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CALIFORNIA



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Filing Notification and Distribution

<p>ADDRESS: 14203 West Valerio Street</p> <p>COMMUNITY: Van Nuys – North Sherman Oaks</p> <p>EXPEDITED PROCESSING SECTION</p>	<p>DATE OF FILING AND MAP STAMP DATE: 7/27/2020</p> <p>CASE NO: CPC-2020-4418-CU-F ENV-2020-4419-EAF</p> <p>DEEMED COMPLETE AND DISTRIBUTION DATE: 8/12/2020</p>
<p>(X) COUNCIL DISTRICT NO: 2 Department of Public Works (X) Bureau of Engineering Attn: Quyen Phan, Mail Stop 901</p> <p>(X) Department of Transportation (X) Department of Transportation, Valley (X) Fire Department (mark "Fire")</p>	<p>(X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) (X) Van Nuys Neighborhood Council</p>

The above tract has been filed with City Planning, Expedited Processing Section.

The assigned planner for this case will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

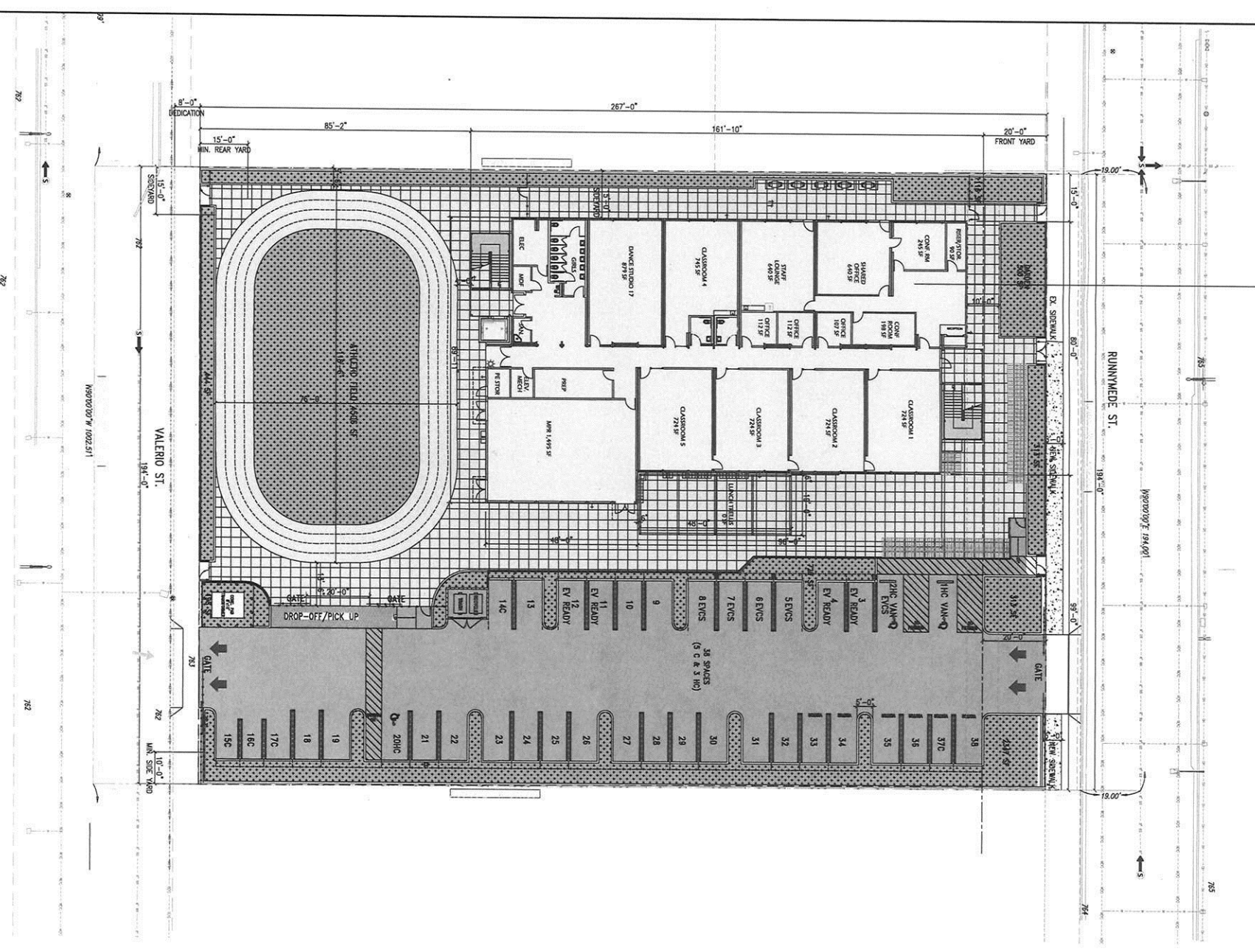
Vincent P. Bertoni,
Director of Planning

Nicholas Hendricks
Nicholas Hendricks, Senior City Planner
Expedited Processing Section
CP-6300 (1/21/09)

