

EXHIBIT "A"

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Case No. ADM-2023-4682-DB-VHCA-ED1



MISSOURI APARTMENTS

PLAN CHECK SET // 11.09.23

GENERAL		ARCHITECTURAL		ARCHITECTURAL		STRUCTURAL		OWNER // LA AFFORDABLE COMMUNITIES LLC	
G000	COVER SHEET	A000	SITE PLAN	A006	INTERIOR WALL TYPE	S1.01	GENERAL NOTES		STEVEN SCHEIBE
G001	PROJECT INFORMATION	A110	1ST FLOOR PLAN	A011	FLOOR & WALL DETAILS	S1.02	GENERAL NOTES		
G002	SITE PHOTOS & EXISTING CONDITIONS	A120	2ND FLOOR PLAN	A020	DETAILS	S1.03	GENERAL NOTES		
G010	ZONING CODE AREA DIAGRAMS	A130	3RD FLOOR PLAN	A021	DETAILS	S1.04	TYPICAL DETAILS		
G011	BUILDING CODE AREA DIAGRAMS	A140	4TH FLOOR PLAN	A030	DOOR DETAILS	S1.05	TYPICAL DETAILS	4043 IRVING PL, SUITE B	JEFF ZBIKOWSKI, AIA
G012	OPEN SPACE CALCULATIONS	A160	ROOF PLAN	A031	DOOR DETAILS	S1.06	TYPICAL DETAILS	CULVER CITY, CA 90232	310.853.5004 // JEFF@JZARCH.LA
G013	OCCUPANCY LOAD DIAGRAMS - TYPE VA	A200	ELEVATIONS	A040	WINDOW DETAILS	S1.07	TYPICAL DETAILS		
G014	ALLOWABLE AREA DIAGRAMS	A201	ELEVATIONS	A050	ROOF DETAILS	S1.08	TYPICAL DETAILS		
G015	CODE COMPLIANCE DIAGRAMS	A300	BUILDING SECTIONS	A080	INTERIOR DETAILS	S1.09	TYPICAL DETAILS		
G016	NET RENTABLE SF CALCULATIONS	A301	BUILDING SECTIONS	A081	MISC DETAILS	S1.10	TYPICAL DETAILS		
G017	SCHOOL FEE CALCULATIONS	A500	ENLARGED ELEVATOR PLANS	A090	BIKE PARKING DETAILS	S1.11	TYPICAL DETAILS		
G018	FIRE WALL CALCULATIONS	A510	ENLARGED STAIR #1 PLANS			S1.12	TYPICAL DETAILS		
G020	GENERAL NOTES	A512	ENLARGED STAIR #2 PLANS			S1.13	TYPICAL DETAILS		
G021	CALGREEN COMPLIANCE - RESIDENTIAL	A513	ENLARGED TRASH PLANS			S1.14	TYPICAL DETAILS		
G025	TITLE 24 - COMPLIANCE	A600	ENLARGED UNIT PLANS			S1.15	TYPICAL DETAILS		
G026	TITLE 24 - COMPLIANCE	A601	ENLARGED UNIT PLANS			S1.16	TYPICAL DETAILS		
G027	TITLE 24 - COMPLIANCE	A602	ENLARGED UNIT PLANS			S1.17	TYPICAL DETAILS		
G028	TITLE 24 - COMPLIANCE	A603	ENLARGED UNIT PLANS			S1.18	TYPICAL DETAILS		
G030	BUILDING RECORDS	A604	ENLARGED UNIT PLANS			S1.19	TYPICAL DETAILS		
G031	BUILDING RECORDS	A650	ENLARGED KITCHEN PLANS			S1.20	TYPICAL DETAILS		
G035	RESIDENTIAL ACCESSIBILITY NOTES	A651	ENLARGED BATHROOM PLANS			S1.21	TYPICAL DETAILS		
G036	RESIDENTIAL ACCESSIBILITY NOTES	A652	ENLARGED COMMON AREAS			S1.22	TYPICAL DETAILS		
G040	TYPICAL DAS DETAILS (CBC)	A653	ENLARGED COMMON AREAS			S2.01	FOUNDATION PLAN		
G041	TYPICAL DAS DETAILS (CBC)	A655	Unnamed			S2.02	2ND FLOOR FRAMING PLAN		
G042	TYPICAL DAS DETAILS (CBC)	A656	Unnamed			S2.03	3RD FLOOR FRAMING PLAN		
G045	BICYCLE RACK STANDARD DETAILS	A657	Unnamed			S2.04	4TH FLOOR FRAMING PLAN		
G050	APPROVED SOILS LETTER	A658	Unnamed			S2.05	ROOF LEVEL FRAMING PLAN		
G060	REPORTS	A710	1ST FLOOR RCP			S2.06	HIGH ROOF FRAMING PLAN		
G061	REPORTS	A720	2ND FLOOR RCP			S3.01	SECTIONS AND DETAILS		
G062	REPORTS	A730	3RD FLOOR RCP			S3.02	SECTIONS AND DETAILS		
G063	REPORTS	A740	4TH FLOOR RCP			S3.03	SECTIONS AND DETAILS		
G065	CAL OSHA	A800	DOOR SCHEDULE			S3.04	SECTIONS AND DETAILS		
G070	AFFORDABLE HOUSING FORMS	A801	WINDOW SCHEDULE			S4.01	SECTIONS AND DETAILS		
G071	MODIFICATION REQUESTS	A900	WALL TYPE						
G072	COVENANTS	A901	WALL & FLOOR TYPES						
G075	PZA	A902	WALL & FLOOR DETAILS						
G076	PZA CONT.	A903	EXTERIOR WALL DETAILS						
G080	SURVEY	A904	WATERPROOFING DETAILS						
		A905	WATERPROOFING DETAILS						
ARCHITECTURAL		ARCHITECTURAL		CIVIL		LANDSCAPE		STRUCTURAL ENGINEER // JSA ENGINEERING INC.	
				C-0	COVER SHEET	LS-0	COVER SHEET	P.O. BOX #153	JOHN SOLIMAN
				C-1.0	GRADING PLAN	LC-1	CONSTRUCTION LAYOUT PLAN	SAN DIMAS, CA 91773	951.368.8143 // john@jsa-la.com
				C-1.1	NOTES / SECTION	LC-2	CONSTRUCTION DETAILS		
				C-1.2	APPROVAL LETTER	LC-3	CONSTRUCTION DETAILS		
				C-2.0	SITE LID PLAN	LI-1	IRRIGATION NOTES AND CALCS		
				C-2.0	ROOF LID PLAN	LI-2	IRRIGATION HYDROZONES		
				C-3.0	DETAILS	LI-3	IRRIGATION LAYOUT PLAN		
				C-4.0	TANK DETAILS	LI-4	IRRIGATION DETAILS		
				LC-1	CONSTRUCTION LAYOUT PLAN	LI-5	IRRIGATION DETAILS		
				LC-2	CONSTRUCTION DETAILS	LP-1	PLANTING LAYOUT PLAN		
				LC-3	CONSTRUCTION DETAILS	LP-2	PLANTING DETAILS		
MEP		MEP		MEP		MEP		MEP	



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ARCHITECTURE

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REVISIONS

LEADER STAMP

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CLIENT NAME:
LA AFFORDABLE COMMUNITIES LLC

PROJECT NAME:
MISSOURI APARTMENTS

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
11418 W MISSOURI AVE
LOS ANGELES, CA 90025

SHEET NUMBER:

2322

DATE:

11.09.23

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

G000

DRAWING SET TITLE:
PLAN CHECK SET

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ARCHITECTURAL ABBREVIATIONS

Ø	AT DIAMETER	FLR	FLOOR	P	PROPERTY LINE
AB	ANCHOR BOLT	FMC	FLOOR MATERIAL CHANGE	PIP	PROTECT IN PLACE
AC	AIR CONDITIONING	FOC	FACE OF CONCRETE	PLAM	PLASTIC LAMINATE
ACT	ACOUSTIC CEILING TILE	FOF	FACE OF FINISH	PT	PAINT
ADA	AMERICANS WITH DISABILITIES ACT	FOM	FACE OF MASONRY	PTD	PAINTED
		FOS	FACE OF STUD	QTY	QUANTITY
		FR	FIRE RESISTIVE		
		FS	FINISH SURFACE		
ADJ	ADJACENT	GA	GAGE	R	RADIUS or RISER
AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED	RCP	REFLECTED CEILING PLAN
ALT	ALTERNATE	GB	GRAB BAR	RD	ROOF DRAIN
ALUM	ALUMINUM	GC	GENERAL CONTRACTOR	REF	REFRIGERATOR
APPROX	APPROXIMATELY	GYP	GYPSUM BOARD	REQ'D	REQUIRED
ARCH	ARCHITECT	HB	HOSE BIBB	REV	REVISION or REVISED
		HC	HOLLOW CORE	RM	ROOM
BD	BOARD	HCW	HOLLOW CORE WOOD	ROW	RIGHT OF WAY
BF	BRACE FRAME	HDR	HEADER	RRM	RESTROOM
BLK	BLOCK	HM	HOLLOW METAL		
BM	BEAM	HR	HANDRAIL	SC	SOLID CORE
BTWN	BETWEEN	HT	HEIGHT	SCW	SOLID CORE WOOD
				SF	SQUARE FEET
⌒ B	CABINET			SHT	SHEET
CL	CENTER LINE	INS	INSULATION	SHTG	SHEATHING
CLG	CEILING	INT	INTERIOR	SIM	SIMILAR
CLR	CLEAR	JST	JOIST	SL	SLOPE
CMU	CONCRETE MASONRY UNIT			ST STL	STAINLESS STEEL
COL	COLUMN	LAM	LAMINATE	STL	STEEL
CONC	CONCRETE	LAV	LAVATORY	STRUCT	STRUCTURAL
CONT	CONTINUOUS	LIN	LINOLEUM		
CONTR	CONTRACTOR			T	TREAD
OPT	CARPET	MAX	MAXIMUM	TBD	TO BE DETERMINED
CRS	COURSES	MECH	MECHANICAL	TH	THRESHOLD
CT	CERAMIC TILE	MFR	MANUFACTURER	THK	THICK
		MIN	MINIMUM	TJ	TRUSS JOIST
(D)	DEMOLISH	MISC	MISCELLANEOUS	TO	TOP OF
DAS	DISABLED ACCESS	MO	MASONRY OPENING	TOC	TOP OF CONCRETE
DBL	DOUBLE	MTD	MOUNTED	TOP	TOP OF PLATE
DIA	DIAMETER	MTL	METAL	TOS	TOP OF SLAB
DIM	DIMENSION			TOSHTG	TOP OF SHEATHING
DN	DOWN	N	NOTE	TOW	TOP OF WALL
DS	DOWNSPOUT	(N)	NEW	TYP	TYPICAL
DWG	DRAWING	NIC	NOT IN CONTRACT		
		NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
(E)	EXISTING			VCT	VINYL COMPOSITION TILE
ELECT	ELECTRICAL	OC	ON CENTER	VERT	VERTICAL
ELEV	ELEVATOR	OFCI	OWNER FURNISHED- CONTRACTOR INSTALLED	VIF	VERIFY IN FIELD
EOS	EDGE OF SLAB	OFOI	OWNER FURNISHED- OWNER INSTALLED	W/	WITH
EQ	EQUAL	OFVI	OWNER FURNISHED- VENDOR INSTALLED	WC	WATER CLOSET
EXT	EXTERIOR	OH	OVERHEAD	WD	WOOD
		OPNG	OPENING	WH	WATER HEATER
FF	FIRE EXTINGUISHER			WP	WATERPROOF
FIN	FINISH FLOOR			WPT	WORK POINT
FIN	FINISH				
FJ	FLOOR JOIST				

ARCHITECTURAL SYMBOLS

	DETAIL		WINDOW MARK		ALIGN FINISHES
	BUILDING SECTION		DOOR MARK		SMOKE DETECTOR
	WALL SECTION		WALL TYPE		FIRE EXTINGUISHER
	INTERIOR ELEVATION		WORK POINT		AREA DRAIN
	EXTERIOR ELEVATION		NOTE		FLOOR DRAIN
	ELEVATION MARK		ACCESSIBLE PATH OF TRAVEL		FLOOR MATERIAL TRANSITION
			FENCE		SECURITY OPENING
			EXIT SIGN		

EXHIBIT "A"

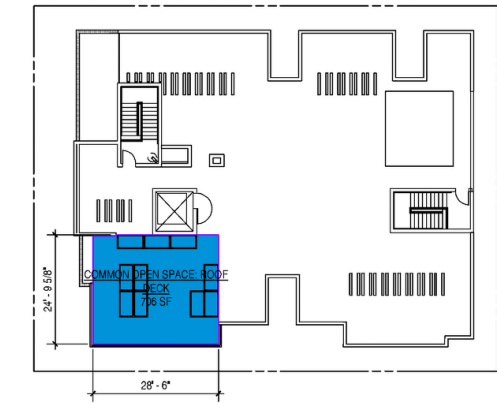
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OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21.G:				
<3 HABITABLE ROOMS = 100 SF / UNIT (STUDIOS & 1BR UNITS)				
=3 HABITABLE ROOMS = 125 SF / UNIT (2BR UNITS)				
>3 HABITABLE ROOMS = 175 SF / UNIT (3BR+ UNITS)				
OPEN SPACE REQUIRED				
UNIT TYPE	HABITABLE ROOMS	# OF UNITS	REQ'D OPEN SPACE	
1 BR		33	3,300 SF	
2 BR		3	375 SF	
STUDIO		8	800 SF	
GRAND TOTAL		44	4,475 SF	

OPEN SPACE PROVIDED: 706 SF ROOF DECK
PROJECT SEEKS WAIVER TO ALLOW 84.2% OPEN SPACE



PLANTED OPEN SPACE PROVIDED: 706 X 0.25 = 176.50 SF SEE LANDSCAPE DWGS.

TREE REQUIREMENTS:	(1) 24" BOX TREE PER 4 DWELLING UNITS
NUMBER OF DWELLING UNITS:	44
TREES REQUIRED / PROVIDED:	11

NOTES:
1. A KITCHEN IS NOT CONSIDERED A HABITABLE ROOM FOR THE PURPOSES OF CALCULATING OPEN SPACE
2. PER LAMC 12.21.G.2(a)(1)(ii) COMMON OPEN SPACE MUST HAVE MINIMUM AREA OF 400 SF WITH NO HORIZONTAL DIMENSION LESS THAN 15' WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES.

