SMALL LOT SUBDIVISION
11502 VENICE BLVD.
LOS ANGELES, CA 90066

Rafael Martinez, Designer
11465 Washington Place
Los Angeles, CA 90066
(310) 880-4365 phone

ABBREVIATIONS

@	AT	E.W.	EACH WAY	PLY.	PLYWOOD
A.B.	ANCHOR BOLT	EL.	ELEVATION	P.U.E.	PUBLIC UTILITY EASEMENT
A.D.	AREA DRAIN	EQ.	EQUAL	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	(E)	EXISTING	R.	RADIUS
B.O.	BOTTOM OF	EXT.	EXTERIOR	R.C.P.	REFLECTED CEILING PLAN
BD.	BOARD	FIN.	FINISH	RM.	ROOM
BLDG.	BUILDING	FL.	FLOOR	S.S.	STAINLESS STEEL
BLKG.	BLOCKING	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
BM.	BEAM	F.O.F.	FACE OF FINISH	SIM.	SIMILAR
CAB.	CABINET	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATION
CL.	CENTER LINE	FT.	FOOT/FEET	SQ.	SQUARE
CLG.	CEILING	FTG.	FOOTING	STD.	STANDARD
CLR.	CLEAR	F.S.	FINISH SLAB	STRUCT.	STRUCTURAL
COL.	COLUMN	GYP.	GYPSUM	TEMP.	TEMPERED
CONC.	CONCRETE	G.F.I.	GROUND FLOOR INTERRUPTED	THK.	THICK
CONT.	CONTINUOUS	HDR.	HEADER	T.O.	TOP OF
CTR.	CENTER	HT.	HEIGHT	TYP.	TYPICAL
DBL.	DOUBLE	INT.	INTERIOR	U.B.C.	UNIFORM BUILDING CODE
DIA.	DIAMETER	MAX.	MAXIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MIN.	MINIMUM	W.C.	WATER CLOSET
DN.	DOWN	N/A	NOT APPLICABLE	W/	WITH
DR.	DOOR	N.T.S.	NOT TO SCALE	W/I	WITHIN
D.S.	DOWN SPOUT	NAT.	NATURAL	W/O	WITHOUT
DTL.	DETAIL	O.C.	ON CENTER	W.P.	WATER PROOF
DWG.	DRAWING	P.L.	PROPERTY LINE	W.R.	WATER RESISTANT
EA.	EACH	PLT.	PLATE	WD.	WOOD

SYMBOLS

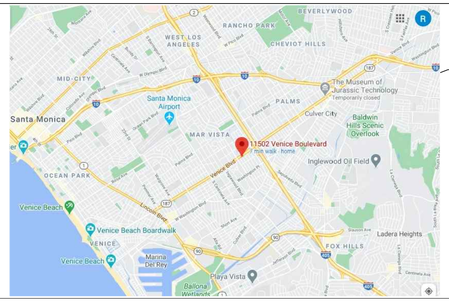
#	REVISION SYMBOLS	#	GRIDLINE DESIGNATION
# A#.#	ELEVATION		ELEVATION NUMBER
# A#.#	SECTION		DIRECTION OF SLOPE
	NORTH ARROW	x'-xx"	DIMENSION
SCD	SMOKE/CARBON MONOXIDE DETECTOR	#	DOOR NUMBER
#	DRAWING NUMBER	#	WINDOW NUMBER
	EXHAUST FAN MIN 50 CFM		

DRAWING INDEX

ARCHITECTURAL
A0.0 TITLE SHEET
A0.0b RENDERINGS, MATERIALS
A1.0 SITE / DRAINAGE PLAN
A2.0 PROPOSED FIRST FLOOR PLAN
A2.1 PROPOSED SECOND FLOOR PLAN
A2.2 PROPOSED THIRD FLOOR PLAN
A2.3 PROPOSED FOURTH FLOOR PLAN, ROOF PLAN
A3.0 PROPOSED EAST ELEVATION
A3.1 PROPOSED WEST ELEVATION
A3.2 PROPOSED NORTH, SOUTH ELEVATIONS

CIVIL
C-1 SURVEY

VICINITY MAP



PROJECT SITE

GENERAL NOTES

A. GENERAL REQUIREMENTS:

1.) THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2.) AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158)(SEPARATE PLUMBING PERMIT IS REQUIRED).

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

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

5.) SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

6.) WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)

7.) AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

8.) SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

9.) WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

10.) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHTS BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

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

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

13.) BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)

14.) DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 $\frac{3}{8}$ INCHES THICK. (R302.5.1)

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

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

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

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

19.) HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

E. FIRE RESISTANCE RATED CONSTRUCTION:

1.) PENETRATIONS IN A FIRE-RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH SECTION 714.3.1:
a. STEEL, COPPER, OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES.
b. MEMBRANE PENETRATIONS OF MAXIMUM 2-HR. FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES (714.3.2)

2.) SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.5:
a. DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION (7171.5.1)
b. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. (717.5.2)
c. DUCTS PENETRATING SHAFTS. (717.5.3)
d. DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR (717.5.4)
e. DUCTS PENETRATING SMOKE BARRIERS (717.5.5)
f. DUCTS PENETRATING EXTERIOR WALLS (717.5.6)
g. DUCTS PENETRATING SMOKE PARTITIONS (717.5.7)
h. DUCTS PENETRATING HORIZONTAL ASSEMBLIES (717.6)

3.) DRAFT STOP LOCATIONS:
a. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. (718.3.2)
b. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS)(OVERHANGS)(FALSE FRONTS SET OUT FROM WALLS)(SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. (718.4.2)
c. DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD, OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. (718.3.1)

4.) DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED WITH NFPA13 SPRINKLER SYSTEM (718.3.2)

5.) FIRE BLOCKING MUST BE IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:
a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.2)
b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.2)
c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3)
d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4)
e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

GENERAL NOTES (CONT.)

F. INTERIOR FINISHES:

1.) INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.

G. FIRE PROTECTION:

1.) THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72". (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

2.) THE BUILDING SHALL BE EQUIPPED WITH A NFPA13 FIRE SPRINKLER SYSTEM.

3.) THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

4.) AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

5.) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

H. MEANS OF EGRESS:

1.) EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

2.) EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).

