

5926,5928,5930 N. BUFFALO AVE,
VAN NUYS CA. 91401

104 UNITS, INCLUDING MANAGER UNIT
5-STORY TYPE III (66 ONE BEDROOM, 38 SINGLE)
W/ NO PARKING,
ELIGIBLE :ED-1, AB 2334, GOV. 65915, AB 2097



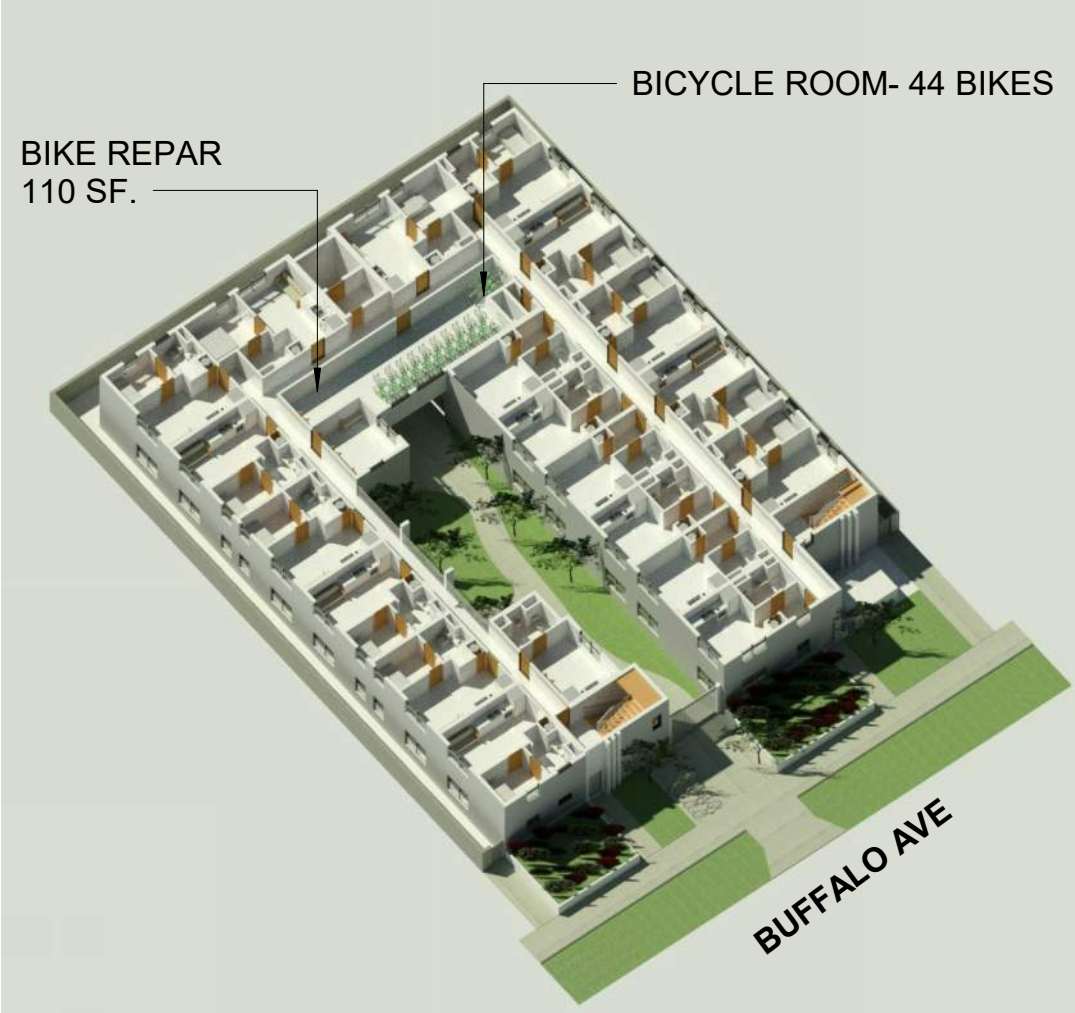
UNIT 121 WITH FRONT DOOR FACING STREET



FRONT VIEW RENDERING



1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



ROOF

FULL-PRIVATELY FUNDED PROJECT , NOT RECEIVING TAX CREDIT INCENTIVE PROGRAM .
FULLY SPRINKLER BUILDING.

No.	Description	Date

B FARD

ARCHITECTS

KARIM BAGHERI-FARD

LIC # C-29280

kbford@gmail.com

310- 279 8799

SURVEY & CIVIL
NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@ AOL.COM
818- 999 9890

SOIL& GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSTWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818- 341 1899

MEP CONSULTANT
JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING
RAHIM JAHANIAN
RAHIM JAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT
STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail

DEVELOPMENT COMPANY

MORI

HOME

OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

COVER SHEET-3D
VIEW

LICENSED ARCHITECT

KARIM BAGHERI-FARD

C-29280

MARCH 30, 2021

STATE OF CALIFORNIA

karim bagheri fard

Project Number	0508
Date	JUNE/11/2024
Drawn By	Author
Checked By	Checker

A0-0

Scale



City of Los Angeles
Department of City Planning

9/26/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5926 N BUFFALO AVE
5924 N BUFFALO AVE
5922 N BUFFALO AVE
5924 1/2 N BUFFALO AVE

ZIP CODES

91401

RECENT ACTIVITY

ENV-2024-6157-CE
CHC-2024-6156-HCM

CASE NUMBERS

CPC-1986-784-GPC
ORD-167939-AREA9-SAS1
YD-17033
ND-83-276-ZC-HD

Address/Legal Information		
PIN Number	177B157	958
Lot/Parcel Area (Calculated)	7,049.2 (sq ft)	
Thomas Brothers Grid	PAGE 562 - GRID C1	
Assessor Parcel No. (APN)	2343001021	
Tract	TR 5949	
Map Reference	M B 112-55	
Block	None	
Lot	FR 14	
Arb (Lot Out Reference)	3	
Map Sheet	177B157	
Jurisdictional Information		
Community Plan Area	Van Nuys - North Sherman Oaks	
Area Planning Commission	South Valley	
Neighborhood Council	Greater Valley Glen	
Council District	CD 2 - Paul Keekorian	
Census Tract #	1245.00	
LADBS District Office	Van Nuys	
Permitting and Zoning Compliance Information		
Administrative Review	None	
Planning and Zoning Information		
Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION	
Zoning	[Q]RD1.5-1	
Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2402 Transit Priority Area in the City of Los Angeles	
General Plan Land Use	Low Medium II Residential	
General Plan Note(s)	Yes	
Hillside Area (Zoning Code)	No	
Specific Plan Area	None	
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	
RIO: River Implementation Overlay	No	
SN: Sign District	No	

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	Low
Residential Market Area	Low
Non-Residential Market Area	Medium
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	None
500 Ft Park Zone	None

Assessor Information		
Assessor Parcel No. (APN)	2343001021	
APN Area (Co. Public Works)	0.162 (ac)	
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less	
Assessed Land Val.	\$540,467	
Assessed Improvement Val.	\$354,642	
Last Owner Change	06/06/2024	
Greater Valley Glen	\$0	
Last Sale Amount	\$0	
Tax Rate Area	13	
Deed Ref No. (City Clerk)	71097-98	
	7-276	
	260194-5	
	2522191	
	251178-41	
	1985378	
	1950875	
	1863412	
	1509201-02	
	1434102	
	123750	
	0-455	

Building 1	
Year Built	1954
Building Class	D6
Number of Units	3
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,160.0 (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: 2343001021]

Additional Information		
Airport Hazard	None	
Coastal Zone	None	
Farmland	Area Not Mapped	
Urban Agriculture Incentive Zone	YES	
Very High Fire Hazard Severity Zone	No	
Fire District No. 1	No	

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13572)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	6.600444
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.0000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.0000000
Rupture Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	70.0000000
Maximum Magnitude	6.4000000
Aquatic-Prone Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
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: 2343001021]
Elitis 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	0.32 Units, Moderate
Housing Use within Prior 5 Years	Yes

Public Safety	
Police Information	
Bureau	Valley
Division / Station	Van Nuys

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

Reporting District	948
Fire Information	
Bureau	Valley
Battalion	14
District / Fire Station	102
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

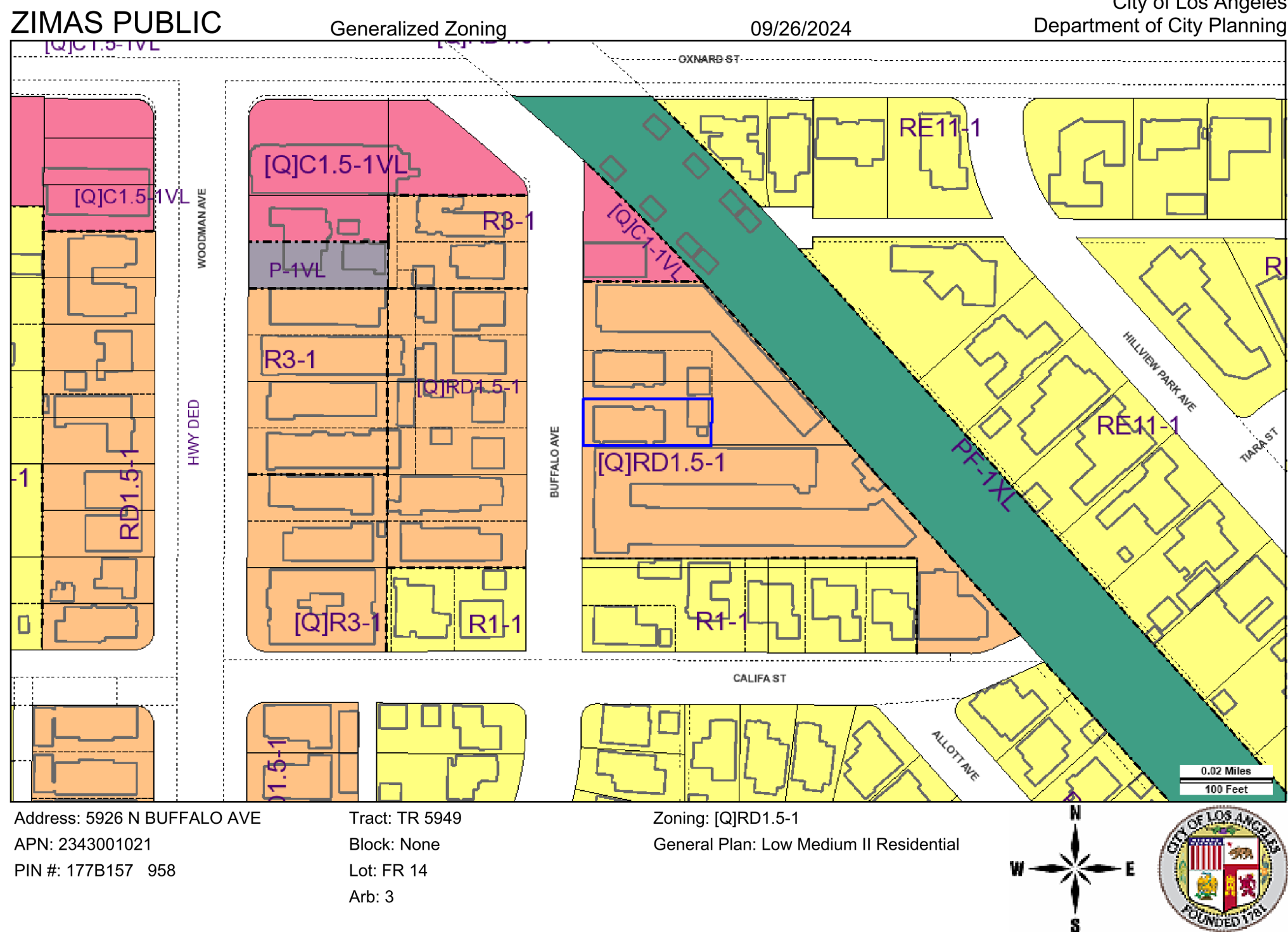
Case Number:	CPC-1986-784-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	AB-283 PROGRAM - GENERAL PLAN/ZONING CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (MINE YOUNG)
Case Number:	ND-83-276-ZC-HD
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	HD-HEIGHT DISTRICT

DATA NOT AVAILABLE

ORD-167939-AREA9-SAS1
YD-17033

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.gov



GENERALIZED ZONING

OS, GW
A, RA
RE, RS, R1, RU, RZ, RW1
R2, RD, RMP, RMW, R3, RAS, R4, RS, PVSP
CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
P, PB
PF

GENERAL PLAN LAND USE

LAND USE	
RESIDENTIAL	
Minimum Residential	
Very Low / Very Low I Residential	
Very Low II Residential	
Low / Low I Residential	
Low II Residential	
Low Medium / Low Medium I Residential	
Low Medium II Residential	
Medium Residential	
High Medium Residential	
High Density Residential	
Very High Medium Residential	
COMMERCIAL	
Limited Commercial	
Limited Commercial - Mixed Medium Residential	
Highway Oriented Commercial	
Highway Oriented and Limited Commercial	
Highway Oriented Commercial - Mixed Medium Residential	
Neighborhood Office Commercial	
Community Commercial	
Community Commercial - Mixed High Residential	
Regional Center Commercial	
FRAMEWORK	
COMMERCIAL	
Neighborhood Commercial	
General Commercial	
Community Commercial	
Regional Mixed Commercial	
INDUSTRIAL	
Limited Industrial	
Light Industrial	
INDUSTRIAL	
Limited Industrial	
Light Industrial	

LEGEND

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbford@gmail.com
310- 279 8799

SURVEY & CIVIL

NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818- 999 9890

SOIL & GEOLOGY CONSULTANT

C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSTWORTH, CA. 91311
CYGEOTECH@SBOGGLOBAL.NET
818- 341 1899

