Woodman 30

CONSTRUCTION NOTES

1) THE CONSTRUCTION SHALL NOT RESTRICT A 5-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, METERS, ETC.) OR 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.

2) AN APPROVED SEISMIC 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 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED)

3) PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4) SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

5) WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, UPC)

6) A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

7) EXTERIOR (BEARING) (NONBEARING) WALLS OF TYPE (VA) CONSTRUCTION MUST BE OF (1) HOUR RATED CONSTRUCTION. (T601)

8) FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS (708.4, 709.4)

9) ELEVATOR LOBBY IS REQUIRED AT EACH FLOOR WHERE AN ELEVATOR ENCLOSURE CONNECTS MORE THAN 2- STORIES. (713.14.1)

10) FIRE BARRIER AT VERTICAL OCCUPANCY SEPARATIONS MUST HAVE CONTINUITY AND MUST EXTEND THROUGH UNDERFLOOR AREA, ATTIC AREAS, AND SUSPENDED CEILING AREAS (707.5)

11) PENETRATIONS IN A FIRE-RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH SECTION 714.3.1.
a. STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES
b. MEMBRANE PENETRATIONS OF MAXIMUM 2- HR FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
c. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION (714.3.1.1)

12) SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.3
a. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. (717.5.2)
b. DUCTS PENETRATING SHAFTS. (717.5.3)
c. DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR (717.5.4.1)
d. DUCTS PENETRATING SMOKE BARRIERS (717.5.5)
e. DUCTS PENETRATING HORIZONTAL ASSEMBLIES (717.6)

13) IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. (718.3.3).

14) DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN ½-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. (718.3.1)

15) FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:
a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)
b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)
c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)
d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)
e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

16) CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON- BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS

17) ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.

18) RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL" TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.

19) CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.

20) EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED (717.5)

21) PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED.

22) PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS.

23) ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

24) EXCEPTIONS TO, OR REDUCTIONS IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA-13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR R OCCUPANCIES (903.2.8, 504.2, 506.3, T601 FOOTNOTE (D)).

25) ALL STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION. (1009.9)

26) DOOR HANDLES, LOCK, AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

27) ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9- 1008.1.9.7

28) ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN INLET. (1210.2.3, LAPC 411.7)

29) TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON —ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.2.1)

30) CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2509.2
a. OVER A VAPOR RETARDER.
b. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS
c. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR ½ INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.

31) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

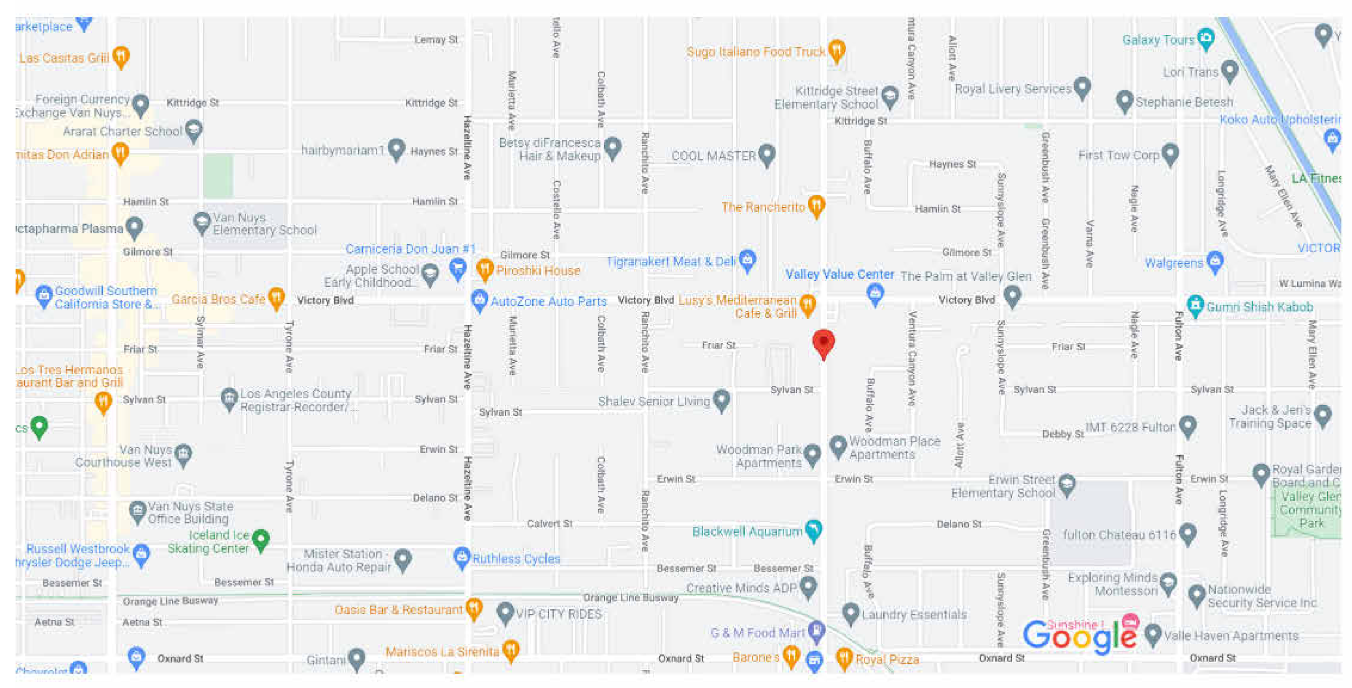
32) EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1008.1.9)

33) UNIT SKYLIGHTS SHALL BE LABELED BY A L.A. CITY APPROVED LABELING AGENCY. SUCH LABELS SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RR REPORT NOT REQUIRED)

34) IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE (718.4)

VICINITY MAP

Google Maps 6320 Woodman Ave



Map data ©2022 500 ft

GENERAL NOTES

1. The contractor shall verify all dimensions prior to starting construction. The architect shall be notified of any discrepancies or inconsistencies.

2. The structural drawing herein represents only the finished structure. The engineer shall not be responsible for how the actual work is performed, methods of performing work, phasing of the work, sequence of construction, timelines of performance of the work, safety on or around the job site, and errors or omissions due to negligence of the general contractor or sub-contractors. The contractor shall provide all necessary measures to protect the building during construction. Such measures shall include, but not be limited to the following: Bracing, shoring for loads due to construction equipment and other loads etc. Contractor at his own expense shall engage properly qualified persons to determine field layout of all building elements. All work pertaining to structural assemblies and erection of the structural elements shall be executed by skilled worker.

3. The contractor shall be responsible for the shoring, bracing and support of all structural assemblies, components, wall and related framing during construction until the structure is completed and all material have been developed their ultimate design strength. The engineer shall not be responsible for the design and engineering of such temporary shoring, and bracing, nor shall the engineer be responsible for any structural failure due to any improperly braced or inadequate braced assemblies.

4. All work shall conform to the minimum standards of the applicable provisions of the governing building code, federal and state regulatory agencies, and local ordinance, as may apply. "Work" includes construction practices and materials. It shall be the responsibility of the general contractor to notify the engineer, for disposition, by the engineer, for any of the following Discrepancies or conflicts between structural aspects of the project herein and the requirements of the above mentioned codes, regulations, and ordinance prior to commencing work.

5. The engineer shall not be responsible for any aspects of the project that are not specifically related to the structural design such as, but not limited to, the following:
   * Architectural design, new or existing
   * Finishes
   * Aesthetics
   * Non-structural architectural framing
   * Concealment of structural assemblies

6. The contractor shall review all elements of the structural design, construction drawing, and the specification as described herein for compatibility with the work of other disciplines on the project. All discrepancies, conflicts, errors and omissions shall be brought to the attention of the engineer prior to the fabrication of any component, procurement of material and, in general commencement of the work. Elements of the project that require special attention shall include but not be limited to the following:
   * Conflicts between existing site and geological condition and the structural design.
   * Conflicts between civil, architectural and structural dimensions
   * Conflicts between structural drawing - detail and civil, mechanical, architectural and electrical drawing.

7. The contractor shall obtain written approval from the engineer of all proposed changes that may affect the structure, and of proposed alternate methods of construction that may deviate from the structural design prescribed by the construction drawings prior to commencement of the work, and be submitted to Building & Safety division of Los Angeles for review and approval.

8. Observation visits which may occur to the job by the engineer or his field representative shall be neither construed as an inspection or approval of the construction.

9. All material specifications indicated by ASTM designations shall be of the latest revision.

10. Continuous inspection shall mean inspection performed continuously by a registered deputy inspector currently licensed by the city, state or county of the job site, and approval by the engineer.

11. The contractor shall insure that all loads imposed on the structure during and after construction is completed are within the limits of the design loads.

12. Regarding the use of drawing:
   * All notes listed under general notes shall apply, unless amended or otherwise superseded elsewhere on the drawings. Notes indicated elsewhere or specifically keyed to particular tabulated notes that conflict with the general notes shall be brought to the attention of the engineer prior to proceeding with the instructions given in said note or notes.
   * Contractor shall check and verify all dimensions. See the architectural drawings for dimensions not specifically shown on the structural drawing. Field conditions of any existing structural dimensions that differ from architectural or structural drawing shall be brought to the attention of the engineer and resolved prior to proceeding with the construction.
   * Connection and implied construction assemblies that are not specifically described or detailed in the drawing shall be constructed using standard accepted construction practices, in compliance with governing codes and ordinances.
   * When details labeled "Typical" or "similar" are shown on the drawing, the contractor shall apply the intent of the detail to the specific condition.
   * Written information and dimension shall take precedence over graphic information. Do not scale drawing to determine this information. Information omitted from the drawing shall be brought to the attention of the engineer or architect.

Check and verify all dimensions and relationship to property lines and notify the Architect of any discrepancies before beginning the work.

All work shall be in compliance with the Standard Building Code, recognized industry standards, craftsmanship standards in the area manufacturer's recommendations of all products installed, and all applicable codes.

Upon the use of these drawings, and in connection therewith, the Builder, his successors, and assigns, agrees to indemnify and hold harmless the Architect, of and from any and all liabilities, damages, losses, and expenses including attorney fees and costs arising from, or in any way connected with, the performance of the work performed by the Architect in connection with these drawings without regard to any negligence or fault on the part of the Architect.

These drawings, as instruments of service are and shall remain the property of the Architect. The Builder shall be permitted to retain copies of the drawings for information and reference in connection with his use on the building of this home on this specific site.

These drawings shall not be used by anyone on any other project without written permission from the Architect.

BUILDING ANALYSIS

HEIGHT & AREA ANALYSIS PER TABLE 503 &SPECIAL PROVISION 509.2
TYPE IA CONSTRUCTION GROUP S-2 OCCUPANCY FOR FIRST FLOOR ABOVE GRADE PLANE WITH FIVE STORIES R-2 OCCUPANCY TYPE IIIA CONSTRUCTION ABOVE (2ND THROUGH 6TH FLOOR). PER SECTION 509.2 A HORIZONTAL 3-HOUR BUILDING SEPARATION (12-INCH THICK CONC. DECK) SHALL BE PROVIDED BETWEEN THE S-2 OCCUPANCY TYPE 1A CONSTRUCTION FIRST FLOOR AND 2ND STORY TYPE IIIA R-2 OCCUPANCY. CBC 510.2 . FULLY SPRINKLERED, NFPA 13.

ALLOWABLE HEIGHT AND AREA PER TABLE 504.3, 504.4:
FIRST FLOOR TYPE IA, GROUP S-2 OCCUPANCY

	ALLOWED
AREA PER STORY:	UNLIMITED.
No. OF STORIES:	UNLIMITED
HEIGHT:	UNLIMITED

ALLOWABLE HEIGHT AND AREA PER TABLE 506.2:
SECOND THROUGH SIXTH FLOOR TYPE IIIA, GROUP R-2 OCCUPANCY

	ALLOWED
AREA PER STORY:	24,000
FRONTAGE INCREASE:	0.167 (AREA "B" ONLY)
No. OF STORIES:	5
HEIGHT:	65'-0" MAX

REQUIRED OCCUPANCY SEPARATION PER TABLE 508.4

OCCUPANCY TYPE:	SEPARATION REQUIRED:
S-2 FROM R-2	1-HOUR
R-2 FROM B	1-HOUR

HORIZONTAL BUILDING SEPARATION PER TABLE 509.2

REQUIRED BUILDING SEPARATION:	3-HOUR
BUILDING BELOW SEPARATION:	TYPE IA, FULLY SPRINKLERED w/ NFPA-13

FIRE RESISTIVE RATINGS FOR BUILDING ELEMENTS PER TABLE 601

BUILDING ELEMENT:	TYPE IIIA CONSTRUCTION:
EXTERIOR BEARING WALLS	2-HOUR (FIRE RETARDANT TREATED) (WOOD PER SECTION 602.3)
INTERIOR BEARING WALLS	1-HOUR
INTERIOR NON-BEARING WALLS	0
FLOOR CONSTRUCTION	1-HOUR
ROOF CONSTRUCTION	1-HOUR

FIRE RESISTIVE RATINGS FOR WALLS BASED ON FIRE SEPARATION DISTANCE PER TABLE 602

DISTANCE:	S-2 AND R-2 OCCUPANCY:
LESS THAN 5 FEET	1-HOUR
5 - 10 FEET	1-HOUR
10 - 30 FEET	1-HOUR

PROJECT DATA

LEGAL DESCRIPTION:

Site Address	6330 N WOODMAN AVE
Site Address	6328 N WOODMAN AVE
Site Address	6324 N WOODMAN AVE
Site Address	6320 N WOODMAN AVE
Site Address	6318 N WOODMAN AVE
Site Address	6316 N WOODMAN AVE
Site Address	6314 N WOODMAN AVE
Site Address	6318 1/2 N WOODMAN AVE
ZIP Code	91401
PIN Number	180B157 1073
PIN Number	177B157 53
PIN Number	177B157 68
Lot/Parcel Area (Calculated)	37,612.125 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID C7
Assessor Parcel No. (APN)	2330012004
Assessor Parcel No. (APN)	2330012027
Assessor Parcel No. (APN)	2330012028
Tract	TR 1000
Tract	TR 27429
Map Reference	M B 19-1 (SHT 1)
Map Reference	M B 723-14/15
Block	None
Lot	PT 30, Lot 1, & Lot 2
Arb (Lot Cut Reference)	14 & None
Map Sheet	177B157
Map Sheet	180B157
Zoning	(Q) C1.5-1VL
Transit Oriented Communities	Tier 3

CODES REFERENCED
2022 California Residential Code
2022 California Building Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Energy Code
**All City of Los Angeles Amendments including 2023 LABC

SCOPE OF WORK:
Proposed 6-Story 147-Unit Apartment
5-Story Type IIIA R-2 Occupancy o/
1-Story Type IA S-2 Parking Garage o/
1-Level Basement Parking Garage
Type IA S-2 Occupancy
(Fully Sprinklered per NFPA-13)
(15) Units set aside for Extremely Low Income

Density Tabulation:
Lot Area= 37,612.125 SF
(per survey A101)
Zone= (Q)C1.5-1VL
Allowable Density= 1/400 SF
By-Right Density= 94-Units
(Rounds-down)
Base Density= 95-Units
(Rounds-up)
70% Bonus Density= 162-Units
(Rounds-Up) Tier 3
Proposed Density= 147-units
Buildable Area= 33,663 SF
F.A.R. Allowed= 1.5 : 1
F.A.R. Proposed= 3.25 : 1
(109,477/33,663)

Incentive Requests:
(TOC Tier 3)
Base Incentives:
a) Density (+70%)
b) Parking Reduction (1/2 stall/unit)
c) FAR Increase (3.75:1)
Menu Incentives:
d) Height Increase (+22-feet) 45' + 22'= 67' max
e) RAS3 Setbacks (5' FY, 5' SY, 15' RY
@ R-1 abutting zone only & 5' RY @ P Zone)
e) Open Space Reduction (-25%)

FIRE NOTES : (See **N-1** For Fire Requirements)
1) Building shall be fully sprinklered per NFPA13
2) Emergency Responder Radio coverage is required per CFC 510
3) Two way comm. req'd. at elevator lobbies 1009.8

OPEN SPACE TABULATION

OPEN SPACE TABULATION:
Required Open Space:
100 s.f. / <3 Habitable Rooms
125 s.f. / 3 Habitable Rooms
175 s.f. / > 3 Habitable Rooms

(115) units @ 100 s.f.=	11,500 s.f.
(32) units @ 125 s.f.=	4,000 s.f.
(0) units @ 175 s.f.=	0 s.f.
Total Required=	15,500 s.f.

25% Reduction per TOC Incentive request= 11,625 s.f.
(Tier 3)

Open Space Provided

Name	Area
Court Yard	5337 SF
Fitness	800 SF
Private Deck	300 SF ← (6) Decks @ 50 sf each
Rear Yard	4157 SF
Recreation Rooms	1824 SF
Grand total	12418 SF

PARKING TABULATION

Parking Tabulation:
Automobile Parking Required
Per LAMC 12.21
1 stall per unit for Studio Apartment
1-1/2 stalls per unit < 3 habitable rooms
2-stalls per unit >3 habitable rooms
(5) units @ 1 stall= 5 stalls
(110) units @ 1-1/2 stalls= 165 stalls
(32) units @ 2 stalls= 64 stalls
Total per LAMC 12.21= 234 stalls

Per TOC Tier 3 (1/2 stall per unit)
147 units x 0.5 stalls= 74 stalls

BICYCLE PARKING REQUIRED :
Long Term:
(1) Bike Stall per Dwelling Unit (25 Units) = 25 Stalls
(1) Bike Stall per 1.5 Dwelling Unit (26-100 units)75/1.5= 50 Stalls
(1) Bike Stall per 2 Units (100-200 units)47/1.5= 23 Stalls
Total Long Term Bike Parking Req'd= 98 Stalls
Short Term:
(1) Bike Stall per (10) Dwelling Units 1-25(25 units/10)= 2.5 Stalls
(1) Bike Stall per (15) Dwelling Units 26-100(75 units/15)= 5 Stalls
(1) Bike Stall per (20) Dwelling Units 101-147(47 units/20)= 2.35 Stalls
Total Short Term Parking Required = 10 Stalls
Total Bike Parking Required = 108 Stalls

Parking Provided

Level	Description	Count
Basement	Compact (7'-6" x 15'-0")	6
Basement	Compact (8'-6" x 15'-0")	11
Basement	Compact (9'-0" x 15'-0")	10
Basement	Standard (8'-6" x 18'-0")	19
Basement	Standard EV (9'-0" x 18'-0")	44
Basement		90
1st Story	Accessible (9'-0" x 18'-0")	5
1st Story	Compact (7'-6" x 15'-0")	7
1st Story	Compact (8'-6" x 15'-0")	2
1st Story	Standard (8'-6" x 18'-0")	12
1st Story	Standard EV (9'-0" x 18'-0")	34
1st Story		60
Grand total		150

Bike Parking Provided

Description	Count
Long Term Stall	108
Grand total	108

AREA SUMMARY

Area Tabulation (Gross by Occupancy)

Level	Occupancy Group	Area
1st Story	A-3	1550 SF
2nd Story	A-3	9860 SF
A-3		11409 SF
1st Story	B	138 SF
B		138 SF
Basement	R-2	1272 SF
1st Story	R-2	2069 SF
2nd Story	R-2	23651 SF
3rd Story	R-2	23389 SF
4th Story	R-2	23346 SF
5th Story	R-2	22797 SF
6th Story	R-2	19394 SF
Stairs @ Roof	R-2	355 SF
R-2		116273 SF
Basement	S-2	31763 SF
1st Story	S-2	26119 SF
S-2		57882 SF
Grand total		185702 SF

Area Tabulation Building Code

Level	Occupancy Group	Area
1st Story	A-3	1465 SF
2nd Story	A-3	9860 SF
A-3		11325 SF
1st Story	B	138 SF
B		138 SF
Basement	R-2	1256 SF
1st Story	R-2	1950 SF
2nd Story	R-2	22981 SF
3rd Story	R-2	22725 SF
4th Story	R-2	22681 SF
5th Story	R-2	22135 SF
6th Story	R-2	18835 SF
Stairs @ Roof	R-2	355 SF
R-2		112917 SF
Basement	S-2	31166 SF
1st Story	S-2	25588 SF
S-2		56754 SF
Grand total		181134 SF

Area Tabulation Zoning Code

Level	Occupancy Group	Area
1st Story	A-3	1465 SF
A-3		1465 SF
1st Story	B	138 SF
B		138 SF
Basement	R-2	480 SF
1st Story	R-2	1950 SF
2nd Story	R-2	22130 SF
3rd Story	R-2	21981 SF
4th Story	R-2	21937 SF
5th Story	R-2	21292 SF
6th Story	R-2	17899 SF
R-2		107669 SF
1st Story	S-2	206 SF
S-2		206 SF
Grand total		109478 SF

Area Tabulation School Fee

Level	Occupancy Group	Area
1st Story	A-3	1550 SF
2nd Story	A-3	5337 SF
A-3		6886 SF
1st Story	B	138 SF
B		138 SF
Basement	R-2	394 SF
1st Story	R-2	2069 SF
2nd Story	R-2	22643 SF
3rd Story	R-2	22487 SF
4th Story	R-2	22445 SF
5th Story	R-2	21794 SF
6th Story	R-2	18288 SF
R-2		110121 SF
Grand total		117145 SF

SHEET INDEX

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A102	Site - Demolition
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A202	2nd Story Floor Plan
A203	3rd Story Floor Plan
A204	4th Story Floor Plan
A205	5th Story Floor Plan
A206	6th Story Floor Plan
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A805	Code Analysis 5th Story
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D-3	Waterproofing Details
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D-6	Details
D-7	Details
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ID-2	Plan C & D Interior Elevations
ID-3	Plan E & F Interior Elevations
ID-4	Plan G & H Interior Elevations
ID-5	Plan I & J Interior Elevations
ID-6	Plan K & L Interior Elevations
ID-7	Plan M & N Interior Elevations
ID-8	Plan O & P Interior Elevations
ID-9	Plan Q & Studio A Interior Elevations
ID-10	Studio B, C, & Rec Rm Interior Elevations
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RT-1	Roof Tributary
SC-1	Door/Window Schedule
T24-1	Title 24 Energy Calculations
T24-2	Title 24 Energy Calculations
T24-3	Title 24 Energy Calculations
T24-4	Title 24 Energy Calculations
T24-5	Title 24 Energy Calculations
T24-6	Title 24 Energy Calculations

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Client

Woodman 30 LLC
16060 Ventura Blvd #300
Encino, CA 91436
(818)376-0386

Project

Woodman 30

6314-6330 Woodman Ave
Van Nuys, CA 91401
(APN# 2330-012-004; 027; 028)

Consultants

Architect
Stockton Architects, Inc.
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LICENSED REPRESENTATIVE
LICENSED ARCHITECT RICHARD K. STOCKTON
Richard Stockton
NO. C-35492
EXP. 11-30-23
STATE OF CALIFORNIA

Plan Check Set

Cover Sheet

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A000

Scale 3/32" = 1'-0"

10/27/2023 10:21:38 AM

Unit Mix Gross	
Bed/Bath	Count
1-Bedroom/1-Bath	110
2-Bedroom/1-Bath	11
2-Bedroom/2-Bath	21
Studio	5
Grand total	147

Unit Type Mix		
Level	Bed/Bath	Count
2nd Story	1-Bedroom/1-Bath	21
2nd Story	2-Bedroom/1-Bath	2
2nd Story	2-Bedroom/2-Bath	5
2nd Story	Studio	1
2nd Story		29
3rd Story	1-Bedroom/1-Bath	23
3rd Story	2-Bedroom/1-Bath	2
3rd Story	2-Bedroom/2-Bath	5
3rd Story	Studio	1
3rd Story		31
4th Story	1-Bedroom/1-Bath	23
4th Story	2-Bedroom/1-Bath	2
4th Story	2-Bedroom/2-Bath	5
4th Story	Studio	1
4th Story		31
5th Story	1-Bedroom/1-Bath	21
5th Story	2-Bedroom/1-Bath	2
5th Story	2-Bedroom/2-Bath	5
5th Story	Studio	2
5th Story		30
6th Story	1-Bedroom/1-Bath	22
6th Story	2-Bedroom/1-Bath	3
6th Story	2-Bedroom/2-Bath	1
6th Story		26
Grand total		147

OPEN SPACE TABULATION:
Required Open Space:
100 s.f. / <3 Habitable Rooms
125 s.f. / 3 Habitable Rooms
175 s.f. / > 3 Habitable Rooms

(115) units @ 100 s.f.= 11,500 s.f.
(32) units @ 125 s.f.= 4,000 s.f.
(0) units @ 175 s.f.= 0 s.f.
Total Required= 15,500 s.f.

