Reading 77

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.

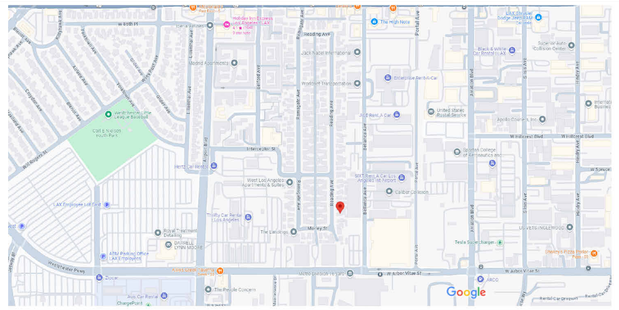
31) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT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



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 codes, 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
FIVE STORIES R-2 OCCUPANCY TYPE IIIA CONSTRUCTION (1ST THROUGH 5TH FLOOR).
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:
FIRST THROUGH SIXTH FLOOR TYPE IIIA, GROUP R-2 OCCUPANCY

	ALLOWED
AREA PER STORY:	24,000
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

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 9030 S READING AVE
Site Address 9032 S READING AVE
Site Address 9034 S READING AVE
Site Address 9038 S READING AVE
ZIP Code 90045
PIN Number 093B169 36 & 42
Lot/Parcel Area (Calculated) 13,640.8 (sq ft)
Thomas Brothers Grid PAGE 702 - GRID J3
Assessor Parcel No. (APN) 4125011024
Assessor Parcel No. (APN) 4125011023
Tract TR 15283
Map Reference M B 327-31/33
Block None
Lot 47 & 48
Arb (Lot Cut Reference) None
Map Sheet 093B169
Zoning R3-1

SCOPE OF WORK:
Proposed 100% Affordable (ED1 + AB2345) 5-Story 77-Unit Apartment Type IIIIA R-2 Occupancy
(w/ (3) VLI unit, 1 LI Unit, 12 MI units @ HCD, (60) LI @ CTCAC, & 1 Managers Unit) No Parking required/ provided (AB2097)
Building Height= 55'-0"
(45'-0" max per LAMC + 11-ft per AB2334)
Total Height per LAMC= 56'-0"

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
2010 ADAS Title II
FHA Safe Harbor (24 CFR Part 100.205)
including ANSI A117.1-1986; The fair housing accessibility guidelines including
the supplment notice of FHA guidelines,
questions and answerers about the guidelines June 28, 1994/2022 CBC11B
July1st 2024 cycle / LA City GSPS

OPEN SPACE TABULATION:
Required Open Space:
100 s.f. / <3 Habitable Rooms
125 s.f. / 3 Habitable Rooms
175 s.f. / > 3 Habitable Rooms
(48) units @ 100 s.f.= 4,800 s.f.
(29) units @ 125 s.f.= 3,625 s.f.
(0) units @ 175 s.f.= 0 s.f.
Total Required= 8,425 s.f.
(50% reduction= 4,213 sf.)
Landscaping Required 25%
4,213 x 0.25= 1,054 sq ft min.

Open Space Provided		
Level	Name	Area
1st Story	Rear Yard	1787 SF
Roof Deck	Roof Deck	2426 SF
Grand total		4213 SF

TREES Required:
1 tree/ 4-Units
77 units / 4= 20 Trees Required

BICYCLE PARKING REQUIRED :
Long Term:
(1) Bike Stall per 1.0 Unit (1-25 Units) = 25 Stalls
(1) Bike Stall per 1.5 Units (26-100 Units) = 35 Stalls
Total Long Term Required= 60 Stalls
Short Term:
(1) Bike Stall per (10) Units (1-25 units) = 2.5 Stalls
(1) Bike Stall per (15) Units (26-100 units) = 3.5 Stalls
Total Short Term Required= 6 stalls
Total Parking Required = 66 Stalls
50% Reduction in Bike Parking = 36 Stalls req'd (30 LT+ 6 ST)

Bike Parking Provided	
Description	Count
Long Term Bike Stall	30
Short Term Bike Stall	6
	36

Density Tabulation:
Lot Area= 13,640.8 SF
Zone= R3-1
Allowable Density= 1/800 SF
By-Right Density= 17-Units (Rounds-down)
Base Density= 18-Units (Rounds-up)
100% Affordable No Density Limits= 77-Units (327%)

Buildable Area= 9,400 SF
F.A.R. Allowed= 3 : 1
F.A.R. Proposed= 4.16 :1 (39,018/ 9400) 4.16:1

Incentives Requested:
(Per AB2345+ ED1+ AB2334)
Off-Menu
1) Reduced Side Yards (5'-0" in lieu of 8'-0")
2) Reduced Open Space (50% Reduction)
3) FAR Increase (4.16:1 in lieu of 3:1) 38.7%
4) Bike Parking Reduction (50% Reduction)

Setback Matrix

Yard	Required	Proposed
Front	15'-0"	15'-0"
Rear	15'-0"	15'-0"
Side (W)	8'-0"	5'-0"
Side (E)	8'-0"	5'-0"

Unit Mix	
Bed/Bath	Count
1-Bedroom/ 1-Bath	48
2-Bedroom/ 1-Bath	29
Grand total	77

Unit Tabulation		
Plan Type	Bed/Bath	Count
Plan A	1-Bedroom/ 1-Bath	8
Plan B	1-Bedroom/ 1-Bath	10
Plan B Alt	1-Bedroom/ 1-Bath	25
Plan C	2-Bedroom/ 1-Bath	10
Plan C Alt	2-Bedroom/ 1-Bath	10
Plan D	2-Bedroom/ 1-Bath	9
Plan E	1-Bedroom/ 1-Bath	5
Grand total		77

Unit Areas	
Plan Type	Area
Plan A	382 SF
Plan B	369 SF
Plan B Alt	360 SF
Plan C	475 SF
Plan C Alt	480 SF
Plan D	502 SF
Plan E	394 SF
Grand total	

This is a Public Housing facilities owned and/or operated by, for, or on behalf of a Public Entity.
LIHTC Tax Credit Received from State or Federal agencies & is a TCAC facility.
LA City CSA
Funding Source CDLAC, etc.

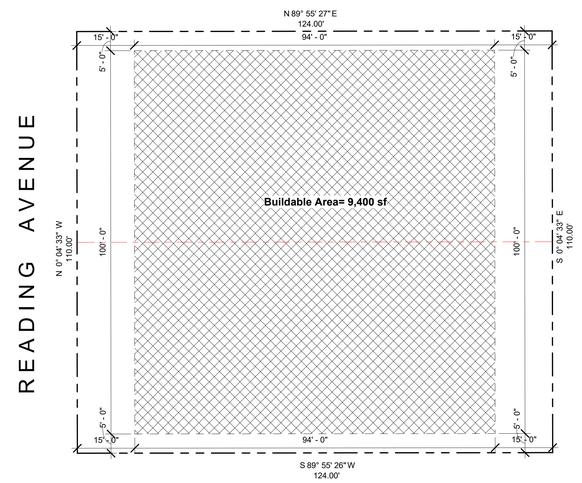
Area Tabulation (Total Area)	
Level	Area
1st Story	8736 SF
2nd Story	8722 SF
3rd Story	8722 SF
4th Story	8722 SF
5th Story	8652 SF
Grand total	43553 SF

Area Tabulation LABC	
Level	Area
1st Story	8281 SF
2nd Story	8434 SF
3rd Story	8434 SF
4th Story	8434 SF
5th Story	8434 SF
Grand total	42016 SF

Area Tabulation LAMC	
Level	Area
1st Story	7072 SF
2nd Story	7986 SF
3rd Story	7986 SF
4th Story	7986 SF
5th Story	7986 SF
	39018 SF

Area Tabulation Schoo...	
Level	Area
1st Story	8112 SF
2nd Story	8722 SF
3rd Story	8722 SF
4th Story	8722 SF
5th Story	8722 SF
	42999 SF

Buildable Area



1 Buildable Area
1/16" = 1'-0"

SHEET INDEX

Architectural Sheet List

Sheet Number	Sheet Name
A000	Cover Sheet
A001	ZIMAS
A100	Proposed Site Plan
A101	Site - Existing
A102	Site - Demolition
A103	Grade Plane/ Height Exhibit
A104	FAR Exhibits
A105	Area Exhibit (Totals)
A106	Open Space Exhibits
A107	Code Study
A108	Code Study
A201	1st Story Floor Plan
A202	2nd Story Floor Plan
A203	3rd Story Floor Plan
A204	4th Story Floor Plan
A205	5th Story Floor Plan
A206	Roof Deck Plan
A208	Roof Plan
A300	Exterior Elevations
A301	Court Yard Elevations
A302	Colored Exterior Elevations
A303	Rendering
A400	Building Sections
A500	Unit Plans
A502	Enlarged Plan Stair #1
A503	Enlarged Plan Stair #2
D-1	Details
D-2	Details
D-3	Details
D-4	Details
D-5	Details
D-6	Details
GN-1	Green Sheet
GN-2	Green Sheet / Spec. Sheet
GN-3	Green Sheet / Spec. Sheet
HC-2	Accessibility Details 11B
HC-2.1	Accessibility Details 11B
HC-2.2	Accessibility Details 11B
HC-2.3	Accessibility Details 11B
HC-2.4	Accessibility Details 11B
HC-2.5	Accessibility Details 11B
HC-2.6	Accessibility Details 11B
N-1	Fire Requirement Notes
SC-1	Door/Window Schedule

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) Standby power for elevator is required per LAFC 1007
4) Two way comm. reg'd. at elevator lobbies 1009.8

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Date	Description	Issued to

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LICENSED REPRESENTATIVE

Plan Check Set

Cover Sheet

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

A000

Scale As indicated

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City of Los Angeles
Department of City Planning

9/11/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
9030 S READING AVE
9032 S READING AVE
9034 S READING AVE

ZIP CODES
90045

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2018-7549-CPU
CPC-2017-4365-ZC
CPC-2014-1456-SP
CPC-2005-8252-CA
CPC-1984-226
ORD-186104
ORD-168999
ENV-2017-4366-CE
ENV-2014-1458-EIR-SE-CE
ENV-2005-8253-ND

Address/Legal Information	
PIN Number	093B169 36
Lot/Parcel Area (Calculated)	6,820.4 (sq ft)
Thomas Brothers Grid	PAGE 702 - GRID J3
Assessor Parcel No. (APN)	4125011024
Tract	TR 15283
Map Reference	M B 327-31/33
Block	None
Lot	48
Arb (Lot Cut Reference)	None
Map Sheet	093B169
Jurisdictional Information	
Community Plan Area	Westchester - Playa del Rey
Area Planning Commission	West Los Angeles
Neighborhood Council	Westchester/Playa
Council District	CD 11 - Traci Park
Census Tract #	2772.00
LADBS District Office	West Los Angeles
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2512 Housing Element Inventory of Sites
	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4125011024
APN Area (Co. Public Works)*	0.157 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	$252,811
Assessed Improvement Val.	$180,405
Last Owner Change	12/29/2021
Last Sale Amount	$1,120,011
Tax Rate Area	68
Deed Ref No. (City Clerk)	910631
	8-359
	4-979
	347697
	299977
	240249
	1226710
Building 1	
Year Built	1950
Building Class	D5S
Number of Units	3
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	1,800.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 4125011024]
Additional Information	
Airport Hazard	100' Height Limit Above Elevation 111
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None

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High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.6289488
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 4125011024]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.63 Units, Above Moderate
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1488
Fire Information	
Bureau	West
Battalion	4

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9/11/2024
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Map Reference	M B 327-31/33
Block	None
Lot	47
Arb (Lot Cut Reference)	None
Map Sheet	093B169
Jurisdictional Information	
Community Plan Area	Westchester - Playa del Rey
Area Planning Commission	West Los Angeles
Neighborhood Council	Westchester/Playa
Council District	CD 11 - Traci Park
Census Tract #	2772.00
LADBS District Office	West Los Angeles
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
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Subarea	None
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Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

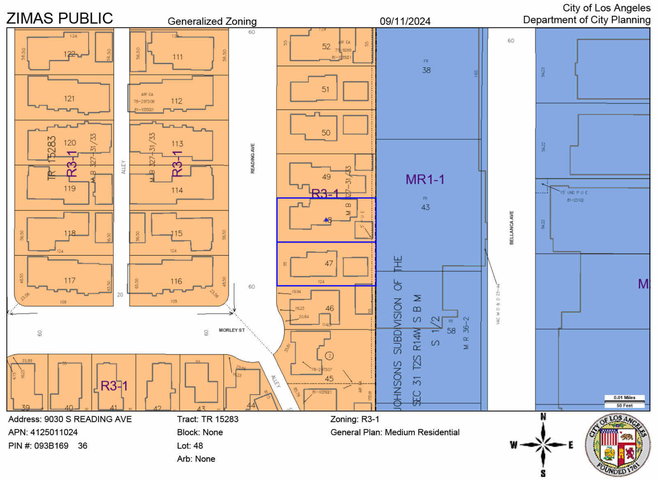
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Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
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APN Area (Co. Public Works)*	0.157 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	$357,955
Assessed Improvement Val.	$374,075
Last Owner Change	01/06/2022
Last Sale Amount	$1,175,011
Tax Rate Area	68
Deed Ref No. (City Clerk)	922688
	909097
	5-147
	1382565
	1304882
	1210379
	0288616
	0221923
Building 1	
Year Built	1950
Building Class	D6
Number of Units	3
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	2,364.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 4125011023]
Additional Information	
Airport Hazard	100' Height Limit Above Elevation 111
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No

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Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
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Nearest Fault (Distance in km)	3.6368736
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 4125011023]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.63 Units, Above Moderate
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1488
Fire Information	
Bureau	West

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Stockton Architects Inc.
www.STOCKTONARCHITECTS.COM

Client

HVN Holdings
7700 Irvine Center Dr. #780
Irvine CA 92618
(949)315-5787

Project

Reading 77

9030-9038 Reading Ave
LA, CA 90045
(APN#4125-011-024 & 023)

Consultants

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

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Plan Check Set

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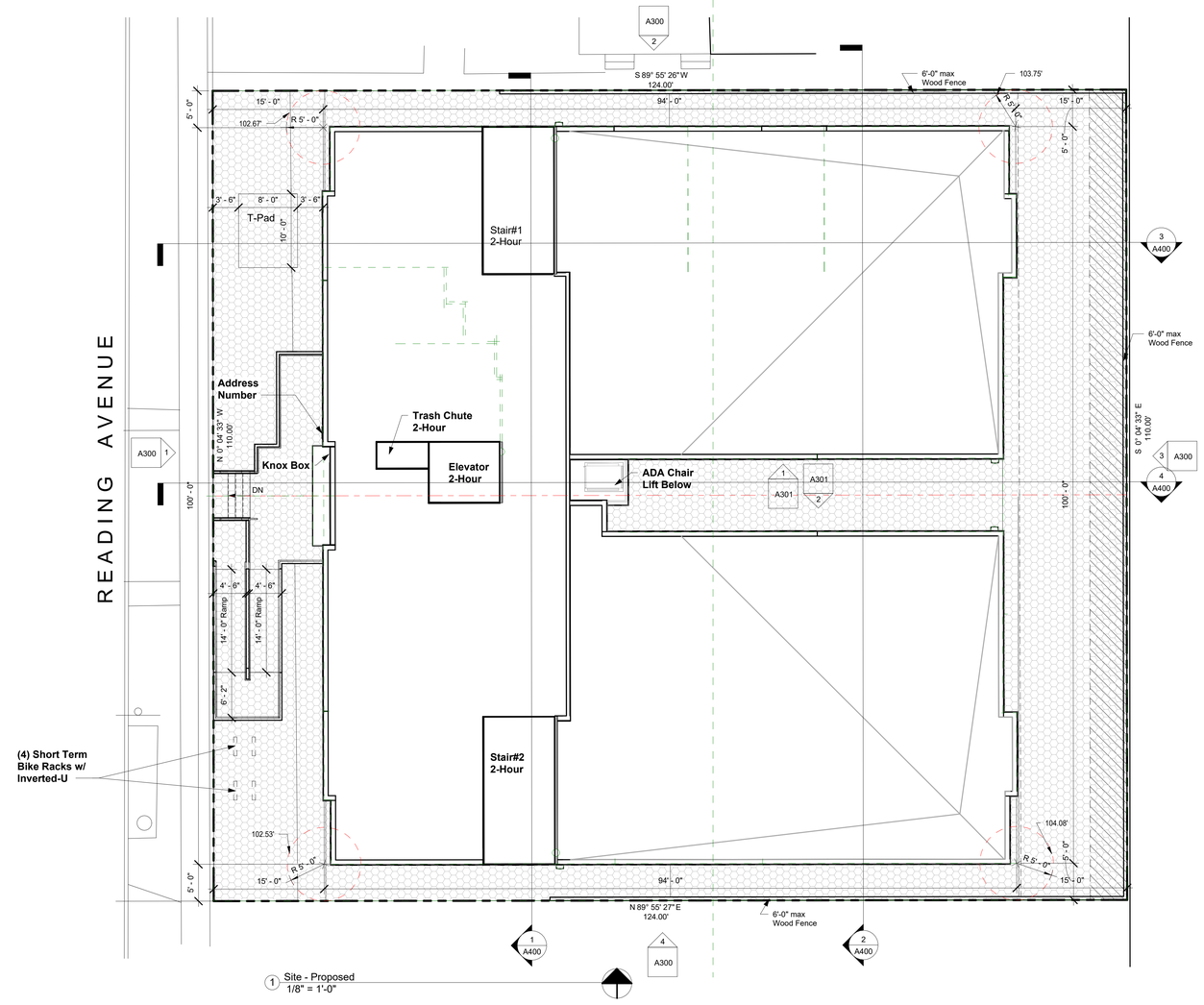
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Drawn By	R. Stockton
Checked By	K. Stockton

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Scale

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1 Site - Proposed
1/8" = 1'-0"

GRADE PLANE CALCULATION

102.67' + 103.75' + 104.08' + 102.53' = 103.25' GRADE PLANE
4

LOWEST ADJACENT GRADE=	102.53'
GRADE PLANE=	103.25'
TOP OF PARAPET=	158.53'
LABC HEIGHT=	55.28'
LAMC HEIGHT=	56.00'

Area Tabulation (Total Area)	
Level	Area
1st Story	8736 SF
2nd Story	8722 SF
3rd Story	8722 SF
4th Story	8722 SF
5th Story	8652 SF
Grand total	43553 SF

Area Tabulation LABC	
Level	Area
1st Story	8281 SF
2nd Story	8434 SF
3rd Story	8434 SF
4th Story	8434 SF
5th Story	8434 SF
Grand total	42016 SF

Area Tabulation LAMC	
Level	Area
1st Story	7072 SF
2nd Story	7986 SF
3rd Story	7986 SF
4th Story	7986 SF
5th Story	7986 SF
	39018 SF

Area Tabulation Schoo...	
Level	Area
1st Story	8112 SF
2nd Story	8722 SF
3rd Story	8722 SF
4th Story	8722 SF
5th Story	8722 SF
	42999 SF

Legal Description:
Site Address 9030 S READING AVE
Site Address 9032 S READING AVE
Site Address 9034 S READING AVE
Site Address 9038 S READING AVE
ZIP Code 90045
PIN Number 093B169 36 & 42
Lot/Parcel Area (Calculated) 13,640.8 (sq ft)
Thomas Brothers Grid PAGE 702 - GRID J3
Assessor Parcel No. (APN) 4125011024
Assessor Parcel No. (APN) 4125011023
Tract TR 15283
Map Reference M B 327-31/33
Block None
Lot 47 & 48
Arb (Lot Cut Reference) None
Map Sheet 093B169
Zoning R3-1

SCOPE OF WORK:
Proposed 100% Affordable (ED1 + AB2345) 5-Story 77-Unit Apartment
Type IIIA R-2 Occupancy
(w/ (3) VLI unit, 1 LI Unit, 12 MI units @ HCD, (60) LI @ CTCAC, & 1 Managers Unit) No Parking required/ provided (AB2097)
Building Height= 55'-0"
(45'-0" max per LAMC + 11-ft per AB2334)
Total Height per LAMC= 56'-0"

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

Density Tabulation:
Lot Area= 13,640.8 SF
Zone= R3-1
Allowable Density= 1/800 SF
By-Right Density= 17-Units (Rounds-down)
Base Density= 18-Units (Rounds-up)
100% Affordable
No Density Limits= 77-Units (327%)

Buildable Area= 9,400 SF
F.A.R. Allowed= 3 : 1
F.A.R. Proposed= 4.16 :1 (39,018/ 9400) 4.16:1

Incentives Requested:
(Per AB2345+ ED1+ AB2334)
Off-Menu
1) Reduced Side Yards (5'-0" in lieu of 8'-0")
2) Reduced Open Space (50% Reduction)
3) FAR Increase (4.16:1 in lieu of 3:1) 38.7%
4) Bike Parking Reduction (50% Reduction)

Unit Mix	
Bed/Bath	Count
1-Bedroom/ 1-Bath	48
2-Bedroom/ 1-Bath	29
Grand total	77

Unit Tabulation		
Plan Type	Bed/Bath	Count
Plan A	1-Bedroom/ 1-Bath	8
Plan B	1-Bedroom/ 1-Bath	10
Plan B Alt	1-Bedroom/ 1-Bath	25
Plan C	2-Bedroom/ 1-Bath	10
Plan C Alt	2-Bedroom/ 1-Bath	10
Plan D	2-Bedroom/ 1-Bath	9
Plan E	1-Bedroom/ 1-Bath	5
Grand total		77

Unit Areas	
Plan Type	Area
Plan A	382 SF
Plan B	369 SF
Plan B Alt	360 SF
Plan C	475 SF
Plan C Alt	480 SF
Plan D	502 SF
Plan E	394 SF
Grand total	

Setback Matrix

Yard	Required	Proposed
Front	15'-0"	15'-0"
Rear	15'-0"	15'-0"
Side (W)	8'-0"	5'-0"
Side (E)	8'-0"	5'-0"

HEAT ISLAND CALCULATION:
TOTAL HARDSCAPE (NON-ROOF) - 4,813 SQ. FT.
100% OF ALL NON-ROOF HARDSCAPE SHALL BE PERMEABLE PAVING PER SPEC'S ON SHEET GN-2
4,813 SQ. FT. PERMEABLE PAVING
TOTAL PROVIDED = 4,813 SQ. FT. (100%)
(LOCATION_SHOWN HATCHED)

BICYCLE PARKING REQUIRED :
Long Term:
(1) Bike Stall per 1.0 Unit (1-25 Units) = 25 Stalls
(1) Bike Stall per 1.5 Units (26-100 Units) = 35 Stalls
Total Long Term Required= 60 Stalls
Short Term:
(1) Bike Stall per (10) Units (1-25 units) = 2.5 Stalls
(1) Bike Stall per (15) Units (26-100 units) = 3.5 Stalls
Total Short Term Required= 6 stalls
Total Parking Required = 66 Stalls
50% Reduction in Bike Parking = 36 Stalls req'd (30 LT+ 6 ST)

Bike Parking Provided	
Description	Count
Long Term Bike Stall	30
Short Term Bike Stall	6
	36

Open Space Provided		
Level	Name	Area
1st Story	Rear Yard	1787 SF
Roof Deck	Roof Deck	2426 SF
Grand total		4213 SF

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7700 Irvine Center Dr. #780
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Project

Reading 77

9030-9038 Reading Ave
LA, CA 90045
(APN#4125-011-024 & 023)

