



SMALL LOT SUBDIVISION

5 SINGLE FAMILY DWELLINGS

20012 WEST CHASE STREET

WINNETKA / 91306

SAMMIE

TABRIZI

ARCHITECT

4419 TYRONE AVENUE,

SHERMAN OAKS, CA. 91423

PROJECT:

SMALL LOT SUBDIVISION

5 PRIVATE RESIDENCES

20012 CHASE STREET

WINNETKA, CA 91306

OWNER:

BUSINESS PURPOSE FUNDING INC.

15206 VENTURA BOULEVARD, #206

SHERMAN OAKS, CA 91403

NOT FOR CONSTRUCTION

CONSTRUCTION			PRE-CONSTRUCTION		
REV.	BULLETIN	DATE	ISSUED FOR	DATE	

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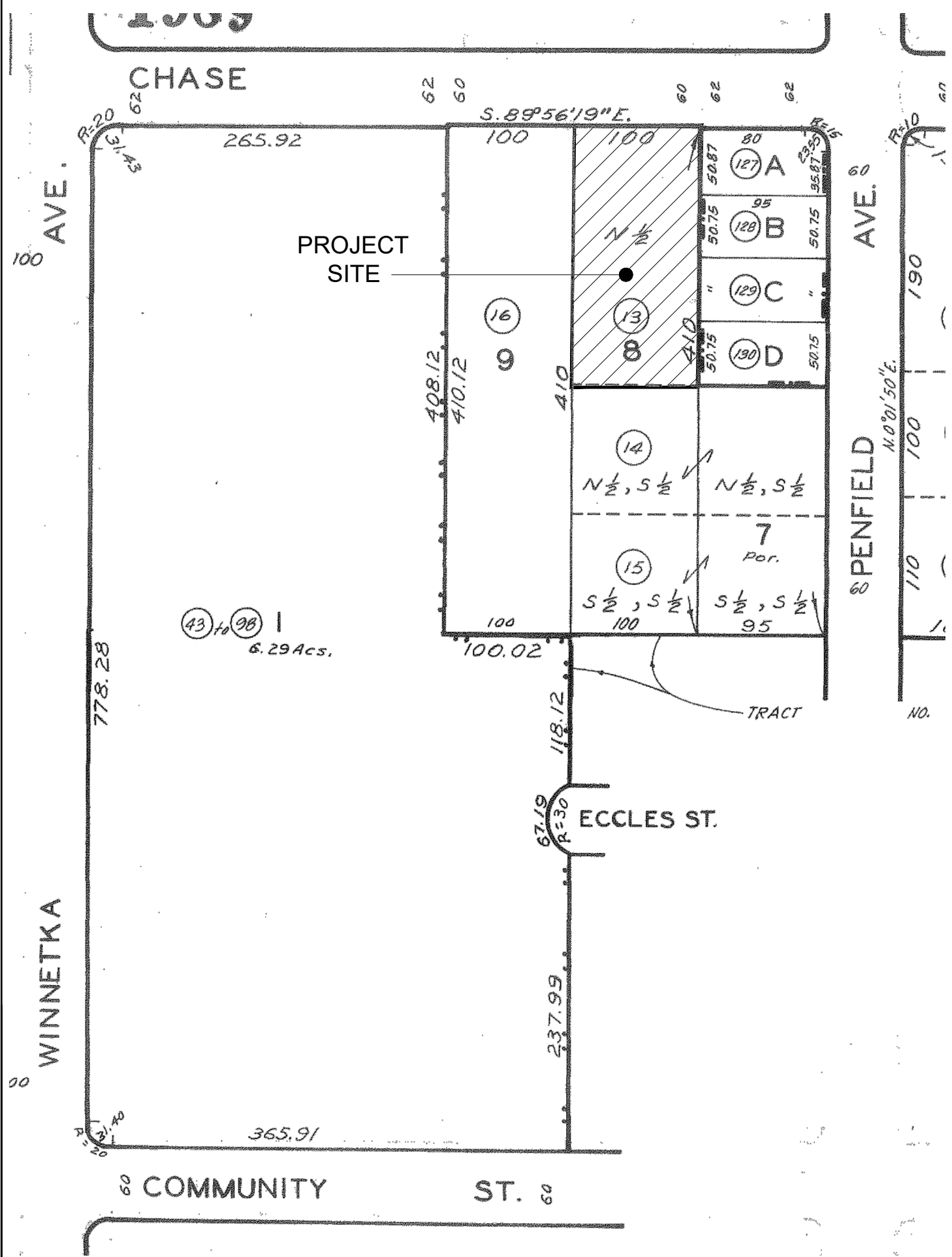
SHEET TITLE

TITLE SHEET

SHEET NUMBER

TS

VICINITY MAP



DEFERRED APPROVALS

1. FIRE SPRINKLER SYSTEM, NFPA 13D
2. SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

NOTE:

1. THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
2. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS INITIAL PLAN REVIEW AND REPLY TO PLAN REVIEW COMMENTS BY BUILDING DEPARTMENT. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTED ITEMS.

APPROVALS AND REQUIREMENTS

APPLICABLE BUILDING CODES:

2020 CITY OF LOS ANGELES BUILDING CODE

NOTE: THIS PROJECT SHALL COMPLY W/ ALL APPLICABLE BLDG. CODES.

PROJECT SUMMARY

PROJECT LOCATION: 20012 WEST CHASE STREET, WINNETKA, 91306

LEGAL DESCRIPTION: LOT 8 ARB 1 OF TRACT NO. 8740, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 127 PAGES 75 AND 76 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

ZONE: RA-1
*ZONE CHANGE REQUEST TO RD4-1

LOT DIMENSIONS: LOT 1: 71.14' X 50.02'
LOT 2: 59.64' X 50.01'
LOT 3: 71.22' X 50.01'
LOT 4: 101.14' X 50.01'
LOT 5: 100.86' X 50.00'

LOT AREA: LOT 1: 3,559.06 SF
LOT 2: 2,982.78 SF
LOT 3: 3,560.82 SF
LOT 4: 5,059.18 SF
LOT 5: 5,042.53 SF

FAR CALCULATION: 10,112 SF (TOTAL BUILDING AREA) DIVIDED BY 15,750 SF = .64 FAR

DENSITY CALCULATION: 20,499.1 DIVIDED BY 4,000 = 5.1 = 5 UNITS
PROVIDING 5 UNITS TOTAL

NUMBER OF DWELLINGS: 5 FOUR BEDROOM SFD WITH ATTACHED GARAGE AND BALCONY

OCCUPANCY: R-3 + U

TYPE OF CONSTRUCTION: V-A

NO. OF STORIES: 2

FIRE SPRINKLER: NFPA 13D PER LARC

* THIS PROJECT IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER CBC CHAPTER 11A

SETBACK MATRIX PER VESTING TRACT NO. 83673

LOT #	AREA	FRONT YARD	(N) SIDE YARD	(S) SIDE YARD	REAR YARD
1	3,559.06 SF	10'	15'	3.5'	10'
2	2,982.78 SF	10'	3.5'	3.5'	10'
3	3,560.82 SF	10'	3.5'	15'	10'
4	5,059.18 SF	10'	3.5'	15'	10'
5	5,042.53 SF	10'	15'	3.5'	10'

SQUARE FOOTAGE

SINGLE FAMILY DWELLING SQUARE FOOTAGE CALCULATIONS

LOT NUMBER	LOT ADDRESS	TYPE	ZONING CODE AREA	BUILDING CODE AREA	U- OCCUPANCY AREA	SCHOOL FEE AREA	PERMIT NUMBER
1		B	2,028 SF	2,170 SF	510 SF	2,220 SF	20010-10000-01978
2		C	2,000 SF	2,145 SF	510 SF	2,195 SF	20010-10000-01979
3		A	2,028 SF	2,170 SF	510 SF	2,220 SF	20010-10000-01980
4		B	2,028 SF	2,170 SF	510 SF	2,220 SF	20010-10000-01981
5		A	2,028 SF	2,170 SF	510 SF	2,220 SF	20010-10000-01982

PARKING ANALYSIS

REQUIRED PARKING PER LAMC 12.21 A4:

NUMBER OF STANDARD PARKING STALLS: 1 PER SINGLE FAMILY DWELLING X 5 DWELLINGS= 5 STANDARD STALLS

NUMBER OF COMPACT PARKING STALLS: 1 PER SINGLE FAMILY DWELLING X 5 DWELLINGS= 5 COMPACT STALLS

NUMBER OF GUEST PARKING SPACES REQUIRED AND PROVIDED = 3 STALLS

TOTAL PARKING REQUIRED AND PROVIDED = 13 SPACES

PROJECT DIRECTORY

ARCHITECT

SAMMIE TABRIZI ARCHITECT

4419 TYRONE AVENUE

SHERMAN OAKS, CALIFORNIA 91423

P. (818) 489-6364

DEVELOPER / OWNER

BUSINESS PURPOSE FUNDING, INC.