MEP CONSULTANT

JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING

RAHIM JAHANIAN
RAHIMJAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT

STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail

DEVELOPMENT COMPANY



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

PARCEL REPORT



karim bagheri fard

Project Number 0508

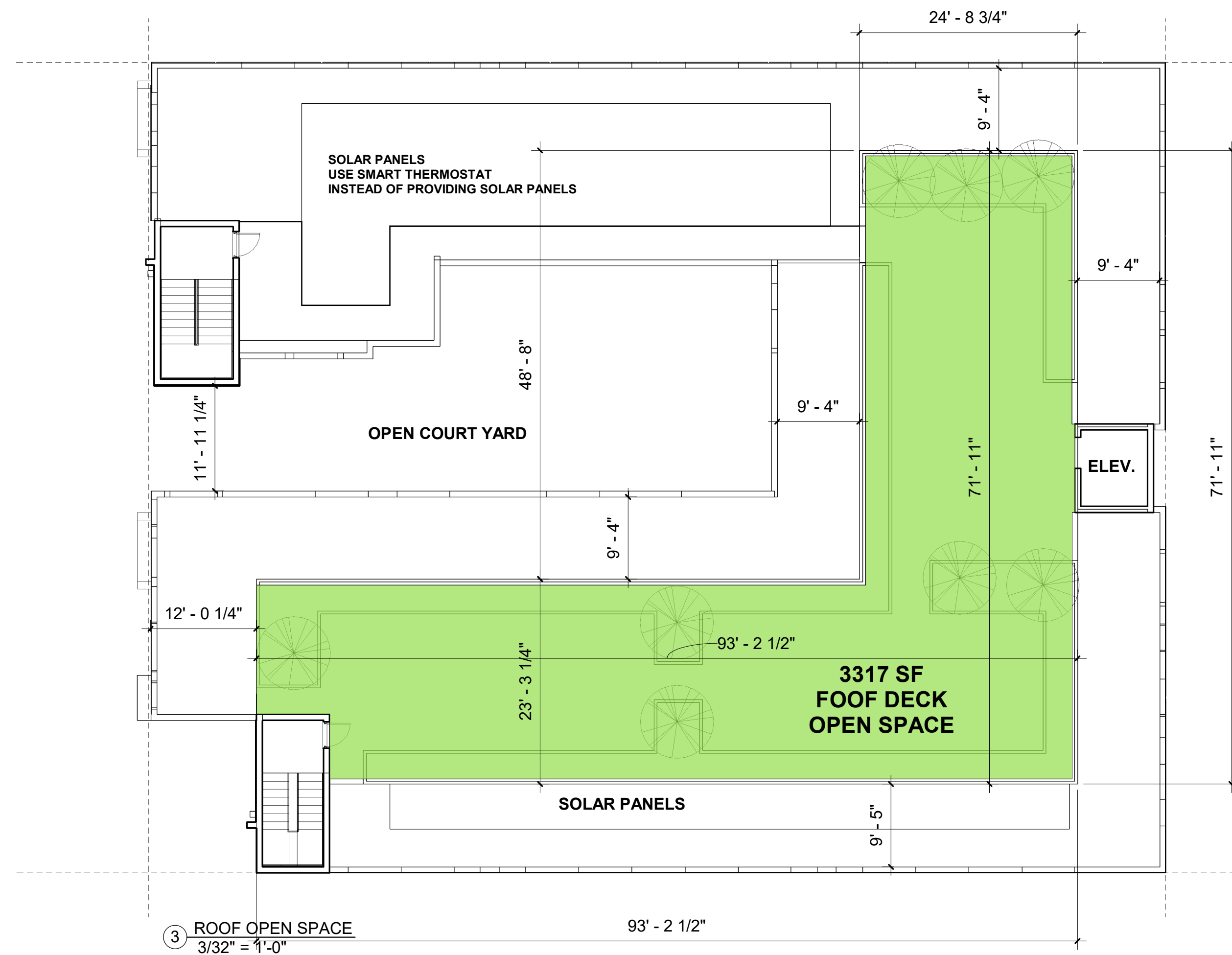
Date JUNE/11/2024

Drawn By Author

Checked By Checker

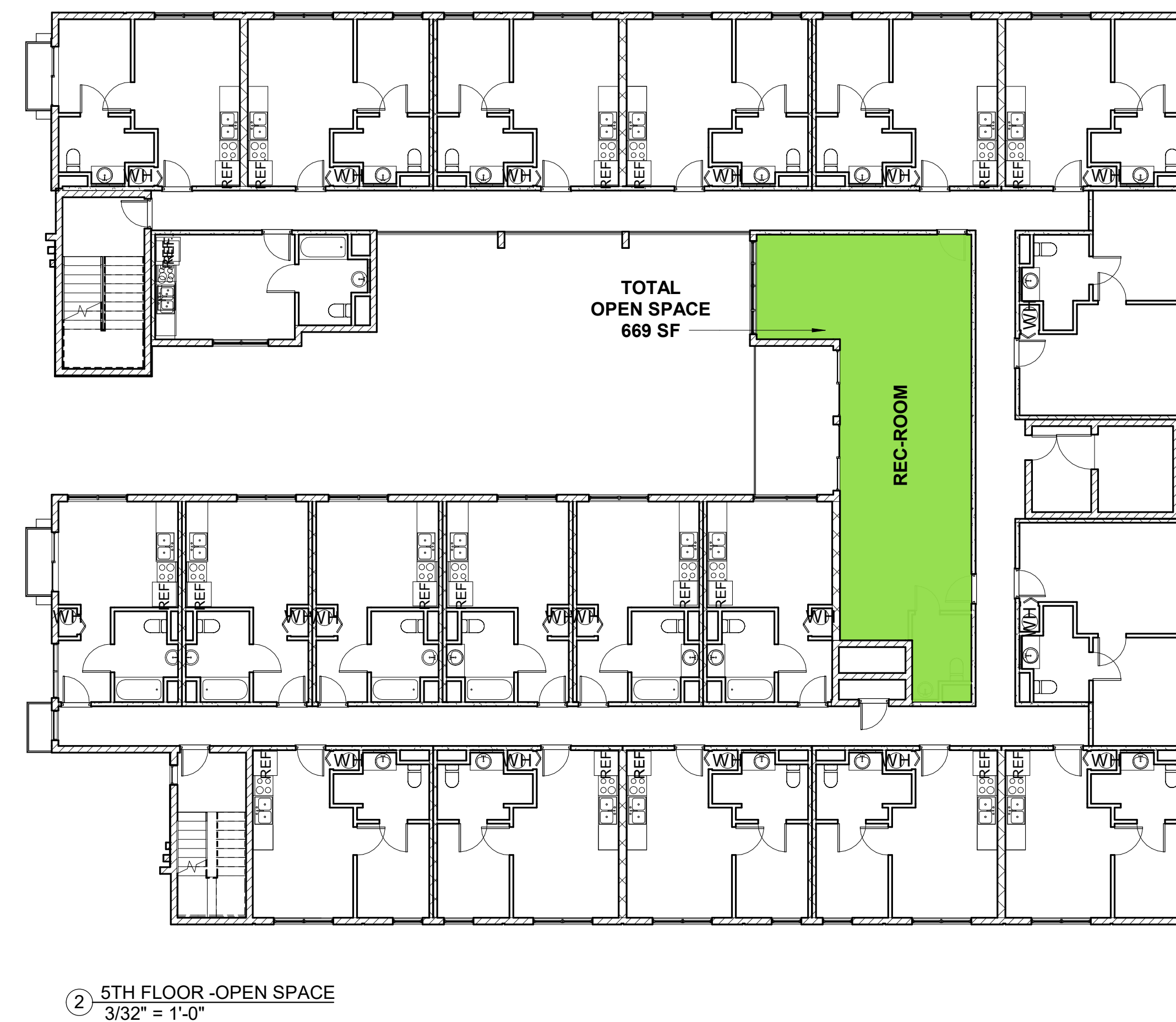
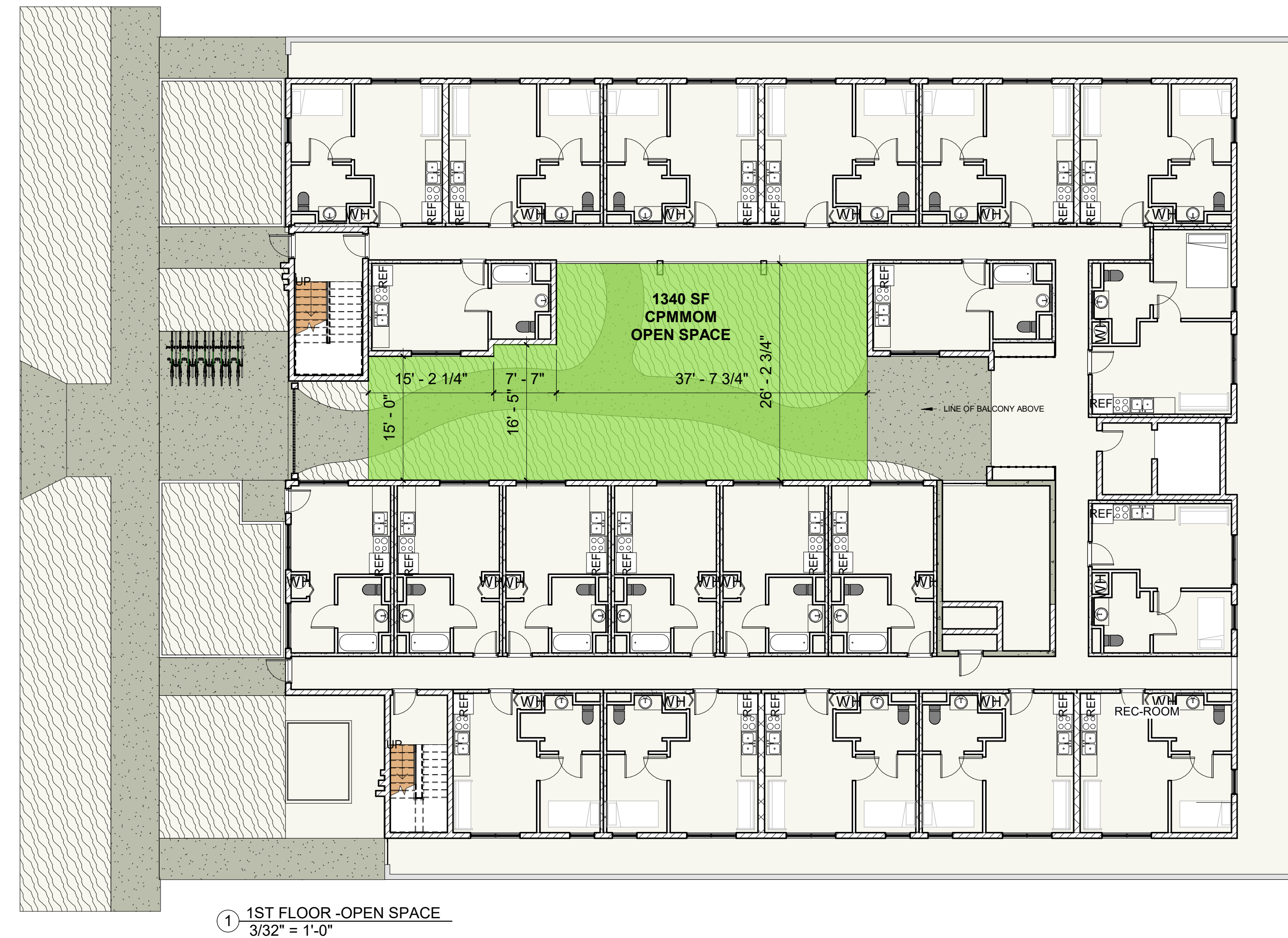
A1-00

Scale



OPEN SPACE CALCULATION

REQ'D		104 UNITS, 3ROOM X100 = 10400 SF.
PROVIDED	@ 1ST FLOOR YARD 1340 SF.	1340+ 669 +3317= 5326 SF
	@ 5TH FLOOR REC-ROOM 669 SF.	5326 SF > 5200 SF (10400 X 50%)
	@ ROOF COM. OPEN SPACE 3317 SF	=> OK.



No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbford@gmail.com
310- 279 8799

SURVEY & CIVIL

NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818- 999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSTWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818- 341 1899

MEP CONSULTANT

JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONINC.COM

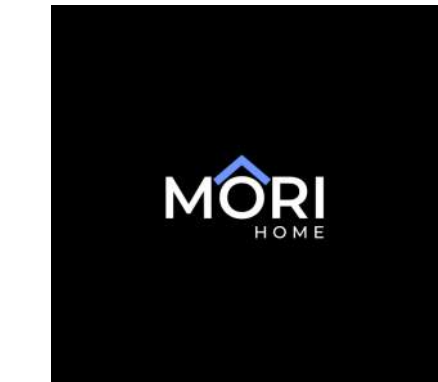
STRUCTURAL ENGINEERING

RAHIM JAHANIAN
RAHIM JAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT

STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail

DEVELOPMENT COMPANY



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

OPEN SPACE DIAGRAM



karim bagheri fard

Project Number 0508

Date JUNE/11/2024

Drawn By Author

Checked By Checker

A1-1

Scale 3/32" = 1'-0"

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbford@gmail.com
310- 279 8799

SURVEY & CIVIL

NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818- 999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSTWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818- 341 1899

MEP CONSULTANT

JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING

RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT

STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail

DEVELOPMENT COMPANY



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

SURVEY



karim bagheri fard

Project Number 0508

Date JUNE/11/2024

Drawn By Author

Checked By Checker

A1- 6

Scale

NOTES

LEGAL DESCRIPTION:

BEING PORTION OF LOTS 13 AND 14 OF TRACT 5949, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 112 PAGES 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 2343-001-(020&021)

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA.
2. TITLE REPORT WAS NOT PROVIDED
3. MISC. DATA
TOTAL PROPERTY AREA: 14,127 SQ.FT.

