ZENG RESIDENCE

506 CLIFTON ST, LOS ANGELES, CA 90031

GENERAL NOTES

a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).
c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
d. 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).
e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
g. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R308.6.4)
h. Water heater must be strapped to wall(Sec. 5073, LAPC)
i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs.max.) for a single opening. The deactivation switch shall be at least 54" above the floor.(6104 of LABC)
j. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. (3162B)
k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
l. Smoke detectors shall be provided for all dwelling units intended for human occupancy where a permit is required for alterations, repairs, or additions. (R314.2)
m. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.)
n. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)
o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site

LA CITY NOTES

1. 30-DAYS NOTICE FOR EXCAVATION IS REQUIRED FOR THIS PROJECT.
2. "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING (GRAFFITI REMOVAL)" SHALL BE SIGNED BY THE OWNER AND BE NOTARIZED BEFORE ISSUE OF BUILDING PERMIT.

MATERIAL SPECIFICATIONS FOR VERY HIGH FIRE HAZARD SEVERITY ZONE

THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ). IT SHALL COMPLY WITH REQUIREMENTS OF MATERIALS, SYSTEMS & CONSTRUCTION METHODS OF CHAPTER 7A AND CHAPTER 72.

a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)
b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
d. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 -inch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)
e. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5.3)
f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3)
g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)
h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (708A.2.1)
i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 ¼ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors)(708A.3)
j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.704A.3
k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition- resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)
l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)
m. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)
n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2.
o. No trellis is permitted within 10 feet of the primary structure.
p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non combustible materials.Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2008-023)

SHEET INDEX

ARCHITECTURAL	AG-1.0	GENERAL PROJECT INFORMATION, SHEET INDEX, SETBACK CALC.
	AG-1.1	SOIL REPORT APPROVAL, REFERRAL FORM
	SHEET-1	TOPO MAP (BY CIVIL)
	SHEET-1	SLOPE ANALYSIS (BY CIVIL)
	A-0.1	SITE PLAN
	A-0.2	RETAINING WALLS PLANS AND ELEVATIONS
	A-1.1	BASEMENT PLAN, FIRST FLOOR PLAN
	A-1.2	SECOND FLOOR PLAN, ROOF PLAN
	A-2.1	BUILDING SECTIONS
	A-3.1	EXTERIOR ELEVATIONS
	A-3.2	EXTERIOR ELEVATIONS
	A-4.1	SITE PHOTOS

DEFERRALS:

1. RETAINING WALL.
2. FIRE SPRINKLER SYSTEM. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3 SHALL BE INSTALLED IN ONE AND TWO FAMILY DWELLINGS OR TOWNHOUSES INCLUDING ATTACHED GARAGE.

NOTE:
- DEFERRED SUBMITTALS SHALL BE STAMPED BY THE ENGINEER OF RECORD AS "REVIEWED AND ACCEPTED".
- OCCUPANCY OF THIS BUILDING OR SPACE SHALL BE WITHHELD UNTIL ALL DEFERRED ITEMS HAVE BEEN APPROVED AND FINALED BY INSPECTION.

CONSULTANTS

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RAFFI BABAYAN
RBabayan@byergeo.com

CODES

- 2017 CITY OF LOS ANGELES BUILDING CODE
- 2017 CITY OF LOS ANGELES ELECTRICAL CODE
- 2017 CITY OF LOS ANGELES PLUMBING CODE
- 2017 CITY OF LOS ANGELES MECHANICAL CODE
- 2017 CITY OF LOS ANGELES RESIDENTIAL CODE
- 2017 CITY OF LOS ANGELES GREEN BUILDING STANDARDS CODE
- 2017 COUNTY OF LOS ANGELES FIRE CODE

DEVELOPMENT STANDARDS

1. SLOPE ANALYSIS: SEE CIVIL PLAN.
   MAXIMUM: 2678 S.F.
   PROVIDED: 2310 S.F. (RFA)
2. HEIGHT: MAXIMUM: 26'-0"
   PROVIDED: 25'-10" (HIGHEST POINT ABV. FINISH GRADE)
3. RIDGELINE MAP: THIS PROJECT IS NOT LOCATED WITH 50 FEET OF IDENTIFIED RIDGELINES.
4. LAMC 12.21 C.10(a)(2), ON A SUBSTANDARD HILLSIDE LIMITED STREET, THE MIN. FRONT YARD SETBACK IS 5 FEET.
5. BUILDING DESIGN: OPTION (1): The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of base floor area.
   BASE FLOOR (1ST FLOOR) AREA: 1,296 S.F. (75% EQUALS 972 S.F.)
   2ND FLOOR AREA: 967 S.F. < 972 S.F. OK.

JOB DESCRIPTION

NEW RFA 2310 SQ. FT. (2) STORIES SINGLE FAMILY RESIDENCES, WITH BASEMENT GARAGES AND ALL CONNECTIONS TO PUBLIC UTILITIES. SURFACE GRADING TO DRAIN AWAY FROM STRUCTURE TO PUBLIC RIGHT-OF-WAY.

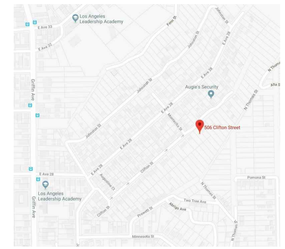
PROJECT DATA

LEGAL DESCRIPTION: MEADOW GLEN TRACT LOT 18 BLK 6
ADDRESS: 506 CLIFTON ST, LOS ANGELES, CA 90031
A.P.N.: 5206-024-030
OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: TYPE V-B (NON-RATED) W/ NFPA 13D AUTOMATIC FIRE SPRINKLERS
ZONING DESIGNATION: [Q]R-1-1D

a. TOTAL LOT AREA: 50.08' x 145' = 7,261 SQ. FT
b. RESIDENTIAL FLOOR AREA (RFA):
   FIRST FLOOR AREA: 1,296 SQ. FT.
   SECOND FLOOR AREA: 967 SQ. FT.
   BASEMENT GARAGE AREA: 447 SQ. FT.
   ENTRY PORCH (COVERED): 24 SQ. FT.
   DECK-2 COVERED AREA: 88 SQ. FT.
   (TOTAL COVERED PORCH AND DECK AREA IS LESS THAN 250 SQ. FT. AND WILL NOT COUNT FOR RFA)
   DECK-1 (UNCOVERED): 330 SQ. FT.
   DECK-2 (UNCOVERED AREA): 208 SQ. FT.
   RFA = 1,296 + 967 + (447-400) = 2310 SQ. FT.
c. BUILDING STORY: 2-STORY WITH GARAGE BASEMENT
d. OVERALL BUILDING HEIGHT: 27'-0"
   HIGHEST POINT OVER FINISH GRADE: 25'-10"
e. LOT COVERAGE: 1,869 / 7,261 = 26%
f. SETBACKS:

	REQUIRED	PROVIDED
FRONT:	5'-0"	5'-0"
SIDE (NORTH):	7'-0"	7'-1"
SIDE (SOUTH):	7'-0"	7'-0"
REAR:	15'-0"	85'-4"

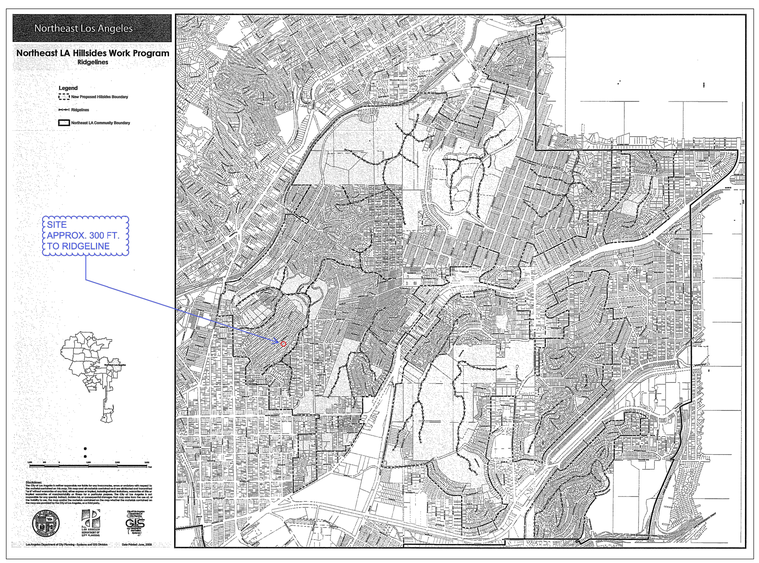
VICINITY MAP

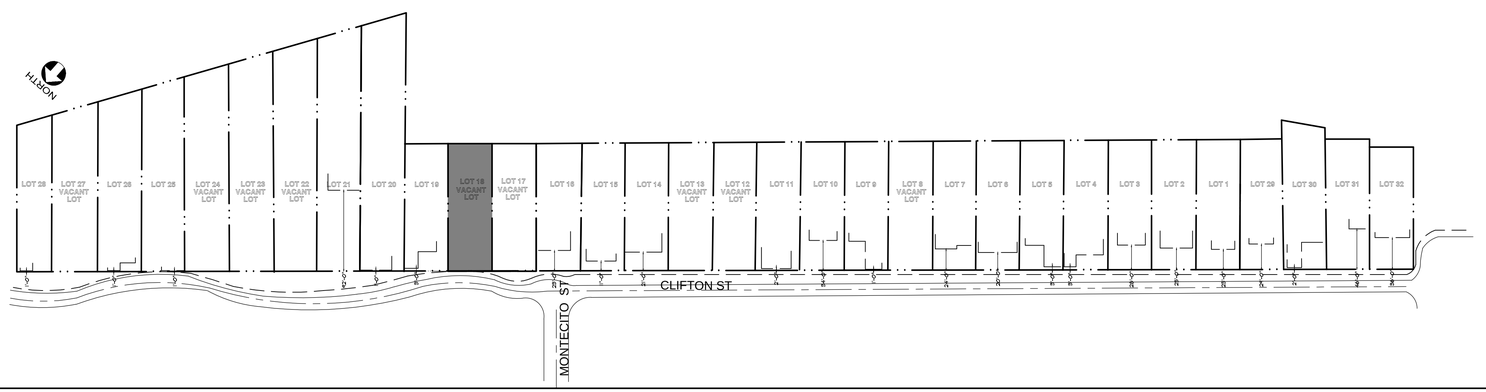


SETBACK STUDY

Lot Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Existing Setback (ft)	23	25	28	3	3	20	24	V	1	34	2	V	V	21	11	23	V	V	3	1	92	V	V	V	1	1	V	1	29	2	46	36
Lot Frontage (ft)	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	40	50	50	50	50

Number of Lot	32
Total Frontage	50 x 31 + 40 = 1,590 ft
Mnimum Frontage Required: 1,590 ft x 40% = 636 ft.	
Lowest Range of Front Yard Setback Selected between 1 ft and 11 ft: Lot 4, 5, 9, 11, 15, 19, 20, 25, 26, 28, 30. Total 11 lots.	
The frontage of these lots 4,5,9,11,15,20,21,26,27,30 is : 11 x 50 ft = 550 ft < 636 ft. NOT GOOD.	
Similarly, setback between 2 ft and 12 ft, 3 ft and 13 ft, 11 ft to 21 ft, 20 ft to 30 ft, 21 ft to 31 ft, 23 ft to 33 ft, 24 ft to 34 ft, 25 ft to 35 ft, 28 ft to 38 ft, 29 ft to 39 ft, 34 ft to 44 ft, 36 ft to 46 ft, are all NOT GOOD.	
So, the prevailing setback calculation does NOT work for this project.	





M.S. CONSULTING ENGINEERING
Residential Commercial Industrial
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REGISTERED PROFESSIONAL ENGINEER — DANIEL MICHAEL SONG — S 5266 — EXP 6/30/2020 — STRUCTURAL — STATE OF CALIFORNIA

STAMP & SIGNATURE

Submittal

ZAD APPLICATION	11-15-2019
BUILDING & SAFETY SUBMITTAL	10-04-2018

REVISIONS

No.	DATE	DESCRIPTION
1		

ZENG RESIDENCE
506 CLIFTON ST, LOS ANGELES, CA 90031
APN # 5206-024-030

PROJECT DATA, CONSULTANTS
SHEET INDEX, SETBACK CALC.

JOB No.	2017_108
DRAWN BY	MH
DATE	11-15-2019
SCALE	REF. DWGS.
SHEET No.	AG-1.0

43. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).

44. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008 & 1705.6).

45. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)

46. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

47. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).

48. Pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6).

49. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

50. No slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

JEFFREY T. WILSON
Engineering Geologist I

ALAN DANG
Structural Engineering Associate II

Log No. 103397
213-482-0480

cc: Byer Geotechnical, Inc., Project Consultant
LA District Office

site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

14. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).

15. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

16. Unsurcharged temporary excavations over 8 feet exposing competent bedrock shall be trimmed back at a gradient not exceeding 1(H):1(V), as recommended.

17. Unsurcharged temporary excavations exposing fill/soil shall be trimmed back at a gradient not exceeding 1(H):1(V), as recommended.

18. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.

19. Proposed friction piles, a minimum of 24 inches in diameter, shall be founded a minimum of 8 feet into competent bedrock, as recommended.

20. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2)

21. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1)

22. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.

23. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2017-050.

24. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.

25. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).

26. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).

27. Slabs on uncertified fill shall be designed as a structural slab (7011.3).

28. Slabs placed on approved competent bedrock shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way. Vapor barriers shall be utilized as recommended.

BOARD OF BUILDING AND SAFETY COMMISSIONERS
VAN AMBATIELOS, PRESIDENT
E. FELICIA BRANNON, VICE PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012
FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

June 11, 2018

LOG # 103397
SOILS/GEOLOGY FILE - 2
LAN

Herman Lin
801 N. Garfield Ave, #208
Alhambra, CA 91801

TRACT: Meadow Glen Tract (MP 21-85)
BLOCK: 6
LOT: 17, 18
LOCATION: 500 & 506 East Clifton Street

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Geology/Soils Report	BG 22833	05/10/2018	Byer Geotechnical, Inc.
Oversized Documents	``	``	``

The Grading Division of the Department of Building and Safety has reviewed the referenced report dated May 10, 2018, that provides recommendations for the proposed 2 three-story residences with retaining walls up to 13.5 feet high.

The earth materials at the subsurface exploration locations consist of up to 7 feet of uncertified fill underlain by up to 5 feet of natural soil underlain by Puente Formation interbedded sandstone and thin layers of siltstone bedrock.

The consultants recommend to support the proposed structure(s) on conventional and/or drilled-pile foundations bearing on competent bedrock.

The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The above report includes an acceptable seismic slope stability analysis and the requirements of the 2017 City of Los Angeles Building Code have been satisfied.

The referenced report dated May 10, 2018, is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

LADBS G-5 (Rev.11/23/2016) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

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12631 IMPERIAL HWY SUITE F-230, SANTA FE SPRINGS, CA 90670
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REGISTERED PROFESSIONAL ENGINEER
DANIEL MICHAEL SUNG
No. S 5266
EXP 6/30/2020
STRUCTURAL
STATE OF CALIFORNIA

STAMP & SIGNATURE

Submittal

ZAD APPLICATION	11-15-2019
BUILDING & SAFETY SUBMITTAL	10-04-2018

REVISIONS

No.	DATE	DESCRIPTION
1		

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety
Address 506 E CLIFTON ST District map 141A225 APN 5206024030
Tract MEADOW GLEN TRACT Block 6 Lot 18

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))

Street Name (1) CLIFTON ST
R/W width 50' Roadway width: 18' Plan Index AERIAL
☐ Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
☒ Lot fronts on a substandard hillside limited street Dedication required? ☒ No ☐ Yes - width

Street Name (2)
R/W width Roadway width: Plan Index
☐ Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
☐ Lot fronts on a substandard hillside limited street Dedication required? ☒ No ☐ Yes - width

Street Name (3)
R/W width Roadway width: Plan Index
☐ Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
☐ Lot fronts on a substandard hillside limited street Dedication required? ☒ No ☐ Yes - width

Vehicular Access:

1. Is the Continuous Paved Roadway (CPR)* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☒ No
2. Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))
   ☒ Yes– A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit
   ☐ No
3. Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))
   ☐ Yes
   ☒ No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit

*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))
Lot located within 200 feet of available sewer mainline:
☐ Use existing wye and permit ☒ Obtain new connection and new permit
☐ Use existing wye and obtain new permit ☐ Construct mainline (B permit from BOE)
Lot located greater than 200 feet from an available sewer mainline:
☐ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from BOE)

Public Works Employee signing form: PAGE 1 of 2
Sign [signature] Print name Adrian Sanchez
Date: 2/14/18 Phone Location Central

29. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

30. Retaining walls up to 13.5 feet in height shall be designed for a minimum equivalent fluid pressure (EFP) as specified on page 14 of the May 10, 2018, referenced report. All surcharge loads shall be incorporated into the design.

31. Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 18 inches, as recommended.

32. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.

33. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).

34. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).

35. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).

36. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).

37. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

38. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)

39. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works[; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer] (7013.10).

40. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

41. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

42. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.

2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).

3. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

5. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

6. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

7. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

8. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

9. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

10. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).

11. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

12. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

13. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject

ZENG RESIDENCE
506 CLIFTON ST. LOS ANGELES, CA 90031
APN # 5206-024-030

GEOLOGY AND SOIL APPROVAL
REFERRAL FORM

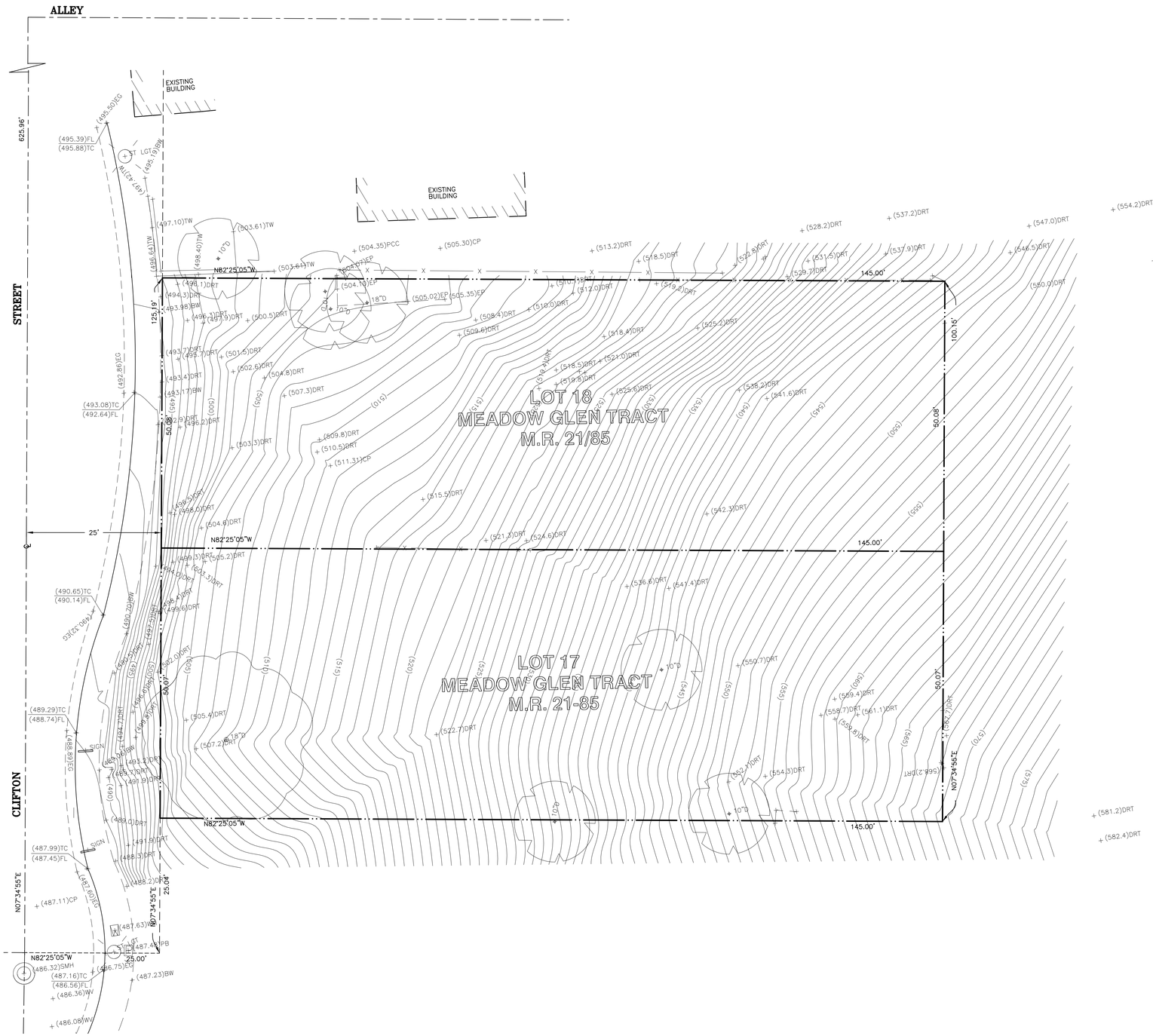
JOB No. 2017_108
DRAWN BY MH
DATE 11-15-2019
SCALE REF. DWGS.
SHEET No.

AG-1.1

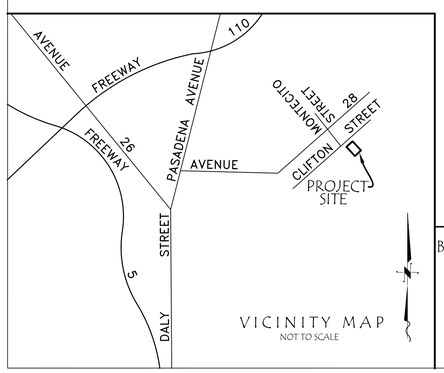
LEGEND

(335)	EXISTING CONTOUR
	EXISTING BUILDING
I I	EXISTING WOOD FENCE
II II	EXISTING WOODRAIL
X X	EXISTING CHAIN LINK FENCE
))))))	EXISTING GUARD RAIL
[] []	EXISTING WALL
	PROPERTY LINE
TW	TOP OF WALL
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
EP	EDGE OF PAVEMENT
AC	ASPHALTIC CONCRETE
PP	POWER POLE
(335.8)DRT	EXISTING ELEVATION
℄	CENTERLINE
EG	EDGE OF GUTTER
PCC	PORTLAND CEMENT CONCRETE
TC	TOP of CURB
TPW	TOP of PLANTER WALL
FS	FINISHED SURFACE
FF	FINISHED FLOOR
FL	FLOW LINE
LWN	LAWN
DRT	DIRT
CP	CONTROL POINT
EW	EDGE OF WALK
BW	BACK OF WALK
WM	WATER METER
PB	PULL BOX
GM	GAS METER
SCO	SEWER CLEANOUT

SCALE: 1"=20'



REFERENCES:
R1: MAP OF THE MEADOW GLEN TRACT, M.R. 21–85



PREPARED BY ME OR
UNDER MY DIRECTION ON: JULY 18, 2017.

PRELIMINARY

BENCH MARK
CITY SEWER STRUCTURE ID: 49507095
SEWER MANHOLE LID AT CL INT CLIFTON ST @ MONTECITO ST
ELEVATION: 486.40'

PREPARED FOR:
HERMAN LIN
VACANT LAND ON
CLIFTON STREET
LOS ANGELES, CA 90031

FIELD BOOK REF.

