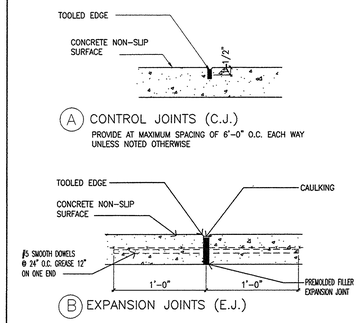
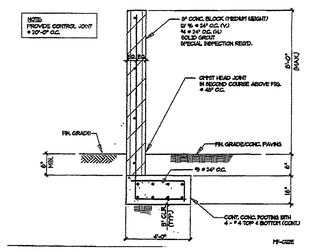
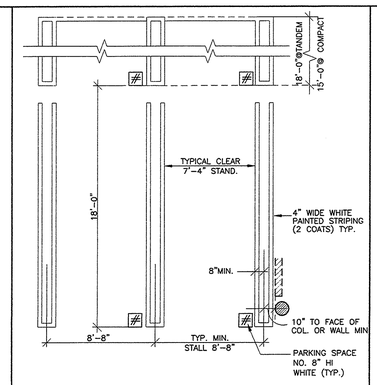


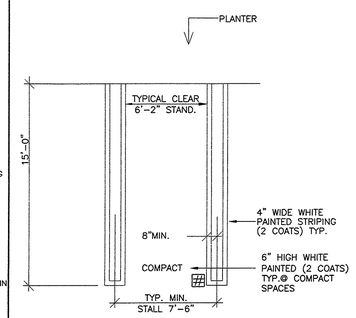
-	SCALE: -	17



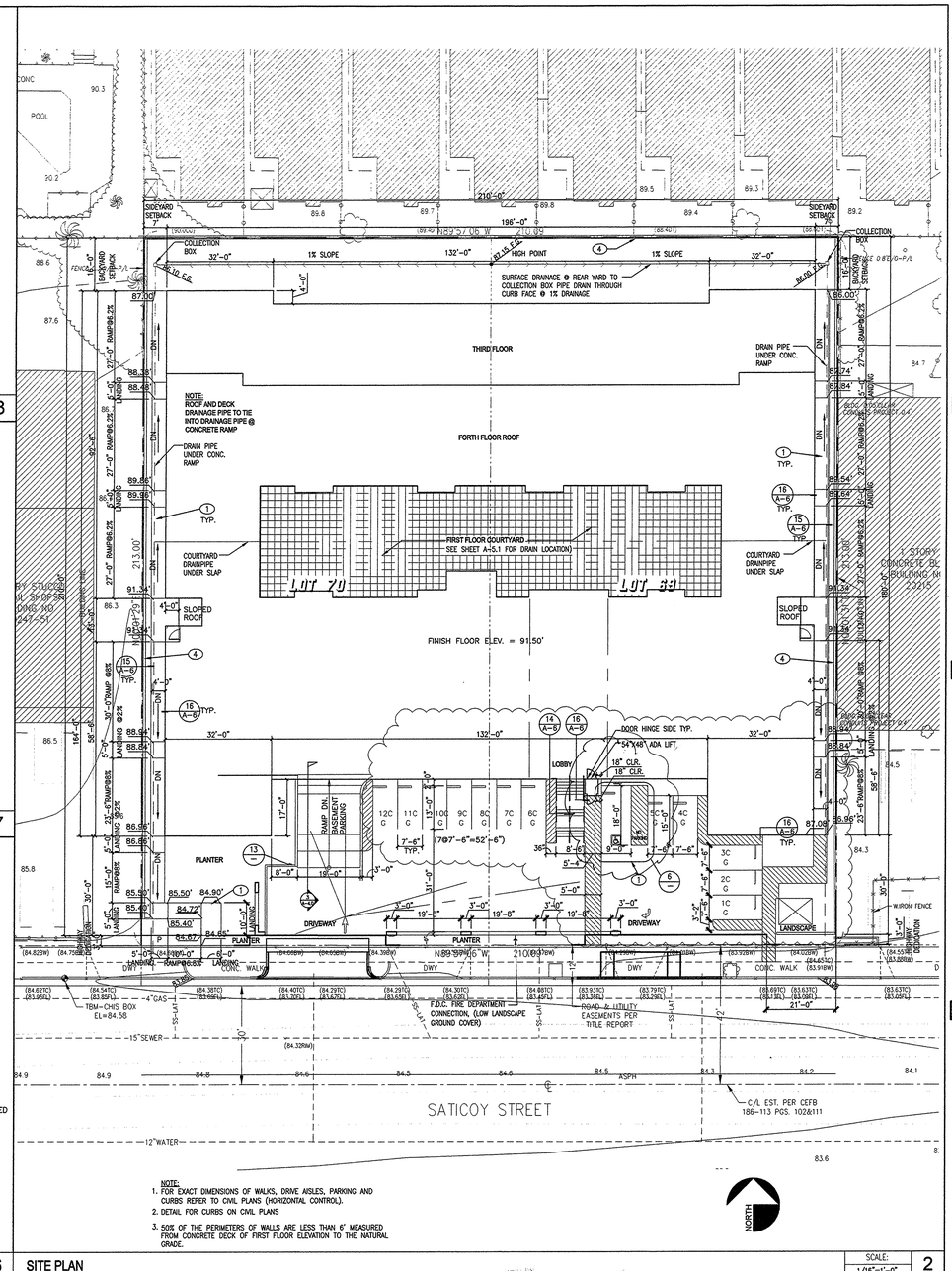
FENCE WALL DETAIL	SCALE: NONE	14



PARKING STALL @ GARAGE	SCALE: -	11



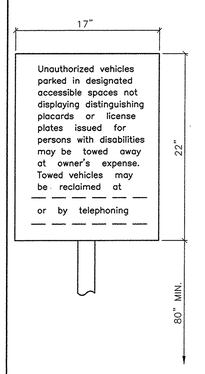
COMPACT PARKING STALL	SCALE: -	8



NOTE:
1. FOR EXACT DIMENSIONS OF WALKS, DRIVE AISLES, PARKING AND CURBS REFER TO CIVIL PLANS (HORIZONTAL CONTROL).
2. DETAIL FOR CURBS ON CIVIL PLANS
3. 50% OF THE PERIMETERS OF WALLS ARE LESS THAN 6' MEASURED FROM CONCRETE DECK OF FIRST FLOOR ELEVATION TO THE NATURAL GRADE.

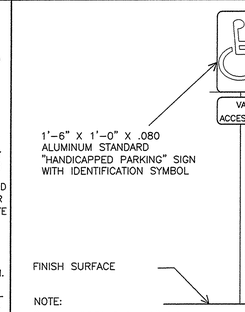
SITE PLAN	SCALE: 1/16"=1'-0"	2

-	SCALE: -	16



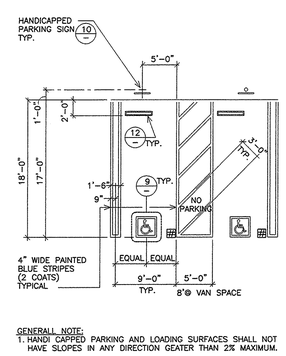
NOTES:
1. SIGNS TO BE PORCELAIN ON STEEL WITH A BEADED TEXT. BOTTOM OF SIGN TO BE 80" ABOVE FINISHED SURFACE.
2. SIGN TO CONFORM TO CURRENT STATE & LOCAL CODES AND REGULATIONS.
3. LOCATE AT MAIN DRIVEWAY ENTRIES. (PER SITE PLAN)
4. PRIOR TO FABRICATION AND INSTALLATION, CONTRACTOR SHALL OBTAIN APPROPRIATE INFORMATION FOR BLANK SPACES OF SIGN FROM LOCAL PUBLIC AGENCIES AND FILL IN AS A PERMANENT PART OF SIGN.
5. SIGN BACK GROUND SHALL BLUE WITH WHITE LETTERS

HANDICAP SIGN	SCALE: -	13



NOTE:
"HANDICAPPED PARKING" SIGN
& "VAN ACCESSIBLE" SIGN
TO CONFORM TO CURRENT STATE
AND LOCAL CODES AND REGULATIONS.

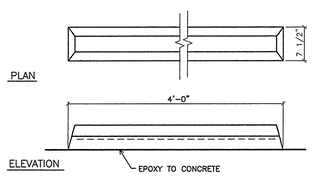
HANDICAP SIGNS	SCALE: -	10



GENERALL NOTE:
1. HANDI CAPPED PARKING AND LOADING SURFACES SHALL NOT HAVE SLOPES IN ANY DIRECTION GEATER THAN 2% MAXIMUM.

