



**LEGEND**

- A.C. ASPHALT CONCRETE PAVEMENT
- B.M. BENCH MARK
- C.B.W. CONCRETE BLOCK WALL
- C.B.R.W. CONCRETE BLOCK RETAINING WALL
- CONC. CONCRETE
- D.W.Y. CONC. DRIVEWAY APRON
- E.P. EDGE OF PAVEMENT
- F.F. FINISHED FLOOR
- F.G. FINISHED GRADE
- F.H. FIRE HYDRANT
- F.S. FINISHED SURFACE
- F.L. FLOW LINE
- INV. DRAIN INVERT
- I.C.V. IRRIGATION CONTROL VALVE
- L.P. LIGHT POLE
- E.G. EDGE OF GUTTER
- E.M. ELECTRIC METER
- E.V. ELECTRIC VALVE
- G.M. GAS METER
- P.B. PULL BOX
- P.C.R.W. POURED CONC. RETAINING WALL
- P.P. POWER POLE
- R.R.W. ROCK RETAINING WALL
- S.S.M.H. SEWER MANHOLE
- S.D.M.H. STORM DRAIN MANHOLE
- T.C. TOP OF CURB
- T.G. TOP OF DRAIN GRATE
- T.W. TOP OF WALL
- W.M.H. WATER MANHOLE
- W.V. WATER VALVE
- OVERHANG
- - - - - EASEMENT LIMIT
- [CONCRETE SYMBOL] CONCRETE SURFACE
- [TREE SYMBOL] 8" TREE AND TRUNK DIAMETER
- [WOOD SYMBOL] WOOD FENCE

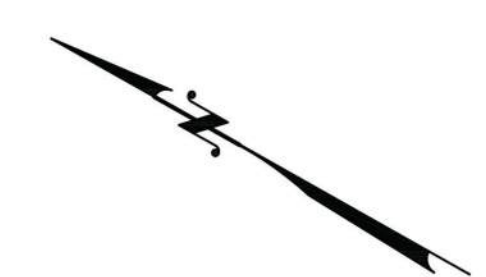
**TOPOGRAPHIC NOTES**

1. CONTOUR LINES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS  $\pm 1/2$  OF THE CONTOUR INTERVAL, ISOLATED ELEVATIONS, AS PLACED ON THE PLAT WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS  $\pm 0.10$  FOOT.
2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT PACIFIC LAND CONSULTANTS, INC., TEL: (310)544-8689 FOR SAME. INTERPOLATIONS MADE FROM THIS TOPOGRAPHIC SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES, AND LIABILITY FOR INTERPOLATIONS IS NOT ASSUMED BY PACIFIC LAND CONSULTANTS, INC.

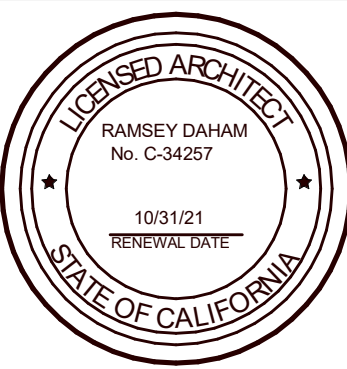
**SURVEY CERTIFICATION**

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN DECEMBER, 2020; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

CHRISTOPHER W. VASSALLO P.L.S. 8418 DATE  
REGISTRATION EXPIRES 12-31-2022



**breakformdesign**  
109 eucalyptus drive, el segundo, ca 90245  
(61) 310.322.3700

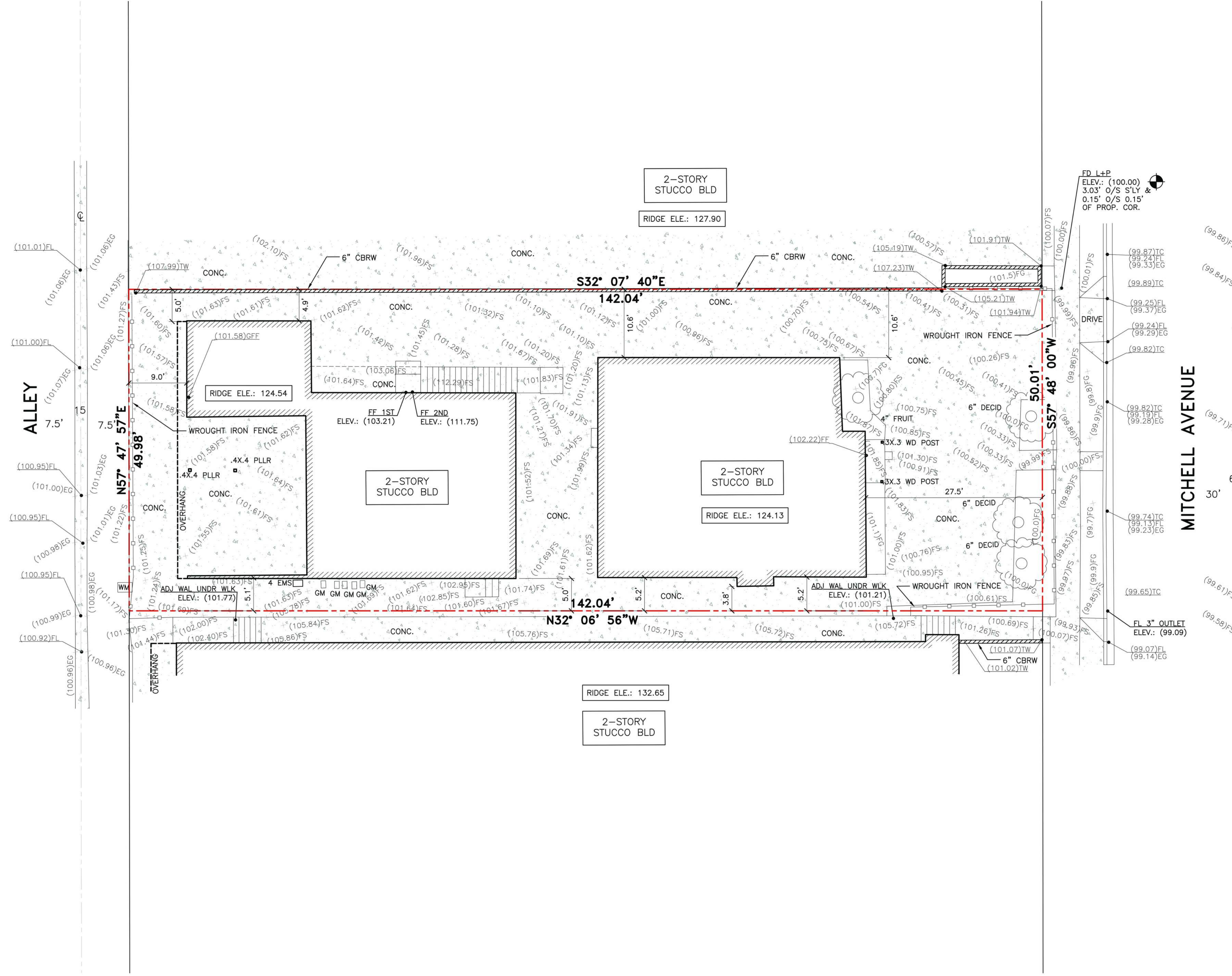


**12737 MITCHELL AVE  
LOS ANGELES  
CA 90066**

**REVISIONS**


**EXISTING SITE SURVEY**

DRAWN	CR
CHECKED	PNK
DATE	12/7/2021 12:54:12 PM
SCALE	
JOB #	20-A015
<b>A0.26</b>	



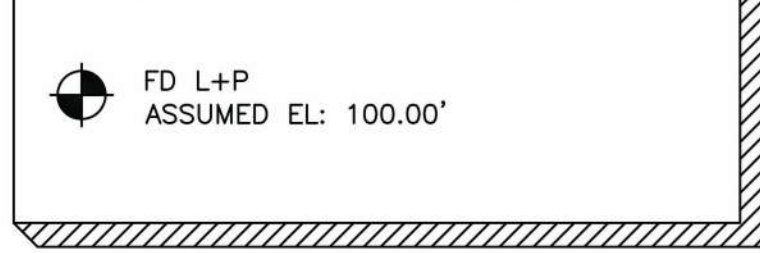
**PLEASE NOTE**

IF THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (VIA EMAIL OR ON COMPUTER DISC) AS A COURTESY TO OUR CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. PACIFIC LAND CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY PACIFIC LAND CONSULTANTS, INC.

**UNDERGROUND UTILITIES**

ALL INFORMATION SHOWN HEREON REGARDING UNDERGROUND UTILITIES WAS TAKEN FROM VISIBLE SURFACE EVIDENCE OR SOURCES NOT CONNECTED WITH THIS COMPANY AND WHILE SAID INFORMATION IS BELIEVED CORRECT, NO LIABILITY IS ASSUMED FOR THE ACCURACY OR COMPLETENESS OF SAID DATA.

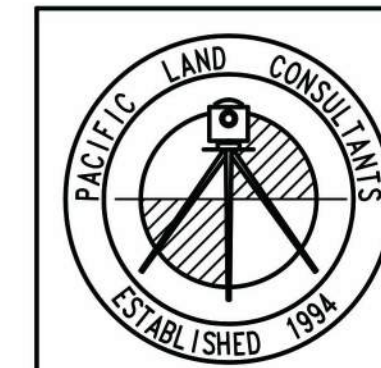
**BENCHMARK**



**LEGAL DESCRIPTION**

LOT 190 IN DEL MAR TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 7,100.87 SQ.FT. APN= 4236-019-026

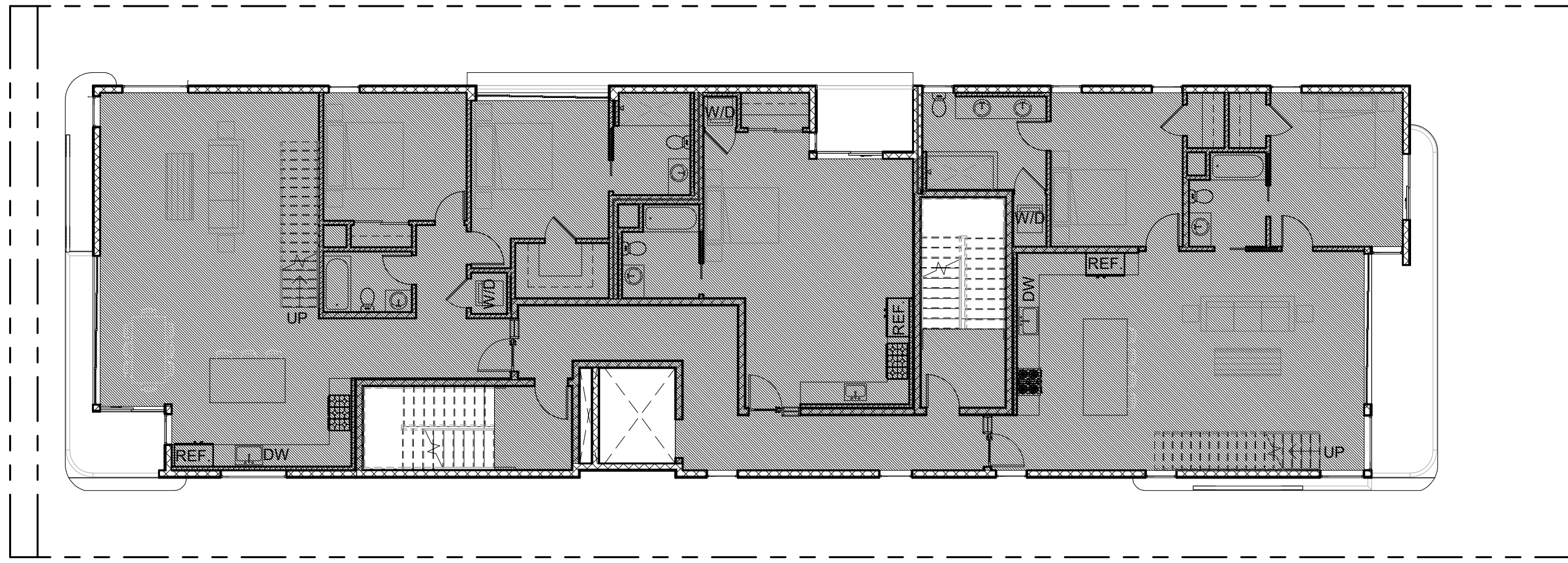


PACIFIC LAND CONSULTANTS, INC.  
28441 HIGHRIDGE RD. SUITE 230  
ROLLING HILLS ESTATES, CA 90274  
(310) 544-8689

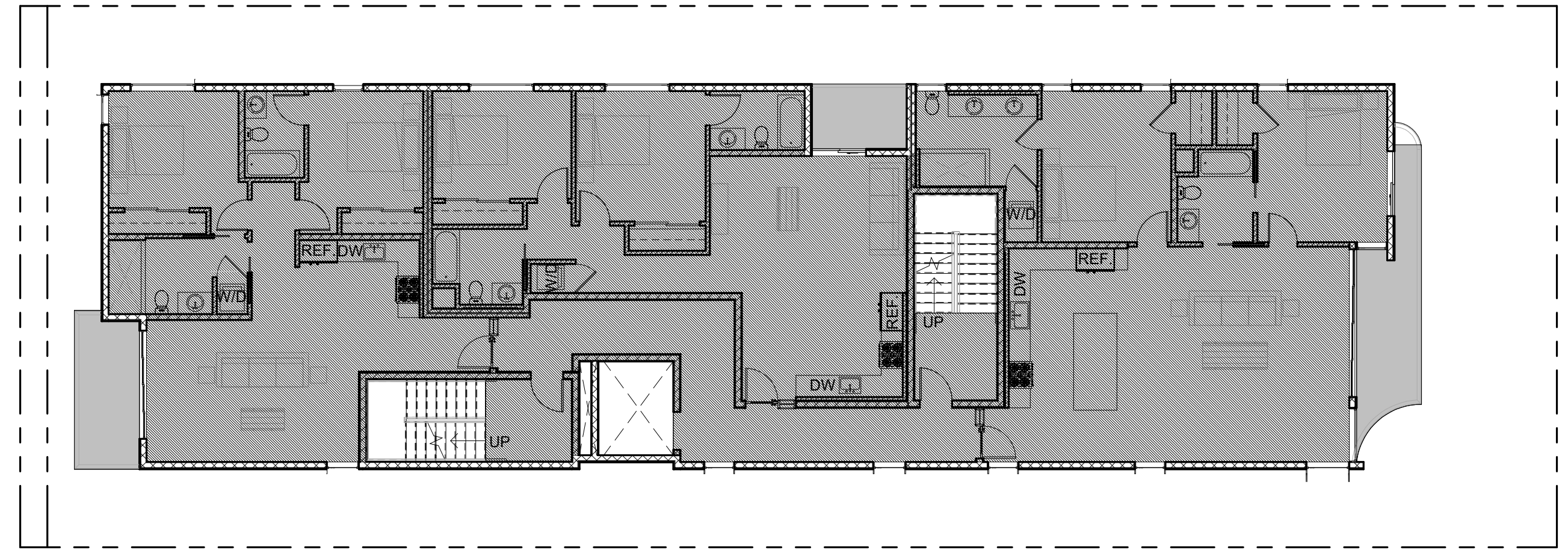
DRAWN BY: A.P.  
PROJECT SITE:  
12737 MITCHELL AVENUE  
LOS ANGELES, CA

FILE NAME: 20118LS.DWG  
DATE: 12-16-2020  
SCALE: 1/8"=1'-0"  
JOB NO. 20118  
SHEET 1 OF 1

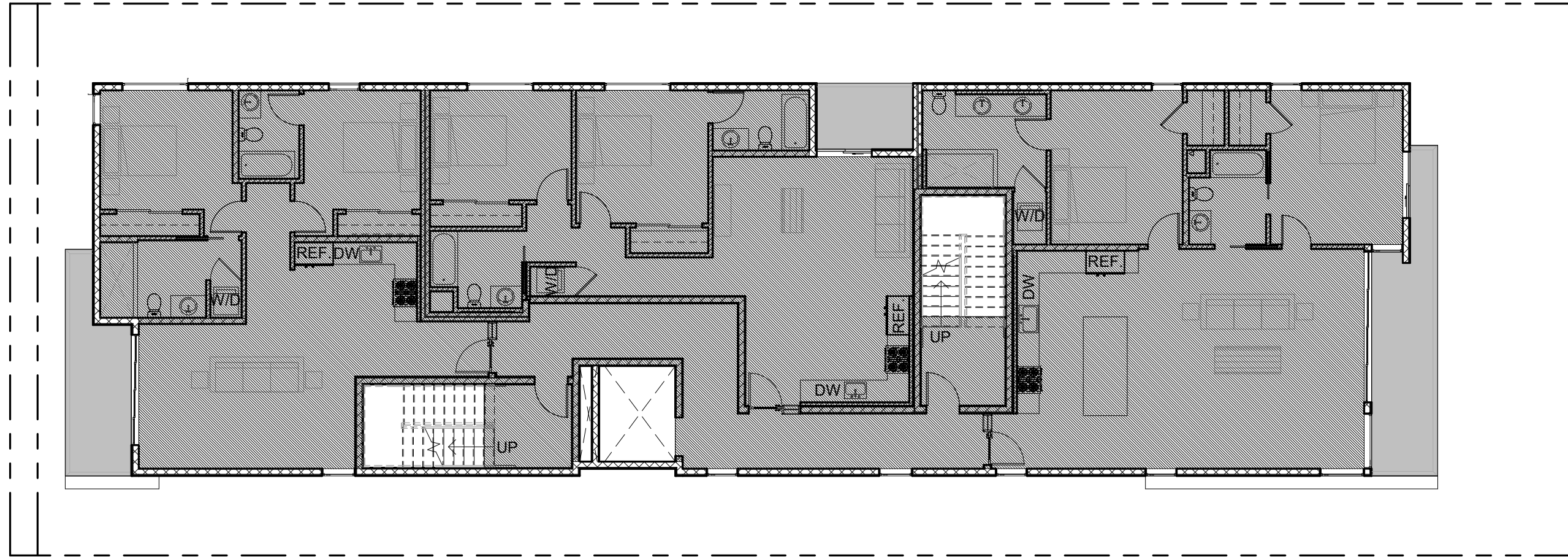
F.A.R. CALCULATIONS	
FIRST FLOOR	N/A
-COVERED	N/A
SECOND FLOOR	3,467 SF
-COVERED	241 SF
THIRD FLOOR	3,617 SF
-COVERED	253 SF
FOURTH FLOOR	3,617 SF
-COVERED	282 SF
FIFTH FLOOR	3,617 SF
-COVERED	296 SF
SIXTH FLOOR	3,604 SF
-INCLUDED	52.5 SF
<b>TOTAL PROVIDED</b>	<b>19,046.5 SF</b>



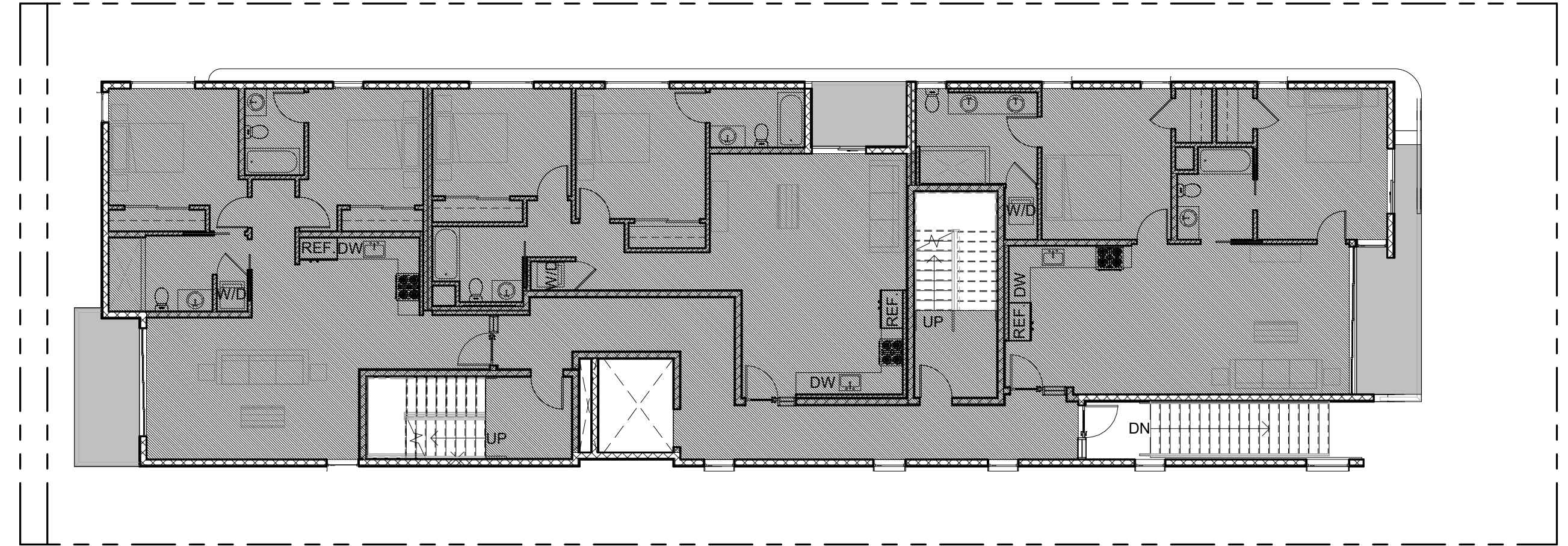
ZONING CODE - SIXTH FLOOR  
3/32" = 1'-0" 6



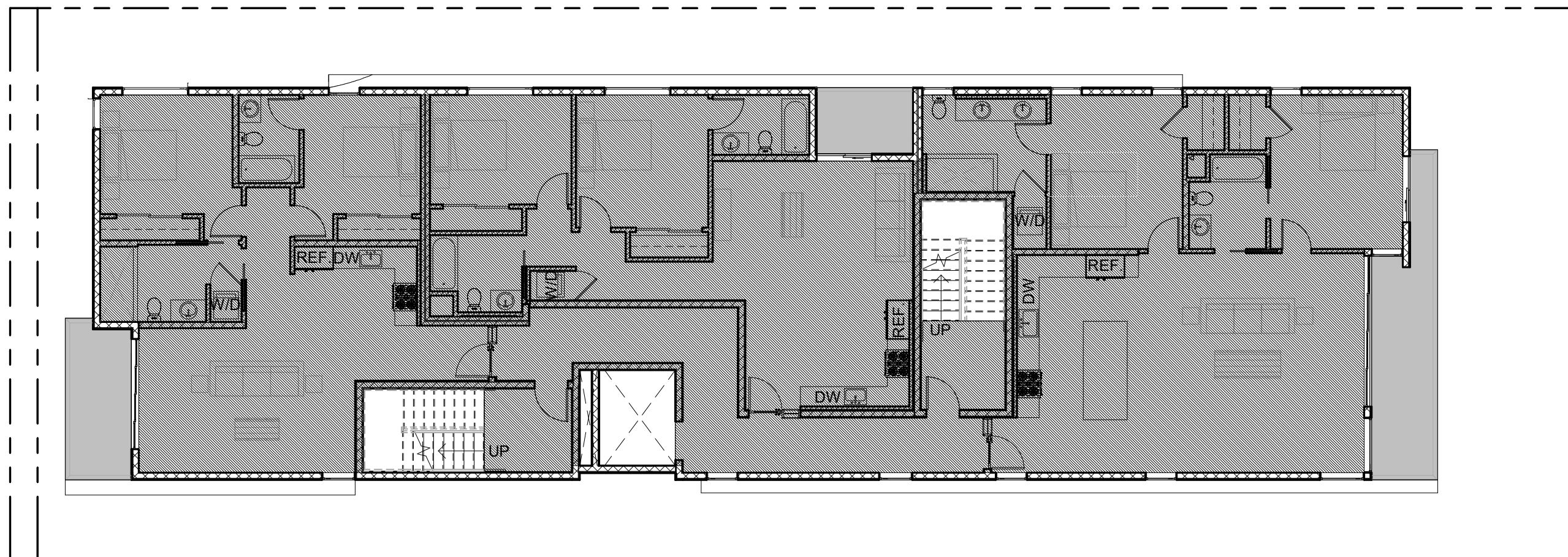
ZONING CODE - THIRD FLOOR  
3/32" = 1'-0" 3



