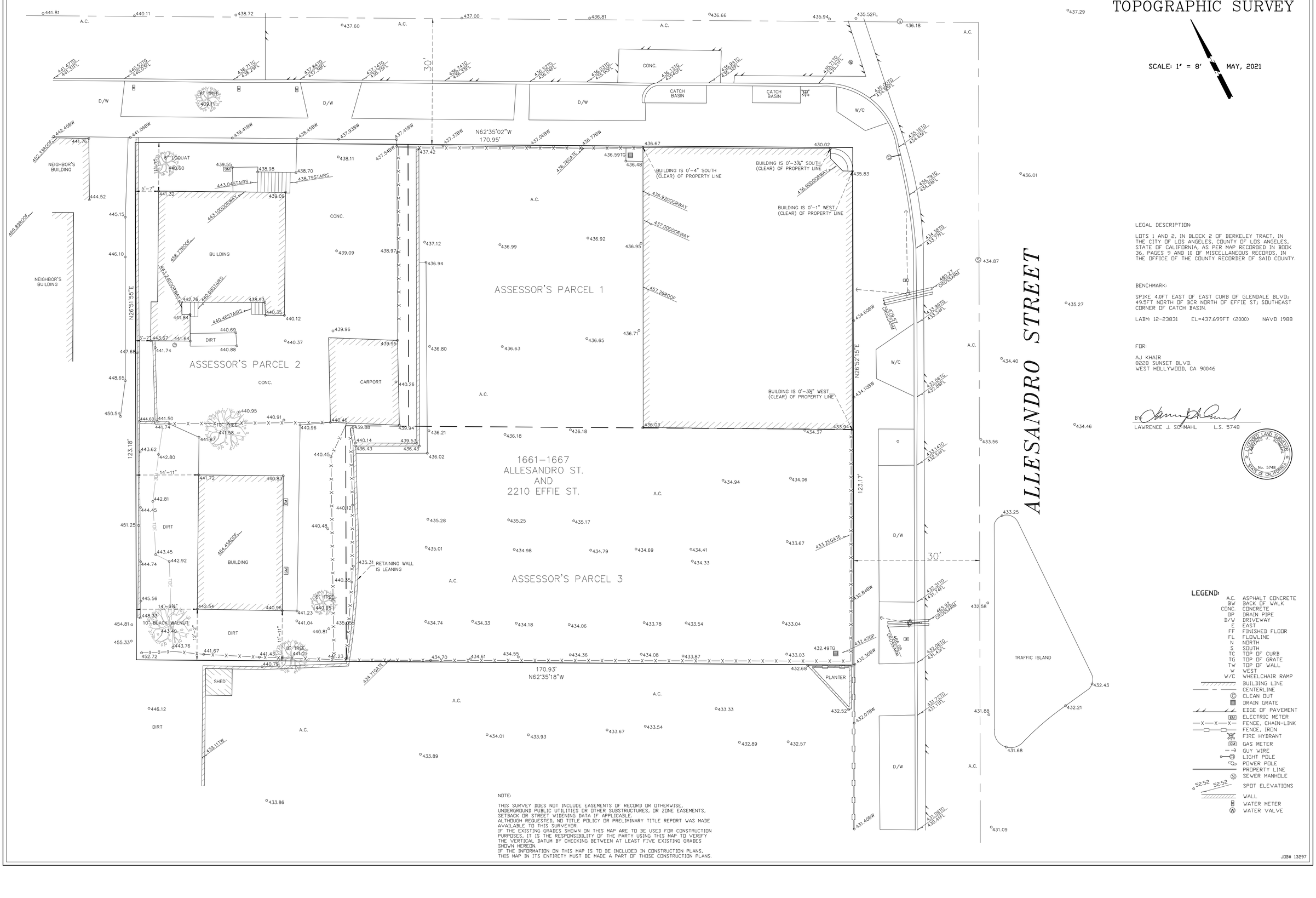
LAWRENCE J. SCHMAHL LICENSED SURVEYOR PLS 5748
11209 HOWARD ST. WHITTIER, CALIFORNIA 90606 (562) 908-0570 / (323) 773-1675

TOPOGRAPHIC SURVEY

SCALE: 1" = 8' MAY, 2021



LEGAL DESCRIPTION:

LOTS 1 AND 2, IN BLOCK 2 OF BERKELEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 9 AND 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

SPIKE 4.0FT EAST OF EAST CURB OF GLENDALE BLVD; 49.5FT NORTH OF BCR NORTH OF EFFIE ST; SOUTHEAST CORNER OF CATCH BASIN.

LABM: 12-23831 EL=437.699FT (2000) NAVD 1988

FOR:

AJ KHAIR
8228 SUNSET BLVD.
WEST HOLLYWOOD, CA 90046

BY: _____
LAWRENCE J. SCHMAHL L.S. 5748

LICENSED LAND SURVEYOR LAWRENCE J. SCHMAHL No. 5748 STATE OF CALIFORNIA

LEGEND:

A.C.	ASPHALT CONCRETE
BW	BACK OF WALK
CONC.	CONCRETE
DP	DRAIN PIPE
D/W	DRIVEWAY
E	EAST
FF	FINISHED FLOOR
FL	FLOWLINE
N	NORTH
S	SOUTH
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
W	WEST
W/C	WHEELCHAIR RAMP
	BUILDING LINE
	CENTERLINE
C	CLEAN OUT
	DRAIN GRATE
	EDGE OF PAVEMENT
EM	ELECTRIC METER
	FENCE, CHAIN-LINK
	FENCE, IRON
	FIRE HYDRANT
GM	GAS METER
	GUY WIRE
	LIGHT POLE
	POWER POLE
	PROPERTY LINE
S	SEWER MANHOLE
52.52 52.52	SPOT ELEVATIONS
	WALL
W	WATER METER
W	WATER VALVE

NOTE:

THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND PUBLIC UTILITIES OR OTHER SUBSTRUCTURES, OR ZONE EASEMENTS, SETBACK OR STREET WIDENING DATA IF APPLICABLE. ALTHOUGH REQUESTED, NO TITLE POLICY OR PRELIMINARY TITLE REPORT WAS MADE AVAILABLE TO THIS SURVEYOR.
IF THE EXISTING GRADES SHOWN ON THIS MAP ARE TO BE USED FOR CONSTRUCTION PURPOSES, IT IS THE RESPONSIBILITY OF THE PARTY USING THIS MAP TO VERIFY THE VERTICAL DATUM BY CHECKING BETWEEN AT LEAST FIVE EXISTING GRADES SHOWN HEREON.
IF THE INFORMATION ON THIS MAP IS TO BE INCLUDED IN CONSTRUCTION PLANS, THIS MAP IN ITS ENTIRETY MUST BE MADE A PART OF THOSE CONSTRUCTION PLANS.

JOB# 13297

1655-1661 N ALLESANDRO ST, 2210-2212 W EFFIE ST., LOS ANGELES, CA 90026

PROJECT ADDRESS

1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

PROJECT OWNER

1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

DESIGN BY

G.A. ENGINEERING
6747 ODESSA AVE. SUTIE 204
VAN NUYS, CA. 91406
PHONE: (818)758-0018

STRUCTURAL ENGINEER

G.A. ENGINEERING
6747 ODESSA AVE. SUTIE 204
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PHONE: (818)758-0018

SURVEY

LAWRENCE J. SCHMAHL

11209 HOWARD ST. WHITTIER, CA 90606
(562) 908-0570 (323)773-1675

GEOTECHNICAL ENGINEER

AGI GEOTECHNICAL INC
16555 SHERMAN WAY # A,
VAN NUYS, CA 91406
PHONE: (818) 785-5244

LANDSCAPING

G.A. ENGINEERING
6747 ODESSA AVE. SUTIE 204
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ELECTRICAL ENGINEER

MECHANICAL & PLUMBING

INDEX

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A1.2	EXIT DIAGRAM
A1.3	F.A.R CALCULATION
A2.0	FIRST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.2	3RD FLOOR PLAN
A2.3	4TH FLOOR PLAN
A2.4	5TH FLOOR PLAN
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N-3	FIRE DEPARTMENT NOTES
N-4	BICYCLE PARKING ORDINANCE
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CIVIL

C-0	COVER SHEET
C-1	GRADING PLAN

ELECTRICAL

MECHANICAL

PROJECT DATA

ADDRESS:	1661 N ALLESANDRO ST, LOS ANGLES,CA 90026
PROJECT SCOPE:	(41) UNITS, APARTMENT BUILDING WITH +A D U WITH GROUND FLOOR PARKING GARAGE
LEGAL DESCRIPTION	LOTS 1 AND 2, IN BLOCK 2 OF BERKELEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 9 AND 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ASSESSOR PARCEL NO. (APN)	5423-010-001 , 5423-010-002, 5423-010-003
BUILDING CODE:	2019 CBC AS AMENDED BY CITY OF LOS ANGELES
ZONE:	[Q] CM-1VL
GENERAL PLAN LAND USE	COMMERCIAL MANUFACTURING
COMMUNITY PLAN AREA	SILVER LAKE -ECHO PARK-ELYSIAN VALLEY
AREA PLANNING COMMISSION	EAST LOS ANGELES
TYPE OF CONSTRUCTION:	2ND Thru 5TH FLOOR FLOORS, TYPE V-A, R-2 OCCUPANCY TYPE VA, 1ST TYPE I-A, S-2 OCCUPANCY FULLY FIRE SPRINKELERED THROUGHOUT (NFPA-13)
LOT AREA:	21,157.1 SQ.FT PER ZIMAS
ALLOWABLE BUILDING HEIGHT:	45 FEET PER COMMERCIAL CORNER DEVELOPMENT STANDARD
PROPOSED BUILDING HEIGHT:	PROPOSED HEIGHT PER (PER TOC) = 45 FEET + 11 FEET = 56'
OCCUPANCY GROUP	R-2
BUILDING SETBACKS REQUIRED	INTERIOR SIDE YARDS: 5'-0" PER RAS3 STREET SIDE YARDS: 5'-0" PER RAS3 FRONT YARD : 15 FEET REAR YARD : 15 FEET
BUILDING SETBACKS PROVIDED	INTERIOR SIDE YARDS: 5'-0" PER RAS3 FRONT YARD : 15'-0", REAR YARD : 18'-0"
STORIES:	5 - STORIES (4) RESIDENTIAL

PARKING CALCULATION

PARKING REQUIRED PER LAMC

	# OF UNITS	AUTO PARKING	TOTAL
1- BDRM +DEN	35	1.5	52.5
2- BDRM	6	2	12
TOTAL	41		63

PARKING REQUIRED PER TOC (TIER1)

	# OF UNITS	AUTO PARKING	TOTAL
1- BDRM +DEN	35	.5	17.5
2- BDRM	6	1	6
TOTAL	41		24

PARKING REDUCTION PER TOC (TIER 1)
SHALL NOT EXCEED 0.5 PER BEDROOM

REQUIRED PARKING= 35X0.5+6X1=24 SPACE

PROVIDED

	PARKING No.
STANDARD	23
COMPACT	11
DISABLE PARKING	1
TOTAL AUTO PARKING RESIDENTS	35
(5 SHORT-TERM BICYCLE PARKING (41) LONG-TERM BICYCLE PARKING	

" NO GUEST PARKING"

2% OF NUMBER OF PARKING= 2%X35 =0.7= 1 ACCESSIBLE PARKING

EV PARKING= 5%X35 =1.75 = 2 EV PARKING

OPEN SPACE CALCULATION

REQUIRED

NO. OF BEDROOMS	NO.OF HABITABLE ROOMS	QUANT.	OPEN SPACE
1- BDRM +DEN	3	35	35 X 125 = 4,375
2- BDRM	3	6	6 X 125 = 750
TOTAL		41	5,125 SQ.FT.

PROVIDED

AREA DESCRIPTION	OPEN SPACE
BALCONY (24X50)	1,200 SQ.FT
COURT YARD (64'X39')	2,435 SQ.FT
REAR YARD (18'X123')	2,214 SQ.FT
DECK @ 5TH FLOOR	1,032 SQ.FT
TOTAL	6,881 SQ.FT.

SCHOOL DISTRICT ASSESSABLE

STORY	USE	AREA (SQ.FT.)
FIRST	DWELLING UNITS	1,450
SECOND	DWELLING UNITS	11,950
THIRD	DWELLING UNITS	11,950
FOURTH	DWELLING UNITS	11,950
FIFTH	DWELLING UNITS	10,750
TOTAL		48,050

AREA SUMMARY (LABC)

STORY	OCC.	USE	A GROSS AREA (OUT TO OUT BLDG) SQ.FT.	B AREA: EXTERIOR WALLS SQ.FT.	C AREA: VENT SHAFT SQ.FT.	D AREA: STAIRWAYS ELEVATOR SQ.FT.	A-B-C BUILDING CODE FLOOR AREA SQ.FT.	A-B-C-D ZONING CODE FLOOR AREA SQ.FT.
FIRST	S-2		12,972					
	R-2	RESIDENTIAL	1,630				1,630	1,630
SECOND	R-2	RESIDENTIAL	11,767	338	100	550	11,329	10,779
THIRD	R-2	RESIDENTIAL	11,767	338	100	550	11,329	10,779
FOURTH	R-2	RESIDENTIAL	11,767	338	100	550	11,329	10,779
FIFTH	R-2	RESIDENTIAL	10,562	338	100	550	10,124	9,574
TOTAL								
	S-2							
	R-2						45,741	43,541

DENSITY CALCULATION:

LOT AREA: 21,157.1 SQ.FT

DENSITY, [Q]CM-1VL (SAME AS R3)= 1 UNIT / 800 SQ.FT.

ALLOWABLE UNITS:

21,157.1 / 800= 26.44=27

PER TOC (TIER 1)
INCREASED NUMBER OF UNIT :
27 X 50 % = 14 UNIT
ALLOWABLE PER TOC (TIER 1) = 27+14 = 41 UNITS

TOTAL UNIT PROPOSED = 41 UNITS + 1 A.D.U

UNITS TO BE ALLOCATED TO EXTREMELY LOW INCOME (ELI)
8% X 41 = 3.2 = 4 UNIT

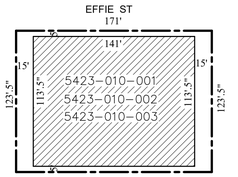
ALLOWABLE DENSITY&BUILDING AREA,ZONING CODE

ZONE= [Q] CM-1VL
ALLOWABLE FAR= 1.5:1
LOT AREA: 21,157.1 SQ.FT
-SEE DIAGRAM-

MAXIMUM INCREASE IN THE ALLOWABLE FAR PER TOC (TIER 1): FAR: 2.75:1

21,157.1 SQ.FT. X2.75= 43,977.3 SQ.FT

PROPOSED: 43,541 SF < 43,977.3 SF



TOC DATA

TOC TIER AREA QUALIFIED : TIER 1
TOC TIER USED : TIER 1
INCENTIVES REQUESTED:
BASE INCENTIVE

REDUCTION PARKING PER TIER 1

INCREASE IN NUMBER OF UNIT=50%

ADDITIONAL INCENTIVE

NOTE: (3) ADDITIONAL INCENTIVES ARE REQUESTED AS PART OF THIS ENTITLEMENT

1-HEIGHT INCENTIVE

ALLOWABLE HEIGHT =45 FEET

ADDITIONAL HEIGHT PER TOC(TIER1)=11 FEET

PROPOSED HEIGHT PER= 45 FEET+11FEET=56'

2-YARD/SETBACK:

COMMERCIAL ZONE, ELIGIBLE HOUSING DEVELOPMENTS MAY UTILIZE ANY OR ALL OF THE YARD REQUIREMENTS FOR THE RAS3 ZONE PER LAMC 12.10.5

AREA PER UNIT

UNIT No	DESCRIPTION	AREA (SQ.FT.)
201	A.D.U	960
202	1-BED+DEN/1-BATH	960
203	1-BED+DEN/1-BATH	1050
204	1-BED+DEN/1-BATH	875
205	1-BED+DEN/1-BATH	805
206	1-BED+DEN/1-BATH	805
207	2-BED / 2-BATH	980
208	1-BED+DEN/1-BATH	960
209	1-BED+DEN/1-BATH	960
210	1-BED+DEN/1-BATH	910
211	REC ROOM	960
SECOND FLOOR = 9 UNITS +ADU		

UNIT No	DESCRIPTION	AREA (SQ.FT.)
301	1-BED+DEN/1-BATH	960
302	1-BED+DEN/1-BATH	960
303	1-BED+DEN/1-BATH	1050
304	1-BED+DEN/1-BATH	875
305	1-BED+DEN/1-BATH	805
306	1-BED+DEN/1-BATH	805
307	2-BED / 2-BATH	980
308	1-BED+DEN/1-BATH	960
309	1-BED+DEN/1-BATH	960
310	1-BED+DEN/1-BATH	910
311	2-BED / 2-BATH	960
THIRD FLOOR = 11 UNITS		

UNIT No	DESCRIPTION	AREA (SQ.FT.)
401	1-BED+DEN/1-BATH	960
402	1-BED+DEN/1-BATH	960
403	1-BED+DEN/1-BATH	1050
404	1-BED+DEN/1-BATH	875
405	1-BED+DEN/1-BATH	805
406	1-BED+DEN/1-BATH	805
407	2-BED / 2-BATH	980
408	1-BED+DEN/1-BATH	960
409	1-BED+DEN/1-BATH	960
410	1-BED+DEN/1-BATH	910
411	2-BED / 2-BATH	960
FOURTH FLOOR = 11 UNITS		

UNIT No	DESCRIPTION	AREA (SQ.FT.)
501	1-BED+DEN/1-BATH	960
502	1-BED+DEN/1-BATH	960
503	1-BED+DEN/1-BATH	1050
504	1-BED+DEN/1-BATH	875
505	1-BED+DEN/1-BATH	805
506	1-BED+DEN/1-BATH	805
507	2-BED / 2-BATH	980
508	1-BED+DEN/1-BATH	960
509	1-BED+DEN/1-BATH	960
510	1-BED+DEN/1-BATH	910
FOURTH FLOOR = 10 UNITS		



ATTN. OWNERS/CONTRACTORS:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT ARCHITECT/ ENGINEER FOR ANY QUESTIONS DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE ARCHITECT/ ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE ARCHITECT/ ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN, IF THIS IS NOT APPROVED AND STAMPED BY THE CITY. FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTORS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES.

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE (CRC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA FIRE CODE (CFC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA GREEN BUILDING CODE (CGBSC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBS) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA ENERGY CODE (CEESC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA ELEVATOR SAFETY CODE WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA REFERENCE STANDARDS CODE WITH CITY OF L.A. AMENDMENTS
28 CFR PART 36 (ADA)
TITLE 24
TITLE 8 CALIFORNIA STATE CODE FOR ELEVATORS

NOTE

1. OBTAIN SEPARATE PERMIT FOR THE FOLLOWING ITEMS:

RETAINING WALLS, GRADING WORK, BLOCK FENCE, FIRE SPRINKLER SYSTEM, ELECTRICAL, MECHANICAL, PLUMBING, EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE, WORK, SHORING AND DEMOLITION, FIRE ALARM SYSTEM WITH LAFC { CBC 915.4.2/4} ,SOLAR VOLTAIC

2. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72". (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

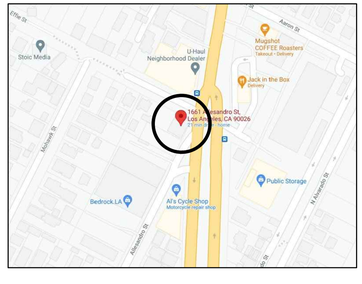
3. THIS PROJECT IS 100% PRIVATELY FUNDED.
THIS IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR, OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.

4. NO GUEST PARKING PROVIDED OR REQUIRED.

5. MANUAL FIRE ALARM TO BE PROVIDED PER CFC 907.2.1 THROUGH 907.2.23

6. FIRE SPRINKLER NOTE:
THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM ,COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

VICINITY MAP



ENGINEERING INC.
6747 Odessa Ave Suite 204
Van Nuys, CA 91406
PHONE: (818) 758-0018
FAX: (818) 357-6558
gaengineeringinc@gmail.com

GA ENGINEERING INC ALL RIGHTS RESERVED. THESE PLANS ARE THE PROPERTY OF GA ENGINEERING AND SHALL NOT BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF GA ENGINEERING INC.

