DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

East Los Angeles Area Planning Commission

Date: December 11, 2024
Time: 4:30 p.m.
Place: Ramona Hall Community Center
4580 North Figueroa Street
Los Angeles, CA 90065

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissionsboards-hearings and/or by contacting apceastla@lacity.org

Public Hearing: December 11, 2024
Appeal Status: Not further appealable
Expiration Date: December 12, 2024
Multiple Approval: No

Case No.: PS-1469-1A
CEQA No.: ENV-2023-7054-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14 – de León
Plan Area: Northeast Los Angeles
Specific Plan: N/A
Certified NC: Eagle Rock
GPLU: Low Medium II Residential
Zone: RD1.5-1

Applicant: Ken Hsiang, Ascend PE

Applicant Representatives: Jonathan Hakimi, Summit Development Consulting; Taylor Francis, Fort Multifamily, Inc.

Appellants: Adam Abada and Ann Kindberg

PROJECT LOCATION: 1584-1586 West Oak Grove Place

PROPOSED PROJECT: A Private Street to provide legal frontage and access for and in conjunction with the construction, use, and maintenance of eight (8) multi-family dwellings with 16 parking spaces in the RD1.5-1 zone. The four duplexes will have a total floor area of approximately 12,471 square feet and a height of 39 feet 1 inch at 1584 West Oak Grove Place (Parcel 1). The Private Street would be located on the easement portion along the west side of the property at 1586 West Oak Grove Place (Parcel 2).

REQUESTED ACTIONS: Appeal of the Advisory Agency's August 12, 2024, actions which:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2 applies; and

2. Approved, pursuant to Los Angels Municipal Code (LAMC) Chapter 1, Article 8, Section 18.02, a Private Street to permit legal frontage and access for eight (8) multi-family dwellings located at 1584 West Oak Grove Place (Parcel 1).

RECOMMENDED ACTIONS:

1. **Deny** the Appeal and Sustain the Advisory Agency's Determination of PS-1469;

2. **Determine**, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 (Class 32); and,

3. **Adopt** the Findings of the Advisory Agency as the Findings of the Commission.

VINCENT P. BERTONI, AICP
Director of Planning

Jane Choi
Jane Choi, AICP, Principal Planner

Vanessa Soto
Vanessa Soto, AICP, Senior City Planner

Linda Lou, AICP, City Planner
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1. Two Appeal Applications and Justifications

PROJECT ANALYSIS

Project Summary

The project is the establishment of a Private Street (Case No. PS-1469) to provide legal frontage and access to a new, eight-unit multi-family residential development. The proposed Private Street is currently a 20-foot-wide private road easement located on the western portion of 1586 West Oak Grove Place. The easement provides street access for the landlocked parcel to the north, 1584 West Oak Grove Place, where the multi-family project is proposed. The two parcels are under different ownership, the applicant owns 1584 West Oak Grove Place. The Private Street is identified as Parcel 2 on the Private Street Map (Exhibit C) and 1584 West Oak Grove Place is identified as Parcel 1 on the map (Exhibit C).

Parcel 1, a rectangular-shaped parcel, is approximately 13,051 square feet (0.3 acres). It is developed with a single-family dwelling, attached garage, and detached garage. The applicant intends to demolish all existing structures and construct four duplexes with a total floor area of approximately 12,471 square feet. Each duplex would be three stories with a maximum height of approximately 39 feet one inch. Sixteen (16) covered parking spaces will be provided on site, with eight spaces in attached garages to two of the duplexes and the other eight with carports.

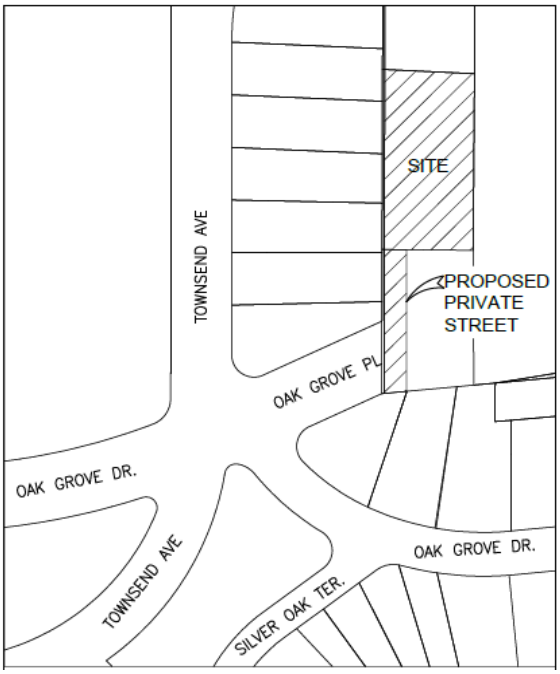


Figure 1: Private Street map provided by applicant

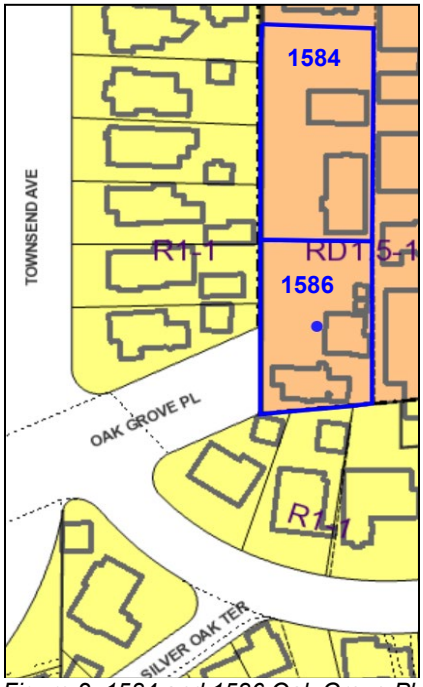


Figure 2: 1584 and 1586 Oak Grove Pl, ZIMAS

Background

Every main building in the City must be located on a lot. A lot as defined by Section 12.21 C.1.(c) of the Los Angeles Municipal Code (LAMC) is a parcel of land that fronts for a distance of at least 20 feet upon a street or a private street.

Dwellings that were in existence prior to September 6, 1961, on lots with its access driveway within a private road easement recorded prior to that date may be maintained per LAMC Section 18.00 C However since the applicant intends to demolish all existing structures on site to construct a new four duplexes, the private road easement cannot continue to be used for access and a private street approval is necessary.

Parcel 1 was established in 1948. It has no street frontage and uses the private road easement located on Parcel 2 for access to and from West Oak Grove Place. The project site is in the Northeast Los Angeles Community Plan area with Low Medium II Residential land use designation and is zoned RD1.5-1 zone. It is located in the Bureau of Engineering's (BOE) Special Grading Area and Liquefaction area. However, it is not located within the Very High Fire Hazard Severity Area, Red Flag Restricted Parking area, Alquist-Priolo Fault Zone, or Landslide area.

The project site is in an urbanized area with existing single-family dwellings and multi-family residential buildings. The RD1.5-1 zone allows multi-family residential development and a building height up to 45 feet. The four duplexes are allowed by-right as long as the project meets the development standards and Zoning regulations outlined in the Zoning Code. The project will not require additional planning approvals but will require building permit review and approval from the Los Angeles Department of Building and Safety (LADBS). Within the vicinity to the west is Eagle Rock Junior/Senior High School on one campus, with the main entrance approximately 0.6 miles away. However, the cul-de-sac on the eastern end of the campus is approximately 0.2 miles away, and residents in the area have stated that the location is used for student pick up and drop off when school is in session. The cul-de-sac has a red curb. There is also a five-point intersection with stop signs nearby.

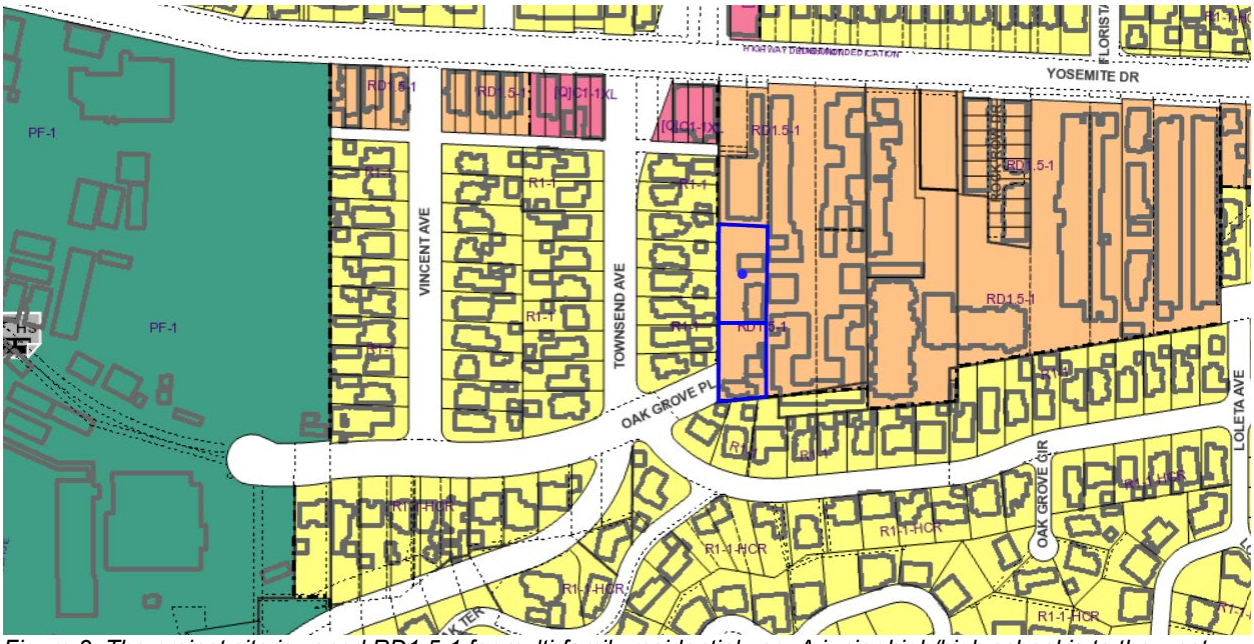


Figure 3: The project site is zoned RD1.5-1 for multi-family residential use. A junior high/high school is to the west.

The applicant has pending building permits for the multi-family residential project. On July 6, 2020, the applicant submitted four permits to build the duplexes. In June 2020, the applicant first submitted a permit for a demolition pre-inspection and then on February 26, 2021, the application submitted a demolition permit, Building Permit No. 21019-10000-00707, for the existing structures.

Building Permit No. 20010-10000-02275 – a permit for a new duplex with attached garage (Bldg A).

Building Permit No. 20010-10000-02276 – a permit for a new duplex with attached garage (Bldg B).

Building Permit No. 20010-10000-02277 – a permit for a new duplex (Bldg C).

Building Permit No. 20010-10000-02278 – a permit for a new duplex (Bldg D).

The Private Street Map, Case No. PS-1469, was conditionally approved by the Advisory Agency on August 12, 2024. The applicant is required to fulfill the conditions of approval stated by each Department in the determination within six years (see Exhibit C). Once the conditions are satisfied with proof within the time frame allowed, the Director of Planning shall certify to the Department of Building and Safety that the conditions have been fulfilled in a satisfactory matter and that permits may be issued, per LAMC Section 18.10 of Chapter 1.

Public Hearing

The public hearing was held on June 27, 2024, before the Advisory Agency. The applicant and his representative gave a verbal summary of their request. Thirteen persons provided verbal comments in opposition to the proposed Private Street and/or the proposed 8-unit residential development, citing concerns regarding traffic congestion and safety, parking, and the compatibility of a multi-family residential project next to a built single-family residential area. They noted the proximity of the school campus, Eagle Rock Junior/Senior High School, and the five-point intersection to the project site and expressed concern that any additional traffic and parking would be too much for the neighborhood to handle. After the hearing, five written public comments were received, and the content of the emails was similar to the ones from the hearing. During the public hearing, the applicant confirmed they had an opportunity to review the staff report and the proposed conditions of approval and had no comment.

Summary of Findings

Private Street

In connection with the approval of Private Street No. 1469, the Advisory Agency of the City of Los Angeles, pursuant to Section 18.02 (Private Street Regulations) of the Los Angeles Municipal Code, made five prescribed findings, which are summarized below.

1. The Bureau of Engineering and the Fire Department reviewed the proposed Private Street and each department issued conditions of approval to assure adequate and safe vehicular access to the property from a public street over a private street for emergency services vehicles, including a minimum 24-foot wide private easement with a minimum 20-foot wide roadway, and a turning area at the terminus on an alignment satisfactory to BOE.

2. The Department of Water and Power and the Fire Department reviewed the project and deemed the water supply adequate provided their conditions of approval are satisfied.

3. The parcel will connect to the public sewer system. Wastewater Collection Systems Division of the Bureau of Sanitation found easements contained within the property and any proposed development in close proximity to the easements must secure Department of Public Works approval.

4. Grading regulations will be implemented with the conditions of the Geotechnical Section of the Bureau of Engineering and the Grading Division of the Department of Building and Safety.

5. The appropriate naming of the Private Street shall be approved by the City Engineer prior to release by the Director of Planning, as stated in the conditions under the Bureau of Engineering and the Department of City Planning.

Therefore, once the applicant fulfills the conditions of approval issued by City Departments for establishing the Private Street, there will be safe access to the project site for the City's emergency services vehicles, adequate water supply, an approved method of sewer disposal, compliance with grading requirements, and the Private Street will have an appropriate name.

CEQA

The project qualifies for CEQA Guidelines Section 15332 (Class 32) Categorical Exemption as the project would be developed on an infill site, meets the five criteria under the Class 32 exemption, and none of the exceptions to the Class 32 exemption are applicable.

1. The project site has a General Plan Land Use Designation of Low Medium II Residential and is zoned RD1.5-1, which allows multi-family residential uses. The multi-family residential project is consistent with the General Plan policies in the Northeast Los Angeles Community Plan as it would be developed in an area designated for multi-family uses and the scale of the duplexes is allowed by the zone.

2. The project site is approximately 0.30 acres, which is less than the five acres allowed under the Class 32 exemption, and is substantially surrounded by urban uses, including single-family and multi-family residential buildings in a developed area of Eagle Rock.

3. The project site is previously disturbed and surrounded by development and has no protected trees on site. It is categorized as having a low potential for biological resources, according to the City's Zone Information and Map Access System (ZIMAS). Therefore, it has no value as a habitat for endangered, rare or threatened species.

4. The project would not result in significant effects relating to traffic, noise, air quality, or water quality, as the 8-unit multi-family residential project is below threshold criteria established by LADOT for Vehicle Miles Traveled analysis and SCAQMD air quality thresholds. The project will be subject to Regulatory Compliance Measures, including the City of Los Angeles Noise Ordinance, requirements for pollutant discharge, dewatering and stormwater runoff, and the conditions in the Soils Report Approval Letter issued by LADBS.

5. The 8-unit project can be adequately served by the City's utilities and public services as a project that is consistent with a density that is consistent with the General Plan.

The exceptions are not applicable because the 8-unit project is not located in a sensitive environment, will not result in significant cumulative impacts or have a significant impact on the environment, is located approximately 26 miles from the Topanga Canyon State Scenic Highway, is not a hazardous waste site according to Envirostor, the state's database of hazardous waste sites, and is not a designated historic resource or identified as an eligible historic resource.

In conclusion, the proposed Private Street was approved with conditions that will satisfy the Findings required for a Private Street and was determined to be exempt from CEQA, pursuant to CEQA Guidelines Section 15332 (Class 32).

APPEAL ANALYSIS

The conditional approval of PS-1469 was appealed on August 27, 2024, by two appellants: Adam Abada (herein referred to as "Appellant A") and Ann Kindberg (herein referred to as "Appellant B"). The appeals challenge the entire decision of the Advisory Agency. The appeals in their entirety have been included as Exhibit E of this report for reference.

Summary of Appeal

The following section provides a summary of the appellants' points and responses from Planning staff to each point. Appellant A and Appellant B submitted similar appeal points. Planning staff considered each appeal and organized their arguments into three (3) separate points as follows:

- The applicant does not seem able to meet the Bureau of Engineering condition to provide a minimum 24-foot-wide private street easement.
- The applicant may not be able to meet the requirement for a standard turnaround and/or provide enough space and access for emergency and safety vehicles to the lot.
- Oak Grove Place is too small of a street to facilitate the private street for additional development. There are existing concerns about traffic congestion and safety on this street, at the nearby five-point intersection, and especially when school is in session.

APPEAL POINT 1:

The Bureau of Engineering (BOE) has required the applicant to provide a minimum 24-foot-wide private easement for the Private Street. The applicant will need to obtain additional easement width from neighboring property owners to comply with the width condition and unless the applicant is able to acquire the additional width BOE's condition would not be satisfied.

STAFF RESPONSE:

The project has been required to meet a 24-foot-wide private street easement requirement.

BOE Condition No. 1 specifies the provision of a minimum 24-foot-wide private street easement. Condition No. 10.c. (see Exhibit C) further specifies the width of the private street as a minimum 20-foot-wide roadway and a 4-foot-wide concrete sidewalk.

Private Street development should conform to the standard public street dimensions shown on BOE Standard Plan No. S-470-1, and where appropriate, variations may be approved on a case-by-case basis by the City. This note is stated on BOE's Standard Plan No. S-470-1 (Exhibit C), which displays Standard Street Dimensions for various types of street designations in the City, such as arterial streets and non-arterial streets. The standard width dimensions for the right-of-way, which consists of the roadway and the sidewalk, are provided.

The street designation of West Oak Grove Place is Local Street – Standard, and the dimensions of a Local Street – Standard, which would have required a wider private street width, could have been applied to the private street. However, variations may be approved depending on the function of the private street. In this case, BOE staff has determined that a variation would be appropriate in the form of a 24-foot Access Roadway. The private street would most closely function as an Access Roadway for the new units. The Access Roadway dimension in the City's Complete Street Design Guide is a right-of-way width of 24 feet, with a 20-foot-wide roadway. The 4-foot-wide sidewalk will accommodate pedestrian access and this specified width meets the minimum width needed to meet accessibility and ADA needs.

The current private easement width is 20 feet, as shown on the Private Street Map stamp dated April 8, 2024 (Exhibit C). The applicant is required to comply with BOE Condition Nos. 1 and 10, as well as the other conditions set by BOE and other City departments in the August 12, 2024, Advisory Agency's Determination in order to obtain a building permit.

APPEAL POINT 2:

The appellants state that the applicant may not be able to provide the turnaround dimension required by BOE at the terminus of the private street and they have concerns that emergency safety vehicles may not be able to access 1584 West Oak Grove Place.

STAFF RESPONSE:

The applicant is required to propose and provide a standard turning area at the terminus of the private street on an alignment satisfactory to the City Engineer, as required per BOE Condition Nos. 1 and 10 (Exhibit C). The purpose of the space is to accommodate an adequate turnaround area for Los Angeles Fire Department's (LAFD) emergency response vehicles when leaving the site. Separately, LAFD's conditions of approval under Condition No. 15 (Exhibit C) require a minimum 20-foot-wide private roadway for general access use and fire lane use. The applicant's plot plans for the access road and turning area must be approved by LAFD before any building permits are issued for the construction of buildings on the subject site. Therefore, building permits will not be issued unless LAFD approves the applicant's access road and turning area plot plans.

APPEAL POINT 3:

The street (Oak Grove Place) is too small to facilitate the private street to allow for more development, according to the appellants. Appellant B additionally states that the five-point intersection nearby is already congested, there is overcrowding on Oak Grove Place especially when school is in session, and there are concerns about safety in the neighborhood.

STAFF RESPONSE:

Oak Grove Place, which would connect to the private street easement, is a designated Local Street – Standard, which has a designated right-of-way of 60 feet. As it currently exists, Oak Grove Place has a right-of-way of 60 feet, including sidewalks on both sides of the street.

Regarding concerns about traffic, on February 6, 2024, the Los Angeles Department of Transportation ("LADOT") reviewed the proposed project and determined the proposed project would generate an average of 42 daily vehicle trips. The threshold for whether a project would require transportation assessment is when it generates 250 net daily vehicle trips according to the City of Los Angeles VMT calculator tool. As such, the project would not have a significant transportation impact. Therefore, the proposed 8-unit project was not required to provide transportation assessment or transportation environmental analysis. As proposed, the eight dwelling units would not justify any mitigation measures because the development would have little impact on local traffic.

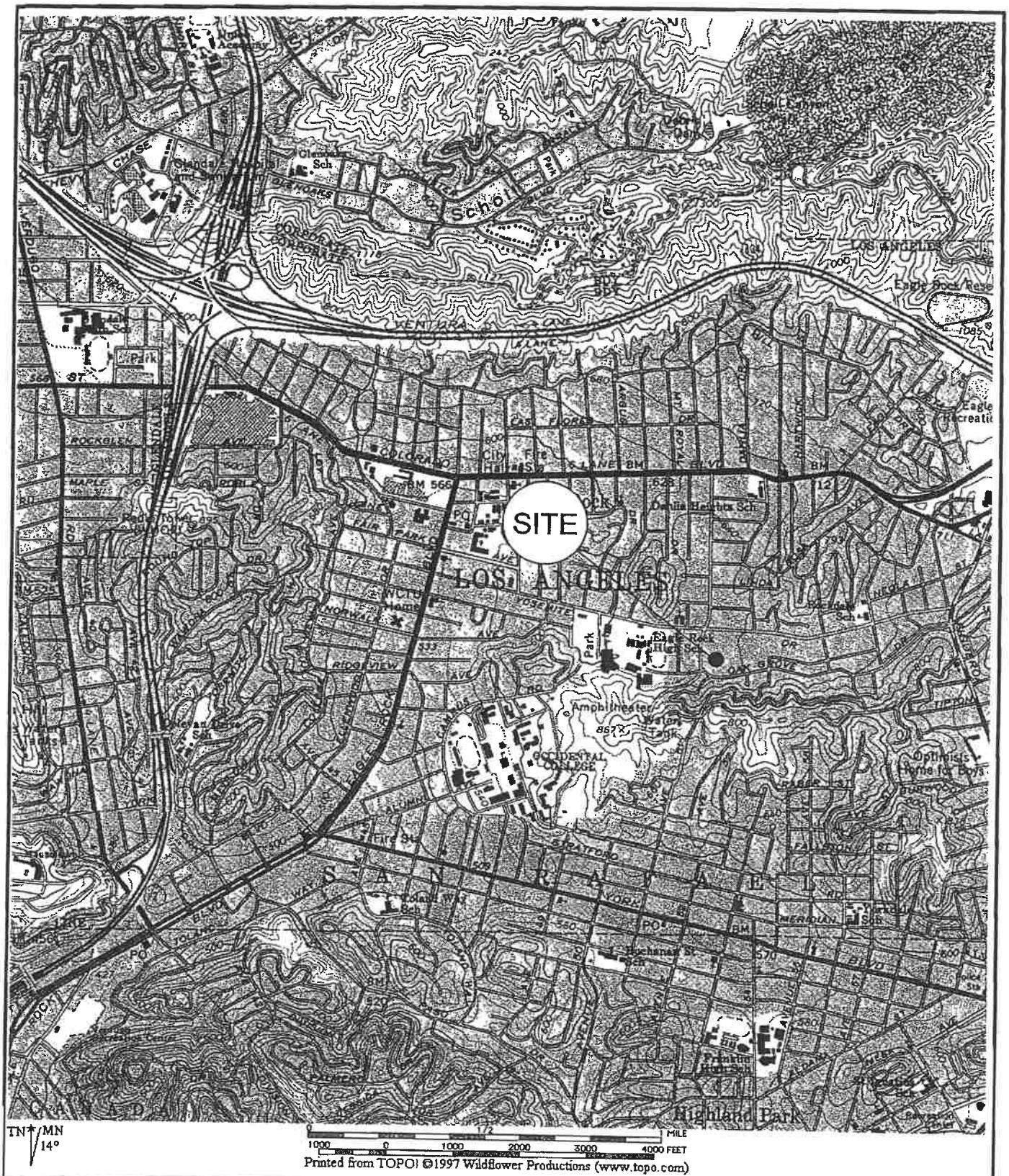
Staff Recommendation:

In conclusion, the Advisory Agency's August 12, 2024, Letter of Determination found that the project meets the Private Street Regulations pursuant to Section 18.02 of the LAMC and has satisfied the requirements of the California Environmental Quality Act (CEQA). The applicant is required to fulfill or complete all of the conditions of approval outlined in the Letter of Determination (Exhibit C) within the 3-year time period granted to utilize the Private Street Map.

In consideration of the foregoing, Staff recommends that the East Los Angeles Area Planning Commission deny the appeal, sustain the determination of the Advisory Agency for Case No. PS-1469, determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32); and adopt the Findings of the Advisory Agency as the Findings of the Commission.

EXHIBIT A –

A1 - Vicinity Map
A2 - Radius Map



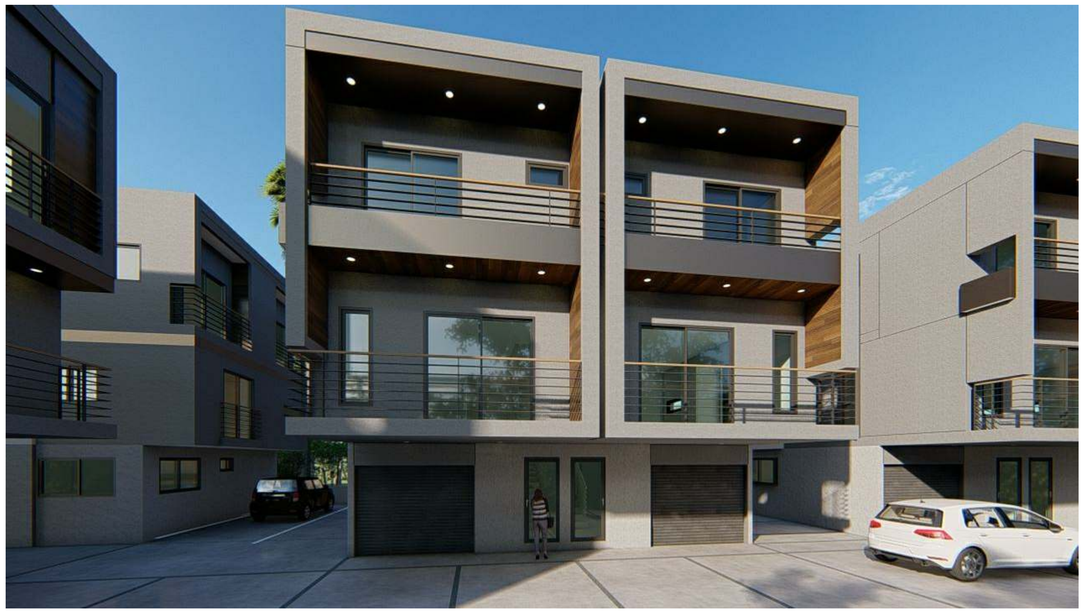
VICINITY MAP	Proposed Residential Buildings 1584 Oak Grove Place Los Angeles, California
GSS ENGINEERING, INC. *Geotechnical Engineering Consultants*	**PROJECT No.** GSS-2824-1 **PLATE** 1

RADIUS MAP (CUP)

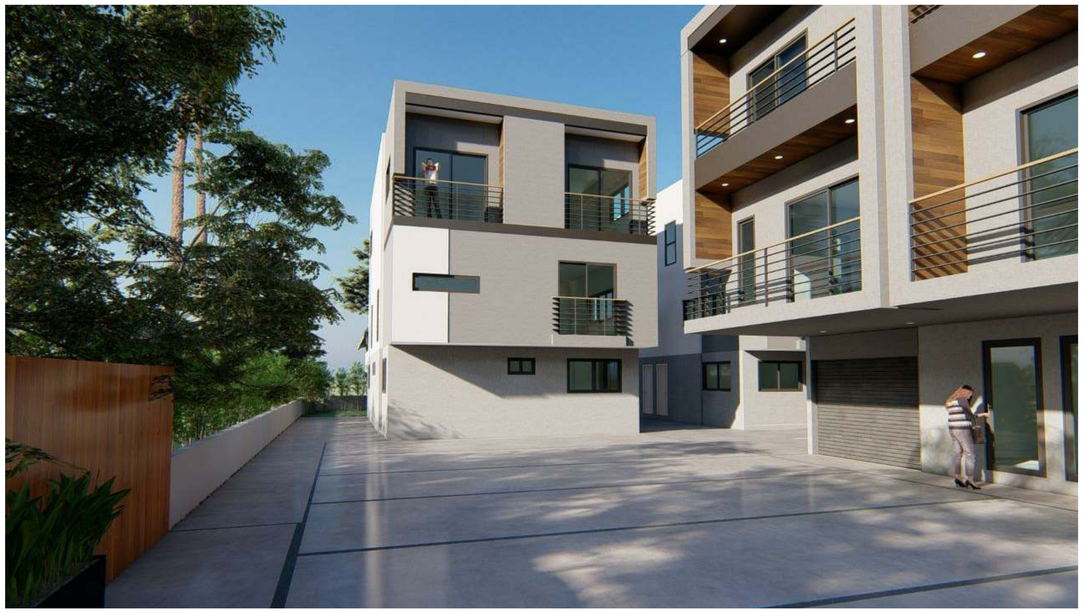


EXHIBIT B -

Proposed Plans



BLDG A & B



BLDG C & D



1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805

2ND SUBMITTAL

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 12

Digitally Signed By: Orval Hernandez Ma Date: 05/09/2022
Department of Public Works, Bureau of Sanitation
Watershed Protection Division

01.20.2022

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OAK GROVE PL

1578 &1578 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805

1580 & 1580 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805

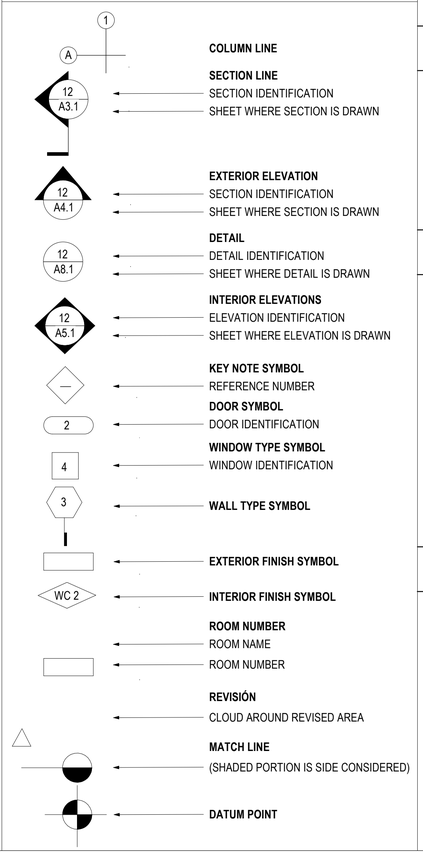
1582 & 1582 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805

1584 & 1584 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACC.	ACCESS
A.P.	ACCESS PANEL
ACOUS.	ACOUSTICAL
AC.T.	ACOUSTICAL TILE
ADJ.	ADJACENT
ADJT.	ADJUSTIBLE
A/C	AIR CONDITIONING
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.B.	ANCHOR BOLT
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH	ARCHITECT (URAL)
AUTO.	AUTOMATIC
A.C.	ASPHALT CONCRETE
ASPH.	ASPHALT
A/C	AIR CONDITIONING
B.M.	BENCH MARK
BSMT.	BASEMENT
BM.	BEAM
BRG.	BEARING
BET.	BETWEEN
B.L.	BUILDING LINE
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
B.U.R.	BUILT UP ROOFING
CAB.	CABINET
CPT.	CARPET (ED)
C.I.	CAST IRON
C.I.F.	CUT IN FIELD
CLG.	CEILING
CLG.HT.	CEILING HEIGHT
CEM.	CEMENT
CTR.	CENTER
C.T.	CERAMIC TILE
CLR.	CLEAR (ANCE)
CLO.	CLOSET
COL.	CONCRETE (CAST-IN-PLACE)
CONC.	CONCRETE MASONRY UNIT
C.M.U.	CONSTRUCTION
CONST.	CONSTRUCTION JOINT
CONST.JT.	CONTINUOUS OR CONTINUE
CONT.	CONTROL JOINT
C.JT.	CORNER GUARD
C.G.	CORRIDOR
CORR.	CURTAIN WALL OR COLD WATER
C.W.	CERAMIC
CER.	CIRCLE
CIR.	CAULKING
CLKG.	CONNECTION
CONN.	COUNTERSUNK
CTSK.	CATCH BASIN
C.B.	CEILING JOIST
C.J.	DEEP, DEPTH
D.	DETAIL
DET.	DIAGONAL
DIAG.	DIAMETER
DIA.	DIFFUSER
DIF.	DIMENSION
DIM.	DISPENSER
DISP.	DOOR
DR.	DRAWER
DWR.	DRAWING
DWG.	DRINKING FOUNTAIN
D.F.	DIVISION
DIV.	DOWN
DN.	DOWNSPOUT
DS.	EAST
E.	ELECTRIC (AL)
ELEC.	ELECTRIC WATER COOLER
E.W.C.	ELEVATION
EL.	EACH
EA.	EDGE NAILING
E.N.	ELEVATOR
ELEV	EMERGENCY
EMER.	ENCLOSE (URE)
ENC.	EQUAL
EQ.	EQUIPMENT
EQUIP.	EXHAUST
EXH.	EXISTING
EXIST.	EXPANSION JOINT
EXP.JT.	EXPOSED
EXP.	EXTERIOR
EXT.	FINISH (ED)
FIN.	FIRE ALARM
F.A.	FIRE EXTINGUISHER
F.E.	FIRE EXTINGUISHER CABINET
F.E.C.	FIRE HOSE STATION
F.H.S.	FIREPROOFING
FP.	FIRE-PROOF-SELF-CLOSING
F.P.S.C.	FIRE-RESISTANT
F.R.	FLOOR (ING)
FLR.	FLOOR DRAIN
F.D.	FLUORESCENT
FLUOR.	FOOT
FT. (')	FOOTING
FTG.	FOUNDATION
FND.	FRESH AIR INTAKE
F.A.I.	FULL SIZE
F.S.	FURRED (ING)
FURR.	FUTURE
FUT.	FORCED AIR UNIT
F.A.U.	FIELD NAIL
F.N.	
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.G.	FINISH GRADE
F.J.	FLOOR JOIST(S)
GA.	GAGE, GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS, GLAZING
GL.BLK.	GLASS BLOCK
GR.	GRADE, GRADING
G.	GRANITE
GYP. BD.	GYPSUM BOARD
GYP.	GYPSUM
G.I.	GALVINIZED IRON
HBD.	HARDBOARD
HDW.	HARDWARE
HDWD.	HARDWOOD
HDR.	HEADER
H.O.	HIGH OUTPUT
HTG.	HEATING
H.V.A.C.	HEATING/VENTING/AIR CONDITIONING
HT.	HEIGHT
H.	HIGH
H.P.	HIGH POINT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
H.W.	HOT WATER
H.W.H.	HOT WATER HEATER
HR.	HOUR
HYD.	HYDRANT
IN.(")	INCH
INCL.	INCLUDE (D), (ING)
I.D.	INSIDE DIAMETER
INSUL.	INSULATE (D), (ION)
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.O.	KNOCK OUT
L.	LENGTH
LT.	LIGHT
LBL.	LABEL
LAB.	LABORATORY
LAD.	LADDER
LAM.	LAMINATE (D)
LAV.	LAVATORY
L.H.	LEFT HAND
LT.WT.	LIGHTWEIGHT
LIN.	LINEAR
LVR.	LOUVER
L.P.	LOW POINT
LINO.	LINOLEUM
LTG.	LIGHTING
M.B.	MACHINE BOLT
MB.	MEMBER
MFR.	MANUFACTURE (R)
MAS.	MASONRY
M.O.	MASONRY OPENING
MATL.	MATERIAL (S)
MAX.	MAXIMUM
MECH.	MECHANIC (AL)
MED.	MEDIUM
MEMB.	MEMBRANE
MTL.	METAL
MEZZ.	MEZZANINE
MIN. (')	MINIMUM, MINUTE
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLD.	MOLDING, MOULDING
M.R.	MOP RECEPTOR
MT.	MOUNT (ED), (ING)
MOV.	MOVABLE
MULL.	MULLION
NAT.	NATURAL
NOM.	NOMINAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
N.G.	NATURAL GRADE
OFF.	OFFICE
O.C.	ON CENTER (S)
OPG.	OPENING
OPP.	OPPOSITE
O.D.	OUTSIDE DIAMETER
O.A.	OVERALL
OBS.	OBSCURE
PTD.	PAINT (ED)
PNL.	PANEL
P.BD.	PARTICLE BOARD
PTN.	PARTITION
PERF.	PERFORATE (D)
P.	PERSON (S)
PLAS.	PLASTER
PLAS. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLGL.	PLATE GLASS
PLMB.	PLUMBING
PLWD.	PLYWOOD
PT.	POINT
PVC.	POLYVINYL CHLORIDE
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.L.	PROPERTY LINE
PR.	PAIR
PT.	POINT
Q.T.	QUARRY
RAD	RADIU
RECP	RECEPTACL
REF	REFERENC
REG	REGISTE
REINF.	REINFORCE (D),
RESIL.	RESILIENT
RET	RETUR
R.A.	RETURN
REV	REVISION (S),
R.H.	RIGHT
R.D.	ROOF
RM.	ROO
R.O.	ROUGH
R.	RISE
RDWD	REDWOO
SCH	SCHEDUL
SEC.	SECOND,
SHT	SHEE
SIM.	SIMILAR
S.C.	SOLID
S.	SOUT
SPK.	SPEAKE
SPEC	SPECIFICATION
SQ.	SQUAR
S.Y.	SQUARE
S.S.	STAINLESS
STD	STANDAR
STL.	STEE
STOR	STORAG
S.D.	STORM
STRUCT	STRUCTURA
SUSP	SUSPENDE
SYM.	SYMMETRY
SYS.	SYSTE
SHTG	SHEATHIN
SN.	SILL NAIL
S&P.	SHELF &
TEL.	TELEPHON
TV.	TELEVISION
TEMP.	TEMPERED
THK.	THICK (NESS)
THRES.	THRESHOLD
TOL.	TOLERANCE
T&G	TONGUE AND GROOVE
T.O.C.	TOP OF CURB.
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
TX.	TRANSFORMER
TYP.	TYPICAL
TBM.	TOP OF BEAM
TPL.	TOP PLATE
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V.B.	VAPOR BARRIER (RETARDER)
VAR.	VARNISH
VNR.	VENEER
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W.T.W.	WALL TO WALL
W.C.	WATER CLOSET
WP.	WATERPROOFING
WS.	WEATHER STRIPPING
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.	WEST, WIDE, WIDTH
W/	WITH
WDW.	WINDOW
W.GL.	WIRED GLASS
W.M.	WIRE MESH
W/O	WITHOUT
WD.	WOOD
W.P.	WORKING POINT
WSCT.	WSCT
W.H.	WATER HEATER
W.R.G.B.	WATER RESISTANT GYPSUM BOARD

SYMBOLS



PROJECT DIRECTORY

DESIGNER:

RS DESIGN GROUP
669 N 3RD AVE
UPLAND, CA 91786
TEL. 626.417.6299

OWNER:

SERGIO ALVAREZ
AMERICAN TEAM PROPERTIES
177 W. COLORADO BLVD.
PASADENA, CA 91105
562-254-5471

STRUCTURAL:

EDUARDO A. PINZON
1433 W. MERCED AVE, STE 219
WEST COVINA, CA 91790
TEL. 562.644.9167

T-24:

PERFECT DESIGN AND INVESTMENT, INC.
2416 WEST VALLEY BLVD.
ALHAMBRA, CA 91803
TEL. 626.289.8808

LANDSCAPE:

CIVIL:

DEFERRED SUBMITTAL

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS ON ALL DESIGN/ BUILD ITEMS

1. FIRE ALARM SYSTEM.
2. FIRE-SPRINKLER SYSTEM.
3. MECHANICAL
4. CMU WALL

APPLICABLE CODES

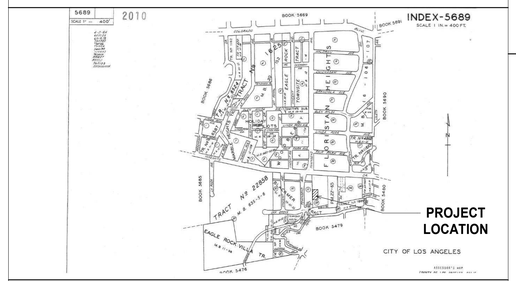
PROJECT SHALL COMPLY WITH:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CENC)
2019 TITLE 24, 2010 CALIFORNIA ENERGY CODE
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2020 LOS ANGELES CODES
CALIFORNIA STATE ASSEMBLY BILL NO 2222 AFFORDABLE HOUSING

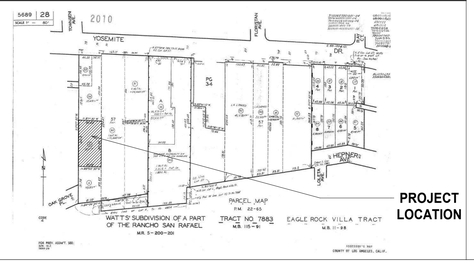
NOTE TO CONTRACTOR

SPECIFICATIONS ARE A PART OF THIS PLAN SET, AND MUST BE REVIEWED DURING BIDDING. THESE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE PLAN, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF DESIGNER. PRIOR TO BID SUBMITTAL. SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH PLANS, SPECS, AND SITE CONDITIONS. CLAIMS FOR MATERIALS AND LABOR SUBSEQUENT TO THE BID WILL NOT BE RECOGNIZED FOR LACK OF PROPER REVIEW OF PLANS, SPECS, AND SITE.

VICINITY MAP



ASSESOR'S MAP



PROJECT DATA

PROJECT ADDRESS: 1578 &1578 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805
1580 & 1580 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805
1582 & 1582 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805
1584 & 1584 1/2 W OAK GROVE PL LOS ANGELES, CA 90041-2805

ASSESOR'S PARCEL NO.: 5689-028-003

AREA: 13,051.0 SQ. FT.

LEGAL DESCRIPTION : WATTS' SUB OF A PART OF THE RANCHO SAN RAFAEL LOT COM S 0¢07'30" W 239.99 FT FROM NE COR OF LOT 1 BLACKMER TR TH S 0¢ 07'30" W 164.3 FT TH S 89¢52'30" E 80.62 FT TH N 0¢07'30" E 160.96 FT TH N 87¢30' W 80.68 FT TO BEG PART OF LOT 57

ZONING: RD 1.5-1

ZONING DESIGNATION: RESTRICTED DENSITY MULTIPLE DWELLING ZONE

OCCUPANCY GROUP: R3, U

MAX. HEIGHT: 39' 1" FEET

MAX. ALLOWABLE HEIGHT: 45' FEET

BUILDING TYPE: TYPE V-B

SPRINKLER: YES, SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
NOTE: THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALL.

DESCRIPTION OF WORK: NEW (4) BUILDINGS DUPLEX
2 TYPICAL A & B BUILDING: 3 STORY
2 TYPICAL C & D BUILDING: 3 STORY

NOTE: THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NOT TAX CREDIT RECEIVED FROM STATE OR FEDERAL 100% PRIVATELY FOUNDED

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A2.9	BLDG C & D - ROOF PLAN
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A7.0	DOOR SCHEDULE
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PROJECT NAME:
1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

DESIGN GROUP
669 N. 3RD AVE. UPLAND CA, 91786
T. 626 . 417 . 6299
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info@rsdesignbuild.com
www.rsdesignbuild.com

History record:

Date	Description

Revisions:

No.	Description	Date
1	BUILDING COMMENTS	08.06.2020

OWNERSHIP AND USE OF DOCUMENTS
THIS DRAWING IS THE PROPERTY OF RS DESIGN GROUP AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL RIGHTS RESERVED.

DATE:	01.20.2022
DRAWN:	HRTD
REVIEWED:	JCRS
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

TITLE SHEET AND PROJECT INFORMATION

SHEET NO:

A0.0

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 12

Digitally Signed By: Orval Hernandez Mar Date: 05/09/2022
Department: City of Los Angeles Bureau of Sanitation
Water Pollution Control Division

NOTES

1. "DESIGNERS" AS USED IN THESE DOCUMENTS REFERS TO:

   RS DESIGN GROUP - 669 N. 3RD AVE
   UPLAND CA, 91786
   PHONE: (626) 417-62887

2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY IN THE CONTRACT DOCUMENTS.

3. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

4. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROVAL AND PERMITS FOR ALL DESIGN-BUILD SYSTEMS, AND THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.

6. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITATES A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE DESIGNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.

7. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. CLARIFICATIONS SHALL BE OBTAINED FROM THE DESIGNER FOR ANY DIMENSIONAL DISCREPANCIES.

8. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOM- PLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS AS REQUIRED.

9. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES OF THE SAME PLANE. WHERE GYPSUM BOARD LAYERS DIFFER, STUDS ARE TO BE OFFSET TO PERMIT A CONTINUOUS SMOOTH FINISH LINE IN ALL CORRIDORS OR WHERE SUCH CONDITIONS OCCUR.

10. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE DESIGNER DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTORS EXPENSE.

11. THE CLIENT, DESIGNER , CONSULTANTS, AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOBSITE AT ALL TIMES DURING NORMAL WORKING HOURS.

12. ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE CONCRETE SLAB OR CONCRETE FLOOR FILL, UNLESS OTHERWISE NOTED.

13. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECT.

14. WHENEVER AN ARTICLE, DEVISE, OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE INSTALLATION.

15. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE DESIGNER FOR RESOLUTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON, OR ABOUT THE JOB SITE; THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUBCONTRACTORS.

17. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PER- FORMANCE OF WORK ON THIS PROJECT.

18. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.

NOTES CONT.

19. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE DESIGNER /ENGINEER.

20. WHETHER OR NOT DETAILED ON THE DRAWINGS, THE SUB-CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT, INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.

21. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL AUTHORITIES.

22. NEITHER THE DESIGNER'S REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE SUB-CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE DESIGNER'S ATTENTION (IN WRITING) TO SUCH DEVIATION AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERROR OF ANY SORT IN THE SHOP DRAWINGS.

23. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1202 AND ALL LOCAL CODES AND ORDINANCES. GLASS SUBJECT TO HUMAN IMPACT, SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.

24. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.

25. DOOR LOCATIONS NOT ESTABLISHED BY DIMENSION SHALL BE CENTERED IN WALL OR 4" FROM FACE OF WALL TO FINISH JAMB WHERE FEASIBLE, UNLESS OTHERWISE NOTED.

FLOOR PLAN GENERAL NOTES

1. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECIEVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY.

2. PROVIDE AN APPROVED SPARK ARRESTOR FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBEQUE.

3. AN APPROVED SESMIC 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 OR STRUCTURE CONTAINING FUEL GAS PIPPING.

4. WATER HEATER MUST BE STRAPPED TO WALL.

5. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. -24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA. & 44"MAX TO SILL.

6. THE DOOR MUST BE OPEN OVER A LANDING NO MORE THAN 1" BELOW THE EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LADNING, LANDING SHALL NOT BE MORE THAN 8" BELOW THRESHOLD.

7. LANDING AT DOOR SHALL A LENGTH MEASURED IN THE DIRECCION OF TRAVEL OF NO LESS THAN 36".

8. ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" X30" MINIMUM) ACCES SHALL BE LOCATED IN A HALLWAY OR OTHER READILIY ACCESIBLE LOCATION. IT IS NOT ALLOWED IN A SMALL CLOSET SPACE. (R807.1)

9. GLASS SKYLIGHT SHALL COMPLY WITH 91.2409. PLASTIC SKYLIGHT SHALL COMPLY WITH 91.2603.7.1.

10. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOLIETS MUST BE ADAPTED FOR LOW WATER CONSUPTION.

11. PROVIDE 70 INCH HIGH NON-ABSORBANT ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE.

12. ATTIC VENTITILATION OF 1/150 OF THE ATTIC AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED.

13. SLIDDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PABEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.91.6710

14. REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.91.6710 THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91-6717.1

15. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVEABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPERATELY 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 DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.

16. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS NOT LESS THAN 6 INCHES IN ONE DIMENSION.

17. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS NOT LESS THAN ¼ 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 MULIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND WIDTH.

FLOOR PLAN GENERAL NOTES CONT.

18. METAL OR WOODEN OVERHEAD OR SLIDDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN.9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRONICALLY.

19. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA.

20. ANY RELEASE FOR METAL BARS, GRILLS, GRATES R 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 DEVICIES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.

21. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDIAN GRATE OR GRILLE TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS

22. IN B,F.M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN., SHALL BE COBSTRUCTED OF TEMPERED OR APPROVED BURGLARY RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.

23. TOLIETS ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBANT SUYRFACE SUCH AS PORTLAND CEMENT, CERAMIC TILES OR OTHER APPROVED MATETIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES (127 MM).

24. DETAILS OF THE GUARDRAILS AT THE FLOOR AND ROOF OPENINGS, OCCUPIED ROOFS AND BALCONIES OR PORCHES MORE THAN 30" ABOVE GRADE ARE REQUIRED. GUARDRAILS SHALL BE 42" IN HEIGHT, HAVE INTERMEDIATE RAILS OR BALUSTERS SPACED AT 4" MAXIMUM AND BE DESIGNED FOR 20 LBS./FT. LATERAL LOAD.

