

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

Table with 4 columns: ENV No. (2015-3318-CE), Existing Zone (TR(R) RS-1-RFA), District Map (2100189), APC (North Valley), Community Plan (Sunland-Tujunga-Lakeview Terrace), Council District (7), Census Tract (1031.01), APN (ZSS1019005), Case Filed With (Daniel Skolnick), Date (9/9/15)

CASE NO. DIR 2015-3317-SPP

APPLICATION TYPE SPECIFIC PLAN EXCEPTION. PROJECT PERMIT COMPLIANCE
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project: 11104 N. ORO VISTA Ave. Zip Code: 91040
Legal Description: Lot FR 115 1/2 Block - Tract WESTERN EMPIRE
Lot Dimensions: 100' x 316'-11" Lot Area (sq. ft.): 31,689 Total Project Size (sq. ft.): 3810

2. PROJECT DESCRIPTION

Describe what is to be done: PROPOSED 2 STORY, 3810 S.F. OF SINGLE FAMILY DWELLING W/ ATTACHED GARAGE

Present Use: S.F.D. Proposed Use: S.F.D.
Plan Check No. (if available): B15 VN 02113 Date Filed: 2/19/2015
Check all that apply: [X] New Construction [] Change of Use [] Alterations [] Demolition
[] Commercial [] Industrial [] Residential [] Tier 1 LA Green Code
Additions to the building: [] Rear [] Front [] Height [] Side Yard
No. of residential units: Existing To be demolished Adding Total

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: Code Section which authorizes relief: 11.5.7C

Code Section from which relief is requested: Code Section which authorizes relief:

Code Section from which relief is requested: Code Section which authorizes relief:

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name GARNIK G. BADALYANS Company 11104 OK+ VISTA LLC
 Address: 3444 EMERALD Isle dr. Telephone: (818) 9130586 Fax: (818) 549 0060
GLENDALFE CA Zip: 91206 E-mail: gbadalyans@yahoo.com

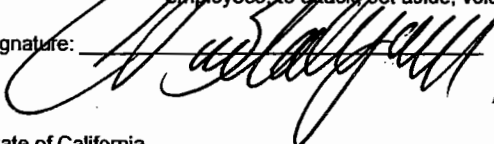
Property owner's name (if different from applicant) SAME
 Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

Contact person for project information Kamran Aryai Company Envirostructure
 Address: 3600 Wilshire Blv. Suite # 1402 Telephone: (213) 382 1210 Fax: (213) 382 1285
Los Angeles CA Zip: 90010 E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: GARNIK BADALYANS
 ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____
 (Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Signature (Seal)

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>\$ 2,393.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0203254393</u>	Deemed Complete by [Project Planner]	Date

DIR 2015-3317-SPP



Community Planning Referral Form

This form, completed and signed by appropriate Community Planning staff, must accompany any *Master Land Use Application* submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, Historic Preservation Overlay Zones (HPOZs), Design Review Board (DRB) areas, Community Design Overlay (CDO) districts, Pedestrian Oriented Districts (PODs), Neighborhood Oriented Districts (NODs), or Sign Districts (SN).

1. Name of Specific Plan, HPOZ, DRB, CDO, POD, NOD, or SN

If this is a Density Bonus case, please write "Density Bonus" and the name of the Community Plan area

San Gabriel / Verdugo Mountains

1a. Sub-Area (if applicable)

2. Address of Proposed Project:

11104 N. ORO VISTA Ave.

3. Description of Proposed Project:

2-STORY S.F.D. - new 3810 sq-ft. SFD.

Project Type: New construction Addition Renovation Sign Change of use Grading

If change of use, what is existing use? _____ Proposed use? _____

4. Note to Applicant: Other Approvals

Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary approvals from other City departments, including City Planning. Potential City Planning approvals in addition to Director's Determination are listed below. This list includes the most common approvals and is not exhaustive.

Zoning Administration

- Adjustment or Variance
- Conditional Use Permit (e.g. sale of alcohol)
- Coastal Development Permit Determination

CPC/APC/Director

- Site Plan Review
- Zone Change/General Plan Amendment
- Conditional Use Permit (e.g. educational institutions)
- Density Bonus

Advisory Agency

- Tract Map/Parcel Map
- Small Lot Subdivision

City of Los Angeles Department of City Planning WEBSITE: www.cityplanning.lacity.org

<u>DOWNTOWN OFFICE</u>	<u>VALLEY OFFICE</u>
City Hall - 200 N Spring St. Rooms 621 & 667	Marvin Braude Construction Center - 6262 Van Nuys Bl. Rooms 351 & 430

Questions 5 & 6 below to be filled out by Community Planner

5. Approved Filing (check all that apply):

Specific Plan/SN

- Project Permit
 - Minor (3 signs or less OR change of use)
 - Standard (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment)
 - Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.)
- Modification
- Adjustment
- Exception
- Amendment
- Interpretation
- Other
- Not a project per Specific Plan or SN

DRB

- Final Review
- Preliminary Review

CDO/POD/NOD

- Discretionary Action
 - Minor (3 signs or less OR change of use)
 - Standard (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment)
 - Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.)
- Sign-off only
- Not a project

WPOZ

- COA
- CCMP
- Amendment
- Demolition
- Other

Is the project located in a Federal District/ National Register Historic District or a California Register Historic District? Yes¹ No

Does the project involve demolition of a Contributing building or structure? Yes¹ No

¹ Certificate of Appropriateness (COA) on properties located in Federal Districts/ Nation Register Historic Districts or in California Register Historic Districts do not qualify for Categorical Exemptions. Projects involving the demolition of Contributing buildings or Structures do not qualify for Categorical Exemptions. Check "Environmental Assessment Form," below and direct applicant to apply for an EAF.

