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DIRECTOR'S DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES

December 17, 2020

Applicant/Owner
Isaac Wise Cohanzad
TAMARIND 1333 LP
11601 Santa Monica Boulevard
Los Angeles, CA 90025

Representative
Don Tolentino
TAMARIND 1333 LP
11601 Santa Monica Boulevard
Los Angeles, CA 90025

Case No.	DIR-2019-3141-DB
CEQA:	ENV-2019-3142-CE
Location:	1333, 1339 and 1343 North Tamarind Avenue
Council District:	13 – O'Farrell
Neighborhood Council	Hollywood Studio District
Community Plan Area:	Hollywood
Land Use Designation:	High Medium Residential
Zone:	[Q]R4-2
Legal Description:	Lots 112-114, GRIDER AND HAMILTON HOLLYWOOD TRACT
Last Day to File an Appeal:	January 04, 2021

DETERMINATION – Density Bonus/Affordable Housing Incentives Program

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 (Class 32 – Urban Infill), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

Approve the following two (2) incentives requested by the applicant for a project totaling 45 dwelling units, reserving four (4) units for Very Low Income household occupancy for a period of 55 years:

1. **Height.** An 11-foot increase in height to permit a height of 56 feet in lieu of the otherwise maximum permitted 45 feet, and
2. **Floor Area Ratio (FAR).** A 32-percent increase in floor area ratio to permit a floor area ratio of 3.95:1 in lieu of the otherwise permitted 3:1 FAR.

The Project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.

2. **Residential Density**. The project shall be limited to a maximum density of 45 residential units including Density Bonus Units.

3. **Affordable Units.** A minimum of four (4) units, that is 11 percent of the base dwelling units, shall be reserved as an affordable unit, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2).

4. **Changes in Restricted Units**. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (a-d).

5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make four (4) units available to Very Low Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.

6. **Incentives.**

    a. **Height**. A maximum building height of 56 feet may be provided in lieu of the maximum permitted 45 feet.
    b. **Floor Area Ratio (FAR).** A maximum floor area ratio of 3.95:1 may be provided in lieu of the maximum permitted 3:1 FAR.

7. **Automobile Parking**. Residential automobile parking shall be provided consistent with LAMC Section 12.22 A.25. Reductions in the required parking shall be consistent with the requirements of bicycle replacement pursuant to LAMC Section 12.21 A.4.

8. **Adjustment of Parking**. In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary,

and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

9. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.

10. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

Administrative Conditions

11. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

12. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

15. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

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

17. **Indemnification and Reimbursement of Litigation Costs.**

    Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The Project site consists of three rectangular lots with 150 feet of frontage along Tamarind Avenue, totaling approximately 19,511 square feet in lot area. The property is zoned [Q]R4-2 and is located within the Hollywood Redevelopment Plan (Redevelopment Plan) area. The project is for the demolition of two (2) single family dwellings and an after-the-fact demolition of one (1) single family dwelling and the construction of a new five-story, 55,261 square-foot residential building with 45 units and two subterranean levels for a total height of 56 feet. The demolition of the single family dwelling located on 1343 North Tamarind Avenue occurred in August 2019 without the required City-issued demolition permit. There will be 105 parking spaces in the two subterranean levels and 103 bicycle parking spaces. The project includes 8,167 square feet of open space comprised of a 600 square foot courtyard, 2,517 square feet of rear yard open space, a 3,100 square foot roof garden, and 1,950 square feet of private open space. The proposed project would be required to provide 90 automobile parking spaces pursuant to LAMC Section 12.21 A.4 (a). The project proposes 105 automobile parking spaces and 103 bicycle parking spaces.

The [Q]R4-2 Zone allows a density of one (1) dwelling unit per 400 square feet of lot area; however, the underlying “Q” Limitation adopted by Ordinance No. 169,525 restricts the density to one (1) dwelling unit per 600 square feet of lot area. This allows the Project Site to have a base density of 33 dwelling units according to the Zone. Height District 2 permits a Floor Area Ratio (FAR) of 6 to 1; however, the underlying “Q” Limitation adopted by Ordinance No. 169,525 restricts the base FAR to 3 to 1 and restricts the base height to 45 feet. The Project site is also located within the boundaries of the Hollywood Redevelopment Plan Area. The Redevelopment Plan designates the site as High Medium Residential, which permits 40 dwelling units for every 1 gross acre. Pursuant to Section 505 of the Redevelopment Plan, a “gross acre” is defined as the site area plus one half of any abutting street(s) and alley(s). This allows for a base density of 33 dwelling units according to Section 505 of the Redevelopment Plan.

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280 and 2222), the applicant is proposing to utilize Section 12.22 A.25 (Density Bonus) of the Los Angeles Municipal Code (LAMC), which permits a density bonus of 35 percent. This allows for 45 total dwelling units in lieu of the otherwise maximum density limit of 33 dwelling units on the property. A density bonus is automatically granted in exchange for the applicant setting aside a portion of dwelling units as restricted affordable units, in this case four (4) for habitation by Very Low Income Households for a period of 55 years.

Housing Replacement

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (AB 2556) which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects, first introduced by AB 2222. AB 2556 further defines “equivalent size” to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

LAMC Criteria

As permitted by LAMC Section 12.22 A.25, the applicant is requesting two (2) incentives that will facilitate the provision of affordable housing at the site: an 11-foot increase in the allowable height from 45 feet to 56 feet and a 32 percent increase in allowable floor area ratio from 3:1 to 3.95:1. Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

   The proposed building consists of a five-story residential building with street facade along Tamarind Avenue. As shown in "Exhibit A", the facade of the building provides an alternating pattern of recessed walls made up of tile and stucco of white and dark brown hues. The projecting glass balconies on the second, third, fourth and fifth floors provide sufficient breaks in the plane.

b. *All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.*

   The proposed project has approximately 150 linear feet of street frontage along Tamarind Avenue. The frontage provides architectural projections, white vinyl windows, and projecting balconies. The main entry on the east elevation along Tamarind Avenue is enhanced with trees and a driveway, providing pedestrian and vehicular access.

c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

   The project site is not located within a designated Historic Preservation Overlay Zone. In addition, the project site does not involve a property or structures that are designated as a City Historic-Cultural Monument or identified as a historic resource on SurveyLA, the Los Angeles Historic Resources Survey.

d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

   The project site is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

1. **Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:**

   a. *The Incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

   The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

   The list of on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

   The requested incentives, an increase in the maximum allowed height and an increase in the maximum floor area ratio, are expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside four (4) Very Low Income dwelling units for 55 years.

   Height Increase: The subject site is zoned [Q]R4-2 which allows a maximum height of 45 feet by-right from the "Q" Condition found in Ordinance 169,525. The height increase incentive permits an increase in the allowable height to a maximum of 56 feet. The project proposes a maximum of 56 feet. The project proposes a maximum height of 56 feet. The requested increase in height allows for an expanded building envelope.

   Floor Area Ratio: The subject site is zoned [Q]R4-2 which allows a maximum floor area ratio of 3:1 by-right from the "Q" Condition found in Ordinance 169,525. The floor area increase incentives permits an increase in the allowable floor area ratio to a maximum of 4.05:1. The project proposes a maximum of 3.95:1 floor area ratio. The requested increase in floor area allows for an expanded building envelope.

   b. *The Incentives will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

   There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant,

quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone, on the City of Los Angeles list of Historical-Cultural Monuments, or on SurveyLA, the Los Angeles Historic Resources Survey. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

The project site is located within the Hollywood Redevelopment Project Area; accordingly, the project has been reviewed for consistency and compliance with the Hollywood Redevelopment Plan. The project is consistent with the goals of the Redevelopment Plan, which seeks to provide housing options and increase the supply and improve the quality of housing for all income and age groups, especially for persons with low and moderate incomes and to provide home ownership opportunities and other housing choices which meet the needs of the resident population. Specifically, the project is also consistent with the relevant land use and development regulations of the Redevelopment Plan. The subject property is designated for residential land uses; the proposed 45-unit residential building is consistent with this land use designation, in accordance with Section 505 of the Redevelopment Plan. Therefore, the project will not conflict with the Hollywood Redevelopment Plan.

c. The Incentives are contrary to state or federal law.

There is no substantial evidence in the record that the proposed incentives are contrary to state or federal law.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject Project as Categorically Exempt under Section 15332 (Class 32), Case No. ENV-2019-3142-CE.

There are five (5) Exceptions, which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

The project site is located at 1333, 1339 and 1343 North Tamarind Avenue within the Hollywood Community Plan. There is not a succession of known projects of the same type and in the same place as the subject project at the time the case was filed on May 28, 2019, which is the CEQA baseline. The project proposes a 45-unit multi-family residential building in an area zoned and designated for such development. All adjacent lots are developed with multi-family buildings, and the subject site is of a similar size and slope to the nearby properties. The project proposes a maximum Floor Area Ratio (FAR) of 3.95:1 on a site that is permitted to have a maximum FAR of 3.0:1. The number of units and size is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. The project is located on Tamarind Avenue, between Fountain Avenue and Sunset Boulevard, which are not designated as a State Scenic Highway, nor are there any State designated Scenic Highways located near the project site. Therefore, the subject site will not create any impacts within a designated state scenic highway. Furthermore, based on a review of the California Department of Toxic Substances Control “Envirostor Database”, neither the subject site nor any site in

the vicinity, are identified as a hazardous waste site. The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument. Based on the Historic Redevelopment Survey released on January 28, 2020 and a Historic Resource Assessment Report from March 6, 2020, the Project site is not a historic resource. The Department of City Planning, Office of Historic Resources, reviewed the findings of the Historic Resource Assessment Report and confirmed that the two (2) existing single family dwellings and the one (1) demolished single family dwelling are not considered historic for purposes of CEQA per an email dated April 7, 2020. Based on this, the project is not of historic significance and therefore complies with this criterion.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
(c) The project site has no value as habitat for endangered, rare or threatened species;
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
(e) The site can be adequately served by all required utilities and public services.

The project is for the demolition of two (2) single family dwellings and an after-the-fact demolition of one (1) single family dwelling and the construction of a new five-story, 55,261 square-foot residential building with 45 units and a total height of 56 feet, on an approximately 19,511 square-foot lot. The demolition of the single family dwelling located on 1343 North Tamarind Avenue occurred in August 2019 without the required City-issued demolition permit. There will be 105 parking spaces in two subterranean parking levels and 103 bicycle parking spaces. The project proposes to grade 15,700 cubic yards of earth to construct the building. The project includes 8,167 square feet of open space comprised of a 600 square foot courtyard, 2,517 square feet of rear yard open space, a 3,100 square foot roof garden, and 1,950 square feet of private open space. As a 45-unit residential building and a project, which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project site is located within the Hollywood Community Plan Area and the Hollywood Redevelopment Plan (Redevelopment Plan) area. The site is zoned [Q]R4-2 and has a Land Use Designation of High Medium Residential under both the Hollywood Community Plan Area and the Hollywood Redevelopment Plan area. The subject site is wholly within the City of Los Angeles, on a site that is approximately 19,500 square feet (0.46 acres). Lots adjacent to the subject site are developed with multi-family residential uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Based on a tree report prepared on February 28, 2019 by Shelley Sparks, ISA Certified Arborist #WE-10883A, there are 20 non-protected trees on the site and one (1) *Quercus Agrifolia* tree that does not qualify for protected tree consideration because of its size. The project proposes to remove three (3) *Schinus Terebinthifolius* trees that are located within the public right of way and provide six (6) new 24-inch box replacement trees subject to the approval of the Urban Forestry Division. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, and stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria

established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a 45-unit multi-family residential building will be on a site that has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "the availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all Low and Very Low Income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

California State Assembly Bill 2222 went into effect January 1, 2015, and with that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Director's Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions to be filed with the County of Los Angeles prior to granting a building permit on the project.

Assembly Bill 2222 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22

A.25 creates a procedure to waive or modify Zoning Code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential developments.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

FINANCIAL ANALYSIS/PRO-FORMA

Pursuant to the Affordable Housing Incentive Density Bonus provisions of the LAMC (Section 12.22 A.25), proposed projects that involve on-menu incentives are required to complete the Department's Master Land Use Permit Application form, and no supplemental financial data is required. The City typically has the discretion to request additional information when it is needed to help make required findings. However, the City has determined that the level of detail provided in a pro forma is not necessary to make the findings for on-menu incentives. This is primarily because each of the City's eight on-menu incentives provides additional buildable area, which, if requested by a developer, can be assumed to provide additional project income and therefore provide for affordable housing costs. When the menu of incentives was adopted by ordinance, the impacts of each were assessed in proportion to the benefits gained with a set-aside of affordable housing units. Therefore, a pro-forma illustrating construction costs and operating income and expenses is not a submittal requirement when filing a request for on-menu incentives.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his

successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than $1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at http://planning.lacity.org.

Planning Department public offices are located at:

Downtown Office *Figueroa Plaza* *201 North Figueroa Street, 4th Floor* *Los Angeles, CA 90012* *(213) 482-7077*	*Valley Office* *Marvin Braude Constituent Service Center* *6262 Van Nuys Boulevard, Suite 251* *Van Nuys, CA 91401* *(818) 374-5050*	*West Los Angeles Office* *1828 Sawtelle Boulevard, 2nd Floor* *Los Angeles, CA 90025* *(310) 231-2901*

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at http://planning.lacity.org or by calling (213) 482-7077, (310) 213-2901, or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review

of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Vincent P. Bertoni, AICP
Director of Planning

Approved by:

Jane Choi

Jane Choi, AICP, Principal City Planner

Reviewed by:

Deborah Kahen

Deborah Kahen, AICP, Senior City Planner

Prepared by:

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GENERAL NOTES

A. GENERAL

1. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE ___2017___ EDITION OF THE ___LOS ANGELES___ BUILDING CODES AND ORDINACES OF THE STATE OF CALIFORNIA.
2. ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR BEFORE HE BEGINS HIS WORK. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR BEFORE CONSTRUCTIONS BEGINS.
3. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTE THAT DIMENSIONS ARE TO CENTER LINE OR FACE OF FINISH MATERIAL.
4. THE BUILDINGS REQUIRE FIRE PROTECTION AS FOLLOWS:(SEE CODE ANALYSIS)
   A. FIRE EXTINGUISHERS-PORTABLE TYPE 2A. SHALL BE PROVIDED. DISTANCE FROM APARTMENT ENTRY DOOR TO FIRE EXTINGUISHER SHALL BE 75' MAXIMUM PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
   B. PROVIDE FIRE EXTINGUISHER WITH A RATING OF 10BC FOR GARAGE.
5. MECHANICAL VENTILATION: ALL BATHROOMS, TOILET ROOMS, POWDER ROOMS AND LAUNDRY ROOMS SHALL BE VENTILATED TO PROVIDE A COMPLETE CHANGE OF AIR 5 TIMES PER HOUR. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE. FAN SHALL BE OPERATED FROM A LIGHT SWITCH. THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
6. LEGAL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT HARDWARE SHALL BE OF AN APPROVED TYPE, DEAD OR FLUSH BOLTS (THUMBS OPERATED) AND SIMILAR DEVICES ARE PROHIBITED.
7. PROVIDE 2-HOUR CONSTRUCTION BEHIND ALL TUBS LOCATED ADJACENT TO 2-HOUR FIRE DIVISION WALLS.
8. EXIT / ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2' BELOW THE THRESHOLD AND HAVE A LENGTH NOT LESS THAN (36")(44")(60"HCD)
9. PROVIDE ULTRA LOW FLUSH WATER CLOSETS (1.6 GAL/FLUSH MAX) AND LOW FLOW SHOWER HEADS WITH A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
10. TRENCHES OR EXCAVATIONS OF 5 CYS MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL OBTAIN THE NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
11. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
12. NO MEDICINE CABINETS, ELECTRIC PANELS, VENTS, OR WALL HEATERS SHALL PIERCE 2-HOUR DIVISION WALLS.
13. PROVIDE APPROVED STUCCO WEEP SCREEDS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH GRADE.
14. BATHROOM FLOORS OVER WOOD SHALL HAVE WATER-PROOF PROTECTION PROVIDE RESILIENT FLOORING OVER 15# FELT BONDED TO PLYWOOD SUBFLOOR.
15. "AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING ON STRUCTURE CONTAINING THE FUEL GAS PIPING."
16. ALL EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE 26 GA G.I. MINIMUM.
17. ALL PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR BEFORE COVERING.
18. FIRE BLOCK AT MID-HEIGHT WALLS OVER 8'-0" HIGH.
19. COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS REQUIRE BY CODE.
20. PROVIDE 6" HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE AND WINDOWS WITHIN 5'-0" OF FLOOR OF SHOWER OR BATHTUB FLOOR.
21. CONDUCT ALL ROOF DRAINAGE UNDER SIDEWALK TO STREET BY MEANS OF AN APPROVED NONERODE DEVICE.
22. BATHTUB AND SHOWER UNITS, INCLUDING BACKING, SHALL BE OF TYPE APPROVED BY THE PLUMBING DEPARTMENT.
23. TELEVISION ANTENNA SHALL BE LOCATED 7' ABOVE FLAT ROOFS.
24. ALL STAIRS SHALL HAVE 8" MAXIMUM RISE AND 9" MINIMUM TREAD (7" RISE AND 11" TREADS AT PUBLIC STAIRS.)
25. PROVIDE U.L. APPROVED SMOKE AND FIRE DETECTORS WITHIN 12' OF CEILING AND WERE SHOWN ON PLANS. HARD WIRED WITH BATTERY BACK UP.
26. PROVIDE SMALL APPLIANCE CIRCUITS IN KITCHEN - 12 OUTLET MAX ON 20 AMP SERVICE - 9 OUTLETS MAX ON 15 AMP CIRCUIT.
27. ANTI-GRAFFITI COATING BY GENESIS COATINGS, INC (LA RR#25042-T) FOR LOWER 9'-0" OF BUILDING
28. 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 6 INCHES.
29. AN AITC CERTIFICATE OF INSPECTION FOR ALL GLUED LAMINATED TIMBER SHALL BE SUMITTED TO A BUILDING AND SAFTEY DIVISION INSPECTOR PRIOR TO ERECTION.

B. SECURITY

GENERAL:

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.
2. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES.

DOORS:

3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1-DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR.
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE PORTIONS AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT(LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES.
7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLTS SHALL NOT BE SEPARATED BY MORE THAN 6 INCHES.
9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH.
10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
11. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTION 6717.1.
12. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BLOTTED, HARDENED STEEL HASPS, METAL SUDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED.
13. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. UNLESS THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MINIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.

WINDOWS:

14. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ON DIMENSION OF 6" OR LESS. WHICH ARE LOCATED WITHIN 12 FEET IN UNCONDITIONED SPACE.
15. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GUDS WITH SCREWS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.
16. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
17. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN (6717.0).
18. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS.
19. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION.
20. PROVIDE SECURITY LIGHTING FOR GARAGE AND/OR EXTERIOR PARKING AREA SERVING DWELLING UNITS OR GUESTROOMS AND FOR RECREATION ROOM, SERVICE ROOMS ACCESSORY TO APARTMENT HOUSES, AND AT EVERY DOOR IN A SECURITY OPENING. SECURITY LIGHTING SHALL HAVE A SURFACE ILLUMINATION OF 0.2 FOOT-CANDLES AT THE FLOOR LEVEL.
21. WINDOWS IN CORRIDOR WALLS SHALL BE PROTECTED BY FIXED GLASS OF ½ HR RATING IN STEEL FRAMES. TOTAL AREA OF WINDOW IN A CORRIDOR SHALL NOT EXCEED 25% OF THE AREA OF A COMMON WALL WITH ANY ROOM.

C. ENERGY INSULATION

1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.
2. INSULATION INSTALLER SHALL POSTIN A CONSPICOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUB CHAPTER 4, ARTICLE 3.
3. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
4. DOORS AND WINDOWS BETWEEN CONDITIONED SPACES AND OUTSIDE OR UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.
5. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS LISTED IN TABLE 2-53V FOR THE ENERGY REGULATIONS.
6. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
7. CAULK AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE.
8. CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
9. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE 1997 CITY OF LOS ANGELES MECHANICAL CODE. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE
10. STORAGE TYPE WATER HEATERS AND STORAGE TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER, UNLESS SO INTERNALLY INSULATED.
11. PROVIDE MINIMUM R-3 INSULATION ON WATER HEATER INLET AND OUTLET PIPE FOR FIRST FIVE FEET IN UNCONDITIONED SPACE.
12. INSULATE RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES.
13. GAS FIRED HOUSEHOLD HEATING AND COOLING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH THE APPLIANCE EFFICIENCY STANDARDS
14. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 25 LUMENS / WATTS (SPECIFY FLUORESCENT LIGHTING).

D. SOUND TRANSMISSION CONTROL

1. DOORS TO UNIT FROM INTERIOR CORRIDORS AND FIRE-RATED SHAFT ENCLOSURESARE REQUIRED TO HAVE A MIN. STC RATING OF 26, LAMINATED 1 3/4" SOLID CORE DOORS WITH RESILIENT STOPS AND GASKETS MEET THIS REQUIREMENT. DOORS MUST BE SELF/AUTO-CLOSING UPON SMOKE DETECTION.
2. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (TV, TELEPHONE, AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
3. CARPETS OR SIMILAR SURFACE MATERIALS WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLYBY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.
4. AN APPROVED PERMANENT RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED OR INSULATED.
5. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR, CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
6. 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 MIN. 1/4" THICK APPROVED RESILIENT MATERIAL. VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
7. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATH ROOMS NEED NOT BE LINED.)
8. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO ___A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE ___OR DUCT PENETRATES A FLOOR ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR ASSEMBLY FROM WITHIN A WALL. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE PIPE, GAS LINE OR ELECTRICAL CONDUIT.
9. WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED ON SOUND RATED PARTITIONS.

E. FIRE DEPARTMENT NOTES

1. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 10BC WITHIN 75 TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION.
3. ROOF OBSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, AND RADIO TRANSMISSION SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS.
4. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.
5. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 75. (CLASS II)
6. INTERIOR WALL AND CEILING FINISHES FOR ENCLOSED STAIR WELLS SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 25 (CLASS I)
7. EXIT CORRIDORS AND EXTERIOR EXIT BALCONIES SHALL BE A MINIMUM OF 44" WIDE. (TITLE 24)
8. AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 44" SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY.
9. ALL EXITS MUST BE CONTINUOS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY OR AN APPROVED REFUGE AREA. (TITLE 24, C.A.C.)
10. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPLIANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. 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.
11. A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE. PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
12. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
13. PROVIDE AN APPROVED SPARK ARRESTER, AS PER LAMC 57.02.02 FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE DEVICE WHICH USES FUEL BURNING MATERIALS.
14. 1-TWO-WAY RADIO COMMUNICATION SYSTEM TO BE PROVIDED PER LAFC SEC.510

F. NOTES:

1. THE ENERGY CERTIFICATE OF COMPLIANCE SHALL BE MADE A PART OF THESE PLANS.
2. USE SOLID JOINTS @ ALL TUBS.
3. CONTRACTOR SHALL OBTAIN "X" PERMIT FOR ALL ROOF DRAINS CONSTRUCTION UNDER SIDEWALK AND THRU CONC. CURB FROM DEPT. OF PUBLIC WORKS.
4. WATER HEATER MUST BE STRAPPED TO WALL.
5. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECT. 716.3.1:
   A. DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION 715.11
   B. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES & EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE.
   C. DUCTS PENETRATING SHAFTS (SEE EXCEPTIONS)
   D. DUCTS PENETRATING FIRE PARTITIONS AND FIRE RATED CORRIDOR WALLS. 716.6.4
   E. DUCTS PENETRATING SMOKE BARRIERS. 716.5.5
   F. DUCTS PENETRATING HORIZONTAL ASSEMBLIES. 716.6
6. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 300.7
7. COMPLIANCE W/ CHAPTER 67" IS REQD AT DOOR(S) TO INDIVIDUAL UNITS, AT EXTERIOR DOORS TO THE MAIN BLDG., AT DOORS BETWEEN THE R-1 AND B-3 OCCUPANCIES AND AT ALL DOORS TO THE GROUP B/PARKS OCCUPANCY.
8. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECT. SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECT. CODE AND PROVIDE ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
9. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATOR SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR GROUP 1, DIV. 1.1 AND 1.2 OCCUPANCIES AND FOR ALL OTHER OCCUPANCIES WHERE THE MEANS OF EGRESS SYSTEM SERVES AN OCCUPANT LOAD PF 100 OR MORE.
10. CONTENOUS DRYWALL BEHIND ALL TUBS IS REQD UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HR. BUILDINGS.
11. CONTINOUS DRYWALL IS REQUIRED BEHIND ALL ELECT. SERVICE PANELS, FIRE HOUSES AND MEDICINE CABINETS.
12. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND W/ 5/8" TYPE 'X' DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
13. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS IN CONFORMING TO THE REQUIREMENTS OF SECTION 1003.2.8. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH AND LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
14. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINTED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINTED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED & LABELED AND INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S INSTRUCTIONS
15. A SIGN ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1" LETTERING STATING: " THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." WILL BE POSTED.
16. ALL ELEVATOR PITS SHALL BE EQUIPPED WITH A DRAIN TO PREVENT THE ACCUMULATION OF WATER. THE WATER AND OTHER LIQUIDS COLLECTED IN THE BOTTOM OF AN ELEVATOR SHAFT MAY NOT BE DISCARGED TO THE SANITARY SEWER OR STORM DRAIN.
17. THIS BUILDING AND GARAGE MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING W/ NFPA-13. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING SECTION PRIOR TO INSTALLATION.