15206 VENTURA BLVD., STE 209

SHERMAN OAKS, CA 91403

P. (818) 679-2255

SHEET INDEX

ARCHITECTURAL

TS TITLE SHEET

TS.2 EQUINE KEEPING CHECKLIST

AS.1 SURVEY

AS.2 ARCHITECTURAL SITE PLAN

A1.1 FIRST FLOOR PLAN

A1.2 SECOND FLOOR PLAN

A2.1 ROOF PLAN

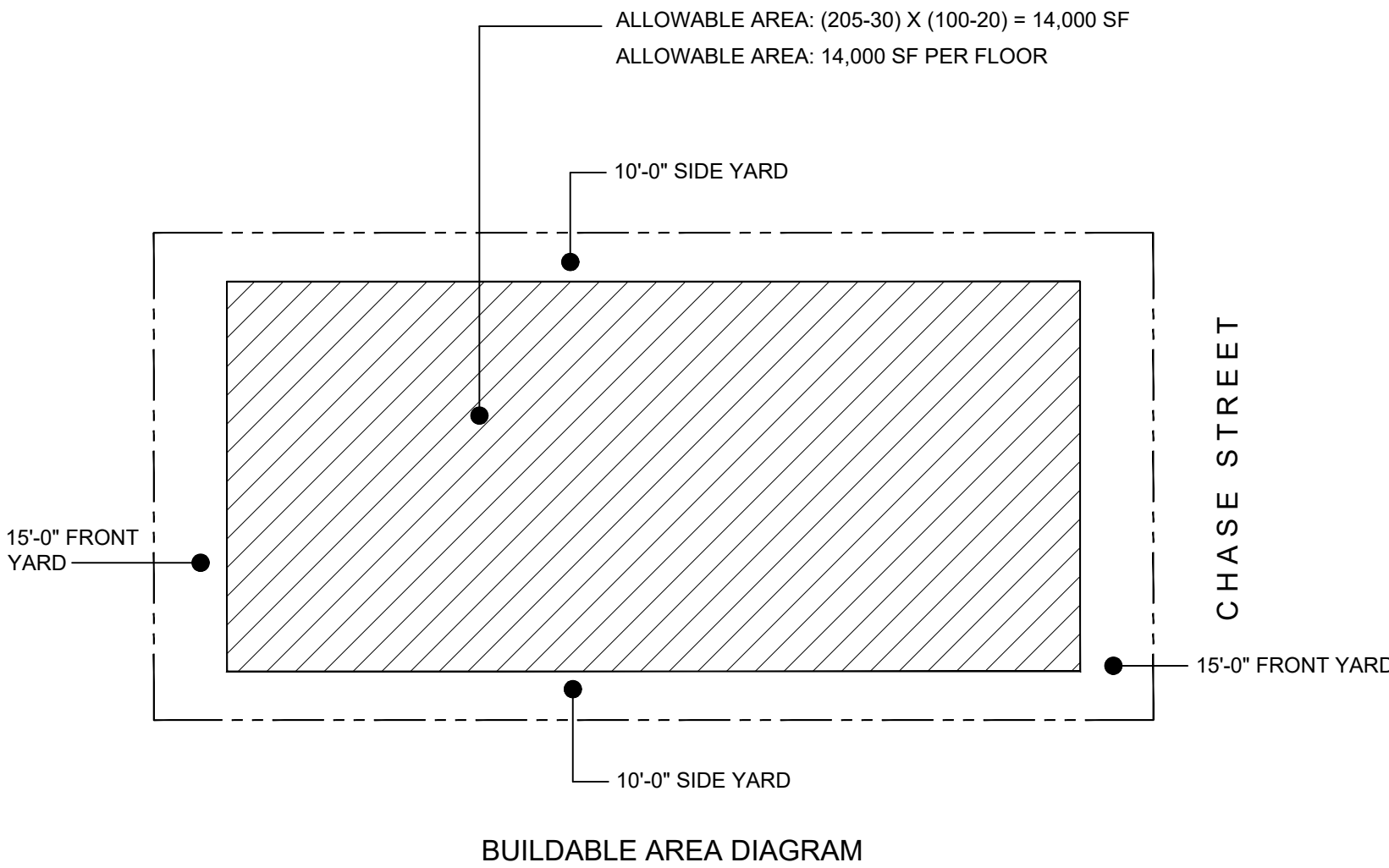
A3.1 EXTERIOR ELEVATIONS

A3.2 EXTERIOR ELEVATIONS

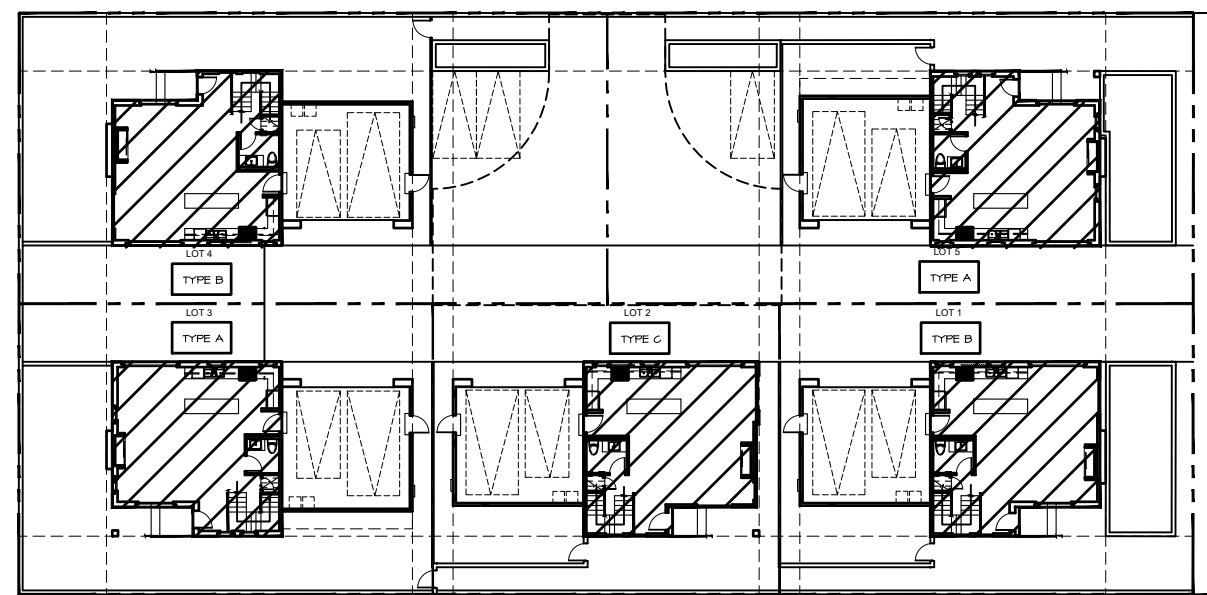
A3.3 EXTERIOR ELEVATIONS

A3.4 MATERIAL LEGEND

BUILDABLE AREA DIAGRAM

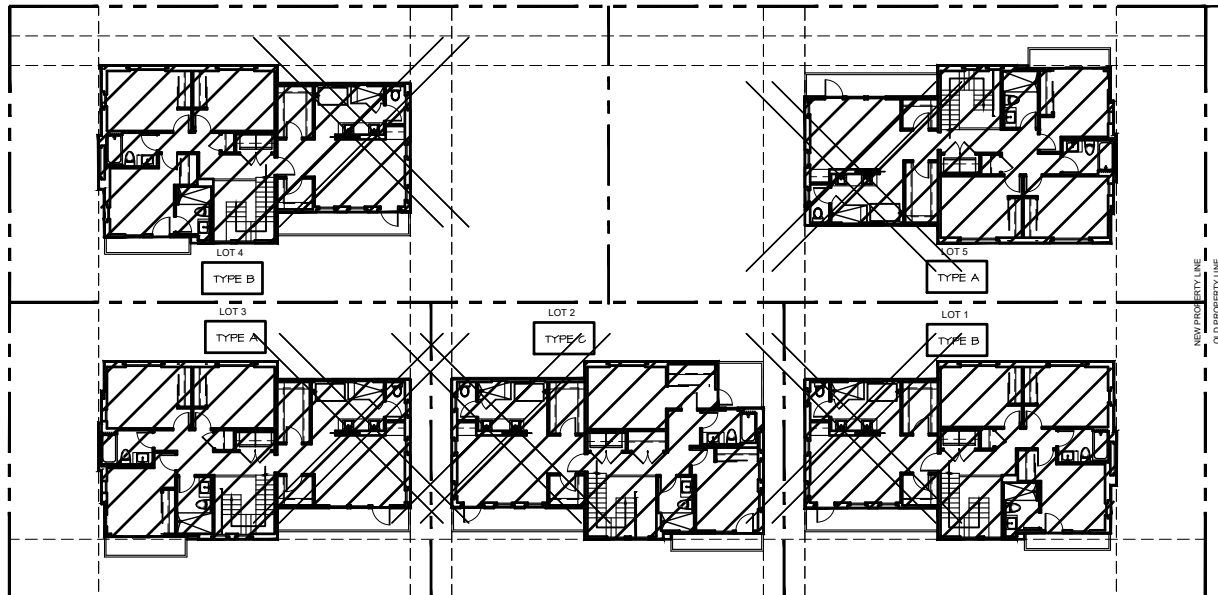


ZONING AREA DIAGRAMS



FIRST FLOOR ZONING AREA DIAGRAM

ZONING AREA



SECOND FLOOR ZONING AREA DIAGRAM

ZONING AREA

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City of Los Angeles
Department of Building and Safety

EQUINE KEEPING CHECKLIST FORM

No building permit shall be issued for any building creating new habitable space on a lot located in whole or in part within an Equine Keeping "K" District and/or any lot zoned RA, RE20, RE40, A1, or A2 without completing this form. This form shall be completed and submitted during plan check. For more information on the process, refer to the flowchart.

Address: 20012 W CHASE STREET

PCIS: 22010 - 10000 - 01910-01902

Please read the following two (2) questions carefully and answer either YES or NO:

(1) Is there any equine keeping on any of the adjacent properties?
(i.e. an equine, animal keeping enclosure, barn, equine license)

NO

Yes

(2) Is there any equine keeping on your property?
(i.e. an equine, animal keeping enclosure, barn, equine license)

NO

Yes

If the answer to either of the above questions is "yes", you will need to provide a dimensioned site plan that is to-scale and which shows the location of the equine keeping structure and/or enclosure on your lot and any of the adjacent properties and indicate the distances between your proposed habitable room additions, new single family dwelling unit, Accessory Living Quarters or Servant Quarters and such structures and/or enclosures. The information on the site plan shall be verified by LADBS inspection before construction can commence.