BENCH MARK:

TOP OF S.M.H. COVER IN FRIEDA DR. BETWEEN HOUSE'S 4736 & 4740
STRUCTURE ID NUMBER 46706205 PER CITY OF L.A.
ELEVATION = 742.10

LEGEND

SANITATION

- MAINTENANCE HOLE
- SEWER MAINT HOLE
- SEWER CLEAN-OUT
- STORM WATER
- STORM DRAIN MH
- CATCH BASIN

POWER

- POWER MH
- POWER POLE
- GUY WIRE
- ELEC. VENT
- ELECTRIC PULLBOX

WATER

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- PULLBOX IRRIGATION

GAS

- GAS VALVE
- GAS METER

COMMUNICATIONS

- TELEPHONE MH
- CABLE T.V. BOX
- BELL MANHOLE

MISCELLANEOUS

- MONITORING WELL
- SIGN
- GUARD POST
- NEWS STAND
- PARKING METER
- HANDICAP ACCESS
- MAIL BOX
- FD MONUMENT AS NOTED
- SPOT ELEVATION
- AREA LIGHT
- WOOD FENCE
- CHAIN LINK FENCE
- VINYL FENCE
- RETAINING BLOCK WALL
- FREE STAND BLOCK WALL
- RAILROAD TIES
- BOUNDARY LINE
- GAS LINE
- OVERHEAD WIRE
- WATER LINE
- ELECTRICAL
- TELEPHONE LINE
- SEWER LINE
- OIL LINE
- TREE-
SIZE IN INCHES
22" OAK TREE
- PALM TREE

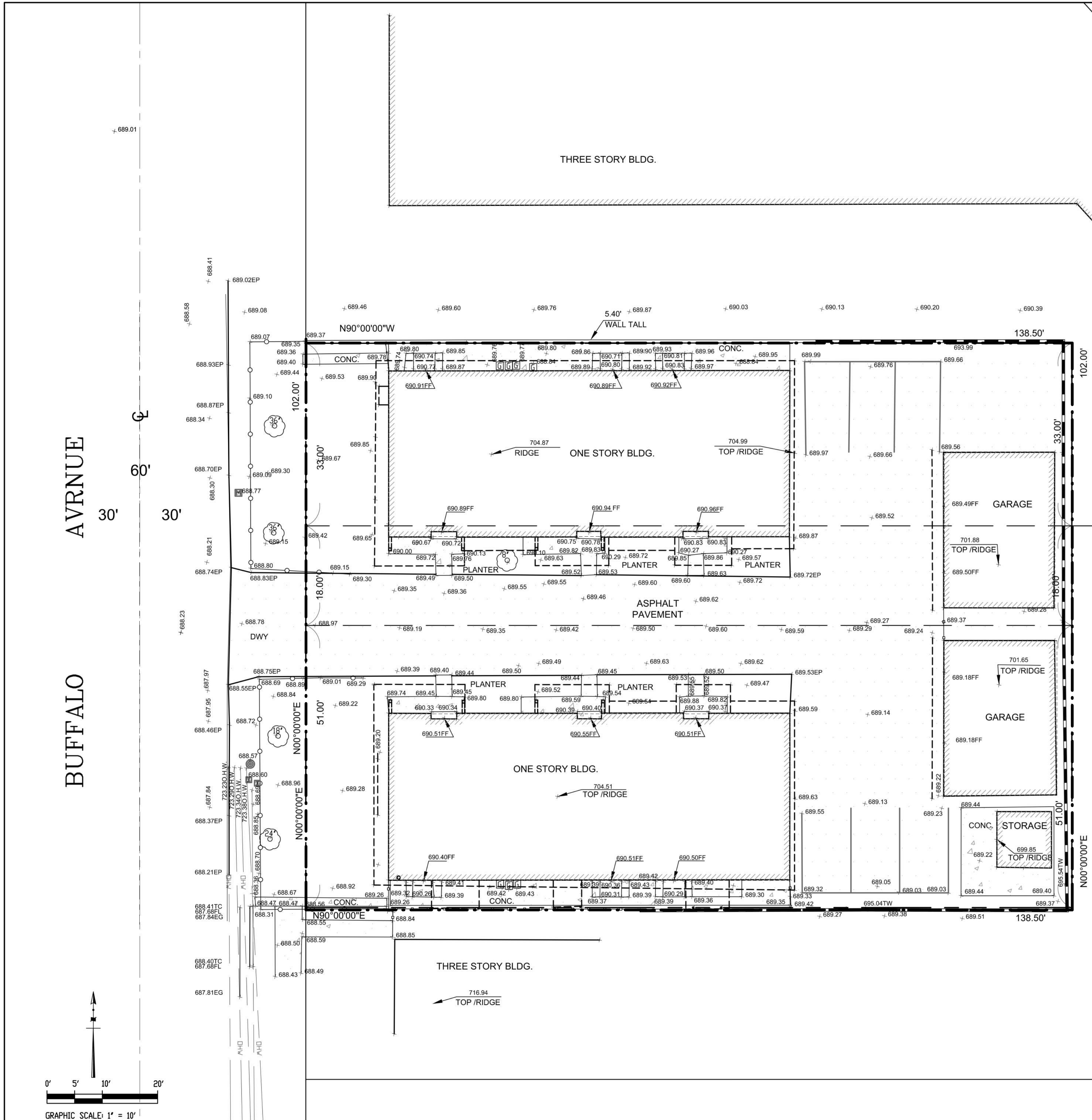
ABBREVIATIONS

- TC TOP OF CURB
- EG EDGE OF GUTTER
- FL FLOW LINE
- CF CURB FACE
- CL CENTERLINE
- PL PROPERTY LINE
- EP EDGE OF PAVEMENT
- PA PLANTING AREA
- TW TOP OF WALL
- FW WALL FACE
- BW BACK OF WALK
- FW FRONT OF WALK
- TTS TOP OF TOP STEP
- TBS TOP OF BOTTOM STEP
- TYP TYPICAL
- DWY DRIVEWAY

- BRICK PAVEMENT
- GRASS PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

TRAFFIC CONTROL

- LIGHT STANDARD
- STREET LIGHT
- TRAFFIC STANDARD
- LIGHT & TRAFFIC STANDARD
- TRAFFIC SIGNAL PULLBOX



PREPARED BY:
NICK KAZEM, INC.
4966 TOPANGA CYN. BLVD.,
WOODLAND HILLS, CA 91364
(818) 999-9890

NICK KAZEMI L.S. NO. 7022 EXP. 6-30-2026

PREPARED FOR:
Roozbeh Toorani

REV. NO	DATE	REVISION	BY:	APP.
SCALE	CHK'D BY	APPROVED BY:	R.C.E. NO.	DATE
1" = 10'				06-21-2024
			DWG. NO.	4246

TOPOGRAPHY SURVEY

FOR
5922-5930 Buffalo Ave., Van Nuys, CA 91401

SHEET 1 OF 1 SHEET

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbford@gmail.com
310-279 8799

SURVEY & CIVIL

NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818- 999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSTWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818- 341 1899

MEP CONSULTANT

JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING

RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT

STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail

DEVELOPMENT COMPANY



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

SITE PLAN



karim bagheri fard

Project Number 0508

Date JUNE/11/2024

Drawn By Author

Checked By Checker

A2-1

Scale 1/8" = 1'-0"

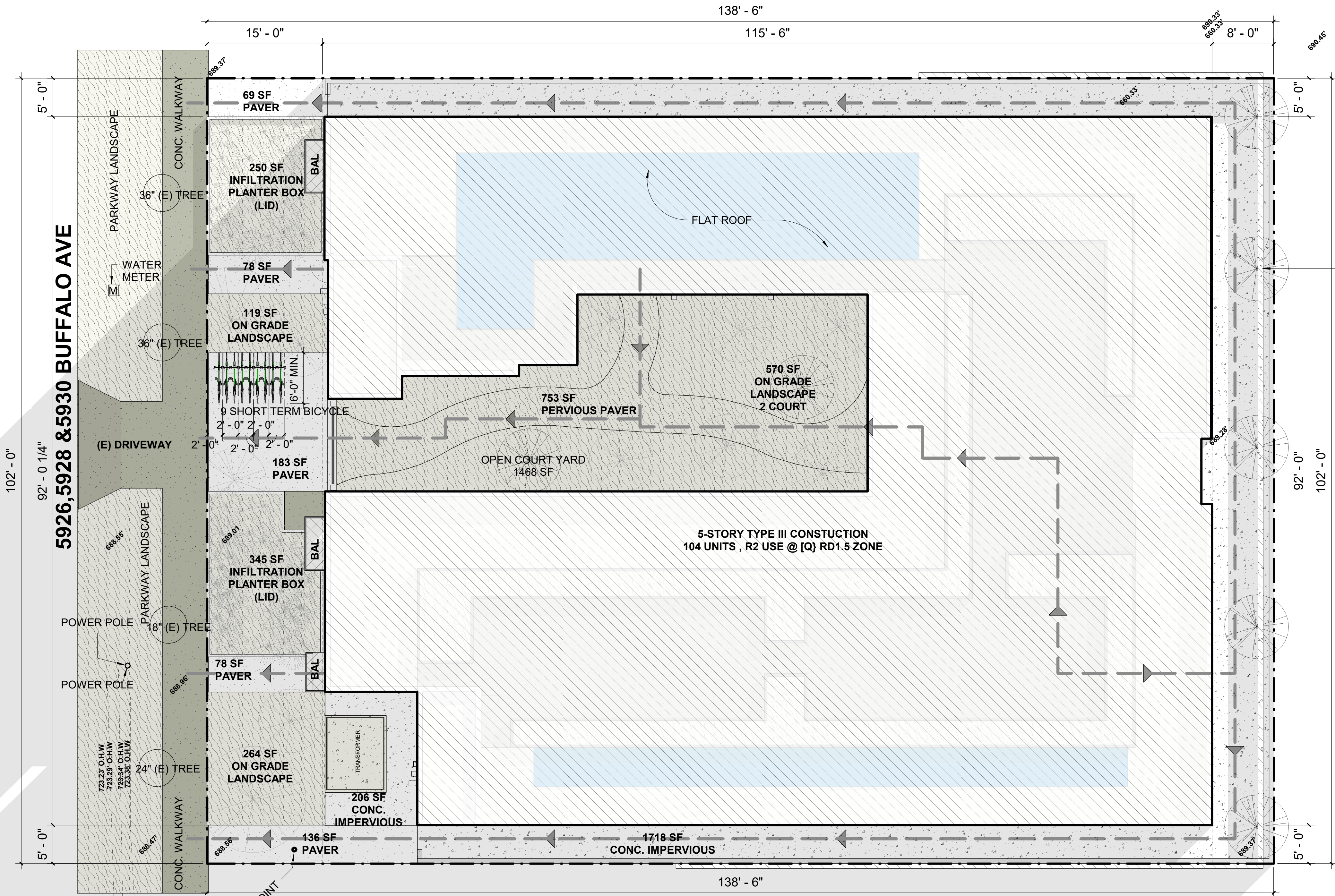
SHORT-TERM BICYCLE RACK DOES NOT
COMPLY, PLEASE REVISE.

SHORT-TERM BICYCLE PARKING SHALL
CONSIST OF BICYCLE RACKS THAT
SUPPORT THE BICYCLE FRAME AT TWO
POINTS. RACKS THAT SUPPORT ONLY THE
WHEEL OF THE BICYCLE ARE NOT
PERMISSIBLE. PER LAMC 12.21 A16.d.1.

RACKS SHALL ALLOW FOR THE BICYCLE
FRAME AND AT LEAST ONE WHEEL TO BE
LOCKED TO THE RACKS. PER LAMC 12.21
A16.d.1.i.

THE BICYCLE RACK SHALL ALLOW FOR
THE USE OF A CABLE AS WELL AS A U-
SHAPED LOCK. PER LAMC 12.21 A16.d.1.ii.

U-Rack



LEGEND

- IMPAERVIOUS CONCRETE PAVEMNT
NATURAL COLOR
- PATH OF TRAVEL, EXIT PATH
- IMPERVIOUS PAVER
- BALCONY
- LANDSCAPE AREA
- BUILDING FOOTPRINT @ 1ST FLOOR
- LANDSCAPE- ON GRADE
- RAISED INFILTRATION LID PLANTER

SITE, ELEMENTS PERCENTAGE OF COVERAGE

LOCATION	AREA PER SF.	PERCENTAGE	COMMENT
LOT SIZE	14127	100%	
PERVIOUS PAVER	1924	13.62%	
IMPERVIOUS CONC. PAVER	1558	11.03%	
LANDSCAPING	1548	10.96%	
ROOF *	8934	63.24%	+ 873 SF @ ROOF **
6" FENCE WALL	163	1.15%	
TOTAL		100%	

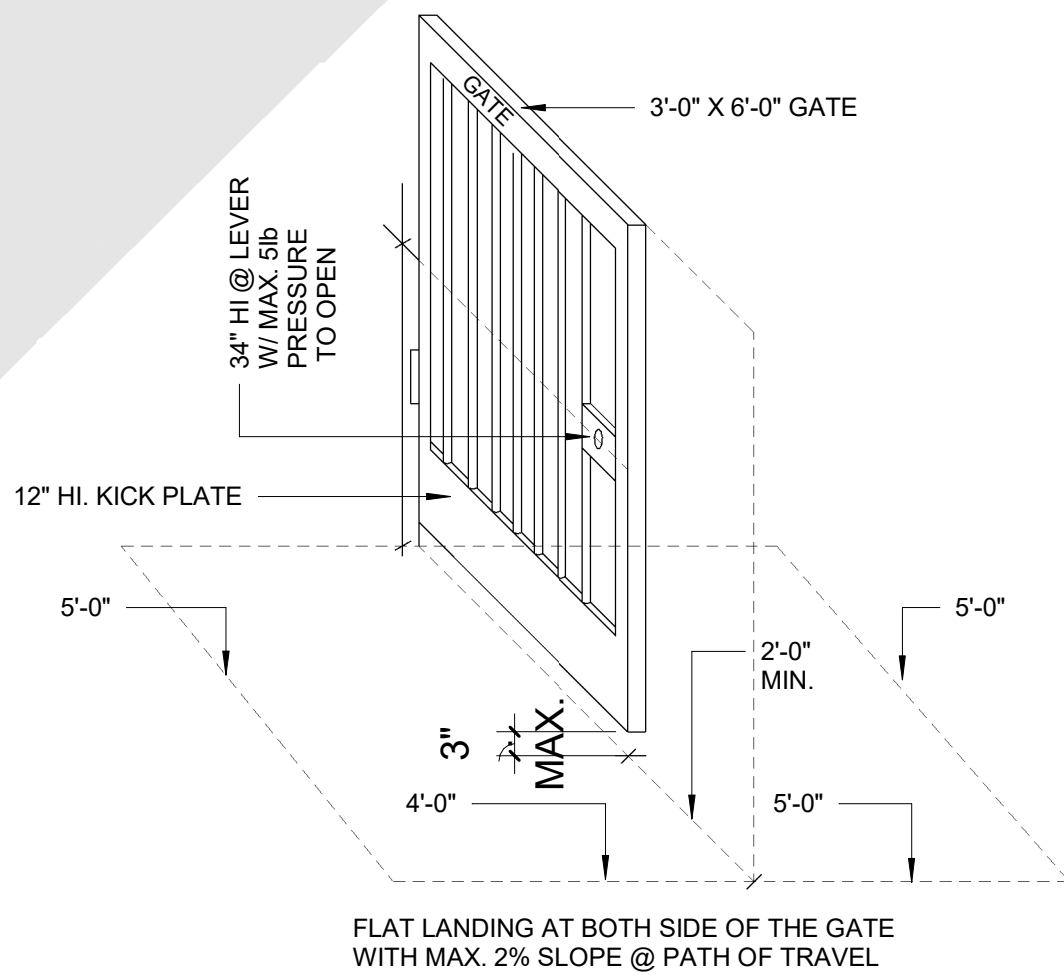
* ROOF LANDSCAPE = 873 SF, NOT INCLUDED IN PERCENTAGE OF COVERAGE.

