DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: Thursday, September 25, 2025
Time: After 8:30 a.m.
Place: Van Nuys City Hall, Council Chamber, 2nd Floor
1441 Sylvan Street
Van Nuys, CA 91401

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

Public Hearing: July 29, 2025
Appeal Status: The Density Bonus on-menu incentives are appealable to the City Council. Off-menu incentives and waivers are not appealable.
Expiration Date: September 25, 2025

Case No.: CPC-2024-901-DB-VHCA
CEQA No.: ENV-2024-4034-CE
Incidental Cases: None
Related Cases: None
Council No.: 12 - Lee
Plan Area: Northridge
Specific Plan: None
Certified NC: Northridge South
GPLU: Medium Residential
Zone: (Q)R3-1
Applicant: Dan Hosseini
Representative: Heather Lee

Dan H

PROJECT LOCATION: **8803 – 8807 North Darby Avenue; 18419 1-16 West Gresham Street**

PROPOSED PROJECT: The subject site is currently developed with an existing four-story, 25-unit apartment building with a pool and covered parking lot. The Proposed Project will maintain the existing apartment building (22,823 square feet) and demolish the existing pool and existing parking area for the construction, use and maintenance of a second four-story apartment building with 16 dwelling units for a total of 14,669 square feet of floor area. Five of the total 41 units on site are to be reserved for Very Low Income households. The proposed building will rise to a maximum height of 45 feet. The site will include a total of 3,370 square feet of open space. A total of five parking spaces will be provided in a ground floor parking garage in the new building.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32, an exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a project totaling 41 dwelling units including five (5) units (or 15 percent) set aside as Restricted Affordable Housing Units for Very Low Income households, with the following incentives:

a. On-Menu Incentive to permit a 20 percent decrease in required side yard to permit a five-foot seven-inch southerly side yard setback in-lieu of the seven-foot side yard setback required in the R3 zone pursuant to LAMC Section 12.10. C,3; and

b. Off-Menu Incentive to permit a seven-foot increase in maximum building height for a height of 45 feet in lieu of the 38-foot height limitation pursuant to (Q) Condition Number 2 of Ordinance Number 156,099; and

c. Off-Menu Incentive to allow a 29 percent reduction in required open space to allow 3,370 square feet in lieu of the otherwise required 4,725 square feet pursuant to LAMC Section 12.21. G,2.

RECOMMENDED ACTIONS:

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15301, Class 1, and Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies,

2. **Approve** pursuant LAMC Section 12.22 A.25 of Chapter 1, the demolition of an existing swimming pool and parking area, the retention of an existing 25-unit apartment building, and the construction, use, and maintenance of a total of 16 multi-family dwelling units, reserving five units for Very Low Income household occupancy for a period of 55 years, and three incentives (one on-menu and two off-menu):

   a. **Side Yard**. An On-menu Incentive to allow a 20 percent decrease in required side yard to permit a five-foot seven-inch southerly side yard setback in-lieu of the seven-foot side yard setback required in the R3 zone; and

   b. **Height**. An Off-menu Incentive to permit seven-foot increase in maximum building height for a height of 45 feet in lieu of the 38-foot height limitation pursuant to the (Q) Condition Number 2 (Ordinance No. 156,099); and

   c. **Open Space**. An Off-menu Incentive to allow a 29 percent reduction in required open space to allow 3,370 square feet in lieu of the otherwise required 4,725 square feet.

3. **Adopt** the attached Conditions of Approval; and

4. **Adopt** the attached Findings for the requested approvals; and

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb
Blake E. Lamb, Principal City Planner

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TABLE OF CONTENTS

PROJECT ANALYSIS

PROJECT SUMMARY

The subject site is currently developed with an existing four-story, 25-unit apartment building with a pool and covered parking lot. The Proposed Project will maintain the existing apartment building and demolish the pool and parking area for the construction, use and maintenance of a second apartment building with 16 dwelling units. Five of the combined total 41 units on site are to be reserved for Very Low Income households. The five (5) affordable units will be in the new building.

The proposed new building (See **Figure 1**) will be four stories in height (45 feet) with a proposed floor area ratio of 1.6:1 (14,669 square feet of floor area). The proposed new apartment building will have a unit mix of five one-bedrooms and 11 studios, each with 100 square feet of private open space.

Figure 1. Rendering of proposed new building from Gresham Street. Seen to the right is the existing building to be maintained. Rendering provided by applicant.

The project voluntarily will provide five automobile parking spaces (utilizing Assembly Bill 2097), 16 long-term bicycle parking stalls, and two short-term bicycle parking stalls. The project will include a total of 3,370 square feet of open space across the entire site.

The applicant is utilizing Assembly Bill 2334 (AB 2334) which amended State Density Bonus Law to update the definition of maximum allowable residential density to require that base density be calculated using the highest zone within the General Plan Land Use designation for a property. State Density Bonus Law is implemented through the City's Density Bonus Law. Therefore, to achieve the proposed project, the applicant is requesting pursuant to Chapter 1, LAMC Section 12.22.A.25, three incentives to deviate from certain development standards from the R3 multi-family zone and the (Q) Condition No. 2 of the site. In exchange for providing 15% percent of units as Very Low Income units, the project is eligible for three on-menu incentive. The project requests one-on menu and two off-menu incentive. As such, the applicant requests the following:

1. An on-menu incentive for a 20% side yard setback reduction to permit a five-foot seven-inch southerly side yard setback in-lieu of the seven-foot side yard setback required by the R3 zone pursuant to LAMC Section 12.10 C.2.

2. An off-menu incentive to permit a height increase of 7 feet to allow for a maximum height of 45 feet in lieu of 38 feet pursuant to Q Condition No. 2 of Ordinance No. 156099.

3. An off-menu incentive to allow a 29 percent reduction in the required amount of open space to allow 3,370 square feet in lieu of the otherwise required 4,725 square feet.

Additionally, the application for the proposed project was filed on February 07, 2024, before the effective date of the City's most recent affordable housing program, which was adopted and took effect in 2025. Therefore, the applicant the applicant is subject to the Successional Rights provision of Los Angeles Municipal Code (Chapter 1A) Section 1.4.4 and may choose to continue its application utilizing Chapter 1, LAMC Section 12.22A.25. If the applicant had chosen to utilize the new affordable housing program, they could have qualified for Expanded Administrative Review which is not appealable and does not require a public hearing.

PROJECT BACKGROUND

Project Site

The Project Site is located within the Northridge Community Plan area and is currently developed with an existing 25-unit, 22,823 square foot apartment building with a swimming pool and surface parking (see **Figure 2**). The site sits on two combined lots measuring a total of 23,512 square feet. Below is an aerial photograph with the site shown in blue. There are no trees on the site or on the adjacent public right-of-way.

Figure 2. Aerial photography from ZIMAS LA.

General Plan Land Use Designation and Zoning

The Northridge Community Plan designates the site for Medium Residential land uses corresponding to the R3 zone (see **Figure 3**). The site is zoned (Q)R3-1 (see **Figure 4**). The R3 zone permits multiple dwellings and multi-family residential uses. Height District No. 1 allows a maximum floor area ratio ("FAR") of 1.5:1 in the R3 zone.

Ordinance No. 156,099 (Effective December 30, 1981), which became effective in 1981, changed the zoning at the subject site and a second site to the south of Gresham Street from R1-1 to (Q)R3-1 and established a site-specific (Q) Qualified Condition which apply to both properties:

1. Limits the area of zone change (which includes the subject site and a second site to the south of Gresham Street) to a maximum of 40 dwelling units.

2. Limits building height to three stories or 38 feet.

3. Requires a five-foot landscape buffer along all property lines abutting property located in the R1-1 and R2-1 Zones. Trees must be planted within the landscape buffer, spaced no more than 20 feet apart. Trees must be 10 feet tall at time of planting and a minimum of 15 gallons.

4. Requires a solid wood fence or decorate masonry block wallk, a miniun of 5 feet and 9 inches and a maximnum of 6 feet in height, to be constrcuted along all proeprty lines abutting properites oocked in the R1-1 and R2-1 Zones.

5. Prohibits transparent windows below 6 feet on all second story and third story facades facing property lines overlooking the adjacent single family residential homes.

6. Requires that dwelling units constrcuted on site be maintained as rental units for a minimum of five years.

The subject property is located in an Airport Hazard Area (250-foot height limit above elevation of 790 feet). ZIMAS identifies the property as "Outside Flood Zone." The site is located 7.42 kilometers from the Northridge Fault, is not within a Liquefaction Area, Very High Fire Hazard Severity Zone, High Wind Velocity Area, Special Grading Area, Alquist-Priolo Fault Zone, a Landslide Area, Tsunami Inundation Area, or a Methane Hazard Area.

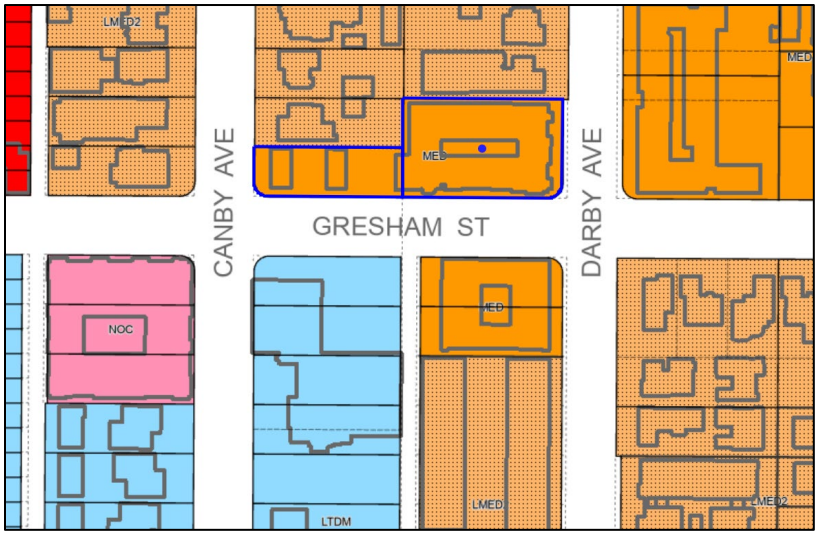


Figure 3. Land Use map from zimas.lacity.org showing the subject site as Medium Residential.

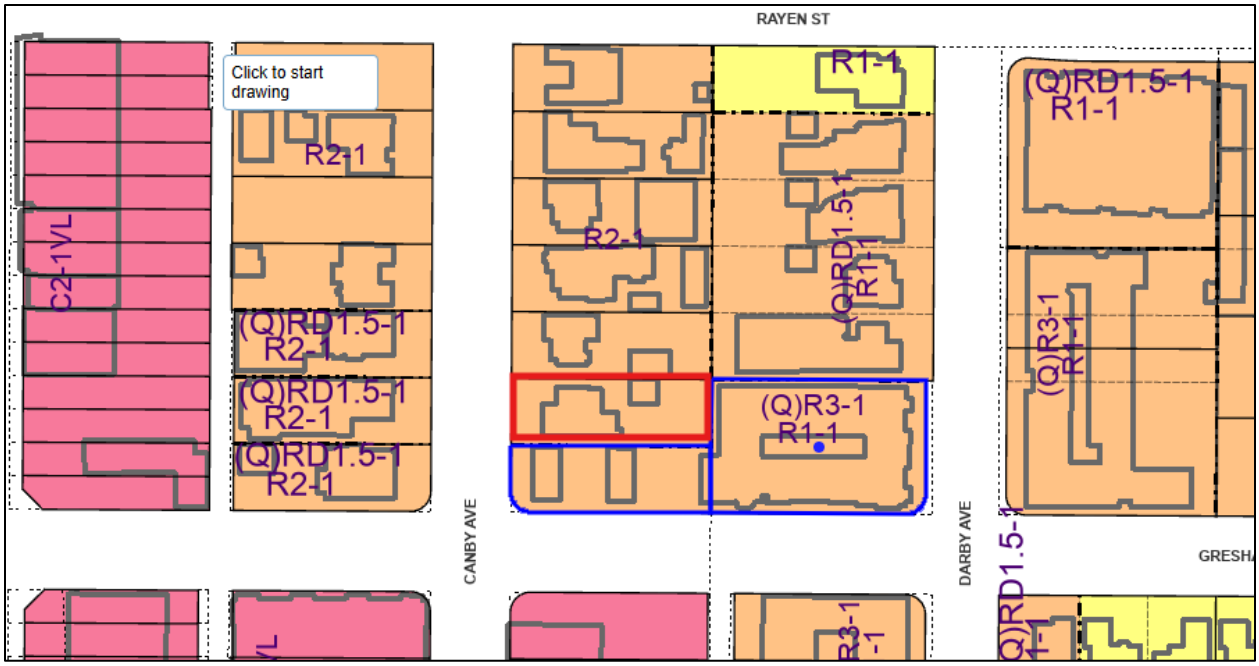


Figure 4. Zoning map from zimas.lacity.org showing the project site outlined in blue and zoned (Q)R3-1, and the red outline showing the abutting property zoned R2-1.

Surrounding Properties

Properties to the south, across Gresham Street are designated for Limited Manufacturing (zoned [Q]C2-1VL), Medium Residential land uses (zoned (Q)R3-1), and Limited Medium II (zoned (Q)RD1.5-1). Properties to the south are developed with a church with associated surface parking and multi-family apartment buildings. The property to the east, across Darby Avenue, is designated for Medium Residential land uses (zoned (Q)R3-1) and is developed with a four-story apartment building. The properties to the west, across Canby Avenue, are designated for Low Medium II Residential land use (zoned (Q)RD1.5-1) and are developed with multi-family apartment buildings (under construction), duplexes and single-family dwellings. The abutting property to the north is designated for Low Medium II Residential (zoned R2-1) and is developed with a single-family dwelling.

Street Designations

Darby Avenue, abutting the existing property to the east, is a designated Local Street, dedicated to a width of 60 feet and improved with curbs, gutters, sidewalks, and parkways.

Canby Avenue, abutting the property to the east, is a designated Local Street, dedicated to a width of 60 feet and improved with curbs, gutters, sidewalks, and parkways.

Gresham Street, abutting the property to the south, is a designated Local Street, dedicated to a width of 60 feet and improved with curbs, gutters, sidewalks, and parkways.

Relevant Cases

On-site:

Ordinance No. 156,099 - Effective December 30, 1981, this ordinance is a zone change from R2-1 to (T)(Q)R3-1 with site specific Q Qualifying Conditions including limiting the area of zone change to a maximum of 40 dwelling units, limiting building height to three stories

or 38 feet, requiring a five-foot landscape buffer along all property lines abutting the property locate in the R1-1 and R2-1 Zones, requiring dwelling units constrcuted on site be maintained as rental units for a minimum of five years, and restrictions on transparent windows facing property lines overlooking the adjacent single family residential homes.

Off-site:

Case No. CPC-2017-390-GPAJ-VZCJ-DB-SPR – On January 31, 2017, a General Plan Amendment, Vesting Zone Change, Density Bonus application was filed for the demolition of an existing 19,760 square foot commercial building to construct a new mixed-use project with 164 units, which was later terminated, located at 8700 North Reseda Boulevard.

Density

The subject property is zoned (Q)R3-1, with a Low Medium II land use designation, which limits density to one dwelling unit per 800 square feet of lot area. The subject property has a total lot area of 23,512 square feet, and as such, the permitted base density on the subject property is 29 units. In exchange for reserving a portion of the project toward affordable housing, the applicant is entitled to a maximum 35 percent by-right density bonus equivalent to a total of 41 units. The applicant is seeking a 33% percent density bonus to allow for a total of 41 dwelling units on site in exchange for setting aside five units for Very Low Income Households (15 percent of the base density).

Automobile Parking

Assembly Bill 2097 (AB2097) became effective on January 1, 2023 and restricts public agencies from imposing minimum vehicle parking requirements on most residential, commercial, and other development projects within one-half mile of a Major Transit Stop, as defined in Public Resources Code Section 21155. As a qualified project, the site does not have a minimum parking requirement but may choose to provide automobile parking spaces. The applicant is electing to provide a total of five on-site vehicle parking spaces to serve the 41 dwelling units. Parking is proposed within the ground floor of the new building.

Incentives

Pursuant to the Chapter 1, LAMC Section 12.22.A.25 and California Government Code Section 65915, the applicant is entitled to three incentives in exchange for reserving a minimum of 15 percent of the base density for Very Low Income households. The proposed project will set aside five units, which is equal to 15 percent of the base number of units, for Very Low Income households.

1. **Reduced Southerly Side Yard Setback (On-Menu)** – The R3 Zone requires a side yard of five feet and one additional foot of side yard for each additional story above the second story pursuant to LAMC Section 12.10.C.3. The proposed four-story building requires a seven-foot side yard setback. The applicant requests an On-Menu Incentive for a 20 percent side yard reduction to provide the minimum 5-foot 7-inch side yard setback along the southern side yard in lieu of the otherwise required 7-foot side yard.

2. **Increase Height (Off-Menu)** – Height District No. 1 allows a maximum height of 45 feet in the R3 zone. However, the subject property's site-specific (Q) Qualifying Condition Number 2 restricts height to 38 feet. The applicant requests an incentive to allow a maximum height of 45 feet. The on-menu incentive for height pursuant to Chapter 1, LAMC Section 12.22. A.25(f)(5) prohibits additional height for any portion of a building that is located within fifteen feet of a lot classified in the R2 Zone. The subject site abuts an R2

zoned property to the north and thus a portion of the proposed building would not be eligible for an on-menu increase in height (See Figure 4). Therefore, the applicant's request for an additional seven feet in height across for the entire proposed structure is an off-menu request.

3. **Reduced Open Space (Off-Menu)** – Based on the unit mix, 4,725 square feet of open space would be required for the 41 dwelling units. The applicant requests an Off-Menu incentive for a 29% reduction in the required amount of open space to provide 3,370 square feet across the entire site (both buildings). The new building includes private balconies and recreation room. Outdoor open space is also proposed between the two buildings and will serve tenants of both buildings.

LAMC Criteria for Incentives

Pursuant to Chapter 1 LAMC Section 12.22.A.25 (e)(2), in order to be eligible for any on-menu incentives and off-menu incentives, a Housing Development Project shall comply with the following criteria, which it does:

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

The four-story proposed building is designed with a variety of materials and include building breaks such as balcony features.

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

The project provides a main pedestrian entrance on Gresham Street. Windows and balconies are along the street-facing facades.

c. The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

d. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Severity Zone as established in Section 57.4908 of this Code.

The project is not located in a Hillside Area and in a Very High Fire Hazard Severity Zone.

Housing Replacement

With Assembly Bill 2222, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project or have been vacated or demolished in the five year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject

to any other form of rent or price control; or occupied by Low or Very Low Income Households. The project does not propose demolition of any existing dwelling units and provided a No Net Loss Declaration signed December 4, 2023.

ISSUES AND CONSIDERATIONS

The following includes a discussion of issues and considerations related to the project. These discussion points were identified during the design review process with PVP, in discussions with the applicant, and at the public hearing held on Tuesday, July 29, 2025.

Professional Volunteer Program

The proposed project was presented at the Professional Volunteer Program (PVP) on November 5, 2024. The meeting was conducted by staff on behalf of the City Planning Commission before the panel of community volunteer architects. The meeting was held with the purpose of providing feedback about the design for Case No. CPC-2024-901-DB-VHCA.

As a result of design comments received at PVP, the applicant made revisions to the architectural plan set to clarify the intention and function of the central open space feature, the proposed driveways, and improve facade articulation along all four facades of the proposed building (particularly the north elevation). Although suggestions were made to relocate the proposed transformer, the Applicant was unable to make these changes due to restrictions by the Los Angeles Department of Water and Power. Staff has conditioned the project to incorporate landscape screening of the proposed transformer.

Public Comments provided to Hearing Officer

A public hearing was conducted virtually by Zoom on Tuesday, July 29, 2025 at 9:30 AM. Comments from the hearing are documented in Public Hearing and Communications, Page P-1.

The northerly abutting neighbor raised concerns about the proposed height, shade and shadow impacts on solar panels, the loss of existing amenities for the tenants of the subject site, and privacy. The stated the project would have a recreational room and outdoor open space accessible for both apartment buildings. Following the hearing, the applicant team provided updated landscape plans demonstrating how the landscape buffer on the northern edge of the property functioned as a screening method between the two properties.

CONCLUSION

Based on the evaluation of the project and information submitted to the record, including design changes in response to the Professional Volunteer Program recommendations, staff recommends that the City Planning Commission approve the requested Density Bonus with the requested On-Menu and Off-Menu Incentives. Additionally, staff recommends the Commission find, based on the independent judgment, after consideration of the entire administrative record, that the project is categorically exempt from CEQA, Case No. ENV-2024-4034-CE.

CONDITIONS OF APPROVAL

Pursuant to Chapter 1 Section 12.22 A.25 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Density Bonus Affordable Housing Incentives Program Determination and Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A", dated March 5, 2025, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.

2. **Residential Density**. The project's new building shall be limited to a maximum density of 16 residential units including five (5) On-Site Restricted Affordable Units for Very Low Income Households. The overall site shall have a maximum density of 41 residential dwelling units.

3. **Height**. The project shall be permitted a maximum building height of 45 feet in lieu of the 38-foot height limitation pursuant to the (Q) Condition No. 2 of Ordinance No. 156,099.

4. **Common Open Space.** The project shall provide a minimum of 3,370 square feet of open space in lieu of the minimum required of 4,725 square feet. The open space shall be distributed throughout the entire site as demonstrated in Exhibit A.

5. **Side Yard Setback**. The project shall provide a minimum five-foot seven-inch southerly side yard setback for the new building in lieu of the required seven foot side yard setback.

6. **On-site Restricted Affordable Units.** Five units shall be reserved for Very Low Income Households, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

7. **Changes in On-Site Restricted Units**. Deviations that increase the number of On-Site Restricted Units or that change the composition of units or parking numbers shall be consistent with Chapter 1 LAMC Section 12.22 A.25.

8. **Housing Requirements**. Prior to the issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make five units available to Very Low Income Households or equal to 15 percent of the project's total proposed residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density, the number of required reserved on-site Restricted Units may not be adjusted. A new entitlement will be required to adjust the number of required reserved on-site Restricted Units. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

Unless otherwise required by state or federal law, the project shall provide an onsite building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.

9. **Residential Parking Per AB 2097.** The project shall be permitted to provide zero parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). The project proposes five parking spaces as demonstrated in Exhibit A.

10. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.

11. **Bicycle Parking.** Residential bicycle parking shall be provided consistent with LAMC Section 12.21 A.16. The project proposes 16 long-term and two (2) short-term bicycle parking spaces.

12. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

13. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible**.**

14. **Solar Ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

15. **Trash.** Trash receptacles shall be stored with a full enclosed portion of the building at all times. Trash/recycling containers shall be locked with not in use and shall not be placed in or block access to required parking.

16. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

17. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view by any abutting properties. The transformer, if located in the front yard, shall be screened with landscaping and/or materials consistent with the building façade on all exposed sides, subject to LADWP approval.

18. **Landscaping.** All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, including the seven-foot landscape buffer along the northern property line and vines along the northern wall as shown on 'Exhibit A', and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.

19. **Landscape Plan**. Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC Section 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall

be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.

Soil depth - see Soil Depths Design Resource published by UDS: https://planning.lacity.org/odocument/96f7c2e9-834f-47cb-8da5-3033428574ea/Soil_Depths.pdf

New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.

20. Street Trees. Street trees shall be provided to the satisfaction of the Urban Forestry Division.

21. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21 G.2 (Chapter 1, Open Space Requirement for Six or More Residential Units).

22. Required Trees per 12.21 G.2. As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of (8) 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.

23. **(Q) Condition. The project shall comply with the applicable (Q) Qualified Conditions of Ordinance No. 156,099, including the following:**

    a. A 5-foot landscaped buffer setback along all property lines abutting property located in the R1 and R2-1 Zones shall be required and include landscaping, as follow:

        i. Trees: 15 gallons and 10 feet tall at the time of planting

        ii. Trees planted at a maximum of 20 feet apart.

    b. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks, shall be attractively landscaped in accordance with a landscape development plan prepared by a licensed landscape architect or architect. All landscaped areas shall be equipped with automatic sprinklers and shall be maintained in a first-class condition at all times. All types of plants selected and required watering systems for such landscaping shall, to the extent possible, conserve water and shall be consistent with any water conservation ordinance enacted by the City.

    c. A solid wood fence or decorative masonry block wall, a minimum of 5 feet 9 inches and a maximum of 6 feet in height measured from the finish grade of the higher side shall be constructed along all property lines of the subject site which abut properties located in the R1-1 and R2-1 Zones.

    d. All lighting shall be directly onto the site and no flood lighting shall be located as to be seen directly by the adjacent residential areas. This condition shall not preclude the installation of low-level security lighting.

    e. All second story and third story windows facing property lines overlooking the adjacent single-family residential homes shall not be transparent below an eye level height of 6

feet. Such windows shall be translucent, and this requirement shall not preclude the installation of operable windows for passive or natural heating or cooling opportunities.

24. **Building Design / Materials.** The project shall provide building design materials / elements as depicted in Exhibit A that include but are not limited to the following:

25. **Department of Transportation Conditions**

    a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.

    b. A two-way driveway width of 28 feet is required for all driveways, or to the satisfaction of LADOT.

    c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.

    d. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to the recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

Administrative Conditions

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

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

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

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

30. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project

as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

31. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

32. **Expiration**. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

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

Applicant shall do all of the following:

a. 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.

b. 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.

c. 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 (b).

d. 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 (b).

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

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

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

For purposes of this condition, the following definitions apply:

> "City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.
>
> "Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

FINDINGS

1. Density Bonus / Affordable Housing Incentives Findings

Pursuant to Section 12.22 A.25 of the LAMC and Section 65915 of the Government Code, the Commission shall approve a Density Bonus and requested off-menu incentives(s) unless the Commission finds that[1]:

a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

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

Side Yard (On-Menu Incentive) – The subject property is zoned (Q)R3-1. Pursuant to LAMC Section 12.10-C,3 the project is requesting an On-Menu Incentive for a 20 percent reduction in the southerly side yard of the proposed project. The R3-1 zone requires a seven foot southerly side yard for a four story structure. The project proposes a five-foot seven-inch side yard to allow for a larger construction envelope to provide the affordable units.

The requested reduction in the southerly side yard will allow for the construction of market rate and affordable dwelling units. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing costs; it enables the developer to expand the building envelope so that it can be constructed and the overall space dedicated to residential uses is increased. The increased building envelope creates a larger floor plate that allows more habitable floor area and also ensures that all dwelling units are of a habitable size.

Height (Off-Menu Incentive) – The project is requesting an Off-Menu Incentive for an increase in the height of the proposed building. The subject site (Q) Condition No. 2 of Ordinance No. 156,099 limits the building height to 38 feet. The applicant requests an Off-Menu Incentive to allow for a seven foot increase in building height for a maximum height of 45 feet. The Off-Menu Incentive allows for a larger construction envelope to provide the additional units.

The requested increase in height and stories will allow for the construction of the affordable units in addition to market-rate dwellings units with ground level parking. Granting of the incentive would result in the building design and construction efficiencies that provide for affordable housing costs; it enables the developer to

[1] Pursuant to LAMC Section 12.22 A.25(g)(3), the City Planning Commission is considered the decisionmaker for Off-menu density bonus requests. The findings referenced in LAMC Section 12.22 A.25(g)(2)(i)(c) apply to Off-menu requests.

expand the building envelope so that additional units can be constructed and the overall space dedicated to residential uses are increased. The increased building envelope also ensures that all dwelling units are of habitable size. The increase in height and stories creates a larger floor plan that allows more habitable floor area and more units to be built on each floor.

Open Space (Off-Menu Incentive) – Pursuant to LAMC Section 12.21-G, 2, the existing 25-unit building onsite is required to provide 3,125 square feet of open space. The proposed project is required to provide an additional 1,600 square feet based on 16 proposed units. In order to construct the proposed housing development, the project will need to demolish and remove the existing swimming pool which is an existing open space amenity. The applicant requests an Off-Menu incentive to permit a 29 percent reduction in required amount of open space for the entire project (both buildings). The project proposes a total of 3,370 square feet of open space.

The reduced open space will allow for the construction of more market rate and affordable residential units. This incentive will allow the developer to utilize more floor area within the building envelope for the provision of affordable units, and the overall space dedicated to residential units will be increased.

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

There is no substantial evidence in the record that the proposed incentive will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standard, policies, or conditions as they existed on the date the applicable was deemed complete” (LAMC Section 12.22 A.25(b)). As required by Chapter 1 Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The record does not identify a public health and safety standard in relation to this finding.

The project is not located on a substandard street in a hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies any objective health and safety standard that has been exceeded or violated. Therefore, there is no substantial evidence that the project’s proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources. Based on the above, there is no basis to deny the requested incentives.

c. The incentives are not contrary to state or federal law.

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

2. Dwelling Unit Replacement Finding

The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).

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

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

The project does not propose to demolish any residential dwelling units. The project proposes to retain all exiting 25 dwelling units. The No Net Loss Declaration was signed December 4, 2023 confirming that no exiting dwelling units will be demolished.

3. CEQA Findings

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of “In-fill Projects”. The project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting five established conditions and if it is not subject to an Exception that would disqualify it. The Categorical Exception document attached to the subject case file provides the full analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption. The project also qualifies for a Class 1 Categorical Exemption (existing facilities) because the existing 25-unit apartment building is being retained as an existing structure.

4. Flood Hazard Findings.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a Flood Zone.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A public hearing for Case No. CPC-2024-0901-DB-VHCA was held by the Hearing Officer on July 29, 2025 telephonically by Zoom. The purpose of the hearing was to receive public testimony on behalf of the City Planning Commission as the decision maker on the case. The public hearing was attended by the applicant's representative and two members of the public. The applicant's architect, Aaron Brumer, presented an overview of the project.

Public Testimony

Two members of the public spoke at the public hearing.

Speaker #1, Rick Rollett, 8806 Canby Avenue (resident of abutting property to the north)
- Pointed out the height of the proposed project will shade his home and interfere with solar panels that are located on his roof.
- Concerned that the project will limit all sunlight on his property and will be a problem for the existing plants in his yard.
- Privacy concerns because windows to his home would face the proposed development.
- Stated the existing tenants of subject site (8803-8807 Darby Avenue) might have concerns with the proposed demolition of the existing surface parking lot and pool as their amenities are being taken away. He noted that in the summer, tenants of the subject site and their families frequent the pool.

Speaker #2, Natara Brown, 8806 Canby Avenue (resident of abutting property to the north)
- Agreed with Mr. Rollet's testimony.
- Works from home and concerned construction would be disruptive.
- Will tree canopy hangover into the yard or into the home-office? Will landscape vines be on the wall or damage the wall?

Applicant's Response

Applicant's Architect, Aaron Brumer, addressed concerns raised during public comment, providing the following responses:

- Building Height: Yes, the proposed height will create interference of the existing solar panels located on the property to the north of the subject site. There would not be any proposed units facing Speaker #1 and Speaker #2's property, located at 8806 Canby Avenue. The Density Bonus law allows for the additional height request.

- Amenities: The applicant's representative stated that the removal of the private pool and parking area on site is a topic relevant only to the current tenants of the existing 25-unit apartment building on the subject site.

- Landscape: The applicant will construct their own block wall. Landscape vines will be along the proposed project side of the wall. If any vines/tree canopy encroach the adjacent properties, landscaping maintenance will occur during the duration of the project.

Staff Questions and Applicant's Response

- Staff asked the Applicant team to discuss the northern side yard area and what privacy features are being proposed that may address concerns raised by Speaker #1 and Speaker

#2. The Applicant's architect stated that a seven-foot-wide landscape buffer with trees is proposed along the northern setback to provide privacy between the two properties and to comply with the Q Conditions. Additionally, no units are located along the northern side of the building, in compliance with the Q Conditions. Corridors to access the units are located along the norther side of the building.

- While the pool will be eliminated, the project will still provide code compliant open space and amenities. Parking is not required per AB 2097 and therefore the parking lot may be removed per State Law.

- Staff asked the Applicant team the height of the trees that will be planted along the northern side yard. The architect said that mature trees will reach 20-40 feet over a 10–15-year period. He stated that over time, the trees will create an acceptable landscape buffer between the two properties.

- Staff requested more complete information and renderings showing what is proposed along the northern setback and landscape buffer.

Exhibit A
Project Plans

16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGELES, CA 91325

1.1-EXISTING ZONING AND SITE INFORMATION

A. ZONING INFORMATION

1.	PROJECT ADDRESS	18419 W GRESHAM 1-16, LOS ANGELES, CA 91325
2.	OWNER	
3.	APN#	2769026016
4.	TRACT	ZELZAH
5.	MAP REFERENCE	M B 16-94/95
6.	BLOCK	NONE
7.	LOT	FR 117 & FR 161
8.	GENERAL LAND USE	MEDIUM II RESIDENTIAL
9.	EXISTING UNITS	25 (ADJACENT LOT W/ LOT TIE)
10.	COMMUNITY PLAN AREA	NORTHRIDGE
11.	SPECIFIC PLAN	NONE
12.	TOC DESIGNATION	TIER 1
13.	LOT AREA PER ZIMAS	23,512.3 = 16,060.9 SF + 7,451.4 SF (PER LOT TIE)
14.	ZONE	(Q)R3-1
15.	BASE DENSITY	30 UNITS (29.4 = 23,512.3 / 800 ROUNDED UP)
16.	BASE F.A.R.	3 : 1
17.	HEIGHT LIMIT PER ORD-156099	38'-0"
18.	REQUIRED YARDS	
	FRONT YARD	15'-0"
	SIDE YARDS	7'-0"
19.	BUILDABLE SF	18,292 SF
20.	MAX ZONING SF	54,876 SF (18,292 SF X 3.0 F.A.R)

1.2-PROPOSED PROJECT ZONING INFORMATION

A. SB 1818

21.	SB1818 INCENTIVES	
21.1	35% DENSITY BONUS	(30 BASE UNITS * 1.35 = 40.5 = 41 UNITS MAX ON THE SITE 41 MAX UNITS - 25 EXISTING UNITS = 16 UNITS
22.	ADDITIONAL INCENTIVES	
22.1	OFF-MENU INCENTIVE FOR ADDITIONAL HEIGHT OF 7'-0" FROM 38'-0" TO 45'-0" WITHIN 15 FEET OF AN R2 ZONE (PER LAMC 12.22A.25.F.5.i.a)	45'-0" (38'-0" + 7'-0" INCREASE)
22.2	ON-MENU INCENTIVE FOR 20% SIDE YARD SETBACK REDUCTION (SOUTH SIDE YARD) (PER LAMC 12.22A.25.F.1)	7'-0" - 20% (1'- 4 3/4") = 5'-7 1/4"
23.	OFF MENU INCENTIVE FOR REDUCTION OF 29% REDUCTION IN OPEN SPACE	71% x 4725 SF = 3,354.75 SF 3,370 SF PROVIDED

B. PROPOSED PROJECT

23.	TOTAL ZONING AREA	34,580 SF (< MAX ZONING AREA 54,876 SF) EXISTING ZONING AREA + NEW ZONING AREA (E) 22,823 SF + (N) 14,669 SF = 37,492 SF 1.6 (37,492 SF / 23,512.3 SF)
24.	TOTAL F.A.R.	4 VERY LOW INCOME UNITS
25.	PROPOSED AFFORDABLE UNITS	

1.3-PROPOSED PROJECT BUILDING INFORMATION

ADDITIONAL INFORMATION

27.	BUILDING OCCUPANCY	R2 (MULTI-FAMILY)
28.	CONSTRUCTION TYPE	4-STORIES TOTAL. 3 STORIES TYPE-VA RESIDENTIAL OVER 1 STORY TYPE 1- A PARKING
29.	APPLICABLE CODES	2022 CBC
30.	FIRE SPRINKLER	FULLY SPRINKLERED PER NFPA-13 THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV PRIOR TO INSTALLATION. THE SPRINKLER SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION
31.	FIRE ALARM	MANUAL FIRE ALARM SYSTEM THE FIRE ALARM SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION
32.	DEFERRED SUBMITTALS	1) FIRE ALARM 2) FIRE SPRINKLERS NFPA-13 3) EMERGENCY RESPONDER RADIO SYSTEM 4) MECHANICAL 5) ELECTRICAL

2-UNIT MIX SUMMARY

UNIT MIX	
UNIT TYPE	UNIT COUNT
1 BDRM	5
STUDIO	11
TOTALS	16

UNIT NUMBER	UNIT TYPE	AREA	REQ. OPEN SPACE
LEVEL 2			
#201	ONE BEDROOM	568.0 SF	100.0 SF
#205	STUDIO	418 SF	100.0 SF
#206	STUDIO	380 SF	100.0 SF
LEVEL 3			
#301	ONE BEDROOM	568.4 SF	100.0 SF
#302	STUDIO	418 SF	100.0 SF
#303	STUDIO	418 SF	100.0 SF
#304	STUDIO	418 SF	100.0 SF
#305	STUDIO	418 SF	100.0 SF
#306	STUDIO	418 SF	100.0 SF
#307	STUDIO	386.8 SF	100.0 SF
LEVEL 4			
#401	ONE BEDROOM	568.4 SF	100.0 SF
#402	STUDIO	418 SF	100.0 SF
#403	STUDIO	418 SF	100.0 SF
#404	STUDIO	418 SF	100.0 SF
#405	ONE BEDROOM	636.6 SF	100.0 SF
#406	ONE BEDROOM	601.3 SF	100.0 SF
TOTALS: 16		7471.5 SF	1600.0 SF

3-COMMON OPEN SPACE

REQUIRED OPEN SPACE	
REQUIRED OPEN SPACE FOR NEW UNITS	**1, 600.00 SF**
REQUIRED OPEN SPCAE FOR EXISTING UNITS = 25 (2- BEDROOMS) X 125 =	**3,125 SF**
TOTAL REQUIRED	**4,725 SF**
EXISTING OPEN SPACE	
COMMON OPEN SPACE AT FIRST LEVEL COURTYARD	**1,190 SF**
OPEN SPACE @ EXISTING BALCONIES = 10 X 50 SF	**500 SF**
TOTAL EXISTING OPEN SPCAE	**1,690 SF(EXISTING)**
PROPOSED OPEN SPACE FOR NEW BUILDING	**1,680 SF**
TOTAL PROVIDED OPEN SPACE	**3,370 SF**

4-VEHICLE AND BICYCLE PARKING

A. VEHICLE PARKING

REQUIRED PARKING STALLS

NO PARKING REQUIRED PER AB2097

PROVIDED PARKING

PRIMARY STANDARD(INCLUDING 1 ACCESSIBLE STALL)	=	5 SPACES
TOTAL PROPOSED PARKING	=	5 SPACES
NUMBER OF EV CAPABLE STALLS	=	2 SPACES
NUMBER OF EV READY (INCLUDING EV VAN)	=	2 SPACES

LONG TERM BICYCLE PARKING

REQUIRED

FOR 1-25 DWELLING UNITS: 1 BICYCLE PARKING PER UNIT = 16 X 1 = 16 (LAMC 12.21 A.16)

TOTAL PROPOSED LONG TERM BICYCLE PARKING = 16

RESIDENTIAL SHORT TERM BICYCLE PARKING

REQUIRED

FOR 1-25 DWELLING UNITS: 1 BICYCLE PARKING PER 10 UNIT = 16 / 10 = 1.6 = 2

PROPOSED SHORT TERM BICYCLE PARKING 2 PROVIDED

5-FLOOR AREA-ZONING CODE - NEW

ZONING AREA TYPE	ZONING AREA
LEVEL 01	
Building Common Area	3,688.15 SF
	3,688.15 SF
LEVEL 02	
BALCONY	38.02 SF
Building Common Area	2,665.98 SF
DWELLING UNITS	956.40 SF
	3,660.40 SF
LEVEL 03	
BALCONY	38.02 SF
Building Common Area	608.04 SF
DWELLING UNITS	3,013.80 SF
	3,659.85 SF
LEVEL 04	
BALCONY	38.02 SF
Building Common Area	608.56 SF
DWELLING UNITS	3,013.80 SF
	3,660.37 SF
TOTAL ZONING AREA	14,668.76 SF

6-FLOOR AREA-ZONING CODE - EXISTING

EXISTING FLOOR AREA PER ZIMAS = 22,823 SF

7-BUILDING AREA - NEW

BUILDING AREA

BUILDING AREA NAME	AREA
LEVEL 01	
BIKE STORAGE	249.4 SF
LOBBY	160.8 SF
STORAGE	34.1 SF
STORAGE	2,966.0 SF
TRASH ROOM	180.5 SF
STAIR #2	137.3 SF
ELEVATOR	67.0 SF
STAIR #1	143.0 SF
MAIL	72.6 SF
LEVEL 01	4,010.7 SF
LEVEL 02	
UNIT #201	561.2 SF
STORAGE #202	411.5 SF
STORAGE #203	411.5 SF
ELEVATOR	66.6 SF
REC ROOM #205	823.0 SF
UNIT #206	411.5 SF
UNIT #207	378.8 SF
HALLWAY	597.2 SF
BALCONY	38.0 SF
STAIR #2	134.6 SF
STAIR #1	148.4 SF
SHAFT	23.6 SF
LEVEL 02	4,005.9 SF
LEVEL 03	
UNIT #301	561.1 SF
UNIT #302	411.5 SF
UNIT #303	411.5 SF
UNIT #304	411.5 SF
UNIT #305	411.5 SF
UNIT #306	411.5 SF
UNIT #307	378.8 SF
HALLWAY	597.4 SF
BALCONY	38.0 SF
STAIR #2	134.6 SF
SATIR #1	148.4 SF
ELEVATOR	66.5 SF
SHAFT	23.7 SF
LEVEL 03	4,006.0 SF
LEVEL 04	
UNIT #401	561.9 SF
UNIT #402	411.5 SF
UNIT #403	411.5 SF
UNIT #404	411.5 SF
UNIT #405	622.9 SF
ELEVATOR	66.6 SF
UNIT #406	579.0 SF
HALLWAY	597.4 SF
BALCONY	37.9 SF
STAIR #2	133.5 SF
STAIR #1	148.4 SF
SHAFT	23.9 SF
LEVEL 04	4,006.0 SF
ROOF	
STAIR #1	138.0 SF
STAIR #2	146.0 SF
ELEVATOR	60.7 SF
ELEVATOR MACHINE ROOM	52.0 SF
SHAFT	22.6 SF
ROOF	419.3 SF
TOTAL BUILDING AREA	16,447.9 SF

