

354 UNITS APARTMENTS 100% AFFORDABLE

13315 DRONFIELD AVE., LOS ANGELES, CA 91342

100% PRIVATELY FUNDED , NO TAX CREDITS, NOT PUBLIC HOUSING

NO PARKING REQUIRED FOR 100% AFFORDABLE HOUSING APARTMENT.

CONSULTANTS	PROJECT SUMMARY
ARCHITECT / ENGINEER: Atabak Youssefzadeh Metropolis Architecture Inc. Address :1401 Westwood Blvd., #320 Los Angeles , CA 90024 e-mail : atabak80@gmail.com Tel: (310) 503-7123 STRUCTURAL ENGINEER: Shahriar Yadegari, PE Address : 10301 Keswick Ave., Los Angeles , CA 90064 e-mail : shyadegari@gmail.com Tel: (310) 430-6033 TITLE 24 CONSULTANT: AC ENGINEERING Address : 28001 Smyth Dr., # 104 Santa Clarita , CA 91355 e-mail : ptoufighi.aceng@gmail.com Tel: (818) 554-7496	LEGAL DESCRIPTION: LOS ANGELES OLIVE GROWERS ASSN LANDS 1.25 MORE OR LESS ACS NE 157.5 FT OF LOT/SEC 4 BLK/DIV/ITWN 94 LOT 2: ADDRESS: LOT AREA: APN : SOURCE OF FUNDING: ZONING: BASE DENSITY : DENSITY BONUS: 13315 DRONFIELD AVE., LOS ANGELES, CA 91342 54,531 S.F. 2504-013-020 100% PRIVATELY FUNDED, NO TAX CREDITS, NOT PUBLIC HOUSING RD6-1XL-K 1 UNIT PER 6000 SF OF LOT AREA 54,531 / 6000 = 9 UNITS PROPOSED 354 UNITS PURSUANT TO AB 1763 & AB 2345 (UNLIMITED DENSITY) 33,821 X 3 = 101,463 DENSITY BONUS OFF-MENU INCENTIVE TO ALLOW A FAR INCREASE 4.43:1 33,821 X 4.43 = 149,837 SF USING OFF-MENU INCENTIVE OF DEVELOPMENT STANDARD INCENTIVE 12.22A.25(g)(3) SEE SHEET A3.0 ZONING FLOOR AREA DIAGRAM FAR : 3:1 FAR PROVIDED

DEFERRED SUBMITTALS	APPLICABLE CODES
SEPARATE BUILDING PERMIT APPLICATION IS REQUIRED FOR THE FOLLOWING: A. DEMOLITION B. SITE GRADING C. NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13, 2019 EDITION) D. GATES, FENCES, AND OUTDOOR HARDSCAPE E. MECHANICAL F. ELECTRICAL G. PLUMBING H. LIGHT STANDARD(S) I. OFFSITE UTILITIES AND STREET IMPROVEMENTS J. PEDESTRIAN PROTECTION K. FIRE ALARM SYSTEM AND MONITORING (NFPA 72, 2010 EDITION) L. SIGNAGE M. EMERGENCY RESPONDER RADIO COVERAGE (LAFD S10) N. SOLAR PHOTOVOLTAIC NOTES: ANY AND ALL ASSOCIATED UNDERGROUND FIRE SERVICE SUPPLY WORK SHALL REQUIRE SEPARATE FIRE DEPARTMENT PLAN REVIEW AND PERMITTING, BY A C16, C34, OR C36 LICENSE CONTRACTOR, SHOWING COMPLIANCE WITH THE APPLICABLE NFPA 13 (CHAPTER 10) OR NFPA 24 STANDARD. TWO COPIES OF THE APPROVED FIRE MASTER PLAN SHALL BE INCLUDED IN ALL DEFERRED SUBMITTALS TO THE FIRE DEPARTMENT. *SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.	2023 CALIFORNIA BUILDING CODE 2023 CALIFORNIA GREEN BUILDING CODE 2023 CALIFORNIA ELECTRICAL CODE 2023 CALIFORNIA MECHANICAL CODE 2023 CALIFORNIA PLUMBING CODE 2023 CALIFORNIA ELEVATOR CODE 2023 CALIFORNIA FIRE CODE SCOPE OF WORK CONSTRUCTION OF NEW 354 UNITS APARTMENT BUILDING 5 STORIES FULLY SPRINKLERED NFPA-13 SPRINKLERS 100% AFFORDABLE HOUSING (80% LOW INCOME, 20% MODERATE INCOME). (NO PARKING REQUIRED) PROJECT UTILIZES INCENTIVES AND WAIVER PER LAMC 12.22A.25 DENSITY BONUS AND AB2345 NOTE A CAL/OSHA PERMIT IS REQUIRED FOR ELEVATOR OR WHEELCHAIR LIFTS. THIS MAY BE OBTAINED FROM THE STATE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH - CAL/OSHA ELEVATOR UNIT. CALL (714) 962-7212

VICINITY MAP

PROJECT SITE

- 0.4 MILE AWAY FROM THE POLK / DRONFIELD BUS STATION.
(SHEET A2.6 TRANSIT SCHEDULE)

NORTH

MAP NOT TO SCALE

AREA SUMMARY (LADBS)											
		A	B	C	D	E	F	G	H	A-C-D-F	A-B-C-D-E-F-G-H
STORY	USE	RESIDENTIAL	BICYCLE	TRASH & RECYCLE	CORRIDOR	ELEV. / ELECTRICAL ROOM	LAUNDRY ROOM	AREA EXTERIOR WALLS SQ.FT.	AREA STAIR/ELEVATOR SQ.FT.	ZONING AREA COD SQ.FT.	GROSS AREA SQ.FT.
FIRST FLOOR	RESIDENTIAL	22,705	1,590	395	5,073	653	—	555	1,107	28,173	31,523
SECOND FLOOR	RESIDENTIAL	25,128	—	—	4,902	—	386	555	1,107	30,416	31,523
THIRD FLOOR	RESIDENTIAL	25,128	—	—	4,902	—	386	555	1,107	30,416	31,523
FOURTH FLOOR	RESIDENTIAL	25,128	—	—	4,902	—	386	555	1,107	30,416	31,523
FIFTH FLOOR	RESIDENTIAL	25,128	—	—	4,902	—	386	555	1,107	30,416	31,523
ROOF		—	—	—	—	—	—	78	784		862
TOTAL		123,217						2,853		149,837	158,441

METROPOLIS ARCHITECTURE

1401 WESTWOOD BLVD., #320
LOS ANGELES, CA 90024
EMAIL: ATABAK80@GMAIL.COM
TEL: (310)-503-7123

OWNER:

Martinez Jorgel
Garcia Patricia M
14265 Polk St., Los Angeles , CA 91342

ARCHITECT:

5-STORY
AFFORDABLE HOUSING
13315 N DRONFIELD AVE.
LOS ANGELES, CA 91342

THIS IS NOT A PUBLIC HOUSING AND STUDENT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED , NO TAX CREDITS, NOT PUBLIC HOUSING

NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13, 2019 EDITION)

LAFD FIRE ALARM-MANUAL FIRE ALARM SYSTEM PER LAFD 907

NO PARKING PROVIDED FOR RESIDENTS & GUESTS

SHEET INDEX	SYMBOLS
ARCHITECTURAL SHEETS A0TITLE SHEET A0.1GENERAL NOTES A0.2GENERAL NOTES A0.3GENERAL NOTES A0.4LADBS RESIDENTIAL ACCESSIBILITY A0.5LADBS RESIDENTIAL ACCESSIBILITY A0.13.....COOL ROOF A0.14.....EGRESS ANALYSIS A1.0SITE PLAN A2.0FIRST FLOOR PLAN A2.1SECOND FLOOR PLAN A2.2THIRD FLOOR PLAN A2.3FORTH FLOOR PLAN A2.4FIFTH FLOOR PLAN A2.5ROOF PLAN A3.0ZONING FLOOR AREA DIAGRAM A3.1GROSS AREA DIAGRAM A4.0OPEN SPACE AND LANDSCAPE DIAGRAM A5.0ELEVATIONS A5.1.....ELEVATIONS A6.0BUILDING SECTIONS A7.0ENLARGED STAIRS PLAN AND SECTIONS A7.1ENLARGED STAIRS PLAN AND SECTIONS A7.2ELEVATOR PLAN AND SECTION A7.4ENLARGED BATHROOM PLAN AND ELEVATIONS A7.5ENLARGED KITCHEN PLAN AND ELEVATIONS A8.0ACCESSIBLY REQUIREMENTS A8.20.....ASSEMBLY DETAILS A8.21.....ASSEMBLY DETAILS A8.22.....ASSEMBLY DETAILS A9.0DOOR SCHEDULE A9.1WINDOW SCHEDULE M-1.....TITLE 24 COMPLIANCE FORMS M-2.....TITLE 24 COMPLIANCE FORMS M-3.....TITLE 24 COMPLIANCE FORMS STRUCTURAL SHEETS S1 FOUNDATION PLAN S2 2ND FLOOR FRAMING PLAN S3 3RD FLOOR FRAMING PLAN S4 4TH FLOOR FRAMING PLAN S5 ROOF DECK FRAMING S6 ROOF HATCH FRAMING SD1 STRUCTURAL DETAIL SD2 STRUCTURAL DETAIL SD3 STRUCTURAL DETAIL SN1 NOTES & SPECIFICATION SN2 NOTES & SPECIFICATION	01 A0.00 DETAIL NUMBER SHEET NUMBER A A0.00 B C D INTERIOR ELEVATION SHEET NUMBER ELEVATION X REFERENCE OR DATUM BUILDING SECTION NUMBER SHEET NUMBER DETAIL NUMBER/LETTER SHEET NUMBER WALL TYPE W/ LOCATION OF MULTIPLE LAYERS WH/ NOTED 03 COORDINATE LINE A WINDOW LETTER(S) 100 DOOR NUMBER REVISION NUMBER WITH CLOUD FLUSH SURFACES THAT MEET 04 100 ELEC KEYNOTE ROOM REFERENCE NOT IN CONTRACT BY OTHERS (N.I.C. HAS TO BE WRITTEN WITH DASHED LINES) PLYWOOD GYP BD WOOD CONTINUOUS WOOD BLOCKING WOOD FINISH EARTH MATERIAL CONCRETE METAL FRAMING BATT INSULATION SAND INSULATION - RIGID FOAM, FIBERGLASS