REVISIONS	APPR	DATE

CITY OF LOS ANGELES

SURVEYED BY	DRAWN BY	DATE
KL	KL	07/18/2017

TOPOGRAPHY SURVEY MAP

VACANT LAND ON
CLIFTON STREET
LOS ANGELES, CA 90031
APN NO. : 5208-024-029 & 030

W.O. NO. 2017-1406
ROAD NO.
FILE NO.
SHEET 1 OF 1

LEGEND

(335)	EXISTING CONTOUR
	EXISTING BUILDING
][	EXISTING WOOD FENCE
][][	EXISTING WOODRAIL
X	EXISTING CHAIN LINK FENCE
)))	EXISTING GUARD RAIL
[]	EXISTING WALL
	PROPERTY LINE
TW	TOP OF WALL
TG	TOP OF GRATE
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EP	EDGE OF PAVEMENT
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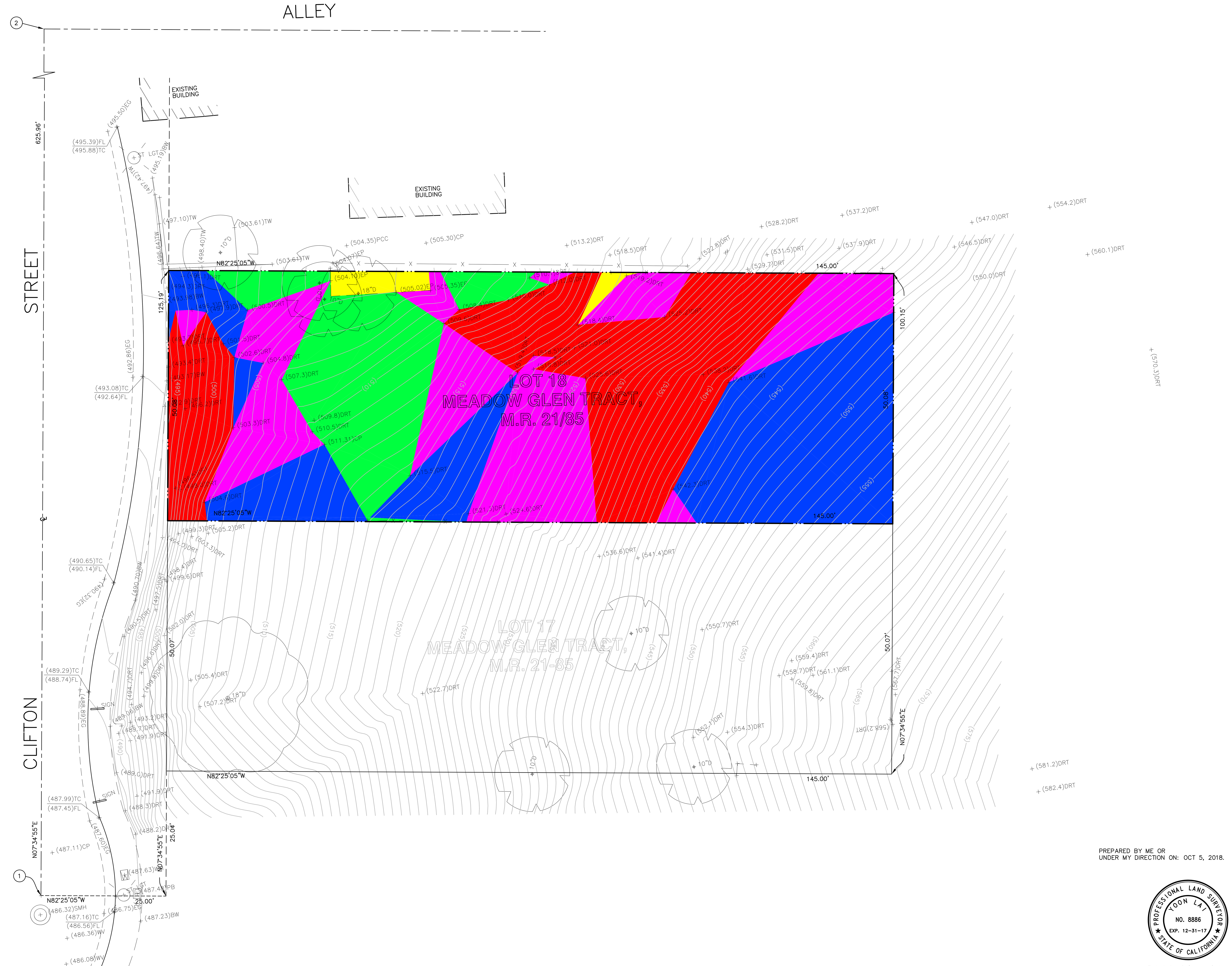
SCALE: 1"=20'



SLOPE ANALYSIS LOT 18

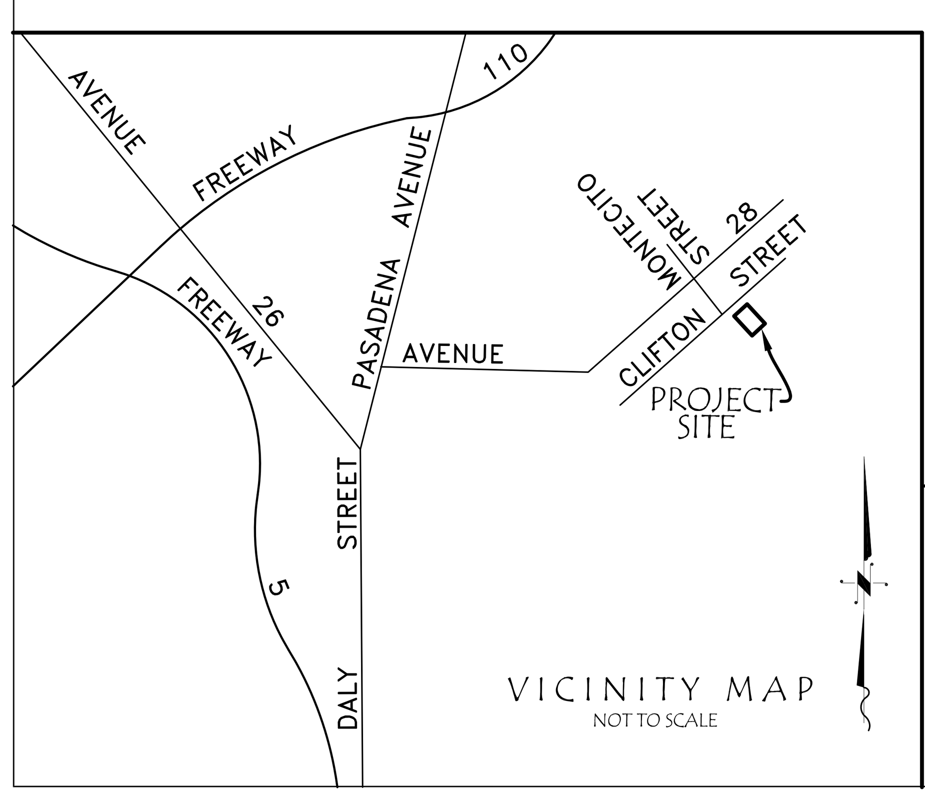
Category		Slope Band (%)	Area within Slope Bands (sq-ft)	x	FARs (R1)	=	Residential Floor Area (sq-sf)
(yellow)	A	0 - 14.99	116.8	x	0.45	=	52.5
(green)	B	15 - 29.99	1152.3	x	0.45	=	518.5
(blue)	C	30 - 44.99	2109.0	x	0.40	=	843.6
(magenta)	D	45 - 59.99	1863.4	x	0.35	=	652.1
(red)	E	60 - 99.99	2019.5	x	0.30	=	605.8
N/A	F	100+	0.00	x	0.00	=	0.00
			Maximum Residential Floor Area (sq-ft)				2672.7

MONUMENT NOTES:

①: FD. S.S.M. FITS TIES PER R2.

②: SEARCHED & FD. NOTHING. ESTAB. BY TIES PER R3.

REFERENCES:
R1: MAP OF THE MEADOW GLEN TRACT, M.R. 21–85
R2: CITY F.B. 141–225/135
R3: CITY F.B. 141–225/133



VICINITY MAP
NOT TO SCALE

PREPARED BY ME OR
UNDER MY DIRECTION ON: OCT 5, 2018.

PROFESSIONAL LAND SURVEYOR YOON LAI NO. 8886 EXP. 12-31-17 STATE OF CALIFORNIA

PRELIMINARY

BENCH MARK — CITY SEWER STRUCTURE ID: 49507093
SEWER MANHOLE LID AT CL INT CLIFTON ST @ MONTECITO ST
ELEVATION: 486.40'

PREPARED FOR:
FRANK ZENG
506 CLIFTON STREET
LOS ANGELES, CA 90031

MAP PREPARED BY:

CaliLand Engineering, Inc.
Civil Engineers + Land Surveyors + Land Planners
1216 SOUTH GARFIELD AVENUE, SUITE 200, ALHAMBRA, CA 91801
Phone: (626)281–2288 Fax: (626)281–2088
Visit us at: www.CaliLand.net

FIELD BOOK REF.

REVISIONS	APPR	DATE

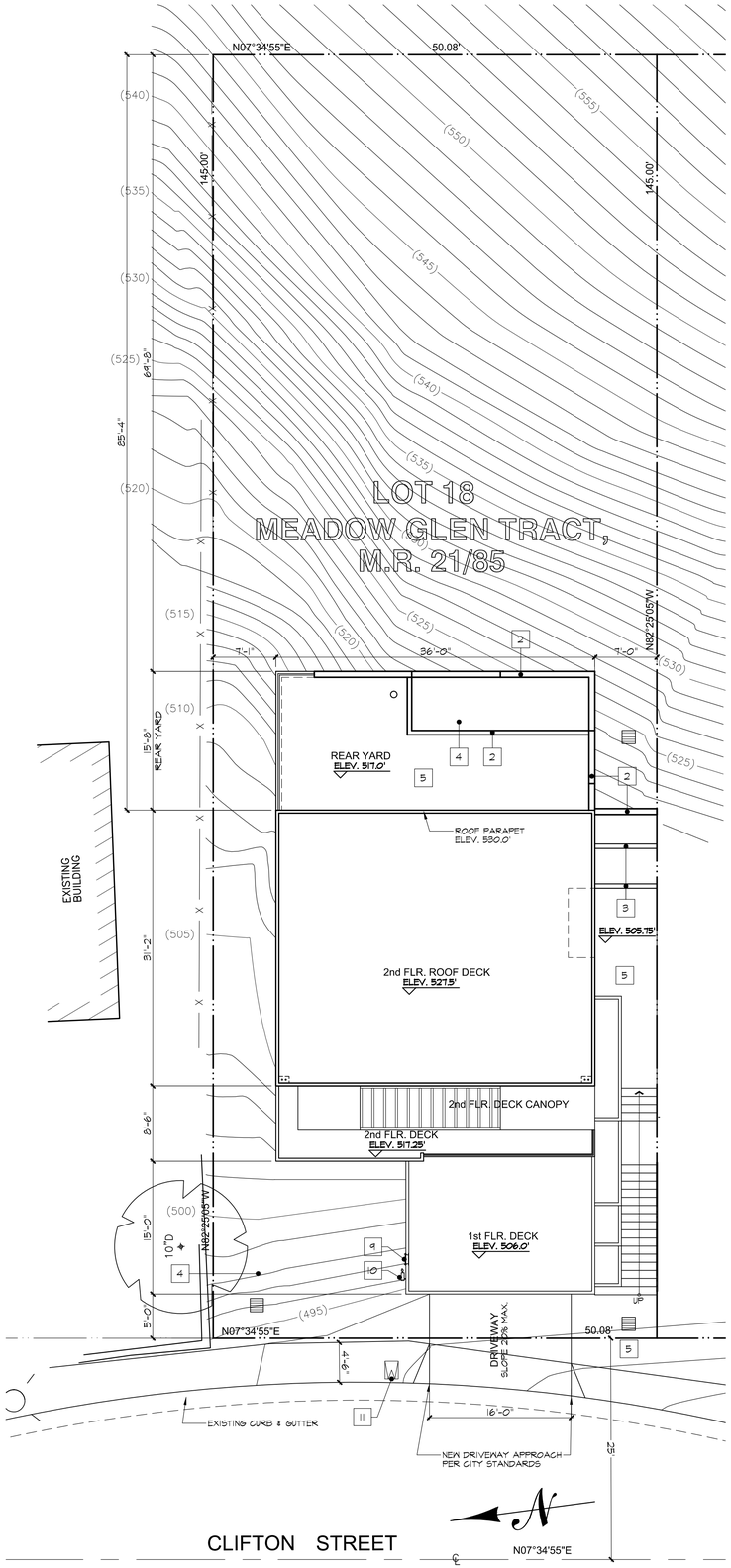
CITY OF LOS ANGELES

SURVEYED BY	DRAWN BY	DATE
KL	KL	10/05/2018

SLOPE ANALYSIS

506 CLIFTON STREET
LOS ANGELES, CA 90031
APN NO. : 5206-024-030

W.O. NO. 2017–1406
ROAD NO.
FILE NO.
SHEET 1 OF 1



SITE PLAN

1/8" = 1'-0"

LEGENDS

CATCH BASIN PER CIVIL GRADING PLAN

EXISTING TREE TO REMAIN.

1. PROPERTY LINE.
2. CMU RETAINING WALLS.
3. PLANTER WALL, 3' HIGH MAX.
4. LANDSCAPED AREA PER LANDSCAPE PLAN.
5. HARDSCAPE AREA PER LANDSCAPE PLAN.
6. AREA FLOOR DRAIN PER CIVIL PLAN.
7. ROOF DRAIN AND DOWNSPOUTS.
8. STEPS AND HANDRAIL REF. TO DETAIL 14/AD-1.1.
9. ELECTRIC PANEL/METER.
10. GAS METER.
11. WATER METERS.
12. W.I. GUARDRAIL 42" MIN. A.F.F.

SITE PLAN NOTES

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. (FIRE CODE 505.1)
2. REF. TO CIVIL GRADING PLANS FOR MORE INFORMATION.
3. REF. TO LANDSCAPE PLANS FOR MORE INFORMATION.
4. THE SUBCONTRACTOR SHALL VERIFY ON SITE GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUBSTRUCTURES. WHERE DISCREPANCIES OCCUR, CONSULT ENGINEER.
5. ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE OUTLET.
6. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
7. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING AND LOCATION OF JOINTS SHALL BE PER INDUSTRY STANDARD AND APPROVED BY ENGINEER.
8. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
9. AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD RIGHT-OF-WAY.