Please call (888)LA4BUILD or (888)524-2845, for Equinekeeping pre-construction inspection to verify the accuracy of the provided information before starting any construction.

For information on the setback requirements from an equine keeping structure and/or enclosure, please see LADBS Information Bulletin No. P/ZC 2002-018.

http://ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/IB-P-ZC2014-018EquineKeeping.pdf

Any incorrect information may lead to the revocation of the corresponding permits.

Property owner or the authorized agent's name: BUSINESS PURPOSE FUNDING INC

Property owner or the authorized agent's signature: [Signature]

Date: 9/18/22

September 2, 2014

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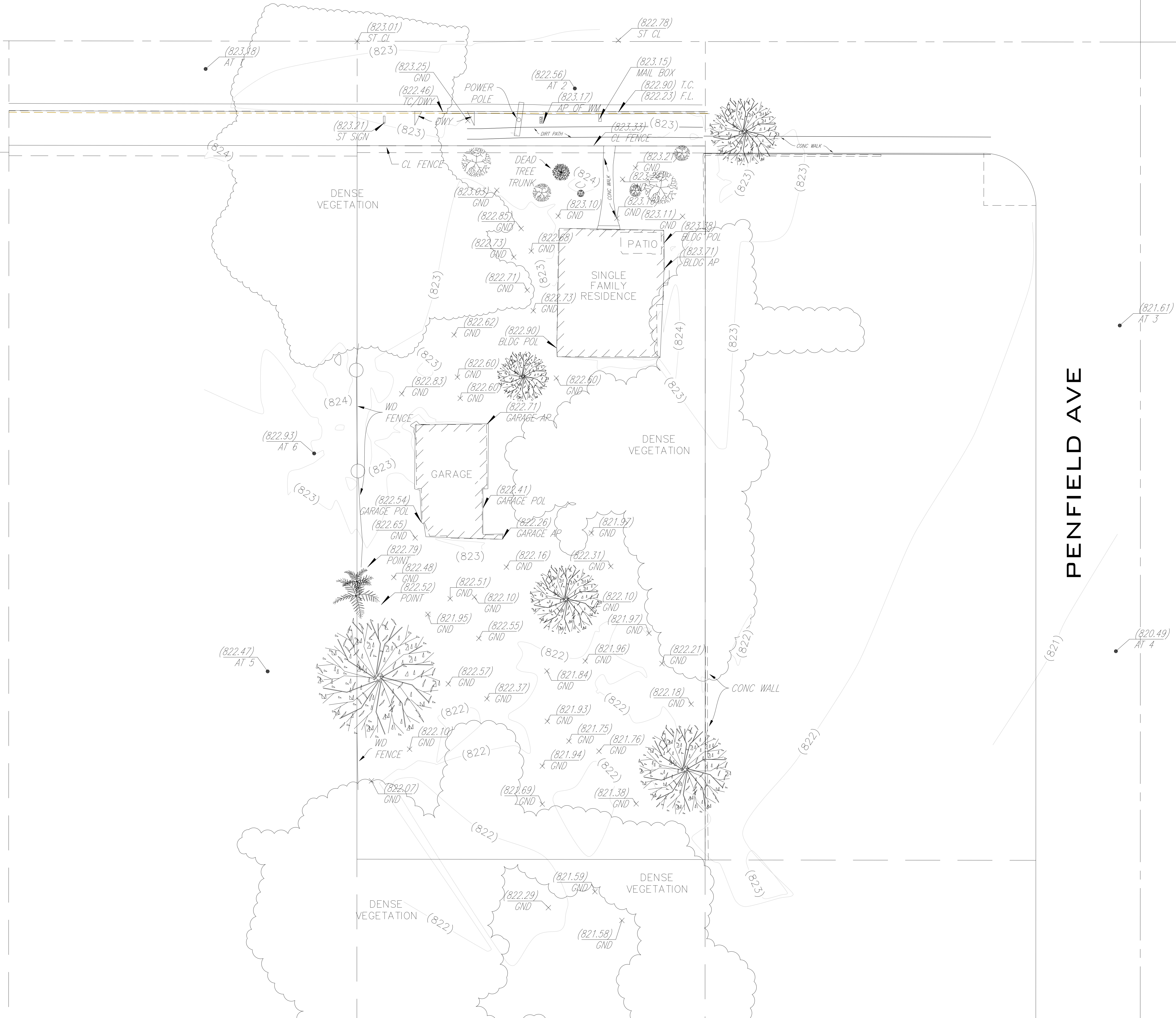
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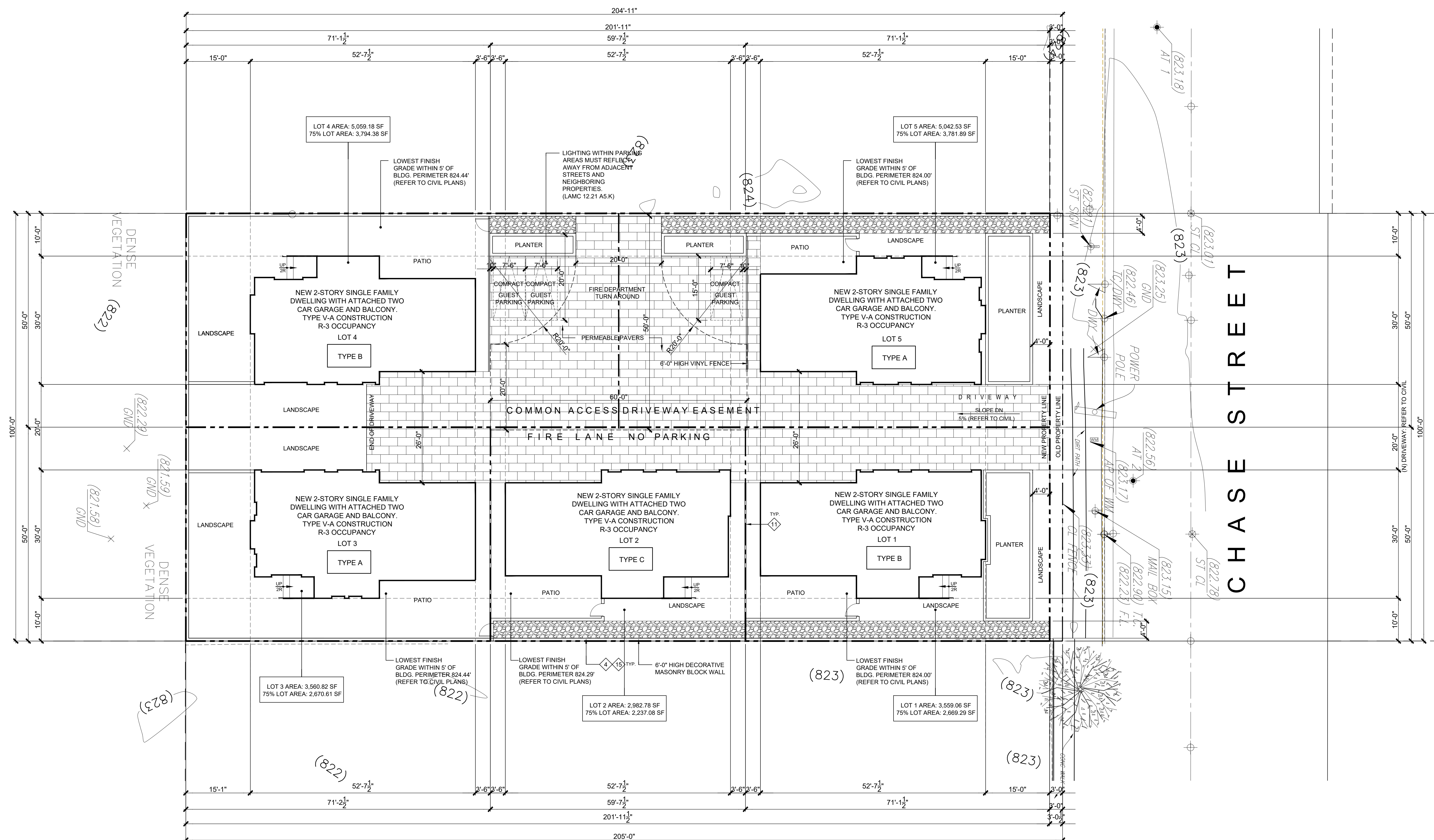
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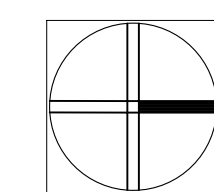
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CHASE





SCALE: 3/32" = 1'-0"