Density Bonus

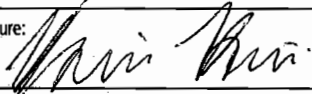
- Density Bonus and/or parking reduction only
- Density Bonus Referral Form attached
 - On-menu incentives requested
 - Off-menu incentives requested

GPA and/or ZC

- Consultation completed

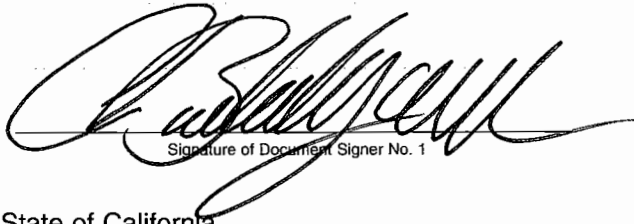
6. Environmental Clearance (check one):

- Categorical Exemption
 - (Not for Specific Plan Exception cases, unless the project is a sign)
- Environmental Assessment Form (EAF)
- Reconsideration of: _____
- Existing ENV Case Number: _____
- Public Counter to determine environmental clearance
- Other entitlements needed

Community Planning Staff Signature: 	Phone Number: 818 374-5038
Print Name: Kivan Kishi	Date: 8/21/15
Base Fee (List each entitlement base fee separately):	

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

X 
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

3 day of August, 2015, by
Date Month Year

(1) Garnik Ghahikandi Badalyans,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature 
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT
OF SIGNER #1

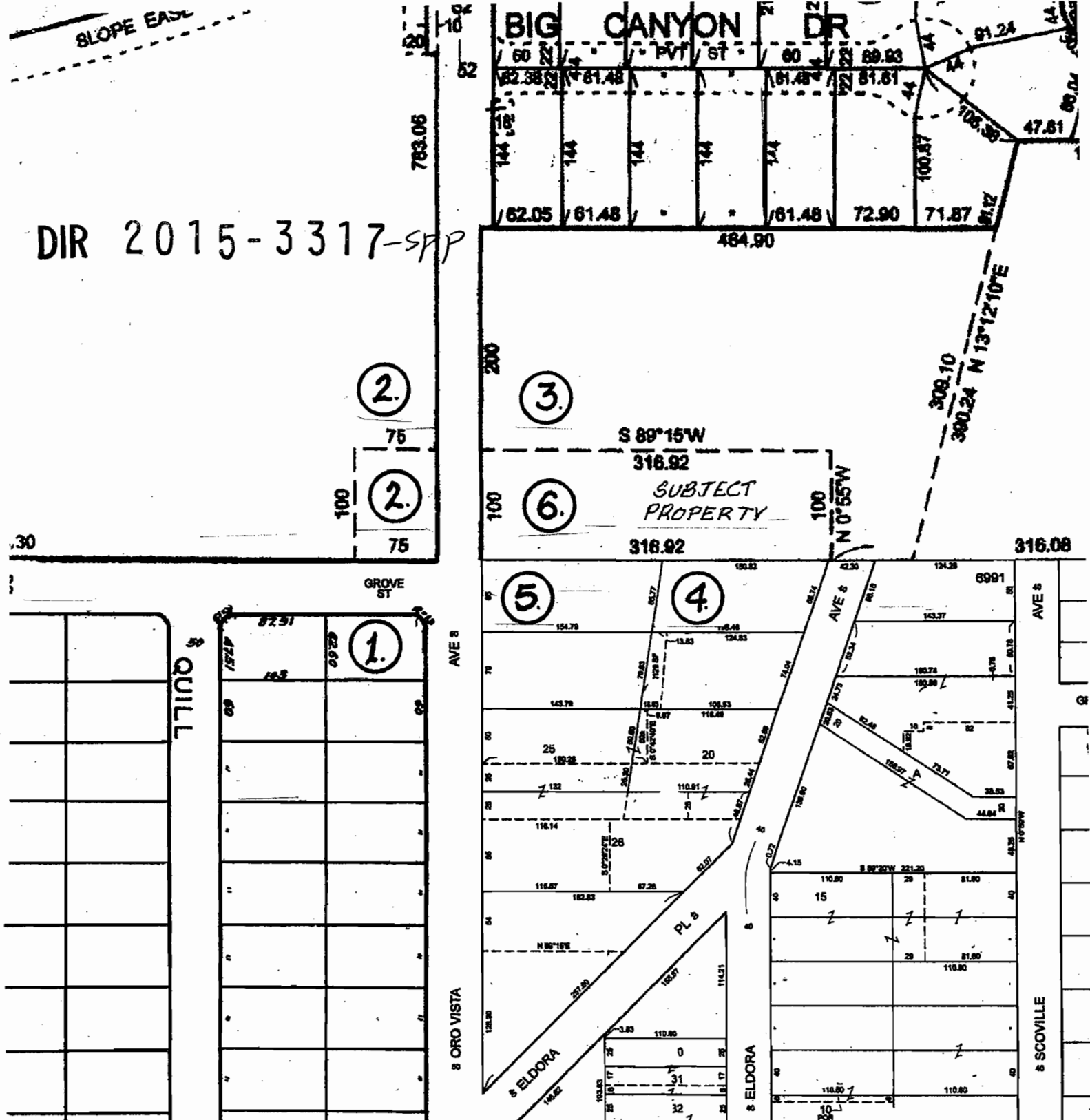
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER #2

