

Ø	ROUND	(E) ELEC.	EXISTING ELECTRIC	MAINT. MAX.	MAINTENANCE MAXIMUM	(S) S.C.	SOUTH SOLID CORE
□	SQ. FT.	EL.	ELEVATOR	MECH.	MECHANICAL	SCHED.	SCHEDULE
□	SQUARE	ENGR.	ENGINEER	M.C.	MAIL CHUTE	SECT.	SECTION
W	INCHES (OR DITTO)	EQ.	EQUAL EQUIPMENT	MTL.	METAL	SHT.	SHEET
A		EQUIP.	EQUIPMENT	MEZZ.	MEZZANINE	SIM.	SIMILAR
A/C	AIR CONDITIONING	EXH.	EXHAUST	MFG.	MANUFACTURING	SQ.	SQUARE
ACOUS.	ACOUSTICAL	EXIST.	EXISTING	MFR.	MANUFACTURER	SF(OR FT)	SQUARE FEET
ACOUS. T (OR AC. T.)	ACOUSTICAL TILE	EXPAN.	EXPANSION	MGR.	MANAGER	S.S.	STAINLESS STEEL
ADD'N(L).	ADDITION(AL)	EXPOS.	EXPOSED	MIN.	MINIMUM	ST.	STAIN
ADJ.	ADJUSTABLE	EXT.	EXTERIOR	MISC.	MISCELLANEOUS	STA.	STATION
ALUM.	ALUMINUM	ELECT.	ELECTRICAL	MTD.	MOUNTED	STD.	STANDARD
ALT.	ALTERNATE			MUL.	MULLION	STL.	STEEL
ANOD.	ANODIZED	F	F	M.T.H.	METAL THRESHOLD	STRUCT.	STRUCTURAL
APPVD.	APPROVED	F.A.L.M.	FIRE ALARM	MW.	MICROWAVE	SUSP.	SUSPEND(ED)
APPROX.	APPROXIMATE	FABR.	FABRICATE	N		SYMM.	SYMMETRICAL
ARCH.	ARCHITECT(URAL)	F.E.	FIRE EXTINGUISHER	(N)	NEW	SYS.	SYSTEM
AUTO.	AUTOMATIC	F.E.C.	FIRE EXTINGUISHER CABINET	NEG.	NEGATIVE	SPL.	SPLASH
AVG.	AVERAGE	F.F.	FINISH FLOOR	N.I.C.	NOT IN CONTRACT		
A.F.F.	ABOVE FINISH FLOOR	F.H.C.	FIRE HOSE CABINET	NO. (OR #)	NUMBER	T	
		FIN.	FINISH(ED)	N.T.S.	NOT TO SCALE	T&B	TOP AND BOTTOM
		FLR.	FLOOR			TECH.	TECHNICAL
		FLUOR.	FLUORESCENT			TEL.	TELEPHONE
		F.O.C.	FACE OF CONCRETE			TEMPD.	TEMPERED
		F.O.F.	FACE OF FINISH			TEMP'Y.	TEMPORARY
		F.O.G.	FACE OF GYP. BD.	O		TEMP'Y. GL.	TEMPERED GLASS
		F.O.S.	FACE OF STUD	O.A.	OVERALL	THK.	THICK(NESS)
		F.O.W.	FACE OF WALL	O.C.	ON CENTER	TYP.	TYPICAL
		FR.	FRAME	O.D.	OUTSIDE DIAMETER		
		F.S.	FULL SIZE	OFF.	OFFICE	U	
		FT.	FOOT OR FEET	O.H.	OPPOSITE HAND	U.L.	UNDERWRITERS
		F-F	FACE TO FACE	OPNG.	OPENING	UTIL.	LABORATORY UTILITY
		FURR.	FURRING	OPP.	OPPOSITE	U.O.N.	UNLESS OTHERWISE NOTED
				ORIG.	ORIGINAL		
B		GD		P		V	
BD.	BOARD	G.D.	GARBAGE DISPOSAL	PART. BD.	PARTICLE BOARD	VERT.	VERTICAL
BLDG.	BUILDING	GA.	GAUGE	P.LAM.	PLASTIC LAMINATE	VEST.	VESTIBULE
BLKG.	BLOCKING	GEN.	GENERAL	PLAS.	PLASTER	V.I.F.	VERIFY IN FIELD
BRKT.	BRACKET	G.F.I.	GROUND FAULT	PLY.	PLYWOOD	VOL.	VOLUME
BRZ.	BRONZE	GL.	ISOLATED GLASS OR GLAZED	PNL.	PANEL	VER	VERIFY
BSMT.	BASEMENT	GYP.	GYPSUM	PR.	PAIR	W	
		GYP. BD.	GYPSUM BOARD	PREFAB.	PREFABRICATED	(W)	WEST
C		H		PROJ.	PROJECT	W/	WITH
CAB.	CABINET	HDWR.	HARDWARE	PTN.	PARTITION	W.C.	WALL COVERING
C.C.	CENTER TO CENTER	HDWD.	HARDWOOD	PTD.	PAINTED	WD	WOOD
CER.	CERAMIC	HGT.	HEIGHT			WDW.	WINDOW
CLKG.	CAULKING	H.M.	HOLLOW METAL	Q		W.H.	WATER HEATER
℄	CENTER LINE	HORIZ.	HORIZONTAL	QUAL.	QUALITY	W/O	WITHOUT
CLG.	CEILING	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	QUAN.	QUANTITY	W.S.	WEATHERSTRIPPING
CLOS.	CLOSET					WT.	WEIGHT
CLR.	CLEAR	H.W.	HOT WATER	R		W.P.	WORK POINT
CLR. OPG.	CLEAR OPENING			RE.	RELOCATE	Y	
COL.	COLUMN	I		R.	REMOVE	YD.	YARD
CONC.	CONCRETE	I.M.	ICE MAKER	R/A	RETURN AIR		
CONN.	CONNECTION	I.D.	INSIDE DIAMETER	RAD.	RADIUS		
CONST.	CONSTRUCTION	INCL.	INCLUDE(D)(ING)	RECEP.	RECEPTACLE		
CONT.	CONTINUOUS	INFO.	INFORMATION	REF.	REFERENCE		
COR.	CORNER	INCAN.	INCANDESCENT	REFL.	REFLECTED		
CORR.	CORRIDOR	J		REINF.	REINFORCED		
CTR.	CENTER	JAN.	JANITOR	RESIL.	RESILIENT		
C.W.	COLD WATER			REQD.	REQUIRED		
		L		R.H.	RIGHT HAND		
		∟	ANGLE	R.M.	ROOM		
		LAM.	LAMINATE	RND.	ROUND		
		LB. (OR #)	POUND	R.O.	ROUGH OPENING		
		L.H.	LEFT HAND	REV.	REVISION		

<p>IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE JOB. (I.E. REVISIONS)</p> <p>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 WORK, 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.</p> <p>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. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED HOLTZ ARCHITECTURE AT ONCE.</p> <p>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.</p> <p>UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, 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.</p> <p>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 CERTIFICATES WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE WORK. THE CONTRACT AND WHICH ARE LEGALLY REQUIRED WHEN BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED.</p> <p>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 WORK.</p> <p>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 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.</p>	<p>IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES</p> <p>THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY 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, SAMPLES OR SIMILAR SUBMITTALS BY THEIR REVIEW THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING A COMPLETE INSTALLATION OF ELEMENTS WHETHER OR NOT THE SHOP DRAWINGS HAVE BEEN REVIEWED BY THE ARCHITECT.</p> <p>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.</p> <p>ALL AREAS TO RECEIVE MILLWORK SHALL BE FIELD MEASURED PRIOR TO CONSTRUCTION.</p> <p>NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBREBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR EXTERIOR OF BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5.</p> <p>HORIZONTAL DIMENSIONS ARE TO FINISH FACE OF WALL OR FACE OF MASONRY UNLESS OTHERWISE NOTED.</p> <p>VERTICAL DIMENSIONS AND ELEVATIONS ARE TO FINISH MATERIALS UNLESS NOTED OTHERWISE.</p> <p>CONTRACTOR SHALL PROVIDE A COMPLETE PARTITION LAYOUT CHALKED IN FIELD FOR REVIEW BY WWCOT PRIOR TO ANY CONSTRUCTION.</p> <p>CONTRACTOR SHALL VERIFY EQUIPMENT ROUGH-IN REQUIREMENTS WITH THE EQUIPMENT MANUFACTURERS.</p> <p>THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETS, FURNISHINGS AND ALL OTHER ITEMS.</p> <p>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.</p> <p>SUBSTITUTIONS OF SPECIFIED PRODUCTS WILL REQUIRE WRITTEN APPROVAL BY WWCOT PRIOR TO ORDERING OR INSTALLATION.</p> <p>DO NOT SCALE THE DRAWINGS.</p>
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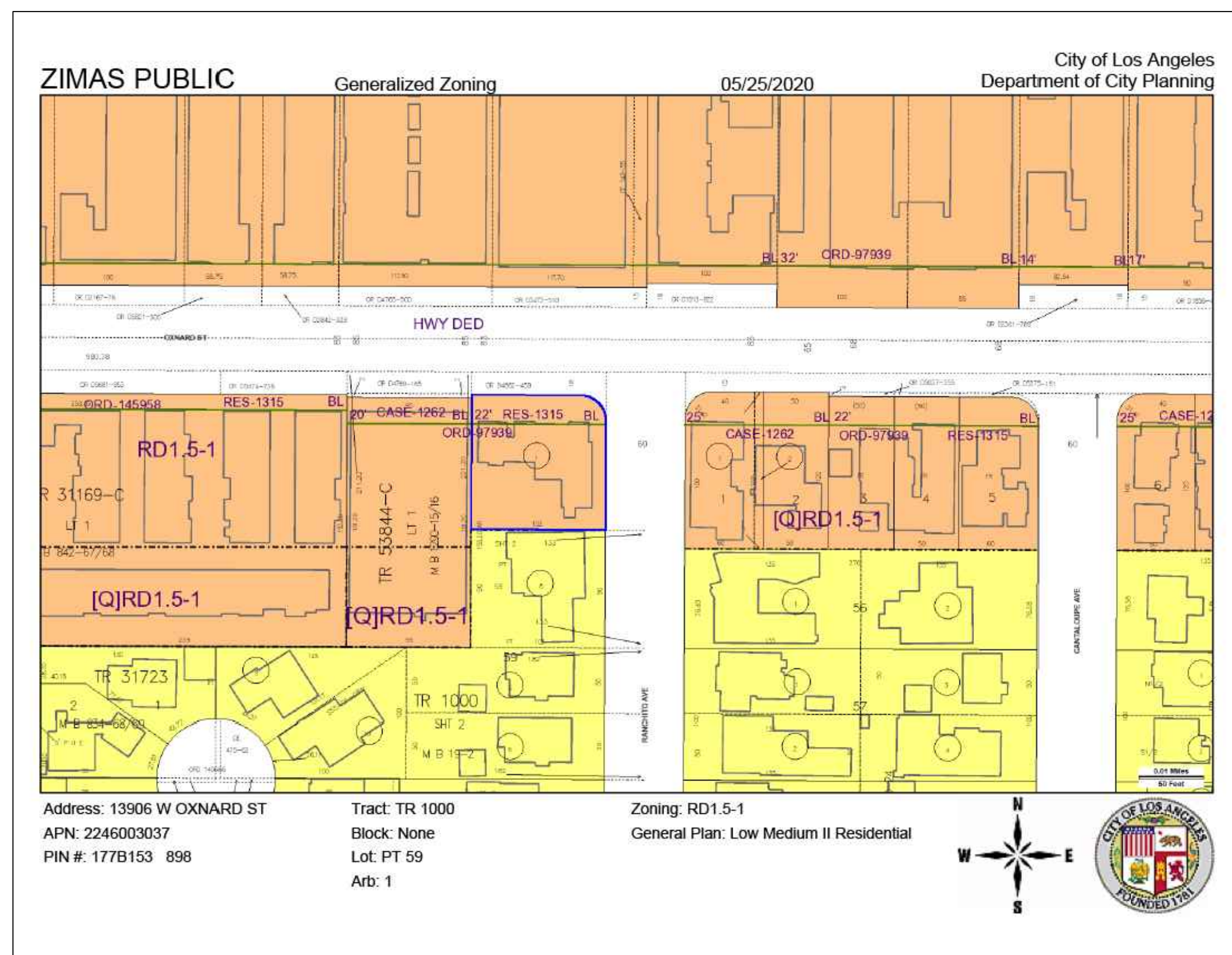



Project Data		Drawing List	
PROJECT ADDRESS:	13806 OXNARD ST. VAN NUYS, CA 91401	A00.00 TITLE SHEET	A06.01 DETAILS
PROJECT DESCRIPTION:	8 LOT SMALL LOT SUBDIVISION	A00.01 ZONING INFORMATION	A06.02 DETAILS
		A00.02 NOTES	A06.03 DETAILS
		A06.04 DETAILS	A06.05 DETAILS
LEGAL DESCRIPTION:	TRACT: TR 1000 BLOCK: NONE LOT: PT 59 ARB: 1 MAP REFERENCE: MB 19-2 (SHT 2) APN: 2246003037	A01.01 SITE PLAN	A07.01 RENDERINGS
		A01.02 SITE ELEVATIONS	
COMMUNITY PLAN AREA:	VAN NUYS - NORTH SHERMAN OAKS	A02.01 FLOOR PLANS	
		A02.02 FLOOR PLANS	
NEIGHBORHOOD COUNCIL:	GREATER VALLEY GLEN	A02.03 FLOOR PLANS	
		A02.04 FLOOR PLANS	
AREA PLANNING COMMISSION:	SOUTH VALLEY	A03.01 ELEVATIONS	
		A03.02 ELEVATIONS	
ADDS DISTRICT OFFICE :	VAN NUYS	A03.03 ELEVATIONS	
		A03.04 ELEVATIONS	
BUILDING CODE:	2016 CITY OF LOS ANGELES GREEN BUILDING CODE	A04.01 SECTIONS	
		A04.02 SECTIONS	
		A04.02 SECTIONS	

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Sheet No. :