25% Reduction per TOC
Incentive request= 11,625 s.f.
(Tier 3)

Open Space Provided	
Name	Area
Court Yard	5337 SF
Fitness	800 SF
Private Deck	300 SF
Rear Yard	4157 SF
Recreation Rooms	1824 SF
Grand total	12418 SF

LEGAL DESCRIPTION:
Site Address 6330 N WOODMAN AVE
Site Address 6328 N WOODMAN AVE
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Site Address 6320 N WOODMAN AVE
Site Address 6318 N WOODMAN AVE
Site Address 6316 N WOODMAN AVE
Site Address 6314 N WOODMAN AVE
Site Address 6318 1/2 N WOODMAN AVE
ZIP Code 91401
PIN Number 180B157 1073
PIN Number 177B157 53
PIN Number 177B157 68
Lot/Parcel Area (Calculated) 37,612.125 (sq ft)
Thomas Brothers Grid PAGE 532 - GRID C7
Assessor Parcel No. (APN) 2330012004
Assessor Parcel No. (APN) 2330012027
Assessor Parcel No. (APN) 2330012028
Tract TR 1000
Tract TR 27429
Map Reference M B 19-1 (SHT 1)
Map Reference M B 723-14/15
Block None
Lot PT 30, Lot 1, & Lot 2
Arb (Lot Cut Reference) 14 & None
Map Sheet 177B157
Map Sheet 180B157
Zoning (Q) C1.5-1VL
Transit Oriented Communities Tier 3

SCOPE OF WORK:
Proposed 6-Story 147-Unit Apartment
5-Story Type IIIA R-2 Occupancy o/
1-Story Type IA S-2 Parking Garage o/
1-Level Basement Parking Garage
Type IA S-2 Occupancy
(Fully Sprinklered per NFPA-13)
(15) Units set aside for Extremely Low Income

Incentive Requests:
(TOC Tier 3)
Base Incentives:
a) Density (+70%)
b) Parking Reduction (1/2 stall/unit)
c) FAR Increase (3.75:1)
Menu Incentives:
d) Height Increase (+22-feet) 45' + 22'= 67' max
e) RAS3 Setbacks (5' FY, 5' SY, 15' RY @ R-1 abutting zone only & 5' RY @ P Zone)
e) Open Space Reduction (-25%)

CODES REFERENCED
2022 California Residential Code
2022 California Building Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Energy Code
**All City of Los Angeles Amendments including 2023 LABC

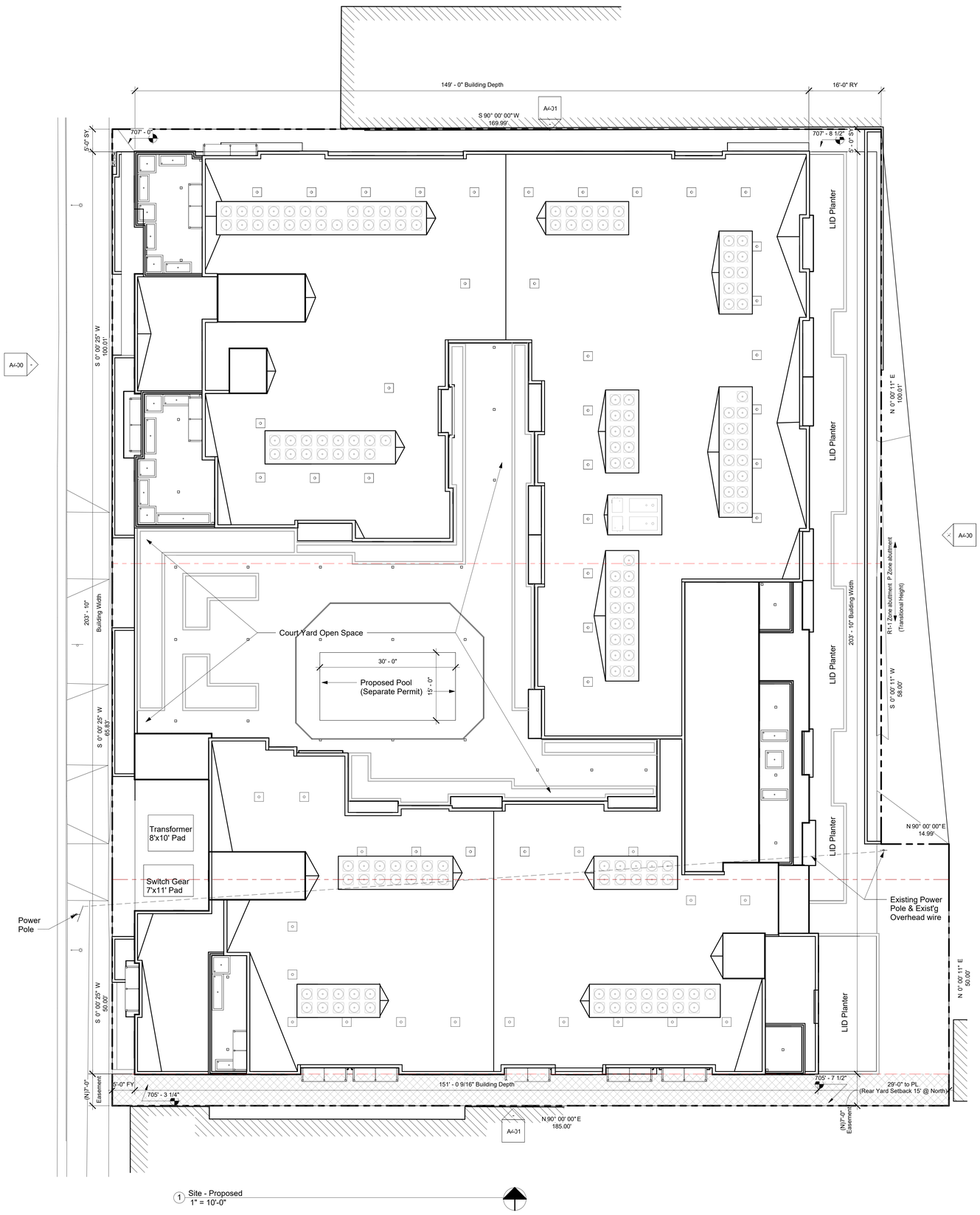
Area Tabulation-Zoning Code Gross	
Level	Area
Basement	480 SF
1st Story	3759 SF
2nd Story	22130 SF
3rd Story	21981 SF
4th Story	21937 SF
5th Story	21292 SF
6th Story	17899 SF
Grand total	109478 SF

Density Tabulation:
Lot Area= 37,612.125 SF
(per survey A101)
Zone= (Q)C1.5-1VL
Allowable Density= 1/400 SF
By-Right Density= 94-Units
(Rounds-down)
Base Density= 95-Units
(Rounds-up)
70% Bonus Density= 162-Units
(Rounds-Up) Tier 3
Proposed Density= 147-units
Buildable Area= 33,663 SF
F.A.R. Allowed= 1.5 : 1
F.A.R. Proposed= 3.25 : 1
(109,477/33,663)

Parking Tabulation:
Automobile Parking Required
Per LAMC 12.21
1 stall per unit for Studio Apartment
1-1/2 stalls per unit < 3 habitable rooms
2-stalls per unit >3 habitable rooms
(5) units @ 1 stall= 5 stalls
(110) units @ 1-1/2 stalls= 165 stalls
(32) units @ 2 stalls= 64 stalls
Total per LAMC 12.21= 234 stalls

Per TOC Tier 3 (1/2 stall per unit)
147 units x 0.5 stalls= 74 stalls

Parking Provided		
Level	Description	Count
Basement	Compact (7'-6" x 15'-0")	6
Basement	Compact (8'-6" x 15'-0")	11
Basement	Compact (9'-0" x 15'-0")	10
Basement	Standard (8'-6" x 18'-0")	19
Basement	Standard EV (9'-0" x 18'-0")	44
Basement		90
1st Story	Accessible (9'-0" x 18'-0")	5
1st Story	Compact (7'-6" x 15'-0")	7
1st Story	Compact (8'-6" x 15'-0")	2
1st Story	Standard (8'-6" x 18'-0")	12
1st Story	Standard EV (9'-0" x 18'-0")	34
1st Story		60
Grand total		150



1 Site - Proposed
1" = 10'-0"

ADM-2022-6036-TOC

REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES – TIER VERIFICATION FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than **180** days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

NOTES:
Project qualifies for Tier 3 incentives.

Planning Staff Name and Title	Planning Staff Signature
Brian R. Carr, City Planner	
Date Approved 9/13/2022	**Expiration Date** 3/12/2023

I. Project Information – To be completed by applicant

1. PROJECT LOCATION/ ZONING
Project Address: 6314 & 6324 Woodman Ave, Van Nuys, CA 9140
Applicant Name and Phone/Email: Alan Kleinman, 818-376-0386, alan@elevadogroup.com
Assessor Parcel Number(s): 2330-012-027, 2330-012-028
Community Plan: Number of Lots: 1 and 2 Lot Size: 20,612 s.f.
Existing Zone: [Q]C1.5-1VL Land Use Designation:
☐ Specific Plan ☐ HPOZ ☐ DRB ☐ Enterprise Zone ☐ CRA ☐ CPIO
☑ Q-condition/ D-limitation/ T-classification *(please specify)*:
☐ Other pertinent zoning information *(please specify)*:
☑ Location of Major Transit Stop (please specify the intersection or metro stop)[1]:
Metro G Line (Orange) Woodman/Valley Gleen Station

II. Project Eligibility – To be completed by DCP Housing Services Unit Staff

2. TRANSPORTATION QUALIFIERS
Qualifier #1 (rail name & stop, ferry terminal or bus #): Metro G Line (Orange) Woodman/Valley Glen
Service Interval # 1: Rail LOS [420 min / # of trips][2]
Service Interval # 2: Rail LOS [420 min / # of trips]

Qualifier #2 (rail name & stop, ferry terminal or bus #): N/A
Service Interval # 1: N/A [420 min / # of trips]
Service Interval # 2: N/A [420 min / # of trips]

TOC Tier[3]: ☐Tier 1 ☐ Tier 2 ☑ Tier 3 ☐ Tier 4 **Planning Staff Initials:** BC

[1] Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.
[2] This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.
[3] If project is 100% affordable, it is eligible for the designated Tier to be increase by one.

Stockton Architects Inc.
www.STOCKTONARCHITECTS.com

Client

Woodman 30 LLC
16060 Ventura Blvd #300
Encino, CA 91436
(818)376-0386

Project

Woodman 30

6314-6330 Woodman Ave
Van Nuys, CA 91401
(APN# 2330-012-004; 027; 028)

Consultants

Architect
Stockton Architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443

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LICENSED REPRESENTATIVE

LICENSED ARCHITECT RICHARD K. STOCKTON NO. C-35492 EXP. 11-30-23 STATE OF CALIFORNIA

Plan Check Set

Proposed Site Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

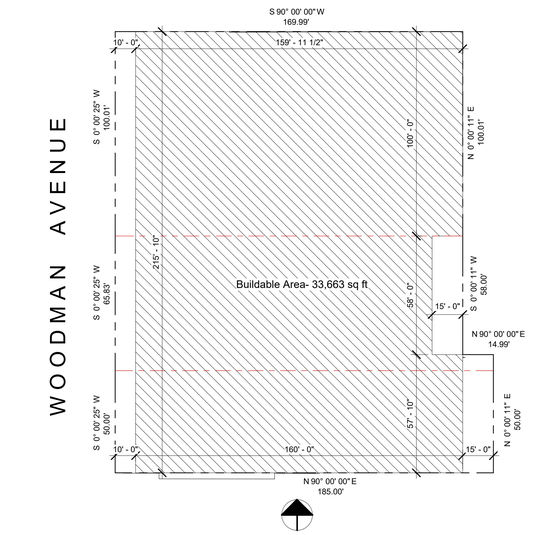
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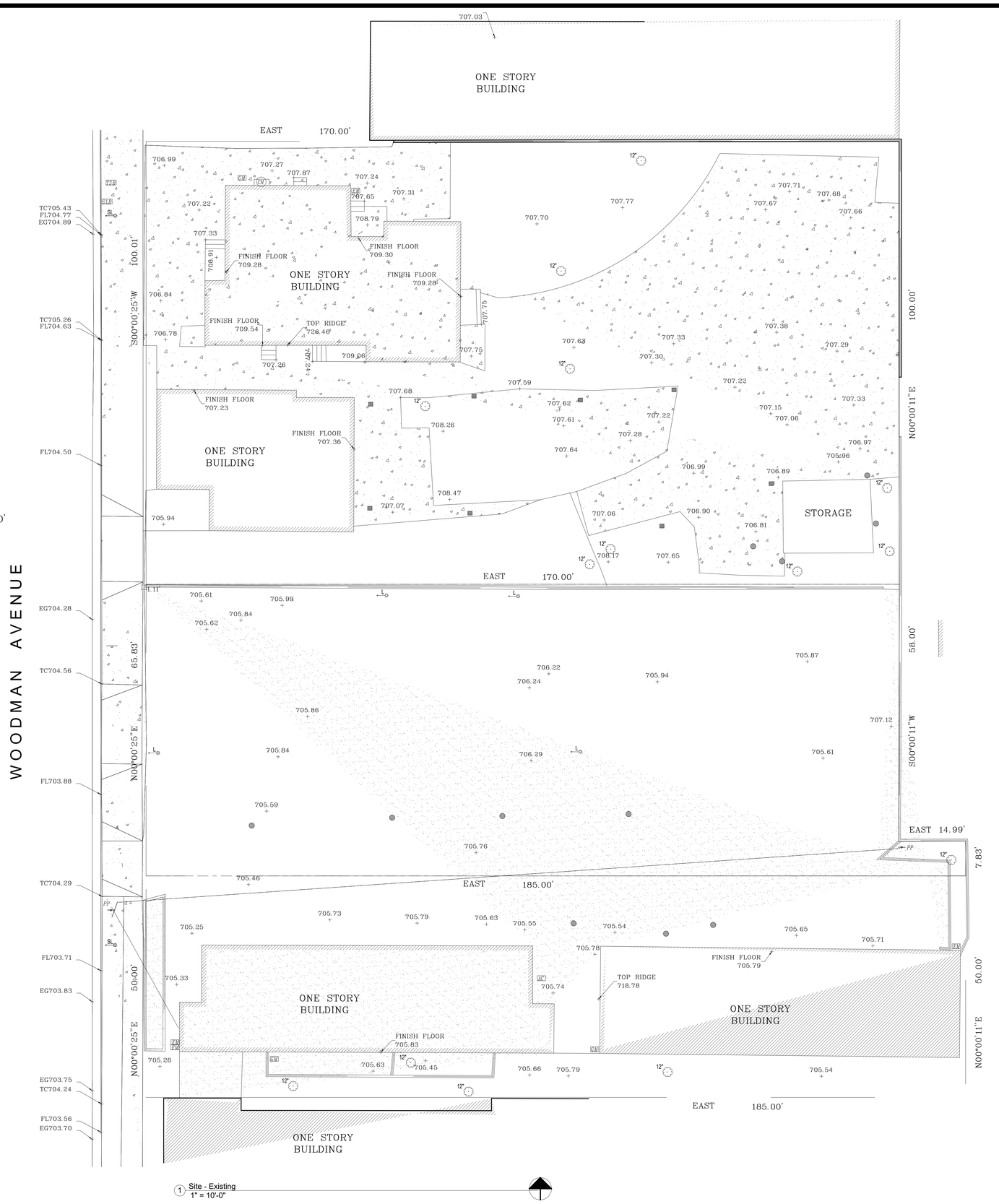
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LEGAL DESCRIPTION:

Site Address	6330 N WOODMAN AVE
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PIN Number	177B157 53
PIN Number	177B157 68
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Thomas Brothers Grid	PAGE 532 - GRID C7
Assessor Parcel No. (APN)	2330012004
Assessor Parcel No. (APN)	2330012027
Assessor Parcel No. (APN)	2330012028
Tract	TR 1000
Tract	TR 27429
Map Reference	M B 19-1 (SHT 1)
Map Reference	M B 723-14/15
Block	None
Lot	PT 30, Lot 1, & Lot 2
Arb (Lot Cut Reference)	14 & None
Map Sheet	177B157
Map Sheet	180B157
Zoning	(Q) C1.5-1VL
Transit Oriented Communities	Tier 3



2 Buildable Area Exhibit
1" = 30'-0"



1 Site - Existing
1" = 10'-0"

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LICENSED REPRESENTATIVE

LICENSED ARCHITECT RICHARD K. STOCKTON NO. C-35492 EXP. 11-30-23 STATE OF CALIFORNIA

Plan Check Set

Site - Existing

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

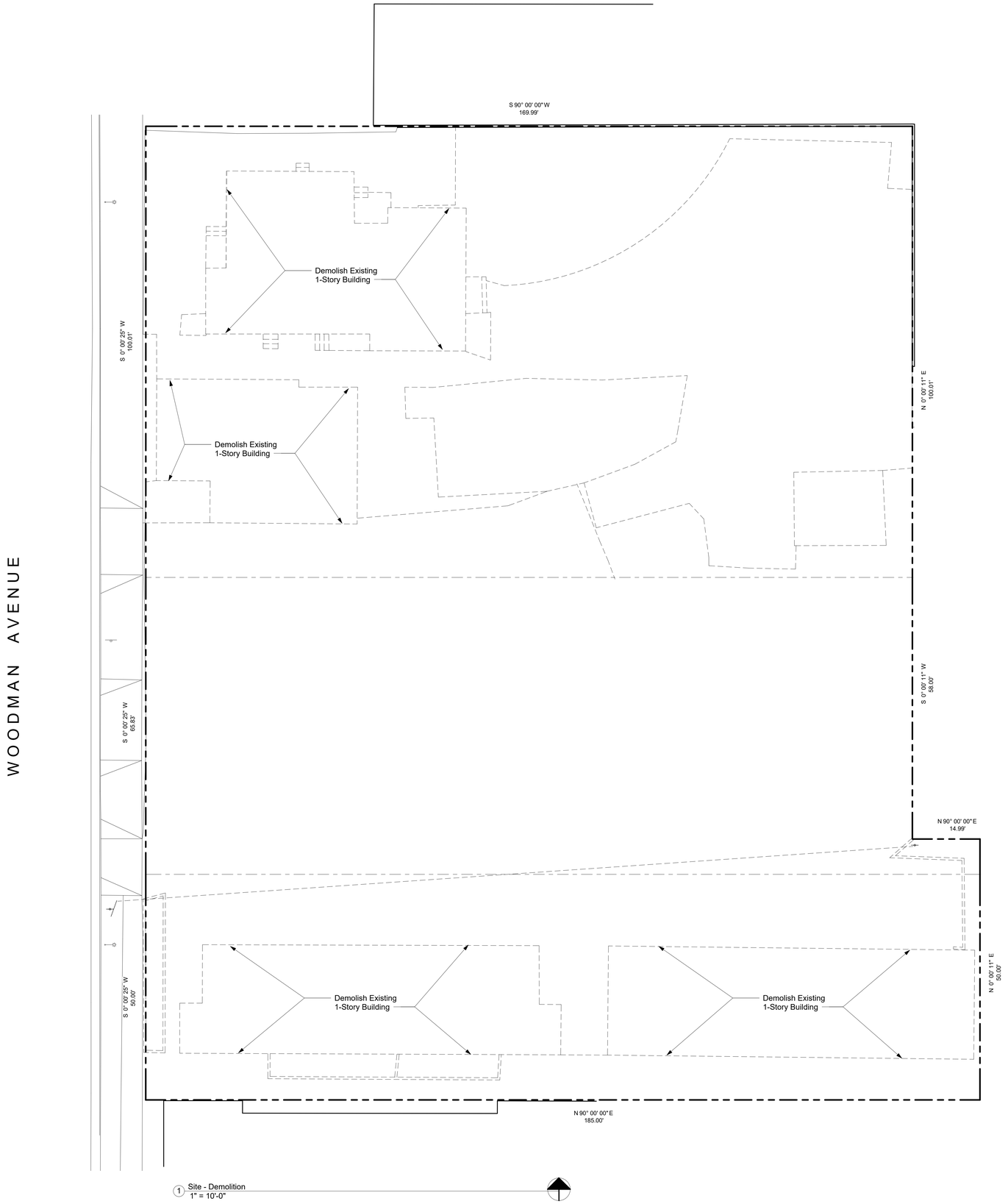
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Arb (Lot Cut Reference)	14 & None
Map Sheet	177B157
Map Sheet	180B157
Zoning	(Q) C1.5-1VL
Transit Oriented Communities	Tier 3