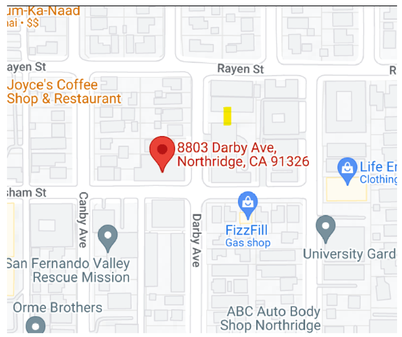
8-CHAPTER 5 COMPLIANCE

1) CONSTRUCTION 3 STORIES RESIDENTIAL TYPE V-A W/ROOF DECK OVER 1 LEVEL TYPE I-A STORAGE AT GRADE.
2) OCCUPANCY R-2 (ABOVE STORAGE); S-2 AT GRADE FOR STORAGE.
3) AREA AND HEIGHT INCREASE DID NOT REQUESTED.
4) THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

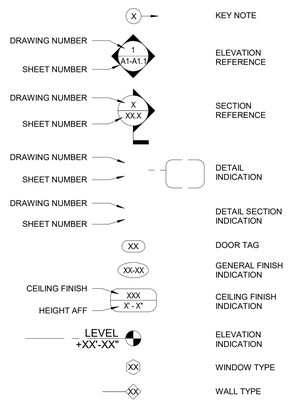
	ALLOWABLE		PROVIDED	
A. TABLE 504.3, HEIGHT ABOVE GRADE PLANE	70' MAX		45' - 0"	
B. TABLE 504.4, ALLOWABLE STORIES ABOVE GRADE PLANE	TYPE IA	TYPE VA	TYPE IA	TYPE VA
OCCUPANCY R-2 (ABOVE GARAGE); S-2 AT GRADE (GARAGE)	UNLIMITED	4	1	3
C. TABLE 506.2, ALLOWABLE AREA FOR R-2 TYPE VA WITHOUT HEIGHT INCREASE	36,000 SF		16,447.9 SF	

GRADE PLANE = (820.57" +821.64' +821.82" + 821.35') / 4 = 821.35"
BUILDING HEIGHT FROM GRADE PLANE TO T.O. PARAPET = 45' - 0"

9-VICINITY MAP



10- DRAFTING SYMBOLS



11-ABBREVIATIONS

(E), EX, EXIST	EXISTING
(N)	NEW
AB	ANCHOR BOLT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATING
ALUM	ALUMINIUM
B	BOTTOM
BDR	BEDROOM
BM	BEAM
BO	BOTTOM OF
C/L	CENTERLINE
CBC	CALIFORNIA BUILDING CODE
CF	COMPACT FLUORESCENT
CJ	CEILING JOIST
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CONN	CONNECTION
D, DIA	DIAMETER
DBL	DOUBLE
DR	DOOR
EE	EACH END
EN	END NAIL
EQ	EQUAL
FB	FACE BLOCKING
FF	FINISH FLOOR
FJ	FLOOR JOIST
FN	FACE NAIL
FTG	FOOTING
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
H	HORIZONTAL
HK	HOOK
HR	HOUR
MSTR	MASTER
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPP	OPPOSITE
PL	PLATE
PT	PRESSURE TREATED
PTD	PAINTED
PW, PLYWD	PLYWOOD
R.	RISER
RCP	REFLECTED CEILING PLAN
RDG	RIDGE
RO	ROUGH OPENING
RR	ROOF RAFTER
RTD	RATED
SB	SOLID BLOCKING
SC	SOLID CORE
SF	SQUARE FEET
SIM	SIMILAR
SSD	SEE STRUCTURAL DRAWINGS
ST STL	STAINLESS STEEL
T&G	TONGUE AND GROOVE
T.	TREAD
TBD	TO BE DETERMINED
THRESH	THRESHOLD
TO	TOP OF
TYP	TYPICAL
UO	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD
WIC	WALK-IN CLOSET

12-SHEET INDEX

Revised Plans
Received by Planning
8/28/2025
CPC-2024-901-DB-VHCA

**THIS PROPERTY IS 100% PRIVATELY FUNDED.
THIS IS NOT A PUBLIC HOUSING.
THERE IS NO TAX CREDIT RECEIVED.**

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:
16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGELES, CA
91325

ISSUE	DATE	DESCRIPTION
1	10/20/2023	PZA SUBMITTAL SET #1
2	01/17/2024	PZA CORRECTIONS #1
3	01/29/2024	PZA CORRECTIONS #2
4	04/12/2024	PLAN CHECK SUBMITTAL SET
5	10/04/2024	PZA CORRECTIONS #3
6	10/18/2024	CITY PLANNING CORRECTIONS #1
7	12/11/2024	CITY PLANNING CORRECTIONS #2

ISSUE	DATE	DESCRIPTION

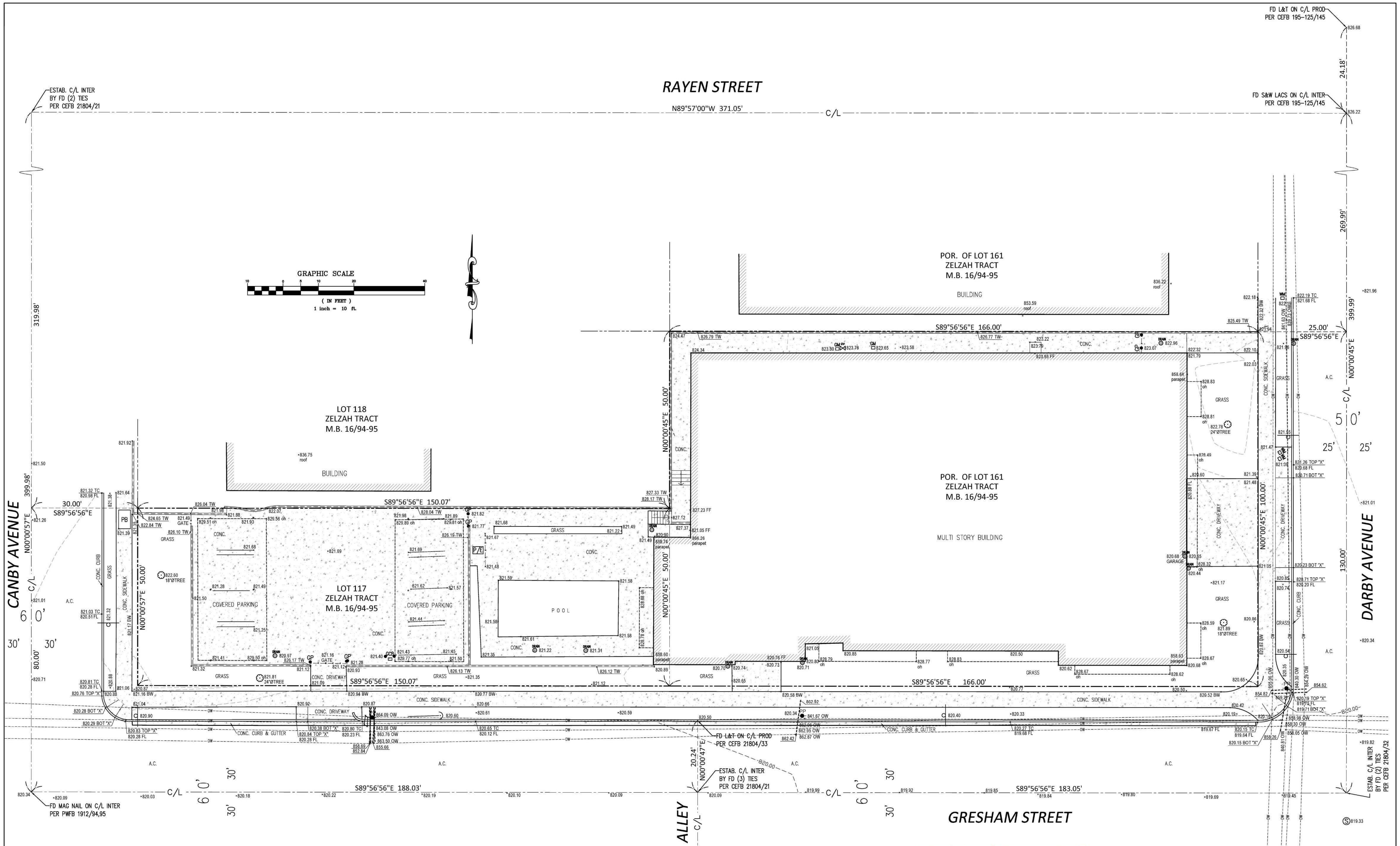
STAMP

LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
COVER SHEET

T000

18419 W GRESHAM ST 1-16



LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 100 FEET OF THAT PORTION OF LOT 161 OF ZELZAH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 161 F THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 166 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 350 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 166 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE 350 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 117 OF ZELZAH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REFERENCE DOCUMENT:

PER GRANT DEED
INSTRUMENT NO. 20230018518
DATED AS OF: 01/10/2023

BASIS OF BEARINGS:

THE BEARING NORTH 00° 00' 45" EAST, ON THE CENTERLINE OF DARBY AVENUE AS SHOWN ON PARCEL MAP L.A. NO. 78, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN P.M. BOOK 1, PAGE 22, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

GROSS AREA OF 24,103.57 SQ. FT., OR 0.55334 ACRES, MORE OR LESS.

BENCHMARK:

BM ID: (NAVD 1988)
DESCRIPTION: WIRE SPK IN W CURB RESEDA BLVD; 1.8 FT S/O BC CURB RET S/O GRESHAM STREET
ELEV. = 821.427 FT.

SURVEYOR'S NOTE:

1. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

3. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.

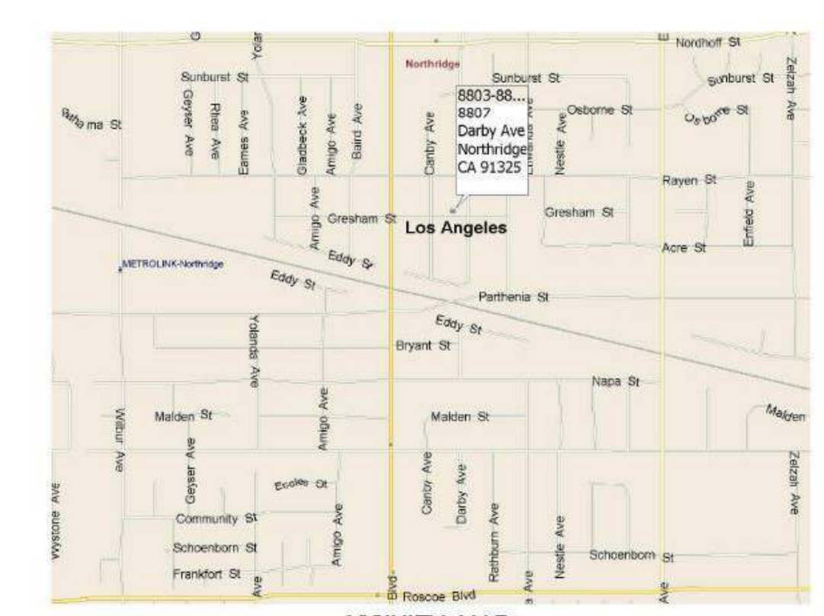
LEGEND:

APN	–	ASSESSOR'S PARCEL NUMBER
A.C.	–	ASPHALT CONCRETE
BM	–	BENCHMARK
BW	–	BACK OF WALK
CEFB	–	CITY ENGINEER'S FIELD BOOK
C/L; CL	–	CENTERLINE
CONC.	–	CONCRETE
ESTAB.	–	ESTABLISH
FD	–	FOUND
FF	–	FINISH FLOOR ELEV.
FL	–	FLOWLINE ELEV.
INTER	–	INTERSECTION
L&T	–	LEAD & TACK
M.B.	–	MAP BOOK
OH	–	OVERHANG
P/L; PL	–	PROPERTY LINE
PROD	–	PRODUCED (PROLONGED)
S&W	–	SPIKE & WASHER
TC	–	TOP OF CURB ELEV.
TR.	–	TRACT MAP
TW	–	TOP OF WALL ELEV.

SYMBOLS:

COLUMN
DRAIN
GAS METER
GAS VALVE
GATE CONTROL BOX
GATE POST
POST
POWER POLE
POWER POLE ANCHOR
PULL BOX
SIGN POST
SEWER MANHOLE
POOL EQUIPMENT
TREE
WATER METER

PROPERTY LINE
CENTERLINE
WALL LINE
BUILDING LINE
FENCE LINE
OVERHEAD WIRE



VICINITY MAP
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER CYNTHIA A. DE LEON No. C-31604 EXP. 12-31-2024 CIVIL STATE OF CALIFORNIA
Cynthia A. de Leon
01/31/2023
(e.signed)

M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: **TOPOGRAPHIC SURVEY** 8803 – 8807 DARBY AVENUE, LOS ANGELES, CA 91325		
CLIENT: DAN HOSSEINI		JOB NO.: 23–20003
SCALE: 1" = 10'	CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL. (310) 659–0871 FAX (310) 659–0845 info@mglandsur.com www.mglandsur.com	DATE: 1/31/2023
DESIGNED BY: F.G. / DD		REVISION (S):
DRAWN BY: MC		
CHECKED BY: C.DL.		SHEET 1 OF 1 SHEET

S:\DRAWINGS\23.20003.DWG (G)

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:
16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGELES, CA
91325

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ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT AARON BRUMER No. C-30005 REN.11-30-2025 STATE OF CALIFORNIA

DRAWING TITLE
SURVEY

T010

18419 W GRESHAM ST 1-16

Address of Building 8803 Darby Avenue

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified. *

Issued 12/2/86 Permit No. and Year LA25076/85

3 Story, Type V-I 1 Hr. 88' x 150' 25 Unit Apartment House with subterranean parking. 56 parking spaces required and provided, 33 standard and 23 compact. R1/B1 Occupancy.

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHEATHER LISTED ABOVE OR NOT

Owner E. G. Consultants 0 5 0 0 3 5 5

Owner's Address 5170 Sepulveda Blvd. Sherman Oaks CA 91403

R. KLINE/sb

B & S B-95a (R. 5/86) 50807062005000003788 BY

1 CERTIFICATE OF OCUPANCY
NO SCALE

---

1 APPLICATION FOR INSPECTION CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY 2002-00112 **OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT 117 & S 100' of Lot 161 BLOCK TRACT Zelzah Tr. COUNCIL DISTRICT NO. 12 DIST. MAP 195-B-215 CENSUS TRACT 1152.02
2. PURPOSE OF BUILDING (05) Apartments /GARAGE ZONE (T)(Q)R3-1
3. JOB ADDRESS 8803 Darby Ave. FIRE DIST. --
4. BETWEEN CROSS STREETS Rayen AND Gresham St. LOT TYPE Cor.
5. OWNER'S NAME EG Consultants, E. GONEN PHONE (818)590-1050 LOT SIZE Irreg.
6. OWNER'S ADDRESS 5170 Sepulveda Blvd. CITY Sherman Oaks ZIP 91403
7. ENGINEER Albert Presky BUS. LIC. NO. ACTIVE STATE LIC. NO. SE 1001 PHONE 820-8957 ALLEY --
8. ARCHITECT OR DESIGNER Jack Hollander & Assoc. BUS. LIC. NO. ACTIVE STATE LIC. NO. C-8286 PHONE 659-0559 BLDG. LINE --
9. ARCHITECT OR ENGINEER'S ADDRESS 9508 Cresta Dr. CITY L.A. ZIP 90035 AFFIDAVITS Air. Haz. ORD 156099
10. CONTRACTOR ~~NOT SELECTED~~ INVESTORS ASSOC. BUS. LIC. NO. ACTIVE STATE LIC. NO. 408404 PHONE 9901050 PC Yes PC only exempt 3(g) 10-28-85 P Troll
11. SIZE OF NEW BLDG. WIDTH 88 LENGTH 150 STORIES 3 HEIGHT 37' NO. OF EXISTING BUILDINGS ON LOT AND USE none
12. MATERIAL OF CONSTRUCTION EXT. WALLS plaster ROOF blt-up FLOOR wood
13. JOB ADDRESS 8803 Darby Ave. Northridge STREET GUIDE DISTRICT OFFICE VN
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING ~~$1,300,000~~ 1,600,000 SEISMIC STUDY ZONE -- GRADING -- FLOOD HWY. DED. -- CONS.

PURPOSE OF BUILDING Apartments /GARAGE STORIES 3 HEIGHT 37' ZONED BY Combine
TYPE V-1HR I GROUP OCC. R-1/B-1 FLOOR AREA 27,000 PLANS CHECKED FILE WITH
DWELL UNITS 25 MAX. OCC. APT = 135 GAR = 62 TOTAL 197 APPLICATION APPROVED TYPIST lr
GUEST ROOMS 0 PARKING REQ'D. 56 PARKING PROVIDED STD. 33 COMP 23 INSPECTION ACTIVITY COMB. | GEN. | MAJ. S. | CONS. INSPECTOR MS

P.C. 2,995.74	G.P.I.	CONT. INSP. CONC	CASHIER'S USE ONLY: C 2955.74 B-PC; C 59.91 DSS; E3467 4 08/23/85 3055.65 CHTO; C 561.00 B-PC; C 4184.40 BPCR; C 83.69 PLYM; C 112.00 E.I.; C 169.22 DSS; C 3520.00 FTRE; 25076 DDBI; K4034 3 11/19/86 8630.31 CHTO
S.P.C. 561.00	P.M. 83.69		
B.P. 4184.40	E.I. 112.00	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	D.S.S. 59.91		
O/S	S.O.S.S. 169.22		
DIST. OFFICE VN	C/O	SPRINKLERS	
P.C. NO. Z1055	F.H. 3520.00	ENERGY ENV.	

B&S B-1 (R 2.83)

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 11/12/85 Lic. Class B Lic. No. 408404 Contractor's Signature [signature]
Contractor's Mailing Address 5170 SEPULVEDA BLVD. SUITE 200 SHERMAN OAKS

OWNER-BUILDER DECLARATION

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. ________, B. & P. C. for this reason ________

Date ________ Owner's Signature ________

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. NC 521613 Insurance Company REPUBLIC
☒ Certified copy is hereby furnished.
☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 11/12/85 Applicant's Signature [signature]
Applicant's Mailing Address SAME AS ABOVE

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date ________ Applicant's Signature ________

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name ________
Lender's Address ________

20. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [signature] (Owner or agent having property owner's consent) AGENT Position 11/12/85 Date

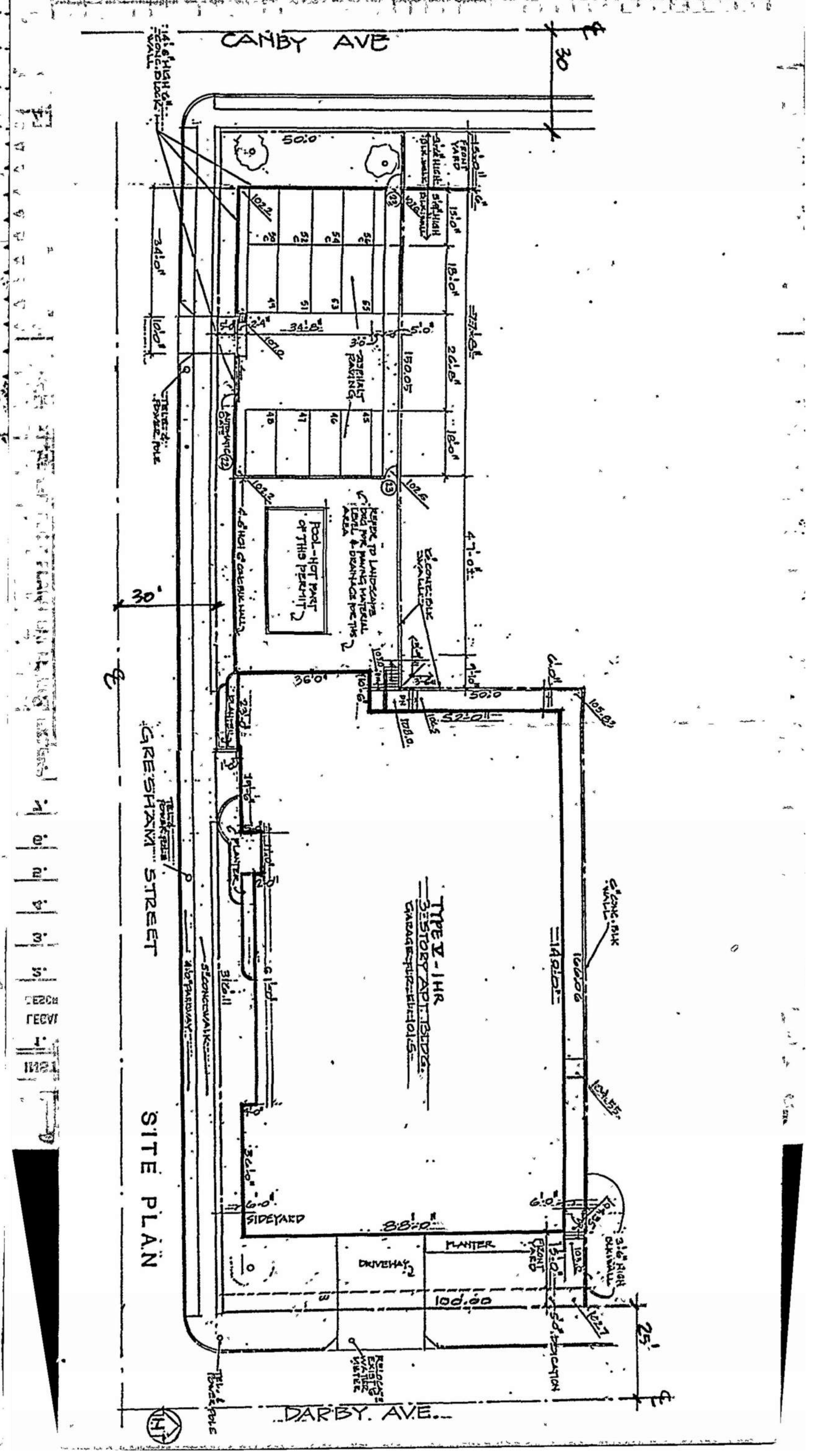
---

1 0 2 0 0 2 0 0 1 1 3

HEINTZ 8-23-85
Equia (VN) Fuller 11-19-85
<712D>
25 - 2 bedrooms
[signature] 10/28/85
$ 7,200.00
Doc# 85-1372850 [signature] 10/31/85
29810 CQ)'s Condo. [signature]
DWG's as shown [signature] 5/28/85
G 129411 25 B.O. 11-19-86
LOT TIE AFF DOC.# 85-1372849
LOT CUT PRIOR TO 7-29-62

PARKING SUMMARY:
2 SPACES/UNIT X 25 = 50
GUEST PKG 1/4 X 25 = 6 (ORD.# 156,099)
56

OSHA PERMIT NO. 0514511
11-1-85



2 BUILDING PERMIT FOR EXISTING STRUCTURE
NO SCALE

ARCHITECT: Aaron Brumer & Assoc, Architects, 10999 Riverside Drive, Suite 302, North Hollywood, CA 91602, (310) 422-9234	**STRUCTURAL:**	**CIVIL:**	**LANDSCAPE:**

PROJECT:
16-UNIT MULTIFAMILY BUILDING
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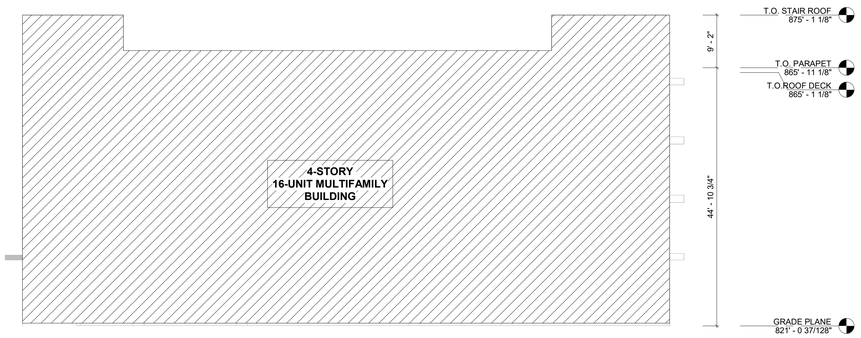
STAMP: LICENSED ARCHITECT, AARON BRUMER, No. C-30005, REN. 11-30-2025, STATE OF CALIFORNIA

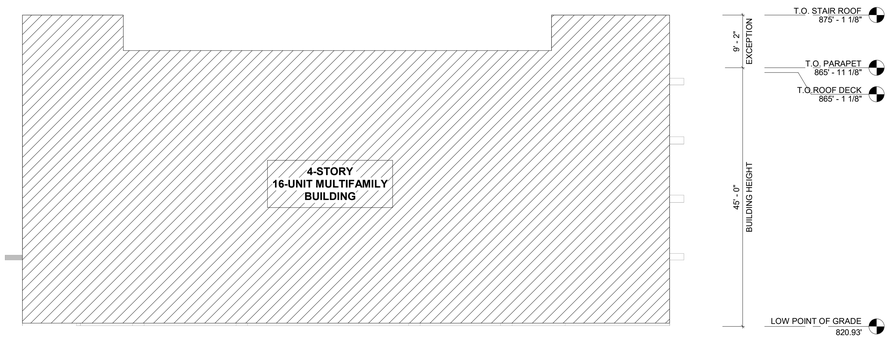
DRAWING TITLE
C OF O AND EXISTING STRUCTURE'S BUILDING PERMIT

T011

18419 W GRESHAM ST 1-16



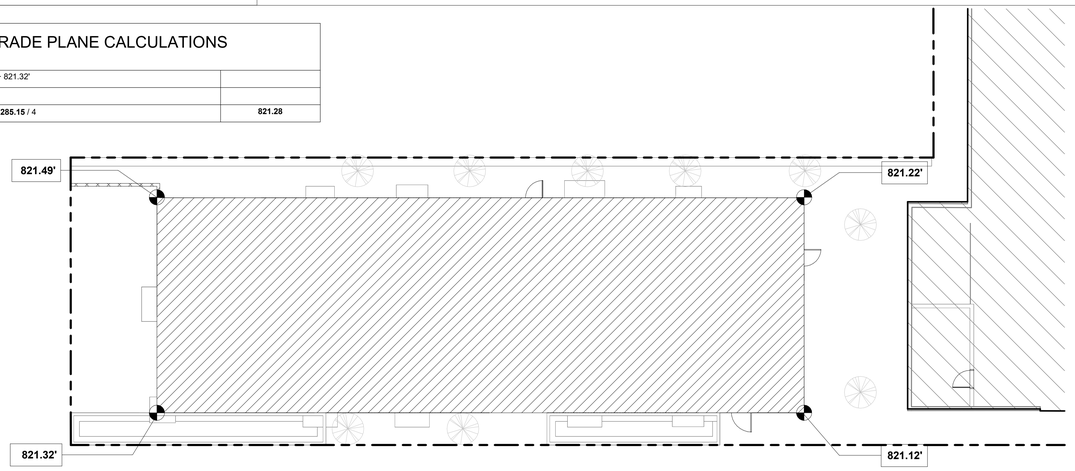
6 BUILDING GRADE PLANE - NORTH ELEVATION
3/32" = 1'-0"



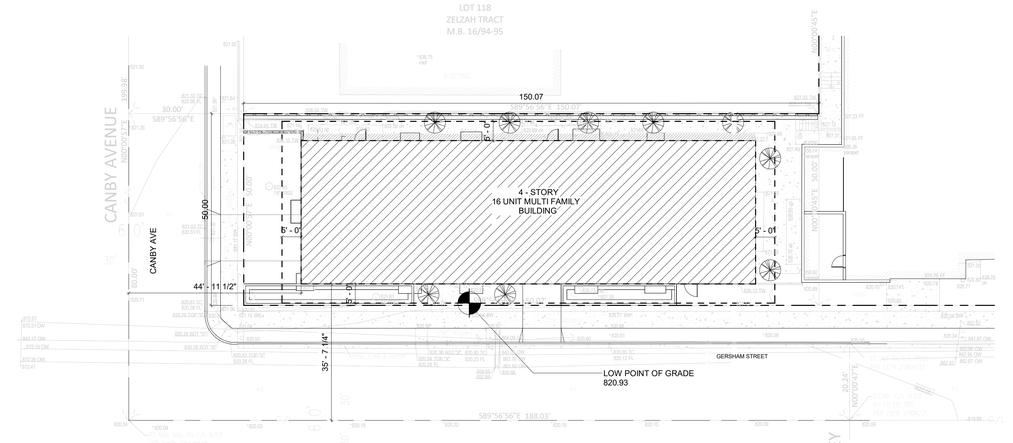
5 ZONING LOW POINT OF GRADE - NORTH ELEVATION
3/32" = 1'-0"

GRADE PLANE CALCULATIONS

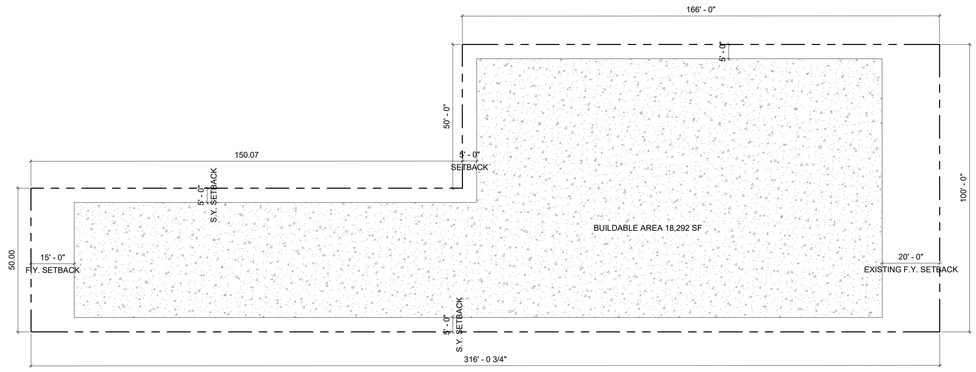
821.49' + 821.22' + 821.12' + 821.32'	
GRADE PLANE HEIGHT: 3,285.15 / 4	**821.28**



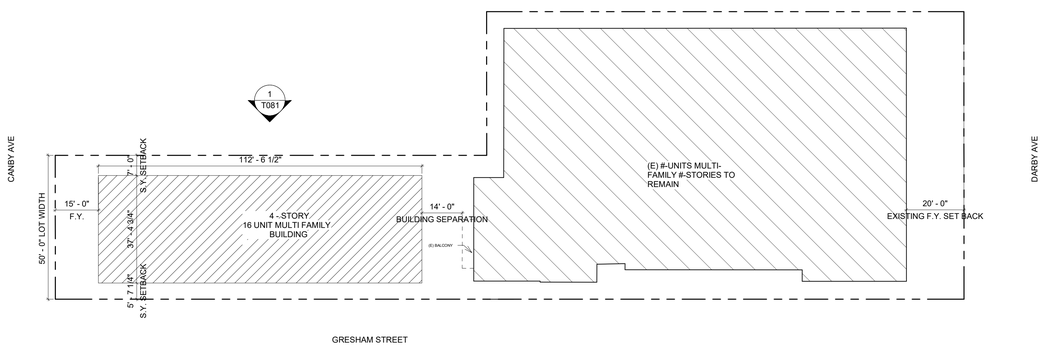
4 GRADE PLANE PLAN
3/32" = 1'-0"



3 LOW POINT OF GRADE DIAGRAM
1/16" = 1'-0"



2 BUILDABLE AREA DIAGRAM
3/64" = 1'-0"



1 PLOT PLAN
3/64" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
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LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

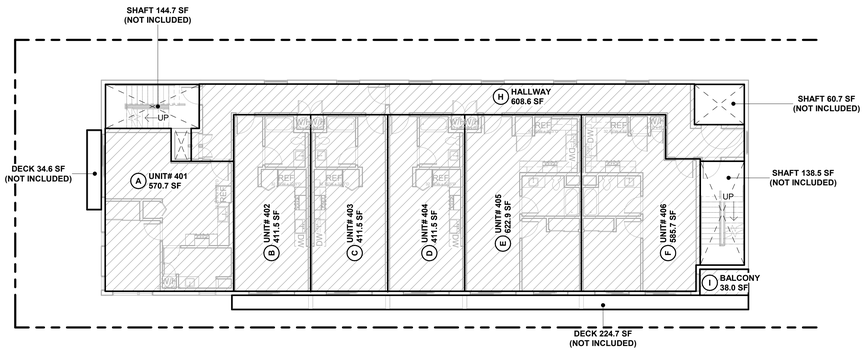
DRAWING TITLE
PLOT PLAN & BUILDING SITE DIAGRAMS

T030

18419 W GRESHAM ST 1-16

ZONING SF CALCULATIONS

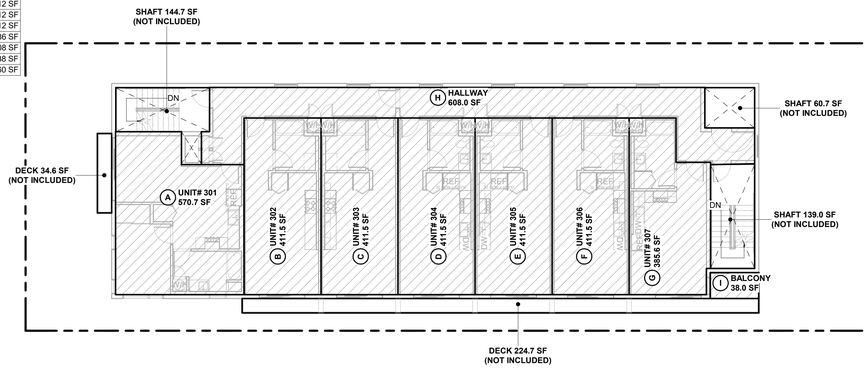
KEY TAG	BUILDING AREA	Area
LEVEL 04		
A	UNIT# 401	571 SF
B	UNIT# 402	411 SF
C	UNIT# 403	412 SF
D	UNIT# 404	411 SF
E	UNIT# 405	623 SF
F	UNIT# 406	586 SF
H	HALLWAY	609 SF
I	BALCONY	38 SF
		3,660 SF
Grand total: 31		14,669 SF



4 — 4TH FLOOR - ZONING SF DIAGRAMS
3/32" = 1'-0"

ZONING SF CALCULATIONS

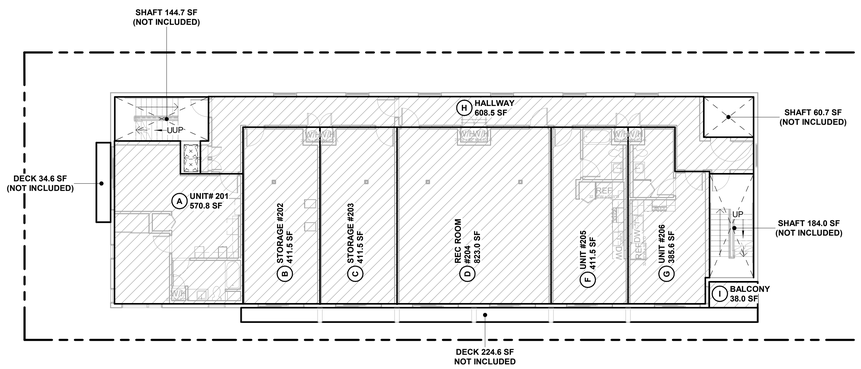
KEY TAG	BUILDING AREA	Area
LEVEL 03		
A	UNIT# 301	571 SF
B	UNIT# 302	411 SF
C	UNIT# 303	412 SF
D	UNIT# 304	412 SF
E	UNIT# 305	412 SF
F	UNIT# 306	412 SF
G	UNIT# 307	386 SF
H	HALLWAY	608 SF
I	BALCONY	38 SF
		3,660 SF



3 — 3RD FLOOR - ZONING SF DIAGRAMS
3/32" = 1'-0"

ZONING SF CALCULATIONS

KEY TAG	BUILDING AREA	Area
LEVEL 02		
A	UNIT# 201	571 SF
B	STORAGE #202	411 SF
C	STORAGE #203	412 SF
D	REC ROOM #204	823 SF
F	UNIT #205	411 SF
G	UNIT #206	386 SF
H	HALLWAY	609 SF
I	BALCONY	38 SF
		3,660 SF



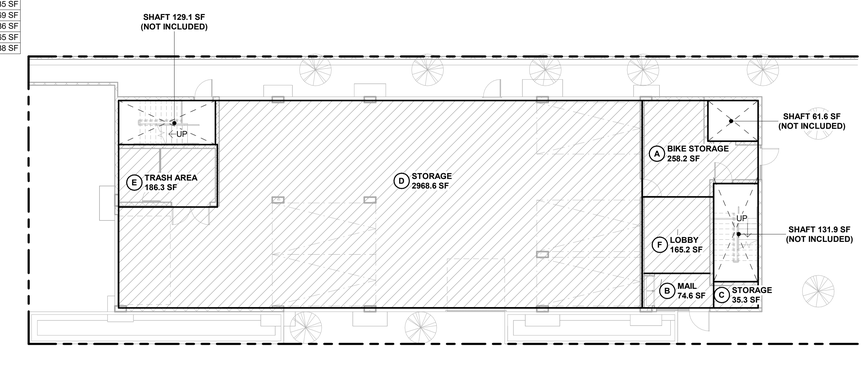
2 — 2ND FLOOR - ZONING SF DIAGRAM
3/32" = 1'-0"

ZONING SF SUMMARY

FLOOR	Area
LEVEL 01	3,688 SF
LEVEL 02	3,660 SF
LEVEL 03	3,660 SF
LEVEL 04	3,660 SF
TOTAL	14,669 SF

ZONING SF CALCULATIONS

KEY TAG	BUILDING AREA	Area
LEVEL 01		
A	BIKE STORAGE	258 SF
B	MAIL	75 SF
C	STORAGE	35 SF
D	STORAGE	2,969 SF
E	TRASH AREA	186 SF
F	LOBBY	165 SF
		3,688 SF



1 — 1ST FLOOR PARKING PLAN - ZONING SF DIAGRAM
3/32" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:
16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGELES, CA
91325

ISSUE	DATE	DESCRIPTION
1	10/20/2023	PZA SUBMITTAL SET #1
2	01/17/2024	PZA CORRECTIONS #1
3	01/29/2024	PZA CORRECTIONS #2
4	04/12/2024	PLAN CHECK SUBMITTAL SET
5	10/04/2024	PZA CORRECTIONS #3
6	10/18/2024	CITY PLANNING CORRECTIONS #1
7	12/11/2024	CITY PLANNING CORRECTIONS #2

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
FLOOR AREA (ZONING) SQUARE FOOTAGE DIAGRAMS

T031

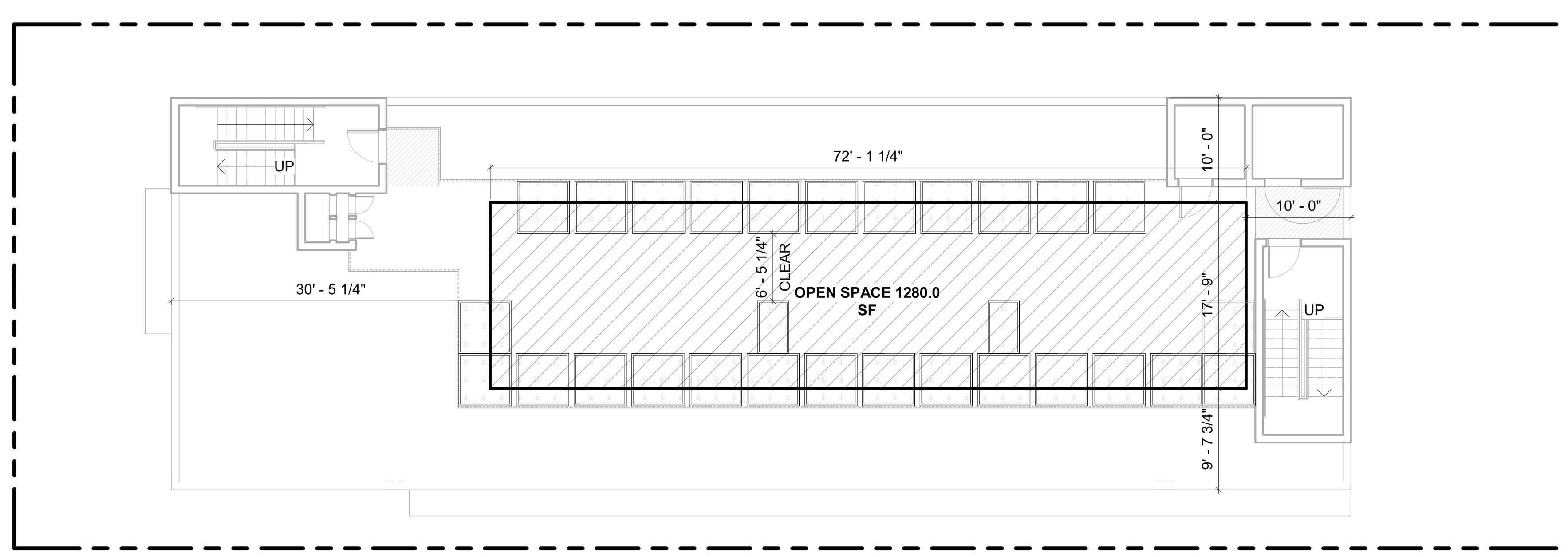
18419 W GRESHAM ST 1-16

OPEN SPACE CALCULATIONS AT...