3.) INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4.) EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

5.) EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOTE LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1013.5-1013.6.3)

6.) EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OF SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)

7.) DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1010.1.9.2)

8.) ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.

9.) THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIEMS THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1008.1)

10.) THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1008.3):
a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.;
c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

11.) THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3)

12.) EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AT THE END OF EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.3)

13.) THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

I. INTERIOR ENVIRONMENT:

1.) PROVIDE STAIRWAY ILLUMINATION. MIN 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)

2.) INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.

J. BUILDING ENVELOPE:

1.) PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)

2.) LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)

3.) DAMP PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

4.) VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.4.

5.) BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)

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

7.) 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. (6306)

8.) ICC EVALUATION REPORT/LOS ANGELES CITY RESEARCH REPORT APPROVAL:

DECK COATING - 'POLYCOAT' ICC-ESR#2785
FIRE RATED ASSEMBLIES - 'QUIET ROCK' LARR#25688, 'ROXUL' LARR#25444'
ROOFING MATERIALS - 'GAF' LARR#25271
SOUND/THERMAL INSULATION - 'STUDCO' LARR#25835
DAMP PROOFING MATERIALS BEHIND BASEMENT WALLS - 'CARLISLE" LARR #24783
WATERPROOFING FOR BELOW GRADE CONCRETE, MASONRY WALLS,
CONCRETE SLAB & PLYWOOD DECK - 'GRACE' LARR#24386

PROJECT INFORMATION

Site Address:
11502 W. Venice Blvd.
3803 S. Berryman Ave.
Los Angeles, CA 90066

Scope of Work: Proposed Small Lot Subdivision into 2 parcels with (2) Single Family Dwellings pursuant to Ordinance No. 176,354

Proposed Number of Lots: 2

Existing Assessor's Parcel Number: 4214-012-001

Block: None

Lot(s): 40

Tract: 7688

Legal Description:
Lot 40 Tract #7668 Recorded in Book 83 Pages 1through 3 of Los Angles County Records

Zoning: R3-1

Lot Area: 2,602 SQ. FT. (w/ BoE AMENDMENT)

Occupancy Groups: R-3, U

Use: Residential

Building Height: T.O. PARAPET = 42'-4
T.O. GUARDRAIL = 43'-0"
T.O. ROOF ACCESS STRUCT. = 48'-1"
T.O. CHIMNEY = 45'-4"

Number of Stories: Parcel 'A' = 4
Parcel 'B' = 4

Number of Parking Spaces: 2 per Lot (4 Total)

General Plan Land Use: Low Medium II Residential

Type of Construction: V-B

Community Plan Area: Palms - Mar Vista - Del Rey

Council District: 11

Specific Plan Area: Los Angeles Coastal Transportation Corridor

Area Planning Commission: West Los Angeles

Street Designation: Venice Blvd. - Boulevard II 162'
Berryman Ave. - Local Street Standard 50'

Year Built: 1951

Hillisde: No

Liquefaction/Landslide: No

Sprinklers: Yes (NFPA-13D)

Owner:
Maggie & Nedim Hasanovic
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(310) 880-4365 phone
rafael@rafaelmartinezdesign.com
Contact: Rafael Martinez

Surveyor:
Christensen & Plouff Land Surveying
25570 Rye Canyon Road, Suite 'A'
Valencia, CA 91355
(661) 645-9320 phone
kacie@cplandsurveying.com
License #9013
Contact: Kacie A. Plouff

Arborist:
T.B.D.

Contractor:
OWNER-BUILDER

Applicable Codes:
2019 CALIFORNIA BUILDING CODE
2020 GREEN BUILDING CODE
2020 L.A. BUILDING CODE

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLERS UNDER SEPARATE PERMIT

SQUARE FOOTAGE CALCULATIONS

PARCEL 'A' LOT AREA = 1,193.76' sq. ft.

PARCEL 'B' LOT AREA = 1,408.00' sq. ft.

EXISTING SINGLE FAMILY DWELLING TO BE DEMOLISHED = 1,016 sq. ft.

PARCEL 'A' FLOOR AREA = 2,179 sq. ft.
PARCEL 'A' GARAGE/CARPORT = 321 sq. ft.

PARCEL 'B' FLOOR AREA = 1,862 sq. ft.
PARCEL 'B' GARAGE AREA = 335 sq. ft.

TOTAL RESIDENTIAL FLOOR AREA (PARCELS 'A' + 'B') = 4,041 sq. ft.

TOTAL GARAGE/CARPORT AREA = 656 sq. ft.

LOT COVERAGE =
PARCEL 'A' = 765 / 1,408.4 = 54%
PARCEL 'B' = 698 / 1,193.6 = 58%
TOTAL = 1,463 (BLDG. FOOTPRINT) / 2,602 (LOT AREA) = 56%

REVISIONS

SMALL LOT SUBDIVISION
11502 - 115xx VENICE BLVD.
LOS ANGELES, CA 90066

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DRAWN BY: RLM
DATE: 05.26.21
TITLE SHEET

A0.0

WROUGHT IRON HANDRAIL
NO SCALE
1

SPANISH TILE
NO SCALE
2

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11502 - 115xx VENICE BLVD.
LOS ANGELES, CA 90066

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DRAWN BY: RLM
DATE: 07.08.21
MATERIALS

A0.0b

SETBACKS					
LOT	PARCEL	FRONT	REAR	WEST SIDE	EAST SIDE
1	A	15'-0"	N/A	2'-11" (b)	3'-0" (b)
2	B	N/A	15'-0" (a)	3'-1" (b)	2'-9" (b)

(a) REAR YARD SETBACK TO C.L. OF ALLEY
(b) EXISTING SIDE YARD SETBACKS TO EXISTING BLDG. @ GROUND FLR. TO REMAIN
(c) EXISTING FRONT YARD SETBACK TO REMAIN

SITE PLAN NOTES

1.) ALL DRAINAGE SHALL BE CONVEYED TO STREET @ 2% MIN. SL. VIA NON EROSIVE DEVICES. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).