1 Site - Demolition
1" = 10'-0"

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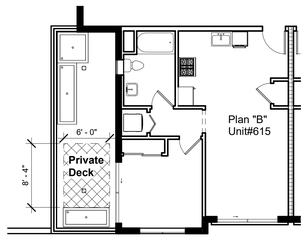
Site - Demolition

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

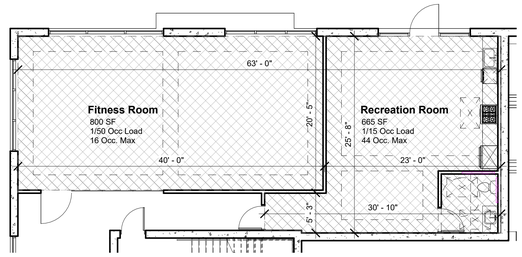
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5 6th Story Plan B
1/8" = 1'-0"

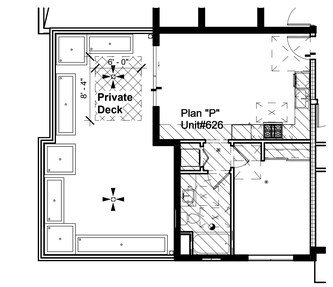


2 1st Story Recreation
1/8" = 1'-0"

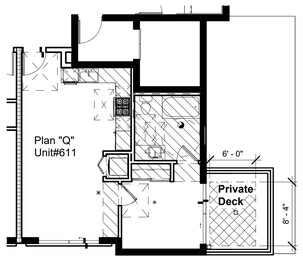
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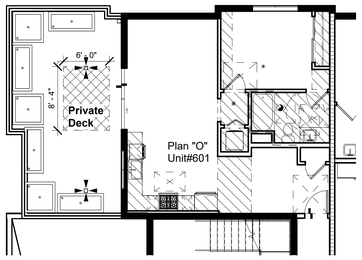
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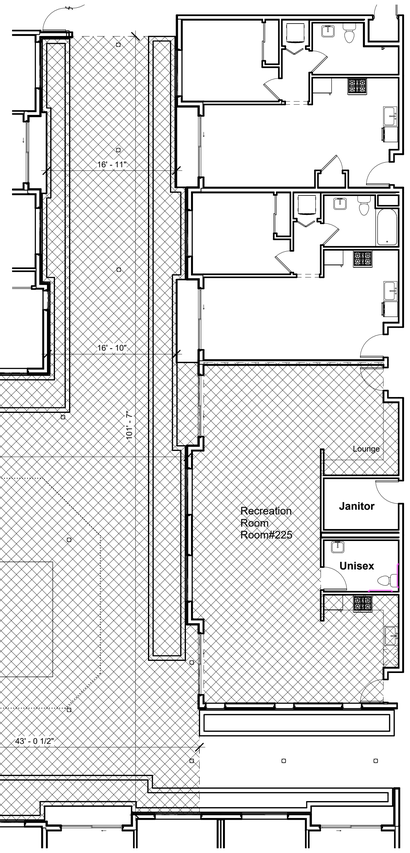
6 6th Story Plan P
1/8" = 1'-0"



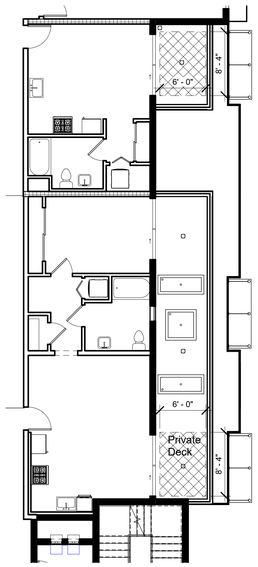
7 6th Story Plan Q
1/8" = 1'-0"



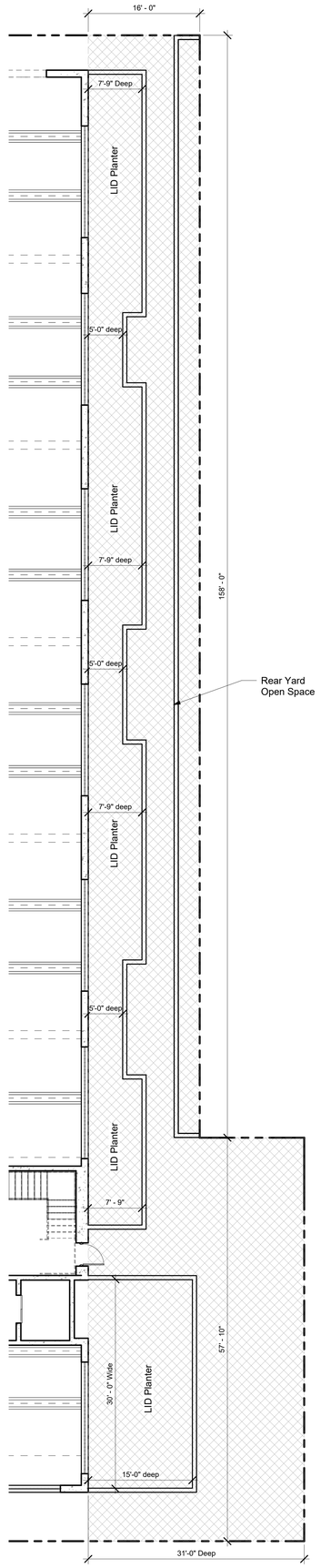
8 6th Story Plan O
1/8" = 1'-0"



3 2nd Story Court/Recreation
1/8" = 1'-0"



4 5th Story Studio B & C
1/8" = 1'-0"



1 1st Story Rear Yard
1/8" = 1'-0"

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16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443

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LICENSED REPRESENTATIVE

LICENSED ARCHITECT RICHARD K. STOCKTON Richard Stockton NO. C-35492 EXP. 11-30-23 STATE OF CALIFORNIA

Plan Check Set

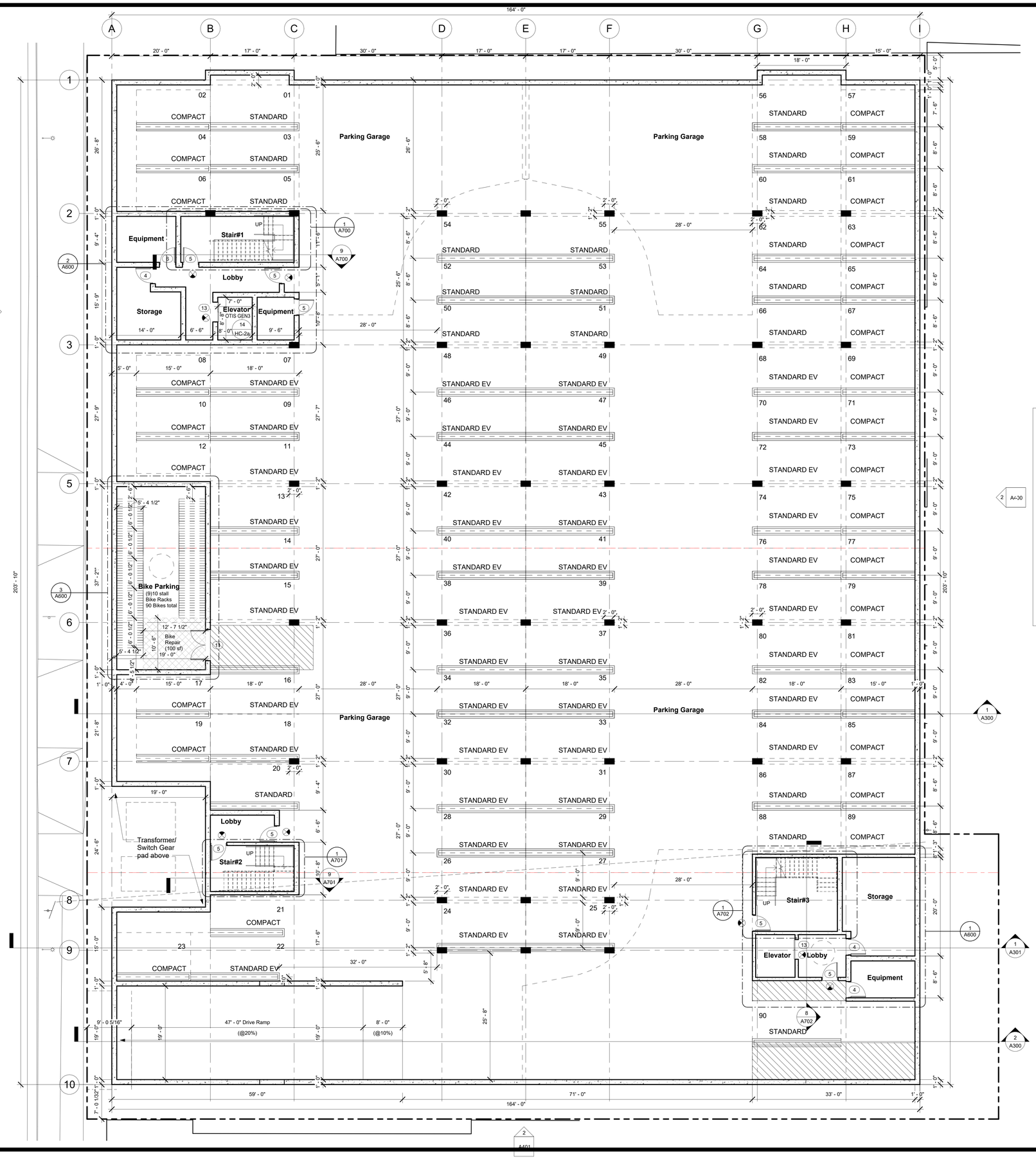
Open Space Exhibit

Date	Issue Date
Drawn By	Author
Checked By	Checker

A103

Scale: As indicated

10/27/2023 10:21:43 AM



Area Tabulation (Gross - Basement)			
Level	Name	Occupancy Group	Area
Basement	Elevator	R-2	158 SF
Basement	Lobby	R-2	405 SF
Basement	Stair	R-2	709 SF
R-2			1272 SF
Basement	Bike Parking	S-2	744 SF
Basement	Drive Ramp	S-2	1121 SF
Basement	Equipment	S-2	346 SF
Basement	Parking Garage	S-2	29027 SF
Basement	Storage	S-2	524 SF
S-2			31763 SF
Grand total			33035 SF

Area Tabulation (LABC - Basement)			
Level	Name	Occupancy Group	Area
Basement	Elevator	R-2	158 SF
Basement	Lobby	R-2	399 SF
Basement	Stair	R-2	699 SF
R-2			1256 SF
Basement	Bike Parking	S-2	706 SF
Basement	Drive Ramp	S-2	1044 SF
Basement	Equipment	S-2	327 SF
Basement	Parking Garage	S-2	28600 SF
Basement	Storage	S-2	488 SF
S-2			31166 SF
Grand total			32422 SF

Area Tabulation (LAMC - Basement)		
Level	Name	Area
Basement	Elevator	81 SF
Basement	Lobby	399 SF
R-2		480 SF
Grand total		480 SF

Area Tabulation (School Fee - Basement)		
Level	Name	Area
Basement	Elevator	81 SF
Basement	Lobby	313 SF
R-2		394 SF
Grand total		394 SF

Parking Tabulation:
Automobile Parking Required
Per LAMC 12.21
1 stall per unit for Studio Apartment
1-1/2 stalls per unit < 3 habitable rooms
2-stalls per unit >3 habitable rooms
(5) units @ 1 stall= 5 stalls
(110) units @ 1-1/2 stalls= 165 stalls
(32) units @ 2 stalls= 64 stalls
Total per LAMC 12.21= 234 stalls

Per TOC Tier 3 (1/2 stall per unit)
147 units x 0.5 stalls= 74 stalls

Parking Provided		
Level	Description	Count
Basement	Compact (7'-6" x 15'-0")	6
Basement	Compact (8'-6" x 15'-0")	11
Basement	Compact (9'-0" x 15'-0")	10
Basement	Standard (8'-6" x 18'-0")	19
Basement	Standard EV (9'-0" x 18'-0")	44
Basement		90
1st Story	Accessible (9'-0" x 18'-0")	5
1st Story	Compact (7'-6" x 15'-0")	7
1st Story	Compact (8'-6" x 15'-0")	2
1st Story	Standard (8'-6" x 18'-0")	12
1st Story	Standard EV (9'-0" x 18'-0")	34
1st Story		60
Grand total		150

WALL LEGEND:

- Denotes 3-Hour Rated Fire Barrier Wall (Area Separation) — 17 / D-7
- Denotes 2-Hour Rated Wall @ Exterior/Stair/Elevator/Chase/Shaft — 15 / D-1, 12 / D-1, 20 / D-1 — 2-hr Shaft
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 4 / D-1, 3 / D-1, 2 / D-1, 1 / D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 21 / D-4 — Exterior
- Denotes Typical 2x Stud wall @ 16" o.c. — 8 / D-1 — Interior
- Denotes 12" OR 8" Shotcrete Wall
- Denotes 9'-0" High Ceiling Soffit

1 Basement
1/8" = 1'-0"

This level shall be Mechanically Ventilated

NOTES:

1. ILLUMINATED EXIT SIGN PROVIDE LOW LEVEL EXIT SIGNS IN LOCATIONS AS REQUIRED BY L.A.F.D.
2. F.E.C. INDICATES FIRE EXTINGUISHER CABINET W/ 2A 10 BC RATED EXTINGUISHER
3. EGRESS DOORS SHALL READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (SEE 1008.1.8.3 FOR EXCEPTIONS)
4. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
5. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 lux)
6. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
7. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
8. DENOTES SMOKE DETECTORS HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL.
9. DENOTES SMOKE/CARBON MONOXIDE ALARM HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL (INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS)
10. DENOTES EXHAUST FAN (CONTINUOUS OR HUMIDISTAT CONTROL) SEE MECHANICAL PLANS FOR ADDITIONAL SPECIFICATIONS.
11. DENOTES WATER CURTAIN

F.E.C.

FLOOR PLAN EGRESS LEGEND:

- EXITING PATH TO MULTIPLE EXITS (400' MAX W/ INCLUDING COMMON PATH)
- COMMON PATH OF TRAVEL (100' MAX)

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Project

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(APN# 2330-012-004; 027; 028)

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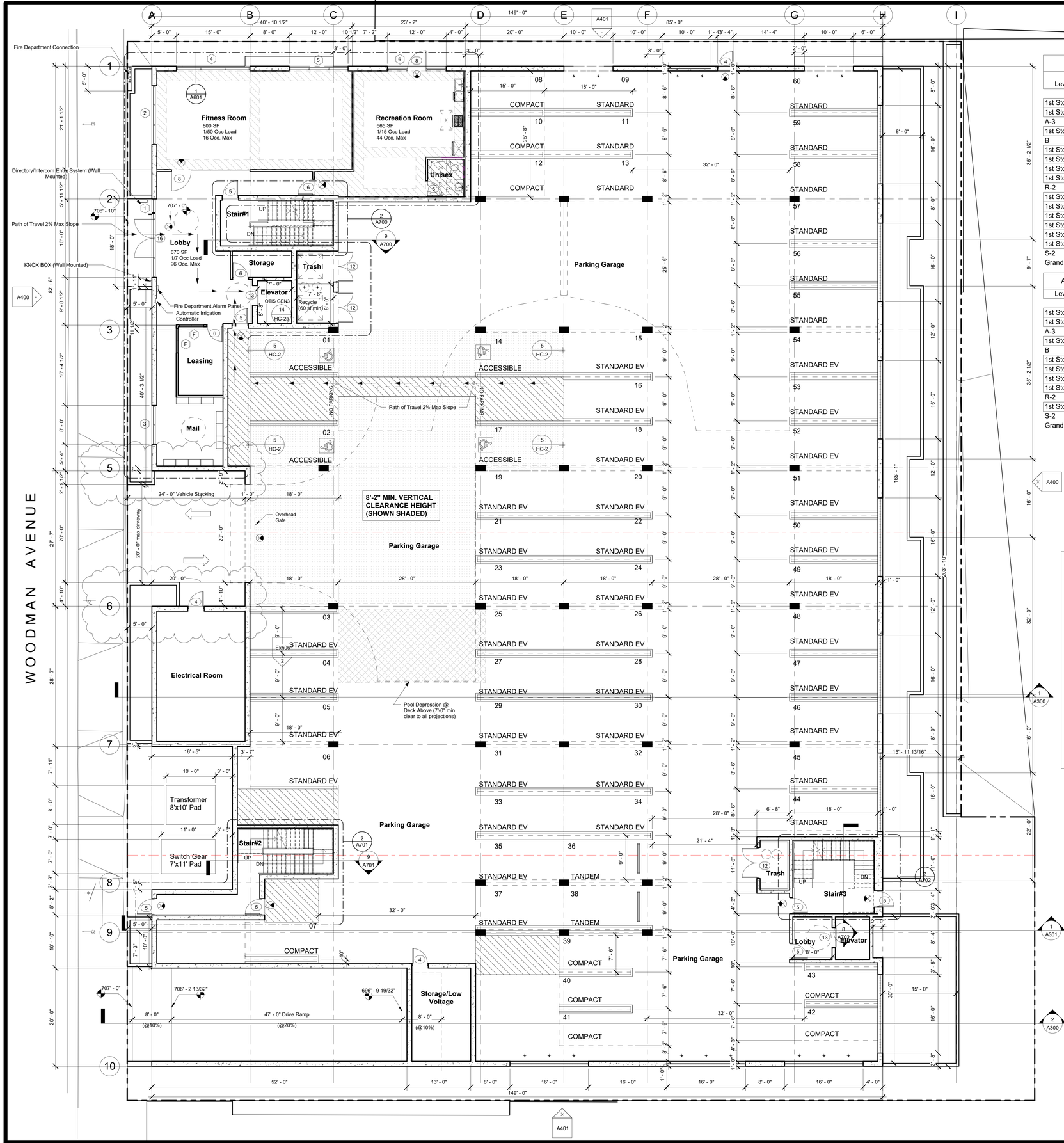
Basement Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A200

Scale	As indicated

10/27/2023 10:21:45 AM



Area Tabulation (Gross - 1st Story)			
Level	Name	Occupancy Group	Area
1st Story	Fitness	A-3	861 SF
1st Story	Recreation Rooms	A-3	688 SF
A-3			1550 SF
1st Story	Leasing Office	B	138 SF
B			138 SF
1st Story	Elevator	R-2	152 SF
1st Story	Lobby	R-2	797 SF
1st Story	Mail Room	R-2	221 SF
1st Story	Stair	R-2	899 SF
R-2			2069 SF
1st Story	Drive Ramp	S-2	1050 SF
1st Story	Electrical	S-2	557 SF
1st Story	Low Volt	S-2	290 SF
1st Story	Parking Garage	S-2	23938 SF
1st Story	Storage	S-2	78 SF
1st Story	Trash Room	S-2	206 SF
S-2			26119 SF
Grand total			29876 SF

Area Tabulation (LABC - 1st Story)			
Level	Name	Occupancy Group	Area
1st Story	Fitness	A-3	800 SF
1st Story	Recreation Rooms	A-3	665 SF
A-3			1465 SF
1st Story	Leasing Office	B	138 SF
B			138 SF
1st Story	Elevator	R-2	146 SF
1st Story	Lobby	R-2	750 SF
1st Story	Mail Room	R-2	207 SF
1st Story	Stair	R-2	847 SF
R-2			1950 SF
1st Story	Drive Ramp	S-2	979 SF
1st Story	Electrical	S-2	513 SF
1st Story	Low Volt	S-2	276 SF
1st Story	Parking Garage	S-2	23537 SF
1st Story	Storage	S-2	78 SF
1st Story	Trash Room	S-2	206 SF
S-2			25588 SF
Grand total			29141 SF

Area Tabulation (LAMC - 1st Story)		
Level	Name	Area
1st Story	Fitness	800 SF
1st Story	Recreation Rooms	665 SF
A-3		1465 SF
1st Story	Leasing Office	138 SF
B		138 SF
1st Story	Elevator	146 SF
1st Story	Lobby	750 SF
1st Story	Mail Room	207 SF
1st Story	Stair	847 SF
R-2		1950 SF
1st Story	Trash Room	206 SF
S-2		206 SF
Grand total		3759 SF

Area Tabulation (School Fee - 1st Story)		
Level	Name	Area
1st Story	Fitness	861 SF
1st Story	Recreation Rooms	688 SF
A-3		1550 SF
1st Story	Leasing Office	138 SF
B		138 SF
1st Story	Elevator	152 SF
1st Story	Lobby	797 SF
1st Story	Mail Room	221 SF
1st Story	Stair	899 SF
R-2		2069 SF
Grand total		3757 SF

Parking Tabulation:
Automobile Parking Required
Per LAMC 12.21
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Total per LAMC 12.21= 234 stalls

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Level	Description	Count
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Basement	Standard (8'-6" x 18'-0")	19
Basement	Standard EV (9'-0" x 18'-0")	44
Basement		90
1st Story	Accessible (9'-0" x 18'-0")	5
1st Story	Compact (7'-6" x 15'-0")	7
1st Story	Compact (8'-6" x 15'-0")	2
1st Story	Standard (8'-6" x 18'-0")	12
1st Story	Standard EV (9'-0" x 18'-0")	34
1st Story		60
Grand total		150

WALL LEGEND:

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- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 21 / D-4 — Exterior
- Denotes Typical 2x Stud wall @ 16" o.c. — 8 / D-1 — Interior
- Denotes 12" OR 8" Shotcrete Wall
- Denotes 9'-0" High Ceiling Soffit

1 1st Story
1/8" = 1'-0"

NOTES:

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11. DENOTES WATER CURTAIN

FLOOR PLAN EGRESS LEGEND:

EXITING PATH TO MULTIPLE EXITS (400' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL (100' MAX)

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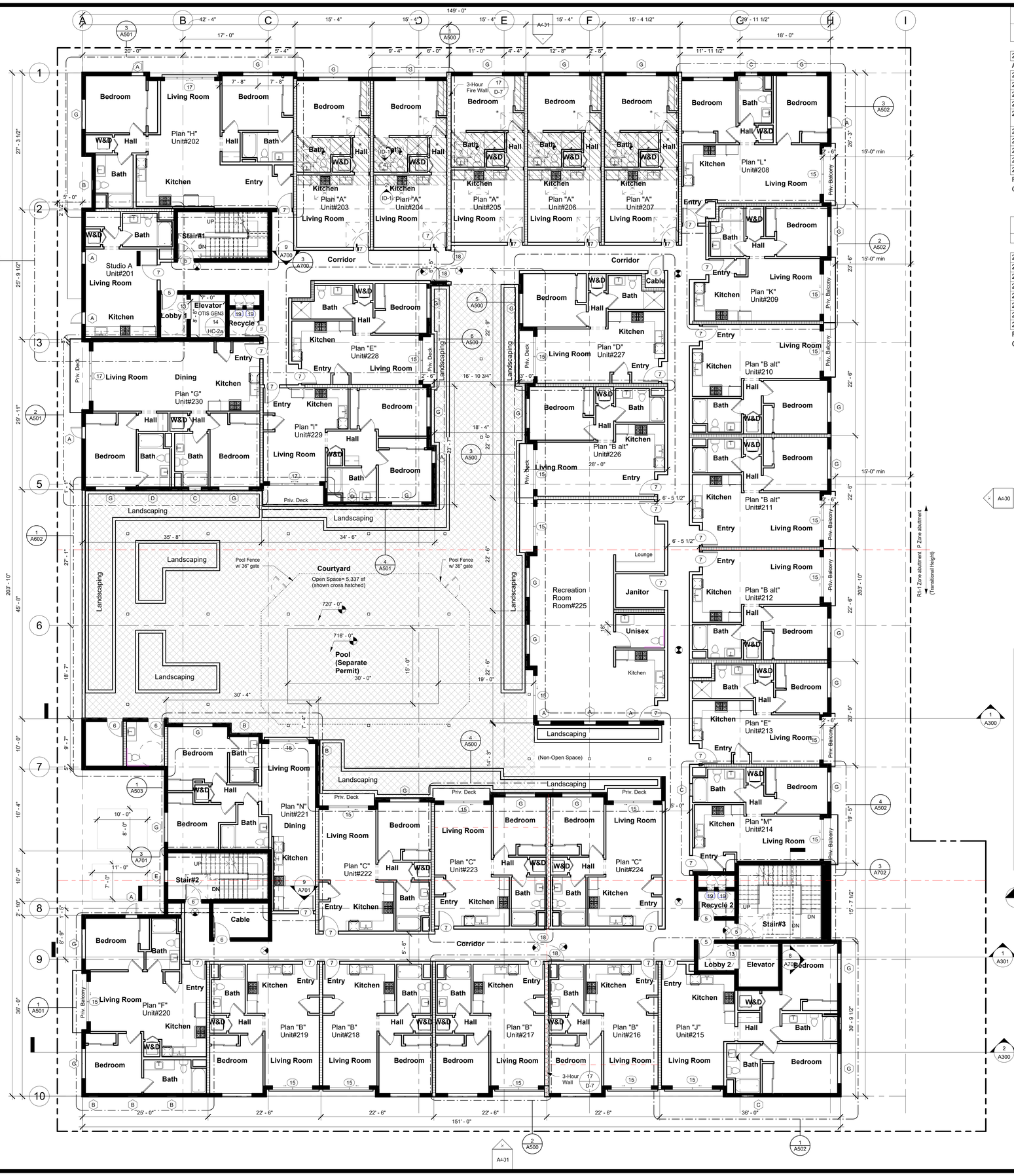
1st Story Floor Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A201

Scale	As indicated

10/27/2023 10:21:48 AM



Area Tabulation (Gross - 2nd Story)			
Level	Name	Occupancy Group	Area
2nd Story	Court Yard	A-3	5703 SF
A-3			5703 SF
2nd Story	Cable	R-2	105 SF
2nd Story	Corridor	R-2	2373 SF
2nd Story	Elevator	R-2	155 SF
2nd Story	Lobby	R-2	105 SF
2nd Story	Recreation Rooms	R-2	1198 SF
2nd Story	Stair	R-2	692 SF
2nd Story	Storage	R-2	84 SF
2nd Story	Trash	R-2	135 SF
2nd Story	Unisex	R-2	83 SF
2nd Story	Unit	R-2	18721 SF
R-2			23651 SF
Grand total			29354 SF

Area Tabulation (LABC - 2nd Story)			
Level	Name	Occupancy Group	Area
2nd Story	Court Yard	A-3	5703 SF
2nd Story	Rear Yard	A-3	4157 SF
A-3			9860 SF
2nd Story	Cable	R-2	105 SF
2nd Story	Corridor	R-2	2364 SF
2nd Story	Elevator	R-2	155 SF
2nd Story	Lobby	R-2	105 SF
2nd Story	Recreation Rooms	R-2	1159 SF
2nd Story	Stair	R-2	678 SF
2nd Story	Storage	R-2	70 SF
2nd Story	Trash	R-2	64 SF
2nd Story	Unisex	R-2	73 SF
2nd Story	Unit	R-2	18208 SF
R-2			22981 SF
Grand total			32840 SF

Area Tabulation (LAMC - 2nd Story)		
Level	Name	Area
2nd Story	Cable	16 SF
2nd Story	Corridor	2364 SF
2nd Story	Lobby	105 SF
2nd Story	Recreation Rooms	1159 SF
2nd Story	Storage	70 SF
2nd Story	Trash	64 SF
2nd Story	Unisex	73 SF
2nd Story	Unit	18208 SF
R-2		22058 SF
Grand total		22058 SF

Area Tabulation (School Fee - 3rd Story)		
Level	Name	Area
3rd Story	Cable	16 SF
3rd Story	Corridor	2373 SF
3rd Story	Lobby	105 SF
3rd Story	Trash	64 SF
3rd Story	Unit	19930 SF
R-2		22487 SF
Grand total		22487 SF

NOTES:

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11. DENOTES WATER CURTAIN

FLOOR PLAN EGRESS LEGEND:

EXITING PATH TO MULTIPLE EXITS (400' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL (100' MAX)

WALL LEGEND:

- Denotes 3-Hour Rated Fire Barrier Wall (Area Separation) — 17 / D-7
- Denotes 2-Hour Rated Wall @ Exterior/Stair/Elevator/Chase/Shaft — 15 / D-1, 12 / D-1, 20 / D-1 — 2-hr Shaft
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 4 / D-1, 3 / D-1, 2 / D-1, 1 / D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 21 / D-4 — Exterior
- Denotes Typical 2x Stud wall @ 16" o.c. — 8 / D-1 — Interior
- Denotes 12" OR 8" Shotcrete Wall
- Denotes 9'-0" High Ceiling Soffit

1 2nd Story
1/8" = 1'-0"

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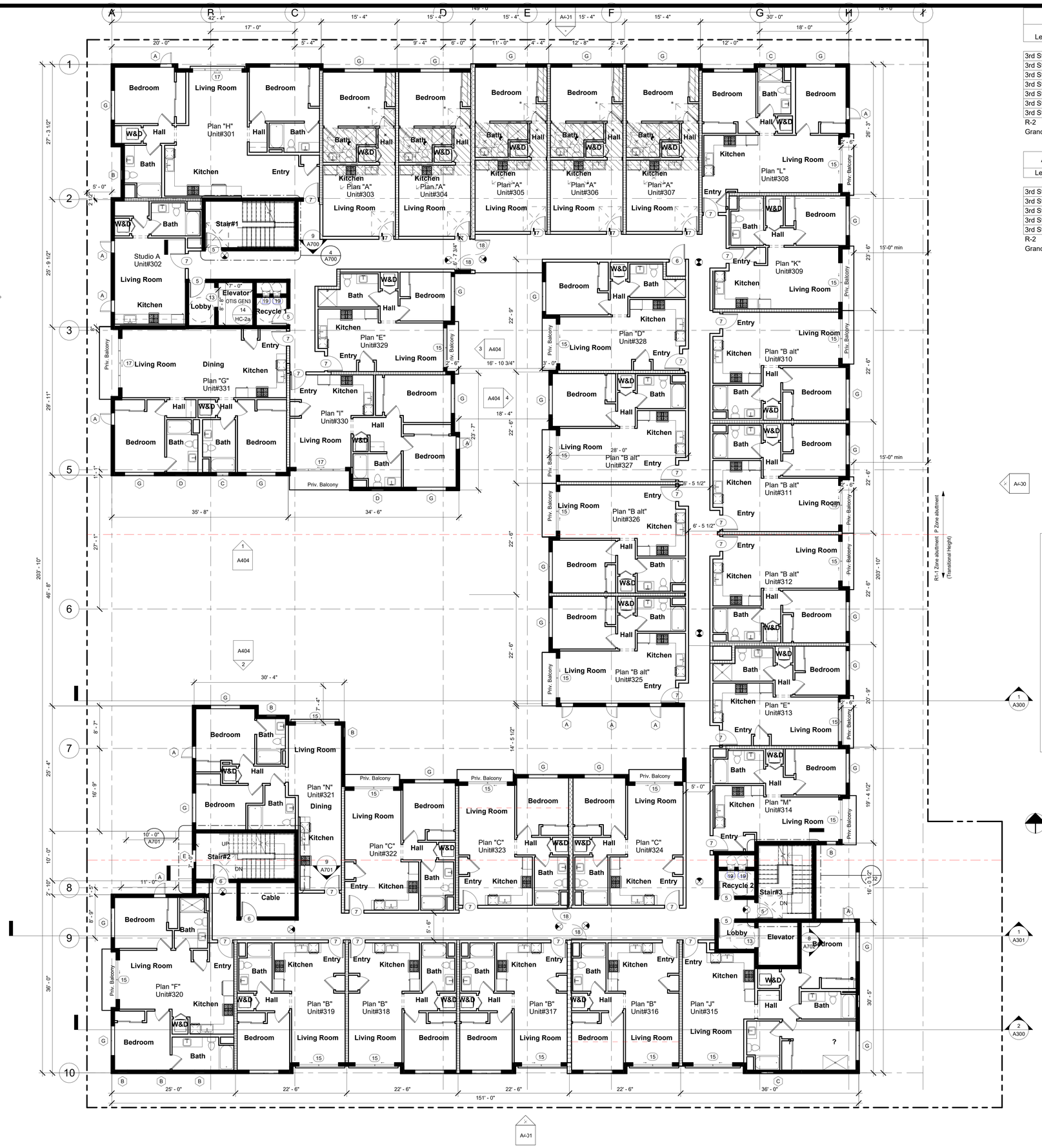
2nd Story Floor Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A202

Scale: As indicated

10/27/2023 10:21:53 AM



Area Tabulation (Gross - 3rd Story)			
Level	Name	Occupancy Group	Area
3rd Story	Cable	R-2	105 SF
3rd Story	Corridor	R-2	2373 SF
3rd Story	Elevator	R-2	155 SF
3rd Story	Lobby	R-2	105 SF
3rd Story	Stair	R-2	586 SF
3rd Story	Trash	R-2	135 SF
3rd Story	Unit	R-2	19930 SF
R-2			23389 SF
Grand total			23389 SF

Area Tabulation (LABC - 3rd Story)			
Level	Name	Occupancy Group	Area
3rd Story	Cable	R-2	105 SF
3rd Story	Corridor	R-2	2364 SF
3rd Story	Elevator	R-2	155 SF
3rd Story	Lobby	R-2	105 SF
3rd Story	Stair	R-2	571 SF
3rd Story	Trash	R-2	64 SF
3rd Story	Unit	R-2	19361 SF
R-2			22725 SF
Grand total			22725 SF

Area Tabulation (LAMC - 3rd Story)		
Level	Name	Area
3rd Story	Cable	16 SF
3rd Story	Corridor	2364 SF
3rd Story	Lobby	105 SF
3rd Story	Trash	64 SF
3rd Story	Unit	19361 SF
R-2		21909 SF
Grand total		21909 SF

Area Tabulation (School Fee - 3rd Story)		
Level	Name	Area
3rd Story	Cable	16 SF
3rd Story	Corridor	2373 SF
3rd Story	Lobby	105 SF
3rd Story	Trash	64 SF
3rd Story	Unit	19930 SF
R-2		22487 SF
Grand total		22487 SF

F.E.C.

NOTES:

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11. DENOTES WATER CURTAIN

FLOOR PLAN EGRESS LEGEND:

EXITING PATH TO MULTIPLE EXITS (400' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL (100' MAX)

WALL LEGEND:

- Denotes 3-Hour Rated Fire Barrier Wall (Area Separation) — 17 / D-7
- Denotes 2-Hour Rated Wall @ Exterior/Stair/Elevator/Chase/Shaft — 15 / D-1, 12 / D-1, 20 / D-1 — 2-hr Shaft
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 4 / D-1, 3 / D-1, 2 / D-1, 1 / D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 21 / D-4 — Exterior
- Denotes Typical 2x Stud wall @ 16" o.c. — 8 / D-1 — Interior
- Denotes 12" OR 8" Shotcrete Wall
- Denotes 9'-0" High Ceiling Soffit

1 3rd Story
1/8" = 1'-0"

Stockton Architects Inc.

www.STOCKTONARCHITECTS.com

Client

Woodman 30 LLC
16060 Ventura Blvd #300
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Project

Woodman 30

6314-6330 Woodman Ave
Van Nuys, CA 91401
(APN# 2330-012-004; 027; 028)

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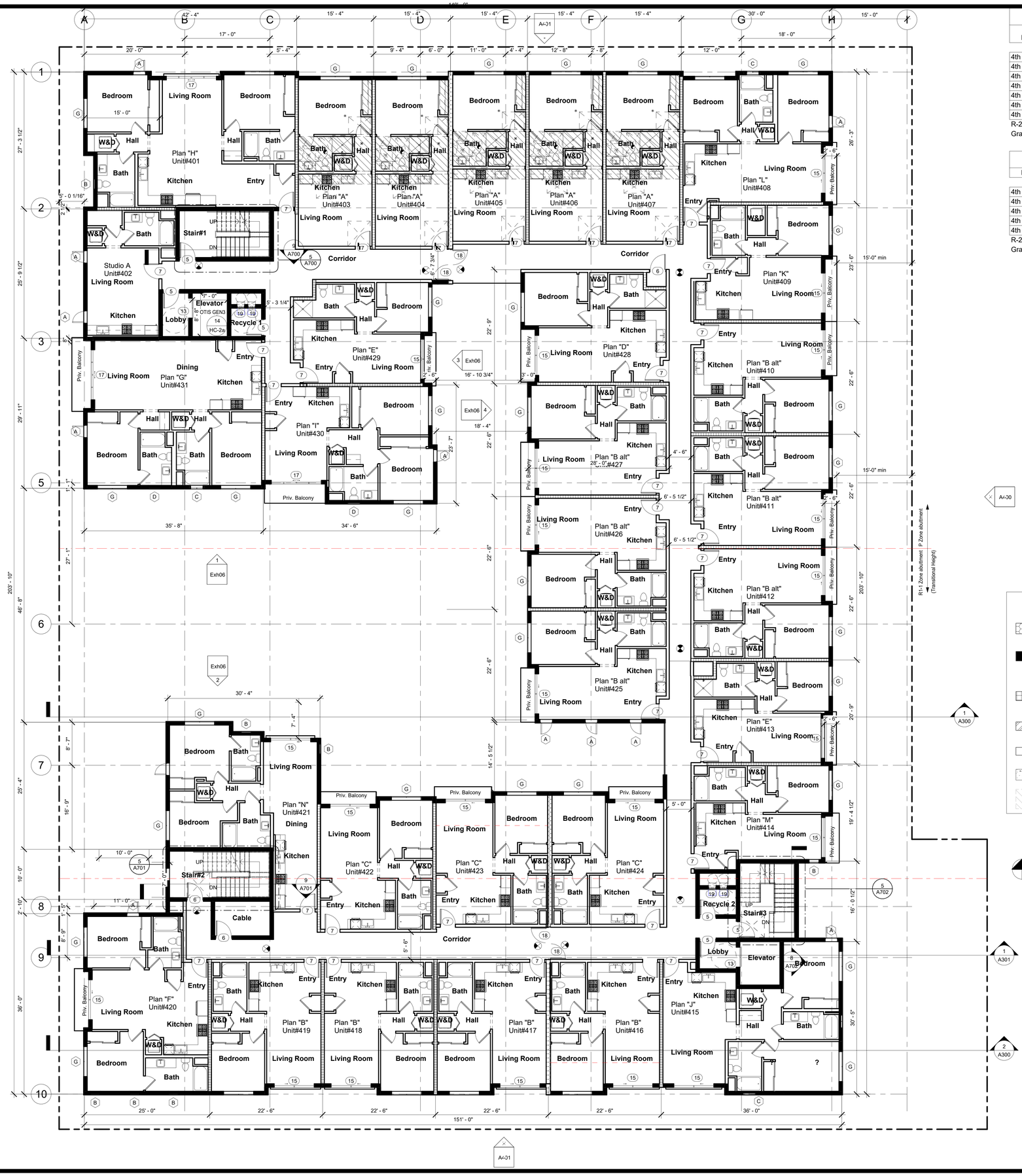
Plan Check Set

3rd Story Floor Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton
Scale	As indicated

A203

10/27/2023 10:21:58 AM



Area Tabulation (Gross - 4th Story)			
Level	Name	Occupancy Group	Area
4th Story	Cable	R-2	105 SF
4th Story	Corridor	R-2	2329 SF
4th Story	Elevator	R-2	155 SF
4th Story	Lobby	R-2	105 SF
4th Story	Stair	R-2	586 SF
4th Story	Trash	R-2	135 SF
4th Story	Unit	R-2	19931 SF
R-2			23346 SF
Grand total			23346 SF

Area Tabulation (LABC - 4th Story)			
Level	Name	Occupancy Group	Area
4th Story	Cable	R-2	105 SF
4th Story	Corridor	R-2	2320 SF
4th Story	Elevator	R-2	155 SF
4th Story	Lobby	R-2	105 SF
4th Story	Stair	R-2	571 SF
4th Story	Trash	R-2	64 SF
4th Story	Unit	R-2	19360 SF
R-2			22681 SF
Grand total			22681 SF

Area Tabulation (LAMC - 4th Story)		
Level	Name	Area
4th Story	Cable	16 SF
4th Story	Corridor	2320 SF
4th Story	Lobby	105 SF
4th Story	Trash	64 SF
4th Story	Unit	19360 SF
R-2		21865 SF
Grand total		21865 SF

Area Tabulation (School Fee - 4th Story)		
Level	Name	Area
4th Story	Cable	16 SF
4th Story	Corridor	2329 SF
4th Story	Lobby	105 SF
4th Story	Trash	64 SF
4th Story	Unit	19931 SF
R-2		22445 SF
Grand total		22445 SF

NOTES:

1. ILLUMINATED EXIT SIGN PROVIDE LOW LEVEL EXIT SIGNS IN LOCATIONS AS REQUIRED BY L.A.F.D.
2. F.E.C. INDICATES FIRE EXTINGUISHER CABINET W/ 2A 10 BC RATED EXTINGUISHER
3. EGRESS DOORS SHALL READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (SEE 1008.1.8.3 FOR EXCEPTIONS)
4. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
5. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 lux)
6. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
7. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
8. DENOTES SMOKE DETECTORS HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL.
9. DENOTES SMOKE/CARBON MONOXIDE ALARM HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL. (INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS)
10. DENOTES EXHAUST FAN (CONTINUOUS OR HUMIDISTAT CONTROL) SEE MECHANICAL PLANS FOR ADDITIONAL SPECIFICATIONS.
11. DENOTES WATER CURTAIN

F.E.C.