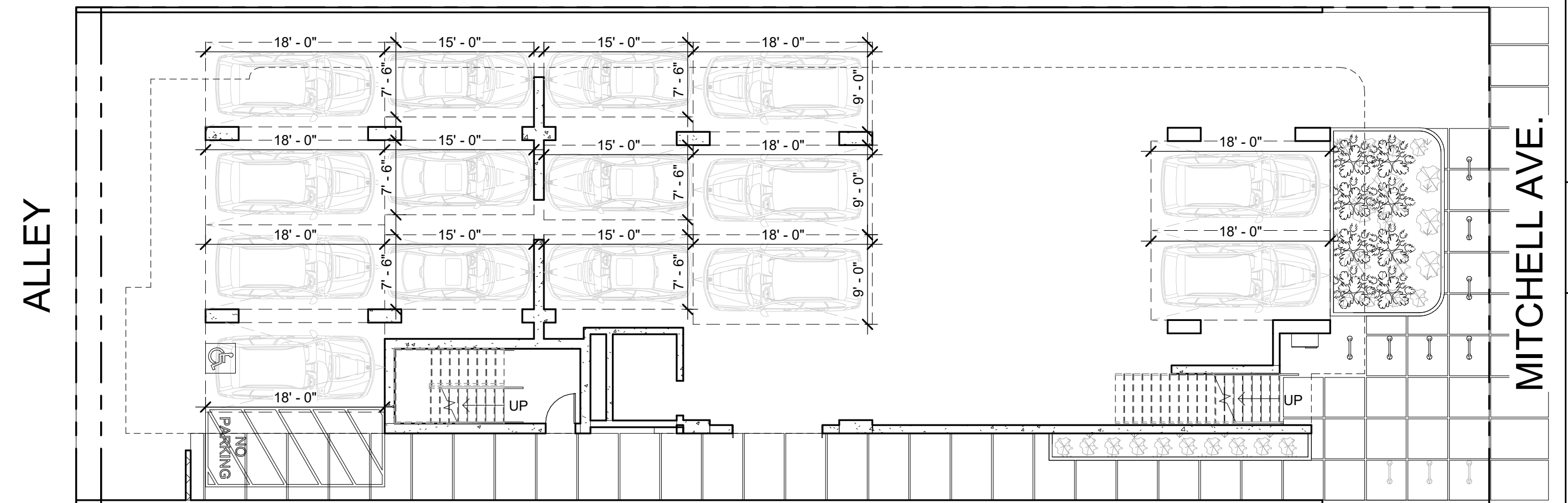
ZONING CODE - FIFTH FLOOR  
3/32" = 1'-0" 5



ZONING CODE - SECOND FLOOR  
3/32" = 1'-0" 2



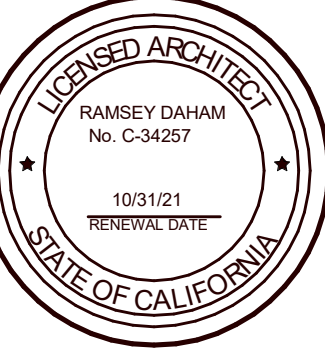
ZONING CODE - FOURTH FLOOR  
3/32" = 1'-0" 4



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

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CA 90066

REVISIONS

DATE

SQUARE  
FOOTAGE  
BREAKDOWNS

DRAWN CR

CHECKED PNK

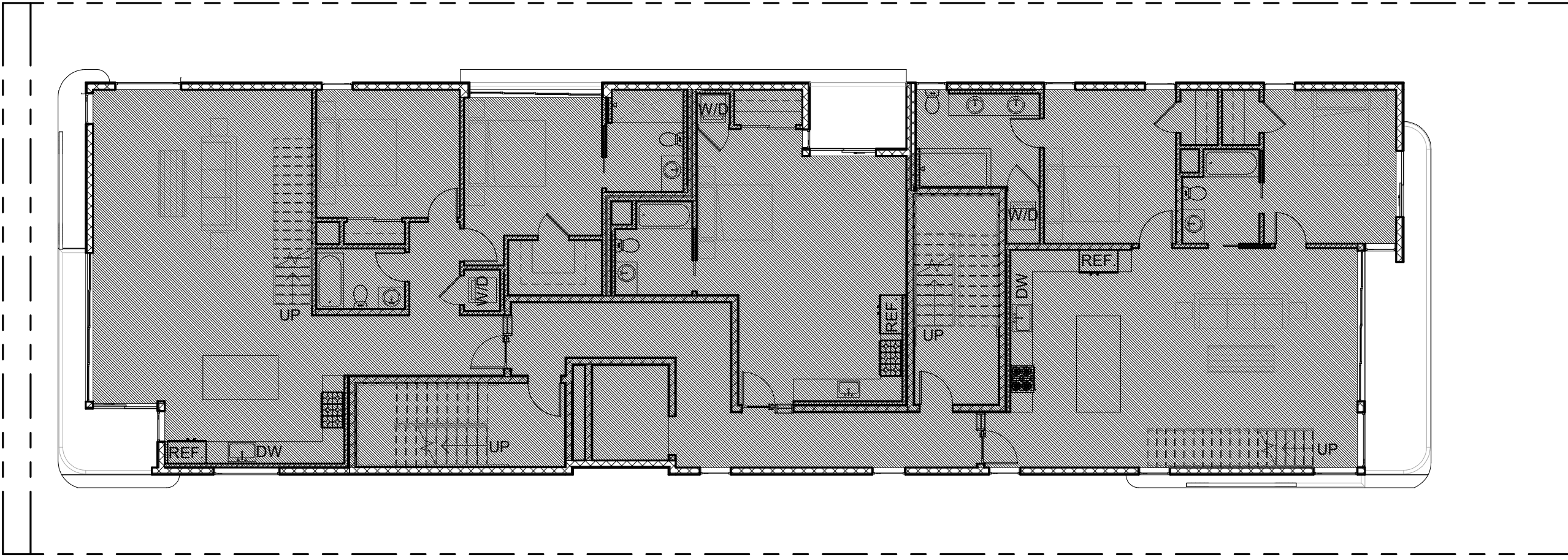
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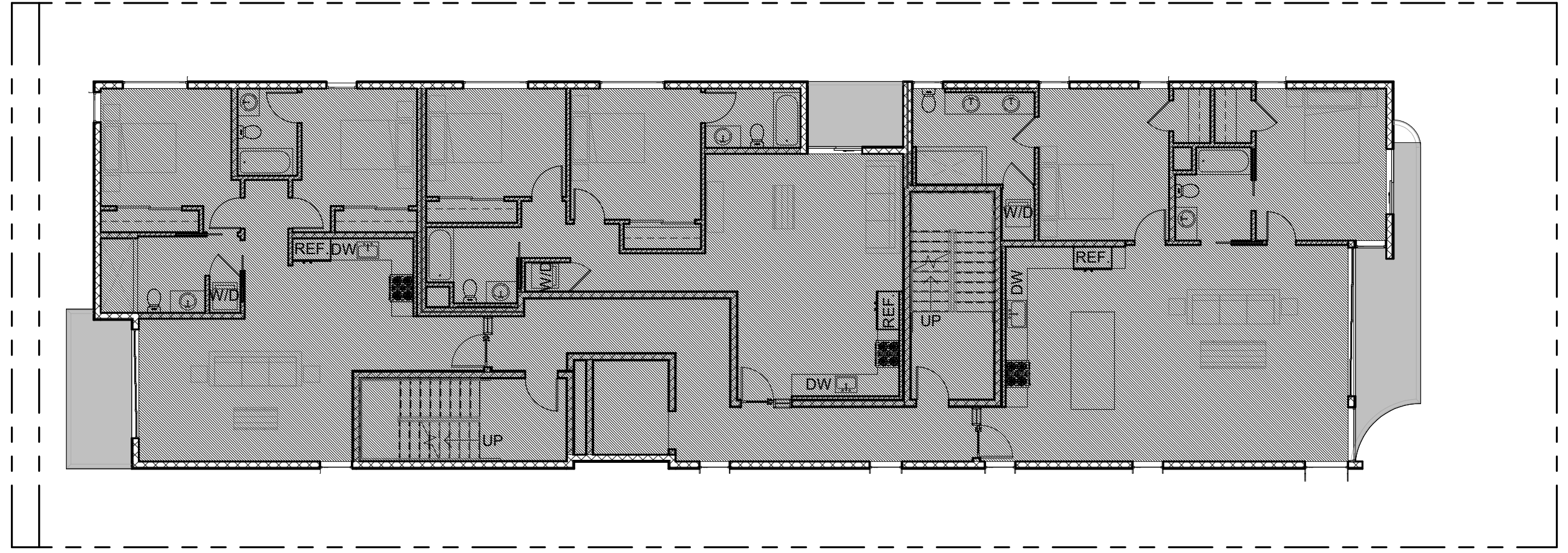
JOB # 20-A015

A0.27

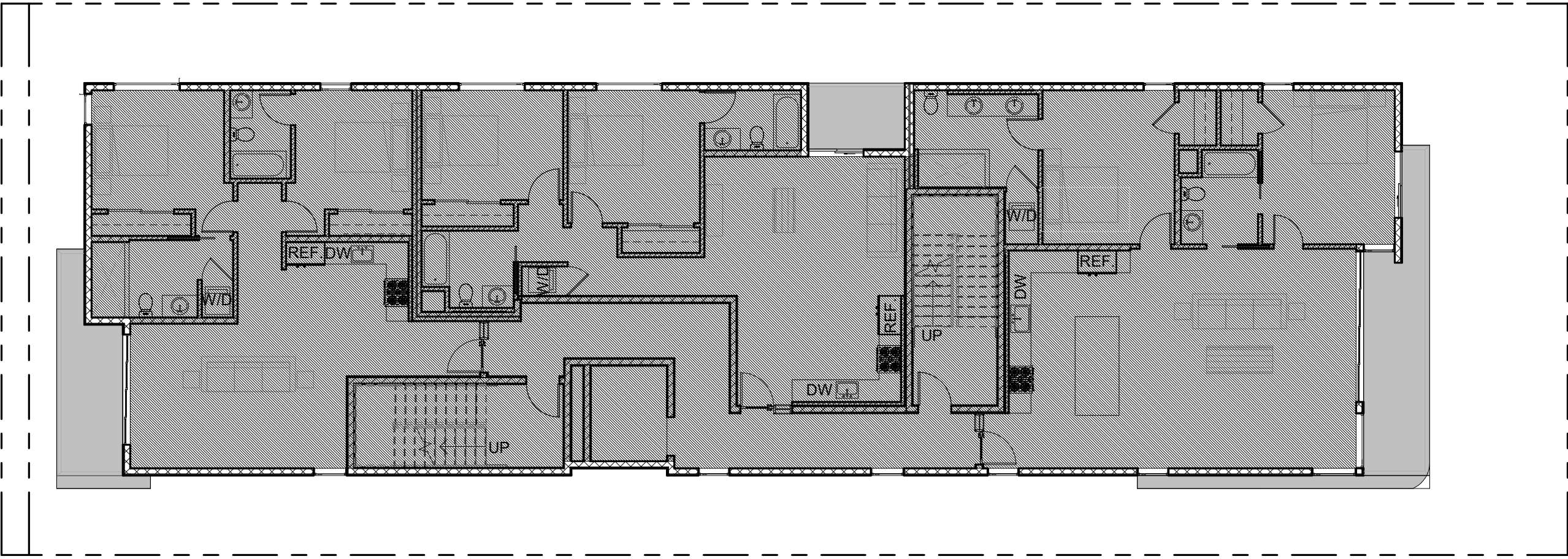
BUILDING CODE FLOOR AREA	
FIRST FLOOR	4,470 SF
SECOND FLOOR	4,102 SF
THIRD FLOOR	4,114 SF
FOURTH FLOOR	4,200 SF
FIFTH FLOOR	4,197 SF
SIXTH FLOOR	3,861 SF
<b>TOTAL PROVIDED</b>	<b>24,944 SF</b>



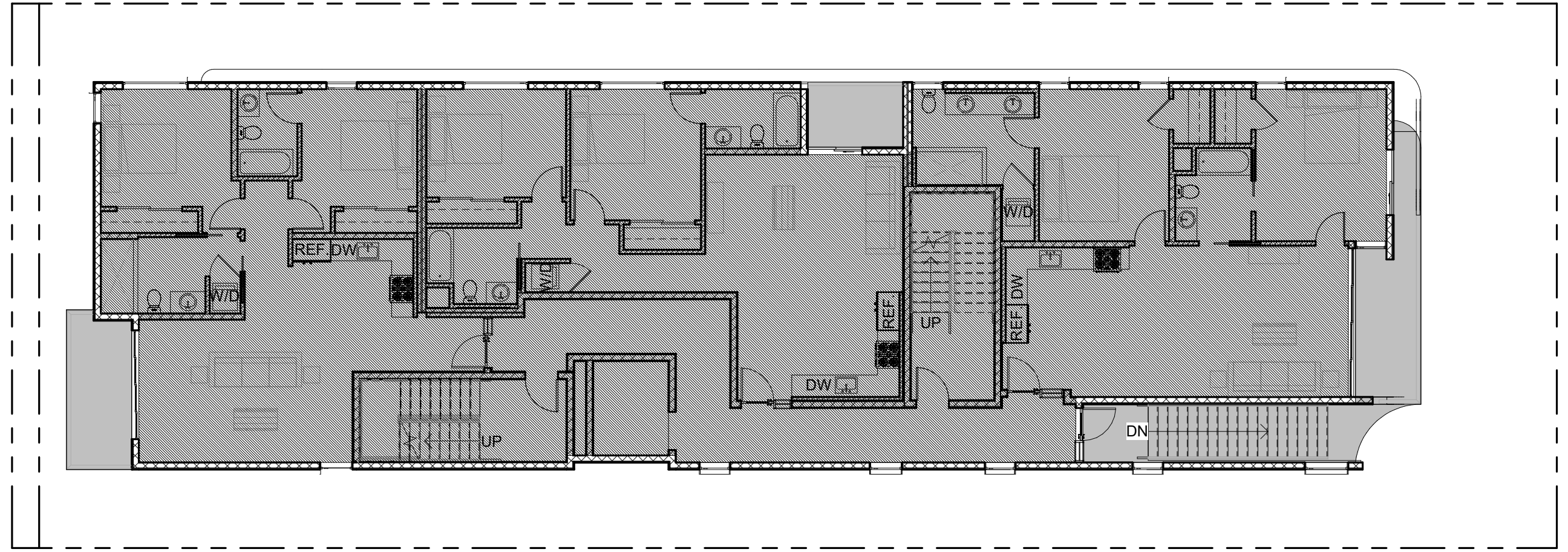
BUILDING CODE - SIXTH FLOOR  
3/32" = 1'-0" 6



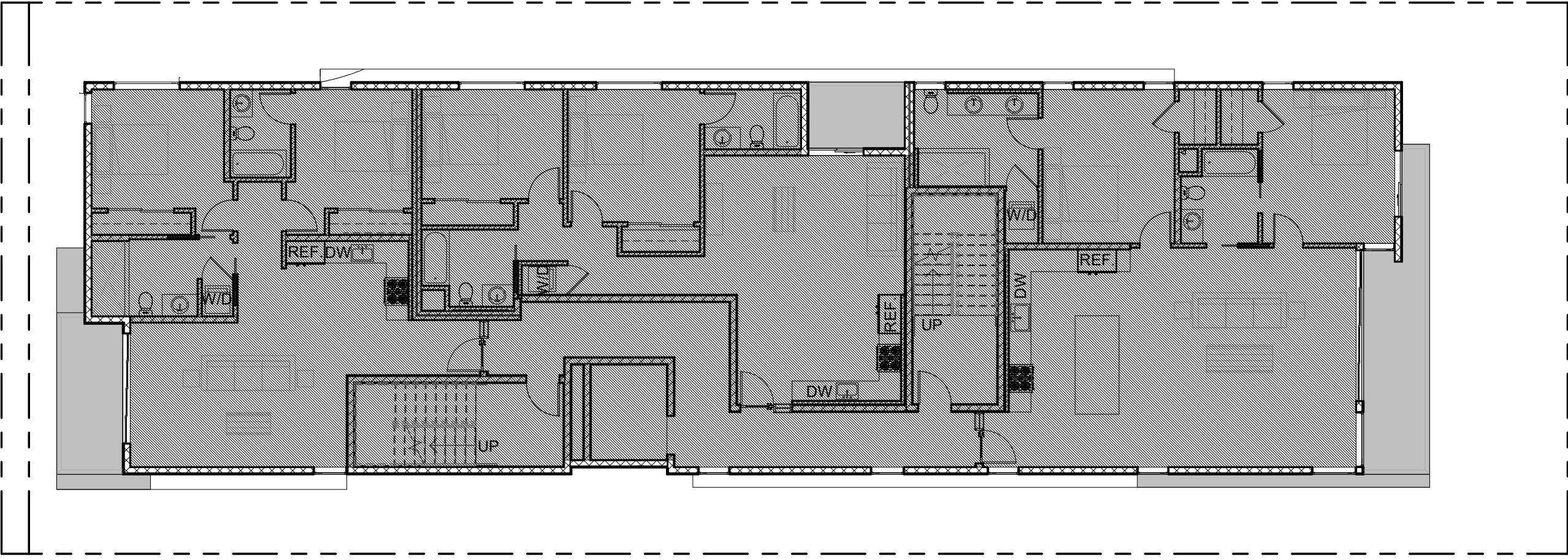
BUILDING CODE - THIRD FLOOR  
3/32" = 1'-0" 3



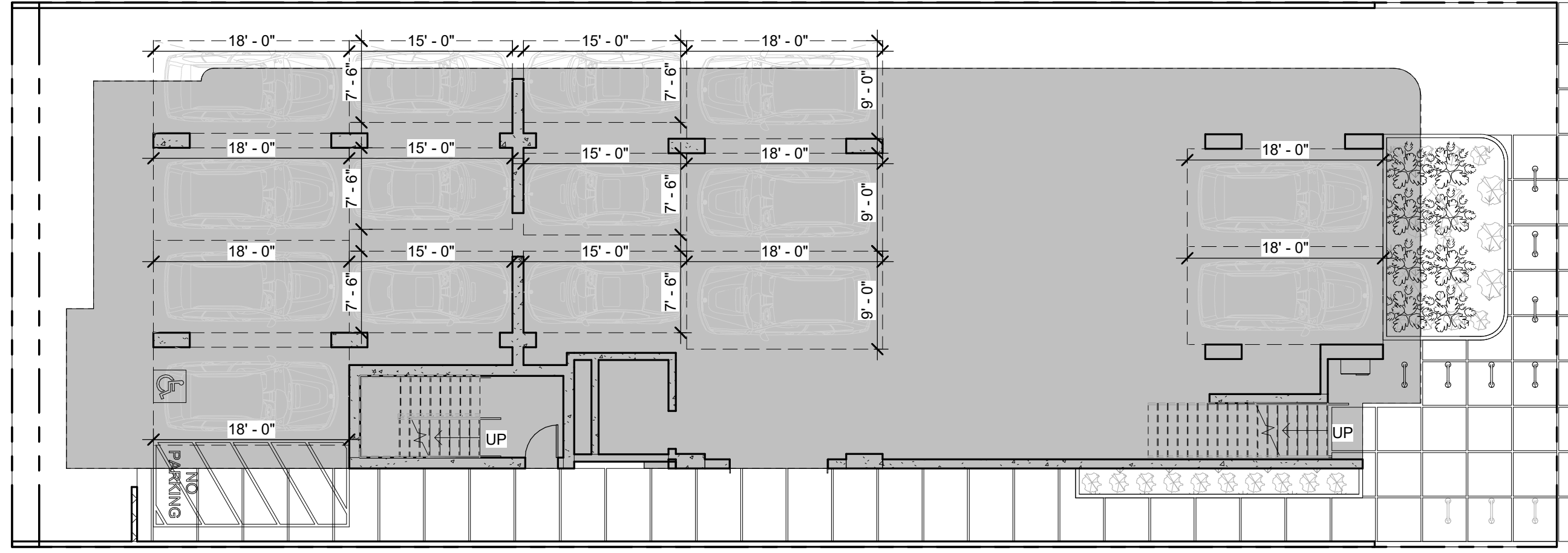
BUILDING CODE - FIFTH FLOOR  
3/32" = 1'-0" 5



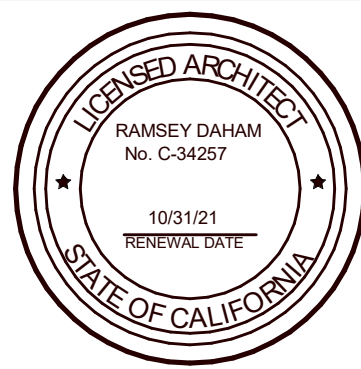
BUILDING CODE - SECOND FLOOR  
3/32" = 1'-0" 2



BUILDING CODE - FOURTH FLOOR  
3/32" = 1'-0" 4



BUILDING CODE - FIRST FLOOR  
3/32" = 1'-0" 1

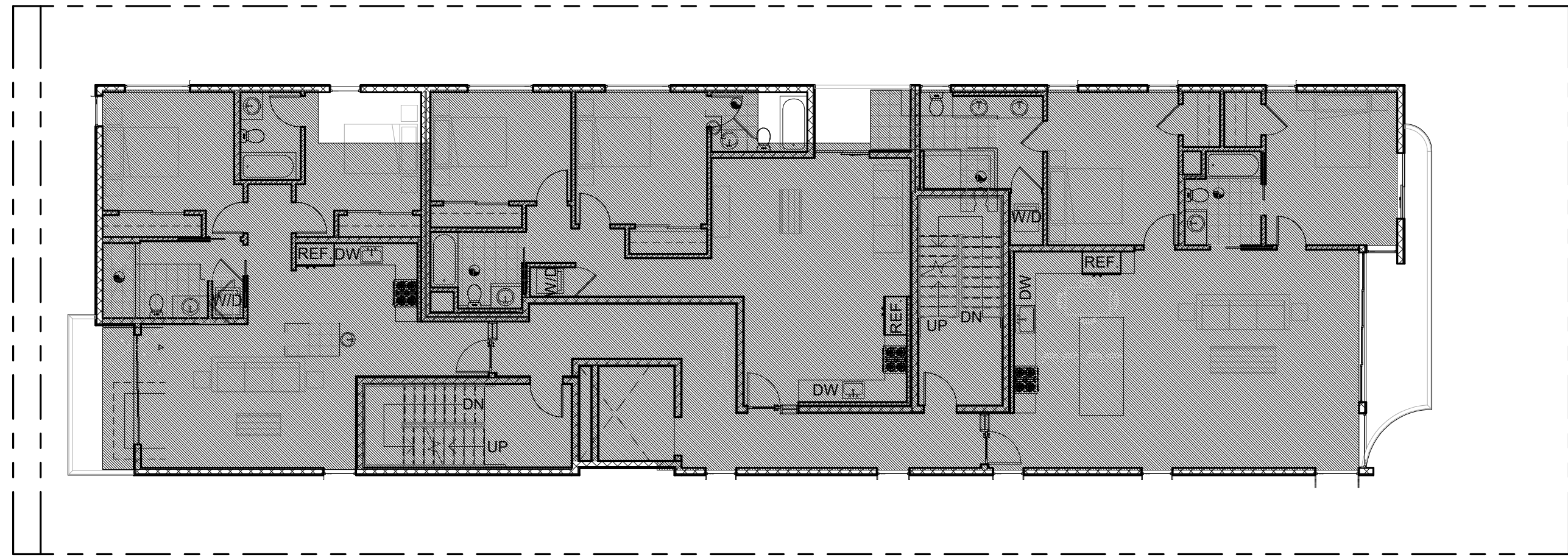


12737 MITCHELL AVE  
LOS ANGELES  
CA 90066

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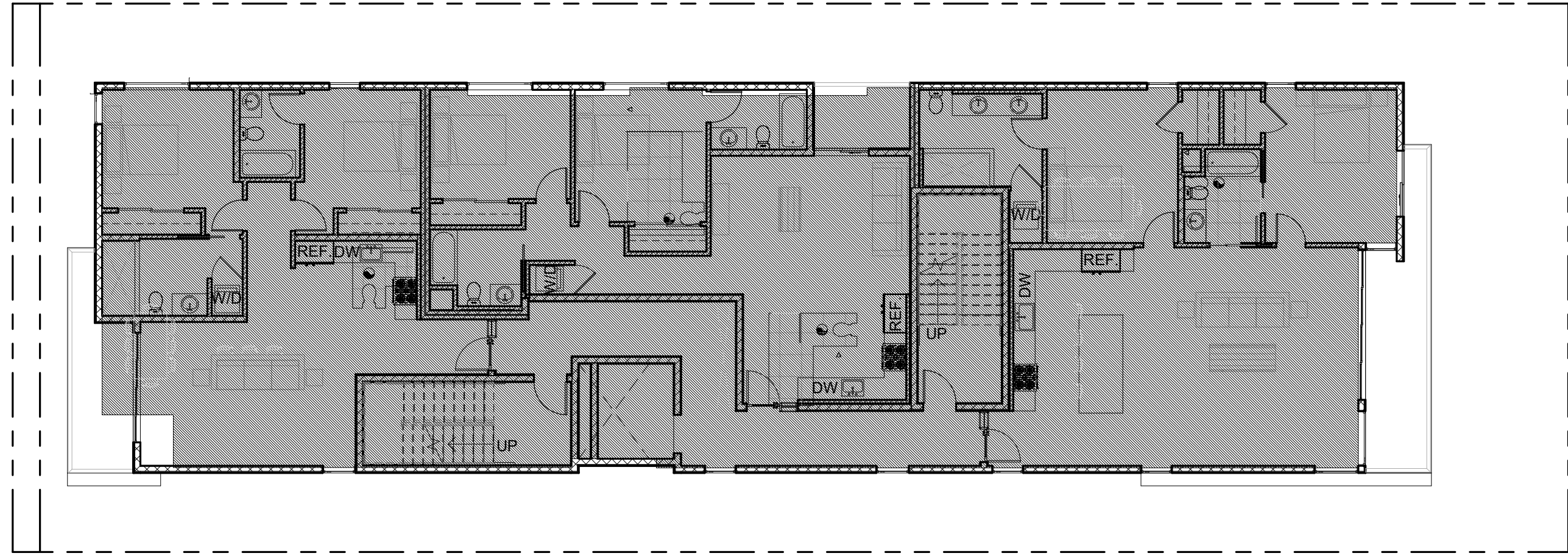
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<b>JOB #</b>	20-A015

