: 2019-

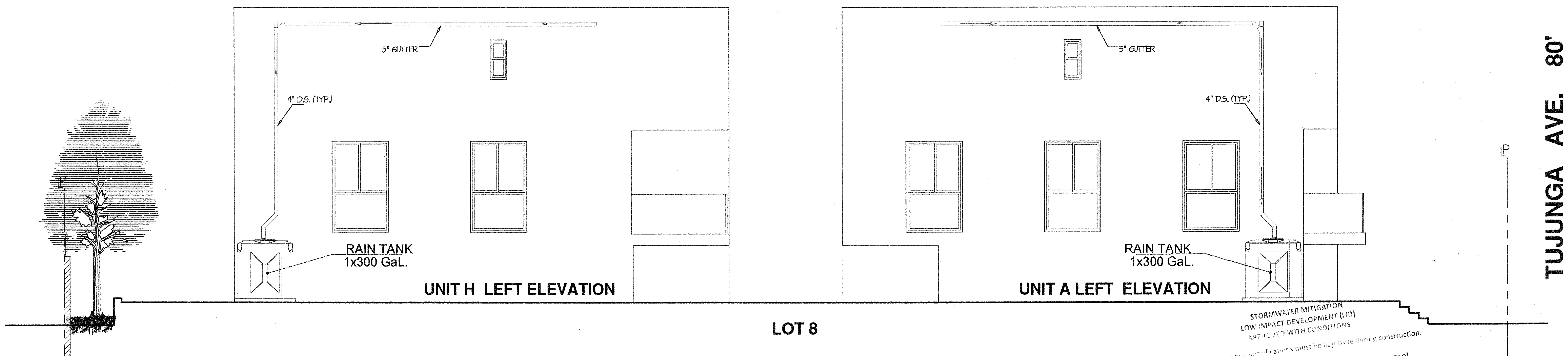
SHEET No:
LID-5
OF SHEETS

LADBS
B VLA 09 16 20
APPROVED



UNIT G,B LEFT ELEVATION

SCALE 3/16"=1'-0"



UNIT H,A LEFT ELEVATION

SCALE 3/16"=1'-0"

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT. OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer ______

R.G.E. No. 2673

Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By ______ Date 1/27/2020

Department of Public Works-Bureau of Sanitation
Watershed Protection Division

READY TO ISSUE
BY BADEE BOREA
FEB 13 2020
Signature ______

	REVISION	DATE	BY
△1			
△2			
△3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4293-4295 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY: E.N

CHECKED BY: V.S.

DATE: 05-15-2019

SCALE: AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

PR: 2019-

SHEET No:
LID-6
OF SHEETS

DRAWING INDEX

No.	TITLE
LID-1	PLOT PLAN
LID-2	FLOOR PLAN
LID-3	ROOF PLAN
LID-4	ELEVATION
LID-5	ELEVATION
LID-6	ELEVATION

CONSULTANTS

ARCHITECT:
LANDMARK DESIGN & CONSTRUCTION, LLC
VAROOZH SAROIAN
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173

STRUCTURAL: ENGINEERIG
MANUEL A. ESPINO
12109 WOODRUFF AVE.
DOWNEY, CA 90241
TEL. (323) 908-6216

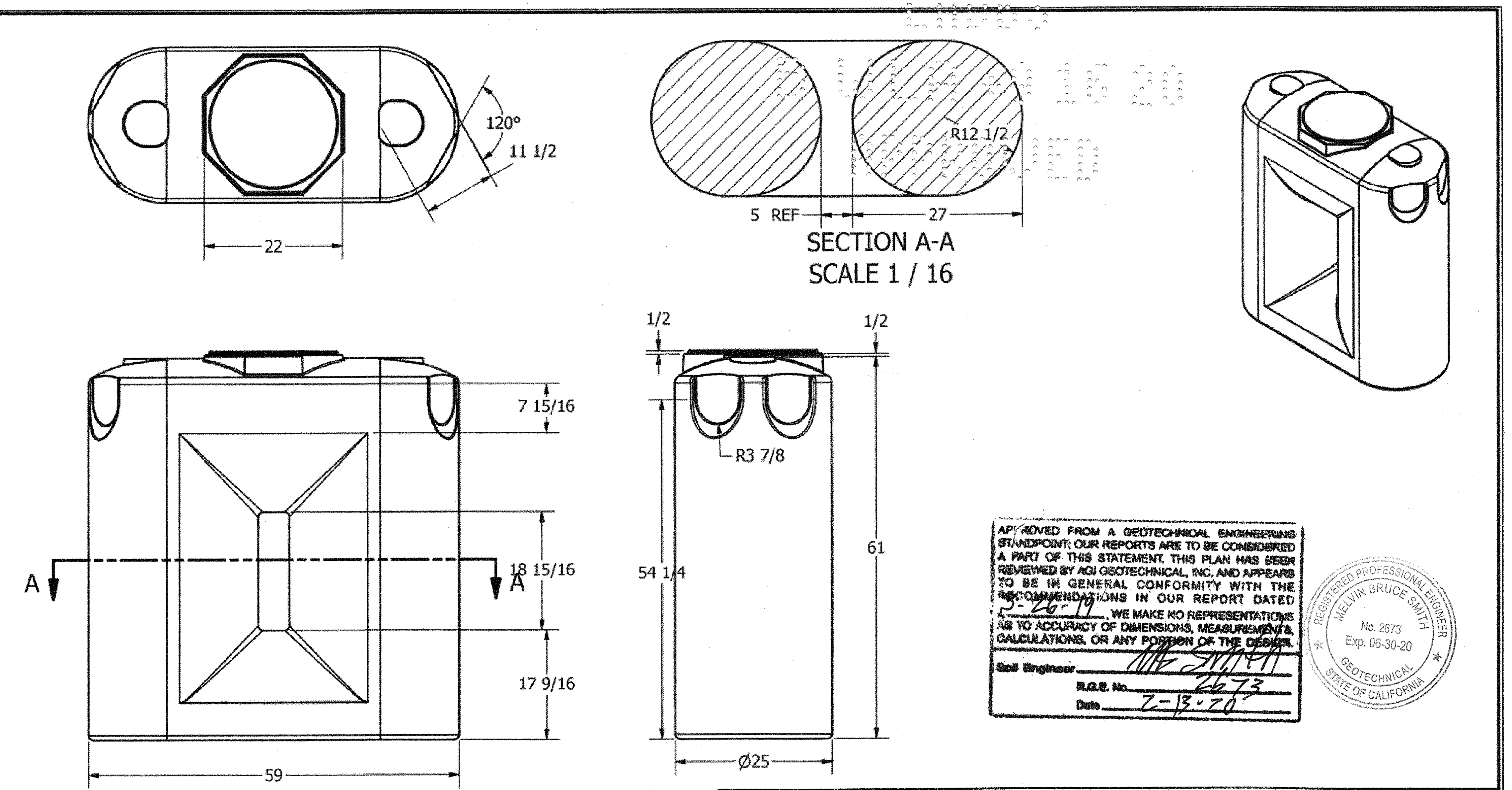
CIVIL ENGINEERING:
TLC TECHNA LAND CO.
LAND PLANNING , CONST. MGMT
HAYK MARTIROSIAN
1545 N. VERDUGO RD. # 2
GLENDALE, CA 91208
TEL. (818) 547-0543

ELECTRICAL ENGINEERING:
TOM TECH ENGINEERING INC.
ROBERT TOMASIAN
TEL. (818) 219-7192

SOILS ENGINEERING:
A.G.I. GEOTECHNICAL, INC.
16555 SHERMAN WAY, SUITE A
VAN NUYS, CA 91406
TEL. (818) 785-5244

TOPOGRAPHIC SURVEY:
LAWRENCE J. SCHMAHL, PLS 5748
11209 HOWARD ST.
WHITTIER, CALIFORNIA 90606
TEL. (562) 908-0570 / (323) 773-1675

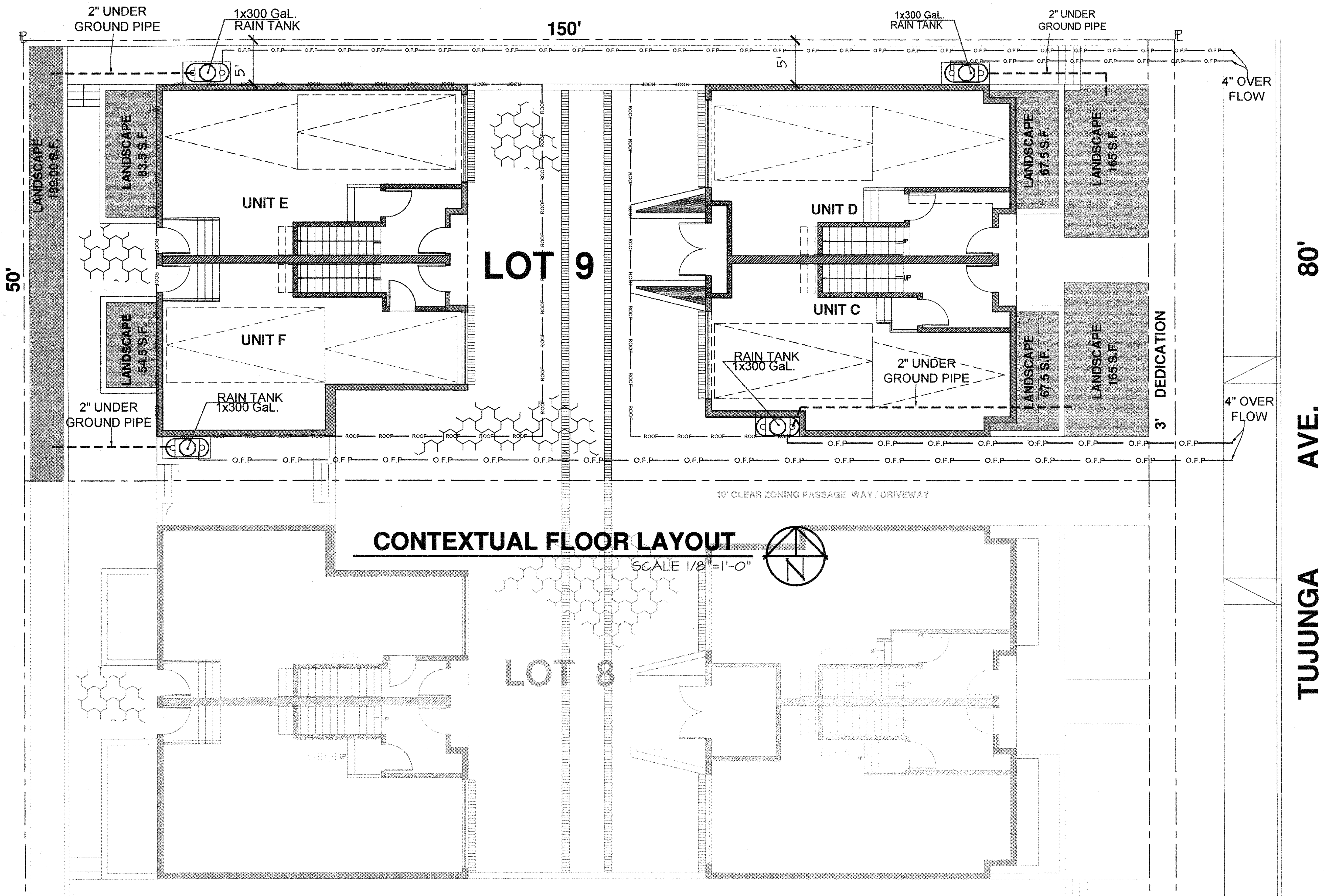
TITLE 24 CONSULTANT:
PERFECT DESIGN & INVESTMENT, INC.
2416 W. VALLEY BLVD.
ALHAMBRA, CALIFORNIA 91803
TEL. (626) 298-8808



APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19, WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
Soil Engineer M.B. Smith
R.G.E. No. 2673
Date 7-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

DRAWN Paulson	4/25/2017	**NORWESCO** NORWESCO, INC. SAINT BONIFACIUS, MN
CHECKED		TITLE 300-25" GALLON FREE STANDING TANK
QA		
MFG		
APPROVED		SIZE B / DWG NO / REV
		SCALE: 1/16 / SHEET 1 OF 1



CONTEXTUAL FLOOR LAYOUT
SCALE 1/8"=1'-0"

UNITS APPLICATION & PERMIT NUMBER FOR STORM WATER MANAGEMENT

LOT 9

UNIT E	
PERMIT	19010-20000-02215
PC JOB	B19VN08626

UNIT F	
PERMIT	19010-20000-02215
PC JOB	B19VN08626

LOT 9	
SITE ADDRESS	4299 N TUJUNGA AVE 4297 N TUJUNGA AVE
ZIP	91604
PIN NUMBER	165B173 638
A.P.N	2365030007
TRACK	TR 9409
MAP REFERENCE	M B 132-94/95
BLOCK	NONE
Lot	9
Arb	NONE
MAP SHEET	165B169
MAP SHEET	165B173

UNIT D	
PERMIT	19010-20000-02214
PC JOB	B19VN08626

UNIT C	
PERMIT	19010-20000-02214
PC JOB	B19VN08626

LOT 8

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS
This set of plans and specifications must be at jobsite during construction.
Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.
Total Pages 6
Date 1/27/2020
By
Department of Public Works-Bureau of Sanitation
Watershed Protection Division

READY TO ISSUE
BY RAFES BODEA
FEB 13 2020
Signature

STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT. STRUCTURAL OBSERVATION SHALL BE PER SECTION 1702 OF UBC 97. THE ARCHITECT OR ENGINEER OF RECORDS SHALL PREPARE AN INSPECTION PROGRAM TO BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO PERMIT ISSUANCE. FOR INDIVIDUAL'S NAME TO PERFORM THE STRUCTURAL OBSERVATION & STAGES OF OBSERVATION SEE STRUCTURAL DRAWINGS.

SPECIAL INSPECTION BY A REGISTERED/ DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH >2000 PSI, HIGH STRENGTH BOLTING SPRAYED ON FIREPROOFING, HIGH-STRENGTH MASONRY, HIGH-LIFT GROUTING, PRE STRESSED CONCRETE AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1701.5*, & CHAPTER 19, 21 & 22)

OWNER/DEVELOPER OF GENERAL CONTRACTOR TO COMPLY WITH PROTECTION OF ADJOINING PROPERTY BY GIVING A 30 DAY WRITTEN WRITTEN NOTICE (BY CERTIFIED MAIL) BY ATTACHING A LETTER TO ADJACENT PROPERTY OWNER, OF INTENT TO EXCAVATE WHERE EXCAVATION IS DEEPER THAN THE FOUNDATION OF ADJOINING BUILDING AND LOCATED CLOSER TO PROPERTY LINE THAN THE DEPTH OF EXCAVATION.

THE DEFERRAL OF ANY SUBMITTAL ITEMS ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE ITEMS SHALL BE CLEARLY IDENTIFIED ON THE PLANS BY THE ENGINEER OF RECORD. ADDITIONALLY, THE ARCHITECT OR ENGINEER OF RECORD IS RESPONSIBLE FOR THE REVIEW AND SUBMITTAL OF THE DEFERRED ITEMS AND DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL AND SHALL INDICATE TO THE BUILDING DEPARTMENT THAT THEY HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE DESIGN OF THE BUILDING. ALL DEFERRED ITEMS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION. WHEN SPECIAL INSPECTION IS REQUIRED PER {UBC 1701) THE ARCHITECT OR ENGINEER OF RECORD IS REQUIRED TO PREPARE AN INSPECTION PROGRAM TO BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. THIS PROGRAM SHALL INCLUDE ALL PORTIONS REQUIRED TO BE INSPECTED, THE NAME(S) OF INDIVIDUALS OR FIRMS WHO ARE TO PERFORM THE INSPECTIONS AND THE DUTIES OF THE SPECIAL INSPECTORS. THE INSPECTION PROGRAM SHALL INCLUDE SAMPLES OF INSPECTION REPORTS AS WELL AS PROVIDE TIME LIMITS FOR SUBMISSION OF REPORTS. {UBC 106.3.5}

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4297-4299 TUJUNGA AVE
LOS ANGLES CA, 91064

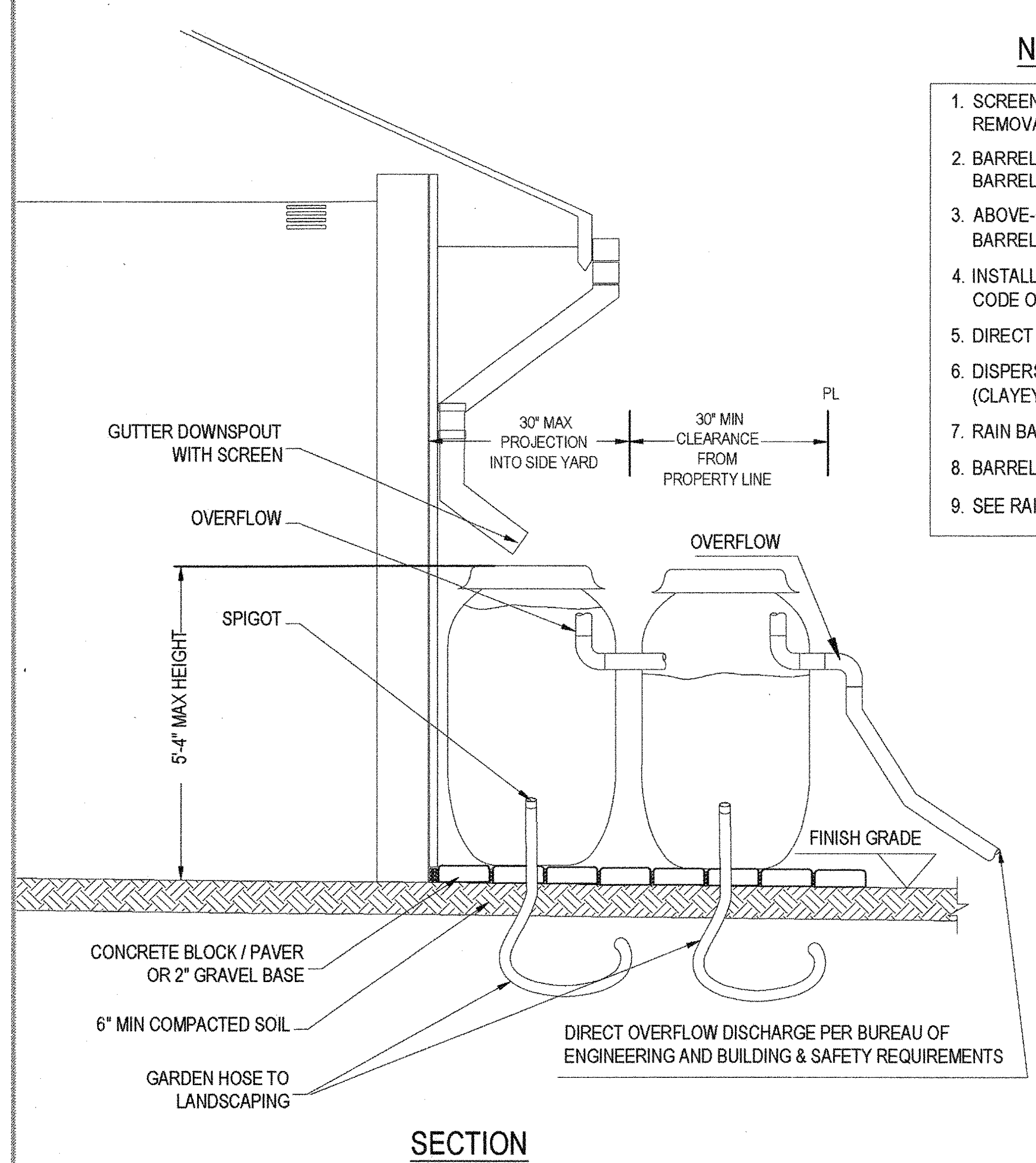
DRAWN BY: E.N
CHECKED BY: V.S.
DATE: 05-15-2019
SCALE: AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
CELL. (818) 402-5264
(818) 244-6405
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
FAX (818) 247-4610

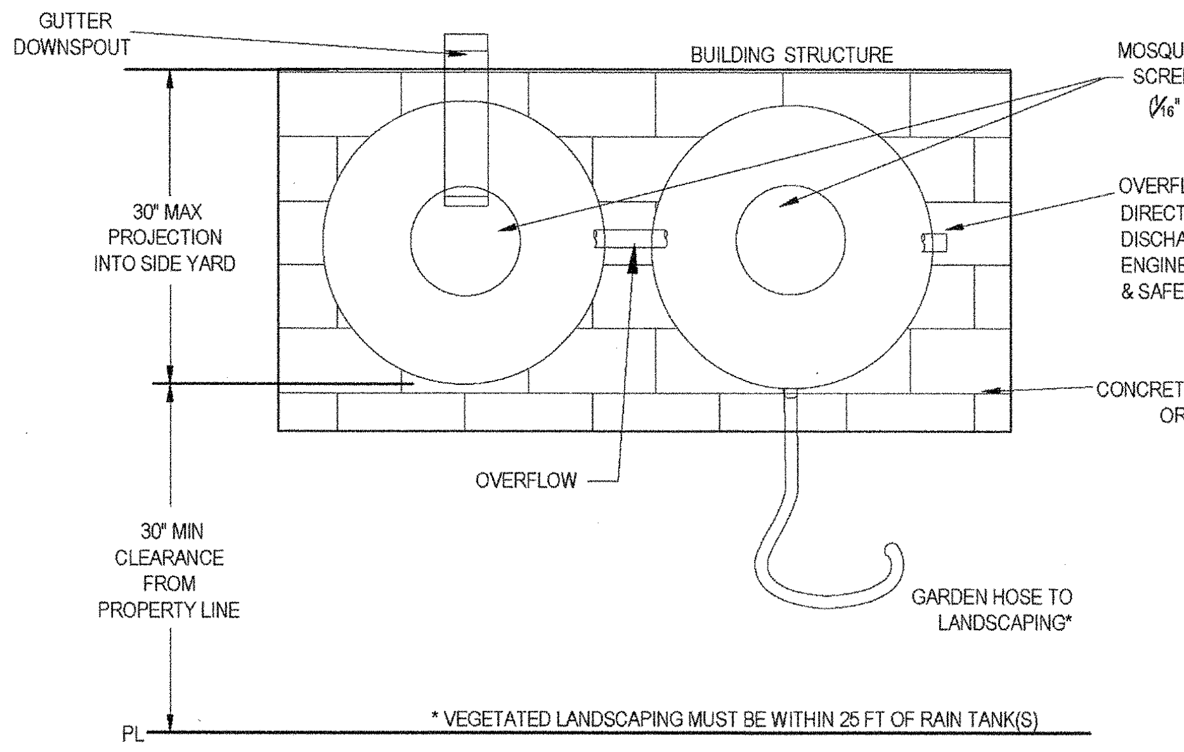
PR: 2019-
SHEET No:
LID-1
OF SHEETS


GUTTER DOWNSPOUT WITH SCREEN
30" MAX PROJECTION INTO SIDE YARD
30" MIN CLEARANCE FROM PROPERTY LINE
PL
OVERFLOW
OVERFLOW
SPIGOT
5'-4" MAX HEIGHT
FINISH GRADE
CONCRETE BLOCK / PAVER OR 2" GRAVEL BASE
6" MIN COMPACTED SOIL
GARDEN HOSE TO LANDSCAPING
DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS

SECTION
NOT TO SCALE

NOTES:

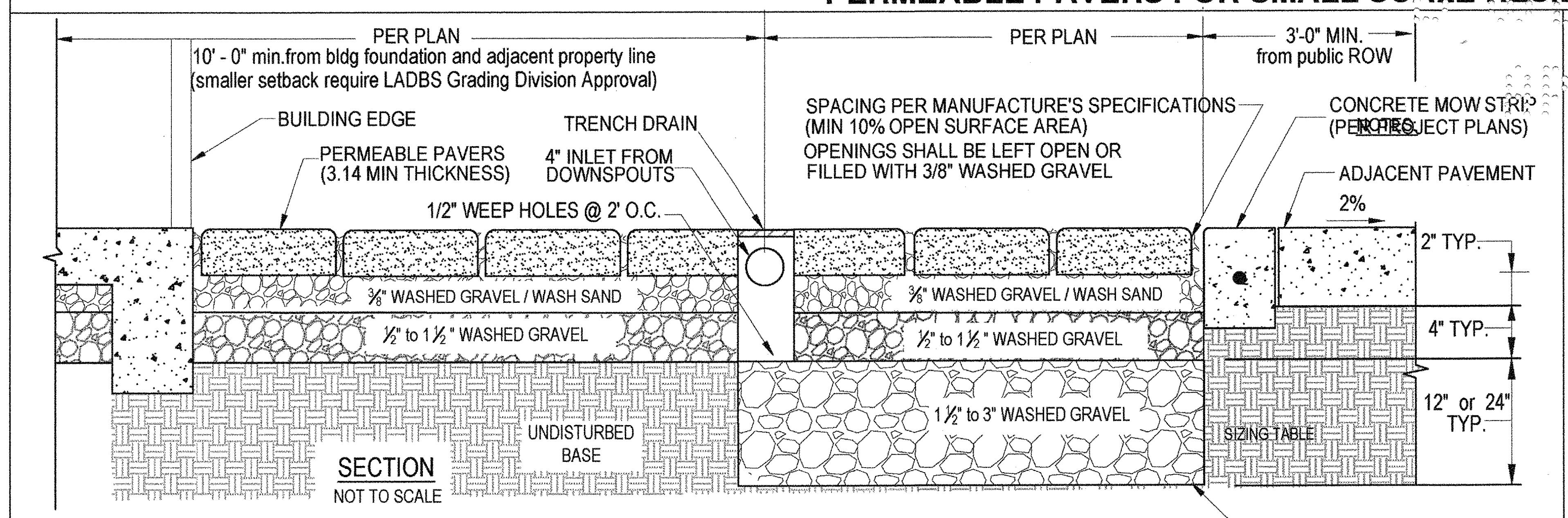
1. SCREENS ARE PRESENT ON ALL RAIN BARREL INLETS TO REMOVE DEBRIS AND LARGER PARTICLES AS THE WATER ENTERS THE BARREL. REMOVABLE CHILD-RESISTANT COVERS AND MOSQUITO SCREENING ARE IN PLACE.
2. BARREL IS CHILD SAFE: ACCESS IS CHILD-PROFF AND THE BARREL IS PROPERLY SITED AND ANCHORED ON A STABLE SURFACE TO PREVENT BARREL FROM TIPPING OVER.
3. ABOVE-GROUND BARRELS SHALL NOT LOCATED ON UNEVEN OR SLOPED SURFACE; IF INSTALLED ON A SLOPED SURFACE, THE BASE WHERE THE BARREL IS INSTALLED HAS BEEN LEVELED USING APPROPRIATE CONSTRUCTION MATERIAL PRIOR TO INSTALLATION.
4. INSTALLED RAIN BARRELS SHALL NOT BEEN PLACED ON ELEVATED PLATFORMS, DECKS OR PORCHES WITHOUT CONSULTING LOCAL BUILDING CODE OFFICIALS.
5. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
6. DISPERSION IS DIRECTED SO AS NOT TO KNOWINGLY CAUSE GEOTECHNICAL HAZARDS RELATED TO SLOPE STABILITY OR TRIGGERING EXPANSIVE (CLAYEY) SOIL MOVEMENT.
7. RAIN BARRELS SHALL BE OPAQUE AND DARK IN COLOR TO PREVENT UV LIGHT PENETRATION AND DISCOURAGE ALGAE GROWTH.
8. BARREL PLACEMENT SHALL ALLOW EASY ACCESS FOR REGULAR MAINTENANCE.
9. SEE RAIN BARREL FACT SHEET FOR MORE INFORMATION.


GUTTER DOWNSPOUT
BUILDING STRUCTURE
MOSQUITO PROOF SCREENED INLET (1/16" FINE MESH)
30" MAX PROJECTION INTO SIDE YARD
OVERFLOW DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS
CONCRETE BLOCK / PAVER OR 2" GRAVEL BASE
OVERFLOW
30" MIN CLEARANCE FROM PROPERTY LINE
GARDEN HOSE TO LANDSCAPING*
PL

* VEGETATED LANDSCAPING MUST BE WITHIN 25 FT OF RAIN TANK(S)

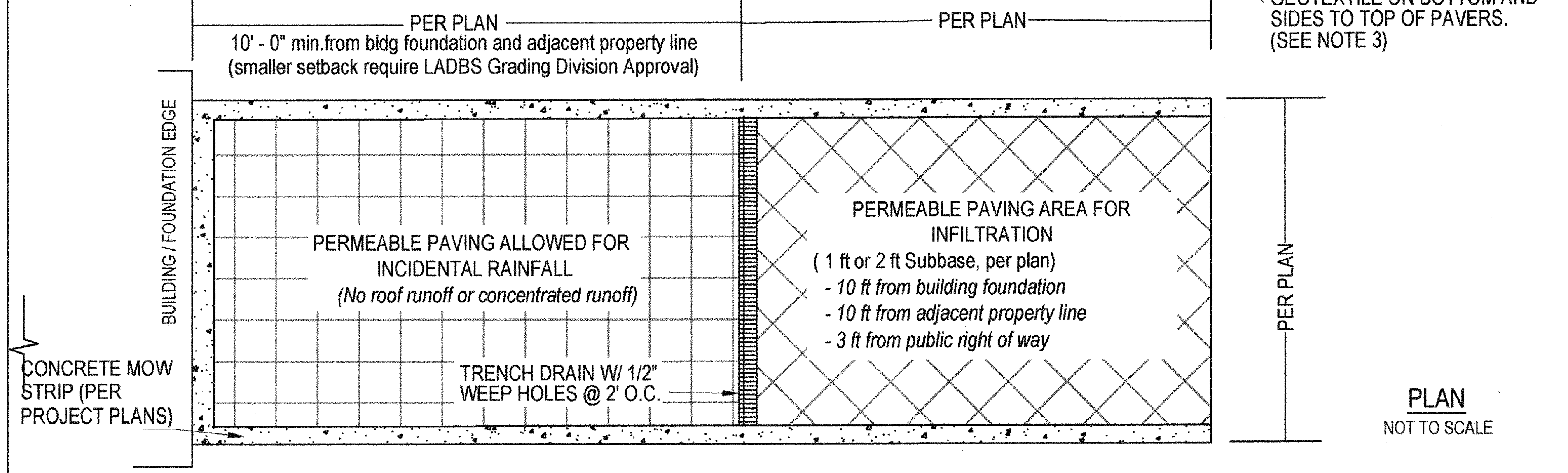
PLAN
NOT TO SCALE

PERMEABLE PAVERS FOR SMALL SCALE RESIDENTIAL


PER PLAN
10' - 0" min.from bldg foundation and adjacent property line (smaller setback require LADBS Grading Division Approval)
PER PLAN
3'-0" MIN. from public ROW
BUILDING EDGE
TRENCH DRAIN
PERMEABLE PAVERS (3.14 MIN THICKNESS)
4" INLET FROM DOWNSPOUTS
1/2" WEEP HOLES @ 2' O.C.
SPACING PER MANUFACTURE'S SPECIFICATIONS (MIN 10% OPEN SURFACE AREA) OPENINGS SHALL BE LEFT OPEN OR FILLED WITH 3/8" WASHED GRAVEL
CONCRETE MOW STRIP (PER PROJECT PLANS)
ADJACENT PAVEMENT
2%
2" TYP.
4" TYP.
12" or 24" TYP.
3/8" WASHED GRAVEL / WASH SAND
1/2" to 1 1/2" WASHED GRAVEL
3/8" WASHED GRAVEL / WASH SAND
1/2" to 1 1/2" WASHED GRAVEL
1 1/2" to 3" WASHED GRAVEL
UNDISTURBED BASE
SIZING TABLE