REVISION	BY

OWNER: 1661 N ALLESANDRO, LLC, 8228 SUNSET BLVD,SUITE #211 LOS ANGLES,CA 90046

PROJECT: 1655-1661 N ALLESANDRO ST, 2210-2212 W EFFIE ST LOS ANGELES,CA 90026

DRAWING TITLE: COVER SHEET

DATE: December 21
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED: AG
JOB : 21-994
SHEET: T-0
OF SHEETS

EFFIE STREET

(41) UNITS, 5 STORIES RESIDENTIAL APARTMENT BUILDING + A.D.U
WITH 1ST FLOOR PARKING

MAXIMUM HEIGHT=56'-0"
LOWEST POINT=433.00'
TOP OF PARAPET = 489.00'

ALLESANDRO STREET

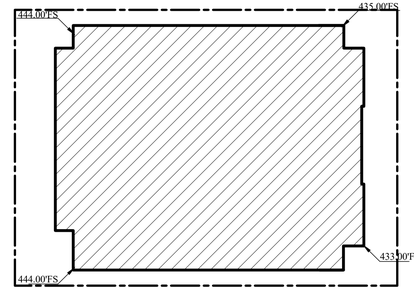
SITE PLAN

SCALE : 1/8"=1'-0"

LEGEND

1. BUILDING ENTRANCE
2. 3 STORIES RESIDENTIAL APARTMENT BUILDING WITH FIRST FLOOR GARAGE
3. WALKWAY
4. NEW DRIVEWAY
5. LANDSCAPING
6. STORMWATER PLANTER
7. FOR IRRIGATION CONTROLLER (4.304.1) REFER TO N-1 GB SHEET
8. BALCONY
9. SHORT-TERM BICYCLE PARKING, 2'X6'

F.D.C.



GRADE PLANE CALCULATION:

435.00' +433.00'+444.00'+444.00'=439.00'
GRADE PLANE @ 439.00'

HIGHEST ELEVATION ABOVE TOP OF THE STAIRCASE=495.00'

MAXIMUM BUILDING CODE
HEIGHT= 495.00''–439.00' = 55'–0"

ASSUME NORTH
TRUE NORTH

6 0 1
GRAPHIC SCALE

GA ENGINEERING INC.
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Cell: (818) 203-3338
Fax: (818) 708-2847

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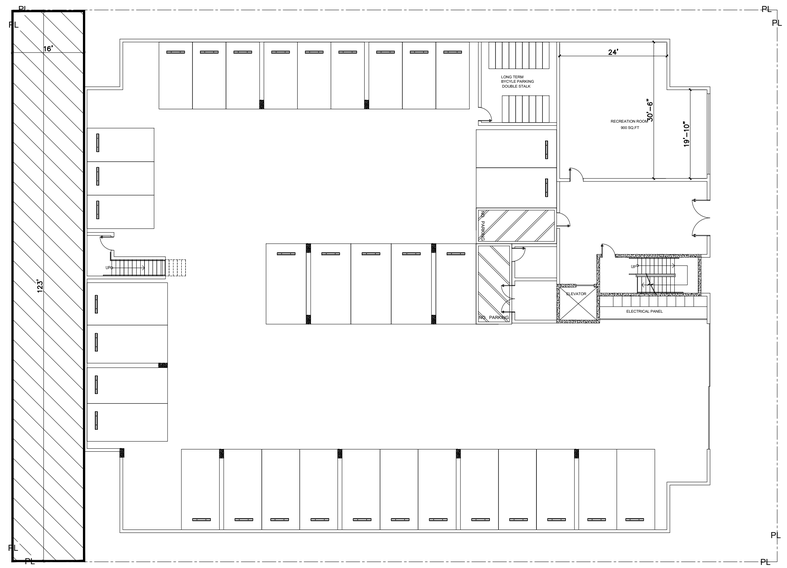
REVISION	BY

OWNER
1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

PROJECT
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

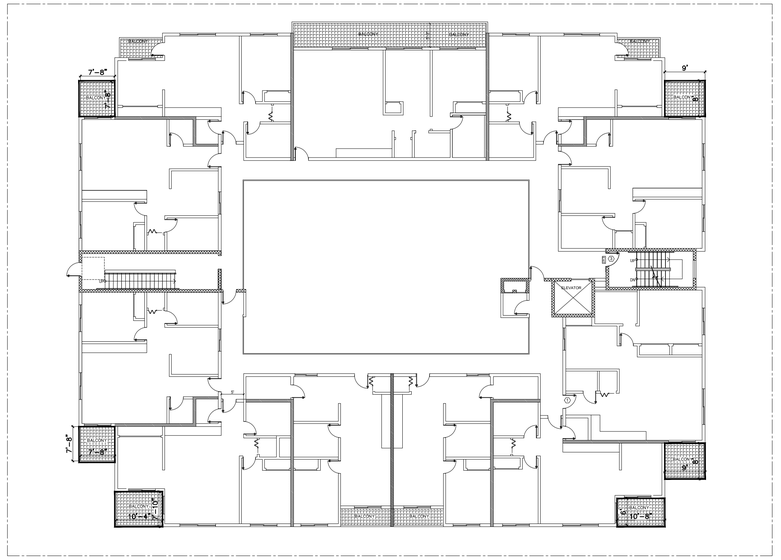
DRAWING TITLE
SITE PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A1.0



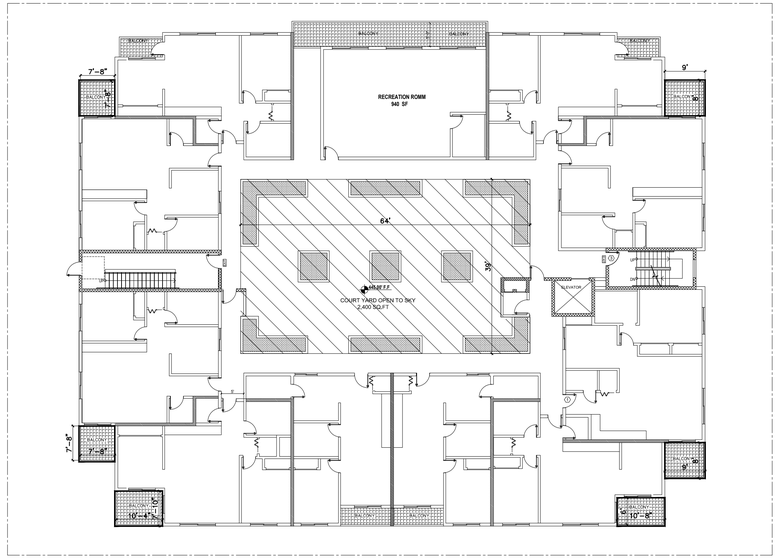
1ST FLOOR OPEN SPACE DIAGRAM
1/16" = 1'-0"

REAR YARD (16'X123') = 1968 S.F



3RD-4TH OPEN SPACE DIAGRAM
1/16" = 1'-0"

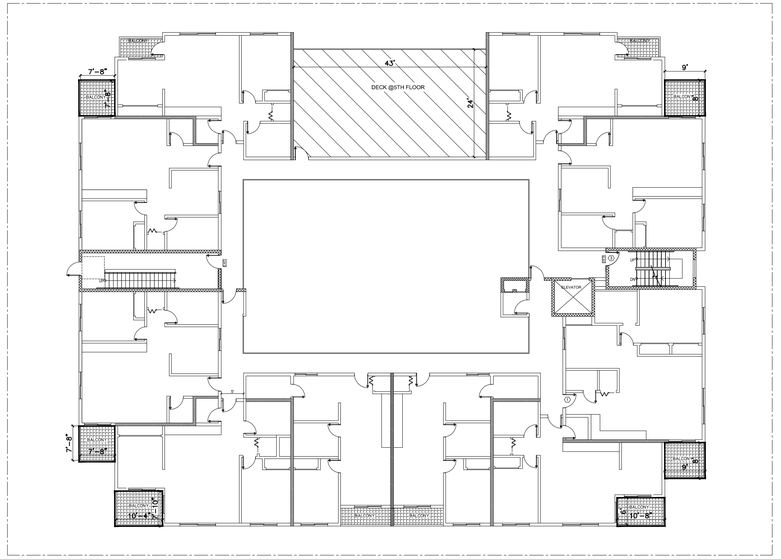
6 BALCONIES 3RD FLOOR= 6 X 50 = 300 S.F
6 BALCONIES 4TH FLOOR= 6 X 50 = 300 S.F
900 S.F



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

6 BALCONIES 2ND FLOOR= 6 X 50 = 300 S.F

COURT YARD = 64 X 39 = 2435 S.F



5TH OPEN SPACE DIAGRAM
1/16" = 1'-0"

6 BALCONIES 3RD FLOOR= 6 X 50 = 300 S.F

DECK= 43 X 24 = 1,032 S.F

GA ENGINEERING INC.

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REVISION	BY

OWNER

1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

PROJECT

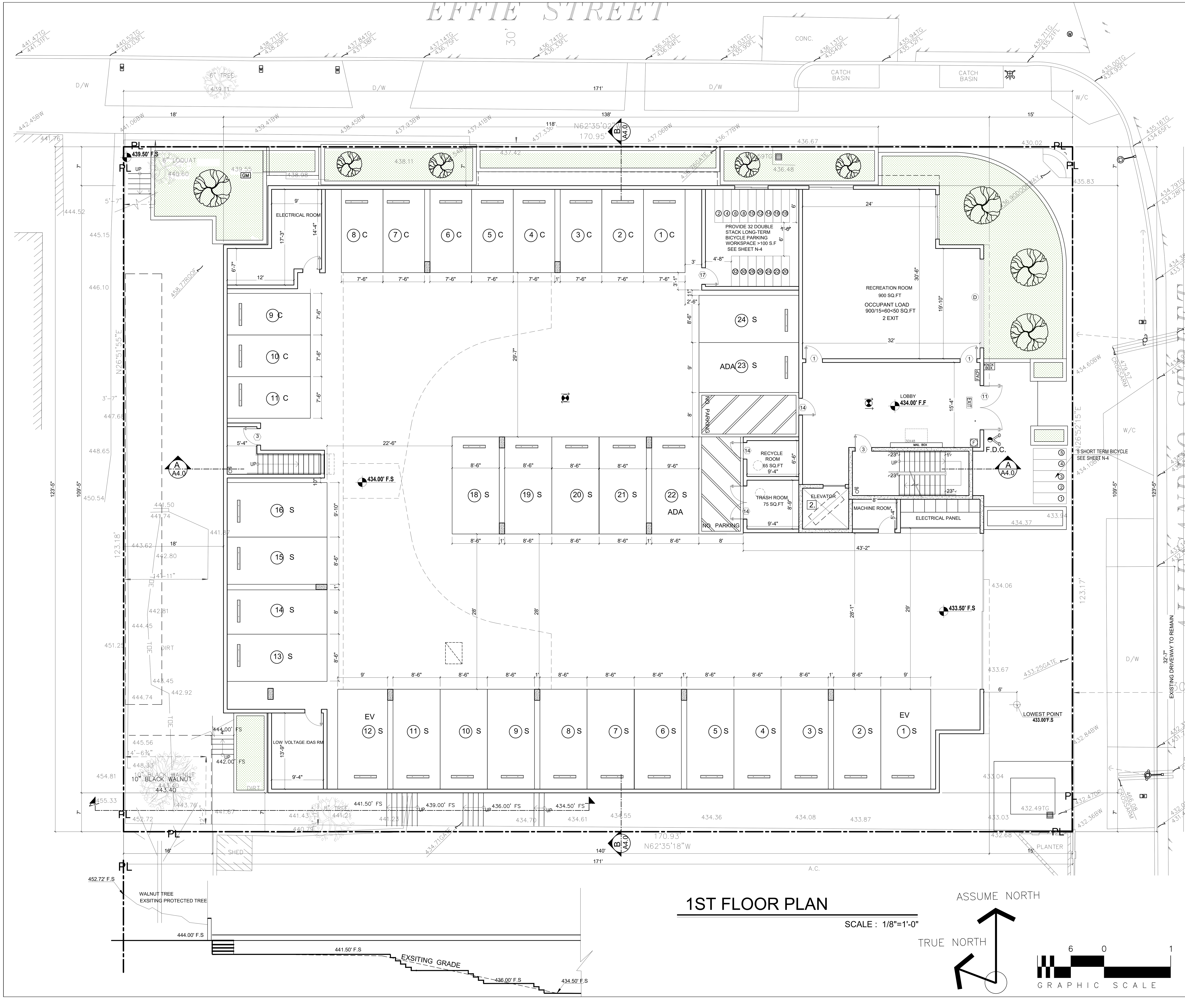
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

DRAWING TITLE

OPEN SPACE DIAGRAM

DATE: JUNE 23
SCALE: 1/16"=1'-0"
DRAWN:
APPROVED: AG
JOB : 21-994
SHEET:

A1.1



1ST FLOOR PLAN

SCALE : 1/8"=1'-0"

LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.		
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.		
W1	1 HR. EXTERIOR WALL	SEE SHEET D-1	
W2	1HR CORRIDOR WALL STC-50		
W5	INTERIOR WALL		
W6	PLUMING WALL		
W9	1 HR. SEPARATION WALL STC-50		
W15	2HR.SHAFT (INTERIOR)		
W16	2HR.SHAFT (EXTERIOR)		

- PATH OF EGRESS
- DISABLE PATH OF TRAVEL
- EXIT SIGN
- S — STANDARD PARKING
- C — COMPACT PARKING
- DA — DISABLE PARKING
- 1. — BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) 0R EQUAL, ICC-ESR-1757 TYPE
- F — 2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP
- SD — HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- CM — CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
- GROUND- FAULT CIRCUIT-INTERUPTER
- 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
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- SP — STAND PIPE - MIN CLASS I
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NOTE

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2. ALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
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GA ENGINEERING INC.
6747 ODESSA AVENUE
VAN NUYS, CA 91406
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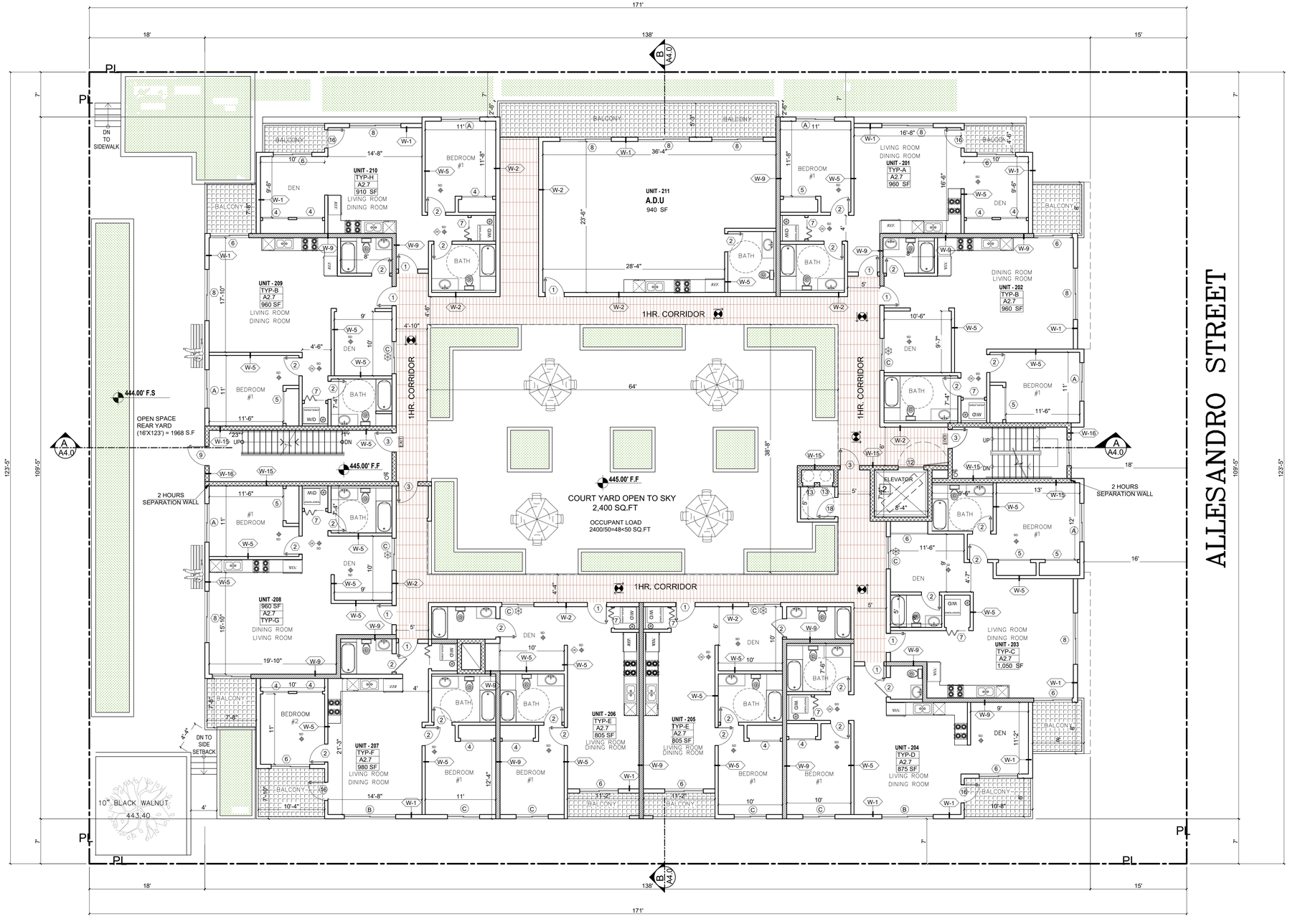
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LOS ANGELES,CA 90026

DRAWING TITLE
1ST FLOOR PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.0

EFFIE STREET



2ND FLOOR PLAN

SCALE : 1/8"=1'-0"

TRUE NORTH

GRAPHIC SCALE 6 0 1

LEGEND

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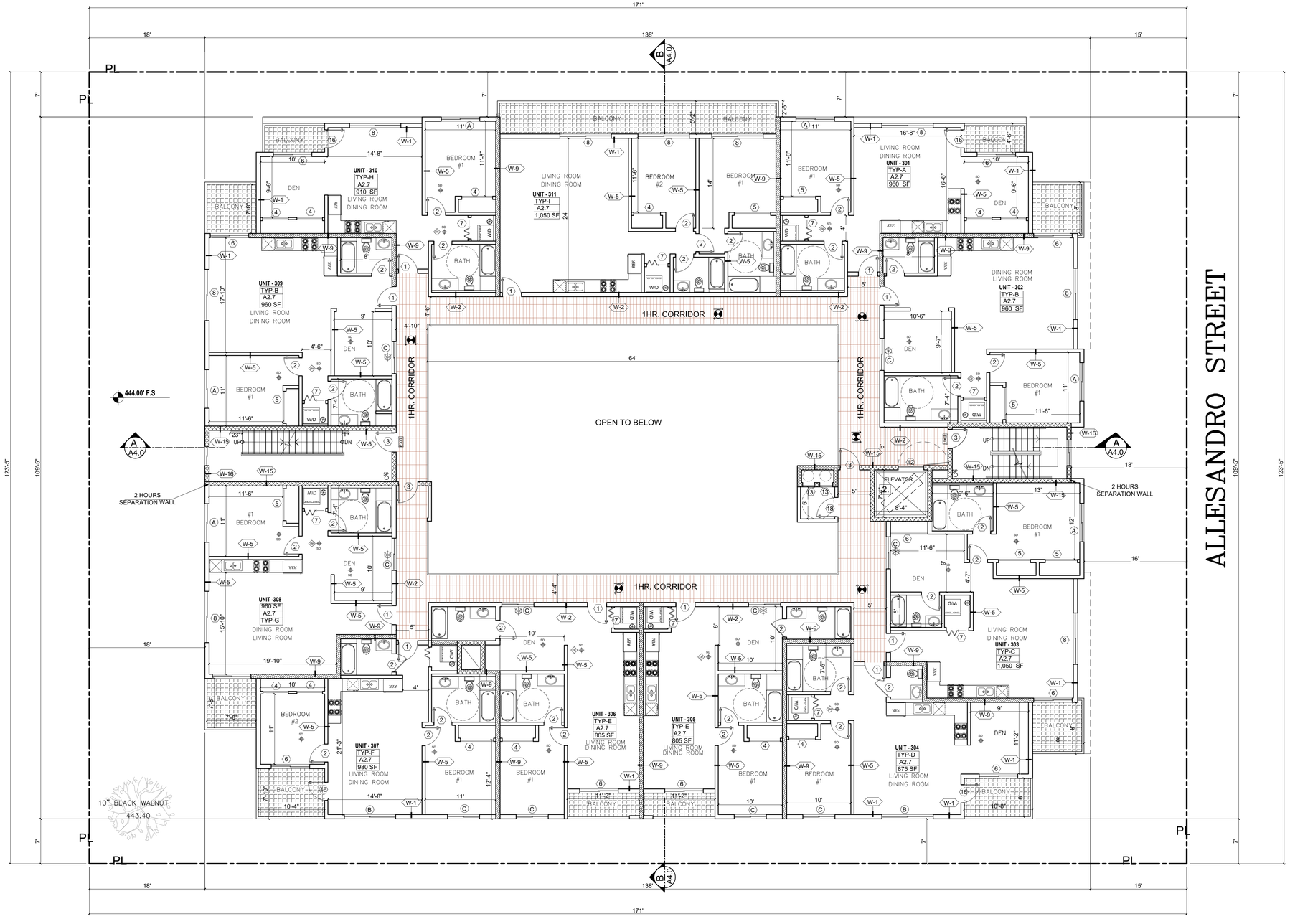
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PROJECT
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2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