SCHOOL FEES FLOOR AREA	
FIRST FLOOR	N/A
SECOND FLOOR	3,751 SF
SECOND FLOOR	3,916 SF
SECOND FLOOR	3,963 SF
SECOND FLOOR	3,963 SF
<b>TOTAL PROVIDED</b>	<b>15,593 SF</b>



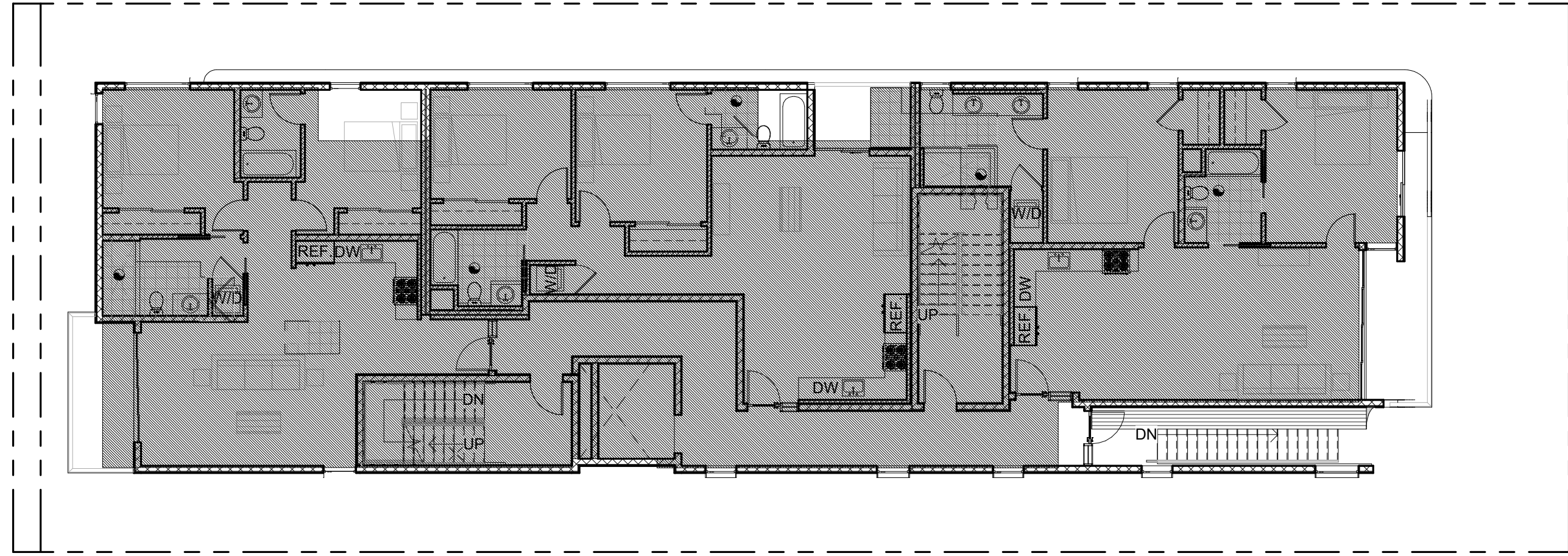
SCHOOL FEES - THIRD FLOOR  
3/32" = 1'-0"

3



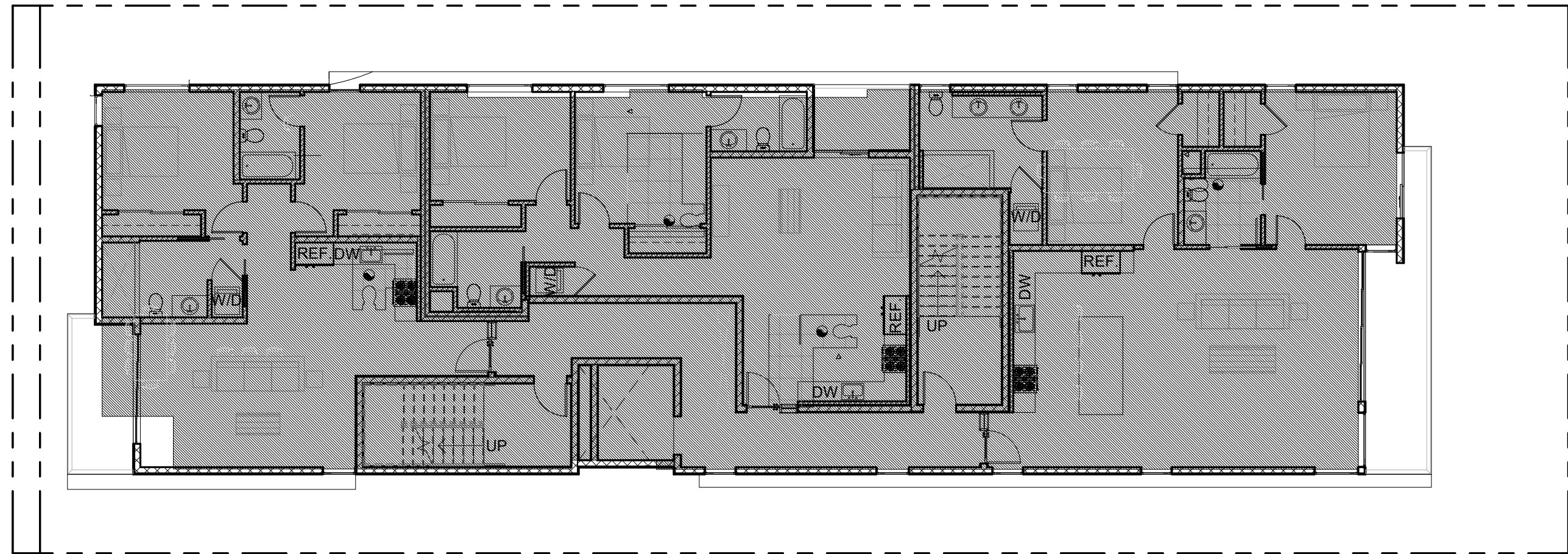
SCHOOL FEES - FIFTH FLOOR  
3/32" = 1'-0"

5



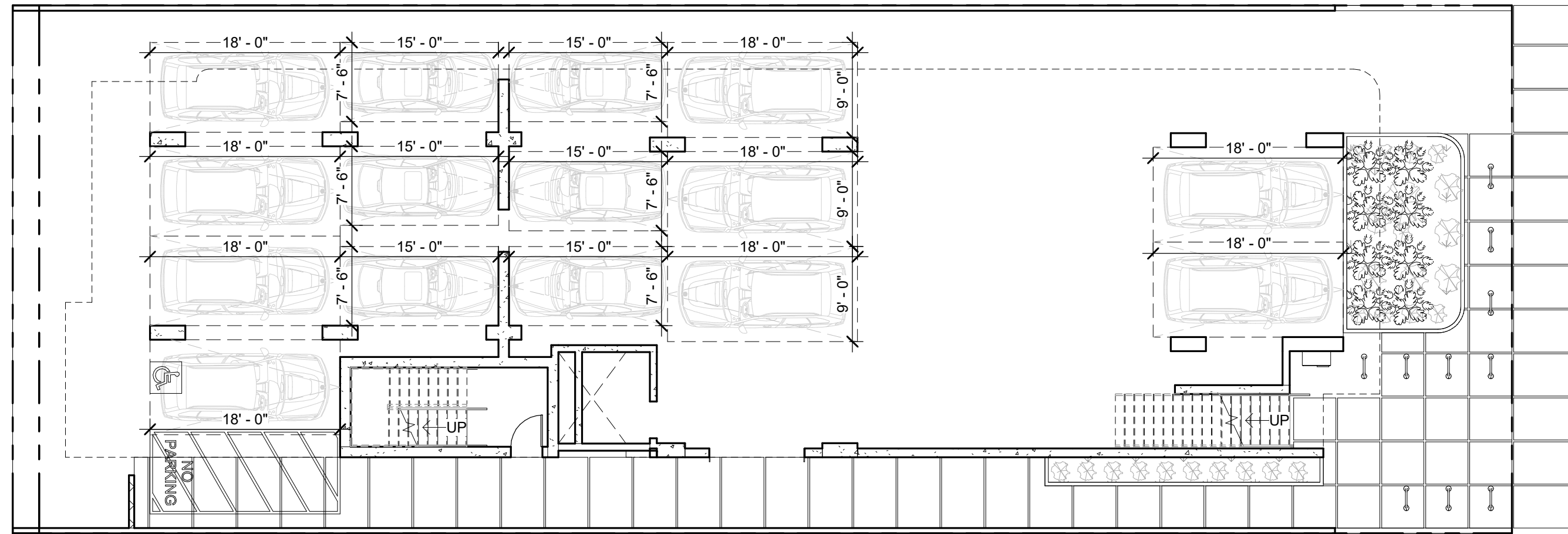
SCHOOL FEES - SECOND FLOOR  
3/32" = 1'-0"

2



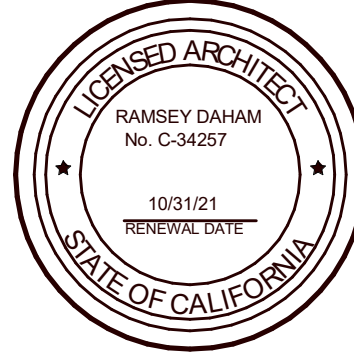
SCHOOL FEES - FOURTH FLOOR  
3/32" = 1'-0"

4



SCHOOL FEES - FIRST FLOOR  
3/32" = 1'-0"

1



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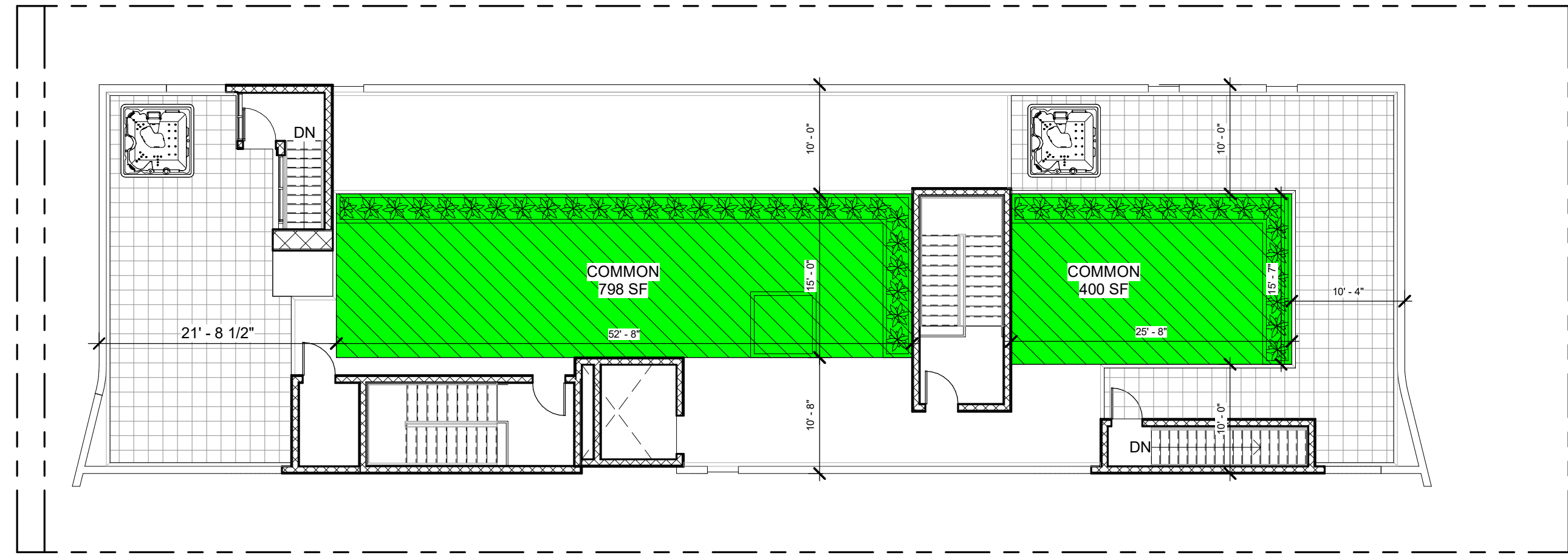
NO.	DESCRIPTION

SQUARE FOOTAGE BREAKDOWNS

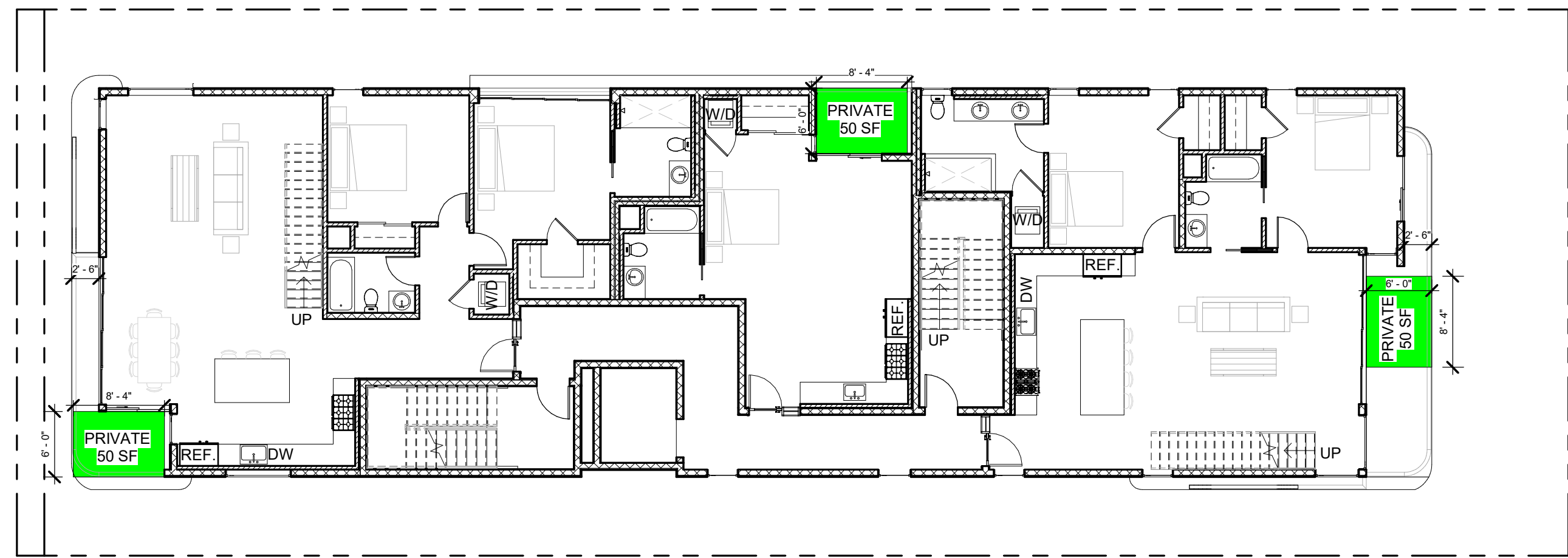
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JOB #	20-A015

**OPEN SPACE PROVIDED VS. REQUIRED**

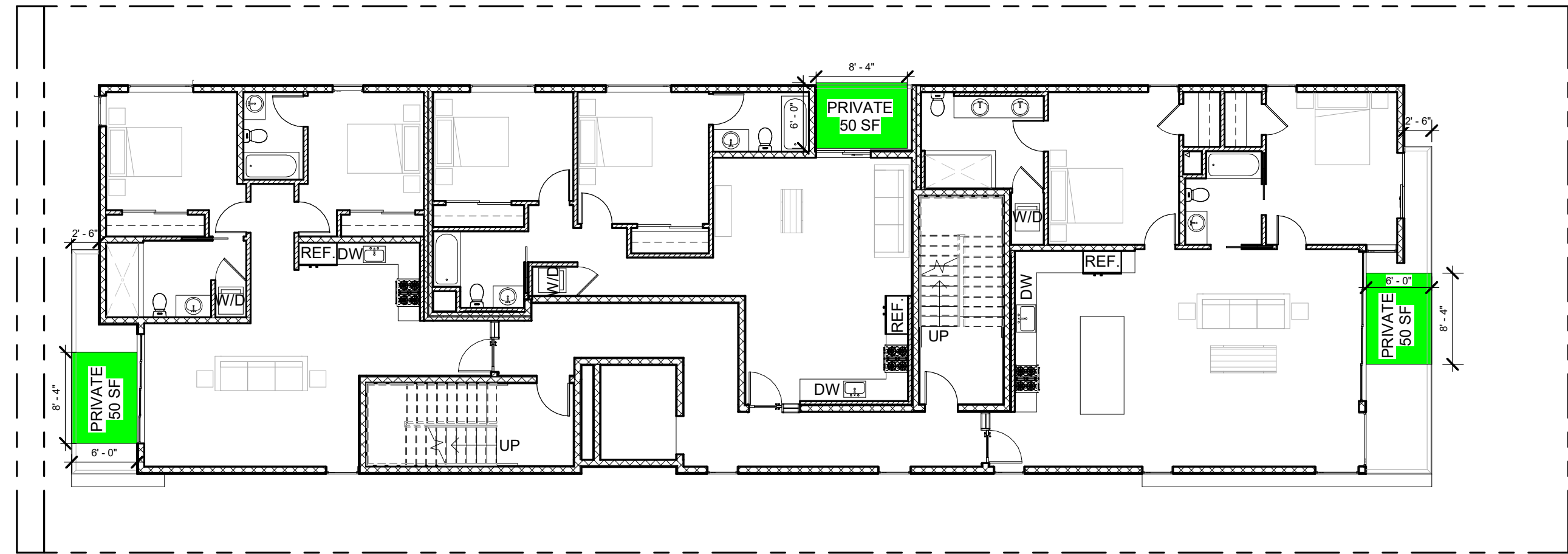
PROVIDED	REQUIRED	
COMMON OPEN SPACE:	1,188 SF	1 UNITS @ < 3 HABITABLE ROOMS (100 S.F.) (1 UNITS)(100 S.F.) = 100 SF
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON ZONING CODE 12.21 G:	750 SF	10 UNITS @ 3 HABITABLE ROOMS (125 S.F.) (14 UNITS)(125 S.F.) = 1,750 SF
		0 UNITS @ > 3 HABITABLE ROOMS (175 S.F.) (0 UNITS)(175 S.F.) = 0 SF
<b>TOTAL PROVIDED OPEN SPACE:</b>	<b>1,938 SF</b>	<b>TOTAL REQUIRED OPEN SPACE: 1,850 SF</b>



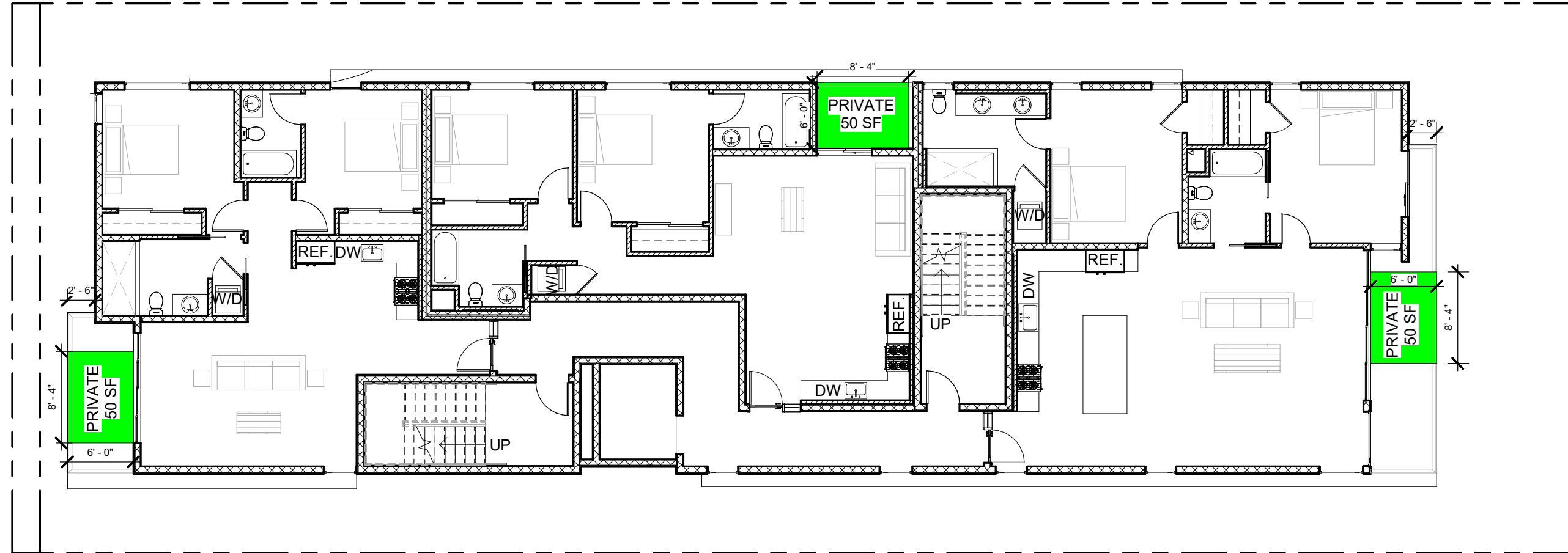
OPEN SPACE - ROOF  
3/32" = 1'-0" 7



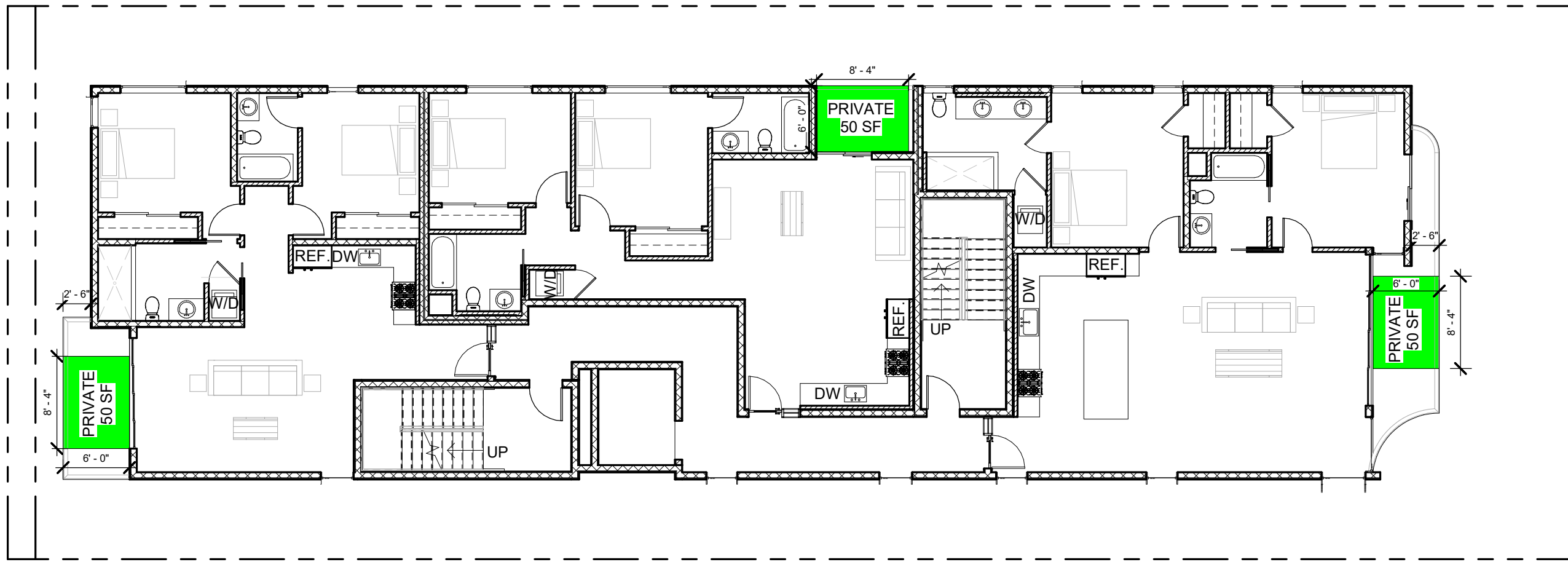
OPEN SPACE - SIXTH FLOOR  
3/32" = 1'-0" 6