SECTION
NOT TO SCALE

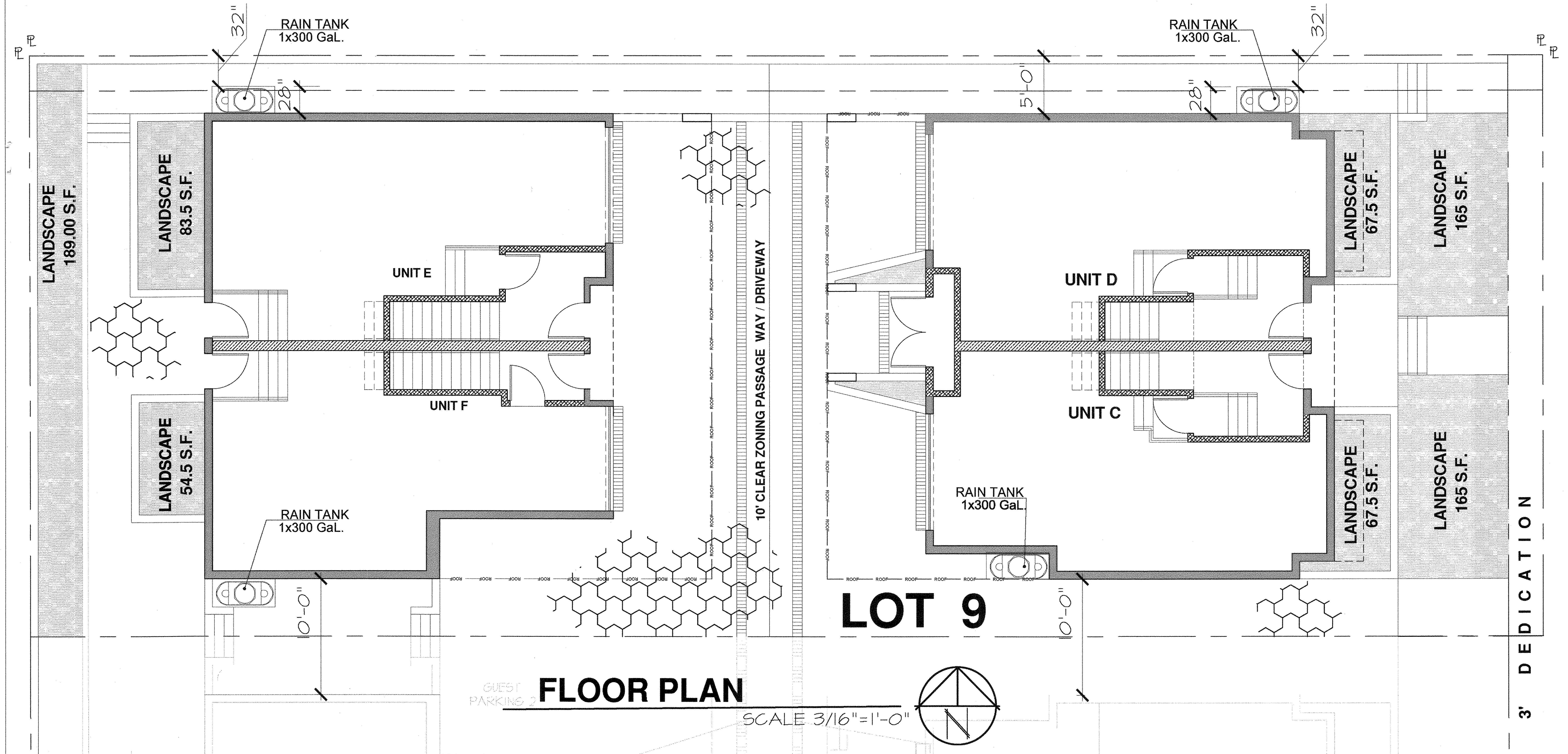
GEOTEXTILE ON BOTTOM AND SIDES TO TOP OF PAVERS. (SEE NOTE 3)


PER PLAN
10' - 0" min.from bldg foundation and adjacent property line (smaller setback require LADBS Grading Division Approval)
PER PLAN
BUILDING / FOUNDATION EDGE
PERMEABLE PAVING ALLOWED FOR INCIDENTAL RAINFALL (No roof runoff or concentrated runoff)
PERMEABLE PAVING AREA FOR INFILTRATION (1 ft or 2 ft Subbase, per plan) - 10 ft from building foundation - 10 ft from adjacent property line - 3 ft from public right of way
CONCRETE MOW STRIP (PER PROJECT PLANS)
TRENCH DRAIN W/ 1/2" WEEP HOLES @ 2' O.C.
PER PLAN

PLAN
NOT TO SCALE

NOTES:

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 3 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.



FLOOR PLAN
SCALE 3/16"=1'-0"

⬡ PREAMBLE PAVERS

▨ LANDSCAPING

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19, WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
Soil Engineer
R.G.E. No. 2673
Date 7-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By
Date 1/27/2020
Department of Public Works-Bureau of Sanitation
Watershed Protection Division

READY TO ISSUE
BY PADEC BAREA
FEB 13 2020

REVISION	DATE	BY
△1		
△2		
△3		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4297-4299 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY: E.N
CHECKED BY: V.S.
DATE: 05-15-2019
SCALE: AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

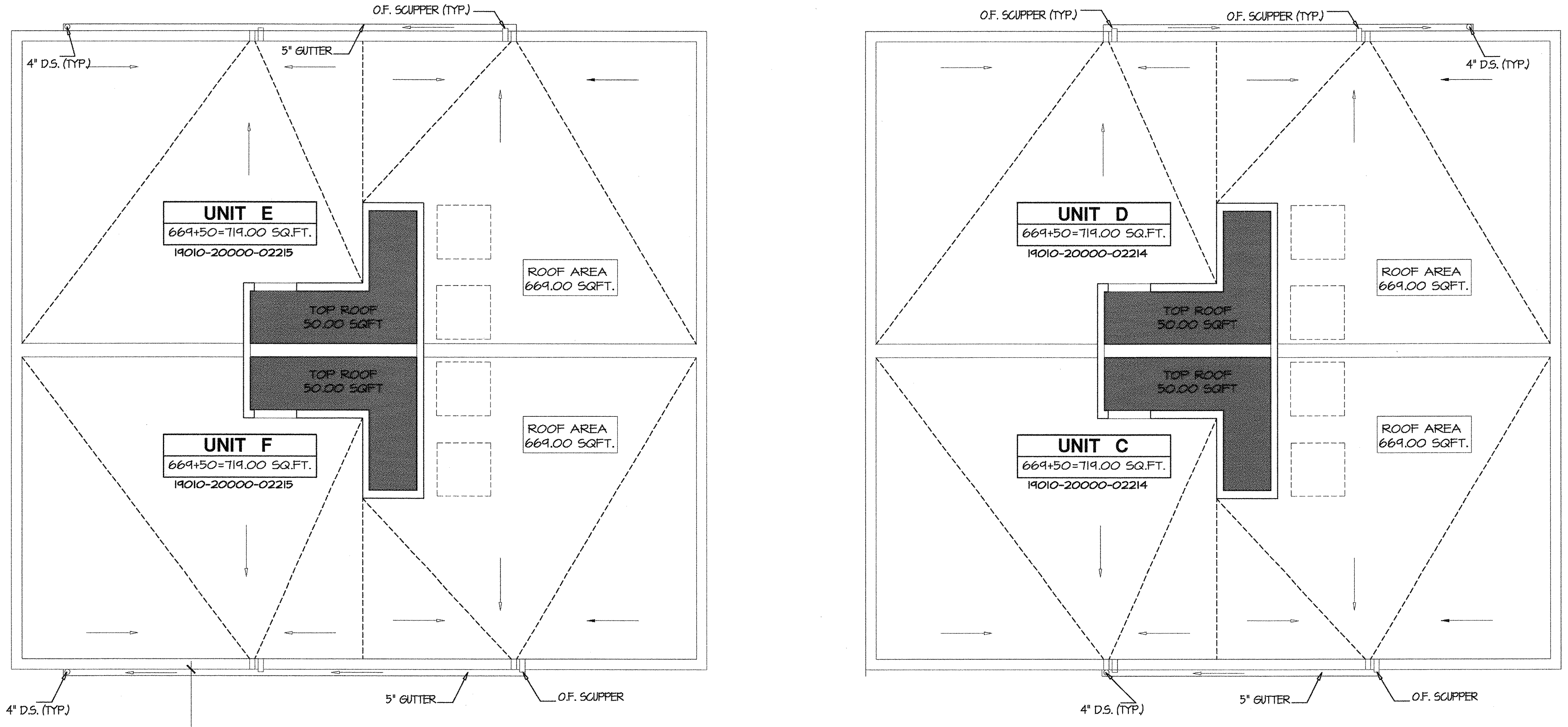
LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
FAX (818) 247-4610

PR: 2019–
SHEET No:
LID-2
OF SHEETS

B WLA 9 16 20

UNIT E
TRIBUTARY ROOF AREA
719.00 x 0.42 =301.98
301.98 ~ 300.00 GALLON
301.98 /3=100.66 LANDSCAPING

UNIT F
TRIBUTARY ROOF AREA
719.00 x 0.42 =301.98
301.98 ~ 300.00 GALLON
301.98 /3=100.66 LANDSCAPING



UNIT D
TRIBUTARY ROOF AREA
719.00 x 0.42 =301.98
301.98 ~ 300.00 GALLON
301.98 /3=100.66 LANDSCAPING

UNIT C
TRIBUTARY ROOF AREA
719.00 x 0.42 =301.98
301.98 ~ 300.00 GALLON
301.98 /3=100.66 LANDSCAPING

ROOF/SUN DECK PLAN

SCALE 3/16"=1'-0"

STORMWATER OBSERVATION REPORT (SOR) FORM

Only to be used for Single Family Residences
(4 units or less, <10,000 SF, <2,500 SF within a ESA)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

STORMWATER OBSERVATION *means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.*

STORMWATER OBSERVATION *must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved.* ***AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES.***

STORMWATER OBSERVATION REPORT (SOR) *must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved.* ***PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.***

Project Address: 4297-9 TUJUNGA AVE, LOS ANGLES CA, 91604	**Building Permit No.:** 19010-20000-02214 19010-20000-02215
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan: LANDMARK DESIGN & CONSTRUCTION, LLC	**Phone Number:** 818-247-4173

I declare that the following statements are true to the best of my knowledge:

1. I am responsible for the approved LID Plan, and
2. I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature Date Contractor/Architect/Engineer License

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(s) VERIFICATION

Upon installation of the approved stormwater BMPs, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation. 201 N. Figueroa, 3rd floor, station 18. The SOR Form must be with filed and approved by the Bureau of Sanitation prior to the issuance of a Certificate of Occupancy.

Project Address: 4293 TUJUNGA AVE, LOS ANGLES CA, 91604

RESIDENTIAL (4 UNITS OR LESS, <10,000SF, < 2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 55 to 130 gal each		
2	Rain Tank(s) – > 130 gal min	4x300 GAL	LID-2,3
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; ____________ total SF ☐ Infiltration; ____________ total SF	
6	Rain Garden	☐ #____ - Lined; __________ total SF ☐ # ____ - Unlined; ________ total SF	
7	Dry Well		
8	SUMP Pump (modification was not required)		

ALL OTHER DEVELOPMENT
(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental;____________ total SF ☐ Infiltration;____________ total SF	
Capture & Use	4	Rain Tank(s) – 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	☐ #____ - Lined; __________ total SF ☐ # ____ - Unlined; ________ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not required)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

READY TO ISSUE
2020

REGISTERED PROFESSIONAL ENGINEER
MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20
GEOTECHNICAL
STATE OF CALIFORNIA

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT; OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer MB Smith
R.G.E. No. 2673
Date 3-13-20

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By Date 1/27/2020
Department of Public Works-Bureau of Sanitation
Watershed Protection Division

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

LICENSED ARCHITECT
VAROOZH SAROIAN
No C13791
REN.NOV 30.2019
STATE OF CALIFORNIA

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4297-4299 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY: E.N
CHECKED BY: V.S.
DATE: 05-15-2019
SCALE: AS SHOWN