** TOTAL LANDSCAPE AREA = 873+1548 = 2421 SF

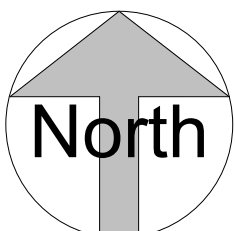
NOTES:

- 1- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR & UNOBSTRUCTED ACCESS
TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS,
VAULTS, PUMPS, VALVES, METER , APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP.
- 2- THE CONSTRUCTION SHALL NOT BE WHITING 10 FEET OF ANY POWER LINE. WEATHER OR NOT THE
LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS & OR
ADDITIONAL EXPENSES.
- 3- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE
DOWN STREAM SIDE OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING(PER ORDINANCE
170,158). SEPARATE PLUMBING PERMIT REQUIRED.
- 4- FENCES, PLANTERS AND RETAINING WALL SHALL NOT EXCEED A HEIGHT OF 3'-6" ABOVE THE NATURAL
GROUND LEVEL IN REQUIRED FRONT YARD.
- 5- PROVIDE ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES PER SEC. 12.21A.5 (K)

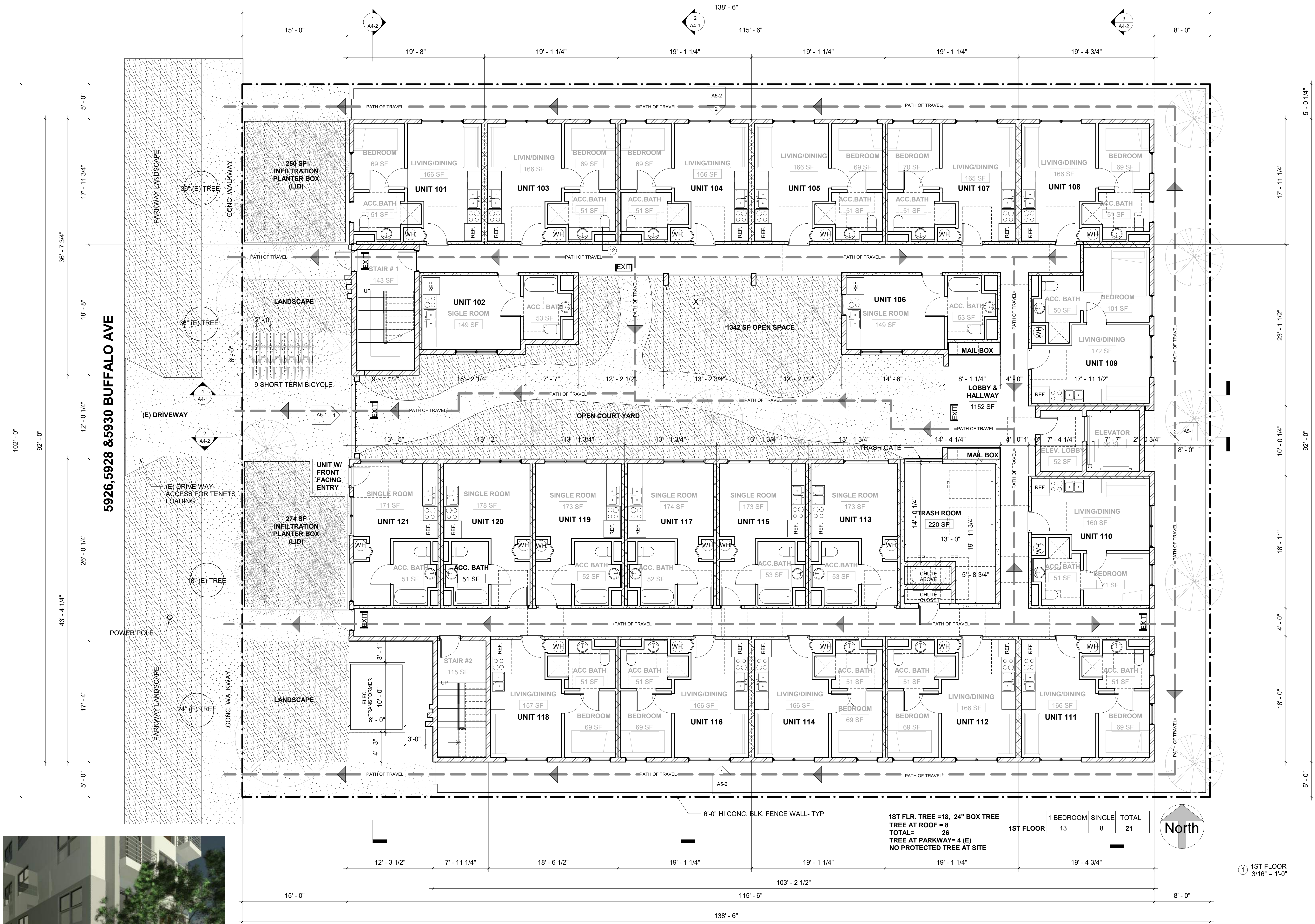
GREEN CODE	COMPLIANCE METHOD OR OPTION
SEC: 4.106.2	DURING CONSTRUCTION PER CITY OF LOS ANGELES STORM WATER MANAGEMENT ,SEE CIVIL DWGS.
SEC: 4.106.3	SITE WATER COLLECTION VIA SLOPE , UNDERGROUND PIPE & SUMP(PUMP IF REQ'D.) INTO LID OPTION.
SEC: 4.106.4 & 4.1	PROVIDE EV PARKING STALL @ 5% MIN., AT LEAST 1 EVSE CHARGING COUPLER W/ 1" RACEWAY TO ELEC. CABINET.
SEC: 4.106.1.1	PROVIDE 1" RACEWAY TO ELEC. CABINET W/ EV CAPABLE LABEL (MULTIPLE EV 1" EMPTY UNNDERGROUND RACEWAY).
SEC: 4.106.7	@SITE: HARDSCAPE WITH MIN. REFLATION OF 0.3. USED: UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH. @ ROOF: A590 , ACRYSHILED, BALCONY COATING/ CARLISLE TPO ROOF COVERING.
SEE ROOF PLAN FOR MORE INFO	
BRIGHT WHITE SOLAR REFLECTANCE 0.92 THERMAL EMITTANCE 0.87 SRI 117 VOC: 0, ICC-ES ESR 2140	
INITIAL AGED 0.92 0.87 0.87 0.88 117 110	



SIDE YARD GATE -TYP.



1 SITE PLAN
1/8" = 1'-0"



UNIT 121 WITH ENTRY DOOR FACING FRONT AVE.

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbafard@gmail.com
310-279 8799

SURVEY & CIVIL
NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818-999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818-341 1899

MEP CONSULTANT
JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818-757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING
RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818-518 6908

LANDSCAPE ARCHITECT
STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310-870 1018
e-mail



OWNER: ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

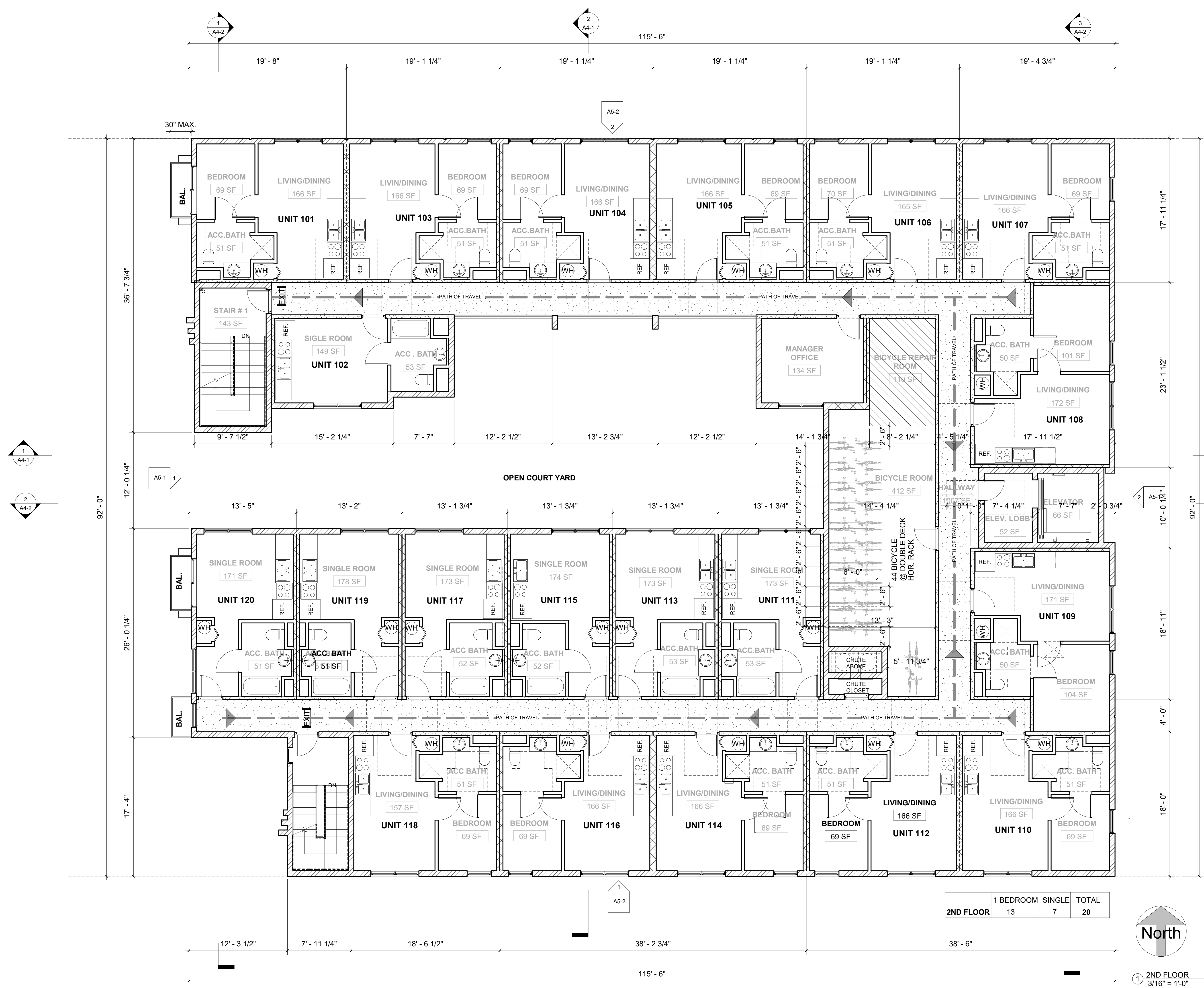
1ST FLOOR PLAN



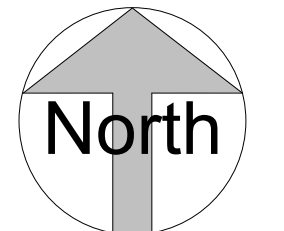
karim bagheri fard

Project Number 0508
Date JUNE/11/2024
Drawn By Author
Checked By Checker

A3-1
Scale 3/16" = 1'-0"

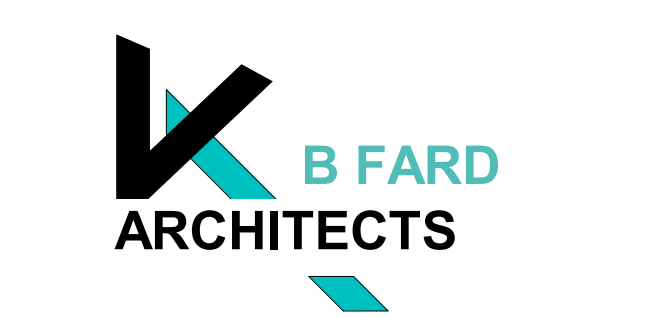


	1 BEDROOM	SINGLE	TOTAL
2ND FLOOR	13	7	20



1 2ND FLOOR
3/16" = 1'-0"

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbafard@gmail.com
310-279 8799