A0.0





City of Los Angeles

Department of City Planning

5/25/2020

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

13906 W OXNARD ST

ZIP CODES

91401

BECOMING ACTIVITY

CPC-2016-3723-GPA-ZC-CDD-BL

CASE NUMBERS

CPC-2016-3723-GPA-ZC-CDD-BL

CPC-19XX-28616

CPC-19XX-29015

CPC-19XX-29409

CPC-19XX-29407

ORD-97939

ORD-154546

ZA-11640

EW-2016-3724-ER

CND-79-358-ZC-BL

Address/Legal Information	
PIN Number	1787153 898
Lot/Parcel Area (Calculated)	10,553.8 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID B7
Assessor Parcel No. (APN)	PAGE 562 - GRID B1
Tract	2246003037
Map Reference	TR 1000
Block	M B 19-2 (SHT 2)
Lot	None
Arb/ (Lot Cut Reference)	PT 59
Map Sheet	1
1787153	
Jurisdictional Information	
Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Greater Valley Glen
Council District	CD 2 - Paul Krekorian
Census Tract #	1286.01
LADBS District Office	Van Nuys
Planning and Zoning Information	
Special Notes	None
Zoning	RD1.5-1
Zoning Information (2)	None
General Plan Land Use	Low-Medium II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	None
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	None
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: Road Implementation Overlay	None
SRV Sign District	No
Streetscape	None
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

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Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Postry Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Aiqut-Prlo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hazzone	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://oia.lacity.org
Rent Stabilization Ordinance (RSO)	No (APN: 2246003037)
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	946
Fire Information	
Bureau	Valley
Battalion	10
District / Fire Station	39
Red Flag Restricted Parking	No

Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA, Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	22
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2246003037
APN Area (Co. Public Works)*	0.242 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$545,700
Assessed Improvement Val.	\$362,100
Last Owner Change	07/27/2018
Last Sale Amount	\$890,098
Tax Rate Area	13
Deed Ref No. (City Clerk)	4-701
	2-665
	1810711
	1710724
	1624387-8
	1363294
Building 1	
Year Built	1936
Building Class	D65B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,508.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2246003037]
Additional Information	
Airport Hazard	450' Height Limit Above Elevation 790
Coastal Zone	None
Farmed	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grd Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near Source Zone	
Nearest Fault (Distance in km)	6.916132
Nearest Fault (Name)	Hollywood Fault

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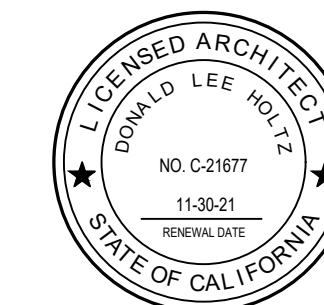
CASE SUMMARIES	
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.	
Case Number:	CPC-2018-3723-GPA-ZC-CDD-BL
Required Action(s):	BL-BUILDING LINE CDD-COMMUNITY DESIGN OVERLAY DISTRICT GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE
Project Description(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	CPC-19XX-28616
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-19XX-28615
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-19XX-29408
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	CPC-19XX-28407
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ENV-2016-3724-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(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 Description(s):	Data Not Available
DATA NOT AVAILABLE	
ORD-07939	
ORD-154546	
ZA-11648	
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
Holtz
Architecture

2404 Wilshire Blvd 6F
Los Angeles CA 90057

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213 377 5550

Email
info@holtz-architecture.com



DATE		REVISIONS

Project :

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

Client :	xxx
	xxx
	xxx

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

Drawing Title :

ZONING INFORMATION

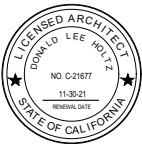
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Los Angeles CA 90057

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info@holtz-architecture.com



DATE	REVISIONS
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Project :

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

Client :
xxx
xxx
xxx

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

Scale: AS NOTED

Drawing Title :

SITE PLAN:
ROOFS

Sheet No. :

A01.01A

LEGEND

- LANDSCAPED AREA
- PERMEABLE PAVING
- 8" CMU
- PROPERTY LINE
- HIWAY DEDICATION LINE
- SETBACK LINE
- BUILDING LINE

SITE PLAN
SCALE 1" = 8'-0"

1

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A02.02

DATE		REVISIONS

A02.03


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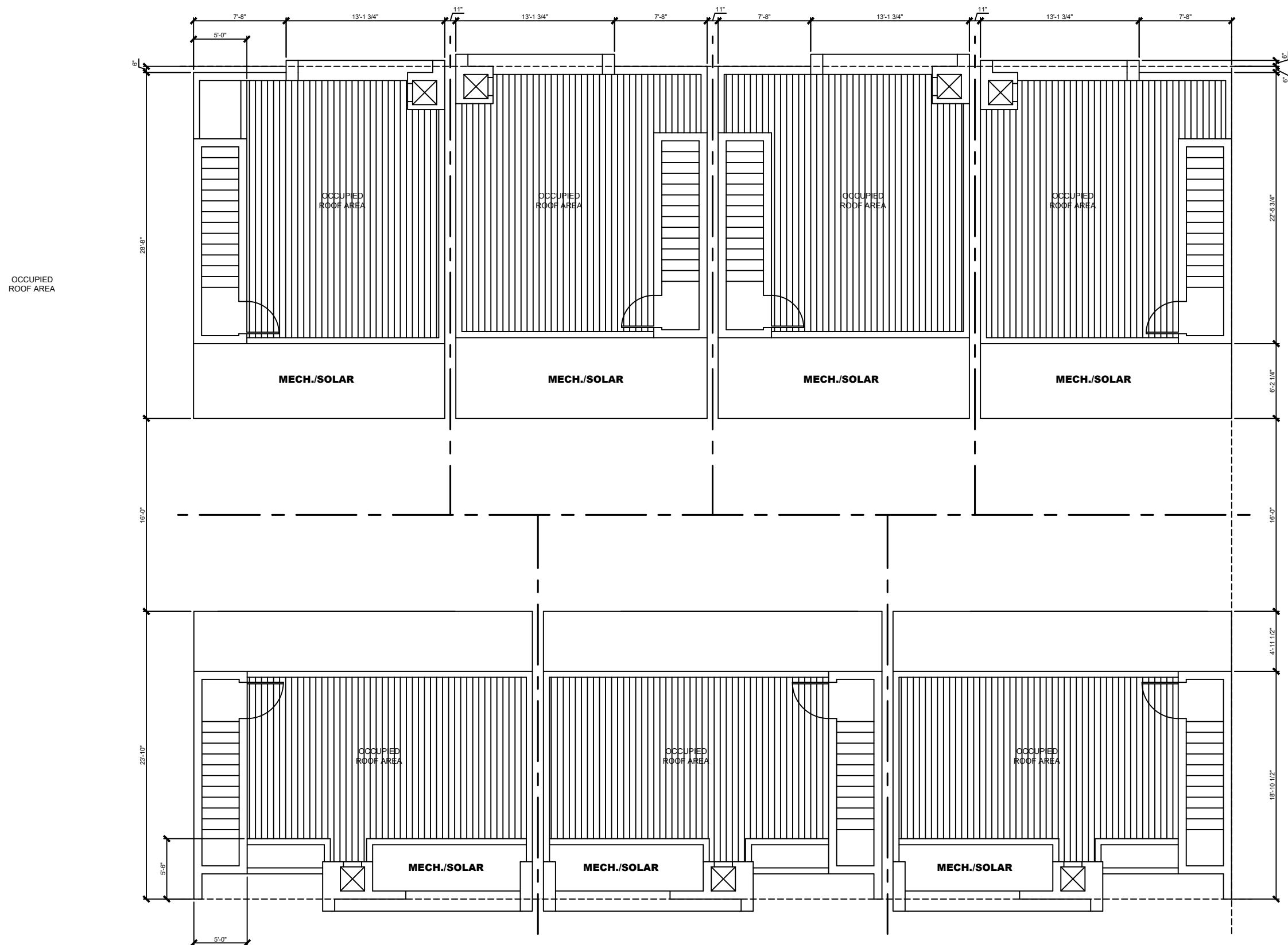
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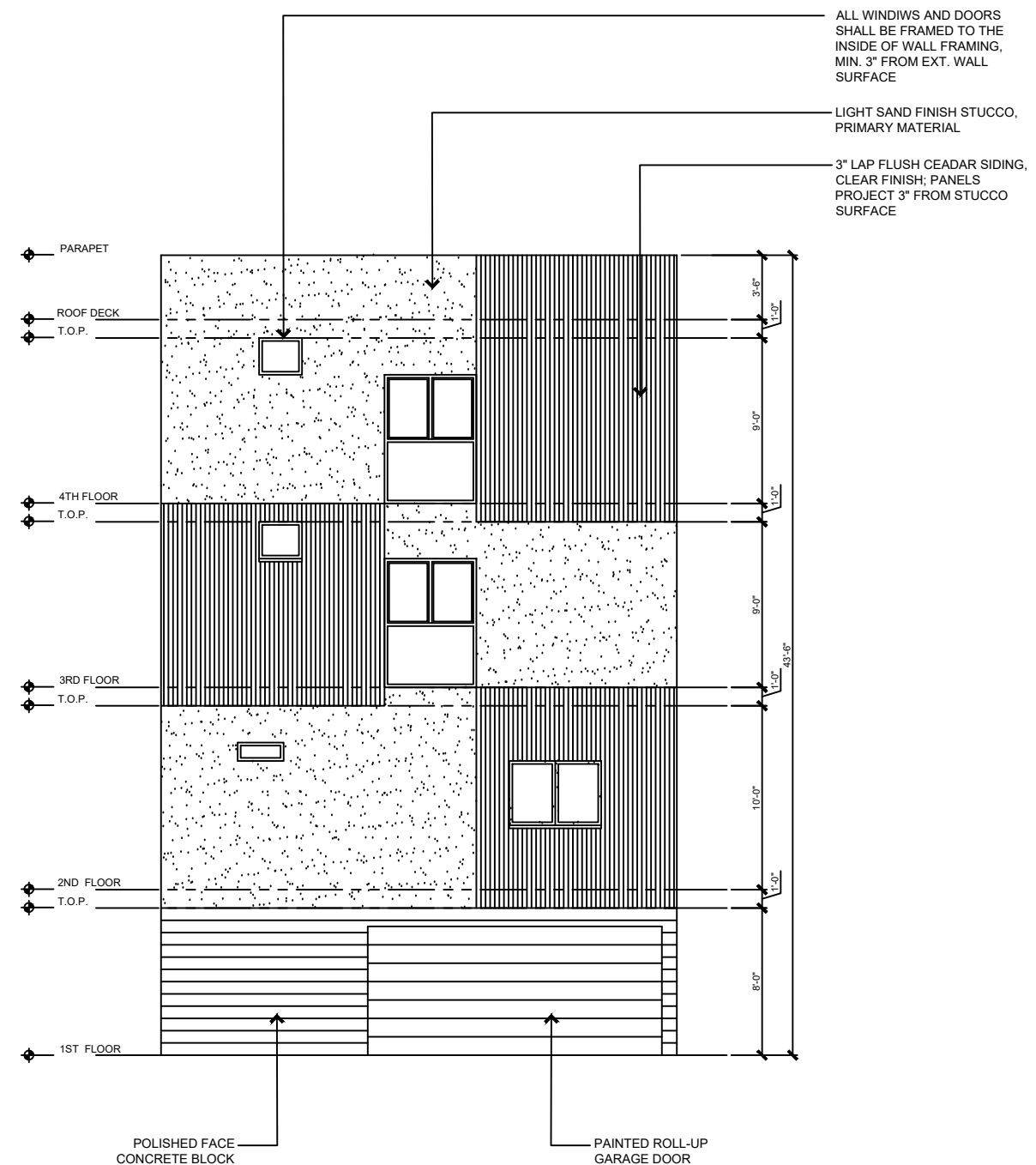
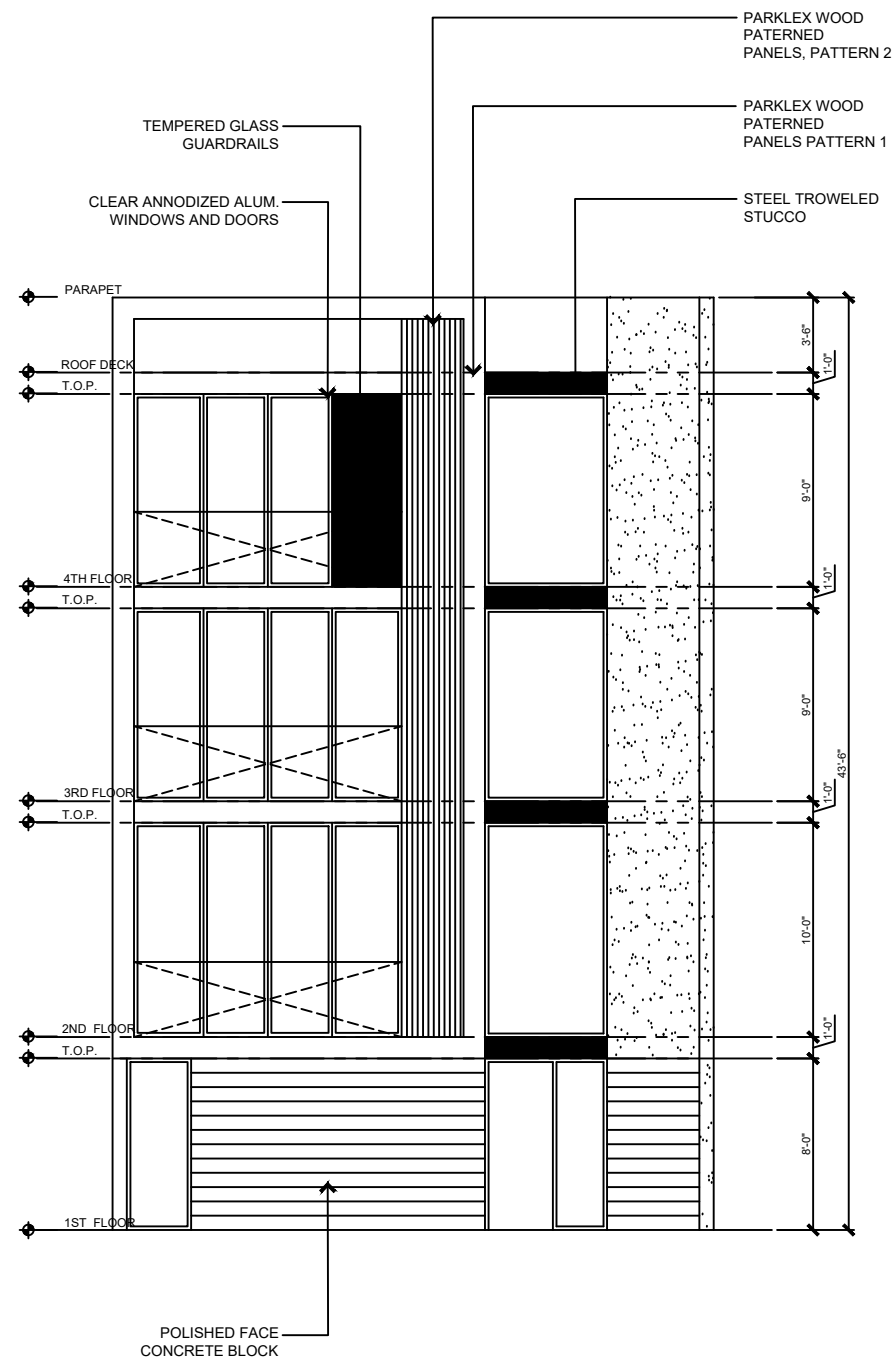
Small Lot Subdivision: 7 Lots
13906 Oxnard St.
Van Nuys, CA 91401