PROJECT #

797-21-002A

PERMIT APP #

DRAWN BY

AK

CHECKED BY

AY

DATE

07.01.2024

ISSUED / REVISIONS

No.	Date	Item
		SCHEMATIC DESIGN
		LADBS - ZONING REVIEW
		50% DESIGN DEVELOPMENT
		100% DESIGN DEVELOPMENT
		50% CONSTRUCTION DOCUMENT
		PLAN CHECK SUBMITTAL
		100% CONSTRUCTION DOCUMENT

THESE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PLAN CHECK

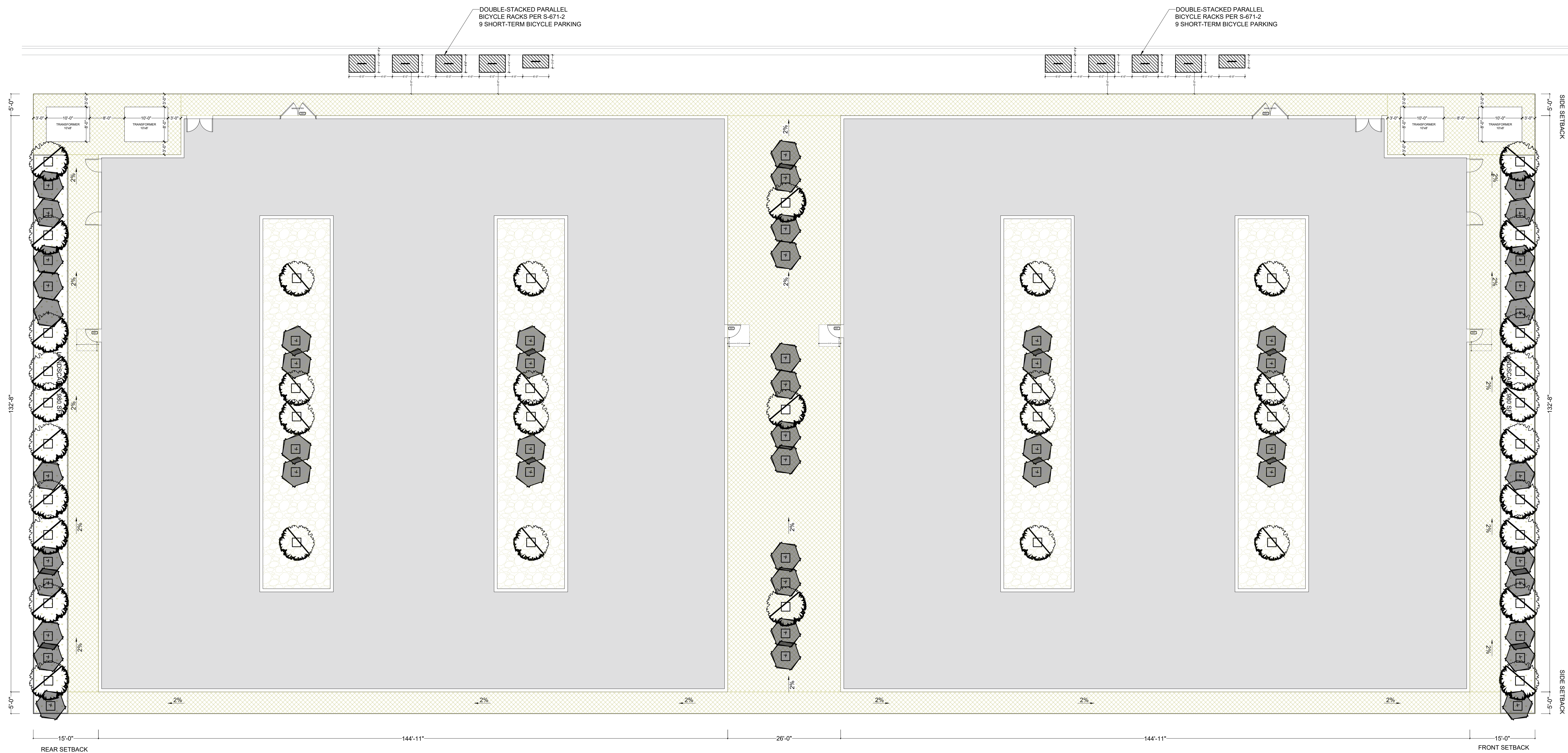
SHEET TITLE

TITLE SHEET

SHEET NUMBER

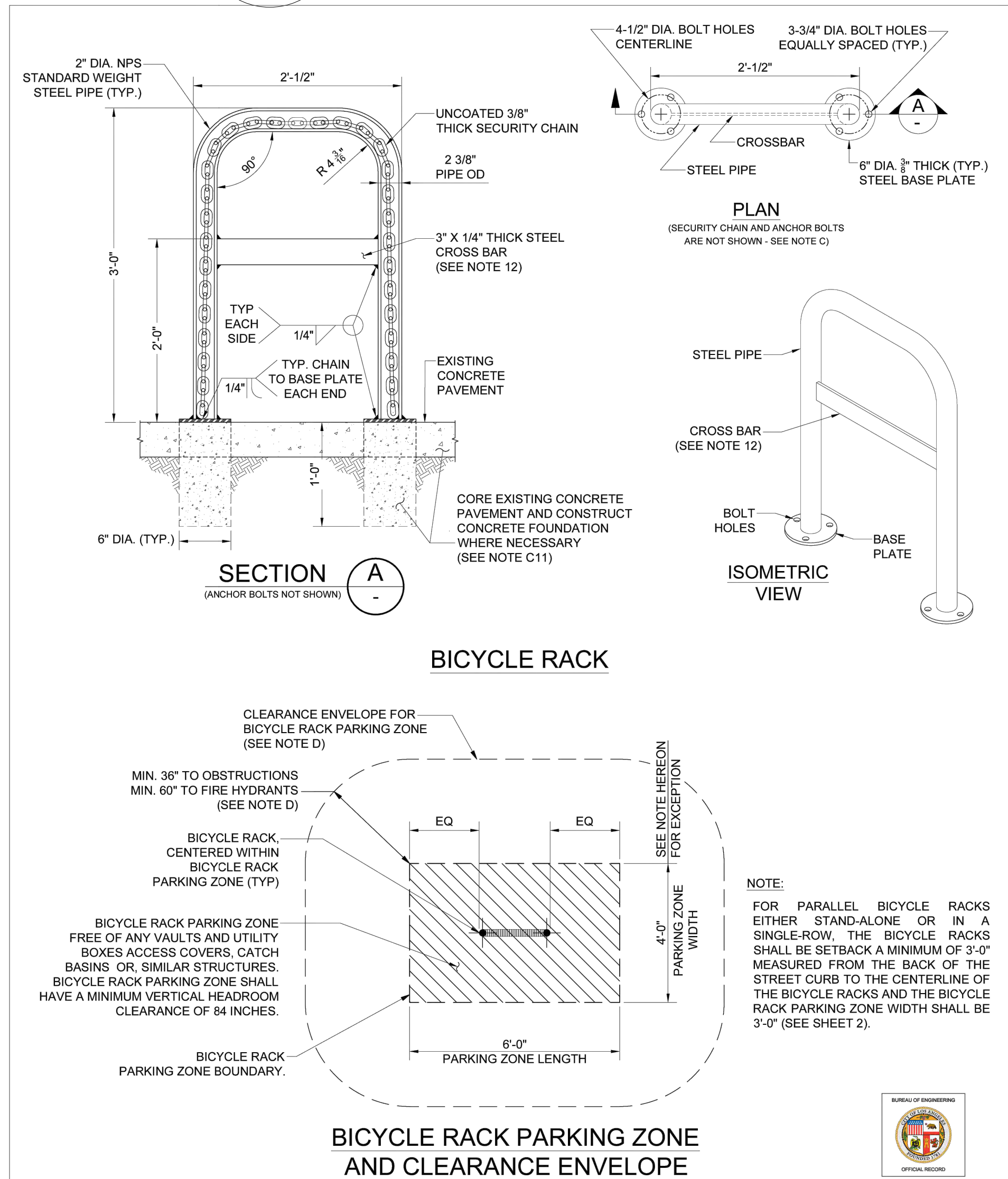
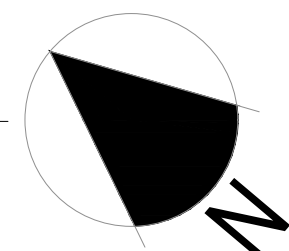
A0

BUILDABLE AREA
122.7 X 275.75 = 33,821 S.F.



1 PROPOSED SITE PLAN

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



NOTE:

- 1-FILL IN NEWLY DEDICATED AREA WITH CONCRETE SIDEWALK PER LA CITY STANDARD.
- 2-DAMAGED, CRACKED, OFF-GRADE SIDEWALK ALONG 11TH ST SHALL BE REPAIRED PER LA CITY STANDARD

	NEW CONSTRUCTION FOOT PRINT = 31,382 S.F.
	LANDSCAPE AREA 4,425 S.F.
	PERMEABLE PAVER 8,750 S.F.
	GRAVEL 5,280 S.F.

NOTE : All downspouts to drain into CUB permavoid planter. See civil plans for continuation

- All roof runoff to drain to CUB permavoid planter.

NOTE : A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant."

LOT AREA	54,531 S.F.
HARDSCAPE PROVIDED	31,382 S.F.
ROOF AREA	54,531 x 58% = 31,382 S.F.
PERMEABLE PAVER	54,531 x 39% = 8,750 S.F.
LANDSCAPE (GROUND LEVEL)	54,531 x 3% = 1,825 S.F.