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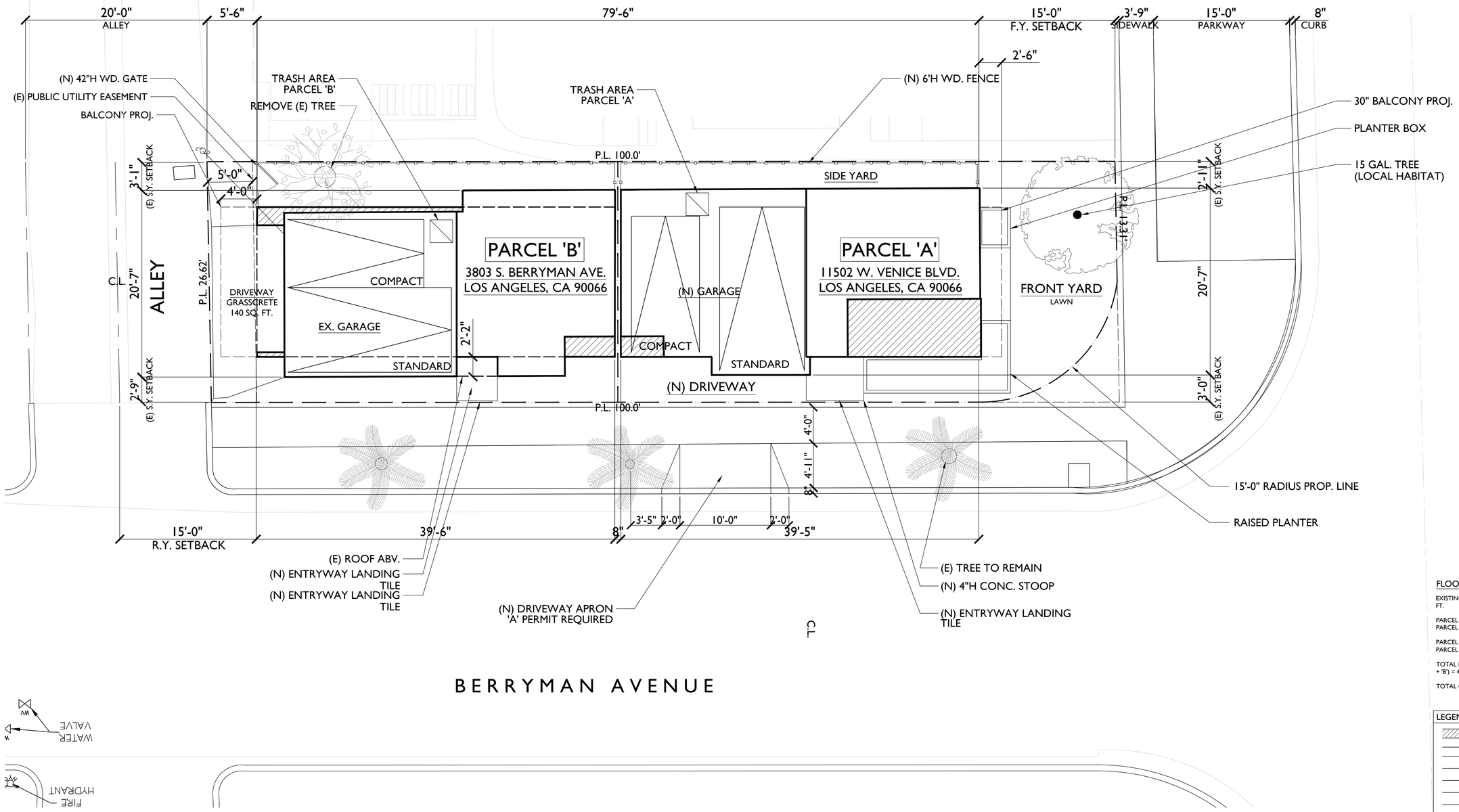
REVISIONS



FLOOR AREA CALCULATIONS

EXISTING HOUSE TO BE DEMOLISHED= 1,016 SQ. FT.

PARCEL 'A' FLOOR AREA = 2,179 SQ. FT.
PARCEL 'A' GARAGE = 321 SQ. FT.

PARCEL 'B' FLOOR AREA = 1,862 SQ. FT.
PARCEL 'B' GARAGE AREA = 335 SQ. FT.

TOTAL RESIDENTIAL FLOOR AREA (PARCELS 'A' + 'B') = 4,041 SQ. FT.

TOTAL GARAGE/CARPORT AREA = 656 SQ. FT.

LEGEND

- PROPOSED UNITS
- (N) PLANTER BOX
- (N) LAWN
- (N) LANDSCAPING
- (N) PERMEABLE PAVERS

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DRAWN BY: RM
DATE: 06.09.21
SITE PLAN

SMALL LOT SUBDIVISON
11502 VENICE BLVD.
LOS ANGELES, CA 90066

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

A1.0

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05 CALIFORNIA SYCAMORE
'PLATANUS RACEMOSA'