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

ROOF PLAN

A02.05





HOUSE TYPE E, F: SOUTH ELEVATION, HOUSE TYPE D SOUTH ELEVATION OPPOSITE AND SIMILAR
SCALE 1/4" = 1'-0"

4 HOUSE TYPE E, F: NORTH ELEVATION, HOUSE TYPE D SOUTH ELEVATION OPPOSITE AND SIMILAR
SCALE 1/4" = 1'-0"

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Project :

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

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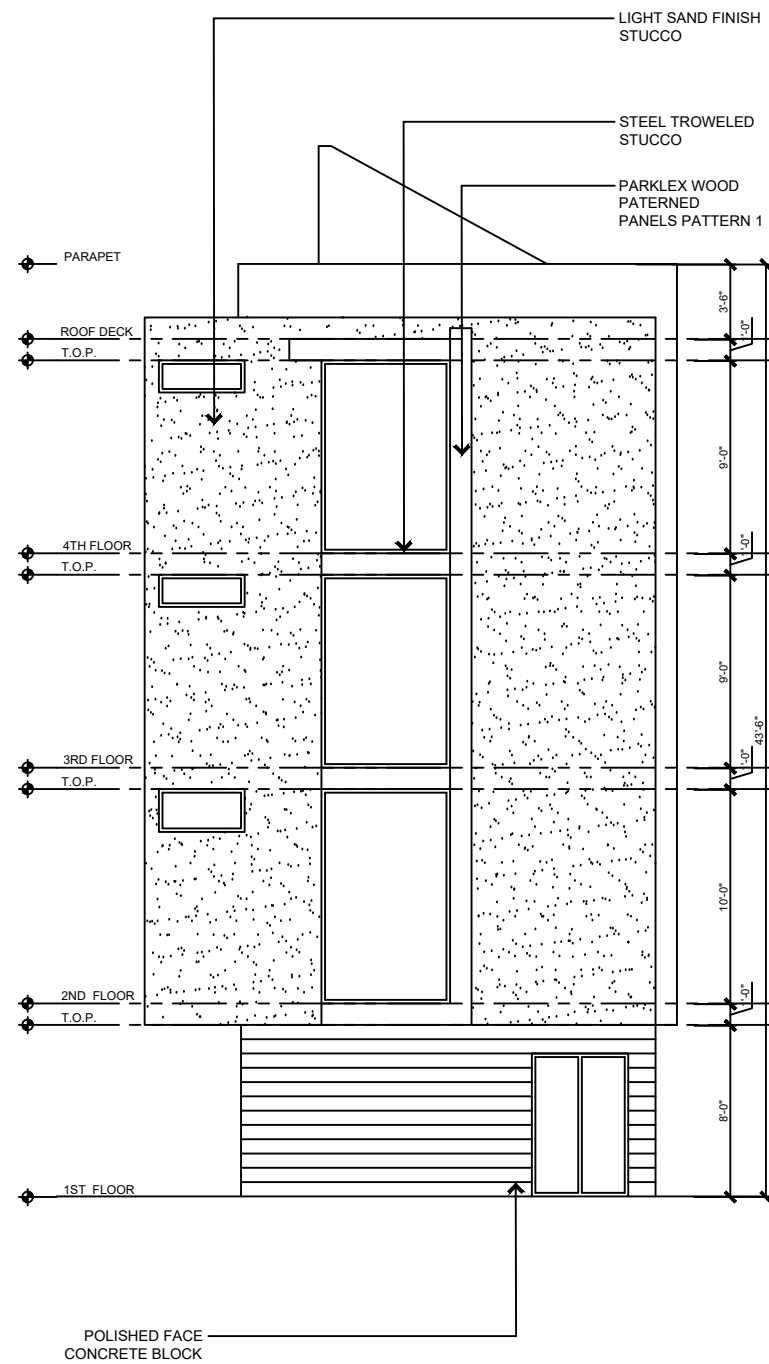
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 Drawn By: CO
 Reviewed By: DLH
 Date: XX/XX/XX
 Scale: AS NOTED

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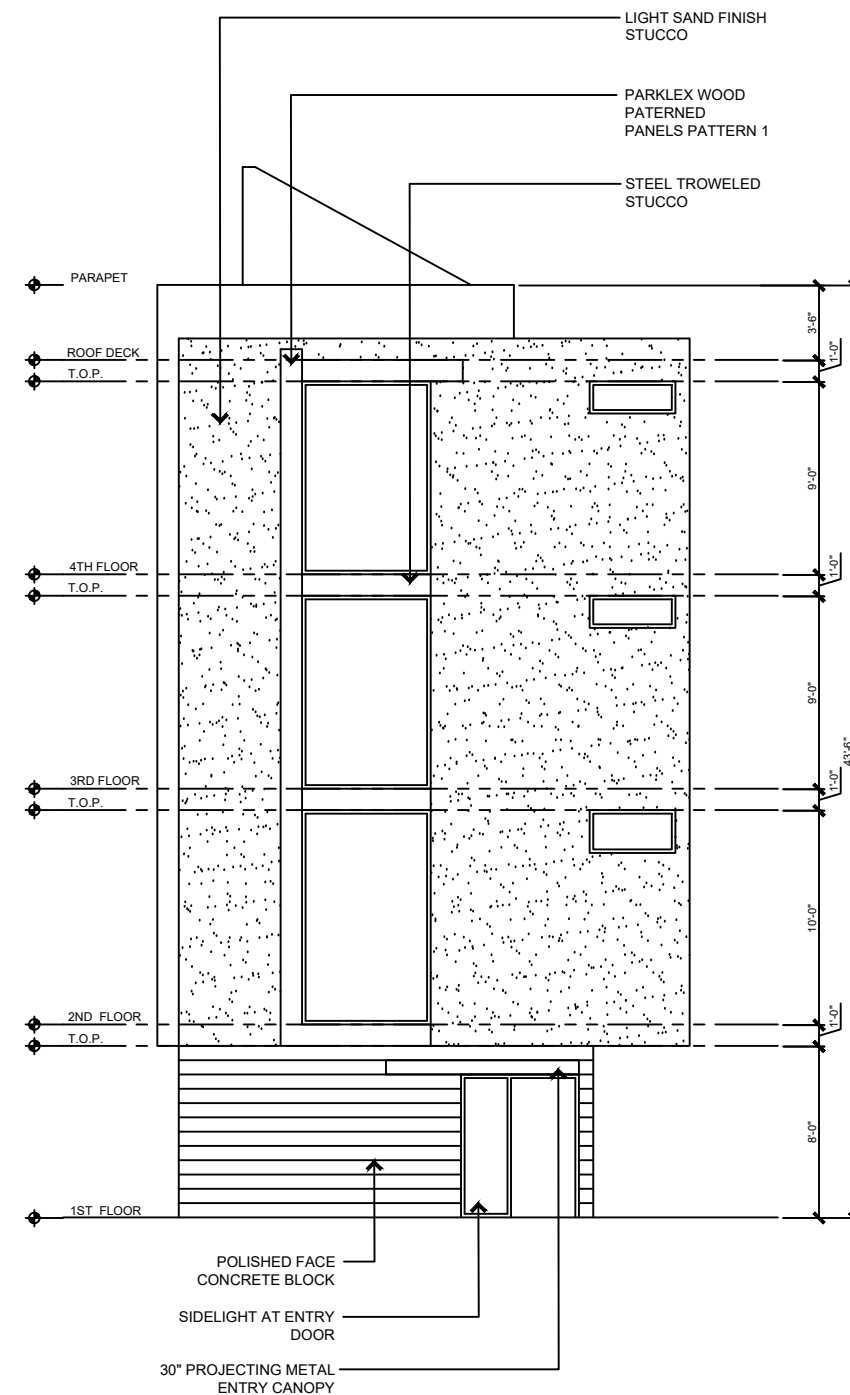
ELEVATIONS
HOUSE TYPE D, E, F
NORTH, SOUTH

Sheet No. :

A03.01



HOUSE TYPE D: WEST ELEVATION
SCALE 1/4" = 1'-0"



4 HOUSE TYPE F: EAST ELEVATION

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Project :

Small Lot Subdivision: 7 Lots
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Van Nuys, CA 91401

Client :	xxx
	xxx
	xxx

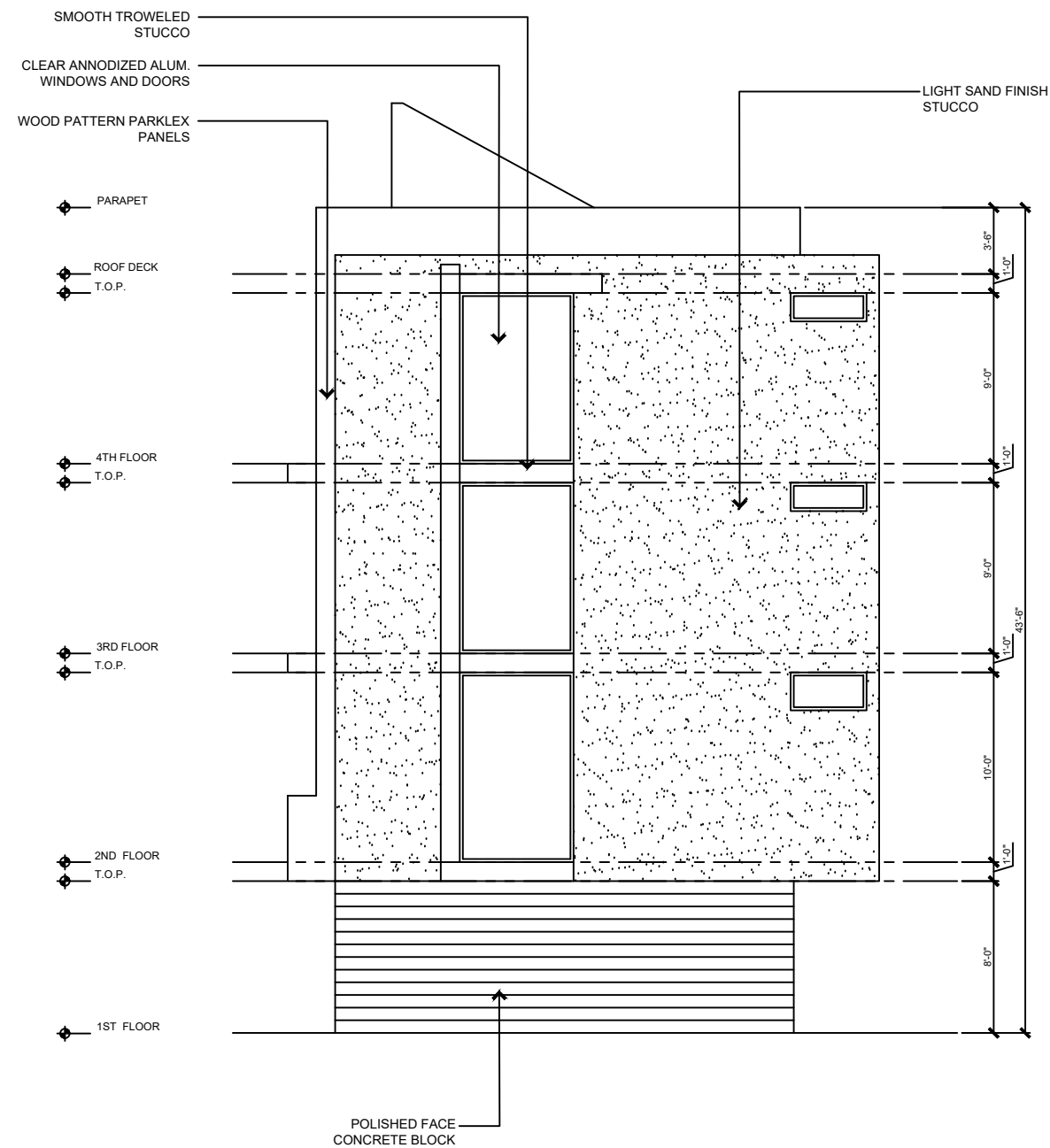
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Drawn By:	CO
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Date:	XX/XX/XX
Scale:	AS NOTED

Drawing Title :