Top of thumb here

SLOPE EAST

DIR 2015-3317-SFP



ABUTTING PROPERTY OWNERS

11104 ORO VISTA AVE.
SUNLAND, CA 91040

APN: 2551-019-005

Prepared by Williams Land Use Services ~ phone 818-542-4109



PENALTY OF PERJURY STATEMENT

- ABUTTING -

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date: 08/04/2015. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

Janelle P. Williams
(Print or type)

Janelle P. Williams
(Signature)

~~I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date: _____~~

~~_____
(Print or type)~~

~~_____
(Signature)~~

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional Information

- * (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- ** (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

NOTE: The Department shall not accept the application, maps and ownership list which bear a date of more than 90 days prior to the date the application is accepted for process. Furthermore, the applicant may be required to update the radius map and ownership list prior to scheduling the public hearing for a discretionary Planning Department application.

**ABUTTING PROPERTY OWNERS
11104 ORO VISTA AVE.
SUNLAND CA 91040**

1. 2551-034-001
FUENTES MAUDA
11057 ORO VISTA AVE
SUNLAND CA 91040

2. 2551-019-901 & 902
L A CITY
111 E 1ST ST #201
LOS ANGELES CA 90012

3. 2551-019-014
CHAPEL OF THE HILLS ASSEMB OF GOD
11120 ORO VISTA AVE
SUNLAND CA 91040

4. 2551-023-015
LAUE JOHN
11063 ELDORA PL
SUNLAND CA 91040

5. 2551-023-016
HESKETT VANDY & MICHELLE
11062 ORO VISTA AVE
SUNLAND CA 91040

6. SUBJECT PROPERTY 2551-019-005
11104 ORO VISTA LLC
1767 STANDARD AVE
GLENDALE CA 91201

ENVIROTECTURE INC.
3600 Wilshire Blvd., Suite 1402
LosAngeles, CA, 90010

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: **City of Los Angeles Department of City Planning** COUNCIL DISTRICT: **7**

PROJECT TITLE: **DIR 2015-3317 SPP** LOG REFERENCE: **ENV 2015-3318 CE**

PROJECT LOCATION: **11104 N DRO VISTA AVENUE**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: **PROPOSED 2-STORY 3,810 SF SINGLE FAMILY DWELLING**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: *****

CONTACT PERSON: **KAMRAN ARYA** AREA CODE: **213** TELEPHONE NUMBER: **382-1210** EXT.: **-**

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 3 Category 1 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Single family residence not in conjunction with the building of two or more units. In urbanized areas, up to three single family residences may be constructed under this exemption.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

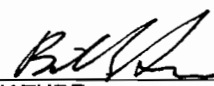
SIGNATURE: _____ TITLE: _____ DATE: _____

FEE: **881** RECEIPT NO.: **0203254393** REC'D. BY: **LADDS** DATE: **9/9/15**

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

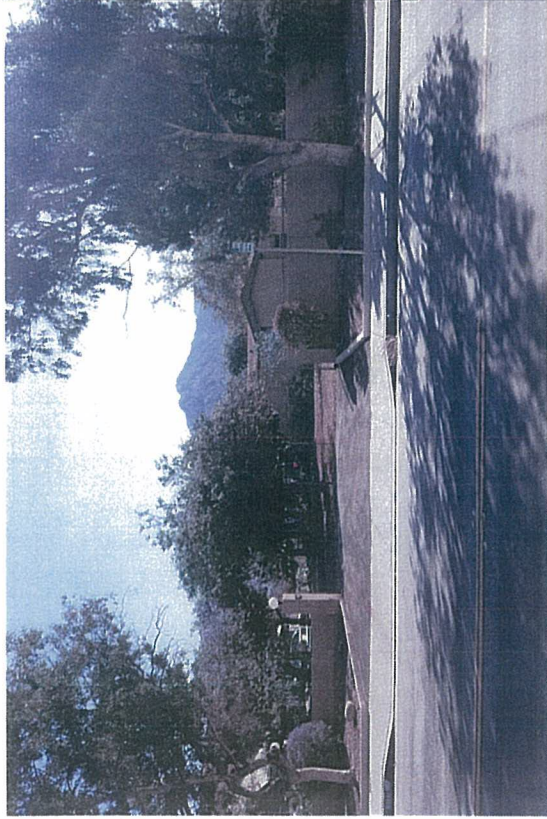
IF FILED BY THE APPLICANT:

* **BILL SUN FOR KAMRAN ARYA**
NAME (PRINTED) (AGENT)

* 
SIGNATURE

* **9-9-15**
DATE

DIR 2015-3317-spp



1- 11120 ORO VISTA AVE. NORTH NEIGHBOR



2- 11104 ORO VISTA AVE. SUBJECT PROPERTY



3- 11120 ORO VISTA AVE. NORTH NEIGHBOR



4- 11104 ORO VISTA AVE. SUBJECT PROPERTY

ENVIROTECHTURE
Architecture - Planning - Interior Design
3600 Wilshire Blvd, Suite 1402, Los Angeles, CA 90010