03 'SENECIO TALINOIDES'
JOLLY GRAY

01 'NASSELLA'
NEEDLE GRASS

05 GRASS CRETE

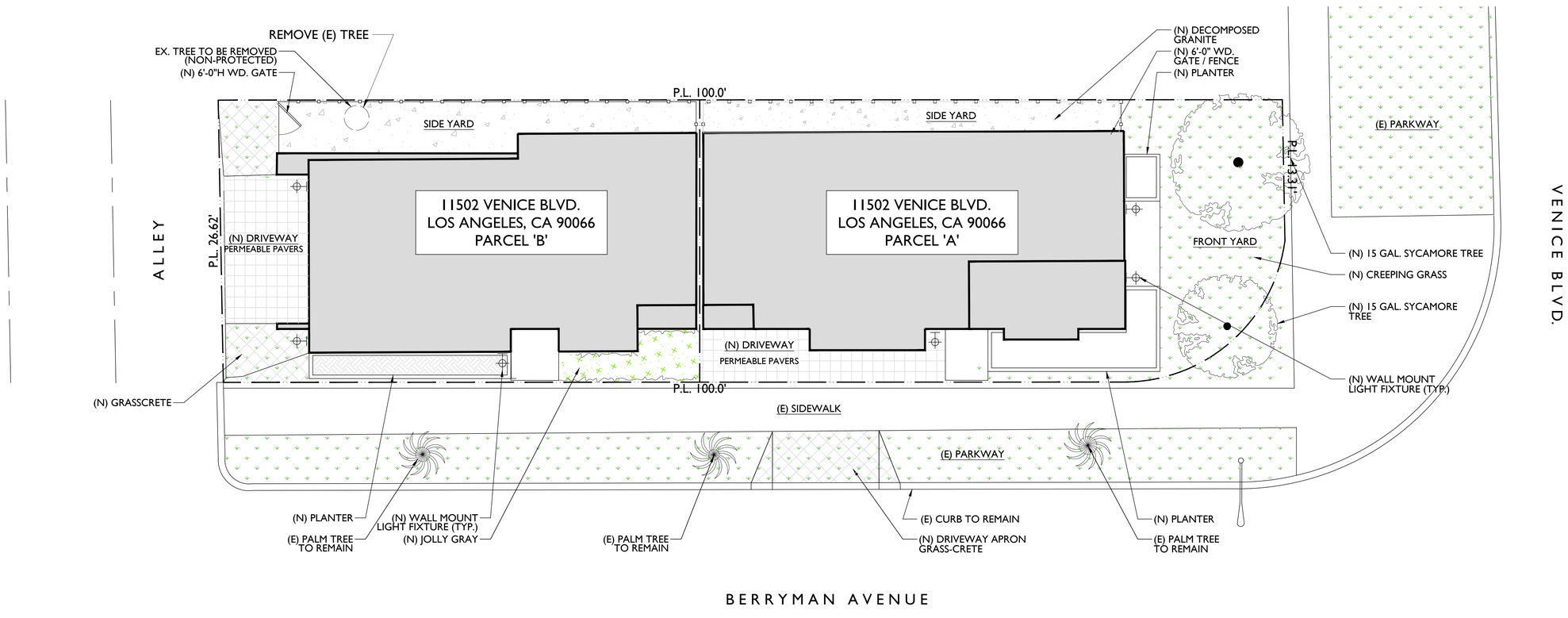
05 'PERORSKIA ATRIPLICIFOLIA'
RUSSIAN SAGE

02 'CREEPING RED'
FESCUE GRASS

LANDSCAPE/HARDSCAPE MATERIALS
NO SCALE
1

REVISIONS

LANDSCAPE PLAN NOTES



LEGEND

- PROPOSED BUILDINGS
- CREEPING GRASS
- GRASS-CRETE
- PERMEABLE PAVERS
- 'LED' EXT. LIGHT

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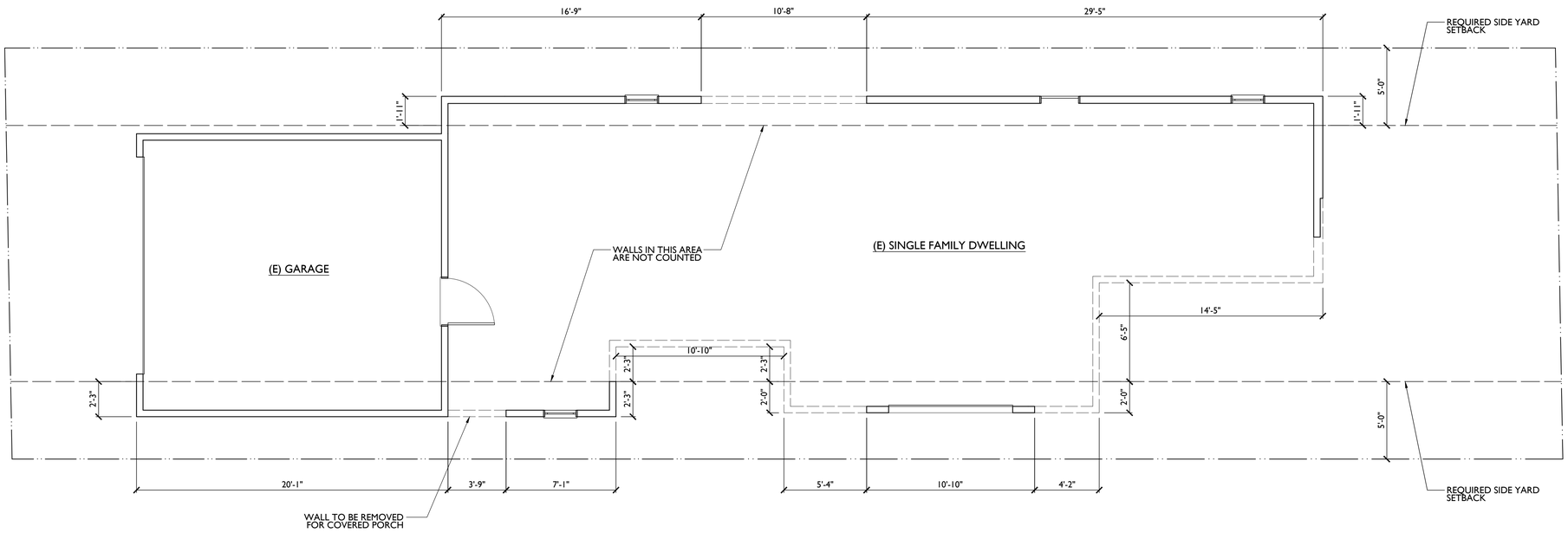
DRAWN BY: RLM
DATE: 05.10.21
LANDSCAPE - LIGHTING PLAN PLAN

SMALL LOT
SUBDIVISION
11502 VENICE BLVD.
LOS ANGELES, CA 90066

LANDSCAPE-LIGHTING PLAN
SCALE: 3/16"=1'-0"
2

A1.1



DEMOLITION NOTES

1.) TOTAL WEST WALL LENGTH IN REQUIRED SIDE YARD = 60'-8"
WALL TO BE REMOVED = 10'-8"
10'-8" / 60'-8" = 18%

2.) TOTAL EAST WALL LENGTH IN REQUIRED SIDE YARD = 59'-9"
WALL TO BE REMOVED = 17'-3"
17'-3" / 59'-9" = 29%

3.) Remaining walls not proposed for removal are nonconforming as to yard regulations per LAMC Section 12.23 A provided at least 50 percent of the perimeter length of the existing nonconforming portion of the exterior walls of the building are retained.