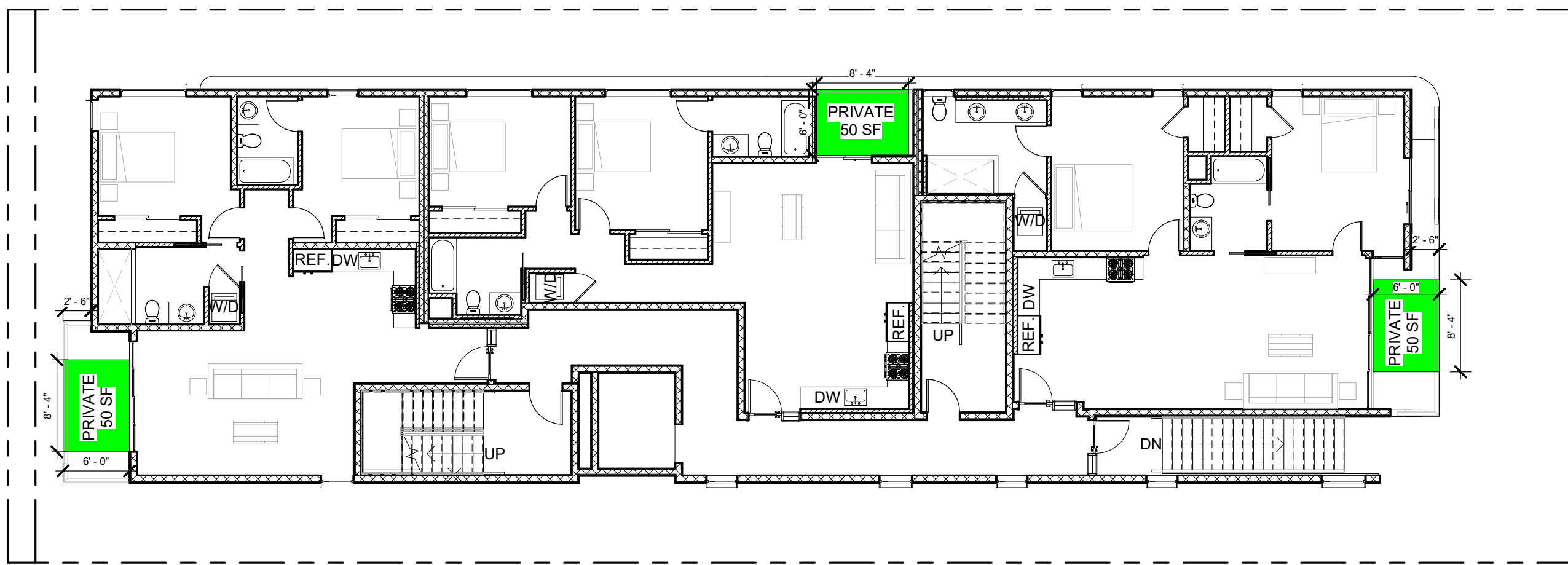
OPEN SPACE - FIFTH FLOOR  
3/32" = 1'-0" 5



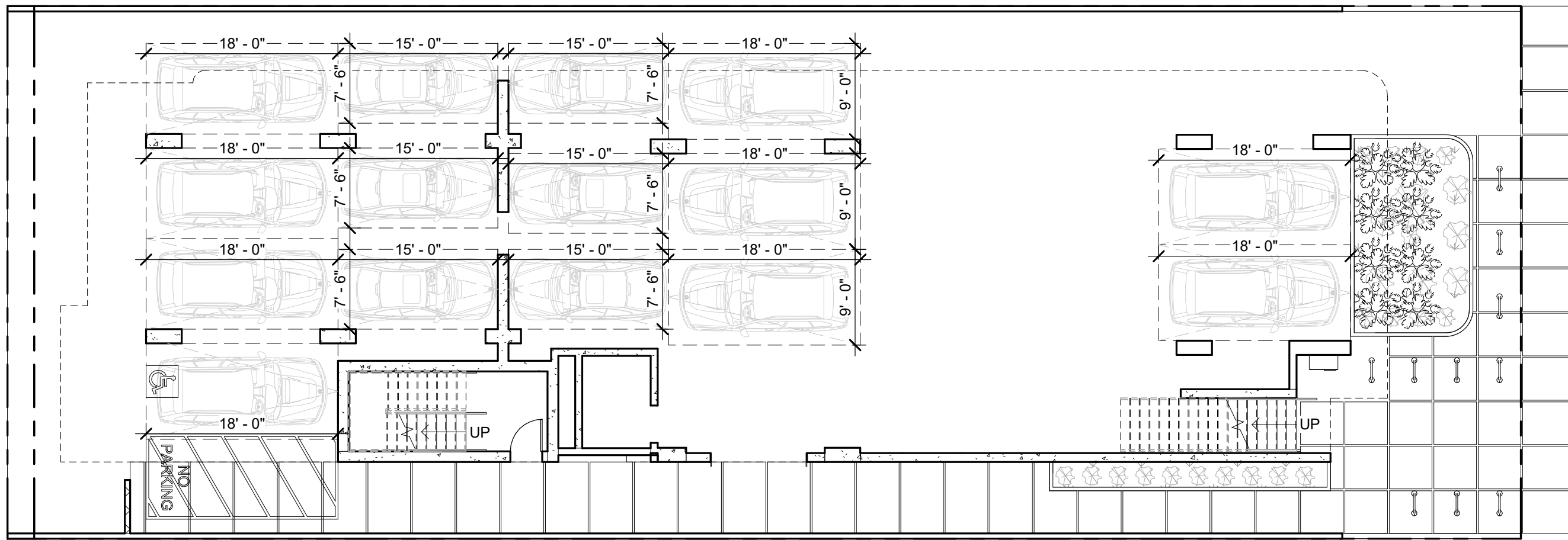
OPEN SPACE - FOURTH FLOOR  
3/32" = 1'-0" 4



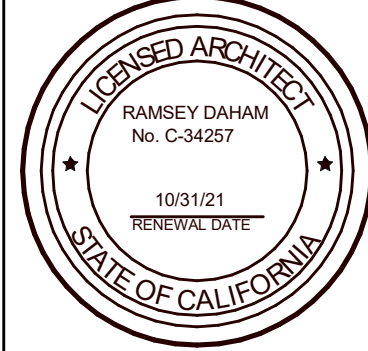
OPEN SPACE - THIRD FLOOR  
3/32" = 1'-0" 3



OPEN SPACE - SECOND FLOOR  
3/32" = 1'-0" 2



OPEN SPACE - FIRST FLOOR  
3/32" = 1'-0" 1



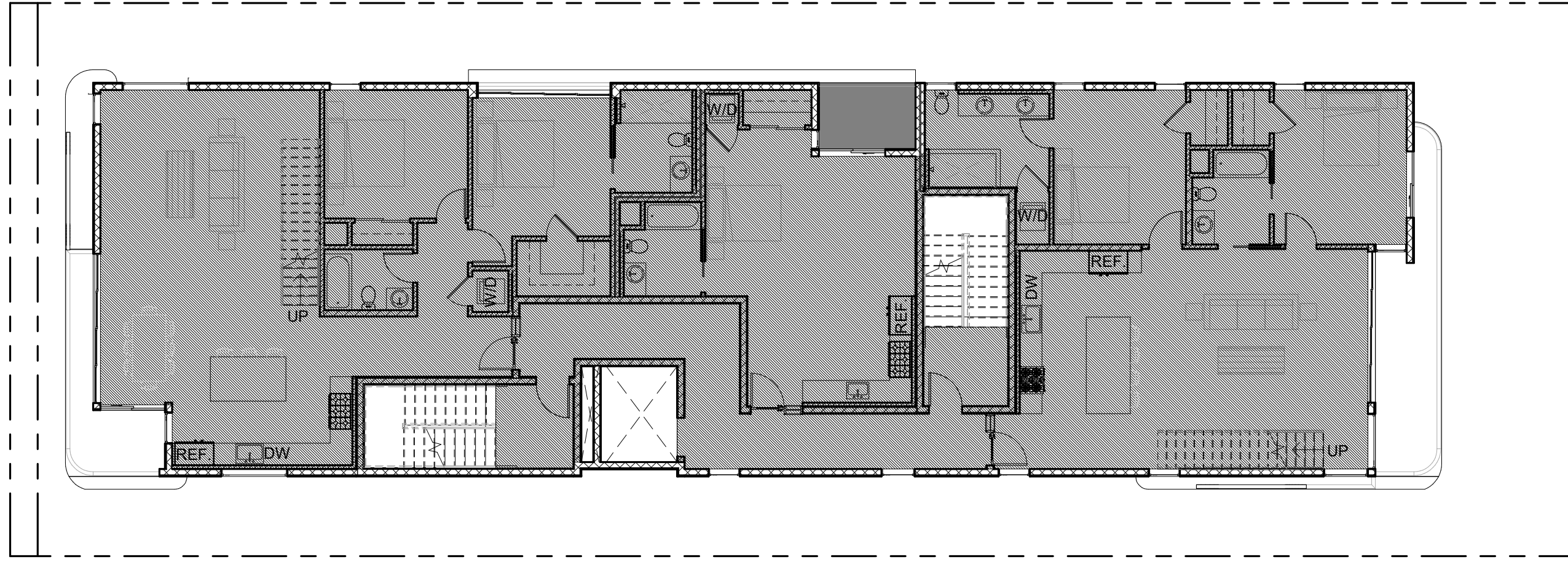
REVISIONS

NO.	DESCRIPTION

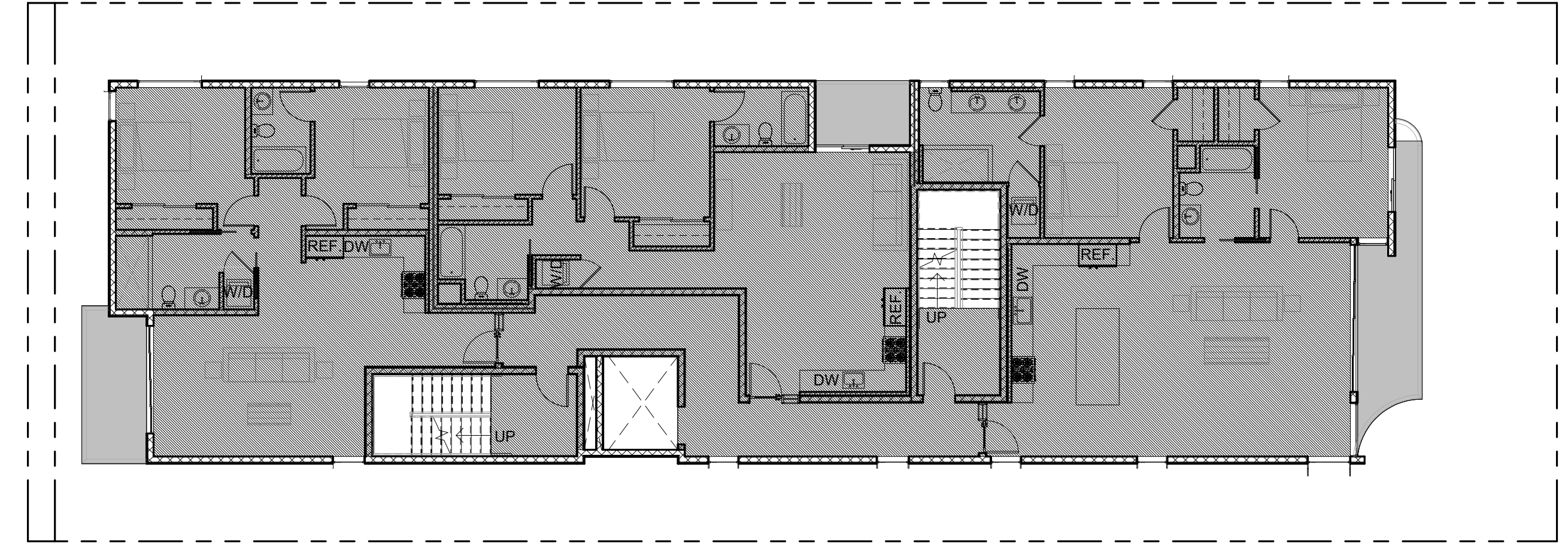
OPEN SPACE AREA CALCULATIONS

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JOB #	20-A015

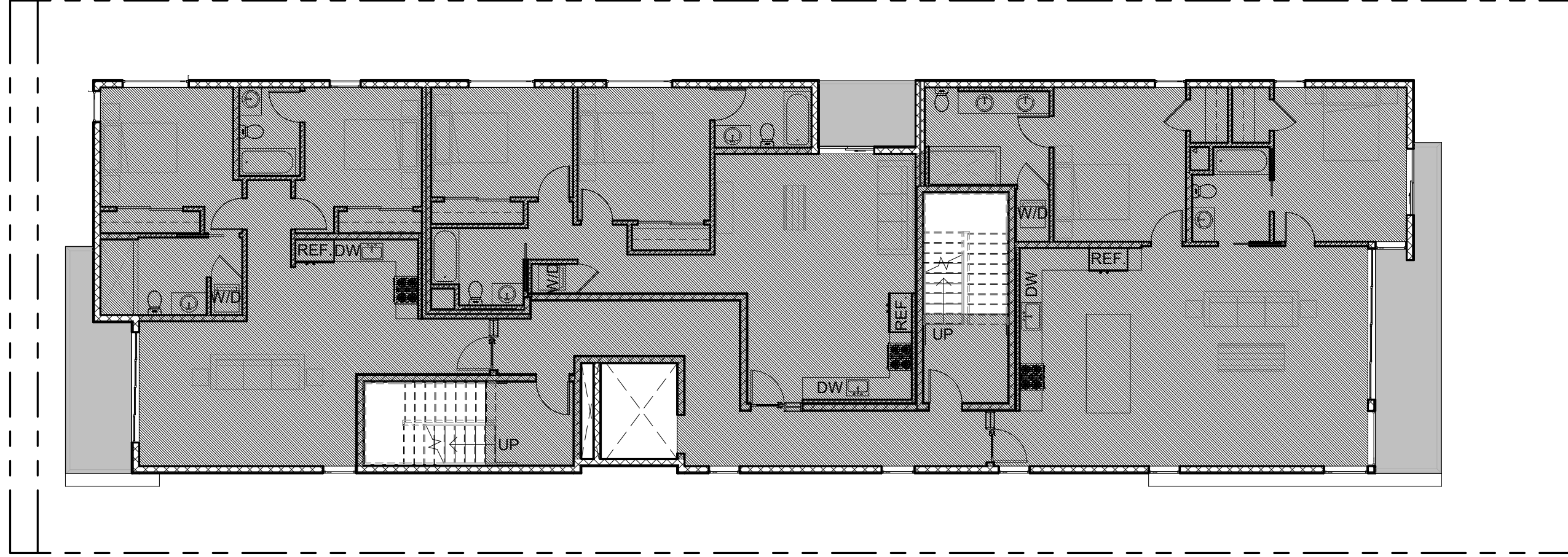
F.A.R. CALCULATIONS		
FIRST FLOOR -COVERED		N/A
SECOND FLOOR -COVERED	3,467 SF	241 SF
THIRD FLOOR -COVERED	3,617 SF	253 SF
FOURTH FLOOR -COVERED	3,617 SF	282 SF
FIFTH FLOOR -COVERED	3,617 SF	296 SF
SIXTH FLOOR -INCLUDED	3,604 SF	52.5 SF
<b>TOTAL PROVIDED</b>	<b>19,046.5 SF</b>	



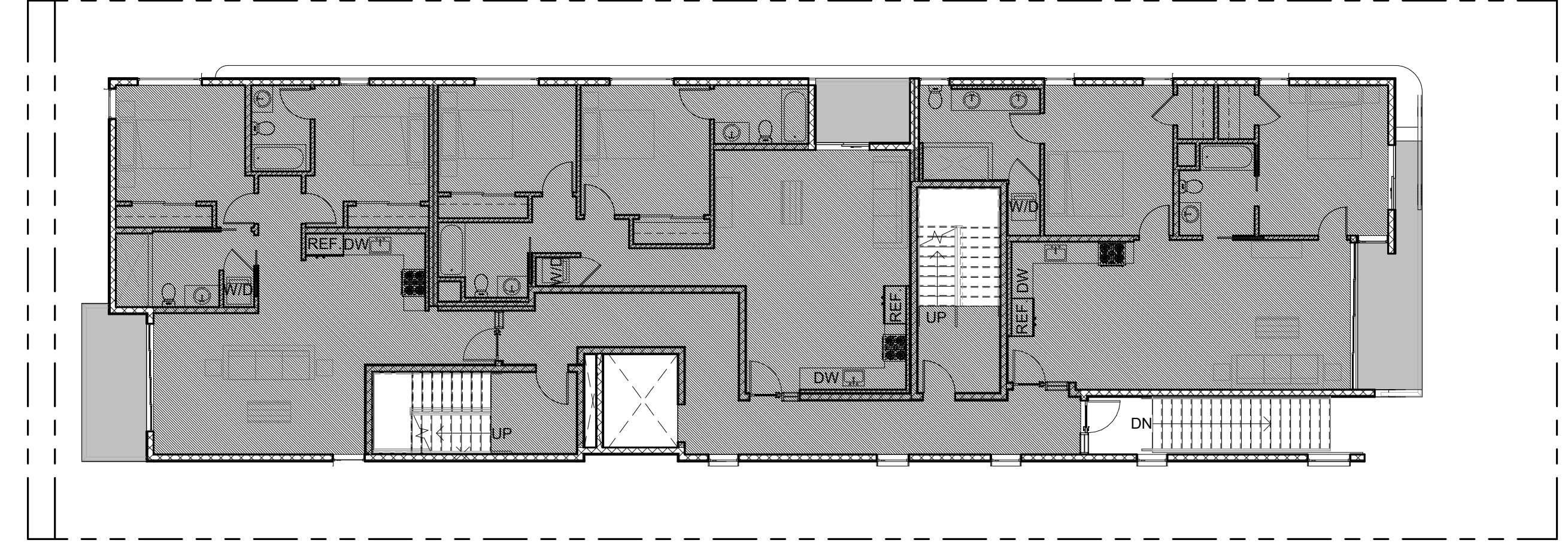
F.A.R. - SIXTH FLOOR  
3/32" = 1'-0" 6



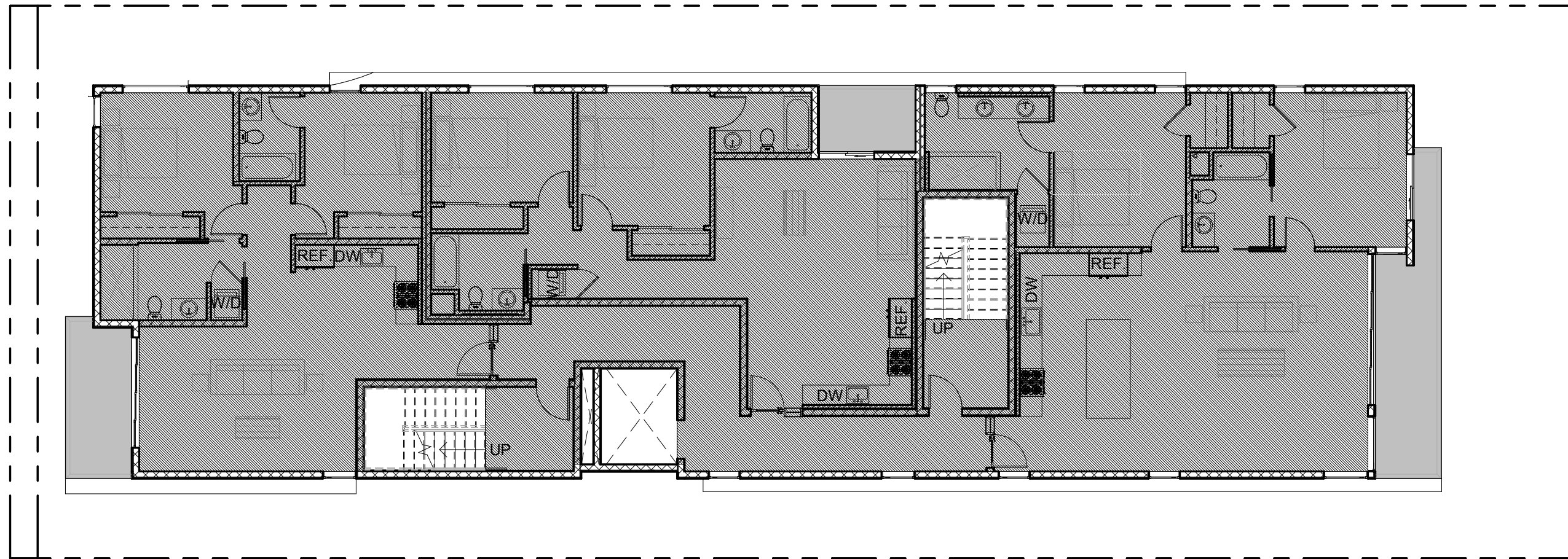
F.A.R. - THIRD FLOOR  
3/32" = 1'-0" 3



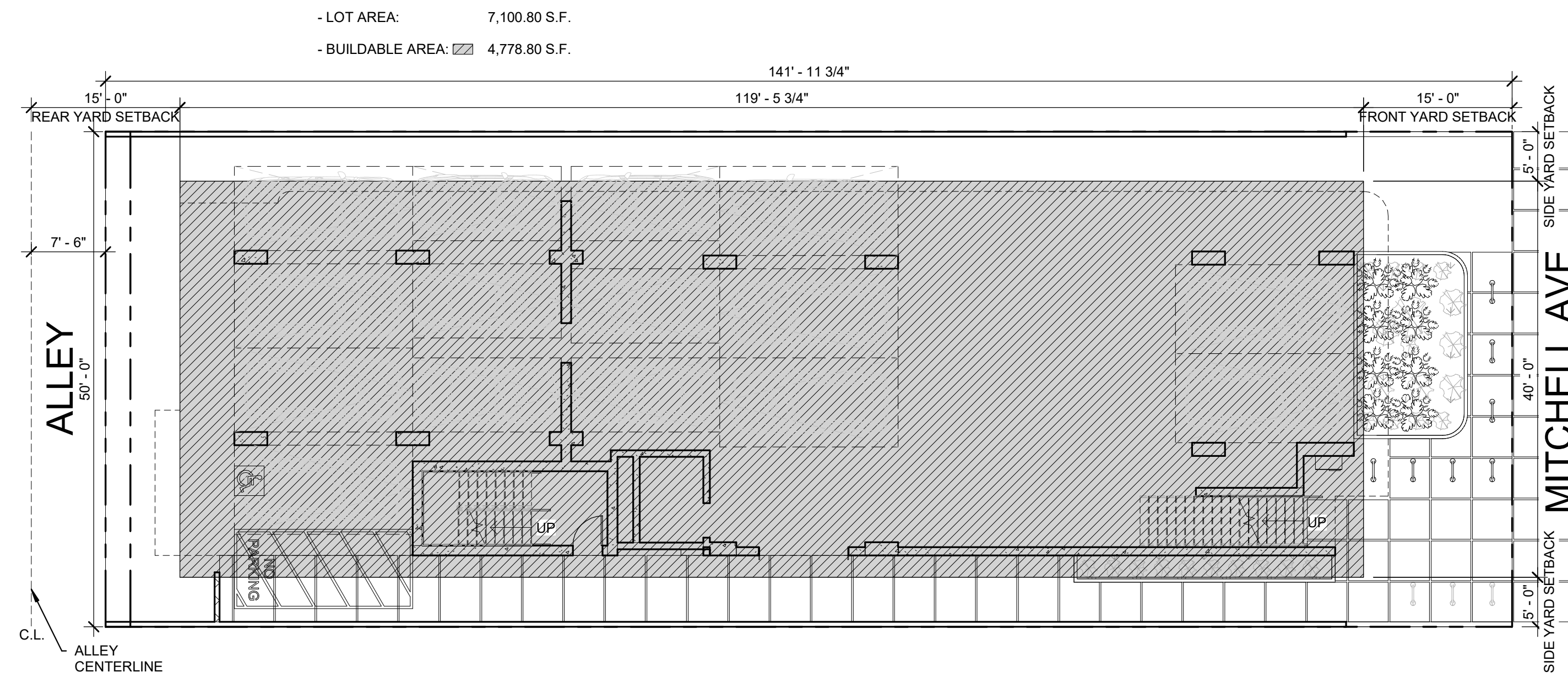
F.A.R. - FIFTH FLOOR  
3/32" = 1'-0" 5



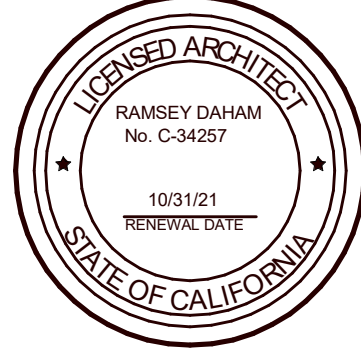
F.A.R. - SECOND FLOOR  
3/32" = 1'-0" 2



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



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



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REVISIONS

F.A.R. CALCULATIONS

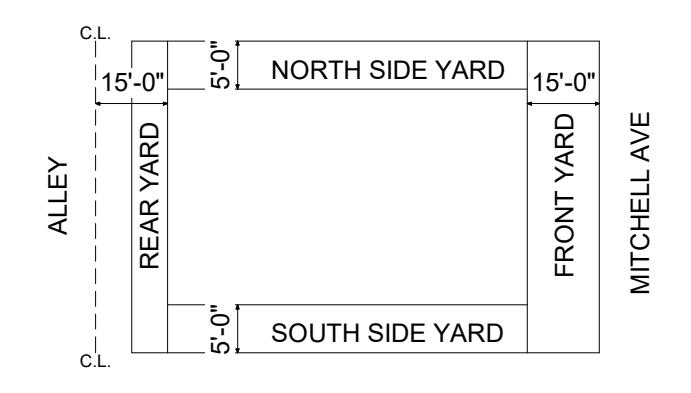
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 JOB # 20-A015