SYMBOLS

- ELEVATION LETTER / SHEET WHERE DRAWN
- PLAN,SECTION OR DETAIL NUMBER / SHEET WHERE DRAWN
- DOOR TYPE
- WINDOW TYPE
- SECURITY OPENING
- WOOD STUD PARTITION
- 1-HOUR FIRE RESISTIVE CONSTRUCTION
- HARD WIRED STATE FIRE MARSHALL APPROVED SMOKE DETECTOR W/ BATTERY BACKUP, LOW BATTERY SIGNAL, AND WITH APPROVED CARBON MONOXIDE ALARM.
- DOUBLE RECEPTICAL @+12" U.O.N.
- DOUBLE RECEPTICAL - 1/2 HOT
- DOUBLE RECEPTICAL - GFI
- WALL MOUNTED LT. FIXT.
- FLUOR. FIXT.
- CEILING MOUNTED LT. FIXT.
- RECESSED LT. FIXT.
- TELEPHONE JACK
- EXHAUST FAN - SEE NOTE 5A /A1
- TV OUTLET
- EXIT SIGN - SEE NOTES F13&14/A1

ABBREVIATIONS

A.C.	ASPHALT CONCRETE	DWG.	DRAWING	H.W.	HOT WATER	RES.	RESAWN
AC.	ACOUSTIC TILE	DWR.	DRAWER	HWD.	HARDWOOD	R.V.	ROOF VENT
ADJ.	ADJUSTABLE	E.J.	EXPANSION JOINT	I.D.	INSIDE DIMENSION	RWD	REDWOOD
ALUM.	ALUMINUM	ELEV.	ELEVATION	INT.	INTERIOR	S.	SINK
A.T.	ASPHALT TILE	ELEC.	ELECTRIC	JAN.	JANITOR	S.B.	SPLASH BLOCK
BD.	BOARD	EL.	ELEVATOR	LAV.	LAVATORY	SH.	SHELF
BLDG.	BUILDING	EQUIP.	EQUIPMENT	L.P.	LOW POINT	SHT.	SHEET
BLKG.	BLOCKING	EXIST.	EXISTING	L.V.	LOUVER VENT	SHTG.	SHEATHING
B.M.	BENCH MARK	EXT.	EXTERIOR	LT.	LIGHT	SPECS.	SPECIFICATIONS
BOT.	BOTTOM	F.D.	FLOOR DRAIN	MAX.	MAXIMUM	S.S.	SERVICE SINK
BR.	BRICK	F.E.	FIRE EXTINGUISHER	M.C.	MEDICINE CABINET	SECT.	SECTION
CAB.	CABINET	F.G.	FINISH GRADE	M.C.B.	METAL CORNER BEAD	STD.	STANDARD
C.B.	CATCH BASIN	F.H.C.	FIRE HOUSE CABINET	M.H.	MANHOLE	STL.	STEEL
CEM.	CEMENT	F.J.	FLOOR JOIST	MET.	METAL	STPG.	STRIPPING
C.I.	CAST IRON	FIN.	FINISH	MFR.	MANUFACTURER	SQ.	SQUARE
CLR.	CLEAR	FLR.	FLOOR	MIN.	MINIMUM	T.C.	TOP OF CURB
C.J.	CEILING JOIST	F.L.	FLOW LINE	M.	MIRROR	T & G	TONGUE & GROOVED
CLG.	CEILING	F.O.C.	FACE OR CONCRETE	MISC.	MISCELLANEOUS	TH.	THICK
COL.	COLUMN	F.O.M.	FACE OF MASONRY	M.O.	MASONRY OPENING	THRES	THRESHOLD
COMPO.	COMPOSITION	F.O.S.	FACE OF STUDS	N.I.C.	NOT IN CONTRACT	TEL.	TELEPHONE
CONC.	CONCRETE	F.S.	FLOOR SINK	OB.	OBSCURE	T.PL.	TOP OF PLATE
CONT.	CONTINUOUS	FT.	FOOT	O.C.	ON CENTERS	TR.	TRANSOM
CORR.	CORRUGATED	FUR.	FURRING	O.F.	OVER FLOW	TRANS.	TRANSFORMER
CSK.	COUNTERSUNK	GA.	GAUGE	OPNG.	OPENING	T.O.W.	TOP OF WALL
C.W.	COLD WATER	GALV.	GALVANIZED	PART	PARTITION	TYP.	TYPICAL
DET.	DETAIL	G.I.	GALVANIZED IRON	PL.	PLATE	V.	VENT
D.F.	DRINKING FOUNTAIN	GL.	GLASS GLAZING	PLAS.	PLASTER	VERT.	VERTICAL
DIA.	DIAMETER	GR.	GRADE	PLY.	PLYWOOD	W.C.	WATER CLOSET
DIM.	DIMENSION	GYP.	GYPSUM BOARD	P.P.	POWER POLE	WD.	WOOD
DIV.	DIVISION	H.B.	HOSE BRIBE	R.	RISER-RADIUS	WARD.	WARDROBE
DN.	DOWN	HDW.	HARDWARE	R.D.	ROOF DRAIN	W.H.	WATER HEATER
DR.	DOOR	HORIZ.	HORIZONTAL	REINF.	REINFORCING	W.I.	WROUGHT IRON
DS.	DOWNSPOUT	H.P.	HIGH POINT	R.J.	ROOF JOIST	W.M.	WIRE MESH
D.W.	DISHWASHER	HT.	HEIGHT	ROS	ROUGH SAWN	WT.	WEIGHT

LEGAL DESCRIPTION

LOTS 112, 113 & 114, OF THE GRIDER & HAMILTON HOLLYWOOD TRACT , FOUND IN MB 9 PG 12 OF LOS ANGELES COUNT

PLAN REFERENCE NOTES:

1. ADA PATH OF TRAVEL
2. PLANTER
3. LANDSCAPE AREA
4. CONCRETE STAIRS/STEPS
5. WARNING STRIPE & HANDRAIL EXTENSIONS
6. LINE OF BALCONY ABOVE
7. LINE OF BUILDING ABOVE
8. 6'-0" HIGH W.I. GATE & FENCE, SEE 2/A4
9. 42" HIGH WROUGHT IRON RAILING
10. 3'-6" HIGH CMU WALL
11. 6'-0" HIGH CMU WALL (SEPARATE PERMIT)
12. MER-KOTE R.R. # 25775
13. SHORT TERM BIKE RACK FLOOR MOUNT PER 3/A4
14. NEW CONC. DRIVEWAY APPROACH PER CITY STANDARDS.
15. FIRE DEPARTMENT CONNECTION
16. 100% OF HARDSCAPE TO BE UNCOLORED CONCRETE w/ SMOOTH CEMENT FINISH and A SOLAR REFLECTANCE OF AT LEAST 0.30 AS DETERMINED PER ASTM E918 or C1549.
17. MAILBOXES – SEE 6/D5r
18. WEATHER BASED IRRIGATION CONTROLLER SEE 1/A21
19. 2–30"X48" ASSISTED RESCUE PER SEC. 1007.7 WITH CALL STATION

ZONING FLOOR AREA
(NET FLOOR AREA W/BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

1ST FLR (12,800 SF – 2,367 SF)	10,433 SF
2ND FLR (12,800 SF – 1,593 SF)	11,207 SF
3RDFLR (12,800 SF – 1,593 SF)	11,207 SF
4TH FLR (12,800 SF – 1,593 SF)	11,207 SF
5TH FLR (12,800 SF – 1,593 SF)	11,207 SF
TOTAL	55,261 SF

BUILDING FLOOR AREA
(NET FLOOR AREA INCL. BALCONIES, ELEV., STAIRS & ENCLOSED SHAFTS LESS OPEN TO SKY OPEN SPACE)

1ST FLR (12,800 SF – 1,698 SF)	11,102 SF /200= 56 OCCUP
2ND FLR (12,800 SF – 1,107 SF)	11,693 SF/200= 59 OCCUP
3RD FLR (12,800 SF – 1,107 SF)	11,693 SF/200= 59 OCCUP
4TH FLR (12,800 SF – 1,107 SF)	11,693 SF/200= 59 OCCUP
5TH FLR (12,800 SF – 1,107 SF)	11,693 SF/200= 59 OCCUP
LOWER GARAGE AREA	17,369 SF/200= 87 OCCUP
UPPER GARAGE AREA	15,384 SF/200= 77 OCCUP
TOTAL	57,874 SF

SCHOOL FEE FLOOR AREA
(GROSS FLOOR AREA W/ BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

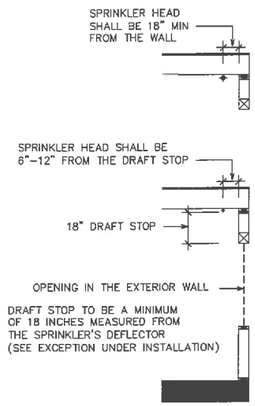
1ST FLR (13,111 SF – 1,698 SF)	11,413 SF
2ND FLR (13,111 SF – 1,107 SF)	12,004 SF
3RD FLR (13,111 SF – 1,107 SF)	12,004 SF
4TH FLR (13,111 SF – 1,107 SF)	12,004 SF
5TH FLR (13,111 SF – 1,107 SF)	12,004 SF
TOTAL	59,429 SF

LEGEND

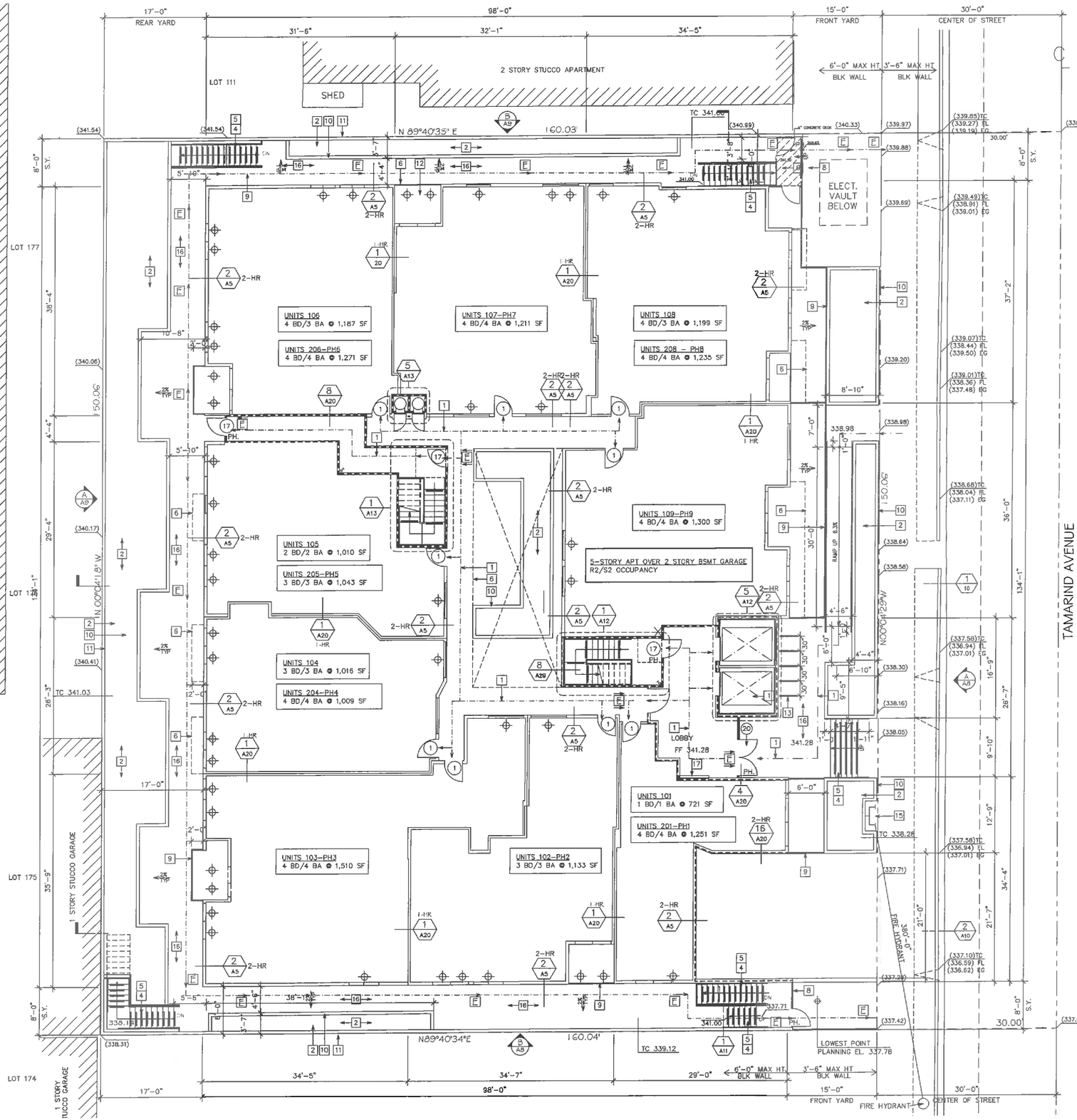
- 1–HR WALL U.N.O.
- 2–HR SHAFT – SEE 8/A23
  NOTE: BUILDING IS TYPE III–A, ALL EXTERIOR WALLS ARE 2–HR RATED – SEE 2/A4
- E — EXIT SIGN – SEE NOTES F13&14/A1
- WATER CURTAIN, SEE 3/A2, TYP
- (100.00) EXIST. GRADE
- 100.00 FINISHED GRADE
- △ ELEVATION MONUMENT TO BE ESTABLISHED AND VERIFIED PRIOR TO FOUNDATION EXCAVATION
- PH PANIC HARDWARE

GRADE PLANE
PLANNING
LOWEST POINT EL.337.78

BUILDING
337.42+339.97+341.54+338.31/4=339.31



3 WATER CURTAIN
ELEVATION VIEW



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DATE	ISSUED FOR	DATE	REVISIONS

JOB TITLE
1339 N TAMARIND AVENUE

SHEET TITLE
SITE PLAN

PROJECT NUMBER

SHEET NUMBER
A2

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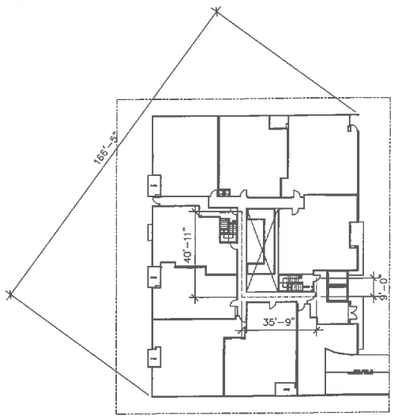
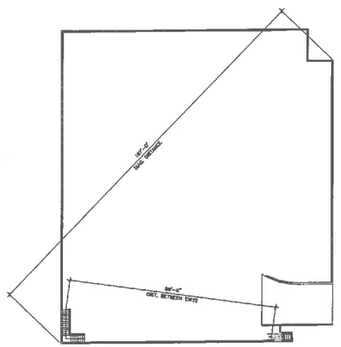


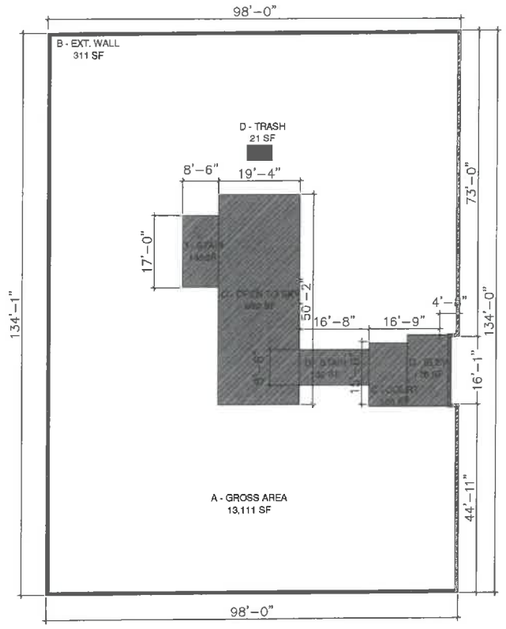
166'–5" / 3 = 55'–5"
35'–9" + 40'–11" + 9'–0" = 85'–8" > 55'–5"

2 EXIT SEPARATION & F.H LOCATION

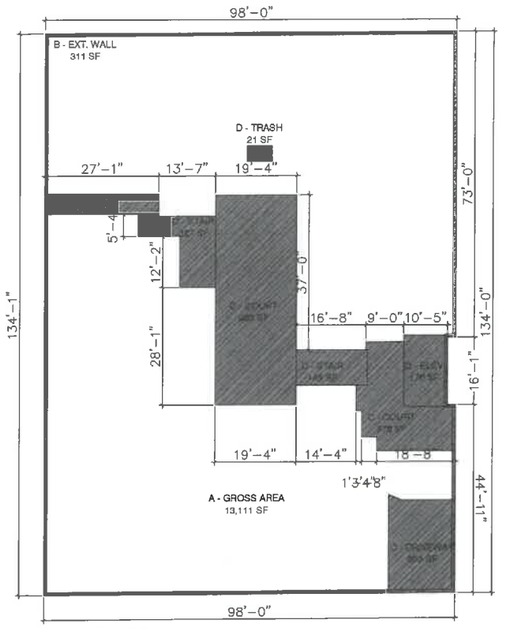


187'–0" / 3 = 62'–33" < 99'–0"

5 DISTANCE BETWEEN EXITS (DIAGRAM)



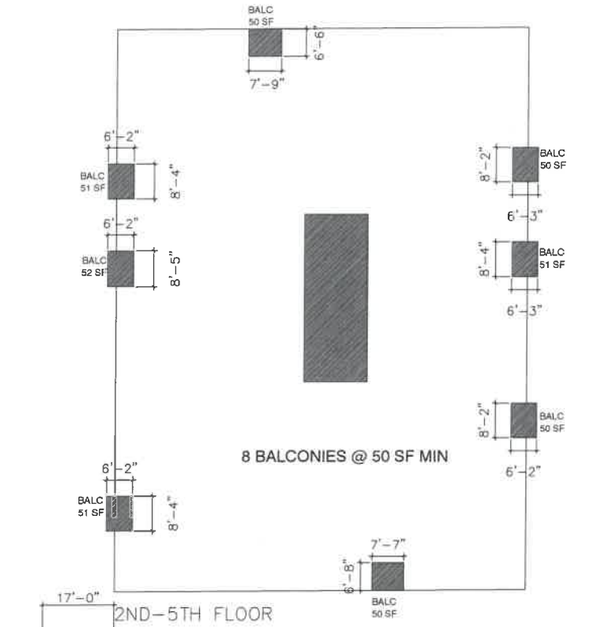
2ND–5TH FLOORS



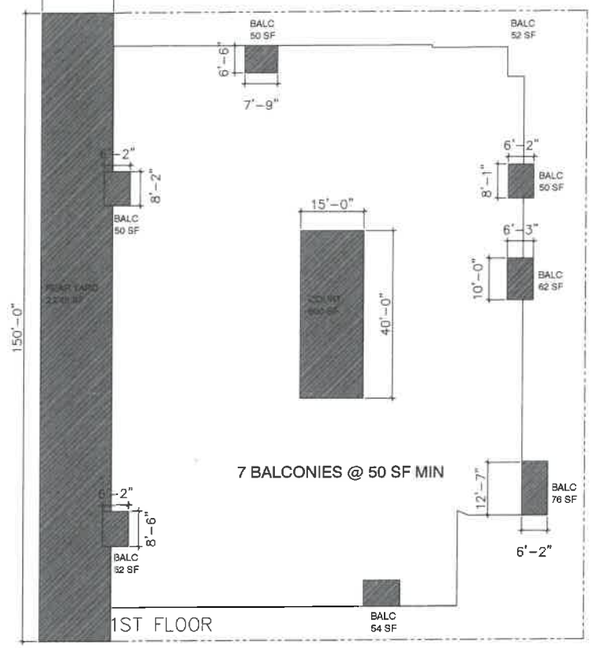
1ST FLOOR

1 FLOOR AREA DIAGRAM
1/16" = 1'-0"

FLOOR LEVEL	A GROSS AREA (OUT TO OUT BLDG DIMENSIONS) SQ FT	B AREA OF EXTERIOR WALLS SQ FT	C AREA OF COURTS & VENT SHAFTS SQ FT	CALCULATE A - (B + C) BUILDING CODE AREA - SQ FT	D AREA OF STAIRWAYS MECHANICAL RMS SQ FT	CALCULATE A - (B + C + D) ZONING CODE AREA - SQ FT
1ST FLOOR	13,111	311	1,698	11,102	669	10,433
2ND FLOOR	13,111	311	1,107	11,693	486	11,207
3RD FLOOR	13,111	311	1,107	11,693	486	11,207
4TH FLOOR	13,111	311	1,107	11,693	486	11,207
5TH FLOOR	13,111	311	1,107	11,693	486	11,207
TOTAL AREA	65,555	1,555	6,126	57,874	2,613	55,261



2ND–5TH FLOOR



1ST FLOOR

2 OPEN SPACE DIAGRAM
1/16" = 1'-0"

OPEN SPACE

OPEN SPACE REQUIRED	
(43 X 175 ÷ 1X125 ÷ 1X100)	7,750 SF
OPEN SPACE PROVIDED	
PRIVATE OPEN SPACE (50 SF X 39)	1,950 SF
REAR YARD	2,517 SF
COURT YARD	600 SF
ROOF GARDEN	3,100 SF
TOTAL	8,167 SF

