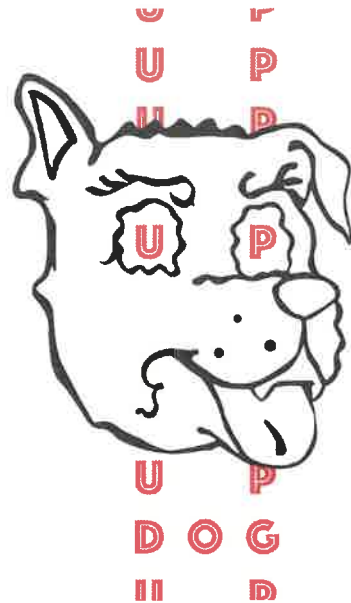


**EXHIBIT "A"**  
 Page No. 1 of 13  
 Case No. DIR-2025-6117-SPPC-DRB



# COLORADO BUSINESS

1659 COLORADO BLVD, LOS ANGELES, CA 90041  
 HISTORIC BUILDING REHABILITATION AND CHANGE OF USE



## LADBS APPROVAL

## PROJECT TITLE

**OWNER**  
 PARADIGM COLLABORATION, LLC  
 1659 COLORADO BLVD,  
 LOS ANGELES, CA 90041  
 EMAIL: JOESNIPES626@GMAIL.COM  
 TEL: 626.497.4366

**ARCHITECT**  
 SAJNI DESIGN & ARCHITECTURE  
 4195 CHINO HILLS PARKWAY, SUITE 599,  
 CHINO HILLS, CA 91709  
 CONTACT: KEYUR MARU  
 EMAIL: KMARU@SAJNIDESIGN.COM  
 TEL: 714.390.0525

**STRUCTURAL ENGINEER**  
 NPSE, INC.  
 21781 VENTURA BLVD., #28A,  
 WOODLAND HILLS, CA 91364  
 CONTACT: NALIN PANCHUNURI, P.E.  
 EMAIL: NALIN@NPSEINC.COM  
 TEL: 714.261.1333

EXISTING LOT AREA:	3,002.8 SQ.FT. (0.07 AC)
EXISTING HISTORIC BUILDING FLOOR AREA: <small>INCLUDING EXTERIOR WALLS FOR SCHOOL FEES</small>	214.0 SQ.FT. (EXISTING HISTORIC BUILDING)
EXISTING HISTORIC BUILDING FLOOR AREA: <small>EXCLUDING EXTERIOR WALLS, NET RENTABLE AREA, RFA</small>	200.0 SQ.FT. (EXISTING HISTORIC BUILDING)
EXISTING HISTORIC BUILDING FLOOR AREA: <small>EXCLUDING EXTERIOR WALLS, NET RENTABLE AREA, RFA</small>	230.0 SQ.FT. (EXISTING HISTORIC BUILDING COVERED CANOPY)
PROPOSED RESTROOM: <small>INCLUDING EXTERIOR WALLS, FOR SCHOOL FEES</small>	157.0 SQ.FT. (RESTROOM BUILDING)
PROPOSED RESTROOM: <small>EXCLUDING EXTERIOR WALLS, NET RENTABLE AREA, RFA</small>	130.0 SQ.FT. (RESTROOM BUILDING)
PROPOSED RESTROOM CONSTRUCTION TYPE:	TYPE V-B
FRONT/REAR YARD SETBACKS:	5 FEET / 5 FEET
SIDE YARD SETBACKS:	NONE
HEIGHT LIMIT:	30'-0"
EXISTING HEIGHT:	14'-0"
ALLOWABLE FAR:	150% = 3,002.8 SF * 1.5 = 4,504.2 SF
PROPOSED FAR:	200 SF + 230 SF + 130 SF = 560 SF / 3,002.8 SF = 19% <b>OK</b>
REQUIRED LANDSCAPE:	5% LOT SIZE = 3,002.8 SF * .05 = 150.14 SF
PROPOSED LANDSCAPE:	= 153 SF