DRAWING TITLE
2ND FLOOR PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.1

EFFIE STREET



ALLESANDRO STREET

3RD FLOOR PLAN

SCALE : 1/8"=1'-0"

TRUE NORTH

GRAPHIC SCALE 6 0 1

LEGEND

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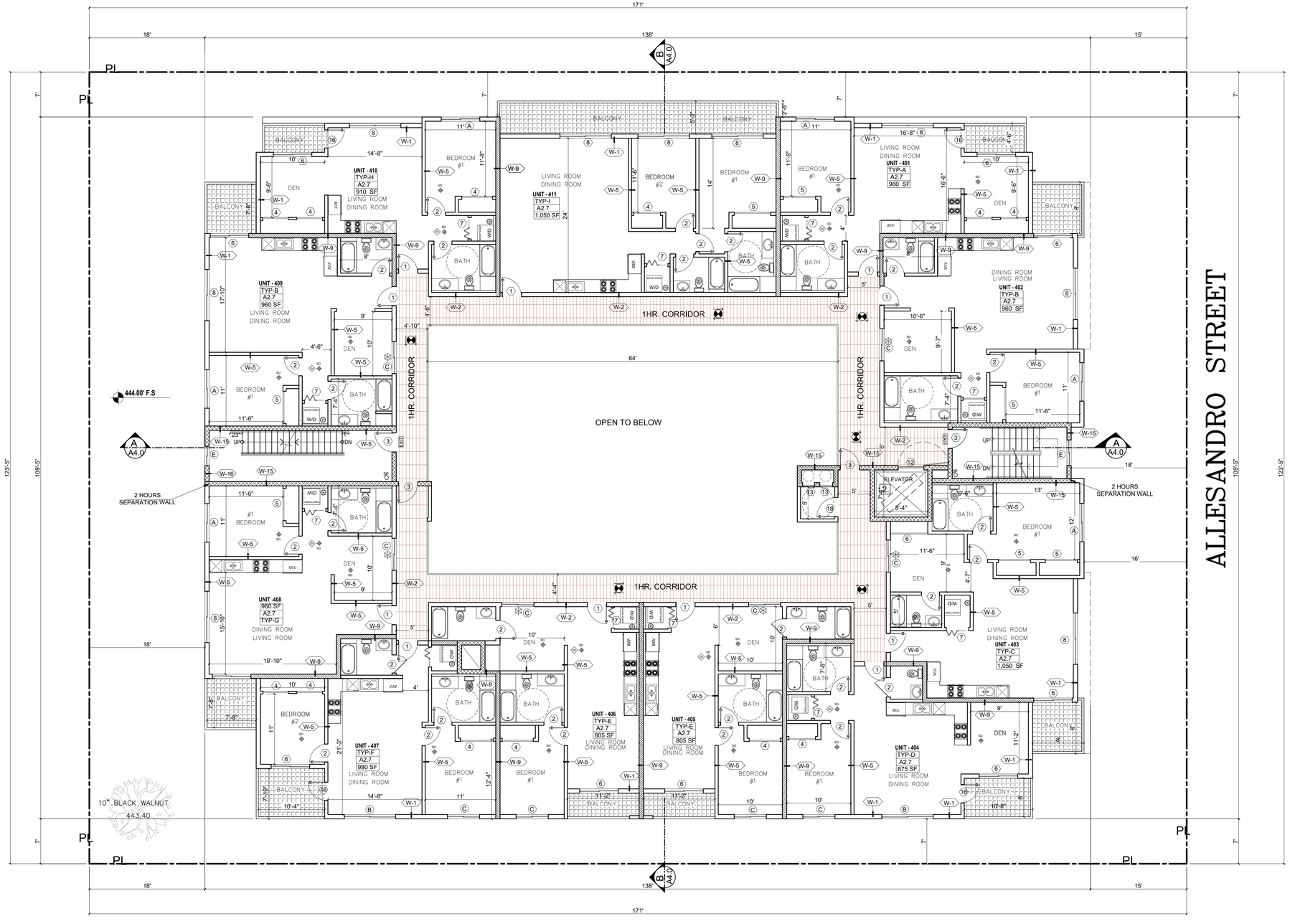
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PROJECT
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

DRAWING TITLE
3RD FLOOR PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.2

EFFIE STREET



4TH FLOOR PLAN

SCALE : 1/8"=1'-0"

TRUE NORTH

6 0 1

GRAPHIC SCALE

LEGEND

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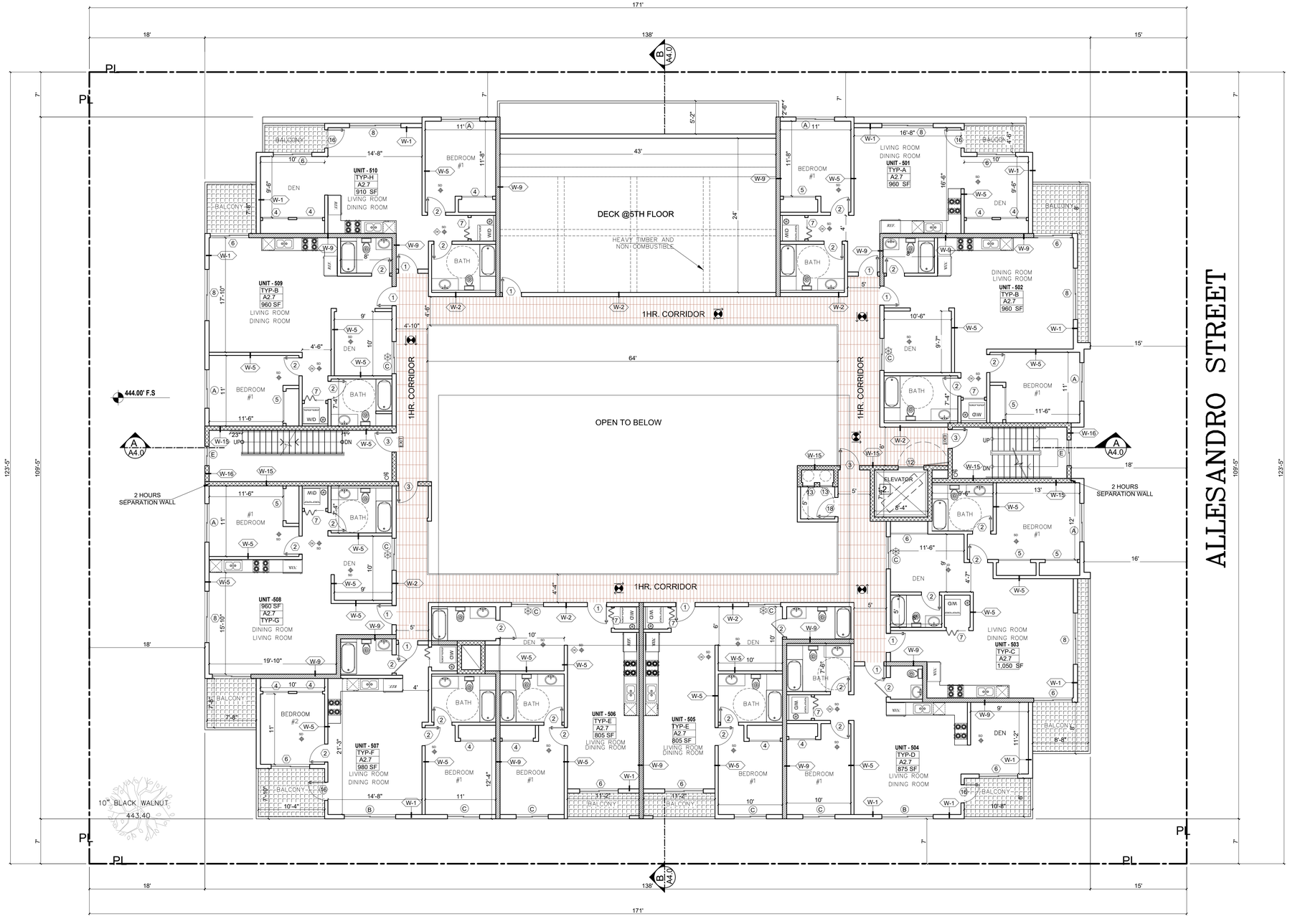
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DRAWING TITLE
4TH FLOOR PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.3

EFFIE STREET



5TH FLOOR PLAN

SCALE : 1/8"=1'-0"

ASSUME NORTH

TRUE NORTH

GRAPHIC SCALE 6 0 1

LEGEND

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REVISION	BY

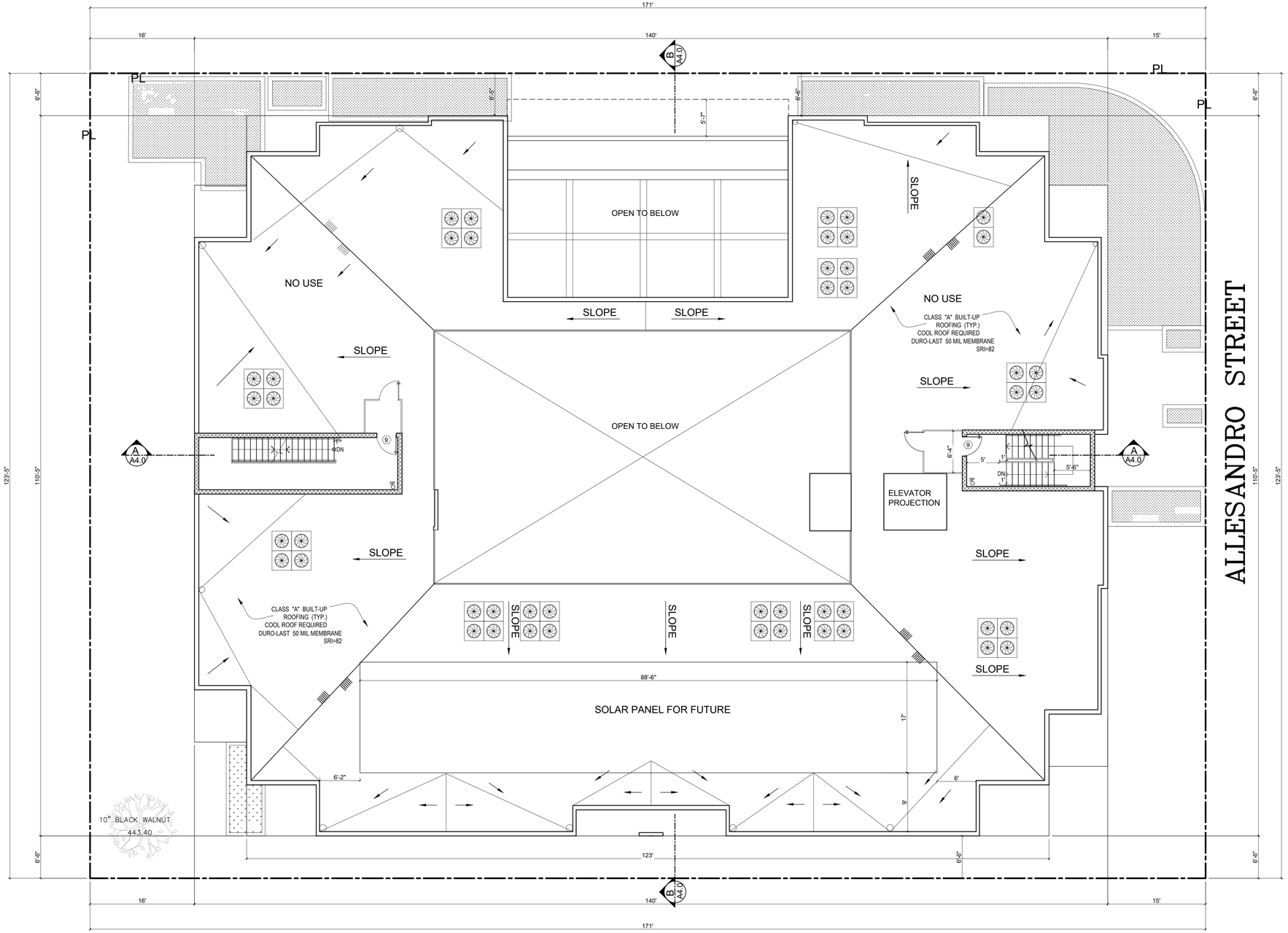
OWNER
1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

PROJECT
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

DRAWING TITLE
5TH FLOOR PLAN

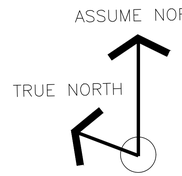
DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.4

EFFIE STREET



ROOF PLAN

SCALE : 1/8"=1'-0"



LEGEND

- AC UNIT
- S.P. STANDPIPE
- (1.) SOLAR ZONE:

  ROOF AREA= 10,000 SQ.FT.
  10,000 X 15% =1,500 SQ.FT.
  TO PROVIDE 1 SOLAR ZONES
  WITH 1,504 SQ.FT.

  TO BE MAINTAIENED BY SEPRATE PERMIT
- (1.1) NUMBER OF SOLAR ZONE
- REPRESENT AREA NEXT TO SOLAR PANEL SHALL BE FREE OF OBSTRUCTION AND TO BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND EQUIPMENT.

MAIN SERVICE ELECTRICAL PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

DURO-LAST® THE WORLD'S BEST ROOF® PRODUCT DATA SHEET

DURO-LAST® 50-MIL MEMBRANE

Advantages:

Duro-Last® 50-Mil (DL50) membrane is an excellent choice for projects requiring a long lasting, energy efficient roofing membrane. The membrane is available in prefabricated sections or as roll goods. A complete line of custom prefabricated accessories is available for the DL50 membrane.

Description:

DL50 membrane is composed of PVC film laminated to both sides of a reinforcement fabric (scrim).

Duro-Last membranes must not be used with Duro-Last EV membranes.

PVC Film - Proprietary thermoplastic PVC formulation of resins, plasticizers, stabilizers, biocides, flame retardants, and U.V. absorbents. The same PVC film is used on both sides of the scrim.

- PVC film above scrim – 28 mil

Scrim – An 18 x 14 polyester fabric construction composed of 840 x 1000 denier threads provides superior tear and puncture resistance. The polyester thread is treated to prevent wicking.

Total Thickness – 50 mil, nominal.

Weight – 0.29 lb. per square foot.

Colors – White, tan, gray, dark gray and terra cotta.

R-Value – 0.1 ft^2 -°F-hr/Btu.

Available Configurations:

Prefabricated Sections – DL50 is available in prefabricated sections up to 2,000 sq. ft. with a maximum 80 ft. in either dimension.

Roll Good – Typical Dimensions

Width	Length (max.)	Roll Area	Approx. Weight	Approx. Coverage[1]
64 inches	100 ft.	533 sq. ft.	155 lb.	483 sq. ft.
48 inches	100 ft.	400 sq. ft.	116 lb.	350 sq. ft.
32 inches	100 ft.	267 sq. ft.	77 lb.	217 sq. ft.
16 inches	100 ft.	133 sq. ft.	39 lb.	83 sq. ft.

[1] Assuming 6 inch overlap.

Energy Efficiency:

White DL50 membrane is an excellent product for complying with California Title 24, LEED® and other energy efficiency programs requiring the use of a highly reflective roof membrane. It is an ENERGY STAR® qualified product.



Cool Roof Rating Council (CRRC)[1]

	Solar Reflectance		Thermal Emittance		Solar Reflective Index (SRI)	
	Initial	3-yr[2]	Initial	3-yr[2]	Initial	3-yr
White	0.88	0.68	0.87	0.84	111	82
TPO	0.29*	0.33	0.89*	0.89	**	29
Gray	0.47	0.40	0.89	0.89	54	45
Dark Gray	0.26	0.25	0.88	0.89	26	25
Terra Cotta	0.26	P*	0.89	P*	26	P*

[1] Duro-Last's CRRC Product ID: 0610.
[2] 3-year aged results pending.

LEED & LEED-EB Credits - White DL50 membrane alone can obtain 1 credit in either U.S. Green Building Council's LEED or LEED-EB programs. In combination with other design criteria the membrane may help attain other credits.

LEED Credit Category	Duro-Last Attribute
Sustainable Sites Credit 7.2 Heat Island Effect: Roof	Solar Reflective Index (SRI) SRI = 111

LEED-EB Credit Category	Duro-Last Attribute
Sustainable Sites Credit 6.2 Heat Island Effect: Roof	ENERGY STAR Qualified Thermal Emittance = 0.87

Warranty:

The following warranties are available for projects utilizing DL50 membrane. Contact Duro-Last for warranty details.

Available Warranties				
Supreme	15-YR NDL	15 + 5 Material Only[3]	15 + 5[3]	
Ultra	15-YR Hail[1]	15-YR Hail & High Wind[1]	15-YR High Wind[1]	20-YR High Wind[1]
Basic	15-YR NDL[1]		20-YR NDL[1]	
Residential	15-YR Material Only[1]		20-YR Material Only[1]	

[1] Excludes consequential damage coverage.
[2] Excludes consequential damage coverage for last 5 years.

Duro-Last, "World's Best Roof", Duro-Guard and Duro-Bond are registered marks owned by Duro-Last, Inc.
Created: 09/17/2012 Revised: 09/01/2012, 11/19/2013, 05/28/2014, 06/05/2014, 01/23/2015

DURO-LAST 50-MIL MEMBRANE

Codes and Standards:

Underwriters Laboratories (US & Canada), FM Approvals, ICC-ES (ESR-1660), Canadian Construction Materials Centre (CCMC 13299-L), State of Florida, Miami-Dade County, Texas Department of Insurance.

Storage:

Store rolls lengthwise on pallets. Use tarps to keep rolls dry.

Membrane Attachment:

Mechanically Fastened – DL50 membrane may be mechanically attached to a variety of roof deck and wall materials. An appropriate slip sheet or cover board may be required. Refer to the Duro-Last Mechanically Fastened Systems Specification for system requirements.

Duro-Bond® System – The Duro-Bond system (inductive weld) may be used to attach DL50 membrane. Refer to the Duro-Last Duro-Bond System Specification for system requirements.

Adhered – DL50 membrane may be adhered to a variety of properly prepared roof decks, walls, cover boards and insulations including Duro-Guard® ISO products, DensDeck® Prime Roof Board and SECUROCK® Gypsum-Fiber Roof Board. Refer to the Duro-Last Adhered Systems Specification for system requirements.

Physical Properties:

DL50 membrane has been subjected to the tests required by ASTM 4434 "*Standard Specification for Poly (Vinyl Chloride) Sheet Roofing*" and has been classified as a Type III, internally reinforced sheet. The results of each test as well as typical values are listed below.

Physical Property	Test Method	ASTM 4434 Requirement	Result	Typical Value
Overall Thickness	ASTM D751	≥ 0.045 in.	PASS	0.050 in. (50 mil), nominal
Thickness Over Scrim	ASTM D7635	≥ 0.018 in.	PASS	0.028 in. (28 mil)
Breaking Strength[1]	ASTM D751 Grab Method	≥ 200 lbf./in.	PASS	390 x 438 lbf./in.
Elongation[1]	ASTM D751 Grab Method	≥ 15%	PASS	31% x 31%
Seam Strength	ASTM D 751 Grab Method	≥ 328 lbf. (75% of Breaking Strength.)	PASS	417 lbf.
Tear Strength[1]	ASTM D751 Procedure B	≥ 45 lbf.	PASS	132 x 163 lbf.
Low Temp. Bend	ASTM D2136	Must pass at -40° F	PASS	PASS
Heat Aging	ASTM D3045	Conditioned for 56 days in oven maintained at 176° F.	PASS	PASS
Accelerated Aging	ASTM G154 (formerly QS3)	5,000 hours total test time. Irradiance level of 0.68 W/m2-nm. Cycle: 8 hours at 140° F, 4 hours condensation at 122° F.	PASS	PASS
Dimensional Stability[1]	ASTM D1204	Conditioned for 6 hours in oven maintained at 176° F. Allowable change: ≤ 0.5%	PASS	-0.30% x -0.45%
Water Absorption	ASTM D570	Immersed in water at 158° F for 168 hours. Allowable weight change: ± 3%	PASS	1.7%
Static Puncture	ASTM D5602	≥ 33 lbf.	PASS	56 lbf.
Dynamic Puncture	ASTM 5635	≥ 14.7 ft-lbf. (20 J)	PASS	≥ 14.7 ft-lbf. (20 J)

[1] Typical values are shown for both machine and cross machine directions. The machine direction results are listed first.