OCCUPANCY AREA CALCULATIONS

OCCUPANCY LOADS CALCULATIONS	
OCCUPANCY TYPE	AREA
A-3	743 SF
B	105 SF
R-2	16,386 SF
S-2	867 SF
Grand total	18,102 SF

SCHOOL FEES CALCULATION

AREA SCHEDULE (SCHOOL FEES)		
LEVEL	NAME	AREA
1ST FLOOR	TYPE VA	6,233 SF
2ND FLOOR	TYPE VA	6,113 SF
3RD FLOOR	TYPE VA	6,113 SF
4TH FLOOR	TYPE VA	6,113 SF
		24,572 SF

BUILDING CODES USED

2023 LOS ANGELES MUNICIPAL CODE (LAMC)	2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA BUILDING CODE (CBC)	2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)	2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)	
2022 CALIFORNIA PLUMBING CODE (CPC)	

SEPARATE PERMITS

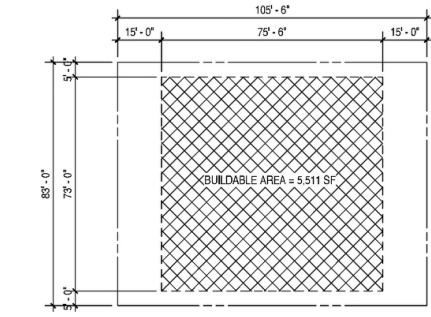
MECHANICAL	FIRE SPRINKLER SYSTEM
ELECTRICAL	BLOCK WALL
PLUMBING	ELEVATOR
FIRE ALARM SYSTEM	

DEFERRED SUBMITTALS

FIRE ALARM SYSTEM
FIRE-SPRINKLER SYSTEM

ZONING CODE AREA CALCULATIONS

BUILDABLE AREA DEFINITION PER LAMC 12.08:
PRE-HIGHWAY DEDICATION LOT AREA MINUS SETBACKS FOR A 1-STORY BUILDING



FLOOR AREA DEFINITION PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING OR STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

BASE ALLOWABLE FAR PER LAMC 12.09.1: 3:1 PER LA (Q)/RD1.5-1 ZONE

BONUS ALLOWABLE FAR PER LAMC 12.22.A.2b: 35% BONUS PER LAMC 12.22.A.2b
3 X 1.35 = 4.05 FAR ALLOWED

TOTAL ALLOWABLE FLOOR AREA: BUILDABLE AREA X ALLOWABLE FAR = ALLOWABLE FLOOR AREA
5,511 SF X 4.05 = 22,319.5 SF

FLOOR AREA RATIO (FAR) DEFINITION PER LAMC 12.03:
A RATIO ESTABLISHING RELATIONSHIP BETWEEN A PROPERTY AND THE AMOUNT OF DEVELOPMENT PERMITTED FOR THAT PROPERTY, AND IS EXPRESSED AS A PERCENTAGE OR A RATIO OF THE BUILDABLE AREA OR LOT SIZE. (EXAMPLE: "3 TIMES THE BUILDABLE AREA" OR "3:1").

TOTAL PROVIDED FLOOR AREA: 21,029 SF 3.82:1 FAR, SEE G010 FOR FLOOR AREA CALCS

UNIT SCHEDULE & AFFORDABILITY

UNIT SCHEDULE					
NAME	NUMBER OF BEDROOMS	COUNT	REQUIRED OPEN SPACE	REQUIRED PARKING	AREA
1 BR	1	6	600 SF	9	2,280 SF
STUDIO	0	2	200 SF	3	680 SF
1ST FL FFE: 8		8	800 SF	12	2,969 SF
1 BR	1	9	900 SF	13.5	3,472 SF
2 BR	2	1	125 SF	2	562 SF
STUDIO	0	2	200 SF	3	680 SF
2ND FL FFE: 12		12	1,225 SF	18.5	4,714 SF
1 BR	1	9	900 SF	13.5	3,472 SF
2 BR	2	1	125 SF	2	562 SF
STUDIO	0	2	200 SF	3	680 SF
3RD FL FFE: 12		12	1,225 SF	18.5	4,714 SF
1 BR	1	9	900 SF	13.5	3,472 SF
2 BR	2	1	125 SF	2	562 SF
STUDIO	0	2	200 SF	3	680 SF
4TH FL FFE: 12		12	1,225 SF	18.5	4,714 SF
Grand total: 44		44	4,475 SF	67.5	17,112 SF

BICYCLE PARKING

BICYCLE PARKING REQUIRED PER LAMC 12.21.A.18:

LONG TERM PARKING: UNITS 1-25: 1 STALL PER UNIT
UNITS 26-44: 1 STALL PER 1.5 UNITS
38 STALLS REQUIRED

SHORT TERM PARKING: UNITS 1-25: 1 STALL PER 10 UNITS
UNITS 26-44: 1 STALL PER 15 UNITS
4 STALLS REQUIRED

BICYCLE PARKING PROVIDED:

LONG TERM PARKING: 0 STALLS (PROJECT SEEKS OFF-MENU REDUCTION)
SHORT TERM PARKING: 4 STALLS

AUTOMOBILE PARKING

REQUIRED PARKING = 63 STALLS
PARKING PROVIDED = 0 STALLS (PROJECT SEEKS WAIVER OF DEVELOPMENT STANDARD)

PROJECT INFORMATION

PROJECT NAME:	MISSOURI APARTMENTS
ADDRESS:	11418 W MISSOURI AVE LOS ANGELES, CA 90025
ENTITLEMENTS:	
OWNER:	LA AFFORDABLE COMMUNITIES LLC
PROJECT DESCRIPTION:	NEW CONSTRUCTION, 44-UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING OFF-MENU INCENTIVES AND WAIVERS PER LAMC 12.22.A.25 & AB2334
PROJECT FUNDING:	100% PRIVATELY FUNDED THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT SHALL BE RECEIVED FROM STATE OR FEDERAL GOVERNMENTS, NOT A TCAC FACILITY AND NOT A SOCIAL SERVICE CENTER.
CONSTRUCTION TYPE:	TYPE-VA (1ST-4TH FLOORS) 1-HR EXT WALLS PER LABC TABLE 601
OCCUPANCY TYPE:	R-2, S-2, B
SPRINKLERED:	NFPA-13 PER LAFC 903.2
FIRE ALARM:	MANUAL ALARM PER LAFC 907.2
ACCESSIBILITY:	CBC 11A

ZONING INFORMATION

ZONE:	(Q) RD1.5-1
ZONING INFORMATION:	ZI-2192 SPECIFIC PLAN: WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION ZI-2512 HOUSING ELEMENT INVENTORY OF SITES ZI-2485 WEST LOS ANGELES MULTI-FAMILY (Q) CONDITION
GENERAL PLAN LAND USE:	LOW MEDIUM II RESIDENTIAL
ASSESSOR PARCEL NUMBER:	4261-028-002, 4261-028-003
TRACT:	GILLIS SUBDIVISION
BLOCK:	BLK 26
LOT:	LOT 1 ARB 3, LOT 1 ARB 2
FLOOD ZONE:	OUTSIDE FLOOD ZONE
METHANE ZONE:	NONE
SITE AREA:	8,756.7 SF PER ZIMAS
REQUIRED SETBACKS:	FRONT: 15'-0" SIDE: 7'-0" (5'-0" + 1" EVERY STORY OVER 2) REAR: 15'-0"
PROVIDED SETBACKS:	FRONT: 4'-9 9/16" (SEEKS WAIVER) SIDE: 5'-4" (SEEKS WAIVER) SIDE: 5'-4" (SEEKS WAIVER) REAR: 5'-6" (SEEKS WAIVER)
ALLOWABLE HEIGHT PER LAMC:	45'-0" PER LAMC 12.21.1.A 78'-0" PER LAMC 12.22.A.25 & AB2334
PROVIDED HEIGHT PER LAMC:	50' - 8 5/8", SEE ELEVATIONS & SURVEY FOR LOWEST ADJ. GRADE
ALLOWABLE HEIGHT PER LABC:	60'-0" PER LABC TABLE 504.3
PROVIDED HEIGHT PER LABC:	50' - 8 3/8", SEE ELEVATIONS & SITE PLAN FOR GRADE PLANE
ALLOWABLE FLOOR AREA:	22,319 SF (4.05:1 FAR PER RD1.5-1 & LAMC 12.22.A.25)
PROVIDED FLOOR AREA:	21,029 SF = 3.82 FAR
ALLOWABLE DENSITY PER LAMC:	8,756 / 1,500 = 5 UNITS (PROJECT QUALIFIES FOR UNLIM DENSITY)
ALLOWABLE DENSITY PER AB2334:	UNLIMITED
PROVIDED DENSITY:	44 UNITS (2 UNIT VLL 34 UNITS LOW, 7 UNITS MODERATE)

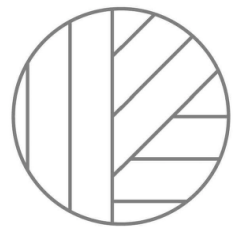
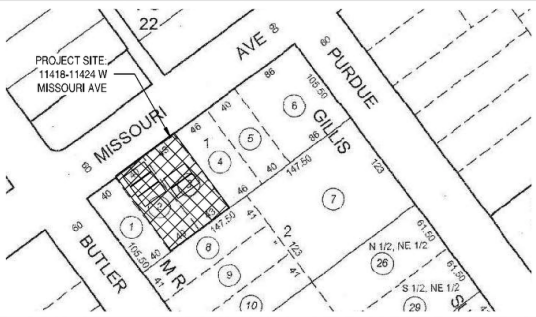
INCENTIVES REQUESTED

BASE INCENTIVES:
33' ADDITIONAL HEIGHT FEET OR 3 STORIES PER AB2334
UNLIMITED DENSITY PER AB2334

OFF-MENU INCENTIVES (4):
100% LONG TERM BICYCLE PARKING REDUCTION
68.3% INCREASE IN HORIZONTAL PLANE BREAK MINIMUM (Q-CONDITION - ORD 186249)
131.3% INCREASE IN VERTICAL PLANE BREAK MINIMUM (Q-CONDITION - ORD 186249)
100% REDUCTION OF 4TH FLOOR STEPBACK (Q-CONDITION - ORD 186249)

WAIVERS OF DEVELOPMENT STANDARDS (7):
WAIVER TO ALLOW 68.1% FRONT YARD REDUCTION
WAIVER TO ALLOW 21.3% SIDE YARD REDUCTION
WAIVER TO ALLOW 21.3% SIDE YARD REDUCTION
WAIVER TO ALLOW 63.4% REAR YARD REDUCTION
WAIVER TO ALLOW 27.4% FAR INCREASE
WAIVER TO ALLOW 84.3% OPEN SPACE REDUCTION
WAIVER TO ALLOW ZERO PARKING

VICINITY MAP



JZA
ARCHITECTURE

ARCHITECT
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SEAL:



REVISIONS:

14:05:30 P

00222 JEFF ZBIKOWSKI ARCHITECTURE

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CLIENT NAME:

LA AFFORDABLE COMMUNITIES LLC

PROJECT NAME:

MISSOURI APARTMENTS

NOT FOR CONSTRUCTION

PROJECT ADDRESS:

11418 W MISSOURI AVE
LOS ANGELES, CA 90025

DOB NUMBER:

2322

DATE:

11.09.23

SHEET TITLE:

PROJECT INFORMATION

SHEET NUMBER:

G001

DRAWING SET TITLE:

PLAN CHECK SET

10/9/2023 1:38:52 PM

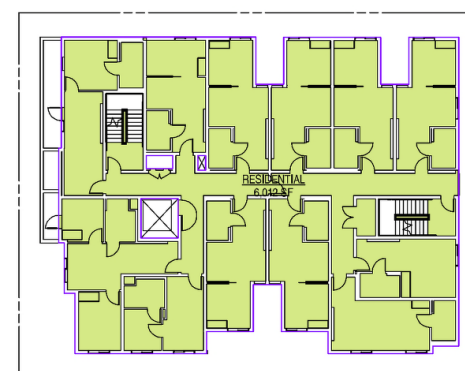
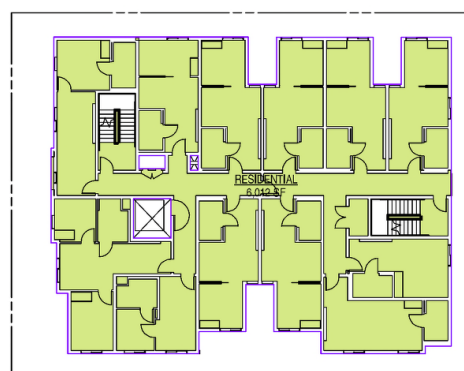
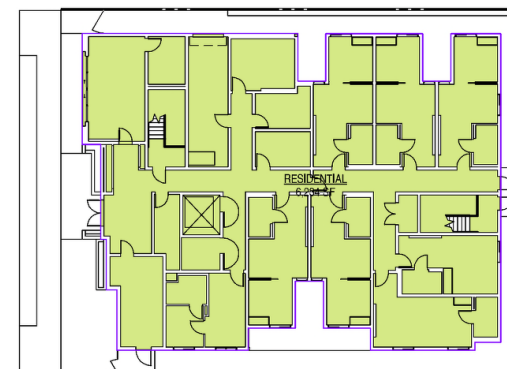
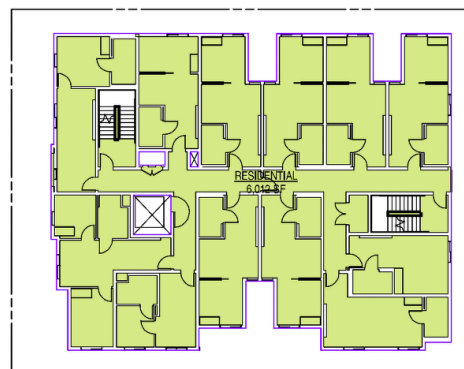
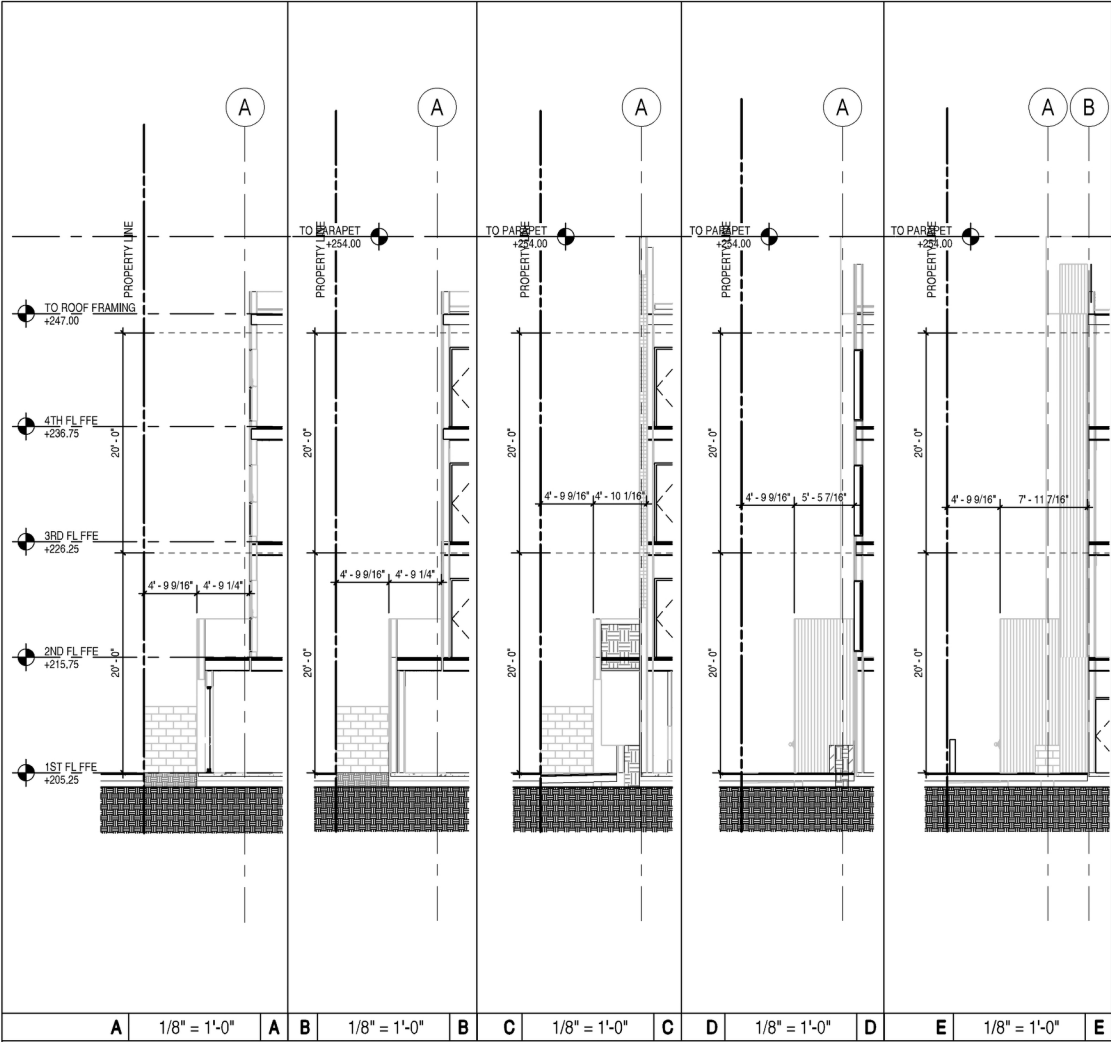