FLOOR PLAN EGRESS LEGEND:

A-00

EXITING PATH TO MULTIPLE EXITS (400' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL (100' MAX)

WALL LEGEND:

- Denotes 3-Hour Rated Fire Barrier Wall (Area Separation) — 17 / D-7
- Denotes 2-Hour Rated Wall @ Exterior/Stair/Elevator/Chase/Shaft — 15 / D-1, 12 / D-1, 20 / D-1 — 2-hr Shaft
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 4 / D-1, 3 / D-1, 2 / D-1, 1 / D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 21 / D-4 — Exterior
- Denotes Typical 2x Stud wall @ 16" o.c. — 8 / D-1 — Interior
- Denotes 12" OR 8" Shotcrete Wall
- Denotes 9'-0" High Ceiling Soffit

1 A300 — 4th Story
1/8" = 1'-0"

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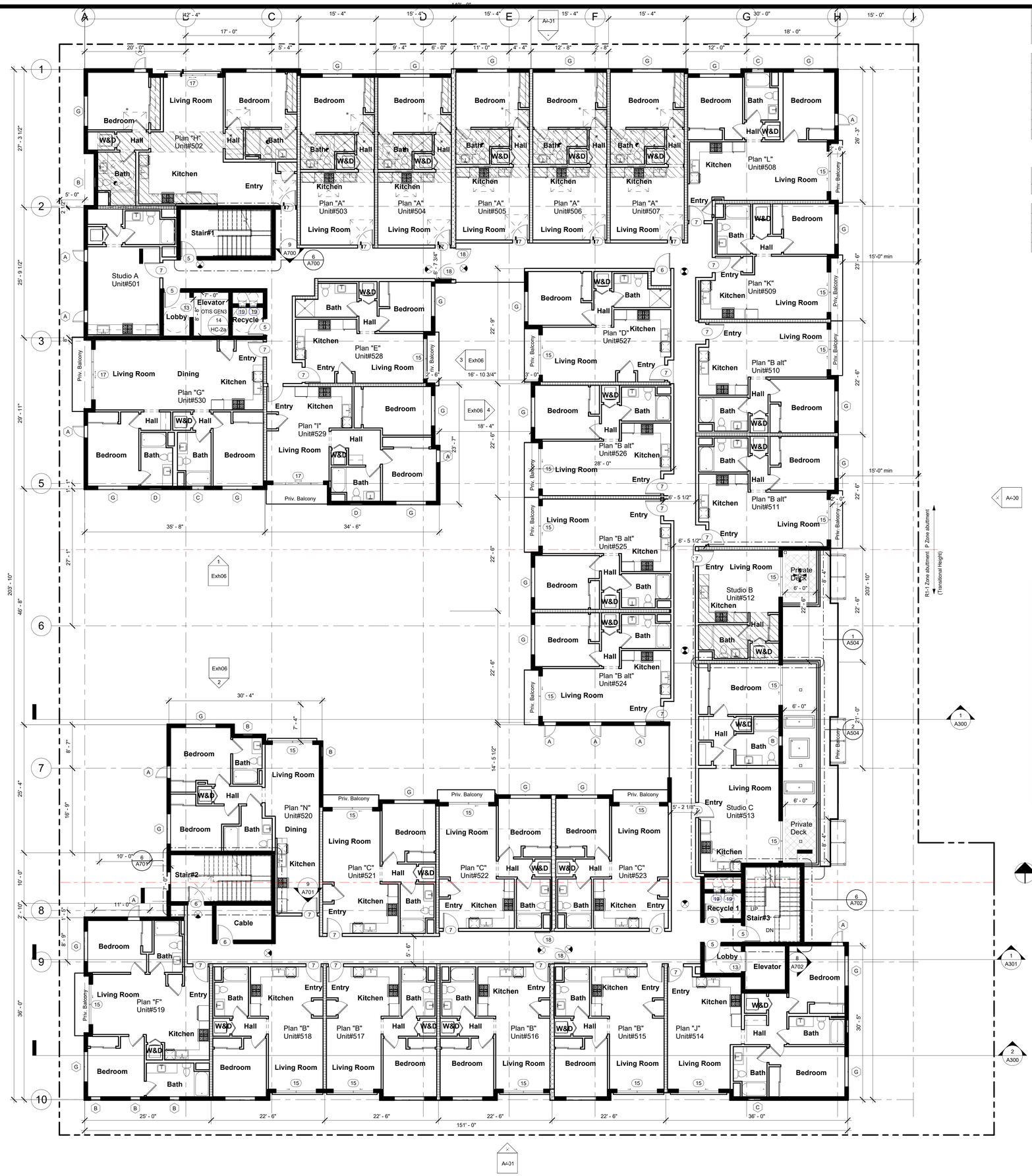
4th Story Floor Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A204

Scale: As indicated

10/27/2023 10:22:04 AM



Area Tabulation (Gross - 5th Story)			
Level	Name	Occupancy Group	Area
5th Story	Cable	R-2	105 SF
5th Story	Corridor	R-2	2321 SF
5th Story	Elevator	R-2	155 SF
5th Story	Lobby	R-2	105 SF
5th Story	Private Deck	R-2	100 SF
5th Story	Stair	R-2	587 SF
5th Story	Trash	R-2	135 SF
5th Story	Unit	R-2	19289 SF
R-2			22797 SF
Grand total			22797 SF

Area Tabulation (LABC - 5th Story)			
Level	Name	Occupancy Group	Area
5th Story	Cable	R-2	105 SF
5th Story	Corridor	R-2	2312 SF
5th Story	Elevator	R-2	155 SF
5th Story	Lobby	R-2	105 SF
5th Story	Private Deck	R-2	100 SF
5th Story	Stair	R-2	570 SF
5th Story	Trash	R-2	64 SF
5th Story	Unit	R-2	18724 SF
R-2			22135 SF
Grand total			22135 SF

Area Tabulation (LAMC - 5th Story)		
Level	Name	Area
5th Story	Cable	16 SF
5th Story	Corridor	2312 SF
5th Story	Lobby	105 SF
5th Story	Trash	64 SF
5th Story	Unit	18724 SF
R-2		21220 SF
Grand total		21220 SF

Area Tabulation (School Fee - 5th Story)		
Level	Name	Area
5th Story	Cable	16 SF
5th Story	Corridor	2321 SF
5th Story	Lobby	105 SF
5th Story	Trash	64 SF
5th Story	Unit	19289 SF
R-2		21794 SF
Grand total		21794 SF

NOTES:

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F.E.C.

FLOOR PLAN EGRESS LEGEND:

EXITING PATH TO MULTIPLE EXITS (400' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL (100' MAX)

WALL LEGEND:

- Denotes 3-Hour Rated Fire Barrier Wall (Area Separation) — 17 / D-7
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- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 21 / D-4 — Exterior
- Denotes Typical 2x Stud wall @ 16" o.c. — 8 / D-1 — Interior
- Denotes 12" OR 8" Shotcrete Wall
- Denotes 9'-0" High Ceiling Soffit

1 5th Story
1/8" = 1'-0"

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NO. C-35492
EXP. 11-30-23
STATE OF CALIFORNIA

Plan Check Set

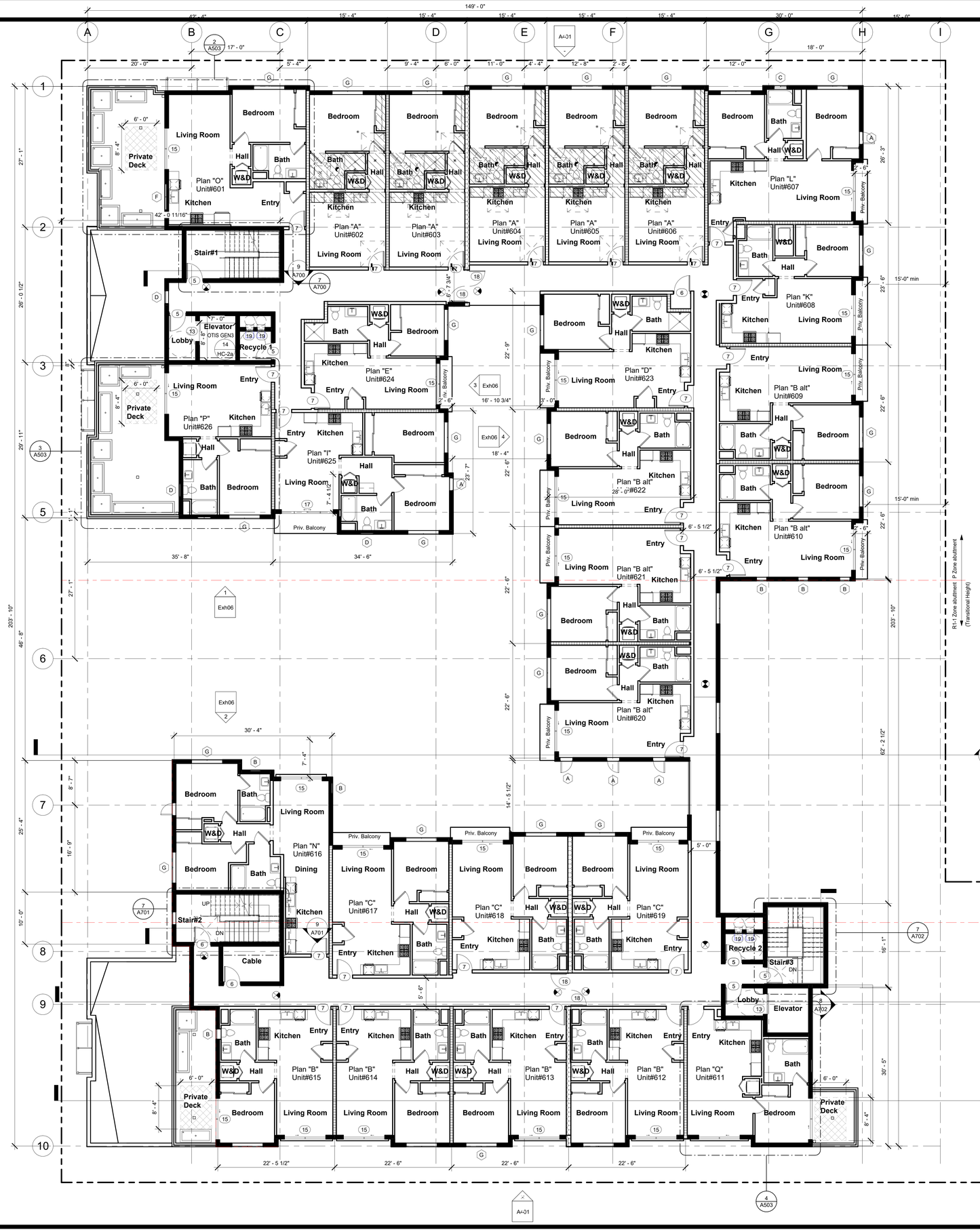
5th Story Floor Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A205

Scale: As indicated

10/27/2023 10:22:09 AM



Area Tabulation (Gross - 6th Story)			
Level	Name	Occupancy Group	Area
6th Story	Cable	R-2	105 SF
6th Story	Corridor	R-2	2357 SF
6th Story	Elevator	R-2	155 SF
6th Story	Lobby	R-2	107 SF
6th Story	Private Deck	R-2	200 SF
6th Story	Stair	R-2	589 SF
6th Story	Trash	R-2	135 SF
6th Story	Unit	R-2	15745 SF
R-2			19394 SF
Grand total			19394 SF

Area Tabulation (LABC - 6th Story)			
Level	Name	Occupancy Group	Area
6th Story	Cable	R-2	105 SF
6th Story	Corridor	R-2	2343 SF
6th Story	Elevator	R-2	152 SF
6th Story	Lobby	R-2	101 SF
6th Story	Private Deck	R-2	200 SF
6th Story	Stair	R-2	567 SF
6th Story	Trash	R-2	64 SF
6th Story	Unit	R-2	15304 SF
R-2			18835 SF
Grand total			18835 SF

Area Tabulation (LAMC - 6th Story)		
Level	Name	Area
6th Story	Cable	16 SF
6th Story	Corridor	2343 SF
6th Story	Lobby	101 SF
6th Story	Trash	64 SF
6th Story	Unit	15304 SF
R-2		17828 SF
Grand total		17828 SF

Area Tabulation (School Fee - 6th Story)		
Level	Name	Area
6th Story	Cable	16 SF
6th Story	Corridor	2357 SF
6th Story	Lobby	107 SF
6th Story	Trash	64 SF
6th Story	Unit	15745 SF
R-2		18288 SF
Grand total		18288 SF

NOTES:

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Plan Check Set

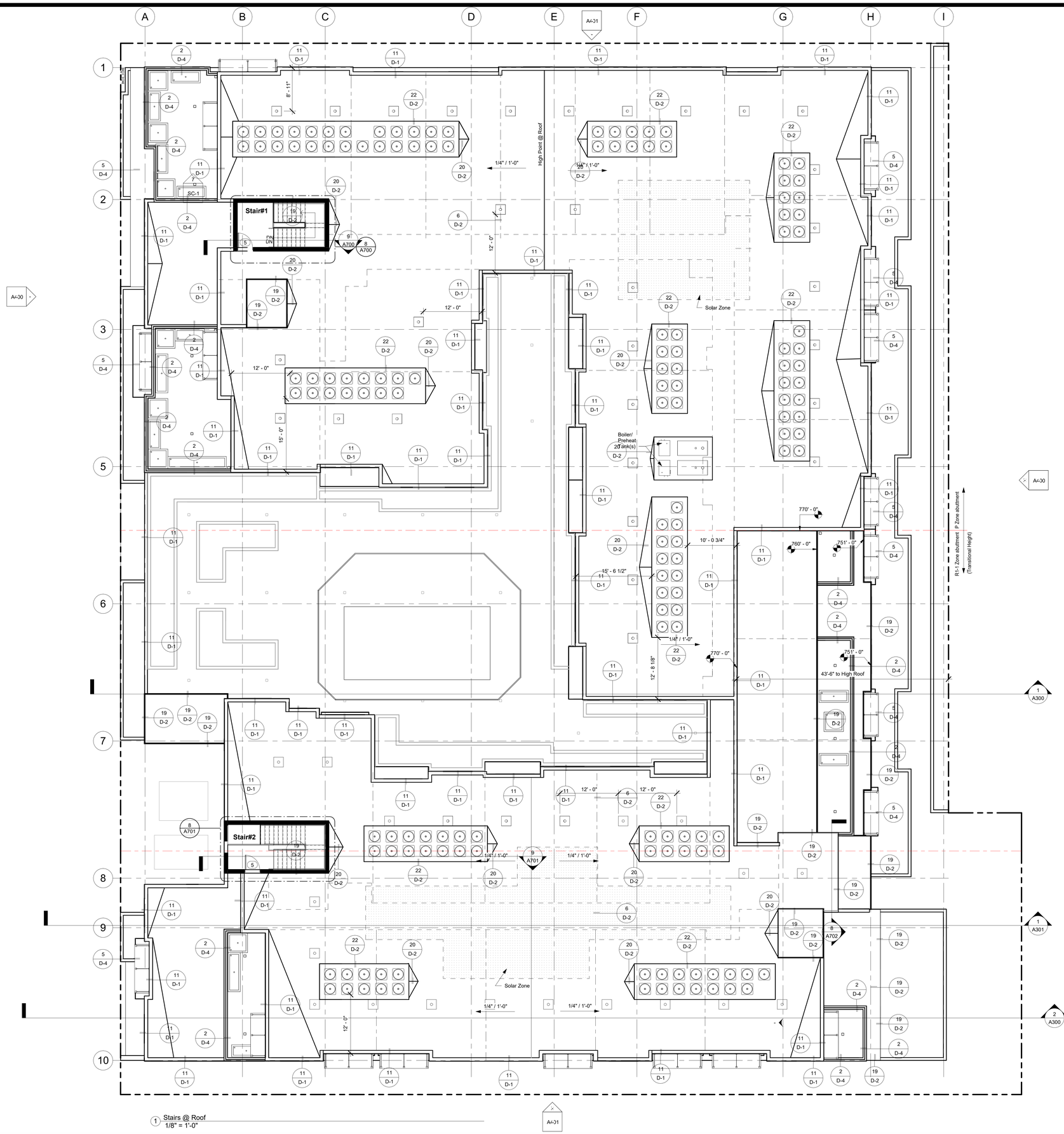
6th Story Floor Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A206

Scale: As indicated

10/27/2023 10:22:13 AM



1 Stairs @ Roof
1/8" = 1'-0"

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EXP. 11-30-23
STATE OF CALIFORNIA

Plan Check Set

Stairs @ Roof

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A207

Scale 1/8" = 1'-0"

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ROOF NOTES:

1 ALL ROOFS SHALL RECEIVE A MINIMUM CLASS "A" COMPOSITION SHINGLE "COOL ROOF" INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS TO ACHIEVE A WARRANTY AS SELECTED BY OWNER (MAX 100 LBS PER SQUARE) BY "CERTAINTEED" OR AN APPROVED EQUAL ICC-ES# ESR-1389 (Model Landmark TL Solaris Moire Black)

2. FLASH ALL ROOF TO ROOF, VALLEYS, & EDGES WITH 26 GAGE G.I. SHEET METAL (SEAL ALL JOINTS FOR WATERTIGHT FINISH)

3. ALL ROOF TILES SHALL BE INSTALLED WITH A MINIMUM OF (2) FASTENERS PER TILE OR A MINIMUM OF (1) FASTENER FOR INTERLOCKING LUGGED TILES.

4. ALL EXPOSED SHEET METAL TO BE PAINTED SHALL BE BONDERIZED- TYP.

5. PROVIDE G.I. GUTTERS AND DOWN SPOUTS AS REQUIRED ON LOCATIONS AS DIRECTED BY OWNER. CONDUCT ALL WATER TO RAIN TANKS (BMP) - SEE ELEVATIONS AND SITE FOR LOCATIONS.

6. PROVIDE DRAFT STOPS OF NOT LESS THAN 1/2" GYPSUM BOARD ON (1) SIDE OF THE TRUSS/RAFTERS/BLOCKING CONTAINED WITHIN THE CONCEALED SPACE OF THE MANSARD ROOF. DRAFT STOPS SHALL ALIGN WITH THE COMMON 1-HOUR UNIT SEPARATION WALLS BELOW.

7. A FIRE RETARDANT ROOF COVERING IS REQUIRED. CLASS "A" MINIMUM RATED ROOF COVERING SHALL BE INSTALLED ON ALL FLAT ROOFS AND SLOPED ROOFS

GREEN NOTES :

1. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

3. 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.

4. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC."

5. FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED INTHE BUILDING AT THE TIME OF FINAL INSPECTION.

6. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.

- SOLAR PANEL SHOWN HATCHED (250 S.F. MIN.) -

ATTIC VENT TABULATION :

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED. ALL FLAT ROOFS W/ UNCONDITIONED SPACE BELOW SHALL BE VENTILATED W/ VENTILATORS OR EQUAL PROVIDING 0.50 SQ. FT. OF FREE VENT AREA EACH
ROOFS ABOVE CONDITIONED SPACES SHALL BE UNVENTED PER DETAIL 1 THIS SHEET AND PER CODE SECTION 1203.3

TOTAL ROOF AREAS OVER 6TH FLOOR

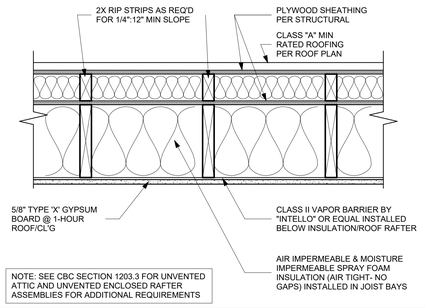
-CORRIDORS = 2,357 SQ. FT.
REQUIRED ATTIC VENTILATION = 2,357 / 150 = 15.71 SQ FT. OF FREE VENT AREA
(32) VENTILATORS PROVIDE = 16.00 SQ. FT. OF FREE VENT AREA (@ CORRIDOR)

-STAIR#1 = 185 SQ. FT.
REQUIRED ATTIC VENTILATION = 185 / 150 = 1.24 SQ. FT. OF FREE VENT AREA
(3) VENTILATORS PROVIDE = 1.50 SQ. FT. OF FREE VENT AREA

-STAIR#2 = 204 SQ. FT.
REQUIRED ATTIC VENTILATION = 204 / 150 = 1.36 SQ. FT. OF FREE VENT AREA
(3) VENTILATORS PROVIDE = 1.50 SQ. FT. OF FREE VENT AREA

-STAIR#3 = 178 SQ. FT.
REQUIRED ATTIC VENTILATION = 178 / 150 = 1.19 SQ. FT. OF FREE VENT AREA
(3) VENTILATORS PROVIDE = 1.50 SQ. FT. OF FREE VENT AREA

-ELEVATOR(S) = 80 SQ. FT.
REQUIRED ATTIC VENTILATION = 80 / 150 = 0.53 SQ FT. OF FREE VENT AREA
(2) VENTILATORS PROVIDE = 1.0 SQ. FT. OF FREE VENT AREA



NOTE: SEE CBC SECTION 1203.3 FOR UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES FOR ADDITIONAL REQUIREMENTS

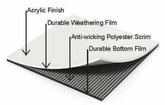
2 Unvented Roof Assembly
1 1/2" = 1'-0"

Technical Data Sheet

IB PVC Single-Ply 80

IB Roof Systems

Product Description:
IB PVC Single-Ply 80 is a polyester scrim reinforced, compounded pvc resin based sheet with plastiicizers, stabilizers, fillers, pigments and other proprietary materials meeting ASTM D4434, Type III. Rolls are manufactured in a nominal 80 mil thickness and use an anti-wicking scrim for added strength, tear resistance and enhanced moisture resistance.



Packaging:

Size	Sq. Ft. / Weight per roll (approx.)
6' x 60'	360 sq. ft. / 191 lbs.
3' x 60'	180 sq. ft. / 98 lbs.

Features:
- Meets and exceeds ASTM D 4434-12, Type III Thermoplastics Membrane
- 25-Year Limited Material Warranty
- Excellent flexibility in all climates
- Highly reflective IB PVC Single-Ply can help to reduce heat transfer through the roof into the building's interior
- Thick, heavy duty 38 mil top ply weathering film
- Thermally welded seams provide superior seam strength
- Exceeds Energy Star™ and California Title 24 requirements for Solar Reflectance and Emissivity (White)

Use:
IB PVC Single-Ply 80 can be installed in new, recover, and re-roof constructions as the primary field membrane and base flashing at all roof to wall transitions. It can be mechanically attached or fully adhered to a properly prepared substrate with approved fasteners and membrane plates or approved membrane adhesive.

Warranties:
IB PVC Single-Ply 80 has a 25-Year Limited Material Warranty and is available for 'Warranty Plus' and 'Total Systems' warranties for IB Roof Systems Authorized Applicators.

Available Colors:
White, tan, gray, red, green, and brown.