Additional Tests

Fungi Resistance	ASTM G-21	No sustained growth or discoloration
Moisture Vapor Transmission	ASTM E96, Proc. B, Method A	< 0.35 U.S. perms

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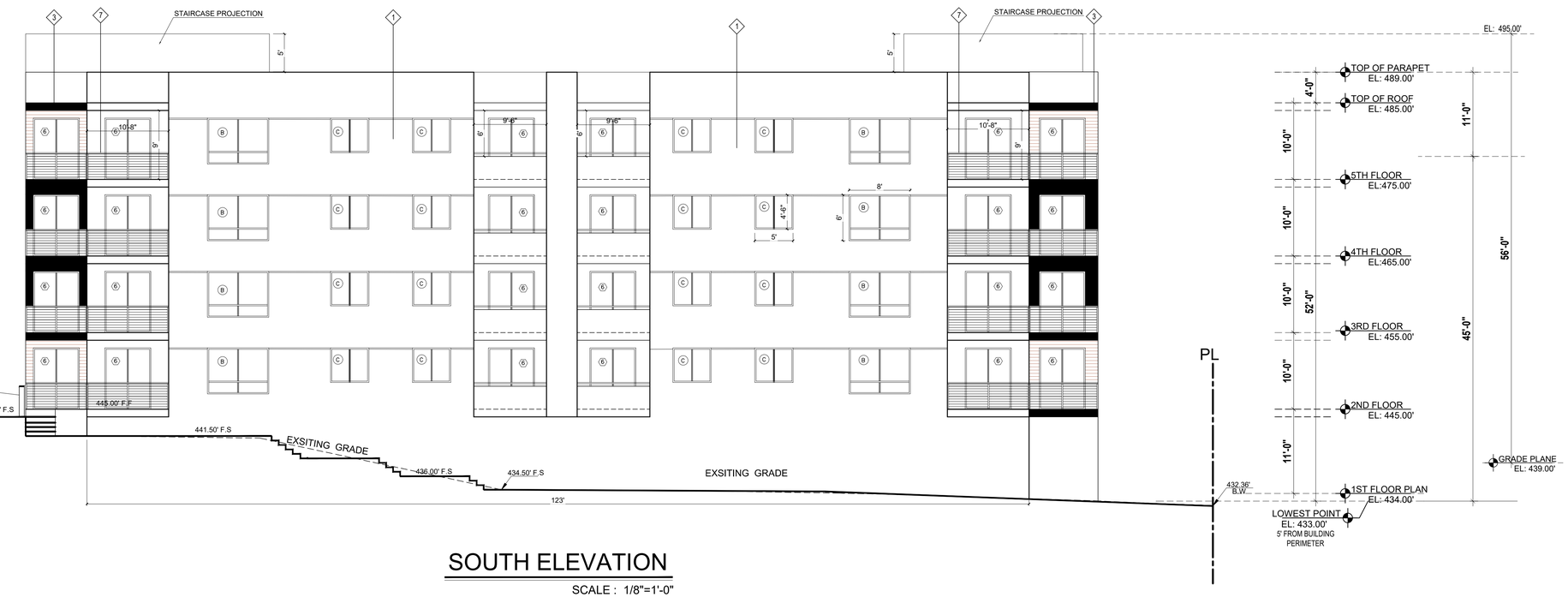
DRAWING TITLE
ROOF PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.5



EAST ELEVATION ALLESANDRO STREET

SCALE : 1/8"=1'-0"



SOUTH ELEVATION

SCALE : 1/8"=1'-0"

FLOOR	OPENING 10'-6X9'	TOTAL PROVIDED OPENING	WALL AREA	ALLOWABLE OPENING
	94.5 SQ.FT.	SQ.FT.	SQ.FT.	25%
1	——	——	——	——
2	94.5X2=189	189	1,230	307.5
3	94.5X2=189	189	1,230	307.5
4	94.5X2=189	189	1,230	307.5
5	94.5X2=189	189	1,230	307.5

ALLOWABLE PROTECTED OPENING=25%
PER SECTION TABLE 705.8.1

FLOOR	OPENING 9'-6"X6'	WINDOW (B) 8'X6'	WINDOW (C) 5'X4'-6"	TOTAL PROVIDED OPENING	WALL AREA	ALLOWABLE OPENING
	57 SQ.FT.	48 SQ.FT.	22.5 SQ.FT.	SQ.FT.	SQ.FT.	25%
1	——	——	——	——	——	——
2	57X2=114	48X2=96	22.5X4 =90	300	1,230	307.5
3	57X2=114	48X2=96	22.5X4 =90	300	1,230	307.5
4	57X2=114	48X2=96	22.5X4 =90	300	1,230	307.5
5	57X2=114	48X2=96	22.5X4 =90	300	1,230	307.5

ALLOWABLE UNPROTECTED OPENING=25%
PER SECTION TABLE 705.8.1

ELEVATION KEYNOTE

1. PLASTER FINISH STUCCO (EGGSHEELL COLOR)
2. PLASTER FINISH STUCCO (LIGHT GRAY COLOR)
3. PLASTER FINISH STUCCO (DARK GRAY COLOR)
4. LOUVER
5. HARDIEPANEL SIDING ESR 1844
6. CONCRETE WALL
7. METAL RAILING
8. AWNING
9. CONCRETE PLANTER TYPICAL

ELEVATION NOTE

1. PROVIDE GRAFFITTI-MELT ANTI-GRAFITTI COATING BY GENESIS AT THE FIRST 9FT, MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. LARR # RR25042-T
2. ALL PLASTER FINISH SHALL BE 7/8" THK. SMOOTH TROWELL UNLESS NOTED OTHERWISE.
3. 30" PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS.{CBC 705.11}
4. NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBER OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THE BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (CFC 505.1)

PROPERTY LINE (P.L)

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6747 ODESSA AVENUE
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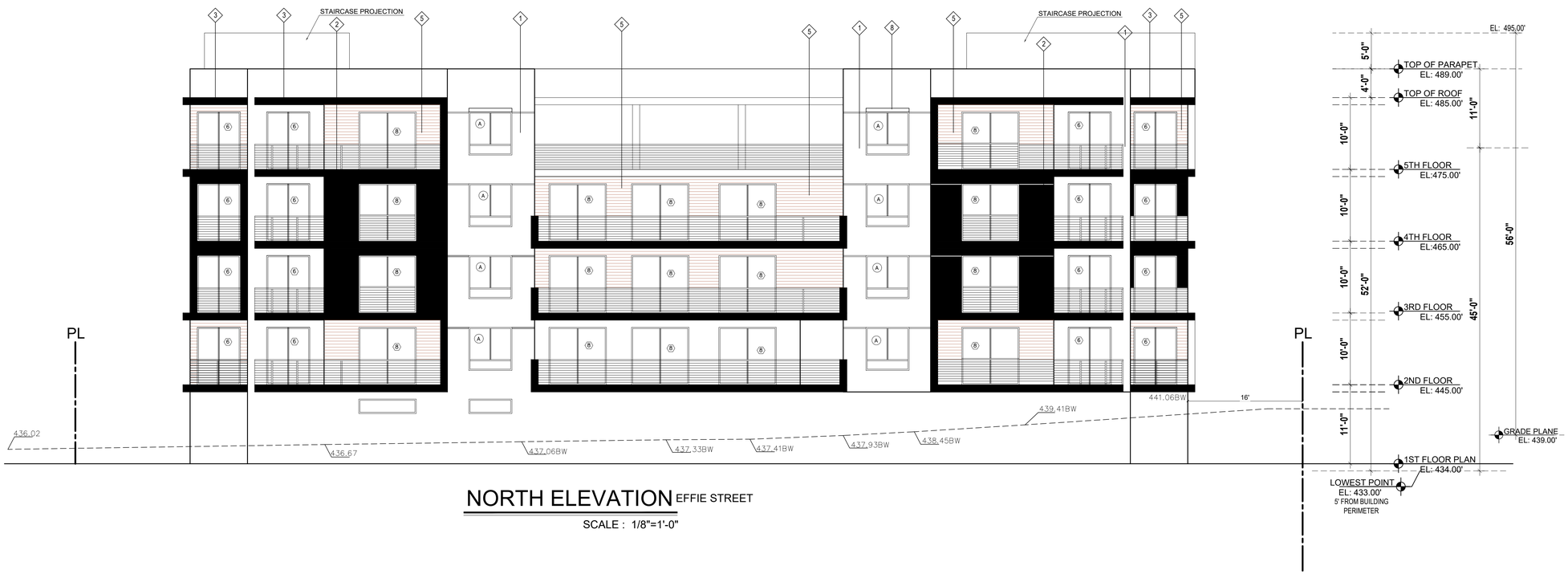
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ELEVATION

DATE:	December 21
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994

SHEET:
A3.0

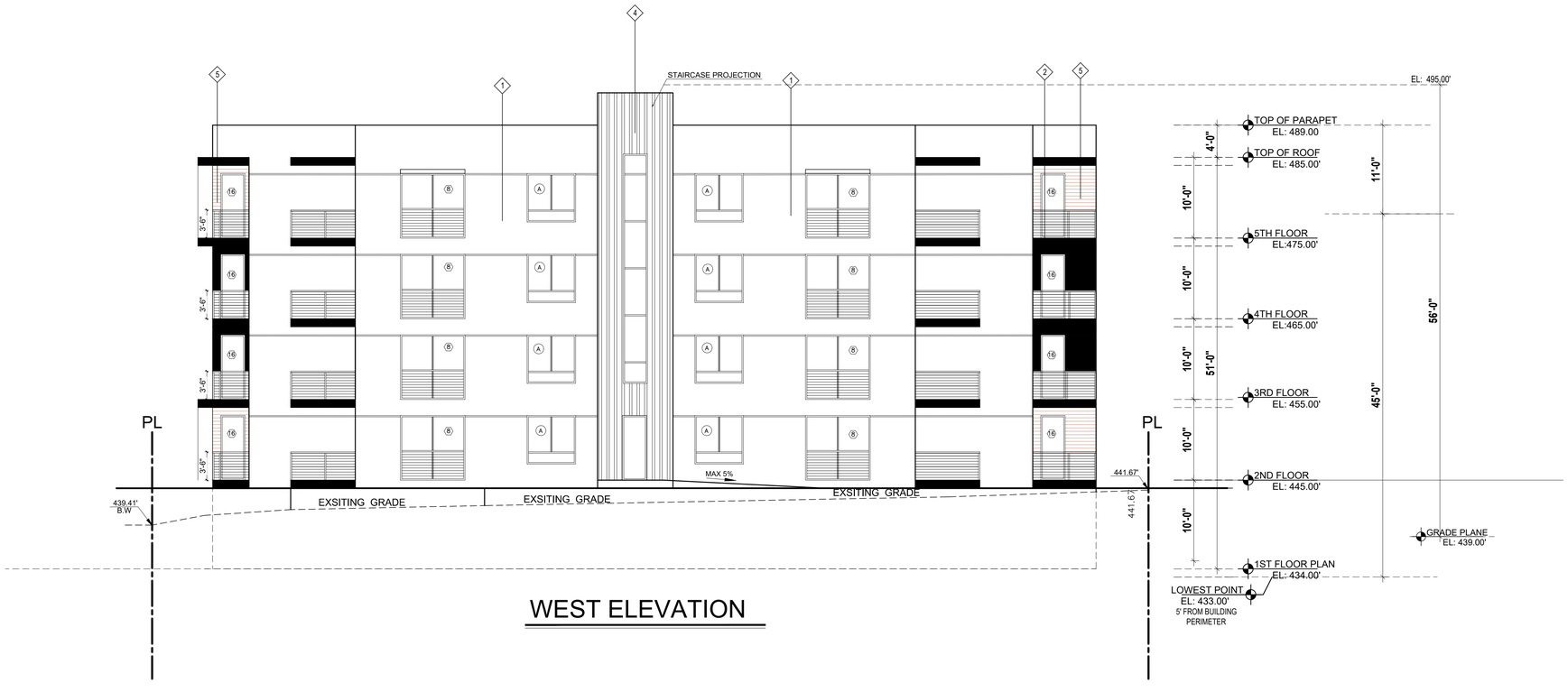
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4. LOUVER
5. HARDIEPANEL SIDING ESR 1844
6. CONCRETE WALL
7. METAL RAILING
8. AWNING
9. CONCRETE PLANTER TYPICAL



NORTH ELEVATION EFFIE STREET

SCALE : 1/8"=1'-0"



WEST ELEVATION

ENGINEERING INC.

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DRAWING TITLE

ELEVATION

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SHEET:

A3.1



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DRAWING TITLE

ELEVATION

DATE: December 21

SCALE:

DRAWN:

APPROVED: AG

JOB : 21-994

SHEET:

A3.2



NORTH ELEVATION

EFFIE STREET

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ELEVATION

DATE:	December 21
SCALE:	
DRAWN:	
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JOB :	21-994
SHEET:	A3.3



EAST ELEVATION

ALLESANDRO STREET

GA
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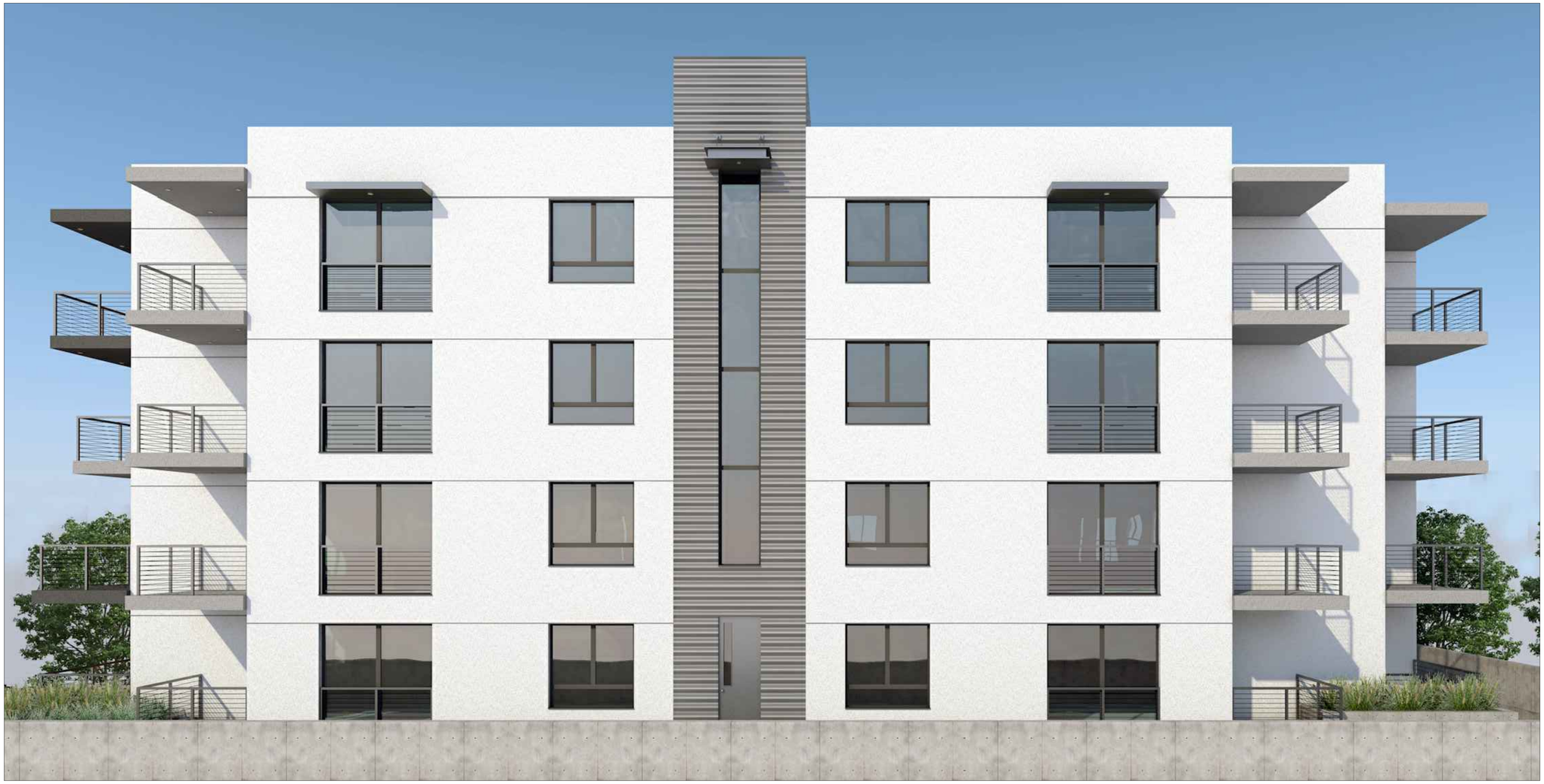
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ELEVATION

DATE: December 21
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DRAWN:
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JOB : 21-994
SHEET:

A3.4



WEST ELEVATION

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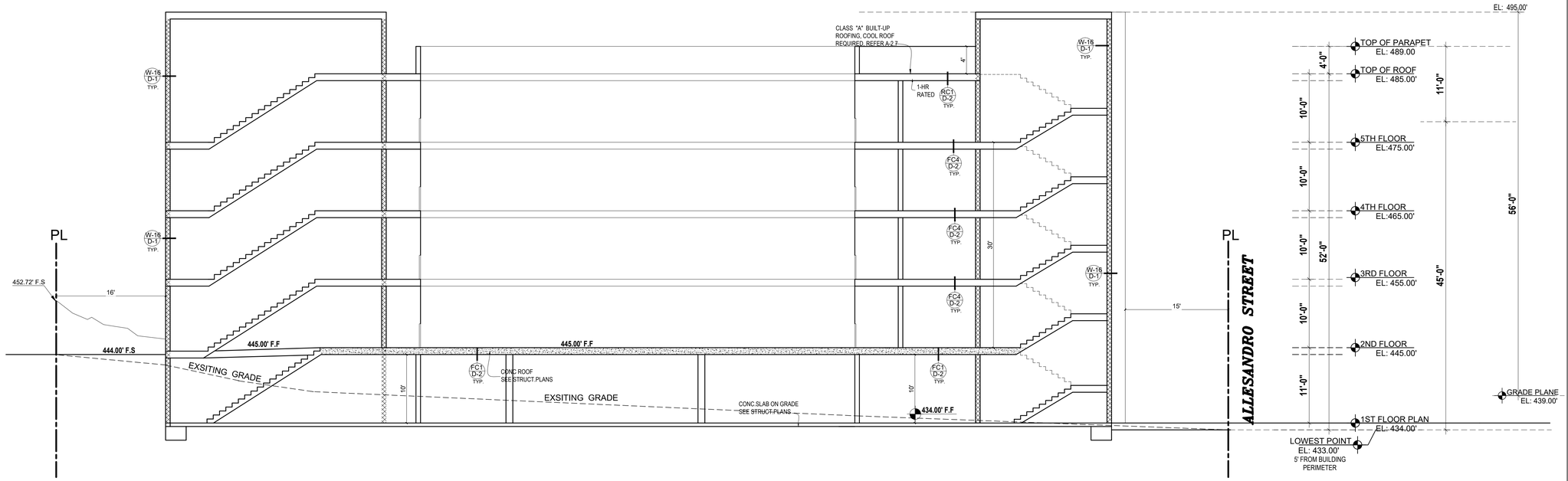
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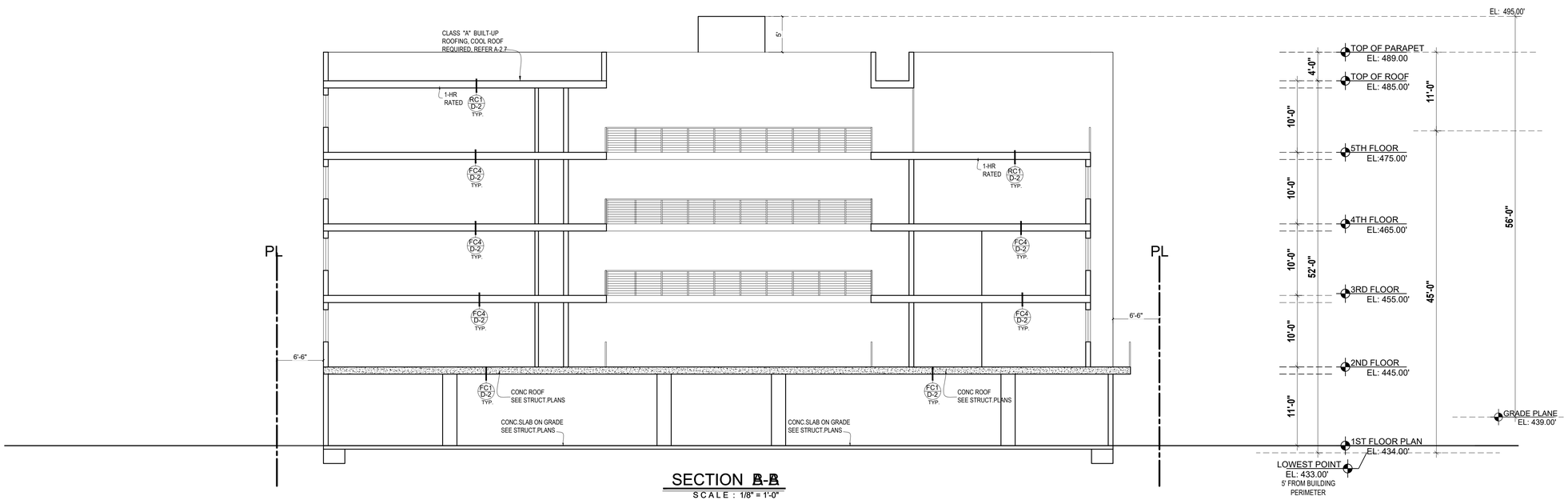
ELEVATION