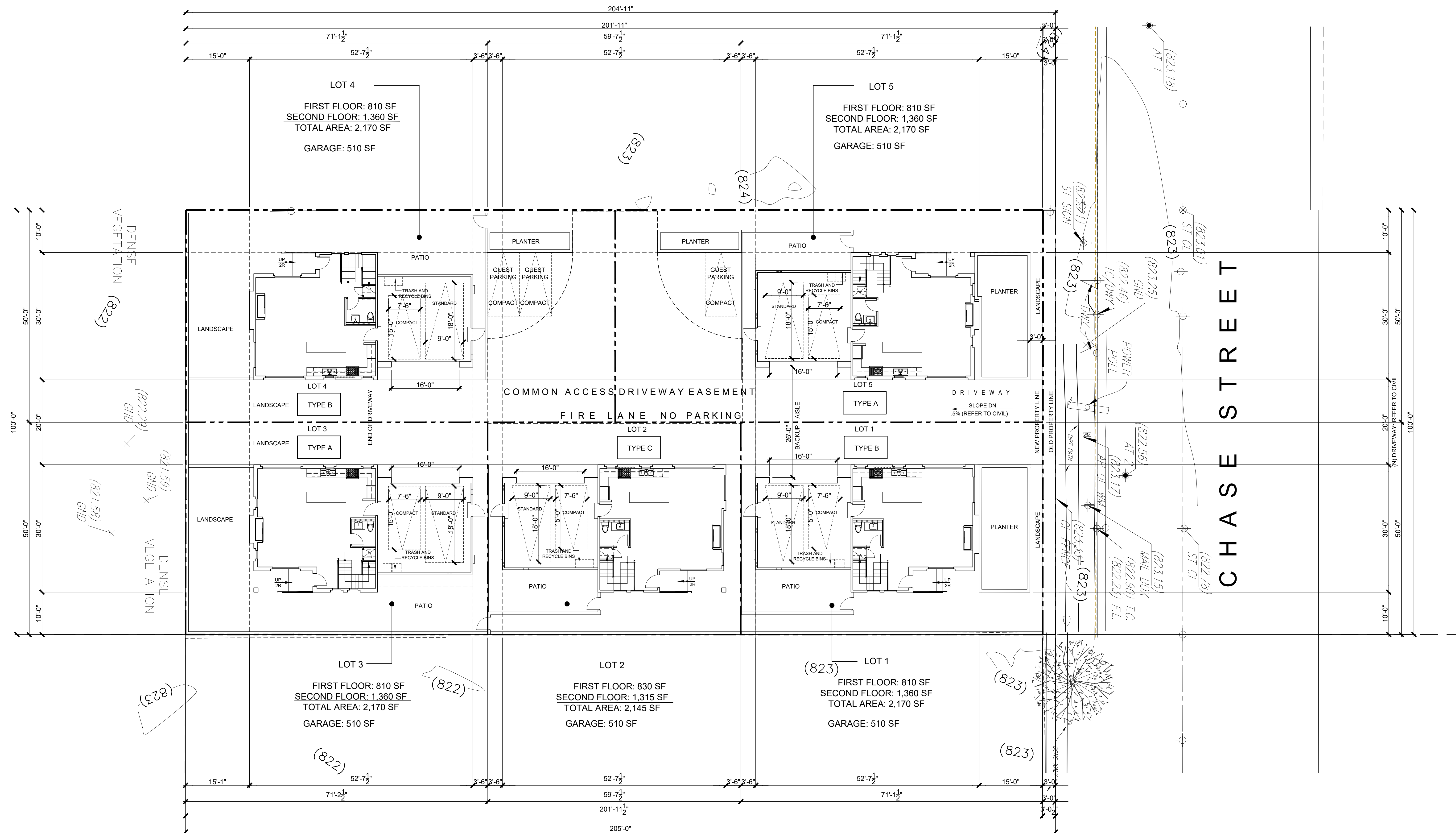
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ARCHITECTURAL SITE PLAN SHEET NOTES			ARCHITECTURAL SITE PLAN KEY NOTES				
1.	ARCHITECTURAL SITE PLAN IS FOR BUILDING DEPARTMENT REFERENCE ONLY. REFER TO SURVEY, CIVIL AND LANDSCAPE PLANS FOR ALL INFORMATION.	8.	LOCATE THE PERIMETER WALLS/RETAINING WALLS MINIMUM 4" AWAY FROM THE PROPERTY LINE TO ACCOMMODATE THE PLACEMENT OF THE SUB-DRAIN DEVICE. (CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION)	1	100% OF HARDSCAPE USED SHALL BE DEX-O-TEX WITH AN SR/ OF 49 PER SPECS ON D 11 OR EQUAL. R.R. #02380	12	3' WIDE 6" HIGH GALV. METAL SECURITY GATE WITH 10" KICK PLATE.
2.	REFER TO CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, UTILITY AND LANDSCAPE PLANS FOR HORIZONTAL AND VERT. CONTROL, CONTROLS, SITE DRAINAGE, SITE ACCESSIBILITY, SITE UTILITIES AND ADDITIONAL INFORMATION.	9.	PROVIDE AN APPROVED OUTLET STRUCTURE FOR ALL DOWN DRAINS. STRUCTURES TO HAVE VELOCITY REDUCERS, DIVERSION WALLS, RIP-WRAP, AND CONCRETE APRONS.	2	INDICATES LINE OF BALC./BLOG. ABOVE.	13	INDICATES GUARDRAIL. T.O. GUARDRAIL AT 3'-6" ABOVE ADJACENT FINISH FLOOR.
3.	REFER TO LANDSCAPE PLANS FOR PLANTER AND PLANTER DRAIN LOCATIONS.	10.	CONCENTRATED DRAINAGE TO BE DISCHARGED INTO AN APPROVED LOCATION. (DRAINAGE REQUIRED INTO STREET, NATURAL WATERCOURSE IS NOT ALLOWED.	3	3'-6" HIGH MAX. CMU FENCE WALL AT FRONT YARD SET BACK. REFER TO ELEVATIONS INDICATED ON THE PLANS.	14	FIRE DEPARTMENT CONNECTION.
4.	NOT USED	11.	ENTIRE FACILITY SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOR ACCESSIBILITY. WHEN CONFLICTS EXIST BETWEEN THE ADA AND THE CALIFORNIA BUILDING CODE THE STANDARD THAT PROVIDES THE GREATEST DEGREE OF ACCESSIBILITY SHALL COMPLY.	4	6" THICK COLORED SLUMP BLOCK OR DECORATIVE COLORED CONC. BLOCK WALL.	15	6'-0" HIGH CONC. BLK. WALL.
5.	A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED FOR ALL ON SITE SHORING WORK INCLUDING SLOT CUTS.	12.	INSTALL WITHIN PROJECT AN AIR INFILTRATION SYSTEM (EITHER CHARCOAL OR ELECTRONIC) TO REDUCE AIR QUALITY EFFECTS ON THE PROJECT RESIDENTS.	5	INDICATES APPROX. DECK DRAIN LOCATION. REFER TO CIVIL & LANDSCAPE PLANS FOR ACTUAL NUMBER, LOCATION AND ELEV. OF AREA DRAINS.	16	ADDITIONAL. SERVICE CAPACITY. SPACE FOR FUTURE METER, AND CONDUIT FOR FUTURE INSTALLATION OF ELECTRICAL OUTLETS.
6.	SHORING REQUIRES CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST.	13.	MAIL BOX EQUIPMENT SHALL BE PROVIDED BY GENERAL CONTRACTOR AT A LOCATION APPROVED BY US POSTAL SERVICE. MAIL BOXES SHALL MEET ACCESSIBILITY STANDARDS.	6	PLANTER WALL. SEE LANDSCAPE PLANS FOR PLANTER DRAIN LOCATIONS AND ADDITIONAL COURTYARD PLANTERS.	17	GAS SHUT-OFF VALVE (C.C.R., TITLE 19)
7.	RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER COMPLETION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.	14.	PROJECT SITE DIRECTORY SHALL BE PROVIDED BY GENERAL CONTRACTOR AS REQUIRED BY LOCAL FIRE DEPARTMENT REQ. AND APPROVED BY OWNER.	7	INDICATES LOCATION OF ELEC. TRANSFORMER.	18	SHORT TERM BICYCLE PARKING
				8	INDICATES DOOR LANDING AREA SLOPED 1/8" FT. AWAY FROM DOOR. FOR ADDITIONAL INFORMATION REFER TO SHEETS GN.1 & GN.2.	NOTE: 1. OPENING PROTECTIVE ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THAT USE.	
				9	INDICATES WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED OVER EA. OPENING. FOR ADDITIONAL INFORMATION REFER TO SI 01 SI FL. BLDG. PLAN.		
				10	DRIVEWAY. REFER TO GARAGE PLAN FOR ADDITIONAL INFORMATION.		
				11	6'-0" HIGH WHITE VINYL FENCE WALL.		

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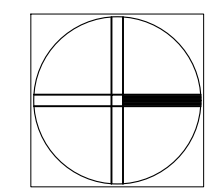
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FIRST FLOOR PLAN

*REFER TO GRADING PLANS FOR ALL FINISH FLOOR AND SITE ELEVATIONS

SCALE: 3/32" = 1'-0"



NORTH

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SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER **A1 1**