EXHIBIT "A"

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Case No. ADM-2023-4682-DB-VHCA-ED1

AREA SCHEDULE (GROSS BUILDING)		
LEVEL	NAME	AREA
1ST FL FFE	RESIDENTIAL	6,234 SF
2ND FL FFE	RESIDENTIAL	6,012 SF
3RD FL FFE	RESIDENTIAL	6,012 SF
4TH FL FFE	RESIDENTIAL	6,012 SF
RESIDENTIAL		24,270 SF
GRAND TOTAL		24,270 SF



TOTAL HORIZONTAL PLANE BREAK INCREASE = 25' - 2 7/8" = 68% INCREASE (Q-CONDITION MINIMUM)
TOTAL VERTICAL PLANE BREAK INCREASE = 46' - 3" = 131% INCREASE (Q-CONDITION MINIMUM)

WEST ELEVATION ARTICULATION 1/8" = 1'-0" 2

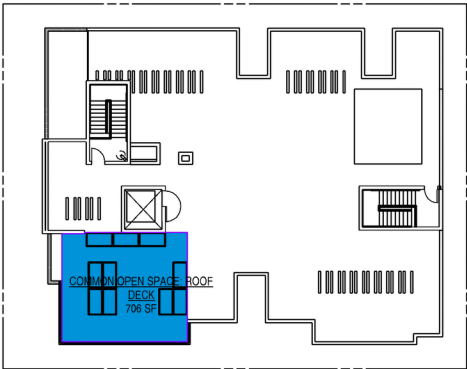


EXHIBIT "A"
Page No. 4 of 16
Case No. ADM-2023-4682-DB-VHCA-ED1

KEYNOTES



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INFO@JZARCH.LA



REVISIONS:

LAERS STAMP

©2022, JEFF ZBIKOWSKI ARCHITECTURE
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CLIENT NAME
LA AFFORDABLE COMMUNITIES LLC

PROJECT NAME

MISSOURI APARTMENTS

NOT FOR CONSTRUCTION

PROJECT ADDRESS
11418 W MISSOURI AVE
LOS ANGELES, CA 90025

JOB NUMBER

2322

DATE

11.09.23

SHEET TITLE

OPEN SPACE CALCULATIONS

SHEET NUMBER

G012

DRAWING SET TITLE

PLAN CHECK SET

11/9/2023 1:40:24 PM

MISSOURI APARTMENTS

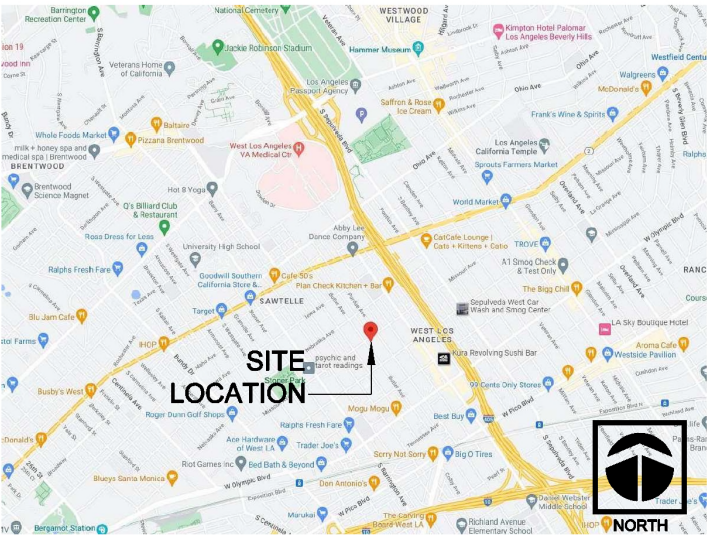
11418-11424 W. MISSOURI AVE, LOS ANGELES 90025

LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN
680 LANGSDORF DRIVE, SUITE 202B
FULLERTON, CA 92831

CONTACT: MICHAEL SAVAGE, RLA #4397
714-878-0335
MICHAEL@SAVAGELANDDESIGN.COM

VICINITY MAP



SHEET INDEX

CS-0	COVERSHEET	1 OF 11
LC-1	CONSTRUCTION LAYOUT PLAN	2 OF 11
LC-2	CONSTRUCTION DETAILS	3 OF 11
LC-3	CONSTRUCTION DETAILS	4 OF 11
LI-1	IRRIGATION NOTES AND CALCULATIONS	5 OF 11
LI-2	IRRIGATION HYDROZONES	6 OF 11
LI-3	IRRIGATION LAYOUT PLAN	7 OF 11
LI-4	IRRIGATION DETAILS	8 OF 11
LI-5	IRRIGATION DETAILS	9 OF 11
LP-1	PLANTING LAYOUT PLAN	10 OF 11
LP-2	PLANTING DETAILS	11 OF 11

GENERAL NOTES

- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
- A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
- IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.
- THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

LANDSCAPE POINT SYSTEM	
SQUARE FOOTAGE OF SITE POINTS REQUIRED	8,766.5 SF 16 POINTS
FEATURES/TECHNIQUES	
USE CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY OF LANDSCAPE AREAS	5
MAIN FINISH ELEVATION OF STRUCTURE, AT AN ELEVATION OR ABOVE OR BELOW THE FINISH ELEVATION OF THE SIDEWALK, SUCH THAT A STRAIGHT LINE PERPENDICULAR TO A STRAIGHT STREET OR RADIAL TO A CURVED STREET, LEADING DIRECTLY TO THE MAIN PEDESTRIAN ENTRANCE OF THE STRUCTURE, IS HANDICAP ACCESSIBLE.	5
PARKWAY PLANTING, INCLUDING MEDIANS, NOT OTHERWISE CREDITED, NOT LAWN AREA (PER EACH 50 SQUARE FEET OR FRACTION THEREOF)	15
TOTAL POINTS PROVIDED	25
WATER MANAGEMENT POINT SYSTEM	
SQUARE FOOTAGE OF SITE POINTS REQUIRED	8,766.5 SF 200 POINTS
POINTS PROVIDED	
DRIP IRRIGATION WITH FLOW CONTROL (5)	25
AUTOMATIC IRRIGATION CONTROLLER	5
PLANTS:	
58 CARISSA MACROCARPA 'GREEN CARPET'	116
41 SENECCIO SERPENS	82
40 NANDINA DOMESTICA 'FIREPOWER'	84
TOTAL POINTS PROVIDED	312
SITE AREA: 8,766.5 SF BUILDING FOOTPRINT: 6,239 SQ FT POTENTIAL LANDSCAPE AREA: 2,517.5 SQ FT LANDSCAPE PROVIDED: 1,973 SQ FT	

TOTAL LANDSCAPE AREA = 1,973 SF
(GROUND LEVEL AND ROOFTOP)

TOTAL COMMON OPEN SPACE AREA = 782 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA
REQUIRED (25%) = 195.5 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA
PROVIDED = 226.6 SF

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MISSOURI APARTMENTS
11418-11424 W MISSOURI AVE
LOS ANGELES, CA 90025

No.	Revision / Issue	Date
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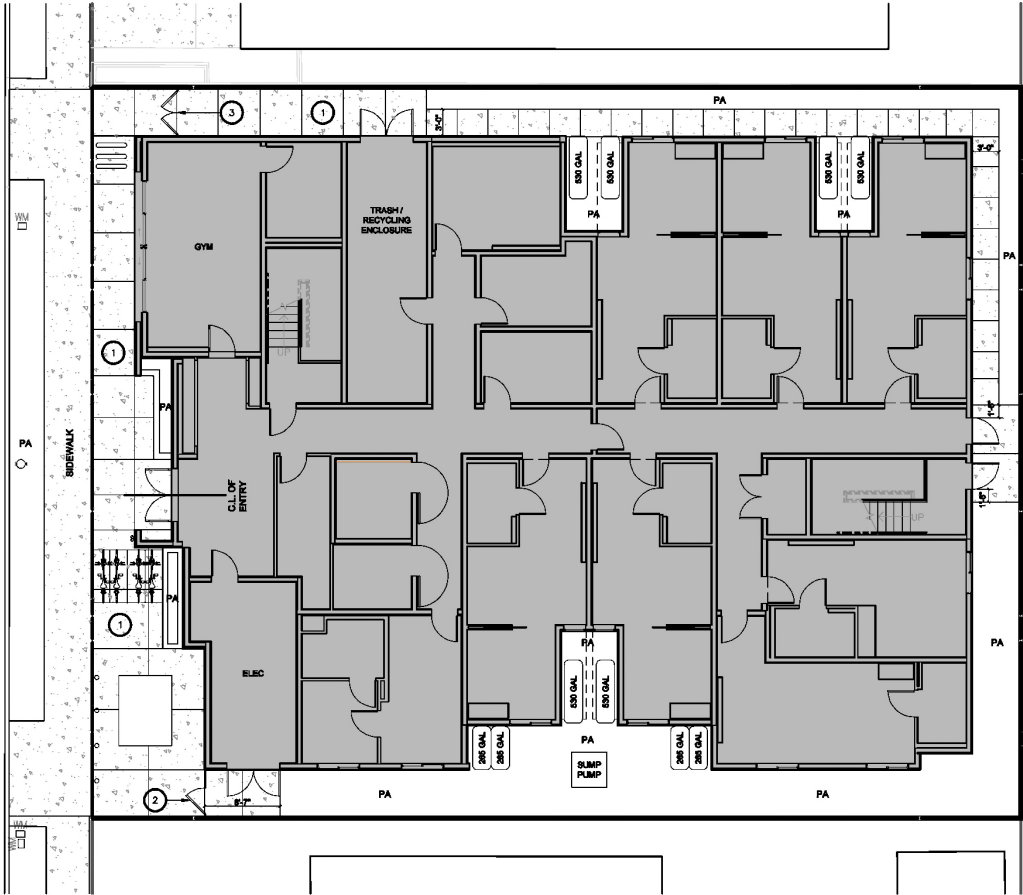
COVERSHEET

Date	09-20-23	Sheet
Sheet	1	of 11
Sheet		CS-0

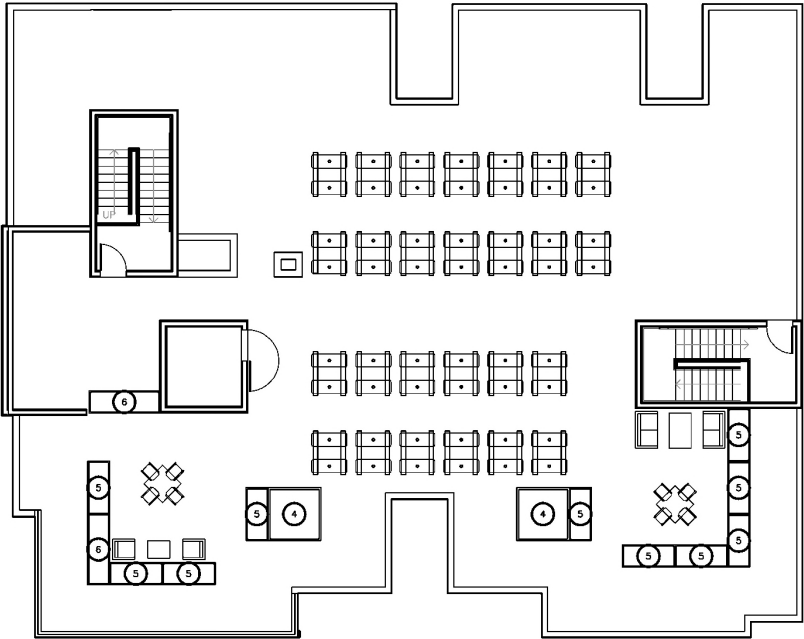


SECOND FLOOR PLAN

CONSTRUCTION LEGEND		
ITEM NO.	DESCRIPTION	SHEET / DETAIL
1	CONCRETE PAVING TO BE NATURAL GRAY (UNCOLORED) WITH MED BROWN FINISH	LC-2 / A, B, C
2	TUBULAR STEEL GATE - COLOR TO BE BLACK	LC-2 / E
3	TUBULAR STEEL DOUBLE GATE - COLOR TO BE BLACK	LC-2 / F
4	72" SQ. PLANTER - AVAILABLE THROUGH TOURNESOL	LC-3 / A
5	72"L X 30"W X 30"H PLANTER - AVAILABLE THROUGH TOURNESOL	LC-3 / A
6	96"L X 30"W X 30"H PLANTER - AVAILABLE THROUGH TOURNESOL	LC-3 / A



GROUND FLOOR PLAN

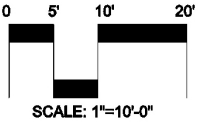


ROOF PLAN

EXHIBIT "A"