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Plan Check Set

Proposed Site Plan

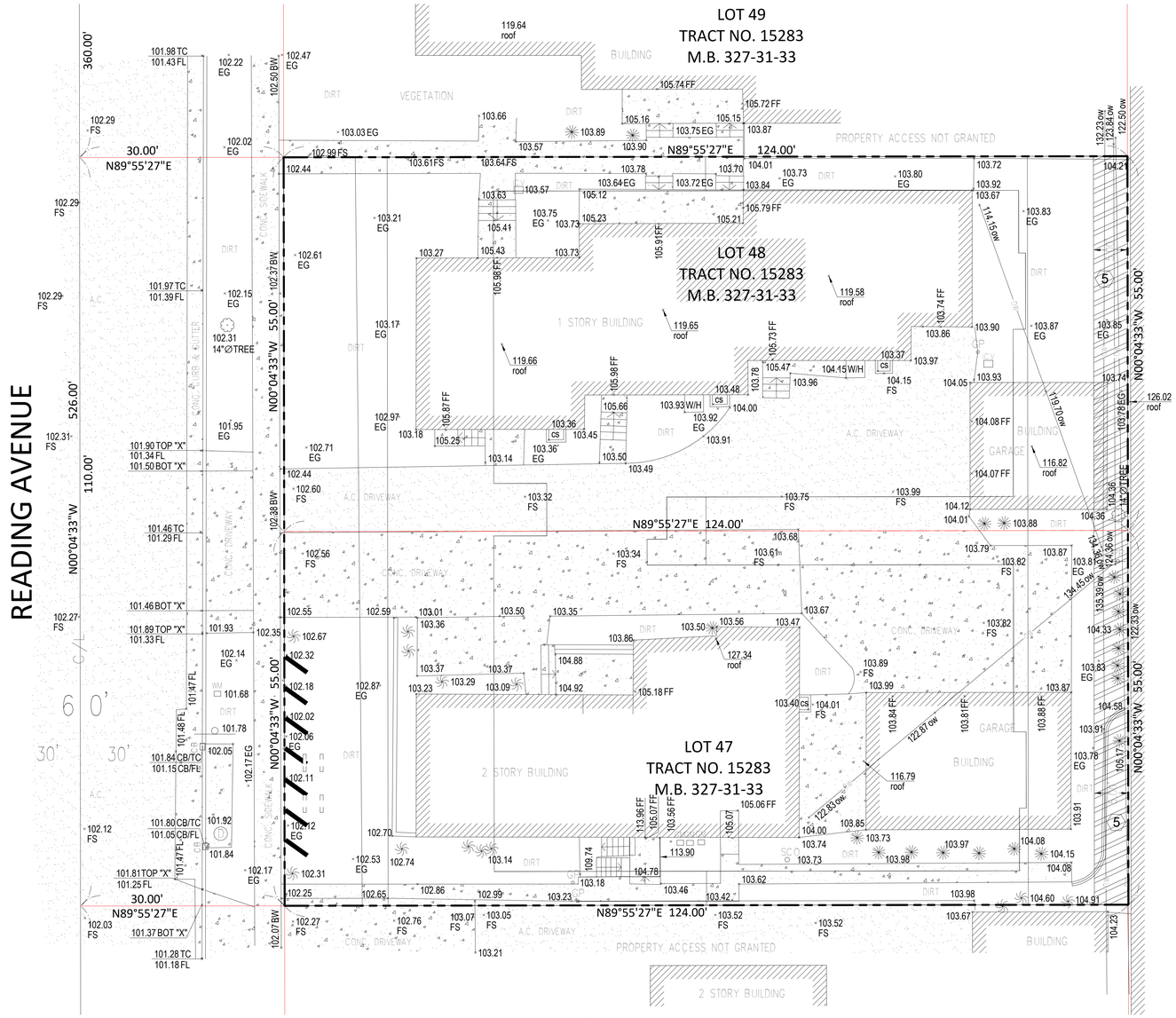
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A100

Scale As indicated

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1 Site - Existing
1/8" = 1'-0"

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Map Sheet	093B169
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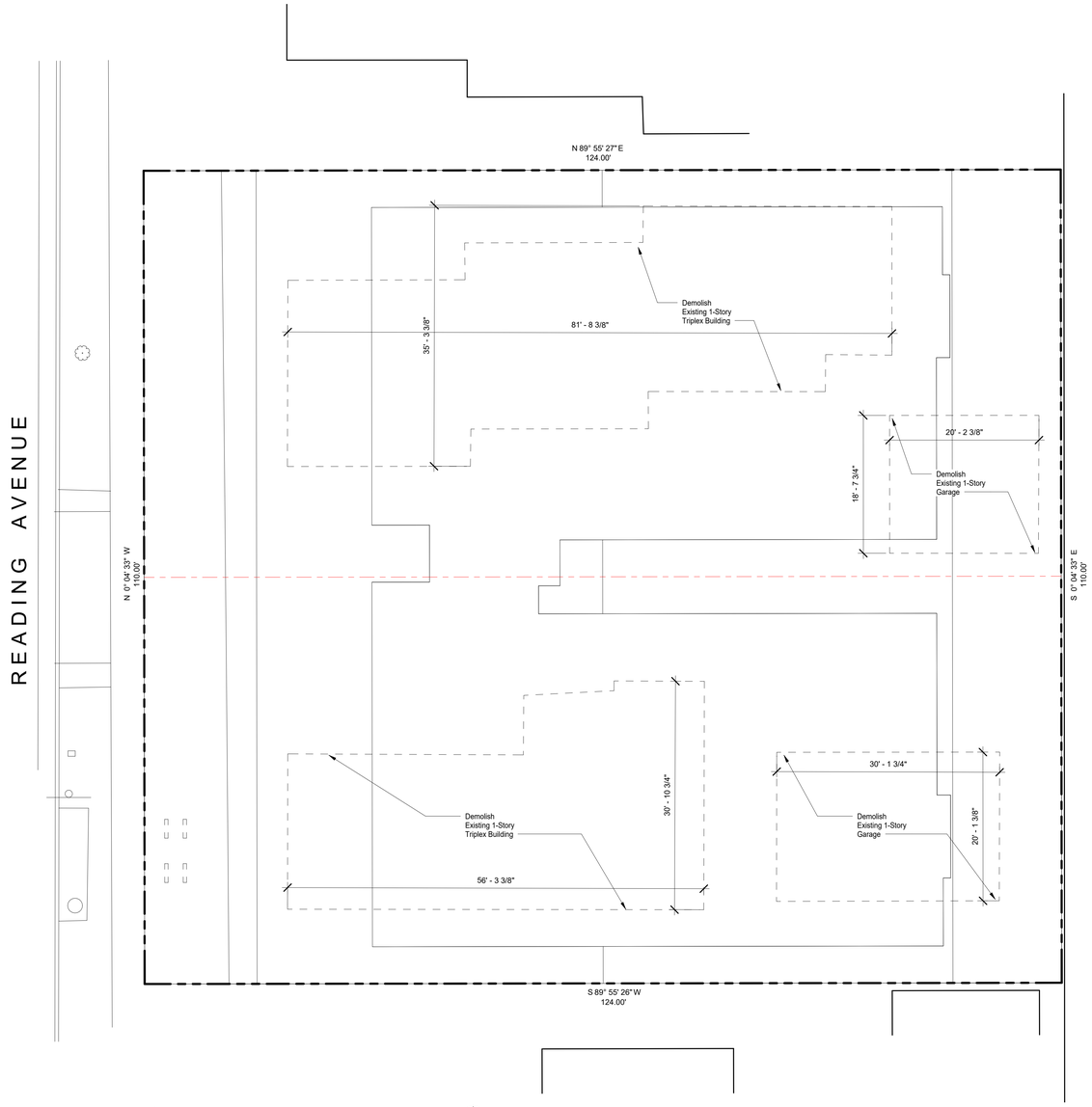
Site - Existing

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

A101

Scale: As indicated

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1 Site - Demolition
1/8" = 1'-0"

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Client

HVN Holdings
7700 Irvine Center Dr. #780
Irvine CA 92618
(949)315-5787

Project

Reading 77

9030-9038 Reading Ave
LA, CA 90045
(APN#4125-011-024 & 023)

Consultants

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

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LICENSED REPRESENTATIVE

Plan Check Set

Site - Demolition

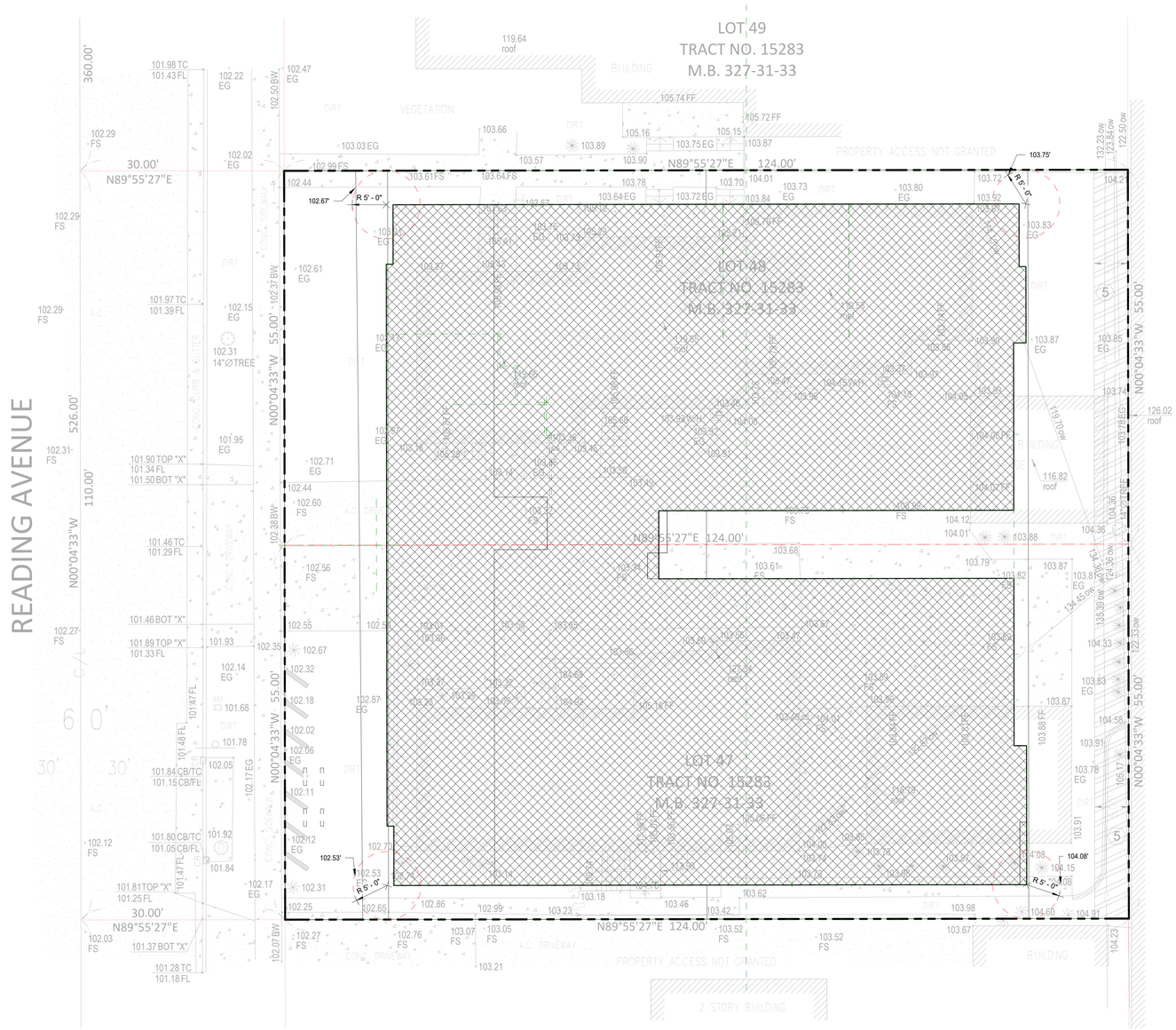
Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A102

Scale: As indicated

10/18/2024 10:42:42 AM

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1 Grade Plane Exhibit
1/8" = 1'-0"

GRADE PLANE CALCULATION

(102.67' + 103.75' + 104.08' + 102.53') / 4 = 103.25' GRADE PLANE

LOWEST ADJACENT GRADE=	102.53'
GRADE PLANE=	103.25'
TOP OF PARAPET=	158.53'
LABC HEIGHT=	55.28'
LAMC HEIGHT=	56.00'

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Plan Check Set

Grade Plane/ Height Exhibit

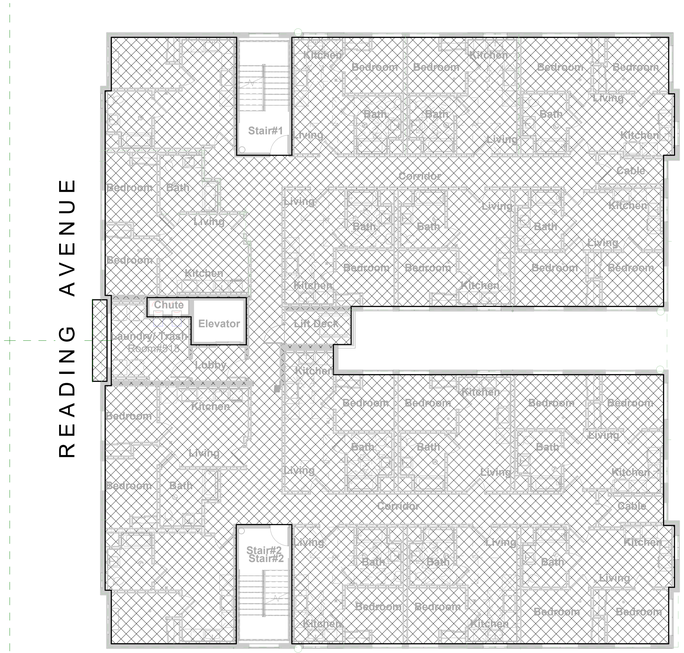
Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A103

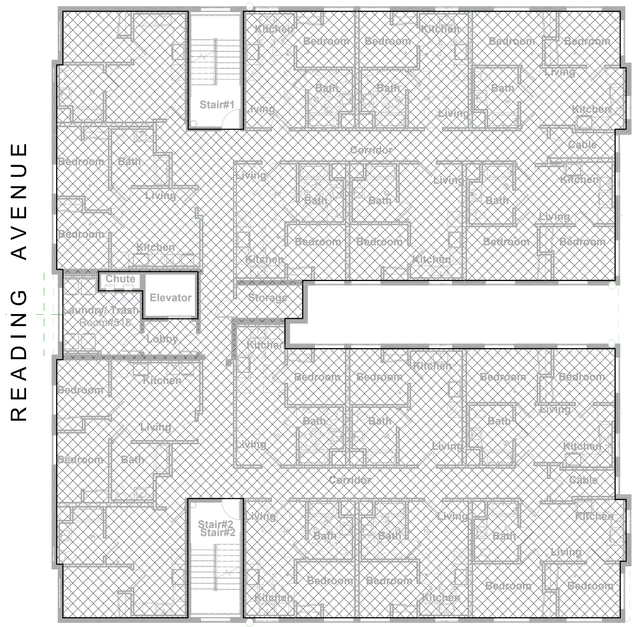
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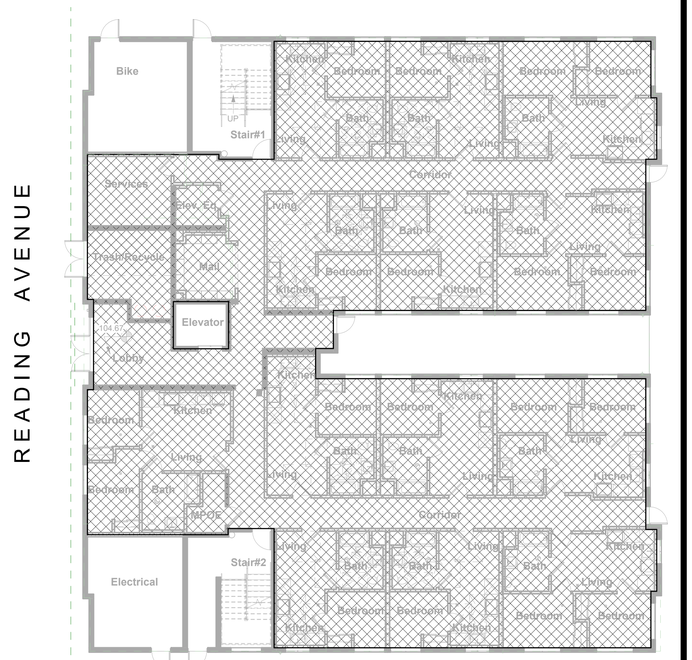
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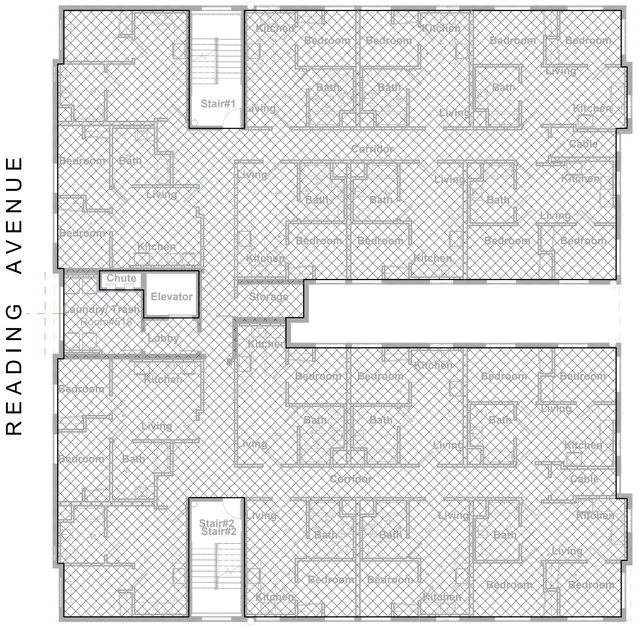
5 5th Story FAR
1" = 10'-0"



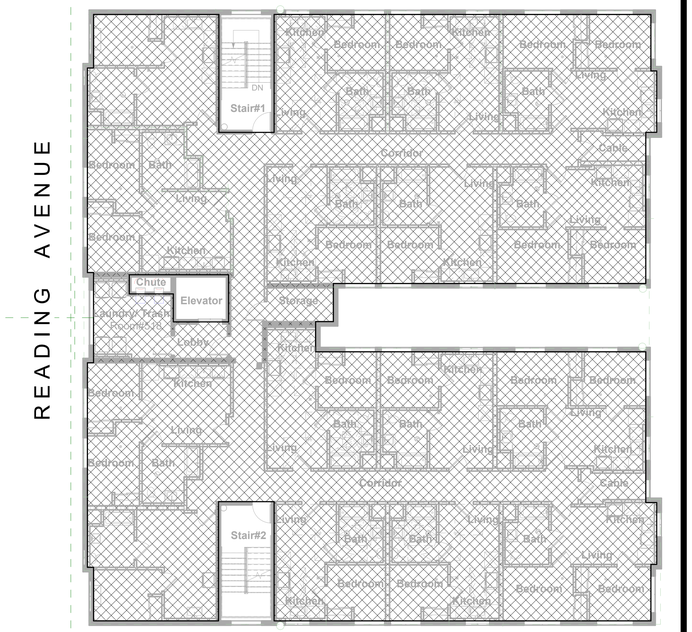
3 3rd Story FAR
1" = 10'-0"



1 1st Story FAR
1" = 10'-0"



4 4th Story FAR
1" = 10'-0"



2 2nd Story FAR
1" = 10'-0"

Area Tabulation LAMC	
Level	Area
1st Story	7072 SF
2nd Story	7986 SF
3rd Story	7986 SF
4th Story	7986 SF
5th Story	7986 SF
	39018 SF

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Plan Check Set

FAR Exhibits

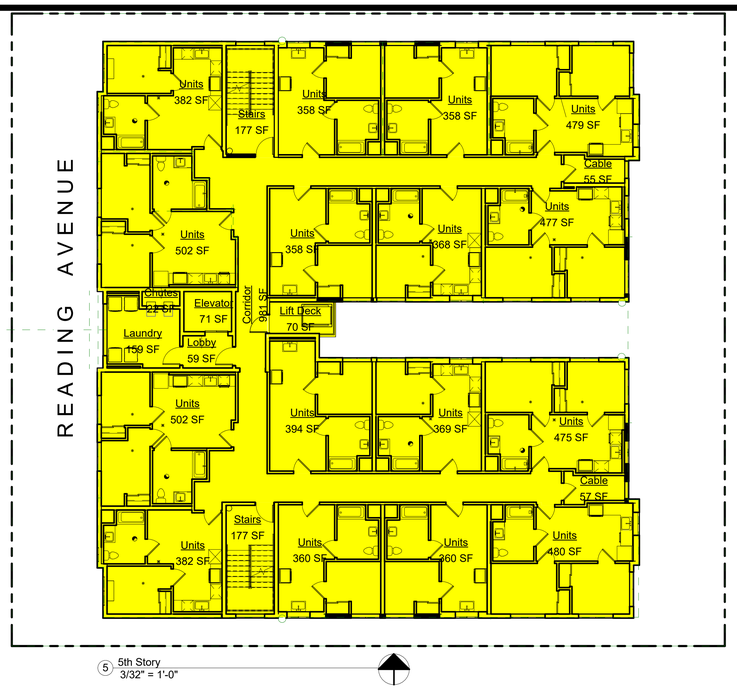
Date	Issue Date
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A104

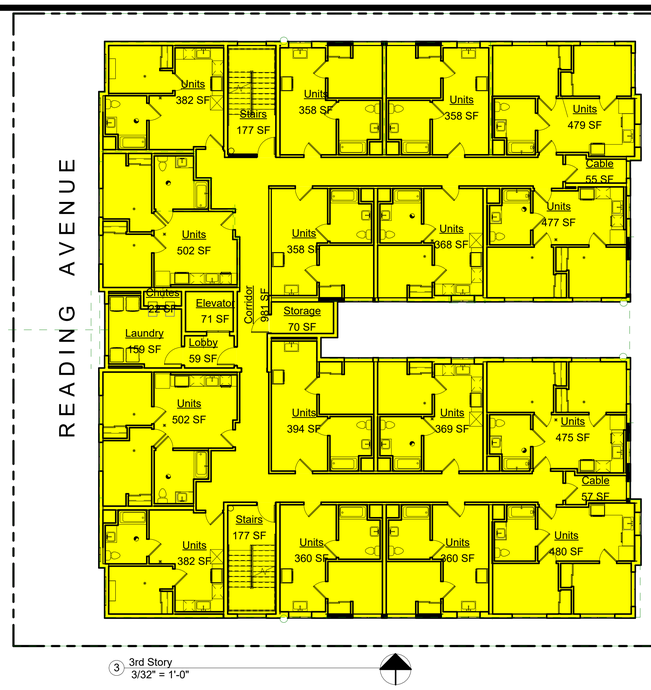
Scale 1" = 10'-0"

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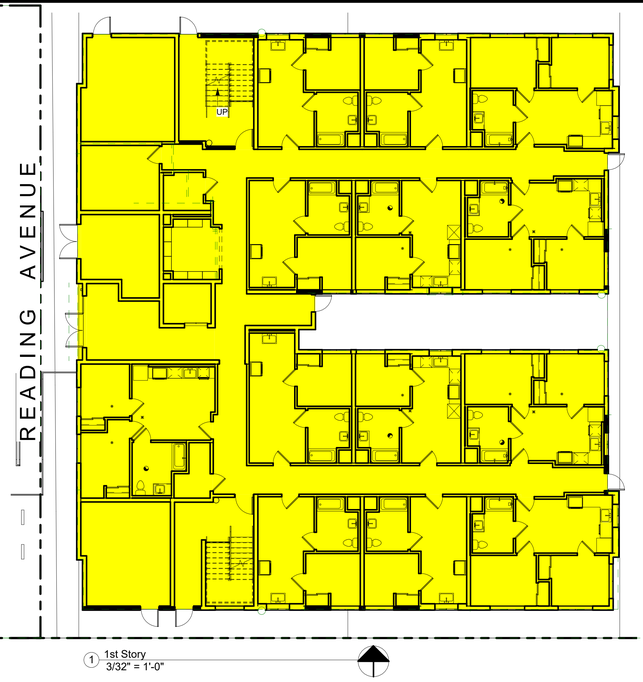
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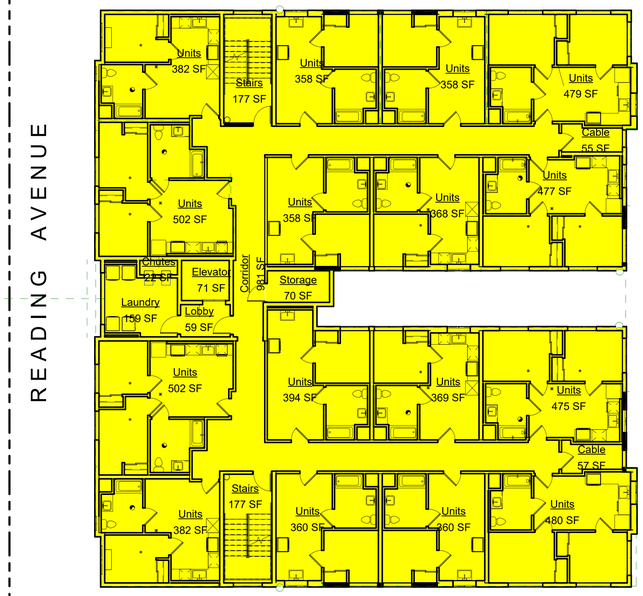
5 5th Story
3/32" = 1'-0"



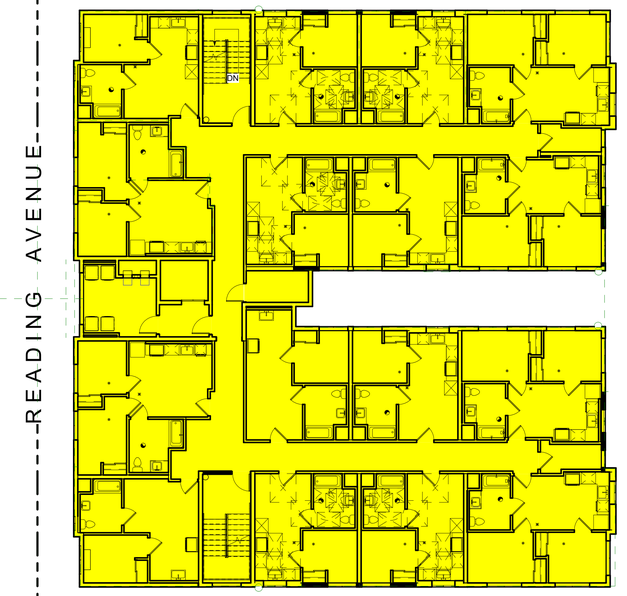
3 3rd Story
3/32" = 1'-0"



1 1st Story
3/32" = 1'-0"



4 4th Story
3/32" = 1'-0"



2 2nd Story
3/32" = 1'-0"

Area Tabulation (Total Area)	
Level	Area
1st Story	8736 SF
2nd Story	8722 SF
3rd Story	8722 SF
4th Story	8722 SF
5th Story	8652 SF
Grand total	43553 SF

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Plan Check Set

Area Exhibit (Totals)

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

A105

Scale 3/32" = 1'-0"

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2 Roof Deck Open Space
3/16" = 1'-0"

OPEN SPACE TABULATION:
Required Open Space:
100 s.f. / <3 Habitable Rooms
125 s.f. / 3 Habitable Rooms
175 s.f. / > 3 Habitable Rooms
(48) units @ 100 s.f.= 4,800 s.f.
(29) units @ 125 s.f.= 3,625 s.f.
(0) units @ 175 s.f.= 0 s.f.
Total Required= 8,425 s.f.
(50% reduction= 4,213 sf.)
Landscaping Required 25%
4,213 x 0.25= 1,054 sq ft min.