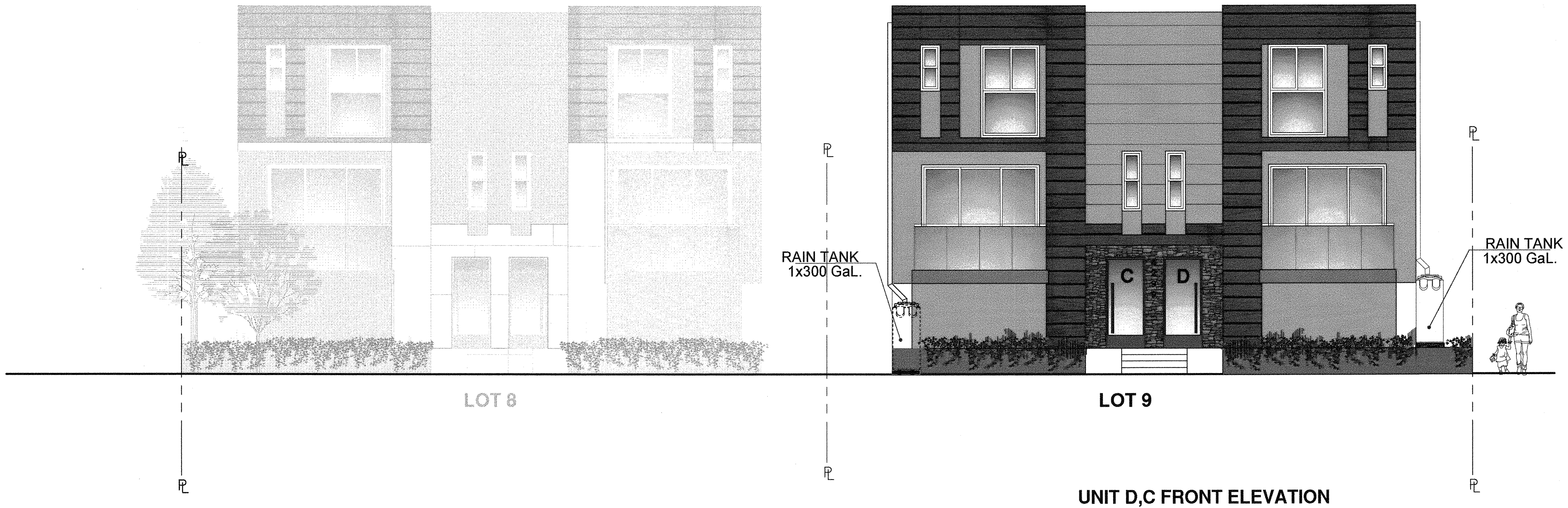
OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
FAX (818) 247-4610
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM

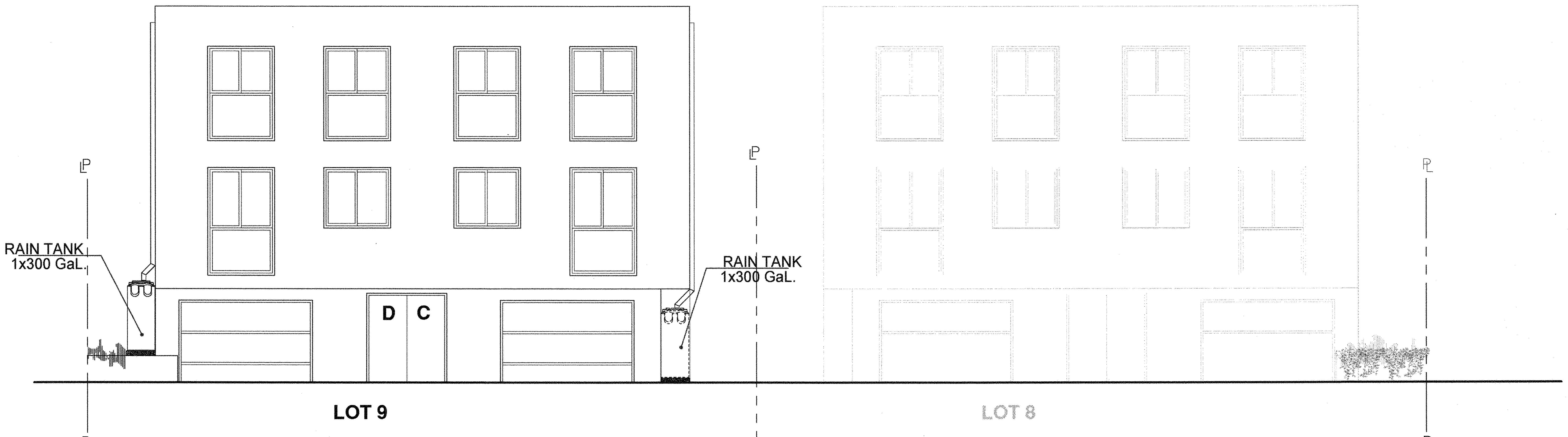
PR: 2019–
SHEET No:
LID-3
OF SHEETS

B WLA 9 16 20
APPROVED



UNIT D,C FRONT ELEVATION

SCALE 3/16"=1'-0"



UNIT D,C BACK ELEVATION

SCALE 3/16"=1'-0"

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT, OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19, WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By Date 1/27/2020
Department of Public Works-Bureau of Sanitation
Watershed Protection Division

READY TO ISSUE
BY PAPES RODEA
FEB 13 2020
Signature

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4297-4299 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY:	E.N
CHECKED BY:	V.S.
DATE:	05-15-2019
SCALE:	AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

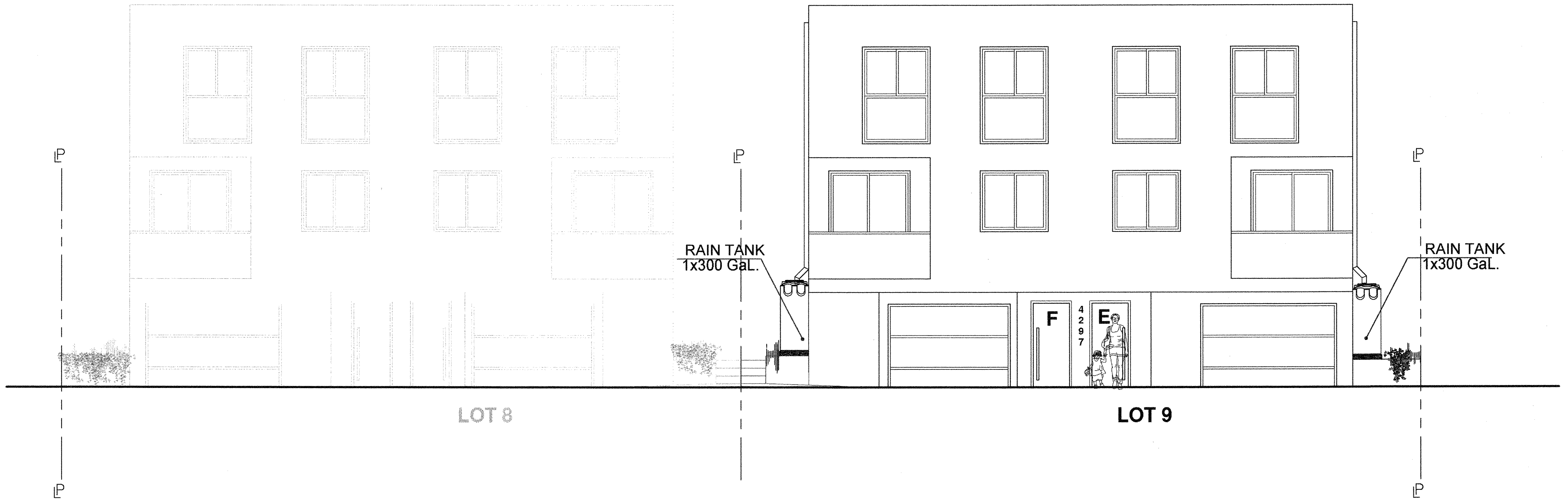
SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
TEL. (818) 247-4173
(818) 244-6405
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
FAX (818) 247-4610

PR: 2019-

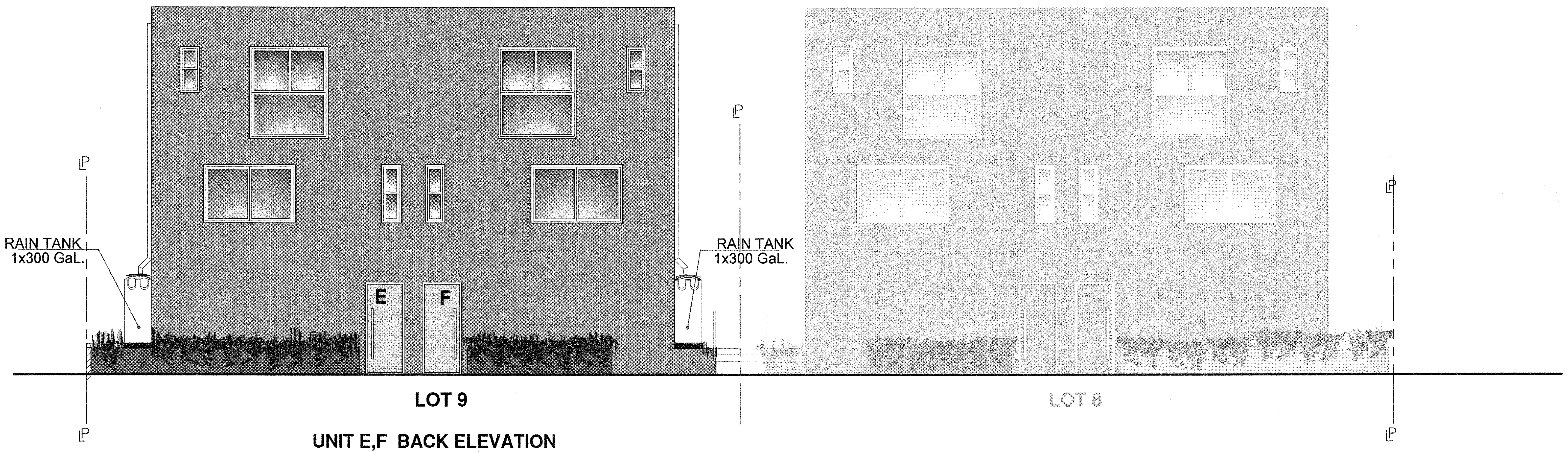
SHEET No:
LID-4
OF SHEETS

B WLA -9 16 20
APPROVED



UNIT E,F FRONT ELEVATION

SCALE 3/16"=1'-0"



UNIT E,F BACK ELEVATION

SCALE 3/16"=1'-0"

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By ____ Date 1/24/2020
Department of Public Works-Bureau of Sanitation
Watershed Protection Division

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT, OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19, WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Soil Engineer MB Smith
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

READY TO ISSUE
BY RARES RODEA
FEB 13 2020
Signature ____

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

VAROOZH SAROIAN
No C13791
REN.NOV 30.2019

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4297-4299 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY: E.N
CHECKED BY: V.S.
DATE: 05-15-2019
SCALE: AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