KEY TAG	BUILDING AREA NAME	ACTUAL AREA
	OPEN SPACE	1,280.0 SF
		1,280.0 SF

OPEN SPACE SUMMARY

FLOOR	BLDG AREA TYPE	ACTUAL AREA
	COMMON OPEN SPACE	400.0 SF
	COMMON OPEN SPACE	1,280.0 SF
TOTAL		1,680.0 SF



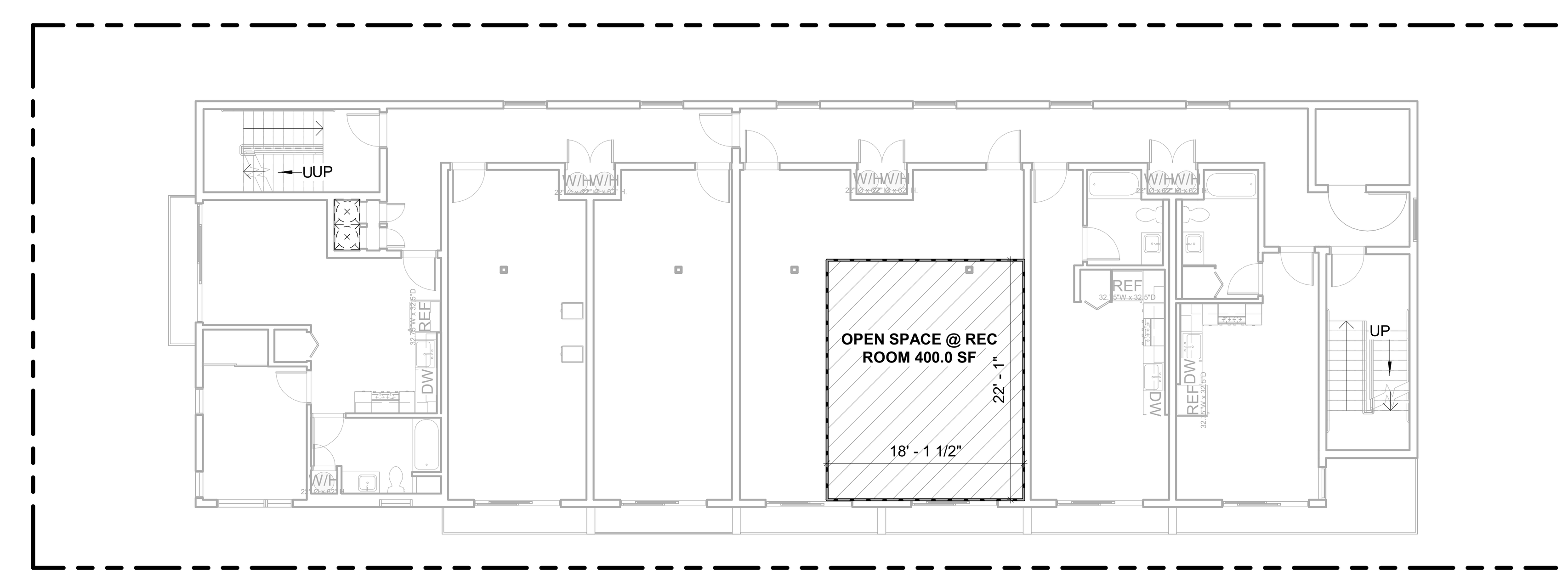
1 T.O. ROOF
3/32" = 1'-0"

OPEN SPACE CALCULATIONS

KEY TAG	BUILDING AREA NAME	ACTUAL AREA
	OPEN SPACE @ REC ROOM	400.0 SF
		400.0 SF

OPEN SPACE SUMMARY

FLOOR	BLDG AREA TYPE	ACTUAL AREA
	COMMON OPEN SPACE	400.0 SF
	COMMON OPEN SPACE	1,280.0 SF
TOTAL		1,680.0 SF



2 SECOND FLOOR
3/32" = 1'-0"

ARCHITECT:

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DRAWING TITLE
COMMON OPEN SPACE DIAGRAMS

T032

18419 W GRESHAM ST 1-16

BUILDING SF CALCULATIONS

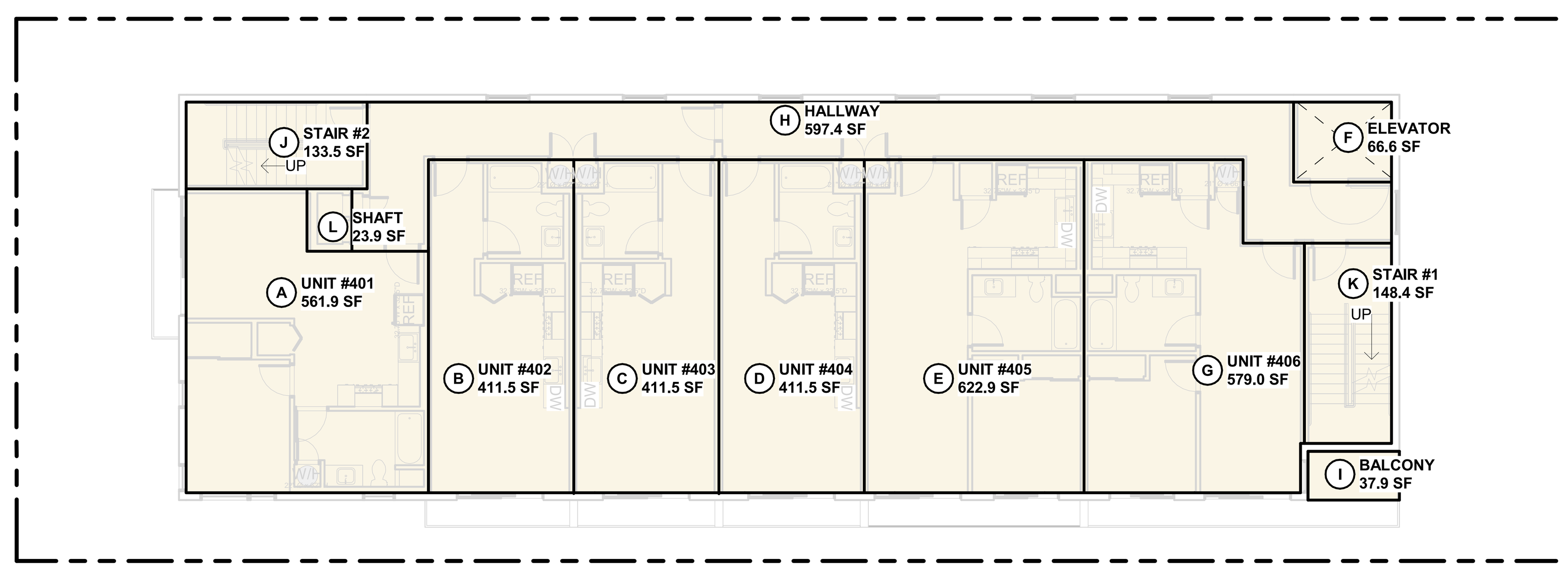
Area Key Tag	BUILDING AREA NAME	AREA
LEVEL 01		
A	BIKE STORAGE	249.4 SF
B	LOBBY	160.8 SF
C	STORAGE	34.1 SF
D	STORAGE	2,966.0 SF
E	TRASH ROOM	180.5 SF
F	STAIR #2	137.3 SF
G	ELEVATOR	67.0 SF
H	STAIR #1	143.0 SF
I	MAIL	72.6 SF
LEVEL 01: 9		4,010.7 SF
LEVEL 02		
A	UNIT #201	561.2 SF
B	STORAGE #202	411.5 SF
C	STORAGE #203	411.5 SF
D	ELEVATOR	66.6 SF
E	REC ROOM #205	823.0 SF
F	UNIT #206	411.5 SF
G	UNIT #207	378.8 SF
H	HALLWAY	597.2 SF
I	BALCONY	38.0 SF
J	STAIR #2	134.6 SF
K	STAIR #1	148.4 SF
L	SHAFT	23.6 SF
LEVEL 02: 12		4,005.9 SF
LEVEL 03		
A	UNIT #301	561.1 SF
B	UNIT #302	411.5 SF
C	UNIT #303	411.5 SF
D	UNIT #304	411.5 SF
E	UNIT #305	411.5 SF
F	UNIT #306	411.5 SF
G	UNIT #307	378.8 SF
H	HALLWAY	597.4 SF
I	BALCONY	38.0 SF
J	STAIR #2	134.6 SF
K	SATIR #1	148.4 SF
L	ELEVATOR	66.5 SF
M	SHAFT	23.7 SF
LEVEL 03: 13		4,006.0 SF
LEVEL 04		
A	UNIT #401	561.9 SF
B	UNIT #402	411.5 SF

BUILDING SF CALCULATIONS

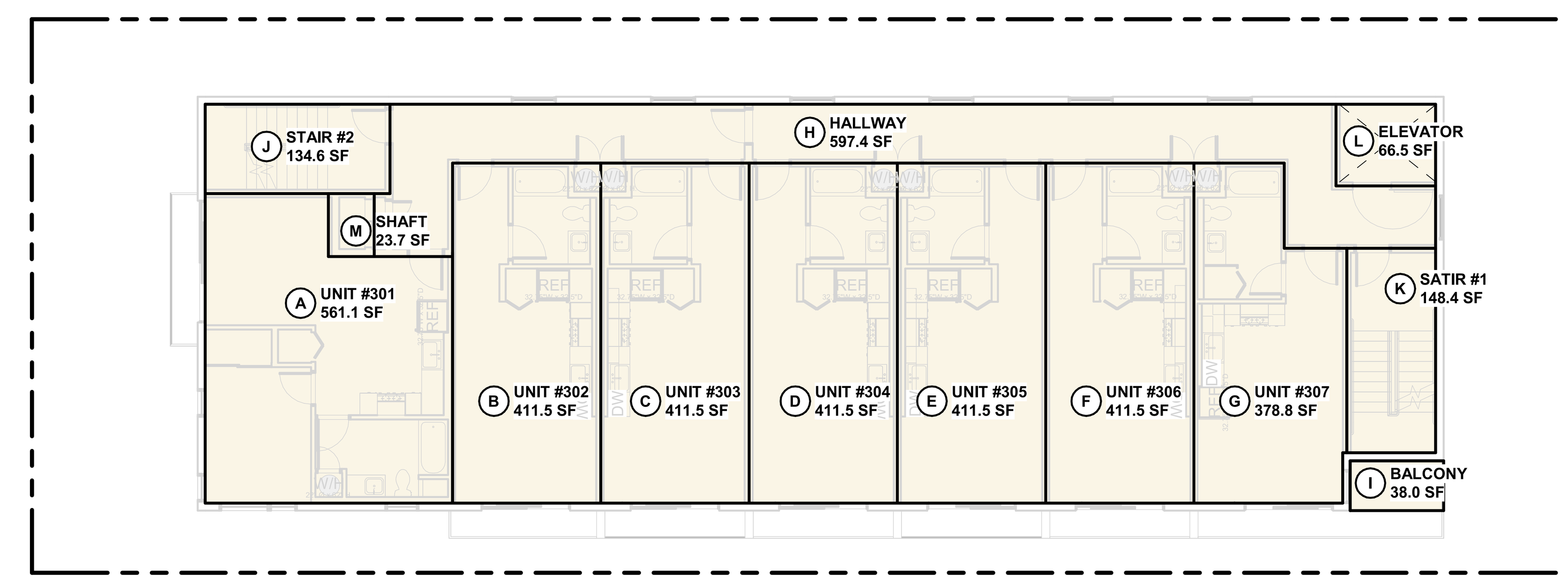
Area Key Tag	BUILDING AREA NAME	AREA
C	UNIT #403	411.5 SF
D	UNIT #404	411.5 SF
E	UNIT #405	622.9 SF
F	ELEVATOR	66.6 SF
G	UNIT #406	579.0 SF
H	HALLWAY	597.4 SF
I	BALCONY	37.9 SF
J	STAIR #2	133.5 SF
K	STAIR #1	148.4 SF
L	SHAFT	23.9 SF
LEVEL 04: 12		4,006.0 SF
ROOF		
A	STAIR #1	138.0 SF
B	STAIR #2	146.0 SF
C	ELEVATOR	60.7 SF
D	ELEVATOR MACHINE ROOM	52.0 SF
E	SHAFT	22.6 SF
ROOF: 5		419.3 SF
TOTAL BUILDING AREA		16,447.9 SF

TOTAL BUILDING AREA	
TYPE IA	TYPE VA
4,010.7 SF	12,437.2 SF

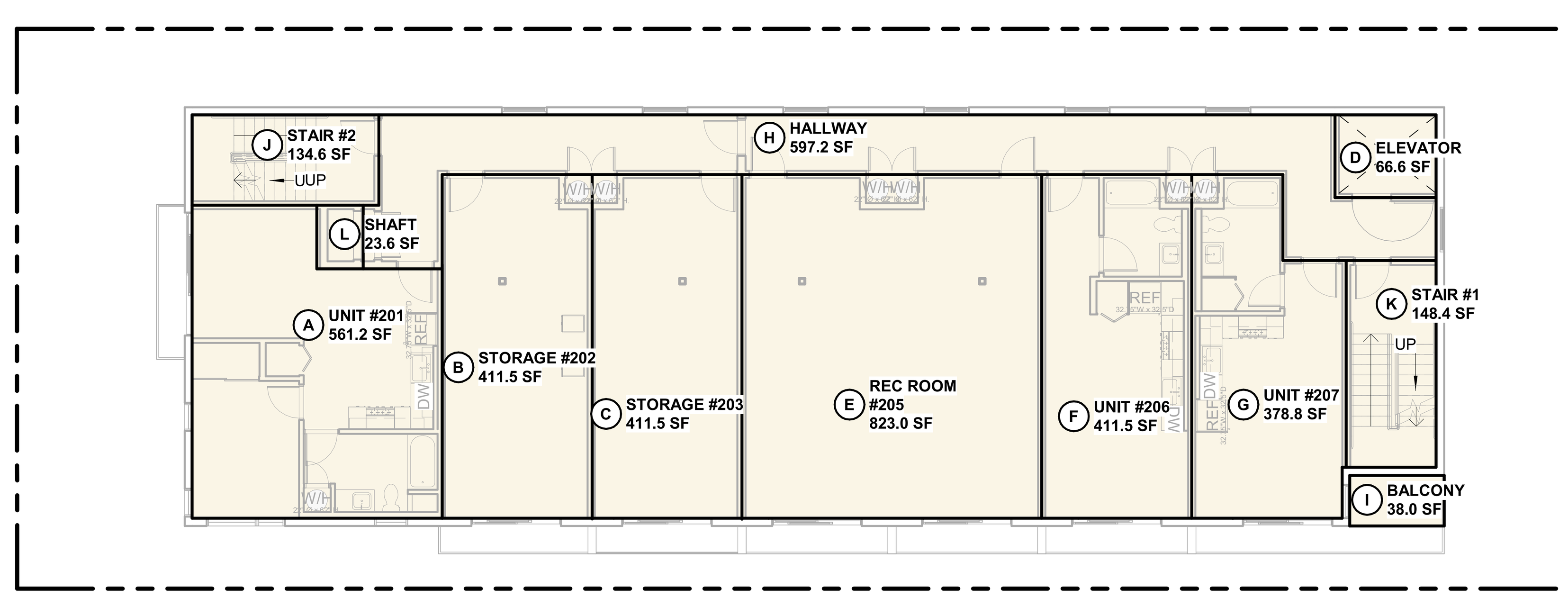
5 T.O. ROOF
3/32" = 1'-0"



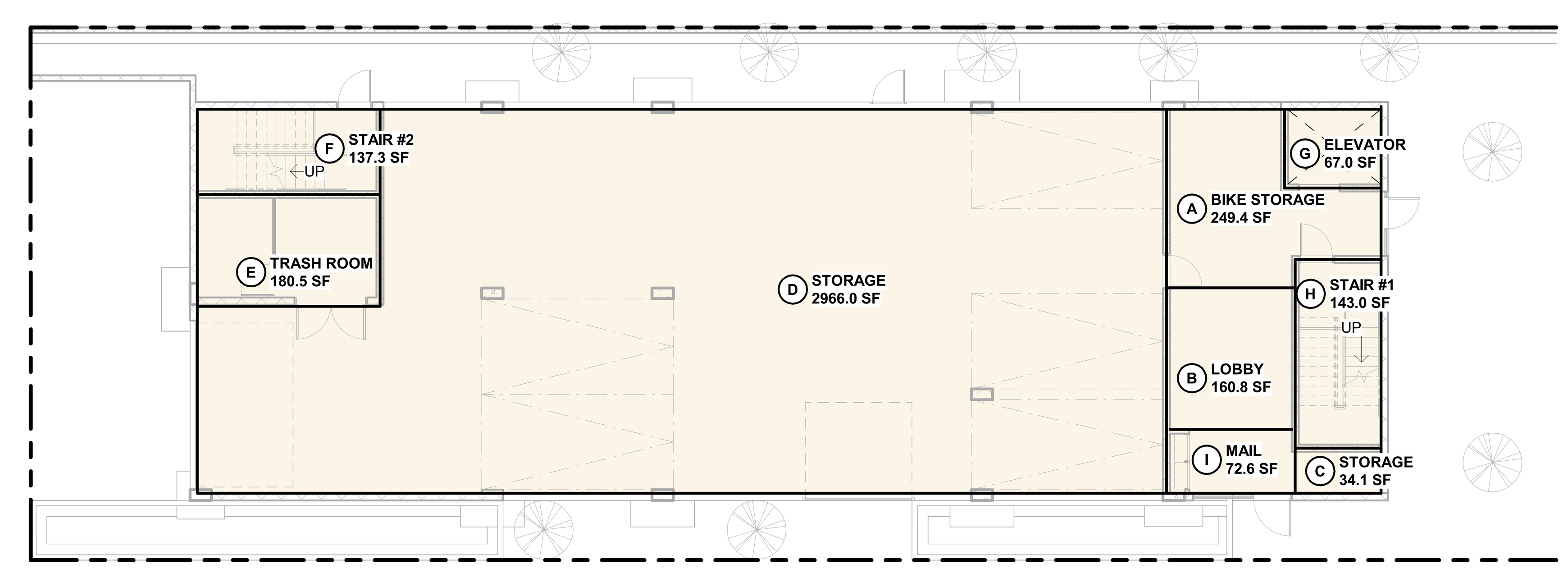
4 T.O.4TH F.F.
3/32" = 1'-0"



3 T.O.3RD F.F.
3/32" = 1'-0"



2 2ND FLOOR - BUILDING SF DIAGRAM
3/32" = 1'-0"



1 1ST FLOOR PARKING PLAN - BUILDING SF DIAGRAM
3/32" = 1'-0"

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LOS ANGLES, CA
91325

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REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
BUILDING SQUARE FOOTAGE DIAGRAMS

T040

18419 W GRESHAM ST 1-16

City of Los Angeles
Department of City Planning

4/30/2023
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
8807 N DARBY AVE
8803 N DARBY AVE

ZIP CODES
91325

RECENT ACTIVITY
None

CASE NUMBERS
CPC-19XX-29810
ORD-156099
ND-81-106-ZC-SUB
AFF-59542

Address/Legal Information	
PIN Number	195B125 564
Lot/Parcel Area (Calculated)	16,060.9 (sq ft)
Thomas Brothers Grid	PAGE 530 - GRID J1
Assessor Parcel No. (APN)	2769026016
Tract	ZELZAH
Map Reference	M B 16-94/95
Block	None
Lot	FR 161
Arb (Lot Cut Reference)	1
Map Sheet	195B125
Jurisdictional Information	
Community Plan Area	Northridge
Area Planning Commission	North Valley
Neighborhood Council	Northridge South
Council District	CD 12 - John Lee
Census Tract #	1152.02
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	(Q)R3-1
Zoning Information (ZI)	ZI-2512 Housing Element Inventory of Sites
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium II Residential
	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	7.4212704
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2769026016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	Yes
Assessor Parcel No. (APN)	2769026016
Address	8803 N DARBY AVE
Year Built	1986
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Notes	None
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.07 Units, Lower
Housing Use within Prior 5 Years	Yes

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-19XX-29810
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ND-81-106-ZC-SUB
Required Action(s):	ZC-ZONE CHANGE
	SUB-SUBDIVISIONS
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-156099
AFF-59542

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SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2769026016
APN Area (Co. Public Works)*	0.534 (ac)
Use Code	0501 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less - Pool
Assessed Land Val.	$595,692
Assessed Improvement Val.	$1,330,637
Last Owner Change	12/05/1996
Last Sale Amount	$9
Tax Rate Area	16
Deed Ref No. (City Clerk)	716997
	716995
	462543
	26995-6
	19609555.56
	1910206-08
	17410
	1604825
	1402855
	1349869
	1230798
	1141950-2
Building 1	
Year Built	1986
Building Class	D6
Number of Units	25
Number of Bedrooms	50
Number of Bathrooms	50
Building Square Footage	22,823.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2769026016]
Additional Information	
Airport Hazard	250' Height Limit Above Elevation 790
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Urban and Built-up Land

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Public Safety	
Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1785
Fire Information	
Bureau	Valley
Battalion	15
District / Fire Station	103
Red Flag Restricted Parking	No

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ZIMAS PUBLIC — Generalized Zoning — 04/30/2023 — City of Los Angeles Department of City Planning

Address: 8803 N DARBY AVE
APN: 2769026016
PIN #: 195B125 564

Tract: ZELZAH
Block: None
Lot: FR 161
Arb: 1

Zoning: (Q)R3-1
General Plan: Low Medium II Residential, Medi

N W E S

1	PARCEL PROFILE REPORT
NO SCALE	

ARCHITECT:
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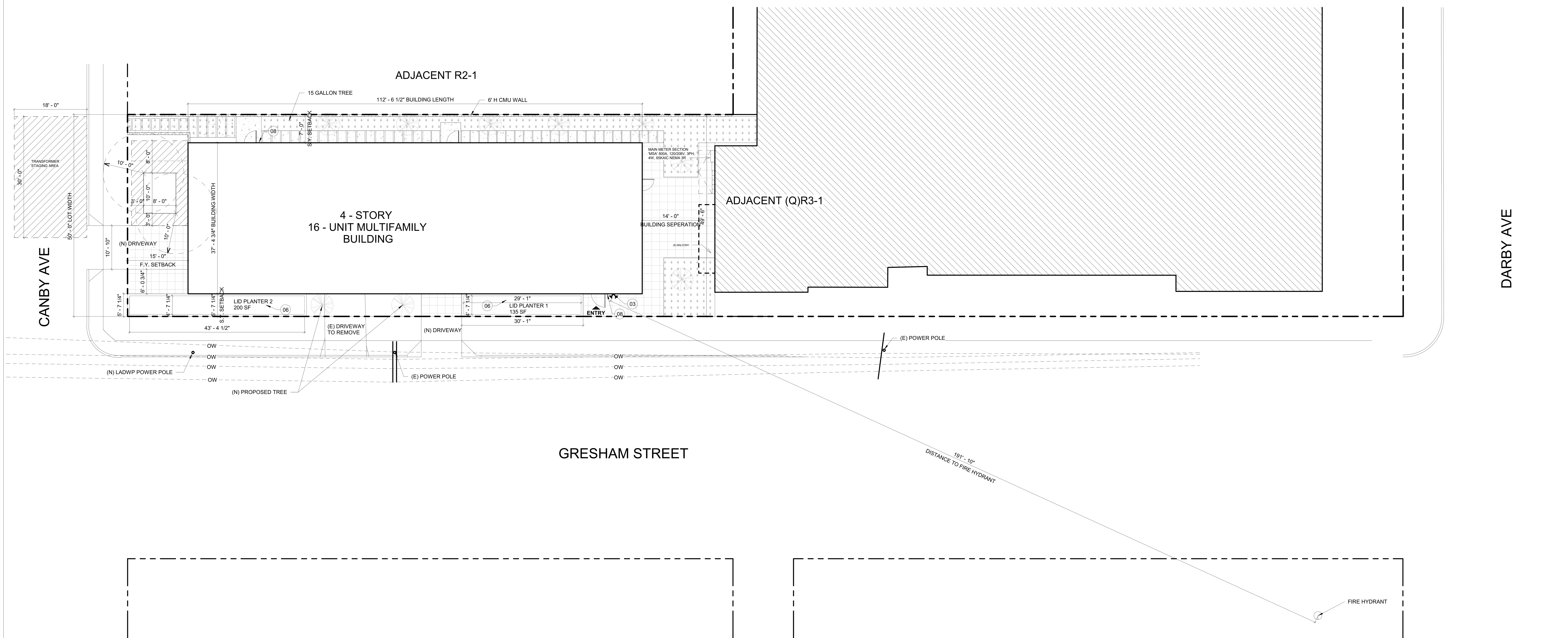
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
PARCEL PROFILE REPORT

T043

18419 W GRESHAM ST 1-16



1 SITE PLAN
1" = 10'-0"

KEYNOTES

- 01 DOWNSPOUT
- 02 FIRE ALARM CONTROL PANEL (FACP)
- 03 FIRE DEPARTMENT CONNECTION
- 04 PROVIDE 42" MIN. GUARDRAIL WHERE VERTICAL CLEARANCE IS LESS THAN 80"
- 05 ACCESSIBLE DESK - MAX HEIGHT 34" SEE SHEET T058 DETAIL #4
- 06 PERMAVOID PLANTER. SEE CIVIL LID PALNS, SHEET C-6
- 07 WATER CURTAIN
- 08 KNOX BOXES

LEGEND

SHEET NOTES

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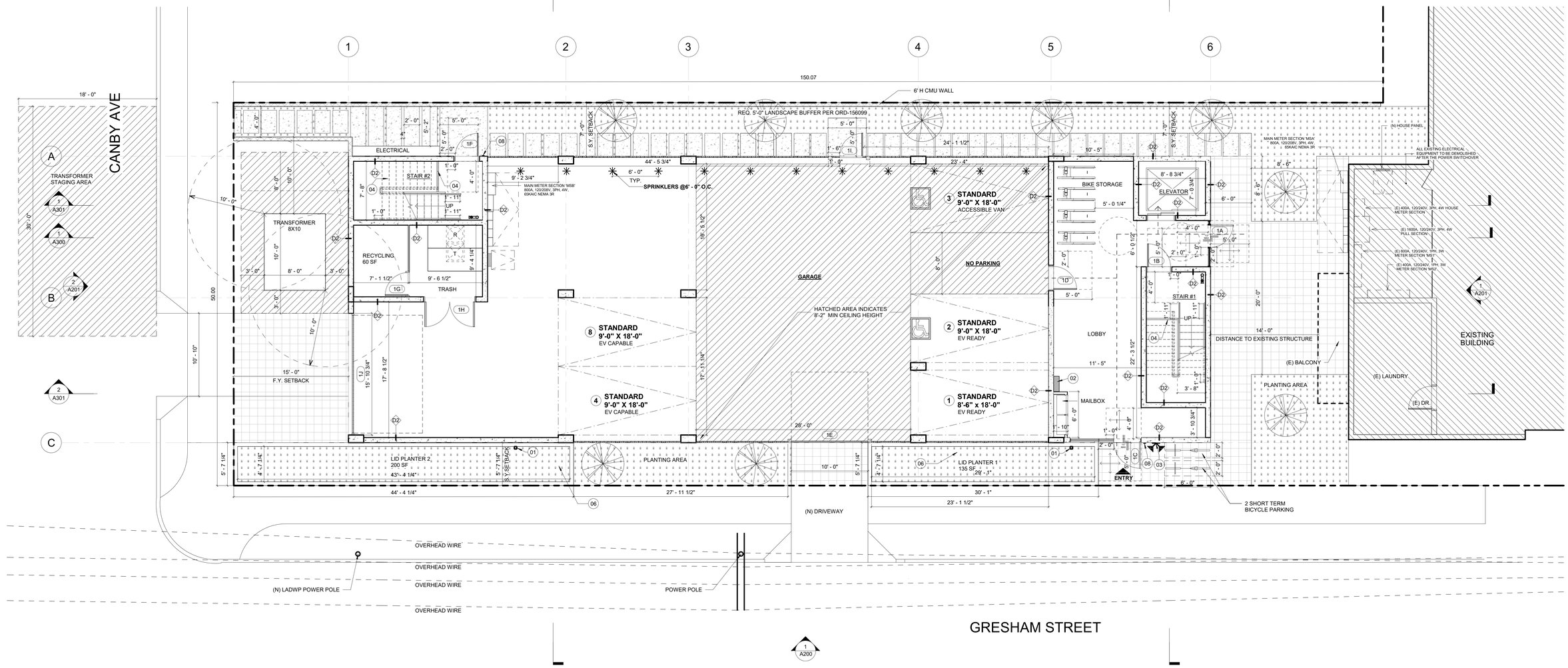
DRAWING TITLE
SITE PLAN

A000

18419 W GRESHAM ST 1-16



1 1ST FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

01 DOWNSPOUT
02 FIRE ALARM CONTROL PANEL (FACP)
03 FIRE DEPARTMENT CONNECTION
04 PROVIDE 42" MIN. GUARDRAIL WHERE VERTICAL CLEARANCE IS LESS THAN 80"
05 ACCESSIBLE DESK - MAX HEIGHT 34" SEE SHEET T058 DETAIL #4
06 PERMAVOID PLANTER. SEE CIVIL LID PALNS, SHEET C-6
07 WATER CURTAIN
08 KNOX BOXES

LEGEND

- CONCRETE WALL - SEE STRUCTURAL DRAWINGS
- 6" OR 8" OR 12" CMU WALL - SEE STRUCTURAL DRAWINGS
- 6" CONCRETE RETAINING WALL W/ 6" CMU WALL ABV. - SEE STRUCTURAL DRAWINGS
- 2 X 4 MTL STUD FURRING WALL - SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2- 2 X 4 WD STUD WALL SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION - SEE SHEET A705 FOR DETAILS
- 2-HR RATED CONSTRUCTION - SEE SHEET A705 FOR DETAILS
- CM — CARBON MONOXIDE ALARM, HARD-WIRED W/ BATTERY BACK-UP
- S — CEILING MOUNTED BATTERY OPERATED SMOKE DETECTOR, HARD-WIRED W/ BATTERY BACK-UP
- WHISPER-QUIET CEILING EXHAUST FAN/LIGHT COMBO, 50 CFM MIN. ENERGY STAR RATED, HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
- 2% MAX SLOPE IN ALL DIRECTIONS
- SLOPE DOWN 2% MIN.
- AREA DRAIN LOCATION, TYP. -SEE CIVIL AND SEE PLUMBING DWGS
- EXIT SIGN
- 1/2" MAX THRESHOLD
- FIRE DEPT CONNECTION
- STANDPIPE

SHEET NOTES

1. BICYCLE STORAGE SHALL BE SECURED FROM THE GENERAL PUBLIC AND ENCLOSED ON ALL SIDES AND PROTECT BICYCLES FROM INCLEMENT WEATHER.
2. LONG-TERM OR SHORT-TERM BICYCLE PARKING MAY BE MOUNTED SO THAT BICYCLES ARE STORED IN A STACKED, TWO-TIER LAYOUT, PROVIDED SUCH PARKING IS PRIMARILY AN ATTENDED BICYCLE FACILITY WHERE FACILITY STAFF PARKS THE BICYCLES.
3. ALL DOORS SHALL HAVE 1/2" MAX THRESHOLD.
4. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
5. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (LAFC 907.2.11.5-6)
6. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (LAFC 915.4.2/4)

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A111

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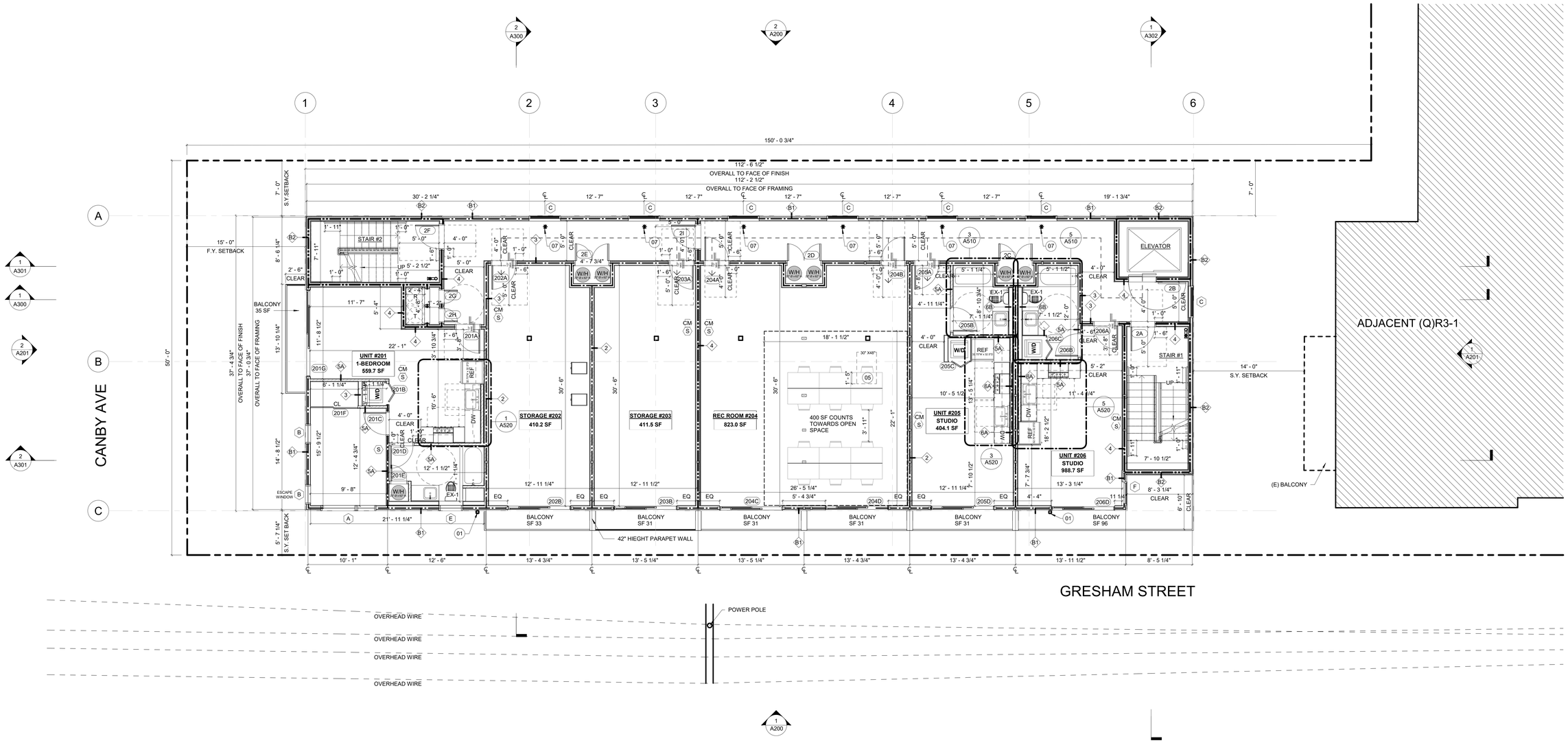

1 2ND FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

01 DOWNSPOUT
02 FIRE ALARM CONTROL PANEL (FACP)
03 FIRE DEPARTMENT CONNECTION
04 PROVIDE 42" MIN. GUARDRAIL WHERE VERTICAL CLEARANCE IS LESS THAN 80"
05 ACCESSIBLE DESK - MAX HEIGHT 34" SEE SHEET T058 DETAIL #4
06 PERMAVOID PLANTER. SEE CIVIL LID PALNS, SHEET C-6
07 WATER CURTAIN
08 KNOX BOXES

LEGEND

- CONCRETE WALL - SEE STRUCTURAL DRAWINGS
- 6" OR 8" OR 12" CMU WALL - SEE STRUCTURAL DRAWINGS
- 6" CONCRETE RETAINING WALL W/ 6" CMU WALL ABV. - SEE STRUCTURAL DRAWINGS
- 2 X 4 MTL STUD FURRING WALL - SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2- 2 X 4 WD STUD WALL SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION - SEE SHEET A701 FOR DETAILS
- 2-HR RATED CONSTRUCTION - SEE SHEET A701 FOR DETAILS
- CM CARBON MONOXIDE ALARM, HARD-WIRED W/ BATTERY BACK-UP
- S CEILING MOUNTED BATTERY OPERATED SMOKE DETECTOR, HARD-WIRED W/ BATTERY BACK-UP
- WHISPER-QUIET CEILING EXHAUST FAN/LIGHT COMBO, 50 CFM MIN. ENERGY STAR RATED, HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
- 2% MAX SLOPE IN ALL DIRECTIONS
- SLOPE DOWN 2% MIN.
- AREA DRAIN LOCATION, TYP. -SEE CIVIL AND SEE PLUMBING DWGS
- EXIT SIGN
- 1/2" MAX THRESHOLD
- STANDPIPE

SHEET NOTES

1. BICYCLE STORAGE SHALL BE SECURED FROM THE GENERAL PUBLIC AND ENCLOSED ON ALL SIDES AND PROTECT BICYCLES FROM INCLEMENT WEATHER.
2. LONG-TERM OR SHORT-TERM BICYCLE PARKING MAY BE MOUNTED SO THAT BICYCLES ARE STORED IN A STACKED, TWO-TIER LAYOUT, PROVIDED SUCH PARKING IS PRIMARILY AN ATTENDED BICYCLE FACILITY WHERE FACILITY STAFF PARKS THE BICYCLES.
3. ALL DOORS SHALL HAVE 1/2" MAX THRESHOLD.
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STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:
16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGLES, CA
91325

ISSUE	DATE	DESCRIPTION
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2	01/17/2024	PZA CORRECTIONS #1
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4	04/12/2024	PLAN CHECK SUBMITTAL SET
5	10/04/2024	PZA CORRECTIONS #3
6	10/18/2024	CITY PLANNING CORRECTIONS #1
7	12/11/2024	CITY PLANNING CORRECTIONS #2

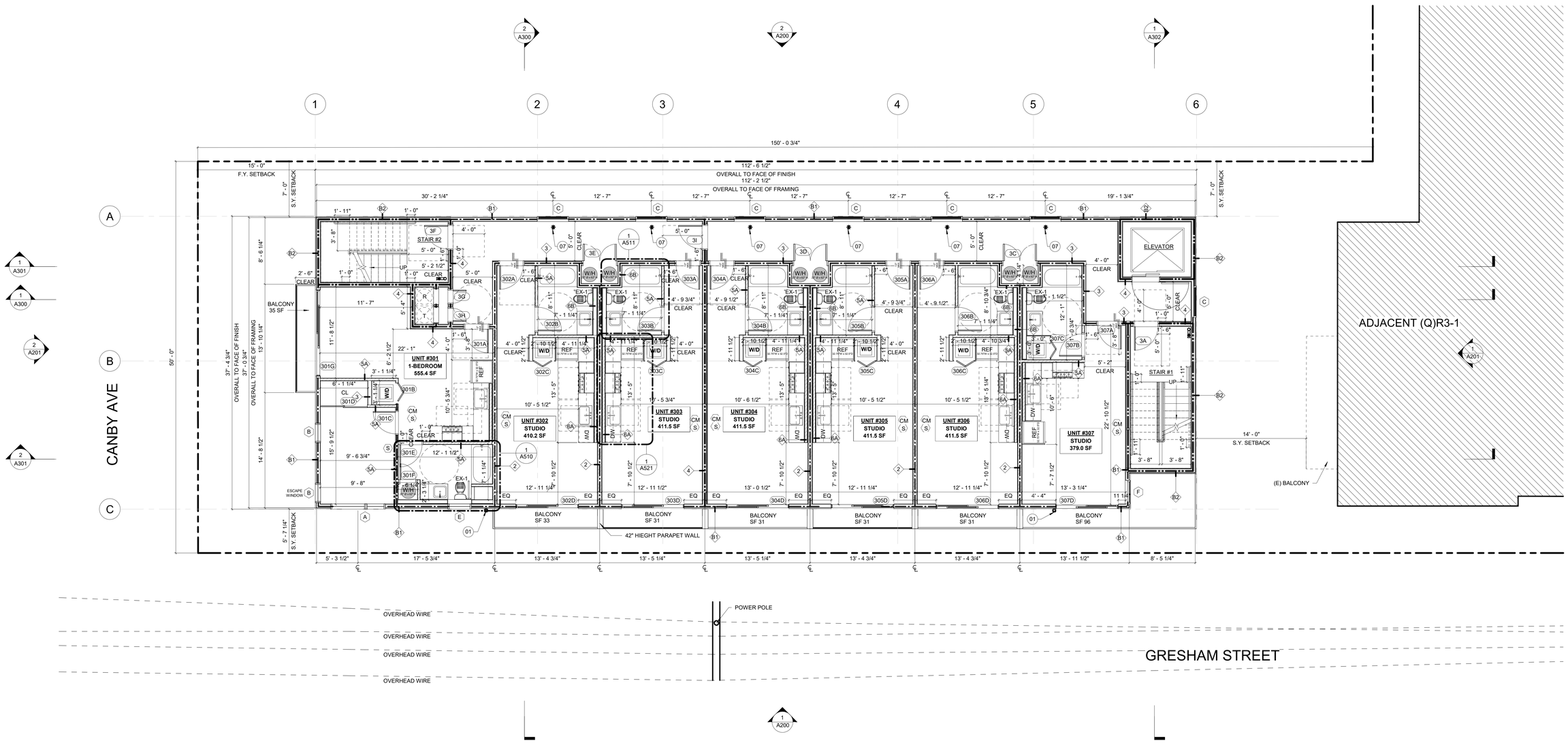
ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
2ND FLOOR PLAN

