

7223 TYRONE AVE., VAN NUYS, CA 91405

PROJECT DATA

DESIGN BY: C.A. ENGINEERING
 18992 AZULIA, VAN NUYS, CA 91405
 Phone: (818) 758-5038
PROJECT ADDRESS: 7223 TYRONE AVE, VAN NUYS, CA 91405
OWNER: TYRONE VILLAS AT VAN NUYS LLC
PROPOSED: 38 UNIT, 5-STORY RESIDENTIAL APARTMENT BUILDING & ZONE CHANGE R-1 TO R-1L
AIN: 2217-003-033, 2217-003-340

AREA AND BUILDING CALCULATIONS:

STRUCTURAL ENGINEER: G.A. ENGINEERING
 18992 AZULIA, VAN NUYS, CA 91405
 Phone: (818) 758-5038
PUBLIC WORKS PLANS:

LEGAL DESCR. PLOT:	EXISTING ZONE R-1, R-1L, R-1L-1
ZONE:	R-1 / Z-2 PARKING
OCCUPANCY GROUP:	2013 IBC
BUILDING CODE:	1993A.3
BUILDING CODE:	2013 IBC
REVISION CALCULATION:	EXISTING R-1-L TO BE REZONED TO R-1L = 20,360 SQFT
LEGAL AREA: 55 AND 28	TOTAL R-1-L = 35,128 SQFT
	35,926 SQ / 7,600 = 4.73 UNITS ALLOWABLE

GEOTECHNICAL ENGINEER:

ELECTRICAL ENGINEER:

MECHANICAL ENGINEER:

PLUMBING ENGINEER:

NOTE:

PARKING CALCULATION

REQUIRED AUTOMOBILE PARKING	NUMBER OF UNITS	PER UNIT	TOTAL
T-1 FLOOR	22	2	44
T-2 FLOOR	6	2	12
T-3 FLOOR	6	2	12
T-4 FLOOR	6	2	12
T-5 FLOOR	6	2	12
TOTAL REQUIRED AND PROVIDED			72

OPEN SPACE CALCULATION

REQUIRED	NO. OF UNITS	MINIMUM REQUIRED	AVAILABLE	OPEN SPACE
RECREATION	2	3	10	80 SQ FT
CHILD PLAY	4	4	16	128 SQ FT
RECREATION AND CHILD PLAY	3	4	16	128 SQ FT
TOTAL			38	2368 SQ FT

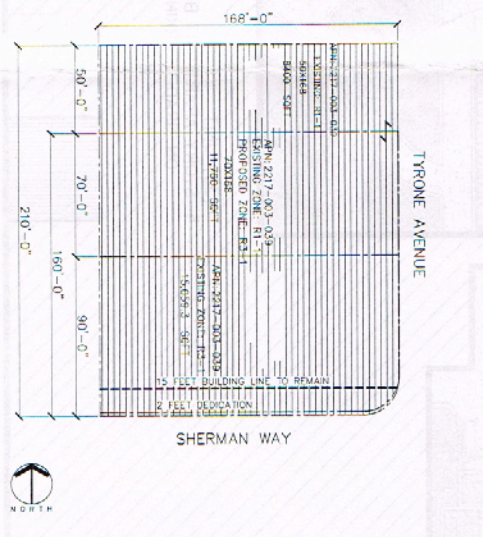
FLOOR AREA CALCULATION (SQ. FT.)

STORY	USE	AREA	AREA	AREA	AREA	A-B-C	A-B-C-B	A-B-C-B
STORY	USE	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1ST	2-2 PARKING	58,839	3,813	0	46	2,962	2,962	0
2ND	RESIDENTIAL	4,539	663	0	456	17,663	14,550	0
3RD	RESIDENTIAL	4,539	663	0	456	17,663	14,550	0
4TH	RESIDENTIAL	4,539	663	0	456	17,663	14,550	0
5TH	RESIDENTIAL	4,539	663	0	456	17,663	14,550	0
TOTAL	R-2	75,995	3,162	0	468	72,866	69,572	0

SCHOOL DISTRICT ASSESSABLE

STORY	USE	AREA (SQ FT)
1ST	PARKING	62,652
2ND	RESIDENTIAL	21,558
3RD	RESIDENTIAL	21,558
4TH	RESIDENTIAL	21,558
5TH	RESIDENTIAL	21,558
TOTAL		152,884

ZONING DIAGRAM



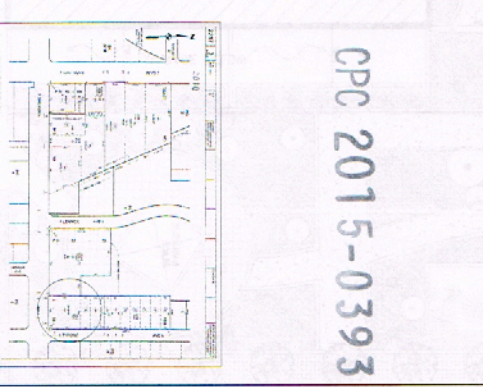
ATTACHMENT "A"

ATTACHMENT A
 City of Van Nuys
 Planning Department
 7223 Tyrone Ave, Van Nuys, CA 91405
 Phone: (818) 758-5038

