

**PROPOSED
2 STORY SFD WITH ATTACHED GARAGE
THORLIN RESIDENCE
3777 CAZADOR STREET
LOS ANGELES, CA 90065**

CONSULTANTS

DESIGNER

OWNER:
ERIC THORLIN
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STRUCTURAL ENG.

STRUCTURAL DESIGN PLUS
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PROJECT SUMMARY

EXISTING HABITABLE AREA: 0 SQ.FT.
BASEMENT STAIR AREA: 102.00 SQ.FT.
LOWER LEVEL AREA: 889.0 SQ.FT.
UPPER FLOOR AREA: 1,046.0 SQ.FT.
TOTAL HABITABLE AREA: 2,137.0 SQ.FT.

(N) HABITABLE AREA: 2,137.0 SQ.FT.
(N) COVERED PORCH AREA: 72.0 SQ.FT.
(N) 2-CAR GARAGE AREA: 347.0 SQ.FT.

TOTAL RFA: 2,556.0 SQ.FT.

MAX RFA PER ORDINANCE 168707:
ORDINANCE ESTABLISHING A SPECIFIC
PLAN FOR THE MT. WASHINGTON/GLASSELL
PARK COMMUNITY, 0.50 - 15,158.7 - 5,000 x
0.10 / 5,000 = 0.50 : 5,158.7 x 0.50 = 2,579.35 SQ.FT.

VICINITY MAP



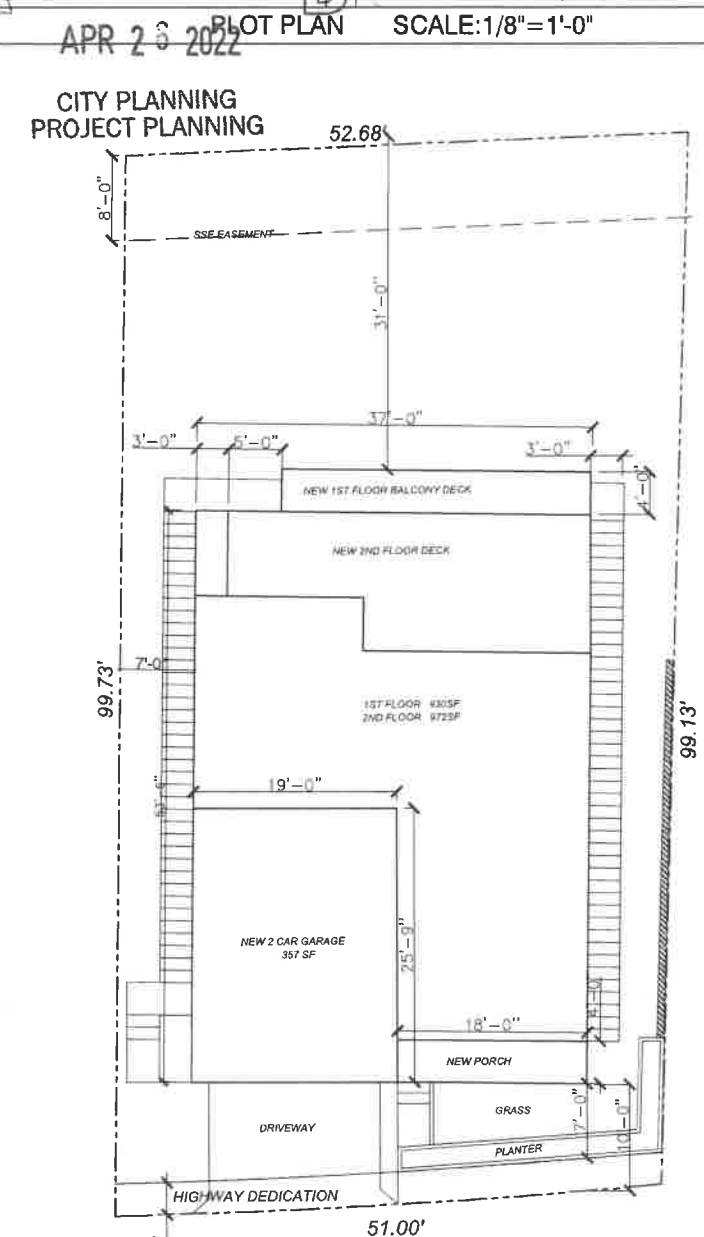
LEGAL DESCRIPTION

Specific Plan: Mount Washington/Glassell Park
Assessor Parcel No (APN): 5462019023
Lot/ Parcel Area (Calculated): 5,158.7 (sq ft)
Use Code: 0100 - Residential
2 Story - Single Family Dwelling
PIN Number: 151-5A219 66
Tomas Brothers Grid: PAGE 594 - GRID J2/ J3
Tract: TR 8254
Map Reference: M B 129-51/56
Block: None
Lot: 103
Arb: None
Lot: -
Arb: None
Map Sheet: 186B125
ZONING: R1-1
Zoning Code: No
Baseline Hillside Ordinance: Yes
Zoning Information (Z1): ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use: Low Residential
General Plan Footnote(s): Yes
Building Height: 44'11"