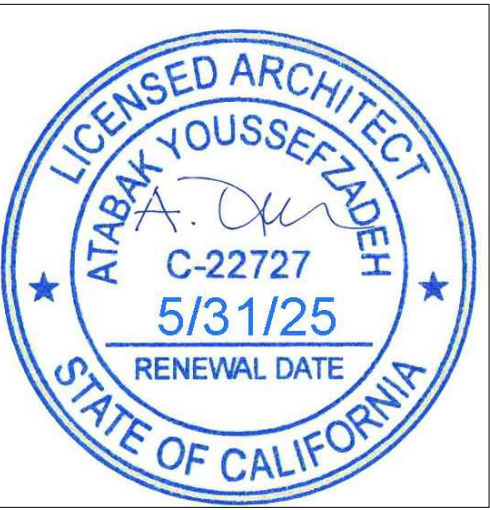
METROPOLIS ARCHITECTURE

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ARCHITECT:



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5-STORY
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PLAN CHECK

SHEET TITLE

SITE PLAN

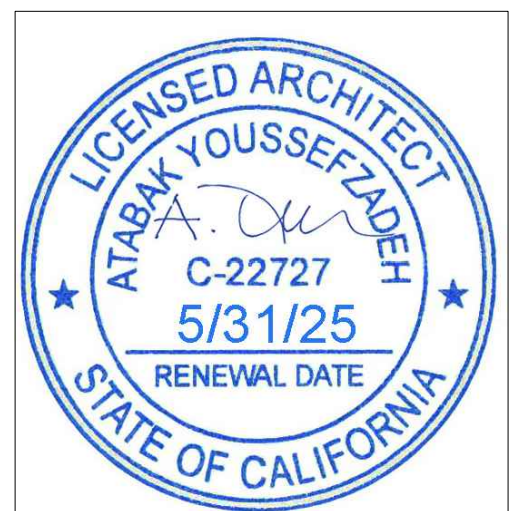
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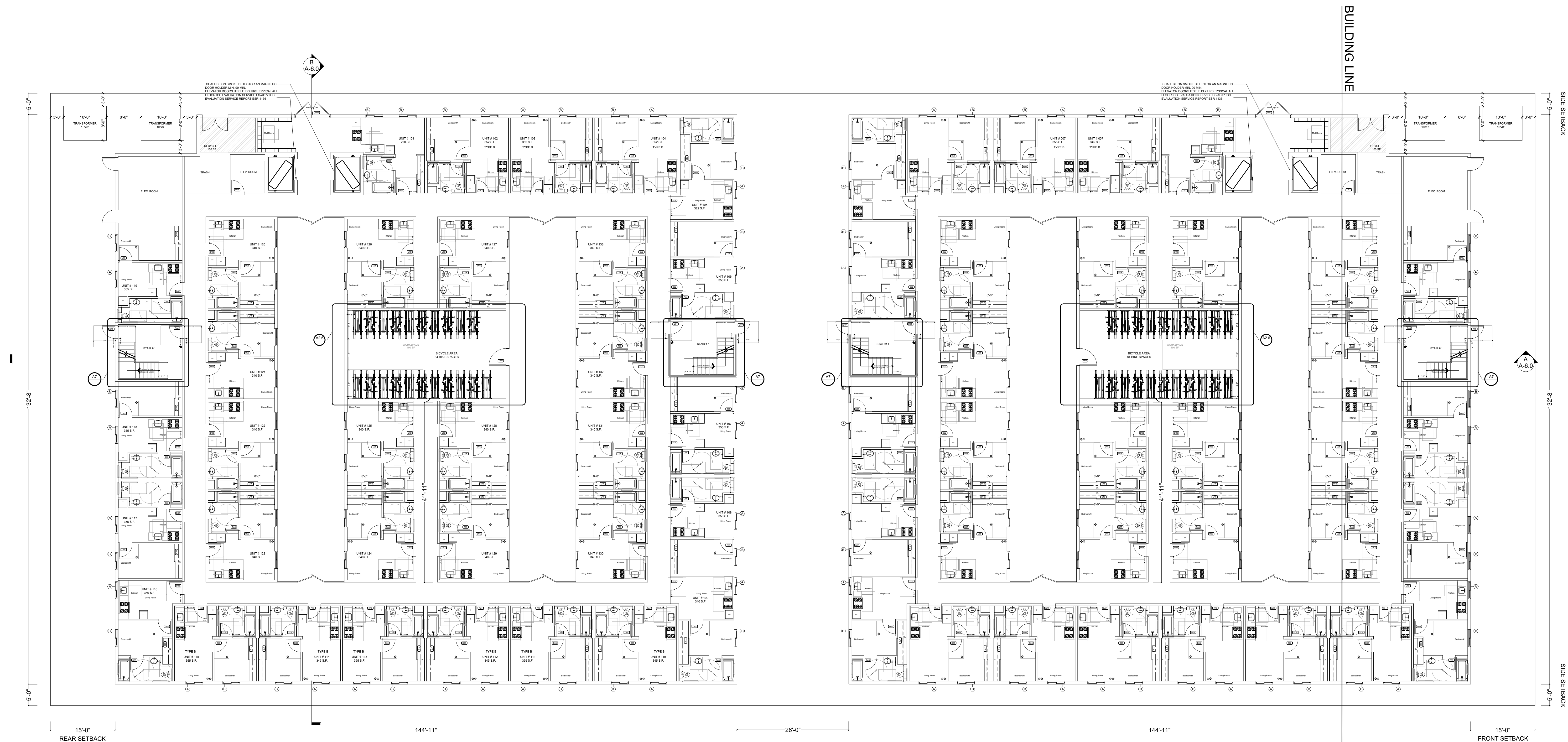
PLAN CHECK

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

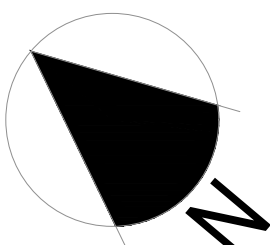
A2.01



1

PROPOSED FIRST FLOOR PLAN

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



WALL TYPES

TYPE OF CONSTRUCTION V-A OCCUPANCY TYPE R-2			DETAIL
TAG	LINE STYLE	DESCRIPTION	
W1		6" WD STUD EXTERIOR WALL WITH ONE-HOUR FIRE RESISTIVE CONSTRUCTION.	01 A8.20
W3		4" STAGRD WD STUDS ON A 6" PLATE CORRIDOR WALL FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF ONE-HOUR PER IN ACCORDANCE WITH T1020.1(CBC 1010.1) C.B.C. SECT 708.3 SECT 1206.2 STC-50 SOUND SEPARATION WALL	03 A8.20
W4		6" WD STUD FIRE BARRIER, SHAFT ENCLOSURES SHALL BE OF 2-HOUR FIRE RATED LOBBY ELEVATOR SMOKE BARRIER CONSTRUCTION PER C.B.C. SECTION 707 AND 713.	04 A8.20
W5		(24" WD STUD PARTITION WALLS BETWEEN DWELLING UNITS SEPARATION 1-HOUR FIRE RESISTIVE CONSTRUCTION SECT 1206.2 STC-50 SOUND SEPARATION WALL	05 A8.20
W6		4" WD STUD NON-RATED INTERIOR PARTITION WALL.	06 A8.20
W7		4" STAGRD WD STUDS ON A 6" PLATE FIRE BARRIER WITH 2 HR FIRE RESISTIVE CONSTRUCTION	08 A8.20
W8		6" WD STUD EXTERIOR WALL FIRE BARRIER, SHAFT ENCLOSURES SHALL BE OF 2-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 707 AND 713.	014 A8.20
W9		6" WD STUD INTERIOR WALL WITH ONE-HOUR FIRE (STUCCO	07 A8.20
W10		12" WD STUD FIRE BARRIER, SHALL BE OF 2-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	017 A8.20
W11		6" WD STUD FIRE BARRIER, SHALL BE OF 1-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	016 A8.20
W12		13" WD STUD FIRE WALL, SHALL BE OF 3-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	05 A8.20

FLOOR PLAN KEYNOTES

- 1 FIRE DEPARTMENT KNOX BOX
- 2 FIRE ALARM PAD
- 3 STANDPIPE
- 4 DOUBLE BIKE RACK
- 5 EXTERIOR WALL SCONCE - SEE ELEC
- 6 FIRE DEPT CONNECTION
- 7 FIRE EXTINGUISHER
- 8 TWO-WAY COMMUNICATION SYSTEM
- 9 DECORATIVE PTAC SCREEN
- 10 HANDRAIL
- 11 ACCESSIBILITY SIGN AT BLDG
- 12 EXIT SIGNAGE
- 13 STAIR SIGNAGE
- 14 ELEVATOR SMOKE CURTAIN DOOR
- 15 MAILBOX
- 16 EXTERIOR THRESHOLD

ACCESSIBLE PATH OF TRAVEL

PATH OF TRAVEL

PATH OF EGRESS TO THE PUBLIC

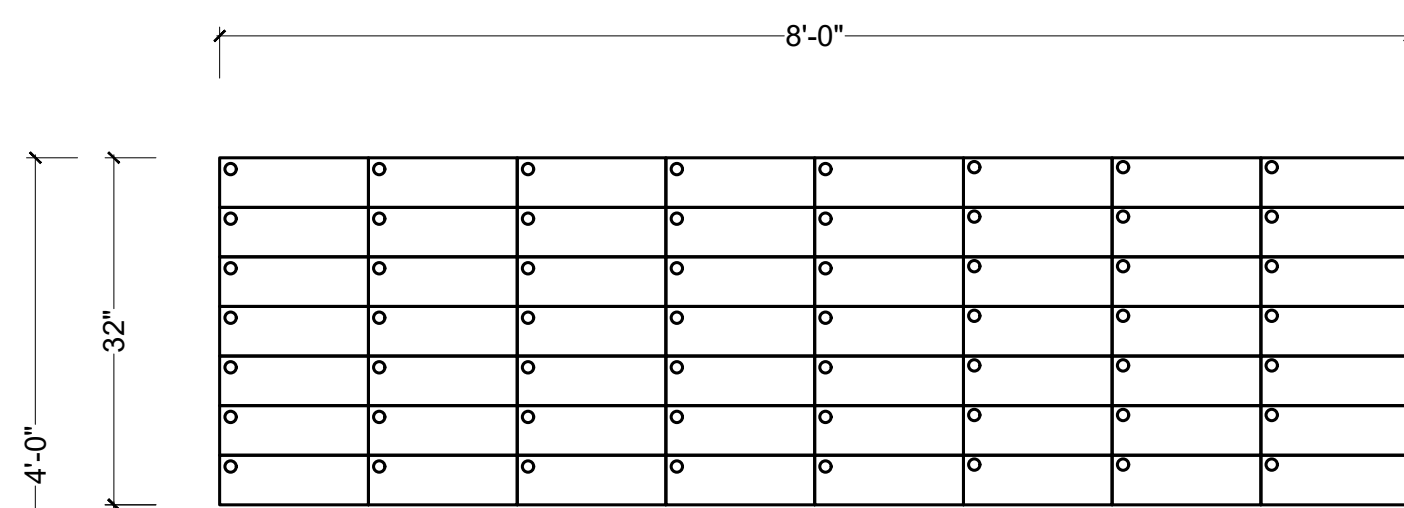
EXHAUST FAN SHALL BE 50 CFM PER MINUTE INTERMITTENT OR 25 CFM CONTINUOUS WITH HUMIDITY CONTROLS IN BATHROOMS AND SHOWER AREA
i. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. SMOKE DETECTOR / CO DETECTOR. HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL.

SD

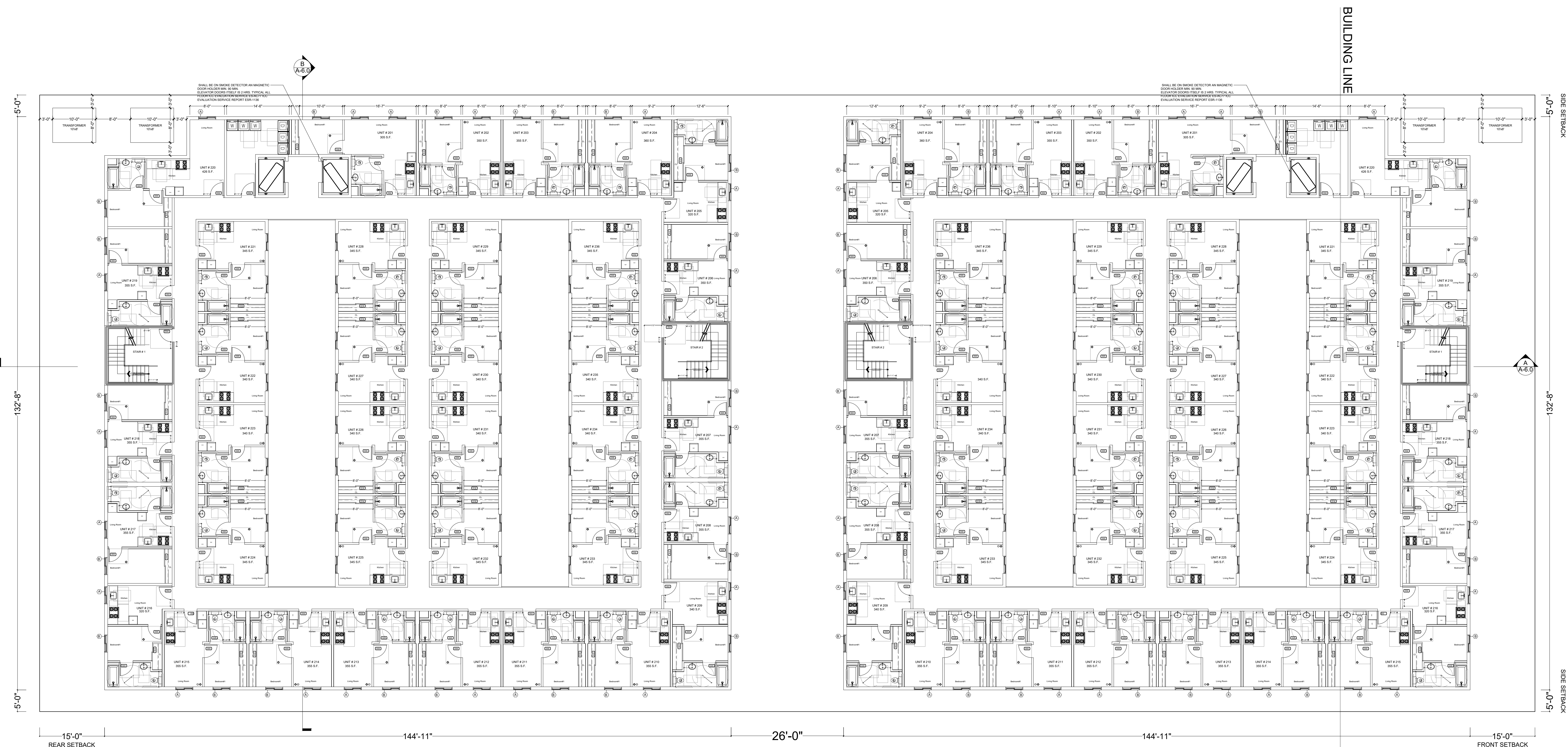
CM

2% MAX SLOPE IN ALL DIRECTIONS

FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/4 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C SECTION 1008.1.6 AND 1132A.4.1

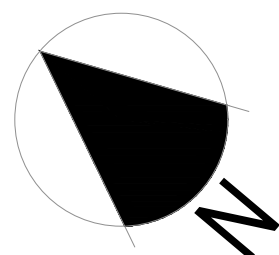


MAILBOX ELEVATION



1

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



WALL TYPES			FLOOR PLAN KEYNOTES		
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W10		12" WD STUD FIRE BARRIER, SHALL BE OF 2-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL			
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 PATH OF TRAVEL
 PATH OF EGRESS TO THE PUBLIC

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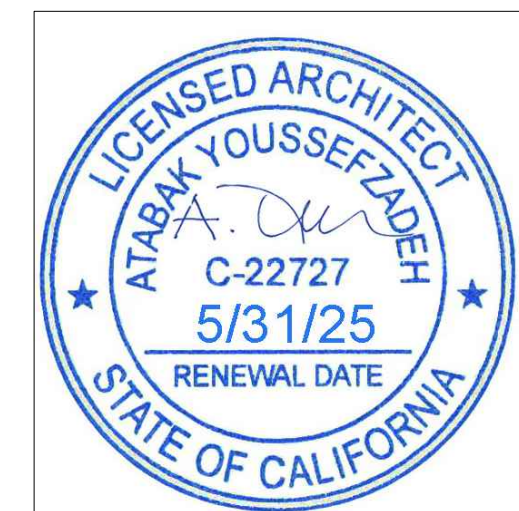
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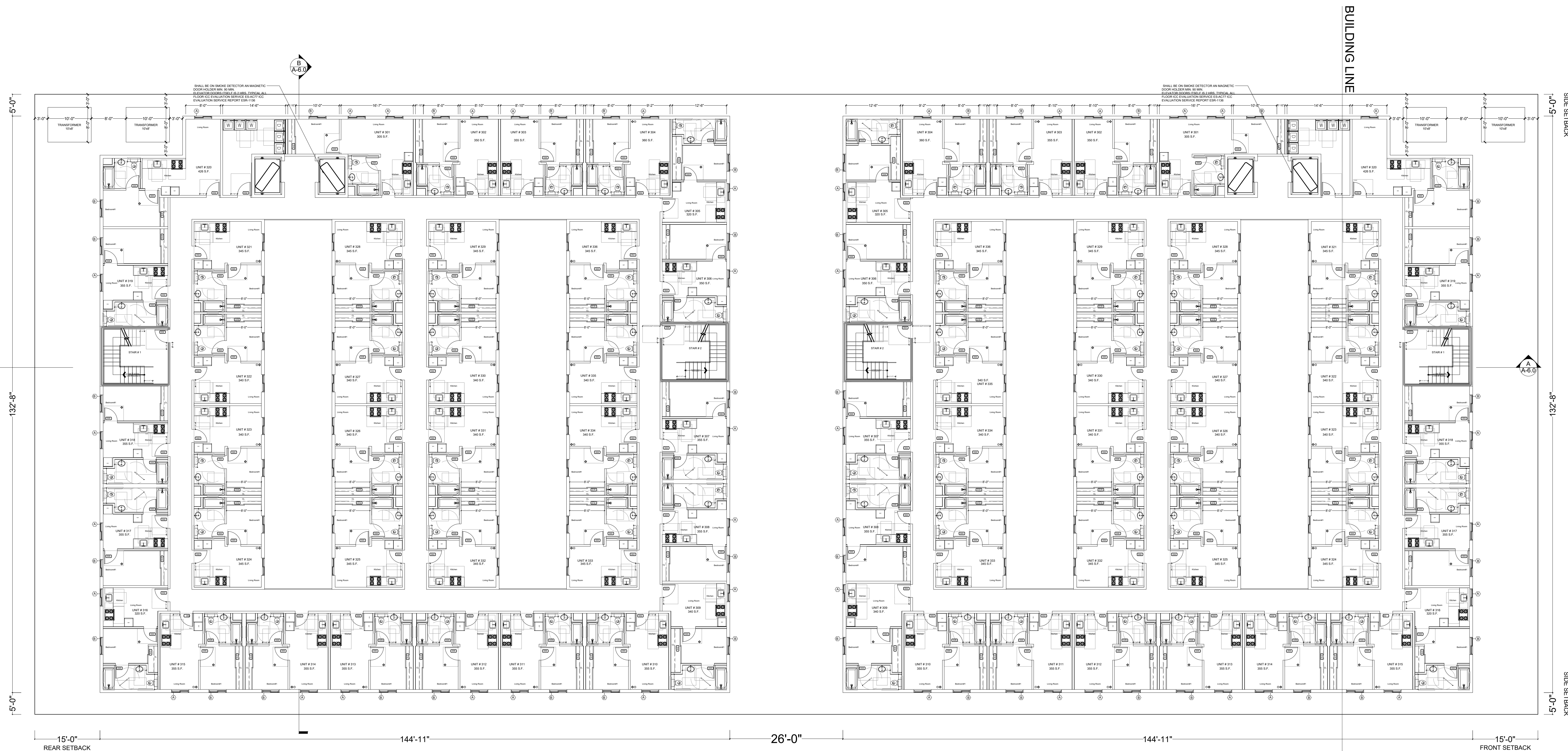
PLAN CHECK

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A2.03



1 PROPOSED THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"

WALL TYPES			
TYPE OF CONSTRUCTION V-A OCCUPANCY TYPE R-2			DETAIL
TAG	LINE STYLE	DESCRIPTION	
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W3		4" STAGRD WD STUDS ON A 6" PLATE CORRIDOR WALL FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF ONE-HOUR PER IN ACCORDANCE WITH T1020.1(CBC 1010.1) C.B.C. SECT 708.3 SECT 1206.2 STC-50 SOUND SEPARATION WALL	03 A8.20
W4		6" WD STUD FIRE BARRIER, SHAFT ENCLOSURES SHALL BE OF 2-HOUR FIRE RATED LOBBY ELEVATOR SMOKE BARRIER CONSTRUCTION PER C.B.C. SECTION 707 AND 713.	04 A8.20
W5		(24" WD STUD PARTITION WALLS BETWEEN DWELLING UNITS SEPARATION 1-HOUR FIRE RESISTIVE CONSTRUCTION SECT 1206.2 STC-50 SOUND SEPARATION WALL	05 A8.20
W6		4" WD STUD NON-RATED INTERIOR PARTITION WALL.	06 A8.20
W7		4" STAGRD WD STUDS ON A 6" PLATE FIRE BARRIER WITH 2 HR FIRE RESISTIVE CONSTRUCTION	08 A8.20
W8		6" WD STUD EXTERIOR WALL FIRE BARRIER, SHAFT ENCLOSURES SHALL BE OF 2-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 707 AND 713.	014 A8.20
W9		6" WD STUD INTERIOR WALL WITH ONE-HOUR FIRE /STUCCO	07 A8.20
W10		12" WD STUD FIRE BARRIER, SHALL BE OF 2-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	017 A8.20
W11		6" WD STUD FIRE BARRIER, SHALL BE OF 1-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	016 A8.20
W12		13" WD STUD FIRE WALL, SHALL BE OF 3-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	05 A8.20

FLOOR PLAN KEYNOTES	
1	FIRE DEPARTMENT KNOX BOX
2	FIRE ALARM PAD
3	STANDPIPE
4	DOUBLE BIKE RACK
5	EXTERIOR WALL SCONCE - SEE ELEC
6	FIRE DEPT CONNECTION
7	FIRE EXTINGUISHER
8	TWO-WAY COMMUNICATION SYSTEM
9	DECORATIVE PTAC SCREEN
10	HANDRAIL
11	ACCESSIBILITY SIGN AT BLDG
12	EXIT SIGNAGE
13	STAIR SIGNAGE
14	ELEVATOR SMOKE CURTAIN DOOR
15	MAILBOX
16	EXTERIOR THRESHOLD
17	EXHAUST FAN SHALL BE 50 CFM PER MINUTE INTERMITTENT OR 25 CFM CONTINUOUS WITH HUMIDITY CONTROLS IN BATHROOMS AND SHOWER AREA
18	FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
19	FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
20	SMOKE DETECTOR / CO DETECTOR. HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL.
21	CARBON MONOXIDE DETECTOR ALARM MONITOR (SEC. 420.6, R315)
22	2% MAX SLOPE IN ALL DIRECTIONS
23	FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/4 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C SECTION 1008.1.6 AND 1132A.4.1

METROPOLIS ARCHITECTURE

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LOS ANGELES, CA 90024
EMAIL: ATABAK80@GMAIL.COM
TEL: (310)-503-7123

OWNER:

Martinez Jorge
Garcia Patricia M
14265 Polk St. Los Angeles, CA 91342

ARCHITECT:



METROPOLIS ARCHITECTURE

5-STORY
AFFORDABLE HOUSING
13315 N DRONFIELD AVE.
LOS ANGELES, CA 91342

PROJECT INFO:

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		100% DESIGN DEVELOPMENT
		50% CONSTRUCTION DOCUMENT
		PLAN CHECK SUBMITTAL
		100% CONSTRUCTION DOCUMENT

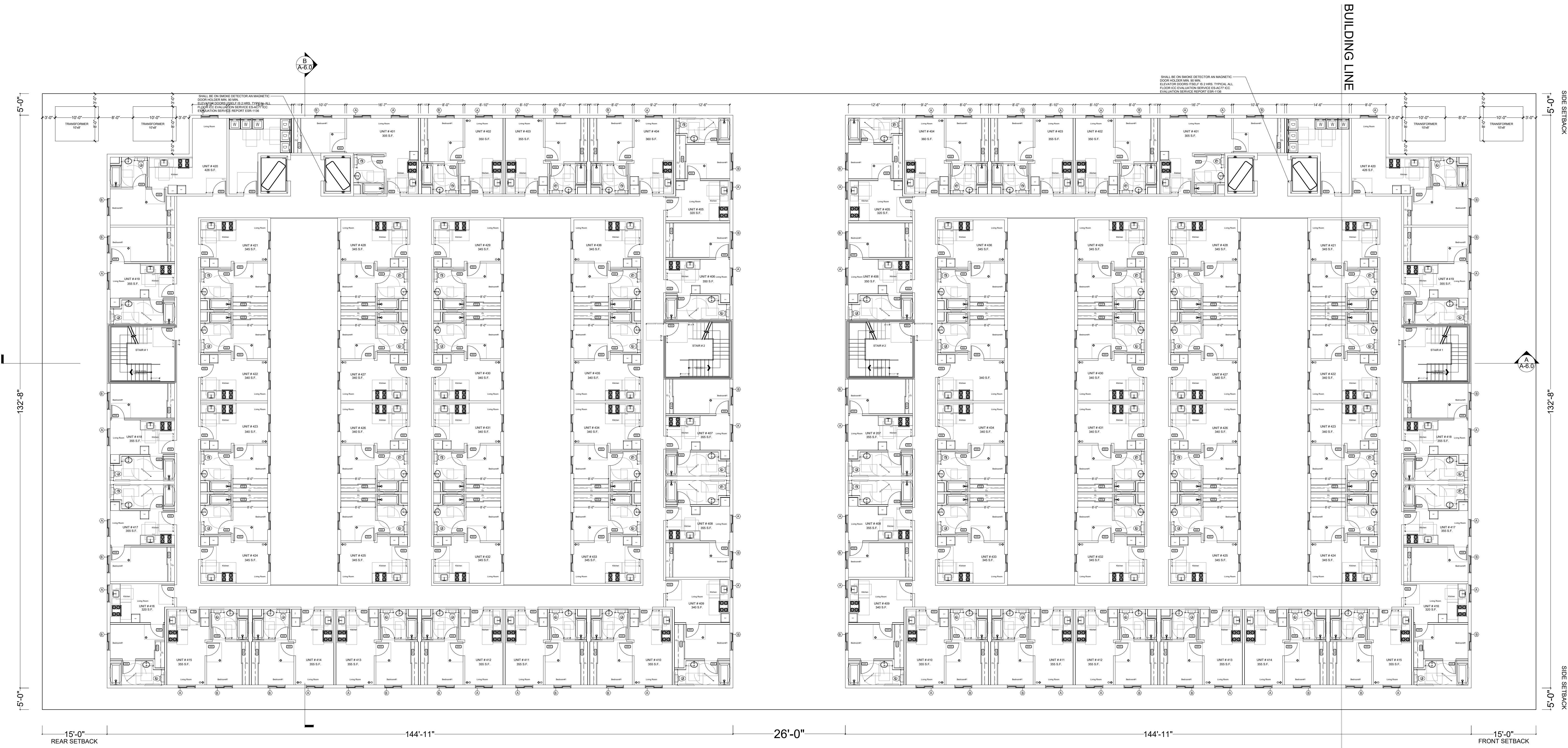
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PLAN CHECK

SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER

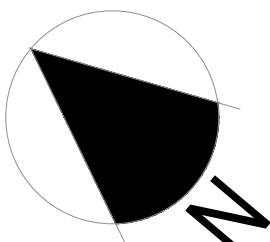
A2.04



1

PROPOSED FOURTH FLOOR PLAN

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



WALL TYPES

TYPE OF CONSTRUCTION V-A OCCUPANCY TYPE R-2			DETAIL
TAG	LINE STYLE	DESCRIPTION	
W1		6" WD STUD EXTERIOR WALL WITH ONE-HOUR FIRE RESISTIVE CONSTRUCTION.	01 A8.20
W3		4" STAGRD WD STUDS ON A 6" PLATE CORRIDOR WALL FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF ONE-HOUR PER IN ACCORDANCE WITH T1020.1(CBC 1010.1) C.B.C. SECT 708.3 SECT 1206.2 STC-50 SOUND SEPARATION WALL	03 A8.20
W4		6" WD STUD FIRE BARRIER, SHAFT ENCLOSURES SHALL BE OF 2-HOUR FIRE RATED LOBBY ELEVATOR SMOKE BARRIER CONSTRUCTION PER C.B.C. SECTION 707 AND 713.	04 A8.20
W5		(24" WD STUD PARTITION WALLS BETWEEN DWELLING UNITS SEPARATION 1-HOUR FIRE RESISTIVE CONSTRUCTION SECT 1206.2 STC-50 SOUND SEPARATION WALL	05 A8.20
W6		4" WD STUD NON-RATED INTERIOR PARTITION WALL.	06 A8.20
W7		4" STAGRD WD STUDS ON A 6" PLATE FIRE BARRIER WITH 2 HR FIRE RESISTIVE CONSTRUCTION	08 A8.20
W8		6" WD STUD EXTERIOR WALL FIRE BARRIER, SHAFT ENCLOSURES SHALL BE OF 2-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 707 AND 713.	014 A8.20
W9		6" WD STUD INTERIOR WALL WITH ONE-HOUR FIRE /STUCCO	07 A8.20
W10		12" WD STUD FIRE BARRIER, SHALL BE OF 2-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	017 A8.20
W11		6" WD STUD FIRE BARRIER, SHALL BE OF 1-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	016 A8.20
W12		13" WD STUD FIRE WALL, SHALL BE OF 3-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	05 A8.20

FLOOR PLAN KEYNOTES

- FIRE DEPARTMENT KNOX BOX
- FIRE ALARM PAD
- STANDPIPE
- DOUBLE BIKE RACK
- EXTERIOR WALL SCONCE - SEE ELEC
- FIRE DEPT CONNECTION
- FIRE EXTINGUISHER
- TWO-WAY COMMUNICATION SYSTEM
- DECORATIVE PTAC SCREEN
- HANDRAIL
- ACCESSIBILITY SIGN AT BLDG
- EXIT SIGNAGE
- STAIR SIGNAGE
- ELEVATOR SMOKE CURTAIN DOOR
- MAILBOX
- EXTERIOR THRESHOLD

ACCESSIBLE PATH OF TRAVEL

PATH OF TRAVEL

PATH OF EGRESS TO THE PUBLIC

EXHAUST FAN SHALL BE 50 CFM PER MINUTE INTERMITTENT OR 25 CFM CONTINUOUS WITH HUMIDITY CONTROLS IN BATHROOMS AND SHOWER AREA
i. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. SMOKE DETECTOR / CO DETECTOR. HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL.

CARBON MONOXIDE DETECTOR ALARM MONITOR (SEC. 420.6, R315)

2% MAX SLOPE IN ALL DIRECTIONS

FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/4 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C SECTION 1008.1.6 AND 1132A.4.1

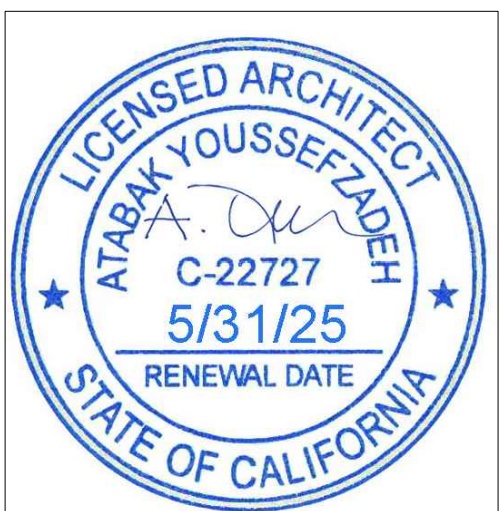
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5-STORY
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		100% DESIGN DEVELOPMENT
		50% CONSTRUCTION DOCUMENT
		PLAN CHECK SUBMITTAL
		100% CONSTRUCTION DOCUMENT

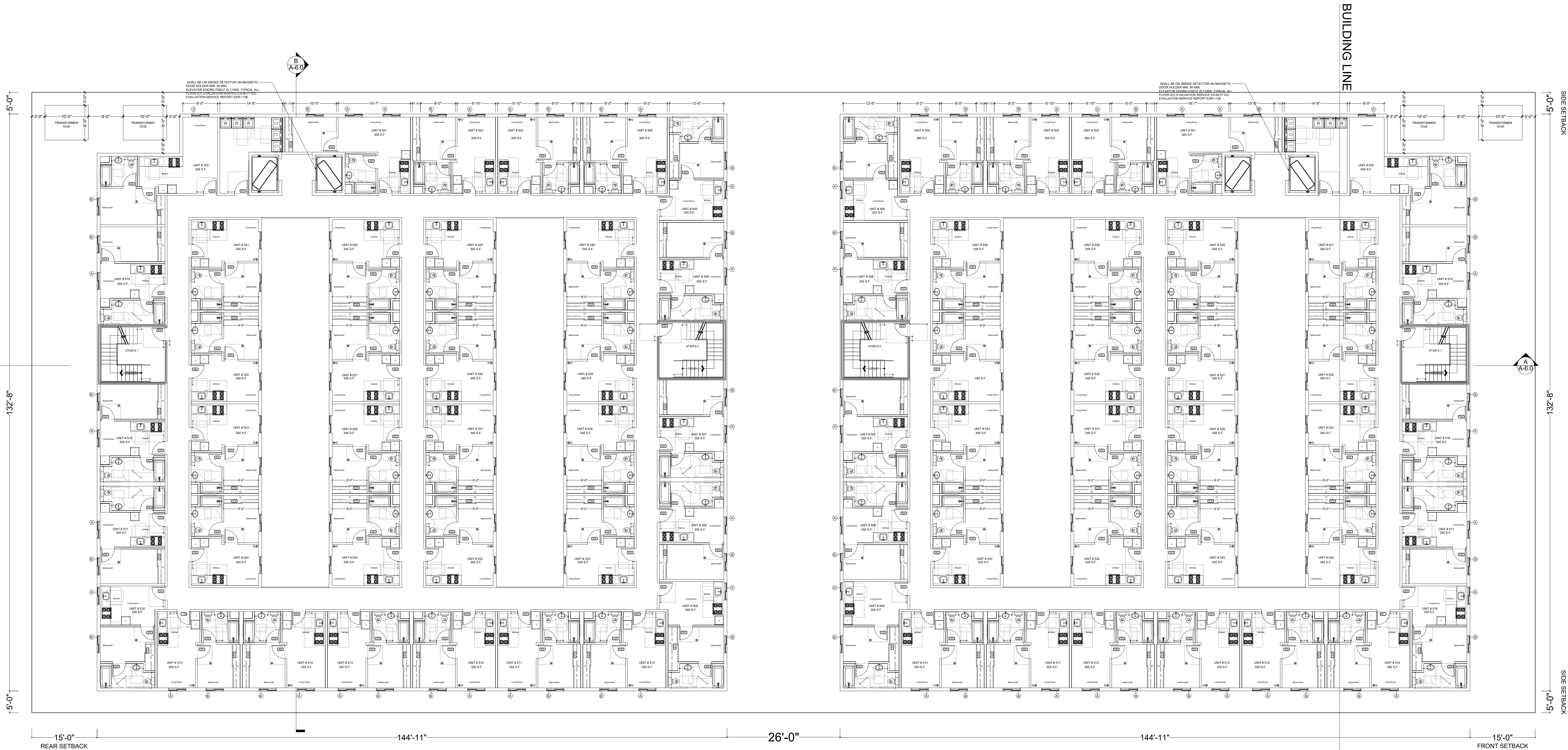
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PLAN CHECK

SHEET TITLE
FIFTH FLOOR PLAN

SHEET NUMBER

A2.05



1

PROPOSED FIFTH FLOOR PLAN

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

WALL TYPES			
TYPE OF CONSTRUCTION V-A OCCUPANCY TYPE R-2			DETAIL
TAG	LINE STYLE	DESCRIPTION	
W1		6" WD STUD EXTERIOR WALL WITH ONE-HOUR FIRE RESISTIVE CONSTRUCTION.	01 A8.20
W3		4" STAGRD WD STUDS ON A 6" PLATE CORRIDOR WALL FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF ONE-HOUR PER IN ACCORDANCE WITH T1020.1(CBC 1010.1) C.B.C. SECT 708.3 SECT 1206.2 STC-50 SOUND SEPARATION WALL	03 A8.20
W4		6" WD STUD FIRE BARRIER, SHAFT ENCLOSURES SHALL BE OF 2-HOUR FIRE RATED LOBBY ELEVATOR SMOKE BARRIER CONSTRUCTION PER C.B.C. SECTION 707 AND 713.	04 A8.20
W5		(2x4" WD STUD PARTITION WALLS BETWEEN DWELLING UNITS SEPARATION 1-HOUR FIRE RESISTIVE CONSTRUCTION SECT 1206.2 STC-50 SOUND SEPARATION WALL	05 A8.20
W6		4" WD STUD NON-RATED INTERIOR PARTITION WALL.	06 A8.20
W7		4" STAGRD WD STUDS ON A 6" PLATE FIRE BARRIER WITH 2 HR FIRE RESISTIVE CONSTRUCTION	08 A8.20
W8		6" WD STUD EXTERIOR WALL FIRE BARRIER, SHAFT ENCLOSURES SHALL BE OF 2-HOUR FIRE RATED CONSTRUCTION PER C.B.C. SECTION 707 AND 713.	014 A8.20
W9		6" WD STUD INTERIOR WALL WITH ONE-HOUR FIRE /STUCCO	07 A8.20
W10		12" WD STUD FIRE BARRIER, SHALL BE OF 2-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	017 A8.20
W11		6" WD STUD FIRE BARRIER, SHALL BE OF 1-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	016 A8.20
W12		13" WD STUD FIRE WALL, SHALL BE OF 3-HOUR FIRE, RATED CONSTRUCTION PER C.B.C. SECT 1206.2 STC-50 SOUND SEPARATION WALL	05 A8.20

FLOOR PLAN KEYNOTES	
1	FIRE DEPARTMENT KNOX BOX
2	FIRE ALARM PAD
3	STANDPIPE
4	DOUBLE BIKE RACK
5	EXTERIOR WALL SOUNCE - SEE ELEC
6	FIRE DEPT CONNECTION
7	FIRE EXTINGUISHER
8	TWO-WAY COMMUNICATION SYSTEM
9	DECORATIVE PTAC SCREEN
10	HANDRAIL
11	ACCESSIBILITY SIGN AT BLDG
12	EXIT SIGNAGE
13	STAIR SIGNAGE
14	ELEVATOR SMOKE CURTAIN DOOR
15	MAILBOX
16	EXTERIOR THRESHOLD
17	EXHAUST FAN SHALL BE 50 CFM PER MINUTE INTERMITTENT OR 25 CFM CONTINUOUS WITH HUMIDITY CONTROLS IN BATHROOMS AND SHOWER AREA i. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. ii. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. SMOKE DETECTOR / CO DETECTOR. HARD-WIRED WITH BATTERY BACK-UP WITH THE LOW BATTERY SIGNAL.
18	CARBON MONOXIDE DETECTOR ALARM MONITOR (SEC. 420.6, R315)
19	2% MAX SLOPE IN ALL DIRECTIONS
20	FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/4 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C SECTION 1008.1.6 AND 1132A.4.1

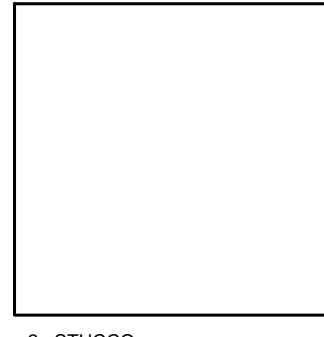


1 NORTH-EAST ELEVATION
SCALE: 3/32"=1'-0"

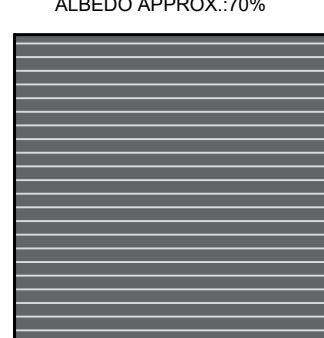
MATERIALS,
TEXTURES AND COLORS



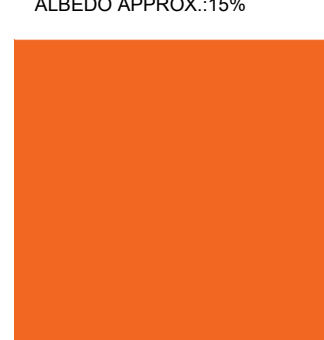
1. STUCCO
COLOR: LIGHT CONCRETE GRAY
FINISH: SATIN
ALBEDO APPROX. 20%



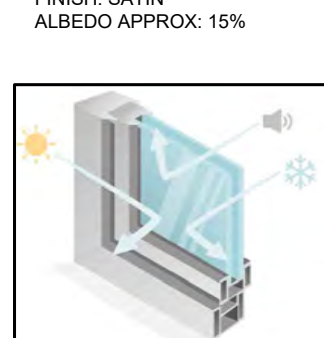
2. STUCCO
COLOR: BONE WHITE
FINISH: SATIN
ALBEDO APPROX. 70%



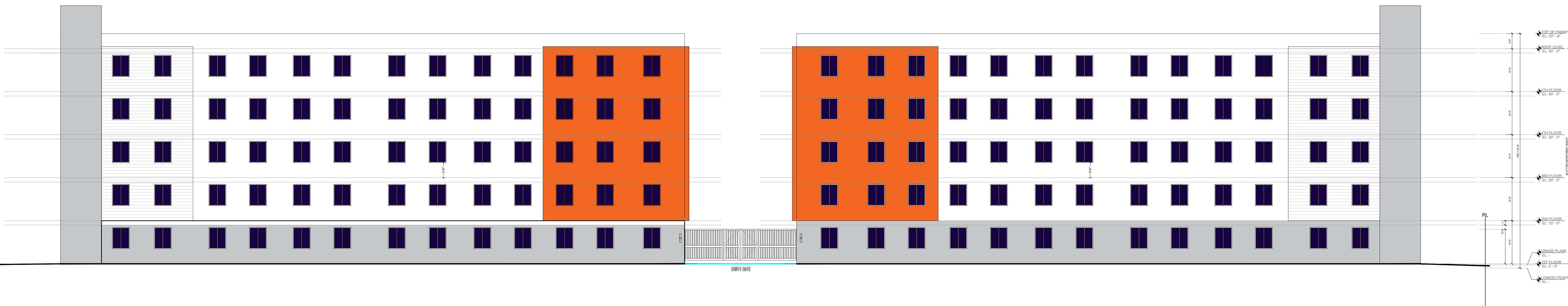
3. ACRYLIC EXTERIOR PLASTER
FINE SAND FINISH
COLOR: LIGHT CONCRETE ANTIQUE
FINISH: SATIN
ALBEDO APPROX. 15%



4. ACRYLIC EXTERIOR PLASTER
FINE SAND FINISH
COLOR: DARK CONCRETE ORANGE
FINISH: SATIN
ALBEDO APPROX. 15%



5. LOW-E SOLAR CONTROL WINDOW
MANUFACTURER: TBD



2 SOUTH-WEST ELEVATION
SCALE: 3/32"=1'-0"

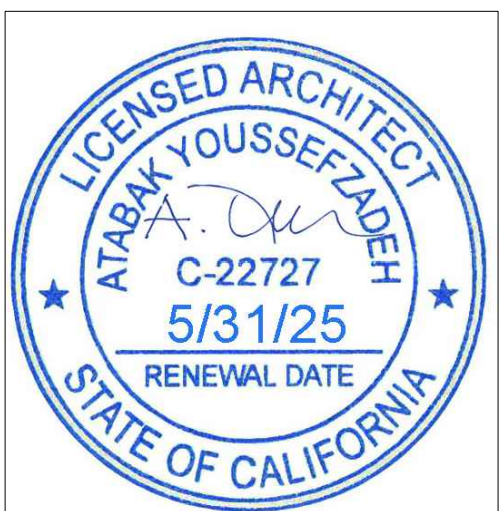
METROPOLIS ARCHITECTURE

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Garcia Patricia M
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ARCHITECT:



METROPOLIS ARCHITECTURE

5-STORY
AFFORDABLE HOUSING
13315 N DRONFIELD AVE.
LOS ANGELES, CA 91342

PROJECT INFO:

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		LADBS - ZONING REVIEW
		50% DESIGN DEVELOPMENT
		100% DESIGN DEVELOPMENT
		50% CONSTRUCTION DOCUMENT
		PLAN CHECK SUBMITTAL
		100% CONSTRUCTION DOCUMENT

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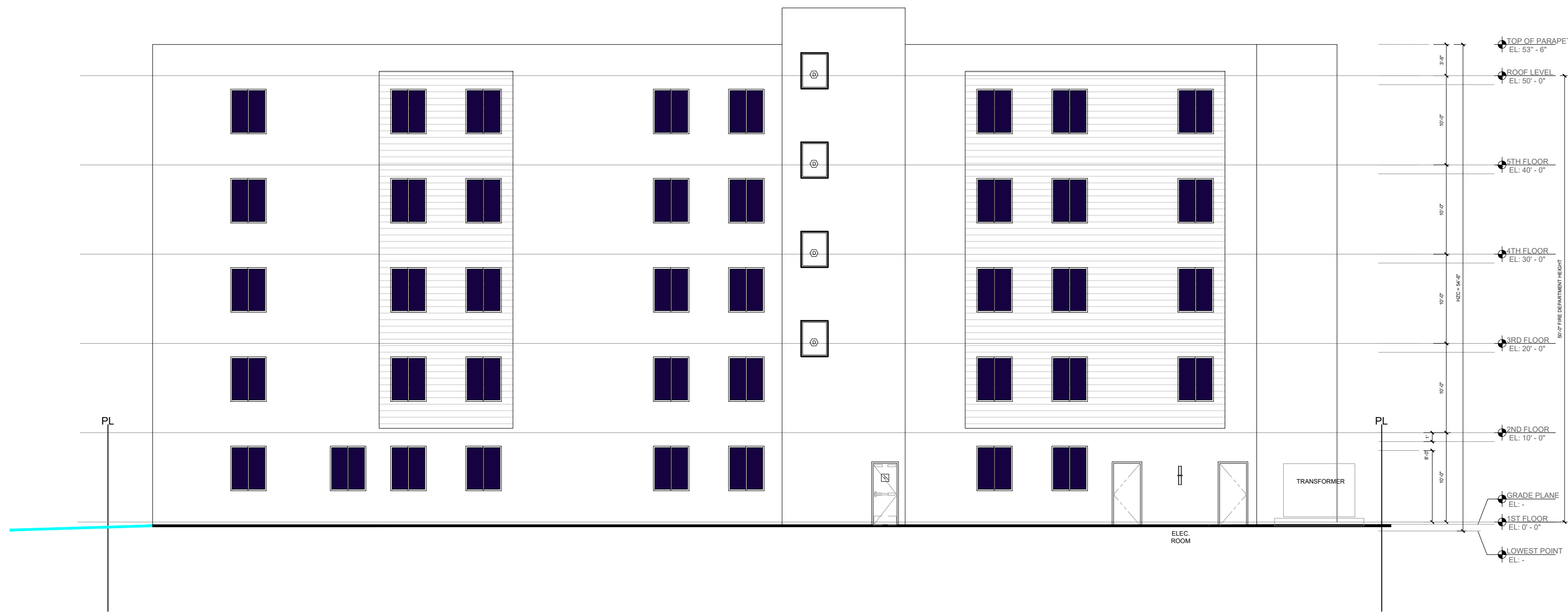
PLAN CHECK

SHEET TITLE

ELEVATIONS

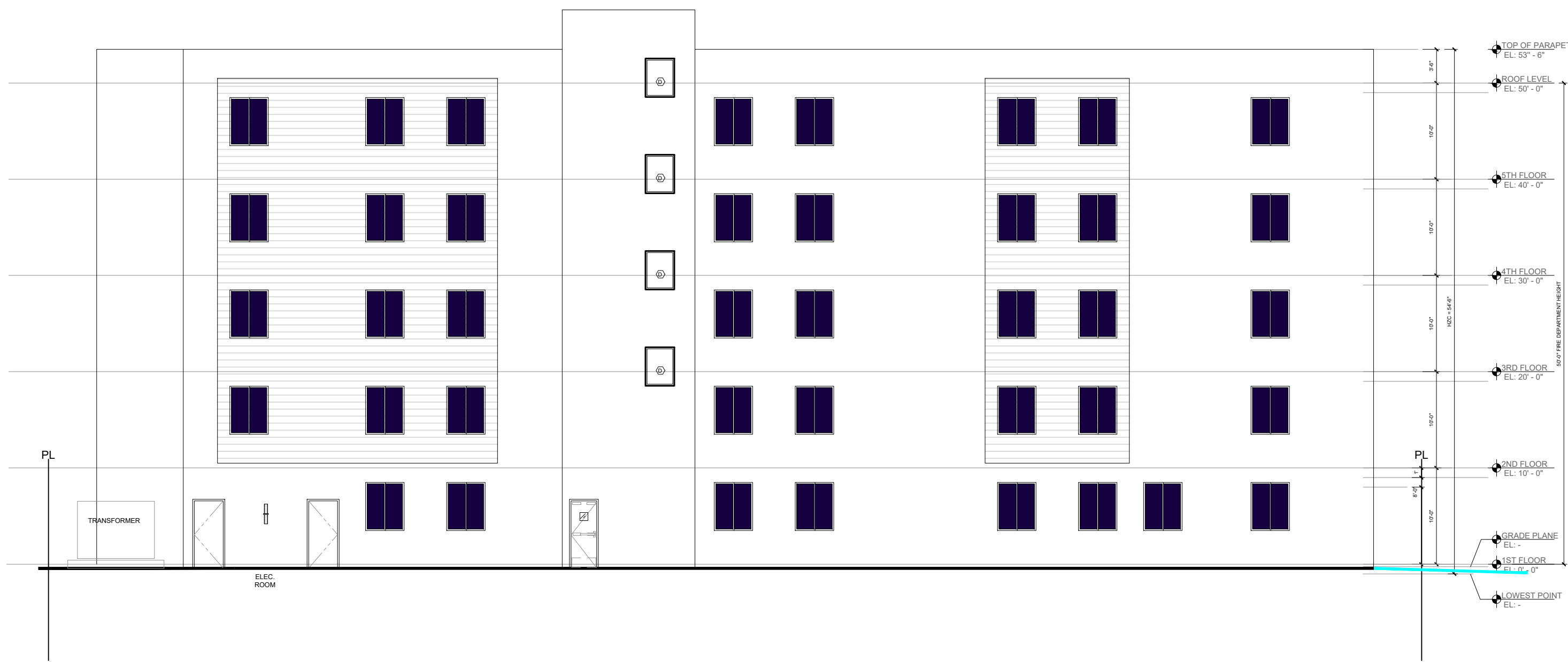
SHEET NUMBER

A5.00



1 NORTH-WEST ELEVATION

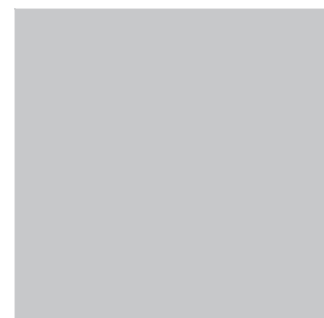
SCALE: 3/32"=1'-0"



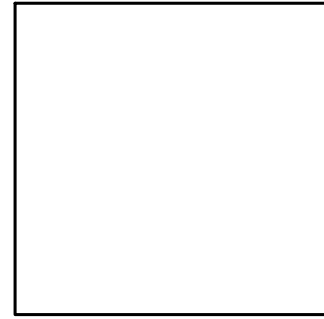
2 SOUTH-EAST ELEVATION

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

MATERIALS,
TEXTURES AND COLORS



1. STUCCO
COLOR: LIGHT CONCRETE GRAY
FINISH: SATIN
ALBEDO APPROX. 20%



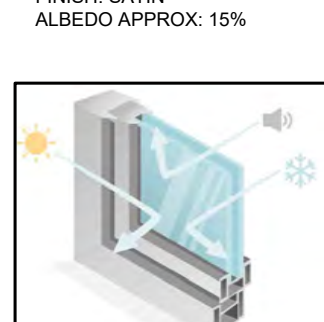
2. STUCCO
COLOR: BONE WHITE
FINISH: SATIN
ALBEDO APPROX. 70%



3. ACRYLIC EXTERIOR PLASTER
FINE SAND FINISH
COLOR: LIGHT CONCRETE ANTIQUE
FINISH: SATIN
ALBEDO APPROX. 15%



4. ACRYLIC EXTERIOR PLASTER
FINE SAND FINISH
COLOR: DARK CONCRETE ORANGE
FINISH: SATIN
ALBEDO APPROX. 15%



5. LOW-E SOLAR CONTROL WINDOW
MANUFACTURER: TBD

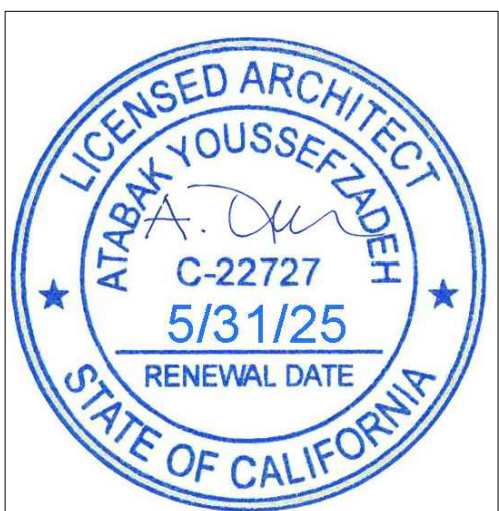
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PLAN CHECK

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A5.01

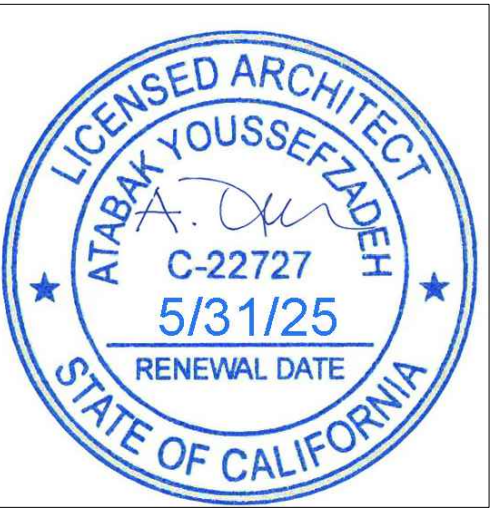
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PLAN CHECK

SHEET TITLE

SECTIONS

SHEET NUMBER

A6.00



1

SECTION A-A

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



2

SECTION B-B

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

Martinez Jorgel
Garcia Patricia M
14265 Polk St., Los Angeles , CA 91342

**5-STORY
AFFORDABLE HOUSING
13315 N DRONFIELD AVE.
LOS ANGELES, CA 91342**

07/25/2024

Green Building Notes
Performance Approach
TOTAL LANDSCAPE AREA: 4,400 S.F.
WATER SUPPLY TYPE: Potable, LADWP
IRIGATION REQUIREMENT: 0.50 INCHES
REQUIRED PER LAMC 12.21G
(25% OF COMMON OPEN SPACE) =
1,100 S.F. @ 25% = 4,432.5 SF REQUIRED
PROVIDED:
(1,666 S.F. ON ROOF + 2,840 S.F. ON SITE)
TOTAL LANDSCAPE = 4,506 S.F. OK

A minimum 3-in. layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcover plants, and other applications when mulch is contraindicated.

For soils less than 6% organic matter in the top 6 in. of soil, cover the planting area of 4 cu. yd. per 1,000 sq. ft. of permeable area shall be incorporated to a depth of 6 in. into the soil.

Recirculating water systems shall be used for all water features.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the design of this plan. A Certificate of Completion shall be filled out and certified by either the signer of the plan or the signatory of the Invention process.

CITY POINTS				
Potential Landscape Area (Lot Area minus Building Footprint)				
LOT AREA		54,531 SF		
BUILDING FOOTPRINT		30,949 SF		
TOTAL POTENTIAL LANDSCAPE AREA		23,581 SF		
Open Space Required				
Grass @ 100 SF	7%	1,700 SF		
Tree bed @ 800 SF	27%	27,800 SF		
	TOTAL	35,000 SF		
Open Space Provided				
Site		10,730 SF		
Roof		1,800 SF		
	TOTAL	6,015 SF		
Points earned (open @ Guidelines C) to (Lot Area 54,531 SF)				
DETAIL OF POINTS PROVIDED		POINTS PER UNIT	QTY.	POINTS CLAIMED
Self-sustained w/ class 1 (TROPICAL MISC.)		0	11	56 Note B-1, L-1
Self-sustained class 2 (TROPICAL MISC.)		0	228	178 Legend L-1, L-2
Vegetation on edges		250	1	6 Legend L-1
POINTS PER UNIT		POINTS PROVIDED	POINTS TOTAL	231
231 PROVIDED POINTS (Lot Area 54,531 SF)		231 PROVIDED POINTS (Lot Area 54,531 SF)		
Total points required for Guidelines A and 100 (Lot Area 54,531 SF): 760 (POINTS REQUIRED) (Guidelines A) 231 (POINTS PROVIDED)				
Senior for 20% of required points		20%	1	2
Senior for 10% of required points		10%	1	2
Automatic irrigation		50%	1	10
Day irrigation		50%	1	10
Watering		10%	1	2
Plantings requiring monthly summer water after establishment for 3 years		25plant	334	86 Legend L-1
POINTS PER UNIT		POINTS PROVIDED	POINTS TOTAL	760
THE SUBMITTER SHALL SIGN AND SUBMIT AN AFFIDAVIT OF COMPLIANCE TO THE AGENCY AGREEING GUARANTEEING THAT:				
a. The planting and irrigation system shall be completed and installed in accordance with the plan of the project and				
50 percent of the length of the project or project				
b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the				
the homeowners / property owners association a Certified Substantial Compliance (12.40 AG CANCE)				
c. The developer / builder shall maintain the landscape and irrigation for 60 days after completion of the landscape and irrigation installation				
d. The developer builder shall guarantee all trees and irrigation for a period of six months and all other plants				
a period of 60 days after landscape and irrigation installation				

LEGAL DESCRIPTION:
LOT/PARCEL AREA (CALCULATED) : 54,531 S.F.
ZONE: RD6-1XL-K
APN: 2504013020
PIN: 225B153 296
TRACT: LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS
BLOCK: 94
LOT: 4
MAP SHEET: 225B153
TRANSIT ORIENTED COMMUNITIES: NOT ELIGIBLE

2. Refer to LID plans for LID and drainage systems
 3. If plant availability requires changes to the plant palette, please contact landscape architect for substitutions
 B - Soil in planting areas to be amended with Class I Forest Floor Mulch
 available from C&M Topsoil, Inc. (818) 899-5485
 Guideline C-1 tree/500 SF landscape area in the project
 Back yard planted area = 1,470 SF
 Required shade tree 1,470/500 SF = 2.94
 Provided shade trees = 88 > required

***Plant spacing is nominal, final placement TBD during landscape installation**

Guideline C- 1 tree/500 SF landscape area in the project
Back yard planted area = 1,470 SF
Required shade tree 1/500 SF = 1
Provided shade trees = 88> required

Guideline C- 1 tree/500 SF landscape area in the project
Back yard planted area = 1,470 SF
Required shade tree 1/500 SF = 1
Provided shade trees = 88> required