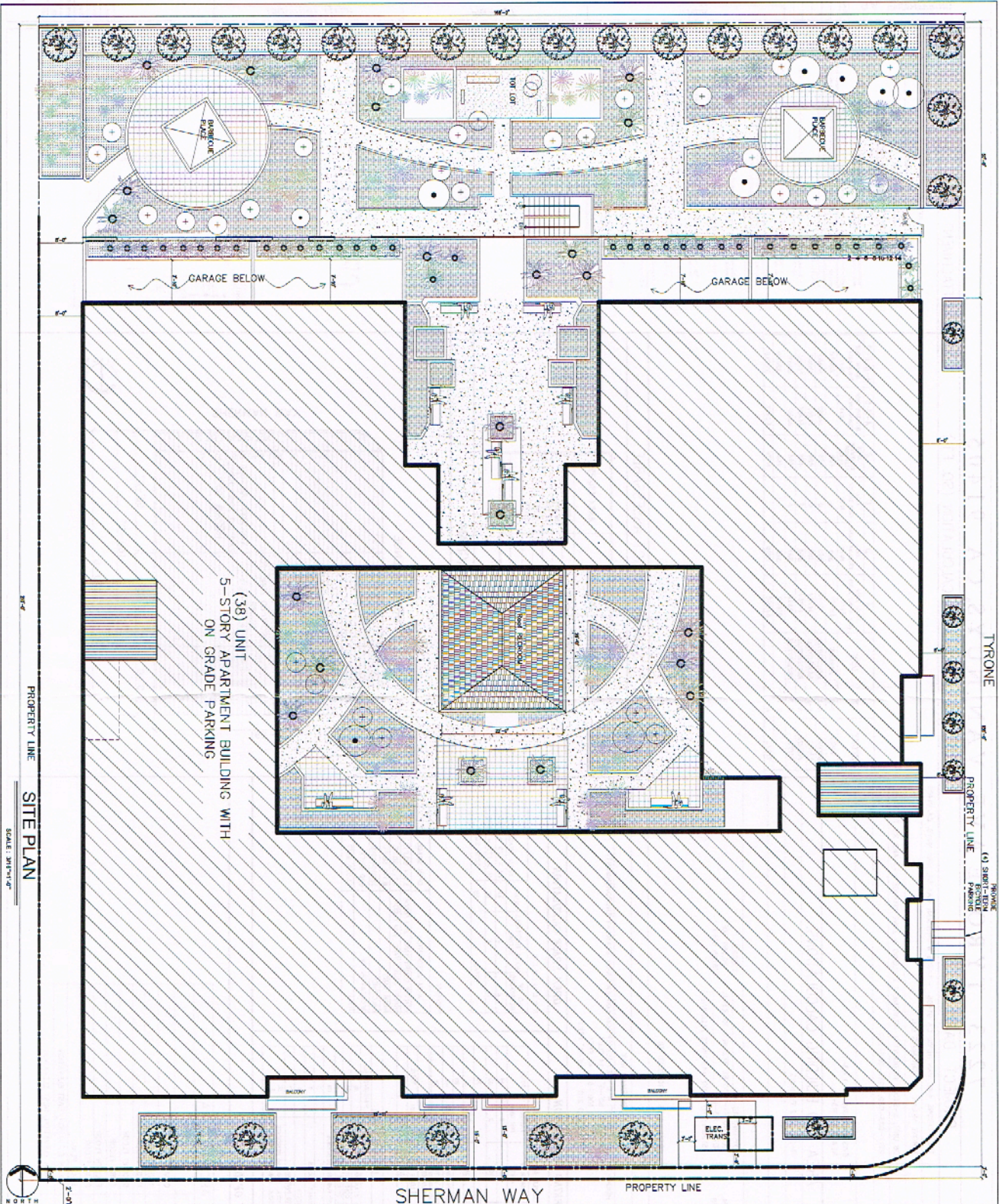
I, the undersigned, certify that I am the duly authorized representative of the applicant for the above described project and that the information provided herein is true and correct to the best of my knowledge and belief. I understand and acknowledge the responsibility and consequences of this statement and I agree to indemnify and hold the City of Van Nuys harmless from any and all claims, damages, and expenses, including reasonable attorney's fees, that may be asserted against the City of Van Nuys as a result of this project.

