ZONING & BUILDING SUMMARY

PROJECT DESCRIPTION

NEW CONSTRUCTION 3-STORY, 18 UNITS, MARKET RATE HOUSING

UNDER SEPARATE PERMIT

1. PARKING
2. WATERPROOFING
3. SOILS

APPLICABLE CODES

BY RIGHT PER LAMC

GENERAL NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
2. PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   a. THE SOILS REPORT FOR THE SITE DOES NOT MEET THE SPECIFICATIONS STATED IN THE SOILS REPORT.
   b. THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, AND EMERGING
5. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
6. PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   a. THE SOILS REPORT FOR THE SITE DOES NOT MEET THE SPECIFICATIONS STATED IN THE SOILS REPORT.
   b. THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, AND EMERGING
5. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
6. PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   a. THE SOILS REPORT FOR THE SITE DOES NOT MEET THE SPECIFICATIONS STATED IN THE SOILS REPORT.
   b. THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, AND EMERGING
5. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
6. PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   a. THE SOILS REPORT FOR THE SITE DOES NOT MEET THE SPECIFICATIONS STATED IN THE SOILS REPORT.
   b. THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, AND EMERGING
5. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
ALLEY
R.Y.
15' - 0"
F.Y.
15' - 0"
S.Y.
5' - 0"
S.Y.
5' - 0"

TOTAL BUILDABLE AREA = 11,528.18 SF

R4 ZONE

LOT DEPTH
150' - 4 3/8"
76' - 8"
170' - 4 3/8"

LOT WIDTH
86' - 8"

CL

2,547 SF
6,823 SF
6,823 SF
11,143 SF
6,479 SF
5,720 SF
6,479 SF

FLOOR AREA ANALYSIS

- ZONING
INCLUDED IN F.A.R
EXCLUDED FROM F.A.R
CALCULATIONS

FLOOR AREA ANALYSIS

- BUILDING
BUILDING AREA
EXCLUDED FROM BUILDING AREA

LABC AREA

LEVEL 1
11,143 SF
LEVEL 2
6,479 SF
LEVEL 3
6,479 SF

TOTAL
24,101 SF

AREA, BUILDING
(LABC SEC. 202)
THE AREA INCLUDED WITHIN
SURROUNDING EXTERIOR
WALLS (OR EXTERIOR WALLS
AND FIRE WALLS) EXCLUSIVE
OF VENT SHAFTS AND
COURTS. AREAS OF THE
BUILDING NOT PROVIDED
WITH SURROUNDING WALLS
SHALL BE INCLUDED IN THE
BUILDING AREA IF SUCH
AREAS ARE INCLUDED WITHIN
THE HORIZONTAL
PROJECTION OF THE ROOF
OF FLOOR AREA.

LABC BUILDING AREA

LEVEL 1
11,143 SF
LEVEL 2
6,479 SF
LEVEL 3
6,479 SF

TOTAL
24,101 SF

FLOOR AREA
(LAMC SEC 12.03)
THE AREA IN SQUARE FEET
CONFINED WITHIN THE
EXTERIOR WALLS OF A
BUILDING, BUT NOT INCLUDING
THE AREA OF THE FOLLOWING:
EXTERNAL WALLS, STAIRWAYS,
SHAFTS, ROOMS HOUSING
BUILDING - OPERATING
EQUIPMENT OR MACHINERY,
PARKING AREAS WITH
ASSOCIATED DRIVEWAYS AND
RAMPS, SPACE DEDICATED TO
BICYCLE PARKING, SPACE FOR
THE LANDING AND STORAGE
OF HELICOPTERS, AND
BASEMENT STORAGE AREAS.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

TITLE:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.

ARCHITECT OF RECORD

Los Angeles, CA 90015

PROJECT NAME:

PROJECT NUMBER:

DATE:

DRAWN BY:

CHECKED BY:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with
their clients and consultants, are and shall remain the property of The Architect
of Record. No part thereof shall be copied, disclosed to others, or used in
connection with any other work or project without the written consent of the
above. Visual contact with these prints shall constitute conclusive evidence of
these restrictions.
1. TWO TIERED LIFT BICYCLE STORAGE (24 SPOTS IN TOTAL)
2. SHORT TERM BICYCLE STORAGE
3. MAILBOX
4. 42" HIGH CMU WALL
5. 6'-0" CMU WALL (IB: P/BC 2020-096)
6. S.O.G CONTROL JOINT
7. 4 YARD TRASH DUMPSTER
8. 60SF RECYCLE AREA

CONSTRUCTION DOCUMENTS

Project Number
Issue Date

Architect of Record

Project Address

Owner:

CONSTRUCTION NOTES:

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.
CONSTRUCTION NOTES:

1. CONCRETE TOPPING SLAB
2. WALKWAY ABOVE
3. TRASH & RECYCLE CHUTE
4. 42" HIGH RAILING
5. 48" SQUARE PLANTER BOX LANDSCAPE
6. 7' HIGH CMU WALL
7. PLAY STRUCTURE
8. CONCRETE & WOOD SLATE BENCH

SECOND LEVEL PLAN

1. CONCRETE TOPPING SLAB
2. WALKWAY ABOVE
3. TRASH & RECYCLE CHUTE
4. 42" HIGH RAILING
5. 48" SQUARE PLANTER BOX LANDSCAPE
6. 7' HIGH CMU WALL
7. PLAY STRUCTURE
8. CONCRETE & WOOD SLATE BENCH
CONSTRUCTION NOTES:

1. CEMENT PLASTER FINISH, SMOOTH
2. CMU BLOCK, W/INTEGRAL COLOR
3. FIBER CEMENT SIDING

PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

EXCEPTION:
- MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED.