DATE:	December 21
SCALE:	
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A3.5



SECTION A-A

SCALE : 1/8" = 1'-0"



SECTION B-B

SCALE : 1/8" = 1'-0"

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SECTIONS

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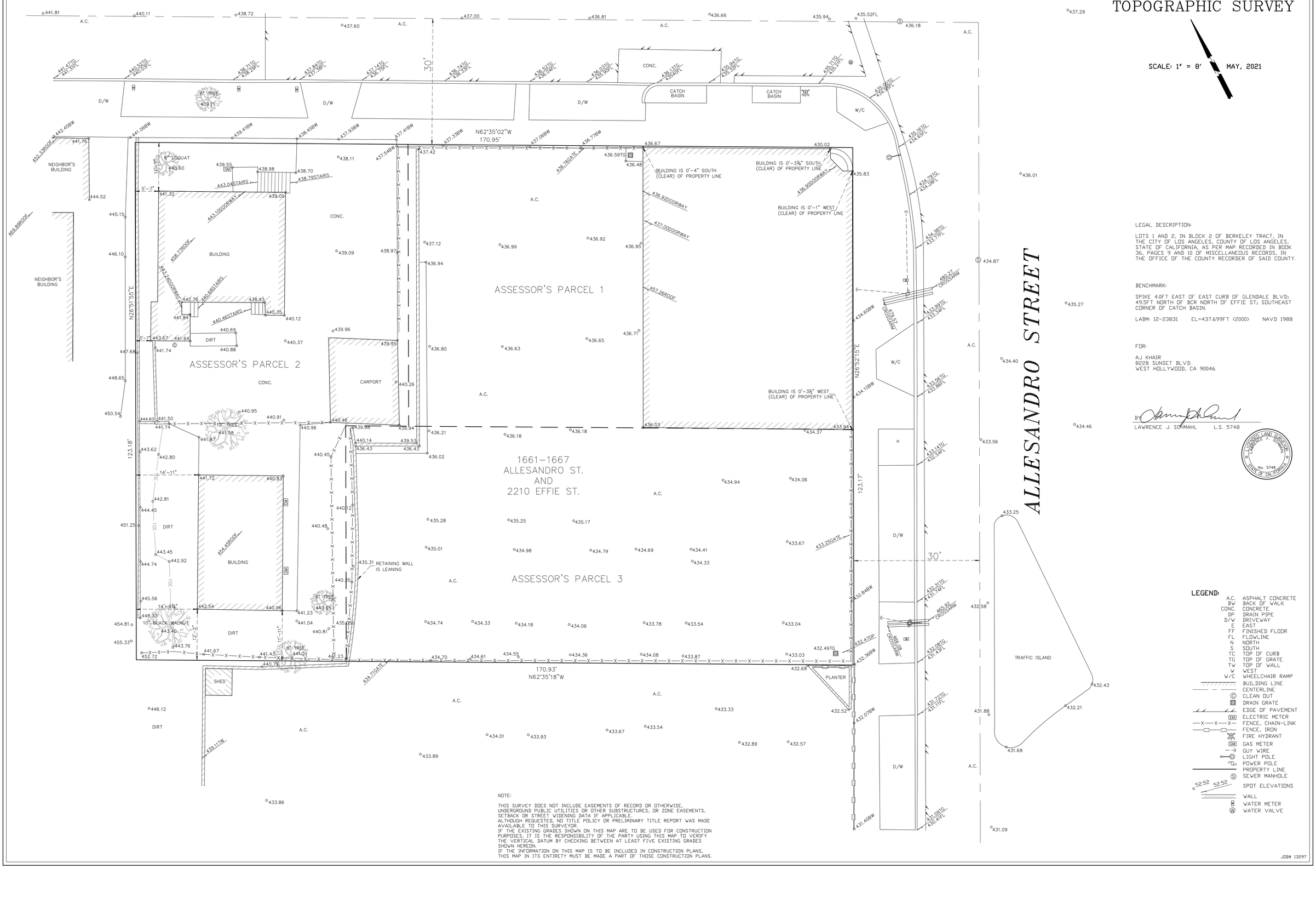
SHEET:

A4.0

LAWRENCE J. SCHMAHL LICENSED SURVEYOR PLS 5748
11209 HOWARD ST. WHITTIER, CALIFORNIA 90606 (562) 908-0570 / (323) 773-1675

TOPOGRAPHIC SURVEY

SCALE: 1" = 8' MAY, 2021



LEGAL DESCRIPTION:

LOTS 1 AND 2, IN BLOCK 2 OF BERKELEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 9 AND 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

SPIKE 4.0FT EAST OF EAST CURB OF GLENDALE BLVD; 49.5FT NORTH OF BCR NORTH OF EFFIE ST; SOUTHEAST CORNER OF CATCH BASIN.

LABM: 12-23831 EL=437.699FT (2000) NAVD 1988

FOR:

AJ KHAIR
8228 SUNSET BLVD.
WEST HOLLYWOOD, CA 90046

BY: _____
LAWRENCE J. SCHMAHL L.S. 5748

LICENSED LAND SURVEYOR LAWRENCE J. SCHMAHL No. 5748 STATE OF CALIFORNIA

LEGEND:

A.C.	ASPHALT CONCRETE
BW	BACK OF WALK
CONC.	CONCRETE
DP	DRAIN PIPE
D/W	DRIVEWAY
E	EAST
FF	FINISHED FLOOR
FL	FLOWLINE
N	NORTH
S	SOUTH
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
W	WEST
W/C	WHEELCHAIR RAMP
	BUILDING LINE
	CENTERLINE
C	CLEAN OUT
	DRAIN GRATE
	EDGE OF PAVEMENT
EM	ELECTRIC METER
	FENCE, CHAIN-LINK
	FENCE, IRON
	FIRE HYDRANT
GM	GAS METER
	GUY WIRE
	LIGHT POLE
	POWER POLE
	PROPERTY LINE
S	SEWER MANHOLE
52.52 52.52	SPOT ELEVATIONS
	WALL
W	WATER METER
W	WATER VALVE

NOTE:

THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND PUBLIC UTILITIES OR OTHER SUBSTRUCTURES, OR ZONE EASEMENTS, SETBACK OR STREET WIDENING DATA IF APPLICABLE. ALTHOUGH REQUESTED, NO TITLE POLICY OR PRELIMINARY TITLE REPORT WAS MADE AVAILABLE TO THIS SURVEYOR.
IF THE EXISTING GRADES SHOWN ON THIS MAP ARE TO BE USED FOR CONSTRUCTION PURPOSES, IT IS THE RESPONSIBILITY OF THE PARTY USING THIS MAP TO VERIFY THE VERTICAL DATUM BY CHECKING BETWEEN AT LEAST FIVE EXISTING GRADES SHOWN HEREON.
IF THE INFORMATION ON THIS MAP IS TO BE INCLUDED IN CONSTRUCTION PLANS, THIS MAP IN ITS ENTIRETY MUST BE MADE A PART OF THOSE CONSTRUCTION PLANS.

JOB# 13297

1655-1661 N ALLESANDRO ST, 2210-2212 W EFFIE ST., LOS ANGELES, CA 90026

PROJECT ADDRESS

1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

PROJECT OWNER

1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

DESIGN BY

G.A. ENGINEERING
6747 ODESSA AVE. SUTIE 204
VAN NUYS, CA. 91406
PHONE: (818)758-0018

STRUCTURAL ENGINEER

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SURVEY

LAWRENCE J. SCHMAHL

11209 HOWARD ST. WHITTIER, CA 90606
(562) 908-0570 (323)773-1675

GEOTECHNICAL ENGINEER

AGI GEOTECHNICAL INC
16555 SHERMAN WAY # A,
VAN NUYS, CA 91406
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LANDSCAPING

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ELECTRICAL ENGINEER

MECHANICAL & PLUMBING

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CIVIL

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C-1	GRADING PLAN

ELECTRICAL

MECHANICAL

PROJECT DATA

ADDRESS:	1661 N ALLESANDRO ST, LOS ANGLES,CA 90026
PROJECT SCOPE:	(41) UNITS, APARTMENT BUILDING WITH +A D U WITH GROUND FLOOR PARKING GARAGE
LEGAL DESCRIPTION	LOTS 1 AND 2, IN BLOCK 2 OF BERKELEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 9 AND 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ASSESSOR PARCEL NO. (APN)	5423-010-001 , 5423-010-002, 5423-010-003
BUILDING CODE:	2019 CBC AS AMENDED BY CITY OF LOS ANGELES
ZONE:	[Q] CM-1VL
GENERAL PLAN LAND USE	COMMERCIAL MANUFACTURING
COMMUNITY PLAN AREA	SILVER LAKE -ECHO PARK-ELYSIAN VALLEY
AREA PLANNING COMMISSION	EAST LOS ANGELES
TYPE OF CONSTRUCTION:	2ND Thru 5TH FLOOR FLOORS, TYPE V-A, R-2 OCCUPANCY TYPE VA, 1ST TYPE I-A, S-2 OCCUPANCY FULLY FIRE SPRINKELERED THROUGHOUT (NFPA-13)
LOT AREA:	21,157.1 SQ.FT PER ZIMAS
ALLOWABLE BUILDING HEIGHT:	45 FEET PER COMMERCIAL CORNER DEVELOPMENT STANDARD
PROPOSED BUILDING HEIGHT:	PROPOSED HEIGHT PER (PER TOC) = 45 FEET + 11 FEET = 56'
OCCUPANCY GROUP	R-2
BUILDING SETBACKS REQUIRED	INTERIOR SIDE YARDS: 5'-0" PER RAS3 STREET SIDE YARDS: 5'-0" PER RAS3 FRONT YARD : 15 FEET REAR YARD : 15 FEET
BUILDING SETBACKS PROVIDED	INTERIOR SIDE YARDS: 5'-0" PER RAS3 FRONT YARD : 15'-0", REAR YARD : 18'-0"
STORIES:	5 - STORIES (4) RESIDENTIAL

PARKING CALCULATION

PARKING REQUIRED PER LAMC

	# OF UNITS	AUTO PARKING	TOTAL
1- BDRM +DEN	35	1.5	52.5
2- BDRM	6	2	12
TOTAL	41		63

PARKING REQUIRED PER TOC (TIER1)

	# OF UNITS	AUTO PARKING	TOTAL
1- BDRM +DEN	35	.5	17.5
2- BDRM	6	1	6
TOTAL	41		24

PARKING REDUCTION PER TOC (TIER 1)
SHALL NOT EXCEED 0.5 PER BEDROOM

REQUIRED PARKING= 35X0.5+6X1=24 SPACE

PROVIDED

	PARKING No.
STANDARD	23
COMPACT	11
DISABLE PARKING	1
TOTAL AUTO PARKING RESIDENTS	35
(5 SHORT-TERM BICYCLE PARKING (41) LONG-TERM BICYCLE PARKING	

" NO GUEST PARKING"

2% OF NUMBER OF PARKING= 2%X35 =0.7= 1 ACCESSIBLE PARKING

EV PARKING= 5%X35 =1.75 = 2 EV PARKING

OPEN SPACE CALCULATION

REQUIRED

NO. OF BEDROOMS	NO.OF HABITABLE ROOMS	QUANT.	OPEN SPACE
1- BDRM +DEN	3	35	35 X 125 = 4,375
2- BDRM	3	6	6 X 125 = 750
TOTAL		41	5,125 SQ.FT.

PROVIDED

AREA DESCRIPTION	OPEN SPACE
BALCONY (24X50)	1,200 SQ.FT
COURT YARD (64'X39')	2,435 SQ.FT
REAR YARD (18'X123')	2,214 SQ.FT
DECK @ 5TH FLOOR	1,032 SQ.FT
TOTAL	6,881 SQ.FT.

SCHOOL DISTRICT ASSESSABLE

STORY	USE	AREA (SQ.FT.)
FIRST	DWELLING UNITS	1,450
SECOND	DWELLING UNITS	11,950
THIRD	DWELLING UNITS	11,950
FOURTH	DWELLING UNITS	11,950
FIFTH	DWELLING UNITS	10,750
TOTAL		48,050

AREA SUMMARY (LABC)

STORY	OCC.	USE	A GROSS AREA (OUT TO OUT BLDG) SQ.FT.	B AREA: EXTERIOR WALLS SQ.FT.	C AREA: VENT SHAFT SQ.FT.	D AREA: STAIRWAYS ELEVATOR SQ.FT.	A-B-C BUILDING CODE FLOOR AREA SQ.FT.	A-B-C-D ZONING CODE FLOOR AREA SQ.FT.
FIRST	S-2		12,972					
	R-2	RESIDENTIAL	1,630				1,630	1,630
SECOND	R-2	RESIDENTIAL	11,767	338	100	550	11,329	10,779
THIRD	R-2	RESIDENTIAL	11,767	338	100	550	11,329	10,779
FOURTH	R-2	RESIDENTIAL	11,767	338	100	550	11,329	10,779
FIFTH	R-2	RESIDENTIAL	10,562	338	100	550	10,124	9,574
TOTAL								
	S-2							
	R-2						45,741	43,541

DENSITY CALCULATION:

LOT AREA: 21,157.1 SQ.FT

DENSITY, [Q]CM-1VL (SAME AS R3)= 1 UNIT / 800 SQ.FT.

ALLOWABLE UNITS:

21,157.1 / 800= 26.44=27

PER TOC (TIER 1)
INCREASED NUMBER OF UNIT :
27 X 50 % = 14 UNIT
ALLOWABLE PER TOC (TIER 1) = 27+14 = 41 UNITS

TOTAL UNIT PROPOSED = 41 UNITS + 1 A.D.U

UNITS TO BE ALLOCATED TO EXTREMELY LOW INCOME (ELI)
8% X 41 = 3.2 = 4 UNIT

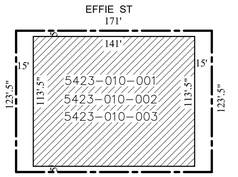
ALLOWABLE DENSITY&BUILDING AREA,ZONING CODE

ZONE= [Q] CM-1VL
ALLOWABLE FAR= 1.5:1
LOT AREA: 21,157.1 SQ.FT
-SEE DIAGRAM-

MAXIMUM INCREASE IN THE ALLOWABLE FAR PER TOC (TIER 1): FAR: 2.75:1

21,157.1 SQ.FT. X2.75= 43,977.3 SQ.FT

PROPOSED: 43,541 SF < 43,977.3 SF



TOC DATA

TOC TIER AREA QUALIFIED : TIER 1
TOC TIER USED : TIER 1
INCENTIVES REQUESTED:
BASE INCENTIVE

REDUCTION PARKING PER TIER 1

INCREASE IN NUMBER OF UNIT=50%

ADDITIONAL INCENTIVE

NOTE: (3) ADDITIONAL INCENTIVES ARE REQUESTED AS PART OF THIS ENTITLEMENT

1-HEIGHT INCENTIVE

ALLOWABLE HEIGHT =45 FEET

ADDITIONAL HEIGHT PER TOC(TIER1)=11 FEET

PROPOSED HEIGHT PER= 45 FEET+11FEET=56'

2-YARD/SETBACK:

COMMERCIAL ZONE, ELIGIBLE HOUSING DEVELOPMENTS MAY UTILIZE ANY OR ALL OF THE YARD REQUIREMENTS FOR THE RAS3 ZONE PER LAMC 12.10.5

AREA PER UNIT

UNIT No	DESCRIPTION	AREA (SQ.FT.)
201	A.D.U	960
202	1-BED+DEN/1-BATH	960
203	1-BED+DEN/1-BATH	1050
204	1-BED+DEN/1-BATH	875
205	1-BED+DEN/1-BATH	805
206	1-BED+DEN/1-BATH	805
207	2-BED / 2-BATH	980
208	1-BED+DEN/1-BATH	960
209	1-BED+DEN/1-BATH	960
210	1-BED+DEN/1-BATH	910
211	REC ROOM	960
SECOND FLOOR = 9 UNITS +ADU		

UNIT No	DESCRIPTION	AREA (SQ.FT.)
301	1-BED+DEN/1-BATH	960
302	1-BED+DEN/1-BATH	960
303	1-BED+DEN/1-BATH	1050
304	1-BED+DEN/1-BATH	875
305	1-BED+DEN/1-BATH	805
306	1-BED+DEN/1-BATH	805
307	2-BED / 2-BATH	980
308	1-BED+DEN/1-BATH	960
309	1-BED+DEN/1-BATH	960
310	1-BED+DEN/1-BATH	910
311	2-BED / 2-BATH	960
THIRD FLOOR = 11 UNITS		

UNIT No	DESCRIPTION	AREA (SQ.FT.)
401	1-BED+DEN/1-BATH	960
402	1-BED+DEN/1-BATH	960
403	1-BED+DEN/1-BATH	1050
404	1-BED+DEN/1-BATH	875
405	1-BED+DEN/1-BATH	805
406	1-BED+DEN/1-BATH	805
407	2-BED / 2-BATH	980
408	1-BED+DEN/1-BATH	960
409	1-BED+DEN/1-BATH	960
410	1-BED+DEN/1-BATH	910
411	2-BED / 2-BATH	960
FOURTH FLOOR = 11 UNITS		

UNIT No	DESCRIPTION	AREA (SQ.FT.)
501	1-BED+DEN/1-BATH	960
502	1-BED+DEN/1-BATH	960
503	1-BED+DEN/1-BATH	1050
504	1-BED+DEN/1-BATH	875
505	1-BED+DEN/1-BATH	805
506	1-BED+DEN/1-BATH	805
507	2-BED / 2-BATH	980
508	1-BED+DEN/1-BATH	960
509	1-BED+DEN/1-BATH	960
510	1-BED+DEN/1-BATH	910
FOURTH FLOOR = 10 UNITS		



ATTN. OWNERS/CONTRACTORS:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT ARCHITECT/ ENGINEER FOR ANY QUESTIONS DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE ARCHITECT/ ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE ARCHITECT/ ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN, IF THIS IS NOT APPROVED AND STAMPED BY THE CITY. FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTORS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES.

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE (CRC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA FIRE CODE (CFC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA GREEN BUILDING CODE (CGBSC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBS) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA ENERGY CODE (CEESC) WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA ELEVATOR SAFETY CODE WITH CITY OF L.A. AMENDMENTS
2019 CALIFORNIA REFERENCE STANDARDS CODE WITH CITY OF L.A. AMENDMENTS
28 CFR PART 36 (ADA)
TITLE 24
TITLE 8 CALIFORNIA STATE CODE FOR ELEVATORS

NOTE

1. OBTAIN SEPARATE PERMIT FOR THE FOLLOWING ITEMS:

RETAINING WALLS, GRADING WORK, BLOCK FENCE, FIRE SPRINKLER SYSTEM, ELECTRICAL, MECHANICAL, PLUMBING, EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE, WORK, SHORING AND DEMOLITION, FIRE ALARM SYSTEM WITH LAFC { CBC 915.4.2/4} ,SOLAR VOLTAIC

2. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72". (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

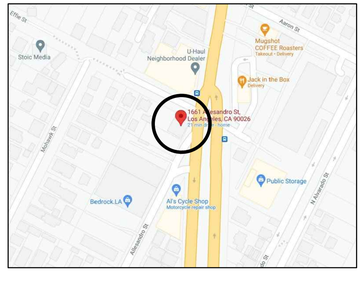
3. THIS PROJECT IS 100% PRIVATELY FUNDED.
THIS IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR, OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.

4. NO GUEST PARKING PROVIDED OR REQUIRED.

5. MANUAL FIRE ALARM TO BE PROVIDED PER CFC 907.2.1 THROUGH 907.2.23

6. FIRE SPRINKLER NOTE:
THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM ,COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

VICINITY MAP



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gaengineeringinc@gmail.com

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REVISION	BY

OWNER: 1661 N ALLESANDRO, LLC, 8228 SUNSET BLVD,SUITE #211 LOS ANGLES,CA 90046

PROJECT: 1655-1661 N ALLESANDRO ST, 2210-2212 W EFFIE ST LOS ANGELES,CA 90026

DRAWING TITLE: COVER SHEET

DATE: December 21
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED: AG
JOB : 21-994
SHEET: T-0
OF SHEETS

EFFIE STREET

(41) UNITS, 5 STORIES RESIDENTIAL APARTMENT BUILDING + A.D.U
WITH 1ST FLOOR PARKING

MAXIMUM HEIGHT=56'-0"
LOWEST POINT=433.00'
TOP OF PARAPET = 489.00'

ALLESANDRO STREET

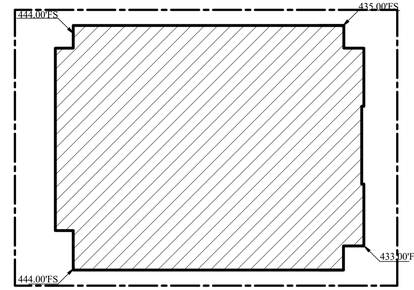
SITE PLAN

SCALE : 1/8"=1'-0"

LEGEND

1. BUILDING ENTRANCE
2. 3 STORIES RESIDENTIAL APARTMENT BUILDING WITH FIRST FLOOR GARAGE
3. WALKWAY
4. NEW DRIVEWAY
5. LANDSCAPING
6. STORMWATER PLANTER
7. FOR IRRIGATION CONTROLLER (4.304.1) REFER TO N-1 GB SHEET
8. BALCONY
9. SHORT-TERM BICYCLE PARKING, 2'X6'

F.D.C.