TREES Required:
1 tree/ 4-Units
77 units / 4= 20 Trees Required

Open Space Provided		
Level	Name	Area
1st Story	Rear Yard	1787 SF
Roof Deck	Roof Deck	2426 SF
Grand total		4213 SF



1 Rear Yard Open Space
3/16" = 1'-0"

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Plan Check Set

Open Space Exhibits

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

A106

Scale: As indicated

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Area Tabulation (Gross- 1st Story)			
Level	Name	Occupancy Group	Area
1st Story	Services	B	175 SF
B			175 SF
1st Story	Bike Room	R-2	319 SF
1st Story	Corridor	R-2	1101 SF
1st Story	Elevator	R-2	71 SF
1st Story	Lobby	R-2	226 SF
1st Story	Mail	R-2	114 SF
1st Story	Porch	R-2	14 SF
1st Story	Stairs	R-2	554 SF
1st Story	Trash/Recycle	R-2	190 SF
1st Story	Units	R-2	5547 SF
R-2			8136 SF
1st Story	Electrical	S-2	305 SF
1st Story	Elev Equipt	S-2	58 SF
1st Story	MPOE	S-2	55 SF
1st Story	Trash/Recycle	S-2	7 SF
S-2			425 SF
Grand total			8736 SF

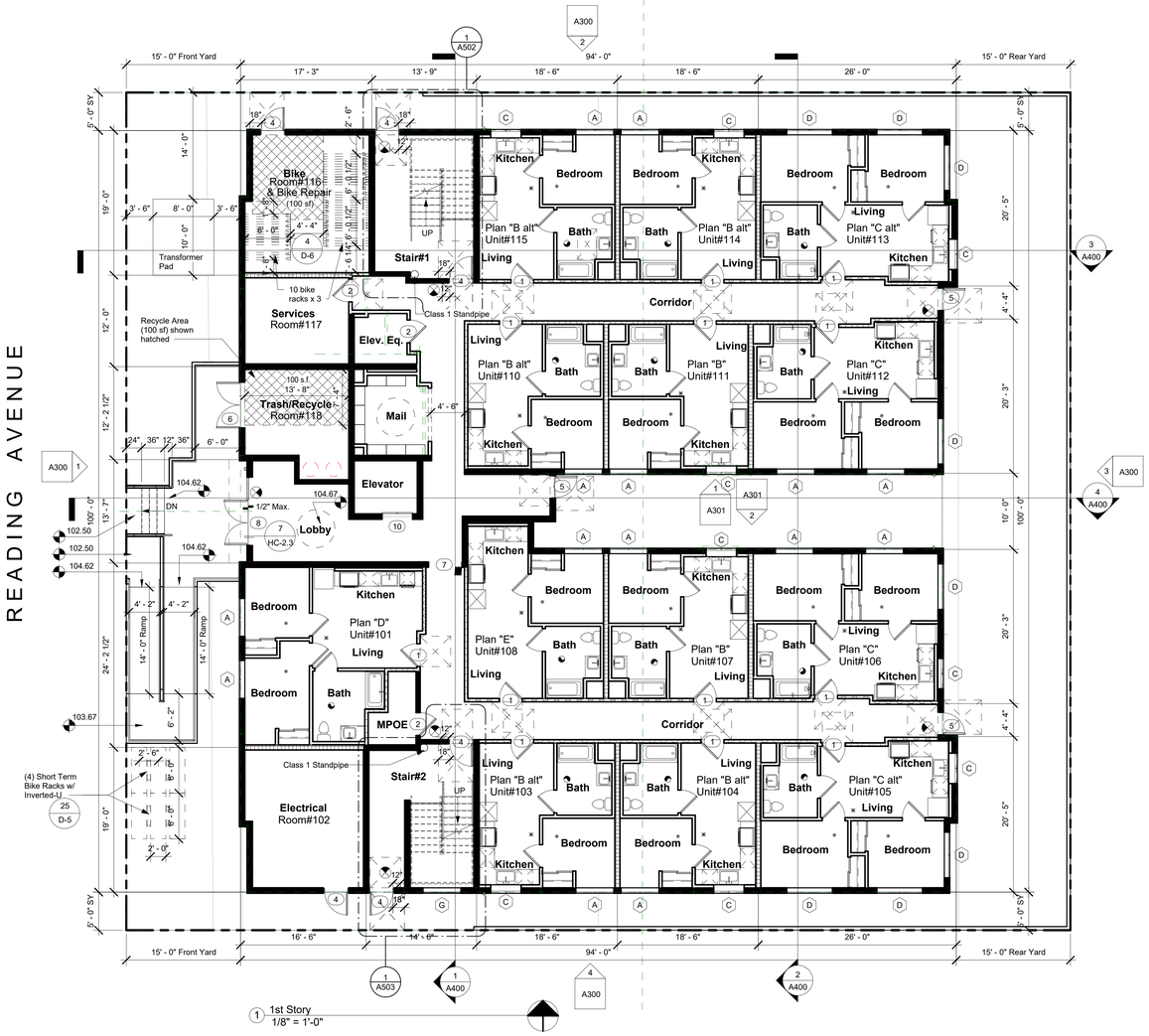
Area Tabulation (LABC- 1st Story)			
Level	Name	Occupancy Group	Area
1st Story	Services	B	168 SF
B			168 SF
1st Story	Bike Room	R-2	299 SF
1st Story	Corridor	R-2	1096 SF
1st Story	Elevator	R-2	71 SF
1st Story	Lobby	R-2	218 SF
1st Story	Porch	R-2	14 SF
1st Story	Stairs	R-2	538 SF
1st Story	Trash/Recycle	R-2	190 SF
1st Story	Units	R-2	5347 SF
R-2			7773 SF
1st Story	Electrical	S-2	285 SF
1st Story	MPOE	S-2	55 SF
S-2			340 SF
Grand total			8281 SF

Area Tabulation (LAMC- 1st Story)		
Level	Name	Area
1st Story	Corridor	1096 SF
1st Story	Lobby	218 SF
1st Story	MPOE	55 SF
1st Story	Porch	14 SF
1st Story	Services	168 SF
1st Story	Units	5347 SF
Grand total		6897 SF

Unit Mix @ 1st Story	
Bed/Bath	Count
1-Bedroom/ 1-Bath	8
2-Bedroom/ 1-Bath	5
Grand total	13

BICYCLE PARKING REQUIRED :
Long Term:
(1) Bike Stall per 1.0 Unit (1-25 Units) = 25 Stalls
(1) Bike Stall per 1.5 Units (26-100 Units) = 35 Stalls
Total Long Term Required= 60 Stalls
Short Term:
(1) Bike Stall per (10) Units (1-25 units) = 2.5 Stalls
(1) Bike Stall per (15) Units (26-100 units) = 3.5 Stalls
Total Short Term Required= 6 stalls
Total Parking Required = 66 Stalls
50% Reduction in Bike Parking = 36 Stalls req'd (30 LT+ 6 ST)

Bike Parking Provided	
Description	Count
Long Term Bike Stall	30
Short Term Bike Stall	6
	36



WALL LEGEND:

- Denotes 2-Hour Rated Shaft Wall @ Stair/Elevator/Ducts — 5 D-1, 6 D-1, 7 D-1, 8 D-1, 9 D-1, 22 D-1
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 1 D-1, 2 D-1, 3 D-1, 4 D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 11 D-4
- Denotes Typical 2x Stud wall @ 16" o.c. — 17 D-1
- Denotes 9'-0" High Ceiling Soffit — 18 D-1, 19 D-1

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LICENSED REPRESENTATIVE

Plan Check Set

1st Story Floor Plan

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

A201

Scale: As indicated

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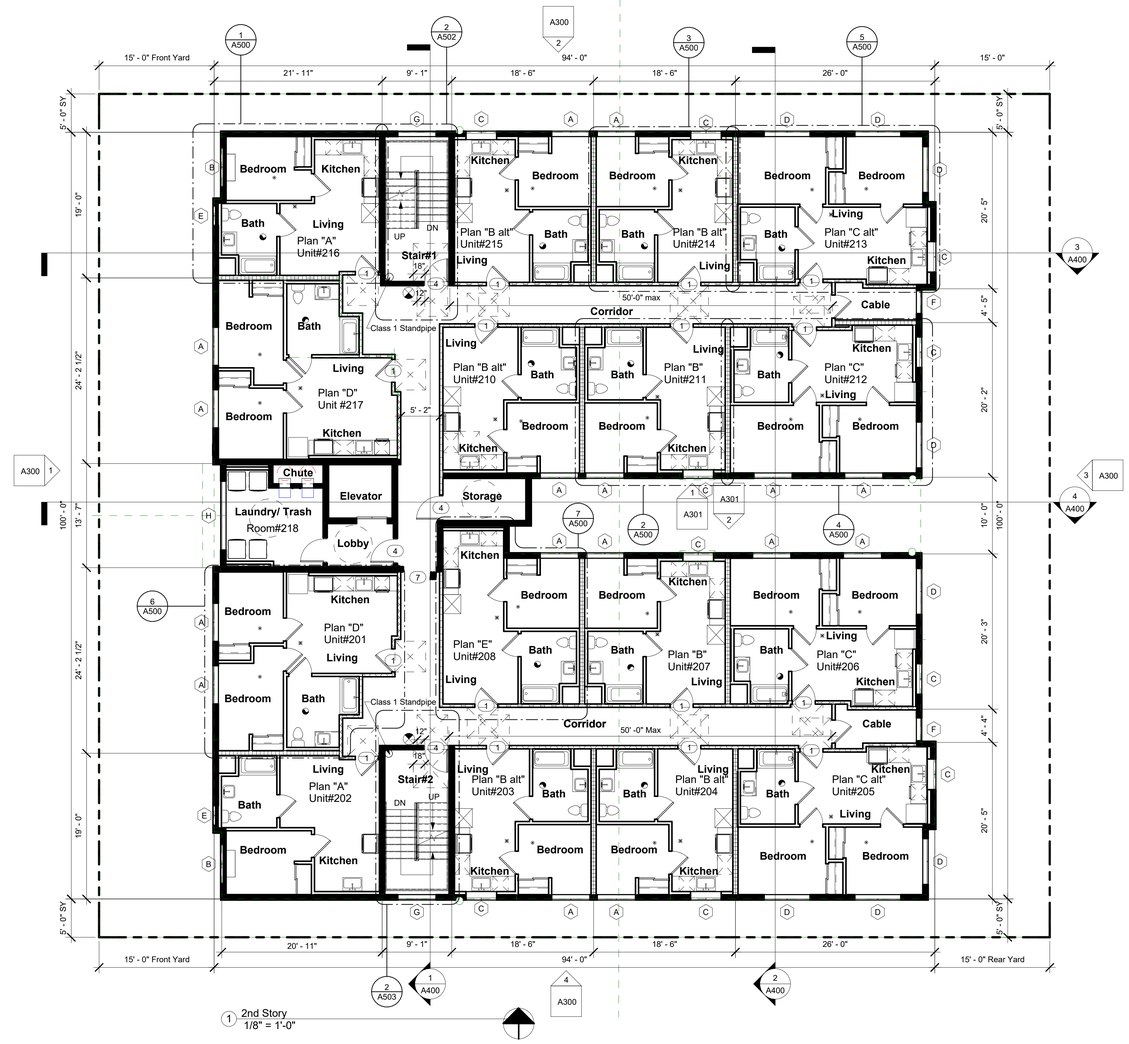
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Area Tabulation (Gross- 2nd Story)			
Level	Name	Occupancy Group	Area
2nd Story	Cable	R-2	112 SF
2nd Story	Chutes	R-2	22 SF
2nd Story	Corridor	R-2	981 SF
2nd Story	Elevator	R-2	71 SF
2nd Story	Laundry	R-2	167 SF
2nd Story	Lobby	R-2	59 SF
2nd Story	Stairs	R-2	364 SF
2nd Story	Units	R-2	6870 SF
R-2			8646 SF
2nd Story	Cable	S-2	5 SF
2nd Story	Storage	S-2	70 SF
S-2			75 SF
Grand total			8722 SF

Area Tabulation (LABC- 2nd Story)			
Level	Name	Occupancy Group	Area
2nd Story	Cable	R-2	112 SF
2nd Story	Chutes	R-2	22 SF
2nd Story	Corridor	R-2	981 SF
2nd Story	Elevator	R-2	71 SF
2nd Story	Laundry	R-2	159 SF
2nd Story	Lobby	R-2	59 SF
2nd Story	Stairs	R-2	354 SF
2nd Story	Units	R-2	6605 SF
R-2			8364 SF
2nd Story	Storage	S-2	70 SF
S-2			70 SF
Grand total			8434 SF

Area Tabulation (LAMC- 2nd Story)		
Level	Name	Area
2nd Story	Cable	112 SF
2nd Story	Corridor	981 SF
2nd Story	Laundry	159 SF
2nd Story	Lobby	59 SF
2nd Story	Storage	70 SF
2nd Story	Units	6605 SF
Grand total		7986 SF

Unit Mix @ 2nd Story	
Bed/Bath	Count
1-Bedroom/ 1-Bath	10
2-Bedroom/ 1-Bath	6
Grand total	16



WALL LEGEND:

- Denotes 2-Hour Rated Shaft Wall @ Stair/Elevator/Ducts — 5 D-1, 6 D-1, 7 D-1, 8 D-1, 9 D-1, 22 D-1
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 1 D-1, 2 D-1, 3 D-1, 4 D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 11 D-4
- Denotes Typical 2x Stud wall @ 16" o.c. — 17 D-1
- Denotes 9'-0" High Ceiling Soffit — 18 D-1, 19 D-1

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Plan Check Set

2nd Story Floor Plan

Date	Issue Date
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A202

Scale: As indicated

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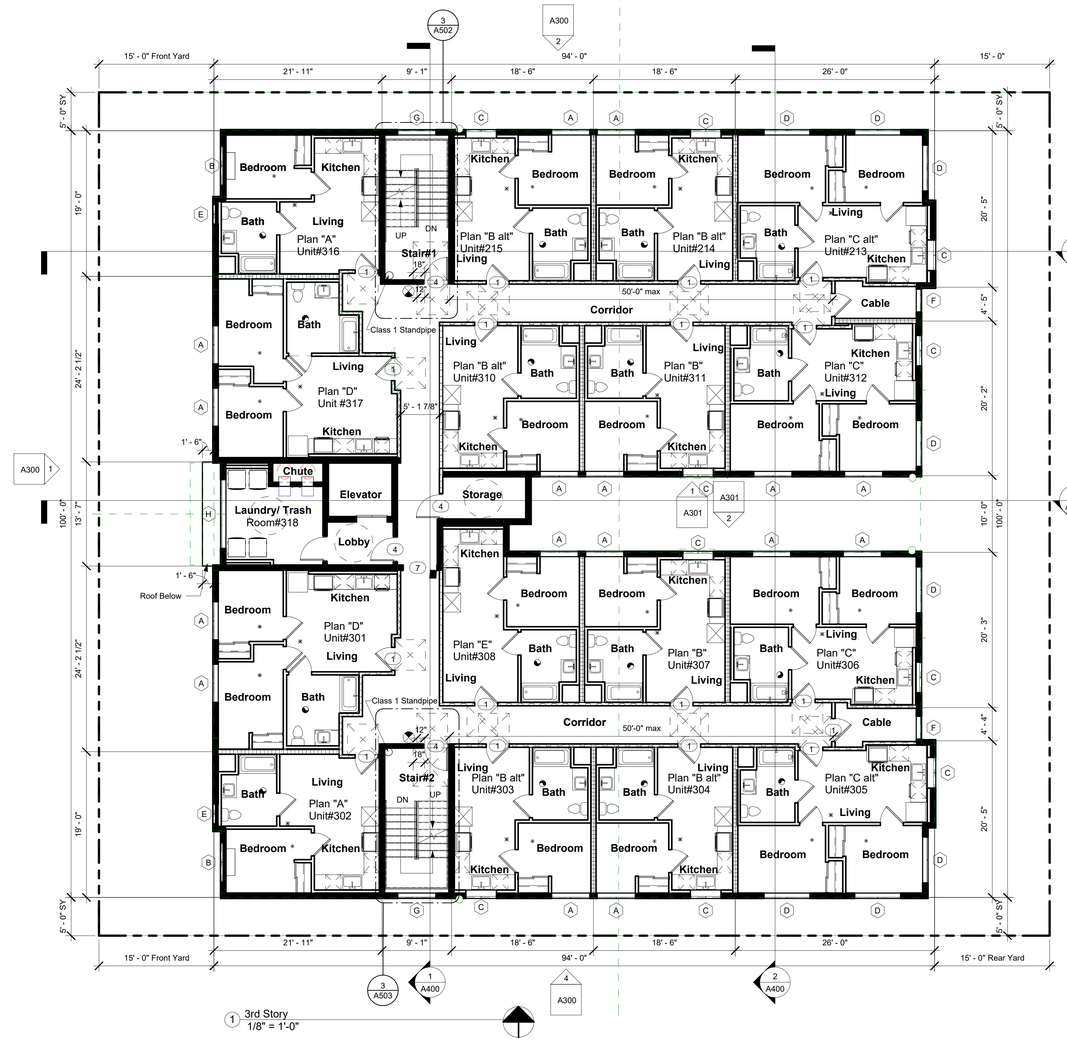
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Area Tabulation (Gross- 3rd Story)			
Level	Name	Occupancy Group	Area
3rd Story	Cable	R-2	112 SF
3rd Story	Chutes	R-2	22 SF
3rd Story	Corridor	R-2	981 SF
3rd Story	Elevator	R-2	71 SF
3rd Story	Laundry	R-2	167 SF
3rd Story	Lobby	R-2	59 SF
3rd Story	Stairs	R-2	364 SF
3rd Story	Units	R-2	6870 SF
R-2			8646 SF
3rd Story	Cable	S-2	5 SF
3rd Story	Storage	S-2	70 SF
S-2			75 SF
Grand total			8722 SF

Area Tabulation (LABC- 3rd Story)			
Level	Name	Occupancy Group	Area
3rd Story	Cable	R-2	112 SF
3rd Story	Chutes	R-2	22 SF
3rd Story	Corridor	R-2	981 SF
3rd Story	Elevator	R-2	71 SF
3rd Story	Laundry	R-2	159 SF
3rd Story	Lobby	R-2	59 SF
3rd Story	Stairs	R-2	354 SF
3rd Story	Units	R-2	6605 SF
R-2			8364 SF
3rd Story	Storage	S-2	70 SF
S-2			70 SF
Grand total			8434 SF

Area Tabulation (LAMC- 3rd Story)		
Level	Name	Area
3rd Story	Cable	112 SF
3rd Story	Corridor	981 SF
3rd Story	Laundry	159 SF
3rd Story	Lobby	59 SF
3rd Story	Storage	70 SF
3rd Story	Units	6605 SF
Grand total		7986 SF

Unit Mix @ 3rd Story	
Bed/Bath	Count
1-Bedroom/ 1-Bath	10
2-Bedroom/ 1-Bath	6
Grand total	16



