

12747 MITCHELL AVE



PROJECT INFORMATION	
PROJECT SUMMARY:	NEW 19 UNITS APARTMENT SIX STORY BUILDING WITH GROUND FLOOR AND SUBTERRANEAN PARKING.
PROJECT ADDRESS:	12747 - 12749 MITCHELL AVE LOS ANGELES, CA 90066
LOT SIZE:	50' x 141.97' (Per Parcel Map)
LOT AREA:	7,100.3 SF (Per Assessor)
ASSESSOR'S PARCEL #:	4236019024
TRACT:	DELMAR
BLOCK:	NONE
LOT:	188
ZONING:	R3-1
HILLSIDE AREA:	NO
METHANE HAZARD SITE:	NO
VERY HIGH FIRE HAZARD SEVERITY ZONE:	NO
FIRE DISTRICT NO.1:	NO
HEIGHT PROPOSED:	ZONING: 67' - 9" BUILDING: 66' - 0"
TYPE OF CONSTRUCTION:	TYPE I-A & II-A
OCCUPANCY GROUP:	R2 & S-2
ZONING AREA:	19,112 SF
BUILDING AREA:	30,313 SF
SCHOOL FEE AREA:	20,103 SF
FAR:	4.00:1

F.A.R. PROVIDED VS. ALLOWED					
PROVIDED		ALLOWED			
TOTAL RESIDENTIAL FLOOR AREA:	19,112 SF	TOTAL LOT AREA:	7,100.3 SF		
(BUILDABLE LOT AREA = 4,777 SF)		BUILDABLE AREA:	4,777 SF		
(F.A.R.) x 4,777 SF = 19,112 SF		F.A.R. ALLOWED:	3:1		
F.A.R. PROVIDED:	4.00:1	(3) x 4,777 SF = 14,331 SF			
TOTAL PROVIDED:	19,112 SF	TOTAL ALLOWED:	14,331 SF		
RESIDENTIAL DENSITY PROVIDED VS. ALLOWED					
PROVIDED		ALLOWED			
DWELLING UNITS	19 UNITS	7,100.3 SF + (1/2 ALLEY 7.5 x 50)	9 UNITS		
MARKET RATE:	15 UNITS	/ 800 SF (PER R3) = 9.34			
VERY LOW INCOME (40%):	4 UNITS				
DENSITY BONUS 40% VLI :	107.5%				
207.5% X 10 = 20.75	21 UNITS				
TOTAL PROVIDED:	19 UNITS	TOTAL ALLOWED:	9 UNITS		
PARKING PROVIDED VS. REQUIRED					
PROVIDED		REQUIRED			
TENANT PARKING:	8 SPACES	PER 12.22. A.25. (Parking Option 1)			
STANDARD:		1 SPACE PER 1BR UNIT (13 UNIT)	13 SPACES		
ADA:	1 SPACE	1.5 SPACES PER 2BR UNIT (6 UNITS)	9 SPACES		
COMPACT:	10 SPACES	10% PARKING REDUCTION BY BICYCLE ORD.			
GUEST:	NOT REQUIRED/ NOT PROVIDED				
TOTAL PROVIDED:	19 SPACES	TOTAL REQUIRED:	20 SPACES		
BICYCLE PARKING PROVIDED VS. REQUIRED					
PROVIDED		REQUIRED			
LONG TERM BICYCLE PARKING:	24 SPACES	LONG TERM BICYCLE PARKING:			
SHORT TERM BICYCLE PARKING:	10 SPACES	RESIDENTIAL: 1 / UNIT	19 SPACES		
		SHORT TERM BICYCLE PARKING:			
		RESIDENTIAL: 1 / 10 UNITS (MIN. 2)	2 SPACES		
TOTAL LONG TERM PROVIDED:	24 SPACES	TOTAL LONG TERM REQUIRED:	19 SPACES		
TOTAL SHORT TERM PROVIDED:	10 SPACES	TOTAL SHORT TERM REQUIRED:	2 SPACES		
OPEN SPACE PROVIDED VS. REQUIRED					
PROVIDED		REQUIRED			
COMMON OPEN SPACE:	1,940 SF	13 UNIT @ < 3 HABITABLE ROOMS (100 SF)	1,300 SF		
		(19 UNIT)(100)			
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON ZONING CODE 12.21 G:	450 SF	6 UNITS @ 3 HABITABLE ROOMS (125 SF)	750 SF		
		(3 UNITS)(125 SF) =			
TOTAL PROVIDED OPEN SPACE:	2,390 SF	TOTAL REQUIRED OPEN SPACE:	2,050 SF		
YARD SETBACKS PROVIDED VS. REQUIRED					
YARD		PROVIDED		REQUIRED	
MITCHELL AVE		15' - 0" @ ALL LEVELS		15' - 0" @ ALL LEVELS	
ALLEY		15' - 0" FROM CENTER OF ALLEY @ ALL LEVELS		15' - 0" FROM CENTER OF ALLEY @ ALL LEVELS	
NORTH SIDE YARD		7.2' @ ALL LEVELS		9' - 0" @ ALL LEVELS	
SOUTH SIDE YARD		7.2' @ ALL LEVELS		9' - 0" @ ALL LEVELS	

PROJECT DIRECTORY	
OWNER	ARCHITECT
NAME: MITCHELL PARTNERS, LLC	NAME: BREAKFORM DESIGN
ADDRESS: 12747-12749 MITCHELL AVE	ADDRESS: 127 ARENA STREET
PHONE #:	PHONE #: 310-233-3700
SOIL ENGINEER	LAND SURVEYOR
NAME:	NAME: NICK KAZEM, INC.
ADDRESS:	ADDRESS: 4966 TOPANGA CYN. BLVD.
PHONE #:	PHONE #: WOODLAND HILLS, CA 91364
STRUCTURAL ENGINEER	CIVIL ENGINEER
NAME:	NAME:
ADDRESS:	ADDRESS:
PHONE #:	PHONE #:
MEP ENGINEER	IRRIGATION
NAME:	NAME:
ADDRESS:	ADDRESS:
PHONE #:	PHONE #:

VICINITY MAP

CODE

BUILDING CODE:	2022 LABC, (TITLE 24, PART 2.5) BASED ON THE 2018 IRC (INCLUDES ACCESSIBILITY)
STRUCTURAL:	2022 LABC, VOL 2 (TITLE 24, PART 2, VOL 2) BASED ON THE 2018 IBC WITH ASCE 7-16
MECHANICAL CODE:	2022 CA MECHANICAL CODE, (TITLE 24, PART 4) BASED ON THE 2018 UNIFORM MECHANICAL CODE
PLUMBING CODE:	2022 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON THE 2018 UNIFORM PLUMBING CODE
ELECTRICAL CODE:	2022 CA ELECTRICAL CODE (TITLE 24, PART 3) BASED ON THE 2017 NATIONAL ELECTRIC CODE
ENERGY CODE:	2022 CA ENERGY CODE (TITLE 24, PART 6) 2023 L.A. CITY GREEN BUILDING CODE

FIRE ALARM: MANUAL ALARM SYSTEM
FIRE SPRINKLER: NFPA -13 REQ'D (PERMIT TO BE SECURED PRIOR TO INSTALLATION. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING PRIOR TO INSTALLATION)

THE PROJECT IS PRIVATELY FUNDED NOT RECEIVING TAX CREDIT INCENTIVE, NOT A PUBLIC HOUSING

ACTION REQUEST

1. CODE SECTION FROM WHICH RELIEF IS REQUESTED: CODE SECTION WHICH AUTHORIZES RELIEF: 12.24 U 26

A CONDITIONAL USE PERMIT PURSUANT TO LAMC 12.24 U 26 TO PERMIT A DENSITY BONUS FOR A PROJECT FOR WHICH THE DENSITY INCREASE IS GREATER THAN THE MAXIMUM 35% PERMITTED IN LAMC SECTION 12.22 A 25, IN CONJUNCTION WITH THE CONSTRUCTION, USE, AND MAINTENANCE OF 19 FOR-RENT DWELLING UNITS IN LIEU OF THE 10 DWELLING UNITS OTHERWISE PERMITTED BY LAMC 12.22 A 25; WITH 4 DWELLING UNITS RESERVED FOR VERY LOW INCOME HOUSEHOLDS; AND PURSUANT TO LAMC SECTION 12.24F:

- ON MENU INCENTIVES:
 - PERMIT UP TO A 33% INCREASE IN THE ALLOWED FLOOR AREA RATIO TO ALLOW 19,112 SQUARE FEET OF FLOOR AREA IN LIEU OF THE 14,331 SQUARE FEET PERMITTED PURSUANT TO LAMC 12.21.1 A.1
 - PERMIT A 20% DECREASE IN REQUIRED NORTH SIDE YARD SETBACK TO ALLOW A 7.2-FOOT SETBACK IN LIEU OF THE 9 FEET REQUIRED PURSUANT TO LAMC 12.10 C.2.
 - PERMIT A 20% DECREASE IN REQUIRED SOUTH SIDE YARD SETBACK TO ALLOW A 7.2-FOOT SETBACK IN LIEU OF THE 9 FEET REQUIRED PURSUANT TO LAMC 12.10 C.2.
- WAIVERS OF DEVELOPMENT STANDARDS:
 - PERMIT A 22-FOOT, 9-INCH INCREASE IN HEIGHT TO 67 FEET AND 9 INCHES IN LIEU OF THE MAXIMUM 45-FOOT HEIGHT ALLOWED IN THE R3-1 ZONE PURSUANT TO LAMC 12.21.1.
 - PERMIT THE PROVISION OF 19 PARKING SPACES, WITH TEN SPACES IN TANDEM POSITIONS, IN LIEU OF THE 20 ACCESSIBLE PARKING SPACES REQUIRED PURSUANT TO LAMC 12.22 A 25 (D)(1) AND 12.21 A 4.
 - PERMIT THE PROVISION OF TEN COMPACT PARKING STALLS AND NINE STANDARD STALLS IN LIEU OF ONE STANDARD SPACE PER DWELLING UNIT REQUIRED PURSUANT TO LAMC 12.21. A.5.C.

ABBREVIATIONS & SYMBOLS

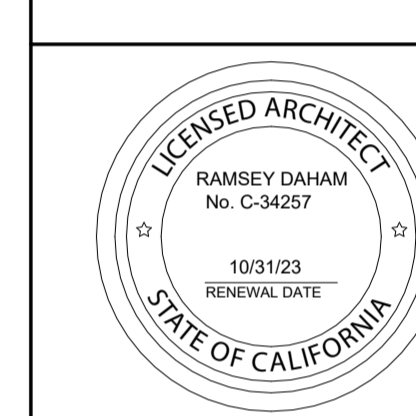
& c And	BLKG Blocking	D Deep, Depth	EXP Expansion	GALV Galvanized	JT Joint	N North	P.T.D. Paper Towel Dispenser	SIM Similar	T.P.D. Toilet Paper Dispenser
∠ Angle	BM Benchmark	DBL Double	EXPO Exposed	G.B. Grab Bar	G.B. Glass, Glazing	N.I.C. Not in Contract	PTN Partition	SLDG Siding	T.S. Top of Steel
@ At	BOT Bottom	DET Detail	EXT Exterior	G.I. Galvanized Iron	KIT Kitchen	NO Number	Q.T. Quarry Tile	SPEC Specification	TV Television
C.L. Centerline	BR Bedroom	DR Drinking Fountain	DIA Diameter	F.A. Fire Alarm	LAM Laminate	N.S. No Scale	R Riser	SQ Square	T.O.W. Top of Wall
∅ Diameter or Round	BSMT Basement	DIA Diameter	F.D. Floor Drain	F.A. Fire Alarm	LAV Lavatory	N.S. No Scale	REF Reference	STD Standard	TYP Typical
⊥ Perpendicular	B.U.R. Built Up Roofing	DISP Dispenser	FDN Foundation	F.E. Fire Extinguisher	L.F. Lineal Foot	N.T.S. Not to Scale	REFR Refrigerator	STL Steel	UNF Unfinished
# Number	CAB Cabinet	DN Down	D.O.C. Door Opening	F.H.C. Fire Hose Cabinet	L.H. Left Hand	OA Overall	REF Reference	STR Storage	UNO.N. Unless Otherwise Noted
(E) Existing	CARP Carpet	DN Down	D.O.C. Door Opening	F.H.C. Fire Hose Cabinet	L.H. Left Hand	OA Overall	REFR Refrigerator	STR Structural	UR Urinal
AB Anchor Bolt	C.B. Catch Basin	D.S.P. Dry Standpipe	D.S.P. Dry Standpipe	F.G. Finish Grade	H High	OBSC Obscure	REIN Reinforced / Reinforcing	SUSP Suspended	VERT Vertical
A/C Air Conditioning	CEM Cement	D.W.G. Drawing	D.W.G. Drawing	F.H.C. Fire Hose Cabinet	H.B. Hose Bib	O.C. On Center	REQ Required	SW Switch	VEST Vestibule
A.C. Asphaltic Concrete	CER Ceramic	D.W.R. Drawer	D.W.R. Drawer	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.D. Outside Diameter	RESIL Resilient	SWM Symmetrical	V.I.F. Verify in Field
ACT Acoustical Tile	C.I. Cast Iron	D.W.R. Drawer	D.W.R. Drawer	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.F.D. Outside Drain	REV Revised	SY System	VOL Volume
ACOUS Acoustical	C.L. Cast Iron	D.W.R. Drawer	D.W.R. Drawer	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.F.D. Outside Drain	R Riser	T Tread	W West
ADJ Adjustable	CLO Closet	E East	E East	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.H. Overhang	REF Reference	T.B. Towel Bar	W. With
A.F.F. Above Finish Floor	CLR Clear	E.A. Each	E.A. Each	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.B.G. Tongue and Groove	W.H. Water Heater
ALT Alter or Alternate	CMU Concrete Masonry Unit	E.E. Elevation Joint	E.E. Elevation Joint	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.C. Top of Curb	W/O Without
ALUM Aluminum	CONTR Contractor	E.L. Elevation	E.L. Elevation	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.D. Top of Drain	W.C. Water Closet
ANOD Anodized	CORR Corridor	ELEC Electrical	ELEC Electrical	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.P. Top of Pavement	WD Wood
A.P. Access Panel	CORR Corridor	ELEV Elevation	ELEV Elevation	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WP Waterproof
APPROX Approximate	C.T. Ceramic Tile	EMER Emergency	EMER Emergency	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	W.P.M. Waterproof Membrane
ARCH Architectural	CONSTR Construction	ENCL Enclosure	ENCL Enclosure	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WSCT Wainscot
ASPH Asphalt	CONTR Contractor	E.O.S. Edge of Slab	E.O.S. Edge of Slab	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WS.P. Wet Standpipe
BD Board	CORR Corridor	E.O.S. Edge of Slab	E.O.S. Edge of Slab	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WT Weight
BITUM Bituminous	CORR Corridor	E.O.S. Edge of Slab	E.O.S. Edge of Slab	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WP Waterproof
BLDG Building	C.T. Ceramic Tile	E.O.S. Edge of Slab	E.O.S. Edge of Slab	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WP Waterproof
BLK Block	C.T. Ceramic Tile	E.O.S. Edge of Slab	E.O.S. Edge of Slab	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WP Waterproof
	CTR Center	E.O.S. Edge of Slab	E.O.S. Edge of Slab	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WP Waterproof
	CTSK Countersunk	E.O.S. Edge of Slab	E.O.S. Edge of Slab	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WP Waterproof
	C.W. Cold Water	EXIST Existing	EXIST Existing	F.H.C. Fire Hose Cabinet	H.C. Hollow Core	O.VHD Overhead	REFR Refrigerator	T.O.S. Top of Slab	WP Waterproof

RESIDENTIAL UNITS

UNIT #	OCCUPANCY	SF	TYPE
2A	2 BD / 2 BTH	1,090 SF	VERY LOW INCOME
2B	1 BD / 1 BTH	540 SF	MARKET RATE
2C	1 BD / 1 BTH	530 SF	MARKET RATE
2D	1 BD / 1 BTH	690 SF	MARKET RATE
3A	2 BD / 2 BTH	1,090 SF	MARKET RATE
3B	1 BD / 1 BTH	540 SF	VERY LOW INCOME
3C	1 BD / 1 BTH	530 SF	MARKET RATE
3D	1 BD / 1 BTH	690 SF	MARKET RATE
4A	2 BD / 2 BTH	1,090 SF	MARKET RATE
4B	1 BD / 1 BTH	540 SF	MARKET RATE
4C	1 BD / 1 BTH	530 SF	VERY LOW INCOME
4D	1 BD / 1 BTH	690 SF	MARKET RATE
5A	2 BD / 2 BTH	1,090 SF	MARKET RATE
5B	1 BD / 1 BTH	540 SF	VERY LOW INCOME
5C	1 BD / 1 BTH	530 SF	MARKET RATE
5D	1 BD / 1 BTH	690 SF	MARKET RATE
6A	2 BD / 2 BTH	1,182 SF	MARKET RATE
6B	1 BD / 1 BTH	447 SF	MARKET RATE
6C	2 BD / 2 BTH	1,160 SF	MARKET RATE

SHEET INDEX

Sheet Number	Sheet Name
ARCHITECTURAL	
A0.00	COVER
A0.01 A	GENERAL NOTES
A0.01 B	GENERAL NOTES
A0.02	EXISTING SITE SURVEY
A0.03	APPROVAL LETTERS
A0.04	GREEN FORMS
A0.05 A	SPECS / RESEARCH REPORTS
A0.05 B	SPECS / RESEARCH REPORTS
A0.05 C	SPECS / RESEARCH REPORTS
A0.05 D	SPECS / RESEARCH REPORTS
A0.06 A	DOOR SCHEDULE
A0.06 B	DOOR SCHEDULE
A0.06 C	DOOR SCHEDULE
A0.07 A	DOOR DETAILS
A0.07 B	DOOR DETAILS
A0.08 A	WINDOW SCHEDULE
A0.08 B	WINDOW SCHEDULE
A0.09 A	WINDOW DETAILS
A0.09 B	WINDOW DETAILS
A0.10 A	WALL TYPES
A0.10 B	WALL TYPES
A0.10 C	FLOOR TYPES
A0.11 A	GENERAL DETAILS
A0.11 B	GENERAL DETAILS
A0.11 C	GENERAL DETAILS
A0.11 D	GENERAL DETAILS
A0.12 A	ACCESSIBILITY NOTES & DETAILS
A0.12 B	ACCESSIBILITY NOTES & DETAILS
A0.12 C	ACCESSIBILITY NOTES & DETAILS
A0.13 A	FIRE LIFE SAFETY
A0.13 B	FIRE LIFE SAFETY
A0.13 C	FIRE LIFE SAFETY
A0.14 A	AREA CALCULATION ZONING
A0.14 B	AREA CALCULATION BUILDING
A0.14 C	AREA CALCULATION SCHOOL FEE
A0.14 D	AREA CALCULATION F.A.R.
A0.14 E	AREA CALCULATION OPEN SPACE
A0.15	PUBLIC TRANSPORTATION
A1.00	PROPOSED SITE PLAN
A1.01	PROPOSED PLOT PLAN
A2.00	PROPOSED PLANS
A2.10	PROPOSED PLANS
A2.20	PROPOSED PLANS
A2.30	PROPOSED PLANS
A2.40	PROPOSED PLANS
A2.50	PROPOSED PLANS
A2.60	PROPOSED PLANS
A2.70	PROPOSED PLANS
A3.00	ELEVATIONS
A3.10	ELEVATIONS
A3.20	ELEVATIONS
A3.30	OPENING ANALYSIS
A3.40	ELEVATIONS COLOR/MATERIAL
A3.50	ELEVATIONS COLOR/MATERIAL
A3.60	ELEVATIONS COLOR/MATERIAL
A4.10	PROPOSED SECTIONS
A4.20	PROPOSED SECTIONS
A4.30	PROPOSED SECTIONS
A4.40	PROPOSED SECTIONS
A4.50	PROPOSED SECTIONS
A5.00	ENLARGED PLANS
A5.01	ENLARGED PLANS
A5.10	ENLARGED PLANS
A6.00	REFLECTED CEILING PLAN
A6.01	LIGHTING SCHEDULE - SUBTERRANEAN PARKING
A6.10	REFLECTED CEILING PLAN
A6.11	LIGHTING SCHEDULE - FIRST FLOOR
A6.20	REFLECTED CEILING PLAN
A6.21	LIGHTING SCHEDULE - SECOND FLOOR
A6.30	REFLECTED CEILING PLAN
A6.31	LIGHTING SCHEDULE - THIRD FLOOR
A6.40	REFLECTED CEILING PLAN
A6.41	LIGHTING SCHEDULE - FOURTH FLOOR
A6.50	REFLECTED CEILING PLAN
A6.51	LIGHTING SCHEDULE - FIFTH FLOOR
A7.10	VERTICAL CIRCULATION
A7.20	VERTICAL CIRCULATION
A7.30	VERTICAL CIRCULATION
A7.40	VERTICAL CIRCULATION
A7.50	ELEVATOR HOISTWAY SECTION
DEMO	DEMO PLAN
L1.00	LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN



Revision Schedule

Revision Number	Revision Date
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COVER

DRAWN	Author
CHECKED	Checker
DATE	9/7/2023 4:35:28 PM
SCALE	
JOB #	23-A001
A0.00	

Soprema, Inc.
 RE: Soprema ALSAN RS 230 Field and RS 260 LO Field Liquid Applied Roof Covering System.

The roof covering systems described above are approved as Class A roof coverings subject to the following conditions:

- The roofing materials shall be delivered to the job site in sealed containers identified by the manufacturer's name and product designation.
- Application of the components shall be on a concrete deck in accordance with the manufacturer's instructions consistent with the description and requirements herein. (A copy shall be available at the job site).

DISCUSSION

The clerical modification is to update the report to the 2017 Los Angeles City Building Code and to update the contact person and phone number.

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

The approval was based on tests in accordance with ICC Evaluation Services Acceptance Criteria for Membrane Roof Covering Systems (AC 75)

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

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

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

ID:
 222704
 12/28/2017
 348534233

RR 25908
 Page 2 of 2

DERBIBRITE
 Modified Bitumen Waterproofing Membrane with a Unique Reflective Surfacing

Technical Data Sheet

ADVANTAGES

- Premium 3.5 mil (140 mil) Class A Fire Resistant Modified Bitumen Roofing Membrane that combines Derbigum's proven performance with a highly reflective white acrylic surface.
- Exponentially tested, Derbrite exceeds Energy Star, Cool Roof Rating Council approved and contributes to LEED certification.
- Manufactured with a fiberglass/polyester reinforcement that allows the acrylic to substrate and form an extremely light extrinsic structure creating an impermeable surface resistant to high oils, organic fats and fungus.
- May be used on both a roofing and flashing membrane.
- Derbrite is applied with PERMASTIC Cold Adhesive.

TECHNICAL CHARACTERISTICS

CHARACTERISTIC	ASTM Requirements For Membrane D4779/D4779-22 01			DERBIBRITE Results*		
	TENSION	TENSILE ELONGATION	TENSILE ELONGATION	MACHINE TENSION	CROSS SECTION	UNITS
Tensile Strength	0" F	150	150	131	131	lb/in
	73" F	45	45	99	102	lb/in
Elongation	0" F	3.0	3.0	6.0	6.1	%
	73" F	3.0	3.0	11.3	8.5	%
Tear Resistance	73" F	100	100	156	156	lb
Dimensional Stability	1	1	1	0.02	0.02	%

CHARACTERISTIC	ASTM Requirements For Membrane D4779/D4779-22 01			DERBIBRITE Results*		
	COLD FLEX	TEMPERATURE	MAXIMUM	TEMPERATURE	MAXIMUM	UNITS
Cold Flex	D4223	0	0	-21	-20	°C

CHARACTERISTIC	ASTM Requirements For Membrane D4779/D4779-22 01			DERBIBRITE Results*		
	CORROSION RESISTANCE	ACID	ALKALI	CORROSION RESISTANCE	ACID	ALKALI
Corrosion Resistance	ASTM A479	30	275	300	300	"F
Fluor Resistance	E 190 & UL700	N/A	PASS/FAIL	Class A rated to 2" slope	0 (no growth of fungi)	%
Fungus Resistance	G21	N/A	PASS/FAIL			%

PRODUCT INFORMATION

CHARACTERISTIC	U.S. CUSTOMARY	METRIC
Thickness	142 mil	3.5 mm
Length	33.6 ft	10.2 m
Width	29 1/2 in.	1.0 m
Weight	14.4 lb	42.6 kg
Net Coverage	100 sq ft	9.29 sq m

ENERGY AND ENVIRONMENT*

CHARACTERISTIC	U.S.	METRIC	SI UNITS
Reflectivity	E1549	10.7%	±0.48
Emissivity	E1571	±0.81	±0.83
Solar Reflectance Index	E1990	93	81

PACKAGING & STORAGE

Packaged 20 rolls per pallet. Rolls should be stored on end, on raised platforms protected from the weather.



CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING AND SAFETY COMMISSIONERS
 VAN AMBATELOS
 E. FELICIA BRANNON
 JOSELYN DEAGA-ROSENTHAL
 GEORGE KOVALICHAN
 JAVIER NUÑEZ
 ERIC GARCIETTI
 MAYOR
 DEPARTMENT OF BUILDING AND SAFETY COMMISSIONERS
 FRANK M. BUSH
 SUPERINTENDENT OF BUILDING
 OSAMA YOUNAN, P.E.
 EXECUTIVE OFFICER

RESEARCH REPORT: RR 25908
 (CSI # 07560)

Expires: May 1, 2020
 Issued Date: April 1, 2018
 Code: 2017 LABC

SOPREMA, Inc.
 310 Quadral Drive
 Wadsworth, Ohio 44281

Attention: Glen N. Bestor
 (330) 331-3070

Local Representative: Freddy Riofio
 (203) 262-9245

GENERAL APPROVAL – Renewal and Clerical Modification -Soprema ALSAN RS 230 Field and RS 260 LO Field Liquid Applied Roof Covering System.

DETAILS
ALSAN RS 230 Field liquid applied roof covering system:
 Deck: Concrete deck with maximum 1-inch per foot slope.
 Primer: ALSAN RS 276 primer applied at the rate of 1.0 gallon per 100 ft².
 Base Coat: ALSAN RS 230 Field applied at the rate of 3.91 gallon per 100 ft².
 Reinforcement: While the base coat of ALSAN RS 230 Field is wet, a layer of non-woven, needle punched polyester reinforcement fabric is applied and rolled so that the air bubbles are removed.
 Top Coat: ALSAN RS 230 Field applied at the rate of 1.95 gallon per 100 ft².

ALSAN RS 260 LO Field liquid applied roof covering system:
 Deck: Concrete deck with maximum 1-1/2-inch per foot slope.
 Primer: ALSAN RS 276 primer applied at the rate of 1.0 gallon per 100 ft².
 Base Coat: ALSAN RS 260 LO Field applied at the rate of 3.91 gallon per 100 ft².
 Reinforcement: While the base coat of ALSAN RS 260 LO Field is wet, a layer of non-woven, needle punched polyester reinforcement fabric is applied and rolled so that the air bubbles are removed.
 Top Coat: ALSAN RS 260 LO Field applied at the rate of 1.95 gallon per 100 ft².

RR 25908
 Page 1of2

10888 0-0 (Rev. 08/15) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

WALLRACK™ Specifications

DIMENSION DRAWING:
 NOTE: NEW design conforms to bicycle wheel.

Product: CycleSafe WallRack part# 17502
Capacity: Holds 1 bike
Material: Heavy duty 3/8" wire frame
Finish: Durable polyester powdercoat finish, Red, Blue, Black or Silver, Stainless Steel upon request
Mounting: Wood (unrashed): 2 - 5/16" lag wood screws, 12" O.C. Concrete/Block: 5/16" lag shield upon request

ORDER INFORMATION:
 • WallRack part# 17502 (Red, Blue, Black, Silver) • Extra Mounting lag screw part# 17505
 • GPO Back (Silver) • Concrete lag shield part# 17504
 • Stainless Steel WallRack part# 17503 • 45° Angle bracket kit part# 17513

Ships 1 per box, lag screws and shields included.

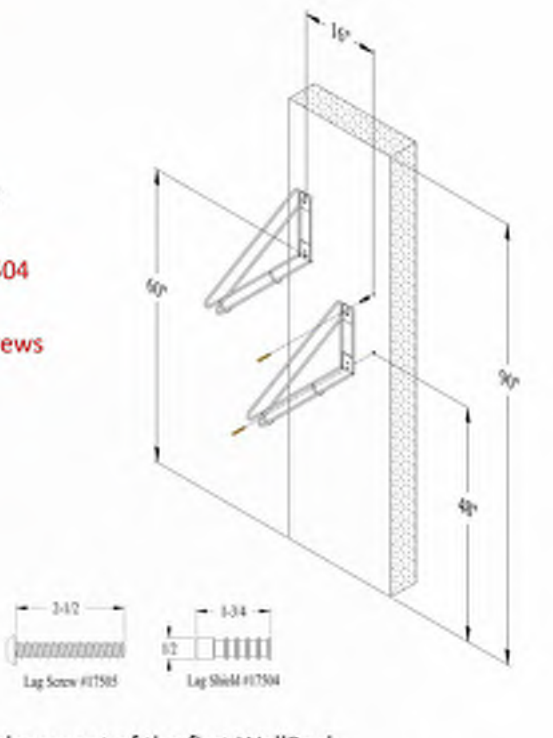
CONTACT US FOR MORE INFORMATION

CycleSafe
 SECURE BICYCLE PARKING
 PH 616-954-9977 FAX 616-954-0290
 8989-950-0531 CYCLESAFE.COM INFO@CYCLESAFE.COM
 ©2008 CycleSafe, Inc. "Secure. Smart. Smart." is a registered trademark. *Patent on requested design.

2. Concrete Wall Installation:

A. Tools & Fasteners

- 3/8" Impact Drill
- 1/2" x 3" Long Carbide Drill Bit
- T-30 Torx Bit
- (2) 5/16" Lag Shields Part #17504 (Included)
- (2) 5/16" x 2-1/2" Long Lag Screws Part #17505 (Included)
- Flat Head Screw Driver Bit
- Pencil
- Hammer
- Tape Measure
- Concrete Adhesive
- Blue Line or Laser Level



B. Installation:

- Locate center of bottom hole placement of the first WallRack
- Snap a line with the Blue Line or Laser and make a mark with pencil at approximately 60" from the floor to the first mounting hole position
- Hold rack straight and center hole over mark position, the bottom hole and mark the upper hole at 12" center to center, which would be the 1st hole down from the top
- Remove rack and drill approximately 2-1/2" deep into concrete with 1/2" x 4" Drill Bit on center
- Squirt in some Concrete Adhesive in both holes
- Insert the (2) Lag Shields #17504 into the holes and tap flush with the hammer
- Align the rack with the holes and Squares and insert the (2) Lag Screws #17505 using the T-30 Torx Driver and Tighten
- Next offset the bottom rack hole down by 12" vertical and over 16" center-to-center horizontal, yielding approx. 48" from the rack bottom hole to the floor
- Repeat steps "c" thru "g" completing on set of racks
- Repeat steps "a" thru "i" as necessary to complete the wall installation using a Blue Line or Laser Level

BICYCLE RACK PARKING ZONE AND CLEARANCE ENVELOPE

BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS CITY OF LOS ANGELES

STANDARD PLAN S-671-1

BICYCLE RACK

PREPARED: [Signature] CHECKED: [Signature] APPROVED: [Signature]

DATE: 09/13/2019

PROJECT: [Project Name]

PROJECT NUMBER: 4871-0 SHEETS: 5/0

DATE: 09/13/2019

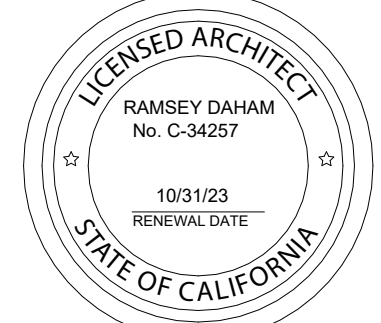
DESIGNED BY: [Name] DRAWN BY: [Name]

PROJECT NUMBER: B-4783

SHEET 1 OF 4 SHEETS

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 [o] 310.322.3700



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Revision Schedule

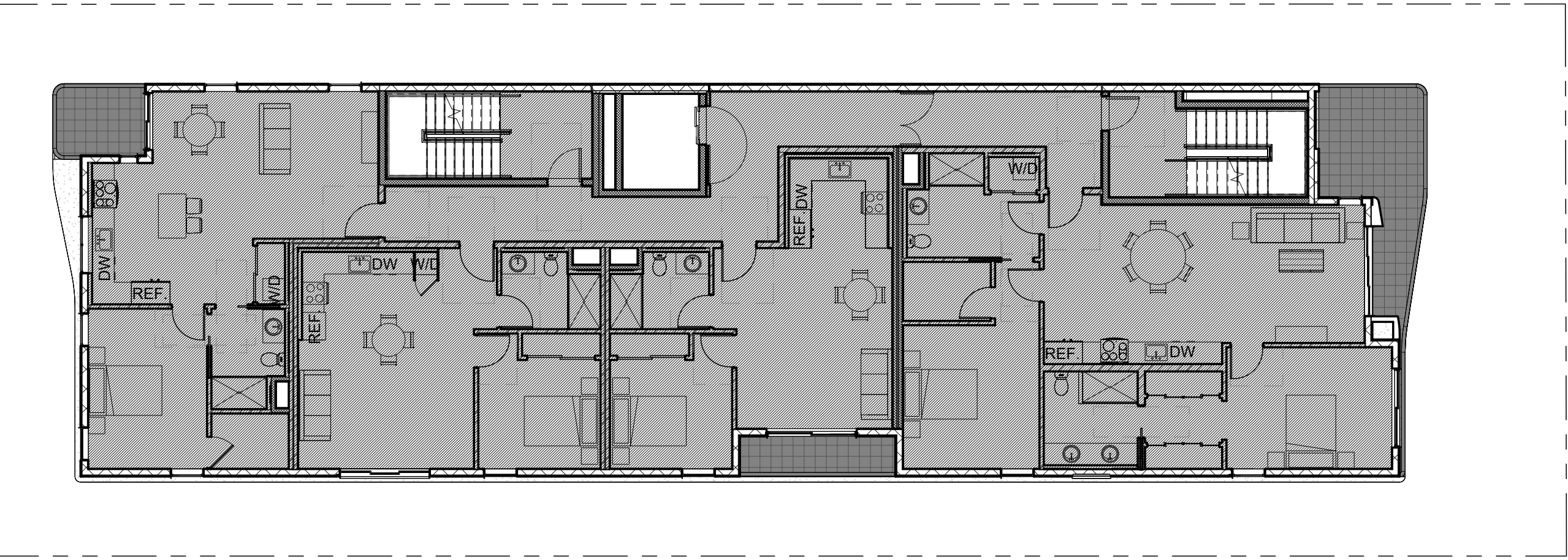
Revision Number	Revision Date

SPECS / RESEARCH REPORTS

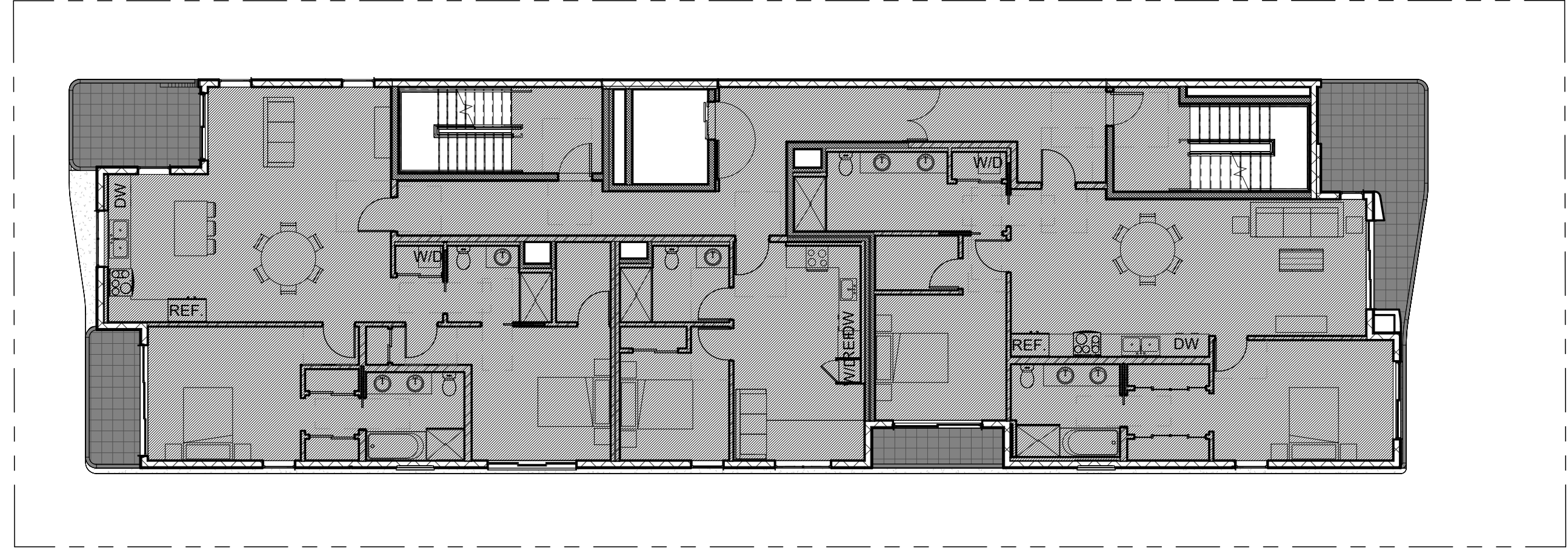
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JOB #	23-A001

A0.05 C

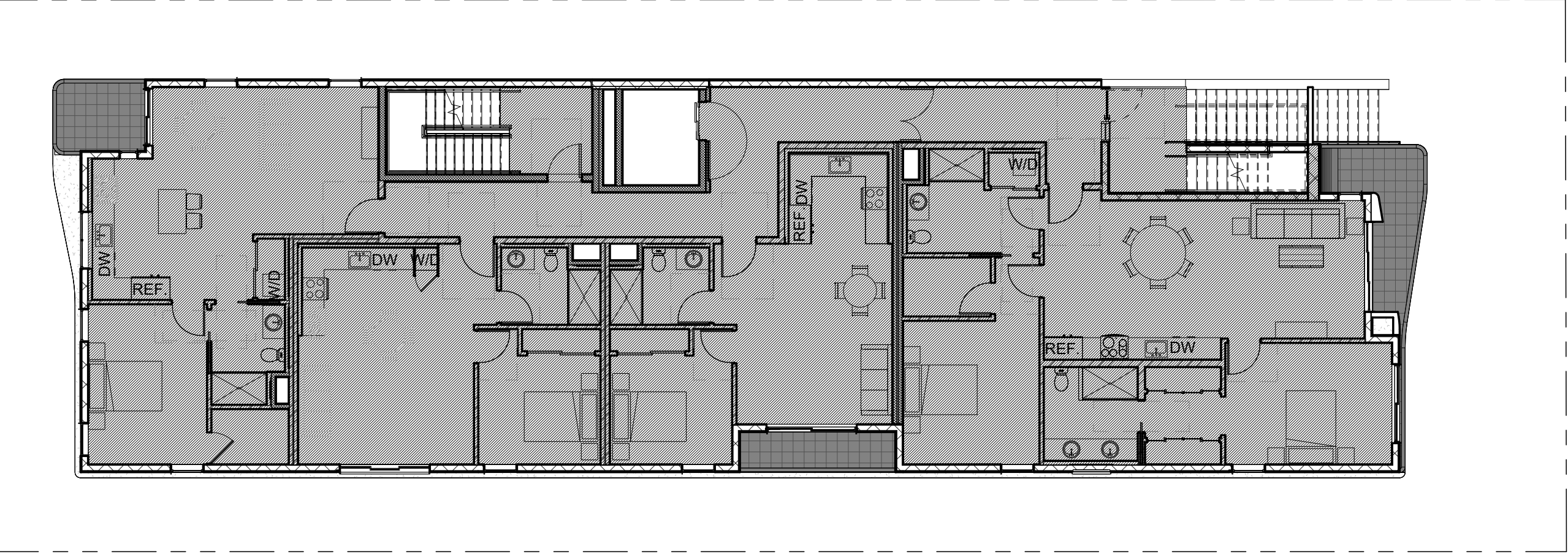
ZONING CODE FLOOR AREA		
SUBTERRANEAN FLOOR - COVERED	N/A	
FIRST FLOOR - COVERED	30 SF	
SECOND FLOOR - COVERED	3,562 SF	
THIRD FLOOR - COVERED	3,569 SF	
FOURTH FLOOR - COVERED	3,569 SF	
FIFTH FLOOR - COVERED	3,569 SF	
SIXTH FLOOR - COVERED	3,489 SF	
TOTAL PROVIDED	19,112 SF	



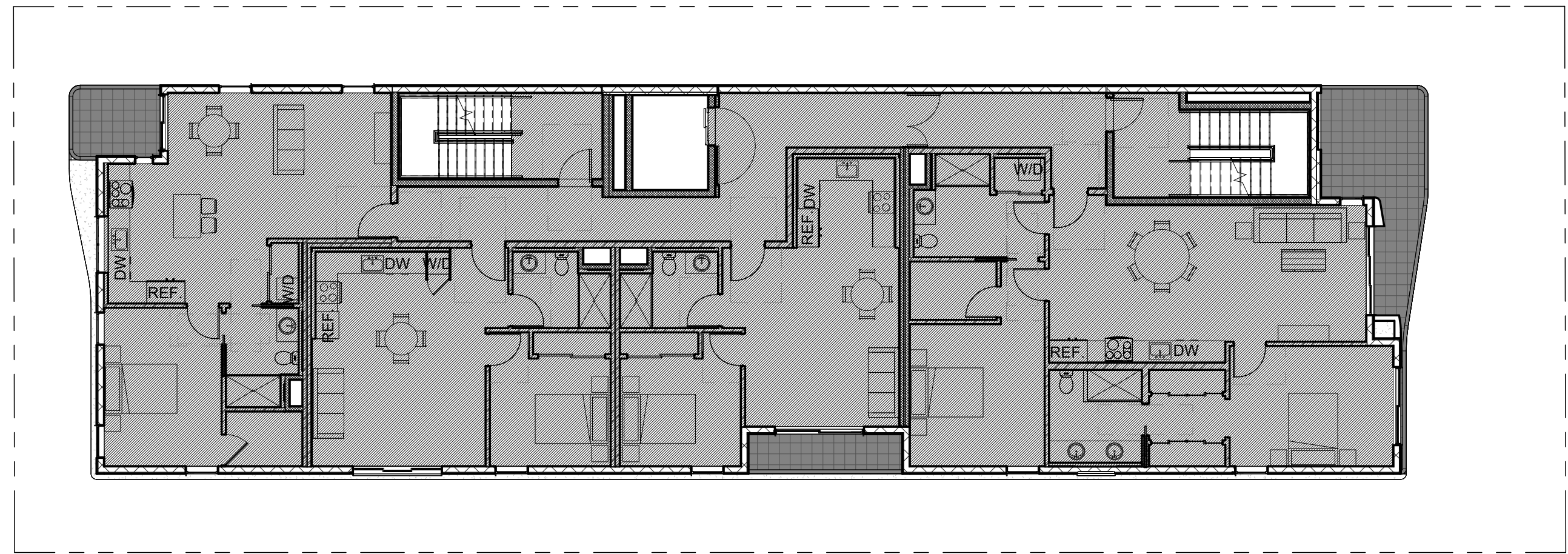
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3/32" = 1'-0" 4



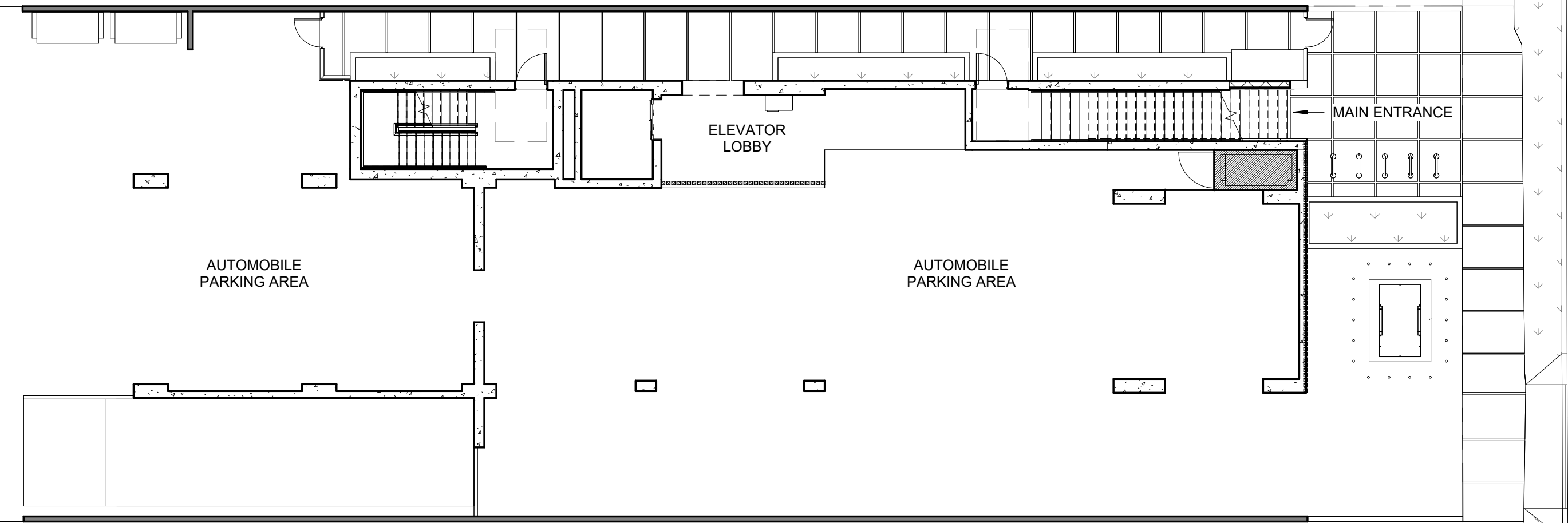
ZONING CODE - SIXTH FLOOR
3/32" = 1'-0" 7



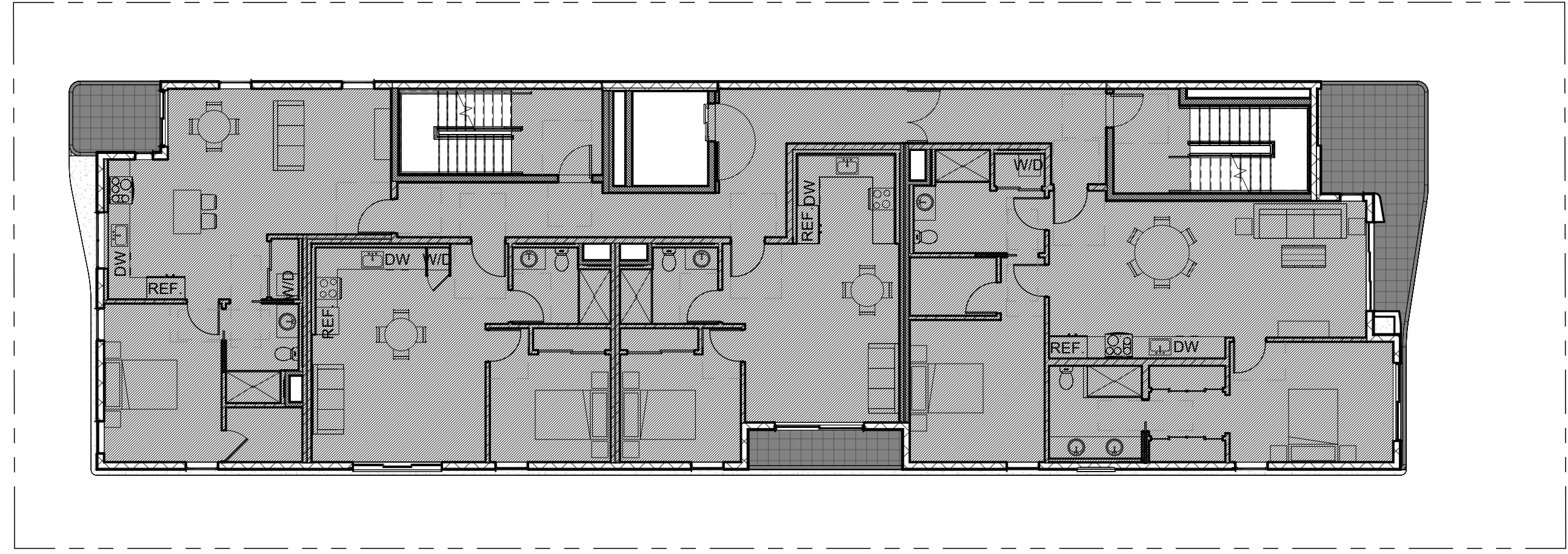
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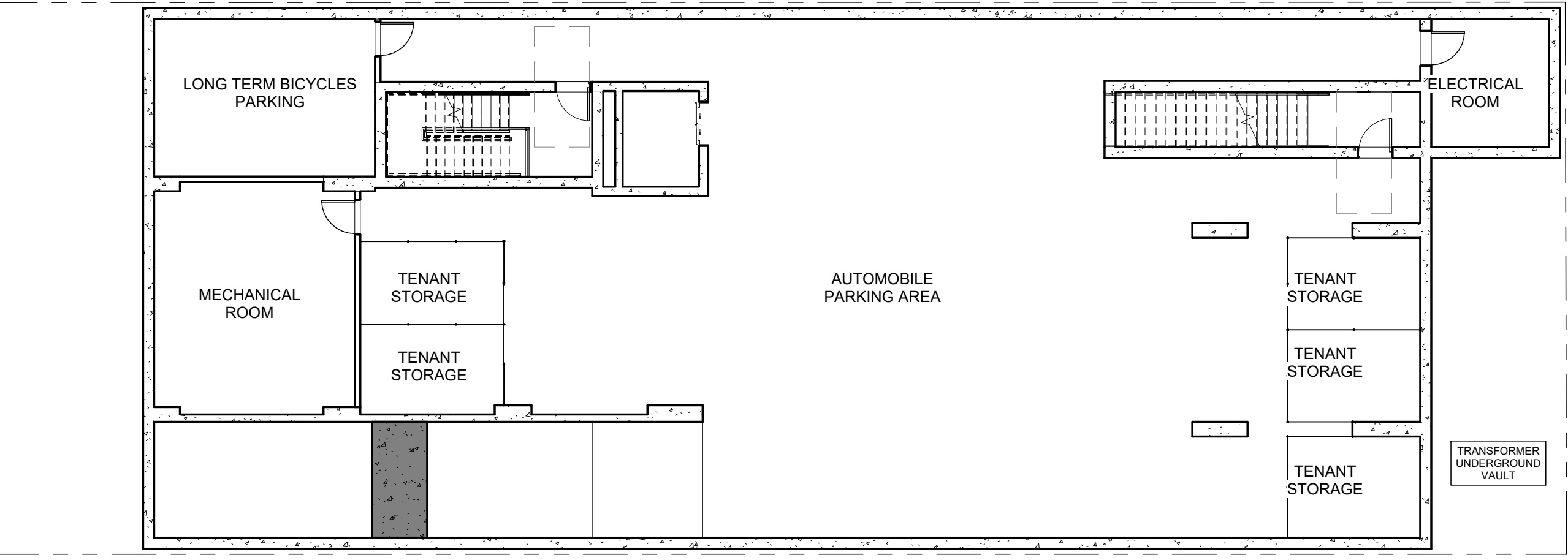
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3/32" = 1'-0" 6