A112

18419 W GRESHAM ST 1-16



1 3RD FLOOR PLAN

3/16" = 1'-0"

KEYNOTES

01 DOWNSPOUT
02 FIRE ALARM CONTROL PANEL (FACP)
03 FIRE DEPARTMENT CONNECTION
04 PROVIDE 42" MIN. GUARDRAIL WHERE VERTICAL CLEARANCE IS LESS THAN 80"
05 ACCESSIBLE DESK - MAX HEIGHT 34" SEE SHEET T058 DETAIL #4
06 PERMAVOID PLANTER. SEE CIVIL LID PALNS, SHEET C-6
07 WATER CURTAIN
08 KNOX BOXES

LEGEND

- CONCRETE WALL - SEE STRUCTURAL DRAWINGS
- 6" OR 8" OR 12" CMU WALL - SEE STRUCTURAL DRAWINGS
- 6" CONCRETE RETAINING WALL W/ 6" CMU WALL ABV. - SEE STRUCTURAL DRAWINGS
- 2 X 4 MTL STUD FURRING WALL - SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
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- 2% MAX SLOPE IN ALL DIRECTIONS
- SLOPE DOWN 2% MIN.
- AREA DRAIN LOCATION, TYP. -SEE CIVIL AND SEE PLUMBING DWGS
- EXIT SIGN
- 1/2" MAX THRESHOLD
- STANDPIPE

SHEET NOTES

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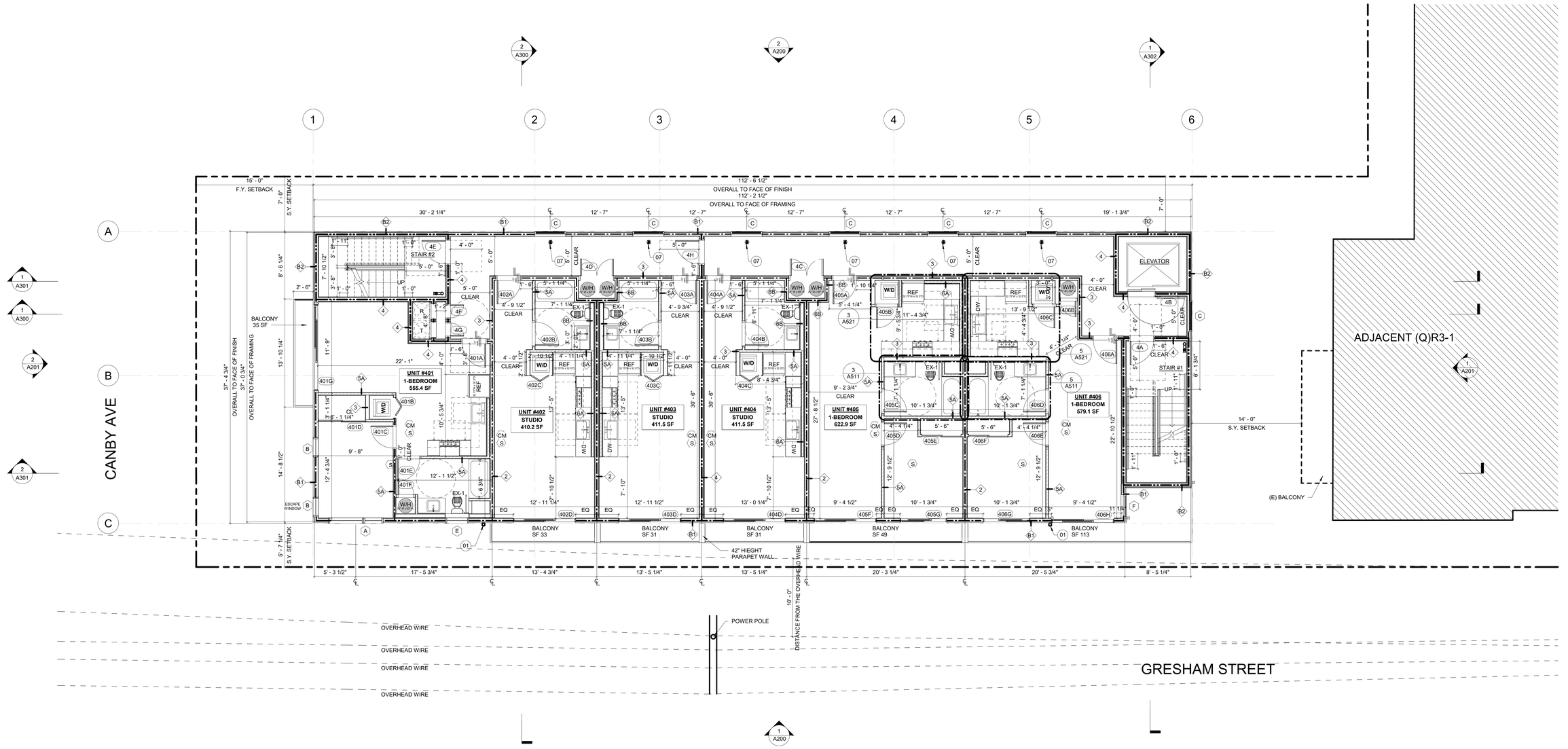
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
3RD FLOOR PLAN

A113

18419 W GRESHAM ST 1-16



1 4TH FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

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02 FIRE ALARM CONTROL PANEL (FACP)
03 FIRE DEPARTMENT CONNECTION
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05 ACCESSIBLE DESK - MAX HEIGHT 34" SEE SHEET T058 DETAIL #4
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07 WATER CURTAIN
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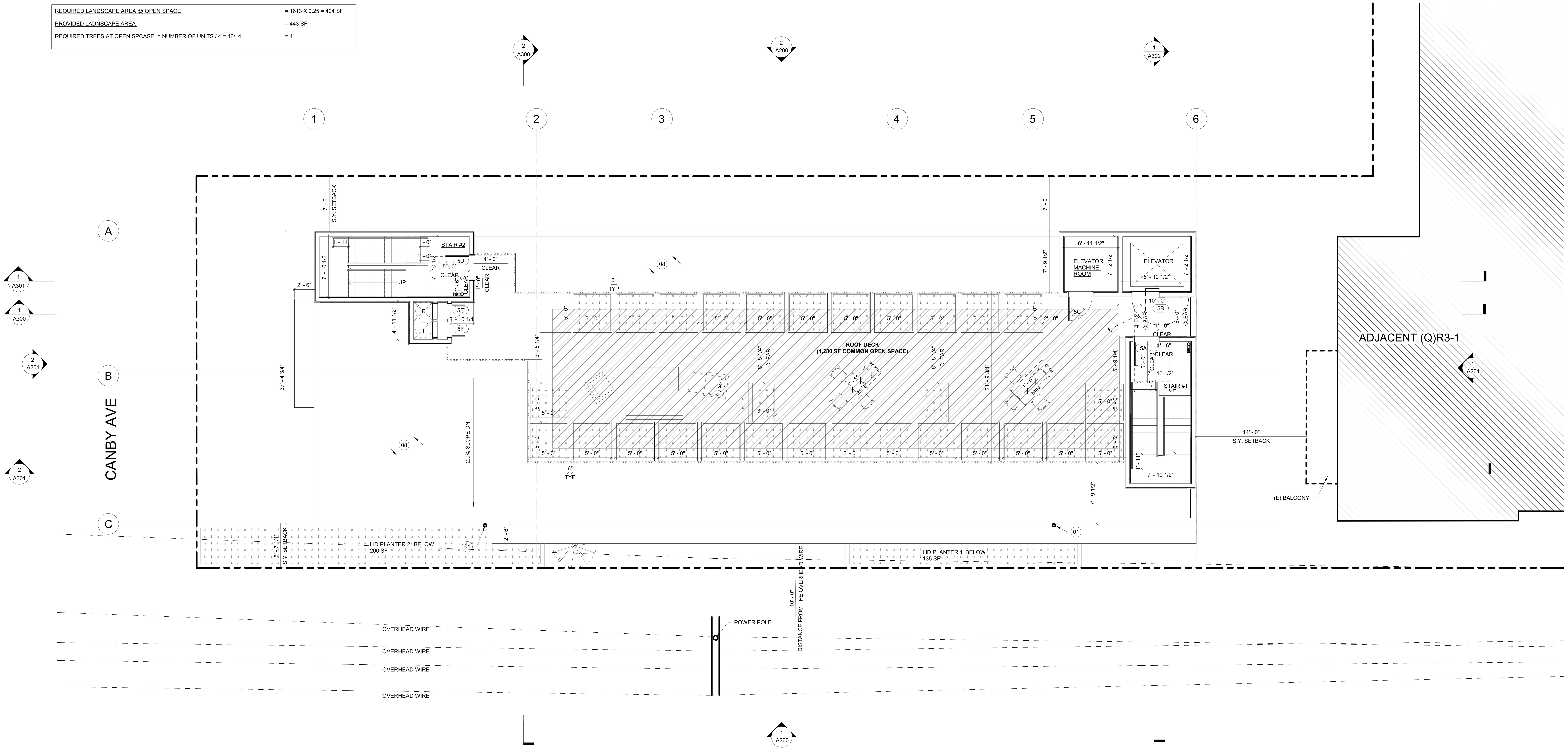
AARON BRUMER
No. C-30005
REN.11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
4TH FLOOR PLAN

A114

18419 W GRESHAM ST 1-16

REQUIRED LANDSCAPE AREA @ OPEN SPACE	= 1613 X 0.25 = 404 SF
PROVIDED LADNSCAPE AREA	= 443 SF
REQUIRED TREES AT OPEN SPCASE = NUMBER OF UNITS / 4 = 16/14	= 4



ALL ROOF RUNOFF TO DRAIN TO PERMAVOID PLANTER SYSTEM.
SEE CIVIL LID PLANS, SHEET C-2.

1 — ROOF PLAN
3/16" = 1'-0"

N

KEYNOTES

- 01 DOWNSPOUT
- 02 THROUGH WALL SCUPPER. CONNECT TO DOWNSPOUT/GUTTER WHERE APPLICABLE
- 03 THROUGH WALL OVERFLOW SCUPPER
- 04 STANDPIPE
- 05 ELEVATOR FIRE DOOR
- 06 THROUGH WALL OPENING
- 07 HIDDEN LINE INDICATES FACE OF WALL BLW.
- 08 ROOFING TO BE CARLISLE SPECTRO-WELD WHITE TPO, ESR-1463, CLASS A
  INITIAL SOLAR REFLECTANCE: 0.88
  SOLAR REFLECTANCE AFTER 3 YEARS: 0.75
  THERMAL EMITTANCE = 0.89
  SRI: 111
  SEE SHEET T073 FOR SPECIFICATIONS
- 09 HIDDEN LINE INDICATES PROPOSED ROUTE OF ROOF DRAINAGE GUTTER SYSTEM, TYP.
- 10 34" MAX HEIGHT AT COUNTERS AND BARS
- 11 TILE TECH WOOD DECK TILES
- 12 GUTTER

LEGEND

- CONCRETE WALL - SEE STRUCTURAL DRAWINGS
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LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ROOF PLAN

A116

18419 W GRESHAM ST 1-16

ALL ROOF RUNOFF TO DRAIN TO PERMAVOID PLANTER SYSTEM.
SEE CIVIL LID PLANS, SHEET C-2.

ELEVATION FINISHES

NO	TYPE	SAMPLE	DESCRIPTION	COLOR	(SR)	% SUN LIGHT REFLECTED
1	STU-1		STUCCO, SMOOTHE FINISH COAT	GRAY	0.15	15%
2	STU-2		STUCCO, SMOOTHE FINISH COAT	BONE WHITE	0.70	70%
3	MTL-1		VERTICAL CORRUGATED METAL SIDING	TERRA-COTTA	0.33	33%
4	MTL-2		VERTICAL CORRUGATED METAL SIDING	BRISTOL BLUE	0.17	17%
5	GLASS RAILING		CLEAR, REFLECTIVE	CLEAR	0.10	10%
6	ALUMINUM RAILING		PTD MTL RAILING ANOLIZED	BLACK	0.15	15%
7	ALUMINUM WINDOW FRAME		DARK BRONZE ANODIZED ALUMINUM	BALCK	0.15	15%
8	METAL GATE		METAL GATE, RAILING ANOLIZED	TERRA-COTTA	0.51	51%

* (SR) SOLAR REFLECTANCE

2 Elev_Ext_North
3/16" = 1'-0"

ALL ROOF RUNOFF TO DRAIN TO PERMAVOID PLANTER SYSTEM.
SEE CIVIL LID PLANS, SHEET C-2.

1 Elev_Ext_South
3/16" = 1'-0"

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DRAWING TITLE
BUILDING ELEVATIONS

A200

18419 W GRESHAM ST 1-16

ELEVATION FINISHES

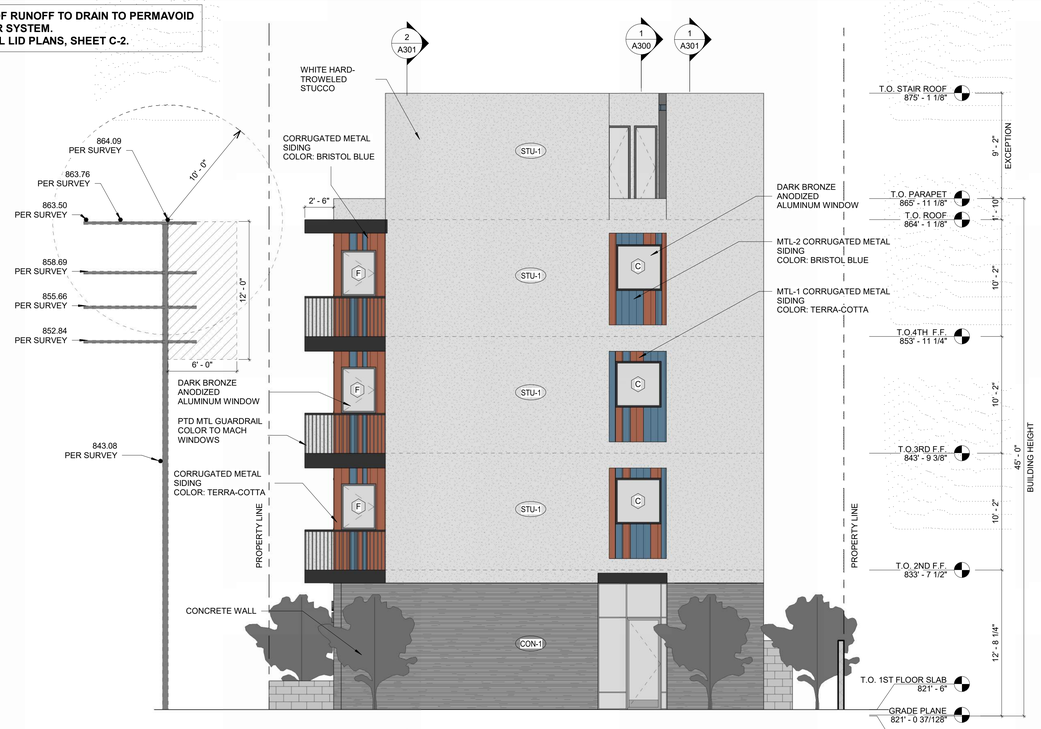
NO	TYPE	SAMPLE	DESCRIPTION	COLOR	(SR)	% SUN LIGHT REFLECTED
1	STU-1		STUCCO, SMOOTHE FINISH COAT	GRAY	0.15	15%
2	STU-2		STUCCO, SMOOTHE FINISH COAT	BONE WHITE	0.70	70%
3	MTL-1		VERTICAL CORRUGATED METAL SIDING	TERRA-COTTA	0.33	33%
4	MTL-2		VERTICAL CORRUGATED METAL SIDING	BRISTOL BLUE	0.17	17%
5	GLASS RAILING		CLEAR, REFLECTIVE	CLEAR	0.10	10%
6	ALUMINUM RAILING		PTD MTL RAILING ANOLIZED	BLACK	0.15	15%
7	ALUMINUM WINDOW FRAME		DARK BRONZE ANODIZED ALUMINUM	BALCK	0.15	15%
8	METAL GATE		METAL GATE, RAILING ANOLIZED	TERRA-COTTA	0.51	51%

* (SR) SOLAR REFLECTANCE

ALL ROOF RUNOFF TO DRAIN TO PERMAVOID PLANTER SYSTEM.
SEE CIVIL LID PLANS, SHEET C-2.

2 Elev_Ext_West
3/16" = 1'-0"

ALL ROOF RUNOFF TO DRAIN TO PERMAVOID PLANTER SYSTEM.
SEE CIVIL LID PLANS, SHEET C-2.



1 Elev_Ext_East
3/16" = 1'-0"

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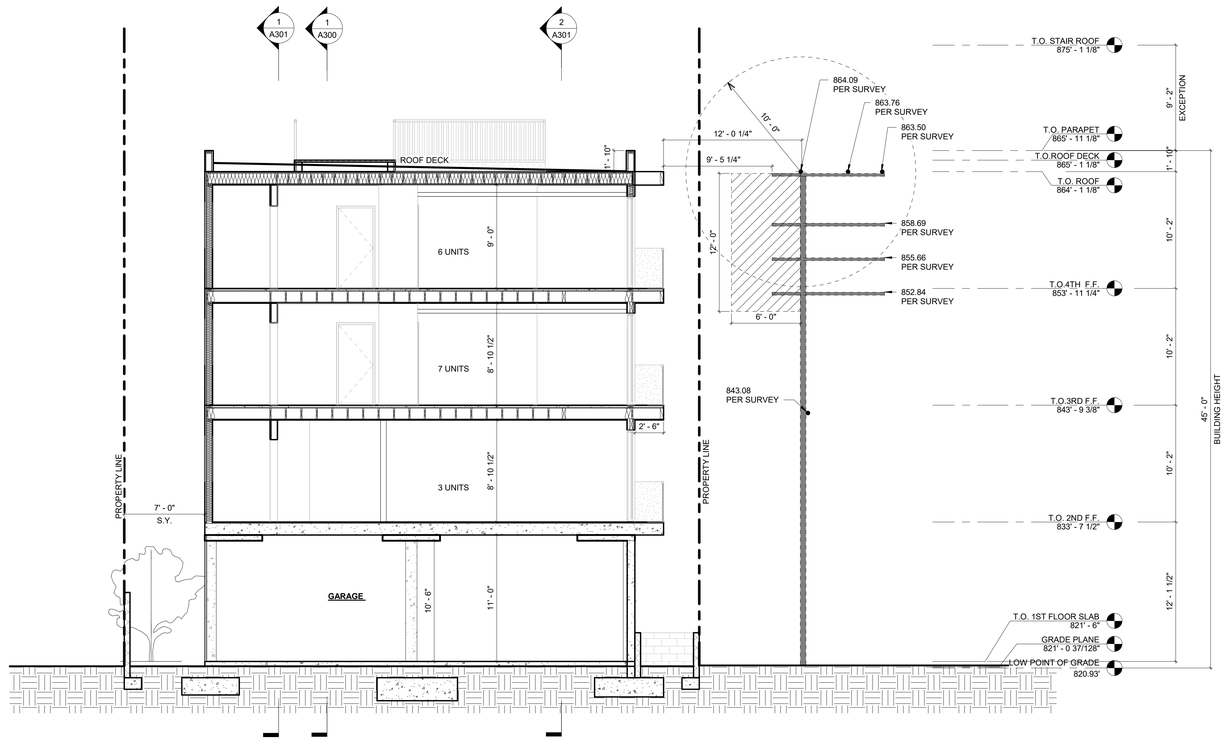
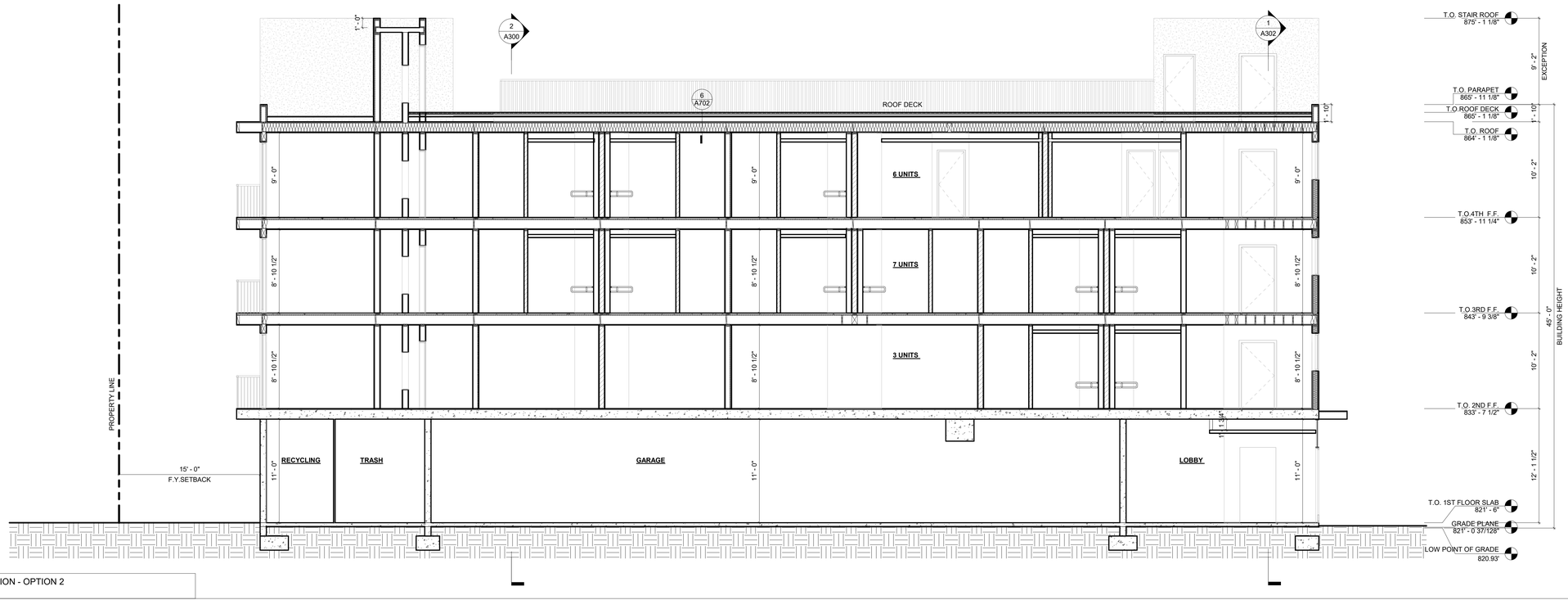
DRAWING TITLE
BUILDING ELEVATIONS

A201

18419 W GRESHAM ST 1-16



2 SHORT SECTION
3/16" = 1'-0"



1 LONG SECTION - OPTION 2
3/16" = 1'-0"

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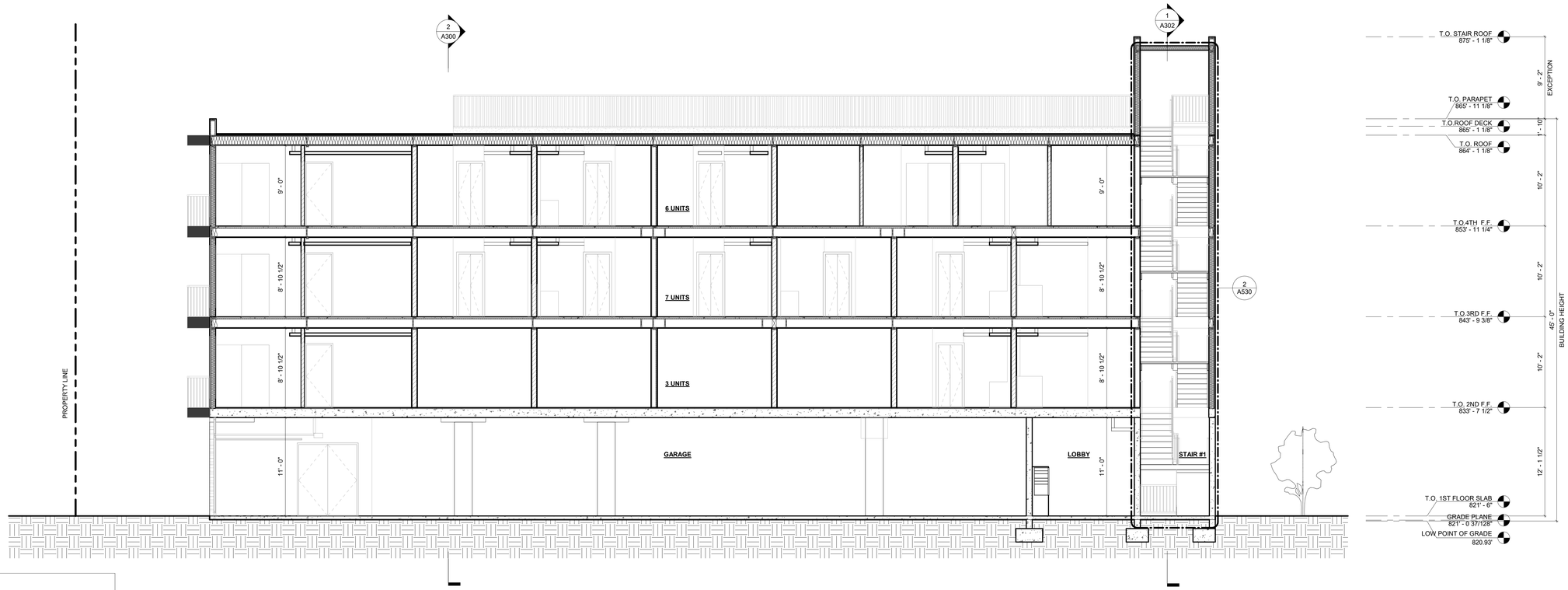
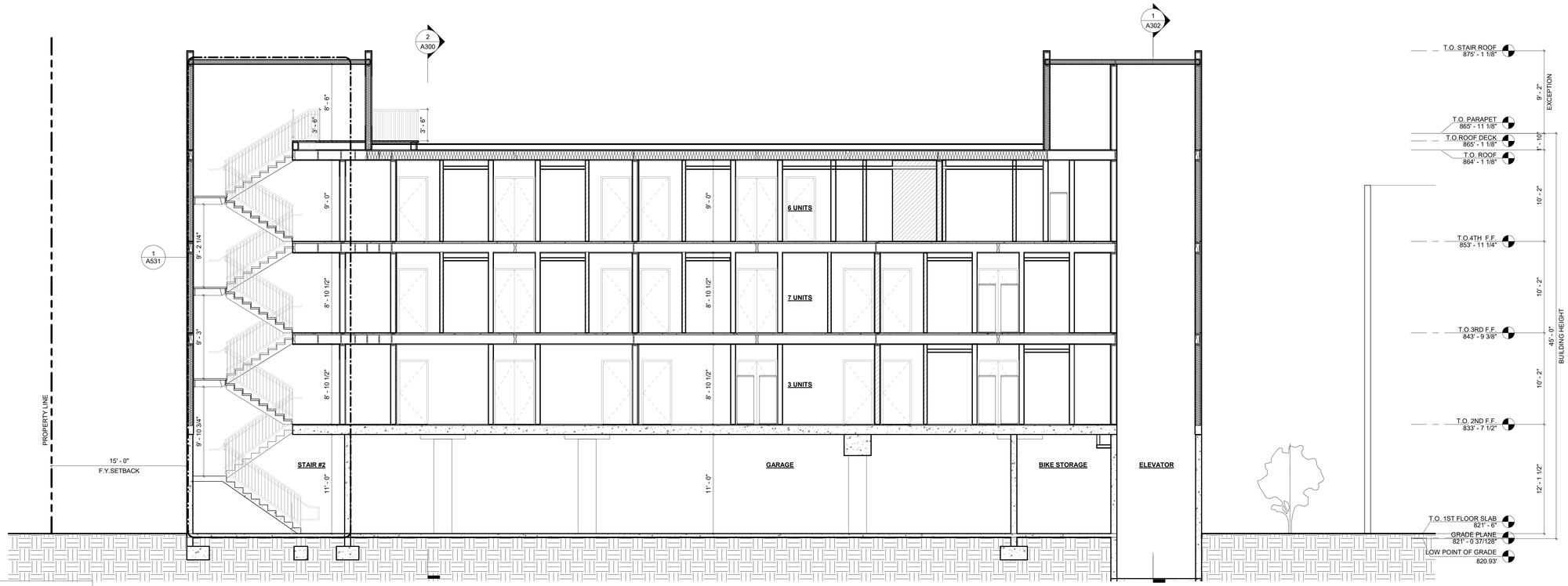
DRAWING TITLE
BUILDING SECTIONS

A300

18419 W GRESHAM ST 1-16



2 Section 13
3/16" = 1'-0"



1 Section 8
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:
16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGLES, CA
91325

ISSUE	DATE	DESCRIPTION
1	10/20/2023	PZA SUBMITTAL SET #1
2	01/17/2024	PZA CORRECTIONS #1
3	01/29/2024	PZA CORRECTIONS #2
4	04/12/2024	PLAN CHECK SUBMITTAL SET
5	10/04/2024	PZA CORRECTIONS #3
6	10/18/2024	CITY PLANNING CORRECTIONS #1
7	12/11/2024	CITY PLANNING CORRECTIONS #2

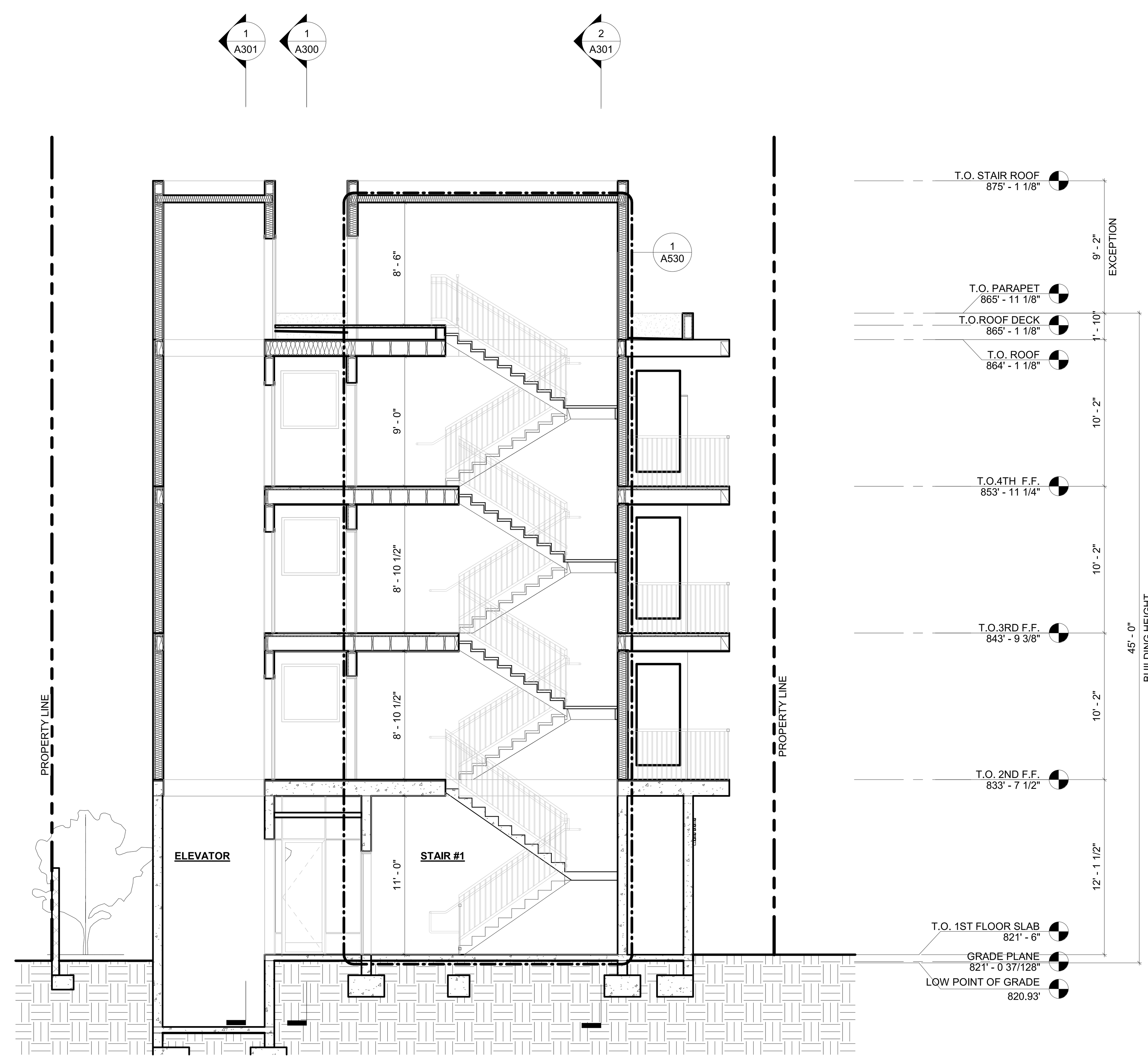
ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
BUILDING SECTIONS

A301

18419 W GRESHAM ST 1-16



1 Section 12
3/16" = 1'-0"

ARCHITECT:
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18419 W GRESHAM ST 1-16
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ISSUE	DATE	DESCRIPTION

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AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
BUILDING SECTIONS

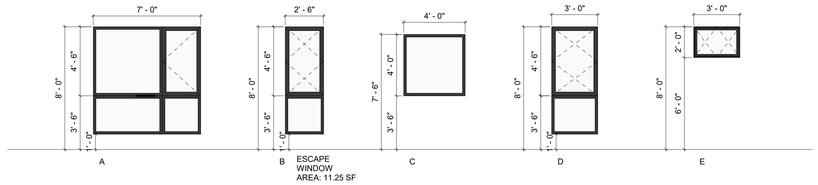
A302

18419 W GRESHAM ST 1-16

WINDOW SCHEDULE

TYPE	COMPANY	PRODUCT NO.	SIZE		DETAILS			QTY	COMMENTS
			WIDTH	HEIGHT	HEAD	SILL	JAMB		
A			7' - 0"	7' - 0"				3	
B			2' - 6"	7' - 0"				6	
C			4' - 0"	4' - 0"				21	
E			3' - 0"	2' - 0"				3	
F			3' - 0"	4' - 0"				3	

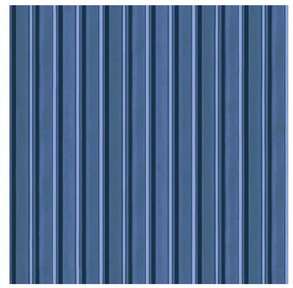
1. ALL DIMENSIONS ARE NOMINAL AND SHOWN TO OUTSIDE OF FRAME. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PLACING WINDOW ORDER.
2. ALL WINDOW AND EXTERIOR DOORS TO HAVE THERMALLY BROKEN FRAMES, AND ALL GLASS TO BE CLEAR LOW-E DOUBLE-PANED INSULATED GLASS UNLESS OTHERWISE NOTED.
3. BEDROOMS SHALL HAVE AT LEASE ONE OPENABLE ESCAPE WINDOW. THESE WINDOWS MUST HAVE A MIN. OPENABLE AREA OF 5.7 SF, A MIN. CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND A SILL HEIGHT NOT OVER 44" AFF. (SECTION 310.4 2001 CBC)
4. WINDOW MANUFACTURER SUBSTITUTION WILL BE PERMITTED UPON REVIEW BY ARCHITECT OF CUT SHEETS, SPECS, AND DETAILS OF PROPOSED MANUFACTURER.
5. ALUMINUM WINDOWS TO BE CLEAR ANODIZED ALUMINUM FINISH WITH INTERIOR INSECT SCREEN (AT OPERABLE WINDOWS), THERMALLY IMPROVED CLEAR GLASS, AND CLEAR OPERATING HARDWARE.
6. SEE T-24 SHEETS FOR U-FACTOR AND SHGC FACTOR FOR ALL WINDOWS AND SKYLIGHTS.
7. PROVIDE CUT SHEETS, SPECS, AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.



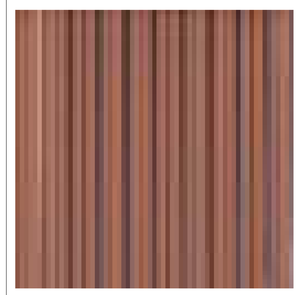
FINISH SCHEDULE

TYPE	MATERIAL	MANUFACTURER	NAME/ NUMBER	DISTRIBUTOR/ CONTACT INFO	REMARKS
CON-1	SEALED CONCRETE	TBD			
CON-2	SEALED CONCRETE	DEX-O-TEX	WEATHERWEAR 0110 WHITE SR		SRI: 80; LARR 2360
CT-1	PORCELAIN TILE	PORCELANOSA	XLIGHT CODE GREY		
GL-1	CHANNEL GLASS	TGP AMERICA	PILKINGTON PROFILIT		DOUBLE-GLAZED
GWB-1	PAINTED GWB	TBD			
MTL-1	CORRUGATED METAL SIDING	CUSTOM-BILT METALS	COLOR TO BE TERRA-COTTA		
MTL-2	CORRUGATED METAL SIDING	CUSTOM-BILT METALS	COLOR TO BE BRISTOL BLUE		
MTL-3	PAINTED METAL GUARDRAIL	TBD	COLOR TO MATCH WINDOWS		
STU-1	HARD-TROWELLED STUCCO	TBD			20/30 FINISH

1. ALL MATERIALS TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS ONLY.
2. CONTACT ARCHITECT IMMEDIATELY IF CONTACT INFORMATION INDICATED OR MATERIAL SPECIFICATION INFORMATION IS INCORRECT OR OUT-OF-DATE.
3. CONTRACTOR TO PROVIDE OWNER WITH ALL WARRANTY INFORMATION FOR ALL MATERIALS USED AT PROJECT CLOSEOUT.
4. NO SUBSTITUTIONS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. PROVIDE ONE SAMPLE AND SPECIFICATIONS/ CUT SHEET INFORMATION TO ARCHITECT FOR ANY PROPOSED SUBSTITUTIONS.