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

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LICENSED REPRESENTATIVE

Plan Check Set

3rd Story Floor Plan

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

A203

Scale: As indicated

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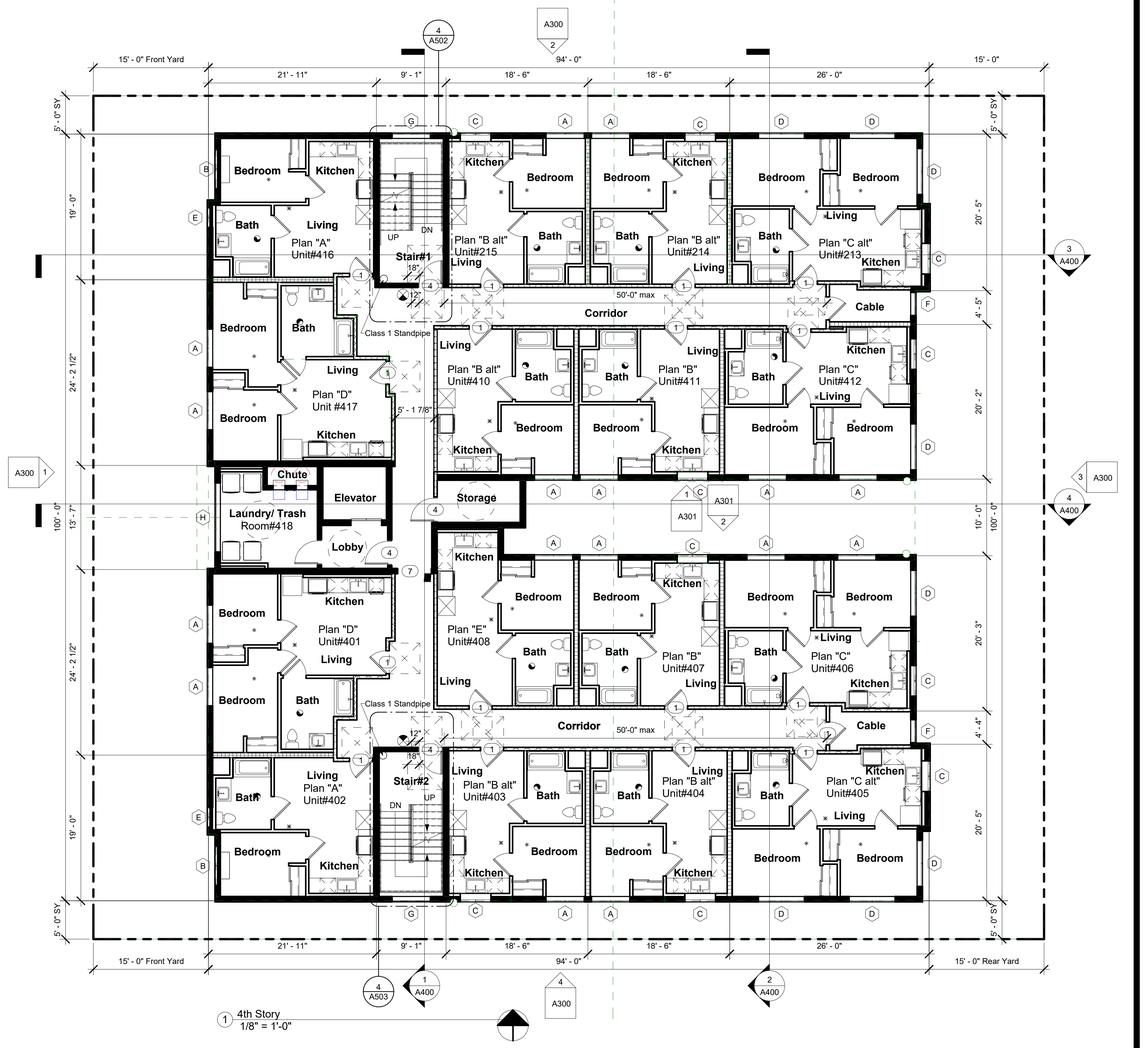
\\KSA2023\Profiles\Rick\My Documents\Beadel_Reading_Plans CF_stockton.rvt

Area Tabulation (Gross- 4th Story)			
Level	Name	Occupancy Group	Area
4th Story	Cable	R-2	112 SF
4th Story	Chutes	R-2	22 SF
4th Story	Corridor	R-2	981 SF
4th Story	Elevator	R-2	71 SF
4th Story	Laundry	R-2	167 SF
4th Story	Lobby	R-2	59 SF
4th Story	Stairs	R-2	364 SF
4th Story	Units	R-2	6870 SF
R-2			8646 SF
4th Story	Cable	S-2	5 SF
4th Story	Storage	S-2	70 SF
S-2			75 SF
Grand total			8722 SF

Area Tabulation (LABC- 4th Story)			
Level	Name	Occupancy Group	Area
4th Story	Cable	R-2	112 SF
4th Story	Chutes	R-2	22 SF
4th Story	Corridor	R-2	981 SF
4th Story	Elevator	R-2	71 SF
4th Story	Laundry	R-2	159 SF
4th Story	Lobby	R-2	59 SF
4th Story	Stairs	R-2	354 SF
4th Story	Units	R-2	6605 SF
R-2			8364 SF
4th Story	Storage	S-2	70 SF
S-2			70 SF
Grand total			8434 SF

Area Tabulation (LAMC- 4th Story)		
Level	Name	Area
4th Story	Cable	112 SF
4th Story	Corridor	981 SF
4th Story	Laundry	159 SF
4th Story	Lobby	59 SF
4th Story	Storage	70 SF
4th Story	Units	6605 SF
Grand total		7986 SF

Unit Mix @ 4th Story	
Bed/Bath	Count
1-Bedroom/ 1-Bath	10
2-Bedroom/ 1-Bath	6
Grand total	16



WALL LEGEND:

- Denotes 2-Hour Rated Shaft Wall @ Stair/Elevator/Ducts — 5 D-1, 6 D-1, 7 D-1, 8 D-1, 9 D-1, 22 D-1
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 1 D-1, 2 D-1, 3 D-1, 4 D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 11 D-4
- Denotes Typical 2x Stud wall @ 16" o.c. — 17 D-1
- Denotes 9'-0" High Ceiling Soffit — 18 D-1, 19 D-1

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Irvine CA 92618
(949)315-5787

Project

Reading 77

9030-9038 Reading Ave
LA, CA 90045
(APN#4125-011-024 & 023)

Consultants

Architect
Stockton architects, Inc.
16461 Sherman Way #100
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Plan Check Set

4th Story Floor Plan

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

A204

Scale	As indicated

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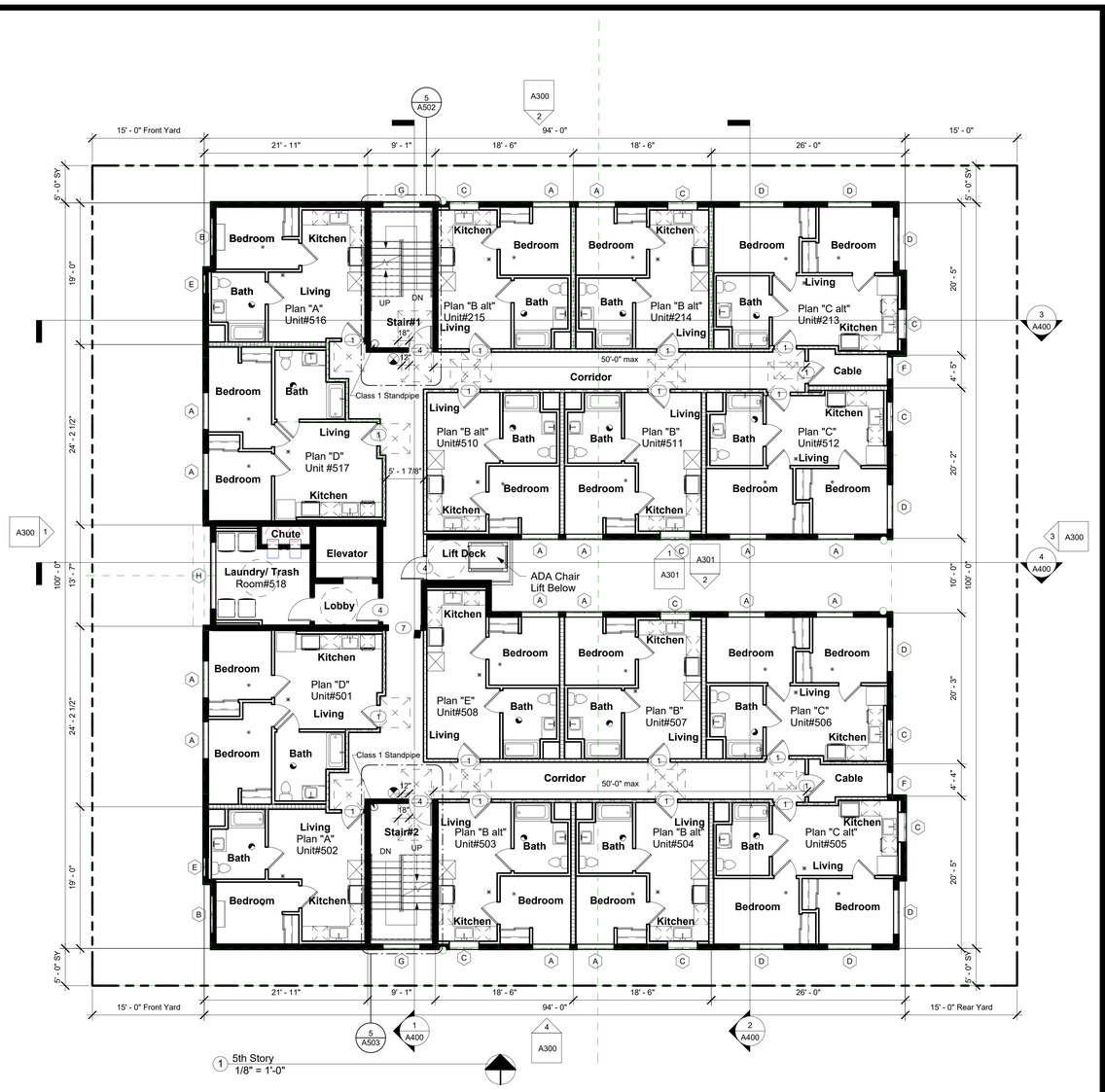
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Area Tabulation (Gross- 5th Story)			
Level	Name	Occupancy Group	Area
5th Story	Cable	R-2	112 SF
5th Story	Chutes	R-2	22 SF
5th Story	Corridor	R-2	981 SF
5th Story	Elevator	R-2	71 SF
5th Story	Laundry	R-2	167 SF
5th Story	Lift Deck	R-2	70 SF
5th Story	Lobby	R-2	59 SF
5th Story	Stairs	R-2	364 SF
5th Story	Units	R-2	6870 SF
R-2			8716 SF
5th Story	Cable	S-2	5 SF
S-2			5 SF
Grand total			8722 SF

Area Tabulation (LABC- 5th Story)			
Level	Name	Occupancy Group	Area
5th Story	Cable	R-2	112 SF
5th Story	Chutes	R-2	22 SF
5th Story	Corridor	R-2	981 SF
5th Story	Elevator	R-2	71 SF
5th Story	Laundry	R-2	159 SF
5th Story	Lift Deck	R-2	70 SF
5th Story	Lobby	R-2	59 SF
5th Story	Stairs	R-2	354 SF
5th Story	Units	R-2	6605 SF
R-2			8434 SF
Grand total			8434 SF

Area Tabulation (LAMC- 5th Story)		
Level	Name	Area
5th Story	Cable	112 SF
5th Story	Corridor	981 SF
5th Story	Laundry	159 SF
5th Story	Lift Deck	70 SF
5th Story	Lobby	59 SF
5th Story	Units	6605 SF
Grand total		7986 SF

Unit Mix @ 5th Story	
Bed/Bath	Count
1-Bedroom/ 1-Bath	10
2-Bedroom/ 1-Bath	6
Grand total	16



WALL LEGEND:

- Denotes 2-Hour Rated Shaft Wall @ Stair/Elevator/Ducts — 5 D-1; 6 D-1; 7 D-1; 8 D-1; 9 D-1; 22 D-1
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 1 D-1; 2 D-1; 3 D-1; 4 D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 11 D-4
- Denotes Typical 2x Stud wall @ 16" o.c. — 17 D-1
- Denotes 9'-0" High Ceiling Soffit — 18 D-1; 19 D-1

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Project

Reading 77

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LA, CA 90045
(APN#4125-011-024 & 023)

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Plan Check Set

5th Story Floor Plan

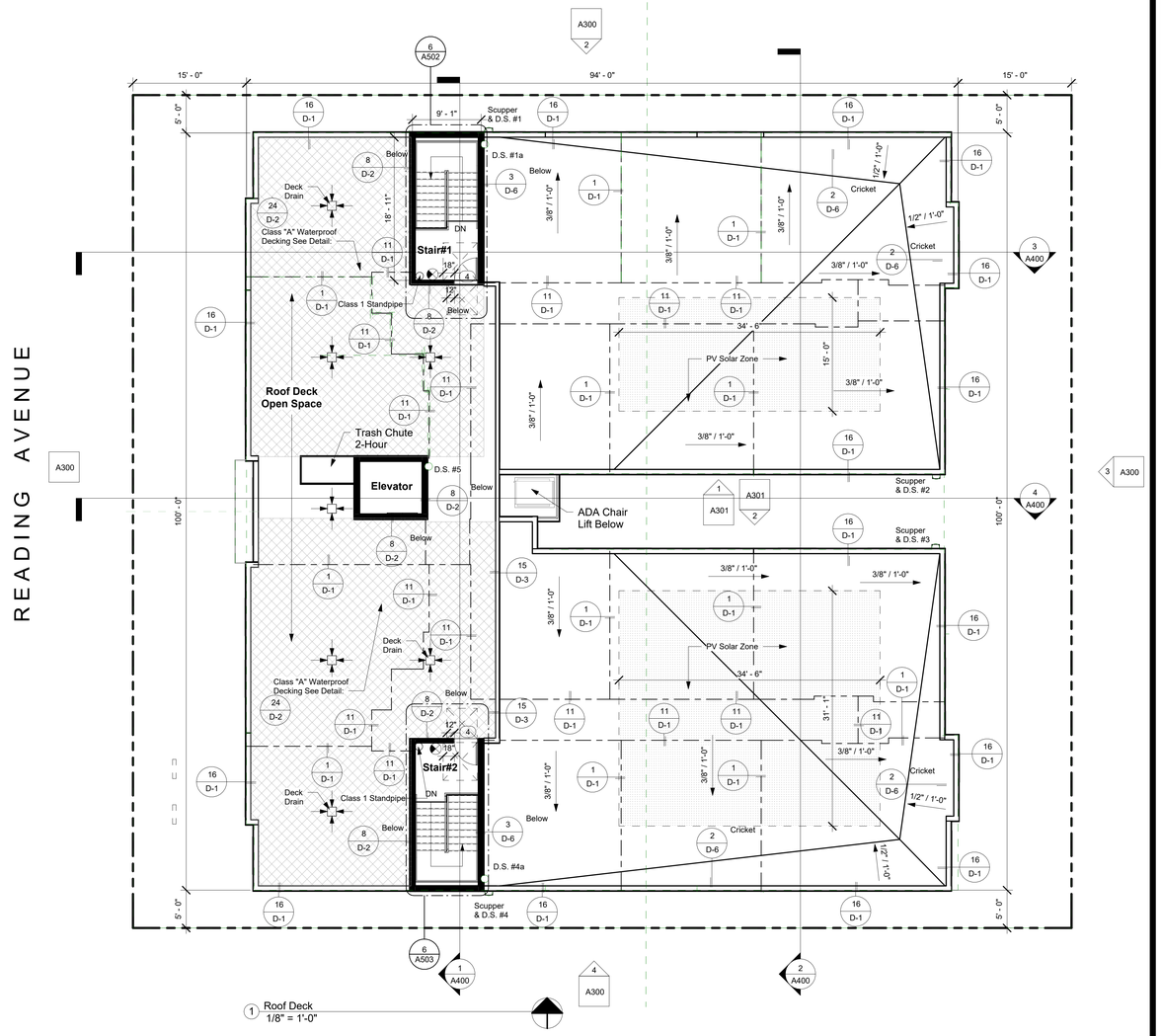
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Checked By	K. Stockton

A205

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WALL LEGEND:

- Denotes 2-Hour Rated Shaft Wall @ Stair/Elevator/Ducts — 5 D-1, 6 D-1, 7 D-1, 8 D-1, 9 D-1, 22 D-1
- Denotes 1-Hour Rated Fire Partition (Common Wall) — 1 D-1, 2 D-1, 3 D-1, 4 D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 11 D-4
- Denotes Typical 2x Stud wall @ 16" o.c. — 17 D-1
- Denotes 9'-0" High Ceiling Soffit — 18 D-1, 19 D-1

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LICENSED REPRESENTATIVE

Plan Check Set

Roof Deck Plan

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

A206

Scale: As indicated

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PERMAPLY® 28

Fiber Glass-Reinforced, Asphalt-Coated Lightweight Base Sheet

Material meets the requirements of ASTM D 4601, Type II

Features and Components

PermaPly 28 is designed for use as the first or base sheet in built up roofing or modified bitumen roof assemblies.

Lightweight: Exceptionally pliable, easy to handle and lays flat.

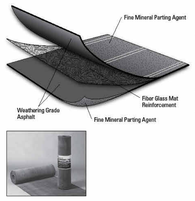
Asphalt Coating: Makes it suitable as an intermediate or ply felt in cold-applied built-up and modified bitumen roof assemblies.

Ideal for Mechanical Attachment: Use where mechanical attachment of the membrane to the roof substrate or deck is desired.

Fiber Glass Reinforcement Mat: Low moisture, excellent dimensional stability and resistance to rot make it an ideal replacement for organic base or ply sheets. Provides a solid dimensionally stable substrate for other roofing membrane components.

Laying Lines: Laying lines are imprinted on the top surface so the roofing mechanic can install the felt with the proper exposure and provide the correct number of plies.

Surfacing: Fine mineral parting agent.



Component: M Membrane (Multi-Ply Single-Ply)

Type: BS Base Sheet, PS Ply Sheet

System Compatibility

This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.

	BUR		APP		SBS			TPO		PVC*		EPDM		
Multi-Ply	HA	CA	CA	HW	HA	CA	HW	SA	MF	FA	SA	FA	FB	BA
	Compatible with the selected Multi-Ply systems above							Compatible with the selected Single-Ply systems above						

Key: HA = Hot Applied CA = Cold Applied HW = Heat Weldable SA = Self Adhered MF = Mechanically Fastened FA = Fully Adhered BA = Ballasted

*Suitable as an intermediate ply in hot asphalt applied hybrid PVC fleece back membrane systems.

Energy and the Environment

Pre-Consumer Recycled Content	0%
Post-Consumer Recycled Content	0%

Peak Advantage® Guarantee Information

Systems	Guarantee Term
Dependent on system	Up to 30 years

*Contact JM Technical Services for specific system requirements or guarantee terms.

Codes and Approvals

Installation/Application



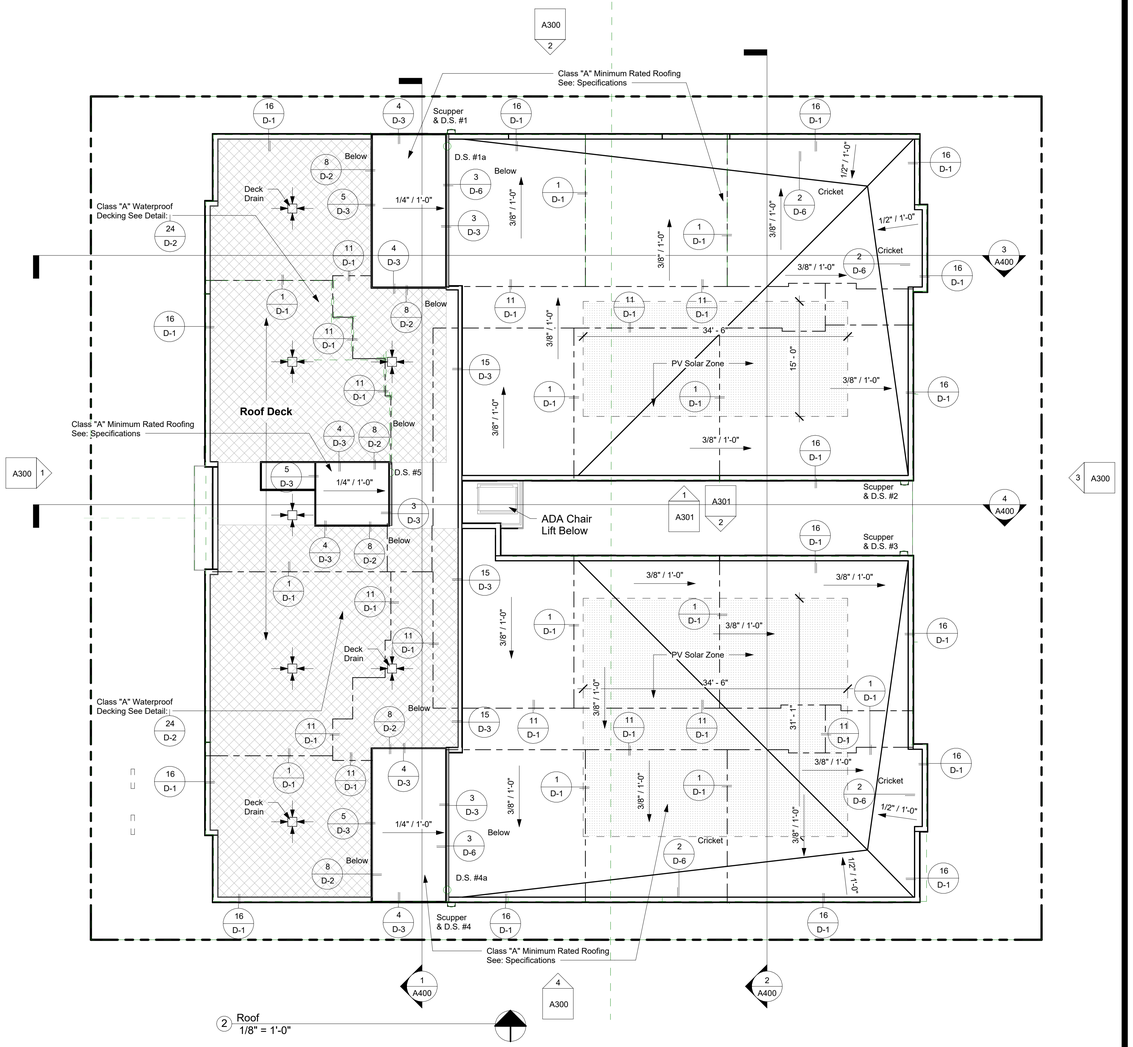
Refer to JM BUR application guides and detail drawings for instructions.

Roll Size	36" x 106' (914 mm x 32.31 m)
Roll Coverage *(net)*	300 ft² (27.87 m²)
Roll Coverage *(gross)*	316.5 ft² (29.5 m²)
Roll Weight	67 lb (30.4 kg)

Refer to the Safety Data Sheet and product label prior to using this product. The Safety Data Sheet is available by calling (800) 922-5922 or on the Web at www.jm.com/roofing.

RS-2016 8-14 (Replaces 5-14)





ROOF NOTES:

1. ALL FLAT ROOF SLOPES SHALL BE 1/4" PER FOOT (U.N.O.) ALL DECKS SHALL HAVE A SLOPE OF 1/4" PER FOOT.(FLAT ROOFS SHALL BE "CERTAINTEED" MODEL # FLINTLASTIC GTA-FR COOLSTAR OR AN APPROVED EQUAL ICC-ES# ESR-1388 - SOLAR REFLECTIVE INDEX OF 92.8 AS TESTED BY ASTM E1980.

2. PROVIDE G.I. GUTTERS AND DOWN SPOUTS AS REQUIRED ON LOCATIONS AS DIRECTED BY OWNER. CONDUCT ALL WATER TO PLANTER BOX PER CIVIL DRAWINGS.

3. 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.

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

5. FOR RESIDENTIAL BUILDINGS, OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, COMPLY WITH THE FOLLOWING:

A. DESIGNATE ON THE ROOF PLAN SOLAR ZONE AREA(S) WITH TOTAL AREA EQUAL TO OR GREATER THAN 15% OF THE BUILDING'S ROOF AREA.
THE SOLAR ZONE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND EACH AREA SHALL NOT BE LESS
THAN: SEE A207 SOLAR PANEL CALC.
I. 80 SQ FT FOR ROOF AREAS OF 10,000 SQ FT OR LESS
II. 160 SQ FT FOR ROOF AREAS OVER 10,000 SQ FT.
B. FOR ROOF SLOPES > 2:12 (9.5° FROM HORIZONTAL), SHOW THAT THE SOLAR ZONE IS ORIENTED BETWEEN 110° AND 270°OF TRUE NORTH.
C. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION,
INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS.
D. FOR ROOF SLOPES ≤ 2:12, A MINIMUM 4 FOOT CENTER LINE AXIS PATHWAY SHALL BE PROVIDED ON BOTH AXES OF THE ROOF
E. FOR ROOF SLOPES ≤ 2:12, A MINIMUM 4-FOOT STRAIGHT LINE PATHWAY SHALL BE PROVIDED FROM THE ACCESS PATH TO ROOF
STANDPIPES, ROOF ACCESS HATCHES, SKYLIGHTS AND/OR VENTILATION HATCHES.
F. FOR ROOF SLOPES ≤ 2:12, THE SOLAR ZONE SHALL ALLOW FOR A (6-FOOT) (4-FOOT) WIDE CLEAR PERIMETER ACCESS AROUND THE
EDGES OF THE ROOF.

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."

