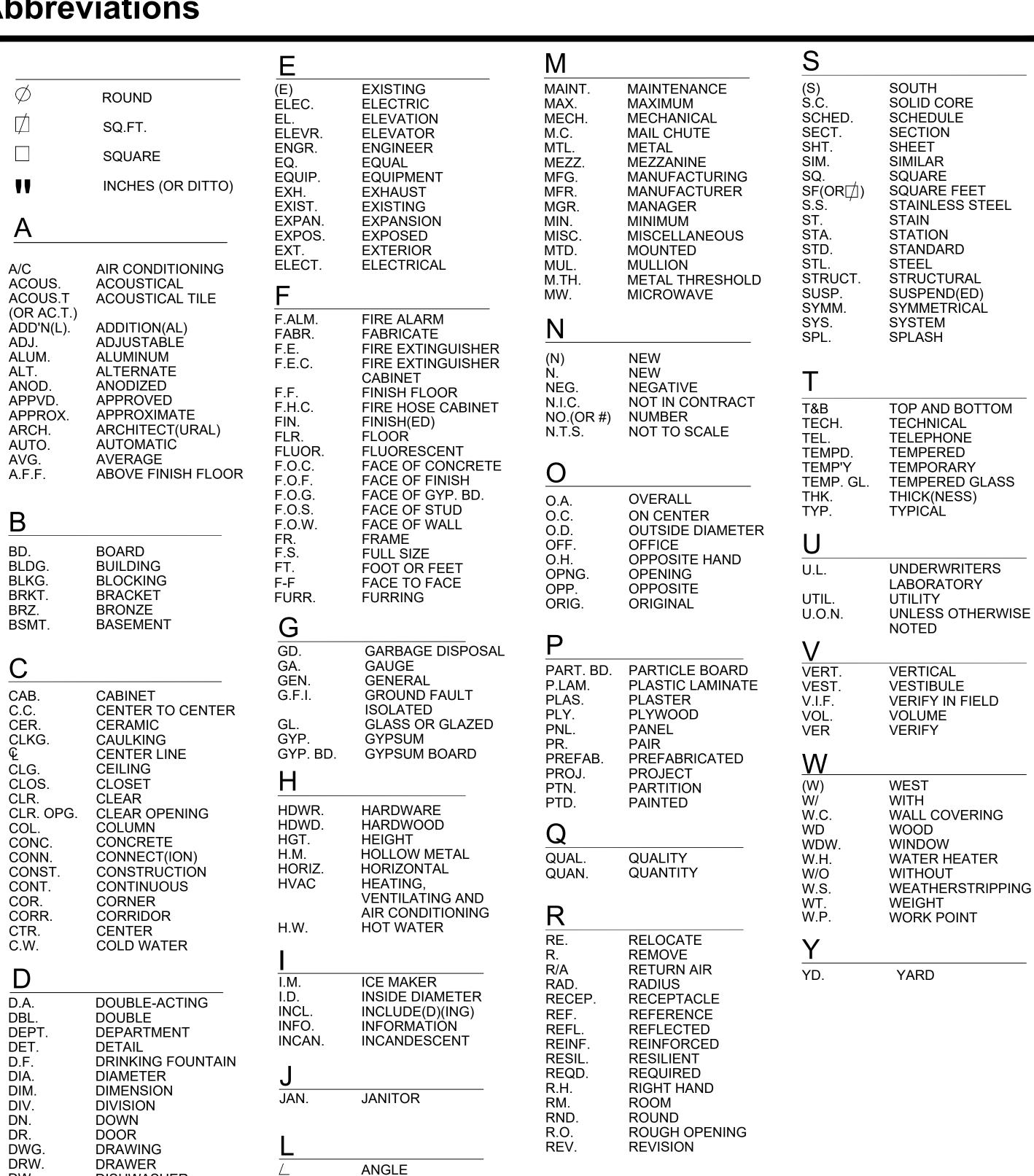
### **Abbreviations**





### **Small Lot Subdivision** 7 Lots 13906 Oxnard St.

Van Nuys, CA 91401

### **Project Data**

PROJECT ADDRESS:

	PROJECT DESCRIPTION:	8 LOT SMALL LOT SUBDIVISION	
	LEGAL DESCRIPTION:	TRACT: TR 1000 BLOCK: NONE LOT: PT 59 ARB: 1 MAP REFERENCE: MB 19-2 (SHT 2) APN: 2246003037	
	COMMUNITY PLAN AREA:	VAN NUYS - NORTH SHERMAN OAKS	
	NEIGHBORHOOD COUNCIL:	GREATER VALLEY GLEN	
	AREA PLANNING COMMISSION:	SOUTH VALLEY	
IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES  THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM	LADBS DISTRICT OFFICE :	VAN NUYS	
	BUILDING CODE:	2016 CITY OF LOS ANGELES / GREEN BUILDING CODE	
REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY	OCCUPANCY GROUP:	R-3	
INFORMED AND OBTAINED WRITTEN APPROVAL FROM THE ARCHITECT. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA,	ZONING:	RD1.5-1	
SAMPLES OR SIMILAR SUBMITTALS BY WWCOT REVIEW THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING A COMPLETE INSTALLATION OF ELEMENTS WHETHER OR NOT THE SHOP	GENERAL PLAN LAND USE:	VERY LOW II RESIDENTIAL	
DRAWINGS HAVE BEEN REVIEWED BY THE ARCHITECT.	LOT AREA:	10,553.8 SF	
CONTRACTOR SHALL SUBMIT 3 PRINT FULL SIZE PRINTS OF REQUIRED SHOP DRAWINGS FOR REVIEW OF CONCEPTUAL DESIGN BY THE ARCHITECT PRIOR TO EXECUTION OF WORK.	TYPE OF CONSTRUCTION:	V-A	
ALL AREAS TO RECEIVE MILLWORK SHALL BE FIELD MEASURED PRIOR TO CONSTRUCTION.	BUILDING HEIGHT:	43'-6", 4 STORIES	
NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBREBOARD COMPOSITE WOOD	PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM: NFP-13D		

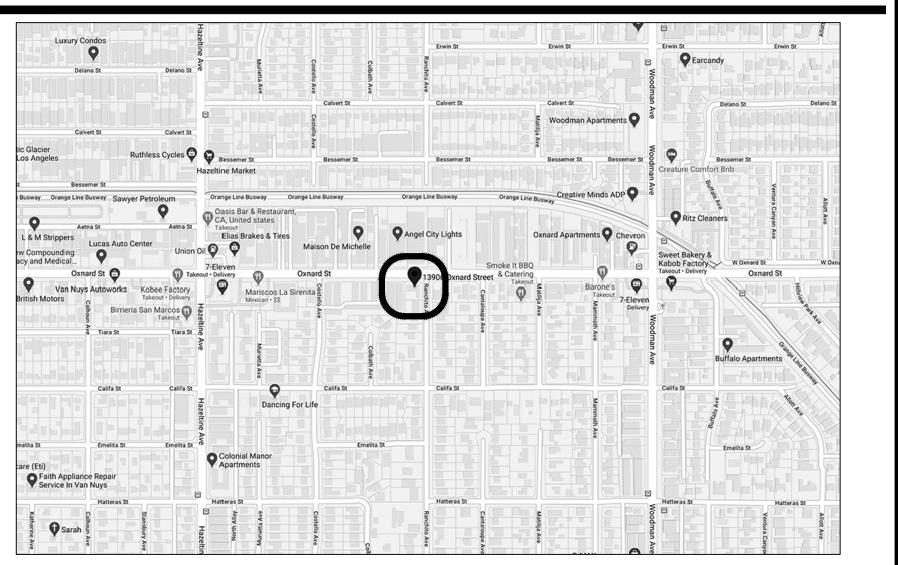
13906 OXNARD ST.

VAN NUYS, CA 91401

### **Drawing List**

A00.00	TITLE SHEET	A06.01	DETAILS
A00.01	ZONING INFORMATION	A06.02	DETAILS
A00.02	NOTES	A06.03	DETAILS
		A06.04	DETAILS
A01.01	SITE PLAN	A06.05	DETAILS
A01.02	SITE ELEVATIONS		
		A07.01	RENDERINGS
A02.01	FLOOR PLANS	A07.02	RENDERINGS
A02.02	FLOOR PLANS	A07.03	RENDERINGS
A02.03	FLOOR PLANS		
A02.04	FLOOR PLANS		
A03.01	ELEVATIONS		
A03.02	ELEVATIONS		
A03.03	ELEVATIONS		
A03.04	ELEVATIONS		
10101	OFOTIONIO		
A04.01	SECTIONS		
A04.02	SECTIONS		
A04.02	SECTIONS		

### **Vicinity Map**



### Holtz Architecture

2404 WIIshire Blvd 6F Los Angeles CA 90057

Office 213 377 5550

info@holtz-architecture.com



# **REVISIONS** DATE

Small Lot Subdivision: 7 Lots 13906 Oxnard St. Van Nuys, CA 91401

Client: XXX XXX XXX

20-02.001.01 Drawn By: Reviewed By DLH XX/XX/XX

**Drawing Title** 

TITLE SHEET

AS NOTED

Sheet No.:

### **General Notes**

DISHWASHER

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITIY AT ALL TIMES DURING THE PROGRESS OF THE JOB. (I.E. REVISIONS)

LAMINATE

- THE CONTRACTOR SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH INFORMATION FURNISHED BY THE OWNER AND SHALL AT ONCE REPORT TO HOLTZ DESIGN ERRORS. INCONSISTENCIES OR OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES AN ERROR, WITHOUT SUCH NOTICE TO HOLTZ DESIGN. THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.
- THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. WHETHER TEMPORARY OR PERMANENT AND WHETHER OR NOT INCORPORATED OR TO BE INCORPORATED IN THE WORK.
- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, INCLUDING CERTIFICATE OF OCCUPANCY, WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED WHEN BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED.
- THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE
- IT IS NOT THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, ORDINANCES, BUILDING CODES, AND RULES AND 13. DO NOT SCALE THE DRAWINGS. REGULATIONS. HOWEVER, IF THE CONTRACTOR OBSERVES THAT PORTIONS OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL PROMPTLY NOTIFY HOLTZ DESIGN IN WRITING AND NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

ALL AREAS TO RECEIVE MILLWORK SHALL BE FIELD MEASURED PRIOR TO CONSTRUCTION. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBREBOARD COMPOSITE WOOI PRODUCTS USED IN THE INTERIOROR EXTERIOR OF BUILDING SHALL MEET THE FORMALDEHYDELIMITS

HORIZONTAL DIMENSIONS ARE TO FINISH FACE OF WALL OR FACE OF MASONRY UNLESS OTHERWISE

CONTRACTOR SHALL PROVIDE A COMPLETE PARTITION LAYOUT CHALKED IN FIELD FOR REVIEW BY

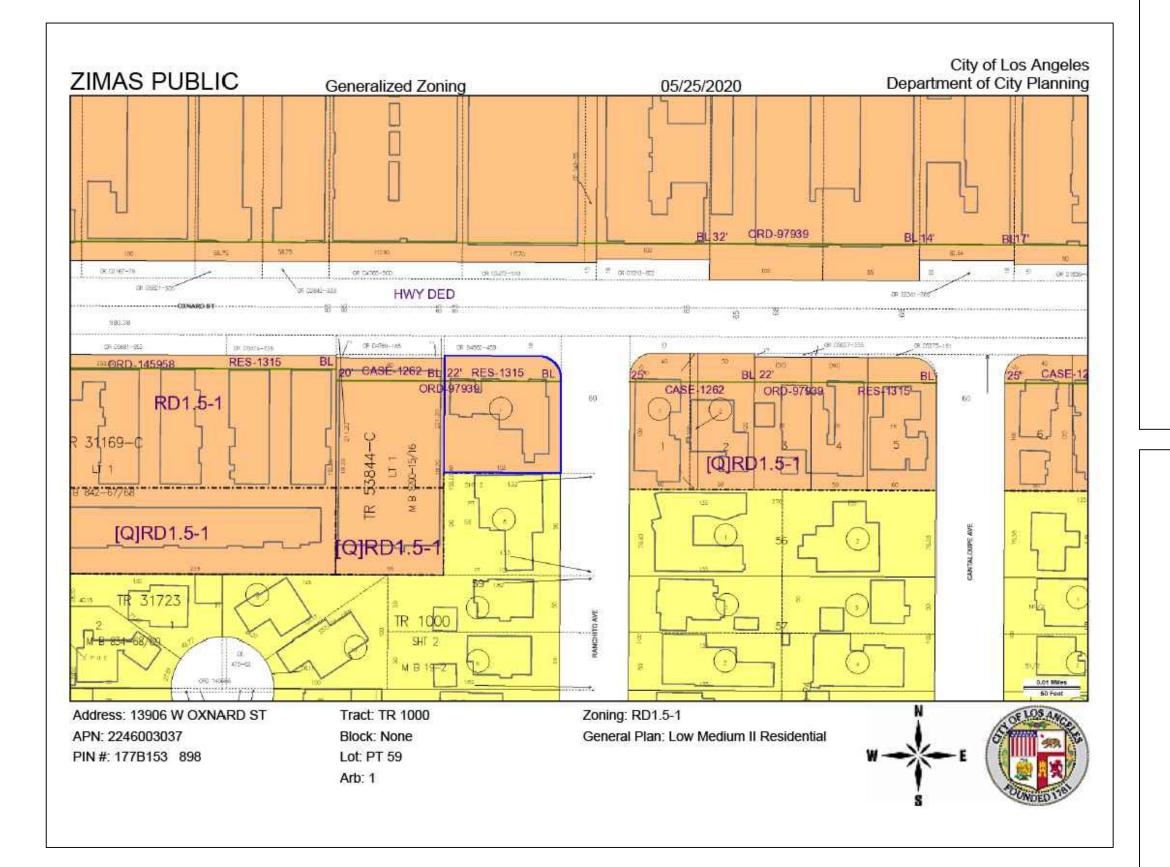
VERTICAL DIMENSIONS AND ELEVATIONS ARE TO FINISH MATERIALS UNLESS NOTED OTHERWISE.

WWCOT PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL VERIFY EQUIPMENT ROUGH-IN REQUIREMENTS WITH THE EQUIPMENT

LISTED IN TABLE 4.504.5.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS AND ALL OTHER ITEMS. NOTIFY OWNER OF NON-AVAILABILITY OF SPECIFIED MATERIALS AT THE TIME OF BIDDING. IF NO NOTIFICATION IS GIVEN, IT WILL BE ASSUMED THAT MATERIALS ARE AVAILABLE.

SUBSTITUTIONS OF SPECIFIED PRODUCTS WILL REQUIRE WRITTEN APPROVAL BY WWCOT PRIOR TO ORDERING OR INSTALLATION.