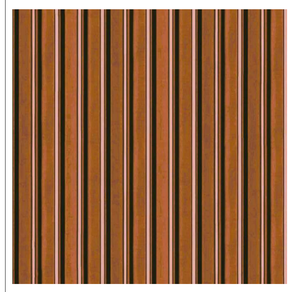


6 MTL-2
CORRUGATED METAL SIDING
COLOR: BRISTOL BLUE



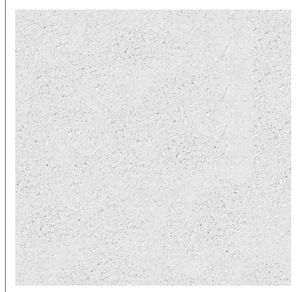
5 METAL SCREEN
COLOR: TERRA-COTTA

5 ALUMINUM WINDOWS & DOORS
DARK BRONZE ANODIZED FINISH



4 MTL-1
CORRUGATED METAL SIDING
COLOR: TERRA-COTTA

3 CON-1
CONCRETE WALL



1 STU-1
WHITE HARD-TROWELLED STUCCO

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91325

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ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
WINDOW AND FINISH SCHEDULES

A611

18419 W GRESHAM ST 1-16

DOOR SCHEDULE

DOOR NO.	DOOR SIZE			DOOR DESCRIPTION			FRAME MATERIAL	DETAILS			COMMENTS
	WIDTH	HEIGHT	THICKNESS	TYPE	FINISH	RATING		HEAD	SILL	JAMB	
BUILDING											
1A	2' - 11"	7' - 11 1/2"	0' - 1 1/2"	C							SELF CLOSING; PROVIDE PANIC HARDWARE
1B	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; PROVIDE PANIC HARDWARE
1C	3' - 6"	10' - 11"	0' - 1 1/2"	C							
1D	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					SELF CLOSING; PROVIDE PANIC HARDWARE
1E	10' - 0"	9' - 0"		H							
1F	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					SELF CLOSING; PROVIDE PANIC HARDWARE
1G	3' - 0"	8' - 0"	0' - 1 3/8"	A		20 MIN					SELF CLOSING
1H	6' - 6"	8' - 0"	0' - 2"	B		90 MIN					
1I	3' - 0"	8' - 0"	0' - 1 3/8"	M							
1J	15' - 4 3/4"	9' - 0"		L							
2A	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					SELF CLOSING; PROVIDE FIRE EXIT HARDWARE
2B	3' - 6"	7' - 0"	0' - 2"	D	PAINTED	90 MIN	HM				3'-6" HOLLOW METAL DOORS; 180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED; AUTOMATIC CLOSING
2C	4' - 3"	7' - 0"	0' - 2"	B		45 MIN					
2D	4' - 3"	7' - 0"	0' - 2"	B		45 MIN					
2E	4' - 3"	7' - 0"	0' - 2"	B		45 MIN					
2F	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; PROVIDE FIRE EXIT HARDWARE
2G	1' - 8"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; TRASH CHUTE DOOR
2H	1' - 8"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; TRASH CHUTE DOOR
2I	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
3A	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
3B	3' - 6"	7' - 0"	0' - 2"	D	PAINTED	90 MIN	HM				3'-6" HOLLOW METAL DOORS; 180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED; AUTOMATIC CLOSING
3C	4' - 3"	7' - 0"	0' - 2"	B		45 MIN					
3D	4' - 3"	7' - 0"	0' - 2"	B		45 MIN					
3E	4' - 3"	7' - 0"	0' - 2"	B		45 MIN					
3F	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
3G	1' - 8"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; TRASH CHUTE DOOR
3H	1' - 8"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; TRASH CHUTE DOOR
3I	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
4A	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
4B	3' - 6"	7' - 0"	0' - 2"	D	PAINTED	90 MIN	HM				3'-6" HOLLOW METAL DOORS; 180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED; AUTOMATIC CLOSING
4C	4' - 3"	7' - 0"	0' - 2"	B		45 MIN					
4D	4' - 3"	7' - 0"	0' - 2"	B		45 MIN					
4E	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
4F	1' - 8"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; TRASH CHUTE DOOR
4G	1' - 8"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; TRASH CHUTE DOOR
4H	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
5A	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					SELF CLOSING; PROVIDE PANIC HARDWARE
5B	3' - 6"	7' - 0"	0' - 2"	D	PAINTED	90 MIN	HM				3'-6" HOLLOW METAL DOORS; 180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED; AUTOMATIC CLOSING
5C	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
5D	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					SELF CLOSING; PROVIDE PANIC HARDWARE
5E	1' - 8"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; TRASH CHUTE DOOR
5F	1' - 8"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; TRASH CHUTE DOOR
UNIT #201											
201A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
201B	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
201C	2' - 10"	7' - 0"	0' - 1 3/8"	A							
201D	2' - 10"	7' - 0"	0' - 1 3/8"	A							
201E	2' - 0"	7' - 0"	0' - 1 3/8"	A							
201F	6' - 0"	7' - 0"	0' - 1 3/8"	F							
201G	11' - 0"	8' - 0"	0' - 1 3/8"	J							
UNIT #202											
202A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
202B	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #203											
203A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
203B	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #204											
204A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; PROVIDE PANIC HARDWARE
204B	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					SELF CLOSING; PROVIDE PANIC HARDWARE
204C	8' - 0"	8' - 0"	0' - 1 3/8"	G							
204D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #205											
205A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
205B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
205C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
205D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #206											
206A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
206B	2' - 10"	7' - 0"	0' - 1 3/8"	A							
206C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
206D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #301											
301A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
301B	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
301C	2' - 10"	7' - 0"	0' - 1 3/8"	A							
301D	6' - 0"	7' - 0"	0' - 1 3/8"	F							
301E	2' - 10"	7' - 0"	0' - 1 3/8"	A							
301F	2' - 0"	7' - 0"	0' - 1 3/8"	A							WATER HEATER CLOSET DOOR
301G	11' - 0"	8' - 0"	0' - 1 3/8"	J							
UNIT #302											
302A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
302B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
302C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
302D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #303											
303A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
303B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
303C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
303D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #304											
304A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
304B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
304C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
304D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #305											
305A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
305B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
305C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
305D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #306											
306A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
306B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
306C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
306D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #307											
307A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
307B	2' - 10"	7' - 0"	0' - 1 3/8"	A							

DOOR SCHEDULE

DOOR NO.	DOOR SIZE			DOOR DESCRIPTION			FRAME MATERIAL	DETAILS			COMMENTS
	WIDTH	HEIGHT	THICKNESS	TYPE	FINISH	RATING		HEAD	SILL	JAMB	
307C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
307D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #401											
401A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
401B	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
401C	2' - 10"	7' - 0"	0' - 1 3/8"	A							
401D	6' - 0"	7' - 0"	0' - 1 3/8"	F							
401E	2' - 10"	7' - 0"	0' - 1 3/8"	A							
401F	2' - 0"	7' - 0"	0' - 1 3/8"	A							WATER HEATER CLOSET DOOR
401G	11' - 0"	8' - 0"	0' - 1 3/8"	J							
UNIT #402											
402A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
402B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
402C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
402D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #403											
403A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
403B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
403C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
403D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #404											
404A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
404B	3' - 0"	7' - 0"	0' - 1 3/8"	A		90 MIN					
404C	2' - 8"	7' - 0"	0' - 1 1/2"	E							LAUNDRY CLOSET DOOR
404D	8' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #405											
405A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
405B	2' - 8"	7' - 0"	0' - 1 3/8"	A							LAUNDRY CLOSET DOOR
405C	2' - 10"	7' - 0"	0' - 1 3/8"	A							
405D	2' - 10"	7' - 0"	0' - 1 3/8"	A							
405E	5' - 0"	7' - 0"	0' - 1 3/8"	F							
405F	8' - 0"	8' - 0"	0' - 1 3/8"	G							
405G	6' - 0"	8' - 0"	0' - 1 3/8"	G							
UNIT #406											
406A	3' - 0"	7' - 0"	0' - 1 3/8"	A		45 MIN					
406B	2' - 0"	7' - 0"	0' - 1 3/8"	A							WATER HEATER CLOSET DOOR
406C	2' - 8"	7' - 0"	0' - 1 3/8"	A							LAUNDRY CLOSET DOOR
406D	2' - 10"	7' - 0"	0' - 1 3/8"	A							
406E	2' - 10"	7' - 0"	0' - 1 3/8"	A							
406F	5' - 0"	7' - 0"	0' - 1 3/8"	F							
406G	6' - 0"	8' - 0"	0' - 1 3/8"	G							
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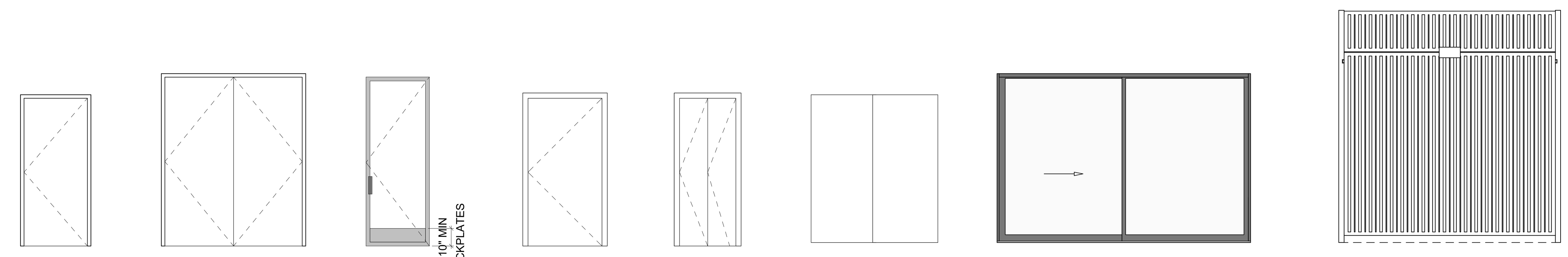

TYPE-A SINGLE FLUSH DOOR | TYPE-B DOUBLE SWING DOOR | TYPE-C CURTAIN WALL DOOR | TYPE-D 180-DEGREE SWING DOOR | TYPE-E BI-FOLD DOOR | TYPE-F SLIDING DOOR | TYPE-G SLIDING 2-PANEL GLASS DOOR | TYPE-H UP AND OVER GARAGE DOOR

NOTE: SEE PLANS FOR DIRECTION OF DOOR SWING

1. DOOR DIMENSIONS INDICATED ARE NOMINAL. PROVIDE UNDERCUT AS REQUIRED TO CLEAR ALL FLOOR FINISHES.
2. ALL EXTERIOR GLASS DOORS TO HAVE TEMPERED LOW-E DOUBLE PANED GLASS AND THERMALLY BROKEN FRAMES.
3. ALL DOOR HARDWARE TO BE SATIN NICKEL FINISH, AND LATCHED DOORS TO HAVE LEVER-TYPE HANDLES.
4. SEE T-24 SHEETS FOR U-FACTOR AND SHGC FACTOR FOR ALL EXTERIOR GLASS DOORS.
5. DOOR BETWEEN CARPORT AND THE DWELLING UNIT SHALL BE SELF-CLOSING AND SELF-LATCHING, SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK, OR HAVE A MINIMUM RATING OF 20 MINUTES.
6. ALL EXTERIOR ENTRY/EXIT DOORS SHALL SWING OVER A LANDING NOT MORE THAN 1/2" BELOW THE TRESHOLD.
7. LANDINGS AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NO LESS THAN 36".
8. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED PER CBC 2406.3:
   A. INGRESS AND EGRESS DOORS
   B. PANELS IN SLIDING OR SWINGING DOORS
   C. DOORS AND ENCLOSURE FOR BATHTUBS AND SHOWERS. ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5'-0" OF STANDING SURFACE
   D. IF WITHIN 2'-0" OF VERTICAL EDGE OF CLOSED DOOR AND LESS THAN 5'-0" OF WALKING SURFACE
   E. IN WALL ENCLOSING STAIRWAY LANDING
   F. GUARDS AND HANDRAILS
9. PROVIDE CUT SHEETS, SPECS, AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
10. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR.

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:
16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGLES, CA
91325

ISSUE	DATE	DESCRIPTION
1	10/20/2023	PZA SUBMITTAL SET #1
2	01/17/2024	PZA CORRECTIONS #1
3	01/29/2024	PZA CORRECTIONS #2
4	04/12/2024	PLAN CHECK SUBMITTAL SET
5	10/04/2024	PZA CORRECTIONS #3
6	10/18/2024	CITY PLANNING CORRECTIONS #1
7	12/11/2024	CITY PLANNING CORRECTIONS #2

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
DOOR SCHEDULES

A612

18419 W GRESHAM ST 1-16

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:

16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGLES, CA
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ISSUE	DATE	DESCRIPTION

STAMP

LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
RENDERING

A800

18419 W GRESHAM ST 1-16

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:

16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGLES, CA
91325

ISSUE	DATE	DESCRIPTION
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2	01/17/2024	PZA CORRECTIONS #1
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5	10/04/2024	PZA CORRECTIONS #3
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7	12/11/2024	CITY PLANNING CORRECTIONS #2

ISSUE	DATE	DESCRIPTION

STAMP

LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
RENDERING

A801

18419 W GRESHAM ST 1-16

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:

16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGLES, CA
91325

ISSUE	DATE	DESCRIPTION
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ISSUE	DATE	DESCRIPTION

STAMP

LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN.11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
RENDERING

A802

18419 W GRESHAM ST 1-16

16-UNIT MULTIFAMILY BUILDING

18419 W GRESHAM ST 1-16, LOS ANGELES, CA. 91325

APN #2769-026-016

LANDSCAPE ARCHITECT

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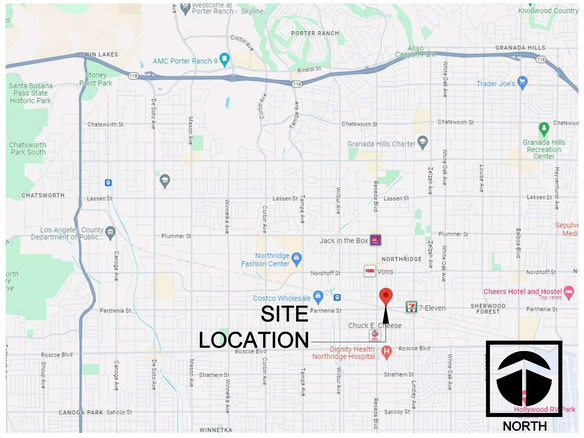
680 LANGSDORF DRIVE, SUITE 202B
FULLERTON, CA 92831

CONTACT: MICHAEL SAVAGE, RLA #4397

714-878-0335
MICHAEL@SAVAGELANDDESIGN.COM

VICINITY MAP



SHEET INDEX

GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
6. A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
7. IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONSAND DURING REMOVAL OF SHORING.
8. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

LANDSCAPE POINT SYSTEM	
SQUARE FOOTAGE OF SITE	23,512.3 SF
POINTS REQUIRED	20 POINTS
FEATURES/TECHNIQUES	
USE CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY OF LANDSCAPE AREAS	5
MAIN FINISH ELEVATION OF STRUCTURE, AT AN ELEVATION OR ABOVE OR BELOW THE FINISH ELEVATION OF THE SIDEWALK, SUCH THAT A STRAIGHT LINE PERPENDICULAR TO A STRAIGHT STREET OR RADIALLY TO A CURVED STREET, LEADING DIRECTLY TO THE MAIN PEDESTRIAN ENTRANCE OF THE STRUCTURE, IS HANDICAP ACCESSIBLE.	5
VINES OR ESPALIERED PLANTS ON WALL/FENCES	5
BONUS POINTS	
FREE-FLOWERING VINES OR ESPALIERED PLANTS ON WALLS/FENCES	5
TOTAL POINTS PROVIDED	20
WATER MANAGEMENT POINT SYSTEM	
SQUARE FOOTAGE OF SITE	23,512.3 SF
POINTS REQUIRED	300 POINTS
POINTS PROVIDED	
DRIP IRRIGATION WITH FLOW CONTROL (4)	15
AUTOMATIC IRRIGATION CONTROLLER	5
PLANTS:	
127 SENECIO SERPENS	254
16 SALVIA GREGGII	32
9 PHORMIUM TENAX	18
TOTAL POINTS PROVIDED	324

SITE AREA:	23,512.3 SF
BUILDING FOOTPRINT:	4,209 SQ FT
POTENTIAL LANDSCAPE AREA:	19,303.3 SQ FT
LANDSCAPE PROVIDED:	1,811 SQ FT

TOTAL LANDSCAPE AREA = 1,811 SF

(GROUND LEVEL AND ROOFTOP)

TOTAL COMMON OPEN SPACE AREA = 1,280 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA REQUIRED (25%) = 320 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA PROVIDED = 379 SF

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EMAIL: michael@savagelanddesign.com

16-UNIT MULTIFAMILY BUILDING

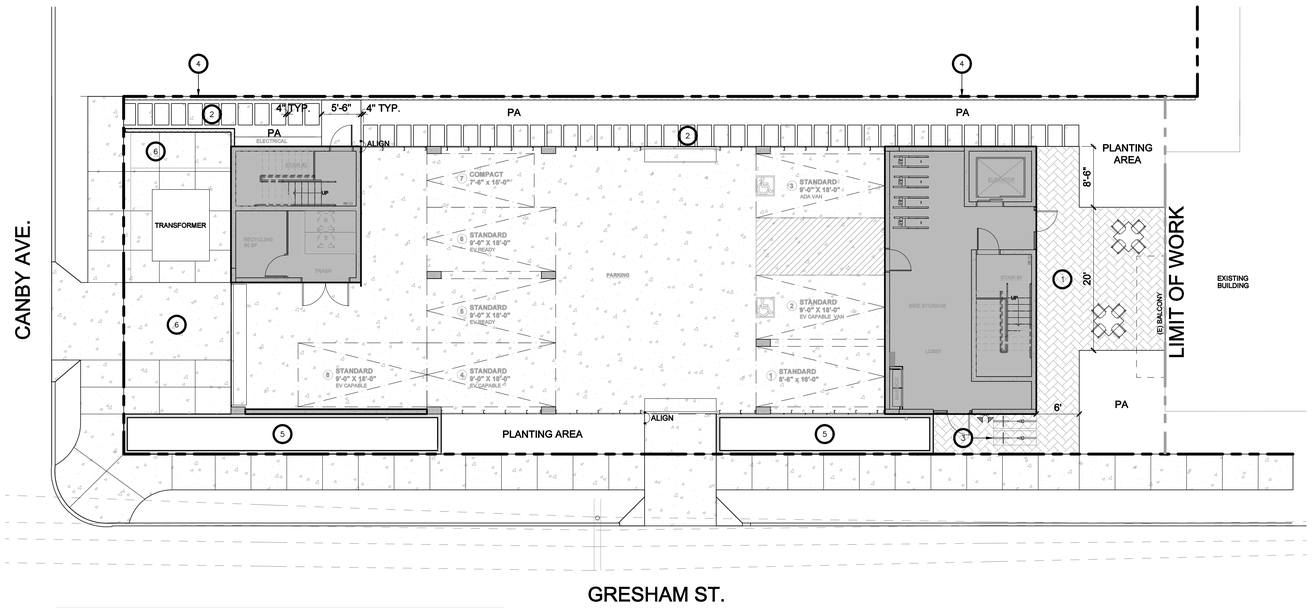
18419 W GRESHAM ST 1-16
LOS ANGELES, CA. 91325

No.	Revision / Issue	Date

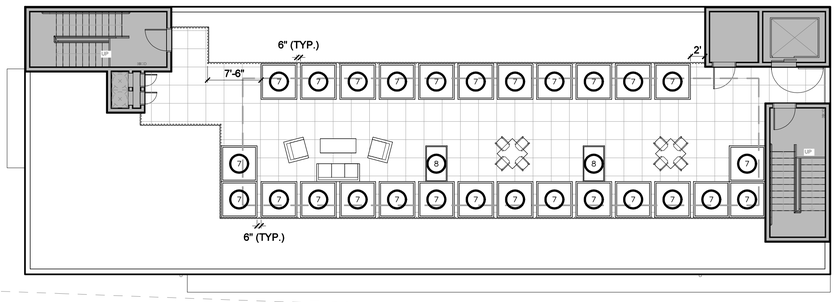
LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic No. 4397
Signature
8/20/25
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

COVERSHEET

Date: 08-20-25
Scale:
Sheet: 1 of 10
Sheet: CS-0



SITE PLAN



ROOF PLAN

CONSTRUCTION LEGEND

ITEM NO.	DESCRIPTION	SHEET / DETAIL
1	PRECAST CONCRETE PERMEABLE PAVERS - ORCO ATTRAVERSO, COLOR TO BE MANOR BLEND	LC-2 / A
2	2' X 3' CONCRETE PADS	LC-2 / F
3	2 SHORT TERM BICYCLE PARKING - REFER TO ARCHITECTURAL PLANS	----
4	6' CMU PRECISION BLOCK WALL - ANGELUS BLOCK, COLOR TO BE SAND PRECISION	LC-2 / B, C
5	LID PLANTER - REFER TO CIVIL PLANS	----
6	CONCRETE PAVING TO BE NATURAL GRAY (UNCOLORED) WITH MED BROOM FINISH	LC-2 / E, F, G
7	PREFABRICATED SQUARE PLANTER - 60"SQ X 42"H	LC-2 / D
8	PREFABRICATED RECTANGULAR PLANTER - 60"L X 36"W X 30"H	LC-2 / D

NORTH

0 5' 10' 20'

SCALE: 1"=10'-0"

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16-UNIT MULTIFAMILY BUILDING

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LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic No. 4397
Signature
8/20/25
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

CONSTRUCTION LAYOUT PLAN

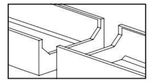
Date: 08-20-25	Sheet: LC-1
Scale: 1"=10'-0"	
Sheet: 2 of 10	

TOURNESOL PLANTERS — D

Tournesol SITEWORKS

Scoop

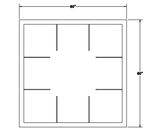
Scoop is a feature added to Wilshire Collection planters that allows multiple individual modular units to appear to form a continuous planting area. Adjacent planter walls are lowered and may be sealed in the field with the recommended Scoop Connection Kit, which allows for a continuous layer of soil and planting above.



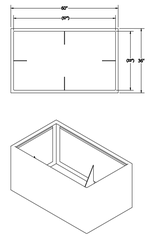
Cast-in Accessory Pockets

Tournesol Siteworks can customize a standard planter with pockets to hold lighting, audio, electrical, or junction boxes. We can cast in sliding or swinging doors, creating hidden spaces for irrigation controls or storage access.

Cast-in Accessory Pocket. Insert light housing. Finished product.

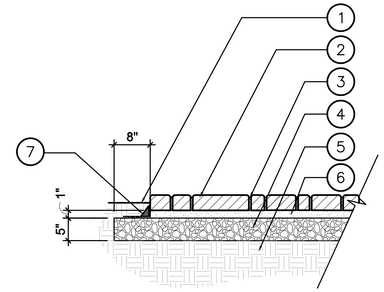


WILSHIRE WR-6000F



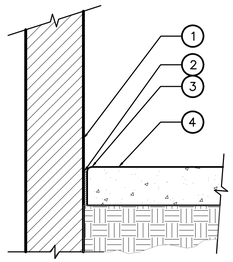
WILSHIRE WR-603630

CONCRETE PAVERS — A



1. FINISH GRADE - 2" @SHRUB AREAS, 1" @ TURF AREAS.
2. PRECAST CONCRETE PAVERS - REFER TO PRODUCT AND MATERIALS SCHEDULE SHEET LC-1 FOR SPECIFICATION.
3. JOINTS SHALL BE FILLED W/ WASHED COARSE CONCRETE SAND
4. CLASS 2 GRAVEL SUBBASE
5. COMPACTED SUBGRADE
6. SAND SETTING BED
7. PVC PAVER EDGE RESTRAINT SYSTEM

TOURNESOL PLANTERS — D



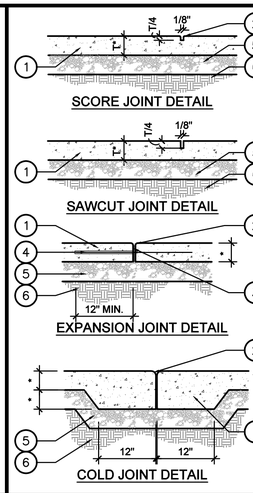
SECTION

1. ARCHITECTURAL WALL
2. 3/8" THICK ASPHALT IMPREGNATED FIBER EXPANSION JOINT WITH H-CAP. FILL JOINT FLUSH WITH POLYSULFIDE IMPREGNATED CAULKING. CAULKING COLOR TO MATCH ADJACENT PAVING. RECESS 1/8" FROM FINISH SURFACE.
3. 1/4" RADIUS
4. ADJACENT CONCRETE PAVING

NOTE:
REFER TO SHEET LC-1 FOR ALL COLORS, MATERIALS, FINISHES AND SPECIFICATIONS.

PAVING JOINTS — G

PAVING JOINTS — E



SCORE JOINT DETAIL

SAWCUT JOINT DETAIL

EXPANSION JOINT DETAIL

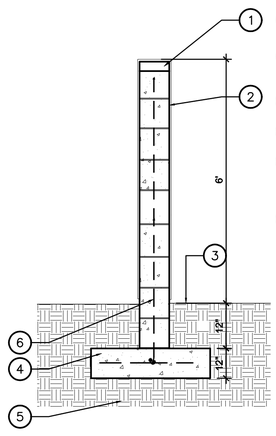
COLD JOINT DETAIL

1. CONCRETE PAVING - REFER TO PRODUCT AND MATERIALS SCHEDULE SHEET LC-1 FOR SPECIFICATION.
2. 1/4" RADIUS NOSE ALL EDGES (TYP.)
3. 3/8" THICK ASPHALT IMPREGNATED FIBER EXPANSION JOINT WITH H-CAP. FILL JOINT WITH POLYSULFIDE IMPREGNATED CAULKING. CAULKING COLOR TO MATCH ADJACENT PAVING. RECESS 1/8" FROM FINISH SURFACE.
4. #4 SLIP DOWEL @ 18" O.C. EMBED 12" EACH WAY. SLEEVE ONE END ONLY.
5. SUBBASE PER GEOTECHNICAL REPORT
6. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES:
1. SAMPLES OF EXPANSION JOINTS & SCORE LINES SHALL BE REPRESENTED IN ON-SITE FLAT WORK SAMPLES.
2. FINAL STEEL REINFORCING PER GEOTECHNICAL REPORT.
3. CONTROL/SCORE JOINTS, COLD JOINTS AND EXPANSION JOINTS OCCUR AS INDICATED ON PLANS.
4. DEPTH OF SCORE LINES & SAW CUT JOINTS SHALL BE 1" MIN. AND T/4 (THICKNESS OF CONCRETE DIVIDED BY 4) TYPICAL.

* REFER TO GEOTECHNICAL REPORT FOR THICKNESS.

CMU BLOCK WALL — B



1. 1" FLAT MORTAR CAP - SLOPE TO DRAIN
2. 6" CMU WALL - COLOR AND FINISH PER CONSTRUCTION LEGEND ON SHEET LC-1
3. FINISH SURFACE/FINISH GRADE
4. CONCRETE FOOTING
5. 90% MIN. COMPACTED SUBGRADE UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL RECOMMENDATIONS
6. VERT. & HORIZ. STEEL REINFORCING PER CITY OF LOS ANGELES

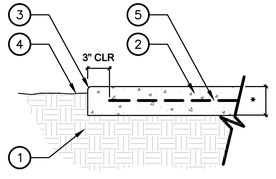
NOTES:
1. REINFORCING AND FOOTING DESIGN PER CITY OF LA WALL DETAIL PROVIDED BELOW.

PAVING JOINTS — G

CONCRETE PAVING — F

1. COMPACTED SUBGRADE- REFER TO THE GEOTECHNICAL REPORT FOR SUBBASE REQUIREMENTS
2. INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 03 FINISH
3. 1/4" RADIUS ON ALL EDGES
4. FINISH GRADE, 1" @ TURF AREAS, 2" @ SHRUB AREAS
5. STEEL REINFORCING (IF REQUIRED IN THE GEOTECHNICAL REPORT)

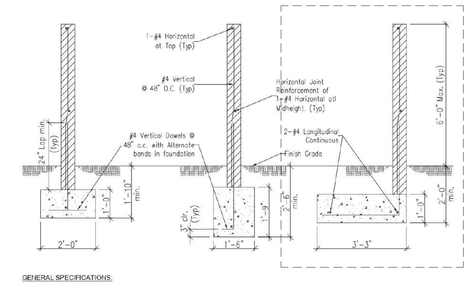
NOTE: SEE LC-1 FOR MATERIALS AND FINISHES



* 3 1/2" THICK IN PEDESTRIAN AREAS, 5 1/2" THICK IN VEHICULAR AREAS UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR THICKNESS

CITY OF LA - CMU BLOCK WALL — C

6" CONCRETE BLOCK MASONRY WALL DETAIL (6'-0" HEIGHT MAXIMUM)



GENERAL SPECIFICATIONS:

1. Concrete mix for footing to be 1 part cement to 2.5 parts sand to 3.5 parts gravel with a maximum of 7.5 gallons of water per sack of cement/ Minimum f'_c = 2,500 psi.
2. Concrete block units shall conform to ASTM C90.
3. Reinforcing steel to be deformed and conformed to ASTM Standard A615 Grade 40 or Grade 60
4. Rebar shall be centered in the concrete block cell in which it is located
5. Concrete block units shall be placed in a running bond with head joints in successive courses horizontally offset at least one-quarter the unit length.
6. Concrete block units to have vertical continuity of cells unobstructed. All cells containing reinforcing shall be solid grouted (vertical and horizontal reinforcement). Cells not containing reinforcing shall not be grouted.
7. Mortar mix for concrete to be 1 part cement to 0.5 part lime to 3 parts damp loose sand.
8. Grout mix for concrete block wall to be 1 part cement to 3 parts sand to which may be added not more than 0.1 part lime. Sufficient water to be added to produce consistency for pouring without segregation of constituents. This grout may contain 2 parts pea gravel, maximum size 3/8".
9. Block fences may be placed in the center of the "I" type foundation and at either edge to "L" type foundation.
10. A first inspection is required when trenches are ready for concrete and all required steel is tied in place. A second inspection is required when first horizontal bar and all vertical bars are in place but not grouted.
11. Foundation must be poured against undisturbed soil with no appreciable slope of sidewalls on all types of foundation.
12. Masonry or concrete fences over 3'-6" in height measured from adjacent grade shall require a building permit.
13. Height of fence shall comply with all provisions of the zoning code.

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16-UNIT MULTIFAMILY BUILDING

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LOS ANGELES, CA. 91325

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LICENSED LANDSCAPE ARCHITECT
Michael Savage, LIC.No. 4397
Signature
8/20/25
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

CONSTRUCTION DETAILS

Date	Sheet
08-20-25	LC-2
Scale	
Sheet 3 of 10	

GENERAL IRRIGATION NOTES

1. ALL CITY AND STATE LAWS, RULES AND REGULATION GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

6. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY

7. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF RAIN-BIRD "PCS" SPRINKLING SCREENS "PCS", SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

10. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.

11. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

12. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

13. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

14. FINAL LOCATION OF THE AUTOMATIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.

16. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.

17. AFTER RECEIVING NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE IRRIGATION CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4-INCH ABOVE FINISH GRADE.

18. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS WITHOUT CUTTING SIDE WALLS OF THE VALVE BOX. CUT VALVE BOXES WILL BE REPLACED WITH NEW VALVE BOXES AS INSPECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.

19. ALL LEAD WIRES SHALL BE #14 GAUGE AND BLACK IN COLOR. ALL COMMON WIRES SHALL BE #14 GUAGE AND WHITE IN COLOR. TWO (2) EXTRA WIRES SHALL BE PROVIDED FOR EACH GROUP OF FIVE (5) VALVES AND LOOPED IN A NEARBY VALVE BOX WITH A 2' MIMIMUM COIL.

20. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

21. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.

22. THE CONTRACTOR SHALL ALLOW FOR AN ASSORTMENT OF VARIABLE ADJUSTABLE NOZZLES (VAN) TO BE INSTALLED IN AREAS WHERE STANDARD PATTERN NOZZLES ARE NOT APPLICABLE.

23. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

24. "HEAT BRAND" THE TOPS OF THE VALVE BOX LIDS WITH THE APPROPRIATE IDENTIFICATION. REFER TO THE IRRIGATION SPECIFICATIONS.

25. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

26. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

27. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

28. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

29. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

30. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

31. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

32. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

WATER CONSERVATION STATEMENT

THE SYSTEM IS DESIGNED TO ACHEIVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN DEVICES TO PREVENT LOW HEAD DRAINAGE, RAIN SENSOR/ INTERRUPT SWITCH THAT PREVENTS THE SYSTEM FROM ACTIVATING DURING RAIN EVENTS, PRESSURE COMPESATING DEVICES AND LOW VOLUME HEADS TO REDUCE WATER CONSUMPTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

I AGREE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

X_____
LANDSCAPE ARCHITECT

Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone / Valve	Irrigation Method**	Area (sq ft.)	% of LA
A - IRRIGATED LANDSCAPE	A5, A6	D	1185	65.43%
B - LID PLANTERS	A3	D	335	18.50%
C - TREES (L)	A4	B	115	6.35%
D - VINES	A2	B	72	3.98%
E - TREES (M)	A1	B	104	5.74%
	Total		1811	100%

* Hydrozone
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants

** Irrigation Method
B = Bubbler MS = Microspray
D = Drip S = Spray
O = Other R = Rotor

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	733.83	
Total Area	1811	
Average ETAF	0.41	

All Landscape Areas	
Total ETAF x Area	733.83
Total Area	1811
Average ETAF	0.41

MAWA
(Eto)(0.62)[(0.55 x LA) + (0.45 x SLA)]
MAWA = 50.10 *0.62*0.55 * 1811
50.10 * 0.62 * 996.05
TOTAL = 30939.31

ETWU TOTAL
(Eto)(0.62)(ETAFxLA)
ETWU = 50.10 * 0.62 * 733.83
TOTAL = 22794.14

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) 50.10 LOS ANGELES

Regular Landscape Areas	Hydrozone # / Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft)	ETAF x Area	Estimated Total Water Use (ETWU) (d)
IRRIGATED LANDSCAPE	A	0.3	DRIP	0.81	0.37	1185	438.9	13632.77
LID PLANTERS	B	0.4	DRIP	0.81	0.49	335	165.4	5138.65
TREES (LOW)	C	0.3	BUBBLER	0.81	0.37	115	42.6	1323.01
VINES	D	0.4	BUBBLER	0.81	0.49	72	35.6	1104.43
TREES (MOD)	E	0.4	BUBBLER	0.81	0.49	104	51.4	1595.28
				TOTAL	2.22	1811	733.83	22794.14
						ETWU TOTAL		22794.14
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)*		30939.31

[a]**Hydrozone # / Planting Description**
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]**Irrigation Method**
overhead, spray, or drip

[c]**Irrigation Efficiency**
0.75 for spray head
0.81 for drip

[d]**ETWU (Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

eMAWA (Annual Gallons Allowed) =
(Eto)(0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

IRRIGATION SCHEDULING DATA

THE FOLLOWING, BASED ON HISTORICAL DATA, IS FOR REFERENCE ONLY. PERFORMANCE VALUES ARE ACCURATE FOR CONTROLLER PROGRAMMING. ACTUAL WATERING TIMES MUST BE ADJUSTED FOR SOIL TYPE, EXPOSURE, MATURITY OF PLANT MATERIAL, AND SEASONAL WATERING CONDITIONS.

SYSTEM DATA REFERENCE INFORMATION:

SYSTEM DESIGN RATE OF APPLICATION:	1.5 IN./WEEK	(PEAK)
HISTORICAL SEASONAL Eto:	50.10 IN./ YEAR	
PEAK MONTHLY Eto:	6.2 IN./ MO.	
PEAK DAILY ETo (JULY) REQUIREMENT:	0.20 IN./ DAY	
PEAK WEEKLY ETo (JULY) REQUIREMENT:	1.40 IN./WK.	
Peak Week ETo (1 WEEK OF TIME WITHIN 6 DAYS OF JULY):	0.24 IN./DAY	
IRRIGATION SYSTEM EFFICIENCY RATING (IE) - DRIPLINE/ BUBBLER:	0.81 81%	
PRECIPITATION RATE - DRIPLINE:	0.6 IN./HR.	
LOW SHRUB WATER USE PLANT FACTOR:	0.3 LOW	
MODERATE SHRUB WATER USE PLANT FACTOR:	0.4 (LOW)	
TREE WATER USE PLANT FACTOR:	0.3 (LOW)	
TREE WATER USE PLANT FACTOR:	0.4 (MODERATE)	
VINES WATER USE PLANT FACTOR:	0.4 (MODERATE)	

EVAPOTRANSPIRATION ADJUSTMENT FACTOR

LANDSCAPE COEFFICIENT - LOW SHRUB SPRAY (PLANT WATER USE/ IE (.3/.75))	0.4	
LANDSCAPE COEFFICIENT - LOW SHRUB DRIPLINE (PLANT WATER USE/ IE (.3/.81))	0.37	
LANDSCAPE COEFFICIENT - MODERATE SHRUB DRIPLINE (PLANT WATER USE/ IE (.4/.81))	0.49	
LANDSCAPE COEFFICIENT - LOW TREE BUBBLER (PLANT WATER USE/ IE (.3/.81))	0.37	
LANDSCAPE COEFFICIENT - MODERATE TREE BUBBLER (PLANT WATER USE/ IE (.4/.81))	0.49	
LANDSCAPE COEFFICIENT - HIGH TURF SPRAY (PLANT WATER USE/ IE (.75/.75)	1.00	
LANDSCAPE COEFFICIENT - MODERATE VINES BUBBLER (PLANT WATER USE/ IE (.4/.81))	0.49	
ADJUSTED - LOW SHRUB SPRAY PEAK (JULY) WEEK Eto:	0.08 IN./DAY	0.56 IN./WK.
ADJUSTED - LOW SHRUB DRIPLINE PEAK (JULY) WEEK Eto:	0.07 IN./DAY	0.52 IN./WK.
ADJUSTED - MODERATE SHRUB DRIPLINE PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.
ADJUSTED - LOW TREE BUBBLER PEAK (JULY) WEEK Eto:	0.07 IN./DAY	0.52 IN./WK.
ADJUSTED - MODERATE TREE BUBBLER PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.
ADJUSTED - HIGH TURF SPRAY PEAK (JULY) WEEK Eto:	0.20 IN./DAY	1.40 IN./WK.
ADJUSTED - MODERATE VINES BUBBLER PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.

AS A GENERAL RULE, WATER IRRIGATION TIMES ARE APPROXIMATELY 30% OF PEAK SUMMER SCHEDULE. SPRING AND FALL ARE APPROXIMATELY 70% OF PEAK SUMMER SCHEDULE. REFER TO MONTHLY WEATHER DATA BELOW.

ETo REPLACEMENT VALUES

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5	3.9	2.6	1.9	50.1

DAILY Eto VALUES:

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
0.071	0.096	0.119	0.157	0.177	0.193	0.200	0.190	0.167	0.126	0.087	0.061	

MONTHLY PERCENTAGE (OF TOTAL YEAR)

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
4.4%	5.4%	7.4%	9.4%	11.0%	11.6%	12.4%	11.8%	10.0%	7.8%	5.2%	3.8%	100.0%

MONTHLY PERCENTAGE (OF PEAK JULY)

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
35.5%	43.5%	59.7%	75.8%	88.7%	93.5%	100.0%	95.2%	80.6%	62.9%	41.9%	30.6%

IRRIGATION MAINTENANCE SCHEDULE:

1. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING REPLENISHING MULCH; FERTILIZING; PRUNING; AND WEEDING IN ALL LANDSCAPE AREAS.