GRADE PLANE CALCULATION:

435.00' +433.00'+444.00'+444.00'=439.00'
GRADE PLANE @ 439.00'

HIGHEST ELEVATION ABOVE TOP OF THE STAIRCASE=495.00'

MAXIMUM BUILDING CODE
HEIGHT= 495.00''–439.00' = 55'–0"

ASSUME NORTH
TRUE NORTH

6 0 1
GRAPHIC SCALE

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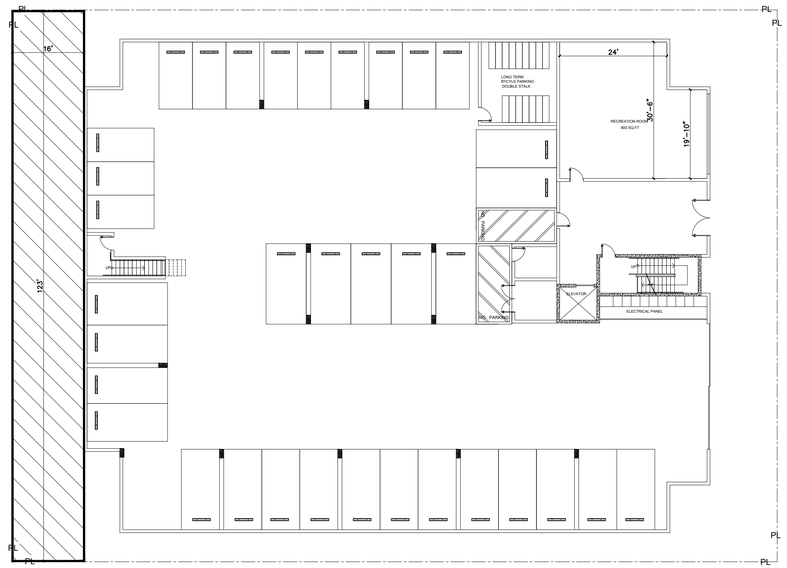
REVISION	BY

OWNER
1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

PROJECT
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

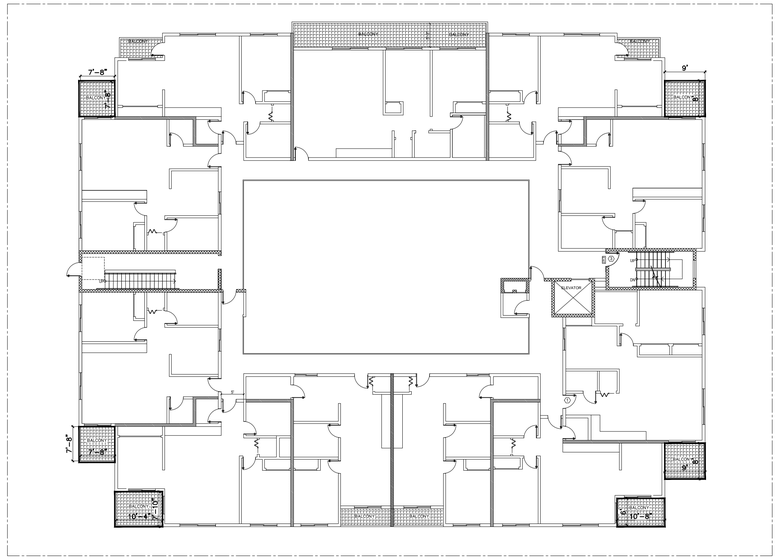
DRAWING TITLE
SITE PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A1.0



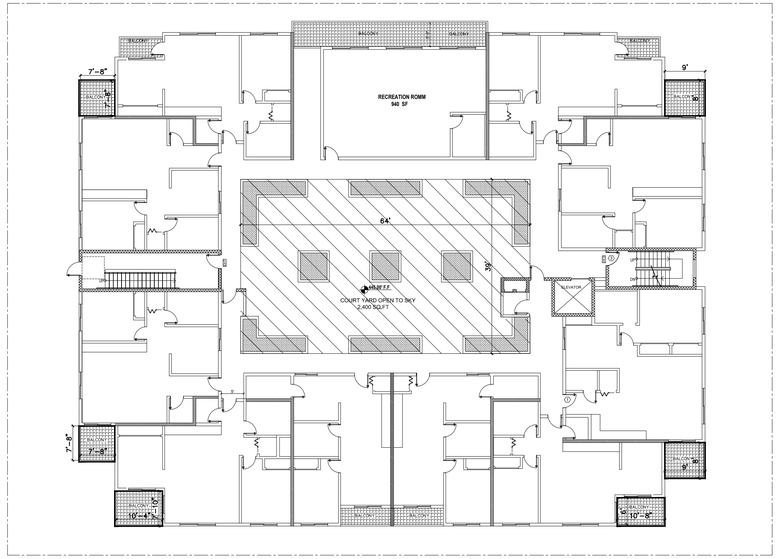
1ST FLOOR OPEN SPACE DIAGRAM
1/16" = 1'-0"

REAR YARD (16'X123') = 1968 S.F



3RD-4TH OPEN SPACE DIAGRAM
1/16" = 1'-0"

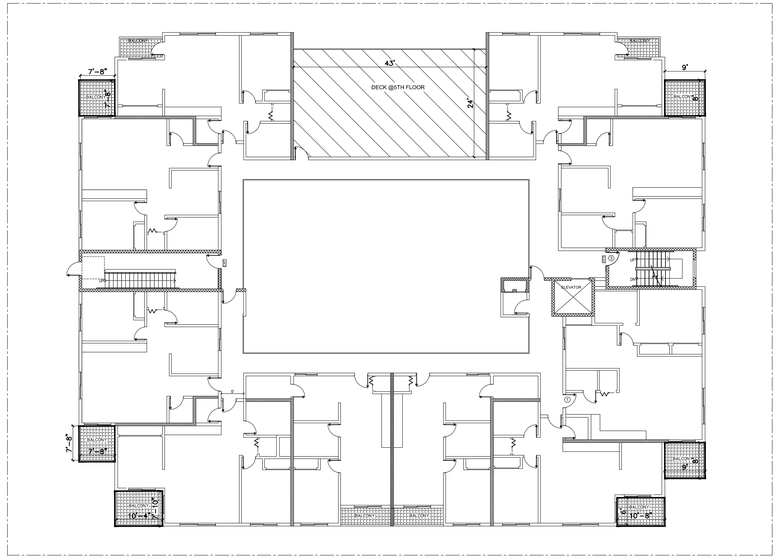
6 BALCONIES 3RD FLOOR= 6 X 50 = 300 S.F
6 BALCONIES 4TH FLOOR= 6 X 50 = 300 S.F
900 S.F



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

6 BALCONIES 2ND FLOOR= 6 X 50 = 300 S.F

COURT YARD = 64 X 39 = 2435 S.F



5TH OPEN SPACE DIAGRAM
1/16" = 1'-0"

6 BALCONIES 3RD FLOOR= 6 X 50 = 300 S.F

DECK= 43 X 24 = 1,032 S.F

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REVISION	BY

OWNER

1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

PROJECT

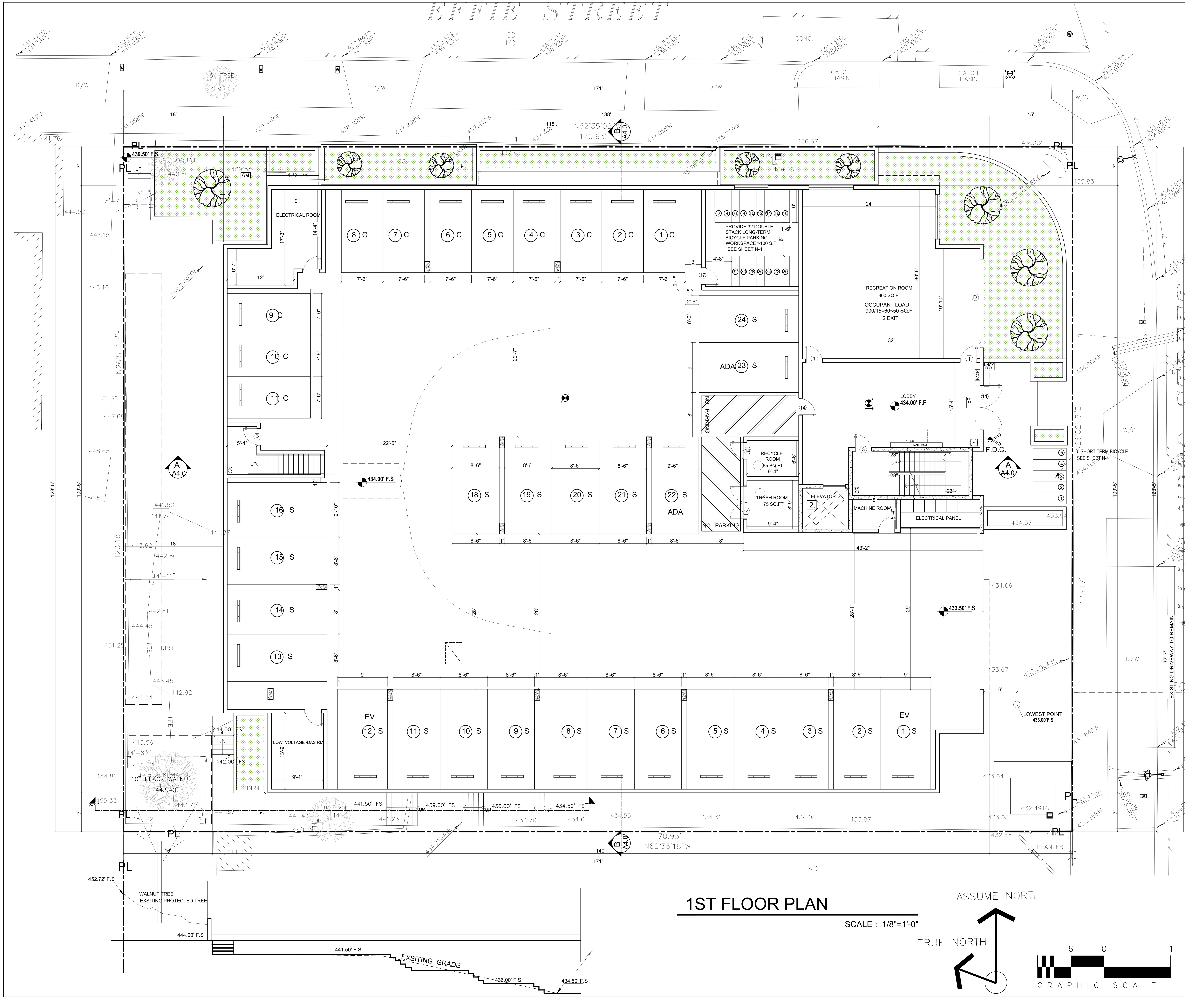
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

DRAWING TITLE

OPEN SPACE DIAGRAM

DATE: JUNE 23
SCALE: 1/16"=1'-0"
DRAWN:
APPROVED: AG
JOB : 21-994
SHEET:

A1.1



1ST FLOOR PLAN

SCALE : 1/8"=1'-0"

LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.		
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.		
W1	1 HR. EXTERIOR WALL		SEE SHEET D-1
W2	1HR CORRIDOR WALL STC-50		
W5	INTERIOR WALL		
W6	PLUMING WALL		
W9	1 HR. SEPARATION WALL STC-50		
W15	2HR.SHAFT (INTERIOR)		
W16	2HR.SHAFT (EXTERIOR)		

PATH OF EGRESS
DISABLE PATH OF TRAVEL
EXIT SIGN
S — STANDARD PARKING
C — COMPACT PARKING
DA — DISABLE PARKING
1. — BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) 0R EQUAL, ICC-ESR-1757 TYPE
F — 2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP
SD — HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
CM — CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
GROUND- FAULT CIRCUIT-INTERUPTER
4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
WATER CURTAIN
WATER HEATER
SP — STAND PIPE - MIN CLASS I
F.D.C.
KNOX BOX — MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING
EV — E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)

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NOTE

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2. ALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
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GA ENGINEERING INC.
6747 ODESSA AVENUE
VAN NUYS, CA 91406
Phone: (818) 758-0018
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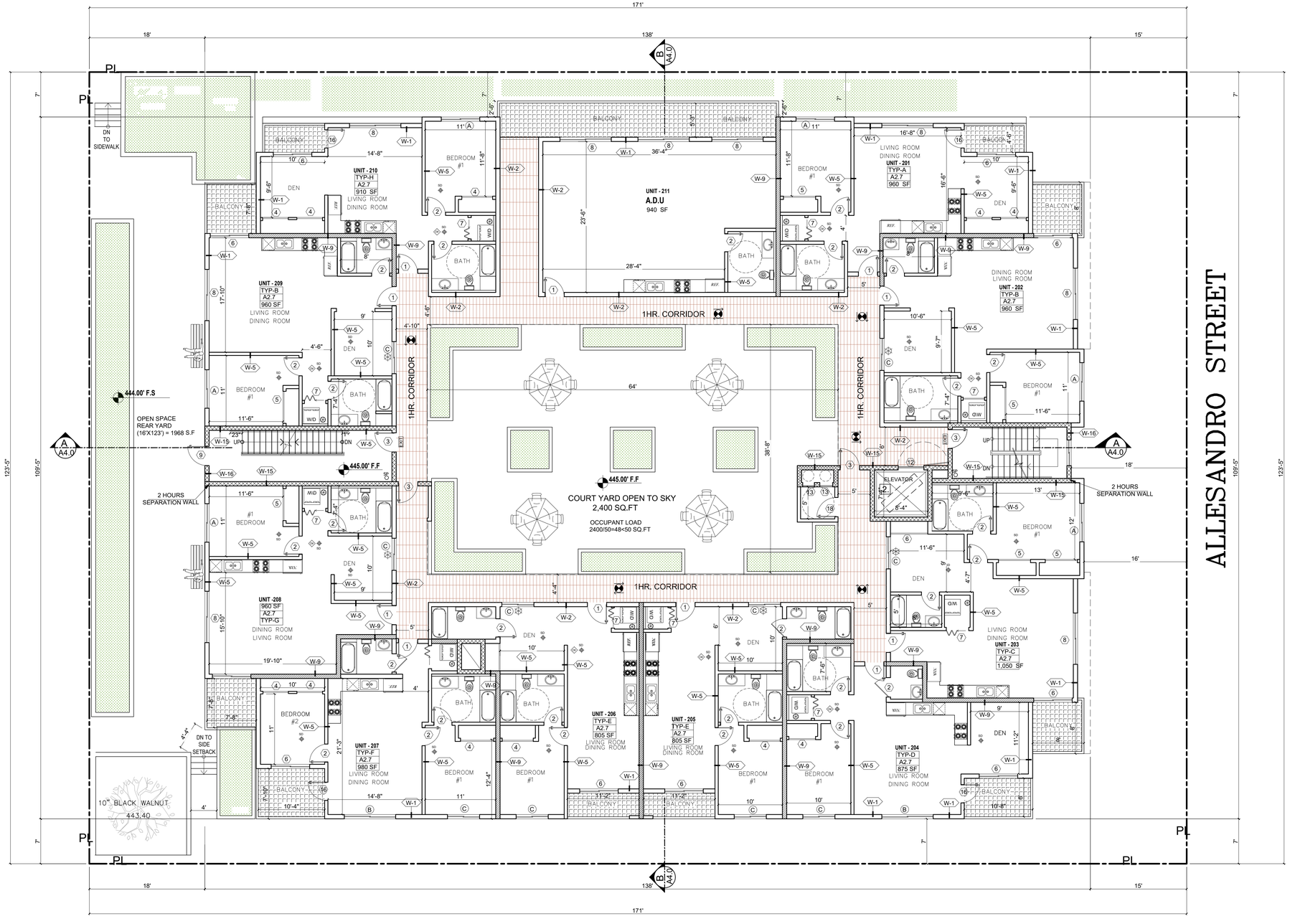
OWNER
1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

PROJECT
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

DRAWING TITLE
1ST FLOOR PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.0

EFFIE STREET



2ND FLOOR PLAN

SCALE : 1/8"=1'-0"

TRUE NORTH

GRAPHIC SCALE 6 0 1

LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4–1.1 CONCRETE WALL SEE SPEC.	SEE SHEET D–1
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.	
W1	1 HR. EXTERIOR WALL	
W2	1HR CORRIDOR WALL STC–50	
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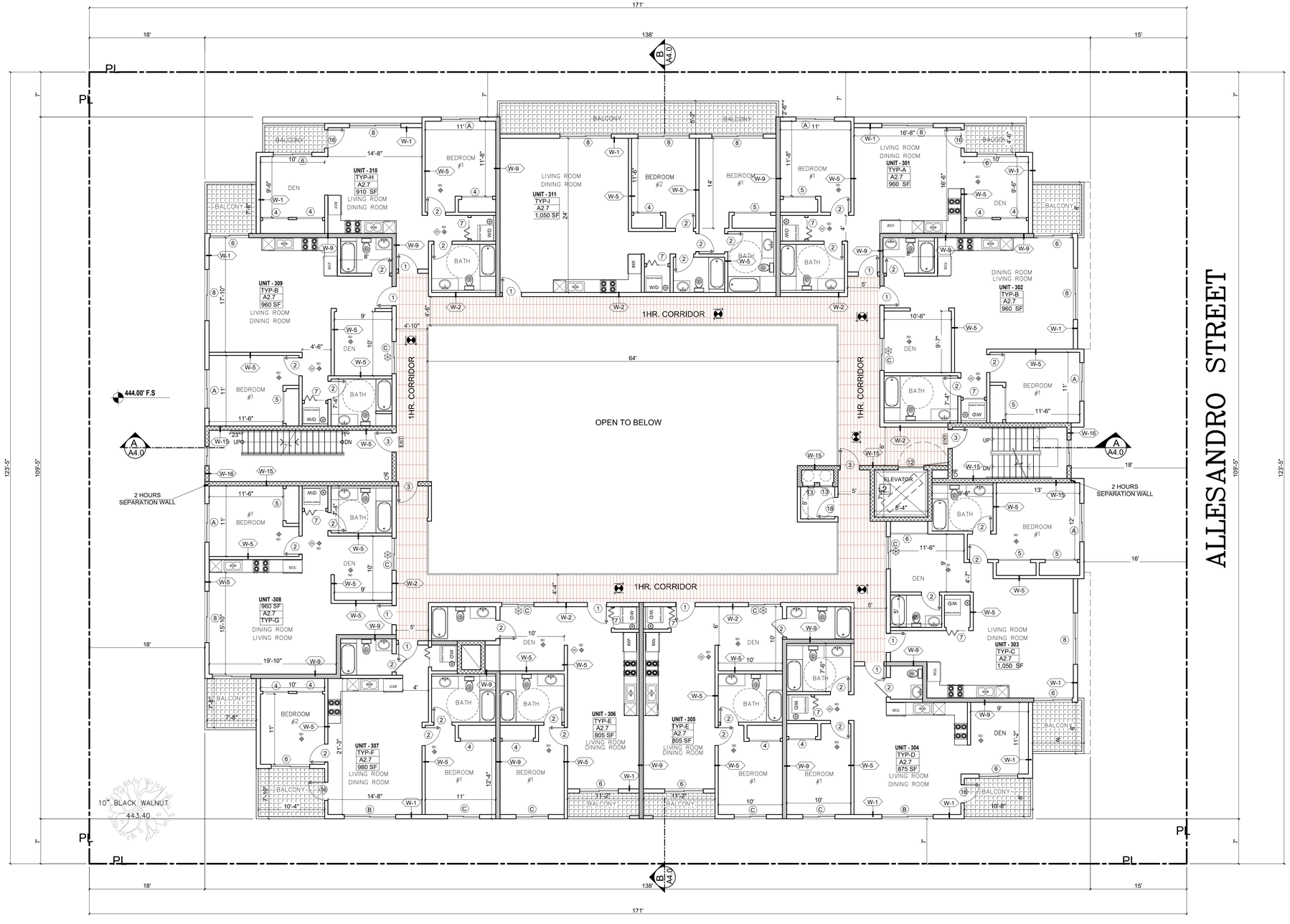
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DRAWING TITLE
2ND FLOOR PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.1

EFFIE STREET



ALLESANDRO STREET

3RD FLOOR PLAN

SCALE : 1/8"=1'-0"