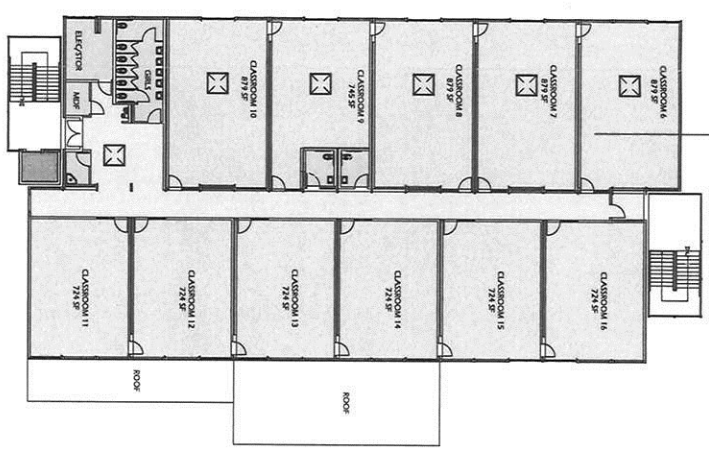
RECOMMENDATION REPORTS
DUE BY: 9/21/2020

Please forward reports to the following e-mail addresses:
Planning.Expedited@lacity.org

GROUND FLOOR KEY PLAN - ENLARGED FLOOR PLAN SEE A2.0



SECOND FLOOR KEY PLAN - ENLARGED FLOOR PLAN SEE A2.0



INDEX TO DRAWINGS

NUMBER	TITLE
A0.1	DRAWING INDEX, PROJECT INFORMATION & SITE PLAN
A0.1.1	ALTA SURVEY
A0.1.2	EXISTING SITE PHOTOS
A1.0	ENLARGED SITE PLAN
A1.0	FLOOR PLANS
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	RENDERINGS
A4.2	RENDERINGS
L1.0	LANDSCAPE CONCEPTUAL PLAN

PROJECT INFORMATION

PROJECT: GALS LA MIDDLE SCHOOL
 LOCATION: 14203 VALERIO STREET, VAN NUYS, CA 91405
 BUILDING USE: EDUCATION - MIDDLE SCHOOL
 APPLICABLE CODES: 2019 CA BUILDING CODE (2019 CBC), 2019 CA ELECTRICAL CODE, 2019 CA MECHANICAL CODE, 2019 CA PLUMBING CODE, 2019 CA GREEN BUILDING STANDARD CODE, 2019 CA ENERGY CODE, 2020 UBC.
 OCCUPANCY: TYPE I-B, FULLY AUTOMATIC SPRINKLERED
 CONSTRUCTION TYPE: TYPE I-B, FULLY AUTOMATIC SPRINKLERED
 ZONING: R1-1, SUBJECT TO ENFORCEMENT PLAN (SEE ANALYSIS ON A1.0)
 BUILDING HEIGHT: 2-STORY, 20'-0" (HEIGHT LIMIT: 20'-0")
 FFAR: (RESIDENTIAL FLOOR AREA RATIO): 0.45

SCOPE OF WORK

NEW 2-STORY MODULAR CLASSROOM BUILDING AND SITE DEVELOPMENT FOR MIDDLE SCHOOL INCLUDING: ONE FULLY-SPRINKLERED TYPE II-B, TWO-STORY BUILDING; 17 CLASSROOMS ENLARGED AT FULL CAPACITY: 330 STUDENTS
 NUMBER OF EMPLOYEES: 22

SITE AREA AND BLDG FLOOR AREA SUMMARY

LOT AREA:	51,800 SF
ALLOWED FFAR:	0.45
MAX. ALLOWED FFAR:	23,310 SF
GROUND FLOOR AREA:	208 SF + 60 SF + 11,676 SF = 12,044 SF (CANOPES + ELEVATOR + BUILDING)
SECOND FLOOR AREA:	11,250 SF
TOTAL FLOOR AREA PROVIDED:	23,294 SF (LESS THAN MAX ALLOWED FFAR: 23,310 SF)
LANDSCAPE AREA:	10,471 SF
BUILDING FOOTPRINT:	12,537 SF
HARDSCAPE AREA:	51,000 SF - 12,537 SF = 10,471 SF = 26,792 SF

NUMBER OF CLASSROOMS

PROVIDED: TOTAL OF 17 CLASSROOMS INCLUDING 16 CLASSROOMS AND 1 DANCE STUDIO

PARKING SUMMARY

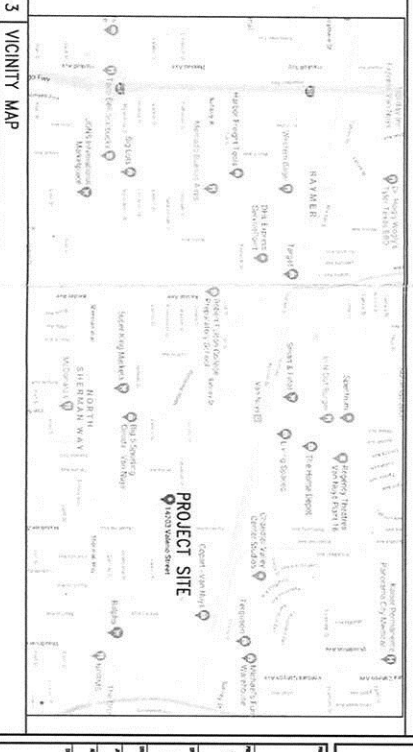
MIDDLE SCHOOL, REDD PARKING CALCULATIONS:
 REQUIRED: 17 SPACES (1 PARKING SPACE PER CLASSROOM INCLUDING DANCE STUDIO)
 PROVIDED: 38 SPACES INCLUDING 5 COMPACT PARKING SPACES (13X), 3 HC PARKING SPACES INCLUDING 5 INSTALLED ELECTRICAL VEHICLE CHARGING STATIONS INCLUDING 1 HC EVCS INCLUDING 4 ELECTRICAL VEHICLE FUTURE READY (10X REDD)