M.S. CONSULTING ENGINEERING
Residencial Commercial Industrial
12631 IMPERIAL HWY SUITE F-230, SANTA FE SPRINGS, CA 90670
Tel: (562) 863-9999 FAX: (562) 863-9991

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REGISTERED PROFESSIONAL ENGINEER
DANIEL MICHAEL SUNG
No. S 5266
EXP. 6/30/2020
STRUCTURAL
STATE OF CALIFORNIA

STAMP & SIGNATURE

Submittal

ZAD APPLICATION	11-15-2019
BUILDING & SAFETY SUBMITTAL	10-04-2018

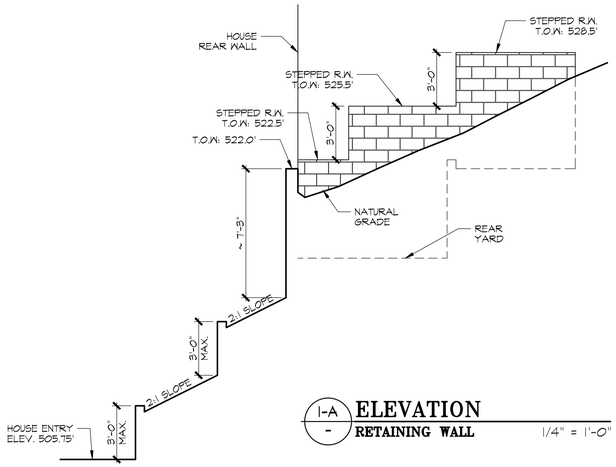
REVISIONS

No.	DATE	DESCRIPTION
1		

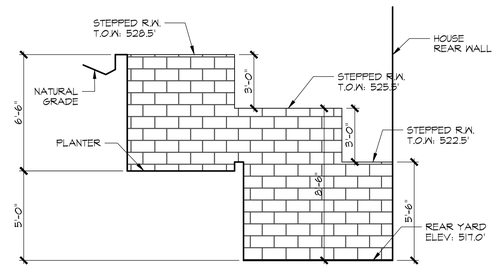
ZENG RESIDENCE
506 CLIFTON ST, LOS ANGELES, CA 90031
APN # 5206-024-030

SITE PLAN

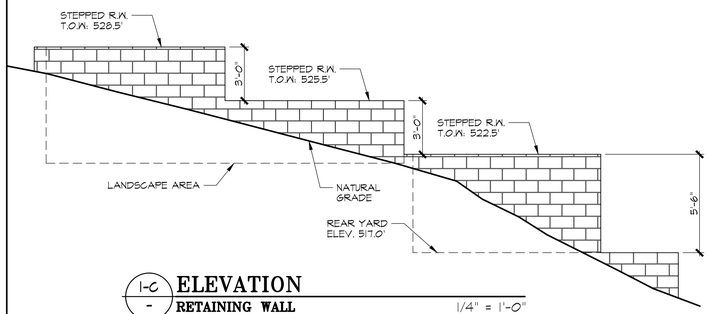
JOB No.	2017_108
DRAWN BY	MH
DATE	11-15-2019
SCALE	REF. DWGS.
SHEET No.	A-0.1



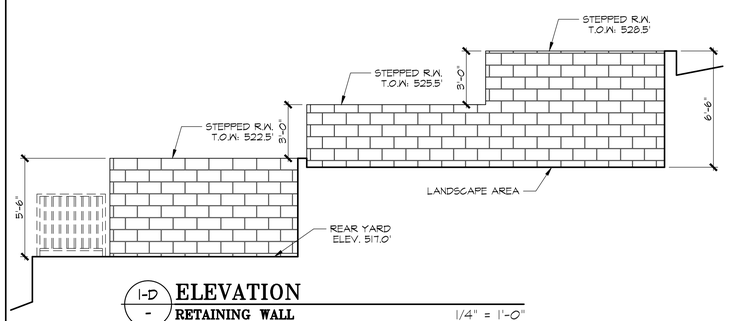
1-A ELEVATION
RETAINING WALL 1/4" = 1'-0"



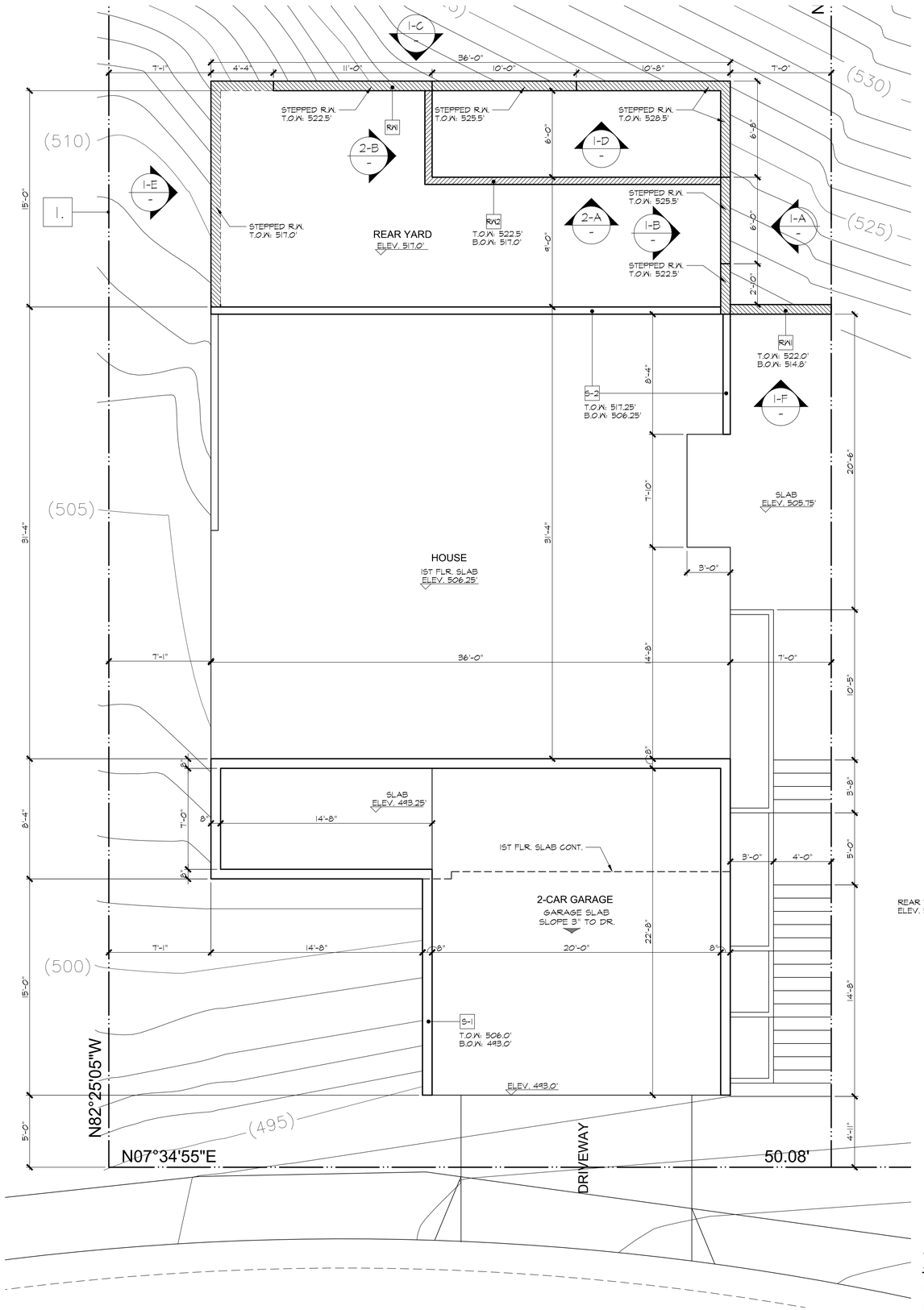
1-B ELEVATION
RETAINING WALL 1/4" = 1'-0"

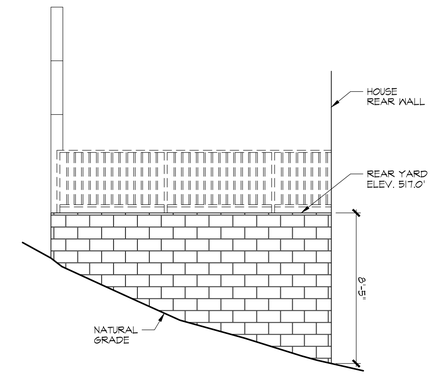


1-C ELEVATION
RETAINING WALL 1/4" = 1'-0"

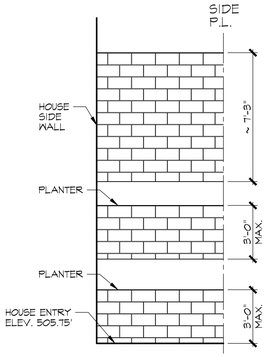


1-D ELEVATION
RETAINING WALL 1/4" = 1'-0"

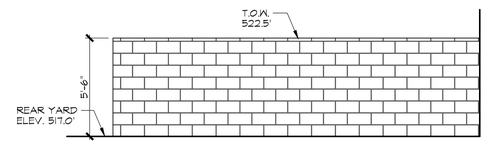




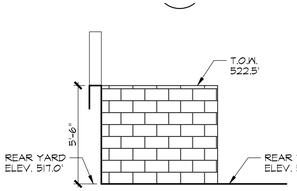
1-E ELEVATION
RETAINING WALL 1/4" = 1'-0"



1-F ELEVATION
RETAINING WALL 1/4" = 1'-0"



2-A ELEVATION
RETAINING WALL 1/4" = 1'-0"



2-B ELEVATION
RETAINING WALL 1/4" = 1'-0"

RETAINING WALLS PLAN
1/4" = 1'-0"

FREE-STANDING RETAINING WALL

STRUCTURAL RETAINING WALL

M.S. CONSULTING ENGINEERING
Residential Commercial Industrial
12631 IMPERIAL HWY SUITE F-230, SANTA FE SPRINGS, CA 90670
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REGISTERED PROFESSIONAL ENGINEER
DANIEL MICHAEL SONG
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STATE OF CALIFORNIA