ORO VISTA SINGLE FAMILY DWELLING

11104 N. ORO VISTA AVE. SUNLAND, CA 91401

PHOTOGRAPH 01

Project number	0922
Date	08/17/15
Drawn by	Author
Checked by	Checker
	Scale

A-2



5- 11104 ORO VISTA AVE. SUBJECT PROPERTY



6- 11062 ORO VISTA AVE. SOUTH NEIGHBOR



7- INSIDE SUBJECT PROPERTY

ENVIROTECHTURE
 Architecture - Planning - Interior Design
 3600 Wilshire Blvd, Suite 1402, Los Angeles, CA 90010

ORO VISTA SINGLE FAMILY DWELLING

11104 N. ORO VISTA AVE. SUNLAND, CA 91401

PHOTOGRAPH 02

Project number	0922
Date	08/17/15
Drawn by	Author
Checked by	Checker
	Scale

A-3



8- ORO VISTA PARK



0- ORO VISTA PARK



10- ORO VISTA PARK

ENVIROTECHTURE
 Architecture · Planning · Interior Design
 3600 Wilshire Blvd, Suite 1402, Los Angeles, CA 90010

ORO VISTA SINGLE FAMILY DWELLING

11104 N. ORO VISTA AVE. SUNLAND, CA 91401

PHOTOGRAPH 03

Project number	0922
Date	08/17/15
Drawn by	Author
Checked by	Checker
	Scale

A-4

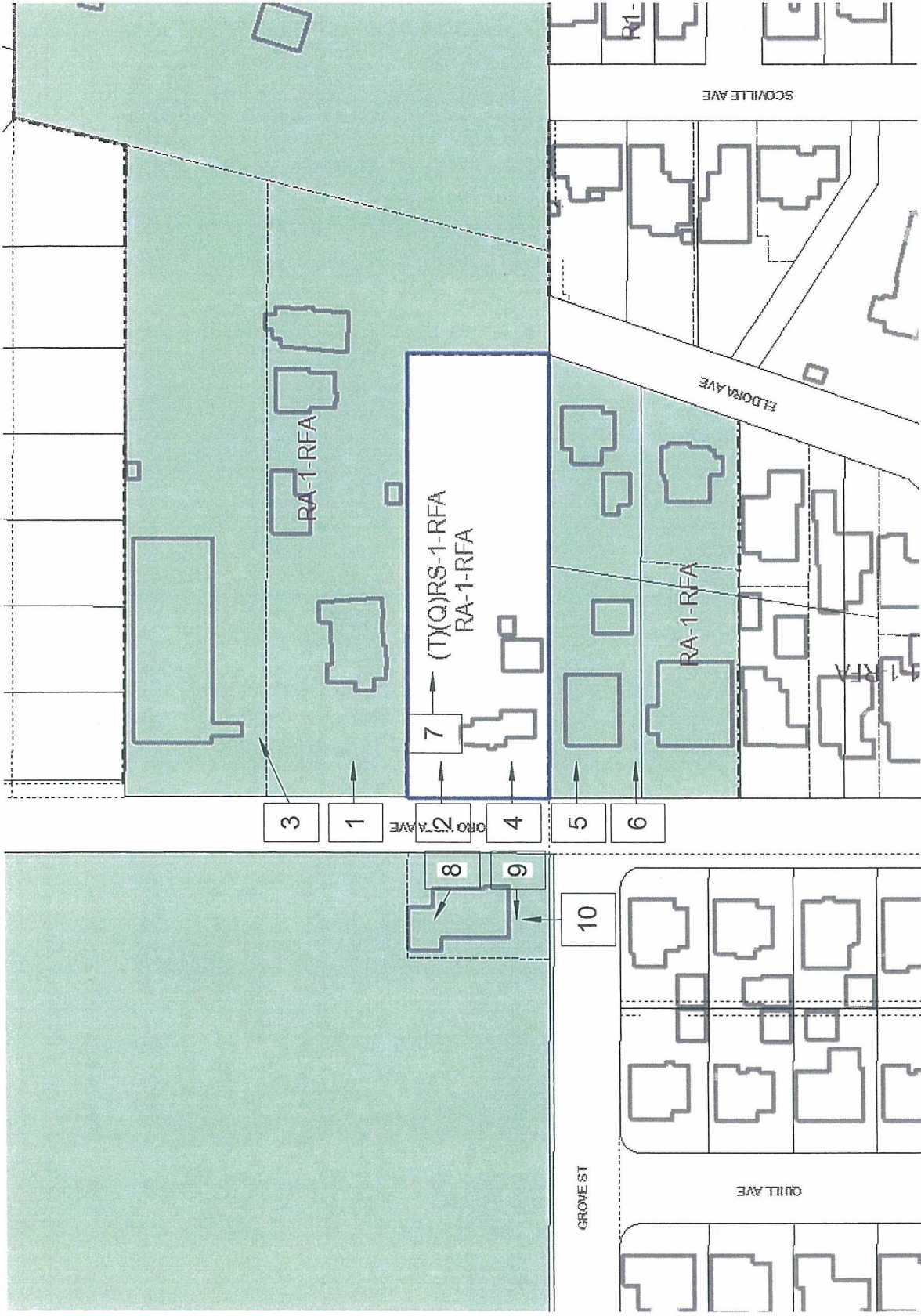


PHOTO INDEX MAP

Project number	0922
Date	08/17/15
Drawn by	Author
Checked by	Checker
	Scale

A-5

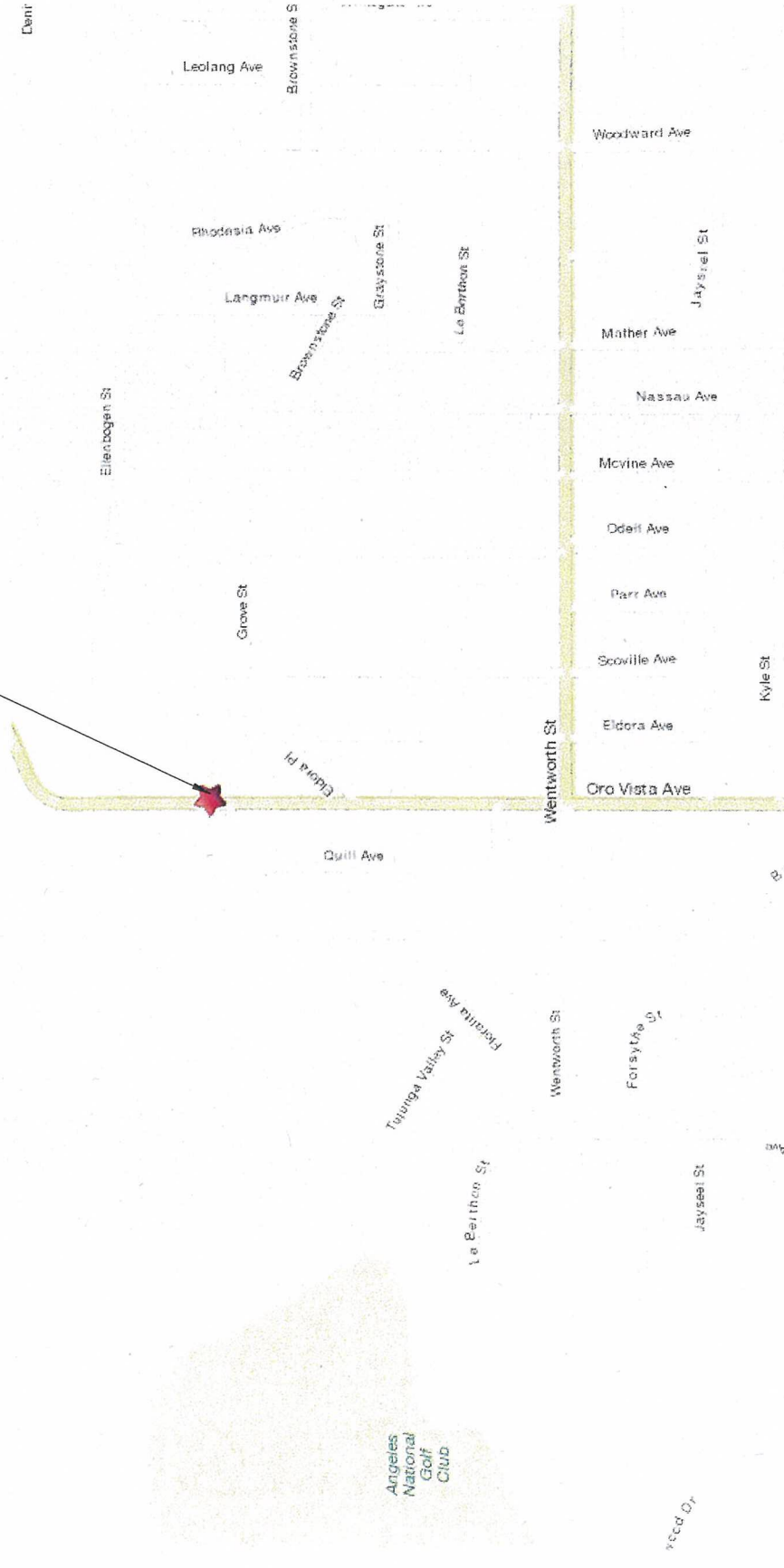
ORO VISTA SINGLE FAMILY DWELLING

11104 N. ORO VISTA AVE. SUNLAND, CA 91401

ENVIROTECTURE
 Architecture · Planning · Interior Design
 3600 Wilshire Blvd. Suite 1402. Los Angeles, CA 90010

DIR 2015-3317 - spp

11104 N. ORO VISTA AVE.



VICINITY MAP

ORO VISTA SINGLE FAMILY DWELLING

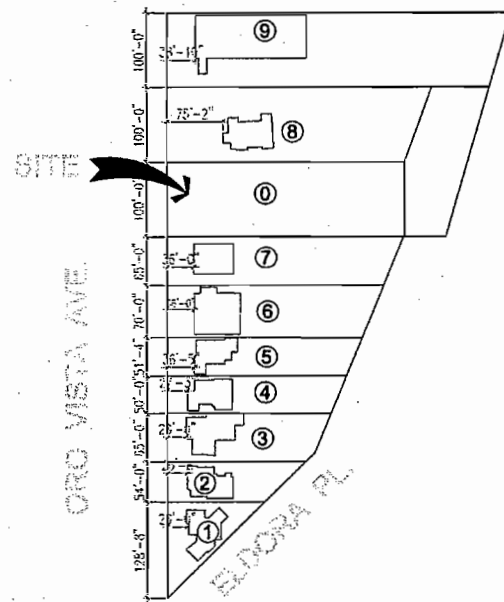
11104 N. ORO VISTA AVE. SUNLAND, CA 91401