25. PROVIDE VENEER DETAILS. SHOW METHOD OF ANCHORAGE, SIZE, AND SPACING OF ANCHORS. TYPE OF BACKING TO COMPLY WITH SECTION 1403.

26. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVETHE EARTH OR 2" ABOVE PAVED AREAS.

27. PROVIDE ALARM FOR DOORS TO DWELLING THAT FORM A PART OF THE POOL ENCLOSURE THE ALARM SHALL SOUND CONTINOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUEL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.

28. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISITING HEADS AND TOLIETS MUST BE ADAPTED FOR LOW WATER CONSUPTION.

29. PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USEABLE SPACE. 91.1402.4 SPECIFIY REASERCH REPORT (RR# OR ICBO#) FOR MEMBRANE.

30. PROVIDE 70 INCH HIGH NON-ABSORBANTWALL ADJACENT TO SHOWER AND APPPROVAL SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

31. THE GARAGE/CARPORT FLOOR SURFACE SHALL BE OF NONCOMBUSTIBLE OR ASPHALTIC PAVING MATERIALS THE MINIMUM THICNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3-1/2 INCHES.

32. EXTERIOR WALLS OF A U-1 OCCUPANCY LESS THAN 3' FROM A PROPERTY LINE MUST BE ONE-HOUR CONSTRUCTION WITHOUT OPENINGS.

33. U-1 OCCUPANCY GARAGE IS LIMITED TO (1000) (3000) SQ. FT. AND ONE STORY IN HEIGHT.

34. PROJECTIONS BEYOND EXTERIOR WALLS SHALL NOT EXTEND MORE THAN 12 INCHES INTO AREAS WHERE OPENINGS ARE PROJECTIONS BEYOND EXTERIOR WALLS SHALL NOT EXTEND MORE THAN 12 INCHES INTO AREAS WHERE OPENINGS ARE

35. EAVES OVER REQUIRED WINDOWS SHALL NOT BE LESS THAN 30" FROM THE SIDE OR REAR PROPERTY LINES.

36. SHOW/DETAIL ON PLAN THAT EXTERIOR POSTS LOCATED ON SLAB SHALL BE AT LEAST 1" ABOVE FLOOR/SLAB AND 6" ABOVE EXPOSED EARTH. ISOLATED PIERS MUST BE 8" ABOVE EXPOSED EARTH AS AN ALTERNATE, USE PRESSURE POSTS.

37. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION.
R308.3 (SEE EXCEPTIONS)(R308.4):

A. A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
B. B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C. C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
   2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
   3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
   4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
D. D. GLAZING IN RAILINGS.
E. E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

38. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA OR 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 THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN INDIVDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

FLOOR PLAN GENERAL NOTES CONT.

39. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL 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.

40. SHOW DRAFT SEPARATION FOR ATTIC AREAS BETWEEN UNITS IN A DUPLEX.

42. THE UNIFORM (CONCENTRADED, SPECIAL) LOADS MUST BE USED IN ACCORDANCE WITH TABLES 16-A & 16-B

43. CEILING JOIST MUST BE DESIGNED FOR A LIVE LOAD OF NOT LESS THAN 10 PSF.

44. KEY OR IDENTIFY ALL SECTIONS AND DETAILS AS TO THEIR LOCATION ON PLAN OR ELEVATION VIEWS.

45. THE USE OF FULL LENGTH STUDS (BALLON FRAME) ON EXTERIOR WALLS OF ROOMS WITH VAULTED CEILING.

47. CALL OUT MINIMUM THICKNESS OF 3 ½ INCH CONCRETE SLAB ON GRADE REINFORCEMENT, AND MOISTURE BARIER ON FOUNDATION PLAN.

48. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.

49. THAT HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGTENED JUST PRIOR TO COVERING THE WALL FRAMING.

50. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.

51. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.

52. BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABORBANT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

53. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE REQUIRED EGRESS, DOOR WITHOUTH REQUIRED TRAVEL THROUGH A GARAGE, THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTION INTO A PUBBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

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History record:

Date	Description

Revisions:

No.	Description	Date

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DATE:	05.11.2021
DRAWN:	HRTD
REVIEWED:	JCRS
PROJECT NO:	02.2015
SCALE:	12" = 1'-0"

SHEET TITLE:

GENERAL NOTES

SHEET NO:

A0.1

FLOOR PLAN GENERAL NOTES CONT.

70. A FIRE RETATRDANT ROOF COVERING IF REQUIRED. PROVIDE A COMPLETE DESCRIPTION ON PLANS. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS LOCATED IN A MOUNTAIN FIRE DISTRICT OR FIRE BUFFER ZONE. (1503, 1504, 7207.4))

71. SHOW ROOF SLOPE(S), DRAIN(S), AND OVERFLOW DRAIN(S) OR SCUPPERS ON THE ROOF PLAN. PROVIDE A DETAIL OF THE ROOF DRAIN AND OVERFLOW SYSTEM.
    - A. SIZE OF THE ROOF DRAINS AND OVERFLOW DRAINS ACCORDING TO LAPC. (1506.4)
    - B. THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX. (1506.3)
    - C. ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY. (1506.4)
    - D. OVERFLOW SCUPPERS SHALL HAVE A MINIMUM OPENING HEIGHT OF 4", A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE LOCATED NOT MORE THAN 2" ABOVE THE LOW POINT OF THE ROOF.(1506.3)
    - E. SHOW ROOF ELEVATION TO PROVIDE A MINIMUM ¼ IN PER FOOT ROOF SLOPE FOR DRAINAGE OR DESIGN TO SUPPORT ACCUMULATED WATER. (1506.1 & 1611)

72. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UOP. THE CONSTRUCTION SHALL NOT BE WITHIN 10 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."

73. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000)

74. REQUIRED CEILING HEIGHT IS (7'6")(7'0") MIN, (7'0") MIN. IN KITCHEN, BATHROOMS, LAUNDRY ROOMS, AND STORAGE ROOMS.

75. ROOMS CONTAINING BATHTUBS, SHOWER, SPAS, AND SIMILAR BATH FIXTURES, SHALL BE MECHANICALLY VENTILLATED SEPARATE MECHANICAL PERMIT MAY BE REQUIRED. (1203.4.2.1) W/HUMIPISTAT.

76. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4,R308.4)
    - PANELS IN SLIDING OR SWINGING DOORS
    - DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE).

77. IN NEW CONSTRUCTION SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY.

78. AN APPROVED SEISMIC LINE ON THE DOWN STREAM SIDE SIDE OF UTILITY METER AND BE RIGDLY CONNECTED.

79. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.4,R315)

80. PROVIDE MINIMUM INSULTATION PER TITLE 24

81. WHERE PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000),EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION R315.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.

82. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT 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 6-FOOT CANDLES OVER THE AREA OF THE ROOM AT THE HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL.

83. A COPY OF THE ELEVATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

84. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

85. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND SOFFITS ON THE ENCLOSED SIDE WITH ½ INCH GYPSUM BOARD.

86. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6

87. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

88. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).

89. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS ANDWALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).

90. 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 EXTERIOR . (6708)

STORM WATER DEVELOPMENT PLANING PROGRAM

BEST MANAGEMENT PRACTICES (BMPS) NECESSARY TO CONTROL POLLUTANTS AFTER CONSTRUCTION ARE REQUIRED TO BE INCORPORATED INTO THE DEVELOPMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT BEST MANAGEMENT PRACTICE HANDBOOK, PART B PLANING ACTIVITIES AS ADOPTED BY THE BOARD OF PUBLIC WORKS. STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP) IS REQUIRED TO BE PREPARED AND SUBMITTED TO THE WATERSHED PROTECTION DIVISION, BUREAU OF SANITATION, DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL FOR: SINGLE FAMILY DWELLINGS AND ACCESSORY STRUCTURE WHERE GRADING WILL OCCUR ON SLOPES 25% (1:4) OR STEEPER.
NOTE!!! IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO READ ALL OF THE GENERAL NOTES ON THIS SHEET AND ALL OF THE OTHER NOTES IN THIS WORKING DRAWING SET. ALL NOTES AND CONDITIONS MUST BE STRICTLY ADHERED TO. READ ENTIRE CONTENTS OF WORKING DRAWINGS BEFORE EXECUTING WORK.
INFORMATION IN THESE WORKING DRAWINGS IS SPREAD OUT OVER MULTIPLE SHEETS AND ALL SHEETS INTERRELATE TO EACH OTHER. BY SUBMISSION OF A PROPOSAL TO PERFORM WORK ON THIS PROJECT, YOU CERTIFY THAT YOU HAVE THOROUGHLY REVIEWED THESE PLANS, SPECIFICATIONS, SITE CONDITIONS AND THAT YOU ARE SATISFIED WITH THE SAME. YOU ALSO CERTIFY THAT YOU CAN COMPLETE THE WORK INDICATED IN YOUR PROPOSAL TO AT LEAST INDUSTRY STANDARDS WITHOUT ADDITIONAL DETAILING FROM DESIGNER OR ENGINEER. CLARIFICATIONS ON AND/OR INCONSISTENCIES WITHIN THE DRAWINGS AND SPECIFICATIONS MUST BE ADDRESSED PRIOR TO SUBMITTING YOUR PROPOSAL TO DO
WORK ON THE PROJECT. EXTRA CHARGES WILL NOT BE GRANTED BASED UPON CLAIMS OF INCOMPLETE, INACCURATE, OR INCONSISTENT DRAWINGS OR SPECIFICATIONS, WHERE INFORMATION CONFLICTS, IT SHALL BE THE INTERPRETATION OF DESIGNER THAT PREVAILS.

PUBLIC WORKS STANDARD NOTES:

A. ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION, AND CITY OF LA STANDARDS.

B. ALL LABOR, EQUIPMENT, AND MATERIAL REQUIREMENTS FOR OFFSITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE OWNER.

C. THE CITY RECOMMENDS REPLACEMENT OF DAMAGED OR OLDER SEWER LATERALS OVER THIRTY (30) YEARS OLD.

D. ALL ABANDONED DRIVEWAY APRONS/APPROACH RESULTING FROM THE NEW DEVELOPMENT SHALL BE REMOVED AND REPLACED WITH SIDEWALK, PARKWAY AND CURB AND GUTTER.

E. MODIFY EXITING DRIVEWAY DRIVEWAYS (WIDEN TO 10 FEET MINIMUM, ETC.) BETWEEN CURB AND PROPERTY LINE PER CITY OF LA STANDARD PLAN NO. 4008.

F. NON-STORM WATER RUNOFF, SEDIMENT AND CONSTRUCTION WASTE FROM THE SITE AND PARKING AREAS IS PROHIBITED FROM LEAVING THE SITE.

G. ANY SEDIMENTS OR MATERIALS, WHICH ARE TRACKED OFF SITE, SHOULD BE REMOVED THE SAME DAY.

H. EXCAVATED SOIL MUST BE LOCATED ON THE SITE AND SOIL PILES SHOULD BE COVERED AND OTHERWISE PROTECTED SO THE SEDIMENTS DO NOT GO INTO THE STREET OR ADJOINING PROPERTIES.

I. WASHING OF CONSTRUCTION OR OTHER INDUSTRIAL EQUIPMENT ADJACENT TO CONSTRUCTION SITE IS PROHIBITED. WASH WATER IS NOT ALLOWED TO LEAVE THE CONSTRUCTION SITE.

J. DRAINAGE CONTROLS MAY BE REQUIRED DEPENDING ON THE EXTENT OF GRADING AND THE TOPOGRAPHY OF THE SITE.

K. OWNER IS RESPONSIBLE AT THE OWNER'S EXPENSE FOR REPAIR OF THE DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY THE CONSTRUCTION AS REQUIRED BY SR. PUBLIC WORKS INSPECTOR.

L. ALL OVERHEAD UTILITIES SHALL BE PLACED UNDERGROUND PER LA MUNICIPAL CODE SECTION 7.04.820) FOR NEW CONSTRUCTION, OR RENOVATION AND REMODELING THAT EXCEEDS FIFTY PERCENT (50%) OF THE REPLACEMENT COST OF THE BUILDING OR STRUCTURE. OBTAIN SEPARATE UTILITY EXCAVATION PERMIT AND INSPECTION FROM PUBLIC WORKS WHEN UNDERGROUND UTILIZES, AND/OR REMOVING OR RELOCATING EXISTING UTILITY POLE.

M. PROJECT MUST COMPLY WITH CROSS-CONNECTION CONTROL SURVEY/INSPECTION (LA MUNICIPAL CODE 7.12.370). READ ATTACHED CROSS CONNECTION CONTROL GUIDELINES. FOR MORE INFORMATION GO TO
HTTP://WWW.LAPUBLICHEALTH.ORG/EH/PROGS/ENVIRP/EHCROSS.HTM.
FAILURE TO COMPLY WITH THE CITY OF CODE SECTION 7. 12. 370 MAY RESULT IN DISCONTINUANCE OF WATER SERVICES.
ANY QUESTIONS, PLEASE CONTACT CHRIS CAMACHO AT WATER DIVISION: (310) 458-8535.

N. CONTACT SR. PUBLIC WORKS INSPECTOR AT (310) 458-8737 FOR INSPECTION AND COORDINATION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.

CITY OF LOS ANGELES NOTES

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT

THE FOLLOWING NOTES SHALL BE INCORPORATED OR ATTACHED TO THE APPROVED CONSTRUCTION/GRADING PLANS AND REPRESENT
THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION PROJECTS.

CONSTRUCTION MEANS CONSTRUCTING, CLEARING, GRADING OR EXCAVATION THAT RESULTS IN SOIL DISTURBANCE.
CONSTRUCTION INCLUDES STRUCTURE TEARDOWN. IT DOES NOT INCLUDE ROUTINE MAINTENANCE TO MAINTAIN ORIGINAL LINE
AND GRADE, HYDRAULIC CAPACITY, OR ORIGINAL PURPOSE OF FACILITY;
EMERGENCY CONSTRUCTION ACTIVITIES REQUIRED TO
IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY; INTERIOR REMODELING
WITH NO OUTSIDE EXPOSURE OF CONSTRUCTION
MATERIAL OR CONSTRUCTION WASTE TO STORM WEATHER; MECHANICAL
PERMIT WORK; OR SING PERMIT WORK. -NPDES
PERMIT PART 5 "DEFINITIONS"

-ERODED SEDIMENTS AND POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.

-STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.

-FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILL MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

-NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.

-EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.

-TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL WIND.

-SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS, LISTED ABOVE,
NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS,
EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I
WILL COMPLY WITH THESE REQUIREMENTS.

Print Name_____ Date_____
(Owner or authorized agent of the owner)

Signature_____ Date_____
(Owner or authorized agent of the owner)

CITY OF LOS ANGELES NOTES

A. 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 THEPROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL
EXPENSES.

B. 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 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE SUPPLY (R306.4). OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER

E. BATHTUB 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).

F. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

G. 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 (RESEARCH REPORT NOT REQUIRED).(R308.6.9)

H. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)

I. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

J. 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)

K. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONETHOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-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)

L. 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 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.(R303.1)

M. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

N. DEMO PERMIT IS REQUIRED FOR REMOVAL OF EXISTING BUILDINGS.

FIRE NOTES

1. DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HR FIRERESISTANCE RATING WHEN TESTED IN ACCORDANCE WITH ASTME 119 OR UL 263. (R302.3)

2.THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS.(R302.4.1)

3. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRERESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)

4.IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)

5.IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALE

PROJECT NAME:
1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

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History record:

Date	Description

Revisions:

No.	Description	Date

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DATE:	05.11.2021
DRAWN:	HRTD
REVIEWED:	JCRS
PROJECT NO:	02.2015
SCALE:	12" = 1'-0"

SHEET TITLE:
FLOOR PLAN GENERAL NOTES

SHEET NO:
A0.2

GREEN BUILDING GENERAL REQUIREMENTS

1. EACH NEW APPLIANCE PROVIDED AND INSTALLED SHALL MEET ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.

2. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 9.303.2

3. WHEN SINGLE SHOWER FIXTURE ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE MAXIMUM ALLOWABLE FLOW RATE COLUMN CONTAINED IN TABLE 9.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO THE BE IN OPERATION AT A TIME (9.303.2)

4. THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUIT, OR OTHER OPENING IN THE BUILDING'S ENVELOPE AT EXTERIOR WALL SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE

5. ALL MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCE OF MOISTURE.

6. CONSTRUCTION WASTE SHALL BE REDUCED BY 50 %, AND HANDLED BY A CITY OF LOS ANGELES CERTIFIED HAULER

7. AN OPERATION AND MAINTENANCE MANUAL INCLUDING A MINIMUM, THE ITEMS LISTED IN SECTION 9.410.1 SHALL BE COMPLETED AND PLACE IN THE BUILDING AT THE TIME OF FINAL INSPECTION FOR GRN16 (9.410.1)

8. ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT (9.504.1)

9. DESIGNER URAL PAINTS AND COATINGS, ADHESIVES, CAULK AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLE 9.504.1-9.504.3

10. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION (9.504.2.4)

11. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

    A) CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.

    B)CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC'S (SPECIFICATION 01350)

    C) NSF/ANSI 140 AT THE GOLD LEVEL

    D) SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD

12. ALL NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USE IN THE INTERIOR OR EXTERIOR OF THE BUILDINGS SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 9.504.5

13. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GNR 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

14. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.

15. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.

16. NEWLY INSTALLED BATHROOM EXHAUST FAN SHALL COMPLY WITH THE FOLLOWING:

    a) EXHAUST FAN SHALL BE ENERGY STAR COMPLIANCE AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING.

    b) EXHAUST FAN, NOT FUNCTION AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

17. PRIOR TO BUILDING PERMIT ISSUANCE APPROVAL MUST BE OBTAINED FROM THE ENGINEERING DEPT. FIRE DEPT, AND THE PLANNING DEPARTMENT.

a) A BUILDING PERMIT SHALL BE SECURED FOR ALL PAVING AND SUBGRADE PREPARATION. SEC 3319.5

b) ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATIONS REQUIRES A GRADING PERMIT 3306.2

c) VEHICULAR DRIVEWAYS SHALL BE A MINIMUM OF 4" THICK 3319.6

d) ALL CONCRETE SHALL BE LAID ON FIRMLY COMPACTED SOIL. THE MINIMUM GRADING SHALL BE 0.5 %.

1. NO SUBPANELS SHALL BE LOCATED ON CLOSETS OR BATHROOMS NEC240-24 D,C,

a) G.F.C.I. PROTECTION IS REQUIRED FOR ALL GARAGE RECEPTACLES. N/A

b) RECESSED LIGHTS (NON-IC RATED) MUST BE MAINTAINED AT @ 3" CLEARANCE FROM INSULATION, RECESSED LIGHTS (NON-IC RATED) 1/2" FROM COMBUSTIBLES.

c) SHOW LOCATION OF SUBPANELS SO AS NOT TO PENETRATE MODIFIED 1-HR. WALL.

GREEN BUILDING GENERAL REQUIREMENTS CONT.

18. AN APPROVED BACKWATER VALVE IF REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.

19. ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, CLOTHE DRYER/WASHER, BUILT IN HEATER OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P. MOTOR OR LARGER, SHALL BE ON A SEPARATE #12AWG WIRE BRANCH CIRCUIT.

20. EACH DWELLING UNIT SHALL HAVE INSTALLED THERE IN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12AWG LUG WIRE AND A 15 AMP. INDICATING-TYPE SWITCH. N/A

21. ALL RAIN/DRAINAGE WATER TO BE DIRECTED AWAY FROM HOUSE PERIMETER AND FROM PROPERTY VIA GRAVITY TOWARDS STREET CURB.

22. CBC 310.9.1.4 REQUIRES SMOKE DETECTORS TO BE INSTALLED ON EACH STORY WHEN A DWELLING UNIT HAS MORE THAN 1-STORY.

23. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

24. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE PRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (SEPARATE PERMIT)

25. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

26. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LARR# 25042-T)

27. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MIN. FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.

28. SMART IRRIGATION SYSTEM, WEATHER BASED CONTROLLER WEATHERTRAK ET PLUS MODEL #WTPLS-09

29. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SEC. R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SEC. 4 OF AWPA U1.

30. BUILDINGS ON SITES WITH OVER 2,500 SQ FT. OF CUMULATIVE IRRIGATED LANDSCAPED AREAS SHALL HAVE IRRIGATION CONTROLLERS WHICH THAT ARE EITHER WEATHER-OR SOIL-BASED.

31. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10 (b) THROUGH 110.10 (c) SHALL BE PROVIDED TO THE OCCUPANT.

32. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1

33. FOR PROJECTS THAT INCLUDED LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL 1881)

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY — 2020 Los Angeles Green Building Code — **FORM GRN 18R**

WATER CONSERVATION NOTES - ORDINANCE #184248

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)

2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)

3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)

4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)

5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)

6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)

7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)

8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)

9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)

10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)

11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)

12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY — 2020 Los Angeles Green Building Code — **FORM GRN 4**

MANDATORY REQUIREMENTS CHECKLIST

NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # _____ - _____ - _____ Date: 04.08.20

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	A0.4	GRN 1 FORM
2	4.106.3	Grading and paving	A1.0	SHOWN AT 2% SHEET FLOW
3	4.106.4	Electric vehicle (EV) charging	A2.0/A2.4/A1.0	FLOOR PLAN, SITE PLAN
4	4.106.5	Cool roof for reduction of heat island effect	A2.4 / A2.9 / A2.10	ROOF PLAN
5	4.106.7	Reduction of heat island effect for non-roof areas	A1.0	SITE PLAN
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	EXCEPTION # 7	-
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	A0.3 / A0.4	TABLE 4.303.1/GRN 16 GREEN 14, NOTE #5 GREEN 18R, NOTE #2 AND #12
8	4.303.1.3.2	Multiple showerheads serving one shower	A0.4	GREEN 14, NOTE #6
9	4.303.3	Water submeters	A0.3	GREEN 18R, NOTE #1
10	4.303.4	Water use reduction	A0.3	GREEN 18R, NOTE #2 AND #12
11	4.304.1	Outdoor water use in landscape areas	A1.0/A1.1	LESS THAN 500 Ø
12	4.304.2	Irrigation controllers	A1.0	SITE PLAN
13	4.304.3	Metering outdoor water use	A0.3	GREEN 18R, NOTE #1
14	4.304.4	Exterior faucets	N/A	NO EXT. FAUCET
15	4.304.5	Swimming pool covers	N/A	NO SWIMING POOL
16	4.305.1	Graywater ready	N/A	NO GRAY WATER
17	4.305.2	Recycled water supply to fixtures	N/A	NO RECYCLE WATER
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	NO COOLING TOWERS
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	NO COOLING TOWERS
20	4.305.4	Groundwater discharge	N/A	NO GROUNDWATER
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	A0.4	GREEN 14, NOTE #3
22	4.407.3	Flashing details	A6.0/A7.1	1-4/A7.1

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY — 2020 Los Angeles Green Building Code — **FORM GRN 4**

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.407.4	Material protection	A0.4	GRN14 #10
24	4.408.1	Construction waste reduction	A0.4	GREEN 14, NOTE #11
25	4.410.1	Operation and maintenance manual	A0.4	GREEN 14, NOTE #12
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	N/A	NO FIREPLACE
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A0.4	GREEN #14 / #14
28	4.504.2	Finish material pollutant control	A0.4	GREEN 14, NOTE #15
29	4.504.2.1	– Adhesives, sealants, caulks	A0.4	GREEN 14, NOTE #15
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	A0.4	GREEN 11/14, NOTE #16
33	4.504.3	Carpet systems	A0.4	GREEN 14, NOTE #17
34	4.504.3.1	Carpet cushion	A0.4	GREEN 14, NOTE #17
35	4.504.4	Resilient flooring systems	A0.4	GREEN 14, NOTE #18
36	4.504.5	Composite wood products	A0.4	GREEN 14, NOTE #19
37	4.504.6	Filters	A0.4	GREEN 14, NOTE #21
38	4.505.2.1	Capillary break	S-D6	DETAIL #6
39	4.505.3	Moisture content of building materials	A0.4	GREEN 14, NOTE #21
40	4.506.1	Bathroom exhaust fans	A0.4/A2.0/A2.4	GREEN 14, NOTE #25
41	4.507.2	Heating and air-conditioning system design	A0.4	GREEN 14, NOTE #26

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NOTE:
THE HEATING AND AIR -CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004 (4.507.2)
FROM GNR16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING AT A MINIMUN, THE ITEMS LISTED IN SECTION R1.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION (4.410.1)

CITY OF LOS ANGELES NOTES CONT.

SECURITY REQUIREMENTS

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. (6706)

2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD 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. (6707)

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. (6709.4)

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. (6708)

5. 5ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES 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. (6709.5, 6709.7)

6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)

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". (6709.2)

8. 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. (91.6709.1 ITEM 2)

9. 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 FROM TRACK WHILE IN THE CLOSED POSITION. (6710)

10. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

11. 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 BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

14. GLAZED OPENINGS WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)

16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES. A DEVICE SHALL BE INSTALLED IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 6715.1

18. SLIDING GLASS WINDOWS SASH SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.

19. 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. (6715.4)

20. ALL OTHER OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716.6)

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

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History record:

Date	Description

Revisions:

No.	Description	Date
1	BUILDING COMMENTS	08.06.2020

OWNERSHIP AND USE OF DOCUMENTS
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DATE:	05.11.2021
DRAWN:	HRTD
REVIEWED:	JCRS
PROJECT NO:	02.2015
SCALE:	12" = 1'-0"

SHEET TITLE:

GREEN NOTES

SHEET NO:

A0.3

STORM WATER POLLUTION CONTROL
(2020 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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VOC CONTENT VERIFICATION CHECKLIST
(2017 Los Angeles Green Building Code)

FORM GRN 2

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks.

This form is required at final inspection. Attach product specification sheets and other supporting documents.
(Use additional sheets if necessary.)

Address: 1584 W OAK GROVE PL **Permit #** _____ - _____ - _____

Item #	Product Category (e.g. paint, carpet, adhesive)	Product Manufacturer	Product Specification (e.g. model #)	VOC Content (in grams / liters) or Test Certification (See product label or MSDS)	Allowable VOC Limits * (in grams / liters)

* Allowable limits can be found in LAGBC Tables 4.504.1, 4.504.2, 4.504.3, 5.504.4.1, 5.504.4.2, and 5.504.4.3 (also provided on form GRN 11)

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FORMALDEHYDE EMISSIONS VERFICATION CHECKLIST
(2017 Los Angeles Green Building Code)

FORM GRN 3

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood.

This form is required at final inspection. Attach product specification sheets and other supporting documents.
(Use additional sheets if necessary.)

Address 1584 W OAK GROVE PL **Permit #** _____ - _____ - _____

Item #	Product Category (e.g. particleboard, hardwood plywood, etc..)	Product Manufacturer	Product Specification (e.g. model #)	CARB Certification or Formaldehyde Content (in parts per million)	Formaldehyde Limits * (in parts per million)

* Allowable limits can be found in LAGBC Tables 4.504.5 and 5.504.4.5 (also provided on form GRN 11)

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VOC AND FORMALDEHYDE LIMITS
2020 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million, PRODUCT / CURRENT LIMIT

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of ⅝ inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT 1,2
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168. http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

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LANDSCAPE CERTIFICATION
2017 Los Angeles Green Building Code
(This form is required at final inspection)

FORM GRN 12

LANDSCAPING

Section A: Landscape Designer

- ☐ I certify that I am qualified by the State of California to perform landscape design services; the landscape design and water use calculations for this project were prepared by me or under my supervision; the landscape design and water use calculations comply with the requirements of the Model Water Efficient Landscape Ordinance, and the Landscape Documentation Package is complete; **OR**
- ☐ Interior T.I., no landscape work performed **(do not complete sections B or C below)**; **OR**
- ☐ This project is not subject to the Model Water Efficient Landscape Ordinance **(do not complete sections B or C below)**.

Name: _____ Relationship to Project: _____

Company Name (if applicable): _____ State License # (if applicable): _____

Signature: _____ Date: _____

Section B: Landscape Installer

- ☐ I certify that (a) I am qualified by the State of California to provide landscape design services; the landscape project for this project was installed by me or under my supervision; (b) the landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the Model Water Efficient Landscape Ordinance, (c) a diagram of the irrigation plan showing hydrozones is kept with the irrigation controllers, (d) the Certificate of Completion has been completed in compliance with the requirements of the Model Water Efficient Landscape Ordinance and shall be implemented.

Name: _____ Relation to Project: _____

Company Name (if applicable): _____ State License # (if applicable): _____

Signature: _____ Date: _____

Section C: Owner/Representative

- ☐ I certify that I am the property owner or an authorized representative and have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is my responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Signature: _____ Date: _____

Qualified irrigation service provider: *The following individuals are authorized to provide services required by the Irrigation Guidelines in the State of California: Landscape Architects, Landscape Contractors, Landscape Designers and Irrigation Consultants. Personal property owners may design and sign plans for work on any property they own. (Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)*

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2020 Los Angeles Green Building Code

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

FORM GRN 14

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. 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. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed so only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (WMELO, § 492.7)
8. 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)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's exterior and interior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2020 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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PROJECT NAME:
1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

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info@rsdesignbuild.com www.rsdesignbuild.com

History record:

Date	Description

Revisions:

No.	Description	Date

RS25H5121SR

24.5 cu. ft. Side-by-Side Refrigerator

Features

- Large Capacity – 24.5 cu. ft.
- External Filtered Water and Ice Dispenser
- CoolSelect Zone™ Drawer
- Twin Cooling Plus®
- ENERGY STAR®-Compliant
- In-Door Ice Maker
- LED Tower Lighting
- Multi Air Flow
- Power Freeze and Power Cool Options
- Tempered Glass Spill-Proof Shelves
- Gallon Door Bins

Convenience

- Door Alarm
- Water Filter Indicator

ENERGY STAR®-rated: CEE Tier 1
11.1% more efficient than Federal Standard
634 kWh/yr





Side-by-Side Design



CoolSelect Zone™

Available Colors

Stainless Steel | White

Signature Features

COOLSELECT ZONE™ DRAWER

- CoolSelect Zone™ provides additional temperature control for your food storage needs with Quick Cool, Thaw and Cool Mode options.

TWIN COOLING PLUS®

- Keeps food fresher longer – Twin Cooling Plus® humidity levels up to 3.6x higher than single cooling.
- Refrigerator air is kept at higher, near-commercial-grade humidity levels to keep perishable fruits and vegetables fresher longer.
- Drier freezer air means less freezer burn for better-tasting frozen foods.

LED TOWER LIGHTING

- Our new strategically placed Tower lighting gently brightens every corner of your refrigerator while reducing heat and energy output. Its space-saving design leaves more room for groceries.

SAMSUNG

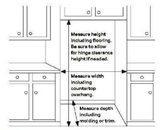
RS25H5121SR

24.5 cu. ft. Side-by-Side Refrigerator

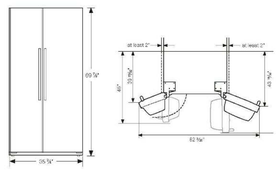
Installing Your Refrigerator

1. Measure the height, width and depth of the opening, making sure to include baseboards, molding, tile, countertop overhang, etc. Check to be sure there is enough room to open the door to inside walls, islands or other obstacles when measuring.
2. Refer to illustration below to determine dimensions.
3. Allow 2" of clearance on hinge side of refrigerator when installing next to a wall where handle may make contact.
4. Allow 1" minimum clearance at rear for proper air circulation and water/electrical connections. Allow a 3/8" minimum clearance at sides and top for ease of installation.
5. Ensure each door and entryway in the home is wide enough for the refrigerator to be moved through easily.

Please note: The following dimension and cutout information is for planning purposes only. For complete installation details consult manual packed with product, or download manual online at samsung.com.



Dimensions



Total Capacity: 24.5 cu. ft.

Refrigerator: 15.32 cu. ft.

- Multi Air Flow
- CoolSelect Zone™
- 4 Tempered Glass Spill-Proof Shelves
- 2 Clear Crispers
- 1 Clear Drawer
- 5 Door Bins
  - 2 Gallon Bins
  - 2 Clear Bins
  - 1 Dairy Bin
- LED Tower Lighting

Freezer: 9.18 cu. ft.

- External Filtered Water and Ice Dispenser (Crushed or Cubed Ice)
- Automatic In-Door Ice Maker
- 4 Glass Shelves
- 3 Clear Door Bins
- 2 Clear Drawers
- LED Tower Lighting

Accessories
Water Filter: HAF-CIN

Warranty
One (1) Year Parts and Labor on Refrigerator
Five (5) Years Parts and Labor on Sealed Refrigeration System Only*
Ten (10) Years Parts and Five (5) Years Labor on Digital Inverter Compressor

*Compressor, evaporator, condenser, drier, connecting tubing.

Product Dimensions & Weight
Dimensions (WxHxD) with hinges, handles and doors:
35 1/4" x 69 1/4" x 36 1/4"

Dimensions (WxHxD) without hinges and door):
35 1/4" x 68 1/4" x 29 1/4"

Dimensions (WxHxD) with hinge and door, no handle:
35 1/4" x 69 1/4" x 33 1/4"

Weight: 278.8 lbs.

Shipping Dimensions & Weight (WxHxD)
Dimensions: 37 1/4" x 78 1/4" x 36 1/4"

Weight: 286.6 lbs.

Color	Model #	UPC Code
Stainless Steel	RS25H5121SR	887276956107
White	RS25H5121WW	887276957210

SAMSUNG

Actual color may vary. Design, specifications, and color availability are subject to change without notice.
Non-metric weights and measurements are approximate.
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DW80F600UTS

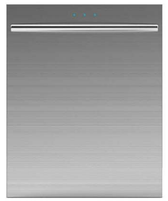
Stainless Dishwasher

Features

- Quiet operation – 48 dBA*
- ENERGY STAR® rated: 265 kWh/year
- Hidden Heating Element
- Double Filtration System
- Electronic Touch Sensor
- Hard Food Disposer
- 3 Spray Wash Arms (Upper, Middle, Lower)
- 4 Wash Cycles and 2 Wash Options
- Fan Condensing Drying System
- 2-Piece Removable Silverware Basket
- Adjustable Racking System
- Stainless Steel Interior

Convenience

- Child Lock
- Rinse Refill Indicator
- Cycle Progress Indicator
- Last Cycle Memory
- Audible End-of-Cycle Signal
- Self-Cleaning Filtration System
- True Hold Door
- Five Sensors (Digital Leakage, Water Fill, Overflow, Low Level Water, Turbidity)





Quiet Operation



Adjustable Racking System

Available Colors

Stainless Steel | White | Black

Signature Features

QUIET. POWERFUL.
Performance (48dBA/water usage)

- First-rated 48 dBA makes it among the quietest in its class.†
- Axle layer door and special insulation system significantly minimizes noise during operation.†
- Only 4 gallons of water used per cycle saves on water usage.

†Data on DW80F600UTS
*Ambient testing in 48 dBA to 50 dBA. Normal conversation registers 60 dBA.

ENERGY EFFICIENT
ENERGY STAR®

- This dishwasher is ENERGY STAR® 2013 Tier 1 compliant so that you can save money on your energy and water bills.
- Uses less than 265 kWh of power per year,† exceeding Department of Energy standards.

†Based on 2013 standards

FLEXIBLE DESIGN FOR MORE SPACE
Adjustable Racking System

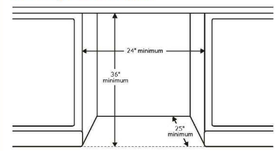
- With the Adjustable Racking System, the flexible and easy-to-use design frees up more space on the top rack for tall and oversized items.
- Allows you to fit more dishes with space for 15 place settings.

SAMSUNG

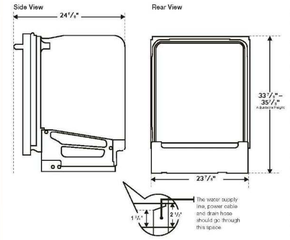
DW80F600UTS

Stainless Dishwasher

Installing Your Dishwasher



Dimensions



Performance

- 4 Wash Cycles
  - Smart Auto Wash
  - Heavy
  - Normal
  - Delicate-China/Gentle
- 2 Wash Options
  - NSF-Certified for Sanitize-
  - Delay Start – 3/6/9 Hours
- 3 Spray Wash Arms (Upper, Middle, Lower)
- Hidden Heating Element
- Double Filtration System
- Electronic Touch Sensor
- Hard Food Disposer
- Fan Assisted Condensing Drying System
- Self-Cleaning Filtration System
- Stainless Steel Interior

Convenience

- Child Lock
- Rinse Refill Indicator
- Cycle Progress Indicator
- Last Cycle Memory
- Audible End-of-Cycle Signal
- True Hold Door
- Five sensors (Digital Leakage, Water Fill, Overflow, Low Level Water, Turbidity
- 2 Silverware Baskets
- Adjustable Racking System

Warranty
One (1) Year All Parts and Labor
Five (5) Year Limited on Printed Circuit Board and Interior Nylon Racks.
Lifetime Limited Warranty on Stainless Steel Door Liner and Tub for Leakage

Product Dimensions & Weight (WxHxD)
Dimensions (adjustable):
23 1/8" x 33 1/8" – 35 1/8" x 24 1/8"

Weight: 108 lbs.

Shipping Dimensions & Weight (WxHxD)
Dimensions:
27 1/8" x 37 1/8" x 28 1/8"

Weight: 125 lbs.

Color	Model #	UPC Code
Stainless Steel	DW80F600UTS	887276988887
White	DW80F600UTW	887276985534
Black	DW80F600UTB	887276985527

SAMSUNG

Actual color may vary. Design, specifications, and color availability are subject to change without notice. Non-metric weights and measurements are approximate.
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VENSTAR®

ColorTouch®

High Resolution, Touch Screen Display Digital Thermostat

RESIDENTIAL MODELS

NEW Wi-Fi On Board
T7850 & T7900



5.25"w x 4"h x 1.1"d

features for model **T7800**

- Up to 4 Heat & 2 Cool Stages
- Gas Electric or Heat Pump Control
- Dual Fuel Capable
- Simple as you want Operation™
- Switchable Programmable or Non Programmable
- Adjustable Timers & Deadbands
- Set Point Limiting
- Programmable Fan
- Accepts Remote Sensor or Outdoor Sensor
- Choice of English, Spanish or French
- Customizable Screensaver & Wallpaper
- API for 3rd Party monitor & control

Simply connected.
Anytime. Anywhere.

Remote Control.
From the couch to across town, it's the coolest app on the web for your mobile device.

VENSTAR smart℠

Monitor & Control
your thermostat from anywhere using your iPhone, iPad, Android or Amazon, (Kindle Fire, Kindle Fire Phone) device.



Skyport
Wi Fi
works with amazon alexa

model **T7850**	model **T7900**
All of the T7800 features plus:	**All of the T7800 features plus:**
• **Wi-Fi Built In** — Free mobile apps available	• **Wi-Fi Built In** — Free mobile apps available
• Drop down current weather and forecast screen	• Controls humidification & dehumidification
• Title 24 Compliant	• Drop down current weather and forecast screen
• OpenADR Compliant	• Title 24 Compliant
	• OpenADR Compliant

cULus LISTED 4295 | FC | Industry Canada | Industrie Canada

accessories

ACC-TSENWIFI - Wi-Fi Sensor
ACC-TSEN - Indoor/Outdoor Temp. Sensor
ACC-TSENWB - Remote Temp. Sensor with override button
ACC-DSEN - Duct Sensor
ACC-FP1BW - Burl wood faceplate
ACC-FP1SL - Silver faceplate
ACC-FP1BL - Black faceplate
ACC-WPLWH - Wall Plate

Patents Issued & Patents Pending
venstar.com

Skyport

FREE Services

... help you connect to your ColorTouch thermostats (T7850 & T7900)



With our FREE app, access all these features remotely from your mobile device



Monitor & Control Thermostat Information
- Name & Location of the Thermostat
- Current Weather & Forecast
- Change Heat & Cool Setpoints
- Change Thermostat Modes
- View Equipment Status: Heating, Cooling, Off – Including Lockouts

Set "Home" or "Away" at the Touch of a Button

Enable or Disable the Time Period Schedule

View Thermostat Alerts
- Supply Air Temperature
- Time for Service
- Air Filter Replacement
- Humidity Pad Replacement
- UV light bulb Replacement

Send Text Messages to the Thermostat



View Current System Temperatures with High and Low Values for the Day
- Indoor Temperature
- Indoor Humidity*
- Outdoor Temperature
- Remote Temperature**
- Supply Air Temperature**
- Return Air Temperature**

View Heating & Cooling Runtimes for the Day, Current Week, and Last Week

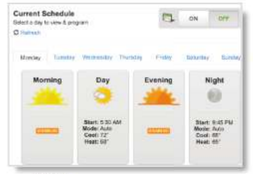
FREE Additional Features available from the Skyport website:



View Daily, Weekly, and Monthly Runtime Graphs

Advanced Configuration
- Stage Deadbands
- Stages of Cooling & Heating
- Hum/Dehum Setpoints*
- Thermostat Language
- Readout in Degrees F or C
- Display Brightness
- Night Dimmer
- Screen Savers and more

Program Time Period Schedules



Security Settings
- Change the Passcode
- Set View Only Access
- Disable Mode Changes
- Disable/Enable Override
- Enable Setpoint Limits

** T7900 only.*
*** Remote sensor required for this feature*

VENSTAR®
www.venstar.com

02.17

Ellerstar Inc.
68-0094

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

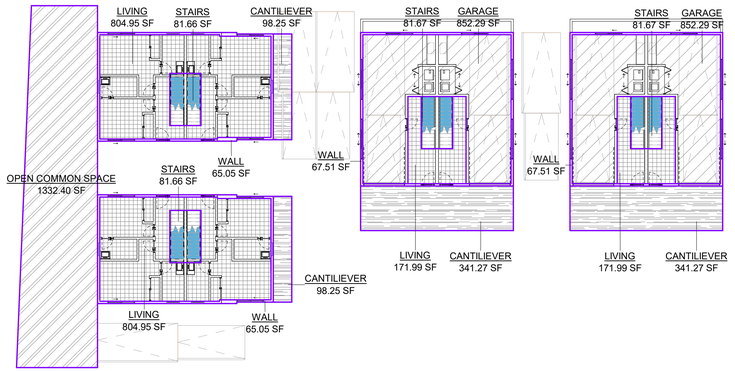
DESIGN GROUP
669 N. 3RD AVE. UPLAND CA, 91786
T. 626. 417. 6299
T. 626. 417. 6288
info@rsdesignbuild.com
www.rsdesignbuild.com

History record:

Date	Description

Revisions:

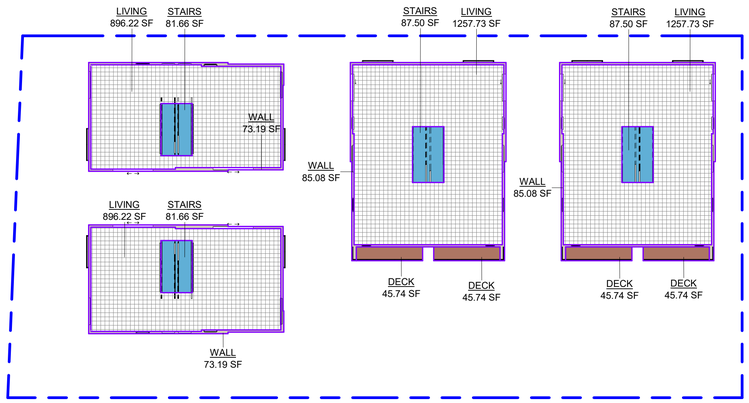
No.	Description	Date



FIRST LEVEL

SCALE: 1/16" = 1'-0"

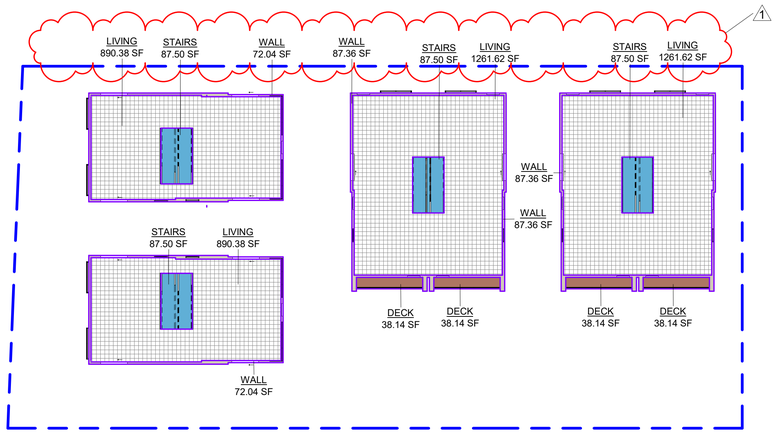
1



SECOND LEVEL

SCALE: 1/16" = 1'-0"

2



THIRD LEVEL

SCALE: 1/16" = 1'-0"

3

BUILDING AREA LEGEND

- CANTILIEVER
- GARAGE
- LIVING
- OPEN COMMON SPACE
- STAIRS
- WALL

AREA ANALYSIS

BUILDING A

	ZONING	BUILDING	SCHOOL	U
• FIRST FLOOR	171.99 SQ.FT	171.99 SQ.FT	321.17 SQ.FT	
STAIRS		81.67 SQ.FT		
GARAGE				852.29 SQ.FT
CANTILEVER	341.27 SQ.FT	341.27 SQ.FT		
• SECOND FLOOR	1,257.73 SQ.FT	1,257.73 SQ.FT	1,430.31 SQ.FT	
STAIRS		87.50 SQ.FT		
DECK		91.48 SQ.FT		
• THIRD FLOOR	1,261.62 SQ.FT	1,261.62 SQ.FT	1,436.48 SQ.FT	
STAIRS		87.50 SQ.FT		
DECK		76.28 SQ.FT		
	3,032.61 SQ.FT	3,457.04 SQ.FT	3,187.96 SQ.FT	852.29 SQ.FT

BUILDING B

	ZONING	BUILDING	SCHOOL	U
• FIRST FLOOR	171.99 SQ.FT	171.99 SQ.FT	321.17 SQ.FT	
STAIRS		81.67 SQ.FT		
GARAGE				852.29 SQ.FT
CANTILEVER	341.27 SQ.FT	341.27 SQ.FT		
• SECOND FLOOR	1,257.73 SQ.FT	1,257.73 SQ.FT	1,430.31 SQ.FT	
STAIRS		87.50 SQ.FT		
DECK		91.48 SQ.FT		
• THIRD FLOOR	1,261.62 SQ.FT	1,261.62 SQ.FT	1,436.48 SQ.FT	
STAIRS		87.50 SQ.FT		
DECK		76.28 SQ.FT		
	3,032.61 SQ.FT	3,457.04 SQ.FT	3,187.96 SQ.FT	852.29 SQ.FT

BUILDING C

	ZONING	BUILDING	SCHOOL	U
• FIRST FLOOR	804.95 SQ.FT	804.95 SQ.FT	951.66 SQ.FT	
STAIRS		81.66 SQ.FT		
GARAGE				
CANTILEVER	98.25 SQ.FT	98.25 SQ.FT		
• SECOND FLOOR	896.22 SQ.FT	896.22 SQ.FT	1,051.07 SQ.FT	
STAIRS		81.66 SQ.FT		
DECK				
• THIRD FLOOR	890.38 SQ.FT	890.38 SQ.FT	1,049.42 SQ.FT	
STAIRS		87.50 SQ.FT		
DECK				
	2,689.80 SQ.FT	2,940.62 SQ.FT	3,052.15 SQ.FT	

BUILDING D

	ZONING	BUILDING	SCHOOL	U
• FIRST FLOOR	804.95 SQ.FT	804.95 SQ.FT	951.66 SQ.FT	
STAIRS		81.66 SQ.FT		
GARAGE				
CANTILEVER	98.25 SQ.FT	98.25 SQ.FT		
• SECOND FLOOR	896.22 SQ.FT	896.22 SQ.FT	1,051.07 SQ.FT	
STAIRS		81.66 SQ.FT		
DECK				
• THIRD FLOOR	890.38 SQ.FT	890.38 SQ.FT	1,049.42 SQ.FT	
STAIRS		87.50 SQ.FT		
DECK				
	2,689.80 SQ.FT	2,940.62 SQ.FT	3,052.15 SQ.FT	

SITE ANALYSIS

OPEN SPACE CALCULATION

Open Spaces per LAMC 12.21 G:
100 SF /DU <3 Habitable Rooms
125 SF /DU =3 Habitable Rooms
175 SF /DU >3 Habitable Rooms

Applicable to lots containing 6 or more residential dwelling units.