STAMP & SIGNATURE

Submittal

ZAD APPLICATION	11-15-2019
BUILDING & SAFETY SUBMITTAL	10-04-2018

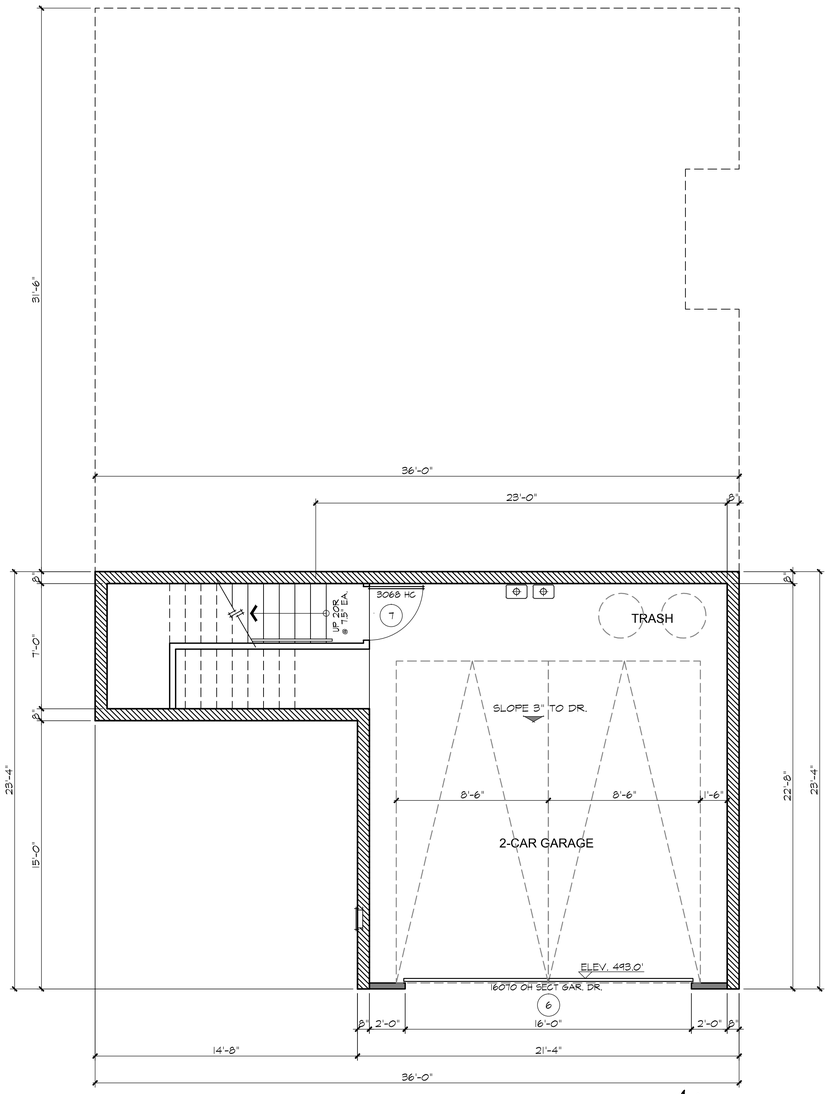
REVISIONS

No.	DATE	DESCRIPTION
1		

ZENG RESIDENCE
506 CLIFTON ST, LOS ANGELES, CA 90031
APN # 5206-024-030

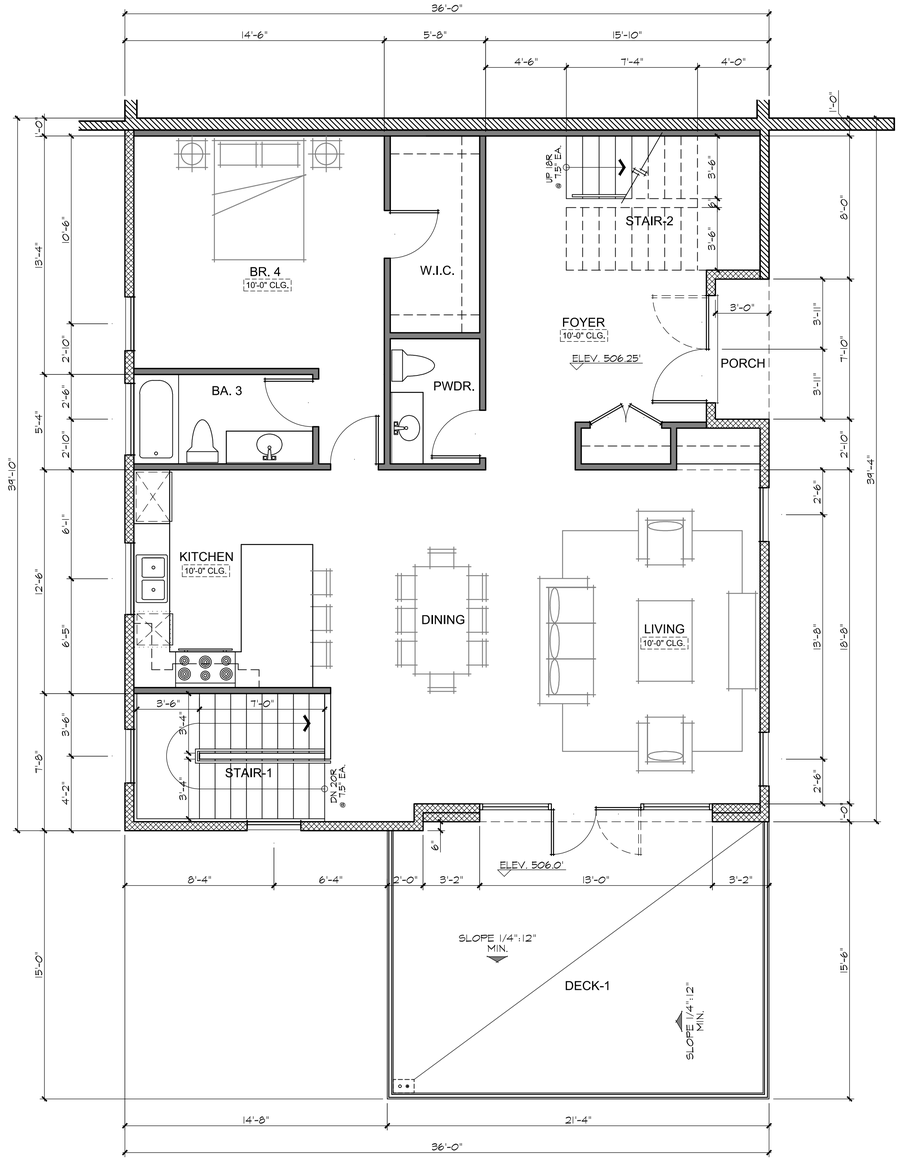
RETAINING WALLS PLANS AND ELEVATIONS

JOB No.	2017_108
DRAWN BY	MH
DATE	11-15-2019
SCALE	REF. DWGS.
SHEET No.	A-0.2



BASEMENT FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

PLAN LEGEND

- 2x4 WOOD STUD WALL
- 2x6 WOOD STUD WALL
- RETAINING WALL PER STRUCTURAL
- TEMPERED GLASS TYP. ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAETY GLAZING.
- EMERGENCY EGRESS WINDOW PROVIDE THE FOLLOWING:
  1. 5.7 SQ. FT. OF CLEAR OPERABLE AREA. 5.0 SQ. FT. AT GRADE FLOOR
  2. NET OPENABLE HEIGHT SHALL BE 24" MIN.
  3. NET OPENABLE WIDTH SHALL BE 20" MIN.
  4. FINISHED SILL HEIGHT OF 44" MAX. ABOVE FLOOR

6020 FX ABV 6050 XO — INDICATES TRANSOM WINDOW OVER LOWER WINDOW SEPARATED BY 6x HEADER

FX=FIXED, XO=SLIDER, SH=SINGLE HUNG, DH=DBL. HUNG, CS=CASEMENT
CS-L=CASEMENT LEFT-HANDED, CS-R=CASEMENT RIGHT-HANDED
SC=SOLID CORE, HC=HOLLOW CORE, FR=FRENCH DOOR
TP=TEMPERED GLASS

PLAN NOTES

1A	PERIMETER OUTLINE OF FLOOR ABOVE.
1B	PERIMETER OUTLINE OF FLOOR BELOW
1C	EDGE OF CEILING HEIGHT TRANSITION.
3A	CONCRETE SLAB DECK, SLOPE 2% MIN. AWAY FROM BUILDING.
6A	2x4 PLUMBING WALL.
7A	DECK FINISH BY 'DEX-O-TEX', PRODUCT 'ELASTATEX 500', ESR-1157. SLOPE MIN. 1/4" PER FT. AWAY FROM BUILDING TO DRAIN.
8A	30"X30" GYPSUM BOARD ATTIC ACCESS PANEL.
9A	OPEN GUARDRAIL AT 42" A.F.F. (U.N.O.).
9B	CONTINUOUS HANDRAIL 36" ABOVE LANDINGS AND THE NOSING OF TREADS.
9C	USEABLE ENCLOSED SPACE UNDER STAIRS TO BE PROTECTED ON THE ENCLOSED SIDE WITH (1) LAYER 1/2" MIN. GYPSUM BOARD.
9D	PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL INTERIOR WALLS AND CEILING.
9E	ONE LAYER 5/8" TYPE "X" GYPSUM BOARD MIN. AT GARAGE WALL & CEILING WHEN THERE ARE HABITABLE ROOMS ADJACENT/ABOVE THE GARAGE.
10A	WALL MOUNTED RECESSED WALL MIRROR- FRAMED MIRROR
10B	CLOSET POLE WITH SHELF.
11A	36" REFRIGERATOR PROVIDE COLD WATER CONNECTION.
11B	24" WIDE DISHWASHER.
11C	36" DROP-IN GAS COOKTOP WITH OVERHEAD EXHAUST HOOD.
11D	33" CLEAR WASHER SPACE. PROVIDE RECESSED WATER / WASTE LINE HOOK-UP AND GALV. SHT. MTL. SMITTY PAN.
11E	33" CLEAR DRYER SPACE. PROVIDE 4" DIA. MIN. SMOOTH METAL EXHAUST VENT TO OUTSIDE AIR W/ BACK-DRAFT DAMPER. DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS. (SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO)
11F	AIR CONDITIONING EQUIPMENT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE SLAB EXTENDING NOT LESS THAN 3" ABOVE ADJOINING LEVEL (CMC, SECTION 1106.2) LOCATIONS.
12A	BASE CABINET, 24"D x 36"H, STAIN GRADE (U.N.O.).
12B	PULLMAN BASE CABINET, 22"D x 36"H, STAIN GRADE (U.N.O.).
12C	WALL CABINET, 12"D x 42"H, STAIN GRADE (U.N.O.).
12D	BUILT-IN CABINET PER OWNER.
22A	OVAL LAVATORY SINK.
22B	32" DOUBLE SINK WITH GARBAGE DISPOSAL WITH AIR SWITCH.
22C	WATER CLOSET. PROVIDE 30 INCHES MIN. CLEAR WIDTH AND 24 INCHES MIN. CLEAR SPACE IN FRONT. 1.28 GALLON PER FLUSH MAX.
22D	30" x 60" ENAMELED CAST IRON TUB/SHOWER COMBINATION. SHOWER HEAD AT 78" A.F.F. PROVIDE SHOWER ROD. INSTALL PER MFG'S SPECIFICATIONS.
22E	HOT-MOPPED SHOWER PAN W/ MUDSET CER. TILE FLOOR. FULL HT. CER. TILE ON PLASTER MUDSET WALLS W/ 84"H. SHOWER HEAD. PROVIDE SHATTER-PROOF GLASS ENCLOSURE.
22F	TANKLESS WATER HEATER: SEALED GAS COMBUSTION APPLIANCE. INSTALL PER MFG. REQUIRED CLEARANCES AND INSTALLATION INSTRUCTION. PROVIDE 120VAC @ 60 Hz POWER SUPPLY. 24" CLEAR TO COMBUSTIBLES AND NON-COMBUSTIBLES MUST BE MAINTAINED IN FRONT OF THE UNIT FOR SERVICING.
22G	2" BALCONY DRAIN W/ OVER FLOW BY 'THUNDERBIRD PRODUCTS'. ICC-ES PMG-1212.

GENERAL NOTES

1. ALL EXTERIOR WALLS AT HOUSE ARE 2x6 STUDS AT 16" O.C. AND INTERIOR WALLS ARE 2x4 STUDS AT 16" O.C., REFER TO T024 SHEETS FOR INSULATION.
2. ALL EXTERIOR DIMENSIONS ARE TO ROUGH FRAMING U.N.O..
3. DOORS AND WINDOWS LOCATED IN A FRAMED NICHE OR OPENING SHALL BE CENTERED IN THE NICHE OR OPENING U.N.O..
4. ALL SHOWER WALL COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" MIN. ABOVE FINISHED FLOOR AT SHOWERS OR TUBS WITH SHOWER MATERIALS, OTHER THAN STRUCTURAL ELEMENTS, SHALL BE NONABSORBENT FINISH. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIAMETER CIRCLE.
5. PROVIDE ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES.
6. DUCTS PENETRATING WALL OR CEILING SEPARATION BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET MTL. AND WITH NO OPENINGS INTO GARAGE. (R302.5.2)
7. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
8. EXTERIOR WINDOWS, CURTAIN AND WINDOW WALLS, SKYLIGHTS, AND EXTERIOR DOORS SHALL UTILIZED MULTI-GLAZED PANELS.
9. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX).
10. ALL BEDROOMS TO HAVE AT LEAST ONE OPENABLE WINDOW WITH AN OPENABLE AREA AT LEAST 5.7 S.F., WITH A MINIMUM CLEAR DIMENSION OF 20" WIDE BY 24" HIGH AND SILL HEIGHT NOT OVER 44" FROM FINISH FLOOR.

PLUMBING FIXTURE FLOW RATES

PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL COMPLY WITH THE FOLLOWING FLOW RATES:

a. WATER CLOSETS - 1.28 G.P.F.
b. URINALS - 0.5 G.P.F.
c. SINGLE SHOWERHEAD: - 2.0 G.P.M.
d. MULTIPLE SHOWERHEADS - 20. G.P.M. AT 80PSI FOR ALL COMBINED SHOWERHEADS.
e. LAVATORY FAUCETS - 1.5 G.P.M. AT 60PSI
f. LAVATORY FAUCETS IN PUBLIC USE AREAS - 0.5 G.P.M. AT 60PSI.
g. METERING FAUCETS - 0.25 GALLONS PER CYCLE.
h. KITCHEN FAUCETS - 1.8 G.P.M. AT 60PSI.

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REGISTERED PROFESSIONAL ENGINEER — PRAMOD MICHAEL SONI — S 5266 — EXP 6/30/2020 — STRUCTURAL — STATE OF CALIFORNIA