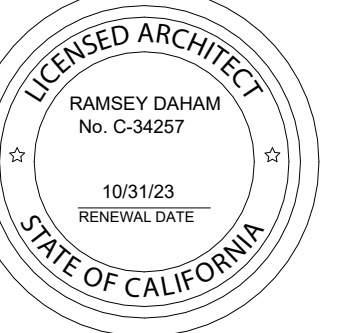
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3/32" = 1'-0" 2



ZONING CODE - FOURTH FLOOR
3/32" = 1'-0" 5



ZONING CODE - SUBTERRANEAN PARKING
3/32" = 1'-0" 1

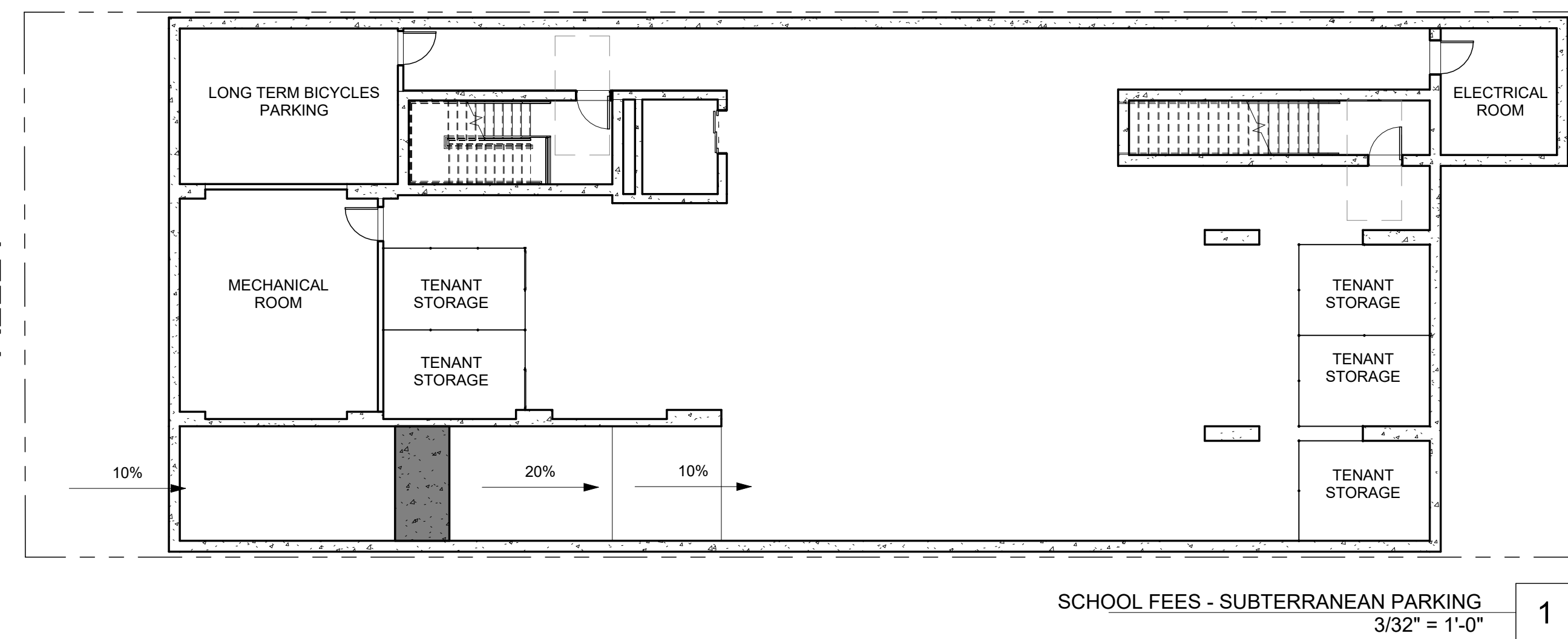
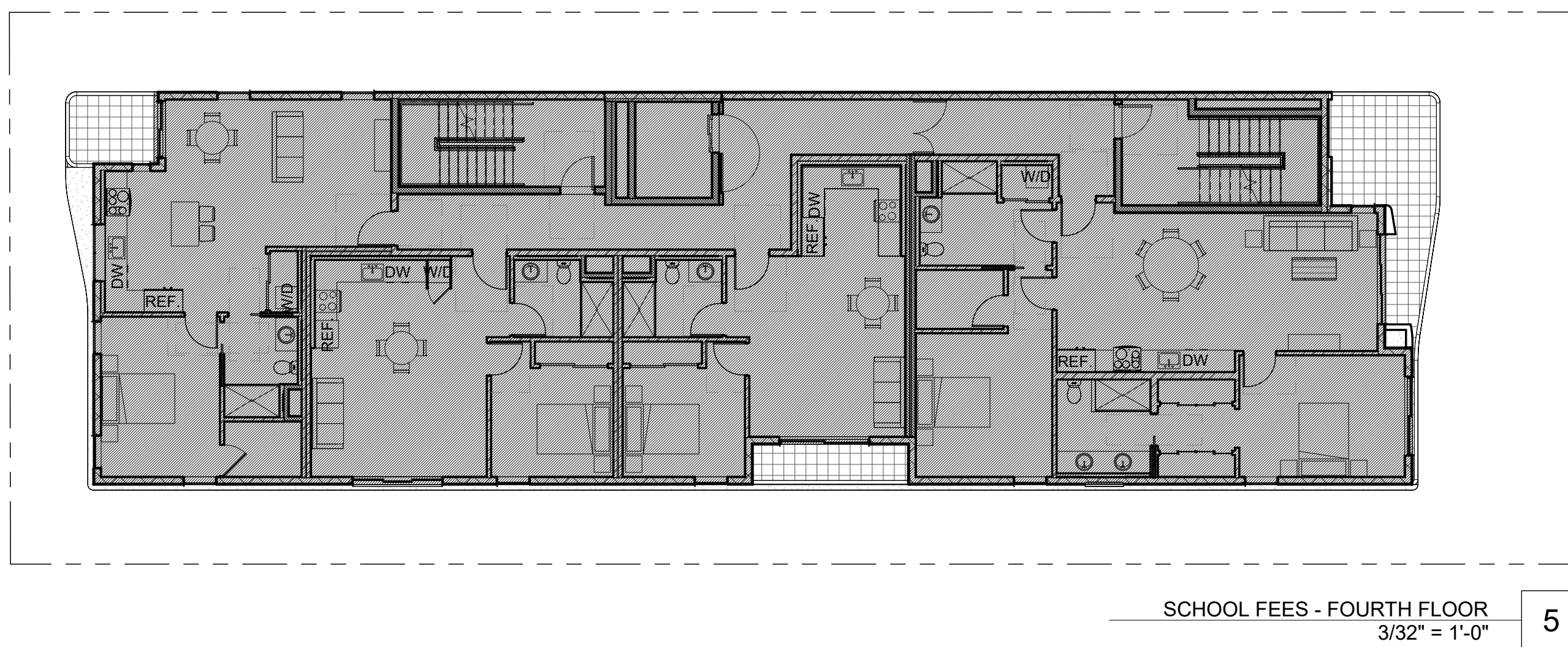
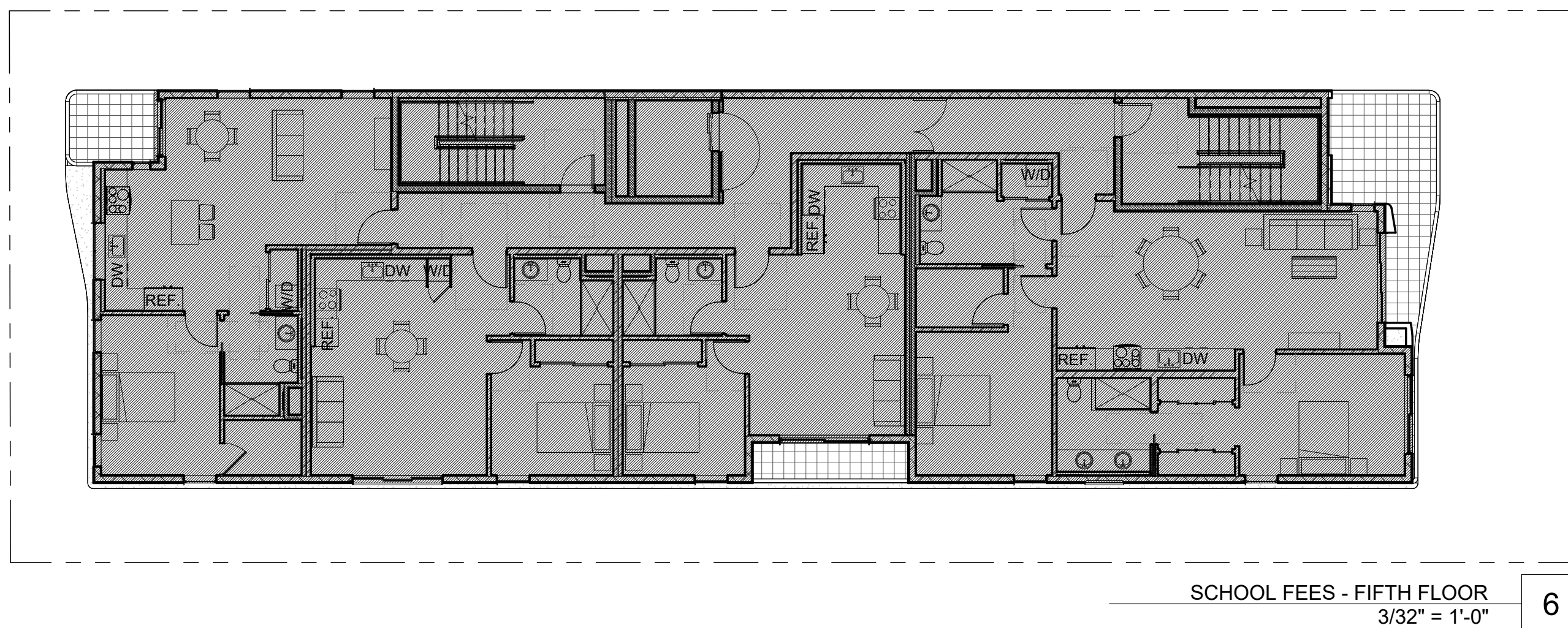
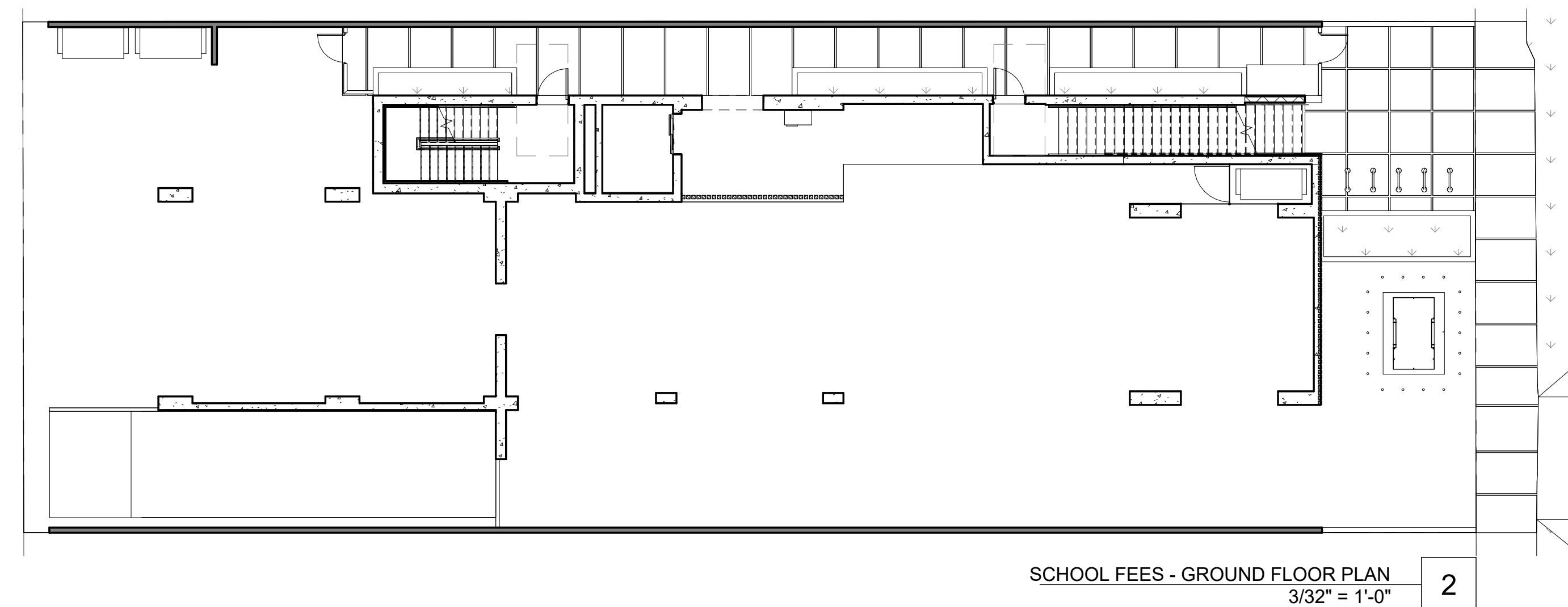
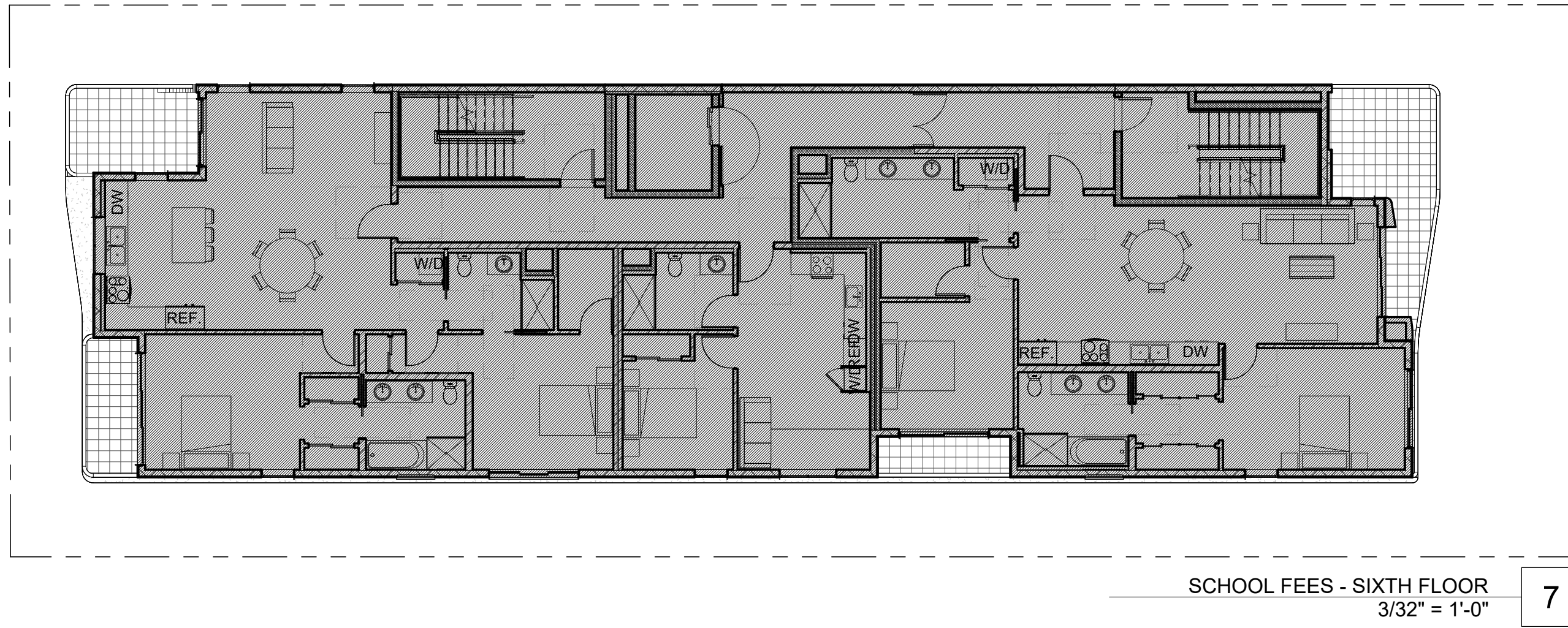
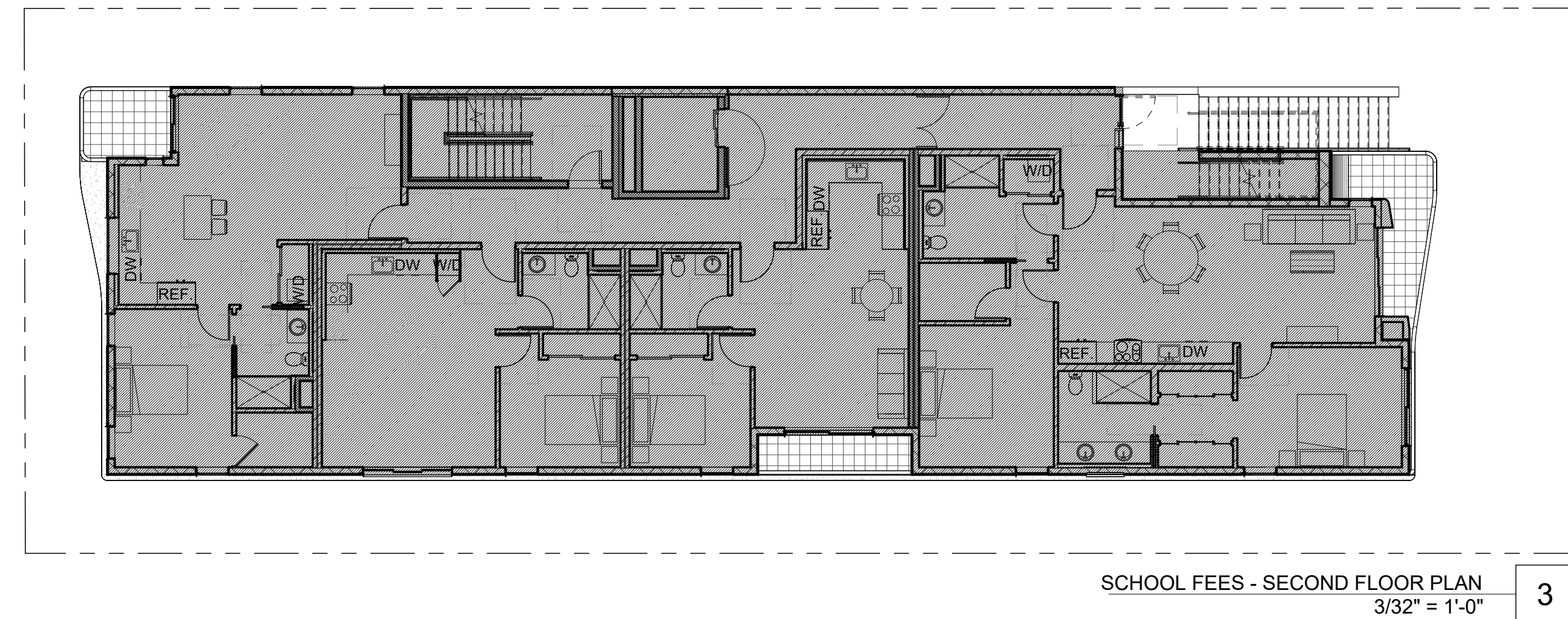
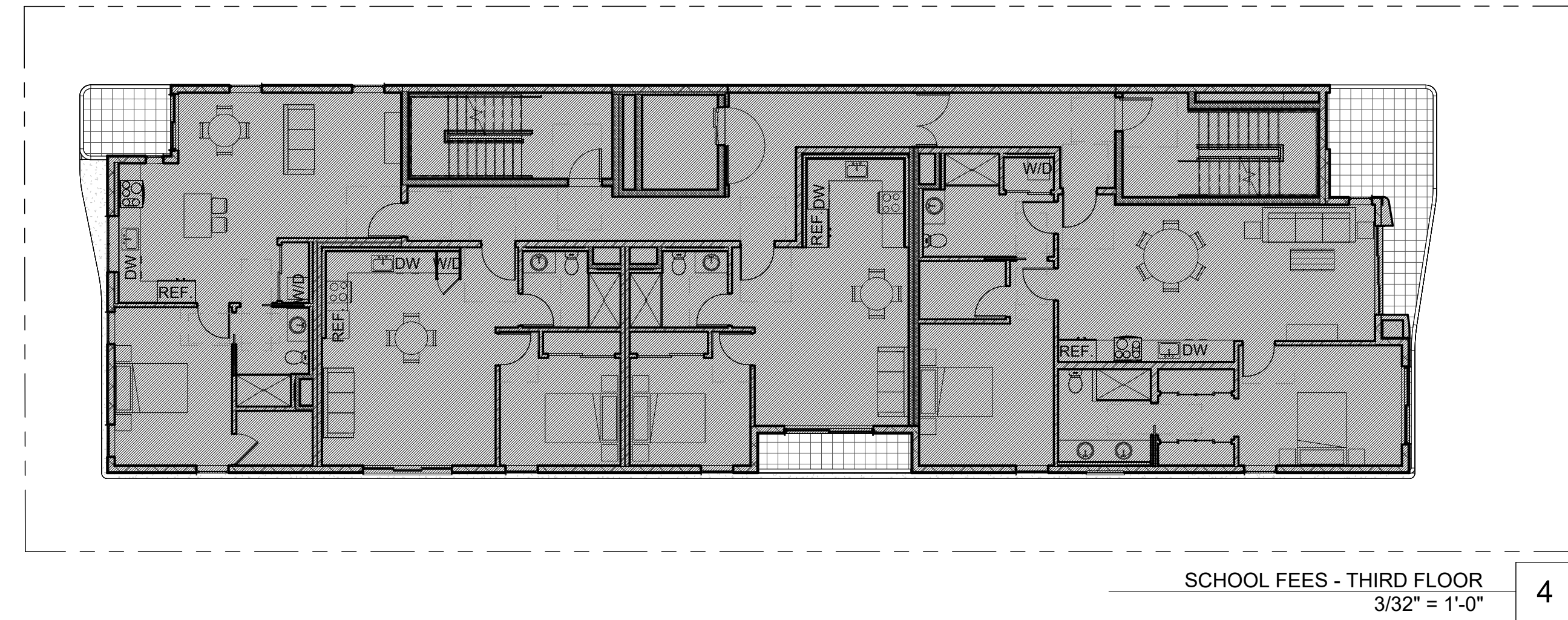


Revision Schedule	
Revision Number	Revision Date

AREA CALCULATION ZONING

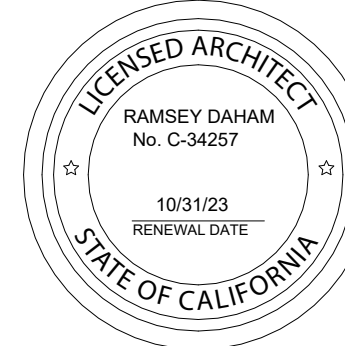
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SCALE	As indicated
JOB #	23-A001

SCHOOL FEES FLOOR AREA	
SUBTERRANEAN PARKING	N/A
GROUND FLOOR	N/A
SECOND FLOOR	3,949 SF
THIRD FLOOR	4,059 SF
FOURTH FLOOR	4,059 SF
FIFTH FLOOR	4,059 SF
SIXTH FLOOR	3,977 SF
TOTAL	20,103 SF