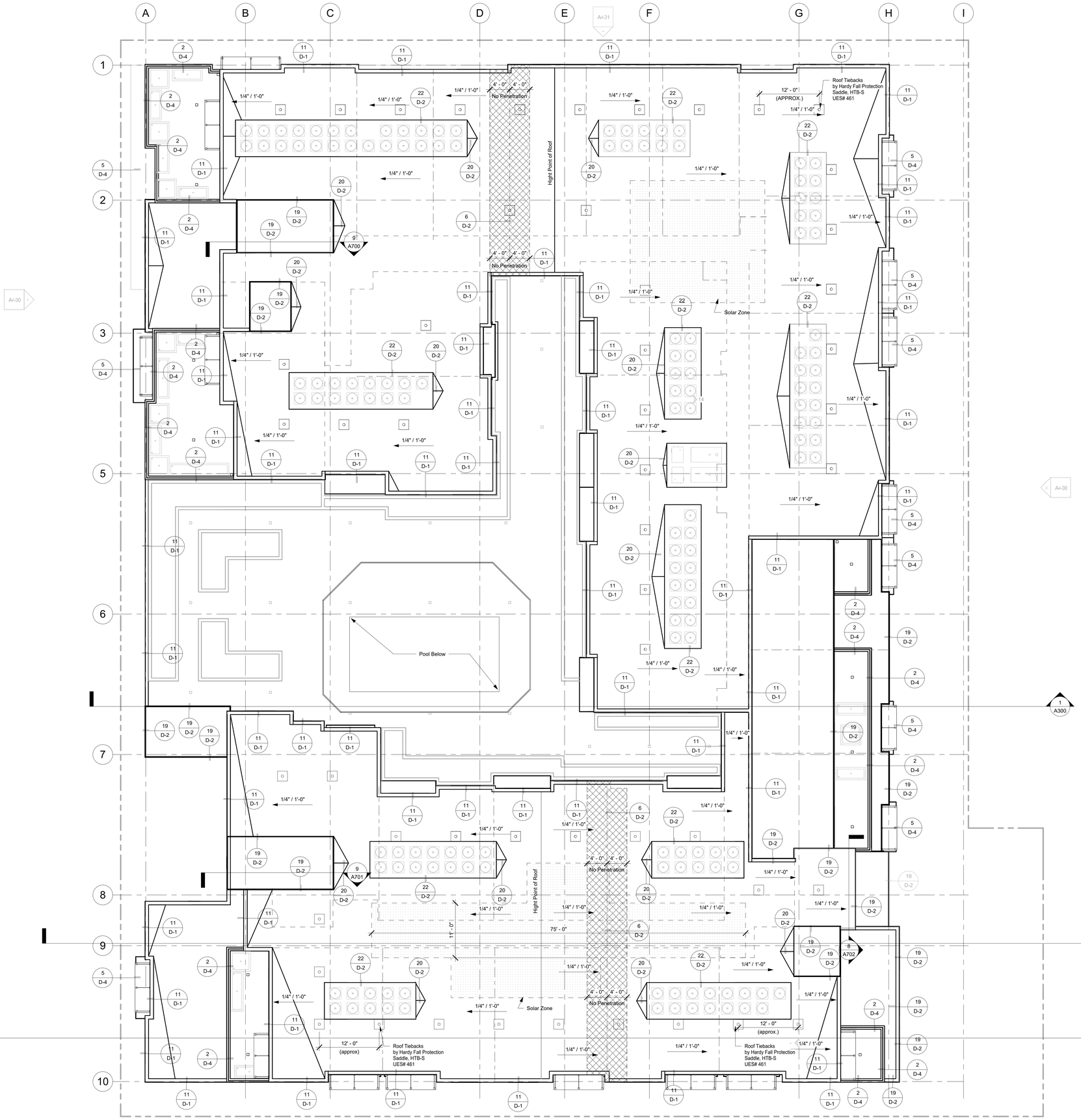
Approvals:
IB PVC membranes are listed with various component assemblies at UL and Factory Mutual (F.M. Global) for fire, wind uplift and impact resistance. Visit our website for links to these agencies and listings at: www.ibroof.com.

Solar Reflectance / Thermal Emittance / Calculated SRI Values					
Membrane Color	Solar Reflectance	Thermal Emittance	SRI Value Initial	SRI Value 3-Year Aged	LRV
White	0.870	0.88	110	91	84.3

Property	Method	Requirement	80 Mil
Overall thickness of PVC sheet, min. (in.)	ASTM D751	0.040	0.080 nom.
Breaking strength, min. (lbf/in.)	ASTM D751	200 x 200	400 x 388
Elongation at the break, min. %	ASTM D751	15% x 15%	24 x 29
Retention of properties after heat aging (min. % of original):	ASTM D3045		
Breaking strength	ASTM D751	90	Pass
Elongation	ASTM D751	90	Pass
Tearing strength, min. (lbf)	ASTM D751	45 lb	62 x 78
Low temperature bend	ASTM D2136	-40°F	Pass
Accelerated weathering test: Cracking (7x magnification)	ASTM G154	None	None
Crazing (7x magnification)		None	None
Linear dimension change, mark%	ASTM D1204	+/-0.5	-0.10 MD -0.02 TMD
Change in weight after immersion in water, max %	ASTM D570	+/-3.0	0.9
Static puncture resistance	ASTM D5602	Pass	Pass
Dynamic puncture resistance	ASTM D5635	Pass	Pass

Per reinforcing fabric only, elongation of PVC material shall be 250% MD and 220% TMD
The table presents typical properties of IB PVC membranes. Requirements are taken from ASTM D4434-12.

Recycle Content	
Pre-Consumer	20%



1 Roof
1/8" = 1'-0"

Stockton Architects Inc.
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(818)376-0386

Project

Woodman 30

6314-6330 Woodman Ave
Van Nuys, CA 91401
(APN# 2330-012-004; 027; 028)

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Plan Check Set

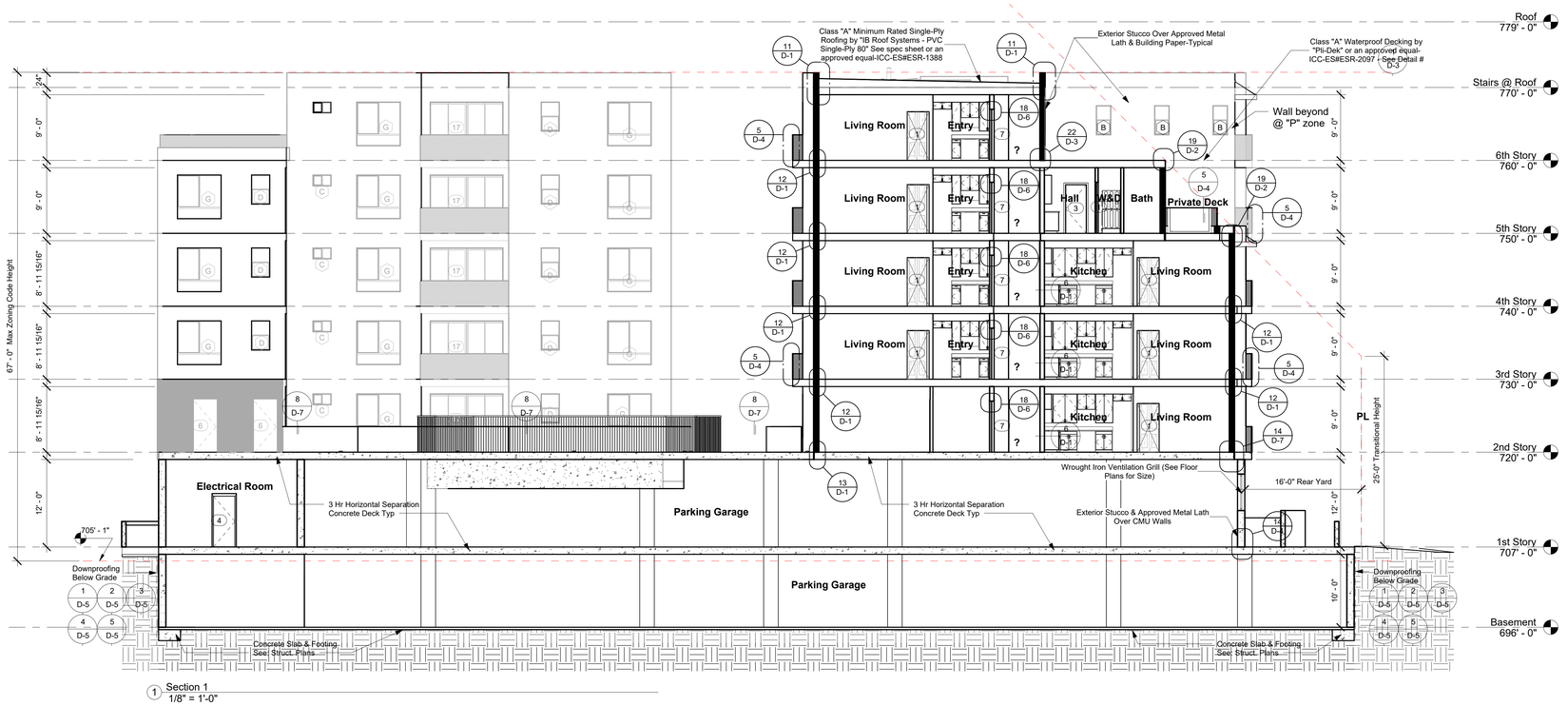
Roof Plan

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A208

Scale: As indicated

10/27/2023 10:22:23 AM



1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

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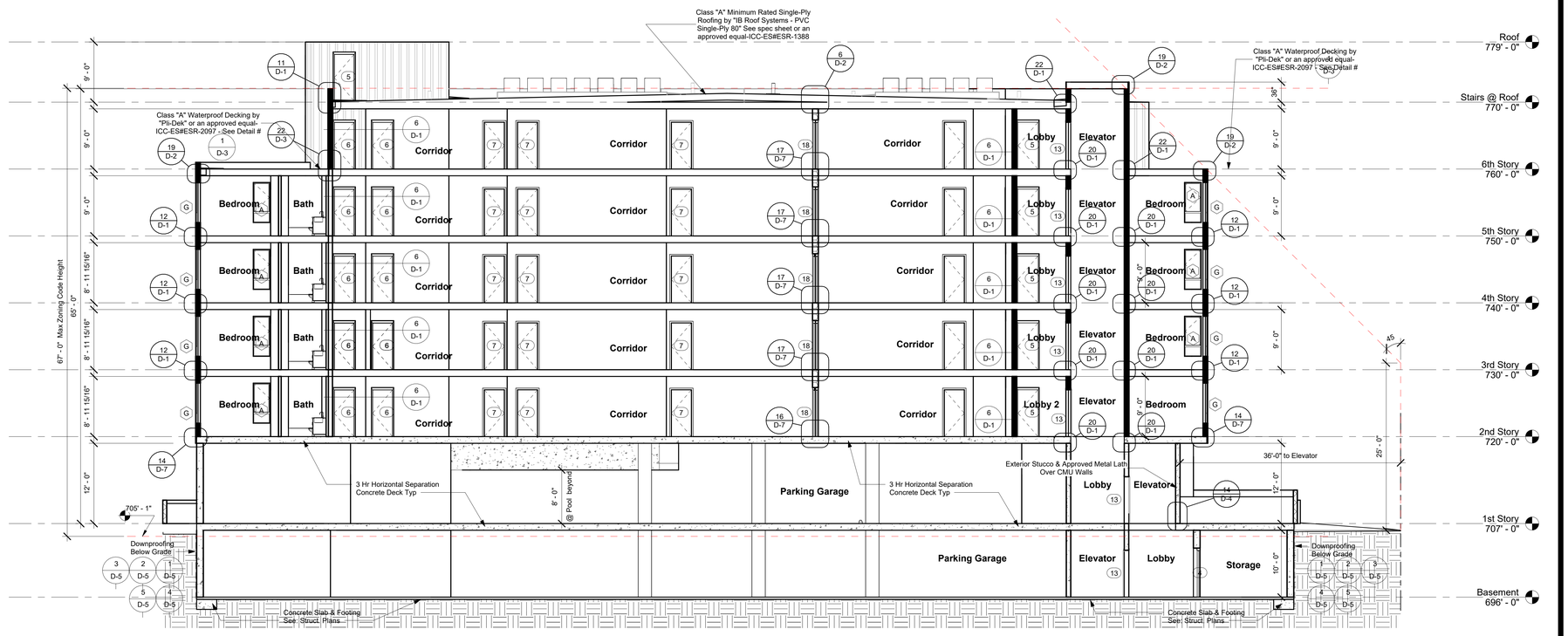
Building Sections

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A300

Scale	1/8" = 1'-0"

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1 Section 3
1/8" = 1'-0"

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Plan Check Set

Building Sections

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A301

Scale 1/8" = 1'-0"

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Keynote Legend	
Key Value	Keynote Text
1	Exterior Stucco Over Approved Metal Lath & Building Paper-Typical
2	42" High (Min.) Metal Guardrail - See Detail #
3	Flash all windows and doors-typ - See Detail #
4	
5	
6	Exterior Stucco & Approved Metal Lath Over CMU Walls
7	A.C. Condenser-Unit set on manufacters pre-cast equipment pad
8	Directory/Intercom Entry System (Wall Mounted)
9	KNOX BOX (Wall Mounted)
10	Fire Department Connection
11	Hydronic Heating (Water Heater)
12	Space Heating / Hot Water Boiler (Storage Tank)
13	Wrought Iron Ventilation Grill (See Floor Plans for Size)



1 West
1/8" = 1'-0"

2 East
1/8" = 1'-0"

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Plan Check Set

Exterior Elevations

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A400

Scale 1/8" = 1'-0"

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Keynote Legend	
Key Value	Keynote Text

1	Exterior Stucco Over Approved Metal Lath & Building Paper-Typical
2	42" High (Min.) Metal Guardrail - See Detail #
3	Flash all windows and doors-typ - See Detail #
4	Exterior Stucco & Approved Metal Lath Over CMU Walls
5	A.C. Condenser-Unit set on manufacters pre-cast equipment pad
6	Directory/Intercom Entry System (Wall Mounted)
7	Hydronic Heating (Water Heater)
8	Space Heating / Hot Water Boiler (Storage Tank)
9	Fire Department Connection
10	
11	Wrought Iron Ventilation Grill (See Floor Plans for Size)
12	



1 North
1/8" = 1'-0"



2 South
1/8" = 1'-0"

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Plan Check Set

Exterior Elevations

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

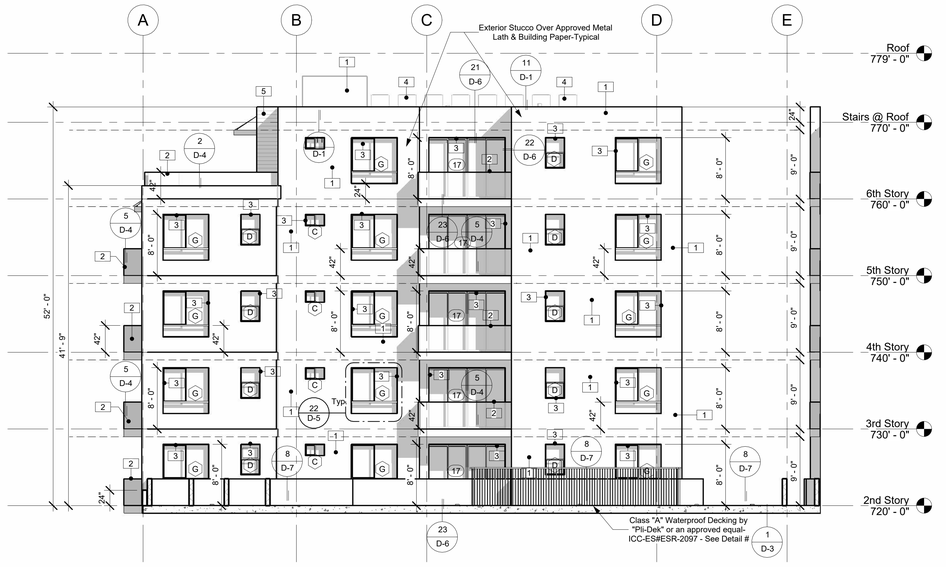
A401

Scale 1/8" = 1'-0"

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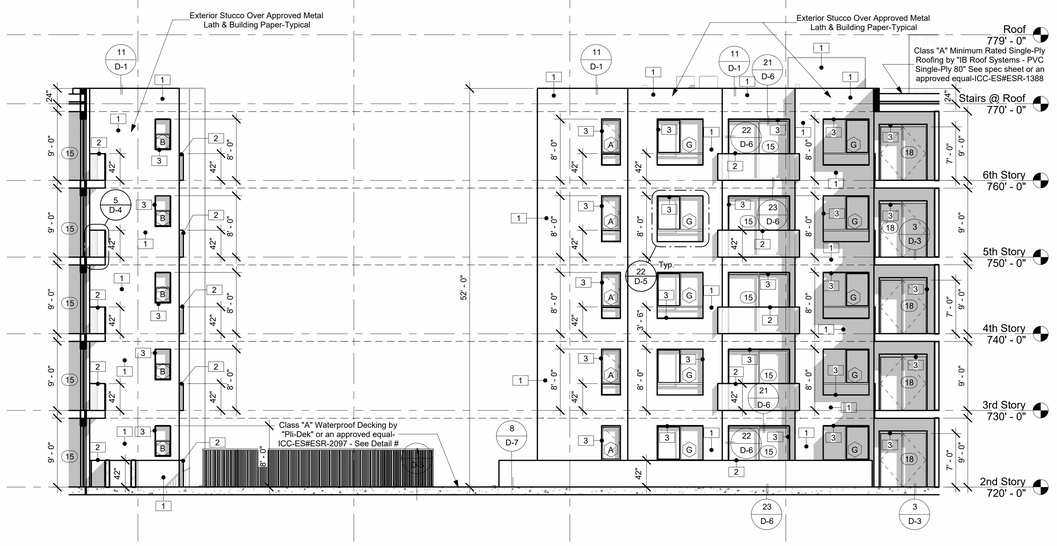
2 Courtyard 02
1/8" = 1'-0"



1 Courtyard 01
1/8" = 1'-0"



4 Courtyard 04
1/8" = 1'-0"



3 Courtyard 03
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	Exterior Stucco Over Approved Metal Lath & Building Paper-Typical
2	42" High (Min.) Metal Guardrail - See Detail #
3	Flash all windows and doors-typ - See Detail #
4	A.C. Condenser-Unit set on manufacters pre-cast equipment pad
5	
6	Class "A" Waterproof Decking by "Pli-Dek" or an approved equal- ICC-ES#ESR-2097 - See Detail #
7	Class "A" Minimum Rated Single-Ply Roofing by "IB Roof Systems - PVC Single-Ply 80" See spec sheet or an approved equal-ICC-ES#ESR-1388
8	Hydronic Heating (Water Heater)

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Plan Check Set

Courtyard Elevations

Date	Issue Date
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Checked By	K. Stockton

A404

Scale 1/8" = 1'-0"

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3D View 1

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Perspective Exhibit

Date	Issue Date
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Exh01

Scale

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1 3d-Front 1



2 3d- Front 2

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3d Views

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Exh02

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1 3d- Rear 1



2 3d- Rear 2

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Plan Check Set

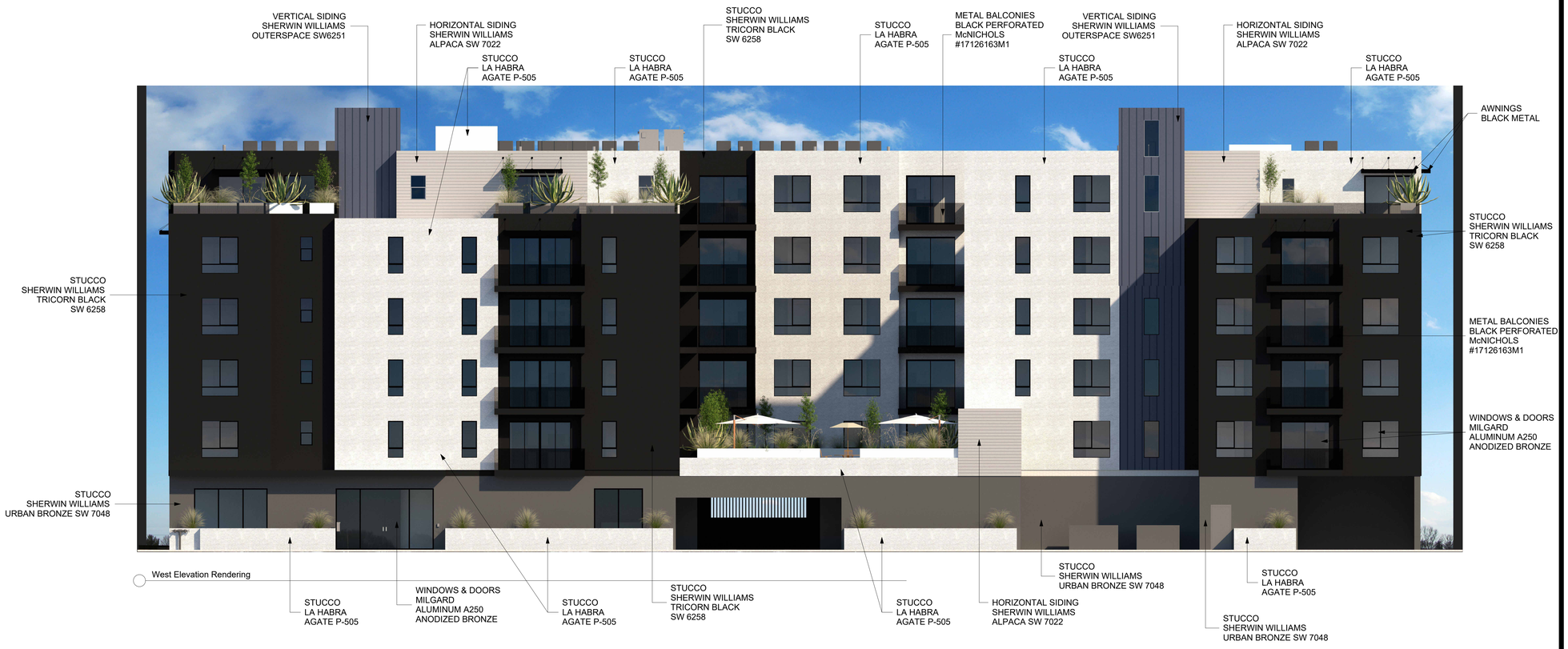
3d Views

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Exh03

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Plan Check Set

2d Colored Elevations

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Exh04

Scale

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North Elevation Rendering



East Elevation Rendering

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2d Colored Views

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Checked By	Checker

Exh05

Scale

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2 Courtyard 02 Copy 1
1/8" = 1'-0"



1 Courtyard 01 Copy 1
1/8" = 1'-0"



3 Courtyard 03 Copy 1
1/8" = 1'-0"



4 Courtyard 04 Copy 1
1/8" = 1'-0"

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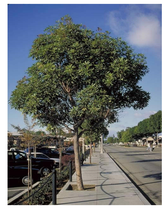
2d Colored Elevations

Date	Issue Date
Drawn By	Author
Checked By	Checker

Exh06

Scale	1/8" = 1'-0"

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Lophostemon confertus
Brisbane Box
40-60'x15-25'
Sun/Partial shade Mod



Salvia greggii 'Alba'
White Texas Sage
2-3' x 3'
Sun Low



Olea europaea 'Monher'
Swan Hill Fruitless Olive
25-30'x25'
Sun/Partial shade Low