PROJECT NUMBER:

CONSTRUCTION DOCUMENTS:

ARCHIT
CNAME
HER
TLC
FAC-00000
REN. 6-30-23O
E
LA
FC
STAT
O
NR
E
T
E
1/8" = 1'-0"
CONSTRUCTION NOTES:

1. CEMENT PLASTER, SMOOTH
2. CMU BLOCK, INTEGRAL COLOR
3. FIBER CEMENT SIDING
4. SHORT TERM BICYCLE STORAGE

Provide a graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Maintenance of building is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7 days of the graffiti being applied.
7/8" CEMENT PLASTER OVER METAL LATH
2"x6" WOOD STUD
2 LAYERS OF TYVEK HOUSE WRAP
BATT INSULATION MIN R-19 @ 2X6 WALL
5/8" GYPSUM WALL BOARD
7 1/2"
5/8" GYPSUM WALL BOARD
1/2" PLYWOOD SHEATHING
2"x6" WOOD STUD
BATT INSULATION MIN R-19 @ 2X6 WALL
5/8" GYPSUM BOARD
7 3/4"
5/8" GYPSUM WALL BOARD
2"x4" WOOD STUD
BATT INSULATION MIN R-13 @ 2X4 WALL
4 1/2"
TYPICAL WALL:
(OUTSIDE IN)
WOOD SIDING
WOOD FURRING
TYVEK HOMEWRAP
1/2" PLYWOOD SHEATHING
2"x  WOOD STUDS w/ R-13 - R-19 BATT INSULATION
5/8" GYPSUM BOARD
LAP AND TAPE TYVEK AT JOINTS
TYVEK WRAP CAPS, INSTALL PER MANUFACTURER SPECIFICATIONS

FINISH COAT
BROWN COAT
SCRATCH COAT
WIRE LATH
WEATHER RESISTANT BARRIER
TYVEK HOMEWRAP
TYVEK STUCCOWRAP
1/2" PLYWOOD SHEATHING
2"x  WOOD STUDS w/ R-13 - R-19 BATT INSULATION
5/8" GYPSUM BOARD
LAP AND TAPE TYVEK AT JOINTS
SEALANT AROUND PENETRATION
REINFORCE BUILDING PAPER USING BUILDING TAPE
SEAL BOTTOM USING BUILDING TAPE
FLASHING PRODUCT (PRIME SUBSTRATE BEFORE APPLYING FLASHING)
WEEP SCREED
PROJECT NAME:
TITLE:
CONSTRUCTION DOCUMENTS
ARCHITECT OF RECORD
Los Angeles, CA 90015
PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
Scale
PROJECT NUMBER:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
CONSTRUCTION NOTES:
HOLLOW CORE
MINIMALLY EXPANDING
HOLLOW METAL

ALL SECURITY OPENINGS SHALL COMPLY WITH DIVISION 67 OF THE LOS ANGELES CURRENT BUILDING CODE INCLUDING THE FOLLOWING:

- ALUMINUM
- GLASS
- SINGLE GLAZE
- FACTORY FINISH
- WEATHER STRIP
- METAL CLOSER DEVICE
- CLEAR VINYL
- DOUBLE GLAZE
- STEEL TUBE

VERIFY ALL DIMENSIONS AT FIELD BEFORE MANUFACTURING.

WOOD DOOR PROVIDE DEADLOCKING LATCH KEY OPERATED LOCKS ON EXTERIOR.

ALUMINUM OPERABLE METAL DOUBLE PANE

ALL GLAZING WITHIN 40" OF DOOR LOCK SHALL BE TEMPERED GLASS.

FACTORY FINISH

GLASS

A HOOK SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 1/4".

Cylinder Guards shall be installed in all cylinder locks whenever the cylinder projects beyond the face of the lockset.

B. Deadbolts shall contain hardened inserts.

ALLOY STEEL SHOULDER

STEEL TUBE

PLUMBING

All doors shall be one piece construction.

A. Swinging exterior doors shall be one piece construction.

R-19 INSULATION

PLYWOOD SHEATHING (SEE STRUCT. DWGS.)

2X STUDS (SEE STRUCT. DWGS.)

2X STUDS (SEE STRUCT. DWGS.)

5/8" TYPE 'X' G.W.B.

7/8" CEMENT PLASTER

OVER METAL LATH

"L" METAL FLASHING

SEALANT

R-19 INSULATION

4X DOOR HEADER (SEE STRUCT. DWGS.)

TWO LAYERS OF TYVEK BUILDING WRAP

4X DOOR HEADER (SEE STRUCT. DWGS.)

PERF. LATTICE

CORK

WALL ANCHORS

WOOD DOOR FRAME

WOODBRIEFS

WEIGHT STEP

BACK-TO-BACK PERFORATED

POLYURETHANE FOAM OR APPROVED CAULK (AROUND WINDOW RS0)

POLYURETHANE FOAM OR TAPE MOUNTING FLANGE TO SHEATHING USING TYVEK

R.png

R.png

R.png
STRUCTURAL PLANS PER ENGINEER'S DESIGN