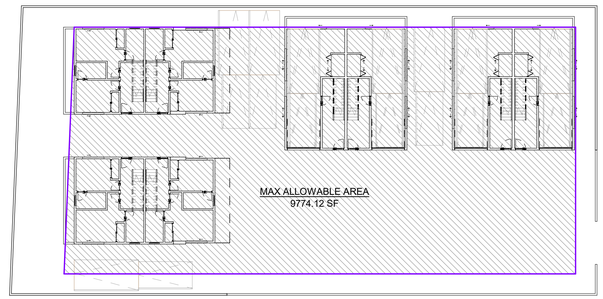
	DU	HAB. ROOM	REQUIRED	PROVIDED
BLDG A	1	5	175 SF	83.88 SF
	2	5	175 SF	
	Req Open Space per Bldg		350 SF	
BLDG B	3	5	175 SF	83.88 SF
	4	5	175 SF	
	Req Open Space per Bldg		350 SF	
BLDG C	5	4	175 SF	-
	6	4	175 SF	
	Req Open Space per Bldg		350 SF	
BLDG D	7	4	175 SF	-
	8	4	175 SF	
	Req Open Space per Bldg		350 SF	

TOTAL OPEN SPACE REQUIRED	1,400 SF
PRIVATE OPEN SPACE PROVIDED	167.76 SF
COMMON OPEN SPACE PROVIDED	1,332.40 SF
TOTAL OPEN SPACE PROVIDED	1,500.16 SF

PARCEL SQUARE FOOTAGE:	13,051.00 SQ.FT.
MAX ALLOWABLE FLOOR AREA	9,774.12 SQ.FT.
.	
BUILDING A	1,173.46 SQ.FT
BUILDING B	1,173.46 SQ.FT
BUILDING C	951.66 SQ.FT
BUILDING D	951.66 SQ.FT
TOTAL FOOT PRINT SQ. FT. =	4,250.24 SQ.FT
LOT COVERAGE =	32.0 %
BUILDING A	3,187.96 SQ.FT
BUILDING B	3,187.96 SQ.FT
BUILDING C	3,052.15 SQ.FT
BUILDING D	3,052.15 SQ.FT
TOTAL SQ. FT. =	12,471.22 SQ.FT

FLOOR AREA RATIO (ALLOWABLE FLOOR AREA 3:1)

(29,322.36 : 12,471.22)



MAX ALLOWABLE AREA

SCALE: 1" = 20'-0"

4

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

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T. 626 . 417 . 6299
T. 626 . 417 . 6288
www.rsdesignbuild.com

History record:

Date	Description

Revisions:

No.	Description	Date
1	BUILDING COMMENTS	08.06.2020

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DATE:	05.11.2021
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BUILDING AREA ANALYSIS

SHEET NO:

A0.6

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
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ERIC GARCETTI
MAYOR

DEPARTMENT OF BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

SOILS REPORT APPROVAL LETTER

July 7, 2020

LOG # 113547
SOILS/GEOLOGY FILE - 2
LIQ

Sergio Alvarez
177 W. Colorado Blvd.
Pasadena, CA 91105

TRACT: WATTS' SUBDIVISION OF A PART OF THE RANCHO SAN RAFAEL(M R 5-200/201)
LOT(S): 57 (arb 12)
LOCATION: 1584 W. Oak Grove Pl

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	GSS-2824-1	05/28/2020	GSS Engineering, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed 4, three-story residential building. The earth materials at the subsurface exploration locations consist of up to 3 feet of uncertified fill underlain by native soils. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on properly placed fill.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study included as a part of the report/s demonstrates that the site does not possess a liquefaction potential. This satisfies the requirement of the 2020 Los Angeles City Building Code Section 1803.5.12.

As of January 1, 2020, the City of Los Angeles has adopted the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater(7011.3).
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
12. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report

shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

13. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
14. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
15. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
16. A supplemental report shall be submitted to the Grading Division of the Department containing temporary excavation recommendations if excavations deeper than 5 feet are anticipated.
17. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 5 feet in height and not exceeding 5 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
18. All foundations shall derive entire support from properly placed fill, as recommended.
19. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
20. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
21. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
22. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
23. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
24. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

25. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
26. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
27. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).
28. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
29. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
30. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

ALAN DANG
Structural Engineering Associate II

AD/ad
Log No. 113547
213-482-0480

cc: GSS Engineering, Inc., Project Consultant
LA District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District LA | Log No. 113547

APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS
A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012
Telephone No. (213)482-0480.
B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION: Tract: WATTS' subDivision (M R 5-200/201) OR A Part of the Rancho San Rafael | Block: | Lots: PTS7
2. PROJECT ADDRESS: 1584 OAK Grove Pl., Los Angeles, CA 90041
3. OWNER: Urban Cities Dev/Paradigm Collaborative | Address: 177 E. Colorado Blvd #200 | City: Pasadena | Zip: 91105 | Phone (Daytime):
4. APPLICANT: Hector Moreno | Address: 520 N. Myers St. | City: Burbank | Zip: 91506 | Phone (Daytime): 323 864-7272 | E-mail address: themorencagroup@yahoo.com
5. Report(s) Prepared by: GSS Engineering, Inc. | 6. Report Date(s): 5/28/20
7. Status of project: ☒ Proposed ☐ Under Construction ☐ Storm Damage
8. Previous site reports? ☐ YES If yes, give date(s) of report(s) and name of company who prepared report(s)
9. Previous Department actions? ☐ YES If yes, provide dates and attach a copy to expedite processing. Dates: 6/8/20
10. Applicant Signature: Position: Agent for owner

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
☒ Soils Engineering	2483.00	No. of Lots	
☐ Geology		No. of Acres	
☐ Combined Soils Engr. & Geol.		☐ Division of Land	
☐ Supplemental		Other	
☐ Combined Supplemental		☒ Expedite	191.50
☐ Import-Export Route		☐ Response to Correction	
Cubic Yards:		☐ Expedite ONLY	
		Sub-total	2674.50
		Surcharges	199.90
		TOTAL FEE	2874.40

Fee Due: $2874.40
Fee Verified By: HD Date: 6/10/20 (Cashier Use Only)

ACTION BY:
THE REPORT IS: ☐ NOT APPROVED
☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology Date
For Soils Date

PC-GMD-Ap001 (Rev-01/08/2017) Page 1 of 1 www.ladbs.org

PROJECT NAME:
1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

RS DESIGN GROUP
669 N. 3RD AVE. T. 626 . 417 . 6299
UPLAND CA, 91786 T. 626 . 417 . 6288
info@rsdesignbuild.com www.rsdesignbuild.com

History record:

Date	Description

Revisions:

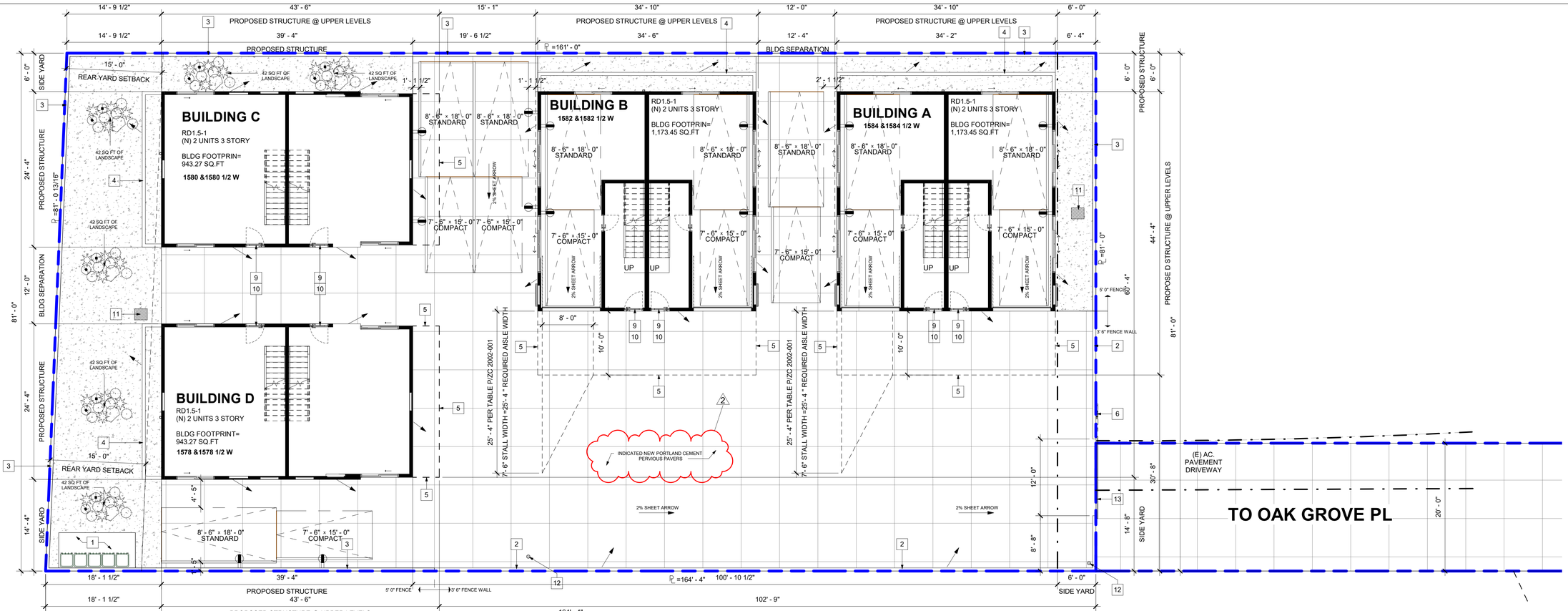
No.	Description	Date

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DATE:	05.11.2021
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	

SHEET TITLE:
SOILS REPORT APPROVAL

SHEET NO:
A0.7



PROPOSED SITE PLAN

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

1

HARDSCAPE & DECORATIVE ELEMENTS

SYMBOL	MATERIAL	UNIT	QTY.	COLOR	%
	INDICATES PERMEABLE NEW PORTLAND CEMENT CONCRETE PAVERS	SQ. FT	6,600.0 SF	WHITE W/ SRI OF LEAST 30	(13,110.00/ 6,600.00) 50.30 %
	BLUE STONE 1" GRAVEL	SQ. FT	1,972.0 SF	BLUE	(13,110.00 / 1,972.0) 15.00%
	GRANITE ROCK GARDEN	PZA	3		
	TOTAL PERMEABLE SURFACE				(13,110.00) 65.3%

PLANT LEGEND

SYMBOL	ABBREV	BOTANICAL NAME "COMMON NAME"	SIZE	QUTY.	SPACING	HIGH	SPREAD	EXPOSURE	IRRIGATION	REMARKS
	SEN SER	SENCEIO SERPENS "PUNK PICKLE"	1 GAL	PER PLAN	-	12"	-	SUN / SHADE	LOW WATER	SMALL SPACES AND ROCK GARDEN'S
	AGA ATTE	AGAVE ATTENUATA "GHOST AGAV"	15 GAL	PER PLAN	-	1.5'	5'	SUN / SHADE	LOW WATER	SMALL SPACES AND ROCK GARDEN'S
	HES PAR	HESPERALOE PARVIFLORA	1 GAL	PER PLAN	-	1.5'	2'	FULL SUN	LOW WATER	
	ECHE ELE	ECHEVERIA ELEGANS "MEXICAN SNOWBALL"	4" POT	PER PLAN	-	6"	-	FULL SUN	LOW WATER	

TOTAL OF LANDSCAPE PROVIDED = 7 PLANT AREA 42 SF E.A = 294 SQ. FT < 500 SQ.FT = OK

KEY NOTES

1. RECYCLING AREA
2. LOW WOOD FENCE, 3' 6". SEE ELEVATION
3. WOOD FENCE 5' 9". UNDER SEPARATED PERMIT
4. LID PLANTER BOX SEE CIVIL PLANS
5. INDICATES LINE OF STRUCTURE ABOVE
6. ADDRESS SIGN
7.
8.
9. DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD
10. SELF CLOSING, SELF LATCHING GATE, PROVIDE LOW VOLTAGE FOR AUTOMATIC OPENER
11. WATER BASED OR SOIL IRRIGATION CONTROL
12. POWER POLE (E)
13. SLIDING GATE

SITE NOTES

1. ALL OVERHEAD UTILITIES (ELECTRICAL, TELEPHONE, CABLE, ETC.) SHALL BE PLACED UNDERGROUND PER CITY OF LOS ANGELES B CODE 7.04.820. WHEN UNDERGROUND, OBTAIN SEPARATE UTILITY EXCAVATION PERMIT FROM EPWMS ADMIN ROOM 113 AT CITY HALL.

2. ALL UTILITY LINES SHALL BE INSTALL BELOW GROUND WITH TRENCH DAMS, IF UNDERGROUND SERVICE IS NOT CURRENTLY AVAILABLE, THEN PROVISIONS SHALL BE MADE FOR FUTURE UNDERGROUND SERVICES

3. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. [1804.3]

4. WATER SHALL BE DIRECT TO THE STREET WITH A 2% SLOPE MINI.

5. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

6. ALL LANDSCAPE ARE SHALL BE PERMANENTLY MAINTAINED AND IRRIGATED WITH AN AUTOMATIC SYSTEM

7. SMART IRRIGATION SYSTEM, WEATHER BASED CONTROLLER WEATHERTRAK ET PLUS MODEL #WTPLS-09

8. FOR PURPOSES OF PLANTING AND PAVERS STANDARDS ONLY THE FRONT YARD SHALL INCLUDED THE PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET.WITH THE EXCEPTION OF WALKWAYS, THE FRONT YARD SHALL BE PLANTED IN ITS ENTIRETY WITH TREE SHRUBS, GROUND COVER, AND WATER CONSERVING PLANTS MATERIALS. THE REMAINING OF THE PLANTING STRIP SHALL BE PLANTED WITH SMALL SHRUBS GROUND COVER AND WATER CONSERVING PLANT MATERIALS

9. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LARR# 25042-T)

10. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SEC. R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SEC. 4 OF AWPA U1.

11. MAX. DRIVEWAY SLOPE SHALL NOT EXCEED 20% ON VEHICULAR PATH OF TRAVEL AND SHALL NOT EXCEED 10% ON DRIVEWAY CROSS SLOPE, MAX. SLOPE OF 5% WITHIN PARKING ARE.

12. A. MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.

13. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

14. THE SERVICE PANEL OR SUBPANEL DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE (S) RESERVED FOR FUTURE EV CHARGING EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED "EV CAPABLE"

DRAINAGE NOTES

1. ALL IMMEDIATE GROUND AREAS AFFECTED BY NEW IMPROVEMENTS SHALL BE GRADED AWAY FROM WALL FOUNDATION AND ADJACENT PROPERTIES.

2. WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION TO PROTECT THE FOUNDATION WALL AND FOOTING OF THE PROPOSED IMPROVEMENTS.

3. ALL UNDERGROUND PIPES FROM DOWNSPOUTS AND AREA DRAINS HAVE AN ACCEPTABLE SLOPE LEADING TO THE INFILTRATION PIT AND OVERFLOW TO STREET CURB.

4. PRIOR TO INSTALLATION OF INFILTRATION PITS OVER FLOW PIPE TOWARDS STREET,OBTAIN A SEPARATE PERMIT AND INSPECTION FROM EPWN ADMIN.

5. ALL DOWNSPOUTS AT GUTTER LEVEL AND ALL HARDSCAPE AREA DRAINS THAT ARE CONNECTED TO THE INFILTRATION PIT, INFILTRATION AREA OR ANY OTHER BMP SHALL BE NET SCREENED.

6. CONTACT NEAL SHAPIRO (310) 458-8223 FOR BMP INSPECTION, TWO WORKING DAYS PRIOR TO START CONSTRUCTION OF URBAN RUNOFF MITIGATION PIT AND/OR INFILTRATION AREA.

7. NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES

8. CURB DRAIN SHALL BE INSTALLED PER THE APWA STANDARD DRAWINGS 150-3 SHEETS 1 AND 2

9. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MIN. FALL OF 6 INCHES WITHIN THE FIRST 10 FEET

10. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

NOTE:
PROVIDE INTUMESCENT FIRE-REISTIVE MASTIC COATING AT ALL EXPOSE METAL - ALBI CLAD 800 LARR #26098 CSI #078100

NOTE:
TO PRESERVE EXISTING POWER POLE, PROPOSED SLIDING GATE ACCES AND FENCE 5' HIGHT

LEGEND

- INDICATES PROPERTY LINE
- INDICATES NEW 3'-6" HEIGHT CMU FENCE, U.O.N
- INDICATES 2% SHEET
- INDICATES FUTURE EVSE (240V) CAR CHARGING STATION, GC. MUST COORDINATE WITH EVSE CAR CHARGING STATION FOR REQUIREMENTS TO ASSURE PROPER INSTALLATION. SEE NOTES ON THIS SHEET 13 -14

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
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History record:

Date	Description

Revisions:

No.	Description	Date
1	BUILDING COMMENTS	08.06.2020
2	LID COMMENTS	01.20.2022

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 12

Digitally Signed By: Orval Hernandez Mar Date: 05/09/2022
Department of Public Works, Bureau of Sanitation
Water Quality Protection Division

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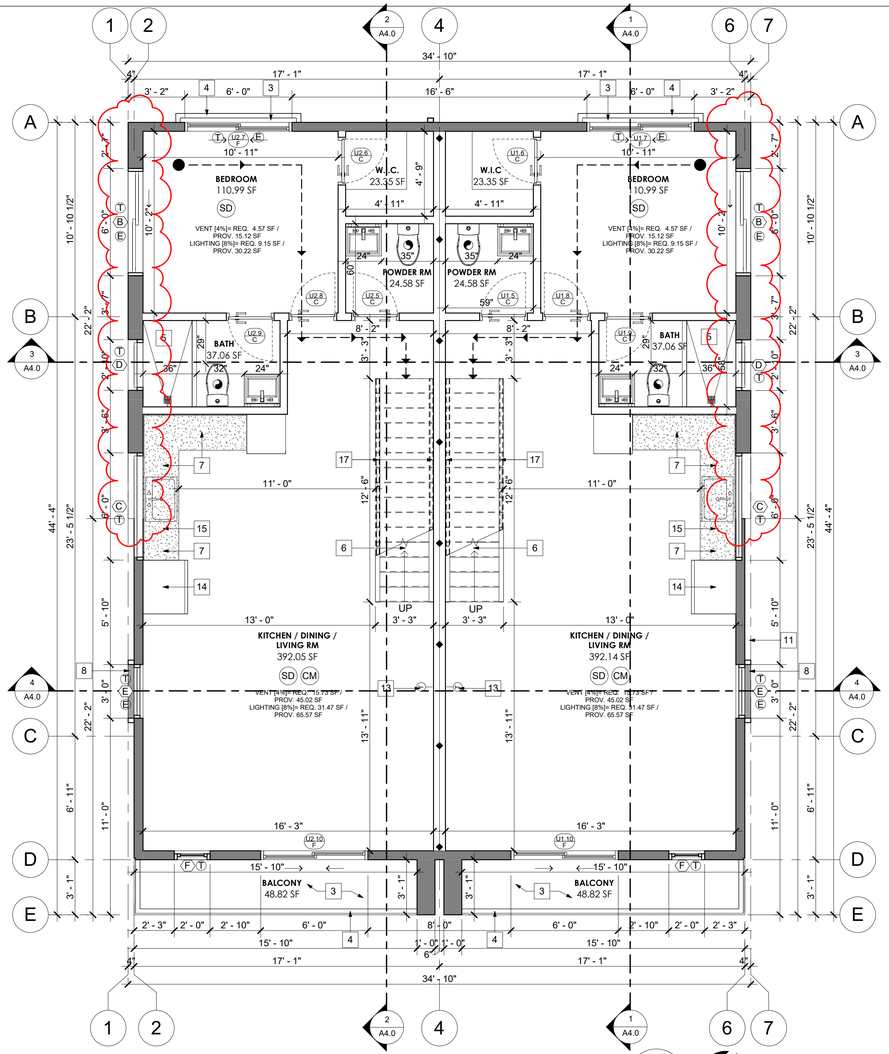
DATE:	01.20.2022
DRAWN:	HRTD
REVIEWED:	JCRS
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

PROPOSED SITE PLAN

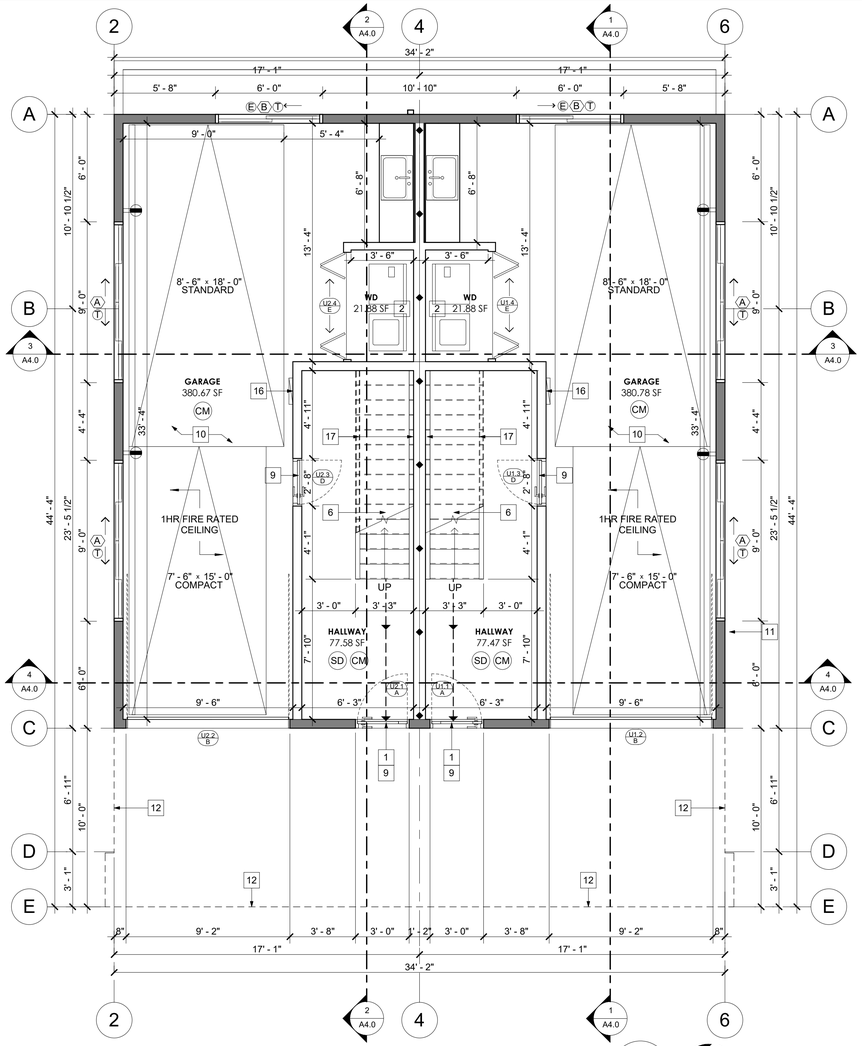
SHEET NO:

A1.0



BLDG A & B - SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



BLDG A & B - FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES

1. DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD.
2. PROVIDE 4" Ø CLOTHES DRYER MOISTURE EXHAUST DUCT AND LENGTH NOT TO EXCEED 14' WITH 2 ELBOWS PER CMC 504.3.2
3. BALCONY, PROVIDE DEX-O-TEX WITH COLOR MAKER SGRAFFINO + CP1000 ACTIVATOR PRIMER AT BALONEYS AND SIMILAR PROJECTION ICC-ESR-1757
4. PROVIDE 42" HT. STEEL GUARDRAIL PER (R312.1.2), SEE DETAIL 8 ON SHEET A5.0
5. BUILT IN SHOWER OR TUB WITH THE FOLLOWING SPACIFICATIONS:
   a. PROVIDE TILE AT FLOOR AND WALLS AT SHOWER
   b. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
   c. SHOWER COMPARTMENT SHALL HAVE A MIN. FINISH INT. OF 1024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" DIA. PER CPC 408.
   d. PROVIDE TEMPERED SHOWER GLASS ENCLOSURE. SHOWER DOOR SHALL SWING OUT AND OPEN SO AS TO MAINTAIN A MIN. 22 IN. UNOBSTRUCTED OPENING FOR EGRESS, PER CPC 408.5)
6. WOOD LAMINATE STAIR O/ 3/4" STR PLYWOOD. SEE STRUCTURAL DWGS.
7. SOLID SURFACE COUNTERTOP
8. METAL SOLID SHEET 3 "GRAY FINISHED
9. 20 MIN.RATED DOOR SELF-CLOSING AND SELF-LATCHING
10. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY CR309.1
11. PROVIDE ROOF DOWNSPOUT W/ OVERFLOW SCUPPER. SEE ELEVATIONS FOR FINISH
12. INDICATE LINE OF STRUCTURE ABOVE
13. THERMOSTAT (SEE SPECS A0.5)
14. ENERGY STAR REFRIGERATOR (SEE SPECS A0.5)
15. ENERGY STAR DISHWASHER (SEE SPECS A0.5)
16. INDICATES SUB-PANEL, SEE A2.1 FOR ADDITIONAL INFORMATION. PROVIDE BACKING IN WALL AS REQUIRED
17. PROVIDE 42" HT. STEEL HANDRAIL PER (R312.1.2), SEE DETAIL 5 ON SHEET A5.0

SHEET GENERAL NOTES

1. REFER TO SHEETS A6.0, A6.1 FOR TYPICAL SPECIFICATIONS.
2. ALL FIRE RATED ASSEMBLIES SHALL BE PER TABLE 720, GENERIC ASSEMBLIES OF GYPSUM HANDBOOK , HAVE LARR APPROVAL OR ICC APPROVAL.
3. GC. TO PROVIDE 1HR FIRE RESISTANCE RATING FOR EXTERIOR WALLS FOR R-3 AND OR U OCCUPANCY LESS THAT 5' FROM PROPERTY LINE OR ASSUMED PROPERTY LINE . (TABLE 602, 706.1.1, & 706.4, R302.1)
4. PROVIDE 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE TO ACHIEVE 1-HR SEPARATION.
5. PROVIDE NON-ABSORBENT WALLS AND CEILING AND APPROVED-SHATTER RESISTANT MATERIALS AT SHOWER ENCLOSURE OR WET AREAS.
6. WINDOWS AT SHOWERS/TUBS SHALL BE TEMPERED, IF LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
7. PROVIDE INSECT SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING/FRENCH DOORS.
8. PROVIDE A MINIMUM SHOWER AREA OF 1024 SQ. INCHES WITH A 30" DIAMETER, CLEAR TURNING CIRCLE.
9. ALL WINDOWS WITHIN 24" OF DOOR SHALL BE TEMPERED.
10. ALL HABITABLE ROOMS, EXCEPT BATHROOMS AND LAUNDRIES REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @ 1/2THE FLOOR AREA OF THE ROOM OR 5 S.F.MINIMUM (NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION).
11. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
12. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS AND LAUNDRY REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/10 OF THE FLOOR AREA OF THE ROOM OR 10 S.F. MINIMUM WHICHEVER IS GREATER.
13. ALL DOORS MUST OPEN OVER A LANDING NO MORE THAT 1.5" BELOW THE THRESHOLD
14. OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION
15. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAT WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANTS TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
16. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
   A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR <0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
   B. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.
   C. PIPING, WHETHER BURIED OF UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER HEATING SYSTEM, COOLING SYSTEN PIPING BELOW 55° F, AND THE FIRST FIVE FET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NONRECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE 1-T.
   d. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION. (TITLE 24, PART6, CHAPTER 7, SECTION 150(J))
17. BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
18. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT.
19. PLUMBING FIXTURE FLOW RATES:

-WATER CLOSET: FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS PER CGBC4.303
-LAVATORIES: LAVATORY FAUCETS SHALL HAVE A MAX. FLOW RATE NOT TO EXCEED 1.5 GALLONS PER MIN. AT 60 PSI. THE MIN. FLOW RATE SHALL NOT BE LESS THAN 0.8 GALLONS PER MIN. AT 20 PSI, PER CGBC 4.303.
-SHOWER HEADS: SINGLE SHOWER HEADS AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A MAX. FLOW RATE OF 2.0 GALLONS PER MIN. AT 80 PSI PER CGBC 4.303
-KITCHEN FAUCETS: THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MIN. AT 60 PSI PER CGBC 4.303

20. ALL SHOWER AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE, PER CPC 408.3'
21. DRAINAGE PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC.703.0 VENT PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC. 904.0
22. ALL DIMENSIONS ARE SHOWN TO FINISH FACE OF WALL U.O.N.
23. ALL DOOR JAMBS TO BE 4" AWAY FROM CORNER OF WALL, U.O.N.
24. SHOW LOCATION OF EXHAUST FANS ON PLANS FOR BATHROOMS CONTAINING BATHTUBS, SHOWER, OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE THAT THE BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:

-FANS SHALL BE ENERGY STAR COMLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
-FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

LEGEND

- EXTERIOR WALL -2X STUD WALL WITH INSULATION, PLYWOOD SHEATHING PER STRUCTURAL PLANS.
- 2X STUD, INTERIOR WALLS - SEE WALL TYPES.
- 1 HR RATED WALL - STC 50 SOUND RATED PER P/BC 2020-069. SEE A AND 1 ON SHEET A8.0
- # / # UNIT TYPE — DENOTES DOOR SYMBOL, REFER TO DOOR SCHEDULE, SHEETS A7.0
- # — DENOTES WINDOW SYMBOL, REFER TO WINDOW SCHEDULE, SHEETS A7.0
- INDICATES NEW MILLWORK
- SD — SMOKE DETECTOR HARDWIRED INTERCONNECT W/ BATTERY BACKUP AND LOW BATTERY SIGNAL - SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERV PER R314
- CM — BATTERY CARBON MONOXIDE ALARM, CARBON MONOXIDE SHALL INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP PER R315
- T — INDICATES TEMPERED GLASS
- E — INDICATES EGRESS WINDOW
- ENERGY STAR EXHAUST FAN WITH HUMIDISTAT CONTROL. MIN. MECHANICAL VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM FOR CONTINUOUS VENTILATION
- INDICATES FUTURE EVSE (240V) CAR CHARGING STATION, GC. MUST COORDINATE WITH EVSE CAR CHARGING STATION FOR REQUIREMENTS TO ASSURE PROPER INSTALLATION. SEE NOTE 20 ON THIS SHEET
- T — THERMOSTAT, E, SEE A0.5 SPEC
- INDICATES EMERGENCY EGRESS FROM EACH BEDROOM, DOES NOT EXCEED 50 FEET

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

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History record:

Date	Description

Revisions:

No.	Description	Date
1	BUILDING COMMENTS	08.06.2020

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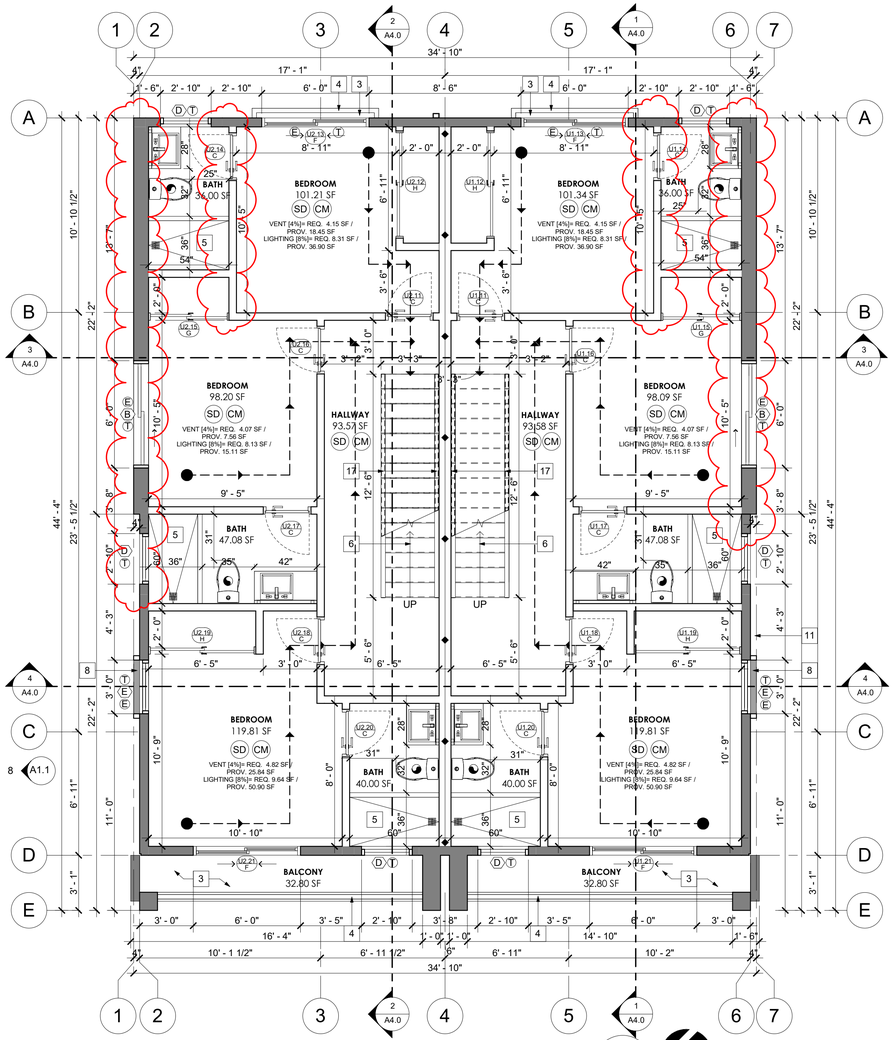
DATE:	05.11.2021
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG A & B - FIRST AND SECOND LEVEL FLOOR PLAN

SHEET NO:

A2.0



BLDG A & B - THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES

1. DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD.
2. PROVIDE 4" Ø CLOTHES DRYER MOISTURE EXHAUST DUCT AND LENGTH NOT TO EXCEED 14' WITH 2 ELBOWS PER CMC 504.3.2
3. BALCONY, PROVIDE DEX-O-TEX WITH COLOR MAKER SGRAFFINO + CP1000 ACTIVATOR PRIMER AT BALONEYS AND SIMILAR PROJECTION ICC-ESR-1757
4. PROVIDE 42" HT. STEEL GUARDRAIL PER (R312.1.2), SEE DETAIL 8 ON SHEET A5.0
5. BUILT IN SHOWER OR TUB WITH THE FOLLOWING SPACIFICATIONS:
   a. PROVIDE TILE AT FLOOR AND WALLS AT SHOWER
   b. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
   c. SHOWER COMPARTMENT SHALL HAVE A MIN. FINISH INT. OF 1024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" DIA. PER CPC 408.
   d. PROVIDE TEMPERED SHOWER GLASS ENCLOSURE. SHOWER DOOR SHALL SWING OUT AND OPEN SO AS TO MAINTAIN A MIN. 22 IN. UNOBSTRUCTED OPENING FOR EGRESS, PER CPC 408.5)
6. WOOD LAMINATE STAIR O/ 3/4" STR PLYWOOD. SEE STRUCTURAL DWGS.
7. SOLID SURFACE COUNTERTOP
8. METAL SOLID SHEET 3 "GRAY FINISHED
9. 20 MIN.RATED DOOR SELF-CLOSING AND SELF-LATCHING
10. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY CR309.1
11. PROVIDE ROOF DOWNSPOUT W/ OVERFLOW SCUPPER. SEE ELEVATIONS FOR FINISH
12. INDICATE LINE OF STRUCTURE ABOVE
13. THERMOSTAT (SEE SPECS A0.5)
14. ENERGY STAR REFRIGERATOR (SEE SPECS A0.5)
15. ENERGY STAR DISHWASHER (SEE SPECS A0.5)
16. INDICATES SUB-PANEL, SEE A2.1 FOR ADDITIONAL INFORMATION. PROVIDE BACKING IN WALL AS REQUIRED
17. PROVIDE 42" HT. STEEL HANDRAIL PER (R312.1.2), SEE DETAIL 5 ON SHEET A5.0

SHEET GENERAL NOTES

1. REFER TO SHEETS A6.0, A6.1 FOR TYPICAL SPECIFICATIONS.
2. ALL FIRE RATED ASSEMBLIES SHALL BE PER TABLE 720, GENERIC ASSEMBLIES OF GYPSUM HANDBOOK , HAVE LARR APPROVAL OR ICC APPROVAL.
3. GC. TO PROVIDE 1HR FIRE RESISTANCE RATING FOR EXTERIOR WALLS FOR R-3 AND OR U OCCUPANCY LESS THAT 5' FROM PROPERTY LINE OR ASSUMED PROPERTY LINE . (TABLE 602, 706.1.1, & 706.4, R302.1)
4. PROVIDE 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE TO ACHIEVE 1-HR SEPARATION.
5. PROVIDE NON-ABSORBENT WALLS AND CEILING AND APPROVED-SHATTER RESISTANT MATERIALS AT SHOWER ENCLOSURE OR WET AREAS.
6. WINDOWS AT SHOWERS/TUBS SHALL BE TEMPERED, IF LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
7. PROVIDE INSECT SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING/FRENCH DOORS.
8. PROVIDE A MINIMUM SHOWER AREA OF 1024 SQ. INCHES WITH A 30" DIAMETER, CLEAR TURNING CIRCLE.
9. ALL WINDOWS WITHIN 24" OF DOOR SHALL BE TEMPERED.
10. ALL HABITABLE ROOMS, EXCEPT BATHROOMS AND LAUNDRIES REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @ 1/2THE FLOOR AREA OF THE ROOM OR 5 S.F.MINIMUM (NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION).
11. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
12. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS AND LAUNDRY REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/10 OF THE FLOOR AREA OF THE ROOM OR 10 S.F. MINIMUM WHICHEVER IS GREATER.
13. ALL DOORS MUST OPEN OVER A LANDING NO MORE THAT 1.5" BELOW THE THRESHOLD
14. OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION
15. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAT WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANTS TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
16. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
   A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR <0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
   B. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.
   C. PIPING, WHETHER BURIED OF UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER HEATING SYSTEM, COOLING SYSTEN PIPING BELOW 55° F, AND THE FIRST FIVE FET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NONRECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE 1-T.
   d. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION. (TITLE 24, PART6, CHAPTER 7, SECTION 150(J))
17. BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
18. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT.
19. PLUMBING FIXTURE FLOW RATES:

-WATER CLOSET; FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS PER CGBC4.303
-LAVATORIES: LAVATORY FAUCETS SHALL HAVE A MAX. FLOW RATE NOT TO EXCEED 1.5 GALLONS PER MIN. AT 60 PSI. THE MIN. FLOW RATE SHALL NOT BE LESS THAN 0.8 GALLONS PER MIN. AT 20 PSI, PER CGBC 4.303.
-SHOWER HEADS: SINGLE SHOWER HEADS AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A MAX. FLOW RATE OF 2.0 GALLONS PER MIN. AT 80 PSI PER CGBC 4.303
-KITCHEN FAUCETS: THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MIN. AT 60 PSI PER CGBC 4.303

20. ALL SHOWER AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE, PER CPC 408.3'
21. DRAINAGE PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC.703.0 VENT PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC. 904.0
22. ALL DIMENSIONS ARE SHOWN TO FINISH FACE OF WALL U.O.N.
23. ALL DOOR JAMBS TO BE 4" AWAY FROM CORNER OF WALL, U.O.N.
24. SHOW LOCATION OF EXHAUST FANS ON PLANS FOR BATHROOMS CONTAINING BATHTUBS, SHOWER, OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE THAT THE BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:

-FANS SHALL BE ENERGY STAR COMLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
-FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

LEGEND

- EXTERIOR WALL -2X STUD WALL WITH INSULATION, PLYWOOD SHEATHING PER STRUCTURAL PLANS.
- 2X STUD, INTERIOR WALLS - SEE WALL TYPES.
- 1 HR RATED WALL - STC 50 SOUND RATED PER P/BC 2020-069. SEE A AND 1 ON SHEET A8.0
- # / # UNIT TYPE — DENOTES DOOR SYMBOL, REFER TO DOOR SCHEDULE, SHEETS A7.0
- # — DENOTES WINDOW SYMBOL, REFER TO WINDOW SCHEDULE, SHEETS A7.0
- INDICATES NEW MILLWORK
- SD — SMOKE DETECTOR HARDWIRED INTERCONNECT W/ BATTERY BACKUP AND LOW BATTERY SIGNAL - SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERV PER R314
- CM — BATTERY CARBON MONOXIDE ALARM, CARBON MONOXIDE SHALL INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP PER R315
- T — INDICATES TEMPERED GLASS
- E — INDICATES EGRESS WINDOW
- ENERGY STAR EXHAUST FAN WITH HUMIDISTAT CONTROL. MIN. MECHANICAL VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM FOR CONTINUOUS VENTILATION
- INDICATES FUTURE EVSE (240V) CAR CHARGING STATION, GC. MUST COORDINATE WITH EVSE CAR CHARGING STATION FOR REQUIREMENTS TO ASSURE PROPER INSTALLATION. SEE NOTE 20 ON THIS SHEET
- T — THERMOSTAT E, SEE A0.5 SPEC
- INDICATES EMERGENCY EGRESS FROM EACH BEDROOM, DOES NOT EXCEED 50 FEET

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
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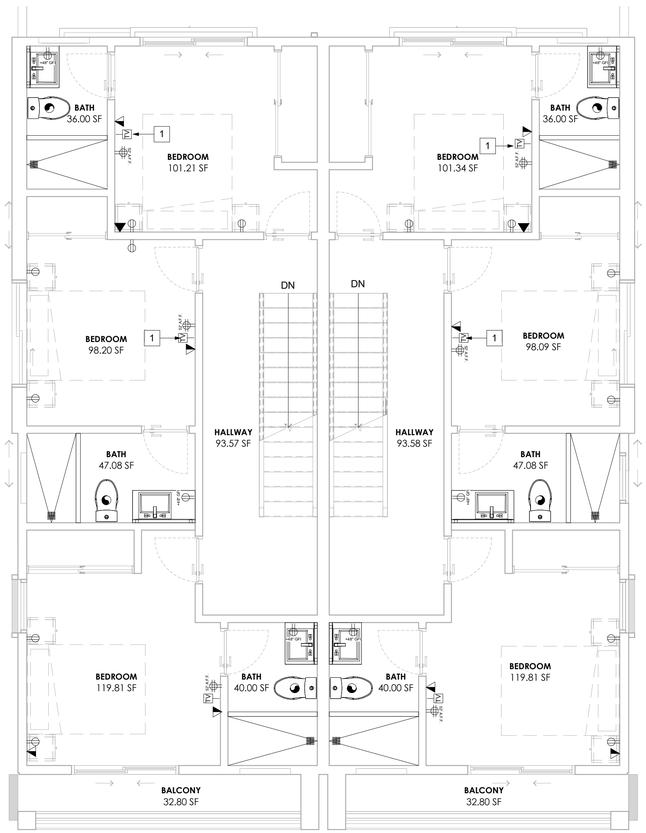
DATE:	05.11.2021
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG A & B - THIRD LEVEL FLOOR PLAN

SHEET NO:

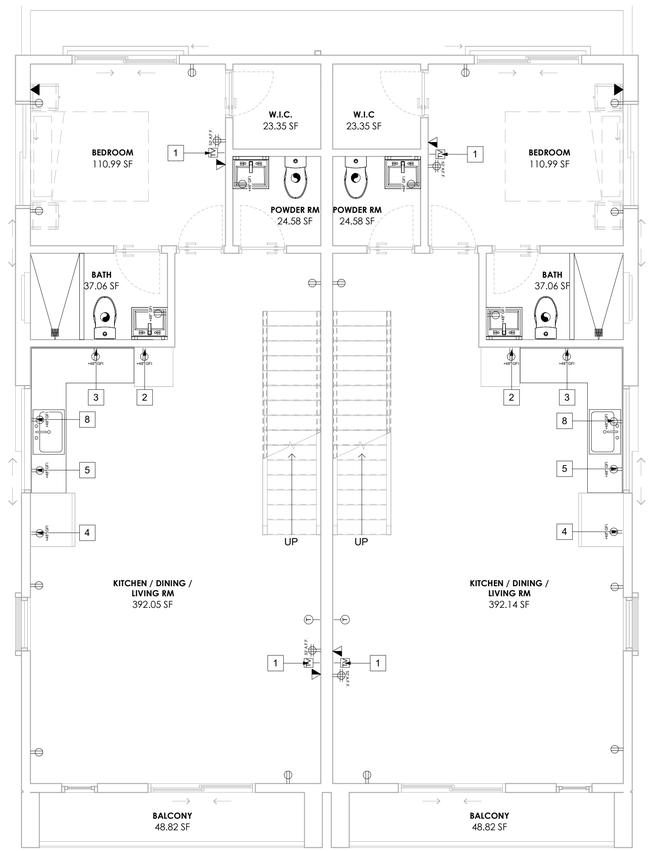
A2.1



BLDG A & B - THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

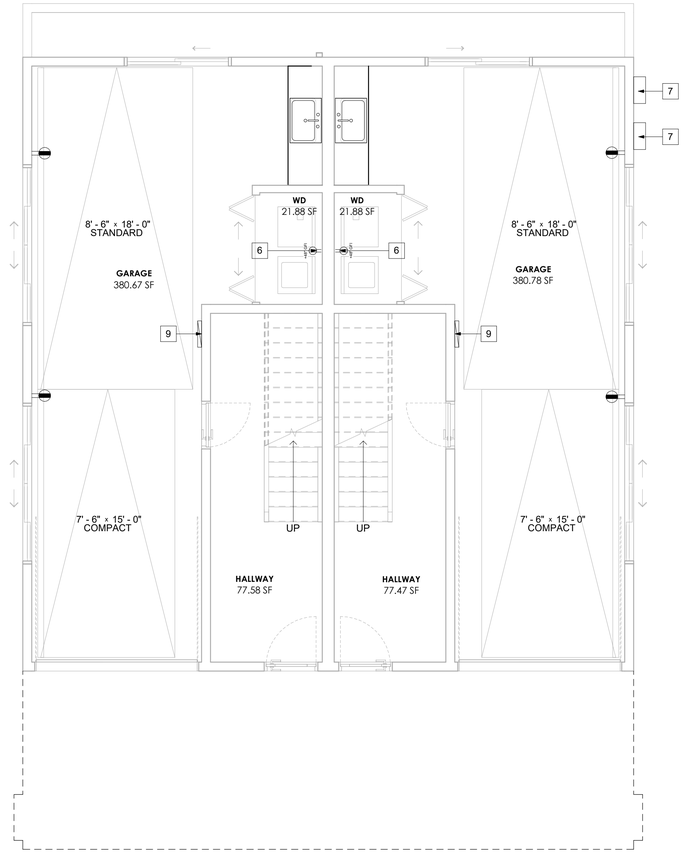
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BLDG A & B - SECOND LEVEL POWER/VOICE/DATA FLOOR PLAN

SCALE: 1/4" = 1'-0"

2



BLDG A & B - FIRST LEVEL POWER/VOICE/DATA FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

SHEET GENERAL NOTES

1. REFER TO SHEET A0.1, A0.2, A0.3, AND A0.4 FOR GENERAL NOTES.
2. SC = SEPARATE CIRCUIT.
3. DC = DEDICATED CIRCUIT.
4. TYPICAL HEIGHTS OF ELECTRICAL OUTLETS AND DEVICES ARE AS INDICATED:
   A. LOCATE CENTER LINE OF THERMOSTATS, PULL BOXES, AND CONTROL DEVICES AT + 42" ABOVE FINISHED FLOOR (U.O.N.)
   B. LOCATE SWITCHES/ DIMMERS AT 42" ABOVE FINISHED FLOOR GANG WITH OTHER OUTLETS WHERE ADJACENT,PROVIDE A SINGLE PIECE COVER PLATE WHERE SWITCHES/DIMMERS ARE GANGED TOGETHER.
   C. LOCATE CENTERLINE OF ALL WALL MOUNTED ELECTRICAL, TELEPHONE AND DATA OUTLETS AT + 18" ABOVE FINISHED FLOOR IN VERTICAL POSITION UNLESS OTHERWISE NOTED.
5. ALL EXPOSED ELECTRICAL DIVICES, I.E. SWITCHES, OUTLETS, WALL TELEPHONE MOUNTS, ETC AND ALL COVER PLATES TO BE WHITE SNAP-ON LUTRON FACEPLATES.
6. GENERAL CONTRATOR IS TO VERIFY THE PLUG AND CIRCUTING OF ANY SPECIALTY EQUIPMENT DURING ROUGH IN ELECTRICAL TO INSURE THE PROPER VOLTAGE AND PLUG CONFIGURATION.
7. TOTAL ENERGY CONSUMPTION FOR POWER AS REQUIRED BY C.A.C. TITLE 24.
8. LABEL ALL JUNCTION BOXES WITH CIRCUITS. LABEL PANEL WITH PREPRINTED TYPEWRITTEN PANEL SCHEDULE.
9. PROVIDE SUPPORT FOR ALL CONDUITS ABOVE THE CEILING AS REQUIRED PER CODE.
10. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPERED-RESISTANT RECEPTACLE CEC SECT. 406.11
11. BATHROOM RECEPTACLE SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT PER CEC SECT. 210.11 (C) 3"
12. CERTIFICATES OF INSTALLATION (CF2R- ENV, CF2R-LTG) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
13. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARMENT.
14. ALL MAJOR APPLIANCES SHALL HAVE DEDICATED CIRCUITS, PER 210.11(C)(1) & 422.10 (A) ANY FIXED APPLIANCE SUCH AS A DISPOSAL, DISHWASHER, CLOTHE DRYER , WASTE,

BUILT IN HEATER OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P MOTOR OR LARGER, SHALL BE ON A SEPARATE #12AWG WIRE BRANCH CIRCUIT.