ROOF PLAN

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JOB TITLE
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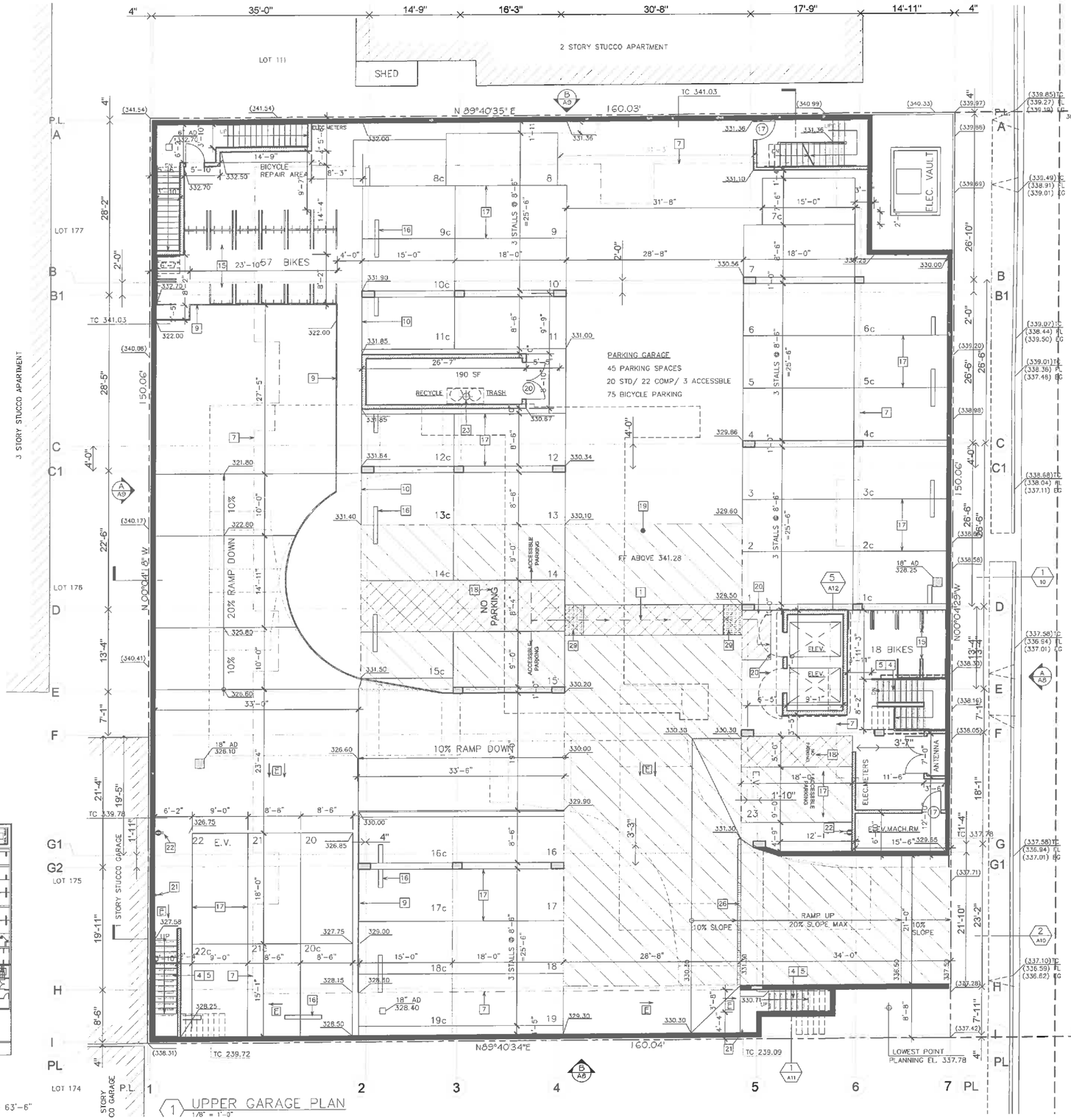
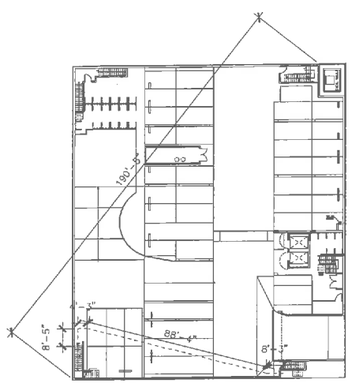
SHEET TITLE
FLOOR AREA DIAGRAM
OPEN SPACE DIAGRAM

PROJECT NUMBER

SHEET NUMBER
A2.1



1 UPPER GARAGE PLAN
1/8" = 1'-0"



2 EXIT SEPARATION
1/32"=1'-0"

190'-5" / 3 = 63'-6"
88'-3"+ 8'-4"+ 8'-5"+ 4'-1"= 109-0" > 63'-6"

PLAN REFERENCE NOTES:

1. ADA PATH OF TRAVEL
2. PLANTER
3. LANDSCAPE AREA
4. CONCRETE STAIRS/STEPS
5. WARNING STRIPE & HANDRAIL EXTENSIONS
6. LINE OF BALCONY ABOVE
7. LINE OF BUILDING ABOVE
8. 6'-0" HIGH W.I. GATE & FENCE, SEE 2/A4
9. 42" HIGH WROUGHT IRON RAILING
10. 3'-6" HIGH CMU WALL
11. 6'-0" HIGH CMU WALL
12. MER-KOTE R.R. # 25775
13. SHORT TERM BICYCLE PARKING
14. LONG TERM BICYCLE PARKING
15. BIKE RACK WALL MOUNT - SEE 4/A4
16. CONCRETE WHEEL STOP , TYP.
17. PAINTED PARKING STRIPES, TYP
18. 12" HIGH PAINTED WHITE LETTERS
19. MAINTAIN 8'-2" CLEAR HEIGHT
20. 1 1/2-HR SELF-CLOSING DOORS, SEE 5/A14
21. CLASS I - 4" STANDPIPE W/ 2 1/2" OUTLET
22. 208/240V/40 AMP GROUNDED AC OUTLET, TYP. 5% OF 105 SPACES= 6 OUTLETS REQUIRED/6 PROVIDED
23. AUTOMATIC SPRINKLER PROVIDED AT TOP OF CHUTE AND IN TERMINAL ROOM
24. FIRE DEPARTMENT CONNECTION
25. BIKE RACK FLOOR MOUNT - SEE 3/A4
26. TRENCH DRAIN
27. SUMP PUMP
28. INVERTER & METERING EQUIPMENT
29. DETECTABLE WARNING DOTS ON FLR.

LEGEND

- CONC. WALL - 3-HR. RATED
- 8" CMU w/ 3-HR. RATED
- CLASS I - 4" STANDPIPE W/ 2 1/2" OUTLET
- (F) EXIT SIGN - SEE NOTES F13&14/A1
- AUTOMATIC SPRINKLER PROVIDED AT TOP OF CHUTE AND IN TERMINAL ROOM
- 208/240V/40 AMP GROUNDED AC OUTLET, TYP. 5% OF 16 SPACES= 1 OUTLETS REQUIRED/2 PROVIDED
- (100.00) EXIST. GRADE
- 100.00 FINISHED GRADE

NOTE: BUILDING IS TYPE III-A. ALL EXTERIOR WALLS ARE 2-HR RATED - SEE 2/A4

GREEN BLDG NOTES:
1. ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED "EV" SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

2. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND THE "EV" CHARGING SPACE.

3.FOR NEW MULTI-FAMILY DWELLINGS AND R OCCUPANCIES(EXCLUDING HOTELS&MOTELS)10% OF THE TOTAL PARKING SPACE,BUT NOT LESS THAN ONE, SHALL BE ELECTRIC VEHICLE CHARGING SPACES(EV SPACES). EV SPACE SHALL BE CAPABLE OF SUPPORTING FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT(EVSE).CALCULATIONS FOR THE REQUIRED NUMBER OF EV SPACES SHALL BE ROUND UP TO THE NEAREST WHOLE NUMBER.

4. WHERE MULTIPLE CHARGING SPACES ARE RE-QUIRED, SHOW LOCATION & TYPE OF EVSE. RACE-WAY METHOD. ONLY UNDERGROUND RACEWAY & RELATED UNDERGROUND EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION. ELECTRIC CALCULATIONS SHALL VERIFY THAT THE SYSTEM HAS SUFFICIENT CAPACITY TO SIMUL- TANEOUSLY CHARGE ALL DESIGNATED "EV" SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE.

5. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE

6. THE MINIMUM LENGTH OF EACH EVCS SHALL BE 18 FEET. THE MINIMUM WIDTH OF EACH EVCS SHALL BE 9 FEET, ONE IN EVERY 25 EVCS, BUT NOT LESS THAN ONE, SHALL ALSO COMPLY WITH THE FF:
- 5 FT. WIDE AISLE NEXT TO A 9 FT EVCS OR
- A 5 FT WIDE AISLE NEXT TO A 12 FT WIDE EVCS.

THE SURFACE SLOPE FOR THIS EVCS AND THE AISLE SHALL NOT EXCEED ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) ON ANY DIRECTION.

7. THE MAIN SERVICE PANEL SHALL HAVE A MIN BUSBAR RATING OF 200 AMPS.

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SHEET TITLE
UPPER GARAGE PLAN

PROJECT NUMBER

SHEET NUMBER
A3

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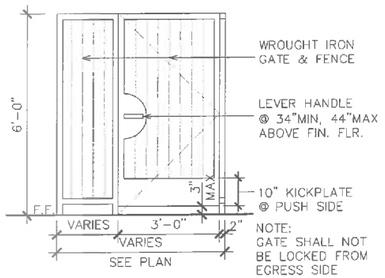
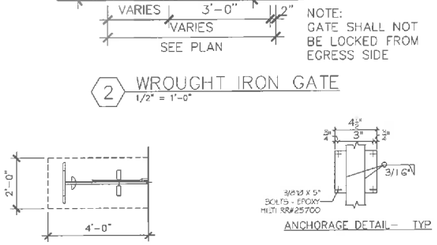
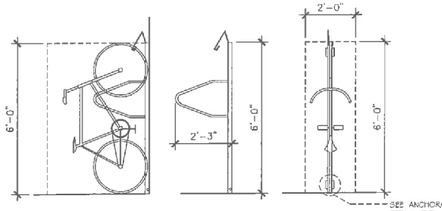
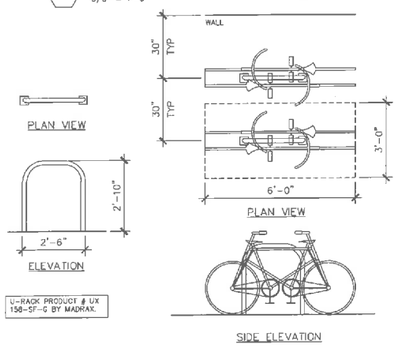


2 WROUGHT IRON GATE
1/2" = 1'-0"

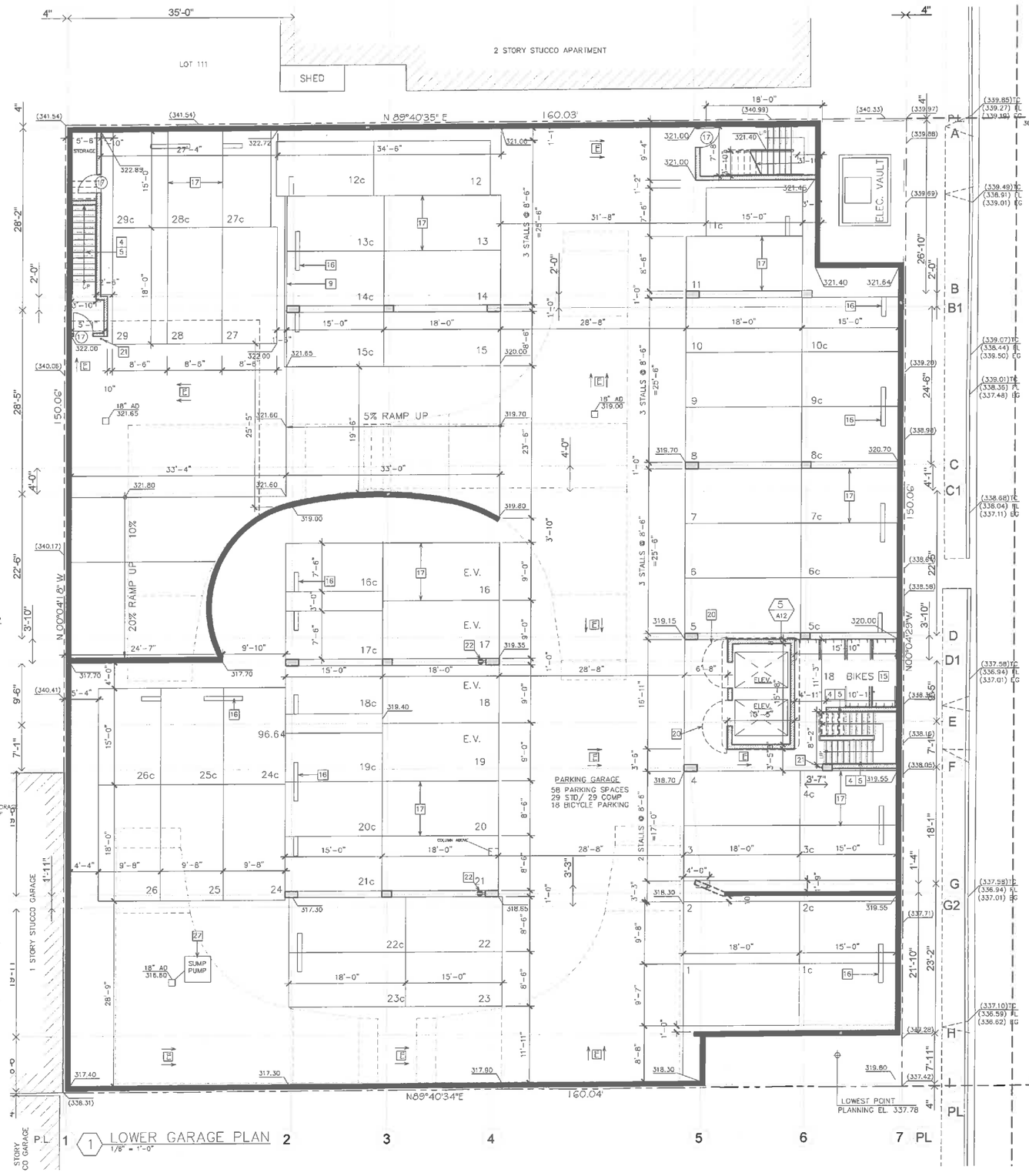




4 BIKE RACK - WALL MOUNT
3/8" = 1'-0"



3 BIKE RACK - FLOOR MOUNT
3/8" = 1'-0"



PLAN REFERENCE NOTES:

1. ADA PATH OF TRAVEL
2. PLANTER
3. LANDSCAPE AREA
4. CONCRETE STAIRS/STEPS
5. WARNING STRIPE & HANDRAIL EXTENSIONS
6. LINE OF BALCONY ABOVE
7. LINE OF BUILDING ABOVE
8. 6'-0" HIGH W.I. GATE & FENCE, SEE 2/A4
9. 42" HIGH WROUGHT IRON RAILING
10. 3'-6" HIGH CMU WALL
11. 6'-0" HIGH CMU WALL
12. MER-KOTE R.R. # 25775
13. SHORT TERM BICYCLE PARKING
14. LONG TERM BICYCLE PARKING
15. BIKE RACK WALL MOUNT - SEE 4/A4
16. CONCRETE WHEEL STOP , TYP.
17. PAINTED PARKING STRIPES, TYP
18. 12" HIGH PAINTED WHITE LETTERS
19. MAINTAIN 8'-2" CLEAR HEIGHT
20. 1 1/2-HR SELF-CLOSING DOORS, SEE 5/A14
21. CLASS I - 4" STANDPIPE W/ 2 1/2" OUTLET
22. 208/240V/40 AMP GROUNDED AC OUTLET, TYP. 5% OF 105 SPACES= 6 OUTLETS REQUIRED/6 PROVIDED
23. AUTOMATIC SPRINKLER PROVIDED AT TOP OF CHUTE AND IN TERMINAL ROOM
24. FIRE DEPARTMENT CONNECTION
25. BIKE RACK FLOOR MOUNT - SEE 3/A4
26. TRENCH DRAIN
27. SUMP PUMP
28. INVERTER & METERING EQUIPMENT
29. DETECTABLE WARNING DOTS ON FLR.

LEGEND

- CONC. WALL - 3-HR. RATED
- 8" CMU w/ 3-HR. RATED
- CLASS I - 4" STANDPIPE W/ 2 1/2" OUTLET
- E EXIT SIGN - SEE NOTES F13&14/A1
- AUTOMATIC SPRINKLER PROVIDED AT TOP OF CHUTE AND IN TERMINAL ROOM
- 208/240V/40 AMP GROUNDED AC OUTLET, TYP. 5% OF 16 SPACES= 1 OUTLETS REQUIRED/2 PROVIDED
- (100.00) EXIST. GRADE
- 100.00 FINISHED GRADE

NOTE: BUILDING IS TYPE III-A. ALL EXTERIOR WALLS ARE 2-HR RATED - SEE 2/A4

GREEN BLDG. NOTES:

1. ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED "EV" SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

2. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND THE "EV" CHARGING SPACE.

3.FOR NEW MULTI-FAMILY DWELLINGS AND R OCCUPANCIES(EXCLUDING HOTELS & MOTELS)5% OF THE TOTAL PARKING SPACE,BUT NOT LESS THAN ONE, SHALL BE ELECTRIC VEHICLE CHARGING SPACES(EV SPACES). EV SPACE SHALL BE CAPABLE OF SUPPORTING FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT(EVSE).CALCULATIONS FOR THE REQUIRED NUMBER OF EV SPACES SHALL BE ROUND UP TO THE NEAREST WHOLE NUMBER.

4. WHERE MULTIPLE CHARGING SPACES ARE RE-QUIRED, SHOW LOCATION & TYPE OF EVSE. RACE-WAY METHOD. ONLY UNDERGROUND RACEWAY & RELATED UNDERGROUND EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION. ELECTRIC CALCULATIONS SHALL VERIFY THAT THE SYSTEM HAS SUFFICIENT CAPACITY TO SIMUL- TANEOUSLY CHARGE ALL DESIGNATED "EV" SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE.

5. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE

6. THE MINIMUM LENGTH OF EACH EVCS SHALL BE 18 FEET. THE MINIMUM WIDTH OF EACH EVCS SHALL BE 9 FEET, ONE IN EVERY 25 EVCS, BUT NOT LESS THAN ONE, SHALL ALSO COMPLY WITH THE FF:
   - 8 FT. WIDE AISLE NEXT TO A 9 FT EVCS OR
   - A 5 FT WIDE AISLE NEXT TO A 12 FT WIDE EVCS.
   - THE SURFACE SLOPE FOR THIS EVCS AND THE AISLE SHALL NOT EXCEED ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) ON ANY DIRECTION.

7. THE MAIN SERVICE PANEL SHALL HAVE A MIN BUSBAR RATING OF 200 AMPS.

DATE	ISSUED FOR	DATE	REVISIONS

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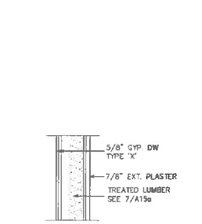
JOB TITLE
1339 N TAMARIND AVENUE

SHEET TITLE
LOWER GARAGE PLAN

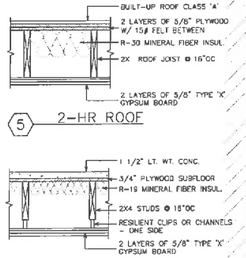
PROJECT NUMBER

SHEET NUMBER
A4

EXHIBIT "A"
Page No. 5 of 17
Case No. DIR-2019-3944-DB



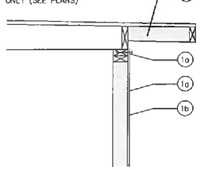
7 2-HR EXT. WALL



6 2-HR FLR ASSEMBLY

5 2-HR ROOF

S.W. AND OTHER TYP. FRAMING - PER OTHER DETAILS - SHOWN HERE FIRE TREATED ASSEMBLIES ONLY (SEE PLANS)



TYP. EXT. WALL AT ROOF (WOOD)

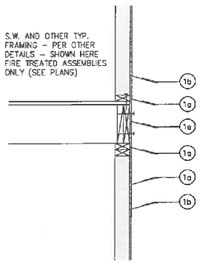
GENERAL NOTE FOR EXT. FIRE TREATED LUMBER

1 FIRE TREATED MATERIALS
1a FIRE TREATED PLYWOOD (SHEAR WALL)
1b FIRE TREATED STUD / POST
1c FIRE TREATED SILL PL., HEADERS, ETC.
1d FIRE TREATED EAVE FRAMING
1e FIRE TREATED RIM JOIST

FIRE TREATED NOTES (CALLOUTS)

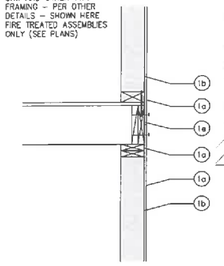
HOOVER TREATED WOOD PRODUCTS. RR# 25150

S.W. AND OTHER TYP. FRAMING - PER OTHER DETAILS - SHOWN HERE FIRE TREATED ASSEMBLIES ONLY (SEE PLANS)



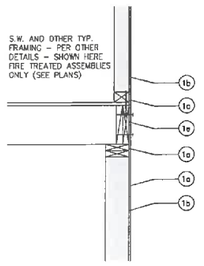
TYP. EXT. WALL AT 5th FLR. (WOOD)

S.W. AND OTHER TYP. FRAMING - PER OTHER DETAILS - SHOWN HERE FIRE TREATED ASSEMBLIES ONLY (SEE PLANS)



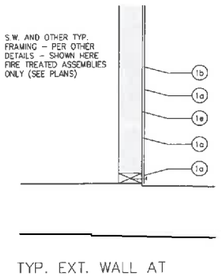
TYP. EXT. WALL AT 3rd FLR. (WOOD)

S.W. AND OTHER TYP. FRAMING - PER OTHER DETAILS - SHOWN HERE FIRE TREATED ASSEMBLIES ONLY (SEE PLANS)