STAMP & SIGNATURE

Submittal

ZAD APPLICATION	11-15-2019
BUILDING & SAFETY SUBMITTAL	10-04-2018

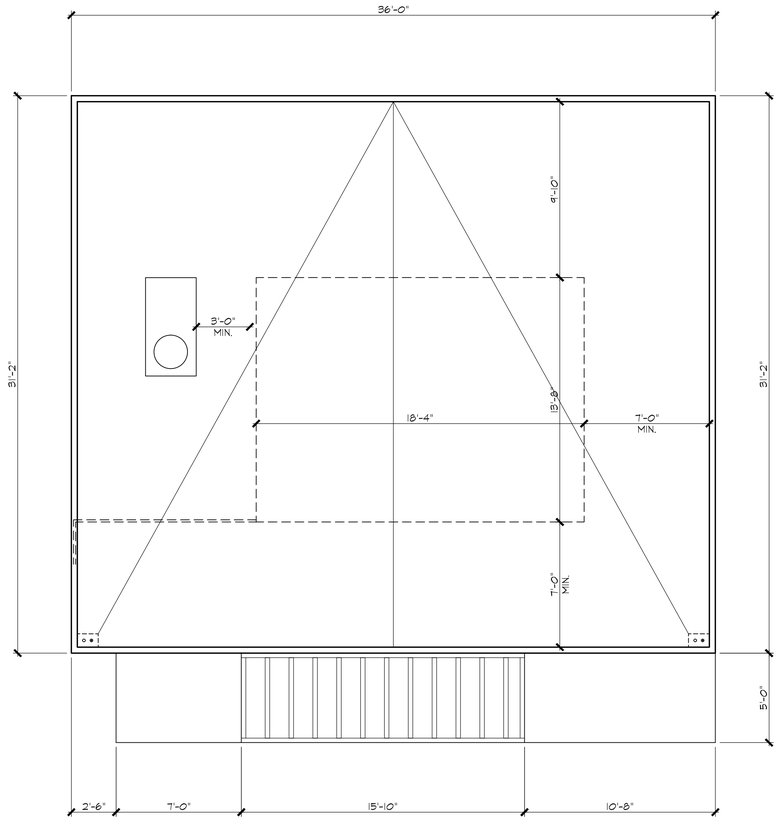
REVISIONS

No.	DATE	DESCRIPTION
1		

ZENG RESIDENCE
506 CLIFTON ST, LOS ANGELES, CA 90031
APN # 5206-024-030

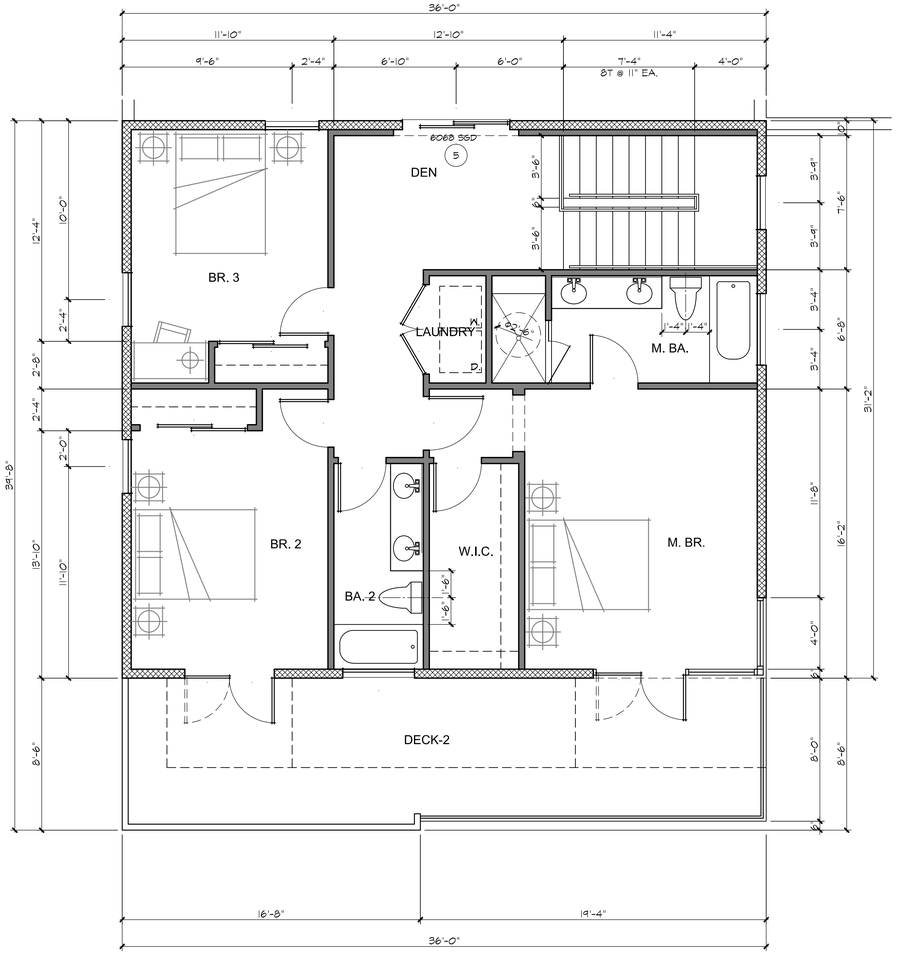
BASEMENT PLAN & 1ST FLOOR PLAN

JOB No.	2017_108
DRAWN BY	MH
DATE	11-15-2019
SCALE	REF. DWGS.
SHEET No.	A-1.1



ROOF PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

UNVENTED ENCLOSED RAFTER ASSEBLIES

R806.5 UNVENTED ATTIC ASSEMBLIES (SPACE BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTER) AND UNVENTED ENCLOSED RAFTER ASSEMBLIES (SPACES BETWEEN CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

SECTION #	DESCRIPTION	MEET REQ'T	REMARKS
R806.5.1	THE UNVENTED ATTIC SPACE IS COMPLETLY CONTAINED WITH IN THE BUILDING THERMAL ENVELOP.	YES	
R806.5.2	NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER ASSEMBLY.	YES	DETAIL 1/AD-1.1
R806.5.3	WHERE WOOD SHINGLES OR SHAKES ARE USED, A MIN. 1/4" VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.	N/A	NO WOOD SHINGLES OR SHAKES
R806.5.4	IN CALIFORNIA CLIMATE ZONE 14 AND 16, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT W/ THE UNDERSIDE OF THE INSULATION.	N/A	CLIMATE ZONE 9
R806.5.5.2	AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION WITH R-VALUE OF R-4 SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL.	YES	DETAIL 1/AD-1.1

ROOF KEY NOTES

1. CLASS A ROOFING, 'FLINTLASTIC SA SELF-ADHERING SBS MODIFIED BITUMEN ROOF' BY "CERTAINTEED" (OR APPROVED EQUAL), ICC-ES ESR-1388, OVER PLYWOOD SHEATHING WITH RADIANT BARRIER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

   COOLSTAR "CERTAINTEED" 'FLINTLASTIC SA CAP 3-PLY SYSTEM', COLOR 'OFF-WHITE',
   CRRC PROD. ID# 0668-0018
   SOLAR REFLECTANCE: 0.27 (INITIAL), 0.24 (3-YERA)
   THERMAL EMITTANCE: 0.89 (INITIAL), 0.84 (3-YEAR)
   SRI: 28 (INITIAL), 24 (3-YEAR)

2. DECK DRAIN WITH OVERFLOW BY "THUNDERBIRD PRODUCTS", MODEL # BDGB2NH.
3. 5 TON, 14 SEER SELF-CONTAINED PACKAGED A/C UNIT, BY 'ALPINE HOME AIR PRODUCTS'. REF. T-24 CALC.
4. 4" W. CONCEALED ROOF GUTTER.
5. ◢ INDICATES ROOF PITCH (TYPICAL U.N.O.)

ROOF GENERAL NOTES:

1. GUTTER AND DOWNSPOUT LAYOUTS TO BE FIELD VERIFIED.
2. PROVIDE RADIANT BARRIER W/ AN EMITTANCE OF 0.05 OR LESS TO ROOF SHEATHING. THE PRODUCT MUST BE TESTED ACCORDING TO ASTM C-1371-98 OR ASTM E408-71(2002) AND MUST BE CERTIFIED BY THE DEPARTMENT OF CONSUMER AFFAIRS. RADIANT BARRIERS MUST ALSO MEET INSTALLATION CRITERIA AS SPECIFIED IN RESIDENTIAL APPENDICES RA4.2.2
3. ALL PLUMBING AND EQUIPMENT VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEI VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE AND SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.

PLAN LEGEND

- 2x4 WOOD STUD WALL
- 2x6 WOOD STUD WALL
- RETAINING WALL PER STRUCTURAL
- ⊙ TEMPERED GLASS TYP. ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAETY GLAZING.
- ⬢ EMERGENCY EGRESS WINDOW PROVIDE THE FOLLOWING:
  1. 5.7 SQ. FT. OF CLEAR OPERABLE AREA. 5.0 SQ. FT. AT GRADE FLOOR
  2. NET OPENABLE HEIGHT SHALL BE 24" MIN.
  3. NET OPENABLE WIDTH SHALL BE 20" MIN.
  4. FINISHED SILL HEIGHT OF 44" MAX. ABOVE FLOOR

6020 FX ABV 6050 XO — INDICATES TRANSOM WINDOW OVER LOWER WINDOW SEPARATED BY 6x HEADER

FX=FIXED, XO=SLIDER, SH=SINGLE HUNG, DH=DBL. HUNG, CS=CASEMENT
CS-L=CASEMENT LEFT-HANDED, CS-R=CASEMENT RIGHT-HANDED
SC=SOLID CORE, HC=HOLLOW CORE, FR=FRENCH DOOR
TP=TEMPERED GLASS

PLAN NOTES

- 1A PERIMETER OUTLINE OF FLOOR ABOVE.
- 1B PERIMETER OUTLINE OF FLOOR BELOW.
- 1C EDGE OF CEILING HEIGHT TRANSITION.
- 3A CONCRETE SLAB DECK, SLOPE 2% MIN. AWAY FROM BUILDING.
- 6A 2x4 PLUMBING WALL.
- 7A DECK FINISH BY "DEX-O-TEX", PRODUCT 'ELASTATEX 500', ESR-1157. SLOPE MIN. 1/4" PER FT. AWAY FROM BUILDING TO DRAIN.
- 8A 30"X30" GYPSUM BOARD ATTIC ACCESS PANEL.
- 9A OPEN GUARDRAIL AT 42" A.F.F. (U.N.O.).
- 9B CONTINUOUS HANDRAIL 36" ABOVE LANDINGS AND THE NOSING OF TREADS.
- 9C USEABLE ENCLOSED SPACE UNDER STAIRS TO BE PROTECTED ON THE ENCLOSED SIDE WITH (1) LAYER 1/2" MIN. GYPSUM BOARD.
- 9D PROVIDE (1) LAYER 5/8" GYPSUM BOARD ON ALL INTERIOR WALLS AND CEILING.
- 9E ONE LAYER 5/8" TYPE "X" GYPSUM BOARD MIN. AT GARAGE WALL & CEILING WHEN THERE ARE HABITABLE ROOMS ADJACENT/ABOVE THE GARAGE.
- 10A WALL MOUNTED RECESSED WALL MIRROR- FRAMED MIRROR
- 10B CLOSET POLE WITH SHELF.
- 11A 36" REFRIGERATOR PROVIDE COLD WATER CONNECTION.
- 11B 24" WIDE DISHWASHER.
- 11C 36" DROP-IN GAS COOKTOP WITH OVERHEAD EXHAUST HOOD.
- 11D 33" CLEAR WASHER SPACE. PROVIDE RECESSED WATER / WASTE LINE HOOK-UP AND GALV. SHT. MTL. SMITTY PAN.
- 11E 33" CLEAR DRYER SPACE. PROVIDE 4" DIA. MIN. SMOOTH METAL EXHAUST VENT TO OUTSIDE AIR W/ BACK-DRAFT DAMPER. DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS. (SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO)
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2. ALL EXTERIOR DIMENSIONS ARE TO ROUGH FRAMING U.N.O..
3. DOORS AND WINDOWS LOCATED IN A FRAMED NICHE OR OPENING SHALL BE CENTERED IN THE NICHE OR OPENING U.N.O..
4. ALL SHOWER WALL COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" MIN. ABOVE FINISHED FLOOR AT SHOWERS OR TUBS WITH SHOWER. MATERIALS, OTHER THAN STRUCTURAL ELEMENTS, SHALL BE NONABSORBENT FINISH. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIAMETER CIRCLE.
5. PROVIDE ANTI-SCALDING SHOWER AND TUB/SHOWER VALVES.
6. DUCTS PENETRATING WALL OR CEILING SEPARATION BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF MIN. 26 GA. SHEET MTL. AND WITH NO OPENINGS INTO GARAGE. (R302.5.2)
7. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
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9. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX).
10. ALL BEDROOMS TO HAVE AT LEAST ONE OPENABLE WINDOW WITH AN OPENABLE AREA AT LEAST 5.7 S.F., WITH A MINIMUM CLEAR DIMENSION OF 20" WIDE BY 24" HIGH AND SILL HEIGHT NOT OVER 44" FROM FINISH FLOOR.

PLUMBING FIXTURE FLOW RATES

PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL COMPLY WITH THE FOLLOWING FLOW RATES.

a. WATER CLOSETS - 1.28 G.P.F.
b. URINALS - 0.5 G.P.F.
c. SINGLE SHOWERHEAD: - 2.0 G.P.M.
d. MULTIPLE SHOWERHEADS - 20. G.P.M. AT 80PSI FOR ALL COMBINED SHOWERHEADS.
e. LAVATORY FAUCETS - 1.5 G.P.M. AT 60PSI
f. LAVATORY FAUCETS IN PUBLIC USE AREAS - 0.5 G.P.M. AT 60PSI.
g. METERING FAUCETS - 0.25 GALLONS PER CYCLE.
h. KITCHEN FAUCETS - 1.8 G.P.M. AT 60PSI.