#### City of Los Angeles Department of City Planning

### 5/25/2020

PARCEL PROFILE REPORT

CD 2 - Paul Krekorian

PROPERTY ADDRESSES 13906 W OXNARD ST

ZIP CODES 91401

ORD-154546

ENV-2018-3724-EIR

CND-79-358-ZC-BL

ZA-11648

RECENT ACTIVITY CPC-2018-3723-GPA-ZC-CDO-BL

CASE NUMBERS CPC-2018-3723-GPA-ZC-CDO-BL CPC-19XX-28616 CPC-19XX-28615 CPC-19XX-28408 CPC-19XX-28407 ORD-97939

PIN Number 177B153 898 10,553.8 (sq ft) Lot/Parcel Area (Calculated) Thomas Brothers Grid PAGE 532 - GRID B7 PAGE 562 - GRID B1 2246003037 Assessor Parcel No. (APN) TR 1000 Tract M B 19-2 (SHT 2) Map Reference None PT 59 Arb (Lot Cut Reference) 177B153 Map Sheet Community Plan Area Van Nuys - North Sherman Oaks South Valley Area Planning Commission Neighborhood Council Greater Valley Glen

Address/Legal Information

Council District

Census Tract # 1286.01 LADBS District Office Van Nuys Planning and Zoning Information Special Notes None RD1.5-1 Zoning Information (ZI) None Low Medium II Residential General Plan Land Use General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone

Other Historic Designations Other Historic Survey Information Mills Act Contract CDO: Community Design Overlay CPIO: Community Plan Imp. Overlay CUGU: Clean Up-Green Up HCR: Hillside Construction Regulation NSO: Neighborhood Stabilization Overlay POD: Pedestrian Oriented Districts RFA: Residential Floor Area District

RIO: River Implementation Overlay SN: Sign District Streetscape Adaptive Reuse Incentive Area Affordable Housing Linkage Fee

Public Safety Police Information

Bureau

Fire Information

Division / Station

District / Fire Station

Red Flag Restricted Parking

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

zimas.lacity.org | planning.lacity.org

Transverse Ranges and Los Angeles Basin Fault Type Slip Rate (mm/year) 1.00000000 Slip Geometry Left Lateral - Reverse - Oblique Slip Type Poorly Constrained Down Dip Width (km) 14.00000000 0.00000000 Rupture Top Rupture Bottom 13.00000000 70.00000000 Dip Angle (degrees) Maximum Magnitude 6.40000000 Alquist-Priolo Fault Zone Landslide Liquefaction Preliminary Fault Rupture Study Area Tsunami Inundation Zone Economic Development Areas Business Improvement District Hubzone Opportunity Zone Promise Zone State Enterprise Zone Housing Housing+Community Investment Department Direct all Inquiries to Telephone (866) 557-7368 http://hcidia.lacity.org Rent Stabilization Ordinance (RSO) No [APN: 2246003037] Ellis Act Property

Van Nuys

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Residential Market Area Transit Oriented Communities (TOC) RPA: Redevelopment Project Area Central City Parking Downtown Parking **Building Line** 500 Ft School Zone 500 Ft Park Zone Assessor Information 2246003037 Assessor Parcel No. (APN) 0.242 (ac) APN Area (Co. Public Works)\* 0101 - Residential - Single Family Residence - Pool Use Code Assessed Land Val. \$545,700 \$362,100 Assessed Improvement Va 07/27/2018 Last Owner Change Last Sale Amount \$890,008 Tax Rate Area Deed Ref No. (City Clerk) 4-701 2-665 1810711 1710724 1624387-8 1363264 Year Built D65B Building Class Number of Units Number of Bedrooms Number of Bathrooms 2,508.0 (sq ft) **Building Square Footage** No data for building 2 Building 3 No data for building 3 Building 4 No data for building 4 No data for building 5 Rent Stabilization Ordinance (RSO) No [APN: 2246003037] Additional Information 450' Height Limit Above Elevation 790 Airport Hazard Coastal Zone None Area Not Mapped Farmland Urban Agriculture Incentive Zone Very High Fire Hazard Severity Zone Fire District No. 1 Flood Zone Outside Flood Zone Watercourse Hazardous Waste / Border Zone Properties Methane Hazard Site High Wind Velocity Areas Special Grading Area (BOE Basic Grid Map A- No Active Fault Near-Source Zone Nearest Fault (Distance in km) 6.961632 Nearest Fault (Name) Hollywood Fault

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#### CASE SUMMARIES Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database. Case Number: CPC-2018-3723-GPA-ZC-CDO-BL Required Action(s): BL-BUILDING LINE CDO-COMMUNITY DESIGN OVERLAY DISTRICT GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE Project Descriptions(s): GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN CPC-19XX-28616 Required Action(s): Data Not Available Project Descriptions(s):

Project Descriptions(s): Case Number: CPC-19XX-28408 Required Action(s): Data Not Available Project Descriptions(s): CPC-19XX-28407 Required Action(s): Data Not Available

Data Not Available

Case Number:

Required Action(s):

Project Descriptions(s): Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT Project Descriptions(s): GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN

Case Number: CND-79-358-ZC-BL Required Action(s): BL-BUILDING LINE ZC-ZONE CHANGE Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE ORD-97939 ORD-154546 ZA-11648

### Holtz Architecture

2404 WIIshire Blvd 6F Los Angeles CA 90057

Office 213 377 5550

Email info@holtz-architecture.com



REVISIONS DATE

Small Lot Subdivision: 7 Lots 13906 Oxnard St. Van Nuys, CA 91401

Client:

Proj. No.: 20-02.001.01 Drawn By: Reviewed By: Date: XX/XX/XX Scale: AS NOTED

Drawing Title:

ZONING INFORMATION

Sheet No.:

#### CONTRACTOR REQUIREMENTS

THE FOLLOWING ITEMS CONSTITUTE A FULL SET OF CONSTRUCTION DOCUMENTS:

ARCHITECTURAL DRAWINGS
STRUCTURAL ENGINEERING DRAWINGS

IF YOU DO NOT HAVE ALL OF THE ITEMS LISTED ABOVE, YOU DO NOT HAVE A COMPLETE SET OF CONSTRUCTION DOCUMENTS.

THE FOLLOWING DISCIPLINES WILL BE DESIGN/BUILD AND ARE NOT INCLUDED IN THIS SET OF CONTRACT DOCUMENTS:

HEATING, VENTILATING & AIR-CONDITIONING
PLUMBING
ELECTRICAL

CIVIL ENGINEERING / GRADING / DEMOLITION

CUSTOM WINDOWS / DOORS I CABINETS I FLOOR AND CEILING FINISHES I WINDOW TREATMENTS AND CUSTOM LIGHTING; DIVISION 18 SECURITY. TELECOMMUNICATIONS, ELECTRONICS, SOUND SYSTEMS ETC.

1. THE A.I.A. A201 GENERAL CONDITIONS SHALL GOVERNTHE CONSTRUCTION OF THIS PROJECT, AND SHALL APPLY TO ALL CONTRACTS FOR THIS PROJECT. COPIES MAY BE OBTAINED FROM THE A.I.A. OR FROM THE ARCHITECT.

2. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION ON THE PROJECT. THE TERM "CONTRACTOR" SHALL INCLUDE GENERAL CONTRACTOR AND/OR THE CONSTRUCTION MANAGER DEPENDING ON TYPE OF CONSTRUCTION USED FOR THIS PROJECT.

3. THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR SHALL MAKE ACCURATE FIELD INSPECTIONS OF ALL ASPECTS OF THE JOB, VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR REQUIRED INFORMATION THAT DOES NOT APPEAR ON THE PLANS. EXTRAS WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE OWNER AND ARCHITECT FOR "AUTHORIZED CHANGES AND REVISIONS." WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT PROCEED WITH WORK WHERE THERE IS A KNOWN DISCREPANCY, WITHOUT FIRST RESOLVING DISCREPANCY WITH THE ARCHITECT, OWNER OR WITH THE APPROPRIATE CONSULTING ENGINEER.

4. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO CONFORM WITH THE CODES, AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

5. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

6. ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS, AND FACE OF WALL FRAMING UNLESS NOTED OTHERWISE.

7. SHOP DRAWINGS, PROJECT DATA, MATERIALS SAMPLES, PERFORMANCE CHARTS, INSTRUCTIONS, BROCHURES AND OTHER INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL REQUIRED SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT AND THE

8. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION PERMITS PRIOR TO EXECUTION OF THE WORK. THE CONTRACTOR SHALL ALSO MAKE NECESSARY ARRANGEMENTS WITH GOVERNING UTILITIES AND AGENCIES FOR ON-SITE SERVICE INTERRUPTION, RELOCATION OF NEW POWER POLES AND UTILITIES, TEMPORARY SERVICES, RELOCATION OF METERS, MANHOLE COVERS AND OTHER AFFECTED SERVICES. PROVIDE OUTSIDE GAS SHUTOFF VALVE CONSPICUOUSLY

9. FIRE PROTECTION FACILITIES, INCLUDING ACCESS, MUST BE PROVIDED PRIOR TO AND DURING THE CONSTRUCTION PERIOD AS REQUIRED BY THE CITY FIRE DEPARTMENT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH THE WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT. COPIES OF CERTIFICATES OF INSURANCE, WITH THE OWNER AS ADDITIONAL INSURED, SHALL BE PROVIDED TO THE OWNER, AND REVIEWED AS REQUIRED DURING THE DURATION OF CONSTRUCTION CONTRACT.

11. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES DURING CONSTRUCTION.

12. GAS AND ELECTRICAL SUBCONTRACTORS SHALL VERIFY THE LOCATION OF METERS WITH OWNER, PRIOR TO COMMENCEMENT OF WORK.

13. ALL BIDDERS SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS FOR THIS PROJECT. THE CONTRACTOR ONLY SHALL CONTACT THE OWNER TO ARRANGE TO VISIT THE SITE. ALL SUBCONTRACTORS SHALL MAKE ARRANGEMENTS THROUGH THE CONTRACTOR.

14. CONTRACTOR SHALL CHECK WITH ALL EQUIPMENT MANUFACTURERS TO VERIFY DIMENSIONS AND DETAILS PRIOR TO THE COMMENCEMENT OF WORK.

15. THE CONTRACTOR SHALL PROTECT THE ADJACENT NEIGHBOR PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT. CONTRACTOR SHALL ALSO PROTECT TRUNKS OF EXISTING TREES TO BE RETAINED, PER SPECIFICATIONS OF LANDSCAPE ARCHITECT.

16. CONTRACTOR SHALL, IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND OTHER NECESSARY TASKS TO COMPLETE AND- RESTORE ANY WORK DAMAGED OR AFFECTED BY WORK INCLUDED IN THIS CONTRACT. WORK MUST BE PERFORMED TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.

17. ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM FAULTS AND DEFECTS. THE ARCHITECT AS THE OWNER'S AGENT SHALL DECIDE ALL QUESTIONS AS TO THE INTENT OF THE DRAWINGS AND THE QUALITY OF MATERIALS AND WORKMANSHIP.

### CONTRACTOR REQUIREMENTS,

18. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE ENTIRE WORK PREMISES, SITE, EXTERIOR AND INTERIOR OF THE BUILDING, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND SKYLIGHTS AND WASH AND POLISH, REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH. VACUUM CLEAN THE ENTIRE INTERIOR OF THE BUILDING. THIS SHALL BE THE FINAL CLEANING BEFORE TURNING THE BUILDING OVER TO THE OWNER.

19. TELEVISION ANTENNAS, IF INSTALLED, TO BE SEVEN FEET (7'-0") MINIMUM CLEAR ABOVE ROOF.

CEILING

20. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR
WITHIN 6" OF GRADE SHALL BE PRESSURE TREATED OR SHALL BE
FOUNDATION GRADE REDWOOD.

VENTS TO MINIMIZE ROOF PENETRATIONS.

21. BACK PRIME AND PRIME CUTS ON ALL EXTERIOR PLANT-ONS OR TRIM APPLIED OVER STUCCO OR FRAMING.

22. PLYWOOD USED AS EXTERIOR COVERING ON WALLS AND IN OTHER AREAS DIRECTLY EXPOSED TO THE WEATHER SHALL BE EXTERIOR GRADE PLYWOOD.

23. PLUMBING CONTRACTOR TO SIZE DRAINS, SCUPPERS, OVERFLOW DRAINS AND DOWNSPOUTS. FINAL SIZE AND LOCATION TO BE APPROVED BY ARCHITECT PRIOR TO COMMENCING ANY WORK

24. CONTRACTOR SHALL OBTAIN ARCHITECT'S APPROVAL OF SIZE OF MECHANICAL EQUIPMENT PADS, BASES, ROOF EQUIPMENT PADS, OPENINGS, EQUIPMENT MANUFACTURERS' EQUIPMENT SIZES LOCATION OF DUCTS, DUCT AND VENT OPENINGS ON ROOF, IN CEILINGS AND IN WALLS, AND LOCATION OF PADS, BASES AND EQUIPMENT. WHERE POSSIBLE, ABSOLUTELY, GANG ROOFTOP

25. PROVIDE CEMENT PLASTER SCRATCH COAT FOR CERAMIC TILE.

26. PROVIDE MINIMUM OF 50 SQ. IN. VENTED OPENING AT TOP AND BOTTOM OF WATER HEATER CLOSET, WITHIN 12 INCHES OF CEILING AND FLOOR OF CLOSET. WATER HEATERS OVER FOUR FEET (4'-0") IN HEIGHT FROM BASE TO TOP OF TANK TO HAVE RIGID WATER CONNECTION AND BE LATERALLY / SEISMIC BRACED. VENTILATION REQUIREMENTS SHALL CONFORM TO THE UNIFORM BUILDING CODE.

27. PROVIDE FLUSH ACCESS HATCH, 12 INCHES SQUARE MINIMUM, OPENING FOR PLUMBING AT EACH BATH TUB, IN LOCATION APPROVED BY ARCHITECT.

28. OPEN EXTERIOR: JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AND AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

29. CLOTHES DRYER LOCATED IN A HABITABLE AREA OR IN AN AREA CONTAINING OTHER FUEL BURNING APPLIANCES SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE, OR INTO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES. A 4 " DIAMETER EXHAUST VENT IS LIMITED TO 14' WITH 2 ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2' FOR EVERY ELBOW IN EXCESS OF 2. PER UNIFORM MECHANICAL CODE, SECTION 19.03, 5" DIAMETER DUCT IS ALLOWABLE: MAXIMUM DEVELOPED LENGTH ALLOWED 44 FEET, (DEDUCT 4 FT. FOR EACH 90 DEGREE ELBOW); 6" DIAMETER DUCT IS ALSO ALLOWED: MAXIMUM DEVELOPED LENGTH

ALLOWED 71 FT., (DEDUCT 4.5 FT. FOR EACH 90 DEGREE ELBOW).

30. ALL BATHROOM FLOOR FINISHES SHALL BE OVER 15 LB. FELT. SHOWER ENCLOSURES, SHOWER DOORS AND PANELS TO BE OF AN APPROVED IMPACT RESISTANT MATERIAL.

31 .THE CENTER OF ALL FLASHING FOR VENT PIPES, HEATER PIPES, ELECTRICAL SERVICE CONNECTIONS, ETC. SHALL BE NOT LESS THAN 12 HORIZONTAL INCHES FROM THE CENTER OF ANY ROOF

32. ALL STAIRWAYS SHALL HAVE MINIMUM 7'-0" HEADROOM WITH 8" MAXIMUM RISERS, 9" MINIMUM TREADS. PROVIDE HANDRAILS, MINIMUM OF ONE SIDE PER STAIR RUN UP TO 44" WIDTH, TWO IF GREATER THAN 44" WIDTH MOUNTED 34" TO 38" ABOVE NOSING, REFER TO PLANS.

33. ALL DOOR SIZES SHOWN ON DOOR SCHEDULE ARE FINISH OPENING SIZES. ALLOWANCE FOR THRESHOLDS, JAMBS, ETC. SHALL BE ADDED. FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSERS, STOPS AND SECURITY HARDWARE.

34. DOORS THAT SWING OVER LANDING/PORCH REQUIRE A LANDING EQUAL TO DOOR WIDTH IN LENGTH AND NOT MORE THAN 1" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP STEP THAT IS NOT MORE THAN 7 1/2" BELOW FLOOR LEVEL.

35. GLASS DOORS, FRENCH DOORS, ADJACENT GLAZED PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD (SEE DOOR AND WINDOW SCHEDULES).

36. STUDS IN EXTERIOR WALLS OF ROOMS WITH OPEN BEAM/SLOPING CEILING SHALL EXTEND FROM FLOOR TO ROOF WITHOUT INTERMEDIATE PLATES UNLESS PLATES ARE SO DESIGNED. MAXIMUM HEIGHT 2"X 4" IS 14 FT., 2"X 6" IS 20 FT.

37. FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING AND SOFFIT, AND AT MID-HEIGHT OF ALL WALLS OVER 101-0" IN HEIGHT. NOTCHING OF EXTERIOR AND BEARING/NON-BEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY, IF NOT DESCRIBED IN STRUCTURAL ENGINEERING,

38. ALL METAL FRAMING ANCHORS, EXPOSED SCREWS, NAILHEADS & BOLTHEADS, AND OTHER METAL STRUCTURAL COMPONENTS SHALL BE DOUBLE-DIPPED GALVANIZED BEFORE ASSEMBLY, OR RUST-INHIBITOR PAINTED BEFORE OR AFTER ASSEMBLY TO REDUCE STRUCTURAL CORROSION. ALL EXPOSED SHEET METAL TO BE DOUBLE-DIPPED CORROSION AT ALL METAL TO METAL CONNECTIONS BE USING ONLY ONE TYPE OF METAL, SHIMMING BETWEEN THE METALS WITH NON-METALLIC WASHERS, OR UTILIZING REPLACEABLE ZINC SACRIFICIAL PLATE GALVANIC CORROSION DEVICES.