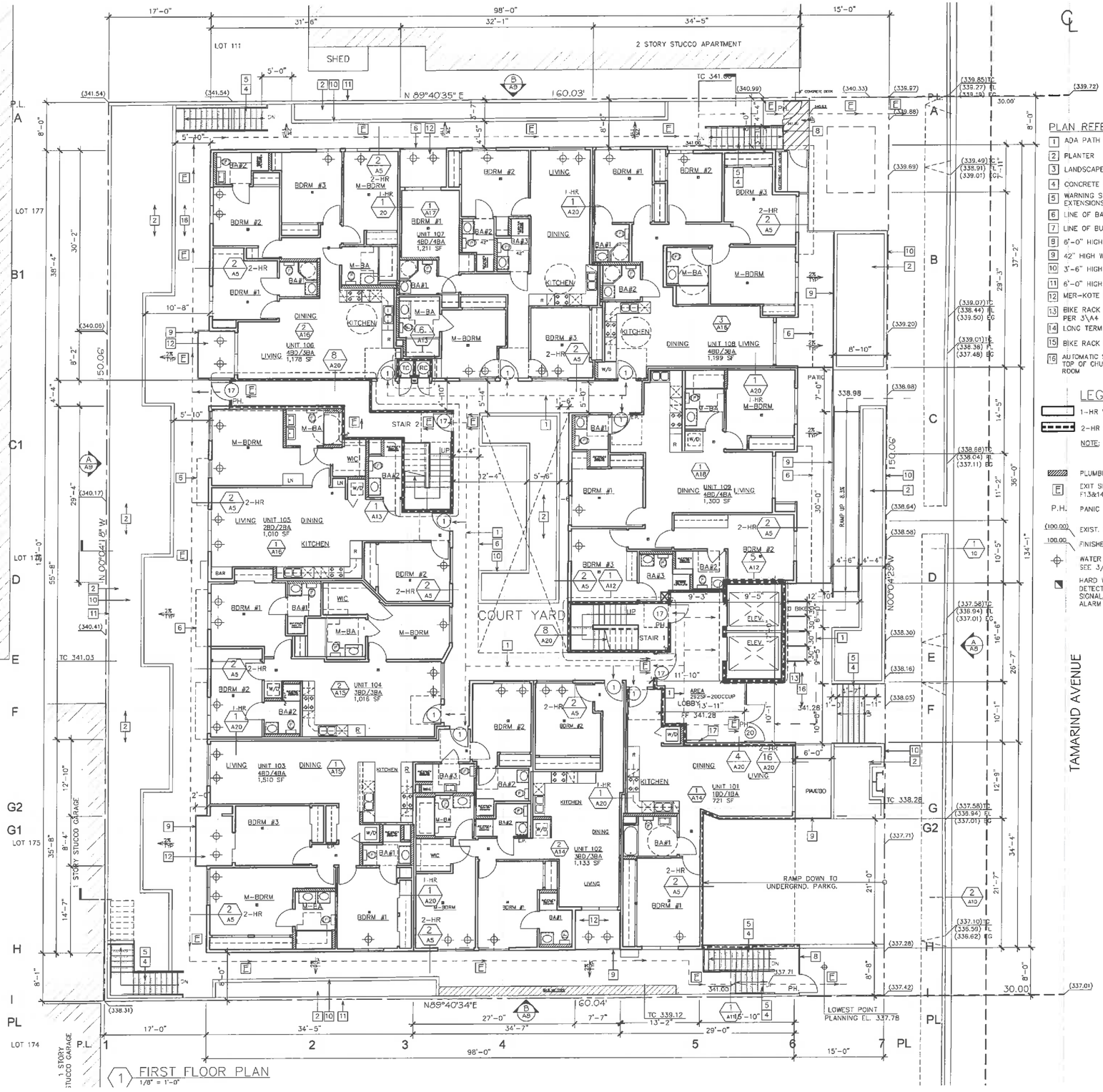
TYP. EXT. WALL AT 4th FLR. (DECK)

S.W. AND OTHER TYP. FRAMING - PER OTHER DETAILS - SHOWN HERE FIRE TREATED ASSEMBLIES ONLY (SEE PLANS)



TYP. EXT. WALL AT 2nd FLR. (DECK)

2 2-HR EXT. WALL - TYP
3/4"=1'-0"
SEE A4.1 FOR MORE DETAILS



PLAN REFERENCE NOTES:

1. ADA PATH OF TRAVEL
2. PLANTER
3. LANDSCAPE AREA
4. CONCRETE STAIRS/STEPS
5. WARNING STRIPE & HANDRAIL EXTENSIONS
6. LINE OF BALCONY ABOVE
7. LINE OF BUILDING ABOVE
8. 6'-0" HIGH W.I. GATE & FENCE, SEE 2/A4
9. 42" HIGH WROUGHT IRON RAILING
10. 3'-6" HIGH CMU WALL
11. 6'-0" HIGH CMU WALL
12. MER-KOTE R.R. # 25775
13. BIKE RACK FLOOR MOUNT PER 3\A4
14. LONG TERM BICYCLE PARKING
15. BIKE RACK FLOOR MOUNT, SEE 4/A3
16. AUTOMATIC SPRINKLER PROVIDED AT TOP OF CHUTE AND IN TERMINAL ROOM

LEGEND

- 1-HR WALL
- 2-HR SHAFT - SEE 8/A23
- NOTE: BUILDING IS TYPE III-A. ALL EXTERIOR WALLS ARE 2-HR RATED - SEE 2/A4
- PLUMBING WALL
- E EXIT SIGN - SEE NOTES F13&14/A1
- P.H. PANIC HARDWARE
- (100.00) EXIST. GRADE
- 100.00 FINISHED GRADE
- WATER CURTAIN, SEE 3/A2, TYP
- HARD WIRED FIRE MARSHALL APPROVED SMOKE DETECTOR W/ BATTERY BACKUP, LOW BATTERY SIGNAL, AND WITH APPROVED CARBON MONOXIDE ALARM

DATE	ISSUED FOR	DATE	REVISIONS

ROBERT JAMES TAYLOR ARCHITECT
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JOB TITLE
1339 N TAMARIND AVENUE

SHEET TITLE
FIRST FLOOR PLAN

PROJECT NUMBER

SHEET NUMBER
A5

EXHIBIT "A"
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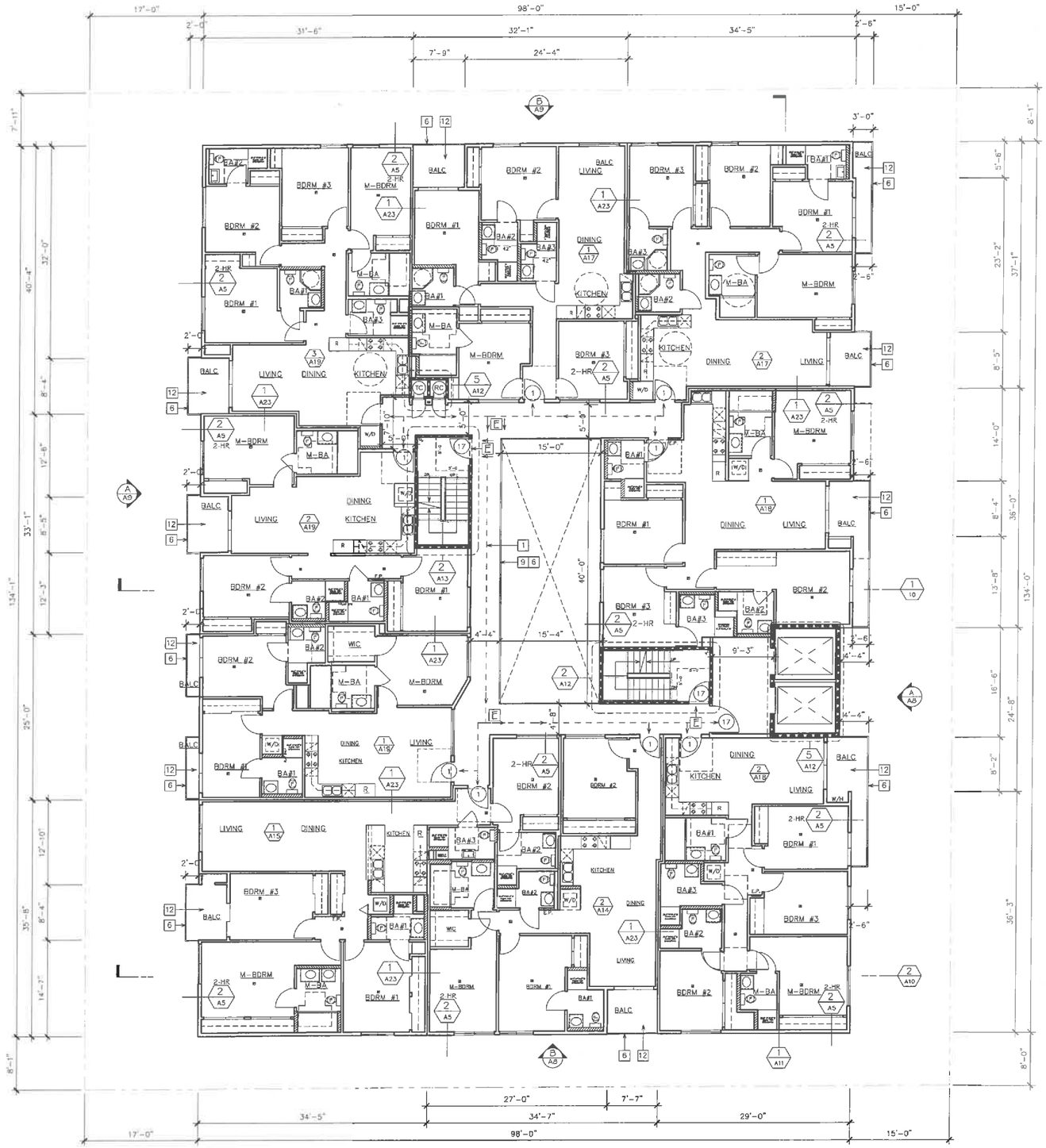
Case No. DRB-2017-3141-DB



1 SECOND – FIFTH FLOOR PLAN
1/8" = 1'-0"

PLAN REFERENCE NOTES:

1. ADA PATH OF TRAVEL
2. PLANTER
3. LANDSCAPE AREA
4. CONCRETE STAIRS/STEPS
5. WARNING STRIPE & HANDRAIL EXTENSIONS
6. LINE OF BALCONY ABOVE
7. LINE OF BUILDING ABOVE
8. 6'-0" HIGH W.I. GATE & FENCE, SEE 2/A3
9. 42" HIGH WROUGHT IRON RAILING
10. 3'-6" HIGH CMU WALL
11. 6'-0" HIGH CMU WALL
12. MER-KOTE R.R. # 25775
13. BIKE RACK FLOOR MOUNT PER 3\A4
14. LONG TERM BICYCLE PARKING
15. BIKE RACK FLOOR MOUNT, SEE 3/A3
16. AUTOMATIC SPRINKLER PROVIDED AT TOP OF CHUTE AND IN TERMINAL ROOM

LEGEND

- 1-HR WALL
- 2-HR SHAFT – SEE 8/A23

NOTE: BUILDING IS TYPE III-A. ALL EXTERIOR WALLS ARE 2-HR RATED – SEE 2/A4

- PLUMBING WALL
- E — EXIT SIGN – SEE NOTES F13&14/A1
- WATER CURTAIN, SEE 4/A3, TYP
- (100.00) EXIST. GRADE
- 100.00 FINISHED GRADE
- HARD WIRED FIRE MARSHALL APPROVED SMOKE DETECTOR W/ BATTERY BACKUP, LOW BATTERY SIGNAL, AND WITH APPROVED CARBON MONOXIDE ALARM

EXHIBIT "A"
Page No. 7 of 17
Case No. DIR-2019-3111-DB

DATE	ISSUED FOR	DATE	REVISIONS

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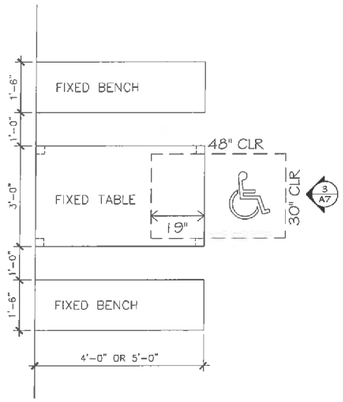
JOB TITLE
1339 N TAMARIND AVENUE

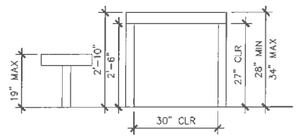
SHEET TITLE
SECOND - FIFTH FLOOR PLAN

PROJECT NUMBER

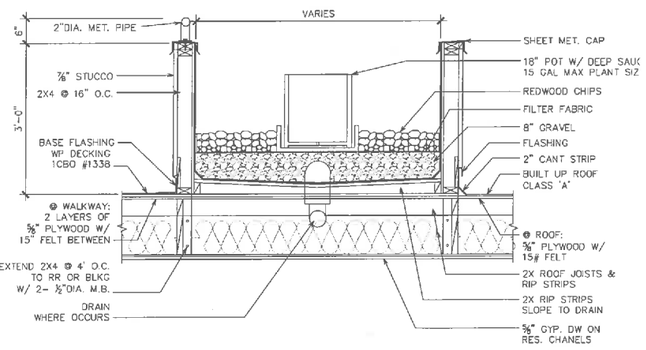
SHEET NUMBER
A6



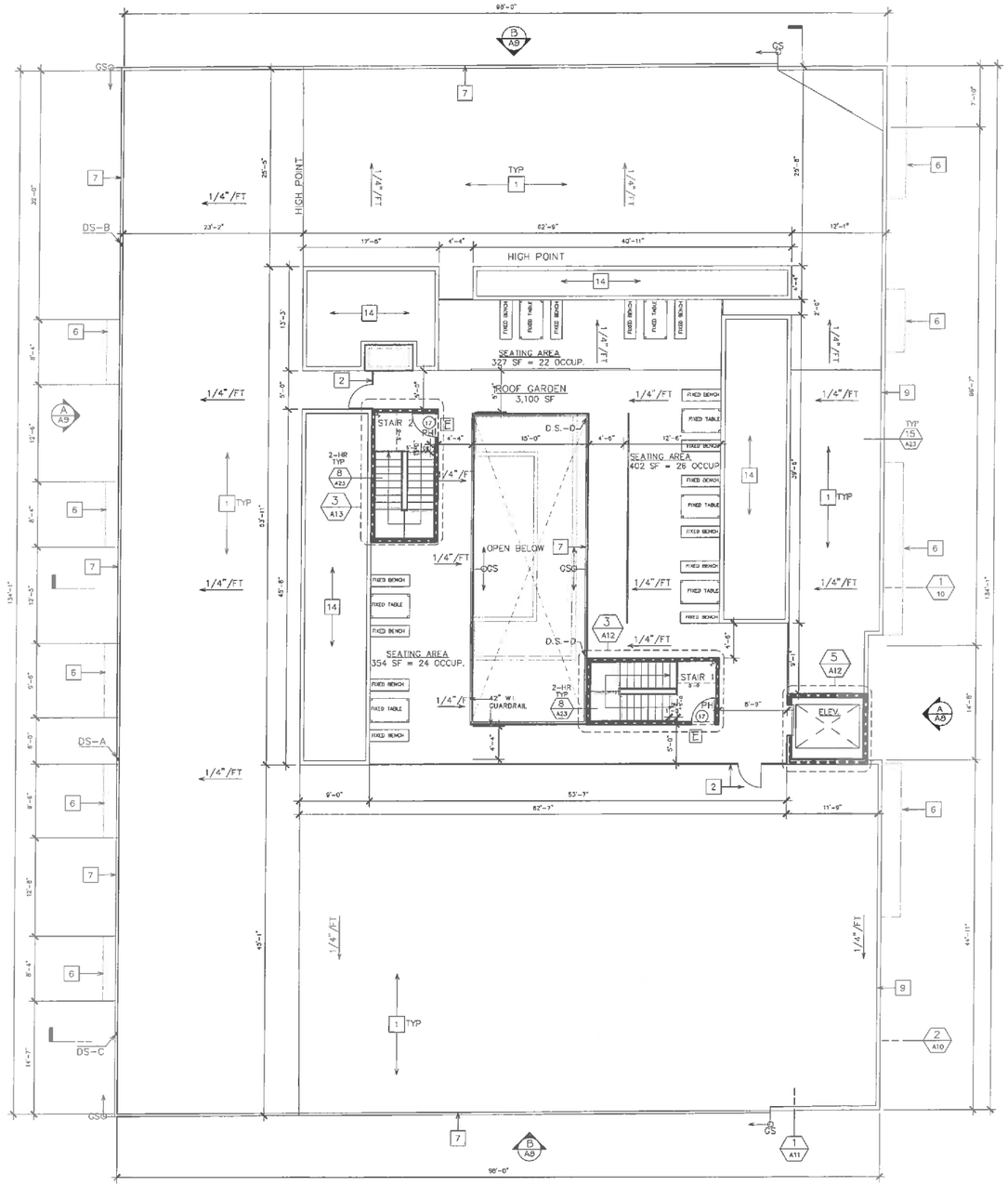
2 TYP FIXED BENCH /TABLE PLAN
1/2" = 1'-0"



3 TABLE ELEVATION
1/2" = 1'-0"



4 TYP ROOF PLANTER
3/4" = 1'-0"



LEGEND

- 2-HR WALL – SEE 8/A23
- E EXIT SIGN – SEE NOTES F13&14/A1
- GS-----GUTTER SLOPE
- DS-----DOWN SPOUT
- CLASS 1 – 4" STANDPIPE W/ 2 1/2" OUTLET
- PH PANIC HARDWARE

ROOF REFERENCE NOTES:

1. BUILT-UP ROOF-CLASS 'A' IB-ROOF SYSTEMS ICC-ES REPORT ESR-2852. SEE 4/A23
2. 42" W.I. GUARDRAIL & GATE
3. AREA FOR FUTURE SOLAR POWER SYSTEM – SEE CALCS. SOLAR PANEL LOCATIONS TO BE APPROVED UNDER SEPARATE PERMIT.
4. 1"Ø METAL CONDUIT
5. CRICKET
6. BALCONY BELOW
7. G.I. GUTTER
8. CONNECT TO METERING EQUIP. INVERTER
9. PARAPET WALL
10. ROUTING OF PLUMBING FROM SOLAR ZONE TO WATER HEATER
11. PATHWAY FROM SOLAR ZONE TO METERING EQUIP.
12. CLASS 1 – 4" STANDPIPE W/ 2 1/2" OUTLET
13. CONNECT TO WATER HEATER SYSTEM
14. PLANTER – SEE 4/A8 & SHEET G2-G3

NOTE:
1. ALL ROOF DRAINS & DOWN SPOUTS TO FLOW TO STORMWATER (FILTRATION) PLANTERS. SEE SHEETS G2-G3.2

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Page No. 8 of 17
Case No. DIR-209-3141-DI3

DATE	ISSUED FOR	DATE	REVISIONS

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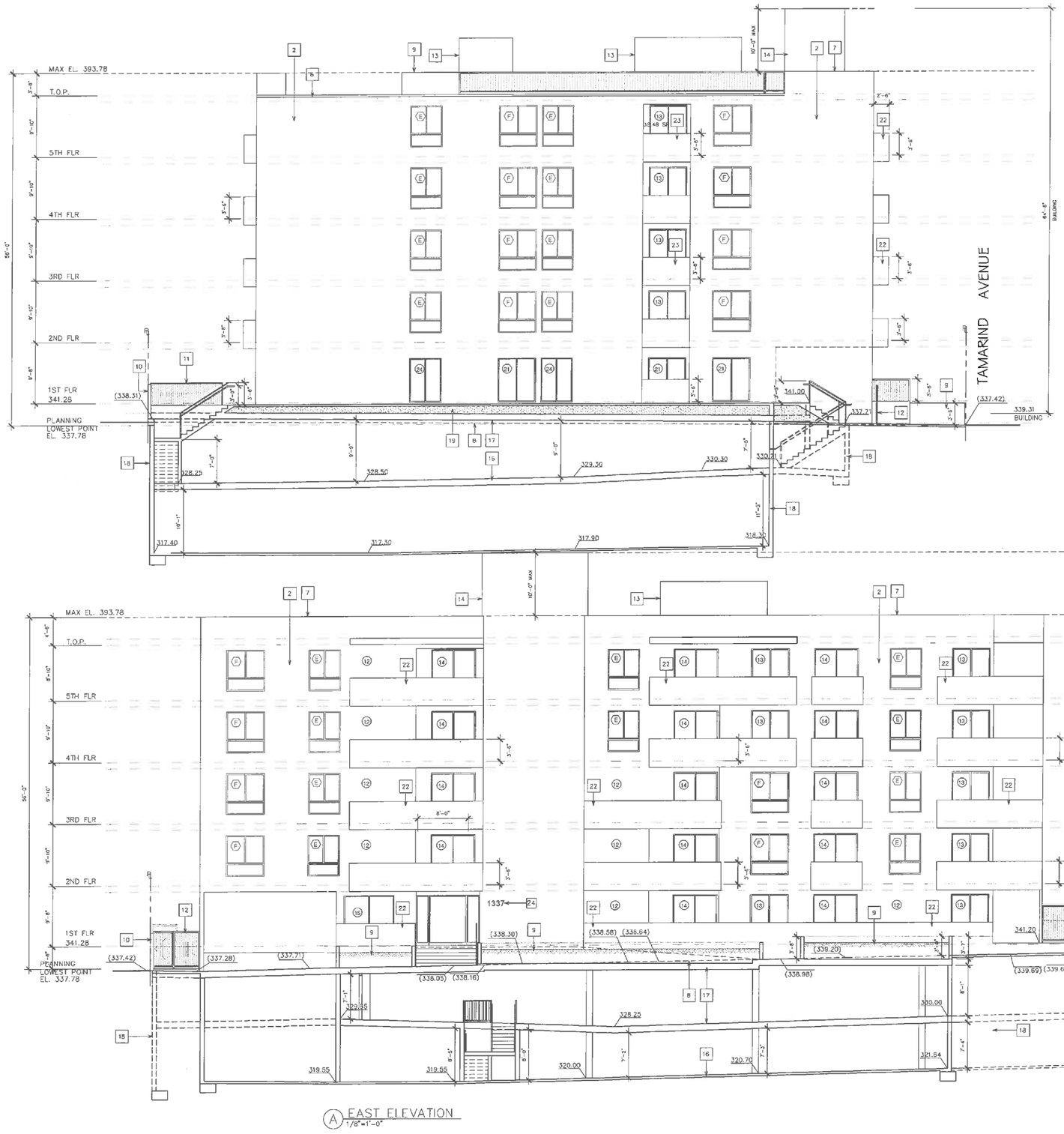
JOB TITLE
1339 N TAMARIND AVENUE

SHEET TITLE
ROOF PLAN

PROJECT NUMBER

SHEET NUMBER
A7



A EAST ELEVATION
1/8"=1'-0"

ALLOW AREA OF UNPROTECTED OPNG
B FT FROM P.L. - 25%

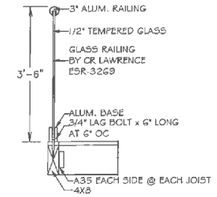
W.A. 98'-0X9'-10= 964 SF
A. OF OPNGS 143 SF(W)+35.48 SF(D) = 178.48 SF/18.5%

W.A. 98'-0X9'-10= 964 SF
A. OF OPNGS 143 SF(W)+35.48 SF(D) = 178.48 SF/18.5%

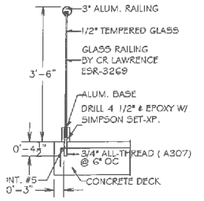
W.A. 98'-0X9'-10= 964 SF
A. OF OPNGS 143 SF(W)+35.48 SF(D) = 178.48 SF/18.5%

W.A. 98'-0X9'-10= 964 SF
A. OF OPNGS 143 SF(W)+35.48 SF(D) = 178.48 SF/18.5%

W.A. 98'-0X9'-8 = 947.72 SF
A. OF OPNGS 0 SF(W)+189.48 SF(D) = 189.48 SF/19.9%



1 DETAIL
N.T.S.



2 DETAIL
N.T.S.

C GLASS RAILING
NTS

ELEVATION LEGEND:

1. BUILT-UP ROOF-CLASS 'A'
2. EXTERIOR STUCCO
3. DOWNSPOUT
4. 42" HIGH WALL
5. EXTERIOR TILE FINISH
6. G.I. CUTTER
7. PARAPET WALL
8. LINE OF NATURAL GRADE
9. PLANTER
10. 6' HIGH CMU WALL
11. 42" HIGH METAL/COMPOSITE GUARDRAIL
12. 6' HIGH W.I. FENCE & GATE
13. STAIR TOWER BEYOND
14. ELEVATOR TOWER BEYOND
15. ROLL-UP DOOR
16. CONCRETE SLAB ON GRADE
17. CONCRETE DECK
18. RETAINING WALL
19. STRUCTURAL FOAM - INSULFOAM ASTM D1621 & ICC ER ERS 1778
20. METAL SCREEN
21. METAL AWNING
22. 42" HIGH STUCCO GUARDRAIL
23. 42" HIGH GLASS GUARDRAIL
24. BLDG. ADDRESS PER CITY STANDARDS.