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LEGEND

EXISTING WALLS

REMOVE EXISTING WALLS

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DRAWN BY: RM

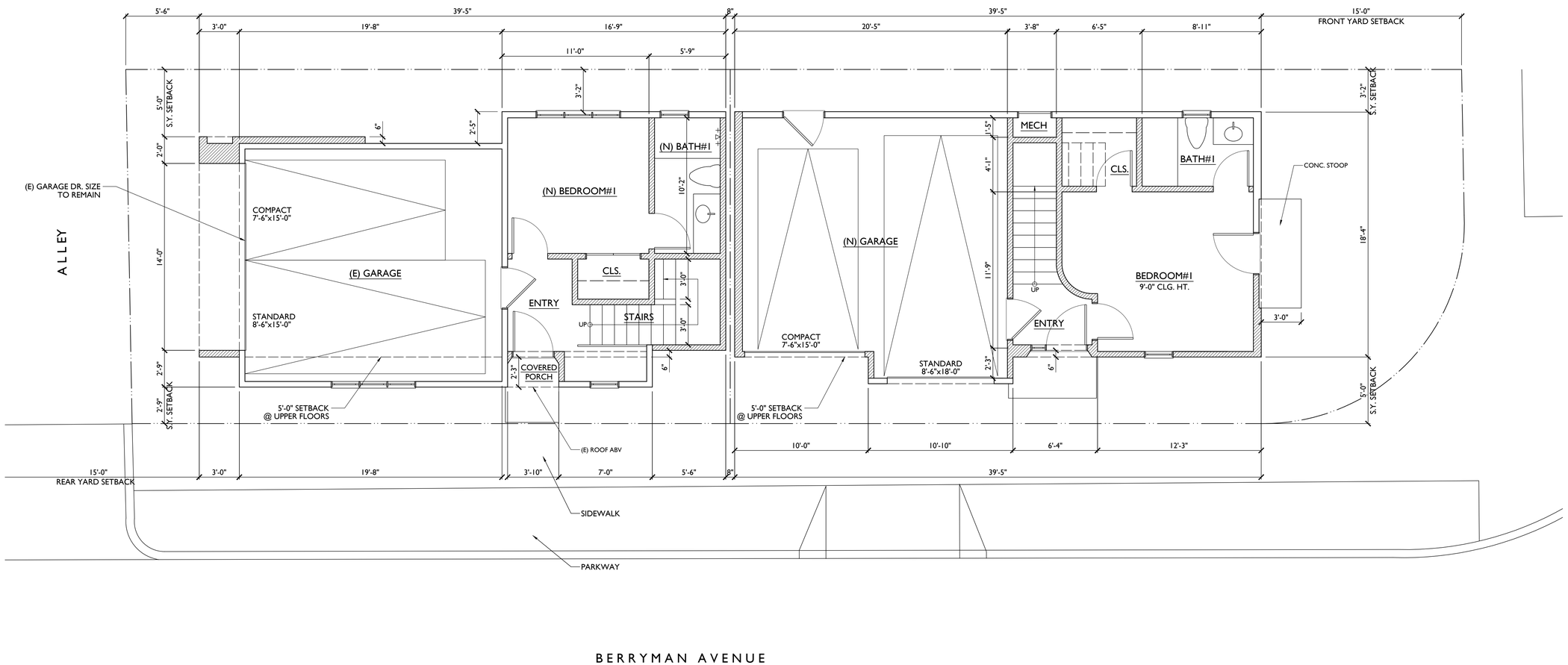
DATE: 07.09.21

PERIMETER WALL DEMOLITION PLAN

PERIMETER WALL-DEMOLITION PLAN
SCALE: 1/4"=1'-0"

1

A1.2



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

1

FLOOR PLAN NOTES

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LEGEND

(E) WALL

(N) WALL

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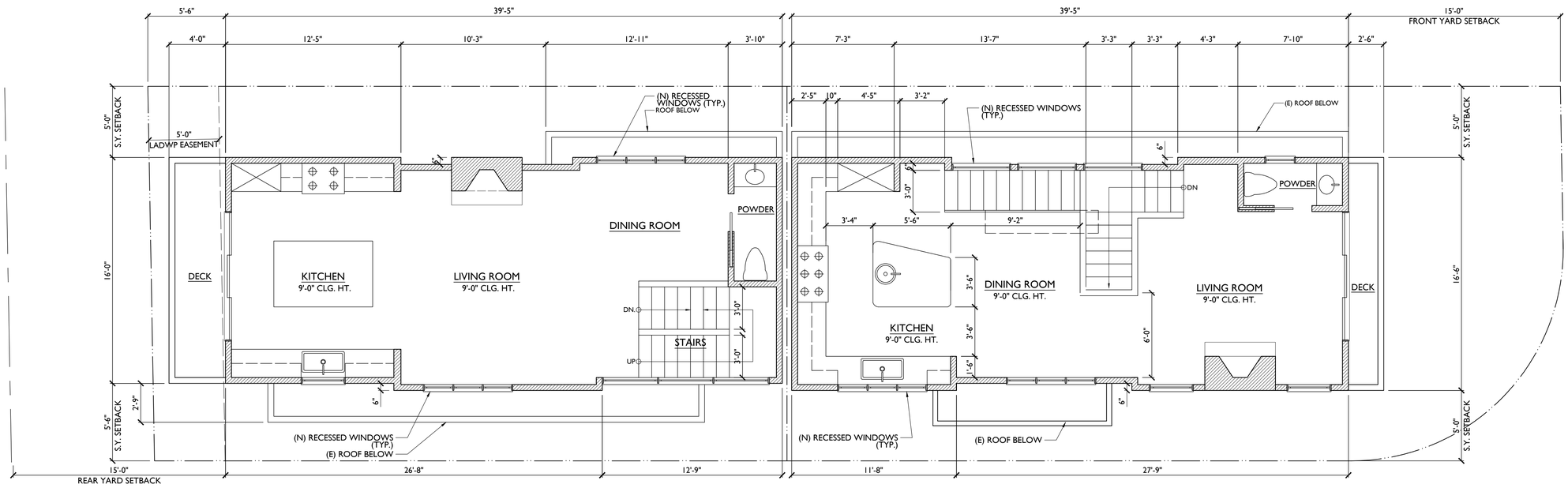
DATE: 07.09.21