### CONTRACTOR REQUIREMENTS, CONT.

39. EXTERIOR OPENINGS INTO ATTICS, UNDER FLOOR AREAS AND OTHER ENCLOSED AREAS SHALL BE COVERED WITH 1/4" TO 1/4" CORROSION RESISTANT WIRE MESH EXCEPT FOR OPENINGS WITH DESIGNATED SASH OR DOORS.

40. PLASTER SURFACES ON WALLS, CEILINGS AND ROOF SOFFITS EXPOSED TO THE WEATHER SHALL HAVE EXTERIOR LATH AND PLASTER, UNLESS EXEMPTED. EXTERIOR PLASTER REINFORCING MAY BE APPLIED OVER GYPSUM LATH ON CEILINGS AND ROOF SOFFITS.

41. THE BUILDER SHALL PROVIDE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

42. MAINTENANCE LABELS SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.

43. TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE NOT PERMITTED, UNLESS IN CONFORMANCE WITH APPLICABLE OSHA OR OTHER GUARANTEED REGULATIONS.

44. ITEMS NOTED BELOW SHALL BE INSTALLED AT THE HEIGHTS INDICATED, UNLESS NOTED OTHERWISE. MEASURE HEIGHT ABOVE FINISH FLOOR OR ADJACENT FINISH SURFACE TO CENTER OF RECEPTACLE/FIXTURE. PROVIDE BLOCKING AS REQUIRED FOR ALL TOWEL BARS, TOILET PAPER HOLDERS, CABINETS, WATER INLET LINES, HOSE BIBBS, COAT HOOKS AND OTHER WALL-MOUNTED ACCESSORIES.

ELECTRICAL ITEMS:
-12" SMOKE DETECTOR (12 OR LESS INCHES BELOW CEILING
MEASURED @ HIGHEST POINT)
+6". ELECTRICAL OUTLETS @ COUNTERS (MEASURE ABOVE
COUNTER SURFACE)
+6" TELEPHONE JACKS COUNTERS (MEASURE ABOVE COUNTER

SURFACE) +12" ELECTRICAL OUTLETS (SET DUPLEX OUTLETS HORIZONTALLY)

+12" STEP LIGHTS +12" TELEPHONE JACKS +12" CATV JACKS

+12" STEREO SPEAKER JACK NOT LOCATED @ CABINET
+18" EXTERIOR WP TELEPHONE JACK
+18" EXTERIOR WP ELECTRICAL OUTLETS
+24" UNDER SINK GARBAGE DISPOSER & HOT WATER DISPENSER

+36" REFRIGERATOR PLUG +40" STEREO SPEAKER JACK @ FULL-HEIGHT CABINET +40" ELECTRICAL SWITCHES +40" DOOR BELL BUTTONS

+60" INTERCOM +66" OUTDOOR LIGHT FIXTURES (SCONCES), ABOVE FINISH WALK SURFACE +66" INDOOR SCONCES

+84 " SECURITY SENSOR

PLUMBING ITEMS:
+6" FUEL GAS INLET PIPES @ FIREPLACES (ABOVE HEARTH),
CONTROL KEY @ +24" A.F.F.
+12 FUEL GAS PIPE @ OVEN/RANGE/BBQ
+18" HOSE BIBBS, A.F.G.

+40" SHOWER VALVES +72" SHOWERHEADS

**HEATING ITEMS:** 

+54" THERMOSTATS

GENERAL ITEMS:
+18" TOILET PAPER HOLDER
+34" HANDRAILS, TOP, MIN.
+42" GUARDRAILS, TOP, MIN.
+36" DOOR KNOBS, CENTER
+42" DEAD BOLTS, CENTER
+42" TOWEL RACKS & BARS

+42" TOWEL RACKS & BARS +60" COAT HOOKS ON BACKS OF DOORS, KID'S BEDROOMS +78" COAT HOOKS ON BACKS OF DOORS, GENERAL +60" CLOSET POLE & SHELF @ SINGLE SHELF

45. AT OWNERS DISCRETION, AND WITH PRE-APPROVAL OF ADDED COSTS THE GENERAL CONTRACTOR SHALL PREPARE THE FOLLOWING "OWNERS MANUAL TO BE LEFT WITH THE OWNER AT THE COMPLETION OF THE PROJECT. THE MANUAL SHALL INCLUDE:

A. INTRODUCTION AND LIST OF CONTENTS AND CONTRACTOR COMMENTARY, ANECDOTES, AND NEIGHBORING OBSERVATIONS (MAIL DELIVERY, TRASH SERVICE, NEIGHBORS, ETC.)

### RESIDENTIAL SECURITY REQUIREMENTS

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR. SUCH A VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.

2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDES AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES.

3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4)

4.EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)

5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. ½" DIA. STEEL JAMB STUD WITH ½" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTION DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2/12" LONG. (91.6709.5,6709.7)

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

7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOD-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.

9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN ½ IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES WIDTH. (91.6709.1 ITEM 2)

10. SLIDING GLASS DOORS SHALL BE PROVIDED THE A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)

11. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

12. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

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

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

15. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OR 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

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

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

UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)

19. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES

AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY

REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS

18. SLICING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE

SPECIFIED IN SEC. 6717.2.

20. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSED OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES

21. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (91.6716)

THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (91.6715.4)

#### LADBS 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-WHETHER 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 SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

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

4. 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).

5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH 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).

6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

8. WATER HEATERS SHALL BE STRAPPED TO WALL IN ACCORDANCE WITH SEC. 507.3, LAPC

9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

10. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977.

11. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE

LISTED IN ACCORDANCE WITH UL 325.

12. 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)

13. 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 R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

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

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

16. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

17. 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. (R 303.8)

18. DAMP PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1
19. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R613.7

20. 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)

21. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM 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

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

AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END

USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

23. WATER HEATER STRAPPING REQUIREMENTS:
WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESISIT
HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION.
STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3)
AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE
LOWER POINT, A MINIMUM DISTANCE OF 4 I" SHALL BE MAINTAINED
ABOVE THE CONTROLS. USE MINIMUM 16 GAUGE METAL STRAPPING

24. THE CONTROL VALVE FOR SHOWERS/TUBS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

25. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. "
(1115B.2 AND 2406.3(5)

LAGGED TO STUDS WITH 1/4 X 3 INCH LAG SCREWS WITH WASHERS.

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Project :

Small Lot Subdivision: 7 Lots 13906 Oxnard St. Van Nuys, CA 91401

20-02.001.01

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Drawn By: CO
Reviewed By: DLH
Date: XX/XX/XX

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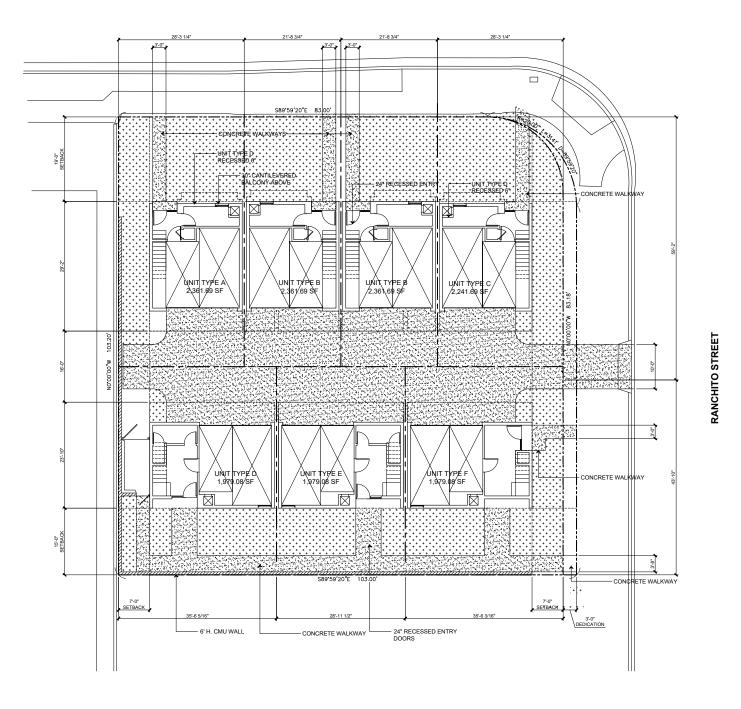
NOTES

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#### OXNARD STREET



#### SITE PLAN SCALE 1" = 8'-0"

#### LEGEND

+ + + + + +	LANDSCAPED AREA
100	PERMEABLE PAVING
777777	8" CMU
	PROPERTY LINE
	HIWAY DEDICATION LINE
	SETBACK LINE

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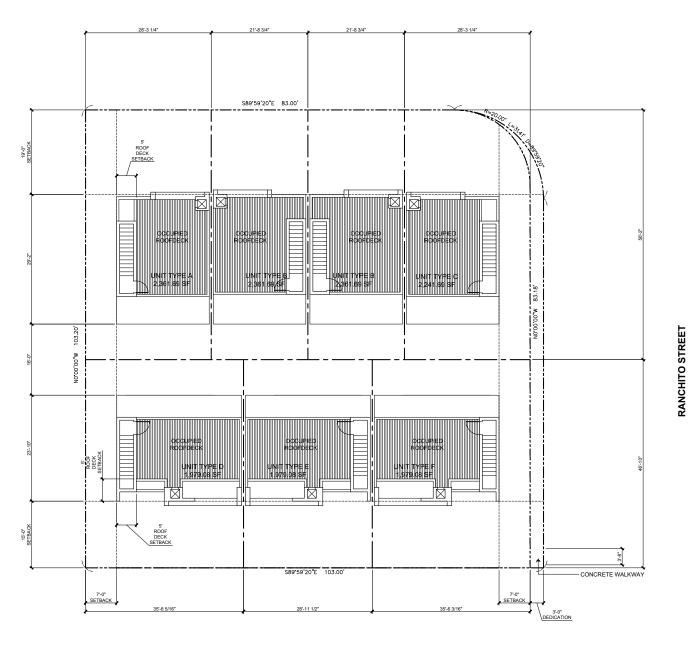
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SITE PLAN

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#### OXNARD STREET



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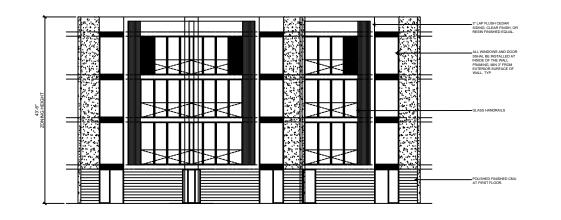
SITE PLAN: ROOFS

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SITE PLAN SCALE 1" = 8'-0"

LEGEND

HIWAY DEDICATION LINE --- SETBACK LINE BUILDING LINE





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WALL, TYP

OGLASS HANDRALS



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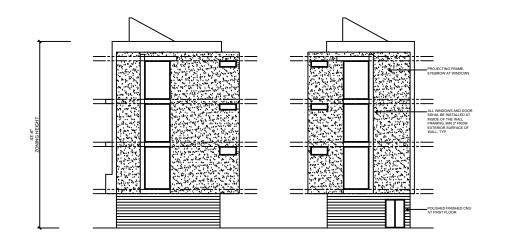
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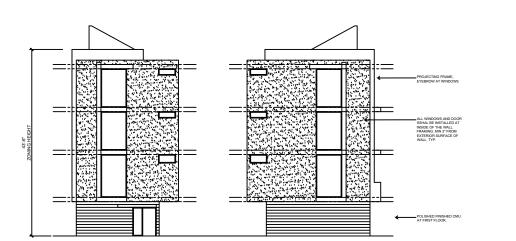
NORTH SITE ELEVATION, HOUSE TYPE B, D

SOUTH SITE ELEVATION, HOUSE TYPES D, E, F

SOUTH SITE ELEVATION, HOUSE TYPE B, D

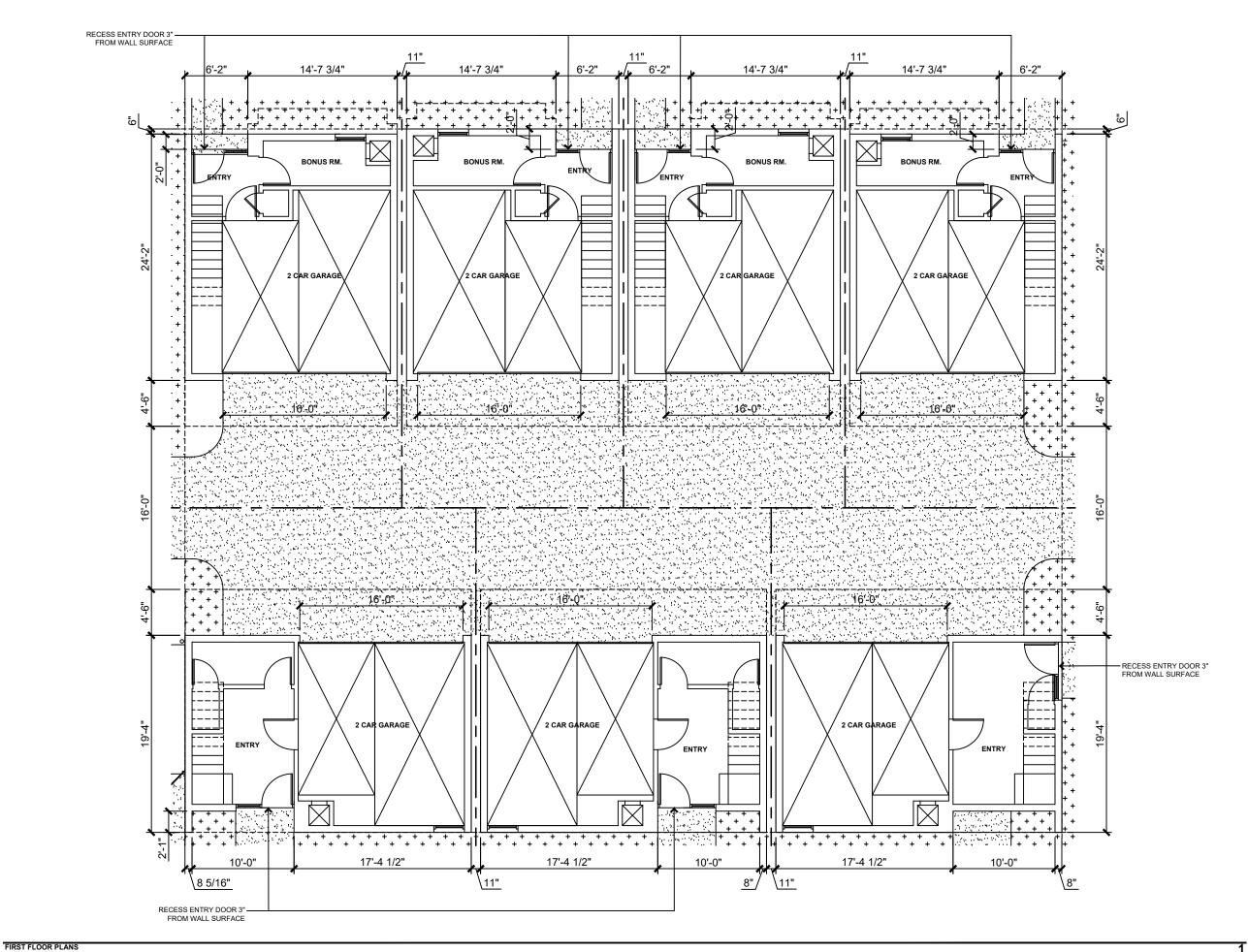
4 NORTH SITE ELEVATION, HOUSE TYPE D, E, F