Page No. 6 of 16

Case No. ADM-2023-4682-DB-VHCA-ED1



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MISSOURI APARTMENTS

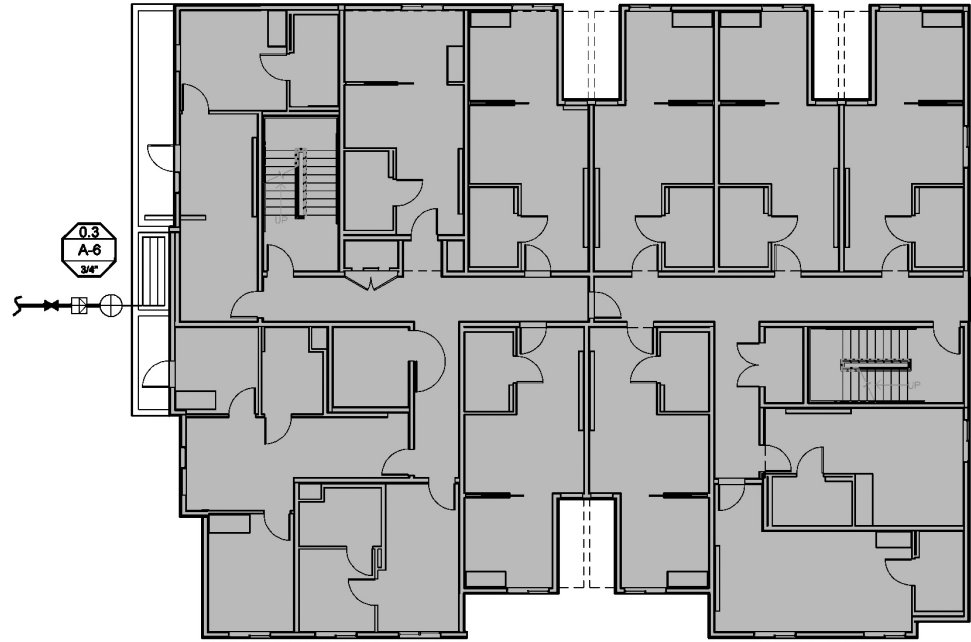
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LOS ANGELES, CA 90025

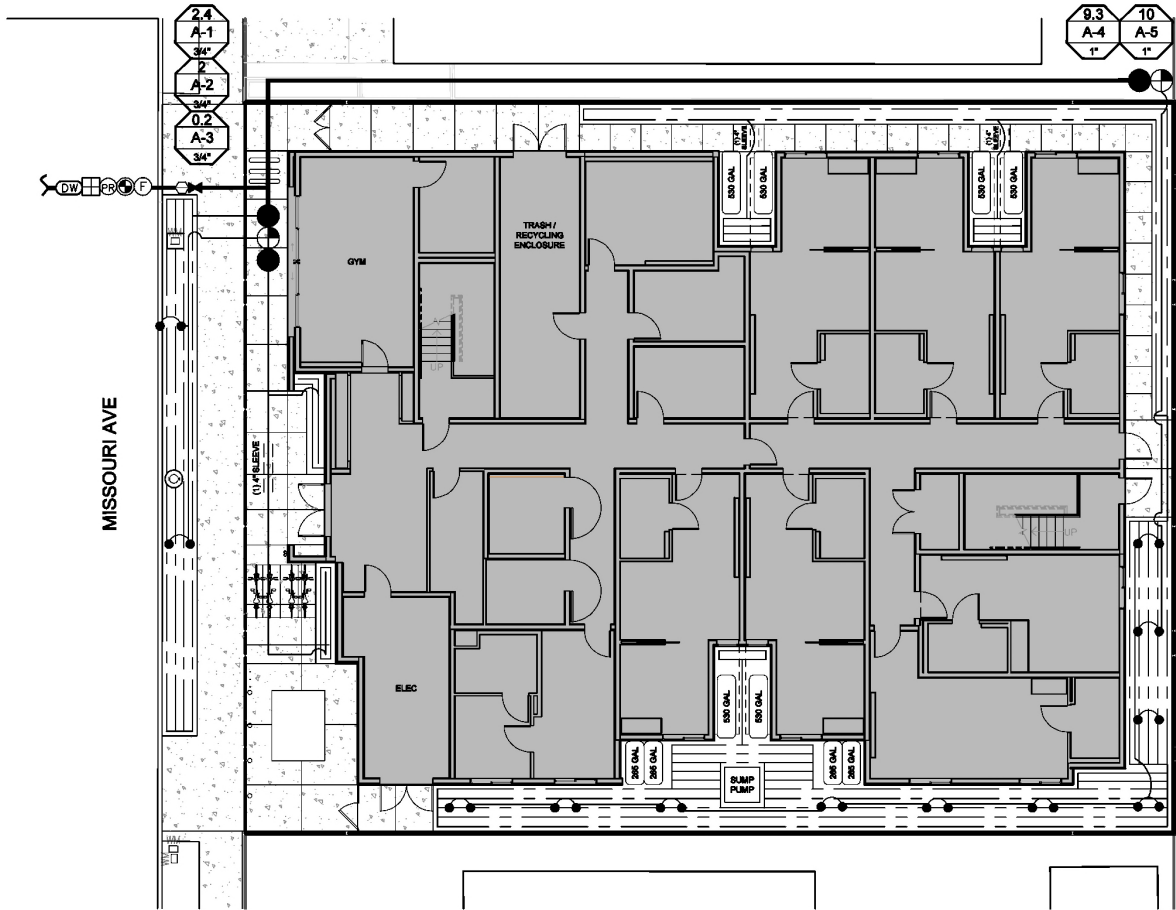
No.	Revision / Issue	Date

CONSTRUCTION LAYOUT PLAN

Date	09-20-23	Sheet
Scale	1"=10'-0"	LC-1
Sheet	2 of 11	



SECOND FLOOR PLAN



GROUND FLOOR PLAN

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RAD.	P.S.I.	G.P.M.
●	RAINBIRD	1806-SAM-PRS-PA80-1402	POP-UP BUBBLER	2'	25	.50
---	HUNTER	PLD-06-18	ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI			
---	HUNTER	ECO-MAT-17	BELOW GRADE DRIPLINE - INLET PRESSURE 30 PSI			
---	APPROVED	PVC SCH 40	IRRIGATION SLEEVE (SEE NOTES FOR SIZE)			
---	APPROVED	PVD CLASS 200	LATERAL LINE PIPE			
---	APPROVED	PVC SCH 40	MAIN LINE PIPE (1")			
⊕	HUNTER	PGV-101-ASV	1" ANTI-SIPHON VALVE W/ FLOW CONTROL			
⊕	HUNTER	ACZ-101-40	1" ACZ GLOBE VALVE W/ 1" H1100 FILTER SYSTEM			
⊕	HUNTER	PCZ-101-40	1" PCZ VALVE W/ 1" H1100 FILTER SYSTEM			
⊕	HUNTER	PGV-101G	1" GLOBE VALVE W/ FLOW CONTROL			
⊕	HUNTER	CONTROLLER ASSEMBLY	REFER TO IRRIGATION NOTES FOR INFORMATION			
⊕	HUNTER	CONTROLLER ASSEMBLY	REFER TO IRRIGATION NOTES FOR INFORMATION			
⊕	NISCO	T-113-K	ISOLATION GATE VALVE (LINE SIZE)			
⊕	NEW	FLUSH VALVE ASSEMBLY	SEE DETAIL C, SHEET LI-4			
⊕	FEBCO	3/4" DOMESTIC	WATER METER FOR LANDSCAPE USE ONLY			
⊕	RAINBIRD	825YA	3/4" REDUCED PRESSURE BACKFLOW ASSEMBLY IN LOCKING ENCLOSURE			
⊕	RAINBIRD	100-PEB	1" MASTER VALVE			
⊕	RAINBIRD	FS100P	FLOW SENSOR			
⊕	NELSON	7642	QUICK COUPLER VALVE (LINE SIZE)			
⊕	ZURN WILKINS	1-70XL	1" WATER PRESSURE REDUCING VALVE (FNPT) - 45 PSI			

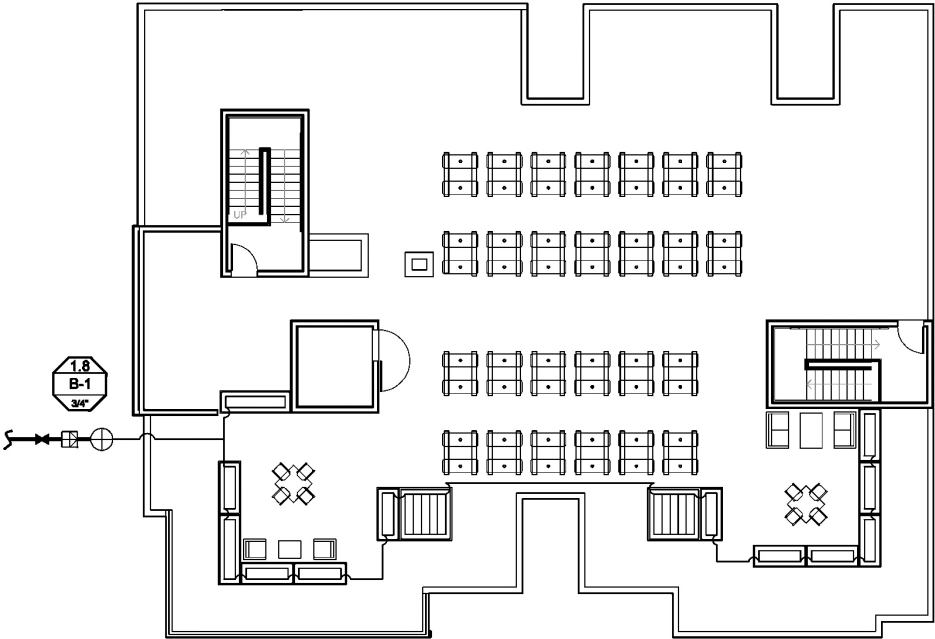
- IRRIGATION NOTES
- DESIGN PRESSURE: 30 PSI
ACTUAL STATIC PRESSURE: 98 / 74 PSI
 - CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 40.
 - CONTRACTOR SHALL PROVIDE (1) 1" CORE IC-800-SS 8 STATION OUTDOOR CONTROLLER WITH (1) ICM-400 EXPANSION MODULES AND (1) WSS-SEN WIRELESS SOLAR SYNC SENSOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - CONTRACTOR SHALL PROVIDE (1) HUNTER PC-400-STATION OUTDOOR CONTROLLER. CONTRACTOR SHALL PROVIDE (1) WSS-SEN WIRELESS SOLAR SYNC SENSOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - CONTRACTOR SHALL PROVIDE 3/4" COPPER MAIN LINE WITH BALL VALVE.
 - FOR ROOF TOP LANDSCAPE, ALL LATERAL LINES SHALL BE 3/4" COPPER.
 - CONTRACTOR SHALL PROVIDE DRAIN CONNECTIONS FROM PLANTERS TO ROOF DRAIN SYSTEM.

CONTROLLER VALVE CALL-OUT

GALLONS PER MINUTE
CONTROLLER STATION NUMBER
CONTROL VALVE SIZE

CONSTRUCTION NOTES

- THIS PROJECT WILL COMPLY WITH 2007 CBC, CPC, AND 2007 CEC AND 2008 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
- THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.

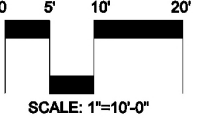


ROOF PLAN

EXHIBIT "A"

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MISSOURI APARTMENTS

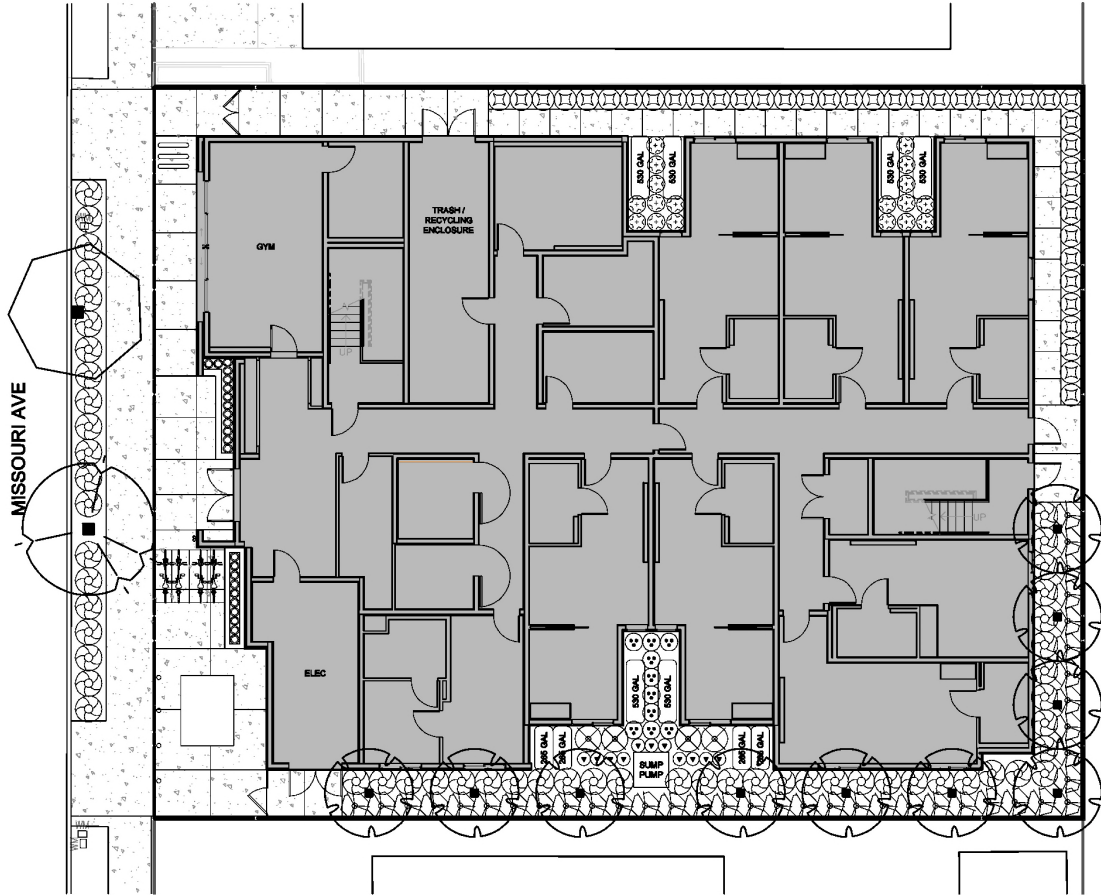
11418-11424 W MISSOURI AVE

LOS ANGELES, CA 90025

No.	Revision / Issue	Date
IRRIGATION LAYOUT PLAN		
Date	09-20-23	Sheet
Scale	1"=10'-0"	LI-3
Sheet	7 of 11	