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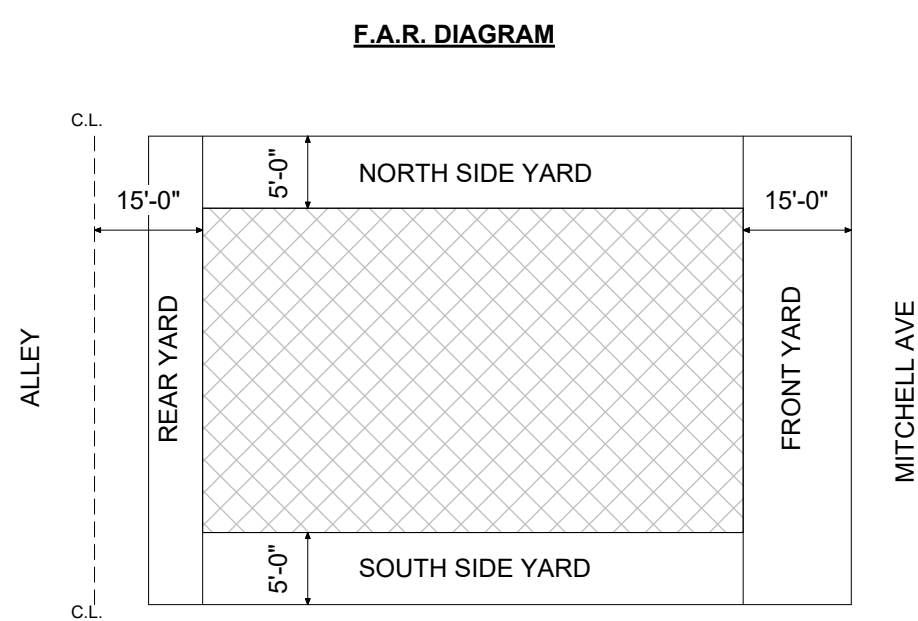
Revision Schedule	
Revision Number	Revision Date

AREA CALCULATION SCHOOL FEE

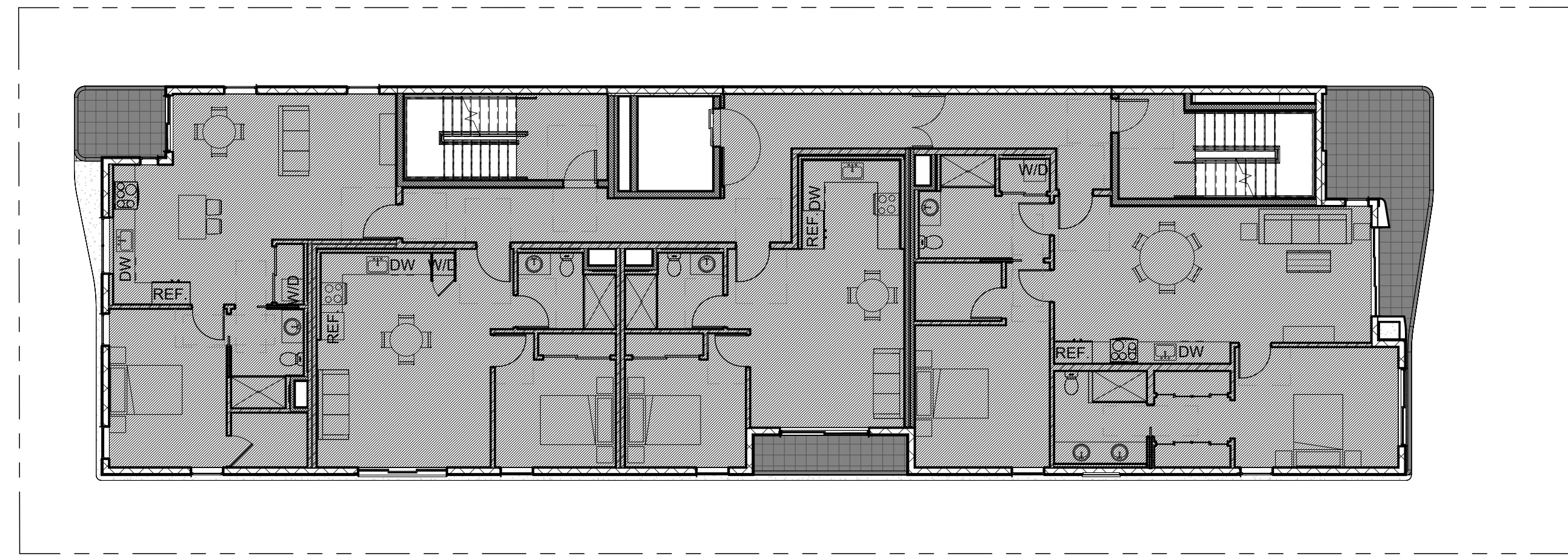
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JOB #	23-A001

A0.14 C

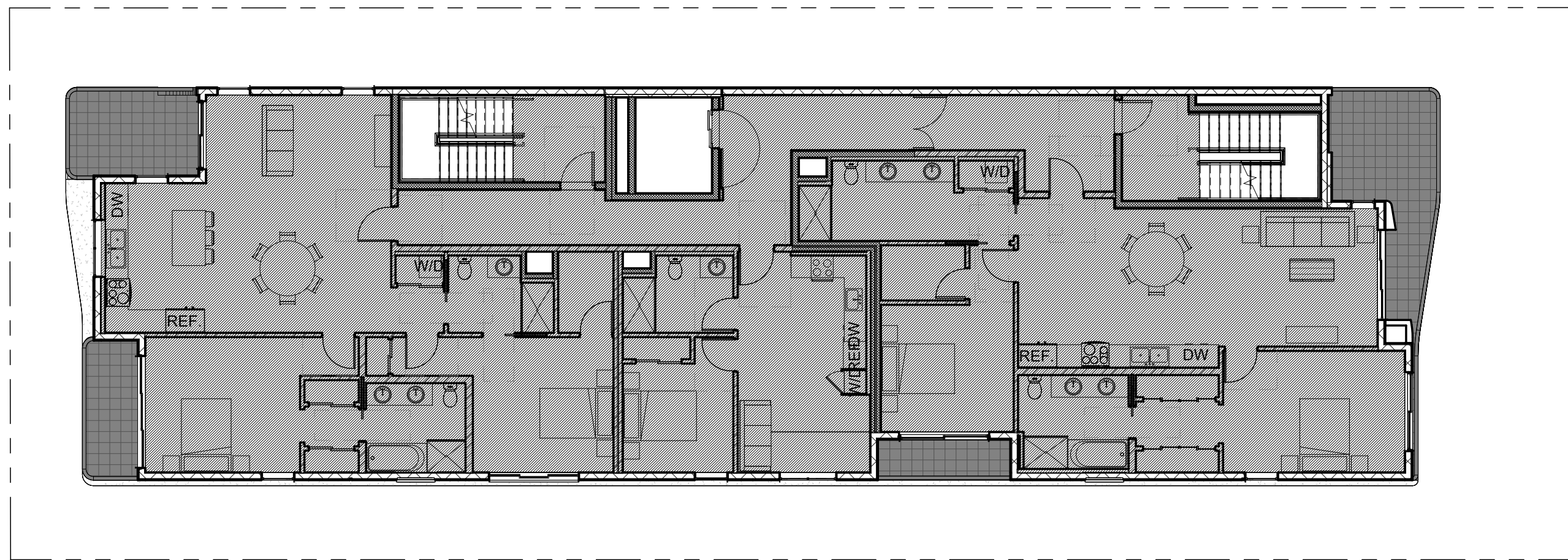
F.A.R. CALCULATIONS	
SUBTERRANEAN FLOOR - COVERED	N/A
FIRST FLOOR - COVERED	30 SF
SECOND FLOOR - COVERED	3,562 SF
THIRD FLOOR - COVERED	3,569 SF
FOURTH FLOOR - COVERED	3,569 SF
FIFTH FLOOR - COVERED	3,569 SF
SIXTH FLOOR - COVERED	3,489 SF
TOTAL PROVIDED	19,112 SF



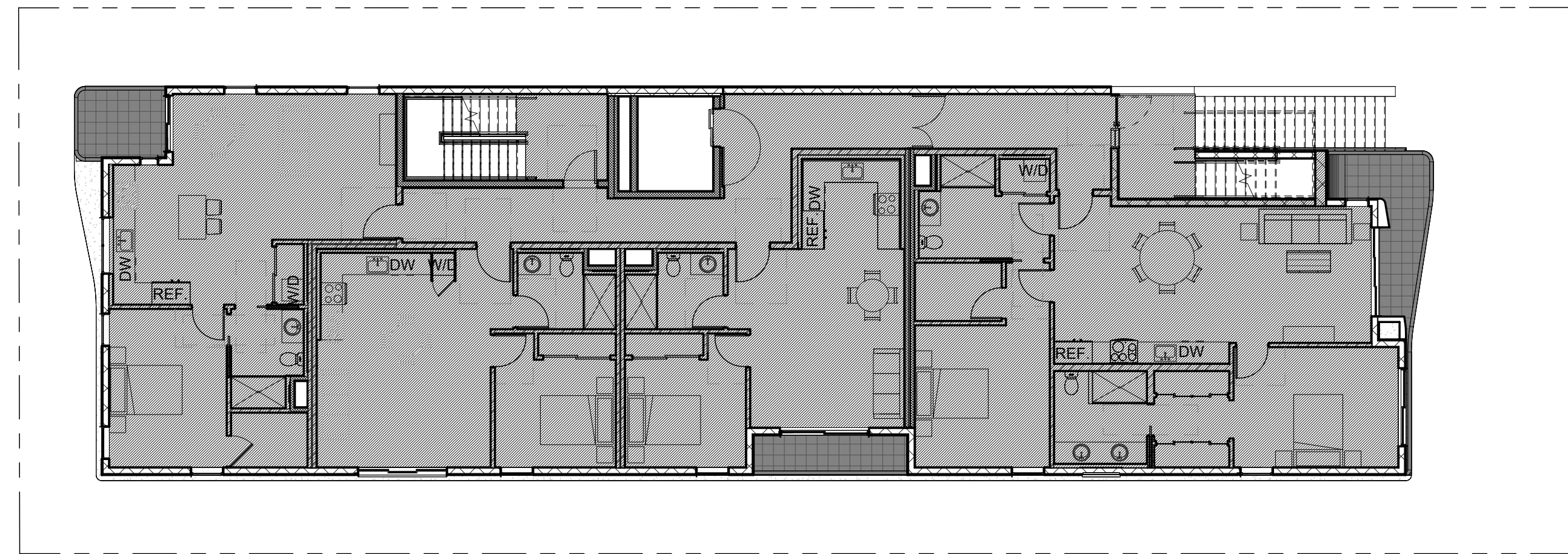
- LOT AREA: 7,100.3 S.F.
 - BUILDABLE AREA: 4,777 S.F.
 - (F.A.R.) x 4,777 SF = 19,112 S.F.
 - F.A.R. PROVIDED: 4.00:1



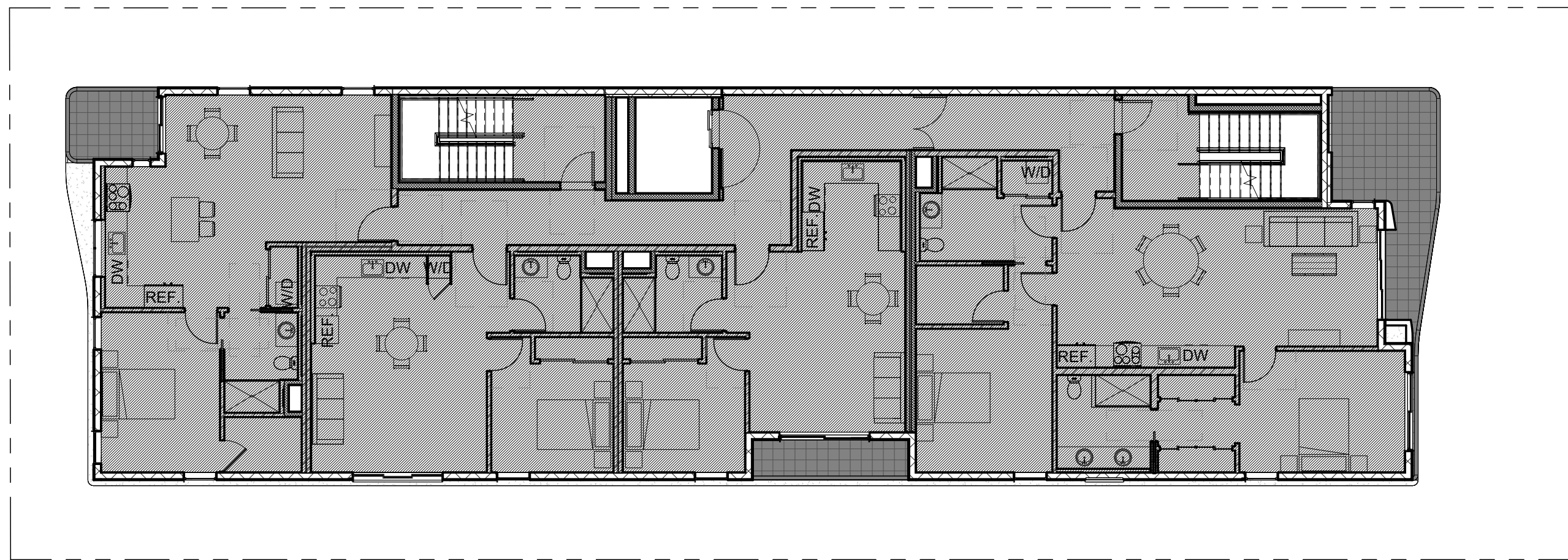
F.A.R. - THIRD FLOOR
3/32" = 1'-0" 4



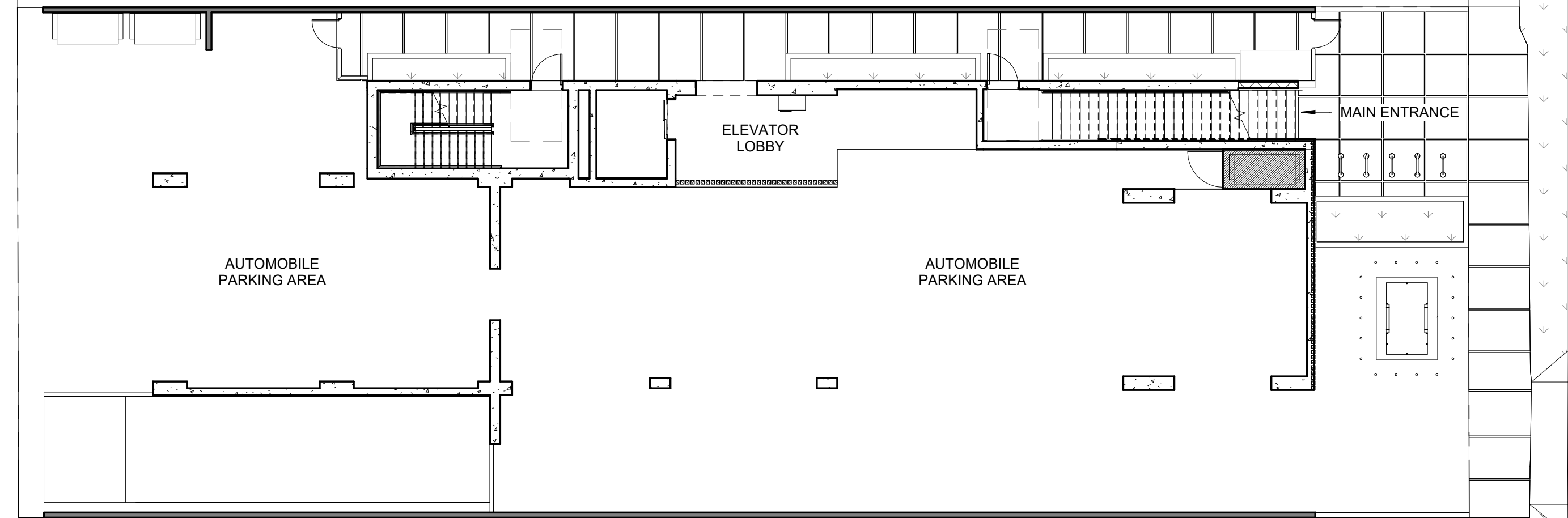
F.A.R. - SIXTH FLOOR
3/32" = 1'-0" 7



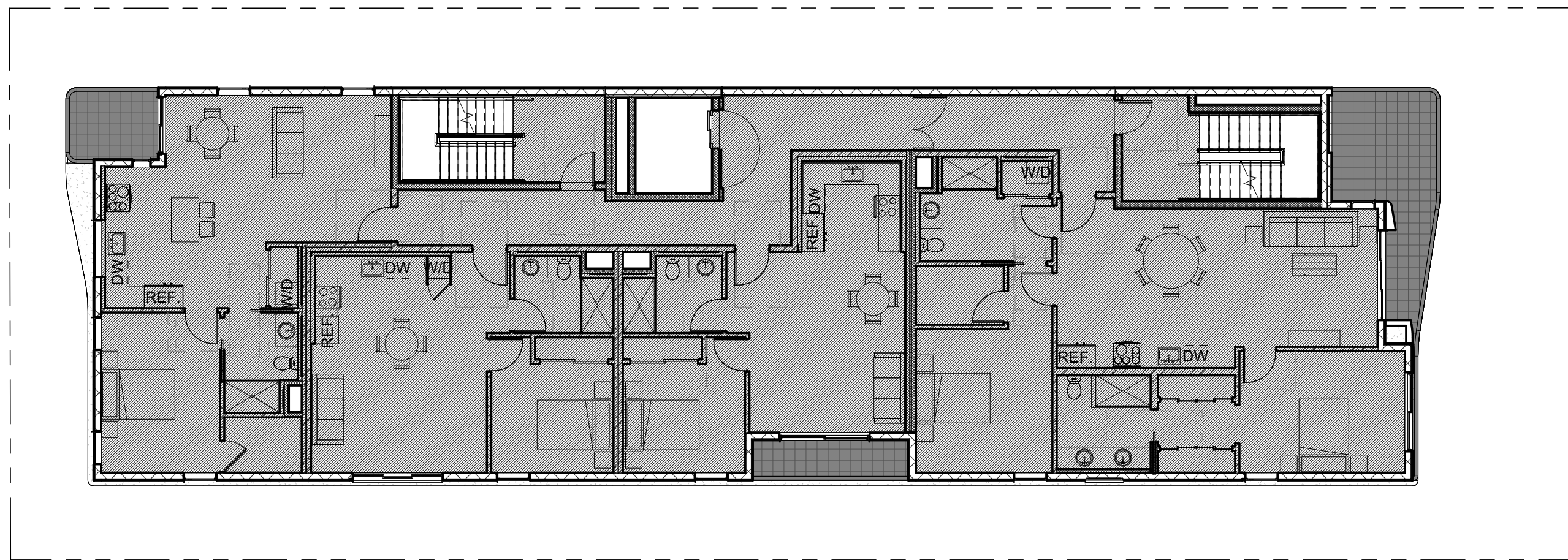
F.A.R. - SECOND FLOOR PLAN
3/32" = 1'-0" 3



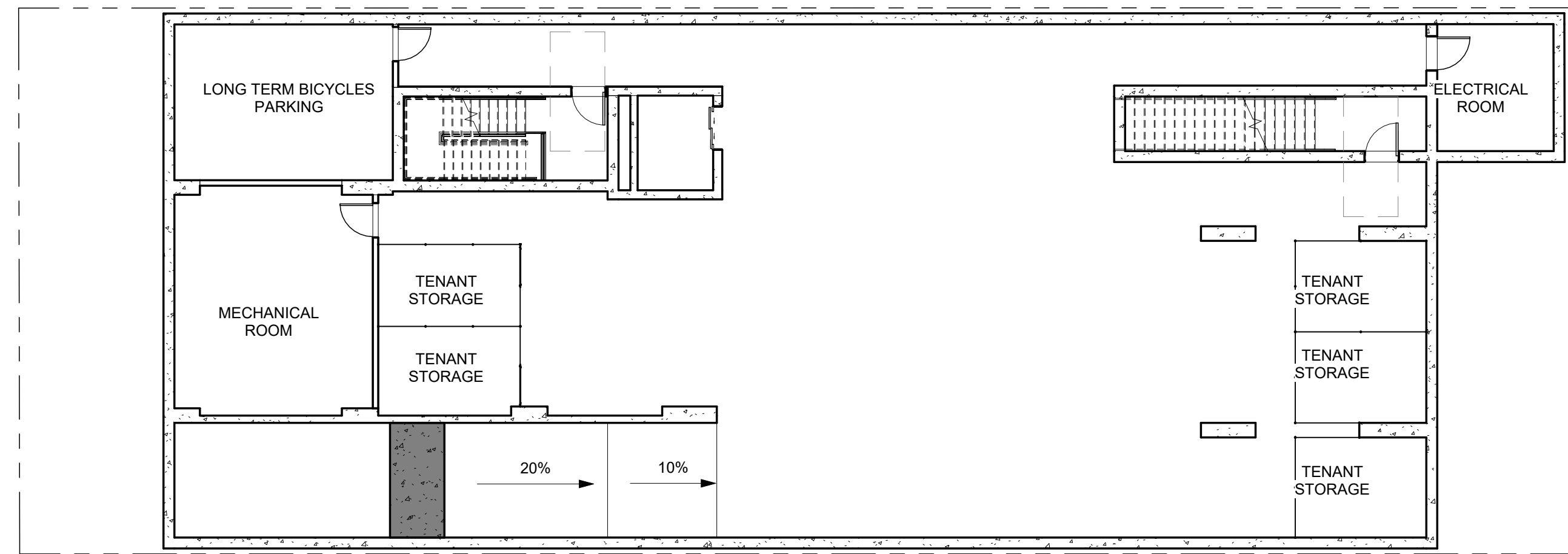
F.A.R. - FIFTH FLOOR
3/32" = 1'-0" 6



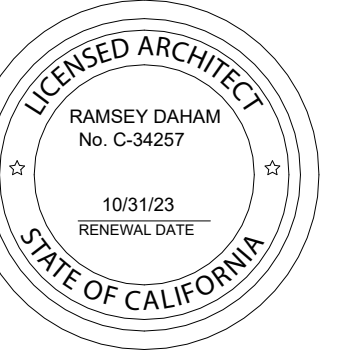
F.A.R. - GROUND FLOOR PLAN
3/32" = 1'-0" 2



F.A.R. - FOURTH FLOOR
3/32" = 1'-0" 5



F.A.R. - SUBTERRANEAN PARKING
3/32" = 1'-0" 1



Revision Schedule

Revision Number	Revision Date

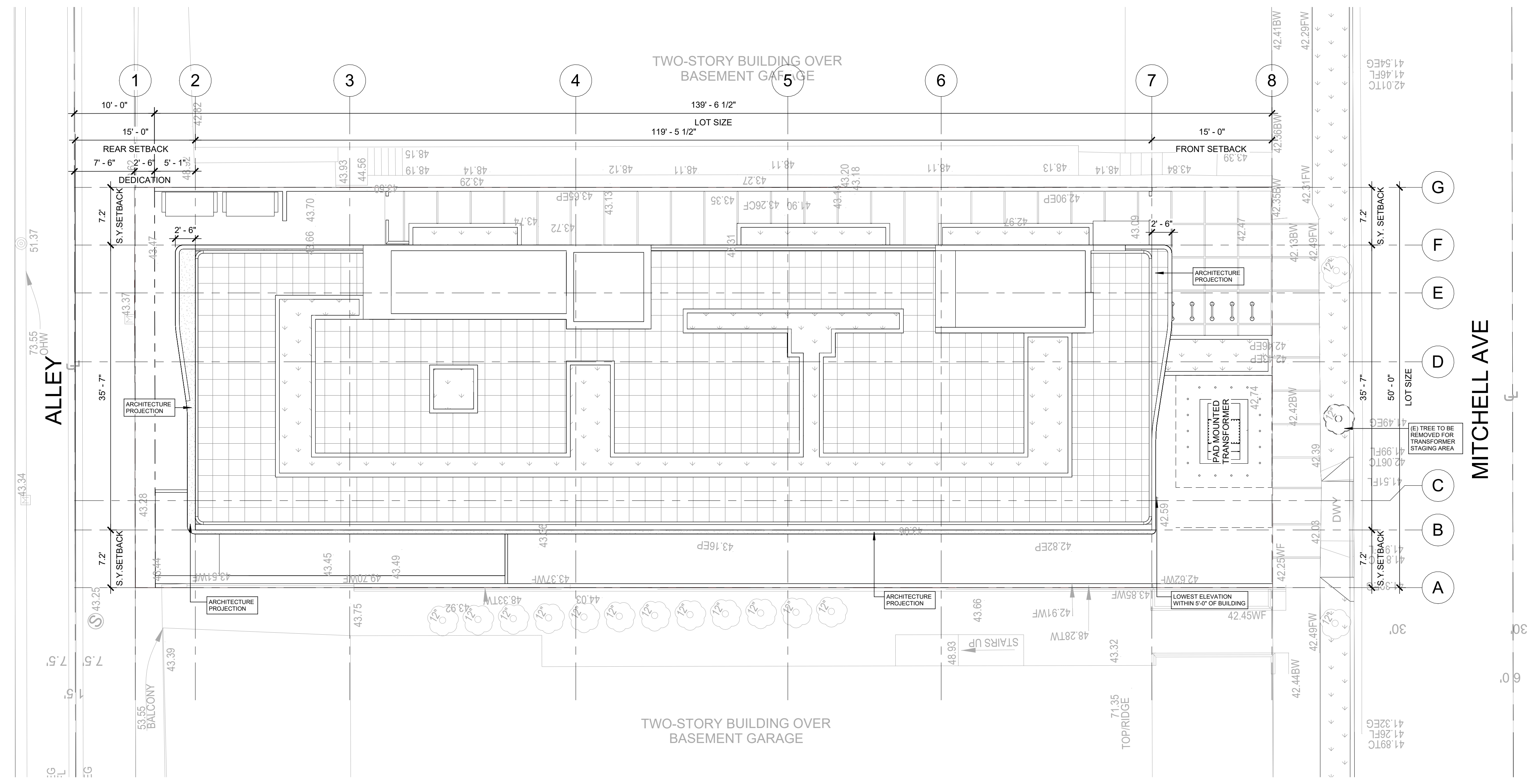
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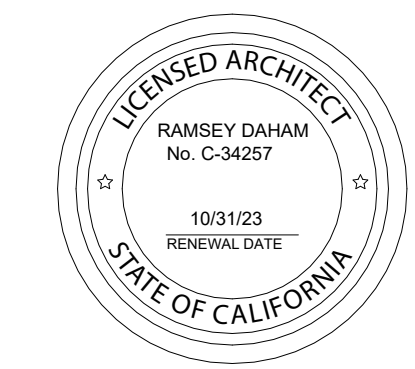
FLOOR PLAN LEGEND