## PROJECT DIRECTORY

ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE CURRENT EDITIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT (ADA) (NOTE: SINGLE FAMILY RESIDENCE EXEMPT) AND THE FOLLOWING:

- 2023 CITY OF LOS ANGELES BUILDING CODE
- 2023 CITY OF LOS ANGELES RESIDENTIAL CODE
- 2023 CITY OF LOS ANGELES GREEN BUILDING STANDARDS CODE
- 2023 CITY OF LOS ANGELES MECHANICAL CODE
- 2023 CITY OF LOS ANGELES PLUMBING CODE
- 2023 CITY OF LOS ANGELES ELECTRICAL CODE
- 2023 CITY OF LOS ANGELES FIRE CODE
- 2023 CITY OF LOS ANGELES BUILDING ENERGY EFFICIENCY STANDARDS CODE
- 2022 CALIFORNIA HISTORICAL BUILDING CODE, TITLE 24, PART 8

THE FOLLOWING DESCRIPTION OF WORK PROVIDED IN CONJUNCTION WITH ALL OTHER PROVISIONS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS. IT SHALL NOT BE CONSIDERED TO DESCRIBE ALL WORK NECESSARY AS THAT IS ONLY DEFINED BY THE ENTIRETY OF THE DOCUMENTS. THEREFORE THE BID PRESENTED HERE-IN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING WORK:

- REHABILITATION OF JAY RISK STANDARD OIL SERVICE STATION, HCM #1286, A HISTORIC RESOURCE, AND CHANGE OF USE FROM OIL STATION TO OFFICE.
- REPAIR AND PAINT ALL EXISTING WALLS AND ROOF MATERIALS.
- NEW 1-STORY DETACHED RESTROOM BUILDING AT REAR OF PROPERTY.
- SITE WORK TO INCLUDE NEW FENCING AND UTILITIES.
- ALL WORK TO BE DONE CONSISTENT WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES -REHABILITATION.

## APPLICABLE CODES

**SECTION**  
 DETAIL # SHEET #

**AREA DETAIL**  
 DETAIL # SHEET #

**ELEVATION**  
 DETAIL # SHEET #

**INTERIOR ELEVATION**  
 DETAIL # SHEET #

**ROOM TAG**  
 Name ROOM NAME  
 ROOM #  
 150 SF AREA  
 Occupant Load  
 Occupancy Classification

**NORTH ARROW**

**ROOM TAG**  
 Name ROOM NAME  
 ROOM #  
 Length X Width L x W

**OPENING SYMBOL**  
 DOOR SYMBOL  
 WINDOW SYMBOL

## DRAWING SYMBOLS

- DEFERRED SUBMITTALS:**
- SEPARATE PERMITS FOR MEP
  - SEPARATE PERMITS FOR SIGNAGE
  - FIRE SPRINKLERS

## NOTES

## SCOPE OF WORK

PLUMBING CALCULATIONS		MIN. REQ'D FIXTURES (2022 CPC TABLE 422.1)													
OCC. LOAD (2022 CPC 422.1 TABLE A)		MIN. REQ'D FIXTURES (2022 CPC TABLE 422.1)													
OCC / OLF	AREA	OL	OL / 2	WC			URINALS			LAV			DF	SS	
				H	F	UNSEX	H	F	H	F	UNSEX				
B / 150	200	1	1	1.00	1.00		1.00			1.00	1.00		1.00	1	
<b>TOTAL REQ'D</b>				1	1		1			1	1		1	1	
<b>TOTAL PROVIDED</b>				0	0		2	2		0	0		2	1	1