FLOOR PLAN LEGEND

	1 HR		WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)
	2 HR		DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE)
	SMOKE DETECTOR		WALL TYPE
	CARBON MONOXIDE		ELEVATION MARKER
	EXHAUST (GENERAL NOTES #2,3)		PROPERTY LINE
	6" - 0" WOOD FENCE		ACCESSIBLE ROUTE
	3" - 6" WOOD FENCE		EXTERIOR WALL (SEE WALL TYPES FOR SPECIFICS)
			INTERIOR WALL (SEE WALL TYPES FOR SPECIFICS)
			NONE STRUCTURAL INTERIOR WALL

<b>MB</b>	MASTER BEDROOM	<b>PWR</b>	POWDER ROOM
<b>BD</b>	BEDROOM	<b>CL</b>	CLOSET
<b>MBA</b>	MASTER BATHROOM	<b>WIC</b>	WALK IN CLOSET
<b>BA</b>	BATHROOM	<b>LR</b>	LAUNDRY ROOM
<b>LR</b>	LIVING ROOM	<b>BC</b>	BALCONY
<b>KI</b>	KITCHEN	<b>EN</b>	ENTRY
<b>DR</b>	DINING ROOM		

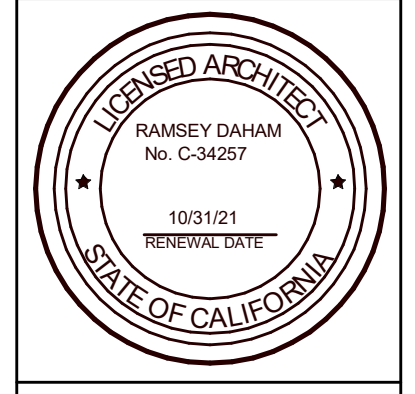
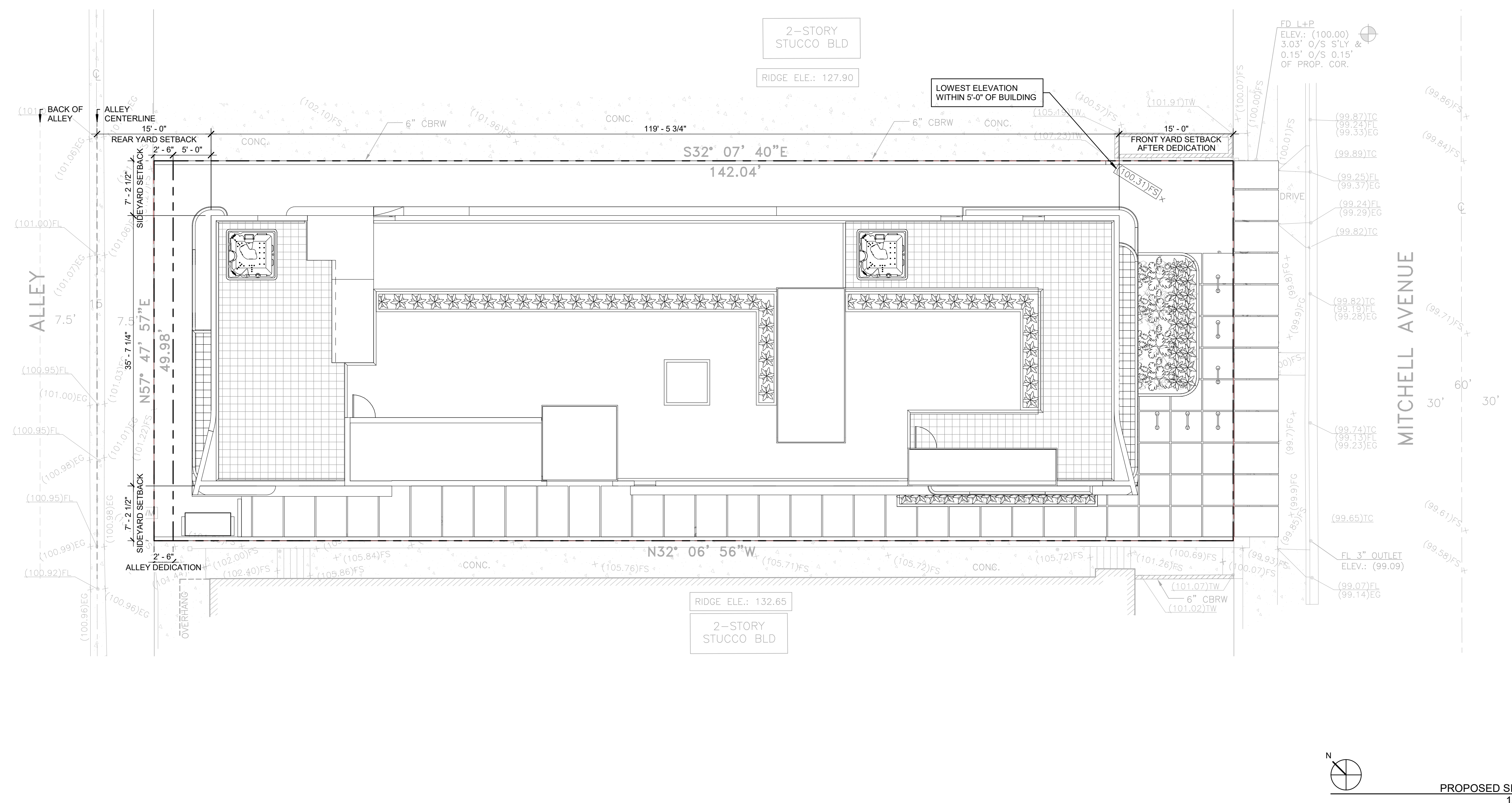
F.A.R. DIAGRAM



- PERMIT A 20% DECREASE IN THE REQUIRED NORTH SIDE YARD TO ALLOW A 7.2-FOOT SIDE YARD SETBACK IN LIEU OF THE 9 FEET REQUIRED BY THE R3-1 ZONE PURSUANT TO LAMC 12.10 C3.

- PERMIT A 20% DECREASE IN THE REQUIRED SOUTH SIDE YARD TO ALLOW A 7.2-FOOT SIDE YARD SETBACK IN LIEU OF THE 9 FEET REQUIRED BY THE R3-1 ZONE PURSUANT TO LAMC 12.10 C3.

- LOT AREA: 7,100.80 S.F.  
 - BUILDABLE AREA: 4,778.80 S.F.

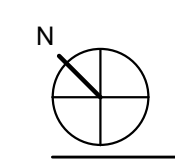


12737 MITCHELL AVE  
 LOS ANGELES  
 CA 90066

REVISIONS


PROPOSED SITE PLAN

DRAWN	CR
CHECKED	PNK
DATE	12/7/2021 12:54:53 PM
SCALE	As indicated
JOB #	20-A015





**ASSEMBLY TYPES**

- |    |  |   |   |
|----|--|---|---|
| 1  | 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.15)                  | 1 | CONC FLOOR PER STRC. W/ WOOD FINISH (1/A0.16)             |
| 2  | 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.15)                  | 2 | CONC FLOOR PER STRC. W/ TILE FINISH (2/A0.16)             |
| 3  | 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.15)                   | 3 | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (3/A0.16)   |
| 4  | 1-HR INTERIOR DBL WALL ASSM. (4/A0.15)                   | 4 | WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.16)             |
| 5  | 2-HR 2x6 INTERIOR WALL ASSM. (5/A0.15)                   | 5 | WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.16)             |
| 6  | CONC. WALL PER STRC. (6/A0.15)                           | 6 | WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.16)               |
| 7  | CONC. WALL PER STRC. W/ GFRP PANELS (7/A0.15)            | 7 | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (7/A0.16) |
| 8  | CONC. WALL PER STRC. W/ 1x4 CEDAR T+G (8/A0.15)          |   |   |
| 9  | CMU WALL PER STRC. (9/A0.15)                             |   |   |
| 10 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (10/A0.15)   |   |   |
| 11 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.15) |   |   |
| 12 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (12/A0.15)        |   |   |
| 13 | 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (13/A0.16)   |   |   |
| 14 | 2-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (14/A0.16)        |   |   |

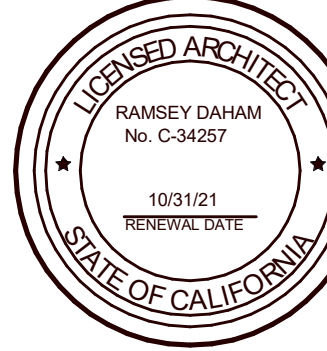
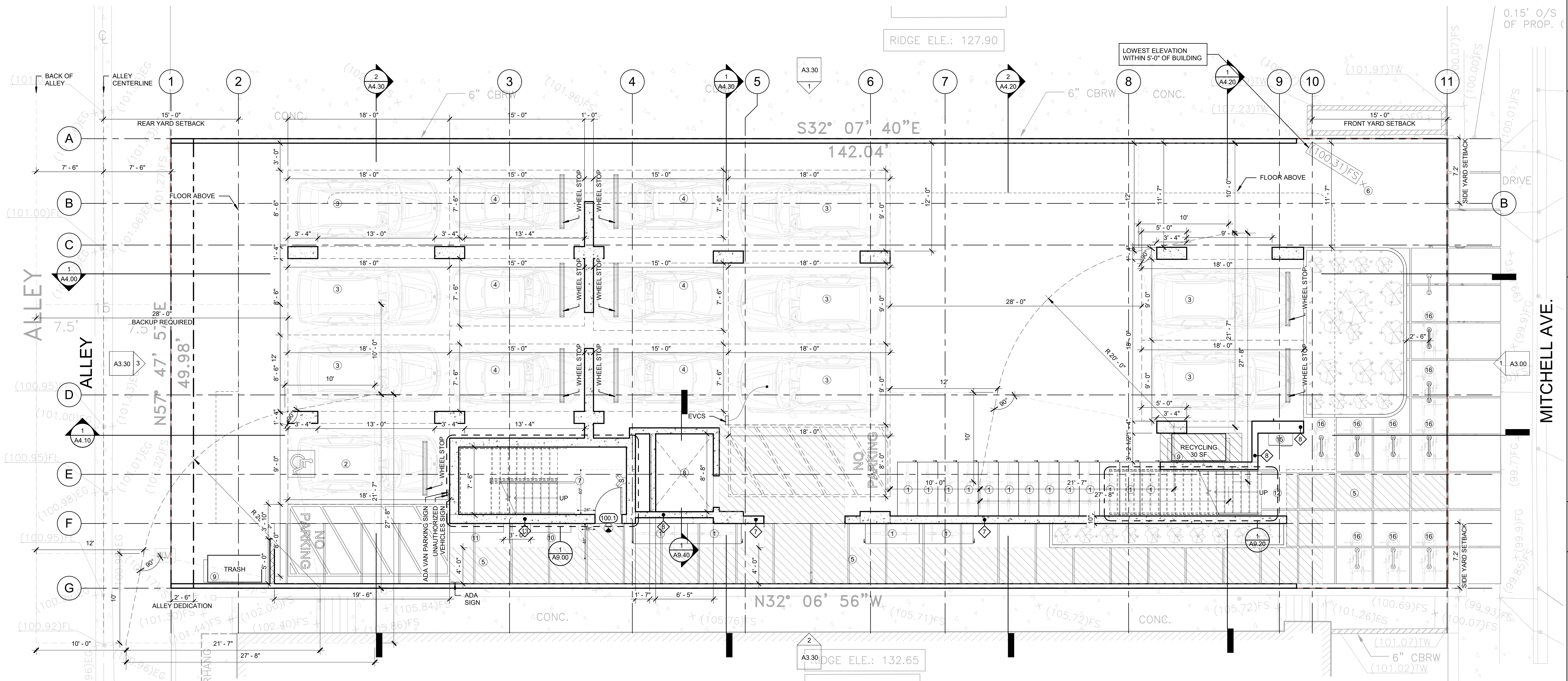
**FLOOR PLAN LEGEND**

- |  |                              |  |  |
|--|------------------------------|--|--|
|  | FLOOR TYPE                   |  | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)     |
|  | 1 HR                         |  | DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE)       |
|  | 2 HR                         |  | WALL TYPE                                    |
|  | SMOKE DETECTOR               |  | ELEVATION MARKER                             |
|  | CARBON MONOXIDE              |  | PROPERTY LINE                                |
|  | EXHAUST (GENERAL NOTES #2.3) |  | ACCESSIBLE ROUTE                             |
|  | 6' - 0" WOOD FENCE           |  | EXTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  | 3' - 6" WOOD FENCE           |  | INTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  |                              |  | NONE STRUCTURAL INTERIOR WALL                |
- 
- |            |                 |            |                |
|------------|-----------------|------------|----------------|
| <b>MB</b>  | MASTER BEDROOM  | <b>PWR</b> | POWDER ROOM    |
| <b>BD</b>  | BEDROOM         | <b>CL</b>  | CLOSET         |
| <b>MBA</b> | MASTER BATHROOM | <b>WIC</b> | WALK IN CLOSET |
| <b>BA</b>  | BATHROOM        | <b>LR</b>  | LAUNDRY ROOM   |
| <b>LI</b>  | LIVING ROOM     | <b>BC</b>  | BALCONY        |
| <b>KI</b>  | KITCHEN         | <b>EN</b>  | ENTRY          |
| <b>DR</b>  | DINING ROOM     |            |                |

**KEYNOTE LEGEND**

- |   |  |    |  |
|---|--|----|--|
| 1 | LONG TERM BICYCLE PARKING (STACKED 2 BIKES PER NUMBER) *SEE 3/A0.20 FOR DETAIL | 9  | TRASH / RECYCLING                                  |
| 2 | ADA PARING SPACE   | 10 | GAS METERS   |
| 3 | STANDARD PARKING SPACE   | 11 | ELECTRIC METERS                                    |
| 4 | COMPACT PARKING SPACE  | 12 | FIRST FLOOR ENTRY                                  |
| 5 | ACCESSIBLE PATH  | 13 | MECH. CHASE  |
| 6 | DRIVEWAY   | 14 | ELEVATOR MECH. ROOM                                |
| 7 | EGRESS STAIR   | 15 | UNIT MAIL BOXES                                    |
| 8 | ELEVATOR   | 16 | SHORT TERM BICYCLE PARKING *SEE 2/A0.20 FOR DETAIL |

FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT. ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD.



12737 MITCHELL AVE  
 LOS ANGELES  
 CA 90066

REVISIONS


**PROPOSED PLANS**

DRAWN CR  
 CHECKED PNK  
 DATE 12/7/2021 12:54:55 PM  
 SCALE As indicated  
 JOB # 20-A015

**ASSEMBLY TYPES**

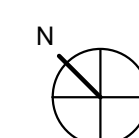
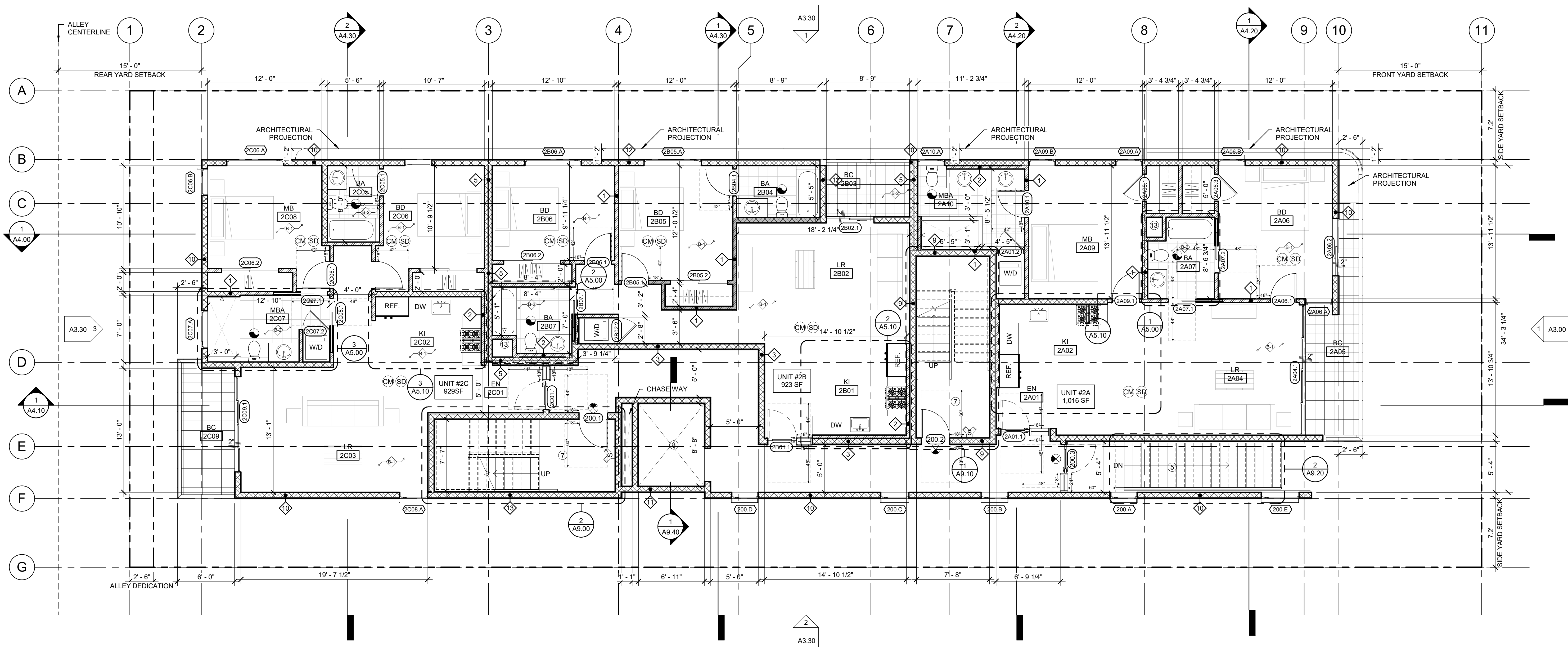
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|---|--|
| 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.15)                   | 4 CONG FLOOR PER STRC. W/ WOOD FINISH (1/A0.16)              |
| 2 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.15)                   | 5 CONG FLOOR PER STRC. W/ TILE FINISH (2/A0.16)              |
| 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.15)                    | 6 CONG FLOOR PER STRC. W/ POLISHED CONG. FINISH (3/A0.16)    |
| 4 1-HR INTERIOR DBL WALL ASSM. (4/A0.15)                    | 7 WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.16)              |
| 5 2-HR 2x6 INTERIOR WALL ASSM. (5/A0.15)                    | 8 WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.16)              |
| 6 CONC. WALL PER STRC. (6/A0.15)                            | 9 WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.16)                |
| 7 CONC. WALL PER STRC. W/ GFRP PANELS (7/A0.15)             | 10 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (7/A0.16) |
| 8 CONC. WALL PER STRC. W/ 1x4 CEDAR T+G (8/A0.15)           |  |
| 9 CMU WALL PER STRC. (9/A0.15)                              |  |
| 10 1-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (10/A0.15)   |  |
| 11 1-HR 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.15) |  |
| 12 1-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (12/A0.15)        |  |
| 13 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (13/A0.16)   |  |
| 14 2-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (14/A0.16)        |  |

**FLOOR PLAN LEGEND**

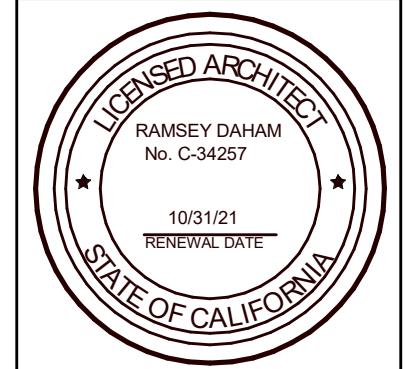
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|------------------------------|--|
| FLOOR TYPE                   | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)     |
| 1 HR                         | DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE)       |
| 2 HR                         | WALL TYPE                                    |
| SMOKE DETECTOR               | ELEVATION MARKER                             |
| CARBON MONOXIDE              | PROPERTY LINE                                |
| EXHAUST (GENERAL NOTES #2,3) | ACCESSIBLE ROUTE                             |
| 6' - 0" WOOD FENCE           | EXTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
| 3' - 6" WOOD FENCE           | INTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|                              | NONE STRUCTURAL INTERIOR WALL                |
- 
- |                            |                           |
|----------------------------|---------------------------|
| <b>MB</b> MASTER BEDROOM   | <b>PWR</b> POWDER ROOM    |
| <b>BD</b> BEDROOM          | <b>CL</b> CLOSET          |
| <b>MBA</b> MASTER BATHROOM | <b>WIC</b> WALK IN CLOSET |
| <b>BA</b> BATHROOM         | <b>LR</b> LAUNDRY ROOM    |
| <b>LR</b> LIVING ROOM      | <b>BC</b> BALCONY         |
| <b>KI</b> KITCHEN          | <b>EN</b> ENTRY           |
| <b>DR</b> DINING ROOM      |                           |

**KEYNOTE LEGEND**

- |  |   |
|--|---|
| 1 LONG TERM BICYCLE PARKING (STACKED 2 BIKES PER NUMBER) *SEE 3/A0.20 FOR DETAIL | 9 TRASH / RECYCLING                                   |
| 2 ADA PARING SPACE   | 10 GAS METERS   |
| 3 STANDARD PARKING SPACE   | 11 ELECTRIC METERS                                    |
| 4 COMPACT PARKING SPACE  | 12 FIRST FLOOR ENTRY                                  |
| 5 ACCESSIBLE PATH  | 13 MECH. CHASE  |
| 6 DRIVEWAY   | 14 ELEVATOR MECH. ROOM                                |
| 7 EGRESS STAIR   | 15 UNIT MAIL BOXES                                    |
| 8 ELEVATOR   | 16 SHORT TERM BICYCLE PARKING *SEE 2/A0.20 FOR DETAIL |