WEST SITE ELEVATION

6 EAST SITE ELEVATION, HOUSE TYPE C, D



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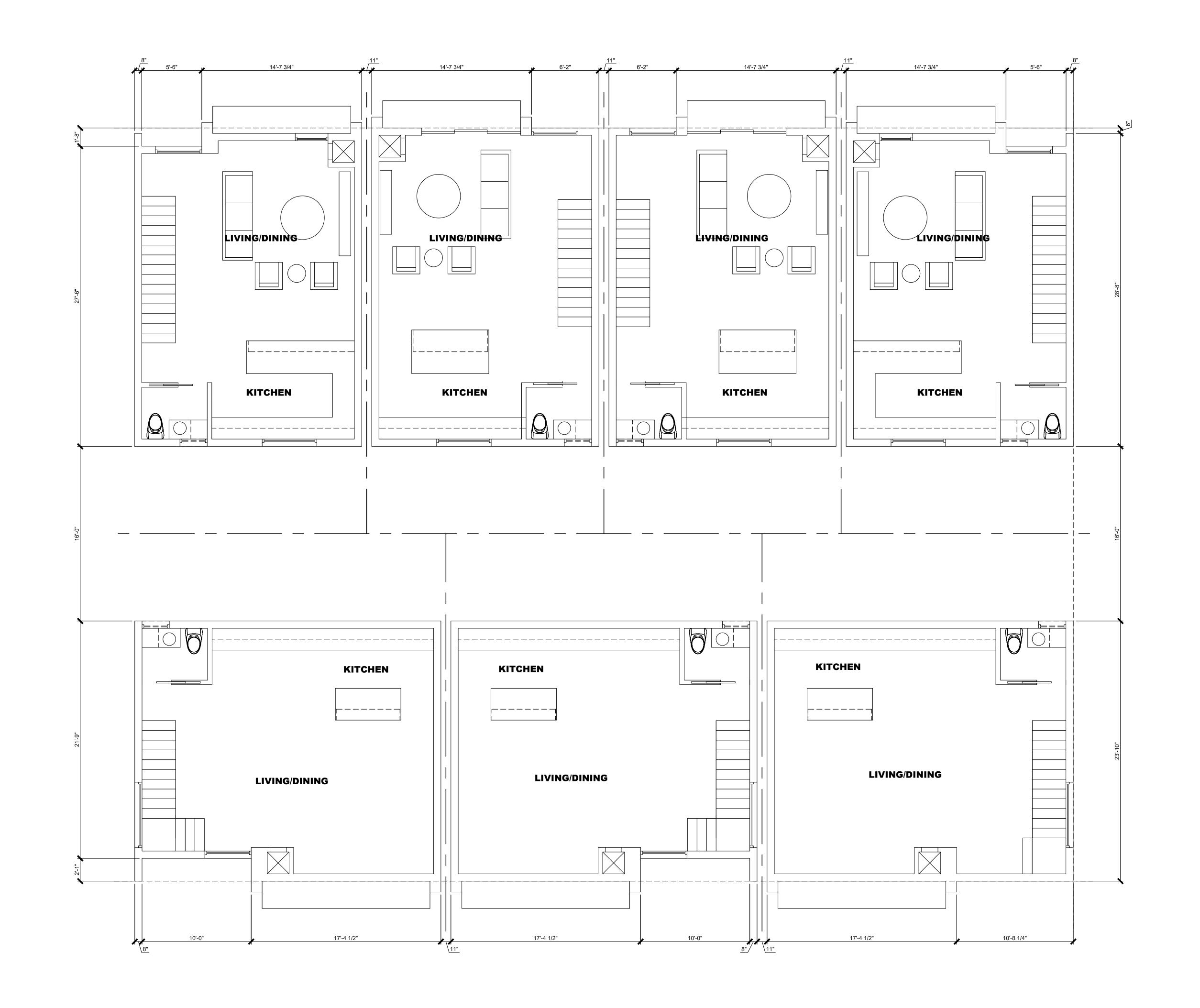
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FIRST FLOOR PLAN

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SECOND FLOOR PLAN

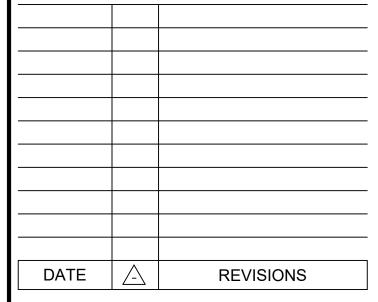
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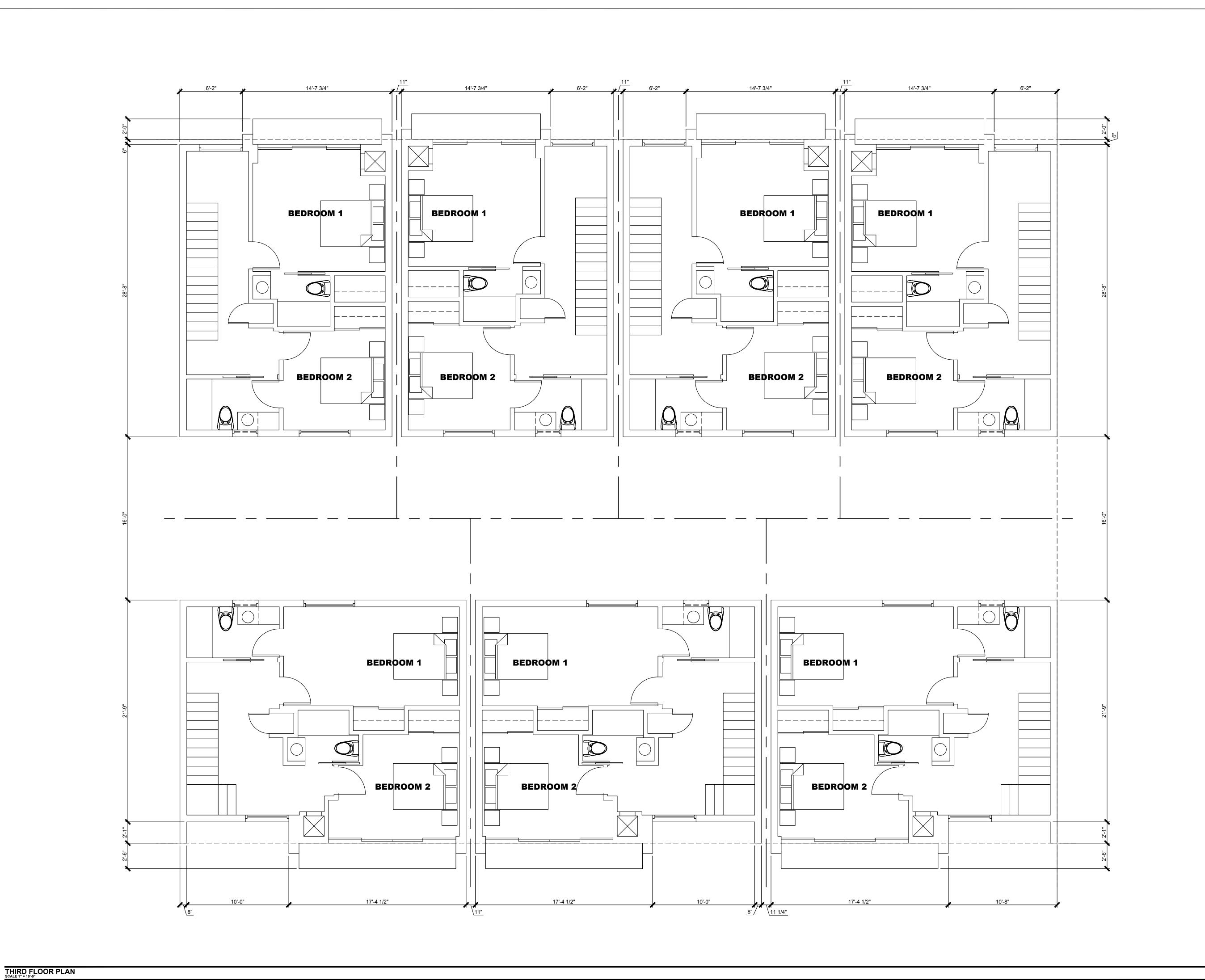
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SECOND FLOOR PLAN

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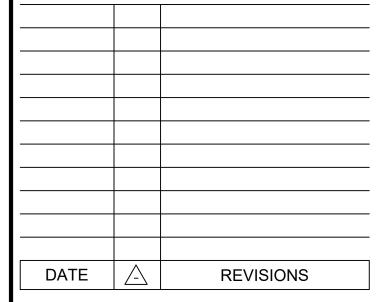


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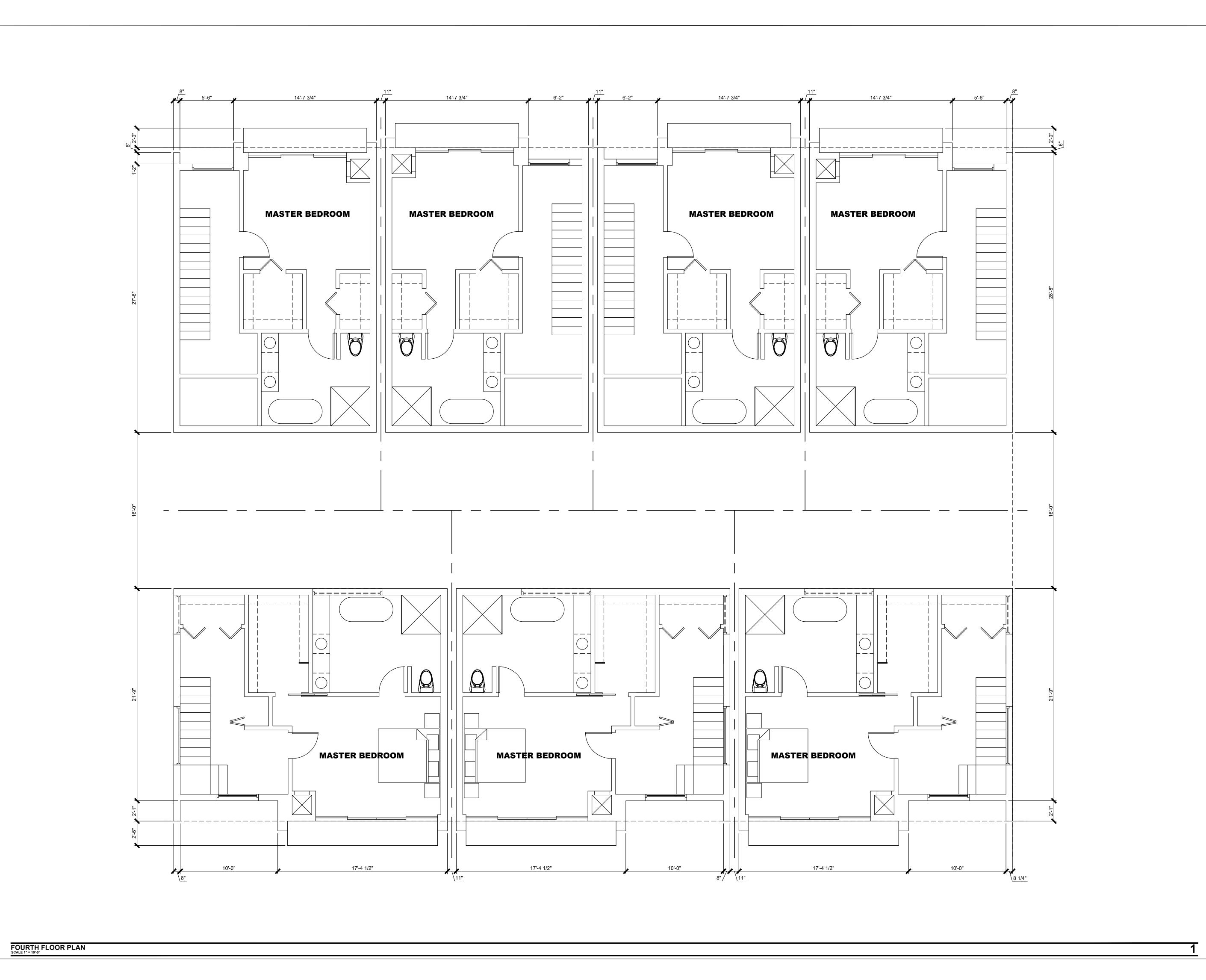
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THIRD FLOOR PLAN

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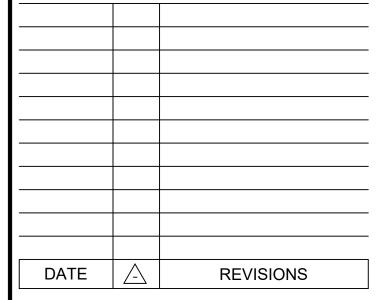


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FOURTH FLOOR PLAN

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## MECH./SOLAR MECH./SOLAR MECH./SOLAR MECH./SOLAR MECH./SOLAR MECH./SOLAR MECH./SOLAR

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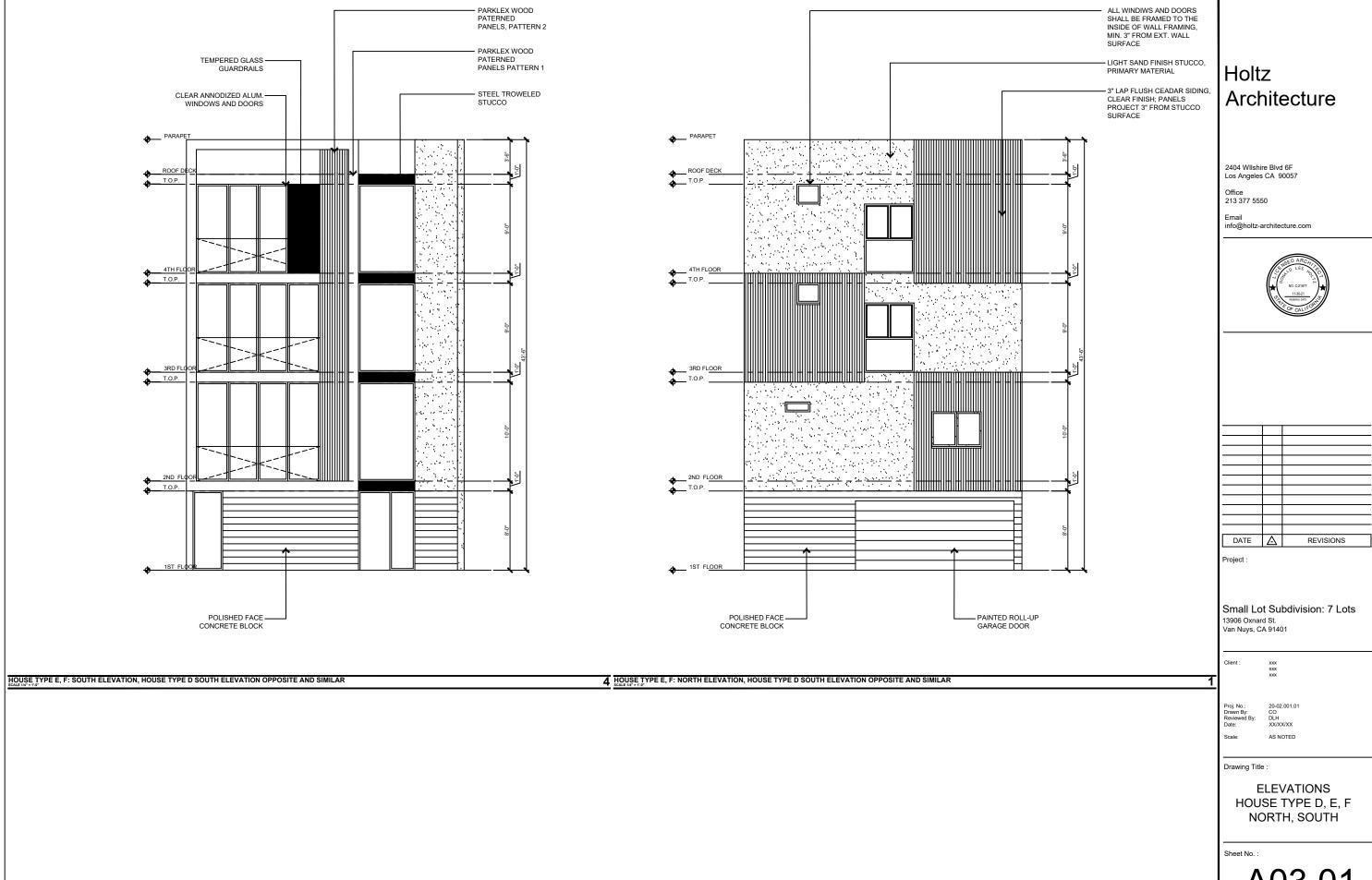
ROOF PLAN