A1.1

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20012 CHASE STREET
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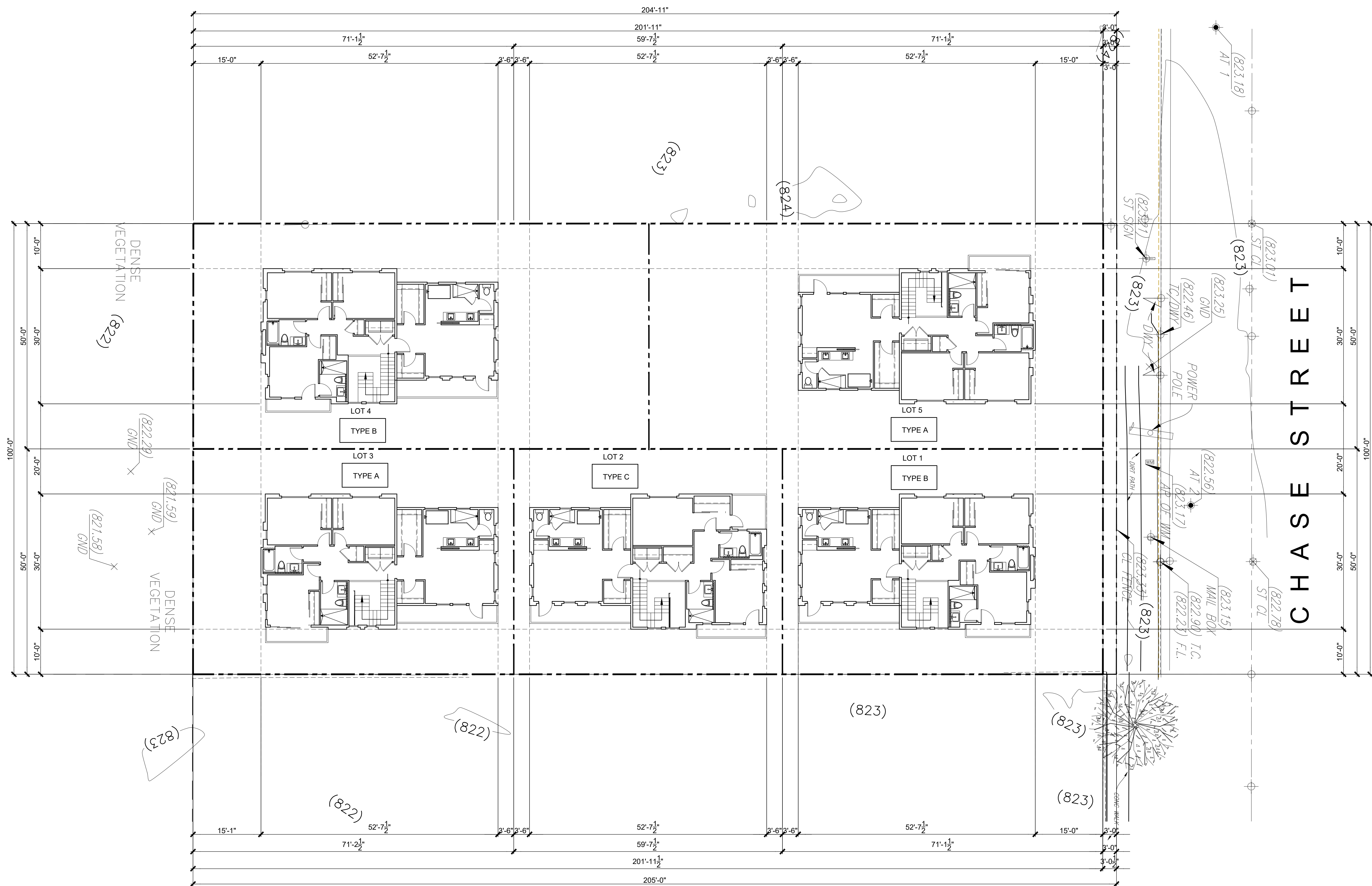
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SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

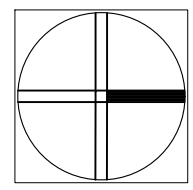
A1.2



SECOND FLOOR PLAN

*REFER TO GRADING PLANS FOR ALL FINISH FLOOR AND SITE ELEVATIONS

SCALE: 3/32" = 1'-0"



NORTH

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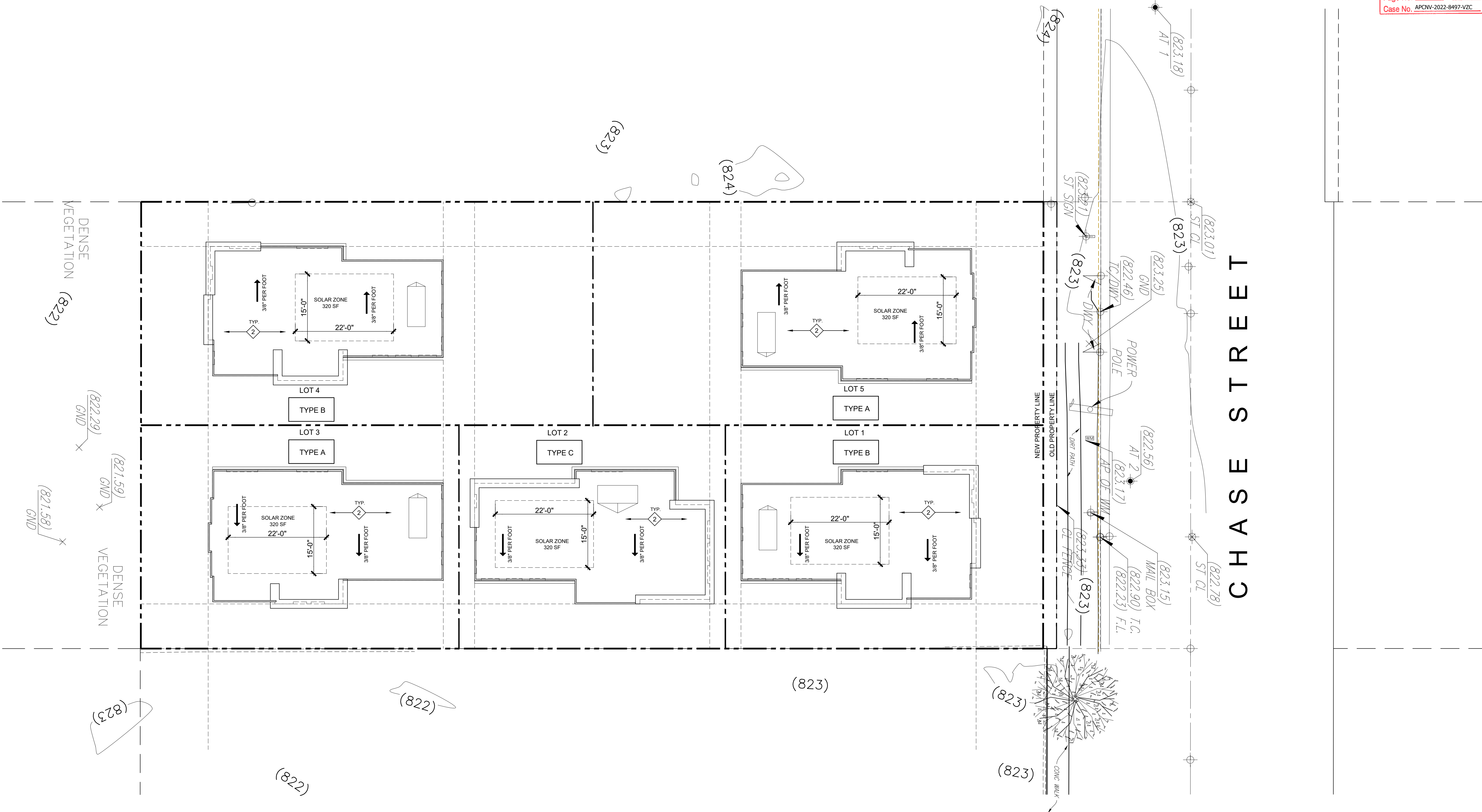
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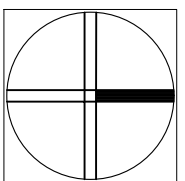
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NOT FOR CONSTRUCTION



ROOF PLAN

SCALE: 3/32" = 1'-0"



NORTH

ROOF PLAN SHEET LEGEND		ROOF PLAN SHEET NOTES		ROOF PLAN SHEET KEYNOTES	
D.S.	INDICATES GALV. MTL. DOWNSPOUT, FILTERED AND DISCHARGED PER CIVIL PLANS. PRIME AND PAINT DOWNSPOUT, TO MATCH ADJ. FINISH.	1.	FOR TYP. PIPE PENETRATION AT BUILT-UP ROOF REFER TO DETAIL: (10 D.12)	1.	NOT USED
→	INDICATES DIRECTION OF SLOPED BUILT-UP ROOF 1/8"FT.	2.	FOR TYP. VENT FLASHING AT ROOF REFER TO DETAILS: (8 D.12)	2.	CLASS 'A' BUILT-UP ROOFING BY 'SOPREMA' OR EQUAL RR #26062. SEE D.11 FOR SPECS.
▲	INDICATES DIRECTION OF PITCHED ROOF TYP. 5:12	3.	FOR TYP. PIPE SUPPORT AT BUILT-UP ROOF REFER TO DETAIL: (11 D.12)	3.	ROOF MOUNTED MECHANICAL EQUIPMENT PLATFORM PER: (10 D.12)
≡	INDICATES LOCATION OF CONCEALED METAL ROOF VENTILATORS COLOR & PROFILE TO MATCH ROOF TILE. (9 D.9)	4.	CONTRACTOR PRIOR TO CONSTRUCTION SHALL COORDINATE ROOF MOUNTED MECHANICAL EQUIPMENT LOCATION AND WEIGHT WITH MECHANICAL CONSULTANT & STRUCTURAL ENGINEER.	4.	INDICATES 22"X22" SELF FLASHING ALUM. SKYLIGHT BY "BRISTOLITE" MODEL NO. "2222-AL-SF-2-P" OR APPROVED EQUAL. (EVALUATION REPORT NO. "ER-2469"). (8 D.12)
—	INDICATES ATTIC DRAFTSTOP PER C.B.C. (10 D.9)	5.	REFER TO PLANS PREPARED BY OTHERS FOR SIZE, ROUTE, FILTER AND DISCHARGE POINT OF ALL ROOF RUN-OFF WATER.	5.	INDICATES LOCKABLE 22"X30" ATTIC ACCESS. (9 D.12)
≡≡	1 - HOUR DWELLING SEPARATION WALL (10 D.9)	6.	AS A MINIMUM STANDARDS ALL BUILT-UP ROOF SHEATHING EDGES SHALL BE BLOCKED, EDGE NAILED AND GAPPED PER ROOFING MANUFACTURER RECOMMENDATIONS. REFER TO STRL. PLANS FOR MORE RESTRICTED REQUIREMENTS.	10.	INDICATES LINE OF GUTTER PRIME & PAINTED TO MATCH ADJ. FINISH. (10 D.12)
≡≡≡	1-HOUR WALL W/ NO OPENINGS (9 D.9) (7 D.9)	7.	PROTECT ALL TRAFFIC AND MECH. EQUIP REPAIR AREA BY "DYNATREAD PLUS ROOF WALKWAY" BY "JOHNS MANVILLE" ROOFING PRODUCT OR EQUAL..	11.	INDICATES RES. TRELLIS PER PLANS. (11 D.12)
≡≡≡≡	2 - HOUR FIRE WALL (17 D.9)	8.	ROOF DRAINAGE MUST BE CONDUCTED UNDER SIDEWALK.	12.	INDICATES LINE OF CLOSED OR OPEN WATER COLLECTOR PER PLUMBING PLANS (12 D.12)
≡≡≡≡≡	INDICATES 1-HR. FIRE RESISTIVE ROOF ASSEMBLY WITH NO PENETRATIONS ALLOWED. (17 D.9)	9.	ALL ROOF VENTS SHALL BE LOCATED A MINIMUM OF 2'-0" FROM ANY ROOF FLASHING CONDITION.	13.	INDICATES LOCATION OF COMBINED ROOF DRAIN AND OVERFLOW SCUPPER. (13 D.12)
		10.	ROOF/CLG. ASSEMBLIES SHALL BE ONE-HOUR RATED FIRE- RESISTIVE CONSTRUCTION. (1 D.9)		

CONSTRUCTION			PRE-CONSTRUCTION		
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CHECKED BY: _____ DATE: _____
DRAWN BY: _____ JOB NUMBER: _____

SHEET TITLE: **ROOF PLAN**
SHEET NUMBER: **A2.1**

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SHEET TITLE

ELEVATIONS
TYPE 'A'

SHEET NUMBER

A3.1



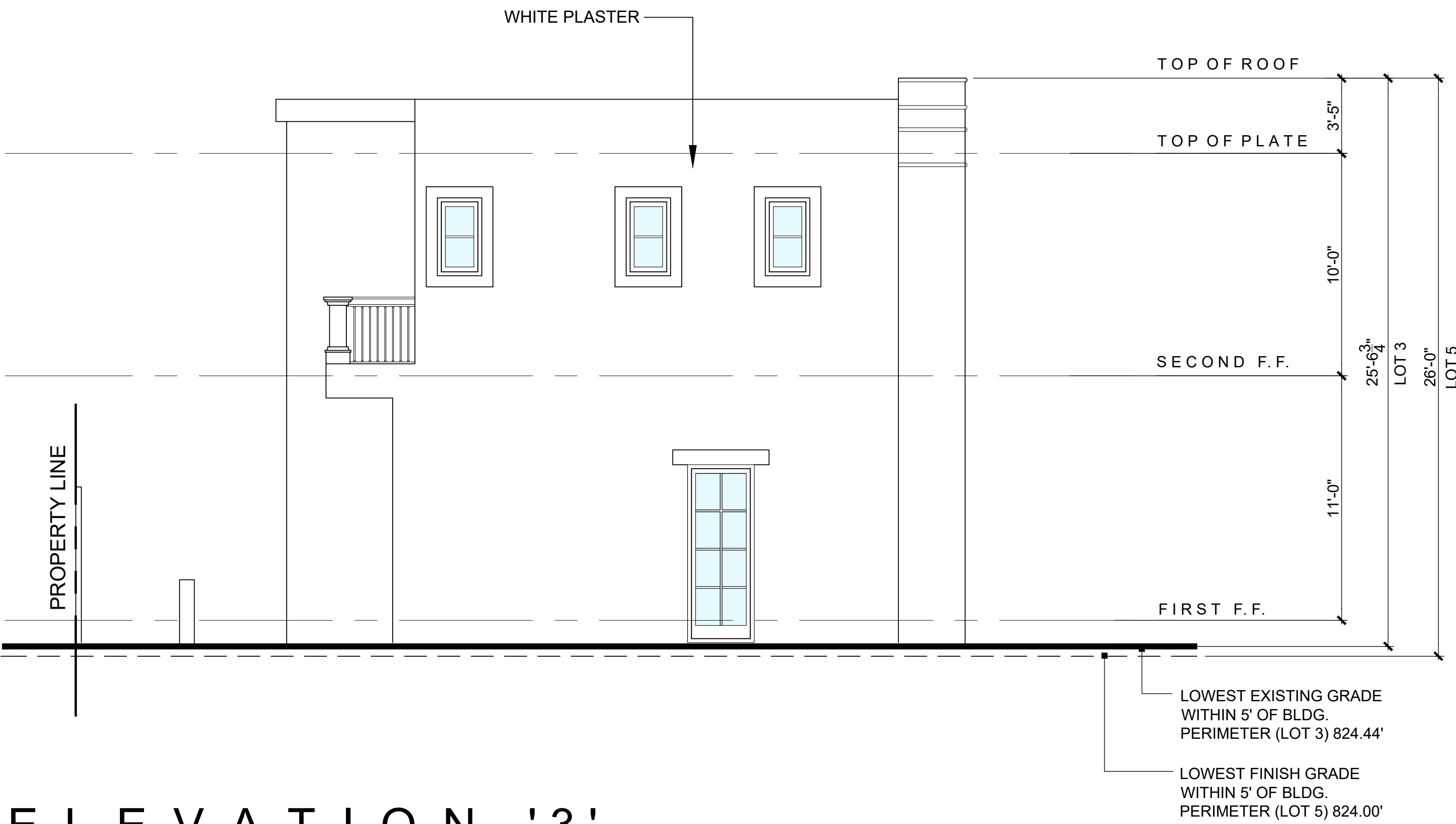
ELEVATION '1'

SCALE: 1/4" =1'-0"



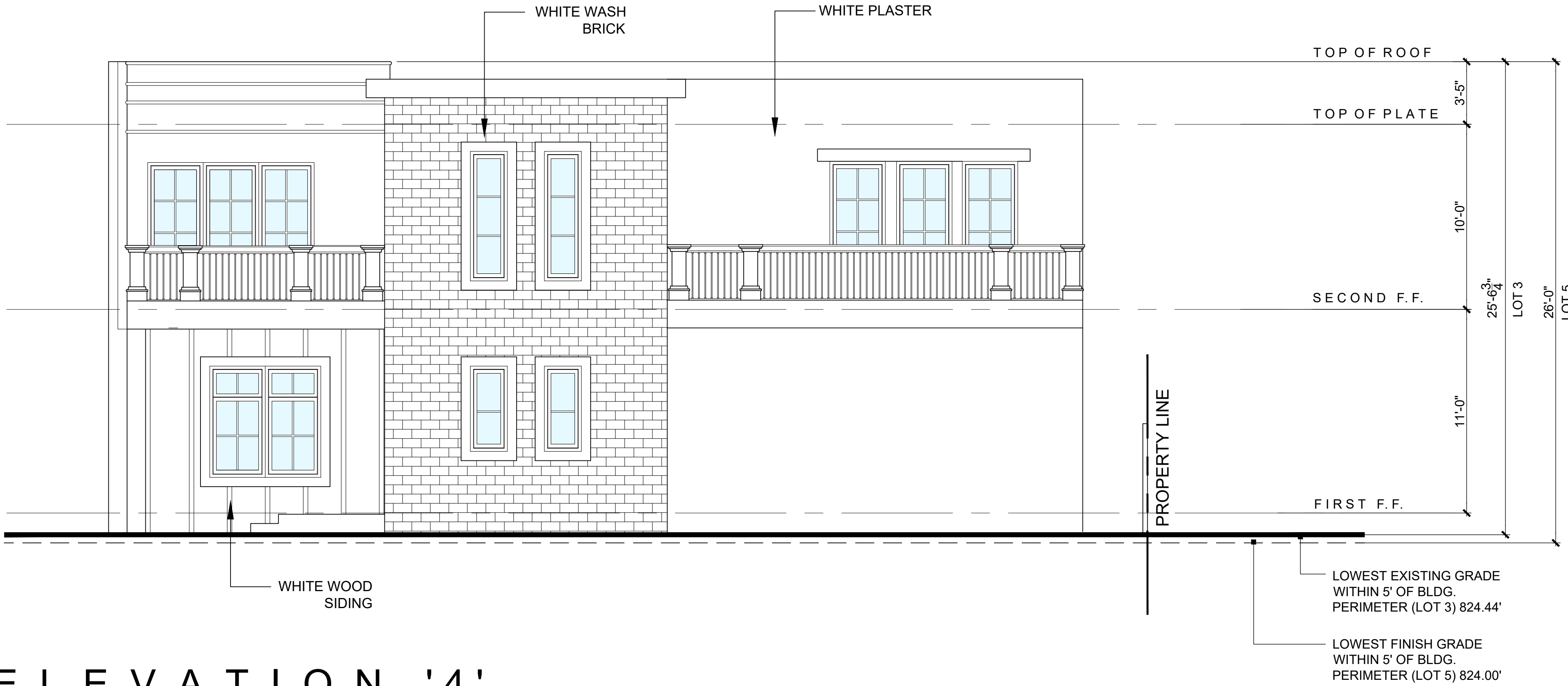
ELEVATION '2'

SCALE: 1/4" =1'-0"



ELEVATION '3'

SCALE: 1/4" =1'-0"



ELEVATION '4'

SCALE: 1/4" =1'-0"

TYPE 'A'