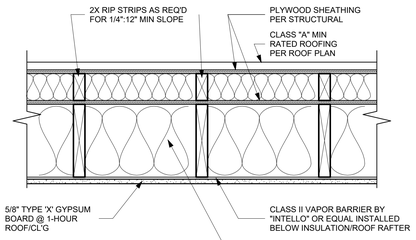
5. FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED INTHE BUILDING AT THE TIME OF FINAL INSPECTION.

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 - (15% REQUIRED) -
(21,099 S.F. x 0.15 = 3,165 S.F.)
3,165 S.F. MIN. REQ.
3,600 S.F. PROVIDED

ATTIC VENT TABULATION :

Attics shall be Unvented per Detail this sheet and comply with all code regulations for Vapor Barrier, Insulation, and locations.



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

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Plan Check Set

Roof Plan

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

A208

Scale: As indicated

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



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

GRADE PLANE CALCULATION

102.67' + 103.75' + 104.08' + 102.53' = 103.25' GRADE PLANE
4

LOWEST ADJACENT GRADE=	102.53'
GRADE PLANE=	103.25'
TOP OF PARAPET=	158.53'
LABC HEIGHT=	55.28'
LAMC HEIGHT=	56.00'



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



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

Glazing Calculation							
Facade	Level	Wall Length	Wall Height	Total facade area	Opening Area	Count	Opening %
East	2nd Story	100.00 ft	9.00 ft	900 SF	252 SF	10	28.00%
East	3rd Story	100.00 ft	9.00 ft	900 SF	252 SF	10	28.00%
East	4th Story	100.00 ft	9.00 ft	900 SF	252 SF	10	28.00%
East	5th Story	100.00 ft	9.00 ft	900 SF	252 SF	10	28.00%
North	2nd Story	94.00 ft	9.00 ft	846 SF	203 SF	7	24.00%
North	3rd Story	94.00 ft	9.00 ft	846 SF	203 SF	7	24.00%
North	4th Story	94.00 ft	9.00 ft	846 SF	203 SF	7	24.00%
North	5th Story	94.00 ft	9.00 ft	846 SF	203 SF	7	24.00%
South	2nd Story	94.00 ft	9.00 ft	846 SF	203 SF	7	24.00%
South	3rd Story	94.00 ft	9.00 ft	846 SF	203 SF	7	24.00%
South	4th Story	94.00 ft	9.00 ft	846 SF	203 SF	7	24.00%
South	5th Story	94.00 ft	9.00 ft	846 SF	203 SF	7	24.00%
West	2nd Story	100.00 ft	9.00 ft	900 SF	243 SF	9	27.00%
West	3rd Story	100.00 ft	9.00 ft	900 SF	243 SF	9	27.00%
West	4th Story	100.00 ft	9.00 ft	900 SF	243 SF	9	27.00%
West	5th Story	100.00 ft	9.00 ft	900 SF	243 SF	9	27.00%

ELEVATION NOTE :
PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS BY "GENESIS COATINGS" PER LARR# 25042-T
EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.

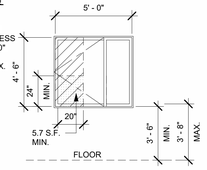
EMERGENCY EGRESS WINDOW NOTE :

EGRESS WINDOWS SHALL HAVE OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. WITH A MIN. CLEAR 24" HEIGHT AND 20" WIDTH AND A SILL HEIGHT NOT OVER 44" ABOVE FLOOR (MINIMUM 1 WINDOW IN ALL BEDROOMS)

1. ALL WINDOWS TO BE NFRC RATED.
2. ALL GLAZING TO BE LOW "E" GLASS
3. ALL WINDOWS TO HAVE "PVC" VERTICAL BLINDS INSTALLED-TYPICAL ALL OPENINGS.

WINDOW LEGEND - EMERGENCY EGRESS @ 4th/5th Story's:

DOTTED HATCHED AREA ON ALL BEDROOM WINDOWS DENOTES THE EMERGENCY EGRESS AREA REQUIRED. MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH. 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. @ GRADE LEVEL) & MIN. 42", MAX. 44" FROM FLOOR TO SILL.



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LICENSED REPRESENTATIVE

Plan Check Set

Exterior Elevations

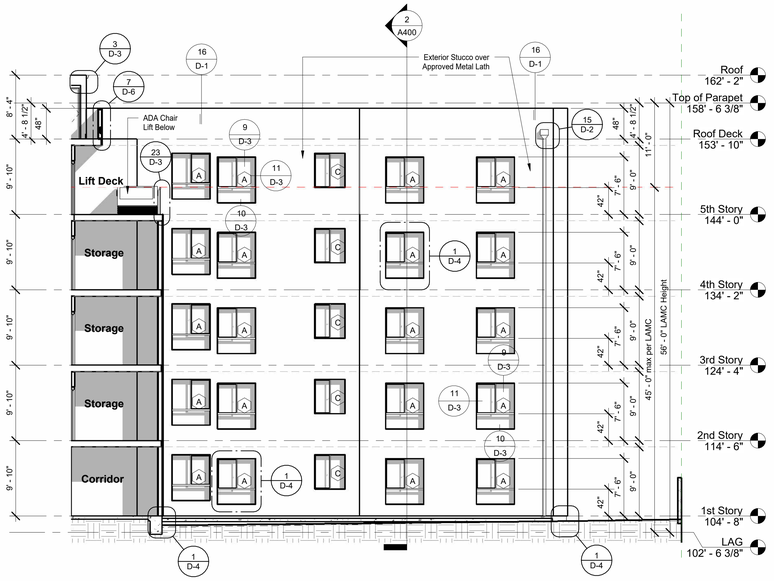
Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A300

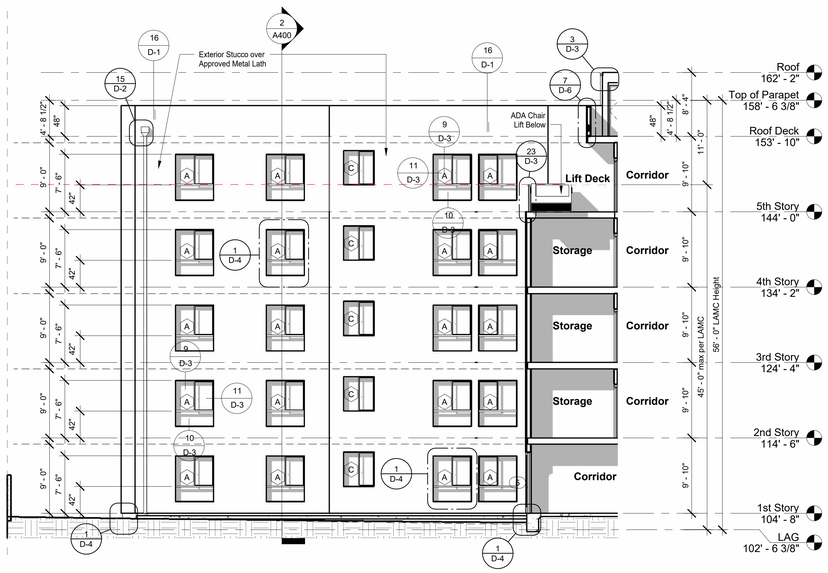
Scale: As indicated

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1 Court Yard South
1/8" = 1'-0"



2 Court Yard North
1/8" = 1'-0"

ELEVATION NOTE :
PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS BY "GENESIS COATINGS" PER LARR# 25042-T
EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.

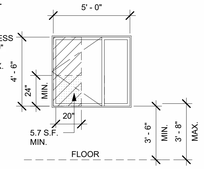
EMERGENCY EGRESS WINDOW NOTE :

EGRESS WINDOWS SHALL HAVE OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. WITH A MIN. CLEAR 24" HEIGHT AND 20" WIDTH AND A SILL HEIGHT NOT OVER 44" ABOVE FLOOR (MINIMUM 1 WINDOW IN ALL BEDROOMS)

1. ALL WINDOWS TO BE NFRC RATED.
2. ALL GLAZING TO BE LOW "E" GLASS
3. ALL WINDOWS TO HAVE "PVC" VERTICAL BLINDS INSTALLED-TYPICAL ALL OPENINGS.

WINDOW LEGEND - EMERGENCY EGRESS @ 4th/5th Story's:

DOTTED HATCHED AREA ON ALL BEDROOM WINDOWS DENOTES THE EMERGENCY EGRESS AREA REQUIRED. MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. @ GRADE LEVEL) & MIN. 42", MAX. 44" FROM FLOOR TO SILL.



Stockton Architects Inc.
www.STOCKTONARCHITECTS.com

Client

HVN Holdings
7700 Irvine Center Dr. #780
Irvine CA 92618
(949)315-5787

Project

Reading 77

9030-9038 Reading Ave
LA, CA 90045
(APN#4125-011-024 & 023)

Consultants

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

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Phone

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LICENSED REPRESENTATIVE

Plan Check Set

Court Yard Elevations

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

A301

Scale: As indicated

10/18/2024 10:43:11 AM

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2 North Color Elevation
1/8" = 1'-0"



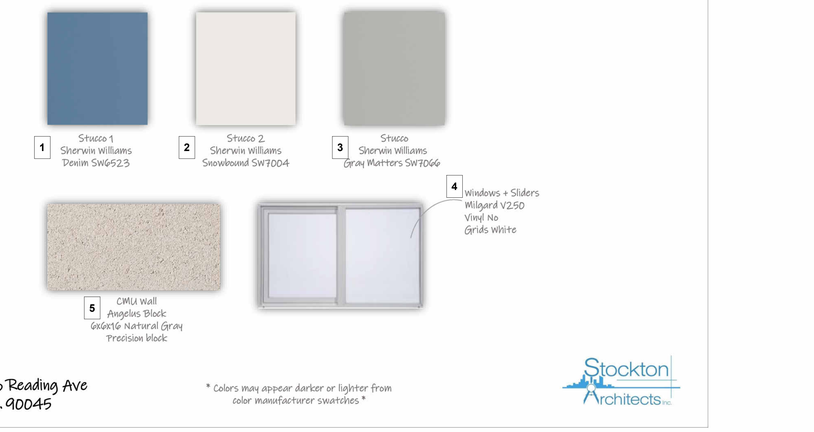
1 West Color Elevation
1/8" = 1'-0"



4 South Color Elevation
1/8" = 1'-0"



3 East Color Elevation
1/8" = 1'-0"



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LICENSED REPRESENTATIVE

Plan Check Set

Colored Exterior Elevations

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

A302

Scale 1/8" = 1'-0"

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LICENSED REPRESENTATIVE

Plan Check Set

Rendering

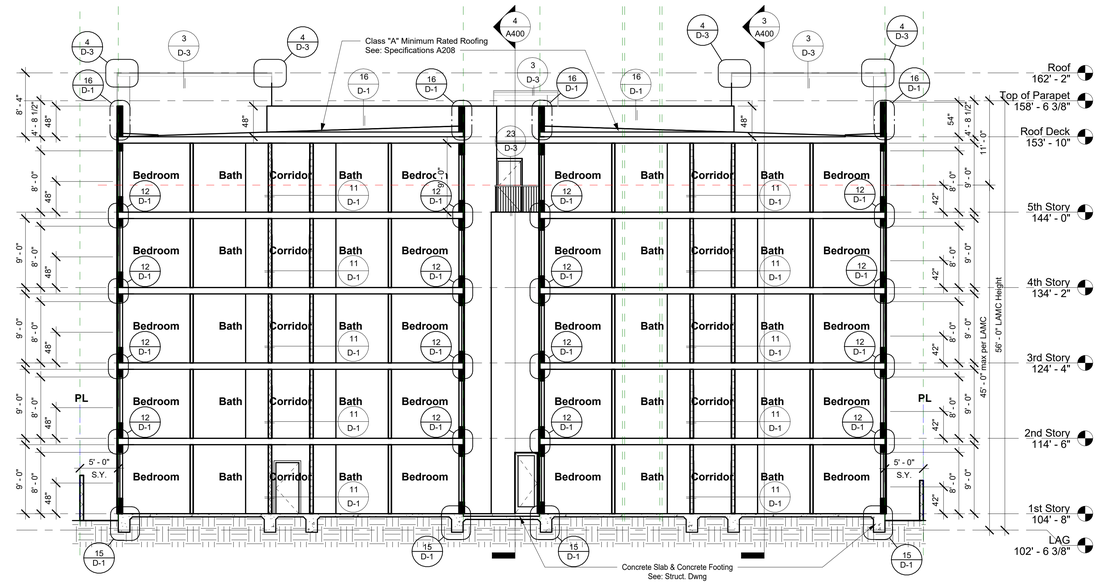
Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A303

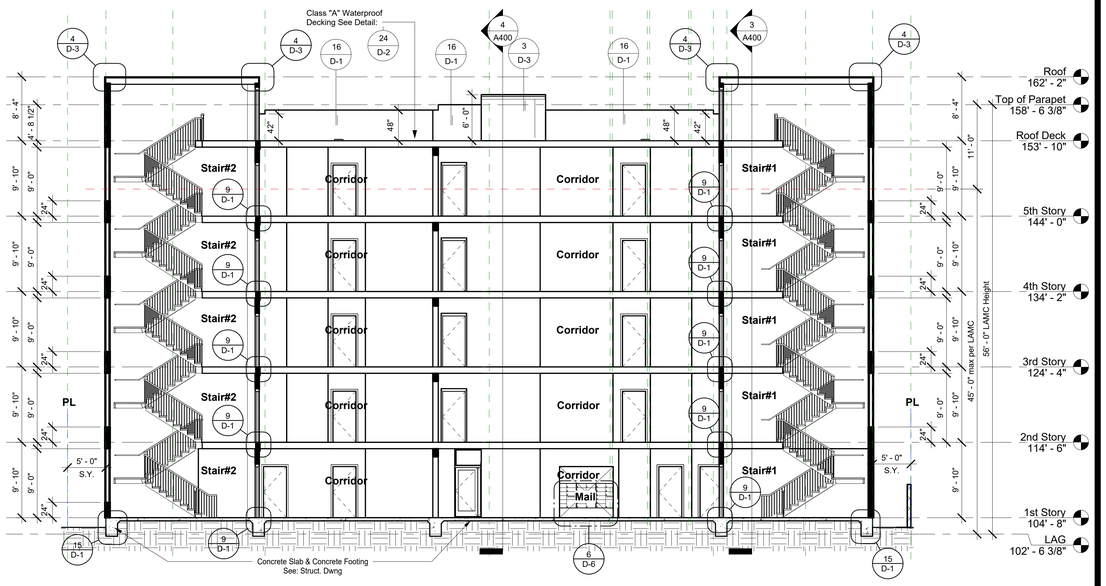
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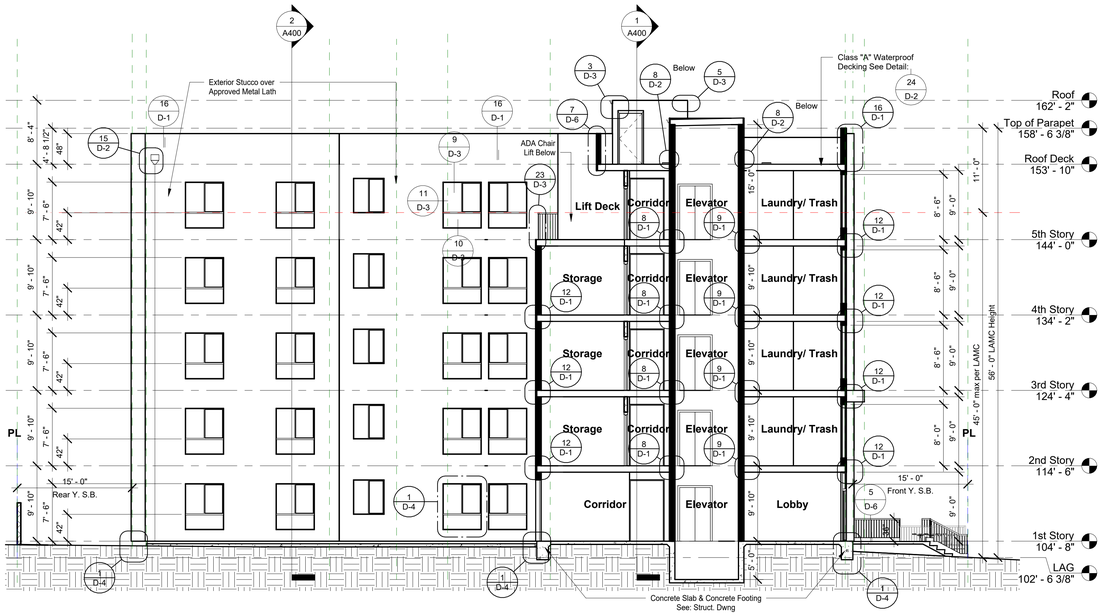
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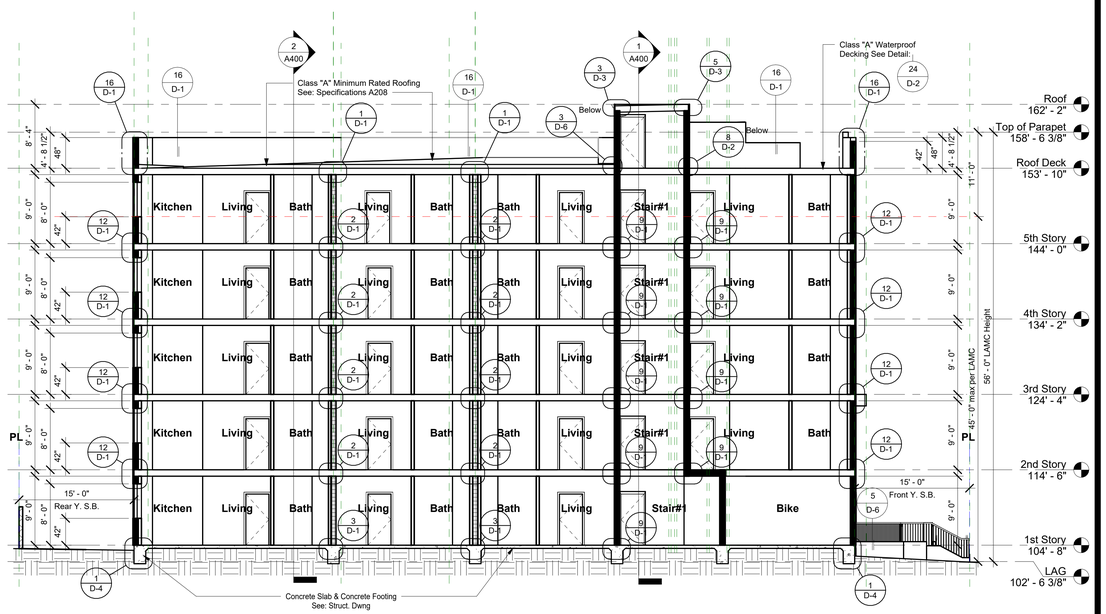
2 Section 2
1/8" = 1'-0"



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



4 Section 4
1/8" = 1'-0"



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

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LICENSED REPRESENTATIVE

Plan Check Set

Building Sections

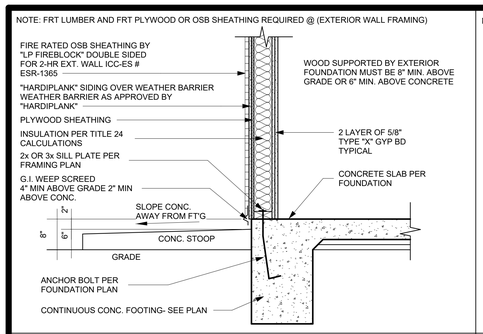
Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

A400

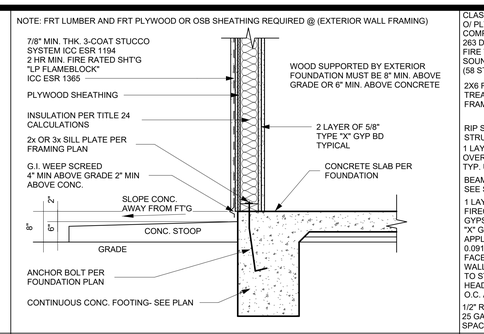
Scale	1/8" = 1'-0"

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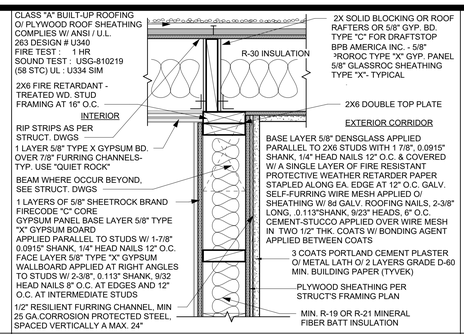
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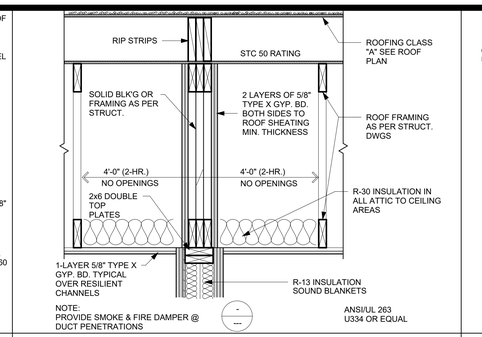
20 Weep Screed @ Siding
1" = 1'-0"



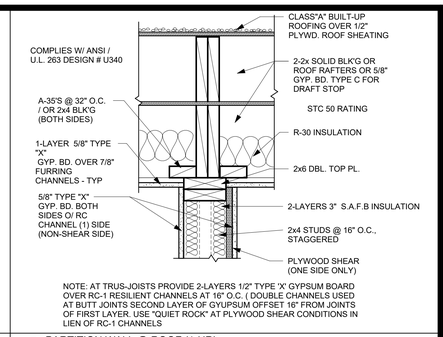
15 Weep Screed @ Stucco
1" = 1'-0"



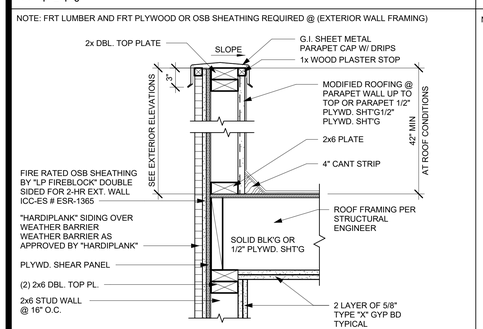
10 Corridor Wall @ Roof
1 1/2" = 1'-0"



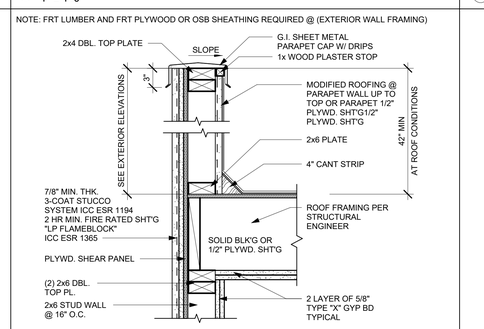
5 2 HR WALL @ ROOF DETAIL
1" = 1'-0"



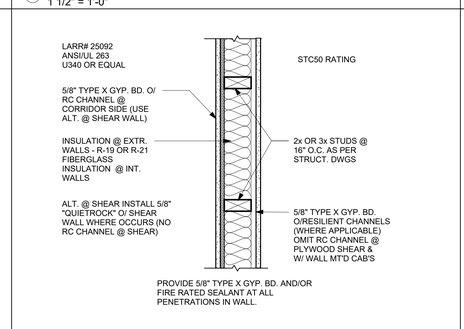
1 PARTITION WALL @ ROOF (1-HR)
1 1/2" = 1'-0"



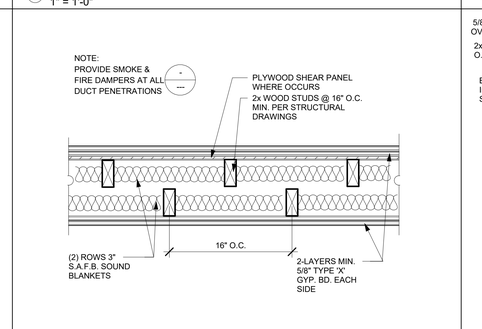
21 Parapet Roof Wall- Siding1
1 1/2" = 1'-0"