- | | | | |
|------------|--|------------|--|
| | FLOOR TYPE | | WINDOW TAG
(SEE PAGE A0.11 FOR SCHEDULE) |
| | 1 HR | | DOOR TAG
(SEE PAGE A0.10 FOR SCHEDULE) |
| | 2 HR | | WALL TYPE |
| | SMOKE DETECTOR | | ELEVATION MARKER |
| | CARBON MONOXIDE | | PROPERTY LINE |
| | EXHAUST FAN
(50 CFM INTERMITTENT
OR 35 CFM CONTINUOUS) | | ACCESSIBLE ROUTE |
| | STANDPIPE | | HOSE BIB |
| | ILLUMINATED EXIT SIGN | | EXTERIOR WALL - 2HR FIRE RATED
(SEE WALL TYPES FOR SPECIFICS) |
| | 6\"/> | | INTERIOR WALL - 1HR FIRE RATED
(SEE WALL TYPES FOR SPECIFICS) |
| | 3\"/> | | INTERIOR WALL - 2HR FIRE RATED
(SEE WALL TYPES FOR SPECIFICS) |
| MB | MASTER BEDROOM | PWR | POWDER ROOM |
| BD | BEDROOM | CL | CLOSET |
| MBA | MASTER BATHROOM | WIC | WALK IN CLOSET |
| BA | BATHROOM | LR | LAUNDRY ROOM |
| LR | LIVING ROOM | BC | BALCONY |
| KI | KITCHEN | EN | ENTRY |
| DR | DINING ROOM | | |

- NOTES:**
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5
 - FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD.
 - DOWNSPOUT(S) DISCHARGING INTO BMP(S)
 - ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP



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Revision Schedule	
Revision Number	Revision Date

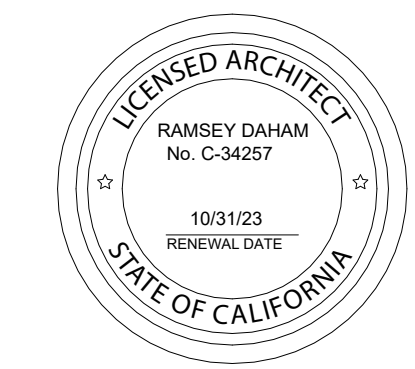
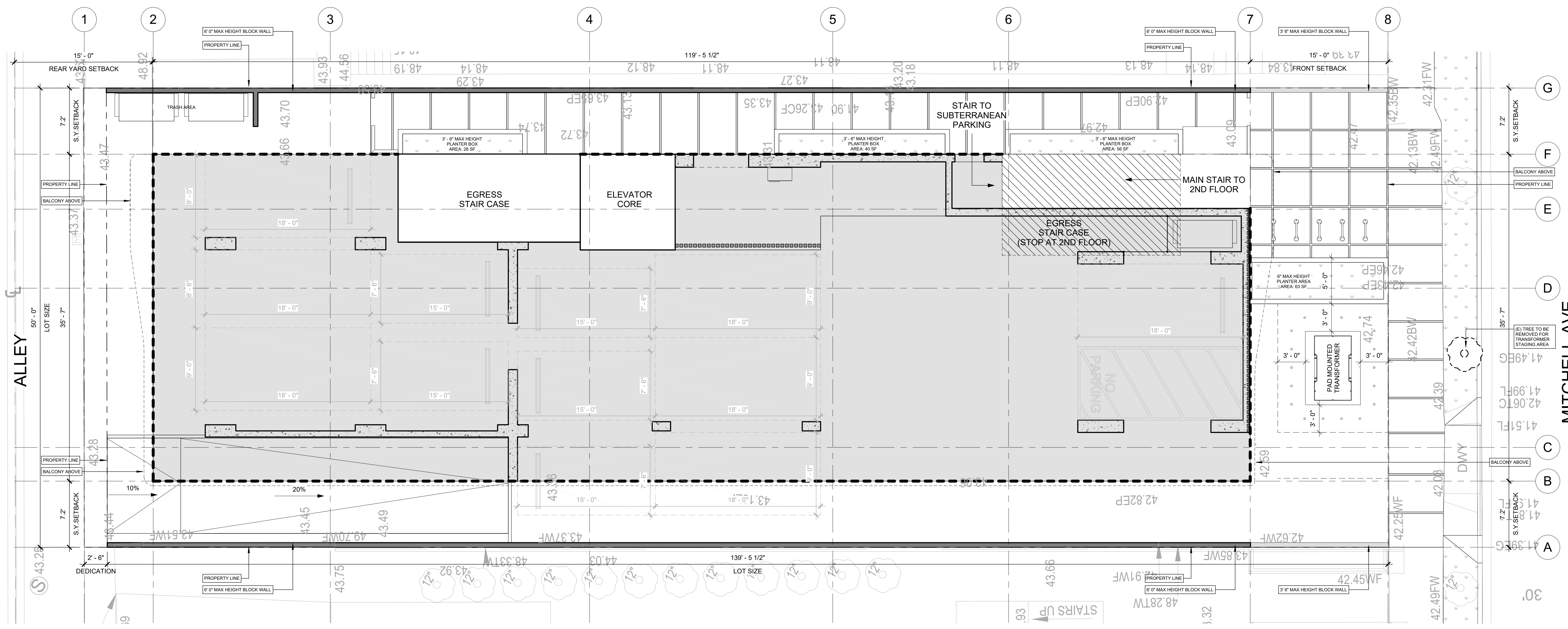
PROPOSED SITE PLAN

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CHECKED	Checker
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SCALE	As indicated
JOB #	23-A001

FLOOR PLAN LEGEND

- | | | | |
|------------|--|------------|--|
| | FLOOR TYPE | | WINDOW TAG
(SEE PAGE A0.11 FOR SCHEDULE) |
| | | | DOOR TAG
(SEE PAGE A0.10 FOR SCHEDULE) |
| | SMOKE DETECTOR | | WALL TYPE |
| | CARBON MONOXIDE | | ELEVATION MARKER |
| | EXHAUST FAN
(50 CFM INTERMITTENT
OR 35 CFM CONTINUOUS) | | PROPERTY LINE |
| | STANDPIPE | | ACCESSIBLE ROUTE |
| | ILLUMINATED EXIT SIGN | | HOSE BIB |
| | 6\"/> | | EXTERIOR WALL - 2HR FIRE RATED
(SEE WALL TYPES FOR SPECIFICS) |
| | 3\"/> | | INTERIOR WALL - 1HR FIRE RATED
(SEE WALL TYPES FOR SPECIFICS) |
| | | | INTERIOR WALL - 2HR FIRE RATED
(SEE WALL TYPES FOR SPECIFICS) |
| MB | MASTER BEDROOM | PWR | POWDER ROOM |
| BD | BEDROOM | CL | CLOSET |
| MBA | MASTER BATHROOM | WIC | WALK IN CLOSET |
| BA | BATHROOM | LR | LAUNDRY ROOM |
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| KI | KITCHEN | EN | ENTRY |
| DR | DINING ROOM | | |

- NOTES:**
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 3. DOWNSPOUT(S) DISCHARGING INTO BMP'S
 4. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP



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Revision Schedule	
Revision Number	Revision Date

PROPOSED PLOT PLAN

DRAWN	Author
CHECKED	Checker
DATE	9/7/2023 4:36:01 PM
SCALE	As indicated
JOB #	23-A001

EV PARKING

DEFINITIONS:

EVSE: ELECTRIC VEHICLE SUPPLY EQUIPMENT
 EVCS: ELECTRIC VEHICLE CHARGING STATION

REQUIRED EV:

(BASED ON THE 19 PROVIDED SPACES)
 30% OF THE TOTAL TO BE EV SPACES
 19 x 30% = 5.7 → 6
 10% OF THE TOTAL NUMBER TO BE EVCS
 19 x 10% = 1.9 → 2

PROVIDED EV SPACES:

EVSE = 4 SPACES (9'x18' STALLS)
 EVCS = 2 SPACES (9'x18' STALL W/ 1 STALL HAS 8' WIDE AISLE)

KEYNOTE LEGEND

- 1 LONG TERM BICYCLE PARKING *SEE 7/A0.11 D FOR DETAIL TOTAL: 24 SPACES
- 2 SHORT TERM BICYCLE PARKING *SEE 2/A0.20 FOR DETAIL TOTAL: 5 RACKS X 2 = 10 SPACES
- 3 STANDARD PARKING SPACE
- 4 COMPACT PARKING SPACE
- 5 ADA PARKING SPACE WITH 8' LOADING
- 6 EVCS PARKING SPACE WITH 8' LOADING
- 7 ACCESSIBLE PATH
- 8 DRIVEWAY
- 9 FIRST FLOOR ENTRY
- 10 EGRESS STAIR
- 11 ELEVATOR
- 12 ELEVATOR MECH. ROOM
- 13 MECH. CHASE
- 14 ELECTRIC METERS
- 15 GAS METERS
- 16 UNIT MAIL BOXES
- 17 TRASH / RECYCLING
- 18 STAIRWAY IDENTIFICATION SIGN
- 19 UNAUTHORIZED VEHICLES SIGN ADA VAN PARKING SIGN
- 20 IRRIGATION CONTROLLER

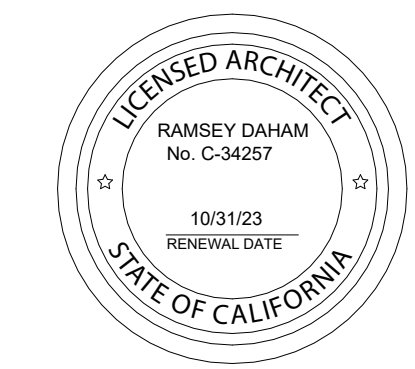
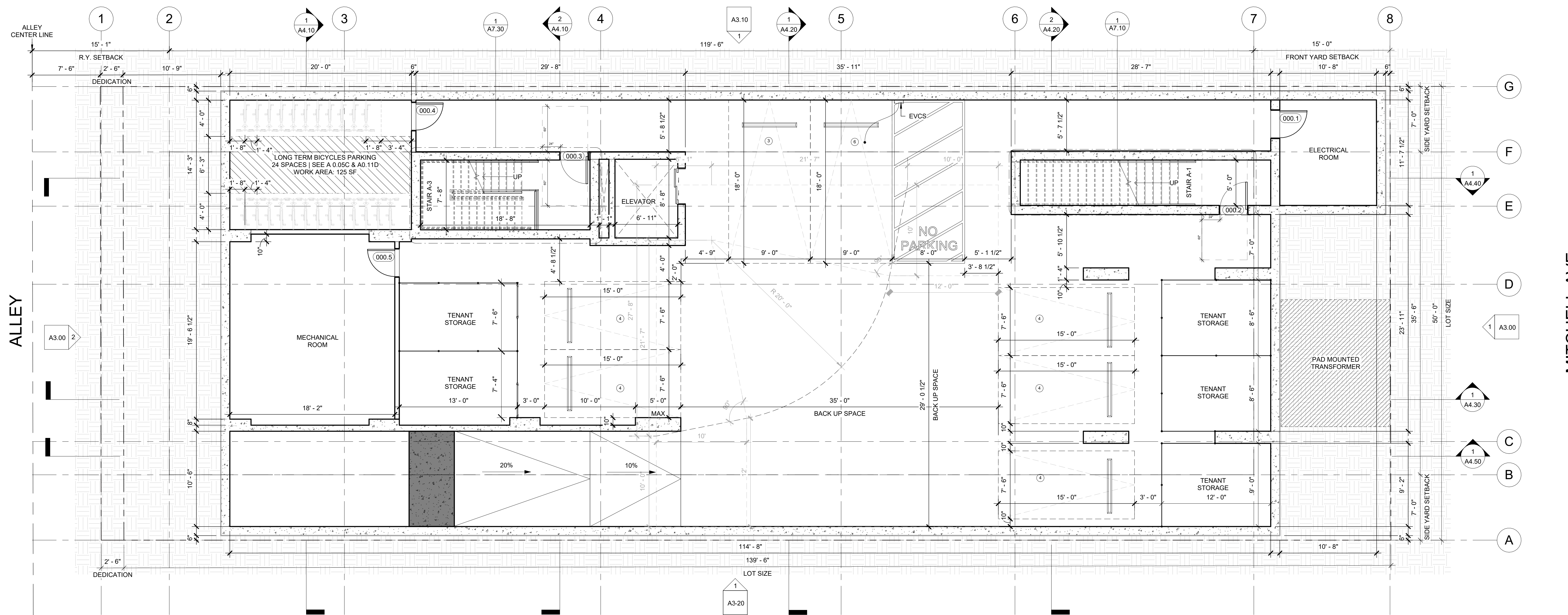
ASSEMBLY TYPES

- | WALLS | FLOORS |
|---|--|
| 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13) | 1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13) |
| 2 2x6 PLUMBING WALL ASSM. (2/A0.13) | 2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13) |
| 3 1-HR 2x6 EXTERIOR WALL ASSM. (3/A0.13) | 3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13) |
| 4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13) | 4 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13) |
| 5 1-HR DOUBLE WALL ASSM. (5/A0.13) | 5 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13) |
| 6 CONC. WALL PER STRC. (6/A0.13) | 6 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13) |
| 7 CONC. RETAINING WALL PER STRC. (7/A0.13) | 7 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| 8 CMU WALL PER STRC. (8/A0.13) | |
| 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) | |

FLOOR PLAN LEGEND

- | | | |
|--|--------------------|---|
| 1 HR | FLOOR TYPE | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE) |
| 2 HR | | DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE) |
| SD | SMOKE DETECTOR | ELEVATION MARKER |
| CM | CARBON MONOXIDE | PROPERTY LINE |
| EXHAUST FAN (50 CFM INTERMITTENT OR 35 CFM CONTINUOUS) | | ACCESSIBLE ROUTE |
| STANDPIPE | | HOSE BIB |
| ILLUMINATED EXIT SIGN | | EXTERIOR WALL - 2HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS) |
| 6" - 0" BLOCK WALL | | INTERIOR WALL - 1HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS) |
| 3" - 6" BLOCK WALL | | INTERIOR WALL - 2HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS) |
| MB MASTER BEDROOM | PWR POWDER ROOM | |
| BD BEDROOM | CL CLOSET | |
| MBA MASTER BATHROOM | WIC WALK IN CLOSET | |
| BA BATHROOM | LR LAUNDRY ROOM | |
| LR LIVING ROOM | BC BALCONY | |
| KI KITCHEN | EN ENTRY | |
| DR DINING ROOM | | |

- NOTES:**
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 - DOWNSPOUT(S) DISCHARGING INTO BMP'S
 - ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP



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Revision Schedule	
Revision Number	Revision Date

PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	9/7/2023 4:36:01 PM
SCALE	As indicated
JOB #	23-A001

EV PARKING

DEFINITIONS:

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KEYNOTE LEGEND

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- 4 COMPACT PARKING SPACE
- 5 ADA PARKING SPACE WITH 8' LOADING
- 6 EVCS PARKING SPACE WITH 8' LOADING
- 7 ACCESSIBLE PATH
- 8 DRIVEWAY
- 9 FIRST FLOOR ENTRY
- 10 EGRESS STAIR
- 11 ELEVATOR
- 12 ELEVATOR MECH. ROOM
- 13 MECH. CHASE
- 14 ELECTRIC METERS
- 15 GAS METERS
- 16 UNIT MAIL BOXES
- 17 TRASH / RECYCLING
- 18 STAIRWAY IDENTIFICATION SIGN
- 19 UNAUTHORIZED VEHICLES SIGN ADA VAN PARKING SIGN
- 20 IRRIGATION CONTROLLER

ASSEMBLY TYPES

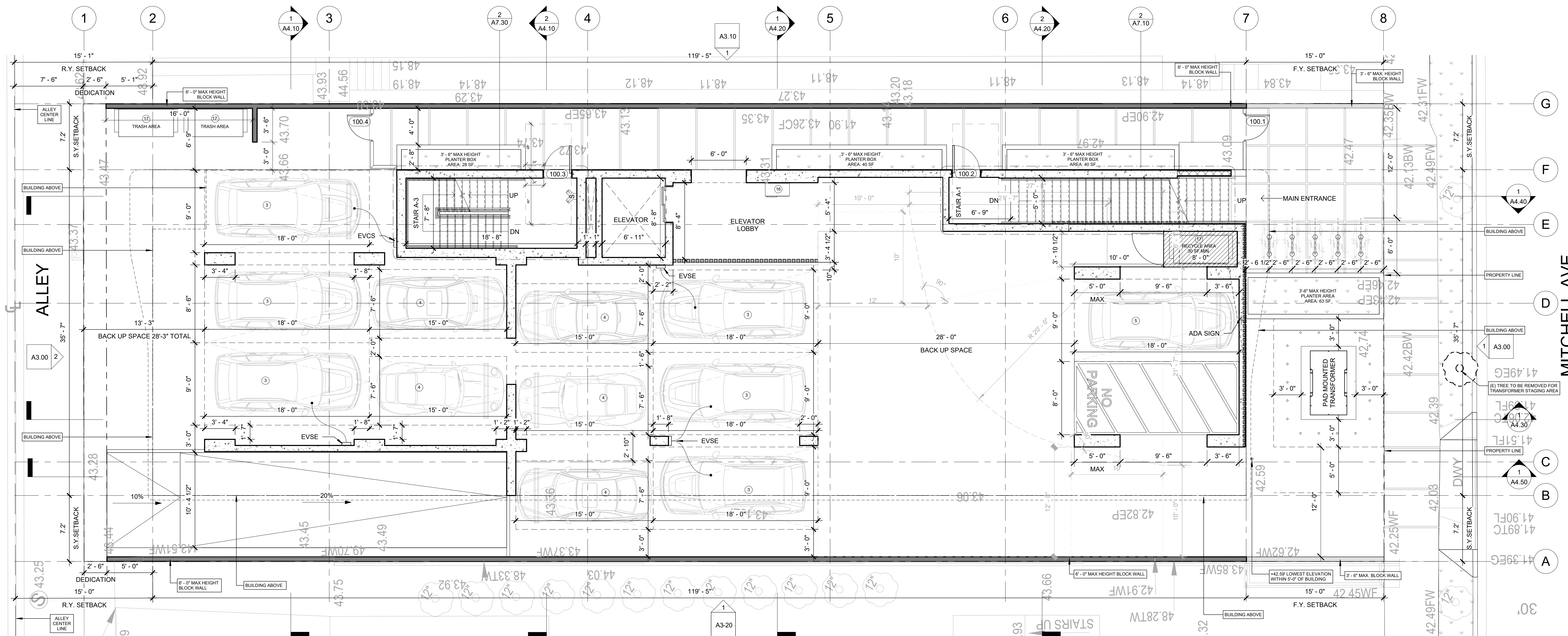
- WALLS**
- 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
 - 2 2x6 PLUMBING WALL ASSM. (2/A0.13)
 - 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
 - 4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
 - 5 1-HR DOUBLE WALL ASSM. (5/A0.13)
 - 6 CONC. WALL PER STRC. (6/A0.13)
 - 7 CONC. RETAINING WALL PER STRC. (7/A0.13)
 - 8 CMU WALL PER STRC. (8/A0.13)
 - 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)
- FLOORS**
- 1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
 - 2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
 - 3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
 - 4 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
 - 5 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
 - 6 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
 - 7 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)

FLOOR PLAN LEGEND

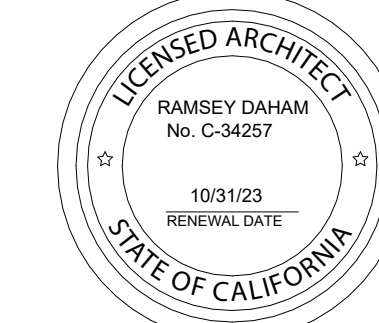
- FLOOR TYPE**
- 1 HR
 - 2 HR
- SMOKE DETECTOR** (SD)
- CARBON MONOXIDE** (CM)
- EXHAUST FAN** (50 CFM INTERMITTENT OR 35 CFM CONTINUOUS)
- STANDPIPE**
- ILLUMINATED EXIT SIGN**
- 6" - 0" BLOCK WALL**
- 3" - 6" BLOCK WALL**
- MB MASTER BEDROOM**
- BD BEDROOM**
- MBA MASTER BATHROOM**
- BA BATHROOM**
- LR LIVING ROOM**
- KI KITCHEN**
- DR DINING ROOM**
- WINDOW TAG** (SEE PAGE A0.11 FOR SCHEDULE)
- DOOR TAG** (SEE PAGE A0.10 FOR SCHEDULE)
- WALL TYPE**
- ELEVATION MARKER** (X-X')
- PROPERTY LINE**
- ACCESSIBLE ROUTE**
- HOSE BIB**
- EXTERIOR WALL - 2HR FIRE RATED** (SEE WALL TYPES FOR SPECIFICS)
- INTERIOR WALL - 1HR FIRE RATED** (SEE WALL TYPES FOR SPECIFICS)
- INTERIOR WALL - 2HR FIRE RATED** (SEE WALL TYPES FOR SPECIFICS)
- POWDER ROOM**
- CLOSET**
- WALK IN CLOSET**
- LAUNDRY ROOM**
- BALCONY**
- ENTRY**

NOTES:

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5
- FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD.
- DOWNSPOUT(S) DISCHARGING INTO BMP'S
- ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP



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



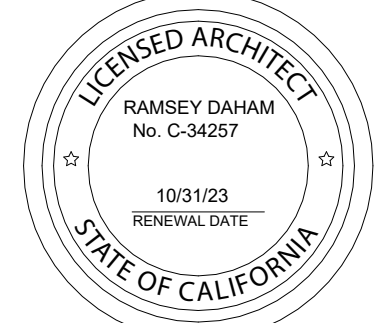
12747 MITCHELL AVE

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	9/7/2023 4:36:03 PM
SCALE	As indicated
JOB #	23-A001

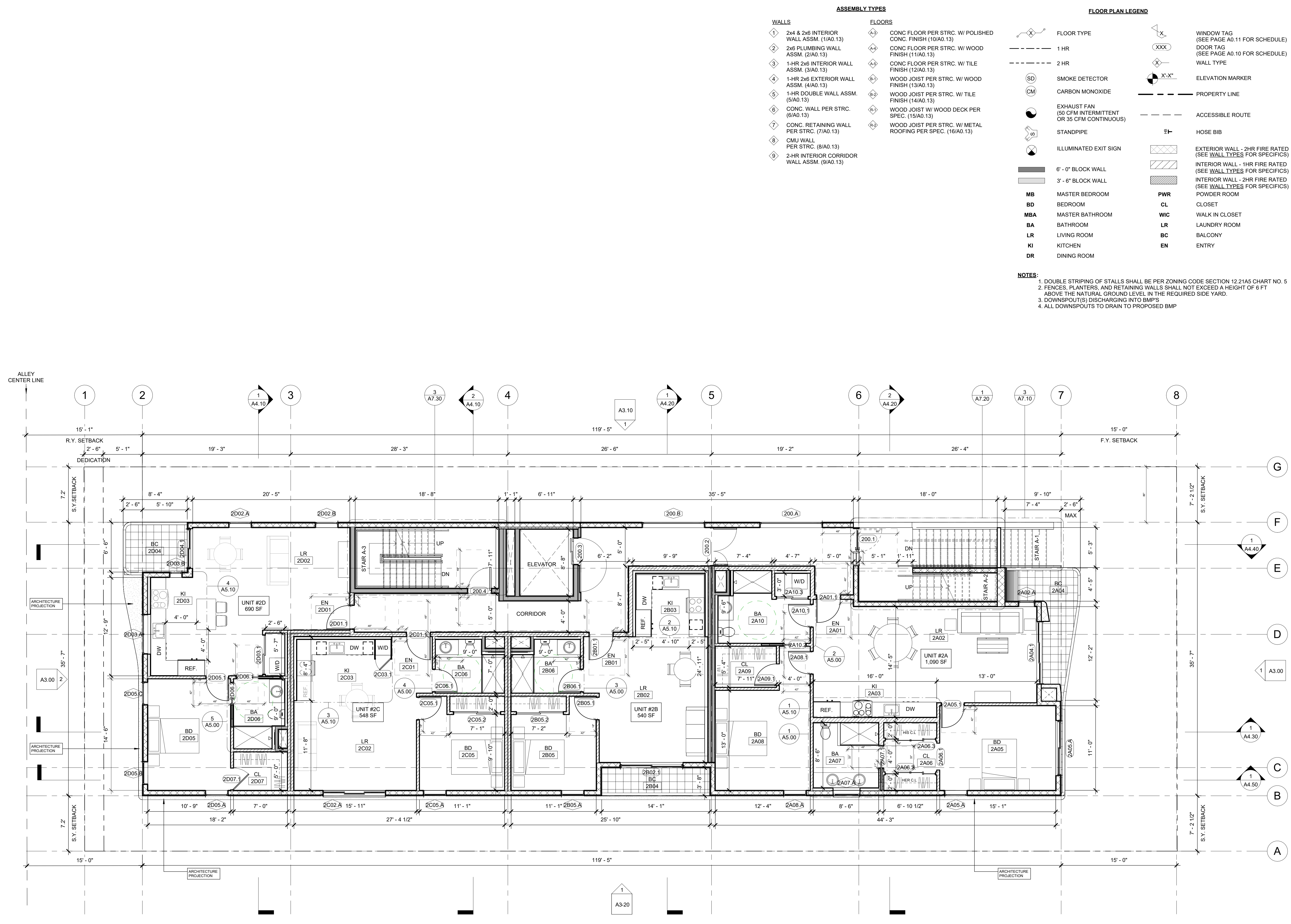


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Revision Schedule	
Revision Number	Revision Date