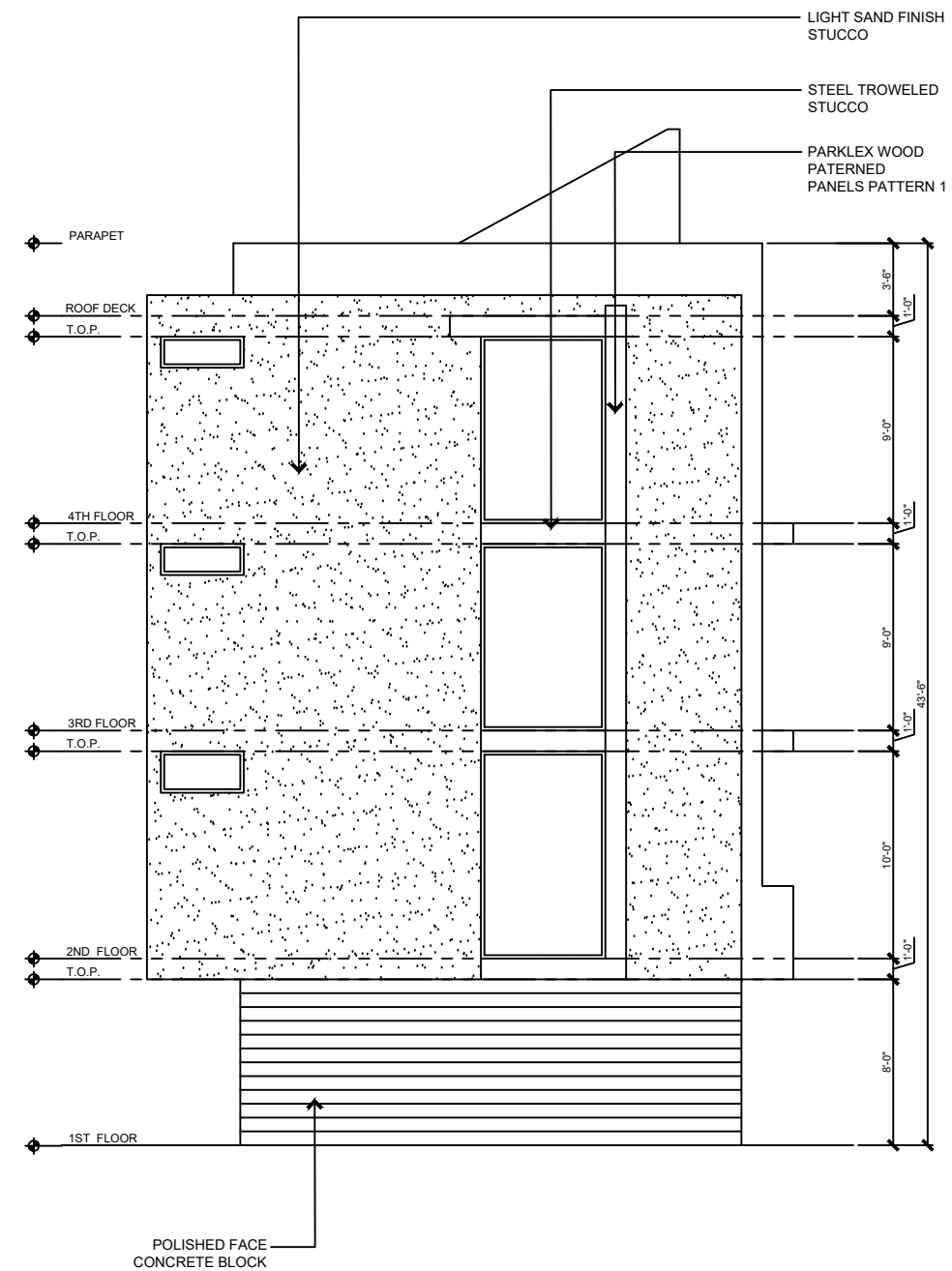
ELEVATIONS
HOUSE TYPE D, F
WEST

Sheet No. :

A03.02



HOUSE TYPE A: WEST ELEVATION
SCALE 1/4" = 1'-0"



HOUSE TYPE C: EAST ELEVATION

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[illegible]

Project :

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

Client : XXX
 XXX
 XXX

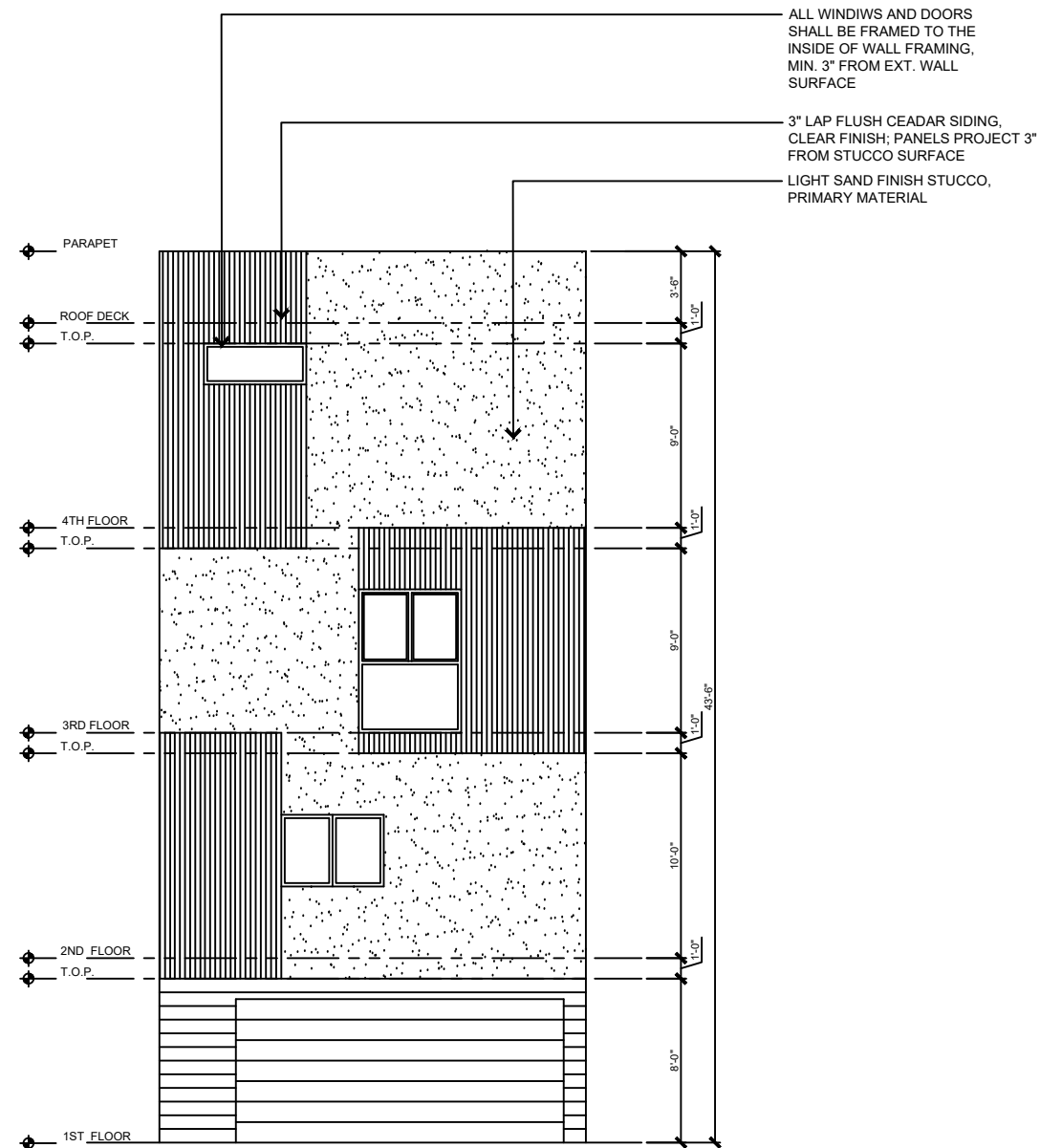
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Drawn By:	CO
Reviewed By:	DLH
Date:	XX/XX/XX
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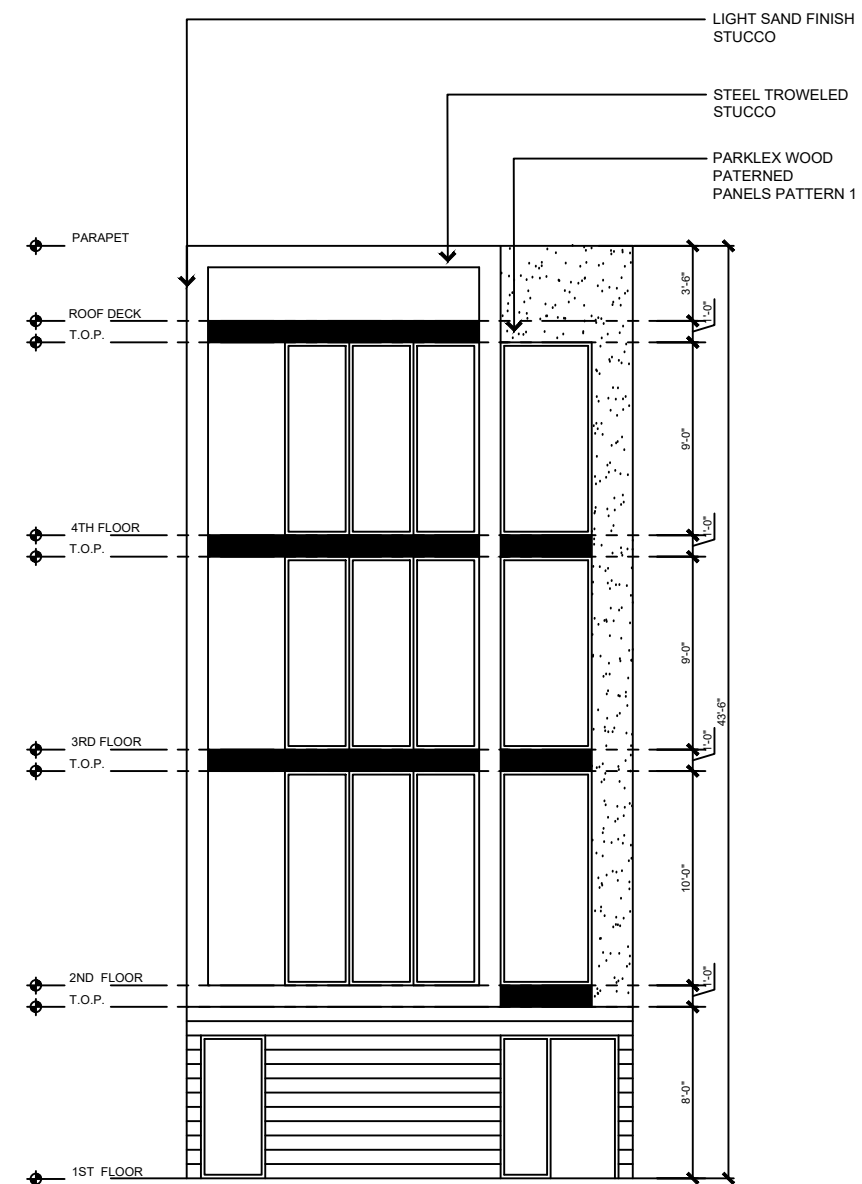
ELEVATIONS
HOUSE TYPE A, C
EAST, WEST

Sheet No. :

A03.03



HOUSE TYPE A, B: SOUTH ELEVATION



4 HOUSE TYPE A, B: NORTH ELEVATION, HOUSE TYPE C NORTH ELEVATION OPPOSITE AND SIMILAR
SCALE 1/4" = 1'-0"

HOUSE TYPE A, B: SOUTH ELEVATION, HOUSE TYPE C SOUTH ELEVATION OPPOSITE AND SIMILAR
SCALE 1/4" = 1'-0"

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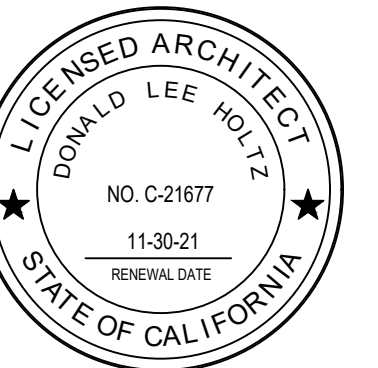
ELEVATIONS
HOUSE TYPE A, B, C
NORTH, SOUTH

Sheet No. :

A03.04

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project :

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 XXX
 XXX

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Drawn By:	CO
Reviewed By:	DLH
Date:	XX/XX/XX
Scale:	AS NOTED

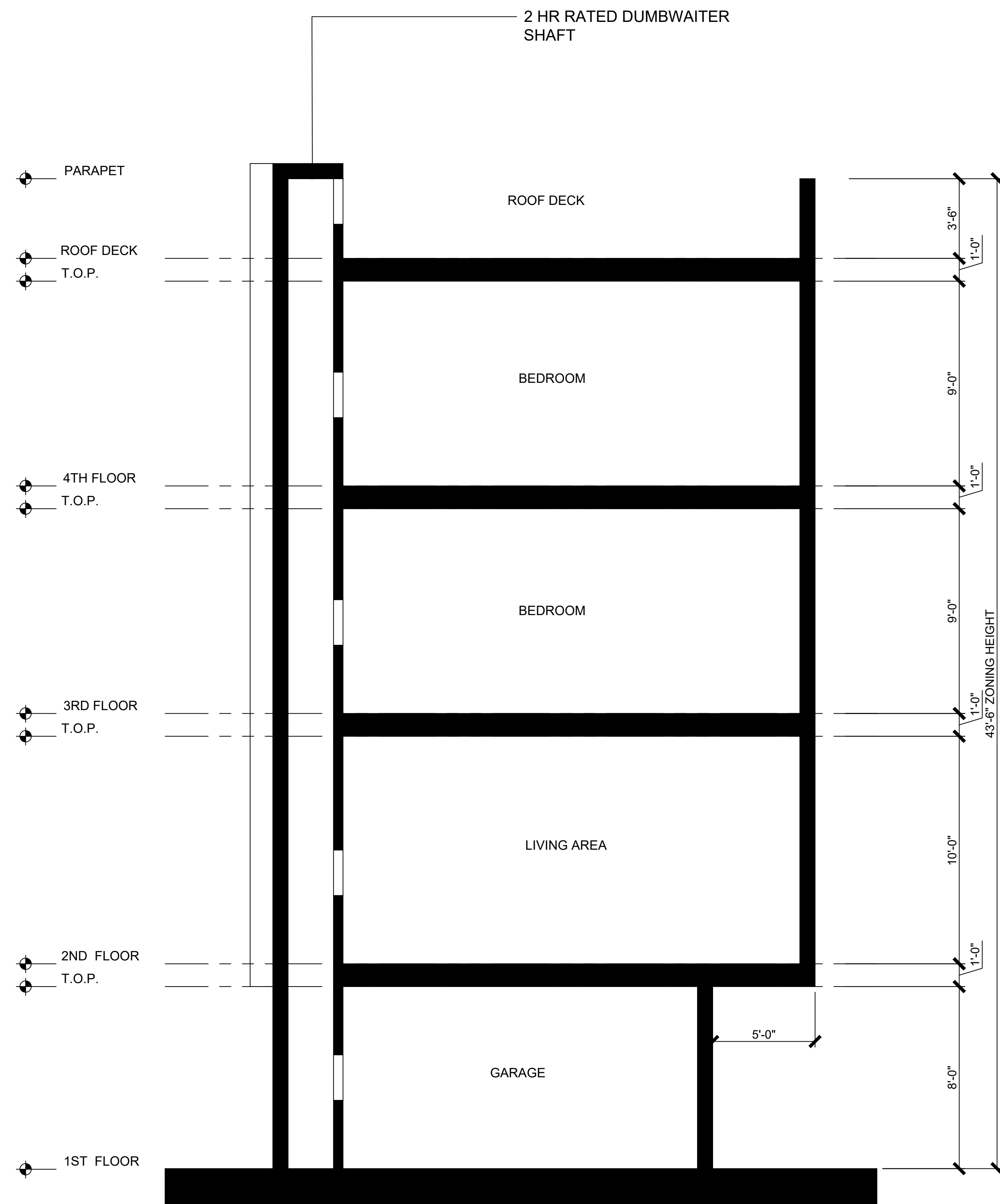
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SECTIONS