15. NO- SUBPANELS SHALL BE LOCATED IN CLOSETS OR BATHROOMS NEC240-24 D.C.

GREEN NOTES

A SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 ELSE SHALL BE PROVIDED.

B A LABEL STATNG "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.

C 1" MINIMUM (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. TERMINATION POINT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.

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

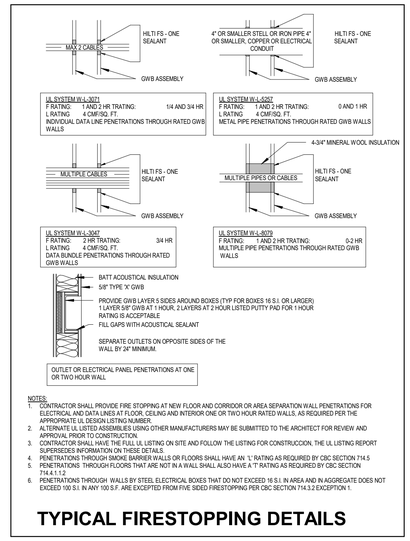
LEGEND

- WALL MOUNTED DUPLEX ELECTRICAL OUTLET
- WALL MOUNTED QUADLEX ELECTRICAL OUTLET
- GFI WALL MOUNTED GROUND FAULT INTERRUPTER ELECTRICAL OUTLET.
- INDICATES FUTURE EVSE (240V) CAR CHARGING STATION, GC. MUST COORDINATE WITH EVSE CAR CHARGING STATION FOR REQUIREMENTS TO ASSURE PROPER INSTALLATION. SEE NOTE 20 ON THIS SHEET
- TELE COMMUNICATIONS/DATA WALL OUTLET
- INTERPHONE OUTLET
- TV TELEVISION WALL OUTLET @+54" AFF U.O.N.
- INDICATED METERING, COORDINATE FINAL LOCATION WITH EDISON
- INDICATED ELECTRICAL PANEL. PROVIDE BACKING IN WALL AS REQUIRED
- CW INDICATES COLD WATER
- HW INDICATES HOT WATER
- T . NEST THERMOSTAT E, SEE A0.5 SPEC
- ENERGY STAR EXHAUST FAN WITH HUMIDISTAT CONTROL. MIN. MECHANICAL VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM FOR CONTINUOUS VENTILATION

NOTE:
ALL 120-V BRANCH CIRCUIT SUPPLYING OUTLETS IN CLOSET, HALLWAYS, BEDROOMS AND OTHER HABITABLE ROOMS (EXCPT KITCHENS) SHALL BE PROTECTED BY A LISTED AFCI PER CEC SECT. 210.12

KEYNOTE

1. PROVIDE POWER AND DATA FOR TV.
2. PROVIDE POWER FOR OVEN.
3. PROVIDE POWER FOR MICROWAVE.
4. PROVIDE POWER FOR REFRIGERATOR.
5. PROVIDE POWER FOR DISHWASHER.
6. PROVIDE POWER FOR OWNER PROVIDED WASHER & DRYER.
7. INDICATE TANKLESS WATER HEATHER . PROVIDE STACKABLE BACKING IN WALL AS REQUIRED
8. PROVIDE POWER FOR ELECTRICAL GARBAGE DISPOSAL
9. INDICATES SUB-PANEL, SEE A2.1 FOR ADDITIONAL INFORMATION. PROVIDE BACKING IN WALL AS REQUIRED.



NOTES:
1. CONTRACTOR SHALL PROVIDE FIRE STOPPING AT NEW FLOOR AND CORRIDOR OR AREA SEPARATION WALL PENETRATIONS FOR ELECTRICAL AND DATA LINES AT FLOOR, CEILING AND INTERIOR ONE OR TWO HOUR RATED WALLS, AS REQUIRED PER THE APPROPRIATE UL DESIGN LISTING NUMBER.
2. ALTERNATE UL LISTED ASSEMBLIES USING OTHER MANUFACTURERS MAY BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL HAVE THE FULL UL LISTING ON SITE AND FOLLOW THE LISTING FOR CONSTRUCIOIN. THE UL LISTING REPORT SUPERSEDES INFORMATION ON THESE DETAILS.
4. PENETRATIONS THROUGH SMOKE BARRIER WALLS OR FLOORS SHALL HAVE AN 'L' RATING AS REQUIRED BY CBC SECTION 714.5
5. PENETRATIONS THROUGH FLOORS THAT ARE NOT IN A WALL SHALL ALSO HAVE A 'T' RATING AS REQUIRED BY CBC SECTION 714.4.1.2
6. PENETRATIONS THROUGH WALLS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 S.I. IN AREA AND IN AGGREGATE DOES NOT EXCEED 100 S.I. IN ANY 100 S.F. ARE EXCEPTED FROM FIVE SIDED FIRESTOPPING PER CBC SECTION 714.3.2 EXCEPTION 1.

TYPICAL FIRESTOPPING DETAILS

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
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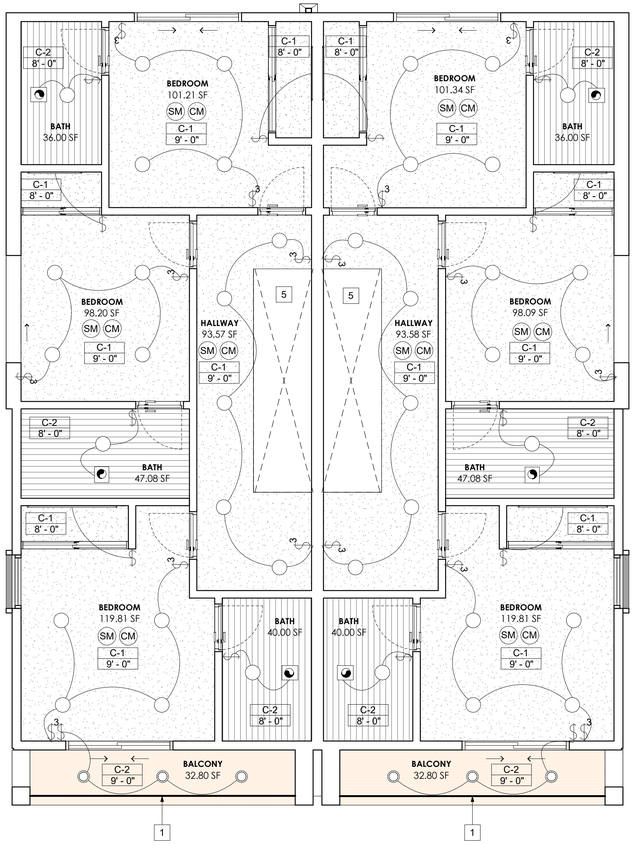
DATE:	05.11.2021
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG A & B - FIRST, SECOND AND THIRD POWER/VOICE/DATA PLAN

SHEET NO:

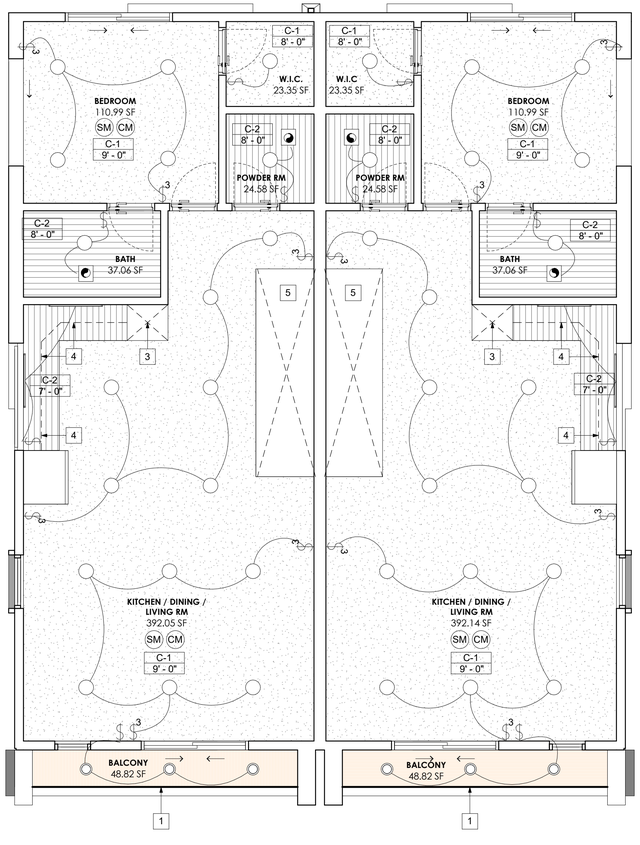
A2.2



BLDG A & B_THIRD LEVEL RCP PLAN

SCALE: 1/4" = 1'-0"

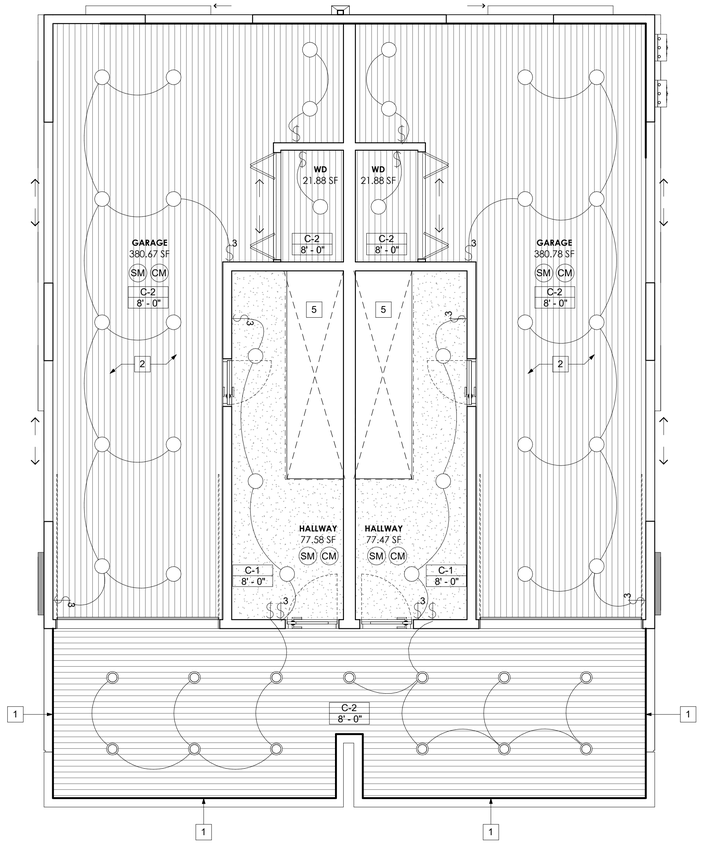
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BLDG A & B_SECOND LEVEL RCP PLAN

SCALE: 1/4" = 1'-0"

2



BLDG A & B_FIRST LEVEL RCP PLAN

SCALE: 1/4" = 1'-0"

1

SHEET GENERAL NOTES

1. SMOKE DETECTORS SHALL BE INSTALLED IN THE SPACE BY LICENSED ALARM SYSTEM CONTRACTOR. WORK SHALL BE CONNECTED TO EXISTING BUILDING SYSTEM.
2. SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND SHALL BE EQUIPPED WITH BETTERY BACKUP AND SHALL BE CAPABLE OF SOUNDING AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE HOUSE (PROVIDE INTERCONNECTION).
3. HARDWIRED SMOKE ALARMS ARE COMPLIANT WITH UL217 AND ARE INSTALLED IN THE FOLLOWING LOCATIONS (NFPA 72, 907. 2. 11.2) ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOM IN EACH ROOM USED FOR SLEEPING PURPOSES.
4. ALL SWITCHING AND LIGHTING LAYOUTS SHALL COMPLY WITH TITLE 24.
5. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH BACK DRAFT DAMPERS (CMC 504.1) AND SHALL TERMINATE A MIN. 3 FEET FROM PROPERTY LINE AND BUILDING OPENING (CMC 504.5)
6. ALL NEW LIGHTING MUST BE HIGH EFFICACY LIGHT FIXTURE AND MEET THE ENERGY EFFICIENCY STANDARDS.
7. LIGHTS IN BATHROOMS, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANT SENSOR SUCH SENSOR SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHT NO MORE THAT 30 MIN. AFTER THE AREA HAS BEEN VACANTED.
8. ALL LUMINAIRES PERMANENTLY MOUNTED TO THE RESIDENCE PROVIDING OUTDOOR LIGHTING SHALL BE INSTALLED WITH THE FOLLOWING CHARACTERISTICS:
   a. LUMINAIRES WITH LAMPS WITH 40 LUMENS PER WATT OR GREATER; OR
   b. LUMINAIRES WITH LAMPS AN EFFICACY OF LESS THAN 40 LUMENS PER WATT SHALL BE EQUIPPED WITH A MOTION SENSOR.}
   c. LUMINAIRES INSTALLED TO MEET THE 40 LUMENS PER WATT REQUIREMENTS DESCRIBED IN THIS SECTION SHALL NOT CONTAIN MEDIUM BASE INCANDESCENT LAMP SOCKETS, AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
   d. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGINIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.
9. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIIPPED WITH BACK- DRAFT DAMPERS (CMC 504.1) AND SHALL TERMINATE A MIN. 3 FEET FROM PROPERTY LINE AND BUILDING OPENING (CMC 504.5)
10. PROVIDE DIMMERS AT ALL BEDROOMS, FAMILY ROOM AND LIVING ROOM COORDINATE WITH LIGHT FIXTURE SPECIFICATION.
11. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED)
12. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR - CEILING ASSEMBLY FROM WITHIN A WALL THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
13. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
14. EVERY DOOR IN A SECURITY OPENING FOR AN APARTEMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON EXTERIOR. (6708)

KEYNOTE

1. PROVIDE CONTINUOS 1" WIDTH FRY-REGLENT VENTED SOFFIT MOLDING
2. PROVIDE 1 HR RATED CEILING STC 50 SOUND RATED PER P/8C 2011-069 SEE DETAIL 4/A8.0
3. PROVIDE RECESSED DUCTED RESIDENTIAL EXHAUST HOOD WITH AMETAL SMOOTH INTERIOR SURFACE DUCT ON VENT HOOD , PER CMC 504.2 WITH A MIN. RATE OF 100C FM
4. LINE OF UPPER CABINETS
5. SPACE UNDER STAIR UNDERFACE AND ANY SOFFIT SHALL BE 1HR. RATED PROTECTED PER (R 302 - 7)
6. PROJECTION SMOKE VENT

LEGEND

	GYPSUM WALL BOARD CEILING. REFER TO PLAN FOR SPECIFIED HEIGHTS.	C-1
	GYPSUM WALL BOARD SOFFIT. REFER TO PLAN FOR SPECIFIED HEIGHTS.	C-2
	WOOD SOFFIT. REFER TO PLAN FOR SPECIFIED HEIGHTS.	C-3
	4" LED HIGH EFFICACY DOWN LIGHTS , PROVIDE WET LOCATION SHOWER TRIM AT WET AREAS PROVIDE J BOX FOR HIGH EFFICACY PENDANT	
	6" LED HIGH EFFICACY DOWN LIGHTS - WHETHER PROOF	
	6" X 4' SURFACE MOUNTED LED HIGH EFFICACY DOWN LIGHTS	
SM	SMOKE DETECTOR HARDWIRED INTERCONNECT W/ BATTERY BACKUP AND LOW BATTERY SIGNAL - SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERV	
CM	BATTERY CARBON MONOXIDE ALARM, CARBON MONOXIDE SHALL INTERCONNECTED HARD -WIRE WITH BATTERY BACKUP.	
MS	MOTION SENSOR	
	ENERGY STAR EXHAUST FAN WITH HUMIDISTAT CONTROL. MIN. MECHANICAL VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM FOR CONTINUOUS VENTILATION	
	SINGLE POLE LIGHT SWITCH,	

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

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History record:

Date	Description

Revisions:

No.	Description	Date

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DATE:	05.11.2021
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG A & B - FIRST, SECOND AND THIRD RCP PLAN

SHEET NO:

A2.3

Sarnafil BUILDING TRUST

PRODUCT DATA SHEET
SARNAFIL® G 410 ENERGYSMART ROOF® MEMBRANE
48 60 72 80 FELTBACK

EnergySmart Roof

Sarnafil G 410 EnergySmart Roof Membrane is a PVC thermoplastic membrane produced with an integral fiberglass mat reinforcement for excellent dimensional stability, is highly reflective, guaranteed for thickness, with heat-weldable seams, and a unique lacquer coating applied to the top of the membrane to reduce dirt pick up.

PRODUCT INFORMATION

USES

Sarnafil G 410 EnergySmart Roof Membrane is used in adhered applications with various adhesives over various substrates.

AREAS OF APPLICATION

- New Roofs
- Recovers
- Flashings

FEATURES / BENEFITS

- Excellent dimensional stability
- Factory applied lacquer coated to reduce dirt pick up
- Hot-air welded seams for long-term performance
- Proven membrane performance
- Guaranteed thickness
- Highly reflective
- Superior fire resistance

TESTS

CODES / APPROVALS

- FM Global
- Underwriters Laboratories
- Underwriters Laboratories of Canada
- ICC-Code Compliance – ESR-1157
- Miami-Dade County
- Florida Building Code
- NSF/ANSI 347: Platinum Certified
- ENERGY STAR®
- California Title 24
- LEED / Green Globes

PRODUCT DATA

FORM

COMPOSITION

High-quality, PVC membrane containing ultraviolet light stabilizers, flame retardant and polyester scrim reinforcement with a unique lacquer coating on the top surface.

COLOR

- Top: White, Reflective Gray, Tan, and Patina Green
- Bottom: Gray

PACKAGING (White, Reflective Gray, and Tan)

- **48 mil** (1.2 mm) Membrane*
  - Rareback: 10 ft x 150 ft (3 m x 45 m) roll, 464 lbs (211 kg) per roll, 8 rolls per pallet
    5 ft x 150 ft (1.5 m x 45 m) roll, 232 lbs (105 kg) per roll, 12 rolls per pallet
  - Feltback: 10 ft x 100 ft (3 m x 30 m) roll, 363 lbs (165 kg) per roll, 9 rolls per pallet
  - * Made to order, minimum volume required, extended production lead times. Consult with Sika – Roofing representative for further information.
- **60 mil** (1.5 mm) Membrane
  - Bareback: 10 ft x 100 ft (3 m x 30 m) roll, 389 lbs (177 kg) per roll, 8 rolls per pallet
    5 ft x 100 ft (1.5 m x 30 m) roll, 195 lbs (89 kg) per roll, 10 rolls per pallet
  - Coverstrip: 8 in x 100 ft (20 cm x 30 m) roll, 25 lbs (12 kg) per roll, 25 rolls per pallet
  - Fetbback: 10 ft x 80 ft (3 m x 24 m) roll, 354 lbs (161 kg) per roll, 9 rolls per pallet
- **72 mil** (1.8 mm) Membrane
  - Bareback: 10 ft x 100 ft (3 m x 30 m) roll, 471 lbs (214 kg) per roll, 4 rolls per pallet
    5 ft x 100 ft (1.5 m x 30 m) roll, 236 lbs (107 kg) per roll, 9 rolls per pallet
  - Fetbback: 10 ft x 80 ft (3 m x 24 m) roll, 419 lbs (190 kg) per roll, 8 rolls per pallet
- **80 mil** (2.0 mm) Membrane
  - Bareback: 10 ft x 100 ft (3 m x 30 m) roll, 520 lbs (236 kg) per roll, 4 rolls per pallet
    5 ft x 100 ft (1.5 m x 30 m) roll, 260 lbs (118 kg) per roll, 9 rolls per pallet
  - Fetbback: 10 ft x 80 ft (3 m x 24 m) roll, 459 lbs (208 kg) per roll, 8 rolls per pallet

PACKAGING (Patina Green)

- **48 mil** (1.2 mm) Membrane*
  - Bareback: 6.56 ft x 65.6 ft (2 m x 20 m) roll, 133 lbs (60 kg) per roll, 19 rolls per pallet
    3.25 ft x 65.6 ft (1 m x 20 m) roll, 63 lbs (29 kg) per roll, 20 rolls per pallet
  - Fetbback: 6.56 ft x 65.6 ft (2 m x 20 m) roll, 157 lbs (71 kg) per roll, 15 rolls per pallet.
- **60 mil** (1.5 mm) Membrane
  - Bareback: 6.56 ft x 65.6 ft (2 m x 20 m) roll, 168 lbs (76 kg) per roll, 19 rolls per pallet
  - Coverstrip: 8 in x 100 ft (20 cm x 30 m) roll, 25 lbs (12 kg) per roll, 25 rolls per pallet.
  - Feltback: 6.56 ft x 65.6 ft (2 m x 20 m) roll, 190 lbs (86 kg) per roll, 10 rolls per pallet
- **72 mil** (1.8 mm) Membrane
  - Rareback: 6.56 ft x 49.2 ft (2 m x 15 m) roll, 159 lbs (72 kg) per roll, 19 rolls per pallet
  - Fellback: 6.56 ft x 49.2 ft (2 m x 15 m) roll, 177 lbs (80 kg) per roll, 10 rolls per pallet
- **80 mil** (2.0 mm) Membrane
  - Bareback: 6.56 ft x 49.2 ft (2 m x 15 m) roll, 175 lbs (79 kg) per roll, 19 rolls per pallet
  - Fetbback: 6.56 ft x 49.2 ft (2 m x 15 m) roll, 193 lbs (88 kg) per roll, 10 rolls per pallet

STORAGE

STORAGE CONDITIONS

Store rolls on pallets and fully protected from the weather with clean canvas torpaulins. Unvented polyethylene torpaulins are not accepted due to the accumulation of moisture beneath the tarpaulin.In certain weather conditions that may affect the ease of membrane weldability.

TECHNICAL DATA	TYPICAL PHYSICAL PROPERTIES*						
Properties	ASTM Test Method	ASTM Type II D4434 Spec. Requirement	Typical Results				
Overall Thickness, mil	D751	45	48	60	72	80	
Thickness Over Scrim, mil	--	16	22	27	35	40	
Reinforcing Material	--	--	Fiberglass				
Felt Weight, oz/sq yd (feltback membrane only)	--	--	9	9	9	9	
Breaking Strength, lbf/in (N)	D751	55 (245)	60 (267)	80 (356)	100 (445)	110 (489)	
Elongation at Break, % M. D.1 & C.M.D.1	D751	250 & 220	250 & 220	250 & 220	250 & 220	250 & 220	
Seam Strength, % of original2	D751	75	Pass	Pass	Pass	Pass	
Retention of Properties After Heat Aging	D3045	--	--	--	--	--	
Tensile Strength, % of original	D751	90	Pass	Pass	Pass	Pass	
Elongation, % of original	D751	90	Pass	Pass	Pass	Pass	
Tearing Resistance, lbf (N)	D1004	10 (45)	15 (67)	17.5 (78)	20.5 (91)	22 (98)	
Low Temperature Bend, -40°F (-40°C)	D2136	Pass	Pass	Pass	Pass	Pass	
Accelerated Weathering Test, Hours (Florescent Light UV exposure)	G154	5,000	10,000	10,000	10,000	10,000	
Cracking (7x magnification)		None	None	None	None	None	
Discoloration (by observation)	--	Negligible		Negligible			
Crazing (7x magnification)	--	None	None	None	None	None	
Linear Dimensional Change, %	D1204	0.1	-0.02	-0.02	-0.01	-0.01	
Weight Change After Immersion in Water, %	D570	± 3.0	2.4	1.9	1.8	1.7	
Static Puncture Resistance, lbf (kg)	D5602	33 (15)	Pass	Pass	Pass	Pass	
Dynamic Puncture Resistance, ft-lbf (J)	D5635	7.3 (10)	Pass	Pass	Pass	Pass	
Recycled Content	--	--	9% Pre-consumer, 1% Post-consumer				

*Results may differ based upon statistical variations depending upon existing methods and equipment, temperature, application methods, test methods, actual site conditions, and curing conditions.
M.D. - Machine Direction, C.M.D. - Cross Machine Direction.
1 Failure occurs through membrane rupture not seam failure.

EnergySmart Colors	INITIAL SOLAR REFLECTANCE1	3-YEAR SOLAR REFLECTANCE	INITIAL THERMAL EMITTANCE2	3-YEAR THERMAL EMITTANCE	INITIAL SOLAR REFLECTANCE INDEX	3-YEAR SOLAR REFLECTANCE INDEX
EnergySmart White3	0.85	0.74	0.86	0.84	107	90
EnergySmart Tan4	0.73	0.65	0.85	0.86	89	78
EnergySmart Reflective Gray4	0.73	0.65	0.89	0.88	90	78
EnergySmart Patina Green4	0.55	0.46	0.86	0.85	64	51

1Solar Reflectance testing according to ASTM C1549.
2Thermal Emittance testing according to ASTM C1371, Slide Method.
3EnergySmart White and EnergySmart Tan membranes meet UNLISTED SRA*, LLLD, Green Globes, and California's Title 24 criteria for Low and Steep Slope applications.
4EnergySmart Reflective Gray membrane meets LEED, Green Globes, and California's Title 24 criteria for Low and Steep Slope applications.

SYSTEM INFORMATION

APPLICATION INSTRUCTIONS

APPLICATION

Sarnafil G 410 EnergySmart is installed after proper preparation of the approved substrate. The membrane is unrolled into Sarnacol adhesive in accordance with Sika's technical requirements and then pressed into place with a minimum 100 lb (45 kg) steel roller. Sarnafil G 410 EnergySmart seams are hoat-welded together by trained operators using hot air welding equipment. Different Sarnacol adhesives require different application methods. Please consult Sika's Specifications or Applicator Handbook for detailed installation procedures.

AVAILABILITY

From Sika Corporation – Roofing Authorized Applications for use within Sarnafil systems.

MAINTENANCE

Standard maintenance of Sarnafil systems should include regular inspection of flashings, drains, and termination sealants at least twice a year and after each storm.

WARRANTY

Upon successful completion of the installed roof by the Sika Authorized Applicator, Sika Corporation will provide a warranty to the Building Owner via the Sika Authorized Applicator.

LEGAL NOTES

All information, recommendations and suggestions appearing in this Product Data Sheet are based upon tests and experience that Sika believes are reliable, but it makes no guarantee of the results to be obtained in any particular situation because many factors are beyond Sika's control. Sika specifically disclaims any implied warranties of merchantability or fitness for a particular purpose arising from sale or use of Sika's products. Sika reserves the right to change the properties of its products. It is the responsibility of the user to inspect and test our products and determine the suitability of our products for their intended uses and applications. All such risks are assumed by user. Failure to adhere to the recommendations in this Product Data Sheet may affect the performance of the product. Any person using the product must thoroughly familiarize himself with the recommendations contained in this Product Data Sheet before using the product. For the most current version, consult your Sika representative or the Sika Corporation Technical Service Department. Read and follow the warnings and instructions for each Sika product as set forth in the current Product Data Sheet, product label and Material Safety Data Sheet for that product.

LIMITED WARRANTY, LIMITATION OF REMEDY AND EXCLUSION OF CONSEQUENTIAL AND INCIDENTAL DAMAGES: Unless a different limited warranty is issued by the Sika affiliate in the country where sold, Sika warrants only that its products will conform to the specifications set forth on Sika's then current Product Data Sheet for the product when applied in accordance with Sika's printed instructions. SIKA MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Sika's sole obligation under this limited warranty shall be limited to, at Sika's option, repair or replacement of the product or refund of the purchase price of the product. Sika shall not be responsible under any circumstances for labor costs, removal costs or costs of application, consequential damages or incidental damages. Any claim under this limited warranty must be made in writing within one year from the date of discovery of the claimed defect and before the expiration of the warranty period. Sika reserves the right to inspect the building or other structure where the product has been installed and to take samples prior to making any decision regarding a warranty claim. Any samples submitted for testing will be taken and tested in accordance with Sika's then current quality control procedures. Sika's then current quality control procedures are the exclusive means for establishing the composition and properties of Sika's products in connection with any warranty claim. Any modification to Sika's standard limited warranty must be agreed to by Sika in writing, signed by an officer of Sika and expressly state that it is a modification to Sika's standard limited warranty.

NO OTHER WARRANTY, EITHER EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, SHALL APPLY. IN NO EVENT SHALL SIKA BE LIABLE, IN CONTRACT OR TORT, UNDER ANY WARRANTY, OTHERWISE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY INCORRECT STATEMENTS CONTAINED IN THIS PRODUCT DATA SHEET. NOTHING IN THIS LIMITED WARRANTY SHALL EXCLUDE OR RESTRICT INFRINGEMENT OF THIRD PARTY INTELLECTUAL PROPERTY RIGHTS WHERE PROHIBITED BY LAW.

SIKA CORPORATION – ROOFING | LIMITED STATES | SIKA CANADA INC

LightMAX™ eco
SMOKE VENT

The LightMAX eco sets the new standard for UL 793 listed daylighting smoke vents. Now available with multiple curb options, our glass barrel, safety railing ready and roof section glass core.



FEATURES

INNOVATIVE DESIGN Innovative patent-pending design means better performance, easier install and lower cost.

NATURAL DAYLIGHTING Add the traditional look of a domed skylight and create sustainability benefits of natural daylighting.

DETAILS

COVER Powder coat aluminum in choice of 3 gauges, mill finish, with added compression to withstand a live load of 40psf.

CURB Single wall curb with apron mount

GASKET Factory applied EPDM adhesive backed gasket seals

HINGE Patent-pending extruded hinge, continuous

SPRING Stainless steel gas spring cover assist. Sized by curb size.

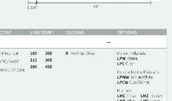
HOLD OPEN ARM Field open arm integrated into the gas spring, locks cover in fully open position

LATCH Zinc plated steel no-key latch design with tactile covers closed against liquid and air infiltration. Opens manually by pressing on internal pull handles. Opens automatically with a tactile pull-in at the front interior cover edge.

OPERATION Opens automatically with fusible link and manual pull handles.

SIZES
- Curb Base: 48 inches by 48 inches by 48 inches by 96 inches
- Glass Base: 48 inches by 96 inches to 48 inches by 252 inches

CERTIFICATIONS UL 793 Listed



ORDER GUIDE

SIZE	WIDTH	X	LENGTH	BASE	CURB	ELECTRIC	LOW TEMP	CLOSING	OPTIONS
8SVEA		X							--

Standard Stock: 4'x4' 4'x8' 4'x10' 4'x12' 4'x14' 4'x16' 4'x18' 4'x20' 4'x22' 4'x24' 4'x26' 4'x28' 4'x30' 4'x32'

Additional curb options also available.

B Double curb
Q Quadruple curb

1 Standard
2 Extended
3 Extended w/ Continuous Rail
4 Extended w/ Curb Mount
5 Extended w/ Continuous Rail & Curb Mount

W 110 VAC 165 350 R Roof Top Strut
L 24 VDC 230 360
H 120 VAC 230 450

Blank No Options
LPW Low Profile Wind
LPWC Low Profile Wind Curb

W 110 VAC
LWC Low Temp
LWH 120 VAC
LWC Low Temp

*Note: Low profile curb cannot be ordered with closing options. Call for more information.

16 babcockdavis

Download Drawings, CAD files, and latest documents at www.BabcockDavis.com

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 12

Digitally Signed By: Orval Hernandez Mata Date: 05/09/2022
Department of Public Works, Bureau of Sanitation
Watershed Protection Division

ROOF GENERAL NOTES

1. PARAPET DIMENSIONS ARE SHOWN FROM FACE OF FINISH U.O.N

2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONTACT RS DESIGN GROUP IF ANY DISCREPANCY EXISTS, PRIOR TO COMMENCING ANY TYPE OF WORK.

3. GENERAL CONTRACTOR TO ASSURE ROOF INSTALLATION AND ALL PENETRATIONS TO BE FULLY WEATHERTIGHT.

4. ROOFING TO BE HOT- MOPP CLASS "A" OR "B" TO COMPLY WITH UBC STANDARDS 15-4 AND SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 15-B-2. (R902.1)

5. INSTALLED ROOFING OVER MINIMUM 30# UNDERLAYMENT.

6. THE QUALITY AND DESIGN OF ROOFING MATERIALS AND THEIR FASTENING DEVICES SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN CHAPTER 35, PART II (1507.1)

7. ALL MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURERS LABEL OR IDENTIFYING MARK.

8. THE ROOFING INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE WATERPROOF INSTALLATION INCLUDING ALL NECESSARY FLASHING, CAPS, PIPE JACKS, OPENING PROTECTION AND SEALANTS. ALL ROOFING SHALL COMPLY WITH NRCA STANDARS AND UBC CHAPTER 13.

9. VERIFY THAT ALL AREAS HAVE A POSITIVE 1/4" PER FOOT MIN. ROOF DRAINAGE PRIOR TO INSTALLATION.

10. DOWNSPOUTS ARE SIZED EITHER FOR UPC CODE AVERAGE 6"/ HOUR RAINFALL OR MINIMUM 8" INTERIOR DIA.- WHICH EVER IS GREATER.

11. PROVIDE PLYWOOD OR FELT CRICKETS AS REQUIRED TO MAINTAIN 1/2" MIN. PER FOOT DRAINAGE AT EQUIPMENT PADS AND ROOF HATCH.

12. INSTALL ROOFING MATERIALS AS SOON AS POSSIBLE AFTER INSTALLATION OF METAL ROOF DECK TO MINIMIZE EXPOSURE OF THE DECK TO MOISTURE SOURCES.

13. ALL EXPOSED ROOF METAL AND VENTS SHALL BE PRIMED AND PREPARED FOR PAINT FINISH. PAINT SHALL MATCH EXTERIOR WALL COLOR PER EXTERIOR FINISH SCHEDULE.

14. ALL/ANY ROOF PENETRATIONS SHALL BE MINIMUM 18" AWAY FROM AIR CONDITIONING UNITS AND A MINIMUM 18" FROM OTHER PENETRATIONS.

15. VENTS THROUGH ROOF SHALL BE INSTALLED 10'-0" FROM & TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.

16. OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPE OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

17. LINES SHALL NOT EXTEND ABOVE ROOF SURFACES.

18. LEAD FLASHING SHALL BE USED AT ALL ROOF & OVERFLOW DRAIN PENETRATIONS.

19. MATERIAL USED FOR ROOF SHEATHING : WOOD STRUCTURAL PANELS USED FOR ROOF SHEATHING SHALL BE BONDED BY INTERMEDIATE OR EXTERIOR GLUE.(CBC 2320.12.9)

20. THE ROOF SHEATHING SHALL INCLUDE A RADIANT BARRIER INDICATE NEW NEW CRICKETS - SLOPE 1/2" PER FOOT MIN

21. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR
INSTALLATION 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" (4.211.4 ENERGY CODE AND 110.10 LAFD REUIREMENT No96)

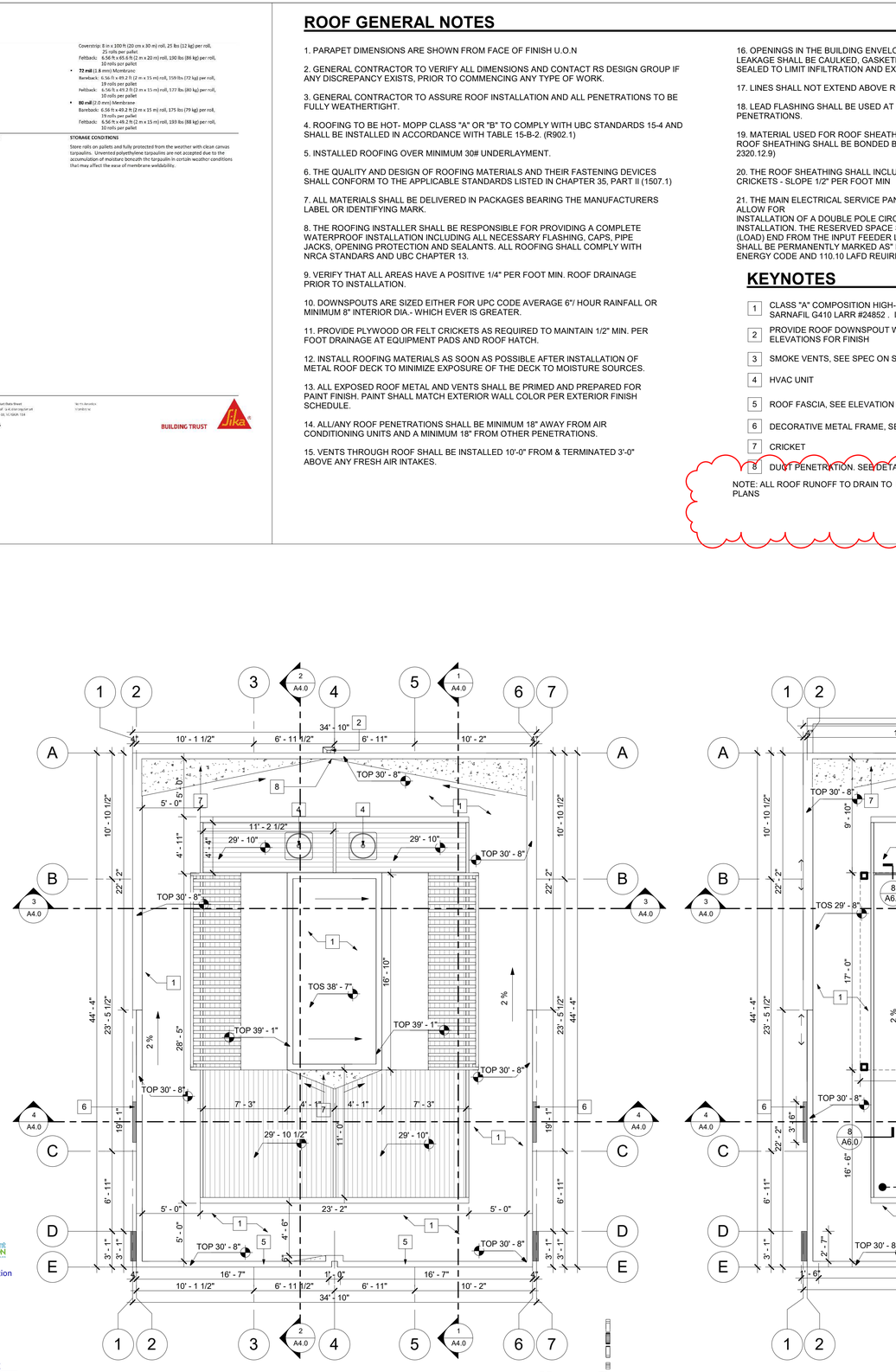
KEYNOTES

1. CLASS "A" COMPOSITION HIGH-QUALITY, PVC ROOF MEMBRANE SARNAFIL G410 LARR #24852 . ICC # "ROOF ID NUMBER: 0674-0002a"
2. PROVIDE ROOF DOWNSPOUT W/ OVERFLOW SCUPPER. SEE ELEVATIONS FOR FINISH
3. SMOKE VENTS, SEE SPEC ON SHEET
4. HVAC UNIT
5. ROOF FASCIA, SEE ELEVATION FOR FINISH
6. DECORATIVE METAL FRAME, SEE ELEVATION FOR FINISH
7. CRICKET
8. DUCT PENETRATION. SEE DETAIL #2 ON THIS SHEET
9. BISON DECKING SYSTEM OVER THE ROOF MEMBRANE. G C . MUST COORDINATE WITH \ DECKING MANUFACTURER TO ASSUR E PROPER INSTALLATION. LARR # 2 57 54 -SEE SPECS A2.9 DETAILS
10. PROVIDE STONE BALLAST OVER ROOF SURFACE

NOTE: ALL ROOF RUNOFF TO DRAIN TO PLANTER BOX SEE CIVIL PLANS

LEGEND

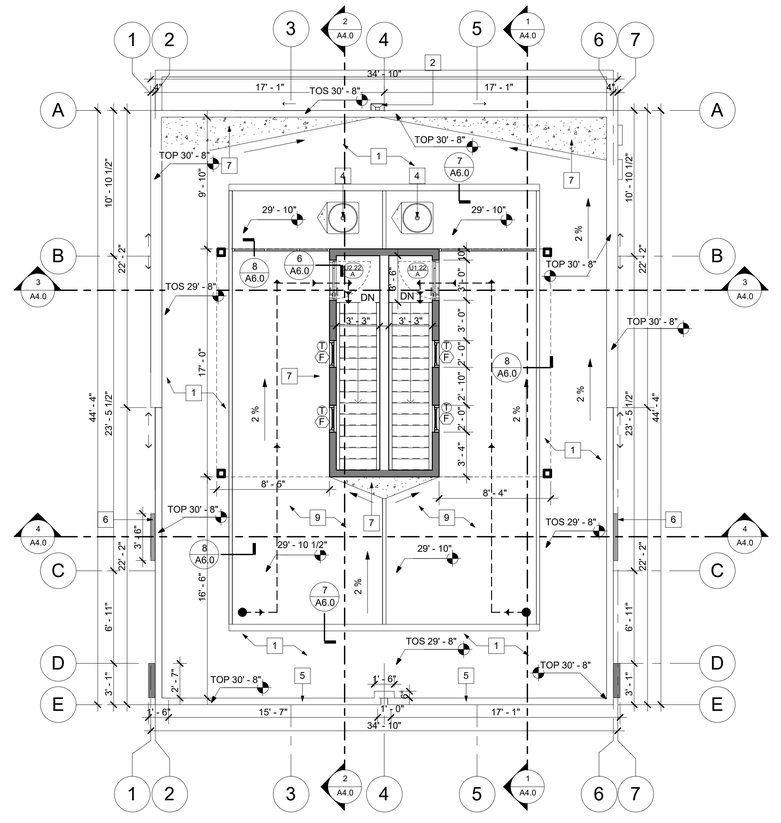
T.O.P	TOP OF PARAPET
T.O.S	TOP OF SHEATING
→	INDICATE ROOF SLOPE
	SINGLE PLY GREY ROOFING



BLDG A & B - ROOF TOP PLAN

SCALE: 3/16" = 1'-0"

2



BLDG A & B - ROOF PLAN

SCALE: 3/16" = 1'-0"

1

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

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History record:

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Revisions:

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1	LID COMMENTS	10.12.2021

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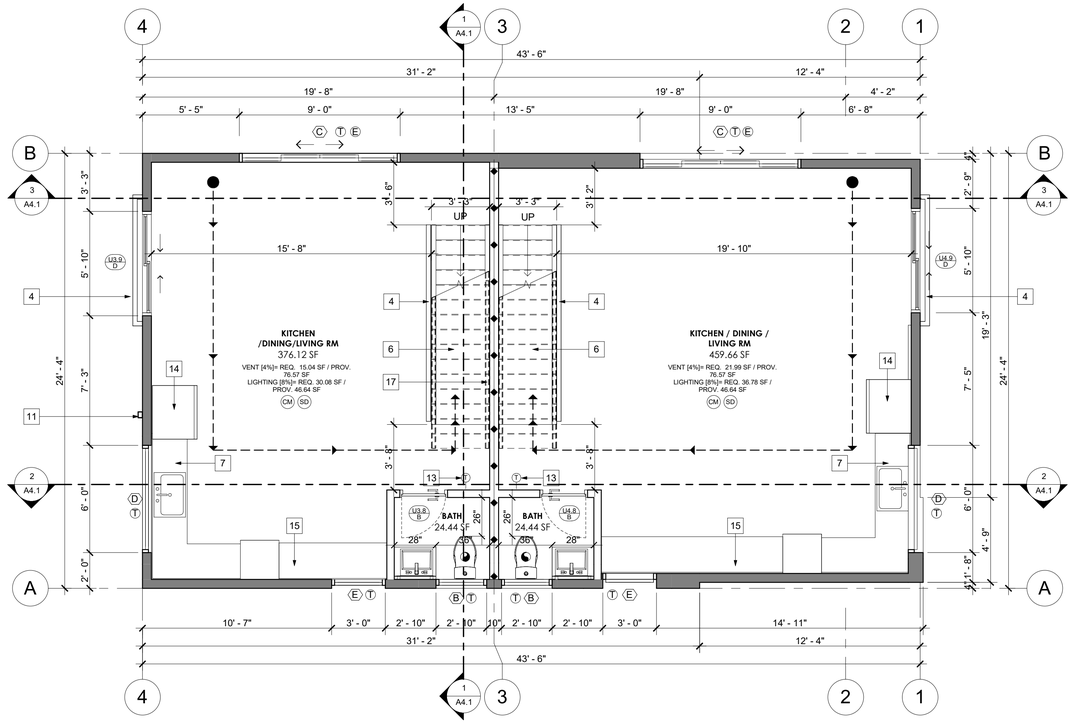
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DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG A & B - ROOF PLAN

SHEET NO:

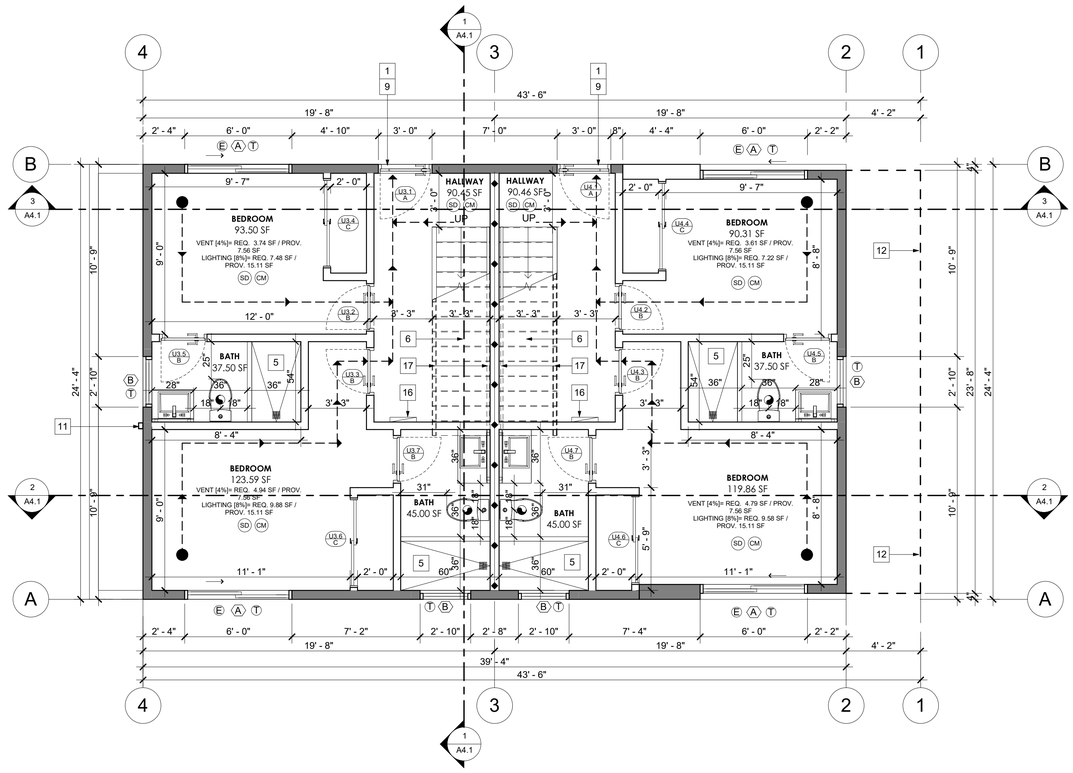
A2.4



BLDG C & D - SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

2



BLDG C & D - FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

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1	BUILDING COMMENTS	08.06.2020

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DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG C & D - FIRST AND SECOND LEVEL FLOOR PLAN

SHEET NO:

A2.5

KEYNOTES

1. DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD.
2. PROVIDE 4" Ø CLOTHES DRYER MOISTURE EXHAUST DUCT AND LENGTH NOT TO EXCEED 14' WITH 2 ELBOWS PER CMC 504.3.2
3. BALCONY, PROVIDE DEX-O-TEX WITH COLOR MAKER SGRAFFINO + CP1000 ACTIVATOR PRIMER AT BALONEYS AND SIMILAR PROJECTION ICC-ESR-1757
4. PROVIDE 42" HT. STEEL GUARDRAIL PER (R312.1.2), SEE DETAIL 8 ON SHEET A5.0
5. BUILT IN SHOWER OR TUB WITH THE FOLLOWING SPACIFICATIONS:
   a. PROVIDE TILE AT FLOOR AND WALLS AT SHOWER
   b. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
   c. SHOWER COMPARTMENT SHALL HAVE A MIN. FINISH INT. OF 1024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" DIA. PER CPC 408.
   d. PROVIDE TEMPERED SHOWER GLASS ENCLOSURE. SHOWER DOOR SHALL SWING OUT AND OPEN SO AS TO MAINTAIN A MIN. 22 IN. UNOBSTRUCTED OPENING FOR EGRESS, PER CPC 408.5)
6. WOOD LAMINATE STAIR O/ 3/4" STR PLYWOOD. SEE STRUCTURAL DWGS.
7. SOLID SURFACE COUNTERTOP
8. METAL SOLID SHEET 3 "GRAY FINISHED
9. 20 MIN.RATED DOOR SELF-CLOSING AND SELF-LATCHING
10. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY CR309.1
11. PROVIDE ROOF DOWNSPOUT W/ OVERFLOW SCUPPER. SEE ELEVATIONS FOR FINISH
12. INDICATE LINE OF STRUCTURE ABOVE
13. THERMOSTAT (SEE SPECS A0.5)
14. ENERGY STAR REFRIGERATOR (SEE SPECS A0.5)
15. ENERGY STAR DISHWASHER (SEE SPECS A0.5)
16. INDICATES SUB-PANEL, SEE A2.1 FOR ADDITIONAL INFORMATION. PROVIDE BACKING IN WALL AS REQUIRED
17. PROVIDE 42" HT. STEEL HANDRAIL PER (R312.1.2), SEE DETAIL 5 ON SHEET A5.0