Prevailing Setback Calculation Per Mt. Washington Glassell Park Specific Plan
3777 N. Cazador Street, Los Angeles CA 90065

Key ID	Lot	Address	Excluded	Setback	Frontage
A	22	3805		0.00 feet	45.00
B	23	3801		0.00 feet	46.62
C	24	3789		0.00 feet	46.00
D	25	3785		2.92 feet	51.00
E	26	3781		4.50 feet	46.85
F	109	3777	Vacant	*	51.00
G	102	3773	20% Largest	13.00 feet	49.00
H	101	3769		3.05 feet	45.00
I	100	3765	20% Smallest	0.00 feet	39.93
J	99	3761	20% Smallest	0.75 feet	38.92
K	98	3755	20% Largest	10.06 feet	45.48
				Total	30.48 feet
				/6 lots =	
				1.75 feet prevailing setback	

- Owners of Adjacent Properties Within 200' to be Notified:
- 3781 N Cazador St. Los Angeles, CA 90065 APN: 5462019009
Patterson, Melanie J. (Same Address)
 - 3752 N Richardson Dr. Los Angeles, CA 90065 APN: 5462019010
Srdjan P Popovic 8372 Blackburn Ave Los Angeles CA 90048
 - 3746 N Richardson Dr. Los Angeles, CA 90065 APN: 5462019016
Srdjan P Popovic 8372 Blackburn Ave Los Angeles CA 90048
 - 3742 N Richardson Dr. Los Angeles, CA 90065 APN: 5462019017
Dona Molina - 466 Canyon Vista Dr, Los Angeles, CA 90065
 - 3773 N Cazador St. Los Angeles, CA 90065 APN: 5462019022
Puell Luis A & Olga A (Same Address)
 - 3776 N Cazador St. Los Angeles, CA 90065 APN: 5462018001
Morimoto, Bonnie and Ken (Same Address)
 - 3780 N Cazador St. Los Angeles, CA 90065 APN: 5462018020
Alexander Kantarjian 2244 Maricopa Dr Los Angeles CA 90065



GENERAL REQUIREMENTS

- The following nonstructural products shall comply with an approved ICC evaluation report or Los Angeles City Research Report. Copy the report and conditions of approval onto the plans and show compliance with those conditions.
- 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, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on property. Failure to comply may cause construction delays and/or additional expenses.
- An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170, 150) (Separated plumbing permit is required).
- Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
- Kitchen sinks, lavatories, bathtubs, showers, bedlets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
- Bathtubs and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
- Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required), (R306.6.5)
- Water heater must be strapped to wall. (Sec. 507.3, LAPC)
- For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LAPC)
- Automatic garage door opener, if provided, shall be listed in accordance with UL 325.(R303.4)
- Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
- Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or hot-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)
- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 800-candies over the area of the room at a height of 30 inches above the floor level. (R303.1)

FIRE PROTECTION

- The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA13D. (R313, 12.21A17(d))
- Add note on plans: The Sprinkler System shall be approved by Plumbing Division prior to installation.
- An approved smoke alarm shall be installed in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314)
- An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which hot-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

INTERIOR ENVIRONMENT

- Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.5)

DATE: 04.21.2022
DRAWN BY: LM
PROJECT NO.: 18-HAN-01
SCALE: 1/4"=1'-0"
SHEET NO.: A-0

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GENERAL NOTES & PLOT PLAN

3777 CAZADOR STREET
LOS ANGELES, CA 90065
Lot 103 of Tract TR 8254

REGISTERED PROFESSIONAL ENGINEER
No. C058024
Exp. 06.30.20
CIVIL
STATE OF CALIFORNIA

CAZADOR ST

EXHIBIT "A"
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Case No. DIR-2021-6594 -SPP-HCA

FOR LID, BMP LOCATIONS, AND OVERFLOW TO STREET, SEE SHEETS A-3 & A4 ELEVATIONS A-6 ROOF PLAN & LID INFO A-8 LID PLAN