SECOND FLOOR PLAN

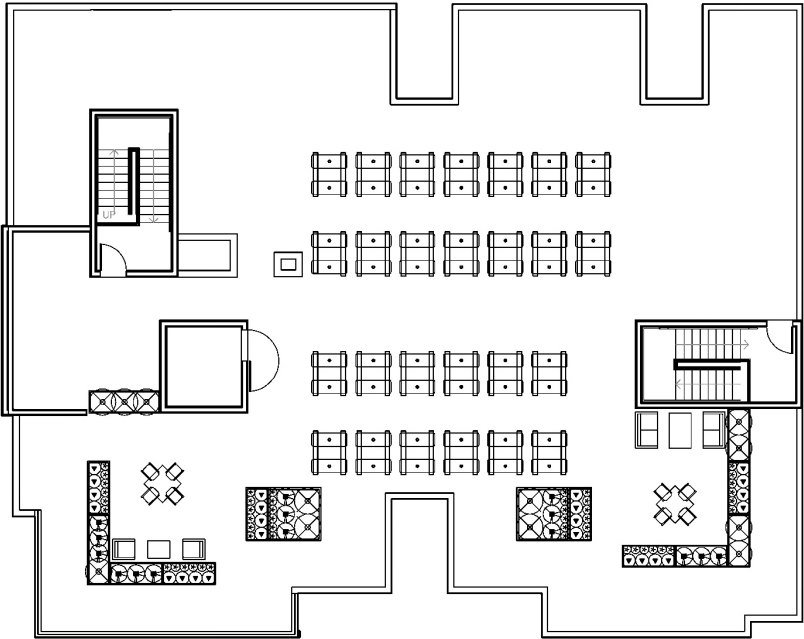


GROUND FLOOR PLAN

PLANTING LEGEND								
SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (FOOT)	TIME TO MATURITY	HYDROZON.
SHRUBS								
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL @ 3' O.C.	56	L	1-2' X 3-4'	1-3 YRS	A
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL @ 12" O.C.	41	L	12" X 2-3"	1-3 YRS	A
	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5 GAL @ 3' O.C.	36	L	4-6' X 4-6'	2-4 YRS	A
	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	1 GAL @ 30" O.C.	40	L	2-3' X 2-3'	1-3 YRS	A
	CLIVIA MINIATA (YELLOW)	YELLOW CLIVIA	1 GAL @ 2' O.C.	16	L	18-24" X 2-3"	1-3 YRS	A
	ALOE BLUE ELF	BLUE ELF ALOE	1 GAL @ 18" O.C.	17	L	18" X 1-2"	1-2 YRS	A
	BULBINE FRUTESCENS 'HALLMARK'	ORANGE STALKED BULBINE	1 GAL @ 2' O.C.	10	L	1-2' X 3-4'	1-2 YRS	A
	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL @ 3' O.C.	4	L	3-4' X 3-4'	2-4 YRS	A
TREES								
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORN	24" BOX	10	M	15-25' X 8-10'	8-10 YRS	B
	LAGERSTROEMIA X 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	1	M	20-25' X 20-30'	10-15 YRS	B
	(EXISTING) JUGLANS REGIA	ENGLISH WALNUT		1	M	40-60' X 40-60'	10-15 YRS	B

TREE CALCULATIONS
(1) 24" BOX TREE PER 4 DWELLING UNITS
NUMBER OF DWELLING UNITS: 44 UNITS
TREES REQUIRED: 11 TREES
TREES PROVIDED: 11 TREES

ROOF PLANTING LEGEND			SIZE/SPACING	QTY.	WUCOLS	MATURE SIZE (FOOT)	TIME TO MATURITY	HYDROZON.
SYMBOL	DESCRIPTION							
SHRUBS								
	CRASSULA CAPITELLA 'CAMPFIRE'	CAMPFIRE CRASSULA	1 GAL @ 12" O.C.	0	L	6-12" X 2-3'	1-2 YRS	A
	ALOE BLUE ELF	BLUE ELF ALOE	1 GAL @ 18" O.C.	24	L	18" X 1-2'	1-2 YRS	A
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL @ 2' O.C.	15	L	1-2' X 2-3'	1-2 YRS	A
	PHORIDIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL @ 3' O.C.	12	L	3-4' X 3-4'	2-4 YRS	A

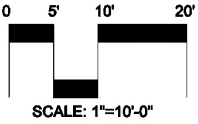


ROOF PLAN

EXHIBIT "A"

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Case No. ADM-2023-4682-DB-VHCA-ED1



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MISSOURI APARTMENTS

11418-11424 W MISSOURI AVE

LOS ANGELES, CA 90025

No.	Revision / Issue	Date

PLANTING LAYOUT PLAN

Date	09-20-23	Sheet
Scale	1"=10'-0"	LP-1
Sheet	10 of 11	

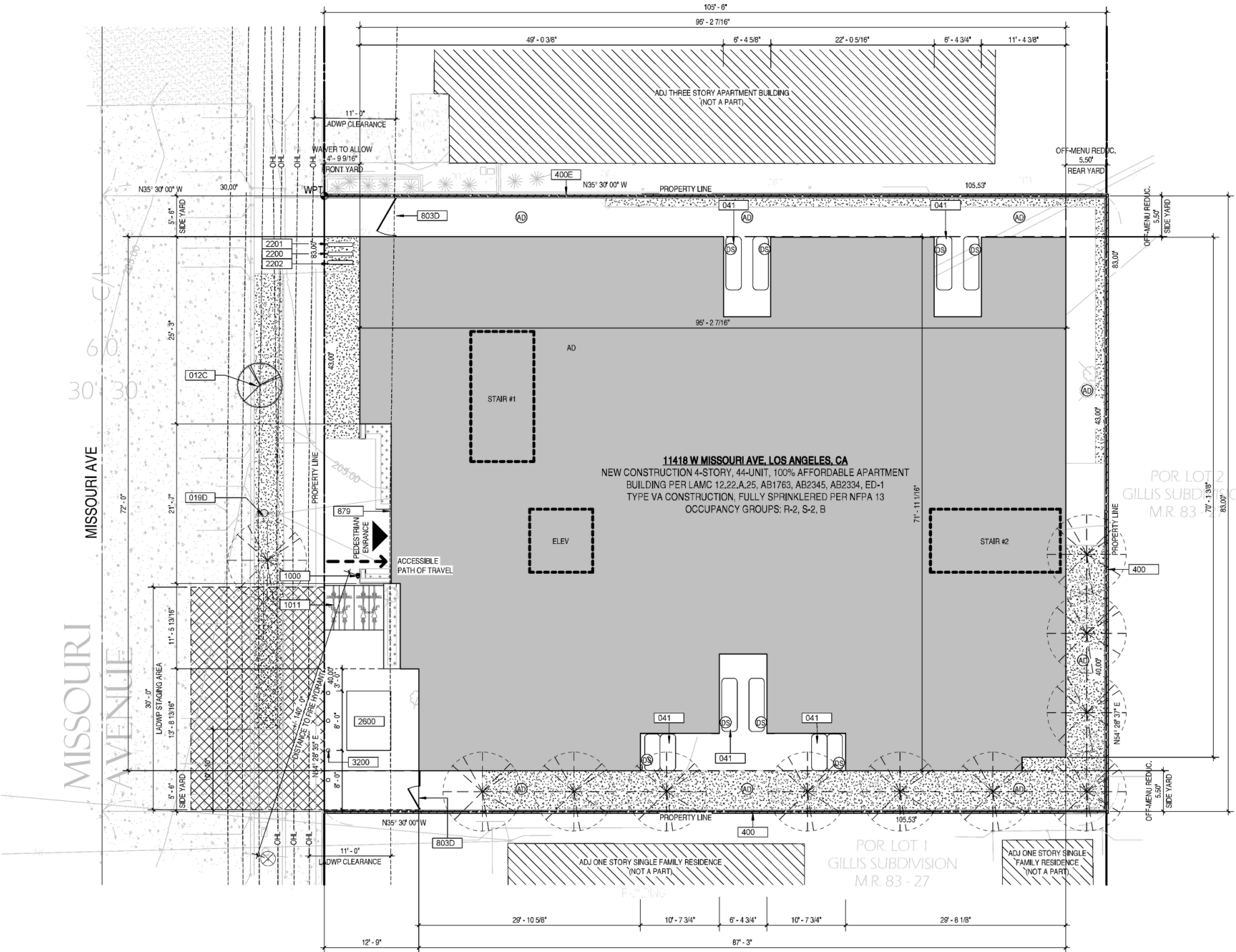


EXHIBIT "A"
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Case No. ADM-2023-4682-DB-VHCA-ED1

KEYNOTES

- 012C (C) EXISTING TREE
019D (D) UTILITY POLE, NOT A PART.
041 SUNLINE RAIN TANK, SEE CIVIL DWGS.
400 6'-0" HIGH CMU SITE WALL.
400E (E) CMU SITE WALL.
803D SECURITY GATE
879 EMERGENCY RAPID ACCESS SYSTEM (KNOCK BOX)
1000 FIRE DEPT CONNECTION (FDC) PER LAFD REQUIREMENTS.
1011 BICYCLE RACK, FLOOR MOUNTED, SHORT TERM RESIDENTIAL, DETAILS & CLEARANCES PER BOE STANDARD PLAN S-671-2.
2200 BACKFLOW PREVENTER, DOMESTIC WATER, SEE PLUMBING DWGS.
2201 BACKFLOW PREVENTER, FIRE WATER, SEE PLUMBING DWGS.
2202 BACKFLOW PREVENTER, IRRIGATION WATER, SEE PLUMBING DWGS.
2600 TRANSFORMER AND PAD PER LAJWP REQUIREMENTS, SEE ELEC DWGS.
3200 BOLLARD

SHEET NOTES

- A. ALL DIMENSIONS ARE TO FOS, FOC, FOM OR CENTRELINE OF COLUMN, UNDO.
B. ALL DIMENSIONS INDICATED AS 'CUR' ARE FROM FINISH TO FINISH.
C. SEE BMTS 0002-0046 FOR TYP ACCESSIBILITY REQUIREMENTS.
D. ROOMS LABELED AS HAVING A FIRE RATING SHALL HAVE RATED WALL AND CEILING ASSEMBLIES.
E. PROVIDE LEVEL LANDINGS @ EXIT DOORS AND GATES; ALL FLOORS TO BE SLIP RESISTANT.
F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE PROVIDED AT THE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC; CAL GREEN A211A, ENERGY CODE 11C.10, LAFD REQUIREMENT NO. 96.
G. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
H. EDGE FLASHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCIA.
I. ROOFING MATERIAL TO BE 30 GA GALVANIZED, 0410, CLASS-A ROOF COVERING.
J. ROOF TO HAVE A 3-YEAR AGED SRV VALUE OF AT LEAST 14 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 62.0 AND A THERMAL EMITTANCE OF AT LEAST 0.75, ESR #1475.
K. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM EFFECTIVE FIRE BARRIERS BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
L. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOORCEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER S302.02.
M. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS ON APPROVED BUILDING IDENTIFICATION PLACES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER RULE 1.
N. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 8 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.
O. ALL ENTRY DOORS SHALL BE LOCATED WITHIN THREE VERTICAL FEET OF THE ADJACENT CURB LINE PER 010 CONSTRUCTION A2.0.1.1.
P. ALL HARDSCAPE INCLUDES UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH THROUGHOUT, TYP.
Q. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM DENSITY CODE SECTIONS 11B.00B THROUGH 11B.00D SHALL BE PROVIDED TO THE OCCUPANT.

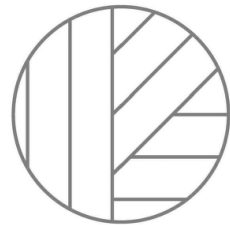
LEGEND

- ADJACENT BUILDING (NOT A PART)
PROJECT SCOPE
HARDSCAPE AREA
LANDSCAPE, SEE LANDSCAPE DWGS
LID PLANTER, SEE CIVIL DWGS.
CMU WALL
CONCRETE WALL
ACCESSIBLE PATH OF TRAVEL
(N) STREET TREE PER LANDSCAPE
(E) STREET TREE TO REMAIN

SITE PLAN

1/8" = 1'-0"

1



JZA
ARCHITECTURE

ARCHITECT
JEFF ZBIKOWSKI ARCHITECTURE
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CULVER CITY, CA 90232
WWW.JZARCH.LA // 310.853.5004
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SEAL:



REVISIONS:

LOADS: STD-AP

000222 JEFF ZBIKOWSKI ARCHITECTURE

ALL DESIGN IDEAS, ARRANGEMENTS AND PLANS INDICATED BY DIMENSIONS, DIMENSIONS FOR THE PROPERTY AND CONSTRUCTION OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER WORK NOR BE DISCLOSED TO ANY OTHER PERSON OR ANY USE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

CLIENT NAME:

LA AFFORDABLE COMMUNITIES LLC

PROJECT NAME:

MISSOURI APARTMENTS

NOT FOR CONSTRUCTION

PROJECT ADDRESS:

**11418 W MISSOURI AVE
LOS ANGELES, CA 90025**

DOB NUMBER:

2322

DATE:

11.09.23

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A000

DRAWING SET TITLE:

PLAN CHECK SET

10/9/2023 1:38:55 PM

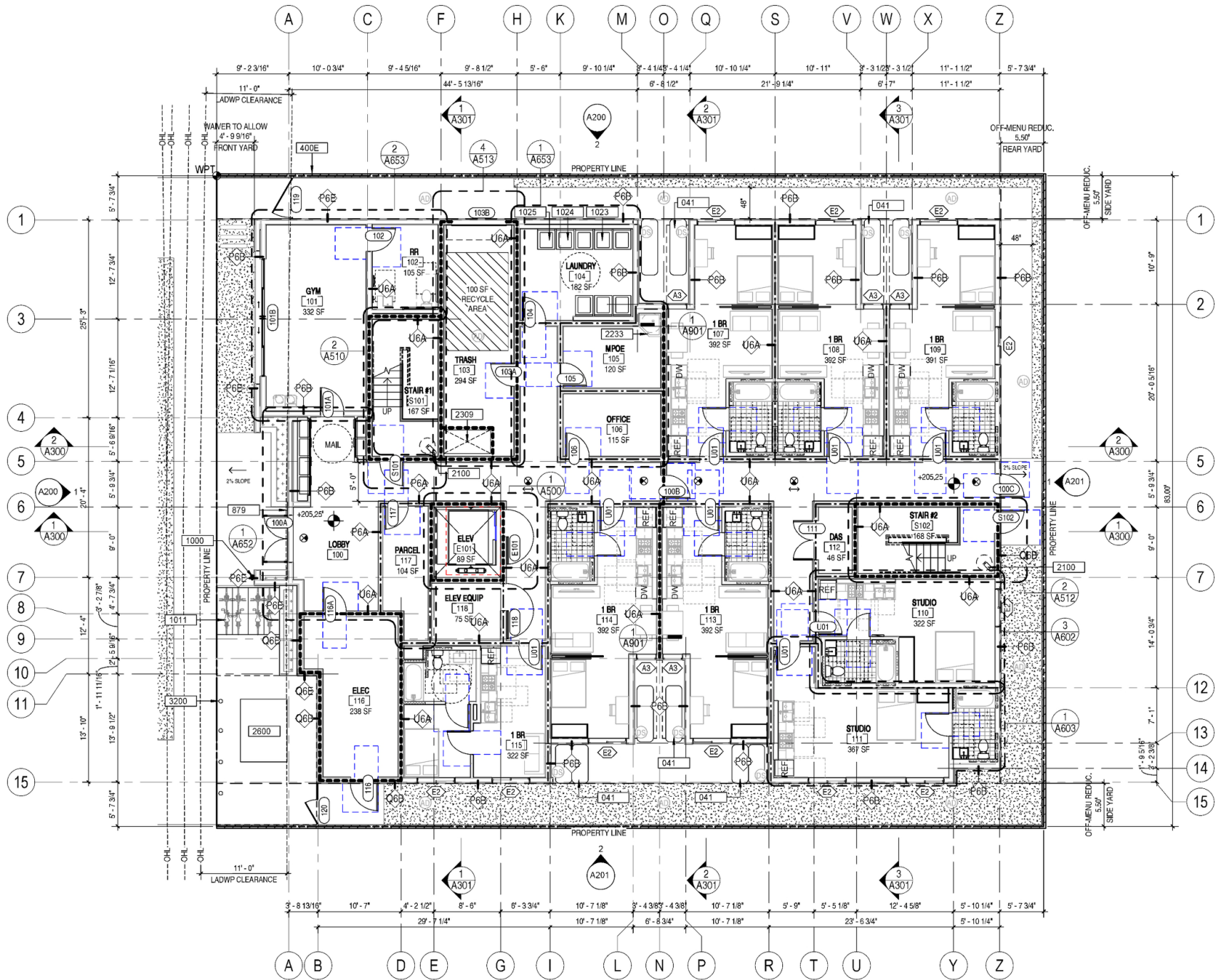


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Case No. ADM-2023-4682-DB-VHCA-ED1

KEYNOTES

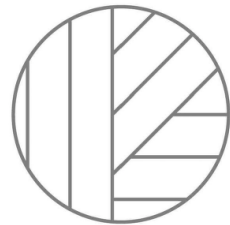
- 041 SUMLINE RAIN TANK. SEE CIVIL DWGS.
400E (E) CMU SITE WALL
879 EMERGENCY RAPID ACCESS SYSTEM (KNOCK BOX)
1000 FIRE DEPT CONNECTION (FDC) PER LAFD REQUIREMENTS.
1011 BICYCLE RACK, FLOOR MOUNTED, SHORT TERM
RESIDENTIAL. DETAILS & CLEARANCES PER BOE STANDARD
PLAN S-871-2.
1023 FRONT-LOADING WASHER & DRYER, STACKED, PROVIDE
GAS, HOT & COLD WATER SUPPLY & MECHANICALLY
VENTED TO EXTERIOR. SEE SPEC. SEE PLUMBING DWGS.
1024 FRONT-LOADING ACCESSIBLE WASHER, PROVIDE HOT &
COLD WATER SUPPLY. SEE SPEC. SEE PLUMBING DWGS.
1025 FRONT-LOADING, ACCESSIBLE DRYER, PROVIDE GAS &
MECHANICALLY VENTED TO EXTERIOR. SEE PLUMBING
DWGS. SEE MECHANICAL DWGS.
2100 COMBINED STANDPIPE, CLASS I. SEE FIRE PROTECTION
DWGS.
2233 MOP SINK. SEE PLUMBING DWGS.
2309 TRASH / RECYCLE CHUTE UP THROUGH ROOF.
2600 TRANSFORMER AND PAD PER LADWP REQUIREMENTS. SEE
ELEC DWGS.
3200 BOLLARD

SHEET NOTES

- A. SEE WALL TYPES A800 FOR ALL INTERIOR WALLS.
B. ALL DIMENSIONS ARE FOR UNO.
C. ALL DIMENSIONS INDICATED AS "C" ARE FROM FINISH TO FINISH.
D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS.
E. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR
INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC
INSTALLATION. THE RESERVED SPACE SHALL BE NOTED AT THE OPPOSITE END
FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE
PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC. CAL GREEN 4.211.4, ENERGY
CODE 116.05 LAFD REQUIREMENT NO. 16.
F. 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.
G. FIRE BLOCCING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH
VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN
STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R062.11
H. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCCING SHALL BE PROVIDED TO CUT OFF ALL
CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM
EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF
SPACE PER R062.11
I. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A 4" GIP/CBIB
ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED
SPACE DOES NOT EXCEED 1.00 SQUARE FEET. DRAFTSTOPS SHALL HAVE THE
CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER R062.11
K. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE/TREATED IN
ACCORDANCE WITH APA 111 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF APA 111.
L. MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF
THE BUILDING WITH MECHANICAL FILTERS FOR OUTSIDE AIR INTAKE AND RETURN AIR FILTERS SHALL BE
INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH
FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE
MANUAL.
M. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF
ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE
ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL
BE EQUIPPED WITH A BATTERY BACKUP.
N. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE
ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE
BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
O. ALL ROOF RUNOFF TO DRAIN TO (P)CIPED BMP. SEE REFERENCE SHEETS

LEGEND

- 2-HR RATED FIRE BARRIER
1-HR RATED FIRE PARTITION
SHEAR WALL, SEE STRUCT DWGS
NEW WALL, SEE A800 FOR WALL TYPE
DEMOLISHED WALL
WOOD POST PER STRUCT DWGS
WALL TAG, SEE A800 FOR WALL TYPE
DOOR TAG, SEE A800 FOR DOOR TYPE
WINDOW TAG, SEE A800 FOR WINDOW TYPE
SMOKE DETECTOR
CARBON MONOXIDE DETECTOR
DOWNSPOUT
BATHROOM EXHAUST FAN
STANDPIPE
EXIT SIGN
LANDSCAPE, SEE LANDSCAPE DWGS



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LADES 5/24/24

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CLIENT NAME:

**LA AFFORDABLE
COMMUNITIES LLC**

PROJECT NAME:

**MISSOURI
APARTMENTS**

NOT FOR CONSTRUCTION

PROJECT ADDRESS:

**11418 W MISSOURI AVE
LOS ANGELES, CA 90025**

DOB NUMBER:

2322

DATE:

11.09.23

SHEET TITLE:

1ST FLOOR PLAN

SHEET NUMBER:

A110

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PLAN CHECK SET

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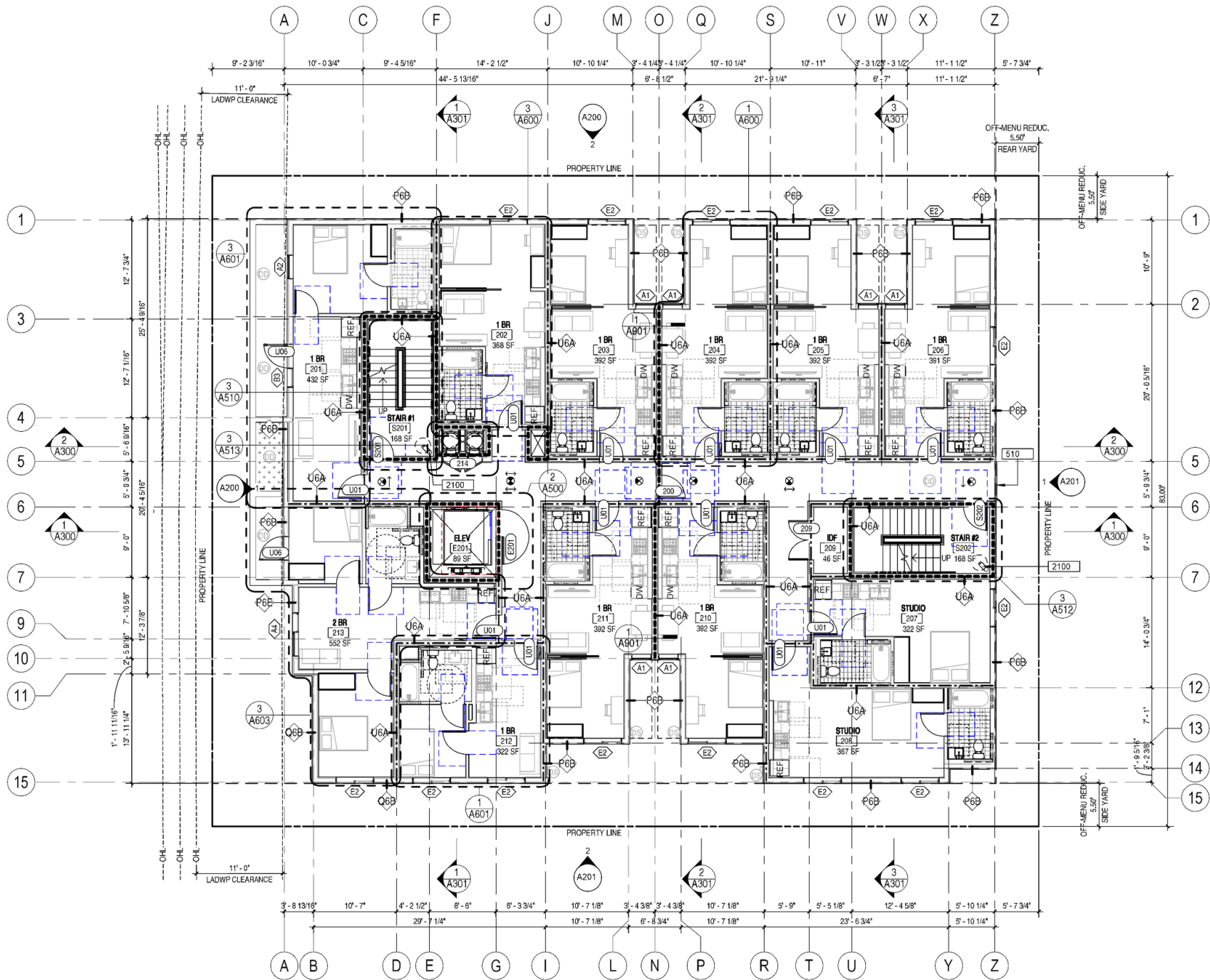


EXHIBIT "A"
Page No. 11 of 16
Case No. ADM-2023-4682-DB-VHCA-ED1

KEYNOTES

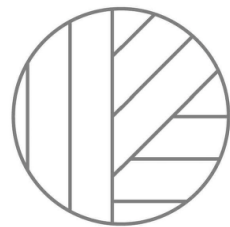
510 STEEL GUARDRAIL, 3'-6" MIN
2100 COMBINED STANDPIPE, CLASS I. SEE FIRE PROTECTION DWGS.

SHEET NOTES

- SEE WALL TYPES A800 FOR ALL INTERIOR WALLS.
- ALL DIMENSIONS ARE FOR UNO.
- ALL DIMENSIONS INDICATED AS "CUR" ARE FROM FINISH TO FINISH.
- WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE NOTIFIED AT THE OPPOSITE LOAD END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC. CAL GREEN 4.211.4, ENERGY CODE 19C.05.04(1) REQUIREMENT NO. 16.
- 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.
- FIRE BLOCCING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R062.11.
- IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R062.11.
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 100 SQUARE FEET. DRAFTSTOPS SHALL BE INSTALLED PREP TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
- THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH APA P11 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF APA P11.
- MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH MEYER 10 FILTERS FOR OUTDOOR AIR. FILTERS SHALL BE INSTALLED PREP TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
- SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- ALL ROOF RUNOFF TO DRAIN TO (P)CPOSED BMP. SEE REFERENCE SHEETS.

LEGEND

- 2-HR RATED FIRE BARRIER
- 1-HR RATED FIRE PARTITION
- SHEAR WALL, SEE STRUCT DWGS
- NEW WALL, SEE A800 FOR WALL TYPE
- DEMOLISHED WALL
- WOOD POST PER STRUCT DWGS
- WALL TAG, SEE A800 FOR WALL TYPE
- DOOR TAG, SEE A900 FOR DOOR TYPE
- WINDOW TAG, SEE A900 FOR WINDOW TYPE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- DOWNSPOUT
- BATHROOM EXHAUST FAN
- STANDPIPE
- EXIT SIGN
- LANDSCAPE, SEE LANDSCAPE DWGS



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LA AFFORDABLE COMMUNITIES LLC

PROJECT NAME:

MISSOURI APARTMENTS

NOT FOR CONSTRUCTION

PROJECT ADDRESS:

11418 W MISSOURI AVE
LOS ANGELES, CA 90025

DOB NUMBER:

2322

DATE:

11.09.23

SHEET TITLE:

2ND FLOOR PLAN

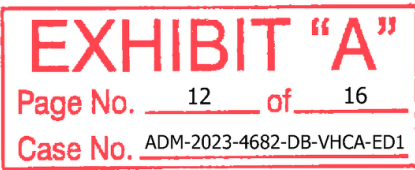
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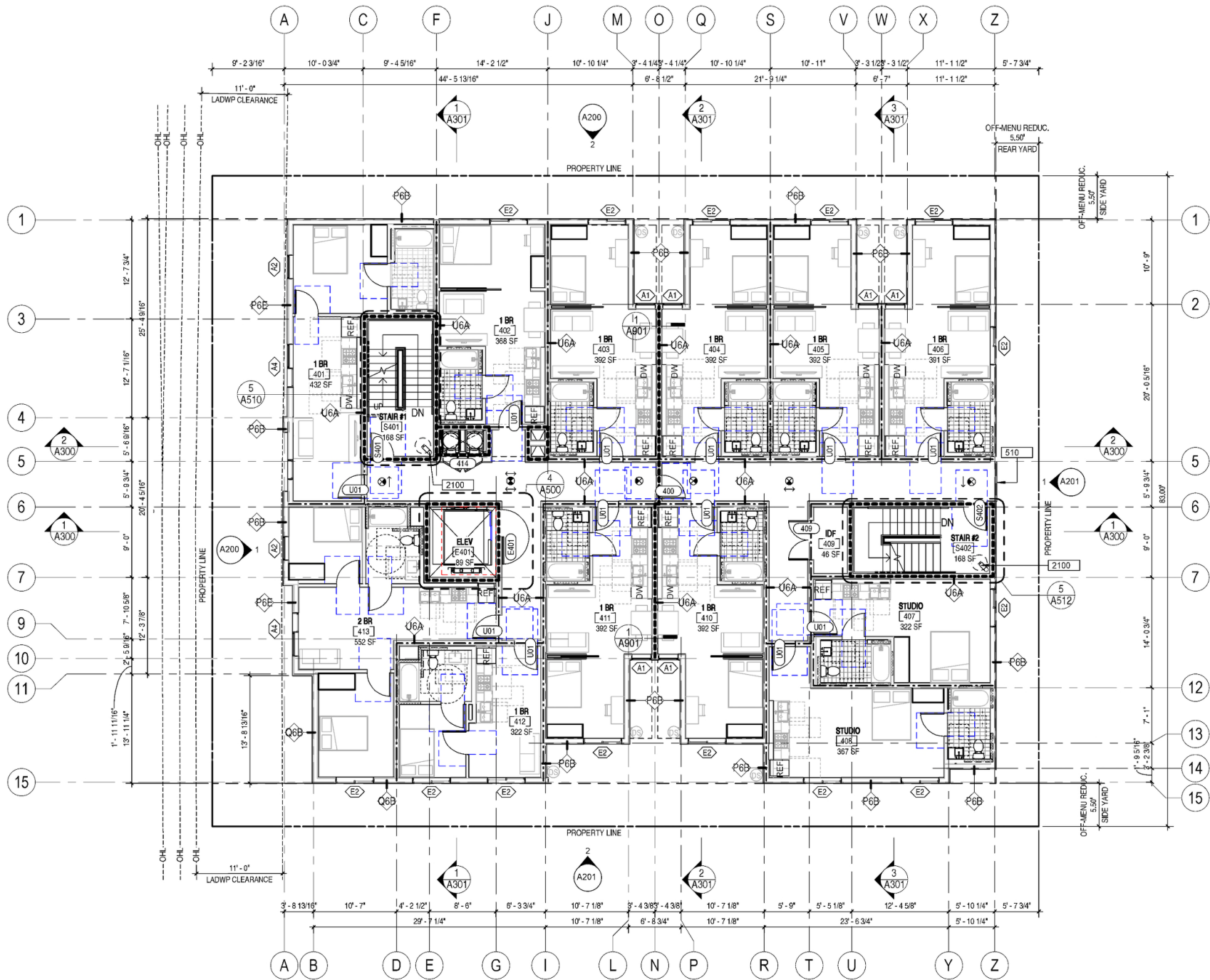


EXHIBIT "A"
Page No. 13 of 16
Case No. ADM-2023-4682-DB-VHCA-ED1

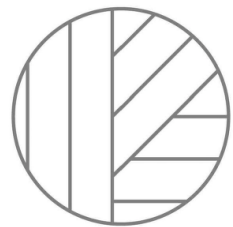
KEYNOTES

SHEET NOTES

- SEE WALL TYPES A800 FOR ALL INTERIOR WALLS.
- ALL DIMENSIONS ARE FOR UNO.
- ALL DIMENSIONS INDICATED AS "CUR" ARE FROM FINISH TO FINISH.
- DWALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC. CAL GREEN 421.4 ENERGY CODE 116.03.4.01 REQUIREMENT NO. 96.
- 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.
- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R802.11.
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R802.11.
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 100 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER R802.11.
- THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE, PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH MECHANICAL VENTILATION FOR OUTDOOR AIR INTAKE. MECHANICAL VENTILATION SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH REFINISH OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
- SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- ALL ROOF RUNOFF TO DRAIN TO (S) (P) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

LEGEND

- 2-HR RATED FIRE BARRIER
- 1-HR RATED FIRE PARTITION
- SHEAR WALL, SEE STRUCT DWGS
- NEW WALL, SEE A800 FOR WALL TYPE
- DEMOLISHED WALL
- WOOD POST PER STRUCT DWGS
- WALL TAG, SEE A800 FOR WALL TYPE
- DOOR TAG, SEE A800 FOR DOOR TYPE
- WINDOW TAG, SEE A800 FOR WINDOW TYPE
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- DOWNSPOUT
- BATHROOM EXHAUST FAN
- STANDPIPE
- EXIT SIGN
- LANDSCAPE, SEE LANDSCAPE DWGS



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REVISIONS:

LOADS: 5'x24'

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CHECK: N/A/P

LA AFFORDABLE COMMUNITIES LLC

PROJECT NAME:

MISSOURI APARTMENTS

NOT FOR CONSTRUCTION

PROJECT ADDRESS:

**11418 W MISSOURI AVE
LOS ANGELES, CA 90025**

DOB NUMBER:

2322

DATE:

11.09.23

SHEET TITLE:

4TH FLOOR PLAN

SHEET NUMBER:

A140

DRAWING SET TITLE:

PLAN CHECK SET

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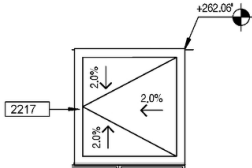
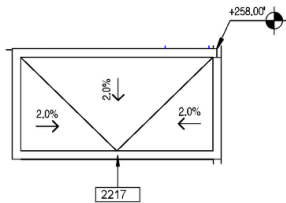
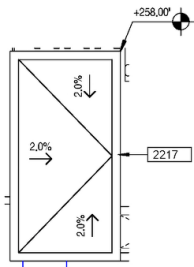
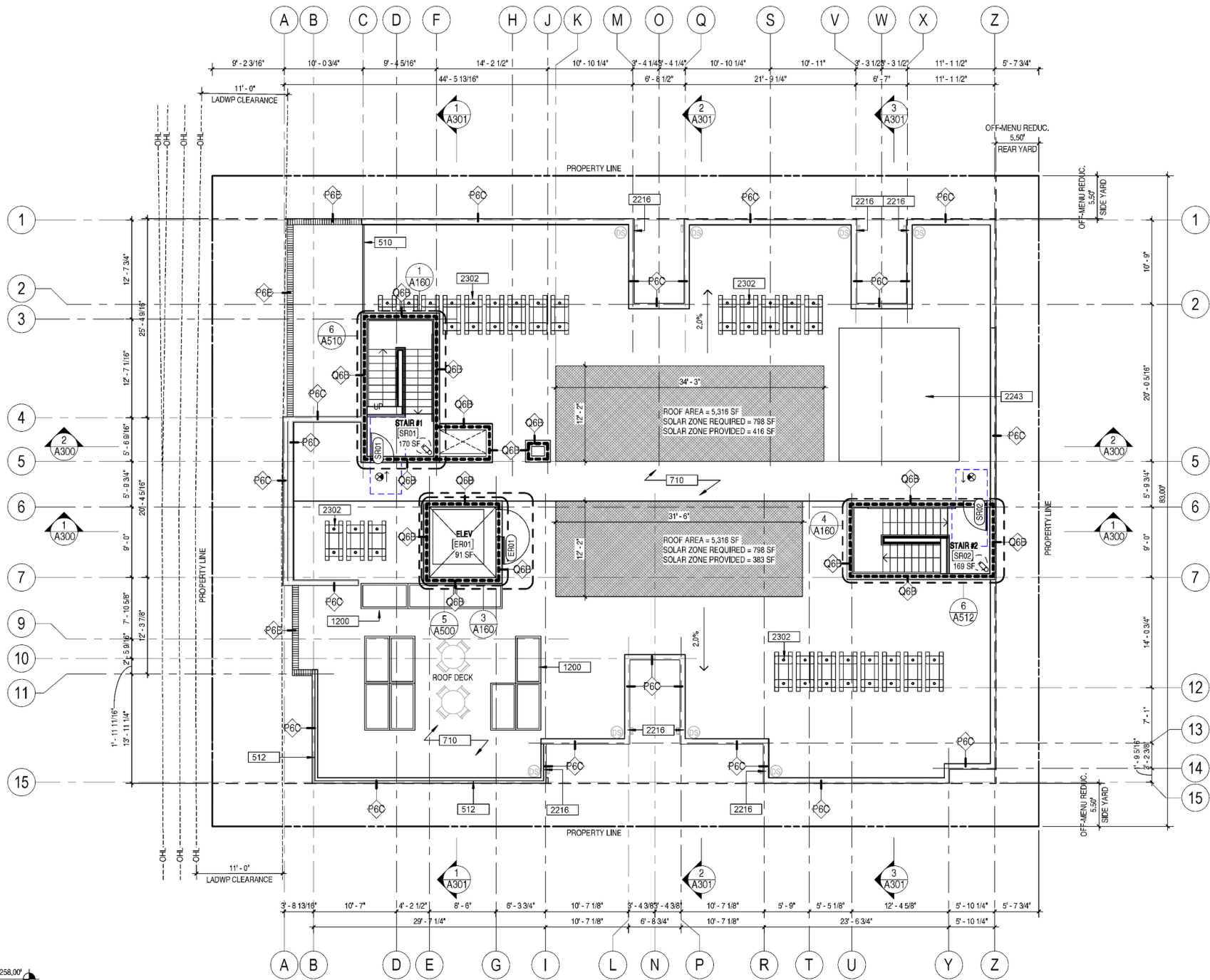


EXHIBIT "A"
Page No. 14 of 16
Case No. ADM-2023-4682-DB-VHCA-ED1

KEYNOTES

- 510 STEEL GUARDRAIL, 3'-6" MIN
- 512 1/2" MIN LAMINATED, FRAMELESS SAFETY GLASS, 3'-6" HIGH MIN.
- 710 Sika SARNAPIL S327-60 SINGLE-PLY PVC ROOFING MEMBRANE, TAN COLOR
- 1200 PREFABRICATED FIBERGLASS PLANTER, SEE SPECS.
- 2216 ROOF DOWNSPOUT AND OVERFLOW COMBO, DIRECT ALL ROOF RUNOFF TO RAIN TANKS, SEE PLUMBING DWGS, SEE CIVIL DWGS.
- 2217 ROOF SCUPPER & OVERFLOW IN A ROOF PARAPE, 10" WIDE.
- 2243 PLUMBING EQUIPMENT AND WOOD PLATFORM, SEE PLUMBING DWGS.
- 2302 MECHANICAL EQUIPMENT CURB & UNISTRUT, VERIFY PAD SIZE WITH EQUIPMENT MANUFACTURER.

SHEET NOTES

- A. SEE WALL TYPES A300 FOR ALL INTERIOR WALLS
- B. ALL DIMENSIONS ARE FOR UNO.
- C. ALL DIMENSIONS INDICATED AS "CUR" ARE FROM FINISH TO FINISH.
- D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS.
- E. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE LOAD END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC; CAL GREEN 4211.A ENERGY CODE 116.03.4.01 REQUIREMENT NO. 96.
- F. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
- G. FIRE BUILDING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
- H. IN COMBUSTIBLE CONSTRUCTION, FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
- I. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPPERS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 100 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER R302.11.
- J. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE, PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- K. MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH MECHANICAL VENTILATION FOR OUTDOOR AIR INTAKE. MECHANICAL VENTILATION SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH RELEVANT OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
- L. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- M. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- N. ALL ROOF RUNOFF TO DRAIN TO (P)ROPOSED BMPs, SEE (REFERENCE SHEETS)

LEGEND

- 2-HR FIRE WALL
- SLOPED ROOFING
- WALKING PAD AROUND EQUIPMENT
- SOLAR ZONE EQUAL TO OR GREATER THAN 15% OF THE BUILDING ROOF AREA
- ROOFTOP MECHANICAL EQUIPMENT, SEE MECH DWGS.
- VENT THROUGH ROOF
- DOWNSPOUT AND SCUPPER OVERFLOW
- INDICATES ROOF SLOPE DIRECTION, ALL ROOF SLOPES TO HAVE A 2% SLOPE MIN UNO
- EXIT SIGN



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LADES 5/24/24

00222 JEFF ZBIKOWSKI ARCHITECTURE

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CLIENT NAME:

LA AFFORDABLE COMMUNITIES LLC

PROJECT NAME:

MISSOURI APARTMENTS

NOT FOR CONSTRUCTION

PROJECT ADDRESS:

11418 W MISSOURI AVE
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JOB NUMBER:

2322

DATE:

11.09.23

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A160

DRAWING SET TITLE:

PLAN CHECK SET

10/9/2023 1:39:07 PM

STAIR #1 - HIGH ROOF PLAN | 1/8" = 1'-0" | 1

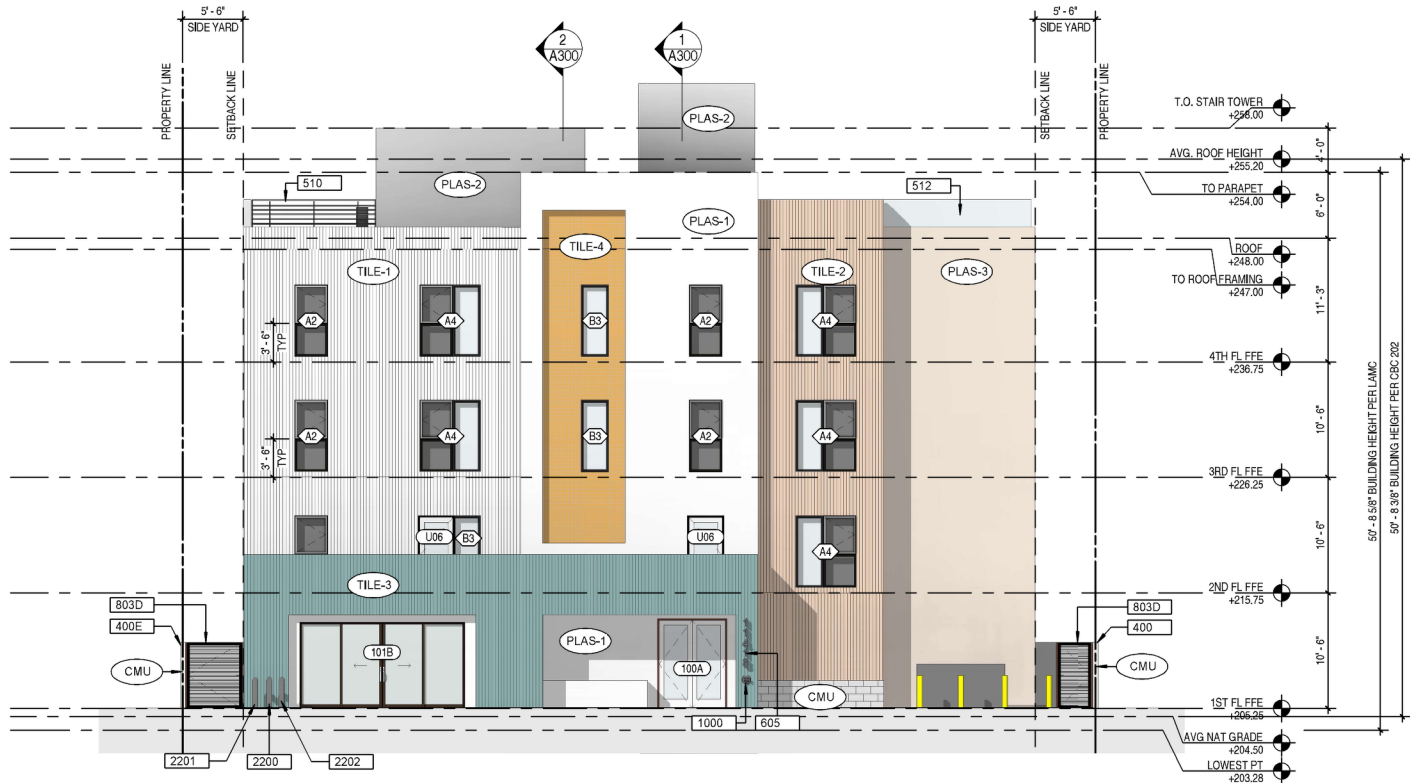
STAIR #2 - HIGH ROOF PLAN | 1/8" = 1'-0" | 4