SHEET GENERAL NOTES

1. REFER TO SHEETS A6.0, A6.1 FOR TYPICAL SPECIFICATIONS.
2. ALL FIRE RATED ASSEMBLIES SHALL BE PER TABLE 720, GENERIC ASSEMBLIES OF GYPSUM HANDBOOK , HAVE LARR APPROVAL OR ICC APPROVAL.
3. GC. TO PROVIDE 1HR FIRE RESISTANCE RATING FOR EXTERIOR WALLS FOR R-3 AND OR U OCCUPANCY LESS THAT 5' FROM PROPERTY LINE OR ASSUMED PROPERTY LINE . (TABLE 602, 706.1.1, & 706.4, R302.1)
4. PROVIDE 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE TO ACHIEVE 1-HR SEPARATION.
5. PROVIDE NON-ABSORBENT WALLS AND CEILING AND APPROVED-SHATTER RESISTANT MATERIALS AT SHOWER ENCLOSURE OR WET AREAS.
6. WINDOWS AT SHOWERS/TUBS SHALL BE TEMPERED, IF LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
7. PROVIDE INSECT SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING/FRENCH DOORS.
8. PROVIDE A MINIMUM SHOWER AREA OF 1024 SQ. INCHES WITH A 30" DIAMETER, CLEAR TURNING CIRCLE.
9. ALL WINDOWS WITHIN 24" OF DOOR SHALL BE TEMPERED.
10. ALL HABITABLE ROOMS, EXCEPT BATHROOMS AND LAUNDRIES REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @ 1/2THE FLOOR AREA OF THE ROOM OR 5 S.F.MINIMUM (NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION).
11. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
12. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS AND LAUNDRY REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/10 OF THE FLOOR AREA OF THE ROOM OR 10 S.F. MINIMUM WHICHEVER IS GREATER.
13. ALL DOORS MUST OPEN OVER A LANDING NO MORE THAT 1.5" BELOW THE THRESHOLD
14. OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION
15. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAT WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANTS TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
16. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
   A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR <0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
   B. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.
   C. PIPING, WHETHER BURIED OF UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER HEATING SYSTEM, COOLING SYSTEN PIPING BELOW 55° F, AND THE FIRST FIVE FET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NONRECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE 1-T.
   d. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION. (TITLE 24, PART6, CHAPTER 7, SECTION 150(J))
17. BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
18. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT.
19. PLUMBING FIXTURE FLOW RATES:

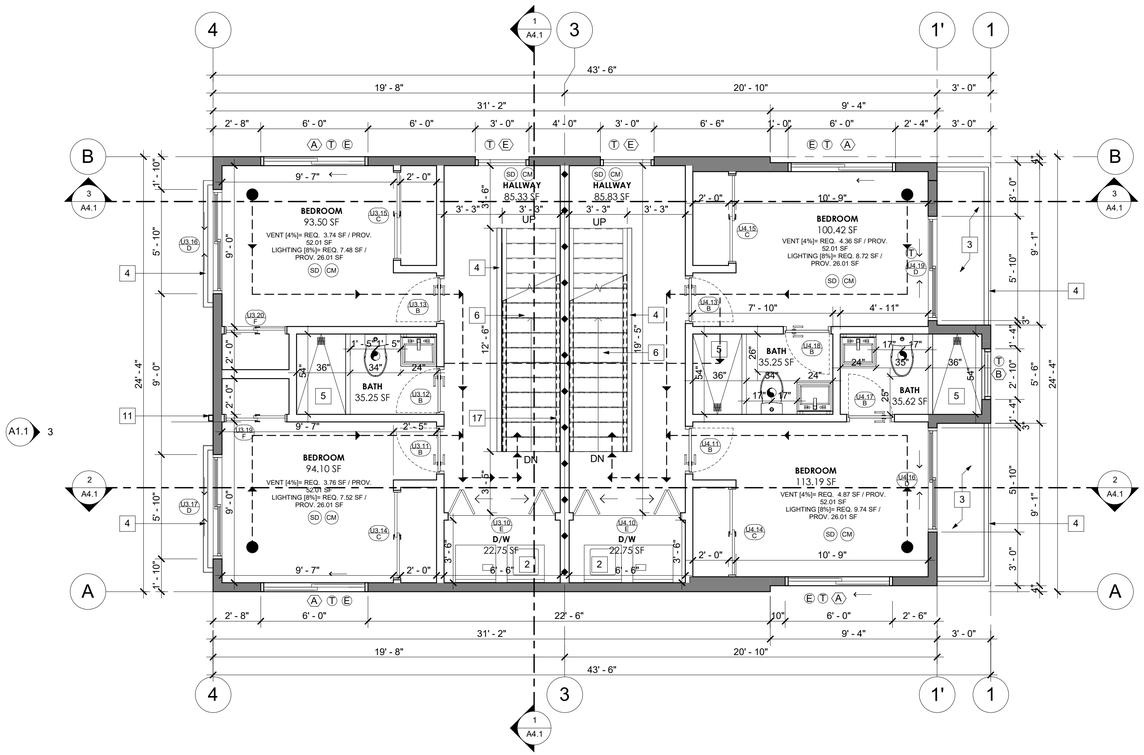
-WATER CLOSET; FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS PER CGBC4.303
-LAVATORIES: LAVATORY FAUCETS SHALL HAVE A MAX. FLOW RATE NOT TO EXCEED 1.5 GALLONS PER MIN. AT 60 PSI. THE MIN. FLOW RATE SHALL NOT BE LESS THAN 0.8 GALLONS PER MIN. AT 20 PSI, PER CGBC 4.303.
-SHOWER HEADS: SINGLE SHOWER HEADS AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A MAX. FLOW RATE OF 2.0 GALLONS PER MIN. AT 80 PSI PER CGBC 4.303
-KITCHEN FAUCETS: THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MIN. AT 60 PSI PER CGBC 4.303

20. ALL SHOWER AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE, PER CPC 408.3'
21. DRAINAGE PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC.703.0 VENT PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC. 904.0
22. ALL DIMENSIONS ARE SHOWN TO FINISH FACE OF WALL U.O.N.
23. ALL DOOR JAMBS TO BE 4" AWAY FROM CORNER OF WALL, U.O.N.
24. SHOW LOCATION OF EXHAUST FANS ON PLANS FOR BATHROOMS CONTAINING BATHTUBS, SHOWER, OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE THAT THE BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:

-FANS SHALL BE ENERGY STAR COMLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
-FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

LEGEND

- EXTERIOR WALL -2X STUD WALL WITH INSULATION, PLYWOOD SHEATHING PER STRUCTURAL PLANS.
- 2X STUD, INTERIOR WALLS - SEE WALL TYPES.
- 1 HR RATED WALL - STC 50 SOUND RATED PER P/BC 2020-069. SEE A AND 1 ON SHEET A8.0
- # / # UNIT TYPE — DENOTES DOOR SYMBOL, REFER TO DOOR SCHEDULE, SHEETS A7.0
- # — DENOTES WINDOW SYMBOL, REFER TO WINDOW SCHEDULE, SHEETS A7.0
- INDICATES NEW MILLWORK
- SD — SMOKE DETECTOR HARDWIRED INTERCONNECT W/ BATTERY BACKUP AND LOW BATTERY SIGNAL - SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERV PER R314
- CM — BATTERY CARBON MONOXIDE ALARM, CARBON MONOXIDE SHALL INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP PER R315
- T — INDICATES TEMPERED GLASS
- E — INDICATES EGRESS WINDOW
- ENERGY STAR EXHAUST FAN WITH HUMIDISTAT CONTROL. MIN. MECHANICAL VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM FOR CONTINUOUS VENTILATION
- INDICATES FUTURE EVSE (240V) CAR CHARGING STATION, GC. MUST COORDINATE WITH EVSE CAR CHARGING STATION FOR REQUIREMENTS TO ASSURE PROPER INSTALLATION. SEE NOTE 20 ON THIS SHEET
- THERMOSTAT - E SEE A0.5 SPEC
- INDICATES EMERGENCY EGRESS FROM EACH BEDROOM, DOES NOT EXCEED 50 FEET



BLDG C & D - THIRD LEVEL FLOOR PLAN

1

SCALE: 1/4" = 1'-0"

KEYNOTES

1. DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD.
2. PROVIDE 4" Ø CLOTHES DRYER MOISTURE EXHAUST DUCT AND LENGTH NOT TO EXCEED 14' WITH 2 ELBOWS PER CMC 504.3.2
3. BALCONY, PROVIDE DEX-O-TEX WITH COLOR MAKER SGRAFFINO + CP1000 ACTIVATOR PRIMER AT BALONEYS AND SIMILAR PROJECTION ICC-ESR-1757
4. PROVIDE 42" HT. STEEL GUARDRAIL PER (R312.1.2), SEE DETAIL 8 ON SHEET A5.0
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   a. PROVIDE TILE AT FLOOR AND WALLS AT SHOWER
   b. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
   c. SHOWER COMPARTMENT SHALL HAVE A MIN. FINISH INT. OF 1024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" DIA. PER CPC 408.
   d. PROVIDE TEMPERED SHOWER GLASS ENCLOSURE. SHOWER DOOR SHALL SWING OUT AND OPEN SO AS TO MAINTAIN A MIN. 22 IN. UNOBSTRUCTED OPENING FOR EGRESS, PER CPC 408.5)
6. WOOD LAMINATE STAIR O/ 3/4" STR PLYWOOD. SEE STRUCTURAL DWGS.
7. SOLID SURFACE COUNTERTOP
8. METAL SOLID SHEET 3 "GRAY FINISHED
9. 20 MIN.RATED DOOR SELF-CLOSING AND SELF-LATCHING
10. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY CR309.1
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SHEET GENERAL NOTES

1. REFER TO SHEETS A6.0, A6.1 FOR TYPICAL SPECIFICATIONS.

2. ALL FIRE RATED ASSEMBLIES SHALL BE PER TABLE 720, GENERIC ASSEMBLIES OF GYPSUM HANDBOOK , HAVE LARR APPROVAL OR ICC APPROVAL.

3. GC. TO PROVIDE 1HR FIRE RESISTANCE RATING FOR EXTERIOR WALLS FOR R-3 AND OR U OCCUPANCY LESS THAT 5' FROM PROPERTY LINE OR ASSUMED PROPERTY LINE . (TABLE 602, 706.1.1, & 706.4, R302.1)

4. PROVIDE 5/8" TYPE X GYPSUM WALLBOARD ON EACH SIDE TO ACHIEVE 1-HR SEPARATION.

5. PROVIDE NON-ABSORBENT WALLS AND CEILING AND APPROVED-SHATTER RESISTANT MATERIALS AT SHOWER ENCLOSURE OR WET AREAS.

6. WINDOWS AT SHOWERS/TUBS SHALL BE TEMPERED, IF LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.

7. PROVIDE INSECT SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING/FRENCH DOORS.

8. PROVIDE A MINIMUM SHOWER AREA OF 1024 SQ. INCHES WITH A 30" DIAMETER, CLEAR TURNING CIRCLE.

9. ALL WINDOWS WITHIN 24" OF DOOR SHALL BE TEMPERED.

10. ALL HABITABLE ROOMS, EXCEPT BATHROOMS AND LAUNDRIES REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @ 1/2THE FLOOR AREA OF THE ROOM OR 5 S.F.MINIMUM (NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION).

11. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

12. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS AND LAUNDRY REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/10 OF THE FLOOR AREA OF THE ROOM OR 10 S.F. MINIMUM WHICHEVER IS GREATER.

13. ALL DOORS MUST OPEN OVER A LANDING NO MORE THAT 1.5" BELOW THE THRESHOLD

14. OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION

15. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAT WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANTS TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

16. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:

   A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR <0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.

   B. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.

   C. PIPING, WHETHER BURIED OF UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER HEATING SYSTEM, COOLING SYSTEN PIPING BELOW 55° F, AND THE FIRST FIVE FET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NONRECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE 1-T.

   d. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION. (TITLE 24, PART6, CHAPTER 7, SECTION 150(J))

17. BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.

18. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT.

19. PLUMBING FIXTURE FLOW RATES:

-WATER CLOSET; FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS PER CGBC4.303
-LAVATORIES: LAVATORY FAUCETS SHALL HAVE A MAX. FLOW RATE NOT TO EXCEED 1.5 GALLONS PER MIN. AT 60 PSI. THE MIN. FLOW RATE SHALL NOT BE LESS THAN 0.8 GALLONS PER MIN. AT 20 PSI, PER CGBC 4.303.
-SHOWER HEADS: SINGLE SHOWER HEADS AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A MAX. FLOW RATE OF 2.0 GALLONS PER MIN. AT 80 PSI PER CGBC 4.303
-KITCHEN FAUCETS: THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MIN. AT 60 PSI PER CGBC 4.303

20. ALL SHOWER AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE, PER CPC 408.3'

21. DRAINAGE PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC.703.0 VENT PIPING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH CPC SEC. 904.0

22. ALL DIMENSIONS ARE SHOWN TO FINISH FACE OF WALL U.O.N.
23. ALL DOOR JAMBS TO BE 4" AWAY FROM CORNER OF WALL, U.O.N.

24. SHOW LOCATION OF EXHAUST FANS ON PLANS FOR BATHROOMS CONTAINING BATHTUBS, SHOWER, OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE THAT THE BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:

-FANS SHALL BE ENERGY STAR COMLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
-FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

LEGEND

- EXTERIOR WALL -2X STUD WALL WITH INSULATION, PLYWOOD SHEATHING PER STRUCTURAL PLANS.
- 2X STUD, INTERIOR WALLS - SEE WALL TYPES.
- 1 HR RATED WALL - STC 50 SOUND RATED PER P/BC 2020-069. SEE A AND 1 ON SHEET A8.0
- # / # UNIT TYPE — DENOTES DOOR SYMBOL, REFER TO DOOR SCHEDULE, SHEETS A7.0
- # — DENOTES WINDOW SYMBOL, REFER TO WINDOW SCHEDULE, SHEETS A7.0
- INDICATES NEW MILLWORK
- SD — SMOKE DETECTOR HARDWIRED INTERCONNECT W/ BATTERY BACKUP AND LOW BATTERY SIGNAL - SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERV PER R314
- CM — BATTERY CARBON MONOXIDE ALARM, CARBON MONOXIDE SHALL INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP PER R315
- T — INDICATES TEMPERED GLASS
- E — INDICATES EGRESS WINDOW
- ENERGY STAR EXHAUST FAN WITH HUMIDISTAT CONTROL. MIN. MECHANICAL VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM FOR CONTINUOUS VENTILATION
- INDICATES FUTURE EVSE (240V) CAR CHARGING STATION, GC. MUST COORDINATE WITH EVSE CAR CHARGING STATION FOR REQUIREMENTS TO ASSURE PROPER INSTALLATION. SEE NOTE 20 ON THIS SHEET
- T — THERMOSTAT E, SEE A0.5 SPEC
- INDICATES EMERGENCY EGRESS FROM EACH BEDROOM, DOES NOT EXCEED 50 FEET

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

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History record:

Date	Description

Revisions:

No.	Description	Date

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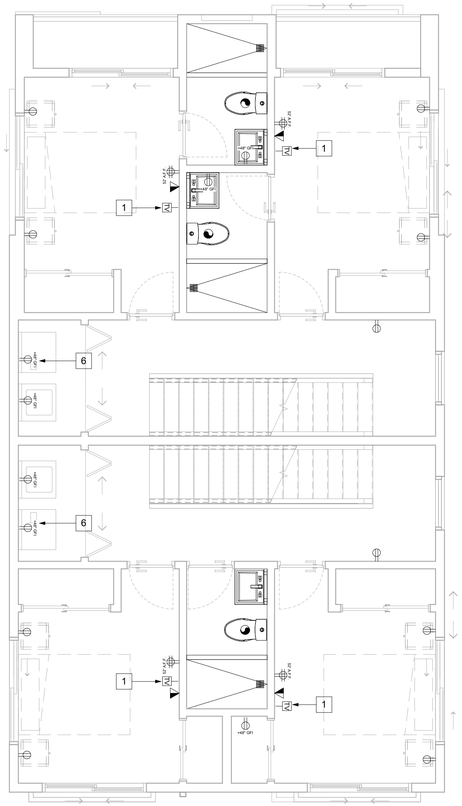
DATE:	05.11.2021
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG C & D - THIRD LEVEL FLOOR PLAN

SHEET NO:

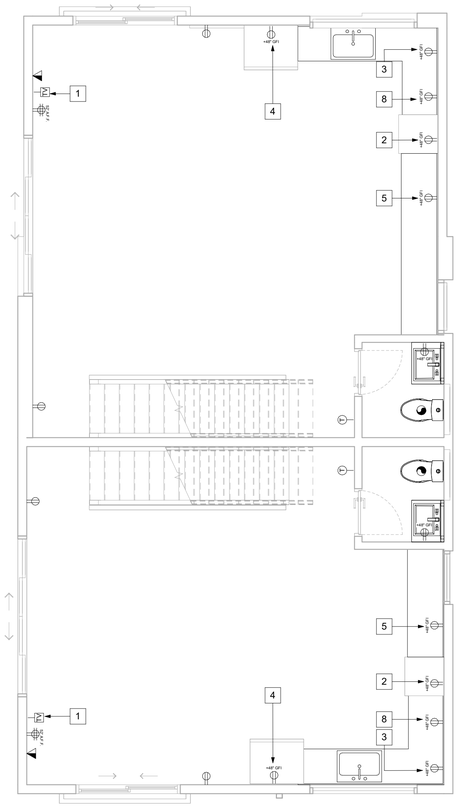
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BLDG C & D - THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

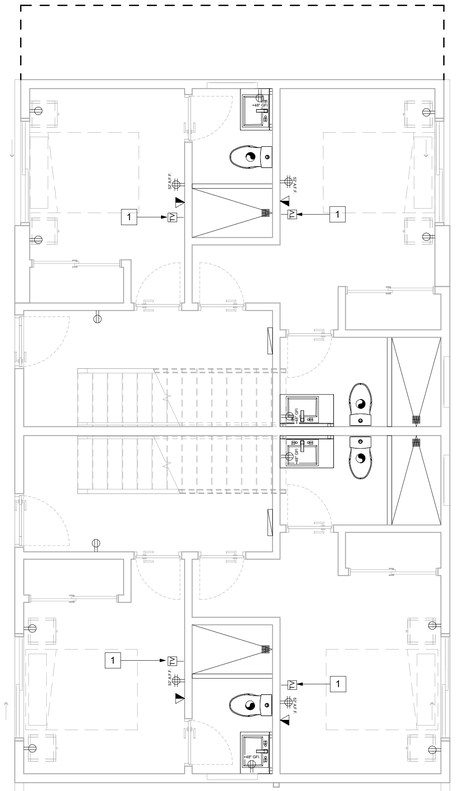
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BLDG C & D - SECOND LEVEL POWER/VOICE/DATA FLOOR PLAN

SCALE: 1/4" = 1'-0"

2



BLDG C & D - FIRST LEVEL POWER/VOICE/DATA FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

SHEET GENERAL NOTES

1. REFER TO SHEET A0.1, A0.2, A0.3, AND A0.4 FOR GENERAL NOTES.
2. SC = SEPARATE CIRCUIT.
3. DC = DEDICATED CIRCUIT.
4. TYPICAL HEIGHTS OF ELECTRICAL OUTLETS AND DEVICES ARE AS INDICATED:
   A. LOCATE CENTER LINE OF THERMOSTATS, PULL BOXES, AND CONTROL DEVICES AT + 42" ABOVE FINISHED FLOOR (U.O.N.)
   B. LOCATE SWITCHES/ DIMMERS AT 42" ABOVE FINISHED FLOOR GANG WITH OTHER OUTLETS WHERE ADJACENT,PROVIDE A SINGLE PIECE COVER PLATE WHERE SWITCHES/DIMMERS ARE GANGED TOGETHER.
   C. LOCATE CENTERLINE OF ALL WALL MOUNTED ELECTRICAL, TELEPHONE AND DATA OUTLETS AT + 18" ABOVE FINISHED FLOOR IN VERTICAL POSITION UNLESS OTHERWISE NOTED.
5. ALL EXPOSED ELECTRICAL DIVICES, I.E. SWITCHES, OUTLETS, WALL TELEPHONE MOUNTS, ETC AND ALL COVER PLATES TO BE WHITE SNAP-ON LUTRON FACEPLATES.
6. GENERAL CONTRATOR IS TO VERIFY THE PLUG AND CIRCUTING OF ANY SPECIALTY EQUIPMENT DURING ROUGH IN ELECTRICAL TO INSURE THE PROPER VOLTAGE AND PLUG CONFIGURATION.
7. TOTAL ENERGY CONSUMPTION FOR POWER AS REQUIRED BY C.A.C. TITLE 24.
8. LABEL ALL JUNCTION BOXES WITH CIRCUITS. LABEL PANEL WITH PREPRINTED TYPEWRITTEN PANEL SCHEDULE.
9. PROVIDE SUPPORT FOR ALL CONDUITS ABOVE THE CEILING AS REQUIRED PER CODE.
10. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPERED-RESISTANT RECEPTACLE CEC SECT. 406.11
11. BATHROOM RECEPTACLE SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT PER CEC SECT. 210.11 (C) 3"
12. CERTIFICATES OF INSTALLATION (CF2R- ENV, CF2R-LTG) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
13. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARMENT.
14. ALL MAJOR APPLIANCES SHALL HAVE DEDICATED CIRCUITS, PER 210.11(C)(1) & 422.10 (A) ANY FIXED APPLIANCE SUCH AS A DISPOSAL, DISHWASHER, CLOTHE DRYER , WASTE, BUILT IN HEATER OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P MOTOR OR LARGER, SHALL BE ON A SEPARATE #12AWG WIRE BRANCH CIRCUIT.
15. NO- SUBPANELS SHALL BE LOCATED IN CLOSETS OR BATHROOMS NEC240-24 D.C.

GREEN NOTES

A SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 ELSE SHALL BE PROVIDED.

B A LABEL STATNG "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.

C 1" MINIMUM (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. TERMINATION POINT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.

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

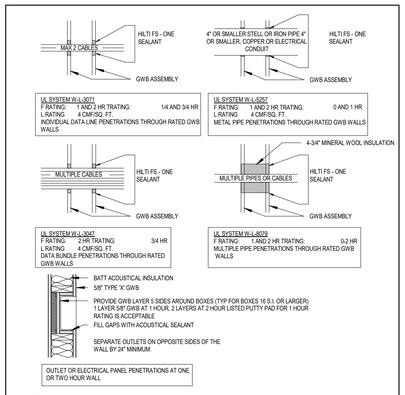
LEGEND

- WALL MOUNTED DUPLEX ELECTRICAL OUTLET
- WALL MOUNTED QUADLEX ELECTRICAL OUTLET
- GFI WALL MOUNTED GROUND FAULT INTERRUPTER ELECTRICAL OUTLET.
- INDICATES FUTURE EVSE (240V) CAR CHARGING STATION, GC. MUST COORDINATE WITH EVSE CAR CHARGING STATION FOR REQUIREMENTS TO ASSURE PROPER INSTALLATION. SEE NOTE 20 ON THIS SHEET
- TELE COMMUNICATIONS/DATA WALL OUTLET
- INTERPHONE OUTLET
- TV TELEVISION WALL OUTLET @+54" AFF U.O.N.
- INDICATED METERING, COORDINATE FINAL LOCATION WITH EDISON
- INDICATED ELECTRICAL PANEL. PROVIDE BACKING IN WALL AS REQUIRED
- CW INDICATES COLD WATER
- HW INDICATES HOT WATER
- T .
  NEST THERMOSTAT E, SEE A0.5 SPEC
- ENERGY STAR EXHAUST FAN WITH HUMIDISTAT CONTROL. MIN. MECHANICAL VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM FOR CONTINUOUS VENTILATION

NOTE:
ALL 120-V BRANCH CIRCUIT SUPPLYING OUTLETS IN CLOSET, HALLWAYS, BEDROOMS AND OTHER HABITABLE ROOMS (EXCPT KITCHENS) SHALL BE PROTECTED BY A LISTED AFCI PER CEC SECT. 210.12

KEYNOTE

1. PROVIDE POWER AND DATA FOR TV.
2. PROVIDE POWER FOR OVEN.
3. PROVIDE POWER FOR MICROWAVE.
4. PROVIDE POWER FOR REFRIGERATOR.
5. PROVIDE POWER FOR DISHWASHER.
6. PROVIDE POWER FOR OWNER PROVIDED WASHER & DRYER.
7. INDICATE TANKLESS WATER HEATHER . PROVIDE STACKABLE BACKING IN WALL AS REQUIRED
8. PROVIDE POWER FOR ELECTRICAL GARBAGE DISPOSAL
9. INDICATES SUB-PANEL, SEE A2.1 FOR ADDITIONAL INFORMATION. PROVIDE BACKING IN WALL AS REQUIRED.



NOTES:
1. CONTRACTOR SHALL PROVIDE FIRE STOPPING AT NEW FLOOR AND CORRIDOR OR AREA SEPARATION WALL PENETRATIONS FOR ELECTRICAL AND DATA LINES AT FLOOR, CEILING AND INTERIOR ONE OR TWO HOUR RATED WALLS, AS REQUIRED PER THE APPROPRIATE UL DESIGN LISTING NUMBER.
2. ALTERNATE UL LISTED ASSEMBLIES USING OTHER MANUFACTURERS MAY BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL HAVE THE FULL UL LISTING ON SITE AND FOLLOW THE LISTING FOR CONSTRUCIODN. THE UL LISTING REPORT SUPERSEDES INFORMATION ON THESE DETAILS.
4. PENETRATIONS THROUGH SMOKE BARRIER WALLS OR FLOORS SHALL HAVE AN 'L' RATING AS REQUIRED BY CBC SECTION 714.5
5. PENETRATIONS THROUGH FLOORS THAT ARE NOT IN A WALL SHALL ALSO HAVE A 'T' RATING AS REQUIRED BY CBC SECTION 714.4.1.1.2
6. PENETRATIONS THROUGH WALLS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 S.I. IN AREA AND IN AGGREGATE DOES NOT EXCEED 100 S.I. IN ANY 100 S.F. ARE EXCEPTED FROM FIVE SIDED FIRESTOPPING PER CBC SECTION 714.3.2 EXCEPTION 1.

TYPICAL FIRESTOPPING DETAILS

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

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History record:

Date	Description

Revisions:

No.	Description	Date

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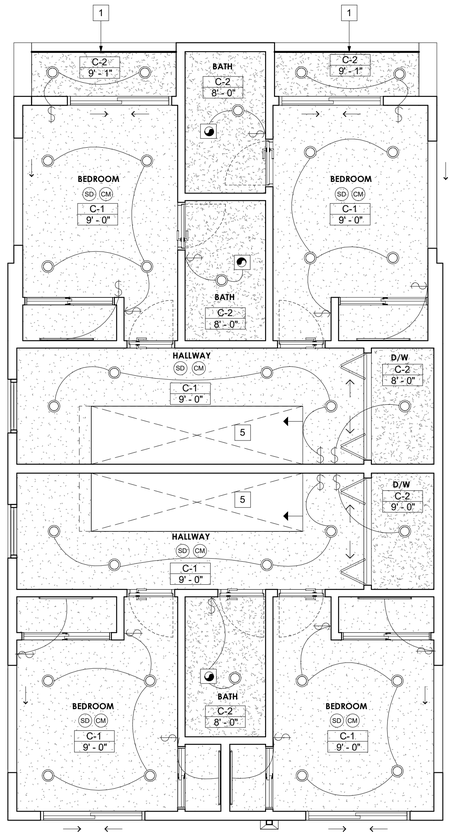
DATE:	05.11.2021
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG C & D - FIRST, SECOND AND THIRD POWER/VOICE/DATA PLAN

SHEET NO:

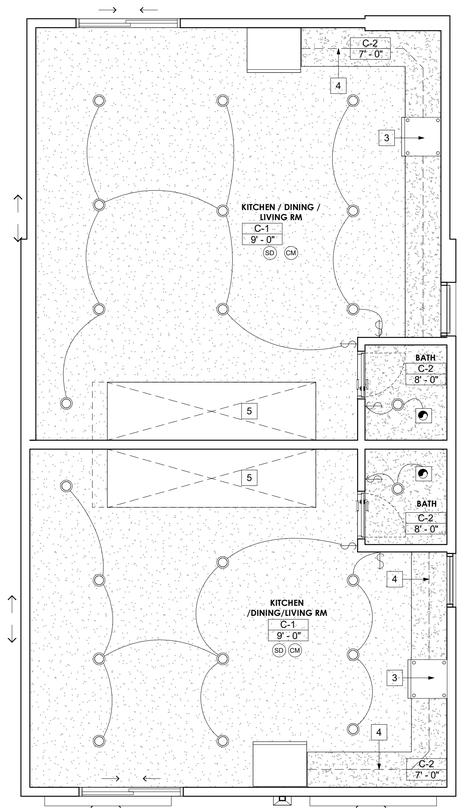
A2.7



BLDG C & D_THIRD LEVEL RCP PLAN

SCALE: 1/4" = 1'-0"

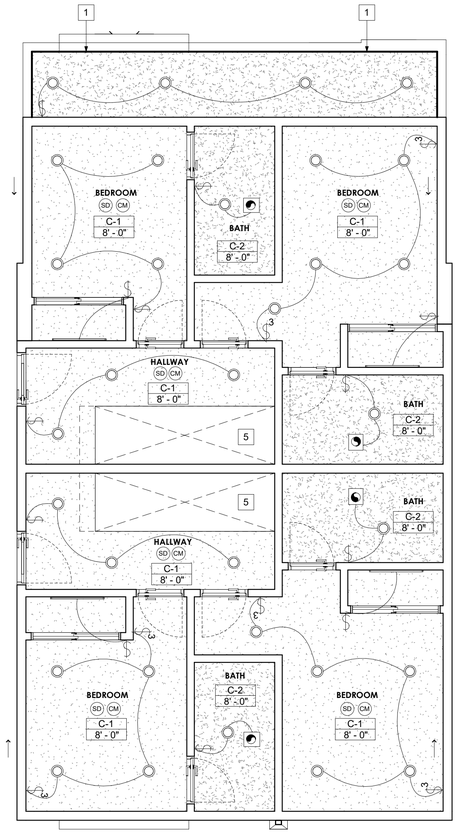
3



BLDG C & D_SECOND LEVEL RCP PLAN

SCALE: 1/4" = 1'-0"

2



BLDG C & D_FIRST LEVEL RCP PLAN

SCALE: 1/4" = 1'-0"

1

SHEET GENERAL NOTES

1. SMOKE DETECTORS SHALL BE INSTALLED IN THE SPACE BY LICENSED ALARM SYSTEM CONTRACTOR. WORK SHALL BE CONNECTED TO EXISTING BUILDING SYSTEM.
2. SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND SHALL BE EQUIPPED WITH BETTERY BACKUP AND SHALL BE CAPABLE OF SOUNDING AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE HOUSE (PROVIDE INTERCONNECTION).
3. HARDWIRED SMOKE ALARMS ARE COMPLIANT WITH UL217 AND ARE INSTALLED IN THE FOLLOWING LOCATIONS (NFPA 72, 907. 2. 11.2) ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOM IN EACH ROOM USED FOR SLEEPING PURPOSES.
4. ALL SWITCHING AND LIGHTING LAYOUTS SHALL COMPLY WITH TITLE 24.
5. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH BACK DRAFT DAMPERS (CMC 504.1) AND SHALL TERMINATE A MIN. 3 FEET FROM PROPERTY LINE AND BUILDING OPENING (CMC 504.5)
6. ALL NEW LIGHTING MUST BE HIGH EFFICACY LIGHT FIXTURE AND MEET THE ENERGY EFFICIENCY STANDARDS.
7. LIGHTS IN BATHROOMS, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANT SENSOR SUCH SENSOR SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHT NO MORE THAT 30 MIN. AFTER THE AREA HAS BEEN VACANTED.
8. ALL LUMINAIRES PERMANENTLY MOUNTED TO THE RESIDENCE PROVIDING OUTDOOR LIGHTING SHALL BE INSTALLED WITH THE FOLLOWING CHARACTERISTICS:
   a. LUMINAIRES WITH LAMPS WITH 40 LUMENS PER WATT OR GREATER; OR
   b. LUMINAIRES WITH LAMPS AN EFFICACY OF LESS THAN 40 LUMENS PER WATT SHALL BE EQUIPPED WITH A MOTION SENSOR.}
   c. LUMINAIRES INSTALLED TO MEET THE 40 LUMENS PER WATT REQUIREMENTS DESCRIBED IN THIS SECTION SHALL NOT CONTAIN MEDIUM BASE INCANDESCENT LAMP SOCKETS, AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
   d. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGINIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.
9. EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH BACK- DRAFT DAMPERS (CMC 504.1) AND SHALL TERMINATE A MIN. 3 FEET FROM PROPERTY LINE AND BUILDING OPENING (CMC 504.5)
10. PROVIDE DIMMERS AT ALL BEDROOMS, FAMILY ROOM AND LIVING ROOM COORDINATE WITH LIGHT FIXTURE SPECIFICATION.
11. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED)
12. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR - CEILING ASSEMBLY FROM WITHIN A WALL THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
13. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
14. EVERY DOOR IN A SECURITY OPENING FOR AN APARTEMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON EXTERIOR. (6708)

KEYNOTE

1	PROVIDE CONTINUOS 1" WIDTH FRY-REGLENT VENTED SOFFIT MOLDING
2	PROVIDE 1 HR RATED CEILING STC 50 SOUND RATED PER P/8C 2011-069 SEE DETAIL 4/A8.0
3	PROVIDE RECESSED DUCTED RESIDENTIAL EXHAUST HOOD WITH AMETAL SMOOTH INTERIOR SURFACE DUCT ON VENT HOOD , PER CMC 504.2 WITH A MIN. RATE OF 100C FM
4	LINE OF UPPER CABINETS
5	SPACE UNDER STAIR UNDERFACE AND ANY SOFFIT SHALL BE 1HR. RATED PROTECTED PER (R 302 - 7)
6	PROJECTION SMOKE VENT

LEGEND

	GYPSUM WALL BOARD CEILING. REFER TO PLAN FOR SPECIFIED HEIGHTS.	C-1
	GYPSUM WALL BOARD SOFFIT. REFER TO PLAN FOR SPECIFIED HEIGHTS.	C-2
	WOOD SOFFIT. REFER TO PLAN FOR SPECIFIED HEIGHTS.	C-3
	4" LED HIGH EFFICACY DOWN LIGHTS , PROVIDE WET LOCATION SHOWER TRIM AT WET AREAS PROVIDE J BOX FOR HIGH EFFICACY PENDANT	
	6" LED HIGH EFFICACY DOWN LIGHTS - WHETHER PROOF	
	6" X 4' SURFACE MOUNTED LED HIGH EFFICACY DOWN LIGHTS	
SM	SMOKE DETECTOR HARDWIRED INTERCONNECT W/ BATTERY BACKUP AND LOW BATTERY SIGNAL - SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERV	
CM	BATTERY CARBON MONOXIDE ALARM, CARBON MONOXIDE SHALL INTERCONNECTED HARD -WIRE WITH BATTERY BACKUP.	
MS	MOTION SENSOR	
	ENERGY STAR EXHAUST FAN WITH HUMIDISTAT CONTROL. MIN. MECHANICAL VENTILATION RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION AND 25 CFM FOR CONTINUOUS VENTILATION	
	SINGLE POLE LIGHT SWITCH,	

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DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG C & D - FIRST, SECOND AND THIRD RCP PLAN

SHEET NO:

A2.8

Sarnafil BUILDING TRUST

PRODUCT DATA SHEET
SARNAFIL® G 410 ENERGYSMART ROOF® MEMBRANE
48 60 72 80 FELTBACK

EnergySmart Roof

Sarnafil G 410 EnergySmart Roof Membrane is a PVC thermoplastic membrane produced with an integral fiberglass mat reinforcement for excellent dimensional stability. It is highly reflective, guaranteed for thickness, with heat-weldable seams, and a unique lacquer coating applied to the top of the membrane to reduce dirt pick up.

PRODUCT INFORMATION

USES

Sarnafil G 410 EnergySmart Roof Membrane is used in adhered applications with various adhesives over various substrates.

AREAS OF APPLICATION

- New Roofs
- Recover
- Flashings

FEATURES / BENEFITS

- Excellent dimensional stability
- Factory applied lacquer coated to reduce dirt pick up
- Hot-air welded seams for long-term performance
- Proven membrane performance
- Guaranteed thickness
- Highly reflective
- Superior fire resistance

TESTS

CODES / APPROVALS

- FM Global
- Underwriters Laboratories
- Underwriters Laboratories of Canada
- ICC Code Compliance – ESR 1157
- Miami-Dade County
- Florida Building Code
- NSF/ANSI 347: Platinum Certified
- ENERGY STAR®
- California Title 24
- LEED / Green Globes

TECHNICAL DATA — **TYPICAL PHYSICAL PROPERTIES***

Properties	ASTM Test Method	ASTM Type II D4434 Spec. Requirement	Typical Results			
Overall Thickness, mil	D751	45	48	60	72	80
Thickness Over Scrim, mil	--	16	22	27	35	40
Reinforcing Material	--	--	Fiberglass			
Felt Weight, oz/sq yd (Feltback membrane only)	--	--	9	9	9	9
Breaking Strength, lbf/in (N)	D751	55 (245)	60 (267)	80 (356)	100 (445)	110 (489)
Elongation at Break, % M. D. | C.M.D.[1]	D751	250 & 220	250 & 220	250 & 220	250 & 220	250 & 220
Seam Strength, % of original[2]	D751	75	Pass	Pass	Pass	Pass
Retention of Properties After Heat Aging:	D3045	--	--	--	--	--
Tensile Strength, % of original	D751	90	Pass	Pass	Pass	Pass
Elongation, % of original	D751	90	Pass	Pass	Pass	Pass
Tearing Resistance, lbf (N)	D1004	10 (45)	35 (67)	17.5 (78)	26.5 (91)	22 (98)
Low Temperature Bend, 40°F (40°C)	D2136	Pass	Pass	Pass	Pass	Pass
Accelerated Weathering Test, Hours (Florescent Light UV exposure)	G154	5,000	10,000	10,000	10,000	10,000
Cracking (7x magnification)		Nonc	Nonc	Nonc	Nonc	Nonc
Discoloration (by observation)	--	Negligible	Negligible			
Crazing (7x magnification)	--	None	None	None	None	None
Linear Dimensional Change, %	D1204	0.1	-0.02	-0.02	-0.03	-0.03
Weight Change After Immersion in Water, %	D570	± 3.0	2.4	1.9	1.8	1.7
Static Puncture Resistance, lbf (kg)	D5602	33 (15)	Pass	Pass	Pass	Pass
Dynamic Puncture Resistance, ft-lbf (J)	D5635	7.3 (10)	Pass	Pass	Pass	Pass
Recycled Content	--	--	5% Pre-consumer, 2% Post-consumer			

* Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions, and curing conditions.
M.D. - Machine Direction, C.M.D. - Cross Machine Direction.
[1] Value occurs through membrane rupture not seam failure.

PRODUCT DATA

FORM

COMPOSITION

High-quality, PVC membrane containing ultraviolet light stabilizers, flame retardant and polyester scrim reinforcement with a unique lacquer coating on the top surface.

COLOR

- Top: White, Reflective Gray, Tan, and Patina Green
- Bottom: Gray

PACKAGING (White, Reflective Gray, and Tan)

- **48 mil** (1.2 mm) Membrane*
  - Rareback: 10 ft x 150 ft (3 m x 45 m) roll, 466 lbs (211 kg) per roll, 8 rolls per pallet
    5 ft x 150 ft (1.5 m x 45 m) roll, 233 lbs (105 kg) per roll, 12 rolls per pallet
  - Feltback: 10 ft x 100 ft (3 m x 30 m) roll, 363 lbs (165 kg) per roll, 9 rolls per pallet

  * Made to order, minimum volume required, extended production lead times. Consult with Sika – Roofing representative for further information.
- **60 mil** (1.5 mm) Membrane
  - Barebacck: 10 ft x 100 ft (3 m x 30 m) roll, 389 lbs (177 kg) per roll, 8 rolls per pallet
    5 ft x 100 ft (1.5 m x 30 m) roll, 195 lbs (89 kg) per roll, 12 rolls per pallet
  - Coverstrip: 8 in x 100 ft (20 cm x 30 m) roll, 25 lbs (12 kg) per roll, 25 rolls per pallet
  - Feltback: 20 ft x 80 ft (3 m x 24 m) roll, 354 lbs (161 kg) per roll, 9 rolls per pallet
- **72 mil** (1.8 mm) Membrane
  - Barebacck: 10 ft x 100 ft (3 m x 30 m) roll, 471 lbs (214 kg) per roll, 4 rolls per pallet
    5 ft x 100 ft (1.5 m x 30 m) roll, 236 lbs (107 kg) per roll, 9 rolls per pallet
  - Feltback: 10 ft x 80 ft (3 m x 24 m) roll, 419 lbs (190 kg) per roll, 8 rolls per pallet
- **80 mil** (2.0 mm) Membrane
  - Barebacck: 10 ft x 100 ft (3 m x 30 m) roll, 520 lbs (236 kg) per roll, 4 rolls per pallet
    5 ft x 100 ft (1.5 m x 30 m) roll, 260 lbs (118 kg) per roll, 9 rolls per pallet
  - Feltback: 10 ft x 80 ft (3 m x 24 m) roll, 459 lbs (208 kg) per roll, 8 rolls per pallet

PACKAGING (Patina Green)

- **48 mil** (1.2 mm) Membrane*
  - Barebacck: 6.56 ft x 65.6 ft (2 m x 20 m) roll, 133 lbs (60 kg) per roll, 19 rolls per pallet
    3.25 ft x 65.6 ft (1 m x 20 m) roll, 63 lbs (29 kg) per roll, 20 rolls per pallet
  - Feltback: 6.56 ft x 65.6 ft (2 m x 20 m) roll, 157 lbs (71 kg) per roll, 15 rolls per pallet
- **60 mil** (1.5 mm) Membrane
  - Barebacck: 6.56 ft x 65.6 ft (2 m x 20 m) roll, 168 lbs (76 kg) per roll, 19 rolls per pallet
  - Coverstrip: 8 in x 100 ft (20 cm x 30 m) roll, 25 lbs (12 kg) per roll, 25 rolls per pallet
  - Feltback: 6.56 ft x 65.6 ft (2 m x 20 m) roll, 100 lbs (86 kg) per roll, 10 rolls per pallet
- **72 mil** (1.8 mm) Membrane
  - Barebacck: 6.56 ft x 49.2 ft (2 m x 15 m) roll, 159 lbs (72 kg) per roll, 19 rolls per pallet
  - Feltback: 6.56 ft x 49.2 ft (2 m x 15 m) roll, 177 lbs (80 kg) per roll, 10 rolls per pallet
- **80 mil** (2.0 mm) Membrane
  - Barebacck: 6.56 ft x 49.2 ft (2 m x 15 m) roll, 175 lbs (79 kg) per roll, 19 rolls per pallet
  - Feltback: 6.56 ft x 49.2 ft (2 m x 15 m) roll, 193 lbs (88 kg) per roll, 10 rolls per pallet

STORAGE

STORAGE CONDITIONS

Store rolls on pallets and fully protected from the weather with clean canvas tarpaulins. Unvented polyethylene tarpaulins are not accepted due to the accumulation of moisture beneath the tarpaulin in certain weather conditions that may affect the ease of membrane weldability.

EnergySmart Colors	INITIAL SOLAR REFLECTANCE[1]	3-YEAR SOLAR REFLECTANCE[1]	INITIAL THERMAL EMITTANCE[1]	3 YEAR THERMAL EMITTANCE	INITIAL SOLAR REFLECTANCE INDEX	3 YEAR SOLAR REFLECTANCE INDEX
EnergySmart White[2]	0.85	0.74	0.86	0.84	107	90
EnergySmart Tan[2]	0.73	0.65	0.85	0.86	89	78
EnergySmart Reflective Gray[2]	0.73	0.65	0.89	0.88	90	78
EnergySmart Patina Green[2]	0.55	0.46	0.86	0.85	64	51

*Solar Reflectance testing according to ASTM C1549, Slide Method.
[1]EnergySmart White and EnergySmart Tan membranes meet LBNL/DOE SSAR*, LLLD, Green Globes, and California's Title 24 criteria for Low and Steep Slope applications.
*EnergySmart Reflective Gray membrane meets LEED, Green Globes, and California's Title 24 criteria for Low and Steep Slope applications.

SYSTEM INFORMATION

APPLICATION INSTRUCTIONS

APPLICATION

Sarnafil G 410 EnergySmart is installed after proper preparation of the approved substrate. The membrane is unrolled into Sarnacol adhesive in accordance with Sika's technical requirements and then pressed into place with a minimum 100 lb (45 kg) steel roller. Sarnafil G 410 EnergySmart seams are heat welded together by trained operators using hot air welding equipment. Different Sarnacol adhesives require different application methods. Please consult Sika's Specifications or Applicator Handbook for detailed installation procedures.

AVAILABILITY

From Sika Corporation – Roofing Authorized Applications for use within Sarnafil systems.

MAINTENANCE

Standard maintenance of Sarnafil systems should include regular inspection of flashings, drains, and termination sealants at least twice a year and after each storm.

WARRANTY

Upon successful completion of the installed roof by the Sika Authorized Applicator, Sika Corporation will provide a warranty to the Building Owner via the Sika Authorized Applicator.

LEGAL NOTES

All information, recommendations and suggestions ("Data") contained in this Product Data Sheet are based on tests and experience that Sika considers reliable if properly applied and used under normal conditions. It is the applicator's responsibility to determine in each case whether the Data are applicable and suitable for the intended application and purpose. Applicator assumes all risks and liability in connection therewith. Sika's sole obligation with respect to the Data is to provide samples in reasonable quantities. Sika shall not be liable for any loss or damage, direct or consequential, arising out of the use of the Data or the failure of the products to which the Data relate to perform as intended. Sika reserves the right to change the Data or the specifications for products without notice. All orders are accepted only on the basis of the most current Data. Applicator should read and follow the warnings and instructions for each Sika product as set forth in the current Product Data Sheet, product label and Safety Data Sheet prior to product use.

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SIKA CORPORATION – ROOFING | **UNITED STATES** | **SIKA CANADA INC**

LightMAX™ eco
SMOKE VENT

The LightMAX eco sets the new standard for UL 793 fixed daylighting smoke vents. Now available with multiple curb heights, unique bird & safety netting ready and solar security options.



FEATURES

INNOVATIVE DESIGN Innovative patent-pending design means better performance, easier install and lower cost.

NATURAL DAYLIGHTING Add the traditional look of a curved skylight and create sustainable, benefit of natural daylighting.

DETAILS

COVER Extruded aluminum frame, 11 gauge, mill finish, with polycarbonate dome to withstand a live load of 46psf.

CURB Single wall curb with apron mount.

GASKET Extruded EPDM adhesive backed, closed cell.

HINGE Patent-pending extruded hinge, continuous.

SPRING Gas spring diameter opens cover approx. 70° to allow clear.

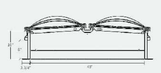
HOLD OPEN ARM Hold open arm integrated into the gas spring, locks cover in fully open position.

LATCH Pneumatic latching mechanism locks cover closed against wiper seal to seal it. Opens manually by external and internal pull cables. Opens automatically with available fire alarm interface unit - EN-FI.

OPERATION Opens automatically with fusible link and manual pull handles.

