



### BASEMENT GARAGE PLAN

SCALE: 1" = 10'-0"

- EXIT**
1. ESTIMATED EXIT SIGN PROVIDE LOW LEVEL EXIT SIGN AS REQUIRED - TYPICAL
  2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR SPECIAL TOOLS. BOLTS OR RANGE BOLTS ARE PROHIBITED. ALSO INCLUDES EXIT GATES. THE LOCATION OF ANY EXIT SHALL NOT REQUIRE MORE THAN ONE OPERATION.

#### PARKING TABULATION

- REQUIRED PARKING:**
- (1) 1/2 STALL PER 1-BEDROOM
  - (2) STALL PER 2-BEDROOM
  - (3) STALL PER 3-BEDROOM
  - (4) UNITS \* 1/2 STALL EACH (72 x 15) = 33 STALLS
  - (5) UNITS \* 2 STALL EACH (64 x 2) = 128 STALLS
  - (6) UNITS \* 1/2 STALL EACH (64 x 2) = 128 STALLS
  - (7) TOTAL REQUIRED = 416 SPACES
  - (8) AUTOMOBILE PARKING REDUCTION PER BIKE PARKING ORD. = 10% AUTOMOBILE PARKING REDUCTION PER BIKE PARKING ORD.
  - (9) STALLS REQUIRED = 373 (10% REDUCTION) = 373 STALLS
- PROVIDED PARKING:**
- STANDARD (DIRECT) = 83 SPACES
  - COMPACT (TANDEM) = 60 SPACES
  - HANDICAP = 4 SPACES
  - TOTAL PARKING = 147 SPACES TOTAL**

#### AREA TABULATION

- GROSS GARAGE AREA = 38,718 SQ. FT.
- NET AREA OF PARKING = 33,310 SQ. FT.
- LOBBY (1) (B OCC.) = 661 SQ. FT.
- RES. RY. (D) = 607 SQ. FT.
- UNSEX/BEDROOM (E) = 18 SQ. FT.
- OFFICE (F) = 204 SQ. FT.
- ELECT. LOW VOLT/ELEV. EQ./POOL EQ. = 148 SQ. FT.
- TRASH/RECYCLE = 23 SQ. FT.
- STORAGE = 207 SQ. FT.
- ELEVATORS = 18 SQ. FT.
- STAIRS (S) = 346 SQ. FT.

#### UNIT TABULATION (ALL FLOORS)

- (22) 1-BEDROOM / 1 BATH
- (33) 2-BEDROOM / 2 BATH
- (12) 3-BEDROOM / 2 BATH
- (84) TOTAL UNITS = (1) QTY UNIT

↑ INDICATES WATER CURTAIN SPRINKLER HEAD FOR 3/4 HOUR PROTECTION OF OPENINGS AS PER MODIFICATION

#### PARKING STALL STRIPING NOTES:

1. DOUBLE STRIPING OF STALLS SHALL BE PER FIG. 1 OF THE CITY OF L.A. BUILDING DEPARTMENT STANDARDS.
2. SEE DETAIL 241-D-3 FOR STRIPING DIMENSIONS.

#### GARAGE VENTILATION REQUIRED BY CODE:

PERIMETER OF GARAGE TIER TOTAL LENGTH = 970'-3" TOTAL  
 40% OF PERIMETER REQUIRED TO BE OPEN = 388'-11 1/4" TOTAL WIDTH OF OPENINGS  
 ACTUAL TOTAL LENGTH OF OPENINGS PROVIDED = 371'-0" TOTAL WIDTH  
 TOTAL AREA OF THE GARAGE WALL (TIER) = 10'-0" x 970'-3" = 9,704.60 SF  
 20% OF TOTAL AREA REQUIRED = 1,940.92 SF OF OPENINGS REQ'D.  
 ACTUAL TOTAL AREA OF OPENINGS PROVIDED = 1,148.89 SF

**GARAGE NATURAL VENTILATION PROVIDED:**

SOUTH ELEVATION: 30'-0" x 40'-0" x 30'-0" = 37,333.28 SF  
 NORTH ELEVATION: 84'-0" x 44'-0" x 30'-0" = 111,360.00 SF  
 EAST ELEVATION: 65'-0" x 65'-0" x 65'-0" = 274,625.00 SF  
 WEST ELEVATION: 65'-0" x 65'-0" x 65'-0" = 274,625.00 SF  
 GARAGE VENTILATION REQUIRED = 1,940.92 SF  
 GARAGE VENTILATION PROVIDED = 1,148.89 SF

WATER CURTAIN SPRINKLER HEADS FOR 3/4 HR PROTECTION TYP.

DEVELOPER: **FUNDING INVESTMENT CORP.**  
 801 NORTH STREET  
 CAJONIA PARK, CALIFORNIA 92024  
 (888) 998-9978

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

BASEMENT GARAGE PLAN

DRAWN: RKS  
 DATE: 09/27/11  
 REVISIONS:

PERMIT:

KEN STOCKTON ARCHITECTS, INC.  
 26800 W. AGOURA ROAD, P.O. BOX 844, CALABASAS, CA 91307  
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NO. C19870  
 EXP. 1-31-12  
 KEN STOCKTON ARCHITECTS, INC.

SHEET NO. **A2.0**