GRADE PLANE
PLANNING EL. 337.78
BUILDING 337.42 + 339.97 + 341.54 + 338.31 / 4 = 339.31

ELEVATION LEGEND
(0.00) EXISTING GRADE ELEVATION
0.00 NEW GRADE ELEVATION

NOTE:
1. ALL ROOF DRAINS & DOWNSPOUTS TO FLOW TO STORMWATER FILTRATION PLANTERS (LID). SEE SHEETS G2-G3.1

WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	S.F.
A	3'-0	3'-0	9 SF
B	5'-0	5'-0	25 SF
C	6'-0	5'-0	30 SF
D	4'-0	6'-6	26 SF
E	5'-0	6'-6	32.5 SF
F	6'-0	6'-6	39 SF
G	2'-0	4'-0	8 SF
H	3'-0	4'-6	13.5 SF
K	2'-6	4'-0	10 SF
L	7'-0	6'-6	45.5 SF
M	5'-0	5'-6	45.5 SF

DOOR SCHEDULE			
TYPE	WIDTH	HEIGHT	S.F.
12	5'-0	8'-0	40 SF
13	6'-0	8'-0	48 SF
14	7'-0	8'-0	56 SF
15	8'-0	8'-0	64 SF
21	6'-0	7'-0	42 SF
24	5'-0	7'-0	35 SF
27	8'-0	7'-0	56 SF
28	7'-0	7'-0	49 SF
29	3'-0	7'-0	21 SF
30	4'-0	7'-0	28 SF

EXHIBIT "A"
Page No. 9 of 17
Case No. DIR-2019-3141-DB

DATE	ISSUED FOR	DATE	REVISIONS

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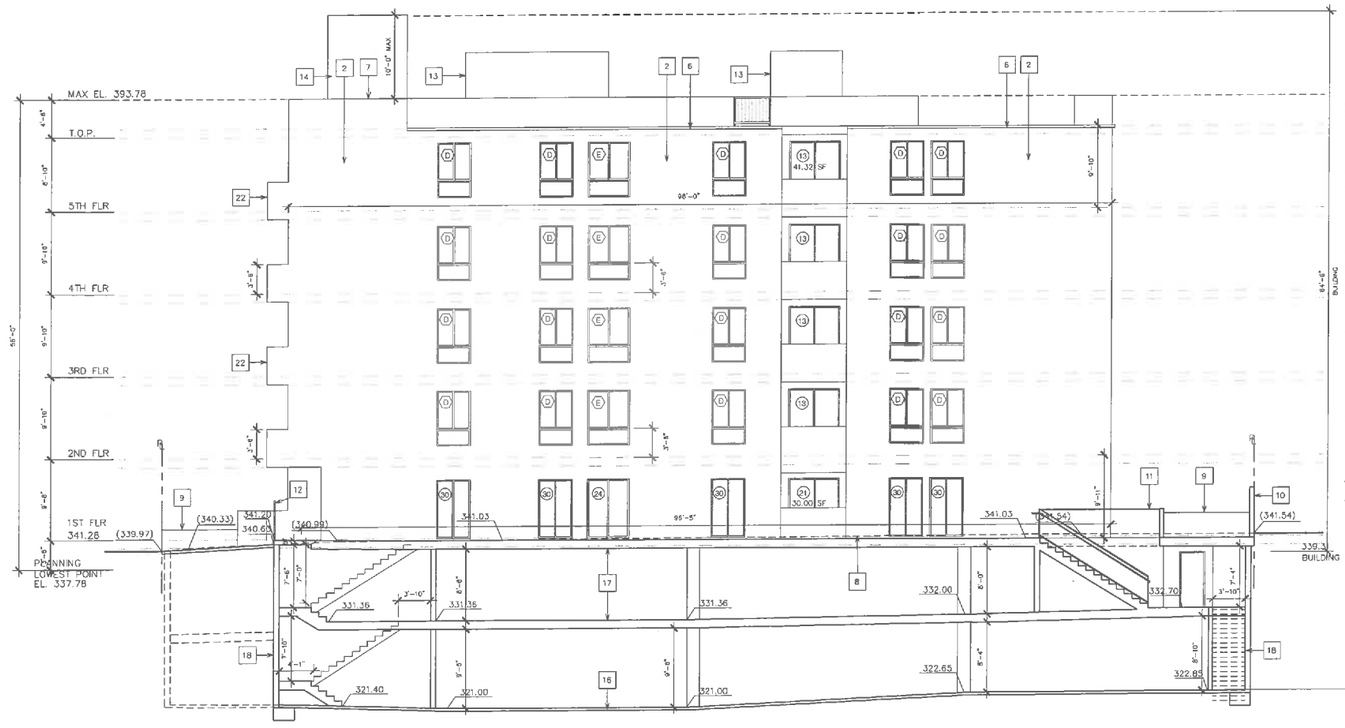
JOB TITLE
1339 N TAMARIND AVENUE

SHEET TITLE
ELEVATIONS

PROJECT NUMBER

SHEET NUMBER
A8



B NORTH ELEVATION
1/8"=1'-0"

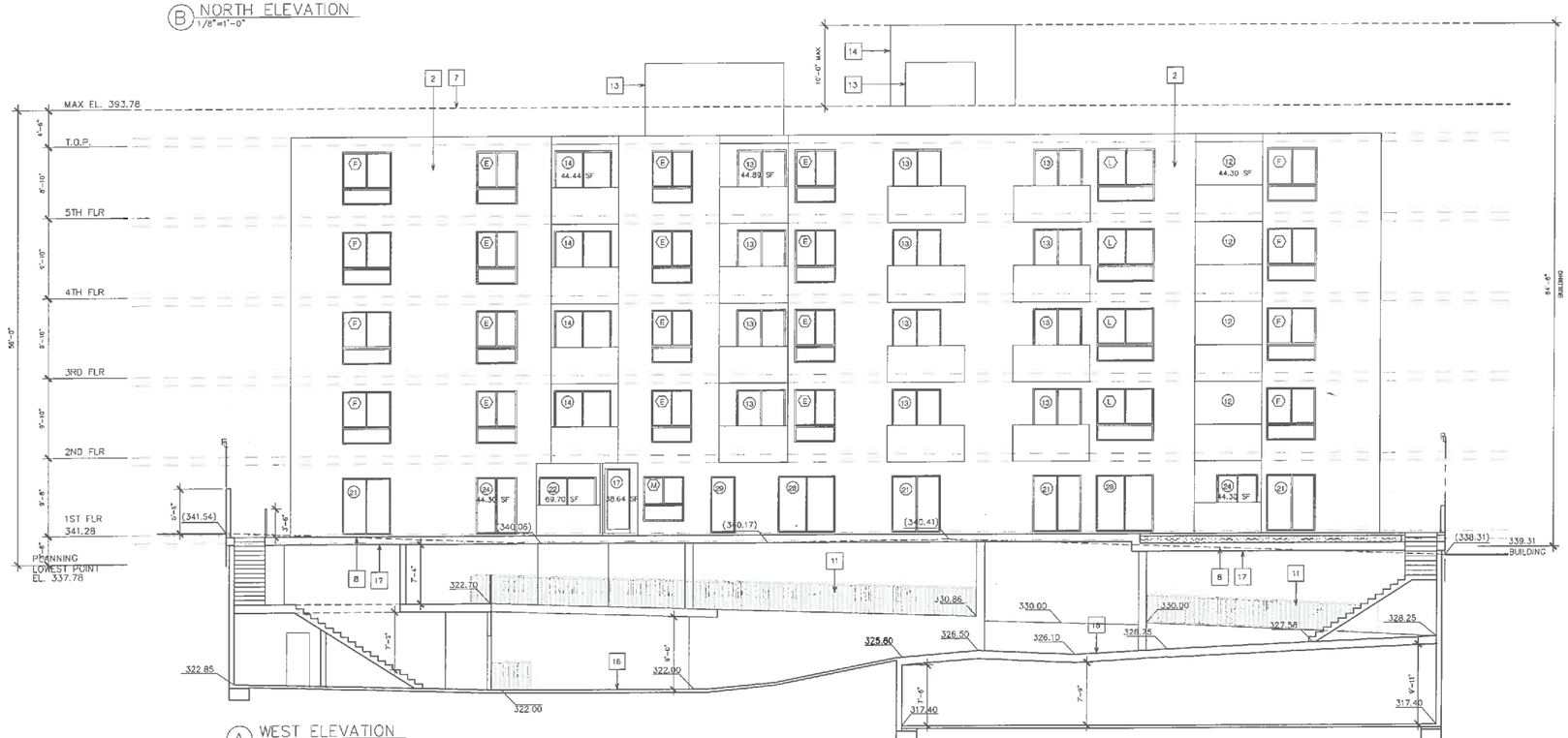
ALLOW AREA OF UNPROTECTED OPNG
8 FT FROM ALLEY P.L. - 25%

W.A. 94'-0X9'-10= 964 SF
A. OF OPNGS 162.5 SF(W)+41.32 SF(D) = 203.82 SF/21.14%

W.A. 94'-0X9'-10= 964 SF
A. OF OPNGS 162.5 SF(W)+41.32 SF(D) = 203.82 SF/21.14%

W.A. 94'-0X9'-10= 964 SF
A. OF OPNGS 162.5 SF(W)+41.32 SF(D) = 203.82 SF/21.14%

W.A. 96.5'-0X9'-11= 860 SF
A. OF OPNGS 0 SF(W)+175.0 SF(D) = 175 SF/24.8%



A WEST ELEVATION
1/8"=1'-0"

ALLOW AREA OF UNPROTECTED OPNG
15 FT FROM ALLEY P.L. - 45%

W.A. 134'X9'-10 = 1,318.3 SF
A. OF OPNGS 195 SF(W)+216.7 SF(D) = 411.70 SF/31.2%

W.A. 134'X9'-10 = 1,318.3 SF
A. OF OPNGS 195 SF(W)+216.7 SF(D) = 411.70 SF/31.2%

W.A. 134'X9'-10 = 1,318.3 SF
A. OF OPNGS 195 SF(W)+216.7 SF(D) = 411.70 SF/31.2%

W.A. 134'X9'-10 = 1,318.3 SF
A. OF OPNGS 195 SF(W)+216.7 SF(D) = 411.70 SF/31.2%

W.A. 134'X9'-8 = 1,295.95 SF
A. OF OPNGS 27.5 SF(W)+396.85 SF(D) = 424.35 SF/32.7%

ELEVATION LEGEND:

1. BUILT-UP ROOF-CLASS 'A'
2. EXTERIOR STUCCO
3. DOWNSPOUT
4. 42" HIGH WALL
5. EXTERIOR TILE FINISH
6. G.I. GUTTER
7. PARAPET WALL
8. LINE OF NATURAL GRADE
9. PLANTER
10. 6' HIGH CMU WALL
11. 42" HIGH METAL/COMPOSITE GUARDRAIL
12. 6' HIGH W.I. FENCE & GATE
13. STAIR TOWER BEYOND
14. ELEVATOR TOWER BEYOND
15. ROLL-UP DOOR
16. CONCRETE SLAB ON GRADE
17. CONCRETE DECK
18. RETAINING WALL
19. STRUCTURAL FOAM - INSULFOAM ASTM D1621 & ICC ER ERS 1778
20. METAL SCREEN
21. METAL AWNING
22. 42" HIGH STUCCO GUARDRAIL
23. 42" HIGH CLASS GUARDRAIL
24. BLDG. ADDRESS PER CITY STANDARDS.

GRADE PLANE

PLANNING EL 337.78
BUILDING 337.42 + 339.97 + 341.54 + 338.31 / 4 = 339.31

ELEVATION LEGEND

(0.00) EXISTING GRADE ELEVATION
0.00 NEW GRADE ELEVATION

NOTE:
1. ALL ROOF DRAINS & DOWNSPOUTS TO FLOW TO STORMWATER FILTRATION PLANTERS (LID). SEE SHEETS G2-G3.1

WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	S.F.
A	3'-0	3'-0	9 SF
B	5'-0	5'-0	25 SF
C	6'-0	5'-0	30 SF
D	4'-0	6'-6	26 SF
E	5'-0	6'-6	32.5 SF
F	6'-0	6'-6	39 SF
G	2'-0	4'-0	8 SF
H	3'-0	4'-6	13.5 SF
K	2'-6	4'-0	10 SF
L	7'-0	6'-6	45.5 SF
M	5'-0	5'-6	45.5 SF

DOOR SCHEDULE			
TYPE	WIDTH	HEIGHT	S.F.
12	5'-0	8'-0	40 SF
13	6'-0	8'-0	48 SF
14	7'-0	8'-0	56 SF
15	8'-0	8'-0	64 SF
21	6'-0	7'-0	42 SF
24	5'-0	7'-0	35 SF
27	8'-0	7'-0	56 SF
28	7'-0	7'-0	49 SF
29	3'-0	7'-0	21 SF
30	4'-0	7'-0	28 SF

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Case No. DIR-2019-3141-DRB

DATE	ISSUED FOR	DATE	REVISIONS

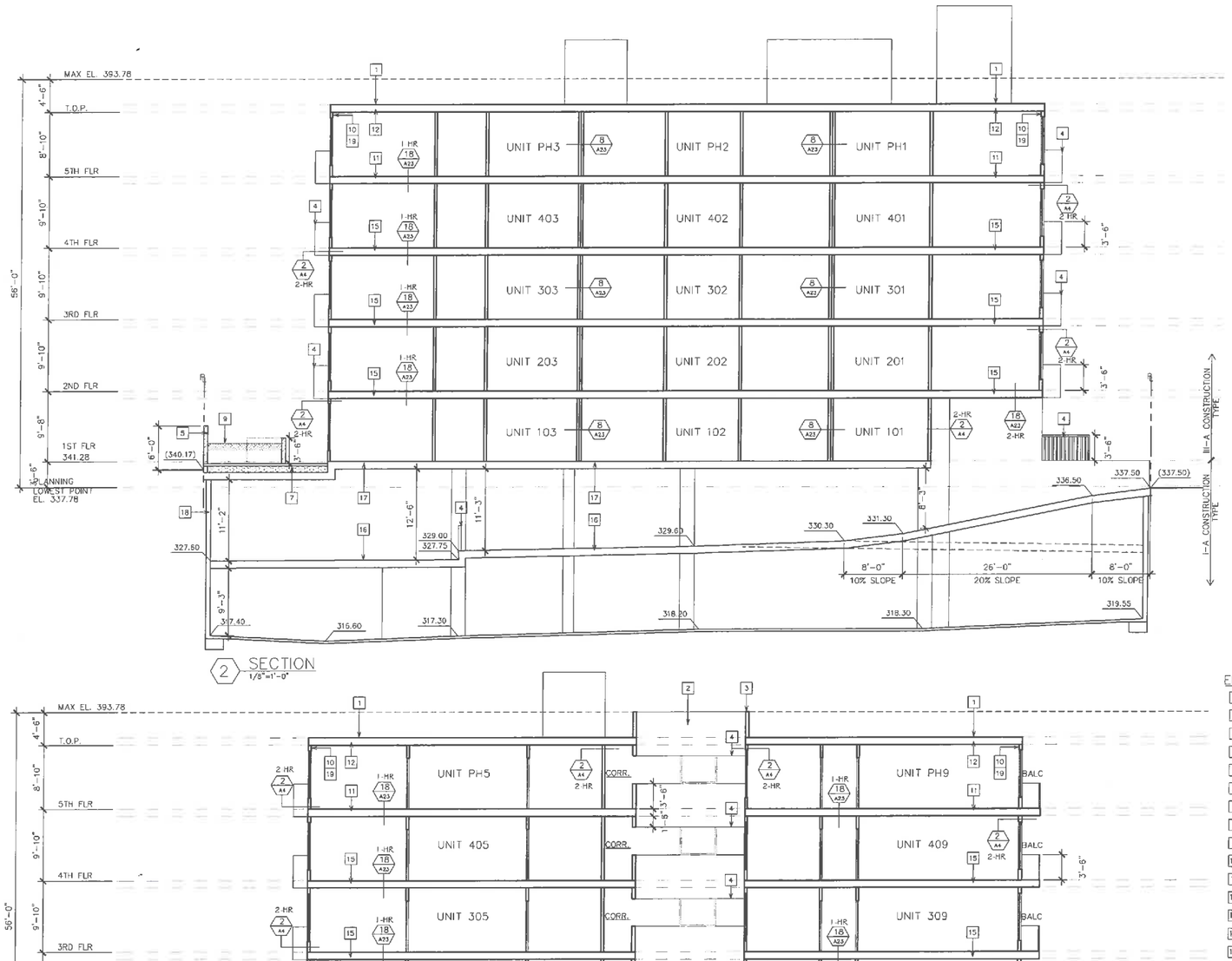
ROBERT JAMES TAYLOR
ARCHITECT
1410 STANFORD DRIVE GLENDALE, CA 91205 (818) 247-3449

JOB TITLE
1339 N TAMARIND AVENUE

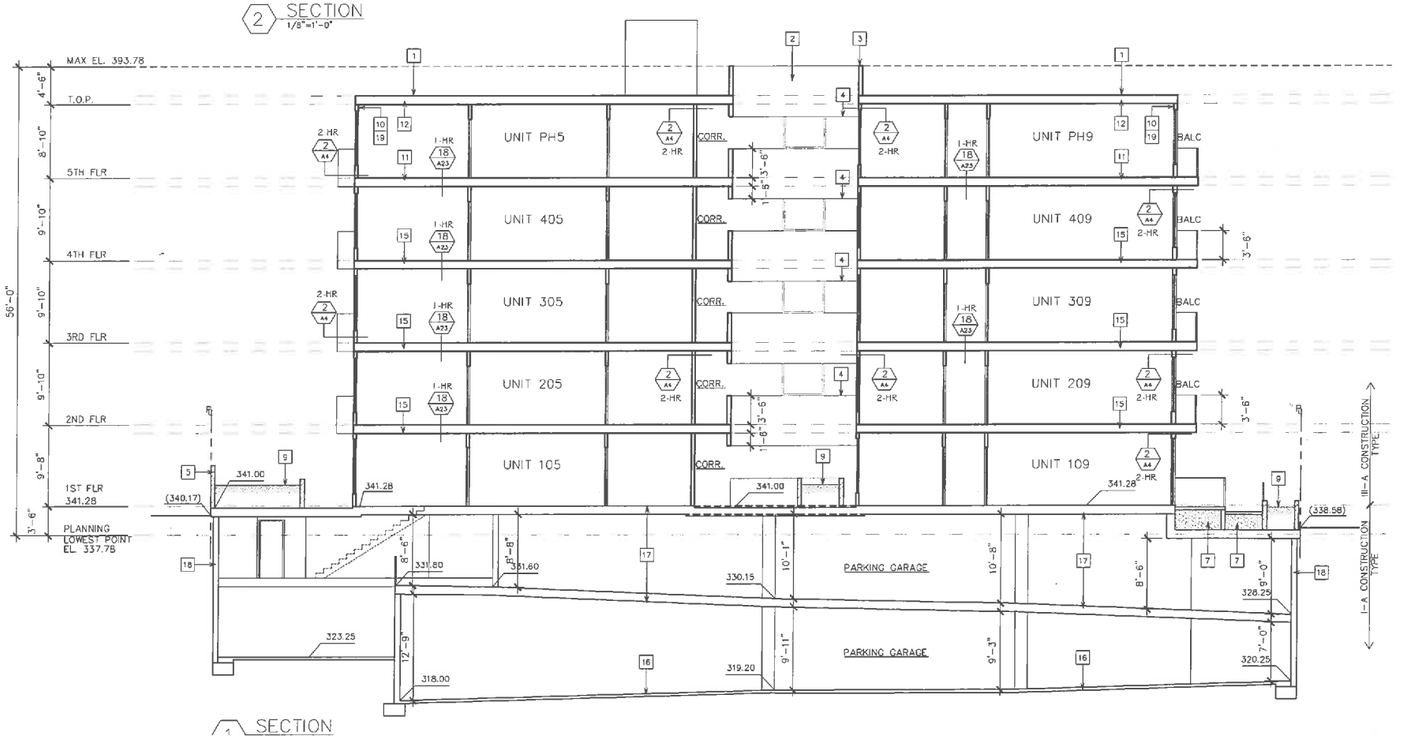
SHEET TITLE
ELEVATIONS

PROJECT NUMBER

SHEET NUMBER
A9



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



1 SECTION

ELEVATION LEGEND:

1. BUILT-UP ROOF-CLASS 'A'
2. EXTERIOR STUCCO
3. PARAPET WALL
4. 42" HIGH GUARDRAIL, SEE ELEVS
5. 6' HIGH CMU WALL
6. G.I. GUTTER
7. STRUCTURAL FOAM
8. LINE OF NATURAL GRADE
9. PLANTER
10. R-13 INSUL.
11. R-19 INSUL.
12. R-30 INSUL.
13. STAIR TOWER BEYOND
14. ELEVATOR TOWER BEYOND
15. 1 1/2" LT. WT. CONC
16. CONCRETE SLAB ON GRADE
17. CONCRETE DECK
18. RETAINING WALL
19. 5/8" GYP. BD TYPE X.
20. MER-KOTE R.R. # 25775
21. 42" HIGH WALL
22. 2 - 5/8" PLYWOOD SUBFLOOR WITH 15# FELT BETWEEN - SEE 3/A12
23. DOWNSPOUT

REFERENCE NOTE:
(100.00) EXIST. GRADE
100.00 FINISHED GRADE

NOTE:
1. ALL ROOF DRAINS & DOWNSPOUTS TO FLOW TO STORMWATER FILTRATION PLANTERS (LID). SEE SHEETS G2-G3.1

PLANNING
LOWEST POINT EL.337.78

BUILDING
338.31+341.54+339.97+337.42/4=339.31

EXHIBIT "A"
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Case No. DIR-2019-3141-DB-SPR

DATE	ISSUED FOR	DATE	REVISIONS
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.	.	.	.
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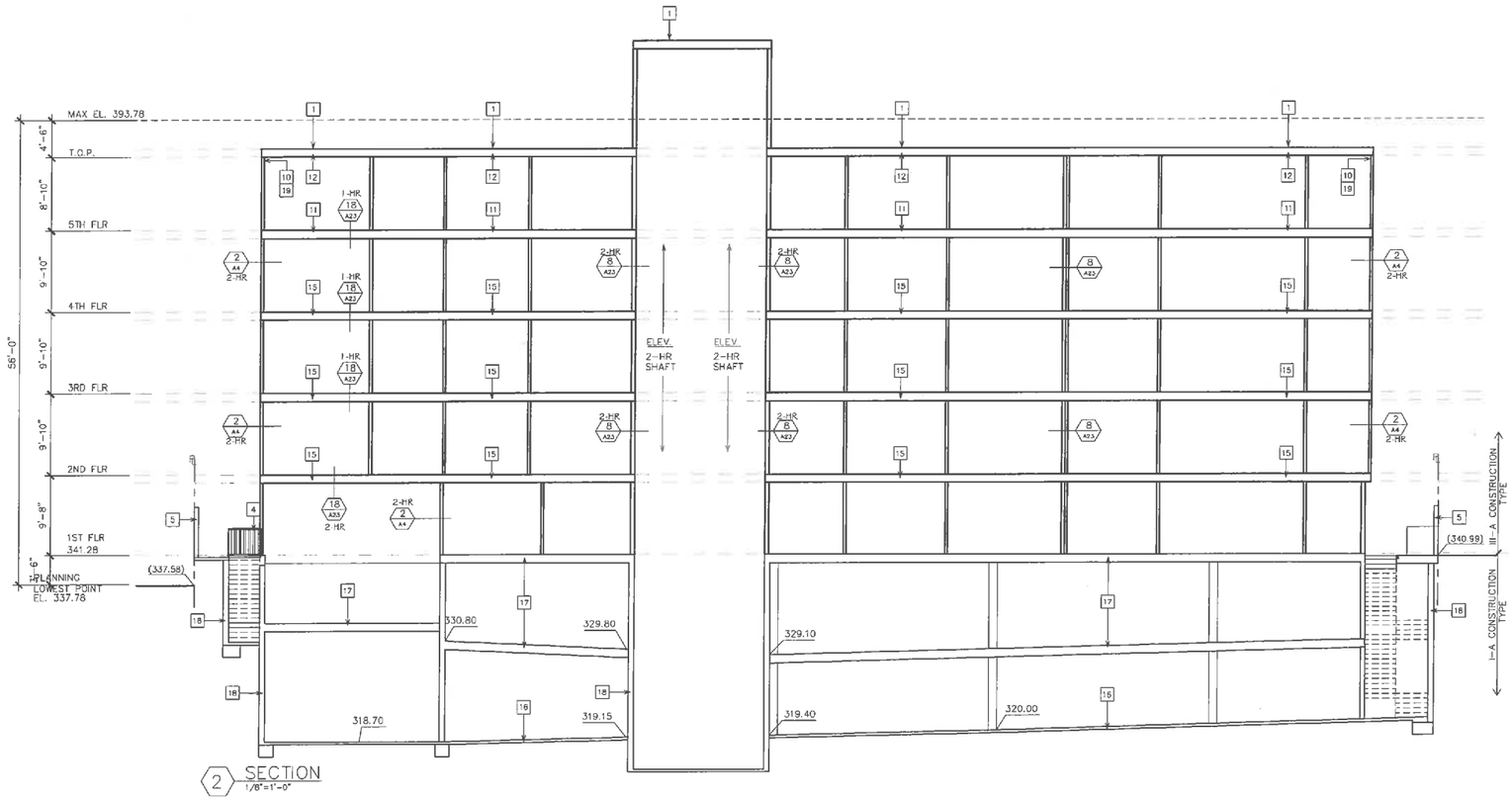
ROBERT JAMES TAYLOR
ARCHITECT
1416 STANFORD DRIVE GLENDALE, CA 91205 (818) 247-3485