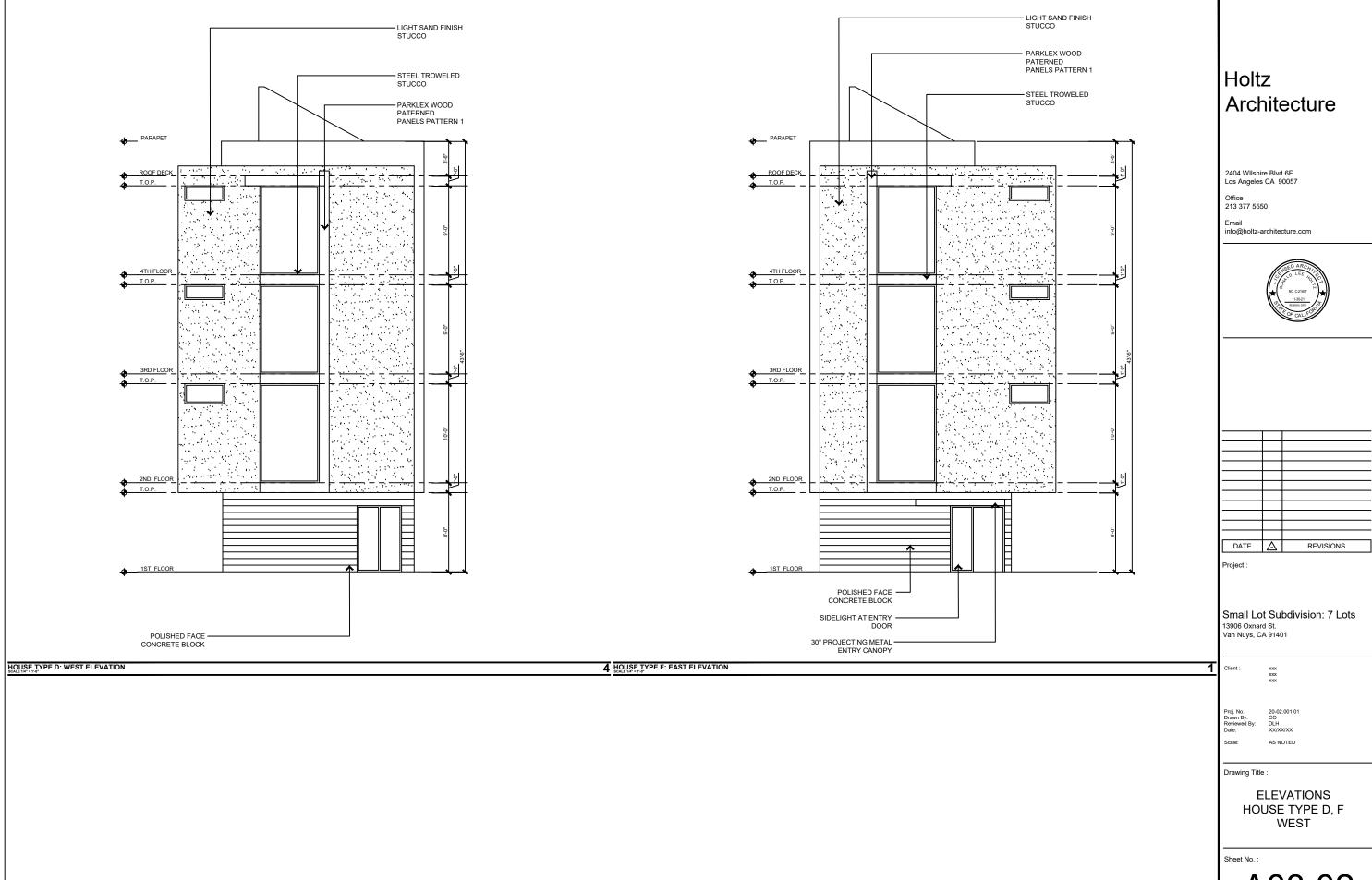
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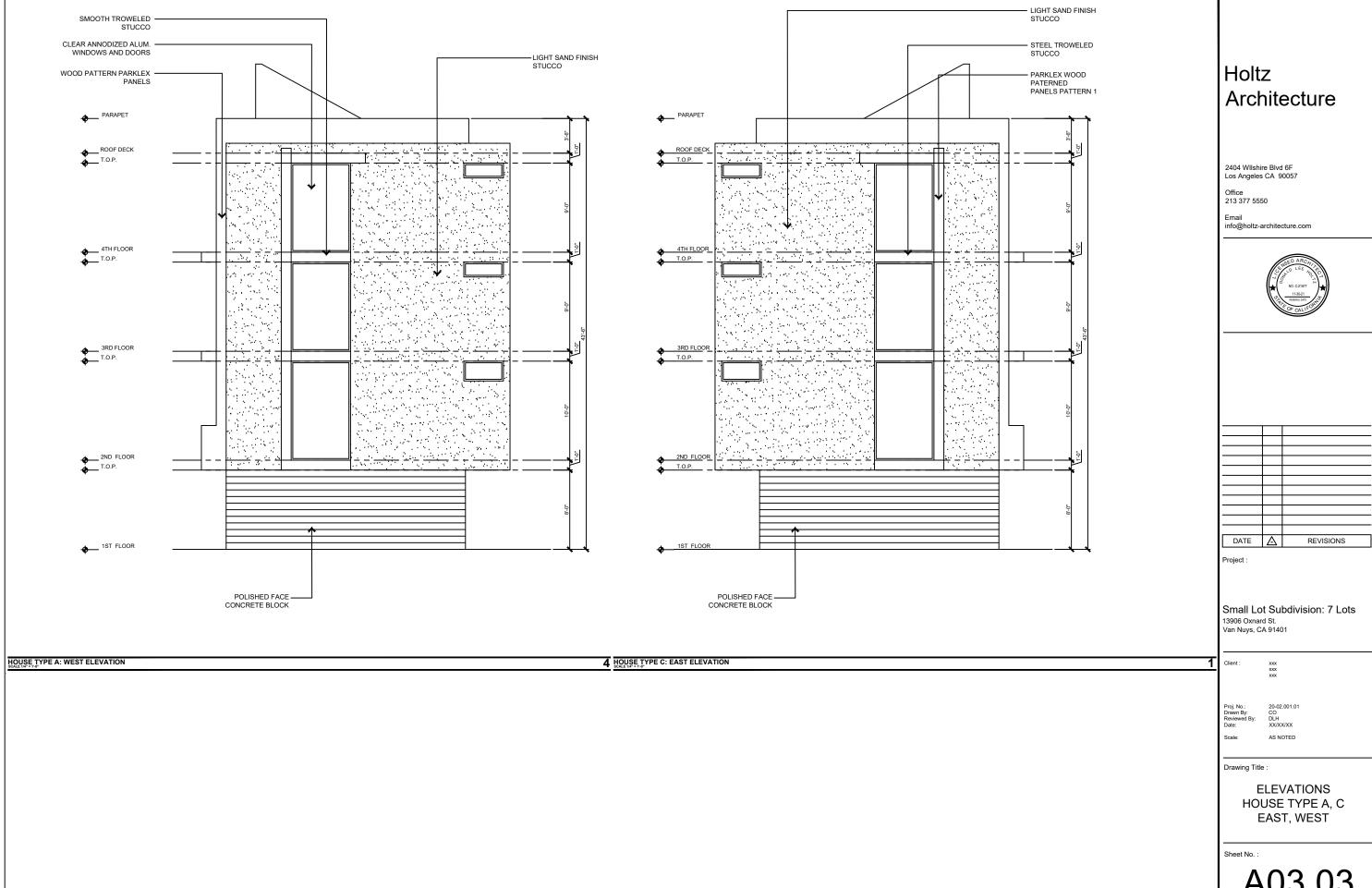
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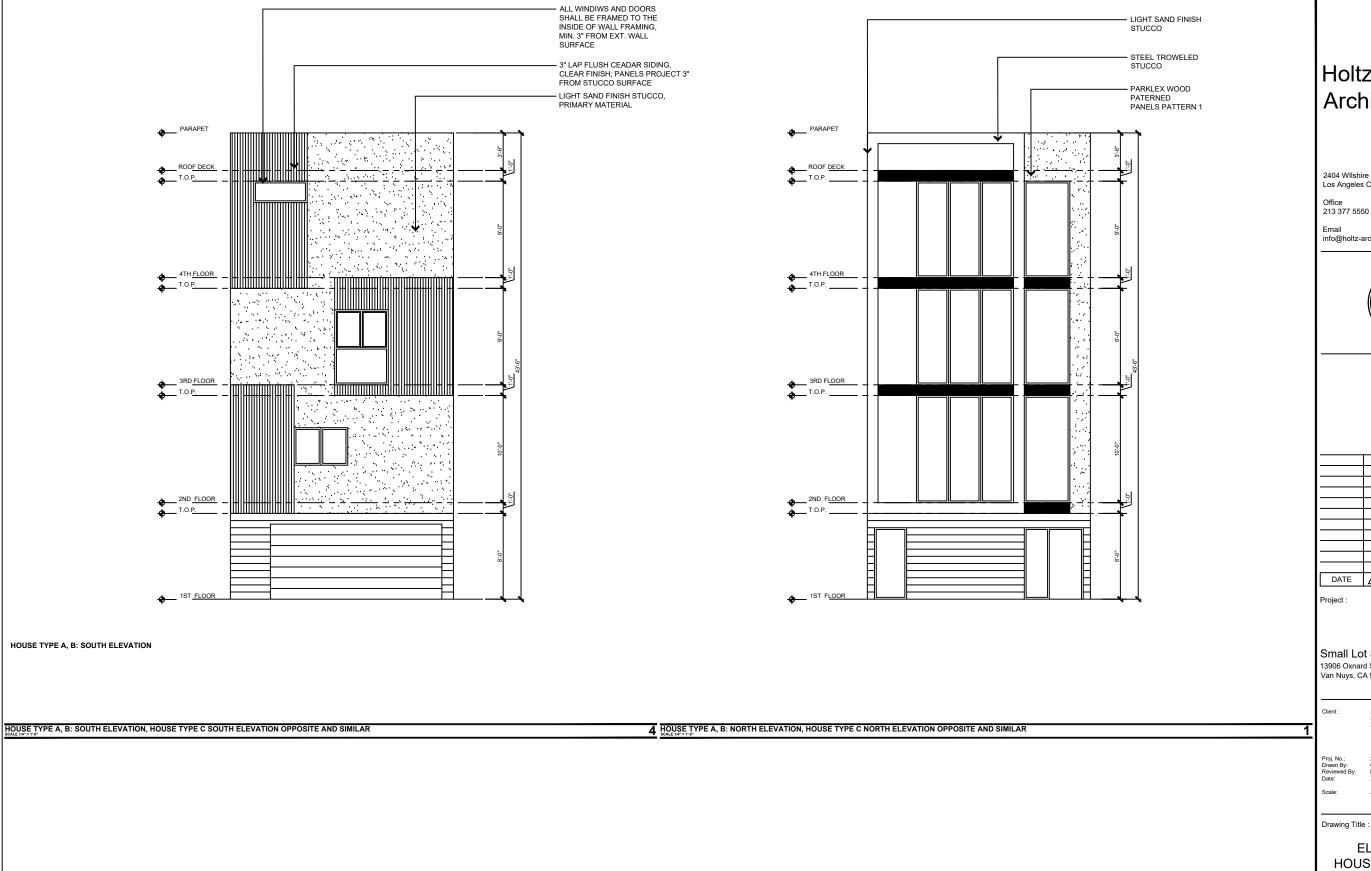
FOURTH FLOOR PLAN

OCCUPIED ROOF AREA









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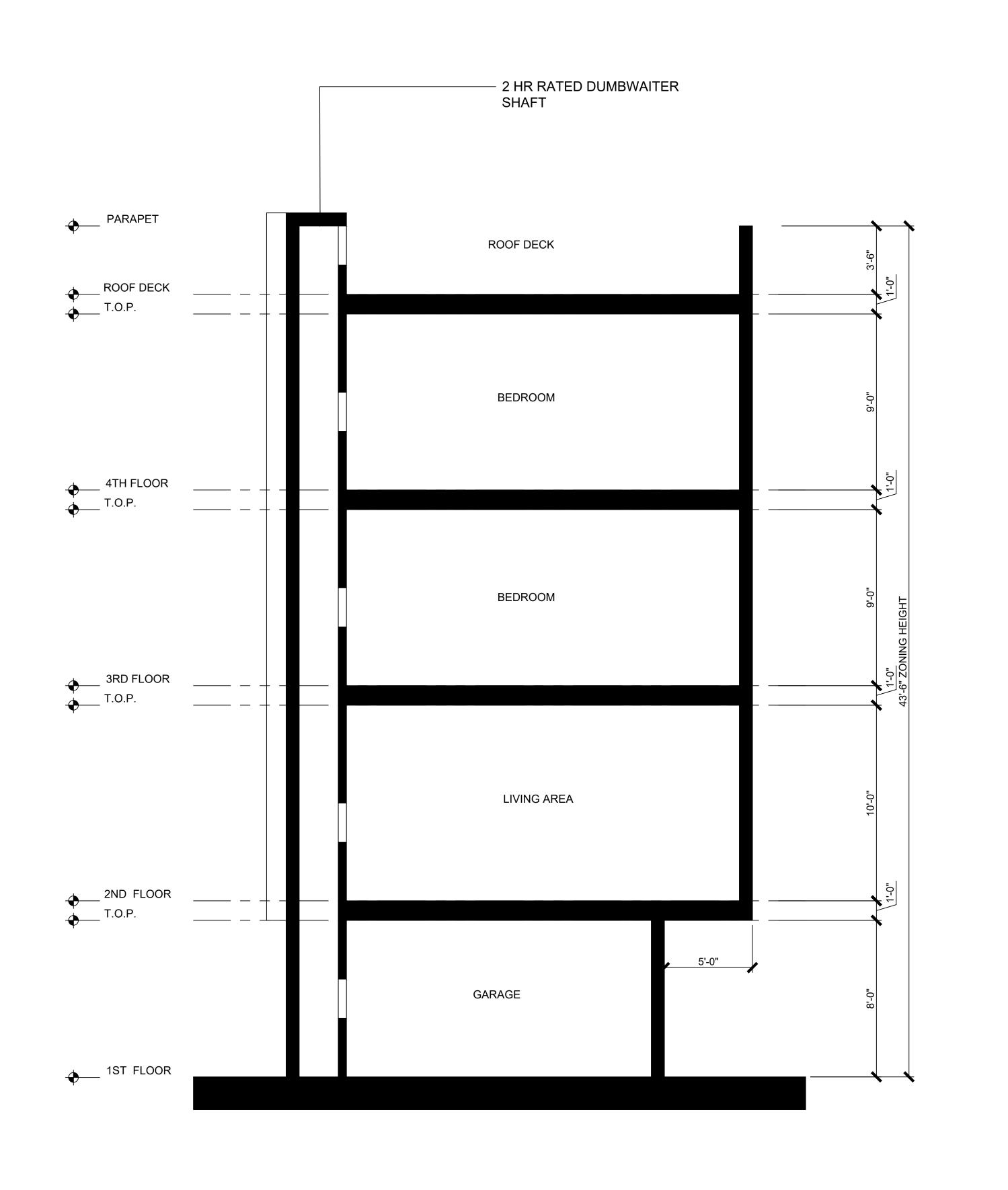
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Small Lot Subdivision: 7 Lots 13906 Oxnard St. Van Nuys, CA 91401