SIZES
- Double Door: 48 inches by 48 inches to 48 inches by 96 inches
- Quad Door: 96 inches by 96 inches to 96 inches by 252 inches

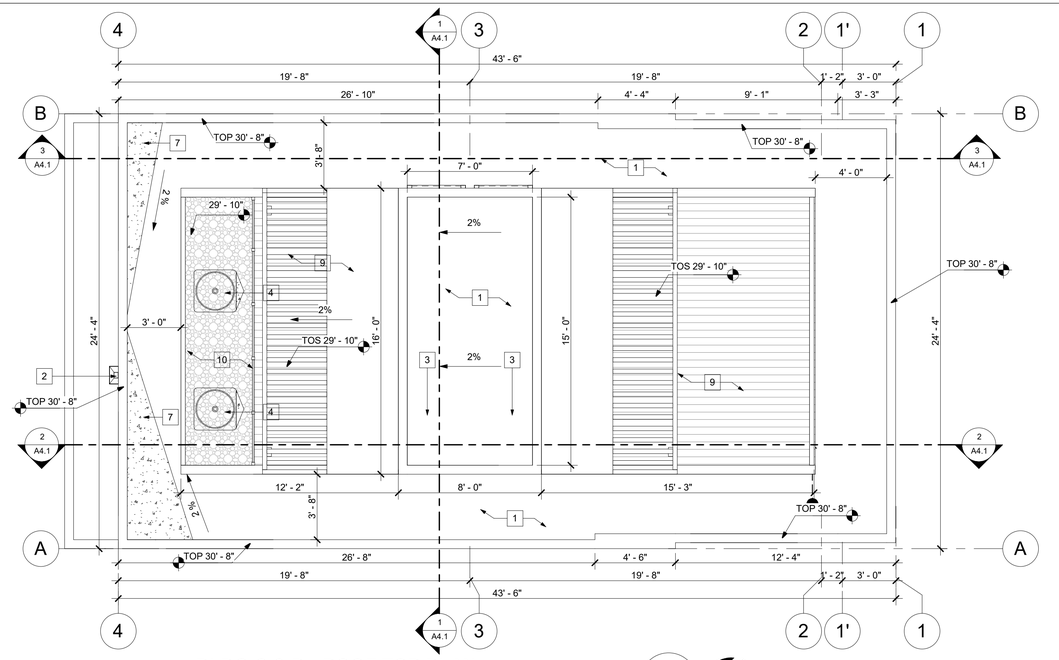
CERTIFICATIONS UL 793 listed



ORDER GUIDE

SKU	DESCRIPTION	X - LENGTH - DOOR	CURB	ELECTRIC	VANE DOOR	CLOSING	OPTIONS
ESVEA	X						–
	Standard Sizes: 48 inch W x 48 inch L, 48 inch W x 60 inch L, 48 inch W x 72 inch L, 48 inch W x 80 inch L, 60 inch W x 60 inch L, 60 inch W x 72 inch L, 60 inch W x 80 inch L, 72 inch W x 72 inch L, 72 inch W x 80 inch L, 80 inch W x 80 inch L Additional size options also available.	D Double Door Q Quad Door	1 Standard 2 Extended 3 Curb Mount 4 Curb Mount w/ Insulation 5 Curb Mount Overhead 6 Curb Mount Quad Mount	N No Electrical E Electrical W Wireless Link	185 350 313 350 280 450	B Bird Netting Only	Electrical Options: LPW 120V LPDC 24V Accessories Options: LPBW Bird Netting LPSW Solar Kit Finish: LPC Clear LPBZ Bronze LPDG Dark Grey LPMG Mill Grey

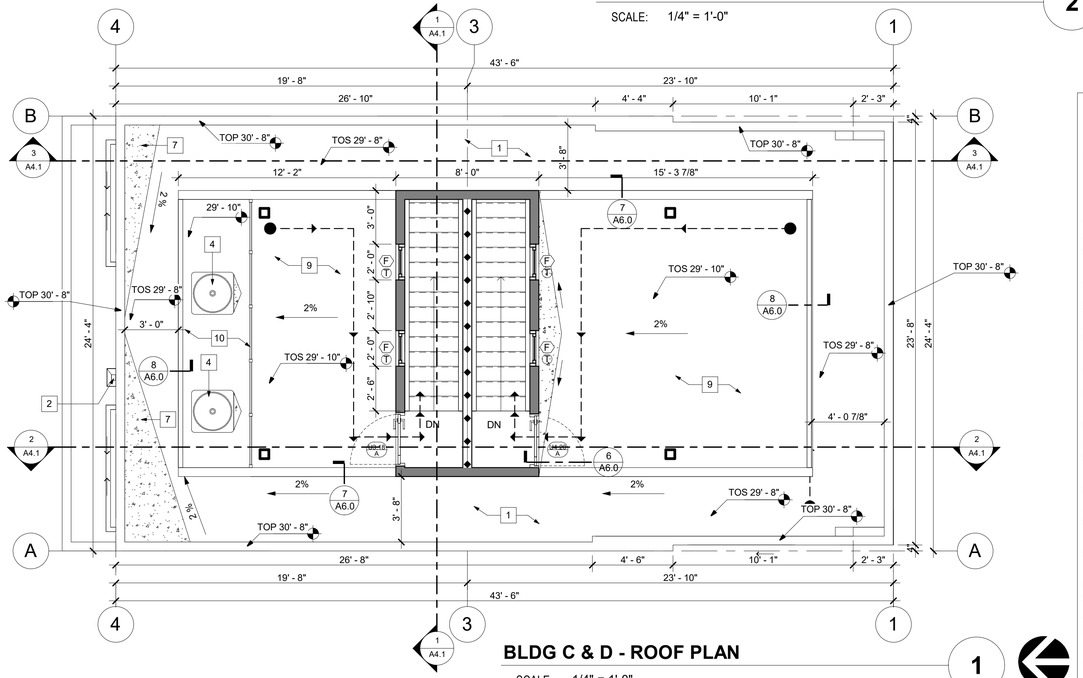
*Note: Low profile curb cannot have insulated options. Call for more information.



BLDG C & D - ROOF TOP PLAN

SCALE: 1/4" = 1'-0"

2



BLDG C & D - ROOF PLAN

SCALE: 1/4" = 1'-0"

1

KEYNOTES

1. CLASS "A" COMPOSITION HIGH-QUALITY, PVC ROOF MEMBRANE SARNAFIL G410 LARR #24852 . ICC # "ROOF ID NUMBER: 0674-0002a"
2. PROVIDE ROOF DOWNSPOUT W/ OVERFLOW SCUPPER. SEE ELEVATIONS FOR FINISH
3. SMOKE VENTS, SEE SPEC ON SHEET
4. HVAC UNIT
5. ROOF FASCIA, SEE ELEVATION FOR FINISH
6. DECORATIVE METAL FRAME, SEE ELEVATION FOR FINISH
7. CRICKET
8. DUCT PENETRATION. SEE DETAIL #2 ON THIS SHEET
9. BISON DECKING SYSTEM OVER THE ROOF MEMBRANE. G C , MUST COORDINATE WITH \ DECKING MANUFACTURER TO ASSUR E PROPER INSTALLATION. LARR # 2 57 54 -SEE SPECS A2.9 DETAILS
10. PROVIDE STONE BALLAST OVER ROOF SURFACE

NOTE: ALL ROOF RUNOFF TO DRAIN TO PLANTER BOX SEE CIVIL PLANS

LEGEND

T.O.P	TOP OF PARAPET
T.O.S	TOP OF SHEATING
1 →	INDICATE ROOF SLOPE
	SINGLE PLY GREY ROOFING

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 12

Digitally Signed By: Orval Hernandez-Mata Date: 05/09/2022
Department of Public Works, Bureau of Sanitation
Watershed Protection Division

ROOF GENERAL NOTES

1. PARAPET DIMENSIONS ARE SHOWN FROM FACE OF FINISH U.O.N
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONTACT RS DESIGN GROUP IF ANY DISCREPANCY EXISTS, PRIOR TO COMMENCING ANY TYPE OF WORK.
3. GENERAL CONTRACTOR TO ASSURE ROOF INSTALLATION AND ALL PENETRATIONS TO BE FULLY WEATHERTIGHT.
4. ROOFING TO BE HOT- MOPP CLASS "A" OR "B" TO COMPLY WITH UBC STANDARDS 15-4 AND SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 15-B-2. (R902.1)
5. INSTALLED ROOFING OVER MINIMUM 30# UNDERLAYMENT.
6. THE QUALITY AND DESIGN OF ROOFING MATERIALS AND THEIR FASTENING DEVICES SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN CHAPTER 35, PART II (1507.1)
7. ALL MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURERS LABEL OR IDENTIFYING MARK.
8. THE ROOFING INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE WATERPROOF INSTALLATION INCLUDING ALL NECESSARY FLASHING, CAPS, PIPE JACKS, OPENING PROTECTION AND SEALANTS. ALL ROOFING SHALL COMPLY WITH NRCA STANDARS AND UBC CHAPTER 13.
9. VERIFY THAT ALL AREAS HAVE A POSITIVE 1/4" PER FOOT MIN. ROOF DRAINAGE PRIOR TO INSTALLATION.
10. DOWNSPOUTS ARE SIZED EITHER FOR UPC CODE AVERAGE 6"/ HOUR RAINFALL OR MINIMUM 8" INTERIOR DIA.- WHICH EVER IS GREATER.
11. PROVIDE PLYWOOD OR FELT CRICKETS AS REQUIRED TO MAINTAIN 1/2" MIN. PER FOOT DRAINAGE AT EQUIPMENT PADS AND ROOF HATCH.
12. INSTALL ROOFING MATERIALS AS SOON AS POSSIBLE AFTER INSTALLATION OF METAL ROOF DECK TO MINIMIZE EXPOSURE OF THE DECK TO MOISTURE SOURCES.
13. ALL EXPOSED ROOF METAL AND VENTS SHALL BE PRIMED AND PREPARED FOR PAINT FINISH. PAINT SHALL MATCH EXTERIOR WALL COLOR PER EXTERIOR FINISH SCHEDULE.
14. ALL/ANY ROOF PENETRATIONS SHALL BE MINIMUM 18" AWAY FROM AIR CONDITIONING UNITS AND A MINIMUM 18" FROM OTHER PENETRATIONS.
15. VENTS THROUGH ROOF SHALL BE INSTALLED 10'-0" FROM & TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
16. OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPE OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
17. LINES SHALL NOT EXTEND ABOVE ROOF SURFACES.
18. LEAD FLASHING SHALL BE USED AT ALL ROOF & OVERFLOW DRAIN PENETRATIONS.
19. MATERIAL USED FOR ROOF SHEATHING : WOOD STRUCTURAL PANELS USED FOR ROOF SHEATHING SHALL BE BONDED BY INTERMEDIATE OR EXTERIOR GLUE.(CBC 2320.12.9)
20. THE ROOF SHEATHING SHALL INCLUDE A RADIANT BARRIER INDICATE NEW NEW CRICKETS - SLOPE 1/2" PER FOOT MIN
21. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION 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" (4.211.4 ENERGY CODE AND 110.10 LAFD REUIREMENT No96)

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

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T. 626 . 417 . 6288
info@rsdesignbuild.com
www.rsdesignbuild.com

History record:

Date	Description

Revisions:

No.	Description	Date
1	LID COMMENTS	10.12.2021

OWNERSHIP AND USE OF DOCUMENTS
THIS DRAWING IS THE PROPERTY OF RS DESIGN GROUP AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL RIGHTS RESERVED.

DATE:	01.20.2022
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG C & D - ROOF PLAN

SHEET NO:

A2.9

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

United Construction Products
701 Osage St. # 120
Denver, CO 80204

Attn: Lisa VonGunten
(303) 892-0400

RESEARCH REPORT: RR 25754
(CSI #10270)

Expires: February 1, 2020
Issued Date: November 1, 2018
Code: 2017 LABC

GENERAL APPROVAL –Modification - Bison Pedestal and Stepstone Pre-cast Concrete Paver System

DETAILS

The system consists of Bison Level-It adjustable deck supports and pre-cast concrete roof pavers by Stepstone, Inc.

Bison Level-It adjustable deck supports includes:
Model numbers LC, C-1, C-4 and Standard Accessories.

Stepstone, Inc. pre-cast concrete roof pavers shall have a minimum compressive strength of 5,000 psi.

The components of the Bison Pedestal (BB-PP 2025-FR) have been tested in accordance with have been tested in accordance with ASTM D 635 and achieve a CC-1 Classification.

The approval is subject to the following conditions:

1. The seismic stability shall be provided by detailed confinement details of the boundary of the system. Roof plans and confinement details shall be prepared by a CA licensed engineer or architect and submitted to structural plan check for review and approval.

2. The height of the pedestal shall be limited to maximum 12".

LADBS G-5 (Rev.06/30/2014) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

United Construction Products
Re: Bison Pedestal and Stepstone Pre-cast Concrete Paver System.

3. Structural observation shall be provided for the confinement of the boundary construction.

4. The materials delivered to the job site shall be identified by the manufacturer's name (United Construction Products), the component name, RR 25754, and the name of the quality control agency.

5. The installation shall be in accordance with United Construction Products' installation details and recommendations, and this report. Installation details and recommendations shall be supplied and packaged with the product.

DISCUSSION

The modification is to change the plastic classification of the Bison Adjustable Pedestal System (BB-PP 2025-FR) from CC-2 to CC-1.

The report is in compliance with the 2017 Los Angeles City Building Code.

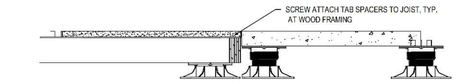
The approval is based on tests.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.

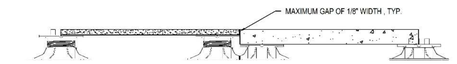
This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this Approval have been met in the project in which it is to be used.

QUAN NGHIEM, Chief
Engineering Research Section
201 N. Figueroa St., Room 880
Los Angeles, CA 90012
Phone- 213-202-9812
Fax- 213-202-9943

QN
RR25754
TLB1700327
R11-01-2018
104.2.6



ELEVATION
BISON 2CM PAVER ON JOIST WITH 2" PAVER



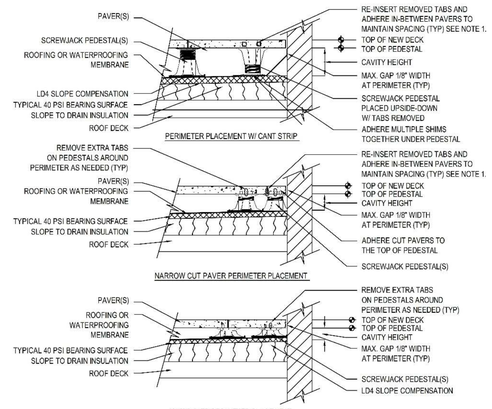
ELEVATION
BISON 2CM PAVER WITH 2" PAVER



ELEVATION
BISON 2CM PAVER WITH 1" PAVER

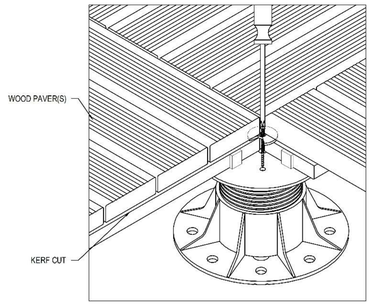
NOTES:
1. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.BisonIP.com
2. DISTANCE FROM TOP OF 2cmPAVER TO SURFACE OF STRUCTURAL DECK OR GRADE BELOW NOT TO EXCEED 12".
3. DISTANCE BETWEEN PAVERS AND PERIMETER EDGE RESTRAINT NOT TO EXCEED 1/8" GAP.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
8. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 512-116.

SCREWJACK® PAVER PEDESTALS
(B-064) 2CM TO PAVER TRANSITIONS: DECKING MATERIAL CHANGE TRANSITIONS



NOTES:
1. "ADHERE" - INSTALLER MUST ADHERE WITH POLYURETHANE CONSTRUCTION ADHESIVE.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 512-008.

SCREWJACK® PAVER PEDESTALS
(B-043) PERIMETER PEDESTAL PLACEMENT: NARROW AND CANT STRIP PERIMETER PLACEMENT

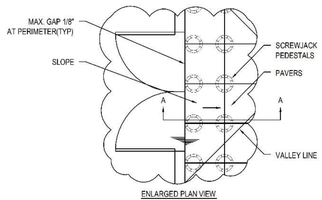


DETAIL

PLACE THE FS1 WASHER IN THE KERF CUT BETWEEN THE BOTTOM RAIL AND THE UPPER SLAT IN THE CORNERS OF THE THREE WOOD PAVERS. LEAVE THE NOTCH IN THE WASHER FACING OUTWARDS IN ORDER TO LEAVE ROOM TO PLACE THE 4th PAVER. AFTER ALL PAVERS ARE TIGHTLY IN PLACE, ROTATE THE WASHER USING A SCREWDRIVER SO THAT THE SOLID PART OF THE WASHER IS IN CONTACT WITH THE CORNERS OF ALL FOUR PAVERS. INSERT THE FS1 SCREW THROUGH THE HOLE IN THE CENTER OF THE WASHER AND THE PILOT HOLE IN THE CENTER OF THE TAB SET INTO THE TOP OF THE PEDESTAL. HAND TIGHTEN UNTIL THE CORNERS OF ALL FOUR PAVERS ARE SECURELY FASTENED TO THE PEDESTAL, DO NOT TO OVER-TIGHTEN.

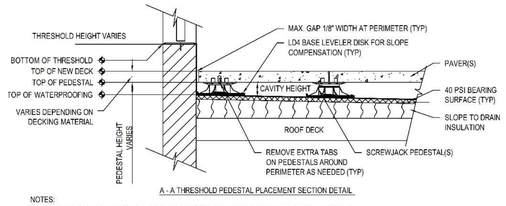
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 512-057.

SCREWJACK® PAVER PEDESTALS
(B-063) FS1 FASTENING KIT DETAIL: USING AN FS1 WITH BISON WOOD PAVERS



ENLARGED PLAN VIEW

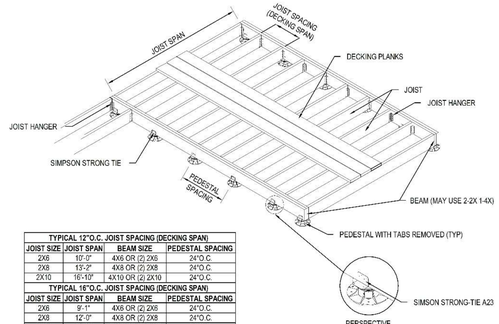
STEP DOWN VARIES FROM 0" FOR ADA ACCESSIBILITY TO MAX. ALLOWABLE RISER HEIGHT PER CODE



A - A THRESHOLD PEDESTAL PLACEMENT SECTION DETAIL

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 512-007.

SCREWJACK® PAVER PEDESTALS
(B-042) THRESHOLD PLACEMENT: ENLARGED PLAN VIEW AND SECTION VIEW



TYPICAL 12"O.C. JOIST SPACING (DECKING SPAN)			
JOIST SIZE	JOIST SPAN	BEAM SIZE	PEDESTAL SPACING
2X6	10'-0"	4X6 OR (2) 2X6	24"O.C.
2X8	13'-2"	4X8 OR (2) 2X8	24"O.C.
2X10	16'-10"	4X10 OR (2) 2X10	24"O.C.
TYPICAL 16"O.C. JOIST SPACING (DECKING SPAN)			
JOIST SIZE	JOIST SPAN	BEAM SIZE	PEDESTAL SPACING
2X6	9'-1"	4X6 OR (2) 2X6	24"O.C.
2X8	12'-0"	4X8 OR (2) 2X8	24"O.C.
2X10	15'-2"	4X10 OR (2) 2X10	24"O.C.
TYPICAL 24"O.C. JOIST SPACING (DECKING SPAN)			
JOIST SIZE	JOIST SPAN	BEAM SIZE	PEDESTAL SPACING
2X6	7'-11"	4X6 OR (2) 2X6	24"O.C.
2X8	10'-2"	4X8 OR (2) 2X8	24"O.C.
2X10	12'-5"	4X10 OR (2) 2X10	24"O.C.

*** CHARTS ARE SHOWN USING HEM-FIR#2 LUMBER OF BETTER

DECKING AND JOIST SPANNING CAPABILITIES VARY DEPENDING ON THE TYPE OF WOOD OR COMPOSITE MATERIALS BEING USED. CODE REQUIREMENTS ALSO VARY PER LOCATION. FOR THESE REASONS, THIS DIAGRAM AND CHART ARE FOR CONVENIENCE ONLY, AND IT IS THE INSTALLERS RESPONSIBILITY TO ENSURE THE DECK MEETS CODE REQUIREMENTS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 512-106.

SCREWJACK® PAVER PEDESTALS
(B-061) JOIST AND PLANK DECK: JOIST AND PLANK DECK AND SPANNING CHART

PROJECT NAME:
1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

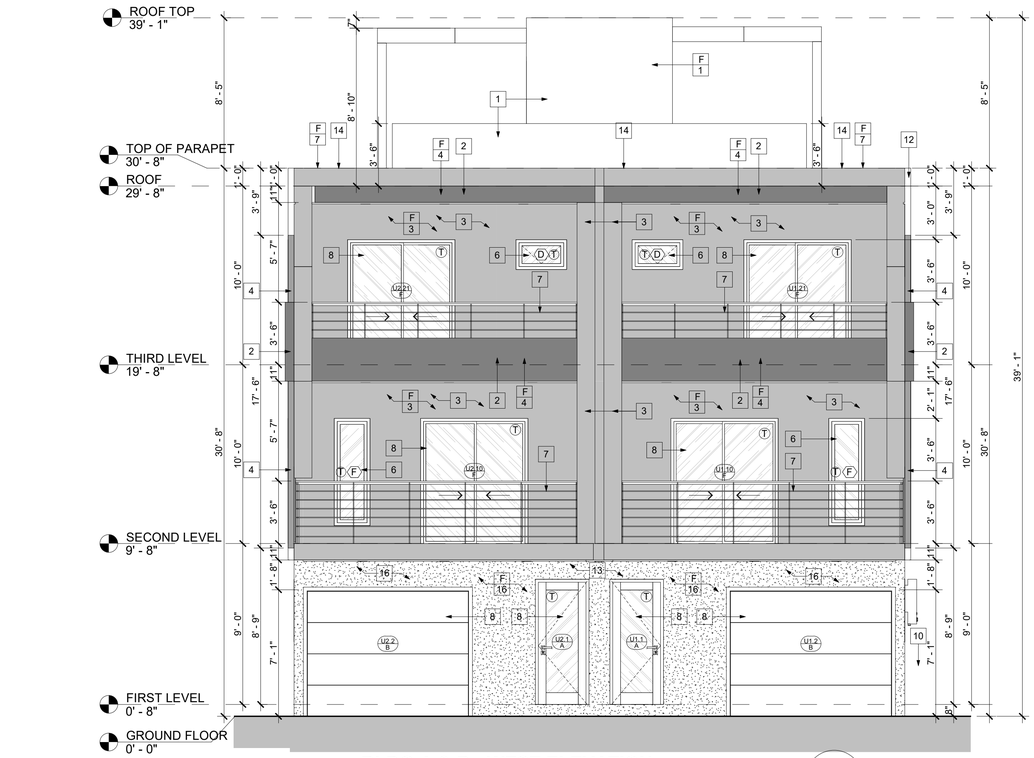
DESIGN GROUP
669 N. 3RD AVE. T. 626 . 417 . 6299
UPLAND CA, 91786 T. 626 . 417 . 6288
info@rsdesignbuild.com www.rsdesignbuild.com

History record:

Date	Description

Revisions:

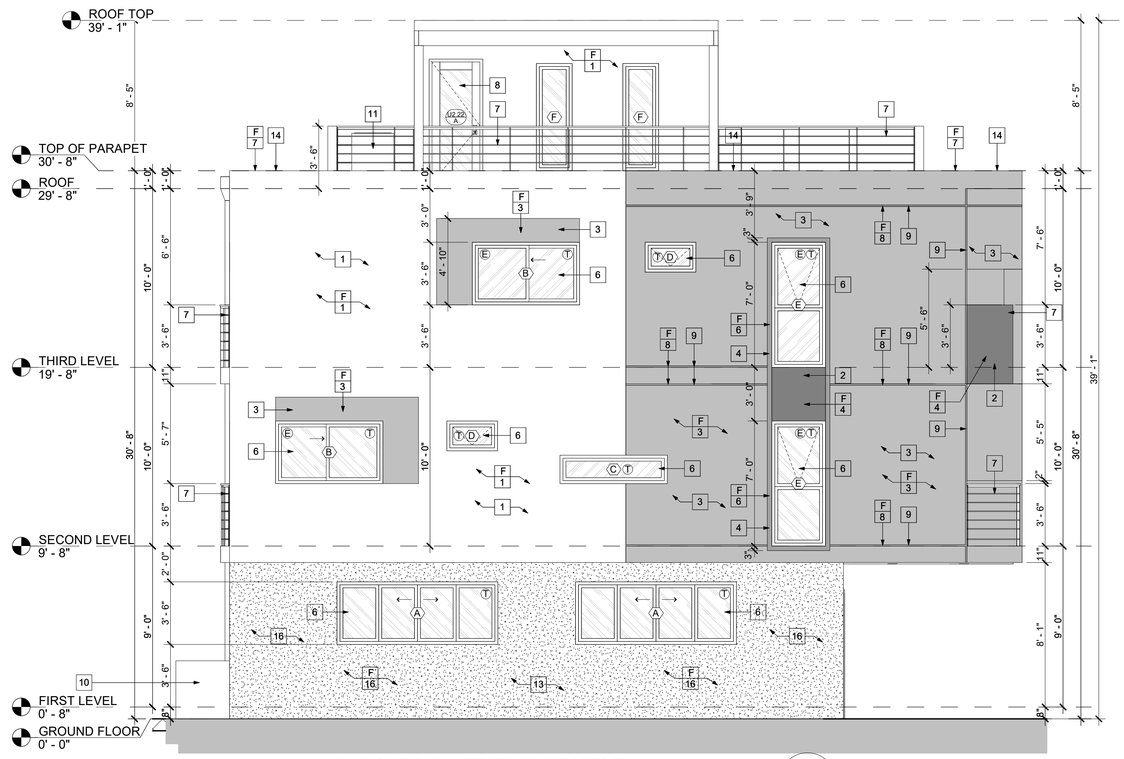
No.	Description	Date



BLDG A & B - WEST ELEVATION

SCALE: 1/4" = 1'-0"

1



BLDG A & B - NORT ELEVATION

SCALE: 1/4" = 1'-0"

2

ELEVATION NOTES

1. ALL DIMENSIONS SHOWN HERE ARE FROM FINISH FLOOR ELEVATIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS WITH STRUCTURAL DRAWINGS AND CONTACT DESIGNER IF ANY DISCREPANCY EXISTS, PRIOR TO COMMENCING ANY TYPE OF WORK.
3. G.C TO VERIFY LOCATION, SIZE, & TYPE OF ADDRESS NUMBERS & LETTERS FOR BUILDING WITH LOCAL AUTHORITIES. LETTERS & NUMBERS TO BE PROVIDED & INSTALLED BY G.C.
4. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
5. GLASS IN ALL EXTERIOR APPLICATIONS SHALL WITHSTAND THE LOADS FOR CLADDING PER CBC SEC 2403. DESIGN SHALL RESIST WIND LOAD OF 20 PSF.
6. GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24
7. GLASS SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING TYPE AND THICKNESS OF GLASS PER CBC SEC 2402.
8. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR SIDES. (CBC SECTION 2401.1)
9. ALL EXPOSED METAL TO BE PAINTED (2) PART URETHANE SEMI-GLOSS OVER (1) FERROUS PRIMER SHERWIN WILLIAMS OR EQUAL
10. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET. MEASURE FROM GRADE, AT EXTERIOR WALLS AND DOORS(LARR#25042-T)

(X) DENOTES WINDOW SYMBOL, REFER TO WINDOW SCHEDULE, SHEETS A7.0

(T) DENOTES TEMPERED GLASS.

(E) EMERGENCY EGRESS WINDOW

KEY NOTES

1	SMOOTH PLASTER CEMENT WHITE COLOR	F 1
2	SMOOTH PLASTER CEMENT DARK GRAY COLOR	F 4
3	SMOOTH PLASTER CEMENT LIGHT GRAY COLOR	F 3
4	METAL FRAME OR FASCIA LATH DARK COLOR	F 6
5	WOOD FINISH SIDING NATURAL COLOR	F 5
6	WINDOW PER WINDOW SCHEDULE ON SHEET A7.0	
7	PROVIDE 42" HT. STEEL HANDRAIL PER (R312.1.2)	
8	DOOR PER DOOR SCHEDULE ON SHEET A7.0	
9	WALL REVEAL MOLDING	F 8
10	LID PLANTER BOX, SEE CIVIL PLANS	
11	HVAC UNIT	
12	PROVIDE ROOF DOWNSPOUT W/ OVERFLOW SCUPPER.	
13	PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET. MEASURE FROM GRADE, AT EXTERIOR WALL AND DOORS (LARR #25042-T) & A MIN. @ TOP OF PARAPET @TOP OF DECK	
14	METAL PARAPET CAP FLASHING	F 7
15	SMOKE VENT	
16	SMOOTH STUCCO NATURAL FINISH	

3

MATERIAL & FINISH LEGEND

F 1	OMEGA THREE COAT PLASTER CEMENT SYSTEM WITH INTEGRATED COLOR - DUNN EDWARDS COLOR: WHITE
F 2	OMEGA THREE COAT PLASTER CEMENT SYSTEM WIT INTEGRATED COLOR - DUNN EDWARDSCOLOR:LIGHT GREY
F 3	SMOOTH PLASTER CEMENT NATURAL COLOR
F 4	OMEGA THREE COAT PLASTER CEMENT SYSTEM WIT INTEGRATED COLOR - DUNN EDWARDSCOLOR: DARK GREY
F 5	FIBER CEMENT SIDING, ARTISAN PRODUCTS SHIPLAP SIDING WOOD COLOR
F 6	EXPOSED METAL - PAINT DUNNEDWARDS BLACK TIE DE6357 (2) PART URETHANE SEMI-GLOSS OVER (1) FERROUS PRIMER
F 7	FLASHING - PAINT DUNNEDWARDS TO MATCH BUILDING
F 8	WALL REVEAL MOLDING PAINTED: DARK GREY COLOR
F 9	EXPOSED METAL - PAINT DUNNEDWARDS BLACK TIE DE6357 (2) PART URETHANE SEMI-GLOSS OVER (1) FERROUS PRIMER
F 16	SMOOTH PLASTER CEMENT STUCCO COLOR

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

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Total Pages 12

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Date: 05/09/2022
Department of Public Works, Bureau of Sanitation
Watershed Protection Division

2

NOTE: ALL DOWNSPOUTS TO DRAIN TO FLOW THROUGH PLANTER SEE ON CIVIL PLANS

PROJECT NAME:

1578 &1578 1/2 W - 1580 & 1580 1/2 W - 1582& 1582 1/2 W - 1584 & 1584 1/2 W OAK GROVE PL
LOS ANGELES, CA 90041-2805

LOS ANGELES CA 90041-2805

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669 N. 3RD AVE. UPLAND CA, 91786
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History record:

Date	Description

Revisions:

No.	Description	Date
1	BUILDING COMMENTS	08.06.2020
2	LID COMMENTS	10.12.2021
3	LID COMMENTS	01.20.2022

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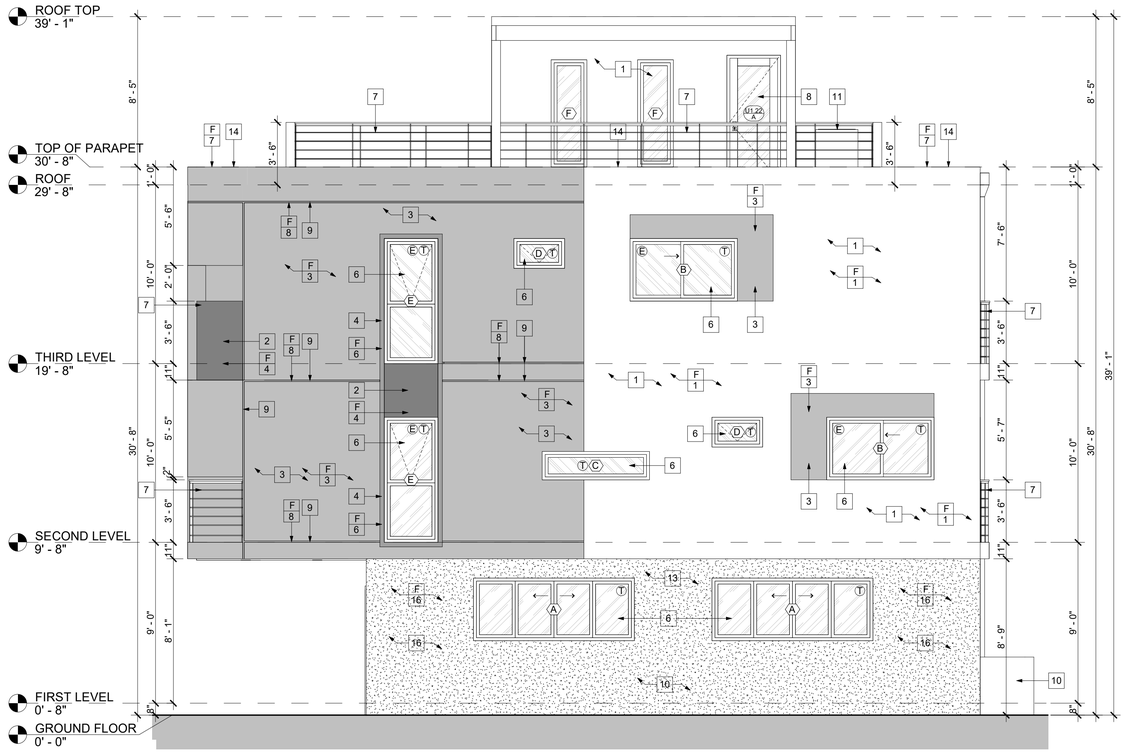
DATE:	01.20.2022
DRAWN:	Author
REVIEWED:	Checker
PROJECT NO:	02.2015
SCALE:	As indicated

SHEET TITLE:

BLDG A & B- EXTERIOR ELEVATIONS

SHEET NO:

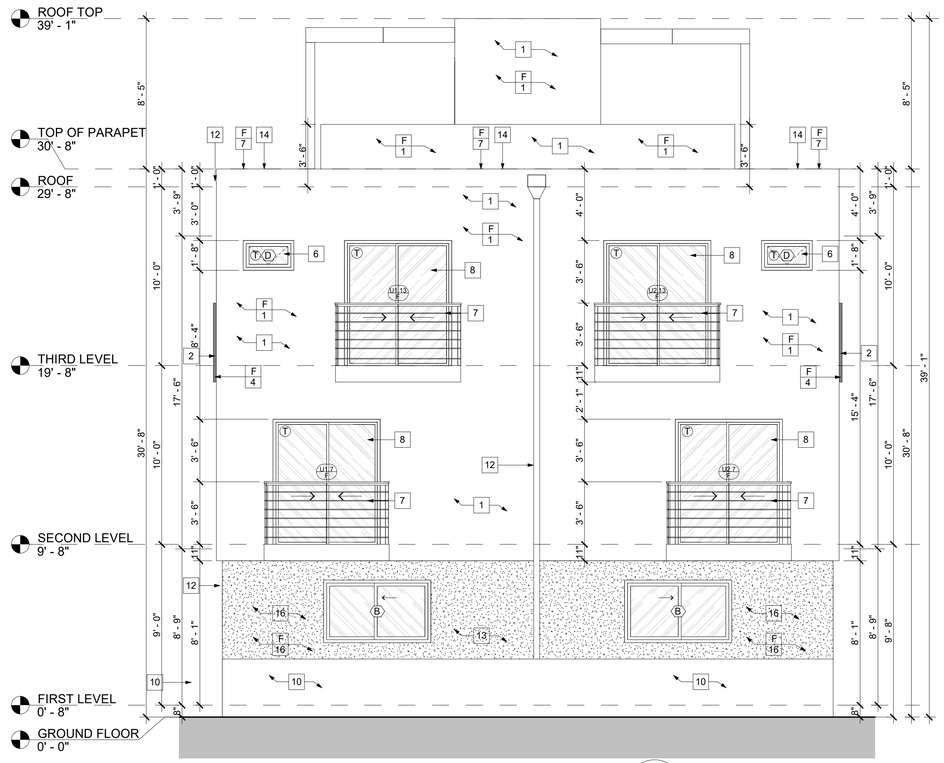
A3.0



BLDG A & B - SOUTH ELEVATION

1

SCALE: 1/4" = 1'-0"



BLDG A & B - EAST ELEVATION

2

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

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(X) DENOTES WINDOW SYMBOL, REFER TO WINDOW SCHEDULE, SHEETS A7.0

(T) DENOTES TEMPERED GLASS.

(E) EMERGENCY EGRESS WINDOW

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History record:

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Revisions:

No.	Description	Date
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2	LID COMMENTS	01.20.2022

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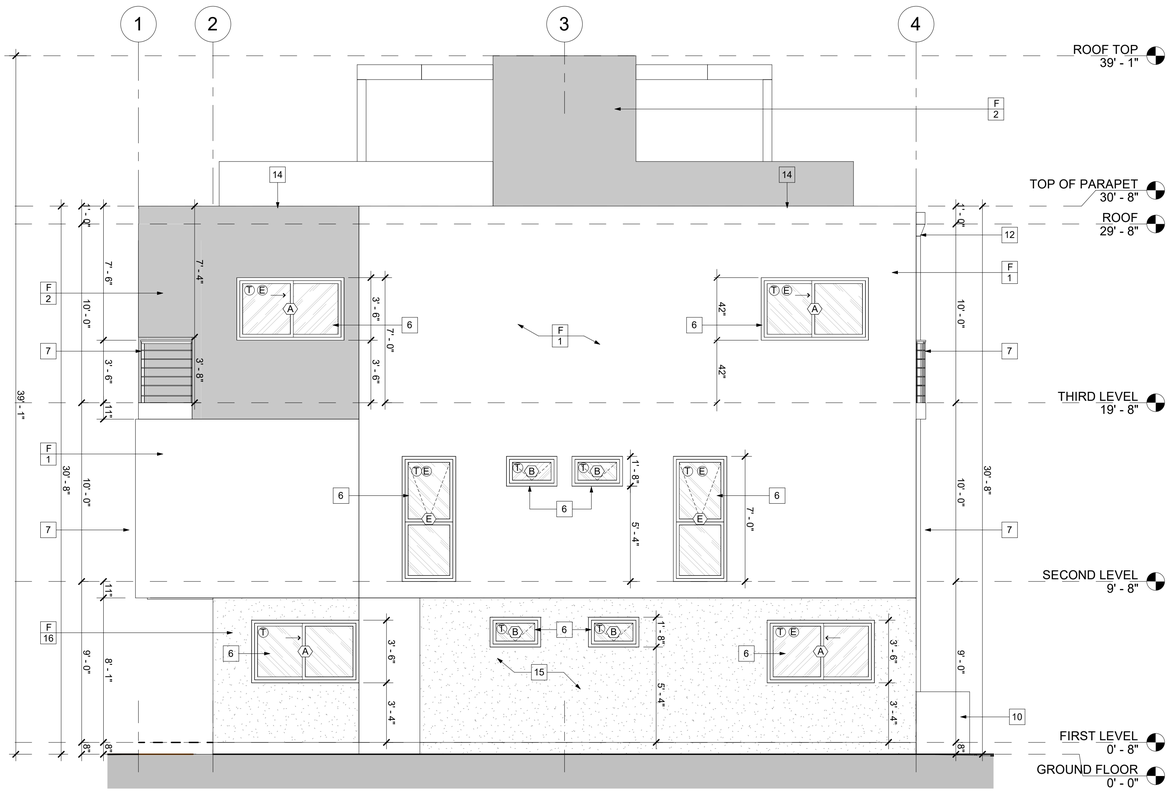
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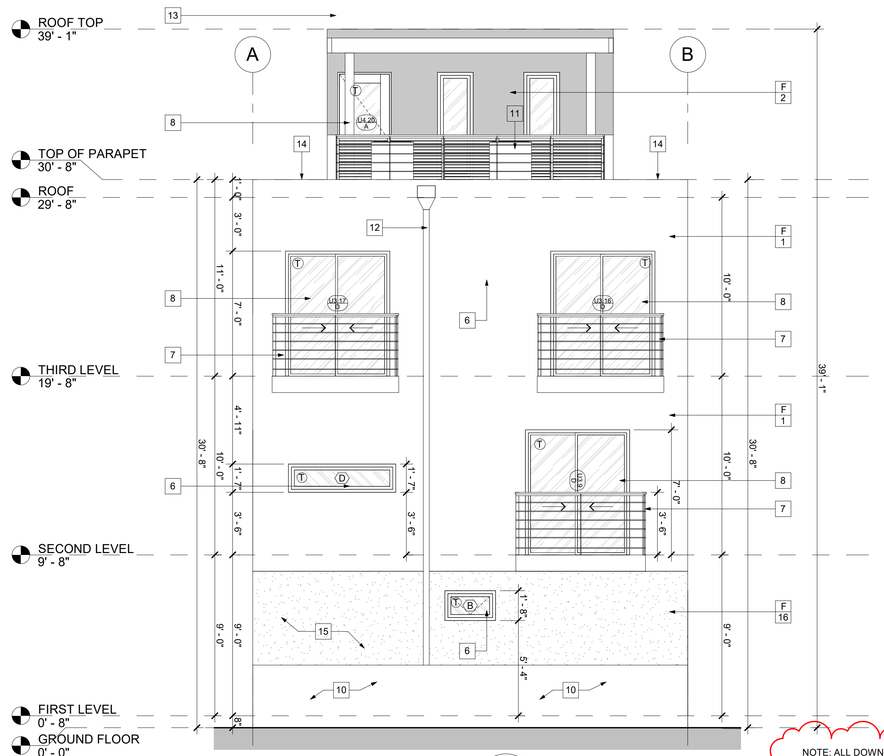
A3.1



BLDG C & D - EAST ELEVATION

SCALE: 1/4" = 1'-0"

1



BLDG C & D - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2

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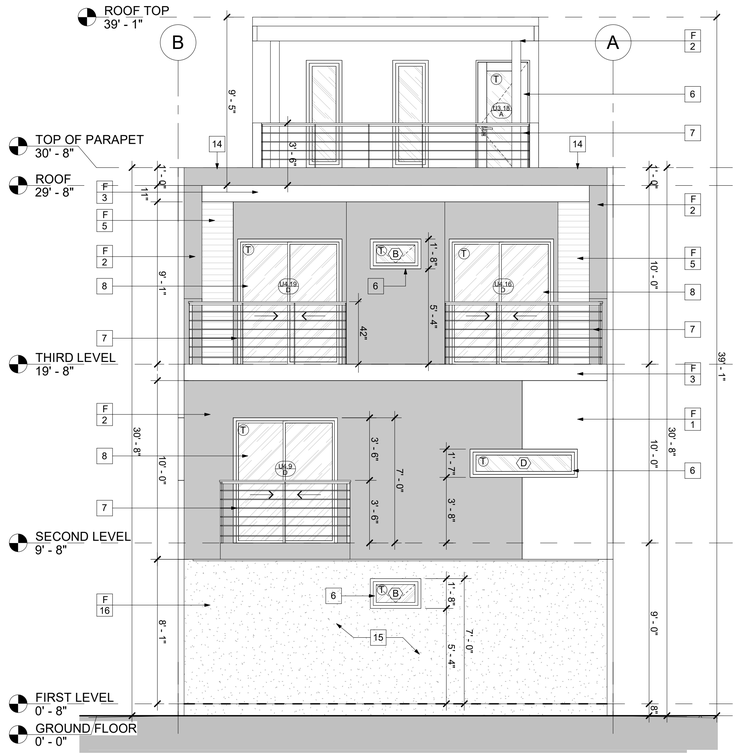
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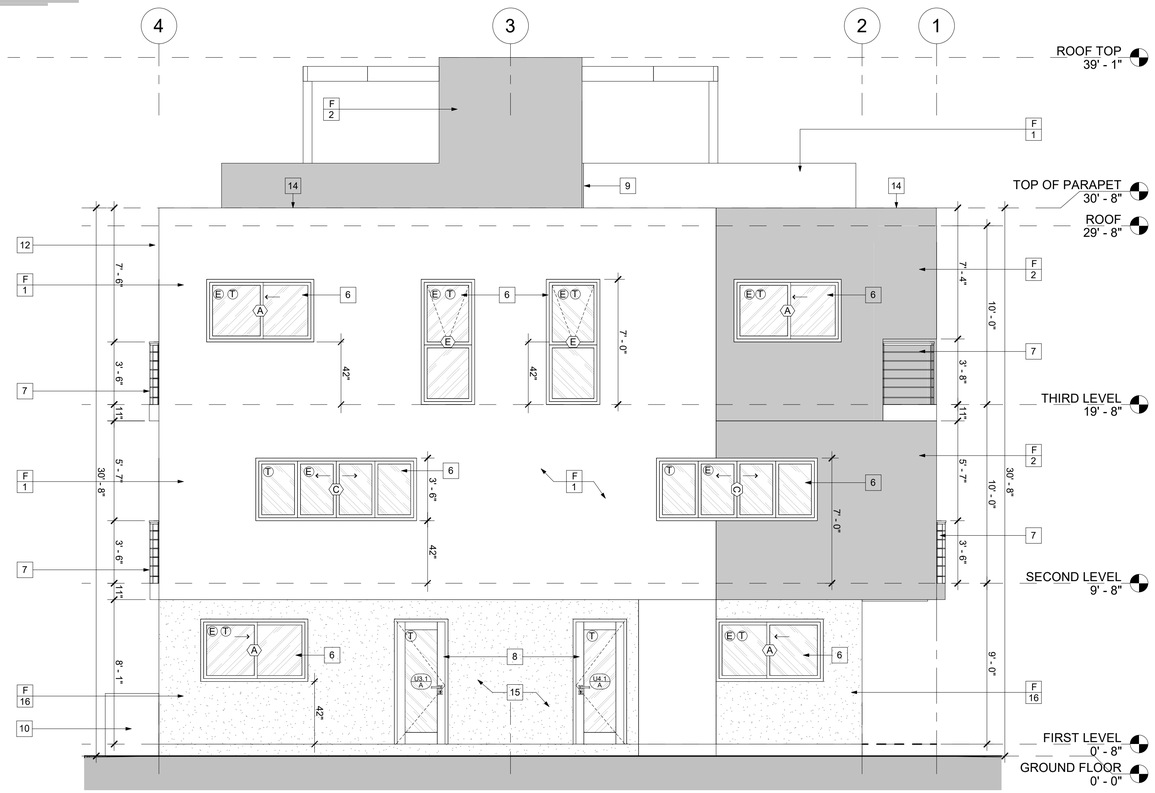
A3.2



BLDG C & D - SOUTH ELEVATION

1

SCALE: 1/4" = 1'-0"



BLDG C & D - WEST ELEVATION

2

SCALE: 1/4" = 1'-0"

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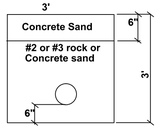
SHEET NO:

A3.3

PRECISE GRADING / DRAINAGE & LID PLAN
FOR
RESDENTIAL BUILDINGS
1578, 1578 1/2, 1580, 1580 1/2, 1582, 1528 1/2, 1584 & 1584 1/2
OAK GROVE PLACE, LOS ANGELES, CA 90041

GENERAL SPECIFICATION FOR GRADING PLAN

1. SPECIFICATIONS SHALL HAVE PRECEDENCE OVER DRAWING.
2. THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
3. ALL RECOMMENDATIONS AND CONDITIONS OF THE APPROVED SOILS AND/OR GEOLOGICAL REPORT AND THE DEPARTMENT'S APPROVAL LETTERS SHALL BE PART OF THE PLANS AND SHALL BE ON THE JOB SITE AT ALL TIMES.
4. NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR.
5. NO GRADING WORK, INCLUDING IMPORT AND EXPORT, SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 AM ON ANY DAY AND NO WORK SHALL BE DONE ON SUNDAY AT ANY TIME, EXCEPT IN EMERGENCIES AS PROVIDED IN SECTION 91.7001(F) OF THE BUILDING CODE. A HAUL ROUTE SATISFACTORY TO THE GRADING DIVISION OR APPROVED BY THE BOARD OF BUILDING AND SAFETY COMMISSIONERS SHALL BE SHOWN ON THE PLANS.
6. OWNER SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMP TO CONTROL DUST CAUSED BY GRADING AND CONSTRUCTION. OWNER SHALL, AT ALL TIMES, PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
7. IF THE GRADING JOB EXTENDS OVER A PERIOD OF TIME EXCEEDING SIX MONTHS, THE DEPARTMENT MAY REQUIRE PLANTING OF THOSE PORTIONS OF THE JOB WHERE ALL OTHER GRADING REQUIREMENTS HAVE BEEN MET IN ORDER TO PREVENT DUST AND EROSION.
8. HIGHWAY EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MUFFLED AS REQUIRED BY LAW.
9. EXCEPT IN EMERGENCY CASES, THE REPAIR OF CONSTRUCTION EQUIPMENTS OR THE DELIVERY OF CONSTRUCTION MATERIALS IS NOT PERMITTED BEFORE 8:00 A.M. OR AFTER 6:00 P.M. ON SATURDAY NOR AT ANY TIME ON SUNDAY.
10. THE FILL MATERIALS IN EACH TRUCKLOAD SHALL BE KEPT LOW ENOUGH TO PREVENT SPILLAGE AND SHALL BE SUFFICIENTLY WET DOWN TO PREVENT DUST.
11. NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVE, ROCK, STONE DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW SUCH MATERIALS TO BLOW OR SPILL OVER AND UPON THE PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE OR ADJACENT PRIVATE PROPERTY.
12. NO PERSON SHALL, WHEN EXCAVATING, COMPACTING, HAULING OR MOVING EARTH, SAND, GRAVE, ROCK STONE, DEBRIS, OR ANY OTHER SIMILAR SUBSTANCE, CAUSE, ALLOW OR PERMIT SUCH MATERIALS TO DROP DE DEPOSITED, OR FALL FROM THE BODY, TIRES, OR WHEELS OF ANY VEHICLE SO USED UPON ANY PUBLIC STREET OF ALLEY WITHOUT IMMEDIATELY AND PERMANENTLY REMOVING THE SAME THEREFROM.
13. PERMISSION SHALL BE SECURED FROM THE DEPARTMENT OF PUBLIC WORKS IF THE TRUCKS A LOADED IN THE STREET.
14. THE LOADING OR DUMPING OF EXCESS SOIL SHALL BE APPROVED BY THE GRADING INSPECTOR PRIOR TO STARTING EXCAVATION.
15. BRUSHING AND SCARIFYING OF SLOPES SHALL PROCEED ONLY AS FAR AS PERIODICALLY CLEARED BY THE GRADING INSPECTOR.
16. PRIOR TO PLACING FILL, SLOPED SHALL BE PROPERLY PREPARED BY BRUSHING AND BENCHING.
17. LOOSE MATERIAL SHALL NOT EXCEED 3" IN DEPTH ON GRADED SLOPE.
18. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE.
19. ALL LOOSE MATERIALS SHALL BE REMOVED OR COMPACTED PER APPROVED PLAN
20. IF AT ANY STAGE OF WORK ON AN EXCAVATION OF FILL THE DEPARTMENT MAY REQUIRE AS A CONDITION TO ALLOW THE WORK TO CONTINUE, THAT PLANS FOR SUCH WORK BE AMENDED TO INCLUDE ADEQUATE SAFETY PRECAUTIONS.
21. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM THE BEGINNING TO COMPLETION OF GRADING OPERATIONS.
22. THE ENGINEERING GEOLOGIST, SOILS ENGINEER AND CIVIL ENGINEER SHALL SIMPLY WITH RGA 4–67 AND 5–67 AND SHALL PROVIDE THE DEPARTMENT WITH A GRADING CERTIFICATION UPON COMPLETION OF THE JOB.
23. AN AS–GRADED LAN AT A SCALE OF 1" = 40' (OR OTHER SCALES DEEMED APPROPRIATE BY THE DEPARTMENT) PREPARED BY THE TRACT CIVIL ENGINEER SHALL BE SUBMITTED WITH THE REQUIRED GRADING CERTIFICATIONS TO THE DEPARTMENT UPON JOB COMPLETION.
24. THE PERMIT TEE SHALL PROVIDE SUPERVISORY CONTROL DURING THE GRADING OPERATION TO INSURE COMPLIANCE WITH APPROVED PLANS AND WITH THE MUNICIPAL CODE. WHEN NECESSARY, THE PERMIT TEE SHALL AVAIL HIMSELF OF GEOLOGICAL AND FOUNDATION ENGINEERING SERVICES AND SERVICES OF A GRADING DEPUTY INSPECTOR OT IMPLEMENT HIS SUPERVISORY CONTROL.
25. SUBDRAINS SHALL LAID UNDER ALL FILLS PLACED IN NATURAL WATERCOURSES. SUBDRAINS SHALL BE PLACED ALONG THE WATERCOURSE FLOW LINE AND ALONG THE FLOW LINE OF ANY BRANCHES TRIBUTARY THERETO. ADDITIONAL SUBDRAINS SHALL BE INSTALLED TO COLLECT ANY ACTIVE OR POTENTIAL SPRINGS OR SEEPS WHICH WILL BE COVERED BY THE FILL. SUBDRAINS SHALL BE INSTALLED AFTER THE WATERCOURSE HAS BEEN EXCAVATED TO FIRM MATERIAL IN PREPARATION FOR RECEIVING THE FILL.
INDIVIDUAL DESIGN SHALL BE SHOWN ON EACH PLAN FOR CITY APPROVAL, BASED ON THE RECOMMENDATIONS OF THE SOILS ENGINEER AND GEOLOGIST TO THE SATISFACTION OF THE DEPARTMENT.