JOB TITLE
1339 N TAMARIND AVENUE

SHEET TITLE
SECTIONS

PROJECT NUMBER

SHEET NUMBER
A10



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

ELEVATION LEGEND:

1. BUILT-UP ROOF-CLASS 'A'
2. EXTERIOR STUCCO
3. PARAPET WALL
4. 42" HIGH GUARDRAIL, SEE ELEVS.
5. 6' HIGH CMU WALL
6. G.I. GUTTER
7. STRUCTURAL FOAM
8. LINE OF NATURAL GRADE
9. PLANTER
10. R-13 INSUL.
11. R-19 INSUL.
12. R-30 INSUL.
13. STAIR TOWER BEYOND
14. ELEVATOR TOWER BEYOND
15. 1 1/2" LT. WT. CONC
16. CONCRETE SLAB ON GRADE
17. CONCRETE DECK
18. RETAINING WALL
19. 5/8" GYP. BD TYPE X.
20. MER-KOTE R.R. # 25775
21. 42" HIGH WALL
22. 2 - 5/8" PLYWOOD SUBFLOOR WITH 15# FELT BETWEEN - SEE 3/A12
23. DOWNSPOUT

REFERENCE NOTE:
(100.00) EXIST. GRADE
100.00 FINISHED GRADE

NOTE:
1. ALL ROOF DRAINS & DOWNSPOUTS TO FLOW TO STORMWATER FILTRATION PLANTERS (LID). SEE SHEETS G2-G3.1

PLANNING
LOWEST POINT EL.337.78

BUILDING
338.31+341.54+339.97+337.42/4=339.31

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Case No. DIR-2019-3411-DB

DATE	ISSUED FOR	DATE	REVISIONS
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

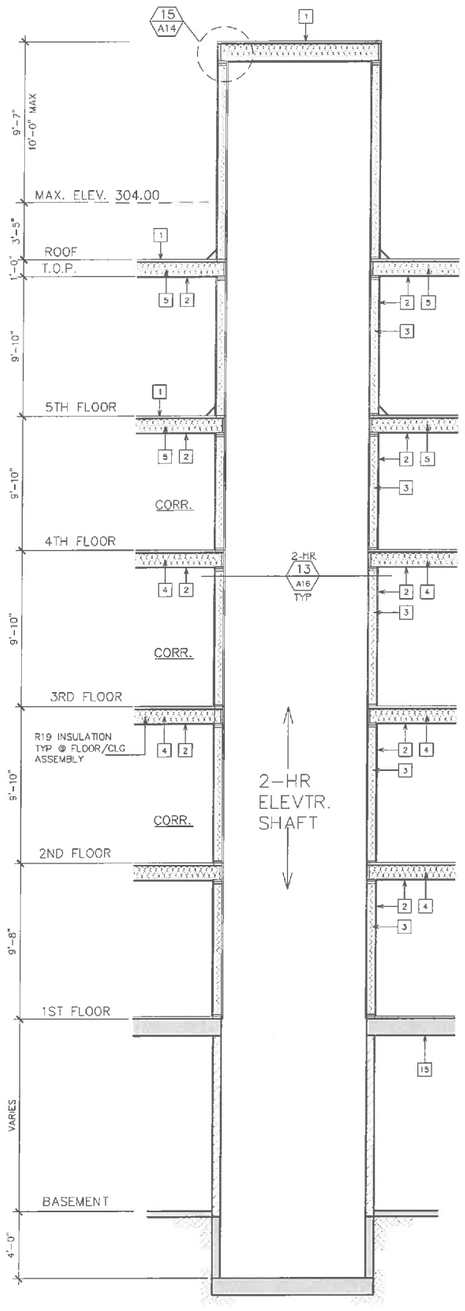
ROBERT JAMES TAYLOR
ARCHITECT
1416 STANFORD DRIVE GLENDALE, CA 91208 (818) 247-3443

JOB TITLE
1339 N TAMARIND AVENUE

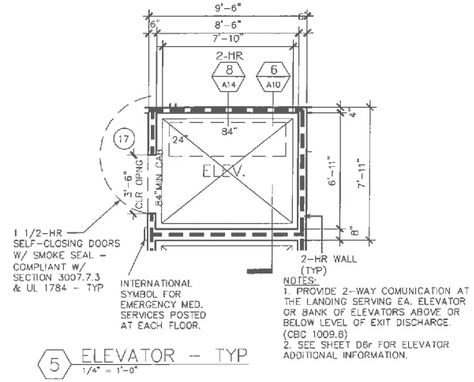
SHEET TITLE
SECTIONS

PROJECT NUMBER

SHEET NUMBER
A11

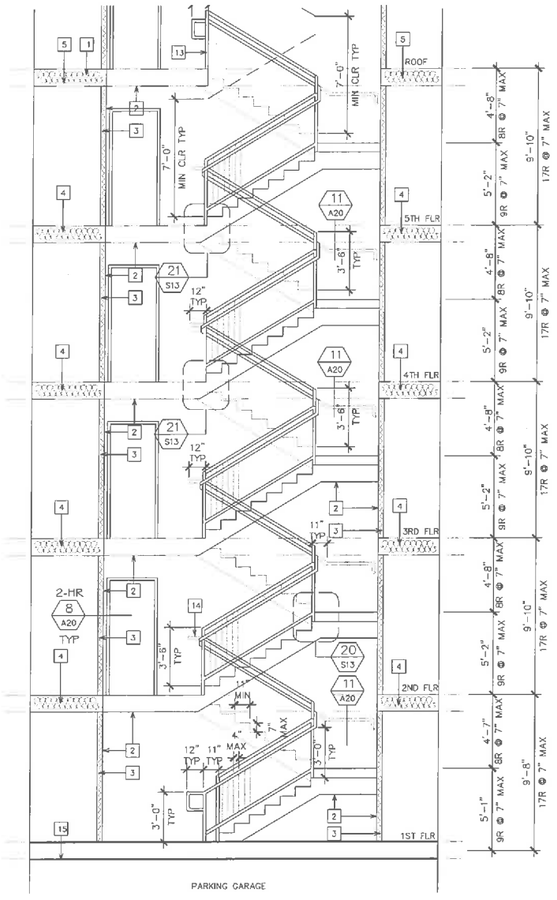


6 SECTION
1/4"=1'-0"

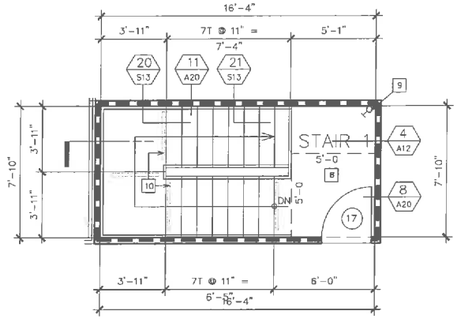


NOTES:
1. PROVIDE 2-WAY COMUNICATION AT THE LANDING SERVING EA. ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
2. SEE SHEET D8r FOR ELEVATOR ADDITIONAL INFORMATION.

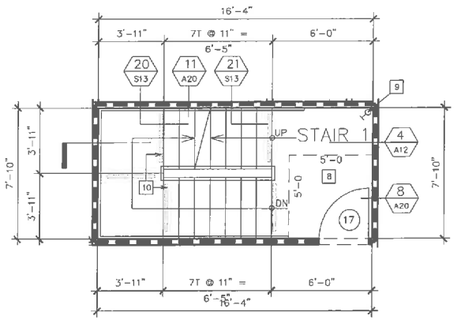
5 ELEVATOR - TYP
1/4" = 1'-0"



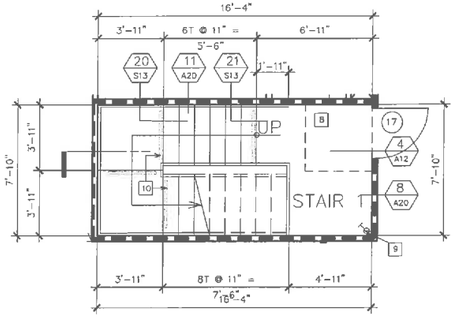
4 STAIR #1 SECTION
1/4"=1'-0"



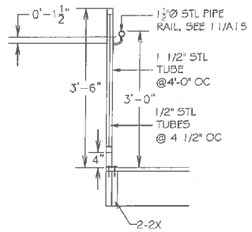
3 STAIR 1 @ ROOF PLAN
1/4"=1'-0"



2 STAIR 1 @ 2ND - 5TH FLR. PLAN
1/4"=1'-0"



1 STAIR 1 @ 1ST FLR. PLAN
1/4"=1'-0"



7 DETAIL
NTS

SECTION REFENCE NOTES

1. BUILT-UP ROOF CLASS 'A'
2. 5/8" GYP. D.W. TYP. 'X'
3. R-13 INSUL.
4. R-19 INSUL.
5. R-30 INSUL.
6. MACOAT DECK SYSTEM RR# 25983
7. W.I. RAILING
8. PROVIDE STAIRWAY ILLUMINATION MIN. 1-FT CANDLE @ TREAD RUNS, TYP
9. CLASS I, 4" STANDPIPE W/2 1/2" OUTLET, TYP
10. WARNING STRIPE AS PER 11A-6A/D6r, TYP.
11. 27" HIGH RAILING TO PREVENT ENTRY
12. 1/2" MAX THRESHOLD W/ BEVEL MAX 1:2, TYP
13. 42" HIGH GUARDRAIL
14. 27" HIGH GUARDRAIL AND GATE TO PREVENT ENTRY
15. CONC. DECK (3-HR)

LEGEND

2-HR WALL - SEE 8/A20

O-H CLASS I, 4" STANDPIPE W/2 1/2" OUTLET, TYP

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Case No. DIR 2019-3441-DB

DATE	ISSUED FOR	DATE	REVISIONS

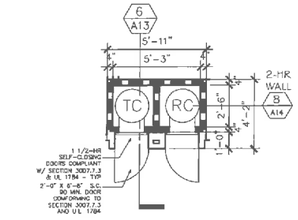
ROBERT JAMES TAYLOR
ARCHITECT
1415 STAMPONO DRIVE GLENDALE, CA 91205 (818) 247-3495

JOB TITLE
1339 N TAMARIND AVENUE

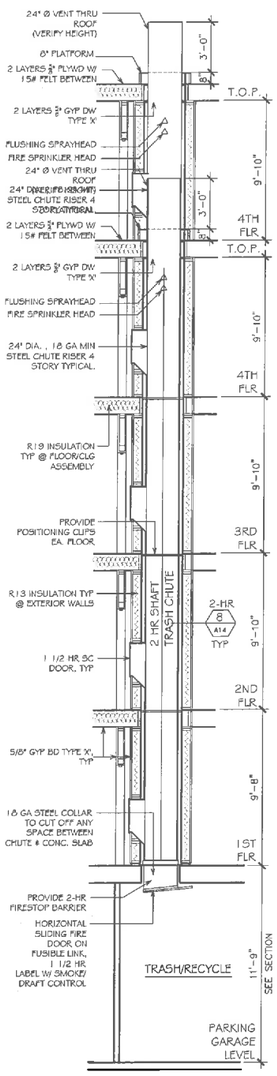
SHEET TITLE
STAIR SECTION

PROJECT NUMBER

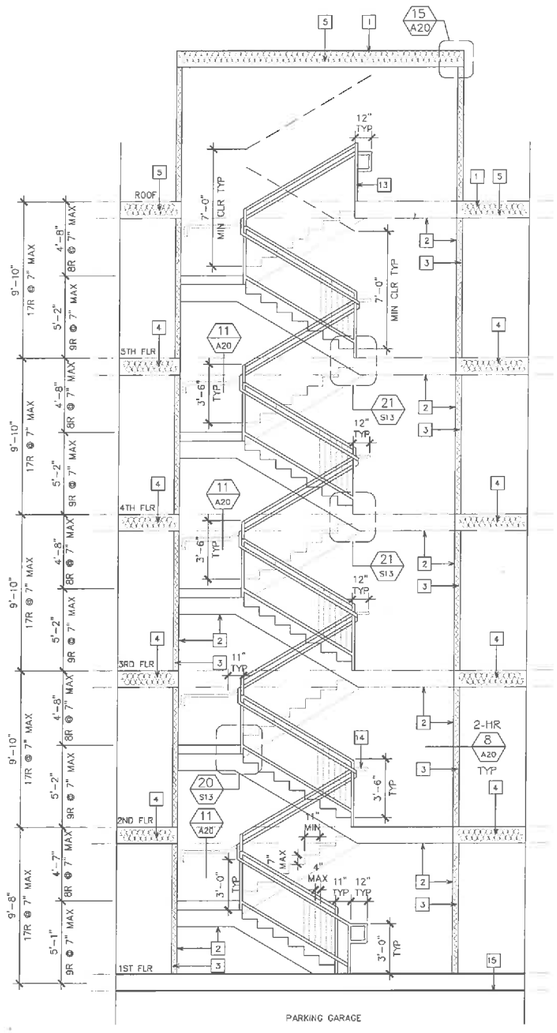
SHEET NUMBER
A12



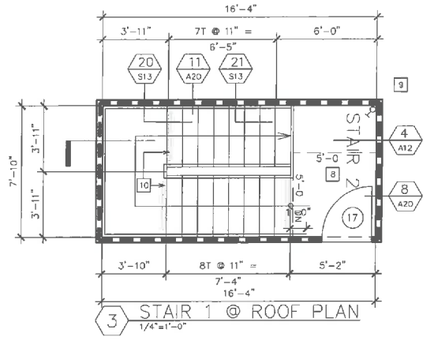
5 TRASH CHUTE - TYP
1/4"=1'-0"



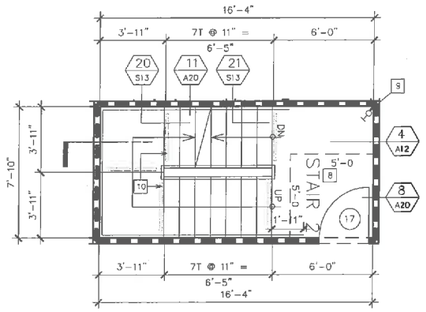
6 SECTION
1/4"=1'-0"



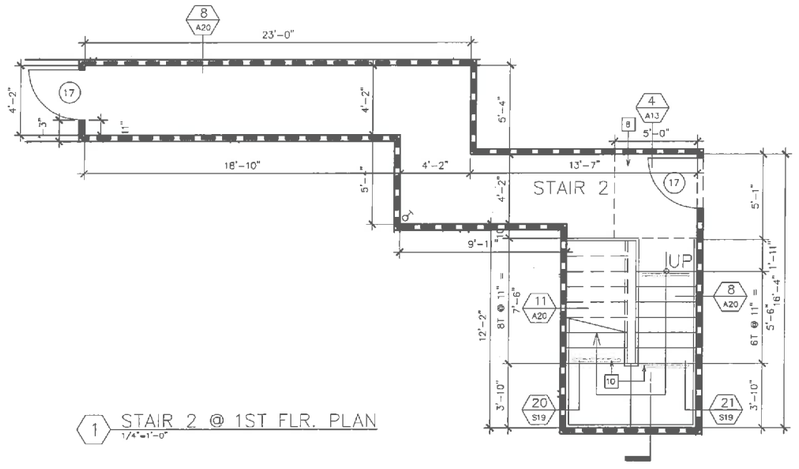
4 STAIR #1 SECTION
1/4"=1'-0"



3 STAIR 1 @ ROOF PLAN
1/4"=1'-0"



2 STAIR 1 @ 2ND - 5TH FLR. PLAN
1/4"=1'-0"

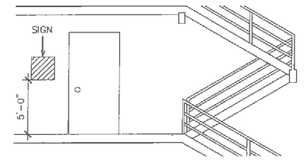


1 STAIR 2 @ 1ST FLR. PLAN
1/4"=1'-0"

NOTE
ALL EXIT STAIRWAYS TO HAVE APPROVED STAIRWAY SIGN LOCATED 5 FT ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION.

LOCATION OF SIGN IN STAIRWAY

LOS ANGELES CITY FIRE DEPARTMENT REQUIRES STAIRWAY NUMBERING SYSTEM FOR BUILDING MORE THAN 2 STORIES



1 THRU 5 ROOF ACCESS
5
STAIR 1
EXAMPLE 1
5TH FLOOR OF A STAIRWAY THAT EXTENDS FROM THE 1ST TO THE 5TH FLOOR OF AN 8 STORY BUILDING. THE STAIRWAY TERMINATES ON THE ROOF. THIS IS THE NUMBER 1 STAIRWAY IN THE BUILDING.

1 THRU 4 NO ROOF ACCESS
3
STAIR 2
EXAMPLE 2
3RD FLOOR OF A STAIRWAY THAT EXTENDS FROM 1ST TO THE 4TH FLOOR OF AN 8 STORY BUILDING. THIS STAIRWAY DOES NOT PERMIT ROOF ACCESS. THIS IS THE NUMBER 2 STAIRWAY IN THE BUILDING.

1 THRU 5 NO ROOF ACCESS
6
STAIR 3
EXAMPLE 3
6TH FLOOR OF A STAIRWAY THAT EXTENDS FROM THE 1ST TO THE 6TH FLOOR OF AN 8 STORY BUILDING. THIS IS THE NUMBER 3 STAIRWAY IN THE BUILDING.

8 SIGN IN STAIRWAY
N.T.S.

SECTION REFENCE NOTES

1. BUILT-UP ROOF CLASS 'A'
2. 5/8" GYP. D.W. TYP. 'X'
3. R-13 INSUL.
4. R-19 INSUL.
5. R-30 INSUL.
6. MACOAT DECK SYSTEM RR# 25983
7. W.I. RAILING
8. PROVIDE STAIRWAY ILLUMINATION MIN. 1-FT CANDLE @ TREAD RUNS, TYP
9. CLASS I, 4" STANDPIPE W/2 1/2" OUTLET, TYP
10. WARNING STRIPE AS PER 11A-6A/D6r, TYP.
11. 27" HIGH RAILING TO PREVENT ENTRY
12. 1/2" MAX THRESHOLD W/ BEVEL MAX 1:2, TYP
13. 42" HIGH GUARDRAIL
14. 27" HIGH GUARDRAIL AND GATE TO PREVENT ENTRY
15. CONC. DECK (3-HR)

LEGEND

2-HR WALL - SEE 8/A20

CLASS I, 4" STANDPIPE W/2 1/2" OUTLET, TYP

EXHIBIT "A"
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Case No. DIR-2019-3141-DB

DATE	ISSUED FOR	DATE	REVISIONS

ROBERT JAMES TAYLOR
ARCHITECT
1414 STANFORD DRIVE GLENDALE, CA 91205 (818) 247-3405

JOB TITLE
1339 N TAMARIND AVENUE

SHEET TITLE
STAIR SECTION

PROJECT NUMBER

SHEET NUMBER
A13

Potential Landscape Area (Lot Area minus Building Footprint)

LOT AREA:		19,529 SF
BUILDING FOOTPRINT		13,096 SF
TOTAL POTENTIAL LANDSCAPE AREA:		6,433 SF
Open Space Required		
UNITS W/-2 HABITABLE ROOMS @100 SF:	1	100 SF
UNITS W/2 HABITABLE ROOMS @125 SF:	6	750 SF
UNITS W/3 HABITABLE ROOMS @175 SF:	38	6,650 SF
TOTAL	45	7,500 SF
Open Space Provided		
PRIVATE OPEN SPACE (50 SF/UNIT)	44	2,200 SF
COURTYARD		598 SF
REAR YARD		2,170 SF
ROOF GARDEN		2,943 SF
TOTAL		7,911 SF

Total points required per Guidelines O: 20 (Lot area 19,529 SF)

DETAIL OF POINTS PROVIDED	POINTS PER ITEM	QTY.	POINTS CLAIMED	CALLOUT/SHEET
Soil amended w Class I TOPGRO Mulch	5	1	5	Note B - L-1
Trees shading east and west exposure	2/25ft	6	12	C - L-1
Vines on walls/fences	2/50ft	8	16	A - L-1
Parkway planting- no lawn	3/50 sf	10	30	D - L-1
GUIDELINES O PROVIDED POINTS TOTAL:			63	

Total points required for Guidelines AA: 300 (Lot area 19,529 SF)

Sensor for rain	1	1	1	F - L-2
Landscape meter (25% of required points)	25%	1	75	E - L-2
Automatic irrigation controller	5	1	5	G - L-2
Drip irrigation	5/circuit	14	70	
No lawn	10	1	10	Legend L-1
Plants requiring monthly summer water after established for 3 years	2/pc	487	974	Legend L-1
GUIDELINES AA PROVIDED POINTS TOTAL:			1135	

The subdivider shall record a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.

b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners / property owners association a Certified of Substantial Completion (12.40 GLAMC).

c. The developer / builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.

d. The developer builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

MWELO CALCULATIONS

Maximum Applied Water Allowance (MAWA)

MAWA= (Eto) x 0.62 x [(0.55 x LA)+(1 - 0.55 x SLA)]

(Eto)	LANDSCAPE AREA (LA)	ETAF			SLA	MAWA	
50.1	2377	0.55			0.00	40608.91	GAL/YR
Estimated Total Water Use (ETWU)							
ETWU=(Eto)*(.62)*(PF*HA/IE+SLA)						ETWU	
						28481.17	GAL/YR

Hydrozone Table for Calculating ETWU

Zone	Planting Description	Water Needs	PF	Irrigation Method	IE	ETAF (PF/IE)	Hydrozone Area (HA)	ETAF x HA	
1	Groundcover	Low	0.3	Drip	0.81	0.37	450	167	5177.00
2	THIS HYDROZONE OMITTED							0	0.00
3	Shrubs/Grass	Low	0.3	Drip	0.81	0.37	268	99	3083.19
4	Trees	VL/Low/Med	0.3	Drip	0.81	0.37	80	30	920.36
5	Shrubs/Grass	Low/Med	0.4	Drip	0.81	0.49	296	146	4540.42
6	Shrubs/Vines	Low	0.3	Drip	0.81	0.37	98	36	1104.43
7	Shrubs/Vines	Low	0.3	Drip	0.81	0.37	333	123	3830.06
8	Trees	Low	0.3	Drip	0.81	0.37	180	67	2070.80
9	Shrubs/Vines	Low	0.3	Drip	0.81	0.37	313	116	3600.59
10	Shrubs/Vines	Low	0.3	Drip	0.81	0.37	361	134	4153.10
11	Shrubs	Low	0.3	Drip	0.81	0.37	273	101	3140.71
12	Shrubs/Grass	VL/Low/Med	0.3	Drip	0.81	0.37	230	85	2646.02
13	Trees	Low	0.3	Drip	0.81	0.37	240	89	2761.07
14	Shrubs/Grass	Low/Med	0.4	Drip	0.81	0.49	224	111	3435.99
15	Shrubs/Succ.	Low	0.3	Drip	0.81	0.37	210	78	2416.93
Sum					0.81	0.38	2377.00	916.91	28481.17
							A	B	
Special Landscape Areas						1.00	0	0	
Sum						1.00	0.00	0.00	
							C	D	

ETAF CALCULATIONS

Regular Landscape Areas			All Landscape Areas		
Total ETAF x Area	(B)	916.91	Total ETAF x Area	(B+D)	916.91
Total Area	(A)	2377.00	Total Area	(A+C)	2377.00
Average ETAF	(B / A)	0.39	Average ETAF	(B+D / C+ A)	0.39

URBAN FORESTRY NOTES:
Final determination of tree planting locations is subject to approval by Bureau of Street Services, Urban Forestry Division.