BIKE PARKING SUMMARY

REQUIRED: 68 SHORT TERM + 2 LONG TERM (4 PER CLASSROOM)
 PROVIDED: 68 SHORT TERM + 2 LONG TERM

LEGAL DESCRIPTION

REFER TO LEGAL DESCRIPTION ON ALTA SURVEY

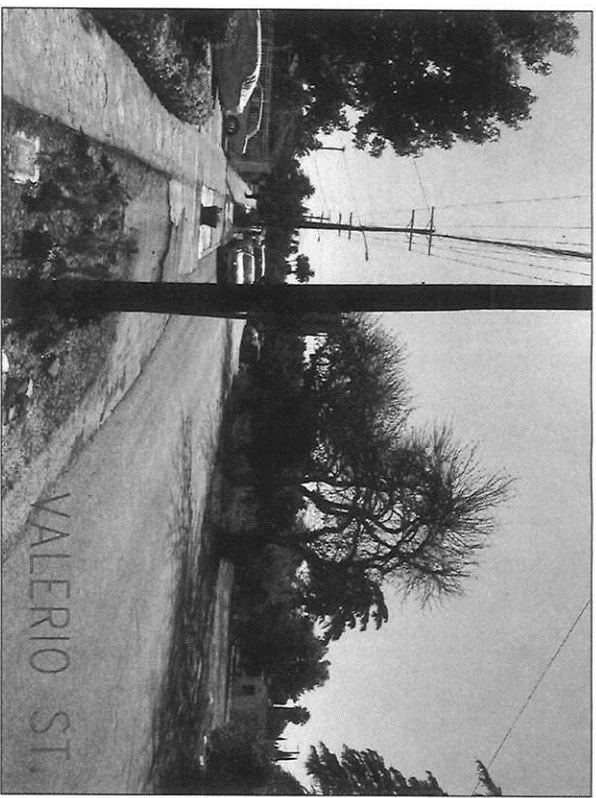


FRANCO ARCHITECTS INC.
 12345 Ventura Blvd. N.
 Studio City, CA 91604
 Tel 818 754-2030
 Architecture and Planning Fax 818 754-2032