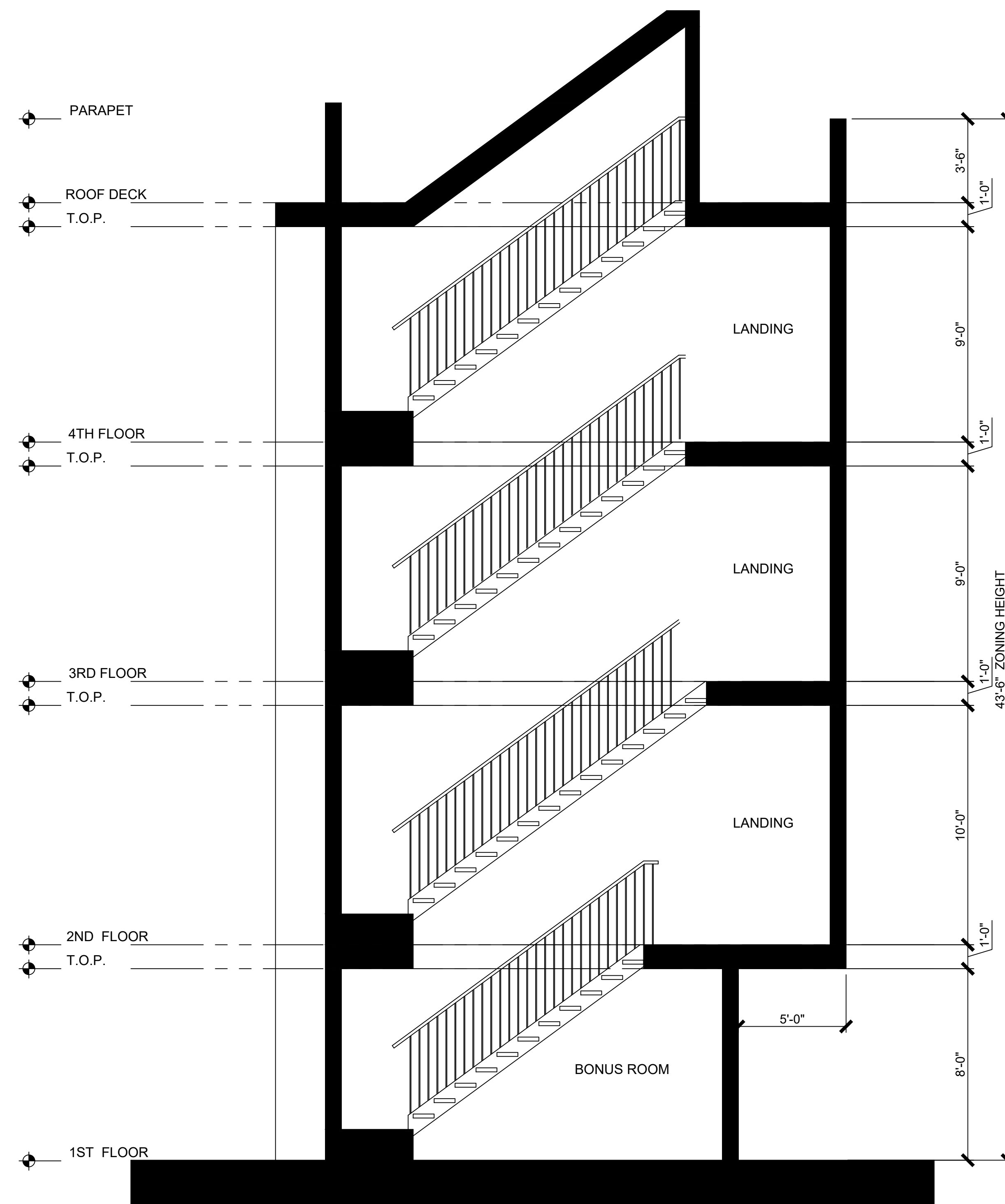
HOUSE TYPE A, C

Sheet No. :

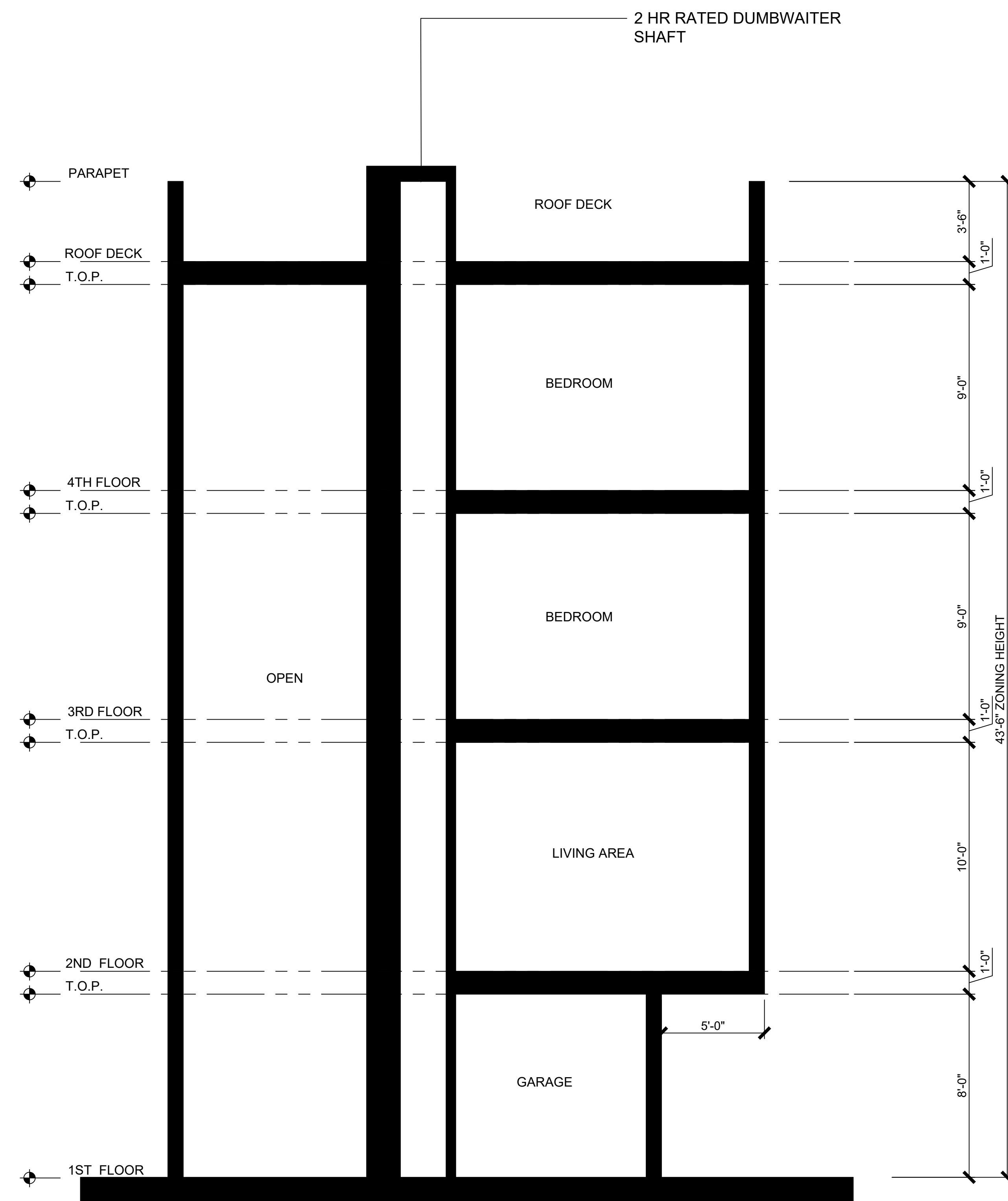
A04.01



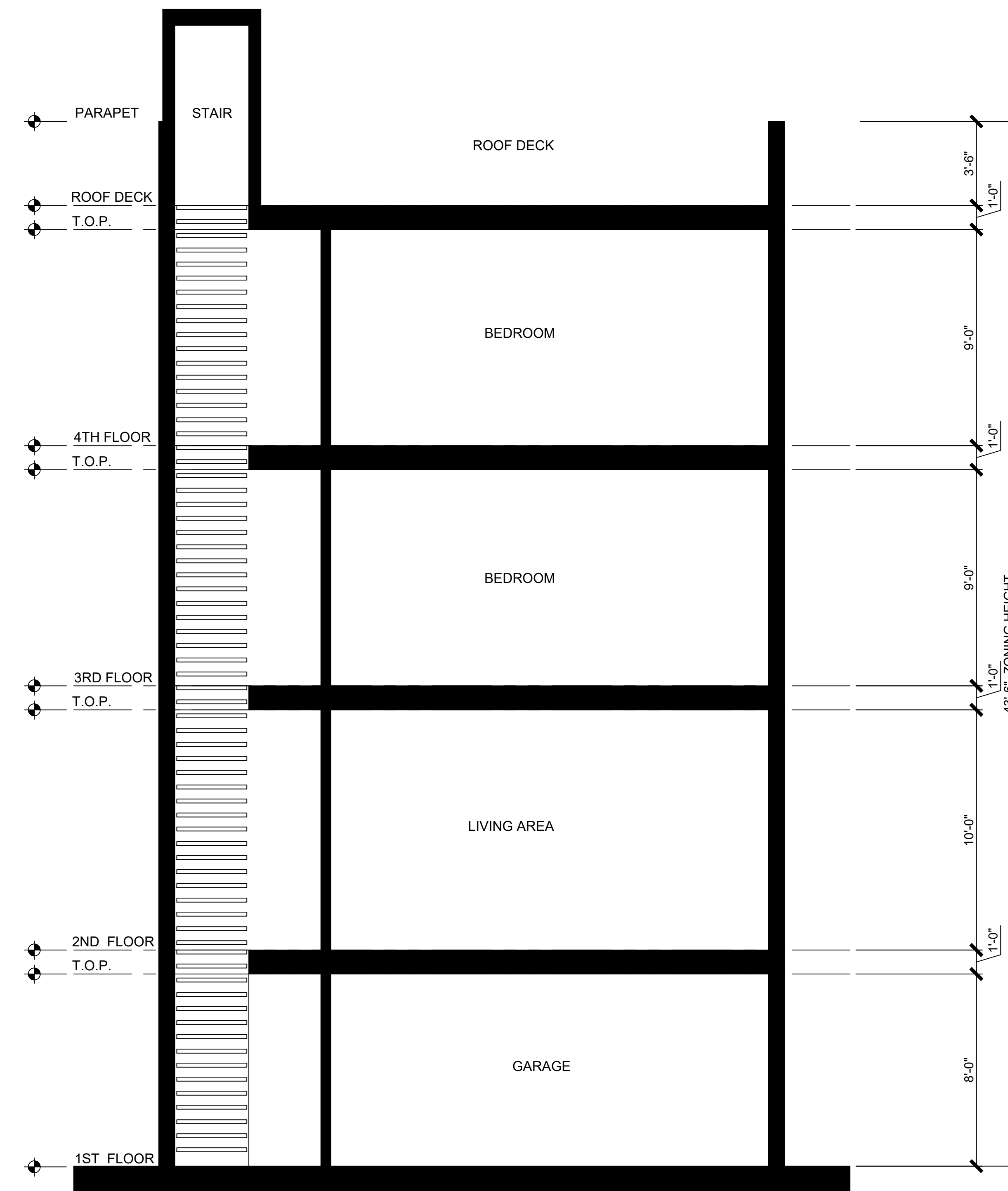
HOUSE TYPE A: NORTH-SOUTH SECTION
SCALE 1/4" = 1'-0"



2 HOUSE TYPE A: NORTH-SOUTH SECTION



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



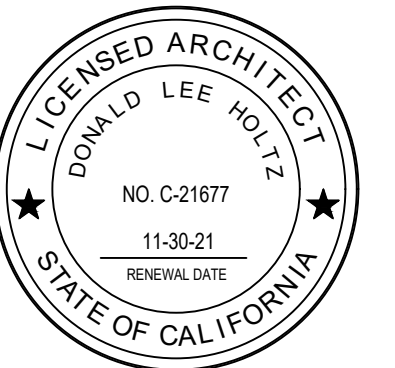
HOUSE TYPE A: NORTH-SOUTH SECTION
SCALE 1/4" = 1'-0"

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Project :

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 xxx
 xxx

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 Reviewed By: DLH
 Date: XX/XX/XX
 Scale: AS NOTED

Drawing Title :