PROPOSED FIRST FLOOR PLAN

A2.0



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

1

FLOOR PLAN NOTES

LEGEND

(N) WALL

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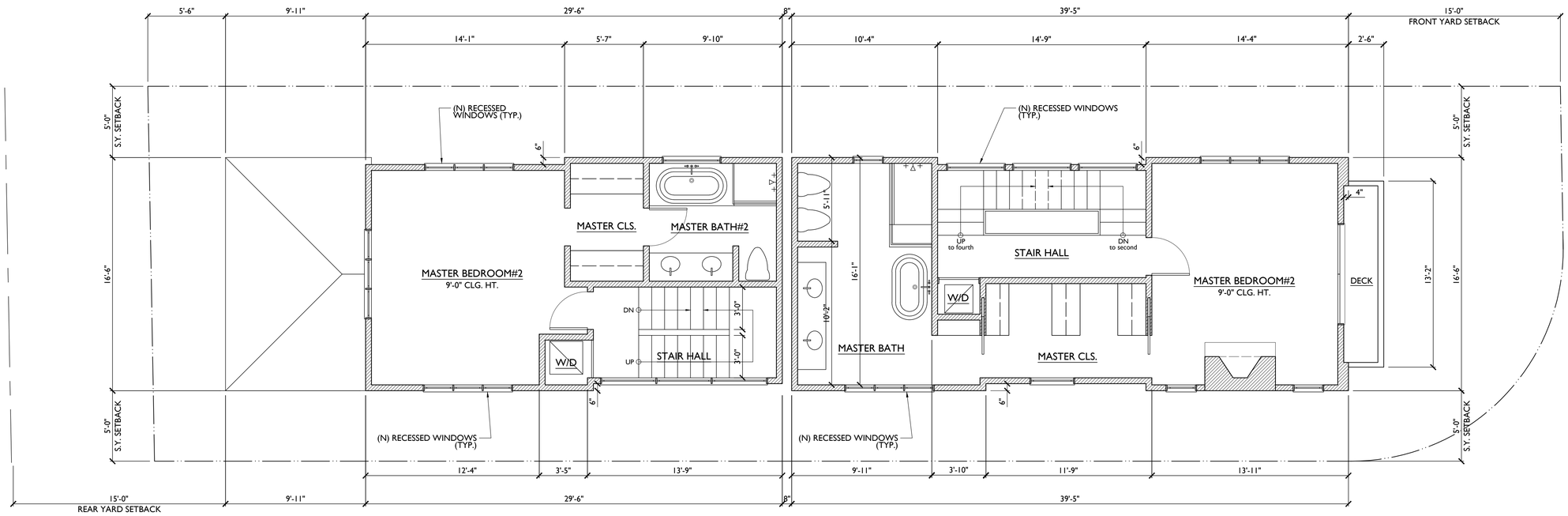
DRAWN BY: RM

DATE: 07.02.21

PROPOSED SECOND FLOOR PLAN

A2.1



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
1

LEGEND

(E) WALL

(N) WALL

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DRAWN BY: RM

DATE: 07.09.21

PROPOSED THIRD FLOOR PLANS

A2.2

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REVISIONS

HASANOVIC SMALL LOT

11502 VENICE BLVD.
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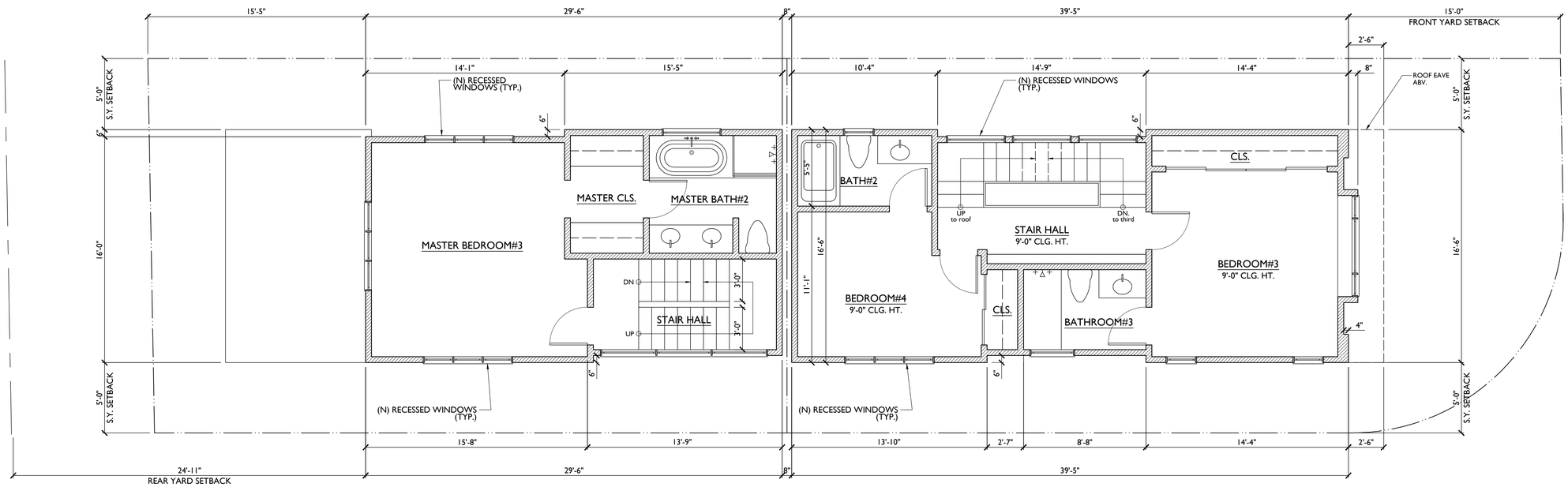

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LEGEND

(E) WALL

(N) WALL

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DRAWN BY: RM

DATE: 07.09.21

PROPOSED FOURTH FLOOR PLANS

PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"