GALS LA MIDDLE SCHOOL
 14203 VALERIO STREET, VAN NUYS, CA 91405

GALSA MIDDLE SCHOOL
 14203 VALERIO STREET, VAN NUYS, CA 91405
 DRAWING INDEX PROJECT INFO & SITE PLAN
 7/7/20

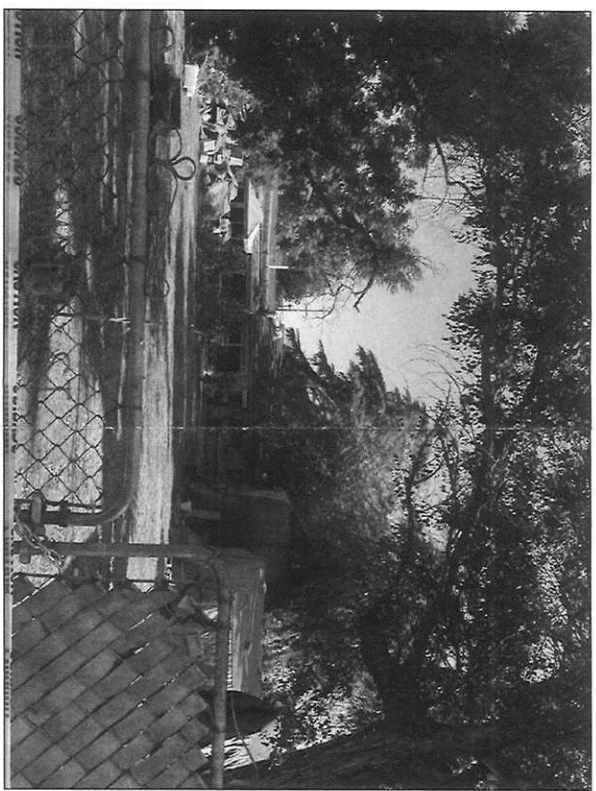
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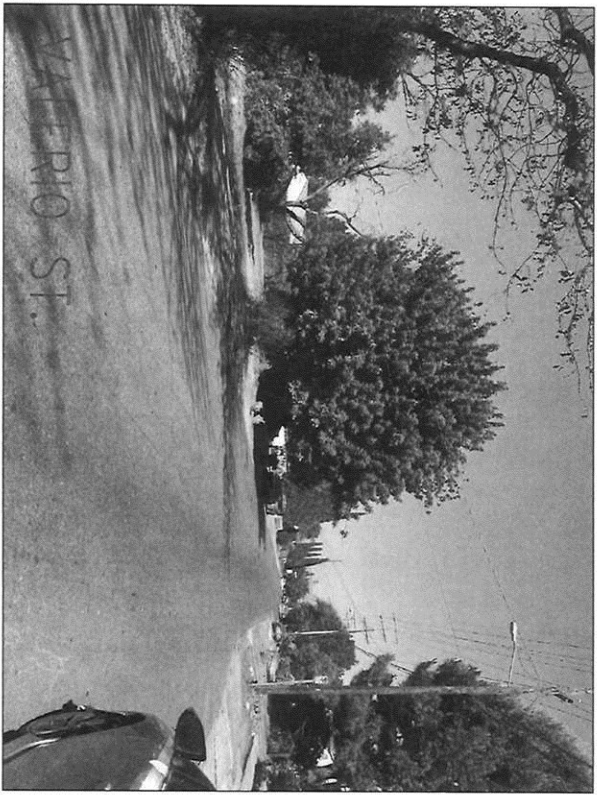