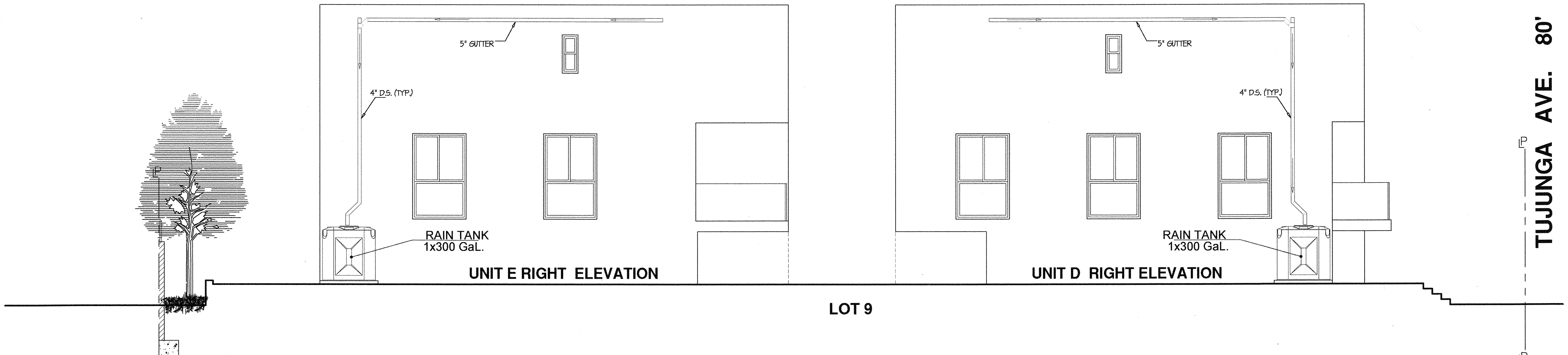
SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

PR: 2019-

SHEET No:
LID-5
OF SHEETS

B ULA +9 16 20
APPROVED



0UNIT E,D RIGHT ELEVATION

SCALE 3/16"=1'-0"

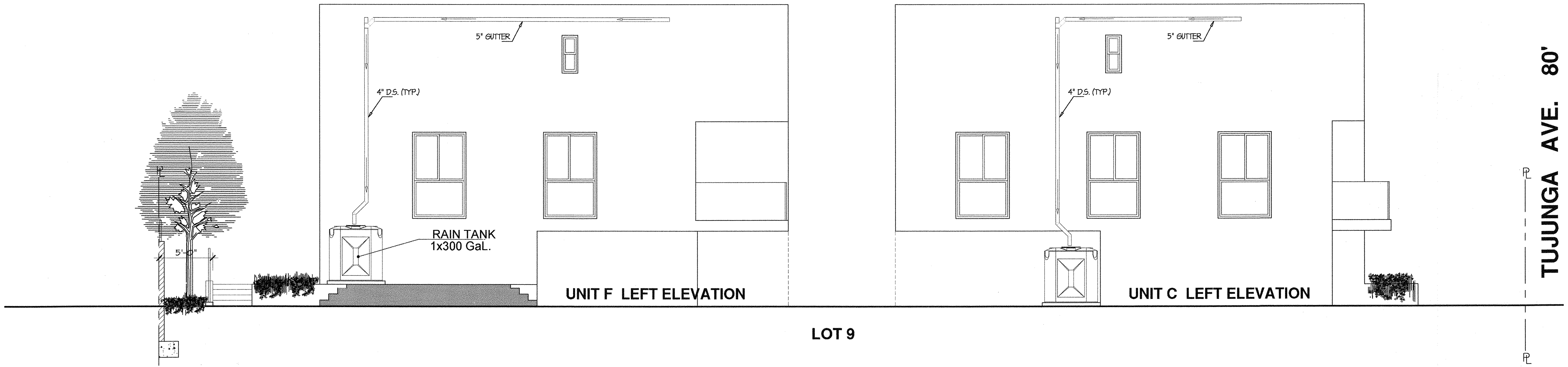
STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at jobsite during construction.

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 6

By Date 1/27/2020
Department of Public Works-Bureau of Sanitation
Watershed Protection Division



UNIT F,C RIGHT ELEVATION

SCALE 3/16"=1'-0"

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT. OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19. WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
Soil Engineer M B Smith
R.G.E. No. 2673
Date 2-13-20

REGISTERED PROFESSIONAL ENGINEER
MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20
GEOTECHNICAL
STATE OF CALIFORNIA

READY TO ISSUE
BY BABES BODEA
FEB 13 2020
Signature

	REVISION	DATE	BY
1			
2			
3			

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT # 9409 LOTS 8

APN #: 2365-030-006

LICENSED ARCHITECT
VAROOZH SAROIAN
No C13791
REN.NOV 30.2019
STATE OF CALIFORNIA

PROJECT NAME:

PROJECT TITLE:

JOB ADDRESS: 4297-4299 TUJUNGA AVE
LOS ANGLES CA, 91064

DRAWN BY: E.N
CHECKED BY: V.S.
DATE: 05-15-2019
SCALE: AS SHOWN

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE:

LANDMARK DESIGN &
CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

PR: 2019-
SHEET No:
LID-6
OF SHEETS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 1 of 8

Project Name: DUPLEX
Calculation Description: Title 24 Analysis
Calculation Date/Time: 12:53, Fri, May 24, 2019
Input File Name: C19-6274R.ribd16x

GENERAL INFORMATION					
01	Project Name	DUPLEX			
02	Calculation Description	Title 24 Analysis			
03	Project Location	4293 Tujunga Ave			
04	City	Studio City	05	Standards Version	Compliance 2017
06	Zip Code	90006	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ9	09	Software Version	EnergyPro 7.2
10	Building Type	Multifamily	11	Front Orientation (deg/Cardinal)	0
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	2
14	Total Cond. Floor Area (ft²)	3430	15	Number of Zones	1
16	Slab Area (ft²)	1670	17	Number of Stories	2
18	Addition Cond. Floor Area(ft²)	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft²)	n/a	21	Glazing Percentage (%)	21.0%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CHEERS

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	4.33	7.45	-3.12	-72.1%
Space Cooling	22.23	20.29	1.94	8.7%
IAQ Ventilation	2.18	2.18	0.00	0.0%
Water Heating	10.11	8.73	1.38	13.6%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	38.85	38.65	0.20	0.5%

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 2 of 8

Project Name: DUPLEX
Calculation Description: Title 24 Analysis
Calculation Date/Time: 12:53, Fri, May 24, 2019
Input File Name: C19-6274R.ribd16x

ENERGY DESIGN RATING

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to"zero out" its TDV energy. Because EDR includes consideration of components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).

As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen

EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
54.6	54.4	0.0	54.4

☐ Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.

☐ Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.

☐ Design meets Zero Net Energy (ZNE) Design Designation requirement for Multifamily in climate zone CZ9 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and QII must be verified.

Notes:
- Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cool roof
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- IAQ mechanical ventilation

Cooling System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct Sealing
- Duct Design-Return
- Duct Design-Supply

Domestic Hot Water System Verifications:
- -- None --

ZONE INFORMATION

01	02	03	04	05
Zone Name	Zone Type	Zone Floor Area (ft²)	Avg. Ceiling Height	Number of Dwelling Units
DUPLEX.	Conditioned	3430	9	2

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 3 of 8

Project Name: DUPLEX
Calculation Description: Title 24 Analysis
Calculation Date/Time: 12:53, Fri, May 24, 2019
Input File Name: C19-6274R.ribd16x

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-1 DUPLEX-(1/2)	DU-1 DUPLEX	DUPLEX.
DDU-1 DUPLEX-(2/2)	DU-1 DUPLEX	DUPLEX.

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft²)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-1 DUPLEX	1715	3	2	DDU-1 DUPLEX 1/2 | Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1:3 DDU-1 DUPLEX 2/2 | Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1:3	DHW Sys 1	Default Minimum IAQ Fan

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)
WEST WALL	DUPLEX.	R-21 Wall	270	Right	360	125	90
EAST WALL	DUPLEX.	R-21 Wall	90	Left	360	109.5	90
NORTH WALL	DUPLEX.	R-21 Wall	0	Front	394.2	120	90
SOUTH WALL	DUPLEX.	R-21 Wall	180	Back	394.2	120	90
WEST WALL 2	DUPLEX.	R-21 Wall	270	Right	360	140	90
EAST WALL 2	DUPLEX.	R-21 Wall	90	Left	360	94.5	90
NORTH WALL 2	DUPLEX.	R-21 Wall	0	Front	394.2	5.3	90
SOUTH WALL 2	DUPLEX.	R-21 Wall	180	Back	394.2	5.3	90
Raised Floor	DUPLEX.	R-19 Floor W/O Crawlspace1	n/a	n/a	90	n/a	n/a
Interior Surface	DUPLEX.>>DUPLEX.	R-19 Floor W/O Crawlspace	n/a	n/a	1670	n/a	n/a

OPAQUE SURFACES – Cathedral Ceilings

01	02	03	04	05	06	07	08	09	10
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
R-30 Roof	DUPLEX.	R-30 Roof Cathedral	Front	1760	0	0.3	0.74	0.88	Yes

---

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 4 of 8

Project Name: DUPLEX
Calculation Description: Title 24 Analysis
Calculation Date/Time: 12:53, Fri, May 24, 2019
Input File Name: C19-6274R.ribd16x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
WINDOWS	Window	WEST WALL (Right-270)	---	---	1	125.0	0.40	0.24	Insect Screen (default)
WINDOWS 2	Window	EAST WALL (Left-90)	---	---	1	109.5	0.40	0.24	Insect Screen (default)
WINDOWS 3	Window	NORTH WALL (Front-0)	---	---	1	120.0	0.40	0.24	Insect Screen (default)
WINDOWS 4	Window	SOUTH WALL (Back-180)	---	---	1	120.0	0.40	0.24	Insect Screen (default)
WINDOWS 5	Window	WEST WALL 2 (Right-270)	---	---	1	140.0	0.40	0.24	Insect Screen (default)
WINDOWS 6	Window	EAST WALL 2 (Left-90)	---	---	1	94.5	0.40	0.24	Insect Screen (default)
WINDOWS 7	Window	NORTH WALL 2 (Front-0)	---	---	1	5.3	0.40	0.24	Insect Screen (default)
WINDOWS 8	Window	SOUTH WALL 2 (Back-180)	---	---	1	5.3	0.40	0.24	Insect Screen (default)

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.069	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-21 / 2x6* • *Exterior Finish: 3 Coat Stucco*
R-30 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R 30	0.017	• *Inside Finish: Gypsum Board* • *Sheathing / Insulation: R30 Sheathing* • *Cavity / Frame: R-30 / 2x12* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
R-19 Floor W/O Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.049	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6* • *Ceiling Below Finish: Gypsum Board*
R-19 Floor W/O Crawlspace1	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.052	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6*

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Covered Slab	DUPLEX.	1670	167.6	None	0.8	No

ADMINISTRATIVE REQUIREMENTS

A) The person in charge of the construction or installation, who is eligible under Division 3 of the Business and Professions Code to accept responsibility for the construction or installation of regulated manufactured devices shall post, or make available with the building permit(s) issued for the building, the Certificate of Installation documentation for manufactured devices regulated by the Appliance Efficiency Regulations or Part 6. Such Certificate of Installation documentation shall be made available to the enforcement agency for all applicable inspections. These certificates shall:

- i) Identify features, materials, components, manufactured devices, and system diagnostic results required to verify compliance with the Appliance Efficiency Regulations and Part 6.
- ii) State the number of the building permit under which the construction or installation was performed. Sections of the certificate(s), for which submittal to a HERS provider data registry is required, shall display the unique registration number assigned by the HERS data registry.
- iii) Include a declaration statement indicating that the constructed or installed features, materials, components, or manufactured devices conform to all applicable codes and regulations, and to the requirements for such devices given in the plans and specifications approved by the local enforcement agency.
- iv) Be signed by the documentation author to certify the documentation is accurate and complete.
- v) Be signed by the individual eligible under Division 3 of the Business and Professions Code to accept responsibility for construction, or installation in the applicable classification for the scope of work specified on the Certificate of Installation document(s). Sec. 10-103 (a) 3 A