PROVIDED AT UNSEX BATHROOM      PROVIDED AT UNSEX BATHROOM

## PLUMBING CALCULATIONS

ABV. A.C.U. ALUM. A.P.	ABOVE AIR CONDITIONING UNIT ALUMINUM ACCESS PANEL	JAN. JT.	JANITOR JOINT	INSUL. INT.	INSULATION INTERIOR	LAV. LIN.	LAVATORY LINEN	MAX. MECH. MFR. MIN. MISC. MTD. MTL.	MAXIMUM MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED METAL	NO. OR # N.T.S.	NUMBER NOT TO SCALE	O.C. OPNG. OPP.	ON CENTER OPENING OPPOSITE	PL. PLYWD.	PLATE PLYWOOD	RAO. R.D. REC. REF. REQ'D. RM.	RADIUS ROOF DRAIN RECESSED REFRIGERATOR REQUIRED ROOM	SCHED. SECT. S.F. SHIT. SIM. SPEC. SQ. STD. STL. STOR. STRUCT.	SCHEDULE SECTION SQUARE FEET SHEET SIMILAR SPECIFICATION SQUARE STANDARD STEEL STORAGE STRUCTURAL	T.C. TEL. TEMP. T' THK. T.O.P. T.W. TYP.	TOP OF CURB; OR TOP OF CONCRETE TELEPHONE TEMPERED TEMPERED THICK TOP OF PLATE TOP OF WALL TYPICAL	UON. VERT. W W/ W.C. WD. W/O	UNLESS OTHERWISE NOTED VERTICAL WASHER WITH WATER CLOSET WOOD WITHOUT
BD. BLKG. BM. BOT.	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM	CAB. CBC	CABINET CALIFORNIA BUILDING CODE	CLG. CLR. COL. CONC. CONT. CORR. C.M.U.	CEILING CLEAR COLUMN CONCRETE CONTINUOUS CORRIDOR CONCRETE MASONRY UNIT	D. DBL. DEPT. DET. DIA. DIM. DISP. DN. DWR. DS. DW DWG.	DRYER DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DRAWER DOWNSPOUT DISHWASHER DRAWING	F.D. F.F. FIN. FLR. FLASH. F.O. F.P. FTG.	FLOOR DRAIN FINISH FLOOR FINISH FLOOR FLASHING FACE OF FIREPLACE FOOTING	GA. GALV. G.D. GR. GYP.	GAUZE GALVANIZED GARBAGE DISPOSER GRADE GYPSUM	H.B. H.M. HORIZ. HT.	HOSE BIB HOLLOW METAL HORIZONTAL HEIGHT	EA. EL. ELEC. EQ. EOPT. EXT.	EACH ELEVATION ELECTRICAL EQUAL EQUIPMENT EXTERIOR	F.D. F.F. FIN. FLR. FLASH. F.O. F.P. FTG.	FLOOR DRAIN FINISH FLOOR FINISH FLOOR FLASHING FACE OF FIREPLACE FOOTING	GA. GALV. G.D. GR. GYP.	GAUZE GALVANIZED GARBAGE DISPOSER GRADE GYPSUM	H.B. H.M. HORIZ. HT.	HOSE BIB HOLLOW METAL HORIZONTAL HEIGHT		

## ABBREVIATIONS

APN NUMBER: 5669-017-003

LAND USE: COMMERCIAL

ZONING: [O]C4-1XL  
 ZI-1404 SPECIFIC PLAN: COLORADO BOULEVARD  
 ZI-2512: HOUSING ELEMENT SITES  
 ZI-2498: LOCAL EMERGENCY TEMPORARY REGULATIONS - TIME LIMITS AND PARKING RELIEF - LAMC 16.02.1  
 ZI-2452: TRANSIT PRIORITY AREA IN THE CITY OF LA  
 ZI-2517: AL FRESCO ORDINANCE WITHIN PLANNING OVERLAY AND/OR THE COASTAL ZONE (ORDINANCE 188073)

OCCUPANCY: B (OFFICE)  
 FIRE SEVERITY ZONE: NO  
 HILLSIDE AREA: NO

CONSTRUCTION TYPE: TYPE II (STEEL STRUCTURE) & TYPE V-B (RESTROOM)  
 SPRINKLERED: NO (EXISTING BUILDING)  
 YES, PER NFPA 13 (FOR RESTROOM ONLY)

EXISTING LOT AREA: 3,002.8 SQ. FT. (0.07 ACRES)  
 EXISTING BUILDING: 214.0 SQ. FT.