Olea europaea 'Montra'
Little Olive Dwarf Olive
4-6'x4-6'
Sun Low



Lonicera japonica 'Halliana'
Japanese Honeysuckle
15' vining Low
Sun/shade



Westringia fruticosa 'Grey Box'
Dwarf Coast Rosemary
2-3'x2-3'
Sun/shade Low



Ligustrum japonicum
Japanese Privet
8-12'x6-8'
Sun or Shade Mod



Senecio mandraliscae
Kleinia
1-3'x2-3'
Sun Low



Salvia leucantha 'Santa Barbara'
Santa Barbara Sage
2-3'x2-4'
Sun Low



Furcraea foetida 'Mediopicta'
No Common Name
4-5'x6-8'
Cool sun/shade Low



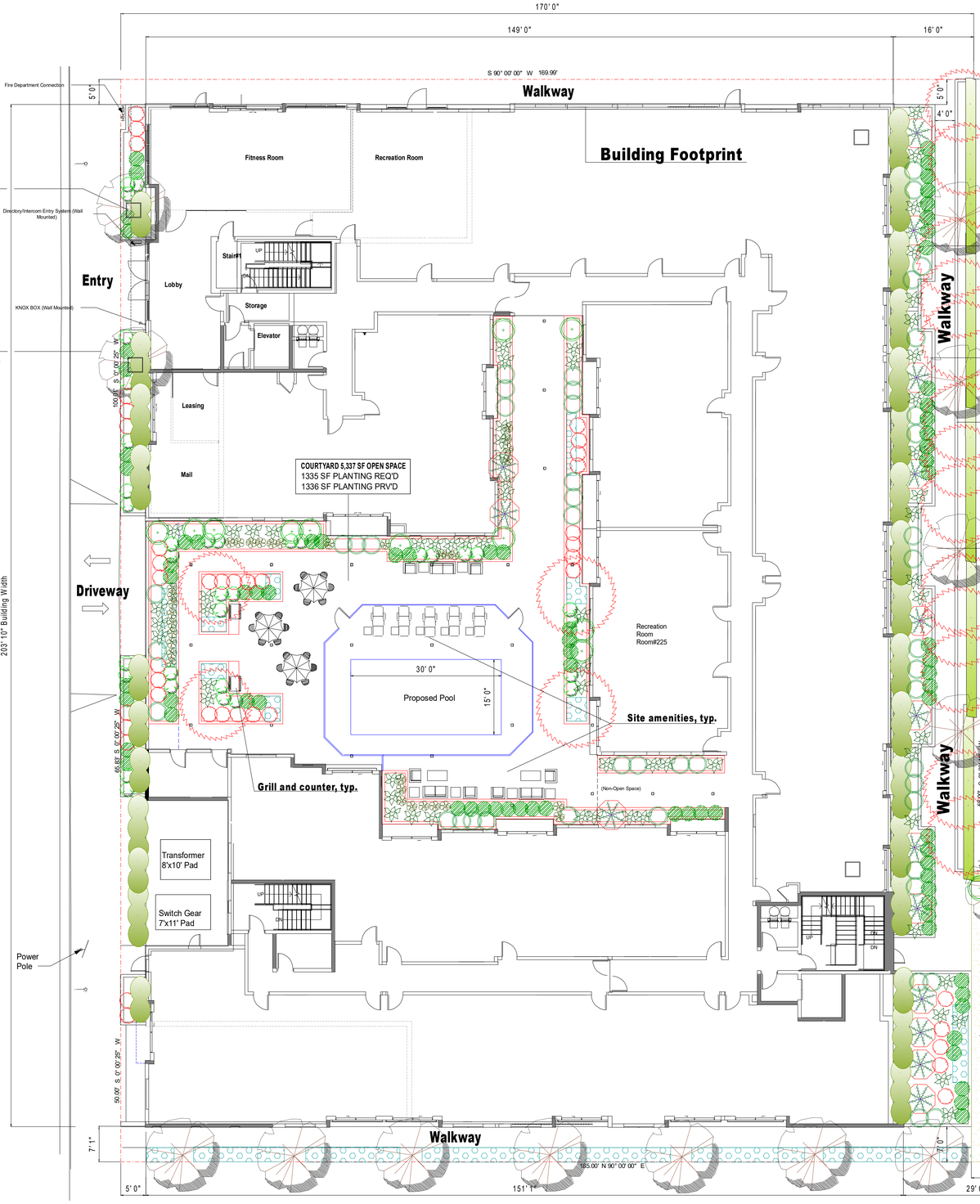
Elymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye Grass
2-3' x 3'
Sun/Partial Shade Low



Aeonium arboreum 'Electra'
Purple Pinwheel Aeonium
1-2'x2-3'
Sun/shade Low

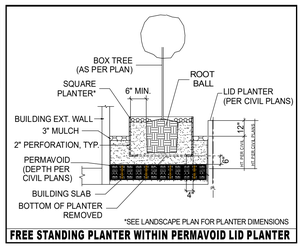


Agave attenuata 'Nova'
Blue Fox Tail Agave
3-4'x3-4'
Sun/shade Low



FREESTANDING PLANTER LEGEND

☐	Tournesol, Inc. Wilshire Collection	WR-363642	48"x48"x42"	2



FREE STANDING PLANTER WITHIN PERMAVOID LID PLANTER

REQUIRED AND PROVIDED TREES TABLE

			QTY
TREES	**NUMBER**	**RATIO**	**REQ.**
PER UNIT	147	1 TREE/4 UNITS	37
MIN. NO. TREES REQ. (37 > 14)			**37**
TREES PROVIDED			
LOCATION	**SHEET**	**SIZE**	**QTY**
PLANTING AREAS	L1	24" BOX	37
TOTAL TREES		**24" BOX**	**37**

OPEN SPACE LANDSCAPE TABULATIONS

OPEN TO SKY COMMON SPACE PROVIDED		
2nd Flr Courtyard	5,337	SF
Rear Yard	4,157	SF
TOTAL:	9,494	SF
LANDSCAPE AREA REQUIRED:	**2,374**	**SF**
(9494 x 0.25)		
LANDSCAPE AREA PROVIDED		
Courtyard (5337 x .25 = 1335 sf min.)	1,338	SF
Rear Yard (4157 x .25 = 1047 sf min.)	2,199	SF
TOTAL:	**3,537**	**SF**
(3541 > 2374)		
LANDSCAPE TO OPEN SPACE RATIO		
(3537 / 9494 = 0.373)	**37.3**	**%**

LEGAL DESCRIPTION:
APN: 2330-012-004, 027, 028
PIN: 180B157 1073
177B157 53, 177B157 68
TRACT: TR 1000, TR 27429
BLOCK: None, LOTS: PT 30, Lot 1 &2
MAP REF: M B 19-1 (SHT 1)
M B 723-14/15

0' 5' 10' 20' 30' 40'

LICENSED LANDSCAPE ARCHITECT Paul E. Gagne, 6223 08/31/2025 Renewal Date STATE OF CALIFORNIA

Harmony Gardens, Inc.
Paul E. Gagne, RLA #6223
6620 Murietta Avenue
Van Nuys, CA 91405
(818) 505-9783
Paul@harmonygardens.net

REVISION LOG:
07/27/2023
09/15/2023
09/25/2023

SUBMITTAL:

NO:	DATE:

PROJECT ADDRESS:
WOODMAN 30
6314-6330 Woodman Ave.
Van Nuys, CA 91401

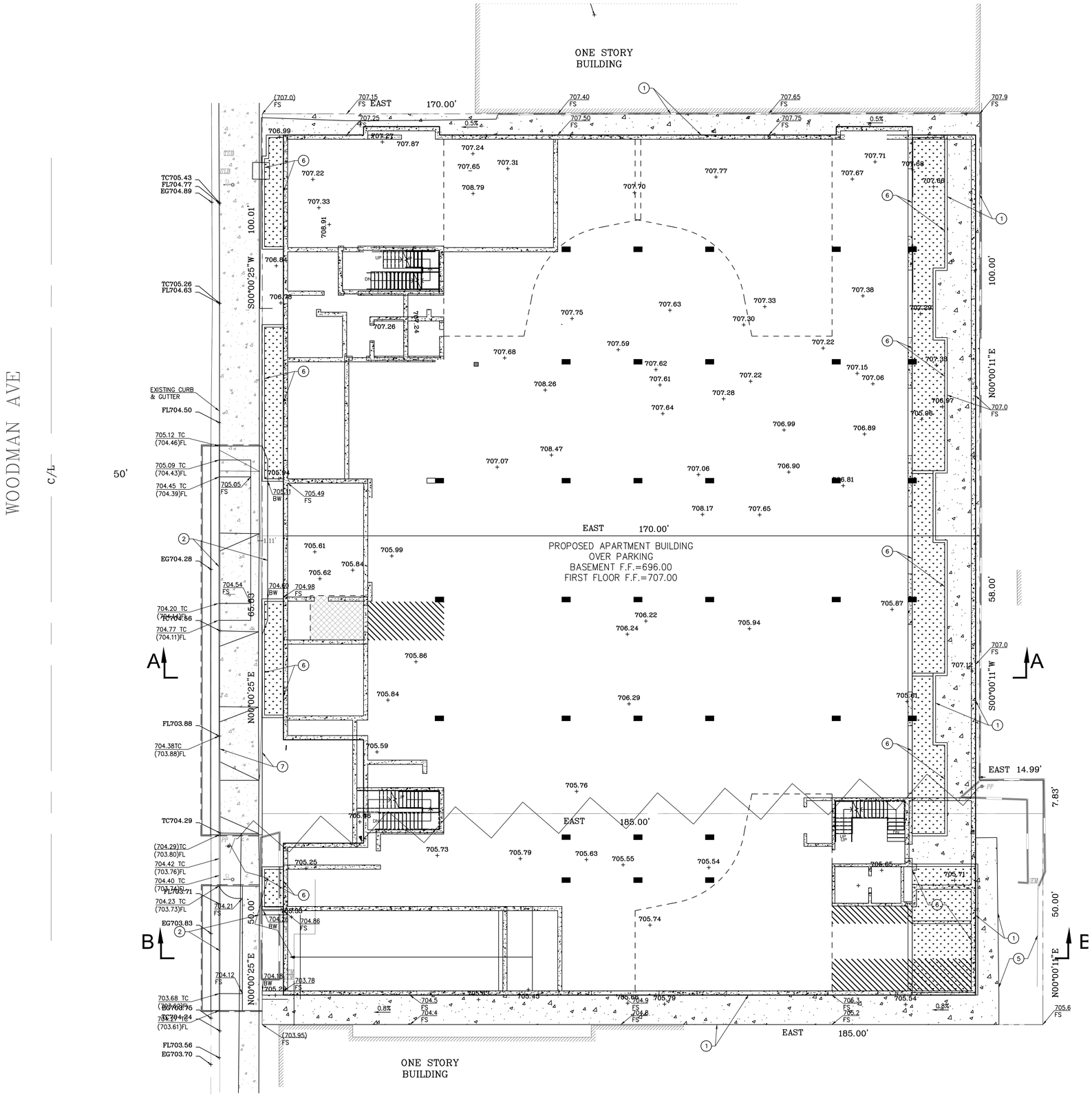
OWNER ADDRESS:
Woodman 30 LLC
16060 Ventura Blvd. #300
Encino, CA 91436
(818) 376-0386

PRELIMINARY LANDSCAPE PLAN

v 4

Date: 05/24/2023
Scale: 1/10" = 1'
Drawn by: PG

Sheet No.
L1
1 of 1



CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE WALKWAY. FINISH AND COLOR PER ARCHITECTURAL PLANS.
2. PROPOSED DRIVEWAY PER SEPARATE A PERMIT.
3. PROPOSED PLANTER PER LID PLANS.
4. PROPOSED PARKWAY DRAIN PER SEPARATE PERMIT.
5. PROPOSED LANDSCAPE PER LANDSCAPE PLANS.
6. PROPOSED PLANTER PER LID PLAN
7. PROPOSED SIDEWALK PER SEPARATE A PERMIT.

NOTES:

INSTALL SPLASH BLOCK AT ALL DOWNSPOUT LOCATIONS.

LEGEND

WM WATER METER	BOUNDARY LINE
EM ELECTRICAL METER	TREE
GM GAS METER	CONC. BLOCK WALL
MB MAIL BOX	SPOT ELEVATION
AC AIR CONDITION	BULDING LINE
SLB STREET LIGHT BOX	GUTTER LINE
TSB TRAFFIC SIGNAL BOX	IRON FENCE
PP POWER POLE	WIRE LINE
TC TOP OF CURB	CONCRETE PATTERN
FL FLOWLLINE	ASPHALT
EG EDGE OF GUTTER	COLUMN
DWY DRIVEWAY	
SMH SEWER MANHOLE	
C/L CENTER LINE	
DRAIN	
LIGHT POST	
STREET LIGHT	
CHIMINI	
STREET SIGN	

GRAPHIC SCALE: 1"=10'

REVISIONS	BY

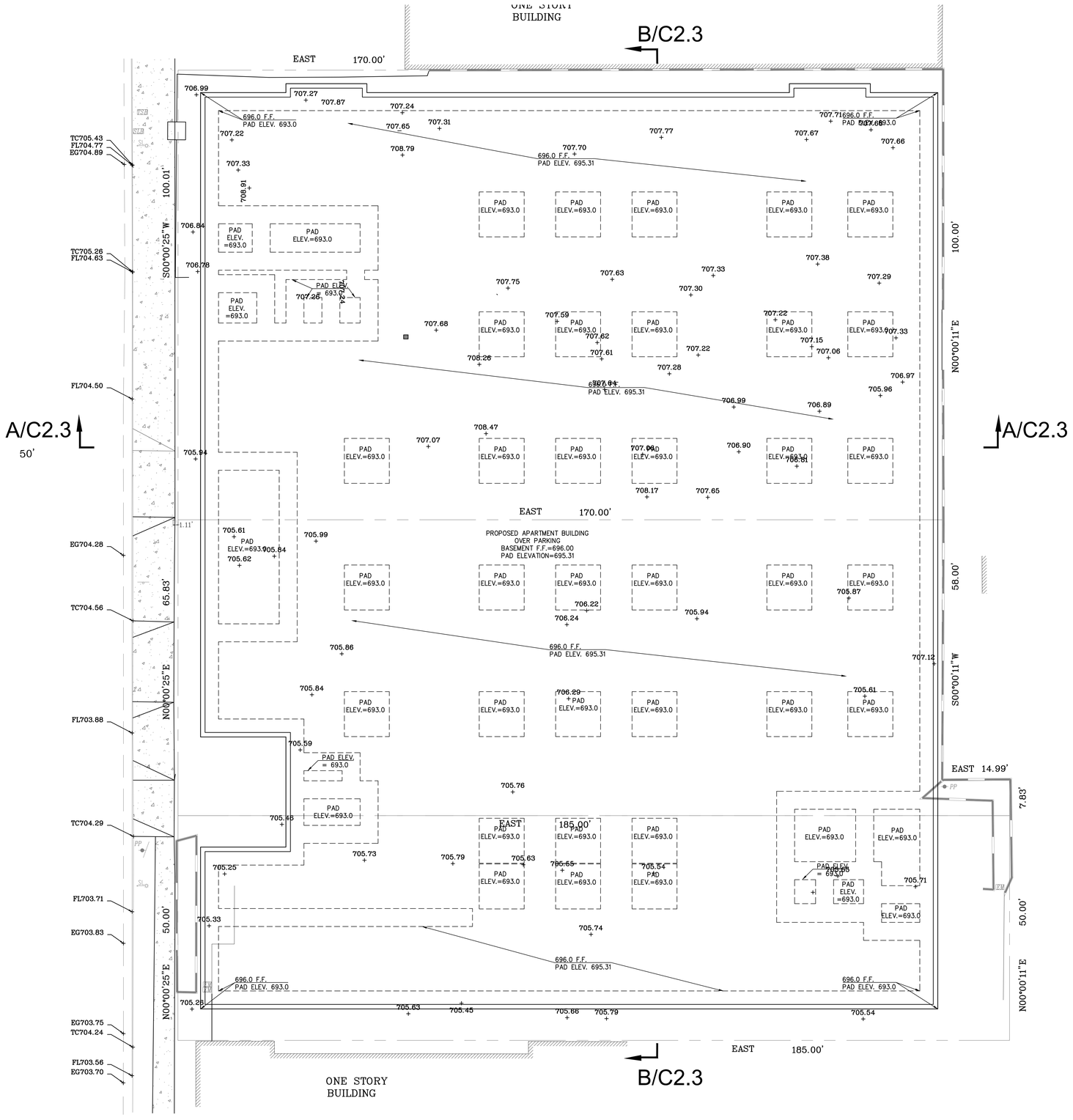
GRADING & DRAINAGE PLAN

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MHP CONSULTING GROUP, LLC
4470 W Sunset Blvd. Suite 224
Los Angeles, CA 90027
(323)527-4198

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SCALE	1" = 10'
JOB NO.	
SHEET	C2.0
OF	12 SHEETS



LEGEND

WM WATER METER	BOUNDARY LINE
EM ELECTRICAL METER	TREE
GM GAS METER	CONC. BLOCK WALL
MB MAIL BOX	SPOT ELEVATION
AC AIR CONDITION	BULDING LINE
STLB STREET LIGHT BOX	GUTTER LINE
TSB TRAFFIC SIGNAL BOX	IRON FENCE
PP POWER POLE	WIRE LINE
TC TOP OF CURB	CONCRETE PATTERN
FL FLOWLLINE	ASPHALT
EG EDGE OF GUTTER	COLUMN
DWY DRIVEWAY	
SMH SEWER MANHOLE	
C/L CENTER LINE	
DRAIN	
LIGHT POST	
STREET LIGHT	
CHIMINI	
STREET SIGN	

GRAPHIC SCALE: 1"=10'

REVISIONS	BY

EXCAVATION PLAN

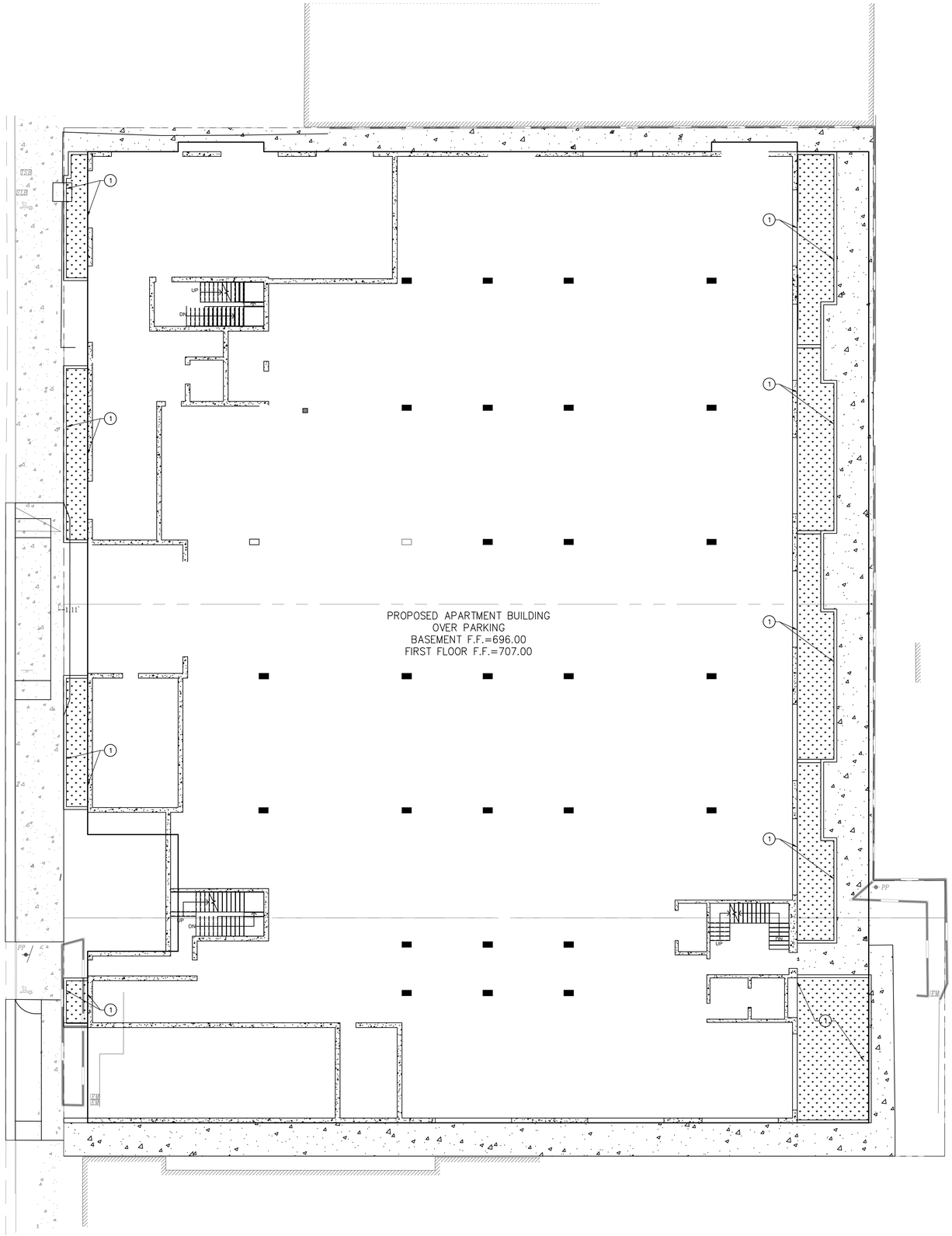
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OF 12 SHEETS

WOODMAN AVE



CONSTRUCTION NOTES:

(1) PROPOSED PERMAVOID PLANTER PER DETAIL ON SHEET C3.1

ABT, INC.
WWW.ABTDRAINS.COM
PH: (800) 438 - 6057

permavoid

Los Angeles Low Impact Development
Capture & Use / Biofiltration Planter Design Calculations



Project Name: 6314 Woodman Avenue, Van Nuys, CA
Project Number: PV323410

Date: 5/15/2023

Planter ID Number:	CUB	1	
Catchment Area:	Acat	31,980	ft²
85th Percentile Storm Depth:	D85	0.0958	ft
Soil Depth:	Dsoil	12.0	in.
Soil Available Water:	Wa	0%	%
Ponding Depth:	Dpond	6.0	in.
Soil Saturated Infiltration Rate:	Ksat	5.0	in/hr
Safety Factor:	SF	2.0	
Time To Fill:	Tf	2.0	hrs
Permavoid System Depth:	150x2	11.8	in.
Permavoid Voids:	Vpv	95	%
7-Month Reference Evapotranspiration:	ETo7	21.7	in.
Permavoid Irrigation Efficiency:	IE	0.85	

Design Summary		
Planter Area:	**Ap**	**1981.6 ft²**
Capture & Use Volume:	**Vcu**	**1852.7 ft³**
Biofiltration Volume:	**Vbf**	**1816.5 ft³**
Plant Factor (min.):	**PF**	**0.44**
Internal Planter Depth:	**D*ip***	**33 in.**

Material Requirements		
Permavoid Units:	**PV-150**	**1462 Units**
Capillary Cones:	**23/160 T**	**1462 Pairs**
Wicking Geotextile Length:	**Cap. Tex.**	**231 - 331 ft**
Planting Media:	**By Others**	**80.7 CY**

*NOTES: Quantities are for estimation only. Fluctuations in material quantities will occur based on the precise configuration. Contact ABT-Permavoid for planting media recommendations based on soil depth.