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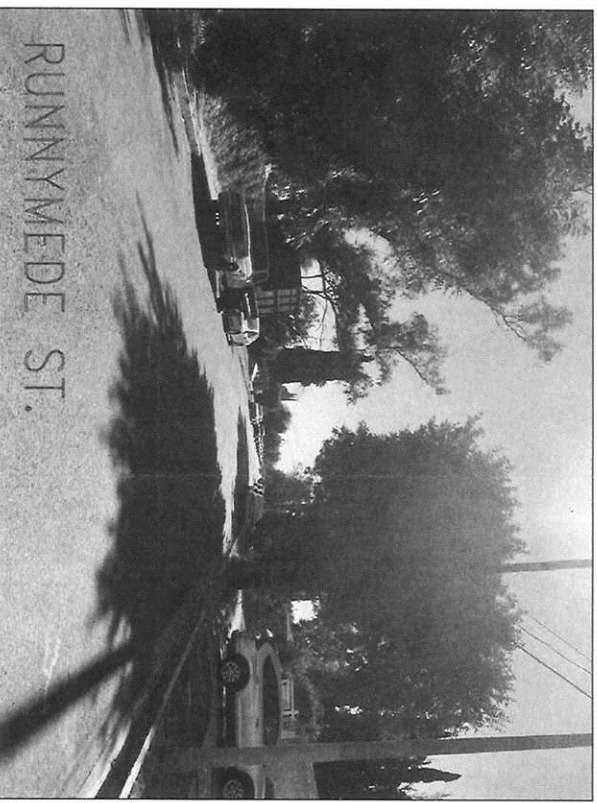
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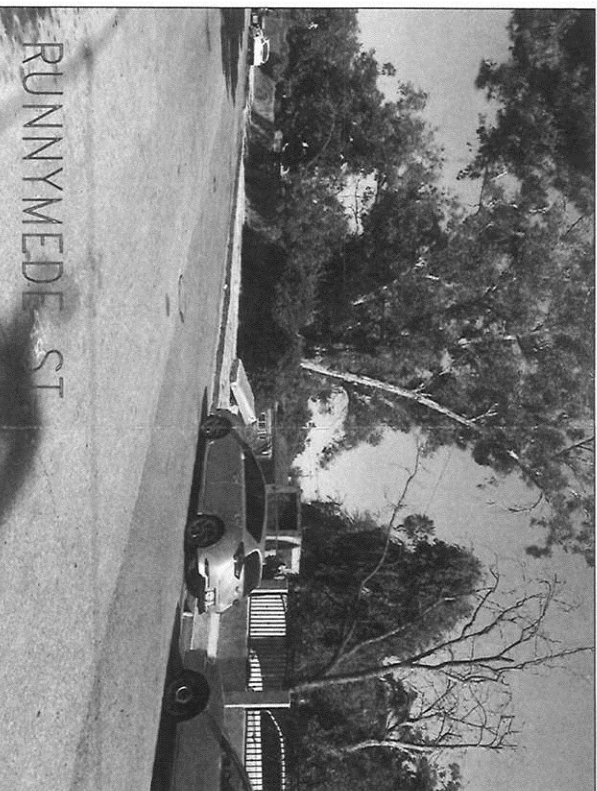
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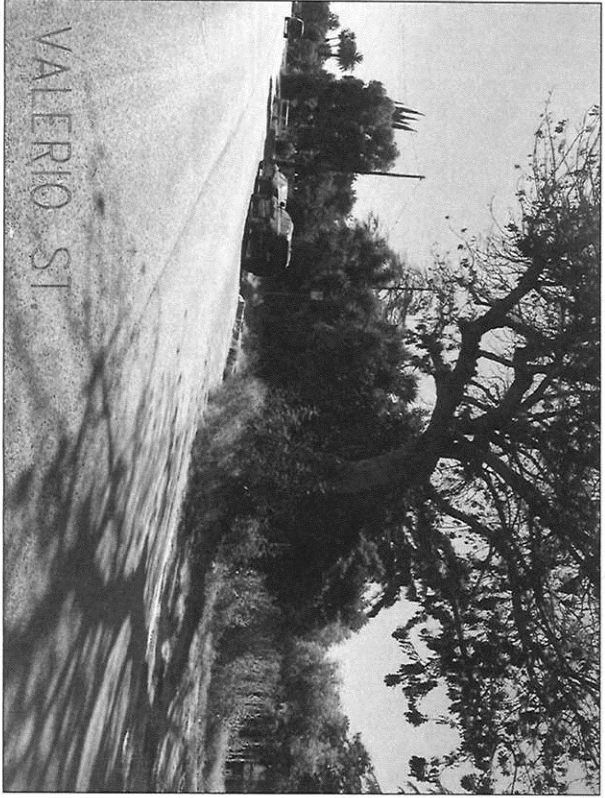