TRACT: TR 4616  
 BLOCK: NONE  
 LOT: FR 3  
 MAP REFERENCE: 162A225

## LEGAL INFORMATION

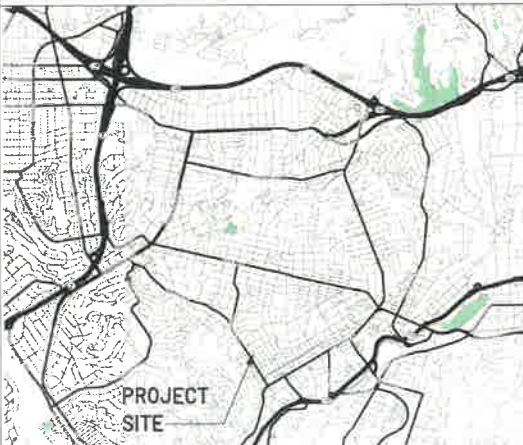
ARCHITECTURAL	
A001	COVER SHEET
A002	CONSTRUCTION NOTES
A003	LADBS NOTES
A004	LADBS NOTES
A005	ADA DIAGRAMS
A006	PHOTOS
A007	RECORDS
A008	RFA CALCULATION
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A200	EXISTING PLANS
A201	EXISTING EXT. ELEVATIONS
A202	EXISTING INT. ELEVATIONS
A203	EXISTING SECTIONS AND DETAILS
A300	PROPOSED PLANS
A301	RESTROOM PLAN & ELEVATIONS
A302	PROPOSED ELEVATIONS
A500	DOOR/WINDOW SCHEDULE
A600	SPECS
A800	DOOR/WINDOW DETAILS

STRUCTURAL	
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
SD-1.0	GENERAL NOTES & MATERIAL SPECIFICATIONS
SD-1.1	TYPICAL FRAMING DETAILS
SD-1.2	TYPICAL FRAMING DETAILS
SD-1.3	TYPICAL FRAMING DETAILS
SD-2.0	FOUNDATION DETAILS
SD-3.0	SLOPED ROOF FRAMING DETAILS

MECHANICAL	
M0.1	MECHANICAL COVER SHEET
M0.2	MECHANICAL SCHEDULE & DETAILS
M1.0	MECHANICAL FLOOR PLAN
ELECTRICAL	
E-0.1	COVER SHEET
E-0.2	ELECTRICAL SPECIFICATIONS
E-1.0	SINGLE LINE DIAGRAM
E-1.1	ELECTRICAL SITE PLAN
E-2.0	ELECTRICAL POWER PLAN & PANEL SCHEDULE
E-3.0	ELECTRICAL LIGHTING PLAN
E-4.0	PHOTOMETRIC CALCULATION
E-5.0	TITLE 24 COMPLIANCE
E-5.1	TITLE 25 COMPLIANCE
PLUMBING	
P0.1	PLUMBING LEGEND SYMBOLS & ABBREVIATIONS
P0.2	PLUMBING CALCULATIONS & SCHEDULE
P1.0	SITE PLUMBING PLAN
P2.0	PLUMBING RISER DIAGRAM

UNDER SEPARATE PERMIT

## DRAWING INDEX



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1659 COLORADO BLVD,  
 LOS ANGELES, CA 90041

REVISION:

MARK	DESCRIPTION	DATE
1	Plan Check 1	09.04.25



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DRAWING DATA:

PROJECT NO	25-007
ISSUE DATE	04.29.2025
SCALE	1/4" = 1'-0"
DRAWN BY	KM
SHEET SIZE	24" x 36"

IF SHEET IS SMALLER THAN SIZE INDICATED ABOVE, THIS IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

## COVER SHEET

# A001