Project number	0922	A-1
Date	08/17/15	
Drawn by	Author	
Checked by	Checker	Scale

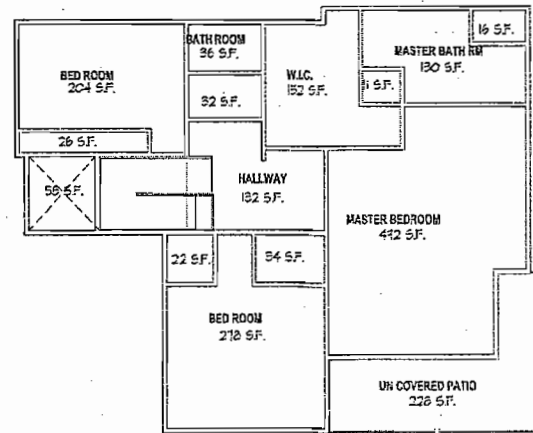
ENVIROTECTURE
 Architecture · Planning · Interior Design
 3600 Wilshire Blvd. Suite 1402, Los Angeles, CA 90010

8/17/2015 3:55:43 PM

PREVAILING SETBACK CALCULATION

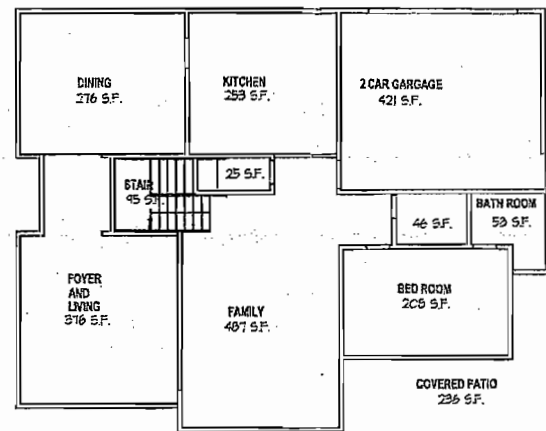


LOT NUMBER	0	1	2	3	4	5	6	7	8	9
SET BACK	SITE	26'-0"	26'-6"	26'-0"	27'-3"	36'-5"	36'-0"	36'-0"	75'-2"	38'-10"
FRONTAGE	100'-0"	128.68'	54'-0"	65'-0"	50'-0"	51'-4"	70'-0"	65'-0"	100'-0"	100'-0"



2ND FLOOR AREA

INSIDE WALLS (ZONING CODES)
 $204+36+152+130+132+412+228+218=1565$ SF
 CEILING GREATER THAN 14'-50-100=0
 ATTIC FLOOR AREA MORE THAN 1=110 S.F.
 $1565+110=1675 < 1677$ SF

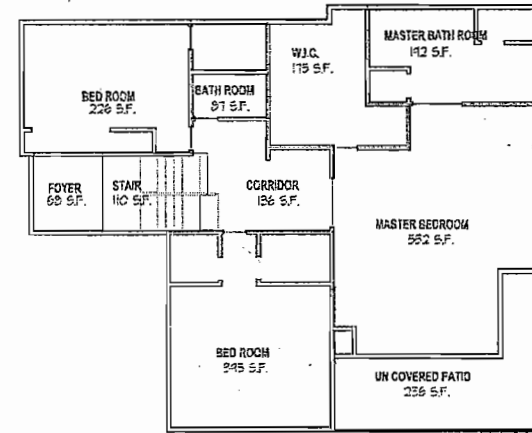


FIRST FLOOR AREA

INSIDE WALLS (ZONING CODES)
 $276+259+46+25+49+576+475+208=1815$
 $1815+421=2236$
 $2236+75=2311$ SF
 BASE FLOOR AREA: GARAGE AREA 421 SF
 $1888+421=2309$ SQ.FT. PORCH AREA 259 SF
 $2309+75=2384$ SF > 1,870 SF

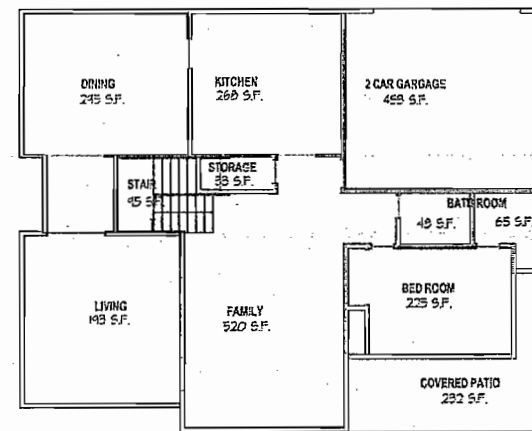
ZONING CALCULATION:
 $1815+1565+225=3605$ S.F.

BMO AREA:
 $1815+1565+110+(421-400=21)=3511$ S.F.