B) The builder shall provide the building owner or the person(s) responsible for operation and maintenance of the feature, material, component or mechanical device installed (in case of multi-tenant or centrally operated buildings) with the following at the time of occupancy:

- i) Compliance information. The appropriate completed and signed Certificate(s) of Compliance, Certificate(s) of Installation, and if applicable Certificate(s) of Verification documentation submitted.
- ii) Operating information. The appropriate Certificate(s) of Compliance and a list of the features, materials, components, and mechanical devices installed in the building and instructions on how to operate them correctly and efficiently.
- iii) Maintenance information. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying the operation and maintenance manual.
- iv) Ventilation Information. A description of the quantity of outdoor air that the ventilation system is designed to provide to the building conditioned space, and instructions for proper operation and maintenance. Sec. 10-103 (b)

C) The Enforcement agency shall not issue a Certificate of Occupancy until all required Certificates of Verification are posted and made available to the building department for all applicable inspections, and that all Certificates of Verification conform to the specifications of Section 10-103(a)5. Sec. 10-103 (d) 2

8-1-2017

RAYMOND MENG ZHONG
No. M-27636
Exp. 06-30-21
MECHANICAL

REVISIONS	BY

PERFECT DESIGN & INVESTMENT, INC.
•Design & Consulting
•Air-Conditioning, Plumbing, Fire Sprinkler System,
Electrical, Title 24 Energy Calculation.
2416 W. Valley Blvd.
Alhambra, CA 91803
Tel: (626) 289-8808
Fax: (626) 289-4913
E-Mail:PERFECTAAA@aol.com
E-Mail:perfectaaa2@gmail.com

DUPLEX
4293 Tujunga Ave
Studio City , CA 90006

READY TO ISSUE
BY BABEC RODEA
FEB 13 2020
Signature

Date 5/24/2019
Scale
Drawn
Job # C19-6274
Sheet 1
RESIDENTIAL T24 SHEET
Of 3 Sheets

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Number of Systems in Building	Multi-Family Distribution Type	Water Heater	Number of Water Heaters/System	Solar Fraction (%)
DHW Sys 1	Standard	2	Multi-family: No loops or recirc pump	DHW Heater 1 (1)	1	0

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0.500000	0.95 EF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
DDU-1 DUPLEX 1/2 | Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1:3	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1
DDU-1 DUPLEX 2/2 | Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1:3	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Efficiency
Heating Component 1	CntrlFurnace - Fuel-fired central furnace	2	80.1 AFUE

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
			Efficiency				
Name	System Type	Number of Units	EER	SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	PkgAirCond - Central packaged A/C system (< 65 kBtuh)	2	12	14.5	No	No	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target (CFM)	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Required	Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10
		Duct Insulation R-value		Duct Location		Duct Surface Area			
Name	Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	HERS Verification
Air Distribution System 1	DuctsOutdoor	6	6	Outside	Outside	0	0	None	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	total leakage <= 12.0 or leakage to outdoors <= 5.0	Not Required	Required	Not Required	Not Required	n/a

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hers-fan

---

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

IAQ (Indoor Air Quality) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
DDU-1 DUPLEX 1/2	81	0.25	Default	0	Required

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Raymond Zhong	Documentation Author Signature: Raymond Zhong
Company: Perfect Design	Signature Date: 05/24/2019
Address: 2416 W. Valley Boulevard	CEA/HERS Certification Identification (If applicable): No. M-27635 Exp. 06-30-21
City/State/Zip: Alhambra, CA 91803	Phone: 626-289-8808

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: VAROOZH SARDIAN	Responsible Designer Signature:
Company: LANDMARK DESIGN & CONST, LLC	Date Signed: 02-13-20
Address: 128 S. KENWOOD ST.	License: L-43791
City/State/Zip: GLENDALE, CA. 91205	Phone: (818) 402-5264

Digitally signed by CHEERS™. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

No. M-27635
Exp. 06-30-21

REVISIONS	BY

PERFECT DESIGN & INVESTMENT, INC.
•Design & Consulting
•Air-Conditioning, Plumbing, Fire Sprinkler System,
Electrical, Title 24 Energy Calculation.
2416 W. Valley Blvd.
Alhambra, CA 91803 Tel: (626) 289-8808
E-Mail:PERFECTAAA@aol.com Fax: (626) 289-4913
E-Mail:perfectaaa2@gmail.com

DUPLEX
4293 Tujunga Ave
Studio City , CA 90006

READY TO ISSUE
BY RARES BODEA
FEB 13 2020
Signature

Date 5/24/2019
Scale
Drawn
Job # C19-6274
Sheet 2
RESIDENTIAL T24 SHEET
Of 3 Sheets

RESIDENTIAL MEASURES SUMMARY

RMS-1

Project Name DUPLEX	Building Type	☐ Single Family ☐ Addition Alone ☑ Multi Family ☐ Existing+ Addition/Alteration			Date 5/24/2019
Project Address 4293 Tujunga Ave Studio City	California Energy Climate Zone CA Climate Zone 09	Total Cond. Floor Area 3,430	Addition n/a		# of Units 2

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Wood Framed	R 21	2,297		New
Slab	Unheated Slab-on-Grade	- no insulation	1,670	Perim = 168'	New
Roof	Wood Framed Rafter	R 30	1,760	Add=R-30.0 Cool Roof	New
Demising	Wood Framed w/o Crawl Space	R 19	1,760		New

FENESTRATION Total Area: 720 Glazing Percentage: 21.0% New/Altered Average U-Factor: 0.40

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Right (W)	265.0	0.400	0.24	none	none	Bug Screen	New
Left (E)	204.0	0.400	0.24	none	none	Bug Screen	New
Front (N)	125.3	0.400	0.24	none	none	Bug Screen	New
Rear (S)	125.3	0.400	0.24	none	none	Bug Screen	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
4	Central Furnace	80% AFUE	Packaged Air Condition	14.5 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
DUPLEX	Ducted	Ducted	Outdoors	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
2	Small Instantaneous Gas	1	0.95	Standard	New

2016 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(Revised 04/2017)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Above Grade Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(e)1A:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)1C:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	**Pilot Light.** Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)5:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water piping and cooling system line insulation.** For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
§ 150.0(j)2B:	**Water piping and cooling system line insulation.** All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(j)2C:	**Water piping and cooling system line insulation.** Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	**Insulation Protection.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	**Insulation Protection.** Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	**Insulation Protection.** Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(n)1:	**Gas or Propane Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance, and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Dampers.** All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)13:	**Duct System Sizing and Air Filter Grille Sizing.** Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.*
§150.0(o):	**Ventilation for Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	**Field Verification and Diagnostic Testing.** Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional inlets and time switches for pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 110.9(e):	**JA8 High Efficacy Light Sources.** To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	**Electronic Ballasts.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights.** Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Enclosed Luminaires.** Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be switched separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2J:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(k)2K:	**Interior Switches and Controls.** Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.*
§ 150.0(k)2L:	**Interior Switches and Controls.** Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	**Residential Outdoor Lighting.** Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multi-family Buildings.** Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.*
§ 110.10(b)2:	**Orientation.** All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric".

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name DUPLEX	Date 5/24/2019
System Name DUPLEX	Floor Area 3,430

ENGINEERING CHECKS

Number of Systems	4
Heating System	
Output per System	32,000
Total Output (Btuh)	128,000
Output (Btuh/sqft)	37.3
Cooling System	
Output per System	23,600
Total Output (Btuh)	94,400
Total Output (Tons)	7.9
Total Output (Btuh/sqft)	27.5
Total Output (sqft/Ton)	436.0
Air System	
CFM per System	800
Airflow (cfm)	3,200
Airflow (cfm/sqft)	0.93
Airflow (cfm/Ton)	406.8
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00
Note: values above given at ARI conditions	

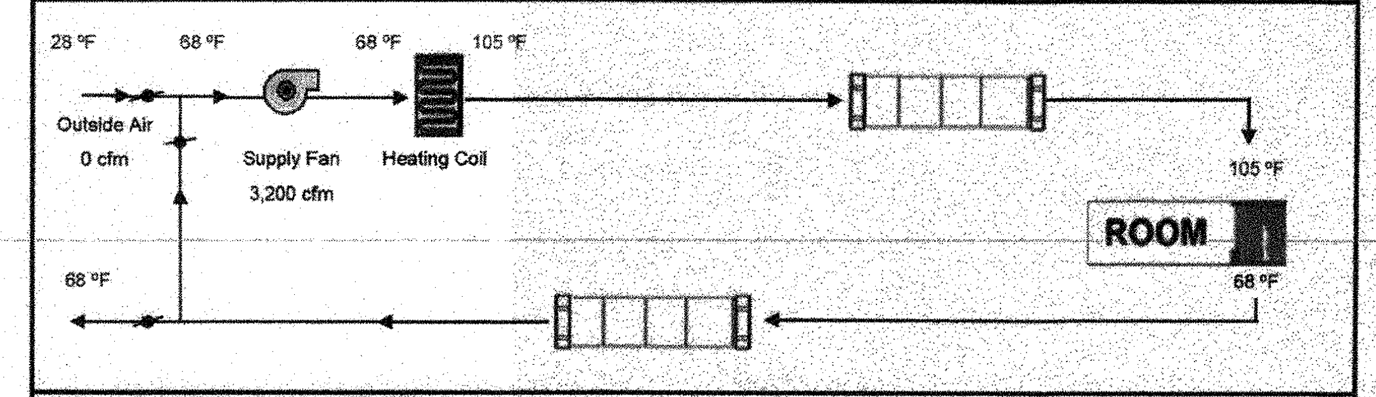
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	1,794	42,665	2,100	849	32,799
Return Vented Lighting		0			
Return Air Ducts		1,574			1,395
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		1,574			1,395
TOTAL SYSTEM LOAD		45,814	2,100		35,588

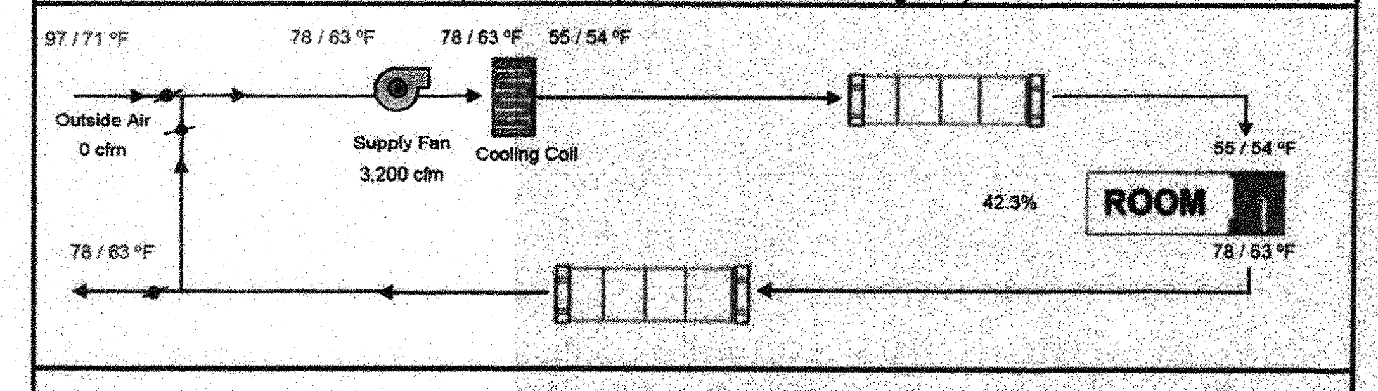
HVAC EQUIPMENT SELECTION

CARRIER 48VL-024040		76,961	10,553		128,000
Total Adjusted System Output (Adjusted for Peak Design conditions)		76,961	10,553		128,000
TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