PERFORATED SUBDRAIN CONDUITS SHALL BE EITHER TRANSITE OR CORRUGATED GALVANIZED IRON HOT–DIPPED IN ASPHALT, OR APPROVED PVC.
SUCH CONDUITS SHALL BE 6" MIN. DIAMETER FOR RUNS OF 500' OR LESS AND 8" MIN DIA. FOR OVER 500'. FABRIC MAY BE USED TO WRAP AROUND THE GRAVEL POCKET PROVIDED IT IS RECOMMENDED BY SOILS ENGINEER.
SURFACE DRAINAGE SHALL NOT BE PERMITTED TO DISCHARGE INTO A SUBDRAIN.

26. TEMPORARY EROSION CONTROL SHALL BE INSTALLED BETWEEN NOVEMBER 1ST AND APRIL 15TH. (DEPARTMENT OF PUBLIC WORK'S APPROVAL IS REQUIRED.)
27. GRADING WHICH INVOLVES REMOVAL OF LATERAL SUPPORT OF PUBLIC WAYS REQUIRES DEPARTMENT OF PUBLIC WORKS APPROVAL.

INSPECTION OF EXCAVATION AND FILLS. THE PERMITTEE OF HIS AGENT SHALL NOTIFY THE GRADING INSPECTOR WHEN THE GRADING OPERATION READY FOR EACH OF THE FOLLOWING INSPECTIONS;

1. INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT BEFORE GRADING OR BRUSHING IS STARTED.
2. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE ANY FILL IS PLACE.
3. EXCAVATION INSPECTION: AFTER THE EXCAVATION STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
4. FILL INSPECTION: AFTER THE FILL EMPLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE LIFT EXCEEDS TEN FEET.
5. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED.
6. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED. THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF THE ROUGH GRADING WITHOUT THE NECESSITY OF THE DEPARTMENT HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
7. FINAL: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND THE AS–GRADED PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED.

SPECIAL (CONTINUOUS) INSPECTIONS: CONTINUOUS INSPECTION BY A REGISTERED DEPUTY GRADING INSPECTOR SHALL BE PROVIDED FOR THE FOLLOWING CONDITIONS:

1. A CONTIGUOUS GRADING AREA EXCEEDING 60,000 SQUARE FEET.
2. AN EXCAVATED OR FILLED SLOPE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.
3. AN EXCAVATED SLOPE EXCEEDING 40 FEET IN HEIGHT AND THE TOP OF WHICH IS WITHIN 20 FEET OF A PROPERTY LINE COTERMINOUS WITH IMPROVED PRIVATE PROPERTY OR PUBLIC WAY.
4. FOUNDATION EXCAVATIONS BELOW A NONE HORIZONTAL TO ONE VERTICAL PLANE INWARD AND DOWN FROM THE PROPERTY LINE.
5. SPECIAL CASES WHERE HT WORK, IN THE OPINION OF THE BUILDING OFFICIAL, INVOLVES UNUSUAL HAZARDS OR CONDITIONS. FOR EXAMPLE, ALL SHORING, UNDERPINNING, AND SLOT CUTTING WORK REQUIRES THE PRESENCE OF A DEPUTY GRADING INSPECTOR.
6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. SEC. 91.7012.1
7. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPS. SEC 91.7013.3
8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
9. MAN–MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15%FINER THAN 0.005 MM REQUIRE 95% COMPACTION. SEC.91.7011.3
10. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES [>200 CY] SEC.91.7007.1
11. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NO LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

EARTHWORK QUANTITIES

CUT: 114 CY
FILL: 65 CY
REMOVE & RECOMPACT : 1,352 CY PER SOILS REPORT

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD FOR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OF SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF ALL FOOTING, TRENCH AND SUBGRADE PREPARATION SPOILS.

STORMWATER POLLUTION PLAN NOTES ATTACHMENT " A "

ATTACHMENT "A" NOTES

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON– STORMWATER FROM THE PROJECT SITE ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON–SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OD WIND OR WATER
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIAL MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON–SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER
9. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION AND, CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

ADDITIONAL GRADING NOTES

A. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.(7012.1).
B. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3).
C. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
D. MAN–MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
E. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200CY](7007.1).

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 12

Digitally Signed By: Orval Hernandez
Date: 05/09/2022
Department of Public Works, Bureau of Sanitation
Watershed Protection Division

LEGAL DESCRIPTION

PORTION OF LOT A OF TRACT No. 4804, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 75, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N. 5689–028–003

UTILITY CONTACTS

THE GAS COMPANY	(800) 427–2200
DEPARTMENT OF WATER AND POWER	(213) 367–4211
DEPARTMENT OF PUBLIC WORKS	(213) 473–4181
BUREAU OF SANITATION SERVICES	(800) 773–2489

*REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE (SITE EXCEEDS 60,000 SF), (CUT OR FILL SLOPES EXCEED 2:1), (CUTS EXCEED 40 FT. IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE), (FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE), (PROJECTS INVOLVE UNUSUAL HAZARDS), (SHORING WORK INCLUDING SLOT–CUTS)'. (1704)

RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

CONTINUOUS INSPECTIONS REQUIRED FOR:
– CONCRETE OVER 2500 PSI – INSTALLATION OF TIE–BACK ANCHORS
– FIELD WELDING – EXCAVATION (BY SOIL ENGINEER)

SHEET INDEX

C–1	TITLE SHEET
C–2	GRADING, DRAINAGE & LID PLAN
C–3	DETAIL SHEET
C–4	EROSION CONTROL PLAN
C–5	SOIL REPORT APPROVAL LETTER
A1.0	PROPOSED SITE PLAN
A3.0, A3.1	BLDG A&B–EXTERIOR ELEVATIONS
A3.2–A3.3	BLDG C&D–EXTERIOR ELEVATIONS

IMPORTANT NOTICE

Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert TOLL FREE 1–800–422–4133 Two working days before you dig.

SPECIAL NOTE TO CONTRACTOR

IN THE CASE OF A DISCREPANCY CONTRACTOR SHALL REQUEST IN WRITING A "REQUEST FOR INFORMATION" (RFI) IF CONTRACTOR FAILS TO REQUEST A RFI HE SHALL BE RESPONSIBLE FOR ALL REDESIGN AND RECONSTRUCTION

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, CURBS AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.
CONTRACTOR SHALL VERIFY THE ABOVE PRIOR TO ANY CONSTRUCTION IN THE EVENT THE CONTRACTOR DOES NOT VERIFY THE ABOVE HE SHALL BE RESPONSIBLE FOR ALL RELOCATION AND REDESIGN COSTS

REVISIONS

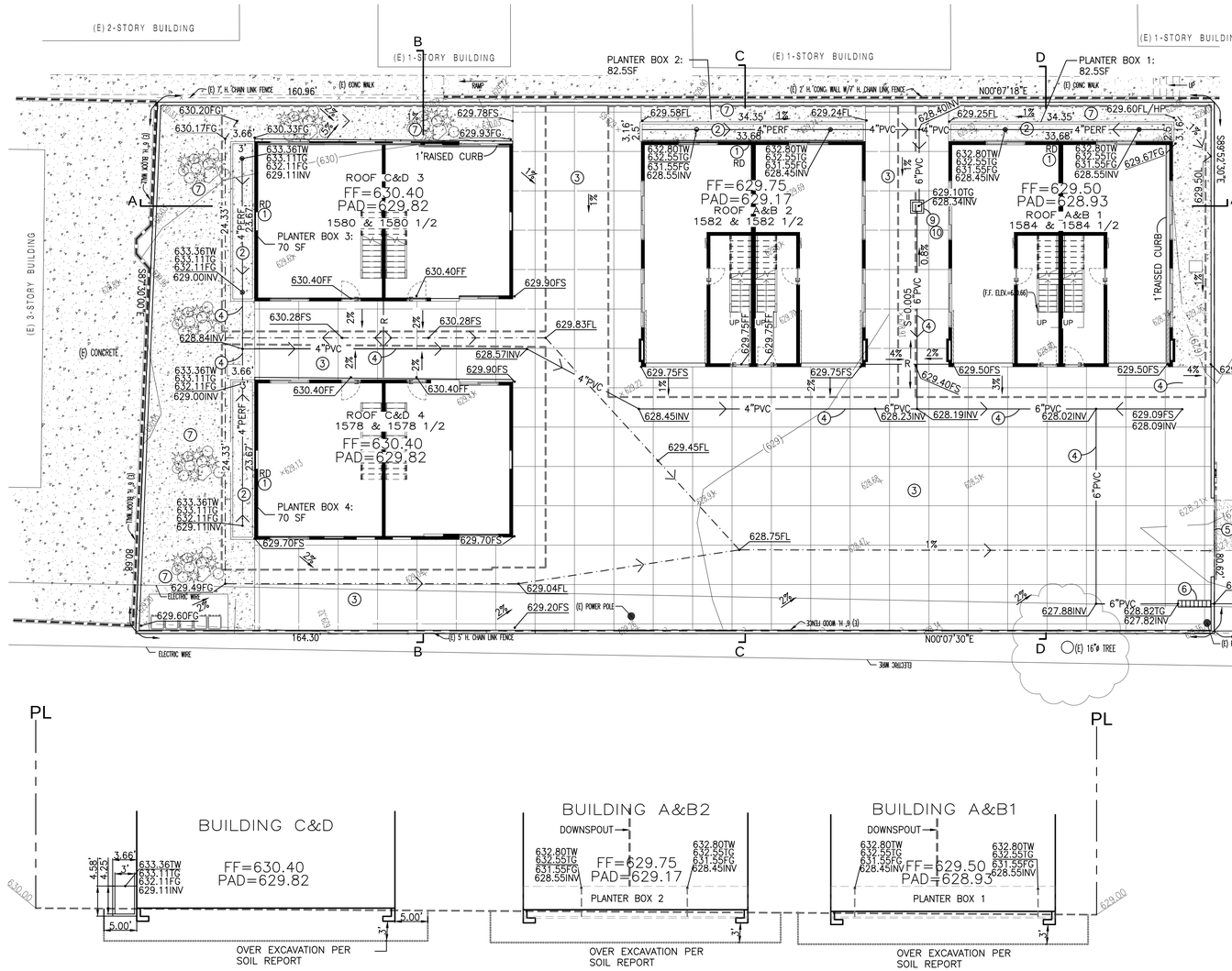
NO.	INIT.	DATE	DESCRIPTION	APP'D.	DATE

GLOBAL DEVELOPMENT SERVICES, INC.
LAND SURVEYING & CIVIL ENGINEERING
(562) 755 - 5829 TEL
E-MAIL: GDSsurveying@yahoo.com
WEB: www.GDSinc.webs.com

PREPARED BY:
JIRAYUS PUKKANASUT, PE
1424 ROLLING HILLS DRIVE
FULLERTON, CA 92835
TEL (714) 723-9703
jchunhacha@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
JIRAYUS PUKKANASUT
No. 73728
Exp. 06/30/23
CIVIL
STATE OF CALIFORNIA

TITLE SHEET
DATE: 1/5/22
1578, 1578 1/2, 1580, 1580 1/2, 1582, 1528 1/2, 1584 & 1584 1/2
OAK GROVE PLACE, LOS ANGELES, CA 90041
C-1
SCALE: AS SHOWN | DRAWN BY: J.P. | CHECKED BY: J.P.
CITY OF LOS ANGELES



CONSTRUCTION NOTE

1. ALL ROOF DRAINS PIPE TO PLANTER BOX
2. CONSTRUCT PLANTER BOX PER DETAIL ON SHEET C-3
3. CONSTRUCT PERMEABLE PAVER PER DETAIL ON SHEET C-3
4. CONSTRUCT PVC SCH 40 OR APPROVED EQUAL
5. JOIN EXIST. CONTRACTOR TO VERIFY ELEVATION PRIOR TO ANY CONSTRUCTION
6. CONSTRUCT 1' WIDE TRENCH DRAIN PER DETAIL ON SHEET C-3
7. CONSTRUCT 1/2" ROCK GRAVEL WITH BUSH
8. CONSTRUCT PARKWAY DRAIN PER SWPPC STD 151-2, S=1 FT
9. CONSTRUCT 2'X2' CATCH BASIN PER DETAIL ON SHEET C-3
10. PAINT STENCIL " NO DUMPING DRAIN TO OCEAN" PER DETAIL HEREON

NOTE

1. ALL TRASH BINS SHALL BE COVERED.
2. ALL DOWN SPOUTS TO DRAIN TO FLOW THROUGH PLANTER.
3. ROOF RUNOFF TO DRAIN TO FLOW THROUGH PLANTER.
4. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).

TRIBUTARY AREA

SCALE 1"=20'

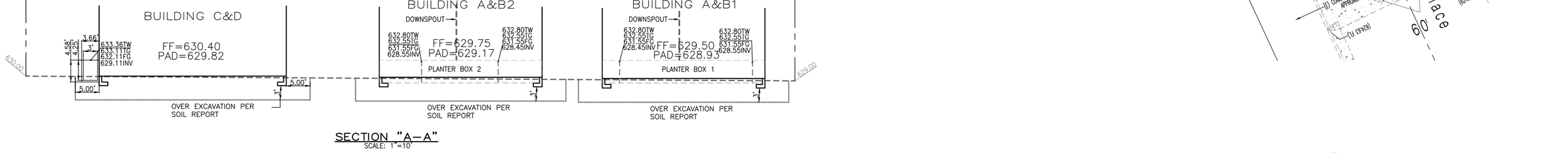
GRAVEL WITH TREE	= 1,972 SF
PERMEABLE CONCRETE PAVERS	= 6,600 SF
TOTAL SITE AREA	= 13,110 SF

LID SUMMARY TABLE

AREA TO PLANTER BOX	IMP.AREA (EA.ROOF) SF	Vm CF	Vm X 1.5 CF	AREA REQD. SF	AREA PROVIDED SF	dp	tfill hr
ROOF A&B 1	1,173.25	89	133	82	82.5	12"	3
ROOF A&B 2	1,173.25	89	133	82	82.5	12"	3
ROOF C&D 3	943.25	71	107	66	70	12"	3
ROOF C&D 4	943.25	71	107	66	70	12"	3
	4,233	320	480	296	305		

NOTE:
85TH PERCENTILE
CATCHMENT AREA = Ai(0.9)+ Ap(0.1)
Amin = V design

$$\left[\frac{\text{Tfill X 2.5}}{\text{12 IN/FT}}\right] + \text{dp}$$



SECTION "A–A"
SCALE: 1"=10'

SECTION "B–B"
SCALE: 1"=10'

SECTION "C–C"
SCALE: 1"=10'

SECTION "D–D"
SCALE: 1"=10'

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 12

Digitally Signed By: Orval Hernandez Date: 05/09/2022
Department of Public Works, Bureau of Sanitation
Watershed Protection Division

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D.	DATE

GLOBAL DEVELOPMENT SERVICES, INC.
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E-MAIL: GDSsurveying@yahoo.com
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PREPARED BY:
JIRAYUS PUKKANASUT, PE
1424 ROLLING HILLS DRIVE
FULLERTON, CA 92835
TEL (714) 723-9703
jchunhacha@yahoo.com

REGISTERED PROFESSIONAL ENGINEER JIRAYUS PUKKANASUT No. 73728 Exp. 06/30/23 CIVIL STATE OF CALIFORNIA

GRADING DRAINAGE & LID PLAN

DATE: 1/5/22

1578, 1578 1/2, 1580, 1580 1/2, 1582, 1528 1/2, 1584 & 1584 1/2
OAK GROVE PLACE, LOS ANGELES, CA 90041

C-2

SCALE: AS SHOWN | DRAWN BY: J.P. | CHECKED BY: J.P.

CITY OF LOS ANGELES

STORMWATER OBSERVATION REPORT FORM
(Residential ≥ 5 units & All other Development)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C OF O).

STORMWATER OBSERVATION *means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.*

STORMWATER OBSERVATION *must be performed by the engineer or architect responsible for the approved LID Plan or designated staff in their employment.* ***As part of the observation, provide photos of the BMPs taken during various construction phases.***

STORMWATER OBSERVATION REPORT *must be signed and stamped (see below) by the engineer or architect responsible for the approved LID Plan and submitted to the city prior to the issuance to the certificate of occupancy.* ***PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.***

Project Address:	Building Permit No.:
1584 OAK GROVE PLACE, LOS ANGELES, CA	20010-10000-02275, 20010-10000-02276, 20010-10000-02277 & 20010-10000-02278.
Name of Engineer/Architect responsible for the approved LID Plan: JIRAYUS PUKKANASUT, P.E.	Phone Number: (714) 723-9703

List all BMPs installed as part of the project: Coordinates of the most significant (or typical) BMPs:

BMP Type: PLANTER BOXES # of units: 4 Lat: 34°07'54.9"N ; Long: 118°12'04.9"W ; ***Ex: Lat: 34.04152 Long: -118.25962 (5 sig digits)***	BMP Type:_____ # of units: ____ Lat: _____ ; Long:_____
BMP Type:_____ # of units: ____ Lat: _____ ; Long:_____	BMP Type:_____ # of units: ____ Lat: _____ ; Long:_____

I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

1. I am the engineer or architect responsible for the approved LID Plan, and;
2. I, or designated staff under my responsible charge, has preformed the required site visits at each significant construction stage and at the completion to verify that the Best Management Practices (BMPs) as shown on approved plans have been constructed and installed in accordance with the approved LID Plan.

Wet Stamp of Engineer or Architect

Signature Date

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(s) VERIFICATION

Upon LADBS Inspector Verification that approved stormwater BMPs are in place, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation. 201 N. Figueroa, 3rd floor, station 18.

Project Address: 1584 OAK GROVE PLACE, LOS ANGELES, CA

RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

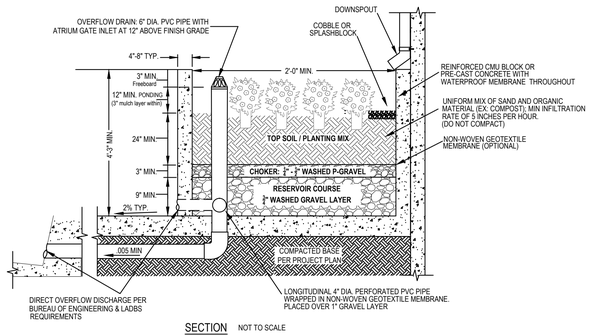
Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 50 to 129 gal each		
2	Rain Tank(s) – > 130 gal min		
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; _____ total SF ☐ Infiltration; _____ total SF	
6	Rain Garden	☐ #____ - Lined; _____ total SF ☐ #____ - Unlined; _____ total SF	
7	Dry Well		
8	SUMP Pump (modification was not required)		

ALL OTHER DEVELOPMENT
(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

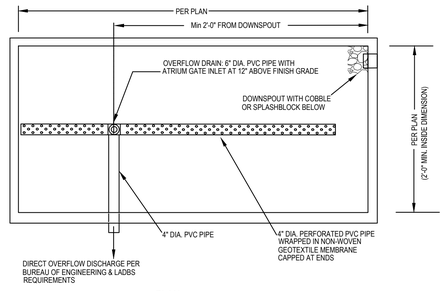
	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	■ Incidental; 6,600 total SF ☐ Infiltration; _____ total SF	C-2,C-3
Capture & Use	4	Rain Tank(s) – 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)	4 - TOTAL = 305 SF	C-2,C-3
	7	Biofiltration	☐ #____ - Lined; _____ total SF ☐ #____ - Unlined; _____ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)	1	C-2, C-3
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not required)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

STORMWATER PLANTER FOR LARGE SCALE: Tfill = 3 hrs, dp=12"



SECTION NOT TO SCALE



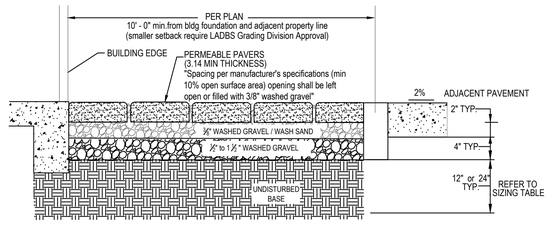
PLAN NOT TO SCALE

NOTES:

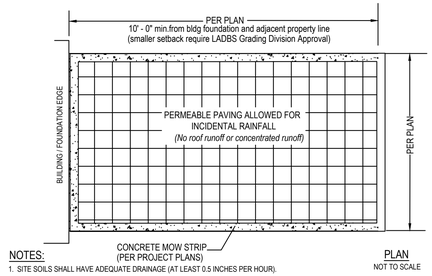
1. AT LEAST 15 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 24" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 12" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. PLANTING IS REQUIRED. CONSULT LANDSCAPE ARCHITECT FOR SPECIFIC PLANT TYPES.

REVISED 5/10/16

STORMWATER PLANTER FOR LARGE SCALE



SECTION NOT TO SCALE



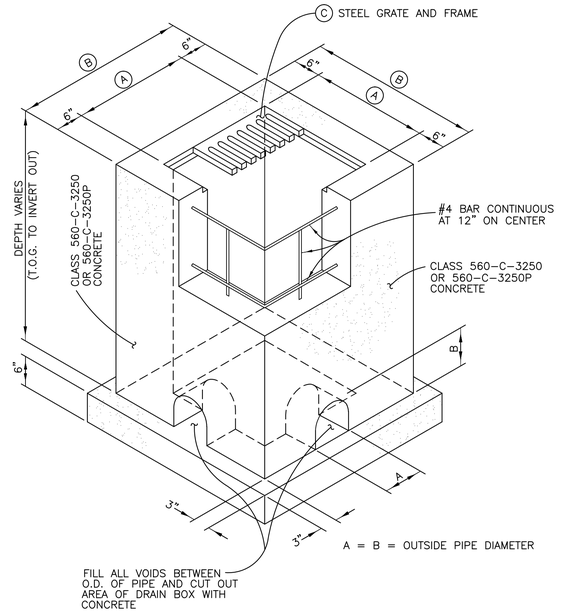
PLAN NOT TO SCALE

NOTES:

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 3 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

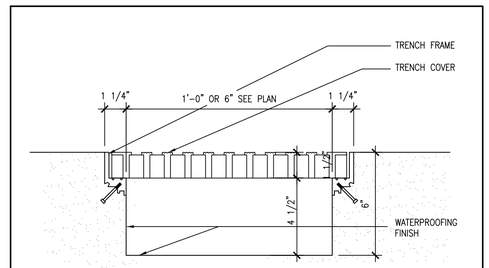
REVISED 5/10/16

PERMEABLE PAVERS FOR SMALL SCALE RESIDENTIAL



DRAIN BOX NOTES			
BOX SIZE	(A)	(B)	(C)
12–INCH x12–INCH	10"	18"	ALHAMBRA FOUNDRY CO., LTD. [NARROW SLOT, 0.5" WIDE (MAX.) OPENINGS] A-2012 TRAFFIC CAST IRON GRATE AND FRAME (GALVANIZED) OR EQUIVALENT
24–INCH x24–INCH	22"	34"	
36–INCH x36–INCH	33"	46"	

2 CONCRETE CATCH BASIN
N.T.S.



3 TRENCH DRAIN DETAIL
N.T.S.

STORMWATER MITIGATION
LOW IMAPCT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 12

Digitally Signed By: Orval Hernandez Mata Date: 05/09/2022
Department of Public Works, Bureau of Sanitation
Wastewater Collection Division

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D.	DATE

GLOBAL DEVELOPMENT SERVICES, INC.
LAND SURVEYING & CIVIL ENGINEERING
(562) 755 - 5829 TEL
E-MAIL: GDSsurveying@yahoo.com
WEB: www.GDSinc.webs.com

PREPARED BY:
JIRAYUS PUKKANASUT, PE
1424 ROLLING HILLS DRIVE
FULLERTON, CA 92835
TEL (714) 723-9703
jchunhacha@yahoo.com

REGISTERED PROFESSIONAL ENGINEER — JIRAYUS PUKKANASUT — No. 73728 — Exp. 06/30/23 — CIVIL — STATE OF CALIFORNIA

DETAIL SHEET — DATE: 1/5/22

1578, 1578 1/2, 1580, 1580 1/2, 1582, 1528 1/2, 1584 & 1584 1/2 OAK GROVE PLACE, LOS ANGELES, CA 90041 — C-3

SCALE: AS SHOWN | DRAWN BY: J.P. | CHECKED BY: J.P.

CITY OF LOS ANGELES

EXHIBIT C –

C1- Advisory Agency Letter of Determination and Private Street Map

C2- Bureau of Engineering Recommendation Report

C3- Standard Plan No. S-470-1

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

ELIZABETH ZAMORA
VICE-PRESIDENT

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 12, 2024

Urban Cities Development, Inc. (O)
177 E. Colorado Blvd., Ste. 200
Pasadena, CA 91105

Ken Hsiang (A)
Ascend PE
177 E. Colorado Blvd, Ste. 200
Pasadena, CA 91105

Taylor Francis (R)
Fort Multifamily, Inc.
2684 Lacy St. #202
Los Angeles, CA 90031

RE: Case Number: PS-1469
Address: 1584-1586 West Oak Grove Place
Community Plan: Northeast Los Angeles
Zone: RD1.5-1
District Map: 159A225, 160-5A225
Council District: 14 – de Leon
CEQA No.: ENV-2023-7054-CE
Legal Description: Lot PT 57, Arb 12 and Arb 13, Tract Watts' Subdivision Of A Part of The Rancho San Rafael

Last Day to File an Appeal: August 27, 2024

Pursuant to Chapter 1, Article 8 of the Los Angeles Municipal Code, the Advisory Agency determines based on the whole of the administrative record that the project is Categorically Exempt, and issues ENV-2023-7054-CE as the environmental clearance, and approves Private Street No. 1469, providing legal frontage and access for one legal lot located at 1584 West Oak Grove Place (Parcel 1), as shown on the revised map stamp-dated April 8, 2024, in the Northeast Los Angeles Community Plan. Private Street No. 1469 (Parcel 2) is located on a portion of 1586 West Oak Grove Place. The Deputy to the Director of Planning will advise the Department of Building and Safety with a Letter of Completion that the necessary permits may be issued pursuant to this approval following receipt of satisfactory evidence of compliance with the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, applicant or subdivider should follow the sequence indicated in the condition. The applicant or subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS
Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, through BOE online customer service portal at http://engpermits.lacity.org/.

1. That a minimum 24-foot wide private street easement including a standard turning area at the terminus be provided on an alignment satisfactory to the City Engineer. A recent title policy should be submitted in evidence.

2. That the finished roadway grade for the turning area at the terminus be constructed with a 15% or less slope in any direction within the turnaround area.

3. That a Covenant and Agreement be recorded advising all future owners and builders that prior to the issuance of a building permit, a Notice of Acknowledgement of Easement must be recorded and an application to do work adjoining any easements and to construct adjoining the existing sewer facilities must be submitted to the City Engineer – Central District Office for approval.

4. That any necessary sewer and drainage easements be dedicated. (The need for these easements is to be identified by the BOE – Central District Engineering Office).

5. That drainage and sewer plans be submitted to the Central District Engineering Office for review and approval.

6. That the owners of the property record a covenant and agreement stating that they will maintain the private street free and clear of obstructions and keep the private street in a safe condition for vehicular use at all times.

7. That the private street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).

8. That prior to release by the Deputy to the Director, the proposed name for the Private Street shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.

9. That a copy of the private street easement be submitted to the City Engineer (Permit Case Management Division) for approval. An additional copy shall be submitted to BOE-Central District. A recent title policy should be submitted in evidence.

10. That the following improvements be constructed under permit in conformity with plans and specifications approved by the City Engineer or that the construction be suitably guaranteed satisfactory to the City Engineer. (All of the following conditions should be cleared by BOE-Central District):

    a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer, private and/or public drainage facilities may be required satisfactory to the City Engineer.

    b. Grade the private street as required.

    c. Improve the private street from adjoining the parcels to the existing improvements in Oak Grove Place by the construction of a minimum 20-foot roadway, a 4-foot wide concrete sidewalk and a turning area including any necessary removal and

reconstruction of existing improvements all satisfactory to the City Engineer.

d. Improve Oak Grove Place to Townsend Avenue with the removal and replacement of any broken, off-grade or damaged concrete curb, gutter and roadway pavement, including any necessary removal and reconstruction of existing improvements.

e. Construct the on-site sewers to serve the parcels as necessary.

f. Construct any necessary retaining walls and guardrails as required by the City Engineer.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

11. Per Sec. 17.56 of the Los Angeles Municipal Code, each approved Parcel Map recorded with the County Recorder shall contain the following statement:

"The approval of this Private Street Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."

12. The applicant shall "Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit."

DEPARTMENT OF BUILDING AND SAFETY ZONING DIVISION
An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

13. That prior to the Letter of Completion, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

a. Proposed Private Street shall comply with both Fire Department and Bureau of Engineering conditions.

b. The subject parcel is required to maintain a minimum 20-foot-wide lot frontage along the approved private street.

Notes:
Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

DEPARTMENT OF TRANSPORTATION

14. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished ***BY APPOINTMENT ONLY****, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.*

15. That prior to the Letter of Completion, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

    a. Submit plot plans for Fire Department approval and review prior to recordation of Private Street Action.

    b. Access for Fire Department apparatus and personnel to and into all structures shall be required.

    c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

    d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

    e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

    f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

    g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

    h. Submit plot plans indicating access road and turning area for Fire Department approval.

    i. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

    j. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

    k. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

    l. Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private

street easement.

m. Any required roadway improvement within the Hillside Ordinance shall be completed prior to the Fire Department signing off on building plans or building permit application.

n. For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 X 21.

o. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

p. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

r. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

s. Private street and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

t. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

u. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

v. Standard cut-corners will be used on all turns.

w. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner’s expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 503 of the City of Los Angeles Municipal Code.

x. The Fire Department has no objection to the Street Name changes. We request the following agencies be notified immediately with updated Street Name changes to reduce the possibility of delayed emergency responses.

- Fire Communications and Dispatch Systems Support Section (213) 576-8940 and (213) 576-8941
- Data Control Assistant, Melani Pipo (213) 576-8951
- GIS Maps & Graphics, Rene Gonzalez (213) 978-3467

DEPARTMENT OF WATER AND POWER

16. The applicant should discuss fire and domestic demand needs with LADWP in order to ensure adequate pressure and flow are available. Mainline upgrades are highly likely, and costs will be borne by the applicant.

17. The applicant should be advised that LADWP will not install or extend a mainline into the proposed private street.

18. Any water meters will need to be placed in an area away from vehicular traffic.

BUREAU OF SANITATION

19. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found potential problems to their structures and/or potential maintenance issues, as stated in the memo dated April 18, 2024. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Divisions will forward the necessary clearance to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

20. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design shall be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

21. When street dedication area required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.

22. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

23. That prior to the Letter of Completion, the subdivider will prepare and execute a covenant and agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

    a. Limit the proposed development to a maximum of one (1) multi-family residential lot with eight (8) dwelling units.

    b. Provide a minimum of two covered off-street parking spaces per dwelling unit.

    c. 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, of 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. Action includes actions, as defined herein, alleging failure to comply with <u>any</u> 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.

24. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 <u>prior to the Letter of Completion</u>. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the Letter of Completion, the following statement shall appear on the plan and be recorded as 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 Certificate of Substantial Completion (Sec. 12.40 G LAMC.)

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.

25. That prior to release by the Director of Planning, proposed names for the private street shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.

NOTE:

The private street approval shall be void unless all conditions of approval are completed or fulfilled within three (3) years from the date of approval, except that grading and improvement condition shall be considered as fulfilled if the required work is begun during that time limit and diligently carried on to completion. The time limit for completing or fulfilling the conditions of approval may be extended by the Director or, upon appeal, by the Board for a period not exceeding three (3) years.

FINDINGS OF FACT (CEQA)

The Advisory Agency determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

A Categorical Exemption, ENV-2023-7054-CE, has been prepared for the proposed project consistent, with the provisions of the California Environmental Quality Act and CEQA Guidelines. The project proposes a Private Street to provide legal frontage and access for and in conjunction with the construction, use and maintenance of eight (8) multi-family residential dwellings in the RD1.5-1 zone:

1584 West Oak Grove Place (Parcel 1): Four new three-story buildings (A, B,C, and D) with eight dwelling units, a maximum floor area of 12,471 square feet, and a building height of approximately 39 feet, 1 inch at the rooftop. Each building will have two dwelling units. Sixteen (16) parking spaces will be provided on site, eight spaces are in garages attached to buildings A and B and the other eight spaces are covered and located between Building A and B, between Building B and Building C, and near Building D.

There are zero (0) protected trees on the subject site and no street trees adjacent to the project site, as stated in the January 23, 2024 Tree Letter prepared by Kelly Lewis, ASCA Registered Consulting Arborist #669, with PTS Tree Service.

<u>CEQA Determination – Class 32 Categorical Exemption Applies</u>

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.**

The site is zoned RD1.5-1, and has a General Plan Land Use Designation of Low Medium II Residential, which allows for multi-family uses. The project site is located in the

Northeast Los Angeles Community Plan area. The Proposed Project is consistent with the following general plan policies:

Goal 1: A safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community.

Policy 1-2.1: Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population while maintaining a balance between single-family and multiple-family uses.

Objective 1-3: To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.

Policy 1-3.1: Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

The current project is in an urbanized area and characterized as in-fill development, which qualifies for the Class 32 Categorical Exemption. The project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The site is located within a multi-family residential neighborhood that has a Low Medium II Residential land use designation. The area is bordered by single-family residential land use and developed with single-family units. The subject site is zoned RD1.5-1 and this zone has a height limitation of 45 feet. The density of the proposed project, eight residential units, is permitted by the RD1.5-1 zone and the approximate building height of 39 feet 1 inch is within the allowed height limit.

(b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The proposed development is wholly within the City of Los Angeles, on a site that is approximately 0.30 acres (approximately 13,051 square feet). The surrounding area is developed primarily with single-family dwellings, and multi-family residential buildings. Properties adjacent to the north, south and east are zoned RD1.5-1 and improved with one- to two-story single-family dwellings and two- to three-story multi-family residential buildings. Properties adjacent to the west are zoned R1-1 zone and improved with single-family dwellings. The vicinity also includes a one-story community center (Rock Community Center) and the one-story Fraternal Order of Eagles building. Based on the information provided, the proposed development qualifies for a Class 32 Categorical Exemption.

(c) **The project site has no value as habitat for endangered, rare or threatened species.**

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. The project site, located at 1584 West Oak Grove Place is currently developed with a single-family dwelling and detached garage, both of which will be demolished. There are zero (0) protected trees on the subject site and no street trees, as stated in the Tree Letter prepared by Kelly Lewis, ASCA Registered Consulting Arborist #669, with PTS Tree Service on January 23, 2024.

Therefore, 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.**

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, 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 Vehicle Miles Traveled Analysis as determined by the City of Los Angeles VMT Calculator, according to the email received from LADOT staff Eileen Hunt, Acting Transportation Engineer, dated February 6, 2024. 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. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The applicant has submitted a Preliminary Soil Investigation report for 1584 West Oak Grove Place (prepared by GSS Engineering, Inc. dated May 28, 2020). RCMs also include the submittal of the Geology and Soils Report to the Department of Building and Safety ("DBS"), and compliance with a Soils Report Approval Letter, issued by DBS on July 7, 2020 (Log No. 113547) for the site located at 1584 West Oak Grove Place, which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

(c) **The site can be adequately served by all required utilities and public services.**

The project site will be adequately served by all public utilities and services given that the construction of eight (8) multi-family dwellings will be on a site with a density that is consistent with the General Plan. Therefore, the project meets all of the criteria for the Class 32 Categorical Exemption.

Further, the Exceptions outlined in the CEQA Guidelines Section 15300.2 do not apply to the project:

a. Location. The project is not located in a sensitive environment. The subject property and its surrounding residential neighborhood are not identified as an environmental resource. The proposed project of eight dwelling units contained within four, three-story buildings is consistent with the scale and uses proximate to the area. The subject project is not located in a coastal zone, a flood zone, nor is it within a landslide area, methane area, very high fire hazard severity area, and airport hazard area. The project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.

b. Cumulative Impact. The project is consistent with the type of development permitted for the area zoned RD1.5-1 and designated Low Medium II Residential. The proposed project is the construction of eight (8) multi-family dwellings within four residential buildings and will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.

c. Significant Effect. The subject property is located in an urbanized area. The surrounding properties are developed with single-family dwellings and multi-family residential buildings. The subject project is of a similar size and scope to these properties. The proposed project consists of work typical of residential development. Thus, there are no unusual circumstances that will lead to a significant impact on the environment.

d. Scenic Highways. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject site is located approximately 26 miles to the east of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway. The existing structures are not designated historical resources and have not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register.

e. Hazardous Waste Sites. According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

f. Historical Resources. The project site has not been identified as a historic resource or within resource or within a historic district; have not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, Los Angeles Historic-Cultural monuments Register, and/or any local register. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resources and this exemption does not apply.

Therefore, the proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures. No alternatives of the proposed project were evaluated. The appropriate environmental clearance has been granted.

FINDINGS OF FACT (LAMC)

In connection with the approval of Private Street No. 1469, the Advisory Agency of the City of Los Angeles, pursuant to Section 18.02 of the Los Angeles Municipal Code (Private Street Regulations), makes the prescribed findings as follows:

(a) THERE EXISTS ADEQUATE AND SAFE VEHICULAR ACCESS TO THE PROPERTY FROM A PUBLIC STREET OVER A PRIVATE STREET FOR POLICE, FIRE, SANITATION AND PUBLIC SERVICE VEHICLES.

The proposed Private Street has been reviewed by the City Engineer which requires a minimum 24-foot wide private easement that includes a turning area at the terminus be

provided for the new Private Street from adjoining subject parcel to join the existing Private Street on an alignment satisfactory to BOE Central District. The private street also has been reviewed by the Fire Department which recommends that the project be subject to conditions stated in the memo dated December 1, 2023. All conditions will be incorporated in the conditions of approval to assure adequate and safe vehicular access to the property.

(b) AN ADEQUATE WATER SUPPLY IS AVAILABLE TO THE PREMISES FOR DOMESTIC AND FIRE FIGHTING PURPOSES.

The Department of Water and Power and the Fire Department have reviewed the project and deemed the water supply adequate provided their conditions of approval are satisfied.

(c) AN APPROVED METHOD OF SEWER DISPOSAL IS AVAILABLE.

Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found easements contained within the property. Any proposed development in close proximity to the easements must secure Department of Public Works approval. The parcels will connect to the public sewer system and will not result in violation of the California Water Code per Bureau of Engineering findings.

(d) THE LOT OR BUILDING SITE IS OR WILL BE GRADED AND ENGINEERED IN ACCORDANCE WITH THE GRADING REGULATIONS OF THE CITY OF LOS ANGELES AS SET FORTH IN ARTICLE I OF CHAPTER 3 OF THIS CODE.

Conditions No. 10 and 12 have been imposed to assure that the site is graded in conformance with the recommendation of the Geotechnical Section of the Bureau of Engineering and the Grading Division of the Department of Building and Safety.

(e) ANY PROPOSED NAME OF A PRIVATE STREET HAS BEEN OR SHALL BE APPROVED BY THE CITY ENGINEER APPLYING THE STANDARDS SET FORTH IN SUBDIVISION 6 OF SUBSECTION A OF SECTION 17.52 OF THIS CODE.

Condition No. 8 of this approval requires that prior to release by the Director of Planning, proposed names for the private street shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination.

Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (https://planning.lacity.org/oas) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at http://planning.lacity.org/development-services/forms. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050
South LA DSC	**West LA DSC**
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California

Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.

QR Code to Online Appeal Filing

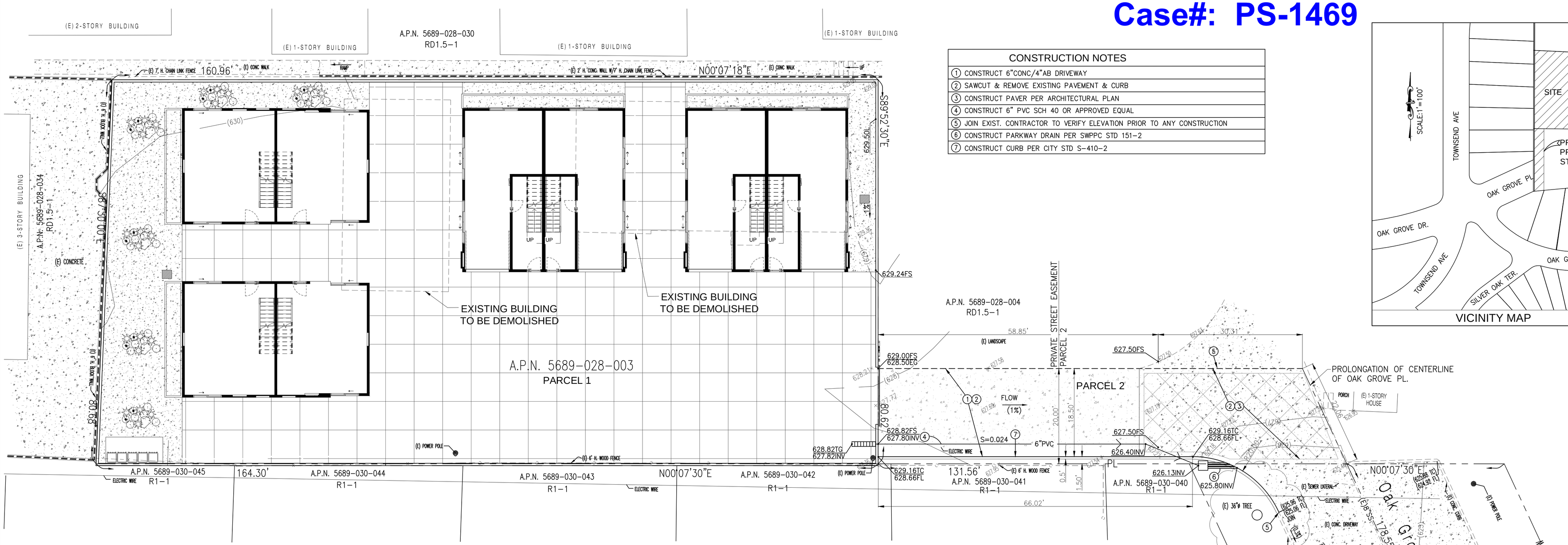
QR Code to Forms for In-Person Appeal Filing

QR Code to BuildLA Appointment Portal for Condition Clearance

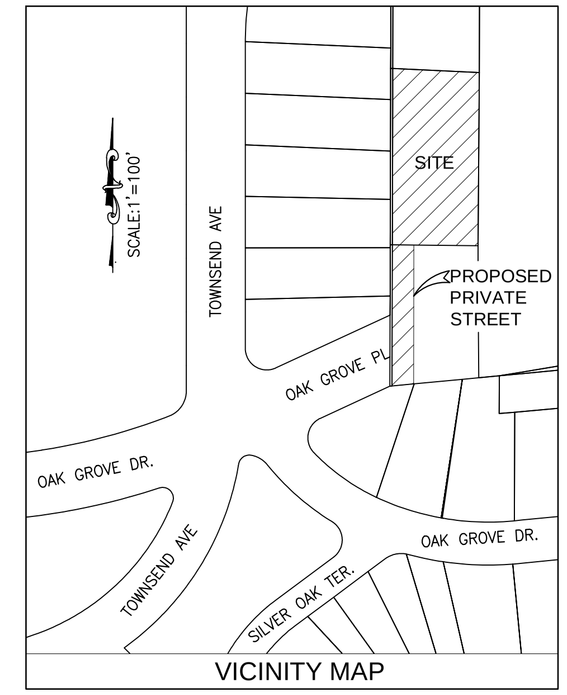
VINCENT P. BERTONI, AICP
Advisory Agency

VANESSA SOTO, AICP
Deputy Advisory Agency
VPB:VS:LL

Case#: PS-1469



CONSTRUCTION NOTES
(1) CONSTRUCT 6"CONC/4"AB DRIVEWAY
(2) SAWCUT & REMOVE EXISTING PAVEMENT & CURB
(3) CONSTRUCT PAVER PER ARCHITECTURAL PLAN
(4) CONSTRUCT 6" PVC SCH 40 OR APPROVED EQUAL
(5) JOIN EXIST. CONTRACTOR TO VERIFY ELEVATION PRIOR TO ANY CONSTRUCTION
(6) CONSTRUCT PARKWAY DRAIN PER SWPPC STD 151-2
(7) CONSTRUCT CURB PER CITY STD S-410-2



LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 57 OF WATTS SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE(S) 200 AND 201 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF TRACT NO. 4804, AS PER MAP RECORDED N BOOK 52, PAGE 75 OF MAPS, RECORDS COUNTY OF LOS ANGELES, WITH THE NORTHERLY LINE OF LOT 66 OF BLACKNER TRACT RECORDED IN BOOK 79, PAGE 52 OF MAPS, RECORDS COUNTY OF LOS ANGELES, SAID POINT OF INTERSECTION BEING NORTH 84° 26' 20" EAST, 0.55 FEET FROM THE ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 66; THENCE NORTH 0° 04' 20" EAST, ALONG SAID EASTERLY LINE OF TRACT NO. 4804, 131.56 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH" 04' 20" EAST, 164.34 FEET TO A POINT THAT IS SOUTH 0° 04' 20" WEST, 249.99 FEET FROM THE NORTHERLY LINE OF SAID LOT 57; THENCE SOUTH 87° 28' 30" EAST, PARALLEL WITH A NORTH LINE OF SAID LOT 57, 80.68 FEET; THENCE SOUTH 0° 07' 30" WEST, 160.98 FEET TO A POINT WHICH IS NORTH 0° 07' 30" EAST, 123.52 FEET FROM THE NORTHERLY LINE OF LOT 64 OF SAID BLACKNER TRACT; THENCE NORTH 89° 51' 50" WEST, 80.53 FEET TO THE EAST LINE OF SAID TRACT NO. 4804 AND THE TRUE POINT OF BEGINNING.