TRUE NORTH

GRAPHIC SCALE 6 0 1

LEGEND

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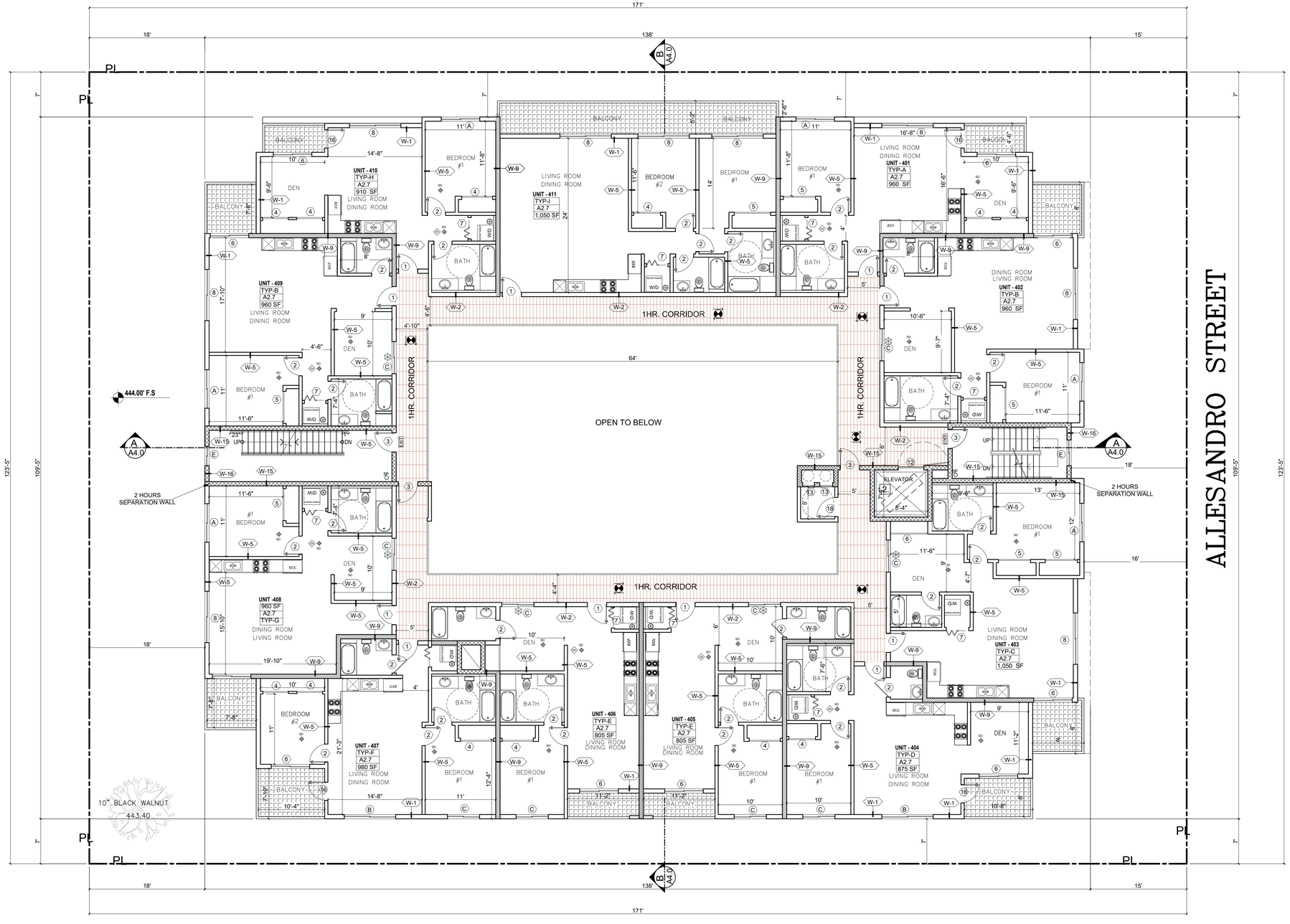
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PROJECT
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

DRAWING TITLE
3RD FLOOR PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.2

EFFIE STREET



4TH FLOOR PLAN

SCALE : 1/8"=1'-0"

TRUE NORTH

6 0 1

GRAPHIC SCALE

LEGEND

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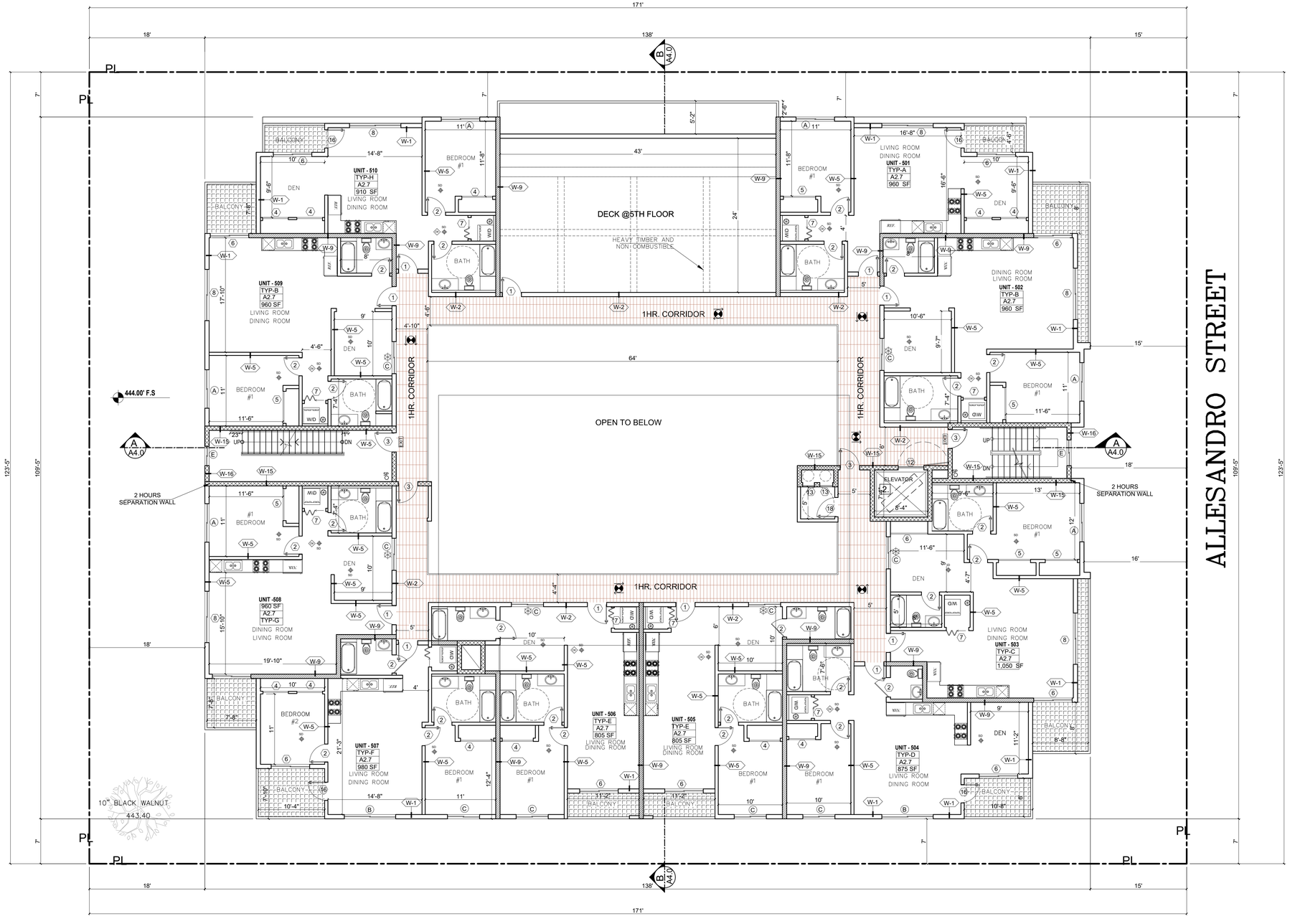
OWNER
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8228 SUNSET BLVD,SUITE #211
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PROJECT
1655-1661 N ALLESANDRO ST,
2210-2212 W EFFIE ST
LOS ANGELES,CA 90026

DRAWING TITLE
4TH FLOOR PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.3

EFFIE STREET



5TH FLOOR PLAN

SCALE : 1/8"=1'-0"

ASSUME NORTH

TRUE NORTH

GRAPHIC SCALE 6 0 1

LEGEND

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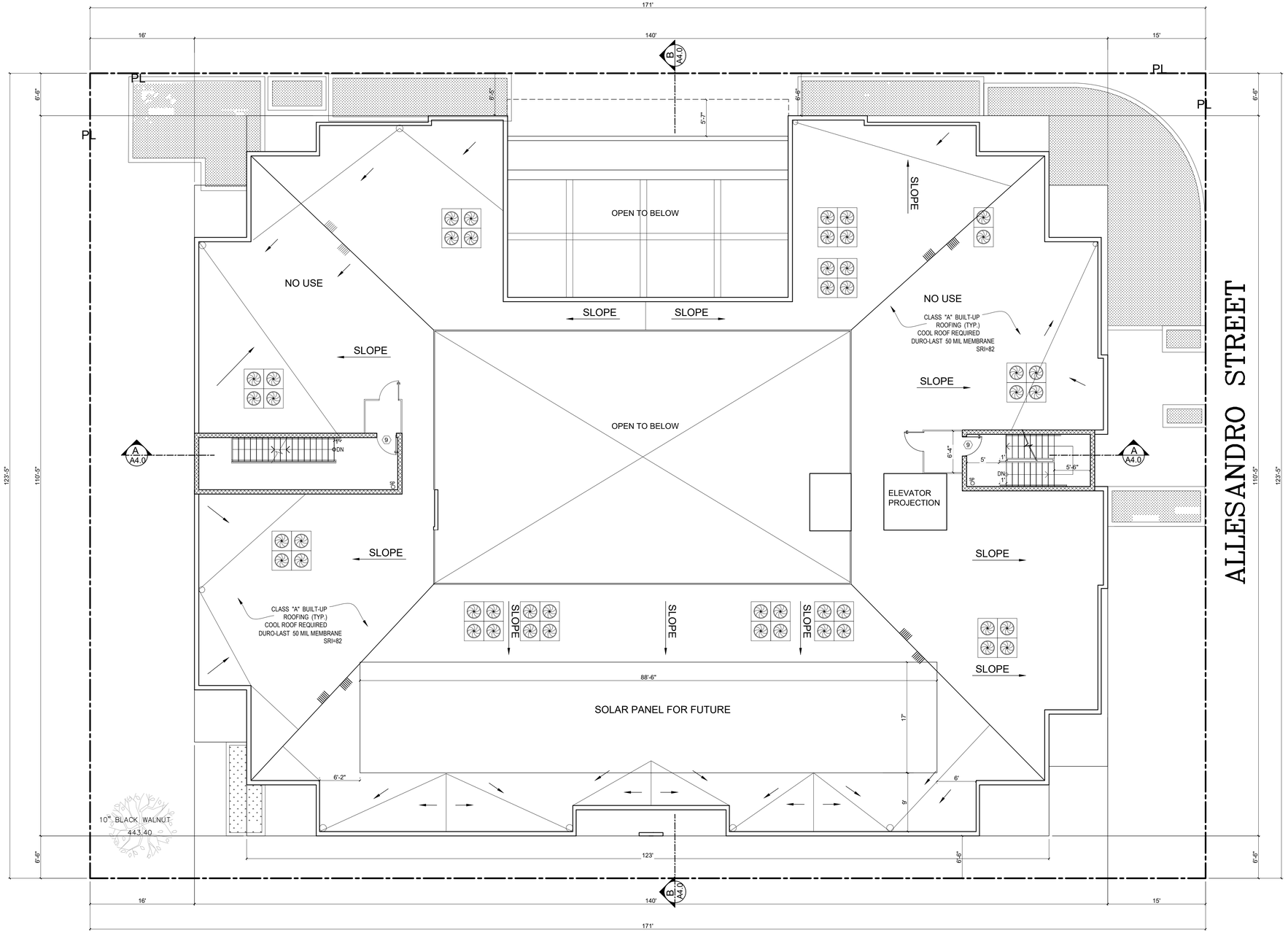
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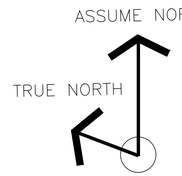
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EFFIE STREET



ROOF PLAN

SCALE : 1/8"=1'-0"



LEGEND

- AC UNIT
- S.P. STANDPIPE
- (1.) SOLAR ZONE:

  ROOF AREA= 10,000 SQ.FT.
  10,000 X 15% =1,500 SQ.FT.
  TO PROVIDE 1 SOLAR ZONES
  WITH 1,504 SQ.FT.

  TO BE MAINTAIENED BY SEPRATE PERMIT
- (1.1) NUMBER OF SOLAR ZONE
- REPRESENT AREA NEXT TO SOLAR PANEL SHALL BE FREE OF OBSTRUCTION AND TO BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND EQUIPMENT.

MAIN SERVICE ELECTRICAL PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

DURO-LAST® THE WORLD'S BEST ROOF® PRODUCT DATA SHEET

DURO-LAST® 50-MIL MEMBRANE

Advantages:

Duro-Last® 50-Mil (DL50) membrane is an excellent choice for projects requiring a long lasting, energy efficient roofing membrane. The membrane is available in prefabricated sections or as roll goods. A complete line of custom prefabricated accessories is available for the DL50 membrane.

Description:

DL50 membrane is composed of PVC film laminated to both sides of a reinforcement fabric (scrim).

Duro-Last membranes must not be used with Duro-Last EV membranes.

PVC Film - Proprietary thermoplastic PVC formulation of resins, plasticizers, stabilizers, biocides, flame retardants, and U.V. absorbents. The same PVC film is used on both sides of the scrim.

- PVC film above scrim – 28 mil

Scrim – An 18 x 14 polyester fabric construction composed of 840 x 1000 denier threads provides superior tear and puncture resistance. The polyester thread is treated to prevent wicking.

Total Thickness – 50 mil, nominal.

Weight – 0.29 lb. per square foot.

Colors – White, tan, gray, dark gray and terra cotta.

R-Value – 0.1 ft^2 -°F-hr/Btu.

Available Configurations:

Prefabricated Sections – DL50 is available in prefabricated sections up to 2,000 sq. ft. with a maximum 80 ft. in either dimension.

Roll Good – Typical Dimensions

Width	Length (max.)	Roll Area	Approx. Weight	Approx. Coverage[1]
64 inches	100 ft.	533 sq. ft.	155 lb.	483 sq. ft.
48 inches	100 ft.	400 sq. ft.	116 lb.	350 sq. ft.
32 inches	100 ft.	267 sq. ft.	77 lb.	217 sq. ft.
16 inches	100 ft.	133 sq. ft.	39 lb.	83 sq. ft.

[1] Assuming 6 inch overlap.

Energy Efficiency:

White DL50 membrane is an excellent product for complying with California Title 24, LEED® and other energy efficiency programs requiring the use of a highly reflective roof membrane. It is an ENERGY STAR® qualified product.



Cool Roof Rating Council (CRRC)[1]

	Solar Reflectance		Thermal Emittance		Solar Reflective Index (SRI)	
	Initial	3-yr[2]	Initial	3-yr[2]	Initial	3-yr
White	0.88	0.68	0.87	0.84	111	82
TPO	0.29*	0.33	0.89*	0.89	**	29
Gray	0.47	0.40	0.89	0.89	54	45
Dark Gray	0.26	0.25	0.88	0.89	26	25
Terra Cotta	0.26	P*	0.89	P*	26	P*

[1] Duro-Last's CRRC Product ID: 0610.
[2] 3-year aged results pending.

LEED & LEED-EB Credits - White DL50 membrane alone can obtain 1 credit in either U.S. Green Building Council's LEED or LEED-EB programs. In combination with other design criteria the membrane may help attain other credits.

LEED Credit Category	Duro-Last Attribute
Sustainable Sites Credit 7.2 Heat Island Effect: Roof	Solar Reflective Index (SRI) SRI = 111

LEED-EB Credit Category	Duro-Last Attribute
Sustainable Sites Credit 6.2 Heat Island Effect: Roof	ENERGY STAR Qualified Thermal Emittance = 0.87

Warranty:

The following warranties are available for projects utilizing DL50 membrane. Contact Duro-Last for warranty details.

Available Warranties				
Supreme	15-YR NDL	15 + 5 Material Only[3]	15 + 5[3]	
Ultra	15-YR Hail[1]	15-YR Hail & High Wind[1]	15-YR High Wind[1]	20-YR High Wind[1]
Basic	15-YR NDL[1]		20-YR NDL[1]	
Residential	15-YR Material Only[1]		20-YR Material Only[1]	

[1] Excludes consequential damage coverage.
[2] Excludes consequential damage coverage for last 5 years.

Duro-Last, "World's Best Roof", Duro-Guard and Duro-Bond are registered marks owned by Duro-Last, Inc.
Created: 09/17/2012 Revised: 09/01/2012, 11/19/2013, 05/28/2014, 06/05/2014, 01/23/2015

DURO-LAST 50-MIL MEMBRANE

Codes and Standards:

Underwriters Laboratories (US & Canada), FM Approvals, ICC-ES (ESR-1660), Canadian Construction Materials Centre (CCMC 13299-L), State of Florida, Miami-Dade County, Texas Department of Insurance.

Storage:

Store rolls lengthwise on pallets. Use tarps to keep rolls dry.

Membrane Attachment:

Mechanically Fastened – DL50 membrane may be mechanically attached to a variety of roof deck and wall materials. An appropriate slip sheet or cover board may be required. Refer to the Duro-Last Mechanically Fastened Systems Specification for system requirements.

Duro-Bond® System – The Duro-Bond system (inductive weld) may be used to attach DL50 membrane. Refer to the Duro-Last Duro-Bond System Specification for system requirements.

Adhered – DL50 membrane may be adhered to a variety of properly prepared roof decks, walls, cover boards and insulations including Duro-Guard® ISO products, DensDeck® Prime Roof Board and SECUROCK® Gypsum-Fiber Roof Board. Refer to the Duro-Last Adhered Systems Specification for system requirements.

Physical Properties:

DL50 membrane has been subjected to the tests required by ASTM 4434 "*Standard Specification for Poly (Vinyl Chloride) Sheet Roofing*" and has been classified as a Type III, internally reinforced sheet. The results of each test as well as typical values are listed below.

Physical Property	Test Method	ASTM 4434 Requirement	Result	Typical Value
Overall Thickness	ASTM D751	≥ 0.045 in.	PASS	0.050 in. (50 mil), nominal
Thickness Over Scrim	ASTM D7635	≥ 0.018 in.	PASS	0.028 in. (28 mil)
Breaking Strength[1]	ASTM D751 Grab Method	≥ 200 lbf./in.	PASS	390 x 438 lbf./in.
Elongation[1]	ASTM D751 Grab Method	≥ 15%	PASS	31% x 31%
Seam Strength	ASTM D 751 Grab Method	≥ 328 lbf. (75% of Breaking Strength.)	PASS	417 lbf.
Tear Strength[1]	ASTM D751 Procedure B	≥ 45 lbf.	PASS	132 x 163 lbf.
Low Temp. Bend	ASTM D2136	Must pass at -40° F	PASS	PASS
Heat Aging	ASTM D3045	Conditioned for 56 days in oven maintained at 176° F.	PASS	PASS
Accelerated Aging	ASTM G154 (formerly QS3)	5,000 hours total test time. Irradiance level of 0.68 W/m2-nm. Cycle: 8 hours at 140° F, 4 hours condensation at 122° F.	PASS	PASS
Dimensional Stability[1]	ASTM D1204	Conditioned for 6 hours in oven maintained at 176° F. Allowable change: ≤ 0.5%	PASS	-0.30% x -0.45%
Water Absorption	ASTM D570	Immersed in water at 158° F for 168 hours. Allowable weight change: ± 3%	PASS	1.7%
Static Puncture	ASTM D5602	≥ 33 lbf.	PASS	56 lbf.
Dynamic Puncture	ASTM 5635	≥ 14.7 ft-lbf. (20 J)	PASS	≥ 14.7 ft-lbf. (20 J)

[1] Typical values are shown for both machine and cross machine directions. The machine direction results are listed first.