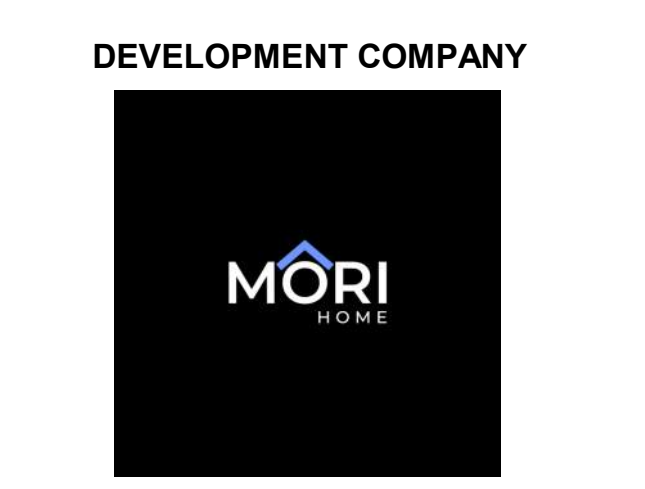
SURVEY & CIVIL
NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818- 999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818- 341 1899

MEP CONSULTANT
JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING
RAHIM JAHANIAN
RAHIM JAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT
STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail



OWNER:ROOZBEH TOORANI, MARYAM ZAVAREH

5922 N BUFFALO AVE ,5924 N BUFFALO AVE,
5924 1/2 BUFFALO AVE.
VAN NUYS CA.91401

2ND FLOOR PLAN



karim bagheri fard

Project Number	0508
Date	JUNE/11/2024
Drawn By	Author
Checked By	Checker

A3-2.
Scale 3/16" = 1'-0"

10/13/2024 5:22:16 PM

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbafard@gmail.com
310-279 8799

SURVEY & CIVIL
NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA. 91364
NKAZEMI@AOL.COM
818- 999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818- 341 1899

MEP CONSULTANT
JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING
RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT
STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

3RD FLOOR PLAN

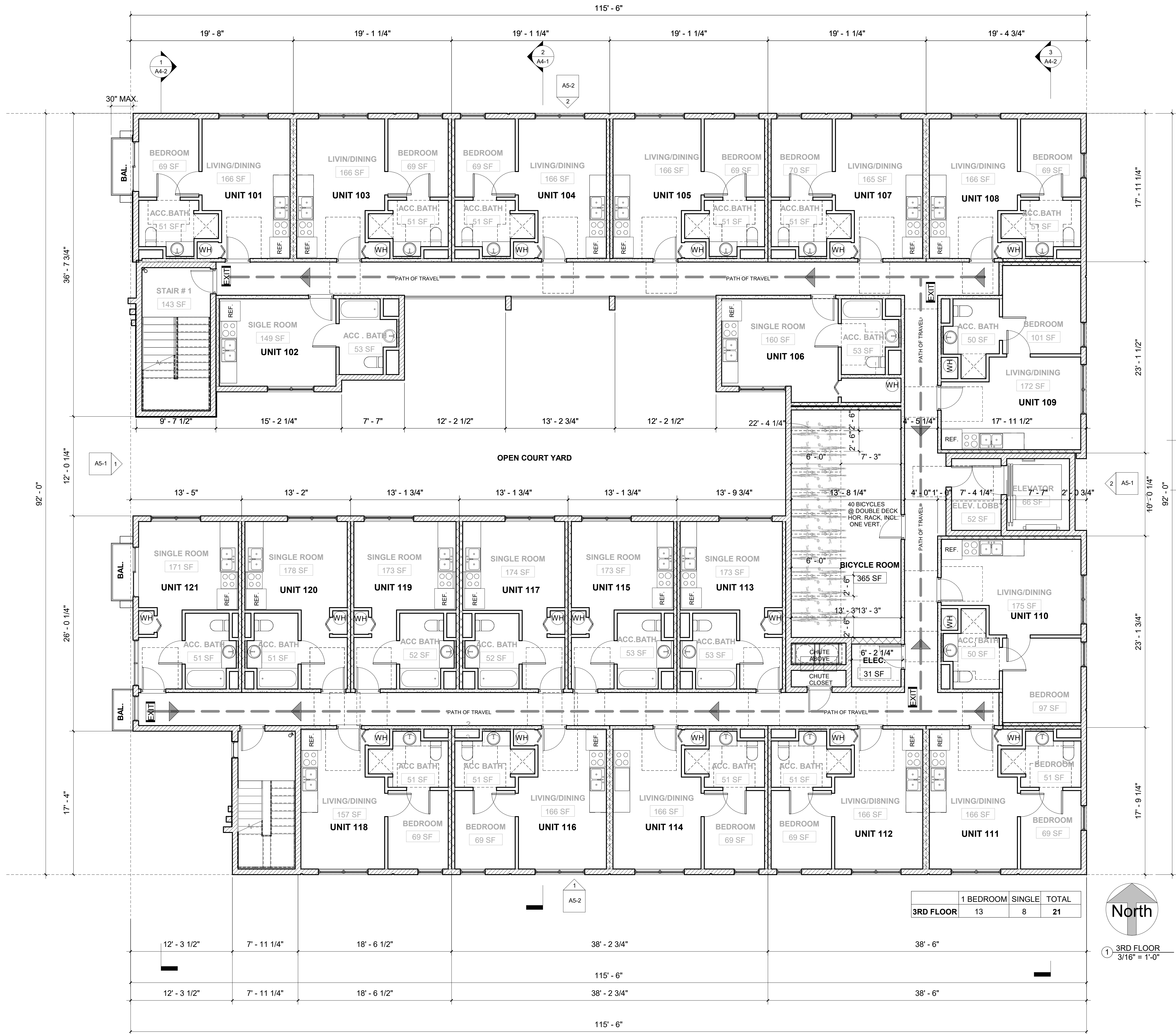


karim bagheri fard

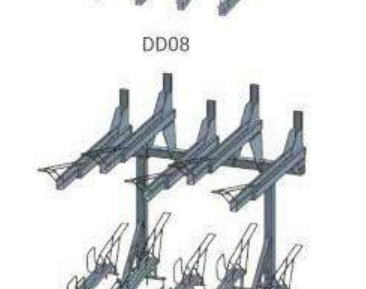
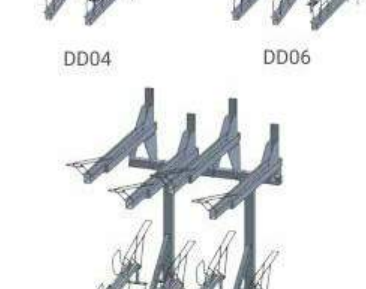
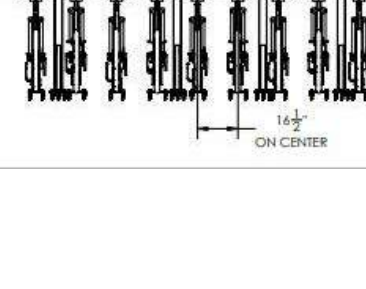
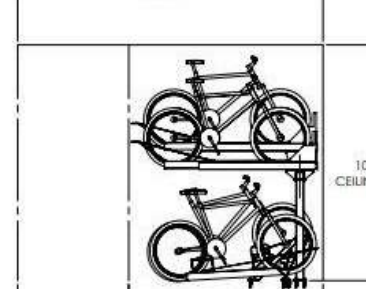
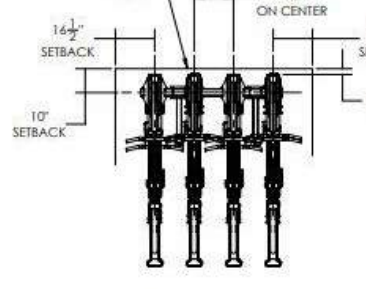
Project Number 0508
Date JUNE/11/2024
Drawn By Author
Checked By Checker

A3-3
Scale 3/16" = 1'-0"

10/13/2024 5:22:21 PM



GROUND CONTROL
SYSTEMS
Innovative Bike & Board Parking



DOUBLE DOCKER™ DD04, DD06, DD08, DD10, DD12
Cut Sheet & Quick Specifications

SPACE USE RECOMMENDATIONS
Ceiling height: Minimum 102"
Loading zone: Recommended 48"-72"
Distance to front wall: 10' to center of beam (2.5' to edge of dock)
Distance to side wall: 14.5' to 16.5' from center of bike
When adding other Double Dockers™ units in longer rows, maintain 16.5' bike to bike spacing
Note: DD06 and DD10 units should not be placed side by side due to handle bar conflicts

For FREE layout or planning assistance, please contact our planning team @ 800-630-7225.

MATERIALS & FEATURES
All steel construction, ASI materials, for durability
Plastic wheels for smooth travel of slide
Urethane bumpers to absorb side impact
Zinc plated hardware
Two-tier allows double the density
Vertically staggered position prevents handle bar conflicts
Gas strut Lift assist makes loading easy - very little strength required
Grade 5 U-bolts keeps upper row secured
Convenient locking levers to lock frame and wheel on bike
Movable legs allow retro-fitting over existing horizontal bike parking
*Meets SMCTA requirements

FINISH
☐ Hot Dipped Galvanized (Marine Environment)

CONFIGURATIONS & FOOTPRINT W/BIKES
☐ DD04 - 49.5" W 84" L X 102" H - 4 bikes secured
☐ DD06 - 66.5" W 84" L X 102" H - 6 bikes secured
☐ DD08 - 82.5" W 84" L X 102" H - 8 bikes secured
☐ DD10 - 99.5" W 84" L X 102" H - 10 bikes secured
☐ DD12 - 115.5" W 84" L X 102" H - 12 bikes secured

MOUNTING OPTIONS
Surface Mount - Concrete (Anchors sold separately)

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbford@gmail.com
310-279 8799

SURVEY & CIVIL
NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEM1@AOL.COM
818-999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSWORTH, CA, 91311
CYGEOTECH@SBGGLOBAL.NET
818-341 1899

MEP CONSULTANT
JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818-757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING
RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818-518 6908

LANDSCAPE ARCHITECT
STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310-870 1018
e-mail



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

4TH FLOOR PLAN

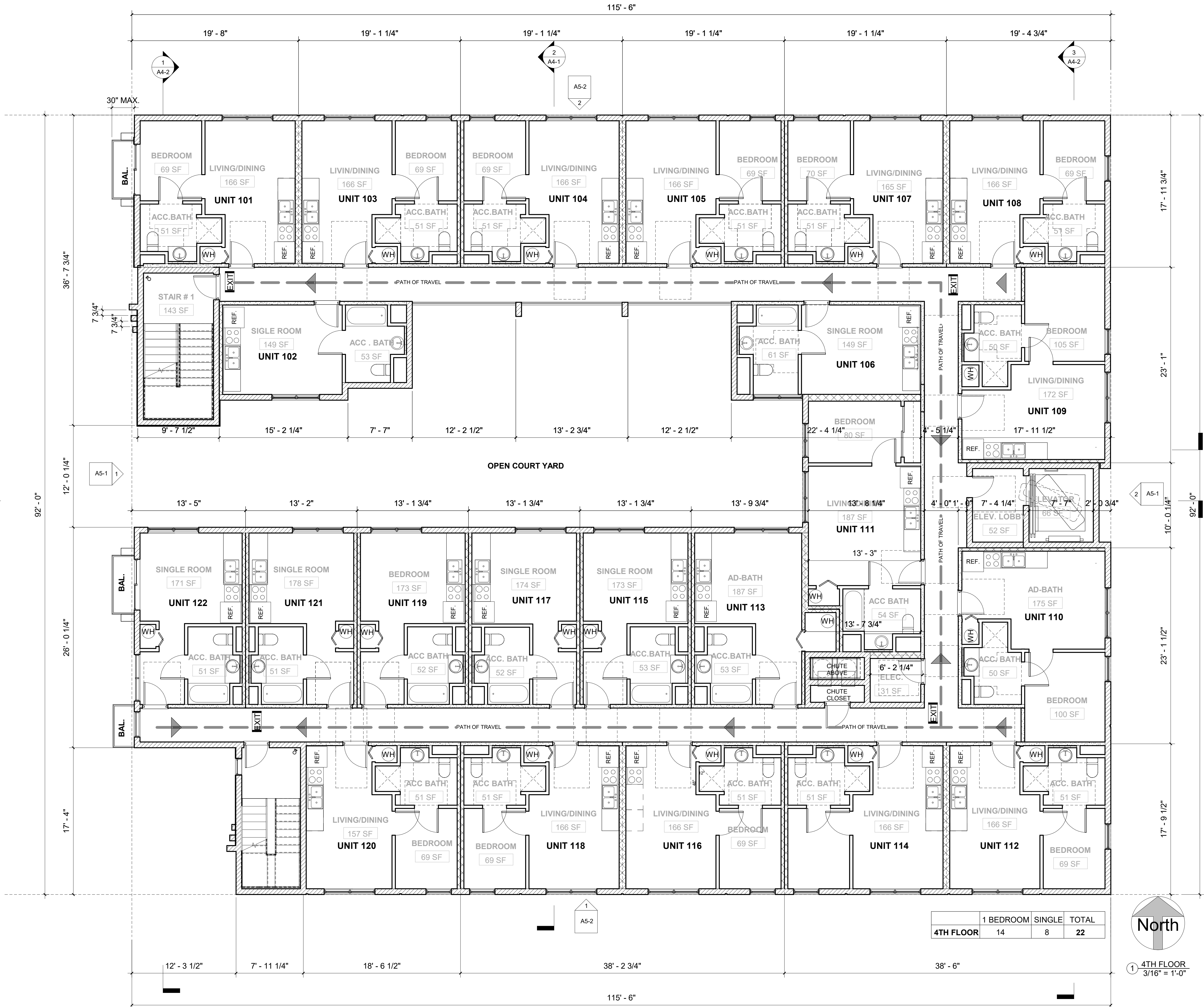


karim bagheri fard

Project Number 0508
Date JUNE/11/2024
Drawn By Author
Checked By Checker

A3-4
Scale 3/16" = 1'-0"