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



12737 MITCHELL AVE  
LOS ANGELES  
CA 90066

**REVISIONS**

NO.	DESCRIPTION

**PROPOSED PLANS**

DRAWN	CR
CHECKED	PNK
DATE	12/7/2021 12:54:58 PM
SCALE	As indicated
JOB #	20-A015

**ASSEMBLY TYPES**

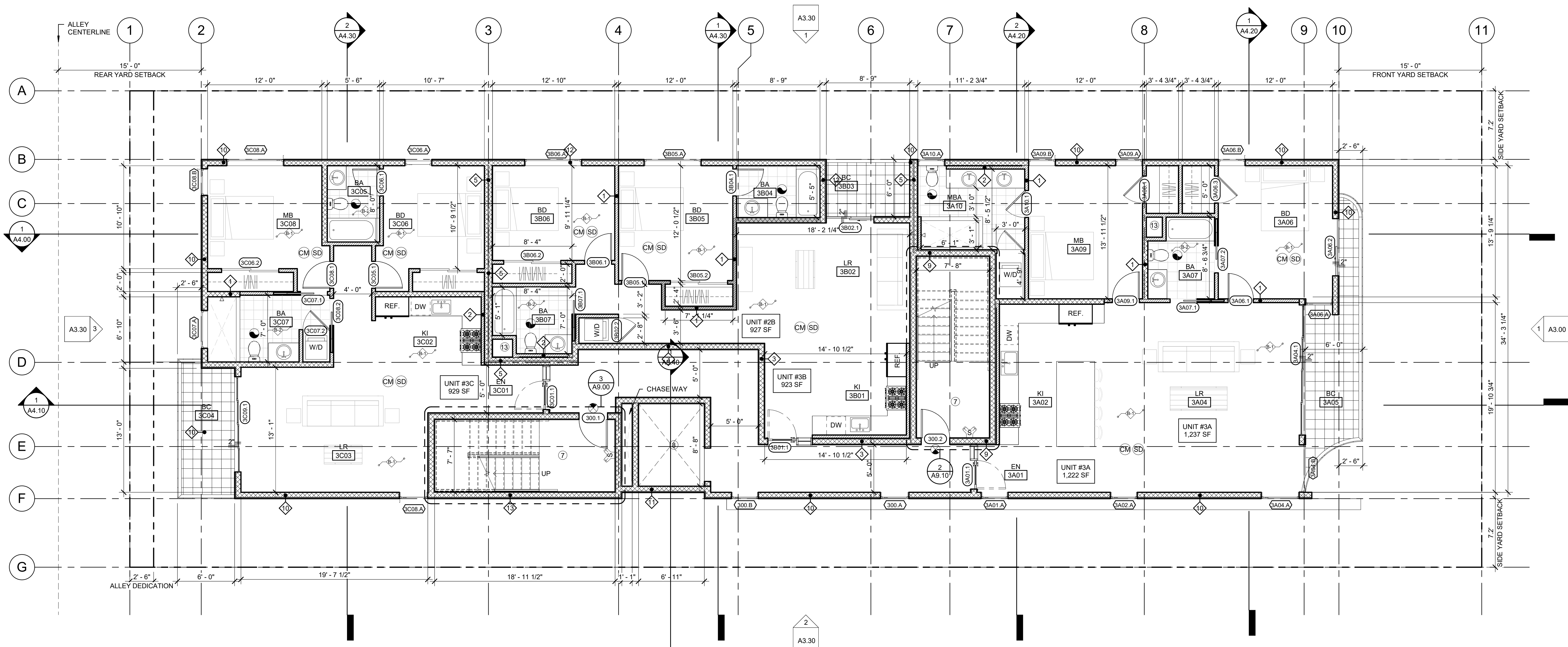
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|----|--|----|---|
| 1  | 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.15)                  | 4  | CONC FLOOR PER STRC. W/ WOOD FINISH (1/A0.16)             |
| 2  | 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.15)                  | 5  | CONC FLOOR PER STRC. W/ TILE FINISH (2/A0.16)             |
| 3  | 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.15)                   | 6  | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (3/A0.16)   |
| 4  | 1-HR INTERIOR DBL WALL ASSM. (4/A0.15)                   | 7  | WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.16)             |
| 5  | 2-HR 2x6 INTERIOR WALL ASSM. (5/A0.15)                   | 8  | WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.16)             |
| 6  | CONC. WALL PER STRC. (6/A0.15)                           | 9  | WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.16)               |
| 7  | CONC. WALL PER STRC. W/ GFRP PANELS (7/A0.15)            | 10 | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (7/A0.16) |
| 8  | CONC. WALL PER STRC. W/ 1x4 CEDAR T+G (8/A0.15)          |    |   |
| 9  | CMU WALL PER STRC. (9/A0.15)                             |    |   |
| 10 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (10/A0.15)   |    |   |
| 11 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.15) |    |   |
| 12 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (12/A0.15)        |    |   |
| 13 | 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (13/A0.16)   |    |   |
| 14 | 2-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (14/A0.16)        |    |   |

**FLOOR PLAN LEGEND**

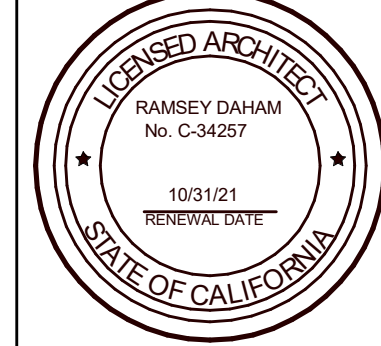
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|--|--|--|--|
|  | FLOOR TYPE                             |  | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)     |
|  | DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE) |  | WALL TYPE                                    |
|  | SMOKE DETECTOR                         |  | ELEVATION MARKER                             |
|  | CARBON MONOXIDE                        |  | PROPERTY LINE                                |
|  | EXHAUST (GENERAL NOTES #2,3)           |  | ACCESSIBLE ROUTE                             |
|  | 6' - 0" WOOD FENCE                     |  | EXTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  | 3' - 6" WOOD FENCE                     |  | INTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  |  |  | NONE STRUCTURAL INTERIOR WALL                |
- 
- |            |                 |            |                |
|------------|-----------------|------------|----------------|
| <b>MB</b>  | MASTER BEDROOM  | <b>PWR</b> | POWDER ROOM    |
| <b>BD</b>  | BEDROOM         | <b>CL</b>  | CLOSET         |
| <b>MBA</b> | MASTER BATHROOM | <b>WIC</b> | WALK IN CLOSET |
| <b>BA</b>  | BATHROOM        | <b>LR</b>  | LAUNDRY ROOM   |
| <b>LR</b>  | LIVING ROOM     | <b>BC</b>  | BALCONY        |
| <b>KI</b>  | KITCHEN         | <b>EN</b>  | ENTRY          |
| <b>DR</b>  | DINING ROOM     |            |                |

**KEYNOTE LEGEND**

- |   |  |    |  |
|---|--|----|--|
| 1 | LONG TERM BICYCLE PARKING (STACKED 2 BIKES PER NUMBER) *SEE 3/A0.20 FOR DETAIL | 9  | TRASH / RECYCLING                                  |
| 2 | ADA PARING SPACE   | 10 | GAS METERS   |
| 3 | STANDARD PARKING SPACE   | 11 | ELECTRIC METERS                                    |
| 4 | COMPACT PARKING SPACE  | 12 | FIRST FLOOR ENTRY                                  |
| 5 | ACCESSIBLE PATH  | 13 | MECH. CHASE  |
| 6 | DRIVEWAY   | 14 | ELEVATOR MECH. ROOM                                |
| 7 | EGRESS STAIR   | 15 | UNIT MAIL BOXES                                    |
| 8 | ELEVATOR   | 16 | SHORT TERM BICYCLE PARKING *SEE 2/A0.20 FOR DETAIL |



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



12737 MITCHELL AVE  
LOS ANGELES  
CA 90066

**REVISIONS**

NO.	DESCRIPTION

**PROPOSED PLANS**

DRAWN \_\_\_\_\_ CR  
CHECKED \_\_\_\_\_ PNK  
DATE 12/7/2021 12:55:01 PM  
SCALE As indicated  
JOB # 20-A015

**ASSEMBLY TYPES**

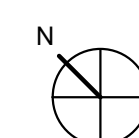
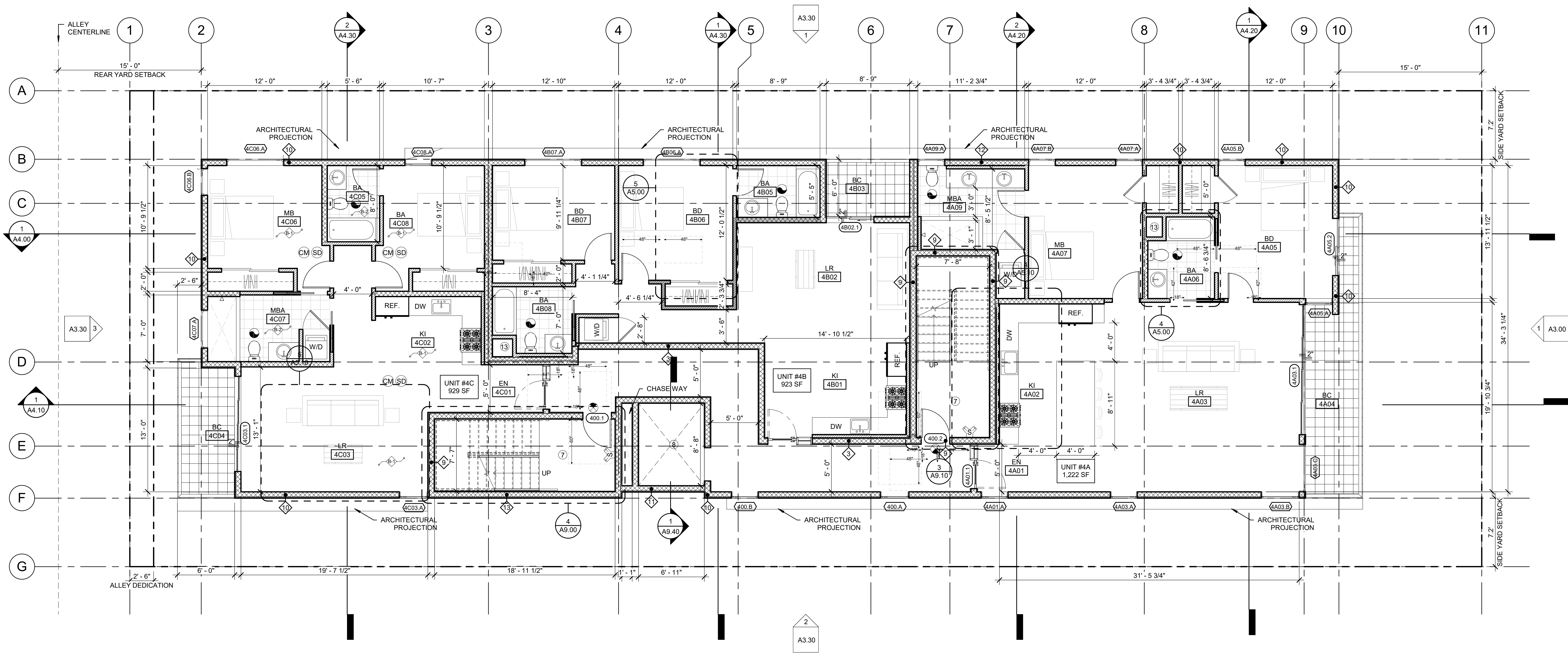
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|----|--|----|---|
| 1  | 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.15)                  | 4  | CONC FLOOR PER STRC. W/ WOOD FINISH (1/A0.16)             |
| 2  | 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.15)                  | 5  | CONC FLOOR PER STRC. W/ TILE FINISH (2/A0.16)             |
| 3  | 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.15)                   | 6  | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (3/A0.16)   |
| 4  | 1-HR INTERIOR DBL WALL ASSM. (4/A0.15)                   | 7  | WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.16)             |
| 5  | 2-HR 2x6 INTERIOR WALL ASSM. (5/A0.15)                   | 8  | WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.16)             |
| 6  | CONC. WALL PER STRC. (6/A0.15)                           | 9  | WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.16)               |
| 7  | CONC. WALL PER STRC. W/ GFRC PANELS (7/A0.15)            | 10 | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (7/A0.16) |
| 8  | CONC. WALL PER STRC. W/ 1x4 CEDAR T+G (8/A0.15)          |    |   |
| 9  | CMU WALL PER STRC. (9/A0.15)                             |    |   |
| 10 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (10/A0.15)   |    |   |
| 11 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.15) |    |   |
| 12 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (12/A0.15)        |    |   |
| 13 | 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (13/A0.16)   |    |   |
| 14 | 2-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (14/A0.16)        |    |   |

**FLOOR PLAN LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | FLOOR TYPE                             |  | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)     |
|  | DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE) |  | WALL TYPE                                    |
|  | SMOKE DETECTOR                         |  | ELEVATION MARKER                             |
|  | CARBON MONOXIDE                        |  | PROPERTY LINE                                |
|  | EXHAUST (GENERAL NOTES #2,3)           |  | ACCESSIBLE ROUTE                             |
|  | 6'-0" WOOD FENCE                       |  | EXTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  | 3'-6" WOOD FENCE                       |  | INTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  |  |  | NONE STRUCTURAL INTERIOR WALL                |
- 
- |            |                 |            |                |
|------------|-----------------|------------|----------------|
| <b>MB</b>  | MASTER BEDROOM  | <b>PWR</b> | POWDER ROOM    |
| <b>BD</b>  | BEDROOM         | <b>CL</b>  | CLOSET         |
| <b>MBA</b> | MASTER BATHROOM | <b>WIC</b> | WALK IN CLOSET |
| <b>BA</b>  | BATHROOM        | <b>LR</b>  | LAUNDRY ROOM   |
| <b>LR</b>  | LIVING ROOM     | <b>BC</b>  | BALCONY        |
| <b>KI</b>  | KITCHEN         | <b>EN</b>  | ENTRY          |
| <b>DR</b>  | DINING ROOM     |            |                |

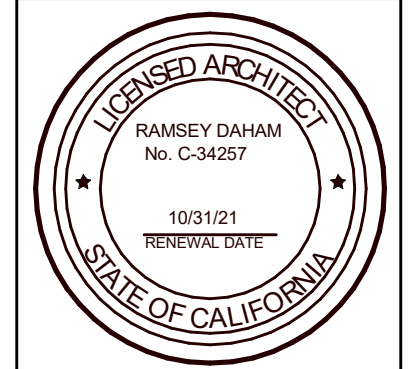
**KEYNOTE LEGEND**

- |   |  |    |  |
|---|--|----|--|
| 1 | LONG TERM BICYCLE PARKING (STACKED 2 BIKES PER NUMBER) *SEE 3/A0.20 FOR DETAIL | 9  | TRASH / RECYCLING                                  |
| 2 | ADA PARING SPACE   | 10 | GAS METERS   |
| 3 | STANDARD PARKING SPACE   | 11 | ELECTRIC METERS                                    |
| 4 | COMPACT PARKING SPACE  | 12 | FIRST FLOOR ENTRY                                  |
| 5 | ACCESSIBLE PATH  | 13 | MECH. CHASE  |
| 6 | DRIVEWAY   | 14 | ELEVATOR MECH. ROOM                                |
| 7 | EGRESS STAIR   | 15 | UNIT MAIL BOXES                                    |
| 8 | ELEVATOR   | 16 | SHORT TERM BICYCLE PARKING *SEE 2/A0.20 FOR DETAIL |



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

1



12737 MITCHELL AVE  
LOS ANGELES  
CA 90066

**REVISIONS**


**PROPOSED PLANS**

DRAWN	CR
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DATE	12/7/2021 12:55:03 PM
SCALE	As indicated
JOB #	20-A015

A2.40

**ASSEMBLY TYPES**

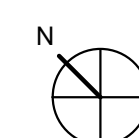
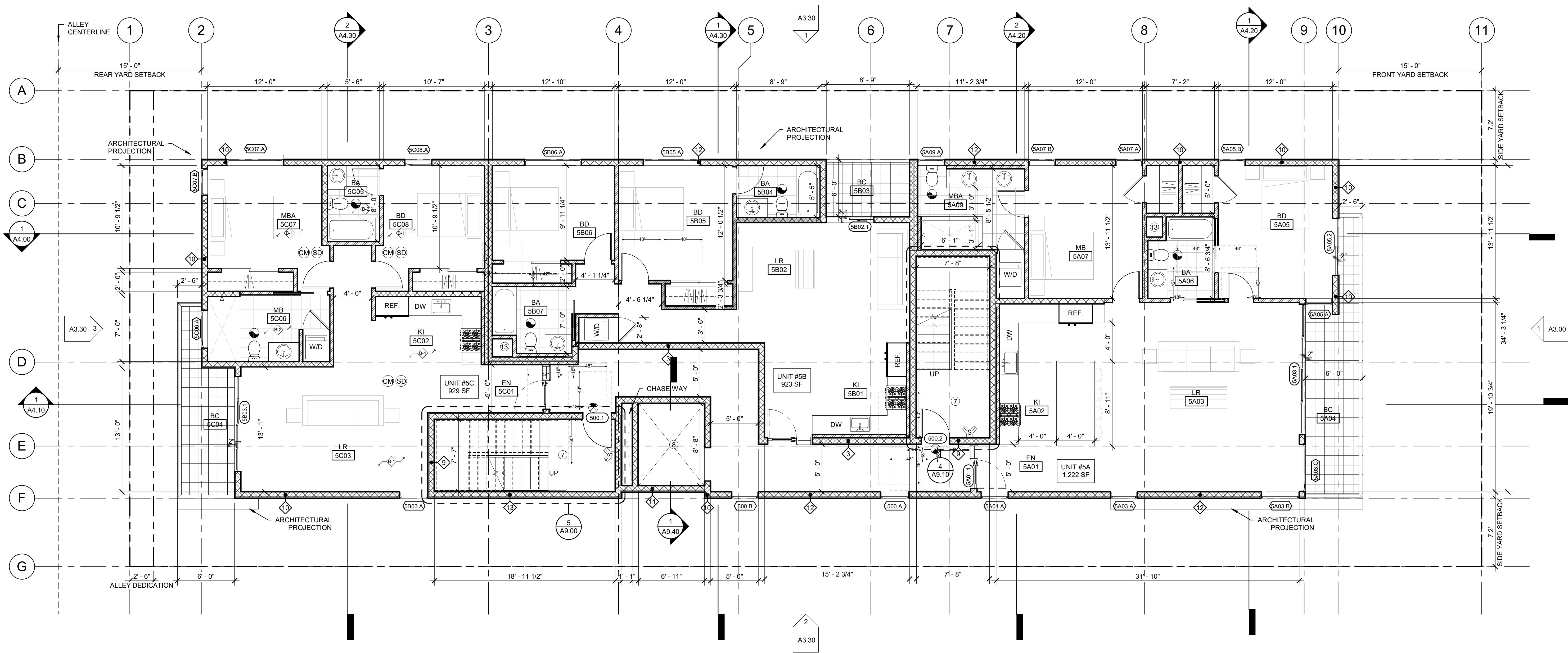
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|----|--|----|---|
| 1  | 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.15)                  | 4  | CONC FLOOR PER STRC. W/ WOOD FINISH (1/A0.16)             |
| 2  | 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.15)                  | 5  | CONC FLOOR PER STRC. W/ TILE FINISH (2/A0.16)             |
| 3  | 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.15)                   | 6  | CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (3/A0.16)   |
| 4  | 1-HR INTERIOR DBL WALL ASSM. (4/A0.15)                   | 7  | WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.16)             |
| 5  | 2-HR 2x6 INTERIOR WALL ASSM. (5/A0.15)                   | 8  | WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.16)             |
| 6  | CONC. WALL PER STRC. (6/A0.15)                           | 9  | WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.16)               |
| 7  | CONC. WALL PER STRC. W/ GFRC PANELS (7/A0.15)            | 10 | WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (7/A0.16) |
| 8  | CONC. WALL PER STRC. W/ 1x4 CEDAR T+G (8/A0.15)          |    |   |
| 9  | CMU WALL PER STRC. (9/A0.15)                             |    |   |
| 10 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (10/A0.15)   |    |   |
| 11 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.15) |    |   |
| 12 | 1-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (12/A0.15)        |    |   |
| 13 | 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRC PANELS (13/A0.16)   |    |   |
| 14 | 2-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (14/A0.16)        |    |   |

**FLOOR PLAN LEGEND**

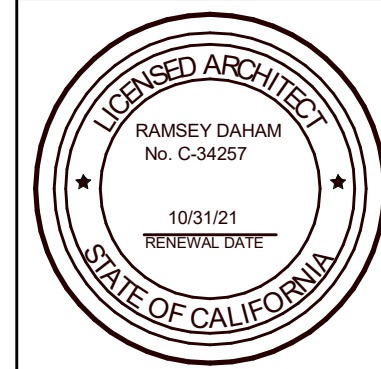
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|--|------------------------------|--|--|
|  | FLOOR TYPE                   |  | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)     |
|  | 1 HR                         |  | DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE)       |
|  | 2 HR                         |  | WALL TYPE                                    |
|  | SMOKE DETECTOR               |  | ELEVATION MARKER                             |
|  | CARBON MONOXIDE              |  | PROPERTY LINE                                |
|  | EXHAUST (GENERAL NOTES #2,3) |  | ACCESSIBLE ROUTE                             |
|  | 6'-0" WOOD FENCE             |  | EXTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  | 3'-6" WOOD FENCE             |  | INTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  |                              |  | NONE STRUCTURAL INTERIOR WALL                |
- 
- |            |                 |            |                |
|------------|-----------------|------------|----------------|
| <b>MB</b>  | MASTER BEDROOM  | <b>PWR</b> | POWDER ROOM    |
| <b>BD</b>  | BEDROOM         | <b>CL</b>  | CLOSET         |
| <b>MBA</b> | MASTER BATHROOM | <b>WIC</b> | WALK IN CLOSET |
| <b>BA</b>  | BATHROOM        | <b>LR</b>  | LAUNDRY ROOM   |
| <b>LR</b>  | LIVING ROOM     | <b>BC</b>  | BALCONY        |
| <b>KI</b>  | KITCHEN         | <b>EN</b>  | ENTRY          |
| <b>DR</b>  | DINING ROOM     |            |                |

**KEYNOTE LEGEND**

- |   |  |    |  |
|---|--|----|--|
| 1 | LONG TERM BICYCLE PARKING (STACKED 2 BIKES PER NUMBER) *SEE 3/A0.20 FOR DETAIL | 9  | TRASH / RECYCLING                                  |
| 2 | ADA PARING SPACE   | 10 | GAS METERS   |
| 3 | STANDARD PARKING SPACE   | 11 | ELECTRIC METERS                                    |
| 4 | COMPACT PARKING SPACE  | 12 | FIRST FLOOR ENTRY                                  |
| 5 | ACCESSIBLE PATH  | 13 | MECH. CHASE  |
| 6 | DRIVEWAY   | 14 | ELEVATOR MECH. ROOM                                |
| 7 | EGRESS STAIR   | 15 | UNIT MAIL BOXES                                    |
| 8 | ELEVATOR   | 16 | SHORT TERM BICYCLE PARKING *SEE 2/A0.20 FOR DETAIL |



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



12737 MITCHELL AVE  
LOS ANGELES  
CA 90066

**REVISIONS**

NO.	DESCRIPTION

**PROPOSED PLANS**

DRAWN	CR
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DATE	12/7/2021 12:55:05 PM
SCALE	As indicated
JOB #	20-A015