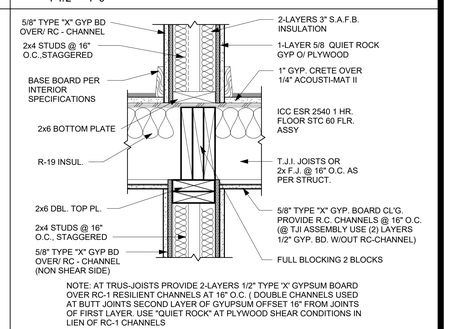
16 PARAPET DETAIL
1 1/2" = 1'-0"



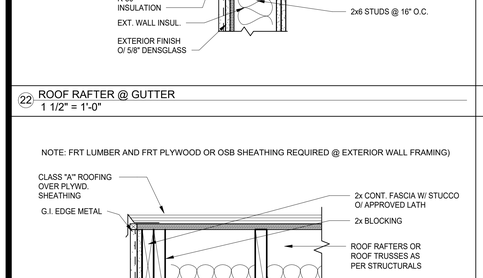
11 1-HR SOUND RATED WALL
1 1/2" = 1'-0"



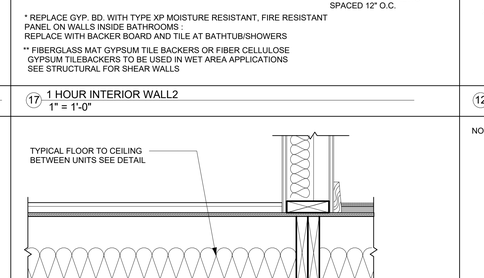
6 Fire Barrier 2-Hour Plan View
1 1/2" = 1'-0"



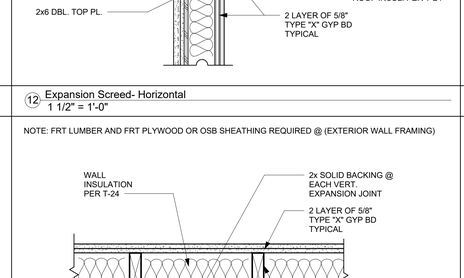
2 PARTY WALL @ FLOOR/CEILING
1 1/2" = 1'-0"



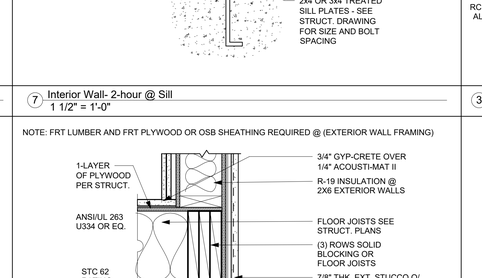
22 ROOF RAFTER @ GUTTER
1 1/2" = 1'-0"



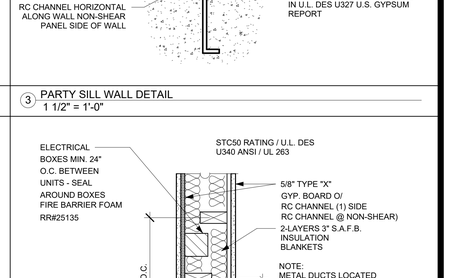
17 1 HOUR INTERIOR WALL2
1" = 1'-0"



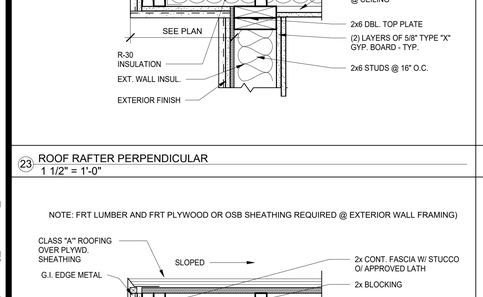
12 Expansion Screed- Horizontal
1 1/2" = 1'-0"



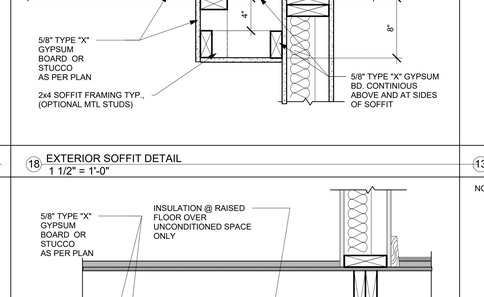
7 Interior Wall- 2-hour @ Sill
1 1/2" = 1'-0"



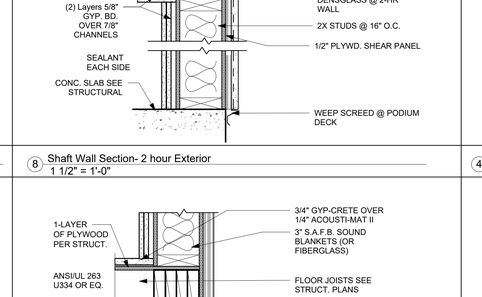
3 PARTY SILL WALL DETAIL
1 1/2" = 1'-0"



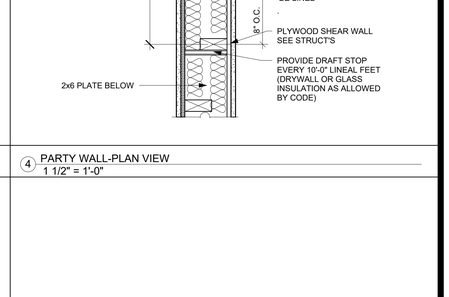
23 ROOF RAFTER PERPENDICULAR
1 1/2" = 1'-0"



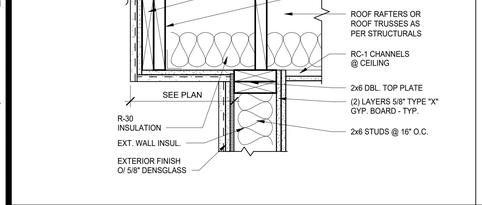
18 EXTERIOR SOFFIT DETAIL
1 1/2" = 1'-0"



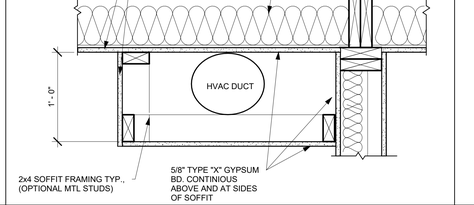
13 GI VERTICAL EXPANSION JOINT
1 1/2" = 1'-0"



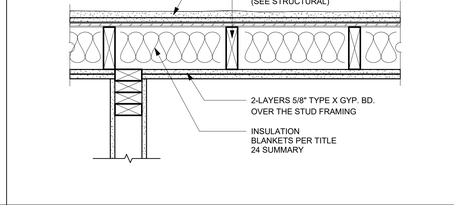
8 Shaft Wall Section- 2 hour Exterior
1 1/2" = 1'-0"



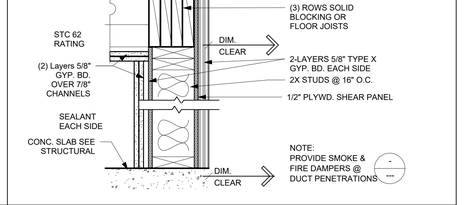
24 ROOF RAFTER @ EAVE
1 1/2" = 1'-0"



19 HVAC SOFFIT DETAIL
1 1/2" = 1'-0"



14 Exterior 2-Hour Wall Plan View
1 1/2" = 1'-0"



9 Shaft Wall Section - 2-hour Interior
1 1/2" = 1'-0"



4 PARTY WALL-PLAN VIEW
1 1/2" = 1'-0"

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Plan Check Set

Details

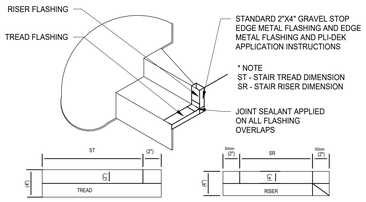
Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

D-1

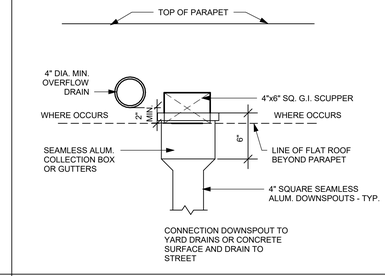
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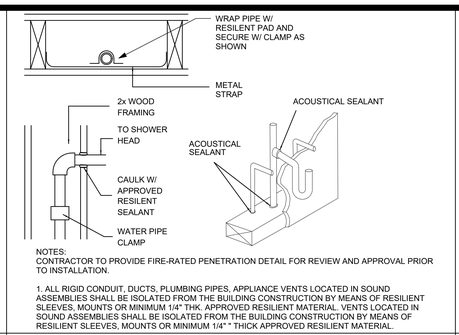
10/18/2024 10:43:35 AM



20 STAIR FLASHING DETAIL
1 1/2" = 1'-0"



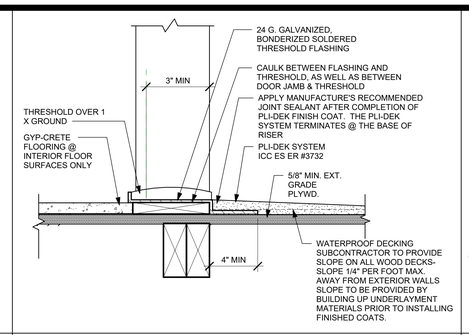
15 SCUPPER DOWNSPOUT OVERFLOW
1 1/2" = 1'-0"



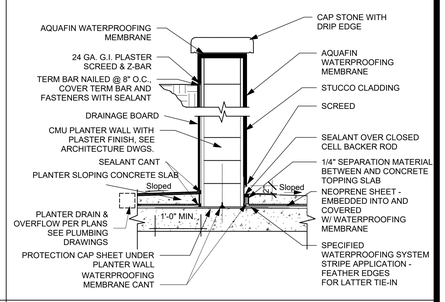
NOTES:
CONTRACTOR TO PROVIDE FIRE-RATED PENETRATION DETAIL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

1. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THK. APPROVED RESILIENT MATERIAL. VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" " THICK APPROVED RESILIENT MATERIAL.

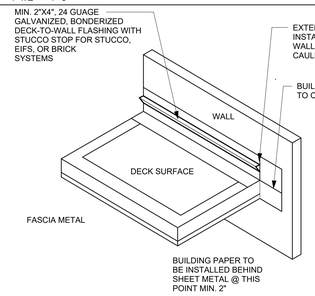
10 PIPING ISO DETAILS
3/4" = 1'-0"



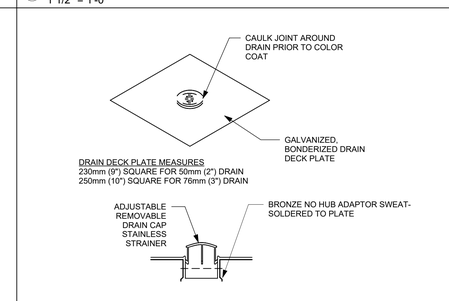
5 DECK PAN FLASHING AT DOOR
3" = 1'-0"



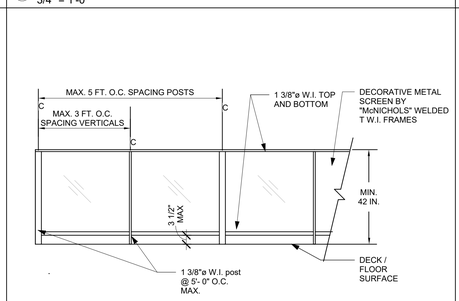
1 RAISED PLANTER WALL
3/4" = 1'-0"



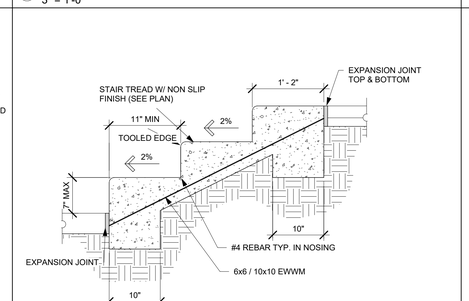
23 FLOOR TRANSITION @ CONC. FLOOR
1" = 1'-0"



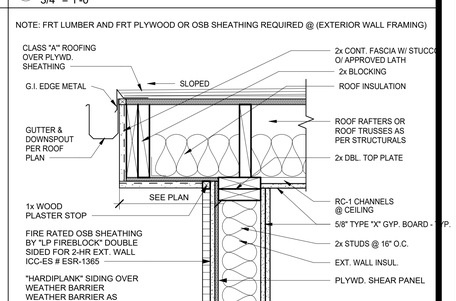
18 FASTENING DETAIL
3" = 1'-0"



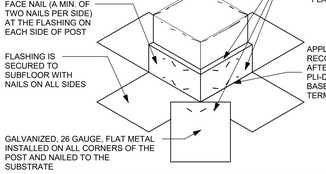
13 BOXED COLUMN ON STUCCO DETAIL
1" = 1'-0"



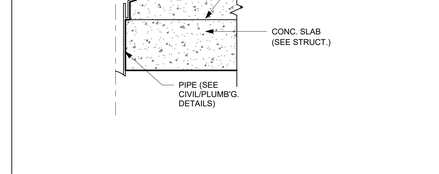
8 DECK / WALL FLASHING
1 1/2" = 1'-0"



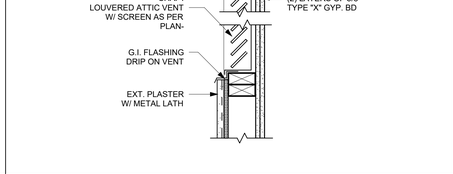
4 Roof Rafter Perpendicular @ Siding
1 1/2" = 1'-0"



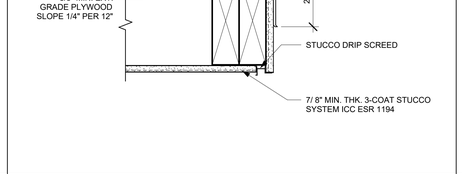
22 POST FLASHING DETAIL
3" = 1'-0"



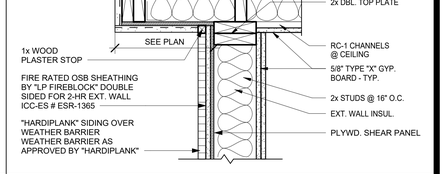
16 DECK DRAIN FLASHING DETAIL
1 1/2" = 1'-0"



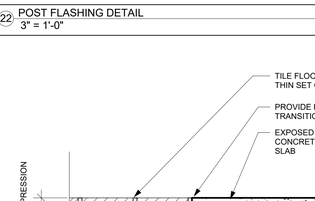
11 CABLE RAILING
1/2" = 1'-0"

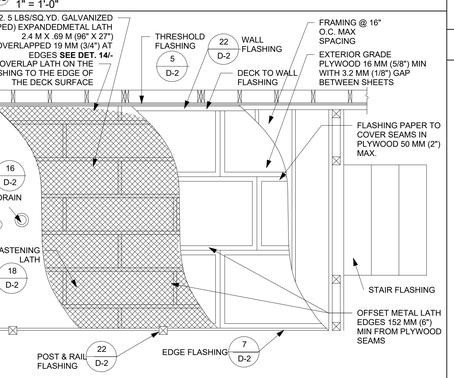


6 CONCRETE STAIR DETAIL
1" = 1'-0"

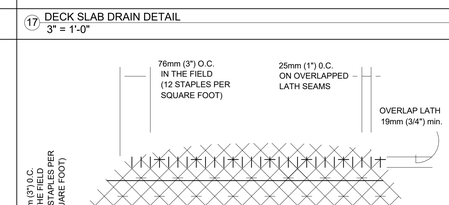


2 Roof Gutter Eave @ Siding
1 1/2" = 1'-0"

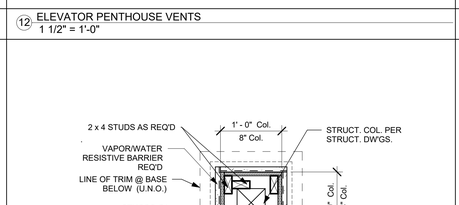




24 DECK AREA (PLAN VIEW) W/ FLASHINGS
3" = 1'-0"

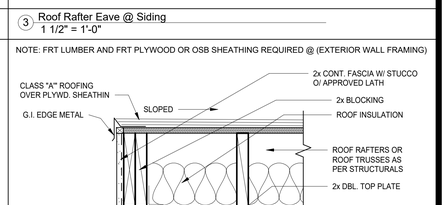


19 FLASHING DETAILS
1 1/2" = 1'-0"

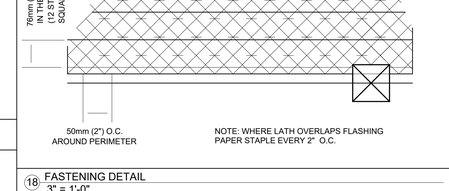


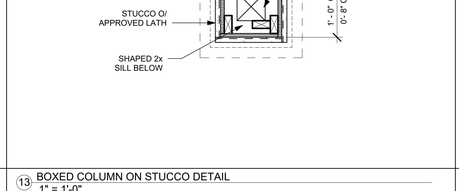
NOTE:
THE PLI-DEK SYSTEM ICC ES ER #3732 APPLY MANUFACTURER'S RECOMMENDED JOINT SEALANT AFTER COMPLETION OF PLI-DEK FINISH COAT- SLOPE ON ALL DECKS TO BE PROVIDED BY WATERPROOFING SUB CONTRACTOR-2% MAX. SLOPE

7 DRIP EDGE FLASHING
1 1/2" = 1'-0"



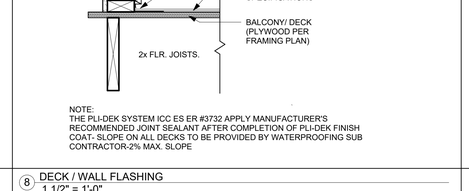
3 Roof Rafter Eave @ Siding
1 1/2" = 1'-0"





NOTE: FRT LUMBER AND FRT PLYWOOD OR OSB SHEATHING REQUIRED @ (EXTERIOR WALL FRAMING)

13 BOXED COLUMN ON STUCCO DETAIL
1" = 1'-0"



NOTE:
WHERE CRICKET OCCURS @ PLATFORMS, TOP OF PLATFORM IS TO BE A MIN. OF 4" ABOVE HIGH POINT OF CRICKET

9 AC PLATFORM DETAIL
1 1/2" = 1'-0"

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Date	Description	Issued to

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Plan Check Set

Details

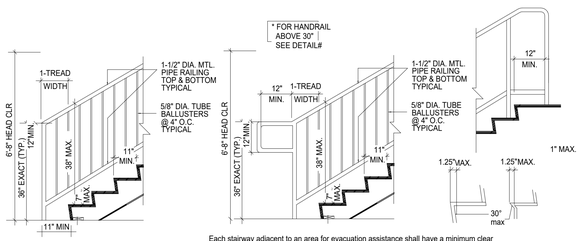
Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

D-2

Scale: As indicated

10/18/2024 10:43:37 AM

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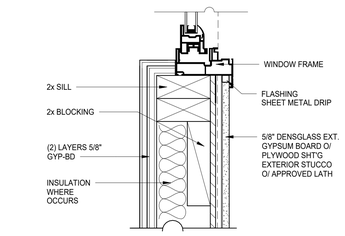
ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

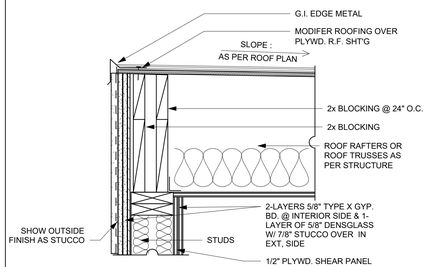
INTERIOR STAIRS SHALL HAVE VISUAL WARNING STRIPES 2" WIDE MIN TO 4" WIDE MAX. ON TOP & BOTTOM TREADS -TYPICAL

EXTERIOR STAIRS SHALL HAVE VISUAL WARNING STRIPES 2" WIDE MIN TO 4" WIDE MAX. ON ALL TREADS-TYPICAL

Each stairway adjacent to an area for evacuation assistance shall have a minimum clear width of 48" between handrails OR 44" min clear between handrails in sprinklered buildings. Handrails projecting from a wall shall have a space of 1-1/2" between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. Handrails shall not rotate within their fitting.

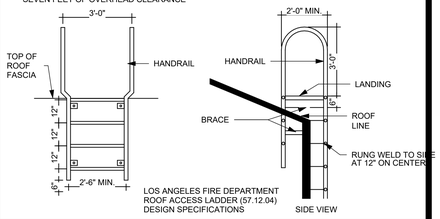
MAX. RISE BETWEEN FLOORS OR LANDINGS IS 12'-0" VERT. HT.