The Bureau of Street Services, Urban Forestry Division shall inspect and tag trees upondelivery to the job site. It is the responsibility of the Contractor to ensure the trees are the proper species approved by an authorized representative of Urban Forestry Division.

The street trees shall meet or exceed the criteria of good-quality tree stock set forth by the UrbanTree Foundation (urbantree.org) and the Western Chapter of the International Society of Arboriculture's (WCISA) Guideline Specifications for Nursery Tree Quality (wcisa.net/downloads/NurseryTreeSpecs.pdf).

Contact Urban Forestry Division 213-847-3077 at least five working days before delivery to arrange an appointment with the inspector. Inspector shall review the proposed tree locations prior to the construction of the sidewalk. Urban Forestry Division accepts no responsibility for any purchasing and/or delivery arrangements and shall reject any trees failing to meet the specifications set forth in the Urban Tree Foundation's and WCISA's Guidelines Specifications for Nursery Tree Quality.

Contractor shall be responsible for any permit requirements or fees.

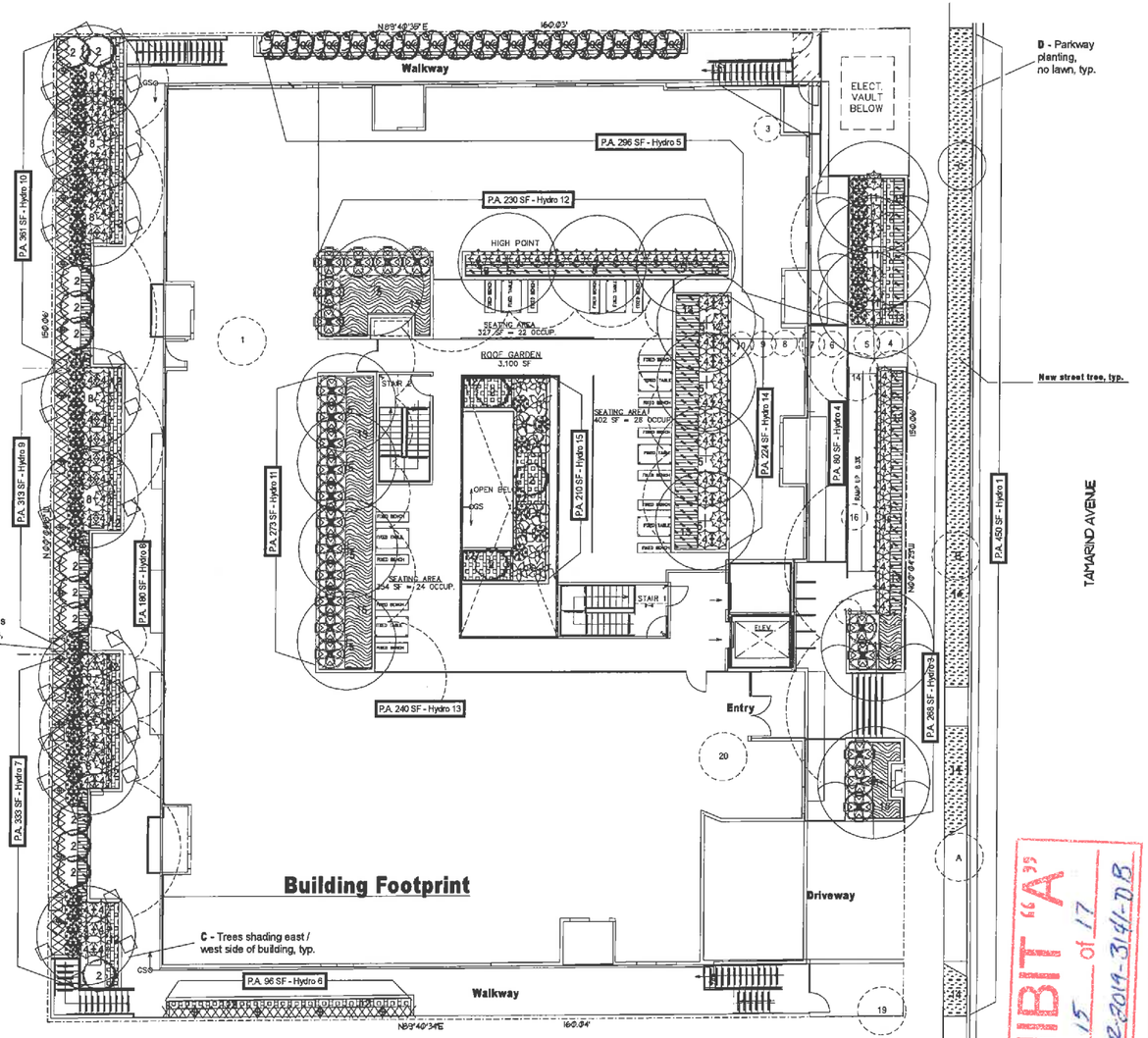
Summary of Trees							
Tree	Botanical Name	Common Name	Health	Aesthetic	Comments	Protected	Remove
TREES IN PUBLIC RIGHT OF WAY							
A	*Schinus terebinthifolius*	Brazilian Pepper	Fair	Fair	DB	No	Yes
B	*Schinus terebinthifolius*	Brazilian Pepper	Fair	Fair	DB, RD	No	Yes
C	*Schinus terebinthifolius*	Brazilian Pepper	Fair	Fair	DB	No	Yes
TREES ON PRIVATE PROPERTY							
1	*Persea americana*	Avocado	Fair	Good	DB	No	Yes
2	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
3	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
4	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
5	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
6	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
7	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
8	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
9	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
10	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
11	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
12	*Ficus nitida*	Indian Laurel Fig	Fair	Good	BSM	No	Yes
13	*Syagrus romanzoffiana*	Queen Palm	Good	Good		No	Yes
14	*Syagrus romanzoffiana*	Queen Palm	Good	Good		No	Yes
15	*Cupressus sempervirens*	Italian Cypress	Good	Good		No	Yes
16	*Cupressus sempervirens*	Italian Cypress	Good	Good		No	Yes
17	*Cupressus sempervirens*	Italian Cypress	Good	Good		No	Yes
18	*Cupressus sempervirens*	Italian Cypress	Good	Good		No	Yes
19	*Pinus pinea*	Italian Stone Pine	Fair	Good		No	Yes
20	*Phoenix reclinata*	Pygmy Date Palm	Good	Good		No	Yes

DB=Dieback, BSM=Black Sooty Mold, RD=Root Damage

0 Existing tree to be removed, typ.

Hydrozone division line

P.A. 000 SF - Hydro 00 Hydrozone indicator



B – Soil in planting areas to be amended with Class I Forest Floor Mulch available from C&M Topsoil, Inc. 818-899-5485

Legend

		Botanical Name	Common Name	Qty	Size	WUCOLS
1		Agave attenuata 'Boutin Blue'	Blue Fox Tail Agave	6	5 Gal.	Low
2		Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15	15 Gal.	Low
3		Cistus ladanifer	Crimson-Spot Rockrose	22	5 Gal.	Low
4		Convolvulus cneorum	Bush Morning Glory	102	5 Gal.	Low
5		Cercis occidentalis	Western Redbud	12	24"-box	Low
6		Crassula ovata 'Obliqua'	Variegated Jade Plant	4	5 Gal.	Low
7		Dietes grandiflora	Fortnight Lily	62	1 Gal.	Low
8		Laurus nobilis	Sweet Bay	9	24"-box	Low
9		Lonicera japonica 'Halliana'	Japanese Honeysuckle	21	5 Gal.	Low
10		Myrsine africana	African Boxwood	15	5 Gal.	Low
11		Olea europaea 'Fruitless'	Wilson Fruitless Olive	5	24"-box	Low
12		Clivia miniata	Orange Clivia -- plant 18" O.C.	192	1 Gal.	Low
13		Helictotrichon sempervirens	Blue Oat Grass -- plant 12" O.C.	298	1 Gal.	Mod.
14		Lippia nodiflora	Kurapia -- plant as sod	463	sq. ft.	Low
15		Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary -- plant 48" O.C.	22	5 Gal.	V. Low

Front yard planted area = 480 SF
Required shade tree 1/500 SF = 1
Provided shade trees = 5

REQUIRED AND PROVIDED TREES TABLE			
			QTY
EXISTING TREES ON SITE			20
EXISTING PARKWAY TREES			3
TREES	NUMBER	RATIO	REQ.
EXISTING TO BE REMOVED	20	1 to 1	20
EXISTING PARKWAY TREES TO BE REMOVED*	3	2 to 1	6
TOTAL ON SITE TREES TO BE REPLACED			26
PER UNIT	45	1 TREE/4 UNITS	12
MIN. NO. TREES REQ. (26 > 12)			26
TREES PROVIDED			
LOCATION	SHEET	SIZE	QTY
PLANTING AREAS	L1	24" BOX	26
TOTAL TREES		24" BOX	26

*NOTE: Parkway tree removal must be permitted by Los Angeles Urban Forestry Division

LANDSCAPE TABULATIONS	
COMMON OPEN SPACE PROVIDED	
Courtyard	600 SF
Rear Yard	2,517 SF
Roof Deck	3,100 SF
TOTAL:	6,217 SF
25% REQ. LANDSCAPE AREA:	1,554 SF
LANDSCAPE AREA PROVIDED	
Courtyard	210 SF
Rear Yard	1,167 SF
Roof Deck	987 SF
TOTAL: (2,364 > 1,428)	2,364 SF
LANDSCAPE TO OPEN SPACE RATIO:	
(2364 / 6,217 = 0.380)	38.0 %

Green Building Notes
Performance Approach

TOTAL LANDSCAPE AREA: 2,377 sq. ft.
WATER SUPPLY TYPE: LADWP potable

A minimum 3-in. layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct-seeding applications when mulch is contraindicated.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

For soils less than 6% organic matter in the top 6 in. of soil, compost at a minimum rate of 4 cu. yd. per 1,000 sq. ft. of permeable area shall be incorporated to a depth of 6 in. into the soil.

A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, S.304.1)

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed:_____

Date:_____

LEGAL DESCRIPTION
LOT 28, OF THE ARTESIAN TRACT, FOUND IN MB 4 PG90 OF LOS ANGELES COUNTY RECORDS.
APN: 4263007028
PIN: 129B145 1034

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

EXHIBIT "A"
Page No. 15 of 17
Case No. DIR-2019-3141-DB

Harmony Gardens, Inc.
Shelley Sparks, RLA #2696
12224 Addison Street
Valley Village, CA 91607
(818) 505-8783
Shelley@Harmonygardens.net

REVISION LOG:
01/08/2020
07/30/2020
10/19/2020

SUBMITTAL:
NO: DATE:

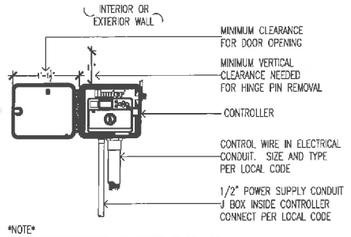
PROJECT ADDRESS:
1333 Tamarind Ave.
Los Angeles, CA 90028

OWNER ADDRESS:
Wiseman Development
11601 Santa Monica Blvd
Los Angeles, CA. 90025

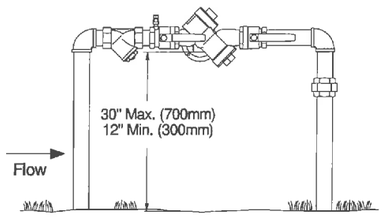
LANDSCAPE PLAN

Date: 07/30/2020
Scale: 1/10" = 1'
Drawn by: DR

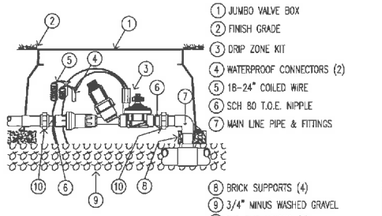
Sheet No.
L1
1 of 3



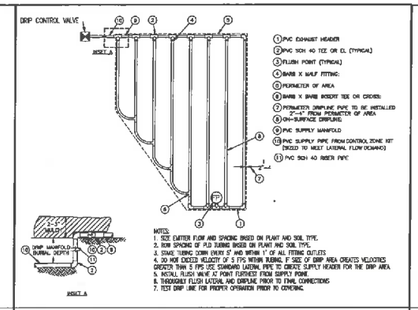
IRRIGATION CONTROLLER



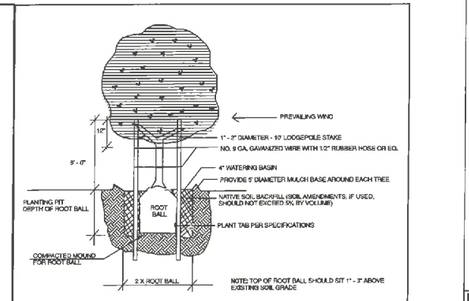
FEBCO MODEL 825Y - REDUCED PRESSURE ASSEMBLY



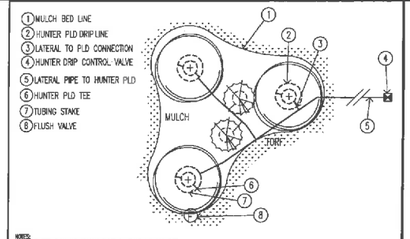
HUNTER DRIP ZONE VALVE KIT



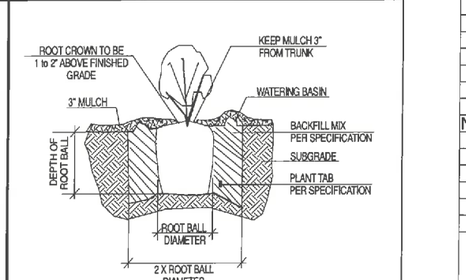
DRIP IRRIGATION LAYOUT



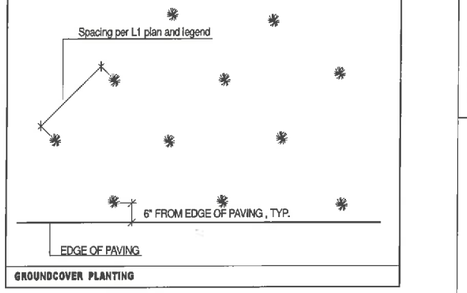
TREE PLANTING DETAIL



TREE IRRIGATION DETAIL



SHRUB PLANTING DETAIL



GROUNDCOVER PLANTING

PLANTING SPECIFICATIONS

Scope
A.The Contractor shall furnish and install plant materials as indicated on the drawings and as specified. Planting shall be performed by personnel familiar with planting procedures and under supervision of a qualified planting foreman adjudged by the Landscape Architect to be capable of performing the class and scale of work contemplated.
B.General Contractor of Owner shall supply to Landscape Contractor a grade condition of within 2% of 1 foot of finish grade.

Inspections
A.Inspections will be made by the Owner or Owner's Representative. Contractor shall be on the site when inspections are made. Request inspection by telephone at least 2 working days in advance of date desired. Contractor will not be permitted to initiate the succeeding steps of work until he has received approval to proceed by the inspector.
B.Contractor shall find out from the Owner or Owner's Representative if a soils test has been made and shall not begin work on the site until the results of such tests are know unless told otherwise by Owner. Contractor shall obtain soils test and send report to Owner or Owner's Representative if no such test exists and pay all costs for such reports. Soil amendments and general backfill mixes listed below are for bid purposes only. Contractor will be responsible for providing mixes as specified based on the results of soil tests.
C.Inspection is required for the following:
1.When trees and other plant material are spotted for planting, but before planting occurs.
2.When planting and all other specified work has been completed.

Materials
A.Topsoil: Existing soil on the site shall be used as topsoil for planting purposes insofar as possible, but shall be free of debris, oil, weeds, plaster, concrete, gasoline, paint, solvents, or other foreign matter. Contaminated soil shall be removed and replaced with acceptable existing soil or imported soil.
B.Imported Topsoil
1.Imported topsoil shall be fertile, friable, clean, sanitary, free of weeds, rocks, gravel, debris and other deleterious matter. Soil shall contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth.
2.Topsoil shall be subject to inspection at the source from which it is obtained before delivery, but such approval shall not impair the right of inspection and rejection at the site during delivery and progress of work. Rejected topsoil shall be removed immediately from the site.
3.Furnish the Owner or Owner's Representative with the following information 30 days prior to the importation of topsoil:
a.Specific location of topsoil source.
b.Contractor shall submit topsoil to soil testing Laboratory for conformance testing. Contractor shall have report sent to Owner or Owner Representative and shall pay all costs.
c.Contractor shall amend imported topsoil according to soil testing specifications.
Backfill for Succulents, Cacti and other drought tolerant plants shall be the following:
6 parts coarse peat moss
2 parts planter mix
6 parts volcanic rock
100 lbs. washed sand
5 lbs. Gro-Power
C.Plant Materials
1.Quality and size of all plants shall conform to the California Standard Grading Code of Nursery Stock and shall be No. 1 grade. Plants shall be vigorous, of normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed the measurements specified in the plant list and be supplied from those sources indicated when a source is specified.
2.Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no root bound conditions prevail. No container plants that have cracked or broken balls or earth when taken from containers shall be planted, except on special approval of the Owner or Owner's Representative.
3.Plants shall have been grown under climatic conditions comparable to those of the project site, unless otherwise specifically approved by the Owner or Owner's Representative.
4.Nomenclature conforms to customary usage. For clarification, the term "multi-trunk" defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
5.Sod to be freshly cut and provided with minimum 3/4" thick root area and at least 9-12 months old. All sod to be protected from sun and wind drying while being shipped and prior to planting.
6.Inspection: Plants shall be subject to inspection and approval by the Owner or Owner's Representative at the place of growth or upon delivery, for quality, size and variety. Such approval shall not impair the right of inspection and rejection at the site, during progress of work, for size and condition of ball or roots, insect defects or injuries. Rejected plants shall be removed immediately from the site.
7.Certificate of Inspection: To accompany shipment of plant materials shall be furnished which may be required by Federal, State, County or other authorities.
8.Identify each species and variety with a weatherproof label.
9.Protection: Plants shall be protected at all times from sun and drying wind, and shall be kept watered.
10.Nursery Order Placement: Place plant material order sufficiently in advance of planting to insure availability of plant materials and sizes specified.
11.Names of Plants and Standards: All plant materials shall conform to the standards as outlined by the Association of Nurserymen.
12.Substitutions will not be permitted without proof of the unavailability of any specified material. In the event it is impossible to provide the quantities or varieties of plants specified, the Owner or Owner's Representative must be given notice in writing to submit a revised plant list. When substitutions are made, all requirements of the plant list shall be met, and in no case shall substitutions be made without approval of the Owner or Owner's Representative. The cost of substitute plants shall not exceed the original plants, except by the written approval of the Owner or Owner's Representative. Contractor may supply larger plants than those specified in the plant list at no additional cost, in which case, the root systems shall be proportional to the size of the component parts of the plants.
13.Verification of dimensions and quantities: All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner or Owner's Representative of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be performed in any area where there is a discrepancy until Owner or Owner's Representative has given approval of it.
D.Tree Ties: Contractor tree tie as approved by Owner or Owner's Representative.
E.Tree Stakes: Tree stakes shall be stick painted 1 1/2" Schedule 40 steel pipe (actual dimension) or as shown on detail. Fitwood bark mulch: Use 1/2" to 3/4" diameter wood bark. If not available in bulk quantity use bagged wood bark.

EXECUTION

Installation
A.Commencement of Work
1.The irrigation system shall have been installed and approved prior to soil preparation.
2.Within five days after notification by the Owner or Owner's Representative conduct operations continually to completion, unless weather conditions are unfavorable. All work shall conform to high standards of practice within the trade.
B.Site clearance: Clean up and remove from the planting area weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work. Existence of major amounts of construction debris shall be called to the attention of the General Contractor or Owner for removal.
C.Storage: Secure permission to store plants of the project site, and insure that they are protected from damage by sun, rain, wind and construction work.
D.Weed Control
1.All landscape areas to receive an application of Surflan 75W and Devinol following manufacturers instructions for rate, method and sequence with planting.
2.Application a to be made by licensed personnel.
3.Apply 1/2" to 1" water within two or three hours after applying this combination. This will incorporate the herbicides into the soil surface to control the susceptible weeds.
4.Equipment:
a.Add the recommended rate of Surflan 75W and Devinol to the spray tank during the filling operation. Apply in enough water to assure adequate coverage. 50 to 250 gallons per acre.
b.Use any properly calibrated low-pressure boom-type herbicide sprayer with 50-mesh or coarser screens in strainers, nozzles and suction units. Spray equipment shall provide vigorous by-pass agitation during application.
c.Spray equipment shall be calibrated before use and checked frequently during application to insure a uniform spray pattern.
5.Caution:
a.Harmful if swallowed or absorbed through the skin. Avoid contact with skin, eyes and clothing. In case of contact, flush with water. Do not contaminate food.
b.Do not contaminate any body of water by direct application, cleaning of equipment or disposal of wastes.
E.Soil Preparation:
1.No soil preparation work shall occur when moisture content is so great that excessive compaction will occur, not when it is so dry that dust will form in the air, or that clods will not break readily. Apply water if necessary to provide ideal moisture content for tilling and planting.
2.Prior to placing conditioners and fertilizer, scarify all planting areas, except slopes exceeding 2:1 to a depth of 12" below grade.
3.Grade all areas to be amended and lower, or fill areas not to grade.
4.Incorporate soil amendments into existing soil by means of a Rototiller to a depth of 6" using the soil amendments in paragraph 2.01C, thoroughly.
F.Planting:
1.Planting:
a.Position plants as indicated in drawings. Secure city approval of plant locations if required by local authority, or call Owner or Owner's Representative prior to planting for inspection. Before excavating pits, make necessary adjustments if indicated. The irrigation system shall be operable and tested prior to any planting.
b.Excavate pits with vertical sides for all plants. If hardpan or compacted soil is encountered, use a soil auger, digging bar, or posthole digger to loosen soil and ensure drainage. Pits shall be twice the diameter and at a depth equal to the container or rootball. Dig 3-6 inches deeper around the edges of the hole's bottom to create a plateau of undug soil to support plant at proper depth. Where drainage is a problem, plant so the upper half of the root ball is above grade and add a ring of soil around root ball that gradually tapers down to the natural grade.
c. Remove plants from container and inspect root ball. Circling, matted, and kinked roots on outer surface should be trimmed away.
d.Refill holes with backfill mixture about halfway up the rootball. Soil amendments, if used, should generally not exceed 5% by volume. Tamp mixture around root ball. Water sufficiently to thoroughly settle backfill. Allow water to drain then fill remaining void with soil. Tamp firmly and water again to settle. Make impermanent basin and water plant immediately. The top of the root ball should sit 1 to 3 inches above soil grade.
e. Once a tree has been planted and thoroughly watered to settle soil, exposed soil to be covered with 2 to 3 in. wood mulch. Keep mulch 3 to 4 in. from the trunk.
f.After planting has been completed, double stake all trees up to and including 24" boxes, as follows:
1.On-grade trees: place stake in prepared hole and drive stake one foot into solid ground. Plant tree as close to stake as possible without crowding roots. Fasten tree to stake in at least two places (preferably 6" below top of stake and 3 feet below first tie) using corded rubber tree ties. Tie trees loosely to permit crown to move 4 to 6 in. in the wind. Stakes shall be black painted 1 1/2" steel pipe (actual dimension), not less than 8 feet in length. Stakes shall be place at right angles to prevailing winds. Install 24" below finish grade.
g.Finish grade all planting areas to a smooth and even condition making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over one and one-half inches in diameter. Final grade shall be one inch below existing walkways, sloping to drain to adjacent cement or asphalt surfaces, drain swale or catch basins. Surface drainage shall flow away from all building foundations.
h.Groundcover shall be planted as specified in triangular configurations. After groundcover has been planted, water thoroughly.
i.Wood Bark Mulch: Apply a minimum of 3" layer in all shrub areas without groundcover planting. Wood bark not be applied to groundcover areas.
H.Clean Up:
1.During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition.
2.Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean.
3.Remove all tags, labels, nursery stakes and ties from all plants.