2. WHENEVER POSSIBLE, REPAIR OF THE IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENT SPECIFICATION.

IRRIGATION AUDIT SCHEDULE:

1. AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR HANDBOOK.

2. AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR.

SOIL SPECIFICATION / ANALYSIS SAMPLE:

1. PROVIDE SOIL SPECIFICATIONS IF IMPORT SOIL OR PROVIDE SOIL ANALYSIS IF USING ON SITE SOIL. THE SOIL INFORMATION MUST INCLUDE: SOIL TEXTURE (% OF ORGANIC MATTER), INFILTRATION RATE (OR ESTIMATED RANGE), PH & TOTAL SOLUBLE SALTS, INDICATE IF MULCH, SOIL AMENDMENTS OR OTHER MATERIAL WILL BE USED OR REQUIRED.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

sn\indemnify

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE
"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print) MICHAEL SAVAGE	Telephone No. 714-878-0335	
	Fax No.	
Title PRESIDENT	Email Address MICHAEL@SAVAGELANDDESIGN.COM	
License No. or Certification No. RLA 4397		
Company SAVAGE LAND DESIGN	Street Address 680 LANGSDORF DR, STE 202B	
City FULLERTON	State CALIFORNIA	Zip Code 92831

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING
Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT
Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name 16-UNIT MULTIFAMILY BUILDING		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address 8803 DARBY AVENUE		Parcel, tract or lot number, if available.
City LOS ANGELES		Latitude/Longitude (optional)
State CALIFORNIA	Zip Code 91325	

Property Owner or his/her designee:

Name MICHAEL SAVAGE	Telephone No. 714-878-0335	
	Fax No.	
Title PRESIDENT	Email Address MICHAEL@SAVAGELANDDESIGN.COM	
Company SAVAGE LAND DESIGN	Street Address 680 LANGSDORF DR, STE 202B	
City FULLERTON	State CALIFORNIA	Zip Code 92831

Property Owner
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____
Property Owner Signature Date

Please answer the questions below:
1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design
680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

16-UNIT MULTIFAMILY BUILDING
18419 W GRESHAM ST 1-16
LOS ANGELES, CA. 91325

No.	Revision / Issue	Date

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic No. 4397
Signature
8/20/25
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

IRRIGATION NOTES & CALCULATIONS

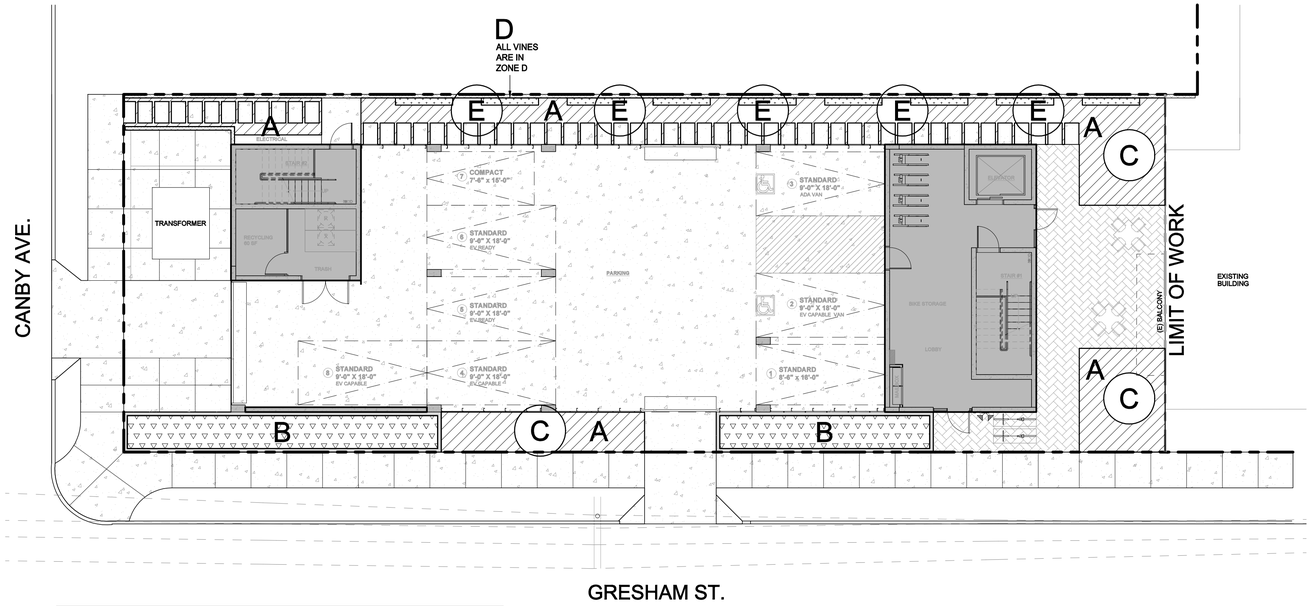
Date 08-20-25
Scale
Sheet 4 of 10
Sheet LI-1

HYDROZONE # / PLANTING DESCRIPTION	UNIT AREA (SF)	% OF TOTAL LANDSCAPE AREA	WATER USE CLASSIFICATION	HYDROZONE BASIS	EXPOSURE	HYDROZONE DESCRIPTION	IRRIGATION METHOD	IRRIGATION DEVICE MANUFACTURER	ZONE PRESSURE (PSI)	ZONE FLOW (GPM)	PRECIP. RATE	VALVE NUMBER	NUMBER AND TYPE OF OUTLET
A - IRRIGATED LANDSCAPE	1185	65.43%	L	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	14.6	1.19	A5, A6	1432 LF DRIPLINE
B - LID PLANTERS	335	18.50%	M	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	3.6	1.03	A3	354 LF DRIPLINE
C - TREES (L)	115	6.35%	L	PL	SUN/PART SUN	TREES	B	HUNTER	30	3	2.51	A4	6 BUBBLERS
D - VINES	72	3.98%	M	PL	SUN/PART SUN	VINES	B	HUNTER	30	4.5	6.02	A2	9 BUBBLERS
E - TREES (M)	104	5.74%	M	PL	SUN/PART SUN	TREES	B	HUNTER	30	5	4.63	A1	10 BUBBLERS
TOTAL	1811	100%											

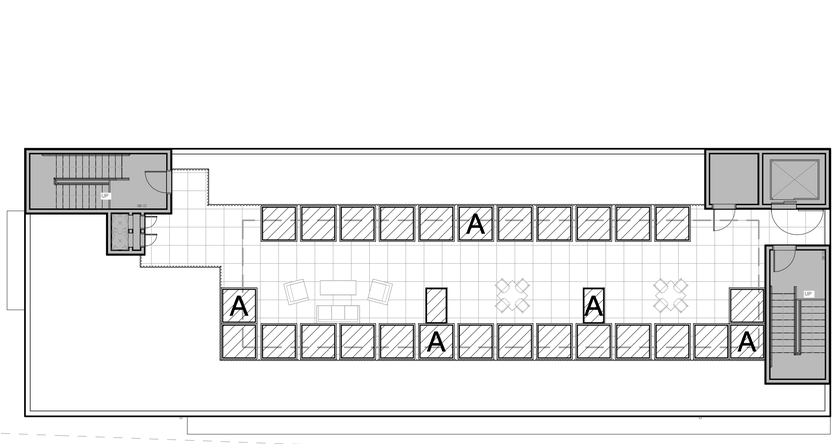
WATER USE CLASSIFICATION	
T	TURF
H	HIGH
M	MODERATE
L	LOW
O	OTHER

BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES

HYDROZONE BASIS		IRRIGATION METHOD	
PL	PLANT TYPE	D	DRIP
IR	IRRIGATION METHOD	R	SMALL ROTOR
SU	SUN EXPOSURE	B	BUBBLER
SL	SLOPE	SP	SPRAY
O	OTHER	O	OTHER



SITE PLAN



ROOF PLAN

NORTH

0 5' 10' 20'

SCALE: 1"=10'-0"

SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design
680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

16-UNIT MULTIFAMILY BUILDING

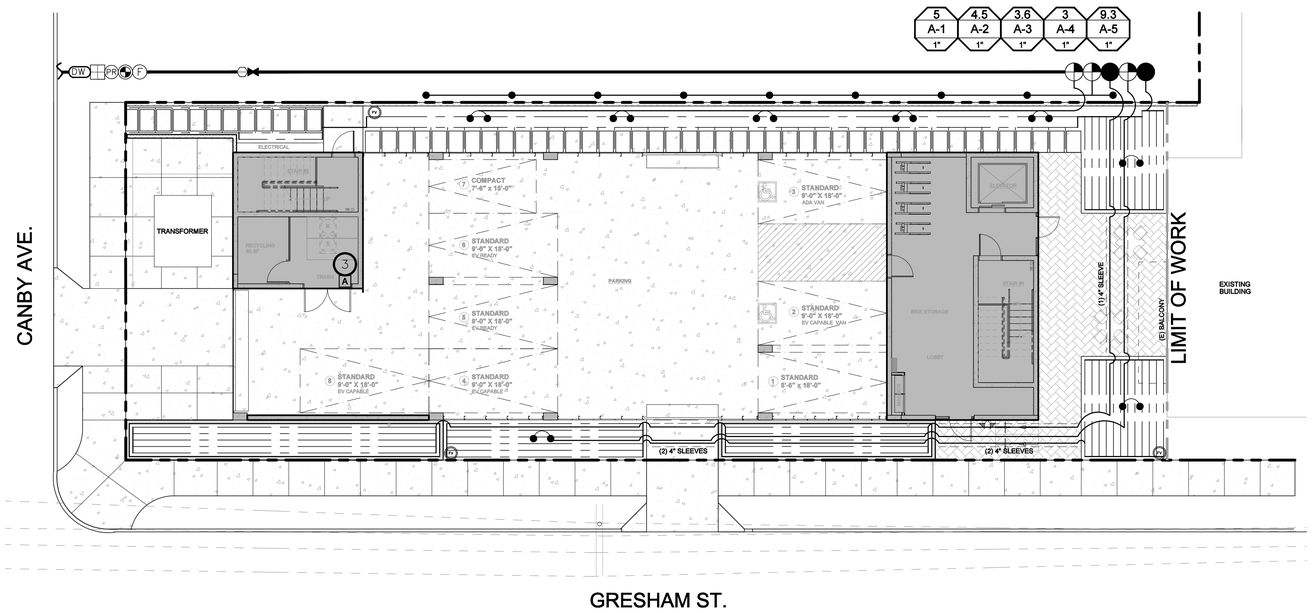
18419 W GRESHAM ST 1-16
LOS ANGELES, CA. 91325

No.	Revision / Issue	Date

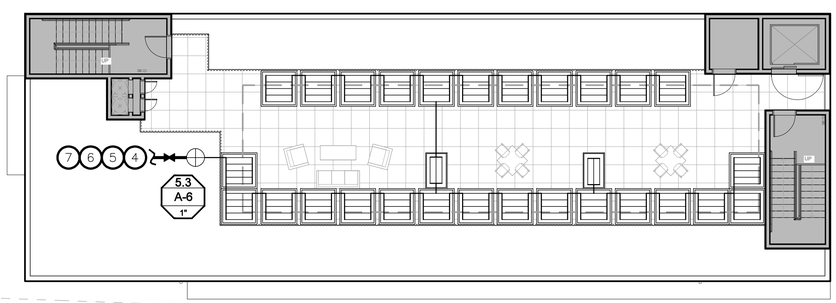
LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic No. 4397
Signature
8/20/25
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

IRRIGATION HYDROZONES

Date	08-20-25
Scale	1"=10'-0"
Sheet	5 of 10
Sheet	LI-2



SITE PLAN



ROOF PLAN

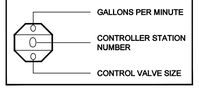
IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RAD.	P.S.I.	G.P.M.
●	RAINBIRD	1806-SAM-PRS-PA80-1402	POP-UP BUBBLER	2'	25	.50
	HUNTER	PLD-06-18	ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI			
	HUNTER	ECO-MAT-17	BELOW GRADE DRIPLINE - INLET PRESSURE 30 PSI			
	APPROVED	PVC SCH 40	IRRIGATION SLEEVE (SEE NOTES FOR SIZE)			
	APPROVED	PVD CLASS 200	LATERAL LINE PIPE			
	APPROVED	PVC SCH 40	MAIN LINE PIPE (1")			
	HUNTER	PGV-101-ASV	1" ANTI-SIPHON VALVE W/ FLOW CONTROL			
	HUNTER	ACZ-101-40	1" ACZ GLOBE VALVE W/ 1" H1100 FILTER SYSTEM			
●	HUNTER	PCZ-101-40	1" PCZ VALVE W/ 1" H1100 FILTER SYSTEM			
	HUNTER	PGV-101G	1" GLOBE VALVE W/ FLOW CONTROL			
(3) A	HUNTER	CONTROLLER ASSEMBLY	REFER TO IRRIGATION NOTES FOR INFORMATION			
	NIBCO	T-113-K	ISOLATION GATE VALVE (LINE SIZE)			
		FLUSH VALVE ASSEMBLY	SEE DETAIL C, SHEET LI-4			
DW	NEW	3/4" DOMESTIC	WATER METER FOR LANDSCAPE USE ONLY			
	FEBCO	825YA	3/4" REDUCED PRESSURE BACKFLOW ASSEMBLY IN LOCKING ENCLOSURE			
	RAINBIRD	100-PEB	1" MASTER VALVE			
F	RAINBIRD	FS100P	FLOW SENSOR			
	NELSON	7642	QUICK COUPLER VALVE (LINE SIZE)			
PR	ZURN WILKINS	1-70XL	1" WATER PRESSURE REDUCING VALVE (FNPT) - 45 PSI			

IRRIGATION NOTES

1. DESIGN PRESSURE: 30 PSI
   ACTUAL STATIC PRESSURE: 153 / 108 PSI
2. CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.
3. CONTRACTOR SHALL PROVIDE (1) I-CORE IC-600-SS 6 STATION OUTDOOR CONTROLLER WITH (1) ICM-600 EXPANSION MODULES AND (1) WSS-SEN WIRELESS SOLAR SYNC SENSOR. INSTALL PER MANUFACTURE'S INSTRUCTIONS.
4. CONTRACTOR SHALL PROVIDE 3/4" COPPER MAIN LINE WITH BALL VALVE. CONNECT TO DESIGNATED IRRIGATION METER.
5. ALL LATERAL LINES SHALL BE 3/4" COPPER FOR ROOF TOP LANDSCAPE.
6. CONTRACTOR SHALL PROVIDE DRAIN CONNECTIONS FROM PLANTERS TO ROOF DRAIN SYSTEM.
7. CONTRACTOR SHALL PROVIDE CONDUIT FOR CONTROL WIRE FROM VALVE TO IRRIGATION CONTROLLER LOCATION.

CONTROLLER VALVE CALL-OUT



CONSTRUCTION NOTES

1. THIS PROJECT WILL COMPLY WITH: 2007 CBC, CPC, AND 2007 CEC AND 2008 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.

NORTH

0 5' 10' 20'

SCALE: 1"=10'-0"

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16-UNIT MULTIFAMILY BUILDING

18419 W GRESHAM ST 1-16
LOS ANGELES, CA. 91325

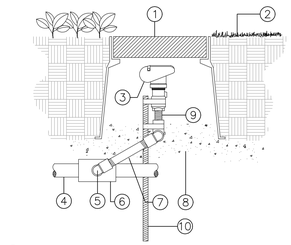
No.	Revision / Issue	Date

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4397
Signature
8/20/25
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

IRRIGATION LAYOUT PLAN

Date	08-20-25
Scale	1"=10'-0"
Sheet	6 of 10
Sheet	LI-3

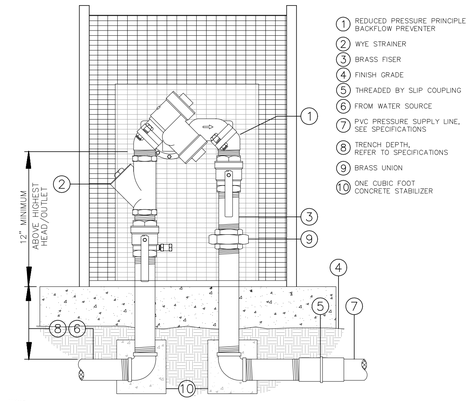
QUICK COUPLER VALVE — J



1. 10" ROUND VALVE BOX WITH LOCKING BOLT LID
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. PRESSURE SUPPLY LINE
5. PVC STREET ELL (2 REQUIRED)
6. PVC ELL
7. 12" LONG PVC SCH. 80 THREADED NIPPLE
8. ONE (1) CU. FT. 3/4" CRUSHED ROCK SUMP
9. PVC SCH. 80 THREADED CLOSE NIPPLE
10. 36" #4 REBAR STAKE WITH (2) SPRINKLER TIES OR STAINLESS STEEL HOSE CLAMPS

NOTE: INSTALL 12" FROM HARDSCAPE.

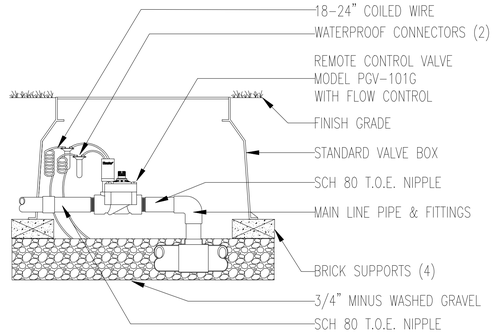
REDUCED PRESSURE BACKFLOW ASSEMBLY — G



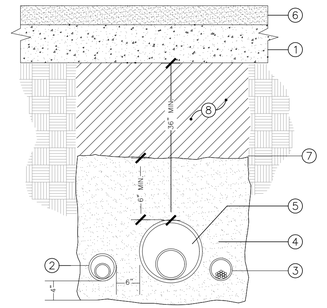
1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
2. WYE STRAINER
3. BRASS FISER
4. FINISH GRADE
5. THREADED BY SLIP COUPLING
6. FROM WATER SOURCE
7. PVC PRESSURE SUPPLY LINE, SEE SPECIFICATIONS
8. TRENCH DEPTH, REFER TO SPECIFICATIONS
9. BRASS UNION
10. ONE CUBIC FOOT CONCRETE STABILIZER

NOTE:
CONTRACTOR SHALL PROVIDE LOCKING ENCLOSURE AND CONCRETE PAD. COLOR SHALL BE DARK GREEN

CONTROL VALVE ASSEMBLY — D

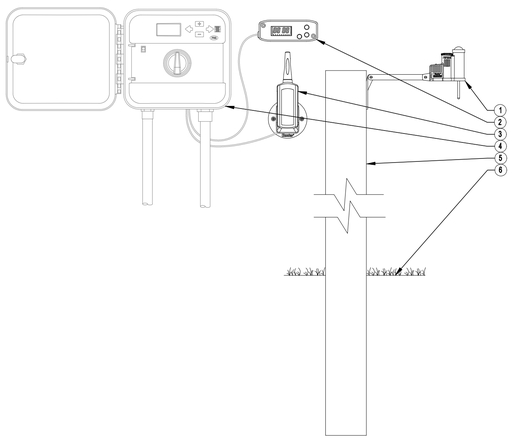


TRENCHING UNDER HARDSCAPE — A



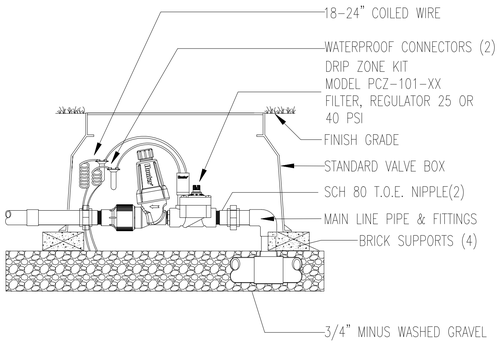
1. SUBGRADE
2. LATERAL LINE (IN SLEEVE)
3. CONTROL WIRES (IN CONDUIT)
4. CLEAN GRANITE SAND
5. PRESSURE SUPPLY LINE (IN SLEEVE)
6. FINISH SURFACE
7. SOIL SEPARATOR
8. 90% CLEAN BACK-FILL

WIRELESS SOLAR SYNC — H

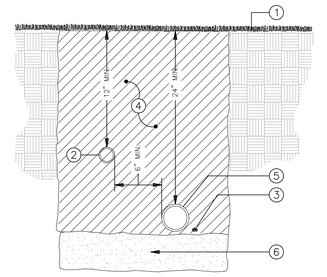


LEGEND:
1. SOLAR SYNC WIRELESS SENSOR
2. SOLAR SYNC MODULE
3. SOLAR SYNC WIRELESS RECEIVER
4. SOLAR SYNC COMPATIBLE CONTROLLER
5. POST OR SUITABLE MOUNTING SURFACE
6. FINISHED GRADE

DRIP VALVE ASSEMBLY — E



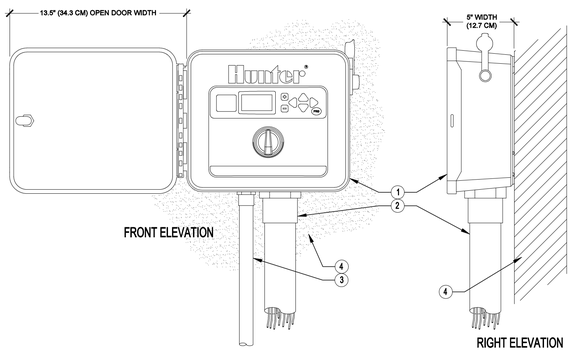
TRENCHING IN LANDSCAPE — B



1. FINISH GRADE
2. LATERAL LINE
3. CONTROL WIRES
4. CLEAN BACKFILL (REFER TO SPECIFICATIONS)
5. PRESSURE SUPPLY LINE
6. SAND BEDDING (REFER TO SPECIFICATIONS)

INSTALL ALL CONTROL WIRE ON THE UNDERSIED OF THE PRESSURE SUPPLY LINE

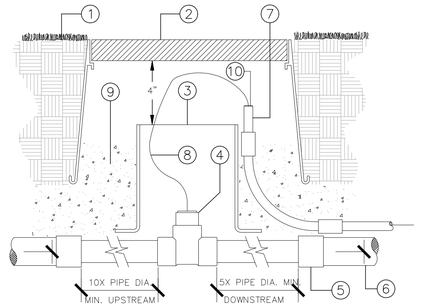
IRRIGATION CONTROLLER AND SENSOR - WALL MOUNT — I



LEGEND:
1. IRRIGATION CONTROLLER (I CORE) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

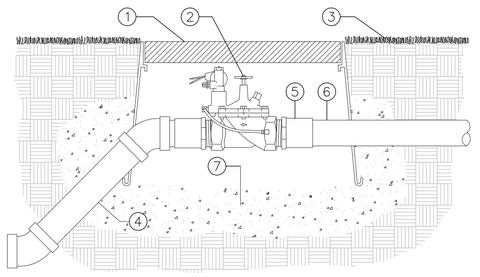
NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

FLOW SENSOR — F



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. 8" DIA. CL 160 PVC SLEEVE BOTTOM TO BE FLARED AND CONTACT TOP OF PRESSURE SUPPLY LINE
4. FLOW SENSOR, REFER TO PLANS FOR MODEL NUMBER AND SIZE
5. PVC REDUCING COUPLER (2 REQUIRED)
6. PVC PRESSURE SUPPLY LINE
7. 3/4" ELECTRICAL CONDUIT
8. BELDEN #9889 CABLE FROM SENSOR LEADS TO DATA DECODER, REFER TO PLANS FOR LOCATION
9. 3/4" GRAVEL SUMP 1 CU. FT.
10. CONDUIT BUSHING

MASTER VALVE — C



1. RECTANGULAR PLANSTIC VALVE BOX GREEN IN COLOR WITH PURPLE RECYCLED LABEL ON LID
2. ELECTRIC REMOTE CONTROL VALVE
3. FINISH GRADE
4. PRESSURE SUPPLY LINE
5. PVC MALE ADAPTOR (2 REQUIRED)
6. PVC PRESSURE SUPPLY LINE FROM BASKET STRAINER
7. 3/4" CRUSHED ROCK SUMP (ONE CUBIC FOOT)

NOTE: VALVE SHALL HAVE A MINIMUM OF 4" CLEARANCE FROM THE BOTTOM OF THE VALVE BOX LID, AND 2" MINUMUM CLEARANCE FROM THE BOTTOM OF VALVE AND TOP OF GRAVEL SUMP.

NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

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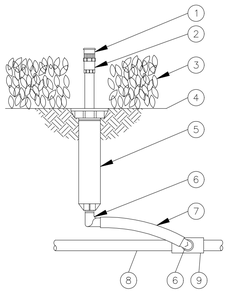
IRRIGATION DETAILS

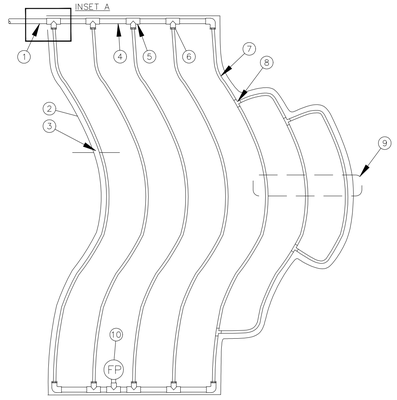
Date: 08-20-25
Scale:
Sheet: 7 of 10
Sheet: LI-4

POP UP BUBBLER | I



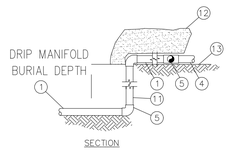
1. PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
2. PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
6. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
7. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. PVC SCH 40 TEE OR ELL

INLINE DRIP TUBING ON GRADE - CURVED LAYOUTS | D

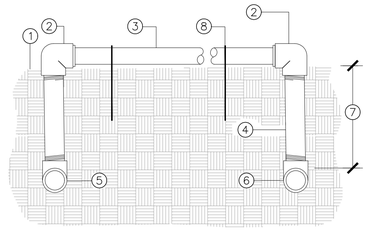


1. PVC SUPPLY PIPE FROM CONTROL VALVE (SIZEPER PLAN)
2. PERIMETER IF IRRIGATED AREA.
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING:
7. ON-SURFACE DRIPLINE:
8. BARB X BARB INSERT TEE:
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. FLUSH VALVE LOCATION
11. PVC RISER PIPE
12. 2"-3" DEPTH OF MULCH
13. FINISH GRADE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

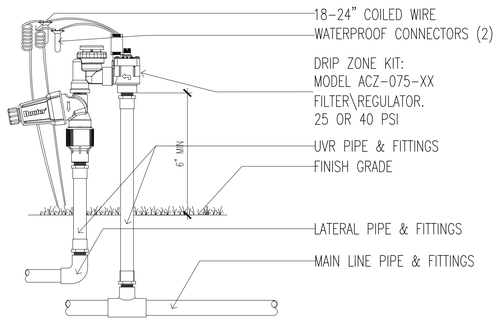


INLINE DRIP TUBING ON GRADE | A



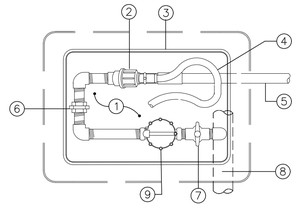
1. FINISH GRADE
2. THREAD X COMPERSSION ELBOW
3. SUBSURFACE TUBING, INSTALL ON GRADE AND STAKE AT 2' O.C. USING SALCO DTS-30-750 TUBING STAKES.
4. 10" THREADED PVC SCH. 40 RISER
5. PVC SCH. 40 TEE (S X S X T) IN EXHAUST HEADER TO FLUSH VALVE ASSEMBLY
6. PVC SCH. 40 TEE (S X S X T) IN INTAKE HEADER
7. HEADER DEPTH REFER TO SPECIFICATIONS
8. SALCO DTS-30-750 TUBING STAKES

CONTROL VALVE ASSEMBLY (DRIP) | G



NOTE
ANTI-SIPHON VALVES SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

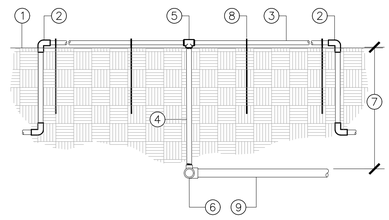
DRIP VALVE ASSEMBLY | E



1. 3/4" CRUSHED GRAVEL SUMP 2 CUBIC FEET (INSTALL SOIL SEPARATOR FABRIC OVER SUMP)
2. AGRICULTURAL PRODUCTS INC. MODEL 4E-3/4-FILTER WITH 150 MESH SCREEN
3. RECTANGULAR VALVE BOX, GREEN IN COLOR WITH PURPLE RECYCLED LABEL RIVETED ON THE LID. BRAND LID WITH CONTROLLER AND STATION NUMBER. VALVE BOX TO REST ON GRAVEL SUMP
4. 18" X 12" DIA. FLEX HOSE-CONNECT TO FILTER FLUSH PORT
5. PVC LATERAL LINE PIPE
6. PVC UNION (LINE SIZE)
7. PVC BALL VALVE (LINE SIZE)
8. PRESSURE SUPPLY LINE
9. ELECTRIC REMOTE CONTROL VALVE IRRITROL 700 ULTRA FLOW SERIES

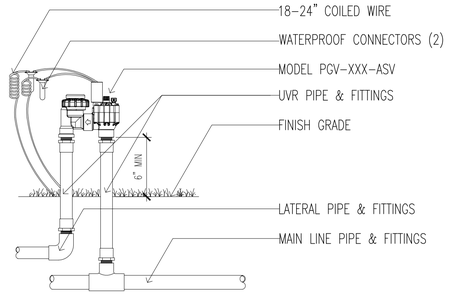
NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

INLINE DRIP TUBING ON GRADE | B



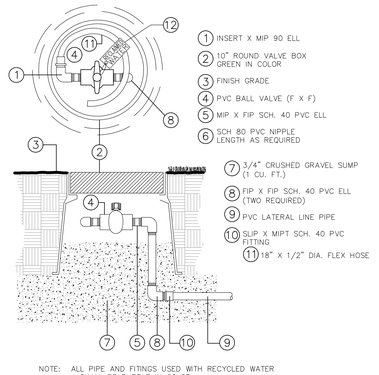
1. FINISH GRADE
2. 3/4" PVC SCH 40 COMPRESSION BY SLIP ELBOW TO 3/4" PVC NIPPLE TO FLUSH VALVE ASSEMBLY.
3. NETAFIM TECHLINE DRIPPER TUBE ON GRADE AND STAKE AT 4' O.C. USING NETAFIM TLS6 SOIL STAPLE.
4. 12" THREADED PVC SCH. 40 RISER
5. PVC SCH. 40 TEE (S X S X T) WITH COMPRESSION FITTINGS
6. PVC SCH. 40 TEE (S X S X T) IN LATERAL LINE PIPE
7. LATERAL LINE DEPTH, REFER TO SPECIFICATIONS
8. NETAFIM TLS6 SOIL STAPLE
9. LATERAL LINE PIPE

CONTROL VALVE ASSEMBLY | H



NOTE
ANTI-SIPHON VALVES SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

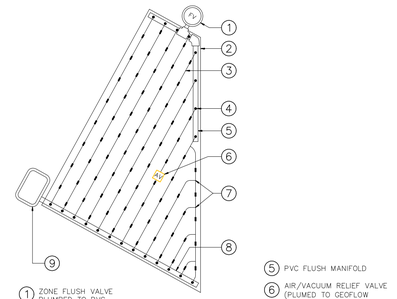
FLUSH VALVE | F



1. INSERT X MIP 90 ELL
2. 10" ROUND VALVE BOX GREEN IN COLOR
3. FINISH GRADE
4. PVC BALL VALVE (F X F)
5. MIP X FIP SCH. 40 PVC ELL
6. SCH 80 PVC NIPPLE LENGTH AS REQUIRED
7. 3/4" CRUSHED GRAVEL SUMP (1 CU. FT.)
8. FIP X FIP SCH. 40 PVC ELL (TWO REQUIRED)
9. PVC LATERAL LINE PIPE
10. SLIP X MIPT SCH. 40 PVC FITTING
11. 18" X 1/2" DIA. FLEX HOSE

NOTE: ALL PIPE AND FITINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

INLINE DRIP TUBING LAYOUT | C



1. ZONE FLUSH VALVE PLUMBED TO PVC (REFER TO FLUSH VALVE ASSEMBLY)
2. AREA PERIMETER
3. NETAFIM IRRIGATION TUBING, SEE IRRIGATION LEGEND FOR EMITTER SPACING
4. MANIFOLD CONNECTION (PVC TO ELBOW)
5. PVC FLUSH MANIFOLD
6. AIR/VACUUM RELIEF VALVE (PLUMED TO GEOFLOW TUBING AT EACH HIGH POINT)
7. COMPRESSION TEE
8. PVC SUPPLY MANIFOLD
9. REMOTE CONTROL VALVE (REFER TO DRIP VALVE ASSEMBLY DETAIL)

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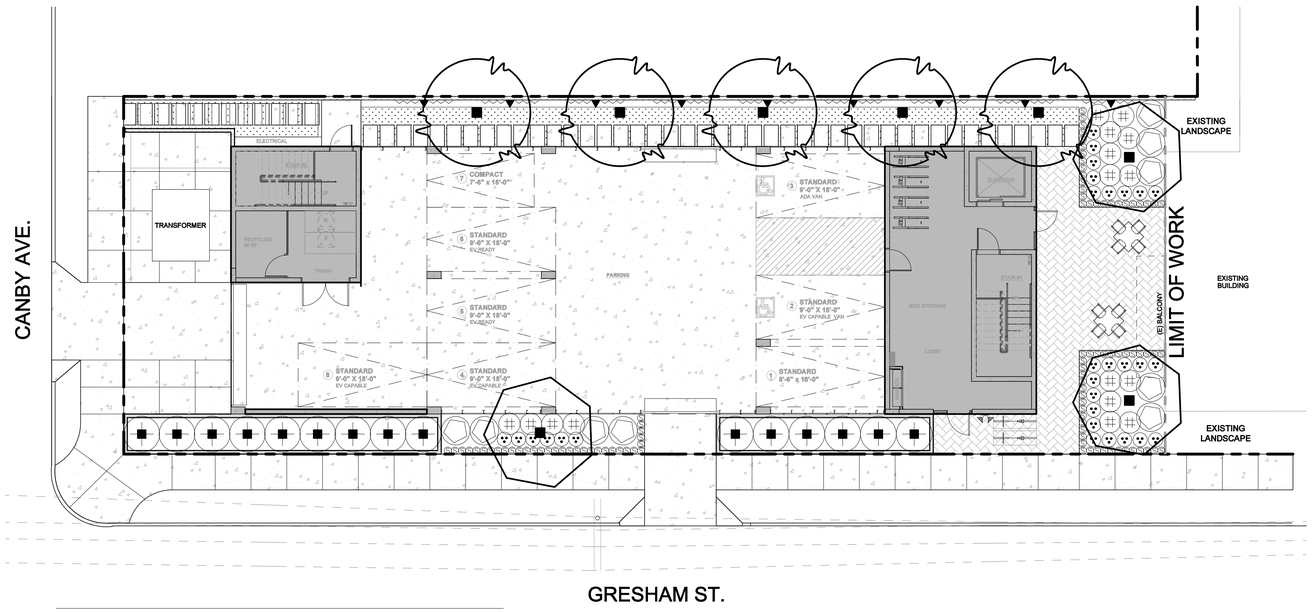
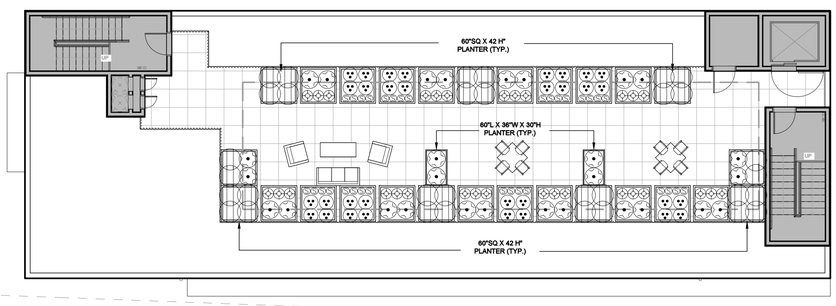


SITE PLAN



ROOF PLAN

PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (HXW)	TIME TO MATURITY	HYDROZN.
SHRUBS								
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GAL @ 18" O.C.	95	L	12"-18" X 18 -24"	1-3 YRS	A
	ALOE STRIATA	CORAL ALOE	1 GAL @ 2' O.C.	29	L	18" X 2'	1-2 YRS	A
	SALVIA GREGGII	AUTUMN SAGE	5 GAL @ 3' O.C.	16	L	3' X 3'	1-3 YRS	A
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL @ 4' O.C.	9	L	4-6' X 4-5'	2-4 YRS	A
	FATSIA JAPONICA	JAPANESE ARALIA	5 GAL @ 5' O.C.	15	M	5-8' X 5-8'	2-4 YRS	B
TREES								
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	3	L	25-35' X 20'	10-15 YRS	C
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	5	M	15-25' X 15-25'	10-15 YRS	E
VINES								
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL @ 12' O.C.	9	M	10' X 2'	2-3 YRS	D
GROUNDCOVERS								
	DYMONDIA MARGARETAE	SILVER CARPET	FLATS	351 SF	L	1-3" X 1-2'	1-2 YRS	A

TREE CALCULATIONS

(1) 24" BOX TREE PER 4 DWELLING UNITS
NUMBER OF DWELLING UNITS: 16 UNITS

TREES REQUIRED: 4 TREES
TREES PROVIDED: 8 TREES
GROUND LEVEL: 8 TREES
ROOF LEVEL: 0 TREES

ROOF LEVEL CALCULATIONS

MINIMUM REQUIRED COMMON OPEN SPACE
LANDSCAPE AREA: 25% OF COMMON OPEN SPACE

COMMON OPEN SPACE AREA: 1,280 SF
LANDSCAPE AREA REQUIRED: 320 SF
LANDSCAPE AREA PROVIDED: 379 SF

ROOF LEVEL PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (HXW)	TIME TO MATURITY	HYDROZN.
SHRUBS								
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GAL @ 18" O.C.	32	L	12"-18" X 18 -24"	1-3 YRS	A
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL @ 18" O.C.	30	L	18" X 18"	1-2 YRS	A
	ALOE STRIATA	CORAL ALOE	1 GAL @ 2' O.C.	89	L	18" X 2'	1-2 YRS	A
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL @ 30" O.C.	28	L	2' X 2-3'	1-2 YRS	A
	PHORMIUM TENAX 'GOLDEN RAY'	GOLDEN RAY NEW ZEALAND FLAX	5 GAL @ 3' O.C.	32	L	4-6' X 4-5'	2-4 YRS	A

PLANTERS ON ROOF LEVEL

(27) 60"SQ X 42"H
(2) 60"L X 36"W X 30"H

NOTE: ALL PLANTERS AVAILABLE THROUGH TOURNESOL SITEWORKS (510)-471-6269.
COLOR: BRONZE, FINISH: SMOOTH WITH DRAIN HOLES
ADJACENT RECTANGULAR PLANTERS TO HAVE SCOOP FEATURE AND SEALED WITH SCOOP CONNECTION KIT

DETAILS FOR PLANTERS LOCATED ON CONSTRUCTION SHEET LC-2

SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30" IN DEPTH AND LAWN OR GROUNDCOVER SHALL BE AT LEAST 12" IN DEPTH.

NORTH

0 5' 10' 20'
SCALE: 1"=10'-0"

SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design
680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

16-UNIT MULTIFAMILY BUILDING

18419 W GRESHAM ST 1-16
LOS ANGELES, CA. 91325

No.	Revision / Issue	Date

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic No. 4397
Signature
8/20/25
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

PLANTING LAYOUT PLAN

Date: 08-20-25
Scale: 1"=10'-0"
Sheet: 9 of 10
Sheet: LP-1

1. THE CONTRACTOR SHALL PROVIDE A WEED ABATEMENT PROGRAM TO ALL LANDSCAPE PLANTING AREAS PRIOR TO PLANTING, PER THE LANDSCAPE SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH PHOTOGRAPHS OF ALL PLANT MATERIALS NOT PROVIDED BY THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.

3. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

4. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.

5. ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL DEEMED TO BE UNACCEPTABLE BOTH AT THE TIME OF DELIVERY OR AFTER DELIVERY IF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IS NOT ON SITE AT THE TIME OF DELIVERY.

6. ALL SHRUB AREAS SHALL BE COVERED EVENLY WITH A THREE INCH (3") MIN. LAYER OF "0-2 FOREST FLOOR" AVAILABLE THRU: AGUINAGA FERTILIZER INC. OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

7. NO SHRUB PLANTING SHALL TAKE PLACE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS PROPERLY GRADED/PREPARED AND THE WORK APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. TREES SHALL BE SET PRIOR TO IRRIGATION SYSTEM INSTALLATION. CONTRACTOR IS RESPONSIBLE TO VERIFY APPROPRIATE FINAL GRADES PRIOR TO SETTING TREES.

8. TOP OF ROOTBALL FOR TREES AND SHRUBS SHALL BE A MIN. 2" ABOVE THE FINISH GRADE AT THE ORIGINAL PLACE OF GROWTH. REFER TO PLANTING SPECIFICATIONS.

9. THE CONTRACTOR SHALL PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH TYPE AND SIZE DESIGNATED ON THE DRAWINGS.

10. THE CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION AND OWNER ACCEPTANCE OF PLANTING AND IRRIGATION WORK.

11. THE CONTRACTOR SHALL NOT BEGIN SAID MAINTENANCE PERIOD WITHOUT RECEIVING WRITTEN CONSENT FROM THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.

12. ALL WATERING BASINS SHALL BE REMOVED AT THE END OF THE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.

13. QUANTITIES LISTED ON THE CONSTRUCTION DRAWINGS OR THE PLANTING LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS.

14. WHERE POSSIBLE TREES SHALL BE KEPT A MINIMUM OF 5'-0" FROM WALLS, FENCES, SIDEWALKS, CONCRETE CURBS AND ANY HARDSCAPE IN GENERAL. IF NOT POSSIBLE CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR EXACT PLACEMENT.

15. FINISH GRADE IN SHRUB AREAS SHALL BE 2" BELOW PAVED SURFACES, 3" WHERE BARK MULCH IS TO BE USED, AND LAWN AREAS SHALL BE 1" BELOW PAVED SURFACES. ALL PLANTING AREAS SHALL DRAIN AT 2% MINIMUM UNLESS OTHERWISE NOTED ON THE GRADING PLANS.

16. INSTALL LINEAR ROOT BARRIERS FOR ALL TREES WITHIN 5' OF ANY CONCRETE FLAT WORK, CURB, GUTTER, UTILITY, STRUCTURES, ETC. ROOT BARRIER SHALL BE AS SPECIFIED WITHIN THE PROJECT SPECIFICATIONS AND INSTALLED PER DETAIL THIS SHEET.

17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.

18. AGRONOMIC SOIL ANALYSIS WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. SOIL TEST SHALL INCLUDE A PERCOLATION TEST AND DRAINAGE RECOMMENDATIONS.

19. SOIL PREPARATION AND BACKFILL FOR PLANTING PITS SHALL BE AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT. CONTRACTOR SHALL INCLUDE COST FOR BACKFILL AND SOIL PREPARATION IN HIS BID.

20. SOIL AMENDMENTS SHALL BE APPLIED PER AGRONOMIC SOIL REPORT SPECIFICATIONS.

21. ON-GRADE TREES 24" BOX SIZE OR LARGER SHALL RECEIVE AN AUGURED SUMP AS DESCRIBED IN THE TREE PLANTING DETAILS, OR OTHER DRAINAGE METHOD AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT.

22. APPLY PRE-EMERGENT HERBICIDE ("EPTAM" OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS TO SHRUB AREAS ONLY. APPLY 1"-2" WATER FOLLOWING APPLICATION. CONTACT HERBICIDE ("RAD-E-CATE 35" OR EQUAL) SHALL BE APPLIED TO LAWN AREAS ONLY FOLLOWING A 14 DAY MOISTENING PERIOD TO ENCOURAGE WEED GERMINATION. REMOVE ALL WEEDS AND RESIDUE FROM SITE.

23. ALL ROOTBALLS SHALL BE THOROUGHLY WATERED PRIOR TO INSTALLATION.

24. ALL PLANTING SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.

25. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION/ PIT EXCAVATION.

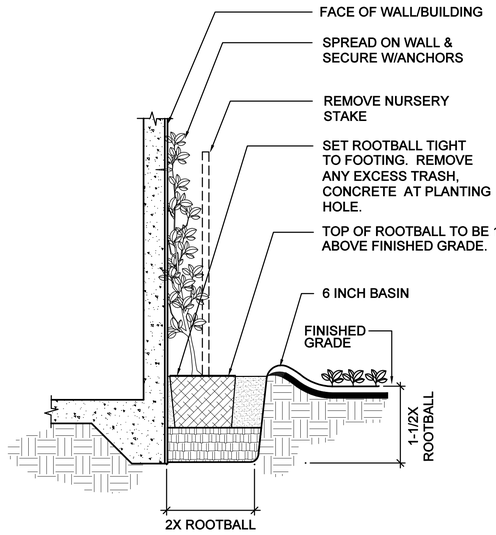
26. CONTRACTOR SHALL LIST ANY DOLLAR AMOUNT FOR ADDITIONAL PLANT MATERIALS THAT ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.

27. THE CONTRACTOR SHALL INCLUDE IN HIS BID COSTS AS NECESSARY FOR PENETRATING THROUGH HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE AND PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE HARD PAN LAYER BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM PLANTING PITS. THE LANDSCAPE CONTRACTOR WILL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.

28. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

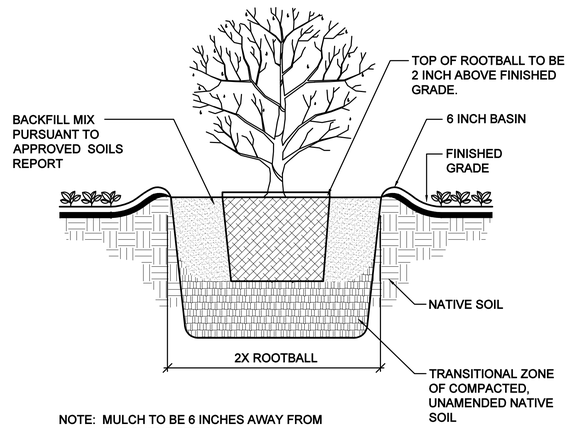
29. PLANT MATERIAL SIZES SPECIFIED IN THE PLANTING LEGEND SHALL MEET THE GENERAL SIZE STANDARDS OF HEIGHT, SPREAD, AND OTHER RELEVANT DATA FOR THE ACCORDING CONTAINER SIZES AS SPECIFIED BY THE PLANT SIZE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

GENERAL PLANTING NOTES



NOTE:
MULCH TO BE 6 INCHES AWAY FROM THE VINE STEM.

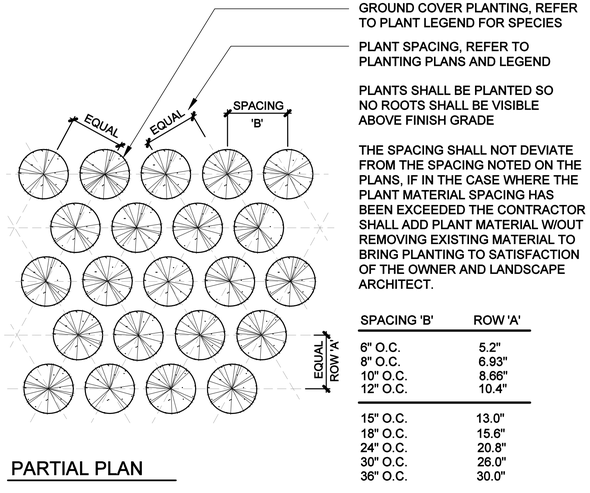
VINE PLANTING C



NOTE: MULCH TO BE 6 INCHES AWAY FROM THE SHRUB STEM.

ALTERNATE SOLUTION: ONLY EXCAVATE TO NATIVE SOIL TO MINIMIZE COMPACTION AND HELP PREVENT THE ROOTBALL FROM SINKING, IT IS RECOMMENDED THAT THE ROOTBALL EITHER BE PLACED ON GRADE WITHIN THE PLANTING PIT OR THAT THE PLANTING PIT BE DUG 2" SHALLOWER THAN THE ROOTBALL. FINISH GRADE TO BE MOUNDED/CROWNED UP OVER ROOTBALL.

SHRUB PLANTING A



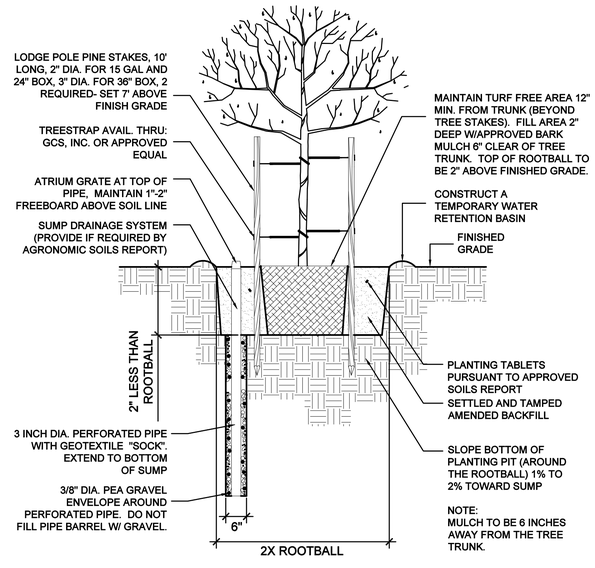
PLANTS SHALL BE PLANTED SO NO ROOTS SHALL BE VISIBLE ABOVE FINISH GRADE

THE SPACING SHALL NOT DEVIATE FROM THE SPACING NOTED ON THE PLANS, IF IN THE CASE WHERE THE PLANT MATERIAL SPACING HAS BEEN EXCEEDED THE CONTRACTOR SHALL ADD PLANT MATERIAL W/OUT REMOVING EXISTING MATERIAL TO BRING PLANTING TO SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT.

SPACING 'B'	ROW 'A'
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
15" O.C.	13.0"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	30.0"

PARTIAL PLAN

GROUNDCOVER PLANTING D



TREE STAKING B

SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design
680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

16-UNIT MULTIFAMILY BUILDING

18419 W GRESHAM ST 1-16
LOS ANGELES, CA. 91325

No.	Revision / Issue	Date

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic No. 4397
Signature
8/20/25
Date
Exp. Date: 5/31/25
STATE OF CALIFORNIA

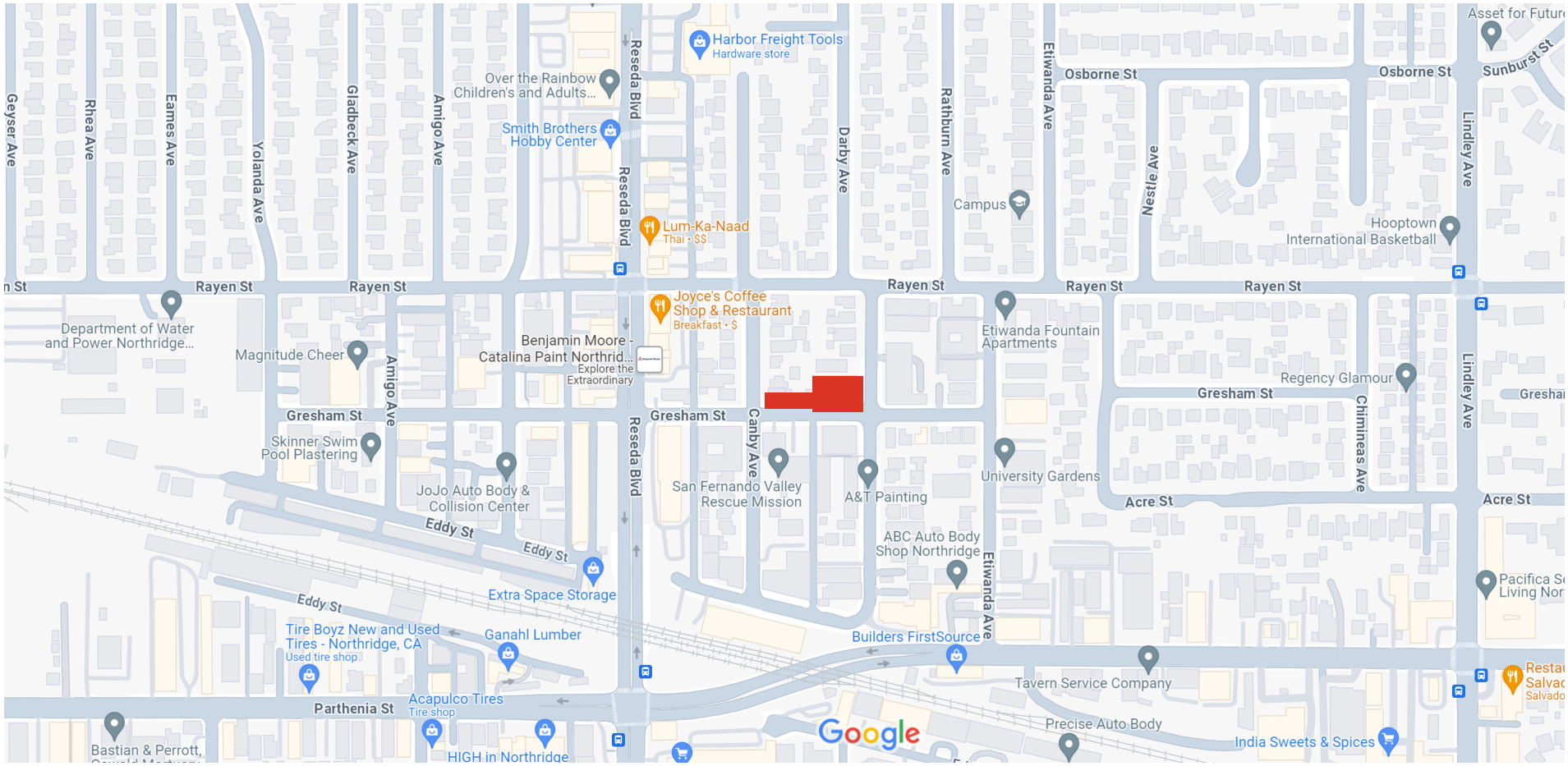
PLANTING DETAILS

Date: 08-20-25
Scale:
Sheet: 10 of 10
Sheet: LP-2

Exhibit B

Maps and Photos

Google Maps Vicinity Map 8803 Darby



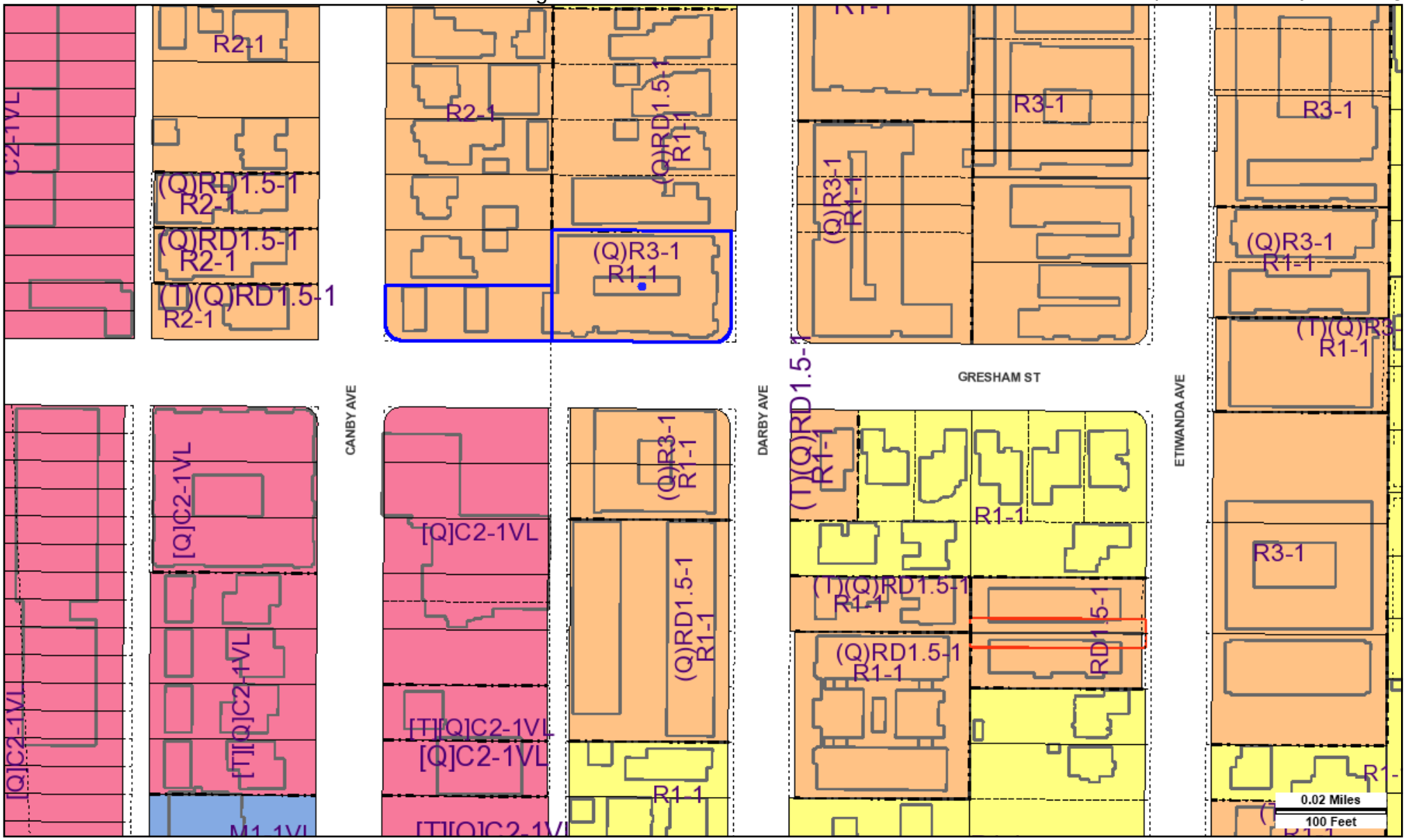
Map data ©2023 Google 200 ft

ZIMAS PUBLIC

Generalized Zoning

11/01/2023

City of Los Angeles
Department of City Planning



Address: 8807 N DARBY AVE
APN: 2769026016
PIN #: 195B125 564

Tract: ZELZAH
Block: None
Lot: FR 161
Arb: 1

Zoning: (Q)R3-1
General Plan: Low Medium II Residential, Mediu

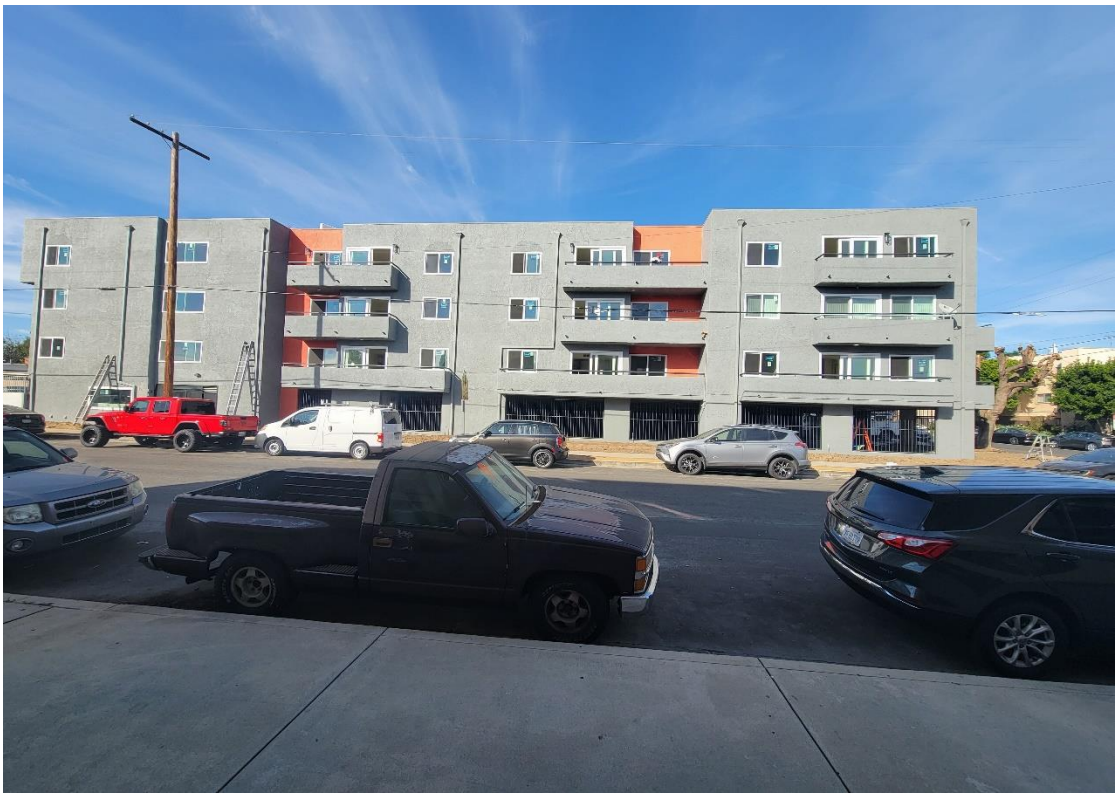
N
W
E
S

1. Facing the project site east on Canby

2. To the north of the project site on Canby

3. Across the street from the project site on Canby

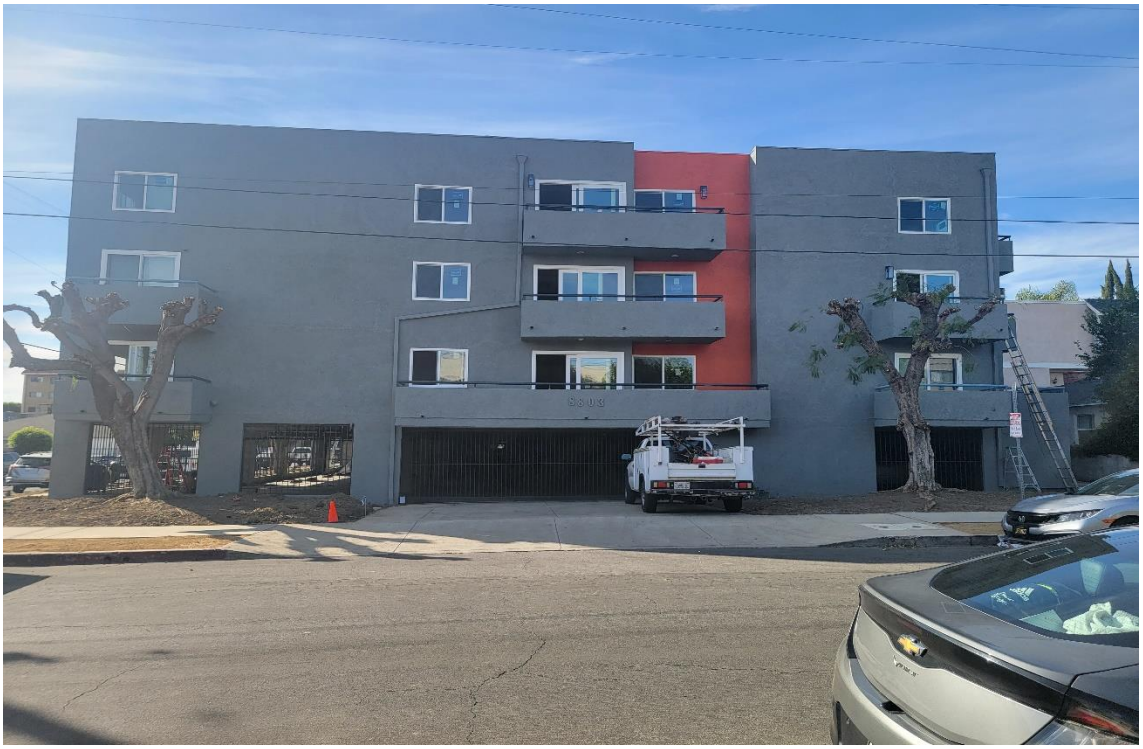
4. Facing the northwest part of the project site at the corner of Canby and Gresham



5. Facing the north east portion of the project site at the corner of Gresham and Darby

6. Facing the South across from the project site on Gresham

7. Facing the South on Gresham across from the project site



8. The project site facing East on Darby

9. Across the street from the project site on Darby facing East

Exhibit C
Environmental Clearance
(Case No. ENV-2024-4034-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	SCH NUMBER
CPC-2024-901-DB-VHCA	
LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2024-4034-CE
PROJECT TITLE	COUNCIL DISTRICT
8803-8807 North Darby Avenue, 18419 1-16 Gresham Street	12 - Lee

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
8803-8807 North Darby Avenue, 18419 1-16 Gresham Street

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
The proposed project includes the demolition of an existing swimming pool and surface parking lot, and the construction, use, and maintenance of a new four (4)-story apartment building consisting of 16 units and 14,669 square feet of floor area. The project includes the removal of four (4) existing trees and re-planting for a total of eight (8) new on-site trees. There are no existing Protected Trees on-site. The development of the project will require the cut and export of approximately 361 cubic yards (cy) of soil.

NAME OF APPLICANT / OWNER:
Dan Hosseini

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Heather Lee	(310) 906-6880

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) _____

X CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **Section 15332 / Class 32 and Section 15301 / Class 1**

☐ 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
The project meets the requirements to qualify for a Class 32 Exemption and none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. Se attached CE Justification for further elaboration.

☒ 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
Correy Kitchens *Correy Kitchens*	City Planning Association

ENTITLEMENTS APPROVED
Density Bonus, Project Review

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2025

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-4034-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Sections 15301 and 15332, Class 1 and Class 32, Case No. ENV-2024-4034-CE, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The subject site is currently developed with an existing four-story, 25-unit apartment building with a pool and covered parking lot. The Proposed Project will maintain the existing apartment building (22,823 square feet of floor area) and demolish the existing pool and existing parking area for the construction, use and maintenance of a second, four-story apartment building with 16 dwelling units and 14,669 square feet of floor area. Five of the total 41 units on site are to be reserved for Very Low-Income households. The proposed building will rise to a maximum height of 45 feet. The site will include a total of 3,370 square feet of open space. A total of five (5) parking spaces will be provided in a ground floor parking garage in the new building.

There are no existing Protected Trees on-site. The development of the Project would require the cut and export of approximately 361 cubic yards (cy) of soil.

CEQA Determination – Class 1 (Exiting Facilities) Categorical Exemption Applies

The portion of the project which is the retained, existing, 25-unit apartment building is categorical exempt from CEQA pursuant to Class 1, existing facilities exemption.

CEQA Determination – Class 32 (Urban Infill Development) 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;

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

The project is for the demolition of an existing pool and existing parking area for the construction, use and maintenance of a second four-story apartment building with 16 dwelling units and 14,669 square feet of floor area. Additionally, the project maintains an existing 25-unit apartment building. The proposed multifamily development, which is characterized as in-fill development, qualifies for the Class 32, Category Exemption.

The site is zoned (Q)R3-1 and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable Northridge Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.54 acres. Lots adjacent to the subject site are developed with the following urban uses: a church, single-family dwellings, and multi-family dwellings. The site is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project application does not propose to remove any protected trees on-site as noted in the Tree Disclosure Statement dated 9/17/2024.

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 transportation study.

The Air Quality Study prepared by Aaron Brumer, dated September 12, 2024, concluded the project will not result in impacts to air quality. The project site will be adequately served by all public utilities and services given that the construction of an additional apartment building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes maintain the existing apartment building (22,823 square feet) and demolish the existing pool and existing parking area for the construction, use and maintenance of a second four-story apartment building with 16 dwelling units and 14,669 square feet of floor area. The project will occur in an area zoned and designated for such development. All adjacent lots are developed with similar uses, and the subject site is of a similar size and scale of nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.6:1 and is permitted to have an FAR of 3:1. The project requests a Density Bonus incentive for a maximum height of 45 feet in lieu of the 38-foot height limitation pursuant to the Q condition (Ordnance No. 156,099). Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park, which is located four (4) miles from the subject site. Therefore the subject

site will not create any impacts within a designated as a state scenic highway. Furthermore, 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. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

MD ACOUSTICS
Sound Solutions for Planning and Design

AZ Office
4960 S. Gilbert Road, Ste 1-461
Chandler, AZ 85249
p. (602) 774-1950

CA Office
1197 Los Angeles Avenue, Ste C-256
Simi Valley, CA 93065
p. (805) 426-4477

www.mdacoustics.com

September 12, 2024

Mr. Dan Hosseini
19923 Ventura LLC
7029 Bristol Parkway Suite 20
Culver City, CA 90230

C/O Mr. Aaron Brumer
Aaron Brumer and Assoc. Architects
10999 Riverside Drive, Suite #302
North Hollywood, CA 91602

Subject:
Darby Avenue Multi-Family Residential Development – Focused Air Quality, Greenhouse Gas, and Energy Impact Study, City of Los Angeles, CA

Dear Mr. Hoss:

MD Acoustics, LLC (MD) has completed a focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation for the proposed multi-family development located at 8803 Darby Avenue in the City of Los Angeles, CA. The purpose of this focused study is to evaluate the air quality, greenhouse gas, and energy construction and operational emissions generated by the proposed project and to compare the project emissions to South Coast Air Quality Management District's (SCAQMD) thresholds of significance as it relates to residential and commercial uses and consistency to the City's General Plan. A list of definitions and terminology is located in Appendix A.

1.0 Project Description

The Project Site is on approximately 0.54 acres. The Project includes the construction of a new residential 4-story buildings containing 16 residential dwelling units and 12 parking spaces. The proposed project site plan is in Appendix B.

The site is bordered by residential uses to the north, Darby Avenue to the east with residential uses further, Gresham Street to the south with residential uses further, and Canby Avenue to the west with residential uses further. The site is zoned R3-1 Multiple Dwelling Zone by the City of Los Angeles and has a land use designation of Medium Residential in the City of Los Angeles General Plan.

2.0 AQ/GHG Thresholds of Significance

2.1 AQ Significance Thresholds

Project emissions were compared to both regional and localized SCAQMD's thresholds of significance for construction and operational emissions[1,2].

[1] https://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf
[2] https://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds

2.2 GHG Significance Thresholds

The project emissions were compared to the SCAQMD's 3,000 $MTCO_2e$ draft threshold for all land uses[3].

3.0 Evaluation Procedure/Methodology

MD utilized the latest version of CalEEMod (2022.1.1.28) to calculate both the construction and operational emissions from the project site[4]. Project construction is modeled to commence no earlier than January 2025 and be completed by June 2025. Construction assumes demolition, grading, building construction, paving, and architectural coating. CalEEmod defaults were utilized. Assumptions and output calculations are provided in Appendix C.

4.0 Local Ambient Conditions

The project site is located in South Coast Air Basin (SCAB) in the Central LA Source Receptor Area (SRA) 6[5]. The nearest air monitoring station to the project site is the Reseda Air Monitoring Station. Historical air quality data for the vicinity can be found both at CARB and SCAQMD's websites[6,7]. Temperature and historical precipitation data can be found at the WRCC[8].

5.0 Findings

The following outlines the emissions for the project:

5.1 Regional Construction Emissions

The construction emissions for the project would not exceed the SCAQMD's daily emission thresholds at the regional level as indicated in Table 1, and therefore the impact would be considered less than significant.

<Table 1, next page>

[3] https://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds/page/2
[4] https://www.caleemod.com/
[5] https://www.aqmd.gov/docs/default-source/default-document-library/map-of-monitoring-areas.pdf?sfvrsn=6
[6] https://www.aqmd.gov/home/library/air-quality-data-studies/historical-data-by-year
[7] https://www.arb.ca.gov/adam/
[8] https://www.wrcc.dri.edu/summary/Climsmsca.html

Table 1: Regional Significance – Construction Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Demolition						
On-Site[2]	0.47	4.33	5.65	0.01	1.45	0.34
Off-Site[3]	0.06	1.38	1.09	0.01	0.42	0.12
Total	**0.53**	**5.71**	**6.74**	**0.02**	**1.87**	**0.46**
Grading						
On-Site[2]	1.09	10.10	10.00	0.02	2.54	1.43
Off-Site[3]	0.09	5.56	2.53	0.03	1.31	0.39
Total	**1.18**	**15.66**	**12.53**	**0.05**	**3.85**	**1.82**
Building Construction						
On-Site[2]	0.52	5.14	6.94	0.01	0.22	0.20
Off-Site[3]	0.05	0.11	0.83	0.00	0.17	0.04
Total	**0.57**	**5.25**	**7.77**	**0.01**	**0.39**	**0.24**
Paving						
On-Site[2]	0.60	4.37	5.31	0.01	0.19	0.18
Off-Site[3]	0.08	0.26	1.31	0.00	0.28	0.06
Total	**0.68**	**4.63**	**6.62**	**0.01**	**0.47**	**0.24**
Architectural Coating						
On-Site[2]	20.43	0.88	1.14	0.00	0.03	0.03
Off-Site[3]	0.01	0.01	0.16	0.00	0.03	0.01
Total	**20.44**	**0.89**	**1.30**	**0.00**	**0.06**	**0.04**
Total of overlapping phases[4]	**21.12**	**5.52**	**7.92**	**0.01**	**0.53**	**0.28**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.28
[2] On-site emissions from equipment operated on-site that is not operated on public roads.
[3] Off-site emissions from equipment operated on public roads.
[4] Architectural coatings and paving phases may overlap.

5.2 Localized Construction Emissions

Utilizing the construction equipment list and associated acreages per 8-hour day provided in the SCAQMD "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b), the maximum number of acres disturbed in a day would be 1.0 acres during grading (as shown in Table 2 below); however, as the project is less than one acre, the project emissions have been compared to the 1-acre per day localized significance threshold.

Table 2: Maximum Number of Acres Disturbed Per Day[1]

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
Total Per Phase				**1.0**

Notes:
[1.] Source: CalEEMod output and South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2

None of the analyzed criteria pollutants would exceed the LST emission thresholds at the nearest sensitive receptors as shown in Table 3. Therefore, the impact would be less than significant from construction.

Table 3: Localized Significance – Construction Emissions (lbs/day)

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Demolition	4.33	5.65	1.45	0.34
Grading	10.10	10.00	2.54	1.43
Building Construction	5.14	6.94	0.22	0.20
Paving	4.37	5.31	0.19	0.18
Architectural Coating	0.88	1.14	0.03	0.03
Total for overlapping construction phases	10.39	13.39	0.44	0.41
SCAQMD Threshold[2]	**103**	**426**	**4**	**3**
Exceeds Threshold?	No	No	No	No

Notes:
[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for one-acre (see Table 2) in the West San Fernando Valley Source Receptor Area (SRA 6).
[2] The nearest sensitive receptors are the multi-family residential uses adjacent to the north of the project site; therefore, the 25-meter threshold was utilized.

5.3 Regional Operational Emissions

The operating emissions were based on year 2025, which is the anticipated opening year for the project. The CalEEMod default project trips and vehicle miles traveled (VMTs) were used.

The summer and winter emissions created by the proposed project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 4. The data in Table 3 shows that the operational emissions for the project would not exceed the SCAQMD's regional significance thresholds.

Table 4: Regional Significance – Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	0.45	0.01	0.91	0.00	0.00	0.00
Energy Usage[3]	0.00	0.06	0.02	0.00	0.00	0.00
Mobile Sources[4]	0.29	0.23	2.41	0.01	0.49	0.13
Total Emissions	**0.74**	**0.30**	**3.34**	**0.01**	**0.49**	**0.13**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.28
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.

5.4 Localized Operational Emissions

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project is a residential project and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

5.5 GHG Emissions

Table 5 outlines the construction and operational GHG emissions for the project. The project's emissions are below (128.29 $MTCO_2e$) the SCAQMD's draft screening threshold of 3,000 $MTCO_2e$ for all land uses and; therefore, the impact is less than significant.

Table 5: Opening Year Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]					
	Bio-CO2	**NonBio-CO_2**	**CO_2**	**CH_4**	**N_2O**	**CO_2e**
Area Sources[2]	0.00	0.28	0.28	0.00	0.00	0.30
Energy Usage[3]	0.00	33.00	33.00	0.00	0.00	33.20
Mobile Sources[4]	0.00	84.80	84.80	0.00	0.00	86.10
Solid Waste[6]	1.05	0.00	1.05	0.10	0.00	3.67
Water[7]	0.19	1.29	1.48	0.02	0.00	2.11
Construction[8]	0.00	2.88	2.88	0.00	0.00	2.91
Total Emissions	1.24	122.25	123.49	0.12	0.00	**128.29**
SCAQMD Draft Screening Threshold						**3,000**
Exceeds Threshold?						**No**

Notes:
[1] Source: CalEEMod Version 2022.1.1.28
[2] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
[3] Energy usage consist of GHG emissions from electricity and natural gas usage.
[4] Mobile sources consist of GHG emissions from vehicles.
[5] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
[6] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
[7] Construction GHG emissions based on a 30-year amortization rate.

5.6 Consistency with Applicable Plans

Consistency with the City's General Plan

The project site is located in the City of Los Angeles. The project site has a current land use classification of "R3-1" Multiple Dwellings Zone according to the Zone Information and Map Access Systen (ZIMAS) and has a land use designation of Medium Residential in the City of Los Angeles General Plan. As the proposed project is a multifamily development, the proposed project would be consistent with the land use and zoning designations of the City's General Plan and Community Plan.

The project will be subject to the policies and ordinances pertaining to air quality and climate change in the City's General Plan. Although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions are short-term and not considered to have a significant impact on the environment. Furthermore, project emissions have demonstrated that they will be below any significant thresholds as outlined by SCAQMD.

In addition, as shown below, the project's GHG impacts have been evaluated by assessing the project's consistency with applicable statewide, regional, and local GHG reduction plans and strategies.

Consistency with the City of Los Angeles' Sustainable City pLAn and Green New Deal

The proposed project could have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plan for the proposed project is the L.A. Green New Deal Sustainable city pLAn 2019, which is an update to the City of Los Angeles' Sustainable City pLAn (Plan) adopted by the City in April 2015. The Green New Deal Sustainable City pLAn establishes visions for the City in thirteen topic areas including environmental justice, renewable energy, local water, clean and healthy buildings, housing and development, mobility and public transit, zero emission vehicles, industrial emissions and air quality monitoring, waste and resource recovery, food systems, urban ecosystems and resilience, prosperity and green jobs, and lead by example.

Project consistency with all of the applicable targets within the Green New Deal Sustainable City pLAn are assessed in Table 6. As shown in Table 6, the project is consistent with the applicable targets within the Green New Deal Sustainable City Plan.

Table 6: Project Consistency with the City of Los Angeles Green New Deal[1]

Targets	Consistency Analysis
Environment	
Renewable Energy	
LADWP will supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045.	Not Applicable. This target calls for LADWP to utilize renewable energy in their supply. However, the proposed project is to follow the California Green Building Standards Code (proposed Part 11, Title 24) adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development which includes energy efficiency (in excess of the California Energy Code requirements). The project will be required to include these mandatory standards.

Increase cumulative MW by 2025; 2035; and 2050 of: -Local solar to 900-1,500 MW; 1,500-1,800 MW; and 1,950 MW -Energy storage capacity to 1,654-1,750 MW; 3,000 MW; and 4,000 MW -Demand response (DR) programs to 234 MW (2025) and 600 MW (2035)	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Local Water	
Source 70% of L.A.'s water locally and capture 150,000 acre ft/yr of stormwater by 2035.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Recycle 100% of all wastewater for beneficial reuse by 2035.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Reduce potable water use per capita by 22.5% by 2025; and 25% by 2035; and maintain or reduce 2035 per capita water use through 2050.	Consistent. The project will comply with all applicable City ordinances and CAL Green requirements.
Clean and Healthy Buildings	
All new buildings will be net zero carbon by 2030; and 100% of buildings will be net zero carbon by 2050.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.

Reduce building energy use per sq.ft. for all building types 22% by 2025; 34% by 2035; and 44% by 2050.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Mobility and Public Transit	
Increase the percentage of all trips made by walking, biking, micro-mobility / matched rides or transit to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050	Consistent. The proposed project in close proximity to existing transit and development. The project is a residential use and is surrounded by other residential uses.
Reduce VMT per capita by at least 13% by 2025; 39% by 2035; and 45% by 2050.	Consistent. The proposed project is in close proximity to existing transit and development. The project is a residential use and is surrounded by other residential uses.
Zero Emission Vehicles	
Increase the percentage of electric and zero emission vehicles in the city to 25% by 2025; 80% by 2035; and 100% by 2050.	Consistent. The City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.
Waste and Resource Recovery	
Increase landfill diversion rate to 90% by 2025; 95% by 2035; and 100% by 2050.	Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).
Eliminate organic waste going to landfill by 2028.	Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).
Increase proportion of waste products and recyclables productively reused and/or repurposed within L.A. County to at least 25% by 2025; and 50% by 2035.	Consistent. The proposed project is required to have recycling programs that reduce waste to landfills by a minimum of 75 percent (per AB 341).
Notes: [1] Source: City of Los Angeles Green New Deal Sustainable City pLAn, 2019.	

Additional relevant plans and polices that govern climate change include:
Executive Orders S-305 and B-30-15;
AB 32 Scoping Plan;
SCAG's Regional Transportation Plan/Sustainable Communities Strategy;
City of Los Angeles Climate LA Implementation Plan; and
City of Los Angeles Building Ordinance

Consistency with Executive Orders S-03-05 and B-30-15

Executive Orders S-3-05 and B-30-15 are orders from the State's Executive Branch for the purpose of reducing GHG emissions. These strategies call for developing more efficient land-use patterns to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. The project includes elements of smart land use as it is well-served by transportation infrastructure and near public transit.

Although the project's emissions level in 2050 cannot be reliably quantified, statewide efforts are underway to facilitate the State's achievement of that goal and it is reasonable to expect the project's emissions profile to decline as the regulatory initiatives identified by ARB in the First Update are implemented, and other technological innovations occur. As such, given the reasonably anticipated decline in project emissions once fully constructed and operational, the project is consistent with the Executive Order's horizon-year goal. Therefore, the project is consistent with Executive Orders S-3-05 and B-30-15.

Consistency with AB32 Scoping Plan

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels. In May 2014, the CARB released its *First Update to the Climate Change Scoping Plan* (CARB 2014). This *Update* identifies the next steps for California's leadership on climate change. In November 2017, the CARB released the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. The 2020 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets.

As the latest, 2020 Scoping Plan builds upon previous versions, project consistency with applicable strategies of the 2008, 2017, and 2020 Plan are assessed in Table 7. As shown in Table 7, the project is consistent with the applicable strategies within the Scoping Plan.

Table 7: Project Consistency with CARB Scoping Plan Policies and Measures[1]

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project will comply with all applicable City ordinances and CAL Green requirements.
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	**Project Compliance with Recommended Action**
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.

Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The project will be compliant with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	Consistent. The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
2022 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	**Project Compliance with Recommended Action**
Deploy ZEVs and reduce driving demand	Consistent. The project will be in an urbanized area within a quarter mile of transit.
Coordinate supply of liquid fossil fuels with declining California fuel demand	Consistent. The project will be compliant with the current Title 24 standards.
Generate clean electricity	Consistent. The project will be compliant with the current Title 24 standards and would not interfere with clean energy generation.
Decarbonize industrial energy supply	Consistent. The project will be compliant with the current Title 24 standards and would be residential, therefore would not interfere with this goal.
Decarbonize buildings	Consistent. The project will be compliant with the current Title 24 standards.
Reduce non-combustion emissions	Consistent. The project will be compliant with the current Title 24 standards.
Notes: [1]Source: CARB Scoping Plan (2008, 2017, and 2022)	

Consistency with SCAG's 2020-2045 RTP/SCS

At the regional level, the 2020-2045 RTP and Sustainable Communities Strategy represent the region's Climate Action Plan that defines strategies for reducing GHGs. In order to assess the project's potential to conflict with the RTP/SCS, this section analyzes the project's land use profile for consistency with

those in the Sustainable Communities Strategy. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as SCAG's Sustainable Communities Strategy, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

Table 8 demonstrates the project's consistency with the Actions and Strategies set forth in the 2020-2045 RTP/SCS. As shown in Table 8, the project would be consistent with the GHG reduction related actions and strategies contained in the 2020-2045 RTP/SCS.

Table 8: Project Consistency with SCAG 2020-2045 RTP/SCS[1]

Actions and Strategies	Responsible Party(ies)	Consistency Analysis
Land Use Strategies		
Reflect the changing population and demands, including combating gentrification and displacement, by increasing housing supply at a variety of affordability levels.	Local Jurisdictions	Consistent. The proposed project is a residential development on a currently vacant site; therefore, it will not displace existing housing.
Focus new growth around transit.	Local Jurisdictions	Consistent. The proposed project is a residential development that would be consistent with the 2020 RTP/SCS focus on growing near transit facilities.
Plan for growth around livable corridors, including growth on the Livable Corridors network.	SCAG, Local Jurisdictions	Consistent. The proposed project is a residential development that would be consistent with the 2020 RTP/SCS focus on growing along the 2,980 miles of Livable Corridors in the region.
Provide more options for short trips through Neighborhood Mobility Areas and Complete Communities.	SCAG, Local Jurisdictions	Consistent. The proposed project would help further jobs/housing balance objectives. The proposed project is also consistent with the Complete Communities initiative that focuses on creation of mixed-use districts in growth areas.
Support local sustainability planning, including developing sustainable planning and design policies, sustainable zoning codes, and Climate Action Plans.	Local Jurisdictions	Not Applicable. This strategy calls on local governments to adopt General Plan updates, zoning codes, and Climate Action Plans to further sustainable communities. The proposed project would not interfere with such policymaking and would be consistent with those policy objectives.
Protect natural and farmlands, including developing conservation strategies.	SCAG, Local Jurisdictions	Consistent. The proposed project is a residential development in an existing residential community that would help reduce demand for growth in urbanizing areas that threaten green fields and open spaces.
Transportation Strategies		
Preserve our existing transportation system.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy calls on investing in the maintenance of our existing transportation system. The proposed project would not interfere with such policymaking.
Manage congestion through programs like the Congestion Management Program, Transportation	County Transportation	Consistent. The proposed project is a residential development that will minimize congestion

Demand Management, and Transportation Systems Management strategies.	Commissions, Local Jurisdictions	impacts on the region because of its proximity to public transit and general density of population and jobs.
Promote safety and security in the transportation system.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy aims to improve the safety of the transportation system and protect users from security threats. The proposed project would not interfere with such policymaking.
Complete our transit, passenger rail, active transportation, highways and arterials, regional express lanes goods movement, and airport ground transportation systems.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy calls for transportation planning partners to implement major capital and operational projects that are designed to address regional growth. The proposed project would not interfere with this larger goal of investing in the transportation system.
Technological Innovation and 21st Century Transportation		
Promote zero-emissions vehicles.	SCAG, Local Jurisdictions	Consistent. While this action/strategy is not necessarily applicable on a project-specific basis, the City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.
Promote neighborhood electric vehicles.	SCAG, Local Jurisdictions	Consistent. While this action/strategy is not necessarily applicable on a project-specific basis, the City's Building Code requires the proposed building to provide conduit for on-site electric vehicle charging stalls, which the project is to provide in the proposed parking garage.
Implement shared mobility programs.	SCAG, Local Jurisdictions	Not Applicable. This strategy is designed to integrate new technologies for last-mile and alternative transportation programs. The proposed project would not interfere with these emerging programs.