SECTIONS
HOUSE TYPE A, C

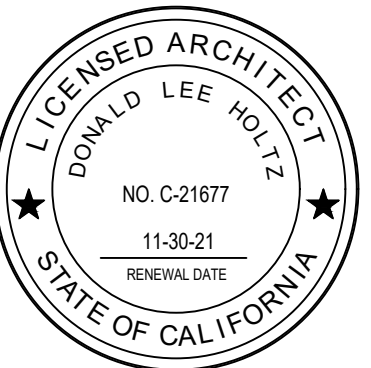
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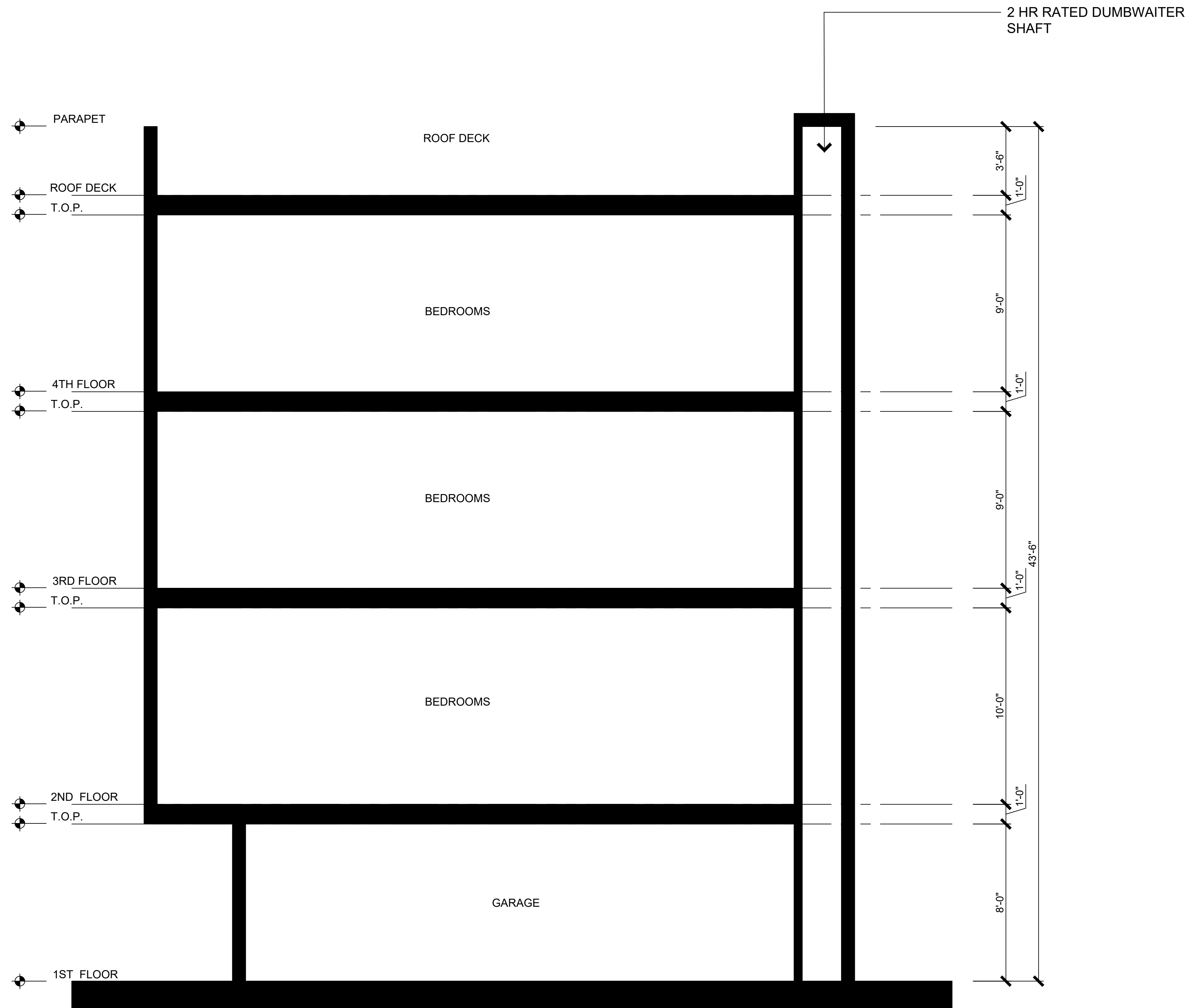
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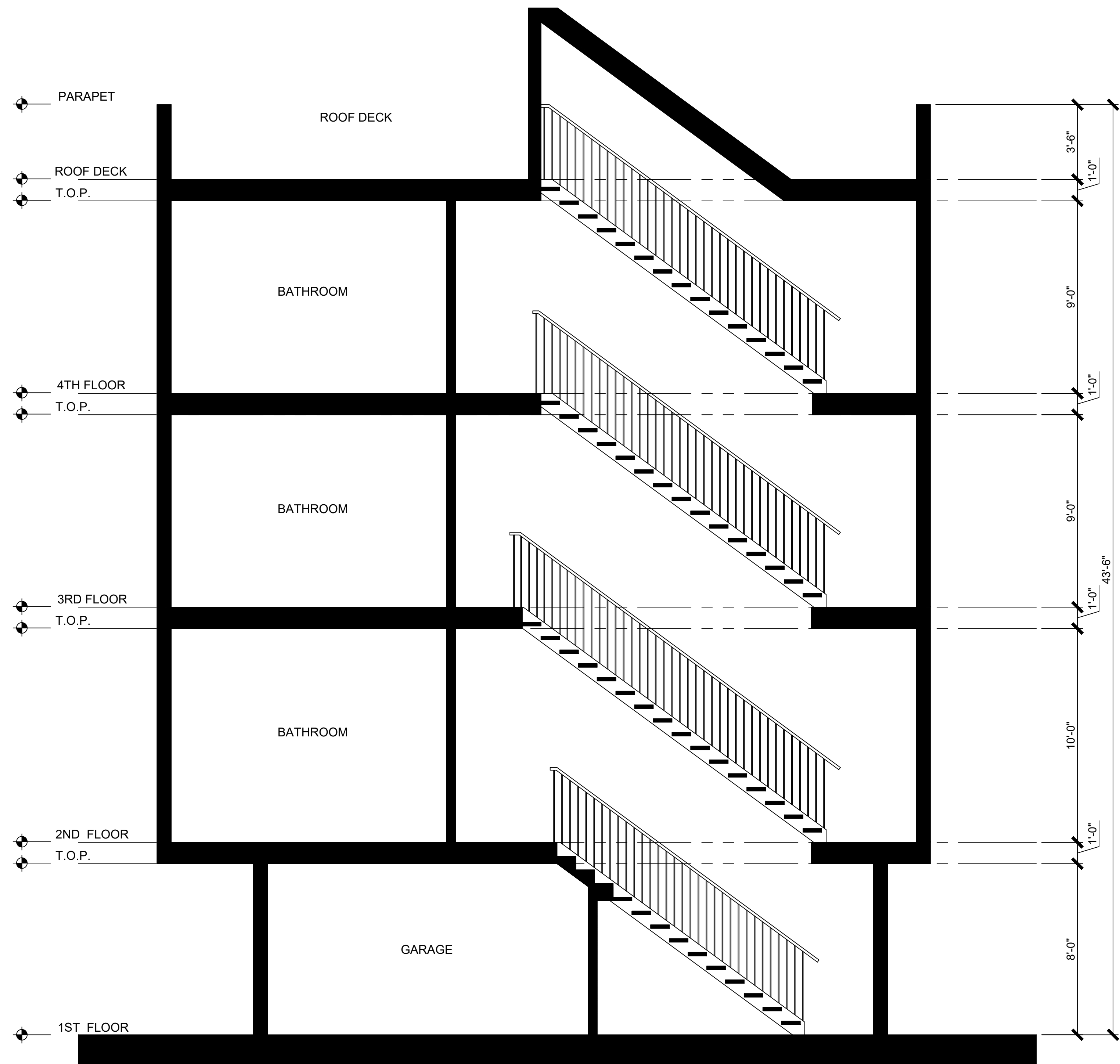
HOUSE TYPE B, D

Sheet No. :

A04.03



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



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

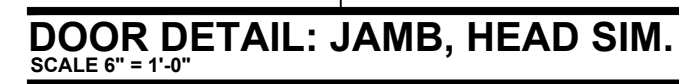


26



17

NOT USED
SCALE 6" = 1'-0"



11



2



18

NOT USED
SCALE 6" = 1'-0"



3



24



PERFOR
SCALE 6" = 1'-0"



9



4



10 TYPICAL ENTRY DOOR: SILL

5

[illegible]

A06.01


WL 1054

System No. W-L-1054

2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. (57 mm). Pipe may be installed with continuous point contact. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used.
 - A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
 - C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) diam steel conduit.
 - D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
 - E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



HilTI Firestop Systems

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October 14, 2015

Page: 2 of 2

17



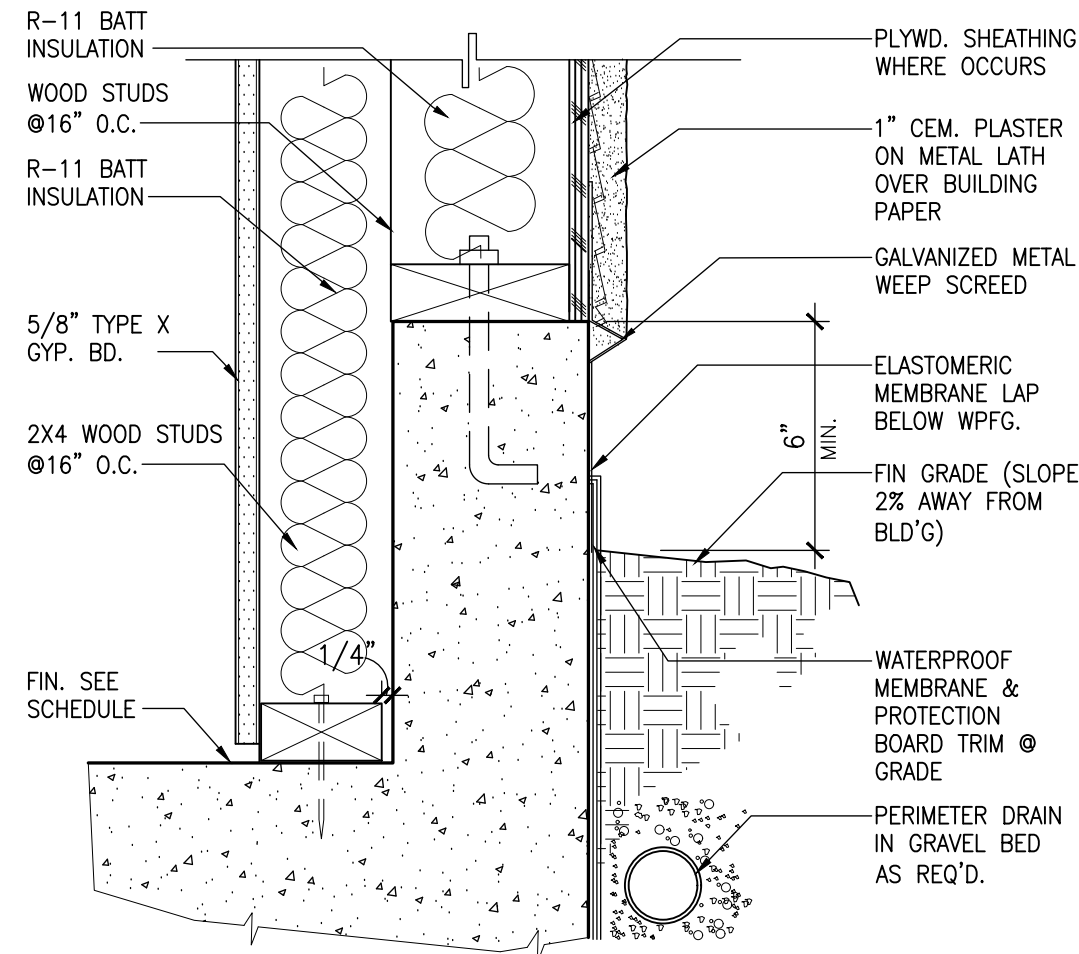
Professional Seal of Donald Lee Holtz, Licensed Architect, State of California, No. C-21677, 11-30-21.

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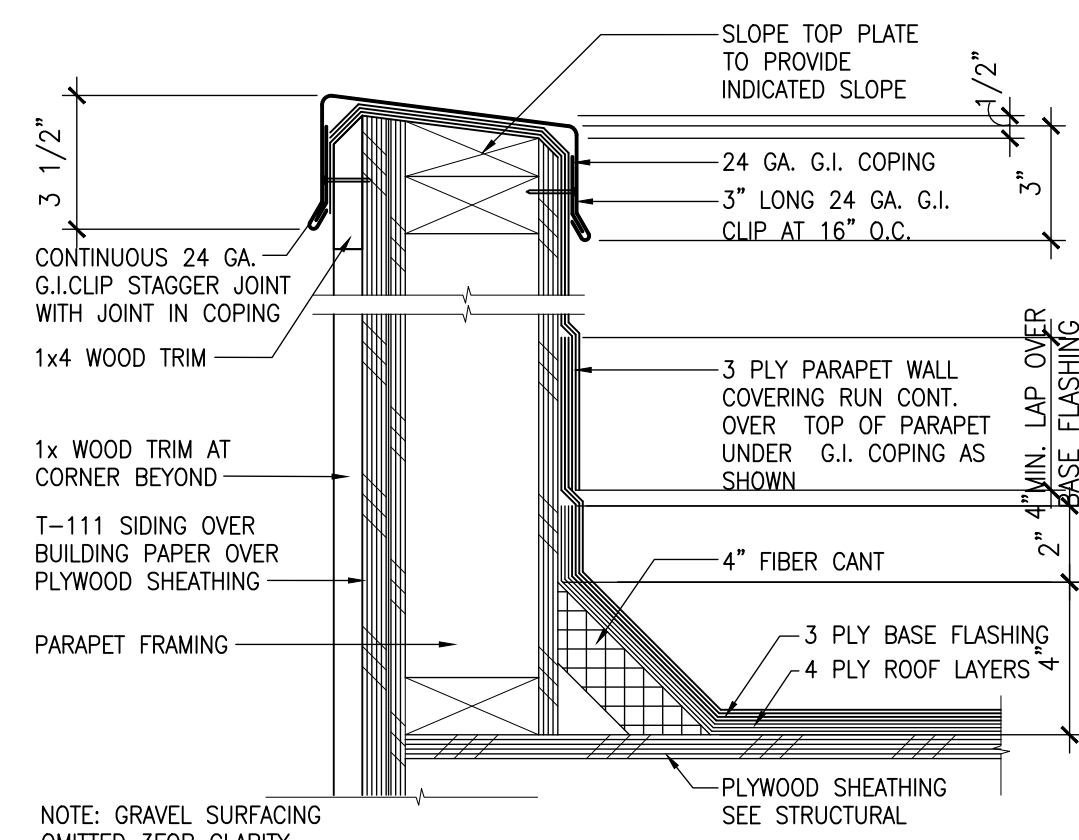
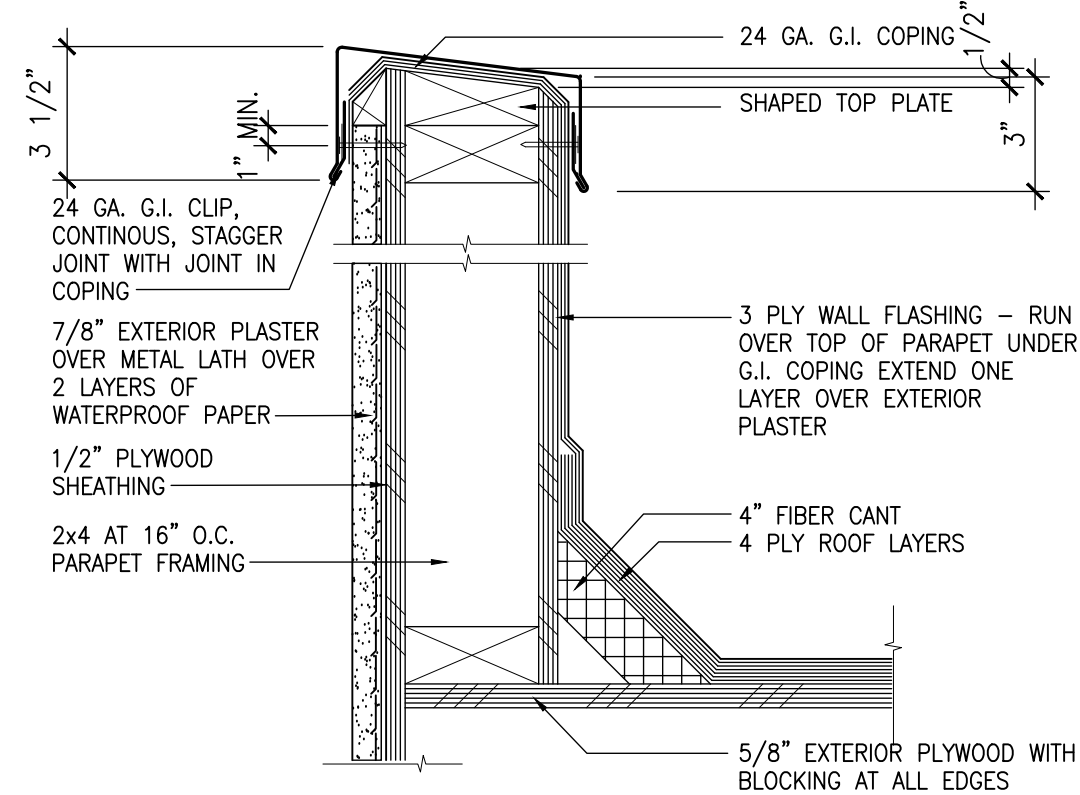
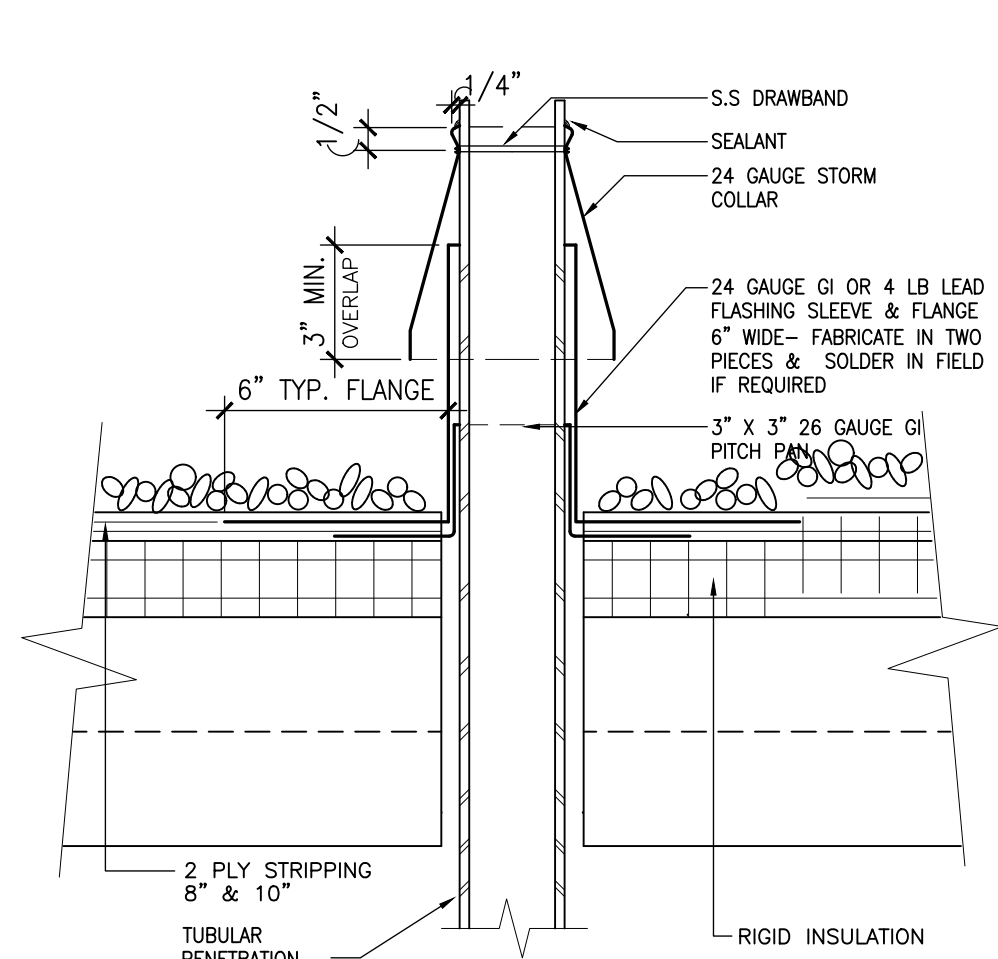
REVISIONS

