

FIRE DEPARTMENT NOTES

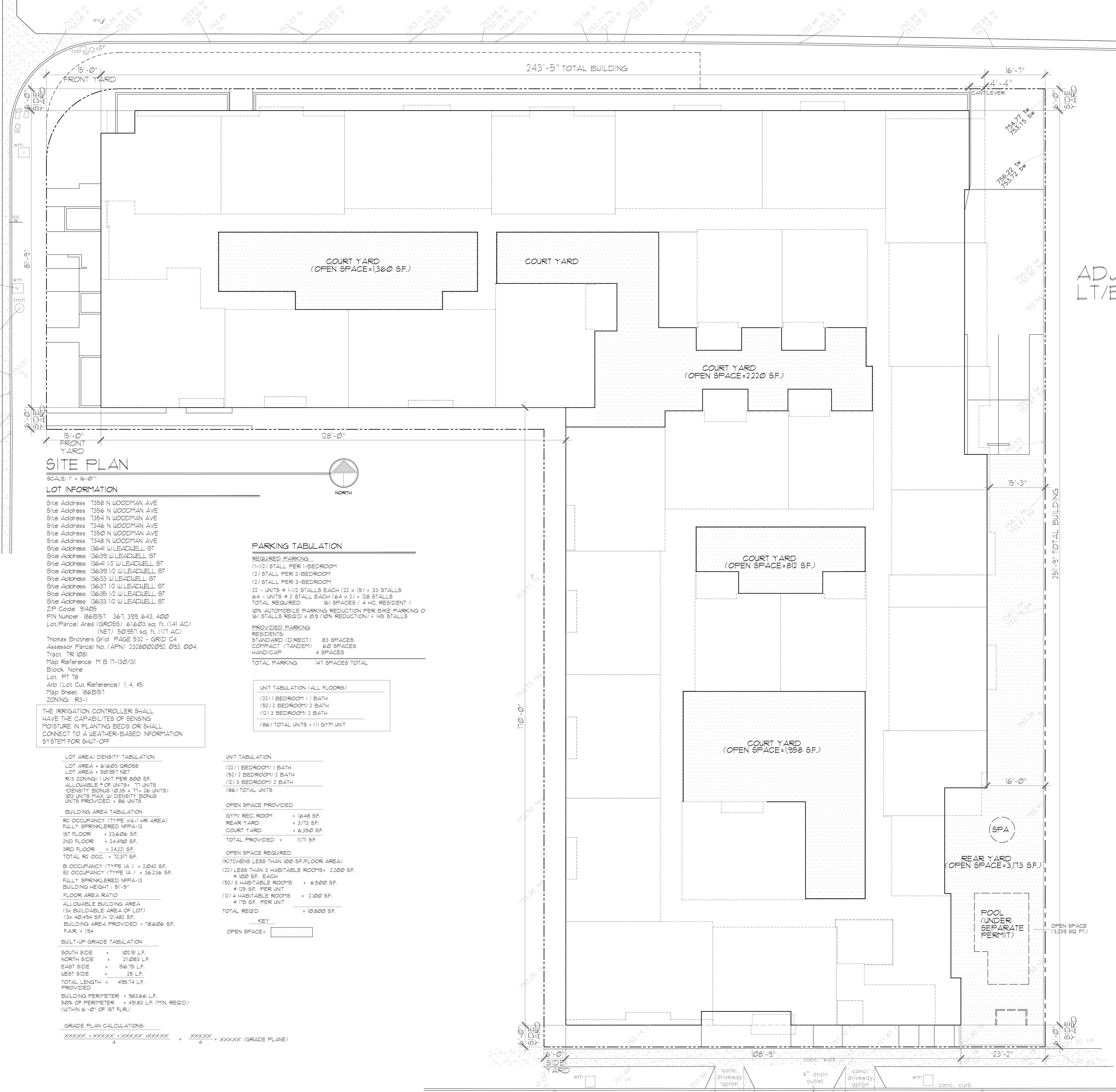
1. PROVIDE AN APPROVED FIRE ALARM SYSTEM.
2. PROVIDE SMOKE DETECTOR IN THE COMMON STAIRWELLS SERVING TWO OR MORE TENANTS. (HEALTH AND SAFETY CODE 19131)
3. PROVIDE SINGLE STATION SMOKE DETECTOR WITHIN SLEEPING AREAS AND AREAS GIVING ACCESS TO SLEEPING AREAS AND ON TOP CENTER OR STAIRS LEADING THERETO. (INDICATE LOCATION ON FLOOR PLANS)
4. RUBBISH ROOM SHALL BE OF ONE-HOUR FIRE RESISTIVE CONSTRUCTION AND BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. (L.A.M.C. 9121)
5. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE. (L.A.M.C. 9121)
6. ROOF COVERING SHALL CONFORM WITH TABLE 15051 (L.A.M.C. 91501)
7. FIRE DAMPERS SHALL BE PROVIDED WHERE DUCTS PENETRATE FIRE RATED WALLS OR CEILING (TITLE 24 - CHAPTER 1 SECTION 16 L.A.B.C.)
8. PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS. (L.A.M.C. 9133)
9. CONSPICUOUSLY MARK GAS SHUT-OFF VALVE. (C.C.R. TITLE 19)
10. MEANS OF EGRESS MUST HAVE CONTINUOUS UNOBSTRUCTED AND UNDIMINISHED PATH TO A PUBLIC WAY.
11. EXIT COURT, LESS THAN 10 FEET IN WIDTH, SHALL HAVE MINIMUM OF ONE-HOUR FIRE RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE COURT, AND OPENING SHALL BE PROTECTED WITH THREE-FOURTHS HOUR FIRE ASSEMBLY.
12. AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 48" SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY.
13. EXIT PATHS OR WALKWAYS TO PUBLIC WAYS SHALL BE CLEARLY DELINEATED. EXIT PATHS SHALL BE DELINEATED BY PAINTED LINES, RAILING, BARRIER POSTS, WALKS, OR OTHER APPROVED MEANS.
14. BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO L.A.M.C. 91201
15. FIRE DEPARTMENT ACCESS, FIRE HYDRANTS AND FIRE FLOW REQUIREMENTS ON THIS PROJECT SHALL BE REVIEWED BY THE CONSTRUCTION SERVICES UNIT (HYDRANTS AND ACCESS) BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY, 210 N. FIGUEROA ST., SUITE 900 - PHONE *710-482-6543
16. DOORS OPENING INTO ONE-HOUR FIRE RESISTIVE CORRIDOR SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A MINIMUM 20 MINUTE RATING.
17. WINDOWS IN ONE-HOUR CORRIDOR SHALL BE LIMITED TO FIXED GLAZING OF 48 MINUTE FIRE RATING AND SHALL NOT EXCEED 25% OF CORRIDOR/ROOM COMMON WALK (SECTION 19 L.A.B.C.)
18. ELEVATOR DOORS SHALL NOT OPEN DIRECTLY INTO ONE-HOUR CORRIDORS. ELEVATOR LOBBIES SHALL BE OF ONE-HOUR CONSTRUCTION WITH 20/45 MINUTE DOORS.
19. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 803.3.
20. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED A FLAME SPREAD CLASS II.
21. INTERIOR WALL AND CEILING FINISHES FOR ENCLOSED STAIRWAY SHALL NOT EXCEED A FLAME SPREAD CLASS I.
22. PROVIDED EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET.
23. PROVIDE APPROVED LOW-LEVEL EXIT SIGNS IN ALL INTERIOR EXIT CORRIDORS.
24. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
25. PROVIDE STAIRWAY NUMBERING SYSTEM FOR BUILDINGS THREE OR MORE STORIES (L.A.M.C. 9133).
26. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-B RATING WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR ALSO DURING CONSTRUCTION.
27. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM OR PARKING GARAGE.
28. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
29. PROVIDE AN AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT BUILDING SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING SECTION PRIOR TO INSTALLATION.
30. PLANS FOR DIVISION 5 PERMIT FOR THE INSTALLATION OF CS69 SHALL BE SUBMITTED IN TRIPLICATE FOR APPROVAL TO THE ENVIRONMENTAL UNIT (ENGINEERING) BUREAU OF FIRE PREVENTION & PUBLIC SAFETY, 210 N. FIGUEROA ST., SUITE 900, LOS ANGELES, CA 90012. PHONE: (213) 482-6900
31. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM.
32. MEANS OF EGRESS SHALL BE ILLUMINATED * A MINIMUM INTENSITY OF 1 FOOT-CANDLE * THE FLOOR LEVEL.
33. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL TOOL, KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. ALSO INCLUDES EXIT GATES. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
34. ANY DECORATIONS SHALL BE NON-COMBUSTIBLE OR FLAME RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPE, SHADES HANGING)
35. PROVIDE A MEANS OF EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS (506) (C)
36. OPENING PROTECTIVES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THAT USE.
37. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (9012.9, 9012.3.4)

NOTES:

1. AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. TYPICAL EACH METER
2. WATER HEATERS MUST BE STRAPPED TO A WALL
3. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 10 INCHES ABOVE THE DRAIN INLET. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 1509.3
4. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION-SEE SHIT ON FOR FLOW RATE
5. PROVIDE RAIN GUTTERS AND CONVEY WATER TO STREET.
6. A FIRE ALARM SYSTEM IS REQUIRED - SUBMIT 3 COPIES TO SYSTEM TO THE FIRE DEPT. FOR APPROVAL PRIOR TO INSTALLATION.
7. SPRINKLER SYSTEM TO BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION.
8. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 103.1
9. THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL CONFORM TO THE 2011 LOS ANGELES BUILDING CODE SEISMIC STANDARDS AS APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY.
10. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES OR TO THE LOCATION OF THE HOOD-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WEATHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
11. THIS PROJECT SHALL COMPLY WITH THE PLUMBING FIXTURE FLOW RATE FOR 10% WATER SAVINGS- SEE SHIT ON FOR TABLE
12. A COPY OF THE VALID EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

WOODMAN AVE.

VALERIO ST.



SITE PLAN

SCALE: 1" = 16'-0"

LOT INFORMATION

Site Address 1358 N WOODMAN AVE
 Site Address 1356 N WOODMAN AVE
 Site Address 1354 N WOODMAN AVE
 Site Address 1346 N WOODMAN AVE
 Site Address 1350 N WOODMAN AVE
 Site Address 1348 N WOODMAN AVE
 Site Address 1364 W LEADWELL ST
 Site Address 1363 W LEADWELL ST
 Site Address 1361 1/2 W LEADWELL ST
 Site Address 1363 1/2 W LEADWELL ST
 Site Address 1363 1/2 W LEADWELL ST

Zip Code 91405
 PIN Number 186B51 361 399, 643, 400
 Lot/Parcel Area (GROSS) 61603 sq. ft. (141 AC)
 (NET) 50351 sq. ft. (117 AC)
 Thomas Brothers Grid PAGE 932 - GRID C4
 Assessor Parcel No. (APN) 2318001092, 093, 004.
 Tract TR 1081
 Map Reference M B 11-130/31
 Block None
 Lot FT 19
 A/D (Lot C/L Reference) 1, 4, 45
 Map Sheet: 186B51
 ZONING: R3-1

PARKING TABULATION

REQUIRED PARKING
 (1) 1/2 STALL PER 1-BEDROOM
 (2) STALL PER 2-BEDROOM
 (2) STALL PER 3-BEDROOM
 22 - UNITS * 1/2 STALLS EACH (22 x 1/2) = 11 STALLS
 64 - UNITS * 2 STALLS EACH (64 x 2) = 128 STALLS
 TOTAL REQUIRED 161 SPACES (4 HC RESIDENT)
 10% AUTOMOBILE PARKING REDUCTION PER BIKE PARKING @ 161 STALLS REQ'D * 0.9 (10% REDUCTION) = 145 STALLS

PROVIDED PARKING RESIDENTS:
 STANDARD (DIRECT) 83 SPACES
 COMPACT (TANDEN) 600 SPACES
 HANDICAP 4 SPACES
 TOTAL PARKING 147 SPACES TOTAL

UNIT TABULATION (ALL FLOORS)

(22) 1 BEDROOM / 1 BATH
 (52) 2 BEDROOM / 2 BATH
 (12) 3 BEDROOM / 2 BATH
 (86) TOTAL UNITS + (1) GYM UNIT

LOT AREA/ DENSITY TABULATION

LOT AREA = 61603 GROSS
 LOT AREA = 50951 NET
 R3 ZONING/ 1 UNIT PER 800 SF.
 ALLOWABLE # OF UNITS = 11 UNITS
 DENSITY BONUS (0.35 x 11, 26 UNITS)
 103 UNITS MAX W/ DENSITY BONUS
 UNITS PROVIDED = 86 UNITS

BUILDING AREA TABULATION

R2 OCCUPANCY (TYPE VA-1 HR AREA)
 FULLY SPRINKLERED NFPA-13
 1ST FLOOR + 23,606 SF.
 2ND FLOOR + 24,400 SF.
 3RD FLOOR + 24,221 SF.
 TOTAL R2 OCC. = 72,227 SF.
 Lot FT 19
 B OCCUPANCY (TYPE IA) = 2,042 SF.
 B OCCUPANCY (TYPE IA) = 36,236 SF.
 FULLY SPRINKLERED NFPA-13
 BUILDING HEIGHT = 51'-5"
 FLOOR AREA RATIO
 ALLOWABLE BUILDING AREA
 (3x BUILDABLE AREA OF LOT)
 (3x 40,494 SF.) 121,482 SF.
 BUILDING AREA PROVIDED = 78,626 SF.
 F.A.R. = 184

BUILT-UP GRADE TABULATION

SOUTH SIDE + 102.91 L.F.
 NORTH SIDE + 110.83 L.F.
 EAST SIDE + 156.75 L.F.
 WEST SIDE + 79 L.F.
 TOTAL LENGTH + 450.74 L.F.
 PROVIDED
 BUILDING PERIMETER + 983.66 L.F.
 50% OF PERIMETER + 491.83 L.F. (MIN. REQ'D)
 (WITHIN 6'-0" OF 1ST FLR.)

GRADE PLAN CALCULATIONS:

XXXXXX + XXXXXX + XXXXXX + XXXXXX + XXXXXX + XXXXXX (GRADE PLANE)

ARCHITECTURAL SITE PLAN

PROJECT NAME: **86-UNIT WOODMAN WOODMAN II**
 1346-1361 WOODMAN AVENUE
 VAN NUYS, CALIFORNIA 91405

DEVELOPER: **FUNDING INVESTMENT CORP.**
 801 NORTH FOREST
 CANOGA PARK, CALIFORNIA 91304
 (818) 998-9979

DESIGN: RKS
 REV/SONS: 06/21/12
 DATE: 09/27/11
 PLAN CHK: [Signature]
 PERMIT: [Signature]

KEN STOCKTON ARCHITECTS, INC.
 16500 W. AGOURA ROAD, P.O. BOX 463, CALABASAS, CA 91307
 (818) 898-5445 FAX: (818) 898-9604

SHEET NO. **A1.0**

N89°59'22"E 137.00'
 LEADWELL ST.