10/13/2024 5:22:23 PM



No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbafard@gmail.com
310-279 8799

SURVEY & CIVIL
NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818-999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818-341 1899

MEP CONSULTANT
JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818-757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING
RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818-518 6908

LANDSCAPE ARCHITECT
STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310-870 1018
e-mail



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

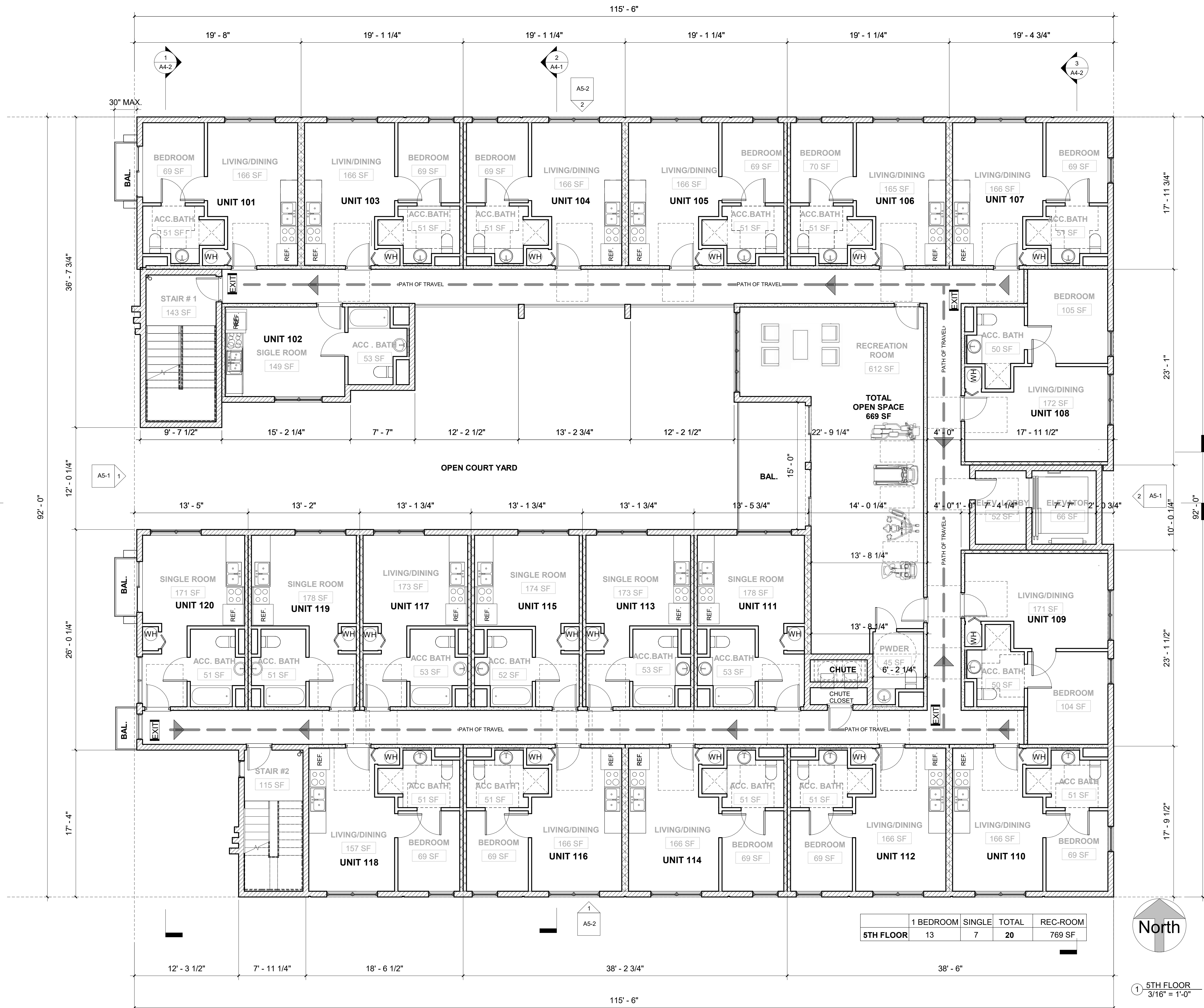
5TH FLOOR PLAN

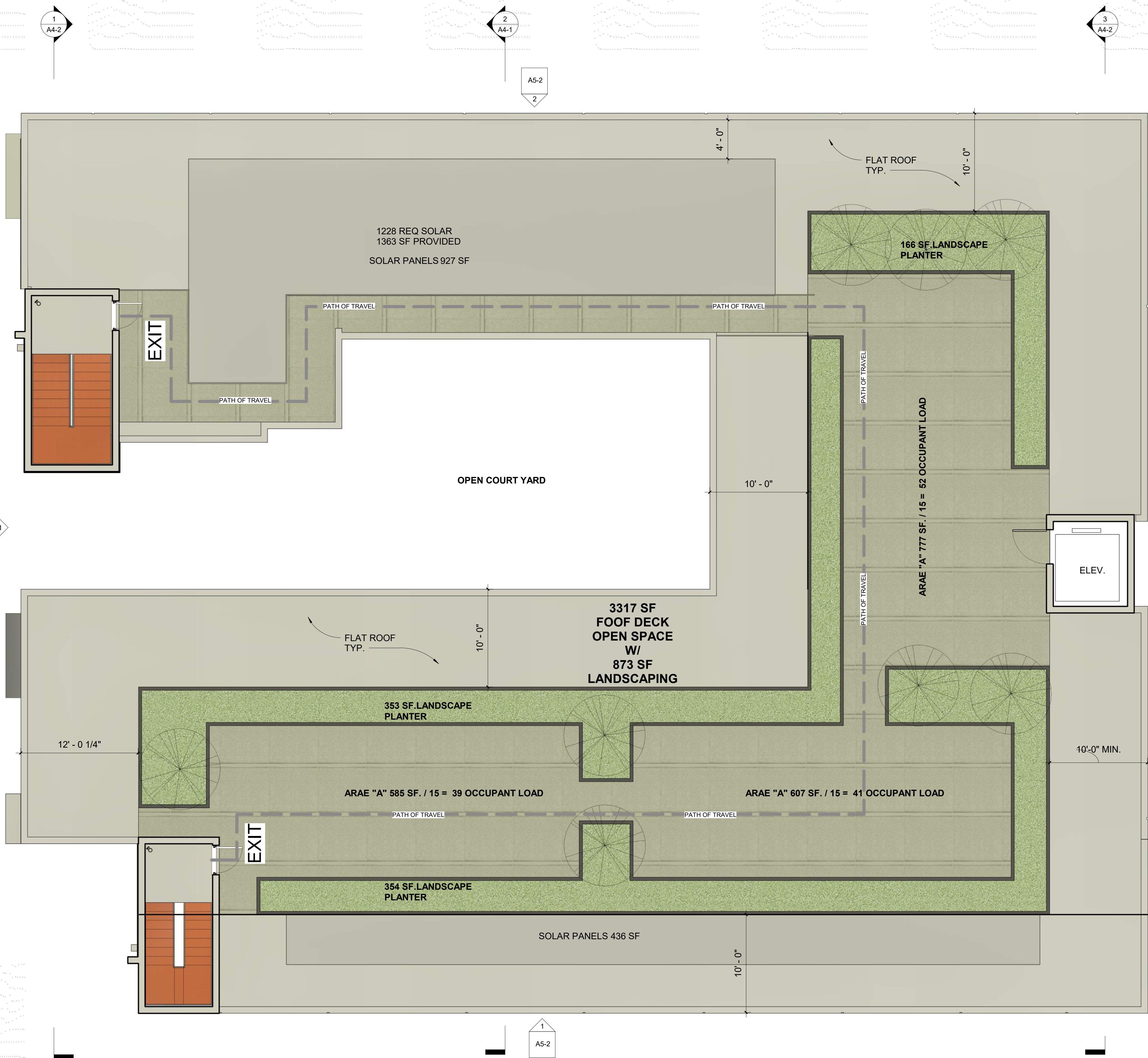


karim bagheri fard

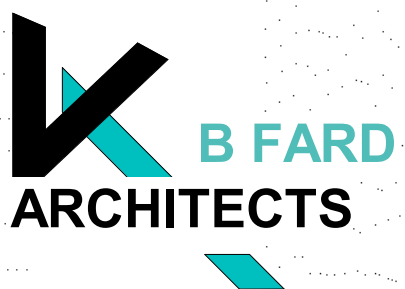
Project Number 0508
Date JUNE/11/2024
Drawn By Author
Checked By Checker

A3-5
Scale 3/16" = 1'-0"





No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbfard@gmail.com
310- 279 8799

SURVEY & CIVIL

NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818- 999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSTWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818- 341 1899