MAINTENANCE
A.After all work indicated on the drawings or herein specified has been completed, inspected and approved by the Owner or Owner's Representative, maintain all planted areas for a period of 90 days.
B.During the maintenance period specified above, all plants and planted areas shall be kept well watered at all times; weeds and grass shall be removed and disposed of; basins and depressions shall be maintained and cultivated and kept well formed around trees and shrubs; the water system will be maintained and repaired and the entire project shall be so cared for that a neat and clean condition will be presented at all times.
C.The Contractor shall maintain a sufficient number of men and adequate equipment to perform the maintenance work herein specified from the time of planting until completion of the maintenance period and acceptance by the Owner.

Guarantee
A. Within 15 days after notification by Owner, remove and replace all plant materials which for any reason fail to meet these requirements of the guarantee. All plant materials shall be the same as originally specified, as indicated in planting plan.
B.All trees, shrubs and plant material 15 gallon size and smaller shall be guaranteed for a period of 3 months, larger than 15 gallon shall be guaranteed for a period of one year. This includes replacement of material, which has been correctly maintained after final acceptance. This does not include replacement of material improperly maintained after final acceptance.

IRRIGATION SPECIFICATIONS

GENERAL
Scope
A.Includes: furnishing all labor, materials and equipment required to provide and install the irrigation system specified herein and required to complete the work per the plans. Contractor shall test water pressure to verify adequacy and inform Owner or Owner's Representative prior to irrigation system installation.
B.Scope includes backfilling and recompacting soil equal to adjacent undisturbed soil.
C.Owner shall provide a rough grade within 2% of 1 foot of finish grade prior to commencement of irrigation work.
D.The Irrigation Contractor shall be familiar with site conditions and shall coordinate work with General Contractor and other subcontractors for locating pipe sleeves through walls, under paving and coordinate with mechanical and electrical subcontractors for water and electrical supplies.
E.Water and electricity provided for by Owner.
F.Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine maintenance.

Requirements of regulatory agencies
A.Comply with all local and state codes, ordinances, safety orders and regulations of all legally constituted authorities having jurisdiction over this work.
B.Obtain and pay for all plumbing permits and all inspections required by authorities stated above.
C.Notify the Landscape Architect in the event any equipment or methods indicated on the drawings or in specifications conflicts with local codes, prior to installation. In the event this notification is not performed, the Contractor must assume full responsibility for revisions necessary.

Submittals
A.As-built Record Drawings:
1.The contractor shall maintain a complete and accurate set of "as-built" drawings. These drawings shall be kept up with the progress of the work. The Owner shall furnish a set of drawings on which to record "as-built" conditions.
2.The Contractor shall indicate clearly and correctly work installed differently from the shown on the contract drawings. By dimensioning from two permanent points of reference, show connection to existing water lines, gate valves, pressure supply pipe, control valves and control wiring.
B.Operations and Maintenance Manuals:
1.Prepare and deliver to the Owner within ten days by calendar prior to completion of construction, all required and necessary descriptive material in complete detail and sufficient quantity, properly on a bound copy of the operation and maintenance manuals. The manual shall describe the material installed and shall be in sufficient detail to permit operating personnel to understand, operate and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:
a.Index sheet stating Contractor's address and telephone number.
b.Duration of guarantee period.
c.List of equipment with names and addresses of local Manufacture Representative.
d.Complete operating and maintenance instructions on all major equipment.
2.In addition to the above maintenance manuals, provide maintenance personnel and Owner with instructions for major equipment.

Coordination
A.For purposes of legibility, sprinkler lines are essentially diagrammatic. Although size and location of sprinkler equipment are drawn to scale wherever possible, make use of all data and information contained in all of the contract documents and verify this information at the construction site. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
B.Irrigation lines shown adjacent to planter shall be located in planters. Wherever possible, locate lines in same trench.

MATERIALS
Materials to be furnished
Prior to final inspection the Contractor shall furnish the following materials to the Owner:
1.Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
2.Two keys for automatic controller.

Materials and Equipment
A.All irrigation equipment shall be new and unused prior to installation, shall conform to the Irrigation Plan and Legend, and as specified. No substitution shall be allowed without prior written approval of Owner.
B.Equipment or materials installed or furnished without the prior approval of the Owner or Owner's Representative may be rejected and such materials removed from the site at no expense to the Owner.

Plastic Pipe and Fittings
A.All fittings shall be injection molded Schedule 80 of an approved P.V.C. fitting compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 12454B. Where threads are required in plastic fittings, they shall be injection molded male. All tees and ells shall be side gated.
B.All threaded nipples exposed above grade shall be gray in color.
C.All pipe and fittings shall be as manufactured by Carlon, Spears, Western or S-M, or approved equal.
D.Solvent weld pipe shall be extruded of an improved PVC compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784, or D-2241, the compound shall meet the requirements of cell class/ication 12454B for pipe. This compound must have a 2,000 p.s.i. hydrostatic design stress at 73.4°F.
E.Use solvent weld lines up to 2" diameter shall be Schedule 40 P.V.C. PVC lines to be manufactured by GSR, Johns Manville, Pacific Western Cleanses or approved equal.

Automatic Controller, Electrical
A.Automatic controller shall be fully automatic in operation and shall be capable of operating the number of stations of remote control valves as noted on the drawing.
B.Controller shall be wall mounted type (see plan), with a heavy duty watertight case and locking, hinged cover.
C.Controller compounds shall be fused and chassis grounded.
D.Controller shall be equipped with an approved on and off switch for 115 volt service and electrical outlet, located inside housing.
E.The exact location of the controller shall be determined as noted on drawings and verified with Owner. The Irrigation Contractor will be responsible for coordinating the electrical service to this location. In the event a conflict prevents this coordination, the Landscape Architect shall be notified immediately.
F.Electrical power and connections including 1-1/2" conduit sleeve, to automatic controller as per manufacturers specifications.

Remote Control Valves, Electrical
A.Valve shall be spring-loaded, packless diaphragm activated type with brass or plastic body as specified on drawings.
B.Valve shall be capable of being operated in the field without electricity at the controller, by a bleeder valve.
C.Valve shall be installed in shrub area wherever possible and installed according Manufacturer's instructions.

Wiring, Low Voltage
A.Unless otherwise specified, connections between the controller and remote control valves shall be made with direct burial AWG-UF type wire, installed in accordance with valve manufacturer's wire chart and specifications.
B.Wiring shall occupy the same trench and shall be installed along the same route as the pressure supply lines wherever possible, and shall be installed before pressure line wherever possible.
C.Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 10 feet.
D.Splicing of wire shall be according to manufacturer recommendations, in no case less than #14 in size.
E.Use a continuous wire between controller and remote control valves. Under no circumstances shall splices exist without prior approval. Any splices allowed shall be installed in an approved box.
F.All splices shall be made using Scotch Lok Unipack waterproof sealing packets, Pen-Tite Connectors, or approved equal. An expansion loop of 12 inches shall be provided at each wire connection and/or directional turn.
G.Ground wires shall be white in color.

EXECUTION
Examination
A.The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade difference or differences exist like in equipment usage or area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the Owner or Owner's Representative. In the event this notification is not performed, the Contractor shall assume full responsibility.
B.Before starting work on sprinkler system, carefully check all grades to determine that work may safely proceed, keeping finished material clear.
C.The installation of all sprinkler materials, including pipe, shall be coordinated with the landscape drawings to avoid interfering with the trees, shrubs, or other planting.
D.Layout sprinkler heads and make any minor adjustments required due to difference between site and drawings. Any such deviations or layout shall be within the intent of the original drawings, and without additional cost to the Owner. When directed by the Owner or Owner's Representative the layout shall be approved before installation. Check valves to prevent drainage of sprinklers through lowest head shall be installed on every sprinkler head at a lower elevation than the control valve.
E.Contractor shall verify location of Controller, Conductor wire supply and install a rechargeable battery for controller, per manufacturer's instructions.
F.All piping or equipment shown diagrammatically on drawing outside of planting areas shall be installed inside planting area wherever possible.
G.Sprinklers with adjustable flow rate nozzles shall be adjusted by fully opening the sprinkler turnest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 12" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required to maintain this condition. With a pressure gauge on the sprinkler last opened, the control valve shall be adjusted to obtain the catalog rated pressure for the sprinkler installed. Individual heads shall be rotated and adjusted as required to keep sprays within the areas of lawn or shrubbery.

INSTALLATION
A.Water Supply: Connections shall be made to the water meter or existing pipe as shown at approximate location on drawings or to point of connection. Minor changes caused by actual site conditions shall be made without additional cost to Owner.
B.Assemblies:
1.Routing of pressure supply lines are indicated on drawings is diagrammatic.
2.All plastic threaded pipe and fittings shall be assembled using Teflon dope or equivalent, applied to the male threads only.
3.Install all assemblies on a swing joint connection.
C.Line Clearance: All lines shall have a minimum clearance of 4 inches from each other, and 6 inches from lines of other trades. Parallel lines shall not be installed directly over one another.
D.Trenching:
1.Dig trench and support pipe continuously on bottom of ditch. Shake pipe in trench to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. Where lines occur under paved areas, these dirt sections shall be considered below subgrade.
2.Provide minimum cover of 18 inches for all pressure supply lines 2 1/2" and smaller.
3.Provide minimum cover of 18 inches for all control wires.
4.Provide minimum cover of 12 inches for all other non pressure lines.
E.Paved Areas:
1.Conduct all installation of sleeves under paved areas with General Contractor.
2.If the only piping installed is over 20 feet long, pressure testing is required for that section at the time of installation. Upon completion of piping installation, the entire system must be tested.
F.Backfilling:
1.Backfill for trenching shall be compacted to a dry density equal to the adjacent undisturbed soil, and shall conform to the adjacent grades without dips, sunken areas, humps or other irregularities. Initial backfill on all lines shall be of a fine granular material with no foreign matter larger than 1/2" size.
2.Trenches shall be backfilled promptly after the open trench inspection.
G.Flushing the System:
1.After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
2.Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.
H.Sprinkler Heads:
1.Install sprinkler heads as designated on the drawings.
2.Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
3.Sprinkler heads in lawn or turf areas shall be elevated to a minimum of 3 inches above grass. Heads along curbs, walks, paving, etc., shall be placed 1/2 inch above finish grade or coordinated with adjacent shrub heights, adjust sprinkler heads within seven days after notification by Owner.

Adjusting the System
A.Adjust all valves, alignment and coverage of all sprinkler heads.
B.If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper and more adequate coverage, make all necessary changes, without additional cost to the Owner, prior to any planting.
C.The entire system shall be operating properly before any planting operations commences.

Irrigation System Coverage Test
A.When the sprinkler system is completed, determine if the water coverage of planting area is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans. This test shall be accomplished when planting is complete.

Clean-up and Repair
A.Upon completion of the work, make the ground surface level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premises.

Inspection of Work
A.Installations and operations must be approved by owner.
B.Prior to commencing work, the Contractor shall arrange a meeting with the Owner, at which time the Contractor will be informed of specific inspections required and the method of calling for such inspections as the individual work is completed.
C.In no event shall the Contractor cover up or otherwise removes from view any work under this contract without prior approval of the Owner. The Contractor at his expense shall open any work covered prior to inspection to view.
D.All hydrostatic tests shall be made only in the presence of the Landscape Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested, and approved in writing.
E.All pressure supply lines shall be tested under hydrostatic pressure of 150 pounds per square inch for a period of two hours.
F.Upon completion of the project, the Contractor shall transfer all information concerning the dimensions to a clear set of transparency prints of the drawings. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Owner. The Contractor shall, for this purpose, procure from the Owner a copy of the piping layout to mark all as-built dimensions and work that differs from the original plans.
G.Contractor shall instruct Owner on use of irrigation controller. Contractor shall consult with Owner and Landscape Architect to establish appropriate watering schedule for the site.

Guarantee
A.The entire sprinkler system shall be guaranteed for one year by the Contractor as to material and date of final acceptance of the work.
B.Should any trouble develop within the specified guarantee period due to inferior or faulty material and/or workmanship, the trouble shall be corrected without delay by the Contractor to the satisfaction and at no expense to the Owner.
C.Any and all damage to rain water drains, water supply lines, gas lines and/or other service lines shall be repaired and made good by the Contractor at no extra cost to the builder. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non-permanent installations and to protect these installations from any damages whatsoever.

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03/04/2019
PLANNING DEPARTMENT

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG:

SUBMITTAL: NO:	DATE:

PROJECT ADDRESS:
1333 Tamarind Ave.
Los Angeles, CA 90028

OWNER ADDRESS:
Wiseman Development
11601 Santa Monica Blvd.
Los Angeles, CA 90025

LANDSCAPE DETAILS AND SPECIFICATIONS

Date: 03/04/2019
NOT TO SCALE

Sheet No.
L3
3 of 3

NOTES:

1. Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
2. Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
3. Recirculating water systems shall be used for water features.
4. Locks shall be installed on all publicly accessible exterior faucets and hose bibs.
5. Plumbing contractor to install stub line for rooftop and upper floor irrigation.

WATER DURING PLANT ESTABLISHMENT:
SHRUB AND GROUNDCOVER SYSTEMS:
10 MIN., 1X PER DAY, FOR FIRST 10 DAYS

SPRING WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB AND GROUNDCOVER SYSTEMS:
6 MIN, 3X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUNDCOVER SYSTEMS:
10 MIN., 3X PER WEEK

FALL WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB, AND GROUNDCOVER SYSTEMS:
6 MIN, 3X PER WEEK

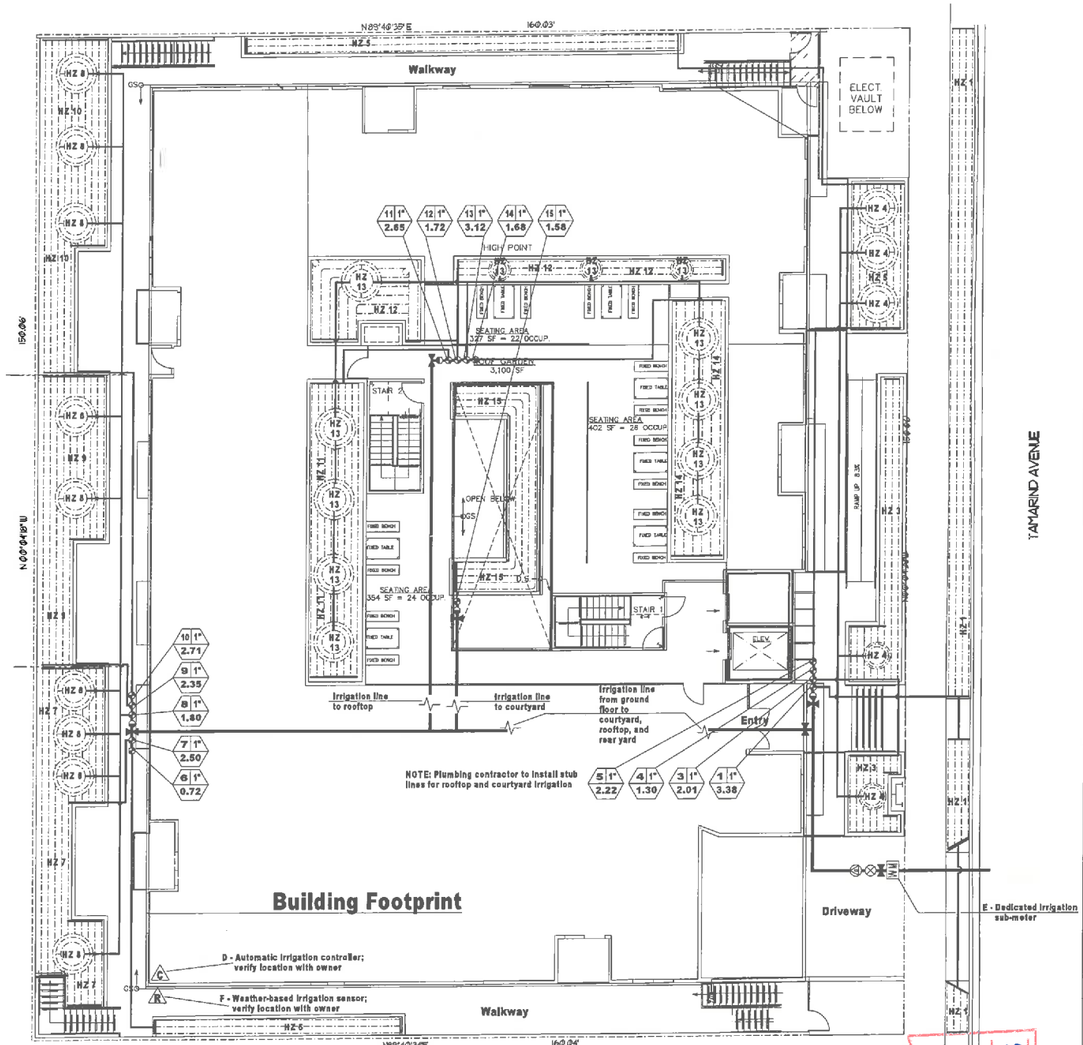
WINTER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUNDCOVER SYSTEMS:
10 MIN., 2X PER WEEK

ALL IRRIGATION SYSTEMS TO BE OPERATED IN EARLY MORNING OR IN THE EVENING.

WITHIN THE PUBLIC RIGHT OF WAY

a. All irrigation mainline shall be Schedule 80 PVC, and all laterals/sleeves shall be Schedule 40 PVC. Sleeves shall be 2x the size of the pipe being sleeved. All irrigation mainline and laterals shall be a minimum of ¾" size.
b. Contractor shall pay for all permits and construction costs for the Department of Water and Power (DWP) to conduct any street work (trenching), mainline/sleeve installation in the street and sub-water meter installation and reduced pressure backflow preventer review. A billing address must be provided when applying for installation of the sub-water meters. Contractor must file the application prior to start of construction. Contractor to contact the City in order to establish utility service and billing addresses. Utility service must be established prior to tree/shrub installations.
c. The Reduced Pressure Principle Backflow Preventer, related equipment and irrigation controller shall be installed on private property.
d. All irrigation equipment (for both concrete and landscape areas) shall be installed in traffic-rated concrete valve boxes with hinged metal lids. Irrigation equipment includes remote control valves, flush valves, air-relief valves, quick couplers etc.
e. All irrigation mainlines within the public right of way shall be 24" below finish grade. All irrigation laterals within the public right of way shall be 12" below finish grade. Below vehicular access areas, irrigation mainlines within the publicright of way shall be 36" below finish grade, sleeved.
f. All irrigation shall be pop-up spray/bubbler heads and/or sub-surface drip irrigation. No fixed risers are allowed within the public right of way.
g. Direct burial wire shall be #14 gauge and shall be placed at 24" below grade taped to mainline where applicable.
h. All drip irrigation shall be direct burial type, a minimum of 2" to 4" below finish grade.

1) AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
2) A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
3) THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
4) CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
5) IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMMISIONS, ERRORS, ETC., OR ON-SITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
6) IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC AND ARE FOR DIAGRAMATIC PURPOSES ONLY. LINES, VALVES, AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
7) ALL LINES TRAVERSING HARDSCAPE TO BE PLACED IN CONDUIT UNDER PAVING.



HZ = Hydrozone

Zone No. 1 — Valve size
Flow rate in GPM 0.00

STATIC PRESSURE AT METER: 118/84 PSI per Oscar Gill, LADWP 213-367-0973

IRRIGATION VALVE LEGEND

VALVE NO.	SYM.	DESCRIPTION	PART NO.	PRESSURE	GPM	APP. IN./HR.	QTY.	SPACING	SUBTOTAL	TOTAL GPM
1		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	338	16"	3.38	3.38
2		THIS VALVE NUMBER OMITTED								
3		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	201	16"	2.01	2.01
4		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	130	16"	1.30	1.30
5		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	222	16"	2.22	2.22
6		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	72	16"	0.72	0.72
7		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	250	16"	2.50	2.50
8		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	180	16"	1.80	1.80
9		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	235	16"	2.35	2.35
10		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	271	16"	2.71	2.71
11		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	265	16"	2.65	2.65
12		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	172	16"	1.72	1.72
13		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	312	16"	3.12	3.12
14		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	160	16"	1.60	1.60
15		HUNTER PLD DRIP TUBING	PLD-06-12	30	0.01	0.72	158	16"	1.58	1.58

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	PART NO.
	FEBCO BACKFLOW PREVENTER	MODEL 825Y
	WILKINS PRESSURE REDUCING VALVE	600 XL
	HUNTER CONTROL ZONE VALVE KIT	PCZ-101-25
	HUNTER RAIN SENSOR CONDUIT MOUNT	SOLAR-SYNC
	HUNTER I-CORE CONTROLLER	IC-600-M, six station w/ two ICM-600 modules
	HOSE BIBB - OWNER TO SELECT LOCATION	
	NIBCO GATE VALVE (manual shut-off)	SIZE PER LINE
	SCHEDULE 40 PVC LATERAL LINE	3/4"
	SCHEDULE 40 MAIN LINE	

Green Building Notes
Performance Approach

Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

An irrigation audit report shall be completed at the time of final inspection.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
(State Assembly Bill No. 1881, 5.304.1)

07/30/2020

LEGAL DESCRIPTION
LOT 26, OF THE ARTESIAN TRACT, FOUND IN MB 4 PG90 OF LOS ANGELES COUNTY RECORDS.
APN: 4263007028
PIN: 129B145 1034

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

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Case No. DIR2019-3411-DB

Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
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REVISION LOG:
01/08/2020
07/30/2020
10/19/2020

SUBMITTAL:
NO: DATE:

PROJECT ADDRESS:
1333 Tamarind Ave.
Los Angeles, CA 90028

OWNER ADDRESS:
Wiseman Development
11601 Santa Monica Blvd
Los Angeles, CA. 90025

IRRIGATION PLAN

Date: 07/30/2020
Scale: 1/10" = 1'
Drawn by: DR / PG

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