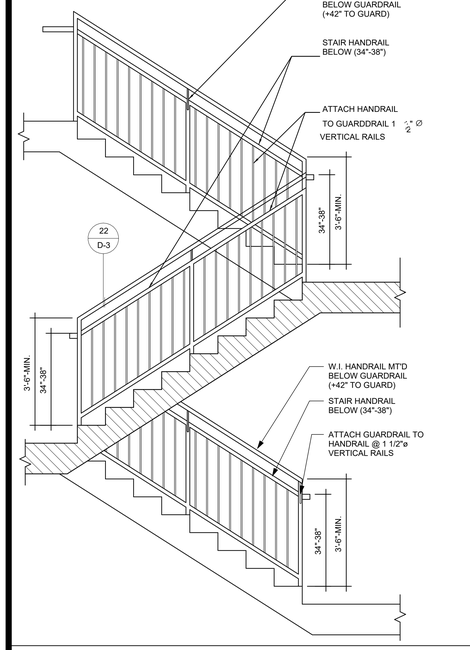
NOTE: MUST MEET CALOSHA REQUIREMENTS

57.316.4.4 PASSAGEWAYS ON ROOFS NO PERSON SHALL OBSTRUCT REQ'D PASSAGEWAY ON THE ROOF SURFACE. AN UNOBSTRUCTED PASSAGEWAY FOR USE BY FIRE DEPT. SHALL BE PROVIDED THROUGH OR AROUND ANY APPROVED STRUCTURES FOR EQUIPMENT INSTALLATIONS ON THE ROOF SURFACE. ONE ACCESS PASSAGEWAY SHALL BE PROVIDED FOR EVERY 50-FEET LENGTH OR FRACTION THEREOF OF ROOF SURFACE PASSAGEWAYS SHALL BE AT LEAST 3-FEET WIDE AND HAVE AT LEAST SEVEN FEET OF OVERHEAD CLEARANCE

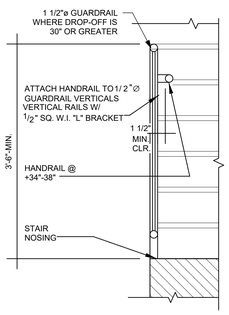


LOS ANGELES FIRE DEPARTMENT ROOF ACCESS LADDER (57.12.04) DESIGN SPECIFICATIONS

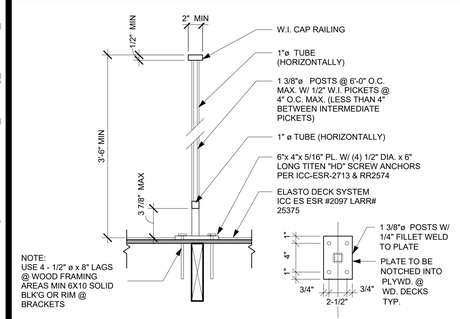
20 Stair_Details2
1/2" = 1'-0"



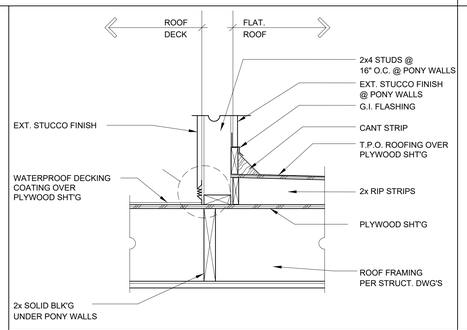
21 STAIRCASE RAILING DETAIL
1/2" = 1'-0"



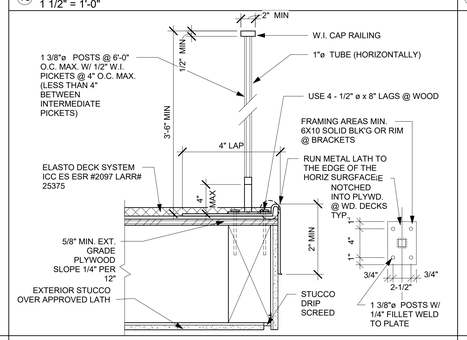
22 STAIRCASE RAIL SECTION
1" = 1'-0"



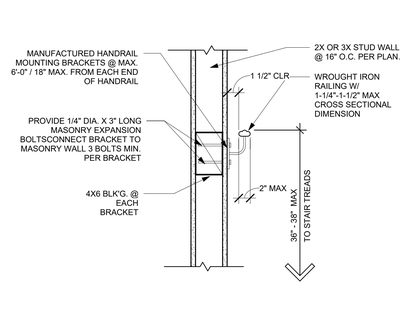
23 Guardrail_Wrought Iron (Wood Deck)1
1 1/2" = 1'-0"



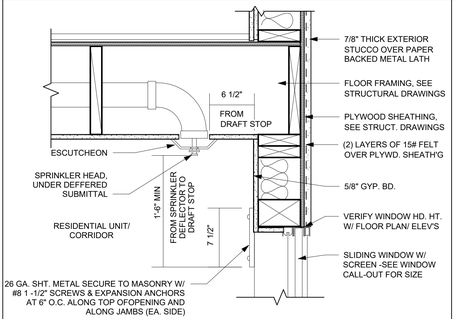
15 Roof Decking @ Parapet Roof3
1 1/2" = 1'-0"



16 GUARDRAIL AT WOOD BALCONY DECK
1 1/2" = 1'-0"

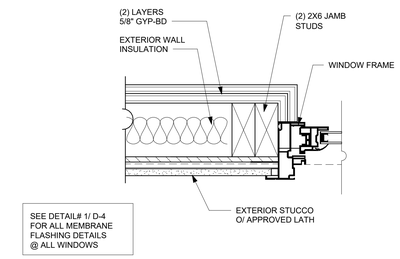


17 Handrail- Wall Mounted (Wood)
1 1/2" = 1'-0"



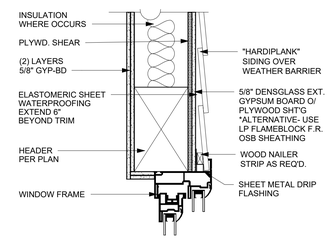
18 WATER CURTAIN DETAIL
1 1/2" = 1'-0"

10 WINDOW SILL AT STUCCO DETAIL
1 1/2" = 1'-0"

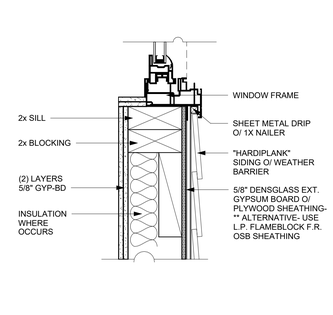


SEE DETAIL# 1/ D-4 FOR ALL MEMBRANE FLASHING DETAILS @ ALL WINDOWS

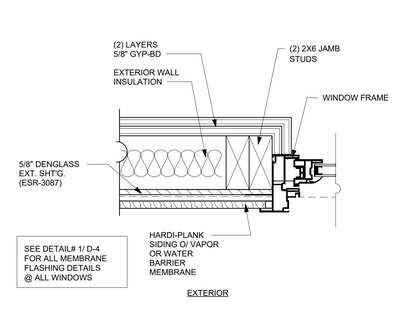
11 Window Jamb @ Stucco Wall2
1 1/2" = 1'-0"



12 Window Head Siding Detail2
1 1/2" = 1'-0"



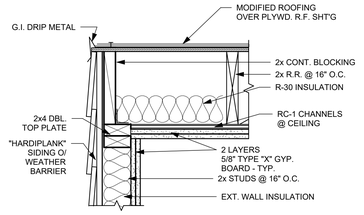
13 Window Sill Siding Detail2
1 1/2" = 1'-0"



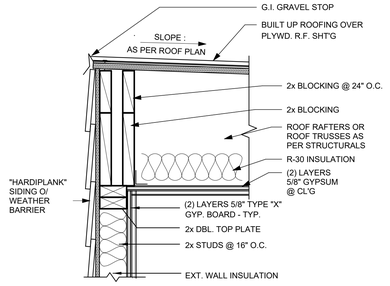
SEE DETAIL# 1/ D-4 FOR ALL MEMBRANE FLASHING DETAILS @ ALL WINDOWS

14 WINDOW JAMB @ SIDING DETAIL
1 1/2" = 1'-0"

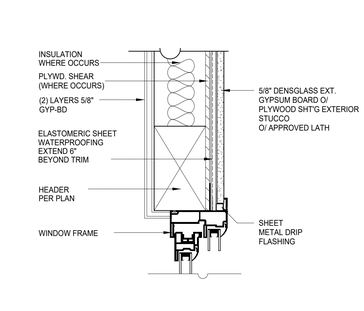
6 ROOF & GUTTER DETAIL PERP.
1 1/2" = 1'-0"



7 ROOF DETAIL AT PARALLEL
1 1/2" = 1'-0"

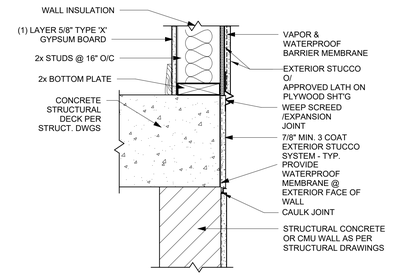


8 ROOF DETAIL AT PERPENDICULAR
1 1/2" = 1'-0"

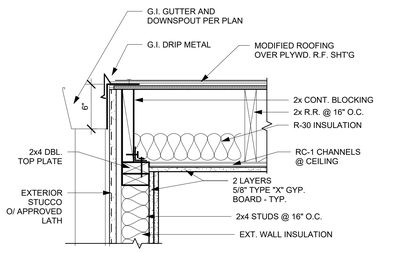


9 WINDOW HEAD AT STUCCO DETAIL
1 1/2" = 1'-0"

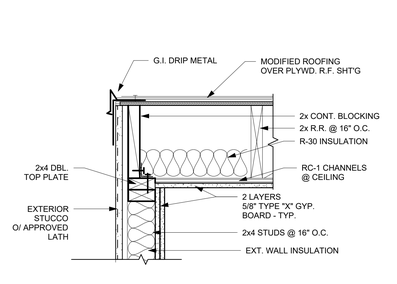
1 FIRE DEPT SHIP LADDER DETAIL
3/8" = 1'-0"



2 Exterior Wall- 1-hour @ Podium
1 1/2" = 1'-0"



3 ROOF & GUTTER DETAIL PERP.
1 1/2" = 1'-0"



4 ROOF DETAIL PARALLEL
1 1/2" = 1'-0"

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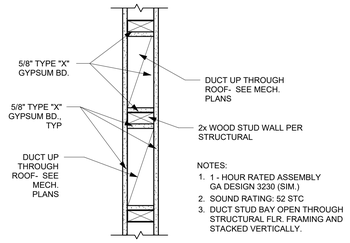
Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

D-3

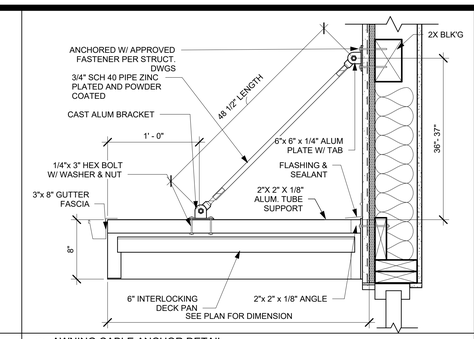
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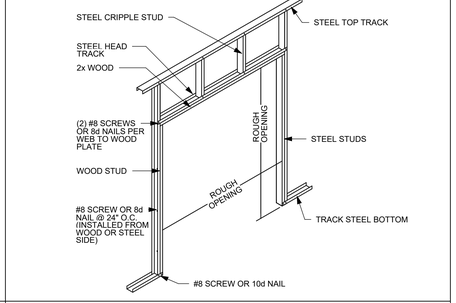
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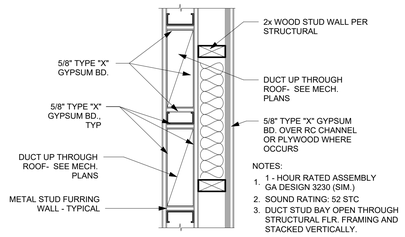
16 DUCT RISER AT INTERIOR WALL
1 1/2" = 1'-0"



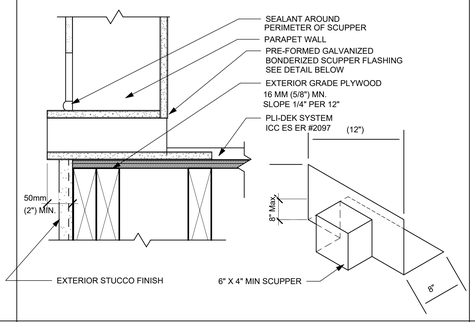
11 AWNING CABLE ANCHOR DETAIL
1 1/2" = 1'-0"



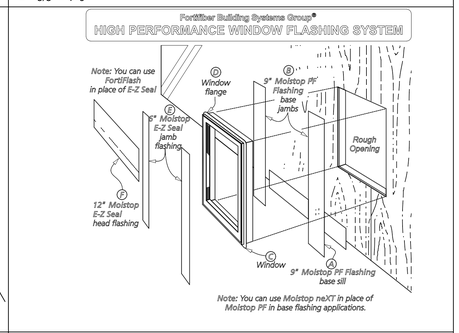
6 WALL OPENING AT STUD DETAIL
3/8" = 1'-0"



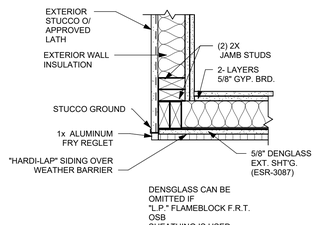
17 DUCT RISER FURRING WALL PLAN
1 1/2" = 1'-0"



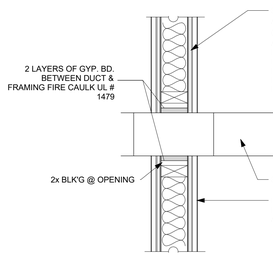
12 SCUPPER OVERFLOW DETAIL
3" = 1'-0"



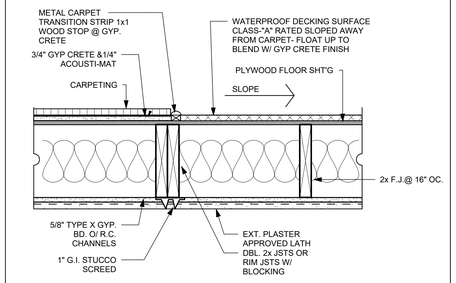
7 DOOR AND WINDOW FLASHING SYSTEM
1/4" = 1'-0"



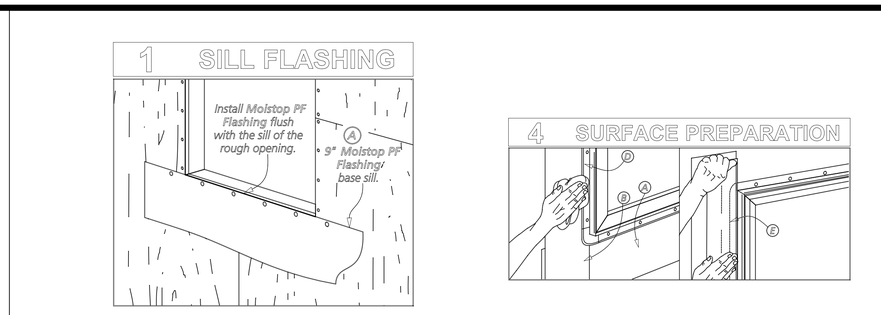
18 STUCCO TO SIDING EXTERIOR CORNER
1 1/2" = 1'-0"



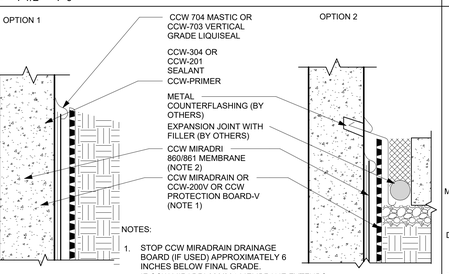
13 SMOKE AND FIRE DAMPER DETAIL3
1 1/2" = 1'-0"



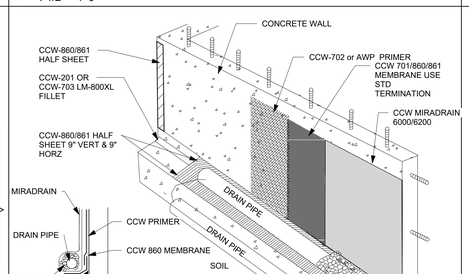
8 FLOOR TRANSITION
1 1/2" = 1'-0"



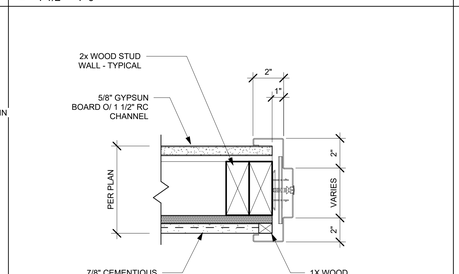
1 DOOR AND WINDOW FLASHING
1/4" = 1'-0"



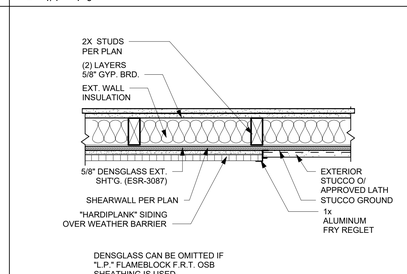
19 VERTICAL TERMINATION OF DAMPROOFING
6" = 1'-0"



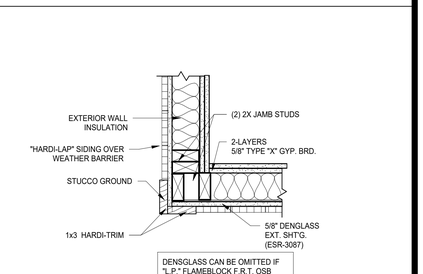
14 WATERPROOFING AT FOOTING
3" = 1'-0"



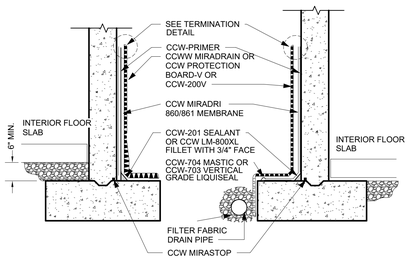
9 DOOR JAMB DETAIL AT EXTERIOR CORRIDOR
3" = 1'-0"



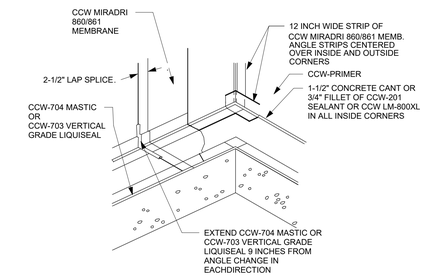
4 STUCCO TO SIDING PLAN VIEW DETAIL1
1 1/2" = 1'-0"



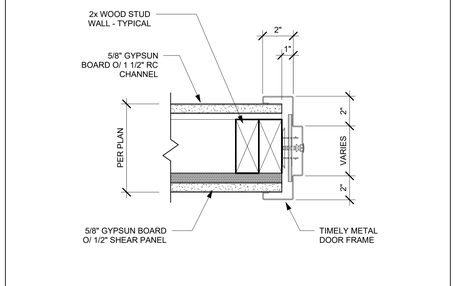
2 EXTERIOR HARDI TRIM CORNER DETAIL
1 1/2" = 1'-0"



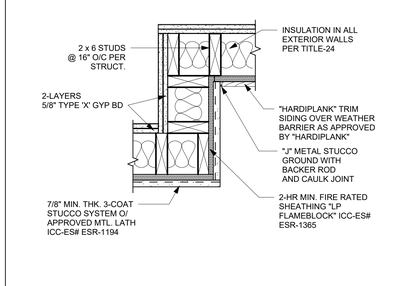
20 WATERPROOFING AT FOOTING DETAIL
3" = 1'-0"



15 DAMPROOFING AT FOOTING
3" = 1'-0"



10 DOOR JAMB DETAIL AT INTERIOR WALL
3" = 1'-0"



5 STUCCO TO SIDING CORNER DETAIL1
1 1/2" = 1'-0"

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Consultant
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Date	Description	Issued to

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LICENSED REPRESENTATIVE

Plan Check Set

Details

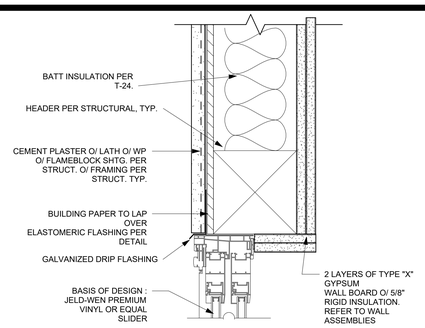
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Drawn By	R. Stockton
Checked By	K. Stockton

D-4

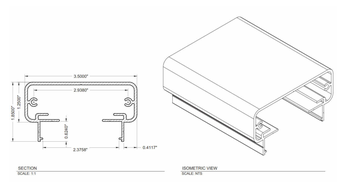
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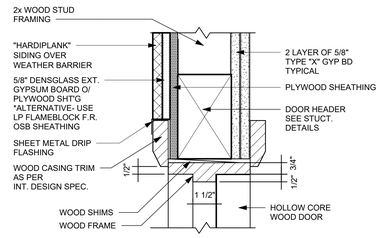
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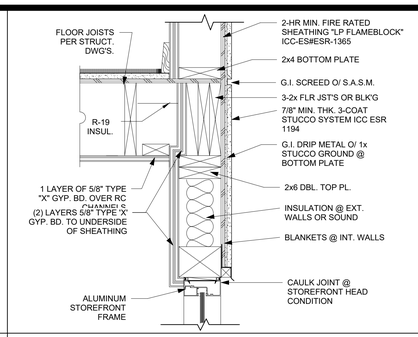
21 DOOR HEAD AT BALCONY DETAIL
3" = 1'-0"



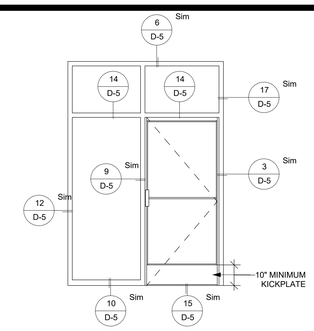
16 CAP DETAIL
1 1/2" = 1'-0"



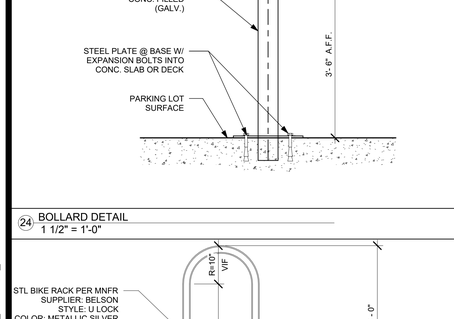
11 Exterior Door- Head @ Siding
3" = 1'-0"



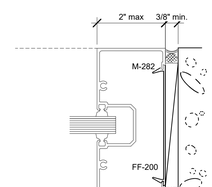
6 STOREFRONT- HEAD
1 1/2" = 1'-0"



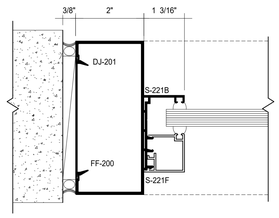
1 STOREFRONT ELEVATION
1/2" = 1'-0"



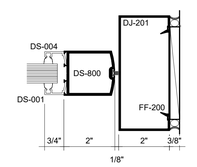
22 DOOR JAMB AT BALCONY DETAIL
3" = 1'-0"



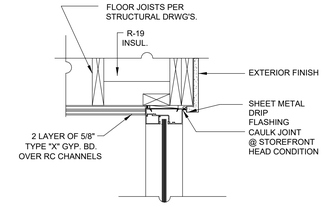
19 STOREFRONT- VERTICAL SILL
1 1/2" = 1'-0"



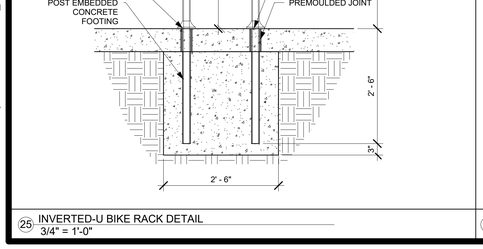
14 STOREFRONT - HORIZONTAL MULLION DETAIL
3/8" = 1'-0"



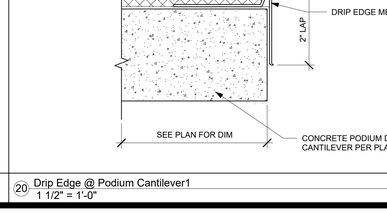
9 STOREFRONT- MULLION AT DOOR JAMB
3/8" = 1'-0"



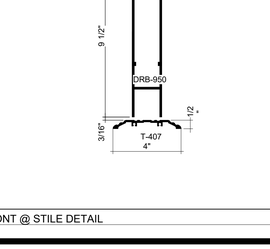
4 STOREFRONT- HEAD @ CONCRETE
1 1/2" = 1'-0"



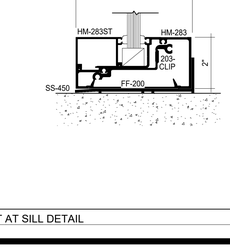
23 DOOR SILL AT BALCONY DETAIL
3" = 1'-0"



18 Interior Door- Head/Jamb
3" = 1'-0"



13 Cable Rail- Base Mount
1 1/2" = 1'-0"



8 STOREFRONT - TRANSOM
3/8" = 1'-0"

3 STOREFRONT- VERTICAL SILL
1 1/2" = 1'-0"

24 BOLLARD DETAIL
1 1/2" = 1'-0"

19 STOREFRONT- VERTICAL SILL
1 1/2" = 1'-0"

14 STOREFRONT - HORIZONTAL MULLION DETAIL
3/8" = 1'-0"

9 STOREFRONT- MULLION AT DOOR JAMB
3/8" = 1'-0"

4 STOREFRONT- HEAD @ CONCRETE
1 1/2" = 1'-0"

25 INVERTED-U BIKE RACK DETAIL
3/4" = 1'-0"

20 Drip Edge @ Podium Cantilever1
1 1/2" = 1'-0"

15 STOREFRONT @ STILE DETAIL
1/4" = 1'-0"

10 STOREFRONT AT SILL DETAIL
3/8" = 1'-0"

Stockton Architects Inc.
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Plan Check Set

Details

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

D-5

Scale: As indicated

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Double-Stack Bike Storage Racks

Parent SKU: BR-33



WRITE A REVIEW

$1,138.85

6 8 10

Usually Ships in 1-3 Weeks

Building Owner shall provide a Manager/Staff member to assist parking ALL bicycles in the Bike Room.





DESCRIPTION SPECIFICATIONS REVIEWS

Description

Assembly Information

Delivery Information

Store Maximum Bikes in Minimal Space.