MEP CONSULTANT

JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONING.COM

STRUCTURAL ENGINEERING

RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT

STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail

DEVELOPMENT COMPANY



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

ROOF PLAN/OPEN
SPACE

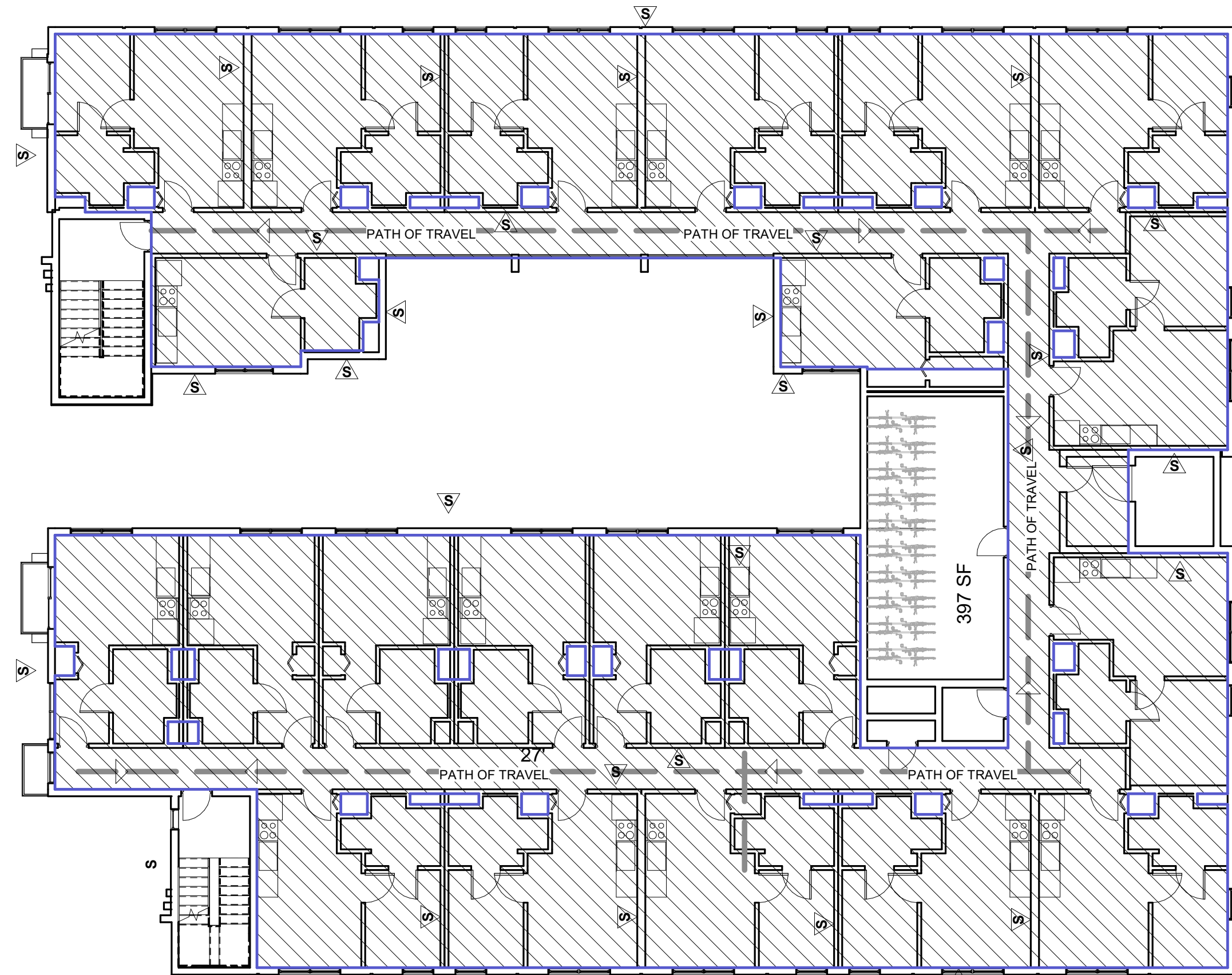
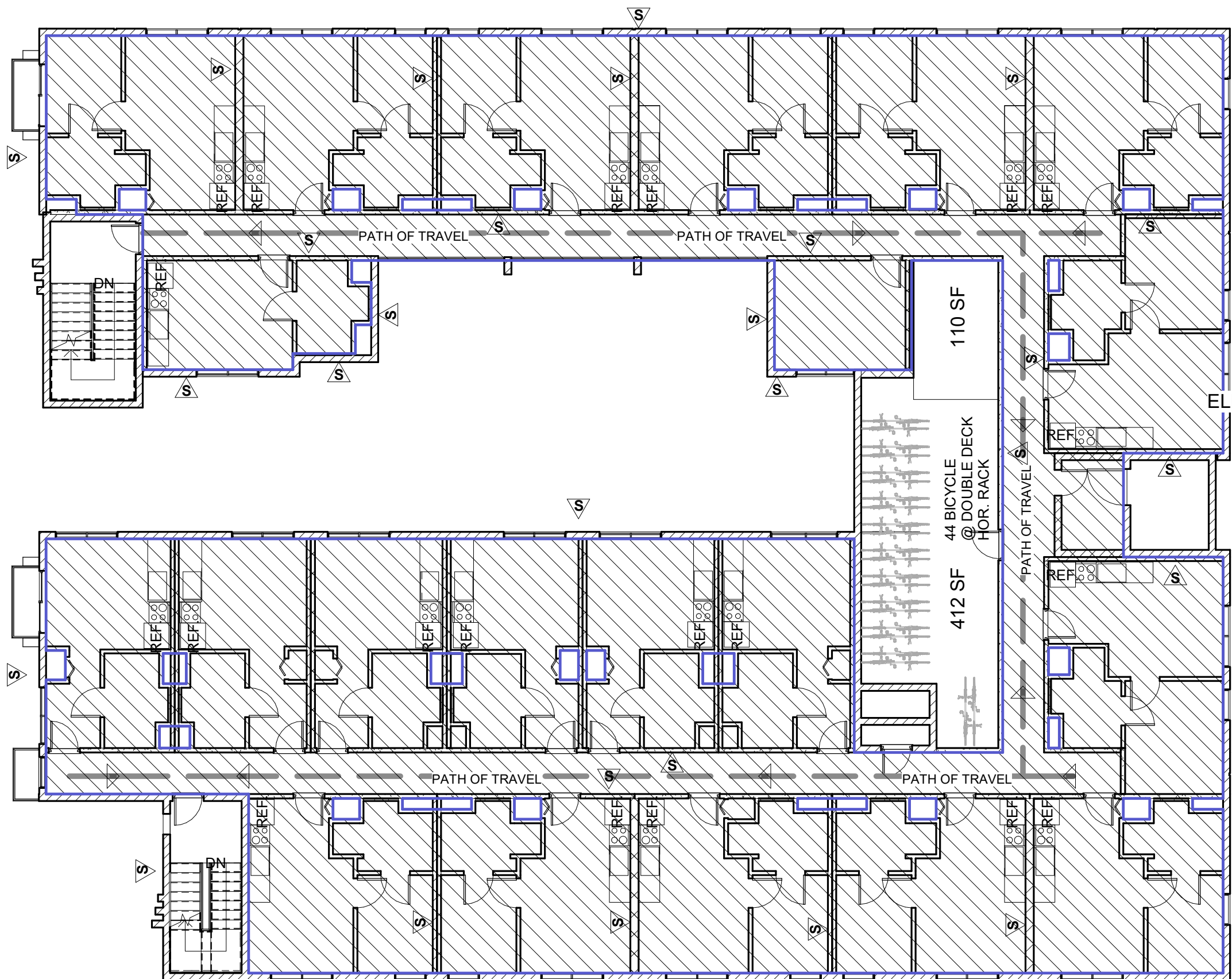
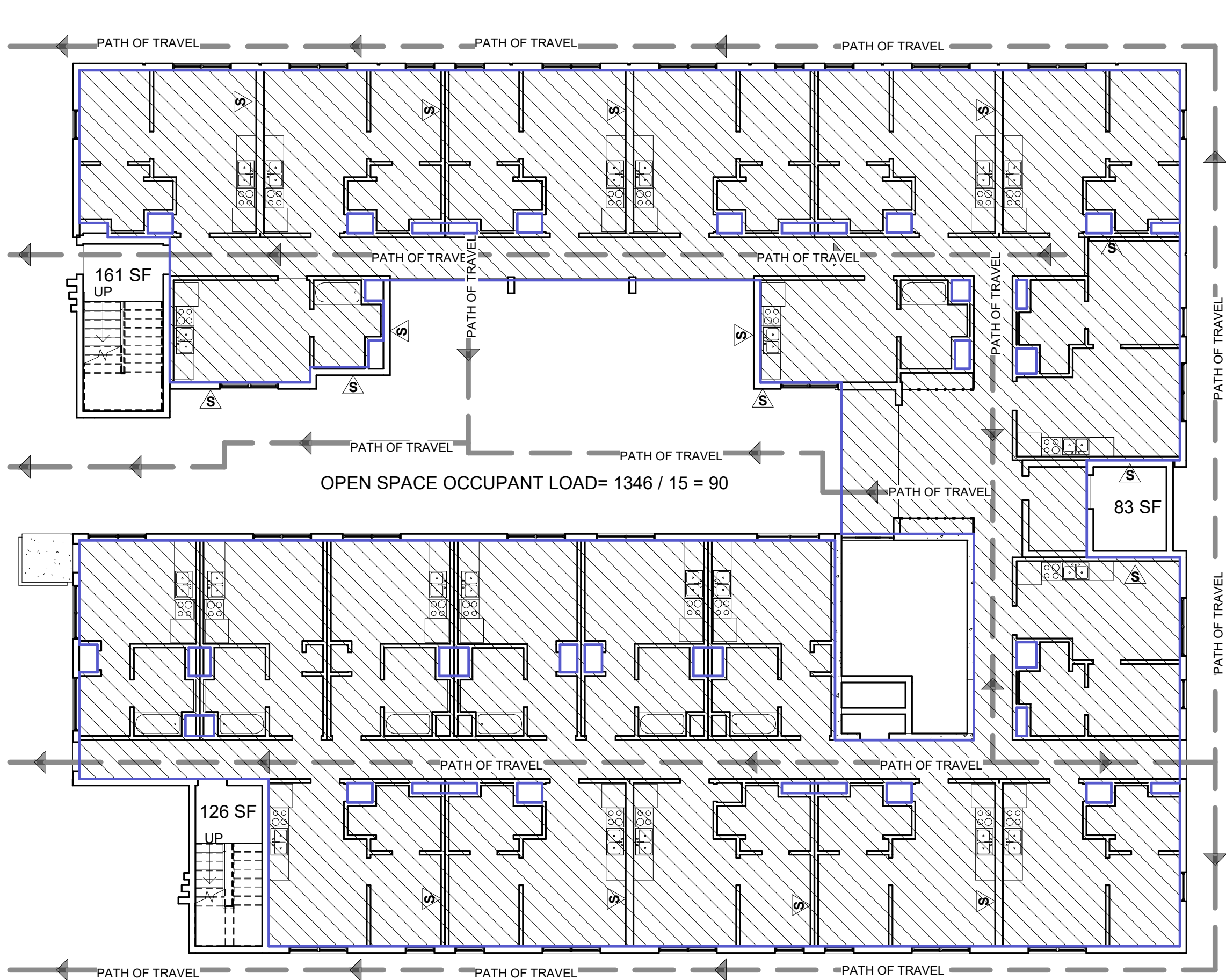


karim bagheri fard

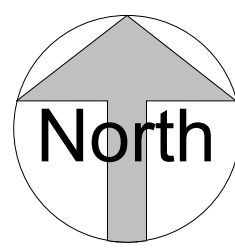
Project Number	0508
Date	JUNE/11/2024
Drawn By	Author
Checked By	Checker

A3-6

Scale 3/16" = 1'-0"



1ST FLOOR-EXIT TRAVEL & OCCUPANT
LOAD
3/32" = 1'-0"



OCCUPANT LOAD	
UNITS	40 PERSONS
REC-ROOM	90
5TH FLR TOTAL OCCUPANT LOAD	130 PERSONS

1ST FLOOR	
ZONING	7555 SF
BUILDING	7542 SF

1/16" = 1'-0"

2ND FLOOR-EXIT TRAVEL & OCCUPANT
LOAD
3/32" = 1'-0"

OCCUPANT LOAD	
UNITS	41 PERSONS
REC-ROOM	NONE
5TH FLR TOTAL OCCUPANT LOAD	41 PERSONS

1ST FLOOR	
ZONING	7255 SF
BUILDING	7542 SF

1/16" = 1'-0"

3RD FLOOR-EXIT TRAVEL & OCCUPANT
LOAD
3/32" = 1'-0"

OCCUPANT LOAD	
UNITS	41 PERSONS
REC-ROOM	NONE
5TH FLR TOTAL OCCUPANT LOAD	41 PERSONS

1ST FLOOR	
ZONING	7343 SF
BUILDING	7630 SF

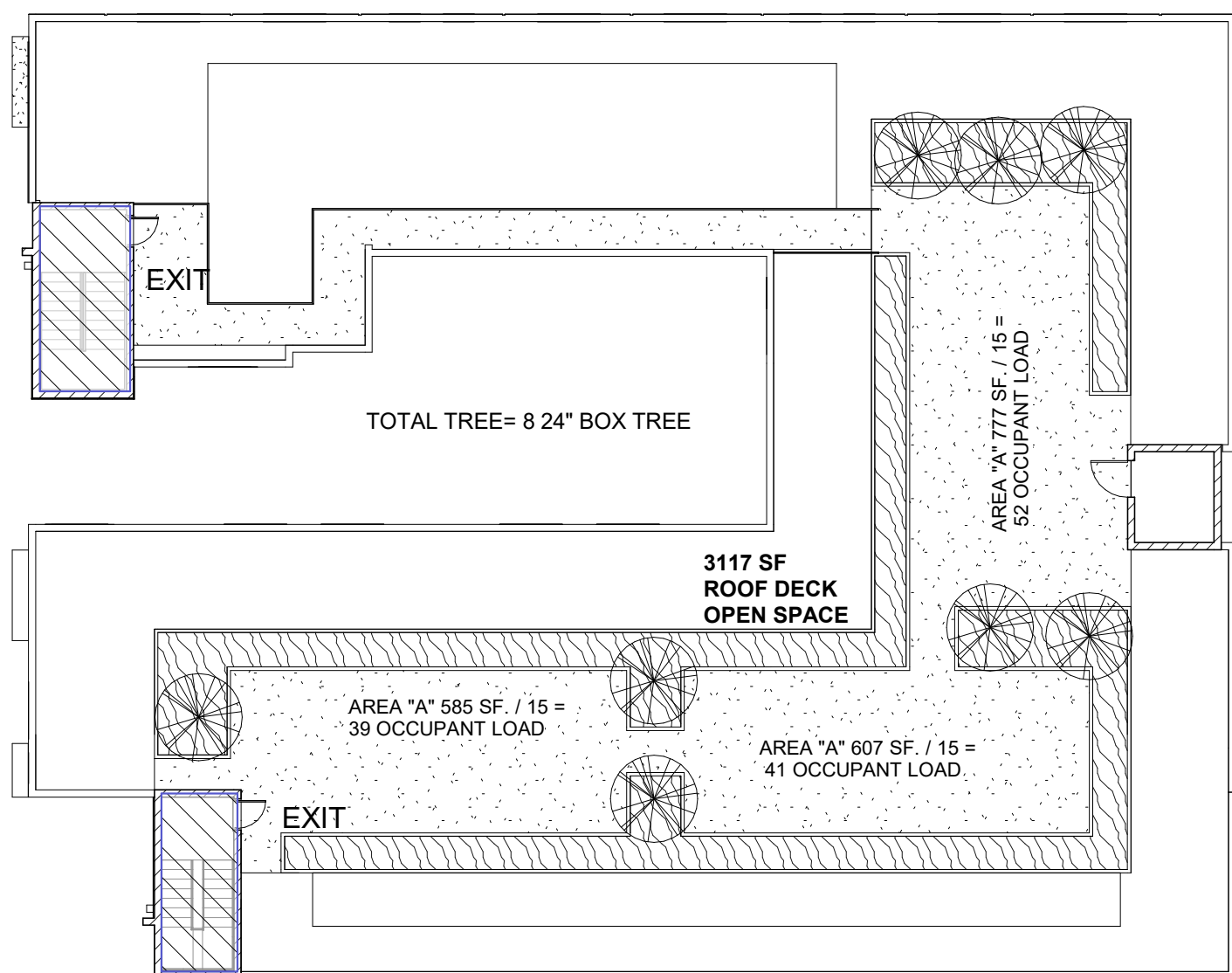
1/16" = 1'-0"

FLOOR AREA	OCCUP. LOAD
1ST FLOOR	130 PERSONS
2ND FLOOR	41 PERSONS
3RD FLOOR	41 PERSONS
4TH FLOOR	41 PERSONS
5TH FLOOR	87 PERSONS
ROOF OPEN SPACE	208 PERSONS
TOTAL OCCUPANT LOAD	548 PERSONS