NON-STRUCTURAL FRAMING DETAILS, STAIR DETAILS RATED PARTITIONS

A06.02



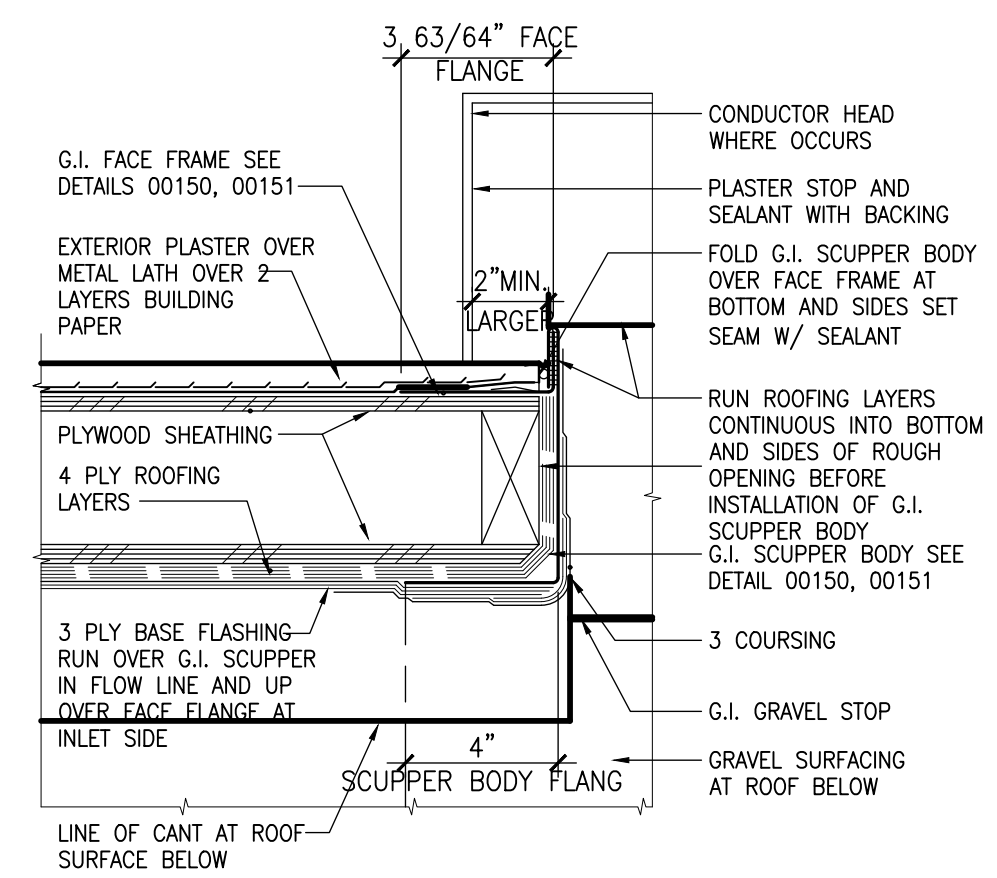
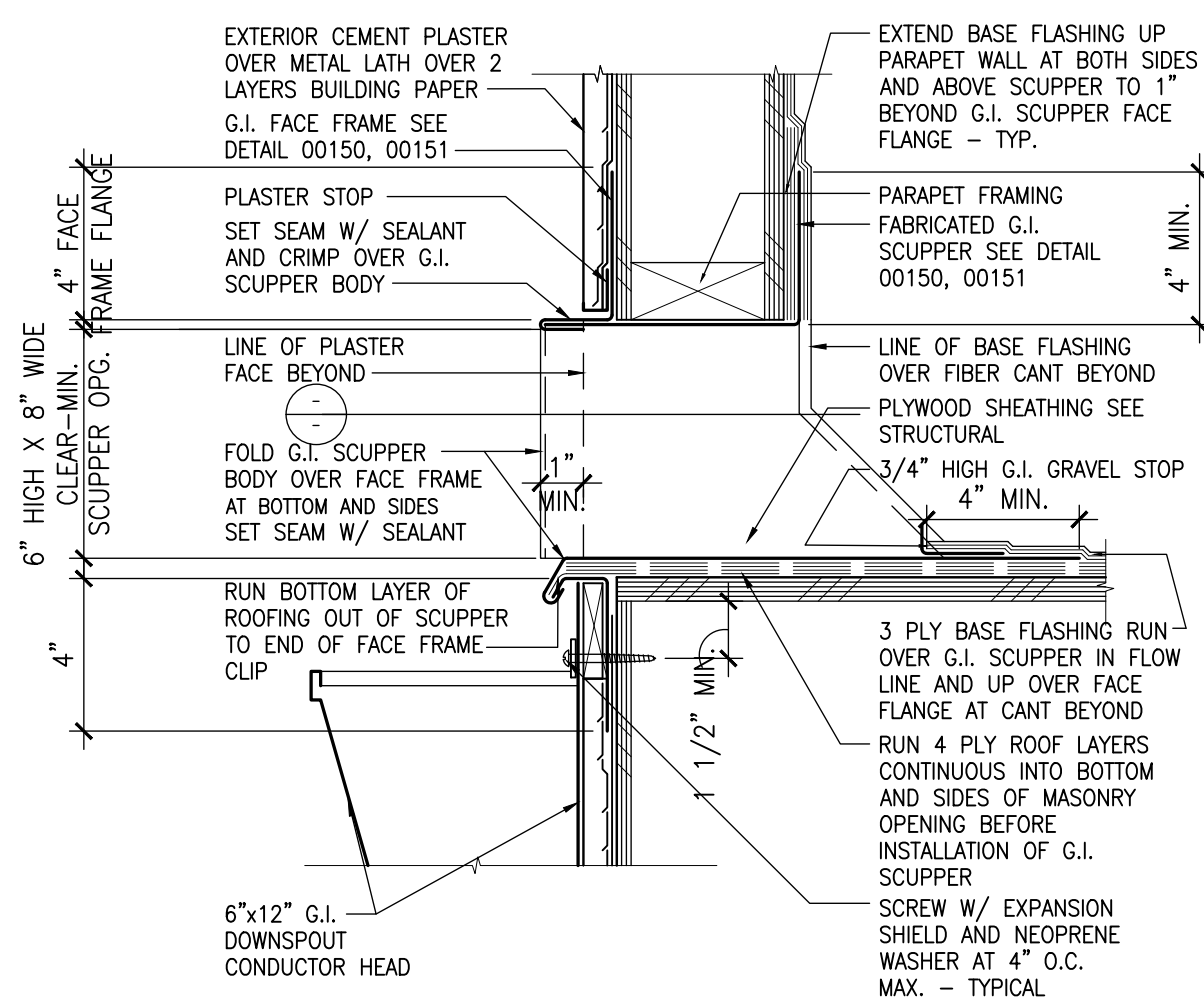
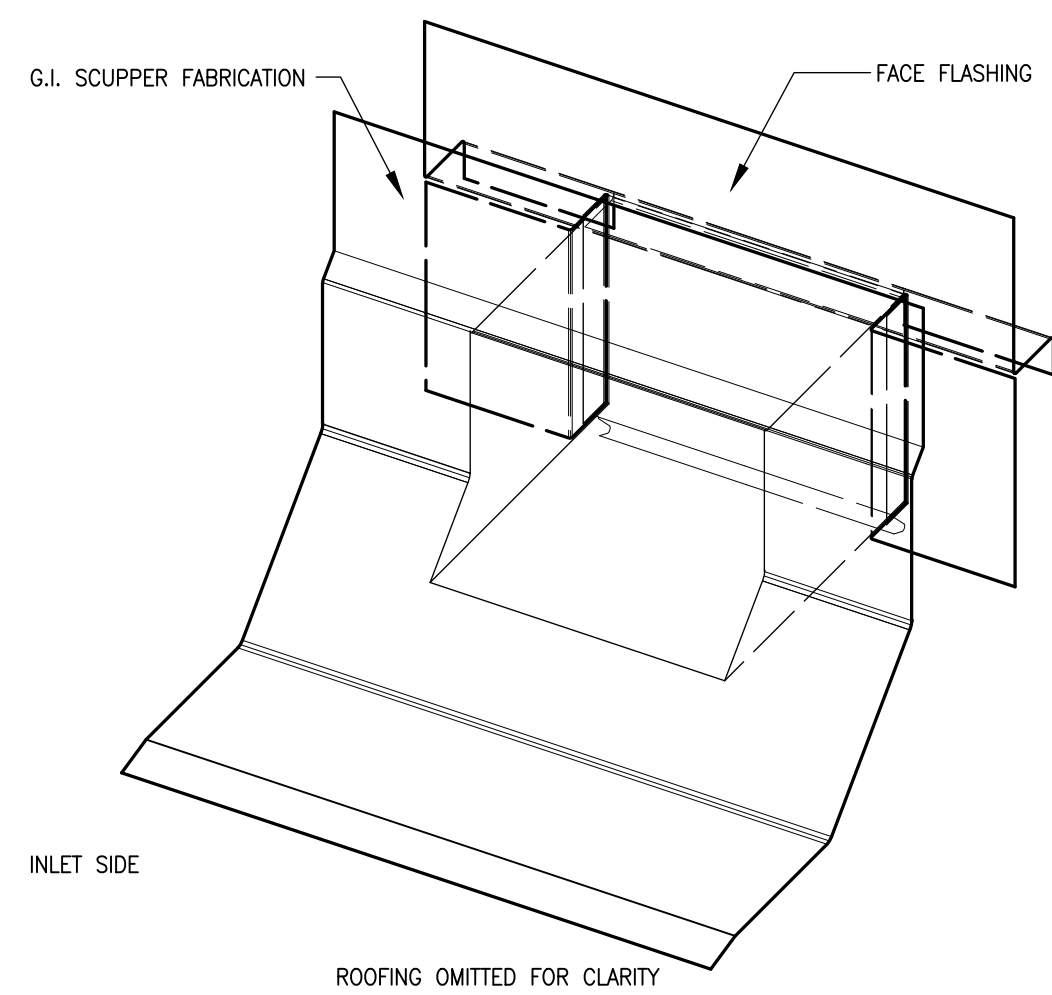
2 RETAINING WALL FOUNDATION