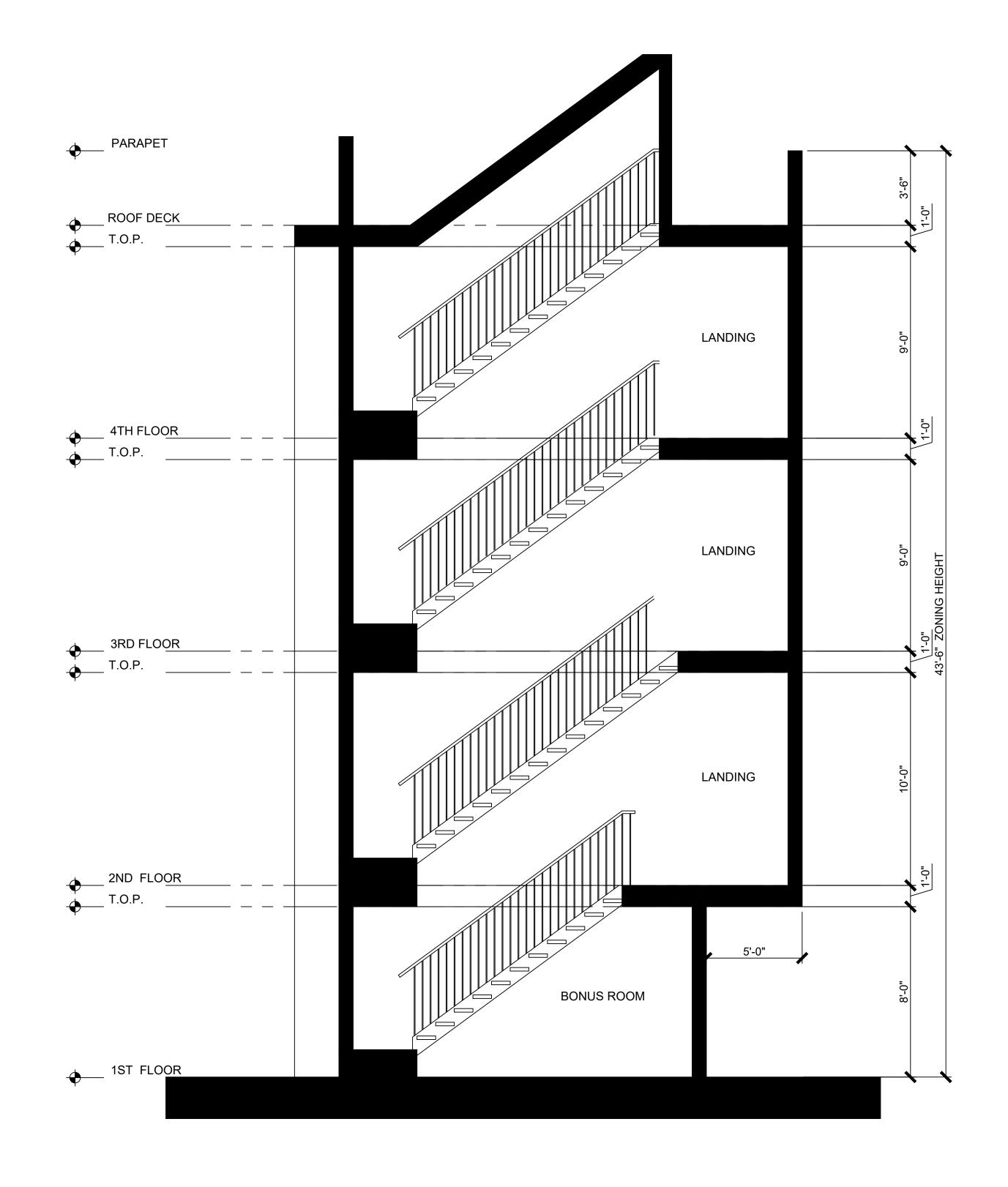
20-02.001.01 CO DLH XX/XX/XX

Drawing Title :

**ELEVATIONS** HOUSE TYPE A, B, C NORTH, SOUTH



HOUSE TYPE A: NORTH-SOUTH SECTION



POUSE TYPE A: NORTH-SOUTH SECTION
SCALE 1/4" = 1'-0"

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Client:

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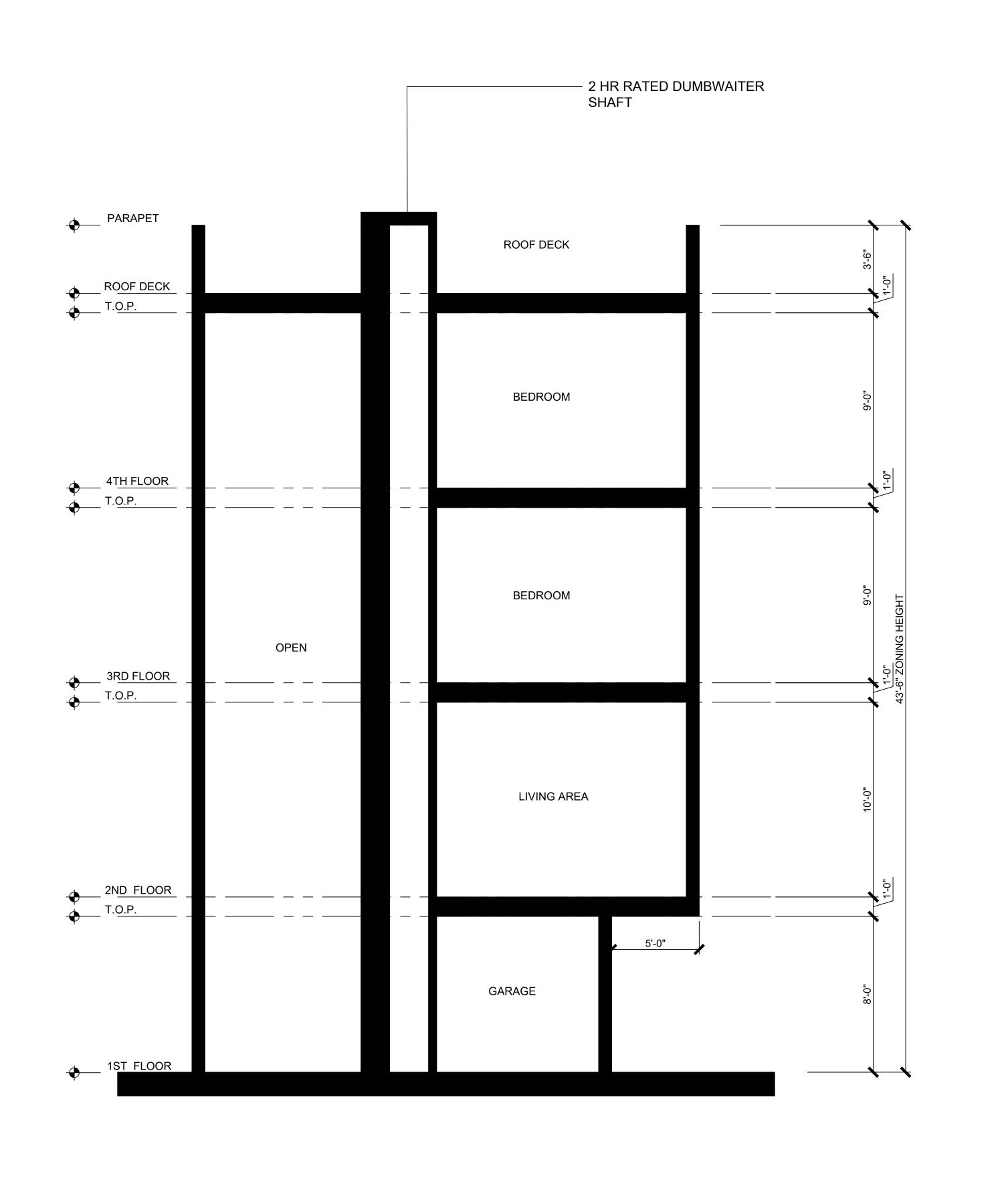
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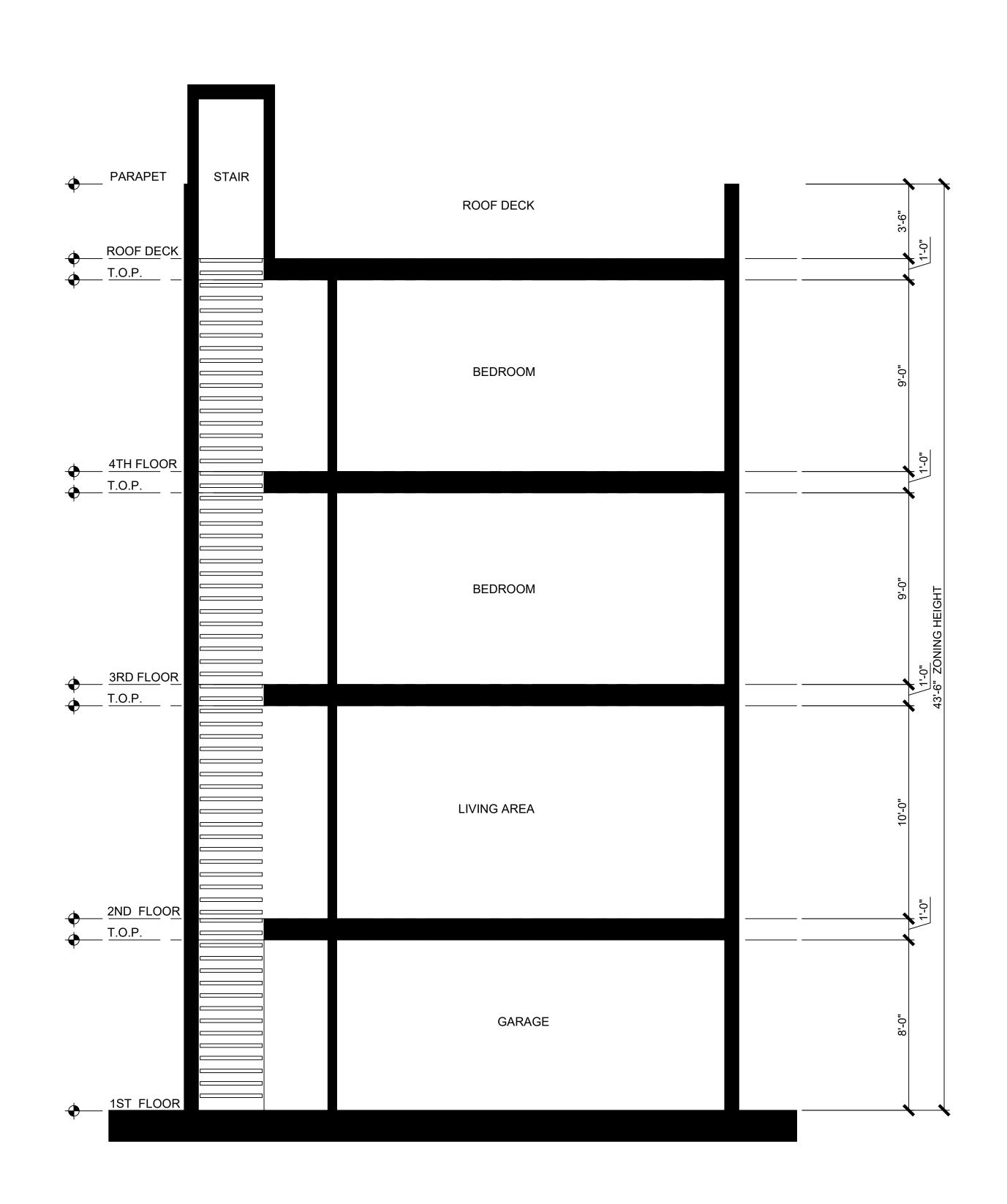
SECTIONS HOUSE TYPE A, C

Sheet No.:

A04.01



HOUSE TYPE A: NORTH-SOUTH SECTION SCALE 1/4" = 1'-0"



POUSE TYPE A: NORTH-SOUTH SECTION SCALE 1/4" = 1'-0"

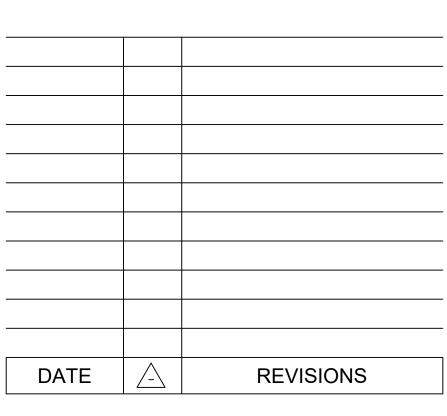
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Project

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Client:

Proj. No.: Drawn By: Reviewed By: Date: 20-02.001.01 CO DLH

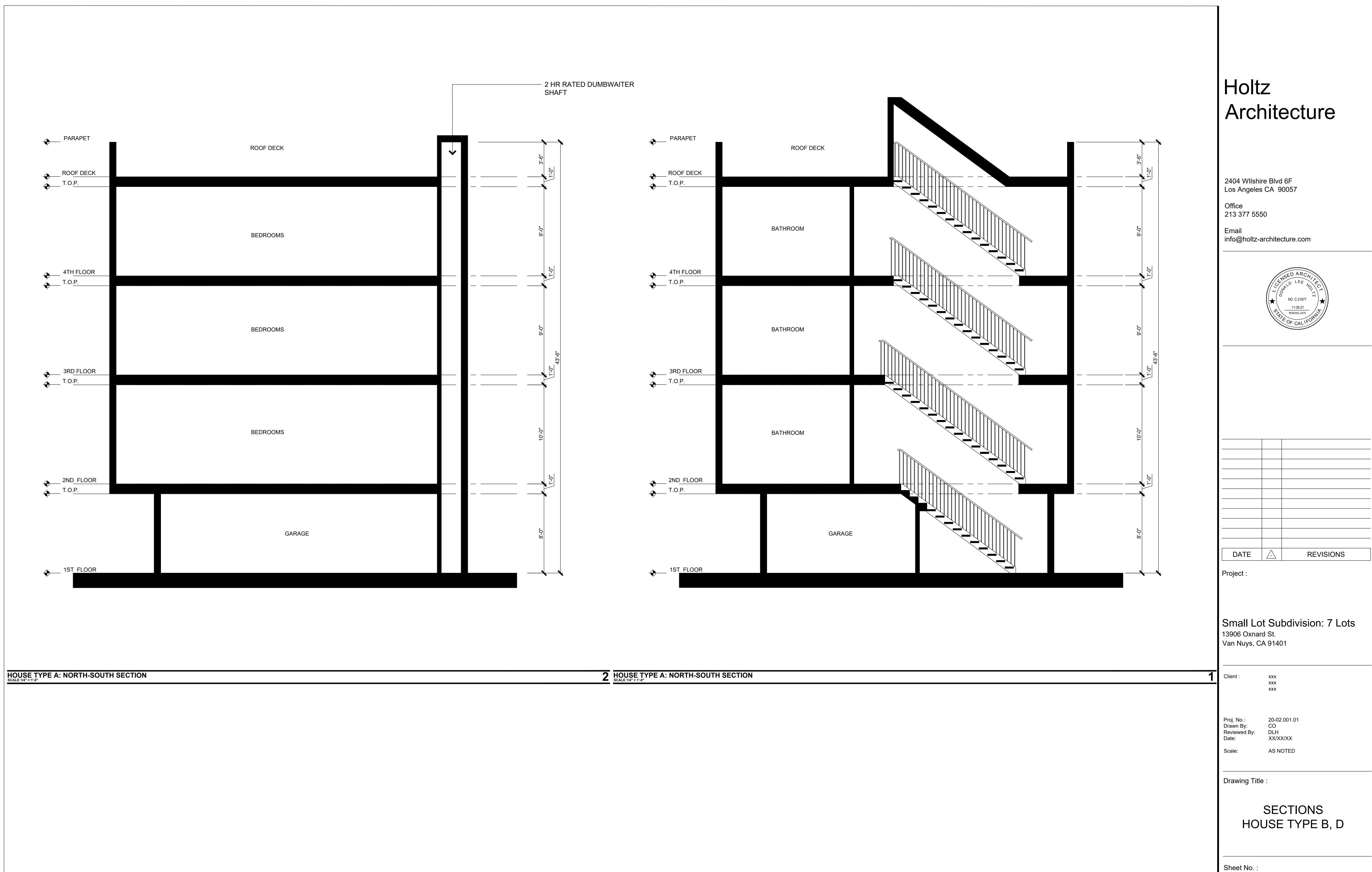
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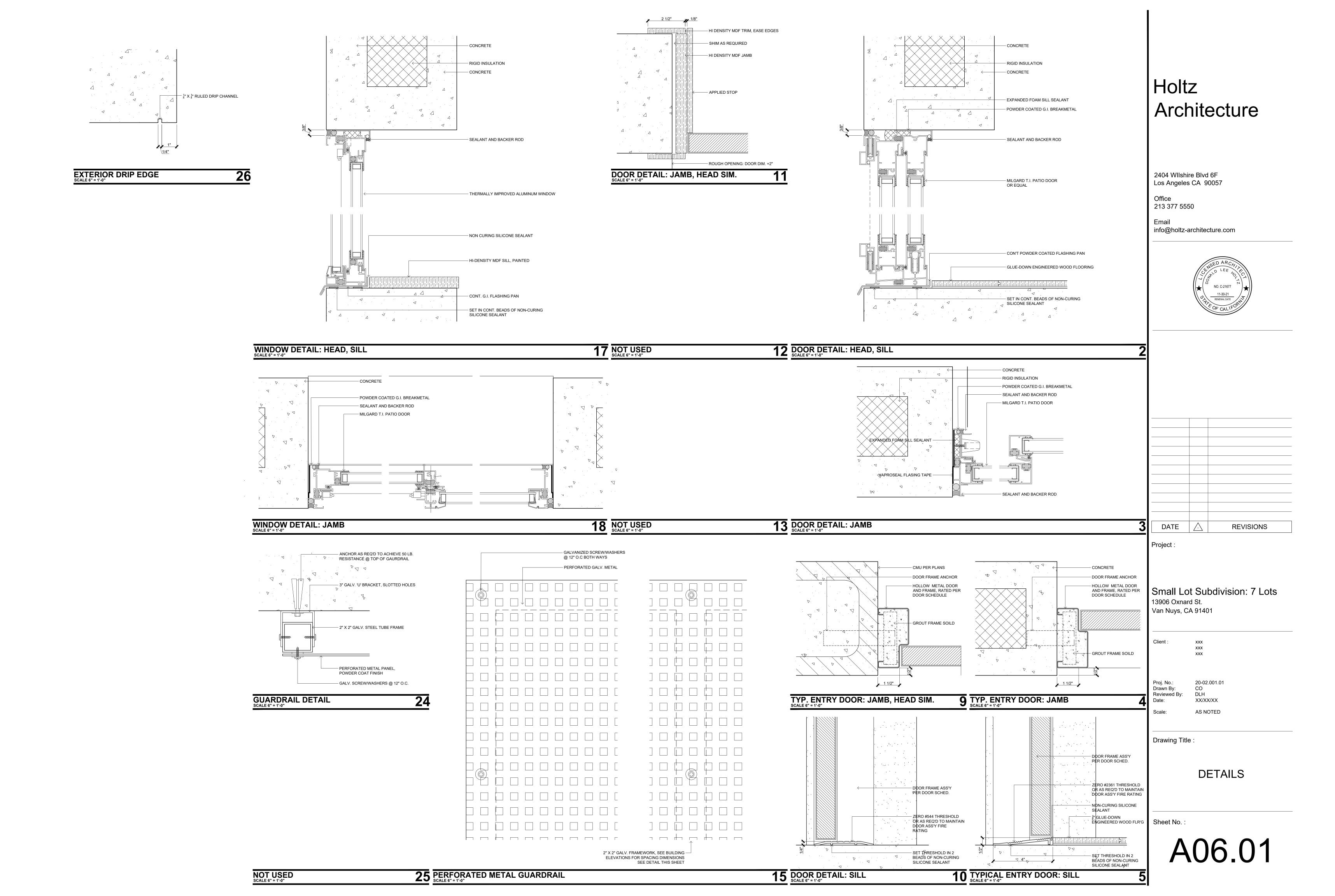
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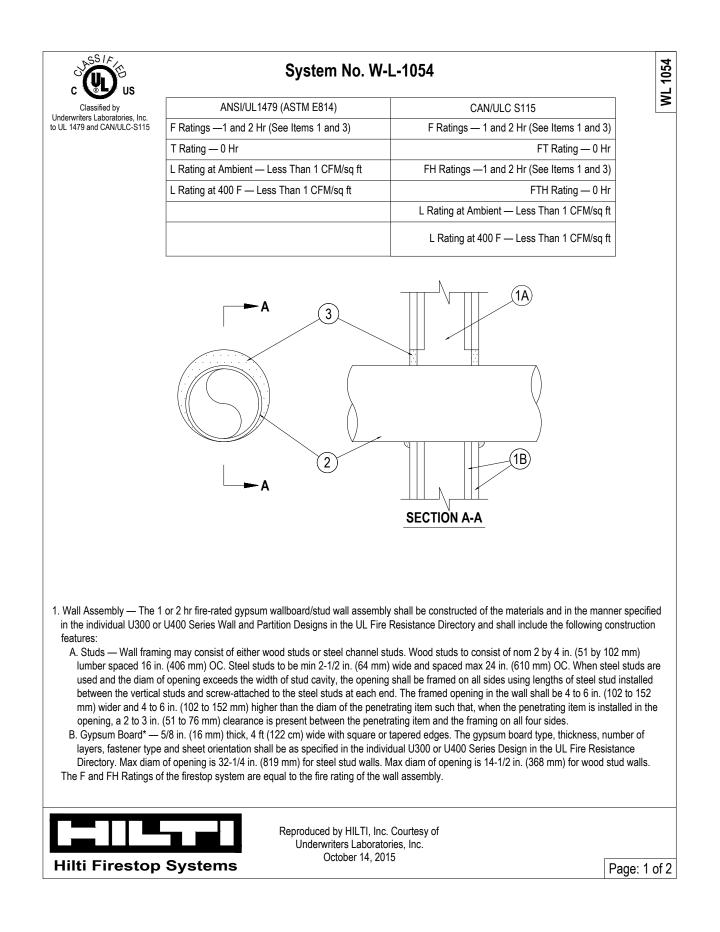
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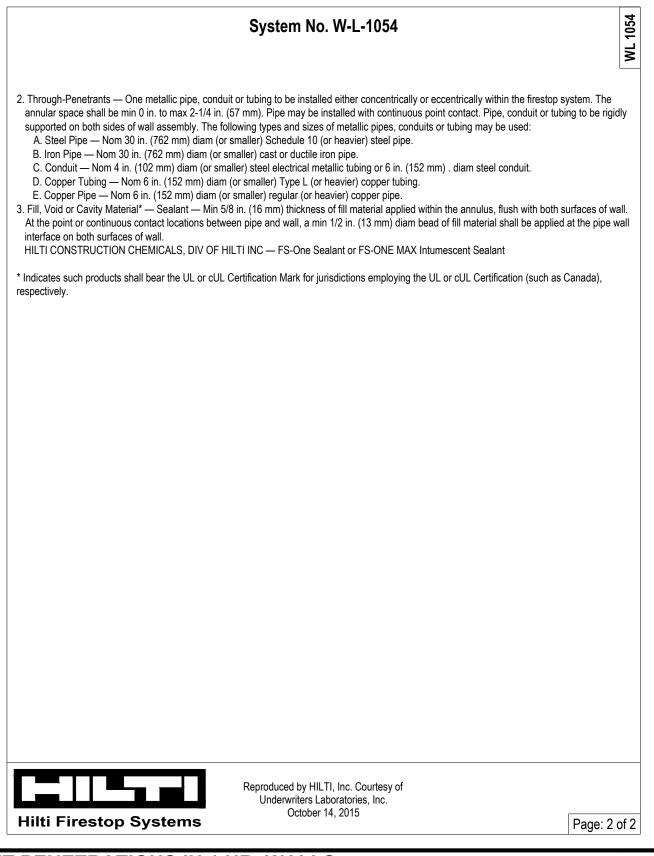




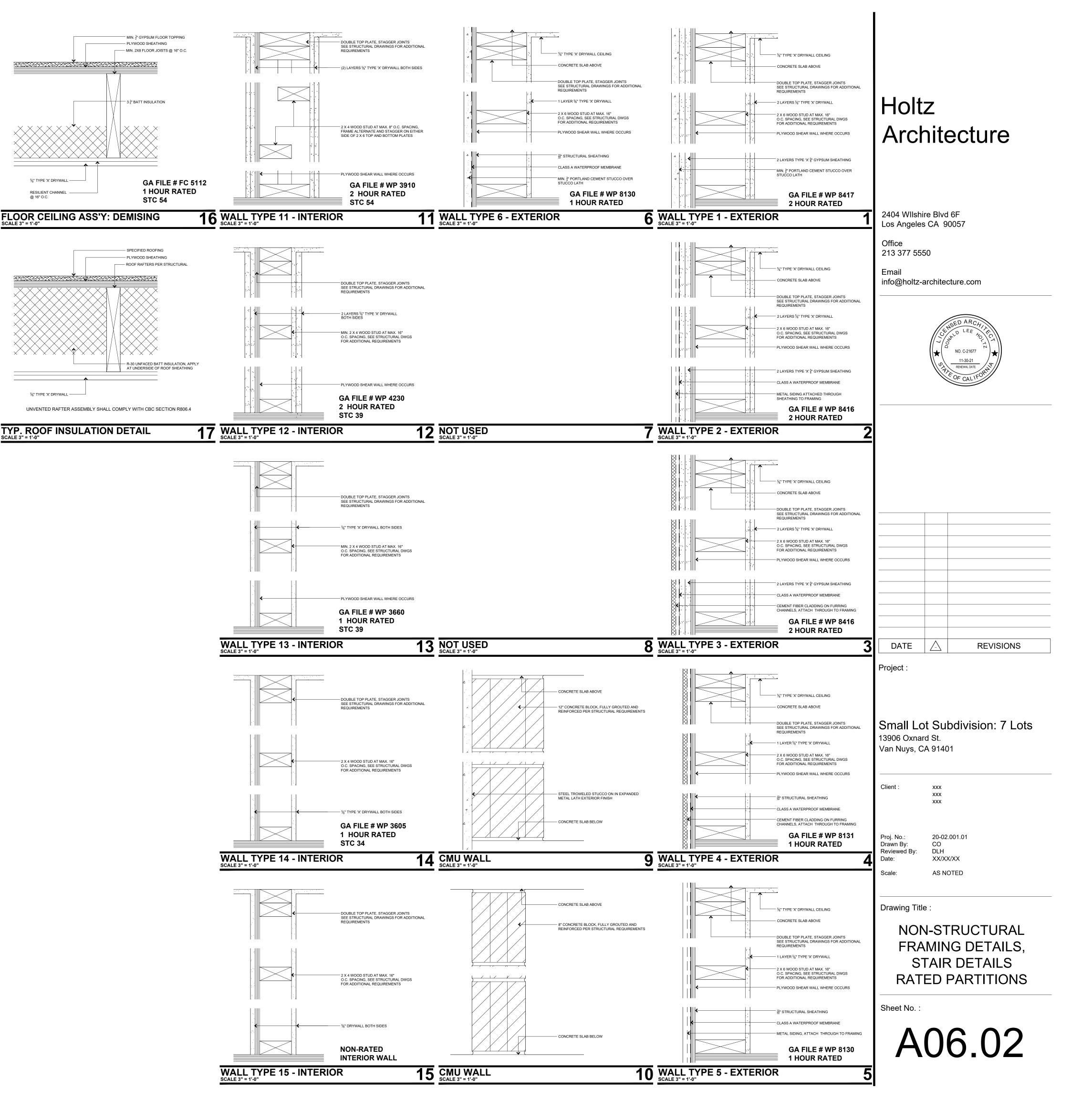
%" TYPE 'X' DRYWALL ----

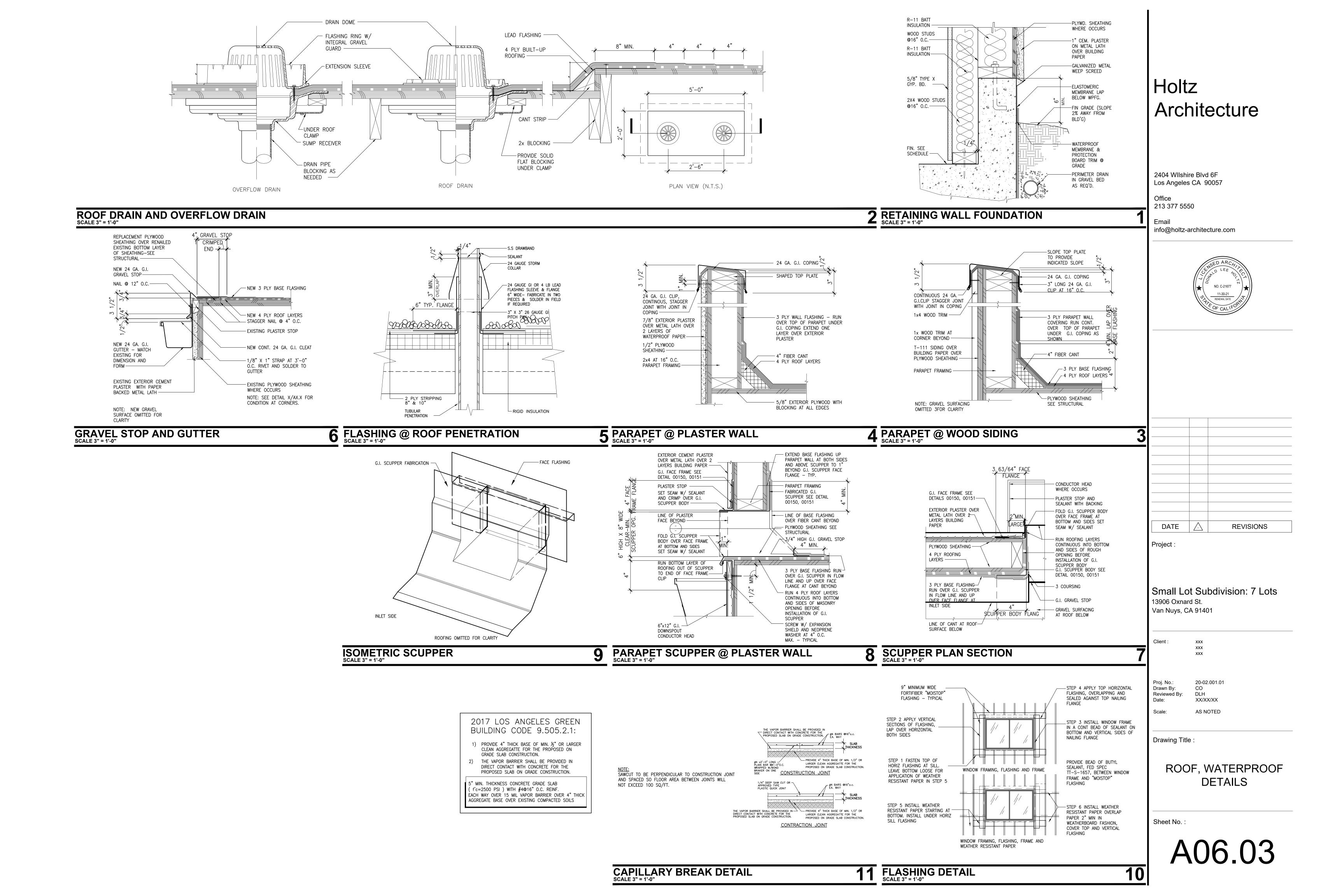
%" TYPE 'X' DRYWALL -----

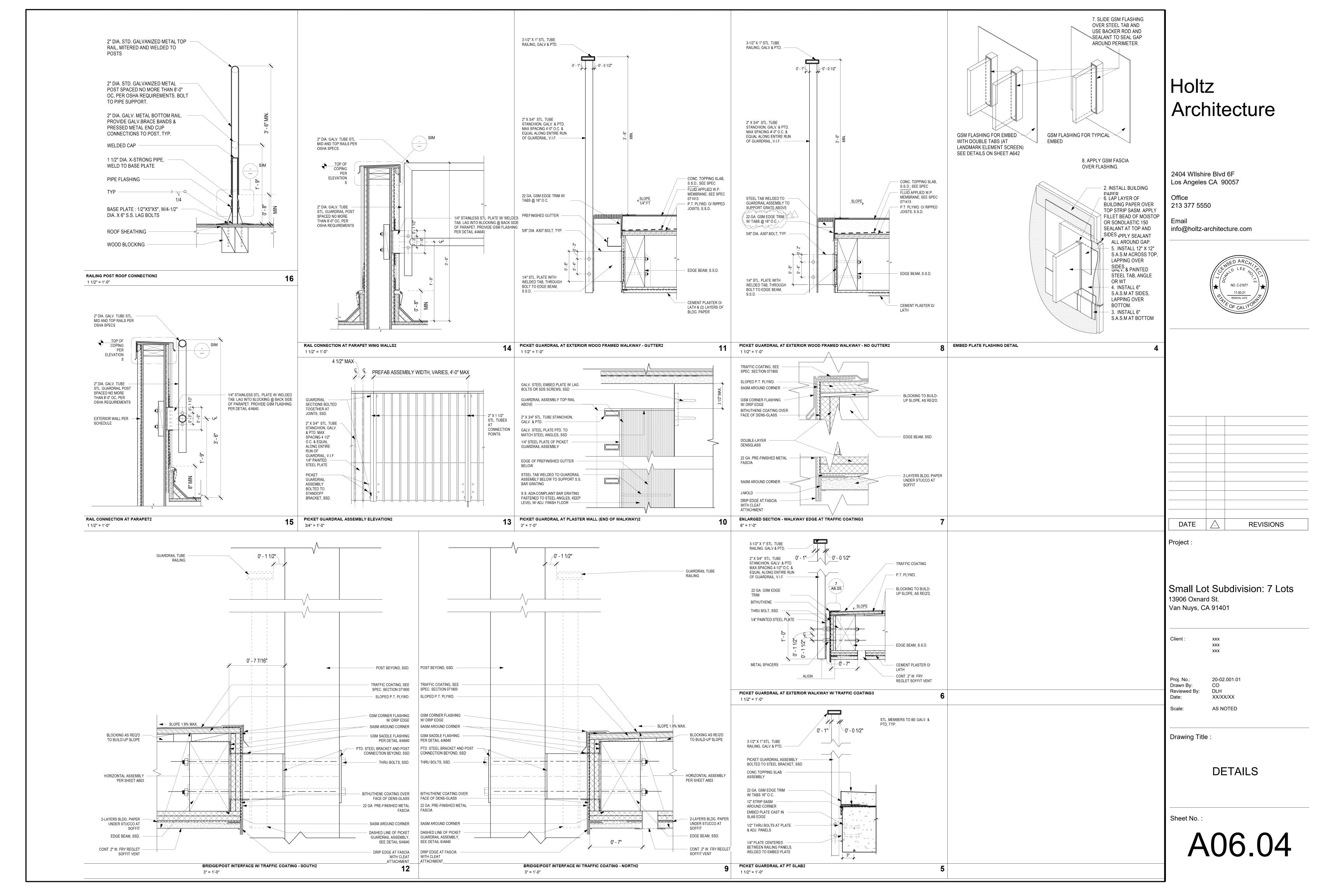
@ 16" O.C.