PROPOSED PLANS

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CHECKED	Checker
DATE	9/7/2023 4:36:04 PM
SCALE	As indicated
JOB #	23-A001



ASSEMBLY TYPES

WALLS	FLOORS
1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)	1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2 2x6 PLUMBING WALL ASSM. (2/A0.13)	2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)	3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)	4 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
5 1-HR DOUBLE WALL ASSM. (5/A0.13)	5 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
6 CONC. WALL PER STRC. (6/A0.13)	6 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
7 CONC. RETAINING WALL PER STRC. (7/A0.13)	7 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)
8 CMU WALL PER STRC. (8/A0.13)	
9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	

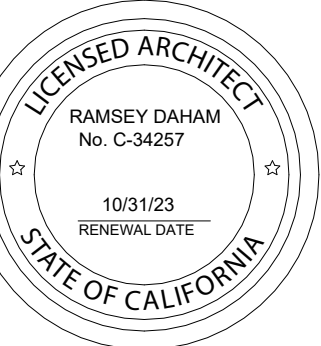
FLOOR PLAN LEGEND

1 HR	FLOOR TYPE	WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)
2 HR	SMOKE DETECTOR (SD)	DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE)
	CARBON MONOXIDE (CM)	WALL TYPE
	EXHAUST FAN (50 CFM INTERMITTENT OR 35 CFM CONTINUOUS)	ELEVATION MARKER (X-X')
	STANDPIPE	PROPERTY LINE
	ILLUMINATED EXIT SIGN	ACCESSIBLE ROUTE
6" - 0" BLOCK WALL		HOSE BIB
3" - 6" BLOCK WALL		EXTERIOR WALL - 2HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS)
		INTERIOR WALL - 1HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS)
		INTERIOR WALL - 2HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS)
MB MASTER BEDROOM	PWR POWDER ROOM	
BD BEDROOM	CL CLOSET	
MBA MASTER BATHROOM	WIC WALK IN CLOSET	
BA BATHROOM	LR LAUNDRY ROOM	
LR LIVING ROOM	BC BALCONY	
KI KITCHEN	EN ENTRY	
DR DINING ROOM		

NOTES:

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5
- FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD.
- DOWNSPOUT(S) DISCHARGING INTO BMP'S
- ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP

BATHROOM PLAN TYP. (2A, 3A, 4A, 5A)
3/16" = 1'-0" 1



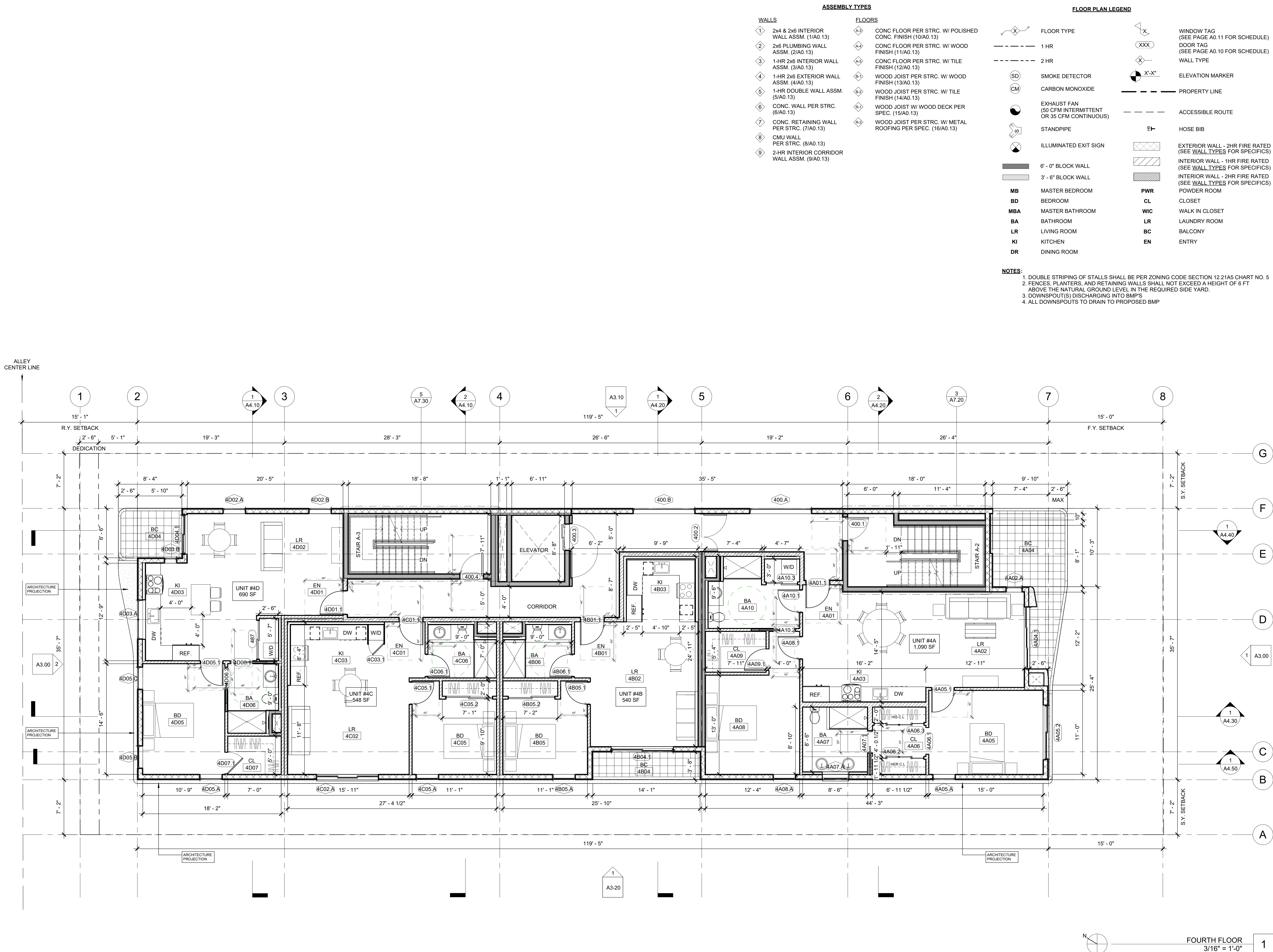
12747 MITCHELL AVE

Revision Schedule

Revision Number	Revision Date
1	A3.00
2	A4.40
3	A7.20
4	A4.50

PROPOSED PLANS

DRAWN	Author
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DATE	9/7/2023 4:36:08 PM
SCALE	As indicated
JOB #	23-A001



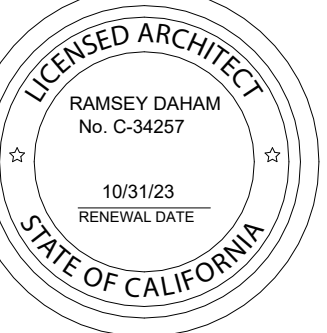
ASSEMBLY TYPES

- | WALLS | FLOORS |
|---|--|
| 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13) | 1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13) |
| 2 2x6 PLUMBING WALL ASSM. (2/A0.13) | 2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13) |
| 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13) | 3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13) |
| 4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13) | 4 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13) |
| 5 1-HR DOUBLE WALL ASSM. (5/A0.13) | 5 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13) |
| 6 CONC. WALL PER STRC. (6/A0.13) | 6 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13) |
| 7 CONC. RETAINING WALL PER STRC. (7/A0.13) | 7 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| 8 CMU WALL PER STRC. (8/A0.13) | |
| 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) | |

FLOOR PLAN LEGEND

- | | | |
|---------------------|--|---|
| 1 HR | FLOOR TYPE | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE) |
| 2 HR | SMOKE DETECTOR (SD) | DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE) |
| | CARBON MONOXIDE (CM) | WALL TYPE |
| | EXHAUST FAN (50 CFM INTERMITTENT OR 35 CFM CONTINUOUS) | ELEVATION MARKER (X-X') |
| | STANDPIPE | PROPERTY LINE |
| | ILLUMINATED EXIT SIGN | ACCESSIBLE ROUTE |
| 6" - 0" BLOCK WALL | | HOSE BIB |
| 3" - 6" BLOCK WALL | | EXTERIOR WALL - 2HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS) |
| MB MASTER BEDROOM | | INTERIOR WALL - 1HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS) |
| BD BEDROOM | | INTERIOR WALL - 2HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS) |
| MBA MASTER BATHROOM | | POWDER ROOM |
| BA BATHROOM | | CL CLOSET |
| LR LIVING ROOM | | WIC WALK IN CLOSET |
| KI KITCHEN | | LR LAUNDRY ROOM |
| DR DINING ROOM | | BC BALCONY |
| | | EN ENTRY |

- NOTES:
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5
 - FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD.
 - DOWNSPOUT(S) DISCHARGING INTO BMP'S
 - ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP



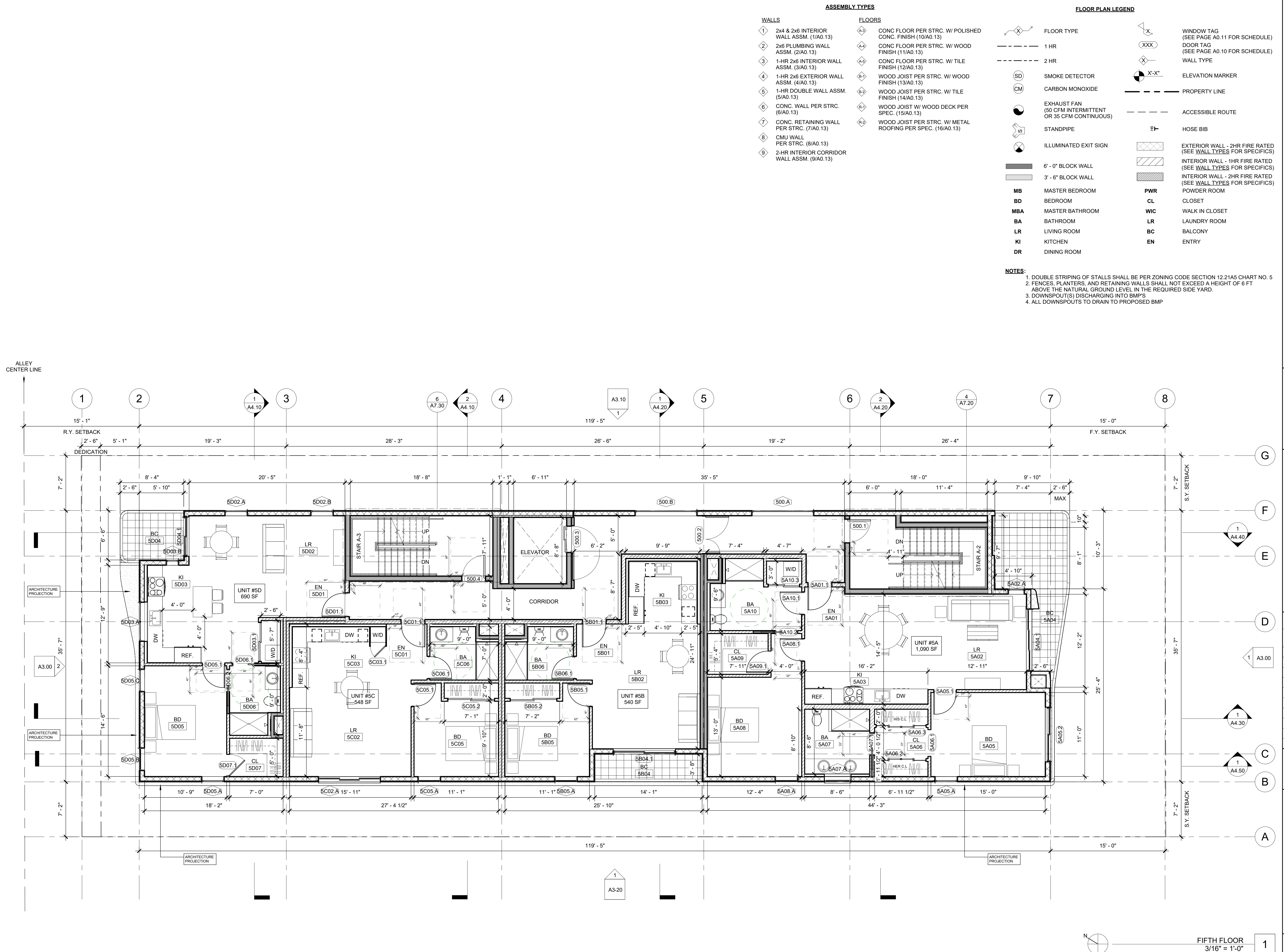
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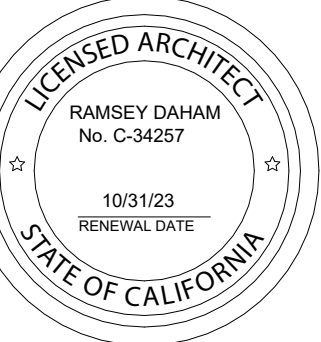
Revision Schedule

Revision Number	Revision Date
1	A3.00
2	A3.00
3	A4.30
4	A4.50

PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	9/7/2023 4:36:10 PM
SCALE	As indicated
JOB #	23-A001





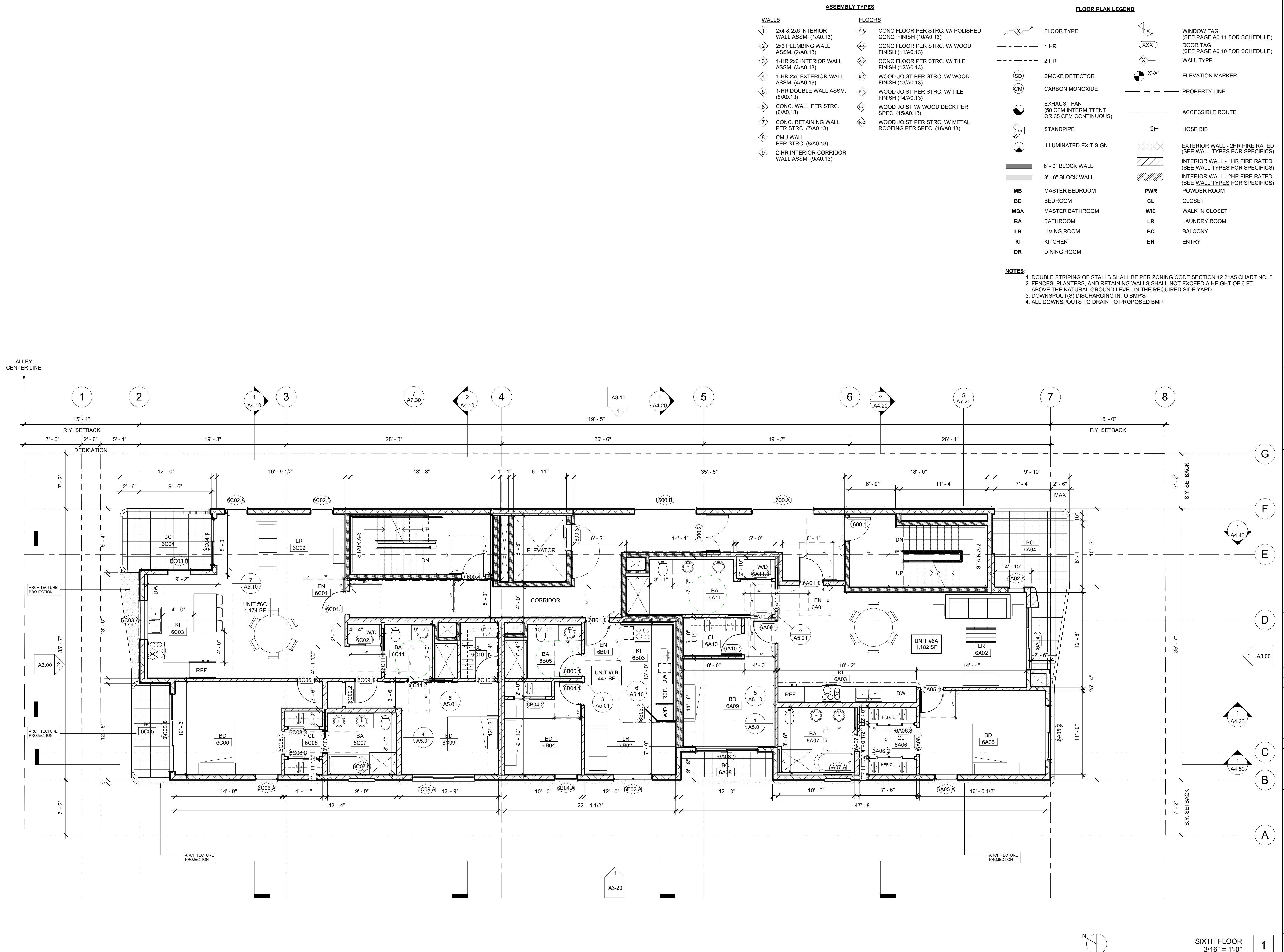
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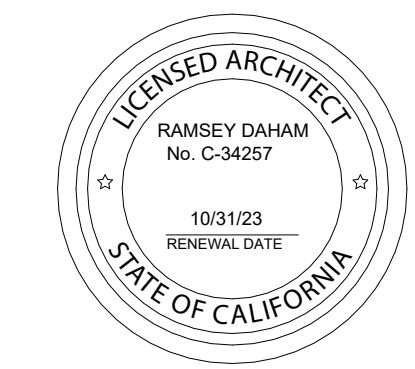
Revision Schedule

Revision Number	Revision Date
1	A3.00
2	A4.40
3	A4.30
4	A4.50

PROPOSED PLANS

DRAWN	Author
CHECKED	Checker
DATE	9/7/2023 4:36:12 PM
SCALE	As indicated
JOB #	23-A001





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Revision Schedule	
Revision Number	Revision Date

PROPOSED PLANS	
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CHECKED	Checker
DATE	9/7/2023 4:36:14 PM
SCALE	As indicated
JOB #	23-A001

A2.70

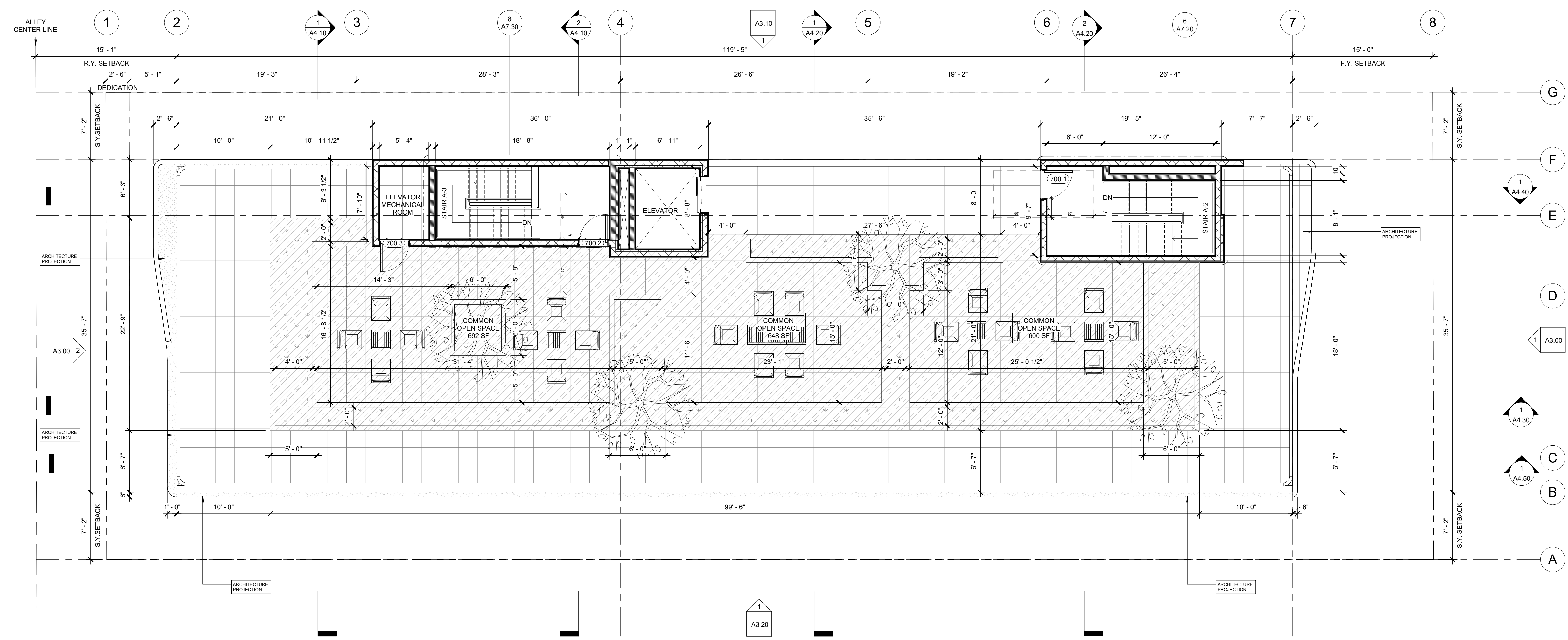
ASSEMBLY TYPES

WALLS	FLOORS
1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)	A3 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2 2x6 PLUMBING WALL ASSM. (2/A0.13)	A4 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)	A5 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)	B1 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
5 1-HR DOUBLE WALL ASSM. (5/A0.13)	B2 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
6 CONC. WALL PER STRC. (6/A0.13)	B3 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
7 CONC. RETAINING WALL PER STRC. (7/A0.13)	B4 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13)
8 CMU WALL PER STRC. (8/A0.13)	
9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	

FLOOR PLAN LEGEND

1 HR	FLOOR TYPE	WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)
2 HR	SMOKE DETECTOR (SD)	DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE)
6" - 0" BLOCK WALL	CARBON MONOXIDE (CM)	WALL TYPE
3" - 6" BLOCK WALL	EXHAUST FAN (50 CFM INTERMITTENT OR 35 CFM CONTINUOUS)	ELEVATION MARKER (X-X')
MB MASTER BEDROOM	STANDPIPE	PROPERTY LINE
BD BEDROOM	ILLUMINATED EXIT SIGN	ACCESSIBLE ROUTE
MBA MASTER BATHROOM	6" - 0" BLOCK WALL	HOSE BIB
BA BATHROOM	3" - 6" BLOCK WALL	EXTERIOR WALL - 2HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS)
LR LIVING ROOM	MB MASTER BEDROOM	INTERIOR WALL - 1HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS)
KI KITCHEN	BD BEDROOM	INTERIOR WALL - 2HR FIRE RATED (SEE WALL TYPES FOR SPECIFICS)
DR DINING ROOM	MBA MASTER BATHROOM	POWDER ROOM
	BA BATHROOM	CLOSET (CL)
	LR LIVING ROOM	WALK IN CLOSET (WIC)
	KI KITCHEN	LAUNDRY ROOM
	DR DINING ROOM	BALCONY (BC)
		ENTRY (EN)

NOTES:
 1. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5
 2. FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD.
 3. DOWNSPOUT(S) DISCHARGING INTO BMP'S
 4. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP



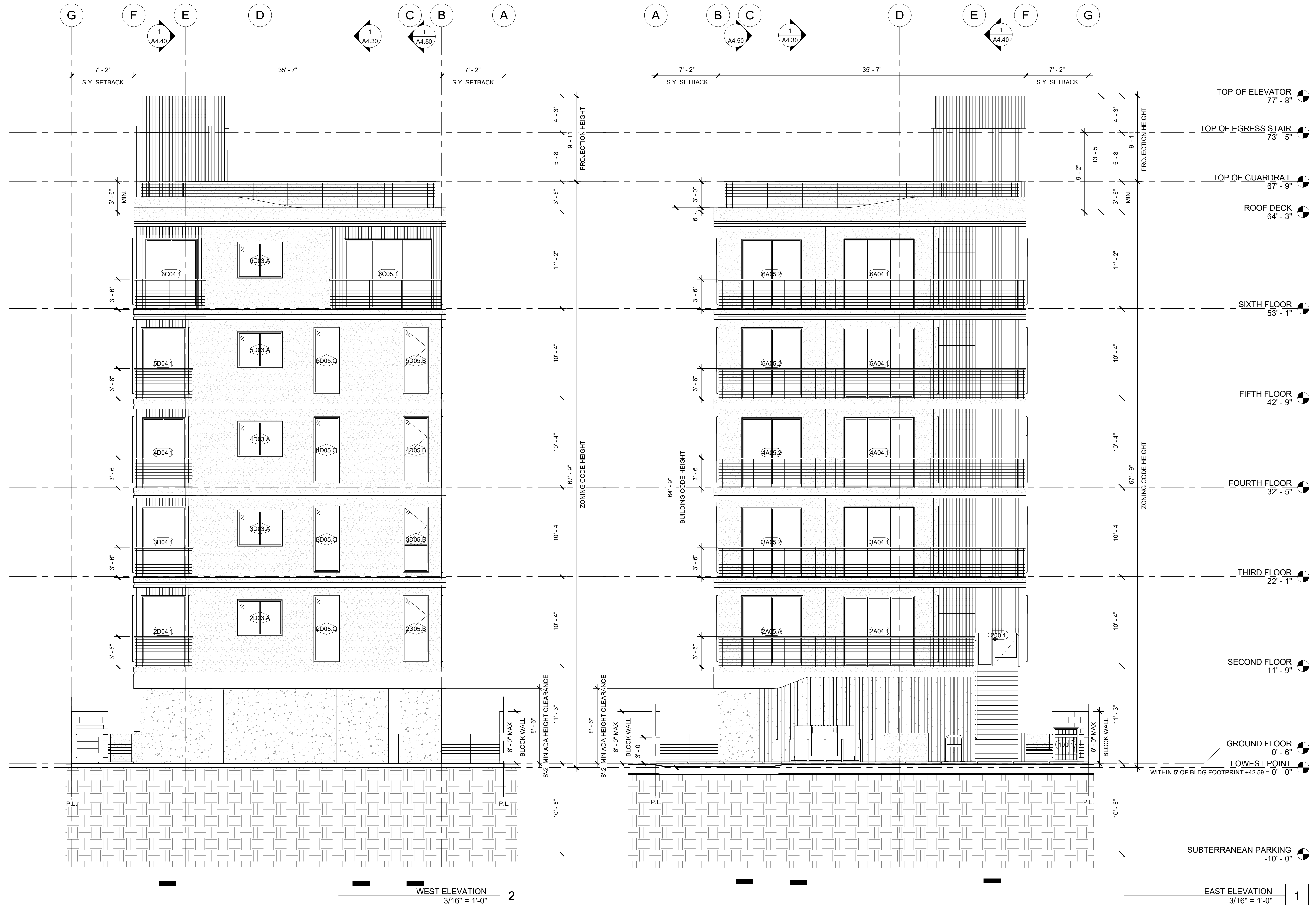
ROOF DECK
3/16" = 1'-0"

NOTE:
1. PROVIDE ANTI-GRAFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306

TAG

ELEVATION LEGEND

	METAL PANELS SEE A0.05 FOR SPECS		PROPERTY LINE (PL)
	CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT) SEE A0.05 FOR SPECS		1 HR
	STUCCO (WHITE) SEE A0.05 FOR SPECS		2 HR
	DARK GRAY METAL		WINDOW TAG
			DOOR TAG
			ELEVATION MARKER



WEST ELEVATION
3/16" = 1'-0"

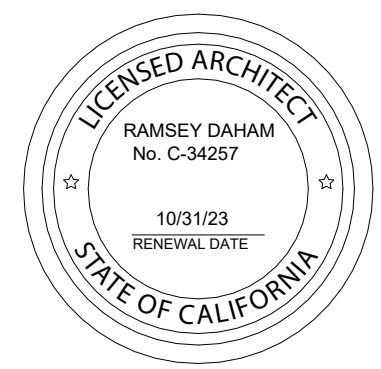
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EAST ELEVATION
3/16" = 1'-0"

1

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Revision Schedule	
Revision Number	Revision Date

ELEVATIONS	
DRAWN	Author
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DATE	9/7/2023 4:36:18 PM
SCALE	As indicated
JOB #	23-A001

A3.00

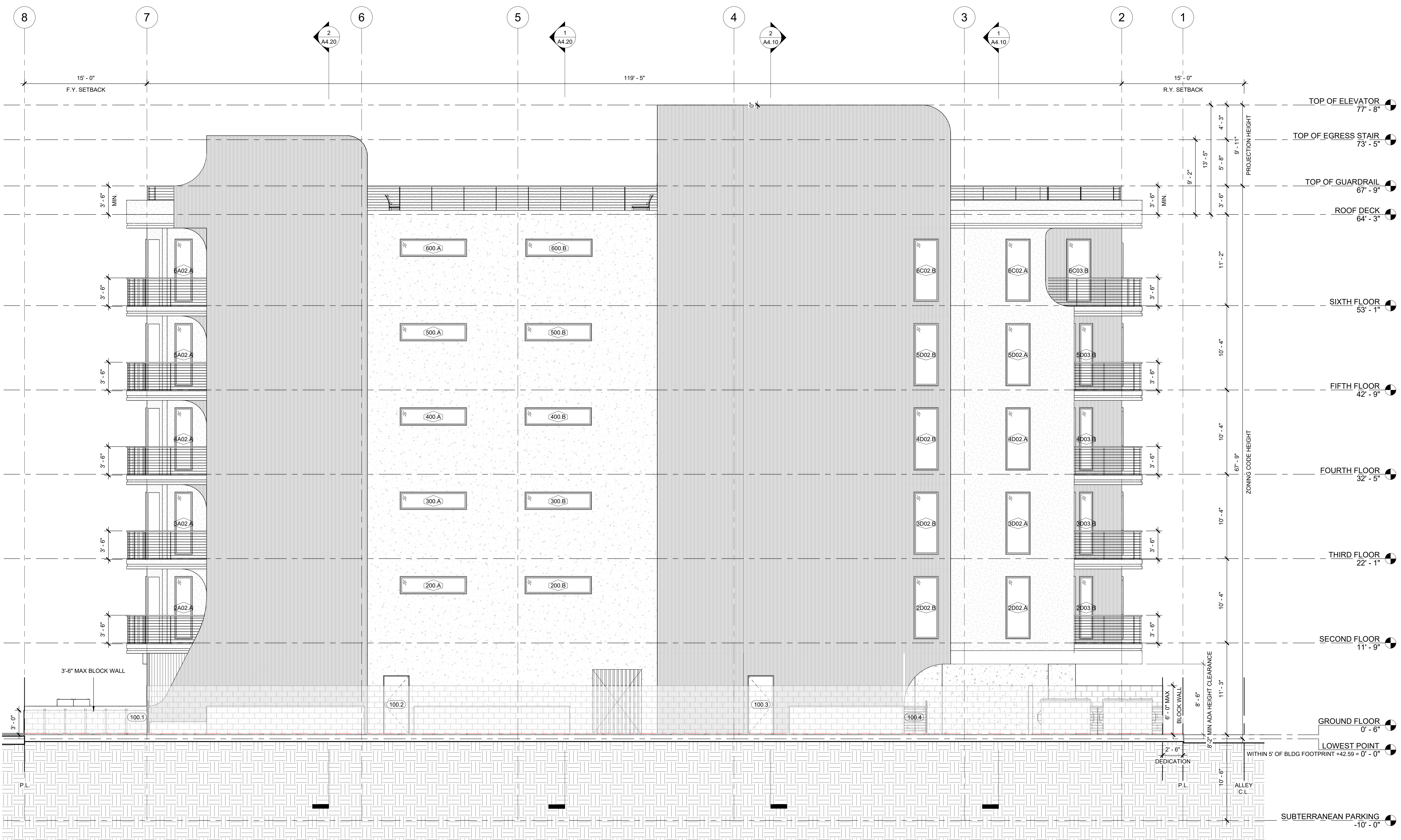
NOTE:
1. PROVIDE ANTI-GRAFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306

TAG

- METAL PANELS
SEE A0.05 FOR SPECS
- CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)
SEE A0.05 FOR SPECS
- STUCCO (WHITE)
SEE A0.05 FOR SPECS
- DARK GRAY METAL

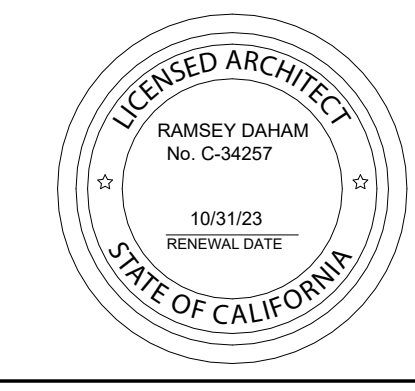
ELEVATION LEGEND

- PROPERTY LINE (PL)
- 1 HR
- 2 HR
- WINDOW TAG
- DOOR TAG
- ELEVATION MARKER



- TOP OF ELEVATOR 77' - 8"
- TOP OF EGRESS STAIR 73' - 5"
- TOP OF GUARDRAIL 67' - 9"
- ROOF DECK 64' - 3"
- SIXTH FLOOR 53' - 1"
- FIFTH FLOOR 42' - 9"
- FOURTH FLOOR 32' - 5"
- THIRD FLOOR 22' - 1"
- SECOND FLOOR 11' - 9"
- GROUND FLOOR 0' - 6"
- LOWEST POINT WITHIN 5' OF BLDG FOOTPRINT +42.59 = 0' - 0"
- SUBTERRANEAN PARKING -10' - 0"

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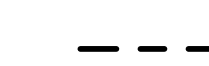
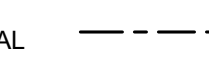
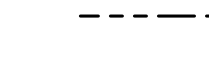



ELEVATIONS

DRAWN _____ Author
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 DATE 9/7/2023 4:36:21 PM
 SCALE As indicated
 JOB # 23-A001

NOTE: 1. PROVIDE ANTI-GRAFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. 6306

TAG

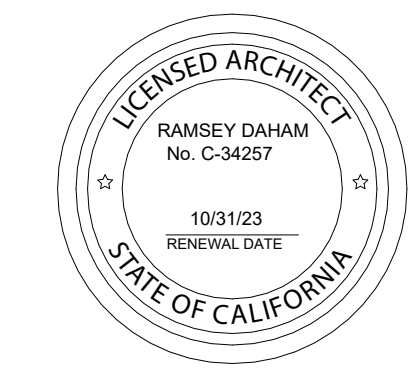
ELEVATION LEGEND

-  METAL PANELS
SEE A0.05 FOR SPECS
-  CEDAR T+G 1x6 (CLEAR VERTICAL GRAIN W/ CLEAR COAT)
SEE A0.05 FOR SPECS
-  STUCCO (WHITE)
SEE A0.05 FOR SPECS
-  DARK GRAY METAL
-  PROPERTY LINE (PL)
-  1 HR
-  2 HR
-  WINDOW TAG
-  DOOR TAG
-  'X'-X' ELEVATION MARKER



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Revision Schedule	
Revision Number	Revision Date

ELEVATIONS


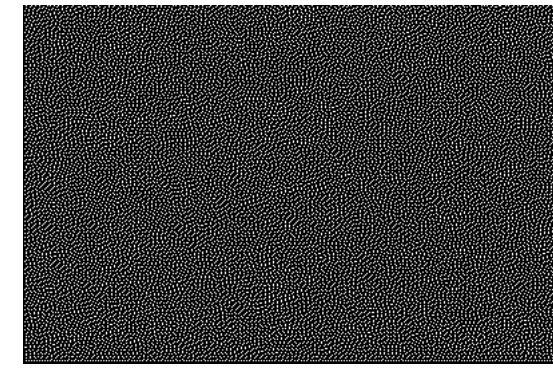
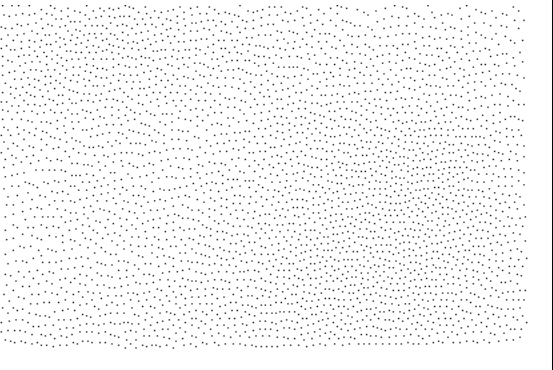

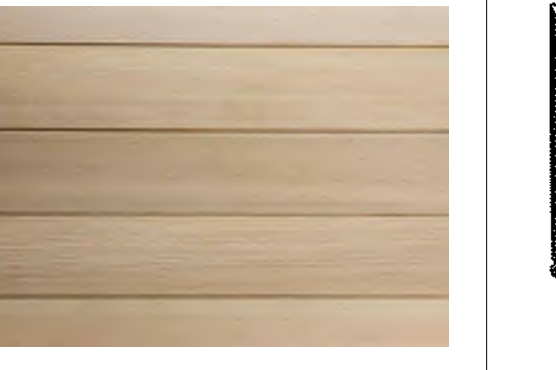
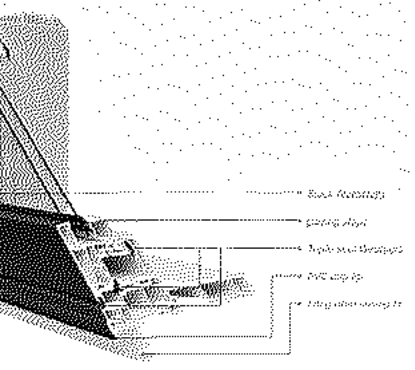
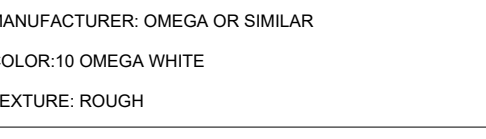
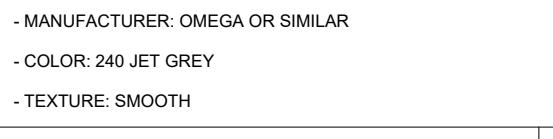
DRAWN _____ Author



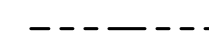
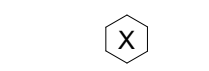

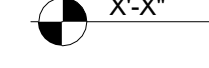
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SCALE As indicated

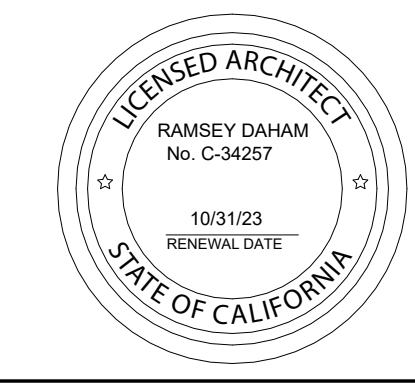
JOB # 23-A001

MATERIAL LEGEND	
	DARK GREY SIDING
	1x4 CEDAR T+G SIDING
	SMOOTH STUCCO
	ROUGH STUCCO
	BLACK FLASHING
	CORRUGATED METAL PANELS
	CEEDAR T+G 1x6
	EXTERIOR WINDOWS / DOORS

ELEVATION LEGEND	
	PROPERTY LINE (PL)
	1 HR
	2 HR
	WINDOW TAG
	DOOR TAG
	ELEVATION MARKER

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Revision Schedule	
Revision Number	Revision Date

ELEVATIONS COLOR/MATERIAL

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DATE	9/7/2023 4:36:39 PM
SCALE	As indicated
JOB #	23-A001

A3.40



WEST ELEVATION
3/16" = 1'-0" 2

EAST ELEVATION
3/16" = 1'-0" 1

MATERIAL LEGEND	
	DARK GREY SIDIG
	1x4 CEDAR T+G SIDIG
	SMOOTH STUCCO
	ROUGH STUCCO
	BLACK FLASHING

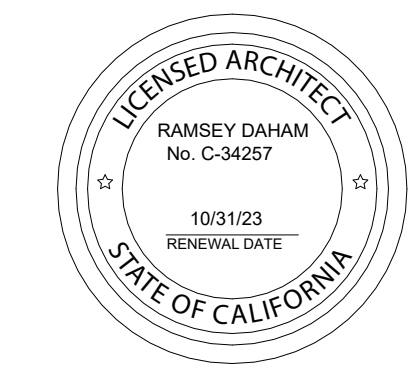
ELEVATION LEGEND	
	PROPERTY LINE (PL)
	1 HR
	2 HR
	WINDOW TAG
	DOOR TAG
	ELEVATION MARKER

	- MANUFACTURER: OMEGA OR SIMILAR - COLOR: 10 OMEGA WHITE - TEXTURE: ROUGH	6
	- MANUFACTURER: OMEGA OR SIMILAR - COLOR: 240 JET GREY - TEXTURE: SMOOTH	5
	- MANUFACTURER: OMEGA OR SIMILAR - COLOR: 10 OMEGA WHITE - TEXTURE: SMOOTH	4
	- MANUFACTURER: ATAS OR SIMILAR - PROFILE: METAFOR - COLOR: SATIN BLACK	3
	- COLOR: CLEAR COAT - ORIENTATION: HORIZONTAL & VERTICAL	2
	- MANUFACTURER: ALL WEATHER WINDOWS & DOORS - COLOR: BLACK - TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)	1



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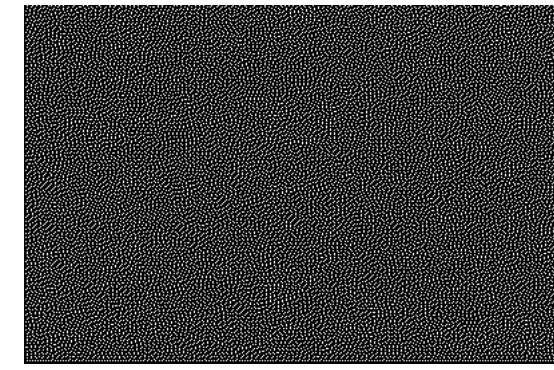
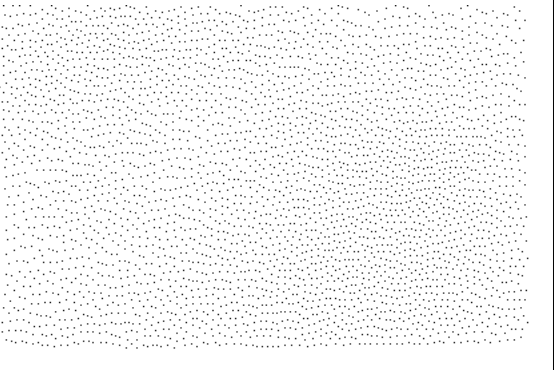

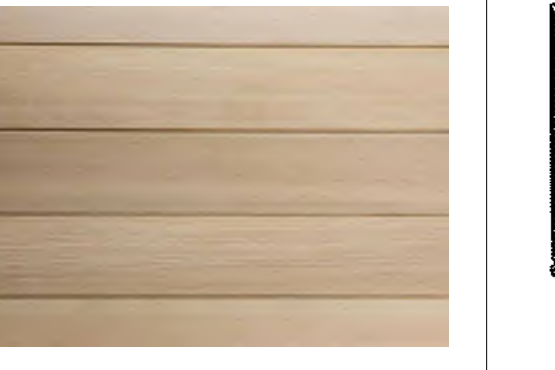
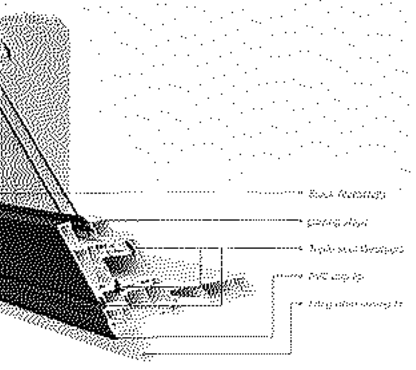
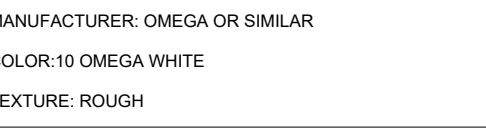
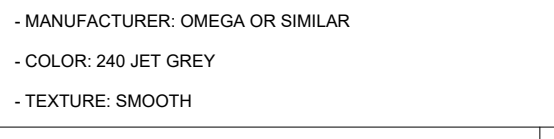
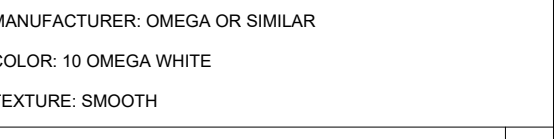
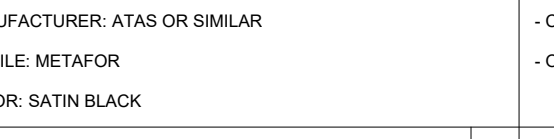

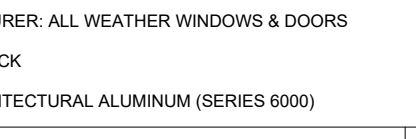


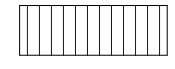
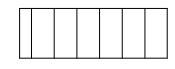

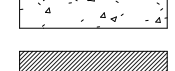


12747 MITCHELL AVE

Revision Schedule	
Revision Number	Revision Date

**ELEVATIONS
COLOR/MATERIAL**

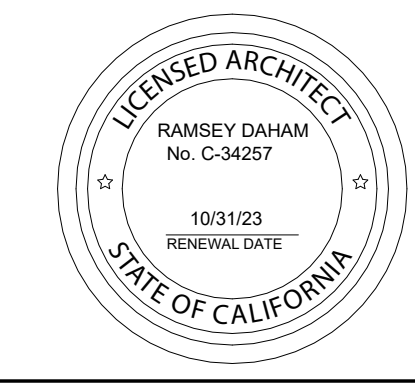
DRAWN	Author
CHECKED	Checker
DATE	9/7/2023 4:36:44 PM
SCALE	As indicated
JOB #	23-A001

MATERIAL LEGEND	
	DARK GREY SIDING
	1x4 CEDAR T+G SIDING
	SMOOTH STUCCO
	ROUGH STUCCO
	BLACK FLASHING
	CORRUGATED METAL PANELS
	- MANUFACTURER: OMEGA OR SIMILAR - COLOR: 10 OMEGA WHITE - TEXTURE: ROUGH
	- MANUFACTURER: OMEGA OR SIMILAR - COLOR: 240 JET GREY - TEXTURE: SMOOTH
	- MANUFACTURER: OMEGA OR SIMILAR - COLOR: 10 OMEGA WHITE - TEXTURE: SMOOTH
	- MANUFACTURER: ATAS OR SIMILAR - PROFILE: METAFOR - COLOR: SATIN BLACK
	- COLOR: CLEAR COAT - ORIENTATION: HORIZONTAL & VERTICAL
	- MANUFACTURER: ALL WEATHER WINDOWS & DOORS - COLOR: BLACK - TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)

ELEVATION LEGEND	
	PROPERTY LINE (PL)
	1 HR
	2 HR
	WINDOW TAG
	DOOR TAG
	ELEVATION MARKER



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12747 MITCHELL AVE

Revision Schedule	
Revision Number	Revision Date

**ELEVATIONS
 COLOR/MATERIAL**

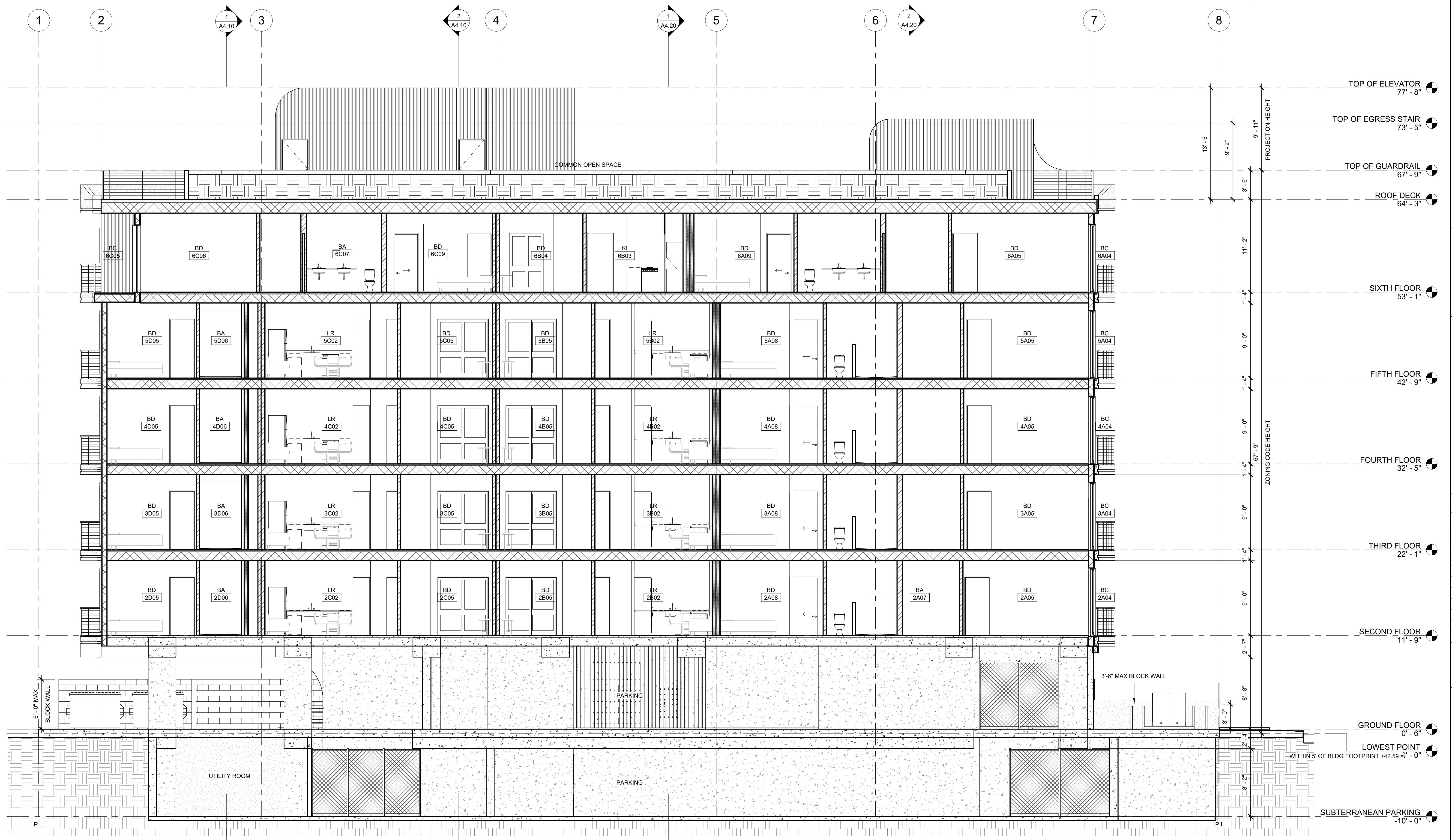
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CHECKED	Checker
DATE	9/7/2023 4:36:48 PM
SCALE	As indicated
JOB #	23-A001