ELEVATOR - HIGH ROOF PLAN | 1/8" = 1'-0" | 3

ROOF

1/8" = 1'-0"

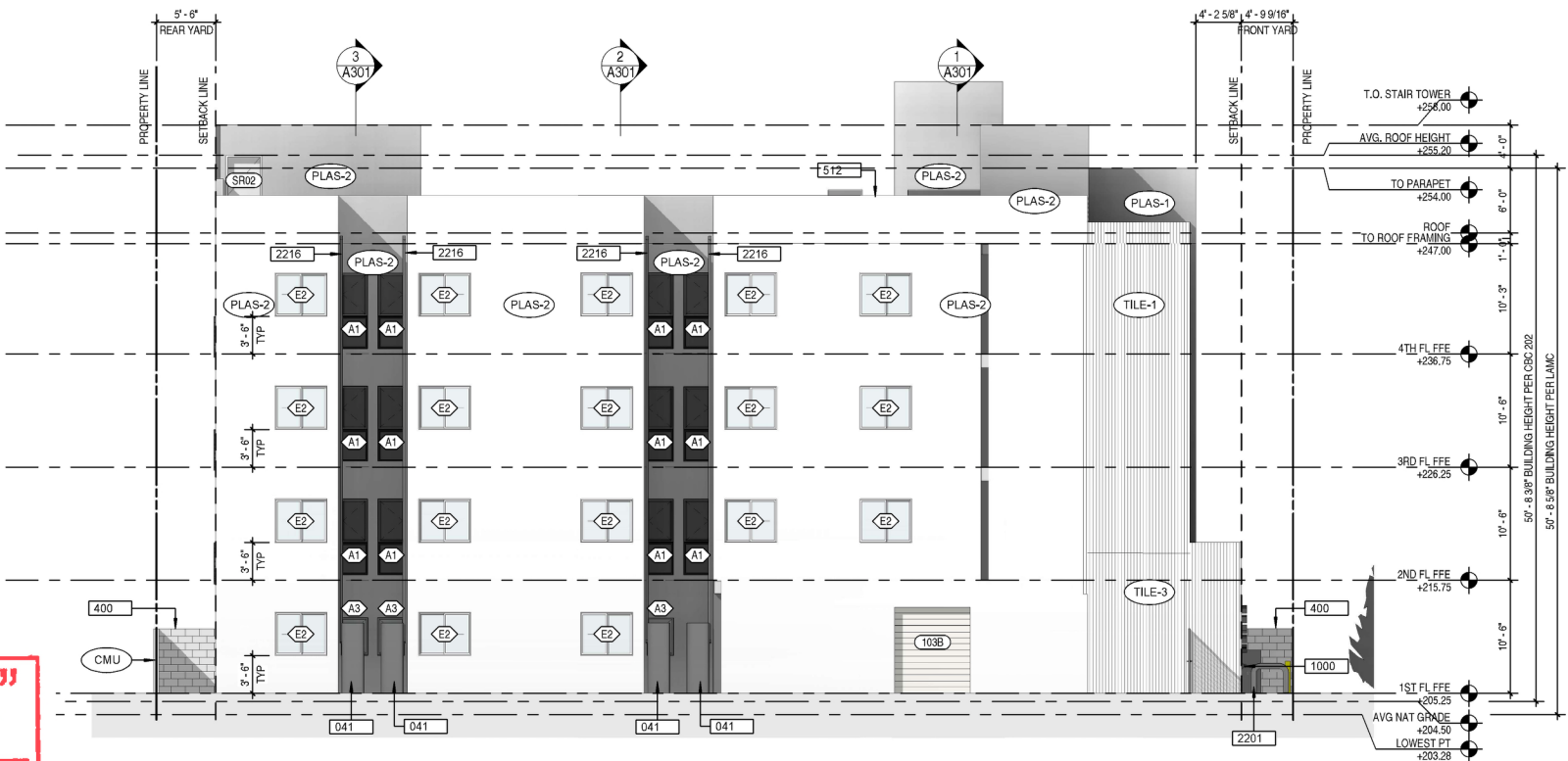
2



WEST ELEVATION

1/8" = 1'-0"

1



SOUTH ELEVATION

1/8" = 1'-0"

2

KEYNOTES

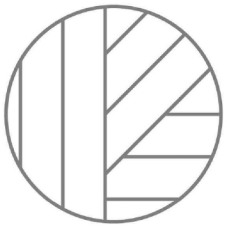
- 041 SLIMLINE RAIN TANK, SEE CIVIL DWGS.
400 6'-0" HIGH CMU SITE WALL.
400E (E) CMU SITE WALL.
510 STEEL GUARDRAIL, 3'-6" MIN.
512 1/2" MIN LAMINATED, FRAMELESS SAFETY GLASS, 3'-6" HIGH MIN.
605 BUILDING ADDRESS NUMBERING, BRUSHED METAL DARK BRONZE.
803D SECURITY GATE.
1000 FIRE DEPT CONNECTION (FDC) PER LAFD REQUIREMENTS.
2200 BACKFLOW PREVENTER, DOMESTIC WATER, SEE PLUMBING DWGS.
2201 BACKFLOW PREVENTER, FIRE WATER, SEE PLUMBING DWGS.
2202 BACKFLOW PREVENTER, IRRIGATION WATER, SEE PLUMBING DWGS.
2216 ROOF DOWNSPOUT AND OVERFLOW COMBO, DIRECT ALL ROOF RUNOFF TO RAIN TANKS, SEE PLUMBING DWGS, SEE CIVIL DWGS.

SHEET NOTES

- A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTRELINE OF WALL UNLESS NOTED OTHERWISE.
B. ALL DIMENSIONS INDICATED AS "TYP" ARE FROM FINISH TO FINISH.
C. ENVIRONMENTAL EXHAUST LOUVERS TO BE 3'-0" FROM OUTSIDE AIR INLET.
D. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 8 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
E. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP, SEE CIVIL DWGS.
F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC, CAL GREEN E21.1 A ENERGY CODE 111.10, LAFD REQUIREMENT NO. 98.
G. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
I. EDGE FLASHING TO BE 16 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCIA.
J. ROOFING MATERIAL TO BE SNA SARNAPL 0410, CLASS A ROOF COVERING.
K. ROOF TO HAVE A 5-YEAR AGED SRV VALUE OF AT LEAST 18 OR BOTH A 5-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75, ESR #1405.
L. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
M. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER R302.12.
N. 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 PER R301.1.
O. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R301.1.81.
P. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH APPRA 11 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF APPRA 11.
Q. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 8 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.
R. ALL DOWNSPOUTS TO DRAIN TO (PROPOSED BMP), SEE (REFERENCE SHEETS).
U. PROVIDE MINIMUM 2" RECESS FOR ALL WINDOWS, SEE DETAILS ON A404.

LEGEND

- PLAS-1 EXTERIOR CEMENT PLASTER, HEAVY LACE, WHITE
PLAS-2 EXTERIOR CEMENT PLASTER, SMOOTH FINISH, WHITE
PLAS-3 EXTERIOR CEMENT PLASTER, SMOOTH FINISH, BEIGE
TILE-1 FLUTED BLOCK VENEER, WHITE
TILE-2 FLUTED BLOCK VENEER, DESERT ROSE
TILE-3 FLUTED BLOCK VENEER, DESERT CACTUS
TILE-4 4" SQUARE TILE
CMU CMU PAINTED WHITE



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CLIENT NAME:

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PROJECT NAME:

MISSOURI
APARTMENTS

NOT FOR CONSTRUCTION

PROJECT ADDRESS:

11418 W MISSOURI AVE
LOS ANGELES, CA 90025

X108 NUMBER:

2322

DATE:

11.09.23

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A200

DRAWING SET TITLE:

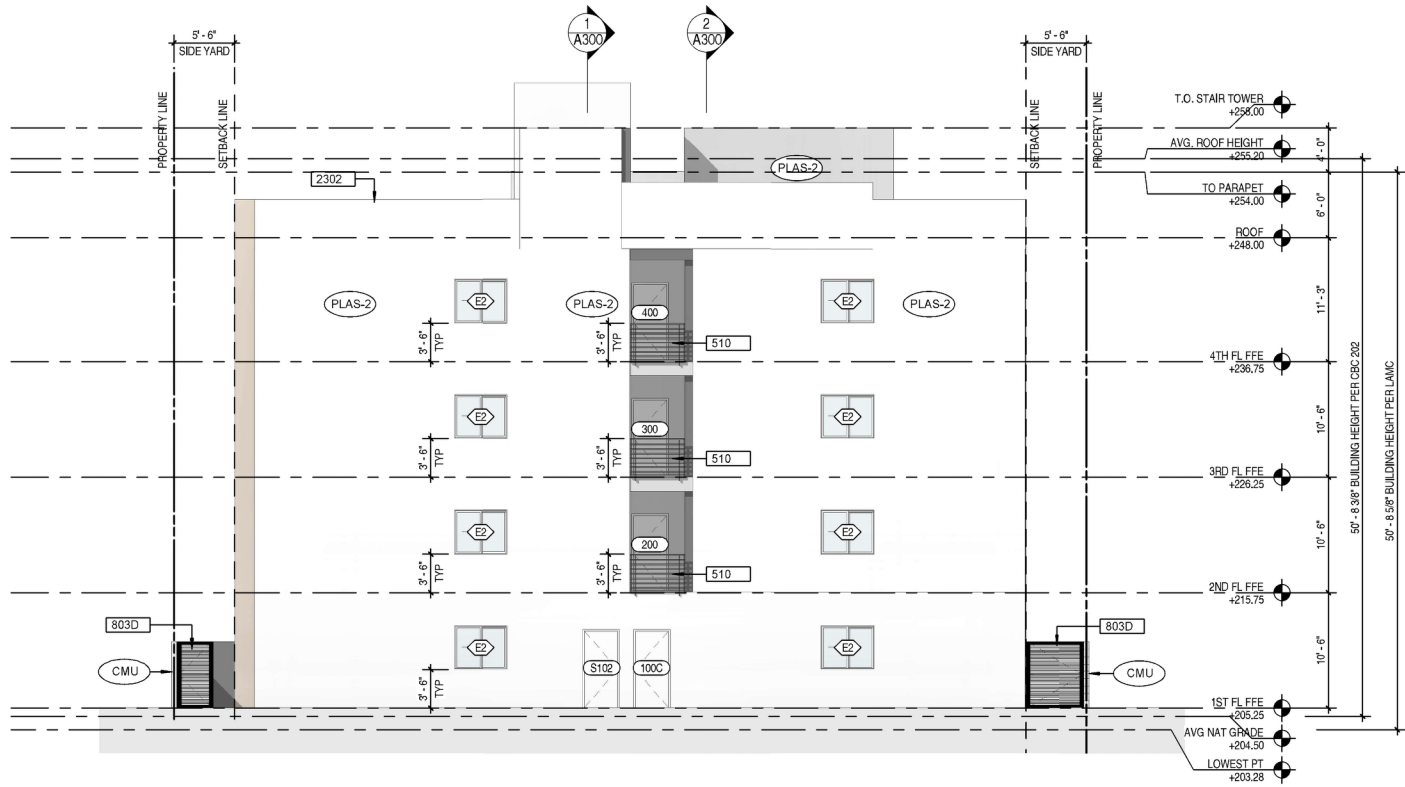
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EXHIBIT "A"

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EAST ELEVATION

1/8" = 1'-0"

1



NORTH ELEVATION

1/8" = 1'-0"

2

KEYNOTES

- 041 SLIMLINE RAIN TANK, SEE CIVIL DWGS.
400E (E) CMU SITE WALL
510 STEEL GUARDRAIL, 3'-6" MIN
512 1/2" MIN LAMINATED, FRAMELESS SAFETY GLASS, 3'-6" HIGH MIN.
803D SECURITY GATE
2216 ROOF DOWNSPOUT AND OVERFLOW COMBO, DIRECT ALL ROOF RUNOFF TO RAIN TANKS, SEE PLUMBING DWGS. SEE CIVIL DWGS.
2302 MECHANICAL EQUIPMENT CURB & UNISTRUT, VERIFY PAID SIZE WITH EQUIPMENT MANUFACTURER.

SHEET NOTES

- A. ALL DIMENSIONS ARE TO FOS, FOM OR CENTRELINE OF WALL, UNLESS NOTED OTHERWISE.
B. ALL DIMENSIONS INDICATED AS "TYP" ARE FROM FINISH TO FINISH.
C. ENVIRONMENTAL EXHAUST LOUVERS TO BE 3'-0" FROM OUTSIDE AIR INLET.
D. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 8 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
E. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP, SEE CIVIL DWGS.
F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS FOR FUTURE SOLAR ELECTRIC, CAL GREEN 421-A ENERGY CODE 111.10, LAFC REQUIREMENT NO. 96.
G. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
I. EDGE FLASHING TO BE 16 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCIA.
J. ROOFING MATERIAL TO BE SNA SARNAPL 0410, CLASS-A ROOF COVERING.
K. ROOF TO HAVE A 5-YEAR AGED SRV VALUE OF AT LEAST 18 OR BOTH A 5-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75, ESR #1405.
L. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.
M. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER R302.12.
N. 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 PER R301.1.
O. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R307.1.8.1.
P. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
Q. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 8 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.
R. ALL DOWNSPOUTS TO DRAIN TO (PROPOSED) BMP, SEE (REFERENCE) SHEETS.
S. PROVIDE MINIMUM 2" RECESS FOR ALL WINDOWS, SEE DETAILS ON A446.

LEGEND

- (PLAS-1) EXTERIOR CEMENT PLASTER, HEAVY LACE, WHITE
(PLAS-2) EXTERIOR CEMENT PLASTER, SMOOTH FINISH, WHITE
(PLAS-3) EXTERIOR CEMENT PLASTER, SMOOTH FINISH, BEIGE
(TILE-1) FLUTED BLOCK VENEER, WHITE
(TILE-2) FLUTED BLOCK VENEER, DESERT ROSE
(TILE-3) FLUTED BLOCK VENEER, DESERT CACTUS
(TILE-4) 4" SQUARE TILE
(CMU) CMU PAINTED WHITE



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PLAN CHECK SET

EXHIBIT "A"
Page No. 16 of 16
Case No. ADM-2023-4682-DB-VHCA-ED1