S A M M I E
T A B R I Z I
A R C H I T E C T

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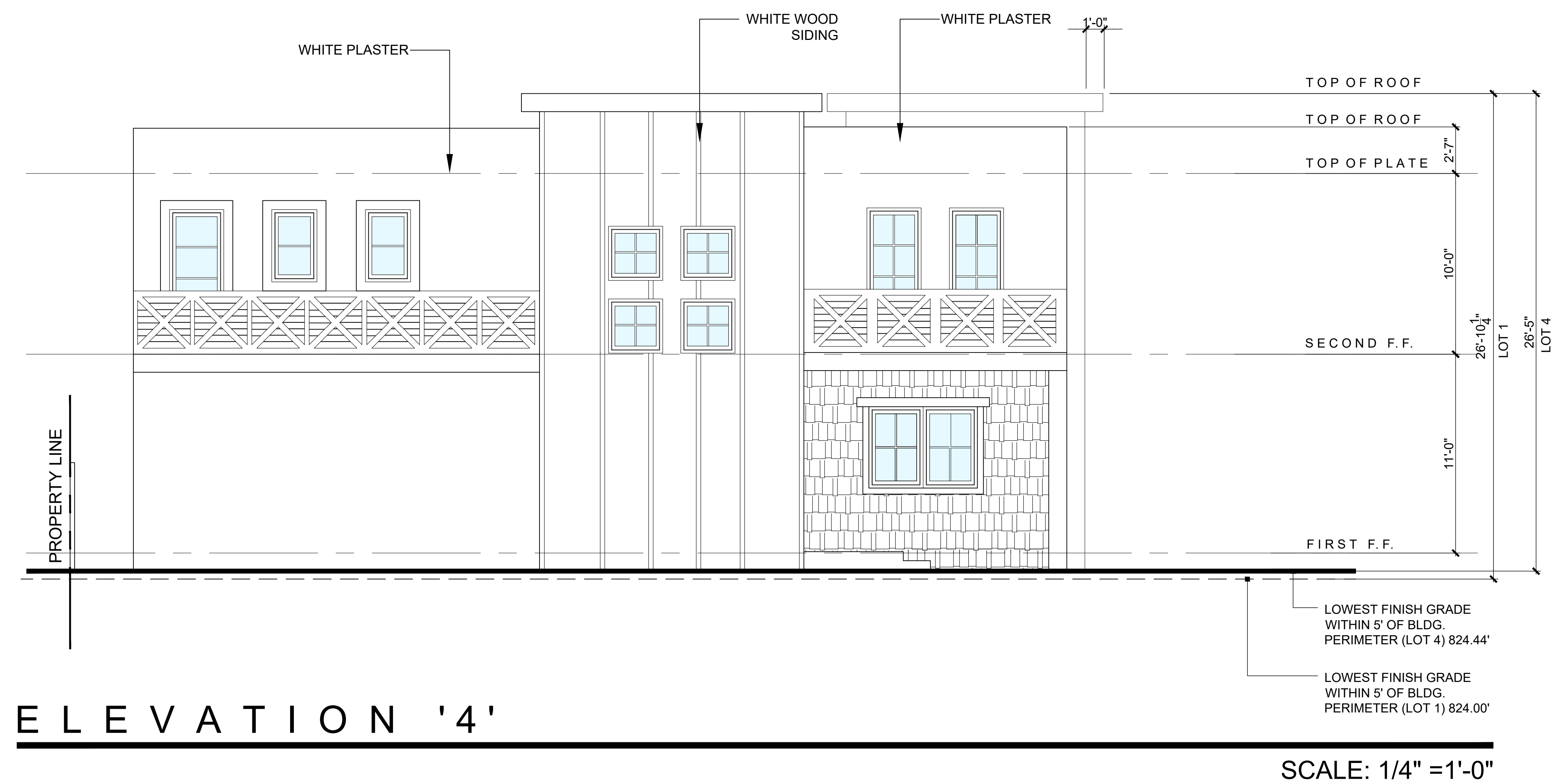
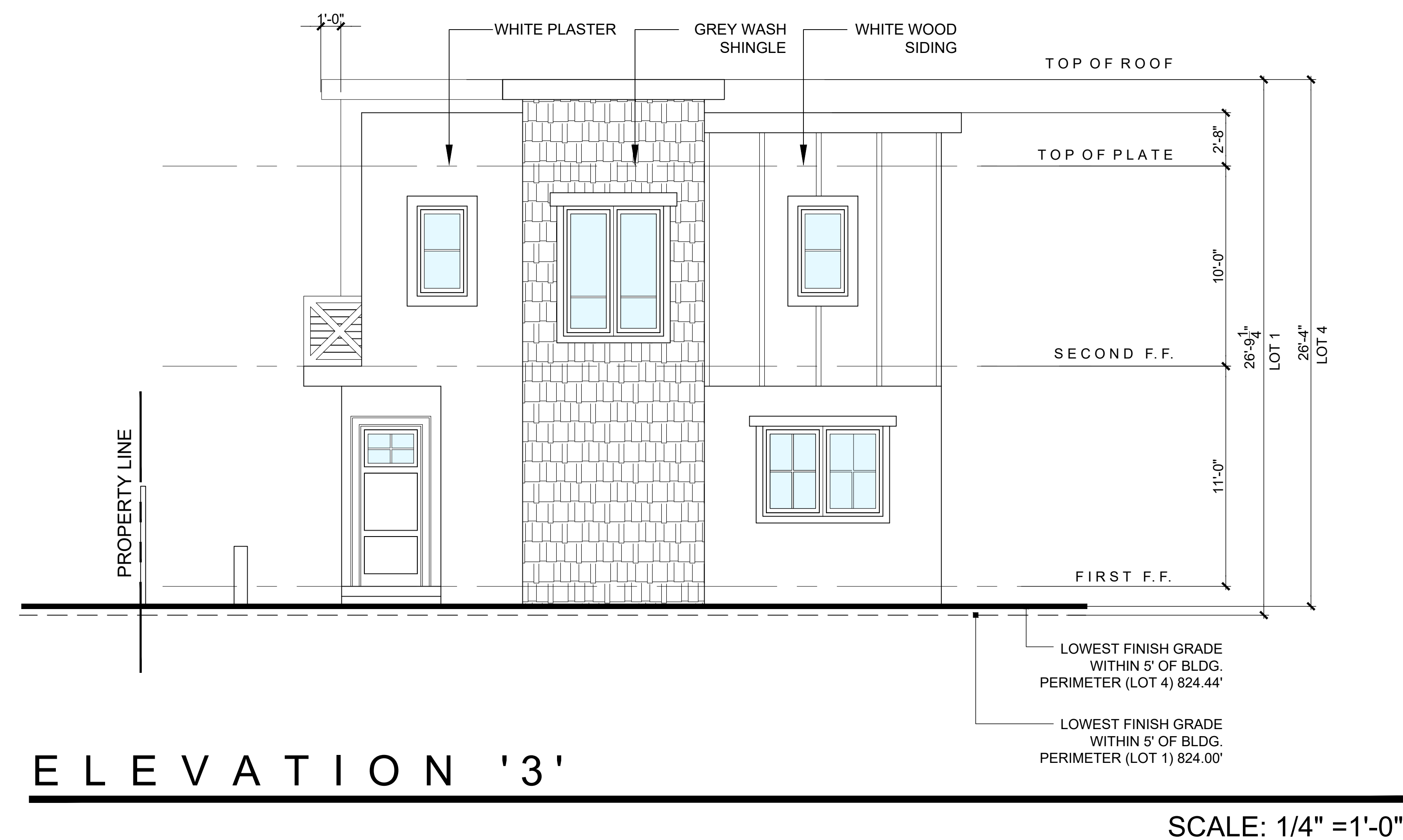
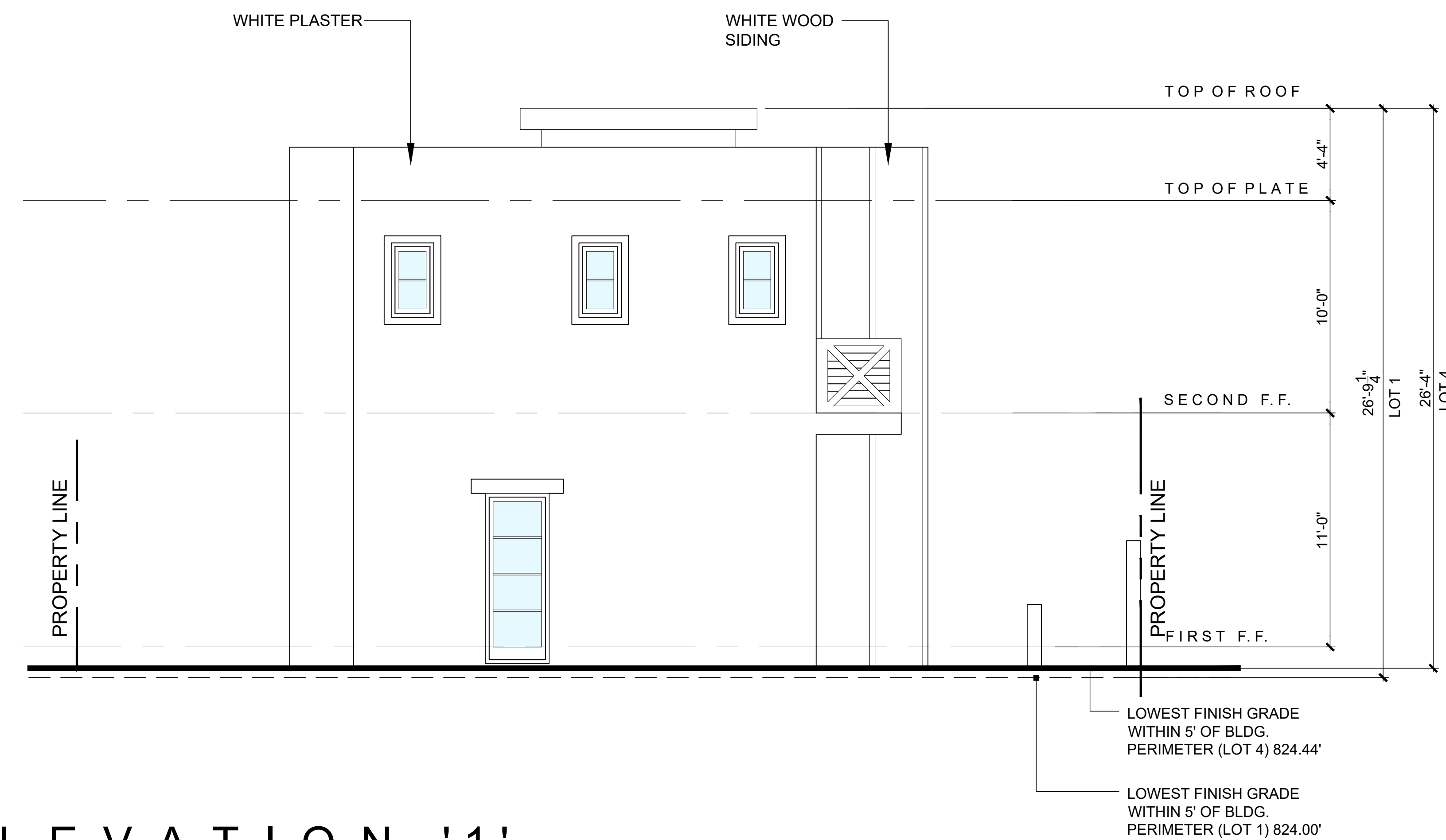
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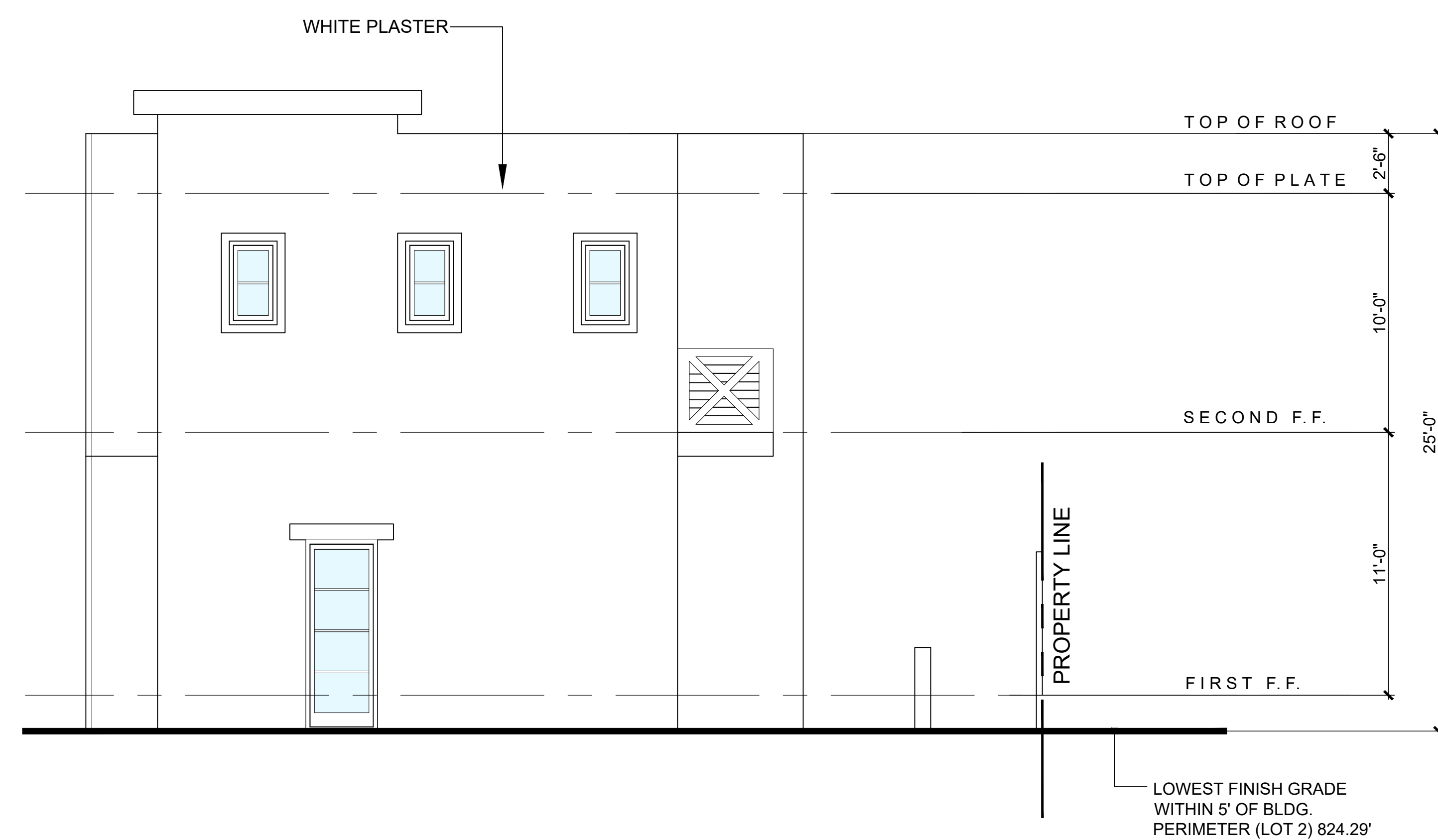
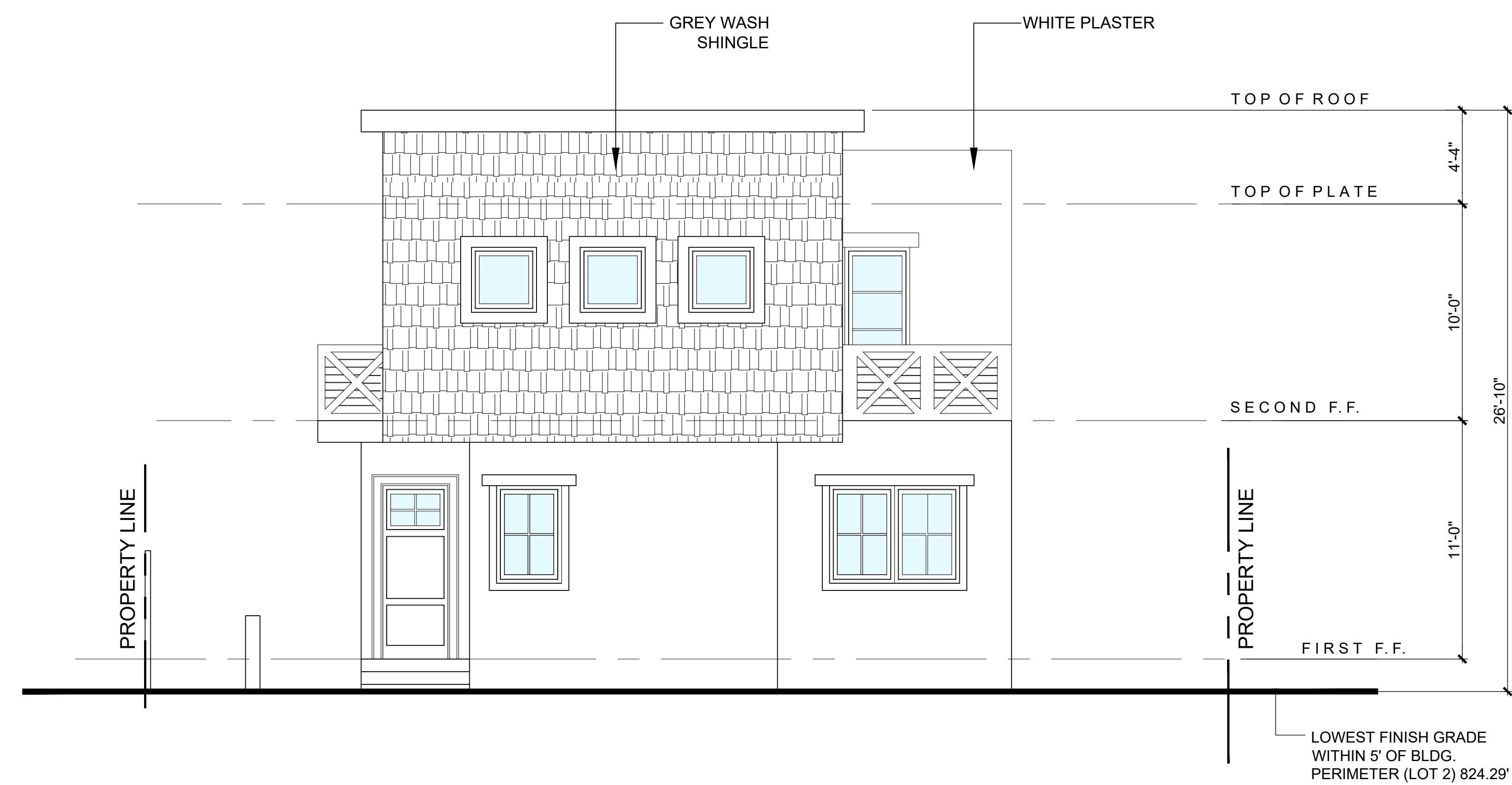
SHEET TITLE

ELEVATIONS TYPE 'B'

SHEET NUMBER **A3.2**



TYPE 'B'



TYPE 'C'

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SHEET TITLE

ELEVATIONS
TYPE 'C'

ET NUMBER **A3.3**

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SHERMAN OAKS, CA 91403

NOT FOR CONSTRUCTION

LA HABRA PLASTER FINISH IN 'CRYSTAL WHITE'



HARDIBOARD FIBER EXTERIOR SIDING IN 'ARCTIC WHITE'



BRAVA CEDAR WOOD SIDING IN 'ASPEN'



EL DORADO STONE TUNDRA BRICK IN 'CHALK DUST'



CONSTRUCTION			PRE-CONSTRUCTION	
REV.	BULLETIN	DATE	ISSUED FOR	DATE

CHECKED BY: _____ DATE: _____
DRAWN BY: _____ JOB NUMBER: _____

SHEET TITLE
MATERIALS
LEGEND

SHEET NUMBER

A3.4

