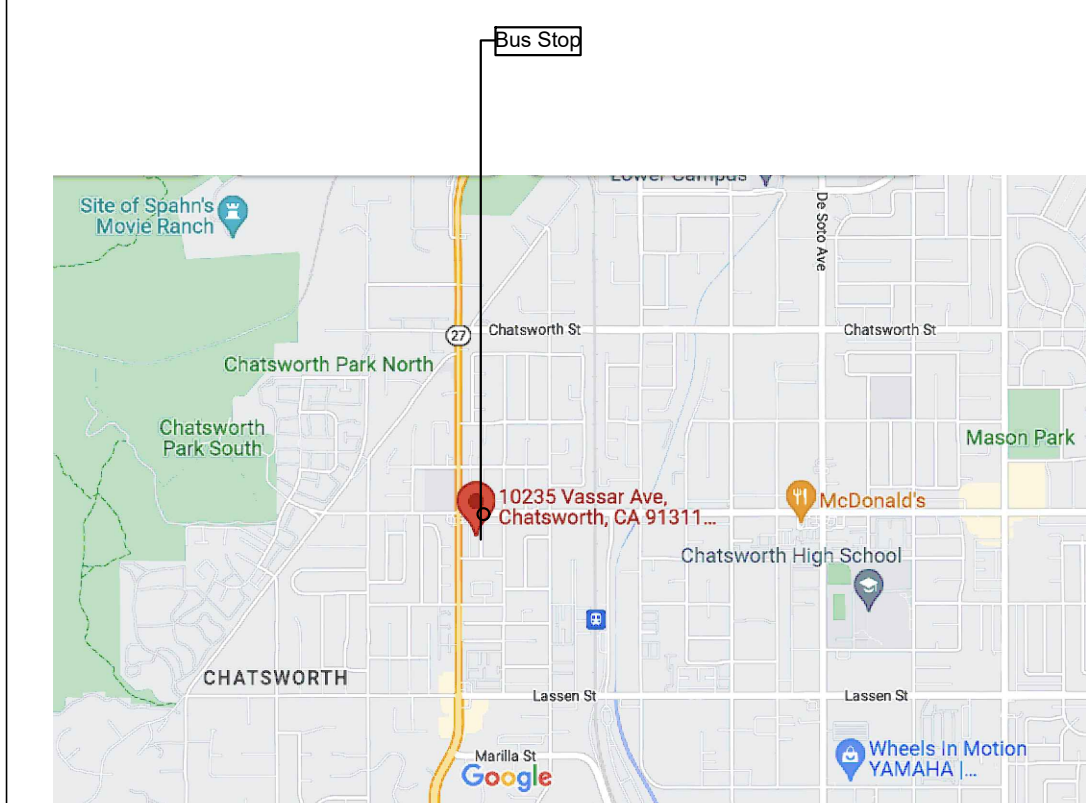


PROJECT SUMMARY

| | |
|---------------------------|---|
| SITE ADDRESS: | 15112, 15114, 15116 & 15116 1/2 ROXFORD St. SYLMAR, CA 91342 |
| ZONING: | RD1.5-1XL |
| OCCUPANCY TYPE: | R-3 |
| CONSTRUCTION TYPE: | TYPE V-B |
| FIRE SPRINKLER SYSTEM | HOUSE FIRE SPRINKLER EQUIPPED |
| | |
| LAND USE DESIGNATION: | LOW MEDIUM II RESIDENTIAL |
| | |
| LEGAL DESCRIPTION: | BLOCK 119, LOT FR 5, ARB 5 OF TRACK LOS ANGELES OLIVER GROWERS ASSOCIATION LANDS IN CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE BOOK 53, PAGES 27 OF MAPS, IN THE OFFICE OF THE COUNTY |
| | |
| ASSESSOR'S PARCEL NUMBER: | 2502-004-017 |
| | |
| LOT AREA I ACRES (SF): | 17,871.6 SF |
| | |
| SETBACKS: | FRONT: 38' - 0" SIDE SETBACKS: 5' - 0" REAR SETBACKS: 5" - 0" |
| | |
| MAXIMUM HEIGHT: | 16'-2" ABOVE NATURAL GRADE |

VICINITY MAP



PROJECT TEAM

| |
|--|
| OWNER AKHILESH JHA 15116 ROXFORD ST, SYLMAR CA 91342 |
| ARCHITECT F. DESIGN BY FABIOLA BURKE PO BOX 1624 HAWTHORNE, CA 90251 1-310-995-4859 |
| STRUCTURALENGINEER CASTILLO ENGINEERING, INC. 1205 PINE AVENUE, SUITE 201, LONG BEACH CA 90813 (562)961-5600, EXT. 705 |
| LID PLAN ENGINEER DRP ENTERPRISES PO BOX 4428, PALM SPRING, CA 92263 (206)734-7765 |
| T24 ENERGY CALCULATION PERFECT DESIGN 2416 W. VALLEY BLCD ALHAMBRA, CA 91803 (626)289-8808 |

APPLICABLE CODES

| |
|---|
| ALL PLANS AND WORK FOR THE PROJECT SHALL CONFIRM TO THE REQUIREMENT OF THE FOLLOWING CODES: |
| 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA BUILDING CODE VOL. 1 & 2 2019 CALIFORNIA ELECTRICAL CODE (2011 NEC) 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE |

RESIDENTIAL CARE FACILITY

CHECKLIST ITEMS

- MINIMUM CONTRUCTION - TYPE V-1 HOUR CONSTRUCTION. MAX OF 10,500 SQ. FT.-3 STORIES. NONAMBULATORY CLIENTS TO BE LIMITED TO THE FIRST TWO STORIES. CBC SECTION 435.4.1 & TABLE 504, 3
- SMOKE BARRIERS-A. REQUIRED WHERE INDIVIDUAL FLOOR AREA EXCEEDS 6,000 SQ. FT. AREA OF A SINGLE SMOKE COMPARTMENT SHALL NOT EXCEED 22,500 SQ. FT. AND TRAVEL DISTANCE TO AN EXIT OR SMOKE BARRIER WALL SHALL NOT EXCEED 200 FEET. CBC, SEC. 435.5.1 EXCEPTION: ONE STORY FACILITIES HOUSING MORE THAN SIX NON-AMBULATORY ELDERLY WHERE THE BUILDINGS HAVE DIRECT EXITS FROM EACH DWELLING UNIT. H & S CODE, SECTION 13131.5.(A)(#4)
B SMOKE BARRIER FRAMING TO BE COVERED WITH NONCOMBUSTIBLE MATERIAL WITH THERMAL BARRIER INDEX OF NOT LESS THAN 15. CBC 435.5.2
- AUTOMATIC FIRE SPRINKLER PROTECTION - FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. CBC SEC. 903.2.8.
- SMOKE ALARMS - REQUIRED IN EACH SLEEPING AREA AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. EXCEPTION: SMOKE ALARMS NOT REQUIRED IN SLEEPING ROOMS WHEN THE SLEEPING ROOMS ARE PROTECTED BY SMOKE DETECTORS WHICH ARE PAR OF AN AUTOMATIC SMOKE DETECTION SYSTEM. CBC SEC. 435.7.3 AND 907.2.11.2
- CARBON MONOXIDE ALARMS - REQUIRED IN ALL NEW DWELLINGS BUILT AFTER JANUARY 1,2011. CBC 420.4.1. MIGHT BE REQUIRED BY BUILDING OR FIRE OFFICIALS FOR EXISTING DWELLINGS AFTER JULY 1, 2011. H&S CODE 17926.
- FIRE ALARM - A. A COMPLETE AUTOMATIC AND MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CBC SECTION 907.2.9.3. THIS REQUIREMENT IS IN ADDITION TO THE SMOKE ALARMS REQUIRED BY CBC SECTION 435.7.3 EXCEPTION: BUILDINGS HOUSING NON- AMBULATORY CLIENTS ONLY ON THE FIRST FLOOR AND PROTECTED THROUGHOUT BY ALL OF THE FOLLOWING:
1. AN APPROVED SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA #13. ACTIVATION OF SPRINKLER SYSTEM SHALL SOUND THE BUILDING FIRE ALARM SYSTEM.

- A MANUAL FIRE ALARM SYSTEM.
- SMOKE ALARMS AS REQUIRED BY CBC SEC. 907.2.11.
- STROBES SHALL BE PROVIDED IN PUBLIC AREAS.
- COMMON USE AREAS, SLEEPING ROOMS AND PROTECTIVE CARE FACILITIES HOUSING HEARING IMPAIRED CLIENTS. CBC SECTION 907.5.2.3, 907.5.2.3.1 & 907.5.2.3.3
- EXITS - TWO EXITS REQUIRED. CBC SEC. 435.8.2.1.
- CORRIDOR CONSTRUCTION - HALLWAYS/CORRIDORS SERVING 7 OR MORE SHALL BE 1-HOUR FIRE RESISTIVE WITH DOOR OPENINGS PROTECTED BY 20-MINUTE FIRE RATED ASSEMBLIES. DOORS TO BE MAINTAINED SELF-CLOSING OR AUTOMATIC-CLOSING BY ACTIVATION OF A SMOKE DETECTOR. GLAZED OPENINGS TO BE LABELED 3/4 HOUR FIRERATED ASSEMBLIES. TABLE 1018.1. EXCEPTION: IN SPRINKLERED BUILDINGS, RATED CORRIDOR DOORS TO CLIENT ROOMS DO NOT REQUIRE SELF-CLOSERS. (SEE CBC SEC. 435.8.4.2)
- CORRIDOR WIDTH - 60 INCHES ON FLOORS HOUSING NON- AMBULATORY CLIENTS AND 44 INCHES ON FLOORS HOUSING ONLY AMBULATORY CLIENTS. CBC SEC. 435.8.4.2.
- INTERVENING ROOMS - CORRIDORS SHALL NOT BE INTERRUPTED BY INTERVENING ROOMS. CBC SEC. 1018.6. EXCEPTION 1: FOYERS, LOBBIES AND RECEPTION ROOMS SHALL NOT BE CONSIDERED INTERVENING ROOMS.
- EXIT ENCLOSURE - TWO ENCLOSED EXIT STAIRWAYS REMOTELY LOCATED SHALL BE REQUIRED IF 7 OR MORE NON- AMBULATORY CLIENTS ARE LOCATED ABOVE THE FIRST FLOOR. CBC SEC. 435.8.6.1.
- DELAYED EGRESS - ALLOWED IF CONFORMING TO REQUIREMENTS OF CBC SEC. 1008.1.9.7
- BEDRIDDEN CLIENTS- ALLOWED FOR FACILITIES LICENSED AFTER JAN. 1, 2008. SEE DEFINITION IN CBC SECTION 310.1.
- EXIT SIGNS - REQUIRED AS PER CBC SECTION 1011.1
- FLOOR LEVEL EXIT SIGNS - REQUIRED AS PER CBC SECTION 1011.6. EXCEPTION: WHERE EXIT PATH MARKING IS PROVIDED 1012.
- EXIT PATH MARKING - REQUIRED AS PER CBC SECTION 1011.7 EXCEPTION: WHERE FLOOR LEVEL EXIT SIGNS ARE PROVIDED
- TACTILE EXIT SIGNS - REQUIRED AS PER CBC SECTION 1011.3
- EMERGENCY LIGHTING - REQUIRED AS PER CBC SECTION 1006.3. EXCEPTION: CLIENT SLEEPING ROOMS.
- FIRE EXTINGUISHERS - REQUIRED AS PER CFC SECTIONS 906.1 20.
- RAMPS - REQUIRED AS PER CBC SECTION 1003.5

SCOPE OF WORK

ANALYZE CURRENT SITE AND MAKE IMPROVEMENTS TO EXISTING CONDITIONS TO ACHIEVE COMPLIANCE WITH R2.1 OCCUPANCY STANDARDS. NO ADDITIONAL BUILDING AREA IS PROPOSED IN SCOPE OF WORK. NO CHANGE TO EXISTING BUILDING FOOTPRINTS. NO EXCAVATION IS PROPOSED ON THE SITE

SHEET INDEX

| SHEET NO. | TITLE |
|-----------|-------------------------------|
| G1 | TITLE SHEET & NOTES |
| A1 | SITE PLAN |
| A2.1 | FLOOR PLAN 15112 ROXFORD ST |
| A2.2 | FLOOR PLAN 15114 ROXFORD ST |
| A2.3 | FLOOR PLAN 15116 ROXFORD ST |
| A2.4 | FLOOR PLAN 15116 ½ ROXFORD ST |
| A2.5 | FLOOR PLAN CABIN HOUSE |
| A3 | ELEVATION |
| R1 | RENDER |
| | |

OCCUPANCY ANALYSIS

| | # OF BR | # OF BA | # Residents | SF | USE |
|-----------------|---------|---------|-------------|-------|-----|
| 15112 ROXFORD | 5 | 6 | 10 | 2152 | AL |
| 15114 ROXFORD | 6 | 7 | 12 | 1968 | AL |
| 15116 ROXFORD | 5 | 3 | 10 | 1898 | AL |
| 15116 ½ ROXFORD | 5 | 5 | 10 | 1323 | MC |
| CABIN HOUSE | 2 | 1 | 4 | 550 | AL |
| TOTAL | 23 | 22 | 46 | 7,891 | |

PROPOSED OCCUPANTS = 46
COMMON AREA (CA) = 555 SF = 7%
ASSISTED LIVING (AL) CARE HOUSING USE = 6,173 SF= 78%
MEMORY CARE (MC) USE = 1,163 SF = 15%

PARKING SPACE (ORDINANCE 178063)

| Housing Type | Required Parking For Each Housing Type (whether or not included within an Eldercare Facility) |
|-----------------------------------|---|
| Senior Independent Housing | 1 automobile parking space for each dwelling unit |
| Assisted Living Care Housing | 1 automobile parking space for each dwelling unit or |
| Skilled Nursing Care Housing | 1 automobile parking space for each guest room |
| Alzheimer's/Dementia Care Housing | 0.2 automobile parking space for each guest bed |
| | 0.2 automobile parking space for each guest bed |

| | # OF PARKING | # OF BR | SF | USE |
|-----------------|--------------|---------|-------|-----|
| 15112 ROXFORD | 1 | 5 | 2152 | AL |
| 15114 ROXFORD | 1 | 6 | 1968 | AL |
| 15116 ROXFORD | 1 | 5 | 1898 | AL |
| 15116 ½ ROXFORD | 1 | 5 | 1323 | MC |
| CABIN HOUSE | 0.4 | 2 | 550 | AL |
| TOTAL | 4.4 = 5 | 23 | 7,891 | |

LAMC SECTION LAMC 12.03

Minimum 75% floor area for Eldercare Facility

| Use | Floor Area | Percentage |
|-------------------------------------|-------------------|------------|
| Alzheimer's / Dementia Care Housing | 1,163 square feet | 15 % |
| Assisted Living Care Housing | 6,173 square feet | 78 % |
| Senior Independent Housing | square feet | % |
| Skilled Nursing Care Housing | square feet | % |
| Common Areas | 555 square feet | 7 % |
| Total | 7,891 square feet | 100% |

F DESIGN

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CA 90251

15112, 15114, 15116
& 15116 ½ ROXFORD St.
SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

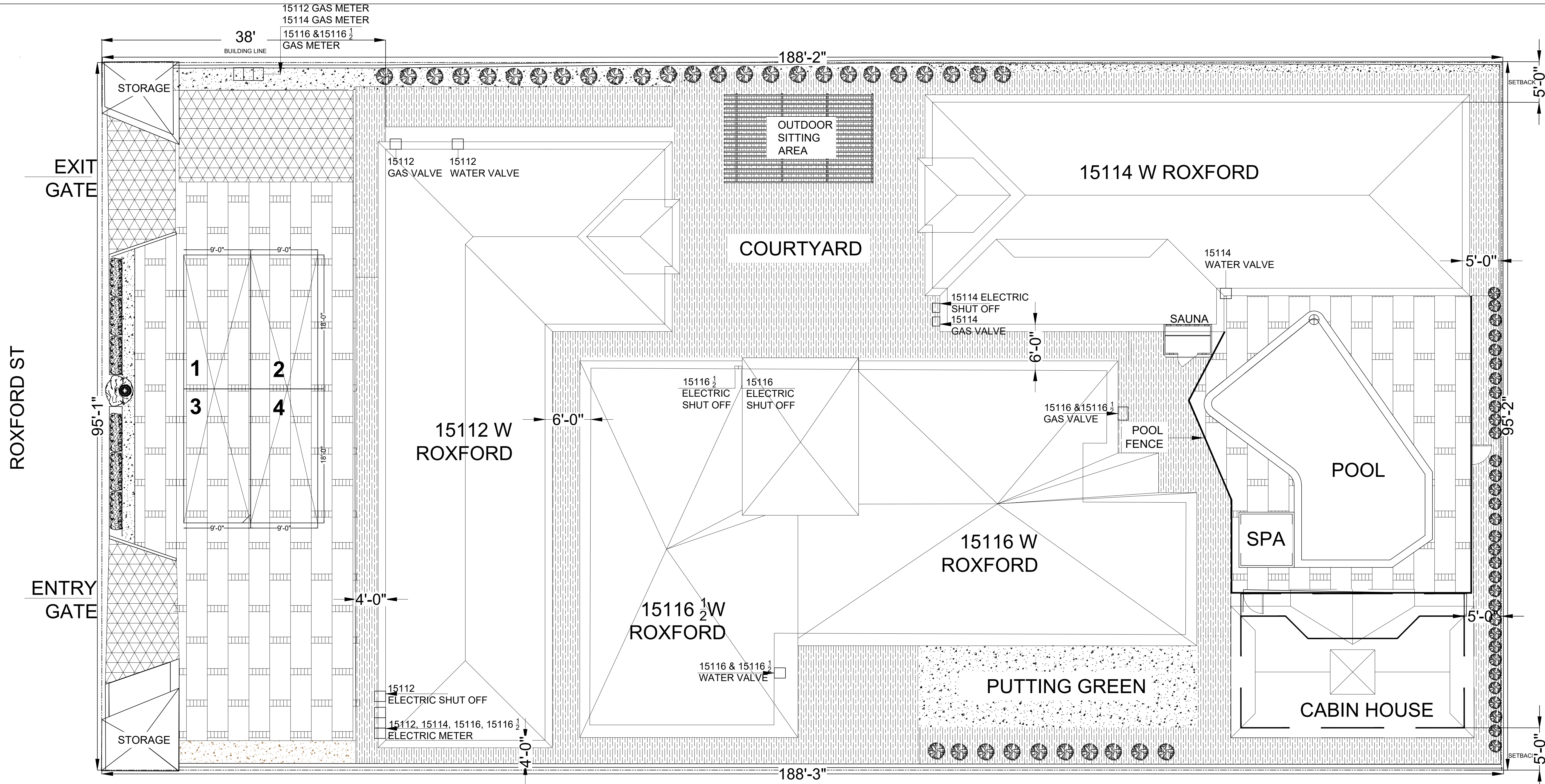
FABIOLA BURKE

- DESIGNED BY

COVER SHEET

- PROJECT NAME

| | |
|-------------|-----------|
| -SCALE | - DWG. ID |
| -DATE | G1 |
| FEBRUARY 24 | |

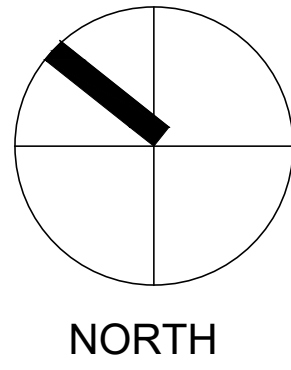


- GRASS
- BLOCK PATTERN
- SOFT MATERIAL
- ANTI-SLIP MATERIAL
- CONCRETE

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& 15116 1/2 ROXFORD St.
SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE

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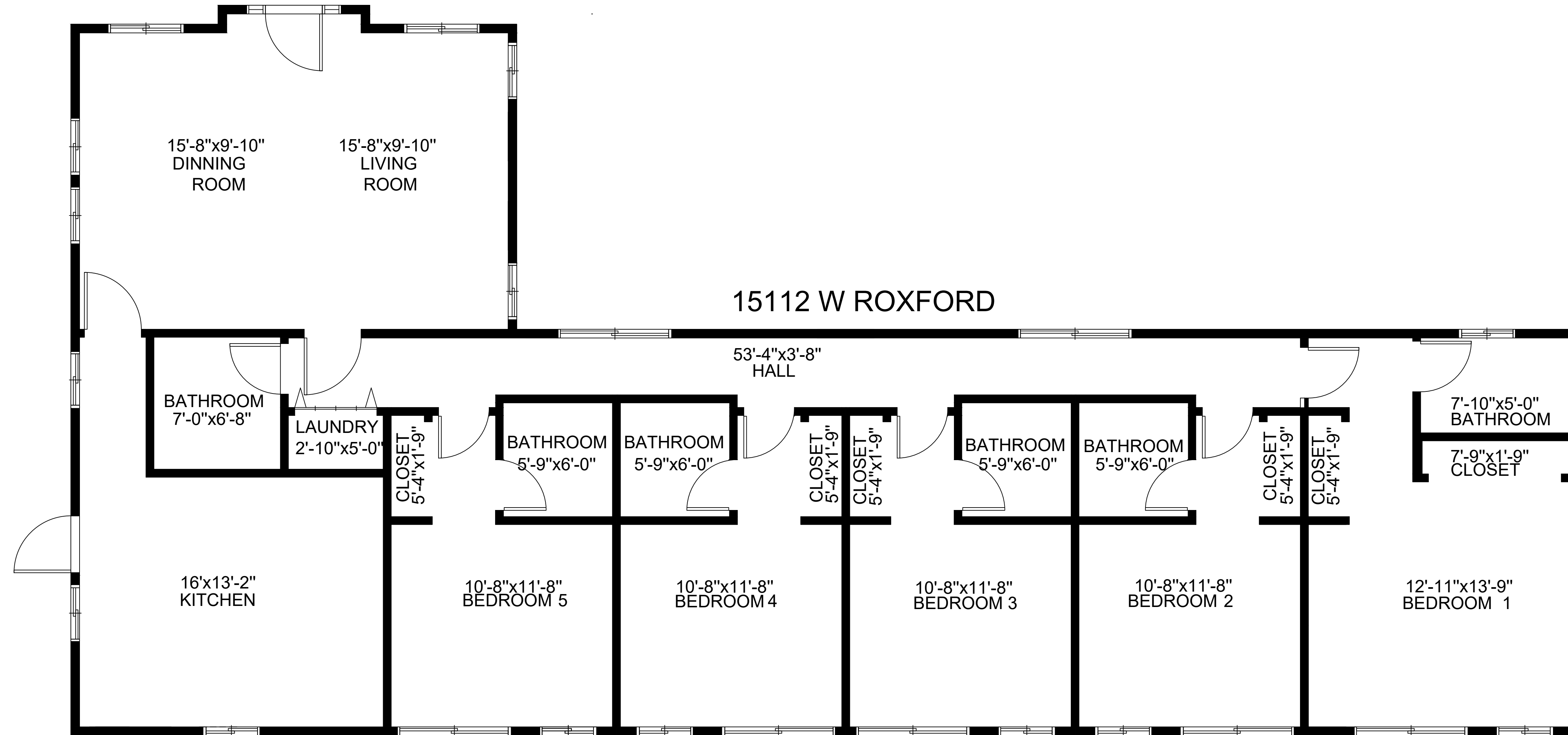
OVERALL SITE PLAN

- PROJECT NAME

-SCALE
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-DATE
FEBRUARY 24

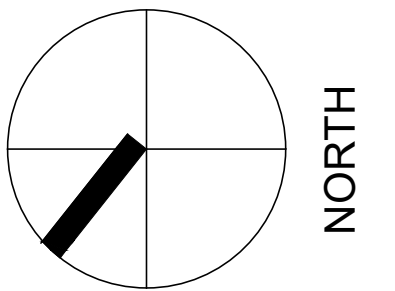
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A1



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BY. FABIOLA BURKE
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CA 90251



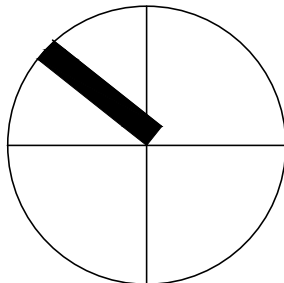
15112, 15114, 15116
& 15116 1/2 ROXFORD St.
SYLMAR, CA 91342

| | | |
|----------------------|--------------------------|-----|
| CLIENT | | |
| AKHILESH | KUMAR | JHA |
| FABIOLA BURKE | | |
| - DESIGNED BY | | |
| FLOOR PLAN 15112 | | |
| - PROJECT NAME | | |
| -SCALE 3/4"=1'0" | - DWG. ID A2.1 | |
| -DATE FEBRUARY 24 | | |

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CA 90251



NORTH

15114 W ROXFORD



15112, 15114, 15116
& 15116 1/2 ROXFORD St.
SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE

- DESIGNED BY

FLOOR PLAN 15114

- PROJECT NAME

-SCALE
3/8"=1'-0"
-DATE
FEBRUARY 24

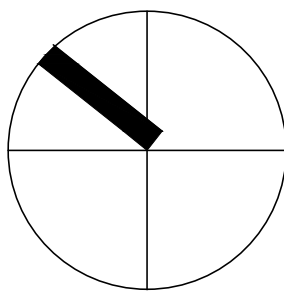
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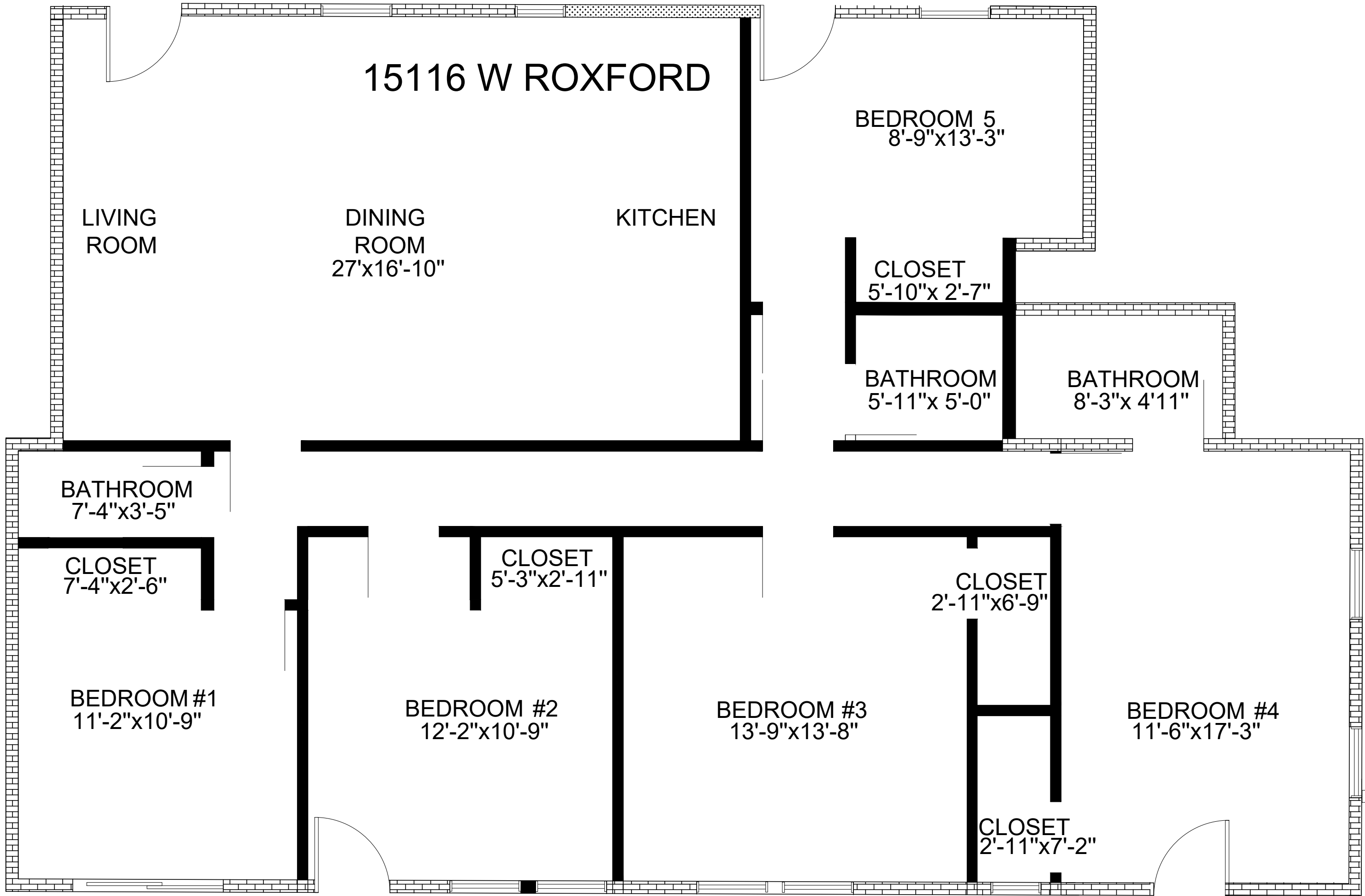
F DESIGN

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NORTH



15112, 15114, 15116
& 15116 1/2 ROXFORD St.
SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE

- DESIGNED BY

FLOOR PLAN 15116

- PROJECT NAME

-SCALE
3/4"=1'0"
-DATE
FEBRUARY 24

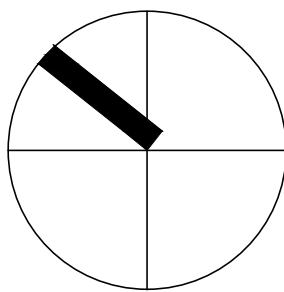
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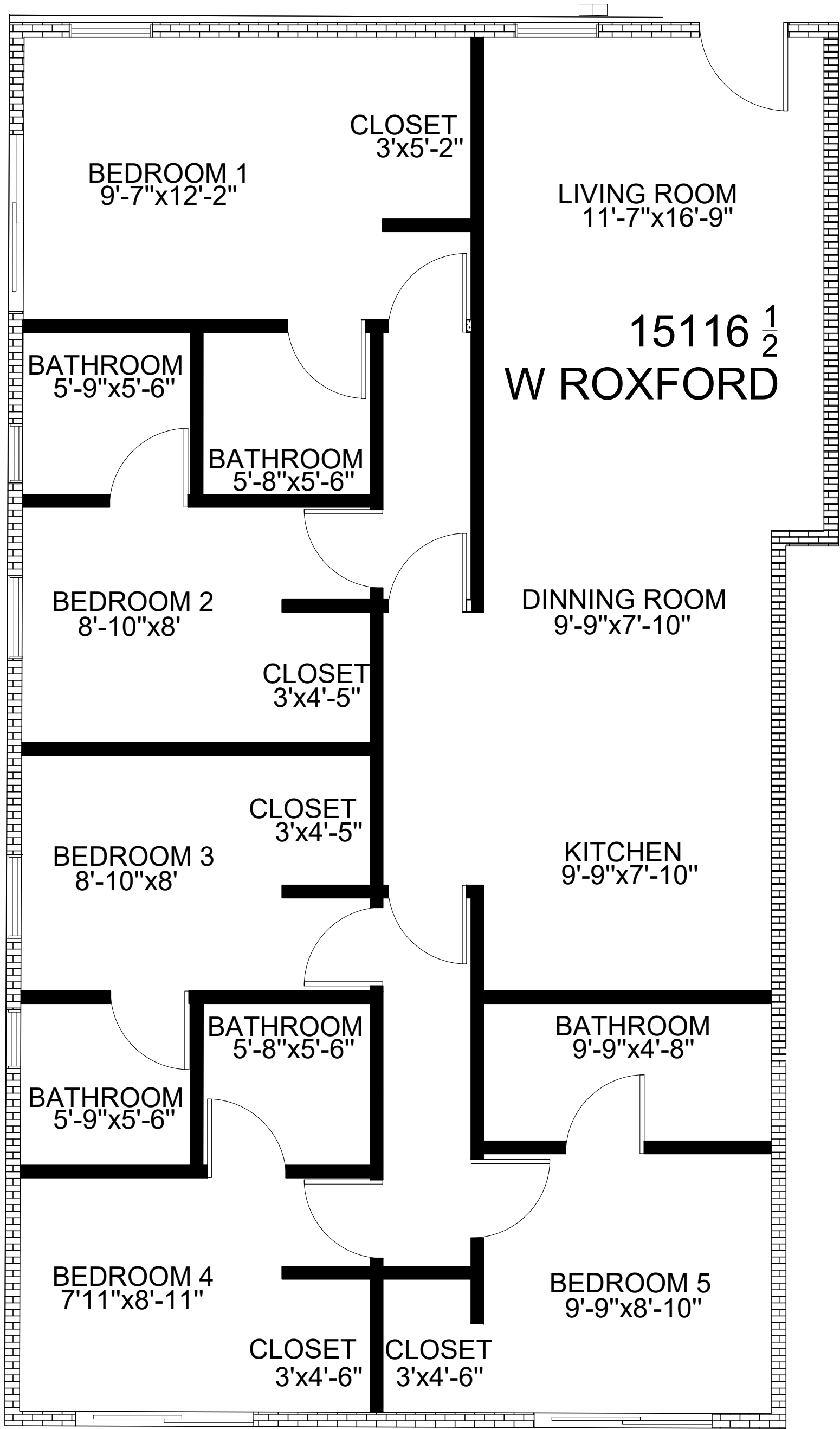
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NORTH



15112, 15114, 15116
& 15116 1/2 ROXFORD St.
SYLMAR, CA 91342

CLIENT
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FABIOLA BURKE

- DESIGNED BY

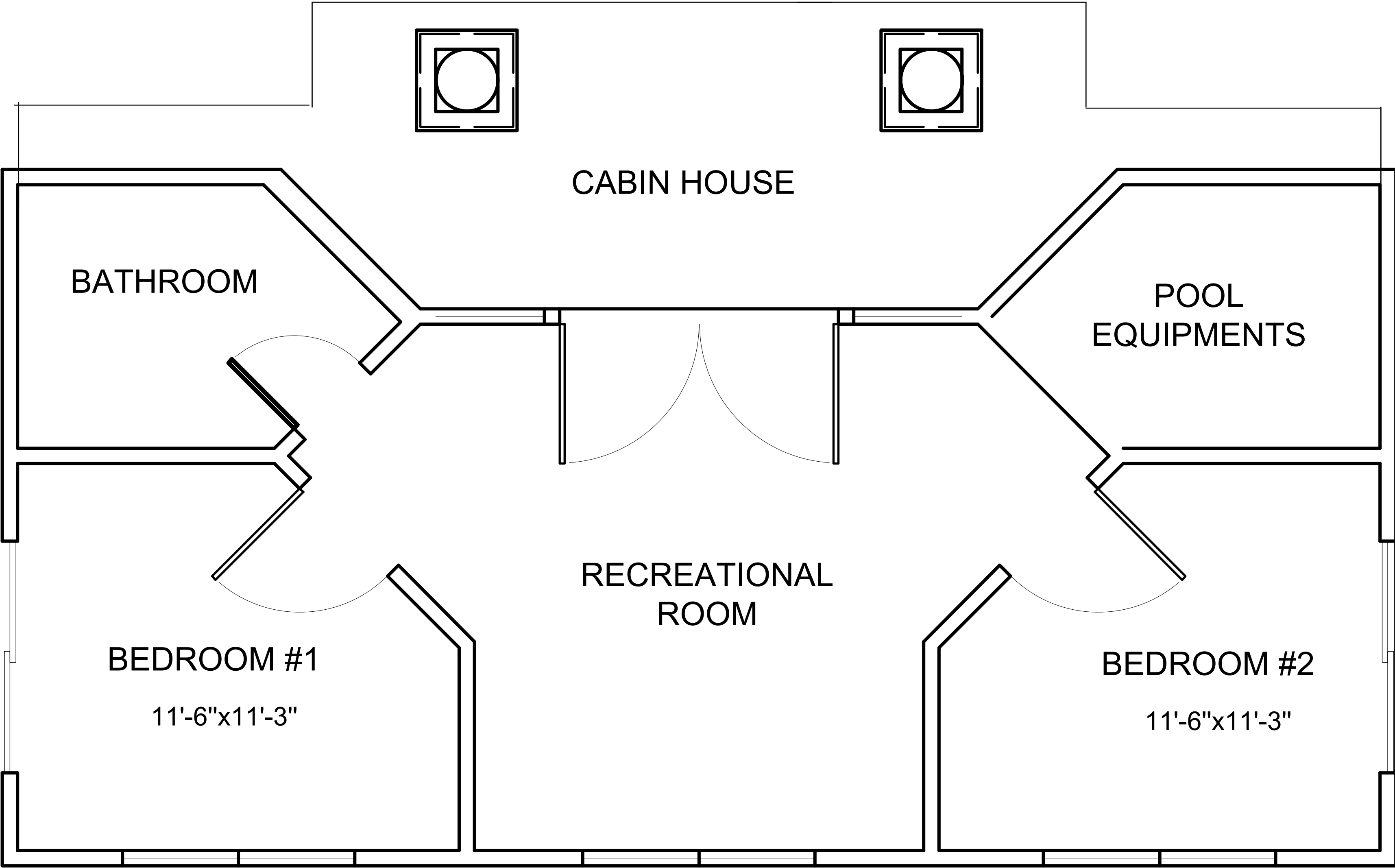
FLOOR PLAN 15116 1/2

- PROJECT NAME

-SCALE
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-DATE
FEBRUARY 24

- DWG. ID

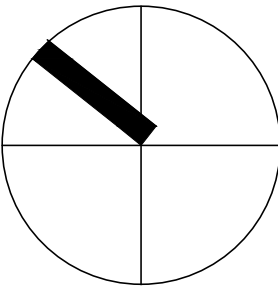
A2.4



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NORTH

15112, 15114, 15116
& 15116 1/2 ROXFORD St.
SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE

- DESIGNED BY

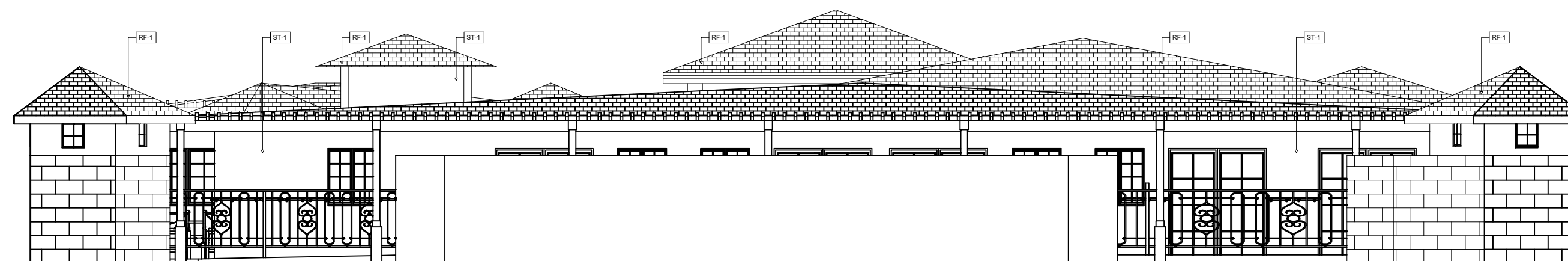
FLOOR PLAN CABIN HOUSE

- PROJECT NAME

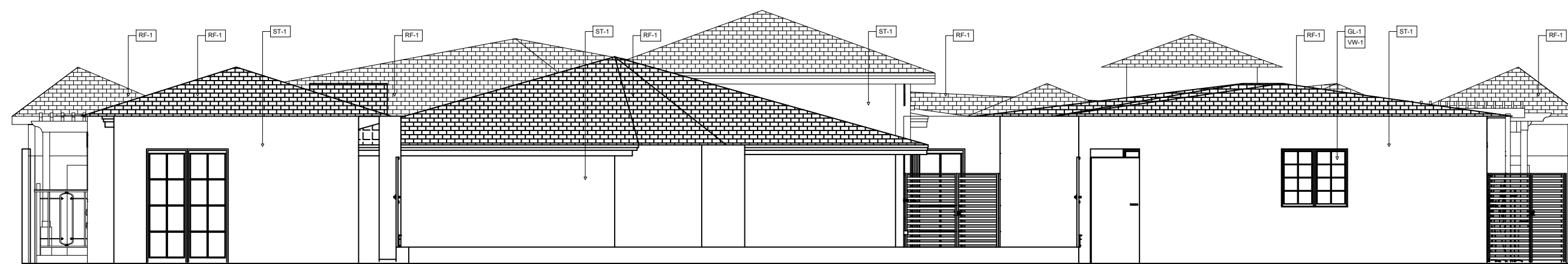
-SCALE
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-DATE
FEBRUARY 24

- DWG. ID

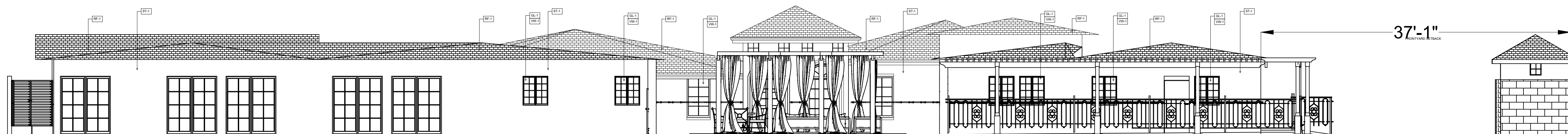
A2.5



ELEVATION WEST



ELEVATION EAST



ELEVATION SOUTH



ELEVATION NORTH

- GL-3 CLEAR IGU SAFETY GLASS
- GL-1 CLEAR IGU GLASS VISION
- ST-1 STUCCO SMOTH FINISH WHITE COLOR
- RF-1 CLASS A ROOF TILE.
- VW-1 VINYL WINDOW FRAME GLASS

F DESIGN

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CLIENT
AKHILESH KUMAR JHA

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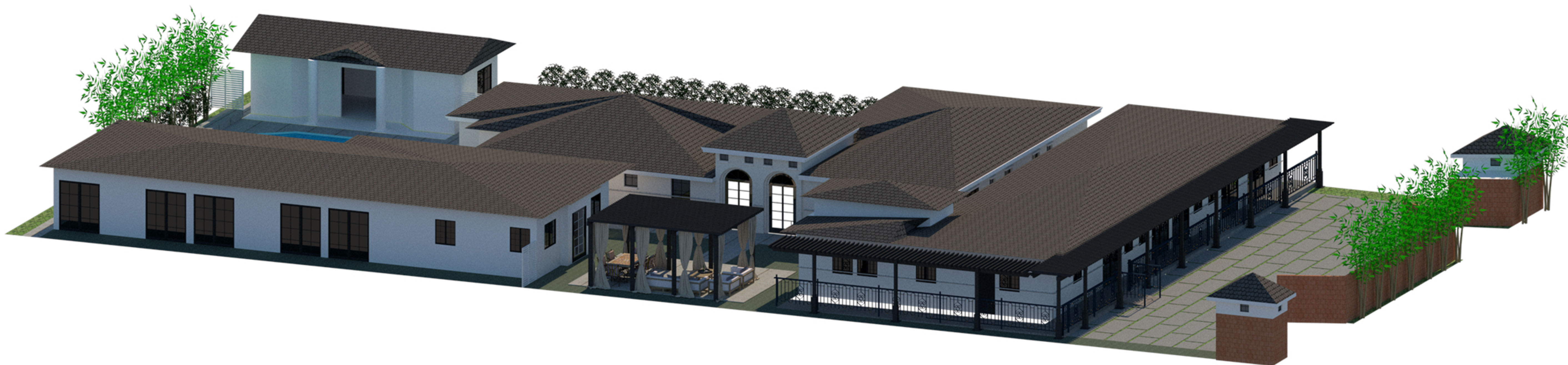
ELEVATION

- PROJECT NAME

-SCALE
3/8"=1'0"
-DATE
FEBRUARY 24

- DWG. ID

A3



F DESIGN

BY: FABIOLA BURKE
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CA 90251

15112, 15114, 15116
& 15116 1/2 ROXFORD St.
SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE

- DESIGNED BY

OVERAL SITE PLAN

- PROJECT NAME

-SCALE
3/8"=1'0"
-DATE
FEBRUARY 24

- DWG. ID

R1