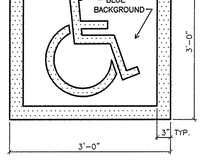
HANDICAP PARKING	SCALE: -	7

-	SCALE: NONE	15



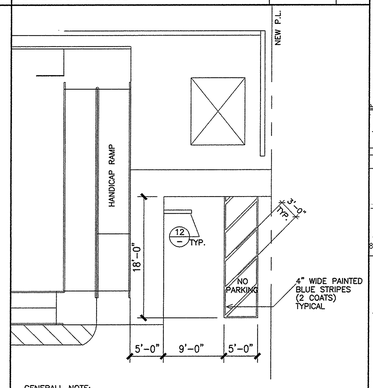
NOTE: CLEAN BOTTOM PRIOR TO EPOXY INSTALLATION

PRECAST CONC. WHEEL STOP	SCALE: -	12



NOTES:
1. ALL STROKES TO BE 3" WIDE. PAINT WHITE
2. PROVIDE TWO COATS OF PAINT. DRY BETWEEN COATS
3. LOCATE SYMBOL AT CENTER OF STALL WHERE SHOWN ON SITE PLAN.
4. HANDICAP SYMBOL TO CONFORM TO CURRENT STATE AND LOCAL CODE AND REGULATIONS.

HANDICAP PARKING SYMBOL	SCALE: 1"=1'	9



GENERALL NOTE:
1. HANDICAPPED PARKING AND LOADING SURFACES SHALL NOT HAVE SLOPES IN ANY DIRECTION GEATER THAN 2% MAXIMUM.

HANDICAP PARKING	SCALE: 1/8"=1'	6

KEY NOTES:

1. 4" THICK CONCRETE WALK WITH MEDIUM BROOM FINISH. CONCRETE WALK SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% PROVIDE EXPANTION JOINTS @ 25' O.C. MAX AND TOOLED JOINTS @ 5' O.C. MAX.
2. 4" WIDE WHITE REFLECTIVE PAINTED DIAGONAL STRIPES AT 36" O.C. WITH 4" WHITE REFLECTIVE BORDER STRIPES.
3. HANDICAPPED PEDESTRIAN PATHWAY STRIPING 5'-0" WIDE WITH 4" WIDE BLUE PAINTED DIAGONAL STRIPES AT 36" O.C. AND 4" WIDE BLUE BORDER STRIPES. WALKING SURFACE SHALL NOT HAVE A CROSS FALL SLOPE GREATER THAN 2 %.
4. CONCRETE BLOCK WALL. SEE DETAIL 14/A-1
5.
6.
7.
8.
9. BIKE RACK, TOTAL OF (8) REFER TO SPECIFICATIONS
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20. FIRE SPRINKLER DETECTOR CHECK AND P.I.V. REFER TO CIVIL DRAWINGS.
21.
22.
23.
24.
25.
26.

KEYNOTES	SCALE: NONE	5

HANDI CAPPED ACCESS PATH OF TRAVEL. CROSS SLOPE SHALL NOT EXEEDE 2% MAX.

LEGEND	SCALE: NONE	4

FIRE DEPARTMENT NOTES:

1. THE FIRE FLOW FOR PUBLIC FIRE HYDRANTS SHALL BE 2500 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 2 HOURS, WITH TYPE II-N CONSTRUCTION, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. SEE APPROVED FIRE HYDRANT PLAN
2. THE REQUIRED FIRE FLOW FOR ON-SITE HYDRANTS IS 1250 GALLONS PER MINUTE AT 20 PSI. EACH ON-SITE HYDRANTS MUST BE CAPABLE OF FLOWING 1250 GALLONS PER MINUTE.
3. ALL HYDRANTS SHALL MEASURE 6"X4"X2½", BRASS OR BRONZE CONFORMING TO CURRENT AWWA STANDARD C503, OR APPROVED EQUAL. HYDRANTS SHALL BE INSTALLED PER SPECIFICATION OF THE LOS ANGELES COUNTY WATER ORDINANCE N.-7834. (TITLE 20) UTILITY MANUAL, SECTION 4.0 TO 4.6.
4. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION. FIRE CODE 901.3.
5. GENERAL CONTRACTOR SHALL PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM AND SUBMIT PLANS TO THE FIRE DEPT. FOR APPROVAL PRIOR TO INSTALLATION. TITLE 24, 904.2.1. REASON 904 B.C.
6. THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER PAMPHLET #13 #130, #231 OR #231c, WHICHEVER IS APPLICABLE.
7. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE BUILDING CODE, 904.3.1.
8. PLANS SHOWING UNDERGROUND PIPING OF ON-SITE HYDRANTS, SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. FIRE CODE 1001.4.
9. ON-SITE PROTECTION FACILITIES (I.E., HYDRANTS, SPRINKLER SYSTEMS ETC.) SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO OCCUPANCY. FIRE CODE 1001.4.
10. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AN/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WITCH TO INSPECT SUCH INSTALLATIONS.
11. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. TITLE 24, 1003.2.9.1
12. FIELD INSPECTOR SHALL DETERMINE FIRE EXTINGUISHER REQUIREMENTS. FIRE CODE 1002.
13. BUILDING ADDRESSES NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. FIRE CODE 901.4.4.
14. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OR COMBUSTIBLE WALLS OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM. FIRE CODE 1103.2.2.
15. A MINIMUN, UNOBSTRUCTED WIDTH OF 26'-0" (FEET) CLEAR TO SKY VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTION OF THE EXTERIOR WALLS MUST BE PROVIDED.
16. FIRE HYDRANT REQUIREMENT ARE AS FOLLOW: ONE (1) ON-SITE FIRE HYDRANT SHALL BE INSTALLED. REFER TO ACCESS / HYDRANT PLAN FOR LOCATION OF FIRE HYDRANTS.
17. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. TITLE 24, 1003.3.1.8
18. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 1003.3.1.3.

FIRE DEPARTMENT NOTES	SCALE: NONE	3

SITE DATA

ZONE:	[illegible]
LOT AREA:	21,000 SQ. FT.
PROPOSED USE:	3 STORY CONCRETE BUILDING W/ 20 UNITS
TYPE OF CONSTRUCTION:	V-A
NUMBER OF STORIES:	3
BUILDING HEIGHT:	36'-0"
OCCUPANCY:	R-2
FIRE SPRINKLERS:	YES
NUMBER OF UNITS:	20
UNIT MIX:	20 - 2 BEDROOM
PARKING REQUIRED:	20 UNITS @ 2 SPACES/UNIT = 40 SPACES
PARKING PROVIDED:	40 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
BICYCLE PARKING REQUIRED:	8 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES

SITE DATA	SCALE: NONE	1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

DAS PKG only for new DAS lift and

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be construed to be a permit or to be an approval of the violation of any provisions of federal, state, or local laws and ordinances related to accessibility to public accommodations and housing.

By: [signature] Title: [illegible] Sheet:

Date: 10/10/08

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This perforated set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- The permit is void for two years from the date the permit was issued.
- Visit http://www.permits.org/pcis/index.cfm to check the status of this set of plans by entering the 15 digits Permit number. "Issued" status means the permit fees have been paid.
- No inspection can be scheduled until the permit fees are paid.

BY: [signature] DATE: 11-06-08

Permit No. / Application No.

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT be held to permit or to be an approval of the violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLER, ELEVATOR, HEATING or REFRIGERATION work, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2, and the work by that trade does not require Plan Check.

FOR NEW DAS LIFT & REMOVAL OF RAMP.

jag architecture
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(949) 752-9333
FAX: (949) 752-1201
CONSULTANT

CLIENT
Saticoy Realty Investments, LLC
LOS ANGELES, CALIFORNIA

PROJECT
APARTMENT BUILDING
20223-20237 W. SATICOY STREET
WINNETKA, CALIFORNIA

DRAWING TITLE
SITE PLAN

REVISION

STAMP
LICENSED ARCHITECT
JAMES A. GRAHAM
No. C22382
Exp. 6-31-09
STATE OF CALIFORNIA

DATA
DATE: 07-20-2006
DRAWN BY: RM
J&G NO. 030703
SCALE: AS NOTED
SHEET
A-1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.