2ND FLOOR AREA

OUTSIDE WALLS (ZONING CODES)
 $140+124+75+265+180+87+532+345=1956$
2ND FLOOR=1,956 SF.

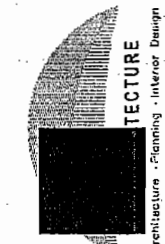


FIRST FLOOR AREA

OUTSIDE WALLS (ZONING CODES)
 $245+269+59+488+62+69+113+520+225+65+49=3250$
FIRST FLOOR AREA= 2,250 SQ.FT.
 GARAGE AREA 459 SF
 PORCH AREA 232 SF

No.	Description	Date

ORO VISTA RESIDENCE
 11104 ORO VISTA AVE
 SUNLAND, CA 91040



3600 Wilshire Blvd. Suite 1402, Los Angeles, CA (213) 382-1210

AREA CALCULATION
 AND PREVAILING SET
 BACK CALCULATION

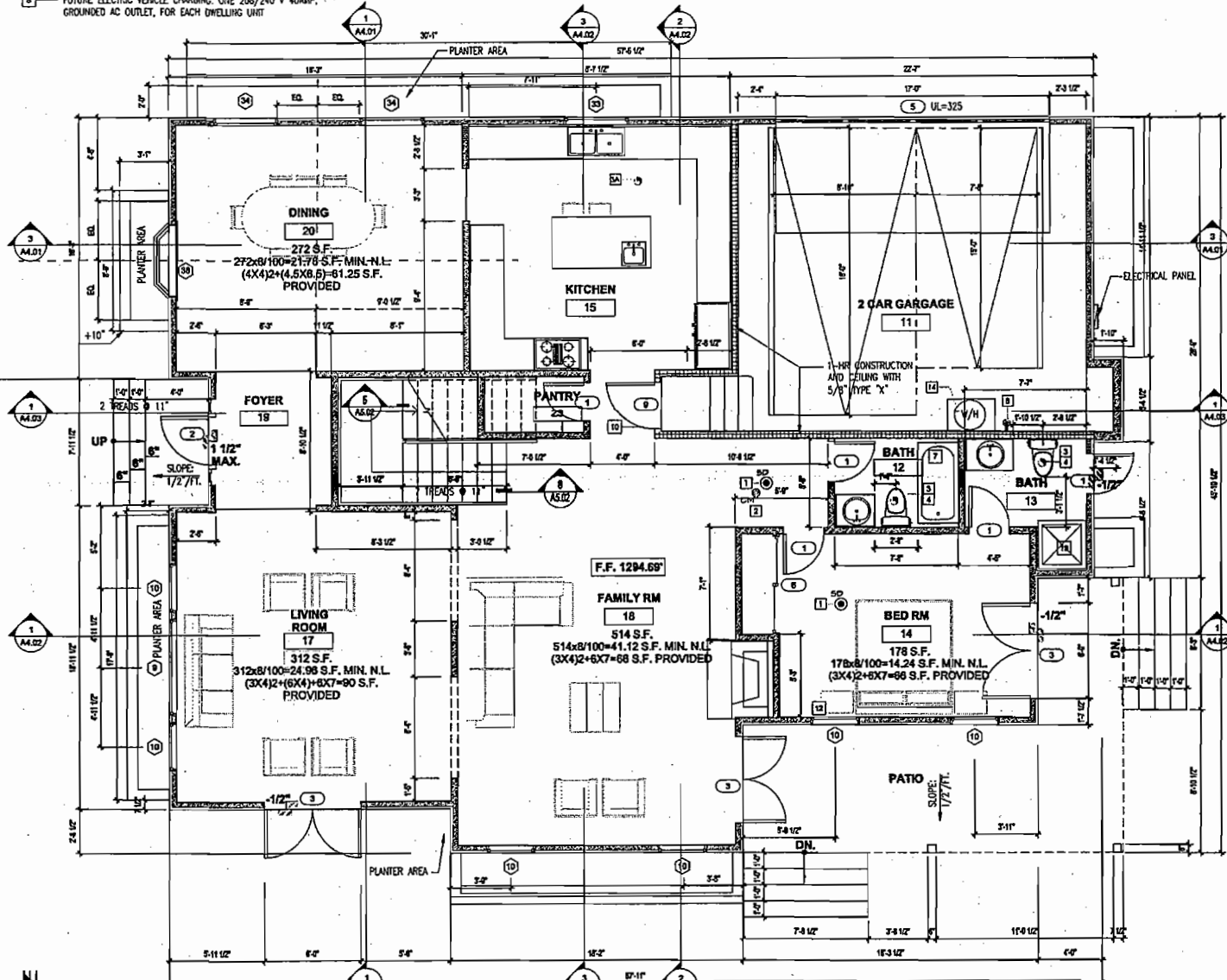
Project number 0922
 Date 08/30/2015
 Drawn by B.B.
 Checked by K.A.
A2.00
 Scale N.T.S.