**ASSEMBLY TYPES**

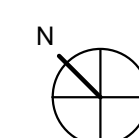
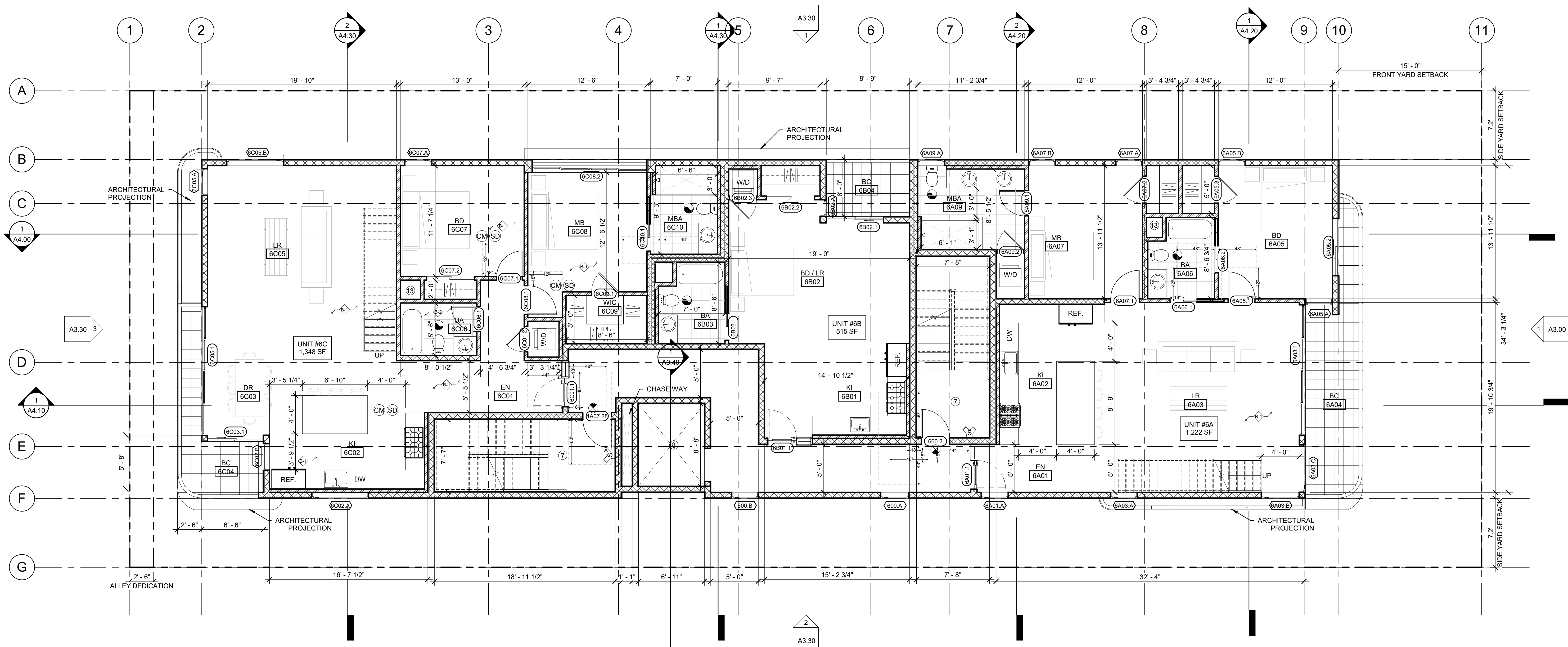
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|---|--|
| 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.15)                   | 4 CONG FLOOR PER STRC. W/ WOOD FINISH (1/A0.16)              |
| 2 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.15)                   | 5 CONG FLOOR PER STRC. W/ TILE FINISH (2/A0.16)              |
| 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.15)                    | 6 CONG FLOOR PER STRC. W/ POLISHED CONG. FINISH (3/A0.16)    |
| 4 1-HR INTERIOR DBL WALL ASSM. (4/A0.15)                    | 7 WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.16)              |
| 5 2-HR 2x6 INTERIOR WALL ASSM. (5/A0.15)                    | 8 WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.16)              |
| 6 CONC. WALL PER STRC. (6/A0.15)                            | 9 WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.16)                |
| 7 CONC. WALL PER STRC. W/ GFRP PANELS (7/A0.15)             | 10 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (7/A0.16) |
| 8 CONC. WALL PER STRC. W/ 1x4 CEDAR T+G (8/A0.15)           |  |
| 9 CMU WALL PER STRC. (9/A0.15)                              |  |
| 10 1-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (10/A0.15)   |  |
| 11 1-HR 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.15) |  |
| 12 1-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (12/A0.15)        |  |
| 13 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (13/A0.16)   |  |
| 14 2-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (14/A0.16)        |  |

**FLOOR PLAN LEGEND**

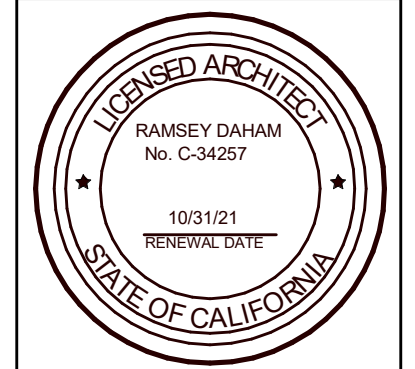
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|--|--|
| FLOOR TYPE                             | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)     |
| DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE) | WALL TYPE                                    |
| SMOKE DETECTOR                         | ELEVATION MARKER                             |
| CARBON MONOXIDE                        | PROPERTY LINE                                |
| EXHAUST (GENERAL NOTES #2,3)           | ACCESSIBLE ROUTE                             |
|  | EXTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  | INTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  | NONE STRUCTURAL INTERIOR WALL                |
- 
- |                            |                           |
|----------------------------|---------------------------|
| <b>MB</b> MASTER BEDROOM   | <b>PWR</b> POWDER ROOM    |
| <b>BD</b> BEDROOM          | <b>CL</b> CLOSET          |
| <b>MBA</b> MASTER BATHROOM | <b>WIC</b> WALK IN CLOSET |
| <b>BA</b> BATHROOM         | <b>LR</b> LAUNDRY ROOM    |
| <b>LR</b> LIVING ROOM      | <b>BC</b> BALCONY         |
| <b>KI</b> KITCHEN          | <b>EN</b> ENTRY           |
| <b>DR</b> DINING ROOM      |                           |

**KEYNOTE LEGEND**

- |  |   |
|--|---|
| 1 LONG TERM BICYCLE PARKING (STACKED 2 BIKES PER NUMBER) *SEE 3/A0.20 FOR DETAIL | 9 TRASH / RECYCLING                                   |
| 2 ADA PARING SPACE   | 10 GAS METERS   |
| 3 STANDARD PARKING SPACE   | 11 ELECTRIC METERS                                    |
| 4 COMPACT PARKING SPACE  | 12 FIRST FLOOR ENTRY                                  |
| 5 ACCESSIBLE PATH  | 13 MECH. CHASE  |
| 6 DRIVEWAY   | 14 ELEVATOR MECH. ROOM                                |
| 7 EGRESS STAIR   | 15 UNIT MAIL BOXES                                    |
| 8 ELEVATOR   | 16 SHORT TERM BICYCLE PARKING *SEE 2/A0.20 FOR DETAIL |



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



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LOS ANGELES  
CA 90066

**REVISIONS**


**PROPOSED PLANS**

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**ASSEMBLY TYPES**

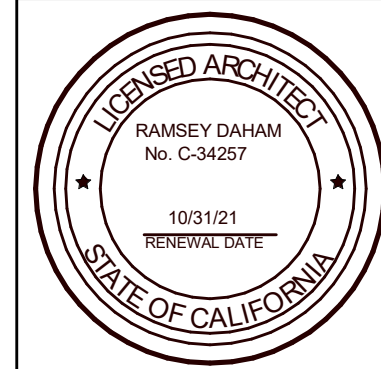
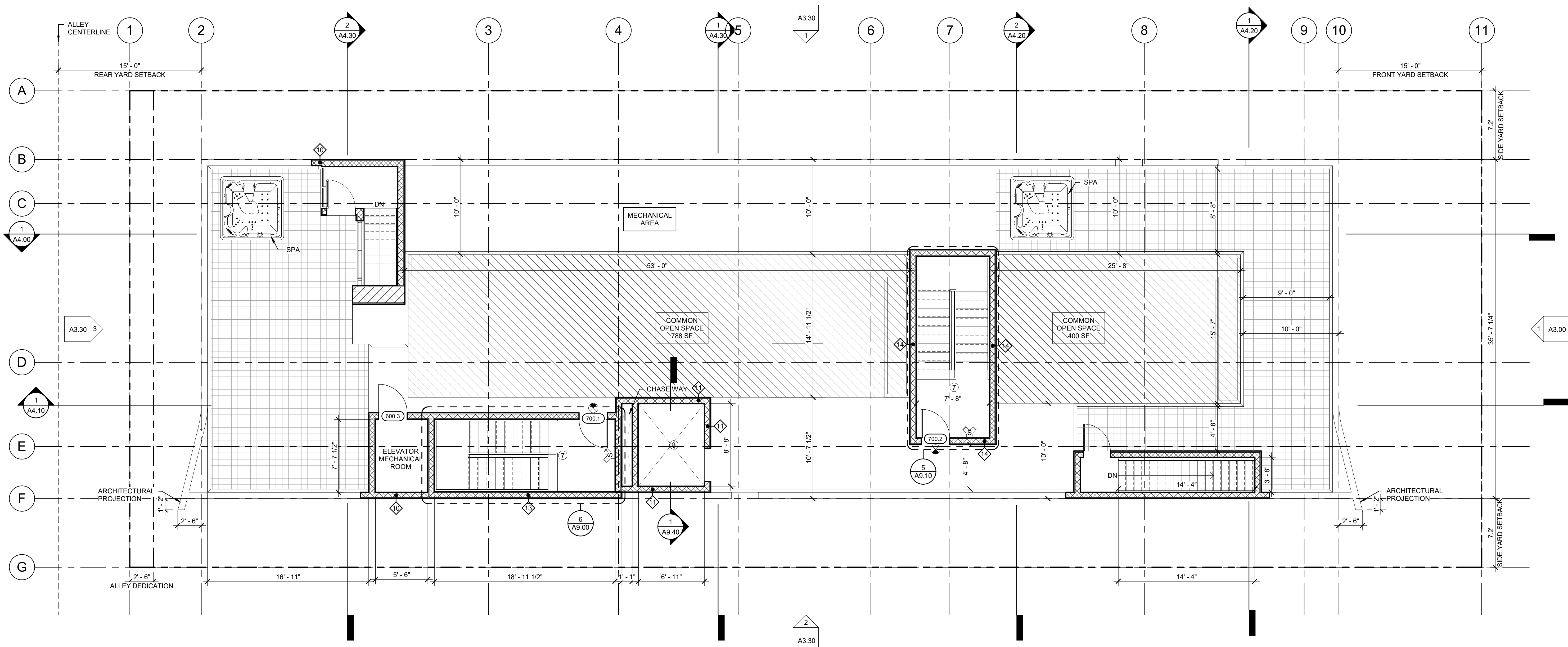
- |   |  |
|---|--|
| <b>WALLS</b>  | <b>FLOORS</b>  |
| 1 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.15)                   | 41 CONG FLOOR PER STRC. W/ WOOD FINISH (1/A0.16)             |
| 2 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.15)                   | 42 CONG FLOOR PER STRC. W/ TILE FINISH (2/A0.16)             |
| 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.15)                    | 43 CONG FLOOR PER STRC. W/ POLISHED CONG. FINISH (3/A0.16)   |
| 4 1-HR INTERIOR DBL WALL ASSM. (4/A0.15)                    | 44 WOOD JOIST PER STRC. W/ WOOD FINISH (4/A0.16)             |
| 5 2-HR 2x6 INTERIOR WALL ASSM. (5/A0.15)                    | 45 WOOD JOIST PER STRC. W/ TILE FINISH (5/A0.16)             |
| 6 CONC. WALL PER STRC. (6/A0.15)                            | 46 WOOD JOIST W/ WOOD DECK PER SPEC. (6/A0.16)               |
| 7 CONC. WALL PER STRC. W/ GFRP PANELS (7/A0.15)             | 47 WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (7/A0.16) |
| 8 CONC. WALL PER STRC. W/ 1x4 CEDAR T+G (8/A0.15)           |  |
| 9 CMU WALL PER STRC. (9/A0.15)                              |  |
| 10 1-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (10/A0.15)   |  |
| 11 1-HR 2x6 EXTERIOR WALL ASSM. W/ 1x4 CEDAR T+G (11/A0.15) |  |
| 12 1-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (12/A0.15)        |  |
| 13 2-HR 2x6 EXTERIOR WALL ASSM. W/ GFRP PANELS (13/A0.16)   |  |
| 14 2-HR 2x6 EXTERIOR WALL ASSM. W/ STUCCO (14/A0.16)        |  |

**FLOOR PLAN LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | FLOOR TYPE                             |  | WINDOW TAG (SEE PAGE A0.11 FOR SCHEDULE)     |
|  | DOOR TAG (SEE PAGE A0.10 FOR SCHEDULE) |  | WALL TYPE                                    |
|  | SMOKE DETECTOR                         |  | ELEVATION MARKER                             |
|  | CARBON MONOXIDE                        |  | PROPERTY LINE                                |
|  | EXHAUST (GENERAL NOTES #2,3)           |  | ACCESSIBLE ROUTE                             |
|  | 6' - 0" WOOD FENCE                     |  | EXTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  | 3' - 6" WOOD FENCE                     |  | INTERIOR WALL (SEE WALL TYPES FOR SPECIFICS) |
|  |  |  | NONE STRUCTURAL INTERIOR WALL                |
- 
- |            |                 |            |                |
|------------|-----------------|------------|----------------|
| <b>MB</b>  | MASTER BEDROOM  | <b>PWR</b> | POWDER ROOM    |
| <b>BD</b>  | BEDROOM         | <b>CL</b>  | CLOSET         |
| <b>MBA</b> | MASTER BATHROOM | <b>WIC</b> | WALK IN CLOSET |
| <b>BA</b>  | BATHROOM        | <b>LR</b>  | LAUNDRY ROOM   |
| <b>LR</b>  | LIVING ROOM     | <b>BC</b>  | BALCONY        |
| <b>KI</b>  | KITCHEN         | <b>EN</b>  | ENTRY          |
| <b>DR</b>  | DINING ROOM     |            |                |

**KEYNOTE LEGEND**

- |   |  |    |  |
|---|--|----|--|
| 1 | LONG TERM BICYCLE PARKING (STACKED 2 BIKES PER NUMBER) *SEE 3/A0.20 FOR DETAIL | 9  | TRASH / RECYCLING                                  |
| 2 | ADA PARING SPACE   | 10 | GAS METERS   |
| 3 | STANDARD PARKING SPACE   | 11 | ELECTRIC METERS                                    |
| 4 | COMPACT PARKING SPACE  | 12 | FIRST FLOOR ENTRY                                  |
| 5 | ACCESSIBLE PATH  | 13 | MECH. CHASE  |
| 6 | DRIVEWAY   | 14 | ELEVATOR MECH. ROOM                                |
| 7 | EGRESS STAIR   | 15 | UNIT MAIL BOXES                                    |
| 8 | ELEVATOR   | 16 | SHORT TERM BICYCLE PARKING *SEE 2/A0.20 FOR DETAIL |



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 CA 90066

**REVISIONS**


**PROPOSED PLANS**

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SCALE	As indicated
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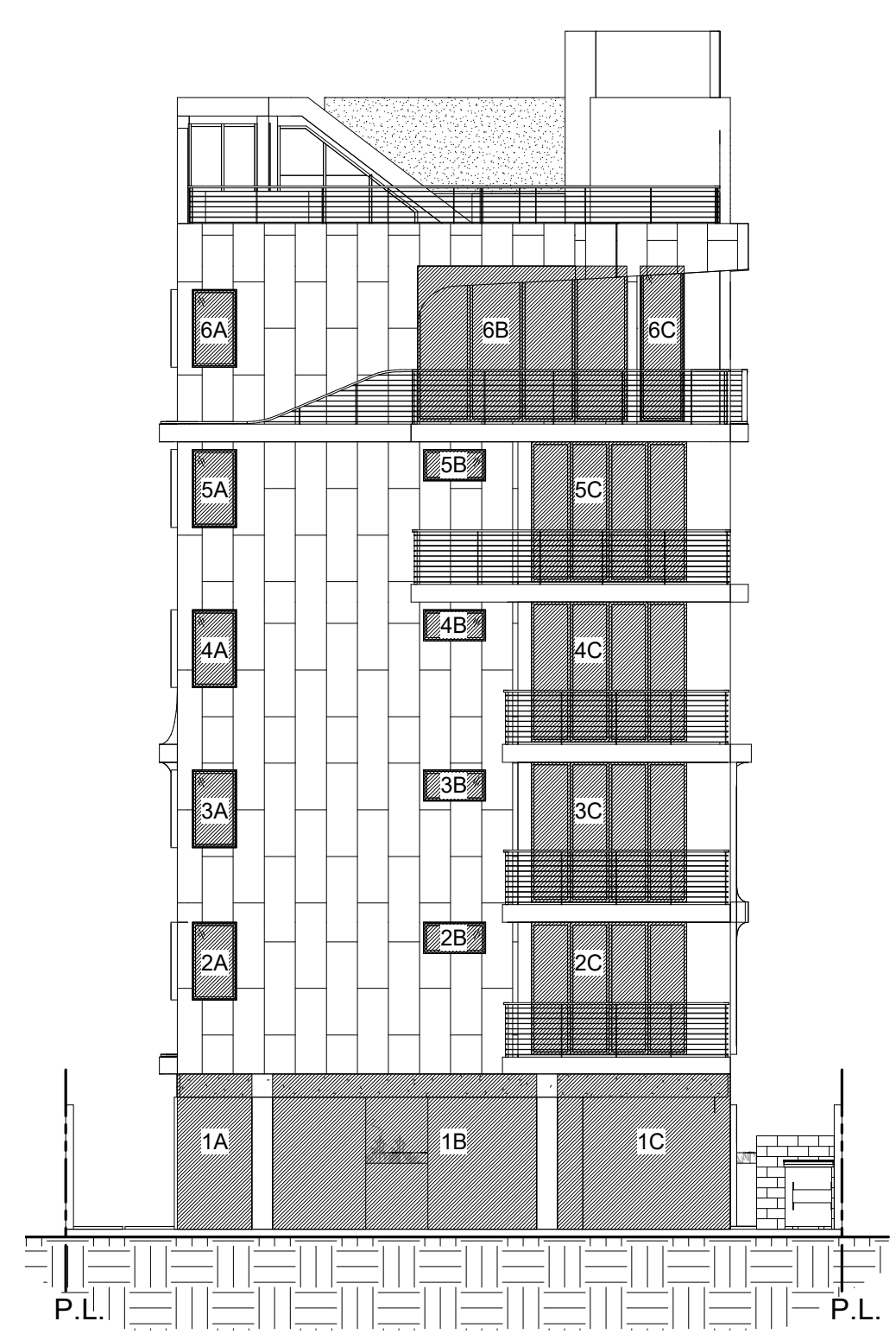


MAXIMUM UNPROTECTED / PROTECTED OPENINGS ALLOWED = 25% OPEN  
 6TH FLOOR OPENING AREA = 238.32 SF / WALL AREA = 1,393.82 SF = 17.09% OPEN  
 5TH FLOOR OPENING AREA = 166.50 SF / WALL AREA = 1,232.03 SF = 13.51% OPEN  
 4TH FLOOR OPENING AREA = 166.50 SF / WALL AREA = 1,232.03 SF = 13.51% OPEN  
 3RD FLOOR OPENING AREA = 143.25 SF / WALL AREA = 1,232.03 SF = 11.63% OPEN  
 2ND FLOOR OPENING AREA = 149.51 SF / WALL AREA = 1,172.30 SF = 12.75% OPEN  
 1ST FLOOR OPENING AREA = 287.33 SF / WALL AREA = 1,344.04 SF = 21.38% OPEN

OPENINGS

6A: 53.33 SF	5A: 27 SF	4A: 27 SF
6B: 30 SF	5B: 25.50 SF	4B: 25.50 SF
6C: 28.33 SF	5C: 27 SF	4C: 27 SF
6D: 30 SF	5D: 25.50 SF	4D: 25.50 SF
6E: 28.33 SF	5E: 25.50 SF	4E: 25.50 SF
6F: 28.33 SF	5F: 36 SF	4F: 36 SF
6G: 40 SF		
3A: 27 SF	2A: 25.50 SF	1A: 198.66 SF
3B: 21.25 SF	2B: 22.67 SF	1B: 21 SF
3C: 22.50 SF	2C: 24 SF	1C: 67.67 SF
3D: 21.25 SF	2D: 22.67 SF	
3E: 21.25 SF	2E: 22.67 SF	
3F: 30 SF	2F: 32 SF	

SOUTH ELEVATION EXTERIOR WALL OPENING ANALYSIS  
 3/32" = 1'-0"



MAXIMUM UNPROTECTED / PROTECTED OPENINGS ALLOWED = 75% OPEN  
 6TH FLOOR OPENING AREA = 177.17 SF / WALL AREA = 415.34 SF = 42.66% OPEN  
 5TH FLOOR OPENING AREA = 112.17 SF / WALL AREA = 367.13 SF = 30.55% OPEN  
 4TH FLOOR OPENING AREA = 112.17 SF / WALL AREA = 367.13 SF = 30.55% OPEN  
 3RD FLOOR OPENING AREA = 112.17 SF / WALL AREA = 367.13 SF = 30.55% OPEN  
 2ND FLOOR OPENING AREA = 107.17 SF / WALL AREA = 367.13 SF = 29.19% OPEN  
 1ST FLOOR OPENING AREA = 329.33 SF / WALL AREA = 367.13 SF = 89.70% OPEN  
 (PARKING GARAGE OPENING PROTECTED BY WATER CURTAIN PER MODIFICATION REQUEST)

OPENINGS

6A: 14.17 SF	5A: 14.17 SF	4A: 14.17 SF
6B: 134.67 SF	5B: 8 SF	4B: 8 SF
6C: 28.33 SF	5C: 90 SF	4C: 90 SF
3A: 14.17 SF	2A: 14.17 SF	1A: 48 SF
3B: 8 SF	2B: 8 SF	1B: 170 SF
3C: 90 SF	2C: 85 SF	1C: 111.33 SF

WEST ELEVATION EXTERIOR WALL OPENING ANALYSIS  
 3/32" = 1'-0"

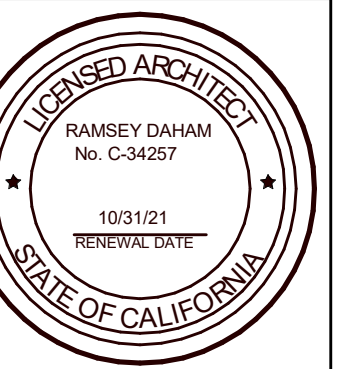


MAXIMUM UNPROTECTED / PROTECTED OPENINGS ALLOWED = 25% OPEN  
 6TH FLOOR OPENING AREA = 316.99 SF / WALL AREA = 1,393.82 SF = 22.74% OPEN  
 5TH FLOOR OPENING AREA = 239.84 SF / WALL AREA = 1,232.03 SF = 19.47% OPEN  
 4TH FLOOR OPENING AREA = 236.15 SF / WALL AREA = 1,232.03 SF = 19.17% OPEN  
 3RD FLOOR OPENING AREA = 202.52 SF / WALL AREA = 1,232.03 SF = 16.44% OPEN  
 2ND FLOOR OPENING AREA = 213.26 SF / WALL AREA = 1,172.30 SF = 18.19% OPEN  
 1ST FLOOR OPENING AREA = 951.68 SF / WALL AREA = 1,344.04 SF = 70.81% OPEN  
 (PARKING GARAGE OPENING PROTECTED BY WATER CURTAIN PER MODIFICATION REQUEST)

OPENINGS

6A: 28.33 SF	5A: 25.50 SF	4A: 24.64 SF
6B: 28.33 SF	5B: 25.50 SF	4B: 25.50 SF
6C: 17 SF	5C: 14.17 SF	4C: 14.17 SF
6D: 17 SF	5D: 14.17 SF	4D: 14.17 SF
6E: 60 SF	5E: 45 SF	4E: 45 SF
6F: 108 SF	5F: 30 SF	4F: 30 SF
6G: 28.33 SF	5G: 30 SF	4G: 30 SF
6H: 30 SF	5H: 25.50 SF	4H: 22.67 SF
	5I: 30 SF	4I: 30 SF
3A: 11.33 SF	2A: 14.17 SF	1A: 96.67 SF
3B: 11.33 SF	2B: 14.17 SF	1B: 296.67 SF
3C: 11.33 SF	2C: 14.17 SF	1C: 130 SF
3D: 11.33 SF	2D: 14.17 SF	1D: 121.67 SF
3E: 45 SF	2E: 42.50 SF	1E: 121.67 SF
3F: 30 SF	2F: 30 SF	1F: 130 SF
3G: 30 SF	2G: 30 SF	1G: 55 SF
3H: 22.20 SF	2H: 24.08 SF	
3I: 30 SF	2I: 30 SF	

NORTH ELEVATION EXTERIOR WALL OPENING ANALYSIS  
 3/32" = 1'-0"