6 FLASHING @ ROOF PENETRATION

5 PARAPET @ PLASTER WALL

4 PARAPET @ WOOD SIDING

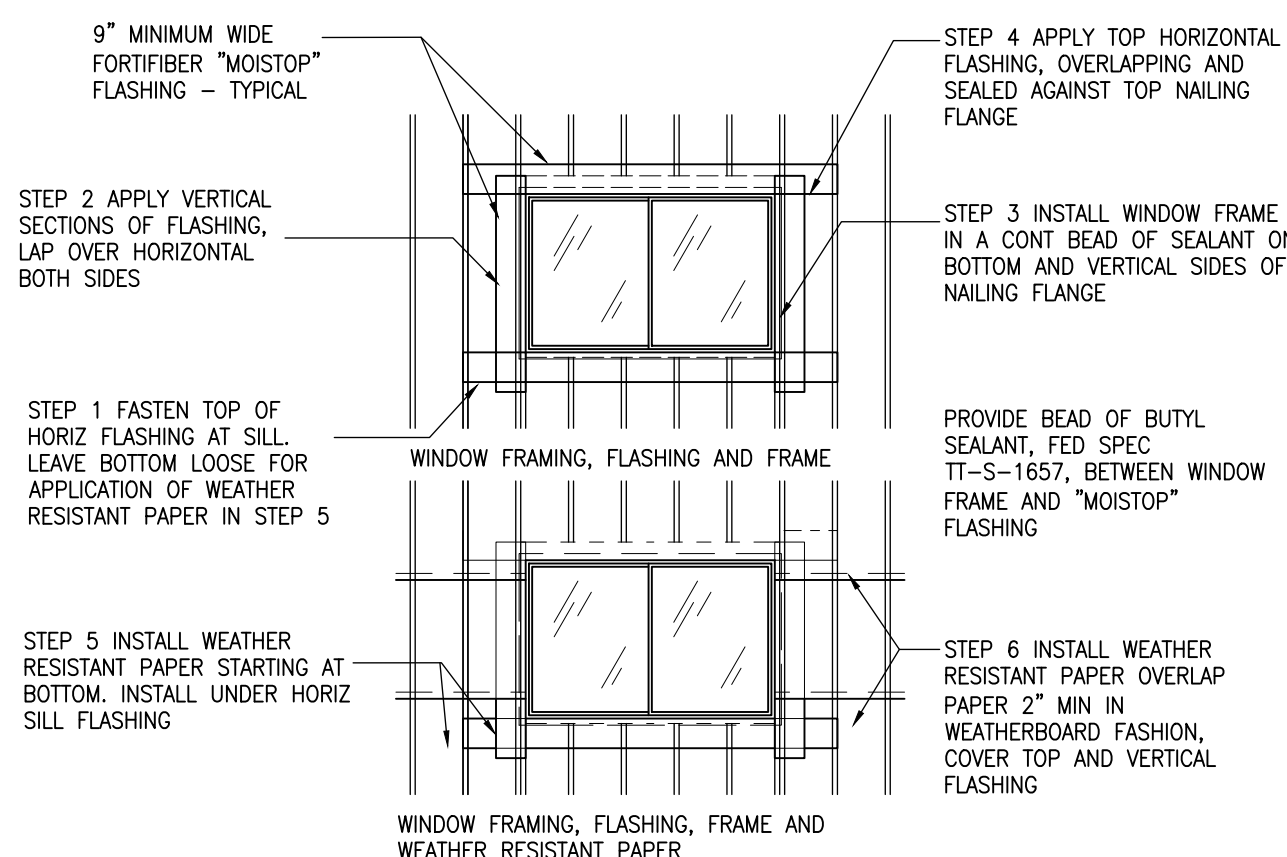
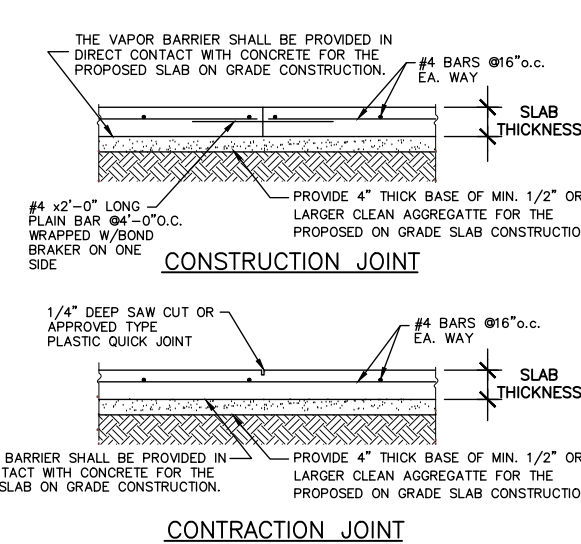
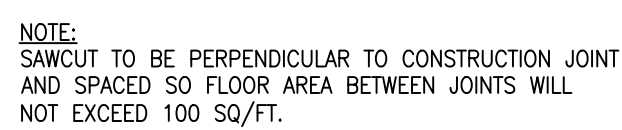
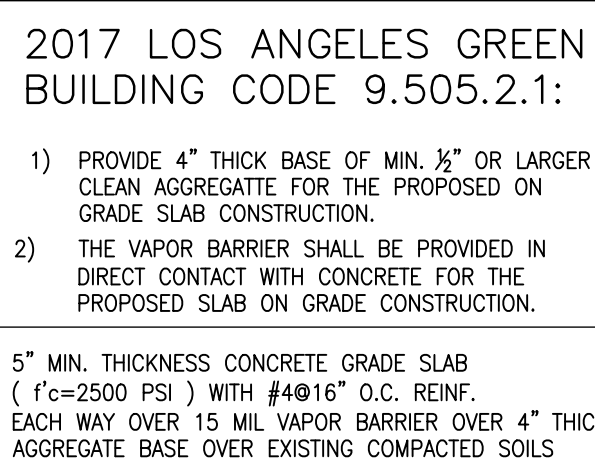


ISOMETRIC SCUPPER

SCALE 3" = 1'-0"

9 PARAPET SCUPPER @ PLASTER WALL

SCUPPER PLAN SECTION
SCALE 3" = 1'-0"



CAPILLARY BREAK DETAIL

SCALE 3" = 1'-0"

FLASHING DETAIL

SCALE 3" = 1'-0"

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DATE		REVISIONS

Project :

Small Lot Subdivision: 7 Lots
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Van Nuys, CA 91401

Client :

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xxx
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Drawing Title :

ROOF, WATERPROOF DETAILS

Sheet No. :

A06.03



A06.04



BRIDGE/POST INTERFACE @ EXPANSION JOINT - NORTH3
3" = 1'-0"

PARAPET WALL AT EQUIPMENT PAD3	16
3" = 1'-0"	

EXPANSION/SEISMIC JOINT AT FLOOR2
3" = 1'-0"

$$1\frac{1}{2}'' = 1'-0''$$

7	ROOF - FLASHING @ SCUPPER2 2" = 1' 0"
---	--

EQUIPMENT CURB AT ROOF2	15
6" = 1'-0"	

L OVERFLOW SCUPPER2

SEISMIC JOINT AT FLOOR2

8 ROOF - LEADER HEAD AT ROUND R.W.L.2
1.4' (3" = 1' 0")

EQUIPMENT MOUNTING PAD AT ROOF2	14
1" = 1'-0"	

PLASTER WALL @ B.U.R.

SECTION THROUGH POST BASE @ PODIUM2
3" = 1'-0"

6	ROOF - ROUND R.W.L. SECTION
---	-----------------------------

ROOF HATCH2 11

	REQUIRED
	ROOF DRAIN & OVERFLOW
	3" = 1'-0"

SECTION THROUGH POST BASE @ PODIUM SLAB EDGE2

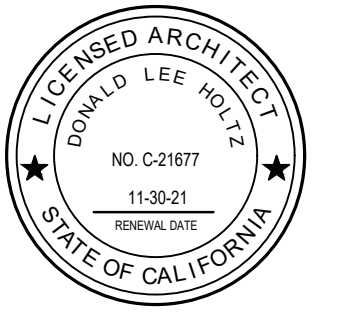
5	ROOF - SCUPPER @ ROUND R.W.L.2
---	--------------------------------

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DETAILS

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1



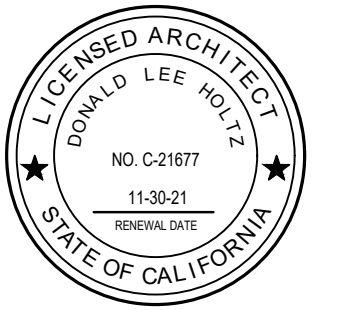
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A07.01

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RENDERINGS

A07.02



1



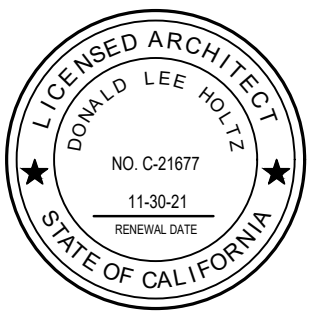
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RENDERINGS

A07.03



1



2

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FACADE MATERIALS

Sheet No. :

A07.04



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
NO SCALE

2 PARKLEX FACADE MATERIAL

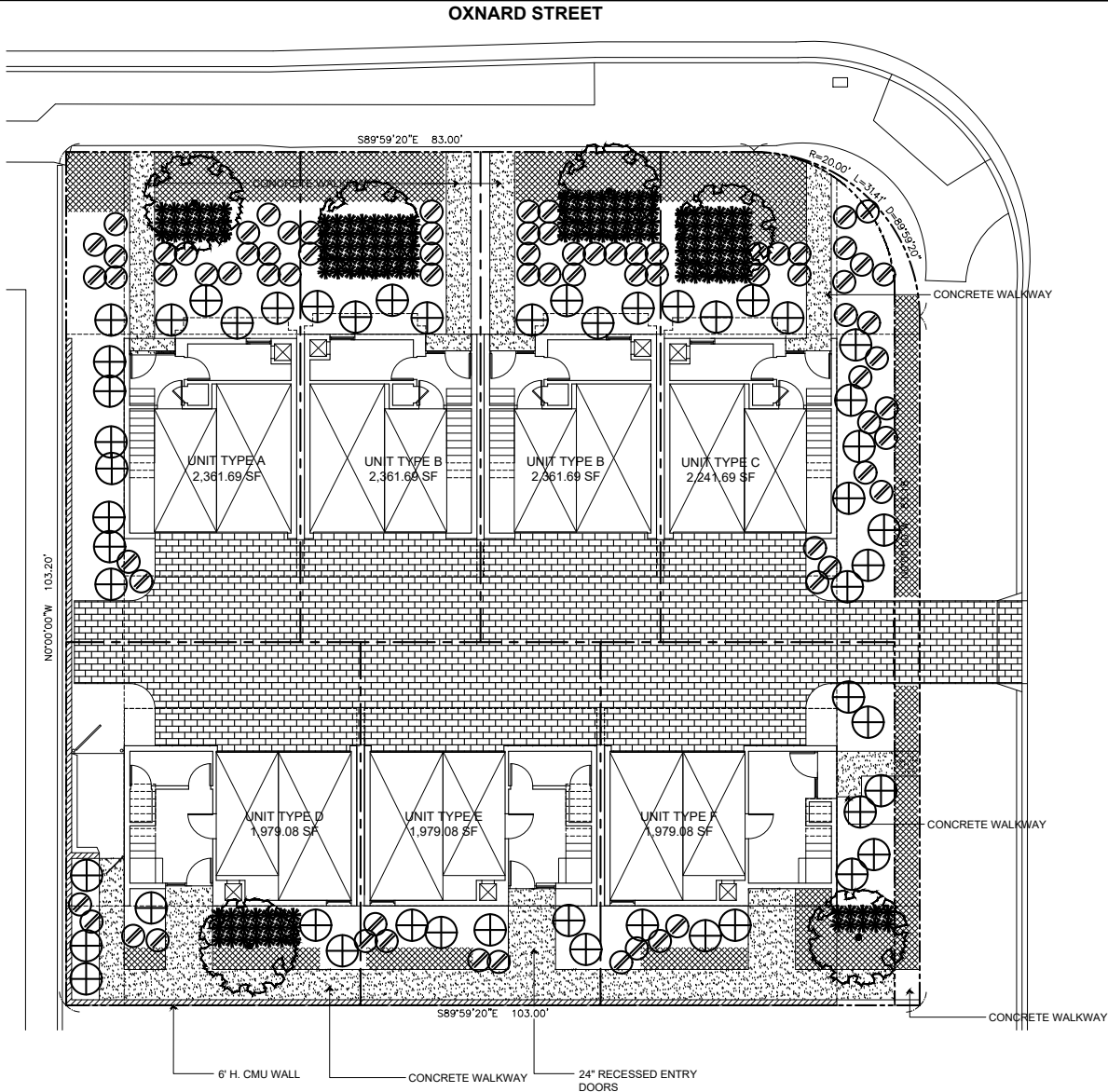
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Drawing Title :

FACADE MATERIALS

Sheet No. :

A07.04



ALL LANDSCAPE AREAS NOT
PLANTED SHALL BE COVERED
WITH DECOMPOSED GRANITE
WITH A WEED INHIBITING
FLOW THROUGH
UNDERLAYMENT

FINAL PLACEMENT OF ALL
PLANT MATERIALS SHALL
BE APPROVED BY THE
LANDSCAPE ARCHITECT

PROJECT INFORMATION

SCOPE OF WORK: SMALL LOT SUBDIVISION

APN: 2246003032

LEGAL DESCRIPTION: TR 1000, LOT PT 59

ZONE: RD1.5-1

VTT NO: 83061

GREEN BUILDING COMPLIANCE

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	5
ON OR OFF-SITE RECYCLING ALL VEGETATIVE WASTE	5
USE OF LA CITY ORGANIC TOPGRO COMPOST	5
TOTAL POINTS	15

GENERAL LANDSCAPE NOTES

I HAVE REVIEWED THE APPROVED "SOLAR ACCESS REPORT" PREPARED BY _____, DATED _____, 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, SL-2.

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.

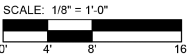
B) SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC).

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	Quantity	Size	WUCOLS	Remarks
	TREES <i>Olea europaea</i> 'Swan Hill' / Fruitless Olive	4	36" Box	L	multi-trunk
	SHRUBS <i>Juncus patens</i> / California gray rush @ 18" o.c.	56	1g	L	
	<i>Lavandula stoeches</i> / Spanish lavender @ 30" o.c.	49	5g	L	
	<i>Muhlenbergia rigens</i> / Deer grass @ 36" o.c.	25	5g	L	
	GROUND COVER <i>Lantana montevidensis</i> / Lantana 415 sf @ 36" o.c. = 42 plants	35	1g	L	



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Drawing Title :

LANDSCAPE PLAN

Sheet No. :

L.01