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REGISTERED PROFESSIONAL ENGINEER — DANIEL MICHAEL SUNG — S 5266 — EXP. 6/30/2020 — STRUCTURAL — STATE OF CALIFORNIA

STAMP & SIGNATURE

Submittal

ZAD APPLICATION	11-15-2019
BUILDING & SAFETY SUBMITTAL	10-04-2018

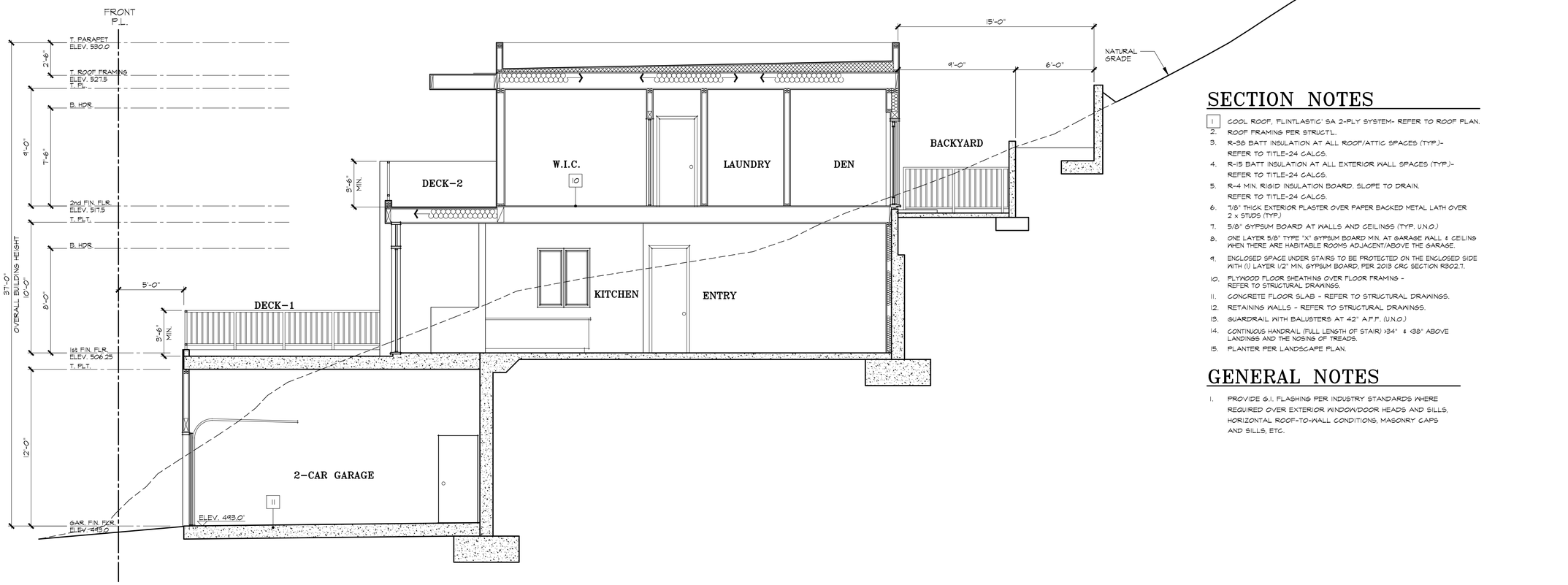
REVISIONS

No.	DATE	DESCRIPTION
1		

ZENG RESIDENCE
506 CLIFTON ST, LOS ANGELES, CA 90031
APN # 5206-024-030

2ND FLOOR PLAN & ROOF PLAN

JOB No.	2017_108
DRAWN BY	MH
DATE	11-15-2019
SCALE	REF. DWGS.
SHEET No.	A-1.2



SECTION-A

1/4" = 1'-0"

SECTION NOTES

1. COOL ROOF, 'FLINTLASTIC' SA 2-PLY SYSTEM- REFER TO ROOF PLAN.
2. ROOF FRAMING PER STRUCT'L.
3. R-38 BATT INSULATION AT ALL ROOF/ATTIC SPACES (TYP.)- REFER TO TITLE-24 CALCS.
4. R-15 BATT INSULATION AT ALL EXTERIOR WALL SPACES (TYP.)- REFER TO TITLE-24 CALCS.
5. R-4 MIN. RIGID INSULATION BOARD. SLOPE TO DRAIN. REFER TO TITLE-24 CALCS.
6. 7/8" THICK EXTERIOR PLASTER OVER PAPER BACKED METAL LATH OVER 2 x STUDS (TYP.)
7. 5/8" GYPSUM BOARD AT WALLS AND CEILINGS (TYP. U.N.O.)
8. ONE LAYER 5/8" TYPE "X" GYPSUM BOARD MIN. AT GARAGE WALL & CEILING WHEN THERE ARE HABITABLE ROOMS ADJACENT/ABOVE THE GARAGE.
9. ENCLOSED SPACE UNDER STAIRS TO BE PROTECTED ON THE ENCLOSED SIDE WITH (1) LAYER 1/2" MIN. GYPSUM BOARD, PER 2013 CRC SECTION R302.7.
10. PLYWOOD FLOOR SHEATHING OVER FLOOR FRAMING - REFER TO STRUCTURAL DRAWINGS.
11. CONCRETE FLOOR SLAB - REFER TO STRUCTURAL DRAWINGS.
12. RETAINING WALLS - REFER TO STRUCTURAL DRAWINGS.
13. GUARDRAIL WITH BALUSTERS AT 42" A.F.F. (U.N.O.)
14. CONTINUOUS HANDRAIL (FULL LENGTH OF STAIR) 34" & 38" ABOVE LANDINGS AND THE NOSING OF TREADS.
15. PLANTER PER LANDSCAPE PLAN.

GENERAL NOTES

1. PROVIDE G.I. FLASHING PER INDUSTRY STANDARDS WHERE REQUIRED OVER EXTERIOR WINDOW/DOOR HEADS AND SILLS, HORIZONTAL ROOF-TO-WALL CONDITIONS, MASONRY CAPS AND SILLS, ETC.

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REGISTERED PROFESSIONAL ENGINEER
DANIEL MICHAEL SONG
No. S 5266
EXP. 6/30/2020
STRUCTURAL
STATE OF CALIFORNIA

STAMP & SIGNATURE

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BUILDING & SAFETY SUBMITTAL	10-04-2018

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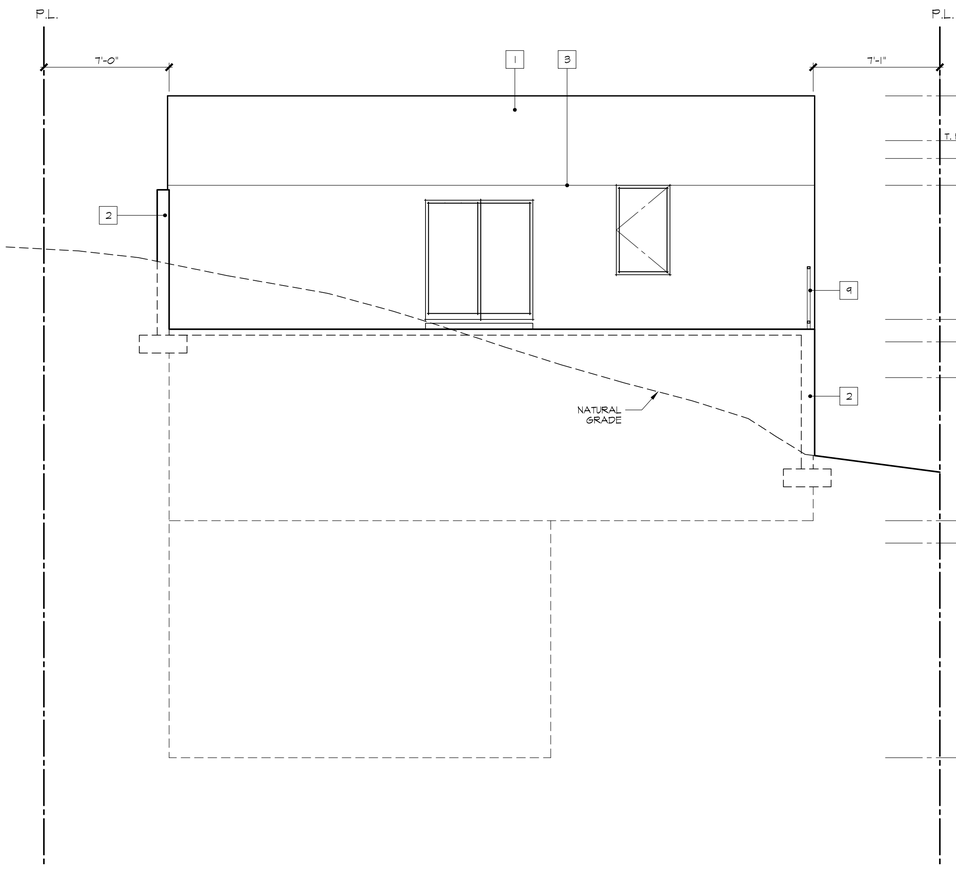
ZENG RESIDENCE
506 CLIFTON ST, LOS ANGELES, CA 90031
APN # 5206-024-030

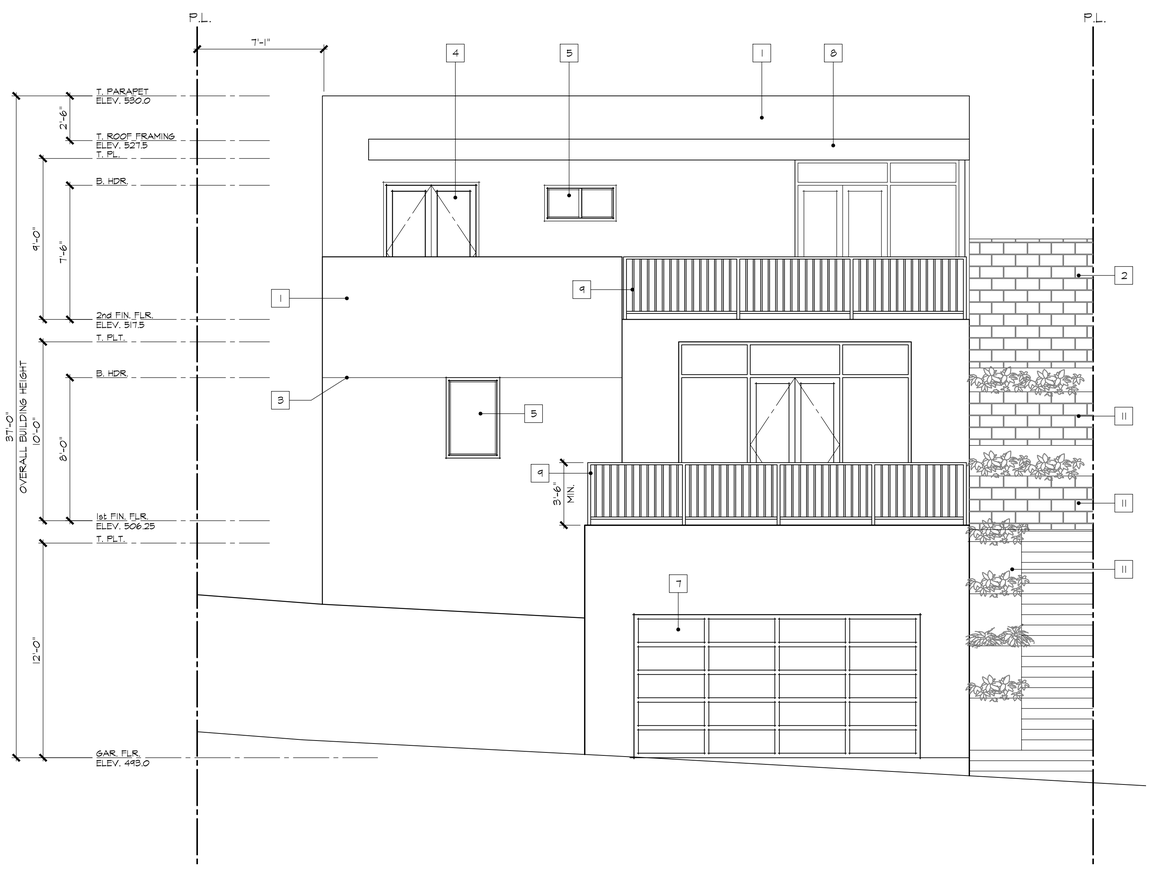
BUILDING SECTION

JOB No.	2017_108
DRAWN BY	MH
DATE	11-15-2019
SCALE	REF. DWGS.
SHEET No.	A-2.1



EAST (REAR) ELEVATION

1/4" = 1'-0"



WEST (FRONT) ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

1. SMOOTH FINISH STUCCO BY "LaHabra STUCCO". '50 CRYSTAL WHITE (79) BASE 100'.
2. CMU RETAINING WALL.
3. 1/2" EXPANSION JOINT.
4. ALUMINUM DOOR PER PLAN.
5. ALUMINIUM WINDOW PER PLAN.
6. WOOD ENTRY DOOR PER PLAN.
7. GARAGE DOOR PER PLAN.
8. CANOPY WITH SMOOTH STUCCO FINISH.
9. OPEN W.I. GUARDRAIL AT 42" A.F.F. (U.N.O.).
10. CONT. W.I. HANDRAIL AT 36" ABOVE LANDING AND NOSING OF TREADS. REF. DETAIL 14/AD-1.1.
11. LANDSCAPE PLANTER. REF. TO LANDSCAPE PLANS.