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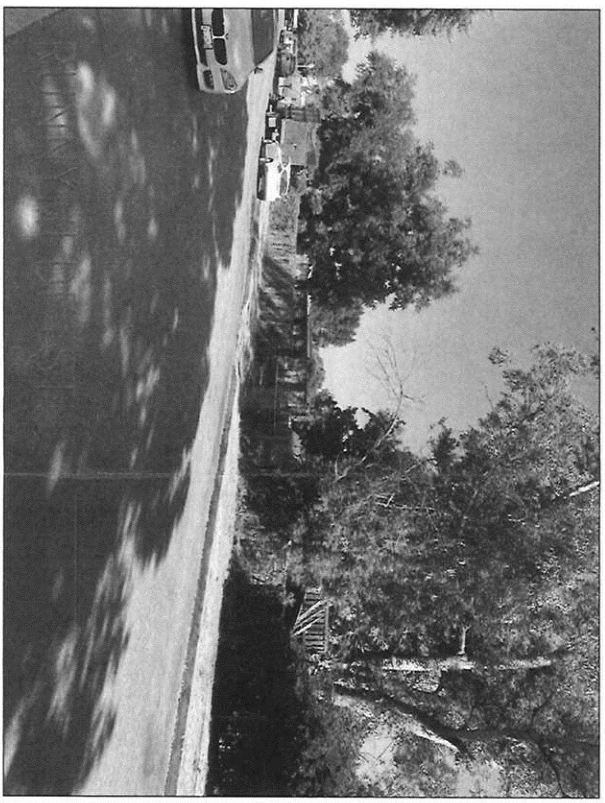
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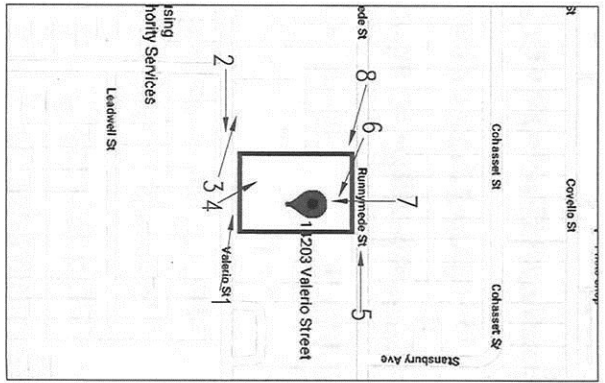
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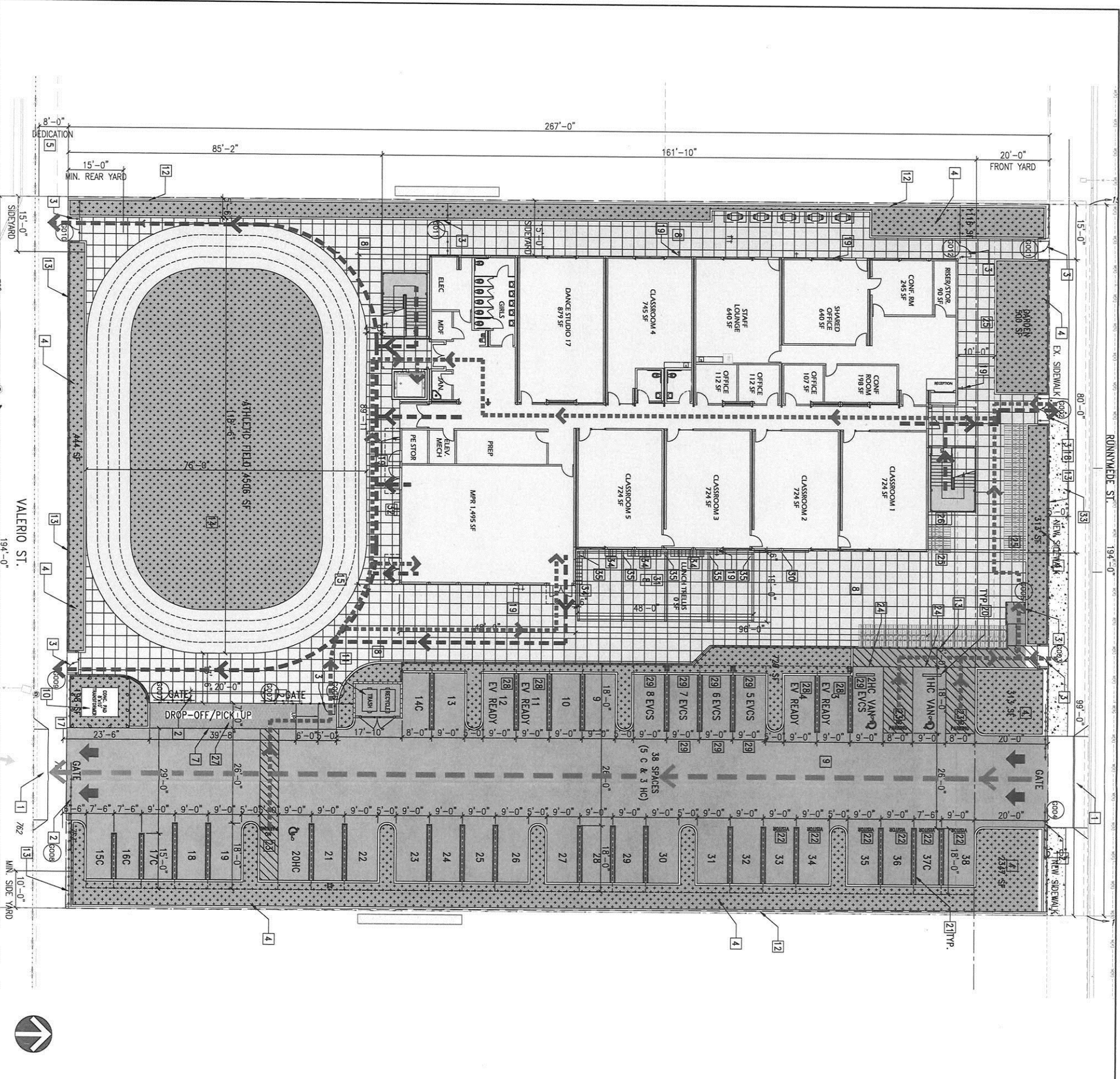
GALS LA MIDDLE SCHOOL
 14203 VALERIO STREET, VAN NUYS, CA 91405