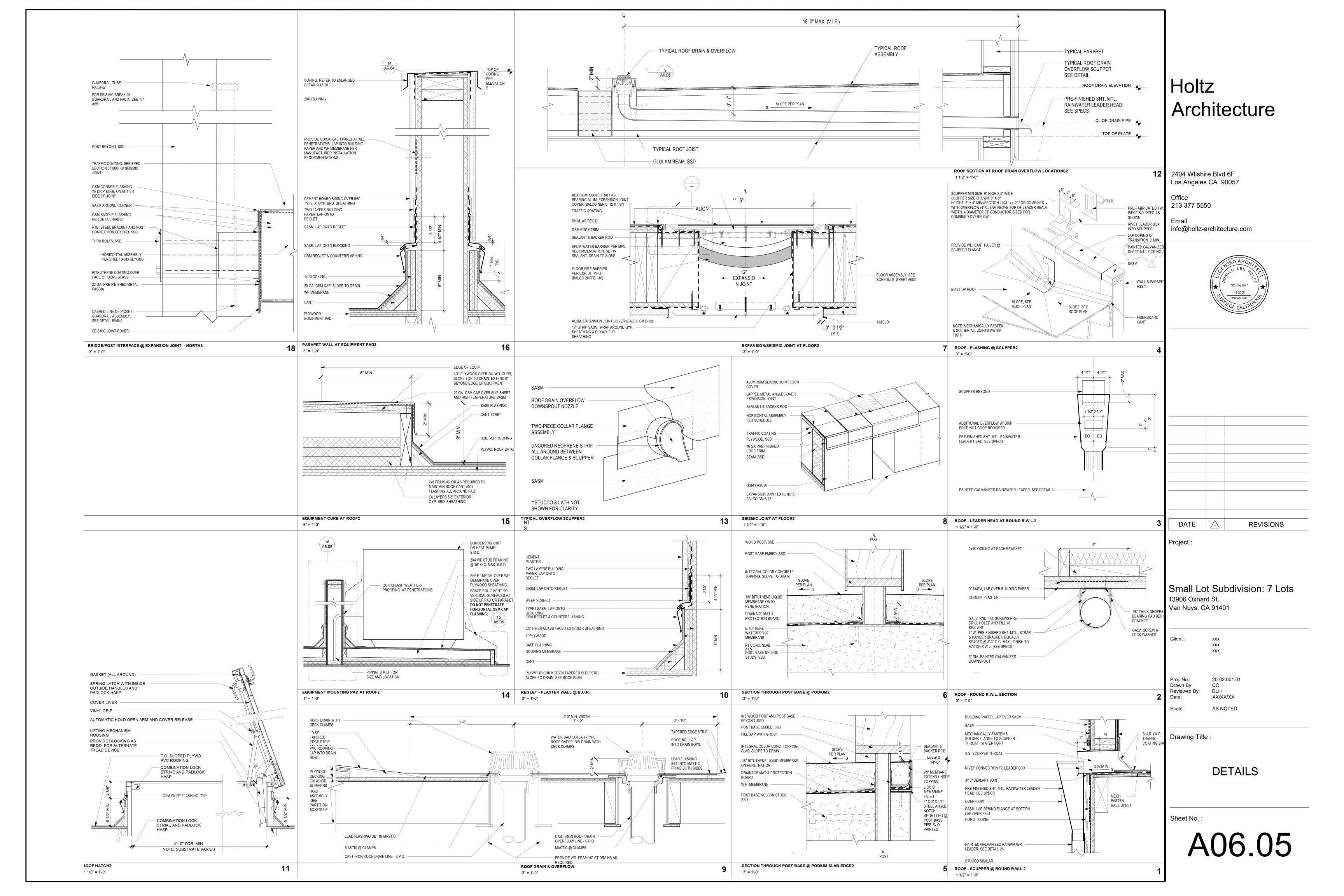














12" ARCHITECTURAL PROJECTION -

CHANGE IN SKYLINE AT ROOF, GUARDRAILS SET -BACK AT EACH HOUSE

WOOD PATTERN PARKLEX PANELS

PLANE OF WALLS AND WINDOWS VARIES A MIN.OF - 12" ACROSS FACADES

POLOISHED FACE CONCRETE BLOCK AT BASE -

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REVISIONS

VIEW FROM OXNARD ST., NORTHWEST

AT OXNARD ST. ENTRIES, PLANE/WALL OF ENTRY DOORS ARE RECESSED 24' FORM PRIMARY NORTH FACADE SURFACE

WALL SCONCE ILLUMINATES ADDRESS NUMBER AND SIGNIFIES ENTRY AT NIGHT

SIDELIGHT ALLOWS COOMUNICATION BETWEEN EXTERIOR AND INTERIOR AT ENTRY

4" HIGH ADDRESS NUMBERS IN A COLOR WHICH CONTRASTS WITH BASE MATERIAL

DEDCICATED WALKWAYS FROM PUBLIC SIDEWALK
TO INDIVIDUAL ENTRIES

Client :

13906 Oxnard St. Van Nuys, CA 91401

DATE

Project :

20-02.001.01 CO Proj. No.: Drawn By: Reviewed By: Date: DLH XX/XX/XX

Drawing Title:

Scale:

RENDERINGS

AS NOTED

Small Lot Subdivision: 7 Lots

Sheet No.:

A07.01

HOUSE TYPE B: STREET ENTRIES



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VIEW FROM OXNARD ST., NORTHEAST

CHANGE IN SKYLINE AT ROOF, GUARDRAILS SET BACK AT EACH HOUSE

12" ARCHITECTURAL PROJECTION -

WOOD PATTERN PARKLEX PANELS -

PLANE OF WINDOWS RECESSED 6" FROM -PRIMARY WALL SURFACE

POLOISHED FACE CONCRETE BLOCK AT BASE -



DATE REVISIONS

Small Lot Subdivision: 7 Lots 13906 Oxnard St. Van Nuys, CA 91401

XXX XXX

20-02.001.01 Drawn By: Reviewed By:

DLH XX/XX/XX AS NOTED

Drawing Title :

RENDERINGS

Sheet No.:

A07.02

HOUSE TYPE C, D: STREET ENTRIES AT RANCHITO ST.



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VIEW FROM OXNARD ST., NORTHEAST



DATE A REVISIONS

Project :

Small Lot Subdivision: 7 Lots 13906 Oxnard St. Van Nuys, CA 91401

Client: xxx xxx xxx xxx

Proj. No.: 20-02.001.01
Drawn By: CO
Reviewed By: DLH
Date: XX/XX/XX

Scale: AS NOTED

Drawing Title :

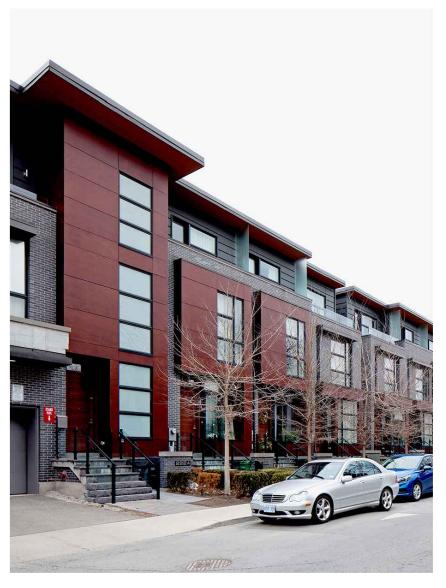
RENDERINGS

Sheet No. :

A07.03



6" TO THE WEATHER VERTICAL TONGUE AND GROOVE SIDING, CLEAR FINISH SEALANT



PARKLEX PANELS, COLOR "RUBI" MATERIAL MOUNTED IN A LARGE SCALE PATTERN

CEDAR SIDING

PARKLEX FACADE MATERIAL

NO SCALE

NO SCALE

2

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DATE 🔥	REVISIONS

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Client :

Proj. No.: 20-02.00
Drawn By: CO
Reviewed By: DLH
Date: XX/XX/X

Drawing Title :

FACADE MATERIALS

Sheet No

A07.04

FRUITLESS OLIVE



**CALIFORNIA GRAY RUSH** 



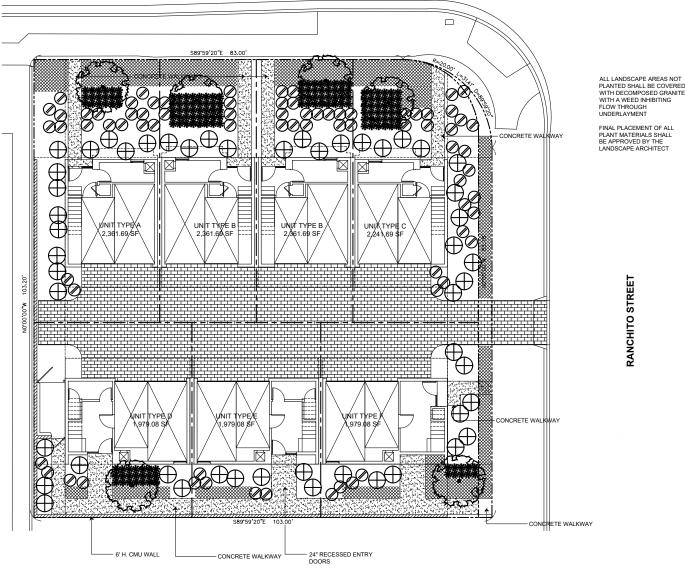
SPANISH LAVENDER



**DEER GRASS** 



LANTANA



#### **GENERAL PLANTING NOTES**

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, 3. THE CONTRACTOR SHALL FURNISH AND PAT FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURE, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR RARIVAL AT THE SITE.

4. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

5. ALL BOXED TREES IN PAVING SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN CONJUNCTION WITH PAVING CONTRACTOR AND GENERAL CONTRACTOR. GENERAL CONTRACTOR TO ASSUME ALL LIABILITY FOR

6. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO THE ADJACENT WALL OR FENCE.

7. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE SUBCONTRACTOR. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.

8. THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM WALLACE SOILS LABORATORY (31) 615-316 AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.

9. FOR BIDDING AREA TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE USED UNTIL CONTRACTOR IS PROVIDED WITH SOILS AGRONOMY REPORT. AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL.

AMOUNT PER 1,000 SQUARE FEET

4 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD SAWDUST, FIR SAWDUST OR CEDAR SAWDUST. 15 LBS. SOIL SULFUR 15 LBS. 12-12-12 FERTILIZER

10. A MINIMUM 3" (THREE INCHES) LAYER OF SHREDDED BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. CONTRACTOR TO SUBMIT 1/2 CU. FT BAG AS SAMPLE FOR APPROVAL

#### 11. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

12. THE PLANTING PITS FOR BOXED TREES SHALL BE EXCAVATED TWICE THE DIAMETER OF THE ROOTBALL WITH A MAXIMUM OF THE HEIGHT OF THE ROOTBALL TO THE BOTTOM OF THE PLANTING PIT.

DO NOT OVER EXCAVATE!!!

THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:

6 PARTS ON-SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE SOIL
PREPARATION
1 LB./CU.YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER
2 LBS/CU. YD. OF MIX IRON SULFATE
10 LBS/CU. YD. OF MIX AGRICULTURAL GYPSUM

13. THIRTY (30) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 18-6-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET OR PER SOIL AGRONOMY REPORT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.

14. FOR ALL STAKED TREES, SEE DETAIL 1, THIS SHEET

15. FOR ALL SHRUBS, SEE DETAIL 2, THIS SHEET.

16. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:

1 GALLON SHRUBS 5 GALLON SHRUBS 15 GALLON SHRUBS BOXED TREES 1 PER 4" OF BOX SIZE

PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

17. ALL EXISTING LANDSCAPE AREAS DISTURBED DURING THE CONSTRUCTION PROCESS WILL BE RECONDITIONED TO THEIR ORIGINAL STATE AT NO ADDITIONAL COST TO THE OWNER.

18. INSTALL 24" DEEP ROOT BARRIER ON ALL TREES WITHIN 4 FEET OF PAVING.

19. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6° (SIX 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

#### PROJECT INFORMATION

SCOPE OF WORK: SMALL LOT SUBDIVISION APN: 2246003032 LEGAL DESCRIPTION: TR 1000, LOT PT 59

ZONF: RD1.5-1 VTT NO: 83061

WITH A WEED INHIBITING

RANCHITO STREET

#### FINAL PLACEMENT OF ALL **GREEN BUILDING COMPLIANCE**

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

#### LANDSCAPE POINTS

PROJECT AREA: 10,553.8 SF REQUIRED POINTS: 15

STRAIGHT LINE ACCESS TO BUILDING ENTRY ON OR OFF-SITE RECYCLING ALL VEGETATIVE WASTE USE OF LA CITY ORGANIC TOPGRO COMPOST TOTAL POINTS 2404 WIIshire Blvd 6F

213 377 5550

Email



#### **GENERAL LANDSCAPE NOTES**

I HAVE REVIEWED THE APPROVED "SOLAR ACCESS REPORT" PREPARED BY A DATED HAVE A DATED HAVE A PROVINCE AND THE TENTATIVE TRACT CONDITIONS OF APPROVAL DATED MARCH, 13, 2020, PRIOR TO PREPARING THE LANDSCAPE PLAN. THE LANDSCAPE PLAN SATISFIES TENTATIVE TRACT CONDITION NOS. 20e, 5L2.

THE SUB-DIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:

A) THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

B) SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC).

C) THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.

D) THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

#### PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantit	y Size	WUCOLS	Remarks
ac.	TREES				
Service Services	Olea europaea 'Swan Hill' / Fruitless Olive	4	36" Box	L	multi-trun
	SHRUBS	50	4-		
*	Juncus patens / California gray rush @ 18" o.c.	56	1g	L	
$\oslash$	Lavandula stoeches / Spanish lavender @ 30" o.c.	49	5g	L	
$\oplus$	Muhlenbergia rigens / Deer grass @ 36" o.c.	25	5g	L	
	GROUND COVER				
	Lantana montevidensis / Lantana 415 sf @ 36" o.c. = 42 plants	35	1g	L	

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	xxx	
	xxx	

20-02.001.01

Drawing Title:

LANDSCAPE PLAN

Sheet No :