Date: _____
 Signature: _____

VICINITY MAP



CPC 2015-0393



(38) UNIT
5-STORY APARTMENT BUILDING WITH
ON GRADE PARKING

SHERMAN WAY

NOTES

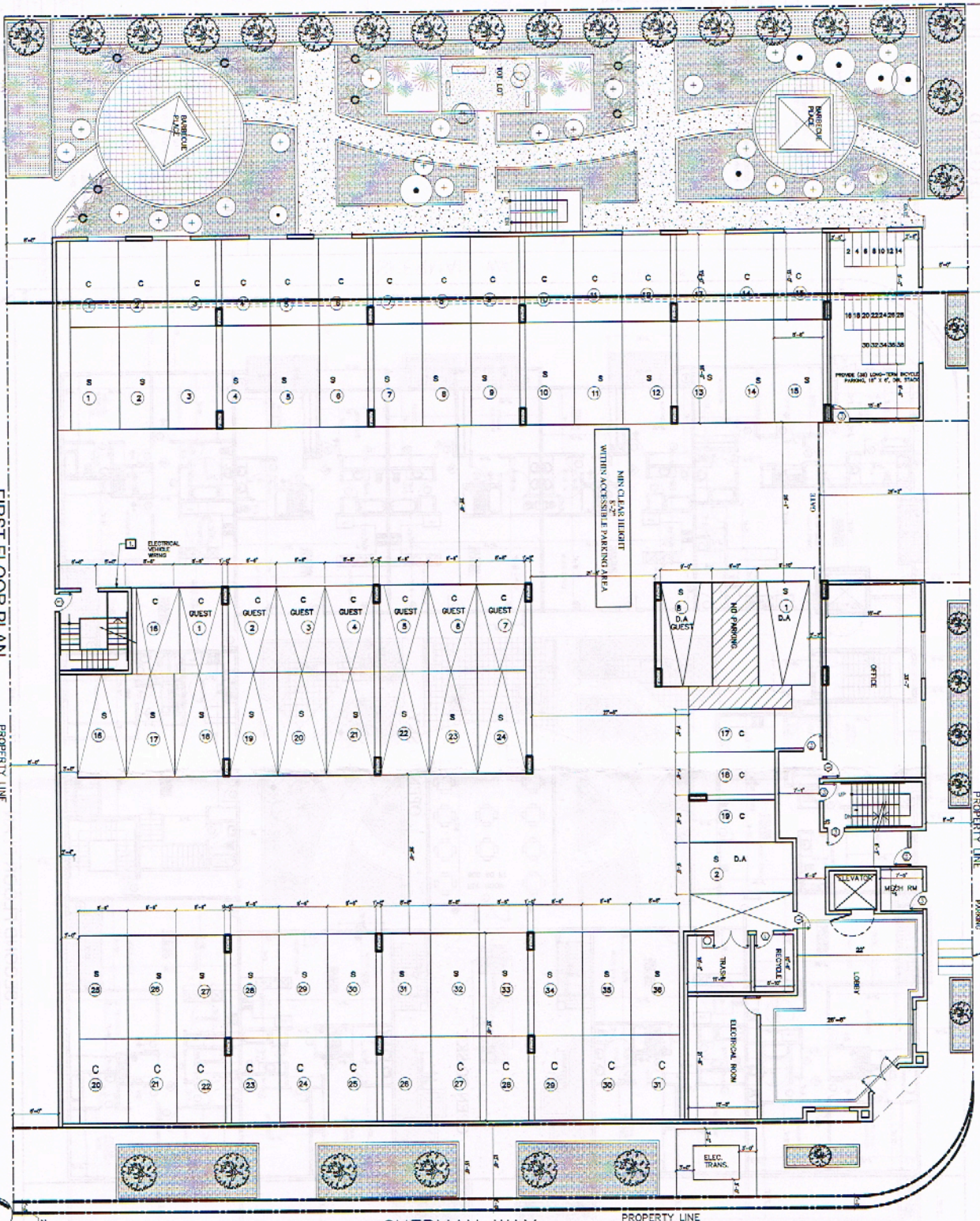
1. ALL PARTY WALLS SHALL BE 1 HOUR RATED FIRE RATED WALLS.
 2. WALLS IN SHARPS AS ELEVATOR, STAIRWAY, ETC SHALL BE 2 HOURS RATED.
 3. CORRIDORS SHALL BE 1 HOUR RATED.
 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED.
 5. THE FLOOR/CILING ASSEMBLIES SHALL BE 1 HOUR RATED.
- * W/DOOR CURTAIN REGULATION SHALL BE AS PER BUILDING & SAFETY CODE PLAN 10' HIGH-COMBUSTIBLE DRIFT STOP SHALL BE PROVIDED.

LEGEND

- 1. HAD W/DOOR DETECTOR W/ SILENT BELL
- 2. SMOKE DETECTOR & HAND W/DOOR DETECTOR
- 3. MECHANICAL VENT 1 1/2" DIA TO THE OUTSIDE THROUGH SLAB W/ HANGERS
- 4. DRAIN - FANT DRAIN - HANGERS
- 5. 1/2" DIA. UTL. GROSS VENT, PROTECT BY DISUSE BRACKET IN ORDER W/DOOR FROM ORDER
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SCALE: 3/16"=1'-0"

DATE: 08/20/14 DRAWN: VAN-14-01 CHECKED: VAN-14-01 APPROVED: VAN-14-01 PROJECT NO: 14-01 SHEET NO: A-1 TOTAL SHEETS: 1	DRAWING TITLE SITE PLAN	PROJECT 7223 TYRONE AVE, VAN NUYS, CA 91405	OWNER DANNY KURIAN TYRONE VILLAS AT VAN NUYS LLC 818-4227280	GA. ENGINEERING 19002 VENTURA BLVD. SUITE 230 THERMANS, CALIFORNIA 91384 Phone: (818) 798-0018 Cell: (818) 302-3326 Fax: (818) 798-2947
	PROJECT TITLE: 7223 TYRONE AVE, VAN NUYS, CA 91405			SHEET NO: A-1



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

PROPERTY LINE

SHERMAN WAY

TYRONE

PROPERTY LINE

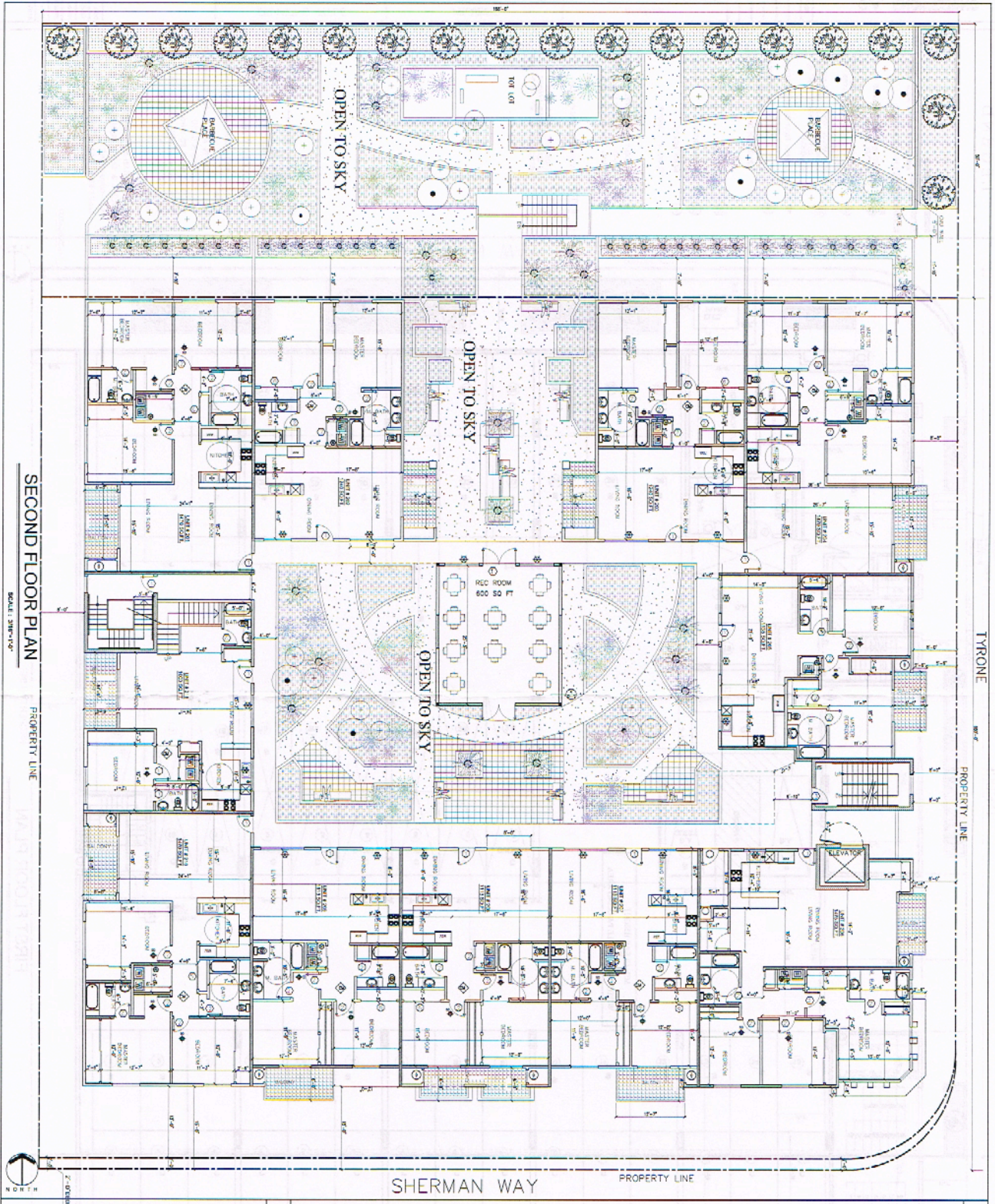
LEGEND

- 1. 1/2" DIA. METAL GLOBE VENT CONNECT TO FLUOR FLOOR DRAIN
- 2. 1/2" DIA. METAL GLOBE VENT 7' 1/2" ABOVE FINISH FLOOR
- 3. 1/2" DIA. METAL GLOBE VENT 7' 1/2" ABOVE FINISH FLOOR
- 4. 1/2" DIA. METAL GLOBE VENT 7' 1/2" ABOVE FINISH FLOOR
- 5. 1/2" DIA. METAL GLOBE VENT 7' 1/2" ABOVE FINISH FLOOR
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- 100. 1/2" DIA. METAL GLOBE VENT 7' 1/2" ABOVE FINISH FLOOR

NOTES

1. FIRE RATED WALLS
2. ALL PARTY WALLS SHALL BE 1 HOUR RATED
3. STAIRS IN SHEDS AS EXISTING, SHERMAN, ETC
4. WATER IN SHEDS AS EXISTING, SHERMAN, ETC
5. COMMODORES SHALL BE 1.108 R. RATED
6. ALL EXISTING WALLS SHALL BE 1 HOUR RATED
7. THE FLOOR/CEILING ASSEMBLY SHALL BE 1 HOUR RATED
8. WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY CODE, PLAN 107
9. NON-COMBUSTIBLE
10. DRAYT SHOP SHALL BE PROVIDED.

SHEET NO. A-2 DATE 10/14/18 SCALE 1/8"=1'-0"	DRAWING TITLE FIRST FLOOR PLAN	PROJECT 7223 TYRONE AVE, VAN NUYS, CA 91405	OWNER DANNY KURIAN TYRONE VILLAS AT VAN NUYS LLC 818-4227280	G.A. ENGINEERING 10662 VENTURA BLVD. SUITE 230 TAZEWELL, CALIFORNIA 91356 PHONE : (818) 758-0018 FAX : (818) 345-5335 MOBILE : (818) 758-5847
	REVISIONS NO. DATE BY 1 10/14/18 2 10/14/18			PROJECT NO. 18-001



SECOND FLOOR PLAN

SCALE: 3/8"=1'-0"

PROPERTY LINE

7223 TYRONE AVE

SHERMAN WAY

PROPERTY LINE

TYRONE

PROPERTY LINE

LEGEND

- 1. H-100 WOOD SHED, KITCHEN W/ STOVE
- 2. CROWN MOULDING & HAND WRAID
- 3. MECHANICAL VENT, 2 1/2" AIR
- 4. MECHANICAL VENT, 2 1/2" AIR
- 5. MECHANICAL VENT, 2 1/2" AIR
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- 99. MECHANICAL VENT, 2 1/2" AIR
- 100. MECHANICAL VENT, 2 1/2" AIR

NOTES

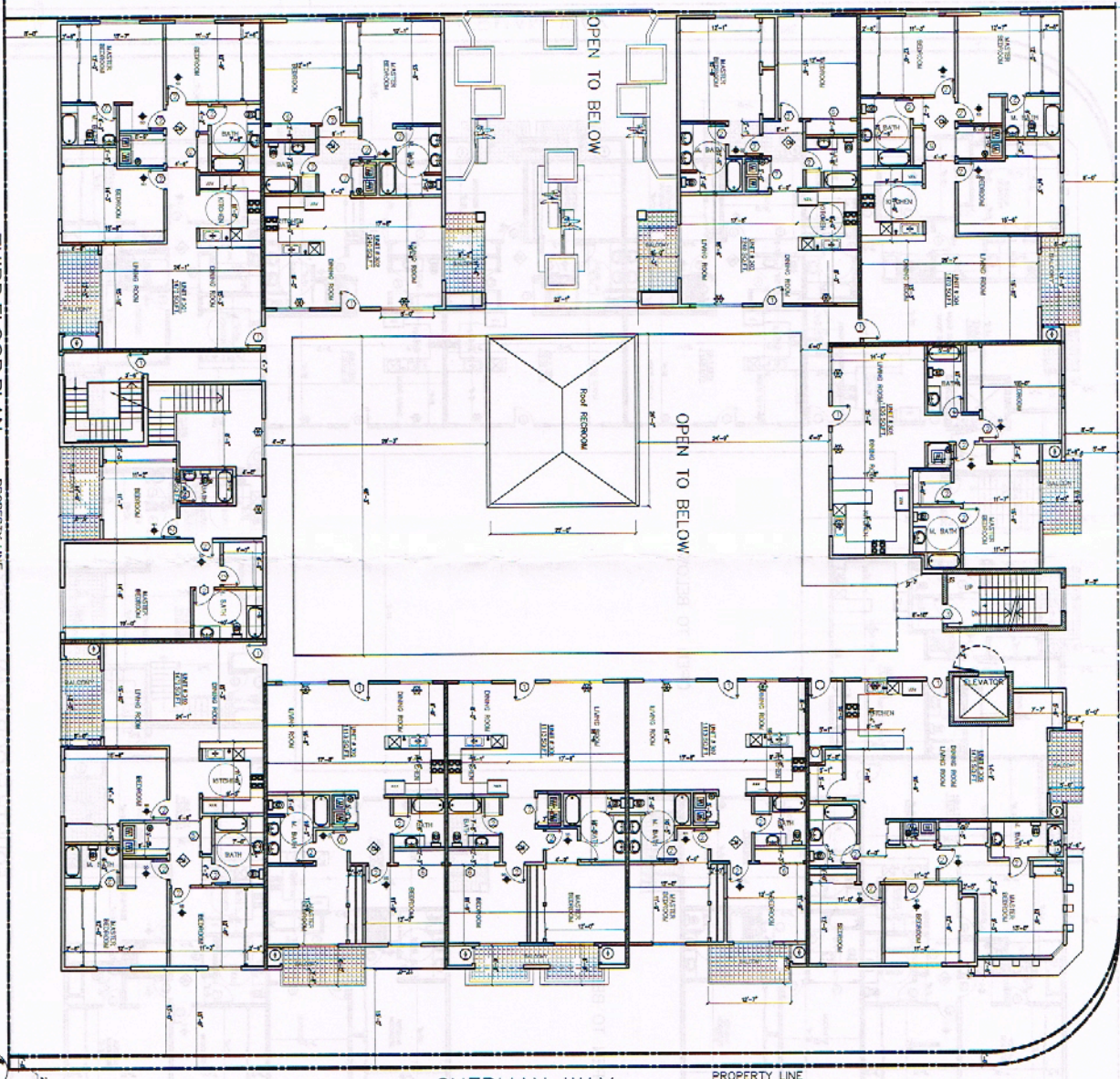
1. ALL PARTY WALLS SHALL BE 1 HOUR RATED
 2. STAIR W/ SHUTTER AT ELEVATOR, STAIRWAY, ETC SHALL BE 2 HOURS RATED
 3. CORRIDORS SHALL BE 1 HOUR RATED
 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
 5. THE FLOOR/CEILING ASSEMBLY SHALL BE 1 HOUR RATED
- WATER CURIAN INSTALLATION SHALL BE AS PER HIGH-COMPOSITE/STIFF BROOK STIFF SHALL BE PROVIDED

<p>A-3</p> <p>DATE: 09/21/11 SCALE: 1/8"=1'-0" DRAWN BY: [Name] CHECKED BY: [Name] REVISIONS: [Table]</p>	<p>DRAWING TITLE</p> <p>SECOND FLOOR PLAN</p>	<p>PROJECT</p> <p>7223 TYRONE AVE, VAN NUYS, CA 91405</p>	<p>OWNER</p> <p>DANNY KURIAN TYRONE VILLAS AT VAN NUYS LLC 818-4227280</p>	<p>G.A. ENGINEERING</p> <p>16522 VENTURA BLVD. SUITE 230 THERMANS, CALIFORNIA 91366 Phone : (818) 758-0018 Cell : (818) 200-2326 Fax : (818) 708-2047</p>
	<p>PROPERTY LINE</p>			<p>PROPERTY LINE</p>

TYRONE

PROPERTY LINE

LEGEND



SHERMAN WAY

PROPERTY LINE

- LEGEND
- 1. HALL
 - 2. DIRECTOR'S STAIRS, 100' x 100', 100' x 100', 100' x 100'
 - 3. JAN. CHANGE PER 2 HOUR RATED
 - 4. 1 HOUR RATED ST. 50
 - 5. 1 HOUR RATED ST. 50
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NOTES

- NOTES
1. ALL PARTY WALLS SHALL BE 1 HOUR RATED STC 50
 2. WALLS IN SHARPS AS ELEVATOR, STAIRWAY, ETC SHALL BE 2 HOURS RATED
 3. CORRIDORS SHALL BE 1 HOUR RATED
 4. ALL ROOMING WALLS SHALL BE 1 HOUR RATED
 5. THE FLOOR/CEILING ASSEMBLY SHALL BE 1 HOUR RATED
 6. WATER DAMPEN INSTALLATION SHALL BE AS PER BUILDING & SAFETY CODE. PLAN 107
 7. NON-COMBUSTIBLE
 8. ROOF STOP SHALL BE PROVIDED.

SCALE: 3/16"=1'-0"

THIRD FLOOR PLAN

PROPERTY LINE

PROPERTY LINE



NORTH

DATE: 02/20/14 DRAWN: JLV CHECKED: JLV PROJECT NO: 14-001 SHEET NO: A-4 TOTAL SHEETS: 10	DRAWING TITLE THIRD FLOOR PLAN	PROJECT 7223 TYRONE AVE, VAN NUYS, CA 91405	OWNER DANNY KURIAN TYRONE VILLAS AT VAN NUYS LLC 818-4227280	GA. ENGINEERING 15002 VENTURA BLVD. SUITE 230 TUCUMPHIC, CALIFORNIA 91356 Phone: (818) 295-0018 Cell: (818) 353-3338 Fax: (818) 708-0847
	THIRD FLOOR PLAN			GA. ENGINEERING

TYRONE

PROPERTY LINE

LEGEND

DATE: 10/21/10
 DRAWING NO: 10-10-10-001
 SHEET NO: 5 OF 10
 PROJECT: 10062 VENTURA BLVD, SUITE 230
 TAYLOR, CALIFORNIA 91366
 PHONE: (818) 706-0018
 FAX: (818) 706-0018
 WWW: WWW.GA-ENGINEERING.COM

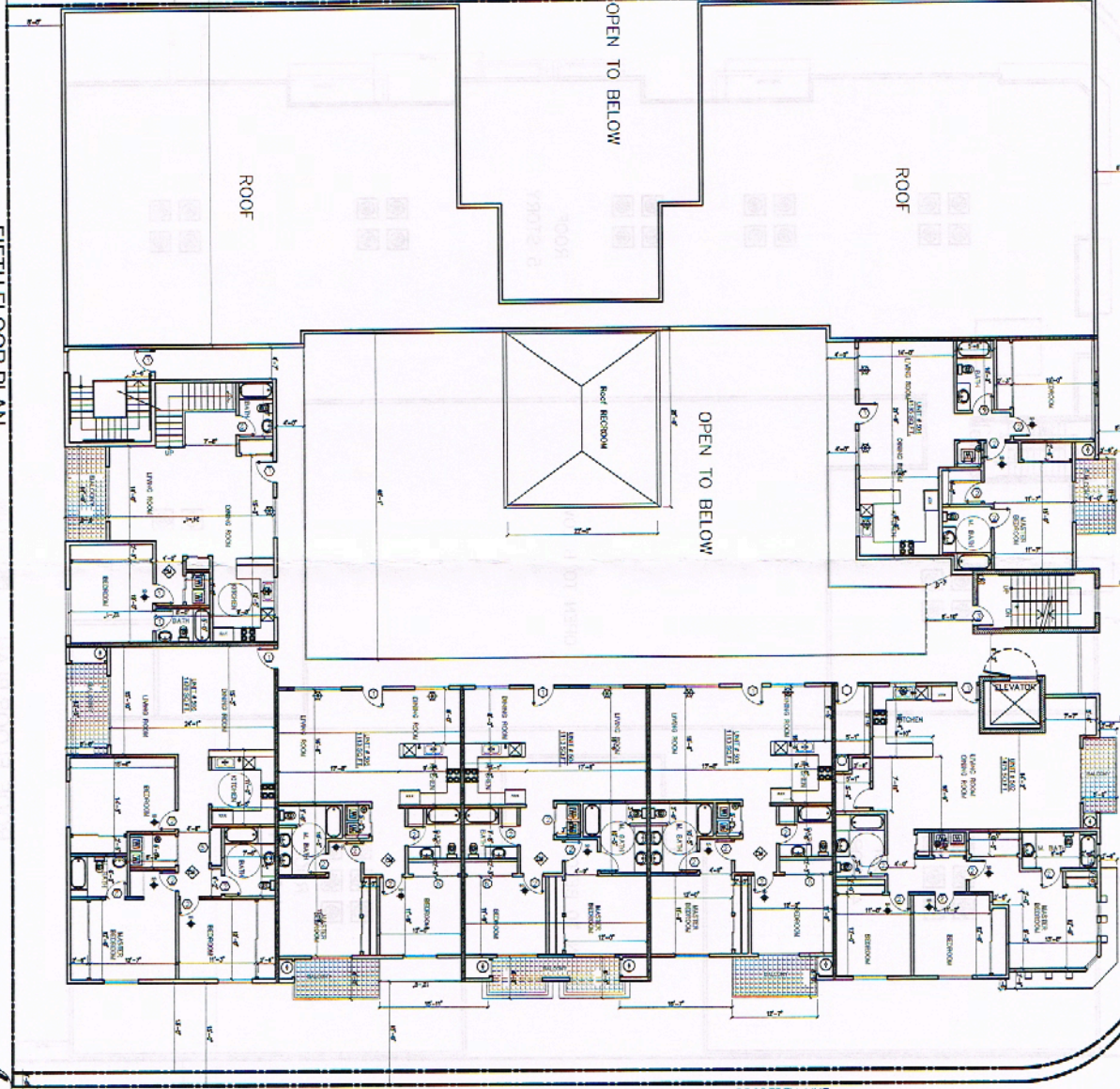
G.A. ENGINEERING
 10062 VENTURA BLVD, SUITE 230
 TAYLOR, CALIFORNIA 91366
 Phone: (818) 706-0018
 Fax: (818) 706-0018
 Web: (818) 706-0047

- 1. HALL WITH SMOKE DETECTOR W/ BATTERY BACKUP
- 2. CROWN MOULDING & HAND RAILS
- 3. SMOKE DETECTOR W/ BATTERY BACKUP
- 4. SMOKE DETECTOR W/ BATTERY BACKUP
- 5. SMOKE DETECTOR W/ BATTERY BACKUP
- 6. SMOKE DETECTOR W/ BATTERY BACKUP
- 7. SMOKE DETECTOR W/ BATTERY BACKUP
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- 19. SMOKE DETECTOR W/ BATTERY BACKUP
- 20. SMOKE DETECTOR W/ BATTERY BACKUP

- 1. EXIST. SIGN
- 2. HALL CEILING
- 3. WATER RESISTIVE
- 4. CLASS "T" SIGNATURE
- 5. BALCONY W/ CORROSION PROTECTIVE COATING (SEE CONTRACT DOCUMENTS) OR CORALUM CO. 208-1155-1196
- 6. LANDSCAPING SQUARE FEET
- 7. ZAVANG FIRE EXTINGUISHER W/ SIGN INDICATING FLOOR TOP
- 8. METAL SIGN ON 4" DIA. PIPE

NOTES

1. FIRE RATED WALLS
2. ALL PARTY WALLS SHALL BE 1 HOUR RATED
3. STUCCO
4. WALLS IN SHUTS AS ELEVATOR, STAIRWAY, ETC SHALL BE 2 HOURS RATED
5. CORRIDORS SHALL BE 1 HOUR RATED
6. ALL ROOMS SHALL BE 1 HOUR RATED
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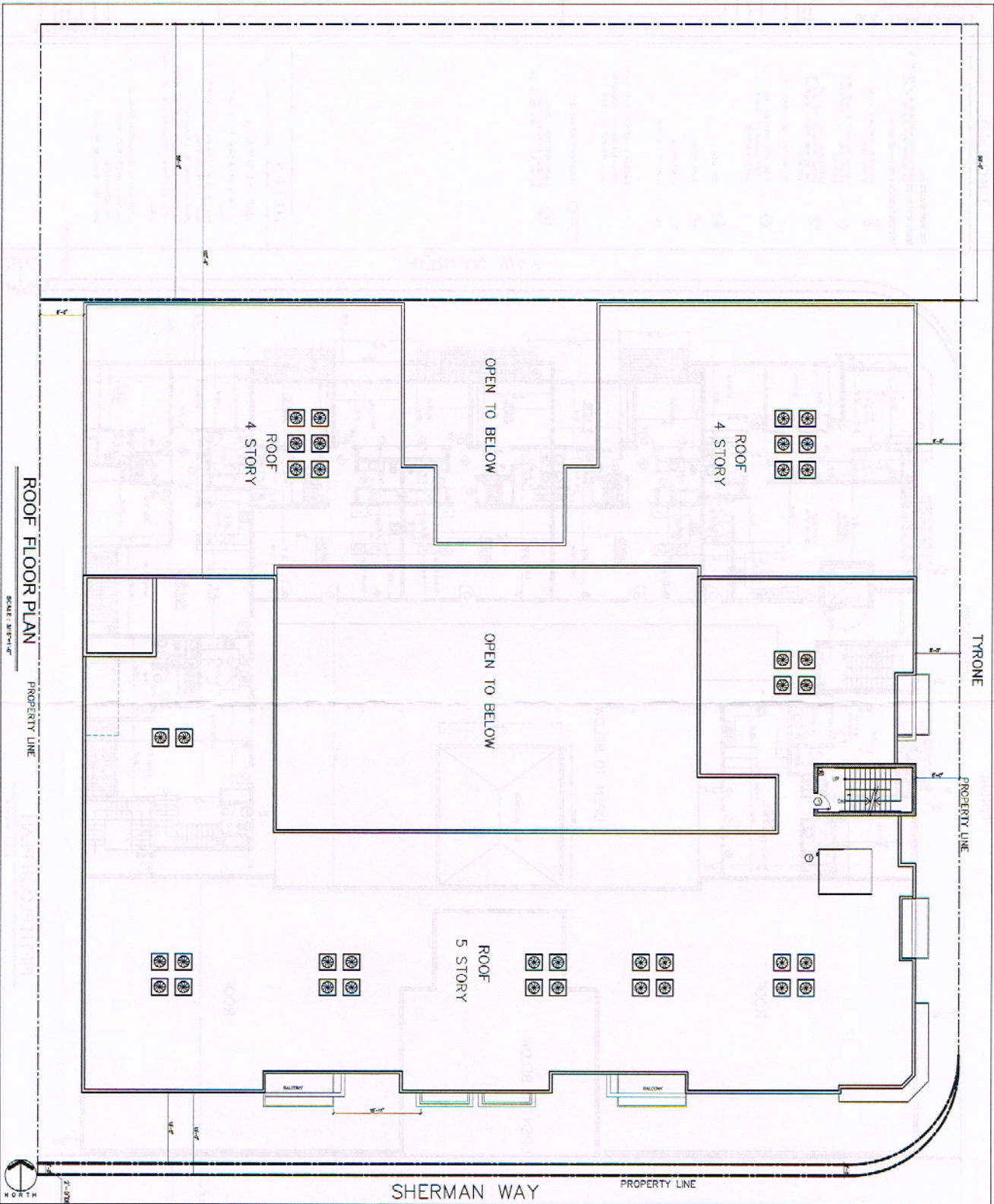


FIFTH FLOOR PLAN

SCALE: 1/8"=1'-0"



DRAWING TITLE	FIFTH FLOOR PLAN
PROJECT	
OWNER	
DATE	10/21/10
SCALE	1/8"=1'-0"
SHEET	A-6



LEGEND

- 1. 1/2\"/>

NOTES

- FIRE-RATED WALLS**
1. ALL PARTY WALLS SHALL BE 1 HOUR RATED STEEL
 2. WALLS IN SHEDS AS ELEVATOR, STAIRWAY, ETC SHALL BE 2 HOURS RATED
 3. CORROSION SHALL BE 1 HOUR RATED
 4. ALL BRACING WALLS SHALL BE 1 HOUR RATED
 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED.
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 10'
 - NON-COMBUSTIBLE
 - DRIFT STOP SHALL BE PROVIDED.

<p>DRAWING TITLE</p> <p>ROOF PLAN</p>	<p>PROJECT</p> <p>7223 TYRONE AVE, VAN NUYS, CA 91405</p>	<p>OWNER</p> <p>DANNY KURIAN TYRONE VILLAS AT VAN NUYS LLC 818-4227280</p>	<p>G.A. ENGINEERING</p> <p>19062 VENTURA BLVD. SUITE 120 TARCANA, CALIFORNIA 91366 Phone : (818) 756-0018 Cell : (818) 360-5555 Fax : (818) 705-2847</p>
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A-7

LEGEND

ELEVATION KEY NOTES:

- 1 STUCCO COLEM (COLOR 12 TILMWORK A-180)
 - 2 STUCCO GRAY COLEM
 - 3 STUCCO BROWN COLEM
 - 4 STUCCO COLEM (COLOR 14 FINISH WHITE A-200)
 - 5 BRICKWORK (CONCRETE MASONRY)
 - 6 4" X 8" HEM DOWEL W/BRICK COURSE
 - 7 STUCCO MORTAR, 5/8" W/TT 85 COLEM
 - 8 TRIM
 - 9 FINISH
- * 7/8" STUCCO OVER 1/2" GYPSUM BOARD W/TT 85 WITH OVER FINISH



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

DRAWING TITLE	PROJECT	OWNER
SOUTH ELEVATION EAST ELEVATION	7223 TYRONE AVE. VAN NUYS, CA 91405	DANNY KURIAN TYRONE VILLAS AT VAN NUYS LLC 818-4227280

G.A. ENGINEERING
 18062 VENTURA BLVD SUITE 230
 TAYLOR, CALIFORNIA 91306
 Phone : (818) 706-0918
 Fax : (818) 706-2547
 Tel : (818) 706-2547

DATE: 08/20/14
 DRAWN: J.P.
 CHECKED: J.P.
 PROJECT NO: 14-001
 SHEET NO: A-8



FOR DEGREE 1, REWORK BUILDING USE DECORATIVE WALLS THAT INCLUDE A CHANGE IN COLOR, MATERIAL AND TEXTURE

FOR DEGREE 2, CHANGE MATERIAL, REFINISH TO VARIATIONS IN BUILDING MASS

FOR DEGREE 2, CHANGE MATERIAL, REFINISH TO VARIATIONS IN BUILDING MASS

NORTH ELEVATION

SCALE: 1/8"=1'-0"

WEST ELEVATION

SCALE: 1/8"=1'-0"

LEGEND

ELEVATION KEY NOTES:

- 1 STUCCO COLOR CORRECT TO BLAZEKOP A-100
 - 2 STUCCO GRAY COLOR
 - 3 STUCCO COLOR CORRECT TO BLOOMER E-100
 - 4 STUCCO COLOR CORRECT TO BLOOMER E-200
 - 5 LANTERNIC (COLOR, MATERIAL)
 - 6 4" HIGH QUARTZ, MIRROR COLORED
 - 7 STUCCO FINISHING, SIL WHITE OR COLOR TO MATCH WHITE A-100
 - 8 TRIM
 - 9 FINISH
- * 7/8" STUCCO COAT PARTS ALSO USE WITH FINISH COAT OF STUCCO 3" FINISH TO MATCH

<p>DRAWING TITLE</p> <p>NORTH ELEVATION WEST ELEVATION</p>		<p>PROJECT</p> <p>7223 TYRONE AVE. VAN NUYS, CA 91405</p>		<p>OWNER</p> <p>DANNY KURIAN TYRONE VILLAS AT VAN NUYS LLC 818-4227280</p>	
<p>DATE</p> <p>08/20/24</p>		<p>SCALE</p> <p>1/8"=1'-0"</p>		<p>PROJECT NO.</p> <p>24-001</p>	
<p>DESIGNER</p> <p>W.A.M.</p>		<p>CHECKER</p> <p>W.A.M.</p>		<p>DATE</p> <p>08/20/24</p>	
<p>APPROVED BY</p> <p>W.A.M.</p>		<p>DATE</p> <p>08/20/24</p>		<p>SCALE</p> <p>1/8"=1'-0"</p>	
<p>DATE</p> <p>08/20/24</p>		<p>SCALE</p> <p>1/8"=1'-0"</p>		<p>PROJECT NO.</p> <p>24-001</p>	

G.A. ENGINEERING
 19962 VENTURA BLVD. SUITE 220
 TARZANA, CALIFORNIA 91386
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 Cell : (818) 305-5338
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