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 LOS ANGELES  
 CA 90066

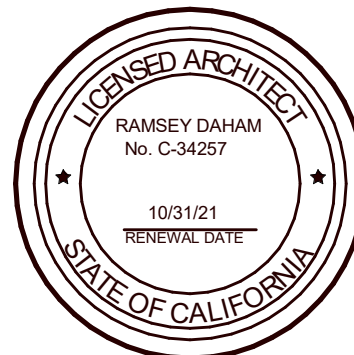
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OPENING ANALYSIS

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 DATE 12/7/2021 12:55:16 PM  
 SCALE 3/32" = 1'-0"  
 JOB # 20-A015

SECTION LEGEND

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



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 CA 90066

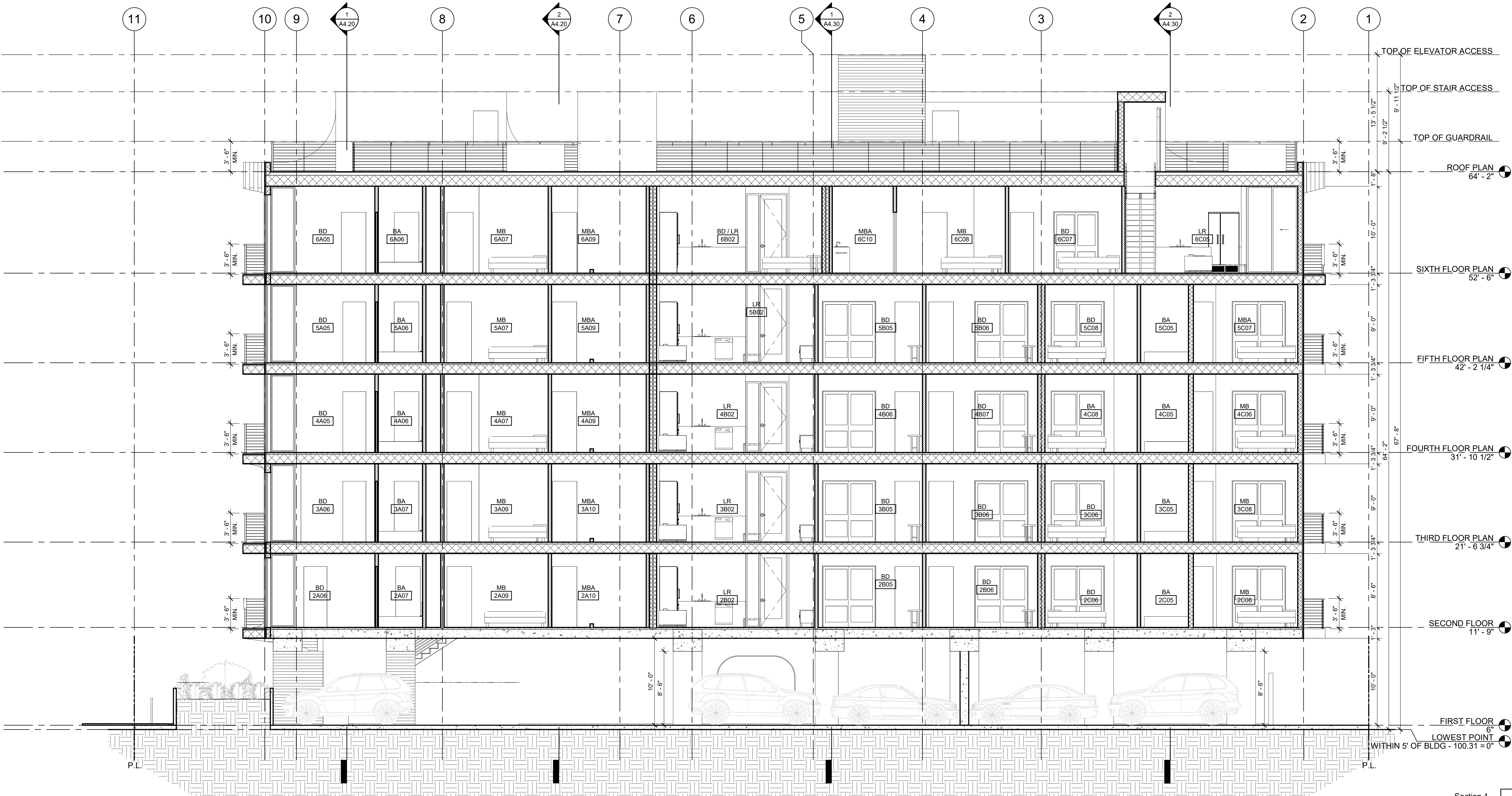
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SECTIONS

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**PLANTING NOTES**

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

- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
  - ALL PLANTING AREAS SHALL BE LOOSENEED TO A DEPTH OF 8". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
  - FOR ALL TREES AND SHRUB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.  
SITE SOIL - 6 PARTS BY VOLUME  
ORGANIC AMENDMENT - 4 PARTS BY VOLUME  
SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX  
IRON SULFATE - 2 LBS. PER C.Y. OF MIX
  - TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.
  - RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
  - A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
  - FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
  - I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLYS WITH THE PERFORMANCE APPROACH.
- DATE \_\_\_\_\_ SIGN \_\_\_\_\_

- AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- IRRIGATION NOTES**
- CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.
  - ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.
  - SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUND COVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.
  - LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.
  - CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION THAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.
  - THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
  - SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)
  - THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.
- STATEMENTS AND CERTIFICATION**
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

PROJECT DESCRIPTION: NEW 15 UNIT APARTMENT SIX STORY BUILDING WITH PARKING ON GROUND FLOOR

PROJECT ADDRESS: 12737 MITCHELL AVE. LOS ANGELES, CA 90066

LOT: 190

TRACT: DELMAR

BLOCK: NONE

ASSESSOR'S PARCEL NUMBER: 4236019026

ZONE: RS-1

LOT SIZE: 7,100.8 SQ. FT.

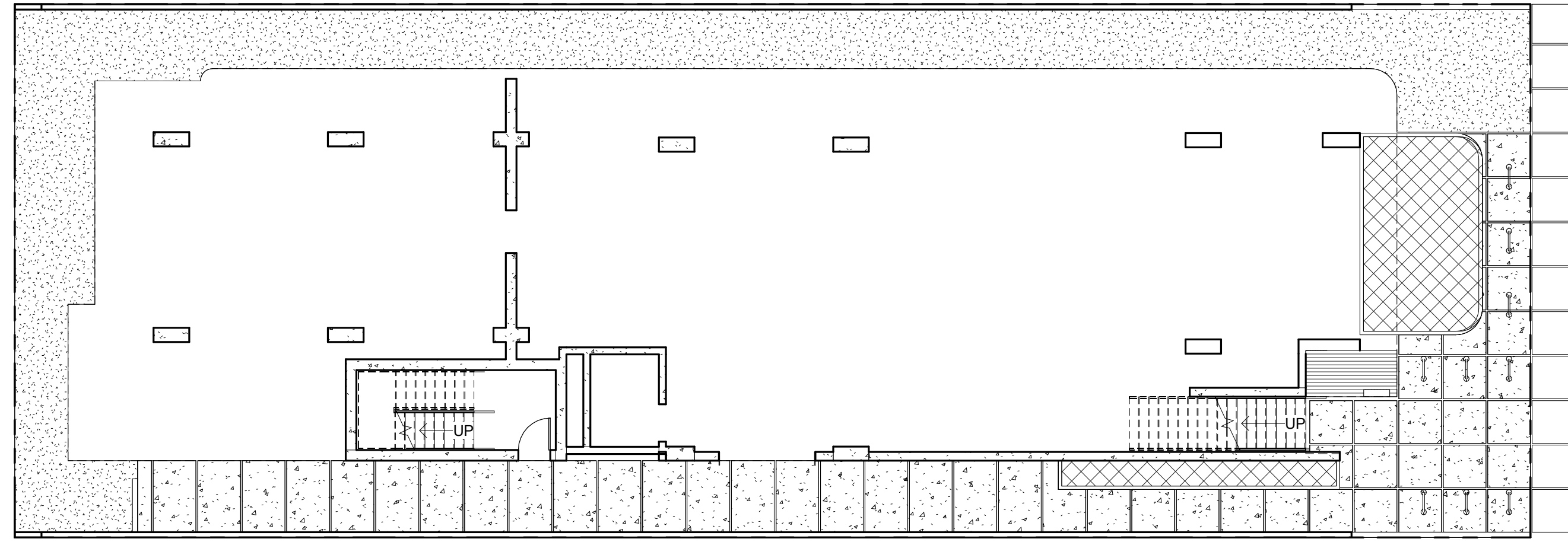
**"THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:**

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.

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."



LANDSCAPE/ HARDSCAPE  
3/32" = 1'-0" 2

- PEA GRAVEL
- PERMEABLE PAVERS
- PLANT AREA

**PLANTING LEGEND**

SYMBOL	QTY.	SIZE	SPACING	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	32	2'-3"	1'-2"	ASPIDISTRA ELATOR / CAST IRON PLANT	NO	MODERATE	0.4	2
	8	3'-5"	2'-3"	PHILODENDRON 'XANADU' / XANADU PHILODENDRON	NO	MODERATE	0.4	2
	3	15'-25"	N/A	CERCIS SILIQUASTRUM	NO	MODERATE	0.4	1

**PLANTER BOX SIZING**

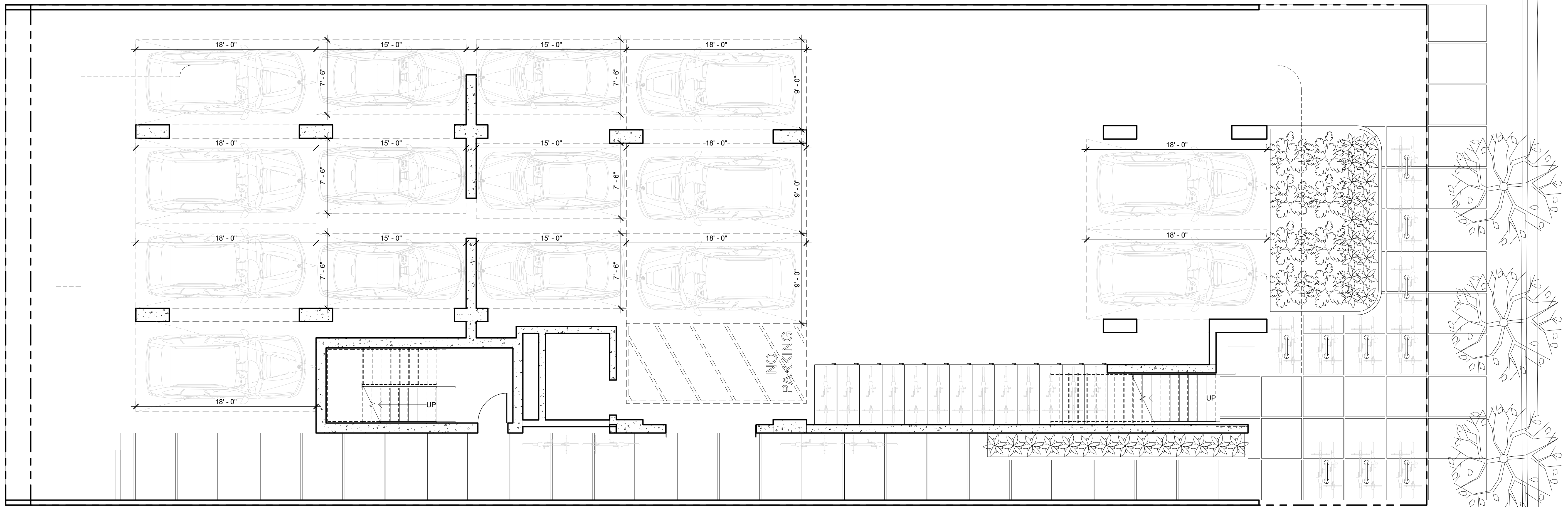
TRIBUTARY AREA	TRIBUTARY AREA		REQUIRED	ACTUAL
	TRIBUTARY AREA	REQUIRED		
TRIBUTARY AREA #1	539 S.F. X 0.05	26.95 SF		
TRIBUTARY AREA #2	63 S.F. X 0.05	3.15 SF		
TRIBUTARY AREA #3	661 S.F. X 0.05	33.05 SF		
TRIBUTARY AREA #4	233 S.F. X 0.05	11.65 SF		
TRIBUTARY AREA #5	100 S.F. X 0.05	5 SF		
TRIBUTARY AREA #6	959 S.F. X 0.05	47.95 SF		
TRIBUTARY AREA #7	186 S.F. X 0.05	9.3 SF		
TRIBUTARY AREA #7	632 S.F. X 0.05	31.6 SF		
TRIBUTARY AREA #7	626 S.F. X 0.05	31.3 SF		
TOTAL	3,999 S.F. X 0.05	199.95 SF		PLANTER BOX #1: 201 SF

LANDSCAPE	
TURF AREA	0 S.F.
PLANT AREA	262 S.F.
<b>TOTAL</b>	<b>262 S.F.</b>

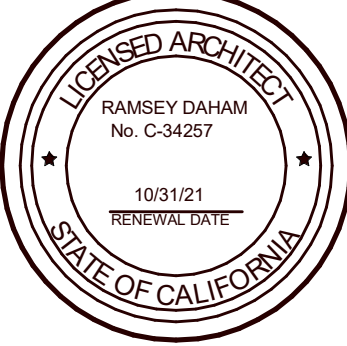
  

HARDSCAPE	
PERVIOUS	1,187 S.F.
PERMEABLE (PAVERS)	1,026 S.F.
<b>TOTAL</b>	<b>2,213 S.F.</b>



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

**breakformdesign**  
109 eucalyptus drive, el segundo, ca 90245  
(o) 310.322.3700



12737 MITCHELL AVE  
LOS ANGELES  
CA 90066

**REVISIONS**

NO.	DESCRIPTION

**LANDSCAPE PLAN**

DRAWN: NH  
CHECKED: Checker  
DATE: 12/7/2021 12:55:25 PM  
SCALE: As indicated  
JOB #: 20-A015

L1.00



**PLANTING NOTES**

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

- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
- ALL PLANTING AREAS SHALL BE LOOSENEED TO A DEPTH OF 8". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.  
SITE SOIL - 6 PARTS BY VOLUME ORGANIC AMENDMENT - 4 PARTS BY VOLUME SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX IRON SULFATE - 2 LBS. PER C.Y. OF MIX
- FOR ALL TREES AND SHRUB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.  
SITE SOIL - 6 PARTS BY VOLUME ORGANIC AMENDMENT - 4 PARTS BY VOLUME SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX IRON SULFATE - 2 LBS. PER C.Y. OF MIX
- TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLIES WITH THE PERFORMANCE APPROACH.  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

- AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- IRRIGATION NOTES
  - CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.
  - ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.
  - SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUND COVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.
  - LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.
  - CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION THAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.
  - THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
  - SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)
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PROJECT DESCRIPTION: NEW 15 UNIT APARTMENT SIX STORY BUILDING WITH PARKING ON GROUND FLOOR  
 PROJECT ADDRESS: 12737 MITCHELL AVE. LOS ANGELES, CA 90066  
 LOT: 190  
 TRACT: DELMAR  
 BLOCK: NONE  
 ASSESSOR'S PARCEL NUMBER: 4236019026  
 ZONE: R3-1  
 LOT SIZE: 7,100.8 SQ. FT.

ASPIDISTRA ELATIOR / CAST IRON PLANT

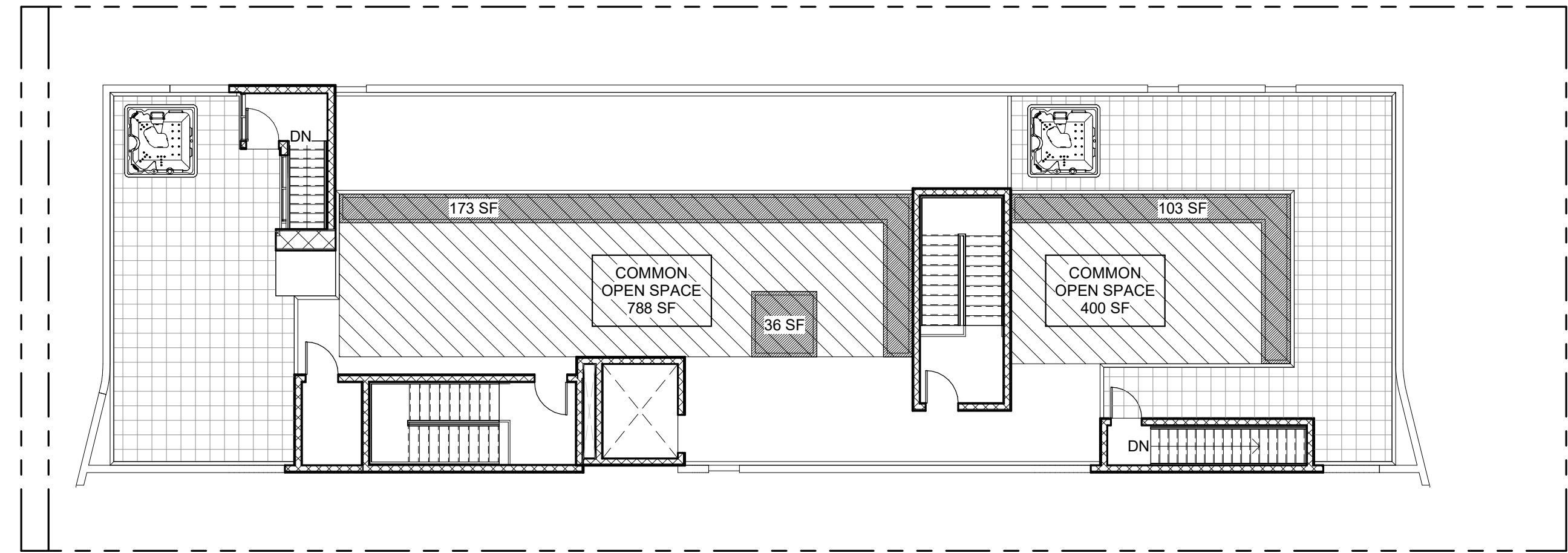


CERCIS SILIQUASTRUM

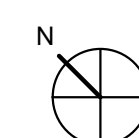
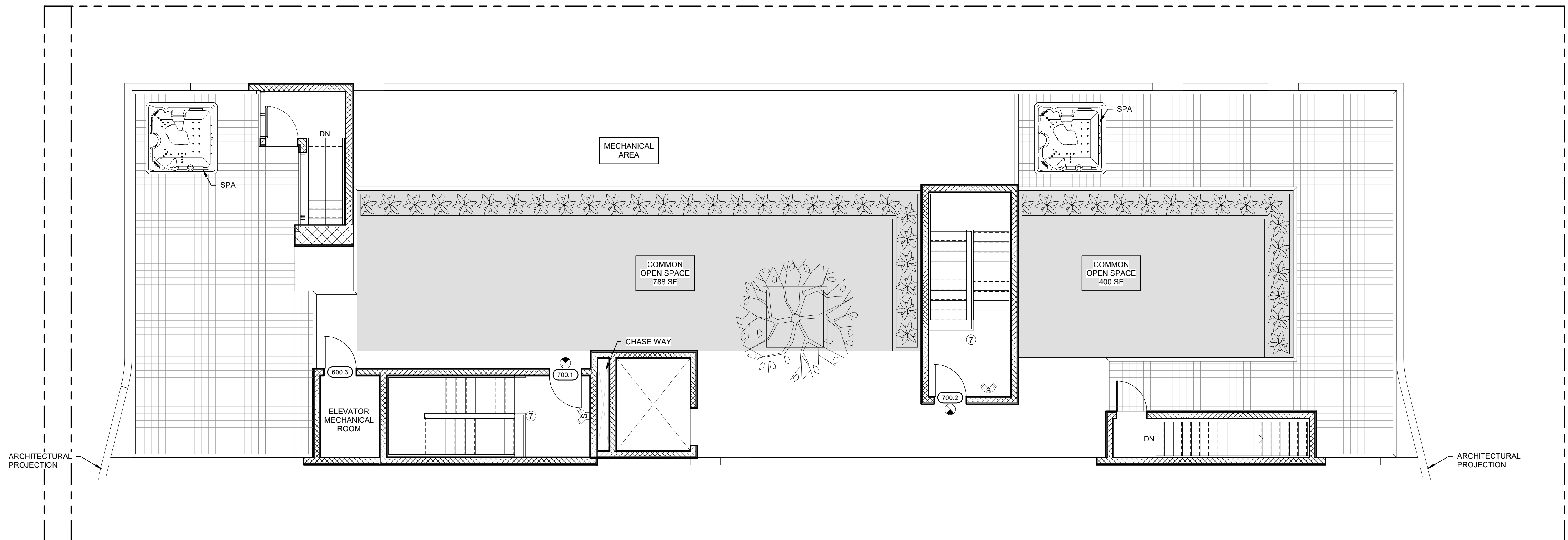


PLANTING LEGEND								
SYMBOL	QTY.	SIZE	SPACING	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	45	2'-3'	1'-2'	ASPIDISTRA ELATIOR / CAST IRON PLANT	NO	MODERATE	0.4	2
	1	15'-25'	N/A	CERCIS SILIQUASTRUM	NO	MODERATE	0.4	1

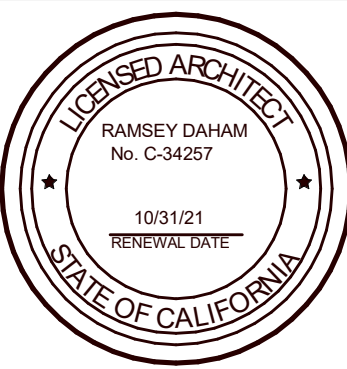
COMMON OPEN SPACE: 778 SF + 400 SF = 1,188 SF  
 REQUIRED PLANTING AREA: %25 OF THE COMMON OPEN SPACE = 297 SF  
 PROVIDED PLANTING AREA: 173 SF + 103 SF + 36 SF = 312 SF



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



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



12737 MITCHELL AVE  
 LOS ANGELES  
 CA 90066

REVISIONS

NO.	DESCRIPTION

LANDSCAPE PLAN

DRAWN Author  
 CHECKED Checker  
 DATE 12/8/2021 10:24:15 AM  
 SCALE As indicated  
 JOB # 20-A015

**breakformdesign**

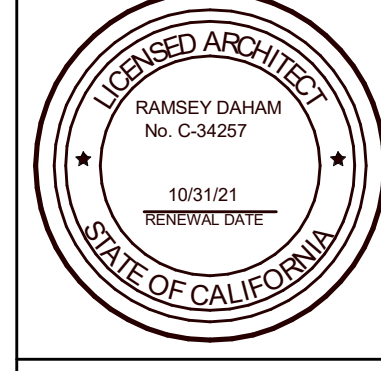
Mitchell Ave  
27 Arena St.  
El Segundo, CA 90245  
310.322.3700

12737 Mitchell Ave  
Los Angeles CA, 90066

<u>Landscape Point System</u>	
Square footage of site/s	7,100.8 Sq.Ft.
Points required	10 Points
<b>Points Provided</b>	
-Pervious paving in sidewalks (3ps per 100sf)	9
-understory trees (per tree)	3
-street trees planted larger than 15 gallon size (per tree in addition to points earned above)	3
24" box	3
<b>Total Point Provided</b>	<b>15</b>

<u>Water Management Point System</u>	
Square footage of site/s	7,100.8 Sq.Ft.
Points required	100 Points
<b>Points Provided</b>	
-Automatic irrigation controller with cycling capacity, and with watering schedule (minimum summer/ winter schedules)	5 (5pt)
-Soil moisture sensor/anemometer/rain measuring device or sensing system/ evapotranspiration data used with automatic controller	4 (2pt X per device)
-Permeable Paving	5
-Plants on site those that will, in the designed location, and properly established for 3 years, remain in good health with no more than monthly watering in summer	80 (2pt x 40)
Lawn area or swimming pools 0% to 15% of the landscape area	10

<b>Total Point Provided</b>	<b>104</b>
Potential Landscape Area = (SITE) 7,100.8 Sq.Ft. - (BUILDING) 4,778.80 Sq.Ft. = 2,322 Sq.Ft.	
Landscape Provided = 262 Sq.Ft.	



12737 MITCHELL AVE  
LOS ANGELES  
CA 90066

**REVISIONS**


LANDSCAPE PLAN

<b>DRAWN</b>	Author
<b>CHECKED</b>	Checker
<b>DATE</b>	12/7/2021 12:55:28 PM
<b>SCALE</b>	
<b>JOB #</b>	20-A015