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REGISTERED PROFESSIONAL ENGINEER
DINNU MICHAEL SING
No. S 5266
EXP. 6/30/2020
STRUCTURAL
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Submittal

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BUILDING & SAFETY SUBMITTAL	10-04-2018

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EXTERIOR ELEVATIONS

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DRAWN BY	MH
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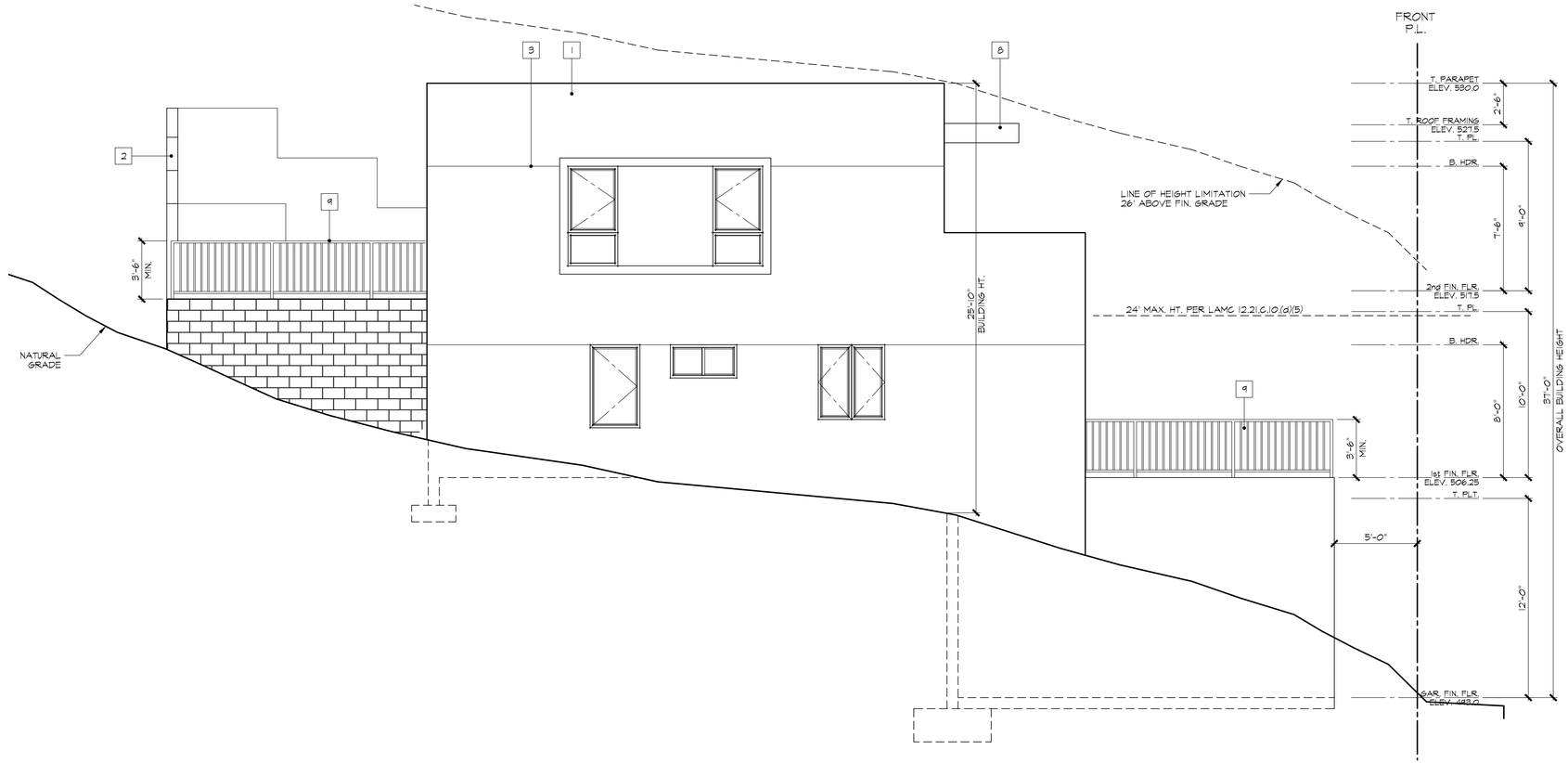
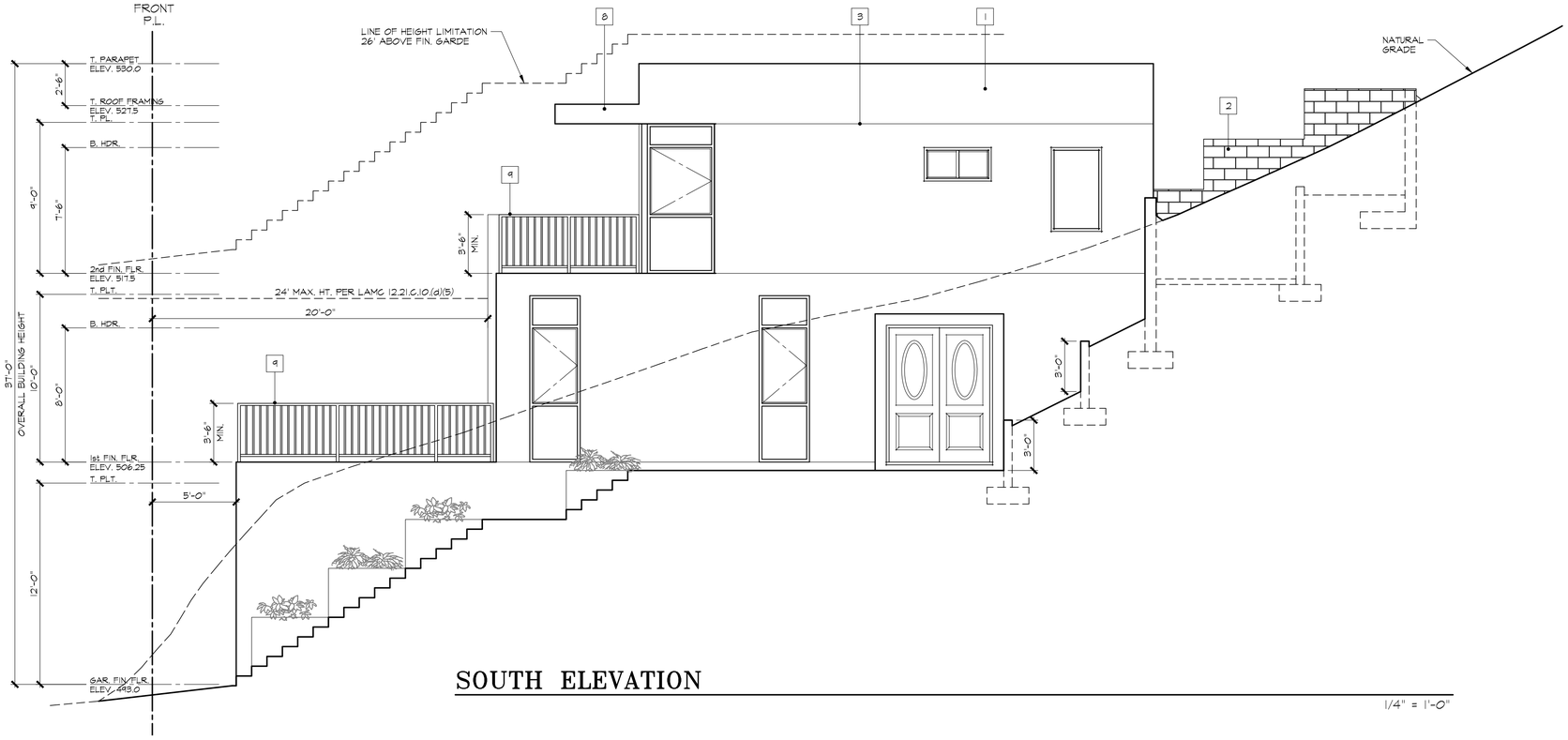
SCALE	REF. DWGS.
SHEET No.	A-3.1



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

1. SMOOTH FINISH STUCCO BY "LaHabra STUCCO", '50 CRYSTAL WHITE (78) BASE 100'.
2. CMU RETAINING WALL.
3. 1/2" EXPANSION JOINT.
4. ALUMINUM DOOR PER PLAN.
5. ALUMINIUM WINDOW PER PLAN.
6. WOOD ENTRY DOOR PER PLAN.
7. GARAGE DOOR PER PLAN.
8. CANOPY WITH SMOOTH STUCCO FINISH.
9. OPEN W.I. GUARDRAIL AT 42" A.F.F. (U.N.O.).
10. CONT. W.I. HANDRAIL AT 36" ABOVE LANDING AND NOSING OF TREADS, REF. DETAIL 14/AD-1.1.
11. LANDSCAPE PLANTER, REF. TO LANDSCAPE PLANS.

M.S. CONSULTING ENGINEERING
Residential Commercial Industrial
12631 IMPERIAL HWY SUITE F-230, SANTA FE SPRINGS, CA 90670
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REGISTERED PROFESSIONAL ENGINEER
DANIEL MICHAEL SUNG
S 5266
EXP 6/30/2020
STRUCTURAL
STATE OF CALIFORNIA

STAMP & SIGNATURE

Submittal

ZAD APPLICATION	11-15-2019
BUILDING & SAFETY SUBMITTAL	10-04-2018

REVISIONS

No.	DATE	DESCRIPTION
1		

ZENG RESIDENCE
506 CLIFTON ST, LOS ANGELES, CA 90031
APN # 5206-024-030

EXTERIOR ELEVATIONS

JOB No. 2017_108

DRAWN BY MH

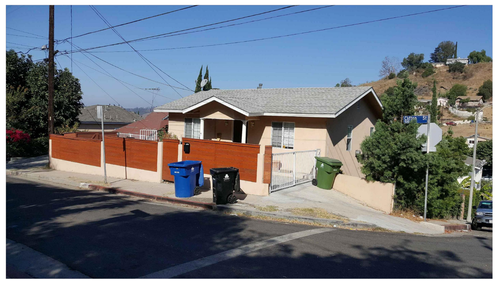
DATE 11-15-2019

SCALE REF. DWGS.

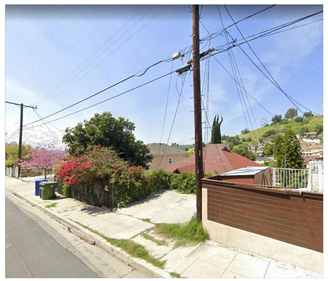
SHEET No.

A-3.2

10. Lot 40



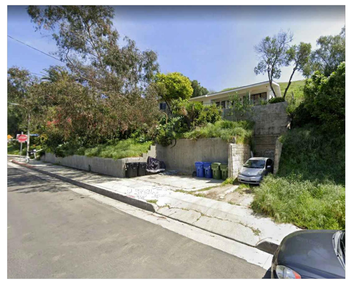
11. Lot 41



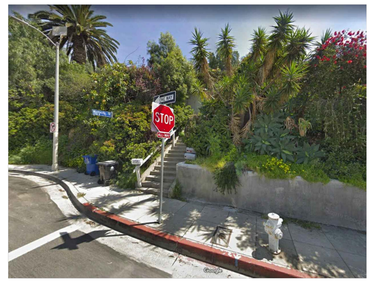
6. Lot 21

7. Lot 35

2. Lot 15



3. Lot 16



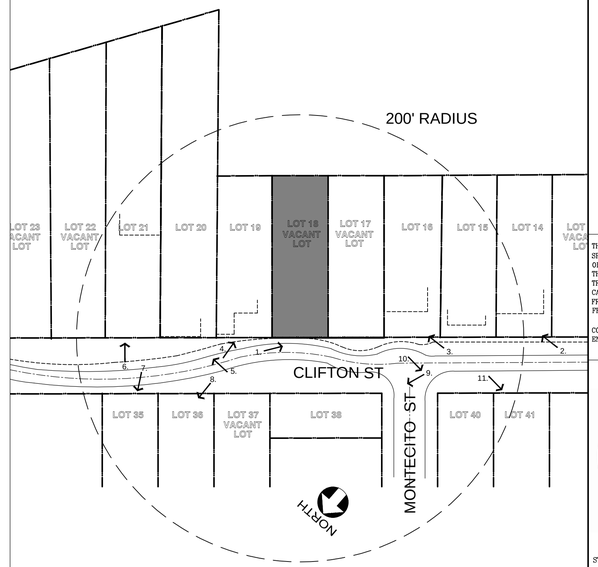


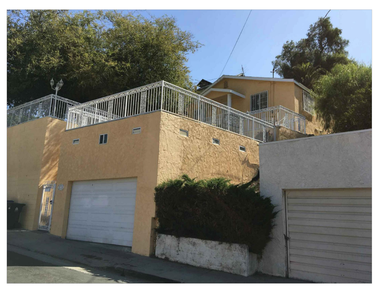
PHOTO INDEX MAP

8. Lot 36

9. Lot 38

4. Lot 19

5. Lot 20



1. Lot 18 (Proposed Site)

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SITE PHOTOS

JOB No. 2017_108

DRAWN BY MH

DATE 11-15-2019

SCALE REF. DWGS.

SHEET No.

A-4.1