EXCEPT FROM SAID LAND HEREINBEFORE DESCRIBED ANY PORTION OF SAID LAND NOT INCLUDED WITHIN THE LINES OF THE LANDS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 57, DISTANT WESTERLY 994.30 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 0° 07' 30" WEST 545.86 FEET TO THE TRUE POINT OF BEGINNING ON THE NORTHERLY LINE OF OAK GROVE DRIVE AS SHOWN ON SAID MAP OF EAGLE ROCK VILLA TRACT; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF OAK GROVE DRIVE, 81.02 FEET; THENCE NORTH 0° 07' 20" EAST, 234.46 FEET; THENCE CONTINUING NORTH 0° 07' 20" EAST 50.05 FEET; THENCE WESTERLY IN A DIRECT LINE OF A POINT IN THE ABOVE DESCRIBED LINE HAVING A LENGTH OF 545.86 FEET WHICH IS DISTANT NORTH 0° 07' 30" EAST, 245.86 FEET ALONG SAID LINE FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 07' 30" WEST, 295.86 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PART LYING WESTERLY OF THE NORTHERLY COURSE OF THE EASTERLY LINE OF TRACT NO. 4804, AS PER MAP RECORDED IN BOOK 52, PAGE 75, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND INCIDENTAL PURPOSES OVER THAT PORTION OF LOT 57 OF WATTS SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 200 AND 201, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE WEST BY THE EAST LINE OF TRACT NO. 4804, AS PER MAP RECORDED IN BOOK 52, PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
ON THE EAST BY A LINE DRAWN WITH AND DISTANT EASTERLY 20.00 FEET. MEASURED AT RIGHT ANGLES FROM SAID EAST LINE OF TRACT NO. 4804; ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE CENTER LINE OF OAK GROVE DRIVE, NOW OAK GROVE PLACE, AS SHOWN ON THE MAP OF BLACKNER TRACT, AS PER MAP RECORDED IN BOOK 79, PAGES 52 AND 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND ON THE NORTH BY THE SOUTH LINE OF PARCEL 1, HEREINABOVE DESCRIBED.
EXCEPT THAT PART LYING WESTERLY OF THE NORTHERLY COURSE OF THE EASTERLY LINE OF TRACT NO. 4804, AS PER MAP RECORDED IN BOOK 52, PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 5689-028-003

EASEMENT NOTE

NO OTHER EASEMENTS OTHER THAN PARCEL 2.

UTILITY NOTE

NO WATER & SEWER CONNECTIONS ARE PROPOSED AT THIS TIME.

ZONING:

PLANNING AREA/COMMUNITY NAME: NORTHEAST LOS ANGELES

ZONE: RD1.5-1
RESTRICTED DENSITY MULTIPLE DWELLING
ONE-FAMILY DWELLINGS, TWO-FAMILY DWELLINGS, APARTMENT HOUSES, MULTIPLE DWELLINGS, HOME OCCUPATIONS

AREA:

PROPORTY AREA: 13,110 SF (0.30 ACRES) (EXCLUSIVE OF THE PRIVATE STREET)

PROPERTY ADDRESS:

1578, 1578 1/2, 1580, 1580 1/2, 1582, 1528 1/2, 1584 & 1584 1/2
OAK GROVE PLACE, LOS ANGELES, CA 90041

OWNER:

PARADIGM COLLABORATION, LLC
KENNETH HSIANG
177 E COLORADO BLVD. STE 200
PASADENA, CA 91105
TEL 909-610-0113

ENGINEER:

GLOBAL DEVELOPMENT SERVICES, INC.
LAND SURVEYING & CIVIL ENGINEERING
(562) 755 - 5829 TEL
E-MAIL: GDSsurveying@yahoo.com
WEB: www.GDSinc.webs.com
CIVIL ENGINEER: JIRAYUS PUKKANASUT, PE

LOS ANGELES DEPT. OF CITY PLANNIG
SUBMITTED FOR FILING
[X] TRACT MAP

APR 08 2024

[X] REVISED MAP [ ] EXTENSION OF TIME
[ ] FINAL MAP UNIT [ ] MODIFIED
DEPU1Y ADVISORY AGENCY

0 10' 20' 30'
Scale 1" =10'

JIRAYUS PUKKANASUT
No. 73728
Exp. 05/30/25
CIVIL
STATE OF CALIFORNIA

DATE:12/5/23

PRIVATE STREET MAP

8 UNITS RESIDENTIAL DEVELOPMENT
1578, 1578 1/2, 1580, 1580 1/2, 1582, 1528 1/2, 1584 & 1584 1/2
OAK GROVE PLACE, LOS ANGELES, CA 90041

GLOBAL DEVELOPMENT SERVICES, INC.
LAND SURVEYING & CIVIL ENGINEERING
(562) 755 - 5829 TEL
E-MAIL: GDSsurveying@yahoo.com
WEB: www.GDSinc.webs.com

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: February 13, 2024

To: Vincent P. Bertoni, Director
Department of City Planning
Attention: Deputy Director of Planning

From: Bertram Moklebust, Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering (BOE)

Subject: **Private Street No. 1469**

Transmitted is a print of preliminary map of Private Street No. 1469, stamp-dated November 17, 2023 and located at 1584-1586 Oak Grove Place in Council District No. 14.

The Private Street Map proposes to establish legal and physical access for 1 parcel of land in the existing RD1.5-1 zone.

There are existing public sewers available in Oak Grove Place. The construction of an off-site or on-site mainline and house connection sewer within suitable easements may be required to serve the project. These parcels will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

I recommend that the Preliminary PS Map be approved, subject to the following conditions:

1. That a minimum 24-foot wide private street easement including a standard turning area at the terminus be provided on an alignment satisfactory to the City Engineer. A recent title policy should be submitted in evidence.

2. That the finished roadway grade for the turning area at the terminus be constructed with a 15% or less slope in any direction within the turnaround area.

3. That a Covenant and Agreement be recorded advising all future owners and builders that prior to the issuance of a building permit, a Notice of Acknowledgement of Easement must be recorded and an application to do work adjoining any easements and to construct adjoining the existing sewer facilities must

be submitted to the City Engineer – Central District Office for approval.

4. That any necessary sewer and drainage easements be dedicated. (The need for these easements is to be identified by the BOE – Central District Engineering Office).

5. That drainage and sewer plans be submitted to the Central District Engineering Office for review and approval.

6. That the owners of the property record a covenant and agreement stating that they will maintain the private street free and clear of obstructions and keep the private street in a safe condition for vehicular use at all times

7. That the private street be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).

8. That prior to release by the Deputy to the Director, proposed name for private street shall be approved by the City Engineer. Any street name that would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency shall be disapproved.

9. That a copy of the private street easement be submitted to the City Engineer (Permit Case Management Division) for approval. An additional copy shall be submitted to the BOE–Central District. A recent title policy should be submitted in evidence.

10. That the following improvements be constructed under permit in conformity with plans and specifications approved by the City Engineer or that the construction be suitably guaranteed satisfactory to the City Engineer. (All of the following conditions should be cleared by the BOE–Central District).

    a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer, private and/or public drainage facilities may be required satisfactory to the City Engineer.

    b. Grade the private street as required.

    c. Improve the private street from adjoining the parcels to the existing improvements in Oak Grove Place by the construction of a minimum 20–foot roadway, a 4–foot wide concrete sidewalk and a turning area including any necessary removal and reconstruction of existing

improvements all satisfactory to the City Engineer.

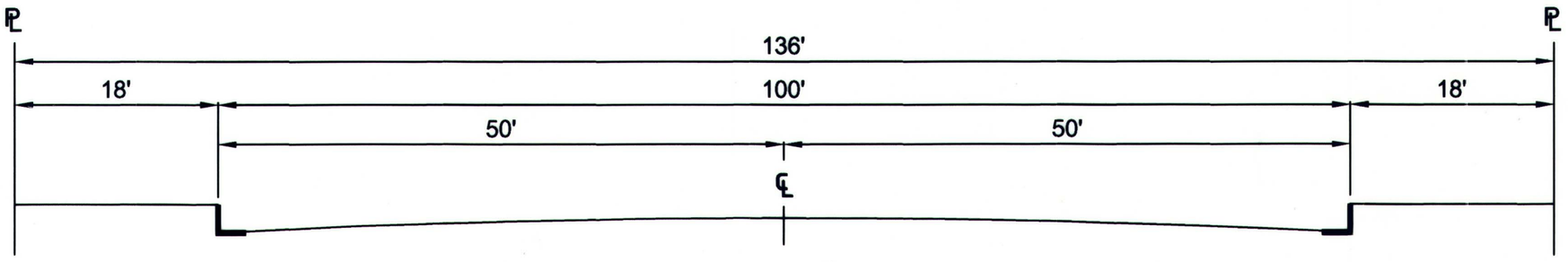
d. Improve Oak Grove Place to Townsend Avenue with the removal and replacement of any broken, off-grade or damaged concrete curb, gutter and roadway pavement, including any necessary removal and reconstruction of existing improvements.

e. Construct the on-site sewers to serve the parcels as necessary.

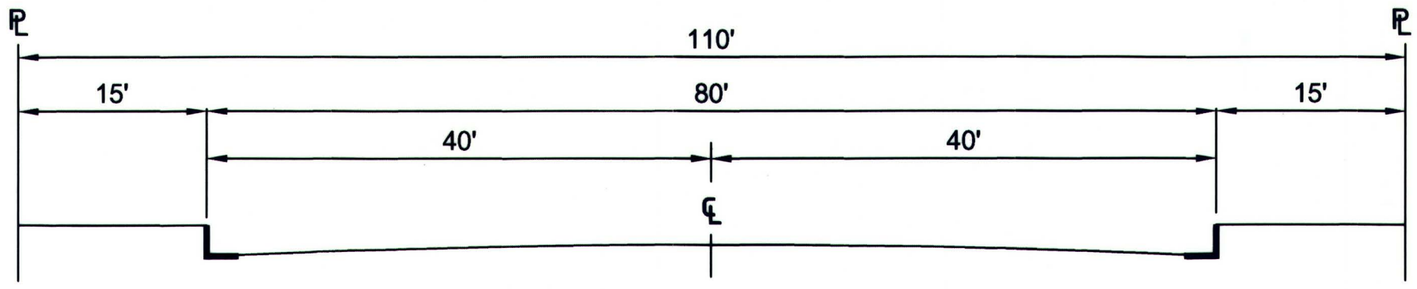
f. Construct any necessary retaining walls and guardrails as required by the City Engineer.

Any questions regarding this report should be directed to Quyen Phan of my staff via quyen.phan@lacity.org.

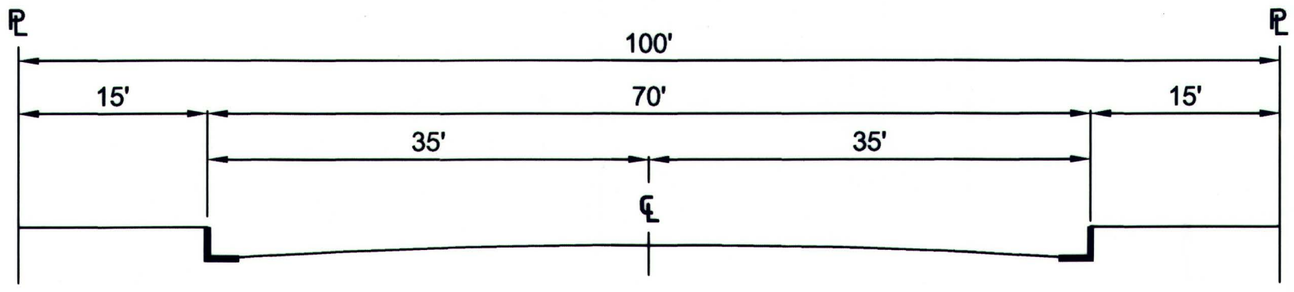
ARTERIAL STREETS



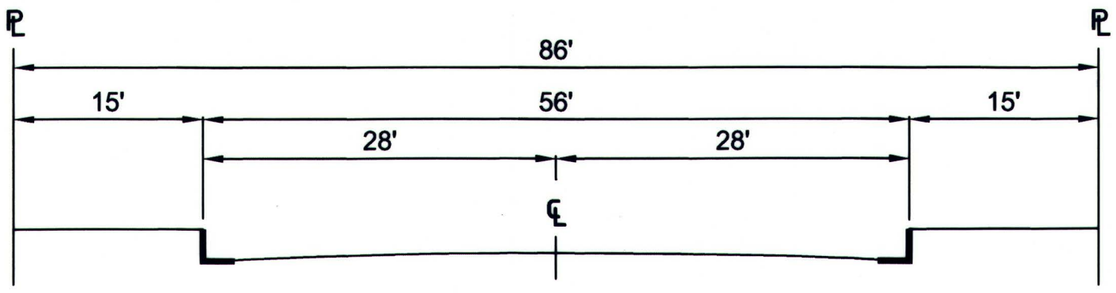
BOULEVARD I (MAJOR HIGHWAY CLASS I)



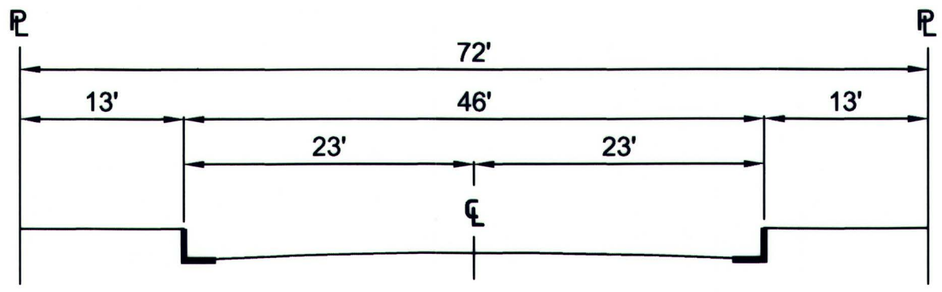
BOULEVARD II (MAJOR HIGHWAY CLASS II)



AVENUE I (SECONDARY HIGHWAY)



AVENUE II (SECONDARY HIGHWAY)



AVENUE III (SECONDARY HIGHWAY)

BUREAU OF ENGINEERING
OFFICIAL RECORD

BUREAU OF ENGINEERING — DEPARTMENT OF PUBLIC WORKS — CITY OF LOS ANGELES

STANDARD STREET DIMENSIONS

STANDARD PLAN
S-470-1

PREPARED

KITTY SIU, P.E.
BUREAU OF ENGINEERING

CHECKED

RAFFI MASSABKI, P.E.
BUREAU OF ENGINEERING

SUBMITTED

10/13/15
SAMARA ALI-AHMAD, P.E. DATE
ENGINEER OF DESIGN
BUREAU OF ENGINEERING

10/13/15
KENNETH REDD, P.E. DATE
DEPUTY CITY ENGINEER

APPROVED

10-20-15
GARY LEE MOORE, P.E., ENV. SP. DATE
CITY ENGINEER

10·21·15
DEPARTMENT OF TRANSPORTATION DATE
GENERAL MANAGER

10-21-15
DIRECTOR OF PLANNING DATE

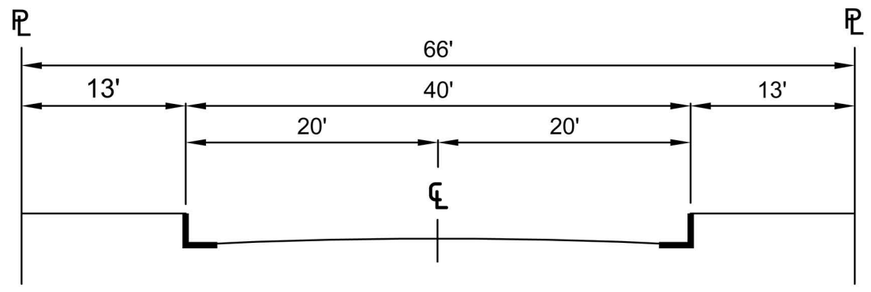
REGISTERED PROFESSIONAL ENGINEER
GARY LEE MOORE
No. C-49446
Exp.
CIVIL
STATE OF CALIFORNIA

SUPERSEDES	REFERENCES
D-22549 S-470-0	

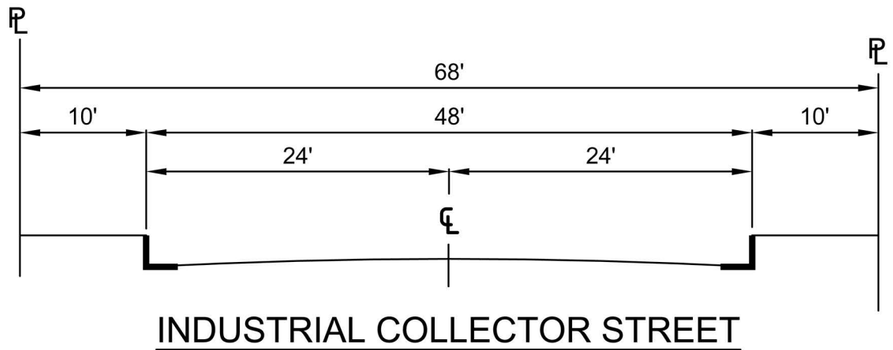
VAULT INDEX NUMBER: **B-4738**

SHEET 1 OF 4 SHEETS

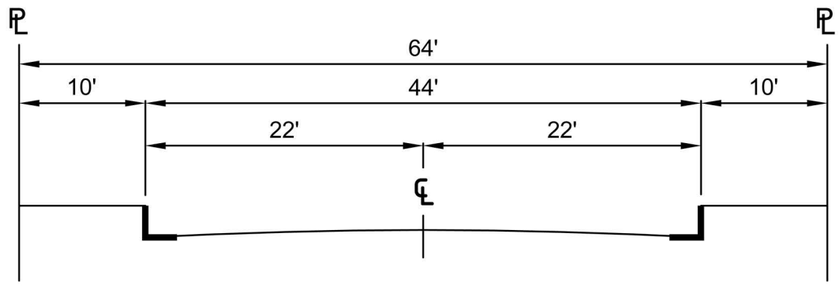
NON-ARTERIAL STREETS



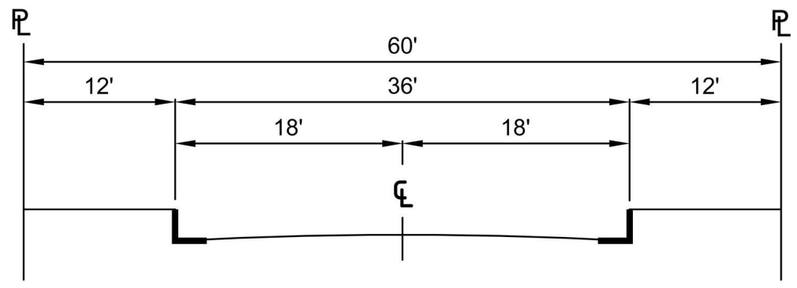
COLLECTOR STREET



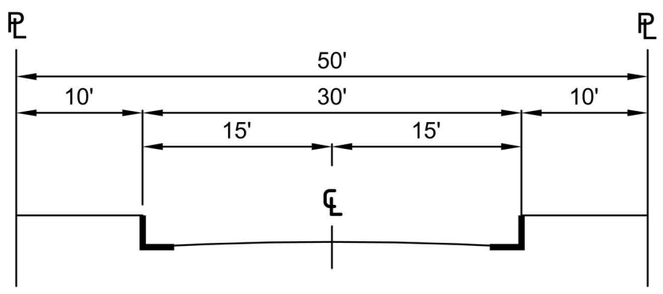
INDUSTRIAL COLLECTOR STREET



INDUSTRIAL LOCAL STREET

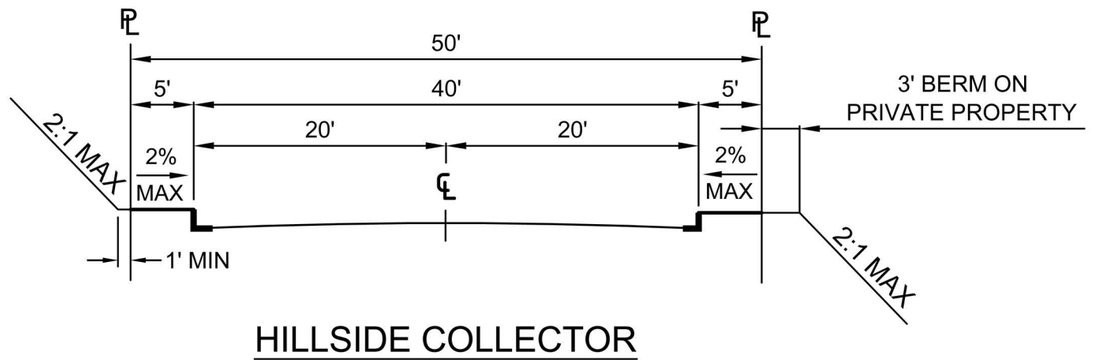


LOCAL STREET - STANDARD

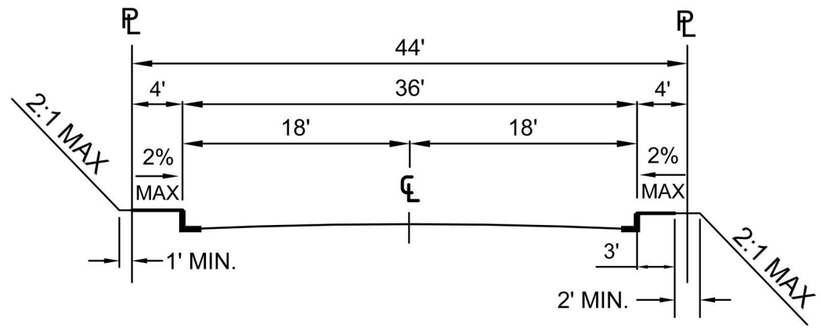


LOCAL STREET - LIMITED

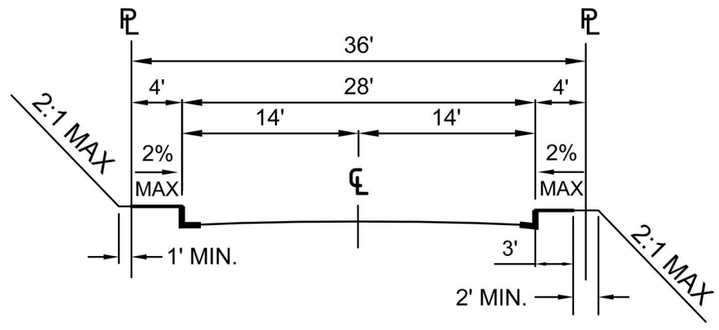
HILLSIDE STREETS



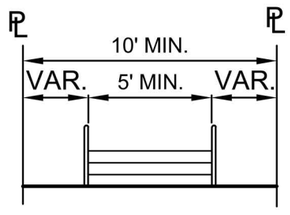
HILLSIDE COLLECTOR



HILLSIDE LOCAL



HILLSIDE LIMITED STANDARD



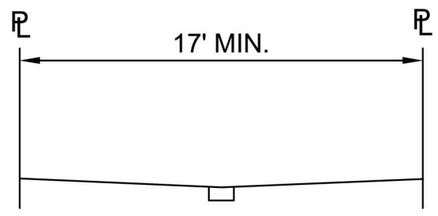
PUBLIC STAIRWAY

CONSTRUCTED IN ACCORDANCE WITH
BUREAU OF ENGINEERING STANDARD PLANS

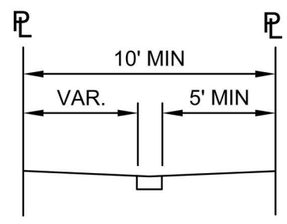
BUREAU OF ENGINEERING
CITY OF LOS ANGELES
FOUNDED 1781
OFFICIAL RECORD

STANDARD PLAN NO. S-470-1	VAULT INDEX NUMBER **B-4738**	SHEET 2 OF 4 SHEETS

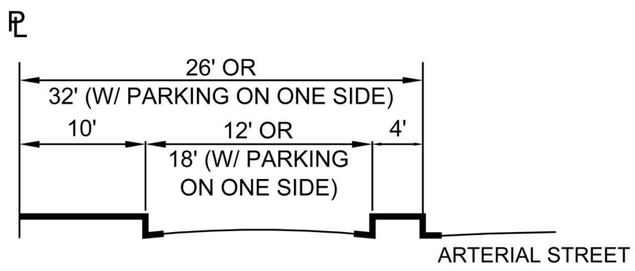
OTHER PUBLIC RIGHTS-OF-WAY



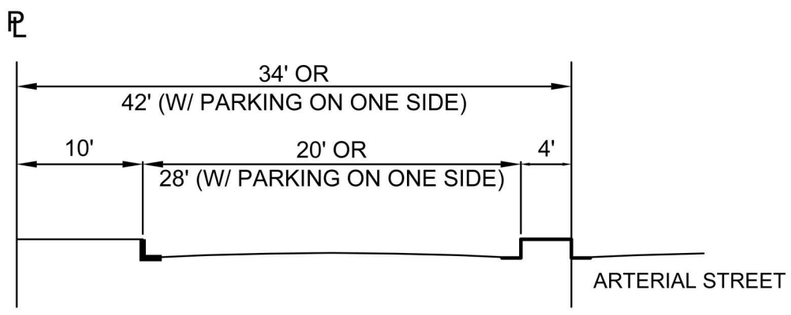
SHARED STREET



PEDESTRIAN WALKWAY

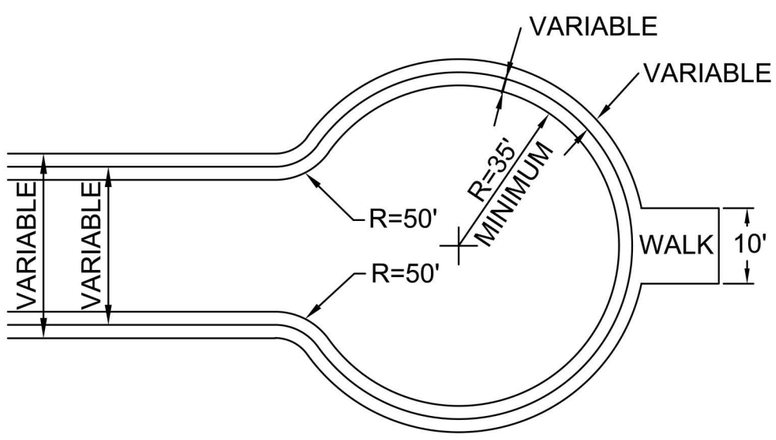


ONE-WAY SERVICE ROAD



BI-DIRECTIONAL SERVICE ROAD

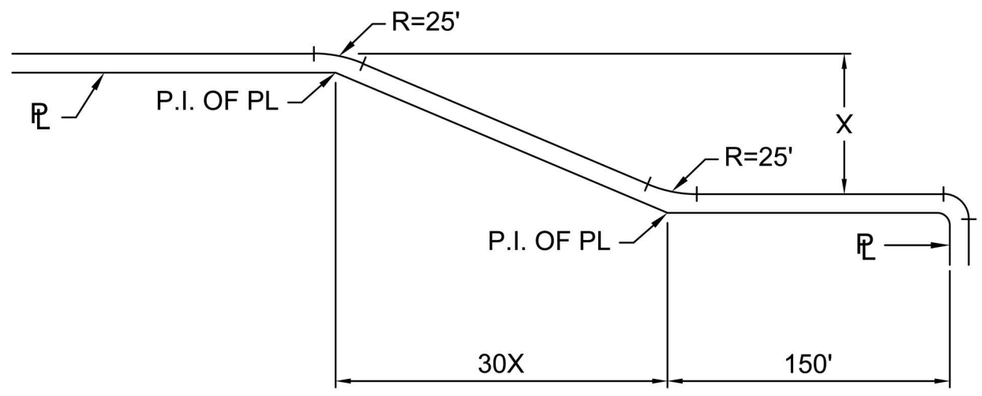
CUL-DE-SAC



MAY BE UNSYMMETRICAL
(PLAN VIEW)

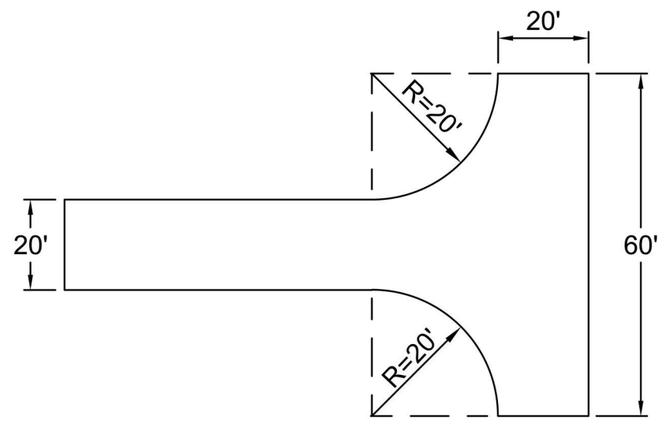
NOTE: FOR FIRE TRUCK CLEARANCE, NO OBSTRUCTION TALLER THAN 6" SHALL BE PERMITTED WITHIN 3FT. OF THE CURB. ON-STREET PARKING SHALL BE PROHIBITED.

TRANSITIONAL EXTENSIONS

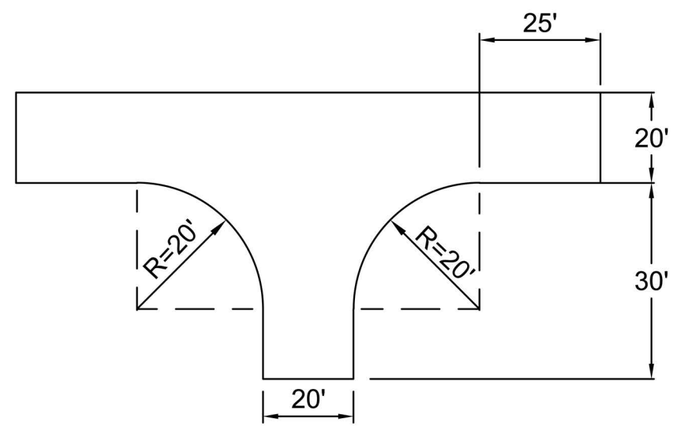


STANDARD FLARE SECTION
(PLAN VIEW)

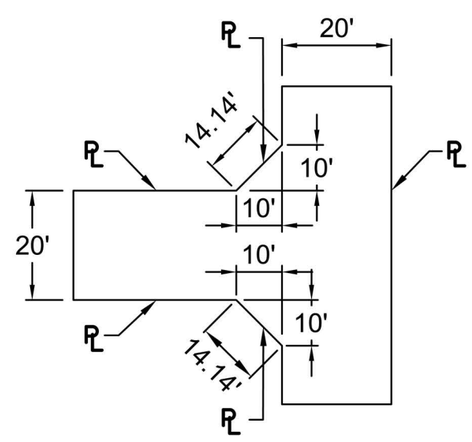
ALLEYS



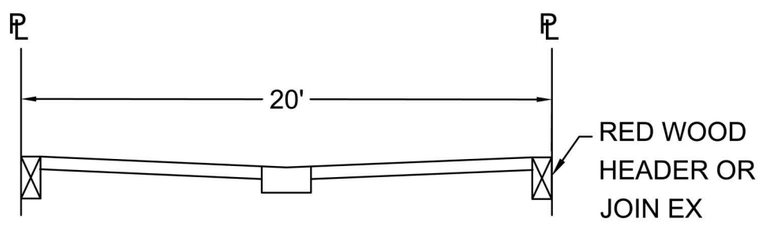
STANDARD TURNING AREA
(PLAN VIEW)



MINIMUM TURNING AREA
(PLAN VIEW)



STANDARD CUT CORNERS
FOR 90° INTERSECTION
(PLAN VIEW)



STANDARD CROSS-SECTION
(PLAN VIEW)

BUREAU OF ENGINEERING
CITY OF LOS ANGELES
FOUNDED 1781
OFFICIAL RECORD

STANDARD PLAN NO. S-470-1	VAULT INDEX NUMBER **B-4738**	SHEET 3 OF 4 SHEETS

NOTES

1. CITY COUNCIL MAY, BY ORDINANCE, ADOPT SPECIFIC STANDARDS FOR INDIVIDUAL STREETS THAT DIFFER FROM THESE OFFICIAL STANDARD STREET DIMENSIONS. COMMUNITY PLANS AND SPECIFIC PLANS SHOULD BE REVIEWED FOR FOOTNOTES, INSTRUCTIONS AND/OR MODIFIED STREET DIMENSIONS THAT WOULD REQUIRE STANDARDS DIFFERENT THAN THOSE INDICATED ON THIS STANDARD PLAN.

2. FOR ADDITIONAL GUIDANCE AS TO THE USE OF THE ROADWAY AND SIDEWALK AREA, PLEASE REFER TO THE COMPLETE STREET DESIGN GUIDE AND MANUALS.

3. FOR DISCRETIONARY PROJECTS REQUIRING ACTION FROM THE DEPARTMENT OF CITY PLANNING (PLANNING), PLANNING MAY INCLUDE SPECIFIC INFORMATION AS TO THE DESIGN AND UTILIZATION OF THE SIDEWALK AREA.

4. WHERE A DESIGNATED ARTERIAL CROSSES ANOTHER DESIGNATED ARTERIAL STREET AND THEN CHANGES IN DESIGNATION TO A STREET OF LESSER STANDARD WIDTH, THE ARTERIAL SHALL BE TAPERED IN A STANDARD FLARE SECTION ON BOTH SIDES, AS ON SHEET 3, TO MEET THE WIDTH OF LESSER DESIGNATION AND PROVIDE AN ORDERLY TRANSITION.

5. PRIVATE STREET DEVELOPMENT SHOULD CONFORM TO THE STANDARD PUBLIC STREET DIMENSIONS SHOWN ON THE SHEET, WHERE APPROPRIATE. VARIATIONS MAY BE APPROVED ON A CASE-BY-CASE BASIS BY THE CITY.

6. FIFTY-FOOT CURB RADII (INSTEAD OF THE STANDARD 35' CURB RADII) SHALL BE PROVIDED FOR CUL-DE-SACS IN INDUSTRIAL AREAS. SEE CUL-DE-SAC ILLUSTRATION FOR FURTHER DESIGN STANDARDS.

7. ALLEYS SHALL BE A MINIMUM OF 20' IN WIDTH AND INTERSECTIONS AND/OR DEAD-END TERMINUSES SHALL BE DESIGNED TO CONFORM TO THE ALLEY ILLUSTRATIONS INCLUDED HEREIN.

8. FOR INTERSECTIONS OF STREETS, THE FOLLOWING DEDICATIONS SHALL APPLY;

   A. INTERSECTIONS OF ARTERIAL STREETS WITH ANY OTHER STREET: 15' X 15' CUT CORNER OR 20' CURVED CORNER RADIUS.

   B. INTERSECTIONS ON NON-ARTERIAL AND/OR HILLSIDE STREETS: 10' X 10' CUT CORNER OR 15' CURVED CORNER RADIUS.

9. STREETS THAT ARE ACCOMPANIED BY A PARALLEL FRONTAGE AND/OR SERVICE ROAD ARE DEEMED TO MEET THE STREET STANDARDS SET FORTH HEREIN AND THE DEDICATION REQUIREMENT SHALL BE NO MORE THAN IS NECESSARY TO BRING THE ABUTTING SIDEWALK DIMENSION INTO COMPLIANCE WITH THE STREET STANDARD.

10. DUE TO THEIR UNIQUE CHARACTER AND DIMENSIONS ALL STREETS DESIGNATED AS DIVIDED ARE CONSIDERED TO HAVE MET THEIR STREET STANDARD AND THE DEDICATION SHALL BE NO MORE THAN IS NECESSARY TO BRING THE ABUTTING SIDEWALK DIMENSION COMPLIANT WITH THE STREET STANDARD.

11. THE DIMENSION OF ANY MEDIAN, DIVIDED STRIP AND/OR TRANSIT WAY SHALL BE INCLUDED WHEN DETERMINING THE RIGHT-OF-WAY DIMENSION.

12. THE LOCATION OF THE DRAINAGE GUTTER IS NOT RESTRICTED TO THE CENTER OF THE SHARED STREET AND CAN BE PLACED WHERE NECESSARY AS APPROVED BY THE CITY.

13. A SHARED STREET SHALL PROVIDE A DEDICATED PEDESTRIAN ACCESS ROUTE.

BUREAU OF ENGINEERING
CITY OF LOS ANGELES
FOUNDED 1781
OFFICIAL RECORD

EXHIBIT D –

ENV-2023-7054-CE

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
PS-1469

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2023-7054-CE
PROJECT TITLE	**COUNCIL DISTRICT**
Private Street 1469	14 – de Leon

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
1584-1586 West Oak Grove Place

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
A private street (Parcel 2) to provide legal frontage and access for 1584 West Oak Grove Place (Parcel 1), which proposes eight multi-family dwelling units with 16 parking spaces. The four, 3-story duplexes have attached garages in buildings A and B, 12,471 square feet of floor area, and a height of 39 feet, 1 inch in the RD1.5-1 zone. There are zero protected trees on site and there are no street trees.

NAME OF APPLICANT / OWNER:
Ken Hsiang, Ascend PE (Applicant) / Urban Cities Development, Inc. (Owner)

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Taylor Francis, Fort Multifamily, Inc.	(612)578-9557

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **Section 15332 / Class 32**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached
Class 32 consists of projects characterized as in-fill development meeting the conditions described: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with 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. (e) The site can be adequately served by all required utilities and public services.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Linda Lou	City Planner

ENTITLEMENTS APPROVED
Private Street

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

ELIZABETH ZAMORA
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
HELEN LEUNG
KAREN MACK

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2023-7054-CE

The City of Los Angeles determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

A Categorical Exemption, ENV-2023-7054-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act and CEQA Guidelines.

Project Description

The project proposes a Private Street to provide legal frontage and access for and in conjunction with the construction, use and maintenance of eight (8) multi-family residential dwellings and 16 parking spaces in the RD1.5-1 zone:

1584 West Oak Grove Place (Parcel 1): Four new three-story buildings (A, B,C, and D) with eight dwelling units, 12,471 square feet of floor area, and a building height of approximately 39 feet, 1 inch at the rooftop. Each building will have two dwelling units. Eight covered parking spaces will be provided in garages attached to buildings A and B, the other eight parking spaces onsite will be covered.

1586 West Oak Grove Place (Parcel 2): A portion is proposed for the private street.

No protected tree or shrub species are on the site or adjacent to the site, and there and no street trees, as stated in the Tree Letter prepared by Kelly Lewis, ASCA Registered Consulting Arborist #669, with PTS Tree Service on January 23, 2024.

CEQA Determination – Class 32 Categorical Exemption Applies

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.**

The site is zoned RD1.5-1, and has a General Plan Land Use Designation of Low Medium II Residential, which allows for multi-family uses. The project site is located in

the Northeast Los Angeles Community Plan area. The Proposed Project is consistent with the following general plan policies:

Goal 1:	A safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community.
Policy 1-2.1:	Designate specific areas to provide for adequate residential development to accommodate anticipated increases in population while maintaining a balance between single-family and multiple-family uses.
Objective 1-3:	To preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods.
Policy 1-3.1:	Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design.

The current project is in an urbanized area and characterized as in-fill development, which qualifies for the Class 32 Categorical Exemption. The project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The site is located within a multi-family residential neighborhood that has a Low Medium II Residential land use designation. The area is bordered by single-family residential land use and developed with single-family units. The subject site is zoned RD1.5-1 and this zone has a height limitation of 45 feet. The density of the proposed project, eight residential units, is permitted by the RD1.5-1 zone and the approximate building height of 39 feet 1 inch is within the allowed height limit.

(b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The proposed development is wholly within the City of Los Angeles, on a site that is approximately 0.30 acres (approximately 13,051 square feet). The surrounding area is developed primarily with single-family dwellings, and multi-family residential buildings. Properties adjacent to the north, south and east are zoned RD1.5-1 and improved with one- to two-story single-family dwellings and two- to three-story multi-family residential buildings. Properties adjacent to the west are zoned R1-1 zone and improved with single-family dwellings. The vicinity also includes a one-story community center (Rock Community Center) and the one-story Fraternal Order of Eagles building. Based on the information provided, the proposed development qualifies for a Class 32 Categorical Exemption.

(c) **The project site has no value as habitat for endangered, rare or threatened species.**

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. The project site, located at 1584-1586 West Oak Grove Place is currently developed with a single-family dwelling, attached garage, and detached garage, all of which will be demolished. No protected tree or shrub species are on the site or adjacent to the site, and there are no street trees, as stated in the Tree Letter prepared by Kelly Lewis, ASCA Registered

Consulting Arborist #669, with PTS Tree Service on January 23, 2024. Therefore, 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.**

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, 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 Vehicle Miles Traveled Analysis as determined by the City of Los Angeles VMT Calculator, according to the email received from LADOT staff Eileen Hunt, Acting Transportation Engineer, dated February 6, 2024. 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. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The applicant has submitted a Preliminary Soil Investigation report for 1584 West Oak Grove Place (prepared by GSS Engineering, Inc. dated May 28, 2020). RCMs also include the submittal of the Geology and Soils Report to the Department of Building and Safety ("DBS"), and compliance with a Soils Report Approval Letter, issued by DBS on July 7, 2020 (Log No. 113547) for the site located at 1584 West Oak Grove Place, which details conditions of approval that must be followed. In addition, the RCMs require that design and construction of the building must conform to the California Building Code, and grading on site shall comply with the City's Landform Grading Manual, as approved by the Department of Building and Safety Grading Division.

(c) **The site can be adequately served by all required utilities and public services.**

The project site will be adequately served by all public utilities and services given that the construction of eight (8) multi-family dwellings will be on a site with a density that is consistent with the General Plan. Therefore, the project meets all of the criteria for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

Further, the Exceptions outlined in the CEQA Guidelines Section 15300.2 do not apply to the project:

a. Location. The project is not located in a sensitive environment. The subject property and its surrounding residential neighborhood are not identified as an environmental resource. The proposed project of eight dwelling units contained within four, three-story buildings is consistent with the scale and uses proximate to the area. The subject project is not located in a coastal zone, a flood zone, nor is it within a landslide area, methane area, very high fire hazard severity area, and airport hazard area. The project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for

residential construction.

b. Cumulative Impact. The project is consistent with the type of development permitted for the area zoned RD1.5-1 and designated Low Medium II Residential. The proposed project is the construction of eight (8) multi-family dwellings within four residential buildings and will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.

c. Significant Effect. The subject property is located in an urbanized area. The surrounding properties are developed with single-family dwellings and multi-family residential buildings. The subject project is of a similar size and scope to these properties. The proposed project consists of work typical of residential development. Thus, there are no unusual circumstances that will lead to a significant impact on the environment.

d. Scenic Highways. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject site is located approximately 26 miles to the southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway. The existing structures are no designated historical resources and have not been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Los Angeles Historic-Cultural Monuments Register.

e. Hazardous Waste Sites. According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

f. Historical Resources. The project site has not been identified as a historic resource or within resource or within a historic district; have not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, Los Angeles Historic-Cultural monuments Register, and/or any local register. Thus, the proposed project would not result in a substantial adverse change in the significance of a historical resources and this exemption does not apply.

Therefore, the proposed project is determined to be categorically exempt and does not require mitigation or monitoring measures. No alternatives of the proposed project were evaluated. The appropriate environmental clearance has been granted.

EXHIBIT E –

Two Appeal Applications and Justifications

APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

☐ Area Planning Commission (APC) ☑ City Planning Commission (CPC) ☐ City Council

☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: PS-1469

APN: 5689-028-003

Project Address: Address: 1584-1586 West Oak Grove Place

Final Date to Appeal: August 27th, 2024

APPELLANT

Check all that apply.

☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Adam Abada

Company/Organization:

Mailing Address: 4700 Townsend Ave

City: Los Angeles **State:** CA **Zip Code:** 90041

Telephone: 9732049587 **E-mail:** AdamAAbada@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☑ Self ☐ Other:

Is the appeal being filed to support the original applicant's position? ☐ **YES** ☑ **NO**

REPRESENTATIVE / AGENT INFORMATION

Name:

Company/Organization:

Mailing Address:

City: **State:** **Zip Code:**

Telephone: **E-mail:**

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☑ **Entire** ☐ **Part**

Are specific Conditions of Approval being appealed? ☐ **YES** ☑ **NO**

If Yes, list the Condition Number(s) here:

On a separate sheet provide the following:

☐ Reason(s) for the appeal

☐ Specific points at issue

☐ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: Adam Abada Digitally signed by Adam Abada Date: 2024.08.23 18:08:48 -07'00' **Date:** 8/23/2024

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: $172

Reviewed & Accepted by (DSC Planner): Ruben Vasquez

Receipt No.: 200140124435 **Date:** 08/27/2024

☑ Determination authority notified ☐ Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our Online Application System (OAS).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- ☐ Appeal Application
- ☐ Justification/Reason for Appeal

☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

☐ *Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

☐ *Aggrieved Party.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(b)

4. Noticing Requirements (Applicant Appeals Only)

☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals.

☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES
ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.3.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1.

To the Planning Commission and Whom It May Concern,

I am appealing case number PS-1469 because it is clear that the applicant cannot meet the conditions. The very first condition is that a “minimum 24-foot wide private street easement” be created and there are only 20 feet of room available for this.

On maps I have seen, the developer plans to cut into my property as well as that as my neighbor’s to meet the required 24 feet, which is not something I give permission to.

Furthermore, I do not think it can meet the requirements for safety, including a turnaround and proper grade for emergency vehicles as well as access to the lot.

Oak Grove Place is too small of a street to facilitate the addition of this private street easement to allow for more development.

I am appealing with strong feelings against this decision.

Thank you,

Adam Abada
4700 Townsend Ave
Los Angeles, CA 90041

APPLICATIONS

APPEAL APPLICATION
Instructions and Checklist

PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals use form CP13-7854.

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

☑ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☐ City Council

☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: PS-1469

APN: 5689-028-004

Project Address: Address: 1584-1586 West Oak Grove Place

Final Date to Appeal: August 27th, 2024

APPELLANT

Check all that apply.

☑ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

APPELLANT INFORMATION

Appellant Name: Ann Kindberg

Company/Organization:

Mailing Address: 1289 Meiners Rd.

City: Ojai **State:** CA **Zip Code:** 93023

Telephone: 8184483404 **E-mail:** annkindberg11@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☑ Self ☐ Other:

Is the appeal being filed to support the original applicant's position? ☐ **YES** ☑ **NO**

REPRESENTATIVE / AGENT INFORMATION

Name:

Company/Organization:

Mailing Address:

City: **State:** **Zip Code:**

Telephone: **E-mail:**

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☑ **Entire** ☐ **Part**

Are specific Conditions of Approval being appealed? ☐ **YES** ☐ **NO**

If Yes, list the Condition Number(s) here:

On a separate sheet provide the following:

☐ Reason(s) for the appeal

☐ Specific points at issue

☐ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: Ann Kindberg Digitally signed by Ann Kindberg Date: 2024.08.26 13:47:51 -07'00' **Date:** 8/26/24

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: $172.00

Reviewed & Accepted by (DSC Planner): Steven Wechsler, City Planner

Receipt No.: 200140085169 **Date:** 8-27-24

☑ Determination authority notified ☐ Original receipt and BTC receipt (if original applicant)

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our Online Application System (OAS).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- ☐ Appeal Application
- ☐ Justification/Reason for Appeal

☐ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

☐ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

☐ *Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

☐ *Aggrieved Party.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(b)

4. Noticing Requirements (Applicant Appeals Only)

☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals.

☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.

SPECIFIC CASE TYPES
ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.3.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

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Appeal Fee

☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1.

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☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1.

To Whom It May Concern,

My name is Ann Kindberg and I own the property at 4700 Townsend avenue, directly adjacent to the development and private street proposal sites.

I take issue with a number of things in this proposal, first and foremost being the requirement that the private road be 24 feet wide. There are only 20 feet of space available without digging into my or my neighbor's property, so this very first condition immediately takes it off the table.

Furthermore, there is extreme congestion at this five-point intersection and extending Oak Grove Place further to allow for a private road and more development is too much for it to handle. There are issues of over-crowding, especially when school is in session, and safety for the neighborhood.

Given that the easement is less space than the minimum width of the private road, there will not be adequate room for safety vehicles like firetrucks to get into the lot. There also does not appear to be enough turning space at the edge of my property to allow for any such vehicles.

Thank you for your consideration,

Ann Kindberg