SECTION LEGEND

- 1 HR
- 2 HR
- X-X" ELEVATION MARKER
- PROPERTY LINE
- EXISTING GRADE

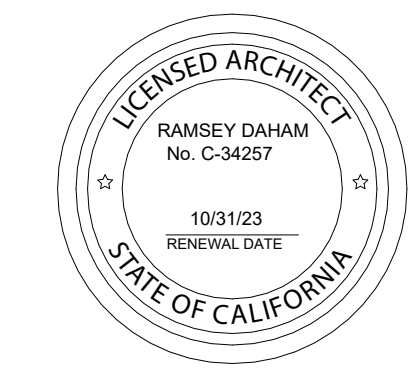
ASSEMBLY TYPES

- | WALLS | FLOORS |
|---|--|
| 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13) | 1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13) |
| 2 2x6 PLUMBING WALL ASSM. (2/A0.13) | 2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13) |
| 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13) | 3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13) |
| 4 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13) | 4 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13) |
| 5 1-HR DOUBLE WALL ASSM. (5/A0.13) | 5 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13) |
| 6 CONC. WALL PER STRC. (6/A0.13) | 6 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13) |
| 7 CONC. RETAINING WALL PER STRC. (7/A0.13) | 7 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| 8 CMU WALL PER STRC. (8/A0.13) | |
| 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) | |



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Revision Schedule	
Revision Number	Revision Date

PROPOSED SECTIONS	
DRAWN	Author
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DATE	9/7/2023 4:36:55 PM
SCALE	As indicated
JOB #	23-A001

SECTION LEGEND

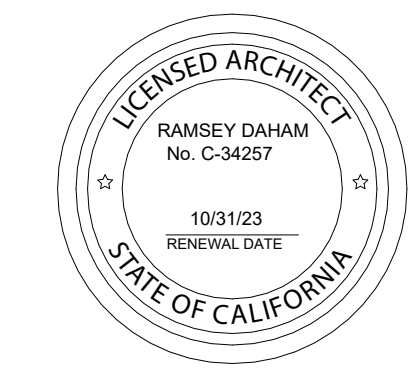
- 1 HR
- 2 HR
- ⊙ X'-X" ELEVATION MARKER
- - - - - PROPERTY LINE
- ===== EXISTING GRADE

ASSEMBLY TYPES

- | WALLS | | FLOORS | |
|-------|---|--------|--|
| ① | 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13) | ⊙3 | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13) |
| ② | 2x6 PLUMBING WALL ASSM. (2/A0.13) | ⊙4 | CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13) |
| ③ | 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13) | ⊙5 | CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13) |
| ④ | 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13) | ⊙6 | WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13) |
| ⑤ | 1-HR DOUBLE WALL ASSM. (5/A0.13) | ⊙7 | WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13) |
| ⑥ | CONC. WALL PER STRC. (6/A0.13) | ⊙8 | WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13) |
| ⑦ | CONC. RETAINING WALL PER STRC. (7/A0.13) | ⊙9 | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (16/A0.13) |
| ⑧ | CMU WALL PER STRC. (8/A0.13) | | |
| ⑨ | 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) | | |



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Revision Schedule	
Revision Number	Revision Date

PROPOSED SECTIONS

DRAWN	Author
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DATE	9/7/2023 4:37:01 PM
SCALE	As indicated
JOB #	23-A001

PLANTING NOTES

- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
- ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.
- CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.
- CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- GROUNDCOVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUNDCOVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS. **"THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:**
 - THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
 - SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
 - THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
 - THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION."

- ALL PLANTING AREAS SHALL BE LOOSENEED TO A DEPTH OF 8". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
- FOR ALL TREES AND SHRUB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
SITE SOIL - 6 PARTS BY VOLUME
ORGANIC AMENDMENT - 4 PARTS BY VOLUME
SOIL CONDITIONER / FERTILIZER 10-10-10-1L.B. PER C.Y. OF MIX
IRON SULFATE - 2 LBS. PER C.Y. OF MIX
- TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- 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.
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLYS WITH THE PERFORMANCE APPROACH.
DATE _____ SIGNED _____
- AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION NOTES

- CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.

- ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.
- SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUNDCOVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.
- LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.
- CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION THAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.
- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
- SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)
- THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

STATEMENTS AND CERTIFICATION

- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- 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.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

PROJECT DESCRIPTION: NEW 19 UNITS APARTMENT SIX STORY BUILDING WITH GROUND FLOOR AND SUBTERRANEAN PARKING

PROJECT ADDRESS: 12747 - 12749 MITCHELL AVE LOS ANGELES, CA 90066

LOT SIZE: 50' x 141.97' (PER PARCEL MAP)

LOT AREA: 7,100.3 SF (PER ASSESSOR)

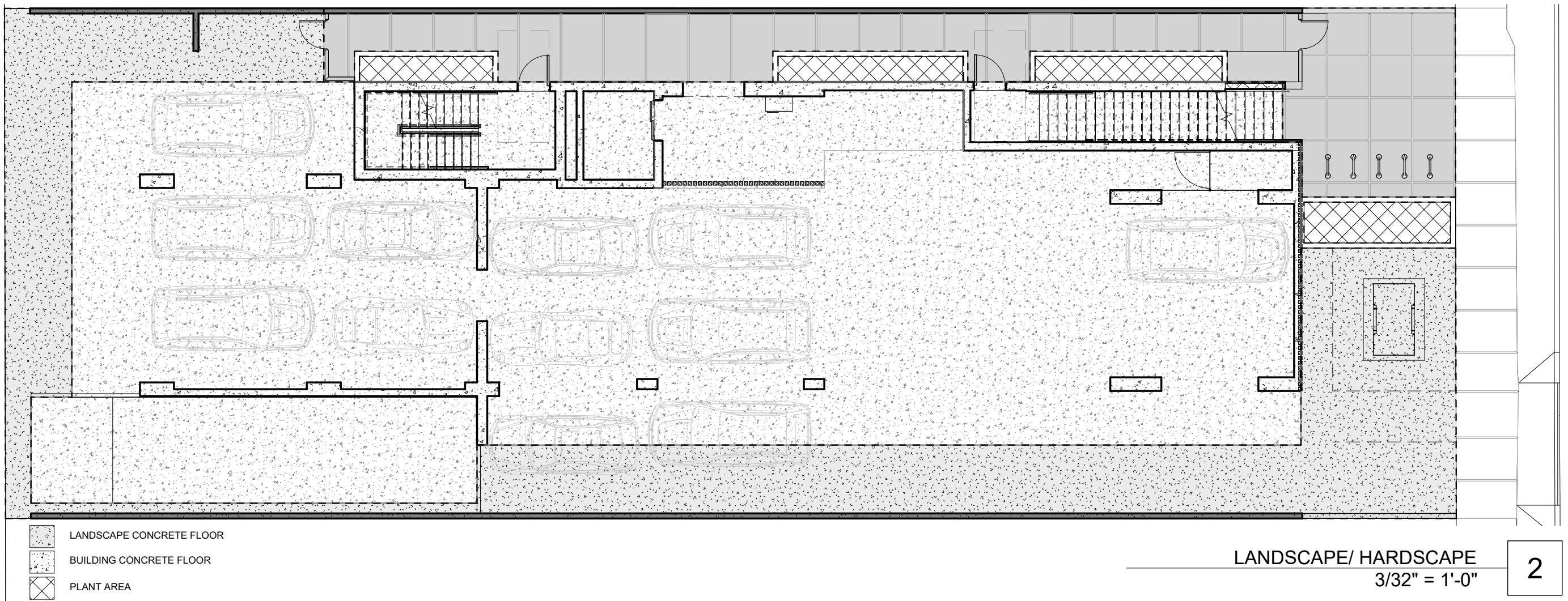
ASSESSOR'S PARCEL NUMBER: 4236019024

TRACT: DELMAR

BLOCK: NONE

LOT: 188

ZONING: R3-1

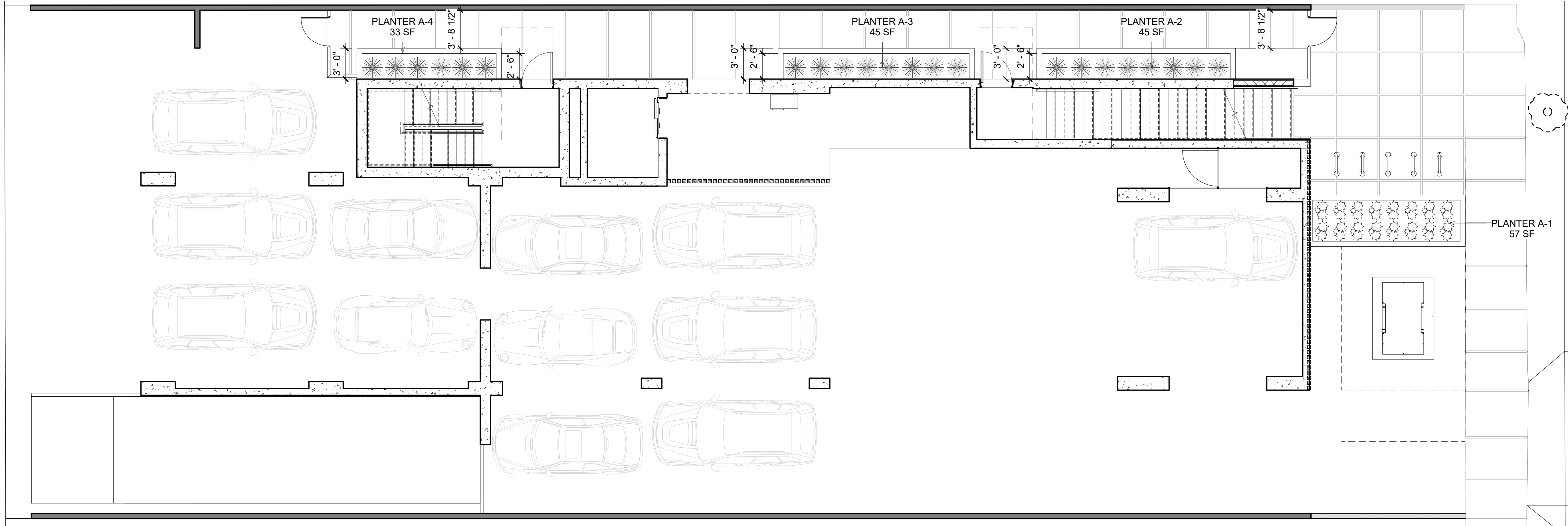
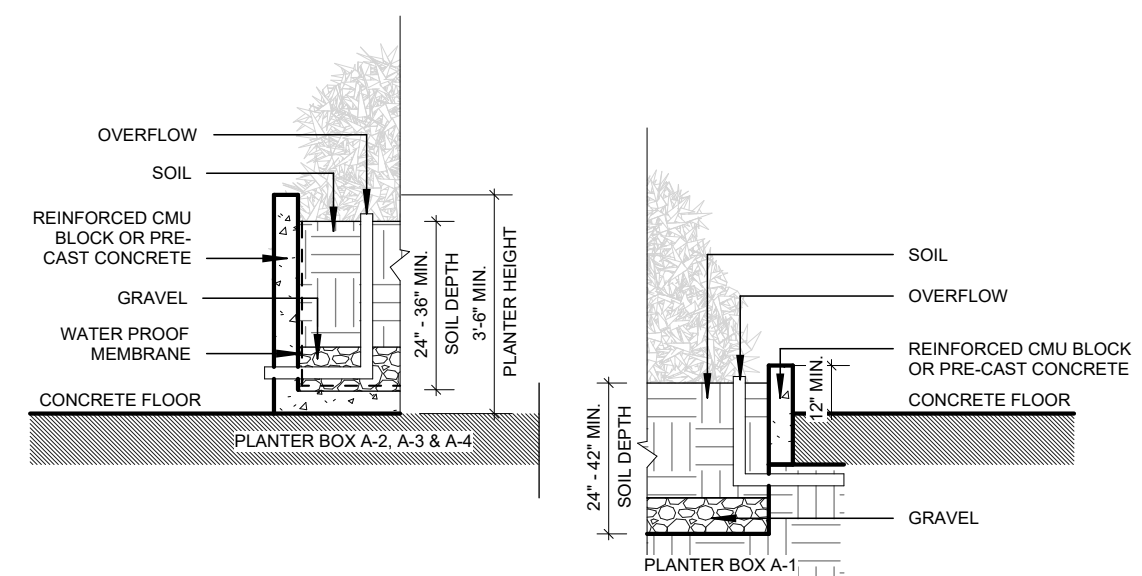


PLANTING LEGEND								
SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	1	35'	30'	CINNAMOMUM CAMPHORA / CAMPHOR TREE	NO	MEDIUM	0.4	1
	22	12"	6" - 9"	DASYLIRION SPP. / DESERT SPOON	NO	VERY LOW	0.2	1
	16	36" - 48"	24" - 36"	TRADESCANTIA PALLIDA / SPIDERWORT	NO	MEDIUM	0.4	1

HARDSCAPE			
IMPERVIOUS	- LANDSCAPE CONCRETE FLOOR	1,506 S.F.	
	- BUILDING CONCRETE FLOOR	4,538 S.F.	
PERVIOUS		823 S.F.	
TOTAL		6,867 S.F.	

LANDSCAPE			
	TURF AREA	0 S.F.	
	PLANT AREA	180 S.F.	
TOTAL		180 S.F.	

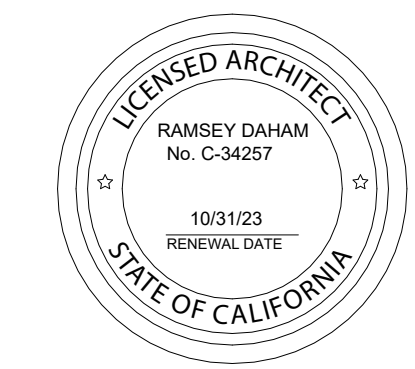
PLANTER BOX SIZE			
PLANTER BOX	SIZE	HEIGHT	SOIL DEPTH
(A-1)	PER PLAN	1'-0"	24" TO 42"
(A-2)	PER PLAN	3'-6"	24" TO 36"
(A-2)	PER PLAN	3'-6"	24" TO 36"



GROUND FLOOR PLAN - LANDSCAPE
3/16" = 1'-0"

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Revision Schedule	
Revision Number	Revision Date

LANDSCAPE PLAN

DRAWN	Author
CHECKED	Checker
DATE	9/13/2023 4:41:34 PM
SCALE	As indicated
JOB #	23-A001

PLANTING NOTES

- QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
- ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.
- CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.
- CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.
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- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUND COVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.

- ALL PLANTING AREAS SHALL BE LOOSENEED TO A DEPTH OF 8". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
- FOR ALL TREES AND SHRUB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
SITE SOIL - 6 PARTS BY VOLUME
ORGANIC AMENDMENT - 4 PARTS BY VOLUME
SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX
IRON SULFATE - 2 LBS. PER C.Y. OF MIX
- TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SIL, 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.
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLYS WITH THE PERFORMANCE APPROACH.
DATE _____ SIGNED _____
- AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

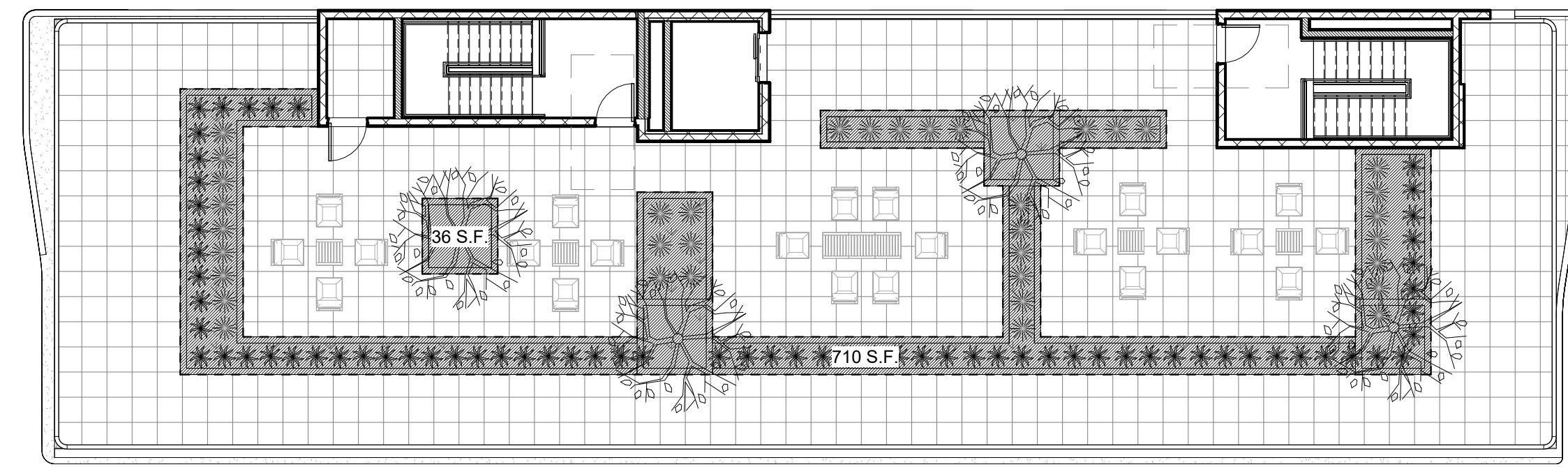
IRRIGATION NOTES

- CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.

- ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.
- SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUND COVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.
- LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.
- CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION THAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.
- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
- SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)
- THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

STATEMENTS AND CERTIFICATION

- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- 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.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

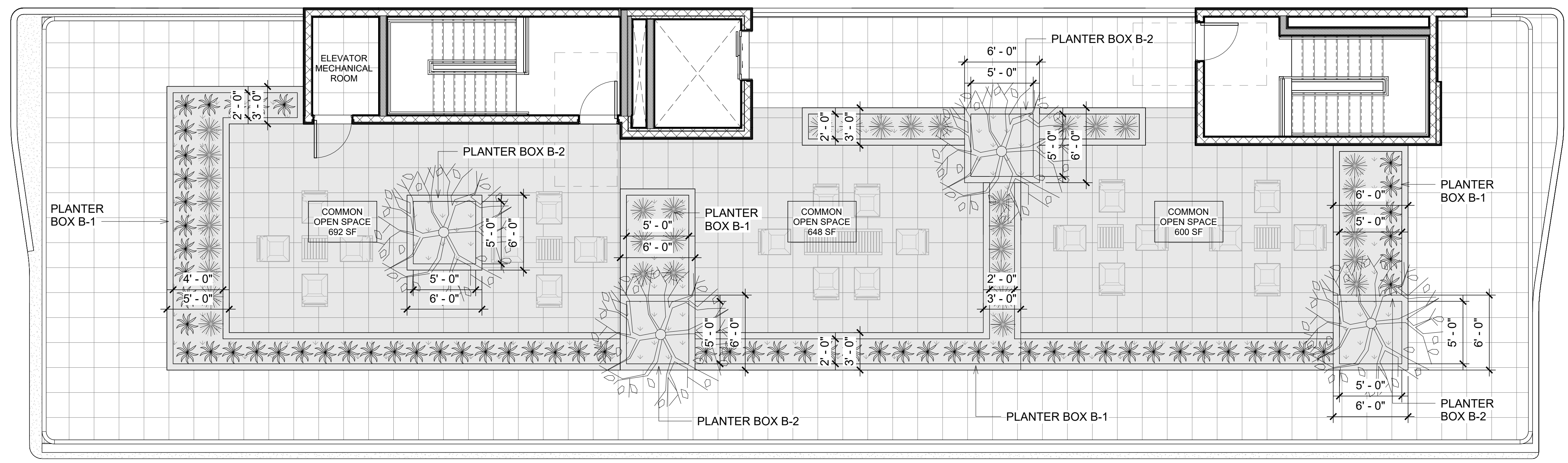
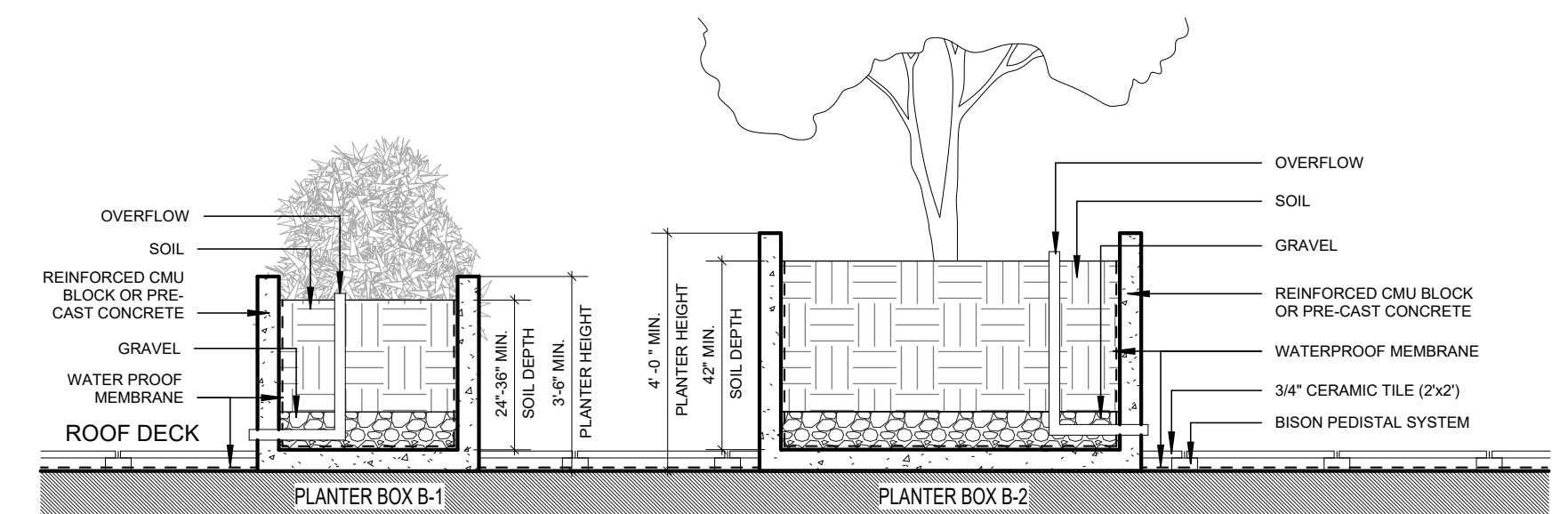


ROOF DECK - LANDSCAPE PLAN DIAGRAM
3/32" = 1'-0" 2

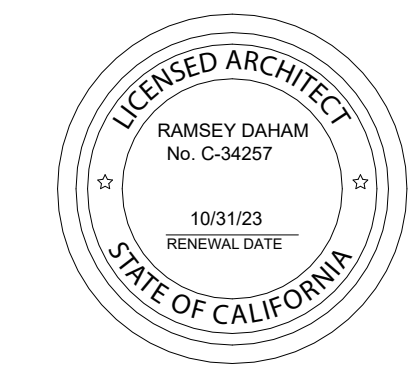
PLANTING LEGEND								
SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	4	15'-25'	N/A	CERCIS OCCIDENTALIS / WESTERN REDBUD	NO	LOW	0.3	1
	65	2'-3'	12"	SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE	NO	LOW	0.3	1
	35	12"	6" - 9"	DASYLIRON SPP. / DESERT SPOON	NO	VERY LOW	0.2	1

COMMON OPEN SPACE: 692 SF + 648 SF + 600 SF = 1,940 SF
 REQUIRED PLANTING AREA: 25% OF THE COMMON OPEN SPACE = 485 SF
 PROVIDED PLANTING AREA: 710 SF + 36 SF = 746 SF

PLANTER BOX SIZE				
PLANTER BOX	WIDE	LENGTH	HEIGHT	SOIL DEPTH
(B-1)	2'-8"	3'-6"	3'-6"	36"
(B-2)	6'-0"	6'-0"	4'-0"	42"



ROOF DECK - LANDSCAPE
3/16" = 1'-0" 1



Revision Schedule	
Revision Number	Revision Date

LANDSCAPE PLAN

DRAWN	Author
CHECKED	Checker
DATE	9/13/2023 4:41:38 PM
SCALE	As indicated
JOB #	23-A001