Notes:
[1] Source: Southern California Association of Governments; 2020–2045 RTP/SCS, May 2020.

Consistency with the City of Los Angeles ClimateLA Implementation Plan

The "ClimateLA" plan focuses on transportation, energy, water use, land use, waste, open space and greening, and economic factors to achieve emissions reductions. The project is required to comply with CALGreen and the City's Green Building Code, as well as solid waste diversion policies administered by CalRecycle, and has immediate access to significant public transit, pedestrian, and bicycle facilities. Therefore, the project is consistent with the "ClimateLA" plan.

Consistency with the City of Los Angeles Green Building Ordinance

The Los Angeles Green Building Ordinance requires that all projects filed on or after January 1, 2014 comply with the current Los Angeles Green Building Code as amended to comply with the 2016 and 2022 CALGreen Codes. Mandatory measures under the Green Building Ordinance that would help reduce GHG emissions include short- and long-term bicycle parking measures; designated parking measure; and electric vehicle supply wiring. The project provides short-term and long-term bicycle

parking spaces and on-site electric automobile charging stations as well as EV capable spaces in the parking garage as required per the City's Building Code. The Green Building Ordinance also includes measures that would increase energy efficiency on the project site, including installing Energy Star rated appliances and installation of water conserving fixtures, that the project is required to comply with. Therefore, the project is consistent with the Los Angeles Green Building Ordinance.

5.7 Energy Analysis

Information from the CalEEMod 2022.1.1.28 Daily and Annual Outputs contained in the air quality and greenhouse gas analyses above was utilized for this analysis. The CalEEMod outputs detail project related construction equipment, transportation energy demands, and facility energy demands.

Construction Energy Demand

Construction Equipment Electricity Usage Estimates

Electrical service will be provided by the Los Angeles Department of Water and Power (LADWP). Based on the 2017 National Construction Estimator, Richard Pray (2017)[9], the typical power cost per 1,000 square feet of building construction per month is estimated to be $2.32. The project plans to develop the site with 16,016 square feet of residential development including 16 residential dwelling units over the course of approximately 6 months. Based on Table 9, the total power cost of the on-site electricity usage during the construction of the proposed project is estimated to be approximately $222.94. As shown in Table 9, the total electricity usage from Project construction related activities is estimated to be approximately 4,054 kWh.[10]

Table 9: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	Total Building Size (1,000 Square Foot)[1]	Construction Duration (months)	Total Project Construction Power Cost
$2.32	16.016	6	$222.94

Cost per kWh	Total Project Construction Electricity Usage (kWh)
$0.06	4,054

*Assumes the project will be under the A-1 Small Commercial & Multi-Family Service rate under LADWP. https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-financesandreports/a-fr-electricrates/a-fr-er-stcommindrates?_adf.ctrl-state=4uqberzct_4&_afrLoop=958662023680086

Construction Equipment Fuel Estimates

Using the CalEEMod data input, the project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's

[9] Pray, Richard. 2017 National Construction Estimator. Carlsbad : Craftsman Book Company, 2017.
[10] LADWP's Small Commercial & Multi-Family Service (A-1) is approximately $0.06 per kWh of electricity Southern California Edison (SCE). Rates & Pricing Choices: General Service/Industrial Rates. https://library.sce.com/content/dam/sce-doclib/public/regulatory/historical/electric/2020/schedules/general-service-&-industrial-rates/ELECTRIC_SCHEDULES_GS-1_2020.pdf

2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal.[11] As presented in Table 10 below, project construction activities would consume an estimated 6,810 gallons of diesel fuel.

Table 10: Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumption (gal diesel fuel)[1]
Demolition	10	Concrete/Industrial Saws	1	8	33	0.73	193	104
	10	Rubber Tired Dozers	1	1	367	0.4	147	79
	10	Tractors/Loaders/Backhoes	2	6	84	0.37	373	202
Grading	2	Graders	1	6	148	0.41	364	39
	2	Rubber Tired Dozers	1	6	367	0.4	881	95
	2	Tractors/Loaders/Backhoes	1	7	84	0.37	218	24
Building Construction	100	Cranes	1	4	367	0.29	426	2,301
	100	Forklifts	2	6	82	0.2	197	1,064
	100	Tractors/Loaders/Backhoes	2	8	84	0.37	497	2,688
Paving	5	Cement and Mortar Mixers	4	6	10	0.56	134	36
	5	Pavers	1	7	81	0.42	238	64
	5	Rollers	1	7	36	0.38	96	26
	5	Tractors/Loaders/Backhoes	1	7	84	0.37	218	59
Architectural Coating	5	Air Compressors	1	6	37	0.48	107	29
CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								**6,810**

Notes:
[1]Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp.
(Source: https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)

Construction Worker Fuel Estimates

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 25,234 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analysis using information generated using CARB's EMFAC model (see Appendix C for details). Table 11 shows that an estimated 815.3 gallons of fuel would be consumed for construction worker trips.

Table 11: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	10	10.00	18.5	1,850	30.95	59.8
Grading	2	7.50	18.5	278	30.95	9.0
Building Construction	100	11.50	18.5	21,275	30.95	687.4
Paving	5	17.50	18.5	1,619	30.95	52.3
Architectural Coating	5	2.30	18.5	213	30.95	6.9
Total Construction Worker Fuel Consumption						**815.3**

[11] Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day (from CARB's 2017 Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer Guidelines: (https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf).

Notes:
[1]Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.28 defaults.

Construction Vendor/Hauling Fuel Estimates

Tables 12 and 13 show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 7,499 VMT. For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles.[12] Tables 12 and 13 show that an estimated 1,033 gallons of fuel would be consumed for vendor and hauling trips.

Table 12: Construction Vendor Fuel Consumption Estimates (MHD Trucks)[1]

Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	10	0.00	10.2	0	9.22	0
Grading	2	0.00	10.2	0	9.22	0
Building Construction	100	1.71	10.2	1,744	9.22	189
Paving	5	5.00	10.2	255	9.22	28
Architectural Coating	5	0.00	10.2	0	9.22	0
Total Vendor Fuel Consumption						**217**

Notes:
[1] Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.28 defaults.

Table 13: Construction Hauling Fuel Consumption Estimates (HHD Trucks)[1]

Phase	Number of Days	Hauling Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	10	15.0	20	3,000	6.74	445
Grading	2	62.5	20	2,500	6.74	371
Building Construction	100	0	20	0	6.74	0
Paving	5	0	20	0	6.74	0
Architectural Coating	5	0	20	0	6.74	0
Total Construction Hauling Fuel Consumption						**816**

Notes:
[1]Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.28 defaults.

Construction Energy Efficiency/Conservation Measures

Construction equipment used over the approximately 6-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In

[12] Vendors delivering construction material or hauling debris from the site during grading would use medium to heavy duty vehicles with an average fuel consumption of 9.22 mpg for medium heavy-duty trucks and 6.74 mpg for heavy heavy-duty trucks (see Appendix C for details).

addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California's Energy Efficiency Standards and 2022 CALGreen Standards.

Construction of the proposed residential development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Operational Energy Demand

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

The largest source of operational energy use would be vehicle operation of customers. The site is located in an urbanized area just in close proximity to downtown Los Angeles.

Using the defaults VMT estimates from CalEEMod, it is assumed that the average vehicle miles traveled was 7.931 miles for all vehicle categories. As the proposed project is a residential project, it was assumed that vehicles would operate 365 days per year. Table 14 shows the worst-case estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks.[13] Table 14 shows that an estimated 35,355 gallons of fuel would be consumed per year for the operation of the proposed project.

Table 14: Estimated Vehicle Operations Fuel Consumption

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles)[1]	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	44.3	7.931	351	31.82	11.04	4,031
Light Truck	Automobile	4.8	7.931	38	27.16	1.39	509
Light Truck	Automobile	15.7	7.931	124	25.6	4.85	1,770
Medium Truck	Automobile	14.8	7.931	118	20.81	5.66	2,065
Light Heavy Truck	2-Axle Truck	3.2	7.931	25	13.81	1.81	661
Light Heavy Truck 10,000 lbs +	2-Axle Truck	0.8	7.931	6	14.18	0.44	161
Medium Heavy Truck	3-Axle Truck	1.0	7.931	8	9.58	0.80	294
Heavy Heavy Truck	4-Axle Truck	2.5	7.931	20	7.14	2.78	1,015
Total		87.0	-	690	--	28.78	--
Total Annual Fuel Consumption							**10,506**

Notes:
[1]Based on the size of the site and relative location, trips were assumed to be local rather than regional.

[13] Average fuel economy based on aggregate mileage calculated in EMFAC 2017 for opening year (2023). See Appendix A for EMFAC output.

Trip generation and VMT generated by the proposed project are consistent with other similar residential uses of similar scale and configuration. That is, the proposed project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. Therefore, project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Facility Energy Demands (Electricity and Natural Gas)

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 15.

Table 15: Project Mitigated Annual Operational Energy Demand Summary[1]

Natural Gas Demand	kBTU/year
Apartments Mid Rise	220,880
Total	220,880

Electricity Demand	kWh/year
Apartments Mid Rise	63,482
Parking Lot	4,579
Total	68,061

Notes:
[1]Taken from the CalEEMod 2022.1.1.28 annual output.

As shown in Table 15, the estimated electricity demand for the proposed project is approximately 68,061 kWh per year. In 2022, the residential sector of the County of Los Angeles consumed approximately 23,255 million kWh of electricity.[14] In addition, the estimated natural gas consumption for the proposed project is approximately 220,880 kBTU per year. In 2022, the residential sector of the County of Los Angeles consumed approximately 1,122 million therms of gas.[15] Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2022 demand.

Renewable Energy and Energy Efficiency Plan Consistency

Regarding federal transportation regulations, the project site is located in an already developed area. Access to/from the project site is from existing roads. These roads are already in place so the project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11

[14] California Energy Commission, Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.aspx
[15] California Energy Commission, Gas Consumption by County. http://ecdms.energy.ca.gov/gasbycounty.aspx

(CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

6.0 Conclusions

Construction and operational project emissions were evaluated and compared to both regional and localized SCAQMD's thresholds of significance. In addition, project GHG emissions were evaluated and compared to SCAQMD's draft threshold of 3,000 MTCO2e per year for all land uses. Project emissions are anticipated to be below SCAQMD's thresholds of significance with no mitigation. Therefore, the impact is less than significant.

Furthermore, neither construction nor operation of the project would result in wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources. The proposed project does not include any unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities and is a residential project that is not proposing any additional features that would require a larger energy demand than other residential projects of similar scale and configuration. The energy demands of the project are anticipated to be accommodated within the context of available resources and energy delivery systems. The project would therefore not cause or result in the need for additional energy producing or transmission facilities. The project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. The Project has been designed in compliance with California's Energy Efficiency Standards and 2022 CalGreen Standards. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, impacts would be less than significant.

MD is pleased to provide this focused Air Quality, Greenhouse Gas, and Energy Impact Evaluation. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

Tyler Klassen, EIT
Air Quality Specialist

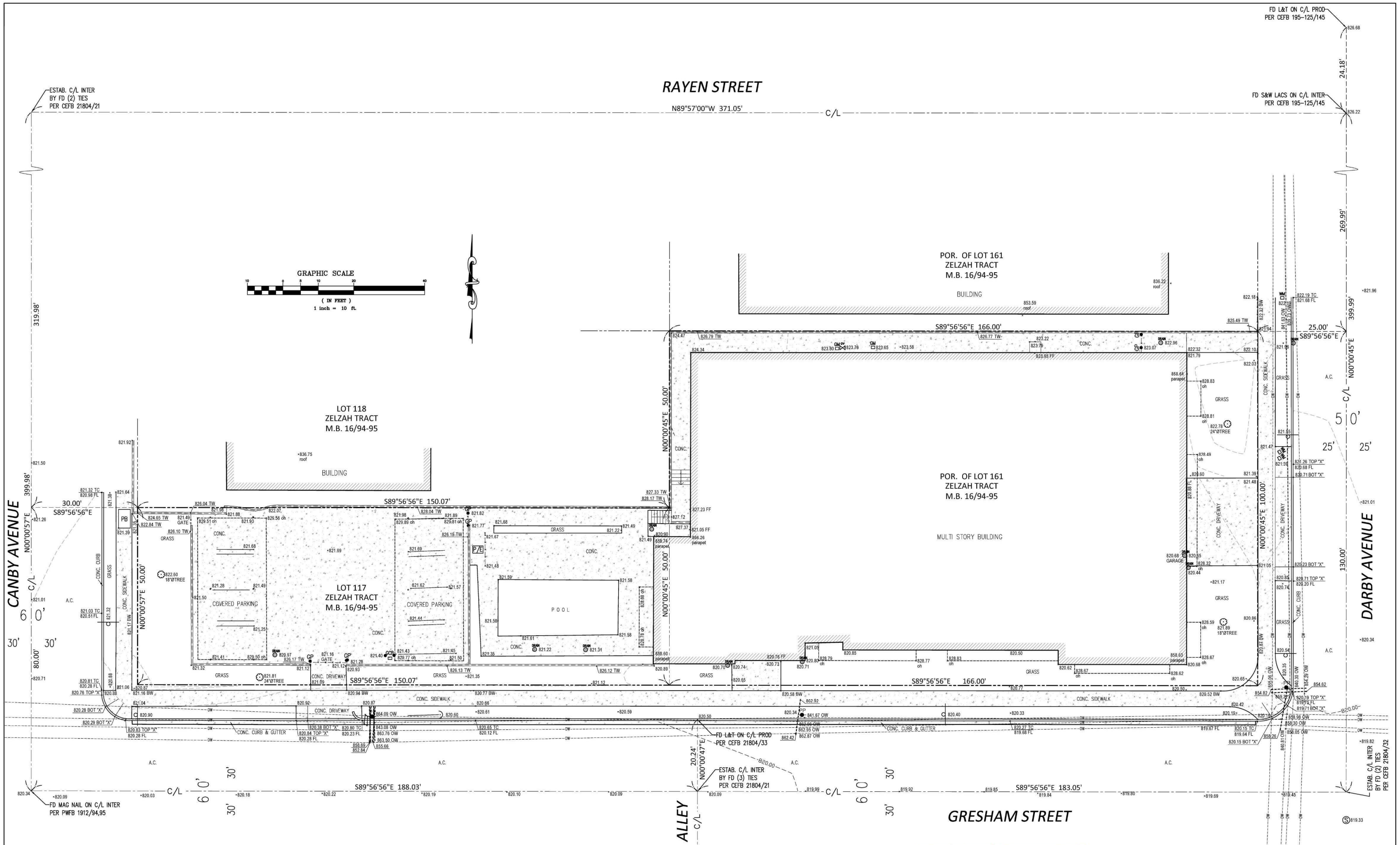
Appendix A

Glossary of Terms

AQMP	Air Quality Management Plan
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
CFCs	Chlorofluorocarbons
CH_4	Methane
CNG	Compressed natural gas
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
DPM	Diesel particulate matter
GHG	Greenhouse gas
HFCs	Hydrofluorocarbons
LST	Localized Significant Thresholds
$MTCO_2e$	Metric tons of carbon dioxide equivalent
$MMTCO_2e$	Million metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NOx	Nitrogen Oxides
NO_2	Nitrogen dioxide
N_2O	Nitrous oxide
O_3	Ozone
PFCs	Perfluorocarbons
PM	Particle matter
PM10	Particles that are less than 10 micrometers in diameter
PM2.5	Particles that are less than 2.5 micrometers in diameter
PMI	Point of maximum impact
PPM	Parts per million
PPB	Parts per billion
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SF_6	Sulfur hexafluoride
SIP	State Implementation Plan
SOx	Sulfur Oxides
SRA	Source/Receptor Area
TAC	Toxic air contaminants
VOC	Volatile organic compounds
WRCC	Western Regional Climate Center

Appendix B

Site Plan



LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 100 FEET OF THAT PORTION OF LOT 161 OF ZELZAH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 161 F THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 166 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 350 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 166 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE 350 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 117 OF ZELZAH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REFERENCE DOCUMENT:

PER GRANT DEED
INSTRUMENT NO. 20230018518
DATED AS OF: 01/10/2023

BASIS OF BEARINGS:

THE BEARING NORTH 00° 00' 45" EAST, ON THE CENTERLINE OF DARBY AVENUE AS SHOWN ON PARCEL MAP L.A. NO. 78, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN P.M. BOOK 1, PAGE 22, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

GROSS AREA OF 24,103.57 SQ. FT., OR 0.55334 ACRES, MORE OR LESS.

BENCHMARK:

BM ID: (NAVD 1988)
DESCRIPTION: WIRE SPK IN W CURB RESEDA BLVD; 1.8 FT S/O BC CURB RET S/O GRESHAM STREET
ELEV. = 821.427 FT.

SURVEYOR'S NOTE:

1. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
3. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.

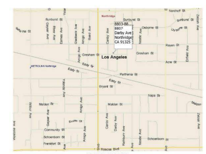
LEGEND:

APN	–	ASSESSOR'S PARCEL NUMBER
A.C.	–	ASPHALT CONCRETE
BM	–	BENCHMARK
BW	–	BACK OF WALK
CEFB	–	CITY ENGINEER'S FIELD BOOK
C/L;CL	–	CENTERLINE
CONC.	–	CONCRETE
ESTAB.	–	ESTABLISH
FD	–	FOUND
FF	–	FINISH FLOOR ELEV.
FL	–	FLOWLINE ELEV.
INTER	–	INTERSECTION
L&T	–	LEAD & TACK
M.B.	–	MAP BOOK
OH	–	OVERHANG
P/L;PL	–	PROPERTY LINE
PROD	–	PRODUCED (PROLONGED)
S&W	–	SPIKE & WASHER
TC	–	TOP OF CURB ELEV.
TR.	–	TRACT MAP
TW	–	TOP OF WALL ELEV.

SYMBOLS:

Symbol	Meaning	Symbol	Meaning
■	COLUMN	PB	PULL BOX
DRAIN	DRAIN		SIGN POST
GM	GAS METER	S	SEWER MANHOLE
GV	GAS VALVE	P/E	POOL EQUIPMENT
GCB	GATE CONTROL BOX		TREE
GP	GATE POST	WM	WATER METER
●	POST		
PP	POWER POLE		
	POWER POLE ANCHOR		

PROPERTY LINE
CENTERLINE
WALL LINE
BUILDING LINE
FENCE LINE
———OW——— OVERHEAD WIRE



VICINITY MAP
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER CYNTHIA A. DE LEON No. C-31604 EXP. 12-31-2024 CIVIL STATE OF CALIFORNIA
Cynthia A. de Leon
01/31/2023
(e-signed)

M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: **TOPOGRAPHIC SURVEY**
8803 – 8807 DARBY AVENUE, LOS ANGELES, CA 91325

CLIENT: DAN HOSSEINI
JOB NO.: 23-20003
SCALE: 1" = 10'
DESIGNED BY: F.G. / DD
DRAWN BY: MC
CHECKED BY: C.DL.
DATE: 1/31/2023
REVISION (S):
SHEET 1 OF 1 SHEET

M&G CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659-0871 FAX (310) 659-0845
info@mglandsur.com www.mglandsur.com

S:\DRAWINGS\23.20003.DWG (G)

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

PROJECT:
8803 DARBY STREET
LOS ANGELES, CA
91325

ISSUE	DATE	DESCRIPTION
1	10/20/2023	PZA SUBMITTAL SET #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT AARON BRUMER No. C-30005 REN. 11-30-2023 STATE OF CALIFORNIA

DRAWING TITLE
SURVEY

T010

8803 DARBY

Appendix C

CalEEMod Output & EMFAC2017 Data

Darby St Multifamily Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Darby St Multifamily
Construction Start Date	1/1/2025
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	0.60
Location	8803 Darby Ave, Northridge, CA 91326, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3700
EDFZ	17
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.28

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	16.0	Dwelling Unit	0.42	16,016	0.00	—	47.0	—

Parking Lot	12.0	Space	0.12	0.00	1,000	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	20.5	5.25	7.77	0.01	0.22	0.27	0.47	0.20	0.07	0.24	—	1,518	1,518	0.06	0.04	1.32	1,528
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.18	15.6	12.6	0.04	0.52	3.34	3.86	0.48	1.34	1.83	—	6,144	6,144	0.31	0.70	0.27	6,359
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.47	1.76	2.47	< 0.005	0.07	0.11	0.18	0.06	0.03	0.09	—	522	522	0.02	0.02	0.15	528
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.09	0.32	0.45	< 0.005	0.01	0.02	0.03	0.01	0.01	0.02	—	86.5	86.5	< 0.005	< 0.005	0.03	87.4

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2025	20.5	5.25	7.77	0.01	0.22	0.27	0.47	0.20	0.07	0.24	—	1,518	1,518	0.06	0.04	1.32	1,528
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.18	15.6	12.6	0.04	0.52	3.34	3.86	0.48	1.34	1.83	—	6,144	6,144	0.31	0.70	0.27	6,359
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.47	1.76	2.47	< 0.005	0.07	0.11	0.18	0.06	0.03	0.09	—	522	522	0.02	0.02	0.15	528
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.09	0.32	0.45	< 0.005	0.01	0.02	0.03	0.01	0.01	0.02	—	86.5	86.5	< 0.005	< 0.005	0.03	87.4

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.75	0.28	3.34	0.01	0.01	0.49	0.50	0.01	0.12	0.13	7.47	765	773	0.79	0.03	2.16	803
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.66	0.29	2.25	0.01	0.01	0.49	0.50	0.01	0.12	0.13	7.47	740	747	0.80	0.03	0.17	775
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.70	0.29	2.82	0.01	0.01	0.47	0.47	0.01	0.12	0.13	7.47	721	728	0.79	0.03	0.95	757
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.13	0.05	0.51	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.02	1.24	119	121	0.13	< 0.005	0.16	125

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.29	0.21	2.41	0.01	< 0.005	0.49	0.49	< 0.005	0.12	0.13	—	556	556	0.03	0.02	2.04	565
Area	0.45	0.01	0.91	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.43	2.43	< 0.005	< 0.005	—	2.44
Energy	< 0.005	0.06	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	200	200	0.02	< 0.005	—	200
Water	—	—	—	—	—	—	—	—	—	—	1.14	7.82	8.96	0.12	< 0.005	—	12.8
Waste	—	—	—	—	—	—	—	—	—	—	6.33	0.00	6.33	0.63	0.00	—	22.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	0.75	0.28	3.34	0.01	0.01	0.49	0.50	0.01	0.12	0.13	7.47	765	773	0.79	0.03	2.16	803
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.29	0.23	2.23	0.01	< 0.005	0.49	0.49	< 0.005	0.12	0.13	—	532	532	0.03	0.02	0.05	540
Area	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	0.06	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	200	200	0.02	< 0.005	—	200
Water	—	—	—	—	—	—	—	—	—	—	1.14	7.82	8.96	0.12	< 0.005	—	12.8
Waste	—	—	—	—	—	—	—	—	—	—	6.33	0.00	6.33	0.63	0.00	—	22.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	0.66	0.29	2.25	0.01	0.01	0.49	0.50	0.01	0.12	0.13	7.47	740	747	0.80	0.03	0.17	775
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.27	0.22	2.17	0.01	< 0.005	0.47	0.47	< 0.005	0.12	0.12	—	512	512	0.03	0.02	0.84	520
Area	0.43	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.66	1.66	< 0.005	< 0.005	—	1.67
Energy	< 0.005	0.06	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	200	200	0.02	< 0.005	—	200
Water	—	—	—	—	—	—	—	—	—	—	1.14	7.82	8.96	0.12	< 0.005	—	12.8
Waste	—	—	—	—	—	—	—	—	—	—	6.33	0.00	6.33	0.63	0.00	—	22.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

Total	0.70	0.29	2.82	0.01	0.01	0.47	0.47	0.01	0.12	0.13	7.47	721	728	0.79	0.03	0.95	757
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.05	0.04	0.40	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.02	—	84.8	84.8	< 0.005	< 0.005	0.14	86.1
Area	0.08	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.28	0.28	< 0.005	< 0.005	—	0.28
Energy	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	33.0	33.0	< 0.005	< 0.005	—	33.2
Water	—	—	—	—	—	—	—	—	—	—	0.19	1.29	1.48	0.02	< 0.005	—	2.11
Waste	—	—	—	—	—	—	—	—	—	—	1.05	0.00	1.05	0.10	0.00	—	3.67
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	0.13	0.05	0.51	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.02	1.24	119	121	0.13	< 0.005	0.16	125

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.47	4.33	5.65	0.01	0.16	—	0.16	0.14	—	0.14	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	1.29	1.29	—	0.20	0.20	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01	0.12	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.4
Demolition	—	—	—	—	—	0.04	0.04	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.87	3.87	< 0.005	< 0.005	—	3.88
Demolition	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.59	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	131	131	0.01	< 0.005	0.01	133
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	1.33	0.50	0.01	0.01	0.28	0.29	0.01	0.08	0.09	—	1,040	1,040	0.06	0.16	0.06	1,090
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.64	3.64	< 0.005	< 0.005	0.01	3.69
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.5	28.5	< 0.005	< 0.005	0.03	29.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.60	0.60	< 0.005	< 0.005	< 0.005	0.61
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.71	4.71	< 0.005	< 0.005	< 0.005	4.95

3.3. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.09	10.1	10.0	0.02	0.46	—	0.46	0.43	—	0.43	—	1,714	1,714	0.07	0.01	—	1,720
Dust From Material Movement	—	—	—	—	—	2.08	2.08	—	1.00	1.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.44	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	98.3	98.3	< 0.005	< 0.005	0.01	99.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	5.52	2.09	0.03	0.06	1.16	1.21	0.06	0.32	0.37	—	4,332	4,332	0.24	0.68	0.26	4,540
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.55	0.55	< 0.005	< 0.005	< 0.005	0.55
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.7	23.7	< 0.005	< 0.005	0.02	24.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.93	3.93	< 0.005	< 0.005	< 0.005	4.12

3.5. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.41	1.90	< 0.005	0.06	—	0.06	0.05	—	0.05	—	357	357	0.01	< 0.005	—	359
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.26	0.35	< 0.005	0.01	—	0.01	0.01	—	0.01	—	59.2	59.2	< 0.005	< 0.005	—	59.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.80	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	159	159	0.01	0.01	0.58	162
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	54.3	54.3	< 0.005	0.01	0.15	56.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.06	0.68	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	151	151	0.01	0.01	0.02	153
Vendor	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	54.3	54.3	< 0.005	0.01	< 0.005	56.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.02	0.20	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	42.0	42.0	< 0.005	< 0.005	0.07	42.5
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	14.9	14.9	< 0.005	< 0.005	0.02	15.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.95	6.95	< 0.005	< 0.005	0.01	7.04
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.46	2.46	< 0.005	< 0.005	< 0.005	2.57
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.51	4.37	5.31	0.01	0.19	—	0.19	0.18	—	0.18	—	823	823	0.03	0.01	—	826
Paving	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	1.22	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	242	242	0.01	0.01	0.89	246
Vendor	< 0.005	0.18	0.09	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	159	159	0.01	0.02	0.43	166
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.19	3.19	< 0.005	< 0.005	0.01	3.23
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.17	2.17	< 0.005	< 0.005	< 0.005	2.27
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.53
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.36	0.36	< 0.005	< 0.005	< 0.005	0.38
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	20.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	31.9	31.9	< 0.005	< 0.005	0.12	32.3

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.42	0.42	< 0.005	< 0.005	< 0.005	0.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.07
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.29	0.21	2.41	0.01	< 0.005	0.49	0.49	< 0.005	0.12	0.13	—	556	556	0.03	0.02	2.04	565
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.29	0.21	2.41	0.01	< 0.005	0.49	0.49	< 0.005	0.12	0.13	—	556	556	0.03	0.02	2.04	565

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.29	0.23	2.23	0.01	< 0.005	0.49	0.49	< 0.005	0.12	0.13	—	532	532	0.03	0.02	0.05	540
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.29	0.23	2.23	0.01	< 0.005	0.49	0.49	< 0.005	0.12	0.13	—	532	532	0.03	0.02	0.05	540
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.05	0.04	0.40	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.02	—	84.8	84.8	< 0.005	< 0.005	0.14	86.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.05	0.04	0.40	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.02	—	84.8	84.8	< 0.005	< 0.005	0.14	86.1

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	120	120	0.01	< 0.005	—	121
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	8.66	8.66	< 0.005	< 0.005	—	8.70
Total	—	—	—	—	—	—	—	—	—	—	—	129	129	0.01	< 0.005	—	129

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	120	120	0.01	< 0.005	—	121
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	8.66	8.66	< 0.005	< 0.005	—	8.70
Total	—	—	—	—	—	—	—	—	—	—	—	129	129	0.01	< 0.005	—	129
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	19.9	19.9	< 0.005	< 0.005	—	20.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	1.43	1.43	< 0.005	< 0.005	—	1.44
Total	—	—	—	—	—	—	—	—	—	—	—	21.3	21.3	< 0.005	< 0.005	—	21.4

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	< 0.005	0.06	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	70.8	70.8	0.01	< 0.005	—	71.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.06	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	70.8	70.8	0.01	< 0.005	—	71.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	< 0.005	0.06	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	70.8	70.8	0.01	< 0.005	—	71.0
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.06	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	70.8	70.8	0.01	< 0.005	—	71.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.7	11.7	< 0.005	< 0.005	—	11.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.7	11.7	< 0.005	< 0.005	—	11.8

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.08	0.01	0.91	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.43	2.43	< 0.005	< 0.005	—	2.44
Total	0.45	0.01	0.91	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.43	2.43	< 0.005	< 0.005	—	2.44

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.28	0.28	< 0.005	< 0.005	—	0.28
Total	0.08	< 0.005	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.28	0.28	< 0.005	< 0.005	—	0.28

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.14	7.68	8.82	0.12	< 0.005	—	12.6

Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.14	0.14	< 0.005	< 0.005	—	0.14
Total	—	—	—	—	—	—	—	—	—	—	1.14	7.82	8.96	0.12	< 0.005	—	12.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.14	7.68	8.82	0.12	< 0.005	—	12.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.14	0.14	< 0.005	< 0.005	—	0.14
Total	—	—	—	—	—	—	—	—	—	—	1.14	7.82	8.96	0.12	< 0.005	—	12.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	0.19	1.27	1.46	0.02	< 0.005	—	2.09
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.02	0.02	< 0.005	< 0.005	—	0.02
Total	—	—	—	—	—	—	—	—	—	—	0.19	1.29	1.48	0.02	< 0.005	—	2.11

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.33	0.00	6.33	0.63	0.00	—	22.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	6.33	0.00	6.33	0.63	0.00	—	22.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.33	0.00	6.33	0.63	0.00	—	22.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	6.33	0.00	6.33	0.63	0.00	—	22.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.05	0.00	1.05	0.10	0.00	—	3.67
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	1.05	0.00	1.05	0.10	0.00	—	3.67

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2025	1/15/2025	5.00	10.0	—
Grading	Grading	1/18/2025	1/20/2025	5.00	2.00	—
Building Construction	Building Construction	1/21/2025	6/10/2025	5.00	100	—
Paving	Paving	6/11/2025	6/18/2025	5.00	5.00	—
Architectural Coating	Architectural Coating	6/19/2025	6/26/2025	5.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20

Building Construction	Tractors/Loaders/Back	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	15.0	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	62.5	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	11.5	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	1.71	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—

Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	5.00	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	2.30	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	32,432	10,811	0.00	0.00	314

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	13,000	—
Grading	—	1,000	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	0.12

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Parking Lot	0.12	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	690	0.05	0.01

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	87.0	78.6	65.4	30,201	690	623	519	239,516
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
32431.59	10,811	0.00	0.00	314

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	63,482	690	0.0489	0.0069	220,880
Parking Lot	4,579	690	0.0489	0.0069	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	596,381	0.00
Parking Lot	0.00	14,025

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	11.7	—
Parking Lot	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	18.8	annual days of extreme heat
Extreme Precipitation	5.55	annual days with precipitation above 20 mm

Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3

Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	93.6
AQ-PM	90.5
AQ-DPM	60.2
Drinking Water	83.1
Lead Risk Housing	52.7
Pesticides	0.00
Toxic Releases	53.6
Traffic	73.5
Effect Indicators	—

CleanUp Sites	60.1
Groundwater	76.0
Haz Waste Facilities/Generators	80.5
Impaired Water Bodies	33.2
Solid Waste	0.00
Sensitive Population	—
Asthma	68.8
Cardio-vascular	74.1
Low Birth Weights	67.6
Socioeconomic Factor Indicators	—
Education	36.6
Housing	87.2
Linguistic	38.6
Poverty	46.4
Unemployment	3.21

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	51.03297831
Employed	78.07006288
Median HI	38.05979725
Education	—
Bachelor's or higher	67.91992814
High school enrollment	2.168612858
Preschool enrollment	65.37918645
Transportation	—

Auto Access	37.4566919
Active commuting	41.69126139
Social	—
2-parent households	48.71038111
Voting	33.32477865
Neighborhood	—
Alcohol availability	15.50109072
Park access	15.87321956
Retail density	98.87078147
Supermarket access	75.34967278
Tree canopy	55.1777236
Housing	—
Homeownership	31.0278455
Housing habitability	35.48055948
Low-inc homeowner severe housing cost burden	17.2334146
Low-inc renter severe housing cost burden	32.68317721
Uncrowded housing	79.21211344
Health Outcomes	—
Insured adults	55.13922751
Arthritis	89.2
Asthma ER Admissions	50.5
High Blood Pressure	87.1
Cancer (excluding skin)	60.5
Asthma	72.9
Coronary Heart Disease	81.5
Chronic Obstructive Pulmonary Disease	79.3
Diagnosed Diabetes	82.1
Life Expectancy at Birth	63.7

Cognitively Disabled	58.3
Physically Disabled	63.7
Heart Attack ER Admissions	46.6
Mental Health Not Good	61.1
Chronic Kidney Disease	85.5
Obesity	69.5
Pedestrian Injuries	96.2
Physical Health Not Good	71.4
Stroke	80.6
Health Risk Behaviors	—
Binge Drinking	25.3
Current Smoker	64.6
No Leisure Time for Physical Activity	69.5
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	71.1
Elderly	56.5
English Speaking	57.2
Foreign-born	47.8
Outdoor Workers	62.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	47.2
Traffic Density	83.2
Traffic Access	87.4
Other Indices	—
Hardship	23.7
Other Decision Support	—

2016 Voting	26.8

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	78.0
Healthy Places Index Score for Project Location (b)	41.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Per site plan
Construction: Construction Phases	No site preparation required
Operations: Hearths	No hearths

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Air District
Region: South Coast AQMD
Calendar Year: 2023
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Region	Calendar Y	Vehicle Cat	Model Year	Speed	Fuel	Population	VMT	Trips	Fuel Consumption	Fuel Consumption	Total Fuel Consumption	VMT	Total VMT	Miles Per Gallon	Vehicle Class
South Coas	2023	HHDT	Aggregate	Aggregate	Gasoline	75.10442936	8265.097	1502.689	1.936286145	1936.286145	1913466.474	8265.097	13656273.03	7.14	**HHD**
South Coas	2023	HHDT	Aggregate	Aggregate	Diesel	109818.6753	13648008	1133618	1911.530188	1911530.188		13648008			
South Coas	2023	LDA	Aggregate	Aggregate	Gasoline	6635002.295	2.53E+08	31352477	7971.24403	7971244.03	8020635.698	2.53E+08	255180358.3	31.82	**LDA**
South Coas	2023	LDA	Aggregate	Aggregate	Diesel	62492.97958	2469816	297086.6	49.3916685	49391.6685		2469816			
South Coas	2023	LDA	Aggregate	Aggregate	Electricity	150700.3971	6237106	751566	0	0		6237106			
South Coas	2023	LDT1	Aggregate	Aggregate	Gasoline	758467.6481	27812996	3504563	1023.913006	1023913.006	1024279.466	27812996	27821405.09	27.16	**LDT1**
South Coas	2023	LDT1	Aggregate	Aggregate	Diesel	360.7799144	8408.618	1256.88	0.366459477	366.4594769		8408.618			
South Coas	2023	LDT1	Aggregate	Aggregate	Electricity	7122.93373	303507.5	35798.19	0	0		303507.5			
South Coas	2023	LDT2	Aggregate	Aggregate	Gasoline	2285150.139	85272416	10723315	3338.798312	3338798.312	3356536.438	85272416	85922778.34	25.60	**LDT2**
South Coas	2023	LDT2	Aggregate	Aggregate	Diesel	15594.68309	650362.8	76635.83	17.73812611	17738.12611		650362.8			
South Coas	2023	LDT2	Aggregate	Aggregate	Electricity	28809.63735	917592.8	145405.4	0	0		917592.8			
South Coas	2023	LHDT1	Aggregate	Aggregate	Gasoline	174910.3847	6216643	2605904	583.3851736	583385.1736	811563.1022	6216643	11211395.79	13.81	**LHDT1**
South Coas	2023	LHDT1	Aggregate	Aggregate	Diesel	125545.0822	4994753	1579199	228.1779285	228177.9285		4994753			
South Coas	2023	LHDT2	Aggregate	Aggregate	Gasoline	30102.75324	1034569	448486.2	111.5753864	111575.3864	209423.5025	1034569	2969599.008	14.18	**LHDT2**
South Coas	2023	LHDT2	Aggregate	Aggregate	Diesel	50003.13116	1935030	628976.5	97.84811618	97848.11618		1935030			
South Coas	2023	MCY	Aggregate	Aggregate	Gasoline	305044.5141	2104624	610089	57.849018	57849.018	57849.018	2104624	2104623.657	36.38	**MCY**
South Coas	2023	MDV	Aggregate	Aggregate	Gasoline	1589862.703	55684188	7354860	2693.883526	2693883.526	2744536.341	55684188	57109879.73	20.81	**MDV**
South Coas	2023	MDV	Aggregate	Aggregate	Diesel	36128.1019	1425691	176566.9	50.65281491	50652.81491		1425691			
South Coas	2023	MDV	Aggregate	Aggregate	Electricity	16376.67653	537591.7	83475.95	0	0		537591.7			
South Coas	2023	MH	Aggregate	Aggregate	Gasoline	34679.50542	330042.9	3469.338	63.26295123	63262.95123	74893.26955	330042.9	454344.9436	6.07	**MH**
South Coas	2023	MH	Aggregate	Aggregate	Diesel	13122.69387	124302	1312.269	11.63031832	11630.31832		124302			
South Coas	2023	MHDT	Aggregate	Aggregate	Gasoline	25624.3151	1363694	512691.3	265.2060557	265206.0557	989975.6425	1363694	9484317.768	9.58	**MHDT**
South Coas	2023	MHDT	Aggregate	Aggregate	Diesel	122124.488	8120623	1221858	724.7695868	724769.5868		8120623			
South Coas	2023	OBUS	Aggregate	Aggregate	Gasoline	5955.291639	245774	119153.5	48.07750689	48077.50689	86265.88761	245774	579743.8353	6.72	**OBUS**
South Coas	2023	OBUS	Aggregate	Aggregate	Diesel	4286.940093	333969.8	41558.29	38.18838072	38188.38072		333969.8			
South Coas	2023	SBUS	Aggregate	Aggregate	Gasoline	2783.643068	112189.6	11134.57	12.19474692	12194.74692	39638.85935	112189.6	323043.5203	8.15	**SBUS**
South Coas	2023	SBUS	Aggregate	Aggregate	Diesel	6671.825716	210853.9	76991.94	27.44411242	27444.11242		210853.9			
South Coas	2023	UBUS	Aggregate	Aggregate	Gasoline	957.7686184	89782.63	3831.074	17.62416327	17624.16327	17863.66378	89782.63	91199.2533	5.11	**UBUS**
South Coas	2023	UBUS	Aggregate	Aggregate	Diesel	13.00046095	1416.622	52.00184	0.239500509	239.5005093		1416.622			
South Coas	2023	UBUS	Aggregate	Aggregate	Electricity	16.11693886	1320.163	64.46776	0			1320.163			

Exhibit D

Agency Communications

CITY OF LOS ANGELES

INTER-DEPARTMENTAL MEMORANDUM

8803 N Darby Ave
LADOT Project ID No. 57983

Date: September 17, 2024

To: Deputy Advisory Agency
Department of City Planning

From: Miguel Crisostomo, Transportation Engineering Associate I
Department of Transportation

Subject: **Parcel Map No. CPC-2024-901-DB-VHCA**

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.

2. A two-way driveway width of W=28 feet is required for all driveways, or to the satisfaction of LADOT.

3. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

4. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

If you have any questions, you may contact me at Miguel.crisostomo@lacity.org or 818-374-4699.

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: September 17, 2024

TO: Blake Lamb, Principal City Planner
Department of City Planning

FROM: Bryan Ramirez, Street Tree Superintendent I
Bureau of Street Services, Urban Forestry Division

SUBJECT: **CPC-2024-901-DB-VHCA – 8803 N. DARBY AVE.**

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

1. **STREET TREES**

a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should 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.

b. When street dedications are 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.

c. 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.

BR:djm

+FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

October 10, 2024

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: planning.valleyprojects@lacity.org

FROM: Los Angeles Fire Department

SUBJECT: **CPC-2024-901-DB-VHCA (8803 N. Darby Ave.)**

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

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.

One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

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.

The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c. This policy does not apply to single-family dwellings or to non-residential buildings.

Site plans shall include all overhead utility lines adjacent to the site.

FPB #105
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

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.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

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) 482-6543**. You should advise any consultant representing you of this requirement as well.

Kristin M. Crowley
Fire Chief

David A. Perez, Fire Marshal
Bureau of Fire Prevention and Public Safety

DP:KC:kc

CPC-2024-901-DB-VHCA (8803 N. Darby Ave.)