COMMON PATH < 100' OK.
LARGEST OCCUPANT LOAD ON TYP FLOOR = 208 / 2 = 108 PERSONS
EXIT DOOR ARE TYP. 36" WIDE

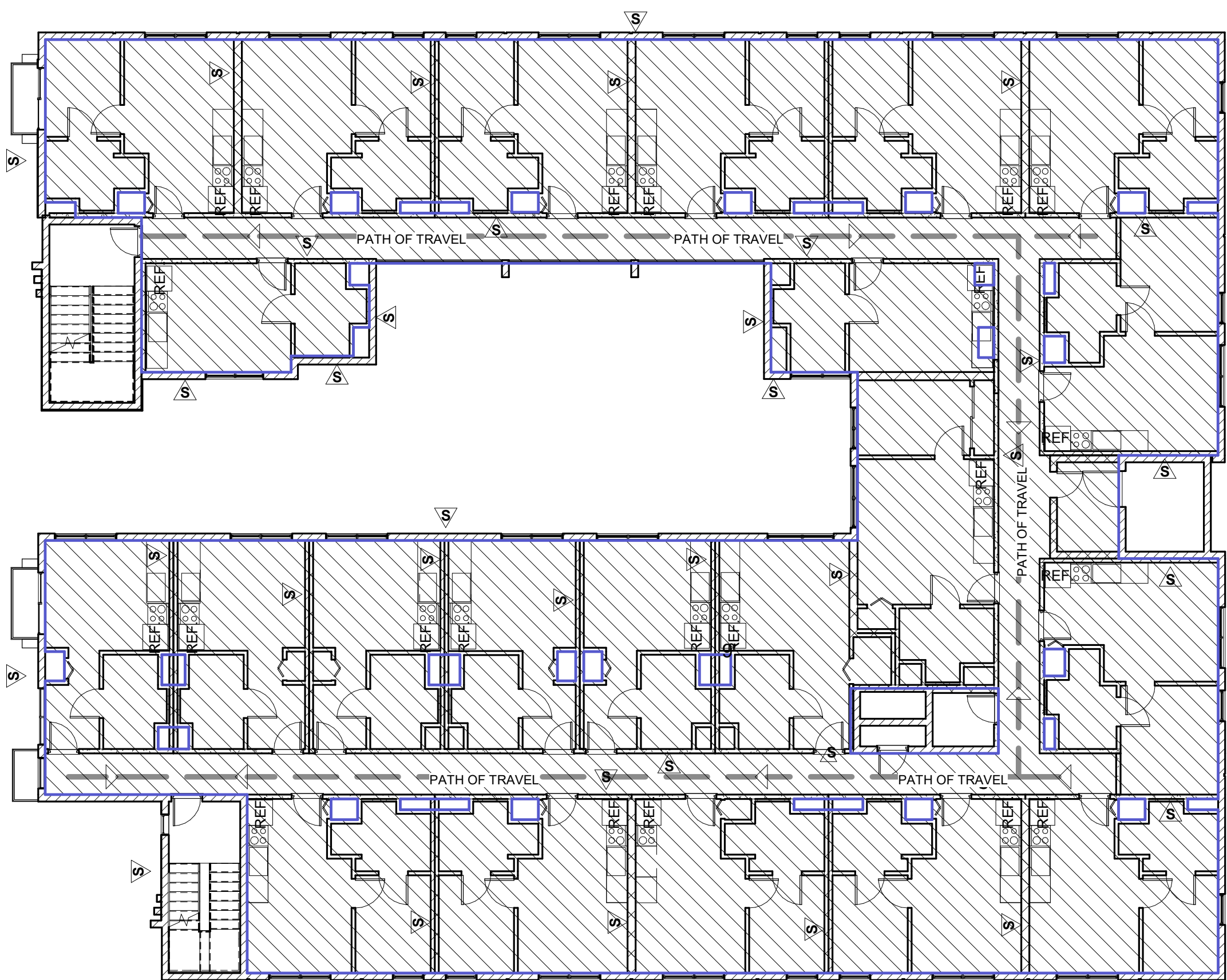
ACCESSIBLE DOORS SHALL PROVIDE MIN. 32" OPENING WHEN OPEN @ 90 DEGREE, 15lb MAX. PRESSURE TO OPEN

ITEM	CALC	WIDTH-REQ'D	PROVIDED
STAIR	104 X 0.3"	31.2"	36" & 48"
COMPONENT	104 X 0.2"	20.8"	48"
STAIRS FACTOR: 0.3" EGRESS COMPONENT: 0.2" EGRESS WIDTH CALC. 1005.1			
PROVIDED EXIT	2		
REQ'D. EXIT	2		



FLOOR AREA CALCULATION NOTES:
1-THE PURPLE LINE INDICATE THE LIMITS OF THE AREA CONSIDERED FOR EACH FLOOR AREA CALCULATION (PER PLANNING FLOOR AREA DEFINITION).
2-FOR FLOOR AREA PER ZONING, STAIRS' AREA ONLY AT 1ST FLOOR INCLUDED. SEE 1ST FLOOR HERE AND FIND THAT
THE STAIRS ARE COVERED WITH HATCHED LINE.
3-FOR BUILDING FLOOR AREA ALL STAIRS AREA ON ALL FLOOR INCLUDED.
4-FOR SCHOOL FEE, EXTERIOR WALLS INCLUDED BUT NOT FOR ZONING OR BUILDING AREA.
5-IF A AN AREA COVERED BY HATCHED LINE, MEANS THE AREA INCLUDED FOR FLOOR AREA CALC.

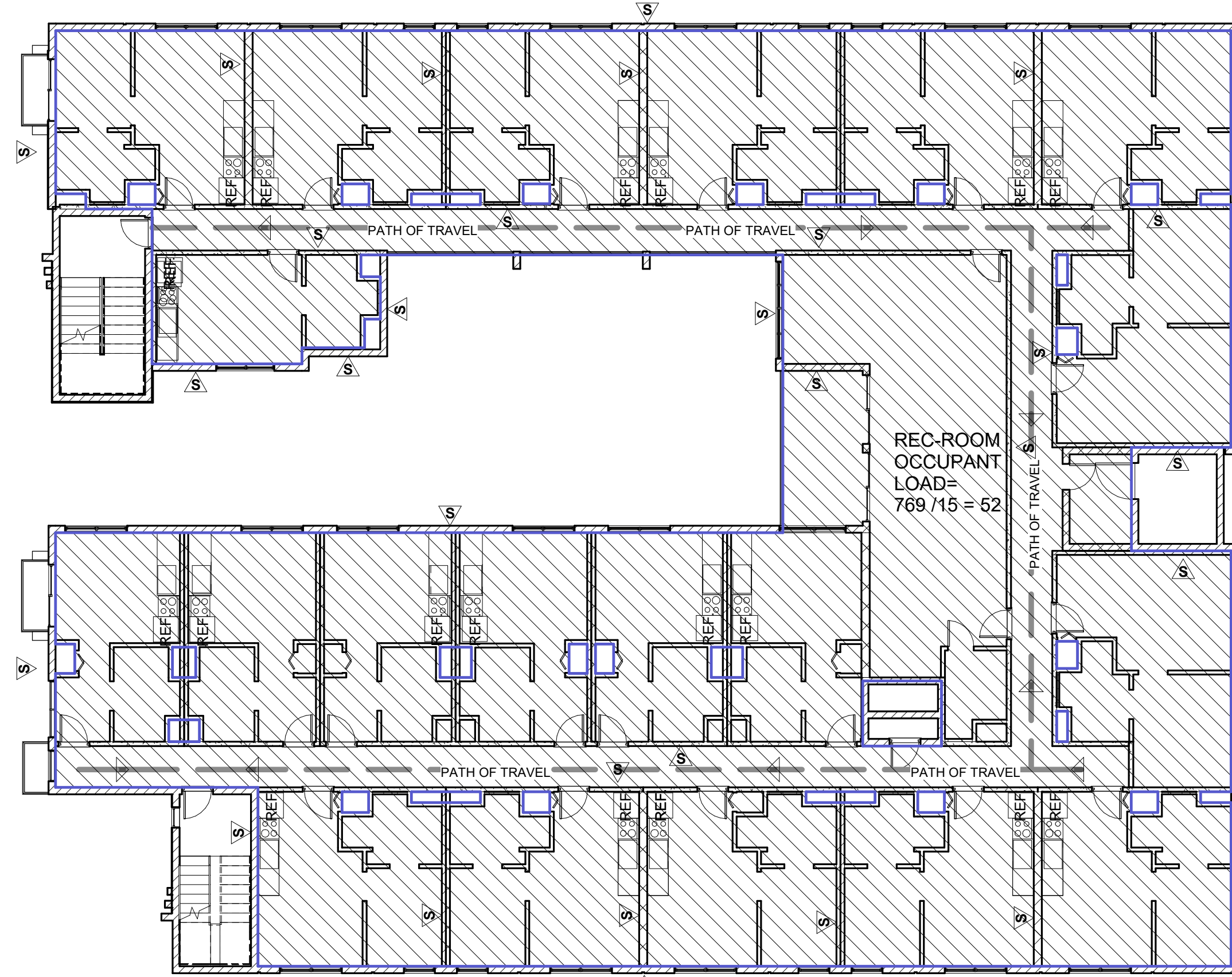
ROOF OPEN SPACE .EXIT TRAVEL DIST.
& OCCUP. LOAD
1/16" = 1'-0"



OCCUPANT LOAD	
UNITS	41 PERSONS
REC-ROOM	NONE
5TH FLR TOTAL OCCUPANT LOAD	41 PERSONS

1ST FLOOR	
ZONING	7770 SF
BUILDING	8057 SF

1/16" = 1'-0"



OCCUPANT LOAD	
UNITS	35 PERSONS
REC-ROOM	52 PERSONS
5TH FLR TOTAL OCCUPANT LOAD	87 PERSONS

1ST FLOOR	
ZONING	7555 SF
BUILDING	7842 SF

1/16" = 1'-0"

FLOOR AREA DEFINITION: PLANNING SECTION 12.03

FLOOR AREA. The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery; parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, Outdoor Dining Areas, and Basement storage areas. Buildings on properties zoned RA, RE, RS, and R1, except properties in the Coastal Zone which are not designated as Hillside Area, are subject to the definition of Residential Floor Area. (Amended by Ord. No. 158,073, Eff. 1/31/24.)

FLOOR AREA DEFINITION: BUILDING CODE

The area included within surrounding exterior walls, or exterior and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

FLOOR AREA PER BUILDING CODE INCLUDES ALL STAIRS' FLOOR AREA IN ALL FLOORS (161 SF STAIR #1 + 126 SF STAIR #2=287 SF)
HATCHED AREAS SHOW FLOOR AREA PER PLANNING DEFINITION

No.	Description	Date

KARIM BAGHERI-FARD
LIC # C-29280
kbafard@gmail.com
310-279 8799

SURVEY & CIVIL

NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818-999 9890

SOIL & GEOLOGY CONSULTANT

C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818-341 1899

MEP CONSULTANT

JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818-757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING

RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818-518 6908

LANDSCAPE ARCHITECT

STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310-870 1018
e-mail

DEVELOPMENT COMPANY

MORI
HOME

OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

FLOOR AREA
GRAPHICS-
OCCUPANT LOAD

karim bagheri fard

Project Number 0508

Date JUNE/11/2024

Drawn By Author

Checked By Checker

A3-7

Scale As indicated

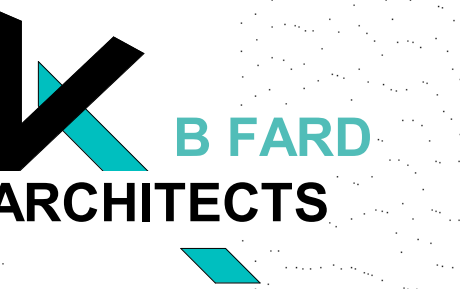


① Section 1
3/16" = 1'-0"



② Section 2
3/16" = 1'-0"

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbafard@gmail.com
310- 279 8799

SURVEY & CIVIL

NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818- 999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSTWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818- 341 1899

MEP CONSULTANT

JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818- 757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING

RAHIM JAHANIAN
RAHIM JAHANIAN@GMAIL.COM
818- 518 6908

LANDSCAPE ARCHITECT

STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310- 870 1018
e-mail

DEVELOPMENT COMPANY



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

SECTION



karim bagheri fard

Project Number 0508
Date JUNE/11/2024
Drawn By Author
Checked By Checker

A4-1

Scale 3/16" = 1'-0"

No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbford@gmail.com
310-279 8799

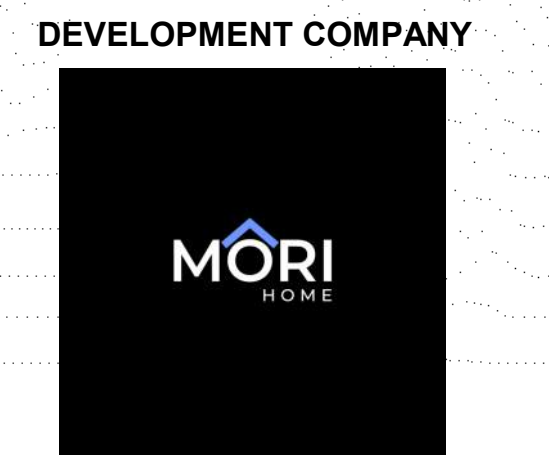
SURVEY & CIVIL
NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818-999 9890

SOIL & GEOLOGY CONSULTANT
C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818-341 1899

MEP CONSULTANT
JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818-757 1171
JAYMAFTONINC.COM

STRUCTURAL ENGINEERING
RAHIM JAHANIAN
RAHIM.JAHANIAN@GMAIL.COM
818-518 6908

LANDSCAPE ARCHITECT
STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310-870 1018
e-mail



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

SECTION



karim bagheri fard

Project Number 0508
Date JUNE/11/2024
Drawn By Author
Checked By Checker

A4-2
Scale As indicated





No.	Description	Date



KARIM BAGHERI-FARD
LIC # C-29280
kbfard@gmail.com
310-279 8799

SURVEY & CIVIL

NICK KAZEM, INC.
4966 TOPANGA VYN. BLVD.
WOODLAND HILLS CA, 91364
NKAZEMI@AOL.COM
818-999 9890

SOIL & GEOLOGY CONSULTANT

C.Y. GEOTECH, INC.
9428 ELTON AVE.
CHATSTWORTH, CA. 91311
CYGEOTECH@SBGGLOBAL.NET
818-341 1899

MEP CONSULTANT

JAY MAFTON & ASSOCIATE INC.
18340 VENTURA BLVD, SUITE 227
TARZANA CA, 91365
818-757 1171
JAYMAFTONING.COM

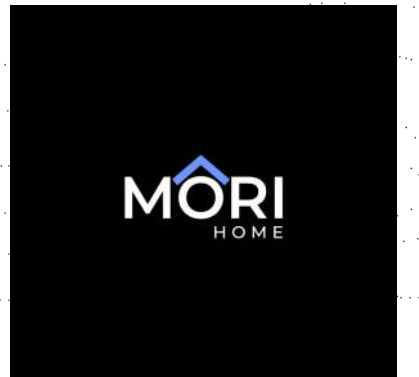
STRUCTURAL ENGINEERING

RAHIM JAHANIAN
RAHIMJAHANIAN@GMAIL.COM
818-518 6908

LANDSCAPE ARCHITECT

STOUT, DESIGN BUILD
12405 VENICE BLVD # 352
LOS ANGELES, CA 90066
310-870 1018
e-mail

DEVELOPMENT COMPANY



OWNER:ROOZBEH
TOORANI,
MARYAM
ZAVAREH

5922 N BUFFALO
AVE ,5924 N
BUFFALO AVE,
5924 1/2
BUFFALO AVE.
VAN NUYS
CA.91401

ELEVATION



karim bagheri fard

Project Number 0508

Date JUNE/11/2024

Drawn By Author

Checked By Checker

A5-2

Scale 3/16" = 1'-0"