PLAN KEY NOTES:

- 1 HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP
- 2 CARBON MONOXIDE DETECTORS
- 3 PROVIDE EXHAUST FAN WITH MINIMUM 50 CFM AIR EXCHANGES PER HOUR AND AS PER GREEN BUILDING REQUIREMENT REFER TO NOTE #25/H&M DWG. G-B
- 3A PROVIDE EXHAUST FAN WITH MINIMUM 100 CFM AIR EXCHANGES PER HOUR
- 4 PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
- 5 HANDRAIL @ 36" ABOVE TREAD NOSING WITH LESS THAN 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS
- 6 GUARDRAIL @ 42" HIGH ABOVE THE ADJACENT FINISH FLOOR WITH LESS THAN 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS
- 7 14"x14" ACCESS PANEL FOR ALL BATH TUBS
- 8 FUTURE ELECTRIC VEHICLE CHARGING ONE 208/240 V 40AMP, GROUNDING AC OUTLET, FOR EACH DWELLING UNIT
- 9 AUTOMATIC IRRIGATION SYSTEM CONTROLLER MANUFACTURER'S SPECIFICATIONS. (RD-900-EXT- RAIN DIAL SERVICES 9 STATIONS CONTROLLER)
- 10 DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 1/2 INCHES THICK, OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES (406.1.4)
- 11 TANKLESS WATER HEATER
- 12 EMERGENCY EGRESS TYPICAL TO ALL SLEEPING ROOMS MIN 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT. MIN AREA (5.0 SQ. FT. AT GRADE) & 42" MIN. - 44" MAX. TO SILL
- 13 PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. 91.807.1.3, 91.2406.4(5), 91.1115B9.6,7,8
- 14 TANKLESS WATER HEATER

LEGEND

- NEW STUD WALL, SEE STRUCTURAL DRAWINGS
- 1 HR WALL TYPE "X" GYP. BD. BOTH SIDES
- 50 HARD-WIRED SMOKE DETECTOR WITH A BATTERY BACK UP
- CM CARBON MONOXIDE DETECTOR
- EF EXHAUST FAN



NOTES:

- 1: EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)
- 2: ONE-HR FIRE RESISTIVE WALL, CEILING, POSTS AND BEAM ON THE SIDE OF GARAGE OR ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS (5/8" TYPE "X" GYPSUM BOARD)
- 3: WATER HEATER MUST BE STRAPPED TO THE WALL
- 4: DOOR MUST OPEN OVER A LANDING NOT MORE THAN 0.5" BELOW THE THRESHOLD. EXCEPTION: THE DOOR DOES NOT SWING OVER THE LANDING SHALL BE NOT MORE 7.75" BELOW THE THRESHOLD.
- 5: ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES MUST BE DESIGNED AND/OR LOCATED ABOVE THE LOWEST FINISHED FLOOR, SO AS TO PREVENT WATER FROM EXTERIOR OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING. REFER TO FEMA PUBLICATION 348 FOR FURTHER DETAILS. ORDINANCE 172,081 SECTION C.31.
- 6: AN (ELEVATION) (FLOOD PROOFING) CERTIFICATE MUST BE FILLED OUT FOR SUBMITTAL TO THE INSPECTOR CERTIFYING THAT FOUNDATION WAS BUILT AT THE REQUIRED ELEVATION. IF MISPLACED, THE CERTIFICATE CAN BE DOWNLOADED FROM THE INTERNET AT www.fema.gov/library/elevation.htm.
- 7: SURVEY BY A LICENSED SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PERFORM SURVEY WORK IS REQUIRED TO VERIFY ELEVATION OF LOWEST FINISHED FLOOR.

GENERAL NOTES:

- A. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- B. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1115B.2 AND 2406.3(5))
- C. KITCHEN SINKS, LAVATORIES, BATHUBS, SHOWERS, BISETS, LAUNDRY TUBS AND WASHING MACHINE OUT LETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- D. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, UPC)
- E. BATHUB AND SHOWER FLOOR, WALL ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENT 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)
- F. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST ADAPTED FOR LOW WATER CONSUMPTION.
- G. UNIT SKYLIGHTS SHALL BE LABELED BY 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)
- H. 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 "ANPA U1" FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATION SHALL BE LISTED IN SECTION 4 OF "ANPA U1"
- I. 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 30SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE REQUIRED WITH A MANUAL HEAD TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014.
- J. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SECTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL (AB) NO. 2977.
- K. AUTOMATIC GARAGE DOOR OPENERS OF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 305.
- L. SMOKE DETECTOR SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATION, REPAIRS, OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.6.2)
- M. 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 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)
- N. 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 5 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- O. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND ON EACH STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION 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)
- P. 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 GARAGE CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING (S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315.)
- R. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN 24" CLEAR HT. 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) AND 44" MAX. TO SILL (R310.1)
- S. PROVIDE MINIMUM 9 SQ. FT. WINDOW WELLS (WITH FIXED LADDER) AT ESCAPE AND RESCUE OPENING WINDOWS BELOW GRADE (R310.2)
- T. AT LEAST ON DOOR SHALL BE 36" WIDE BY 80" HIGH (PS11.2)
- U. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS (6304.1)
- V. 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)
- W. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN FIRST 10 FEET (R401.3)
- X. DAMPPROOFING, WHERE REQUIRED SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1
- Y. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET (CALIF. PLUMB. CODE 407.6)
- Z. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO OUTSIDE (R303.3)
- AA: HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.8)
- AB: DUCT PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.

No.	Description	Date

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 SUNLAND, CA 91040

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FIRST FLOOR PLAN AND GENERAL NOTES

Project number	0922
Date	10/18/2013
Drawn by	B.B.
Checked by	K.A.
A2.01	
Scale	1/4"=1'-0"