- **Capacity:** 6, 8, 10
- **Security:**
- Super high-density bike storage solution provides optimal parking capability in small spaces
- Stacked design takes up less footprint and maximizes storage capacity for long-term indoor parking
- Staggered bike positioning prevents handlebar tangling
- Black powder-coated rack provides storage for 6, 8 or 10 bikes
- Modular design allows easy expansion
- Easy installation - no need to anchor to wall or floor
- Secures any size bike or wheel width
- Locking loops allow bikes to be secured with most bike locks

- **NOTE:** 8 ft. ceiling clearance required

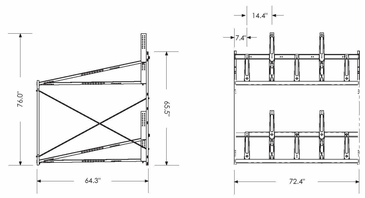
Specifications

Double-Sta

Top

SKU	GR8116*	GR8118	GR8110
Model Name	6-Bike Rack	8-Bike Rack	10-Bike Rack
Length	54.5"	54.5"	72.5"
Width	64.5"	64.5"	64.5"
Height	76"	76"	76"
Material	Steel	Steel	Steel
Mount Type	Wall Mount	Wall Mount	Wall Mount
Weight	115.0	144.0	173.0

DOUBLE-STACK BIKE STORAGE RACKS - 10 BIKE CAPACITY SPECIFICATIONS



TOTAL WEIGHT: 173 lbs

NOTES: 1) Minimum Ceiling Height 810"

versatile™ 4C mailbox suites *ADA compliant heights*

Installation and Accessibility References

Designing appropriate accessibility into every feature of a facility is a key consideration for any project, and how the mailboxes are installed into that facility is no exception. Plus, all wall-mounted mailboxes which will be serviced by the U.S. Postal Service (USPS) must also be installed according to specifications as outlined in the USPS STD-4C regulation.

To assist you with selecting mailboxes that meet the specific requirements of your project, details related to installed heights are noted on the Florence versatile™ 4C mailbox modules references on pages 20-31. Below are also the quick references related to accessible uses and USPS requirements to help you in determining your project layout and design.

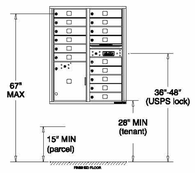
MEETING USPS INSTALLATION REQUIREMENTS

Florence Corporation USPS Approved 4C mailbox products are designed to adhere to STD-4C regulations. To ensure your project complies with USPS regulations for wall-mounted mailboxes, your mailbox center must be installed according to the following U.S. Postal Service guidelines:

Installation requirements specified in the U.S. Postal Service STD-4C regulation are outlined below:

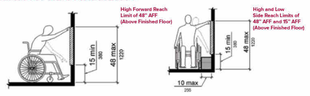
1. At least one customer compartment shall be positioned less than 48 inches above the finished floor.
2. No parcel locker compartment (interior bottom shelf) shall be positioned less than 15 inches above the finished floor.
3. No customer lock shall be located more than 67 inches above the finished floor.
4. No customer compartment (interior bottom shelf) shall be positioned less than 28 inches above the finished floor.
5. The USPS Arrow lock shall be located between 36 and 48 inches above the finished floor.

Standards Governing the Design of Wall-Mounted Centralized Mail Receptacles. Federal Register/Vol. 69, No 171/September 3, 2004
Rules and Regulations POSTAL SERVICE, 39 CFR Part 111. www.gpo.gov/fdsys/pkg/FR-2004-09-03/pdf/04-19781.pdf



MEETING ADA INSTALLATION REQUIREMENTS

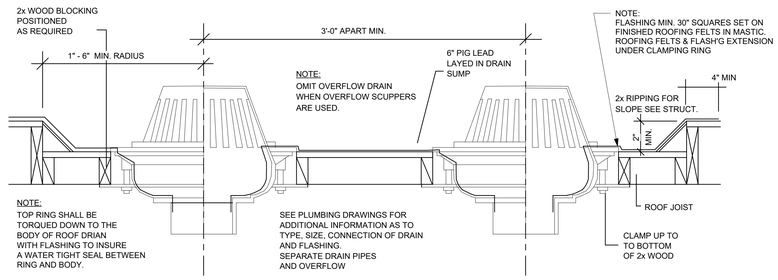
Accessibility regulations may vary by type of facility and by governing jurisdictions. Therefore, always consult local building officials and codes for applicable accessibility requirements that could affect your mailbox project. Below are industry references for your convenience.



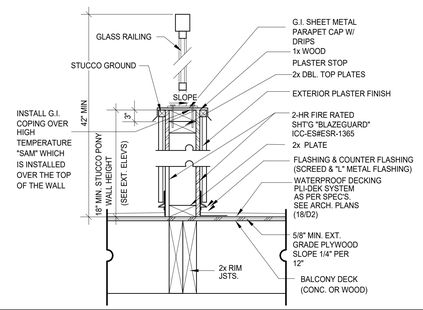
2010 ADA Standards for Accessible Design, Department of Justice Code of Federal Regulations, ADA CHAPTER 2: SCOPING REQUIREMENTS, 228.2 Mail Boxes: Where mail boxes are provided in an interior location, at least 5 percent, but no fewer than one, of each type shall comply with 309. In residential facilities, where mail boxes are provided for each residential dwelling unit, mail boxes complying with 309 shall be provided for each residential dwelling unit required to provide mobility features complying with 809.2 through 809.4.
The full text can be found at: www.ada.gov/2010ADAstandards_index.htm

6 Accessible Mail Box Detail
3/8" = 1'-0"

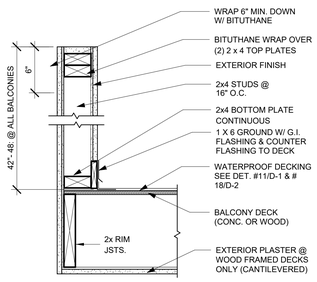
4 Bike Rack- 2 Tier2
12" = 1'-0"



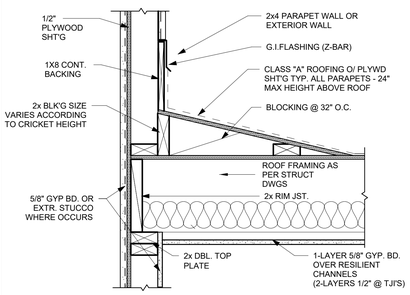
1 OVERFLOW AND DRAIN DETAIL
1 1/2" = 1'-0"



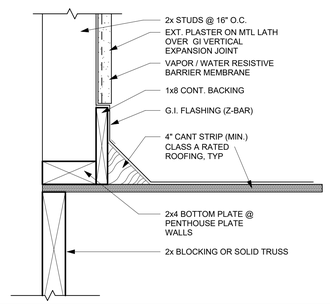
5 Railing_Balcony Pony Wall w/ Rail over
1 1/2" = 1'-0"



7 Stucco Pony Wall @ Balcony
1 1/2" = 1'-0"



2 CRICKET DETAIL
1 1/2" = 1'-0"



3 ROOF PENTHOUSE DETAIL
3" = 1'-0"

Stockton Architects Inc.
www.STOCKTONARCHITECTS.COM

Client

HVN Holdings
7700 Irvine Center Dr. #780
Irvine CA 92618
(949)315-5787

Project

Reading 77

9030-9038 Reading Ave
LA, CA 90045
(APN#4125-011-024 & 023)

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Van Nuys, CA 91406
(818)-888-9443

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Consultant
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Phone

Date	Description	Issued to

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LICENSED REPRESENTATIVE

Plan Check Set

Details

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

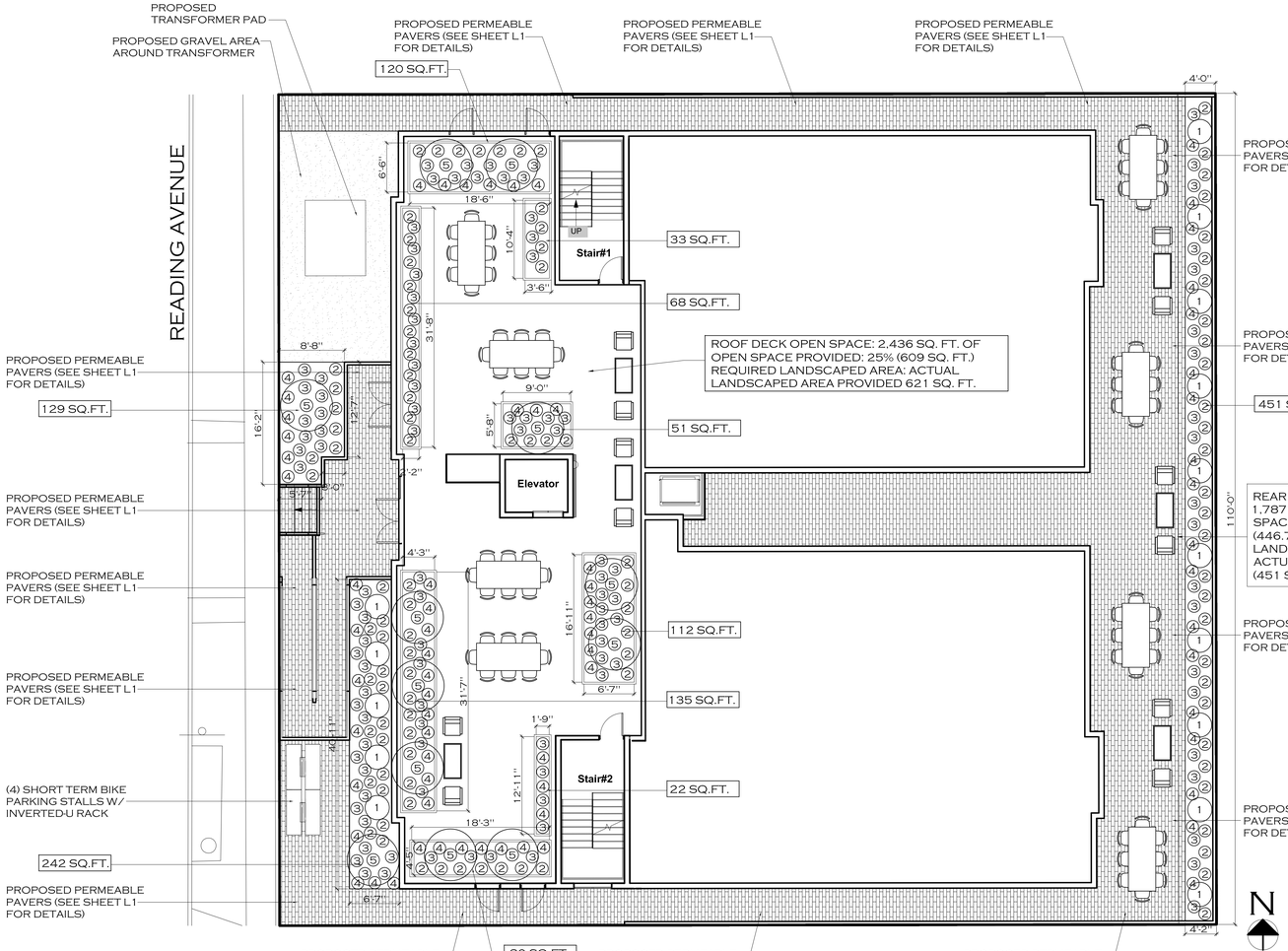
D-6

Scale As indicated

10/18/2024 10:43:42 AM

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CONCEPTUAL LANDSCAPE PLAN



77 UNITS TOTAL: (1) TREE PER (4) UNITS ARE REQUIRED : (19) 24" BOX TREES ARE REQUIRED

TOTAL LANDSCAPED AREA: 1,443 SQ. FT.

100 % OF PROPOSED SHRUBS AND TREES ARE DROUGHT TOLERANT

TOTAL LANDSCAPE CALCULATIONS:

REAR YARD AREA OPEN SPACE: 1,787 SQ. FT.
ROOF AREA OPEN SPACE: 2,436 SQ. FT.

TOTAL REQUIRED OPEN SPACE AREA LANDSCAPE: 25% OF 4,223 SQ. FT.: (1,055.75 SQ. FT.)

TOTAL OPEN SPACE LANDSCAPED AREA PER PLAN: 1,072 SQ. FT.

TOTAL PROJECT LANDSCAPED AREA: 1,443 SQ. FT.

NOTE: HARDSCAPE HATCH DETAIL

100% OF ALL PROPOSED HARDSCAPE ARE PERMEABLE PAVERS, SEE MANUFACTURER DETAILS ON SHEET L1

PLANTING AND TREE LEGEND:

	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	MATURITY HEIGHT	YRS. TO MATURITY	WUCOLS/ PF	SPEC.	NOTES
1	CUPRESSUS SEMPERVIRENS 'MONSHEL'	TINY TOWER ITALIAN CYPRESS (MUST BE 6' IN HEIGHT AT INSTALL)	24" BOX	15	25'-30' HEIGHT x 3' CROWN	3+ YEARS	LOW / 0.3	TREE	REQUIRED
2	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	1 GAL	102	3'-4' IN HEIGHT	1-2 YEARS	LOW / 0.3	GRASS	
3	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL	107	2'-3' IN HEIGHT	1 YEAR	LOW / 0.3	GRASS	
4	LAVANDULA ANGUSTIFOLIA 'THUMBELIA LEIGH'	THUMBELINA LEIGH ENGLISH LAVENDER	1 GAL	70	1'2"-1'6" IN HEIGHT	1-2 YEARS	LOW / 0.3	SHRUB	
5	COTINUS COGGYGRIA	SMOKE TREE	24" BOX	12	12'-15' HEIGHT x 8' CROWN	3+ YEARS	LOW / 0.3	TREE	REQUIRED

NOTE: MULCH/ WOOD CHIPS (ALL BEDS) MULCH SHALL BE 3" THICK (NO SOIL SHALL BE VISIBLE IN ANY PLANTER AREA)

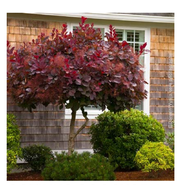
100 % OF ALL SHRUBS/ TREES ARE DROUGHT TOLERANT

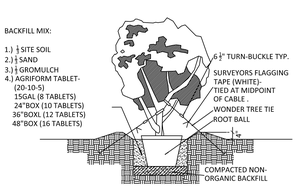

PENNISETUM ORIENTALE 'KARLEY ROSE'


CUPRESSUS SEMPERVIRENS 'MONSHEL'

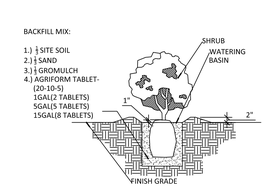

DIANELLA REVOLUTA 'LITTLE REV'


LAVANDULA ANGUSTIFOLIA 'THUMBELINA LEIGH'

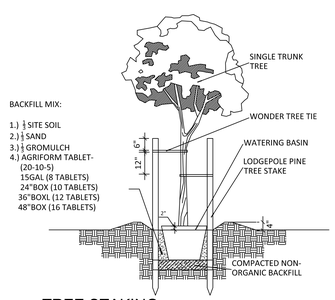

COTINUS COGGYGRIA 'SMOKE TREE'



TREE GUYING
SCALE: NTS



SHRUB PLANTING
SCALE: NTS



TREE STAKING
SCALE: NTS

Angelus Permeable Interlocking Concrete Pavers (PICP) Fact Sheet



Angelus SOUTHERN CALIFORNIA OUTDOOR LIVING PAVERS & WALLS

PICP Stormwater Benefits

- Infiltrates, filters and decreases stormwater runoff rate and reduces Total Maximum Daily Loads (TMDLs)
- LEED® points eligible for Sustainable Sites, Rainwater Management and / or Innovative Design Contributors to Green Globe points
- Meets U.S. Environmental Protection Agency (EPA) storm performance criteria as a structural best management practice (BMP) while providing parking, road and pedestrian surfaces
- Helps meet local, state and provincial stormwater drainage design criteria and provides compliance with the U.S. National Pollutant Discharge Elimination System (NPDES) regulations
- Provides 100% pervious surface by runoff passing through small, aggregate filled openings between solid high-strength durable concrete pavers
- Reduces or eliminates storm water detention and retention ponds, storm sewers, drainage appurtenances and related costs
- May be used on sloped sites with proper design

- The modular concrete units allow for project phasing; open-graded base and subbase materials are typically available locally
- Reduces contained sewer overflows (CSO) and supports green infrastructure programs
- May be designed with underground storm water storage systems, over many slower-draining clay soils and in cold climates
- Processes and reduces pollutants from vehicular oil drippings



ATTRACTIVE ■ DURABLE ■ ENVIRONMENTALLY COMPLIANT

APPLICATION OPPORTUNITIES

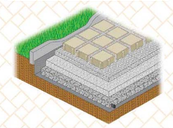
URBAN: Office plazas, sidewalk replacement, street tree planting areas, on-street parking, parking lots, paths and outdoor seating areas
SUBURBAN: Parking lots, paths, driveways, parking bays on residential, subdivision roads and sidewalks
REDEVELOPMENT SITES: Parking areas, plazas and public spaces, sidewalks and boardwalks

POLLUTANT REMOVAL EFFICIENCIES

(Compared to impervious runoff)
Zinc: 42-88%
Copper: 59-89%
Total Suspended Solids: 69-90%
Total Phosphorous: 15%

Angelus products available with recycled content

Typical PICP System



- Pavers conform to ASTM C936. Installation by hand or machine
- Open-graded crushed stone recommended for all aggregates
- Edge restraint–concrete curbs
- Joint filling stone gradation: ASTM No. 8, 89, or 9
- 100% permeable surface
- Bedding gradation: ASTM No. 8
- Base gradation: ASTM No. 57
- Subbase gradation: ASTM No. 2, 3 or 4
- Optional geotextile: consult manufacturers for selection
- Under Drain as required
- Soil subgrade: classified per ASTM D2487; tested for permeability per ASTM D3385



Curve Number & Rational Method Runoff Coefficients



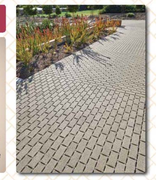
NRCS Curve Numbers (CN) and Rational Method runoff coefficients ("C" value) used dependent on the soil infiltration rate, base on map and design storm. In every case, PICP yields significantly lower CN and C values than impervious pavement per the table below:

Land Cover	Infiltration Rates in/hr (mm/hr)	Curve Number CN	Runoff Co-efficient C
Permeable Interlocking Concrete Pavement	Up to 150 in/hr (3270 mm/hr) with maintenance (48 in/hr (1219 mm/hr) with no maintenance)	45-83	0.00-0.30
Impervious Asphalt or Concrete Pavement	0 in/hr (0 mm/hr)	95-98	0.90-0.95

Permeable Interlocking Concrete Pavement A Low Impact Development Tool

PICP supports LID Principles

1. Conserve vital ecological and natural resources: trees, streams, wetlands and drainage courses
2. Minimize hydrologic impacts by reducing imperviousness, conserving natural drainage courses, reducing clearing, grading and pipes
3. Maintain pre-development time of concentration for runoff by routing flows to maintain travel times and discharge control
4. Provide runoff storage and infiltration uniformly throughout the landscape with small, on-site decentralized infiltration, detention and retention practices such as permeable pavement, bioretention, rain gardens open swales and roof gardens
5. Educate the public and property owners on runoff and pollution prevention measures and benefits



Machine Installed



Hand Installed



Permeable Interlocking Concrete Pavement Meets Low Impact Development Goals

- Conserves on-site space: roads, parking, stormwater infiltration and retention all combined into the same space creating more green space or building opportunities
- Preserves wooded area that would otherwise be cleared for stormwater detention or retention ponds
- Increases site infiltration that helps maintain pre-development runoff volumes, peak flows and time of concentration
- Promotes tree survival and growth
- Contributes to urban heat island reduction through evaporation and reflective, light colored pavers
- Highly visible, cost effective exemplary demonstration of cornerstone LID technique for public and private development

Design Software Available

Software from ICPI for permeable pavement called Permeable Design Pro incorporates research from a range of university research studies.

Contact Angelus for more information

Rainwater Quantity and Quality Benefits



Volume Reduction

Research has demonstrated that the PICP can reduce runoff as much as 100% from a 1 in. (25 mm) rainevent with sandy soil and a minimum of 12 in. (300 mm) thick open-graded aggregate base.

Given regional variations in annual rainstorms and PICP base storage capacities, PICP can reduce annual outflows between 30% and 80%. Well-maintained PICP can reduce flow rates by 70% to 90% from intense rainevents and up to 100% for many storms. This yields corresponding reduction in runoff pollution.

Peak Flow Reduction and Delay

PICP can reduce peak flow by as much as 95%, producing a hydrograph nearer to pre-development conditions. Peak flow is generally proportional to rainfall intensity. Permeable pavers delay the timing of peak flow runoff from several hours to several days.

Water Quality Improvement

PICP treats storm water by allowing runoff velocities to allow for sedimentation and filtering by aggregates in the surface openings and base. Oils adhere to small soil particles and aggregates and then are digested by bacteria.



Additional Benefits

- ADA Compliant
- Concrete pavers available in various shapes and colors; colored pavers mark lanes and parking spaces
- Simplifies surface and subsurface repairs by reinstating the same paving units; no unsightly patches or weakened pavement cuts

FAQs

Can PICP be used on clay soil? Yes. Even in clay soils, PICP reduces runoff and helps to capture "first flush" runoff and reduce pollution.

Can PICP be used to replace conventional stormwater management tools such as detention basins? Yes. In both colder and warmer climates, PICP has been used to reduce or eliminate the need for conventional storm water pipe infrastructure, detention basins and drop inlets.

Is maintaining PICP difficult? No. PICP can be maintained through street sweeping and vacuuming based on periodic inspection.

Can PICP be used in cold climates? Yes. PICP has been very successful in many Canadian and northern United States applications. It remains stable through freezing and thawing cycles.

References

Brigisson, B. R. Porous Pavements. Boca Raton, FL: CRC Press 2005

Smith, David R. Permeable Interlocking Concrete Pavements: Selection • Design • Construction • Maintenance, Herndon, VA: ICPI 4th ed., 2011. www.icpi.org

Angelus Block Co., Inc.
www.AngelusPavingStones.com • Info@angelspavingstones.com
Rialto (951) 328-0115 • Oxnard (805) 485-1137

PAVER INFORMATION

SCALE: NTS

Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become girdled by traveling around the smooth walled surface)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (15mm) above grade. This helps retard potential root overgrowth. Failing to position the barrier properly can result in surface root overgrowth which can lead to uprooted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when planting is complete. Position the top of the root ball approximately 1" (25mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill soil. Water the tree thoroughly. This will help to quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

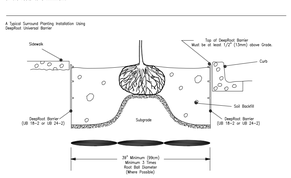
H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species of tree planted. Due to the many species of trees there are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call: 1 800 ILV ROOT (458-7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766-8835).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier

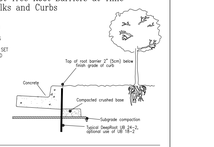


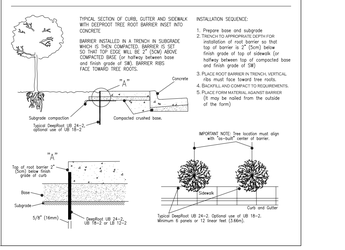
Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE.
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS PARTIALLY COMPACTED. BARRIER TO SLOPE TOP EDGE WILL BE ½" (13MM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. TRENCH TO APPROPRIATE DEPTH FOR INSTALLATION OF root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. PLACE ROOT BARRIER IN TRENCH, VERTICAL RIBS MUST face toward tree root.
4. BACKFILL AND COMPACT TO REQUIREMENTS.
5. PLACE FORM MATERIAL AGAINST BARRIER (IT MAY BE nailed from the outside of the form)





9030-9038 READING AVENUE

REVISIONS

gomez designs
Landscape design
o. 805.520.1297 - c. 805.823.5068
agomezdesigns.com

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER. DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, ALL DIMENSIONS AND PROPERTY LINES SHALL BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, MEASUREMENTS OR PROPERTY LINE ACCURACY, DESIGNER WAS NOT SUPPLIED WITH A LICENSED SURVEY.

CONCEPTUAL LANDSCAPE PLAN

PROJECT ADDRESS:
HVN HOLDINGS, LLC
9030-9038 READING AVENUE
LOS ANGELES, CA. 90045

DRAWN
AG
CHECKED
AG
DATE
9.19.24
SCALE
1/8"=1'-0"
JOB NO.
SHEET
L1

LICENSED LANDSCAPE CONTRACTOR
ANGELA M. GOMEZ
A. GOMEZ LANDSCAPING DESIGNS
C27-1011989
RENEWAL 3-31-2026
STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN