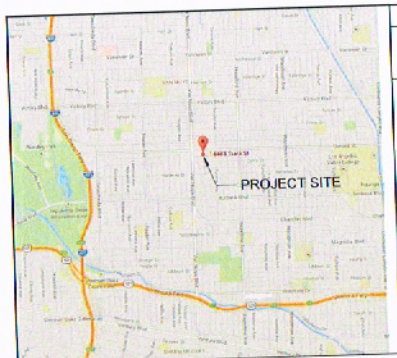
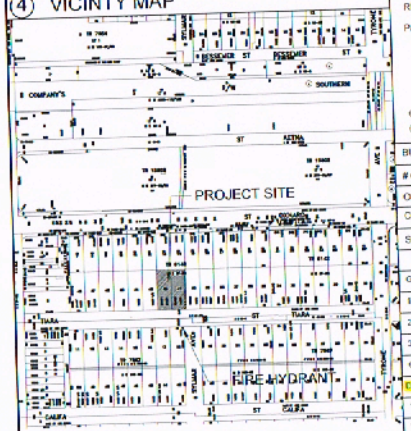


④ VICINTY MAP



③ BLOCK PLOT

PROJECT DESCRIPTION

PROJECT SCOPE:
CONSTRUCTION OF 8 UNIT CONDOMINIUM EACH WITH 2 CAR GARAGES TO EACH UNIT

GOVERNING CODE:	2013 CBC WITH 2011 LABC AMENDMENTS
CONSTRUCTION:	TYPE V-B
SCOPE:	NEW CONSTRUCTION
BUILDING HEIGHT:	30'-0" (3 STORY)
OCCUPANCY:	R-2 BUILDING / U - GARAGE
LOT AREA:	14403, 14407, TIARA & 14409, 14411 W. TIARA ST (13,813.8 SQ.FT.) [100.00' x 138-1"] 14403, 14407 W. TIARA ST. (6,906.9 SQ.FT.) [5.00' x 138-1"] 14409, 14411, W. TIARA ST. (6,906.9 SQ.FT.) [5.00' x 138-1"]
DENSITY:	LOT = 13,813.8 SQ.FT. 13,813.8 / 1500 = 9.2 (TOTAL UNITS) 8 UNITS PROPOSED
BUILDABLE AREA:	38'-0" x 108.08' = 4,107 SQ. FT. (X2) = 8,214 SQFT
F.A.R. CALC:	8214 x 3 = 24,642 (PROPOSED: 14,389)
RECYCLE AREA:	50 SQ. FT.
PARKING:	2 SPACES PER UNIT (1 COVERED STANDARD, 1 COVERED COMPACT) 8 COVERED SPACES TOTAL (4 COVERED STANDARD, 4 COVERED COMPACT) GUEST PARKING: 0.25 X 8 = 2 SPACES 10 SPACES TOTAL
OPEN SPACE CALCULATION:	REQUIRED: (8 UNIT) x (175) = 1,400 S.F. PROVIDED: 882 S.F. + 526.4 S.F. = 1,408 S.F.

BUILDING HEIGHT:	MAX: 30'-0" PROPOSED: 30'-0"
# OF STORIES:	3
OCCUPANCY GROUP:	R-2
CONSTRUCTION TYPE:	VB
SCOPE:	NEW CONSTRUCTION

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	TOTAL S.F.
GARAGE	366.3	366.3	366.3	366.3	366.3	366.3	366.3	366.3	2930.6
1ST FLOOR	326.4	326.4	326.4	326.4	326.4	326.4	326.4	326.4	2611.3
2ND FLOOR	759.5	759.5	759.5	759.5	759.5	759.5	759.5	759.5	6075.9
3RD FLOOR	712.8	712.8	712.8	712.8	712.8	712.8	712.8	712.8	5702.6
COVERED PATIO (Exempt)	56.7	56.7	56.7	56.7	56.7	56.7	56.7	56.7	453.6
DECK (UNCOVERD) (Exempt)	65.8	65.8	65.8	65.8	65.8	65.8	65.8	65.8	526.4
TOTAL FLOOR AREA	1799	1799	1799	1799	1799	1799	1799	1799	14389
TOTAL ZONING AREA	1799	1799	1799	1799	1799	1799	1799	1799	14842
R3 AREA - (SQ.FT.)	1799	1799	1799	1799	1799	1799	1799	1799	14389

FIRE SPRINKLER YES
TO BE APPROVED BY PLUMBING DIVISION
TYPE NFPA-13R

PROJECT DIRECTORY

OWNER BAYSTONE HOLDING LLC. A NEVADA LLC.	DESIGNER AMIT APEL DESIGN INC. 6411 INDEPENDENCE BLVD WOODLAND HILLS, CA 91364 AMIT APEL (818) 349-9825 FAX (310) 919-3091
MEHANE ENG. & GEO.	SOIL REPORT A.G.I. GEOTECHNICAL INC. 16555 SHERMAN WAY, SUITE A VAN NUYS, CA 91406 JUAN A. VIDAL (818) 785-6234 FAX (818) 785-6251
BUILDING CHIEF ENGINEER AMIR FIRBADIAN, INC. 5435 BALBOA BLV. #213 ENCINO, CA 91436 (818)990-6425 FAX (818)990-6427	SURVEY JERRY M. CROWLEY 2341 W SILVER LAKE BLVD. LOS ANGELES, CA 90039 (323) 913-3353 FAX (323) 913-2353
GRADING	GENERAL CONTRACTOR

KEYNOTES

A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE. PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION

SURVEY BY A LICENSED SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PERFORM SURVEY WORK IS REQUIRED TO VERIFY ELEVATION OF LOWEST FINISHED FLOOR

SETBACK MATRIX

	FRONT	REAR	NORTH SIDE	SOUTH SIDE
REQ.	15'-0"	15'-0"	6'-0"	6'-0"
PROVIDED	15'-0"	15'-0"	6'-0"	6'-0"

LEGAL DESCRIPTION

	14403 & 14407	14409 & 14411
PIN:	127A151 153	177A151 152
APN #:	2245-002-027	
LOT AREA	6,908.9 SQFT	6,908.9 SQFT
ZONE:	[Q]RD1.5-1	[Q]RD1.5-1
TRACT:	TR 72973	
LOT:	1	
BLOCK:	NONE	NONE
MAP REF:	177A151	177A151

DRAWING LIST

T1.1	TITLE SHEET
N1.0	GENERAL NOTES
GR1	GREEN BUILDING
GR2	GREEN BUILDING
GR3	SANITATION NOTES
	SURVEY
A1.1-A	1ST FLOOR PLAN (BLDG. A)
A1.1-B	1ST FLOOR PLAN (BLDG. B)
A1.2-A	2ND FLOOR PLAN (BLDG. A)
A1.2-B	2ND FLOOR PLAN (BLDG. B)
A1.3-A	3RD FLOOR PLAN (BLDG. A)
A1.3-B	3RD FLOOR PLAN (BLDG. B)
A1.4-A	ROOF PLAN (BLDG. A)
A1.4-B	ROOF PLAN (BLDG. B)
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	ELEVATIONS
A3.0	SECTIONS
A3.1	SECTIONS
A5.0	DOOR / WIN SCHEDULE
A9.0	DETAILS
A9.1	DETAILS
A9.3	DETAILS
T24-1-A	CF1R (BLDG. A)
T24-2-A	RESMM (BLDG. A)
T24-1-B	CF1R (BLDG. B)
T24-2-B	RESMM (BLDG. B)

① SITE PLAN

TIARA PROJECT
14403, 14407 14409, 14411 W. TIARA ST.
LOS ANGELES, CA 91401

DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE

CLIENT/TENANT APPROVAL DATE

DESIGNER / ARCH. SIGNATURE DATE

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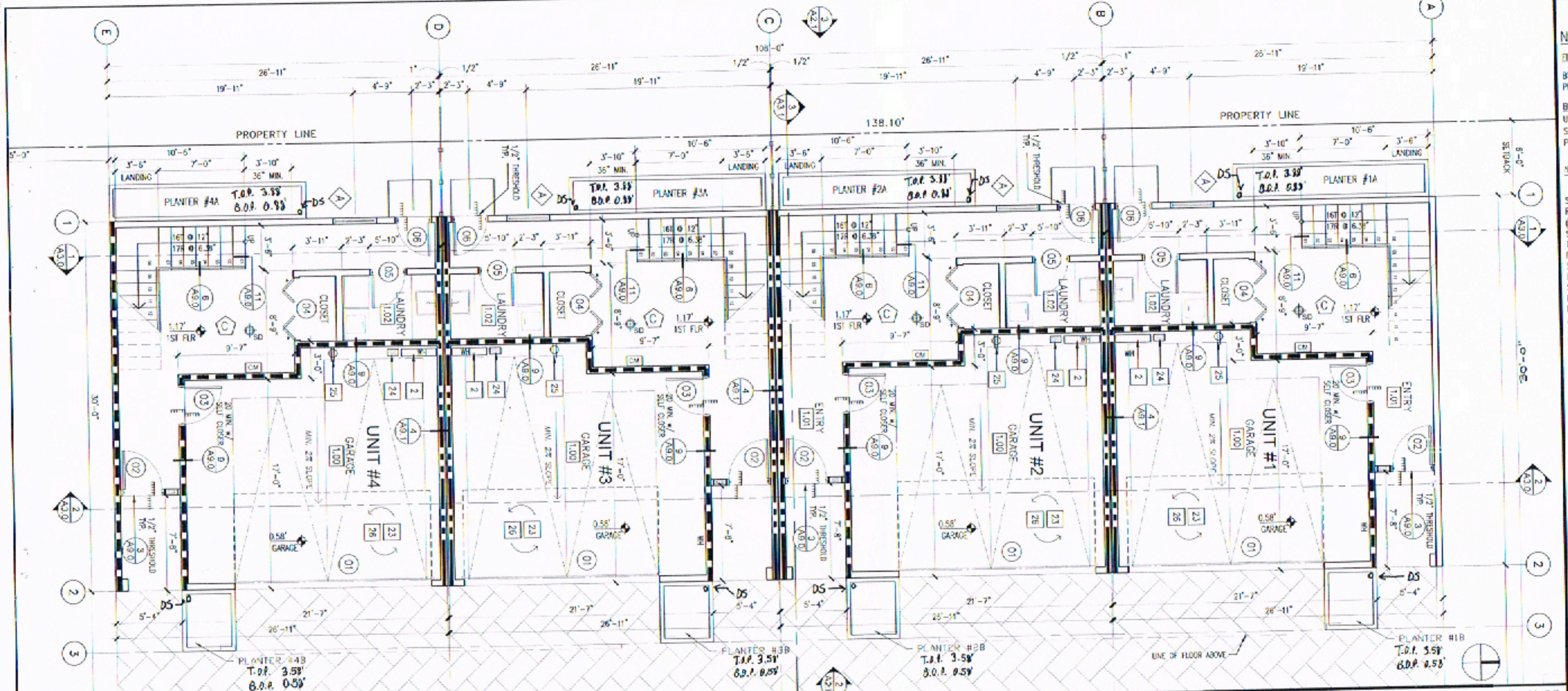
TIARA PROJECT
14403, 14407, 14409, 14411 W. TIARA ST.
LOS ANGELES, CA 91401

TITLE PAGE

NORTH	DATE	PROJ.NO.	SCALE	DRAWING
	8/12/2015	13-0091	SEE DWG	TITLE
	DRAWN	CKD.BY	FLOOR	T1.1
	CS	AA		

6411 Independence Ave
Woodland Hills, CA. 91364
Ph. 818.349.9825 Fax. 310.919.3091
www.apeldesign.com | info@apeldesign.com
AMIT APEL DESIGN INC.



1ST LEVEL FLOOR PLAN (BUILDING A)

1/4"=1'-0"

APPLIANCES: PROVIDE ENERGY STAR RATED

- (A01) REFRIGERATOR / FREEZER: SPECIFIED BY OTHERS
- (A04) DISHWASHER: SPECIFIED BY OTHERS
- (A03) RANGE (GAS / ELECTRIC): SPECIFIED BY OTHERS
- (A02) EXHAUST HOOD WITH DIRECT EXHAUST VENT THROUGH WALL: SPECIFIED BY OTHERS
- (A05) WASHER / DRYER: SPECIFIED BY OTHERS; PROVIDE RECESSED WATER CONNECTION AND VENTING PER UMC; PROVIDE FRONT LOADING APPLIANCES
- (A06) CEILING FAN: SPECIFIED BY OTHERS

CABINETS / CASE WORK: COMPOSITE WOOD W/ NO ADDED UREA FORMALDEHYDE

- (C01) KITCHEN CABINETS: SPECIFIED BY OTHERS; PROVIDE SHOP DRAWINGS
- (C02) BATHROOM CABINETS: SPECIFIED BY OTHERS
- (C03) CHROME CLOSET POLE AND 18" WIDE PAINT GRADE SHELF @ 5'-0" AFF
- (C04) INTERIOR CASE WORK: SPECIFIED BY OTHERS
- (C05) VANITY TOPS: SPECIFIED BY OTHERS
- (C06) WOOD BASE: SEE DETAIL x / SHEET Axx

DOORS & WINDOWS

- (DW01) WINDOWS: CLEAR ANODIZED ALUMINUM FRAME; SEE WINDOW TYPES FOR UNIT MULLING. REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- (DW02) ALUMINUM SLIDING GLASS DOORS: CLEAR ANODIZED ALUMINUM FRAME; SEE DOOR TYPES MORE INFORMATION; REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- (DW03) ALUMINUM STOREFRONT GLAZING SYSTEM: DW3 MATCH WINDOW FINISH
- (FPC) ISOKERN UNVENTED GAS LOG. ICC No. ESR-2316

CARPETING: USE CARPET CERTIFIED BY CRI GREEN LABEL PROGRAM

- (C01) CARPET OVER 3/8" REBOND PAD: SPECIFIED BY OTHERS. CARPET SHALL MIN. 25% RECYCLED CONTENT

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT

- (IN01) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- (IN02) R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- (IN03) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- (IN04) SOUND CONTROL BATT INSULATION (WALL)
- (IN05) 1/2" THICK (R-7.5) RIGID FOAM INSULATION (WALL)

WALL & CEILING FINISHES

1. Interior finish materials applied to wall and ceilings shall be tested as specified in Section 803. Specify the classifications per Table 803.5 and Section 803.1
2. Any decorations shall be noncombustible or flame-retardant treated in an approved manner (curtains, drapes, shades, hangings, etc.) (L.A.M.C. 57.22)
3. Provide sprinklers throughout. The Sprinkler System shall be approved by Plumbing Div. prior to installation. 12.21A17(d)
4. Provide a portable fire extinguisher with a rating of not less than 2_a or 2-A10BC within 75 feet travel distance to all portions of the building on each floor, also during construction. (L.A.M.C. 57.14)
5. Provide portable fire extinguisher with a rating not less than 10BC for kitchen, electrical room, mechanical room, or parking garage.
6. Provide fire extinguisher as required by Fire Department field inspector
7. Exit signs shall be internally or externally illuminated.
8. Exit signs illuminated by an external source shall have an intensity of not less than 5-foot candles.
9. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
10. Exit signs shall be illuminated at all times.
11. Exit Signs shall be connect to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.2-1011.5.3)
12. Egress doors shall be readily openingable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
13. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor.
14. All egress door operation shall also comply with Section 1008.1.9 - 1008.1.9.7.
15. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
16. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface.
17. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 402.
18. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:
a) Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
b) Corridors, exit enclosures and exit passageways in buildings required to have two or more exits
c) Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
d) Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
e) Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.
19. The emergency power system shall provide power for duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.
20. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle average and a minimum at any point of 0.06 foot-candle at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. 1006.4

OCCUPANCY GROUP (Table 803.1)	R-2
EXIT ENCLOSURES AND EXIT PASSAGEWAYS CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
CORRIDORS CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
ROOMS AND ENCLOSED SPACES CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C

GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 50% INDICATE HOW CONSTRUCTION WASTE WILL BE CANDLED:
  - ++ CITY OF LOS ANGELES CERTIFIED HAULER
- FANS SHALL BE ENERGY START COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL." (STATE ASSEMBLY BILL NO 1881)

NOTES:

- CSS COLOR COAT AND CSS CLEAR COAT ANTI-GRAFFITI COATINGS
  - BY AMERICAN POLYMER CORP.
  - RESEARCH REPORT: RR 25142-T (CSI 09900)
- ALL TOILETS ARE DUAL FLUSH SEE ITEM 5 ON SUSTAINABILITY CHECK LIST FOR INFORMATION

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313 OR NFPA 13D.
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

- THE LISTED 208/240 VOLT BRANCH CIRCUIT RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT."
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)

[2] TANKLESS WATER HEATER "TAKAGI" FLASH T-K1

[24] CYBER-RAIN-XCI: 16 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER

[25] ONE 208/240V 40 AMP FOR FUTURE ELECTRIC VEHICLE CHARGING, (1" Conduit)

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALITY IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/ AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE).
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 12.21A6(a) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 8 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
- Provide anti-Graffiti finish within the first 9 feet, measured from grade, of exterior walls and doors.
- The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1

WINDOW IDENTIFICATION

(1) SEE WINDOW SCHEDULES SHEETS A5.0 FOR EXTERIOR WINDOWS SEE EXTERIOR ELEVATIONS

ROOM IDENTIFICATION

STUDY ← ROOM NAME

[1.11] ← ROOM NUMBER

(00) SEE DOOR SCHEDULES SHEETS A5.0

WALL PARTITIONS

- WOOD STUD WALLS
- 1 HR FIRE-RATED CONSTRUCTION, WALLS AND CEILING
- 2 HR SOUND, FIRE RATED WALL CONSTRUCTION, STC-50
- SD HARD-WIRED SMOKE DETECTORS
- CM CARBON MONOXIDE DETECTOR
- ENERGY STAR (70 CFM) VENTILATION FAN MFG:PANASONIC MODEL #: FV-07VQL3 W/ HUMIDSTAT

FLOOR PLAN LEGEND

NOTES:

FIRE PROTECTION:

BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:

USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS

SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3,4) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)

BATHROOM NOTES:

CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SEC. 420 UPC. MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION:

WATER CLOSET:	1.28 GPF
SHOWERHEADS:	2.0 GPM
LAUNDRY FAUCETS:	2.5 GPM
SINK FAUCETS:	2.5 GPM

ACCESS PANEL (12"x12") REQUIRED

PROGRESS

LICENSED ARCHITECT · MICHAEL B. MacLAREN · No. C-29858 · 11-1-2015 · RENEWAL DATE · STATE OF CALIFORNIA

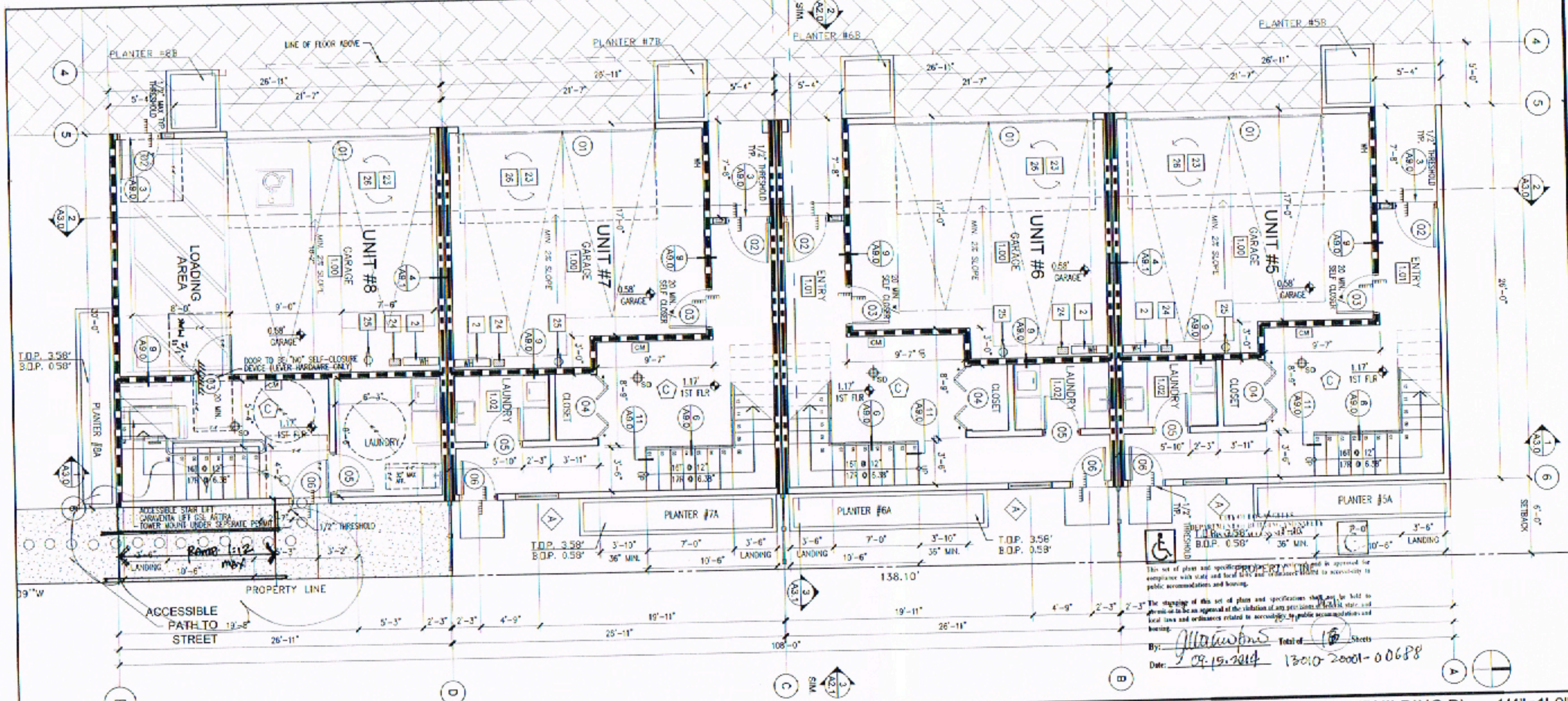
TIARA PROJECT

14403, 14407, 14409, 14411 N. TIARA ST. VAN NUYS, CA 91401

1ST LEVEL FLOOR PLAN

A1.1-A

ANIT APEL DESIGN INC.



1ST LEVEL FLOOR PLAN (BUILDING B) 1/4"=1'-0"

APPLIANCES: PROVIDE ENERGY STAR RATED

- (A001) REFRIGERATOR / FREEZER: SPECIFIED BY OTHERS
- (A004) DISHWASHER: SPECIFIED BY OTHERS
- (A005) RANGE (GAS / ELECTRIC): SPECIFIED BY OTHERS
- (A002) EXHAUST HOOD WITH DIRECT EXHAUST VENT THROUGH WALL: SPECIFIED BY OTHERS
- (A007) WASHER / DRYER: SPECIFIED BY OTHERS; PROVIDE RECESSED WATER CONNECTION AND VENTING PER UMC; PROVIDE FRONT LOADING APPLIANCES
- (A006) CEILING FAN: SPECIFIED BY OTHERS

CABINETS / CASE WORK: COMPOSITE WOOD W/ NO ADDED UREA FORMALDEHYDE

- (C001) KITCHEN CABINETS: SPECIFIED BY OTHERS; PROVIDE SHOP DRAWINGS
- (C002) BATHROOM CABINETS: SPECIFIED BY OTHERS
- (C003) CHROME CLOSET POLE AND 18" WIDE PAINT GRADE SHELF @ 6'-0" AFF
- (C004) INTERIOR CASE WORK: SPECIFIED BY OTHERS
- (C005) VANITY TOPS: SPECIFIED BY OTHERS
- (C006) WOOD BASE: SEE DETAIL X / SHEET A9.X

DOORS & WINDOWS

- (DW01) WINDOWS: CLEAR ANODIZED ALUMINUM FRAME; SEE WINDOW TYPES FOR UNIT MULLING. REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- (DW02) ALUMINUM SLIDING GLASS DOORS: CLEAR ANODIZED ALUMINUM FRAME; SEE DOOR TYPES MORE INFORMATION: REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- (DW03) ALUMINUM STOREFRONT GLAZING SYSTEM: DWS MATCH WINDOW FINISH
- (FP01) ISOKERN UNVENTED GAS LOG, ICC No. ESR-2316

CARPETING: USE CARPET CERTIFIED BY CRI GREEN LABEL PROGRAM

- (CA01) CARPET OVER 3/8" REBOND PAD: SPECIFIED BY OTHERS; CARPET SHALL MIN. 25% RECYCLED CONTENT

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT

- (IN01) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- (IN02) R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- (IN03) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- (IN04) SOUND CONTROL BATT INSULATION (WALL)
- (IN05) 1/2" THICK (R-7.5) RIGID FOAM INSULATION (WALL)

WALL & CEILING FINISHES

1. Interior finish materials applied to wall and ceilings shall be tested as specified in Section 803. Specify the classifications per Table 803.5 and Section 803.1
2. Any decorations shall be noncombustible or flame-retardant treated in an approved manner (curtains, drapes, shades, hangings, etc.) (L.A.M.C. 57.22)
3. Provide sprinklers throughout. The Sprinkler System shall be approved by Plumbing Div. prior to installation. 12.21A17(d)
4. Provide a portable fire extinguisher with a rating of not less than 2_A or 2-A10BC within 75 foot travel distance to all portions of the building on each floor; also during construction. (L.A.M.C. 57.142)
5. Provide portable fire extinguisher with a rating not less than 10BC for kitchen, electrical room, mechanical room, or parking garage.
6. Provide fire extinguisher as required by Fire Department field inspector.
7. Exit signs shall be internally or externally illuminated.
8. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles.
9. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
10. Exit signs shall be illuminated at all times.
11. Exit Signs shall be connect to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.2-1011.5.3)
12. Egress doors shall be readily opening able from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
13. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor.
14. All egress door operation shall also comply with Section 1008.1.9 - 1008.1.9.7.
15. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
16. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface.
17. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 402.
18. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:
a) Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
b) Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
c) Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
d) Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
e) Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.
19. The emergency power system shall provide power for duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.
20. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle average and a minim at any point of 0.06 foot-candle at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. 1006.4

OCCUPANCY GROUP (Table 803.9)	R-2
EXIT ENCLOSURES AND EXIT PASSAGEWAYS CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
CORRIDORS CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
ROOMS AND ENCLOSED SPACES CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C

GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 50% INDICATE HOW CONSTRUCTION WASTE WILL BE CANDLED:
  - CITY OF LOS ANGELES CERTIFIED HAULER
- FANS SHALL BE ENERGY START COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)

NOTES:

- CSS COLOR COAT AND GSS CLEAR COAT ANTI-GRAFFITI COATINGS
  - BY AMERICAN POLYMER COPR.
  - RESEARCH REPORT: RR 25142-T (CSI 09960)
- ALL TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

- THE LISTED 208/240 VOLT BRANCH CIRCUIT RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT."
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

- [2] TANKLESS WATER HEATER "TAKAGI" FLASH T-K2
- [24] CYBER-RAIN-XCI: 15 ZONE AUTOMATED IRRIGATION SYSTEM WEATHER BASED CONTROLLER
- [25] ONE 208/240v 40 AMP FOR FUTURE ELECTRIC VEHICLE CHARGING (1" CONDUIT)

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALIT IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS.THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON. SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/ AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE).
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.25.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 8 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
- Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.
- The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1

WINDOW IDENTIFICATION

(1) SEE WINDOW SCHEDULES SHEETS A5.0 FOR EXTERIOR WINDOWS SEE EXTERIOR ELEVATIONS

ROOM IDENTIFICATION

STUDY ← ROOM NAME
1.11 ← ROOM NUMBER

(OD) SEE DOOR SCHEDULES SHEETS A5.0

WALL PARTITIONS

- WOOD STUD WALLS
- 1 HR FIRE-RATED CONSTRUCTION, WALLS AND CEILING
- 2 HR SOUND, FIRE RATED WALL CONSTRUCTION, STC-50
- SD HARD-WIRED SMOKE DETECTORS
- CM CARBON MONOXIDE DETECTOR
- ENERGY STAR (70 CFM) VENTILATION FAN MFG: PANASONIC MODEL #: FV-07VQL3 W/ HUMIDISTAT

FLOOR PLAN LEGEND

NOTES:

FIRE PROTECTION:
BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS:

SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3,4) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY

AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCUPING, NOT REQUIRED)

BATHROOM NOTES:
CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYOE, SEC. 420 UPC. MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION:

WATER CLOSET:	1.28 GPF
SHOWERHEADS:	2.0 GPM
LAUNDRY FAUCETS:	2.5 GPM
SINK FAUCETS:	2.5 GPM

ACCESS PANEL (12"x12") REQUIRED

DESCRIPTION	DATE	BY
1ST SUBMITTAL	10.01.2012	

PROGRESS

LICENSED ARCHITECT MICHAEL B. MacLAREN No. C-29958 11-1-2015 RENEWAL DATE STATE OF CALIFORNIA

BUILDING OWNER APPROVAL DATE

CLIENT/TENANT APPROVAL DATE

DESIGNER / ARCH. SIGNATURE DATE

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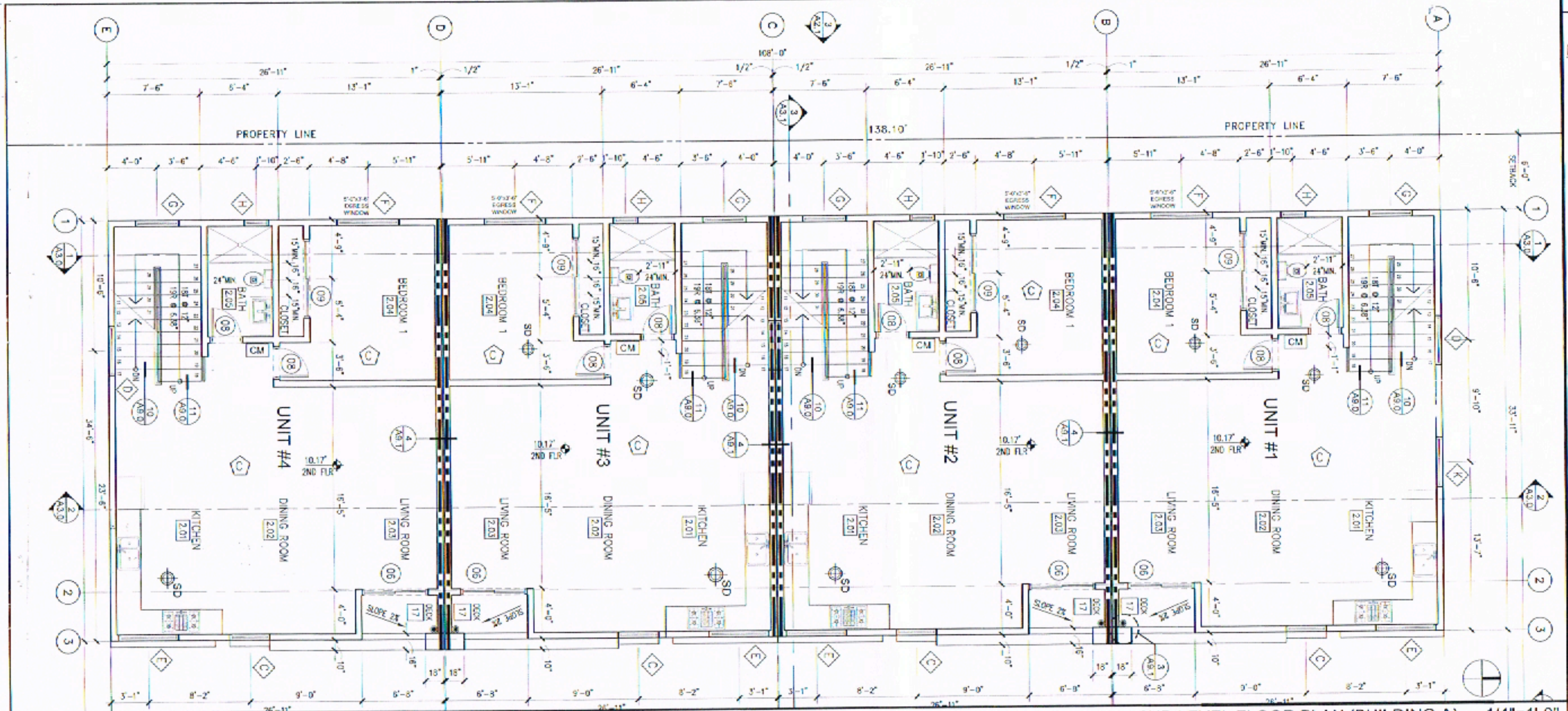
TIARA PROJECT
14403, 14407, 14409, 14411 N. TIARA ST. VAN NUYS, CA 91401

1ST LEVEL FLOOR PLAN

NORTH	DATE	PROJ.NO.	SCALE	DRAWING
			SEE DWG	TITLE
	DRAWN	CKD BY	FLOOR	A1.1-B
		AA		

AMIT APEL DESIGN INC.

RTI AUG 2 5 2014



2ND LEVEL FLOOR PLAN (BUILDING A) 1/4"=1'-0"

FLOOR PLAN LEGEND

NOTES:

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BY PLUMING DIV.
PRIOR TO INSTALLATION.

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ACCESS PANEL (12"x12") REQUIRED

APPLIANCES: PROVIDE ENERGY STAR RATED

- A001 REFRIGERATOR / FREEZER: SPECIFIED BY OTHERS
- A00A DISHWASHER: SPECIFIED BY OTHERS
- A001 RANGE (GAS / ELECTRIC): SPECIFIED BY OTHERS
- A002 EXHAUST HOOD WITH DIRECT EXHAUST VENT THROUGH WALL: SPECIFIED BY OTHERS
- A005 WASHER / DRYER: SPECIFIED BY OTHERS; PROVIDE RECESSED WATER CONNECTION AND VENTING PER UMC; PROVIDE FRONT LOADING APPLIANCES
- A006 CEILING FAN: SPECIFIED BY OTHERS

CABINETS / CASE WORK: COMPOSITE WOOD W/ NO ADDED UREA FORMALDEHYDE

- 2001 KITCHEN CABINETS: SPECIFIED BY OTHERS; PROVIDE SHOP DRAWINGS
- 2002 BATHROOM CABINETS: SPECIFIED BY OTHERS
- 2003 CHROME CLOSET POLE AND 18" WIDE PAINT GRADE SHELF @ 6'-0" AFF
- 2004 INTERIOR CASE WORK: SPECIFIED BY OTHERS
- 2005 VANITY TOPS: SPECIFIED BY OTHERS
- 2006 WOOD BASE: SEE DETAIL X / SHEET A9.X

DOORS & WINDOWS

- DW01 WINDOWS: CLEAR ANODIZED ALUMINUM FRAME; SEE WINDOW TYPES FOR UNIT MULLING. REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- DW02 ALUMINUM SLIDING GLASS DOORS: CLEAR ANODIZED ALUMINUM FRAME; SEE DOOR TYPES MORE INFORMATION; REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- DW03 ALUMINUM STOREFRONT GLAZING SYSTEM: DW3 MATCH WINDOW FINISH
- FP001 ISOKERN UNVENTED GAS LOG. ICC No. ESR-2316

CARPETING: USE CARPET CERTIFIED BY CRI GREEN LABEL PROGRAM

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CARPET SHALL MIN. 25% RECYCLED CONTENT

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT

- IN01 R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
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OCCUPANCY GROUP (Table 503.1)	R-2
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NOTES:

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- RESEARCH REPORT: RR 25 42-1 (CSI 09960)
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- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE).
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.000(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
- Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.
- The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1

WINDOW IDENTIFICATION

(1) SEE WINDOW SCHEDULES SHEETS A5.0 FOR EXTERIOR WINDOWS SEE EXTERIOR ELEVATIONS

ROOM IDENTIFICATION

STUDY ← ROOM NAME
1.11 ← ROOM NUMBER

(00) SEE DOOR SCHEDULES SHEETS A5.0

WALL PARTITIONS

- WOOD STUD WALLS
- 1 HR FIRE-RATED CONSTRUCTION, WALLS AND CEILING
- 2 HR SOUND, FIRE RATED WALL CONSTRUCTION, STC-50
- SD HARD-WIRED SMOKE DETECTORS
- CM CARBON MONOXIDE DETECTOR
- ENERGY STAR (70 CFM) VENTILATION FAN MFG:PANASONIC MODEL #: FV-07VQL3 W/ HUMIDISTAT

PROGRESS

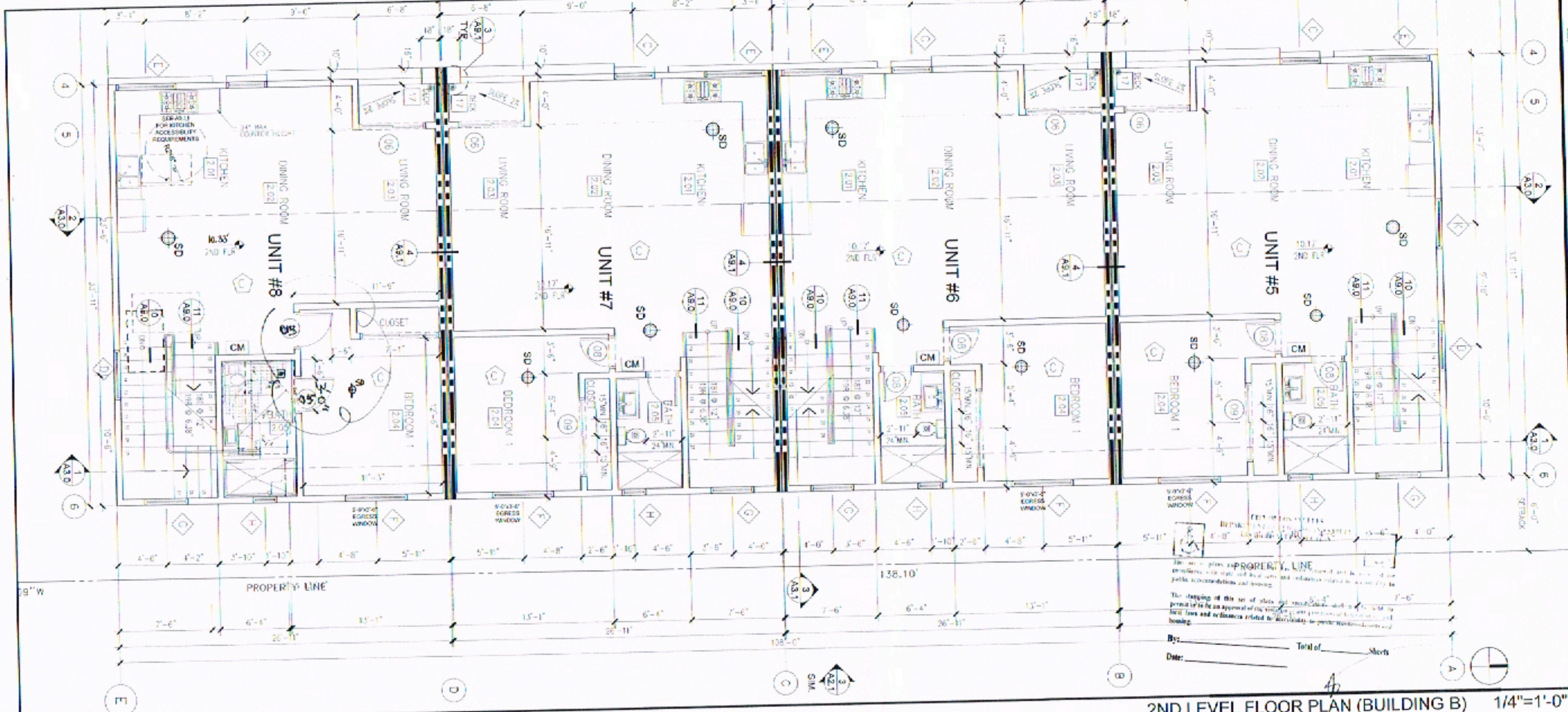
LICENSED ARCHITECT MICHAEL B. MacLAREN No. C-29658 RENEWAL DATE STATE OF CALIFORNIA

TIARA PROJECT
14403, 14407, 14409, 14411 N. TIARA ST. VAN NUYS, CA 91401

2ND LEVEL FLOOR PLAN

A1.2-A

AMIT APEL DESIGN INC.



2ND LEVEL FLOOR PLAN (BUILDING B) 1/4"=1'-0"

FLOOR PLAN LEGEND

NOTES:

FIRE PROTECTION

BY PLUMBING DIV. PRIOR TO INSTALLATION

BUILDING PAPER

USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4

NOTE: SMOKE DETECTORS

SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4) SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY

AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)

BATHROOM NOTES:

CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SEC. 420 UPC.

MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION:

WATER CLOSET:	1.28 GPF
SHOWERHEADS:	2.0 GPM
LAUNDRY FAUCETS:	2.5 GPM
SINK FAUCETS:	2.5 GPM

ACCESS PANEL (12"x12") REQUIRED

WALL & CEILING FINISHES

1. Interior finish materials applied to wall and ceilings shall be tested as specified in Section 803. Specify the classifications per Table 803.5 and Section 803.1
2. Any decorations shall be noncombustible or flame-retardant treated in an approved manner (curtains, drapes, shades, hangings, etc.) (L.A.M.C. 57.22)
3. Provide sprinklers throughout. The Sprinkler System shall be approved by Plumbing Div. prior to installation. 12.21A17(d)
4. Provide a portable fire extinguisher with a rating of not less than 2_a or 2-A10BC within 75 feet travel distance to all portions of the building on each floor; also during construction. (L.A.M.C. 57.140)
5. Provide portable fire extinguisher with a rating not less than 10BC for kitchen, electrical room, mechanical room, or parking garage.
6. Provide fire extinguisher as required by Fire Department field inspector.
7. Exit signs shall be internally or externally illuminated.
8. Exit signs illuminated by an external source shall have an intensity of not less than 5-foot candles.
9. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
10. Exit signs shall be illuminated at all times.
11. Exit Signs shall be connect to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.2-1011.5.3)
12. Egress doors shall be readily opening able from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
13. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor.
14. All egress door operation shall also comply with Section 1008.1.9 - 1008.1.9.7.
15. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
16. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface.
17. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 402.
18. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:
a) Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
b) Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
c) Exterior egress components at other than the level of exit discharge unit exit discharge is accomplished for buildings required to have two or more exits.
d) Interior exist discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
e) Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.
19. The emergency power system shall provide power for duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.
20. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle average and a minim at any point of 0.06 foot-candle at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. 1006.4

OCCUPANCY GROUP (Table 803.9)	R-2
EXIT ENCLOSURES AND EXIT PASSAGEWAYS: CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
CORRIDORS: CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
ROOMS AND ENCLOSED SPACES: CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C

WINDOW IDENTIFICATION

SEE WINDOW SCHEDULES SHEETS A5.0 FOR EXTERIOR WINDOWS SEE EXTERIOR ELEVATIONS

ROOM IDENTIFICATION

STUDY — ROOM NAME
1.01 — ROOM NUMBER

00 — SEE DOOR SCHEDULES SHEETS A5.0

WALL PARTITIONS

WOOD STUD WALLS

1 HR FIRE-RATED CONSTRUCTION, WALLS AND CEILING

2 HR SOUND, FIRE RATED WALL CONSTRUCTION, STC-52

SD — HARD-WIRED SMOKE DETECTORS

CM — CARBON MONOXIDE DETECTOR

ENERGY STAR (70 CFM) VENTILATION FAN MFG:PANASONIC MODEL # FV-07VQ.3 W/ HUMIDISTAT

PROGRESS

LICENSED ARCHITECT MICHAEL B. MacLAREN No. C-29844 STATE OF CALIFORNIA

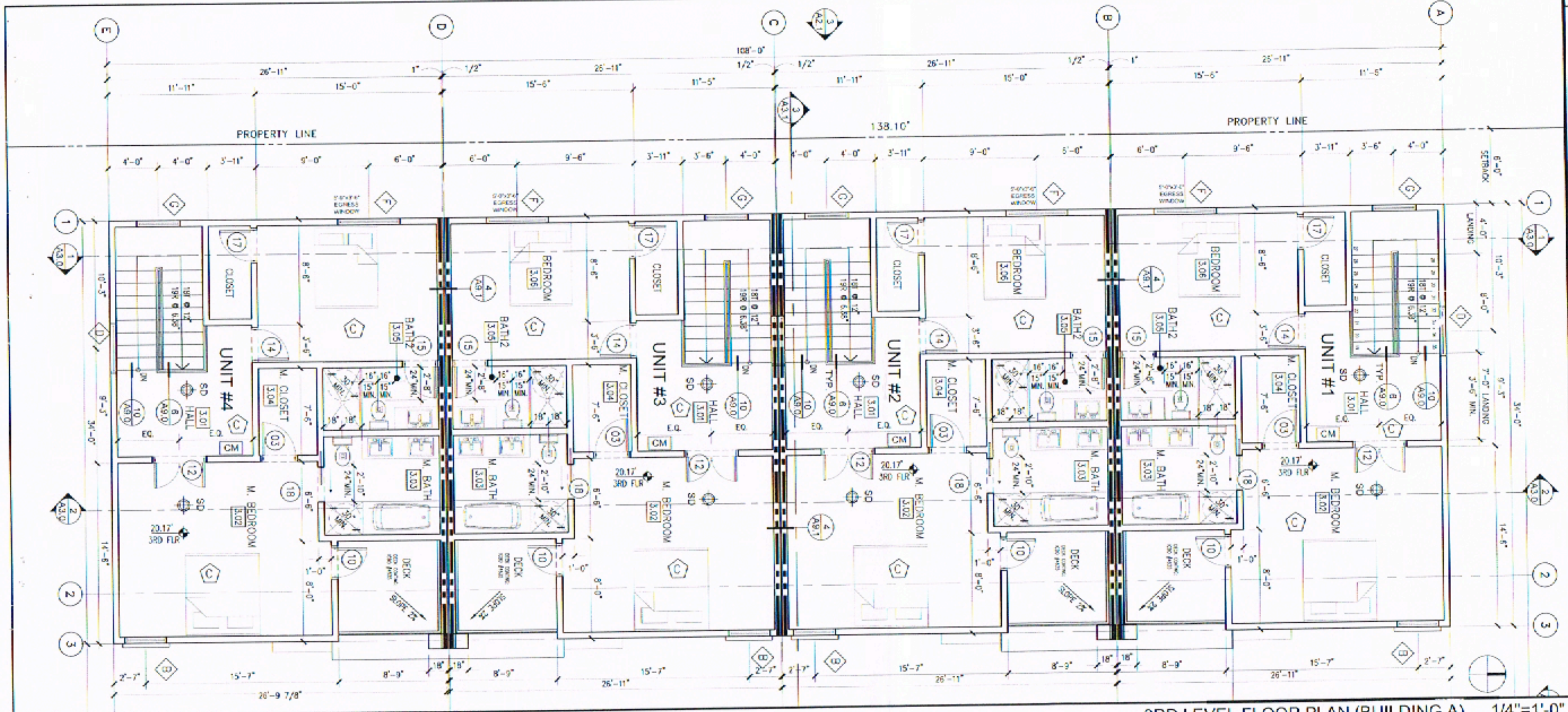
TIARA PROJECT
14403, 14407, 14409, 14411 N. TIARA ST.
VAN NUYS, CA 91401

2ND LEVEL FLOOR PLAN

DRAWING A1.1-B

AMIT APEL DESIGN INC.

RTI [illegible]



3RD LEVEL FLOOR PLAN (BUILDING A) 1/4"=1'-0"

FLOOR PLAN LEGEND

NOTES:

FIRE PROTECTION:

BY PLUMING DIV. PRIOR TO INSTALLATON.

BUILDING PAPER:

USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC 2501.4.

NOTE: SMOKE DETECTORS

SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3,4)
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WATER CLOSET:	1.28 GPF
SHOWERHEADS:	2.0 GPM
LAUNDRY FAUCETS:	2.5 GPM
SINK FAUCETS:	2.5 GPM

ACCESS PANEL (12"x12") REQUIRED

APPLIANCES: PROVIDE ENERGY STAR RATED

- (A01) REFRIGERATOR / FREEZER: SPECIFIED BY OTHERS
- (A02) DISHWASHER: SPECIFIED BY OTHERS
- (A03) RANGE (GAS / ELECTRIC): SPECIFIED BY OTHERS
- (A04) EXHAUST HOOD WITH DIRECT EXHAUST VENT THROUGH WALL: SPECIFIED BY OTHERS
- (A05) WASHER / DRYER: SPECIFIED BY OTHERS; PROVIDE RECESSED WATER CONNECTION AND VENTING PER UMC, PROVIDE FRONT LOADING APPLIANCES
- (A06) CEILING FAN: SPECIFIED BY OTHERS

CABINETS / CASE WORK: COMPOSITE WOOD W/ NO ADDED UREA FORMALDEHYDE

- (C01) KITCHEN CABINETS: SPECIFIED BY OTHERS; PROVIDE SHOP DRAWINGS
- (C02) BATHROOM CABINETS: SPECIFIED BY OTHERS
- (C03) CHROME CLOSET POLE AND 18" WIDE PAINT GRADE SHELF @ 5'-0" AFF
- (C04) INTERIOR CASE WORK: SPECIFIED BY OTHERS
- (C05) VANITY TOPS: SPECIFIED BY OTHERS
- (C06) WOOD BASE: SEE DETAIL X / SHEET A9.X

DOORS & WINDOWS

- (DW01) WINDOWS; CLEAR ANODIZED ALUMINUM FRAME; SEE WINDOW TYPES FOR UNIT MULLING. REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- (DW02) ALUMINUM SLIDING GLASS DOORS: CLEAR ANODIZED ALUMINUM FRAME; SEE DOOR TYPES MORE INFORMATION; REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- (DW03) ALUMINUM STOREFRONT GLAZING SYSTEM: DW3 MATCH WINDOW FINISH
- (FP01) ISOKERN UNVENTED GAS LOG. ICC No. ESR-2316

CARPETING: USE CARPET CERTIFIED BY CRI GREEN LABEL PROGRAM

- (CA01) CARPET OVER 3/8" REBOND PAD: SPECIFIED BY OTHERS CARPET SHALL MIN. 25% RECYCLED CONTENT

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT

- (IN01) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- (IN02) R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- (IN03) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- (IN04) SOUND CONTROL BATT INSULATION (WALL)
- (IN05) 1/2" THICK (R-7.5) RIGID FOAM INSULATION (WALL)

WALL & CEILING FINISHES

1. Interior finish materials applied to wall and ceilings shall be tested as specified in Section 803. Specify the classifications per Table 803.5 and Section 803.1
2. Any decorations shall be noncombustible or flame-retardant treated in an approved manner (curtains, drapes, shades, hangings, etc.) (L.A.M.C. 57.22)
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4. Provide a portable fire extinguisher with a rating of not less than 2_A or 2-A10BC within 75 feet travel distance to all portions of the building on each floor also during construction. (L.A.M.C. 57.143)
5. Provide portable fire extinguisher with a rating not less than 10BC for kitchen, electrical room, mechanical room, or parking garage.
6. Provide fire extinguisher as required by Fire Department field inspector.
7. Exit signs shall be internally or externally illuminated.
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10. Exit signs shall be illuminated at all times.
11. Exit Signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1013.2.1011.5.3)
12. Egress doors shall be readily opening side from the egress side without the use of a key or special knowledge or effort. See 1008.1.3 for exception.
13. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor.
14. All egress door operation shall also comply with Section 1008.1.9 - 1008.1.9.7.
15. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
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c) Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
d) Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
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OCCUPANCY GROUP (Case 303.9)	R-2
EXIT ENCLOSURES AND EXIT PASSAGEWAYS CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
CORRIDORS CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
ROOMS AND ENCLOSED SPACES CLASS C (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C

GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 50% INDICATE HOW CONSTRUCTION WASTE WILL BE CANDLED:
  - CITY OF LOS ANGELES CERTIFIED HAULER
- FANS SHALL BE ENERGY START COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)

NOTES:

- CSS COLOR COAT AND CSS CLEAR COAT ANTI-GRAFFITI COATINGS
  - BY AMERICAN POLYMER CORP.
  - RESEARCH REPORT: RR 25142-1 (CSI 09960)

- ALL TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKER SYSTEM IN ACCORDANCE WITH SECTION R13.3 OR NFPA 13D.
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)

- THE LISTED 208/240 VOLT BRANCH CIRCUIT RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT."
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALIT IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS.THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/ AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
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- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
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- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
- Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.
- The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1

WINDOW IDENTIFICATION

(1) SEE WINDOW SCHEDULES SHEETS A5.0 FOR EXTERIOR WINDOWS SEE EXTERIOR ELEVATIONS

ROOM IDENTIFICATION

STUDY ← ROOM NAME
1.11 ← ROOM NUMBER

(00) SEE DOOR SCHEDULES SHEETS A5.0

WALL PARTITIONS

- WOOD STUD WALLS
- 1 HR FIRE-RATED CONSTRUCTION, WALLS AND CEILING
- 2 HR SOUND, FIRE RATED WALL CONSTRUCTION, STC-50
- SD HARD-WIRED SMOKE DETECTORS
- CM CARBON MONOXIDE DETECTOR
- ENERGY STAR (70 CFM) VENTILATION FAN MFG:PANASONIC MODEL #: FV-07VQL3 W/ HUMIDISTAT

PROGRESS

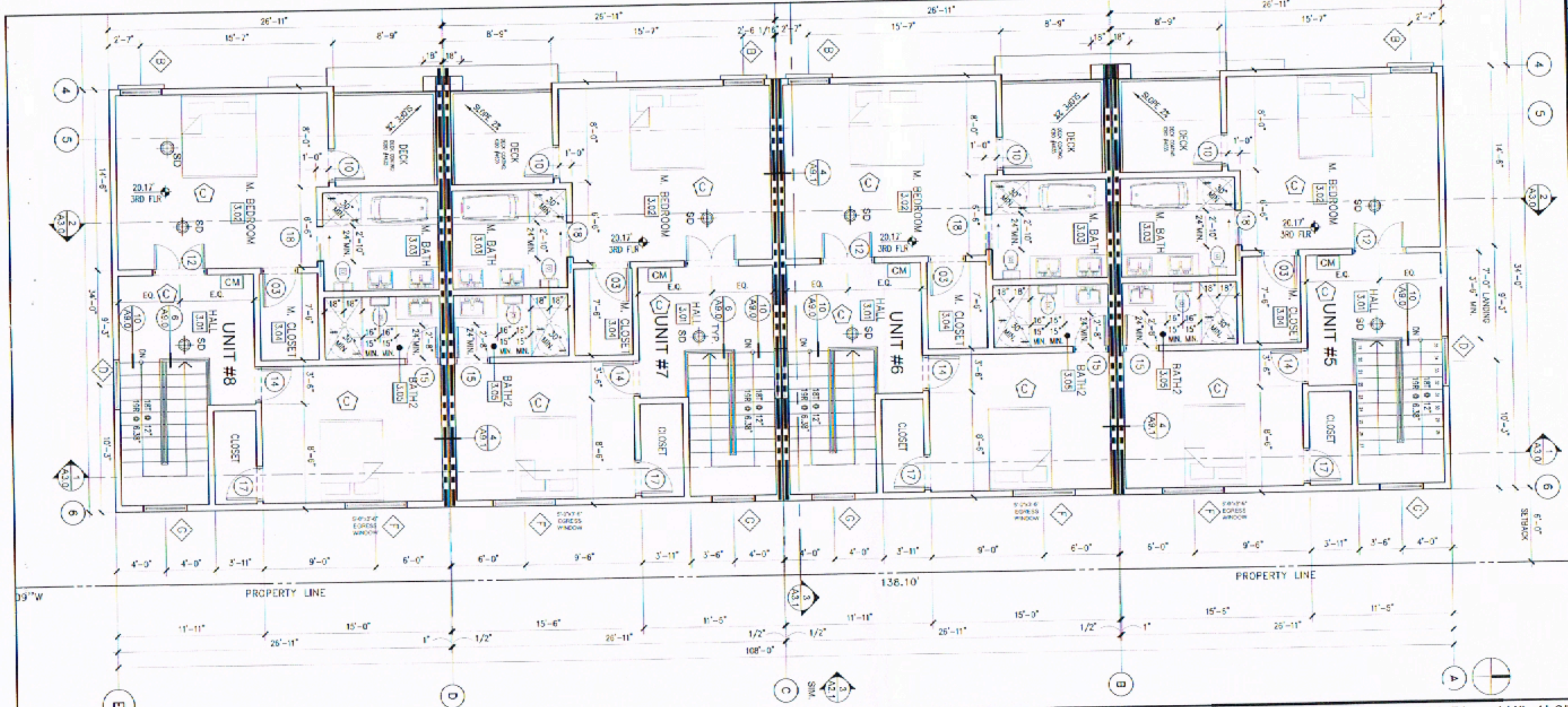
LICENSED ARCHITECT
MICHAEL B. MacLAREN
No. C-29858
11-1-2015
RENEWAL DATE
STATE OF CALIFORNIA

TIARA PROJECT
14403, 14407, 14409, 14411N. TIARA ST.
VAN NUYS, CA 91401

3RD LEVEL FLOOR PLAN

A1.3-A

ANIT APEL DESIGN INC.



3RD LEVEL FLOOR PLAN (BUILDING B) 1/4"=1'-0"

FLOOR PLAN LEGEND

NOTES:

FIRE PROTECTION:

BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:

USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC 2501.4.

NOTE: SMOKE DETECTORS

SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3,4)

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM

ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)

BATHROOM NOTES:

CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, SEC. 420 UPC.

MAXIMUM FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION:

WATER CLOSET:	1.28 GPF
SHOWERHEADS	2.0 GPM
LAUNDRY FAUCETS:	2.5 GPM
SINK FAUCETS	2.5 GPM

ACCESS PANEL (12"x12") REQUIRED

APPLIANCES: PROVIDE ENERGY STAR RATED

- REFRIGERATOR / FREEZER: SPECIFIED BY OTHERS
- DISHWASHER: SPECIFIED BY OTHERS
- RANGE (GAS / ELECTRIC): SPECIFIED BY OTHERS
- EXHAUST HOOD WITH DIRECT EXHAUST VENT THROUGH WALL. SPECIFIED BY OTHERS
- WASHER / DRYER: SPECIFIED BY OTHERS; PROVIDE RECESSED WATER CONNECTION AND VENTING PER UMC; PROVIDE FRONT LOADING APPLIANCES
- CEILING FAN: SPECIFIED BY OTHERS

CABINETS / CASE WORK: COMPOSITE WOOD W/ NO ADDED UREA FORMALDEHYDE

- KITCHEN CABINETS: SPECIFIED BY OTHERS; PROVIDE SHOP DRAWINGS
- BATHROOM CABINETS: SPECIFIED BY OTHERS
- CHROME CLOSET POLE AND 18" WIDE PAINT GRADE SHELF @ 6'-0" AFF
- INTERIOR CASE WORK: SPECIFIED BY OTHERS
- VANITY TOPS: SPECIFIED BY OTHERS
- WOOD BASE: SEE DETAIL X / SHEET A8.X

DOORS & WINDOWS

- WINDOWS: CLEAR ANODIZED ALUMINUM FRAME; SEE WINDOW TYPES FOR UNIT MULLING. REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- ALUMINUM SLIDING GLASS DOORS: CLEAR ANODIZED ALUMINUM FRAME; SEE DOOR TYPES MORE INFORMATION; REFER TO TITLE 24 FOR SHGC AND U-FACTOR REQUIREMENTS
- ALUMINUM STOREFRONT GLAZING SYSTEM: DW3 MATCH WINDOW FINISH
- ISOKERN UNVENTED GAS LOG. ICC No. ESR-2316

CARPETING: USE CARPET CERTIFIED BY CRI GREEN LABEL PROGRAM

- CARPET OVER 5/8" REBOND PAD: SPECIFIED BY OTHERS CARPET SHALL MIN. 25% RECYCLED CONTENT

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT

- R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- SOUND CONTROL BATT INSULATION (WALL)
- 1/2" THICK (R-3.5) RIGID FOAM INSULATION (WALL)

WALL & CEILING FINISHES

1. Interior finish materials applied to wall and ceilings shall be tested as specified in Section 803. Specify the classifications per Table 803.5 and Section 803.1
2. Any decorations shall be noncombustible or flame-retardant treated in an approved manner (curtains, drapes, shades, hangings, etc.) (L.A.M.C. 57.22)
3. Provide sprinklers throughout. The Sprinkler System shall be approved by Plumbing Div. prior to installation. 12.21A17(d)
4. Provide a portable fire extinguisher with a rating of not less than 2_a or 2-A10BC within 75 feet travel distance to all portions of the building on each floor, also during construction. (L.A.M.C. 57.140)
5. Provide portable fire extinguisher with a rating not less than 10BC for kitchen, electrical room, mechanical room, or parking garage.
6. Provide fire extinguisher as required by Fire Department field inspector
7. Exit signs shall be internally or externally illuminated.
8. Exit signs illuminated by an external source shall have an intensity of not less than 5-foot candles.
9. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
10. Exit signs shall be illuminated at all times.
11. Exit Signs shall be connect to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.2-1011.5.3)
12. Egress doors shall be readily opening able from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
13. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor.
14. All egress door operation shall also comply with Section 1008.1.9 - 1008.1.9.7.
15. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
16. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface.
17. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 402.
18. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:
a) Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
b) Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
c) Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
d) Interior exit discharge elements, as permitted in Section 1024.1, in buildings required to have two or more exits.
e) Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.
19. The emergency power system shall provide power for duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.
20. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle average and a minimum at any point of 0.06 foot-candle at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. 1006.4

OCCUPANCY GROUP (Table 803.9)	R-2
EXIT ENCLOSURES AND EXIT PASSAGEWAYS CLASS C: (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
CORRIDORS CLASS C: (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE-DEVELOPED INDEX 0-450	C
ROOMS AND ENCLOSED SPACES CLASS C: (Section 803.1.1) FLAME SPREAD INDEX 76-200 SMOKE DEVELOPED INDEX 0-450	C

GREEN BUILDING NOTES:

- CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW CONSTRUCTION WASTE WILL BE CANDLED:
  - ** CITY OF LOS ANGELES CERTIFIED HAULER
- FANS SHALL BE ENERGY START COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)

NOTES:

- CSS COLOR COAT AND GSS CLEAR COAT ANTI-GRAFFITI COATINGS
- -- BY AMERICAN POLYMER CORP.
- -- RESEARCH REPORT: RR 25142-T (CSI 09960)

- ALL TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKER SYSTEM IN ACCORDANCE WITH SECTION R13.3 OR NFPA 13D.
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

- THE LISTED 208/240 VOLT BRANCH CIRCUIT RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM AND A LISTED CABINET, BOX OR ENCLOSURE.
- SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT."
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALIT IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10-50% LESS ENERGY AND WATER THAN STANDARD MODELS.THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/ AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE).
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.050(C) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
- Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.
- The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1

WINDOW IDENTIFICATION

- (1) SEE WINDOW SCHEDULES SHEETS A5.0 FOR EXTERIOR WINDOWS SEE EXTERIOR ELEVATIONS

ROOM IDENTIFICATION

- STUDY ← ROOM NAME
- 111 ← ROOM NUMBER
- (00) SEE DOOR SCHEDULES SHEETS A5.0

WALL PARTITIONS

- WOOD STUD WALLS
- 1 HR FIRE-RATED CONSTRUCTION, WALLS AND CEILING
- 2 HR SOUND, FIRE RATED WALL CONSTRUCTION, STC-50
- SD HARD-WIRED SMOKE DETECTORS
- CM CARBON MONOXIDE DETECTOR
- ENERGY STAR (70 CFM) VENTILATION FAN SFG:PANASONIC MODEL #: FV-07VQL5 W/ HUMIDSTAT

PROGRESS

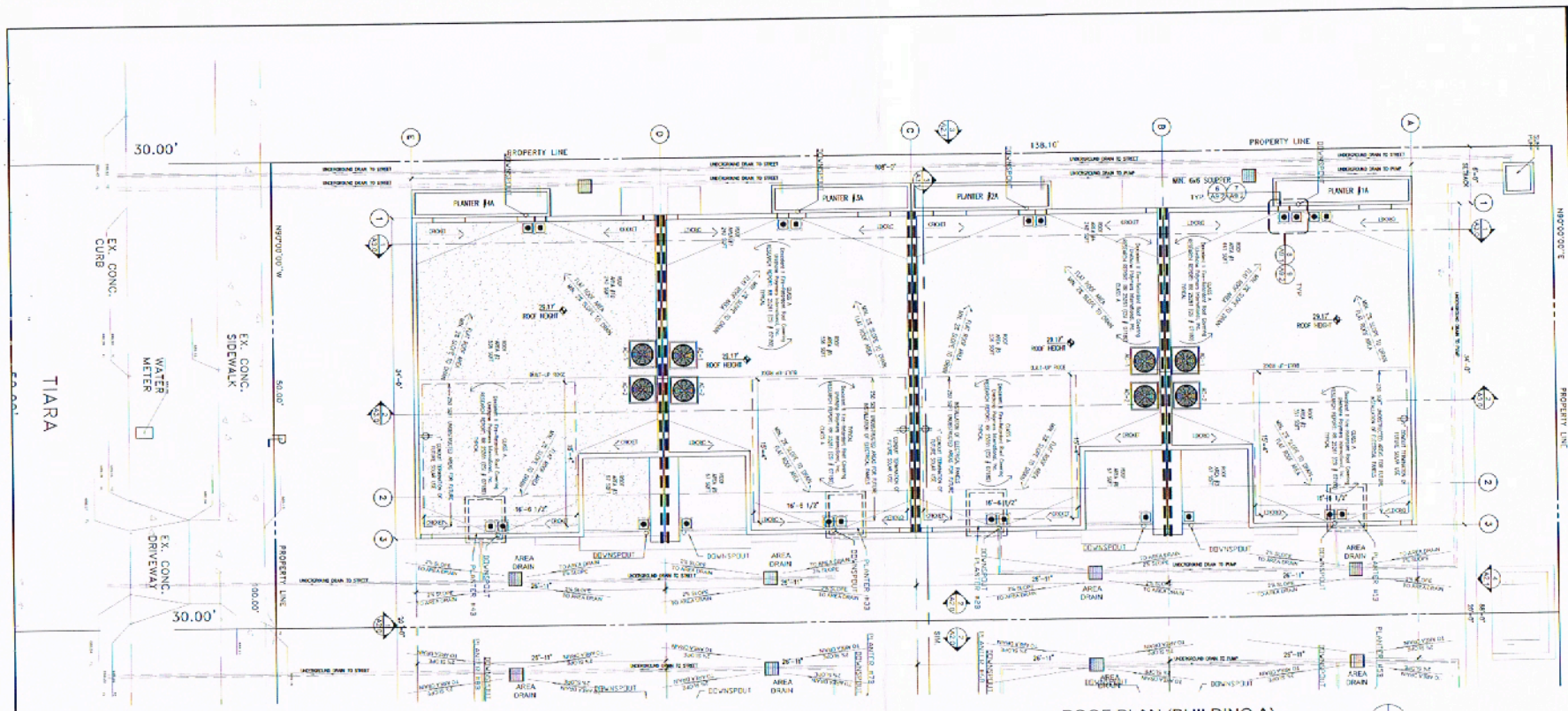
LICENSED ARCHITECT · MICHAEL B. MacLAREN · No. C-29858 · 11-1-2015 RENEWAL DATE · STATE OF CALIFORNIA

TIARA PROJECT
14400, 14407, 14409, 14411 N. TIARA ST
VAN NUYS, CA 91401

3RD LEVEL FLOOR PLAN

A1.3-B

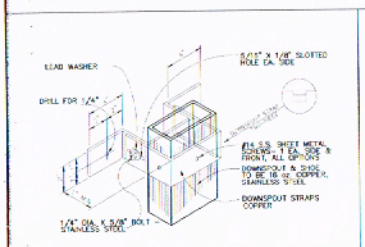
AMIT APEL DESIGN INC.



ROOF PLAN (BUILDING A)

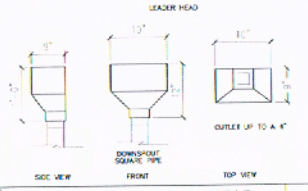
1/4"=1'-0"

KEYNOTES



4 DOWNSPOUT ATTACHMENT NA

DOWNSPOUT – SCUPPER/CONDUCTOR HEADS AND GUTTER ETC TO BE COPPER



3 DOWNSPOUT LEADER HEAD NA

ROOF PLAN NOTES

Roof Slope

1. Roof slopes are shown directly on roof plan drawing.
2. All flat roofs and balconies shall slope a minimum of 1/4" : 12" toward drains.
3. In the absence of slopes shown on structural drawings or architectural drawings, rough carpenter shall provide required planking below roof sheathing to allow for proper slope to drain.
4. No obstacle shall prevent water flow toward drains or 2% toward drains.

Roofing Material

Note: Provide class "A" fire-retardant roof covering according to code.

1. All flat roofs to be GAF Materials Corporation Built up roof to include:

GAF Flexiply & over GAF Leakbarrier Roof Deck Protection over GAFGLAS #75 Base Sheet or approved equal 48" ROBERTS ASPHALT CLASS B

NOTE
All roof drains shall connect to subsurface drainage system which shall discharge at street.

Roof Penetration

1. Areas of flat roof and roof slopes shall provide slopes roof by the minimum distance required by applicable codes and shall be located in areas not visible from street. Exact locations to be coordinated with architect prior to installation.
2. All vents and roof stacks to have rain protection caps.
3. Continuous waterproofing of all roof penetration shall be provided with W.R. Grace #200 Bituthene wrapping and 24 ga. galvanized metal flashing and counterflashing. All joints of sheet metal shall be caulked.
4. Color of all exposed vents and roof stacks to match adjacent roof material, unless specified otherwise by Architect.

Gutters and Roof Drains

1. Gutters shall be constructed of 24 ga. copper metal with 5/8" expansion joints every 50 feet maximum.
2. Gutters shall slope 1/16" per foot toward rain water leaders.
3. Unless specified otherwise, rain water leaders are exposed and location is shown on roof plan.
4. Provide dome wire basket at each rain water leader.

LID REQUIREMENTS

	ROOF	ROOF AREA	Subarea	PLANTER	PLANTER AREA	Paver Area
Unit #1	Area #1	441	859	#1A	36	
	Area #2	351		#1B	16	
	Area #3	67				
Unit #2	Area #4	441	859	#2A	36	
	Area #5	351		#2B	16	
	Area #6	67				
Unit #3	Area #7	441	859	#3A	36	
	Area #8	351		#3B	16	
	Area #9	67				
Unit #4	Area #10	441	859	#4A	36	
	Area #11	351		#4B	16	
	Area #12	67				
		3436			208	0

PROGRESS

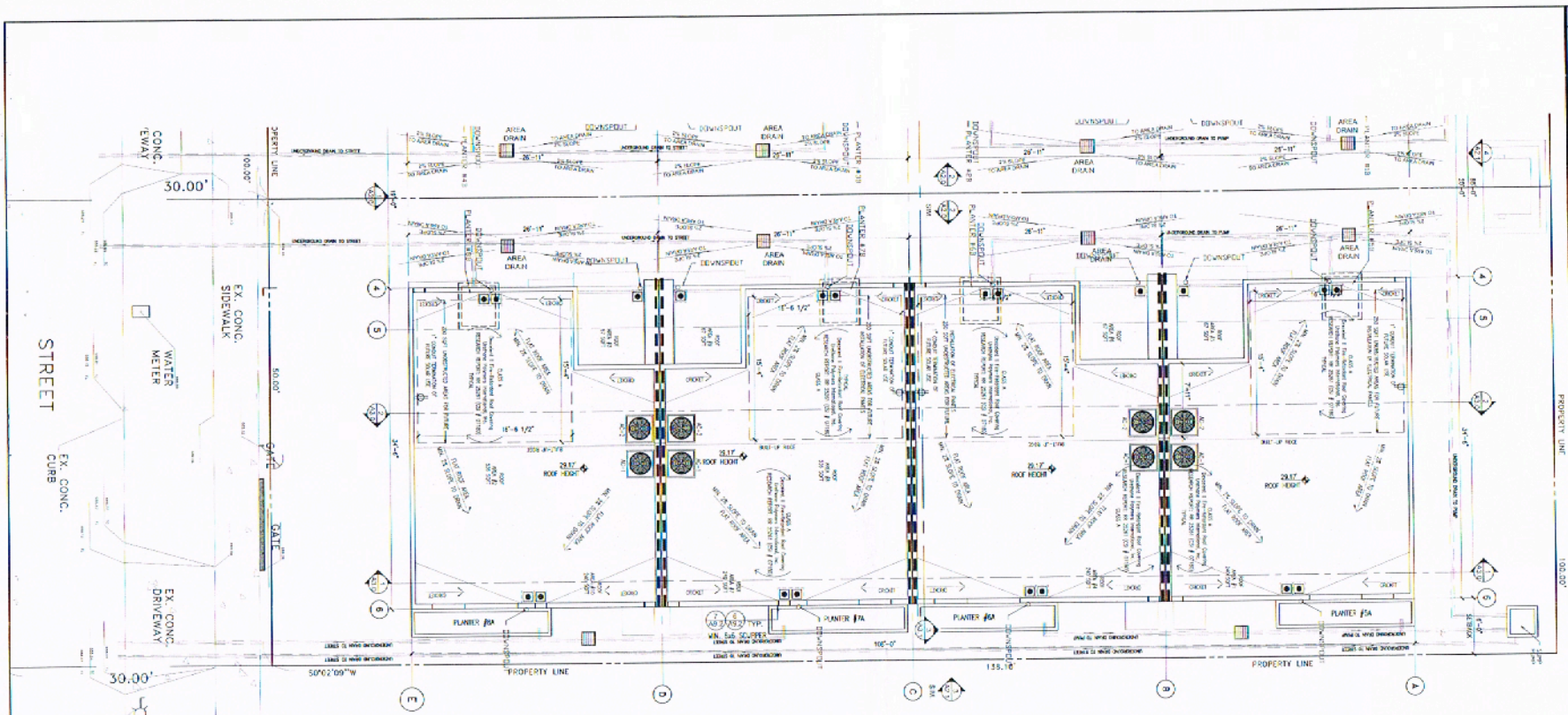
LICENSED ARCHITECT
MICHAEL B. MacLAREN
No. C-29658
11-1-2015
RENEWAL DATE
STATE OF CALIFORNIA

TIARA PROJECT
14803, 14807, 14808, 14811 N. TIARA ST.
VAN NUYS, CA 91401

ROOF PLAN

NORTH	DATE	PROJ NO	SCALE	DRAWING
	07-14-15	14807	1/4"=1'-0"	A1.4-A
	DRAWN	CKD BY	FLOOR	
	KM	MM		

APRIT APEL DESIGN INC.

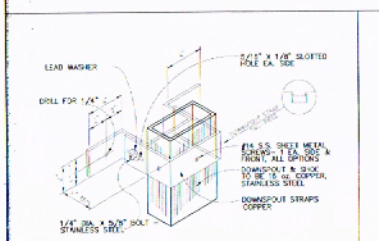


ROOF PLAN (BUILDING B)

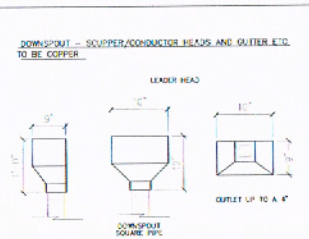
1/4"=1'-0"

LID REQUIREMENTS

	ROOF	ROOF AREA		PLANTER	PLANTER AREA	Paver Area
Unit #5	Area #13	441	859	#5A	36	
	Area #14	351		#5B	16	
	Area #15	67				
Unit #6	Area #16	441	859	#6A	36	
	Area #17	351		#6B	16	
	Area #18	67				
Unit #7	Area #19	441	859	#7A	36	
	Area #20	351		#7B	16	
	Area #21	67				
Unit #8	Area #22	441	859	#8A	36	
	Area #23	351		#8B	16	
	Area #24	67				
		3436			208	0



4 DOWNSPOUT ATTACHMENT



3 DOWNSPOUT LEADER HEAD

ROOF PLAN NOTES

Roof Slope

1. Roof slopes are shown directly on roof plan drawing.
2. All flat roofs and balconies shall slope a minimum of 1/4" : 12" toward drains.
3. In the absence of slopes shown on structural drawings or architecture drawings, rough carpenter shall provide required shimming below roof sheathing to allow for proper slope to drain.
4. No obstacle shall prevent water flow toward drains at 25 feet toward drains.

Roofing Material

Note: Provide class "A" fire-retardant roof covering according to code.

1. All flat roofs to be GAF Material Corporation Built up roof to include:

GAF FlexPly 6 over GAF Leatherback Roof Deck Protection over GAFGLAS #75 Base Sheet or approved equal 48" PABEST KRAFT GLAZE II

NOTE:
All roof drains shall connect to subsurface drainage system when shall discharge at street.

Roof Penetration

1. Vents of flat roof and roof stacks shall prevent above roof by the maximum distance required by applicable codes and shall be located in areas not visible from street. Exact locations to be coordinated with architect prior to installation.
2. All vents and roof stacks to have rain protection caps.
3. Continuous waterproofing of all roof penetration shall be provided with W.R. Grace 4000 Bituthene wrapping and 24 ga. galvanized metal flashing and counterflashing. All joints or sheet metal shall be caulked.
4. Color of all exposed vents and roof stacks to match adjacent roof material, unless specified otherwise by Architect.

Gutters and Roof Drains

1. Gutters shall be constructed of 24 ga. copper metal with 5/8" expansion joints every 30 feet minimum.
2. Gutters shall slope 1/ 8" per foot toward rain water leaders.
3. Unless specified otherwise, rain water leaders are required and location is shown on roof plan.
4. Provide some are based at each rain water leader.

KEYNOTES

PROGRESS

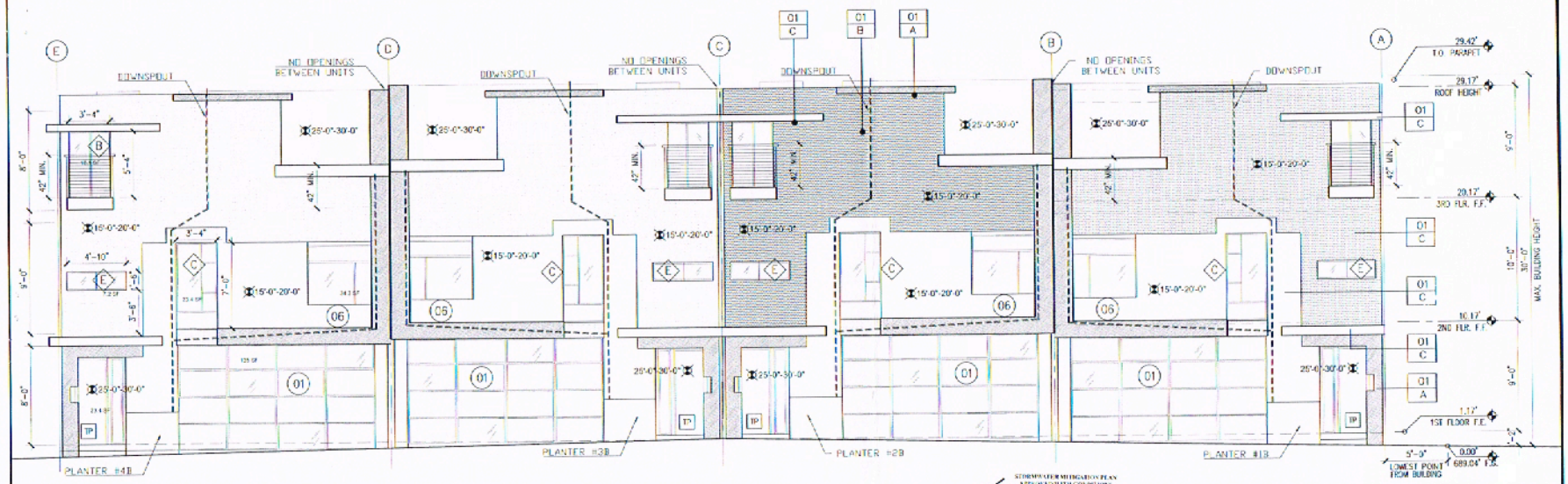
LICENSED ARCHITECT
MICHAEL B. MacLAREN
No. C-29858
11-1-2015
RENEWAL DATE
STATE OF CALIFORNIA

TIARA PROJECT
14403, 14407, 14423, 14411 N. TIARA ST.
VAN NUYS, CA 91401

ROOF PLAN

NORTH	DATE	PROJ NO	SCALE	DRAWING
				NW
	DRAWN	CKD BY	FLOOR	A1.4-B
	JW	AA		

ARKIT APEL DESIGN INC.



KEYNOTES

1. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING DESIGNATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
2. ESCAPE AND RESCUE WINDOWS GREATER THAN 32" ABOVE EXTERIOR GRADE OR OTHER SURFACE BELOW SHALL HAVE 42" GUARD RAILS OR FIXED CLOSING PER SECTION 1013.7 AND R312.
3. GLASS GUARDING RESEARCH REPORT RR 25084 (DS-R06520) 60" GLASS TEMP

SYMBOLS AND FINISHES

WINDOW SYMBOL, REFER TO SCHEDULES

DOOR SYMBOL, REFER TO SCHEDULES

01 — FINISH
C — COLOR

FINISHES

01 PAINT OVER EXTERIOR STUCCO

COLORS

A RED, (TBD)
B GRAY, (TBD)
C WHITE, (TBD)

GLAZING

TP TEMPERED, REFER TO DOOR / WINDOW SCHEDULES

NOTE:

COLORS AND FINISHES TO BE SELECTED OWNER AND APPROVED BY ARCHITECT.

PROVIDE GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE "GRAFFITIBANISH SYSTEM" BY RAINPROOF SYSTEMS, INC. AND EXTEND 9'-0" MIN. ABOVE FINISHED GRADE.

PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

STORMWATER MITIGATION PLAN APPROVED WITH CONDITIONS
☑ Low Impact Development (LID)
☐ Municipal Non-Stormwater Management Plan (MS4 MP)
☐ Site Specific Mitigation (Post-MS4)
This set of plans and specifications must be kept on site during construction.
NOTE: Stormwater Mitigation Report (SMR) is required prior to issuance of Certificate of Occupancy or final sign-off
By: Lynna Johnson Date: 2/6/14
Watershed Protection Division
Bureau of Sanitation - Department of Public Works

2 EAST ELEVATION (UNITS 1, 2, 3, 4.)
WEST ELEVATION - SIM. (UNITS 5,6,7,8.) 1/4"=1'-0"

GYPSUM BOARD

- (GB1) 5/8" GYPSUM WALL BOARD LEVEL 4 FINISH
- (GB2) 5/8" TYPE "X" GYPSUM WALL BOARD LEVEL 4 FINISH
- (GB3) 5/8" WATER RESISTANT GYPSUM WALL BOARD LEVEL 4 FINISH

INSULATION: FORMALDEHYDE FREE 9/ MIN. 25% RECYCLED CONTENT

- (R1) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- (R2) R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- (R3) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- (R4) SOUND CONTROL BATT INSULATION (WALL)
- (R5) 1/2" THICK (R-2.5) RIGID FOAM INSULATION (WALL)

MISCELLANEOUS

- (M01) STAINLESS STEEL ADDRESS NUMBERS: INTERFACE 10" HIGH
- (M02) MAILBOX: CLEAR ANODIZED ALUM. 6 UNIT CLUSTER BOX MOUNTED ON PEDESTAL.
- (M03) KEYCARD READER: SET BACK A MIN. OF 12'-0" FROM PROPERTY LINE BIKE RACK
- (M04) ACCESSIBLE PARKING STALL OR POINT OF ENTRY SIGNAGE.
- (M05) SIGNAGE TO READ "VEHICLES ENTERING THE PROPERTY HAVE RIGHT-OF-WAY"
- (M06) KEY ACCESS BOX: PER FIRE DEPT. REQUIREMENTS; KNOX-BOX 3200 SERIES OR APPR. EQ. SURFACE MOUNTED AT CORD./CMU, RECESSED ELSEWHERE, MOUNT AT 5'0" AFF

PAINT / STAIN: NOTE ALL PAINTS TO BE LOW VOC

- (P01) EXTERIOR PAINT/ STAIN/ SEALERS
  A. ID 1678 SEAL GREY
  B. ID 1012 EXTREME WHITE
  SEALANTS ADHESIVES SHALL BE LOW V.O.C. (≤ 50 g/l)
- (P02) INTERIOR PAINT/STAIN/SEALERS (INTERIOR COLORS SPECIFIED BY OTHERS)
  A. EATCH FLAT FINISH
  B. INTERIOR SEMI-GLOSS
  INTERIOR PAINTS SHALL BE NO V.O.C. (≤ 5 g/l)

PLASTER

- (P.1) ANTICO® PLASTER BY TEXSTON (ORANGE)
- (P.2) ANTICO® PLASTER BY TEXSTON (GRAY)
- (P.3) ANTICO® PLASTER BY TEXSTON (WHITE)

PLASTER CONTROL SCREED: FIN POLLET PCS-75-25-25

PLUMBING FIXTURES: NOTE ALL FIXTURES TO BE SPECIFIED BY OTHERS (U.N.O.)

- (P100) KITCHEN SINK: SPECIFIED BY OTHERS
- (P101) KITCHEN FAUCET: WATER EFFICIENT (≤ 2.5 GPM), SPECIFIED BY OTHERS
- (P102) BATHROOM LAVATORY AND FAUCET (≤ 2.5 GPM), SPECIFIED BY OTHERS
- (P103) TOILET: DUAL FLUSH ,LOW FLOW, MAX. FLOW RATE 0.8 GPF LIQUIDS, 1.6 GPF SOLIDS
- (P104) TUB / MIXING VALVE / SPILLER SET
- (P105) SHOWER MIXING VALVE AND SHOWER HEAD (THERMOSTATIC OR PRESSURE BALANCED REQUIRED)
- (P106) POWDER ROOM LAVATORY AND FAUCET

STONE: (SUBSTITUTIONS SHALL CONTAIN MIN. 20% RECYCLED CONTENT

- (ST1) NATURAL STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- (ST2) SYNTHETIC STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- (ST3) STONE VENEER (CSI 04710 / 04730) REF 25386, ESR-1215

TILE

FLOOR TILE: SPECIFIED BY OTHERS
COUNTERTOP TILE: SPECIFIED BY OTHERS
WALL TILE: SPECIFIED BY OTHERS

WATER PROOFING

- (WP01) DECK COATING: AVM System 100 - Foreground [Water-based Acrylic]UC-ESR-2123,COLOR-TBD,SLOPE 2%
- (WP02) DECK COATING: AVM System 100 - Foreground [Water-based Acrylic]UC-ESR-2125,CO,OH-TBD,SLOPE 2%,COLOR-TBD, SLOPE 1%
- (WP03) SHEET MEMBRANE WATERPROOFING FLUID APPLIED MEMBRANE WATERPROOFING

WOOD

- (W01) WOOD SCREEN ASSEMBLY FRAMING Wood, Class A [ESR-1525]ARCH TREATMENT TECHNOLOGIES INC.
- (W02) 3/4" x 2 1/4" WOOD STRIP FLOORING: SPECIES & FINISH T.B.D
- (W03) WOOD BASE AND RISER TO MATCH STRIP FLOORING: SPECIES & FINISH T.B.D

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABILITY ACCESS SECTION

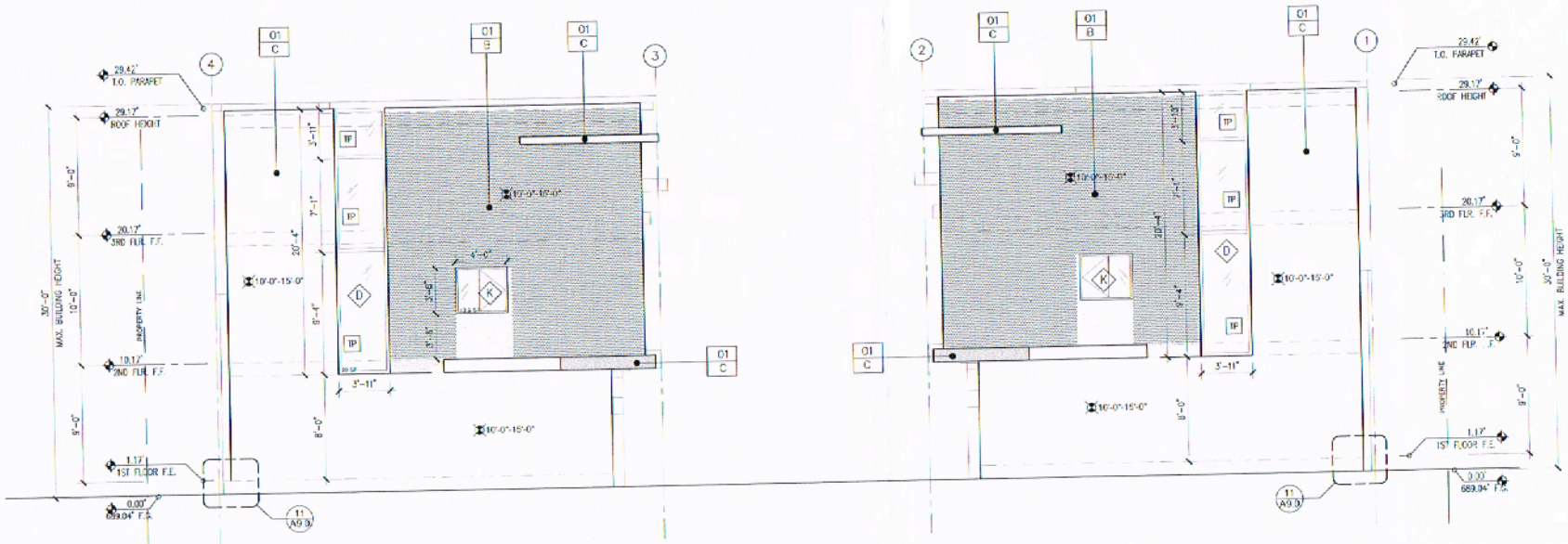
This set of plans and specifications has been reviewed and is approved as complying with state and local laws and ordinances related to accessibility in public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, or local laws and ordinances related to accessibility in public accommodations and housing.

By: _____ Total of _____ Sheets

Date: _____

ELEVATION	EAST	
(0'-0" - 3'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO OPENINGS PERMITTED	N/A
(3'-0" - 5'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 15% MAX	N/A
(5'-0" - 10'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 25% MAX	N/A
(10'-0" - 15'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0 OPENING < 45% MAX	N/A
(15'-0" - 20'-0")(SPRINKLERED)	568 (X4) = 2252 SQFT SURFACE AREA 218 (X4) = 872 SQFT OPENING 38.59% OPENING < 75% MAX	OK
(20'-0" - 25'-0")(SPRINKLERED)	46.3 (X4) = 185 SQFT SURFACE AREA 23.4 (X4) = 93.6 SQFT OPENING 25% < NO LIMIT	OK
(25'-0" - 30'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO LIMIT	N/A
(30'-0" or GREATER)(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% < NO LIMIT	N/A



NORTH ELEVATION

1/4"=1'-0"

STORMWATER MITIGATION PLAN
APPROVED WITH CONDITIONS

☐ Low Impact Development (LID)
☐ Standard Urban Stormwater Mitigation Plan (SUSMP)
☐ Site Specific Mitigation Plan (SSMP)

This set of plans and specifications must be kept on site during construction.

NOTE: Stormwater Observation Report (SOR) is required prior to acceptance of Certificate of Occupancy or final approval.

By: Hyman Yakubov Date: 8.18.14

Watershed Protection Division
Bureau of Sanitation - Department of Public Works

KEYNOTES

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [R319]
2. ESCAPE AND RESCUE WINDOWS GREATER THAN 30" ABOVE EXTERIOR GRADE OR OTHER SURFACE BELOW SHALL HAVE 42" GUARD RAILS OR FIXED GLAZING PER SECTION R-312 AND R310.
3. GLASS RAILING
   RESEARCH REPORT: RR 25084
   (CSI #05521)
   1/2" GLASS TEMP

SYMBOLS AND FINISHES

WINDOW SYMBOL, REFER TO SCHEDULES

DOOR SYMBOL, REFER TO SCHEDULES

01 — FINISH
C — COLOR

FINISHES

01 PAINT OVER EXTERIOR STUCCO

COLORS

A RED, (TBD)
B GRAY, (TBD)
C WHITE, (TBD)

GLAZING

TP TEMPERED, REFER TO DOOR / WINDOW SCHEDULES

NOTE:

COLORS AND FINISHES TO BE SELECTED OWNER AND APPROVED BY ARCHITECT.

PROVIDE GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE "GRAFFI BREAKER SYSTEM" BY RAINPROOF SYSTEMS, INC. AND EXTEND 9'-0" MIN. ABOVE FINISHED GRADE.

PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED FOR SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1

ISSUE/SUBMITTAL	REV	DATE	ISS
DESCRIPTION		DATE	BY

PROGRESS

LICENSED ARCHITECT
MICHAEL B. MACLAREN
No. C-29614
11-2-2015
RENEWAL DATE
STATE OF CALIFORNIA

BUILDING OWNER AUTHORIZATION
DATE

DESIGN/BUILD SUBMITTAL
DATE

THIS DRAWING IS THE PROPERTY OF APE DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL RIGHTS RESERVED.

TIARA PROJECT

14403, 14407, 14409 14411 N. TIARA ST.
VAN NUYS, CA 91401

SLEVATIONS

NORTH	DATE	PROJECT	SCALE	DRAWING
	12/11/14	11-2014	1/4"=1'-0"	
	DESIGN	CAD-ST	FLOOR	A2.1
		PA		

APE1 APE1 DESIGN INC.

GYPSUM BOARD

- (GB1) 5/8" GYPSUM WALL BOARD LEVEL 4 FINISH
- (GB2) 5/8" TYPE "X" GYPSUM WALL BOARD LEVEL 4 FINISH
- (GB3) 1/8" WATER RESISTIVE GYPSUM WALL BOARD LEVEL 4 FINISH

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT

- (INC) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- (INW) R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- (INF) R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- (INS) SOUND CONTROL BATT INSULATION (WALL)
- (INR) 1/2" THICK (R-7.5) RIGID FOAM INSULATION (WRAL)

MISCELLANEOUS

- (MB) STAINLESS STEEL ADDRESS NUMBERS: NUETRA FACE 10" HIGH
- (MB2) MAILBOX: CLEAR ANODIZED ALUM. 6 UNIT CLUSTER BOX MOUNTED ON PEDESTAL
- (MD3) KEYCARD READER: SET BACK A MIN. OF 12'-0" FROM PROPERTY LINE BIKE RACK
- (MD4) ACCESSIBLE PARKING STALL OR POINT OF ENTRY SIGNAGE:
- (MD5) SIGNAGE TO REMIND VEHICLES ENTERING THE PROPERTY HAVE RIGHT-OF-WAY
- (MD6) KEY ACCESS BOX: PER FIRE DEPT. REQUIREMENTS. KNOX-BOX 3200 SERIES OR APPR. EQ.; SURFACE MOUNTED AT CONC./CMU. RECESSED ELSEWHERE; MOUNT AT 60" AFF

PAINT / STAIN: NOTE ALL PAINTS TO BE LOW VOC

- (PN1) EXTERIOR PAINT/ STAIN/ SEALERS
  A. KI 1826 SEAL GREY
  B. KI 10912 EXTREME WHITE
  SEALANTS ADHESIVES SHALL BE LOW V.O.C. (≤ 50 g/l)
- (PN2) INTERIOR PAINT/STAIN/SEALERS (INTERIOR COLORS SPECIFIED BY OTHERS)
  A. SATIN FLAT FINISH
  B. INTERIOR SEMI-GLOSS
  INTERIOR PAINTS SHALL BE NO V.O.C. (≤ 5 g/l)

PLASTER

- (P1) ANTICO™ PLASTER BY TEXSTON (ORANGE)
- (P2) ANTICO™ PLASTER BY TEXSTON (GRAY)
- (P3) ANTICO™ PLASTER BY TEXSTON (WHITE)

PLASTER CONTROL SCREED: FRY REGLET PCS-75-25-25

PLUMBING FIXTURES: NOTE ALL FIXTURES TO BE SPECIFIED BY OTHERS (UNO)

- (P-001) KITCHEN SINK: SPECIFIED BY OTHERS
- (P-002) KITCHEN FAUCET: WATER EFFICIENT (≤ 2.5 GPM); SPECIFIED BY OTHERS
- (P-003) BATHROOM LAVATORY AND FAUCET (≤ 2.5 GPM); SPECIFIED BY OTHERS
- (P-004) TOILET- DUAL FLUSH LOW FLOW MAX. FLOW RATE 0.8 GPF LIQUIDS; 1.6 GPF SOLIDS
- (P-005) TUB / MIXING VALVE / SPILLER SET
- (P-006) SHOWER MIXING VALVE AND SHOWER HEAD (THERMOSTATIC OR PRESSURE BALANCED REQUIRED)
- (P-007) POWDER ROOM LAVATORY AND FAUCET

STONE: COUNTERTOPS SHALL CONTAIN MIN. 20% RECYCLED CONTENT

- (ST1) NATURAL STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- (ST2) SYNTHETIC STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- (ST3) STONE VENEER (CSI 04710 / 04730) IN # 25089. ESR-1235

TILE

FLOOR TILE: SPECIFIED BY OTHERS
COUNTERTOP TILE: SPECIFIED BY OTHERS
WALL TILE: SPECIFIED BY OTHERS

WATER PROOFING

- (WP1) DECK COATING: AVM System 100 - Forevergreen (Water-based Acrylic)CC-ESR-2125;COLOR-TBD;SLOPE 2%
- (WP2) DECK COATING: AVM System 100 - Forevergreen (Water-based Acrylic)CC- ESR-2125;COLOR -TBD;SLOPE 2%;COLOR-TBD; SLOPE 1%
- (WP3) SHEET MEMBRANE WATERPROOFING
- (WP4) FLUID APPLIED MEMBRANE WATERPROOFING

WOOD

- (WW1) WOOD SCREEN ASSEMBLY: FOREST Wood, Cross A [ESR-1925]/ACR TREATMENT TECHNOLOGIES INC.
- (WW2) 3/4" x 2 1/4" WOOD STRIP FLOORING: SPECIES & FINISH T.B.D.
- (WW3) WOOD TREAD AND RISER TO MATCH STRIP FLOORING: SPECIES & FINISH T.B.D.

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility for public accommodation and housing.

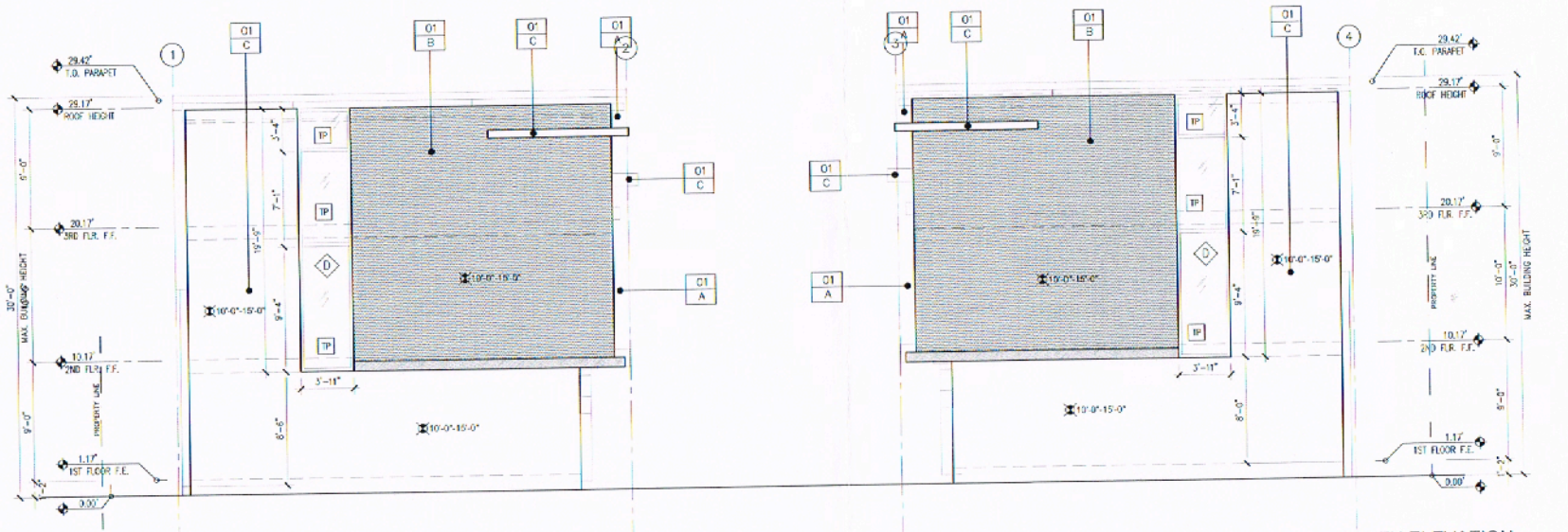
The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state and local laws and ordinances related to accessibility to public accommodation and housing.

By: _____ Total of _____ Sheets

Date: _____

ELEVATION / NORTH

ELEVATION	NORTH	
(0'-0" - 3'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO OPENINGS PERMITTED	N/A
(3'-0" - 5'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 15% MAX	N/A
(5'-0" - 10'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 25% MAX	N/A
(10'-0" - 15'-0")(SPRINKLERED)	903 (X2) = 1806 SQFT SURFACE AREA 93.9 (X2) = 187.8 SQFT OPENING 10.4% OPENING < 45% MAX	OK
(15'-0" - 20'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 75% MAX	N/A
(20'-0" - 25'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% < NO LIMIT	N/A
(25'-0" - 30'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO LIMIT	N/A
(30'-0" or GREATER)(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% < NO LIMIT	N/A



1 SOUTH ELEVATION

1/4"=1'-0"

KEYNOTES

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A FASHION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (2316)
2. ESCAPE AND RESCUE WINDOWS GREATER THAN 30" ABOVE EXTERIOR GRADE OR OTHER SURFACE BELOW SHALL HAVE 42" GUARD RAILS OR TUBULAR GLAZING, PER SEC.101.17 AND R312.
3. GLASS RAILING
   REGISTERED/THERGART RR 25664
   (ESR-1065261
   1/2" GLASS TEMP

SYMBOLS AND FINISHES

WINDOW SYMBOL, REFER TO SCHEDULES

DOOR SYMBOL, REFER TO SCHEDULES

C1 — FINISH
C — COLOR

FINISHES

01 PAINT OVER EXTERIOR STUCCO

COLORS

A RED, (TBD)
B GRAY, (TBD)
C WHITE, (TBD)

GLAZING

TP TEMPERED, REFER TO DOOR / WINDOW SCHEDULES

NOTE:

COLORS AND FINISHES TO BE SELECTED OWNER AND APPROVED BY ARCHITECT.

PROVIDE GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE "GRAFFITIBASER SYSTEM" BY RAINPROOF SYSTEMS, INC. AND EXTEND 9'-0" MIN. ABOVE FINISHED GRADE.

PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1

GYPSUM BOARD

- GB01 5/8" GYPSUM WALL BOARD LEVEL 4 FINISH
- GB02 5/8" TYPE 'X' GYPSUM WALL BOARD LEVEL 4 FINISH
- GB03 5/8" WATER RESISTIVE GYPSUM WALL BOARD LEVEL 4 FINISH

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT

- INS1 R-19 (ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- INS2 R-13 (ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- INS3 R-19 (ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- INS4 SOUND CONTROL BATT INSULATION (WALL)
- INS5 1/2" THICK (3-7.5) NCO FOAM INSULATION (WALL)

MISCELLANEOUS

- MOS1 STAINLESS STEEL ADDRESS NUMBERS, NUETRA/FACE 12" HIGH
- MOS2 MAILBOX: CLEAR ANODIZED ALUM. 6 UNIT CLUSTER BOX MOUNTED ON PEDESTAL
- MOS3 KEYCARD READER: SET BACK A MIN. OF 12'-0" FROM PROPERTY LINE (BIKE RACK
- MOS4 ACCESSIBLE PARKING STALL OR POINT OF ENTRY SIGNAGE:
- MOS5 SIGNAGE TO READ "VEHICLES ENTERING THE PROPERTY HAVE RIGHT-OF-WAY"
- MOS6 KEY ACCESS BOX: PER FIRE DEPT. REQUIREMENTS. KNOX-BOX 3200 SERIES OR APPR. EQ. SURFACE MOUNTED AT CONC./CMU, RECESSED ELSEWHERE; MOUNT AT 60" AFF

PAINT / STAIN: NOTE ALL PAINTS TO BE LOW VOC

- PNT1 EXTERIOR PAINT/ STAIN/ SEALERS
  A. KI 1876 SEAL GRID
  B. KI 1012 EXTREME WHITE
  SEALANTS ADHESIVES SHALL BE LOW V.O.C. (≤ 50 g/l)
- PNT2 INTERIOR PAINT/STAIN/SEALERS (INTERIOR COLORS SPECIFIED BY OTHERS)
  A. LATEX FLAT FINISH
  B. INTERIOR SEMI-GLOSS
  INTERIOR PAINTS SHALL BE NO V.O.C. (≤ 5 g/l)

PLASTER

- PLS1 ANTICO® PLASTER BY TEXSTON (ORANGE)
- PLS2 ANTICO® PLASTER BY TEXSTON (GRAY)
- PLS3 ANTICO® PLASTER BY TEXSTON (WHITE)

PLASTER CONTROL SCREED: FRY REGLET PCS-75-25-25

PLUMBING FIXTURES: NOTE ALL FIXTURES TO BE SPECIFIED BY OTHERS (U.N.O.)

- PFX1 KITCHEN SINK: SPECIFIED BY OTHERS
- PFX2 KITCHEN FAUCET: WATER EFFICIENT (≤ 2.5 GPM); SPECIFIED BY OTHERS
- PFX3 BATHROOM LAVATORY AND FAUCET (≤ 2.5 GPM); SPECIFIED BY OTHERS
- PFX4 TOILET - DUAL FLUSH LOW FLOW; MAX. FLOW RATE 0.5 GPF LIQUIDS, 1.6 GPF SOLIDS
- PFX5 TUB / MIXING VALVE / SPILLER SET
- PFX6 SHOWER MIXING VALVE AND SHOWER HEAD (THERMOSTATIC OR PRESSURE BALANCED REQUIRED)
- PFX7 POWDER ROOM LAVATORY AND FAUCET

STONE: QUARTZITE SHALL CONTAIN MIN. 25% RECYCLED CONTENT

- STN1 NATURAL STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- STN2 SYNTHETIC STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- STN3 STONE VENEER (CSI 04110 / 04700) RMF 25986, ESR-1215

TILE

FLOOR TILE: SPECIFIED BY OTHERS
COUNTERTOP TILE: SPECIFIED BY OTHERS
WALL TILE: SPECIFIED BY OTHERS

WATER PROOFING

- WPR1 DECK COATING: AVM System 100 - Forevercoat (Water-based Acrylic)CC-ESR-2125;COLOR-TBD;SLOPE 2%
- WPR2 DECK COATING: AVM System 100 - Forevercoat (Water-based Acrylic)CC-ESR-2125;COLOR-TBD;SLOPE 2%;COLOR-TBD; SLOPE 1%
- WPR3
- WPR4 SHEET MEMBRANE WATERPROOFING
  FLUID APPLIED MEMBRANE WATERPROOFING

WOOD

- WOD1 WOOD SCREEN ASSEMBLY FIRE-TRE Wood, Class A (ESR-1124)ARCH TREATMENT TED-ARCHITECTS INC.
- WOD2 3/4" X 2 1/4" WOOD STRIP FLOORING: SPECIES & FINISH T.B.D.
- WOD3 WOOD TREAD AND RISER TO MATCH STRIP FLOORING: SPECIES & FINISH T.B.D.

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specification shall not be held to permit or to be an approval of the violation of any provisions of federal, state and local laws and ordinances related to accessibility to public accommodations and housing.

By: _____ Total of _____ Sheets

Date: _____

ELEVATION	SOUTH
(0'-0" - 3'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO OPENINGS PERMITTED N/A
(3'-0" - 5'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 15% MAX N/A
(5'-0" - 10'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 25% MAX N/A
(10'-0" - 15'-0")(SPRINKLERED)	903 (X2) = 1806 SQFT SURFACE AREA 78 (X2) = 156.0 SQFT OPENING 8.64% OPENING < 45% MAX OK
(15'-0" - 20'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 75% MAX N/A
(20'-0" - 25'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% < NO LIMIT N/A
(25'-0" - 30'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO LIMIT N/A
(30'-0" or GREATER)(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% < NO LIMIT N/A

PROGRESS

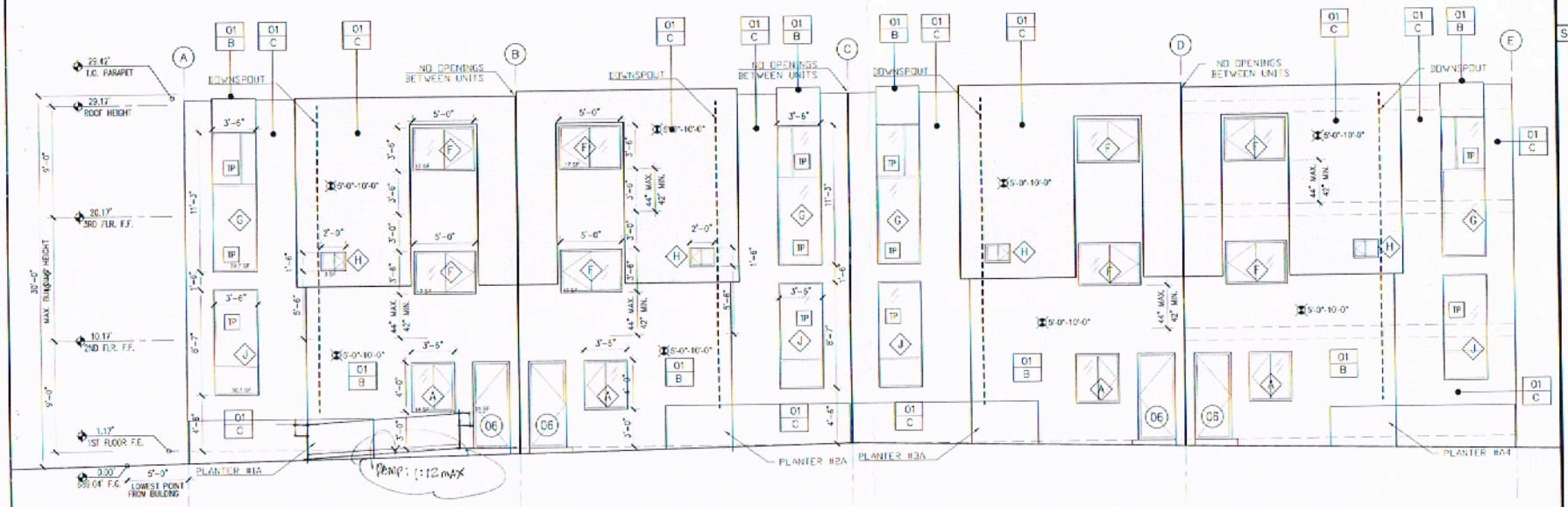
LICENSED ARCHITECT
MICHAEL B. McLAREN
No. C-23656
11-1-2015
RENEWAL DATE
STATE OF CALIFORNIA

TIARA PROJECT
14403, 14407, 14409, 14411 N. TIARA ST.
VAN NUYS, CA 91401

ELEVATIONS

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	DRAWN	CHKD BY	FLOOR	A2.2

AMIT APEL DESIGN INC.



CONTRACTOR CHECKLIST
DEPARTMENT OF HOUSING AND ABILITY
DISABILITY ACCESS SOLUTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to prevent or bar a subsequent or further check of plans, provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: _____ Total of _____ Sheets

Date: _____

WEST ELEVATION (UNITS 1, 2, 3, 4.)

EAST ELEVATION - SIM. (UNITS 5,6,7,8.)

1/4"=1'-0"

GYPSUM BOARD

- GB1 5/8" GYPSUM WALL BOARD LEVEL 4 FINISH
- GB2 5/8" TYPE "X" GYPSUM WALL BOARD LEVEL 4 FINISH
- GB3 5/8" WATER RESISTIVE GYPSUM WALL BOARD LEVEL 4 FINISH

INSULATION: FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT

- INS1 R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- INS2 R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- INS3 R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- INS4 SOUND CONTROL BATT INSULATION (WALL)
- INS5 1/2" THICK (R-7.5) RIGID FOAM INSULATION (WALL)

MISCELLANEOUS

- MI1 STAINLESS STEEL ADDRESS NUMBERS: NUETRAFACE 12" HIGH
- MI2 MAILBOX: CLEAR ANODIZED ALUM. 6 UNIT CLUSTER BOX MOUNTED ON PEDESTAL
- MI3 KEYCARD READER: SET BACK A MIN. OF 12'-0" FROM PROPERTY LINE BIKE RACK
- MI4 ACCESSIBLE PARKING STALL OR POINT OF ENTRY SIGNAGE:
- MI5 SIGNAGE TO READ "VEHICLES ENTERING THE PROPERTY HAVE RIGHT-OF-WAY"
- MI6 KEY ACCESS BOX: PER FIRE DEPT. REQUIREMENTS; KNOX-BOX 3200 SERIES OR APPR. EQ.; SURFACE MOUNTED AT CONC./CMU, RECESSED ELSEWHERE; MOUNT AT 60" A/F

PAINT / STAIN: NOTE ALL PAINTS TO BE LOW VOC

- PT1 EXTERIOR PAINT/ STAIN/ SEALERS
  A. ICI 1576 SEAL ONE
  B. ICI 1512 EXTREME WHITE
  SEALANTS ADHESIVES SHALL BE LOW V.O.C. (< 50 g/l)
- PT2 INTERIOR PAINT/STAIN/SEALERS (INTERIOR COLORS SPECIFIED BY OWNERS)
  A. LATEX FLAT FINISH
  B. INTERIOR SEMI-GLOSS
  INTERIOR PAINTS SHALL BE NO V.O.C. (< 5 g/l)

PLASTER

- PL01 ANTICO® PLASTER BY TEXSTON (ORANGE)
- PL02 ANTICO® PLASTER BY TEXSTON (GRAY)
- PL03 ANTICO® PLASTER BY TEXSTON (WHITE)

PLASTER CONTROL SCREED: FRY REGLET PCS-75-25-75

PLUMBING FIXTURES: NOTE ALL FIXTURES TO BE SPECIFIED BY OWERS (N.I.C.)

- PF01 KITCHEN SINK: SPECIFIED BY OTHERS
- PF02 KITCHEN FAUCET: WATER EFFICIENT (< 2.5 GPM): SPECIFIED BY OTHERS
- PF03 BATHROOM LAVATORY AND FAUCET (< 2.5 GPM): SPECIFIED BY OTHERS
- PF04 TOILET: DUAL FLUSH LOW FLOW MAX. FLOW RATE 0.8 GPF LIQUIDS; 1.6 GPF SOLIDS
- PF05 TUB / MIXING VALVE / SPILLER SET
- PF06 SHOWER MIXING VALVE AND SHOWER HEAD (THERMOSTATIC OR PRESSURE BALANCED REQUIRED)
- PF07 POWDER ROOM LAVATORY AND FAUCET

STONE: CONCEPTS SHALL CONTAIN MIN. 25% RECYCLED CONTENT

- ST1 NATURAL STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OWNERS
- ST2 SYNTHETIC STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- ST3 STONE VENEER (CSI 04110 / 04730) RN# 25589, ESR-1715

TILE

- FLOOR TILE: SPECIFIED BY OTHERS
- COUNTERTOP TILE: SPECIFIED BY OTHERS
- WALL TILE: SPECIFIED BY OTHERS

WATER PROOFING

- WP01 DECK COATING: AVM System 100 - Foreverroof (Water-based Acrylic)(CC-ESR-2125)COLOR-TBD;SLOPE 2%
- WP02 DECK COATING: AVM System 100 - Foreverroof (Water-based Acrylic)(CC-ESR-2125)COLOR-TBD;SLOPE 2%;COLOR-TBD; SLOPE 1%
- WP03 SHEET MEMBRANE WATERPROOFING
- WP04 FLUID APPLIED MEMBRANE WATERPROOFING

WOOD

- WD01 WOOD SCREEN ASSEMBLY FX0611R1 Wood, Class A (ESR-1625)ARCH TREATMENT TECHNOLOGIES INC.
- WD02 3/4" X 2 1/4" WOOD STRIP FLOORING: SPECIES & FINISH T.B.D.
- WD03 WOOD TREAD AND RISER TO MATCH STRIP FLOORING: SPECIES & FINISH T.B.D.

ELEVATION	WEST	
(0'-0" - 3'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO OPENINGS PERMITTED	N/A
(3'-0" - 5'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 15% MAX	N/A
(5'-0" - 15'-0")(SPRINKLERED)	786.4 (X4) = 3,145 SQFT SURFACE AREA 141.8 (X4) = 567 SQFT OPENING 18% OPENING < 25% MAX	OK
(15'-0" - 20'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0 OPENING < 45% MAX	N/A
(20'-0" - 25'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 75% MAX	N/A
(25'-0" - 30'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% < NO LIMIT	N/A
(30'-0" or GREATER)(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO LIMIT 0% < NO LIMIT	N/A

KEYNOTES

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)
2. ESCAPE AND RESCUE WINDOWS GREATER THAN 30" ABOVE EXTERIOR GRADE OR OTHER SURFACE BELOW SHALL HAVE 42" GUARD RAILS OR FIXED GLAZING PER SECTION R310.1.1 AND R312.
3. GLASS BUILDING
   ICC ESR-1625 REPORT: 101,250,84
   (CSI 08.45.00)
   1/2" GLASS REINF.

SYMBOLS AND FINISHES

- WINDOW SYMBOL, REFER TO SCHEDULES
- DOOR SYMBOL, REFER TO SCHEDULES
- 01 / C — FINISH / COLOR

FINISHES

01 PAINT OVER EXTERIOR STUCCO

COLORS

- A RED, (TBD)
- B GRAY, (TBD)
- C WHITE, (TBD)

GLAZING

- TP TEMPERED, REFER TO DOOR / WINDOW SCHEDULES

NOTE:

COLORS AND FINISHES TO BE SELECTED OWNER AND APPROVED BY ARCHITECT.

PROVIDE GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE "GRAFFITIBRASER SYSTEM" BY RAINPROOF SYSTEMS, INC. AND EXTEND 9'-0" MIN. ABOVE FINISHED GRADE.

PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE USED IN SECTION 4 OF AWPA U1

NO.	DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10.12.21	GB

PROGRESS

LICENSED ARCHITECT
MICHAEL B. MacLAREN
No. C-29858
10-15-21
RENEWAL DATE
STATE OF CALIFORNIA

OWNER/OWNER'S REPRESENTATIVE APPROVAL DATE

CITY/TOWN APPROVAL DATE

PRELIMINARY USE THE PROPERTY OF APRI DESIGN INC.DRAWING NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL RIGHTS ARE RESERVED.

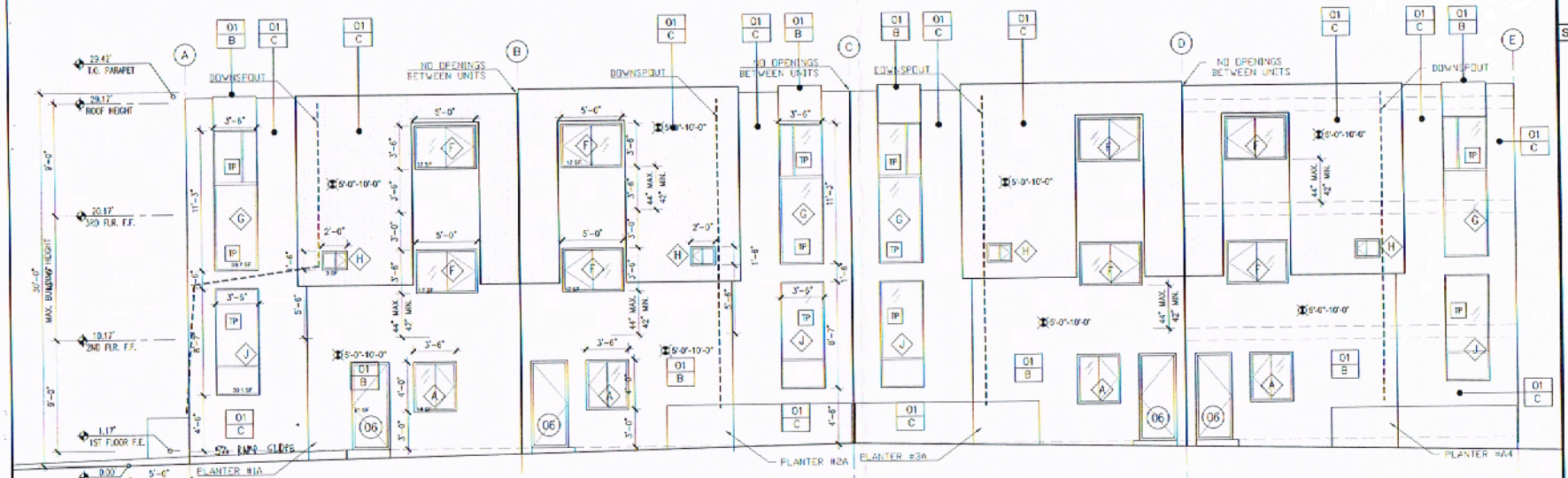
TIARA PROJECT

14403, 14407, 14409, 14411 N. TIARA ST.
VAN NUYS, CA 91401

ELEVATIONS

NO.	DATE	PROJ. NO.	SCALE	DRAWN BY
DRAWN	CKD BY	FLOOR		A2.3

APRI DESIGN INC.



KEYNOTES

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (R-3)
2. ESCAPE AND RESCUE WINDOWS GREATER THAN 30" ABOVE EXTERIOR GRADE OR GRADE SURFACE BELOW SHALL HAVE 42" GUARD RAILS OR FIXED GLAZING. PER SECTION 1013.1 AND E312
3. GLASS RAILING
   RESEARCH REPORT: RR 25084
   (ICC-ES)
   1/2" GLASS TEMP

SYMBOLS AND FINISHES

WINDOW SYMBOL, REFER TO SCHEDULES

DOOR SYMBOL, REFER TO SCHEDULES

01 — FINISH
C — COLOR

FINISHES

01 PAINT OVER EXTERIOR STUCCO

COLORS

A RED, (TBD)
B GRAY, (TBD)
C WHITE, (TBD)

GLAZING

TP TEMPERED, REFER TO DOOR / WINDOW SCHEDULES

NOTE:

COLORS AND FINISHES TO BE SELECTED OWNER AND APPROVED BY ARCHITECT.

PROVIDE GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE "GRAFFITIPRASER SYSTEM" BY RAINPROOF SYSTEMS, INC. AND EXTEND 9'-0" MIN. ABOVE FINISHED GRADE.

PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R307.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE USED IN SECTION 4 OF AWPA U1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABILITY ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The acceptance of this set of plans and specifications shall not be held to prevent the enforcement of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

Initial _____ Date _____ Sheet _____

3. EAST ELEVATION (UNITS 5, 6, 7, 8.)
BUILDING B
1/4"=1'-0"

GYPSUM BOARD
- GB1 5/8" GYPSUM WALL BOARD LEVEL 4 FINISH
- GB2 5/8" TYPE 'X' GYPSUM WALL BOARD LEVEL 4 FINISH
- GB3 5/8" WATER RESISTIVE GYPSUM WALL BOARD LEVEL 4 FINISH

INSULATION FORMALDEHYDE FREE W/ MIN. 25% RECYCLED CONTENT
- INS1 R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (ROOF)
- INS2 R-13 ENCAPSULATED FIBERGLASS BATT INSULATION (WALL)
- INS3 R-19 ENCAPSULATED FIBERGLASS BATT INSULATION (FLOOR/CEILING)
- SC4 SOUND CONTROL BATT INSULATION (WALL)
- SC5 1/2" THICK (X-7.5) RIGID FOAM INSULATION (WALL)

MISCELLANEOUS
- MISC1 STAINLESS STEEL ADDRESS NUMBERS, NU,ITERFACE 10" HIGH
- MISC2 MAILBOX: CLEAR ANODIZED ALUM. 6 UNIT CLUSTER BOX MOUNTED ON PEDESTAL
- MISC3 KEYCARD READER: SET BACK A MIN. OF 12'-0" FROM PROPERTY LINE BIKE RACK
- MISC4 ACCESSIBLE PARKING STALL OR POINT OF ENTRY SIGNAGE
- MISC5 SIGNAGE TO READ "VEHICLES ENTERING BIE PROPERTY HAVE RIGHT-OF-WAY"
- MISC6 KEY ACCESS BOX: PER FIRE DEPT. REQUIREMENTS, KNOX-BOX 3200 SERIES OR APPR. EQ.; SURFACE MOUNTED AT CONC./CMU, RECESSED ELSEWHERE; MOUNT AT 60" AFF

PAINT / STAIN: NOT ALL PAINTS TO BE LOW VOC
- PT01 EXTERIOR PAINT/ STAIN/ SEALERS
  A. KI 1676 SEAL GREY
  B. KI 1012 OX-FROME WHITE
  SEALANTS ADHESIVES SHALL BE LOW V.O.C. (≤ 50 g/l)
- PT02 INTERIOR PAINT/STAIN/SEALERS (INTERIOR COLORS SPECIFIED BY OTHERS)
  A. LATEX FLAT FINISH
  B. INTERIOR SEMI-GLOSS
  INTERIOR PAINTS SHALL BE NO V.O.C (≤ 5 g/l)

PLASTER
- PL01 ANTICO® PLASTER BY TEXSTON (ORANGE)
- PL02 ANTICO® PLASTER BY TEXSTON (GRAY)
- PL03 ANTICO® PLASTER BY TEXSTON (WHITE)

PLASTER CONTROL SCREED: FRY REGLET PCS-75-25-25

PLUMBING FIXTURES: NOTE ALL FIXTURES TO BE SPECIFIED BY OTHERS (U.N.O.)
- FIX01 KITCHEN SINK: SPECIFIED BY OTHERS
- FIX02 KITCHEN FAUCET: WATER EFFICIENT (≤ 2.5 GPM); SPECIFIED BY OTHERS
- FIX03 BATHROOM LAVATORY AND FAUCET (≤ 2.5 GPM); SPECIFIED BY OTHERS
- FIX04 TOILET: DUAL FLUSH LOW FLOW. MAX. FLOW RATE 0.8 GPF LIQUIDS; 1.6 GPF SOLIDS
- FIX05 TUB / MIXING VALVE / SPILLER SET
- FIX06 SHOWER MIXING VALVE AND SHOWER HEAD (THERMOSTATIC OR PRESSURE BALANCED REQUIRED)
  POWDER ROOM LAVATORY AND FAUCET

STONE: COUNTERTOPS SHALL CONTAIN MIN. 25% RECYCLED CONTENT
- STN1 NATURAL STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- STN2 SYNTHETIC STONE SLAB COUNTERTOP / SPLASH: SPECIFIED BY OTHERS
- STN3 STONE VENEER (CSI 04710 / 04732) R#/ 25589, ESR-1911

TILE FLOOR TILE: SPECIFIED BY OTHERS
COUNTERTOP TILE: SPECIFIED BY OTHERS
WALL TILE: SPECIFIED BY OTHERS

WATER PROOFING
- WP01 DECK COATING: KIM System 100 - Formwrcoat (Water-based Acrylic)ICC-ESR-2125;COLOR-TBD;SLOPE 2%
- WP02 DECK COATING: KIM System 100 - Formwrcoat (Water-based Acrylic)ICC-ESR-2125;COLOR-TBD;SLOPE 2%;COLOR-TBD SLOPE 1%
- WP03 SHEET MEMBRANE WATERPROOFING
- WP04 FLUID APPLIED MEMBRANE WATERPROOFING

WOOD
- WD01 WOOD SCREEN ASSEMBLY FRONTIER Wood, Chino A (ESR-1626)KIM-TREATMENT TECHNOLOGIES INC.
- WD02 3/4" X 2 1/4" WOOD STRIP FLOORING: SPECIES & FINISH T.B.D.
- WD03 WOOD TREAD AND RISER TO MATCH STRIP FLOORING SPECIES & FINISH T.B.D.

1ST FLOOR	1080 SQFT SURFACE 51 SQFT OPENING (X4) = 204 SQFT = 1.9% 1.9% < 25% OK	
2ND FLOOR	1080 SQFT SURFACE 50.1 SQFT OPENING (X4) = 204 SQFT = 1.9% 1.9% < 25% OK	
3RD FLOOR	1024 SQFT SURFACE 41.4 SQFT OPENING (X4) = 165 SQFT = 1.6% 1.6% < 25% OK	

ELEVATION	WEST	
(0'-0" - 3'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO OPENINGS PERMITTED	N/A
(3'-0" - 5'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 15% MAX	N/A
(5'-0" - 10'-0")(SPRINKLERED)	736.4 (X4) = 3,145 SQFT SURFACE AREA 141.8 (X4) = 567 SQFT OPENING 18% OPENING < 25% MAX	OK
(10'-0" - 15'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0 OPENING < 45% MAX	N/A
(15'-0" - 20'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% OPENING < 75% MAX	N/A
(20'-0" - 25'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% < NO LIMIT	N/A
(25'-0" - 30'-0")(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING NO LIMIT	N/A
(30'-0" or GREATER)(SPRINKLERED)	0 SQFT SURFACE AREA 0 SQFT OPENING 0% < NO LIMIT	N/A

DESCRIPTION	DATE	BY
1ST SUBMITTAL	10/19/2010	CS

PROGRESS

LICENSED ARCHITECT
MICHAEL B. MALANDRIN
No C-29828
12-31-2011
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNED CHECK & APPROVAL DATE

CLIENT/OWNER APPROVAL DATE

CITY APPROVAL DATE

THE DRAWINGS & THE PROPERTY OF AMIET ADEL DESIGN AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT ALL RIGHTS RESERVED

TIARA PROJECT
14403, 14407, 14409, 14411 N. TIARA ST.
VAN NUYS, CA 91401

ELEVATIONS

NORTH	DATE	PROJ NO	SCALE	DRAWING
	10/19/10	1.1.2010	1/4"=1'-0"	A2.5
	DRAWN	CHKD BY	FLOOR	
	AA			

AMIET ADEL DESIGN, INC.

RTI 10/19/2010