Calculate the Design Capture Volume (Vcap):
Vcap = D85 · Acat
Vcap = 0.0958ft · 31980ft²
Vcap = 3063.7 ft³

Calculate the Permavoid Capture & Use Depth (Dcu):
Dcu = (150x2 · Vpv) + (Dsoil · Wa)
Dcu = (11.8in. · 95%) + (12in. · 0%)
Dcu = 11.22 in. = 0.935 ft

Calculate the Planter Area (Ap):
Ap = 1981.6 ft²

Calculate the Capture & Use Volume (Vcu):
Vcu = Ap · Dcu
Vcu = 1981.6 ft² · 0.935ft
Vcu = 1852.7 ft³

Calculate the Biofiltration Volume (Vbf):
Vbf = 1.5 · (Vcap - Vcu)
Vbf = 1.5 · (3063.7 ft³ - 1852.7 ft³)
Vbf = 1816.5 ft³

Calculate the Minimum Area Required (Amin):
Amin = Vbf / [Tf · (Ksat/SF) + Dpond]
Amin = 1816.5 ft³ / {[2.0hrs · (5.0in/hr / 2.0) + 6in.] / 12ipf}
Amin = 1981.6 ft²

Check the Planter Area (Ap) vs. the Minimum Area Required (Amin):
Ap vs. Amin
1981.6 ft² vs. 1981.6 ft²
1981.6 ft² = 1981.6 ft²
Ap = Amin ✓ - CHECKED

Calculate the Minimum Required Plant Factor (PF):
PF = (Vcu · IE) / (ETo7 · Ap)
PF = (1852.7 ft³ · 0.85) / [(21.7in. / 12ipf) · 1981.6 ft²]
PF = 0.44

Calculate the 7-Month Estimated Total Water Use (ETWU-7):
ETWU-7 = (ETo7 · PF · Ap) / IE
ETWU-7 = [(21.7in. / 12ipf) · 0.44 · 1981.6 ft²] / 0.85
ETWU-7 = 1852.7 ft³

Check the Capture & Use Volume (Vcu) vs. the 7-Month Estimated Total Water Usage (ETWU-7):
Vcu vs. ETWU-7
1852.7 ft³ vs. 1852.7 ft³
1852.7 ft³ = 1852.7 ft³
Vcu = ETWU-7 ✓ - CHECKED

LEGEND

WM	WATER METER		BOUNDARY LINE
EM	ELECTRICAL METER	12"	TREE
GM	GAS METER		CONC. BLOCK WALL
MB	MAIL BOX	+	SPOT ELEVATION
AC	AIR CONDITION		BULDING LINE
STLB	STREET LIGHT BOX		GUTTER LINE
TSB	TRAFFIC SIGNAL BOX		IRON FENCE
PP	POWER POLE		WIRE LINE
TC	TOP OF CURB		CONCRETE PATTERN
FL	FLOWLLINE		ASPHALT
EG	EDGE OF GUTTER		COLUMN
DWY	DRIVEWAY		
SMH	SEWER MANHOLE		
C/L	CENTER LINE		
	DRAIN		
	LIGHT POST		
	STREET LIGHT		
CH	CHIMINI		
	STREET SIGN		

N

10' 0' 10' 20'
GRAPHIC SCALE: 1"=10'

REVISIONS	BY

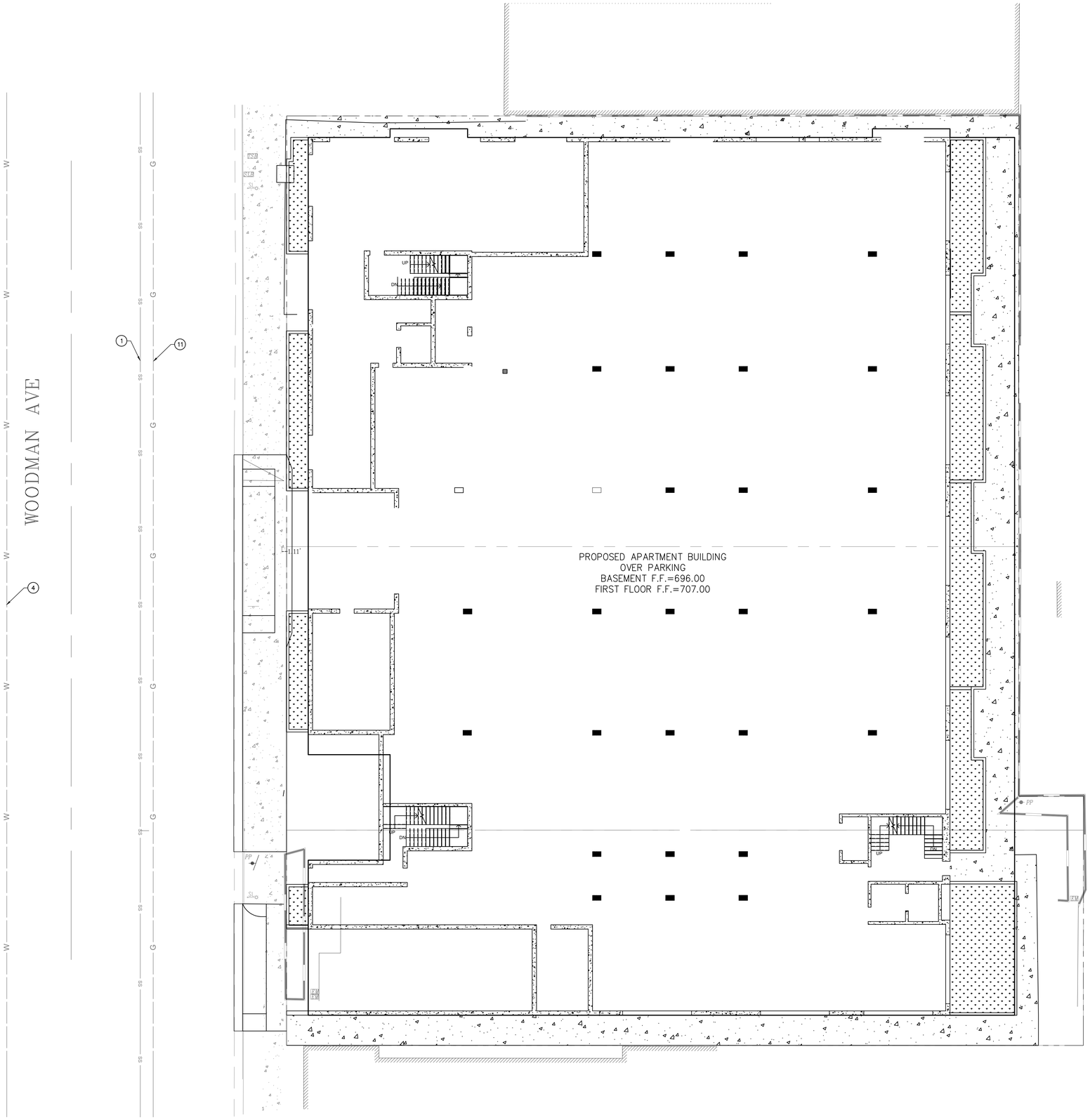
LOW IMPACT DEVELOPMENT PLAN

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(323)527-4198

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DATE 05/19/23
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JOB NO.
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OF 12 SHEETS



CONSTRUCTION NOTES:

1 EXISTING SEWER 30" MAIN.

2 EXISTING SEWER CHIMNEY AND WYE LATERAL. CONTRACTOR TO VERIFY LOCATION, INVERT ELEVATION AND CONDITION.

3 PROPOSED HOUSE CONNECTION SEWER PER CITY OF LOS ANGELES STD 110-1.

3 POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.

4 EXISTING 8" WATER MAIN.

5 PROPOSED FIRE WATER SERVICE TO BE INSTALLED BY LADWP.

6 PROPOSED FIRE WATER BACKFLOW PREVENTER.

7 PROPOSED X" FIRE WATER PIPE.

8 POINT OF CONNECTION. SEE FIRE PROTECTION PLANS FOR CONTINUATION.

8 PROPOSED DOMESTIC WATER SERVICE TO BE INSTALLED BY LADWP.

9 PROPOSED X" DOMESTIC WATER BACKFLOW PREVENTER.

10 PROPOSED X" DOMESTIC WATER PIPE.

11 EXISTING 4" GAS MAIN.

12 PROPOSED GAS SERVICE TO BE INSTALLED BY SCG.

13 PROPOSED GAS METERS TO BE INSTALLED BY SCG.

14 PARKWAY DRAIN PER SHEET C6.0.

LEGEND

WM	WATER METER
EM	ELECTRICAL METER
GM	GAS METER
MB	MAIL BOX
AC	AIR CONDITION
STLB	STREET LIGHT BOX
TSB	TRAFFIC SIGNAL BOX
PP	POWER POLE
TC	TOP OF CURB
FL	FLOWLLINE
EG	EDGE OF GUTTER
DWY	DRIVEWAY
SMH	SEWER MANHOLE
C/L	CENTER LINE
	DRAIN
	LIGHT POST
SL	STREET LIGHT
CH	CHIMINI
	STREET SIGN
	BOUNDARY LINE
12"	TREE
	CONC. BLOCK WALL
+	SPOT ELEVATION
	BULDING LINE
	GUTTER LINE
	IRON FENCE
	WIRE LINE
	CONCRETE PATTERN
	ASPHALT
	COLUMN

N

10' 0' 10' 20'
GRAPHIC SCALE: 1"=10'

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UTILITY PLAN

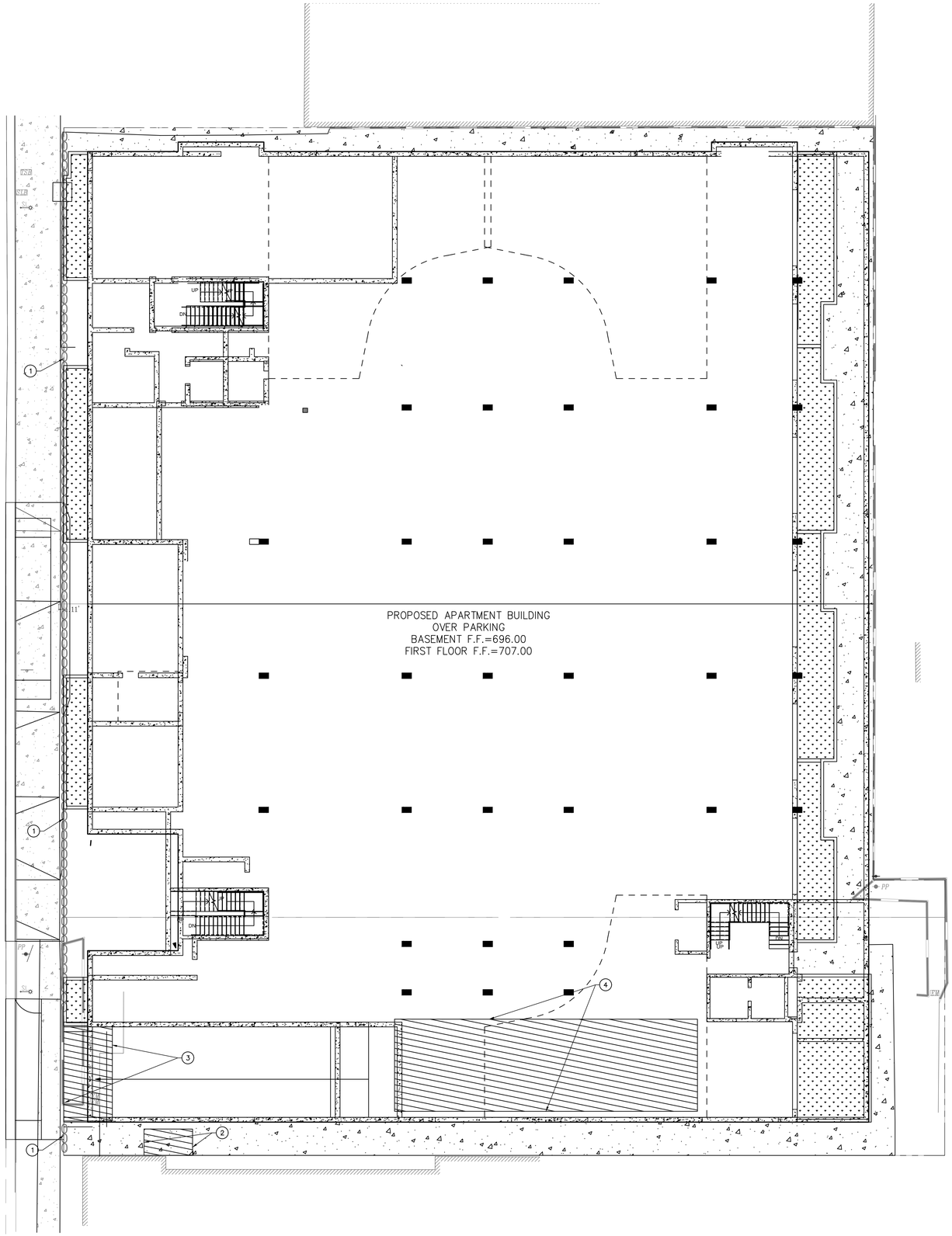
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SHEET C4.0
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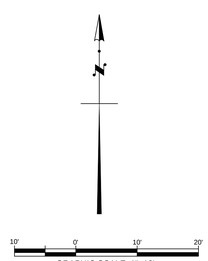


EROSION CONTROL NOTES:

1. INSTALL SEDIMENTATION BARRIER PER SE–8 OR EQUIVALENT BMP MEASURE PER SE–1, SE–6 OR SE–9. PRIOR TO CLEAR AND GRAB.
2. CONCRETE WASTE MANAGEMENT PER WM–8 TO BE LOCATED BY THE CONTRACTOR.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER TC–1 TO BE INSTALLED WHERE EROSION CONTROL PROTECTION HAS NOT BEEN APPLIED. AFTER CLEAR AND GRUB.
4. IMPLEMENT STAGING AREA PER NS–8 VEHICLE AND EQUIPMENT CLEANING, NS–9 VEHICLE AND EQUIPMENT FUELING, NS–10 VEHICLE AND EQUIPMENT MAINTENANCE, WM–1 MATERIAL DELIVERY AND STORAGE. PRIOR TO MATERIAL DELIVERY AND VEHICLE STORAGE. LOCATION CAN BE REVISED BY THE CONTRACTOR.

LEGEND

WM WATER METER	BOUNDARY LINE
EM ELECTRICAL METER	TREE
GM GAS METER	CONC. BLOCK WALL
MB MAIL BOX	SPOT ELEVATION
AC AIR CONDITION	BULDING LINE
STLB STREET LIGHT BOX	GUTTER LINE
TSB TRAFFIC SIGNAL BOX	IRON FENCE
PP POWER POLE	WIRE LINE
TC TOP OF CURB	CONCRETE PATTERN
FL FLOWLLINE	ASPHALT
EG EDGE OF GUTTER	COLUMN
DWY DRIVEWAY	
SMH SEWER MANHOLE	
C/L CENTER LINE	
DRAIN	
LIGHT POST	
STREET LIGHT	
CH CHIMINI	
STREET SIGN	



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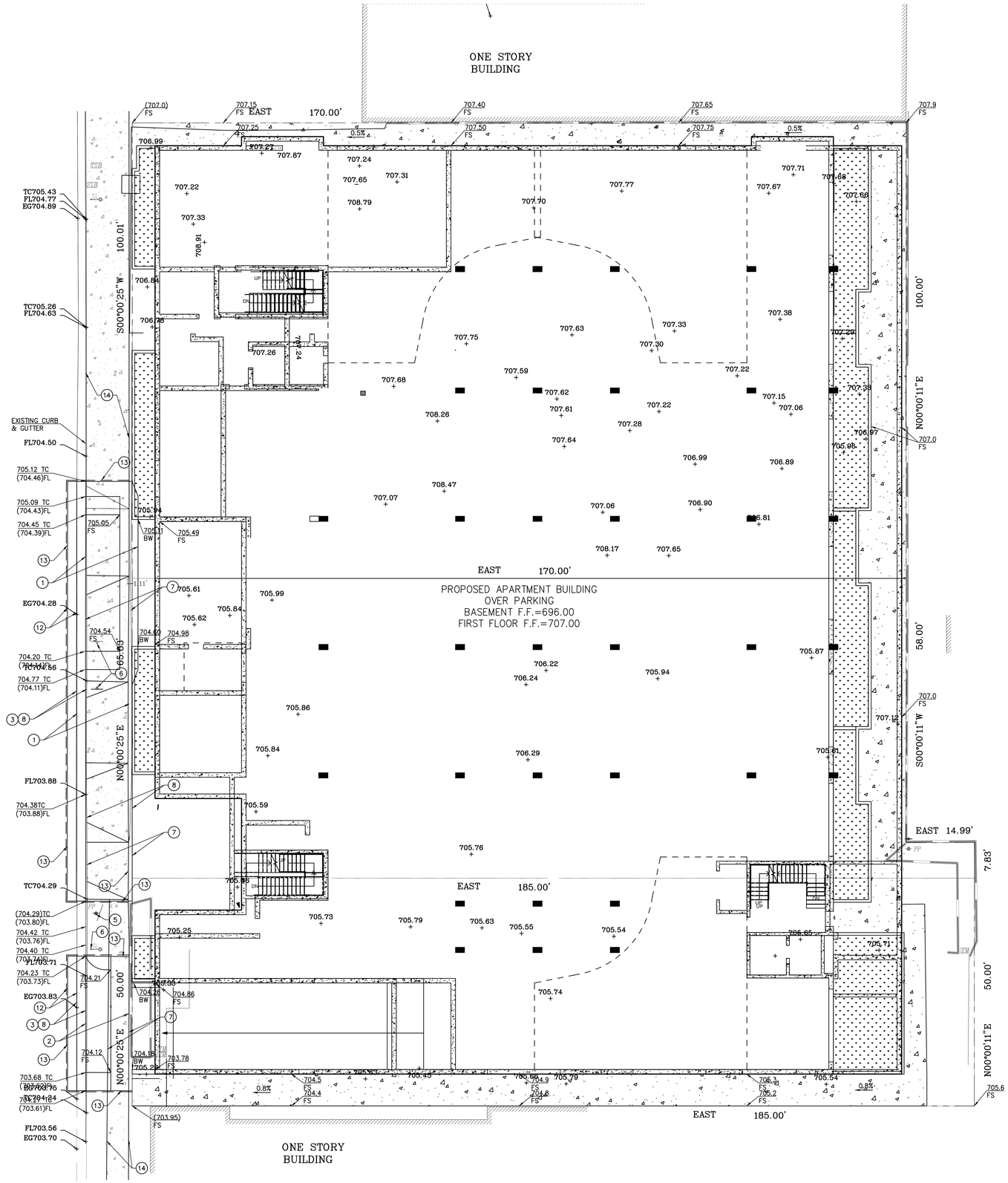
EROSION CONTROL PLAN

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VAN NUYS, CA 91401

OWNER: WOODMAN 30, LLC

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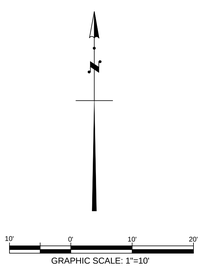


CONSTRUCTION NOTES:

1. PROPOSED DRIVEWAY PER CITY OF LOS ANGELES STD PLAN 440-4 CASE 2: W=30', X=4', Y=7.5'.
2. PROPOSED DRIVEWAY PER CITY OF LOS ANGELES STD PLAN 440-4 MODIFIED: W=22.5', CASE 3 ON THE NORTH SIDE, R=3', CASE 2 ON THE SOUTH SIDE X=3', Y=4'.
3. PROPOSED 6" CONCRETE CURB AND GUTTER PER CITY OF LOS ANGELES STD PLAN S-410-2.
4. PROPOSED 8" CONCRETE CURB AND GUTTER PER CITY OF LOS ANGELES STD PLAN S-410-2.
5. PROTECT IN PLACE EXISTING POWER POLE.
6. PROTECT IN PLACE EXISTING STREETLIGHT POLE.
7. REMOVE EXISTING DRIVEWAY APPROACH.
8. REMOVE EXISTING CONCRETE SIDEWALK.
8. REMOVE EXISTING CURB AND GUTTER.
10. RELOCATE EXISTING STREET SIGN.
11. PROPOSED CONCRETE SIDEWALK PER CITY OF LOS ANGELES STD PLAN S-410-2. PER SEPARATE PERMIT.
12. REMOVE AND CONSTRUCT AC PAVEMENT AND CMB BASE. THICKNESS TO MATCH EXISTING.
13. SAWCUT & JOIN.
14. PROTECT IN PLACE EXISTING SIDEWALK.
15. PROPOSED PARKWAY DRAIN. S= PER PLAN.

LEGEND

WM WATER METER	BOUNDARY LINE
EM ELECTRICAL METER	TREE
GM GAS METER	CONC. BLOCK WALL
MB MAIL BOX	SPOT ELEVATION
AC AIR CONDITION	BULDING LINE
SLB STREET LIGHT BOX	GUTTER LINE
TSB TRAFFIC SIGNAL BOX	IRON FENCE
PP POWER POLE	WIRE LINE
TC TOP OF CURB	CONCRETE PATTERN
FL FLOWLLINE	ASPHALT
EG EDGE OF GUTTER	COLUMN
DWY DRIVEWAY	
SMH SEWER MANHOLE	
C/L CENTER LINE	
DRAIN	
LIGHT POST	
STREET LIGHT	
CHIMINI	
STREET SIGN	



REVISIONS	BY

A PERMIT PLAN

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