NO.	DESCRIPTION	DATE
1	PLANNING PERMITS 1/17/20	

DALU
 MIDDLE SCHOOL
 14203 VALERIO STREET
 VAN NUYS, CA 91405

EXISTING SITE PHOTOS
 DATE: 1/17/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]

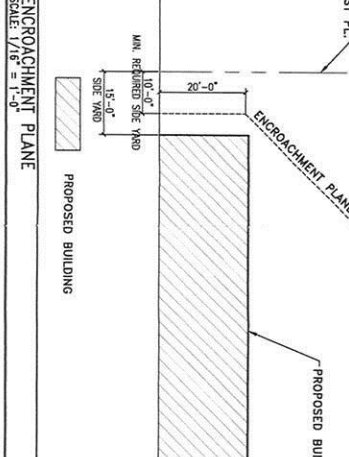
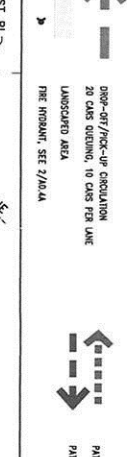
1 SITE PLAN
SCALE: 1/8" = 1'-0"



SITE KEY NOTES

- 1 NEW CONC. DRIVEWAY CURB-CUT, SEE CIVIL PLANS
- 2 NEW MOTORISED SLIDING VEHICULAR GATE-SEE DOOR SCHEDULE
- 3 NEW W/L ACCESSIBLE PEDESTRIAN GATE WITH PERFORATED PANEL & PANE HARDWARE-SEE DOOR SCHEDULE
- 4 LANDSCAPE AREA, SEE LANDSCAPE PLAN
- 5 8" DEDICATION ALONG VALERIO ST.
- 6 6" CONCRETE CURB, SEE 2/01.0, 24/01.0 AND 9/01.0
- 7 0" CURB
- 8 SCORED CONCRETE PAVING, SEE 4/01.0
- 9 ASPHALT CONC. PAVING
- 10 NEW TRANSFORMER, SEE ELECTRICAL PLANS
- 11 FULLY ENCLOSED TRASH ENCLOSURE W/STEEL GATES, SEE A9.3
- 12 8'-0" HT. PROTD II WALL WITH GRV SPRU-FACE BLOCK, DETAIL SEE D7.0
- 13 8" WROUGHT IRON FENCE, W/PERFORATED PANEL, NO MORE THAN 50% OF THE FACE IS OPEN.
FOOTING SEE 2/03.0, 5/03.0, 4/03.0 AND STRUCTURAL
- 14 NATURAL GRASS
- 15 SEALED SYSTEM, SYNTHETIC RUNNING-TRACK SURFACE, CONFORM W/CURVE
- 16 FFC LOCATION
- 17 ADD SIGN: "WRONG WAY, DO NOT ENTER."
- 18 PROVIDE CONDUIT AND JUNCTION BOX FOR VOICE/INTERCOM /VIDEO SYSTEM - 18"x7"-TWO AT EXTERIOR ENTRY GATE. INSTALL A HOSE BIB AT THIS LOCATION. REFER TO PLUMBING ENGINEERING PLANS FOR FURTHER INFO.
- 19 CONCRETE WHEEL STOP
- 20 DOUBLE STRIPING OF STALLS SHALL BE PER FIG. 7 OF THE CITY OF LA BLDG. DEPT. STANDARDS
- 21 PAINT LETTERS "VISITOR" ON GROUND.
- 22 NO PARKING-IN 12" WHITE LETTERS
- 23 UPRIGHT DISABLED ACCESS PARKING SIGN, SEE 1/A0.3
- 24 BICYCLE PARKING: EACH BICYCLE PARKING SPACE SHOULD BE MIN. 6' IN LENGTH
- 25 SHORT-TERM BICYCLE PARKING: ANCHORED BICYCLE RACK W/MINIMUM 2-BIKE CAPACITY NO MORE THAN 1 WALKING DISTANCE OF 200 FEET FROM THE MAIN/VISITOR'S ENTRANCE STRESS:
PROVIDED 88'-SHORT-TERM BICYCLE PARKING SPACES SPECS:
FLOOR MOUNTED: CREATIVE PRE INC. OR EQUAL
WALLMOUNT: U-200 OR EQUAL
FINISH: GALVANIZED
- 26 PROVIDED 2- LONG-TERM BICYCLE PARKING SPACES
LOOKABLE, PERMANENTLY ANCHORED BIKE LOCKER
STRESS: CREATIVE PRE INC. OR EQUAL
FINISH: MANUFACTURER'S PAINT, COLOR T.B.D.
- 27 LANDING AREA W/BAND OF DETECTABLE WARNING, W/TRUNCATED DOWNS, DETAIL SEE 1/A0.2.5
- 28 PROVIDE POWER FOR EV READY FUTURE ELECTRICAL CHARGING STATIONS
- 29 ELECTRIC VEHICLE CHARGING STATION
- 30 15" W. X 18" H. GLASS PLEND
- 31 OUTDOOR LUNCH AREA WITH A LATTICE ROOF
- 32 OUTDOOR DRINKING FOUNTAIN, HYDRO-STATION
- 33 NEW CONCRETE SIDEWALK, TO CONTINUE THE EXISTING
- 34 LOCKERS
- 35 PLANTER FOR TREES, SEE LANDSCAPE PLAN