1

A2.3

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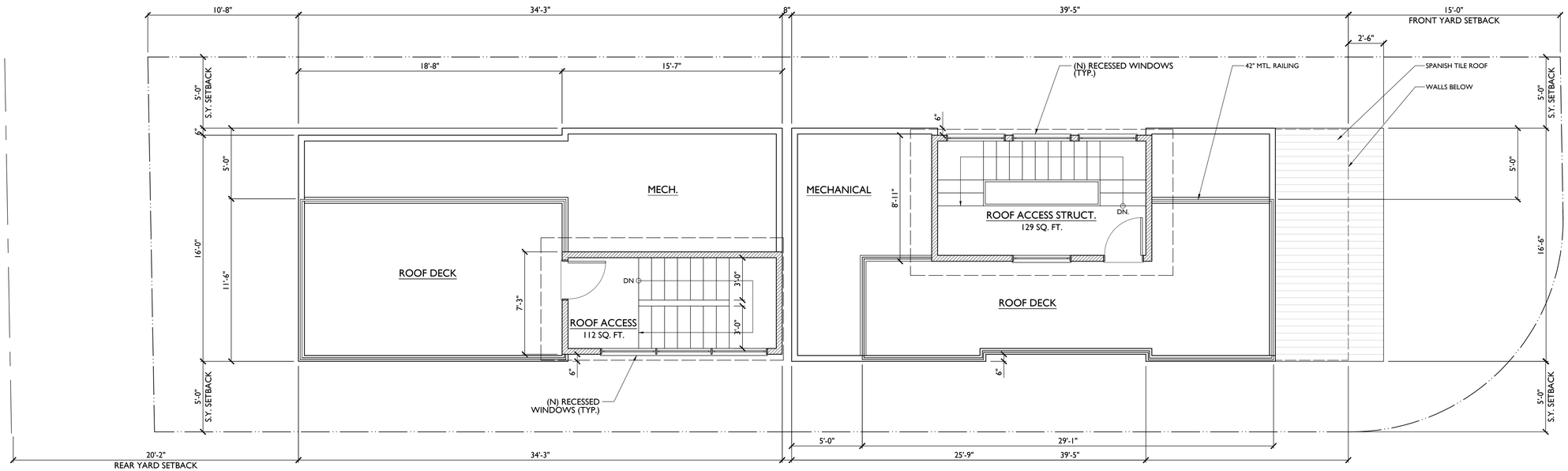
REVISIONS



PROPOSED ROOF DECK PLAN
SCALE: 1/4"=1'-0"
1

LEGEND

(E) WALL

(N) WALL

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DRAWN BY: RM

DATE: 07.09.21

PROPOSED ROOF / ROOF DECK PLANS

HASANOVIC SMALL LOT
11502 VENICE BLVD.
LOS ANGELES, CA 90066

A2.4

PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"
1

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SMALL LOT SUBDIVISION
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DRAWN BY: RM
DATE: 07.01.21
PROPOSED EAST ELEVATION

A3.0

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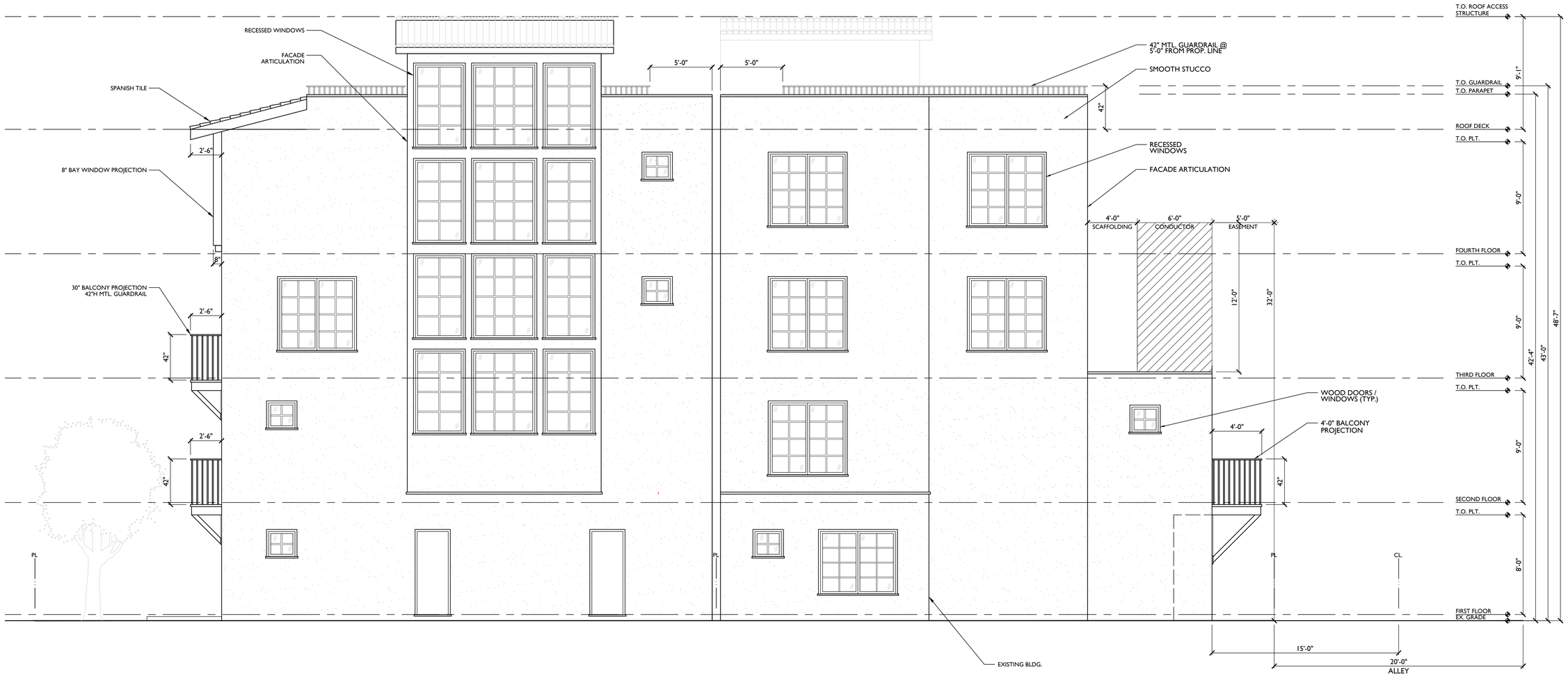
REVISIONS



PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

1

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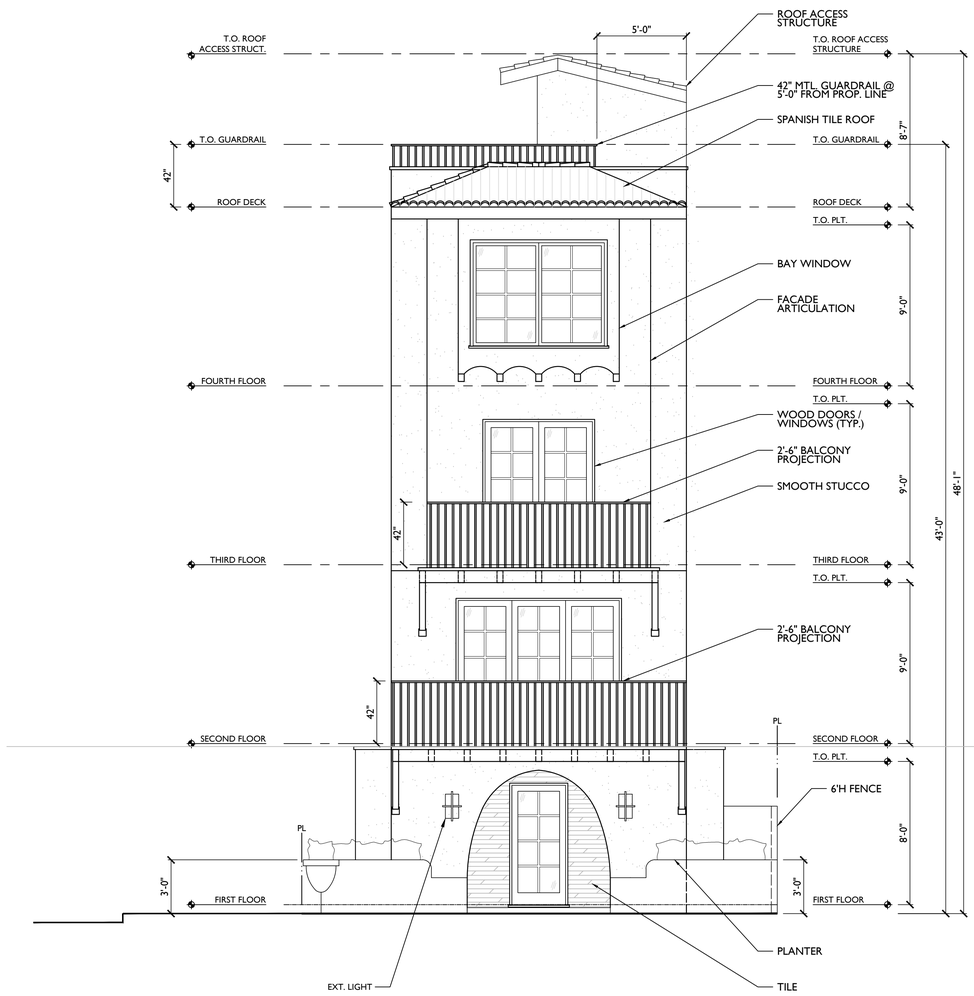
DRAWN BY: RM

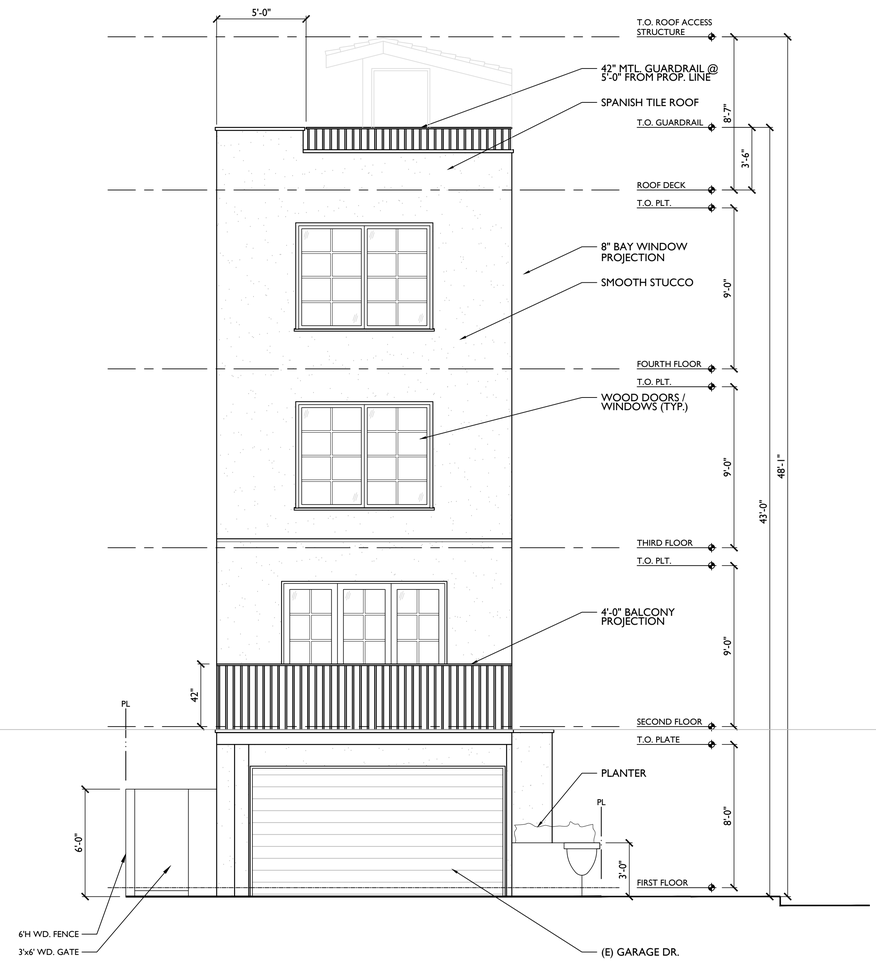
DATE: 07.02.21

PROPOSED WEST ELEVATION

A3.1



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"
2



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"
1

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REVISIONS

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DRAWN BY: RM

DATE: 05.19.21

PROPOSED SOUTH, NORTH ELEVATIONS

A3.2