REVISIONS	BY

PERFECT DESIGN & INVESTMENT, INC.
•Design & Consulting
•Air-Conditioning, Plumbing, Fire Sprinkler System, Electrical, Title 24 Energy Calculation.
2416 W. Valley Blvd.
Alhambra, CA 91803 Tel: (626) 289-6808
E-Mail:PERFECTAA@aol.com Fax: (626) 289-4913
E-Mail:perfectaaa2@gmail.com

DUPLEX
4293 Tujunga Ave
Studio City , CA 90006

READY TO ISSUE
BY [illegible]
FEB 13 2020
Signature

Date 5/24/2019
Scale
Drawn
Job # C19-6274
Sheet 3
RESIDENTIAL T24 SHEET
Of 3 Sheets

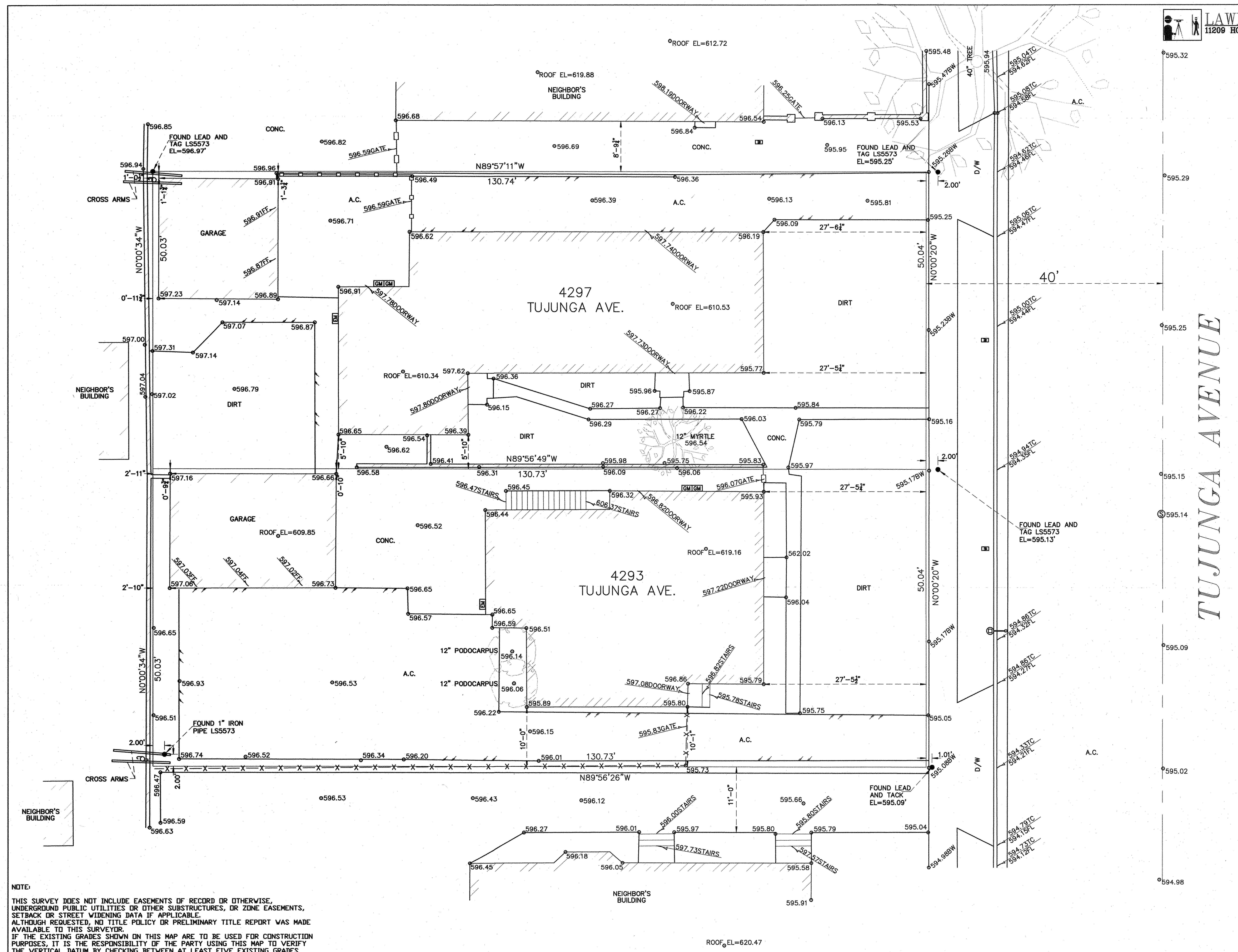
RAYMOND MENG ZHONG
No. M27635
Exp. 06-30-21

LADBS

LAWRENCE J. SCHMAHL LICENSED SURVEYOR PLS 5748
11209 HOWARD ST. WHITTIER, CALIFORNIA 90606 (562) 908-0570 / (323) 773-1675

TOPOGRAPHIC SURVEY

SCALE: 1" = 8'   MARCH, 2019



LEGAL DESCRIPTION:

LOTS 8 AND 9 OF TRACT NO. 9409, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 132, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

WIRE SPIKE IN EAST CURB TUJUNGA AVE; 9 FT NORTH OF BC CURB RETURN NORTH OF VALLEY SPRING LANE

LABM #08-02370   EL=593.666FT(2000)   NAVD 1988

FOR:

MICHAEL SHLOMOF
ONWARD CAPITOL LLC
P.O. BOX 16572
BEVERLY HILLS, CA 90209

BY:

LAWRENCE J. SCHMAHL   L.S. 5748

LEGEND:

A.C.	ASPHALT CONCRETE
BW	BACK OF WALK
CONC.	CONCRETE
E	EAST
FF	FINISHED FLOOR
FL	FLOWLINE
N	NORTH
S	SOUTH
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
W	WEST
//////////	BUILDING LINE
— — —	CENTERLINE
—//—//—	EDGE OF PAVEMENT
EM	ELECTRIC METER
—X—X—X—	FENCE, CHAIN-LINK
—□—□—□—	FENCE, WOOD
GM	GAS METER
○—◎	LIGHT POLE
○	POWER POLE
——	PROPERTY LINE
Ⓢ	SEWER MANHOLE
⊙52.52 52.52	SPOT ELEVATIONS
//////////	WALL
▣	WATER METER
Ⓦ	WATER VALVE

NOTE:

THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND PUBLIC UTILITIES OR OTHER SUBSTRUCTURES, OR ZONE EASEMENTS, SETBACK OR STREET WIDENING DATA IF APPLICABLE.
ALTHOUGH REQUESTED, NO TITLE POLICY OR PRELIMINARY TITLE REPORT WAS MADE AVAILABLE TO THIS SURVEYOR.
IF THE EXISTING GRADES SHOWN ON THIS MAP ARE TO BE USED FOR CONSTRUCTION PURPOSES, IT IS THE RESPONSIBILITY OF THE PARTY USING THIS MAP TO VERIFY THE VERTICAL DATUM BY CHECKING BETWEEN AT LEAST FIVE EXISTING GRADES SHOWN HEREON.
IF THE INFORMATION ON THIS MAP IS TO BE INCLUDED IN CONSTRUCTION PLANS, THIS MAP IN ITS ENTIRETY MUST BE MADE A PART OF THOSE CONSTRUCTION PLANS.

JOB# 12928

READY TO ISSUE
BY [illegible]
FEB 13 2020
Signature

LADBS
B WLA -9 16 20
APPROVED

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

April 17, 2019

LOG # 107916
SOILS/GEOLOGY FILE - 2
LIQ

Michaen Shlomoe
PO Box 16572
Beverly Hills, CA 90209

TRACT: 9409
LOT(S): 8 & 9
LOCATION: 4293-4299 N. Tujunga Ave.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	29-5178-00	03/26/2019	AGI Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed subdivision and construction 8 unit 3 story residential buildings. The earth materials at the subsurface exploration locations consist of native soils. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on properly placed fill.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report/s demonstrates that the site soils are subject to liquefaction. The earthquake induced total and differential settlements are calculated to be 0.28 and 0.19 inches, respectively. However, these settlement magnitudes are considered by the Department to be within acceptable levels. The requirements of the 2017 City of Los Angeles Building Code have been satisfied.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

LADBS G-5 (Rev.11/23/2016) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Page 2
4293-4299 N. Tujunga Ave.

2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).

7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).

8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

12. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

Page 3
4293-4299 N. Tujunga Ave.

13. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

14. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.

15. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 5 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.

16. All foundations shall derive entire support from properly placed fill, as recommended.

17. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.

18. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2014-116 "Foundation Design for Expansive Soils" (1803.5.3).

19. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

20. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).

21. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

22. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

23. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008 & 1705.6).

24. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

Page 4
4293-4299 N. Tujunga Ave.

25. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).

26. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

27. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

28. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

ALAN DANG
Structural Engineering Associate II

AD/ad
Log No. 107916
213-482-0480

cc: Varoozh Saroian, Applicant
AGI Geotechnical, Inc., Project Consultant
VN District Office

APPROVED FROM A GEOTECHNICAL ENGINEERING STANDPOINT, OUR REPORTS ARE TO BE CONSIDERED A PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY AGI GEOTECHNICAL, INC. AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED 3-26-19, WE MAKE NO REPRESENTATIONS AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.
Soil Engineer
R.G.E. No. 2673
Date 2-13-20

MELVIN BRUCE SMITH
No. 2673
Exp. 06-30-20

READY TO ISSUE
BY [illegible]
FEB 13 2020
Signature

REVISION	DATE	BY
1		

THE ABOVE DRAWINGS & SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE & 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 DWGS. AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECT AND /OR CONSULTING OFFICE

LEGAL DESCRIPTION:
TRACT NO 9409 LOTS 8 & 9

Assessor's Id. Number
2365-030-006
2365-030-007

PROJECT NAME:
PROJECT TITLE:
JOB ADDRESS: 4293 - 4299 TUJUNGA AVE
LOS ANGELES CA 91604

DRAWN BY: M.S.
CHECKED BY: V.S.
DATE: JAN. 2019
SCALE: 3/16"=1'-0"

OWNER: **MICHAEL SCHLOMOF**
1315 SCHUYLER RD.
BEVERLY HILLS, CA 90210
PHONE: (310) 728-9969

SHEET TITLE: **SOILS REPORT APPROVAL LETTER**

LANDMARK DESIGN & CONSTRUCTION, LLC
V. SAROIAN, ARCHITECT AZ CA MD NY UT WI CA. LIC. # C13791
128 SOUTH KENWOOD ST.
GLENDALE, CA 91205
CELL. (818) 402-5264
E-MAIL LANDMARKDESIGNLLC@GMAIL.COM
TEL. (818) 247-4173
(818) 244-6405
FAX (818) 247-4610

REPORT No: **29-5178-00**
LOG No: **107916**
SHEET No: **SOIL-1**
OF SHEETS

2/10/2020 3:22:28 PM