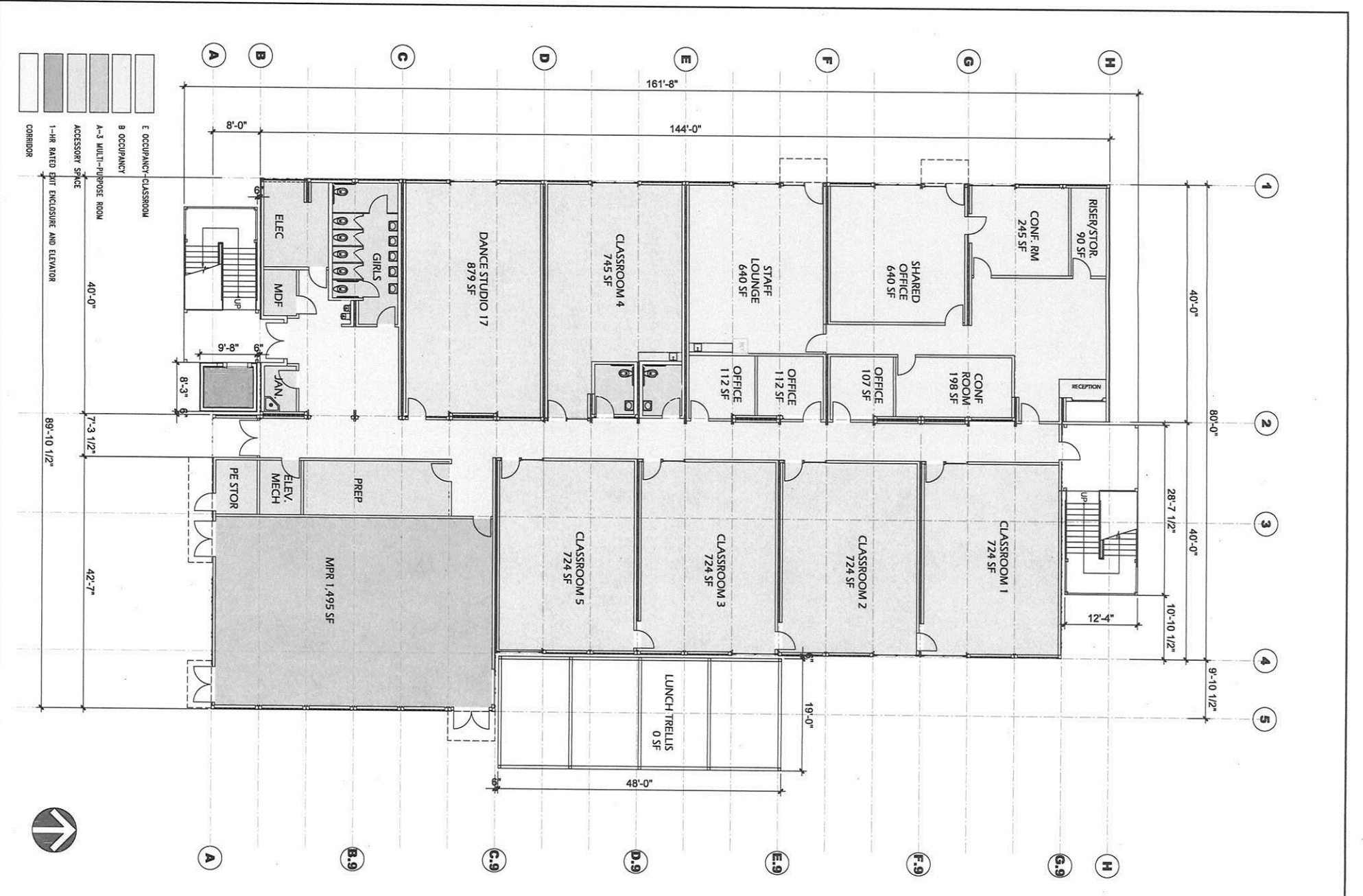
LEGENDS



<p>A1.0</p>	<p>GALS LA MIDDLE SCHOOL 14203 VALERIO STREET, VAN NUYS, CA 91405</p>	<p>FRANCO ARCHITECTS INC. 12345 Ventura Blvd. H Studio City, CA 91604 Tel 818 754-2030 Fax 818 754-2032</p>
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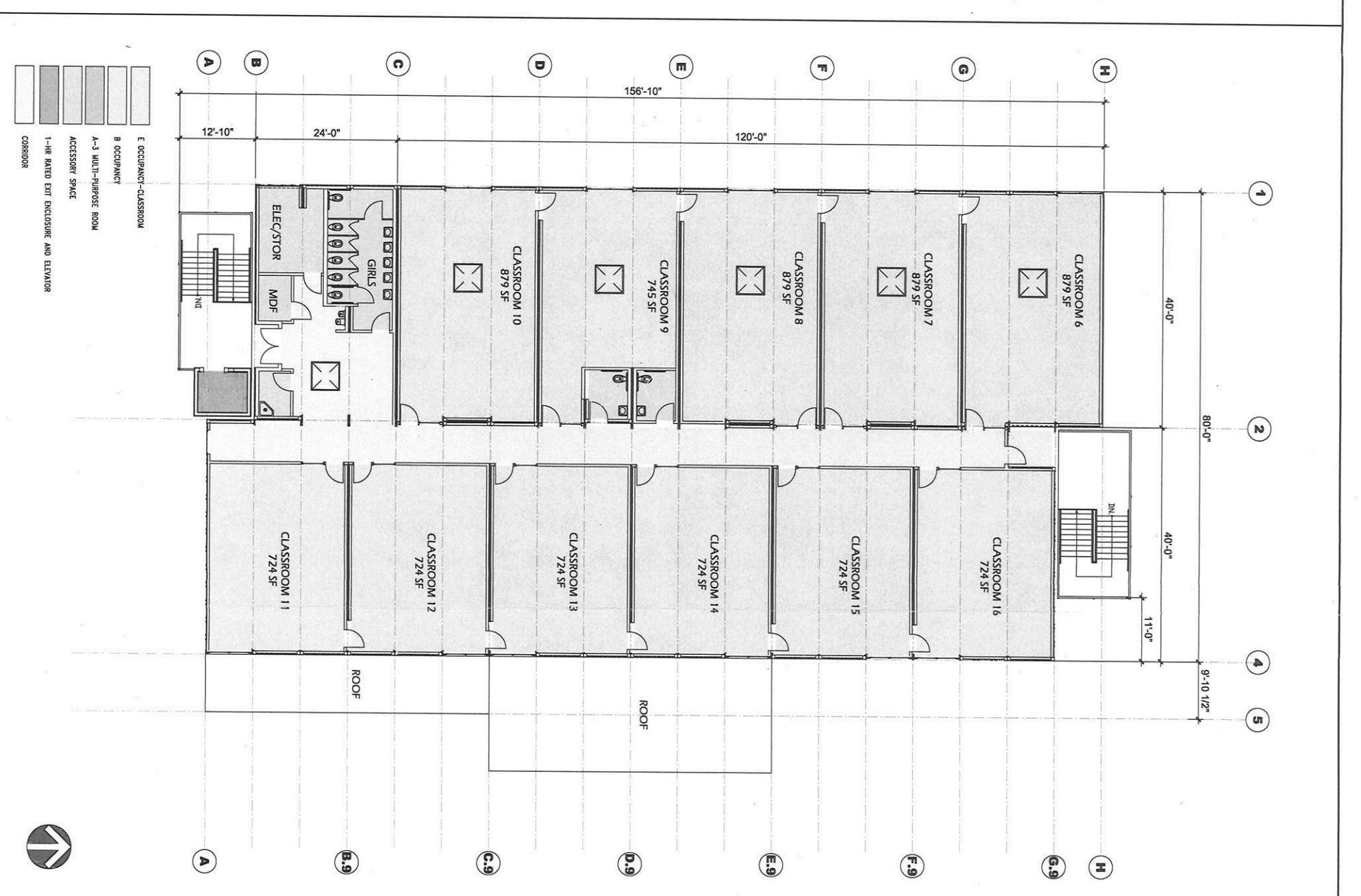
1 FIRST FLOOR PLAN

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



2 SECOND FLOOR PLAN

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



<p>A2.0</p>	<p>NO. DESCRIPTION SHEET</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>SHEET</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	SHEET				<p>GALS LA MIDDLE SCHOOL</p> <p>14203 VALERIO STREET, VAN NUYS, CA 91405</p>	<p>FRANCO ARCHITECTS INC.</p> <p>12345 Ventura Blvd. H Studio City, CA 91604</p> <p>Tel 818 754-2030 Fax 818 754-2032</p>
	NO.	DESCRIPTION	SHEET						
	<p>DATE: 7/7/20</p> <p>PROJECT: GALS LA MIDDLE SCHOOL</p> <p>DESIGNER: FRANCO ARCHITECTS INC.</p> <p>14203 VALERIO STREET, VAN NUYS, CA 91405</p>	<p>FLOOR PLAN</p>	<p>FRANCO ARCHITECTS INC.</p>						
<p>14203 VALERIO STREET, VAN NUYS, CA 91405</p>	<p>7/7/20</p>	<p>FRANCO ARCHITECTS INC.</p>							
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