Additional Tests

Fungi Resistance	ASTM G-21	No sustained growth or discoloration
Moisture Vapor Transmission	ASTM E96, Proc. B, Method A	< 0.35 U.S. perms

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REVISION	BY

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1661 N ALLESANDRO, LLC
8228 SUNSET BLVD,SUITE #211
LOS ANGLES,CA 90046

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2210-2212 W EFFIE ST
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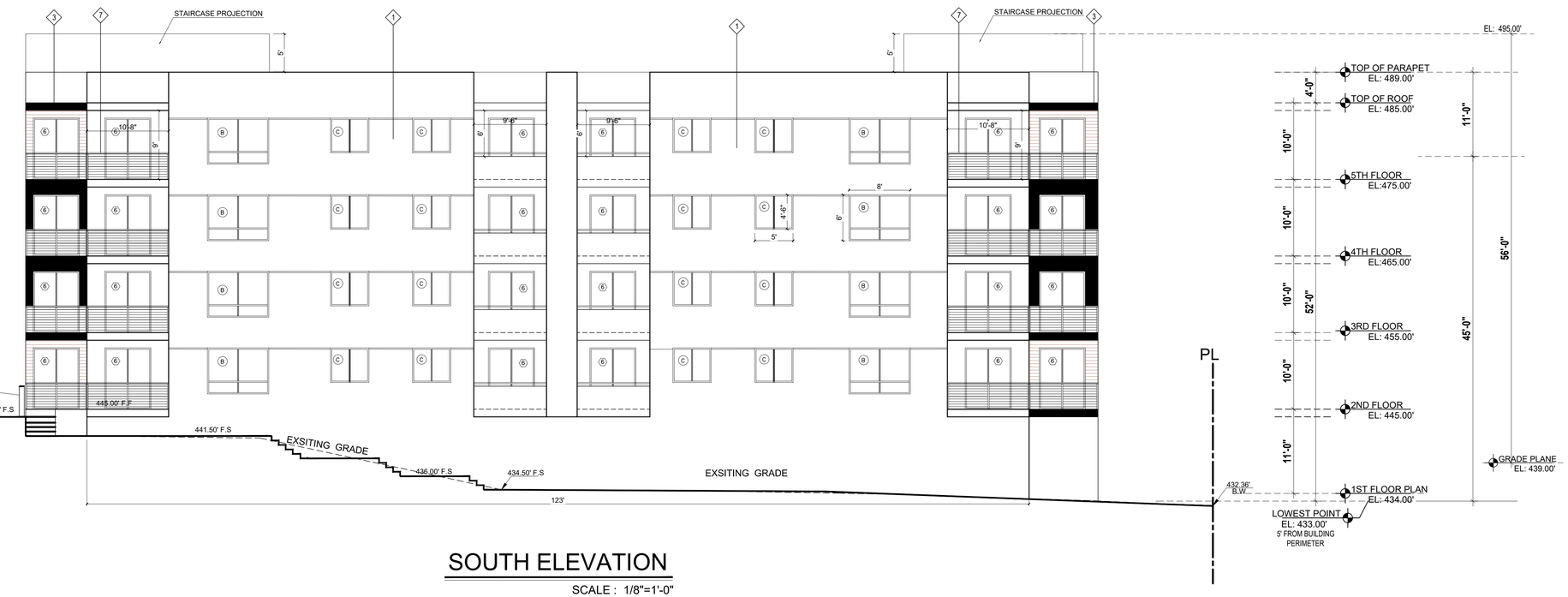
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ROOF PLAN

DATE:	JUNE 23
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A2.5



EAST ELEVATION ALLESANDRO STREET

SCALE : 1/8"=1'-0"



SOUTH ELEVATION

SCALE : 1/8"=1'-0"

FLOOR	OPENING 10'-6X9'	TOTAL PROVIDED OPENING	WALL AREA	ALLOWABLE OPENING
	94.5 SQ.FT.	SQ.FT.	SQ.FT.	25%
1	——	——	——	——
2	94.5X2=189	189	1,230	307.5
3	94.5X2=189	189	1,230	307.5
4	94.5X2=189	189	1,230	307.5
5	94.5X2=189	189	1,230	307.5

ALLOWABLE PROTECTED OPENING=25%
PER SECTION TABLE 705.8.1

FLOOR	OPENING 9'-6"X6'	WINDOW (B) 8'X6'	WINDOW (C) 5'X4'-6"	TOTAL PROVIDED OPENING	WALL AREA	ALLOWABLE OPENING
	57 SQ.FT.	48 SQ.FT.	22.5 SQ.FT.	SQ.FT.	SQ.FT.	25%
1	——	——	——	——	——	——
2	57X2=114	48X2=96	22.5X4 =90	300	1,230	307.5
3	57X2=114	48X2=96	22.5X4 =90	300	1,230	307.5
4	57X2=114	48X2=96	22.5X4 =90	300	1,230	307.5
5	57X2=114	48X2=96	22.5X4 =90	300	1,230	307.5

ALLOWABLE UNPROTECTED OPENING=25%
PER SECTION TABLE 705.8.1

ELEVATION KEYNOTE

1. PLASTER FINISH STUCCO (EGGSHEELL COLOR)
2. PLASTER FINISH STUCCO (LIGHT GRAY COLOR)
3. PLASTER FINISH STUCCO (DARK GRAY COLOR)
4. LOUVER
5. HARDIEPANEL SIDING ESR 1844
6. CONCRETE WALL
7. METAL RAILING
8. AWNING
9. CONCRETE PLANTER TYPICAL

ELEVATION NOTE

1. PROVIDE GRAFFITTI-MELT ANTI-GRAFITTI COATING BY GENESIS AT THE FIRST 9FT, MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. LARR # RR25042-T
2. ALL PLASTER FINISH SHALL BE 7/8" THK. SMOOTH TROWELL UNLESS NOTED OTHERWISE.
3. 30" PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS.{CBC 705.11}
4. NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBER OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THE BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (CFC 505.1)

PROPERTY LINE (P.L)

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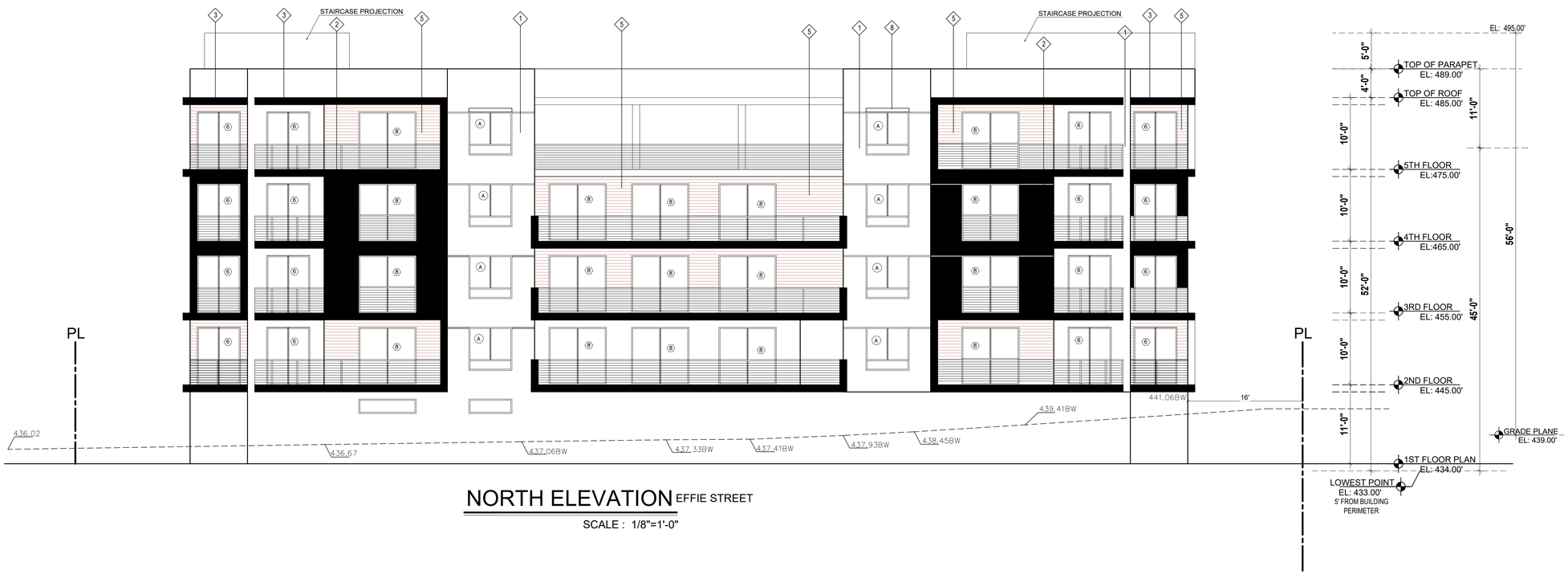
DRAWING TITLE
ELEVATION

DATE:	December 21
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994

SHEET:
A3.0

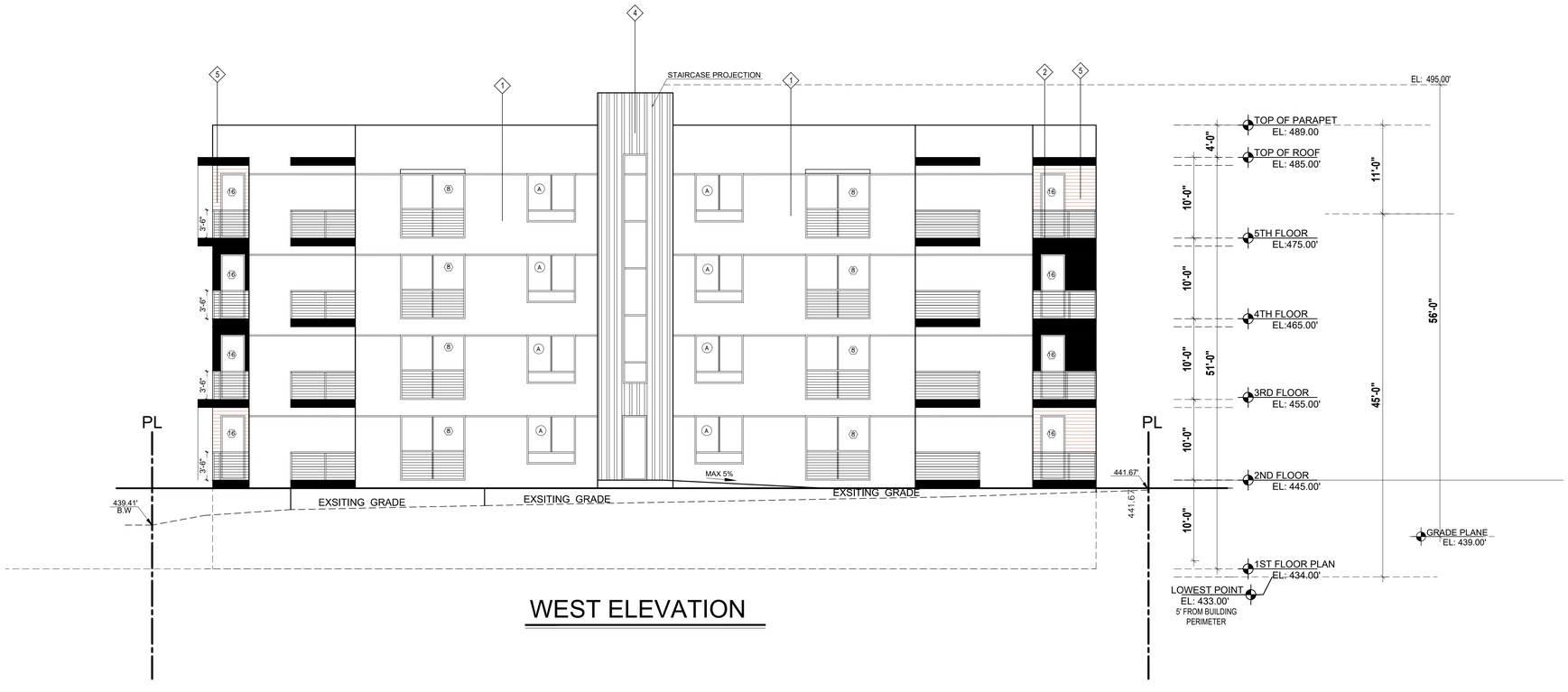
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7. METAL RAILING
8. AWNING
9. CONCRETE PLANTER TYPICAL



NORTH ELEVATION EFFIE STREET

SCALE : 1/8"=1'-0"



WEST ELEVATION

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DRAWING TITLE

ELEVATION

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A3.1



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ELEVATION

DATE: December 21

SCALE:

DRAWN:

APPROVED: AG

JOB : 21-994

SHEET:

A3.2



NORTH ELEVATION

EFFIE STREET

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DRAWING TITLE

ELEVATION

DATE:	December 21
SCALE:	
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A3.3



EAST ELEVATION

ALLESANDRO STREET

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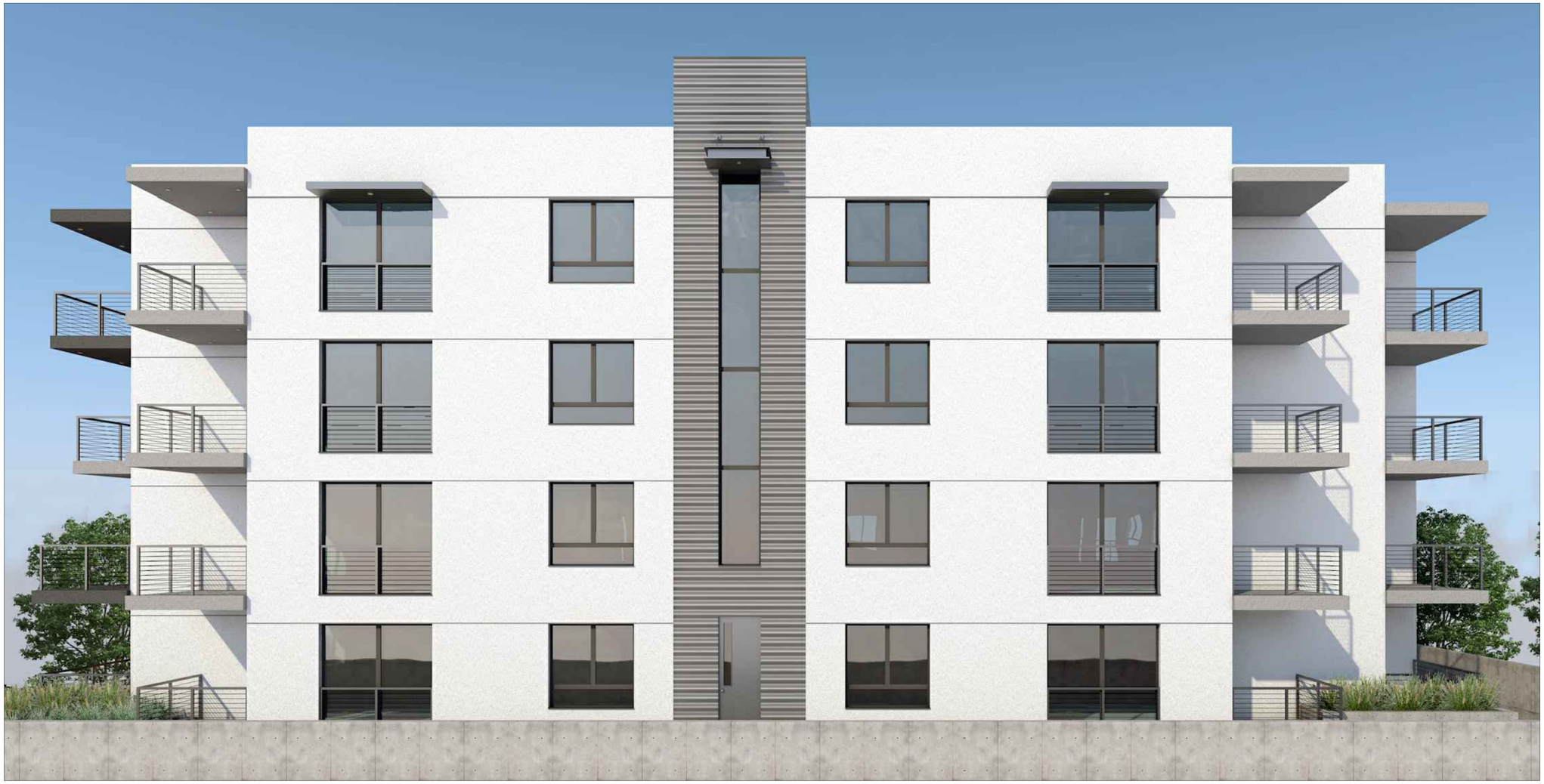
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DRAWING TITLE

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DATE: December 21
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A3.4



WEST ELEVATION

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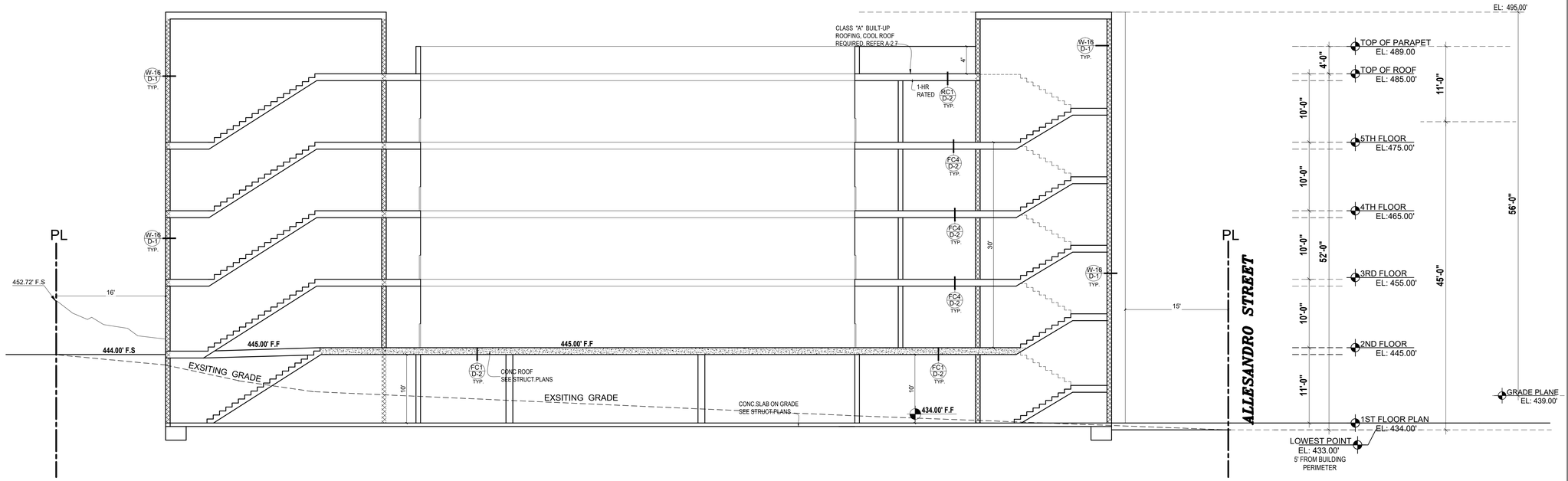
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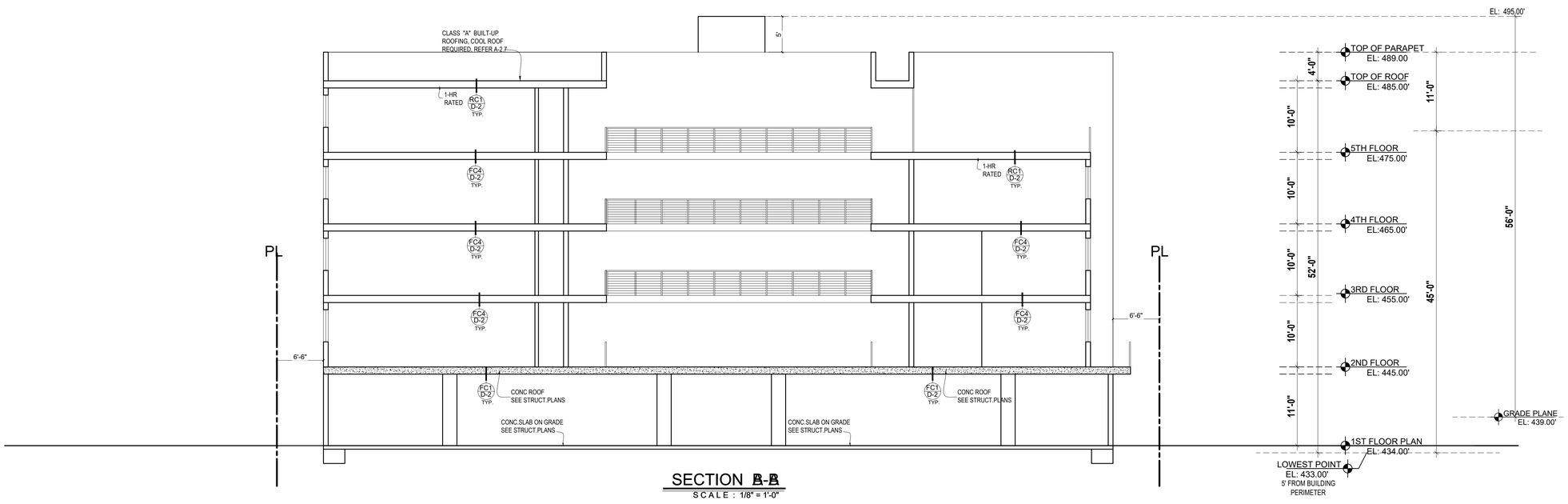
ELEVATION

DATE:	December 21
SCALE:	
DRAWN:	
APPROVED:	AG
JOB :	21-994
SHEET:	A3.5



SECTION A-A

SCALE : 1/8" = 1'-0"



SECTION B-B

SCALE : 1/8" = 1'-0"

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DRAWING TITLE

SECTIONS

DATE:	December 21
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	AG
JOB :	21-994

SHEET:

A4.0